BAL LOW

SITE NOTE: BEFORE STARTING WORK ON SITE CHECKING FOLLOWING:

- 1. SERVICE LOCATIONS.
- 2. SEWER CONNECTION POSITION.
- 3. DRIVEWAY ALIGNMENT & LEVELS



GENERAL SITING NOTES

- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILI REQUIREMENTS SUBJECT TO CONFIRMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFIRMATION WITH STEPDOWNS 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
- LALLOWANCES FOR RETAINING WALLS ARE Council

THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT **CONSENT**

DA2019/1474

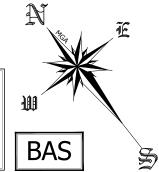
EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890

0.71M FALL ACROSS BUILDING ENVELOPE

N2 WIND CATEGORY





W

PROPOSED VEHICULAR

CROSSOVER BY DEVELOPER AS PER SUBDIVISION PLANS

380

¥9

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12.5

Pop

S

// 15 NAIL IN KERB RL 8.96 (A.H.D) 刀

BENCH MARK П

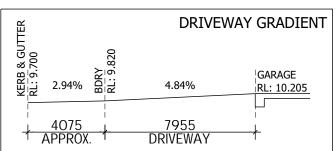
1896, 2700 DRIVEWAY

SITE CALCULATIONS DA 107.70 m² 104.51 m² 212.21 m² 375.00 m² 144.95 m²

FIRST FLOOR TOTAL LIVING AREA BUILDING FOOTPRINT DRIVEWAY & PATH 29.00 m² TOTAL LANDSCAPE AREA 201.05 m² ANDSCAPE AREA (%) 53.61 % FLOOR SPACE RATIO 0.57 :1 SITE COVERAGE 38.65 %

GROUND FLOOR

SITE AREA



SOURCE OF LEVELS	
SSM 24845 RL 12.835	
S.C.I.M.S	

950 SIDE

35'

35"

161

BE1)

6749

F.F REAR

<u>6</u>502

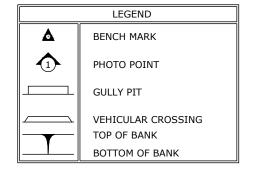
18°

49

N

REVISION	DESCRIPTION	DATE
Α	UPDATED CONTOUR INFORMATION	01.07.2019
В	UPDATE TO REGISTERED	13.01.2020
С	UPDATE TO AHD	22.01.2020

LOCATION PLAN LAT: -33.6869 LONG: 151.2995 WARRIEWOOD ROAD JBALO STREE LOT



LOT 22 DP 270907 24m2 (4x6) PRINCIPAL

PRIVATE OPEN SPACE

ABBREVIATIONS

EB - ELECTRICAL BOX **EM - ELECTRICAL METER** GM - GAS METER H - HYDRANT R - HYDRANT RECYCLED

KO - KERB OUTLET IP - LIGHT POLE LH - LAMP HOLE

MH - MAN HOLE MS - MAINTENANCE SHAFT 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 - TRFF

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

NOTES:

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- * 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 : 02 8765 8099

BUILDER'S LICENCE No. 33493C



CLIENT: Mr ROBERT ALEXANDER MCDONALD BAXTER

(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6771995)

LOT 17

VACANT

FILE

PROPOSED

RESIDENCE

FFL: 10.280

FGL: 9.920

DEB

Ŏ

 ∞

LOT 15

30

30

12

(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

081 (BE1) (BE2) 128

RL: *9.46 460. DEB

308°

BE3) FGL. 9.920

(BE1): RESTRICTION ON THE USE OF LAND (BE2): RESTRICTION ON THE USE OF LAND

(BE3): RESTRICTION ON THE USE OF LAND

THROW-ON COLOUR TO

(H)

