

Certificate no.: **Assessor Name:** Accreditation no.: Certificate date: Dwelling Address:

Proposed Road Warriewood, NSW 2102

www.nathers.gov.au

0002578508 Fadi Sweis 20390 23 Mar 2018





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#### NOTES:

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

ISSUE: AMENDMENT DESCRIPTION:

\* DO NOT SCALE - USE WRITTEN DIMENSIONS

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### **SCHEDULE OF DRAWINGS:**

SHEET	DRAWING TITLE	
01	COVER SHEET	
02	SITE PLAN	
03	GROUND FLOOR PLAN	
04	FIRST FLOOR PLAN	
05	ELEVATIONS 1	
06	ELEVATIONS 2	
07	SECTION	
80	WET AREA DETAILS	
09	SLAB PLAN (NOT INCL. IN SET) KITCHEN DETAILS	
KD	KITCHEN DETAILS	

DRAWN: DATE:

ISSUE.	AMENDIMENT DESCRIPTION.	DUANNIN.	DATE.
Α	PRELIM. APPLICATION PLANS (VARI 1-21)	FL	07.08.17
В	SUBMISSION PLANS (C1 1-5,VARI 22-43)	FL	20.12.17

## SUBMISSION PLANS - DA

SIGNATURE..

DRAWN BY:

FL

DATE DRAWN: CHECKED BY: APPROVED FOR CONSTRUCTION: 07.11.17

SCALE:

01

В

COUNCIL AREA: **PITTWATER** 

A008108

NTS DRWG No.: ISSUE:

DRAWING TITLE:

SPECIFICATION: LUX

HOUSETYPE:

MODEL:

FACADE:

TYPE:

**COVER SHEET** 

**BENHAM 24 MKII** 

TREND

**GARAGE** 

CLIENT:

SITE ADDRESS:

000 00000 00000 00000

RAWSON

HOMES

— EST 1978 —

LOT 215, UNREGISTERED,

### PROPOSED ROAD, WARRIEWOOD

Mr R. A. M. BAXTER

### : 02 8765 8099 BUILDER'S LICENCE No. 33493C

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

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NOTES:

### **RAWSON HOMES**

BUILDING F, LEVEL 2, SUITE 1

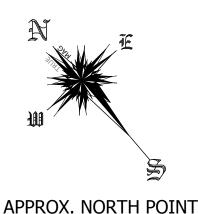
TELEPHONE: 02 8765 5500

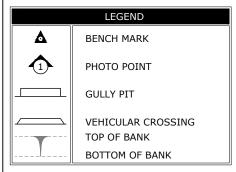
1 HOMEBUSH BAY DRIVE

RHODES NSW 2138

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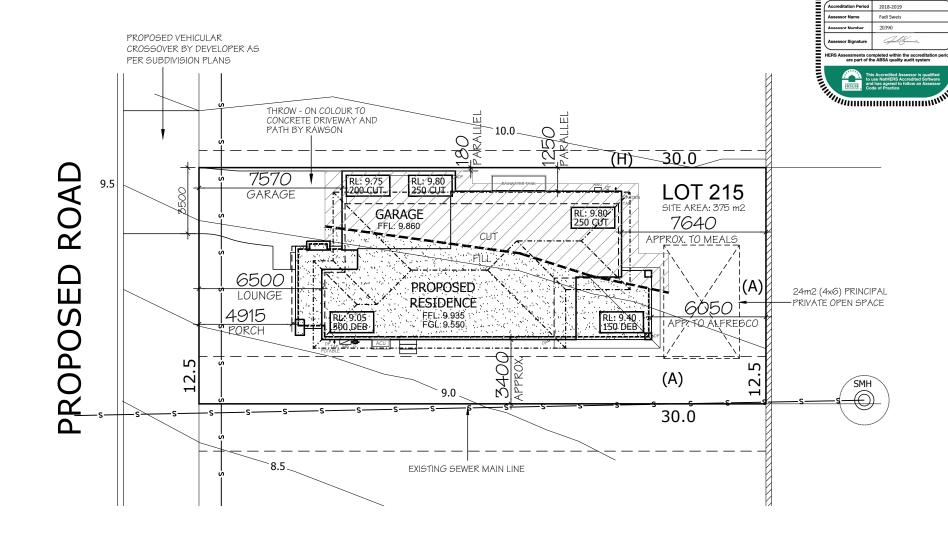
ABSA





