

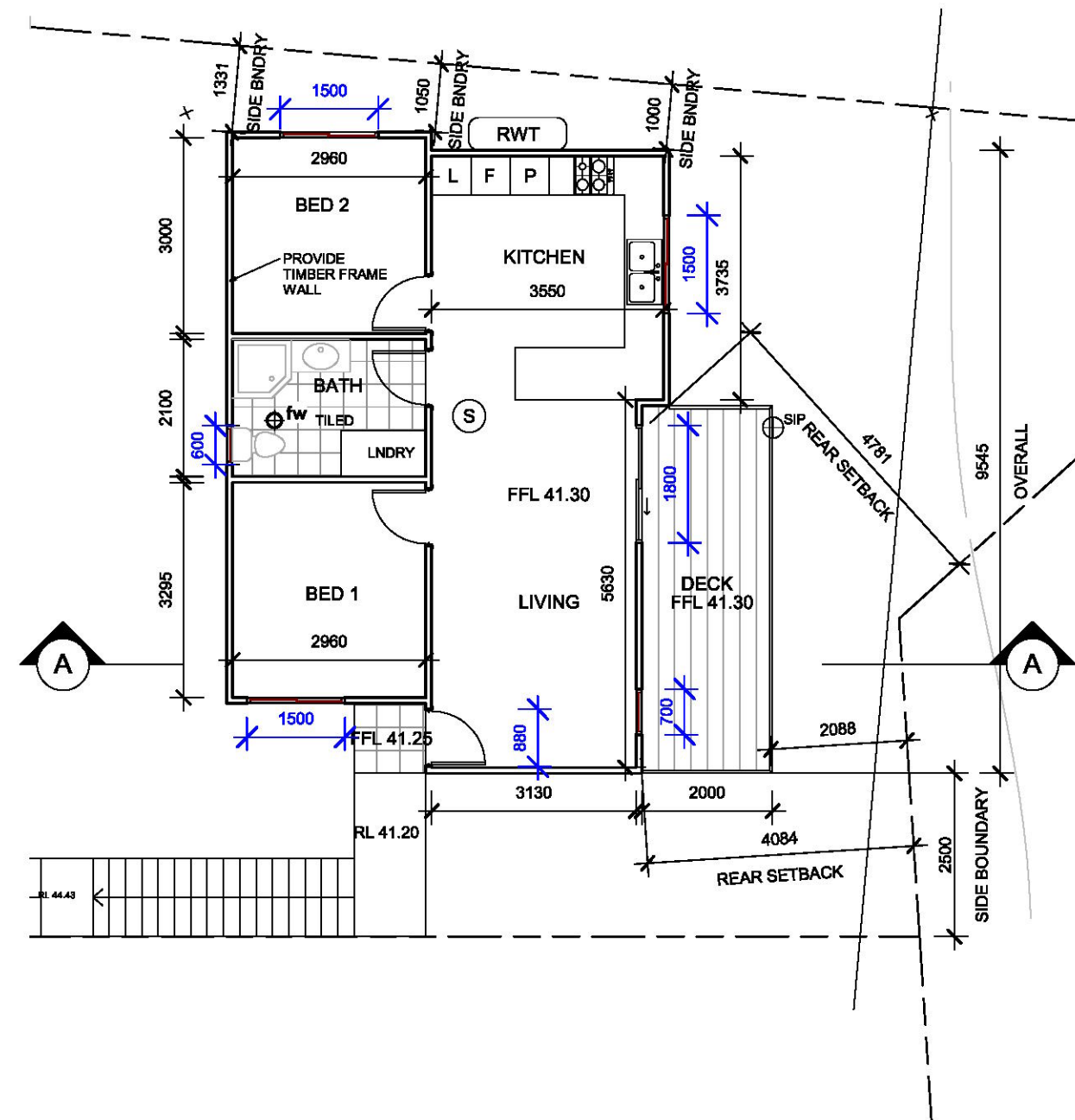


NORTHERN BEACHES COUNCIL

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION PURPOSES ONLY.
THEY ARE NOT ISSUED FOR CONSTRUCTION OR
CONSTRUCTION CERTIFICATE OR FOR THE
PURPOSES OF PRICING BY ANY CONTRACTOR