7955

GARAGE

6500

DECK

7588

LOUNGE

CONCRETE DRIVEWAY AND PATH BY RAWSON

128°

LOT 16 (DP 271139) **BUBALO STREET** WARRIEWOOD NSW 2102

HOUSETYPE: MODEL: BENHAM 24 MKII FACADE: **TREND GARAGE** TYPE: SPECIFICATION: LUX DRAWING TITLE: SITE PLAN

DRAWN BY: APPROVED FOR DATE DRAWN: CHECKED BY CONSTRUCTION: 25.02.20 QC SCALE: COUNCIL AREA: **PITTWATER** 1:200 JOB No: DRWG No.: ISSUE: Ε 02 A008108

16745 1305 6000 9440 6000 710 L 730 4880 , 730 j 2390 5520 9440 5520 1230 ا 90 مارا 90 3500 3830 BENCH 40mm C/S BENCHTOP 230mm BRICK VENEER WITH 70mm WITH WATERFALL ENDS STUD WALL FEATURE DROPPED CEILING B'HEAD OVER 2185 (FRAMED) 340mm BRICK VENEER 6 STARS CONT. 26L GAS HWU WITH 180mm STUD WALL NO BOTTOM 4000L SLIMLINE RAINWATER TANK 700W x 3300L x 1860H NO BOTTOM REVEAL 4x INNER DRAWERS / AFW2307SP AFW2307S DP 2x SHELVES INE OF THE FIRST FLOOR OVER STEEL BEAM DRW DRW CAPPED OFF COLD WATER
POINT BEHIND UBENCH
CPBD'S (CLIENT TO INSTALL
ZIP TAP MIXER AFTER
HANDOVER)
FJ **GARAGE** W/O + M/W TOWER KITCHEN B'HEAD OVER 2185 (FRAMED) 950 H 90mm SERVICE CONDUIT INT x 7-SLAB 1755 CAPPED OFF COLD WATER POINT BEHIND O'HEAD CPBD'S -40mm WATERFALL ENDS 8 **MEALS** PORCH ENTRY OF LAUNDRY R2.0 SOUNDSCREEN ⊆ DUCTED MECH. VENTEX FEATURE WALL-TIMBER BEAN FEATURE NICHE **FAMILY** ST LOUNGE TIMBER BEAM

AREA SCHEDULE				
GROUND FLOOR	107.7 m2			
FIRST FLOOR	104.51 m2			
GARAGE	22.16 m2			
ALFRESCO	9.39 m2			
PORCH	5.7 m2			
DECKING	6.67 m2			
TOTAL	256.13 m2			

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 HEIGHT OF ALL SQ.SETS 2400mm FROM FFL UNLESS OTHERWISE SHOWN TO GROUND FLOOR

• HEIGHT OF ALL INTERNAL DOORS 2340H TO

GROUND FLOOR ONLY (EXCLUDING ROBES DOORS & DOOR UNDER STAIRS).

• ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT

WC DOORS TO BE FITTED WITH LIFT-OFF HINGES

• FRAMES & TRUSSES TO SATISFY AS 1684 SAA

• ROOF SPACE TO BE VENTILATED BY EAVE VENTS

• WIND CLASSIFICATION N2 RATING

• WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED

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

• "10mm AIRSTEP-MAX PREMIUM GOLD FOAM"

CARPET UNDERLAY UPGRADE TO LOUNGE,

BEDROOM 1. BEDROOM 1 WIR. BEDROOM 2.

BEDROOM 3, BEDROOM 4, MEDIA, HALLWAY AND

OF RAWSON HOMES PTY LTD-ACN 053 733 841

EXCLUSION DEVICE

TIMBER FRAMING CODE

STAIRCASE

AIR-CONDITIONING ZONE:

-ZONE 1: GROUND FLOOR

-ZONE 2: FIRST FLOOR

FAMILY AREA ONLY

CONDITIONING CONTRACTOR.

