

STORMWATER AS PER
HYDRAULIC DESIGN SW22049 S1B-S2B

NORTHERN BEACHES COUNCIL WARRINGAH DCP 2011	
SITE AREA :	592.2m ²
TOTAL HOUSE FOOTPRINT AREA :	213.58 m ²
TOTAL IMPERVIOUS AREA :	330.31 m ² or 55%
DRIVEWAY AREA :	63.98 m ²
LANDSCAPE AREA	
Minimum Required:	40% of site area = 236.88m ²
Achieved:	= 344.61 m ² or 58%
PRIVATE OPEN SPACE	
Minimum Required:	60m ²
Achieved: (min dimension 5m)	207.23m ²

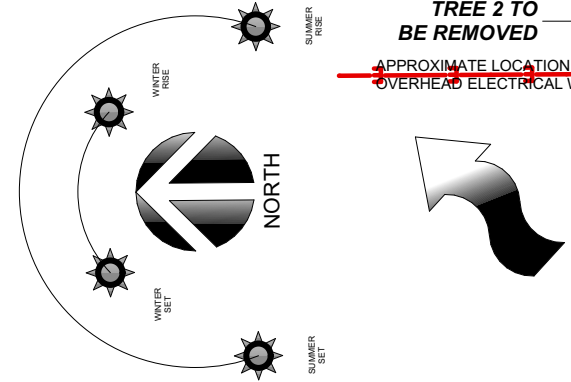
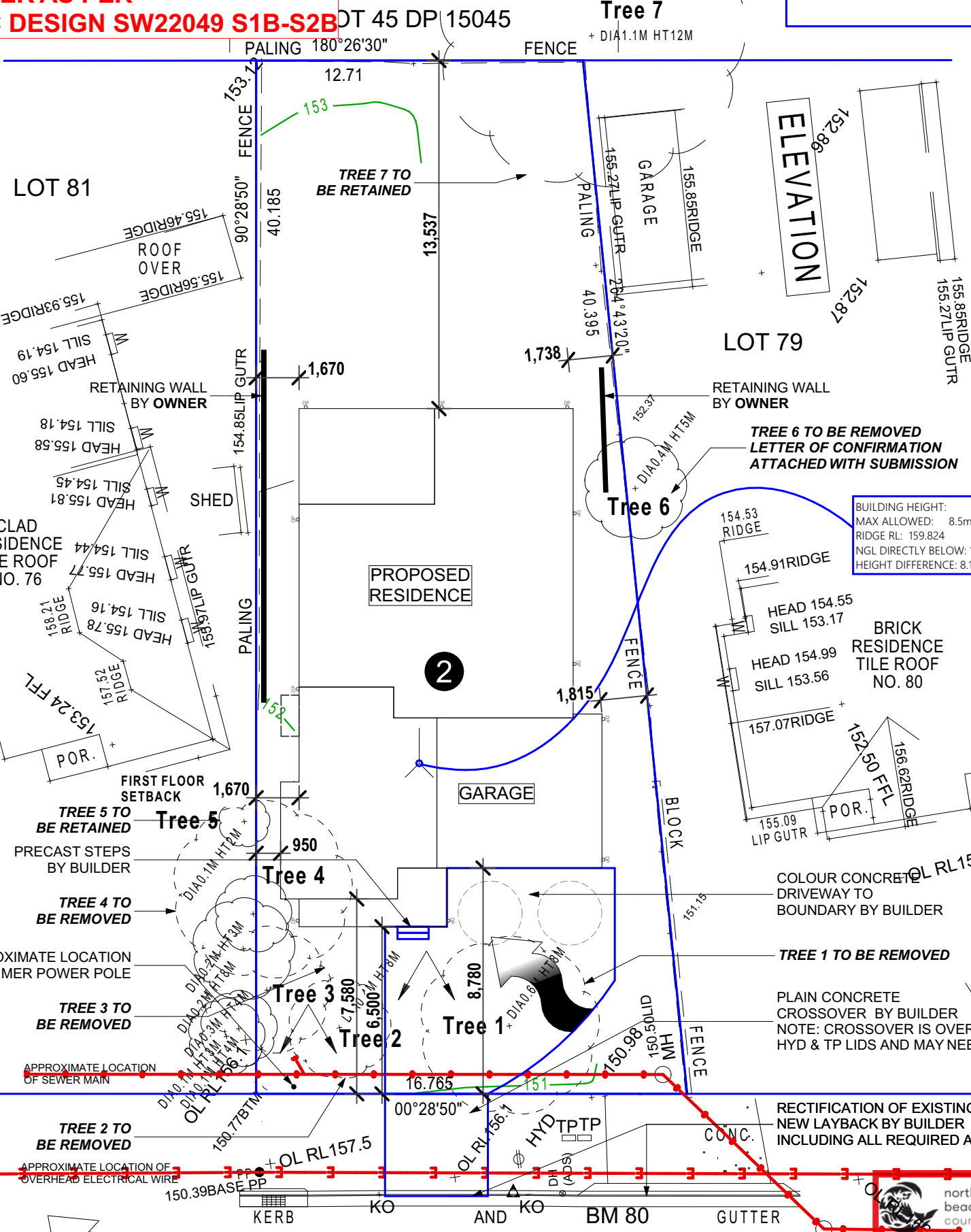
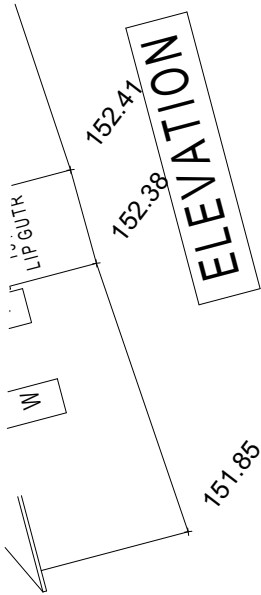
LEGEND

