

**Note:**  
Fiberglass mesh fly screens  
to all openable windows

**Note:**  
All doors and SQ Sets to be 2,340  
high unless notated otherwise


 northern  
beaches  
council  
  
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**  
  
**DA2018/1575**

**Notes:**  
1. Levels shown are approx and should be verified on site  
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/0343

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_



Job:  
**Proposed B/V Residence**

LOT: 20 DP: UNREG  
Karinya

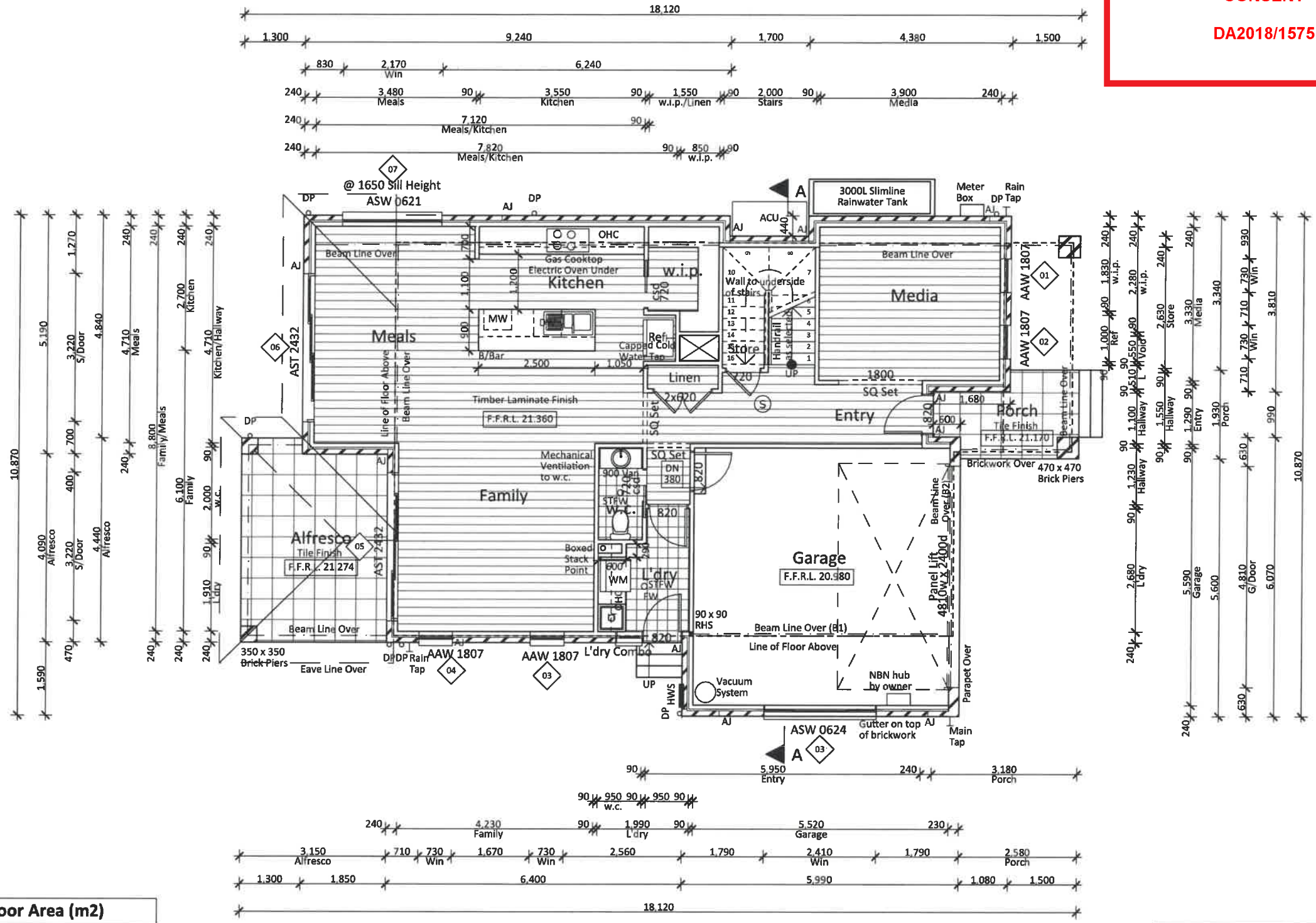
Drawing:  
**Ground Floor Plan**

Scale: **1:100** Date: **06-09-18**

Drawing No: **18006-10** Sheet: **3/12** Issue: **K**

House Design: Custom


**Accurate**  
 design and drafting  
 Office: 1a/10 Exchange Parade  
 Narellan NSW 2567  
**Phone : 0246472552**  
 Email: info@accuratedesign.com.au



