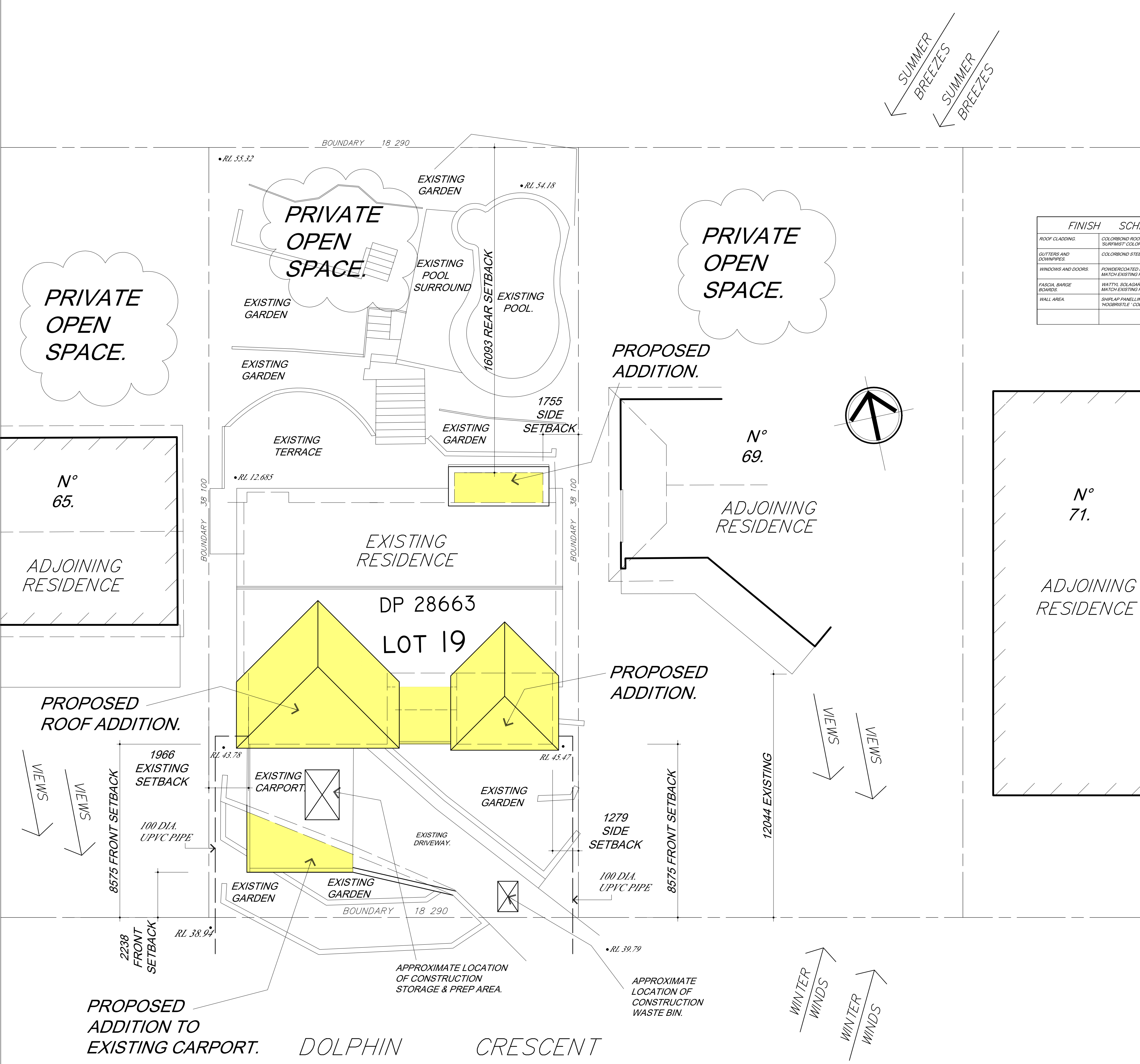




SITE NOTES

- SITE AREA _____ 696.85 M²
- EXIST.FLOOR AREA _____ 174.50 M²
- NEW FLOOR AREA _____ 38.00 M²
- TOTAL FLOOR AREA _____ 212.50 M²
- F.S.R _____ 0.31 TO 1

STORMWATER NOTE

- ALL NEW GUTTERS AND DOWNPIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM. STORMWATER COLLECTED TO BE CONVEYED BY GRAVITY TO COUNCIL INFRASTRUCTURE IN DOLPHIN CRESCENT.
- ALL STORMWATER SYSTEM WORKS TO CONFORM TO AS3500.3 (2003)-STORMWATER DRAINAGE AND THE BUILDING CODE OF AUSTRALIA (NATIONAL CONSTRUCTION CODE)

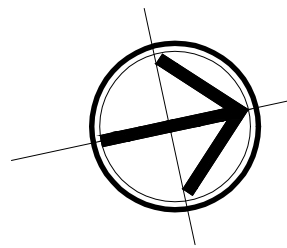
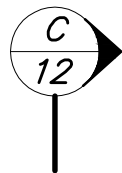
FINISH	SCHEDULE
ROOF CLADDING:	COLORBOND ROOF SHEETING, DULUX SURFMIST COLOR
GUTTERS AND DOWNPIPES:	COLORBOND STEEL, DULUX SURFMIST COLOR
WINDOWS AND DOORS:	POWDERCOATED ALUMINUM, COLOR TO MATCH EXISTING RESIDENCE.
FASCIA, BARGE BOARDS:	WATTH SOLAGARD SATIN ACRYLIC, COLOR TO MATCH EXISTING RESIDENCE.
HALL AREA:	SHIFLAP PANNELLING PAINTED DULUX HOGBRISTLE COLOR.