#### **ABBREVIATIONS** EB - ELECTRICAL BOX EM - ELECTRICAL METER GM - GAS METER H - HYDRANT R - HYDRANT RECYCLED KO - KERB OUTLET LP - LIGHT POLE LH - LAMP HOLE MH - MAN HOLE PP - POWER POLE SH - SHRUB SMH - SEWER MAN HOLE SIO - SEWER INSPECTION OPENING SV - STOP VALVE SR - STOP VALVE RECYCLED SVP - SEWER VENT PIPE SWP - STORM WATER PIT T - TREE TP - TELECOMMUNICATIONS PIT VER - VERANDAH WT - WATER TAG WM - WATER METER WMR - WATER METER RECYCLED WC, GC, EC, TC - SERVICE CONDUIT





**NATIONWIDE Dwelling Address:** OUSE **64** MJ/m<sup>2</sup>

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(A) - EASEMENT FOR SEWER PURPOSE 5.0 WIDE (VIDE 6390813)

(H) - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

# GARAGE F.I R.L. 9.860 280 4000 7570

DRIVEWAY GRADIENT DETAILS (SCALE 1:200)

	SITE CALCULATION	NS DA
	GROUND FLOOR	93.70 m <sup>2</sup>
	FIRST FLOOR	94.80 m <sup>2</sup>
	TOTAL LIVING AREA	188.50 m <sup>2</sup>
	SITE AREA	375.00 m <sup>2</sup>
ı		
	BUILDING FOOTPRINT	140.18 m <sup>2</sup>
	DRIVEWAY & PATH	28.90 m <sup>2</sup>
	TOTAL LANDSCAPE AREA	205.92 m <sup>2</sup>
	LANDSCAPE AREA (%)	54.91 %
	FLOOR SPACE RATIO	0.50 :1
	SITE COVERAGE	37.38 %

PRELIM. SITE PLAN

# **BAS**





# PRELIMINARY SITING

#### GENERAL SITING 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 STEPDOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.
- ALL FLOOR AREA CALCULATIONS ARE TO BE CONFIRMED UPON
- ALL ALLOWANCES FOR STEPS/STAIRS THAT MAY BE REQUIRED

  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

#### NOTES:

W/C - WATER CLOSET

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### **RAWSON HOMES**

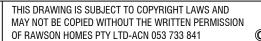
1 HOMEBUSH BAY DRIVE BUILDING F, LEVEL 2, SUITE 1 RHODES NSW 2138 TELEPHONE: 02 8765 5500 : 02 8765 8099 BUILDER'S LICENCE No. 33493C



CLIENT: Mr R. A. M. BAXTER
SITE ADDRESS: LOT 215, UNREGISTERED,
PROPOSED ROAD, WARRIEWOOD

HOUSETYPE:		DRAWN BY
MODEL:	BENHAM 24 MKII	FL
ACADE:	TREND	
ГҮРЕ:	GARAGE	COUNCIL A
SPECIFICATION:	LUX	PITTWA
DRAWING TITLE:		JOB No:

	DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
	FL	07.11.17		CONSTRUCTION.
	001111011 45		OOAL F:	
COUNCIL AREA:		SCALE:		
PITTWATER		1:20	00	
	JOB No:		DRWG No.:	ISSUE:
	A008 <sup>2</sup>	108	02	В



