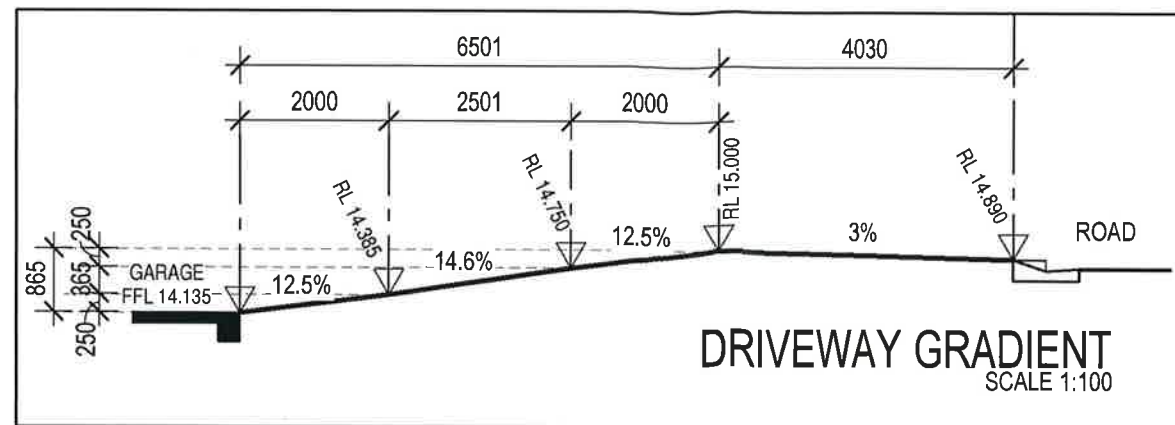




L.G.A. : NORTHERN BEACHES
PARISH : NARRABEEN
COUNTY : CUMBERLAND

AREA LOT 9
VIDE DP 1206507: 410.8 m²
BY CALC : 410.8 m²



STORMWATER TO HYDRAULIC ENG'S DETAILS

B.A.S

POSSIBLE ENCASEMENT REQUIRED
ADDITIONAL SEWER INFO. REQUIRED

SITE DETAILS
LOT NUMBER: 9
DP NUMBER: 1206507

AREAS
SITE AREA: 410.08m²
GROUND FLOOR: 128.65 m²
FIRST FLOOR: 101.78 m²
GARAGE: 37.32 m²
PORCH: 4.63 m²
Grand total: 272.37 m²

DRIVEWAY: 33.37m²

SITE COVERAGE: 169.86m² - 41.42%
PRIVATE OPEN SPACE: 93.09m²

PROJECT DETAILS:
GROUND & FIRST FLOOR LIVING TOTAL: 230.67m²
ROOF AREA: 199.69m²
NO. OF BEDROOMS: 4

LANDSCAPE:
TOTAL AREA OF VEGETATION: 207.06m² - 50.49%

STORMWATER:
RAINWATER TANK SIZE: = 3000 litre
ROOF AREA CONNECTED TO RAINWATER
TANK: (62) % MIN MIN- 125.00m² (to eng's details)
RAINWATER USES: GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:
-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.
-EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER.
-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM.
-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
-DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM WINCREST FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST
-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND WILL VARY ON SITE
-ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER
- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS

FSR CALCULATIONS
SITE AREA: 410.08m²
HOUSE AREAS:
INTERNAL GROUND FLOOR LIVING: 156.59m²
INTERNAL FIRST FLOOR LIVING: 93.57m²
INTERNAL TOTAL: 250.16m²
FLOOR SPACE RATIO: 0.61:1

NOTE:
FSR CALCULATED TO INTERNAL FACE OF EXTERNAL WALLS AS PER LEP DEFINITION

THE SUBJECT PROPERTY WAS AFFECTED BY THE FOLLOWING
-RESTRICTION(S) ON THE USE OF LAND VIDE THE 88B INSTRUMENT REGISTERED DP1206507

(O) - THAT PART LOT 12 BENEFITED BY EASEMENT FOR ELECTRICITY VARIABLE WIDTH (N) & BURDENED BY POSITIVE COVENANT No 11 VIDE DP1206507
(O) - EASEMENT TO DRAIN WATER 2 WIDE VIDE DP1206507

