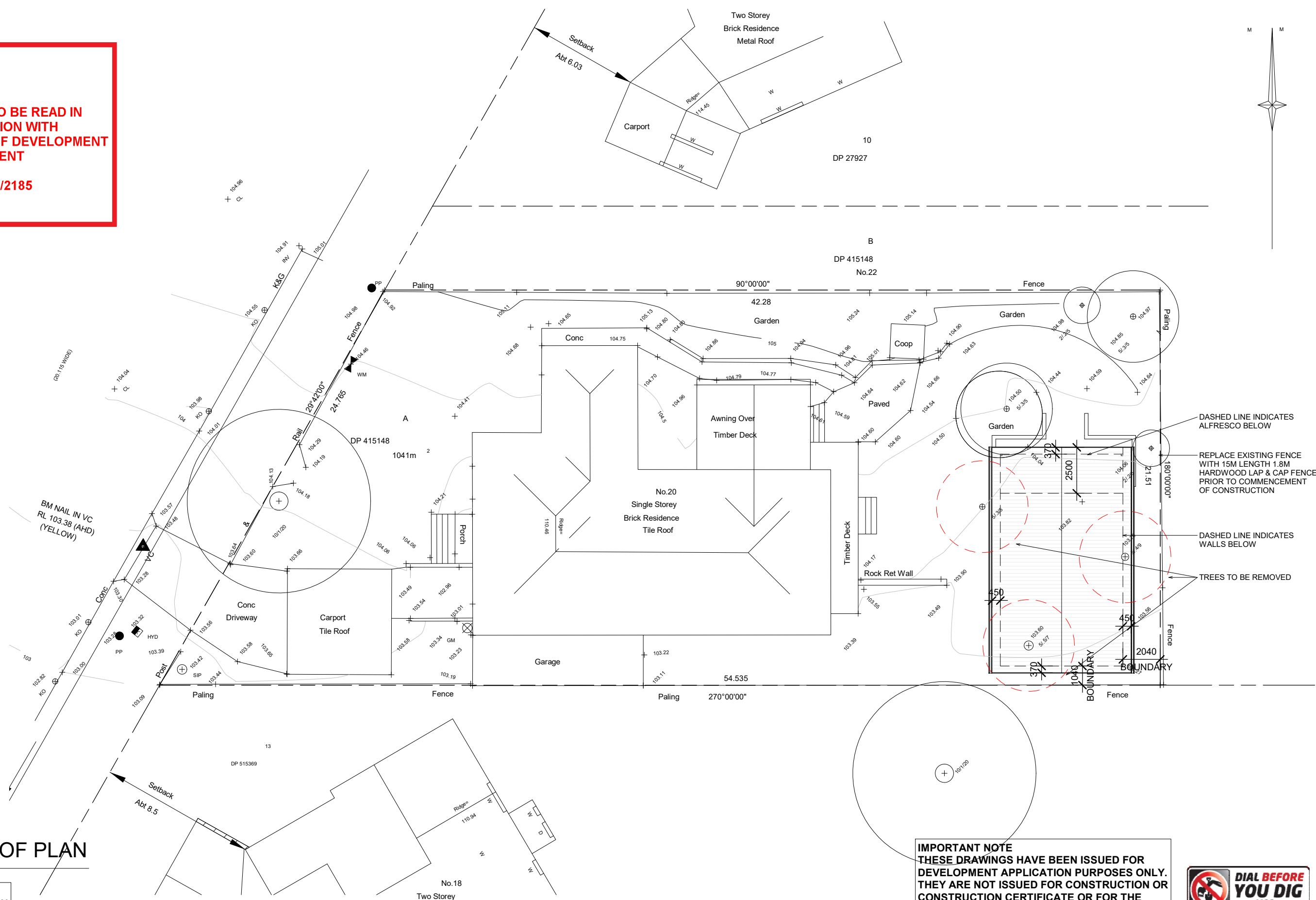
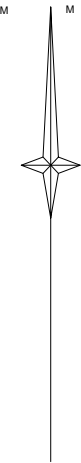




northern
beaches
council

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

DA2021/2185



1

SITE AND ROOF PLAN

1 : 200

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

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



GENERAL NOTES

- All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities 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
LS	06/08/21	A	ISSUE FOR DA

project
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 20
DUKE STREET, FORESTVILLE 2087 LOT A DP 415148**