| Floor Area (m2) |                             |
|-----------------|-----------------------------|
| Upper Living    | 103.04                      |
| Porch           | 11.87                       |
| Alfresco        | 13.34                       |
| Garage          | 34.90                       |
| Ground Living   | 101.98                      |
|                 | <b>265.13 m<sup>2</sup></b> |

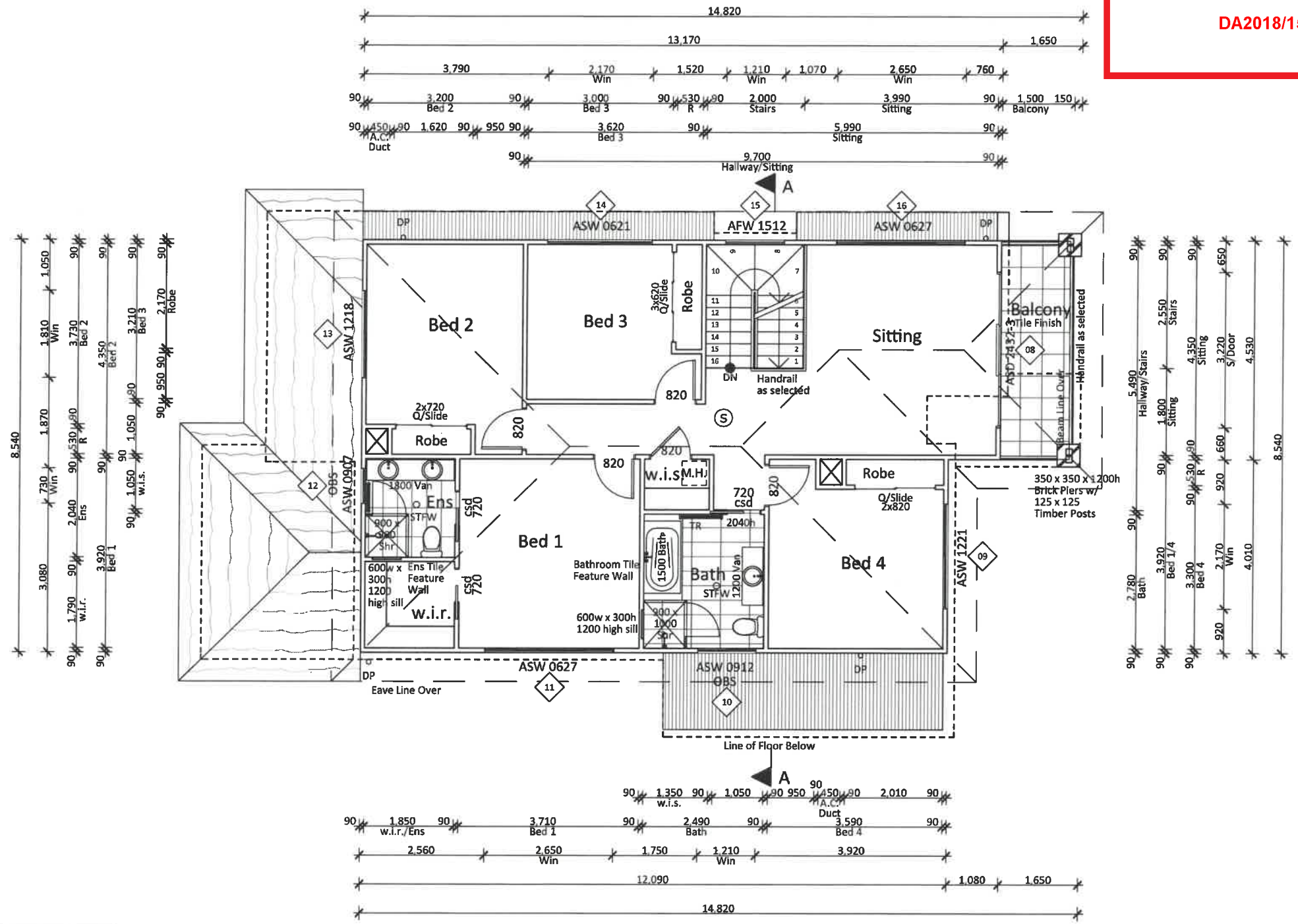
**Ground Floor Plan**  
 1:100

 northern beaches council

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**Upper Floor Plan**  
1:100