THE SUBJECT PROPERTY WAS BENEFITED BY THE FOLLOWING

-EASEMENT TO DRAIN WATER 2.5 WIDE VIDE DP1206507
-EASEMENT TO DRAIN WATER VARIABLE WIDTH VIDE DP1206507
-EASEMENT TO DRAIN WATER 1.5 WIDE VIDE DP1206507
(V) - EASEMENT TO DRAIN WATER 2 WIDE VIDE DP1206507
(W) - EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE VIDE DP1206507

SEVERE MARINE CLASSIFICATION SL1

ALL TRADES & SUPPLIERS TO COMPLY
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ACID SULFATE EFFECTED SITE REQUIREMENTS (CLASS 5)

PROVIDE 32 MPa CONCRETE TO SLAB WITH
SULFATE RESISTING CEMENT
PROVIDE 0.3mm HIGH IMPACT VAPOUR MEMBRANE



**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2019/1147

SITE PLAN

ISSUE	AMENDMENT	DATE
A	PFD & SV1 (EB)	14.08.19
B	VARY B (EC)	29.08.19
C	VARY C (EC)	02.09.19
D	VARY D (EC)	25.09.19
E	POOL AMENDED (EC)	26.09.19
F	FFD (EB)	30.09.19

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BESPOKE
Wincrest Group Pty Ltd.
ACN 135 562 873
Builders License No. 213 442C
18 Pitt St, Paramatta NSW 2150
Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:

CLIENT: MR CATLIN & MRS KALOUS

ADDRESS:

LOT 9, No 41 WARRIEWOOD ROAD
WARRIEWOOD
NORTHERN BEACHES COUNCIL

CASA BELA INCLUSIONS

JOB NO: 17398	DATE: 26.09.19
DRAWN: EB	CHECKED: .
SCALE: As indicated	SHEET NO: 01

PLEASE DISCARD ALL OTHER PLANS

DO NOT SCALE DRAWING

LOCATION: T:\First draft\17398_CATLIN & KALOUS\Drawings\17398_CATLIN.rvt

LEGENDS

- (720) LIFT OFF DOOR HINGE
- CJ* CONTROL BRICK JOINT
- [MH] CEILING MAN HOLE
- SA SMOKE ALARM
- DP DOWN PIPE
- AC DUCTS
- AC CEILING GRILL

ELEVATION D

SEAMLESS FINISH

ALL WET AREA FLOORS
TO BE RECESSED 50mm

EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS
(IF REQUIRED) ARE APPROX. ONLY
AND MAY BE RE-POSITIONED ON SITE
TO SUIT DIFFERENT CONSTRUCTION OR NOISE
REQUIREMENTS. FINAL POSITION TO BE
DETERMINED BY A/C CONTRACTOR

