

DRAWING LIST				
Dwg. No.	Sheet No.	Description	Issue	Size
3264	1	Cover Sheet	2	A4
3264	2	Site & Analysis Plan	2	A3
3264	3	Floor Plan Level 1	2	A3
3264	4	Floor Plan Level 2	2	A3
3264	5	Floor Plan Level 3	2	A3
3264	6	Elevations	2	A3
3264	7	Elevations	2	A3
3264	8	Sections	2	A3
3264	9	Shadows	2	A3
3264	10	Basix	2	A3

AREA CALCULATIONS

	Area	
Site	595.5m ²	
Proposed Residence	205m ²	
Total Conc & Paved surface & pool	119.5m ²	
Total Proposed Site Coverage	324.5m ²	
Private Open Space (Min required 40m ²)	40m ²	
Landscaped Area (Min required 40%)	271m ²	45%



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DRAFTING

PHONE 0439947003

COVER SHEET

PAUL & CINDY REEDY
43 WARRABA RD
NARRABEEN

DRAWING NUMBER

3264

SHEET 1 of 10

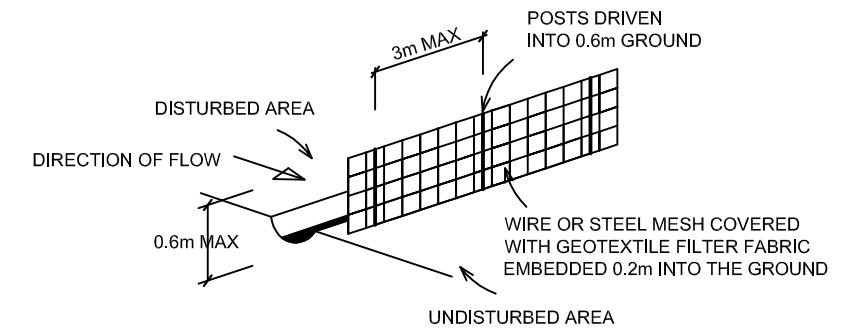
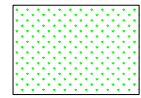
A4

DATE
28/08/21

ISSUE
2

1. ALL CONSTRUCTION TO COMPLY WITH BUILDING CODE OF AUSTRALIA
2. ALL SITE WORKS TO COMPLY WITH LOCAL COUNCIL REQUIREMENTS
3. DO NOT SCALE OFF PLANS
- 4.. ALL MEASUREMENTS TO BE CHECKED ON SITE

