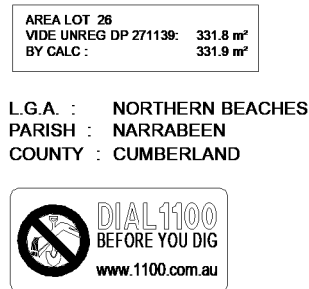


SITE DETAILS	
LOT NUMBER:	26
DP NUMBER:	271139
AREAS	
SITE AREA:	313.99m2
GROUND FLOOR	111.88 m²
FIRST FLOOR	108.65 m²
GARAGE	24.83 m²
ALFRESCO	20.53 m²
PORCH	5.16 m²
Grand total	271.06 m²
DRIVEWAY:	23.14m2
PRIVATE OPEN SPACE:	95.13m2
PROJECT DETAILS:	
GROUND & FIRST FLOOR LIVING TOTAL:	220.53m2
ROOF AREA:	190.51m2
NO. OF BEDROOMS:	4
LANDSCAPE:	
LANDSCAPE AREA:	140.00m2 - 44.58%
STORMWATER:	
RAINWATER TANK SIZE:	= 4030litre
-(ABOVE GROUND / UNDER GROUND)	
ROOF AREA CONNECTED TO RAINWATER	
TANK: (31) % MIN MIN- 60.00m2 (to eng's details)	
RAINWATER USES: GARDEN/TOILET/LAUNDRY	
SITE NOTES & CONDITIONS:	
-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION. -EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER -EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM. -EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER. -WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. -DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM WINCREST FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST -FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND WILL VARY ON SITE -ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER - ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS	




ORIGIN OF LEVELS :
SSM 24845 RL=12.835 (AHD) FOUND NEAR
THE INTERSECTION OF WARRIEWOOD
ROAD & ALMEDA WAY.
ACCURACY OF ORIGIN : ± 0.001m

SITE PLAN

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						CLIENT: MR MAHONEY & MRS CAREY	JOB NO: 17295	DATE: 04.09.19
						ADDRESS: Lot 26 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL	DRAWN: EB	CHECKED:
							SCALE: As indicated	SHEET NO: 01
							PLEASE DISCARD ALL OTHER PLANS	
							DO NOT SCALE DRAWING	
LOCATION: C:\Users\emily\Desktop\Current Work\17295 MAHONEY Sketch 29.07.19.rvt								

LOCATION: C:\Users\emilyc\Desktop\Current Work\17295 MAHONEY Sketch 29.07.19.rvt

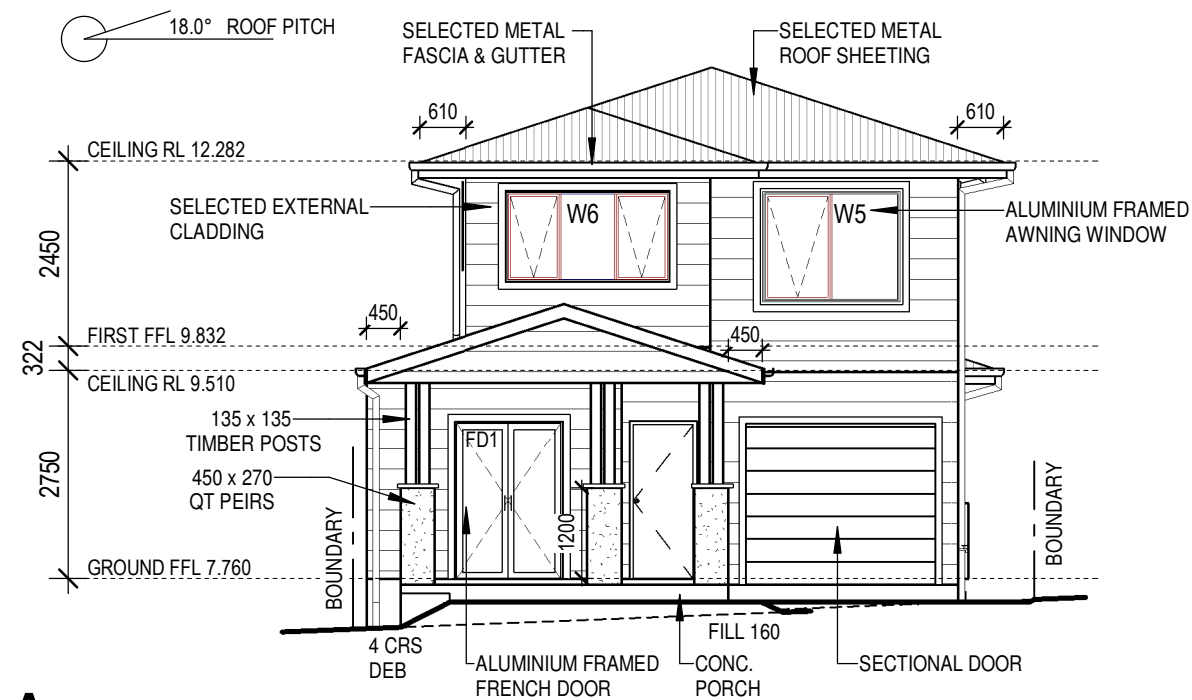
 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2019/1150

