

SITE AREA - 676.6M²

BUILDING FOOTPRINT

EXISTING DWELLING 175.5 M²
EXISTING GARAGE 56.1 M²

TOTAL BUILDING FOOTPRINT 231.6 M² = 34% OF SITE AREA

DEMOLITION:

DEMOLISH EXISTING GARAGE ROOF

SOFTSCAPE - 102.5 M² = 15%

1. REAR COURT YARD - 24 M²
2. FRONT YARD - 78.5 M²

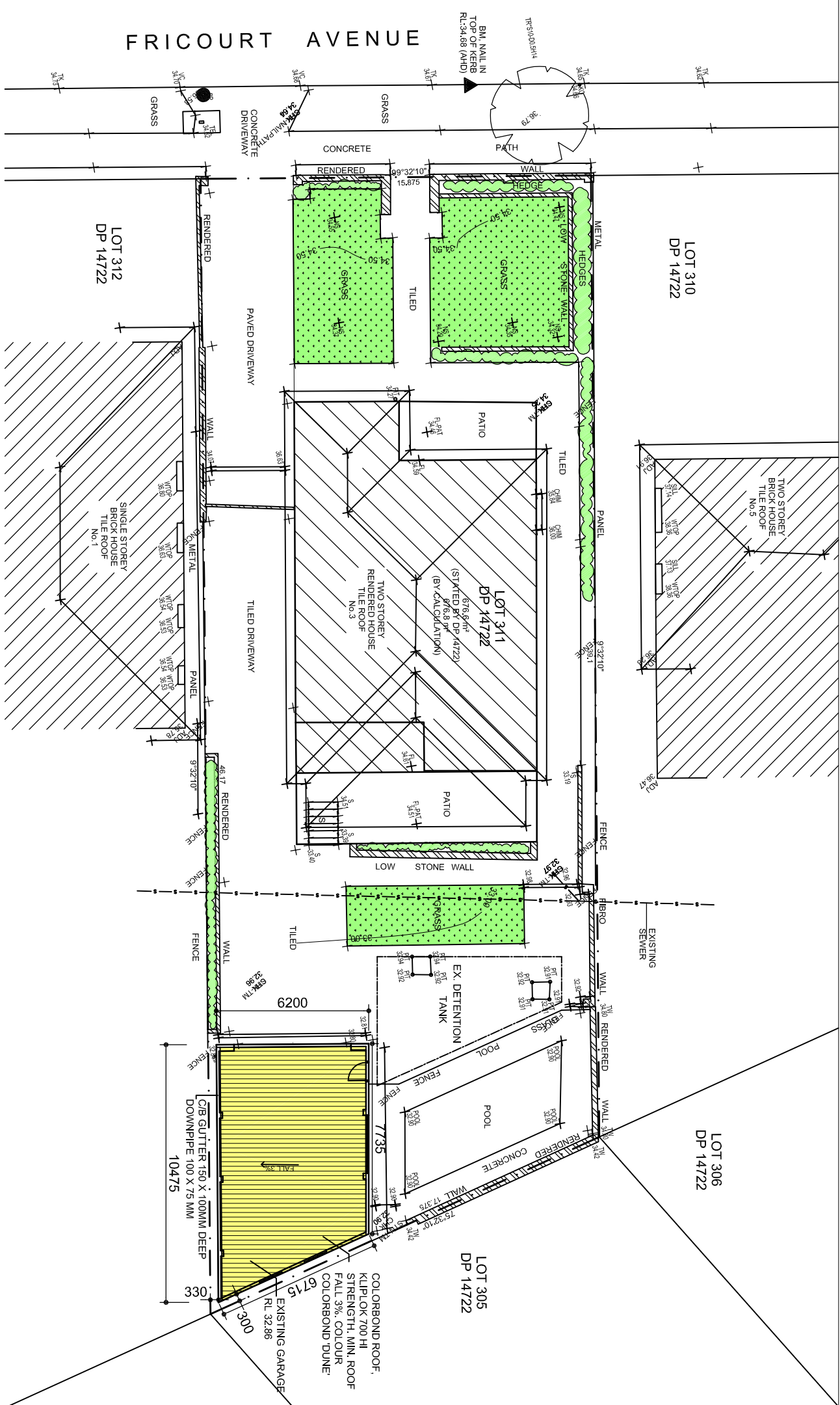
NOTES:

- ROOF WATER RUNOFF GRAVITY FED TO EXISTING STORM WATER
- CHECK ALL DIMENSIONS ON SITE

CONSTRUCTION NOTES:

- the floor is steel framed to engineers details
the walls are timber framed to engineers details
the stormwater system to engineers details

FOR COMPLYING DEVELOPMENT
CERTIFICATE



SITE PLAN

SCALE 1:200 @ A3

LIST OF DRAWINGS

Dwg. No.	Dwg. Title	Issue
A01	PROPOSED SITE PLAN	A
A02	FLOOR AND ROOF PLAN	A
A03	ELEVATIONS	A
A04	SECTION A-A	A
A05	SITE ANALYSIS	A

EXTERNAL FINISHES :

- ROOF - HI STRENGTH KLEPLOK, MIN. FALL 3%, COLOUR COLORBOND 'DUNE'
- COLORBOND GUTTER 100MM Ø, COLORBOND FASCIA AND DOWN PIPES, COLOUR COLORBOND 'DUNE'
- WINDOWS - ALL NEW WINDOWS TO BE ALUMINIUM SEMI-COMMERCIAL FRAMES
- EQUAL TO HANLONS OR STEGAR ALUMIHEE RANGE. POWDER COAT FINISH COLOUR 'CITI PEARL MATT'
- COLOUR OR EQUAL, WITH FLYSCREENS TO MATCH.

LEGEND

NEW WORK

EXISTING LANDSCAPE

SCALE 1 : 200 @ A3



Issue		Amendments	Date	Title	
A		FOR P.A.	25.03.22.	CHRISTINE MAGILVARES PROPOSED SITE PLAN	
Client			Project		
CHRISTINE MAGILVARES			3 FRICOURT AVENUE EARLWOOD NSW 2026 REPLACE GARAGE ROOF		
ARTHUR VELLISS ARCHITECTS					
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Job No.	3308	Dwg. No.	A01	AMS	AV
				Revision	A