



Certificate no.: 0002578508
 Assessor Name: Fadi Sweis
 Accreditation no.: 20390
 Certificate date: 23 Mar 2018
 Dwelling Address: Proposed Road
 Warriewood, NSW 2102

www.nathers.gov.au



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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
08	WET AREA DETAILS
09	SLAB PLAN (NOT INCL. IN SET)
KD	KITCHEN DETAILS



ISSUE:	AMENDMENT DESCRIPTION:	DRAWN:	DATE:
A	PRELIM. APPLICATION PLANS (VARI 1-21)	FL	07.08.17
B	SUBMISSION PLANS (C1 1-5,VARI 22-43)	FL	20.12.17

SUBMISSION PLANS - DA
 SIGNATURE.....

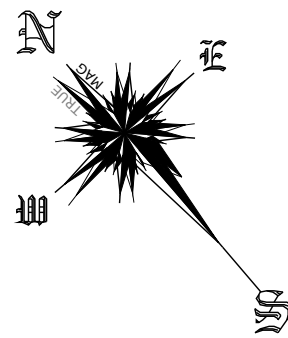
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 RHODES NSW 2138
 TELEPHONE: 02 8765 5500
 FAX : 02 8765 8099
 BUILDER'S LICENCE No. 33493C

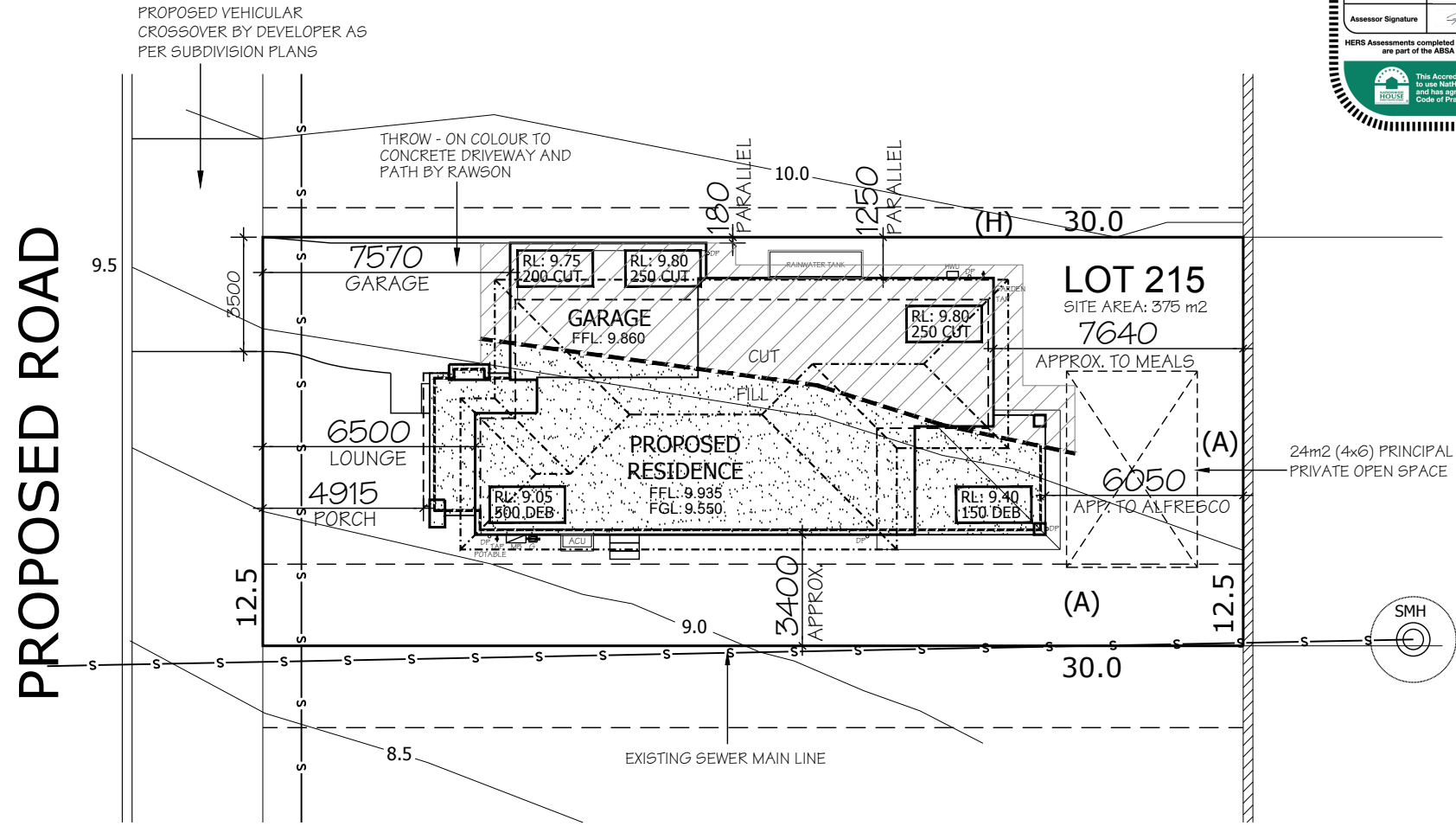
CLIENT:
 Mr R. A. M. BAXTER
 SITE ADDRESS:
 LOT 215, UNREGISTERED,
 PROPOSED ROAD,
 WARRIEWOOD

HOUSETYPE:
 MODEL: BENHAM 24 MKII
 FACADE: TREND
 TYPE: GARAGE
 SPECIFICATION: LUX
 DRAWING TITLE:
COVER SHEET

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
FL	07.11.17		
COUNCIL AREA: PITTWATER		SCALE: NTS	
JOB No: A008108	DRWG No.: 01	ISSUE: B	