SPECIAL NOTES: 2340 HIGH DOORS TO GROUND FLOOR (EXCL. ROBES)

HEIGHT OF SQ SET OPENINGS

(720) LIFT OFF HINGE TO WC AC DUCTING ABOVE

ROOF SPACE TO BE VENTILATED BY EAVE VENTS





5.2

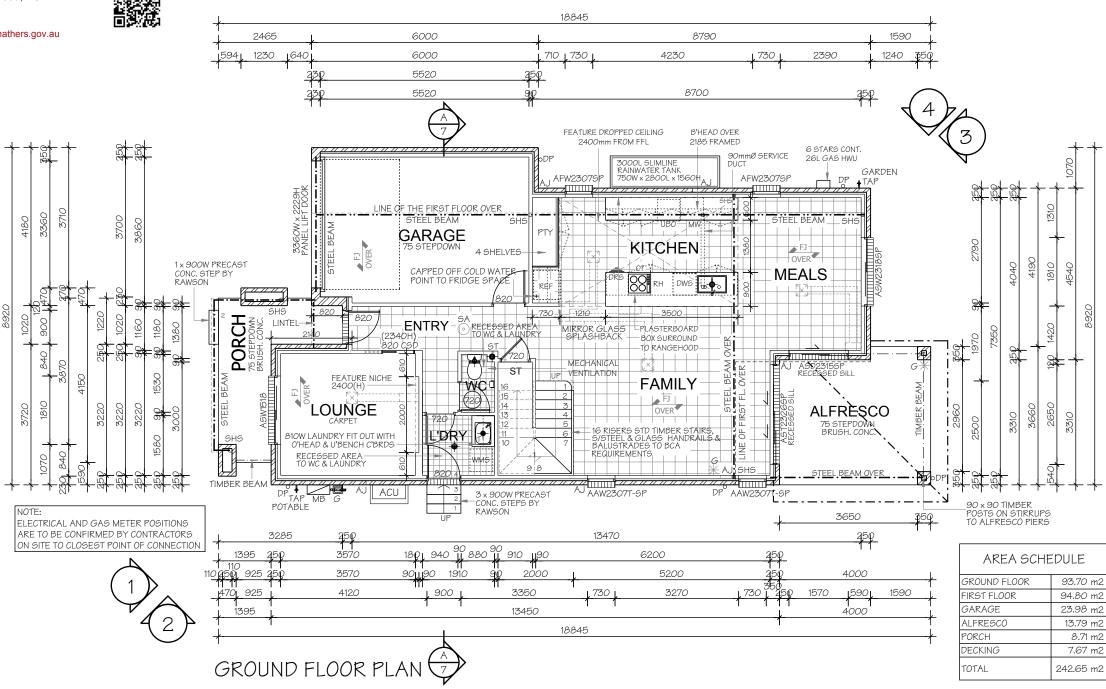
64 MJ/m<sup>2</sup>

Fadi Sweis 20390 23 Mar 2018

Proposed Road Warriewood, NSW 2102

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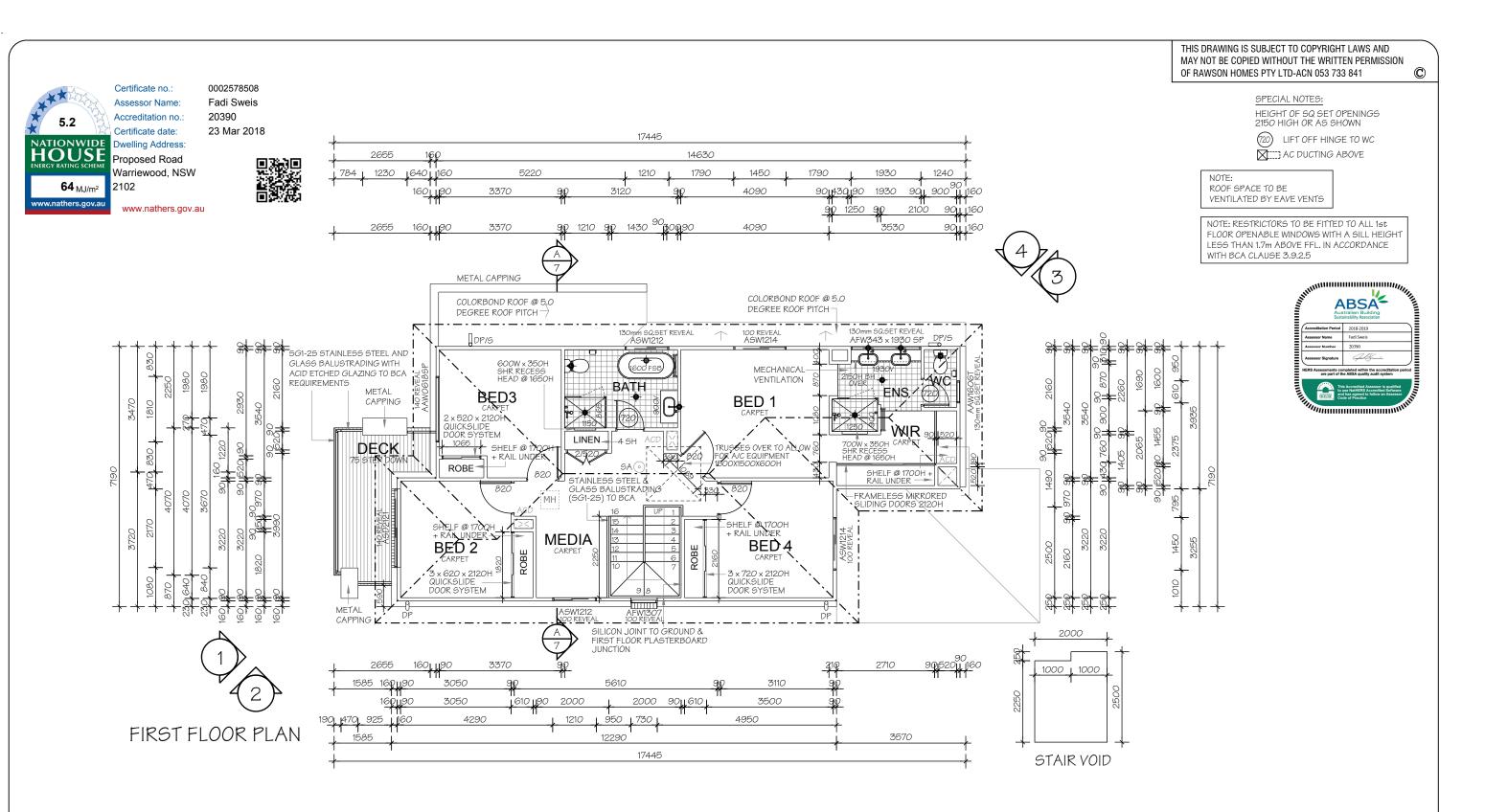
BUILDER'S LICENCE No. 33493C

: 02 8765 8099

CLIENT:
SITE ADD
LOT 2

CLIENT: Mr R. A. M. BAXTER
SITE ADDRESS: LOT 215, UNREGISTERED,
PROPOSED ROAD,
WARRIEWOOD

	HOUSETYPE:		DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION
	MODEL:	BENHAM 24 MKII	FL	07.11.17		CONSTRUCTION
	FACADE:	TREND	COUNCIL AR	L EA:	SCALE:	
	TYPE: SPECIFICATION:	GARAGE LUX	   PITTWAT	ER	1:10	00
	DRAWING TITLE:		JOB No:		DRWG No.:	ISSUE:
		FLOOR PLAN	A0081	108	03	B
- 1			I		1	1



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BUILDER'S LICENCE No. 33493C