1. ALL STRUCTURAL BEAMS TO ENGINEERS SPECIFICATIONS
2. STORMWATER GRAVITY FEED TO EXISTING

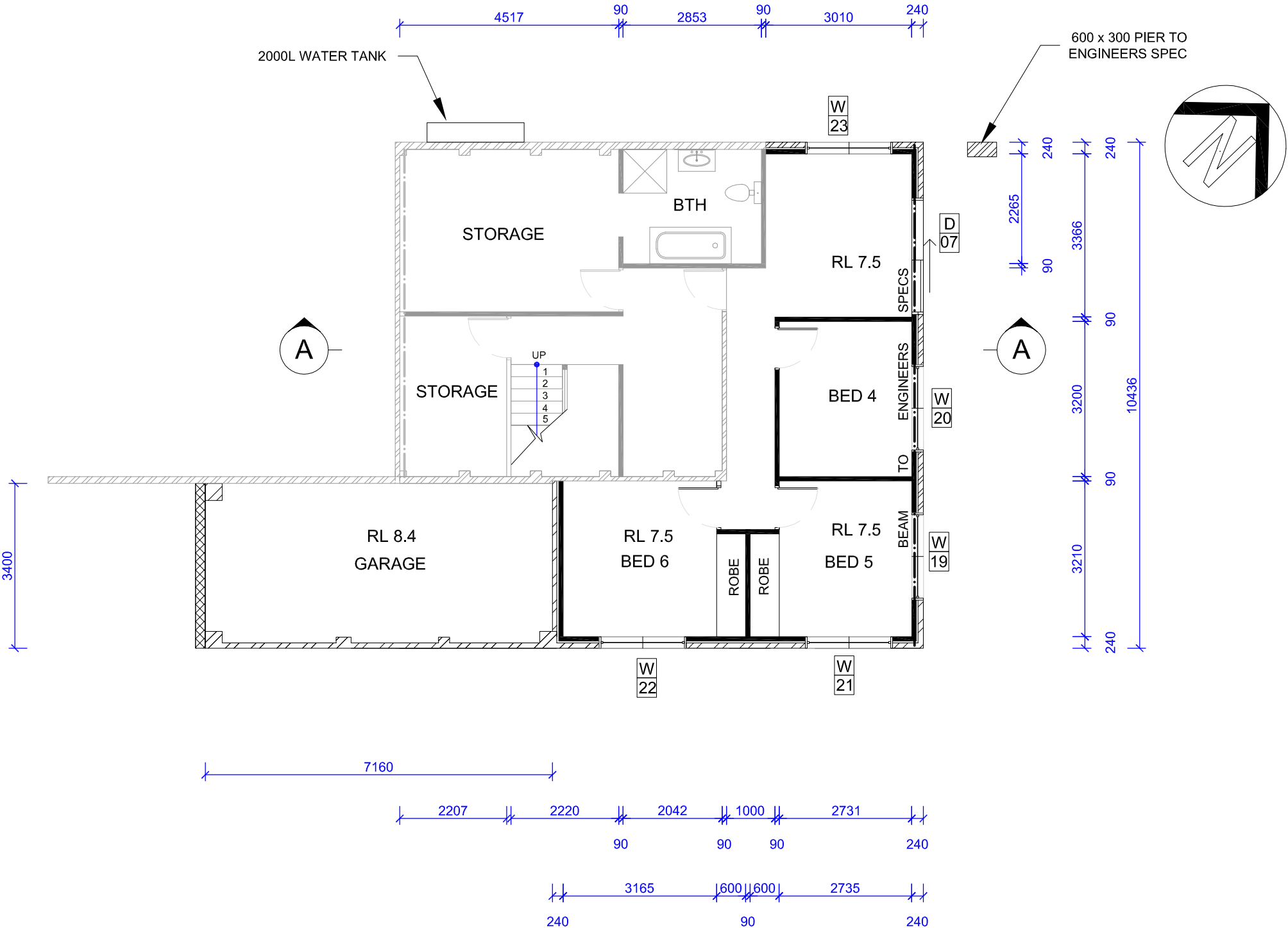


The site plan illustrates the proposed construction for a property located at 132-59/00 Warraba Road. The central feature is a large, hatched rectangular area representing the 'PROPOSED CONSTRUCTION'. To the left of this area is a 'DRIVEWAY' and a 'DRAIN'. Above the construction area is a '2000L WATER TANK'. To the right is a 'SEDIMENT CONTROL BARRIER' and an 'INGROUND POOL'. The plan includes various boundary lines, dimensions, and labels for existing and proposed features. Key dimensions include a total width of 10330, a driveway width of 6077, and a drain width of 1090. The site is bounded by Warraba Road to the west and a fence to the east. The plan also shows existing structures, including a 'No 45 SINGLE STOREY CLAD DWELLING TILE ROOF' and a 'No 41 2 STOREY CLAD DWELLING METAL ROOF'. The site is identified by D.P. 303477 and is adjacent to SEC 3 D.P. 6462.

ISSUE	AMENDMENTS	DATE	<p>THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING.</p>	 <p>CADLAN DRAFTING</p> <p>PHONE 0439947003</p>	SITE & ANALYSIS PLAN		DRAWING NUMBER 3264					
2	CHANGE DESIGN	09/09/21					SHEET 2 of 10					
					FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN							
									A3	SCALE 1 : 200	DATE 28/08/21	ISSUE 2

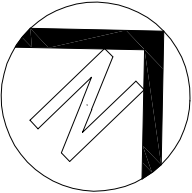
LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