APPROX. NORTH POINT



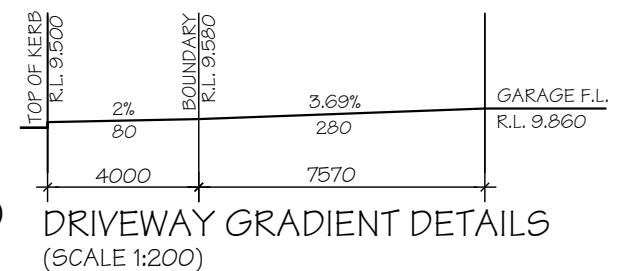
LEGEND	
	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING
	TOP OF BANK
	BOTTOM OF BANK

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
W/C	- WATER CLOSET



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

BAS

- WARNING -
 UNREGISTERED PLAN

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 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



(A) - EASEMENT FOR SEWER PURPOSE 5.0 WIDE (VIDE 6390813)
 (H) - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

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CLIENT:
Mr R. A. M. BAXTER

SITE ADDRESS:
**LOT 215, UNREGISTERED,
 PROPOSED ROAD,
 WARRIEWOOD**

HOUSETYPE:
 MODEL: BENHAM 24 MKII
 FACADE: TREND
 TYPE: GARAGE
 SPECIFICATION: LUX

DRAWING TITLE:
PRELIM. SITE PLAN

DRAWN BY: FL	DATE DRAWN: 07.11.17	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:200	
JOB No: A008108	DRWG No.: 02	ISSUE: B	



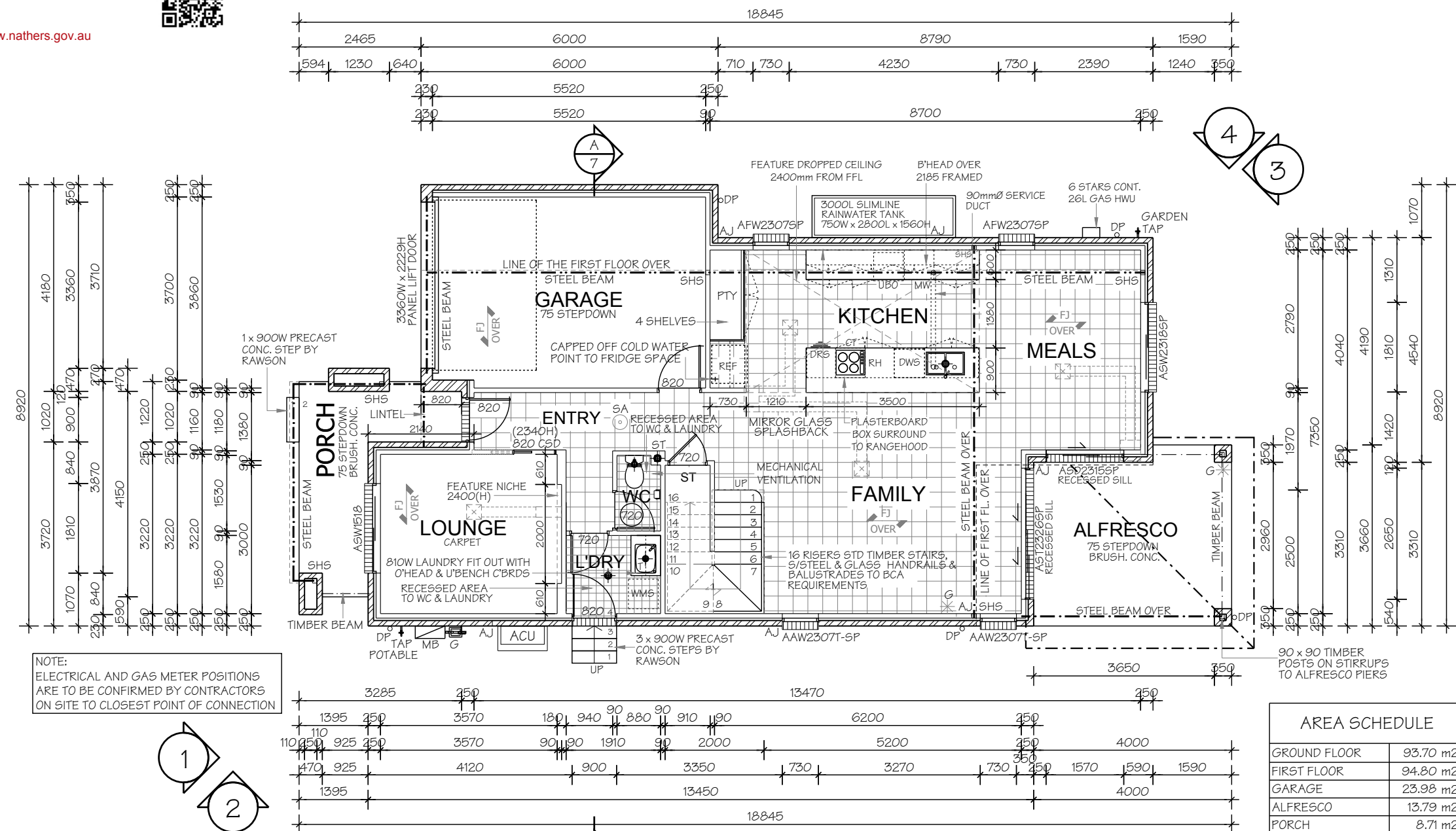
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SPECIAL NOTES:
 2340 HIGH DOORS TO GROUND FLOOR (EXCL. ROBES)
 HEIGHT OF SQ SET OPENINGS 2400 HIGH OR AS SHOWN
 (720) LIFT OFF HINGE TO WC
 (X) AC DUCTING ABOVE

