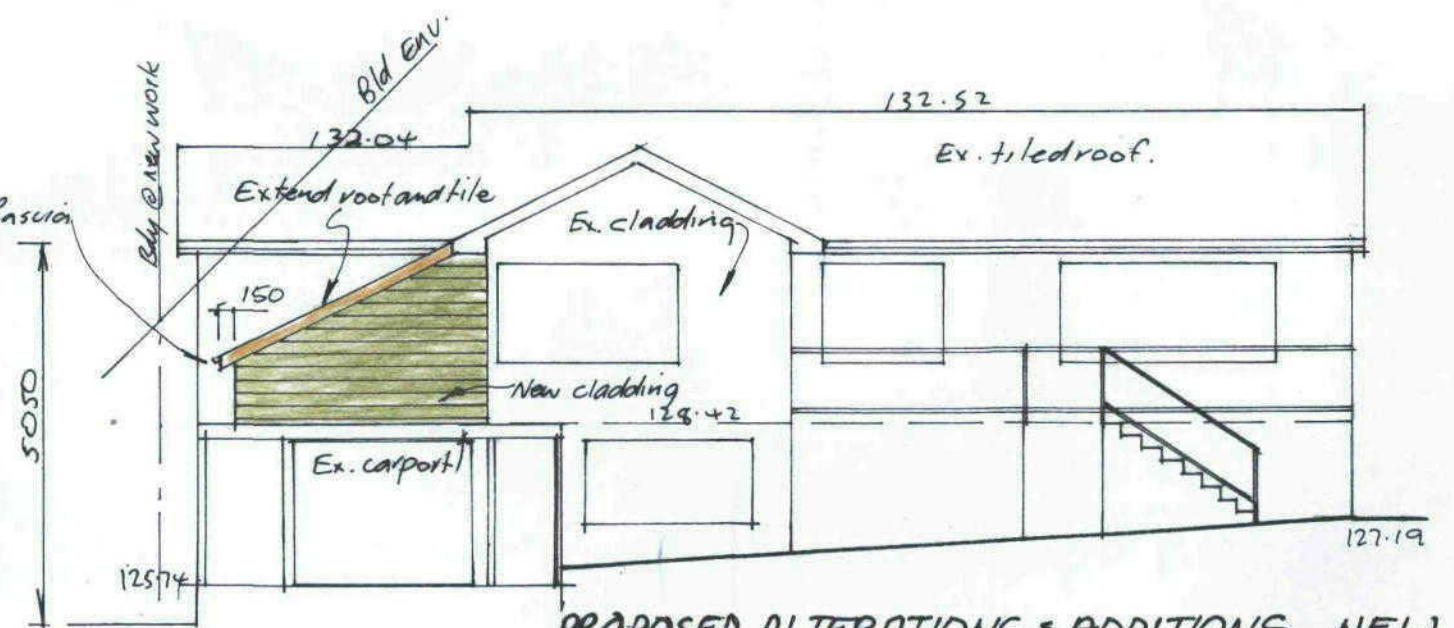
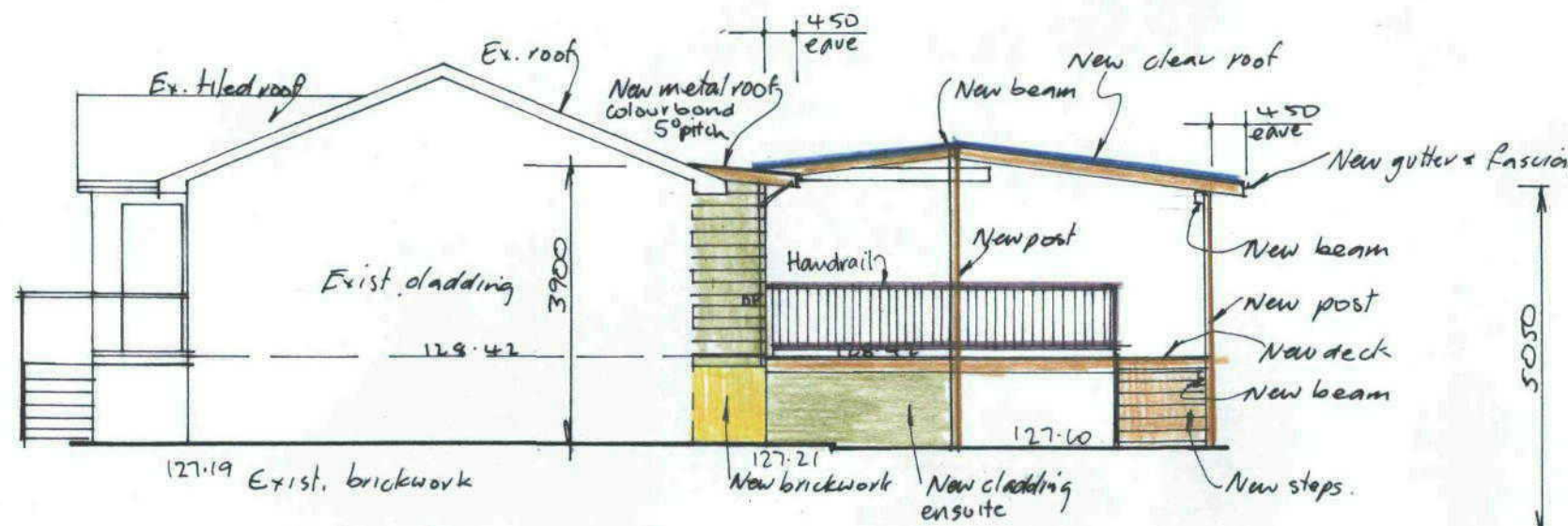
