

RAWSON HOMES

- EST 1978 -

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SCHEDULE OF DRAWINGS:

<u>SHEET</u>	<u>CONTENTS</u>
1	COVER SHEET
2	SITE PLAN
3	GROUND FLOOR
4	FIRST FLOOR
5	ELEVATIONS 1-2
6	ELEVATIONS 3-4
7	SECTIONS
8	SLAB SETOUT PLAN (NOT IN SET)
9	WET AREA PLANS
10	SEDIMENT & ANALYSIS PLAN
11	SHADOW DIAGRAM
12	BASIX COMMITMENTTS
KD	KITCHEN PLAN
KV	KITCHEN PERSPECTIVES

AMENDMENTS

[illegible]

SUBMISSION PLANS - DA

SIGNATURE: _____

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE:	
JOB No: A009752		DRWG No: 1	ISSUE: B

NOTES:
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EXCLUDING FINISHED SURFACES

RAWSON HOMES
5 RIDER BOULEVARD
LEVEL 7
RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C



CLIENT:
ADNEY PROPERTY GROUP PTY LTD

SITE ADDRESS:
LOT 1 (DP 1174775)
NO. 82 BEACON HILL ROAD
BEACON HILL NSW 2100

HOUSE TYPE	
MODEL:	SEAVIEW 24
FACADE:	CLASSIC
TYPE:	DOUBLE GARAGE
SPECIFICATION:	CUSTOM COLLECTIONS

DRAWING TITLE:
COVER SHEET

660m FALL ACROSS BUILDING ENVELOPE

BAL 12.5

LEGEND

DT	- DENOTES DEAD TREE	PP	- POWER POLE
EB	- ELECTRICAL BOX	SMH	- SEWER MAN HOLE
EM	- ELECTRICAL METER	SIO	- SEWER INSPECTION OPENING
G	- GAS METER	SV	- SEWER VENT PIPE STOP VALVE
H	- HYDRANT	S	- DENOTES TREE STUMP
R	- HYDRANT RECYCLED	SWO	- DENOTES STORM WATER PIT
KO	- DENOTES KERB OUTLET	T	- DENOTES TREE
LP	- LIGHT POLE	TP	- TELESTRA PIT
LH	- LAMP POLE	WT	- WATER TAG
MH	- MAN HOLE	WM	- WATER METER
	- BENCH MANR		- GULLY PIT
1	- PHOTO POINT		- VEHICULAR CROSSING

GENERAL SITTING NOTES

- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFORMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFORMATION WITH STEP-DOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.
- ALL AREA CALCULATIONS ARE TO BE CONFIRMED UPON THE COMPLETION OF FINAL ARCHITECTURAL PLANS.
- ALL ALLOWANCES FOR STEPS/STAIRS THAT MAY BE REQUIRED ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
- NO ALLOWANCE HAS BEEN MADE FOR RETAINING WALLS, BY OWNER AFTER HANDOVER IF REQUIRED

EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

SITE CALCULATIONS DA

GROUND FLOOR	90.74	m ²
FIRST FLOOR	119.16	m ²
GARAGE AREA	33.28	m ²
TOTAL LIVING AREA	209.90	m ²
SITE AREA	411.40	m ²
BUILDING FOOTPRINT (INCLUDING UNENCLOSED AREA)	138.32	m ²
DRIVEWAY & PATH	36.48	m ²
CROSSOVER	0.00	m ²
TOTAL FRONT AREA	82.61	m ²
FRONT LANDSCAPE AREA	55.84	%
TOTAL LANDSCAPE AREA	236.60	m ²
LANDSCAPE AREA (%)	57.51	%
TOTAL BUILT UPON AREA	39.01	%
FLOOR SPACE RATIO	0.51	:1
SITE COVERAGE	33.62	%
SITE COVERAGE FF	28.96	%



The Essential First Step

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HOUSE TYPE

MODEL: SEAVIEW 24
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:

SITE PLAN

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SITE NOTES:

BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

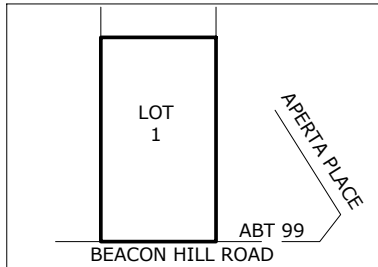
- SERVICE LOCATIONS
- SEWER CONNECTION POSITION
- DRIVEWAY ALIGNMENT & LEVELS

DPo INDICATES DOWNPIPE LOCATION

'N2' WIND CATEGORY

LOCATION PLAN

LAT: -33.7564
LONG: 151.2644

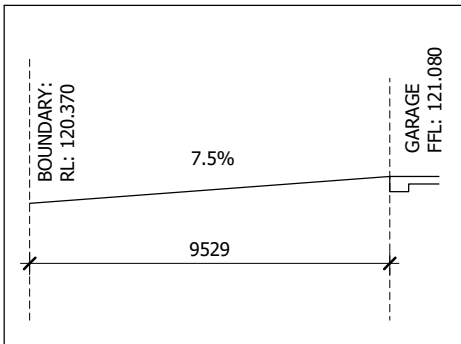


SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	0.20	4m	-
T2	0.20	4m	-
T3	0.20	4m	-
T4	0.20	4m	-

CONSUMER POLE AND UNDERGROUND CONDUIT BY OWNER PRIOR TO RAWSON HOMES CONSTRUCTION WITHIN 15m OF DWELLING TO ELECTRICAL BOX ON SIDE OF DWELLING

DRIVEWAY GRADIENT



SERVICE CONNECTION TO REAR DWELLING ARE SEPARATE, NO DISCONNECTIONS OR RE-CONNECTIONS/SERVICES ARE REQUIRED BY RAWSON HOMES. ALL DUE CARE WILL BE PROVIDED FOR EXISTING CONNECTIONS/SERVICES, INCLUDING BUT NOT LIMITED TO, WATER CONNECTION, GAS CONNECTION, SEWER AND STORMWATER CONNECTION, HOWEVER NO RESPONSIBILITY WILL BE TAKEN FOR ANY POTENTIAL DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION.

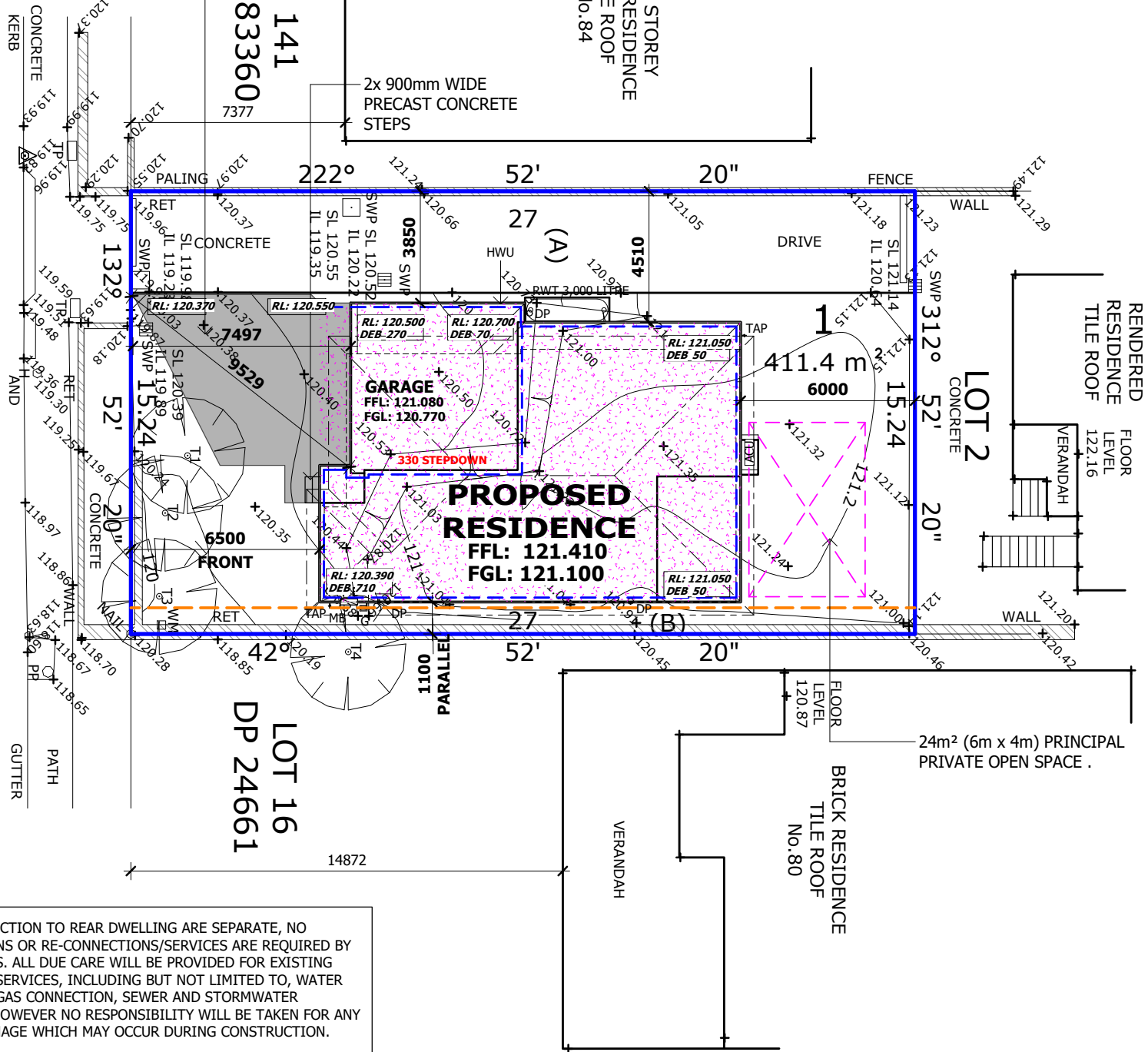
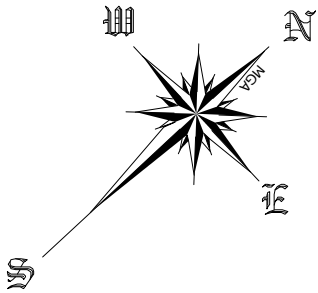
COVE FINISHED COLOURED CONCRETE DRIVEWAY & PATH. BROOM FINISHED PLAIN CONCRETE CROSSOVER (FROM BOUNDARY TO KERB). COLOUR SEAL TO DRIVEWAY WITHIN BOUNDARY ONLY BY RAWSON HOMES. NO ALLOWANCE FOR ANY ADDITIONAL DRIVEWAY OR RECTIFICATION OUTSIDE THE BOUNDARY.

(A): RIGHT OF CARRIAGEWAY 3.5 WIDE EASEMENT FOR SERVICES 3.5 WIDE EASEMENT TO DRAIN WATER 3.5 WIDE

(B): EASEMENT FOR SERVICES 0.9 WIDE

BEACON HILL ROAD

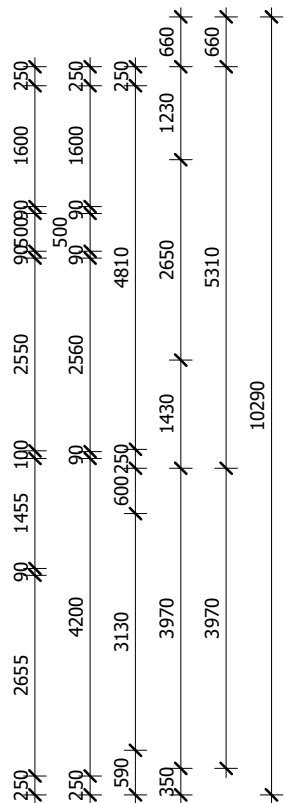
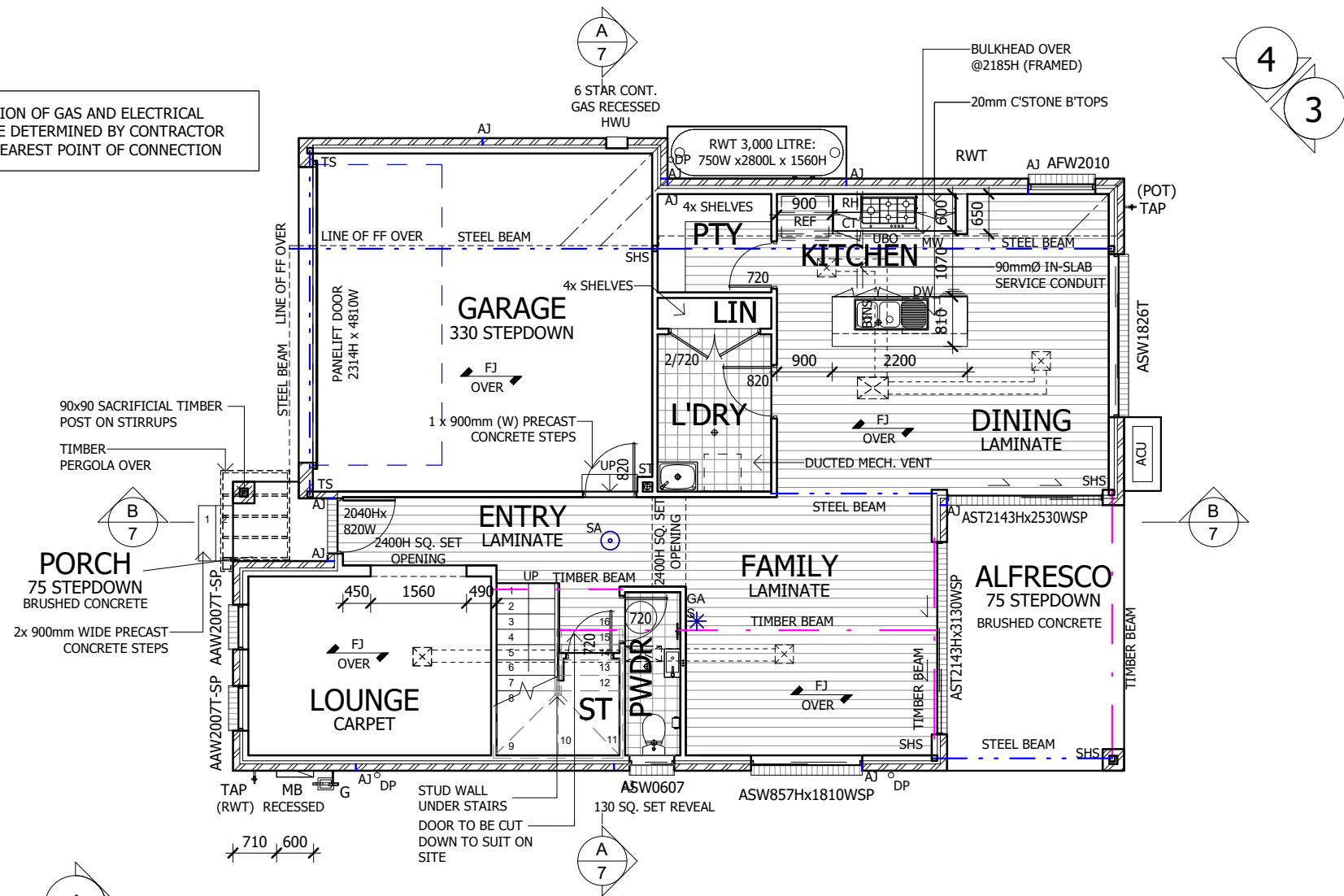
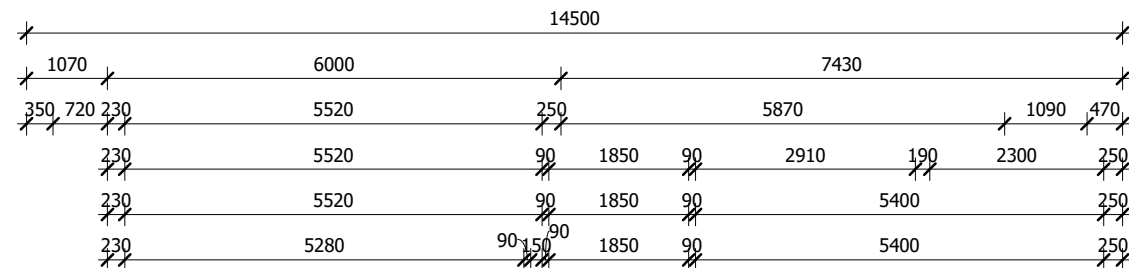
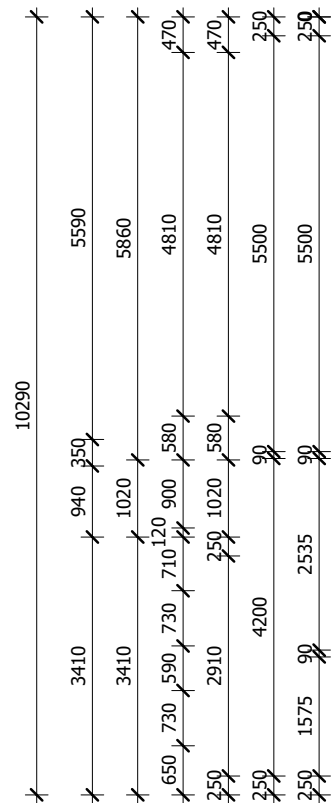
BENCH MARK
BM 97 NAIL IN KERB
RL 119.86 (A.H.D)



- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- 2340H INTERNAL DOORS TO GROUND FLOOR ONLY (EXCLUDING DOOR UNDER STAIRS)
- 2400H SQUARE SET OPENINGS OR AS INDICATED ON PLANS

NOTE: LOCATION OF GAS AND ELECTRICAL METERS TO BE DETERMINED BY CONTRACTOR ON SITE TO NEAREST POINT OF CONNECTION

POSITIONS OF OUTLETS, RETURN AIR AND NUMBER OF DROPPERS IS DETERMINED BY AIR CONDITIONING CONTRACTOR



FLOOR AREAS	
FIRST FLOOR	119.16 m ²
GROUND FLOOR	90.74 m ²
GARAGE	33.28 m ²
ALFRESCO	12.44 m ²
PORCH	1.86 m ²
TOTAL	257.48 m²

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ADNEY PROPERTY GROUP PTY LTD

SITE ADDRESS:
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NO. 82 BEACON HILL ROAD
BEACON HILL NSW 2100

HOUSE TYPE: SEAVIEW 24
MODEL: CLASSIC
FACADE: DOUBLE GARAGE
TYPE: CUSTOM COLLECTIONS
SPECIFICATION:

DRAWING TITLE:
GROUND FLOOR

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A009752		DRWG No: 3	ISSUE: B

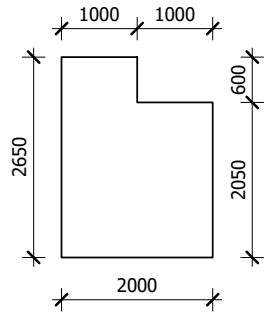
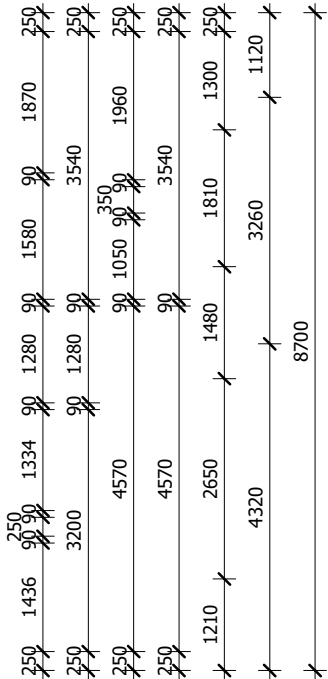
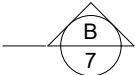
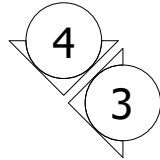
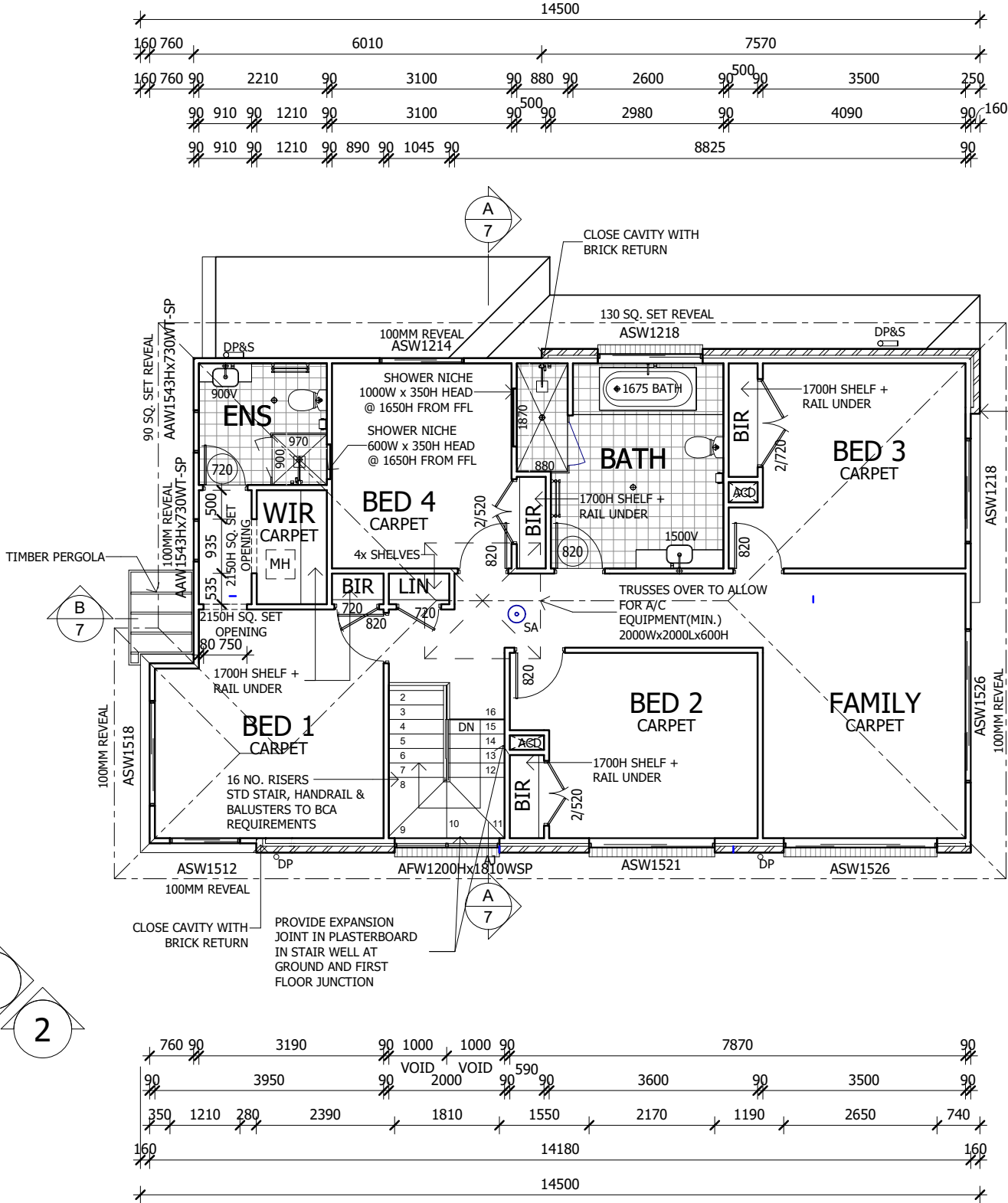
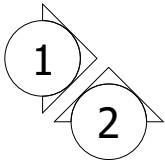
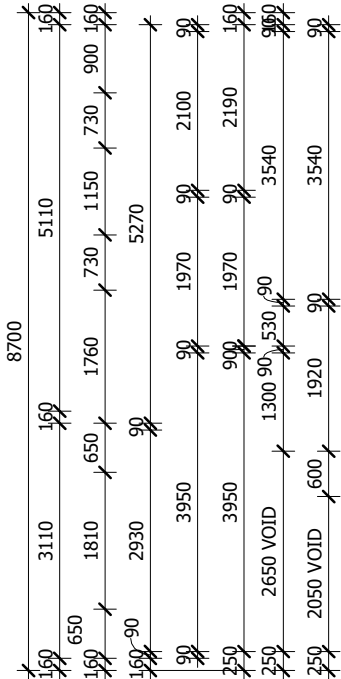
S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A009752 Adney Property - Lot 1 Beacon Hill Road, Beacon Hill\A009752 Submission Plan.rvt

NOTES:

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NOTE: RESTRICTORS TO BE FITTED TO ALL 1ST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5



STAIR VOID

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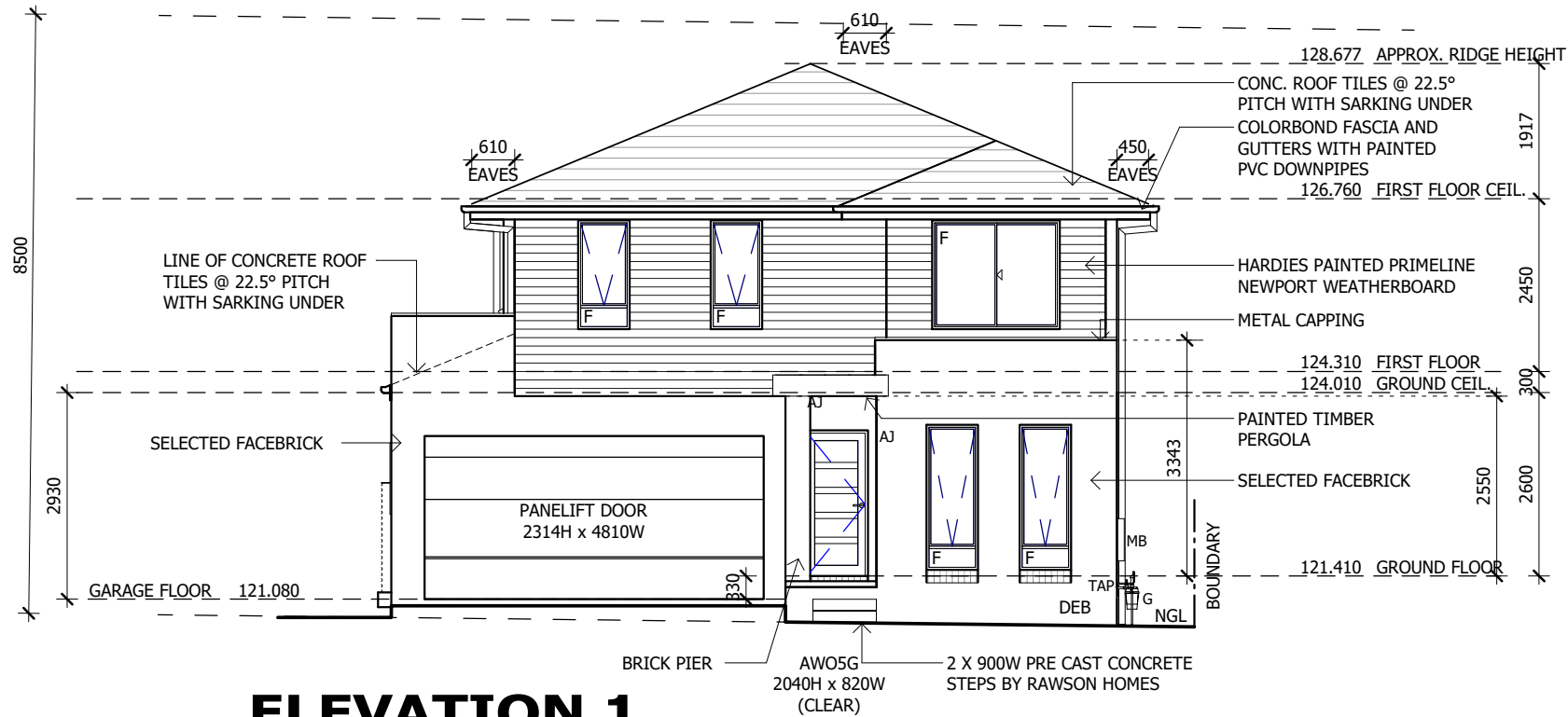
SITE ADDRESS:
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NO. 82 BEACON HILL ROAD
BEACON HILL NSW 2100**

HOUSE TYPE
MODEL: **SEAVIEW 24**
FACADE: **CLASSIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **CUSTOM COLLECTIONS**

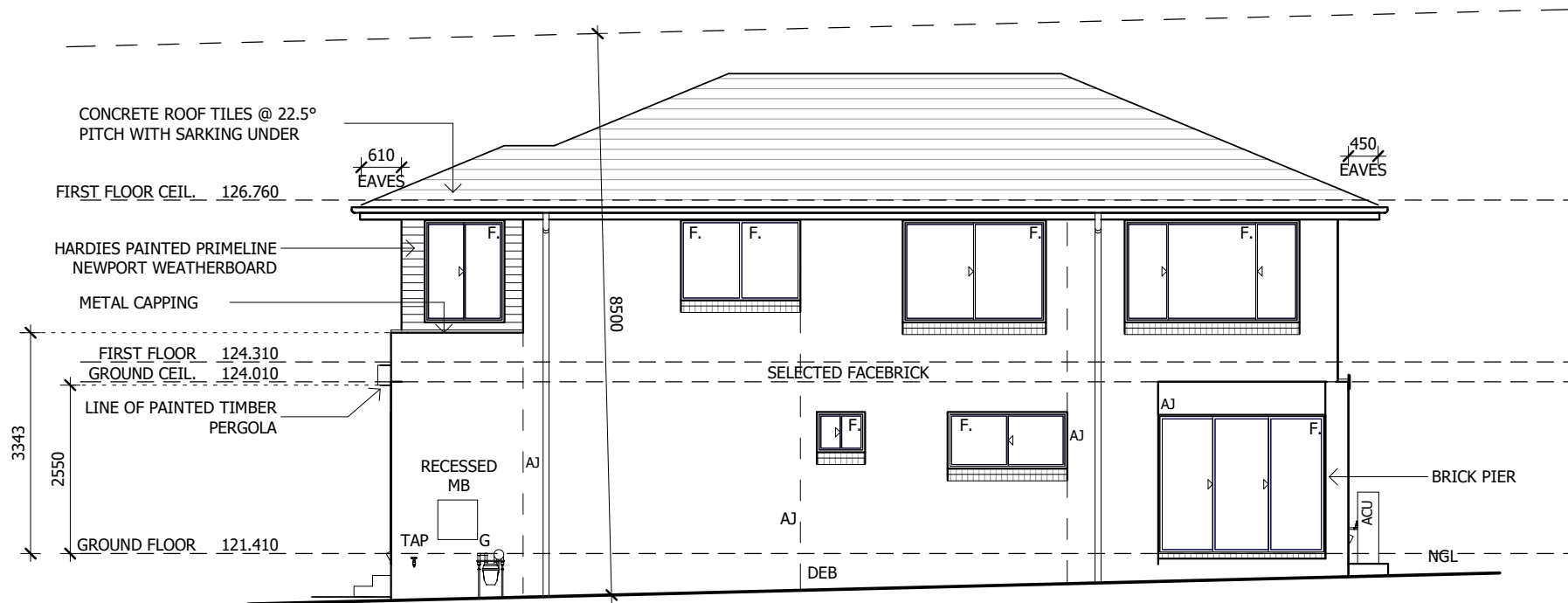
DRAWING TITLE:
FIRST FLOOR

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE: 1 : 100	
JOB No: A009752		DRWG No: 4	ISSUE: B

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ELEVATION 1



ELEVATION 2

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NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS, SLIDING AND STACKER DOORS (EXCLUDING HINGED DOORS)

CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT

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SPECIFICATION: **CUSTOM COLLECTIONS**

DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
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JOB No: A009752		DRWG No: 5	ISSUE: B

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CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT

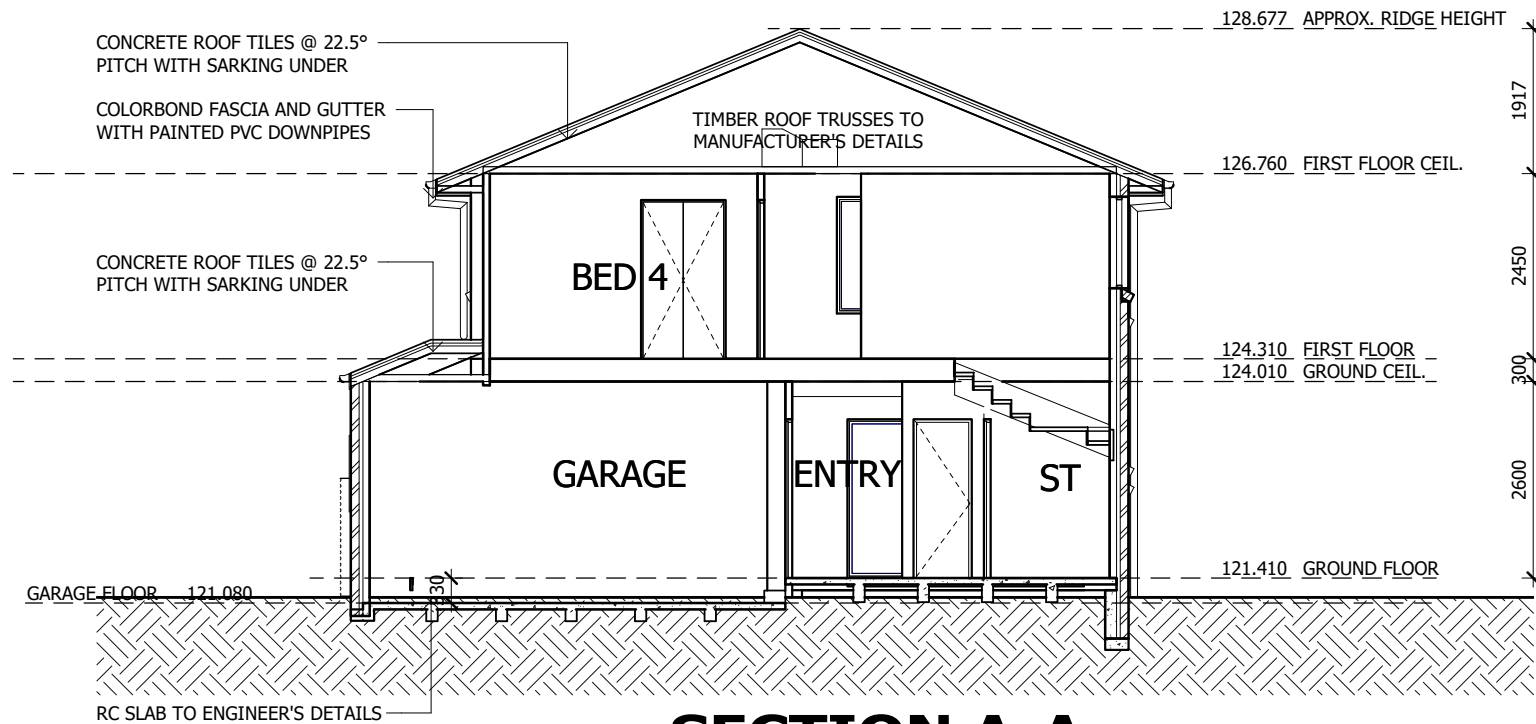


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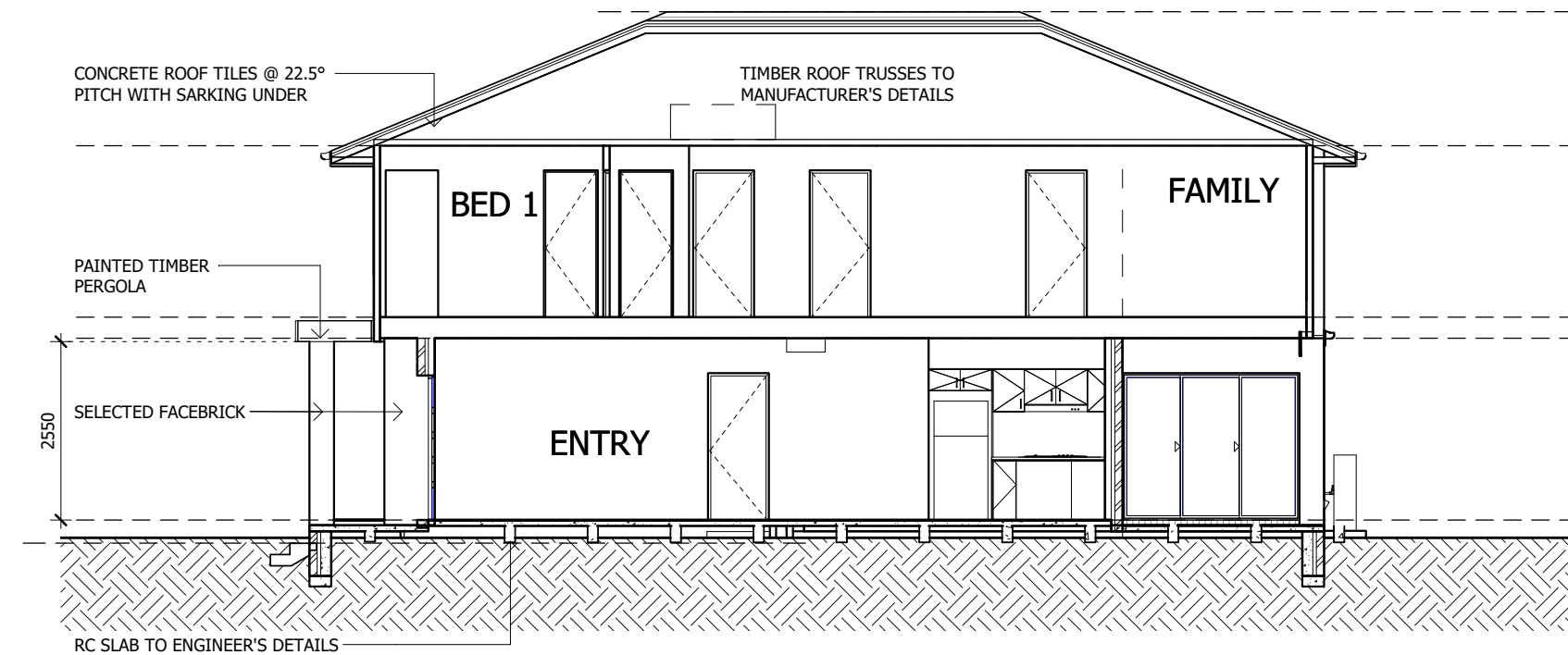
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JOB No: A009752		DRWG No: 6	ISSUE: B

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SECTION A-A

SCALE: 1 : 100



SECTION B-B

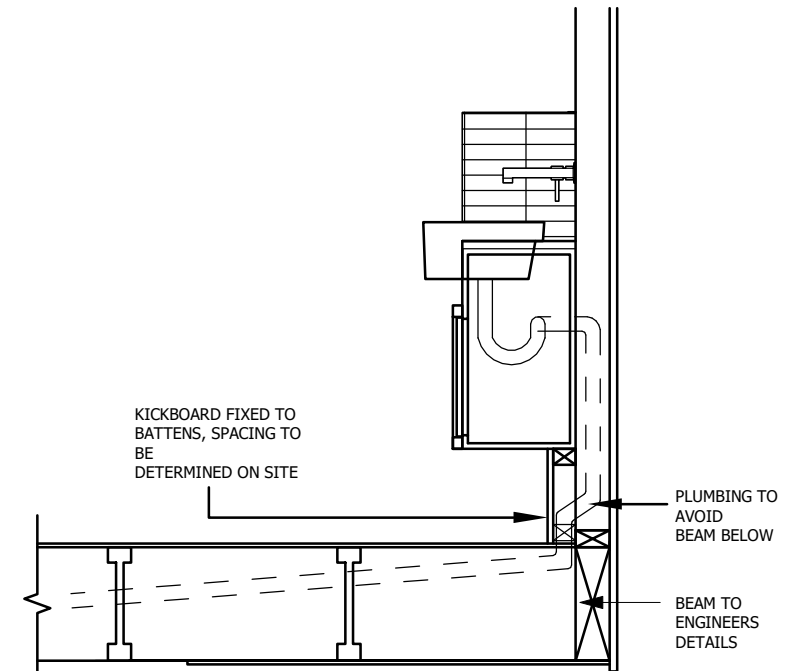
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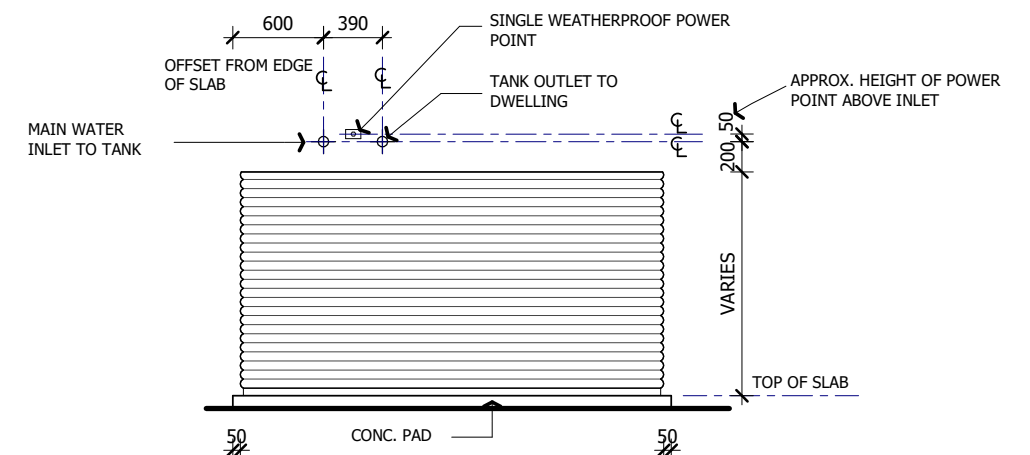
INSULATION NOTE:

- R2.5 THERMAL BATTS TO EXTERNAL WALLS INCLUDING INTERNAL WALL BETWEEN GARAGE & HOUSE (EXCLUDES EXTERNAL WALLS OF GARAGE).
- R4.1 THERMAL BATTS TO CEILINGS WITH ROOF OVER (EXCLUDING CEILINGS OVER GARAGE, PORCH, ALFRESCO & DECK).



VANITY DETAIL - OVER BEAM

SCALE: 1 : 20



RAINWATER TANK

SCALE: 1 : 50

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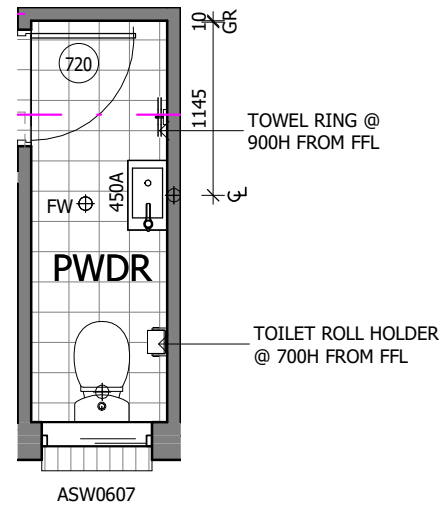
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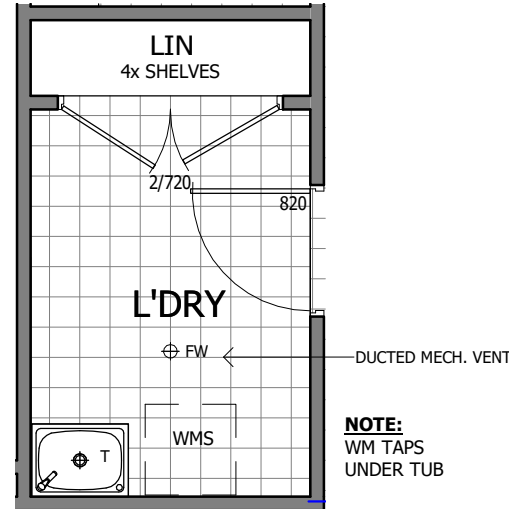
DRAWING TITLE:
SECTIONS

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE: As indicated	
JOB No: A009752	DRWG No: 7	ISSUE: B	

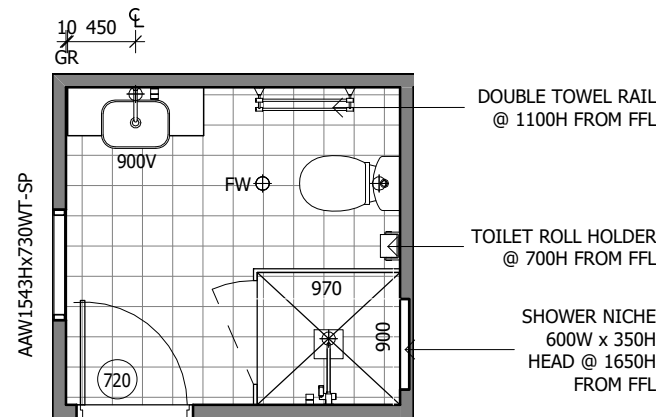
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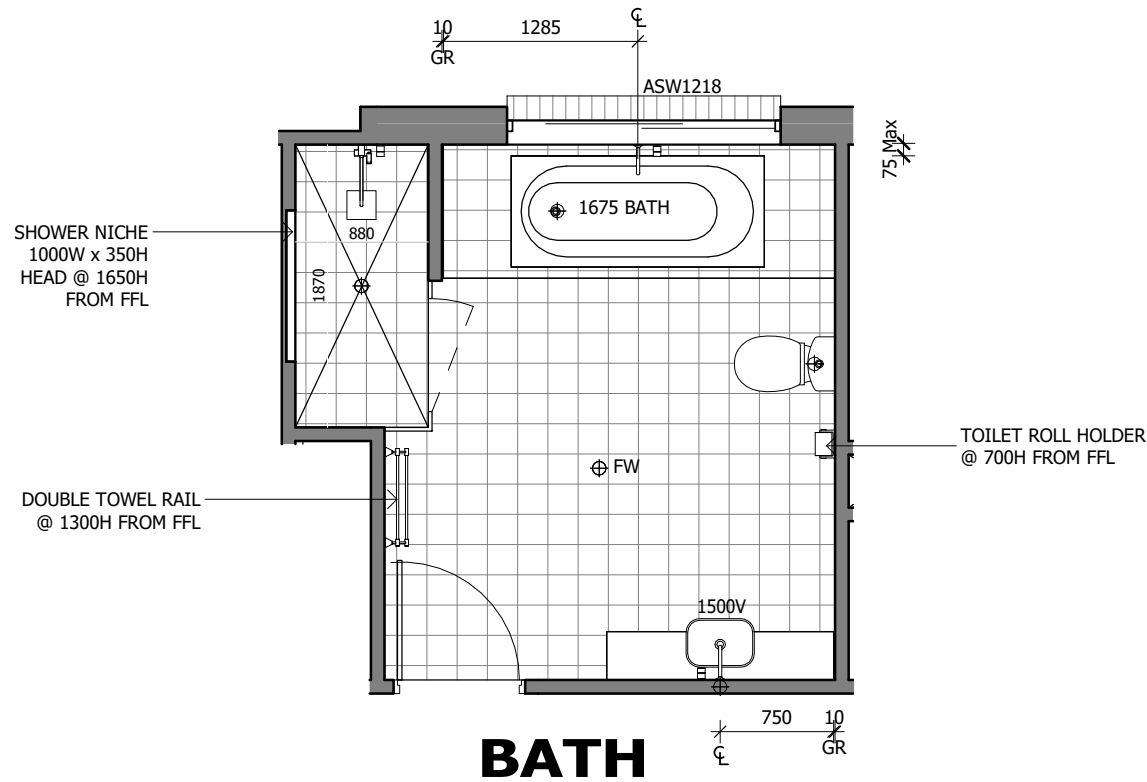
PWDR



L'DRY



ENS



BATH

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LAUNDRY / WC

- PROVIDE SKIRTING TILE TO PERIMETER WALLS OF LAUNDRY
- TILED SPLASHBACK OVER LAUNDRY TUB & BENCH @ 300mm HIGH

BATHROOM

- PROVIDE 2100 HIGH TILES TO SHOWER RECESS 500 OVER BATH & SKIRTING TILE TO PERIMETER WALL
- 1900H SHOWER HEAD FROM FFL TO UNDERSIDE OF SHOWER HEAD
- FLOATING VANITIES
- 340H TILED SPLASHBACKS ABOVE VANITIES WITH FLOATING MIRROR OVER ON 32mm BOARD, 130mm FROM SIDE OF VANITY, MAX. HEIGHT 880mm
- PROVIDE KICKER TO BATH HOB 140H x 70W
- WALL MOUNTED TAPS & SPOUT TO VANITIES & BATH
- SQUARE SET WALL/CEILING JUNCTION TO MAIN BATHROOM, ENSUITE AND POWDER ROOM (INCLUDING SEPARATE WC ONLY WHEN WITHIN BATHROOM OR ENSUITE).
- SQ. SET WINDOW TO MAIN BATHROOM ENSUITE, POWDER ROOM AND WC
- SEMI FRAMELESS SHOWER SCREENS TO BEDROOM 1 ENSUITE & BATHROOM ONLY
- 20mm CAESARSTONE VANITIES TO BEDROOM 1 ENSUITE, BATHROOM & POWDER ROOMS ONLY

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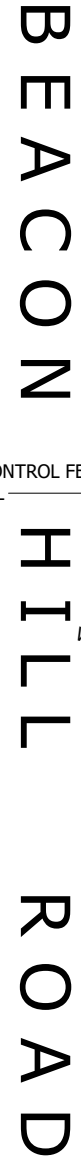
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FACADE: **CLASSIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **CUSTOM COLLECTIONS**

DRAWING TITLE:
WET AREA PLANS

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE: 1 : 50	
JOB No: A009752		DRWG No: 9	ISSUE: B



LO

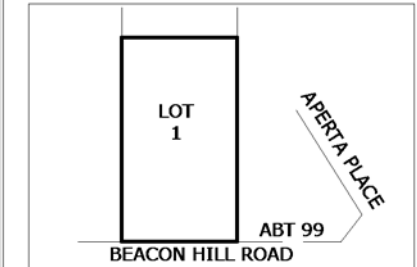
DIAMETER	HEIGHT	TYPE
0.20	4m	-
0.20	4m	-
0.20	4m	-
0.20	4m	-

SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND
SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE: 1 : 200	
JOB No: A009752		DRWG No: 10	ISSUE: B



LAT: -33.7564
LONG: 151.2644



	DIAMETER	HEIGHT	TYPE
T1	0.20	4m	-
T2	0.20	4m	-
T3	0.20	4m	-
T4	0.20	4m	-

NOTES:

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RAWSON HOMES
5 RIDER BOULEVARD
LEVEL 7
RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C



CLIENT:	ADNEY PROPERTY GROUP PTY LTD
SITE ADDRESS:	LOT 1 (DP 1174775) NO. 82 BEACON HILL ROAD BEACON HILL NSW 2100

HOUSE TYPE	
MODEL:	SEAVIEW 24
FACADE:	CLASSIC
TYPE:	DOUBLE GARAGE
SPECIFICATION:	CUSTOM COLLECTIONS
DRAWING TITLE:	
SHADOW DIAGRAM	

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE: 1 : 200	
JOB No: A009752		DRWG No: 11	ISSUE: B

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BASIX COMMITMENTS

PROJECT DETAILS			STORMWATER	ENERGY	LIGHTING
Site area	411	m²	Rainwater tank to collect at least 78m² of rain run off from roof area	ACTIVE COOLING/HEATING 1-phase	Applicant must provide a window or skylight for natural lighting to 3
Roof area	155.0	m²	Rainwater tank to be connected to all toilets with in the development	Cooling system with day/night zoning for bedrooms & living areas with an 3 Star	bathrooms/toilets
number of bedrooms	4		Rainwater tank to be connected to cold water tap to supply water to the washing machine	Heating system with day/night zoning for bedrooms & living areas with an 3.5 Star	Artificial Lighting to kitchen, all bathrooms/toilets, hallway & the laundry
Total area of vegetation (garden & lawn)	237	m²	Rainwater to be connected to at least one outdoor tap for garden watering	VENTILATION	COOKING (KITCHEN APPLIANCES)
ABSA Certificate Number (if applicable)	0006287296		Rainwater to have a capacity of at least 3000L	At least 1 Bathroom: individual fan, ducted to façade or roof: manual switch on/off	Install a gas cooktop and electric oven
Net conditioned floor area	168	m²	WATER	Kitchen: individual fan, ducted to façade or roof: manual switch on/off	DESIGN ENHANCEMENT
Net Unconditioned floor area	14	m²	All showers with in the development are to have a minimum rating of 4 star showerheads	Laundry: natural ventilation only, or no laundry.	Install a fixed outdoor clothes drying line
Concession claimed (if applicable)	N/A		Each toilet is to have a flushing system of no less than a 4 star rating	HOT WATER	INSULATION
Cooling load (if applicable)	26	MJ/m²/pa	All basin taps to have a minimum rating of 4 star rating	Gas instantaneous hot water system with a performance of 6 stars	External wall [including garage]: R2.5
Heating load (if applicable)	41	MJ/m²/pa	All taps in the kitchen are to have a minimum rating of 4 star		Ceiling [excluding garage & alfresco]: R4.1

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CLIENT:
ADNEY PROPERTY GROUP PTY LTD

SITE ADDRESS:
LOT 1 (DP 1174775)
NO. 82 BEACON HILL ROAD
BEACON HILL NSW 2100

HOUSE TYPE
MODEL: SEAVIEW 24
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:
BASIX COMMITMENTTS

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
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COUNCIL AREA: NORTHEN BEACHES	SCALE:
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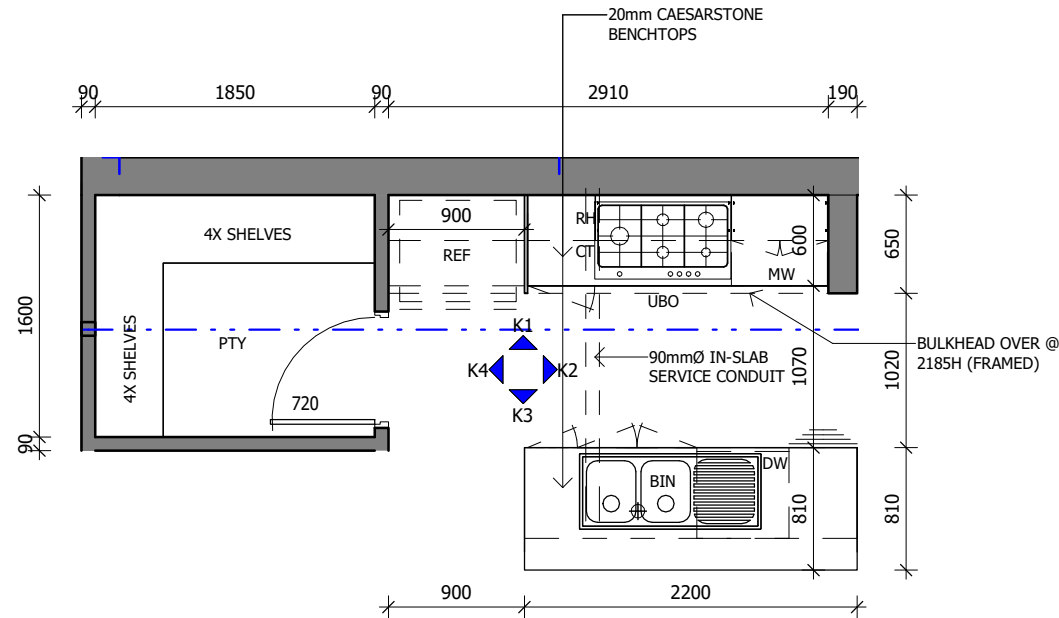
JOB No: A009752	DRWG No: 12	ISSUE: B
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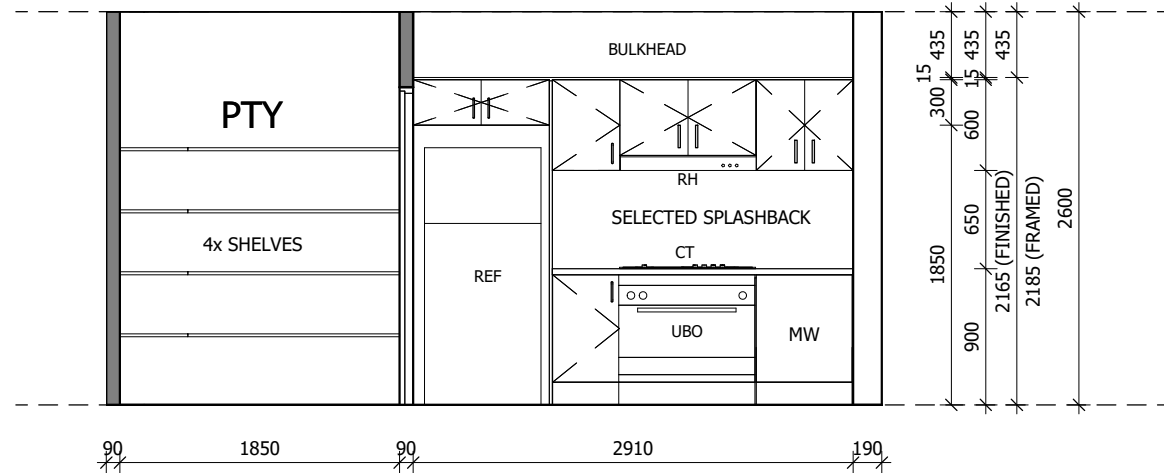
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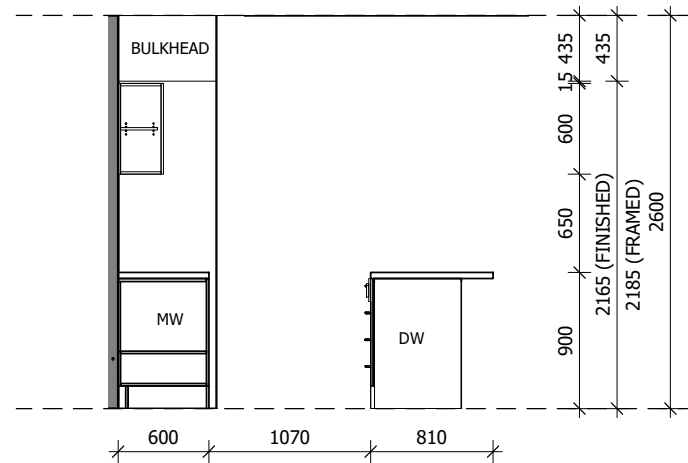
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ALL DETAILS AND DIMENSIONS TO BE CONFIRMED BY
THE MAKER PRIOR TO MANUFACTURE



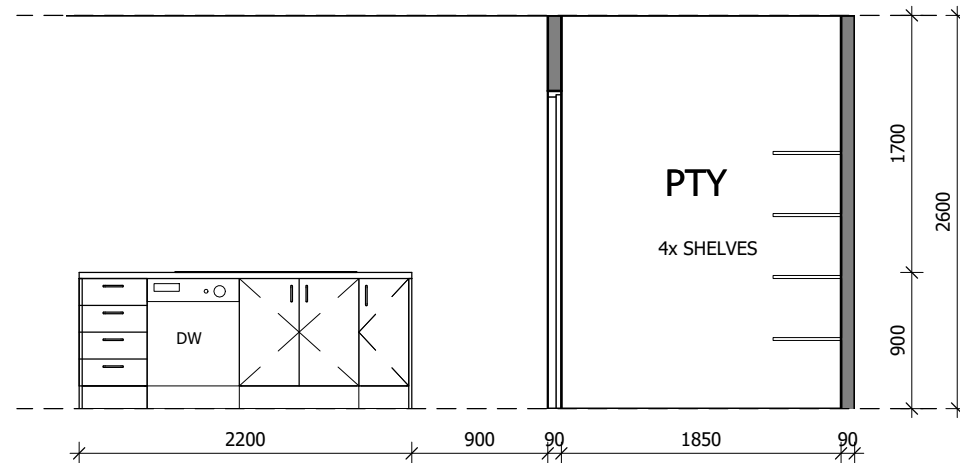
KITCHEN PLAN



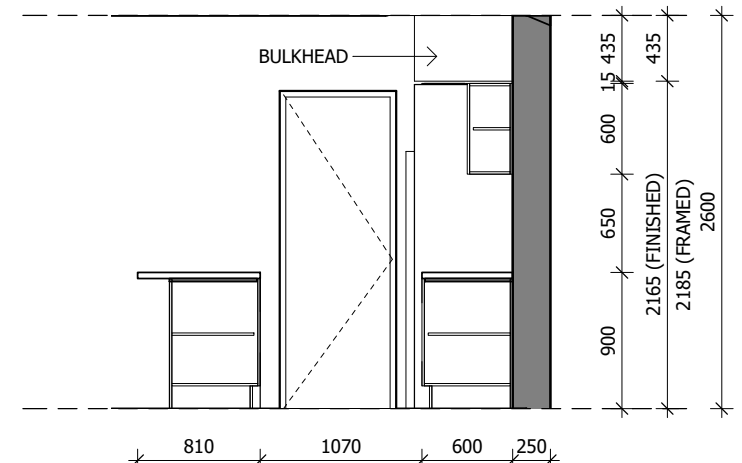
ELEVATION K1



ELEVATION K2



ELEVATION K3



ELEVATION K4

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CLIENT:
ADNEY PROPERTY GROUP PTY LTD

SITE ADDRESS:
**LOT 1 (DP 1174775)
NO. 82 BEACON HILL ROAD
BEACON HILL NSW 2100**

HOUSE TYPE
MODEL: **SEAVIEW 24**
FACADE: **CLASSIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **CUSTOM COLLECTIONS**

DRAWING TITLE:
KITCHEN PLAN

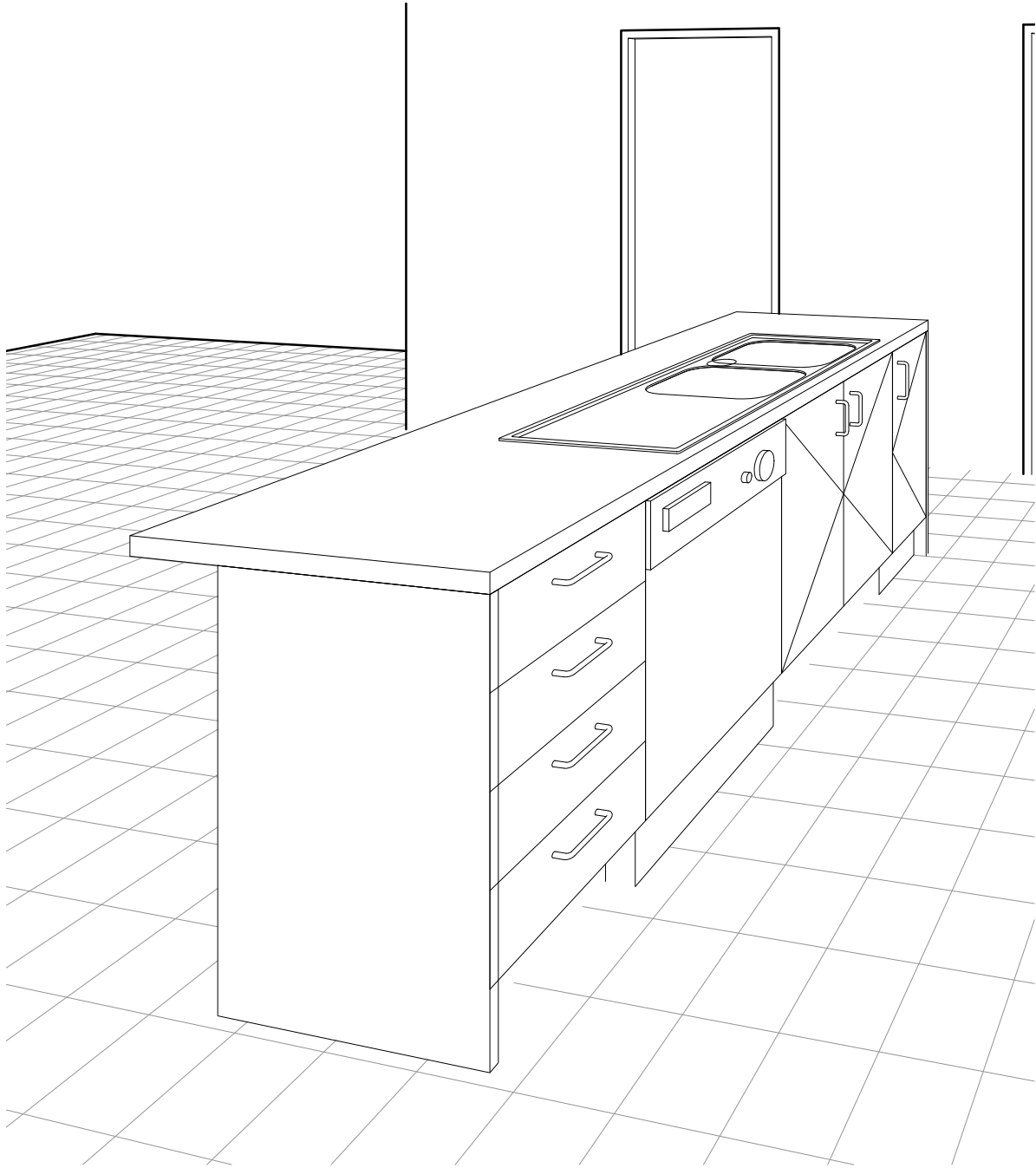
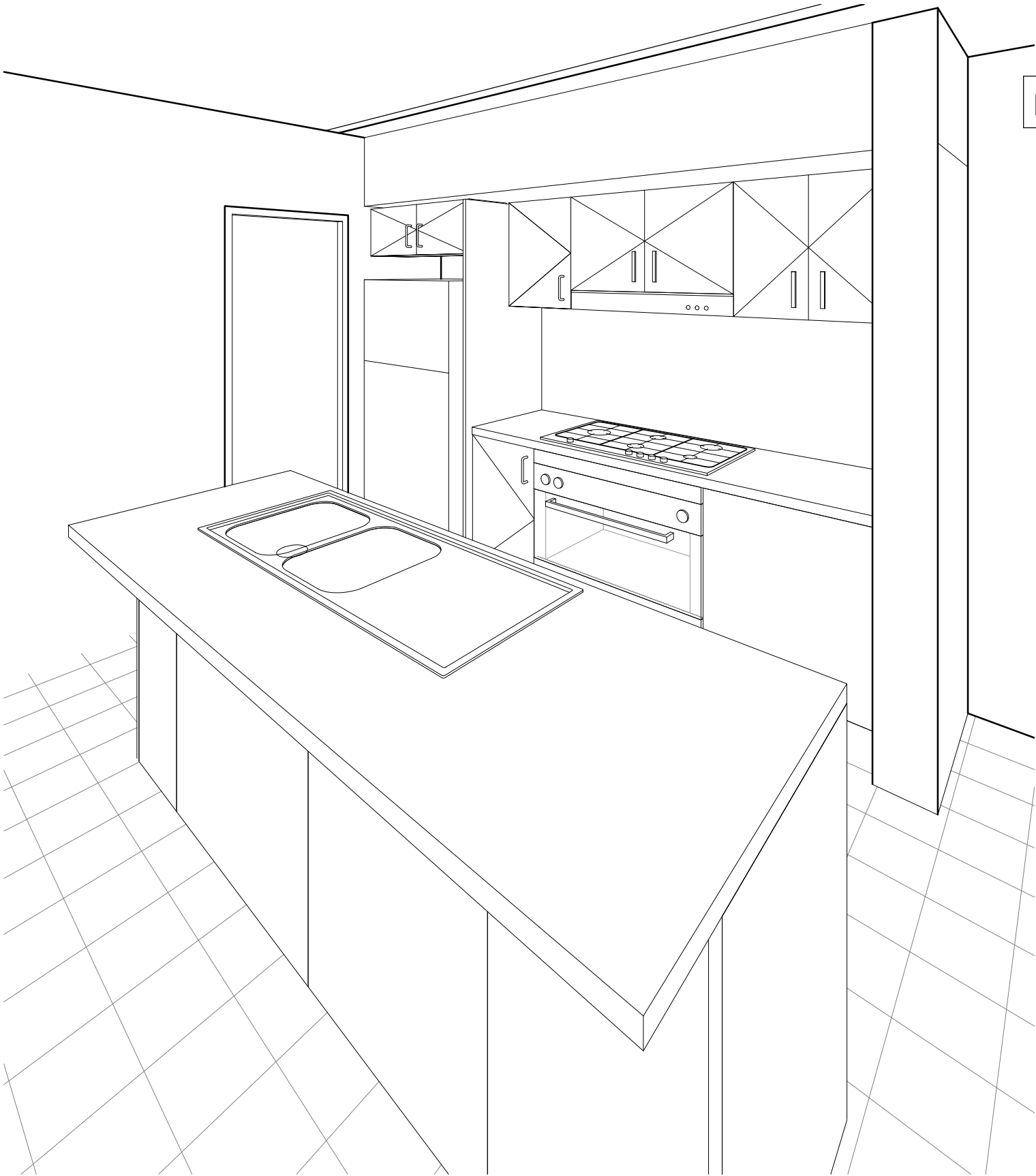
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COUNCIL AREA: NORTHEN BEACHES		SCALE: 1 : 50	
JOB No: A009752		DRWG No: KD	ISSUE: B

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HOUSE TYPE
MODEL: **SEAVIEW 24**
FACADE: **CLASSIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **CUSTOM COLLECTIONS**

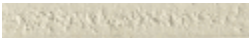
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DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE:	
JOB No: A009752		DRWG No: KV	ISSUE: B

Client Name: Adney Property Group PTY LTD
Site Address: Lot 1, 82 Beacon Hill Road BEACON HILL NSW 2100

External Materials & Fixtures Selection

Bricks

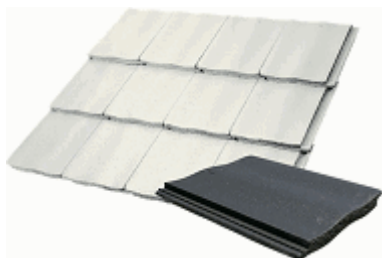
Main Brick	Mortar Joints	Mortar Joints
Blue Gum (SF) (EXP)	Ironed	Off White
		

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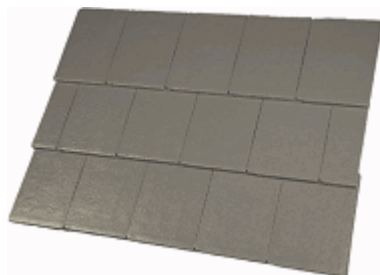
Client Name: Adney Property Group PTY LTD
Site Address: Lot 1, 82 Beacon Hill Road BEACON HILL NSW 2100

Roofing

**Main Roof -
Concrete/Terracotta Roof Tiles**
Atura

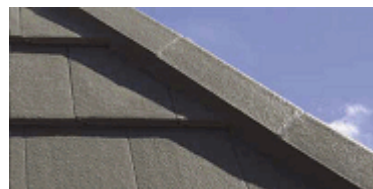


**Main Roof -
Concrete/Terracotta Roof Tiles**
Babylon



Ridge Capping

A-Line Ridge



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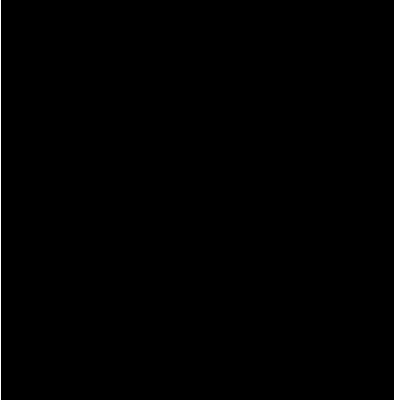
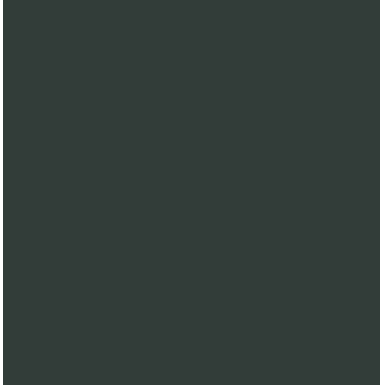
Fascia, Gutter & Downpipes

Fascia	Gutter	Rainwater Tank	Metal Capping
Shale Grey ®	Basalt ®	Basalt ®	Monument ®
			

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Windows & Flyscreens

Window & Sliding Door Frames	Flyscreens - Windows & Sliding Doors
STD Black Low Mar Matt	Satin Black
	

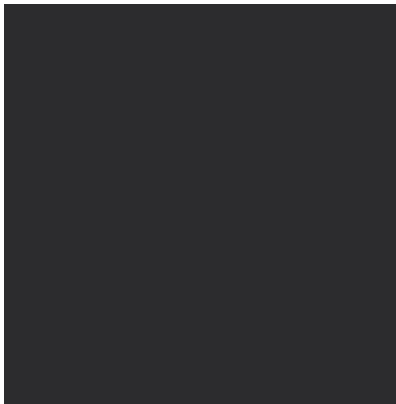
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Client Name: Adney Property Group PTY LTD
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Garage

Garage- Main

Monument ®



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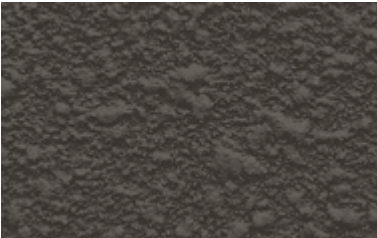
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Driveway

Driveway

Granite





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External Doors

Entry Door	Entry Door
AWO5G Blonde Oak	Clear
	

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Client Name: Adney Property Group PTY LTD
Site Address: Lot 1, 82 Beacon Hill Road BEACON HILL NSW 2100

External Paint Schedule

Cladding Style 1	Cladding Style 2	Cladding Style 2	Eaves/Alfresco/Soffit
Shale Grey CB 21	Easylap	Shale Grey CB 21	Crisp White T15 3.1
			

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Client Name: Adney Property Group PTY LTD
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Pergola

Shale Grey CB 21



Meter Box

Basalt CB 68



Downpipes

Basalt CB 68



- ° I/we acknowledge that this colour schedule is final. No changes will be permitted unless required by the developer and or council. Changes outside of this will incur an administration fee.
- ° Please note colour images are an indication only and may not be a true representation of the final product.
- ° This DOES NOT FORM PART OF YOUR HOME BUILDING AGREEMENT. Please refer to the Complete Home Product Selection Document.

Client Signature _____

Date 24/09/2021

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