NOTE:
 ROOF SPACE TO BE VENTILATED BY EAVE VENTS



NOTE:
 ELECTRICAL AND GAS METER POSITIONS ARE TO BE CONFIRMED BY CONTRACTORS ON SITE TO CLOSEST POINT OF CONNECTION

AREA SCHEDULE	
GROUND FLOOR	93.70 m2
FIRST FLOOR	94.80 m2
GARAGE	23.98 m2
ALFRESCO	13.79 m2
PORCH	8.71 m2
DECKING	7.67 m2
TOTAL	242.65 m2

GROUND FLOOR PLAN

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GROUND FLOOR PLAN

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JOB No: A008108	DRWG No.:	ISSUE:	
	03	B	



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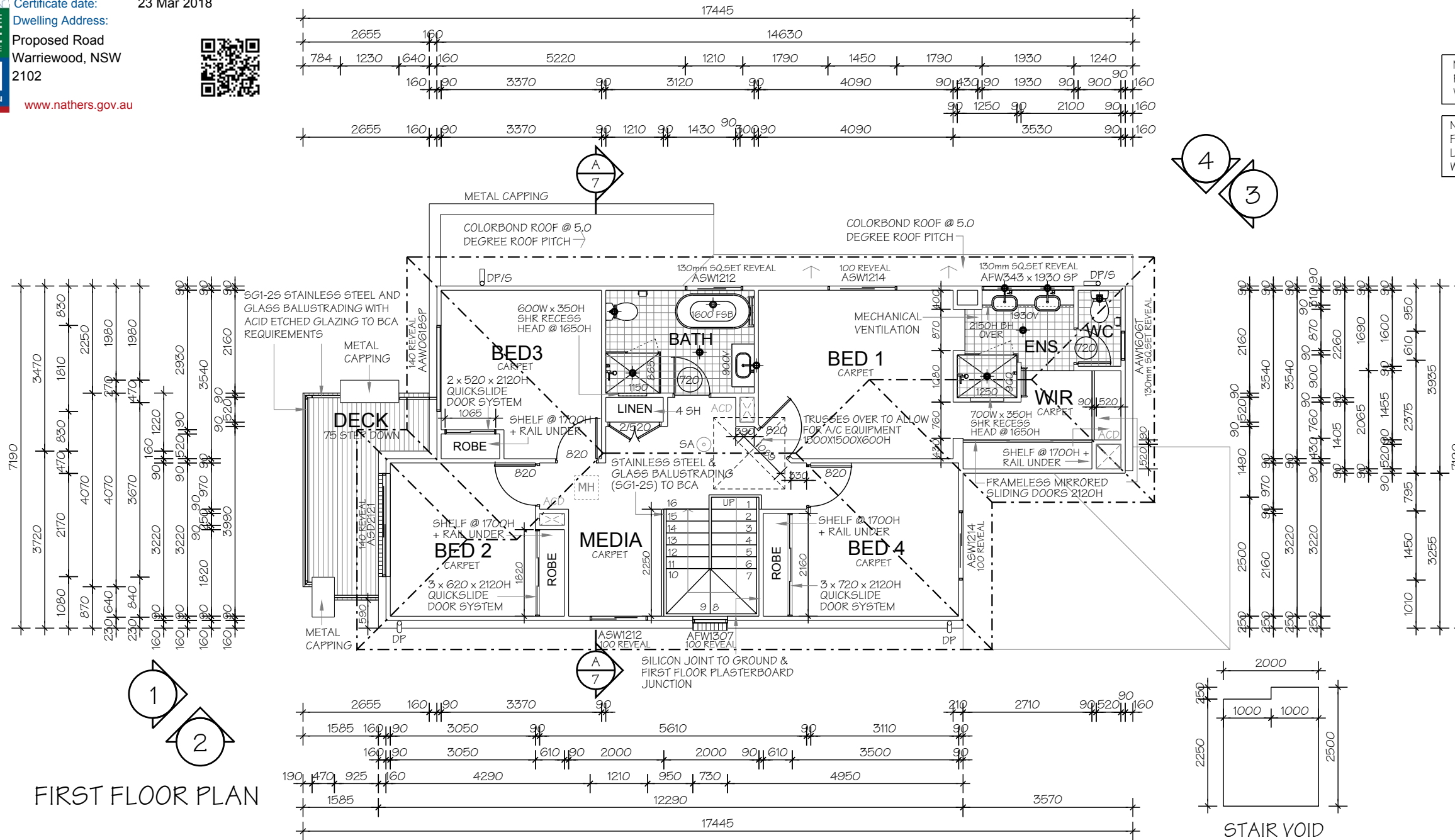


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SPECIAL NOTES:
 HEIGHT OF SQ SET OPENINGS
 2150 HIGH OR AS SHOWN
 (720) LIFT OFF HINGE TO WC
 [Symbol] AC DUCTING ABOVE

