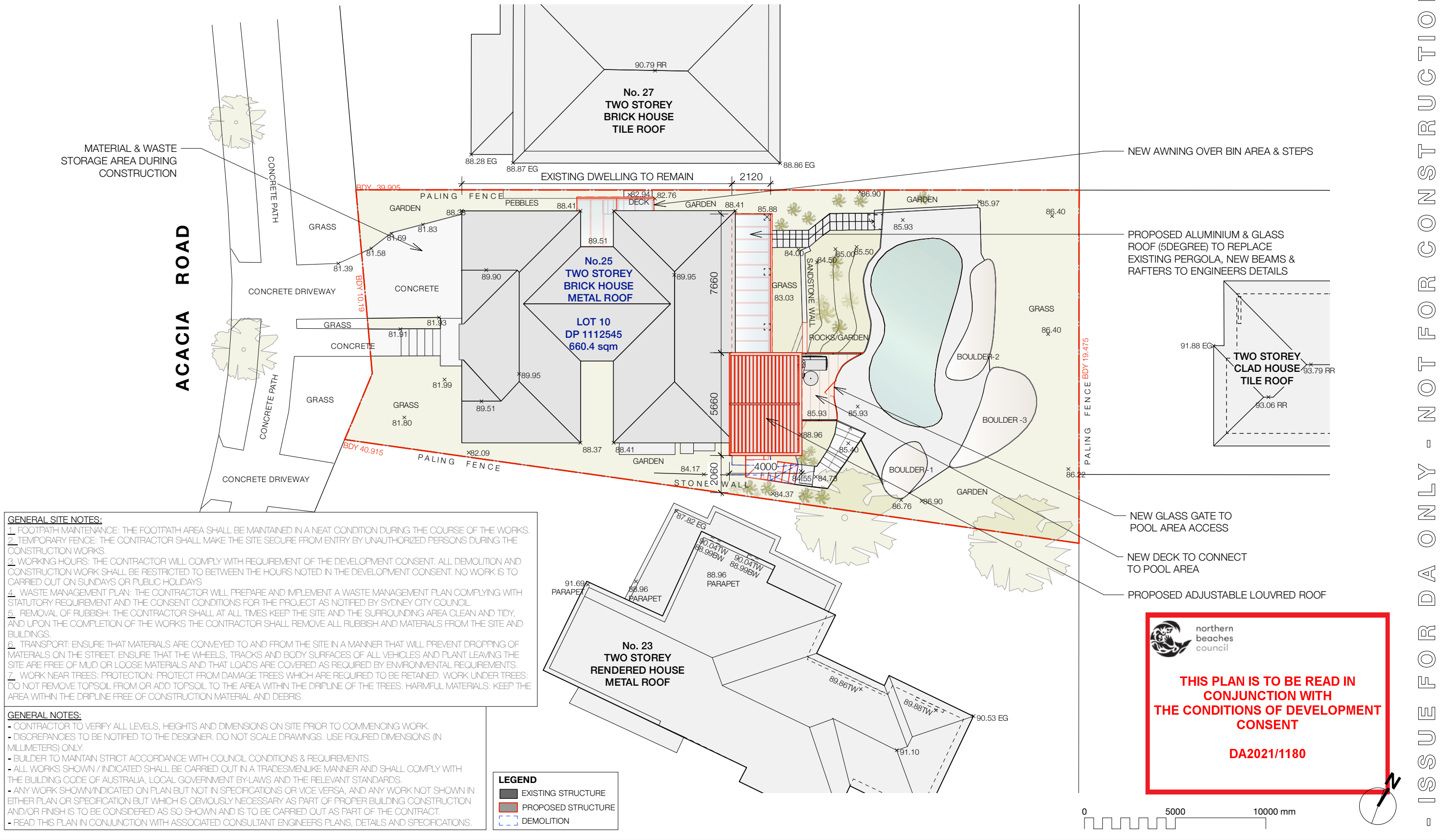
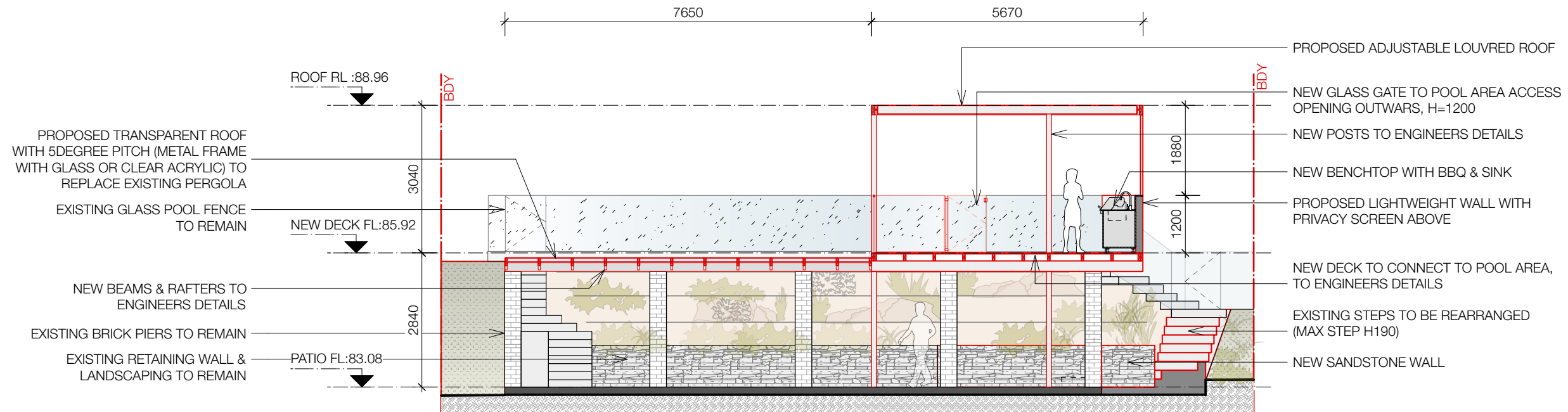


