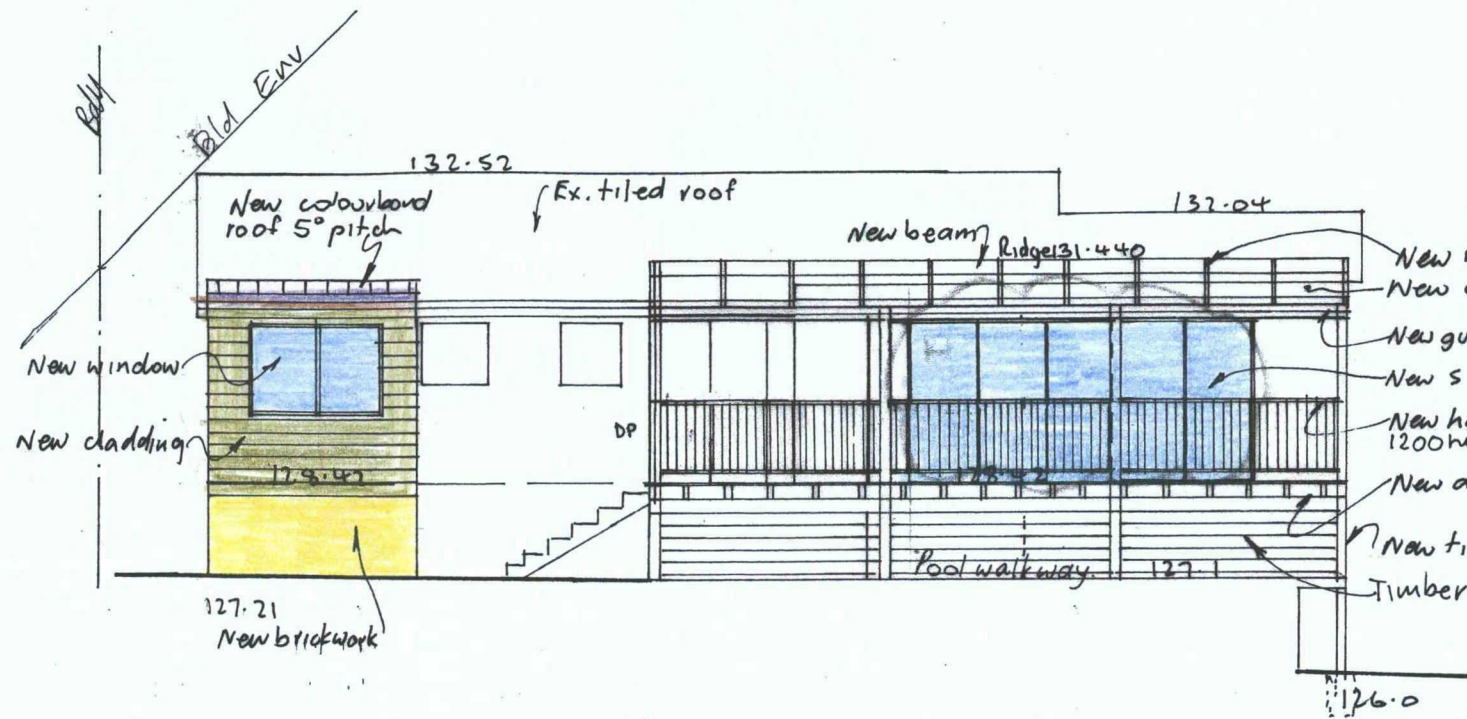
