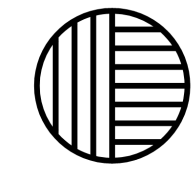


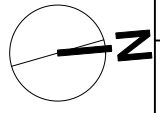
1 **SITE PLAN WITH EXISTING HOUSE**  
 Scale: 1:500  
 SITE AREA 1745.5msq



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 P 0415647351  
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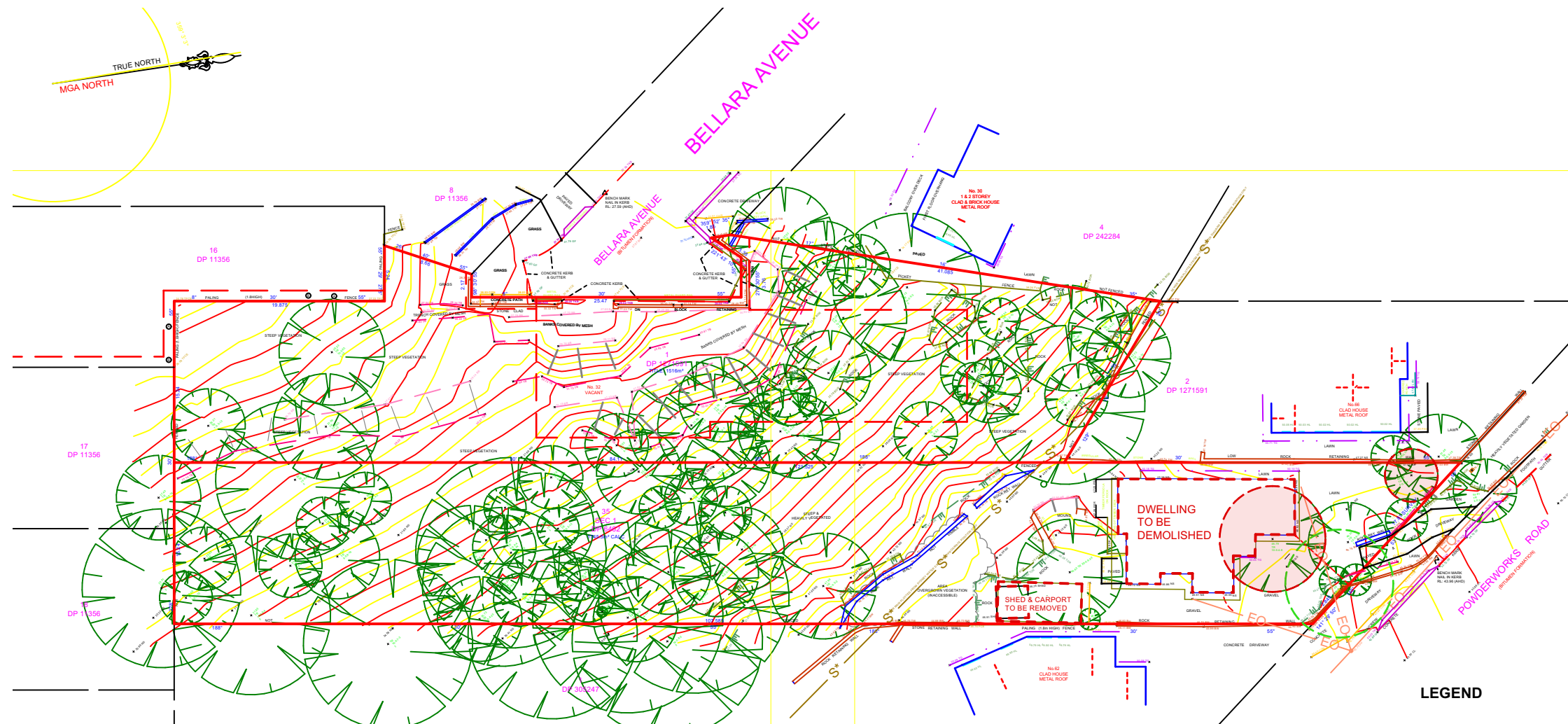
REVISION: DATE: REVISION NOTE:

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CLIENT:  
 Somers Isles Pty Ltd  
 ADDRESS:  
 64 POWDERWORKS RD, NTH NARRABEEN

DRAWING: Site Plan with Existing House		DRAWN: AE	SHEET NO: A1
PROJECT: NEW DWELLING		CHKD: RJ	SCALE @ A3: 1:500
PROJECT NO: PWD001	ISSUE TYPE: 1	ISSUE DATE: 15/01/25	REVISION:



**LEGEND**

-  BUILDING / STRUCTURE TO BE REMOVED
-  TREE TO BE REMOVED

**1** **SITE PLAN WITH EXISTING HOUSE**  
 Scale: 1:500  
 SITE AREA 1745.5msq

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REVISION:	DATE:	REVISION NOTE:

CLIENT:  
 Somers Isles Pty Ltd

ADDRESS:  
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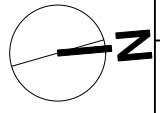
DRAWING:  
 Demolition Plan