NOTE:
 ROOF SPACE TO BE
 VENTILATED BY EAVE VENTS

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



FIRST FLOOR PLAN

STAIR VOID

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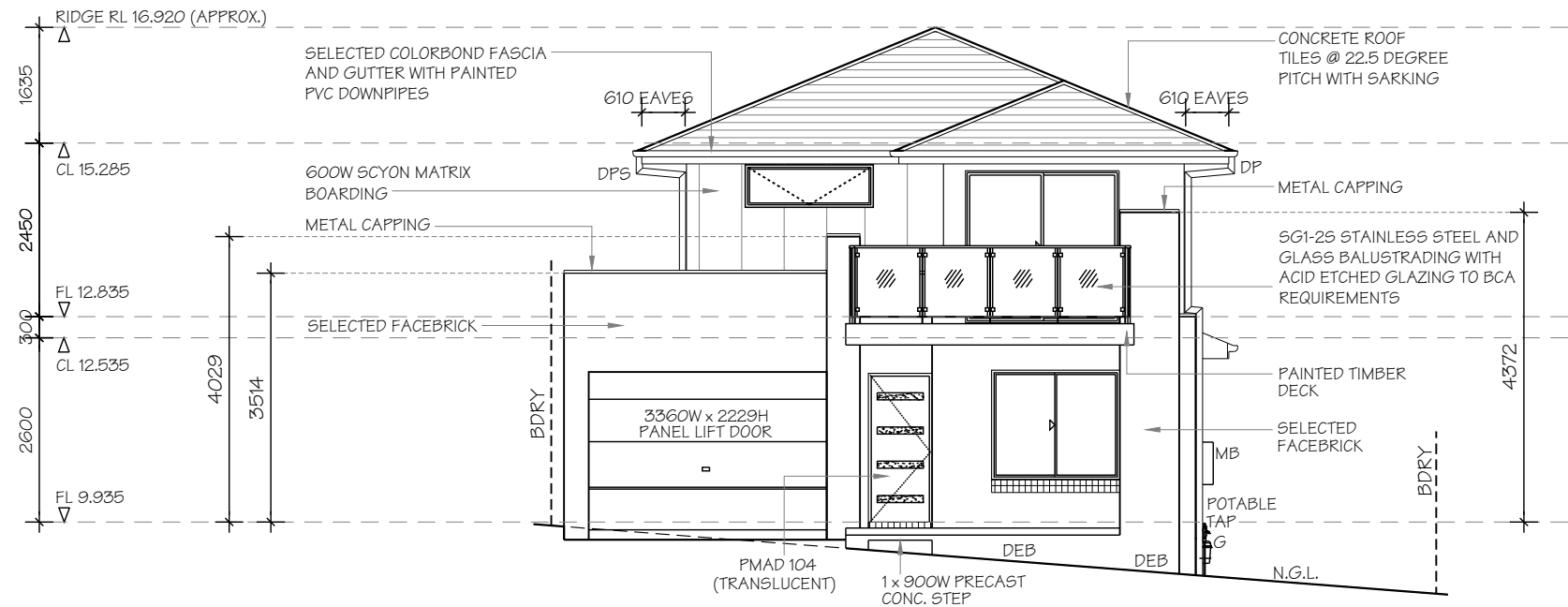


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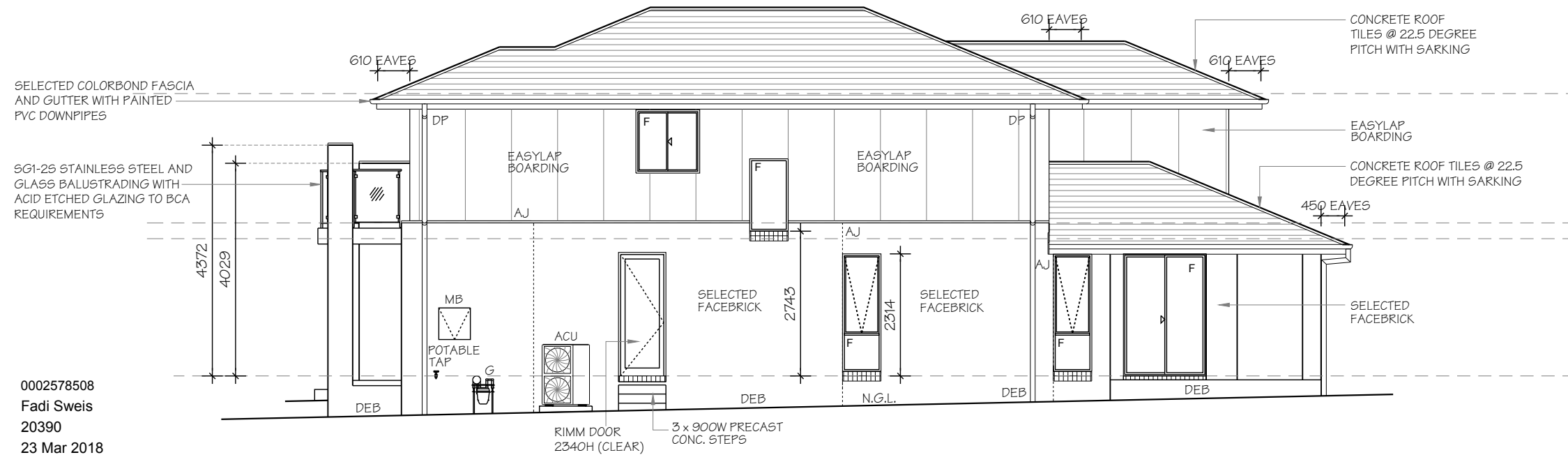
HOUSETYPE:
 MODEL: BENHAM 24 MKII
 FACADE: TREND
 TYPE: GARAGE
 SPECIFICATION: LUX
 DRAWING TITLE:
FIRST FLOOR PLAN

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COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A008108	DRWG No.:	ISSUE:	
	04	B	

NOTE:
NYLON MESH FLYSCREENS TO ALL OPENING
WINDOWS, SLIDING & STACKER DOORS
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FRONT ELEVATION - 1



