

**NOTE:**  
2,340h Doors throughout (excluding robe doors)  
2,400h Window head height throughout



northern  
beaches  
council

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

**DA2019/1283**

Notes:  
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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

Icon Job Number: J/0349

Client Approval:

Date:



Job:

**Proposed Residence**

LOT: 200 DP: 1212459  
228-260 Garden Street,  
Warriewood

Drawing:

**Ground Floor Plan**

Scale:

**1:100**

Date:

**14-01-20**

Drawing No:

**19037-13**

Sheet:

**3/12**

Issue:

**M**

House Design: Custom



**Accurate**

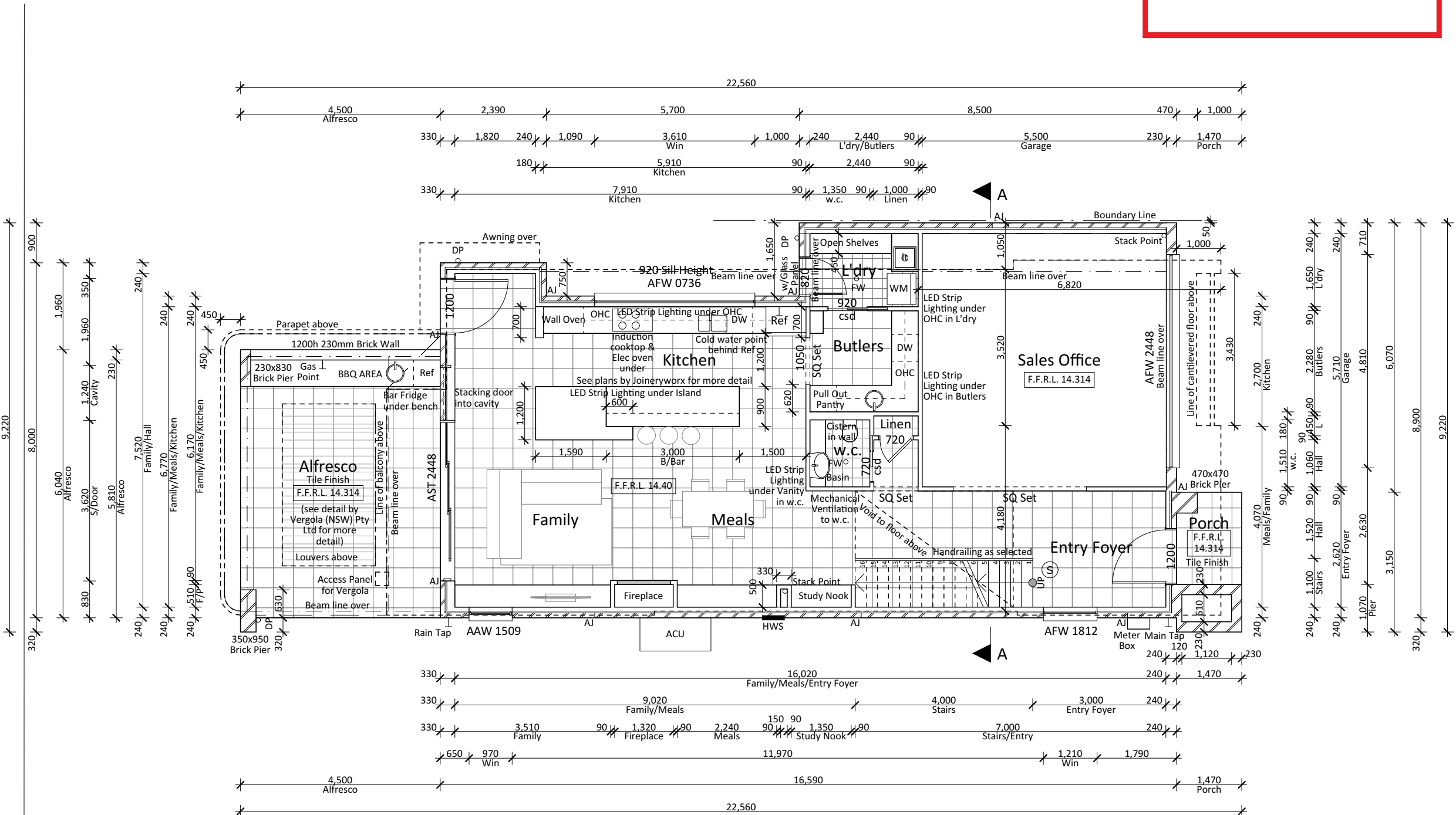
design and drafting

Office: 1a/10 Exchange Parade  
Narellan NSW 2567

**Phone : 0246472552**

Email: info@accuratedesign.com.au

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**Ground Floor Plan**  