- Legend:**
- ACU - Air Conditioning Unit
  - AJ - Articulation Joint
  - B/Bar - Breakfast Bar
  - DP - Downpipe
  - DW - Dishwasher
  - 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.c. - Wash Closet
  - WM - Washing Machine

Icon Job Number: J/0343

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_



Job: **Proposed B/V Residence**

LOT: 20 DP: UNREG  
Karinya

Drawing: **Upper Floor Plan**

Scale: **1:100** Date: **06-09-18**

Drawing No: **18006-10** Sheet: **4/12** Issue: **K**

House Design: Custom

 **Accurate**  
design and drafting

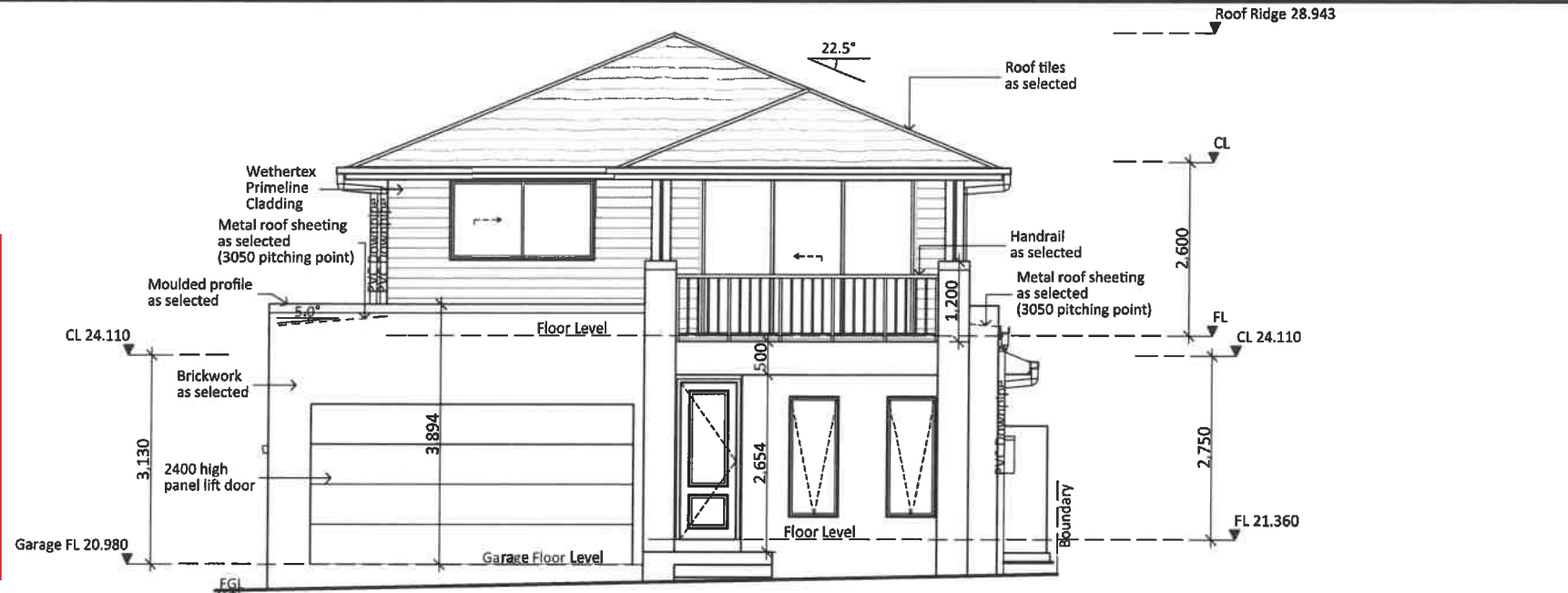
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Narellan NSW 2567  
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**Legend:**  
 ACU - Air Conditioning Unit  
 AJ - Articulation Joint  
 CL - Ceiling Level  
 FGL - Finish Ground Line  
 FL - Floor Level  
 HWS - Hot Water System  
 NGL - Natural Ground Line  
 OBS - Obscure  
 DP - Downpipe  
 RW - Retaining Wall

