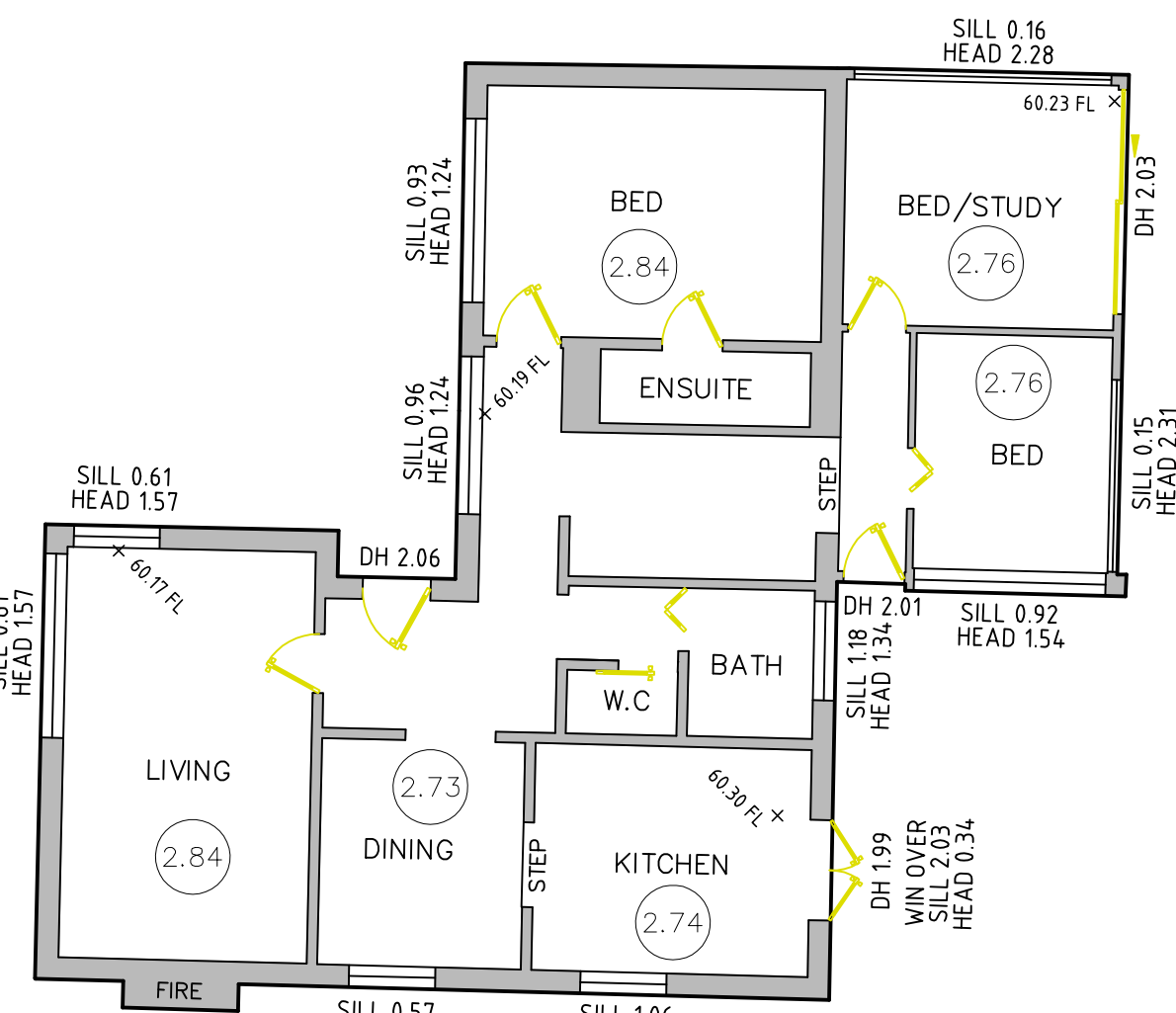
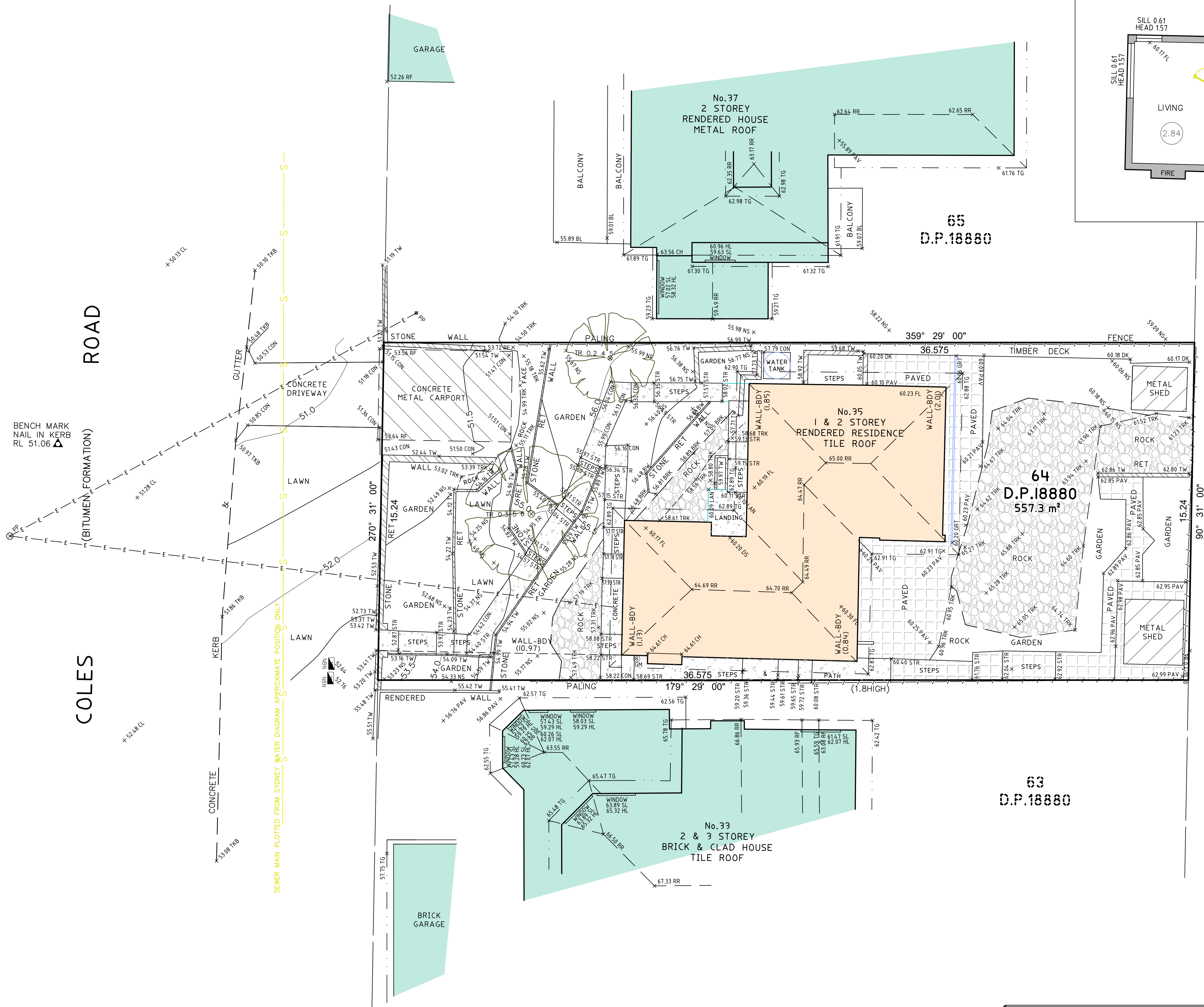


Approx. True North

Magnetic North (DP.18880)



FLOOR PLAN

3.13

— FLOOR TO CEILING DIMENSION

SILL 0.85 — FLOOR TO SILL DIMENSION

HEAD 2.68 — SILL TO HEAD DIMENSION

DH 2.05 — FLOOR TO TOP OF DOOR DIMENSION

LEGEND

BL BALCONY
BRK BOTTOM OF ROCK
BW BOTTOM WALL
CP CARPORT
CL CENTRELINE
CH CHIMNEY
CON CONCRETE
FL FLOOR LEVEL
GAR GARAGE
GM GAS METER
HL HOOD LEVEL
LAN LANDING
NS NATURAL SURFACE
PAV PAVING
PP POWER POLE
RF TOP OF ROOF
RR ROOF RIDGE
SHD SHED
SL SILL LEVEL
STR STAIRS
RET RETAINING
TEL TELSTRA
TG TOP OF GUTTER
TKB TOP OF KERB
TRK TOP OF ROCK
TW TOP WALL
WT WATER TANK

TITLE INDICATES THAT LOT 64 IN D.P.18880 IS SUBJECT TO:
— RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

AS REQUIRED BY NORTHERN BEACHES COUNCIL, BOUNDARIES SHOWN HEREON HAVE BEEN DEFINED/IDENTIFIED OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MARK LINDON & TENNILLE BIGNELL
- 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 (91100) 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.
- 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.
- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
- COPYRIGHT: WATERVIEW SURVEYING SERVICES
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

MICHAEL K JOYCE
REGISTERED SURVEYOR I.D. 8268

Waterview
SURVEYING SERVICES

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michael@wvssurveying.com.au
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Vertical Datum

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. SSM 806
R.L. 50.060
SOURCE: S.C.I.M.S.

Client

MARK LINDON & TENNILLE BIGNELL
35 COLES ROAD
FRESHWATER NSW 2096

Drawing Title

DETAIL AND LEVELS OVER
35 COLES ROAD
FRESHWATER NSW 2096
BEING LOT 64 IN D.P.18880

PROJECT: 1139

PAGE 1 OF 1

Date of survey
03/05/2021

Drawing No.
1339detail 1

Scale
1:100 @ A1

Rev.
A