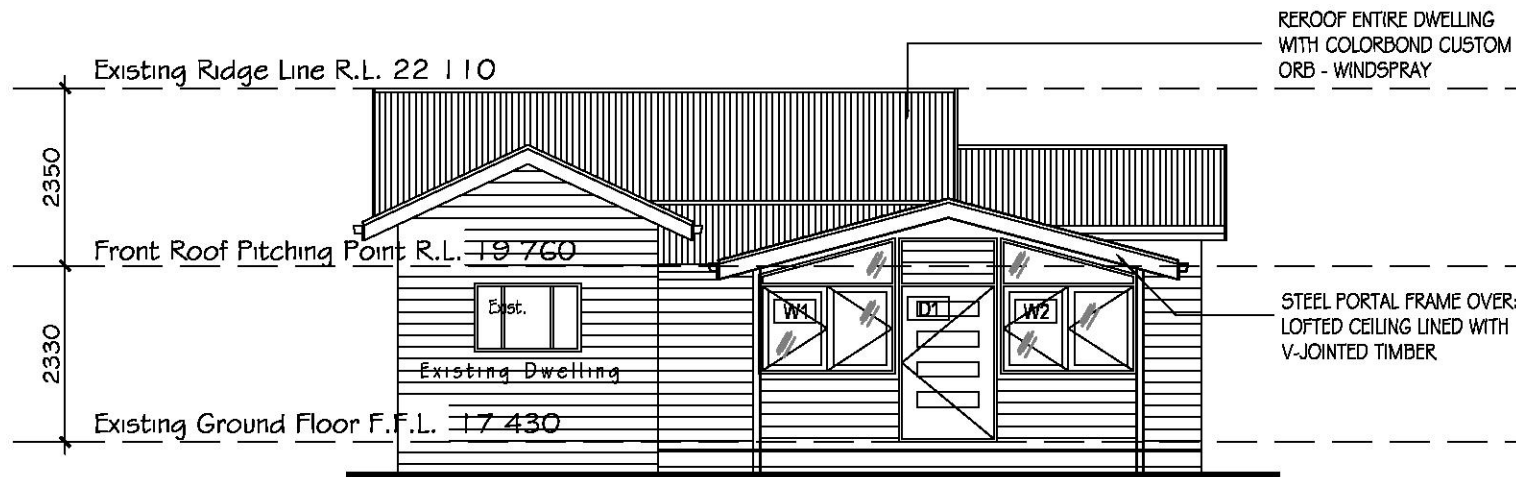
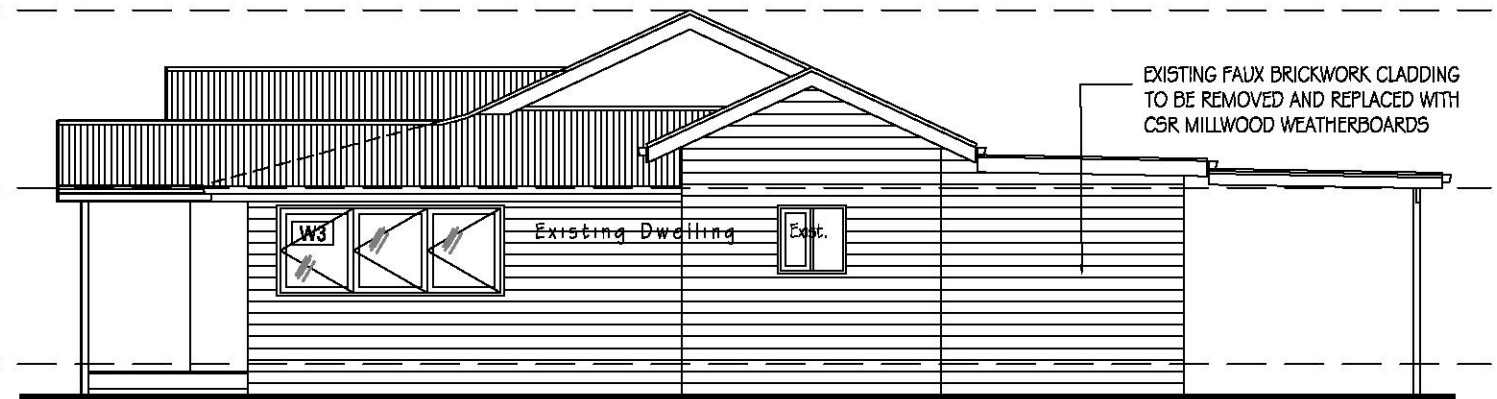
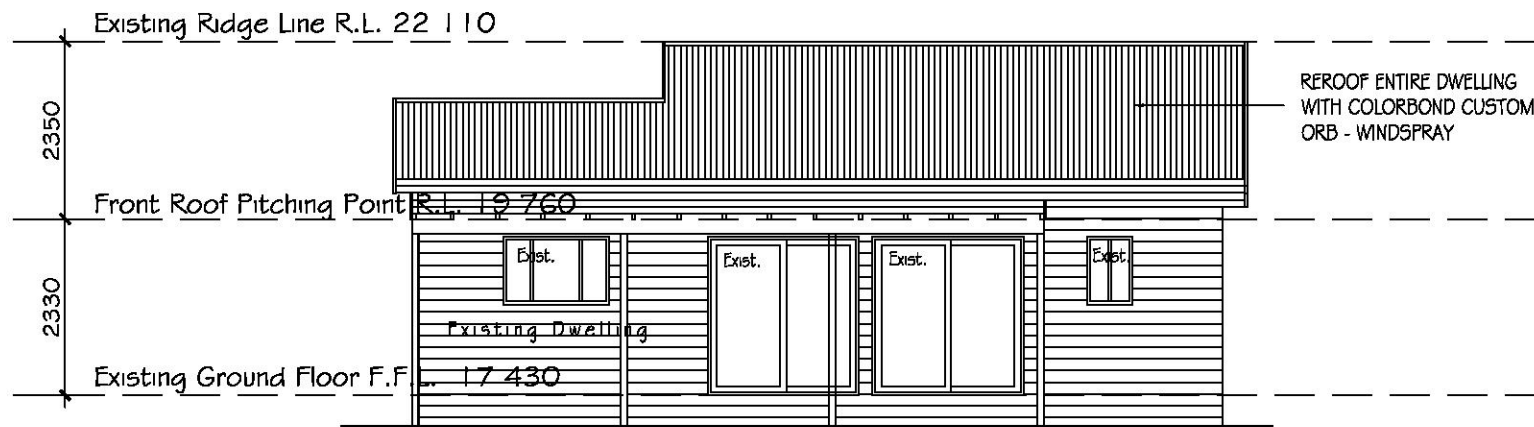