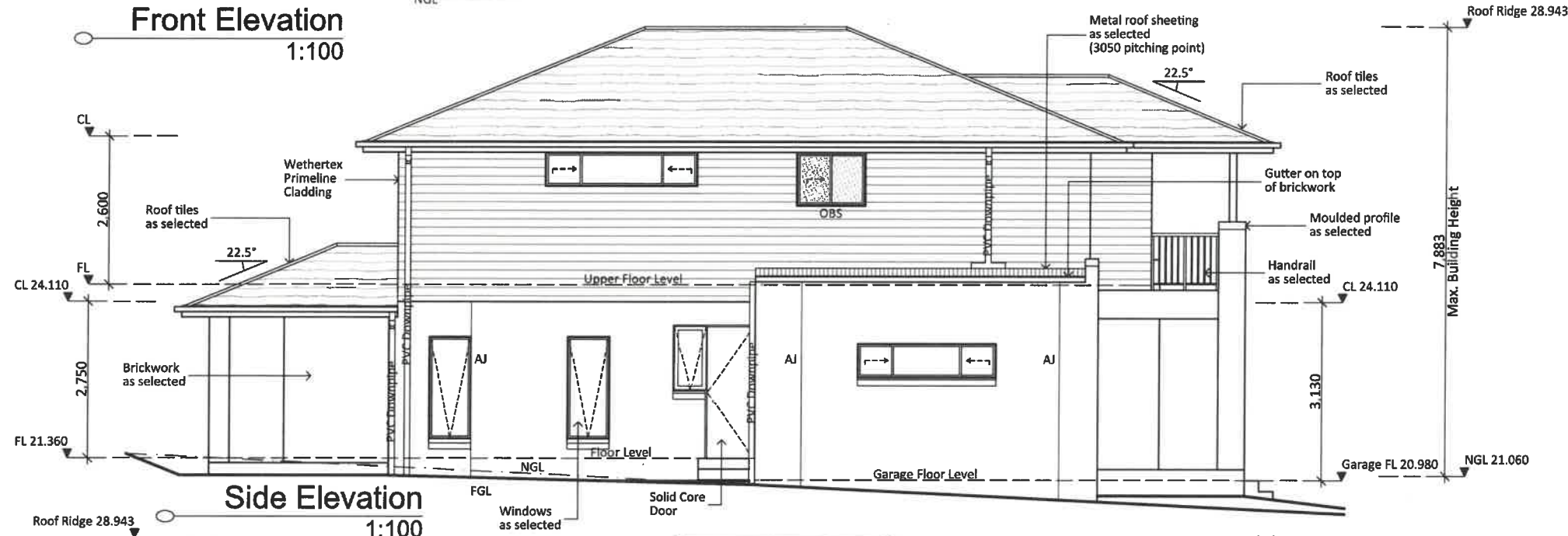
**northern beaches council**

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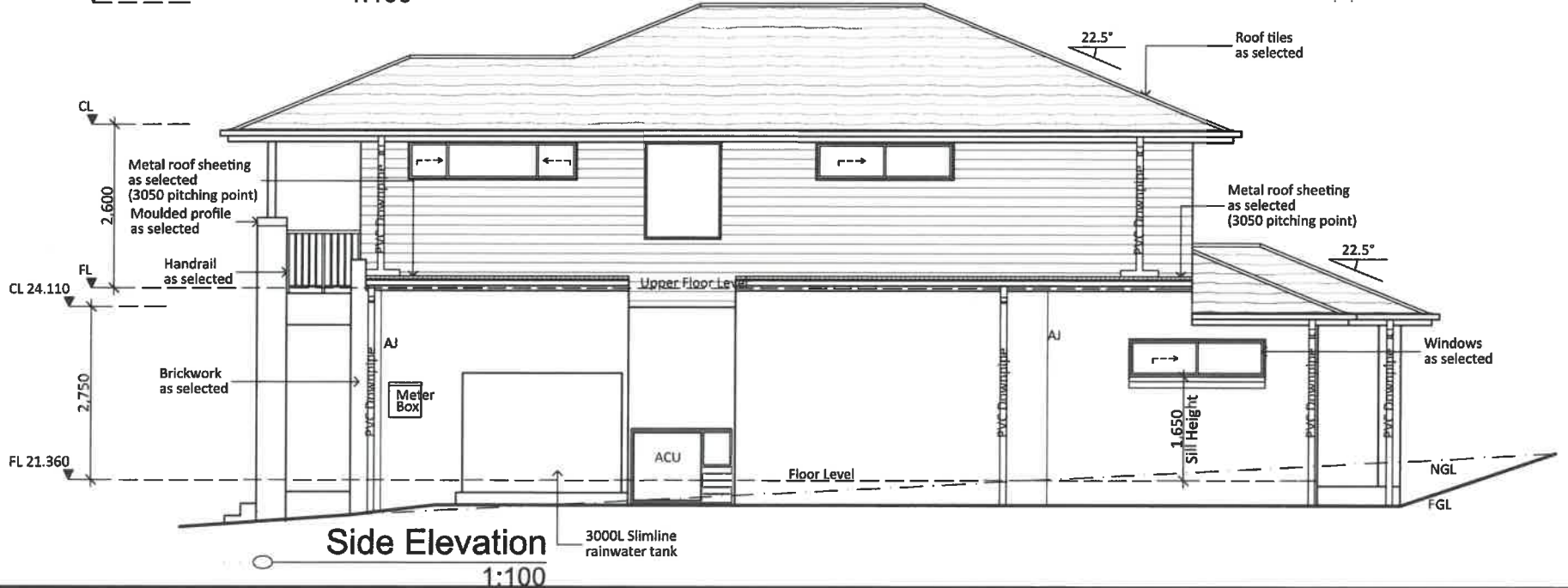
**DA2018/1575**



**Front Elevation**  
1:100



**Side Elevation**  
1:100



**Side Elevation**  
1:100

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Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_



