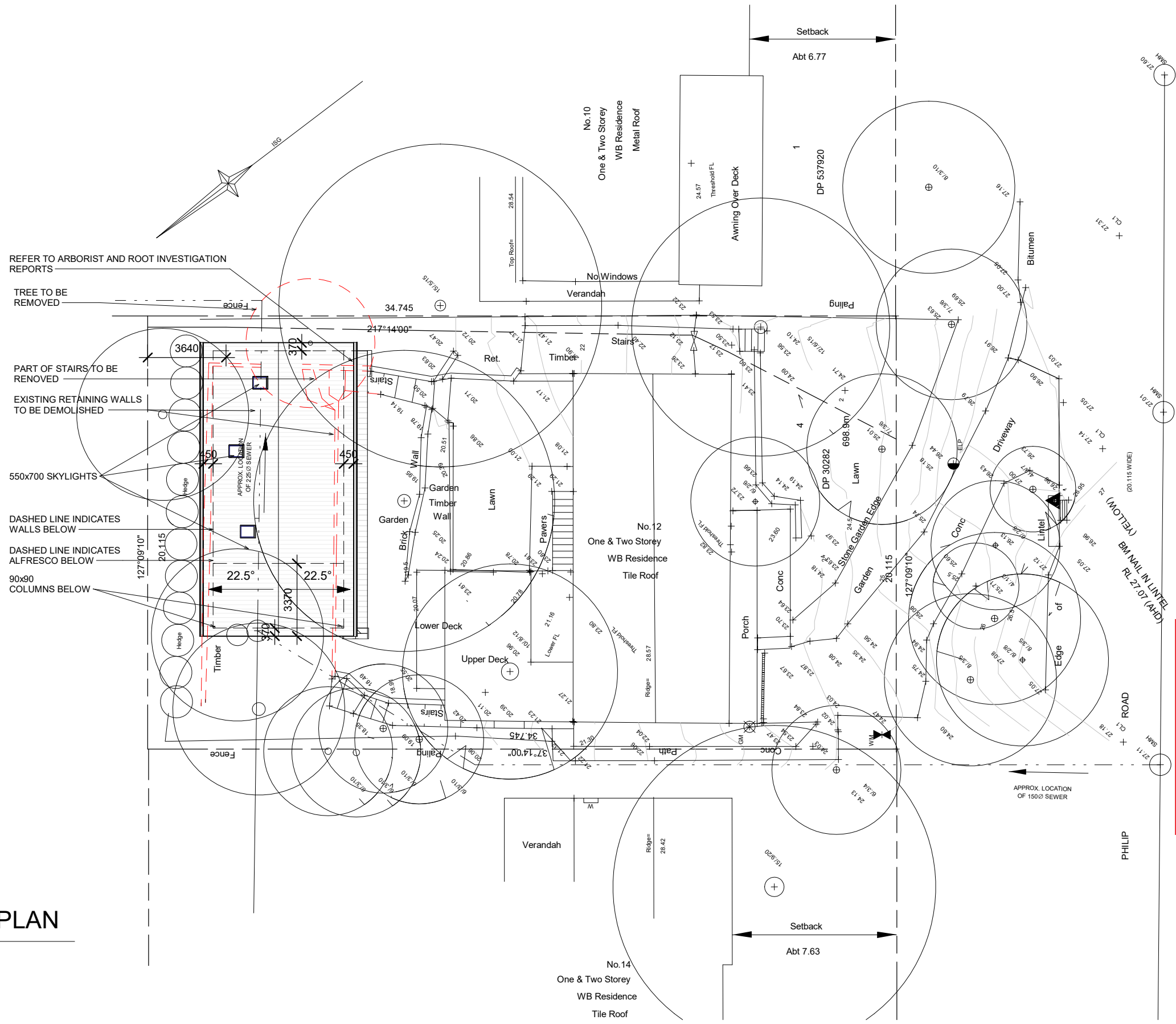




REFER TO ARBORIST AND ROOT INVESTIGATION REPORTS

TREE TO BE REMOVED

PART OF STAIRS TO BE REMOVED

EXISTING RETAINING WALLS TO BE DEMOLISHED

550x700 SKYLIGHTS

DASHED LINE INDICATES WALLS BELOW

DASHED LINE INDICATES ALFRESCO BELOW

90x90 COLUMNS BELOW

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

DA2021/0447

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1 SITE AND ROOF PLAN

1 : 200

GENERAL NOTES

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- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
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- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
EU	05/11/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 12 PHILIP ROAD, MONA VALE NSW 2103 LOT 4 DP 30282

client
ANTHONY OSMENT

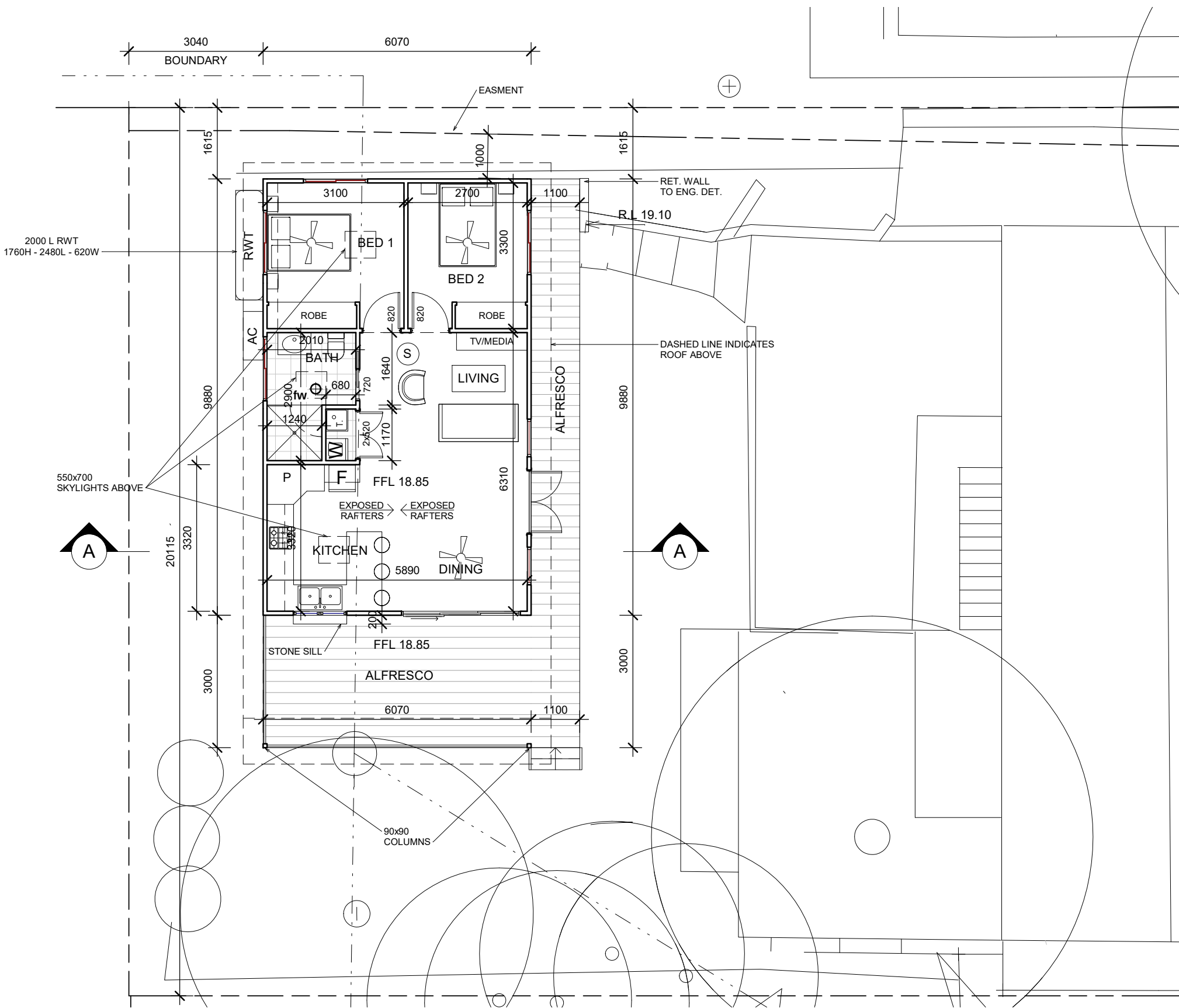
Bungalow Homes

bdad
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BUILDING DESIGNER

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abn. 393 300 330 53
spaces designed for life

project no	date	sheet no.	scale @ A3	issue	drawn
20-92	05/11/20	1	1 : 200	A	RK

RK
DESIGNS



1 GROUND FLOOR PLAN
1 : 100

GENERAL NOTES

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project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 12 PHILIP ROAD, MONA VALE NSW 2103 LOT 4 DP 30282

client
ANTHONY OSMENT

drawing
GROUND FLOOR PLAN

project no 20-92 date 05/11/20 sheet no. 2 scale @ A3 issue drawn 1 : 100 A RK

Bungalow Homes

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DESIGNS

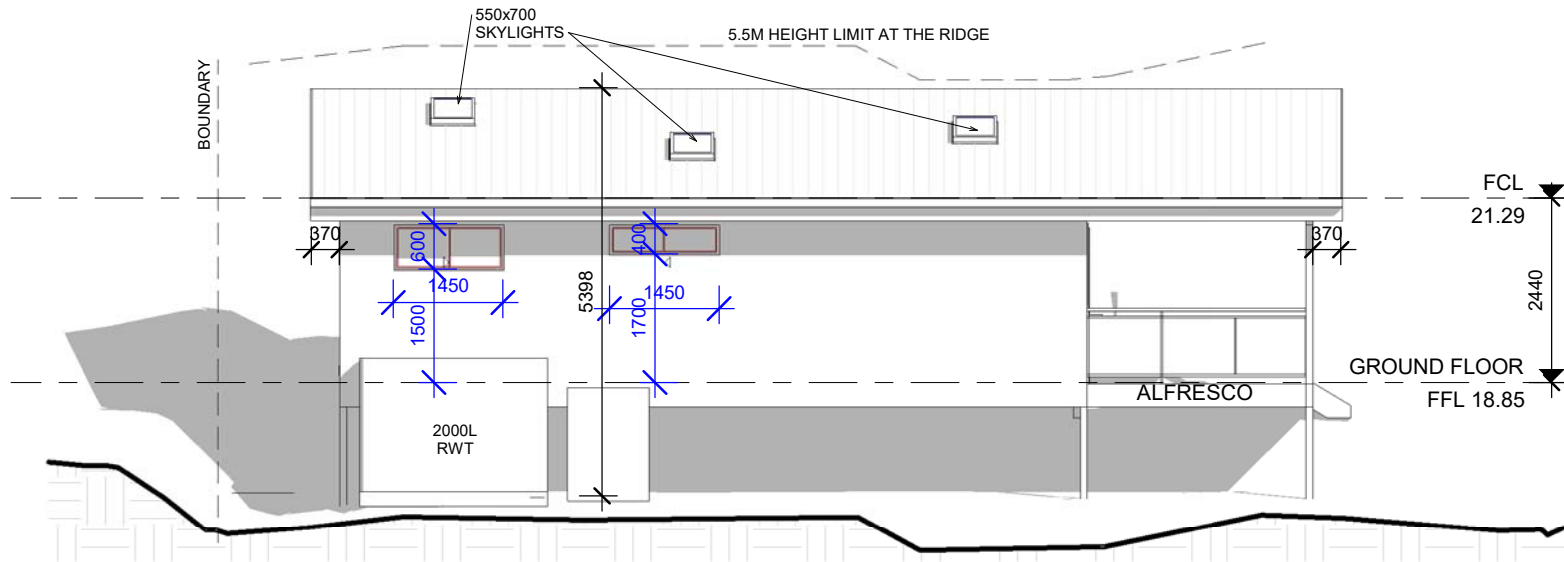
northern beaches council

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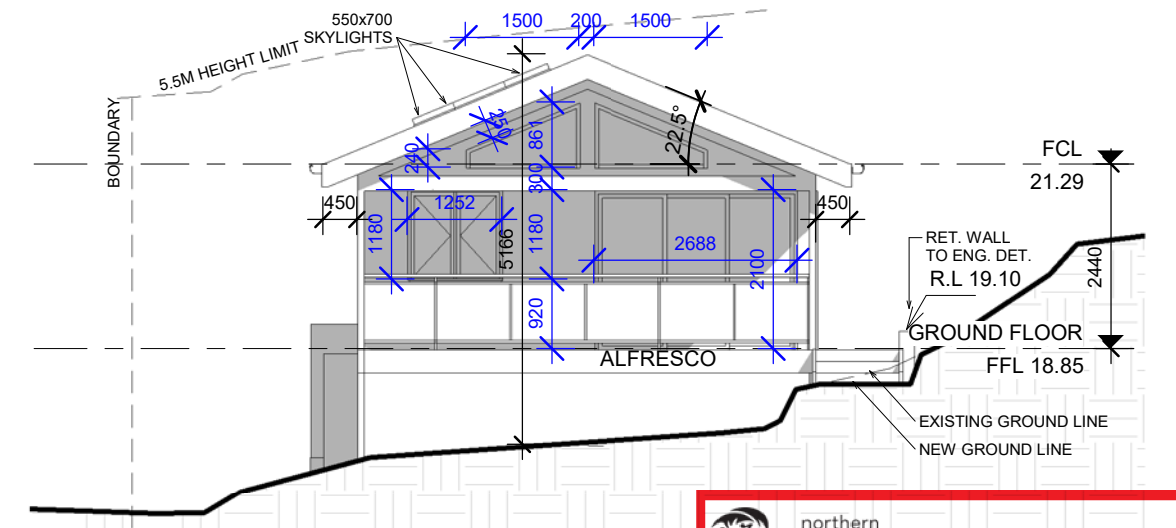
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1 NORTH EAST ELEVATION
1 : 100



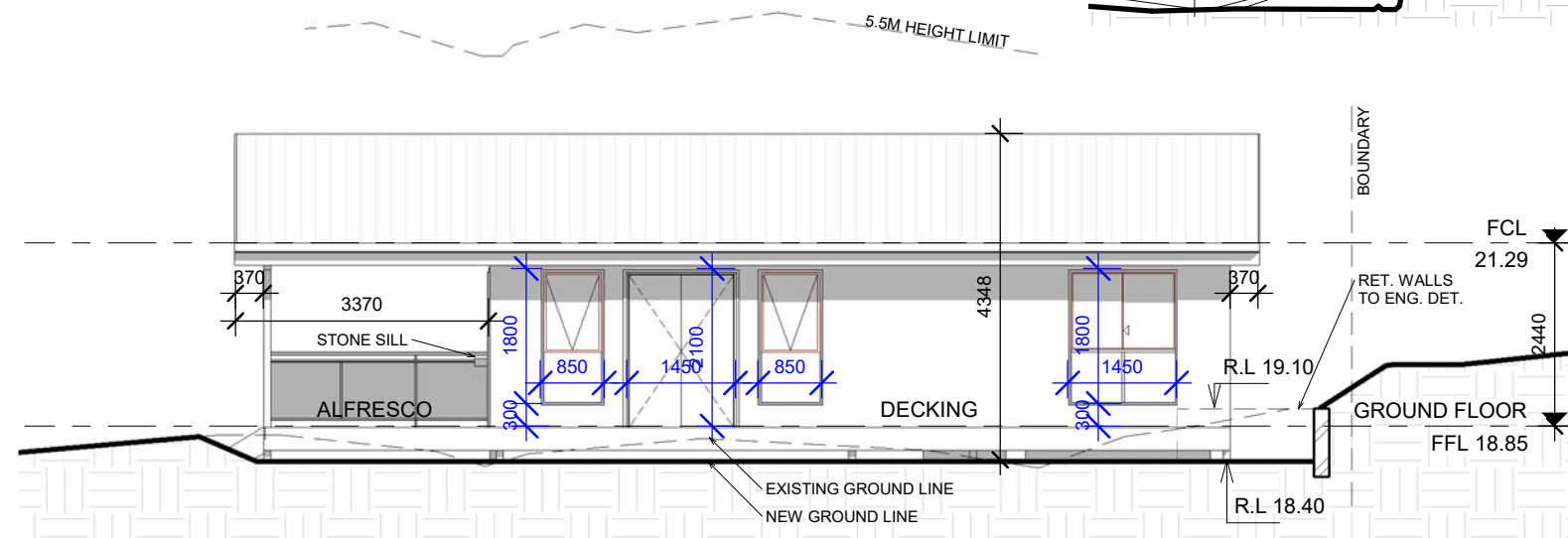
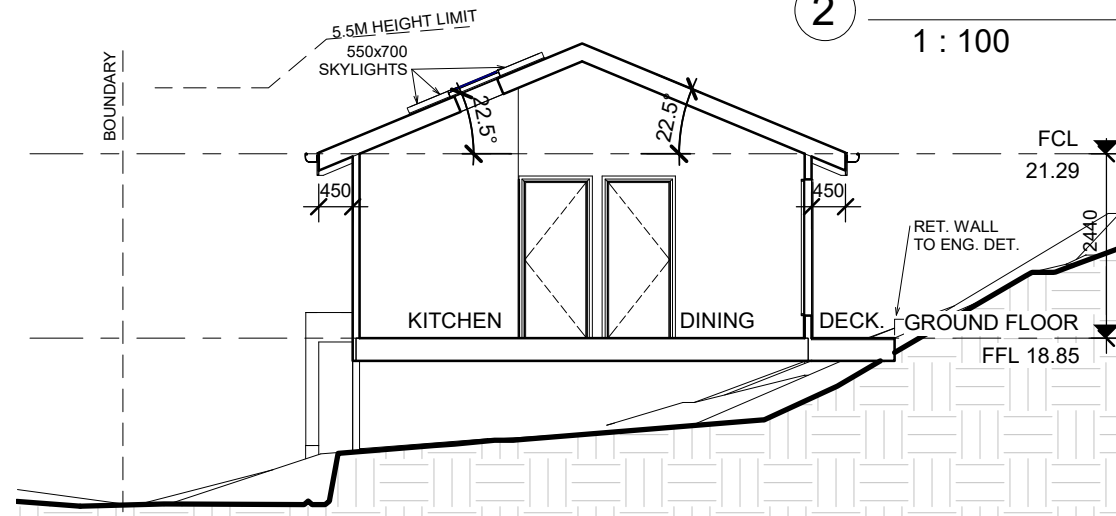
2 NORTH WEST ELEVATION
1 : 100

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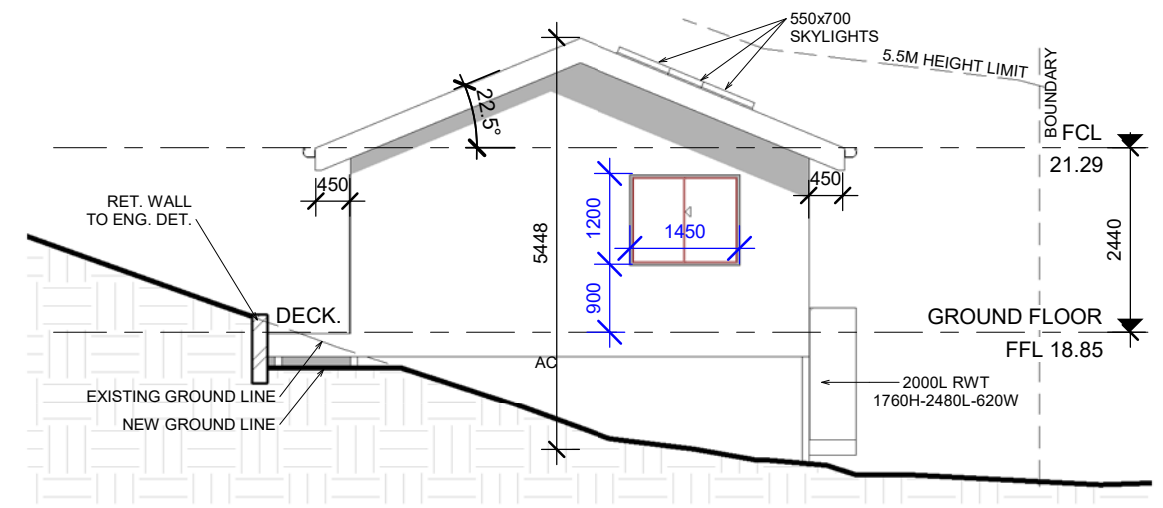
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5 SECTION A-A
1 : 100



3 SOUTH WEST ELEVATION
1 : 100



4 SOUTH EAST ELEVATION
1 : 100

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project
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client
ANTHONY OSMENT



