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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
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 * DO NOT SCALE - USE WRITTEN DIMENSIONS
 RAWSON HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING

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 IN SET)
10	SEDIMENT CONTROL PLAN
11	SHADOW DIAGRAM
12	SITE ANALYSIS
KD	KITCHEN DETAILS



ISSUE:	AMENDMENT DESCRIPTION:	DRAWN:	DATE:
A	PRELIMINARY PLANS (VARI 1-7)	FL	20.06.17
B	PRELIM. SUB. PLANS (C1), (V 8-32)	FL	12.09.17
C	AMENDED SUBMISSION PLANS (V 33-40)	SPI	10.07.18
D	AMENDED SUBMISSION PLANS (V 41-43)	TF	08.01.19

AMENDED SUBMISSION PLANS-DA
 SIGNATURE.....

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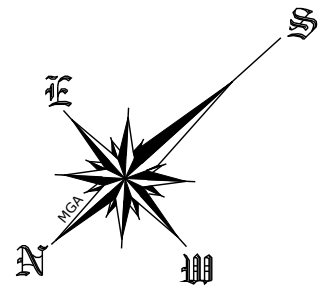
RAWSON HOMES
 1 HOMEBUSH BAY DRIVE
 BUILDING F, LEVEL 2, SUITE 1
 RHODES NSW 2138
 TELEPHONE: 02 8765 5500
 FAX : 02 8765 8099
 BUILDER'S LICENCE No. 33493C



CLIENT:
MR R. & MRS M. ELDER
 SITE ADDRESS:
**LOT 1, DP.UNREGISTERED,
 WARRIEWOOD ROAD,
 WARRIEWOOD**

HOUSETYPE:
 MODEL: DERWENT 21
 FACADE: ELITE
 TYPE: DOUBLE GARAGE
 SPECIFICATION: LUX
 DRAWING TITLE:
COVER SHEET

DRAWN BY: FL	DATE DRAWN: 20.06.17	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: NTS	
JOB No: A007713	DRWG No.: 01	ISSUE: D	



BAS

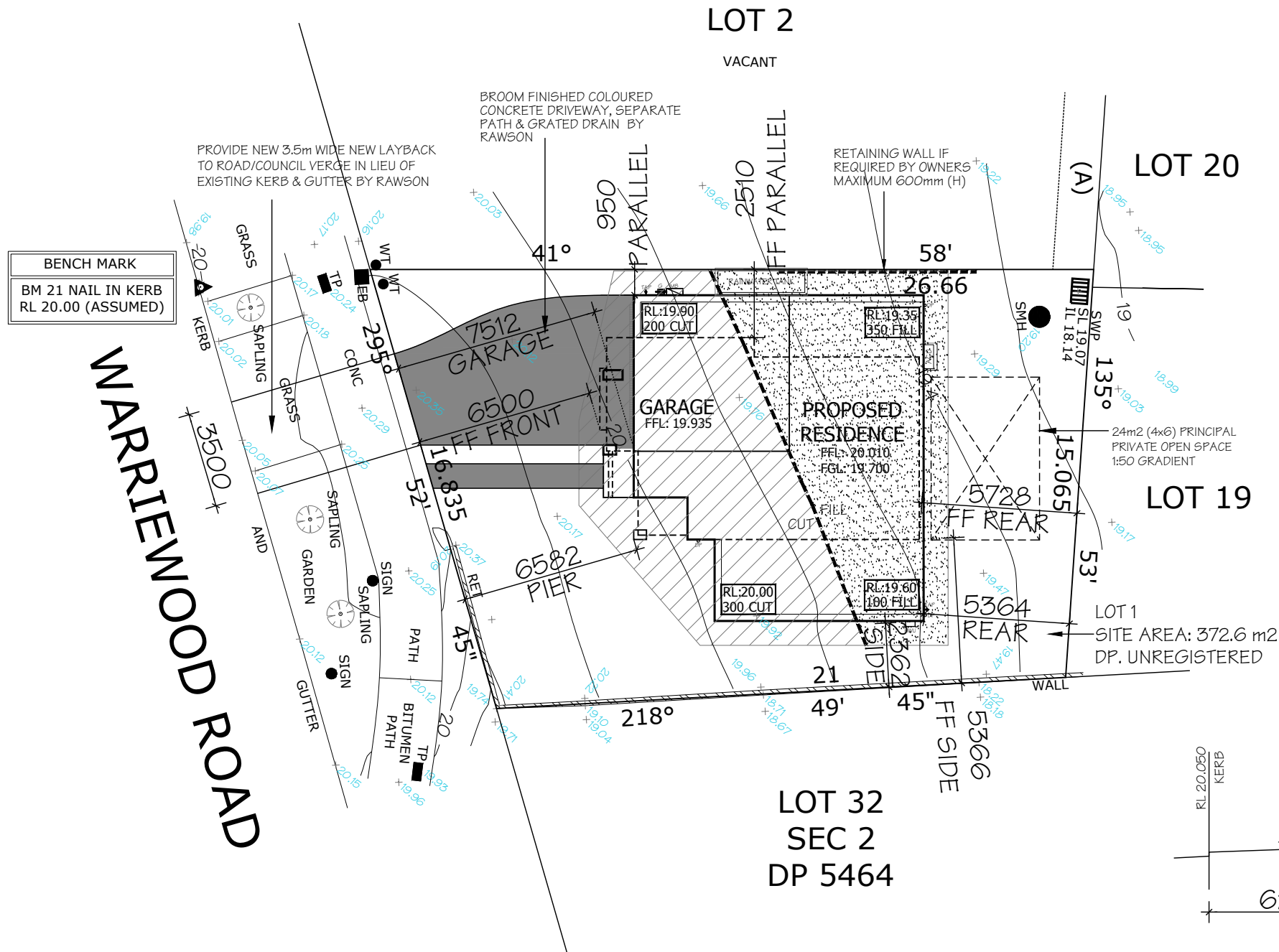
- WARNING -
UNREGISTERED PLAN

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

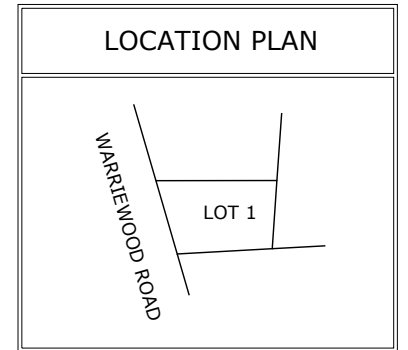
ABBREVIATIONS	
EB	- ELECTRICAL BOX
EM	- ELECTRICAL METER
GM	- GAS METER
H	- HYDRANT
R	- HYDRANT RECYCLED
KO	- KERB OUTLET
LP	- LIGHT POLE
LH	- LAMP HOLE
MH	- MAN HOLE
PP	- POWER POLE
SH	- SHRUB
SMH	- SEWER MAN HOLE
SIO	- SEWER INSPECTION OPENING
SV	- STOP VALVE
SR	- STOP VALVE RECYCLED
SVP	- SEWER VENT 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