client
LINDY AND GREGOR RIESE

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

bdca
ACCREDITED
BUILDING DESIGNER

project no
21-85

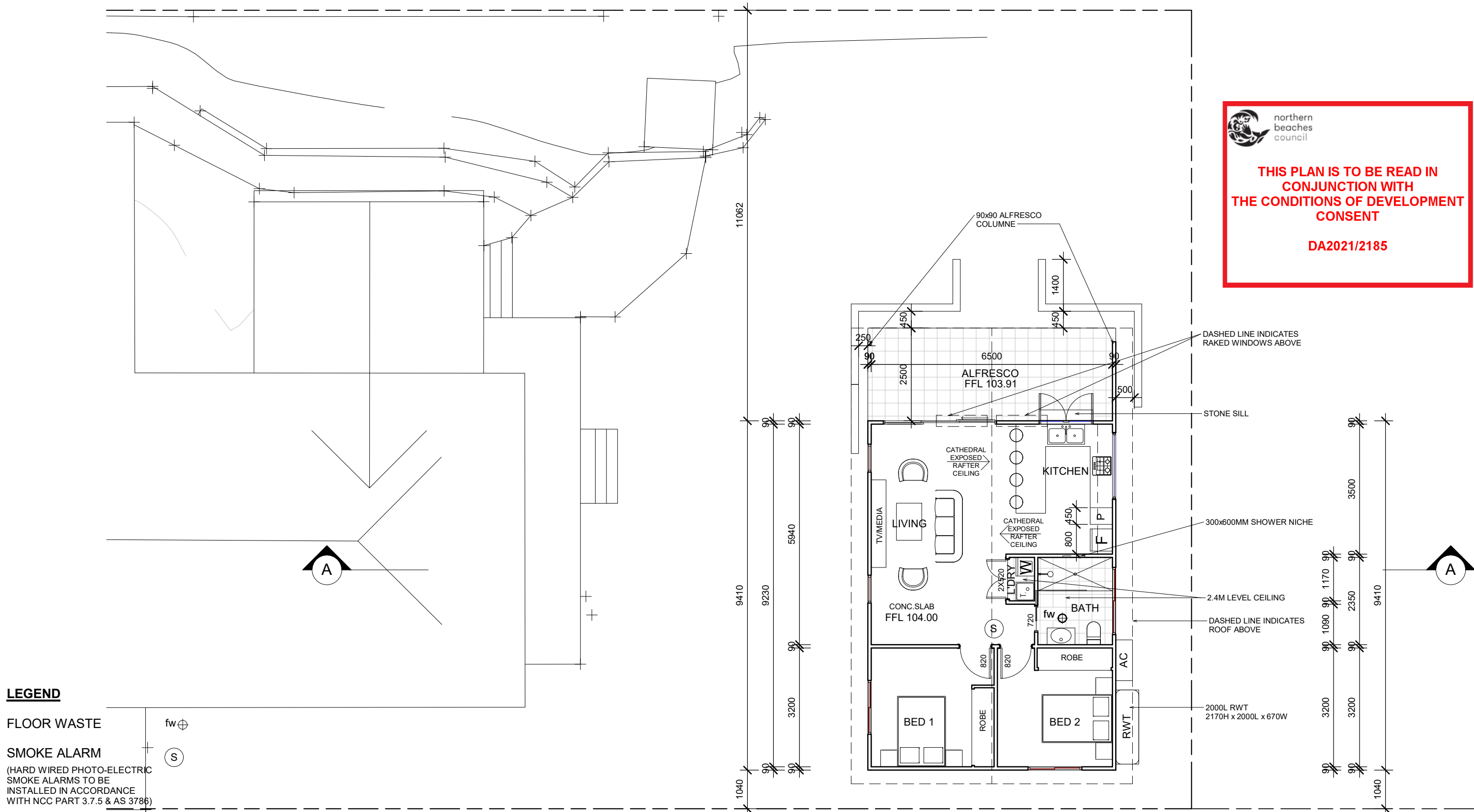
date
06/08/21

sheet no.
1

scale @ A3 issue
1 : 200 A

drawn
RK

RK
DESIGNS



LEGEND

FLOOR WASTE

SMOKE ALARM

(HARD WIRED PHOTO-ELECTRIC
SMOKE ALARMS TO BE
INSTALLED IN ACCORDANCE
WITH NCC PART 3.7.5 & AS 3786)