UNDER-FLOOR HEATING TO KITCHEN &

PROVIDE SQUARE SET WALL/CEILING

JUNCTIONS TO GROUND FLOOR ONLY

NOTES:

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ELECTRICAL AND GAS METER POSITIONS ARE TO BE CONFIRMED BY CONTRACTORS

ON SITE TO CLOSEST POINT OF CONNECTION

4020

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RAWSON HOMES

3570

3570

4120

DP TAP MB G POTABLE

2125

88<u>5 4</u>50

885

885

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



WALL UNDER STAIR

3350

13450

16745

AFW2108 130mm SQ.SET REVEAL NO BOTTOM REVEAL

0 920 II, 900 II, 910

1910

900

FEATURE WALL -

AAW2307T-SP NO BOTTOM REVEAL

14030

2135

730

Mr ROBERT ALEXANDER MCDONALD BAXTER	
SITE ADDRESS:	
_OT 16 (DP 271139)	
BUBALO STREET	
WARRIEWOOD NSW 2102	

6200

1200

TIMBER BEAM

2410

2060

1570

2410

90 × 90 SACRIFICIAL TIMBER POST ON STIRRUPS TO ALFRESCO PIERS

DP AAW2307T-SP NO BOTTOM REVEAL

1865

ເ 730 ເ^{ວຽ}45໘

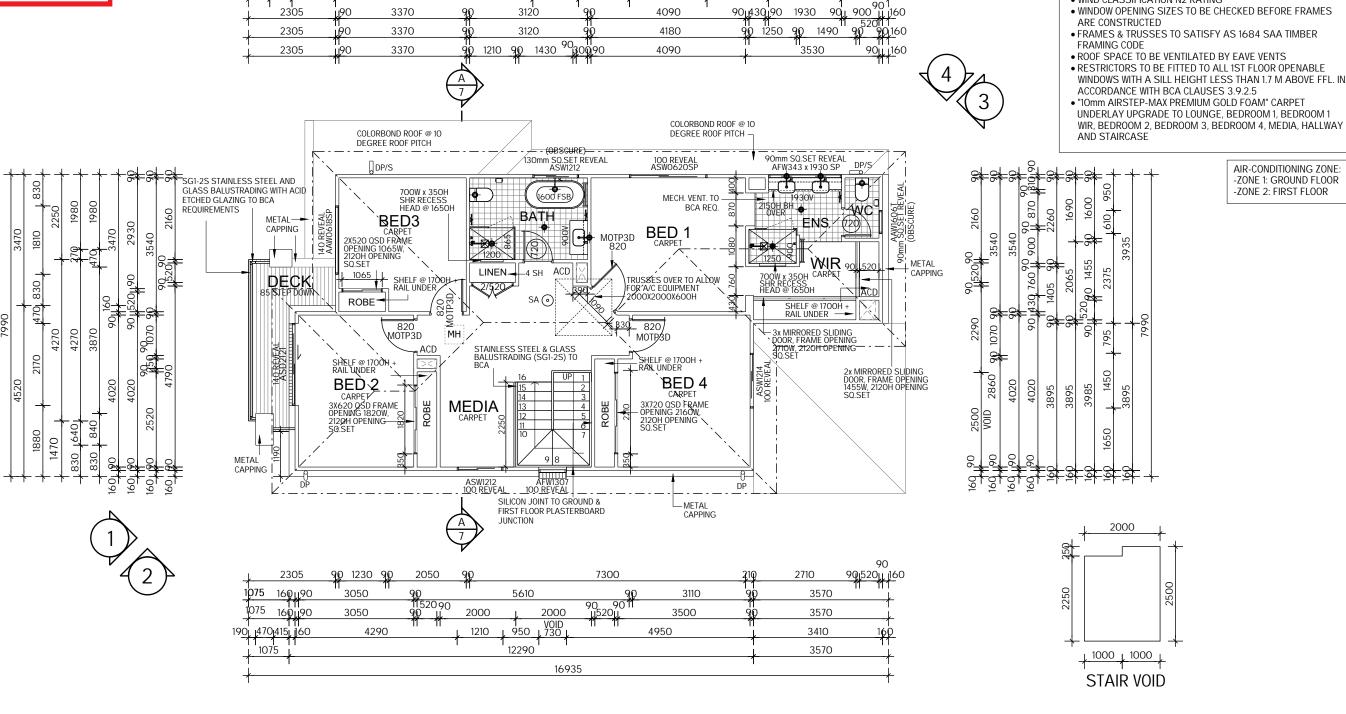
HOUSETYPE:		DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
MODEL:	BENHAM 24 MKII	QC	25.02.20	QC	CONSTRUCTION.
FACADE:	TREND	OOLINGII AD	FA:	COALE	
TYPE:	GARAGE	COUNCIL AR	EA:	SCALE:	
SPECIFICATION:	LUX PITTWATER		1:10	00	
DRAWING TITLE:		JOB No:		DRWG No.:	ISSUE:
GROUNI	O FLOOR PLAN	A008	108	03	E

THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

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- HEIGHT OF ALL SQ.SETS 2150mm FROM FFL UNLESS
- OTHERWISE SHOWN.
 HEIGHT OF ALL INTERNAL DOORS 2040H TO FIRST FLOOR
 ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WIND CLASSIFICATION N2 RATING
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES
- WINDOWS WITH A SILL HEIGHT LESS THAN 1.7 M ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSES 3.9.2.5



16935

1210

14630

2050

1630

1930

1240

1350

NOTES:

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RAWSON HOMES

2305

1150

5220

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 ROBERT ALEXANDER MCDONALD BAXTER SITE ADDRESS:

LOT 16 (DP 271139) **BUBALO STREET** WARRIEWOOD NSW 2102

	HOUSETYPE:		DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
	MODEL:	BENHAM 24 MKII	QC	25.02.20	QC	CONSTRUCTION.
_	FACADE:	TREND			22115	
	TYPE:	GARAGE	COUNCIL AR	EA:	SCALE:	
	SPECIFICATION:	LUX	PITTWAT	ΓER	1:10	00
	DRAWING TITLE:		JOB No:		DRWG No.:	ISSUE:
	FIRST FL	OOR PLAN	A008	108	04	E



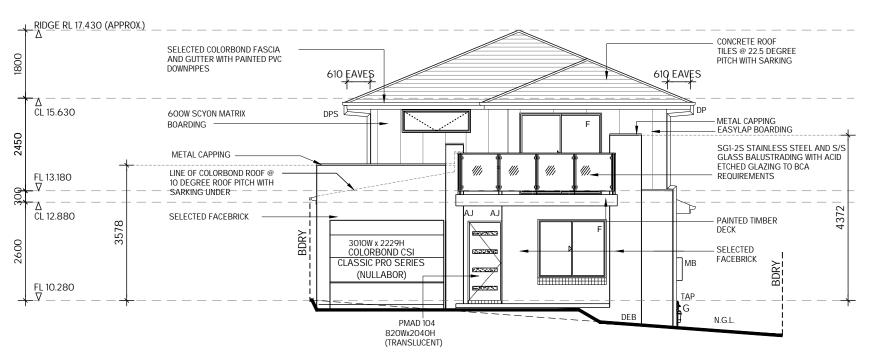
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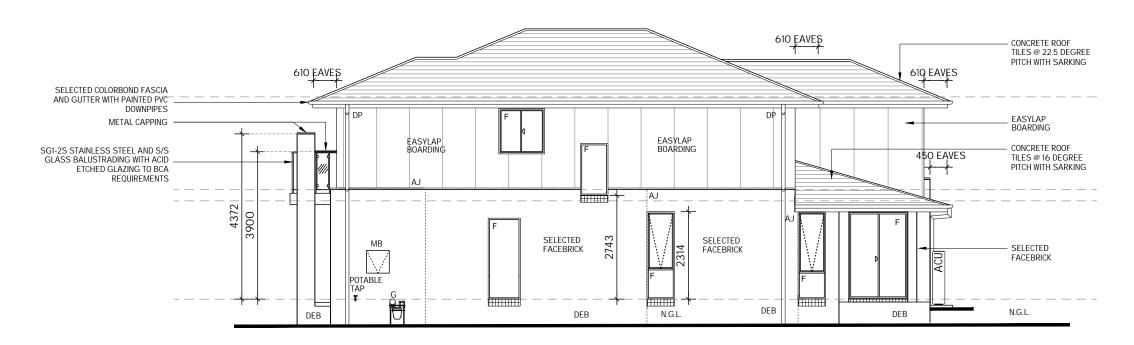
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NO1

