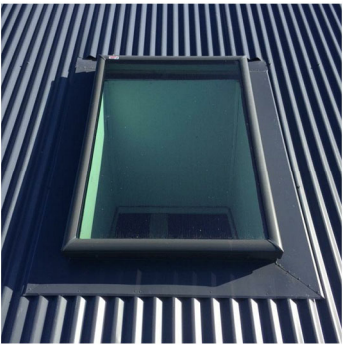




SKYLIGHTS - VELUX / CUSTOM



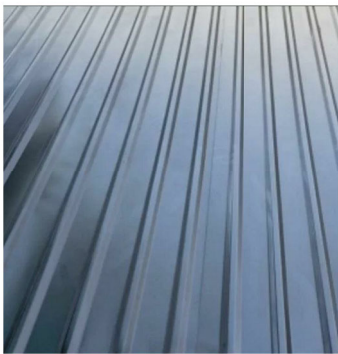
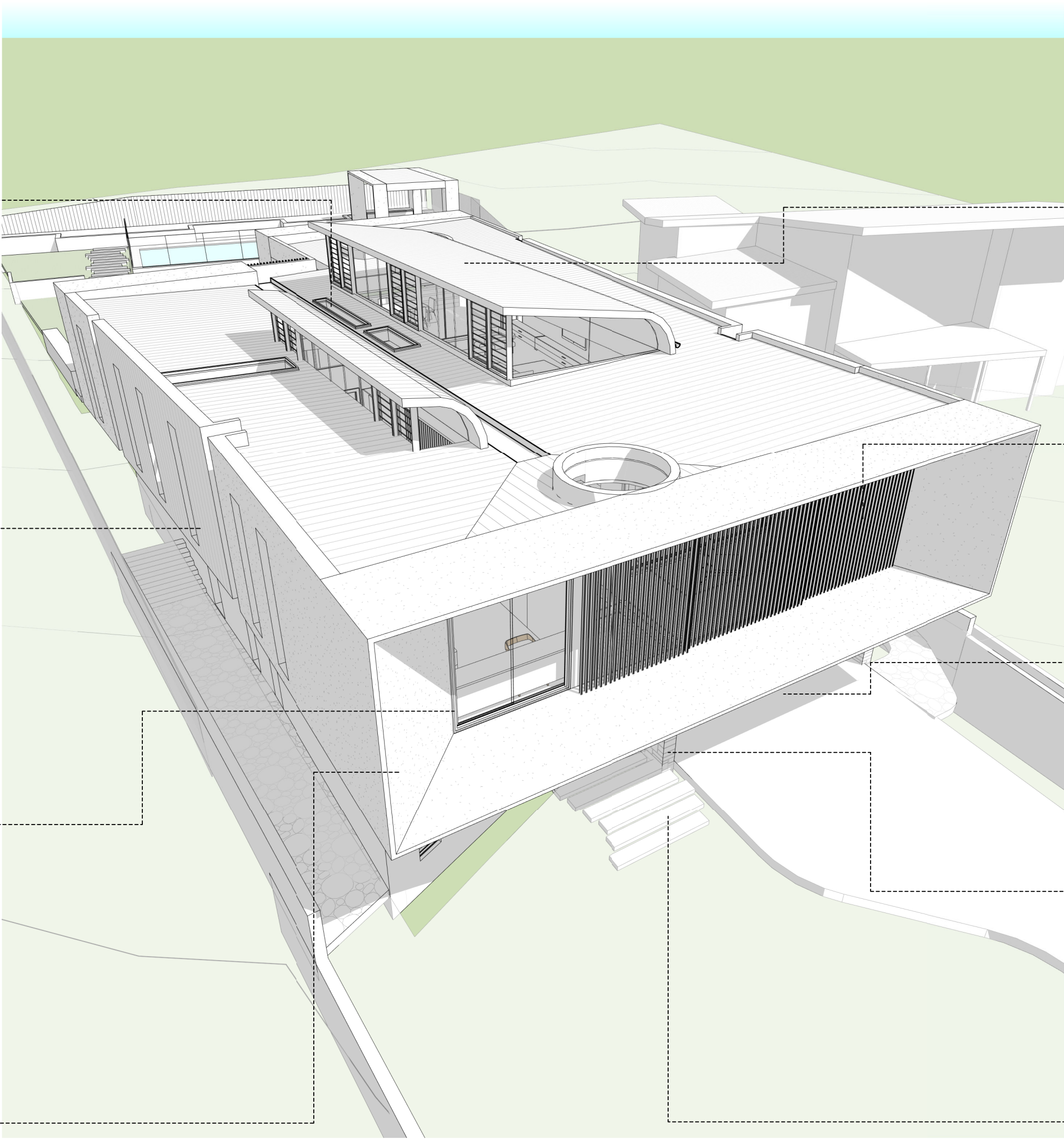
CLADDING - STANDING SEAM.
COLOUR: DARK GREY



WINDOWS/DOORS - BLACK
ALUMINIUM



FEATURE WALL - OFF-FORM
CONCRETE



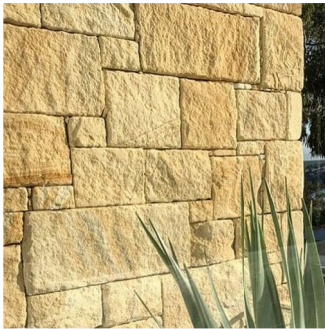
ROOF - TRIMDEK / KLIP LOK
COLOUR: GREY



SCREENS - TIMBER/ALUMINIUM
BATTENS (TIMBER GRAIN)



TIMBER BATTEN GARAGE
DOOR



STONE CLAD FEATURE
WALLS OR SIMILAR



STONE STEPPERS



location plan
1 HAREWOOD PL, WARRIEWOOD NSW 2102

PROJECT DESCRIPTION:

Proposed new residential dwelling located in 1 Harewood Pl, Warriewood. The subject site is identified as being located within the Northern Beaches Council Area.

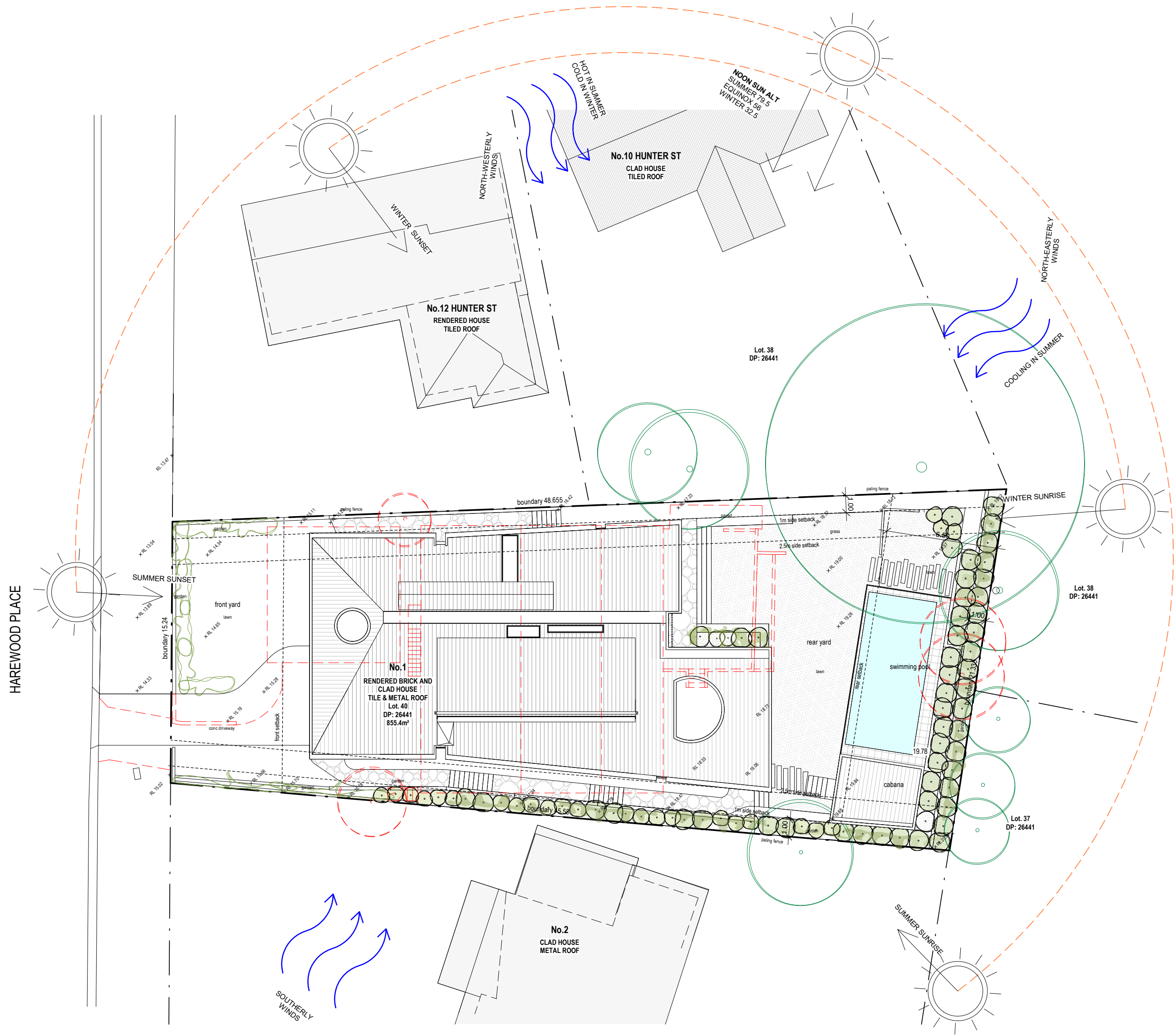
The extent of the proposed works includes:

