

Notes:-

AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY
NO BOUNDARY SURVEY HAS BEEN MADE
ORIGIN OF LEVELS SSM 3601 R.L. 81.499 (A.H.D)
VIDE SCIMS DATED 24/06/16

The levels and details on this plan have been determined by stadia methods and are within the general accepted accuracies for such surveys. All set out levels must be referred to the bench mark

Bearings and Distances are by title plan only and are subject to Final Survey. Except where shown by dimension, the relationship of improvements to boundaries is diagrammatic only. The true positions are subject to Final Survey.

Tree sizes are estimates and indicative only.

Services and utilities shown have been located by physical evidence and/or by reference to service plans from the relevant authorities. Pits may not have been opened to verify the type of utility. Excavation has not been carried out to confirm underground location. Service details should be confirmed with the relevant service authority during design and prior to commencement of construction.

This plan has been prepared for the exclusive use of the client as listed in the title block.

Any construction on or near the boundaries will require further survey so that marks defining boundaries can be placed.

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These notes must not be erased.

ABBREVIATIONS

KG — KERB GUTTER
KT — KERB TOP
KL — KERB LIP
TLP — TELSTRA PIT
DR — DRAIN OPENING
DD — DISH DRAIN
GDN — GARDEN AREA
PP — POWER POLE
FL — FLOOR LEVEL
VC — VEHICULAR CROSSING
PC — PRAM CROSSING
WT — WINDOW TOP LEVEL
WB — WINDOW BOTTOM LEVEL
CONC.— CONCRETE AREA
RET. WALL — RETAINING WAL
T 5/0.3/4 — TREE WITH SPREAD
OF 5m TRUNK DIAMETRE OF 0.3m
& HEIGHT OF 4m

CURVED BOUNDARY TABLE

Number	Radius	Arc Length	Chord Distance	Chord Bearing	Angle
1	6.102	9.579	8.625	315°22'15"	89°56'44"

(A) SITE OF PROPOSED DRAINAGE EASEMENT 0.914 WIDE (D.P. 27239)

MONTAUBAN

AVENUE

BENCH MARK

NAIL IN KERB
RL 82.57 (A.H.D.)

LOT 12
D.P. 27239

No. 2
SINGLE STOREY
BRICK DWELLING
TILE ROOF

WT 82.08
WB 80.77

WT 82.08
WB 81.07

WT 82.08
WB 81.07

90°24' ~ 15.24

LOT 1
D.P. 27239
SITE AREA 569.1 m²
BY D.P. 27239

LOT 2
D.P. 27239

No. 86
SINGLE STOREY
BRICK DWELLING
TILE ROOF

WT 82.76
WB 82.04

WT 83.24
WB 81.64

WT 84.86
WB 83.36

M.M. NORTH
BY D.P.27239

FRENCHS FOREST ROAD

www.dialbeforeyoudig.com.au



REDUCTION RATIO
PLAN 1:200 © A3
1:100 © A1

SURVEY RL SURVEY DATE 20/06/16
DESIGN RL TRACED RL CHECKED RL

0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100 (A1) SCALE 1:200 (A3)

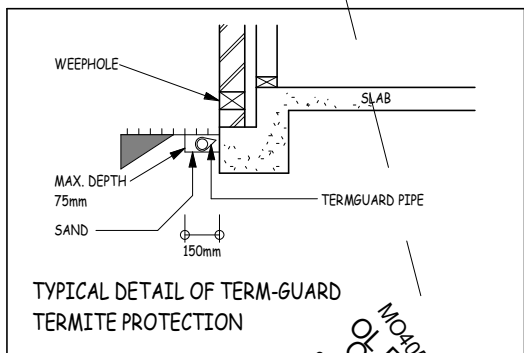
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ALL DIMENSIONS TO BE
CHECKED ON SITE BY
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CONSTRUCTION. USE WRITTEN
DIMENSIONS ONLY, DO NOT
SCALE.

PREPARED BY
GORDON PARTNERS
ABN 43 605 771 435
m: 0433 654 765
e: enquirysurvey@outlook.com

CLIENT :
GEMMA SULLIVAN

PLAN SHOWING SELECTED FEATURES & LEVELS
OVER LOT 1 IN D.P. 27239 BEING
No. 88 FRENCHS FOREST ROAD
SEAFORTH NSW 2092

CONTOUR INTERVAL	ORIGIN OF LEVELS	DATUM
0.5m	SSM 3601	A.H.D
DRAWING. No.	160628A	DATE
SHEET 1 OF 1 SHEETS		28/06/16



FLOOR COVERING			
GROUND FLOOR		FIRST FLOOR	
FOYER/ HALLWAY	TILES	BEDS/ROBES	CARPET
LOUNGE	TILES	HALL	CARPET
DINING	TILES	LIVING	CARPET
STUDY	TILES		
FAMILY	TILES	STAIRS	CARPET
MEDIA	CARPET		
KITCHEN/WIP	TILES		

EXTERNAL COLOUR	
ROOF	EXTERNAL WALL
DARK	MEDIUM

RAINWATER DUAL PLUMBING CONNECTED AS PER BASIX CERTIFICATE

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS SET OUT ON THE ABSA CERTIFICATE