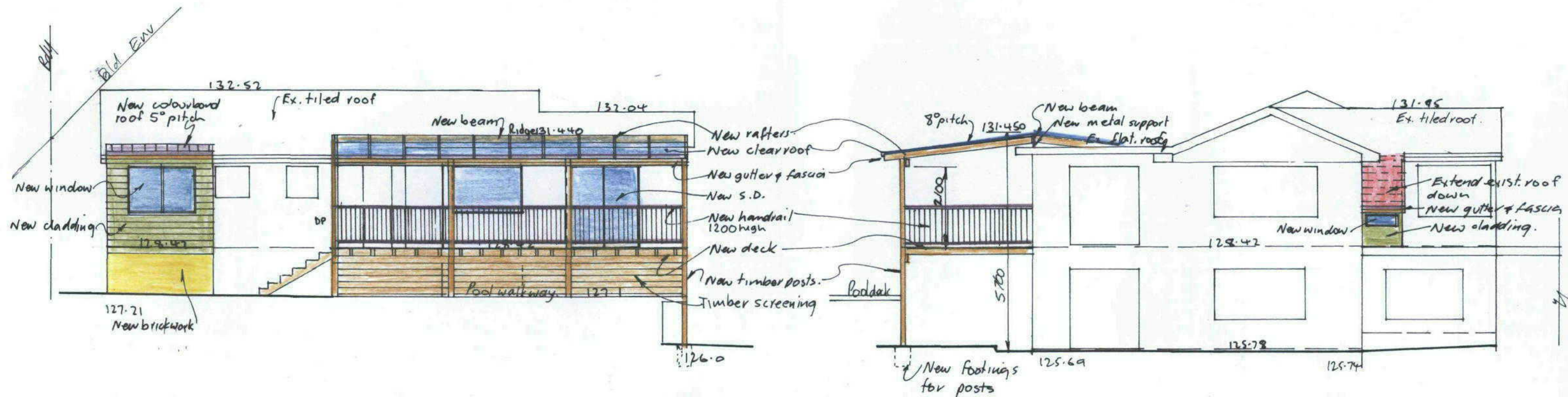




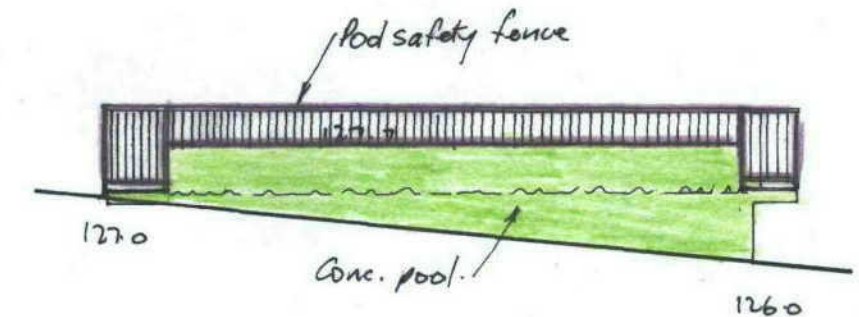
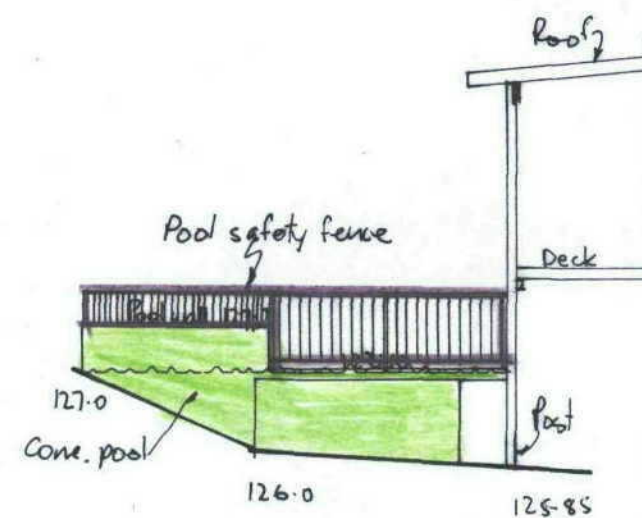
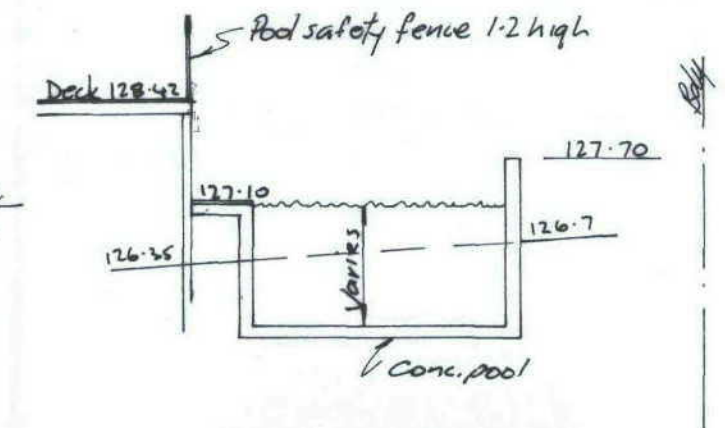