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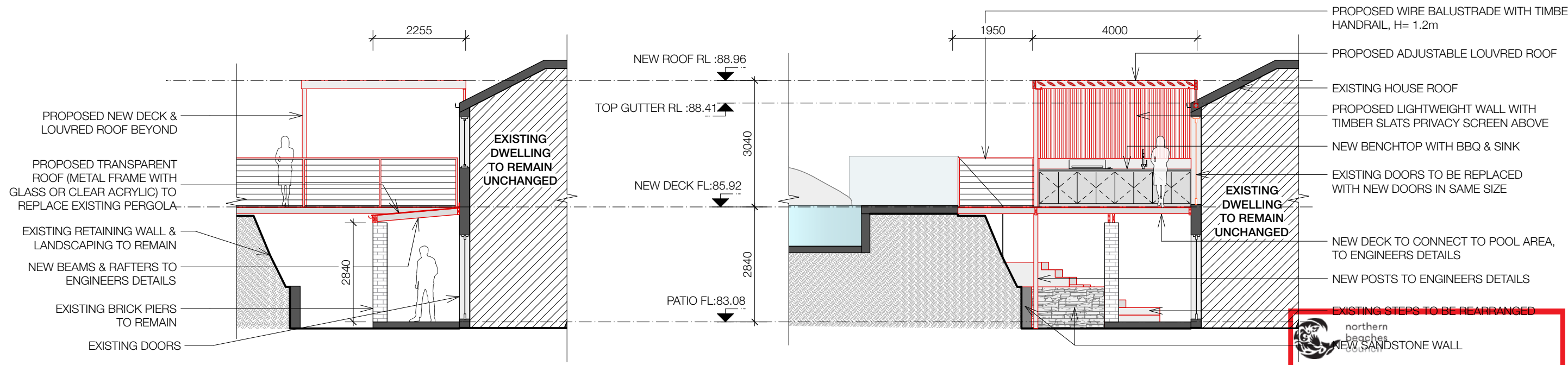