CLIENT: Mr R. A. M. BAXTER
SITE ADDRESS: LOT 215, UNREGISTERED,
PROPOSED ROAD,

**WARRIEWOOD** 

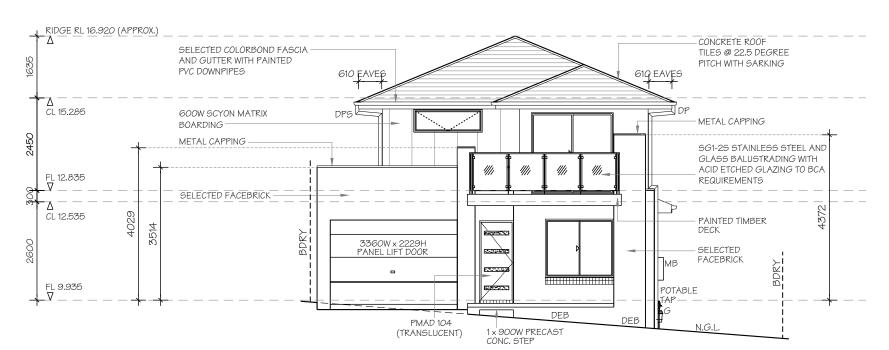
HOUSETYPE: DRAWN BY: DATE DRAWN: CHECKED BY	
MODEL: BENHAM 24 MKII FL 07.11.17	CONSTRUCTION:
FACADE: TREND	
COUNCIL AREA: SCALE:	
TYPE: GARAGE	
SPECIFICATION: LUX PITTWATER 1:	100
DRAWING TITLE: JOB No: DRWG No.:	ISSUE:
	1
FIRST FLOOR PLAN A008108 04	B

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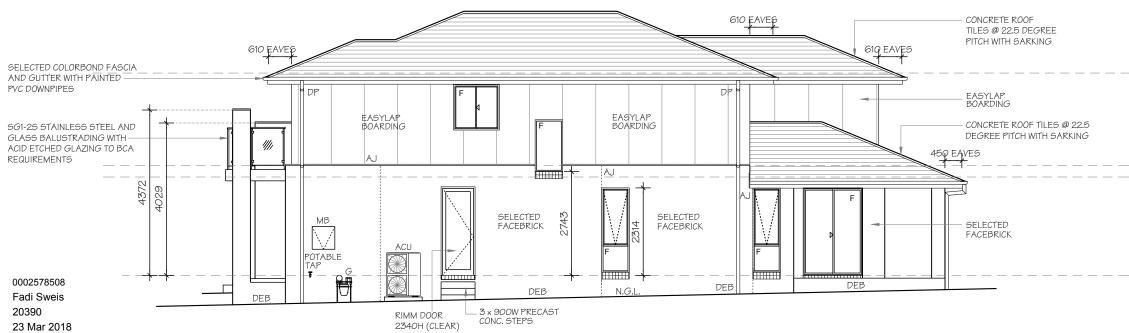
NOTE

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





# FRONT ELEVATION - 1



5.2

NATIONWIDE HOUSE ENERGY RATING SCHEME

64 MJ/m²

WWW.nathers.gov.au

Certificate no.:
Assessor Name:
Accreditation no.:
Certificate date:
Dwelling Address:
Proposed Road
Warriewood, NSW
2102

102 www.nathers.gov.au

SIDE ELEVATION - 2

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BUILDER'S LICENCE No. 33493C

CLIENT: Mr R. A.
SITE ADDRE
I OT 215

Mr R. A. M. BAXTER
SITE ADDRESS:
OT 215, UNREGISTERED,
PROPOSED ROAD,
VARRIEWOOD

-	SPECIFICATION: LUX  DRAWING TITLE:  ELEVATIONS 1 & 2		JOB No:	PITTWATER  JOB No: A008108		1:100  DRWG No.: ISSUE:  05 B		
	TYPE:	GARAGE	COUNCIL AR	COUNCIL AREA:		SCALE:		
	HOUSETYPE:  MODEL:  FACADE:	BENHAM 24 MKII TREND	FL	07.11.17	OFFICINED BY:	CONSTRUCTIO		
	LIQUISET (DE		DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR		