DOLPHIN CRESCENT
SITE PLAN
(CONCEPT DRAINAGE DETAILS)

Project PROPOSED ALTERATION & ADDITIONS AT 67 DOLPHIN CRESCENT AVALON FOR M & N BORAY		Title SITE PLAN	Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987		A AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS ON PLAN. Rev Amendment Date Drawn B B Date FEB 2021 Scale 1:100 Drawing No. 20034-7 Rev A
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CRESCENT

DOLPHIN



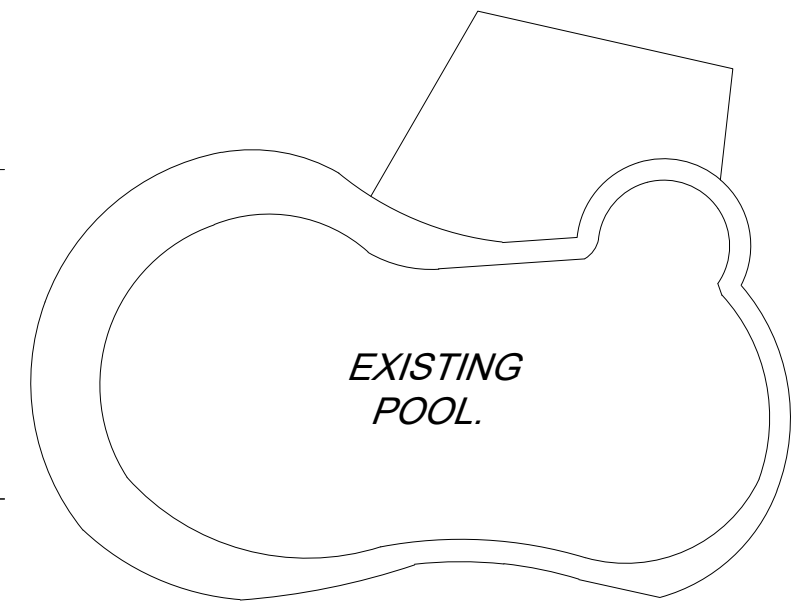
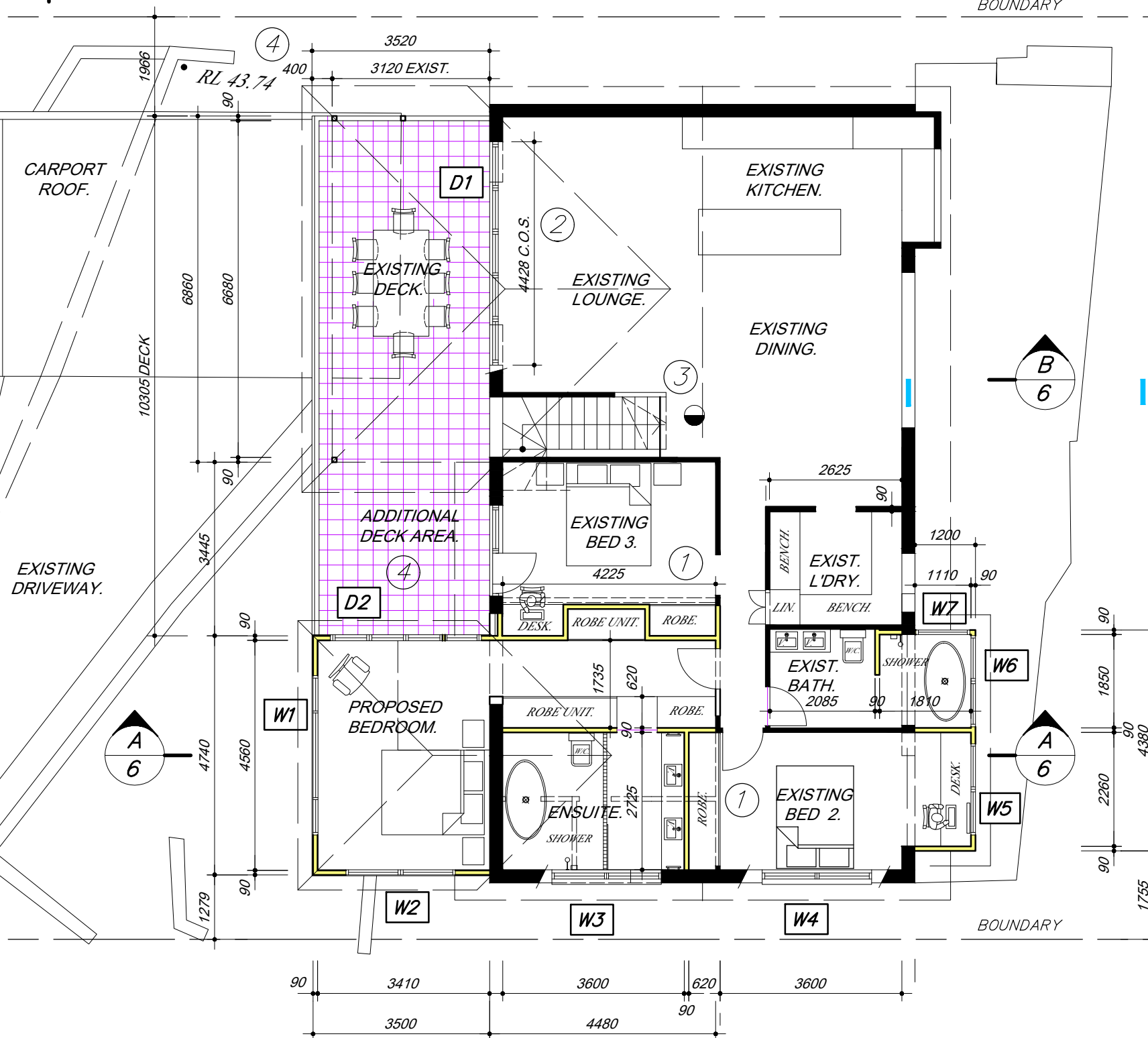
FIRE SAFETY NOTE

AS 3786 COMPLIANT SMOKE
ALARM TO BE HARD WIRED
TO ELECTRICAL SYSTEM.