Job:  
**Proposed B/V Residence**

LOT: 20 DP: UNREG  
Karinya

Drawing:  
**Elevations**

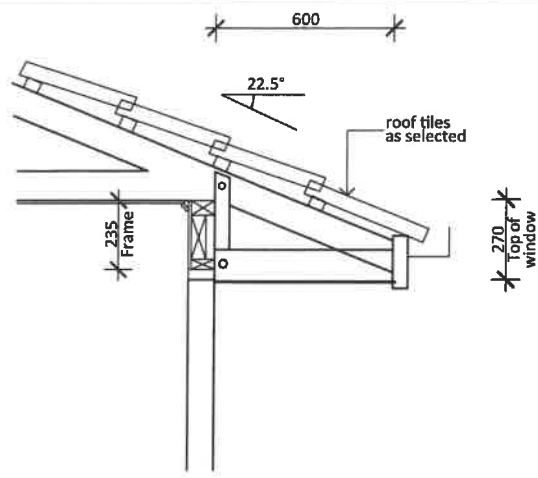
Scale: **1:100** Date: **06-09-18**

Drawing No: **18006-10** Sheet: **5/12** Issue: **K**

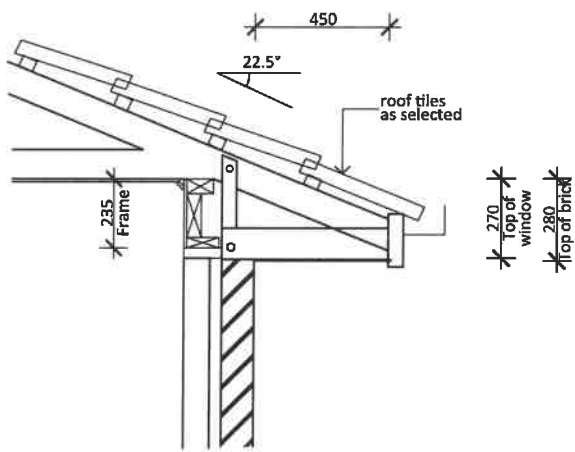