1:100

**Floor Area (m2)**

Garage	39.78
Balcony 1	5.12
Balcony 2	6.87
Alfresco	27.29
Lower Living	100.94
Upper Living	123.06
	<b>303.06 m<sup>2</sup></b>

**Legend:**

ACU - Air Conditioning Unit  
AJ - Articulation Joint  
B/Bar - Breakfast Bar  
DP - Downpipe  
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

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Job:

**Proposed Residence**

LOT: 200 DP: 1212459  
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Warriewood

Drawing:

**Upper Floor Plan**

Scale:

**1:100**

Date:

**14-01-20**

Drawing No:

**19037-13**

Sheet:

**4/12**

Issue:

**M**

House Design: Custom

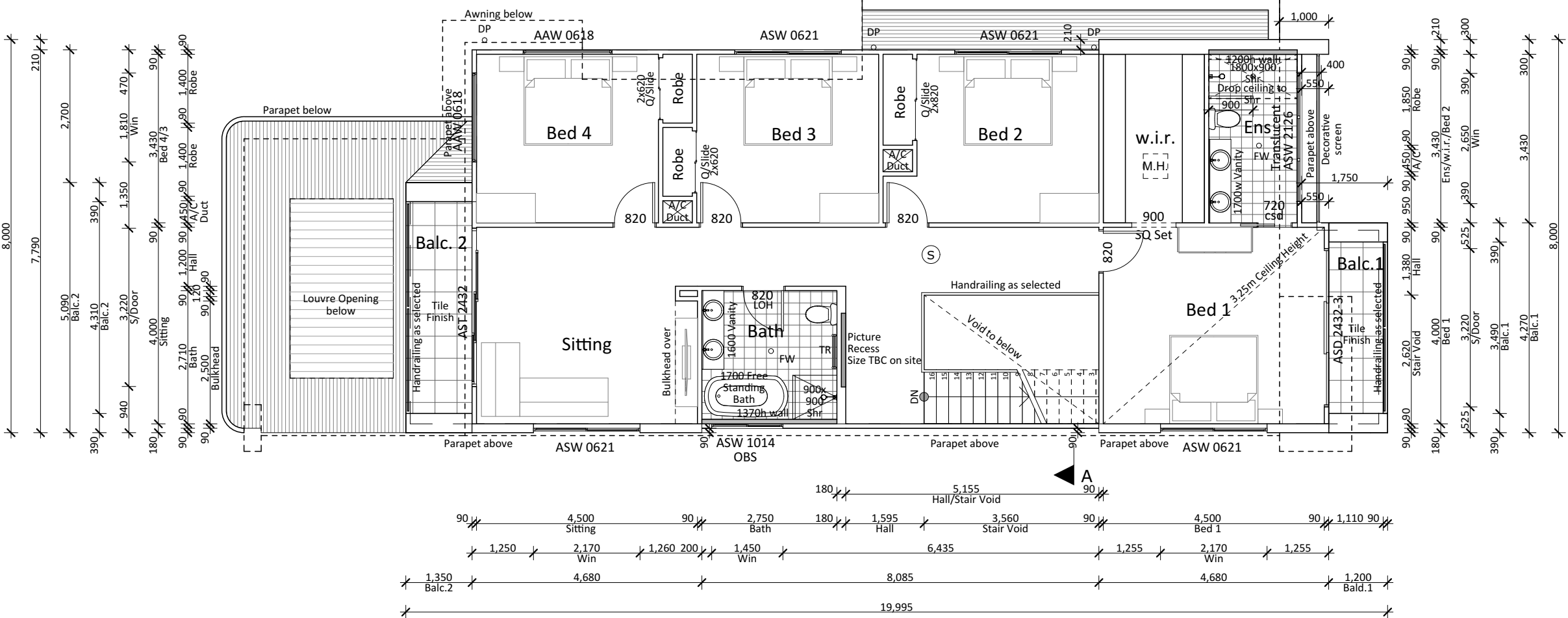


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Alfresco	27.29
Lower Living	100.94
Upper Living	123.06
	<b>303.06 m<sup>2</sup></b>

