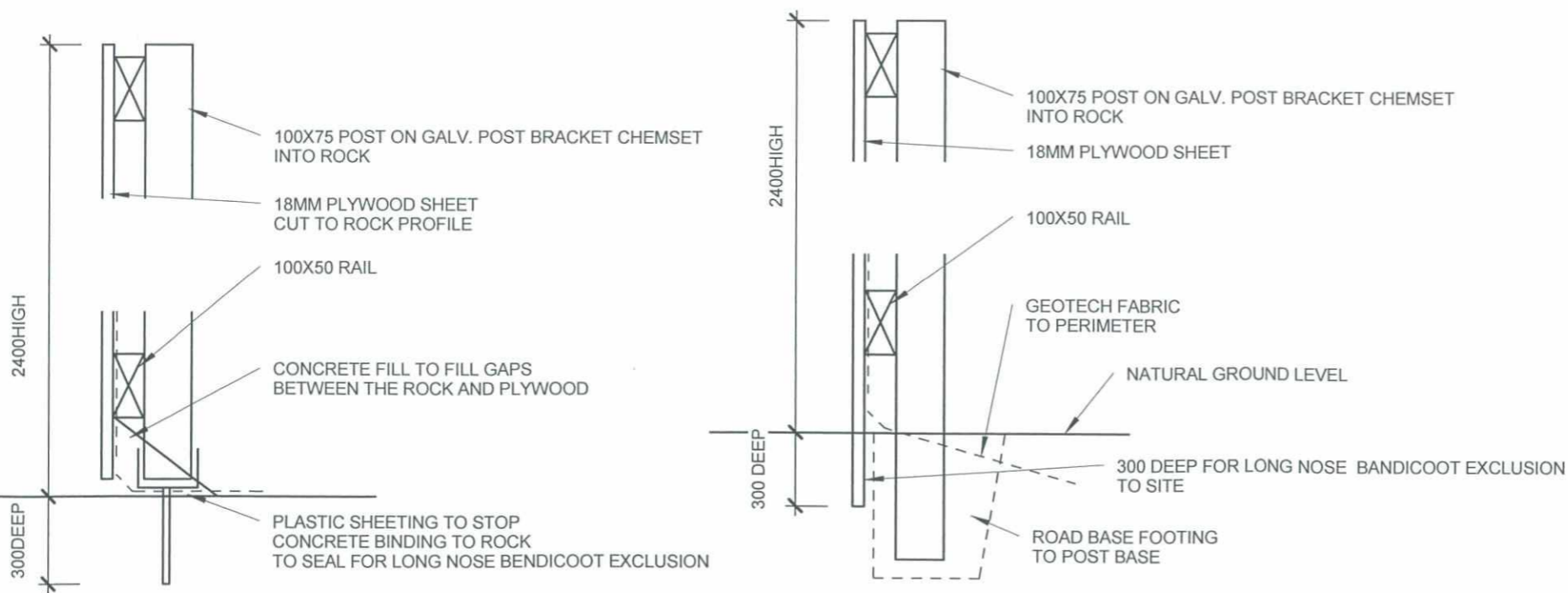


NOTE FOR CONSTRUCTION

1. CONSTRUCTION ZONE AT FRONT OF SITE ON STREET
2. ALL GATES TO BE EITHER OPENING INWARDS OR SLIDING GATES
3. STEEL PLATE ACROSS FOOTPATH FOR PROTECTION
4. TYPE 1 FENCE FOR ACROSS ROCKY OUTCROPS
5. TYPE 2 FENCE FOR BOUNDARY PROTECTION
6. ALL NOMINATED TREES TO BE PROTECTED AGAINST POTENTIAL DAMAGE



2 Section A -TYPE 1 FENCE
1 : 10

3 Section B-TYPE 2 FENCE
1 : 10



This Plan/Specification forms part of the certification for:

JO 9 0 5 3 3 7 5 JAN 2010

Revisions	Drawn	Checked	Date

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PROJECT AND ADDRESS
38 STUART ST MANLY

DRAWING
**SITE MANAGEMENT PLAN
 CONSTRUCTION PHASE**

Legge ARCHITECTS

SUITE 712, 275 ALFRED STREET NORTH SYDNEY NSW. 2060
 PH 9900-5330 FX 9460-4025
 DATE 15/12/09 DRAWN SK SCALE As indicated STATUS CC

PROJECT NO. **0941** DWG NO. **A001**
 REVISION.