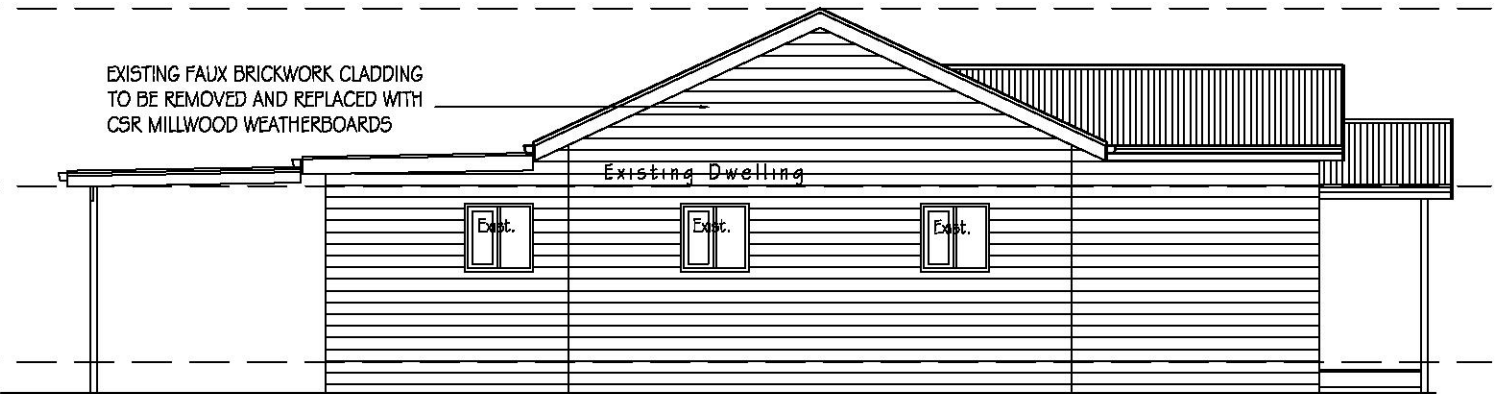
EAST ELEVATION SCALE 1:100



NORTH ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100

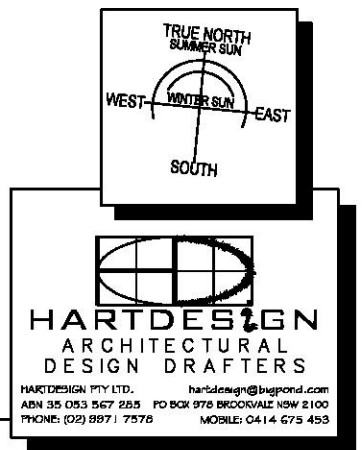
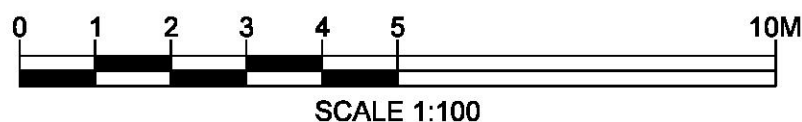