House Design: Custom

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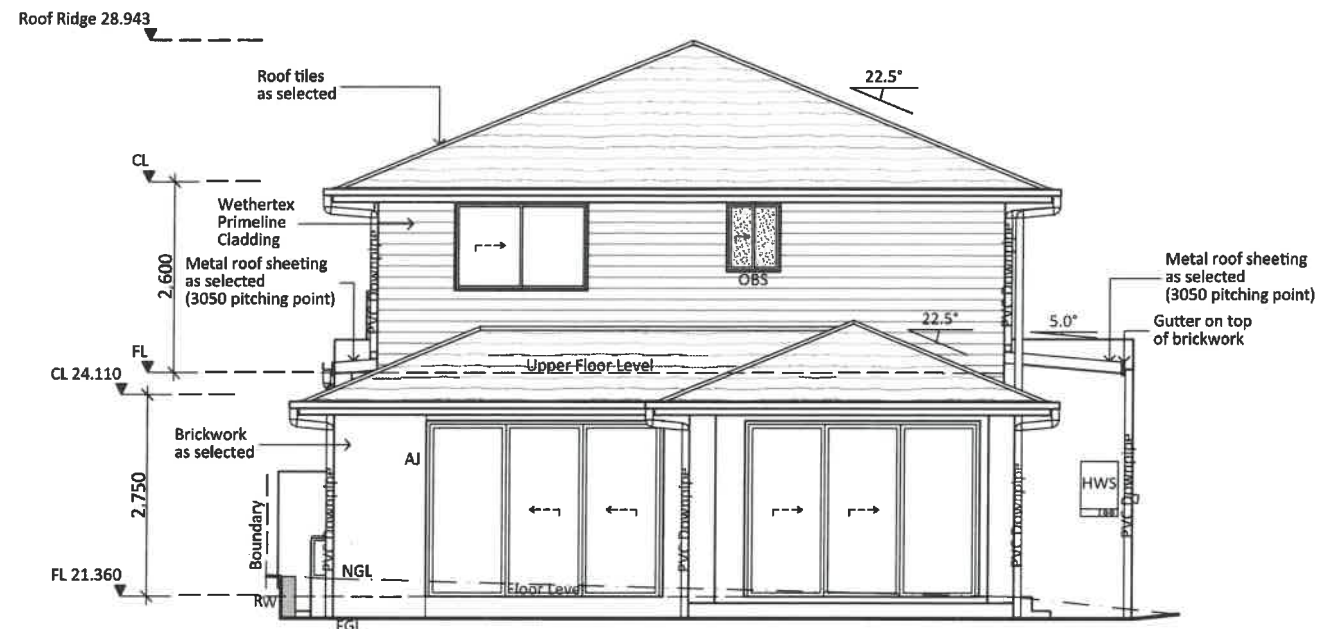
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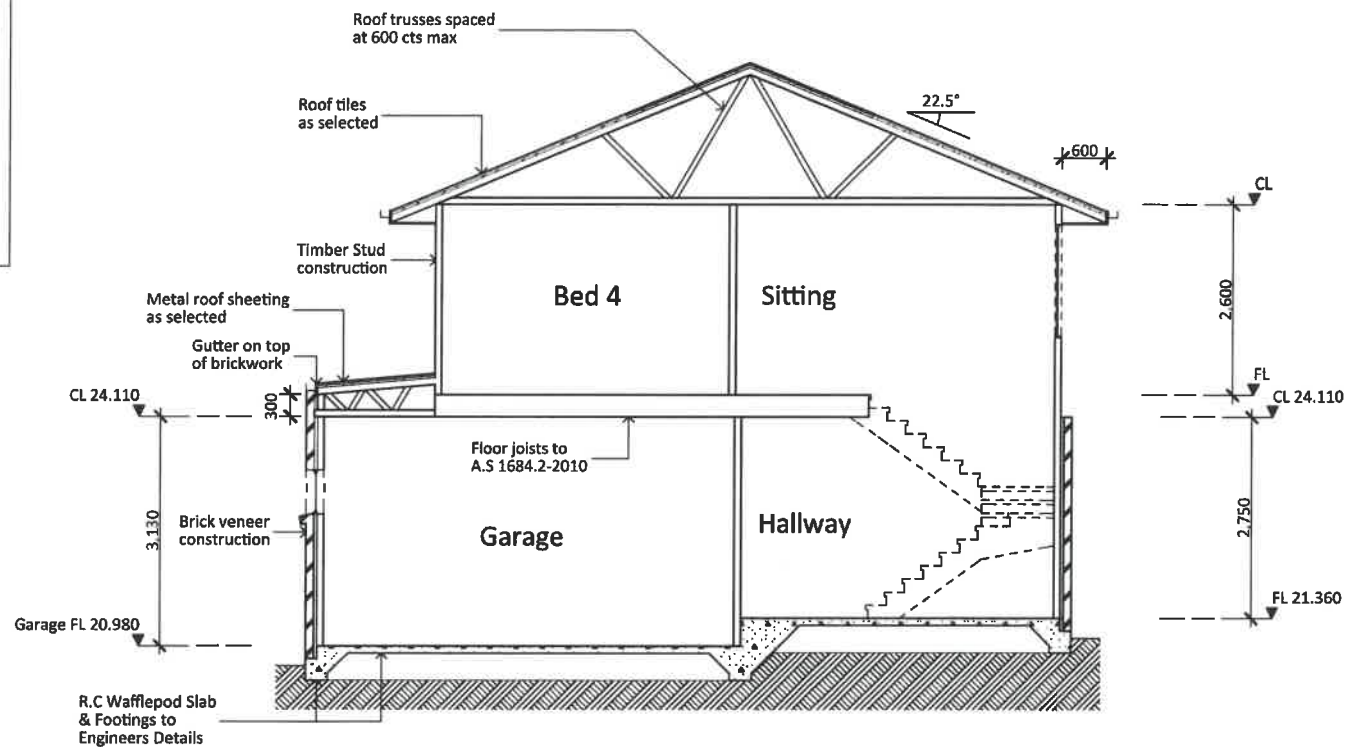
**Eave Details**  
1:25



