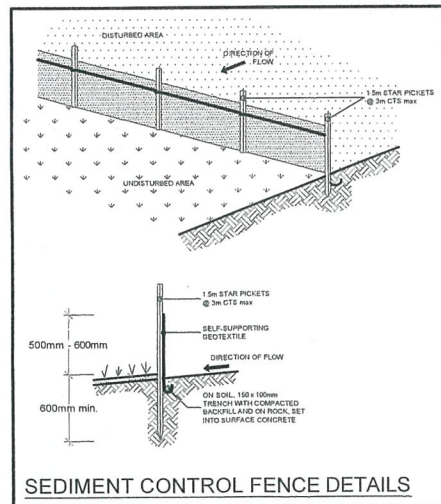
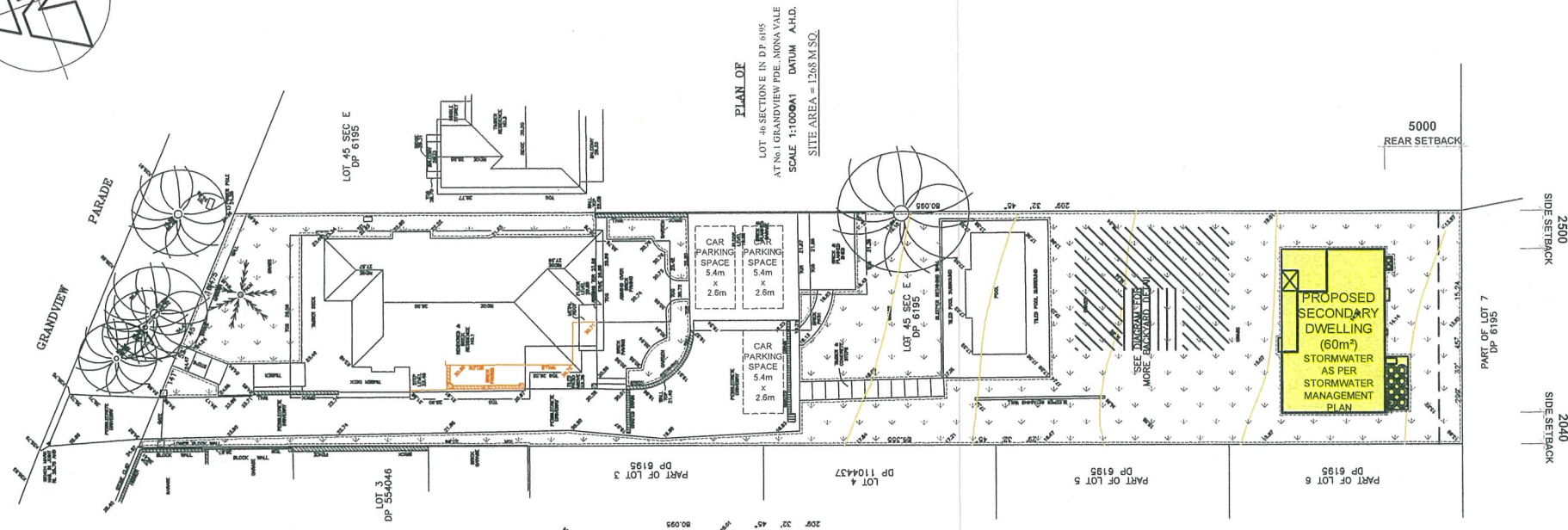
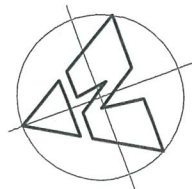


MODIFIED GRANNY FLAT
NOT A STANDARD MODEL



01 SITE PLAN

SCALE 1:300



DENOTES EXISTING TREE TO BE RETAINED



DENOTES PRIVATE OPEN SPACE (80m²)
MINIMUM 3.0m WIDE



DENOTES PRINCIPLE PRIVATE OPEN SPACE (16m²)
MINIMUM 4.0m WIDE



DENOTES LANDSCAPED AREA



DENOTES LOCATION OF WATER USAGE READER



DENOTES SEDIMENT CONTROL FENCE

SITE ANALYSIS

TOTAL SITE AREA	1,265m²
EXISTING DWELLING	147.8m²
EXISTING DRIVEWAY & CONCRETE	41.9m²
EXISTING GARAGE	50.2m²
EXISTING PATIOS	44.3m²
EXISTING SHED	18.8m²
EXISTING POOL	29.2m²
TOTAL EXISTING IMPERVIOUS AREA	332.0m²
TOTAL AREA OF PROPOSED	71m²
TOTAL NEW IMPERVIOUS AREA	71m²
TOTAL PROPOSED IMPERVIOUS AREA	403.00m² (31.86%)
TOTAL PROPOSED PERVIOUS AREA	862.00m² (68.14%)
TOTAL PROPOSED LANDSCAPED AREA	862.00m² (68.14%)

FLOOR SPACE RATIO

TOTAL SITE AREA	1,265m²
EXISTING FLOOR AREA	226.5m²
EXISTING FLOOR SPACE RATIO	0.18 : 1
PROPOSED FLOOR AREA	60m²
TOTAL PROPOSED FLOOR AREA	286.5m²
PROPOSED FLOOR SPACE RATIO	0.23 : 1

This drawing supersedes any previous concept drawings. Please check carefully prior to signing. All cut and fill dimensions are indicative, and will be verified on site prior to commencement. Dimensions shown on this plan may vary on site. Figured dimensions only to be used. DO NOT SCALE from drawing. All dimensions are to be verified on site prior to commencement of work. This drawing remains the property of Ian Cubitt's Classic Home Improvements and is subject to copyright.