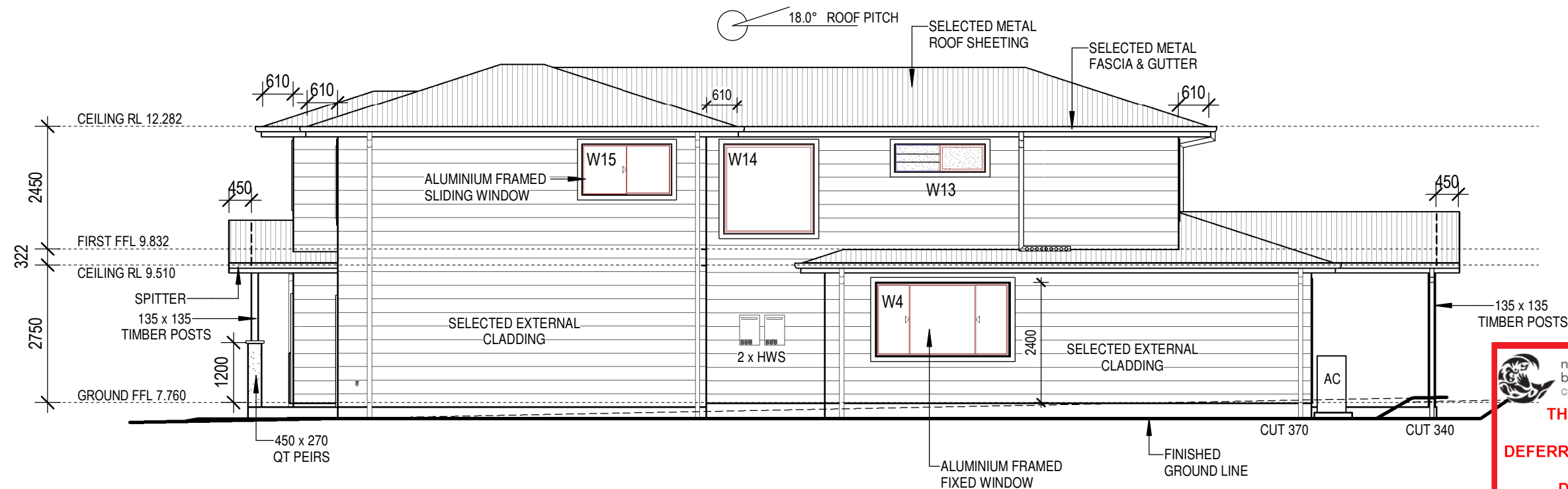
**(Activation of consent must be obtained
from Northern Beaches Council)**

- NOTE:
- FIRST FLOOR WINDOW HEADS TO BE PLACED @ 2100
 - GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL EXCEPT W2 & W4 TO BE AT HEAD HEIGHT 2400
 - ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.