REAR ELEVATION - 3

5.2

Certificate no.:
Assessor Name:
Accreditation no.:
Certificate date:
Dwelling Address:
Proposed Road
Warriewood, NSW
2102

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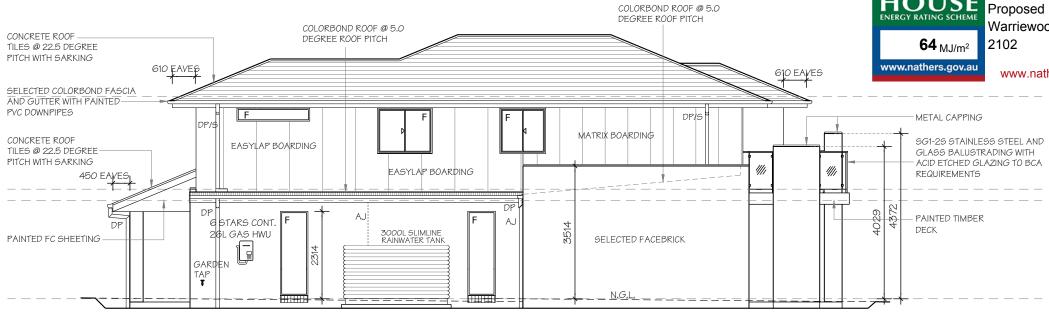
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0002578508

Fadi Sweis

23 Mar 2018

20390



SIDE ELEVATION - 4

#### NOTES:

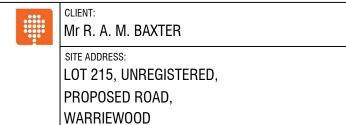
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BUILDER'S LICENCE No. 33493C



HOUSETYPE:			DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION
MODEL:	BENHAM 24 MKII		FL	07.11.17		CONSTRUCTION
FACADE:	TREND					
TYPE: GARAGE			COUNCIL AREA:		SCALE:	
			DITTMATED			
SPECIFICATION:	LUX		PITTWAT	EK	1:10	10
DRAWING TITLE:			JOB No:		DRWG No.:	ISSUE:
FLEVATI	ONS 3 & 4		A0081	108	06	В
			7 1000		- 50	

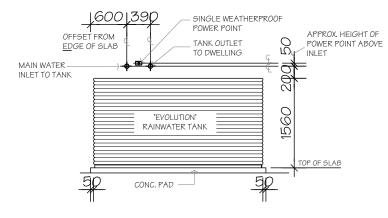
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NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS, SLIDING & STACKER DOORS (EXCLUDING HINGED DOORS)



INSULATION NOTE: • R3.5 BULK INSULATION BATTS TO LIVING AREA CEILINGS • R2.0 INSULATION TO EXTERNAL WALLS TIMBER ROOF TRUSSES TO MANUF. DETAILS RIDGE RL 16.920 (APPROX.) CONCRETE ROOF SELECTED COLORBOND FASCIA TILES @ 22.5 DEGREE PITCH WITH SARKING AND GUTTER WITH PAINTED, PVC DOWNPIPES MATRIX BOARDING— CL 15.285 COLORBOND ROOF @ 5.0 DEGREE ROOF PITCH DP/S METAL CAPPING OVER BED3 **MEDIA** PARAPET WALL EASYLAP BOARDING FL 12.835 CL 12.535 - SELECTED FACEBRICK STEEL BEAM SELECTED FACEBRICK **GARAGE** HALL L'DRY FL 9.935 ∇ -WAFELE CONC. SLAB TO ENG'S DETAILS

SECTION A - A



RAINWATER TANK DETAIL

NATIONWIDE **HOUSE** 2102 **64** MJ/m<sup>2</sup> www.nathers.gov.au

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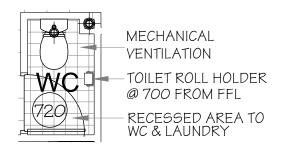
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BUILDER'S LICENCE No. 33493C

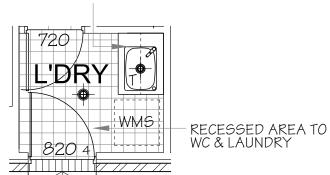
CLIENT: Mr R. A. M. BAXTER
SITE ADDRESS:
LOT 215, UNREGISTERED,
PROPOSED ROAD,

**WARRIEWOOD** 

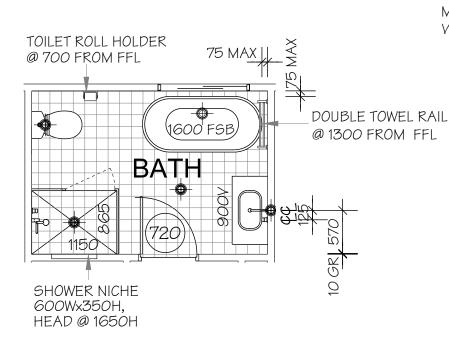
HOUSETYPE: MODEL: FACADE:	BENHAM 24 MKII TREND GARAGE :: LUX	DRAWN BY:	DATE DRAWN: 07.11.17	CHECKED BY:	APPROVED F CONSTRUCTI	
TYPE: SPECIFICATION:		333113127111	COUNCIL AREA: PITTWATER		SCALE: 1:100	
DRAWING TITLE: SECTION		JOB No: A008	108	DRWG No.:	ISSUE:	

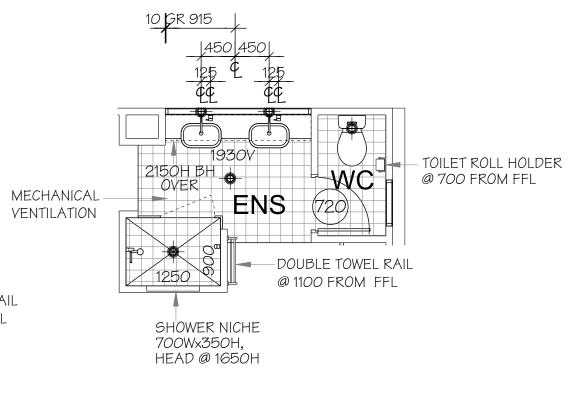






NOTE: WASHING MACHINE TAPS UNDER TUB 300H TILED SPLASHBACK AROUND TUB





### NOTES:

- TILING HEIGHT ABOVE TOP OF BATH 500mm
- TILING HEIGHT TO SHOWER 2100mm FROM FFL
- HEIGHT OF SHOWER SCREENS 2100mm
- SKIRTING TILE TO REMAINDER OF BATHROOM, ENSUITE AND POWDER
- RECESSED TILED KICKER TO BATH HOB 140mm HIGH, 70mm WIDE
- WALL MOUNTED SPOUT TO BATH & VANITY
- SQ. EDGE POLISHED FLOATING MIRRORS MOUNTED ON 32mm BOARD, 130mm OFFSET FROM EDGE OF VANITY & HEAD HEIGHT @ 2020mm FROM FFL. SPLASHBACK BETWEEN VANITY & MIRROR
- SMART FLOOR WASTES TO ALL WET AREAS