CURRENT ISSUE			B
1/07/19	DA ISSUE	MY	B
29/05/19	DA ISSUE	MY	A
Date	Amendment	Drawn	Issue

Ian Cubitt's
CLASSIC HOME IMPROVEMENTS
152 Russell Street Emu Plains NSW 2750 Ph: (02)4735-2944
www.classichomeimprovements.com.au Lic. 66902C

Checked
[Signature]

Drawn
M. Younan

At Site Address

1 GRANDVIEW PARADE, MONA VALE

Proposed
SECONDARY DWELLING

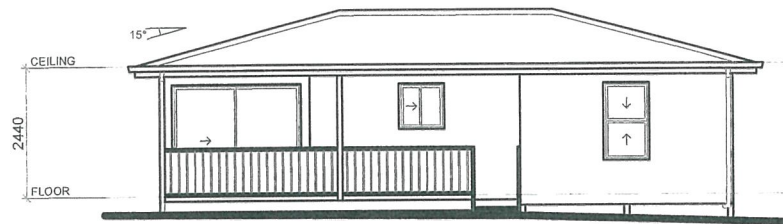
for

Mr. & Mrs. ASHBY

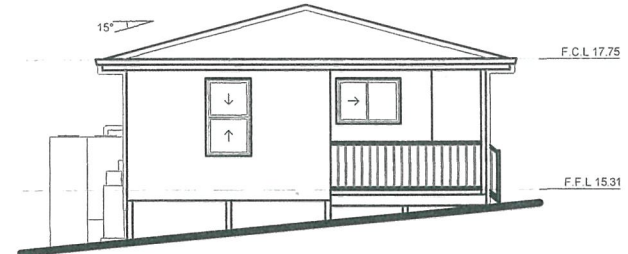
Lot/Sec No. 46/E	DP No. 6195
Date 5/05/19	Sheet 01 of 06
Job No. 22760	Drg No. 22760 01



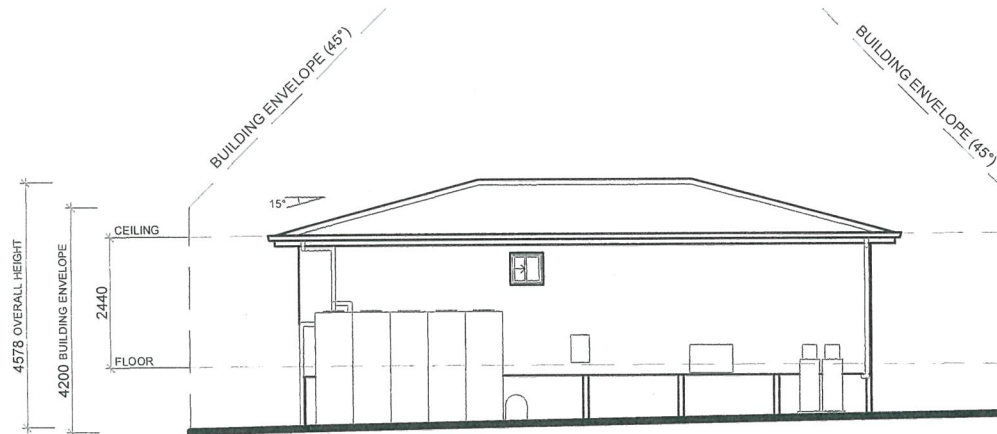
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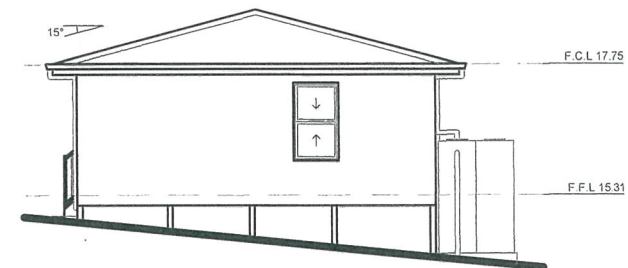
03 NORTH ELEVATION
SCALE 1:100



04 EAST ELEVATION
SCALE 1:100



05 SOUTH ELEVATION
SCALE 1:100



06 WEST ELEVATION
SCALE 1:100

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Ian Cubitt's CLASSIC HOME IMPROVEMENTS 152 Russell Street Emu Plains NSW 2750 Ph: (02)4735-2944 www.classichomeimprovements.com.au Lic. 66902C			Proposed	SECONDARY DWELLING		Lot/Sec No.	DP No.
Checked			for	Mr. & Mrs. ASHBY		46/E	6195
Drawn			At Site Address	1 GRANDVIEW PARADE, MONA VALE		Date	Sheet
M. Younan						5/05/19	03 of 06
						Job No.	Drg No.
						22760	22760 03