PROJECT:  
 NEW DWELLING

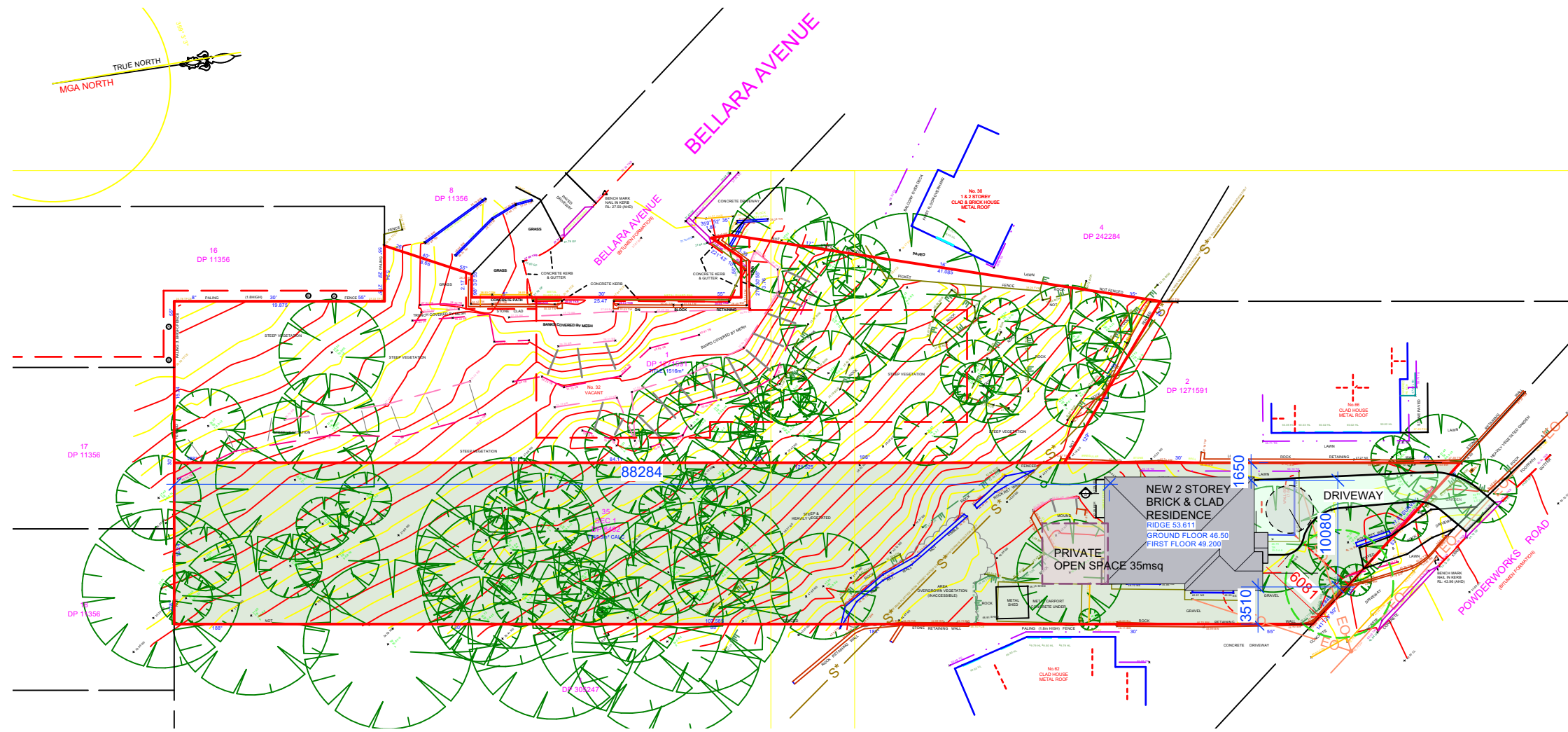
PROJECT NO:  
 PWD001

ISSUE TYPE:  
 1

DRAWN: AE	SHEET NO: A2
CHKD: RJ	SCALE @ A3: 1:500
ISSUE DATE: 15/01/25	REVISION:







SITE FEATURES HOUSE	AREA
GARAGE	28.8sqm
PROPOSED GF	92.7sqm
PROPOSED FF	116.4msq
TOTAL FLOOR AREA	209.1msq
PROPOSED BUA	210.6sqm
PRIVATE OPEN SPACE	35sqm
LANDSCAPE AREA	1534.4msq
TOTAL SITE AREA	1745msq

**1 SITE PLAN WITH NEW HOUSE**  
 Scale: 1:500  
 SITE AREA 1745.5msq

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CLIENT:  
**Somers Isles Pty Ltd**

ADDRESS:  
**64 POWDERWORKS RD, NTH NARRABEEN**

DRAWING:  
**Site Plan with New House & Site Calcs**

PROJECT:  
**NEW DWELLING**

PROJECT NO:  
**PWD001**

ISSUE TYPE:  
**1**

DRAWN:  
**AE**

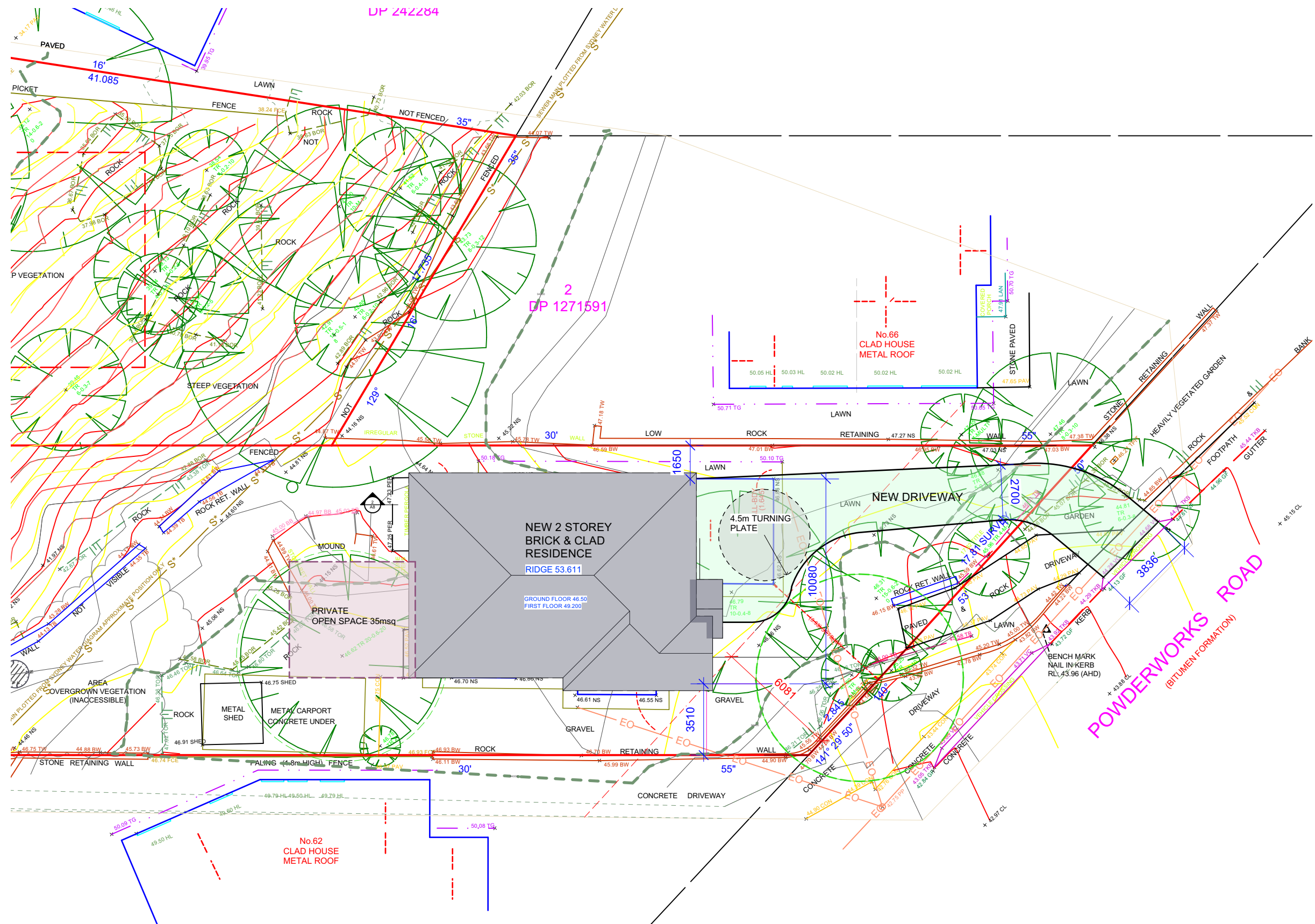
CHKD:  
**RJ**

ISSUE DATE:  
**15/01/25**

SHEET NO:  
**A3**

SCALE @ A3:  
**1:500**

REVISION:



1 **SITE SETOUT PLAN**  
Scale: 1:200

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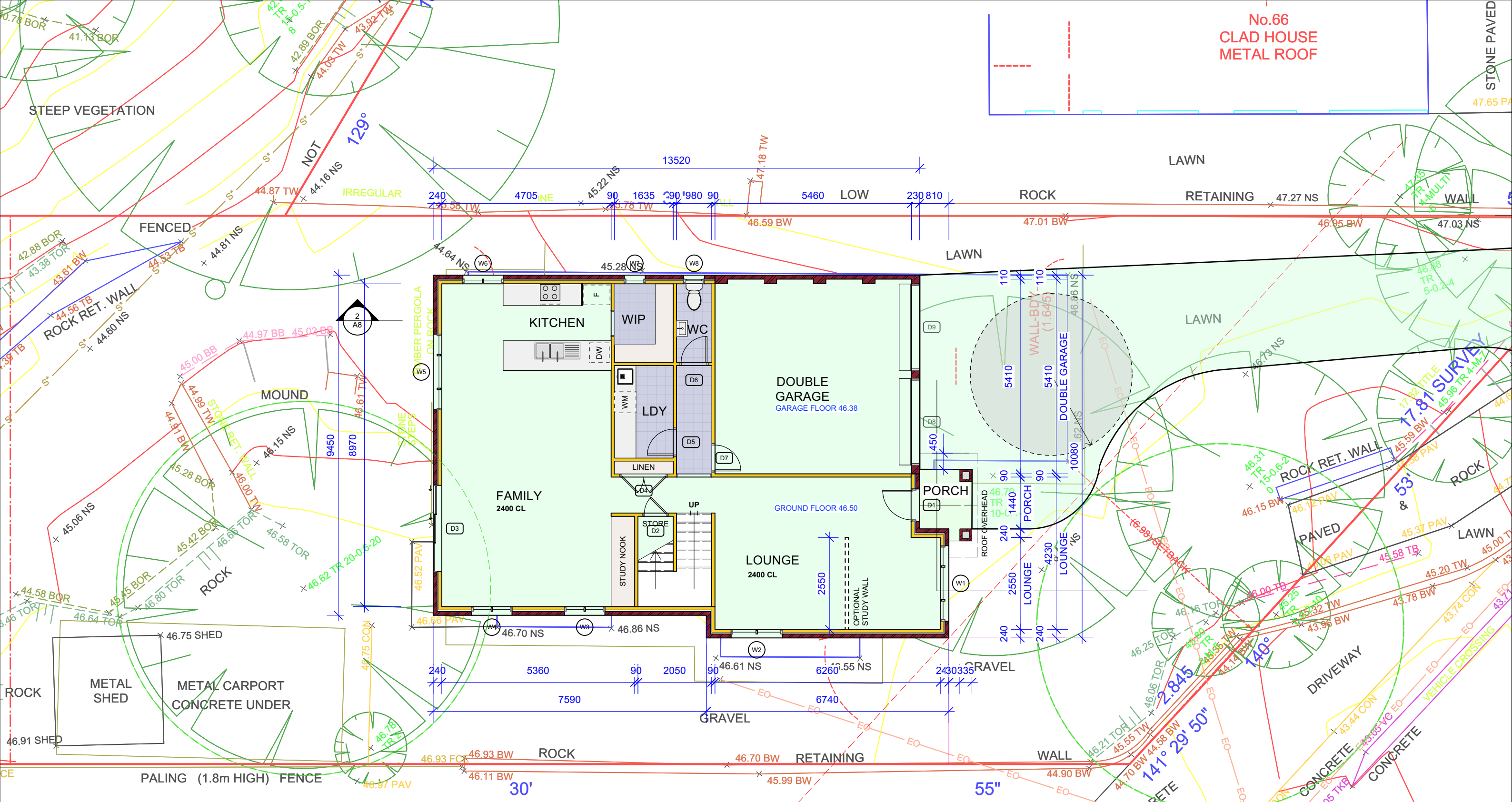
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CLIENT:  
**Somers Isles Pty Ltd**