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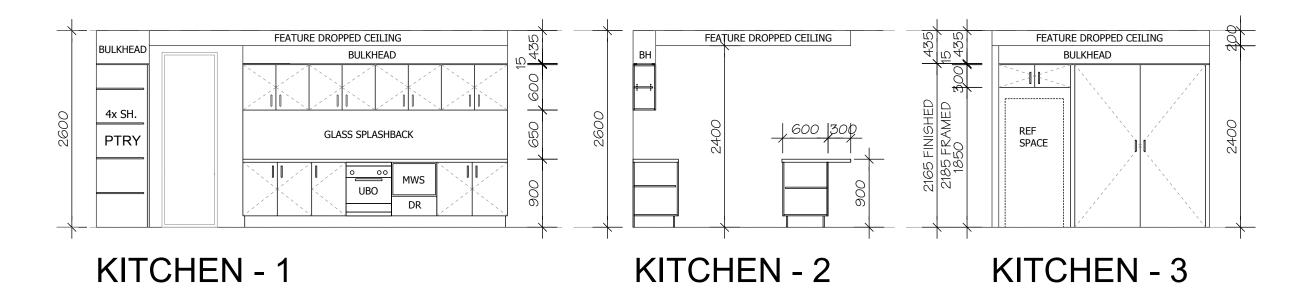


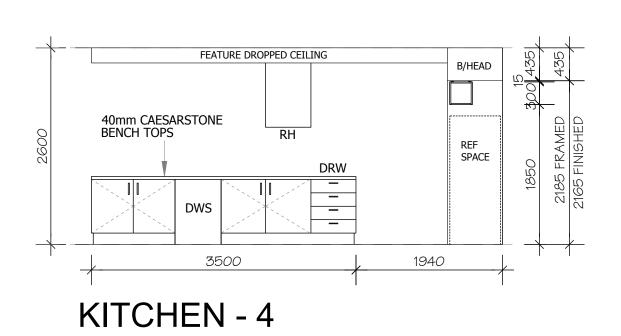
	NO	T TO SCALE			
CLIENT: Mr R. A. M. BAXTER	HOUSETYPE:  MODEL: BENHAM 24 MKII FACADE: TREND	DRAWN BY	DATE DRAWN: 07.11.17	CHECKED BY:	APPROVED FOR CONSTRUCTION:
SITE ADDRESS: LOT 215, UNREGISTERED,	TYPE: GARAGE SPECIFICATION: LUX		COUNCIL AREA: PITTWATER		ı
PROPOSED ROAD, WARRIEWOOD	DRAWING TITLE: WET AREA DETAILS	JOB No: A008	3108	DRWG No.:	ISSUE:

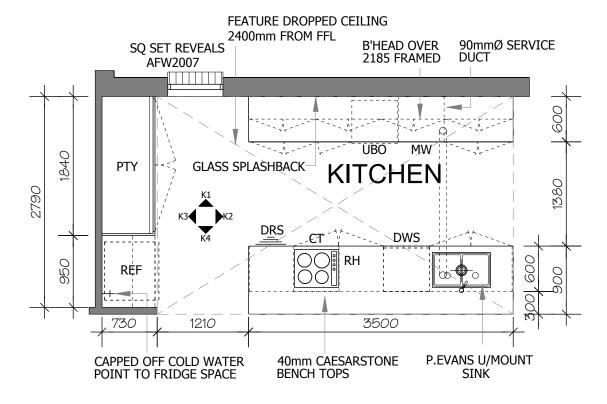
50	CRAFTWOOD PACKIN DARK PAINTED EDG	
225	+ ✓ WALI	-
1		
MÌR	RROR	

# MIRROR EDGE DETAIL

NOT TO SCALE







# KITCHEN PLAN

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PROPOSED ROAD,
WARRIEWOOD

	BENHAM 24 MKII TREND GARAGE	DRAWN BY:	DATE DRAWN: 07.11.17	CHECKED BY:	APPROVED FOR CONSTRUCTION:
TYPE: GAF		COUNCIL AREA: PITTWATER		SCALE: 1:50	
DRAWING TITLE: KITCHEN DETAILS		JOB No: A0081	108	DRWG No.:	ISSUE: