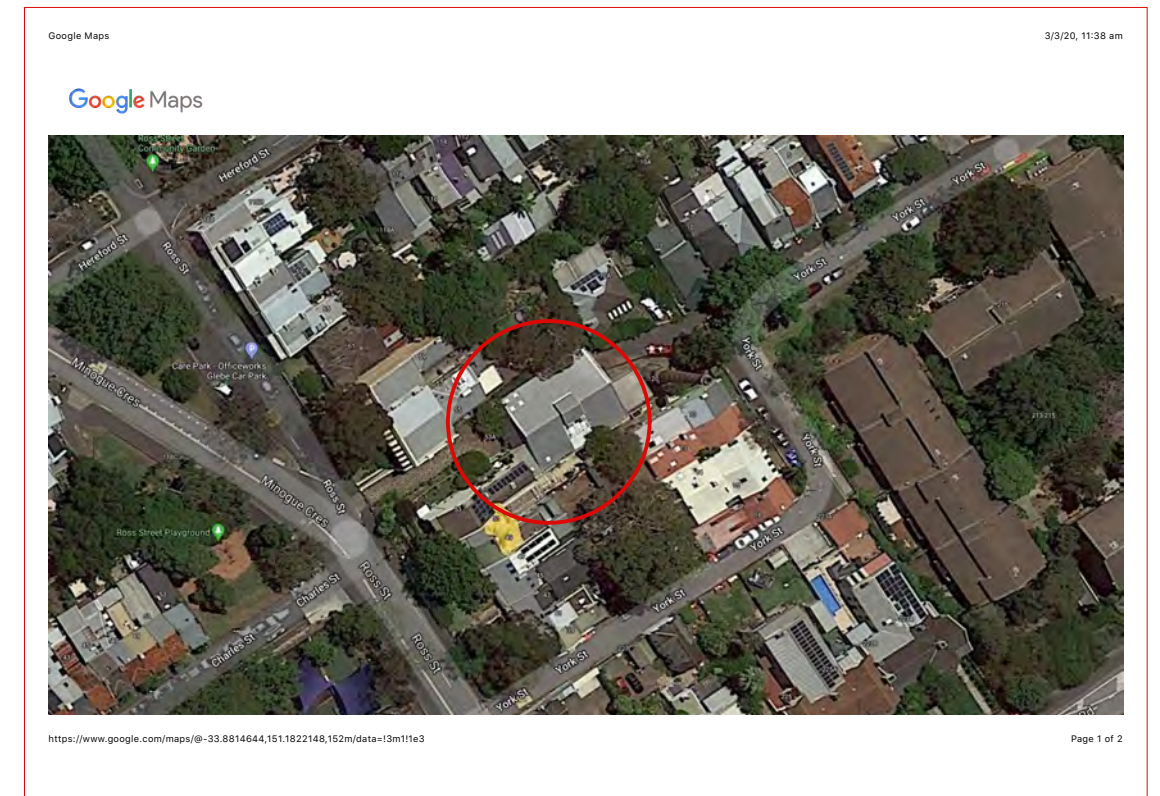


DRAWING SCHEDULE

Development Application - current at 2020.06.22

	DRAWING TITLE	ISSUE	ISSUE DATE
DA 1.00	Cover Sheet	B	2020.06.22
DA 1.01	Survey	B	2020.06.22
DA 1.02	Site Plan and Site Analysis	B	2020.06.22
DA 2.01	Proposed Level L01 Plan	B	2020.06.22
DA 3.04	Proposed West Elevation	B	2020.06.22
DA 4.01	Section 01	B	2020.06.22