ADDRESS:  
**64 POWDERWORKS RD, NTH NARRABEEN**

DRAWING: <b>Site Setout Plan</b>	DRAWN: <b>AE</b>	SHEET NO: <b>A4</b>
PROJECT: <b>NEW DWELLING</b>	CHKD: <b>RJ</b>	SCALE @ A3: <b>1:200</b>
PROJECT NO: <b>PWD001</b>	ISSUE TYPE: <b>1</b>	ISSUE DATE: <b>15/01/25</b>
	REVISION:	





**1 PROPOSED GROUND FLOOR PLAN**  
Scale: 1:100

No.62  
CLAD HOUSE

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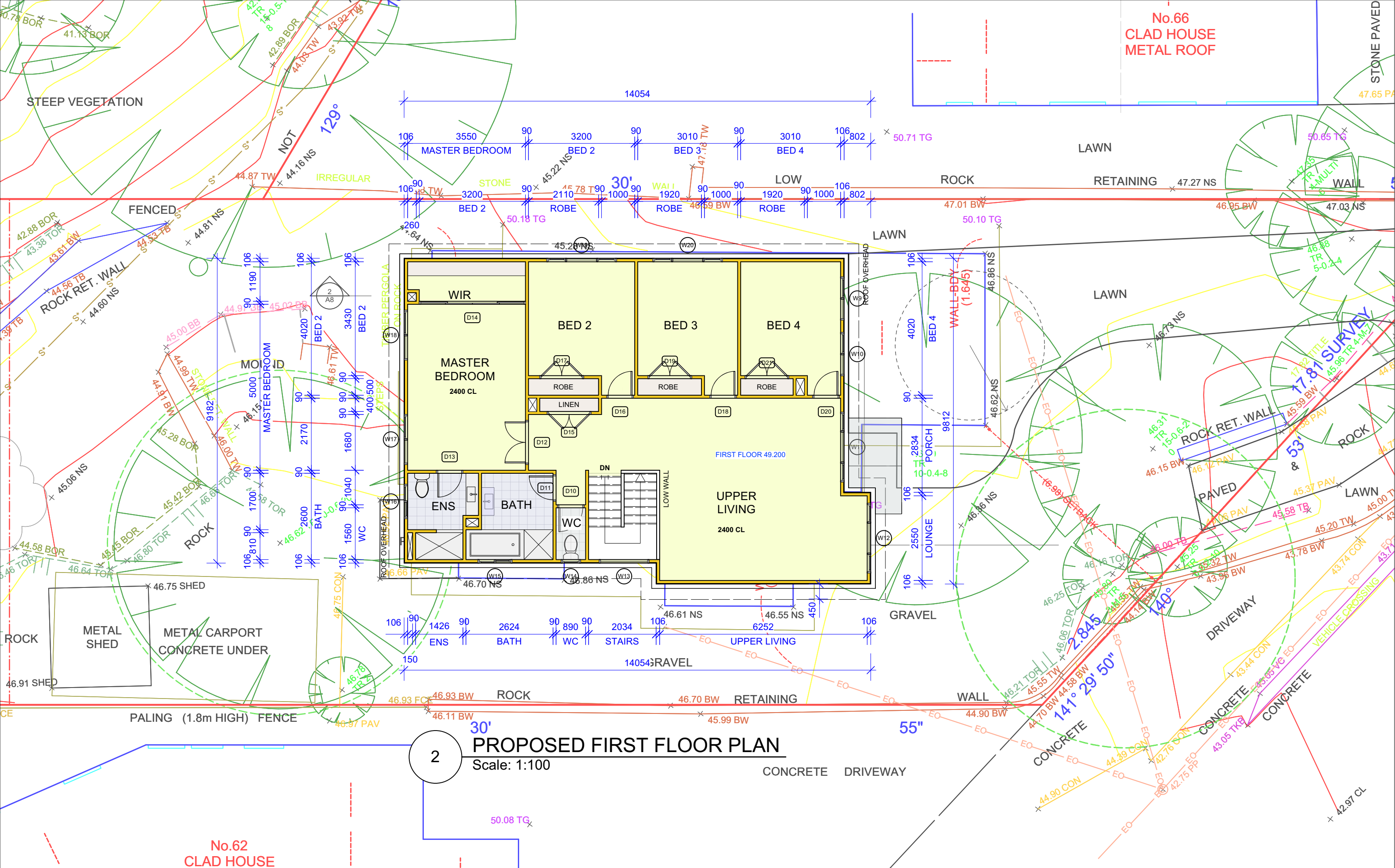
REVISION:    DATE:    REVISION NOTE:

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ADDRESS:  
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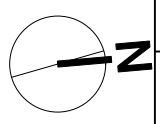
DRAWING: <b>Proposed Ground Floor Plan</b>	DRAWN: <b>AE</b>	SHEET NO: <b>A5</b>
PROJECT: <b>NEW DWELLING</b>	CHKD: <b>RJ</b>	SCALE @ A3: <b>1:100</b>
PROJECT NO: <b>PWD001</b>	ISSUE TYPE: <b>1</b>	ISSUE DATE: <b>15/01/25</b>
		REVISION:



2

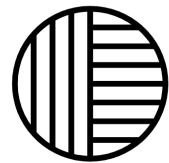
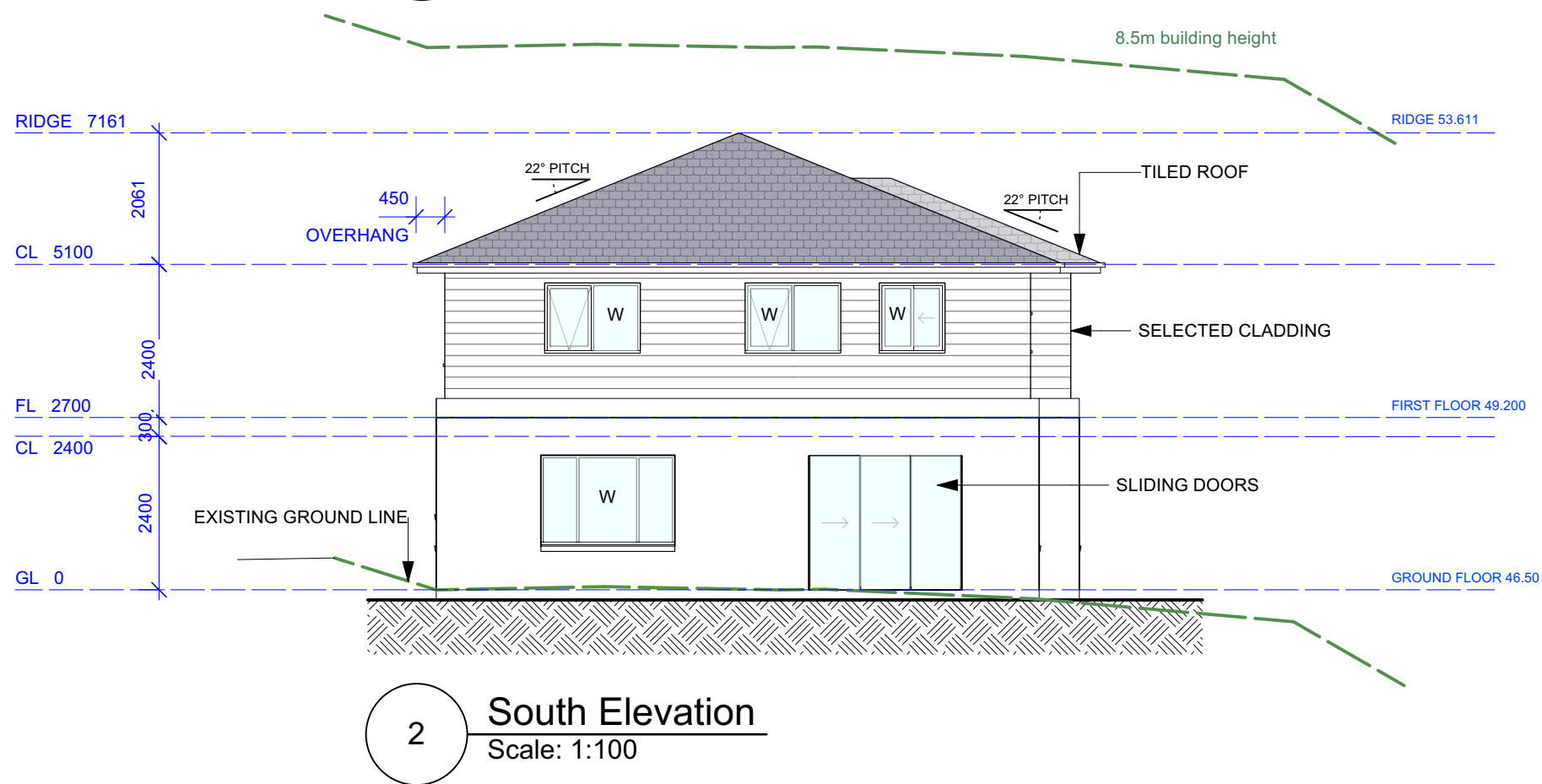
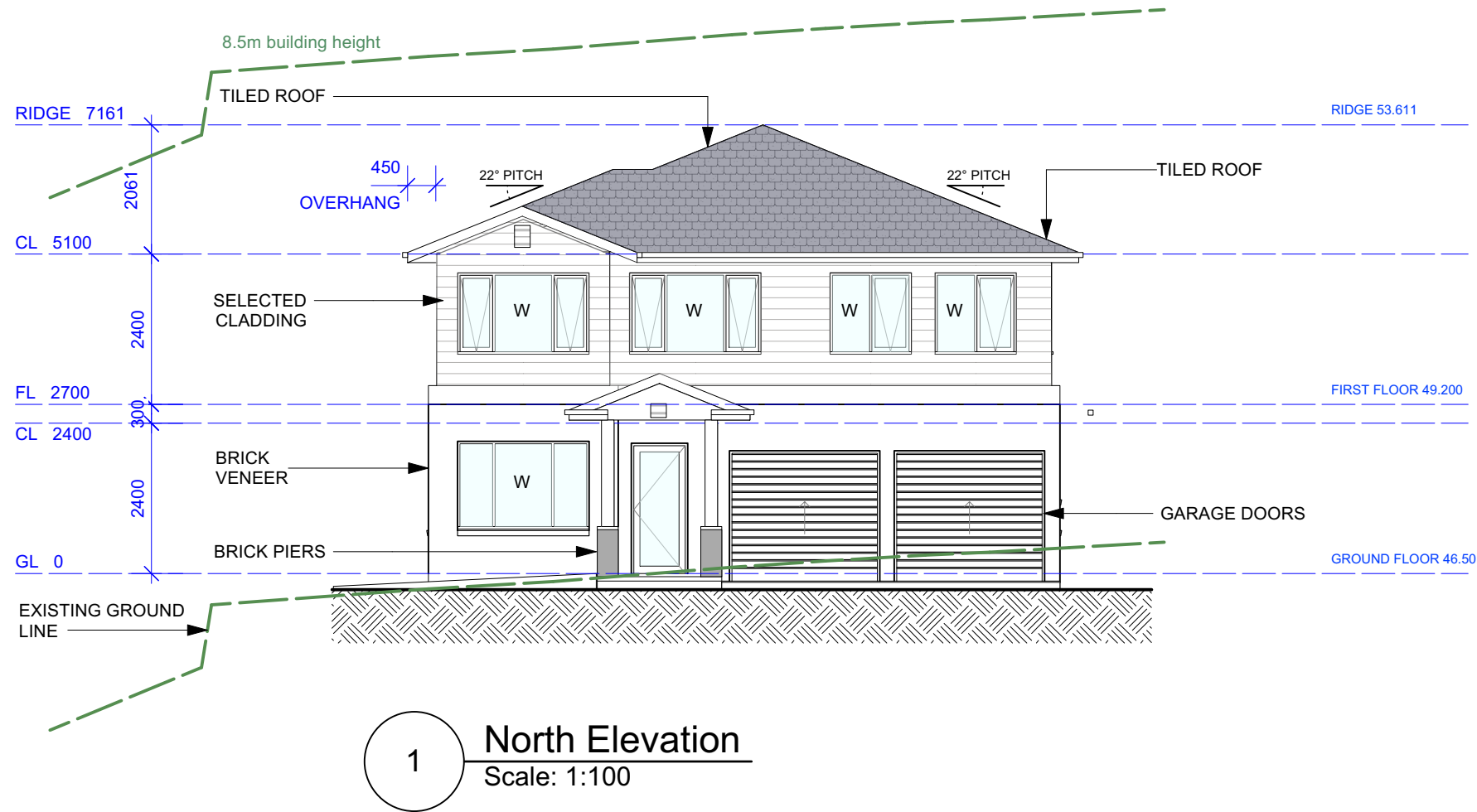
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**Somers Isles Pty Ltd**  
ADDRESS:  
**64 POWDERWORKS RD, NTH NARRABEEN**