<div><div></div><div>U+I BUILDING STUDIO</div><div>BDAA NSW NO.6550</div><div>M: PO Box 660 Manly 1655</div><div>E: info@uibuildingstudio.com</div><div>W: www.uibuildingstudio.com</div><div>DESIGNS SHOWN HEREON ARE THE COPYRIGHT OF U+I BUILDING STUDIO UNDER THE COPYRIGHT ACT 1968. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.</div></div>				PROJECT STAGE: <b>DEVELOPMENT APPLICATION (DA)</b>		DRAWING TITLE: <b>PROPOSED SITE PLAN</b>	
<div>U+I</div>	REV.	DATE	COMMENT / AMENDMENT	PROJECT NO:	21-06	DATE:	22/6/21
	A	08/06/21	PRELIMINARY: FOR CLIENTS REVIEW	PROJECT NAME:	New Covered Deck to Existing Dwelling	DRAWN:	ID
	B	11/06/21	FOR REVIEW BY CLIENT & CONSULTANT	PROJECT ADDRESS:	25 Acacia Rd. Seaforth NSW	CHECKED:	IK
	C	22/06/21	ISSUE FOR DA	CLIENT:	M. Hildebrand	FILE NAME:	DA 210712 25 Acacia Road .vwx
						SCALE:	1:200
						SHEET:	ISO A3
						REV:	C
							<b>DA12</b>





1- SECTION A



3- SECTION C

2- SECTION B

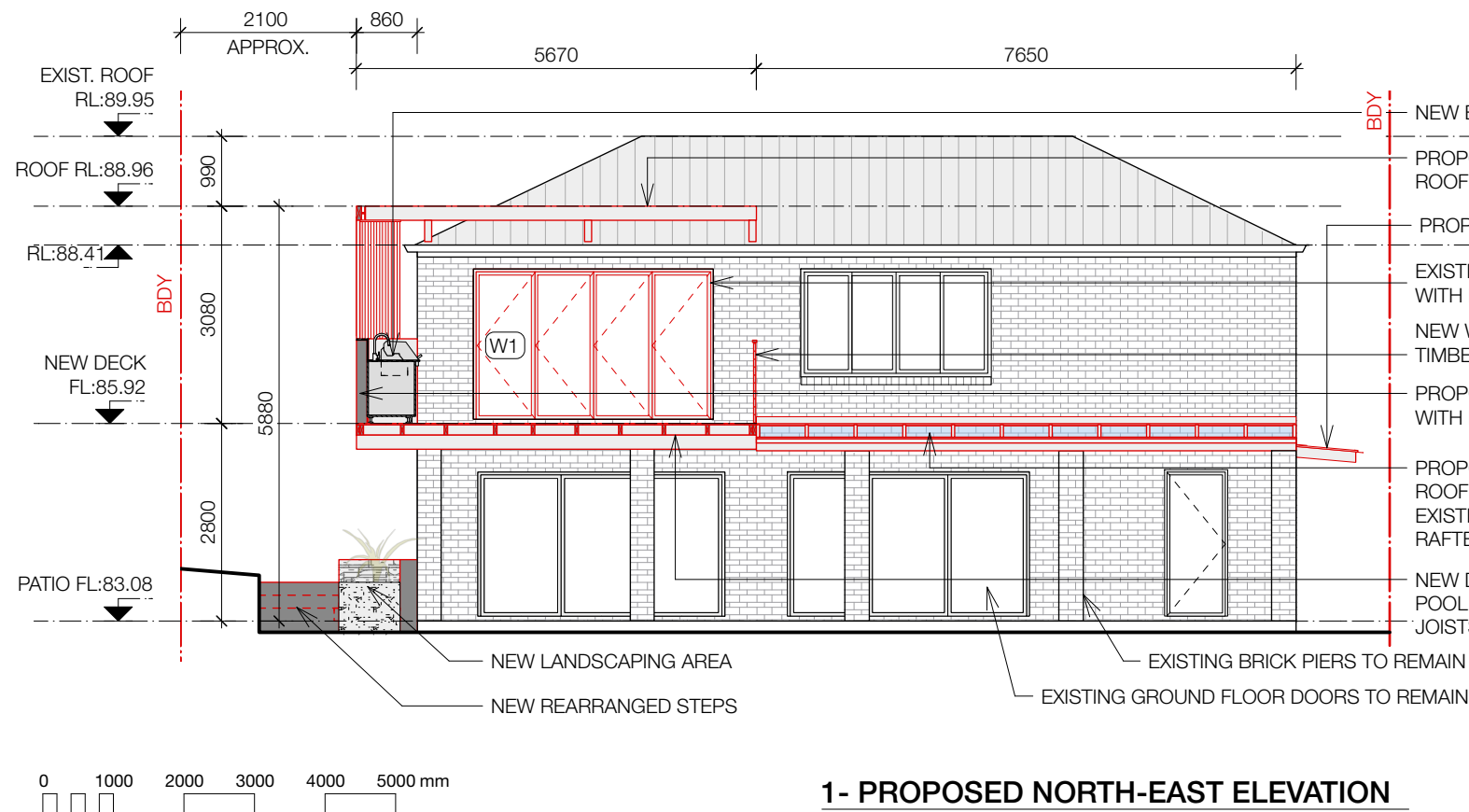
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
  - DISCREPANCIES TO BE NOTIFIED TO THE DESIGNER. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS (IN MILLIMETERS) ONLY.
  - BUILDER TO MAINTAIN STRICT ACCORDANCE WITH COUNCIL CONDITIONS & REQUIREMENTS.
  - ALL WORKS SHOWN / INDICATED SHALL BE CARRIED OUT IN A TRADESMANLIKE MANNER AND SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, LOCAL GOVERNMENT BY-LAWS AND THE RELEVANT STANDARDS.
  - ANY WORK SHOWN/INDICATED ON PLAN BUT NOT IN SPECIFICATIONS OR VICE VERSA, AND ANY WORK NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER BUILDING CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SO SHOWN AND IS TO BE CARRIED OUT AS PART OF THE CONTRACT.
  - READ THIS PLAN IN CONJUNCTION WITH ASSOCIATED CONSULTANT ENGINEERS PLANS, DETAILS AND SPECIFICATIONS.