L.G.A : NORTHERN BEACHES (HOUSING CODE) (SIMPLIFIED) SITE CALCULATIONS	
A. GROUND FLOOR AREA	175.63 m ²
B. FIRST FLOOR AREA	139.22 m ²
C. TOTAL BUILDING AREA	314.85 m ²
D. EXCL. PARKING AREA	0.00 m ²
E. PORCH AREA	2.10 m ²
F. ALFRESCO AREA	30.72 m ²
G. EXT. WALLS + VOID AREA	29.47 m ²
H. DRIVEWAY AREA (APPROX.)	20.50 m ²
I. SITE AREA	572.60 m ²
TOTAL FLOOR AREA: C - (D+E+F+G)	252.56 m ²
SITE COVERAGE: A+H / I	34.25%
LANDSCAPED AREA:	65.75%

APPROXIMATE POSITION OF SEWER MAIN. REFER TO SEWER DIAGRAM FOR DETAILS. NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A SEWER PEGOUT MUST BE UNDERTAKEN TO DETERMINE THE EXACT LOCATION OF THE SEWER LINE.

MONTAUBAN AVENUE

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY. ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST

OWNER(S) ACCEPTANCE

I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.

I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.

I/WE ACCEPT NO CHANGES CAN BE MADE.

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.

I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.

I/WE HEREBY APPROVE OUR PLANS AND GIVE CONSENT TO ALLCASTLE HOMES P/L TO LODGE OUR PLANS TO COUNCIL FOR A DEVELOPMENT APPLICATION.

I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE

I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

I/WE UNDERSTAND ANY SURFACE DRAINAGE OR RETAINING WALLS REQUIRED BY COUNCIL ARE TO BE COMPLETED WITH LANDSCAPING BY OWNER

OWNER OWNER DATE

NOTE: STORMWATER TO BE CONNECTED TO RAINWATER TANK (BY BUILDER) OVERFLOW TO STREET IN ACCORDANCE WITH HYDRAULIC ENGINEERS DETAILS. OVERFLOW, PITS, PIPES ECT (BY OWNER) *REFER TO TENDER

NOTE: OBSERVE HYDRAULIC PLAN FOR RAIN WATER PIPE LAYOUT

22.08.18TK	AA	CONSTRUCTION SET
14.06.18TK	C	PRIVACY SCREEN + PPOS DETAIL
31.05.18JB		CDC SET
11.04.18TK	B	FRONT SETBACK REDUCED
19.03.18RS	A	CUSTOM VARIATION FROM NO. 14

DATE	ISSUE	REVISION

NOTE: ALL WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS - ALL DIMENSIONS ARE IN MILLIMETRES. - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS. - THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD. - ABN 12057 761 378

PROPOSED RESIDENCE		SAVANNAH	
FOR: MR CODNER & MRS SULLIVAN		EDGE FACADE	
DP: 27239		DATE: 12.12.17	SCALE: 1:200
AT: LOT 1 (#88) FRENCHS FOREST RD, SEAFORTH		DRAWN: JB	CHECKED
		SHEET NO: 01	JOB NO: 5419

FRENCHS FOREST RD

SYMBOLS & ABBREVIATIONS:		
	GP GULLY PIT	-E OVERHEAD ELEC LINE
	HYD HYDRANT	-S-SEWER LINE
	SIP SURFACE INLET PIT	GM GAS METER
	SIC SEWER INSPECTION COVER	LP LIGHT POLE
	SMH SEWER MANHOLE	EC ELECTRICITY CONDUIT
	W/M WATER METER	ECTELEC & TELE CONDUIT
	EL ELECTRICITY BOX	TC TELECOM CONDUIT
	TP TELECOMMUNICATIONS PIT	WC WATER CONDUIT
	VC VEHICLE CROSSING	INVINVERT
	SV STOP VALVE	K KERB OUTLET
	SWMH STORMWATER MANHOLE	TK TOP OF KERB

MARINE ENVIRONMENT CONDITIONS: (BY BUILDER)

- Exposed steel beams and lintels - finished to R3 durability.
- Enclosed steel beams - finished to R3 durability.
- Brick ties and expansion ties - R3 galvanised.
- Bricks - general purpose.
- Mortar type/mix - M3.
- Exposed nails - to be galvanised
- Sarking to underside of roof tiles.

WIND CLASSIFICATION: N1

CONSTRUCTION SET SITE PLAN

STEEL FRAME + STEEL JOISTS THROUGHOUT (NOTE: CERTAIN PARTS TIMBER)

240 FLOOR JOISTS

EXISTING HOUSE, PAVING, DRIVEWAY, SHEDS ETC (SHOWN DOTTED) TO BE REMOVED BY OWNER AFTER APPROVAL PRIOR TO CONSTRUCTION

OWNER TO IDENTIFY TREE SPECIES WITHIN 3M OF HOUSE (SHOWN DASHED)

TREES TO BE REMOVED OR TRIMMED (BY OWNER) MUST BE CHECKED AGAINST COUNCIL'S PROTECTED TREE REGISTER PRIOR TO APPROVAL

FOR DURABILITY REQ'S REFER TO ENG'S DETAILS

LOT 3

GALVANIZED POLE FOR OVERHEAD

THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.

W1 - DENOTES WINDOW LEVEL 1
(X) - PROPOSED DRAINAGE EASEMENT 0.915 WIDE

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SALES: PHONE: (02) 9629 4772
FAX: (02) 9629 5813
HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145
PHONE: (02) 9672 7055
FAX: (02) 9672 7033
ABN: 12057761378 BLDG.LIC.39371