

NORTHERN BEACHES COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT DA2018/1202
 (Activation of consent must be obtained via written notice from Northern Beaches Council)

- Notes:
1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Floor Level +/- 200mm
 9. 20mm tolerance to be allowed for frames that are built to the low side of the slab

Client Approval: _____ Date: _____

Client: **ICON HOMES**

Job: **Proposed Residence**
 LOT: 8 DP: UNREG
Karina Warriewood

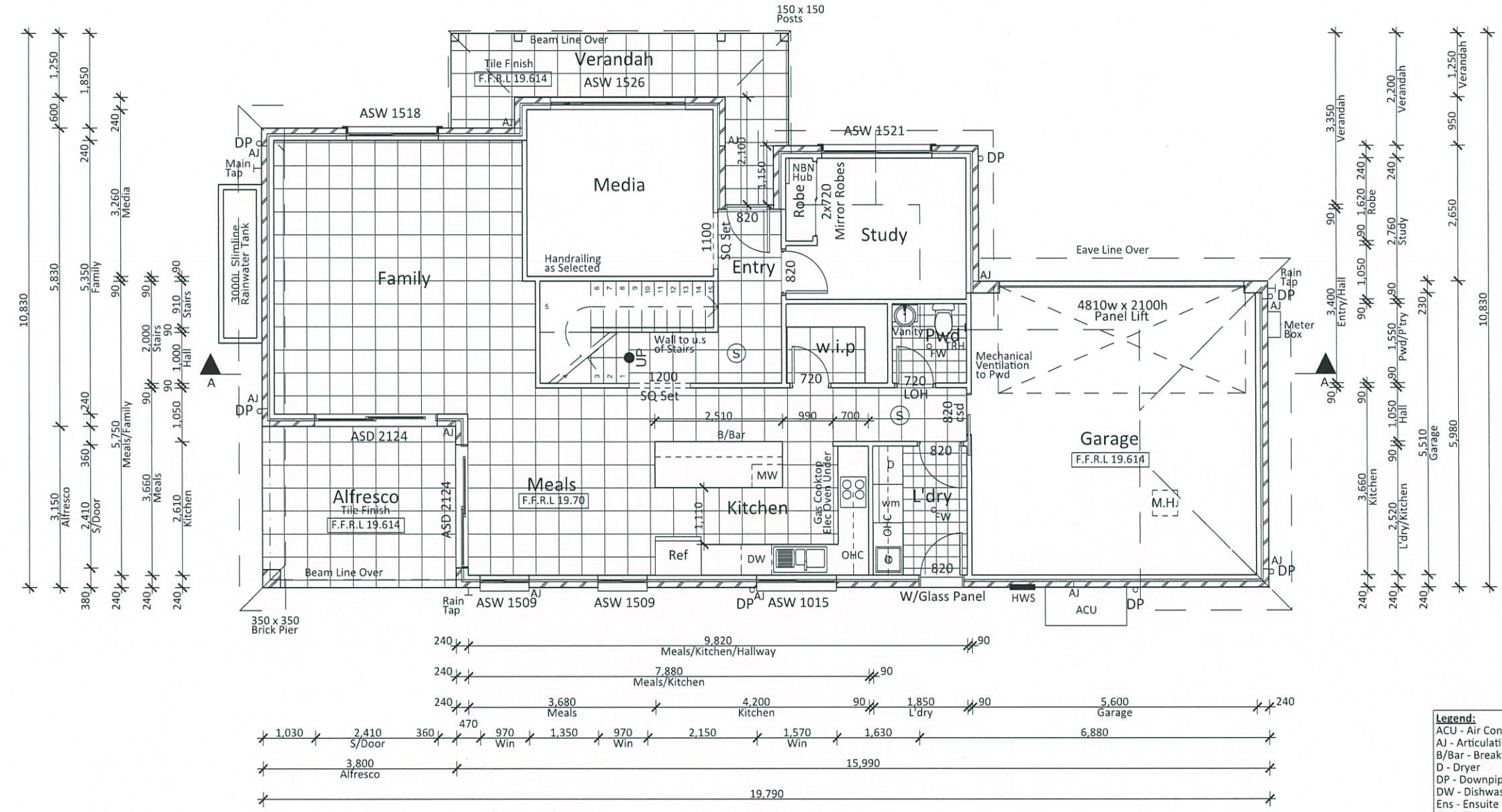
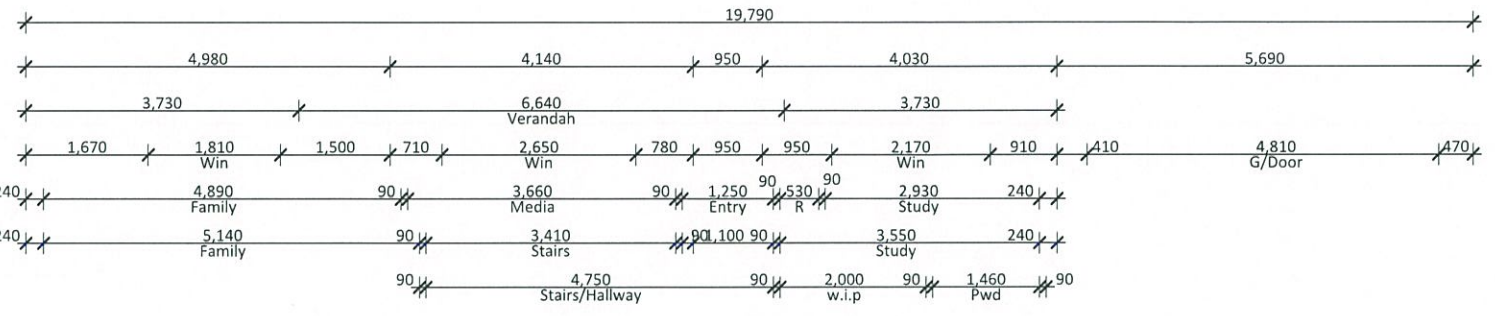
Drawing: **Ground Floor Plan**