BOUNDARY

SCOPE OF WORKS

- EXISTING WALLS TO BE REMOVED TO CEILING LEVEL, STRUCTURAL ENGINEER TO DETAIL RE-SUPPORT OF FLOOR ABOVE, SHOWN THUS ON PLAN. ---
- NEW ALUMINIUM FRAMED BIFOLD DOOR WITHIN EXISTING OPENING WIDTH, OWNER TO SPECIFY.
- STAIR WINDER RE-DIRECTED TO A STRAIGHT RUN.
- EXISTING TILES TO BE REMOVED, NEW DECK AREA TO BE WATERPROOFED AND NEW TILES INSTALLED OVER THE ENTIRE DECK AREA, OWNER TO SPECIFY.



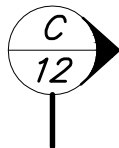
BOUNDARY

PROPOSED GROUND FLOOR ALT'S & ADDITION PLAN

Project PROPOSED ALTERATION & ADDITIONS AT 67 DOLPHIN CRESCENT AVALON FOR M & N BORAY		Title WORKING DRAWING.	Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987	AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS ON PLAN. Rev Amendment Drawn B B Date JUNE 2021 Scale 1 : 100 Approved Director Drawing No. 20034-1 Rev A	5.09.21 Date
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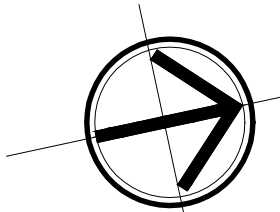
CRESCENT

DOLPHIN



FIRE SAFETY NOTE

AS 3786 COMPLIANT SMOKE
ALARM TO BE HARD WIRED
TO ELECTRICAL SYSTEM.



PROPOSED LOWER GROUND FLOOR ADDITION PLAN

Project
PROPOSED ALTERATION &
ADDITIONS AT
67 DOLPHIN CRESCENT
AVALON FOR
M & N BORAY

Title
WORKING
DRAWING.

Building Design
ALINEA DZINE PTY LTD
5 MONA VALE RD 94888999
PYMBLE 2073 0406 099 987

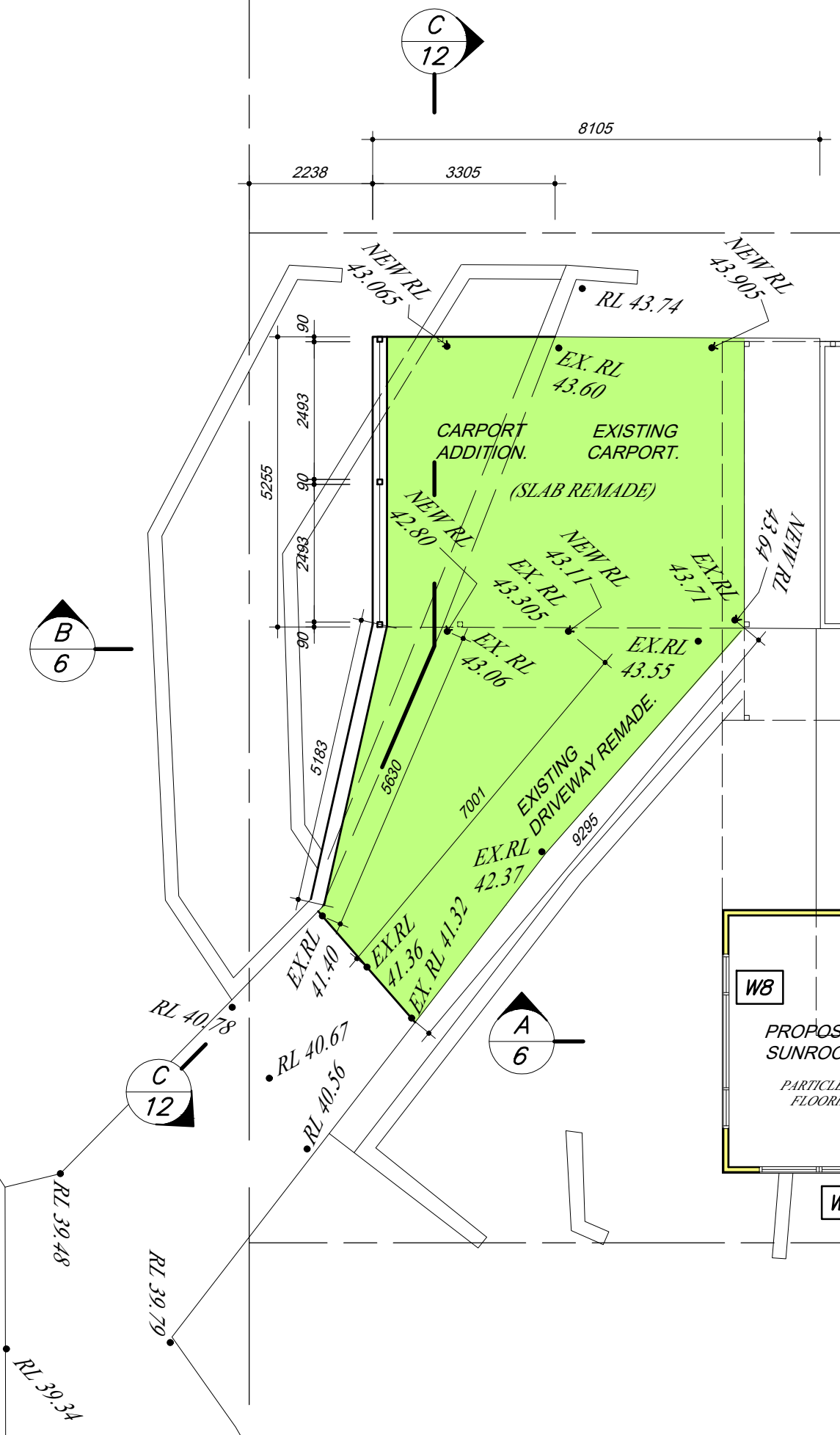
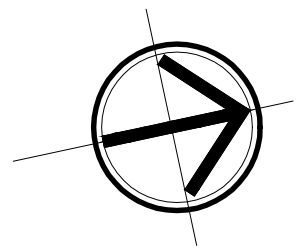
AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS		5.09.21
Rev	Amendment	Date
Drawn	Date	Scale
B B	JUNE 2021	1 : 100
Approved	Director	Drawing No. 20034-2
		Rev A

DOLPHIN CRESCENT

DOLPHIN

FIRE SAFETY NOTE

AS 3786 COMPLIANT SMOKE
ALARM TO BE HARD WIRED
TO ELECTRICAL SYSTEM.



REMADE DRIVEWAY PLAN

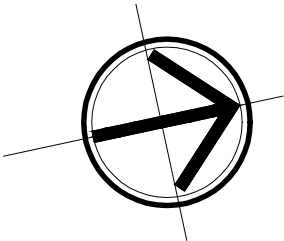
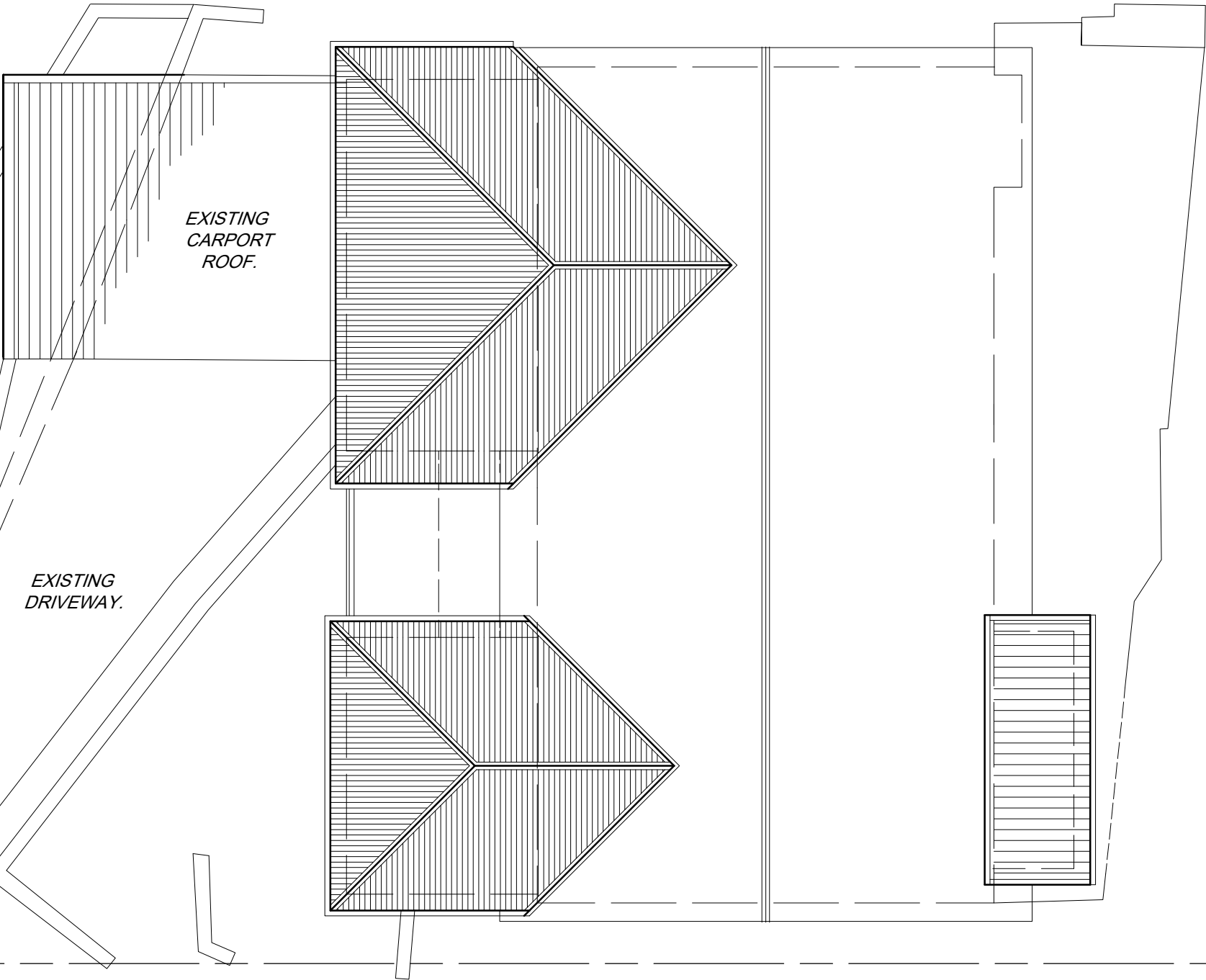
Project PROPOSED ALTERATION & ADDITIONS AT 67 DOLPHIN CRESCENT AVALON FOR M & N BORAY		Title WORKING DRAWING.		Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987		AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS ON PLAN.		5.09.21
Rev	Amendment	Date		Drawn	Date	Scale	Rev	
B B		JUNE 2021		B B	JUNE 2021	1 : 100	20034-13	
Approved		Director		Drawing No.		A		