SIDE ELEVATION - 2



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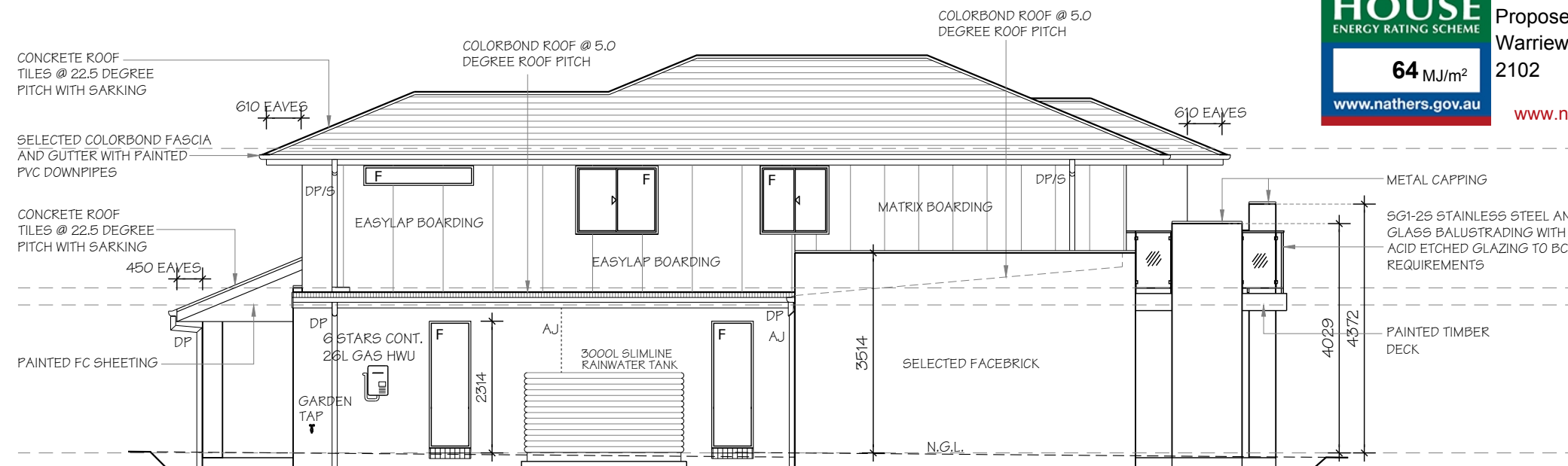
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MODEL: BENHAM 24 MKII
FACADE: TREND
TYPE: GARAGE
SPECIFICATION: LUX
DRAWING TITLE:
ELEVATIONS 1 & 2

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	05	B	

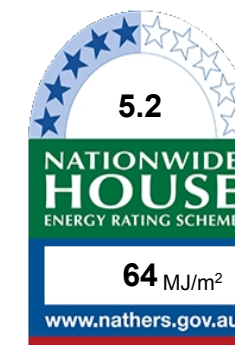
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REAR ELEVATION - 3



SIDE ELEVATION - 4



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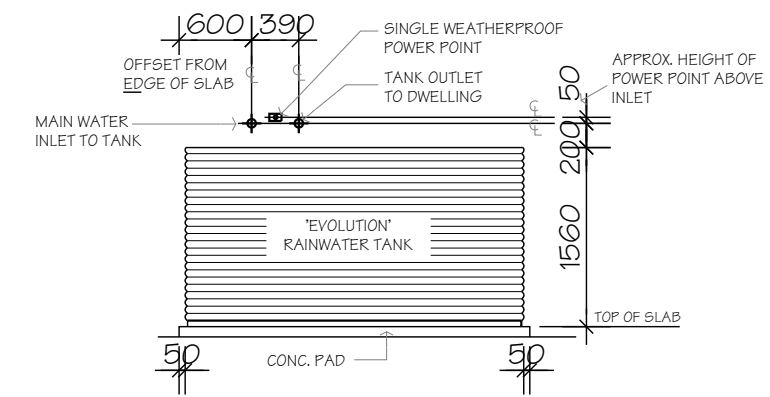
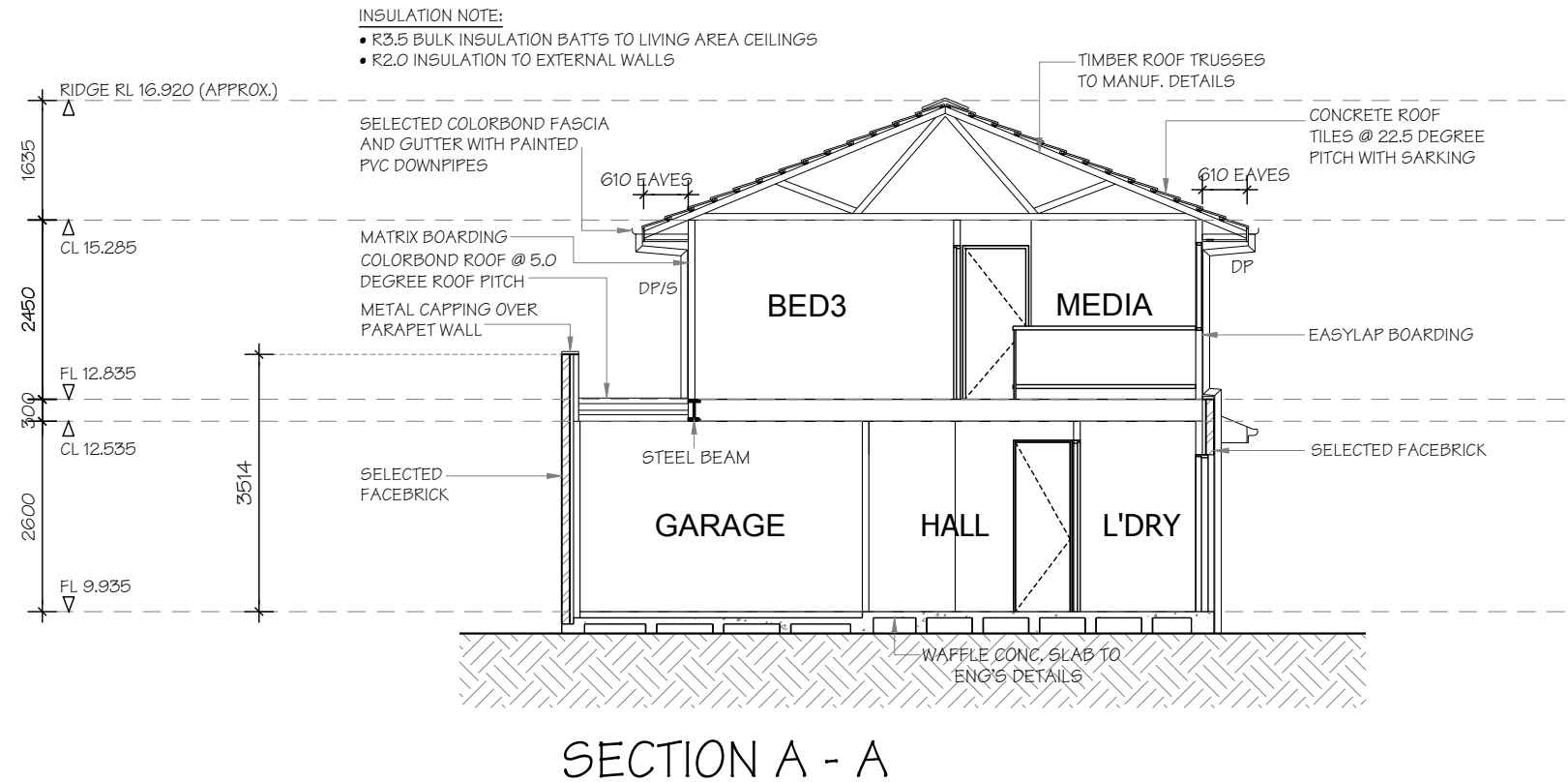