RK
DESIGNS



THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/1243

NORTHERN BEACHES COUNCIL

1 GROUND FLOOR PLAN 1 : 100

LEGEND

SMOKE ALARM (S)
FLOOR WASTE (fw)



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GENERAL NOTES

- All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
GK	19/06/18	A	ISSUE FOR DA

project
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 85
POWDERWORKS ROAD, NORTH NARRABEEN NSW 2101**

6/7 Parkes Street, Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

client
Bungalow Homes

true north
drawing
GROUND FLOOR PLAN
project no. 18-36 date 23/05/18 sheet no. 2 scale @ A3 issue 1 : 100 drawn RK

**RK
DESIGNS**

ALUMINIUM FRAMED & POWDER COAT FINISH WINDOWS & GLAZED DOORS AS PER THE BASIX CERTIFICATE REQUIREMENTS & AS SELECTED BY THE PROPRIETORS. WINDOW DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THEIR ORDERING

5.5 HEIGHT LIMIT

PROVIDE 90MM TIMBER WALL

PROPOSED COLORBOND ROOF

R.L 44.30

FCL 43.70

2400

GROUND FLOOR 41.30

BEARERS AND JOINTS TO ENG. DETAIL

RWT

1 NORTH EAST ELEVATION

1 : 100

5 SECTION A-A

1 : 100

PROPOSED COLORBOND ROOF

R.L 44.30

2400

EXISTING GROUND LINE

BED 1

RAKED CEILING

LIVING

FCL 43.70

2400

GROUND FLOOR 41.30

BEARERS AND JOINTS TO ENG. DETAIL

NEW GROUND LINE

5.5M HEIGHT LIMIT

PROPOSED COLORBOND ROOF

PROPOSED 90 MM TIMBER WALL

R.L 44.15

FCL 43.70

2400

GROUND FLOOR 41.30

EXISTING GROUND LINE

NEW GROUND LINE

ALUMINIUM FRAMED & POWDER COAT FINISH WINDOWS & GLAZED DOORS AS PER THE BASIX CERTIFICATE REQUIREMENTS & AS SELECTED BY THE PROPRIETORS. WINDOW DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THEIR ORDERING

BEARERS AND JOINTS TO ENG. DETAIL

3 SOUTH EAST ELEVATION

1 : 100

BOUNDARY

5.5 HEIGHT LIMIT

PROVIDE 90MM TIMBER WALL

R.L 44.16

PROPOSED COLORBOND ROOF

FCL 43.70

2400

GROUND FLOOR 41.30

2088

BEARERS AND JOINTS TO ENG. DETAIL

RWT

EXISTING GROUND LINE

NEW GROUND LINE

ALUMINIUM FRAMED & POWDER COAT FINISH WINDOWS & GLAZED DOORS AS PER THE BASIX CERTIFICATE REQUIREMENTS & AS SELECTED BY THE PROPRIETORS. WINDOW DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THEIR ORDERING

2 NORTH WEST ELEVATION

1 : 100

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5.5 HEIGHT LIMIT

PROPOSED COLORBOND ROOF

PROPOSED 90 MM TIMBER WALL

R.L 44.30

FCL 43.70

2400

GROUND FLOOR 41.30

EXISTING GROUND LINE

RWT

BEARERS AND JOINTS TO ENG. DETAIL

NEW GROUND LINE

ALUMINIUM FRAMED & POWDER COAT FINISH WINDOWS & GLAZED DOORS AS PER THE BASIX CERTIFICATE REQUIREMENTS & AS SELECTED BY THE PROPRIETORS. WINDOW DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THEIR ORDERING

4 SOUTH WEST ELEVATION

1 : 100

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project no. date sheet no. scale @ A3 issue drawn
18-36 23/05/18 3 1 : 100 A RK

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DESIGNS