

Note:
Fiberglass mesh fly screens
to all openable windows

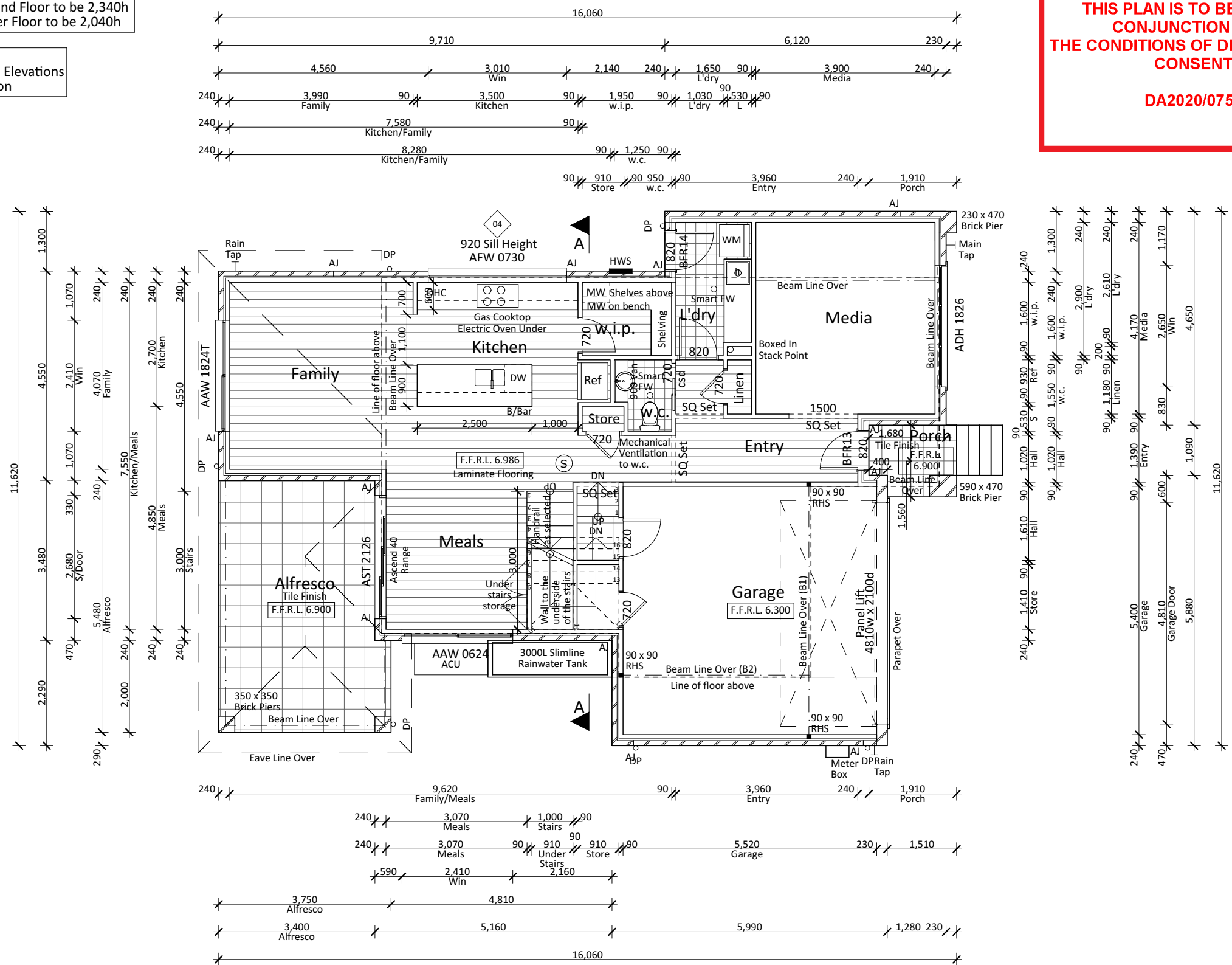
Note:
Internal Doors to Ground Floor to be 2,340h
Internal Doors to Upper Floor to be 2,040h