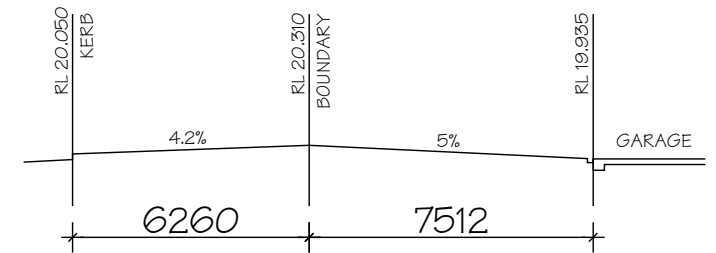
(A) EASEMENT TO DRAIN WATER 1.5 WIDE



- SITE NOTES:**
BEFORE STARTING WORK ON
SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
 - SEWER CONNECTION POSITION
 - DRIVEWAY ALIGNMENT & LEVELS
- 'N2' WIND CATEGORY
O INDICATES DOWNPIPE LOCATION



SITE CALCULATIONS DA	
GROUND FLOOR	83.20 m ²
FIRST FLOOR	77.28 m ²
TOTAL LIVING AREA	160.48 m ²
TOTAL LANDSCAPE AREA	207.29 m ²
SITE AREA	372.60 m ²
BUILDING FOOTPRINT	118.22 m ²
DRIVEWAY & PATH	47.09 m ²
TOTAL LANDSCAPE AREA	207.29 m ²
LANDSCAPE AREA (%)	55.63 %
FLOOR SPACE RATIO	0.43 :1
SITE COVERAGE	31.73 %



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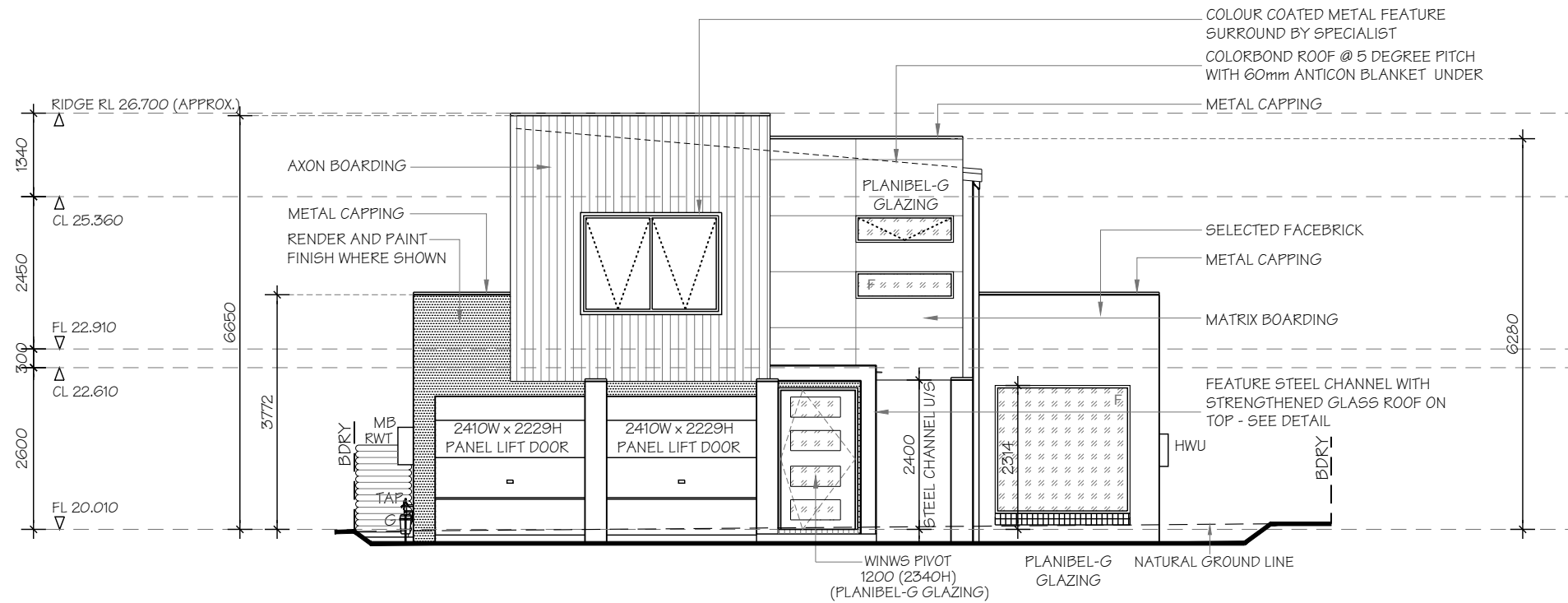
CLIENT:
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SITE ADDRESS:
**LOT 1, DP.UNREGISTERED,
WARRIEWOOD ROAD,
WARRIEWOOD**

HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
SITE PLAN

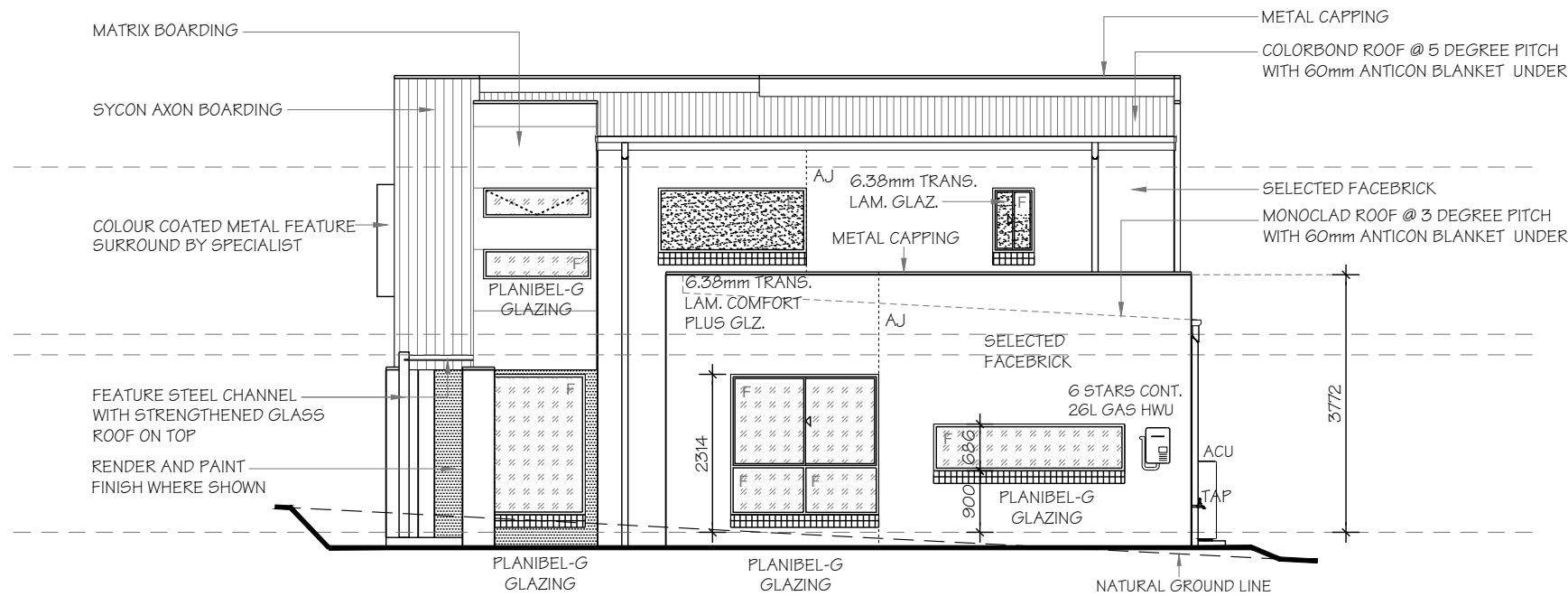
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A007713	DRWG No.:	ISSUE:	
	02	D	



FRONT ELEVATION - 1

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

NOTE:
- COLORBOND 'ULTRA' RATING TO FASCIA AND
GUTTER TO COMPLY WITH BUILDING WITHIN A
MARINE ENVIRONMENT
- COLORBOND 'ULTRA' RATING TO WINDOWS AND
FLYSCREENS TO COMPLY WITH BUILDING WITHIN
A MARINE ENVIRONMENT
- COLORBOND 'ULTRA' RATING TO WINDOWS AND
FLYSCREENS TO COMPLY WITH BUILDING WITHIN
A MARINE ENVIRONMENT



SIDE ELEVATION - 2

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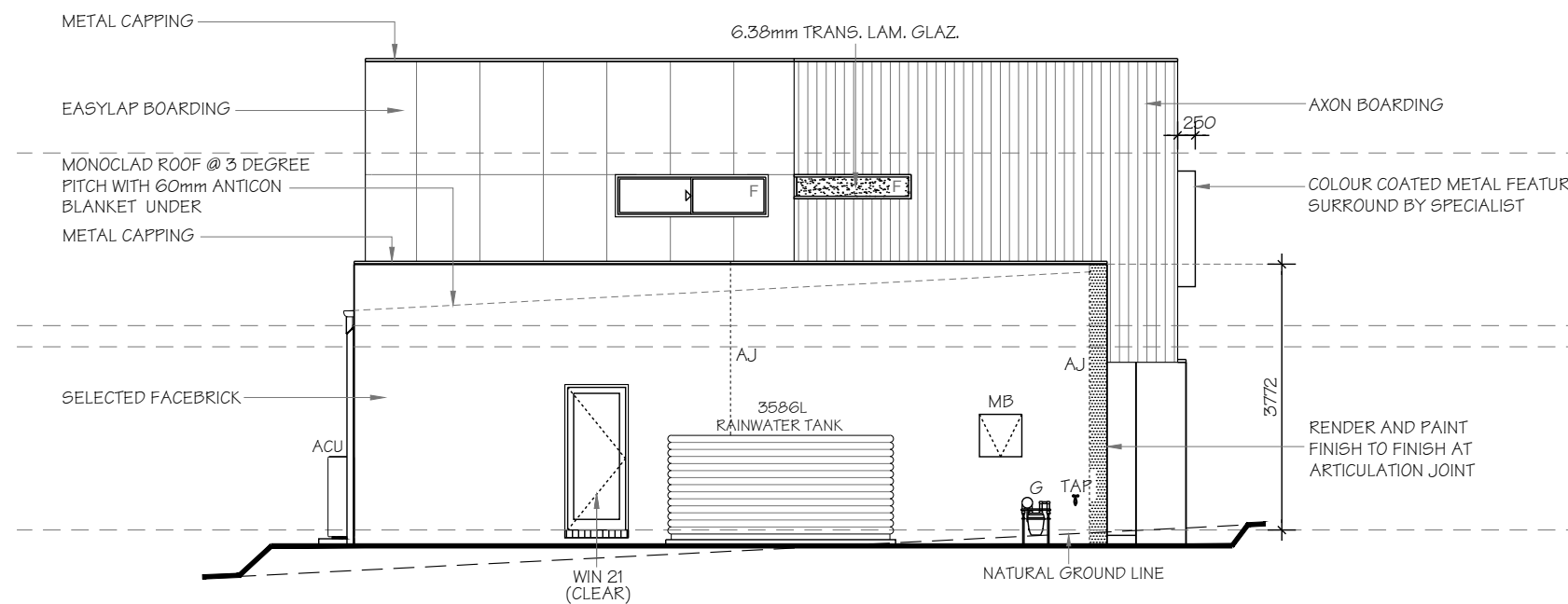
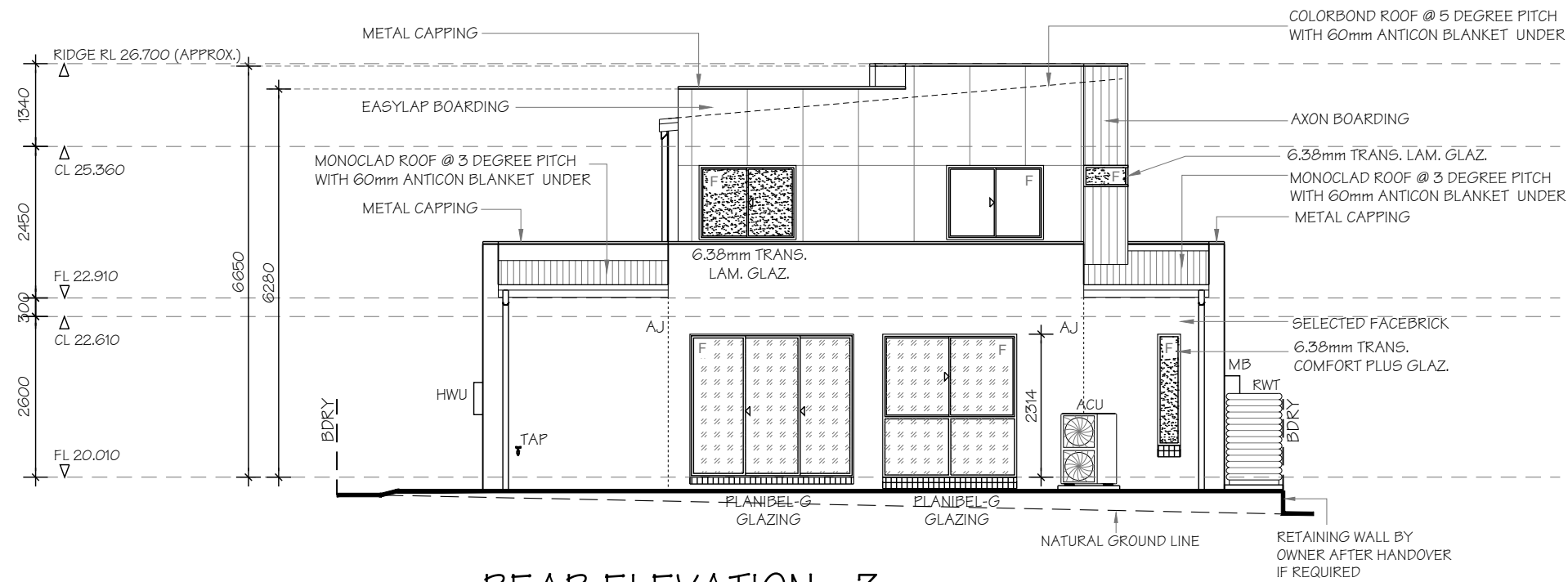
HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 1 & 2

DRAWN BY: FL	DATE DRAWN: 20.06.17	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A007713	DRWG No.:	ISSUE:	
	05	D	

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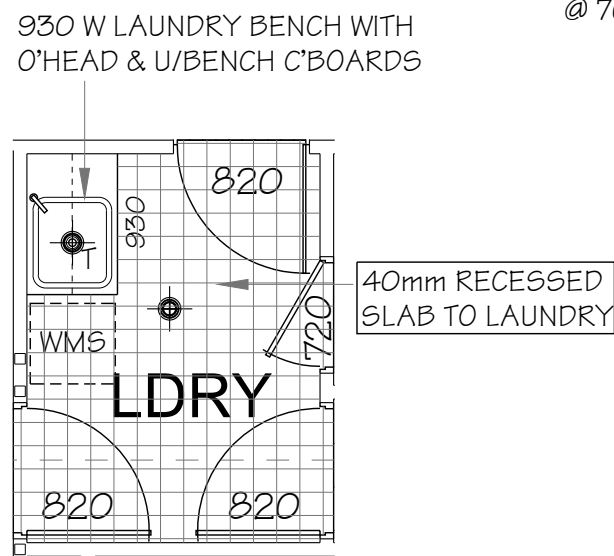
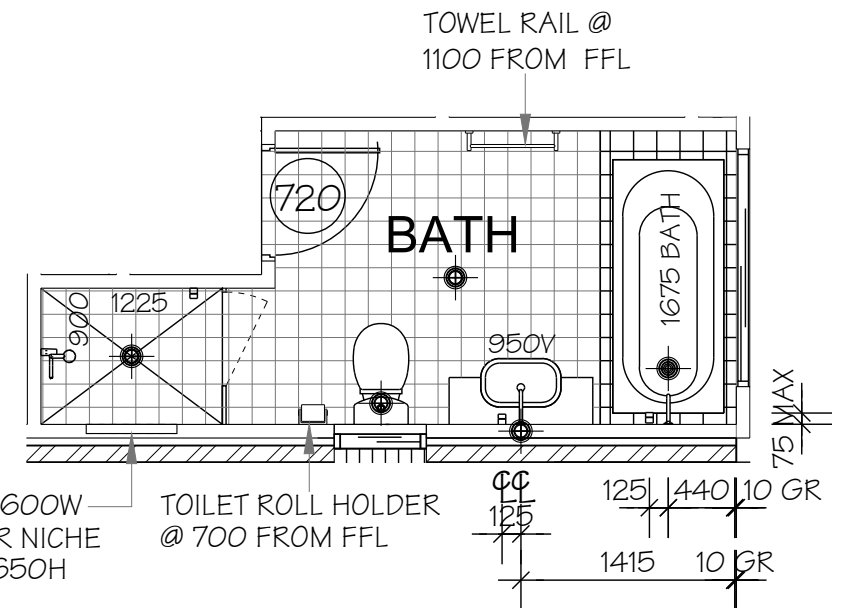
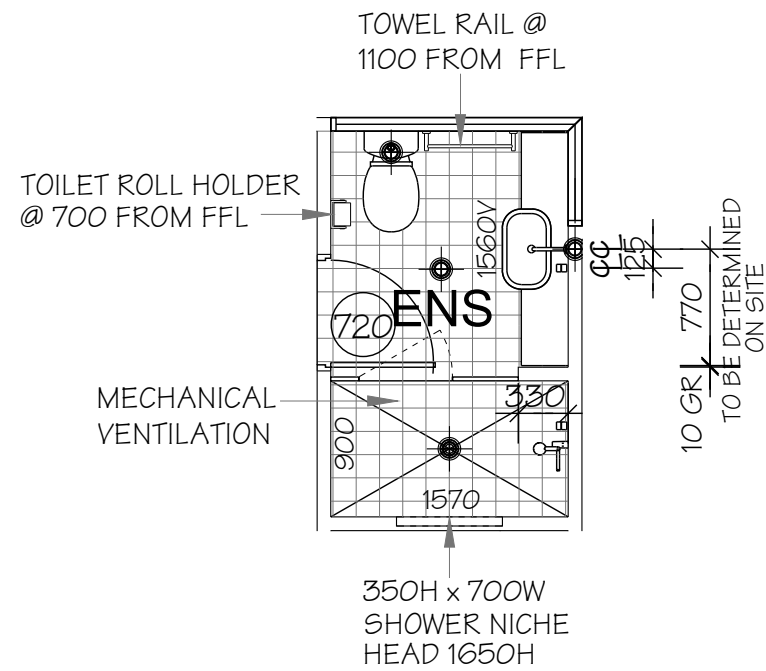
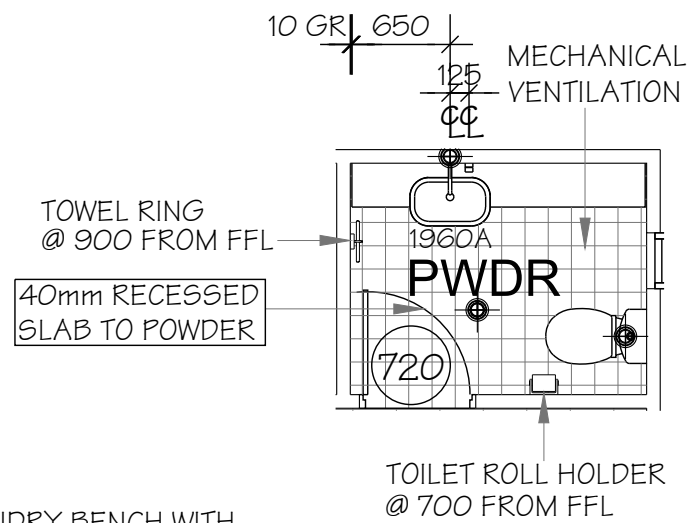
CLIENT:
MR R. & MRS M. ELDER

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**LOT 1, DP.UNREGISTERED,
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WARRIEWOOD**

HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 3 & 4

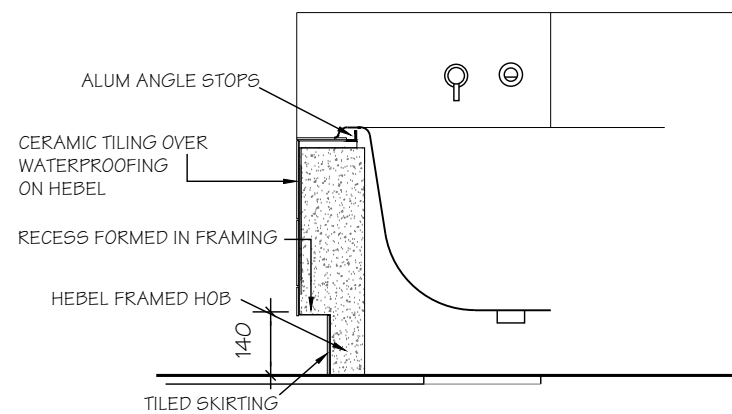
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A007713	DRWG No.:	ISSUE:	
	06	D	



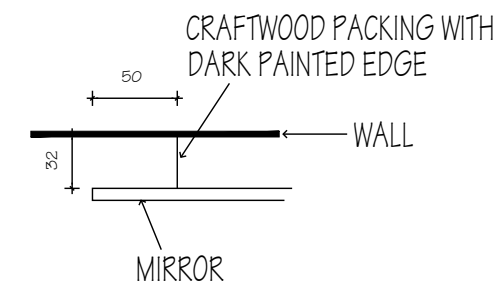
NOTE: WASHING MACHINE TAPS UNDER TUB
650H TILED SPLASHBACK AROUND TUB

NOTES:

- FULL HEIGHT TILING TO MAIN BATHROOM & ENSUITE
- SKIRTING TILE TO POWDER ROOM
- HEIGHT OF SHOWER SCREENS 2100mm
- 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
- 1900H TO SHOWER HEAD TO UNDERSIDE OF SHOWER HEAD



BATH HOB DETAIL
NOT TO SCALE



MIRROR EDGE DETAIL
NOT TO SCALE

REFER TO TILE DIRECT QUOTE SIGNED & DATED 28.11.17 FOR TILING DETAILS

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RAWSON HOMES

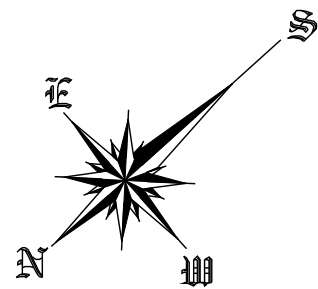
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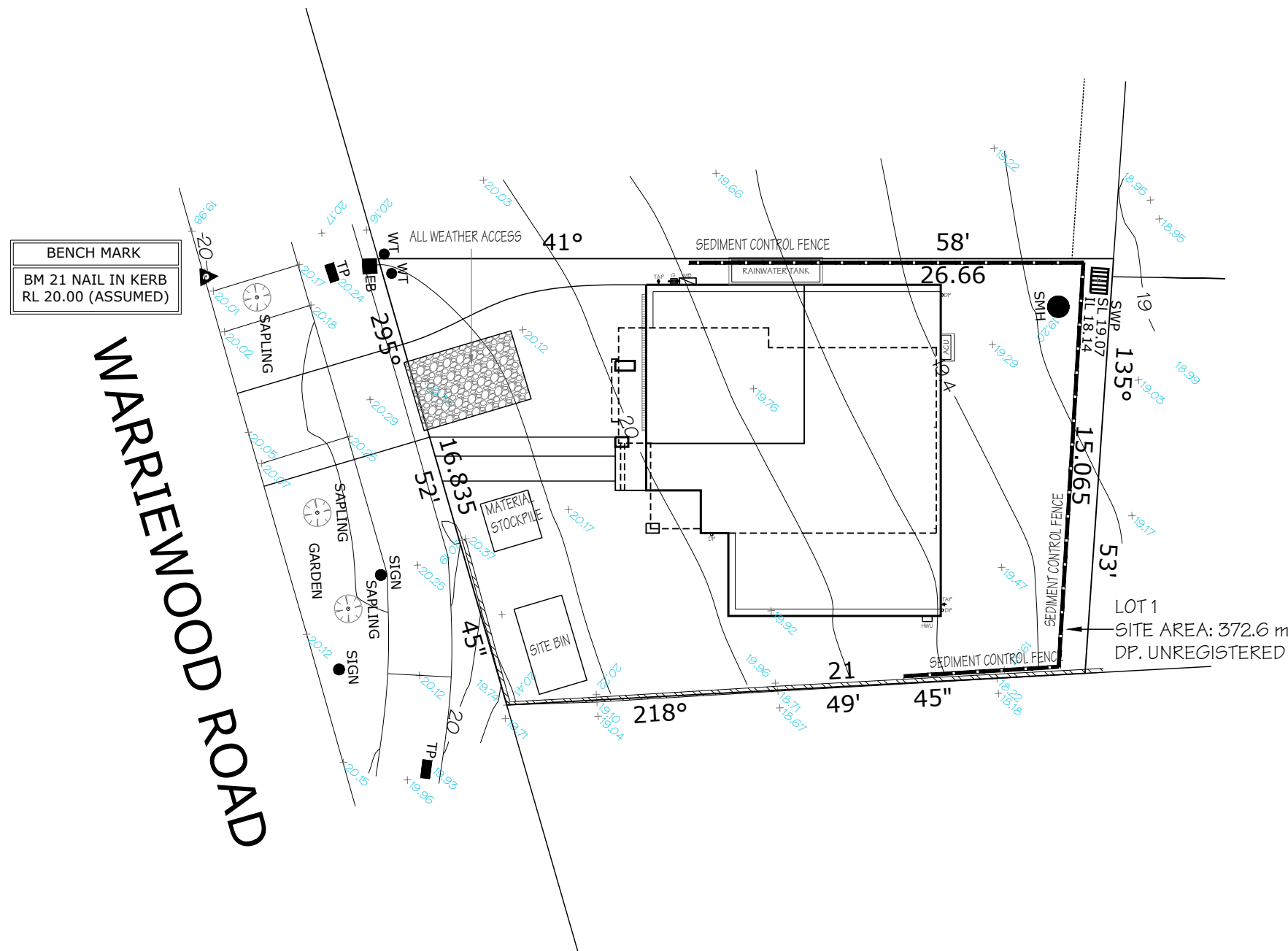
CLIENT:
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SITE ADDRESS:
**LOT 1, DP.UNREGISTERED,
WARRIEWOOD ROAD,
WARRIEWOOD**

HOUSETYPE:
MODEL: **DERWENT 21**
FACADE: **ELITE**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **LUX**
DRAWING TITLE:
WET AREA DETAILS

DRAWN BY: FL	DATE DRAWN: 20.06.17	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:50	
JOB No: A007713	DRWG No.: 08	ISSUE: D	



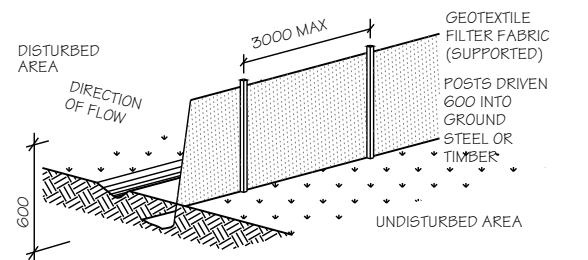
BAS



SEDIMENT CONTROL

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANGEMENT.



SEDIMENT FENCE DETAIL
SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX



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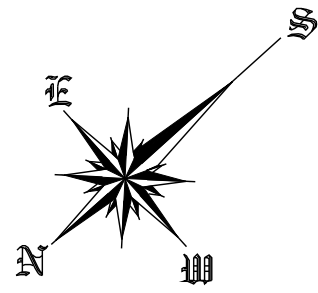
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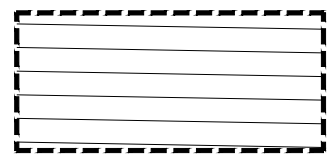
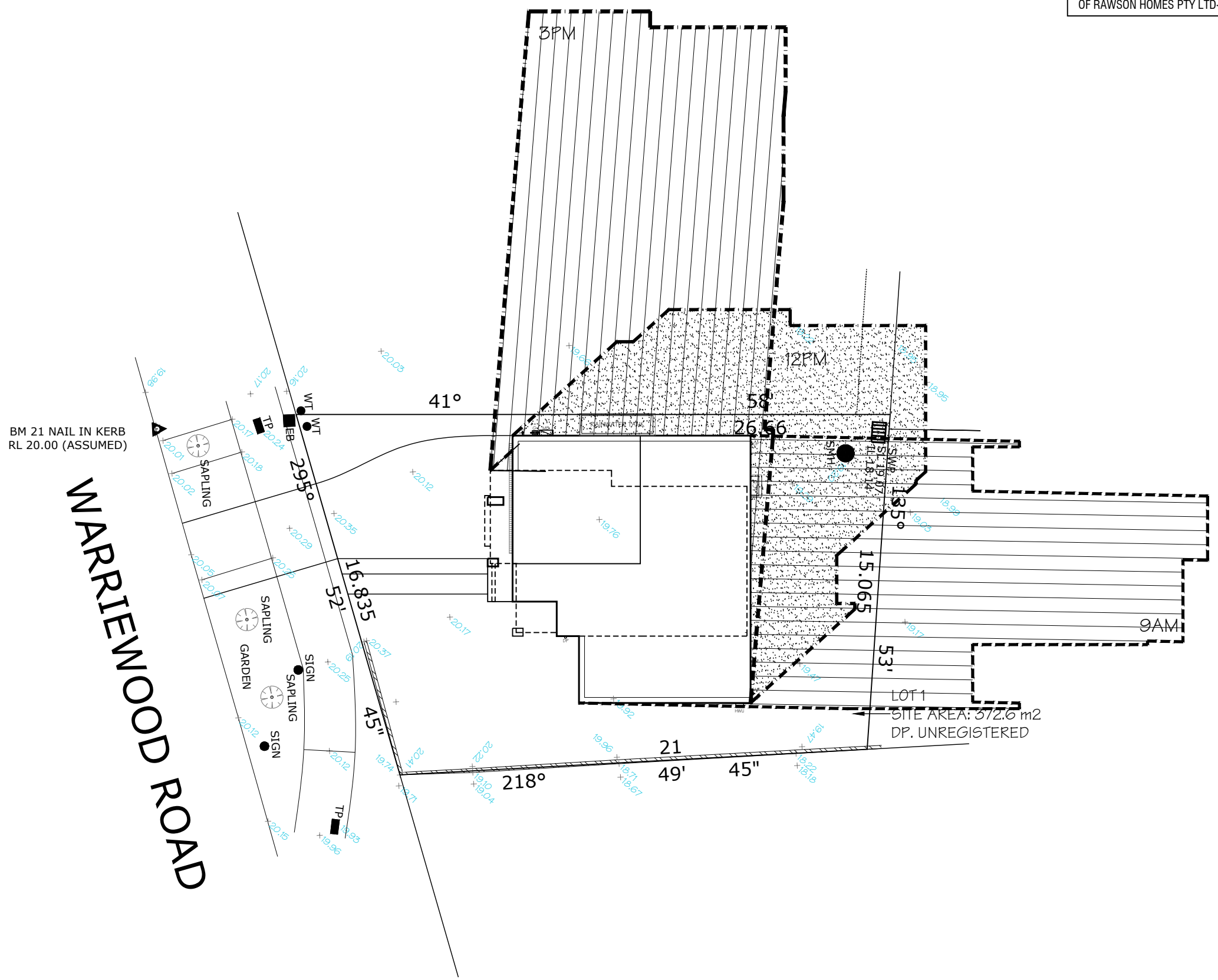
HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
SEDIMENT CONTROL PLAN

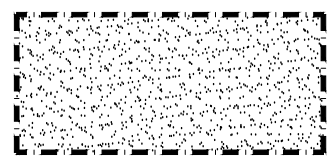
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A007713	DRWG No.: 10	ISSUE: D	



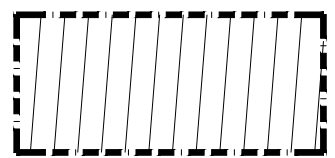
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21st JUNE SHADOWS 9:00 am



21st JUNE SHADOWS 12:00 pm



21st JUNE SHADOWS 3:00 pm

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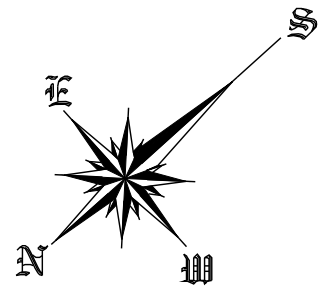
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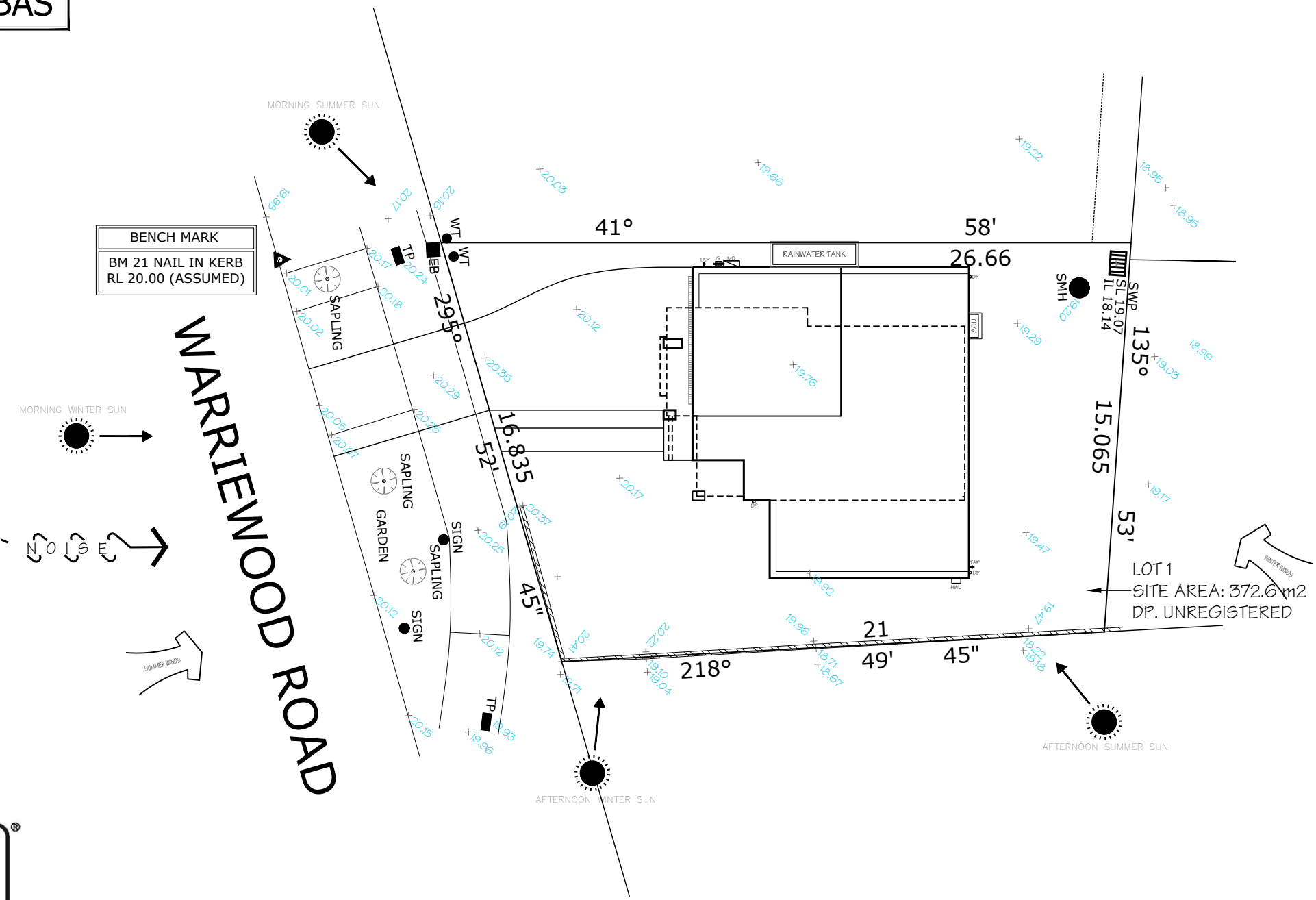
HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
SHADOW DIAGRAM

DRAWN BY: FL	DATE DRAWN: 20.06.17	CHECKED BY:	APPROVED FOR CONSTRUCTION:
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JOB No: A007713	DRWG No.: 11	ISSUE: D	



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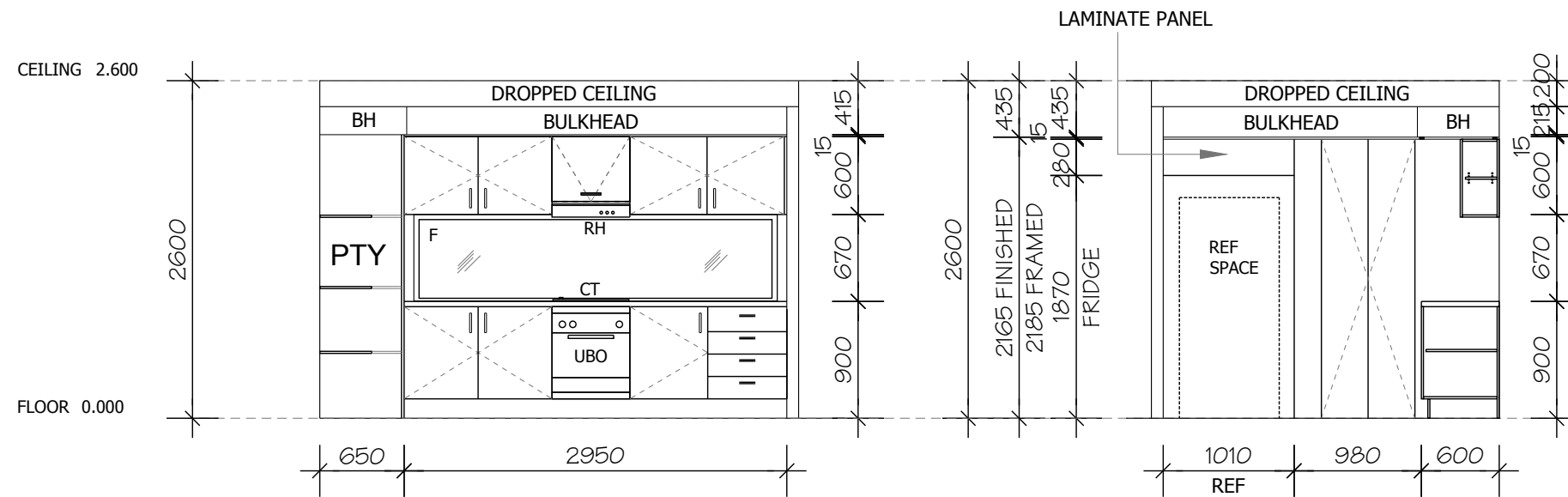
RAWSON HOMES
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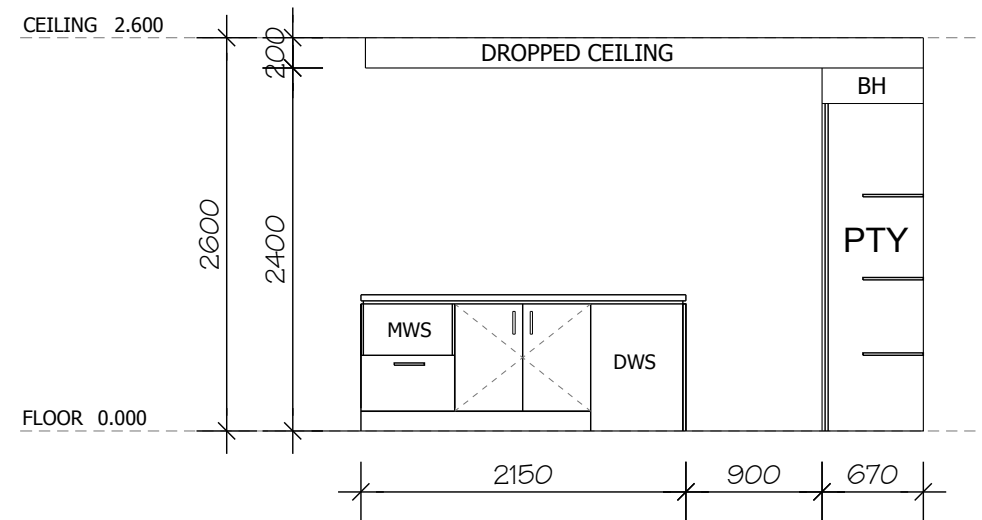
HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX
DRAWING TITLE:
SITE ANALYSIS PLAN

DRAWN BY: FL	DATE DRAWN: 20.06.17	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A007713	DRWG No.: 12	ISSUE: D	

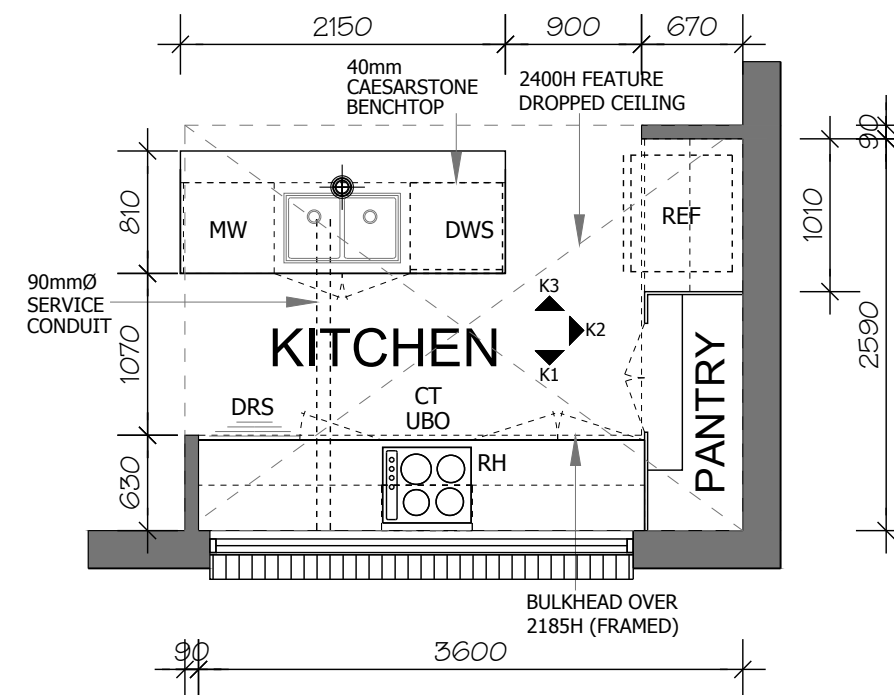


KITCHEN - 1

KITCHEN - 2



KITCHEN - 3



KITCHEN PLAN

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KITCHEN DETAILS

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JOB No: A007713	DRWG No.: KD	ISSUE: D	



External Colour Selections

Lot 1, Warriewood Road, Warriewood NSW 2102
Richard & Michelle Elder



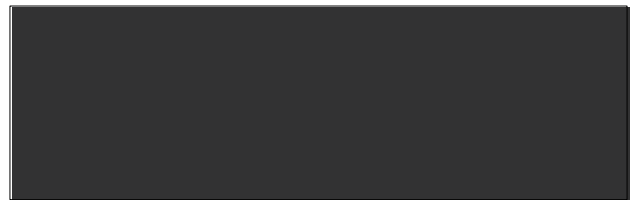
Main Brick: Whitsunday Brampton



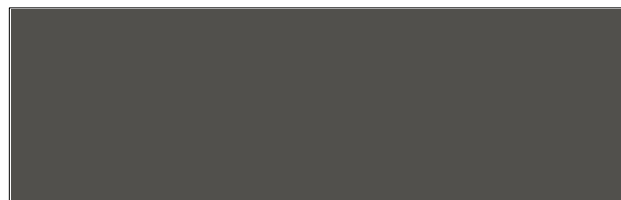
Roof: Ultra Windspray



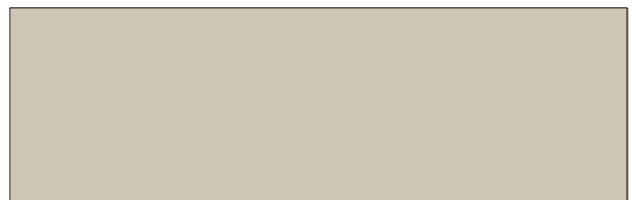
Gutter, Fascia, Rainwater Tank, Metal Capping:
Colorbond Monument



Garage Door: Monument



Axon Cladding, Meter Box, Downpipes, A/C Cover:
Taubmans Monument



Render, Cladding, Laundry Door:
Taubmans Wise Owl



Eaves/Alfresco: Taubmans Crisp White