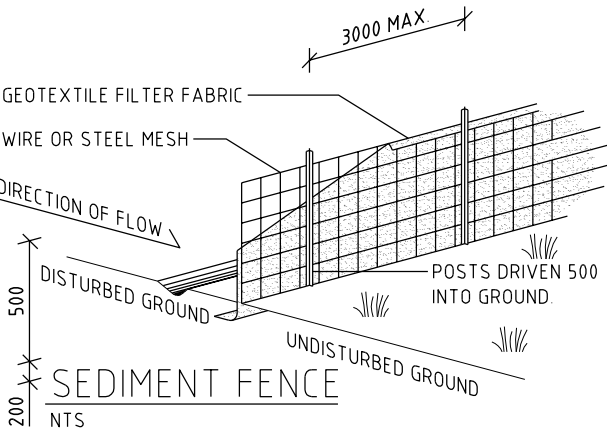


- GENERAL NOTES**
- 1 No stockpiling of materials is permitted on the verge between kerb and property boundary. Stock piles should be protected or moved from the site.
 - 2 Roof drainage to be connected to the approved storm water system as soon as possible.
 - 3 Depressions left in the footpath by heavy vehicles are to be filled as soon as practical.
 - 4 Only one exit point should be used and should be constructed so as to prevent soil from reaching the road and to stop bogging.
 - 5 Drainage ditches above and below cut and filled areas are to reduce erosion from disturbed ground.
 - 6 All workmanship and materials to be in accordance with all relevant building codes and governing authorities requirements.
 - 7 These drawings do not show any structural engineering details.
 - 8 Dimensions are to be verified on site prior to construction. Figured dimensions to take preference over scaling of drawings. Dimensions are in millimetres unless noted otherwise.
 - 9 Excavated materials relocated on site for gardens, Bricks, Concrete, Timber and other products are to be sorted and disposed to local recycling facility as per waste board guide.
 - 10 Do not keep superseded drawings on site.
 - 11 While every effort has been made to depict the proposal accurately, any variation between these drawings and the agreed quote, the quote is to take preference.
 - 12 This development will not have any adverse effects on the environment or its surrounds.

- SEDIMENT CONTROL NOTES**
- 1 All erosion and sediment control measures including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of NSW.
 - 2 All drainage works shall be constructed and stabilised as early as possible during development.
 - 3 Sediment traps shall be constructed around all inlet pits, consisting of 500mm wide x 300mm deep trench.
 - 4 All sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of soil materials, including the maintenance period.
 - 5 All disturbed areas shall be revegetated as soon as the relevant works are completed.
 - 6 Soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.
 - 7 Filter shall be constructed by stretching a filter fabric (Porex or approved equivalent) between posts at 2000mm centres. Fabric shall be buried 150mm along its lower edge.

CONTROL MEASURES
All persons entering the site must be made aware of these dangers and take relevant action to ensure that their work area is maintained as safe to proceed. If you are unable to proceed due to the existence of an unsafe work area, you must notify your Site Supervisor immediately so that action can be taken to remedy the situation.

- A Right of carriageway 3.5 wide and variable width (VIDE DP1063059)
B Right of carriageway and easement for services variable width (VIDE DP749660)
C Drainage easement 2.5 wide (VIDE DP749660)
D Easement for support variable width (VIDE DP749660)
G Restriction as to user No. 12 (VIDE DP749660)