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project

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client

LINDY AND GREGOR RIESE



true north

th	drawing
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GROUND FLOOR PLAN

project

no	date
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sheet no

scale @ A3 issue drawn

scale @ A3	issue	drawn
1 : 100	A	RK

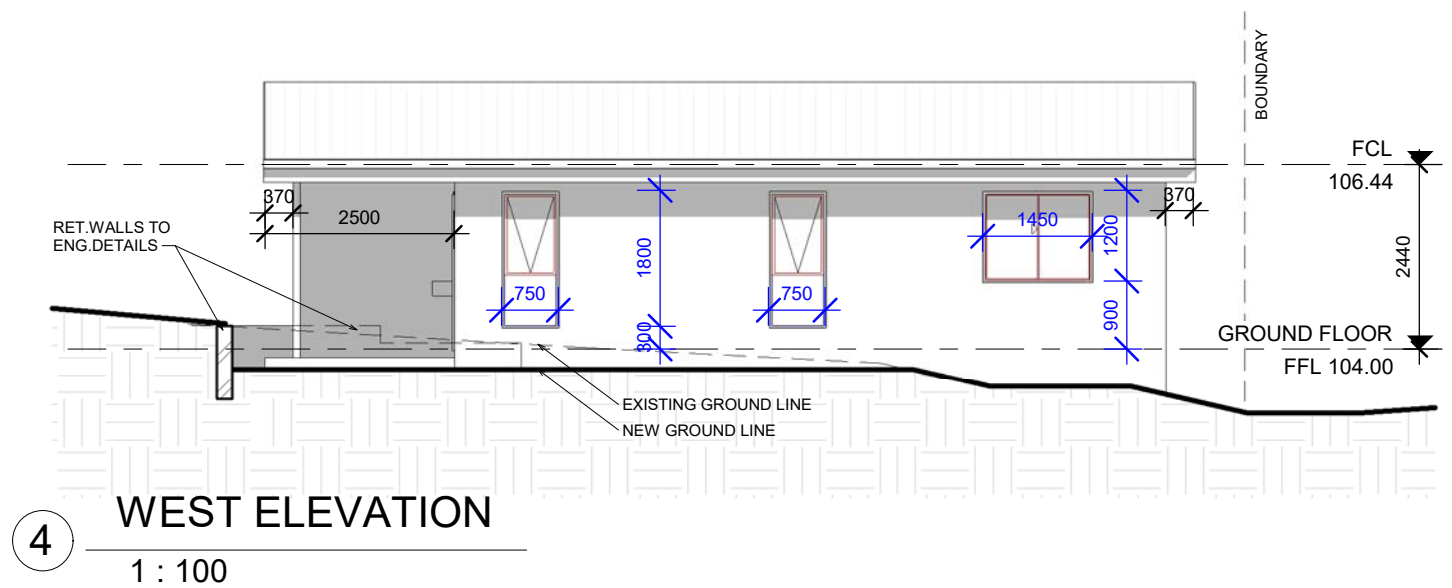