LEGEND	
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	DEMOLITION

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

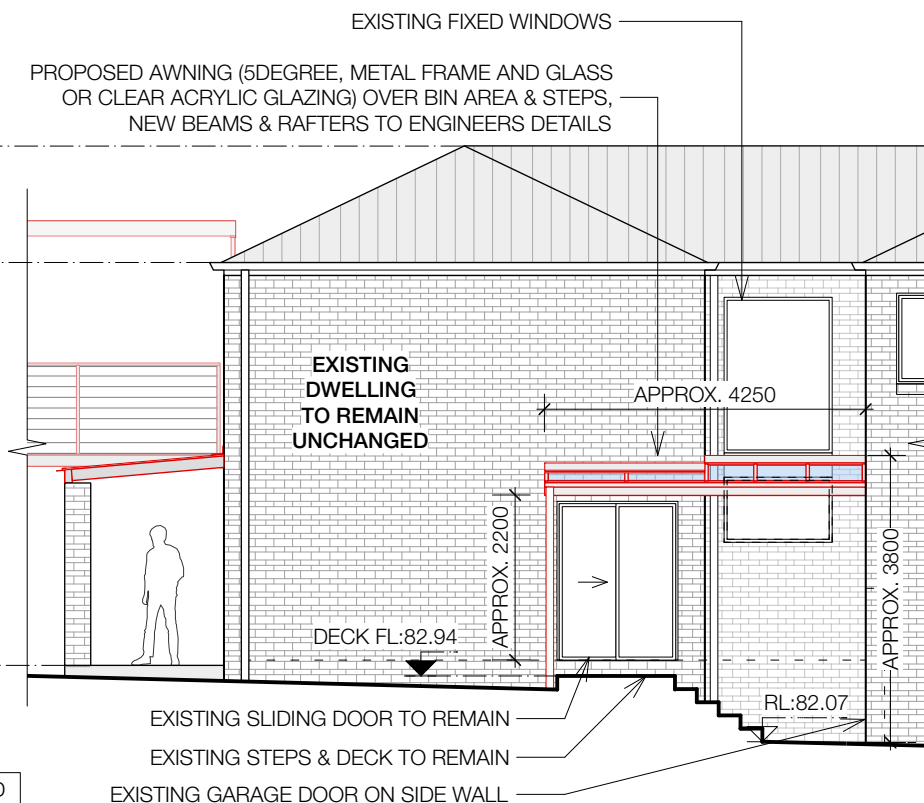
**DA2021/1180**





1- PROPOSED NORTH-EAST ELEVATION

W1: ALUMINIUM FRAMED GLAZED DOOR WITH MIN U-VALUE 7.63 AND SHGC 0.75, IN ACCORDANCE WITH BASIX CERTIFICATE



2- PROPOSED NORTH-WEST ELEVATION

- NEW BENCHTOP WITH BBQ & SINK
- PROPOSED ADJUSTABLE LOUVRED ROOF
- PROPOSED TIMBER BATTEN PRIVACY SCREEN ABOVE BENCH
- PROPOSED LIGHT WEIGHT WALL WITH TIMBER CLADDING
