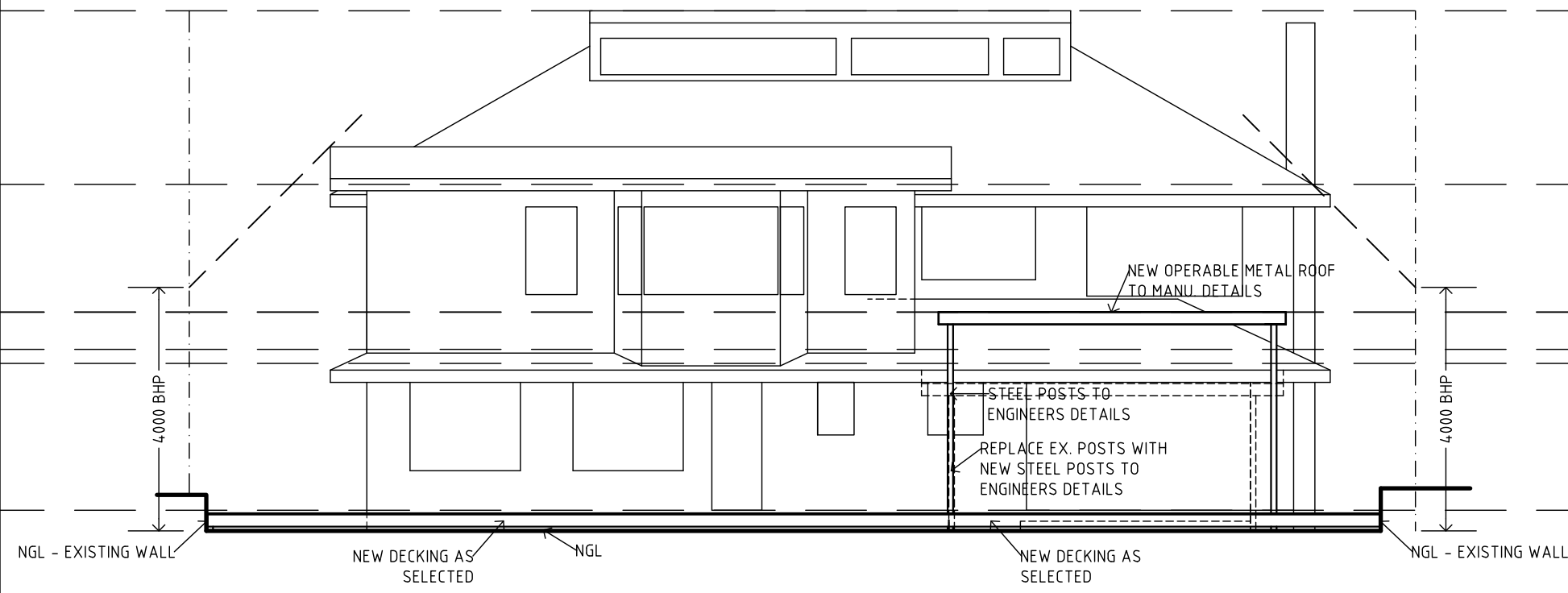
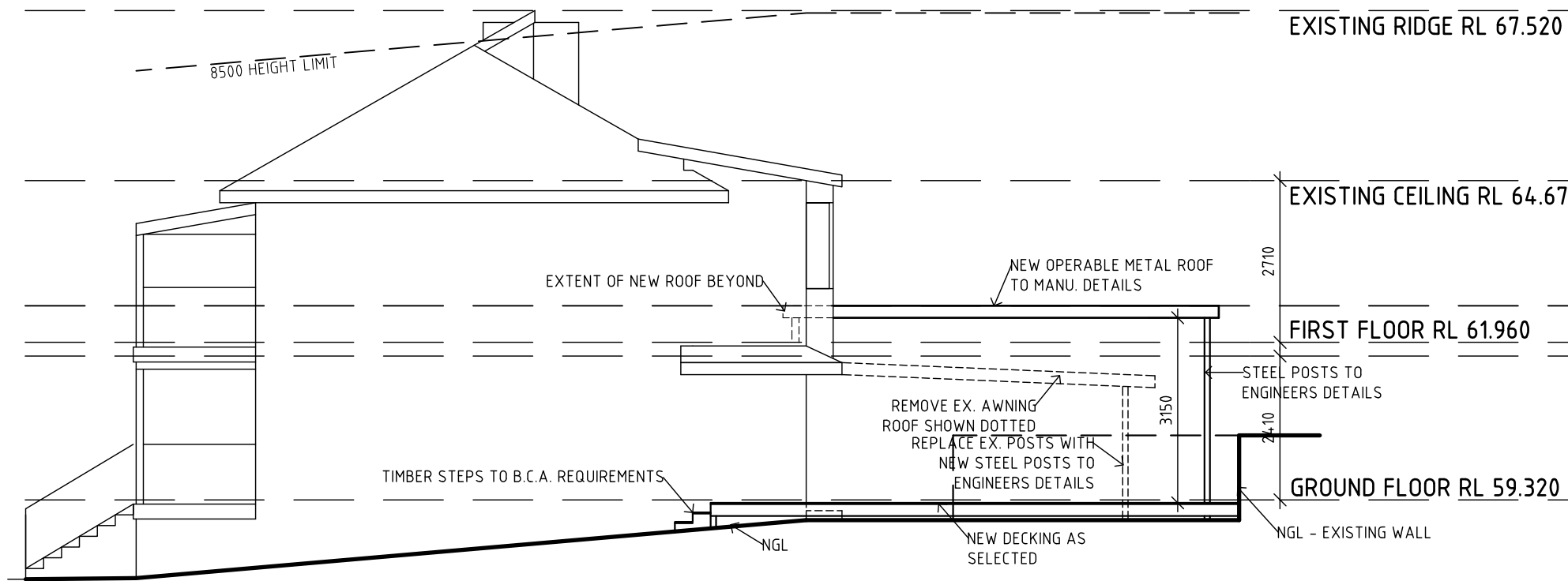


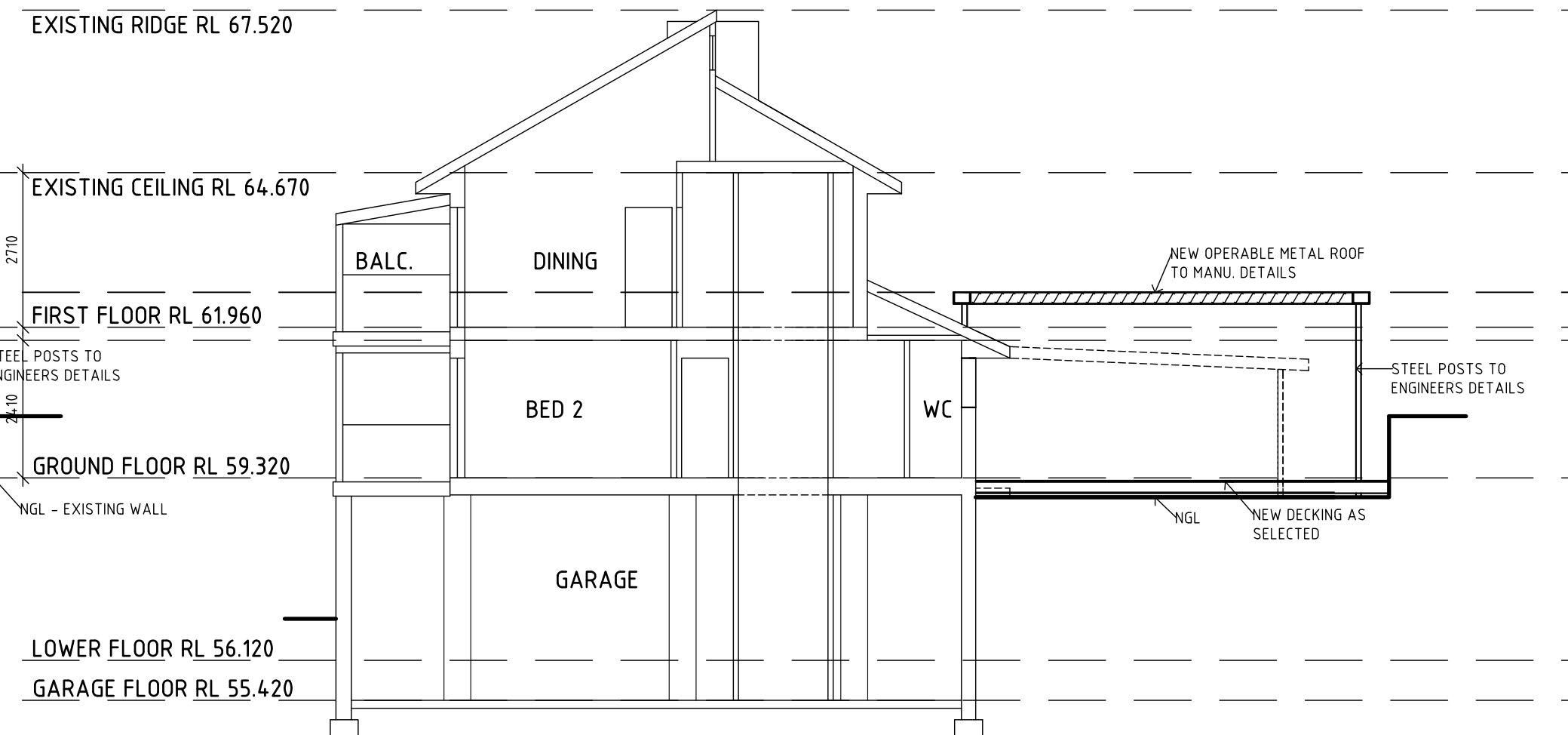
All structural sizes, structural adequacy, retaining walls, and drainage to engineers details. If in doubt, ask. Builder to check all dimensions and heights prior to construction. Construction to be altered to suite existing structure if necessary. All materials to match existing or as noted otherwise. This plan is copyright to Rob Crump Design (NSW) Pty. Ltd., and may not be reproduced without the written consent of the company.



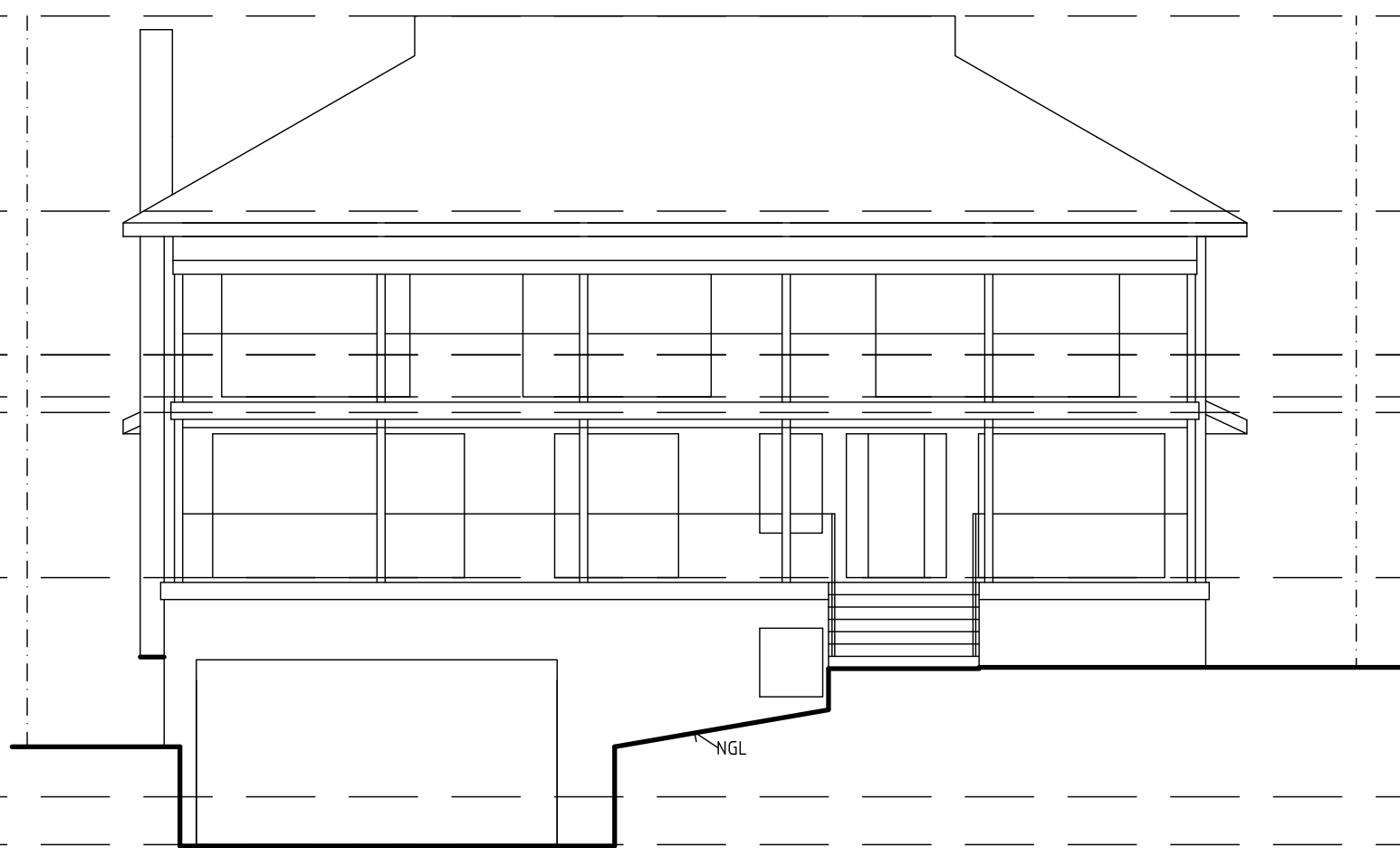
NORTH ELEVATION



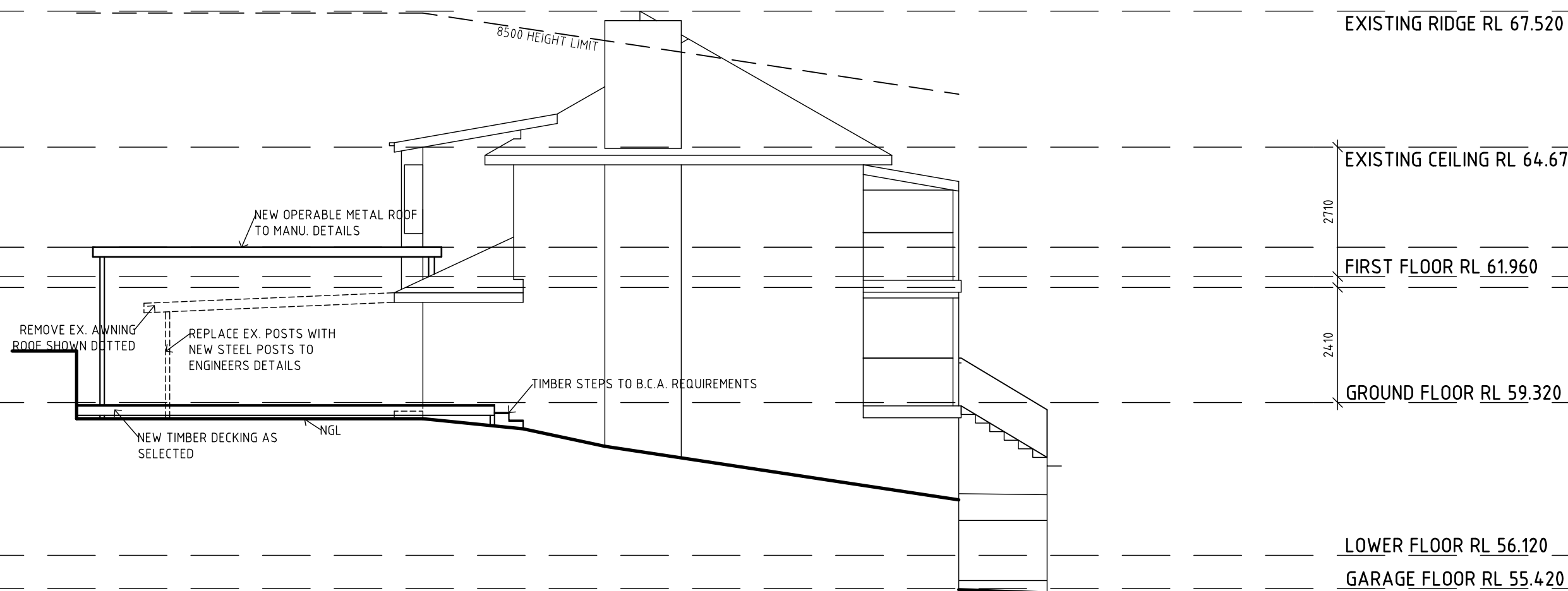
EAST ELEVATION



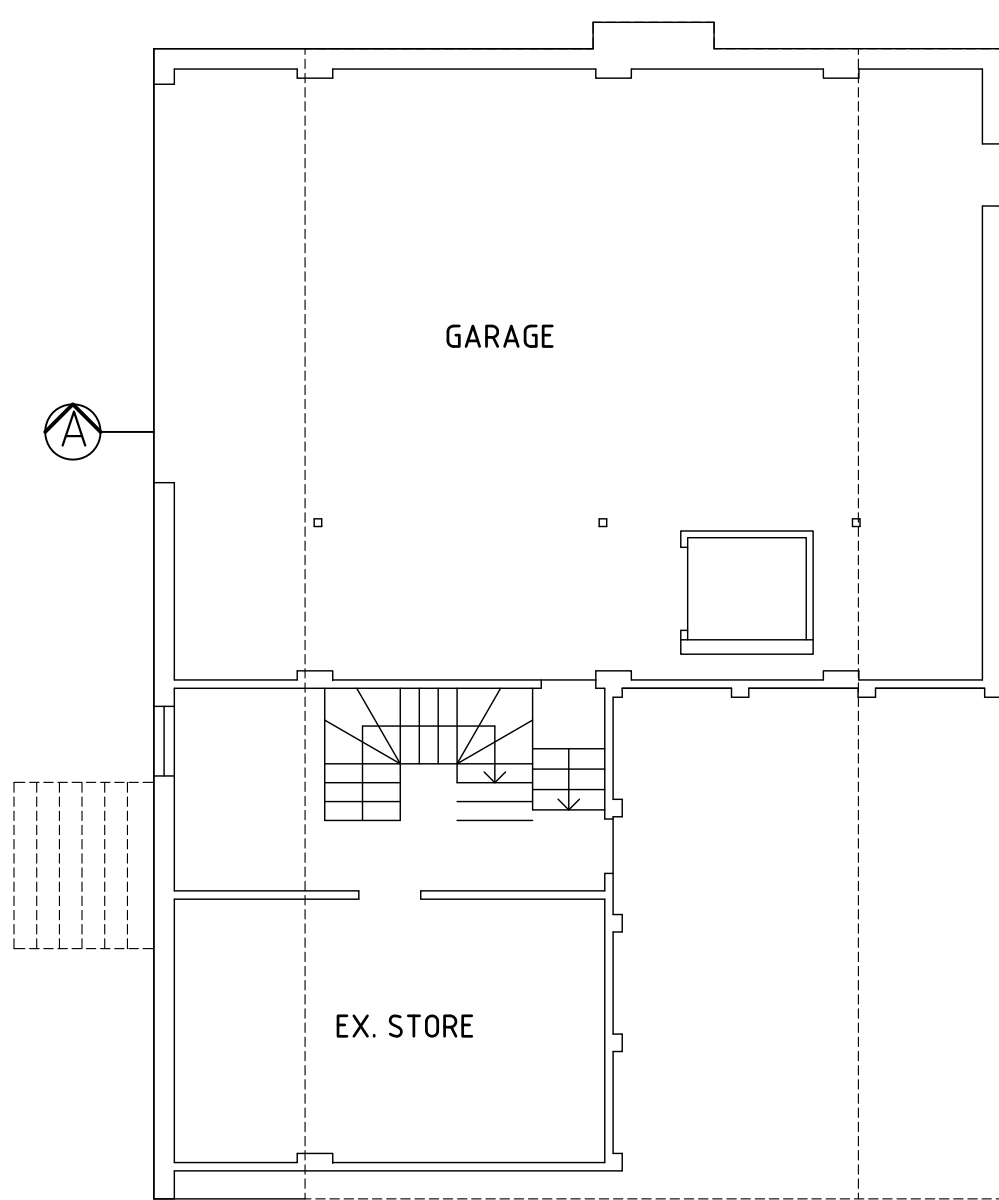
SECTION A-A



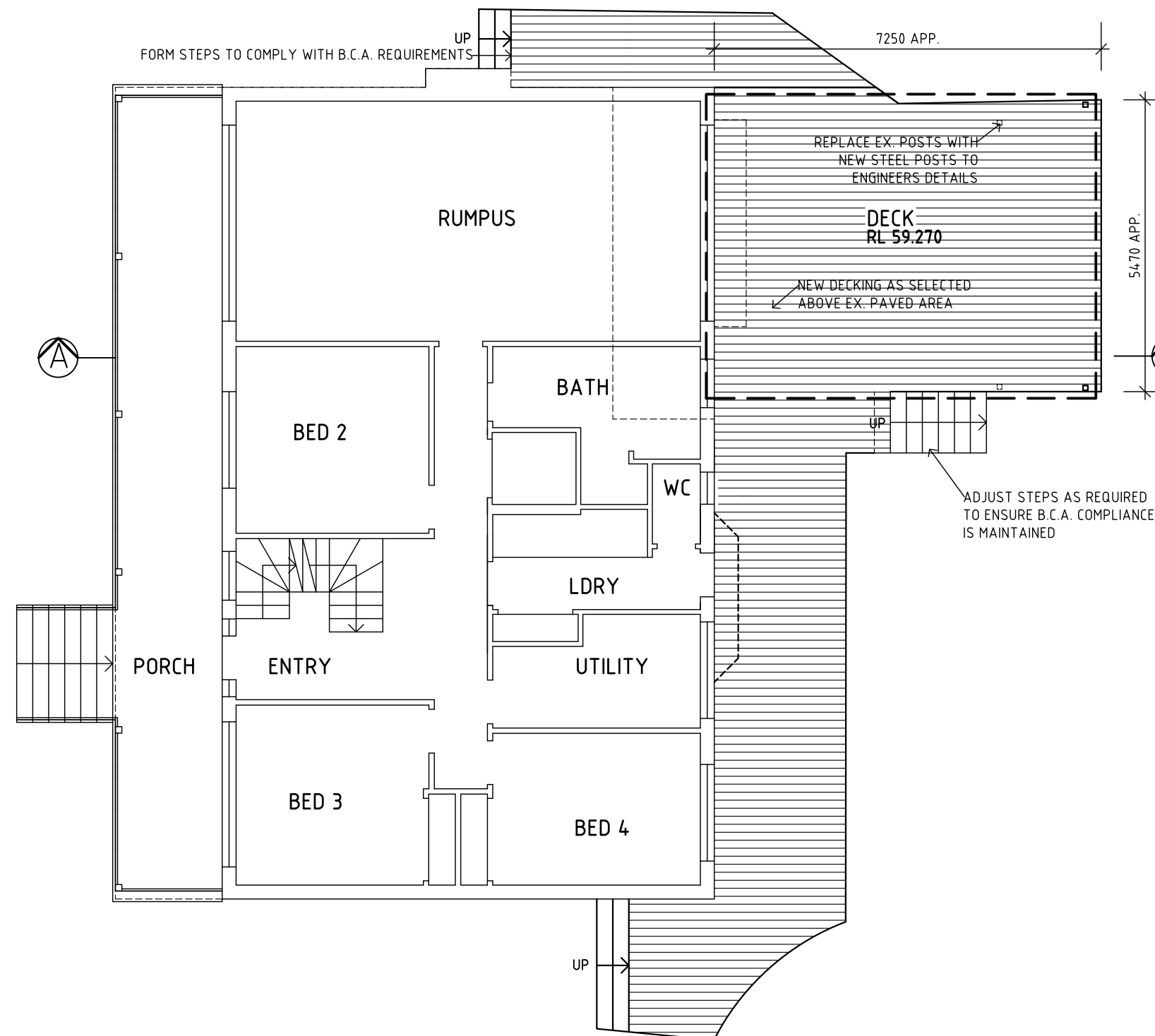
SOUTH ELEVATION



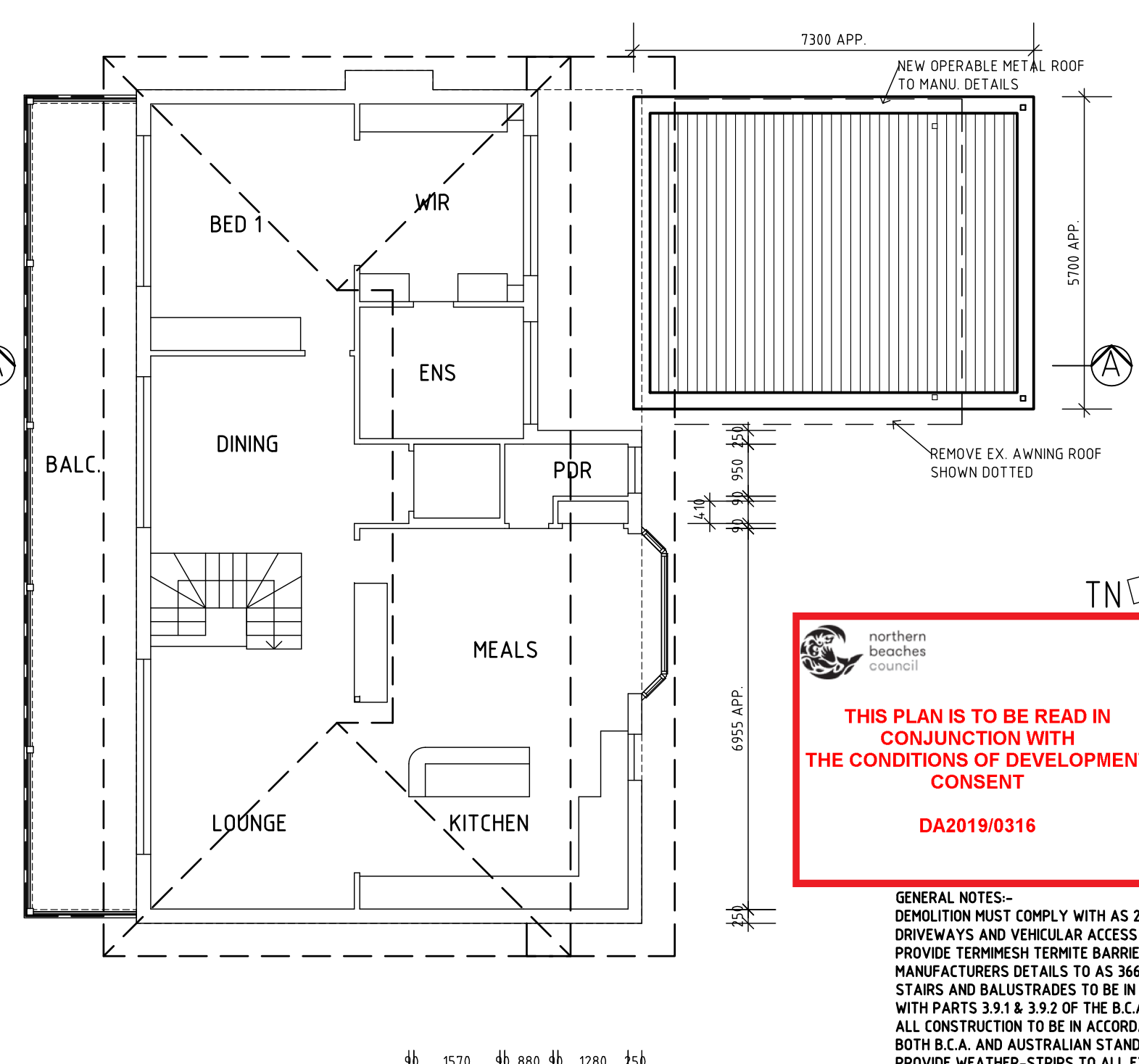
WEST ELEVATION



LOWER FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA	EXISTING	NEW	PROPOSED
GARAGE	94.92	-----	94.92
LOWER FLOOR:	38.79	-----	38.79
GROUND FLOOR:	136.14	-----	136.14
STAIR VOID:	4.70	-----	4.70
PORCH:	30.43	-----	30.43
FIRST FLOOR:	125.55	-----	125.55
STAIR VOID:	4.70	-----	4.70
BALCONY:	30.43	-----	30.43
TOTALS:	465.66	-----	465.66
SITE COVER	sqm	-----	sqm
SITE AREA:	707.80 sqm	-----	707.80 sqm
HOUSE:	171.23 sqm	-----	171.23 sqm
DRIVE:	63.05 sqm	-----	63.05 sqm
PAVING/STEPS:	189.40 sqm	-----	189.40 sqm
REAR DECK:	0.00 sqm	-----	82.87 sqm
EX. POOL:	40.00 sqm	-----	40.00 sqm
TOTAL COVER:	463.68 sqm (65.5%)	-----	463.68 sqm (65.5%)
TOTAL FLOOR AREA:	364.40 sqm	-----	364.40 sqm
TOTAL LANDSCAPING:	244.12 sqm (34.5%)	-----	244.12 sqm (34.5%)
MIN. LANDSCAPING:	283.12 sqm (40.0%)	-----	283.12 sqm (40.0%)

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2019/0316

GENERAL NOTES:-
DEMOLITION MUST COMPLY WITH AS 2601-2001
DRIVEWAYS AND VEHICULAR ACCESS TO COMPLY WITH AS 2890.1 (2004)
PROVIDE TERMESH TERMITE BARRIER TO MANUFACTURERS DETAILS TO AS 3600
STAIRS AND BALUSTRADES TO BE IN ACCORDANCE WITH PARTS 3.9.1 & 3.9.2 OF THE B.C.A.
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH BOTH B.C.A. AND AUSTRALIAN STANDARD REQUIREMENTS
PROVIDE WEATHER-STRIPS TO ALL EXTERIOR DOORS/WINDOWS
ALL NEW PLUMBING DEVICES (KITCHEN & BATHROOM TAPS, SHOWER HEAD, WC'S ETC) ARE TO BE MINIMUM 3 STAR RATED AND MEET SAA-MP64-1995 REQUIREMENTS
PROVIDE WELL VENTILATED REFRIGERATOR SPACE
40% OF NEW LIGHT FITTINGS TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED TYPES

DEVELOPMENT APPLICATION	A	27.03.2019
AMENDED:	ISSUE BY:	DATE:
ROB CRUMP DESIGN BUILDING DESIGN & DRAFTING CONSULTANTS		
A.B.N. 14 721 765 945 30 Sunnymead Close Asquith N.S.W. 2077 Mobile: 0412 581 313 Email: info@robcrumpdesign.com.au		
MAYNARD RESIDENCE ALTERATIONS AND ADDITIONS 24 LINCOLN AVENUE COLLAROY NSW 2097		
Scale:	1:100 @ A1 plot size	
Date:	27 March 2019	
Job No:	2321/02	
DRAWN	CHECKED	ISSUE:
R.C.	R.C.	