CRESCENT

DOLPHIN

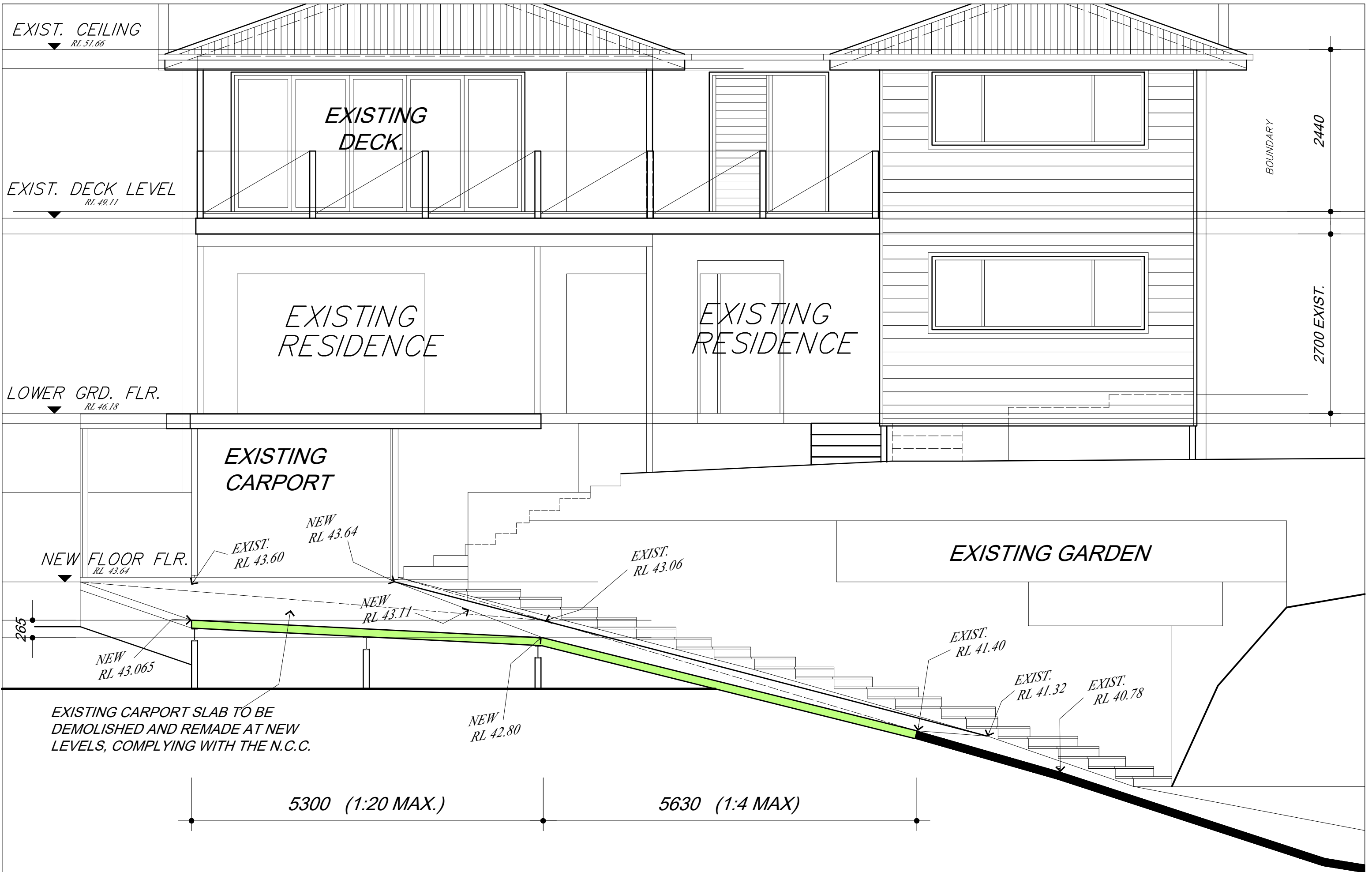
FIRE SAFETY NOTE

AS 3786 COMPLIANT SMOKE
ALARM TO BE HARD WIRED
TO ELECTRICAL SYSTEM.



PROPOSED ROOF PLAN

Project PROPOSED ALTERATION & ADDITIONS AT 67 DOLPHIN CRESCENT AVALON FOR M & N BORAY		Title ROOF PLAN.		Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987		AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS		5.09.21
Rev	Amendment							Date
Drawn B B	Date JUNE 2021	Scale 1 : 100						
Approved		Director		Drawing No. 20034-9		Rev A		

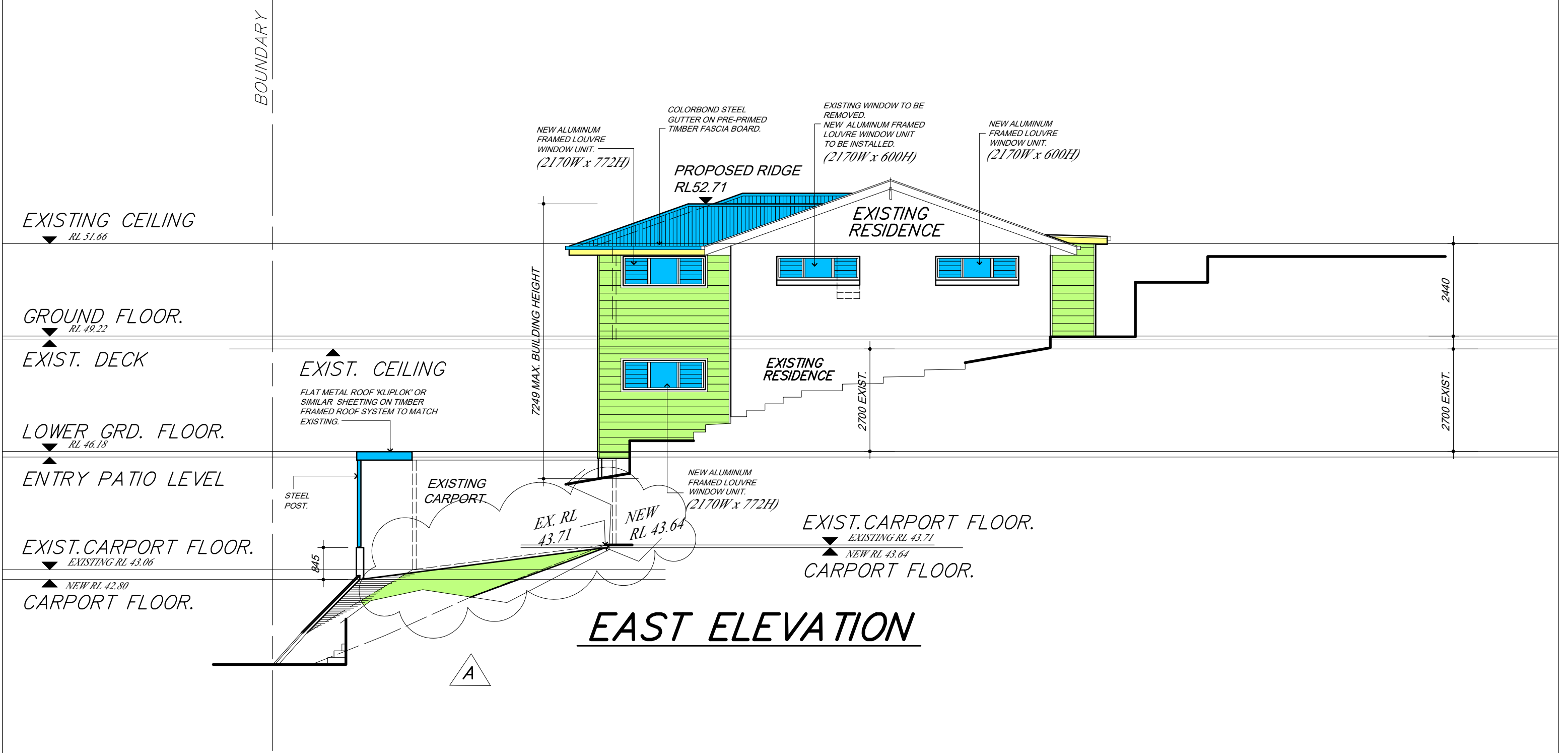


Project
PROPOSED ALTERATION &
ADDITIONS AT
67 DOLPHIN CRESCENT
AVALON FOR
M & N BORAY

Title
**DRIVEWAY
LONG SECTION.**

Building Design
ALINEA DZINE PTY LTD
5 MONA VALE RD 94888999
PYMBLE 2073 0406 099 987

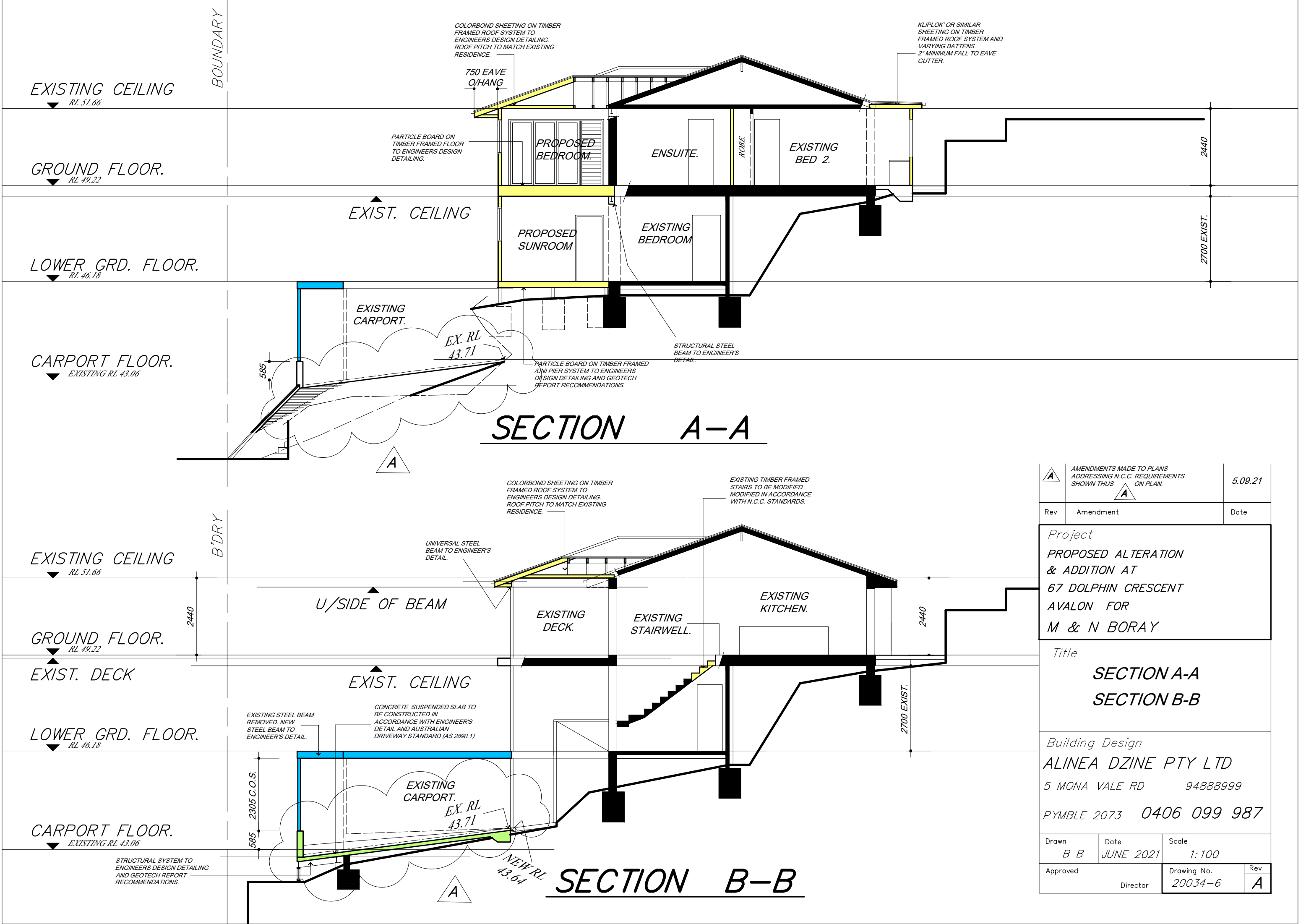
Rev	Amendment	Date
Drawn	Date	Scale
B B	JUNE 2021	1 : 50
Approved	Drawing No.	Rev
Director	20034-12	