Scale: **1:100** Date: **09-07-18**

Drawing No: **17039-8** Sheet: **3/13** Issue: **1**

House Design: Custom

accurate
 design and drafting
 Office: 1a/10 Exchange Parade
 Narellan NSW 2567
Phone : 0246472552
 Fax : 0246472553
 Email: info@accuratedesign.com.au



Ground Floor Plan
 1:100

Floor Area	
Upper Living	121.21
Lower Living	112.86
Garage	35.46
Alfresco	11.97
Verandah	11.33
Total	292.83 m²

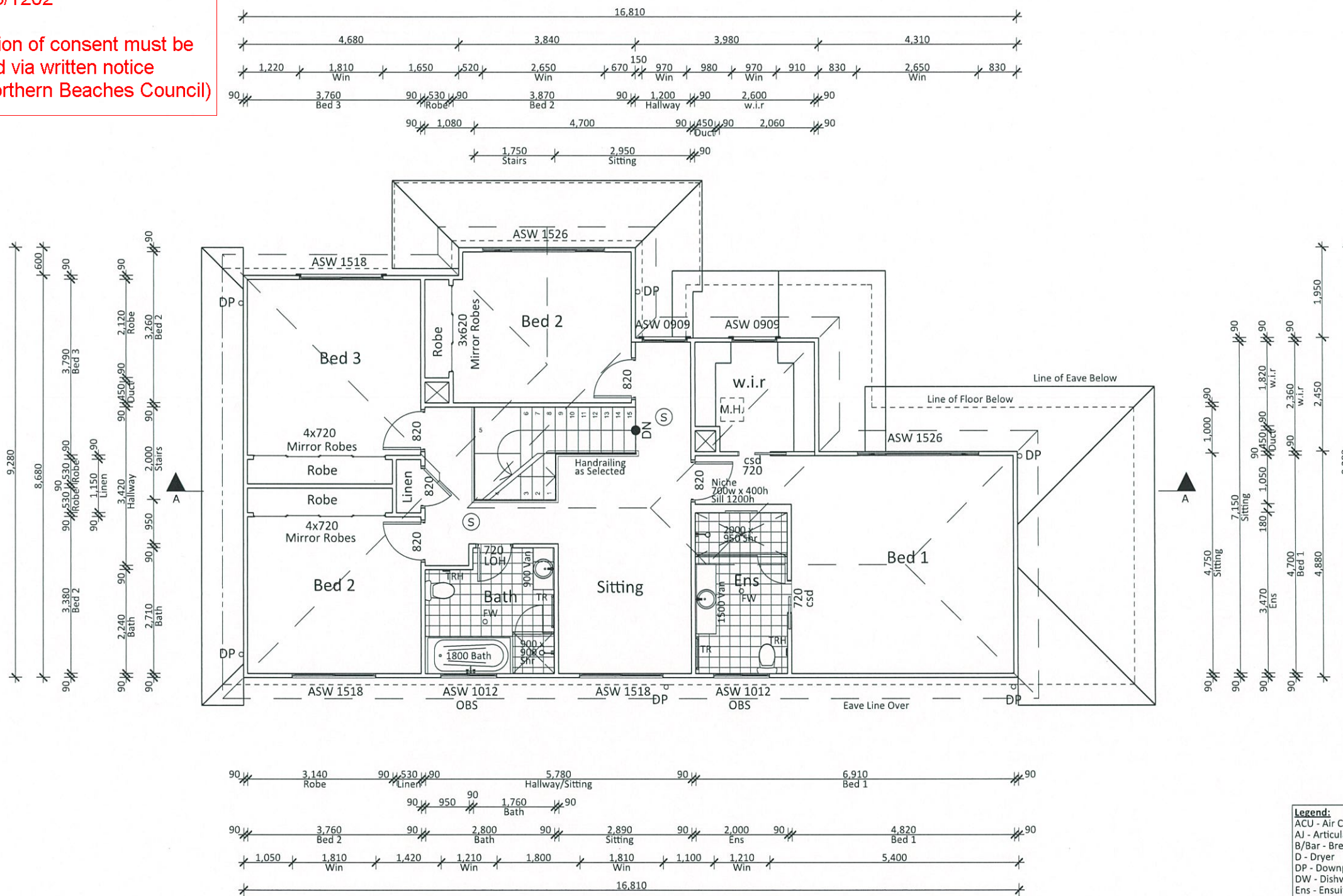
Note:
 - Fiberglass mesh fly screens to all openable windows
 - 2340h Internal Doors & Sqr Sets Throughout Ground Floor