DRAWING: <b>Proposed First Floor Plan</b>	DRAWN: <b>AE</b>	SHEET NO: <b>A6</b>
PROJECT: <b>NEW DWELLING</b>	CHKD: <b>RJ</b>	SCALE @ A3: <b>1:100</b>
PROJECT NO: <b>PWD001</b>	ISSUE TYPE: <b>1</b>	ISSUE DATE: <b>15/01/25</b>
		REVISION:



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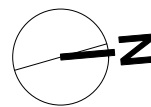
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CLIENT:

Somers Isles Pty Ltd

ADDRESS:

64 POWDERWORKS RD, NTH NARRABEEN

DRAWING:

North and South Elevations

PROJECT:

NEW DWELLING

PROJECT NO:

PWD001

ISSUE TYPE:

1

DRAWN:

AE

CHKD:

RJ

ISSUE DATE:

15/01/25

SHEET NO:

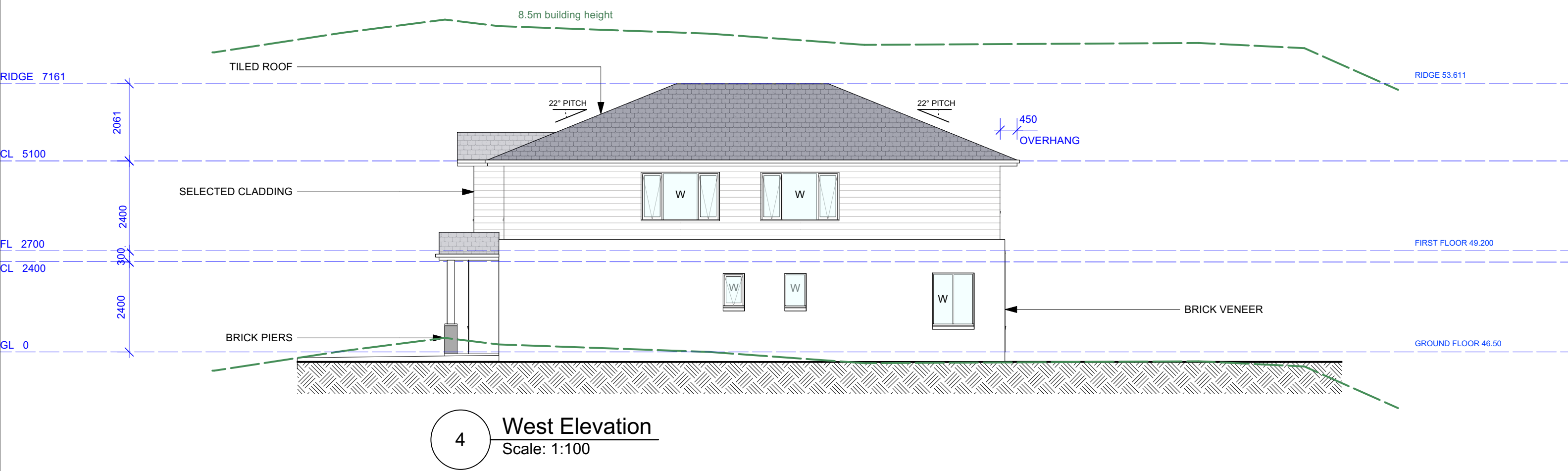
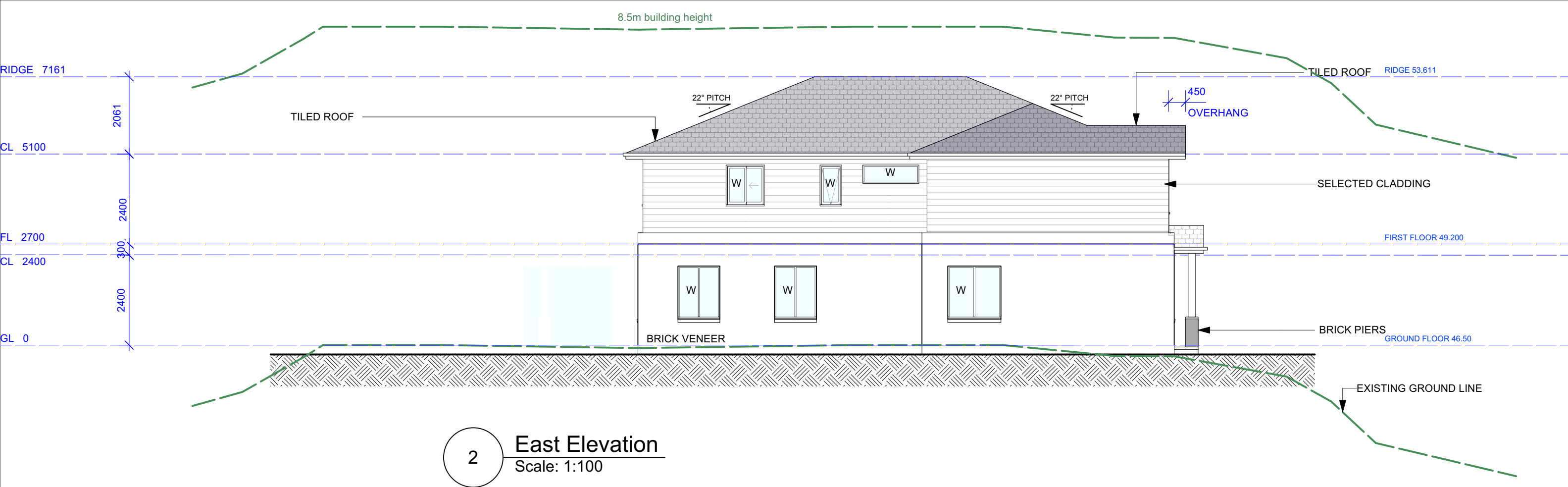
A7