(E) EXISTING RIGHT OF CARRIAGEWAY (R.D.C.W) 3,2 AND VARIABLE WIDTH



- denotes existing trees to remain




- denotes existing trees to be removed

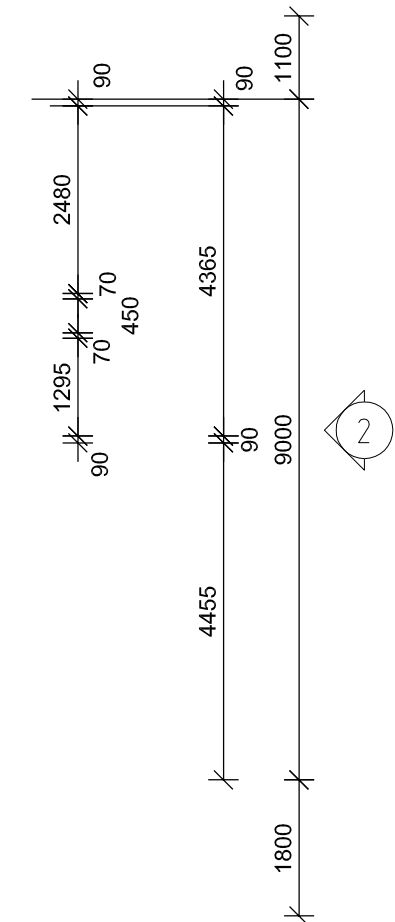
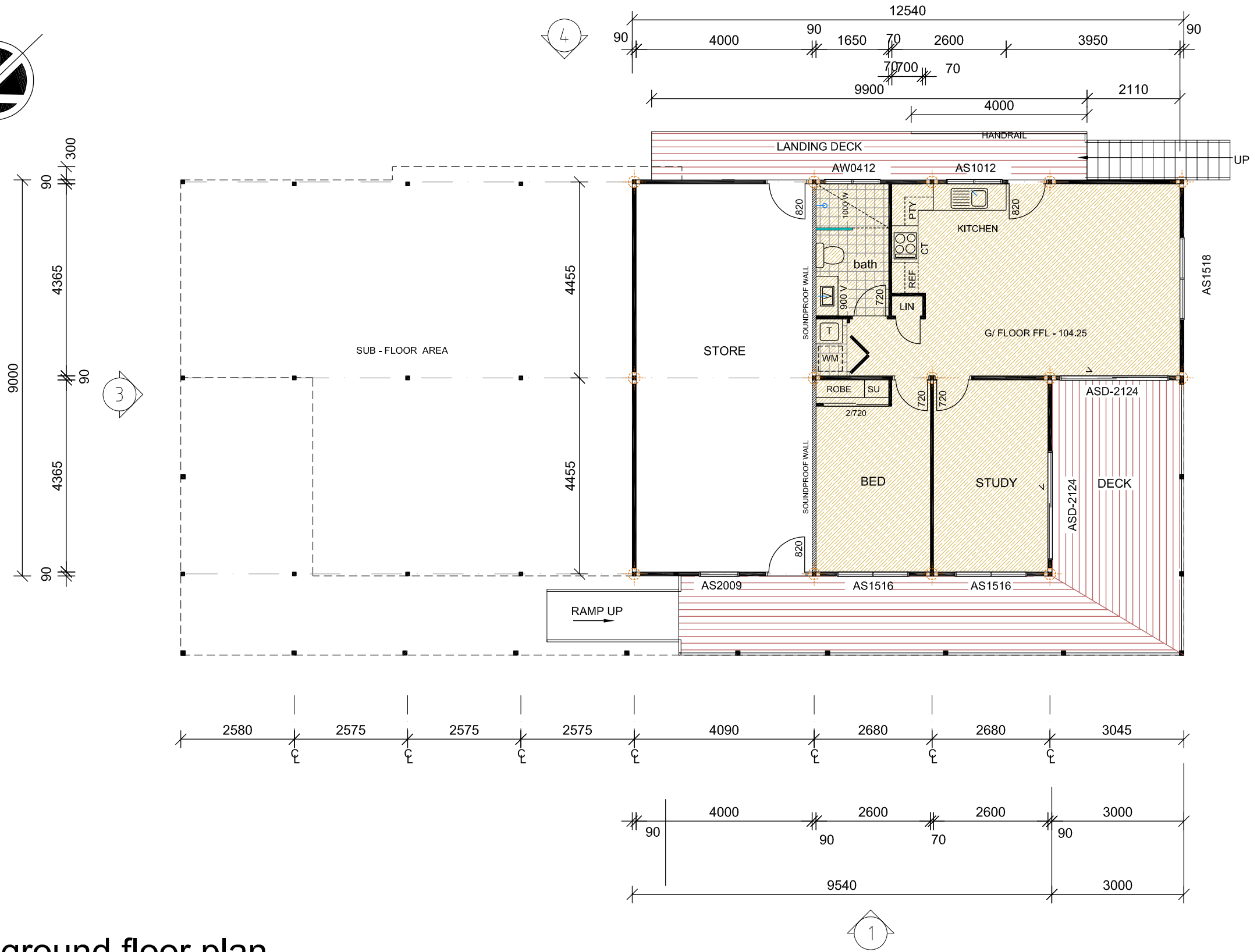
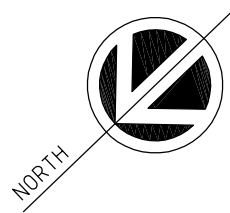
TITLE INDICATES THAT LOT A IN DP.402033 IS SUBJECT TO:

- G61418 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- G240021 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- (A) - EASEMENT FOR HORTICULTURAL PURPOSES VARIABLE WIDTH (DP.1005443)
- (B) - (DP.1005443) RIGHT OF FOOTWAY 1 WIDE & VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- (C) - (DP.1005443) EASEMENT FOR SUPPORT AND EASEMENT FOR ENCRDACHING STRUCTURE TO REMAIN VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- (D) - (DP.1005443) EASEMENT FOR OVERHANG VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED

site plan
1: 250 ~ A3

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				BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK.	job: Proposed Residence and Secondary Dwelling	client: Mr Duncan Wallace	 PO BOX 1416 GOSFORD NSW 2250 AUSTRALIA t 02 4340 8300 f 02 4340 2080 e info@manor.net.au w www.manor.net.au	drawing: site plan		drawing no.: MG4694G	
				COPYRIGHT OF THE DESIGN AND INFORMATION SHOWN HERE IS OWNED BY THE MANOR GROUP. REPRODUCTION OR USE OF THE DESIGN BY ANY PARTY FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE COMPANY.	address: LOT 2 128 Elanora Road Elanora Heights , NSW 2101			no. of sheets: 1 of 4	scale:	drawn: BJ	date: 30.10.19
issue	revision	date	by					job no.:	JOB#		revision:



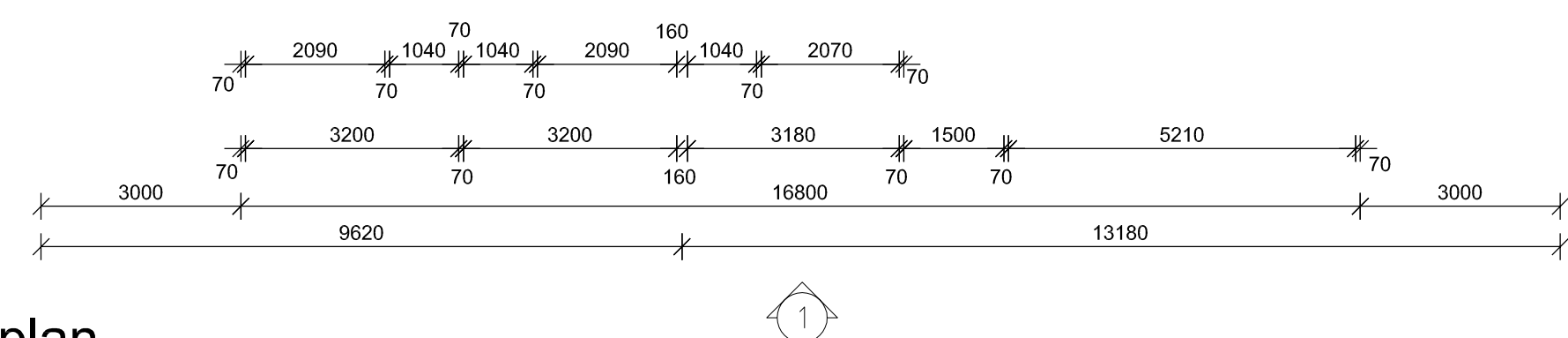
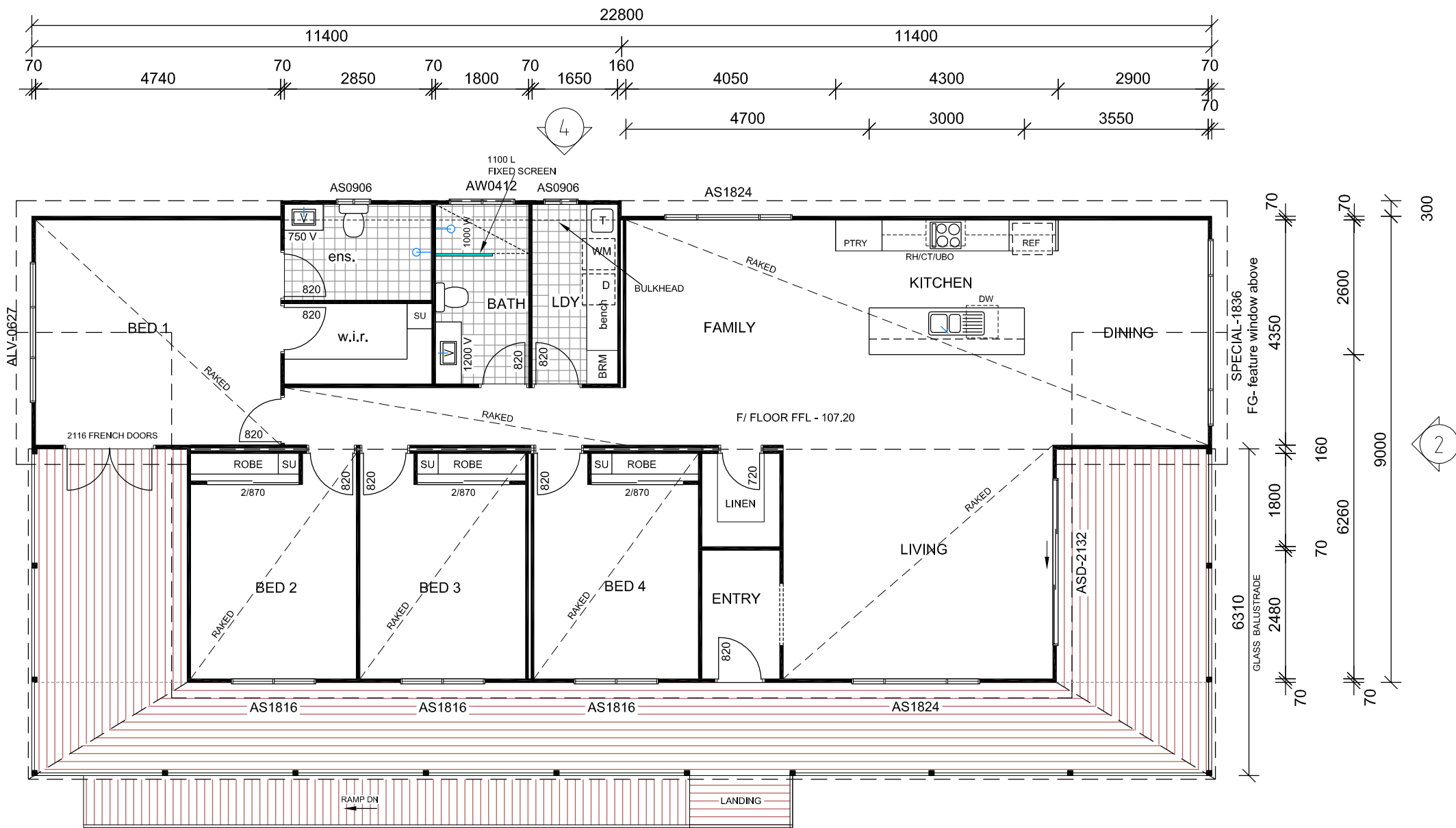
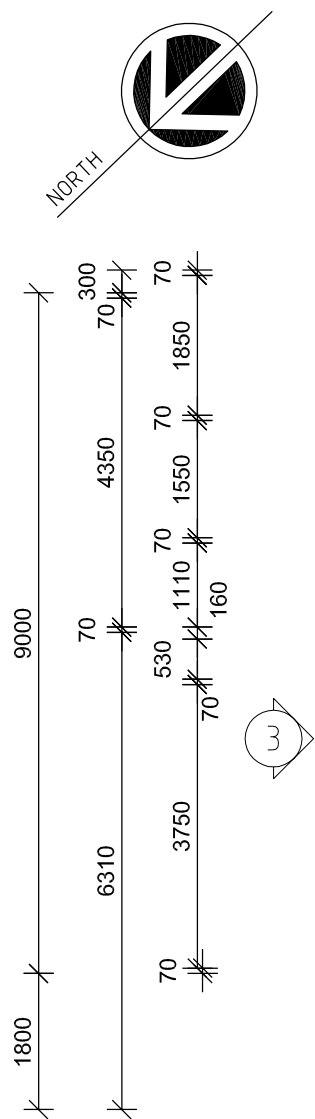
- DEPICTS STEEL POST SUPPORT IN-WALL
- DEPICTS SECONDARY DWELLING AREA