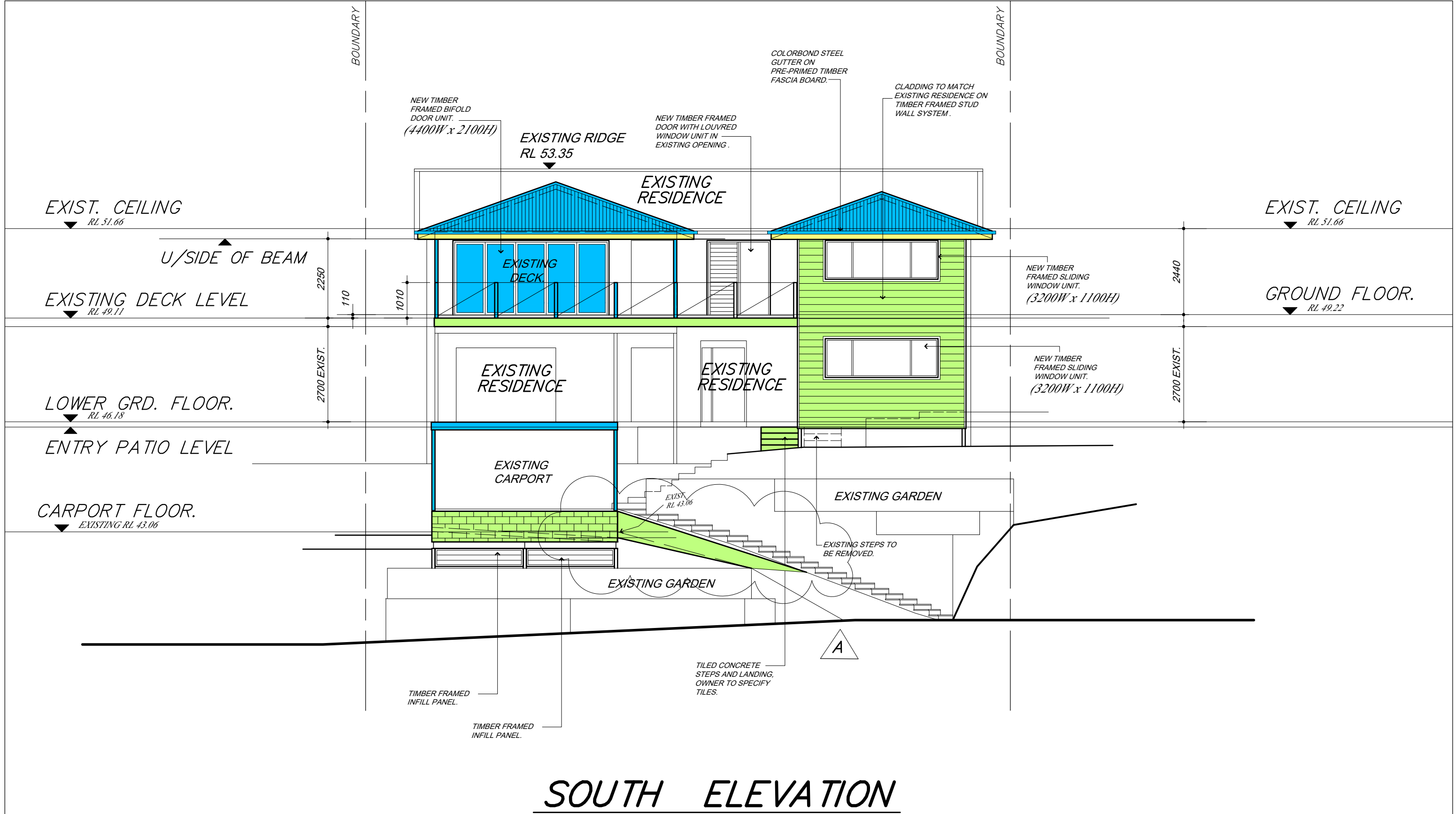
WINDOW & DOOR SCHEDULE

W1	(3200W x 1100H)	W6	(1800W x 1200H)	D1	(4400W x 2100H)
W2	(2170W x 772H)	W7	(1050W x 2100H)	D2	(3000W x 2100H)
W3	(2170W x 600H)	W8	(3200W x 1100H)	D3	(900W x 2100H)
W4	(2170W x 600H)	W9	(2170W x 772H)		
W5	(1800W x 1200H)				

Project PROPOSED ALTERATION & ADDITIONS AT 67 DOLPHIN CRESCENT AVALON FOR M & N BORAY		Title EAST ELEVATION.		Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987		AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS ON PLAN.		5.09.21
Rev	Amendment	Date		Date		Date		Date
Drawn	B B	Date	JUNE 2021	Scale	1 : 100	Rev		A
Approved	Director		Drawing No.		20034-4		Rev	

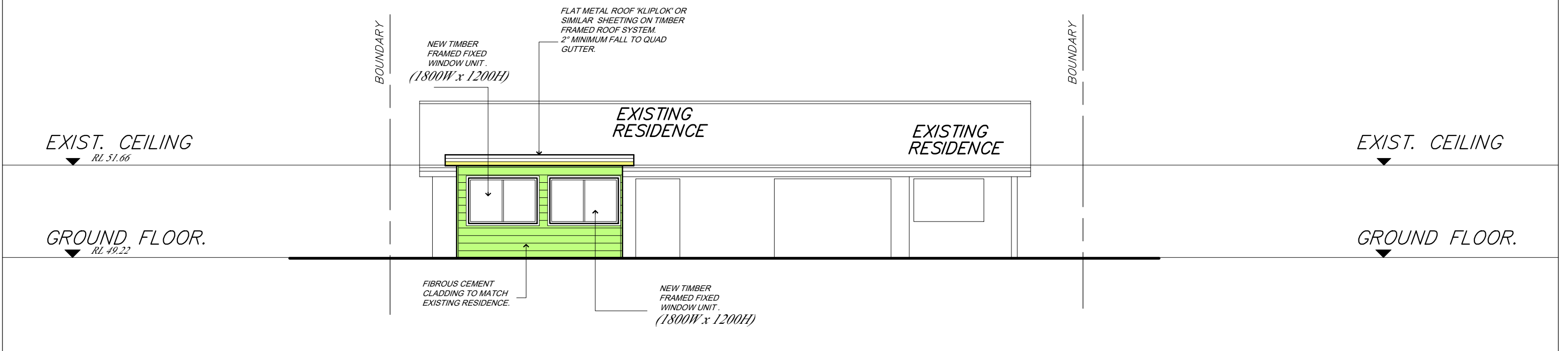
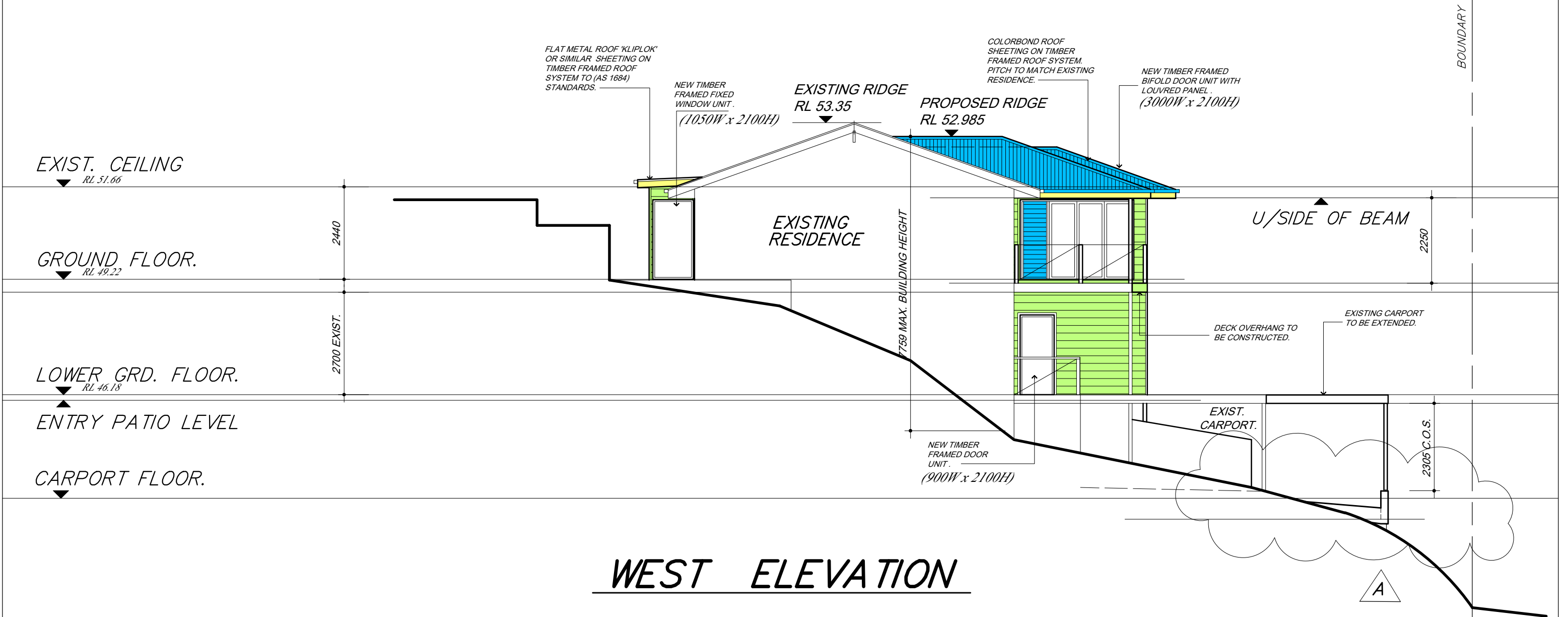


A		AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS ON PLAN.		5.09.21	
Rev		Amendment			Date
Project PROPOSED ALTERATION & ADDITION AT 67 DOLPHIN CRESCENT AVALON FOR M & N BORAY					
Title SECTION A-A SECTION B-B					
Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987					
Drawn B B		Date JUNE 2021		Scale 1:100	
Approved Director				Drawing No. 20034-6	
				Rev A	



SOUTH ELEVATION

Project PROPOSED ALTERATION & ADDITIONS AT 67 DOLPHIN CRESCENT AVALON FOR M & N BORAY	Title SOUTH ELEVATION.	Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987	AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS ON PLAN.		5.09.21
			Rev	Amendment	Date
			Drawn B B	Date JUNE 2021	Scale 1 : 100
			Approved Director		Drawing No. 20034-3



NORTH ELEVATION

Project PROPOSED ALTERATION & ADDITIONS AT 67 DOLPHIN CRESCENT AVALON FOR M & N BORAY	Title WEST ELEVATION NORTH ELEVATION	Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987	AMENDMENTS MADE TO PLANS ADDRESSING N.C.C. REQUIREMENTS SHOWN THUS ON PLAN.		5.09.21
			Rev	Amendment	Date
			Drawn B B	Date JUNE 2021	Scale 1 : 100
			Approved	Director	Drawing No. 20034-5 Rev A