**Eave Details**  
1:25



**Rear Elevation**  
1:100



**Section A-A**  
1:100

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 AJ - Articulation Joint  
 CL - Ceiling Level  
 FGL - Finish Ground Line  
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Icon Job Number: J/0343

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_



Job:  
**Proposed B/V Residence**

LOT: 20 DP: UNREG  
Karinya

Drawing:  
**Elevation, Section & Details**

Scale: 1:100, 1:25 Date: 06-09-18

Drawing No: 18006-10 Sheet: 6/12 Issue: K

House Design: Custom

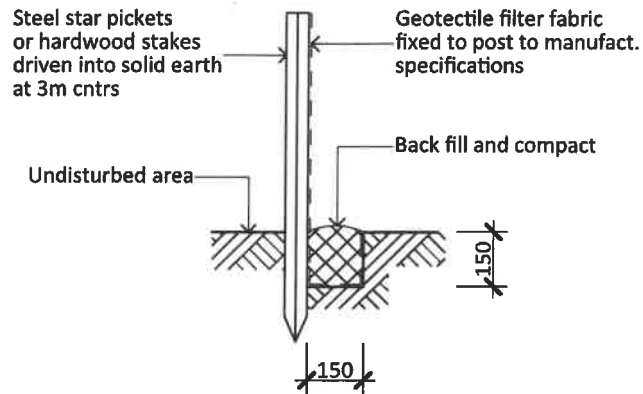


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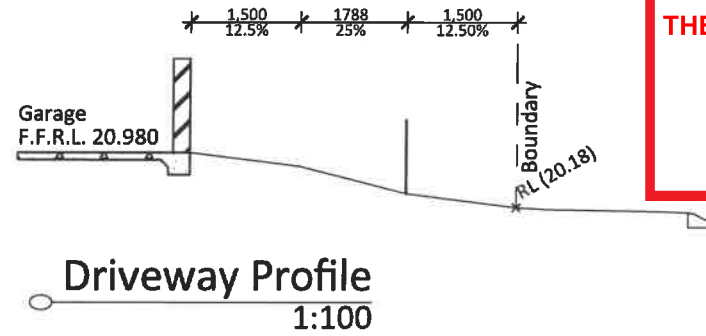
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**DA2018/1575**