Note:
BAL 29 to Front & Side Elevations
BAL 19 to Rear Elevation

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0751

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. Plus or minus 200mm to floor levels
9. Steel beam required if any openings have more than 6 courses of brickwork above



Floor Area (m2)	
Porch	2.79
Balcony	5.93
Alfresco	19.33
Garage	37.31
Upper Living	84.02
Ground Living	93.22
	242.60 m²

Ground Floor Plan
1:100

- Legend:**
- ACU - Air Conditioning Unit
 - AJ - Articulation Joint
 - B/Bar - Breakfast Bar
 - BLO - Beam Line Over
 - DP - Downpipe
 - DW - Dishwasher
 - Ens - Ensuite
 - F/P - Fire Place
 - FW - Floor Waste
 - HWS - Hot Water System
 - L - Linen
 - LC - Laundry Chute
 - LOH - Lift off Hinge
 - LT - Laundry Tub
 - MH - Manhole
 - MW - Microwave Oven
 - OBS - Obscure
 - OHC - Over Head Cupboard
 - P - Pantry
 - R - Robe
 - RHS - Rolled Hollow Steel
 - S - Smoke Detector
 - Shr - Shower
 - TR - Towel Rail
 - Van - Vanity
 - w.i.l. - Walk in Linen
 - w.i.r. - Walk in Robe
 - w.i.p. - Walk in Pantry
 - w.c. - Wash Closet
 - WM - Washing Machine

Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
**#75 Lorikeet Grove,
Warriewood**

Drawing:
Ground Floor Plan

Scale: **1:100** Date: **02-07-20**

Drawing No: **20003-6** Sheet: **3/10** Issue: **G**

House Design: Tampa 24 MODIFIED



Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

Note:
Fiberglass mesh fly screens
to all openable windows

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Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
**#75 Lorikeet Grove,
Warriewood**