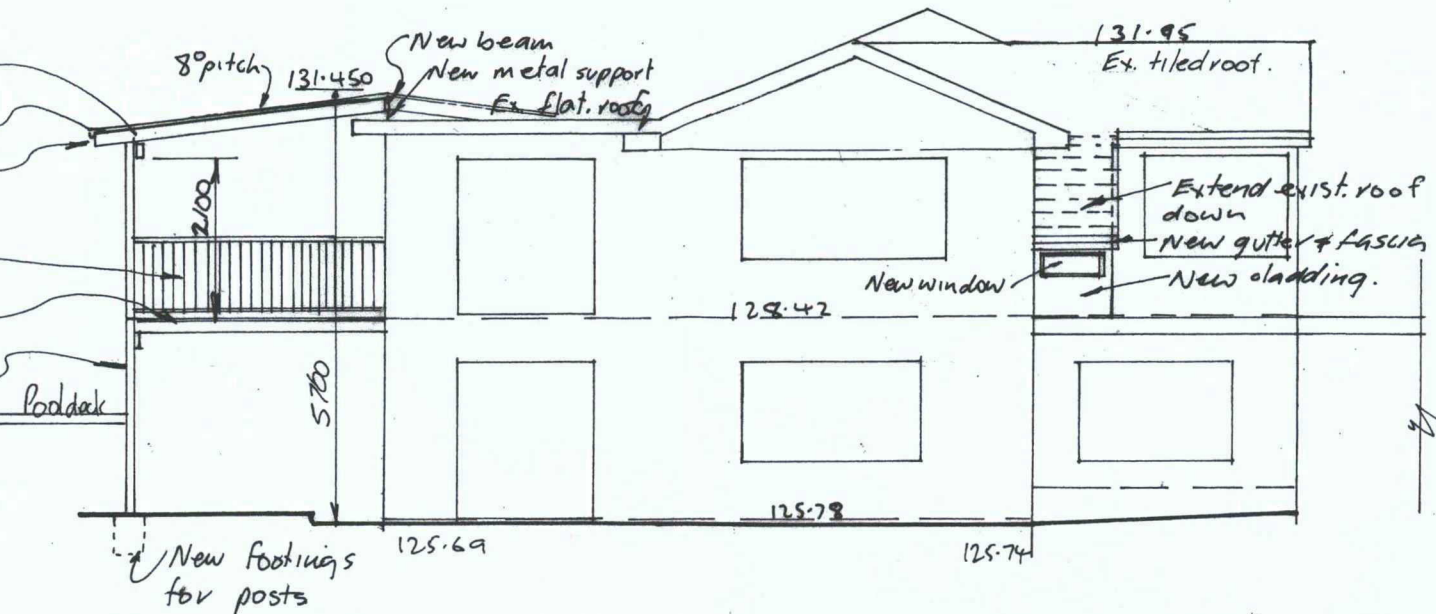