**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 stabilized, 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



**Driveway Profile**  
1:100

  
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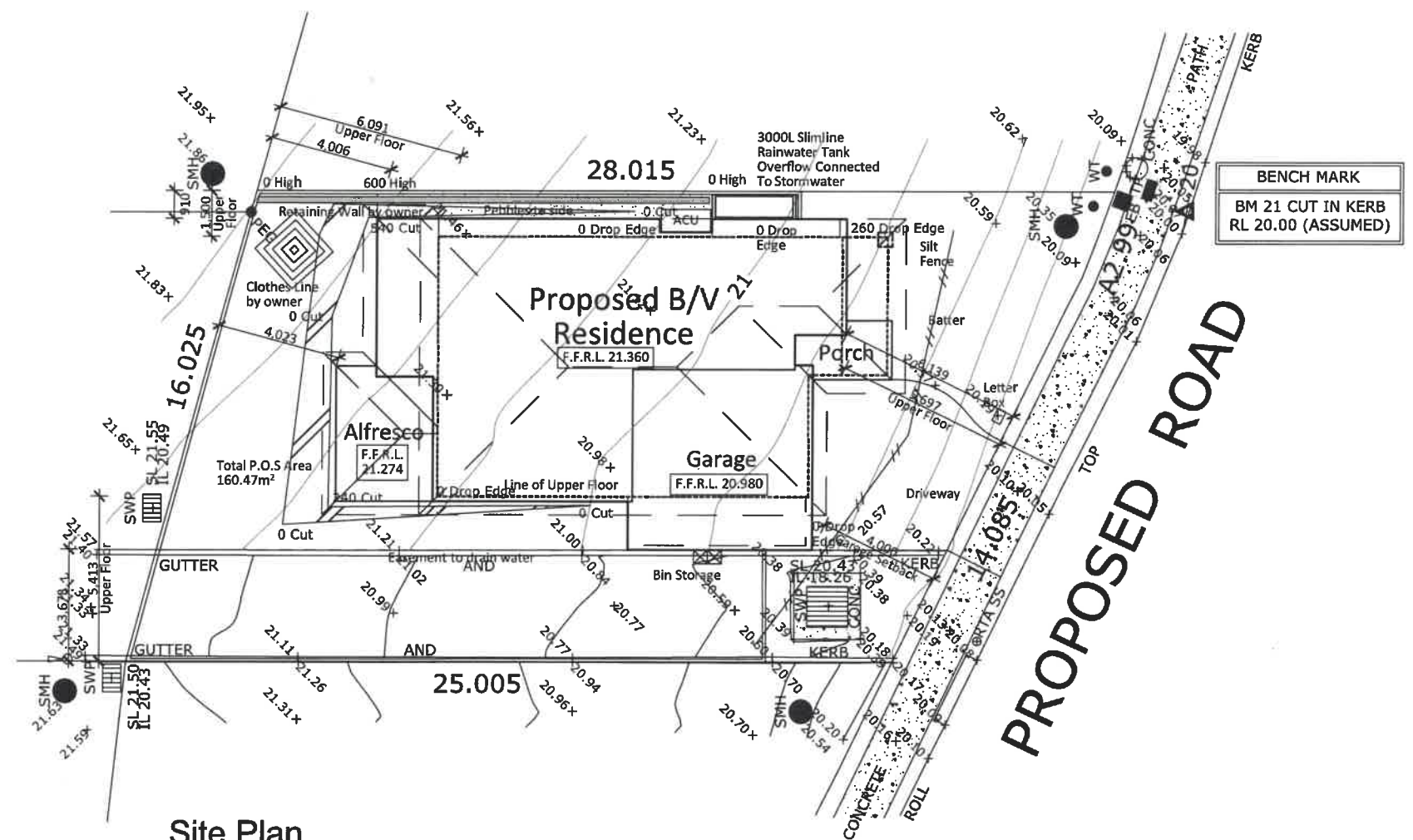
Drawing: **Site Plan**

Scale: **1:200, 1:20** Date: **06-09-18**

Drawing No: **18006-10** Sheet: **7/12** Issue: **K**

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**Site Plan**  
1:200

Landscaping Area;  
49.50% (203.90m²)

Lot 20  
411.90m²  
DP: UNREG