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HOUSETYPE:
MODEL: BENHAM 24 MKII
FACADE: TREND
TYPE: GARAGE
SPECIFICATION: LUX
DRAWING TITLE:
ELEVATIONS 3 & 4

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JOB No: A008108	DRWG No.:	ISSUE:	
	06	B	

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RAINWATER TANK DETAIL
NOT TO SCALE



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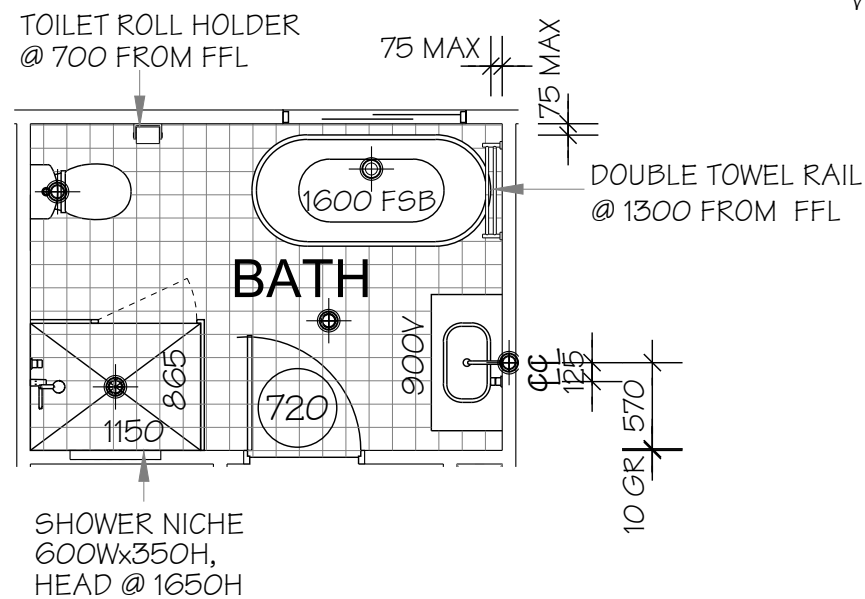
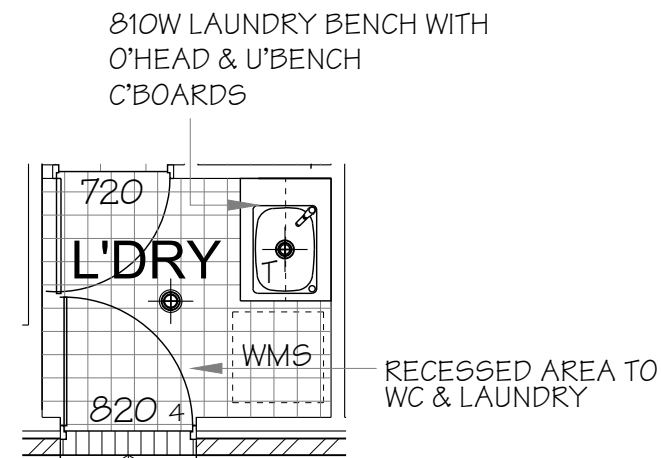
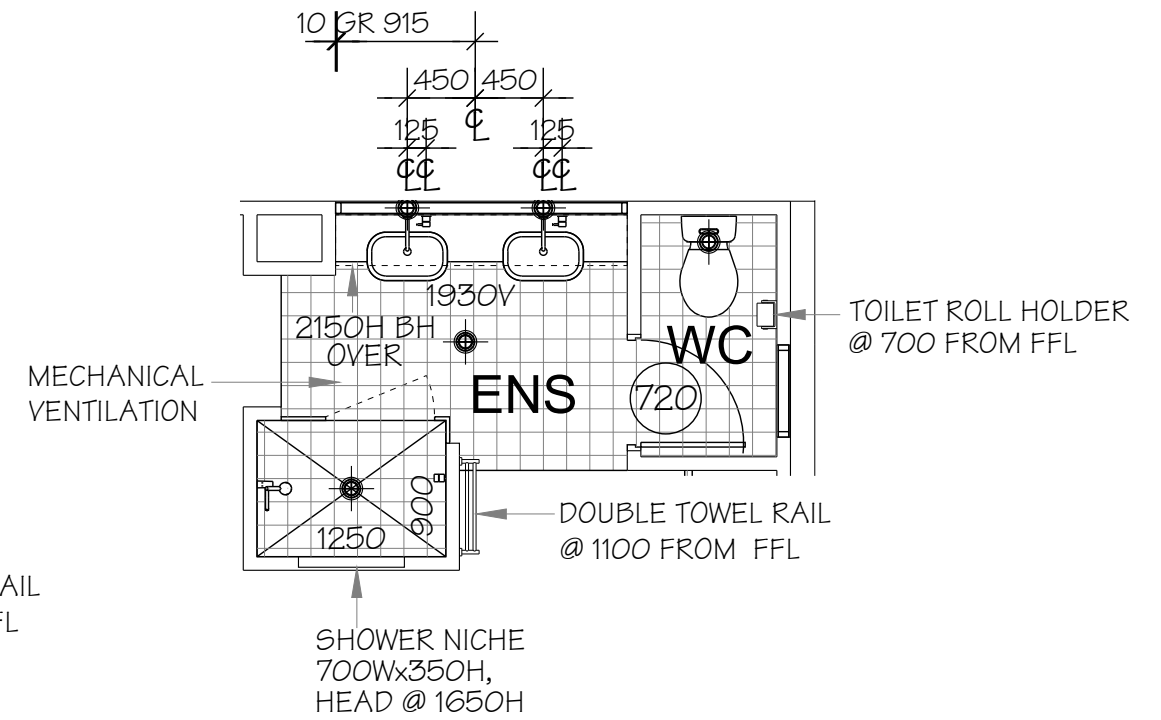
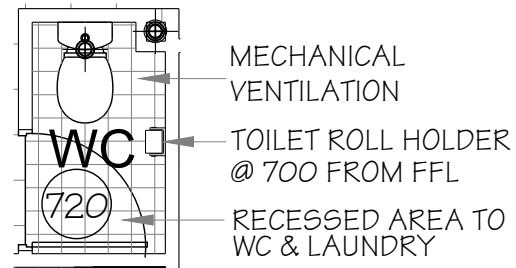
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SECTION