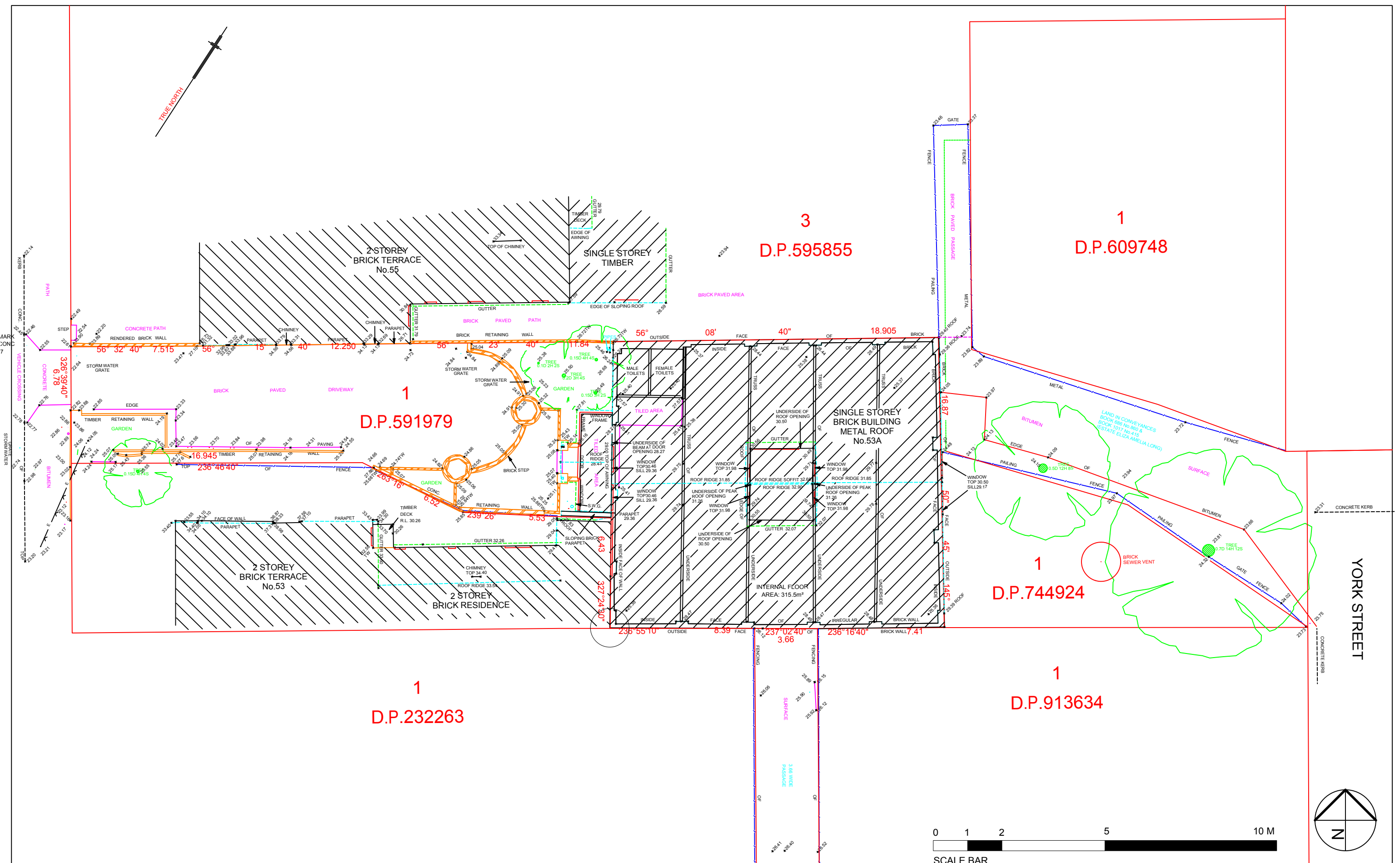
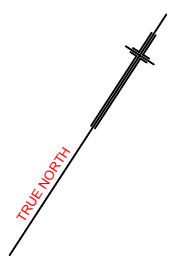


LOCATION PLAN - NTS



LEGEND			
	Existing Wall to remain/demolished	E	entry
	New masonry or timber framed Wall	K	kitchen
		LA	laundry
	Existing Internal Floor Area	BA	bathroom
	New Gross Floor Area	BD	bedroom
	New Internal Wet Floor	ST	study
	New external doors and windows	BC	balcony
		T	terrace

53A ROSS STREET - FOREST LODGE - NSW



B	Development Application Submission	2020.06.22
A	Preliminary	2020.04.30
issue	description	date

project	Commercial Building 53A Ross Street Forest Lodge NSW Australia
title	EXISTING SURVEY

project no	2001
dwg no	DA 1.01
scale	1:200 @ A3
issue	B

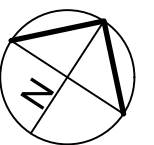
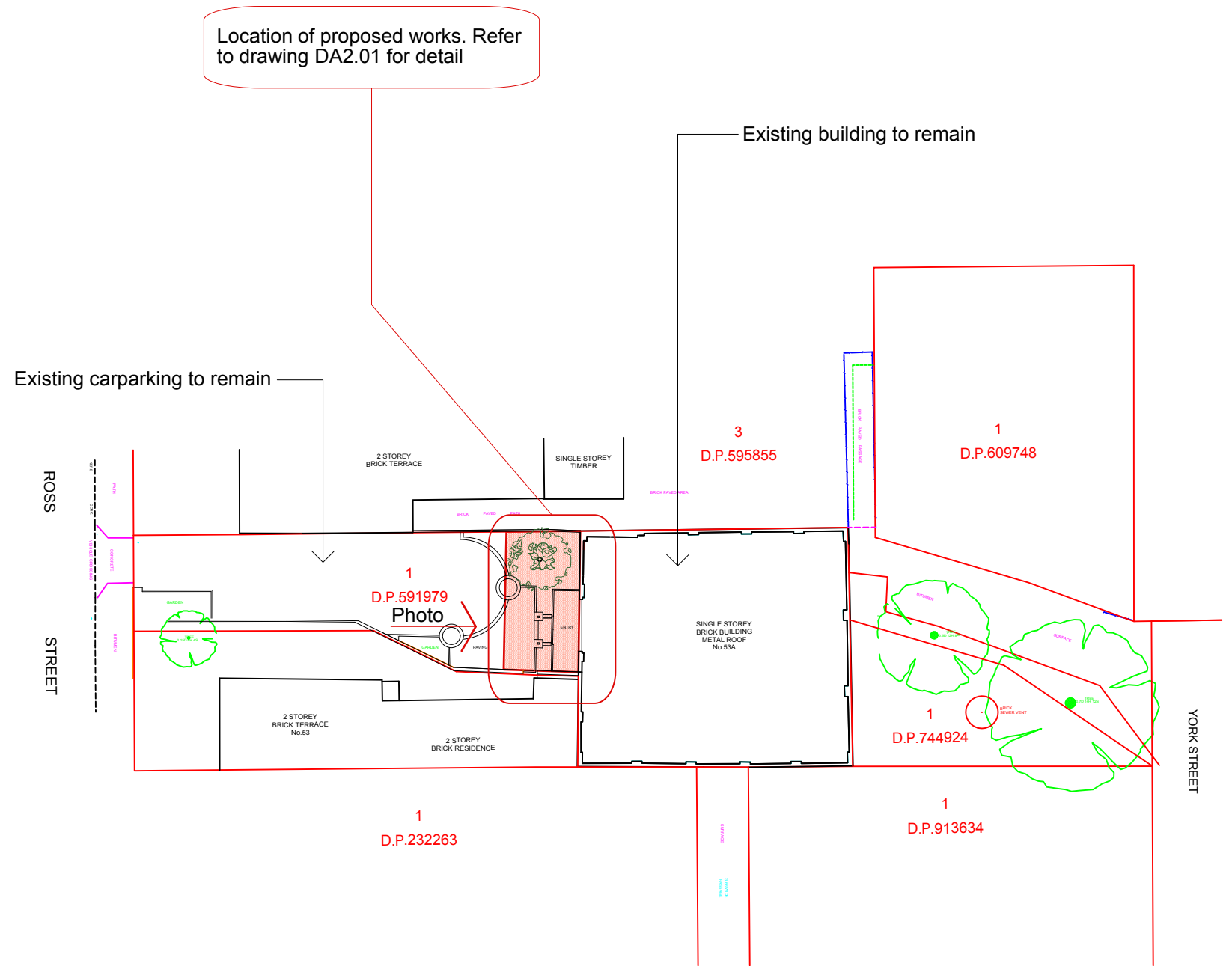
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Description of proposed works