AREAS	
LIVING - ground floor secondary dwelling	59.97 m ²
STORE - ground floor	37.62 m ²
LIVING- first floor main residence	180.11 m ²
LIVING - Total Combined inc. store	277.70 m ²
DECK + LANDING G.F.	44.91 m ²
VERANDAH - F / floor (not incl. landing / ramp)	68.10 m ²

ground floor plan
1: 100 ~ A3

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BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK.				job: Proposed Residence and Secondary Dwelling		client: Mr Duncan Wallace		drawing: ground floor plan		drawing no.: MG4694G	
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issue				date		by		drawn: BJ		date: 30.10.19	
revision				date		by		job no.: JOB#		revision:	



first floor plan
1: 100 ~ A3

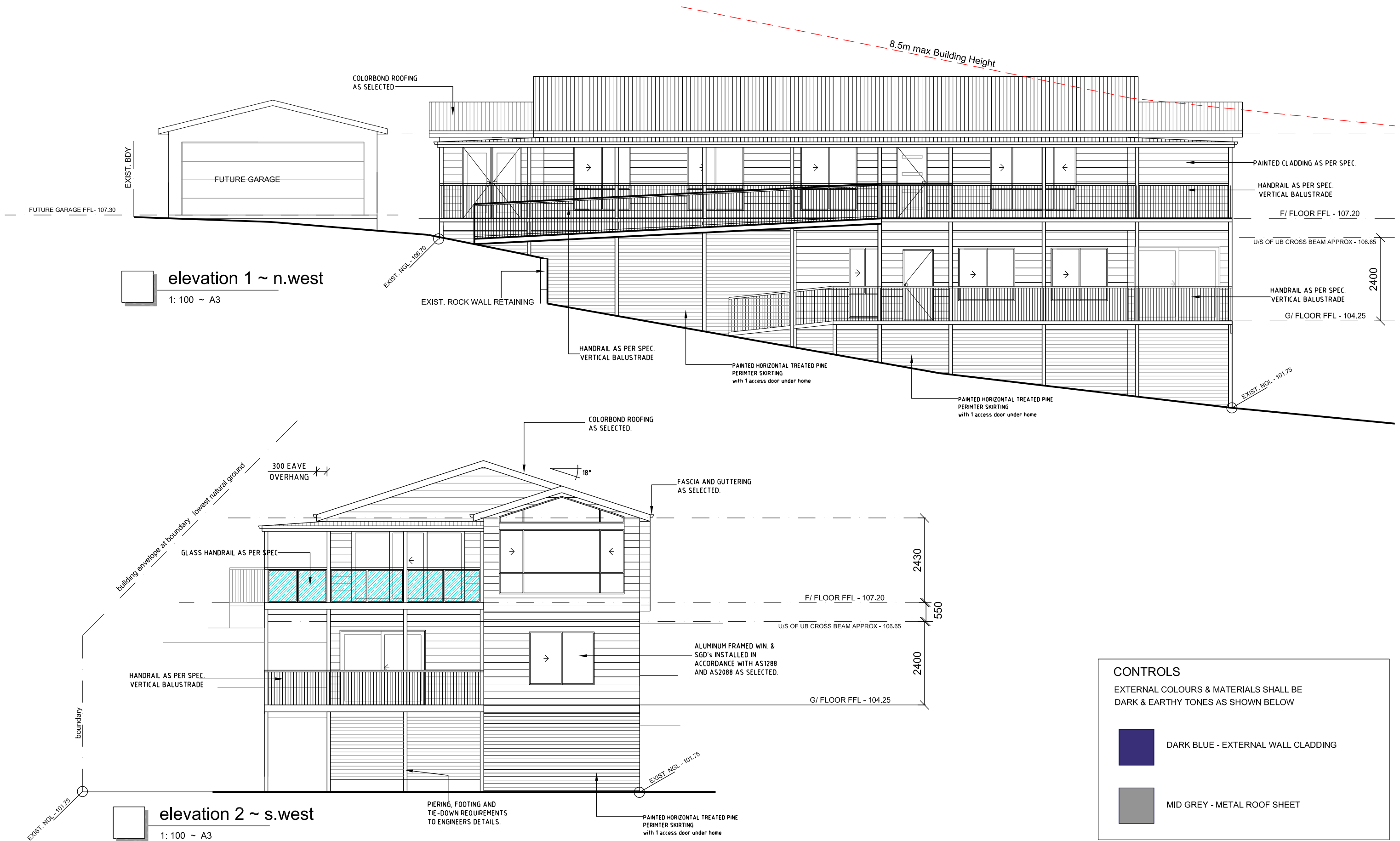
AREAS	
LIVING - ground floor secondary dwelling	59.97 m ²
STORE - ground floor	37.62 m ²
LIVING- first floor main residence	180.11 m ²
LIVING - Total Combined inc. store	277.70 m ²
DECK + LANDING G.F.	44.91 m ²
VERANDAH - F / floor (not incl. landing / ramp)	68.10 m ²

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BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK.				job: Proposed Residence and Secondary Dwelling		client: Mr Duncan Wallace		drawing: first floor plan		drawing no.: MG4694G	
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issue				revision		date		drawn: BJ		revision:	
by						JOB#					

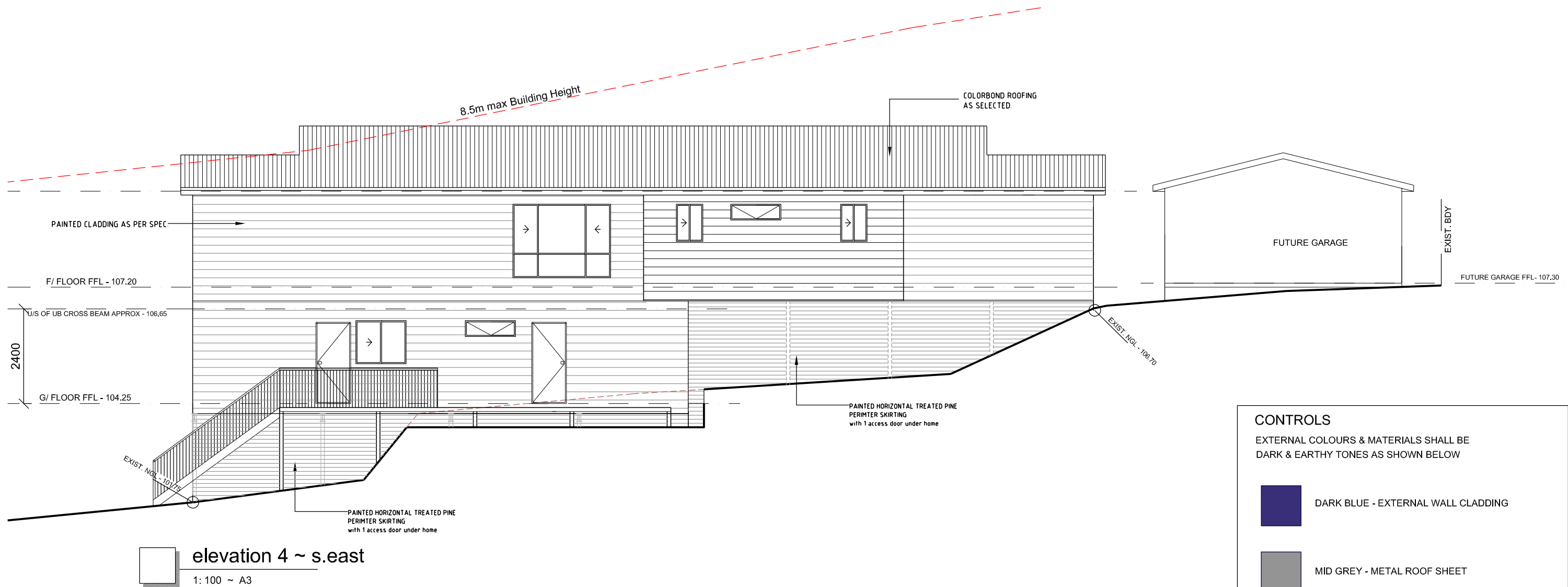
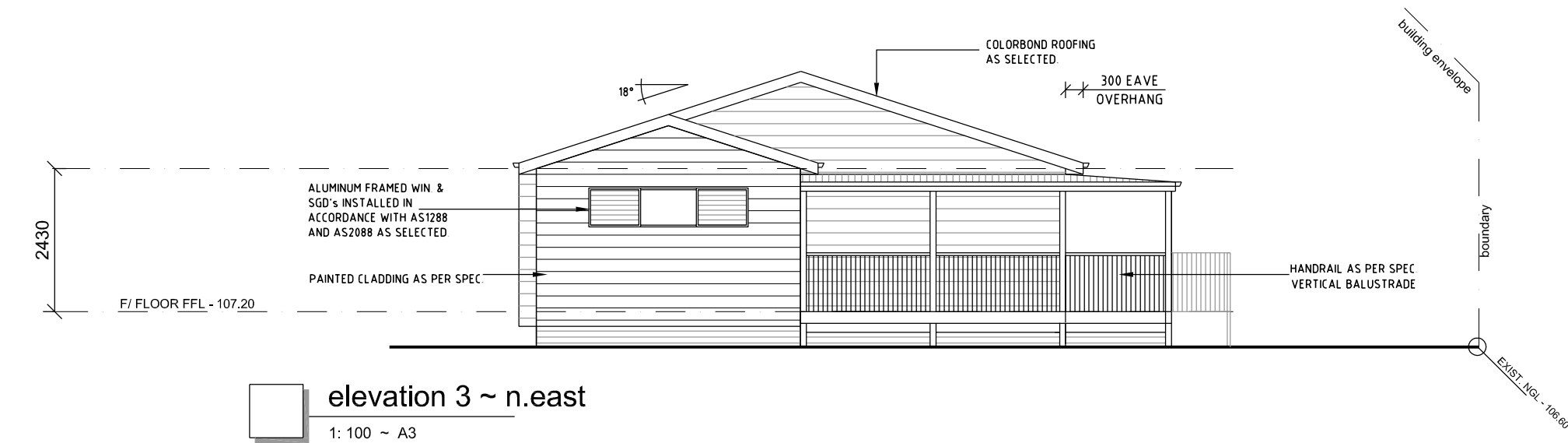
**manor**
BUILT FOR LIVING.

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t 02 4340 8300 f 02 4340 2080
e info@manor.net.au w www.manor.net.au



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				COPYRIGHT OF THE DESIGN AND INFORMATION SHOWN HERE IS OWNED BY THE MANOR GROUP. REPRODUCTION OR USE OF THE DESIGN BY ANY PARTY FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE COMPANY.	address: LOT 2 128 Elanora Road Elanora Heights , NSW 2101			no. of sheets: 4 of 4	scale:	drawn: BJ	date: 30.10.19	
issue	revision	date	by					job no.:	JOB#			revision:




CONTROLS

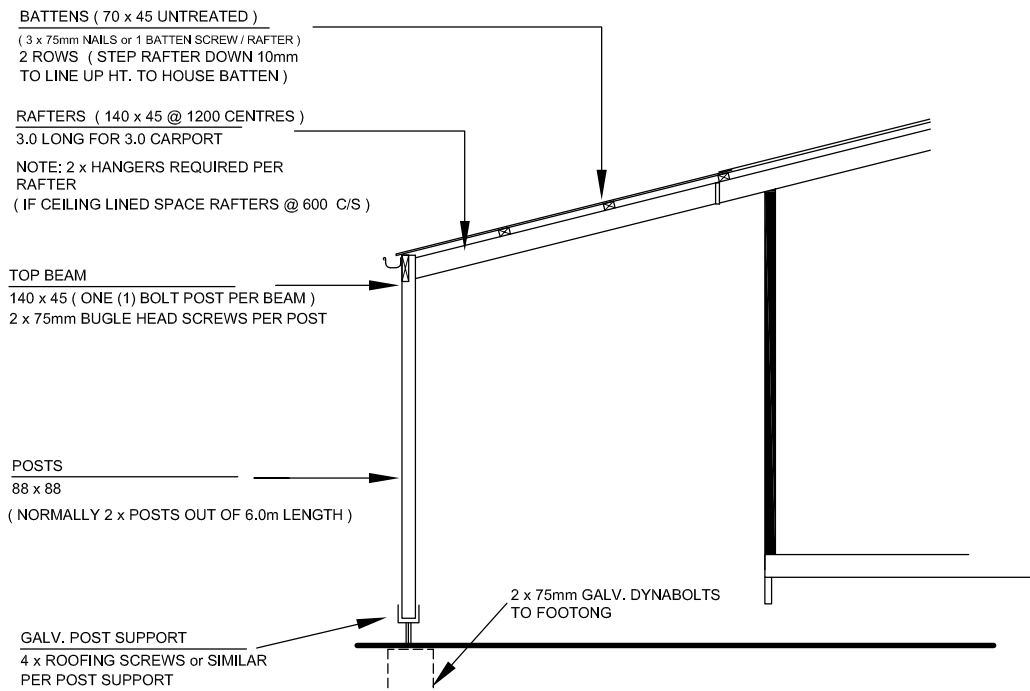
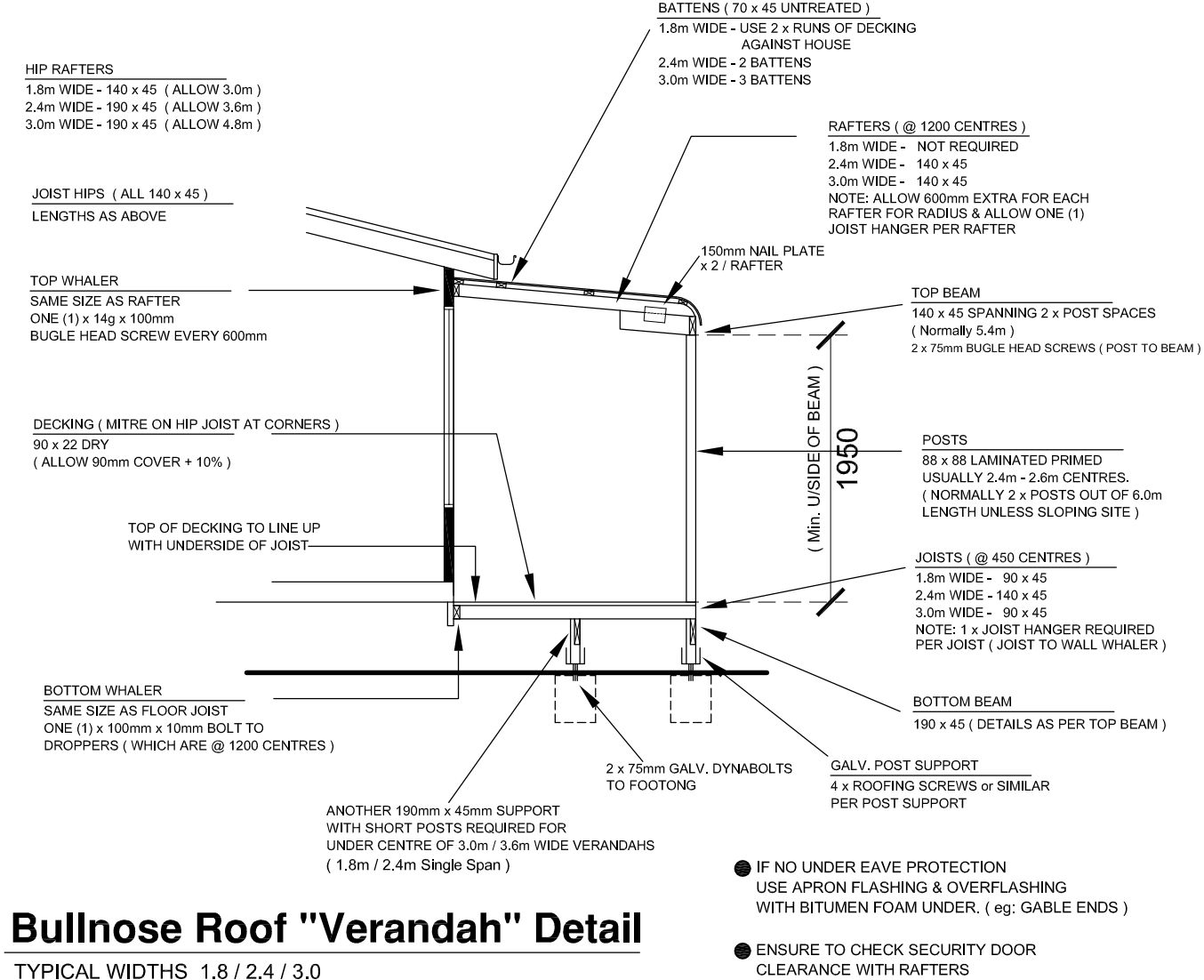
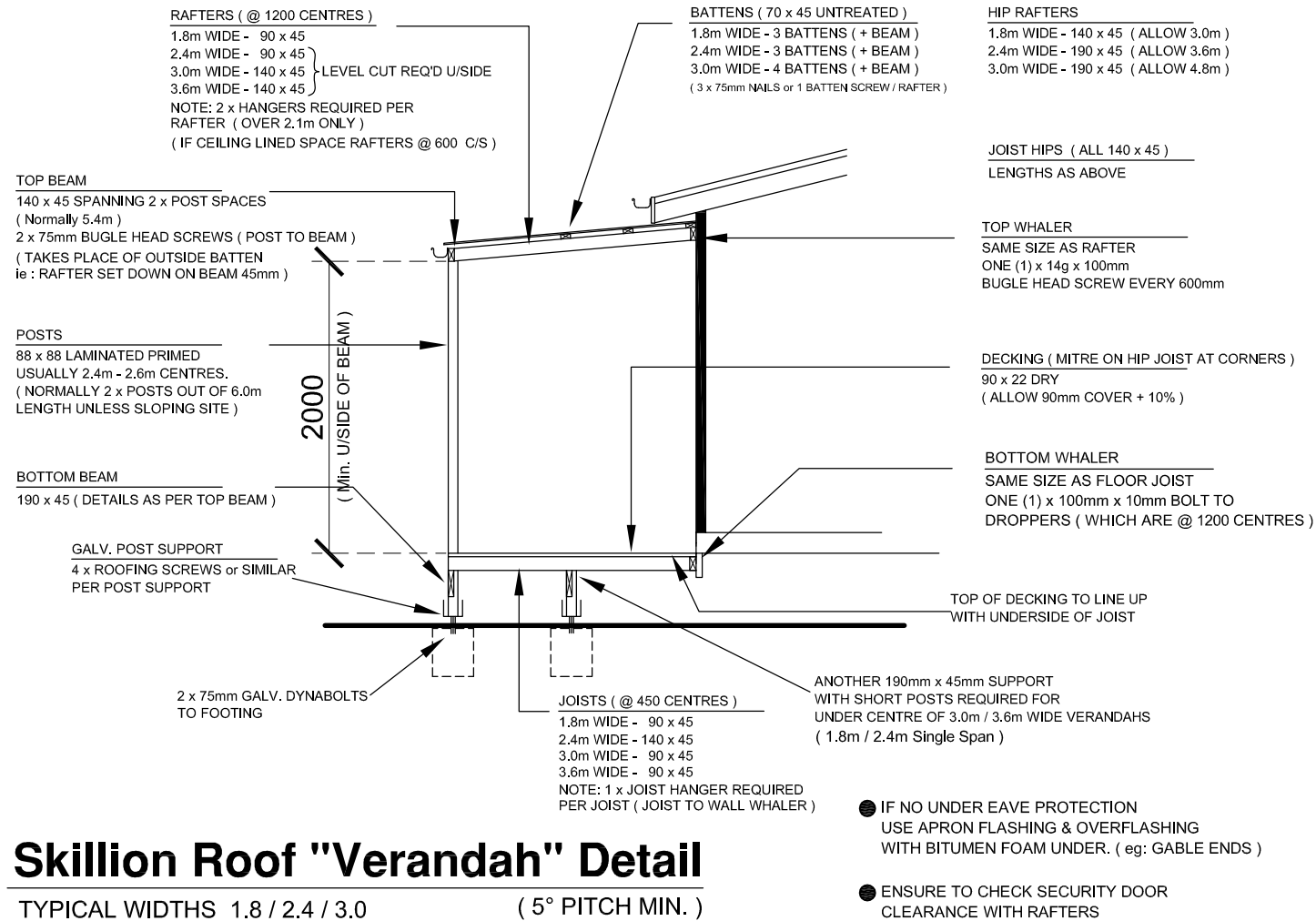
EXTERNAL COLOURS & MATERIALS SHALL BE DARK & EARTHY TONES AS SHOWN BELOW