**Upper Floor Plan**  
1:100

**Legend:**

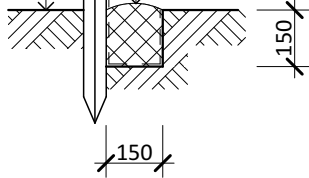
- |                             |                           |
|-----------------------------|---------------------------|
| ACU - Air Conditioning Unit | OBS - Obscure             |
| AJ - Articulation Joint     | OHC - Over Head Cupboard  |
| B/Bar - Breakfast Bar       | P - Pantry                |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

Steel star pickets or hardwood stakes driven into solid earth at 3m cntrs

Geotextile filter fabric fixed to post to manufact. specifications

Undisturbed area

Back fill and compact



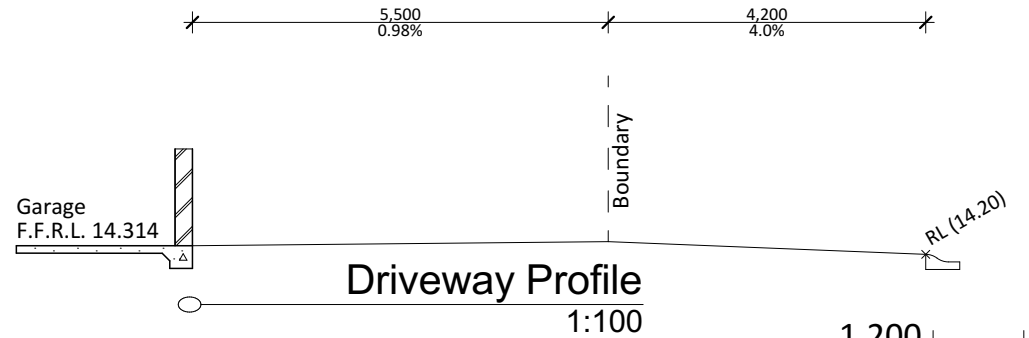
#### Soil Erosion and Sediment Control Fence

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

Any new fencing on the lot must be made passable by native wildlife with 150mm wide by 100mm high holes at ground level every 6m.



#### Compling Development Details (m2)

1. Site Area	314.60m2	
2. Gross Floor Area	224.35m2	
3. Front Landscape Area	17.58m2	5.59%
4. Rear Landscape Area	61.78m2	19.64%
5. Total Landscape Area	79.36m2	25.23%
6. Soft Front Landscaping	17.58m2	39.06%

#### Note:

Soft Front Landscaping percentage is of total landscaping infront of the building line



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Client Approval:

Date:



Job:

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Warriewood

Drawing:

**Site Plan**

Scale:

**1:200, 1:20**

Date:

**14-01-20**

Drawing No:

**19037-13**

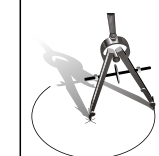
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GARDEN STREET

DOVE LANE

4 869

**Proposed Residence**

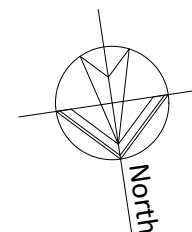
**Advertising Tower**  
Final design  
see graphic  
design details