SCALE @ A3:

1:100

REVISION:





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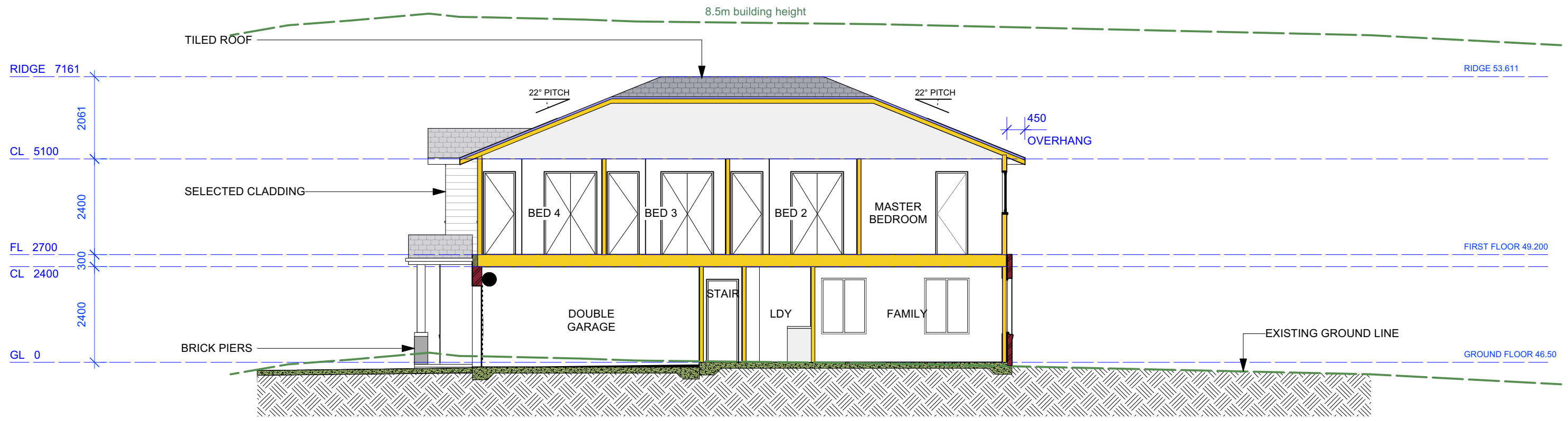
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CLIENT:  
**Somers Isles Pty Ltd**

ADDRESS:  
**64 POWDERWORKS RD, NTH NARRABEEN**

DRAWING: <b>East and West Elevations</b>		DRAWN: <b>AE</b>	SHEET NO: <b>A8</b>
PROJECT: <b>NEW DWELLING</b>		CHKD: <b>RJ</b>	SCALE @ A3: <b>1:100</b>
PROJECT NO: <b>PWD001</b>	ISSUE TYPE: <b>1</b>	ISSUE DATE: <b>15/01/25</b>	REVISION:



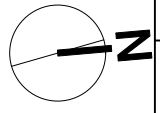


1 Section A-A  
Scale: 1:100

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Somers Isles Pty Ltd

ADDRESS:  
64 POWDERWORKS RD, NTH NARRABEEN

DRAWING:  
Proposed Section A-A

PROJECT:  
NEW DWELLING

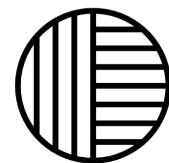
PROJECT NO:  
PWD001

ISSUE TYPE:  
1

DRAWN: AE	SHEET NO: A9
CHKD: RJ	SCALE @ A3: 1:100
ISSUE DATE: 15/01/25	REVISION:

Windows														
Image	ID	Type	Frame Height	Frame Width	RO Height	RO Width	Glazed Area	Hardware	Manufacturer	Model	Screen	Egress	Glazing	Comments
	W1	Fixed Glass Window	1400	2100	1400	2100	2.56		K3					
	W2	Fixed Glass Window	1400	1420	1400	1420	1.72		K3					
	W3	Fixed Glass Window	1400	1120	1400	1120	1.32		K3					
	W4	Fixed Glass Window	1400	1120	1400	1120	1.32		K3					
	W5	Fixed Glass Window	1400	2100	1400	2100	2.56		K3					
	W6	Fixed Glass Window	1400	1120	1400	1120	1.32		K3					
	W7	Fixed Glass Window	900	580	900	580	0.41		K3					
	W8	Awning Hung Window	900	580	900	580	0.28		K3					
	W9	Fixed Glass Window	1300	1300	1300	1300	1.26		K3					
	W10	Fixed Glass Window	1300	1300	1300	1300	1.26		K3					
	W11	Fixed Glass Window	1300	2100	1300	2100	2.02		K3					
	W12	Fixed Glass Window	1300	2100	1300	2100	2.02		K3					
	W13	Fixed Glass Window	500	1500	500	1500	0.60		K3					
	W14	Awning Hung Window	1100	580	1100	580	0.36		K3					
	W15	Sliding Left Window	1100	1030	1100	1030	0.72		K3					
	W16	Sliding Left Window	1100	1030	1100	1030	0.72		K3					
	W17	Fixed Glass Window	1100	1500	1100	1500	1.23		K3					
	W18	Fixed Glass Window	1100	1500	1100	1500	1.23		K3					
	W19	Fixed Glass Window	1300	2100	1300	2100	2.02		K3					
	W20	Fixed Glass Window	1300	2100	1300	2100	2.02		K3					
Doors														
Image	ID	Type	Leaf Height	Leaf Width	Thickness	RO Height	RO Width	Glazed Area	Hardware	Manuf.	Model	Screen	Glazing	Comments
	D1	Glazed				2080	900	1.13						
	D2	Flush				2080	700	0.00						
	D3	Glazed				2100	2400	4.86						

	D4	Flush				2080	1320	0.00						
	D5	Flush				2080	800	0.00						
	D6	Flush				2080	800	0.00						
	D7	Flush				2080	800	0.00						
	D8	Flush				2100	2400	0.00						
	D9	Flush				2100	2400	0.00						
	D10	Flush				2080	800	0.00						
	D11	Flush				2080	800	0.00						
	D12	Flush				2080	1320	0.00						
	D13	Flush				2080	800	0.00						
	D14	Flush				2100	3200	0.00						
	D15	Flush				2080	1320	0.00						
	D16	Flush				2080	800	0.00						
	D17	Flush				2080	1320	0.00						
	D18	Flush				2080	800	0.00						
	D19	Flush				2080	1320	0.00						
	D20	Flush				2080	800	0.00						
	D21	Flush				2080	1320	0.00						



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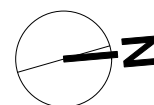
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CLIENT:

Somers Isles Pty Ltd

ADDRESS:

64 POWDERWORKS RD, NTH NARRABEEN

DRAWING:

Illustrated Window and Door Schedule

PROJECT:

NEW DWELLING

PROJECT NO:

PWD001

ISSUE TYPE:

1

DRAWN:

AE

CHKD:

RJ

ISSUE DATE:

15/01/25

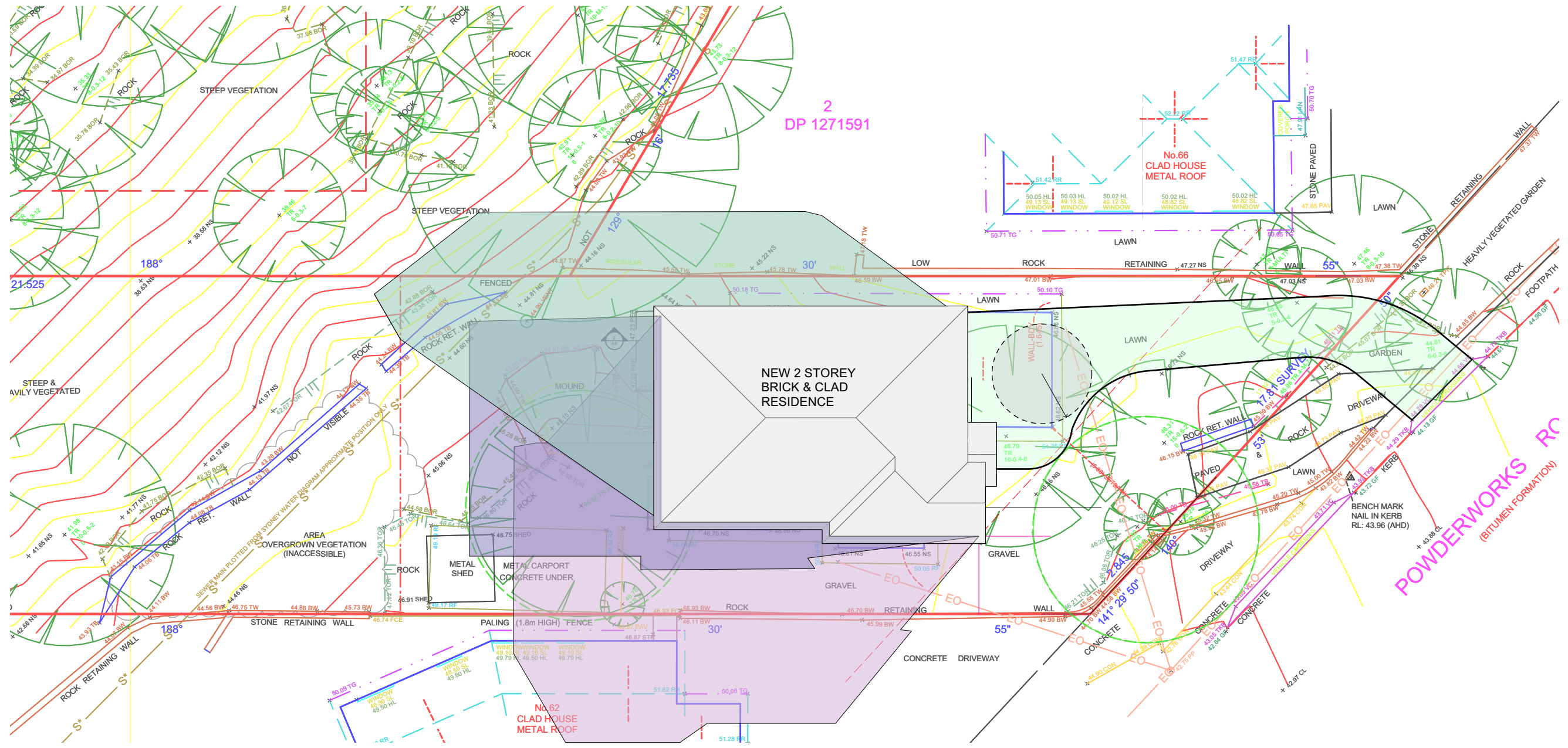
SHEET NO:

A10

SCALE @ A3:

NTS

REVISION:



LEGEND FOR WINTER SOLSTICE 22ND JUNE

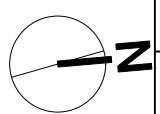
- 9AM SHADOW
- 12PM SHADOW
- 3PM SHADOW

**1** Shadow Diagram  
Scale: 1:200

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CLIENT:  
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ADDRESS:  
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DRAWING: <b>Shadow Diagram</b>		DRAWN: <b>AE</b>	SHEET NO: <b>A11</b>
PROJECT: <b>NEW DWELLING</b>		CHKD: <b>RJ</b>	SCALE @ A3: <b>1:200</b>
PROJECT NO: <b>PWD001</b>	ISSUE TYPE: <b>1</b>	ISSUE DATE: <b>15/01/25</b>	REVISION: