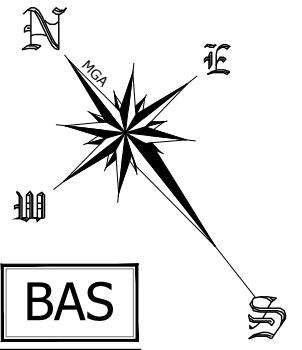


BAL LOW

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



BAS

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.

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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

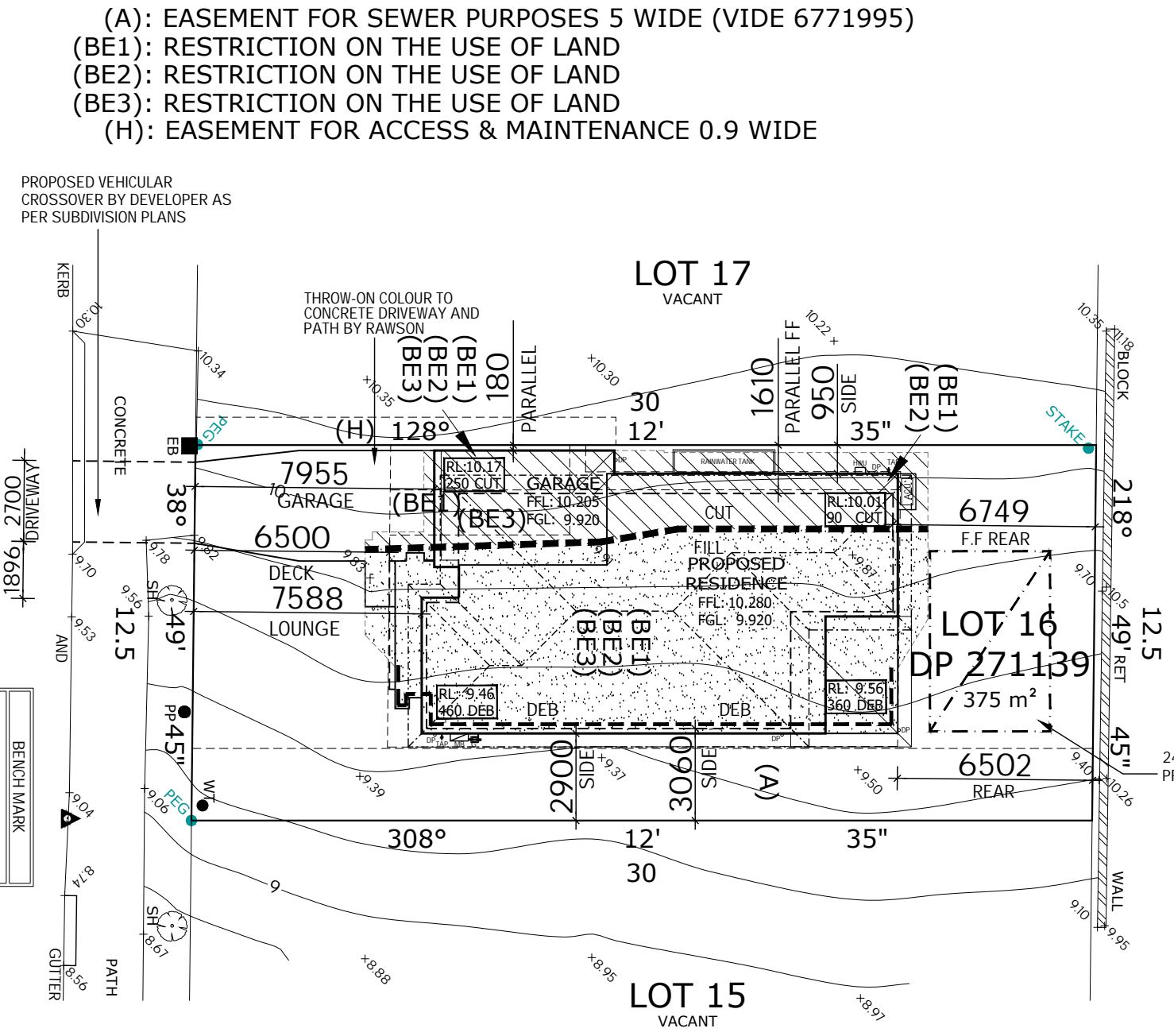
0.71M FALL ACROSS BUILDING ENVELOPE

N2 WIND CATEGORY



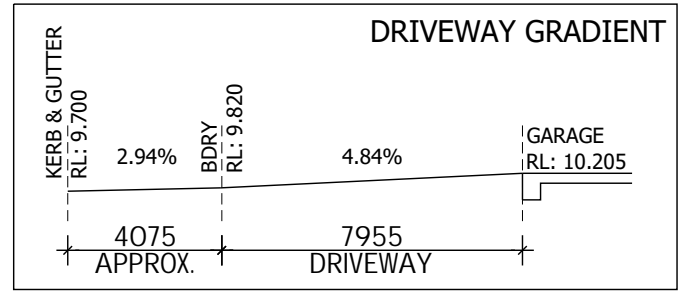
NOTES:
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BUBALO STREET



BENCH MARK
BM 15 NAIL IN KERB
RL 8.96 (AHD)

SITE CALCULATIONS DA	
GROUND FLOOR	107.70 m ²
FIRST FLOOR	104.51 m ²
TOTAL LIVING AREA	212.21 m ²
SITE AREA	375.00 m ²
BUILDING FOOTPRINT	144.95 m ²
DRIVEWAY & PATH	29.00 m ²
TOTAL LANDSCAPE AREA	201.05 m ²
LANDSCAPE AREA (%)	53.61 %
FLOOR SPACE RATIO	0.57 :1
SITE COVERAGE	38.65 %

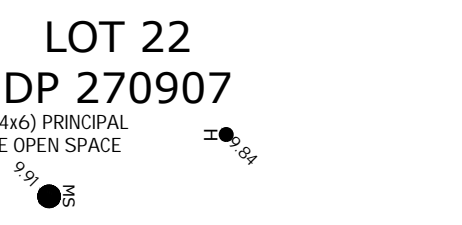


SOURCE OF LEVELS	
SSM 24845	RL 12.835
S.C.I.M.S	

REVISION	DESCRIPTION	DATE
A	UPDATED CONTOUR INFORMATION	01.07.2019
B	UPDATE TO REGISTERED	13.01.2020
C	UPDATE TO AHD	22.01.2020



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
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	- 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

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

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

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

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DA2019/1474

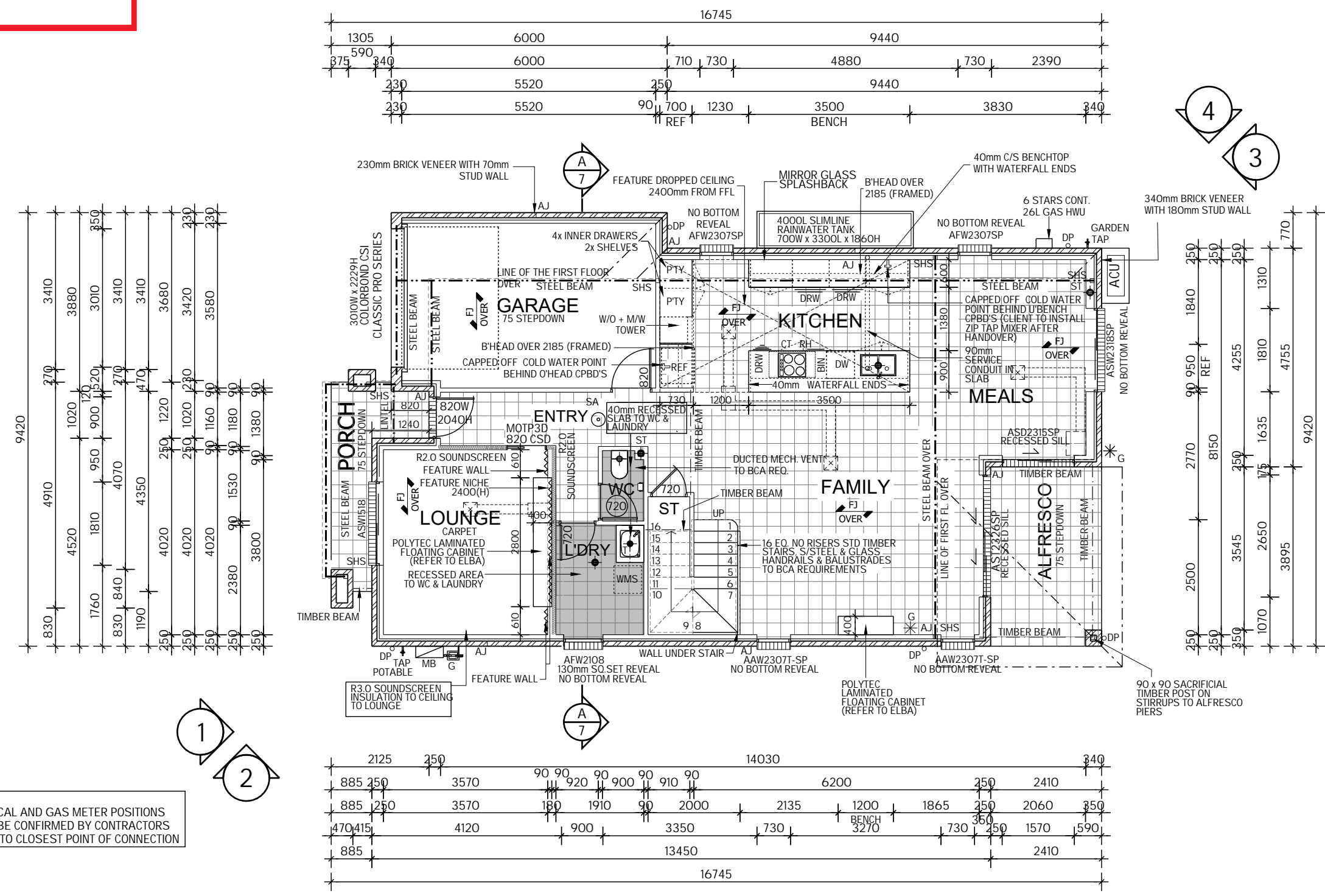
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- HEIGHT OF ALL SQ.SETS 2400mm FROM FFL UNLESS OTHERWISE SHOWN TO GROUND FLOOR ONLY.
- HEIGHT OF ALL INTERNAL DOORS 2340H TO GROUND FLOOR ONLY (EXCLUDING ROBES DOORS & DOOR UNDER STAIRS).
- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WIND CLASSIFICATION N2 RATING
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- POSITIONS OF OUTLETS, RETURN AIR AND NUMBER OF DROPPERS IS DETERMINED BY AIR CONDITIONING CONTRACTOR.
- 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 STAIRCASE

AIR-CONDITIONING ZONE:
-ZONE 1: GROUND FLOOR
-ZONE 2: FIRST FLOOR

UNDER-FLOOR HEATING TO KITCHEN & FAMILY AREA ONLY

PROVIDE SQUARE SET WALL/CEILING JUNCTIONS TO GROUND FLOOR ONLY



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

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

NOTES:

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RHODES NSW 2138
TELEPHONE: 02 8765 5500
FAX : 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:
MODEL: BENHAM 24 MKII
FACADE: TREND
TYPE: GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN BY: QC	DATE DRAWN: 25.02.20	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A008108	DRWG No.: 03	ISSUE: E	

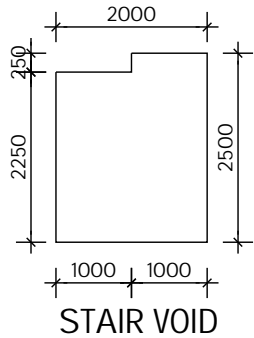
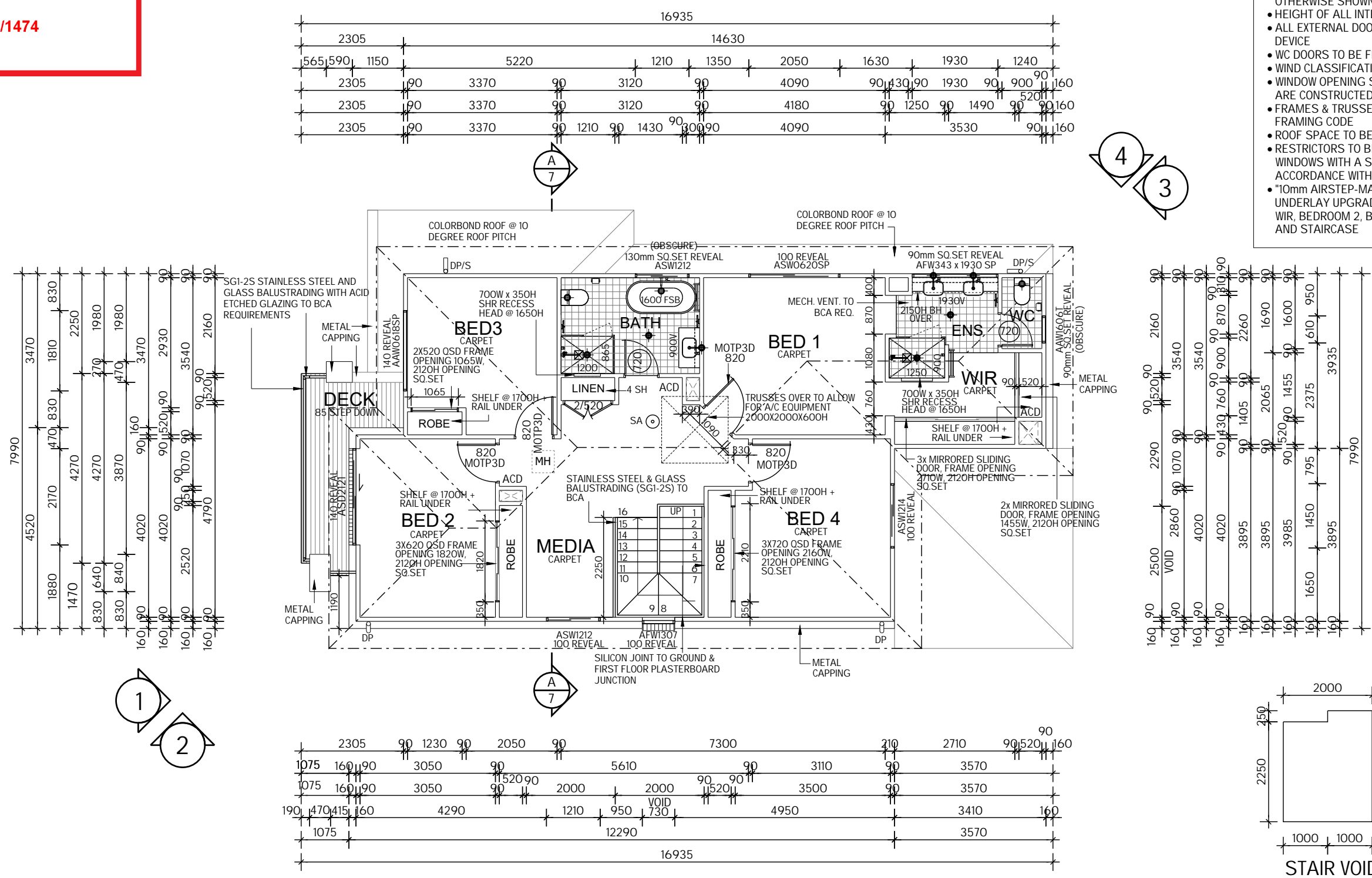
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- HEIGHT OF ALL INTERNAL DOORS 2040H TO FIRST FLOOR
- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WIND CLASSIFICATION N2 RATING
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- RESTRICTORS TO BE FITTED TO ALL 1ST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7 M ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSES 3.9.2.5
- "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 STAIRCASE

AIR-CONDITIONING ZONE:
-ZONE 1: GROUND FLOOR
-ZONE 2: FIRST FLOOR



NOTES:
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SITE ADDRESS:
**LOT 16 (DP 271139)
BUBALO STREET
WARRIEWOOD NSW 2102**

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

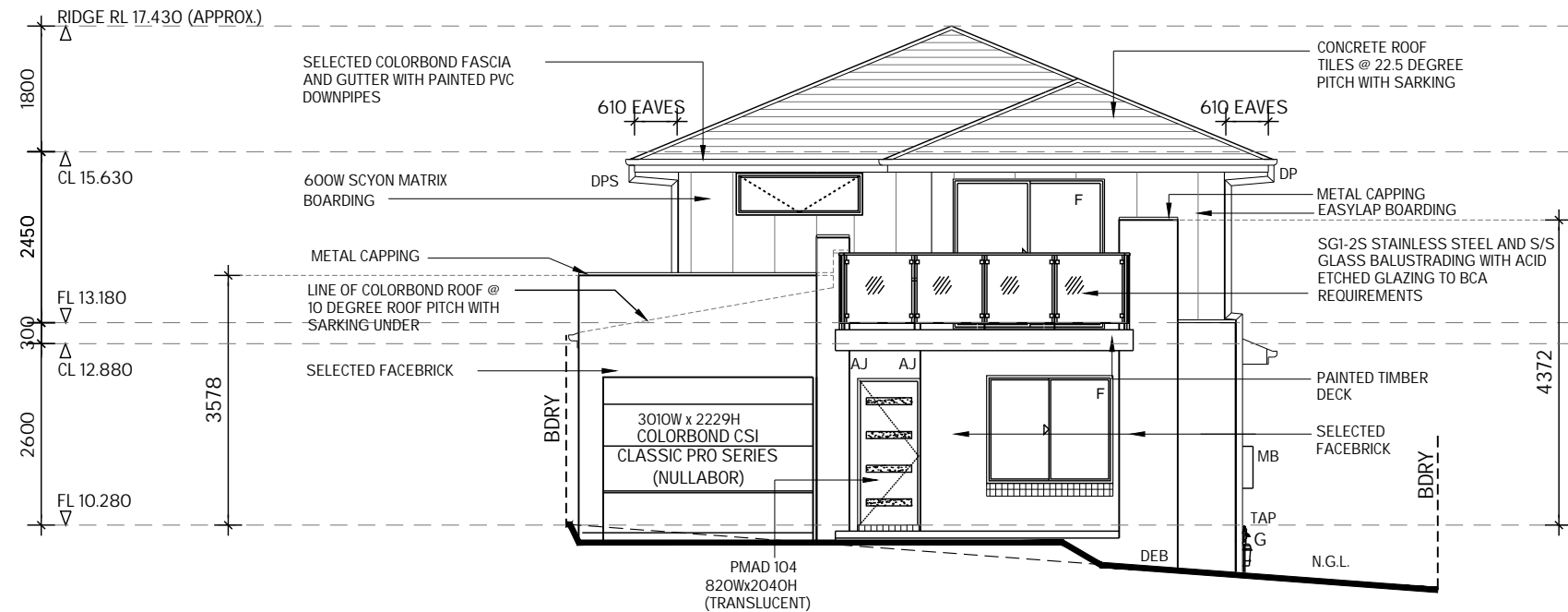
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JOB No: A008108	DRWG No.:	ISSUE:	
	04	E	

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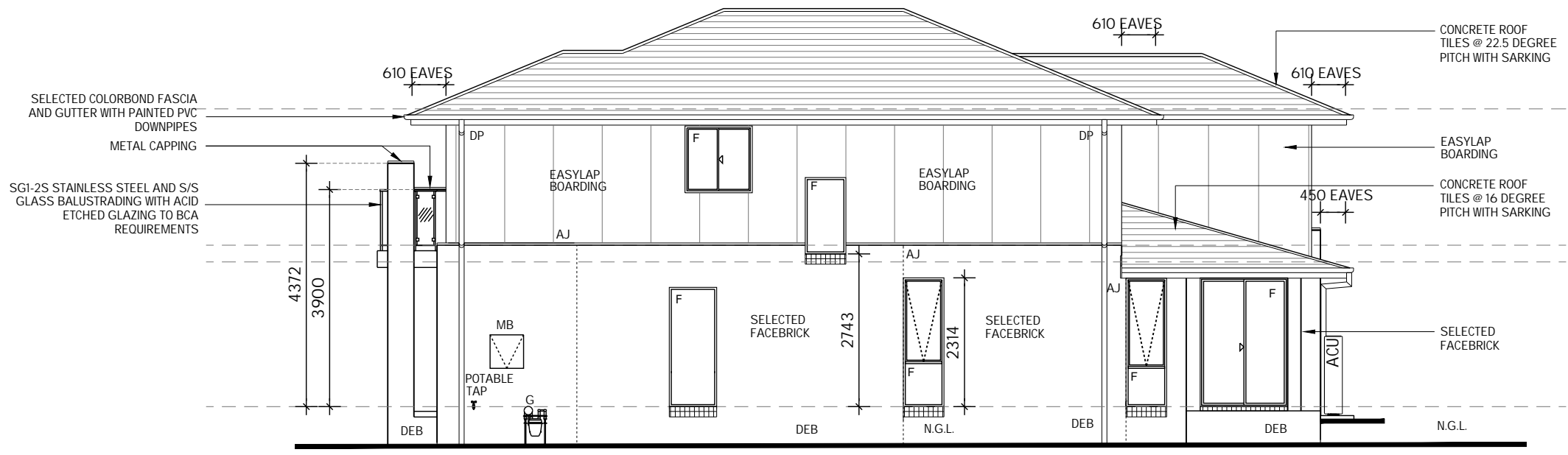
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NOTE:
NYLON MESH FLYSCREENS TO ALL OPENING
WINDOWS, SLIDING & STACKER DOORS
(EXCLUDING HINGED DOORS)



FRONT ELEVATION - 1



SIDE ELEVATION - 2

NOTES:

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WARRIEWOOD NSW 2102**

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

DRAWING TITLE:
ELEVATIONS 1 & 2

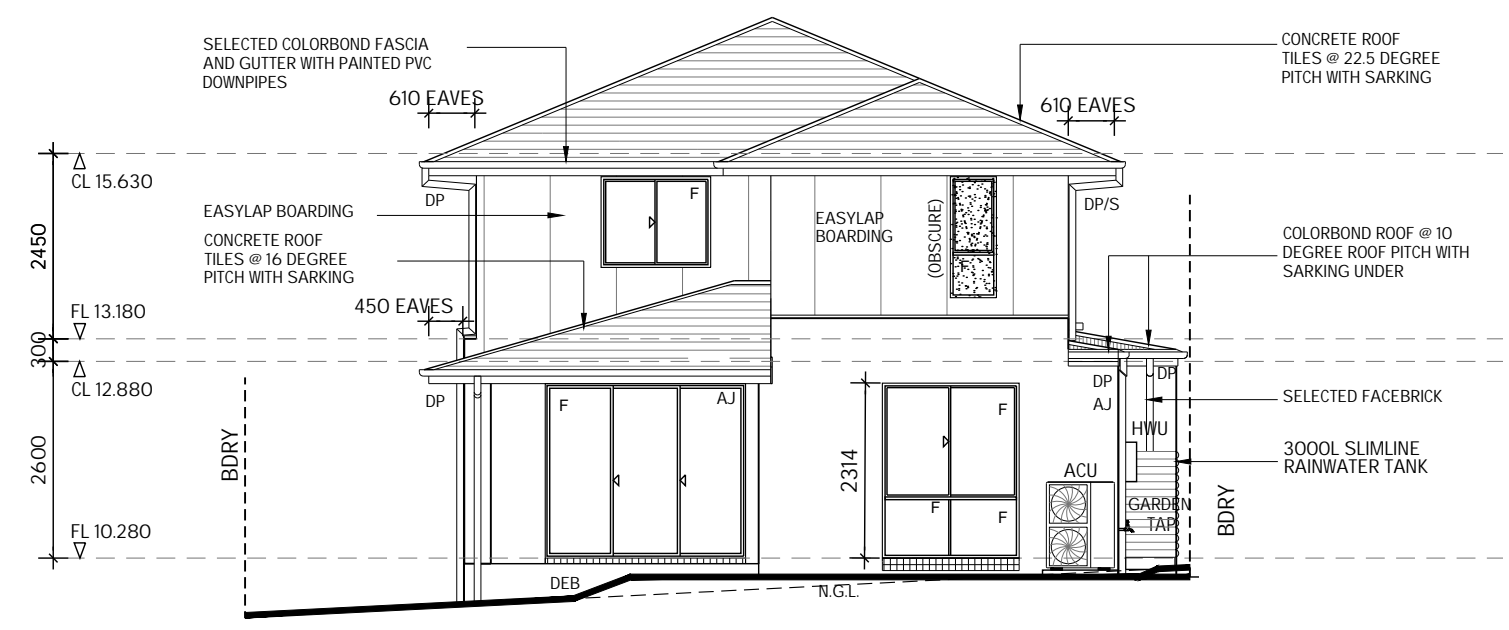
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JOB No: A008108	DRWG No.: 05	ISSUE: E	

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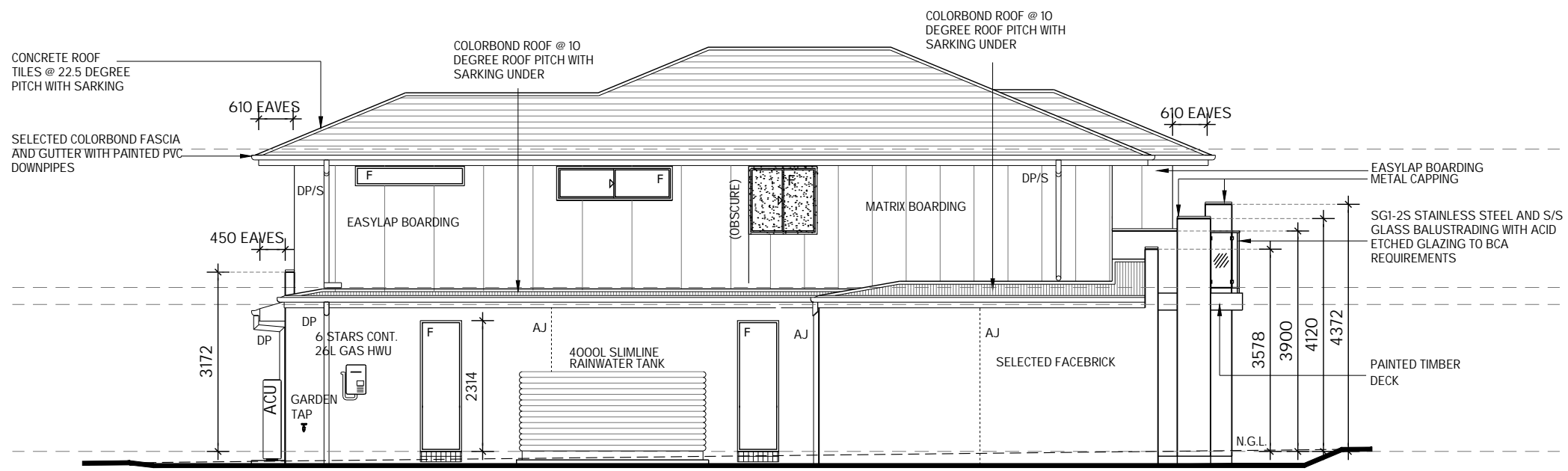
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NOTE:
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REAR ELEVATION - 3



SIDE ELEVATION - 4

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BUILDER'S LICENCE No. 33493C



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SITE ADDRESS:
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BUBALO STREET
WARRIEWOOD NSW 2102**

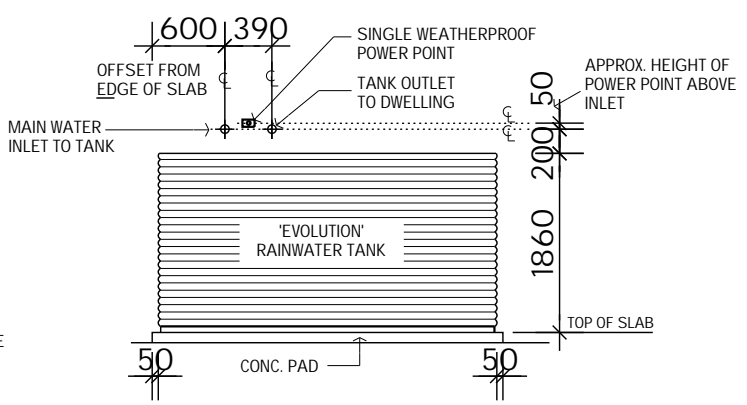
HOUSETYPE:
MODEL: **BENHAM 24 MKII**
FACADE: **TREND**
TYPE: **GARAGE**
SPECIFICATION: **LUX**

DRAWING TITLE:
ELEVATIONS 3 & 4

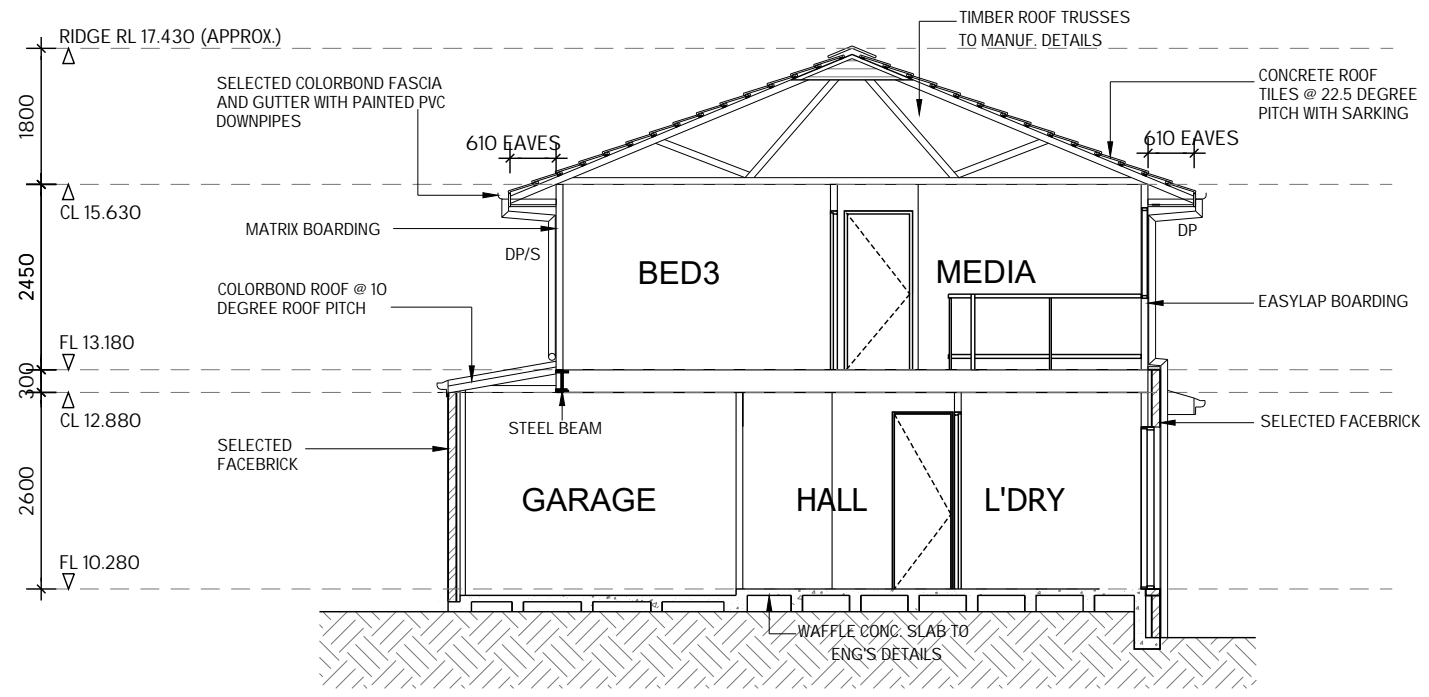
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JOB No: A008108	DRWG No.: 06	ISSUE: E	

INSULATION
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 -R3.0 INSULATION TO CEILING WITH ROOF OVER EXCLUDING CEILINGS OVER GARAGE, PORCH, AND PATIOS OF DEVELOPMENT
 -R2.0 INSULATION TO EXTERNAL WALL (INCLUDING WALLS BETWEEN GARAGE AND HOUSE)
 -R2.0 SOUNDSCREEN INSULATION TO INTERNAL WALL AS PER PLAN
 -R3.0 SOUNDSCREEN INSULATION TO CEILING TO LOUNGE

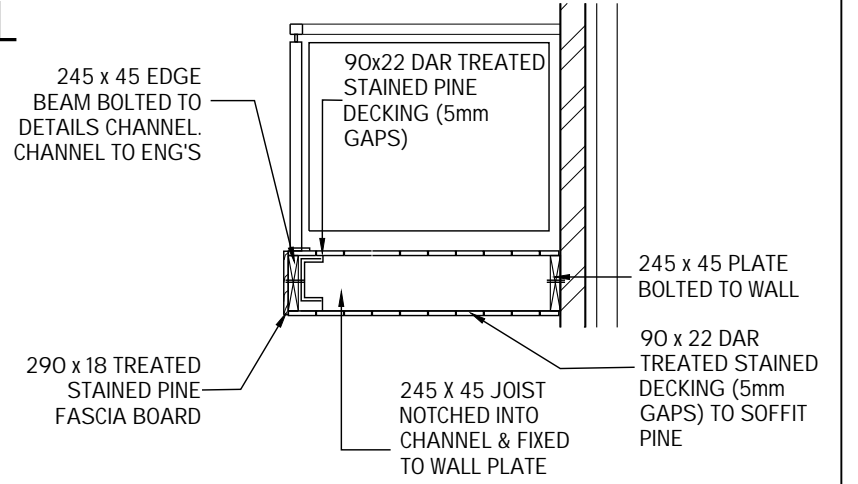
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RAINWATER TANK DETAIL
 NOT TO SCALE



SECTION A - A



DETAIL DECKING
 NOT TO SCALE

BASIX COMMITMENTS			RAINWATER	ENERGY	ARTIFICIAL LIGHTING
PROJECT DETAILS				ACTIVE COOLING/HEATING	
Site area	375	m2	Rainwater tank capacity of 3000L to collect rain runoff of at least 153sqm of the roof area & connected to all toilets, cold water taps connected to clothes washers & at least one outdoor tap on development.	Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 2.5 - 3.0 for cooling	The applicant must provide LED lighting to at least 4 of the bedrooms/study; the kitchen at least 4 of the living / dining rooms;
Roof area	153	m2		Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.0-3.5 for heating	all bathrooms/toilets, laundry & hallways
number of bedrooms	4		WATER	Provide day/night zoning between living areas and bedrooms	COOKING (KITCHEN APPLIANCES)
Total area of vegetation (garden & lawn)	206	m2	All showers with in the development are to have a minimum rating of 3 star showerheads	VENTILATION	Install a gas cooktop and electric oven
ABSA Certificate Number (if applicable)	0004266383		Each toilet is to have a flushing system of no less than a 4 star rating	Exhaust systems kitchen, 1xbathroom with manual switch on/off ducted to roof & facade.	DESIGN ENHANCEMENTS
Net conditioned floor area	173	m2	All taps in the kitchen and bathrooms are to have a minimum rating of 3 star	Natural Ventilation to laundry.	Install an outdoor clothes drying line
Net unconditioned floor area	11	m2	HOT WATER	LIGHTING	INSULATION
Cooling load (if applicable)	25	MJ/m2/pa	Gas Instantaneous hot water system with a performance of 6 stars	Provide window(s) and/or skylight to 4 bathroom(s) & toilet(s)	External wall R2.0 [including garage]
Heating load (if applicable)	33	MJ/m2/pa		Provide window(s) and/or skylight to the kitchen	Ceiling R3.5 [excluding garage]

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

HOUSETYPE:
 MODEL: BENHAM 24 MKII
 FACADE: TREND
 TYPE: GARAGE
 SPECIFICATION: LUX
 DRAWING TITLE:
SECTION & BASIX

DRAWN BY: QC	DATE DRAWN: 25.02.20	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
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JOB No: A008108	DRWG No.: 07	ISSUE: E	

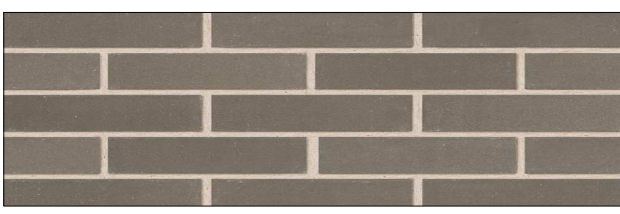
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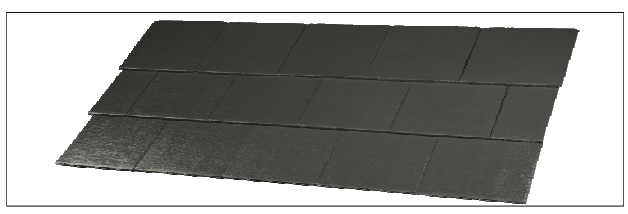


External Colour Selections

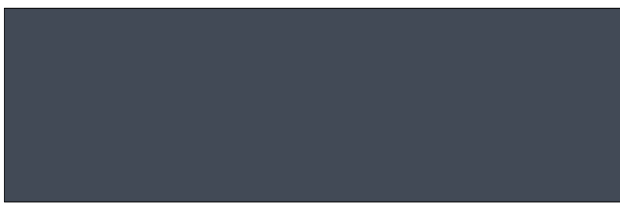
A/008108
Lot 16, Proposed Road, Warriewood NSW 2102
Robert Baxter



Main Brick: PGH smooth - Volcanic



Roof: Horizon profile - Camelot



Secondary Roof: Colorbond Ironstone



Garage Door: Nullabor Woodgrain Paperbark



Window Frames: Stone Beige



Fascia, rainwater tank: Colorbond Paperbark



Driveway: Avista Gunmetal



Barge, Gutter, downpipes: Colourbond Ironstone



northern
beaches
council

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DA2019/1474

Matrix/Easylap Cladding: Taubmans Surfmist

Eaves: Taubmans Crisp White