1. Removal of existing entry stairs, gabled entry roof and awning.
2. Extension of verandah area to northern boundary
3. Construction of new flat roof over existing glass enclosure and new external verandah area
4. Extend existing glazing system of entry enclosure to underside of new awning
5. Construction of new ramped access path along northern boundary to new entry verandah
6. Install new glazed door to existing western facade
7. Modify area of landscaping including the retention of the existing tree
8. Upgrade existing forecourt area as necessary without any impact on existing carparking



			project	Commercial Building 53A Ross Street Forest Lodge NSW Australia	project no	2001	JAKE DOWSE ARCHITECTS architecture landscapes construction development
					dwg no	DA 1.02	
B	Development Application Submission	2020.06.22	title	SITE PLAN AND SITE ANALYSIS	scale	NTS @ A3	18/41-45 Wallis Street Woollahra NSW 2025 Australia T +612 9380 7152 E info@dowsearchitects.com.au
A	Preliminary	2020.04.30			issue	B	
issue	description	date					

Extend existing entry area to form new verandah under new extended flat awning structure

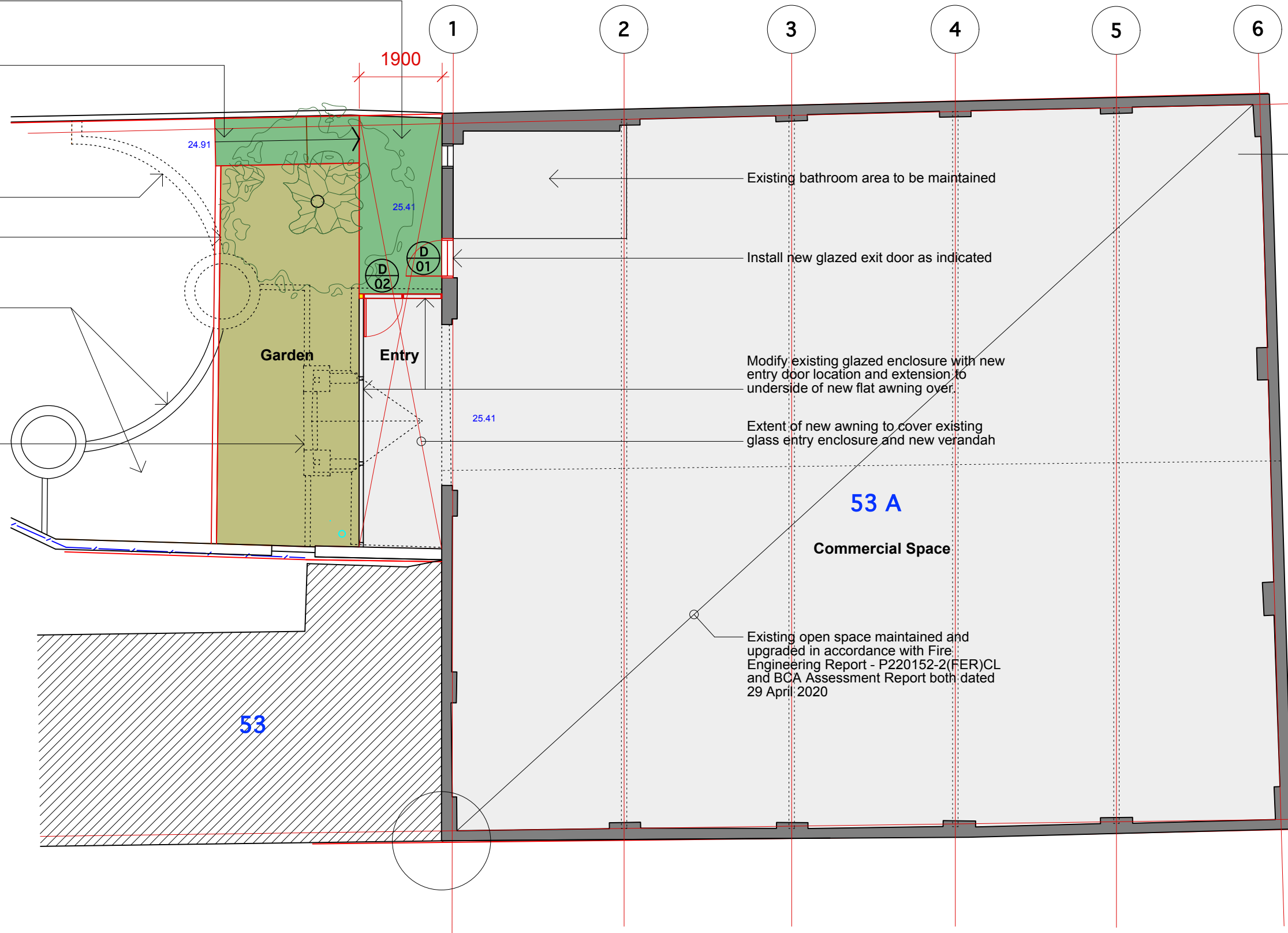
Construct new 1100 wide disabled access ramp along northern boundary in accordance with BCA requirements

Existing low brick walls and levels modified to form new paving level (typical).

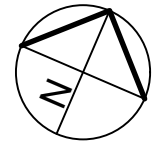
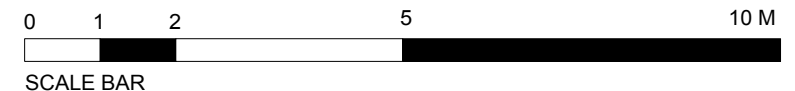
Existing tree to remain in extended and modified landscape area

Existing low brick walls, levels, paving and parking area to remain

Remove existing awning and access stairs and construct new flat awning over existing internal area and new external verandah area to the north as indicated



01 PLAN
2.01 Ground Level 01



issue	description	date
B	Development Application Submission	2020.06.22
A	Preliminary Concept	2020.04.00

project	Commercial Building 53A Ross Street Forrest Lodge NSW Australia
title	L01 PLAN

project no	2001
dwg no	DA 2.01
scale	1:100 @ A3
issue	B

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Y

X

16204

Existing masonry building facade to remain (typical)

Existing windows to remain and protected in accordance with Fire Engineering Report - P220152-2(FER)CL dated 29 April 2020.

Remove existing awning and access stairs and construct new timber framed flat awning over extended verandah. Extend existing glazing to underside of new awning as indicated.

Existing tree to remain in modified landscape area

New glazed exit door install into existing facade

Existing window opening to remain

Ensure existing masonry wall on boundary is 1300 above porch level in accordance with Fire Engineering Report - P220152-2(FER)CL dated 29 April 2020.