2340H DOORS TO GROUND FLOOR

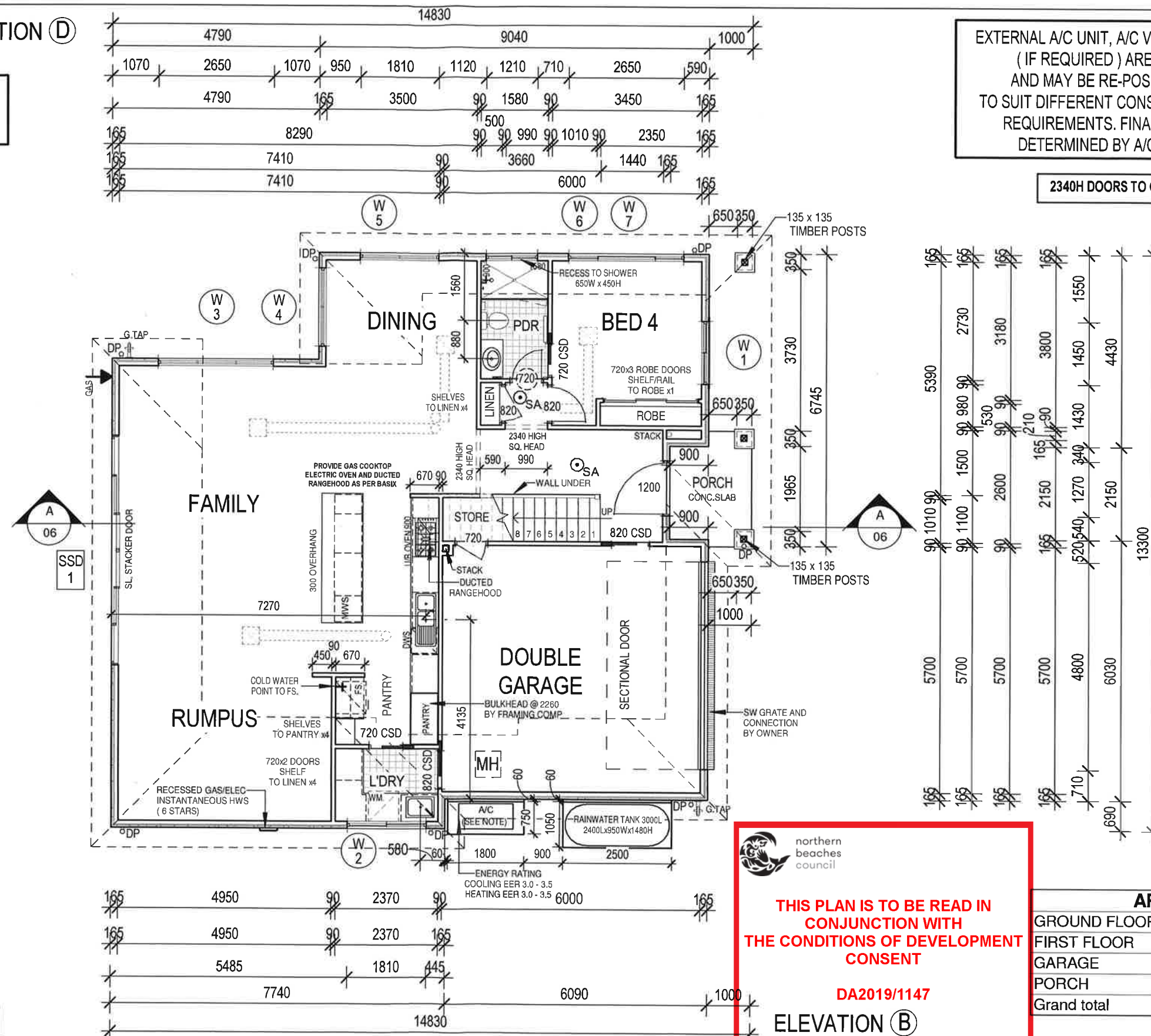
ELEVATION C

BASIX

ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

WALL AND PANEL FIXING TO
QT EXTERIOR WALL SYSTEM
SPECIFICATION AND
DETAILS

GROUND FLOOR PLAN



AREAS

GROUND FLOOR	128.65 m ²
FIRST FLOOR	101.78 m ²
GARAGE	37.32 m ²
PORCH	4.63 m ²
Grand total	272.37 m ²

ISSUE	AMENDMENT	DATE
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CASA BELA INCLUSIONS

JOB NO: 17398	DATE: 26.09.19
DRAWN: EB	CHECKED: .
SCALE: 1 : 100	SHEET NO: 02

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	LIFT OFF DOOR HINGE
	CONTROL BRICK JOINT
	CEILING MAN HOLE
	SMOKE ALARM
	DOWN PIPE
	AC DUCTS
	AC CEILING GRILL

11680

5090

6590

990

2650

1450

200

1210

2120

2650

410

5000

2330

600

3300

440

900

1500

5510

90

EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS
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AND MAY BE RE-POSITIONED ON SITE
TO SUIT DIFFERENT CONSTRUCTION OR NOISE
REQUIREMENTS. FINAL POSITION TO BE
DETERMINED BY A/C CONTRACTOR

SEAMLESS FINISH

ALL WET AREA FLOORS
TO BE RECESSED 50mm

ELEVATION ©

Figure 1 shows a schematic diagram of a 10200 nm long optical waveguide structure. The waveguide is composed of several sections with different widths and lengths. The total length is 10200 nm. The widths of the sections are 390 nm, 730 nm, 1500 nm, 2650 nm, 3900 nm, 440 nm, 1800 nm, 2400 nm, 2650 nm, 640 nm, and 1640 nm. The lengths of the sections are 90 nm, 1870 nm, 90 nm, 2400 nm, 90 nm, 440 nm, 90 nm, 1800 nm, 90 nm, 2650 nm, 90 nm, 640 nm, 90 nm, 2650 nm, 90 nm, 1500 nm, 90 nm, 8170 nm, 90 nm, and 1640 nm. The waveguide is terminated with 90-degree bends at both ends.