 DARK BLUE - EXTERNAL WALL CLADDING

 MID GREY - METAL ROOF SHEET

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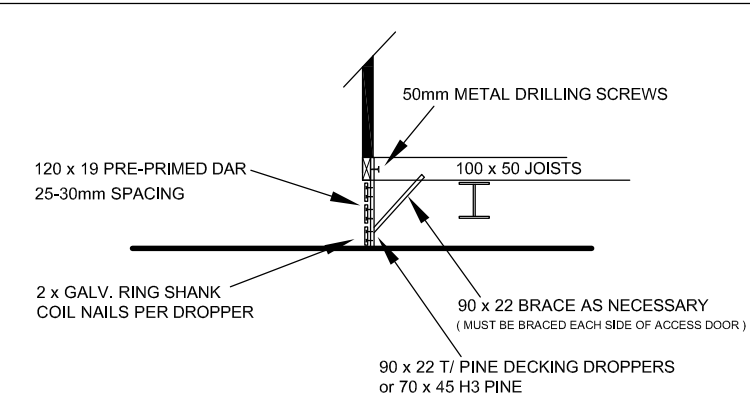


Standard 14° Pitch Skillion Carport Details

NOTE: FOR 5° PITCH SKILLION & BULLNOSE CARPORTS - USE VERANDAH ROOF DETAILS

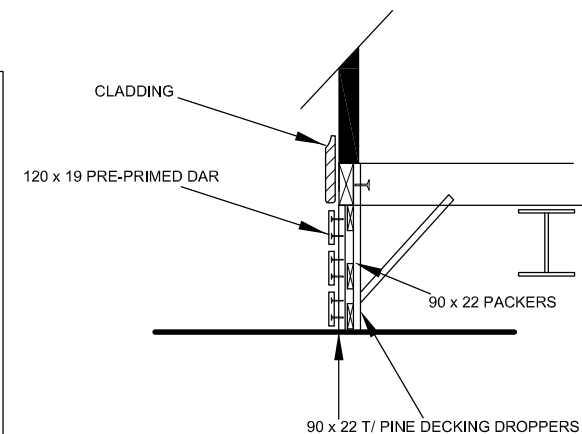
STAIRS :

- (i). STRINGERS TO BE TRENCH OUT FOR TREADS AND FIXED TOGETHER WITH 90mm BUGLE HEAD SCREWS (3 PER TREAD / SIDE)
- (ii). WIDTHS OVER 1200mm MUST HAVE CENTRE STRINGER ALSO.



Sub Floor Skirting Detail

NOTE: FINISH FACE OF 120 x 19 SHOULD BE NEAR FACE OF CLADDING



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Head Office and Factory 7 Bowen Cres, West Gosford NSW 2250 Phone 02 4340 8300 Fax 02 4340 2080

DRAWN BY:	BJ
CHECKED BY:	.
DATE:	17 / 01 / 2018
DRAWING No:	MPH08364E

CLIENT

Typical Verandah / Carport / Skirting Details

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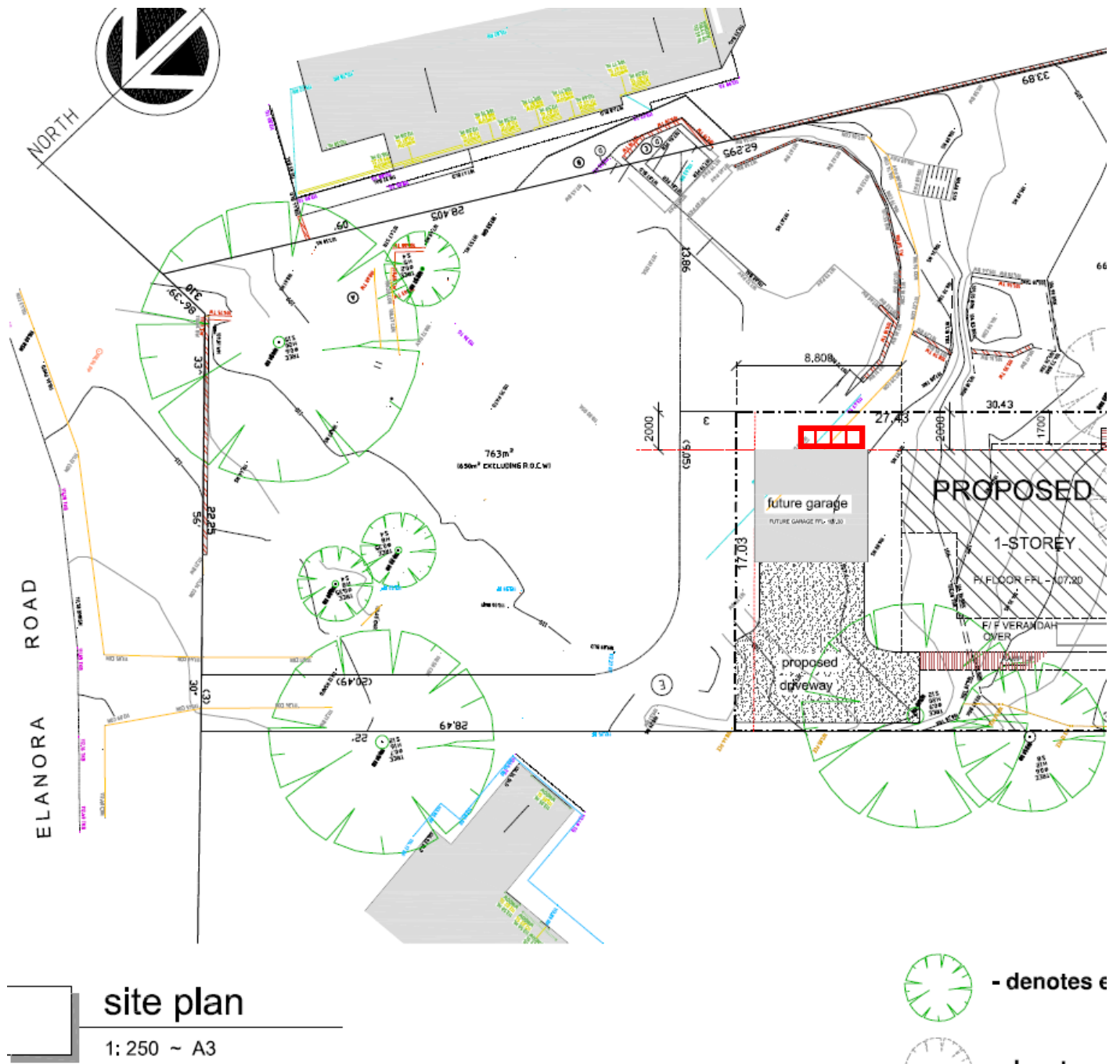


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SCALE 1 : 50 @ A3



PROPOSED WASTE STORAGE AREA FOR 128 ELANORA ROAD, ELANORA HEIGHTS



denotes proposed waste storage spaces (1m x 1m each)