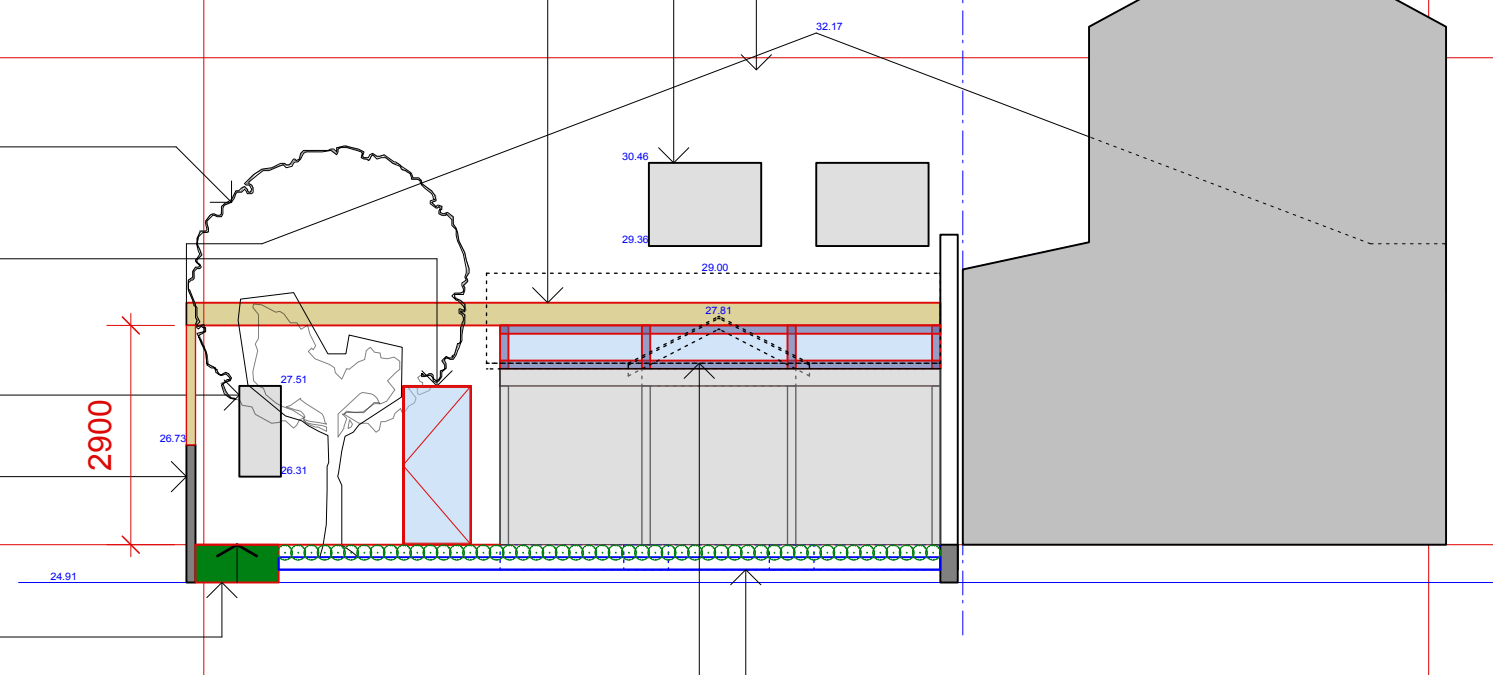
Construct new 1100 wide concrete disabled access ramp along northern boundary in accordance with BCA requirements

Remove existing entry gable and awning (typical)

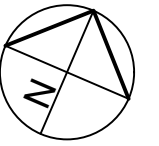
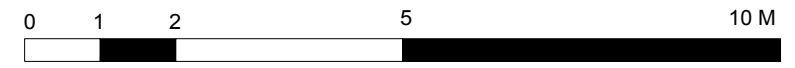
Modify and extend the existing garden area as indicated on plan (typical).