- Demolition of existing house and driveway
- New Driveway
- New Two Storey Residence
- New swimming pool & cabana

The extent of the Proposed works are illustrated on the Architectural Plans prepared by Hot House Architects

DA SHEET LIST	
DA_001	COVER SHEET
DA_002	SITE ANALYSIS
DA_090	DEMOLITION PLAN - LOWER LEVEL
DA_091	DEMOLITION PLAN - UPPER LEVEL
DA_100	LOWER LEVEL / STREET LEVEL
DA_101	UPPER LEVEL
DA_103	ROOF PLAN
DA_200	ELEVATIONS
DA_201	ELEVATIONS
DA_300	SECTIONS
DA_350	DRIVEWAY DETAILS
DA_600	SITE MANAGEMENT PLAN
DA_701	LANDSCAPE PLANS & COMPLIANCE
DA_800	SHADOW DIAGRAMS - WINTER 21 JUNE

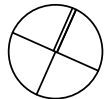
1 EXTERNAL FINISHES



1 SITE

1 : 200

FOR DEVELOPMENT
APPLICATION ONLY



LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN
OVERLAND FLOW

BASIX COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED IN CONJUNCTION WITH BASIX AS PER BASIX GLAZING REQUIREMENTS

NOTES:
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DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

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ISSUE
A
B

DESCRIPTION
DA Issue
Rev. 1

DATE
28/09/23
01/11/23

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LUKE & JULIE PRESTON

PROJECT:
ALTERATIONS & ADDITIONS

ADDRESS:
1 HAREWOOD PL, WARRIEWOOD

DRAWING TITLE:
SITE ANALYSIS

PROJECT NO.	DRAWN	CHECKED
1072HHA	Author	Checker
DATE	01 November 2023	DRAWING NO
SIZE	A2	REVISION NO
	SAs indicated	DA_002
		B

01. Door Schedule									
Mark	Location	Style	Height	Width	Area	Sill Height	Frame Material	Finish	Comments
d001	Foyer	Pivot	2340	1000	2.34 m²	0	Aluminium - Black		Entry Door
d002	Laundry	Hinged	2400	820	1.97 m²	0	Aluminium - Black		
d101	Sitting	Sliding Stacker	2700	6300	17.01 m²	0	Aluminium - Black		
d102	Master Bedroom	Sliding Stacker	2700	4130	11.15 m²	0	Aluminium - Black		
d103	Lounge	Sliding Stacker	2700	7100	19.17 m²	0	Aluminium - Black		

02. Window Schedule									
Mark	Location	Window Style	Height	Width	Area	Sill Height	Frame Material	Glazing	Comments
w001	Foyer	Fixed	2600	1010	2.63 m²		Aluminium - Black colour		
w002	Bedroom 4	Awning	2400	550	1.32 m²	0	Aluminium - Black colour		
w003	Bedroom 4	Awning / Fixed / Awning	550	2700	1.49 m²	1850	Aluminium - Black colour		
w004	Walk-in Robe	Fixed	2600	550	1.43 m²		Aluminium - Black colour		
w005	Bathroom	Awning	2400	550	1.32 m²	0	Aluminium - Black colour		
w006	Guitars	Awning / Fixed / Awning	550	2700	1.49 m²	1850	Aluminium - Black colour		
w007	Rumpus	Awning / Fixed / Awning	550	2700	1.49 m²	1850	Aluminium - Black colour		
w008	Garage	Fixed	2600	600	1.56 m²		Aluminium - Black colour		
w101	Foyer/Void	Fixed	3000	2450	7.35 m²		Aluminium - Black colour		
w102	Bedroom 2	Sliding	2700	2200	5.94 m²	0	Aluminium - Black colour		
w103	Bathroom	Awning	2700	550	1.49 m²	0	Aluminium - Black colour		
w103a	Bedroom 2	Awning	2700	550	1.49 m²	0	Aluminium - Black colour		
w104	Play Room / Bed 3	Fixed	2700	600	1.62 m²		Aluminium - Black colour		
w105	Play Room / Bed 3	Awning	2700	550	1.49 m²	0	Aluminium - Black colour		
w106	Ensuite	Awning	2700	550	1.49 m²	0	Aluminium - Black colour		
w107	Walk-in Robe	Awning	2700	550	1.49 m²	0	Aluminium - Black colour		
w108	Master Bedroom	Fixed	2700	550	1.49 m²		Aluminium - Black colour		
w109	Master Bedroom	Awning	2700	550	1.49 m²	0	Aluminium - Black colour		
w110	Power Room	Fixed	2700	750	2.03 m²	0	Aluminium - Black colour		
w111	Lounge	Fixed	2700	550	1.49 m²		Aluminium - Black colour		
w112	Dining	Awning	2700	550	1.49 m²	0	Aluminium - Black colour		
w113	Sitting	Fixed	2700	550	1.49 m²		Aluminium - Black colour		
w201	Living	Fixed	1250	4000	5.00 m²		Aluminium - Black colour		Highlight Window / Skylight
w202	Living	Louvre / Fixed / Louvre / Fixed / Louvre	1590	10700	17.01 m²		Aluminium - Black colour		Highlight Window / Skylight
w203	Living	Fixed	1250	4000	5.00 m²		Aluminium - Black colour		Highlight Window / Skylight
w204	Hall	Fixed	790	1000	0.79 m²		Aluminium - Black colour		Highlight Window / Skylight
w205	Hall	Louvre / Fixed / Louvre	980	8100	7.94 m²		Aluminium - Black colour		Highlight Window / Skylight
w206	Hall	Fixed	790	1000	0.79 m²		Aluminium - Black colour		Highlight Window / Skylight

03. Skylights Schedule									
Mark	Location	Window Style	Height	Width	Area	Sill Height	Frame Material	Glazing	Comments
sk01	Porch	Fixed	1650	1500	2.48 m²		Aluminium - Black colour		Over outdoor area
sk02	Ensuite	Fixed	900	2800	2.52 m²		Aluminium - Black colour		
sk03	Pantry	Fixed	665	1885	1.25 m²		Aluminium - Black colour		
sk04	Rumpus	Fixed	3220	400	1.29 m²		Aluminium - Black colour		
sk05	Alfresco	Fixed	2700	600	1.62 m²		Aluminium - Black colour		Over outdoor area



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ISSUE DESCRIPTION DATE

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PROJECT:
ALTERATIONS & ADDITIONS

ADDRESS:
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DRAWING TITLE:			
SCHEDULES			
PROJECT NO. 1072HHA	DRAWN MS	CHECKED WC	
DATE 01 November 2023	DRAWING NO DA_006	REVISION NO	
SIZE A2	SCALE		



1 : 100

BASIX COMMITMENTS: 1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE 2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS	NOTES: ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY
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NOTES:
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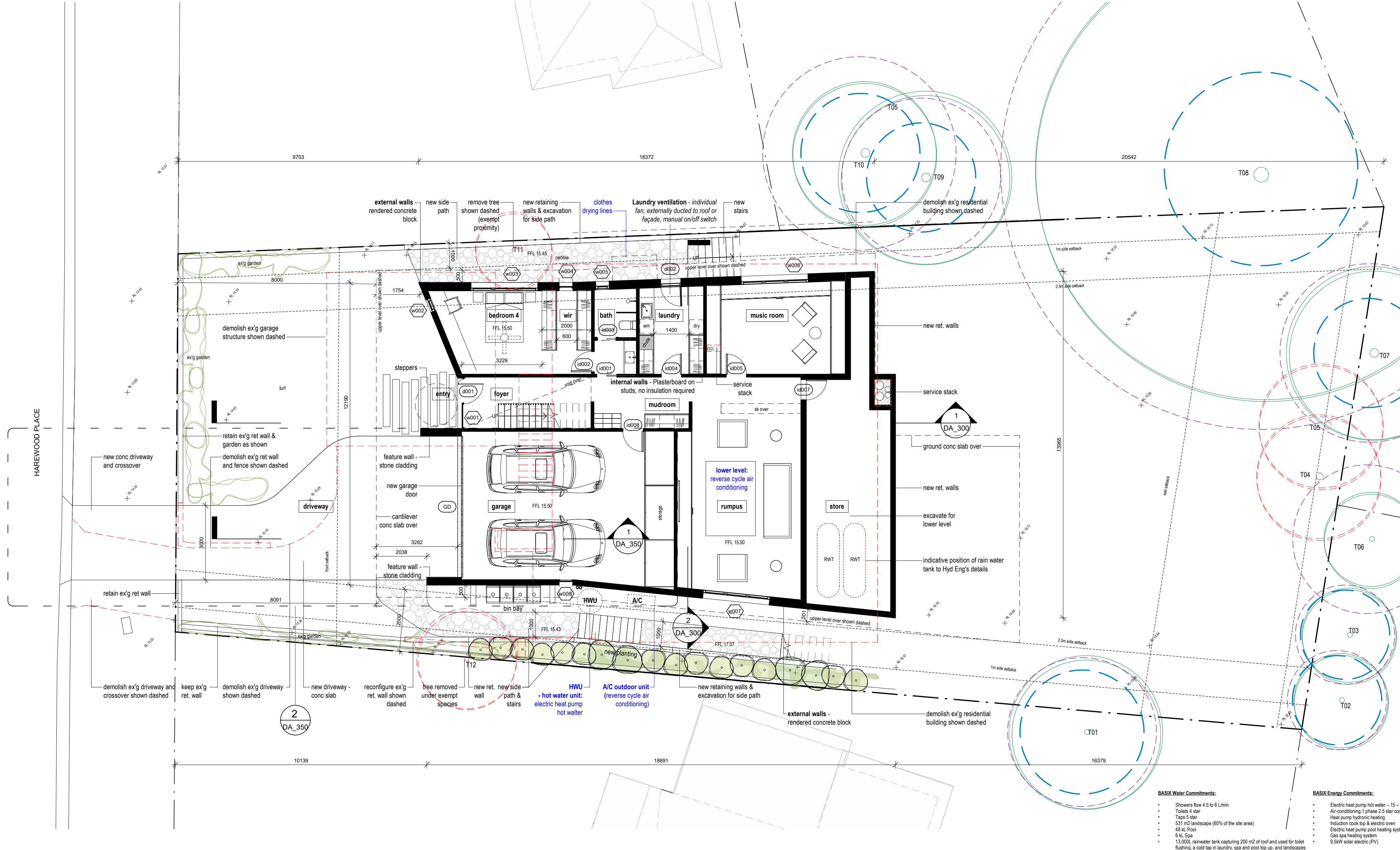
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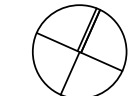
Hot House Projects Pty Ltd Tas Hot House Architects

DATE	01 November 2023	DRAWING NO	REVISION
SIZE	A2	Scale As indicated	DA_090 A



2 PROPOSED LOWER
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY



- LEGEND:**
- DEMOLISH
 - NEW WORK
 - BOUNDARY
 - OVERHEAD
 - HIDDEN
 - OVERLAND FLOW

- BASIX Water Commitments:**
- Showers flow 4.5 to 6 L/min
 - Toilets 4 star
 - Taps 5 star
 - 531 m2 landscape (60% of the site area)
 - 48 kL Pool
 - 6 kL Spa
 - 13,000L rainwater tank capturing 200 m2 of roof and used for toilet flushing, a cold tap in laundry, spa and pool top up, and landscapes
- BASIX Energy Commitments:**
- Electric heat pump hot water – 15 – 21 STCs
 - Air-conditioning 1 phase 2.5 star cooling
 - Heat pump hydronic heating
 - Induction cook top & electric oven
 - Electric heat pump pool heating system
 - Gas spa heating system
 - 9.5kW solar electric (PV)

BASIX COMMITMENTS:

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2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED IN ACCORDANCE WITH BASIX CERTIFICATE AND THE SURVEY

NOTES:

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DESCRIPTION: DA Issue Rev. 1
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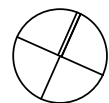
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CLIENT:
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ALTERATIONS & ADDITIONS
ADDRESS:
1 HAREWOOD PL, WARRIEWOOD

DRAWING TITLE:
LOWER LEVEL / STREET LEVEL
PROJECT NO.
1072HHA
DATE
01 November 2023
SIZE
A2
DRAWN
MS
DRAWING NO
DA_100
CHECKED
WC
REVISION NO
B

2 PROPOSED UPPER
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY



LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN
OVERLAND FLOW

BASIX Water Commitments:

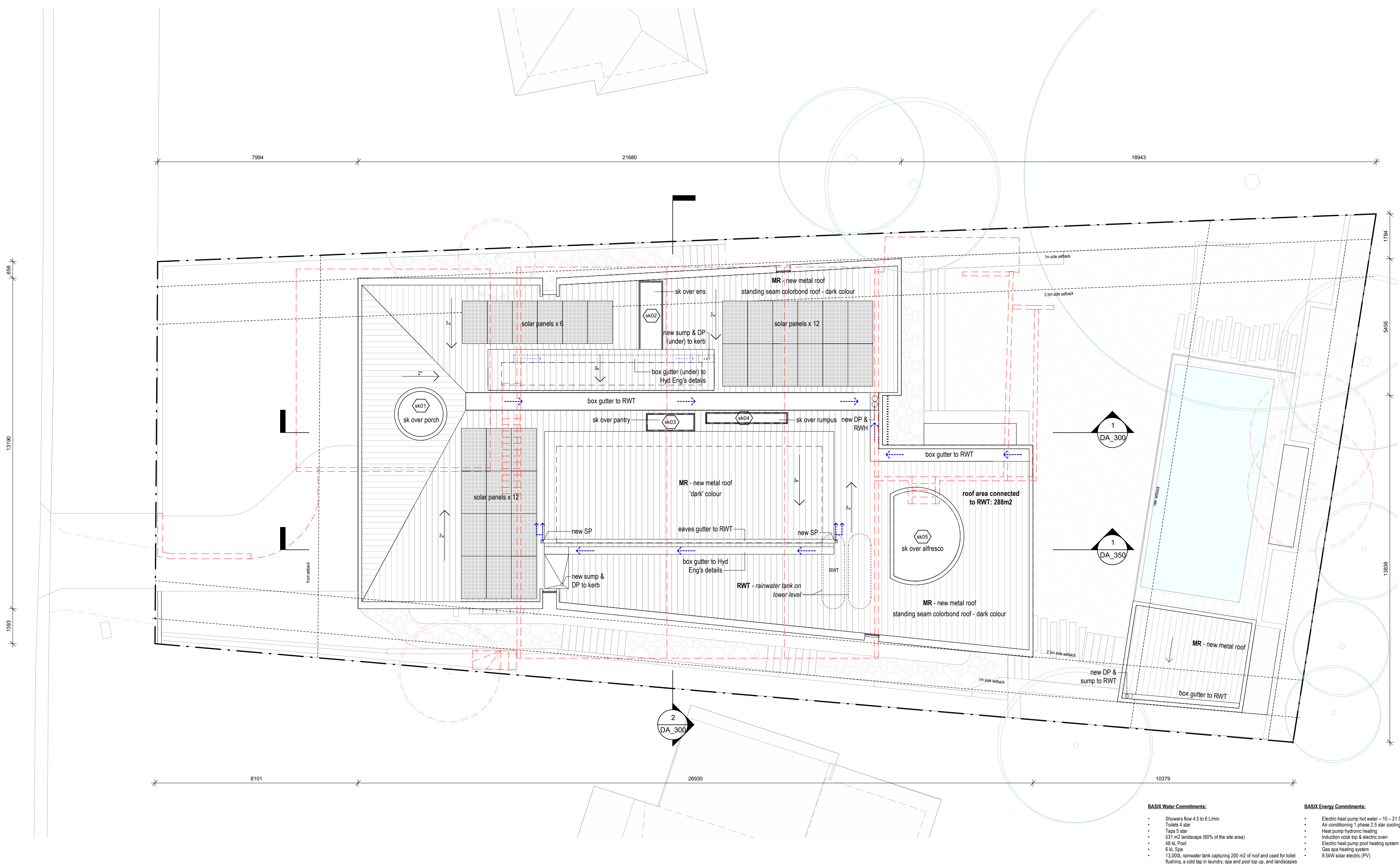
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- Gas spa heating system
- 9.5kW solar electric (PV)

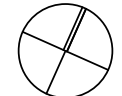
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1 ROOF
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY



LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN
OVERLAND FLOW

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 - 9.5kW solar electric (PV)
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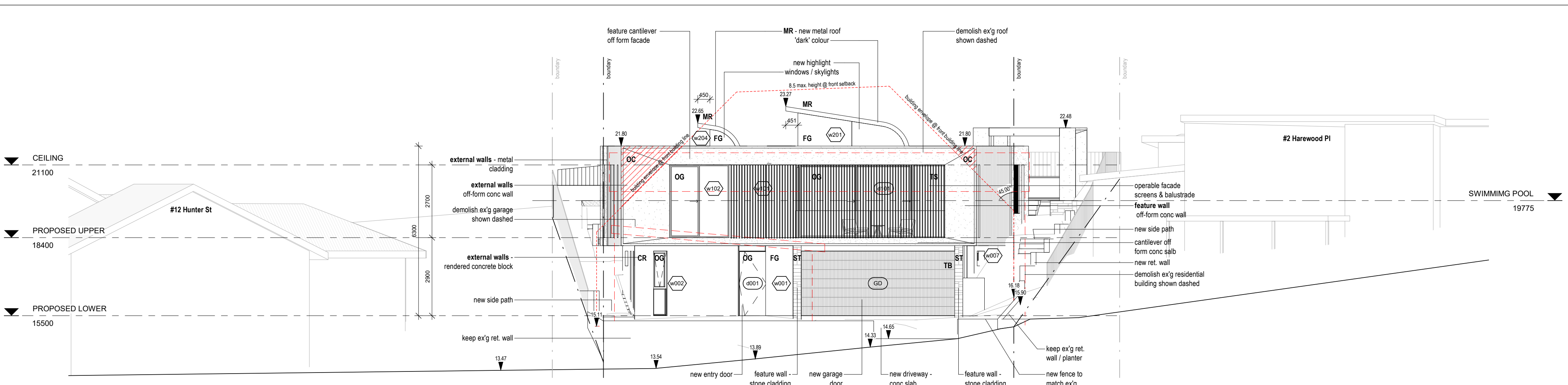
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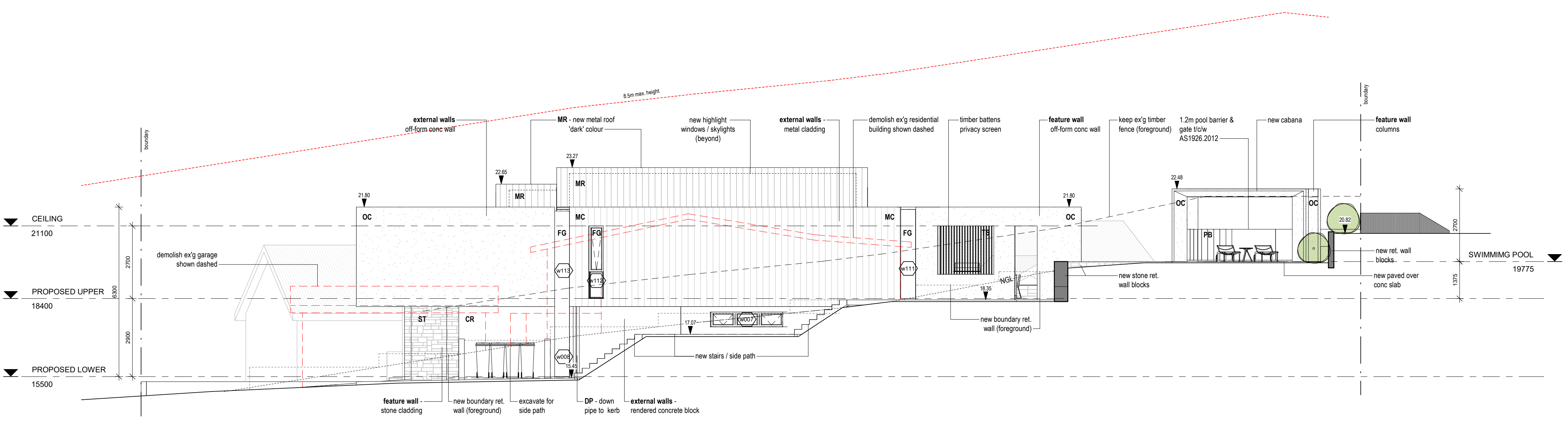
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ADDRESS:
1 HAREWOOD PL, WARRIEWOOD

DRAWING TITLE:			
ROOF PLAN			
PROJECT NO.	DRAWN	CHECKED	
1072HHA	MS	WC	
DATE	DRAWING NO		REVISION NO
01 November 2023	DA_103		B
SIZE	S/As indicated		
A2			



1 WEST / STREET ELEVATION
1 : 100



2 SOUTH
1 : 100

LEGEND:

BAL	BALLUSTRADE	FBK	FACE BRICK	MC	METAL CLADDING	SK	SKYLIGHT
BDY	BOUNDARY	FC	FIBER CEMENT SHEET	MR	METAL ROOF	TB	TIMBER BATTENS
CB	CONCRETE BLOCK	FG	FIXED GLASS	OC	OFF-FORM CONCRETE	TBC	TO BE CONFIRM
CONC	CONCRETE	FP	FIREPLACE	OG	OPERABLE GLASS	TI	TIMBER
CR	CONCRETE RENDER	FW	FLOOR WASTE	OH	OVER HANG	TF	TIMBER FLOOR
DP	DOWN PIPE	GD	GRADED DRAIN	PB	POOL BARRIER	TS	TIMBER SCREEN
EXG	EXISTING	GL	GLASS BALLUSTRADE	ST	STONE CLADDING	WIR	WALK IN ROBE

LEGEND:

DEMOLISH	NEW WORK	BOUNDARY	OVERHEAD	HIDDEN	OVERLAND FLOW
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FOR DEVELOPMENT APPLICATION ONLY

BASIC COMMITMENTS:
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2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX AS PER BASIX GLAZING REQUIREMENTS.

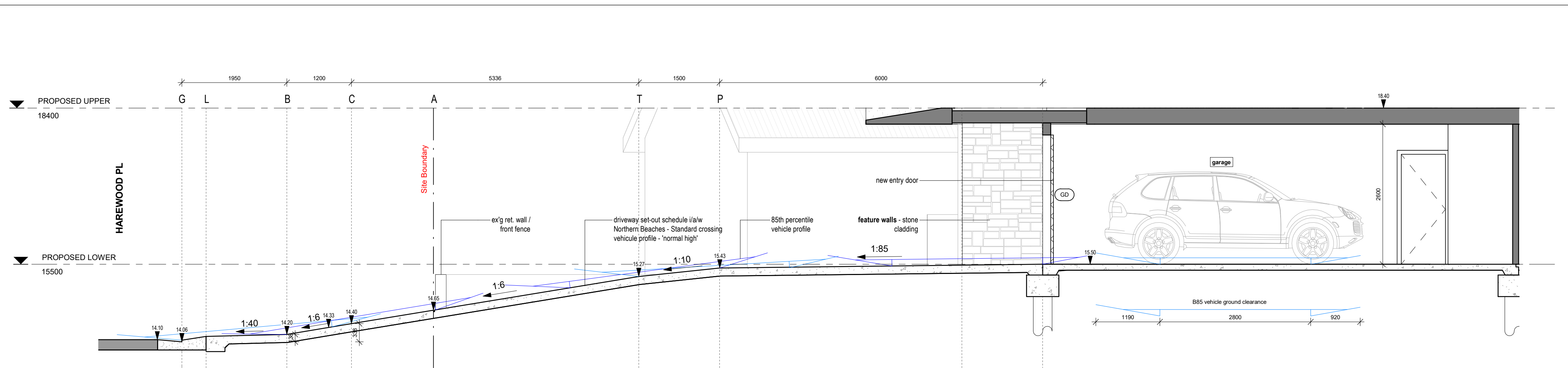
NOTES:
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DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY.



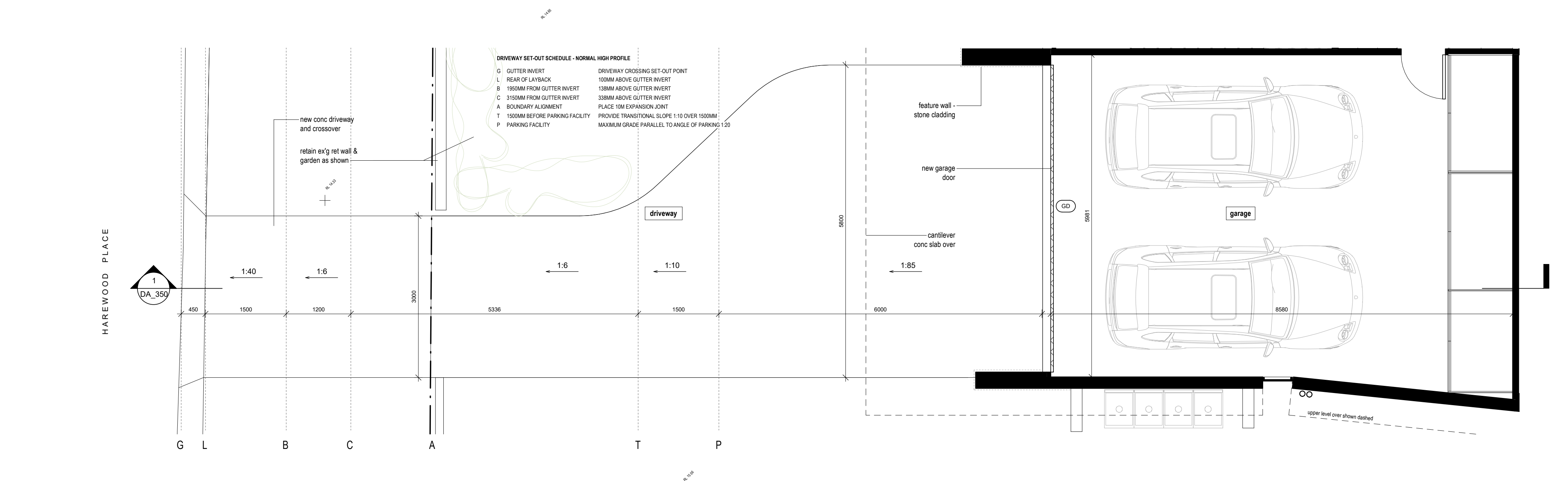
61 2 9999 0668 +61 0433 775 490 se 8 11 level 1 bungan st mona vale new 2106 po box 26 newport new 2106 info@hthousestudio.com www.hthousestudio.com Nominated Architect: Wade Stewart Cogle NSW ARB Registration: # 10971	PRINT DATE: 21/11/2023 9:03:48 AM PRINT SIZE: A2 NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian standards. © COPYRIGHT: Hot House Projects Pty Ltd Information contained on this drawing is the copyright of Hot House Projects Pty Ltd. Copying, or part of, without written permission infringes Copyright. Hot House Projects Pty Ltd TAs Hot House Architects	ISSUE A B DESCRIPTION DA Issue Rev. 1 DATE 28/09/23 01/11/23	CONSULTANTS: Architect: HOT HOUSE ARCHITECTS PO Box 26, NEWPORT NSW 2106 M: 0433 775 490 info@hthousestudio.com Surveyor: CMS SURVEYORS PTY LTD 288A SOUTH CREEK ROAD DIE SW, NSW Phone: (02) 9971 4802 Email: info@cmsurveyors.com Stormwater Engineer: NY CIVIL Yassied Rd M: 0413 942 613 adrian@nycivilengineering.com.au www.nycivilengineering.com.au Town Planner: Northern Development Assessment Dave Moody Mobile: 0401 450 889 dave@nda.nsw.gov.au www.nda.nsw.gov.au Geotechnical Engineer: White Geotechnical Group 1/5 South Creek Rd, Dee Why 2099 (02) 7900 3214 info@whitegeo.com.au www.whitegeo.com.au	CLIENT: LUKE & JULIE PRESTON PROJECT: ALTERATIONS & ADDITIONS ADDRESS: 1 HAREWOOD PL, WARRIEWOOD	DRAWING TITLE: ELEVATIONS <table><tr><td>PROJECT NO. 1072HHA</td><td>DRAWN MS</td><td>CHECKED WC</td></tr><tr><td>DATE 01 November 2023</td><td>DRAWING NO DA_200</td><td>REVISION NO B</td></tr><tr><td>SIZE A2</td><td>SCALE S(As indicated)</td><td></td></tr></table>	PROJECT NO. 1072HHA	DRAWN MS	CHECKED WC	DATE 01 November 2023	DRAWING NO DA_200	REVISION NO B	SIZE A2	SCALE S(As indicated)	
PROJECT NO. 1072HHA	DRAWN MS	CHECKED WC												
DATE 01 November 2023	DRAWING NO DA_200	REVISION NO B												
SIZE A2	SCALE S(As indicated)													



SIZE	A2	SC	As indicated	DA	201	B
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1 DRIVEWAY DETAIL SECTION
1 : 50



2 DRIVEWAY PLAN
1 : 50

LEGEND:

BAL	BALLSTRIDE	FBK	FACE BRICK	MC	METAL CLADDING	SK	SKYLIGHT
BDY	BOUNDARY	FC	FIBER CEMENT SHEET	MR	METAL ROOF	TB	TIMBER BATTENS
CB	CONCRETE BLOCK	FG	FIXED GLASS	OC	OFF-FORM CONCRETE	TO	TO BE CONFIRM
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EXG	EXISTING	GL	GLASS BALLSTRIDE	ST	STONE CLADDING	WIR	WALK IN ROBE

LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---
OVERLAND FLOW	---

FOR DEVELOPMENT APPLICATION ONLY

BASIC COMMITMENTS:

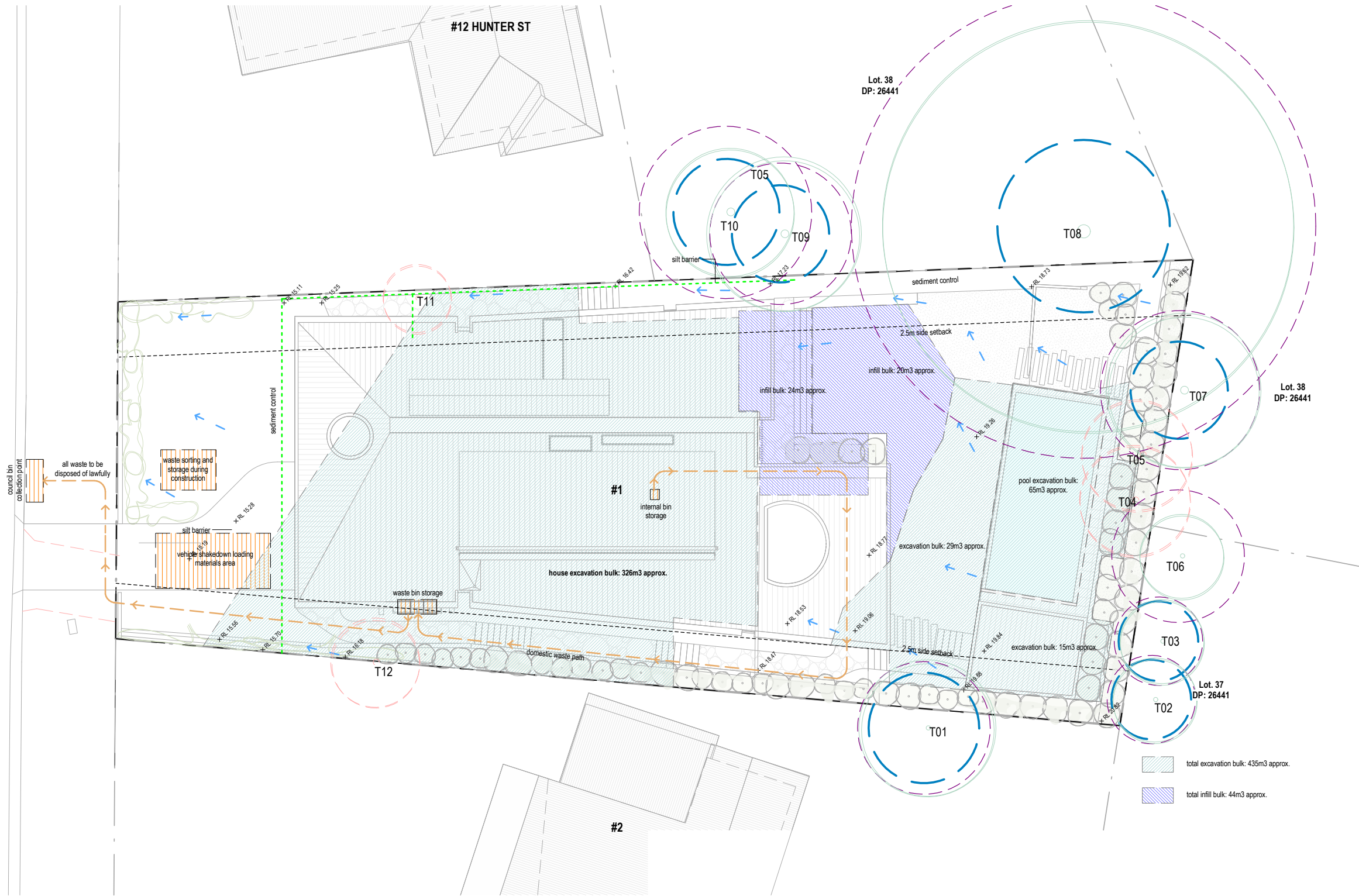
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2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

NOTES:

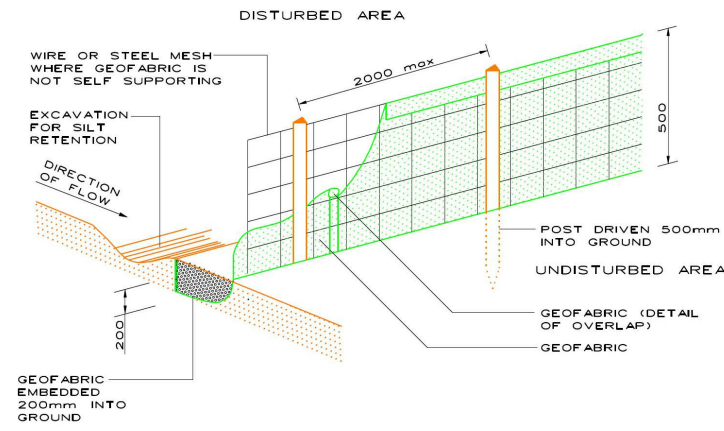
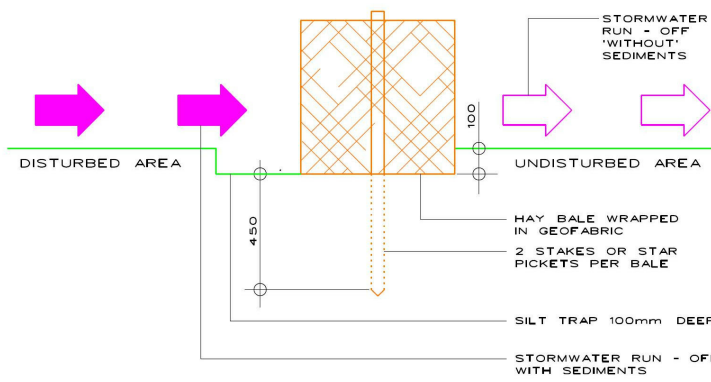
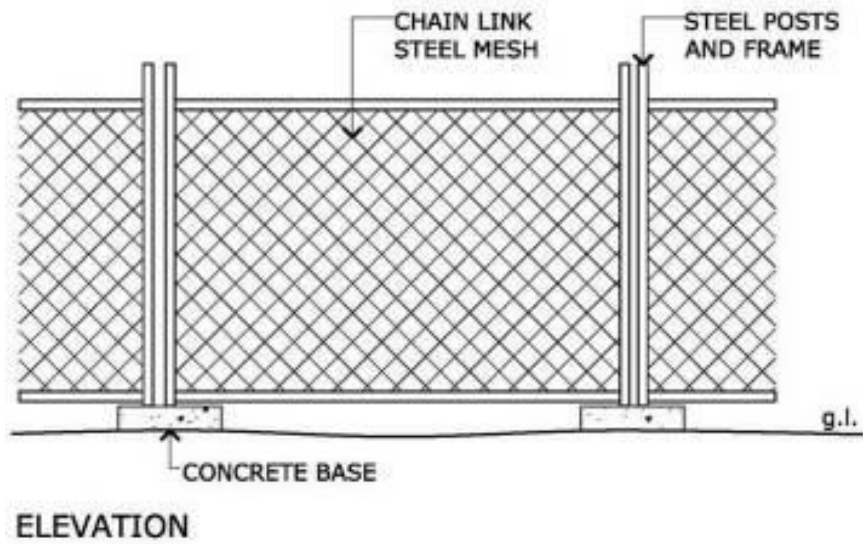
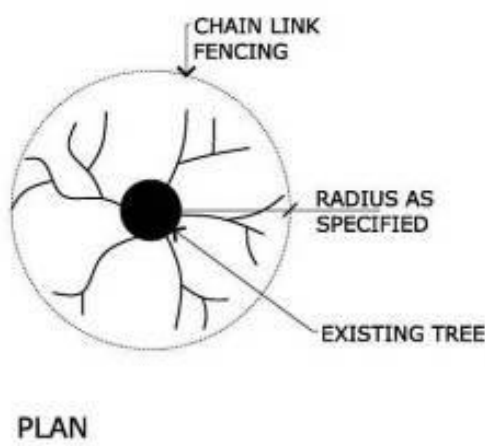
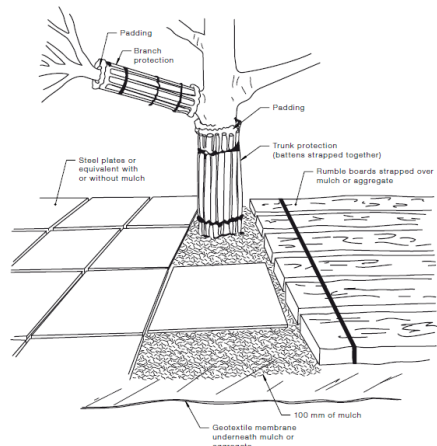
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA

HAREWOOD PLACE



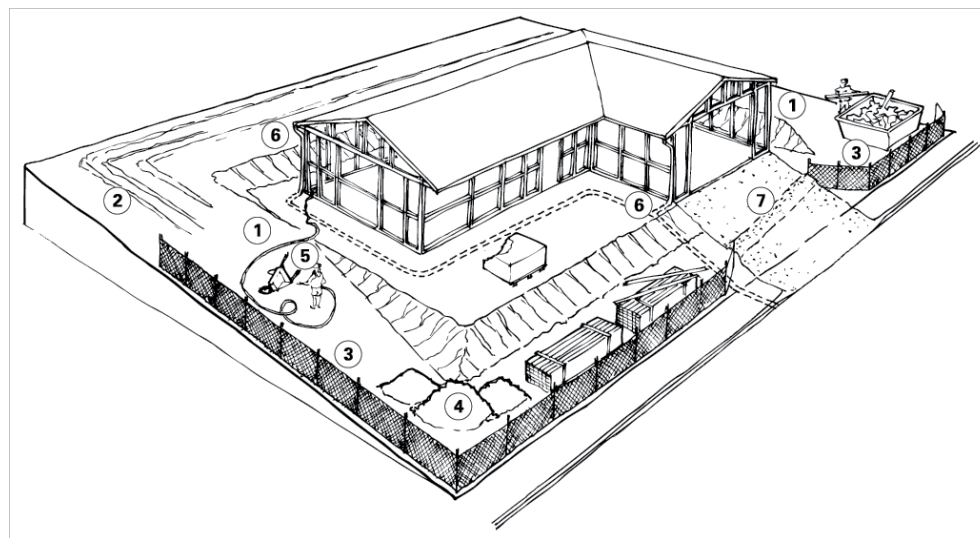
CONSTRUCTION & WASTE MANAGEMENT LEGEND

- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- SITE FENCE
- OVERLAND FLOW
- SILT BARRIER
- DOMESTIC BIN STORAGE
- DOMESTIC BIN ROUTE