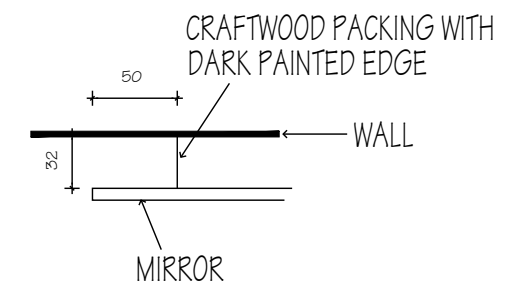
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	07	B	



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



MIRROR EDGE DETAIL

NOT TO SCALE

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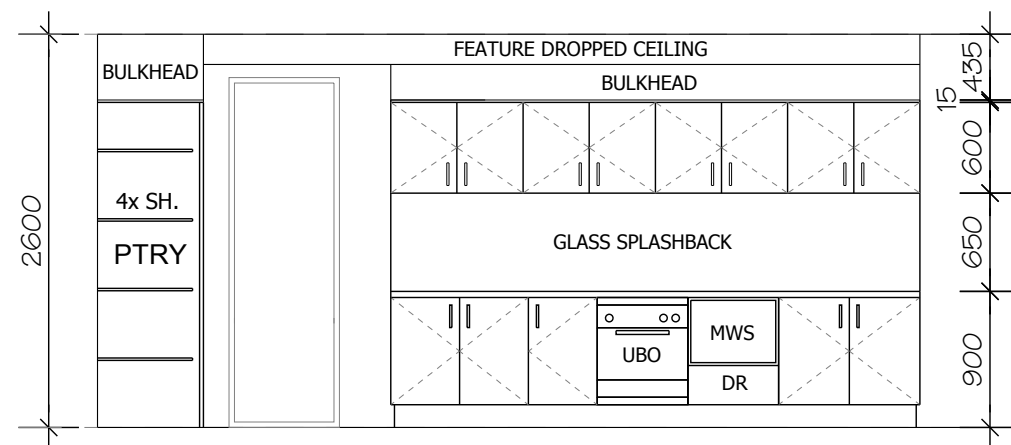


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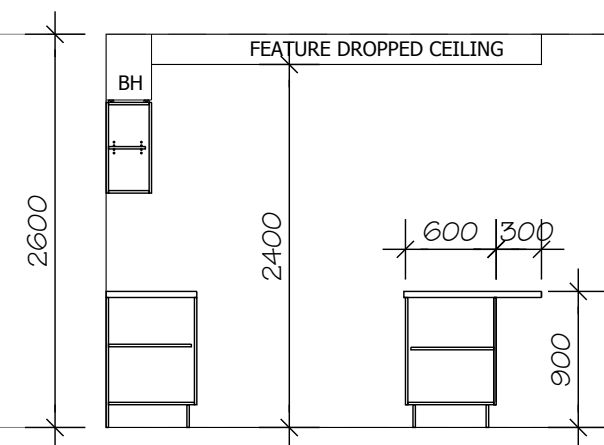
HOUSETYPE:
MODEL: **BENHAM 24 MKII**
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DRAWING TITLE:
WET AREA DETAILS

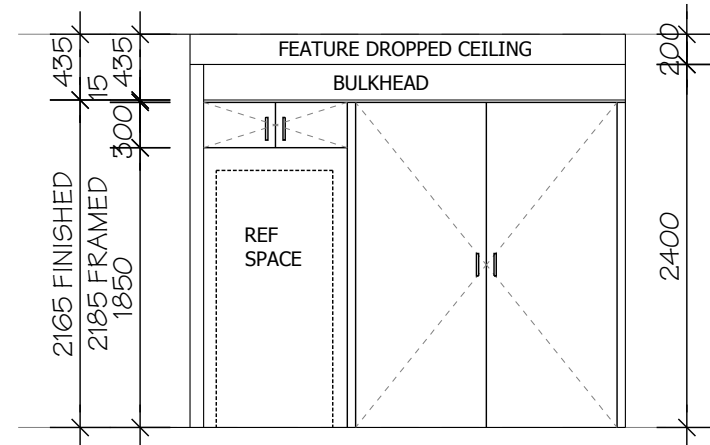
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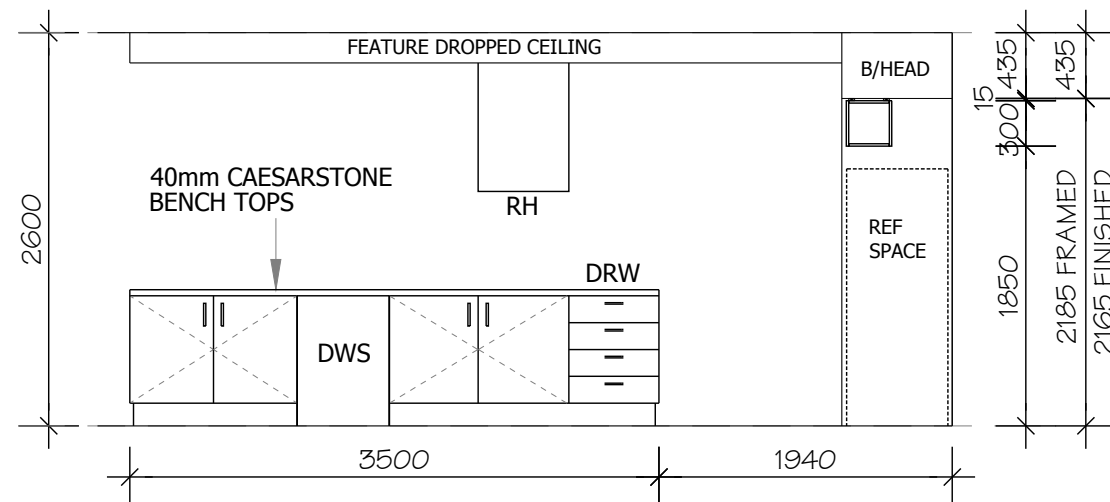
KITCHEN - 1



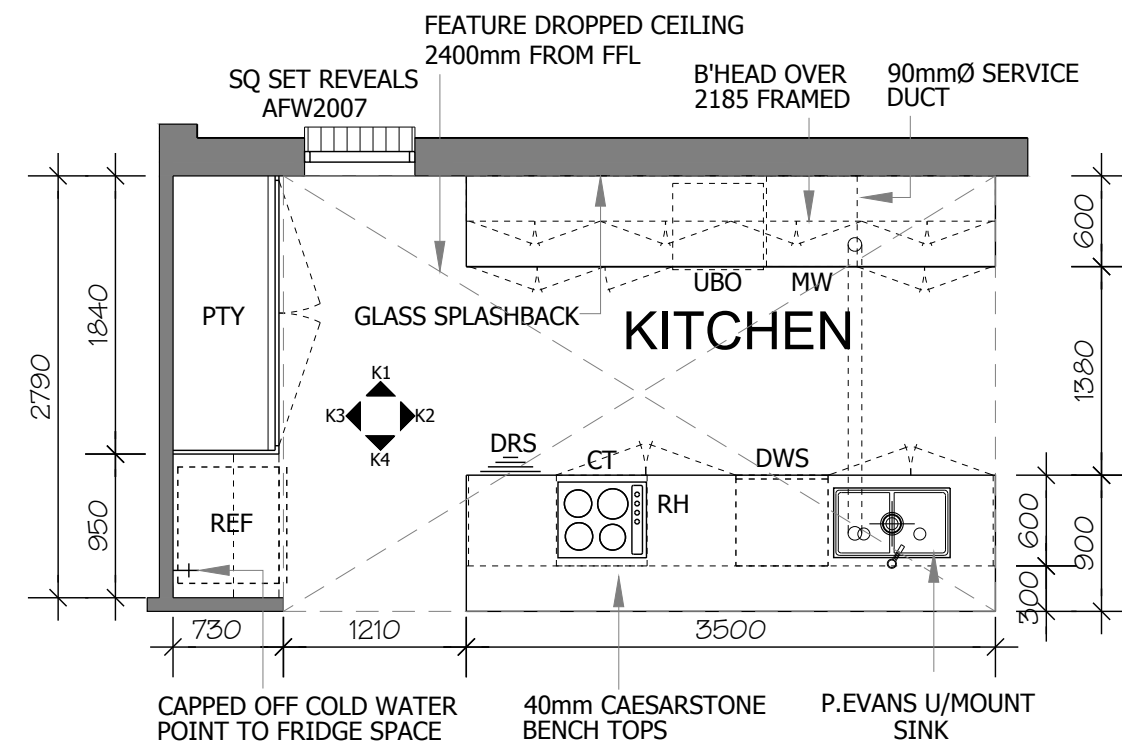
KITCHEN - 2



KITCHEN - 3



KITCHEN - 4



KITCHEN PLAN

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