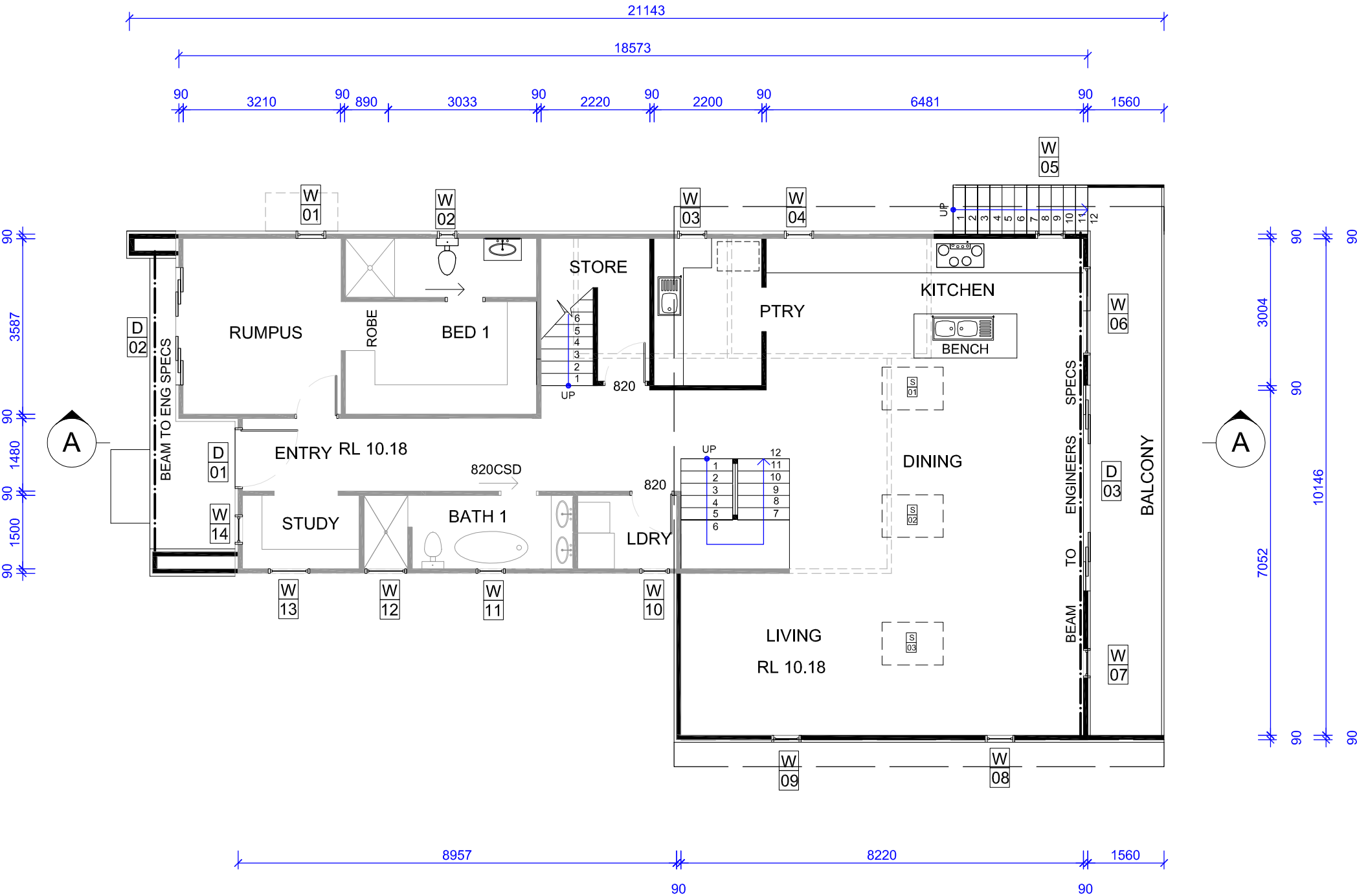
PROPOSED LEVEL 1 FLOOR PLAN

ISSUE		AMENDMENTS		DATE		<p>THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT.</p> <p>NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING.</p>	 <p>CADLAN DRAFTING</p> <p>PHONE 0439947003</p>	FLOOR PLAN			DRAWING NUMBER 3264			
2		CHANGE DESIGN		09/09/21				FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN			SHEET 3 OF 10			
											A3	SCALE 1 : 100	DATE 28/08/21	ISSUE 2