SOUTH ELEVATION SCALE 1:100

Window Schedule				
No.	Size (h x w)	Description	BASIX No.	Glazing
W1	1200 x 1800	Aluminium Bi-Fold Window w Fixed Highlight	W1	Single Clear (or U-value: 6.44, SHGC: 0.75)
W2	1200 x 1800	Aluminium Bi-Fold Window w Fixed Highlight	W2	Single Clear (or U-value: 6.44, SHGC: 0.75)
W3	1200 x 3000 CHECK	Aluminium Bi-fold Window	W3	Single Clear (or U-value: 6.44, SHGC: 0.75)
Door Schedule				
D1	2700 x 1200	Timber Hinged Entry Door w 600mm Louvered Highlight	D1	Single Clear (or U-value: 6.44, SHGC: 0.75)

- Windows' No.1 & 2 Highlights to slope from approx. 120 – 600mm high. All highlights to be determined on site pending on adjacent window / door unit heights and determined roof level.
- Window No.3 to fit within opening of existing window. Dimension to be determined on site prior to ordering.
- Sizes shown are nominal sizes only and are subject to manufacturer's standard sizes and profiles
- All Glazing to comply with A.S. 1288.
- All windows and glazed door frames to be New Improved Aluminium.

THIS PLAN TO BE READ IN CONJUNCTION WITH
DA2016/0664
NORTHERN BEACHES COUNCIL



PROJECT: PROPOSED ENTRY PORTICO TO EXISTING DWELLING

SCALE: AS NOTED DATE: 13/06/16 DRAWN: AM

ADDRESS: 74 HAY STREET COLLARROY, NSW 2097 LOT.5 SECTION .14 D.P.7392

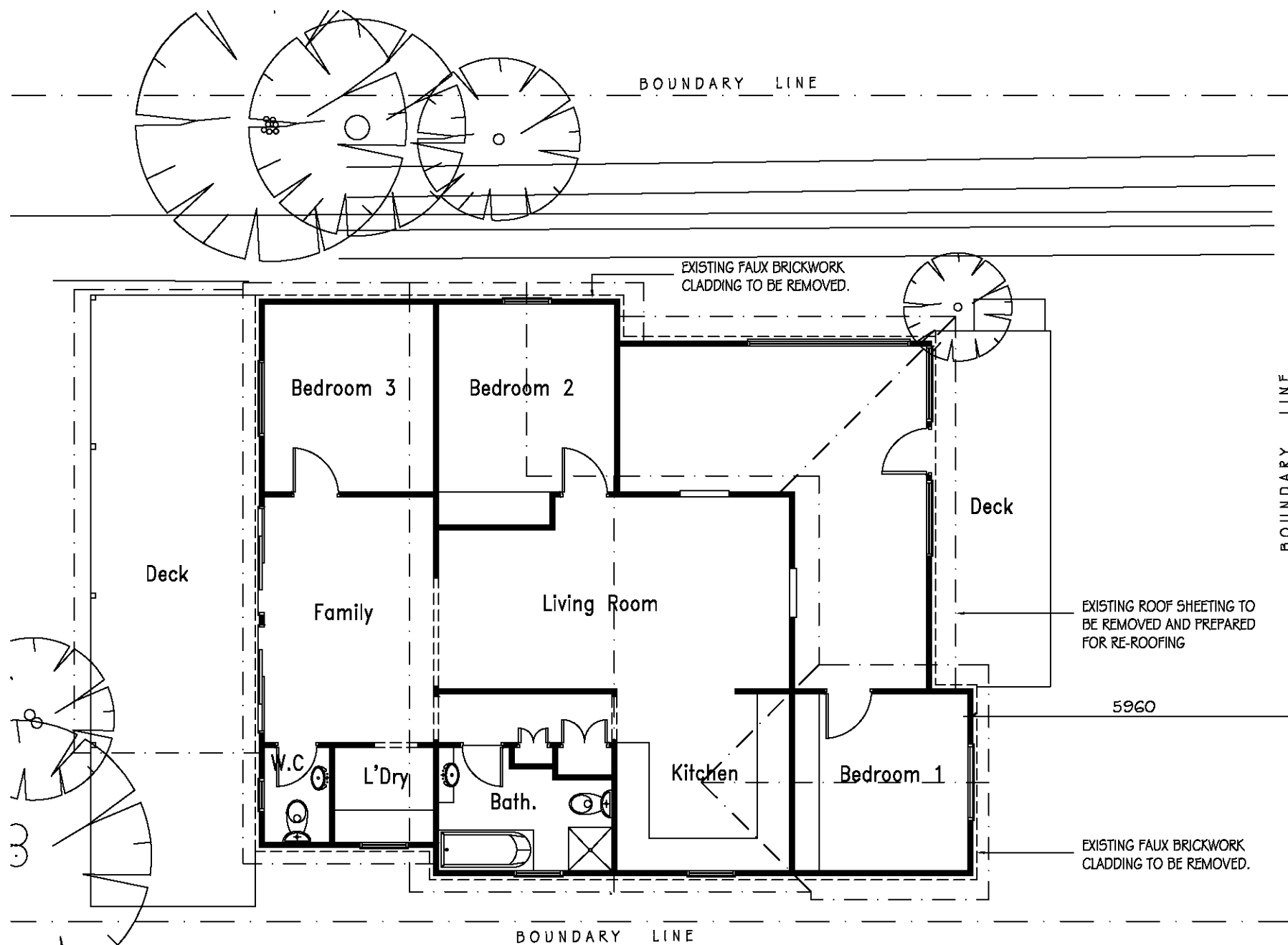
MR NEIL McDOWELL

ISSUE: A

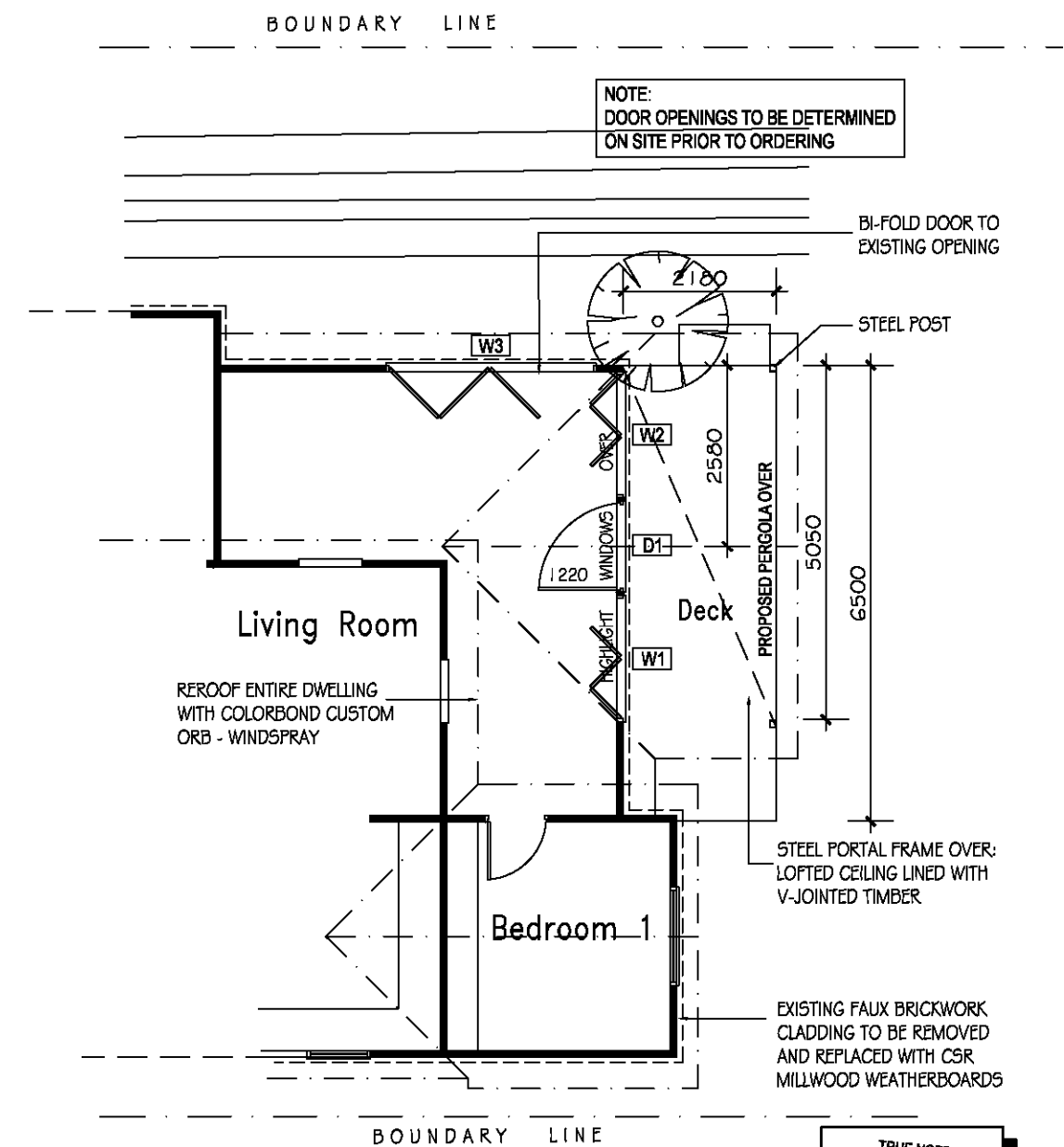
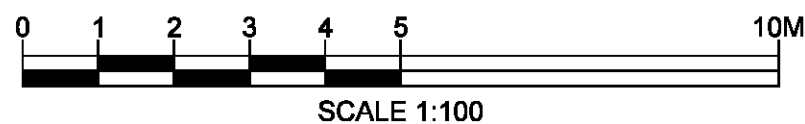
16.08

