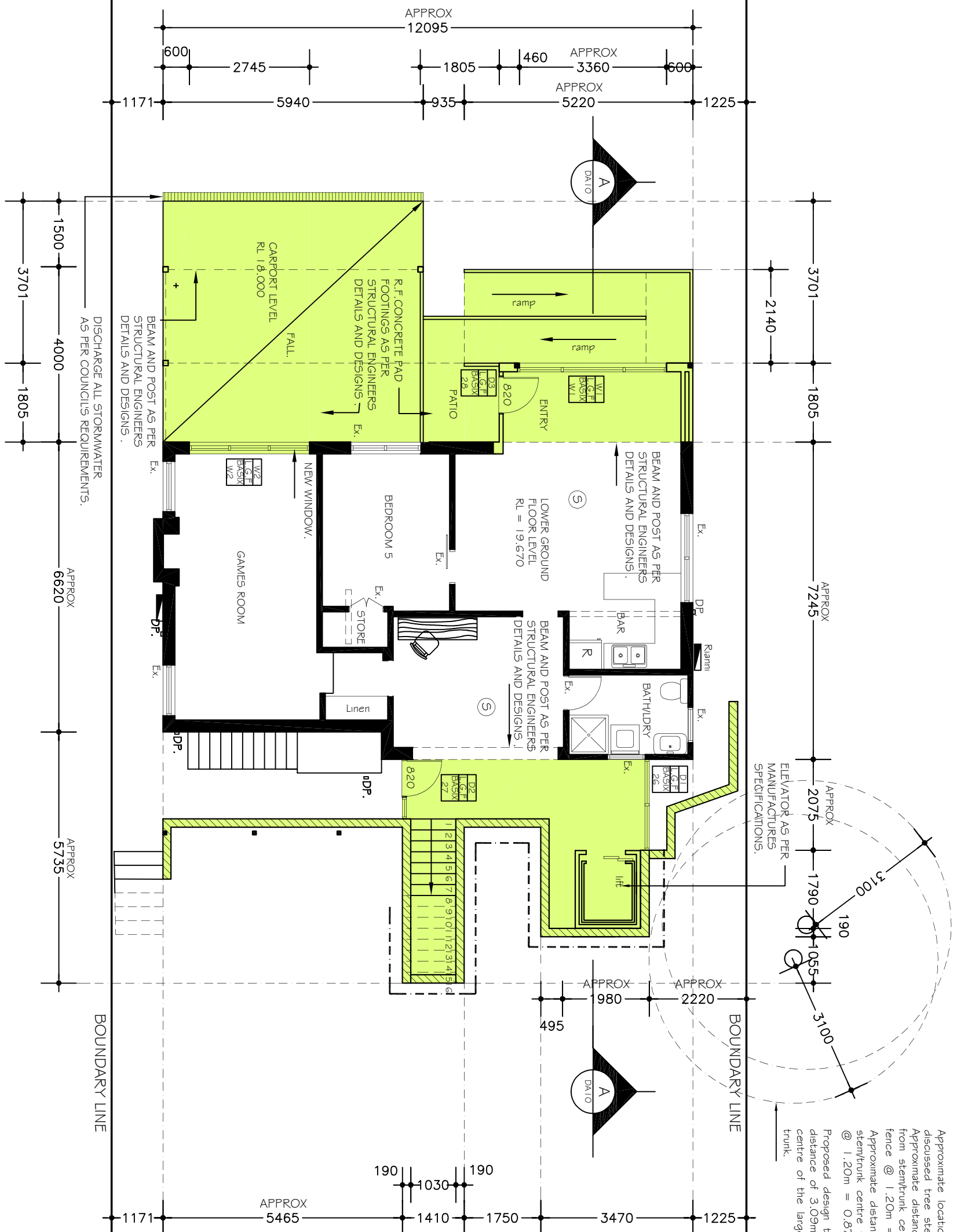


PROPOSED
LOWER GROUND FLOOR PLAN

SCALE 1 : 100



Approximate location of discussed tree stems/trunks
Approximate distance from stem/trunk centre to fence @ 1.20m = 1.17m
Approximate distance from stem/trunk centre to fence @ 1.20m = 0.87m
Proposed design to a minimal distance of 3.09m from the centre of the largest tree trunk.

NOTES

1. Do not scale off drawings. *(If in doubt, ask.)*
2. All measurements to be checked on site prior to commencement of construction.
3. Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
4. Supply & install selected smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements.
6. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
7. Setting out dimensions shown on the drawings shall be verified by the builder.
8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
9. Flashings and damp-proof course to be placed in accordance with good building principles whether shown on the details or not.
10. Supply and install lift off hinges to all wet area doors.

Proposed design to a minimal distance of 3.09m from the centre of the largest tree trunk.			
No	DATE	AMENDMENTS	REV.
1	15.08.16	REDUCE VERGOLA BY 3000mm	A
2	7.09.16		A

DEVELOPMENT APPLICATION



abn 36 627 664 311

Architectural Drafting Services
0404 037 606
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CLIENT : **Mr & Mrs R. & J. RAINE**

PROPOSED : ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE.

ADDRESS : 56 CENTRAL ROAD, AVALON NSW 2107 DP 359416 LOT 33A LGA PITTWATER COUNCIL

LOWER GROUND FLOOR PLAN

SCALE: 1 : 100

DATE: 16.02.2016

REV: JOB: 24/15

SHEET No : **DA04**

A3