LEGEND

- NEW WALL
EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED



PROPOSED LEVEL 2 FLOOR PLAN

FLOOR PLAN

FOR : PAUL & CINDY REEDY
43 WARRABA RD
NARRABEEN

DRAWING NUMBER

3264

SHEET 4 OF 10

A3

SCALE
1 : 100


DATE
28/08/21

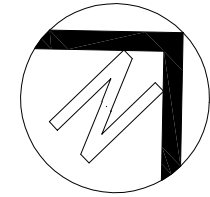
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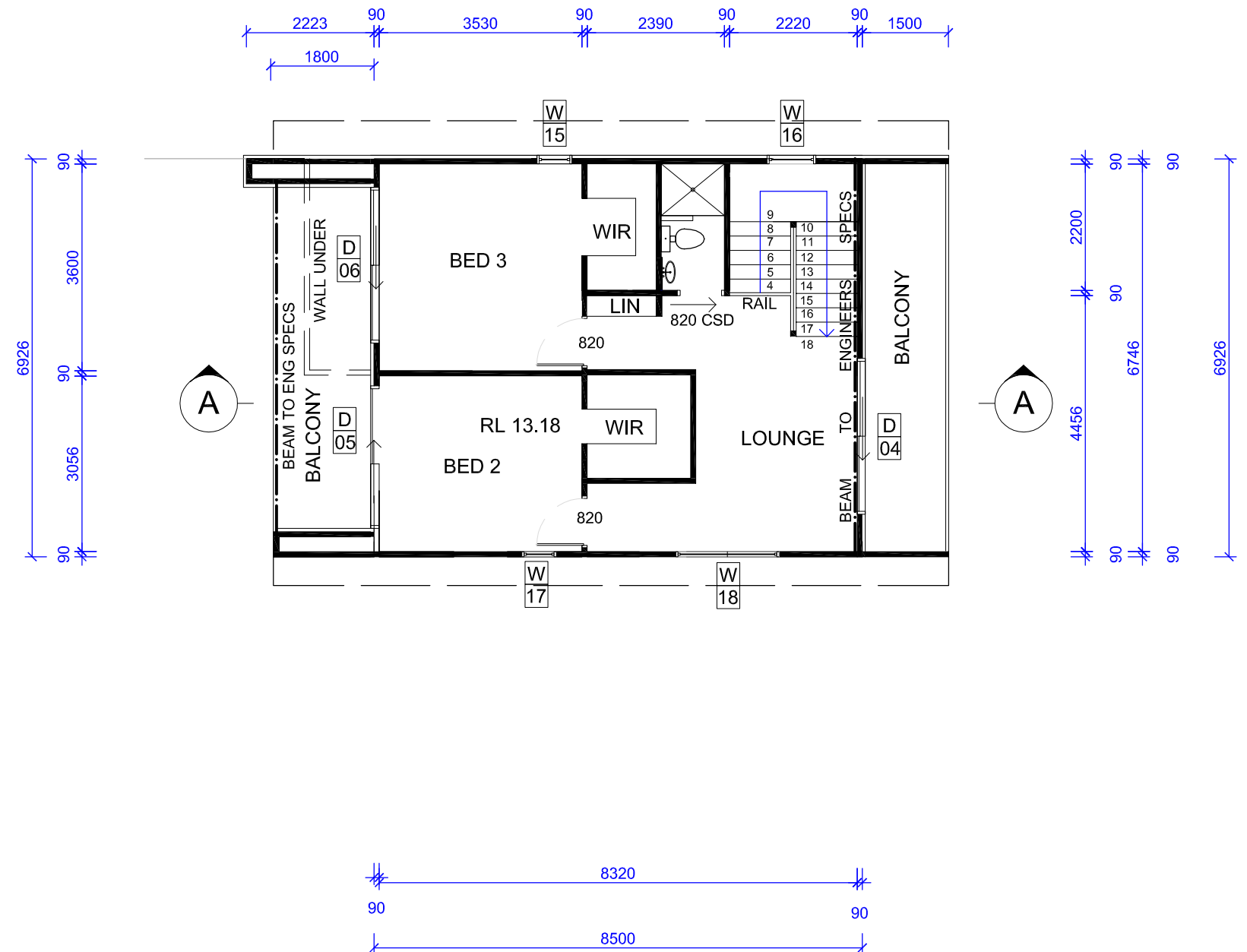
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LEGEND


- NEW WALL
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 EXISTING WALL TO BE REMOVED