- Legend:**
 ACU - Air Conditioning Unit
 AJ - Articulation Joint
 B/Bar - Breakfast Bar
 D - Dryer
 DP - Downpipe
 DW - Dishwasher
 Ens - Ensuite
 FW - Floor Waste
 HWS - Hot Water System
 LOH - Lift off Hinge
 LC - Laundry Chute
 MH - Manhole
 MW - Microwave Oven
 OBS - Obscure
 OHC - Over Head Cupboard
 RHS - Rolled Hollow Steel
 S - Smoke Detector
 Shr - Shower
 TR - Towel Rail
 TRH - Toilet Roll Holder
 Van - Vanity
 w.i.l. - Walk in Linen
 w.i.r. - Walk in Robe
 w.i.p. - Walk in Pantry
 WM - Washing Machine

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Job: **Proposed Residence**

LOT: 8 DP: UNREG
Karinya Warriewood

Drawing: **Upper Floor Plan**

Scale: **1:100** Date: **09-07-18**

Drawing No: **17039-8** Sheet: **4/13** Issue: **I**

House Design: Custom

Floor Area	
Upper Living	121.21
Lower Living	112.86
Garage	35.46
Alfresco	11.97
Verandah	11.33
Total	292.83 m²

Upper Floor Plan
 1:100

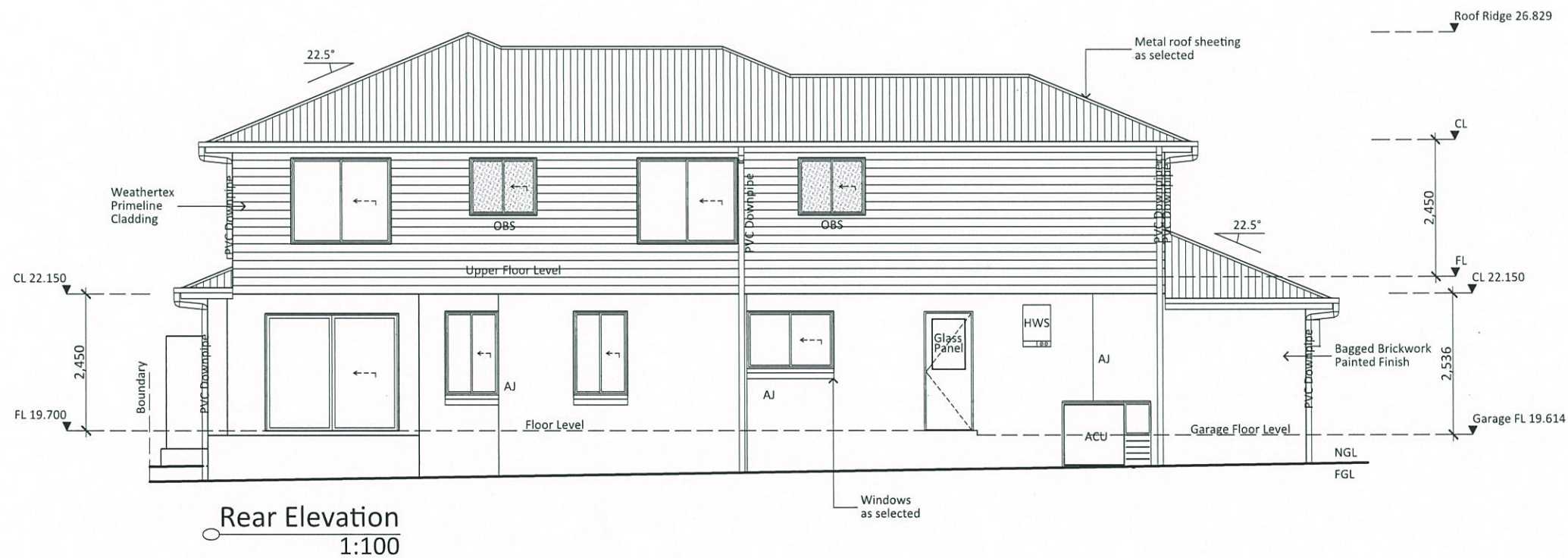
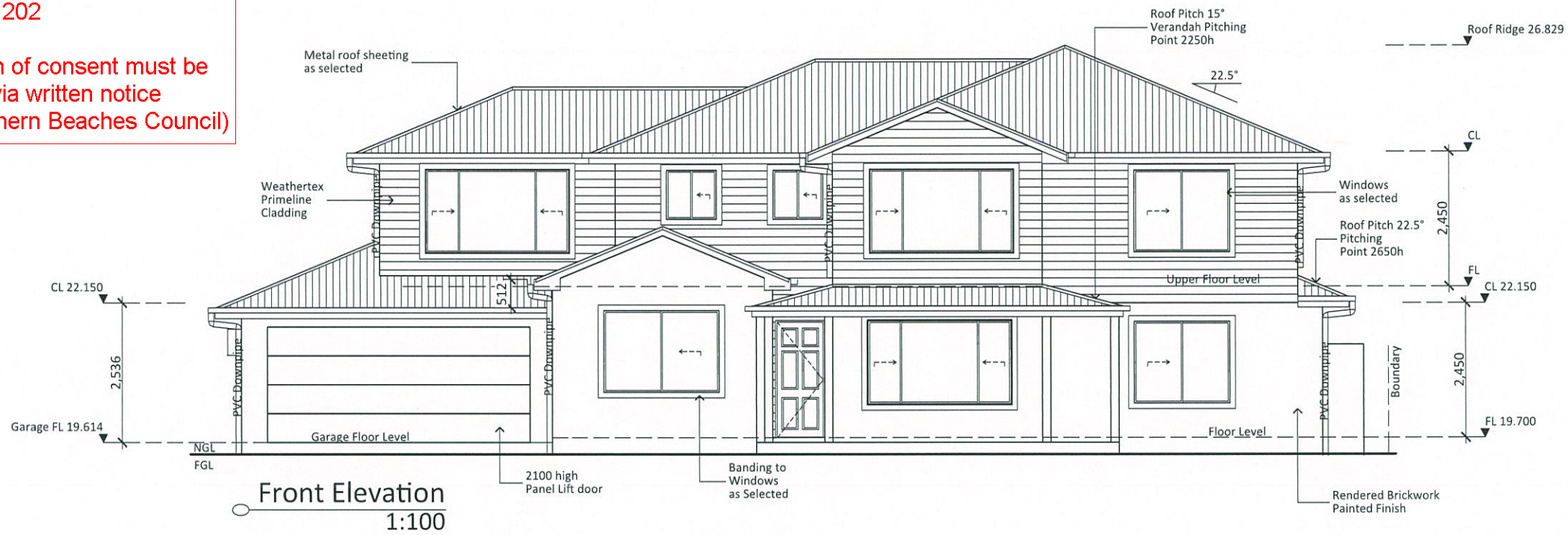
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Legend:
 ACU - Air Conditioning Unit
 AJ - Articulation Joint
 CL - Ceiling Level
 FGL - Finish Ground Line
 FL - Floor Level
 HWS - Hot Water System
 NGL - Natural Ground Line
 OBS - Obscure
 RW - Retaining Wall