EVALUATION A

90	2400	90	1800	90	1100	1200	90	3250	90
90	2400	90	1800	90	1100	1200	90	2710	90
90	3210	90	1800	90	1100	1200	90	2320	90
90	3900	90	1360	90	2300	1450	90	3250	90
90	2650	90	1360	90	1450	1450	90	2170	90
90	6380	90	6380	90	10200	10200	90	3430	90



northern
beaches
council

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DA2019/1147

PROVIDE 2kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

ELEVATION (B)

FIRST FLOOR PLAN

ISSUE	AMENDMENT	DATE
A	PFD & SV1 (EB)	14.08.19
B	VARY B (EC)	29.08.19
C	VARY C (EC)	02.09.19
D	VARY D (EC)	25.09.19
E	POOL AMENDED (EC)	26.09.19
F	FFD (EB)	30.09.19

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WARRIEWOOD
NORTHERN BEACHES COUNCIL

CASA BELA INCLUSIONS

JOB NO: 17398	DATE: 26.09.19
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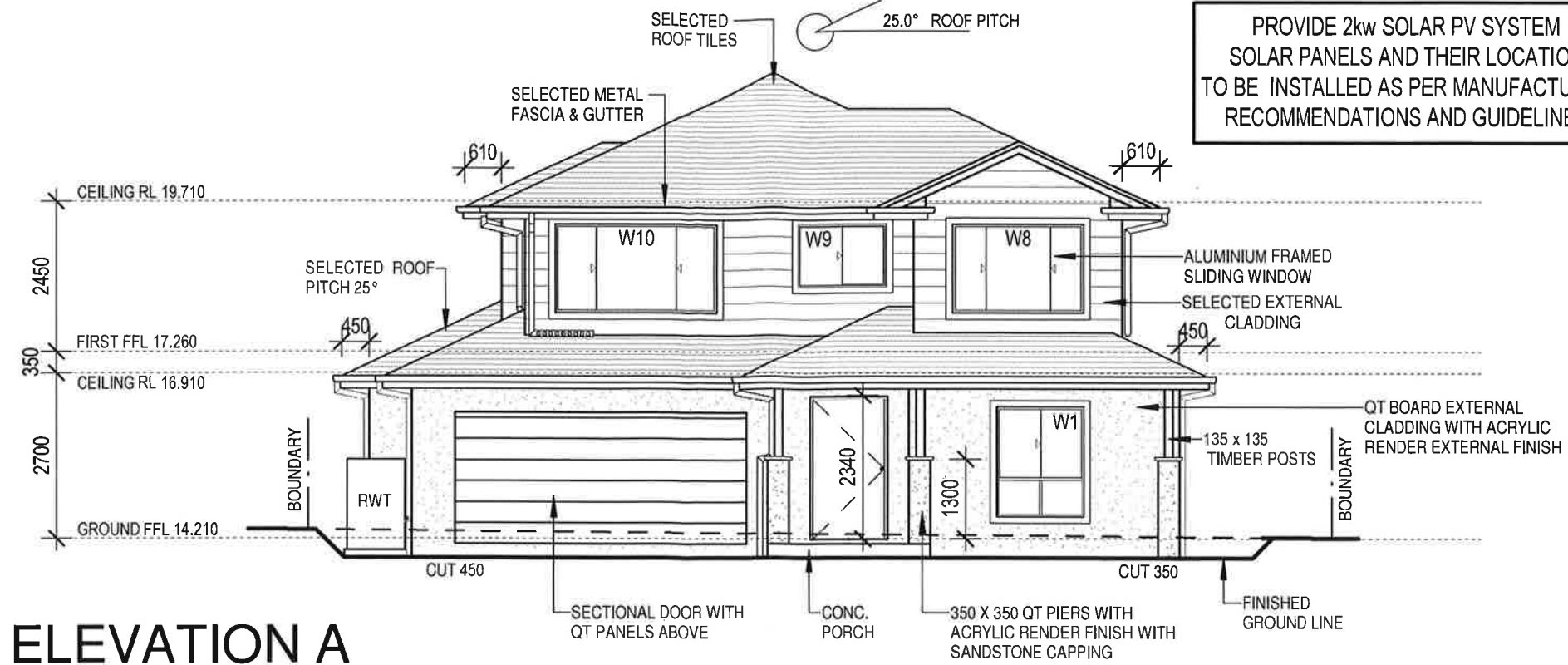
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SCALE: 1 : 100	SHEET NO: 03
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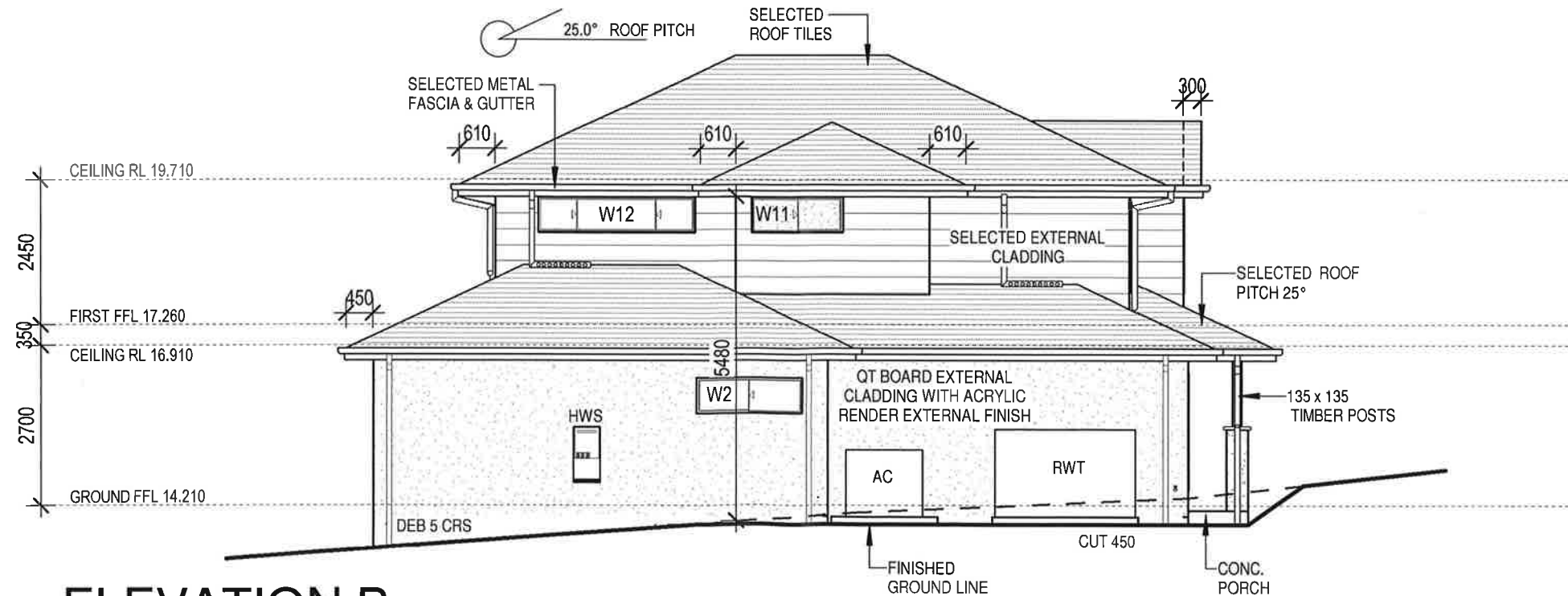
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ELEVATION A