- PROPOSED WIRE BALUSTRADE WITH TIMBER HANDRAIL, H=1.2m
- PROPOSED GLASS POOL GATE OPENING OUTWARDS
- EXISTING GLASS POOL FENCING TO REMAIN



3- NORTH VIEW

N.T.S.

- EXISTING BI-FOLD DOORS TO BE REPLACED WITH NEW DOORS IN SAME SIZE
- NEW TIMBER DECK TO CONNECT TO POOL AREA (TO ENGINEERS DETAILS)
- PROPOSED TRANSPARENT ROOF (METAL FRAME WITH GLASS OR CLEAR ACRYLIC GLAZING PANELS) TO REPLACE EXISTING ROOF

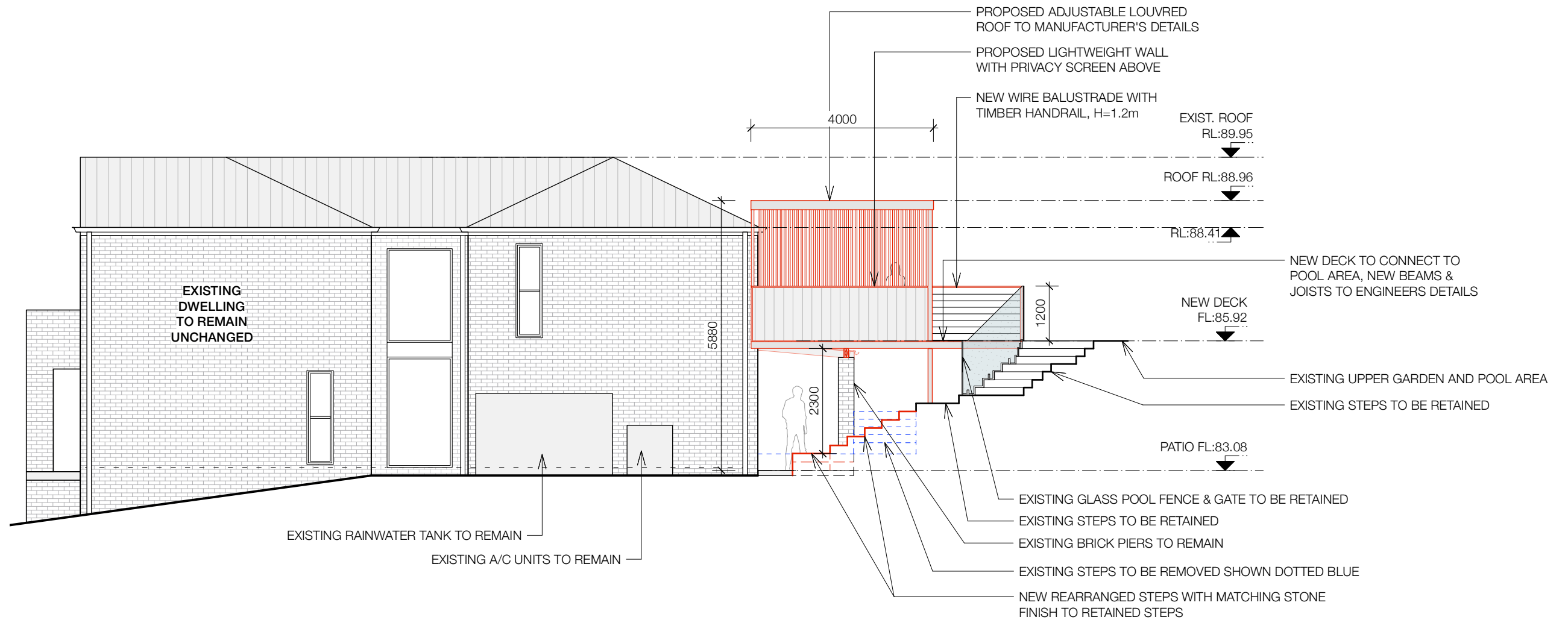
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**DA2021/1180**