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Job: **Proposed Residence**

LOT: 8 DP: UNREG
Karina Warriewood

Drawing: **Front & Rear Elevations**

Scale: **1:100** Date: **09-07-18**

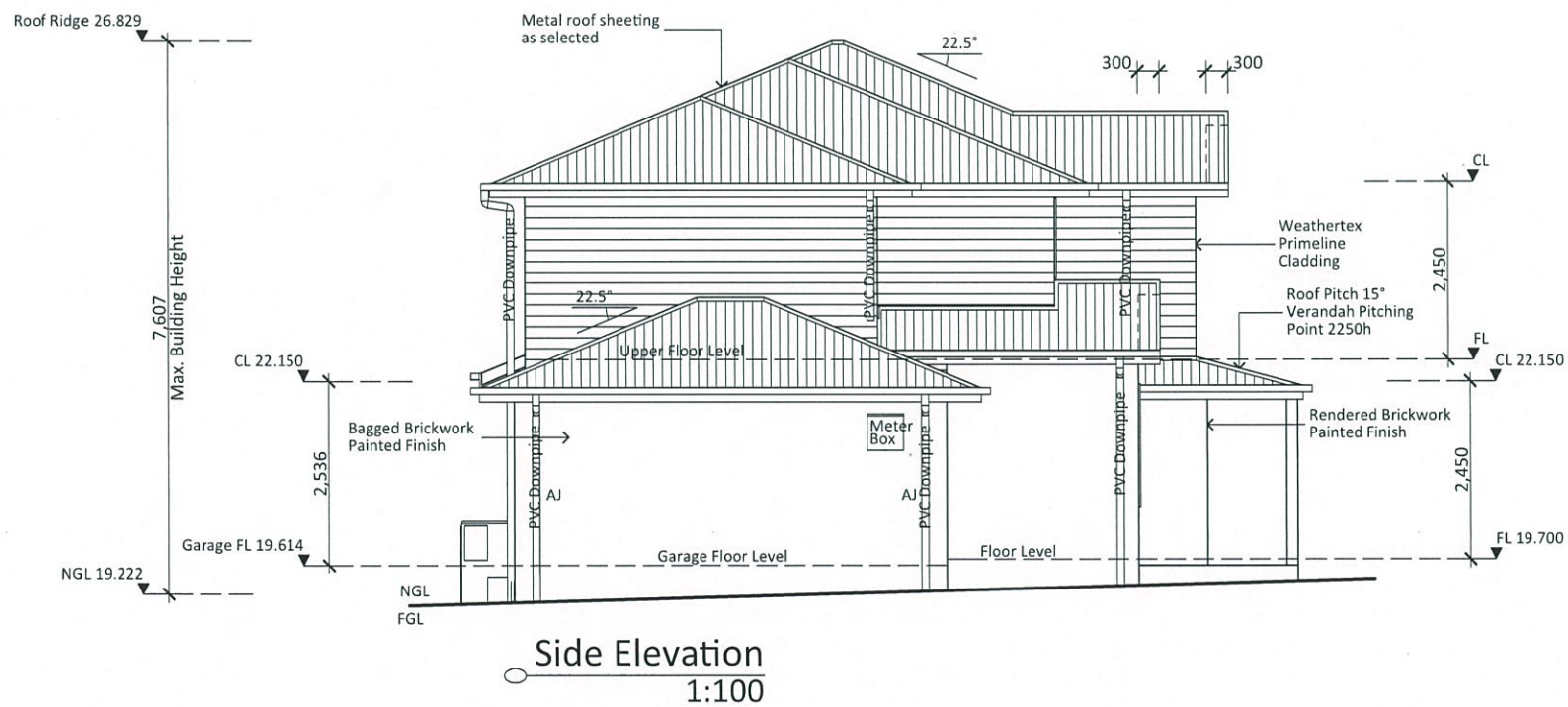
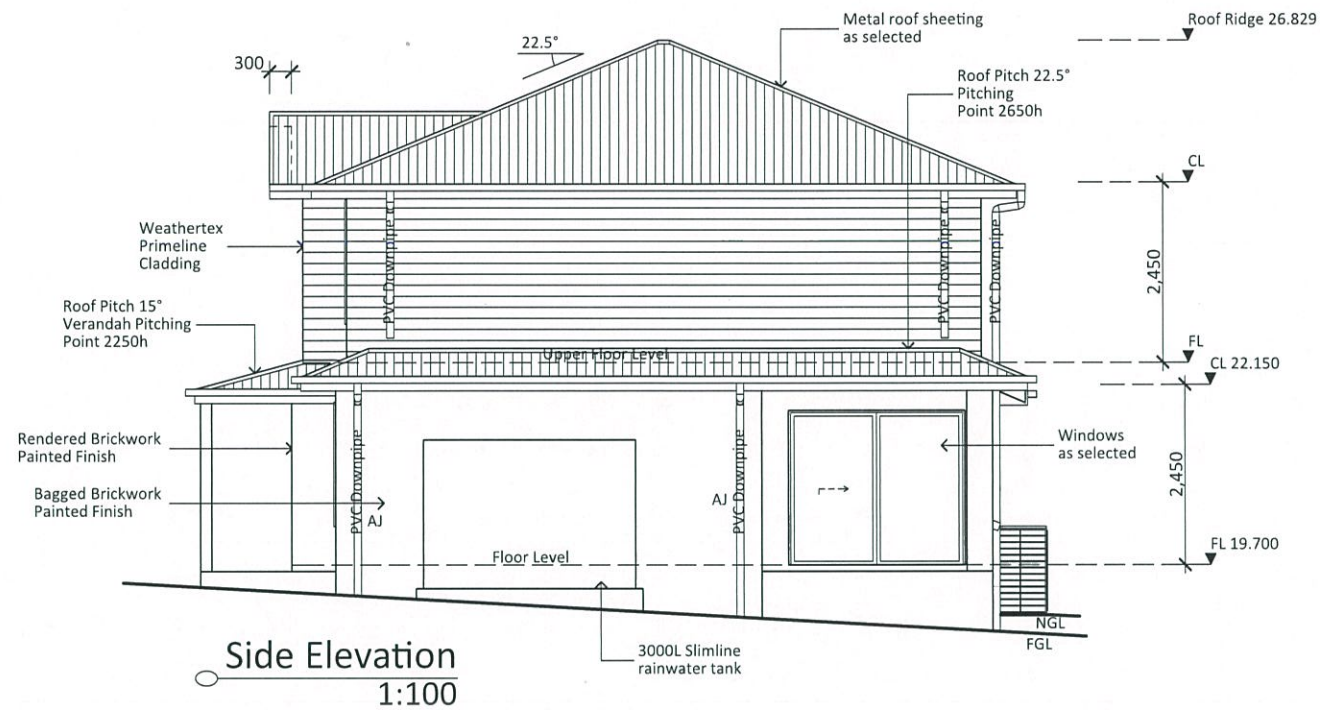
Drawing No: **17039-8** Sheet: **5/13** Issue: **1**