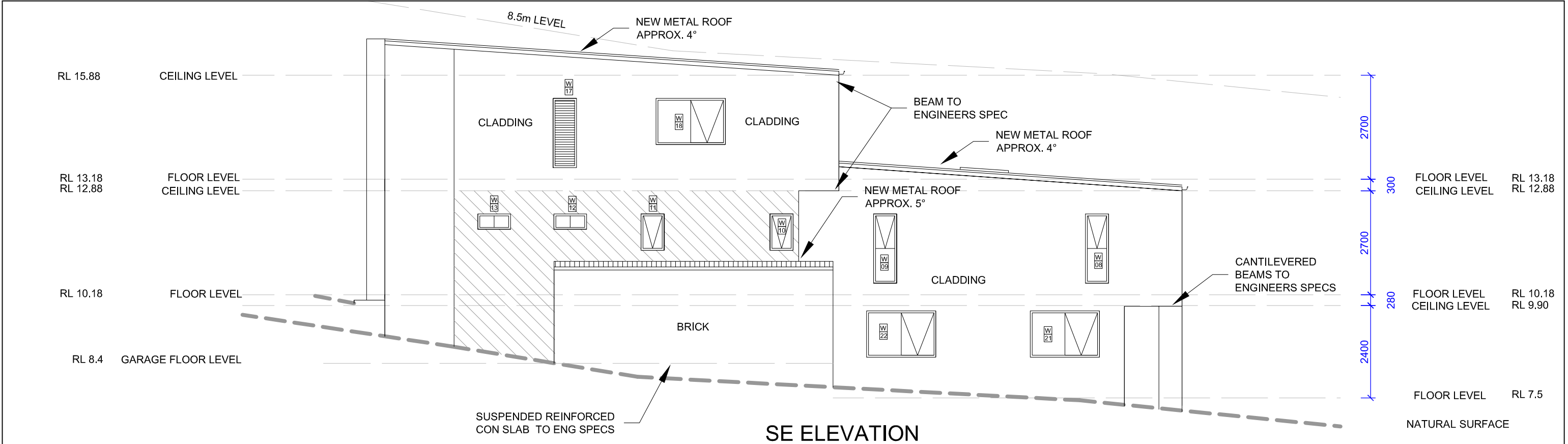


WINDOW/DOOR SCHEDULE					
WINDOW					
WINDOW	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
No.	WIDTH	HEIGHT			
W01	610	1800	FIXED	ALUMINIUM	
W02	400	850	SLIDING/TRANS	ALUMINIUM	
W03	610	944	FIXED	ALUMINIUM	
W04	610	944	AWNING	ALUMINIUM	
W05	610	944	AWNING	ALUMINIUM	
W06	1800	1200	AWNING/FIXED	ALUMINIUM	
W07	610	1800	AWNING/FIXED	ALUMINIUM	
W08	610	944	AWNING/FIXED	ALUMINIUM	
W09	610	944	AWNING/FIXED	ALUMINIUM	
W10	610	944	AWNING	ALUMINIUM	
W11	850	1800	AWNING	ALUMINIUM	
W12	850	400	SLIDING	ALUMINIUM	
W13	850	400	SLIDING	ALUMINIUM	
W14	610	1800	LOUVRE	ALUMINIUM	
W15	610	1800	LOUVRE	ALUMINIUM	
W16	850	1540	FIXED/TRANS	ALUMINIUM	
W17	610	1800	LOUVRE	ALUMINIUM	
W18	1800	1200	AWNING/FIXED	ALUMINIUM	
W19	1800	1200	AWNING/FIXED	ALUMINIUM	
W20	1800	1200	AWNING/FIXED	ALUMINIUM	
W21	1800	1200	AWNING/FIXED	ALUMINIUM	
W22	1800	1200	AWNING/FIXED	ALUMINIUM	
W23	1800	1200	AWNING/FIXED	ALUMINIUM	
S1	870	1250	SKYLIGHT		VELUX FCM
S2	870	1250	SKYLIGHT		VELUX FCM
S3	870	1250	SKYLIGHT		VELUX FCM
DOOR					
DOOR	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
No.	WIDTH	HEIGHT			
D01	1200	2100	SLIDING	ALUMINIUM	
D02	2700	2400	STACKER	ALUMINIUM	
D03	4200	2400	STACKER	ALUMINIUM	
D04	2700	2400	SLIDING	ALUMINIUM	
D05	2400	2400	SLIDING	ALUMINIUM	
D06	2400	2400	SLIDING	ALUMINIUM	
D07	2400	2400	SLIDING	ALUMINIUM	
D08	2700	2100	ROLLER DOOR	ALUMINIUM	