Drawing:
Upper Floor Plan

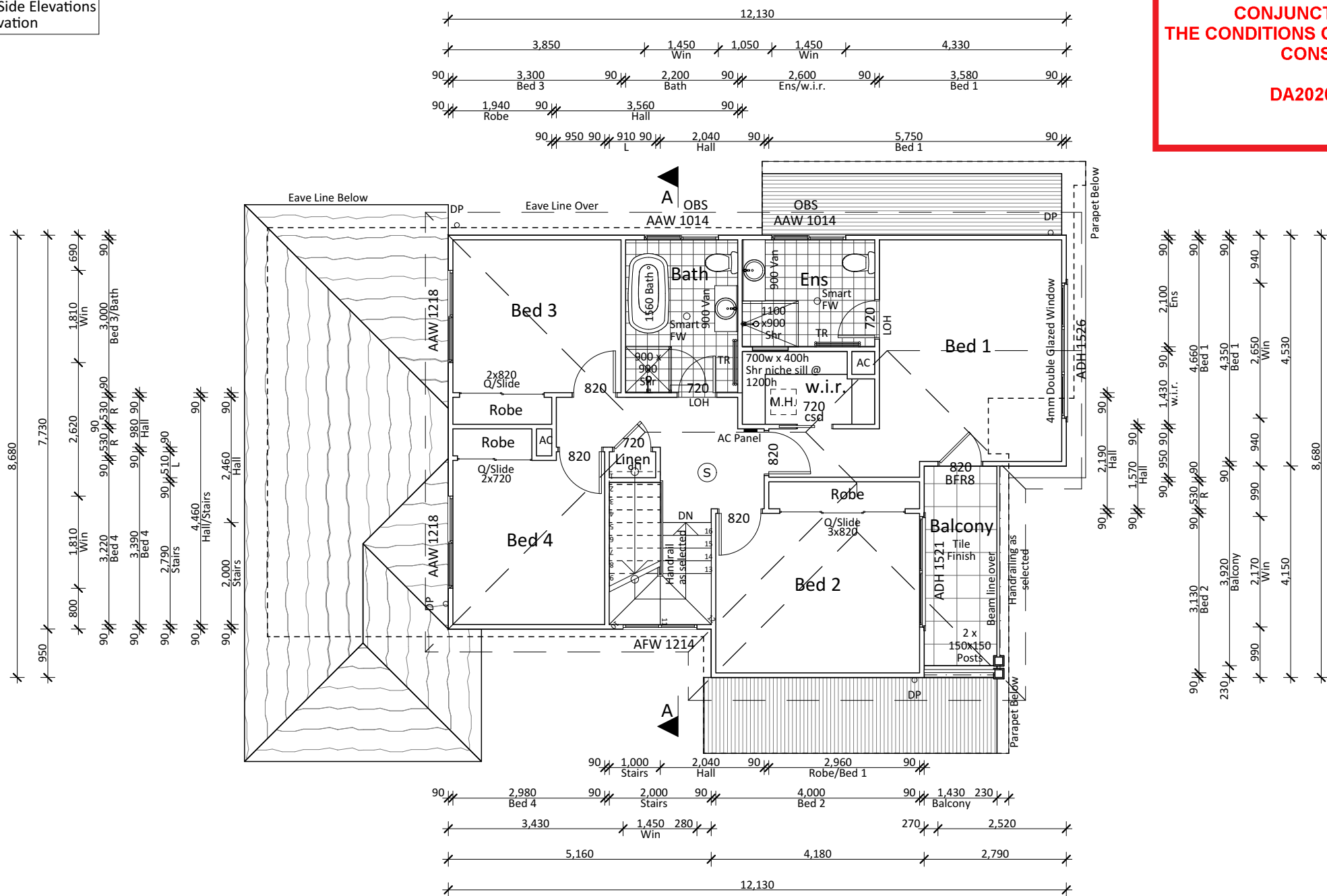
Scale: **1:100** Date: **02-07-20**

Drawing No: **20003-6** Sheet: **4/10** Issue: **G**

House Design: Tampa 24 MODIFIED

Accurate
design and drafting

Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

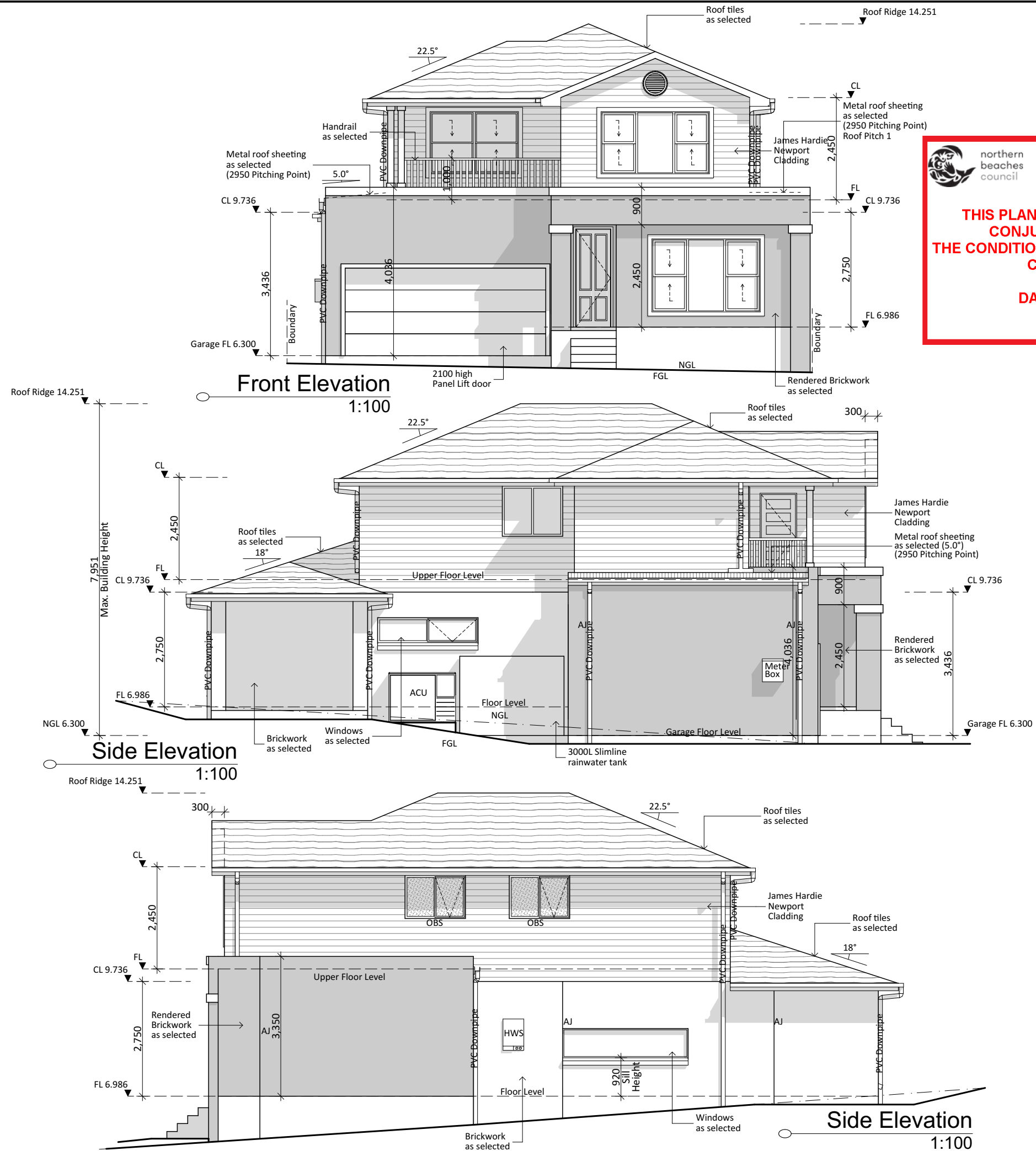


Floor Area (m2)	
Porch	2.79
Balcony	5.93
Alfresco	19.33
Garage	37.31
Upper Living	84.02
Ground Living	93.22
	242.60 m²

Upper Floor Plan
1:100

- Legend:**
- ACU - Air Conditioning Unit
 - AJ - Articulation Joint
 - B/Bar - Breakfast Bar
 - BLO - Beam Line Over
 - DP - Downpipe
 - DW - Dishwasher
 - Ens - Ensuite
 - F/P - Fire Place
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 - w.i.p. - Walk in Pantry
 - w.c. - Wash Closet
 - WM - Washing Machine

- 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
 DP - Downpipe
 RW - Retaining Wall




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DA2020/0751

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Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

