

NOTE:
OWNER TO DEMOLISH & REMOVE FROM WITHIN SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES etc. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
* EXISTING REAR STRUCTURES AT THE REAR OF HOUSE TO BE REMAINED, SUCH AS POOL/SPA, PUMP HOUSE, CUBBY HOUSE, GRASS AND TREES.

STORMWATER TO STREET VIA RAINWATER TANK

REFER TO HYDRAULIC DETAILS

FINAL
2 FEBRUARY 2016
CONSTRUCTION

****DA COUNCIL APPROVAL****
COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED
REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS

LOT 2
D.P: 13139
L.G.A: WARRINGAH

EXISTING TREES TO BE RETAINED.
ALL TREE PROTECTION MEASURES, INCLUDING FENCING, ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF WORKS.
REFER TO CONST. WASTE & EROSION PLAN

RETAINING WALL BY KURMOND HOMES
LOCATION OF RAIN WATER TANK

EXISTING POOL/SPA TO BE REMAINED

BRICK GARAGE

BRICK RESIDENCE TILE ROOF No 26
EXISTING RESIDENCE STRUCTURES AS SHOWN DOTTED TO BE DEMOLISHED BY OWNER

LOCATION OF METER BOX
EXISTING GAS METER TO BE RELOCATED BY OWNER

EXISTING BRICK FENCE TO BE RETAINED

NOTE:
DRAINAGE PLAN, REFER TO HYDRAULIC ENGR'S DETAILS.

EXISTING LAYBACK TO BE REMOVED AND MAKE A NEW LAYBACK AS PROPOSED LOCATION.

RAYNER AVENUE

BM 58
NAIL IN KERB
RL 69.99
(AHD)

PROPOSED CONCRETE DRIVEWAY & PATH BY KURMOND HOMES (approx gradient of 13%) (approx area 37.63m²)

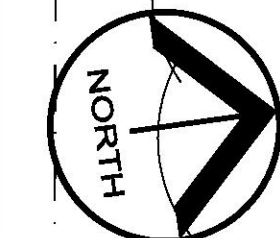
PLAIN CONCRETE CROSSOVER SUBJECT TO COUNCIL'S SPECIFICATION (approx area 25.76 m²)

SITE INDUCTION

Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction Information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

SITE SPECIFIC HAZARDS

- * OVERHEAD POWERLINES
- * EXISTING POOL
- * TRAFFIC CONTROL REQUIRED
- * EXISTING TREES / OVERHEAD OBSTRUCTION



SITE PLAN

SCALE 1:200M

NOTES

- Bearings and distances are by Title and/or Deed only. This detail survey is not a "survey" as defined by the Surveyors Act 1992. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
- Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
- Contours shown depict the topography, except at spot levels shown they do not represent the exact level at any particular point.
- Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.
- Australian Height Datum was established from SSM 168755 RL 69.056
- Tree locations are accurate to +/- 0.30m
- The information is only to be used at a scale accuracy of 1:200.

LOCATION PLAN
UBO REF: 177, P3
LAT: -33.74598
LONG: 151.27756

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2017/0095

NORTHERN BEACHES COUNCIL

Maximum 1000mm CUT
Maximum 1000mm FILL

WIND CLASSIFICATION: "N1"

SLAB CLASSIFICATION: "H2"

CLIENT'S SIGNATURE: _____

DATE: _____

I accept and understand the plans and documents that have been provided to me by Kurmond Homes.

NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.

HOUSE NAME:
GLENLEIGH 47.86

FACADE:
VOGUE

SPECIFICATION:
DIAMOND INCL

SCALE:
1:200

GRABBERS:
L/H

CLIENT:
**EDDIE DE MARTIN
DIANA DE MARTIN**

SITE ADDRESS:
**LOT 2 DP 13139
24 RAYNER AVENUE
NARRAWEENA 2099**

JOB No:
14174

DRAWN: ME DATE: 10.05.16

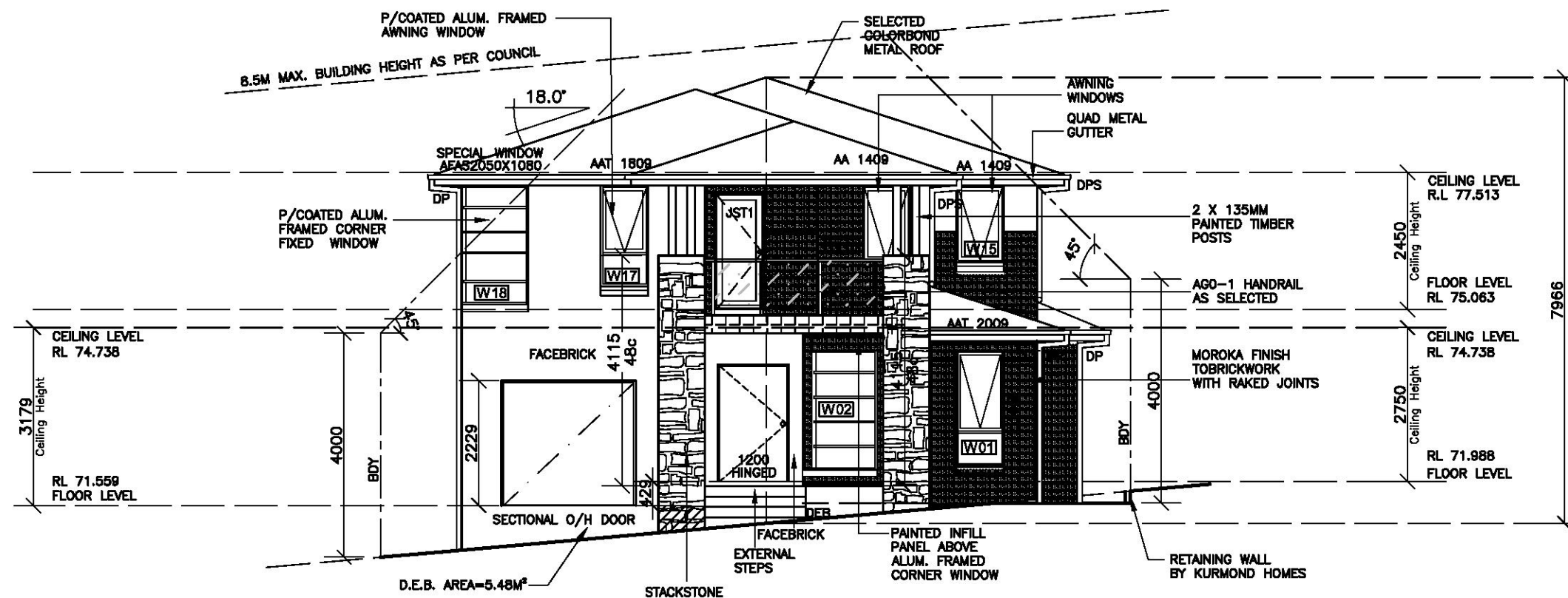
CHECKED: ME SHEET: 2

CONSTRUCTION

kurmondhomes

Kurmond Homes PTY LTD
10 Sovereign Place, South Windsor 2756
T: 1300 764 761 BL No. 205 457C
F: (02) 45714015 ABN 481 288 211 98
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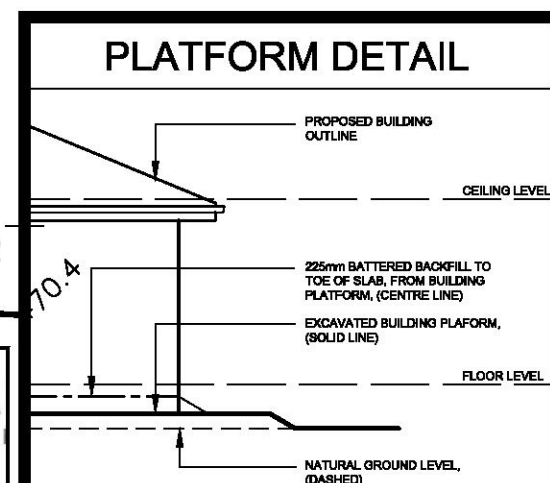
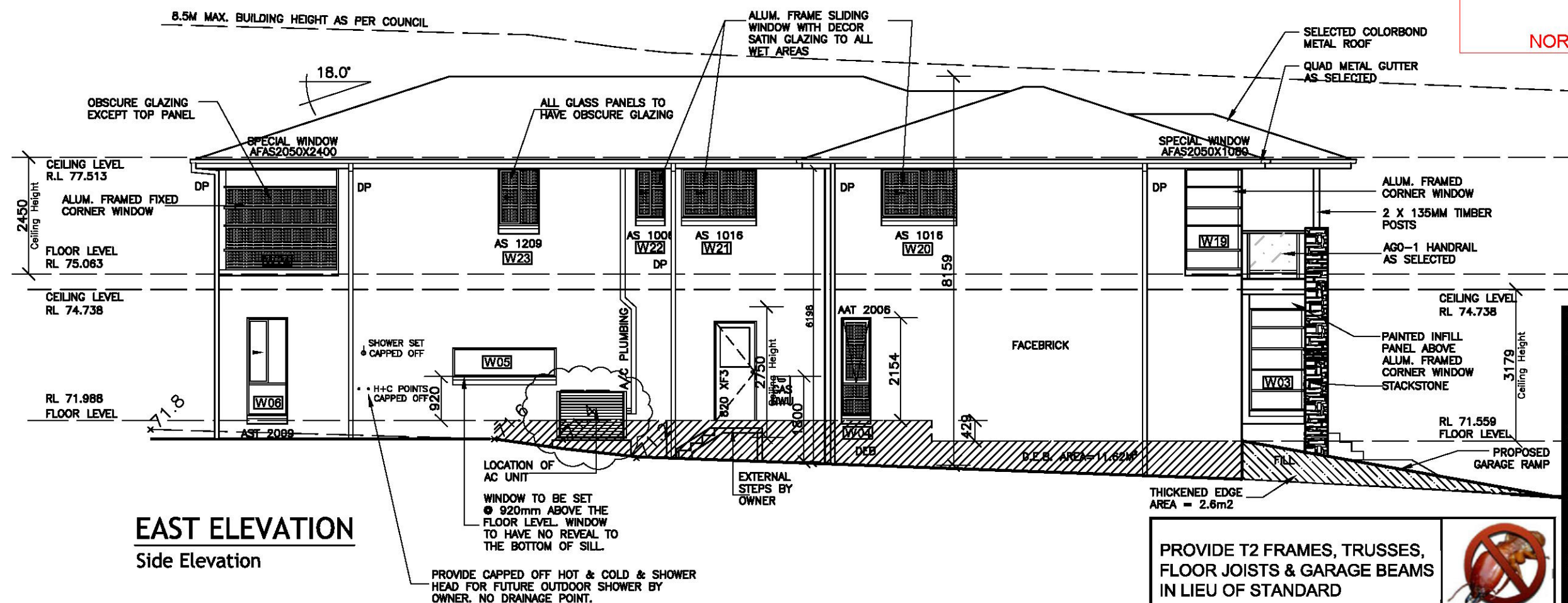
NOTE:

- ALL SQUARE SET OPENINGS TO BE 2350MM HIGH TO 2750MM HIGH CEILINGS
- ALL SQUARE SET OPENINGS TO BE 2200MM HIGH TO 2450MM HIGH CEILINGS
- ALL INTERNAL DOORS TO BE 2040MM HIGH WINDOWS TO HAVE PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA VOLUME 2 2013, IN RELATION TO THE BEDROOM WINDOWS
- ELECTRIC WALL MOUNTED OVEN, RANGEHOOD & COOKTOP TO BE INSTALLED AND SUPPLIED BY OWNER AFTER HANDOVER.
- GAS POINTS LOCATION AND ELECTRICAL LAYOUTS, REFER TO ROD WEST ELECTRICAL PL.
- KITCHEN, SCULLERY AND VANITIES DETAILS, REFER TO STAR KITCHEN DETAILS.
- R2.5 ACOUSTIC INSULATION BATTS TO BED 2, 3, 4 & THEATRE ROOM
- R2.5 ACOUSTIC CEILING BATTS TO THEATRE ROOM
- R3.0 CEILING BATTS TO GARAGE
- R2.0 EXTERNAL WALLS INSULATION AND R 3.0 CEILING INSULATION BATTS IN ACCORDANCE WITH BASIX CERTIFICATE
- ARTICULATION JOINTS AND STEEL BEAMS IN ACCORDANCE WITH STRUCTURAL ENGINEER'S PLANS.
- LANDSCAPING IN ACCORDANCE WITH A TOTAL CONCEPT PLANS AND SPECIFICATION BY OWNER.
- RETAINING WALLS TO BE VERIFIED ON SITE.

* DRAINER PLUMBER TO MAKE SURE THAT DRAINAGE IS AWAY FROM THE SLAB BY 50mm AND PLUMBER TO USE OFFSET BRACKETS WHEN INSTALLING THE DOWN PIPES.

* OWNER TO INSTALL FIXED / SHELTERED CLOTHES DRYING AREA.

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2017/0095
NORTHERN BEACHES COUNCIL



FINAL
2 FEBRUARY 2016
CONSTRUCTION

**PROVIDE T2 FRAMES, TRUSSES,
FLOOR JOISTS & GARAGE BEAMS
IN LIEU OF STANDARD**

CLIENT'S SIGNATURE: _____

DATE: _____

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HOUSE NAME:	
GLENLEIGH 47.86	
FACADE:	
VOGUE	
SPECIFICATION:	
DIAMOND INCL	
SCALE:	GARAGE HAND:
1:100	L/H

CLIENT:
EDDIE DE MARTIN
DIANA DE MARTIN

SITE ADDRESS:
LOT 2 DP 13139
24 RAYNER AVENUE
NARRAWEENA 2099

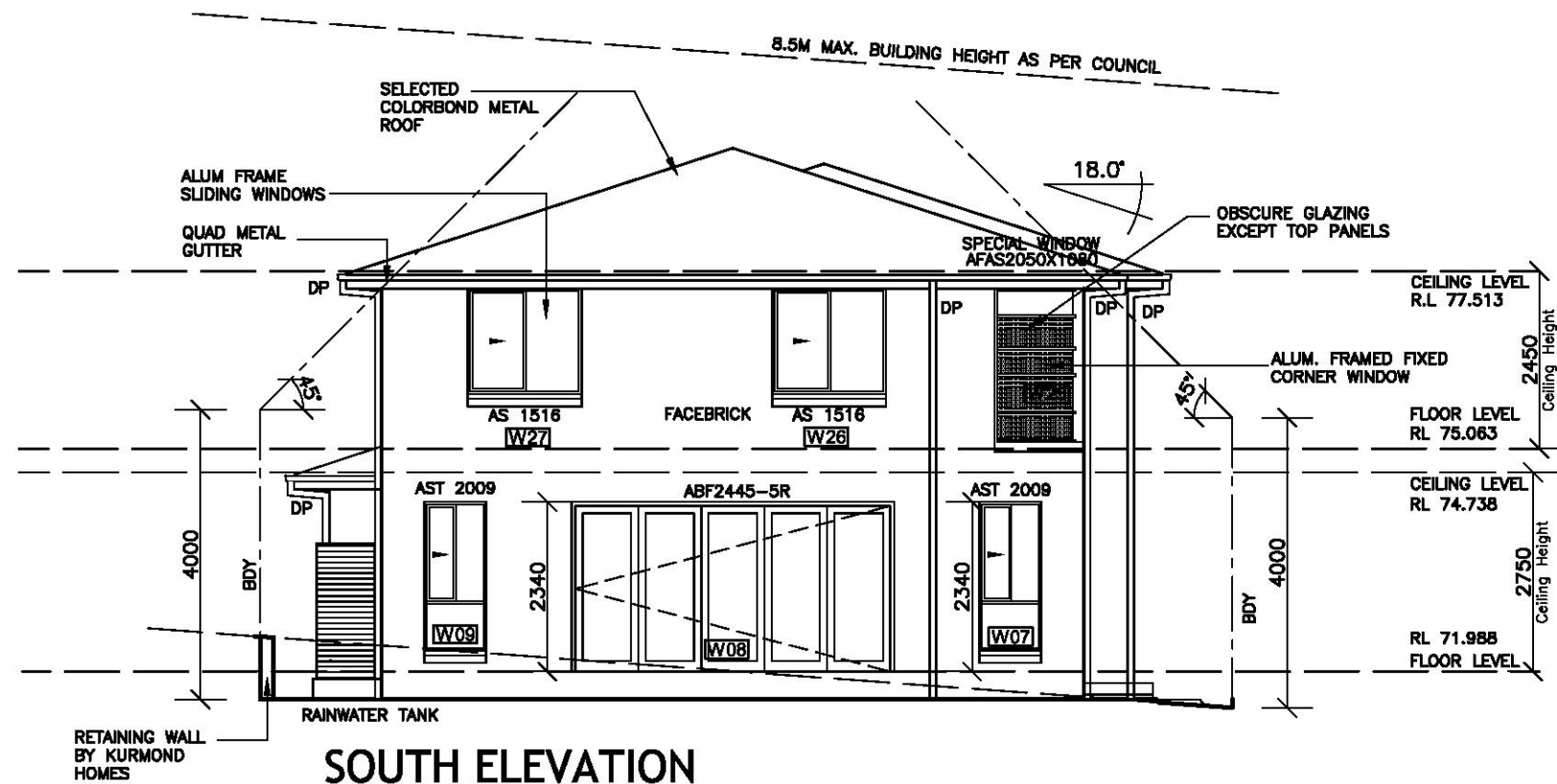
JOB No: 14174		
DRAWN: ME	DATE: 10.05.16	Rev:
CHECKED: ME	SHEET: 5	W
CONSTRUCTION		

kurmondhomes

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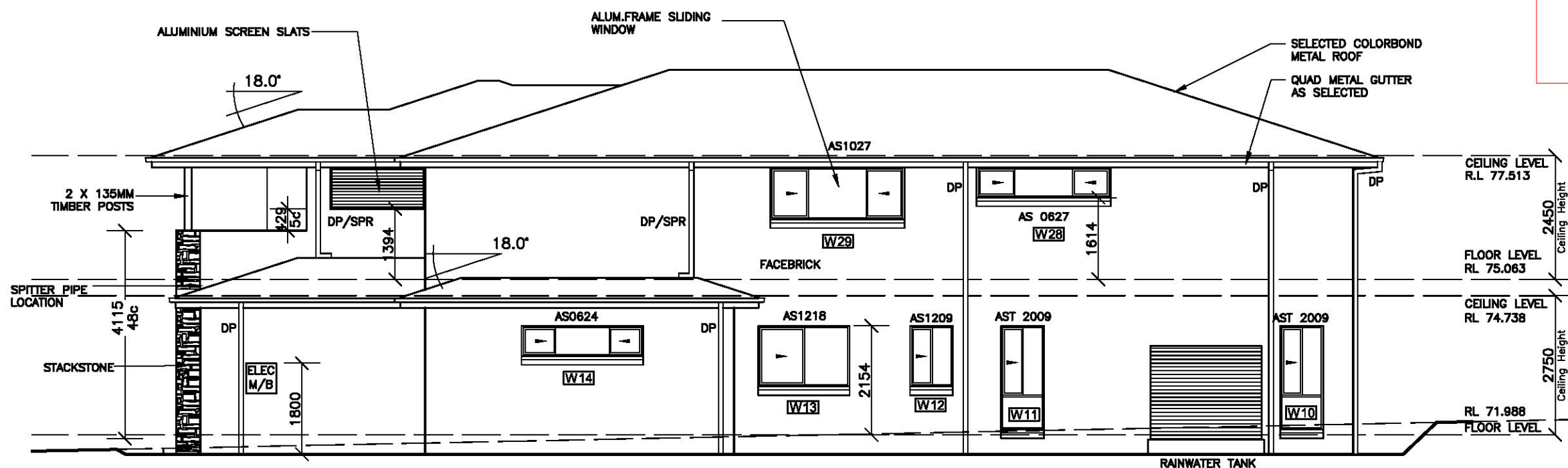




SOUTH ELEVATION
Rear Elevation

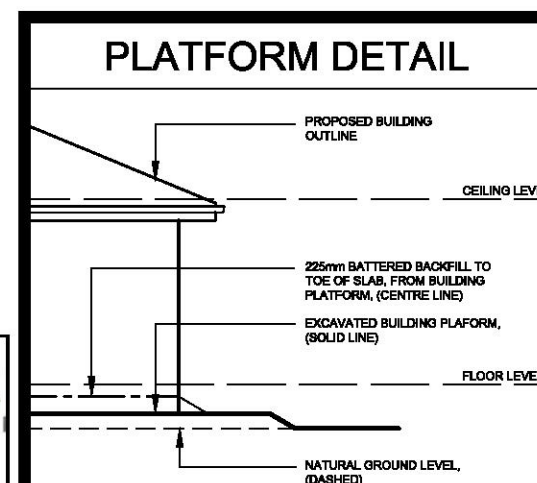
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MOD2017/0095
NORTHERN BEACHES COUNCIL



WEST ELEVATION
Side Elevation

FINAL
2 FEBRUARY 2016
CONSTRUCTION



PROVIDE T2 FRAMES, TRUSSES,
FLOOR JOISTS & GARAGE BEAMS
IN LIEU OF STANDARD



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HOUSE NAME:
GLENLEIGH 47.86
FACADE:
VOGUE
SPECIFICATION:
DIAMOND INCL
SCALE:
1:100

CLIENT:
EDDIE DE MARTIN
DIANA DE MARTIN
SITE ADDRESS:
LOT 2 DP 13139
24 RAYNER AVENUE
NARRAWEENA 2099

JOB No:
14174
DRAWN: ME
CHECKED: ME
DATE: 10.05.16
SHEET: 6
Rev: W
CONSTRUCTION

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