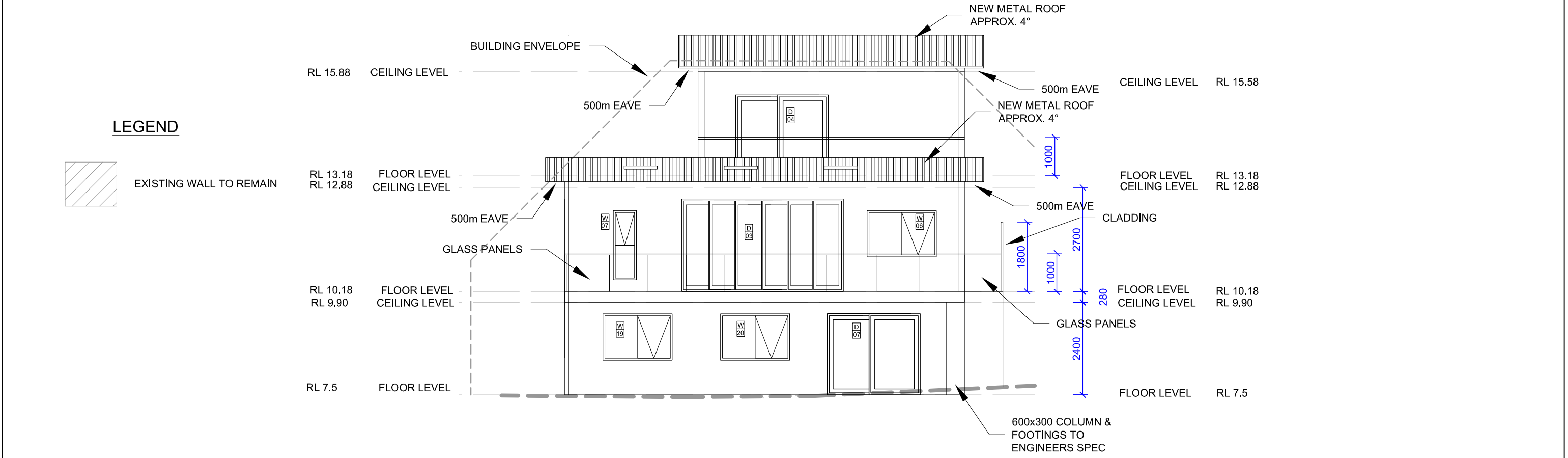


PROPOSED LEVEL 3 FLOOR PLAN

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2	CHANGE DESIGN	09/09/21			FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN		SHEET 5 of 10			
							A3	SCALE	DATE	ISSUE
								1 : 100	28/08/21	2