 LOT: 4 DP: 270907
#75 Lorikeet Grove, Warriewood

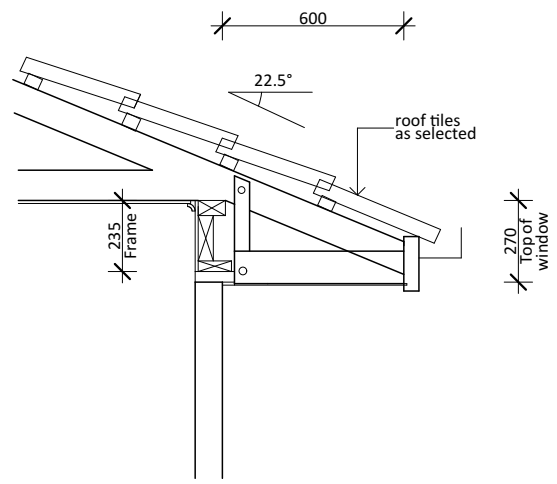
Drawing:
Elevations

Scale: 1:100	Date: 02-07-20
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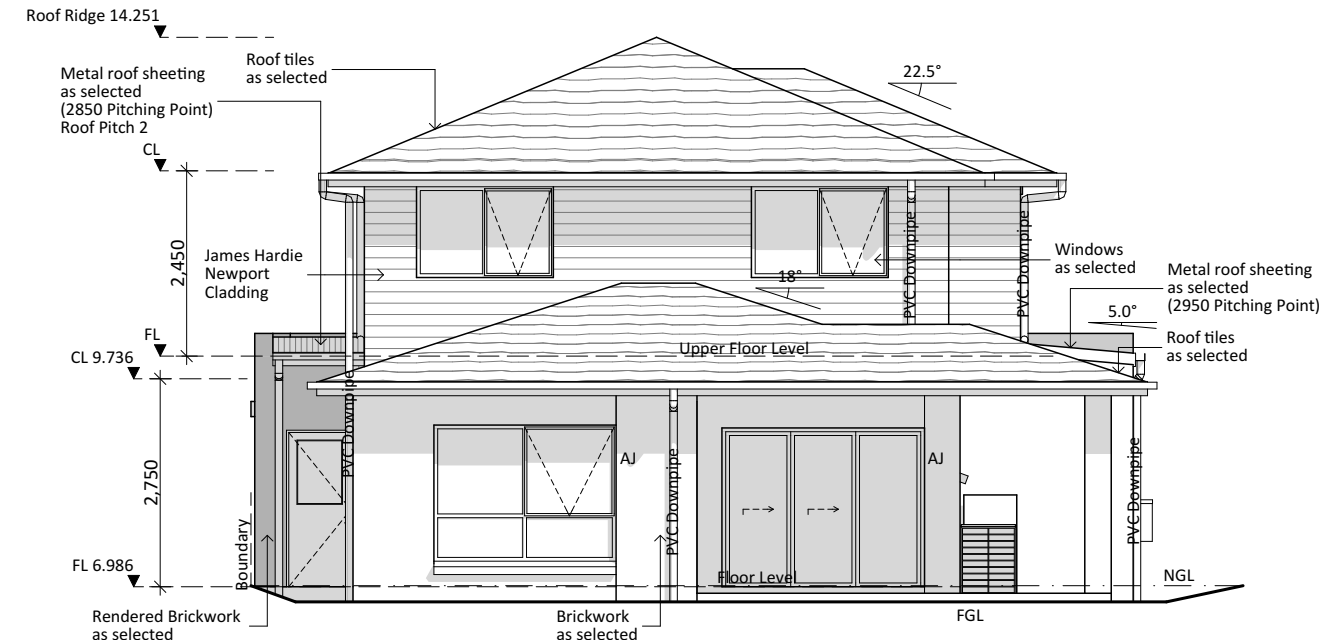
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House Design: Tampa 24 MODIFIED