true north

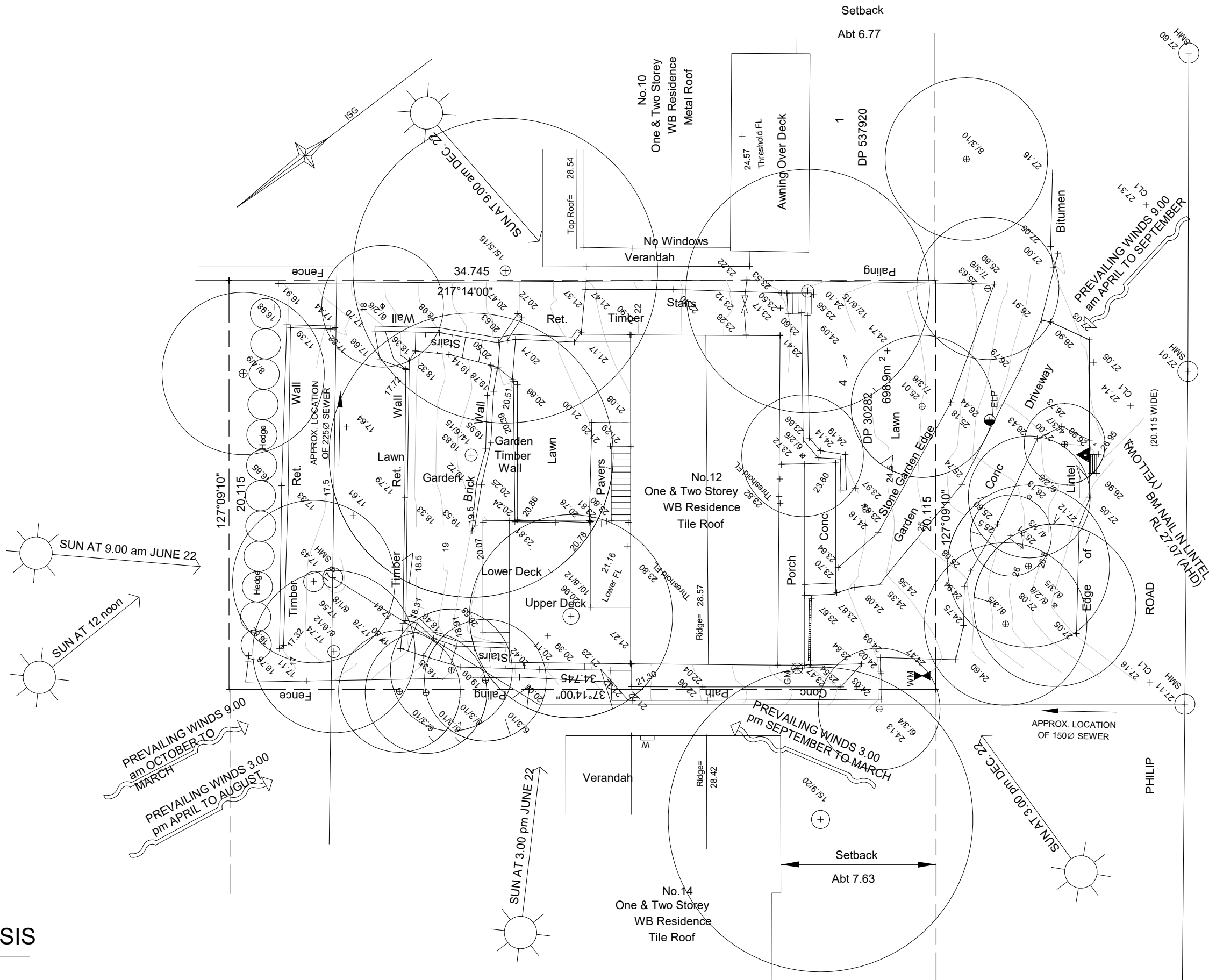
drawing
ELEVATIONS AND SECTION

project no	date	sheet no.	scale @ A3	issue	drawn
20-92	05/11/20	3	1 : 100	A	RK



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NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE ELEVATION.

SITE ANALYSIS

1 : 200

GENERAL NOTES

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drawing
SITE ANALYSIS

project no	date	sheet no.	scale @ A3	issue	drawn
20-92	05/11/20	.1 of 1	1 : 200	A	RK



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13/04/2021
ref : 20-92

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF A SECONDARY DWELLING
AT 12 PHILIP ROAD, MONA VALE**

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Miller Mode



ROOF

Type	Gable End Roof
Manufacturer	Colorbond
Colour	Shale Grey
Finish	Metal Finish



GUTTERS, DOWNPIPES AND FASCIA

Manufacturer	Colorbond
Colour	shale Grey
Finish	Metal Finish



ALUMINIUM FRAME WINDOWS & SLIDING DOOR

Finish	Paint Finish
Paint manufacturer	Dulux
Colour	Lexicon