SE ELEVATION

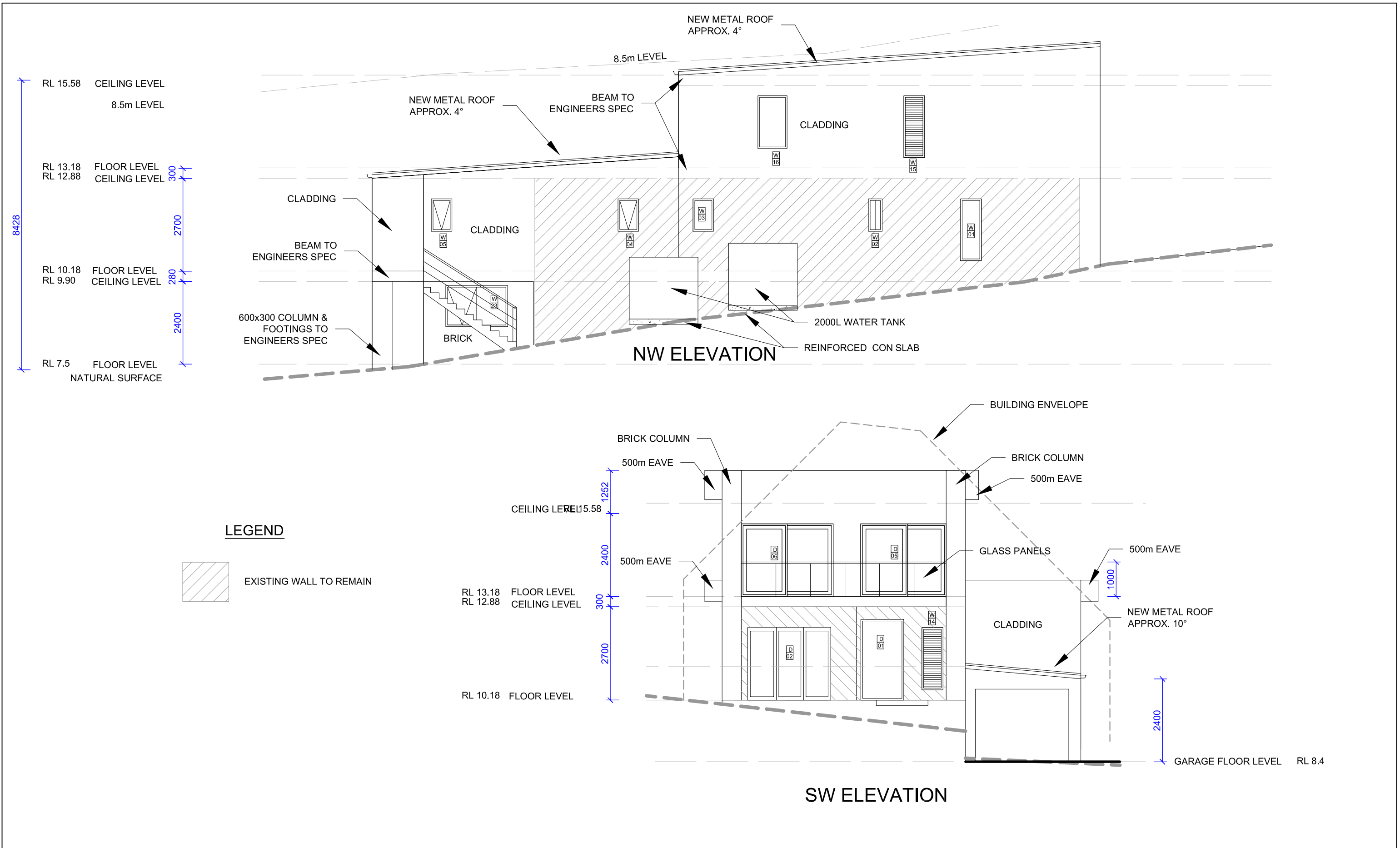



NE ELEVATION

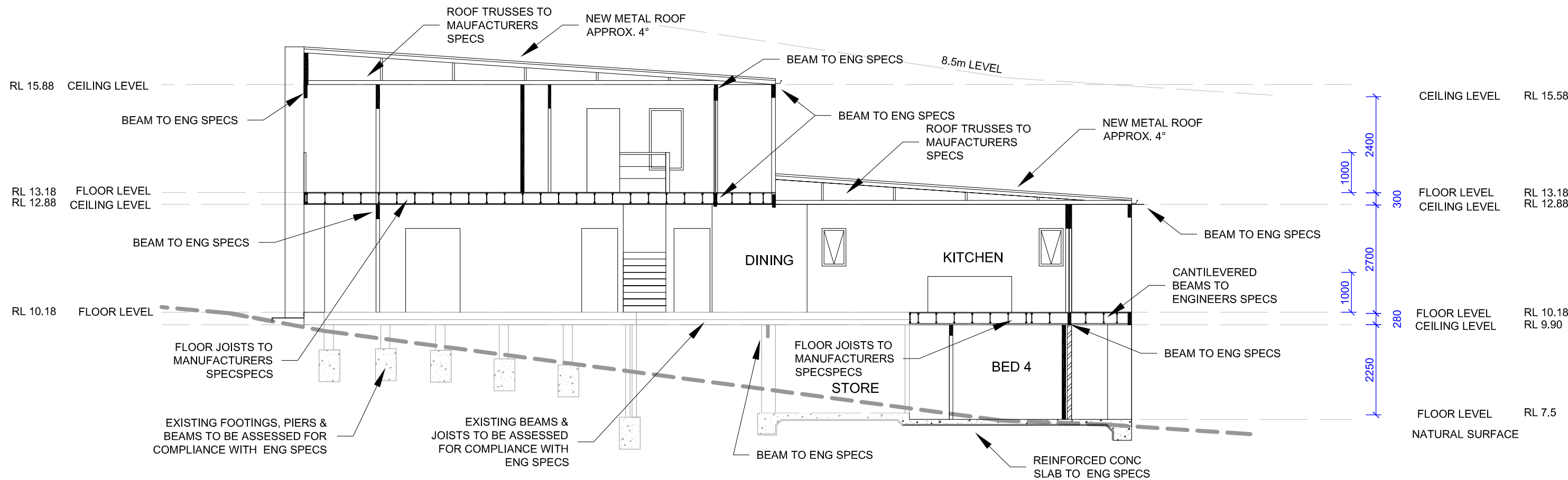
LEGEND



ISSUE	AMENDMENTS	DATE	<p>DISCLAIMER</p> <p>THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT.</p> <p>NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING.</p>	 <p>CADLAN</p> <p>DRAFTING</p> <p>PHONE 0439947003</p>	ELEVATIONS		DRAWING NUMBER 3264			
2	CHANGE DESIGN	09/09/21			FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN		SHEET 6 of 10			
					A3	SCALE 1 : 100	DATE 28/08/21	ISSUE 2		



ISSUE	AMENDMENTS	DATE	<div>DISCLAIMER</div> <div>THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT.</div> <div>NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING.</div>	<div></div> <div>CADLAN</div> <div>DRAFTING</div> <div>PHONE 0439947003</div>	ELEVATIONS	DRAWING NUMBER 3264			
2	CHANGE DESIGN	09/09/21			FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN	SHEET 7 of 10			
						A3	SCALE 1 : 100	DATE 28/08/21	ISSUE 2