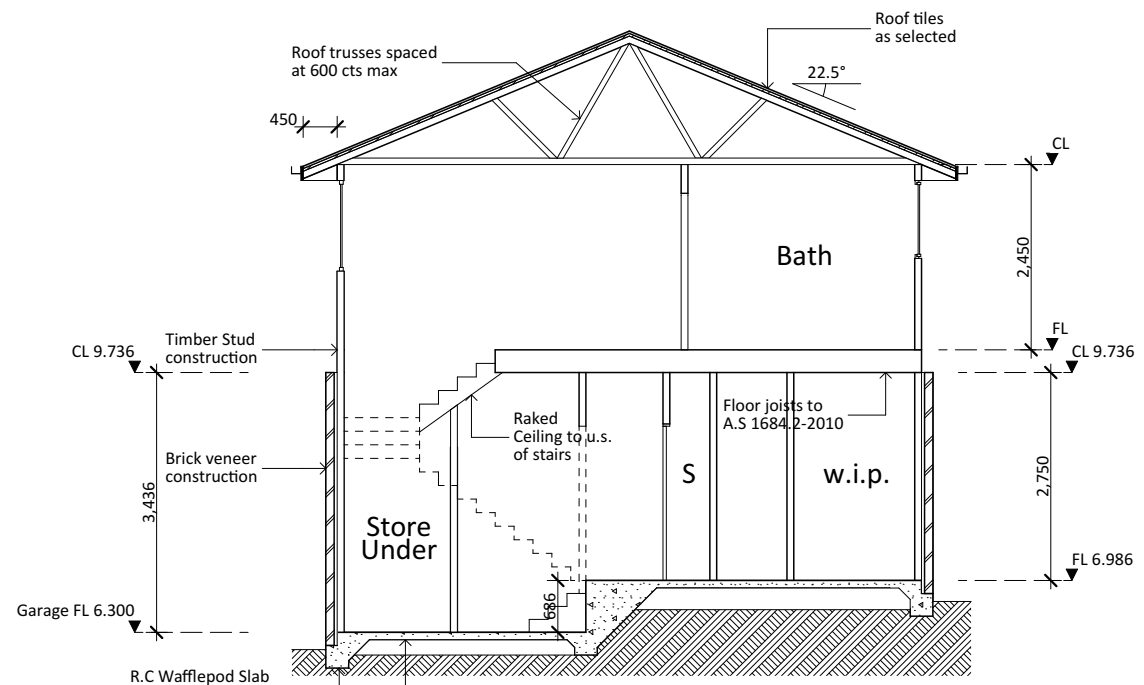

Accurate
 design and drafting
 Office: 1a/10 Exchange Parade
 Narellan NSW 2567
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 Email: info@accuratedesign.com.au



Eave Details
1:25



Rear Elevation
1:100



Section A-A
1:100

- Legend:**
 ACU - Air Conditioning Unit
 AJ - Articulation Joint
 CL - Ceiling Level
 FGL - Finish Ground Line
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Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
#75 Lorikeet Grove, Warriewood

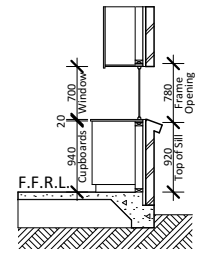
Drawing:
Elevation, Section & Details

Scale: **1:100, 1:25** Date: **02-07-20**

Drawing No: **20003-6** Sheet: **6/10** Issue: **G**

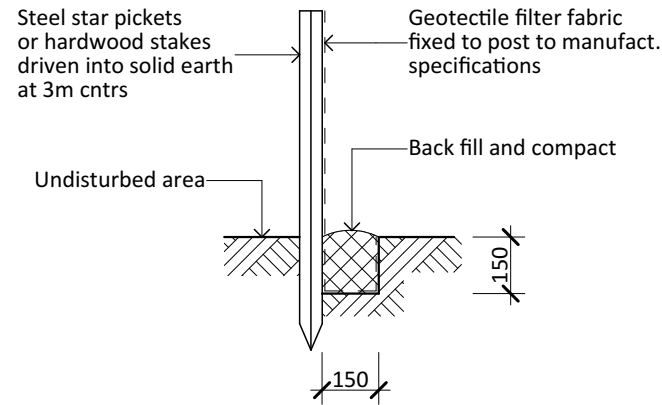
House Design: Tampa 24 MODIFIED


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DA2020/0751



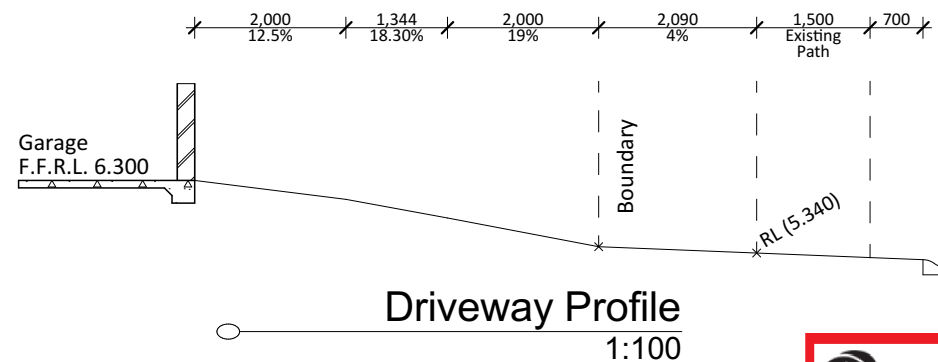
Kitchen Sill Detail
1:100


Accurate
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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 as been stabalized, 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.