31.85 RR

25.41 L01



01 WEST ELEVATION
3.04 Front View

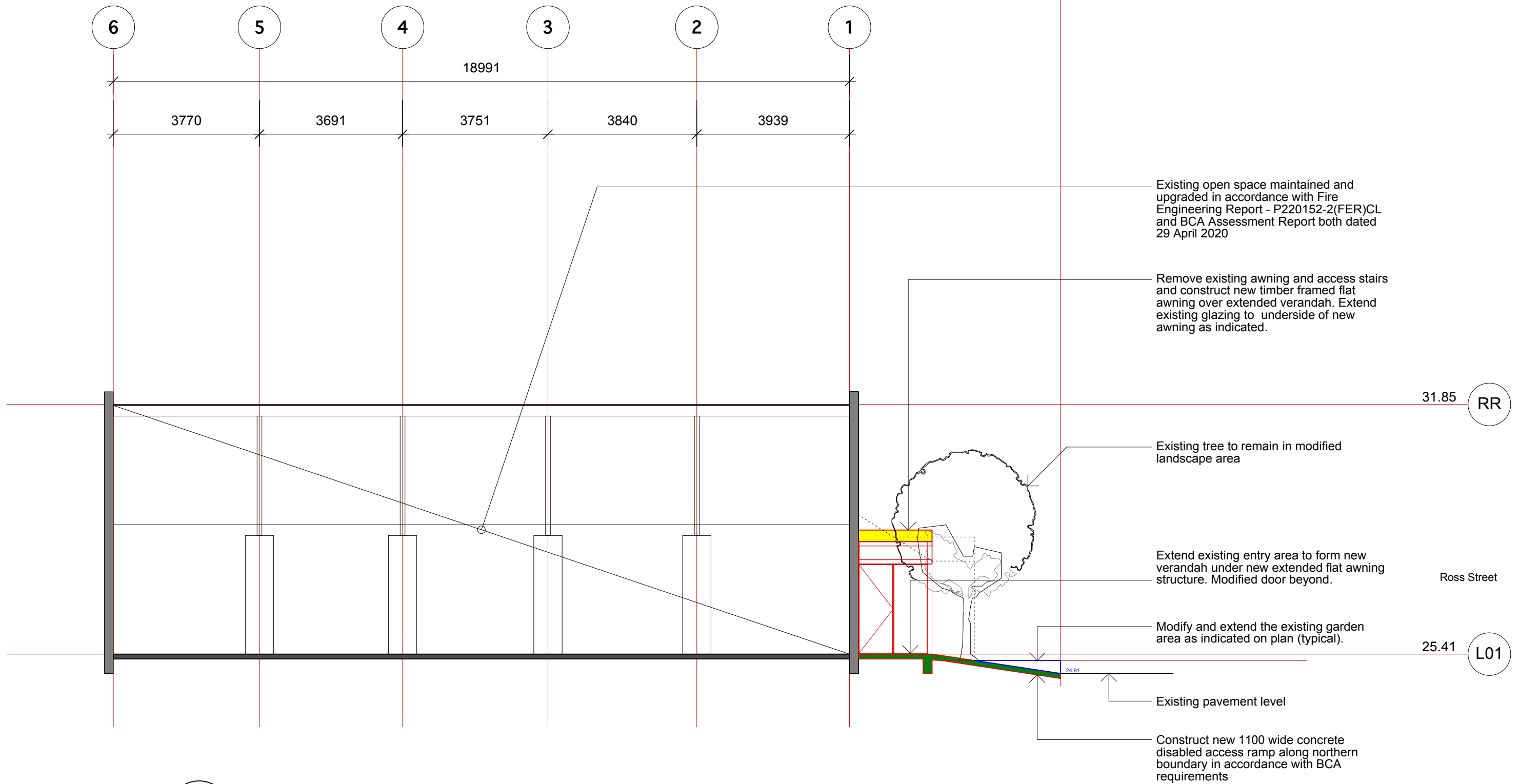


issue	description	date
B	Development Application Submission	2020.06.22
A	Preliminary Concept	2020.04.00

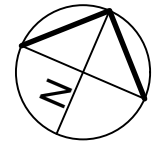
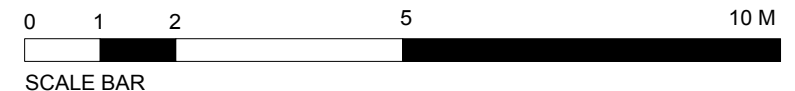
project	Commercial Building 53A Ross Street Forrest Lodge NSW Australia
title	WEST ELEVATION

project no	2001
dwg no	DA 3.04
scale	1:100 @ A3
issue	B

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01 SECTION 01
4.01 Longitudinal



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					dwg no	DA 4.01	
B	Development Application Submission	2020.06.22	title	SECTION 01	scale	1:100 @ A3	18/41-45 Wallis Street Woollahra NSW 2025 Australia T +612 9380 7152 E info@dowsearchitects.com.au
A	Preliminary Concept	2020.04.00			issue	B	
issue	description	date					