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



FRONT ELEVATION - 1



SIDE ELEVATION - 2

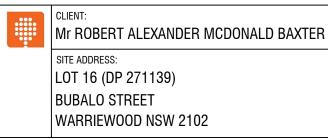
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HOUSETYPE: MODEL: BENHAM 24 MKII	DRAWN BY:	DATE DRAWN: 25.02.20	CHECKED BY:	APPROVED FOR CONSTRUCTION:
FACADE: TREND TYPE: GARAGE SPECIFICATION: LUX	COUNCIL AR		SCALE:	00
DRAWING TITLE: ELEVATIONS 1 & 2	JOB No: A008	108	DRWG No.:	ISSUE:



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NOTE:

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



COLORBOND ROOF @ 10 DEGREE ROOF PITCH WITH COLORBOND ROOF @ 10 DEGREE ROOF PITCH WITH CONCRETE ROOF TILES @ 22.5 DEGREE PITCH WITH SARKING 610 EAVES 610 EAVES SELECTED COLORBOND FASCIA AND GUTTER WITH PAINTED PVC EASYLAP BOARDING METAL CAPPING MATRIX BOARDING SG1-2S STAINLESS STEEL AND S/S EASYLAP BOARDING GLASS BALUSTRADING WITH ACID

ETCHED GLAZING TO BCA 450 EAVES 6 STARS CONT. 26L GAS HWU SELECTED FACEBRICK PAINTED TIMBER DECK GARDEN

SIDE ELEVATION - 4

NOTES:

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BUILDER'S LICENCE No. 33493C

CLIENT: Mr ROBERT ALEXANDER MCDONALD BAXTER SITE ADDRESS: LOT 16 (DP 271139) BUBALO STREET WARRIEWOOD NSW 2102

Ī	HOUSETYPE:		DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
	MODEL:	BENHAM 24 MKII	QC	25.02.20	QC	CONSTRUCTION.
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STATUS O BE READ IN PROTECTION TO CEEING WITH ROOF OVER (EXCLUDING CELLING WER GARAGE, PORCH,

-R2.0 INSULA EQUITO EXTERNAL WALL (NCLUDING WALLS BETWEEN GARAGE AND HOUSE) -R2.O SOUNDSCREEN INSULATION TO INTERNAL WALL AS PERARDICATED ON PLAN

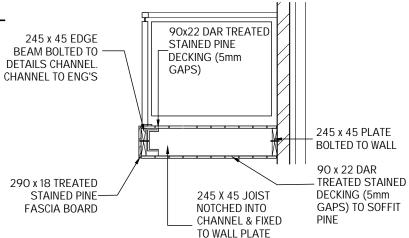
-R3.0 SOUNDSCREEN INSULATION TO CEILING TO LOUNGE

TIMBER ROOF TRUSSES RIDGE RL 17.430 (APPROX.) TO MANUF, DETAILS CONCRETE ROOF SELECTED COLORBOND FASCIA TILES @ 22.5 DEGREE AND GUTTER WITH PAINTED PVC PITCH WITH SARKING **DOWNPIPES** 610 EAVES Δ CL 15.630 MATRIX BOARDING DP/S **MEDIA** BED3 COLORBOND ROOF @ 10 - EASYLAP BOARDING DEGREE ROOF PITCH FL 13.180 CL 12.880 - SELECTED FACEBRICK STEEL BEAM SELECTED FACEBRICK **GARAGE** HALL L'DRY FL 10.280 ∇ WAFFLE CONC. SLAB TO ENG'S DETAILS

SECTION A - A

16001390 SINGLE WEATHERPROOF POWER POINT APPROX. HEIGHT OF OFFSET FROM TANK OUTLET POWER POINT ABOVE EDGE OF SLAE TO DWELLING 200 MAIN WATER -INLET TO TANK 1860 'EVOLUTION' RAINWATER TANK TOP OF SLAB CONC. PAD