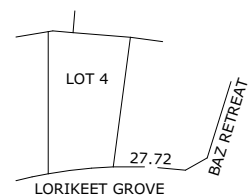
Typical Silt Fence
1:20



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/0751

LOCATION PLAN

LAT: -33.6880
LONG: 151.2997



LEGEND

	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING
	TOP OF BANK
	BOTTOM OF BANK

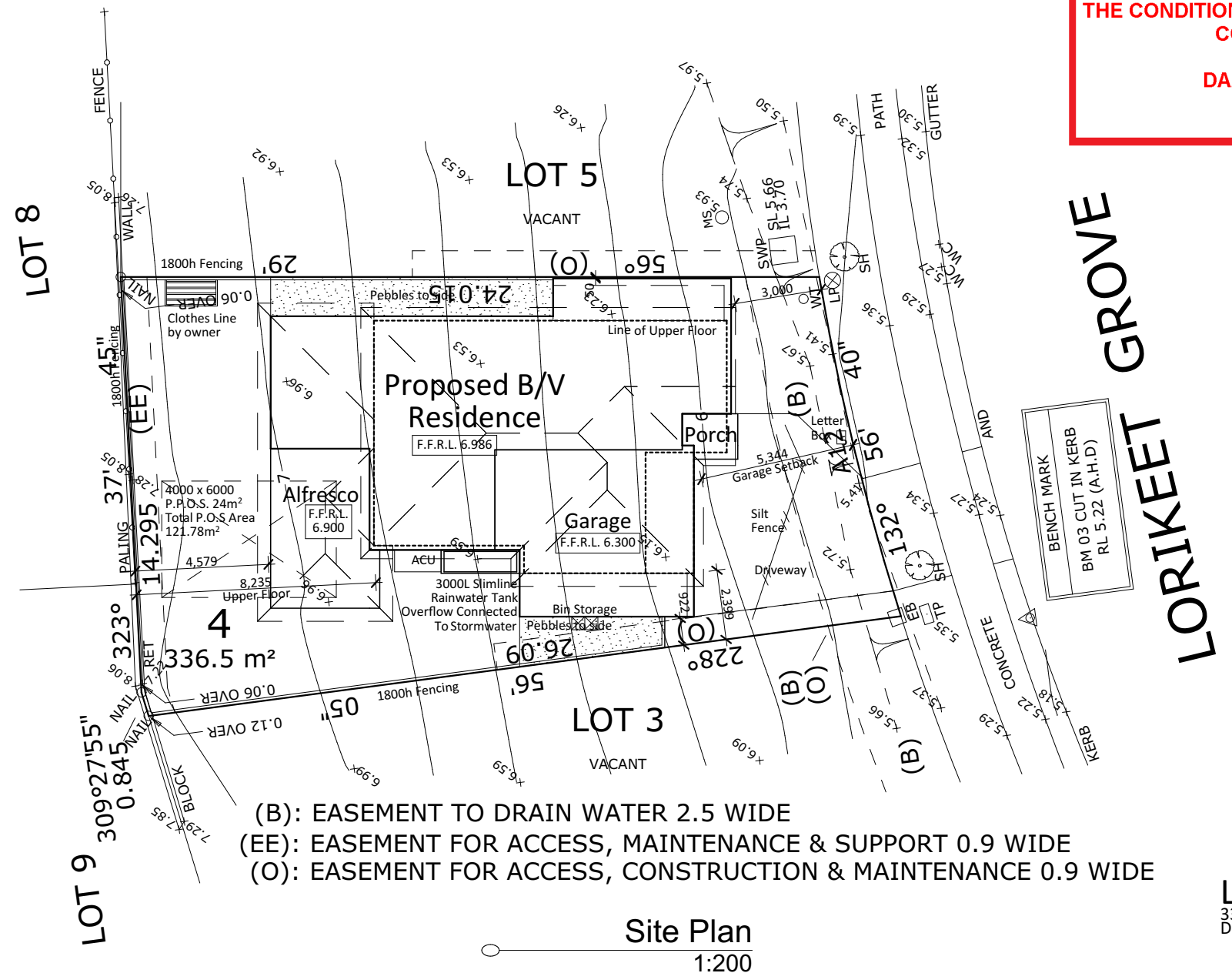
ABBREVIATIONS

EB	- ELECTRICAL BOX
EM	- ELECTRICAL METER
GM	- GAS METER
H	- HYDRANT
KO	- KERB OUTLET
LH	- LAMP HOLE
LP	- LIGHT POLE
MH	- MAN HOLE
MS	- MAINTENANCE SHAFT
PP	- POWER POLE
R	- HYDRANT RECYCLED
SH	- SHRUB
SIO	- SEWER INSPECTION OPENING
SMH	- SEWER MAN HOLE
SR	- STOP VALVE RECYCLED
SV	- STOP VALVE
SVP	- SEWER VENT PIPE
SWP	- STORM WATER PIT
T	- TREE
TP	- TELECOMMUNICATIONS PIT
VER	- VERANDAH
WT	- WATER TAG
WM	- WATER METER
WMR	- WATER METER RECYCLED
WC, GC, EC, TC	- SERVICE CONDUIT
W/C	- WATER CLOSET

SOURCE OF LEVELS

SSM 24845 RL 12.835

S.C.I.M.S



(B): EASEMENT TO DRAIN WATER 2.5 WIDE
 (EE): EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE
 (O): EASEMENT FOR ACCESS, CONSTRUCTION & MAINTENANCE 0.9 WIDE

Site Plan
1:200

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Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
#75 Lorikeet Grove, Warriewood

Drawing:
Site Plan

Scale: **1:200, 1:20** Date: **02-07-20**

Drawing No: **20003-6** Sheet: **7/10** Issue: **G**