SHEET: 03 OF: 04

DRAWING: ELEVATIONS



EXISTING GROUND FLOOR PLAN SCALE 1:100

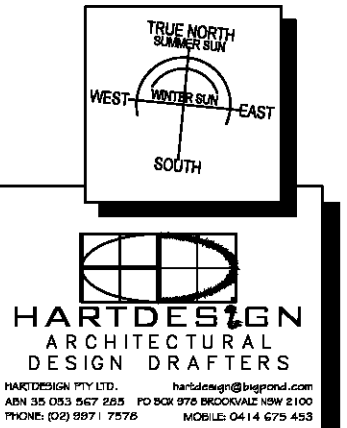


PROPOSED GROUND FLOOR PLAN SCALE 1:100

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2016/0664

NORTHERN BEACHES COUNCIL



PROJECT: PROPOSED ENTRY PORTICO TO EXISTING DWELLING

SCALE: AS NOTED DATE: 13/06/16 DRAWN: AM

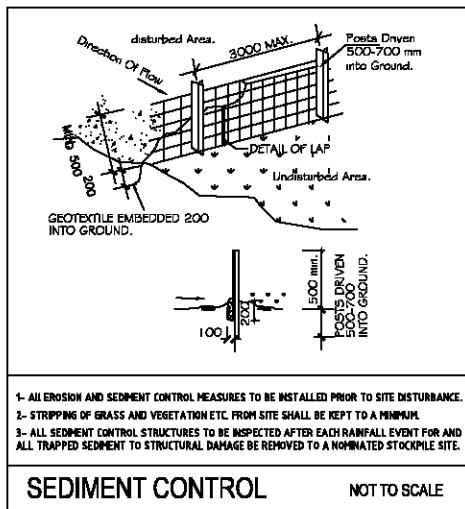
ADDRESS: 74 HAY STREET COLLAROY, NSW 2097 LOT.5 SECTION .14 D.P.7392

DRAWING: EXISTING AND PROPOSED GROUND FLOOR PLAN

ISSUE: A

JOB #: 16.08

SHEET: 02 OF: 04



AREAS:

SITE AREA -	696.7 m ²
EXISTING GROUND FLOOR AREA -	100.8 m ²
EXISTING OUTBUILDING AREA -	34.5 m ²
EXISTING SHED AREA -	8.7 m ²
EXISTING FRONT DECK (PERVIOUS) -	14.5 m ²
EXISTING REAR DECK (PERVIOUS) -	31.4 m ²
EXISTING REAR PAVED AREA -	34.2 m ² (25m ² COVERED)
EXISTING DRIVEWAY AREA -	37.9 m ²
EXISTING FLOOR SPACE RATIO -	0.14:1
EXISTING SITE COVERAGE -	206.9m ² / 29.7%
PROPOSED PERGOLA AREA -	14.5 m ²
PROPOSED SITE COVERAGE -	221.4m ² / 31.8%
AREA A -	219.6m ²
AREA B -	64.0m ²
LANDSCAPED OPEN SPACE TOTAL	283.6m ²

SURVEYOR'S NOTES

- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF NEIL & LINDA McDOWELL.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (b110) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2016.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
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- THIS NOTICE MUST NOT BE ERASED.

TITLE INDICATES THAT LOT 5 SEC 14 IN D.P.7392 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - A649837 COVENANT