ELEVATION A

1 : 100



ELEVATION B

1 : 100

ELEVATIONS

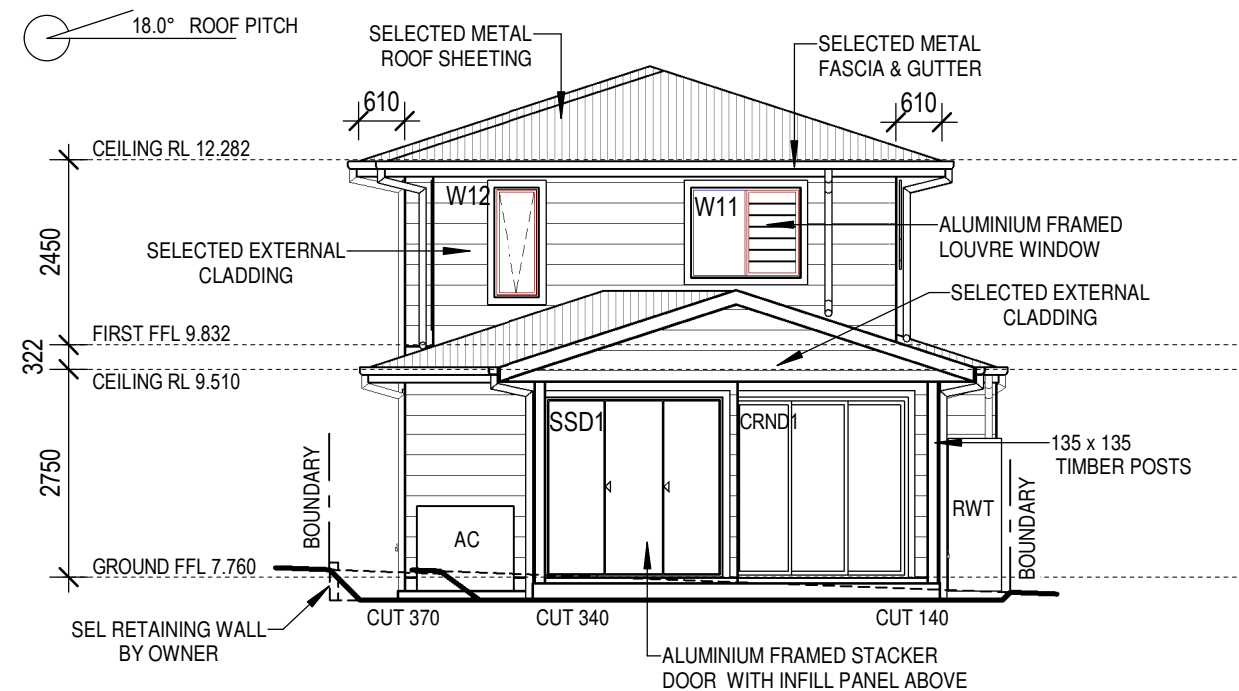
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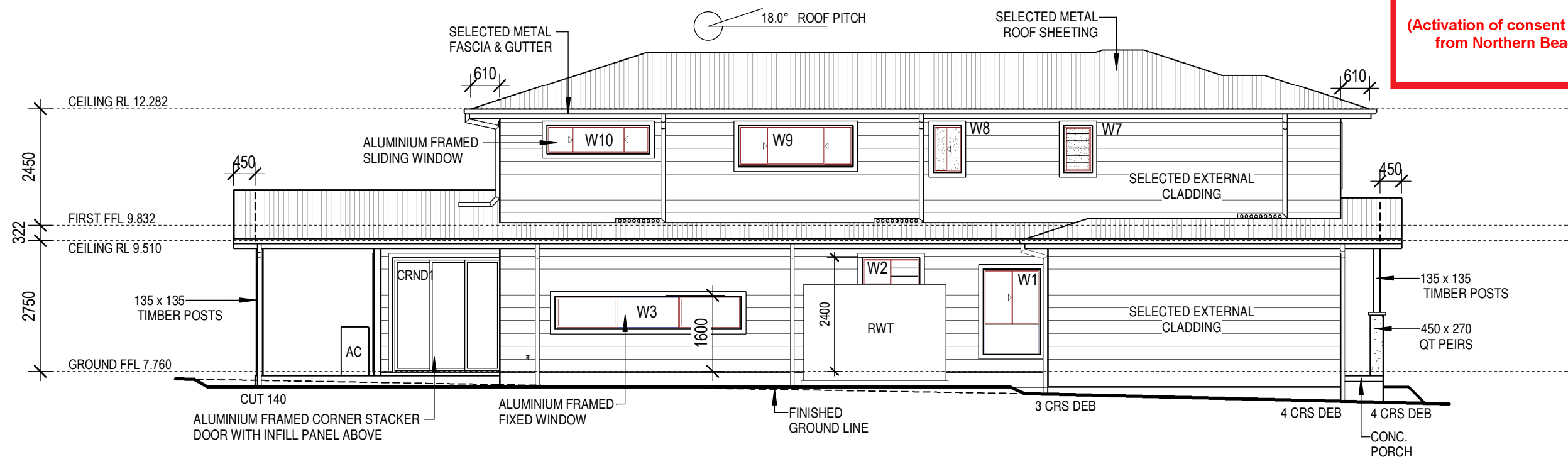
DA NUMBER: DA2019/1150

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A		PFD (EB)		07.08.18			CLIENT: MR MAHONEY & MRS CAREY		JOB NO: 17295	DATE: 04.09.19
B		VARY B, VARY C (EC)		23.10.18			ADDRESS: Lot 26 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL		DRAWN: EB	CHECKED:
C		VARY D (EB)		16.11.18					SCALE: 1 : 100	SHEET NO: 04
D		VARY F (EB)		05.02.19					PLEASE DISCARD ALL OTHER PLANS	
E		VARY E, VARY I, VARY J (EC)		21.08.19					DO NOT SCALE DRAWING	
F		VARY K (EC)		04.09.19						
G		VARY L (EB)		23.09.19						
H		FFD (EB)		26.09.19						
LOCATION: C:\Users\emily\Desktop\Current Work\17295 MAHONEY Sketch 29.07.19.rvt										



ELEVATION C
1 : 100



ELEVATION D
1 : 100

NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED @ 2100
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL **EXCEPT W2 & W4 TO BE AT HEAD HEIGHT 2400**
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

 **northern beaches council**

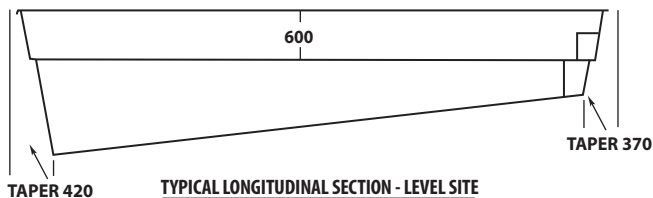
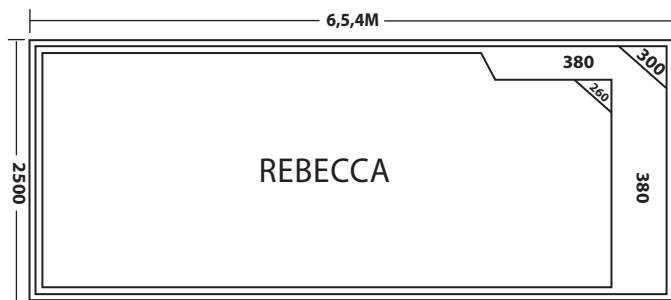
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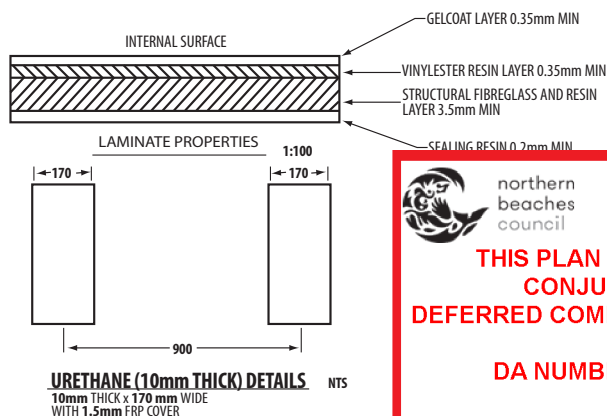
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ELEVATIONS

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C		VARY D (EB)		16.11.18						SCALE: 1 : 100		SHEET NO: 05	
D		VARY F (EB)		05.02.19						PLEASE DISCARD ALL OTHER PLANS			
E		VARY E, VARY I, VARY J (EC)		21.08.19									
F		VARY K (EC)		04.09.19									
G		VARY L (EB)		23.09.19				DO NOT SCALE DRAWING					
H		FFD (EB)		26.09.19									
LOCATION: C:\Users\emily\Desktop\Current Work\17295 MAHONEY Sketch 29.07.19.rvt													



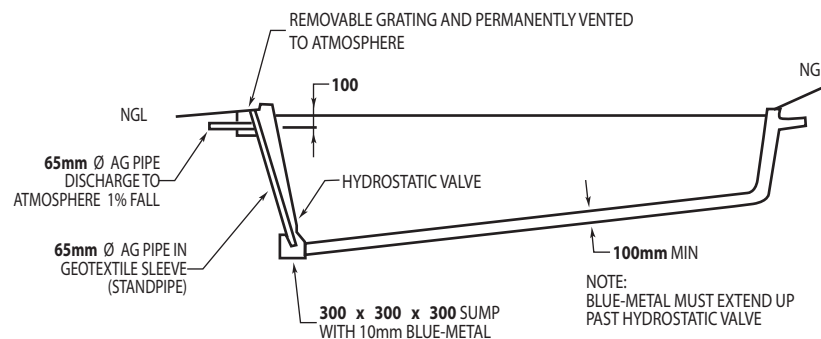
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6 METRE	2000	1300	1895	4700	950	1000
6 METRE	2500	1300	1895	4700	1450	1500
5 METRE	2500	1300	1780	3700	1500	1550
4 METRE	2500	1300	1640	2700	1500	1550