RAINWATER TANK DETAIL



DETAIL DECKING

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NOT TO SCALE

BASIX COMMITMENTS **PROJECT DETAILS ENERGY ARTIFICIAL LIGHTING** 375 m2 Rainwater tank capacity of 3000L to collect rain runoff of at least 153sqm of the roof ACTIVE COOLING/HEATING The applicant must provide LED lighting to Site area area & connected to all toilets, cold water taps connected to clothes washers & at Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 2.5 - 3.0 for cooling at least 4 of the bedrooms/study; the kitchen Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.0-3.5 for heating at least 4 of the living / dining rooms; 153 Roof area m2 least one outdoor tap on development. number of bedrooms Provide day/night zoning between living areas and bedrooms all bathrooms/toilets, laundry & hallways 206 Total area of vegetation (garden & lawn) All showers with in the development are to have a minimum rating of 3 star showerheads COOKING (KITCHEN APPLIANCES) Install a gas cooktop and electric oven 0004266383 ABSA Certificate Number (if applicable) Exhaust systems kitchen, 1xbathroom with manual switch on/off ducted to roof & facade Each toilet is to have a flushing system of no less than a 4 star rating Net conditioned floor area 173 m2 All taps in the kitchen and bathrooms are to have a minimum rating of 3 star <u> Natural Ventilation to laundry.</u> **DESIGN ENHANCEMENTS** HOT WATER m2 Install an outdoor clothes drying line Net unconditioned floor area 111 Provide window(s) and/or skylight to 4 bathroom(s) & toilet(s) Provide window(s) and/or skylight to the kitchen MJ/m2/pa Gas Instantaneous hot water system with a performance of 6 stars Cooling load (if applicable) 33 MJ/m2/pa External wall R2.0 [including garage] Heating load (if applicable) Ceiling R3.5 [excluding garage]

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RAWSON HOMES

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CLIENT: Mr ROBERT ALEXANDER MCDONALD BAXTER SITE ADDRESS:

LOT 16 (DP 271139) **BUBALO STREET** WARRIEWOOD NSW 2102

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TYPE:	GARAGE	O O O I VOIL / II I	L/ (.	OUT LEE.	
SPECIFICATION:	LUX	PITTWAT	ΓFR	1:10	nn
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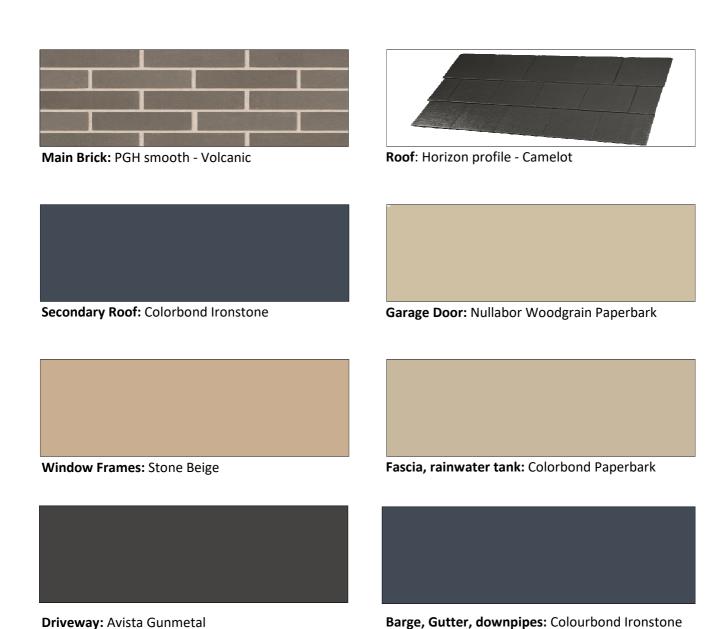


Driveway: Avista Gunmetal



External Colour Selections

A/008108 Lot 16, Proposed Road, Warriewood NSW 2102 **Robert Baxter**





Matrix/Easylap Cladding: Taubmans Surfmist

Eaves: Taubmans Crisp White