



LEGEND:

BAL = BALCONY
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DK = DECK
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
FL = FLOOR LEVEL
GAR = GARAGE
GF = GUTTER LEVEL
GM = GAS METER
HL = HOOD LEVEL
MHU = MANHOLE UNKNOWN SPOT
NS = NATURAL SURFACE
PER = PERGOLA
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = SCREEN
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TER = TERRACE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
U = UNDERSIDE OF BEARER/JOIST
UBM = UNDERSIDE OF BEAM
UF = UNDERSIDE OF FLOOR
WM = WATER METER

 = ELECTRICITY OVERHEAD
 = SEWER UNDERGROUND

 TREE
SPREAD-DIAMETER-HEIGHT

- **ALL TO FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.**
- **IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.**
- **THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.**
- **TREE SIZES ARE ESTIMATES ONLY.**
- **THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JOSE GILBERT.**
- **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 (ph 1100) 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.**
- **SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.**
- **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. 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.**
- **COPYRIGHT © CMS SURVEYORS 2022.**
- **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.**

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED
VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 401 R.L. 74.417 (ORDER L3) SOURCE: S.C.I.M.S. (24/01/18)

3	SUB FLOOR DETAIL ADDED	14/01/2022
2	DETAIL UPDATED	18/06/2021
1	FIRST ISSUE	16/02/18

CLIENT:
OLIVER GILBERT
77 CLONTARF STREET,
SEAFORTH NSW 2092

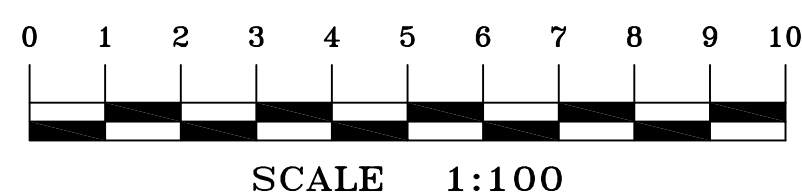
**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 165 IN D.P.11162
77 CLONTARF STREET,
SEAFORTH NSW 2092**

 **C.M.S. Surveyors**
Pty Limited

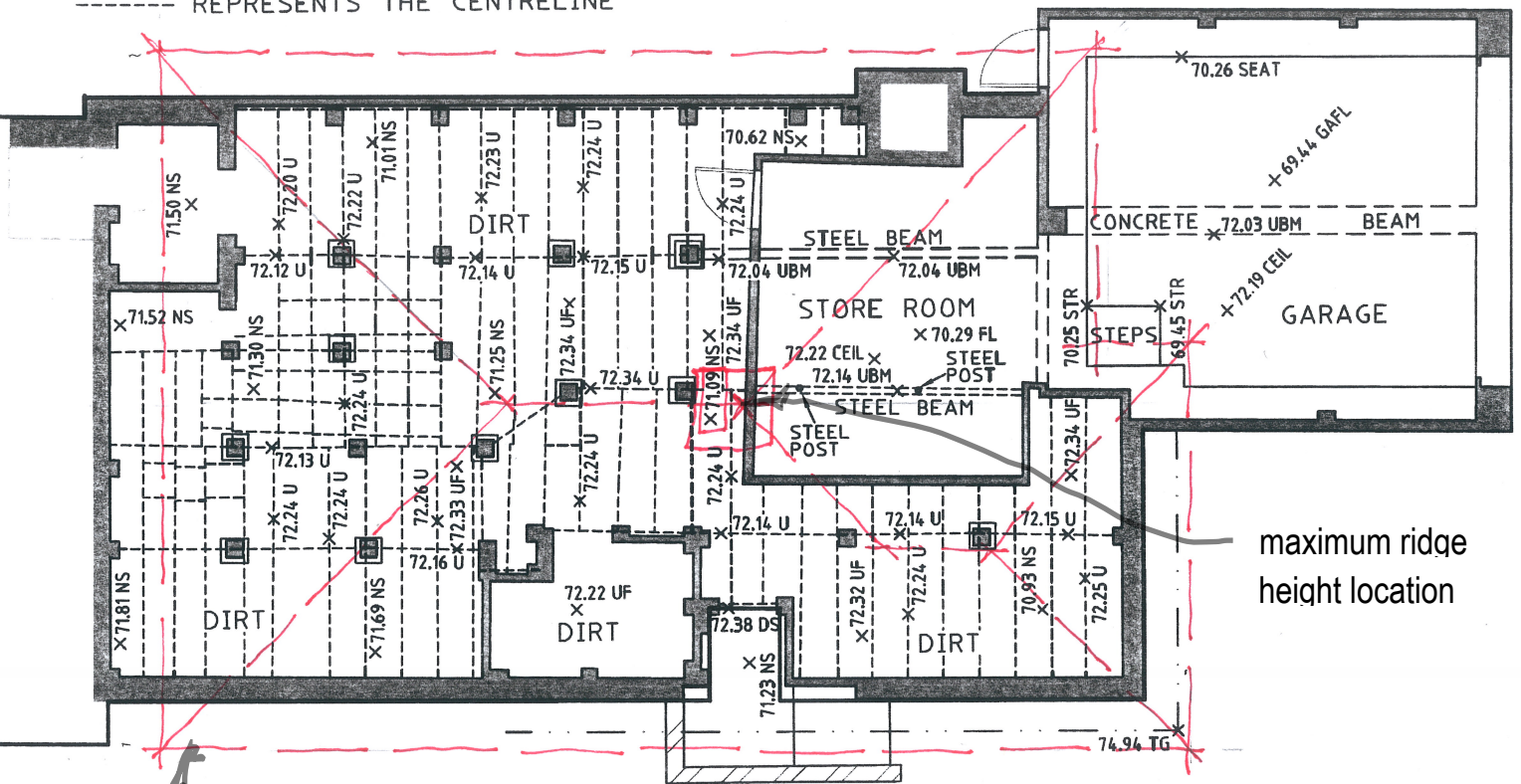
ACN: 096 240 201

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LGA: NORTHERN BEACHES				SHEET		OF		1	
SURVEYED PB, KK		DRAWN RN, ABS, CJR		CHECKED PB		APPROVED DR, B5			
SURVEY INSTRUCTION 17524A				SCALE 1:100 @ 1/1		DATE OF SURVEY 02/02/2018, 3/6/2021, 20/12/2021			
DRAWING NAME 17524Adefail						ISSUE 3			
CAD FILE 17524Adefail_3.dwg									



NOTE: SERVICES HAVE NOT BEEN SHOWN
----- REPRESENTS THE CENTRELINE



SUB FLOOR DETAIL

proposed roof line over shown dotted

proposed ridge height = RL79.58

natural ground below ridge height = RL71.08

PART SURVEY 17524 PREPARED BY CMS SURVEYORS P/L

MARK-UP BY DAVID HUNT, ARCHITECT - 19th August 2022