



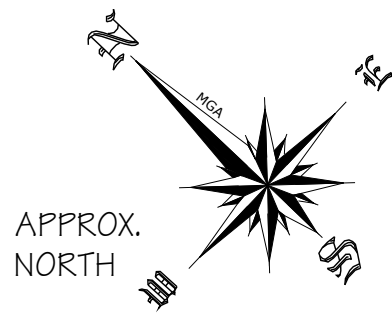
'N2' WIND CATEGORY

1.1M FALL ACROSS BUILDING ENVELOPE

DRIVEWAY AND PATH TO COMPLY WITH AS2890

RETAINING WALLS BY OWNER AFTER HANDOVER. IF WALLS GREATER THAN 600H, TO BE STRUCTURALLY ENGINEER DESIGNED, CONSTRUCTED & INSPECTED AFTER HANDOVER

SITE NOTE:
BEFORE STARTING WORK ON SITE CHECKING FOLLOWING:
1. SERVICE LOCATIONS.
2. SEWER CONNECTION POSITION.
3. DRIVEWAY ALIGNMENT & LEVELS
DP
O INDICATES DOWNPIPE LOCATION



APPROX. NORTH

BAL 29

BAS

- WARNING - UNREGISTERED PLAN

PRELIMINARY SITING

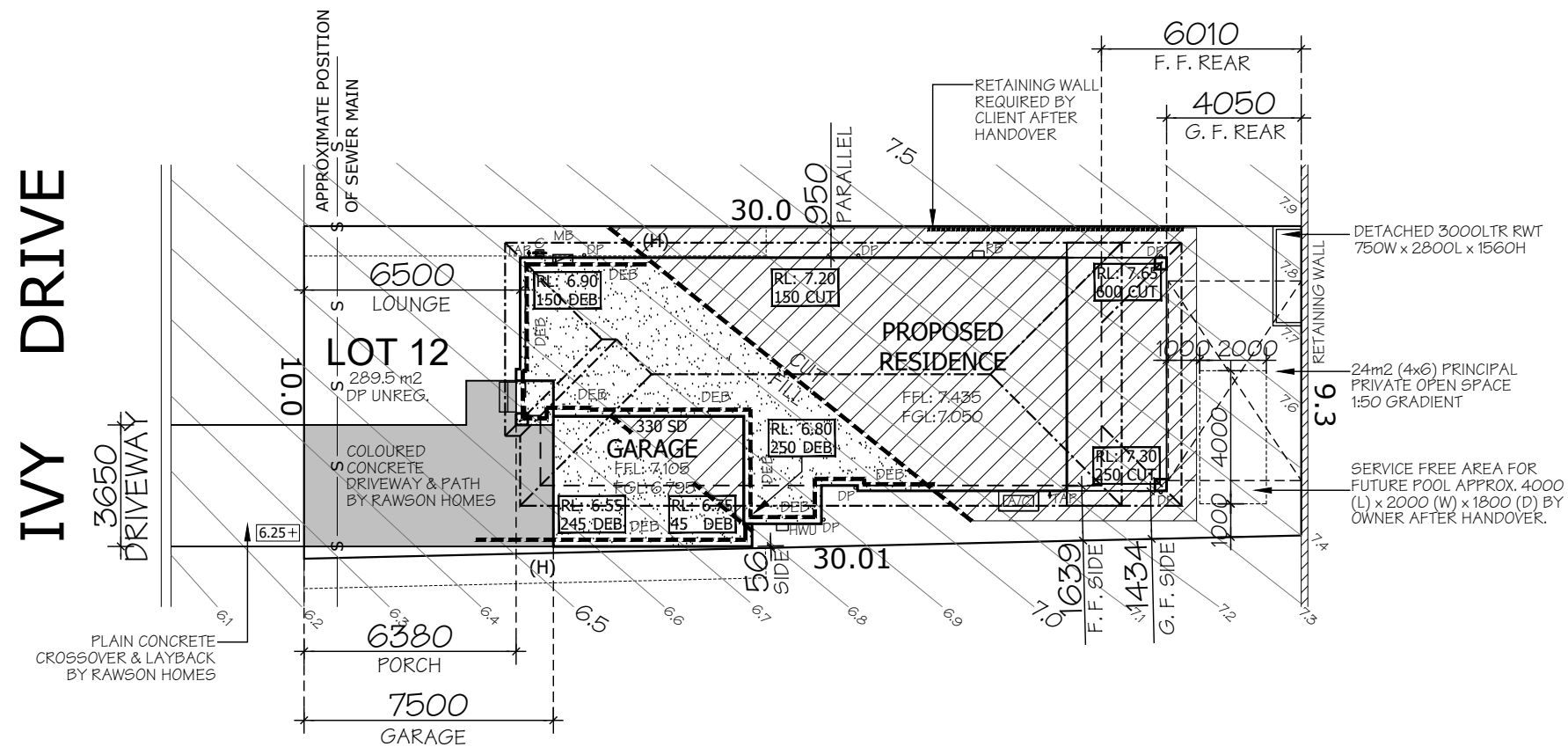
GENERAL SITING NOTES

- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFIRMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFIRMATION WITH STEP-DOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.
- ALL FLOOR 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.
- ALL ALLOWANCES FOR RETAINING WALLS ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.

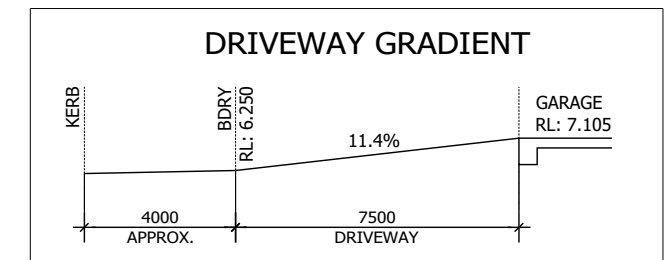
EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

SITE CALCULATIONS DA

GROUND FLOOR	101.34 m ²
FIRST FLOOR	117.62 m ²
TOTAL LIVING AREA	218.96 m ²
SITE AREA	289.50 m ²
BUILDING FOOTPRINT	146.43 m ²
DRIVEWAY & PATH	29.36 m ²
CROSSOVER	14.60 m ²
TOTAL LANDSCAPE AREA	113.71 m ²
LANDSCAPE AREA (%)	39.28 %
FLOOR SPACE RATIO	0.76 :1
SITE COVERAGE	50.58 %



(H) - EASEMENT FOR MAINTENANCE 0.9 WIDE



NOTES:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- * ALL DIMENSIONS ARE IN MILLIMETRES
- * DO NOT SCALE - USE WRITTEN DIMENSIONS
- * ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY EXCLUDING FINISHED SURFACES

RAWSON HOMES

1 HOMEBUSH BAY DRIVE
BUILDING F, LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE: 02 8765 5500
FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C



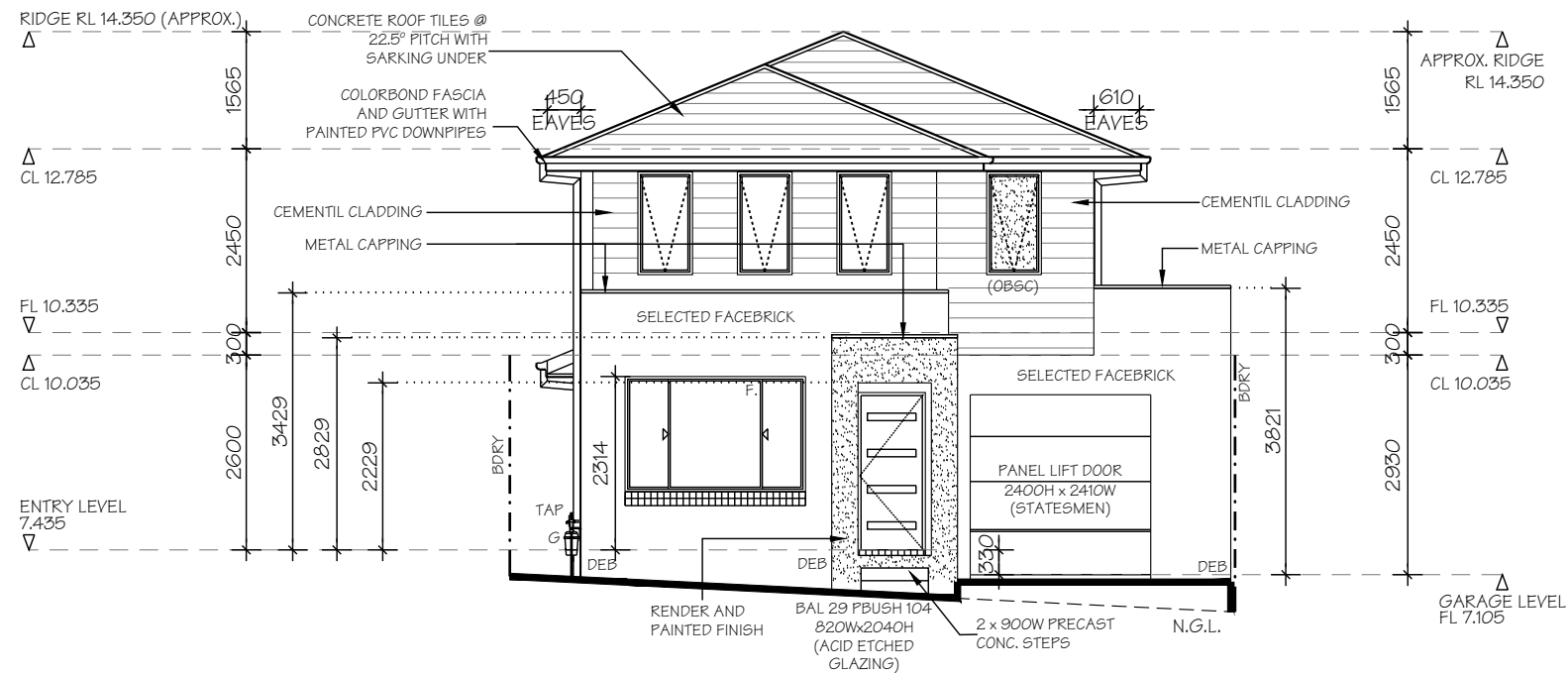
CLIENT:
Mr. J. F. FOXWELL & Mrs. C. E. FOXWELL
SITE ADDRESS:
LOT 12 (DP UNREGISTERED)
IVY DRIVE
WARRIEWOOD

HOUSETYPE:
MODEL: BELVIEW 27
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

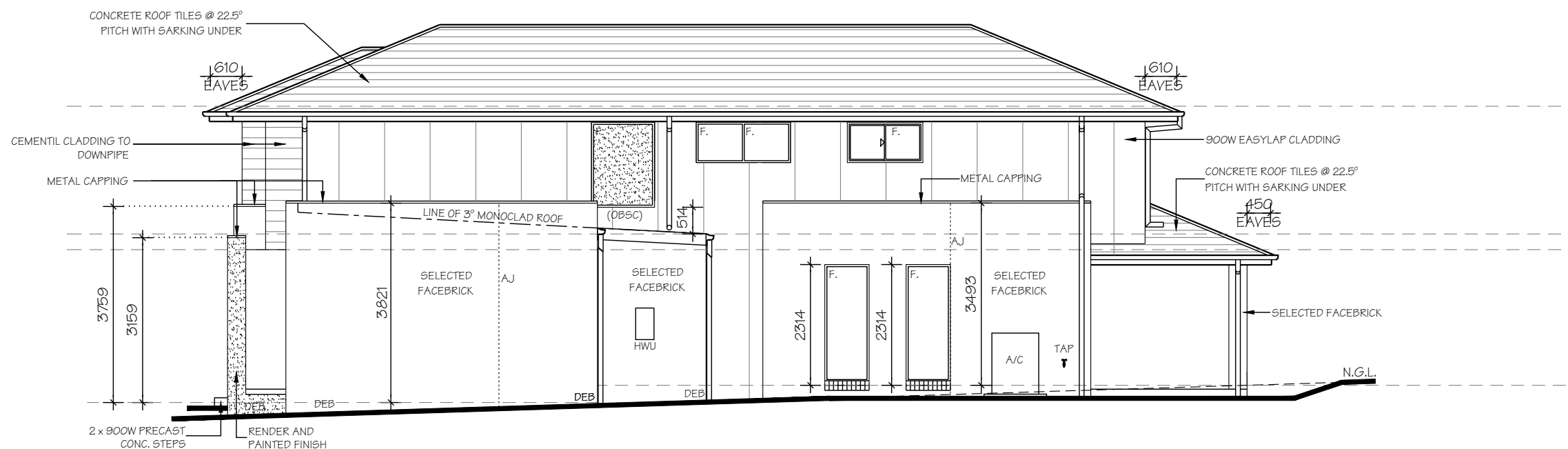
DRAWING TITLE:
PRELIMINARY SITE PLAN

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A008849	DRWG No.:	ISSUE:	
	02	B	

NOTE:
CORROSION RESISTANT ALUMINIUM MESH
FLYSCREENS TO ALL OPENING WINDOWS,
SLIDING & STACKER DOORS (EXCLUDING
HINGED DOORS)



ELEVATION - 1



ELEVATION - 2

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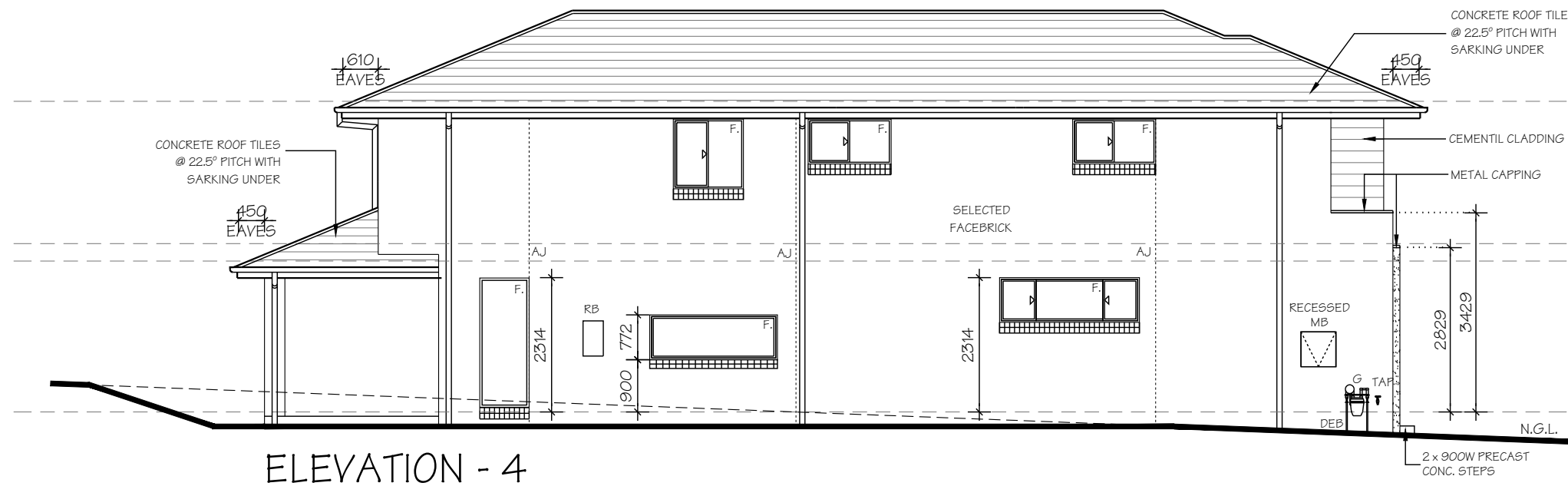
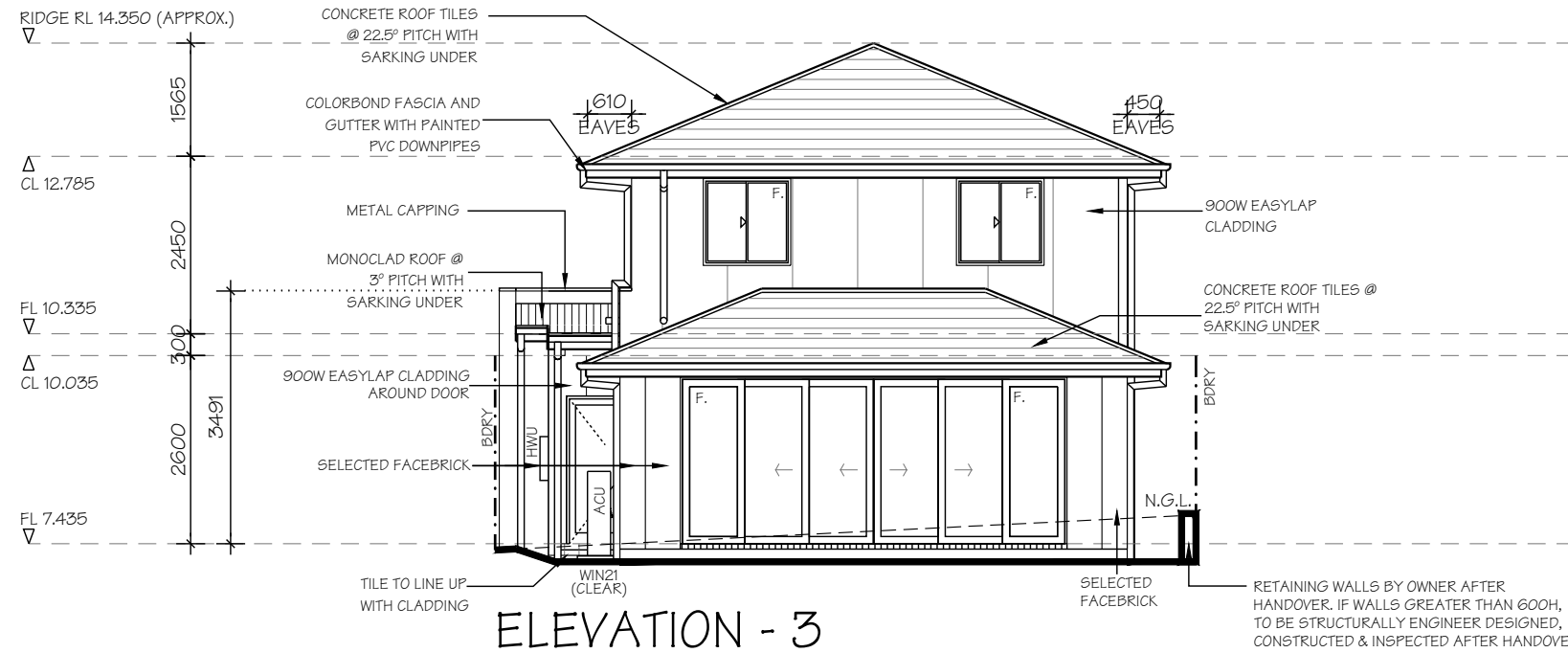
SITE ADDRESS:
**LOT 12 (DP UNREGISTERED)
IVY DRIVE
WARRIEWOOD**

HOUSETYPE:
MODEL: BELVIEW 27
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 1 & 2

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A008849	DRWG No.: 05	ISSUE: B	

NOTE:
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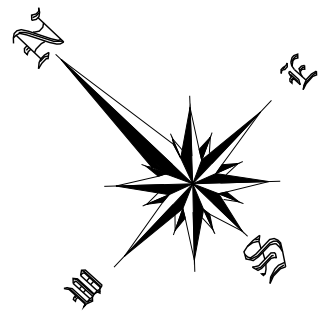
CLIENT:
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SITE ADDRESS:
LOT 12 (DP UNREGISTERED)
IVY DRIVE
WARRIEWOOD

HOUSETYPE:
MODEL: BELVIEW 27
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 3 & 4

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A008849	DRWG No.: 06	ISSUE: B	



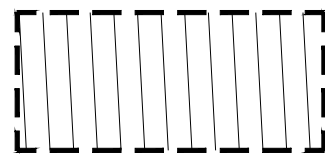
IVY DRIVE

LOT 12
289.5 m²
DP UNREG.

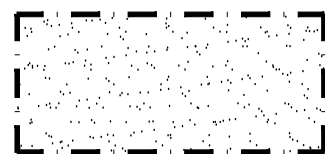
21st JUNE SHADOWS 3:00 pm

21st JUNE SHADOWS 12:00 pm

21st JUNE SHADOWS 9:00 am



21st JUNE SHADOWS 9:00 am



21st JUNE SHADOWS 12:00 pm



21st JUNE SHADOWS 3:00 pm

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WARRIEWOOD

HOUSETYPE:
MODEL: BELVIEW 27
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
SHADOW DIAGRAM

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
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COUNCIL AREA: NORTHERN BEACHES	SCALE: 1:200
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JOB No: A008849	DRWG No.: 11	ISSUE: B
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