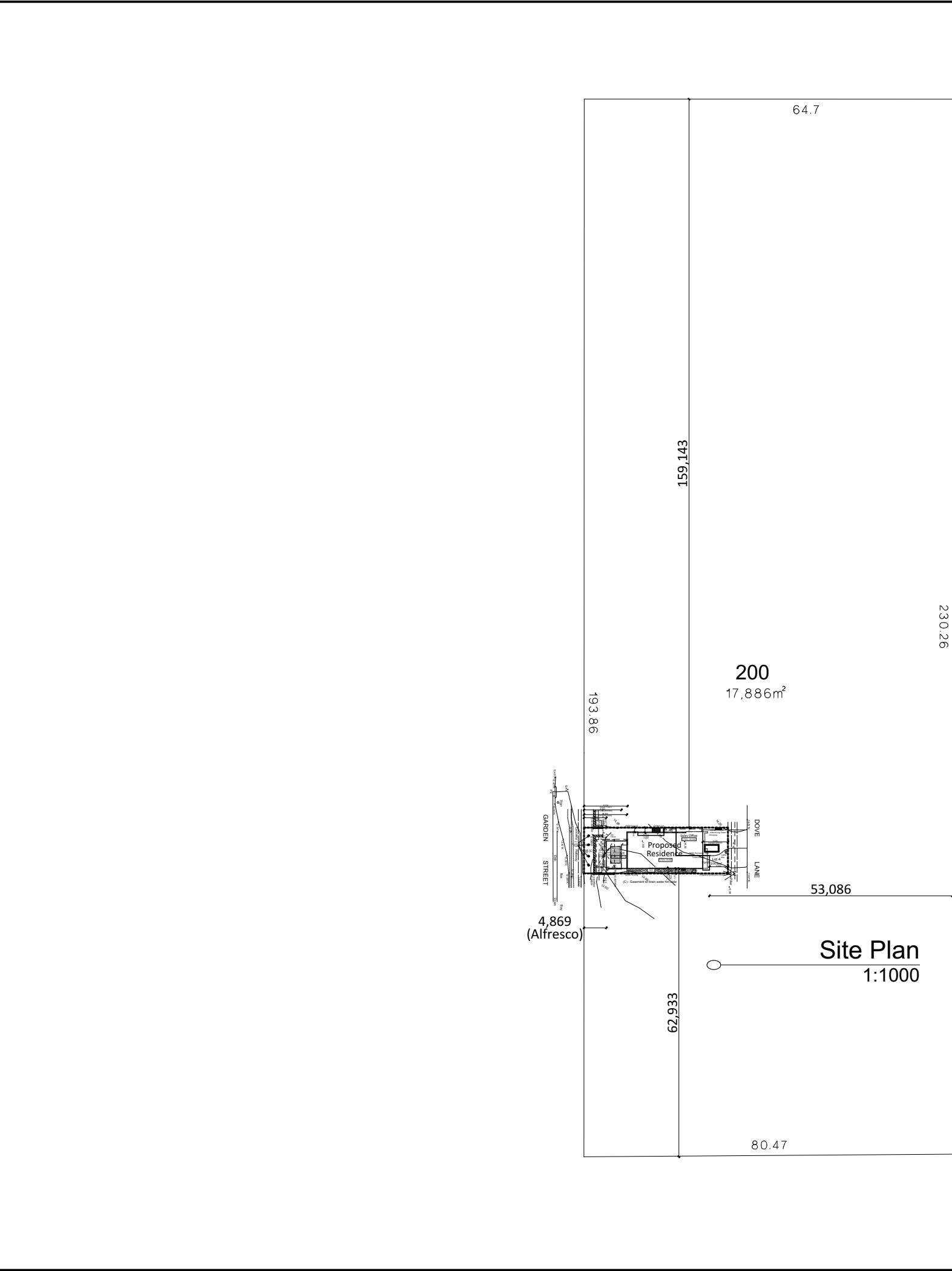
**Site Plan**

1:200

**Lot 200**

314.60m<sup>2</sup>  
DP: 1212459

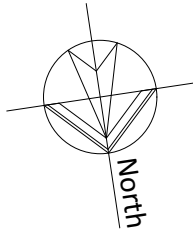




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**Lot 200**  
314.60m<sup>2</sup>  
DP: 1212459



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Drawing:  
**Site Location Plan**

Scale: **1:200, 1:20** Date: **14-01-20**

Drawing No: **19037-13** Sheet: **8/12** Issue: **M**

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