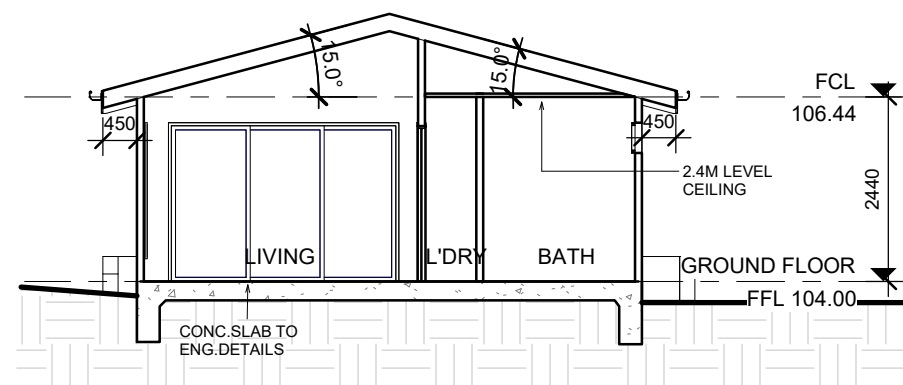
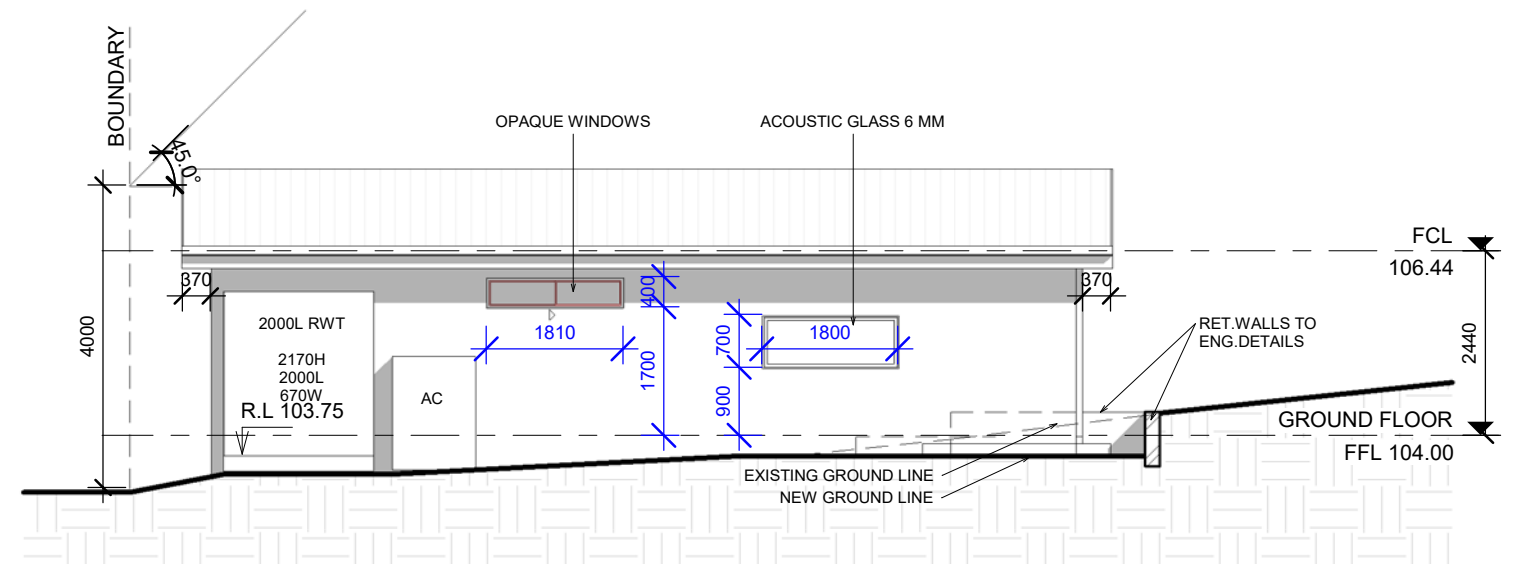
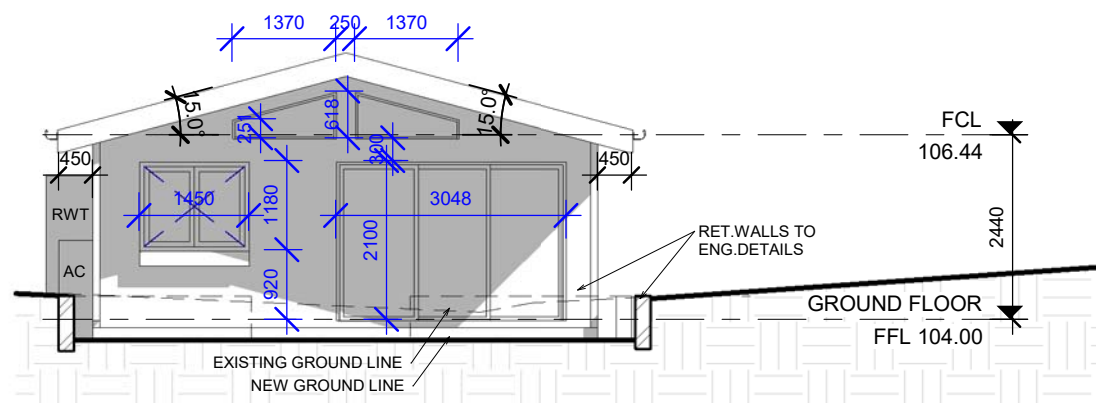
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client
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true north

ELEVATIONS AND SECTION

project no	date	sheet no.	scale @ A3	issue	drawn
21-85	06/08/21	3	1 : 100	A	RK



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