SECTION A-A

ISSUE	AMENDMENTS	DATE
2	CHANGE DESIGN	09/09/21

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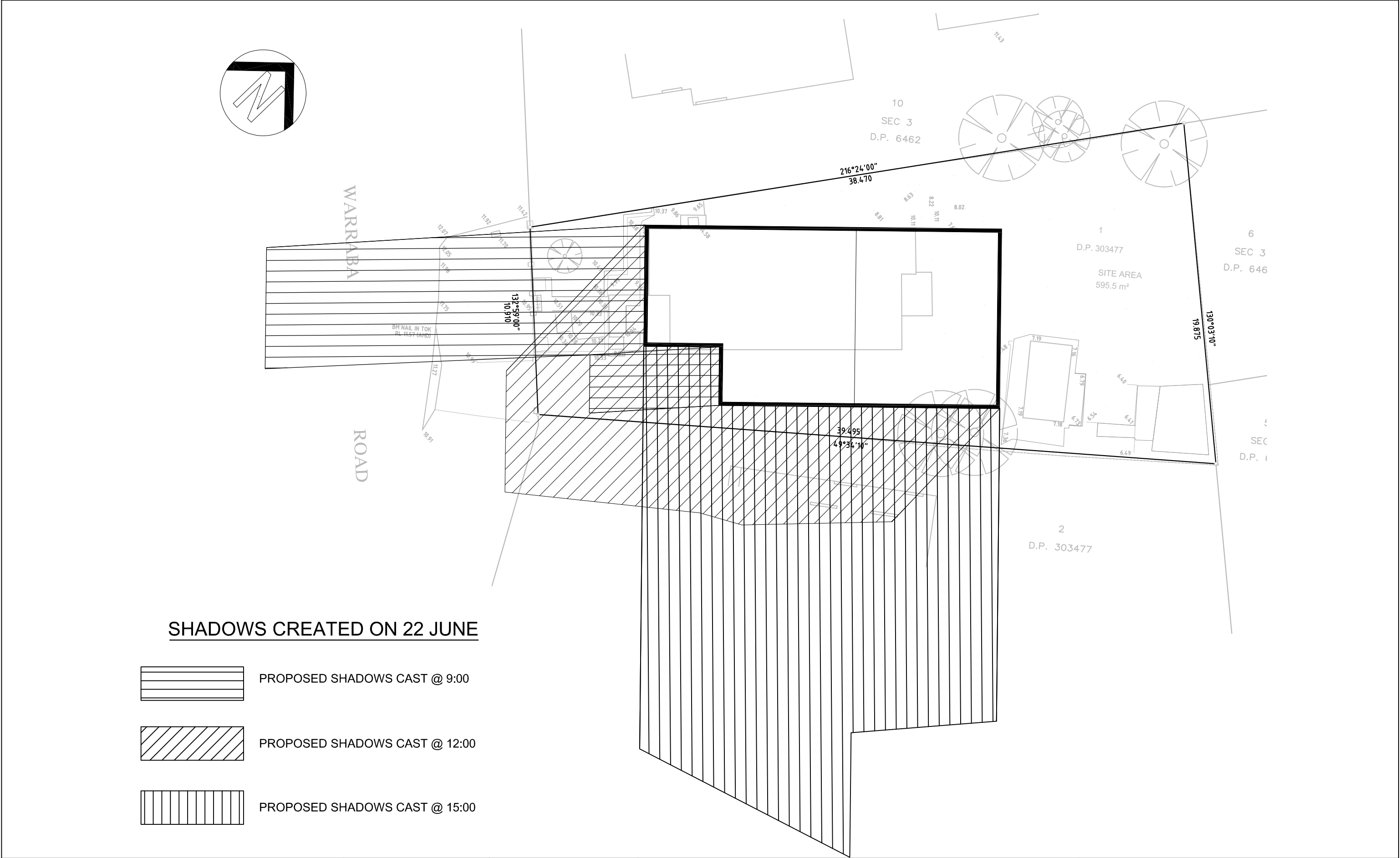


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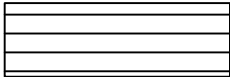
SECTIONS

FOR : PAUL & CINDY REEDY
 43 WARRABA RD
 NARRABEEN

DRAWING NUMBER		3264	
SHEET 8 of 10			
A3	SCALE 1 : 100	DATE 28/08/21	ISSUE 2



SHADOWS CREATED ON 22 JUNE



PROPOSED SHADOWS CAST @ 9:00



PROPOSED SHADOWS CAST @ 12:00



PROPOSED SHADOWS CAST @ 15:00

ISSUE	AMENDMENTS	DATE
2	CHANGE DESIGN	09/09/21

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SHADOW

FOR : PAUL & CINDY REEDY
43 WARRABA RD
NARRABEEN

DRAWING NUMBER		3264	
SHEET 9 of 10			
A3	SCALE 1 : 200	DATE 28/08/21	ISSUE 2