House Design: Tampa 24 MODIFIED



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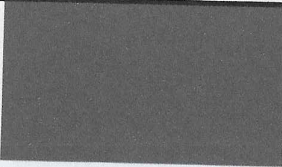
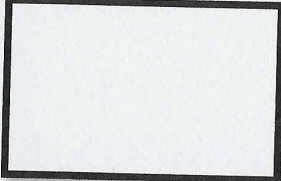
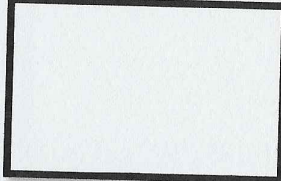
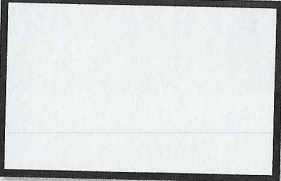
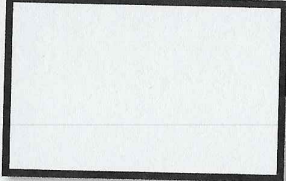
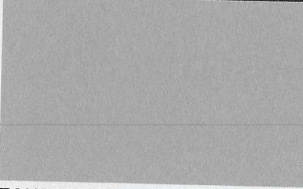

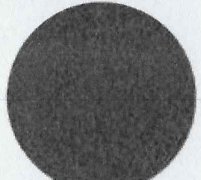
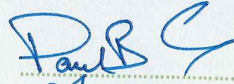
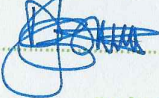
DA2020/0751



EXTERNAL COLOUR SCHEDULE

Client Name: GROUNDS

Job Address: LOT 4, LOIKEET GROVE, WARRIEWOOD

 BRISTLE COAL	 MONUMENT CB 66 COLORBOND	 MONUMENT CB 66 COLORBOND	 TAUBMANS BRILLIANT WHITE	 COLORBOND THREDBO WHITE
 STEGBAR PEARL WHITE	 TAUBMANS BRILLIANT WHITE	 TAUBMANS OBSERVATION	 TAUBMANS BARLEY BEIGE	 CHARCOAL
ISSUE: 1				
CLIENT 1 SIGNATURE				DATE: 29/5/20
CLIENT 2 SIGNATURE				DATE: 29/5/20
H.O.G CONSULTANT		Rebecca Cleary		DATE: 11.05.2020

NOTE: This external colour schedule is final. No changes will be permitted unless required by the developer/council. Changes outside of this will incur an administration fee. Please note images are an indication only and may not be a true representation of the final product/colour. Please refer to your Product Selection Document for further details.