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Job:
Proposed Residence

LOT: 8 DP: UNREG
Karina Warriewood

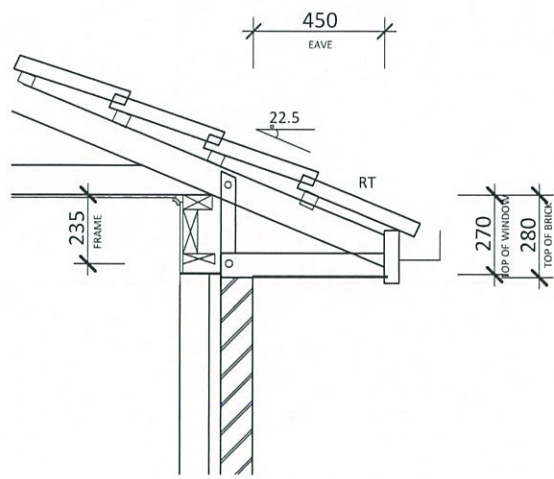
Drawing:
Side Elevations

Scale: **1:100** Date: **09-07-18**

Drawing No: **17039-8** Sheet: **6/13** Issue: **1**

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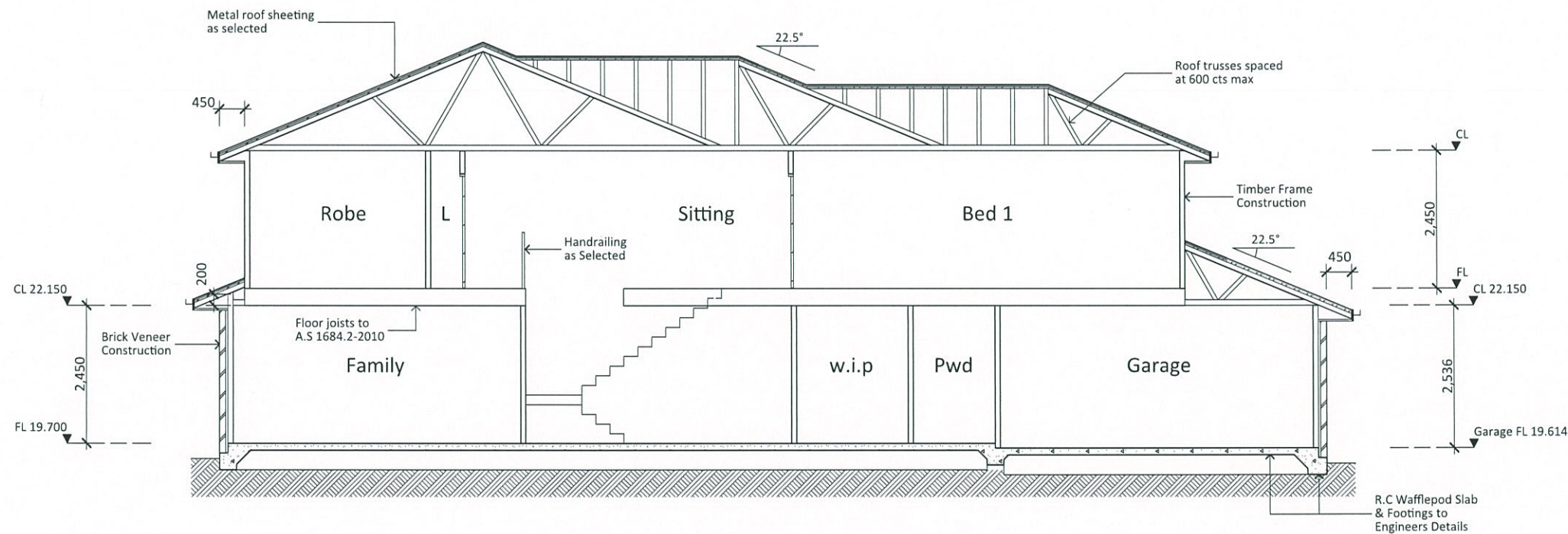