EROSION AND SEDIMENT CONTROL MEASURES:

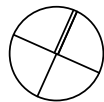
1. MINIMISE DISTURBANCE,
2. DIVERSION DEVICES,
3. SEDIMENT BARRIERS,
4. SECURE STOCKPILES,
5. OTHER CONTAINMENTS,
6. EARLY STORMWATER CONNECTION,
7. CONTROLLED ACCESS POINT



1 SITE MANAGEMENT

1 : 200

FOR DEVELOPMENT APPLICATION ONLY



LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN
OVERLAND FLOW

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CLIENT:
LUKE & JULIE PRESTON

PROJECT:
ALTERATIONS & ADDITIONS

ADDRESS:
1 HAREWOOD PL, WARRIEWOOD

DRAWING TITLE:
SITE MANAGEMENT PLAN

PROJECT NO.	DRAWN	CHECKED
1072HHA	MS	WC
DATE	DRAWING NO	REVISION NO
01 November 2023	DA_600	B
SIZE	As indicated	

HOT HOUSE
ARCHITECTS

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Nominated Architect:
Wade Stewart Cogle
NSW ARB Registration:
10871

PRINT DATE: 21/11/2023 9:04:02 AM PRINT SIZE: A2
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ISSUE
A
B

DESCRIPTION
DA Issue
Rev. 1

DATE
28/09/23
01/11/23

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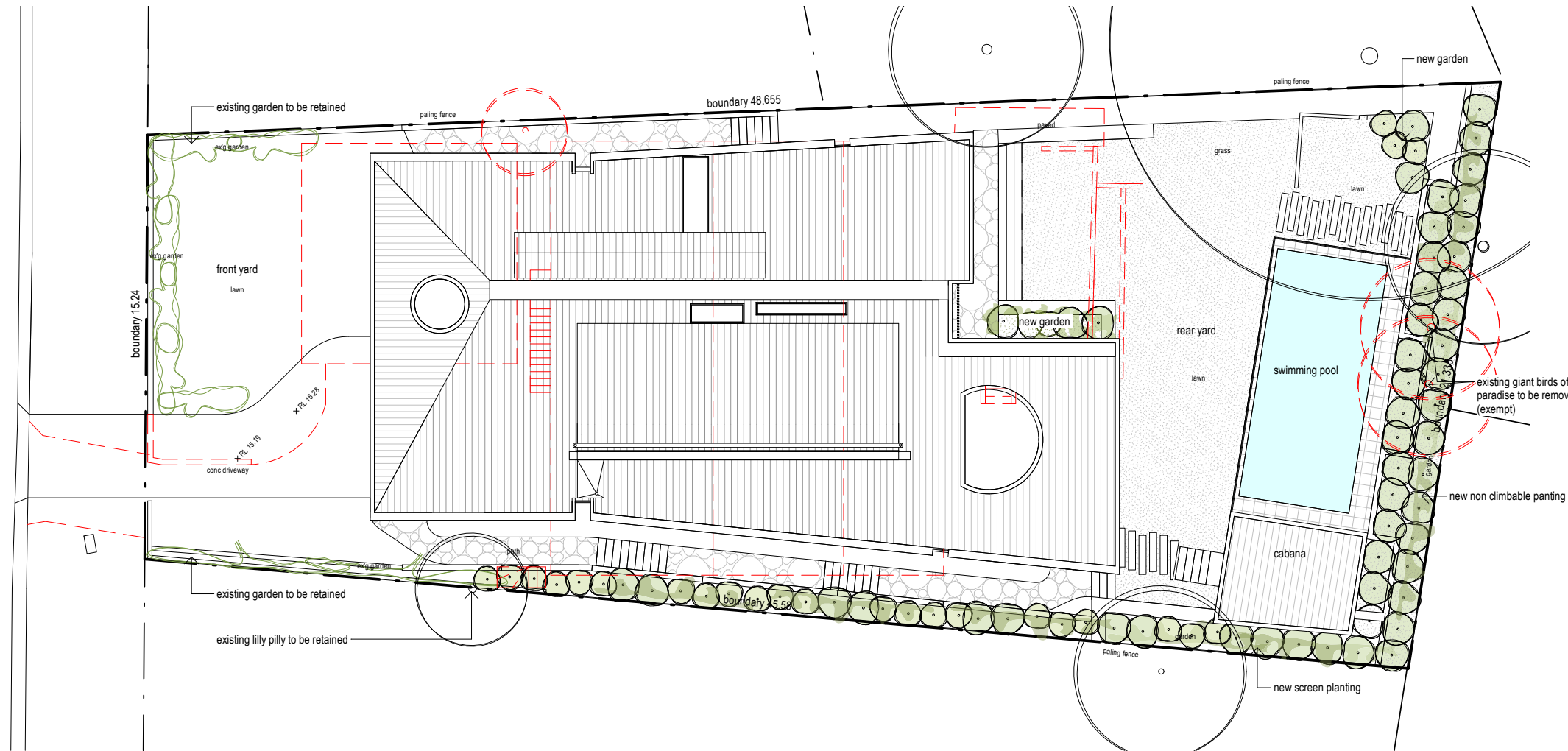
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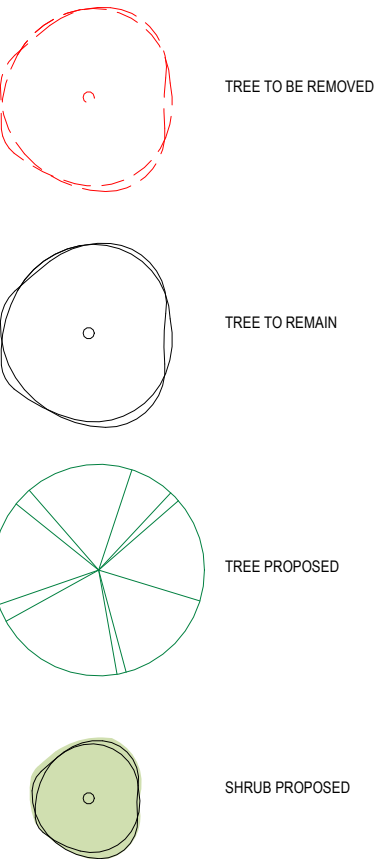
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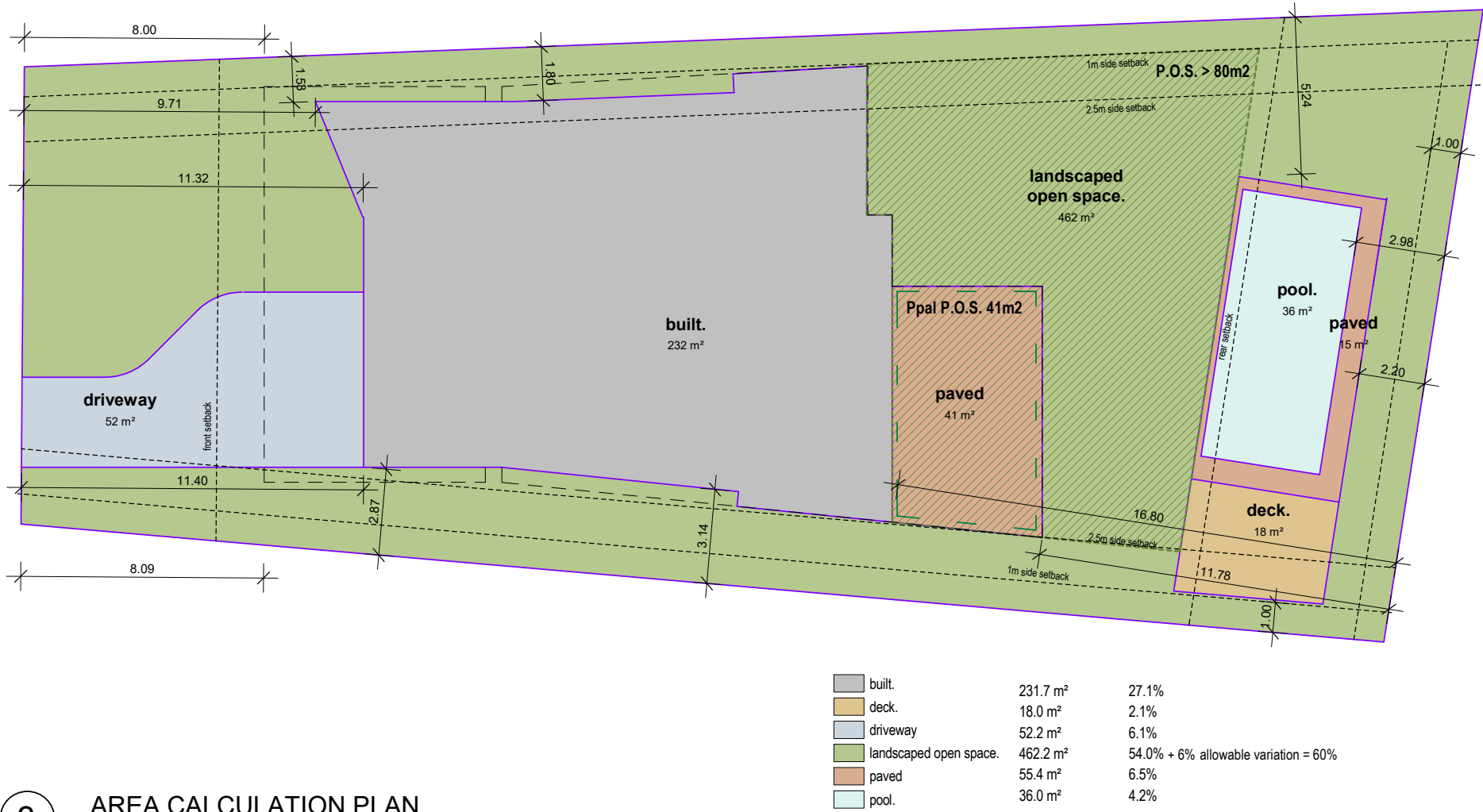


LANDSCAPE LEGEND:



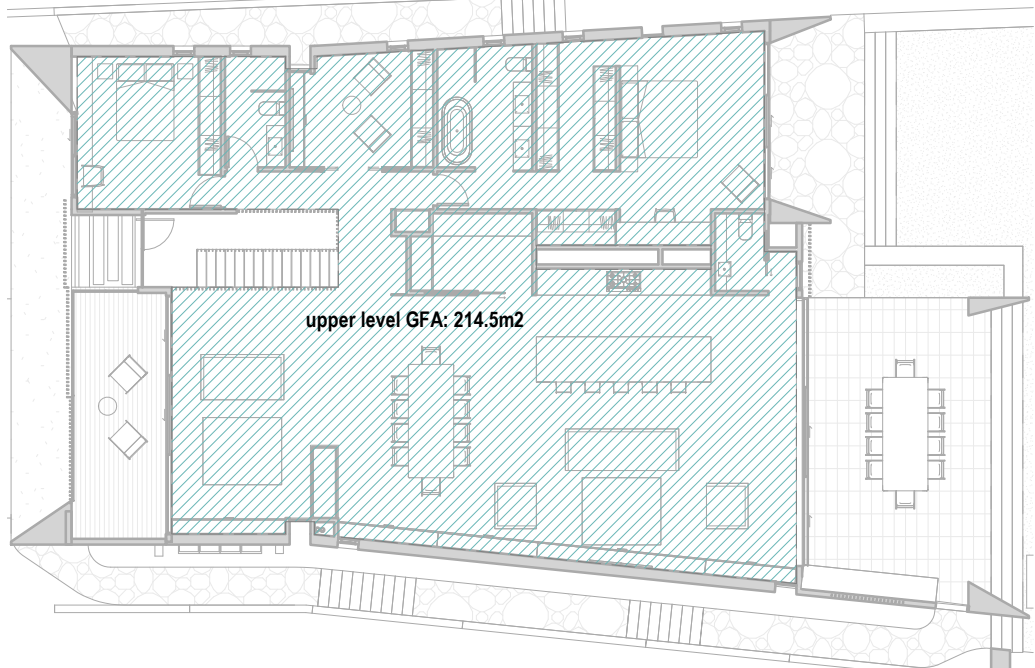
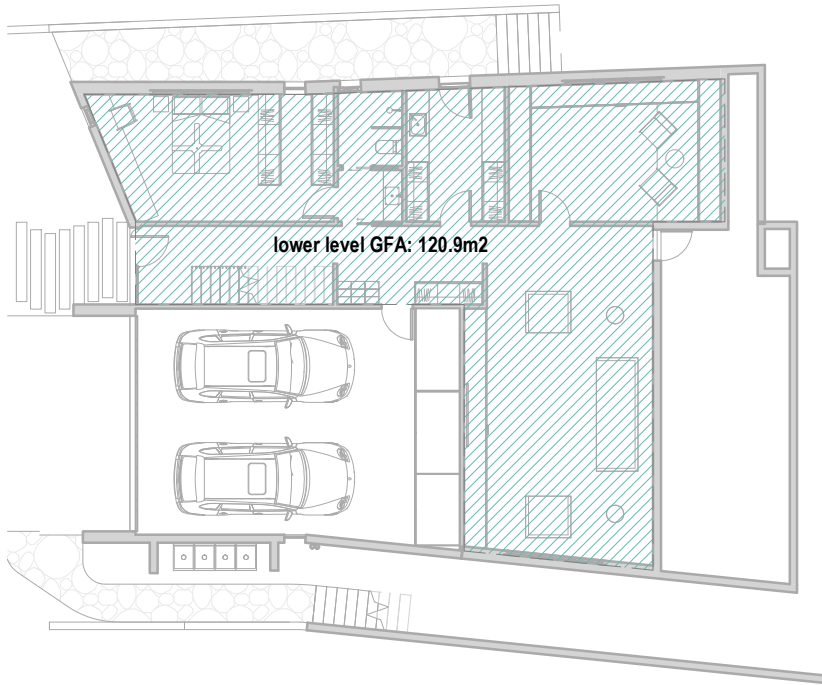
4 Landscape Plan
1 : 200

COMPLIANCE & CALCULATION TABLE				
Land Zoning (Pittwater LEP2014)	C4 - Environmental Living			
Height of Building	8.5 m			
Floor Space Ratio	N/A			
Heritage Item or Heritage Conservation Area	No			
Foreshore Building Line	No			
Land Reservation Acquisition	No			
Acid Sulfate Soils	Class 5			
Minimum Lot Size	550 m²			
Site Area	855.4m²			
	Existing	Proposed	Required	Compliance
GFA	175.0m²	335.4m²	N/A	
Landscaped Area (DCP) (6% of the total site area may be provided as impervious landscape)	469.5 m² (54.8%) + 51.3 (6%) = 520.8m² (60.8%)	462.2 (54%) + 51.3 (6%) = 513.5m² (60%)	513.24m² (60% total Site)	Yes
Landscaped Front of Building (between the front boundary and any built structures)	98m² (56% front)	123m² (70% front)	(60% front)	Yes
Private Open Space (DCP - min 80m2 of private open space)	>80m²	190m²	80m² (dim>3m)	Yes
Private Open Space - Principal Area (DCP - min 16m2 of Principal Area within POS)	>16 m2	41m² (alfresco)	min. 16m²	Yes
Building Height	6.1 m	8.2 m	Max of 8.5m	Yes
Building Envelope:	no complies	no complies (improves ex'g)	45 deg. from 3.5m height	No / Merit based
Front Building Line (DCP)	6.00m (garage) 14.37m (house)	9.71m (lower level) 8.00m (upper level)	min. 6.5m front setback	Yes
Side Setbacks (DCP)	0.9m and 1.0m	1.0m and 2.5m	min. 1.0m and 2.5m	Yes
Rear Setback (DCP)	17.44m (ex'g house) 12.88m (ex'g paving)	16.80m (house) 11.78m (alfresco)	min. 6.5m rear setback	Yes
Pool Setback (DCP) minimum setback from the boundary to the pool coping	N/A	1.00m	min. 1m side setback	Yes
	N/A	1.18m	min. 1m rear setback	Yes
Eaves	450mm	450mm	min. 450mm	Yes
Front Fences Height (Front and side fences within the front building setback)	0.6m - 1.2m	as ex'g	max. 1m	Ex'g non-compliance

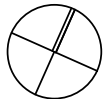


3 AREA CALCULATION PLAN
1 : 200

built.	231.7 m²	27.1%
deck.	18.0 m²	2.1%
driveway	52.2 m²	6.1%
landscaped open space.	462.2 m²	54.0% + 6% allowable variation = 60%
paved	55.4 m²	6.5%
pool.	36.0 m²	4.2%



FOR DEVELOPMENT
APPLICATION ONLY



LEGEND:
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BOUNDARY
OVERHEAD
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OVERLAND FLOW

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