LEGEND		
	EXISTING STRUCTURE	
	PROPOSED STRUCTURE	
	DEMOLITION	

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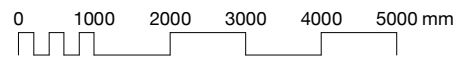
PROJECT STAGE:		DRAWING TITLE:	
DEVELOPMENT APPLICATION (DA)		PROPOSED ELEVATION & 3D VIEW	
PROJECT NO:	21-06	DATE:	22/6/21
PROJECT NAME:	New Covered Deck to Existing Dwelling	DRAWN:	ID
PROJECT ADDRESS:	25 Acacia Rd. Seaforth NSW	CHECKED:	IK
CLIENT:	M. Hildebrand	FILE NAME:	DA 210622 25 Acacia Road .vwx
		SCALE:	1:100
		SHEET:	ISO A3
		REV:	C
		DRAWING NO:	DA30

ISSUE FOR DA ONLY - NOT FOR CONSTRUCTION



(BOUNDARY RETAINING WALLS AND FENCE NOT SHOWN FOR CLARITY)

## 1- PROPOSED SOUTH-EAST ELEVATION





LEGEND		
	EXISTING STRUCTURE	
	PROPOSED STRUCTURE	
	DEMOLITION	



**northern  
beaches  
council**

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2021/1180**

 <b>U+I BUILDING STUDIO</b>				PROJECT STAGE: <b>DEVELOPMENT APPLICATION (DA)</b>				DRAWING TITLE: <b>PROPOSED ELEVATION</b>			
	REV.	DATE	COMMENT / AMENDMENT	PROJECT NO: <b>21-06</b>				DATE: <b>10/8/21</b>			
	A	10/8/21	ISSUE FOR DA	PROJECT NAME: <b>New Covered Deck to Existing Dwelling</b>				DRAWN: <b>ID</b>			
				PROJECT ADDRESS: <b>25 Acacia Rd. Seaforth NSW</b>				CHECKED: <b>IK</b>			
				CLIENT: <b>M. Hildebrand</b>				FILE NAME: <b>DA 210714 25 Acacia Road 2.vwx</b>			
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								SHEET: <b>ISO A3</b>			
								REV: <b>A</b>			
								<b>DA31</b>			



ADJUSTABLE LOUVRE ROOF



COLOUR: 'SURFMIST' COLORBOND

PRIVACY SCREEN



TIMBER, PAINT FINISH: WHITE

TERRACE & SIDE AWNING



ALUMINIUM FRAME WITH GLASS OR CLEAR ACRYLIC GLAZING PANELS  
FRAME COLOUR: 'SURFMIST' COLORBOND

BALUSTRADE



WIRE BALUSTRADE WITH TIMBER HANDRAIL

TIMBER DECKING



HARDWOOD TIMBER DECKING

STEEL STRUCTURE



POWDER COATED  
COLOUR: 'SURFMIST'



northern  
beaches  
council

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2021/1180



REV.

DATE

COMMENT / AMENDMENT

A	08/06/21	PRELIMINARY- FOR CLIENTS REVIEW
B	11/06/21	FOR REVIEW BY CLIENT & CONSULTANT
C	22/06/21	ISSUE FOR DA

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PROJECT STAGE:  
DEVELOPMENT APPLICATION (DA)

PROJECT NO:

21-06

PROJECT NAME:

New Covered Deck to Existing Dwelling

PROJECT ADDRESS:

25 Acacia Rd. Seaforth NSW

CLIENT:

M. Hildebrand

DRAWING TITLE:  
PROPOSED MATERIALS & FINISHES

DATE:

22/6/21

DRAWN:

ID

CHECKED:

IK

FILE NAME:

DA 210622 25 Acacia Road .vwx

SCALE:

NTS

SHEET:

ISO A3

REV:

C

DRAWING NO:

DA40