NOTE

- CORRUGATED IRON ROOF AT 20' PITCH -COLOR BLUE
- DOUBLE SIDED ACTION FOIL BLANKET WITH 100MM MINERAL WOOL INSULATION TO MANUF. SPECS
- ALL FLOORS AND WALLS BETWEEN UNITS TO BE FIRE RATED TO BCA REQUIREMENTS
- R2.0 CEILING INSULATION TO MANUF. SPECS.
- TIMBER FRAMED DOORS AND WINDOWS PAINTED-CLEAR FINISH
- TIMBER FRAMED EXTERNAL SLATTED WINDOWS PAINTED-CLEAR FINISH
- VILLABOARD TO WET AREA WALLS AND CEILINGS OR EQUIV. TO MANUF. SPEC.
- RECYCLED STONE FINISH TO PLANTER WALLS

WATER FIXTURE

- ALL SHOWER HEADS, TOILET FLUSHINGS, KITCHEN TAPS, BASIN TAPS WITH 3 STAR RATING
- ON DEMAND HOT WATER RECIRCULATION SYSTEM TO BE INSTALLED

RAINWATER

- RAINWATER FROM ROOF TO WATER STORAGE IN BASEMENT
- RAIN WATER TANK CONNECTED TO COLD WATER TAP FOR WASHER AND TO 1 OUTDOOR TAP NEAR POOL
- TANK IS MORE THAN 5000LTR

HOTWATER

- HOT WATER SYSTEM WITH A PERFORMANCE OF MORE THAN 45 RECS

HEATING AND COOLING

- 3-PHASE AIR CONDITIONING UNITS AND CEILING FANS IN ALL BEDROOMS AND LIVING ROOM. EER > 4.0

VENTILATION

- INDIVIDUAL FANS FOR BATHROOM, KITCHEN, LAUNDRY

LIGHTING

- LED AND FLUORESCENT LIGHTING TO BEDROOMS, LIVING ROOMS, BATHROOMS, LAUNDRY

POOL

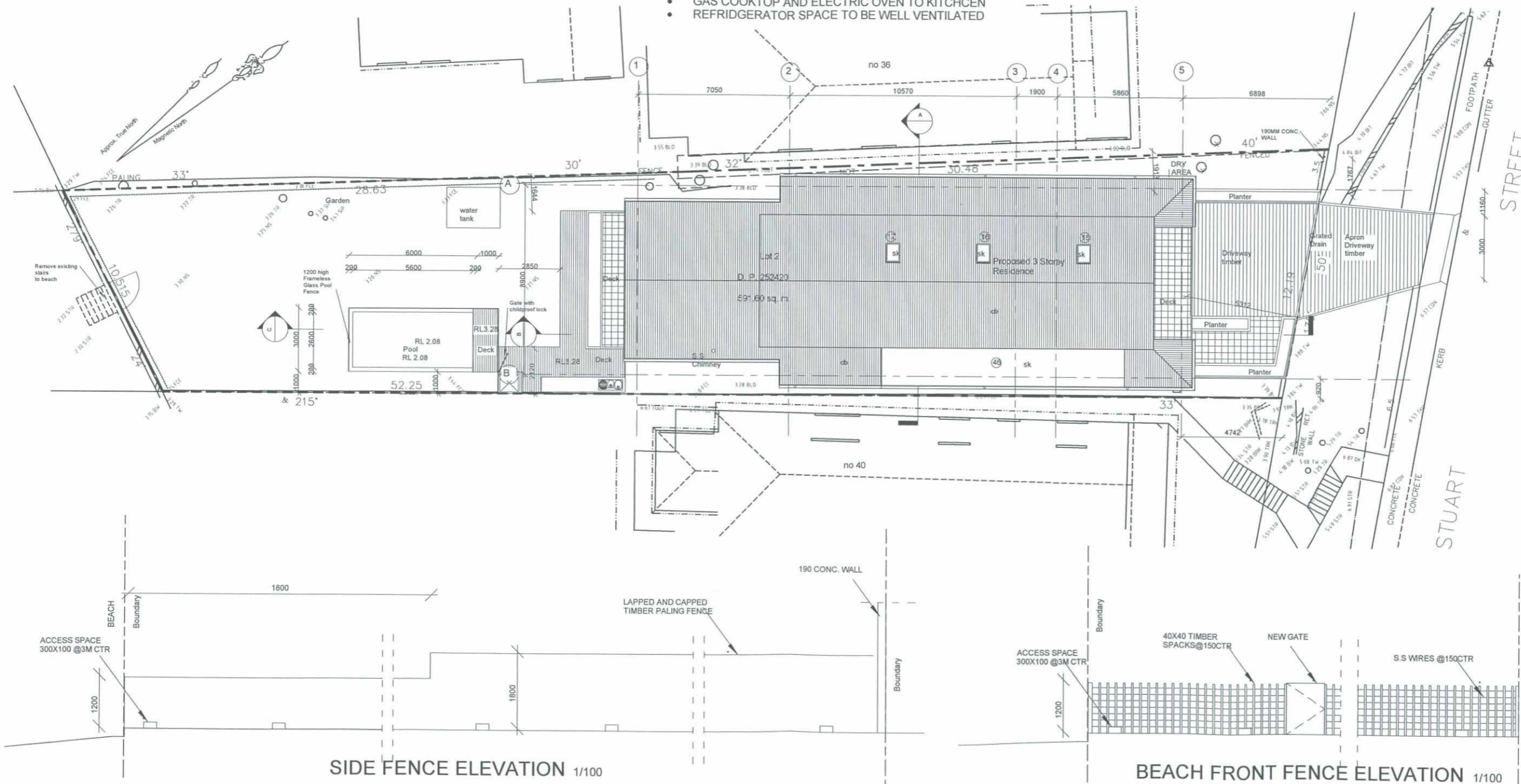
- TIMER TO BE INSTALLED TO PUMP
- POOL COVER TO BE INSTALLED
- INTERNAL SIZE IS 5.6M X 2.6M X 1.2M DEEP

OTHER

- GAS COOKTOP AND ELECTRIC OVEN TO KITCHEN
- REFRIDGERATOR SPACE TO BE WELL VENTILATED

LEGEND

- cb- Colorbond corrugated iron roof
- rb- rendered brickwork
- wb- weatherboards
- tl- tile
- pb- plasterboard
- st- sandstone recycled from ex. building
- hr- s.s hand rail
- sk- sky light
- dp- s.s downpipe
- gd- grated drain



Revisions	Drawn	Checked	Date

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PROJECT AND ADDRESS
38 STUART ST MANLY

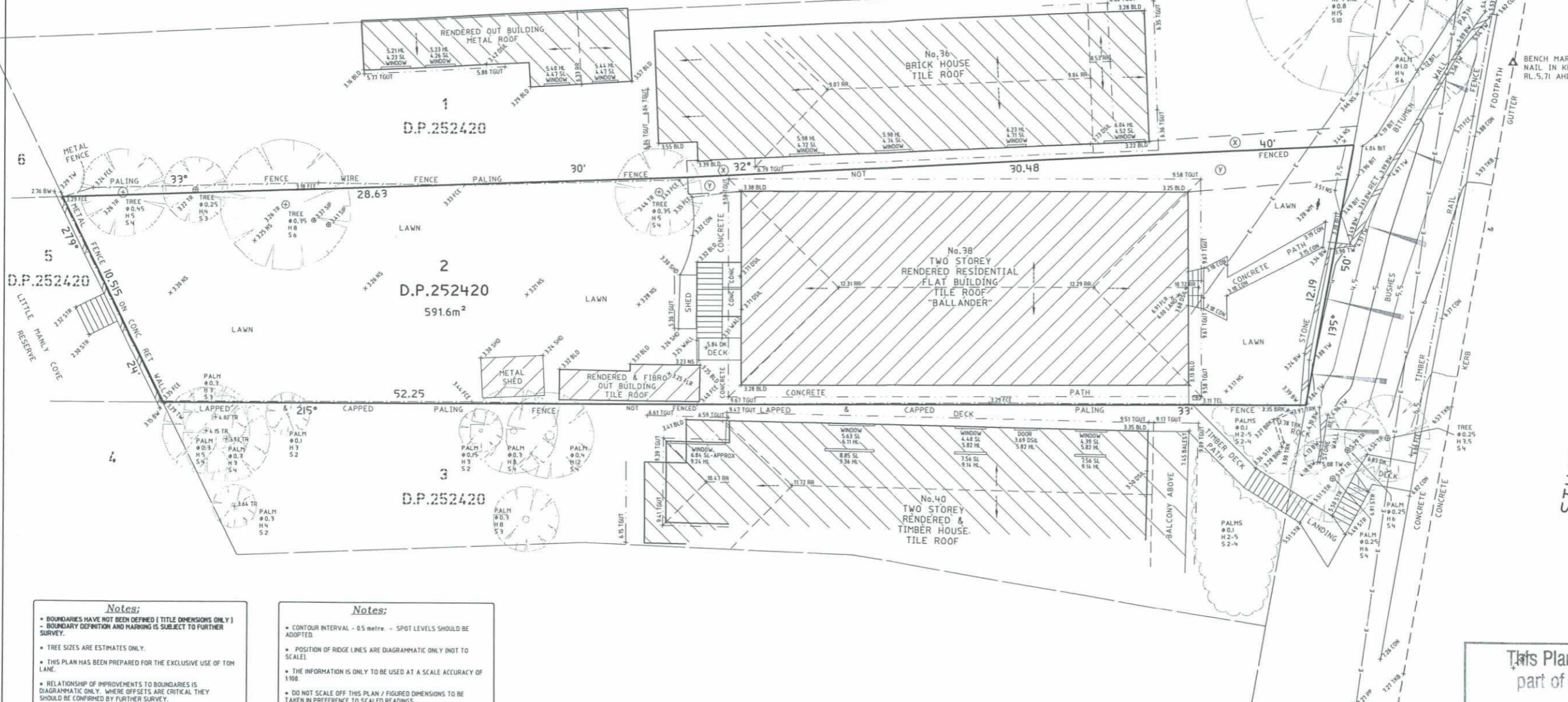
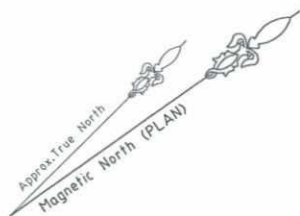
DRAWING
SITE PLAN & FENCE ELEVATION

Legge ARCHITECTS

SUITE 712, 275 ALFRED STREET
NORTH SYDNEY NSW. 2060
PH 9900-5330 FX 9460-4025

PROJECT NO. 0941
DATE 21/12/09
DRAWN SK
SCALE 1/200
STATUS CC

DWG NO. A002
REVISION.



STREET

(BITUMEN FORMATION)

STUART

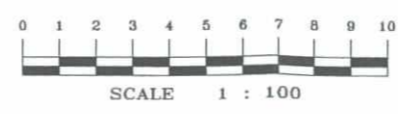


- LEGEND:**
- BALEST = TOP BALESTRADE
 - BIT = BITUMEN
 - BLD = EXTERNAL BUILDING
 - BRK = BOTTOM OF ROCK
 - BW = BOTTOM OF WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - DK = DECK
 - DSIL = DOOR SILL LEVEL
 - FCE = FENCE
 - FLR = FLOOR LEVEL
 - HL = WINDOW HOOD LEVEL
 - LAND = LANDING LEVEL
 - NS = NATURAL SURFACE
 - PP = POWER POLE
 - ROOF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SIP = SEWER INSPECTION PIT
 - SIP = WINDOW SILL LEVEL
 - STR = STEPS
 - TEL = TELSTRA
 - TGUT = TOP OF GUTTER
 - TKB = TOP OF KERB
 - TR = TRIM LINE
 - TRK = TOP OF ROCK
 - TW = TOP OF WALL
 - WM = WATER METER

This Plan/Specification forms part of the certificate for:

JO 90533

TITLE INDICATES THAT LOT 2 IN D.P.252420 IS SUBJECT TO:
 (X) -RESERVATIONS AND CONDITIONS CONTAINED IN THE CROWN GRANT(S).
 -G86283 RIGHT OF FOOTWAY AFFECTING THE SITE DESIGNATED (X) IN TITLE DIAGRAM
 (Y) -G86284 RIGHT OF FOOTWAY AFFECTING THE SITE DESIGNATED (Y) IN TITLE DIAGRAM



- Notes:**
- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION AND MARKING IS SUBJECT TO FURTHER SURVEY.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF TOM LANE.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (DBYD) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY EXCEPT AT SPOT LEVELS SHOWN. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

- Notes:**
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - ALL DIMENSIONS TO BE CHECKED ON SITE.
 - IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
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 - THIS NOTICE MUST NOT BE ERASED.

REV.	AMENDMENTS	DATE
C	TREES ADDED	03/12/09
B	ADJOINING BOUNDARIES ADDED	20/11/08
A	FINAL ISSUE	21/01/08

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 883
R.L. 22.282 (ORDER L2)
SOURCE: S.C.I.M.S. (10/01/08)

CLIENT:
TOM LANE
801/54 WEST ESPLANADE,
MANLY NSW 2095

PLAN
SHOWING DETAIL & LEVELS
OVER LOT 2 IN D.P.252420
38 STUART STREET,
MANLY NSW 2095

C.M.S. Surveyors Pty Limited

ACN: 096 240 201
 PO Box 463 Dee Why NSW 2099
 1/32 Campbell Avenue, Dee Why NSW 2099
 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822
 E-mail: info@cmsurveyors.com.au

L.G.A. MANLY		SHEET 1 OF 1	
SURVEYED GS	DRAWN GP	CHECKED GS	APPROVED DL
SURVEY REFERENCE 2467	SCALE 1:100	DATE OF SURVEY 8/01/08	REV. C
DRAWING NUMBER 2467detailC.dwg			