1 : 100



ELEVATION B

1 : 100

ELEVATIONS

NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED DIRECTLY UNDER EAVES OR AT EQUAL HEIGHT
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

PROVIDE 2kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

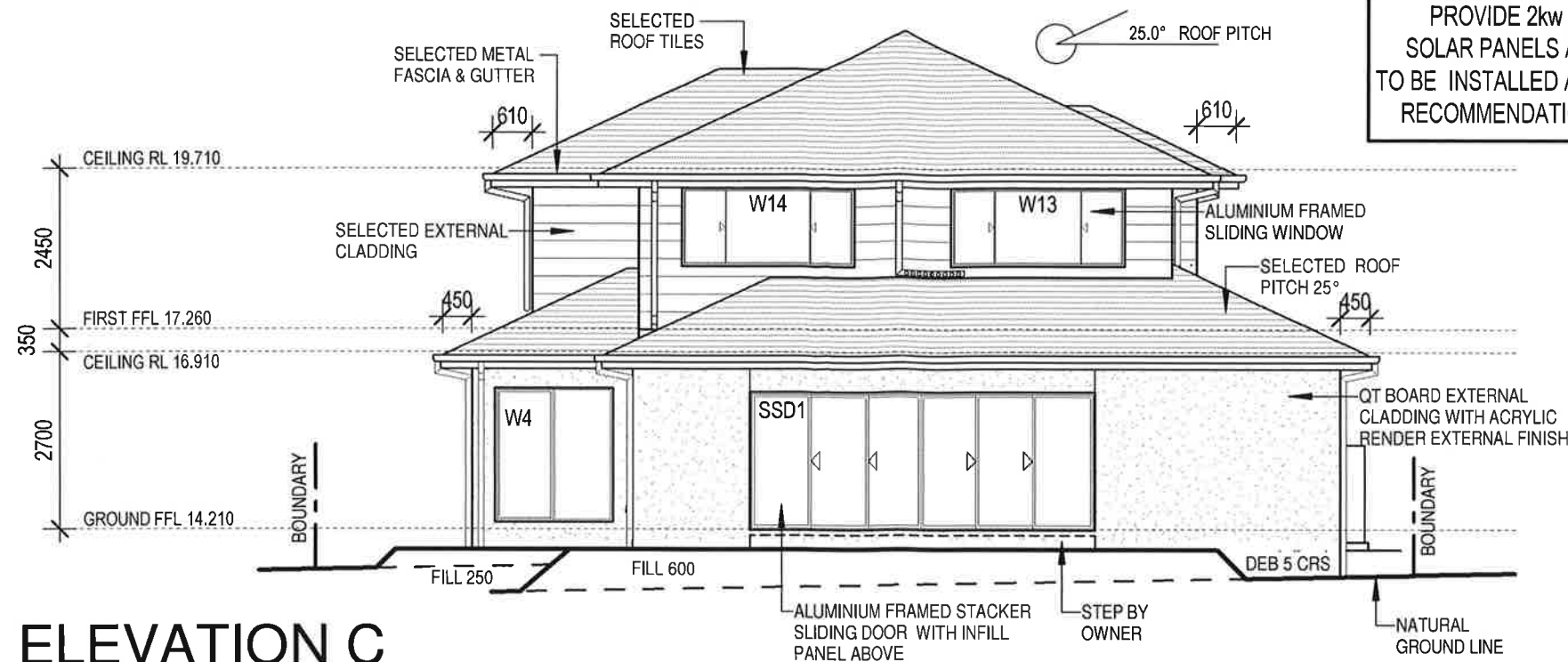


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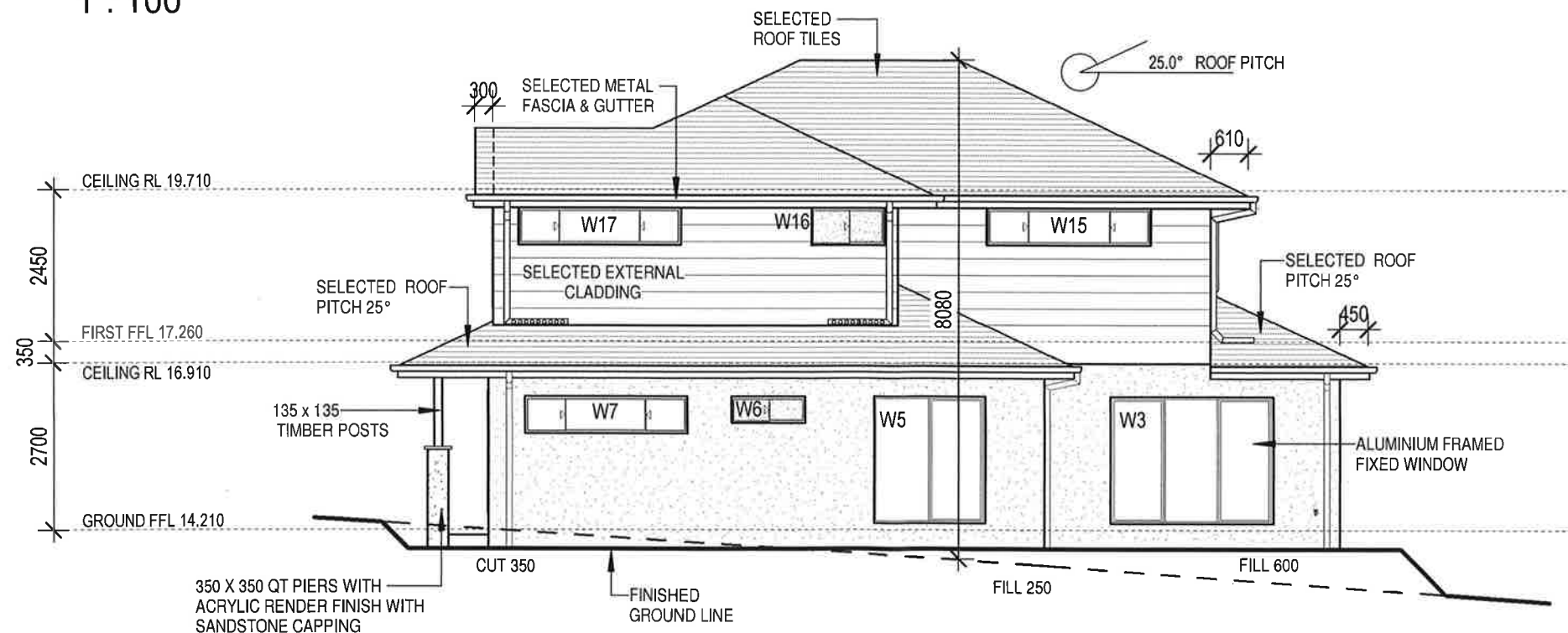
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B	VARY B (EC)	29.08.19			LOT 9, No 41 WARRIWOOD ROAD	DRAWN: EB	CHECKED: .
C	VARY C (EC)	02.09.19			WARRIWOOD	SCALE: 1 : 100	SHEET NO: 04
D	VARY D (EC)	25.09.19			NORTHERN BEACHES COUNCIL	PLEASE DISCARD ALL OTHER PLANS	
E	POOL AMENDED (EC)	26.09.19				DO NOT SCALE DRAWING	
F	FFD (EB)	30.09.19					

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ELEVATION C

1 : 100



ELEVATION D

1 : 100

ELEVATIONS

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			ADDRESS: LOT 9, No 41 WARRIEWOOD ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL		DRAWN: EB	CHECKED: .
					SCALE: 1 : 100	SHEET NO: 05
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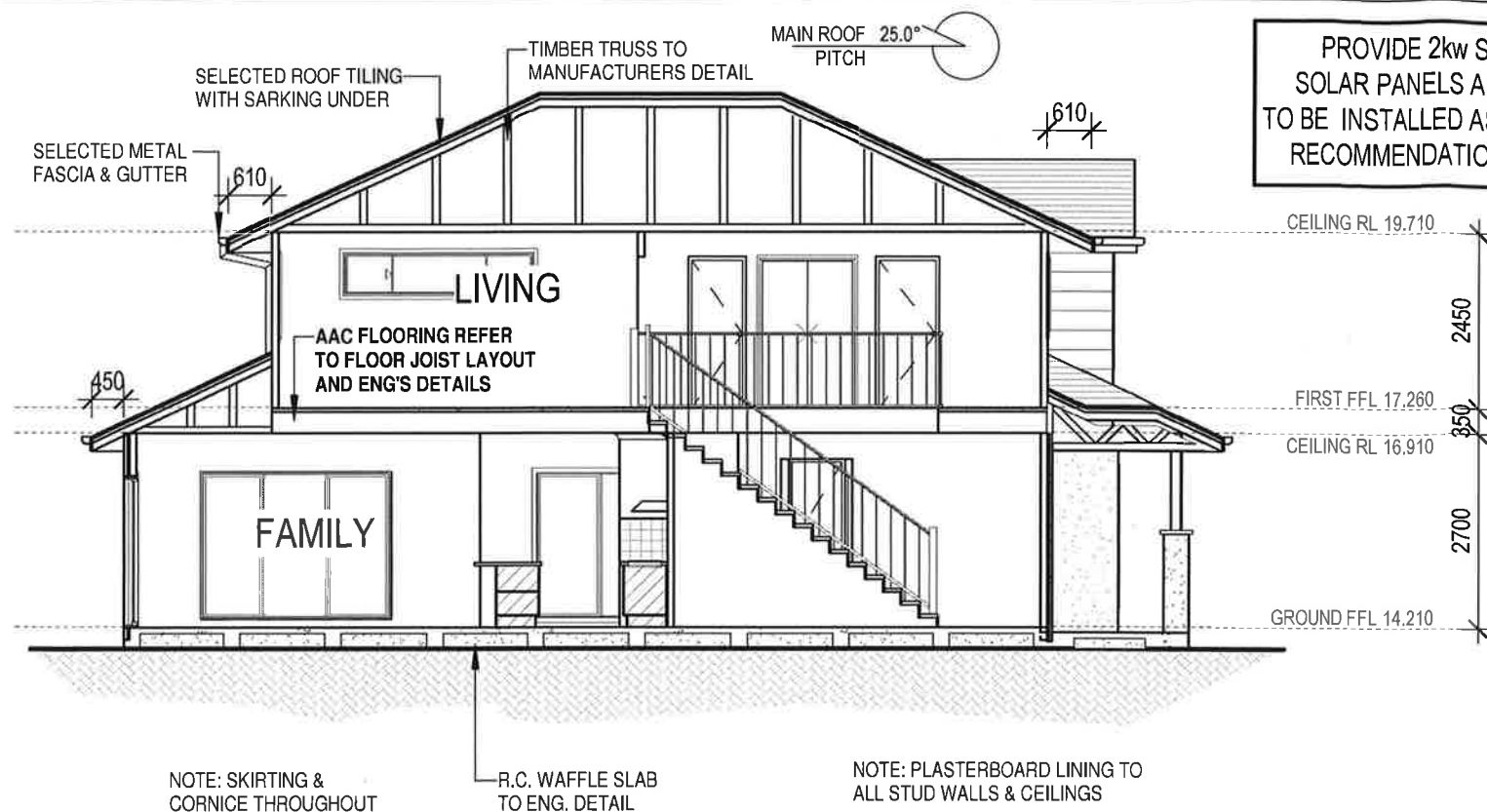
NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED DIRECTLY UNDER EAVES OR AT EQUAL HEIGHT
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.



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DA2019/1147



PROVIDE 2kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

Window and Sl. door Schedule					
wt	Window No.	Height	Width	Window Style	Glazing
W	1	1800	1450	SLIDING	CLEAR
W	2	600	1810	SLIDING	CLEAR
W	3	2050	2650	FIXED	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS
W	4	2050	1810	FIXED	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS
W	5	2050	1810	FIXED	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS
W	6	429	1210	SLIDING	OBS / TG TILED REVEL
W	7	600	2650	SLIDING	CLEAR
W	8	1457	2170	SLIDING	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS
W	9	1029	1450	SLIDING	CLEAR
W	10	1457	2650	SLIDING	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS
W	11	600	1570	SLIDING	OBS / TG
W	12	600	2650	SLIDING	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS
W	13	1200	2650	SLIDING	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS
W	14	1200	2650	SLIDING	CLEAR
W	15	600	2650	SLIDING	CLEAR
W	16	600	1210	SLIDING	OBS / TG
W	17	600	2650	SLIDING	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS
SSD	1	2100	5302	STACKER SL.DOOR	CLEAR 6mm TOUGHENED NEUTRAL SMART GLASS

NOTE:
Windows typically with standard glass - Awning Uw 6.35 & SHGC 0.64, Sliding Uw 6.42 & SHGC 0.76, Bifold door Uw 6.12 & SHGC 0.76, Double hung Uw 6.24 & SHGC 0.74, Sliding doors and stacking doors Uw 6.25 & SHGC 0.72

SECTION A - A

1 : 100

SEVERE MARINE CLASSIFICATION SL1

ALL TRADES & SUPPLIERS TO COMPLY
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ACID SULFATE EFFECTED SITE REQUIREMENTS (CLASS 5)

PROVIDE 32 MPa CONCRETE TO SLAB WITH
SULFATE RESISTING CEMENT
PROVIDE 0.3mm HIGH IMPACT VAPOUR MEMBRANE

BASIX

ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS.
- PROVIDE R2.0 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS.
- 3 STAR RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- PROVIDE SHOWERHEADS '3 STAR' RATED (>7.5 BUT <=9 L/min) IN ALL SHOWERS.
- 3 STAR RATED TOILET CISTERNS REQUIRED.
- PROVIDE 3,000 LITRE WATER TANK.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE (6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- PROVIDE NATURAL GAS PLUMBING FOR COOKTOP & 1 EXTERNAL POINT.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS

WINDOWS	
ALL WINDOWS ON 165mm QT WALL SYSTEM	122mm REVEALS
WINDOWS REVEALS	
ALL WINDOWS ON 90mm STUD WALL SYSTEM	100mm REVEALS

NOTE:
ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m
FROM FINISHED GROUND LEVEL TO BE PROTECTED
IN ACCORDANCE WITH
CLAUSE 3.9.2.5 VOLUME 2 OF THE BUILDING CODE
OF AUSTRALIA

SECTION/SCHEDULES

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E	POOL AMENDED (EC)	26.09.19					PLEASE DISCARD ALL OTHER PLANS	
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