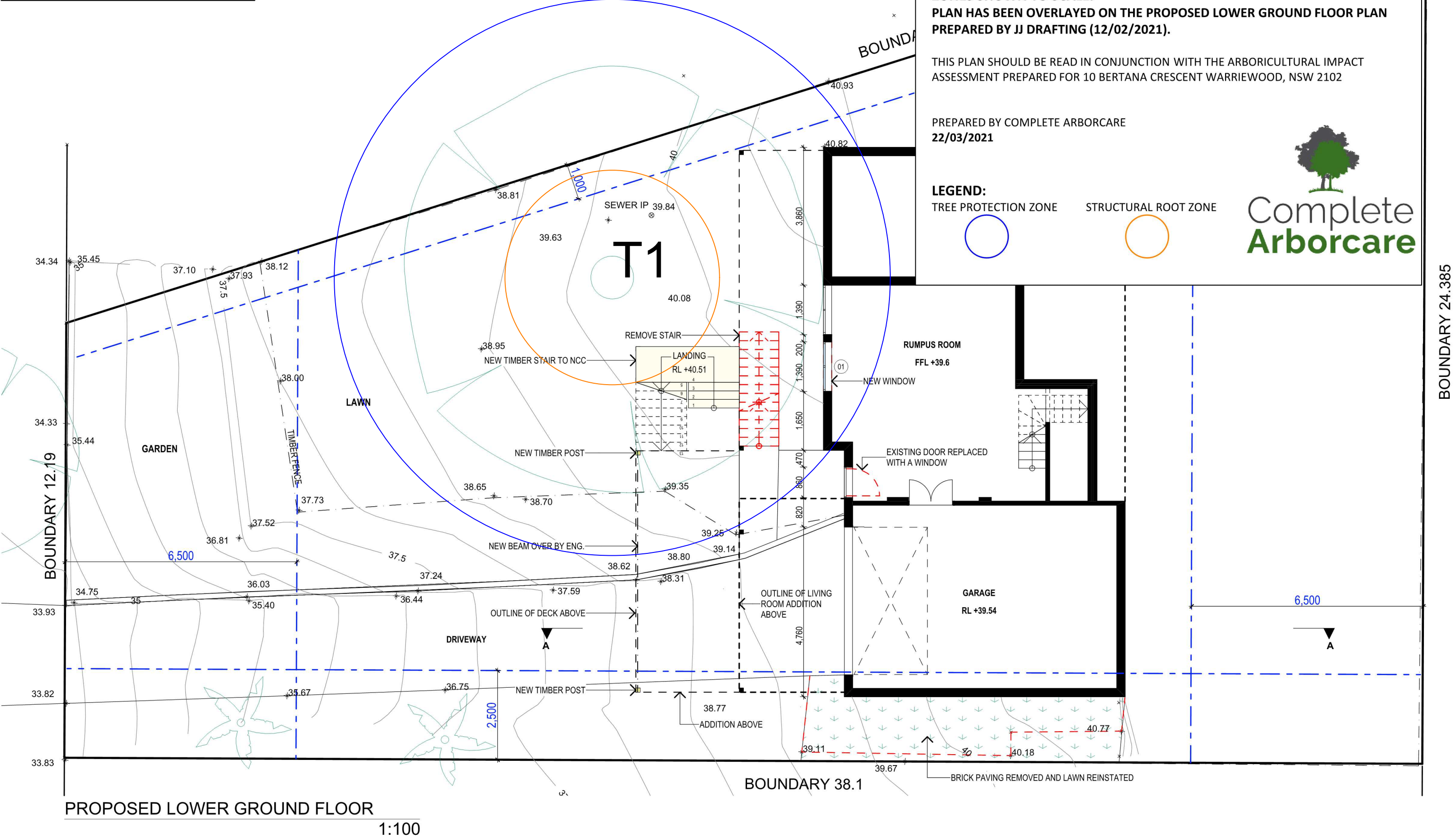


GROSS LOWER GROUND FLOOR AREA - EXISTING	m <sup>2</sup>
GROSS FLOOR AREA GARAGE - EXISTING	31.27
GROSS LOWER GROUND FLOOR AREA - EXISTING	38.11
NO CHANGE	69.38 m <sup>2</sup>




**TPZ & SRZ PLAN WITH TREE PROTECTION ZONES AND STRUCTURAL ROOT ZONES SHOWN TO SCALE.**  
**PLAN HAS BEEN OVERLAYED ON THE PROPOSED LOWER GROUND FLOOR PLAN PREPARED BY JJ DRAFTING (12/02/2021).**

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT ASSESSMENT PREPARED FOR 10 BERTANA CRESCENT WARRIEWOOD, NSW 2102

PREPARED BY COMPLETE ARBORCARE  
22/03/2021

**LEGEND:**  
TREE PROTECTION ZONE  
STRUCTURAL ROOT ZONE



<div>TRUE NORTH:</div> <div></div>	<div>NOTES (E &amp; OE)</div> <div><ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li><li>• New materials are to be used throughout unless otherwise noted.</li><li>• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul></div>	<div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div>	<div>REV:</div> <div>DATE:</div> <div>DESCRIPTION:</div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>10 BERTANA CRESCENT WARRIEWOOD</div>		<div>DATE:</div> <div>DEC/20</div>	<div>DRAWN BY:</div> <div>HF</div>	<div>SCALE:</div> <div>1:100 @ A3</div>
			<div>A</div> <div>12/02/2021</div> <div>AMENDMENTS AND NOTATION</div>					
			<div>DRAWING TITLE:</div> <div>PROPOSED LOWER GROUND FLOOR PLAN</div>	<div>JOB No:</div> <div>860/20</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.04</div>		