Eave Detail
1:25

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Section A-A
1:100

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Karina Warriewood

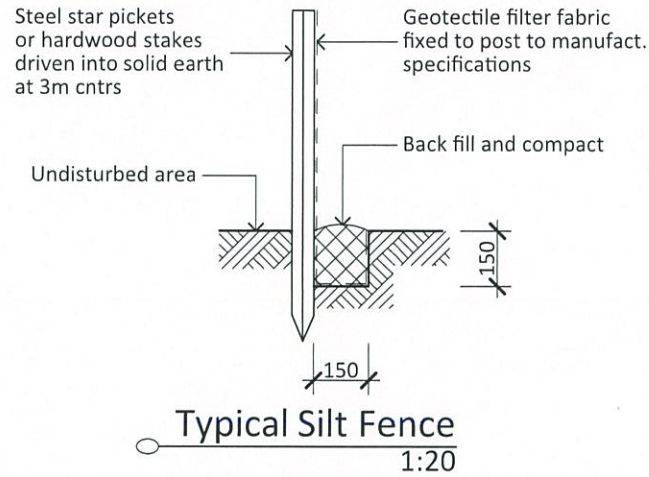
Drawing: **Section A-A**

Scale: **1:100** Date: **09-07-18**

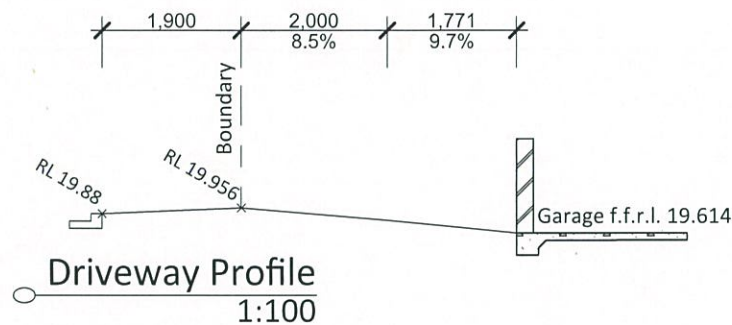
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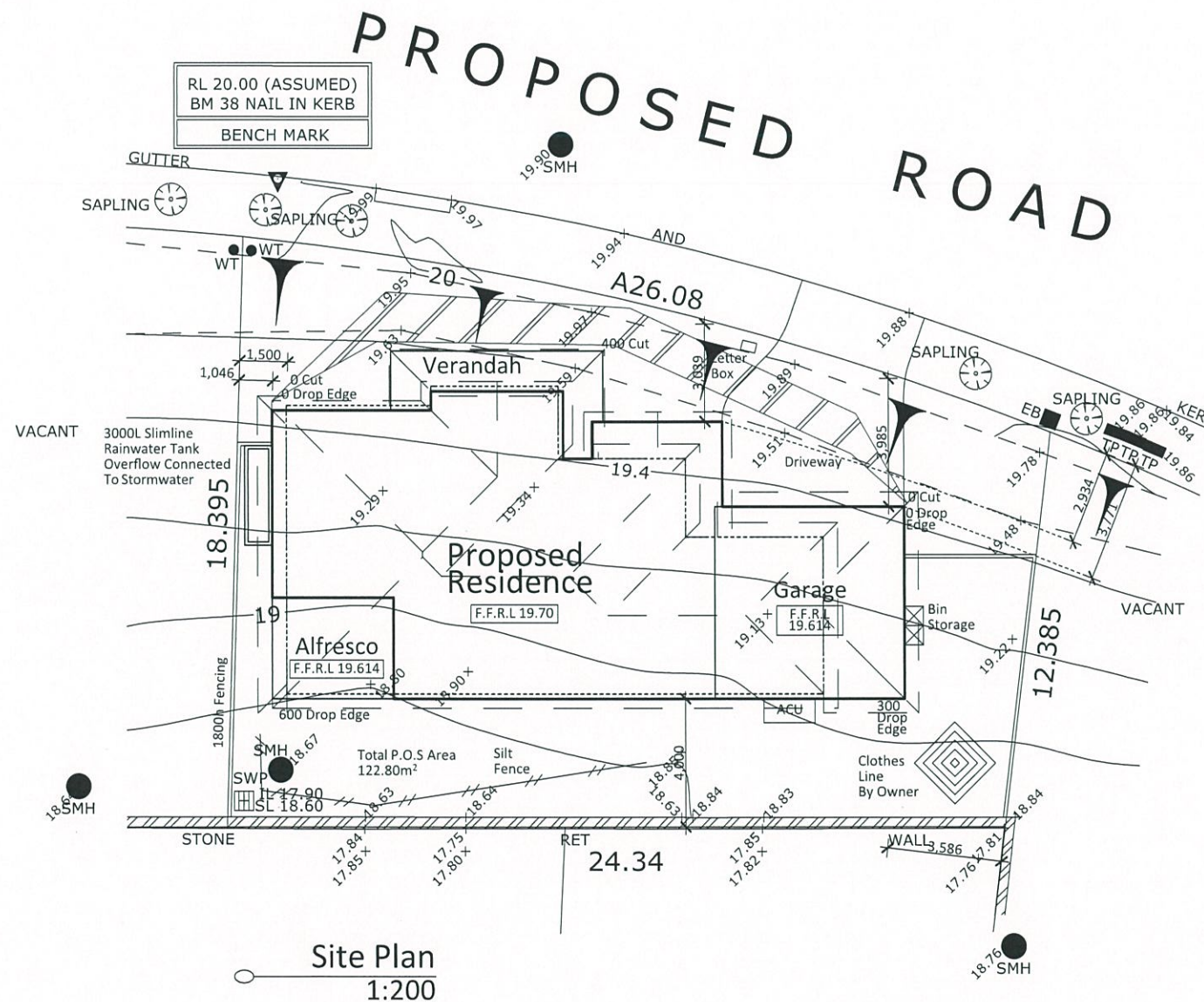


Soil Erosion and Sediment Control Fence
 1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This measure is to be placed prior to any excavation work beginning and is to be removed only when the sites surface has been stabilized, i.e. paved, landscaped or turfed
 2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

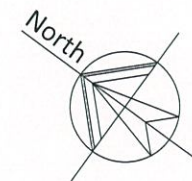


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Lot 8
 399.20m²
 DP: UNREG



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Client:		
Job: Proposed Residence		
LOT: 8 DP: UNREG Karinya Warriewood		
Drawing: Site Plan		
Scale: 1:200	Date: 09-07-18	
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