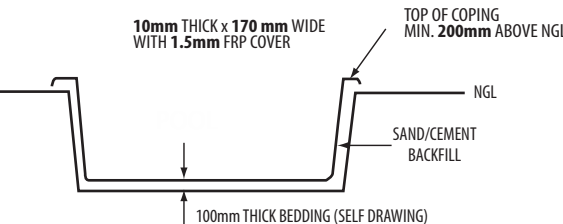
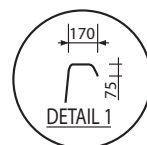
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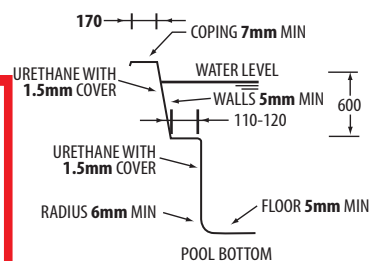
**(Activation of consent must be obtained
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TYPICAL LONGITUDINAL SECTION - LEVEL SITE 1:100



TYPICAL CROSS SECTION



EDGE DETAIL AND STRUCTURAL

NOTES

1. GENERAL

DESIGN AND INSTALLATION TO BE IN STRICT ACCORDANCE WITH CURRENT AS 1838 AND AS 1839 REQUIREMENTS AND ALL RELEVANT STATUTORY BY LAWS AND REGULATIONS

2. INSTALLATION

FOUNDATION - ALL FOUNDATION MATERIAL SHALL BE NATURAL UNDISTURBED SOIL OR ROCK OF THE SAME TYPE THROUGHOUT. NO FILL IS PERMITTED UNLESS ITS COMPACTION HAS BEEN TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER. THE REQUIRED MINIMUM SAFE BEARING CAPACITY OF THE FOUNDATION MATERIAL SHALL BE 100 KPA. THIS POOL IS SUITABLE FOR INSTALLATION IN HIGHLY REACTIVE SOILS PROVIDED THAT.

- (i) THE SAND/CEMENT BACKFILL MUST BE ATLEAST 150MM THICK AND SHALL CONSIST OF 1 CEMENT TO 8 SAND BY VOLUME.
- (ii) IF USED, THE CONCRETE CONCOURSE SHALL CONTAIN SL72 MESH PLUS 4-L12TM BARS CONTINUOUS AROUND THE WHOLE POOL.
- (iii) THE SURROUNDING AREA SHALL BE WELL DRAINED TO PREVENT STORM WATER RUNOFF FLOWING NEAR THE POOL. WHEREVER POSSIBLE THE AREA AROUND THE POOL SHALL BE PAVED UP TO ATLEAST 2 M FROM THE EDGES OF THE POOL. UNSTABLE SITES REQUIRE CERTIFICATION BY A STRUCTURAL ENGINEER.

BEDDING MATERIAL - SHALL BE NON-COHESIVE, POROUS MATERIAL READILY SCREEDABLE WITH 12MM MAXIMUM AGGREGATE SIZE. COARSE RIVER SAND IS SUITABLE.

BACKFILL MATERIAL - SHALL BE SAND/CEMENT MIXTURE OF MINIMUM RATIO 1:16 BY VOLUME FOR PREMIXED AND 1:10 BY VOLUME BY DRY MIXED MACHINE ON SITE. THE BACKFILL AFTER INSTALLATION SHALL BE STABLE TO PREVENT ANY WASH AWAY OF THE BACKFILL OCCURRING. POOL WALLS MAY NEED TO BE CROSS BRACED DURING INSTALLATION AND INITIAL SETTLING OF THE BACKFILL AND CONCRETE CONCOURSE.

3. EMPTYING

THIS POOL MUST NOT BE EMPTIED WITHOUT THE EXPRESS APPROVAL OF MIAMI POOLS OR AGENT. ON SOME SAND SITES, SUBJECT TO SPECIFIC ENGINEERS APPROVAL, HYDROSTATIC RELIEF VALVES MAY BE OMITTED IF DESIRED.

RANGE: **MIAMI POOLS**

MODEL: **REBECCA**

SCALE: As Shown

DATE: 10/01/2019

DESIGNED: TRS

DRAWN: TML

DWG No. 06-2774-S029

MIAMI POOLS MANUFACTURING PTY LTD
CORNER ANNE AND POWER STREETS
ST MARYS NSW 2760
TELEPHONE: (02) 9623 0922
FACSIMILE: (02) 9833 3422
www.miamipools.com.au



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ABN 73 013 147 278 Registered Building Practitioners EC - 39557
436 Hargreaves Street, Bendigo, Victoria 3550
Phone: 03 5444 1633 Fax: 03 5444 1866
Email: admin@sgpce.com.au

SIGNATURE:

[Signature]