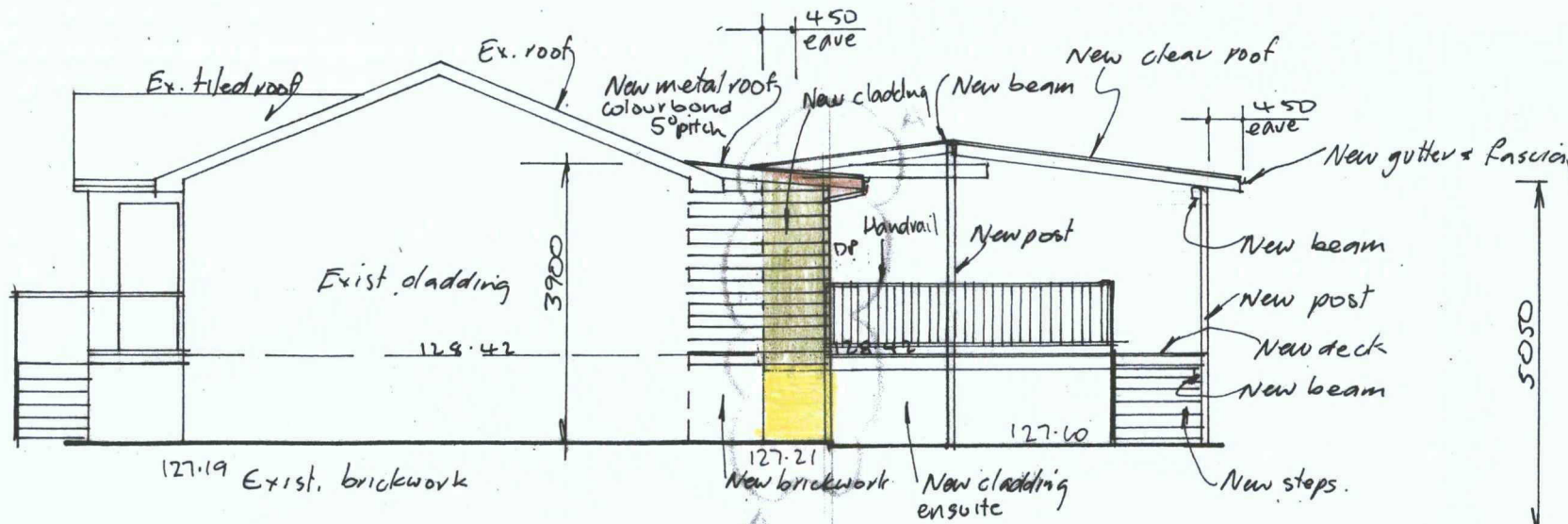
SOUTH EAST ELEVATION

Scale 1:100



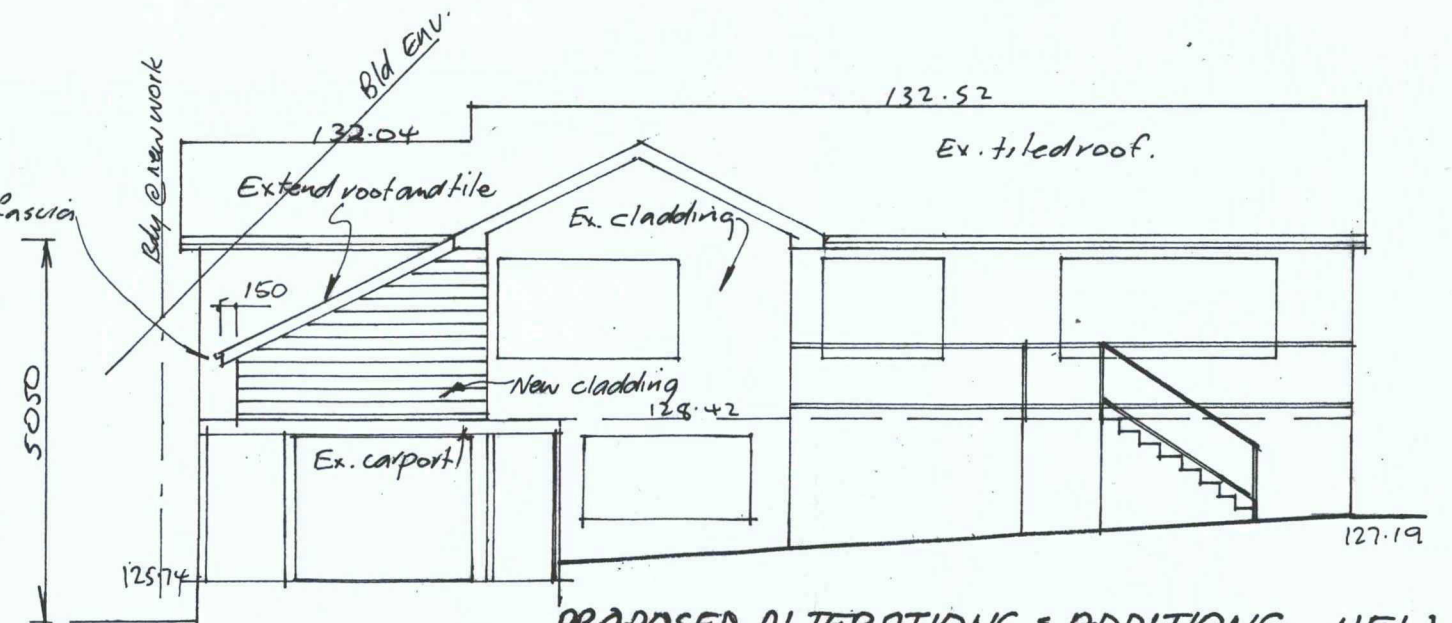
NORTH EAST ELEVATION

Scale 1:100



SOUTH WEST ELEVATION

Scale 1:100



NORTH WEST ELEVATION

Scale 1:100

PROPOSED ALTERATIONS & ADDITIONS, NEW SWIMMING POOL AND COVERED DECK AT N°13 KARABAH PL. FRENCH'S FOREST FOR MR. & MRS. ROSS-CLIFT ELEVATIONS.

Scale 1:100 Date 12.2.12 Drawn by R Conway
Phone: 9973 2343 Drawing N°12/2/2 A.

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2013/ 0020
WARRINGAH COUNCIL

Amendment A' by RC 7.2.13
Mod 96 - South west extension, new sliding door to family room
S/E Elevation.

NOTES AND SPECIFICATION

1. All dimensions shall be checked on site prior to ordering materials.
2. All workmanship and materials shall comply with SAA codes and the B.C.A.
3. New deck shall be timber
4. New pool shall be concrete
5. New handrails shall be metal incl. pool fence
6. New cladding shall be Hardie Plank similar to existing cladding
7. New windows and sliding doors shall be aluminium
8. New flat roofs shall be colourbond.
9. New roof over new stair shall be tiled
10. New bathroom floor shall be concrete
11. New roof over deck shall be clear
12. Pool backwash shall be piped to sewer
13. All damaged grass areas shall be repaired after construction.
14. Pool volume shall be 39600 lts
15. New bath room shall be connected to ex. sewer.
16. New internal stairs shall be timber
17. New internal linings shall be gyprock or villa board.
18. Pool shall have an internal finish of pebblecrete
19. Coping shall be non-slip tiles
20. Pool safety fence shall be 1200 high.
21. See Eng's details for new slab drainage:

WASTE MANAGEMENT PLAN

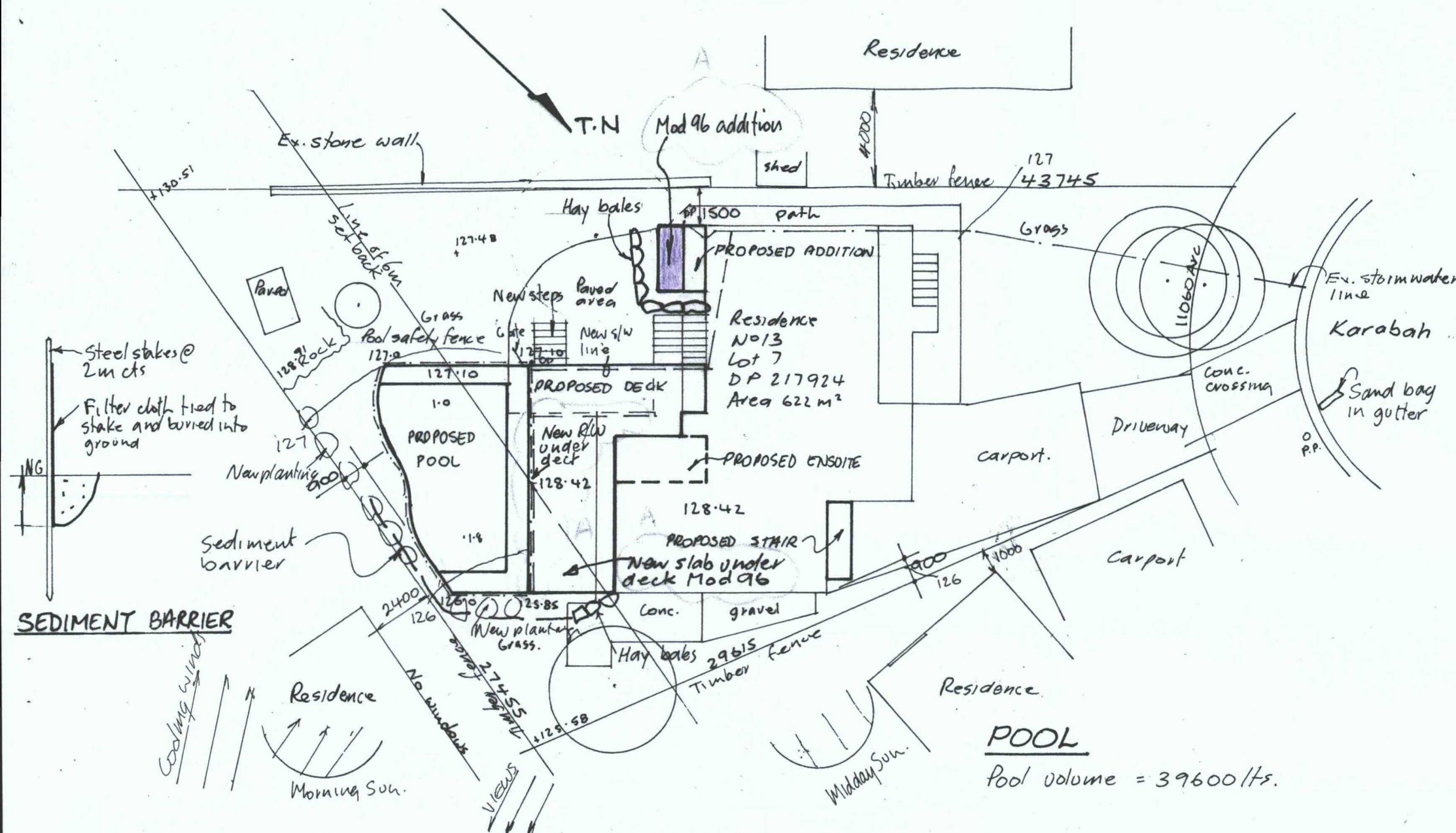
All waste shall be trucked to Kimbriki to be recycled where possible.
Exist. tiles and bricks shall be reused in new building works.

DRAINAGE

The exist stormwater drains to Councils K & G and is in working order.
The new clear roof shall be connected to the exist. system with a new line run under the new deck and exist. house.

PROPOSED ALTERATIONS & ADDITIONS, NEW SWIMMING POOL AND COVERED DECK
AT N°13 KARABAH PL. FRENCH'S FOREST
FOR MR & MRS. ROSS - CLIFT

SITE & SITE ANALYSIS PLAN
Scale 1:200 Date: 12.2.12 Drawn by Rlonway
Phone: 99727242 Drawing N° 12/2/4. A



SITE & SITE ANALYSIS PLAN

POOL

Pool volume = 39600 lts.

SEDIMENT CONTROL

A filter cloth system shall be used around the lower part of the pool excavation
Hay bales shall be used on paved areas
Sand bags shall be placed in gutter.

EXTERNAL FINISHES

Walls - Hardie Plank - similar to ex.
Foundation walls - brick commons
Roof over deck - Clear - Polycarbonate
Roof over house - tiles or colourbond.
Handrails - Steel. black
Decking - Merbau
Screen - Merbau.
Windows - Aluminium - Grey.

All colours are to match exist. house.

CALCULATIONS

Site area = 622 m²
Exist. site coverage = 307.34 m² = 49.41%
Proposed site coverage = 341.74 m² = 54.94%
Landscaped area = 280.26 = 45.05%
New site coverage = 344 m²
Pool volume = 39600 lts.
Area of 6m. rear setback = 154.8 m²
Area of 6m rear setback covered = 47.14 m² = 30% < 50%. Complies.

Scale 1:200

Amendment 'A' by R.C. 7.2.13.
Mod 96 addition to bedroom, new slab under new deck & R/W. to Eng's details.

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2013/ 0020

WARRINGAH COUNCIL