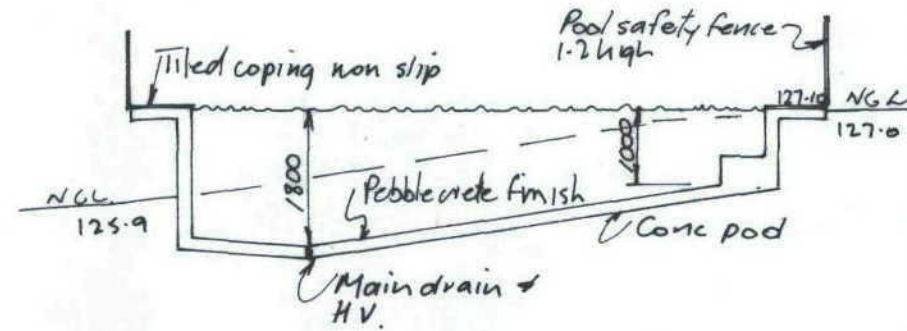
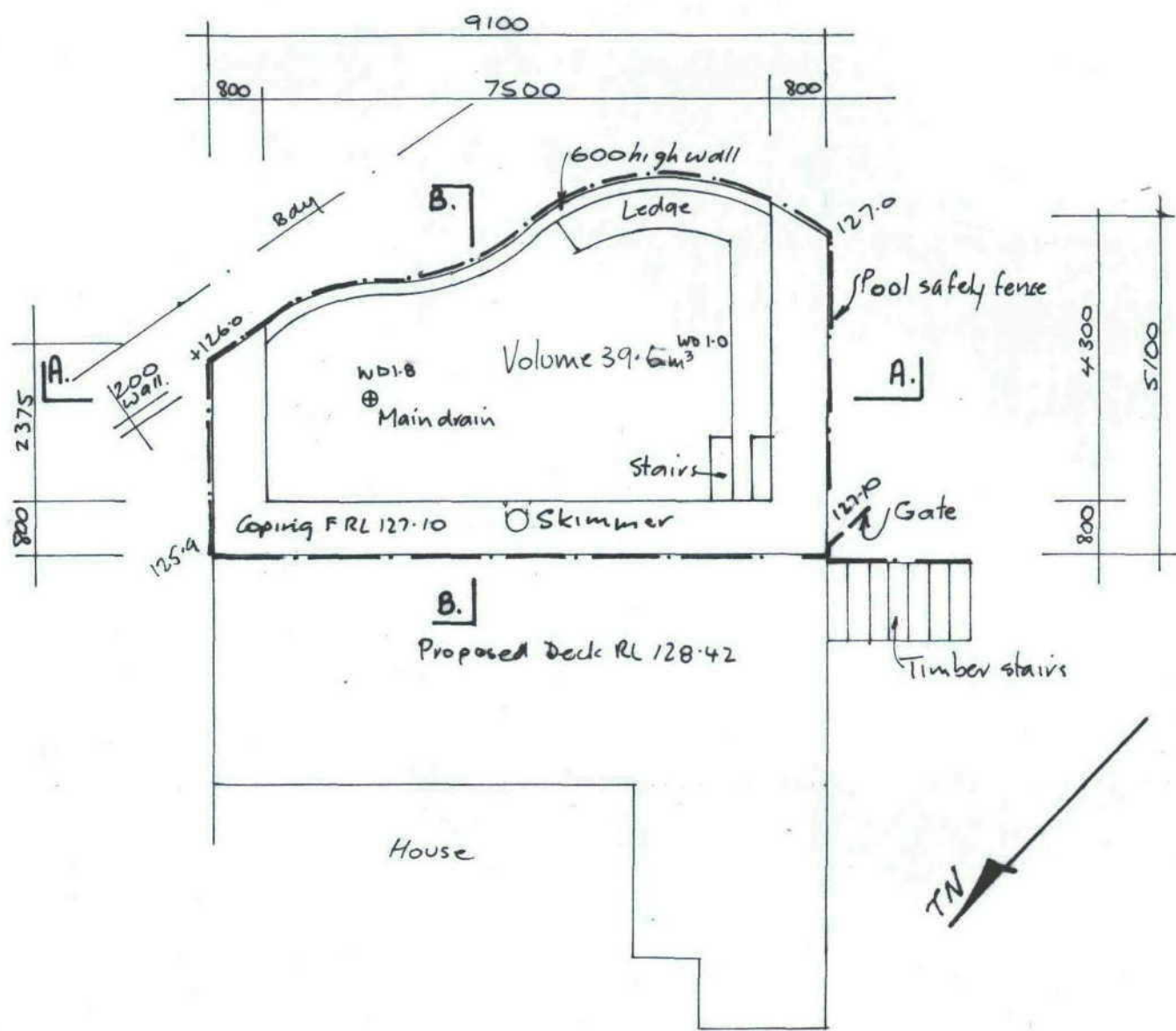
THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2012/0172

WARRINGAH COUNCIL

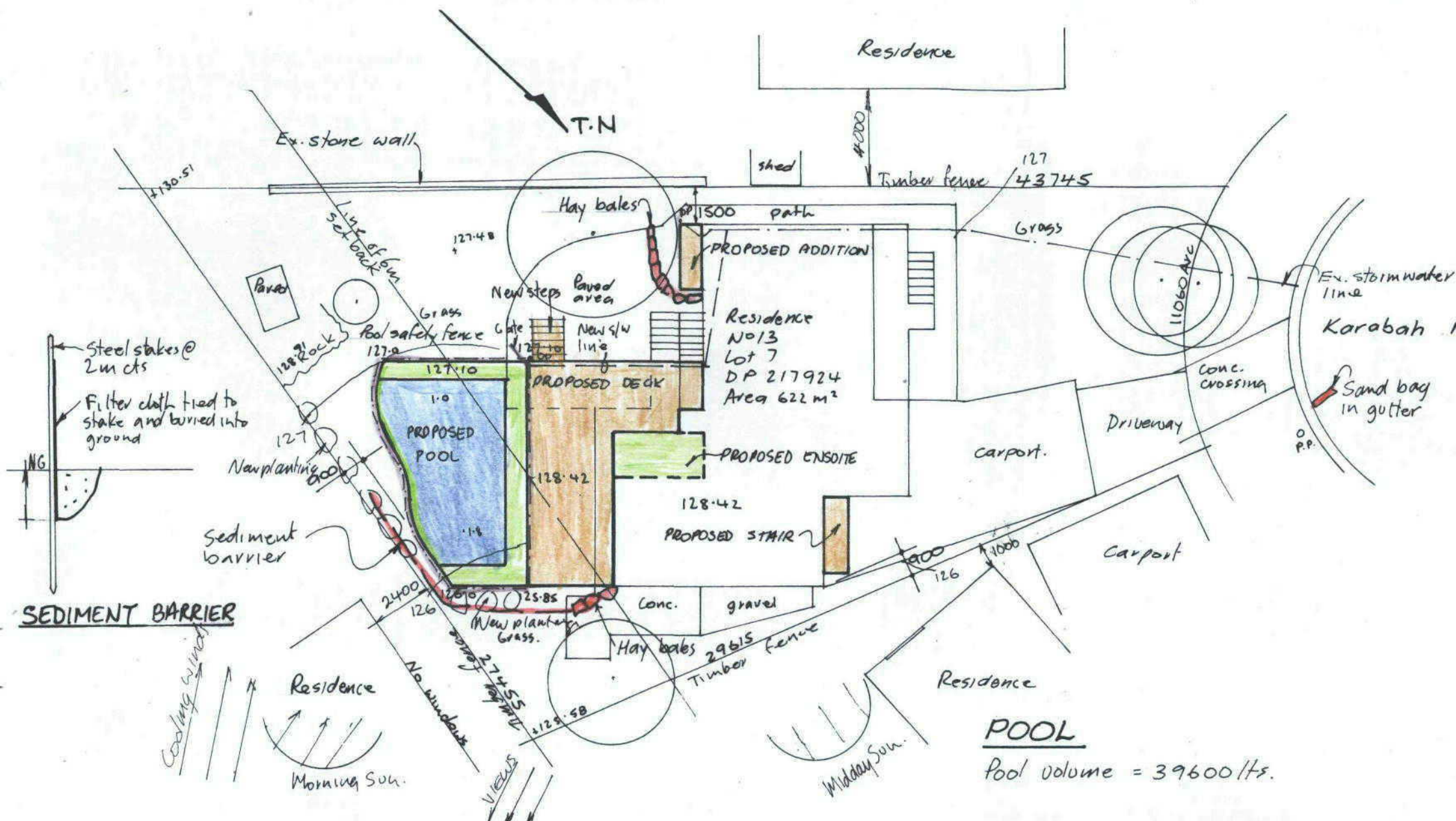
PROPOSED ALTERATIONS & ADDITIONS, NEW
SWIMMING POOL AND COVERED DECK
AT N°13 KARABAH PL. FRENCH'S FOREST
FOR MR. & MRS. ROSS-CLIFT
ELEVATIONS.

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



THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2012/0172
WARRINGAH COUNCIL

PROPOSED ALTERATIONS & ADDITIONS, NEW
SWIMMING POOL AND COVERED DECK
AT N°13 KARABAH PL. FRENCHS FOREST
FOR MR. & MRS. ROSS-CLIFT
POOL DETAILS.
Scale 1:100 Date 12.2.12
Phone: 99732343
Drawn by R. Conway
Drawing N°12/2/3



SITE & SITE ANALYSIS PLAN

CALCULATIONS

Site area	= 622 m ²
Exist. site coverage	= 307.34 m ² = 49.41%
Proposed site coverage	= 341.74 m ² = 54.94%
Landscaped area	= 280.26 = 45.05%
New site coverage	= 344 m ²
Pool volume	= 39600 ltrs.
Area of 6m. rear setback	= 154.8 m ²
Area of 6m rear setback covered	= 47.14 m ² = 30% < 50%. Complies.

Scale 1:200

THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2012/0172

WARRINGAH COUNCIL

POOL

Pool volume = 39600 ltrs.

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 - Poly carbonate
Roof over house - tiles or colourbond.
Handrails - Steel. black
Decking - Merbeau
Screen - Merbeau.
Windows - Aluminium - Grey.

All colours are to match exist. house.

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 ltrs
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.

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 R. Lowry
Phone: 99732343 Drawing N° 12/2/4.