1 2 NUMBER OF STOREYS

MAIN VIEWS

NOISE IMPACT

PREVAILING WINDS


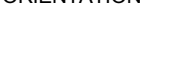



KARINGAL CRESCENT

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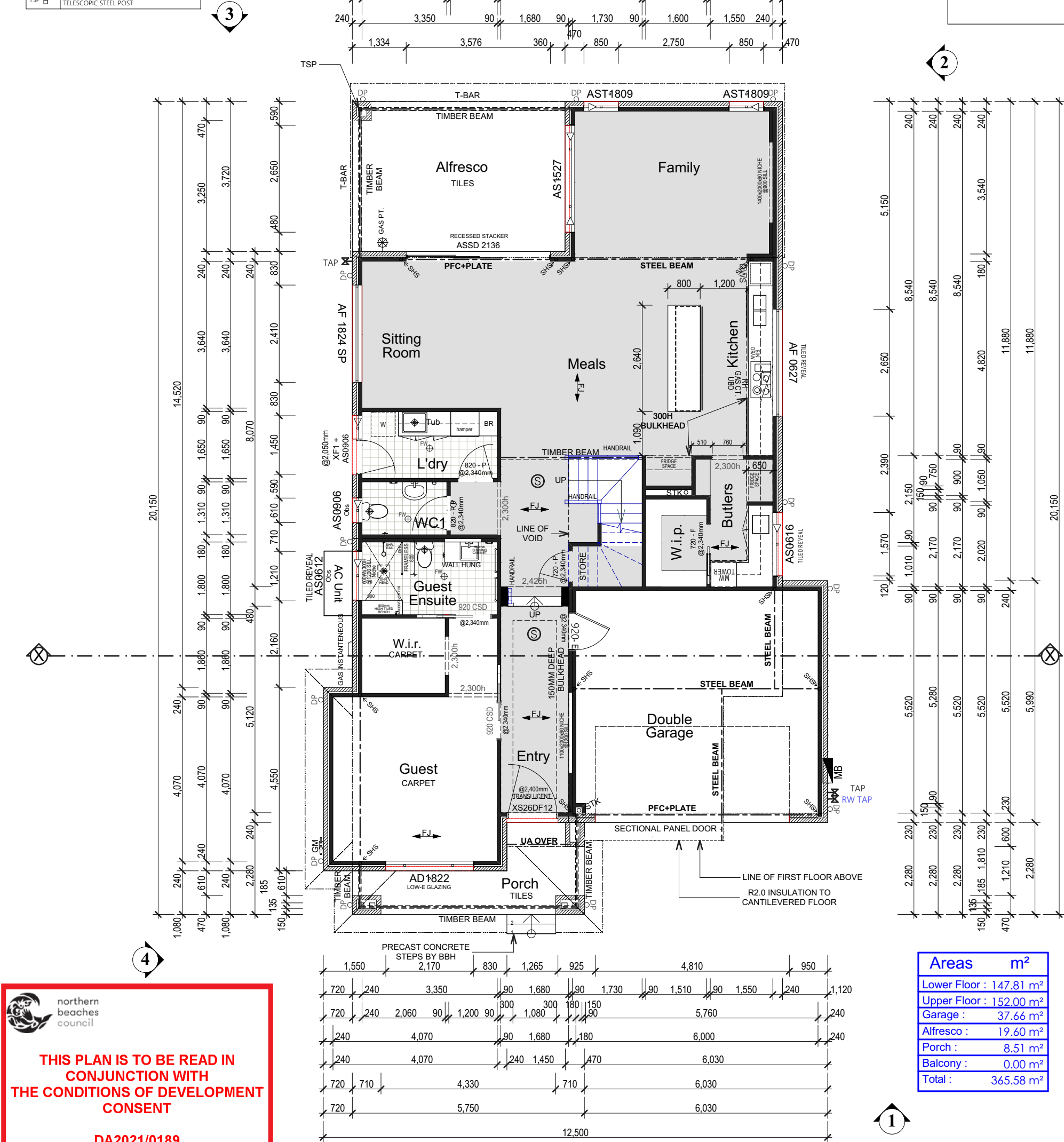
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SITE PLAN & SITE ANALYSIS PLAN

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:							
Joslin				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au		 ORIENTATION		 Better Built Homes LICENCE NUMBER 244242C			
-				A	PA	14.11.20	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS											
SITE ADDRESS: No 78, Lot 80, DP 36616 Karingal Crescent, Frenchs Forest 2086				B	PA	30.11.20	Tender Presentation Changes dated 20.11.20	HYDRAULICS REQUIRED											
				C	PA	14.01.21	Variation 2												
HOUSE NAME: Astoria 39F MK2				D	PA	11.02.21	Submission Plan	SEWER AT FRONT OF SITE											
				E	SS	13.5.21	Var.4												
FACADE: Traditional				F	PA	28.6.21	Submission Plan - Re-design Driveway												
				G	JH	9.8.21	Variation 7												
INCLUSION Better Luxury				H	PA	17.8.21	Submission Plan - Arborist Report												
				I															
SCALE		JOB #		J															
1:200		0582-JOS		K															
PROMOTION		SHEET		L															
Oppulance		3 of 12																	
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LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST

NOTES:	
REBATE TO GROUND FLOOR WET AREAS	
PROVIDE MICRON VIDEO INTERCOM V1002 (Display Upgrade List 9.2)	




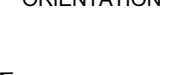

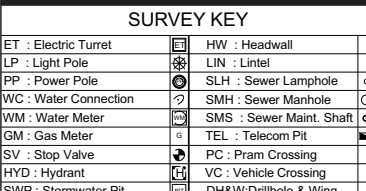
northern beaches council

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Areas	m ²
Lower Floor :	147.81 m ²
Upper Floor :	152.00 m ²
Garage :	37.66 m ²
Alfresco :	19.60 m ²
Porch :	8.51 m ²
Balcony :	0.00 m ²
Total :	365.58 m ²

GROUND FLOOR

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ORIENTATION

Better Built Homes

LICENCE NUMBER 244242C

SURVEY KEY

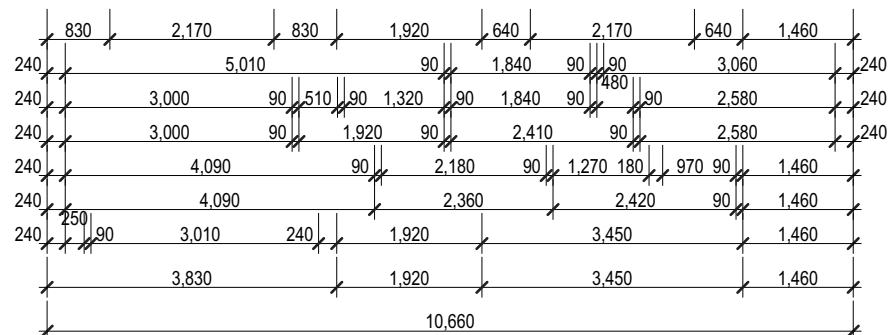
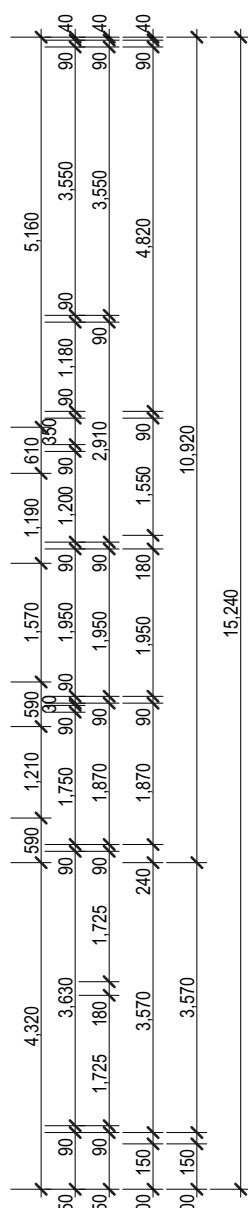
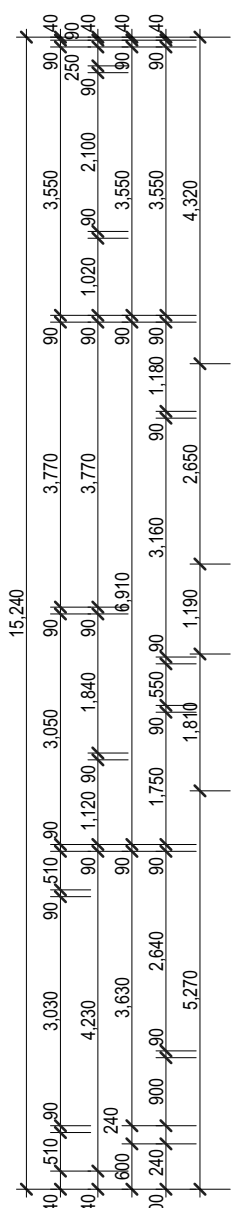
ET : Electric Turret	HW : Headwall
LP : Light Pole	LIN : Lintel
PP : Power Pole	SLH : Sewer Lamphole
WC : Water Connection	SMH : Sewer Manhole
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SITE INDUCTION


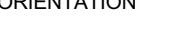

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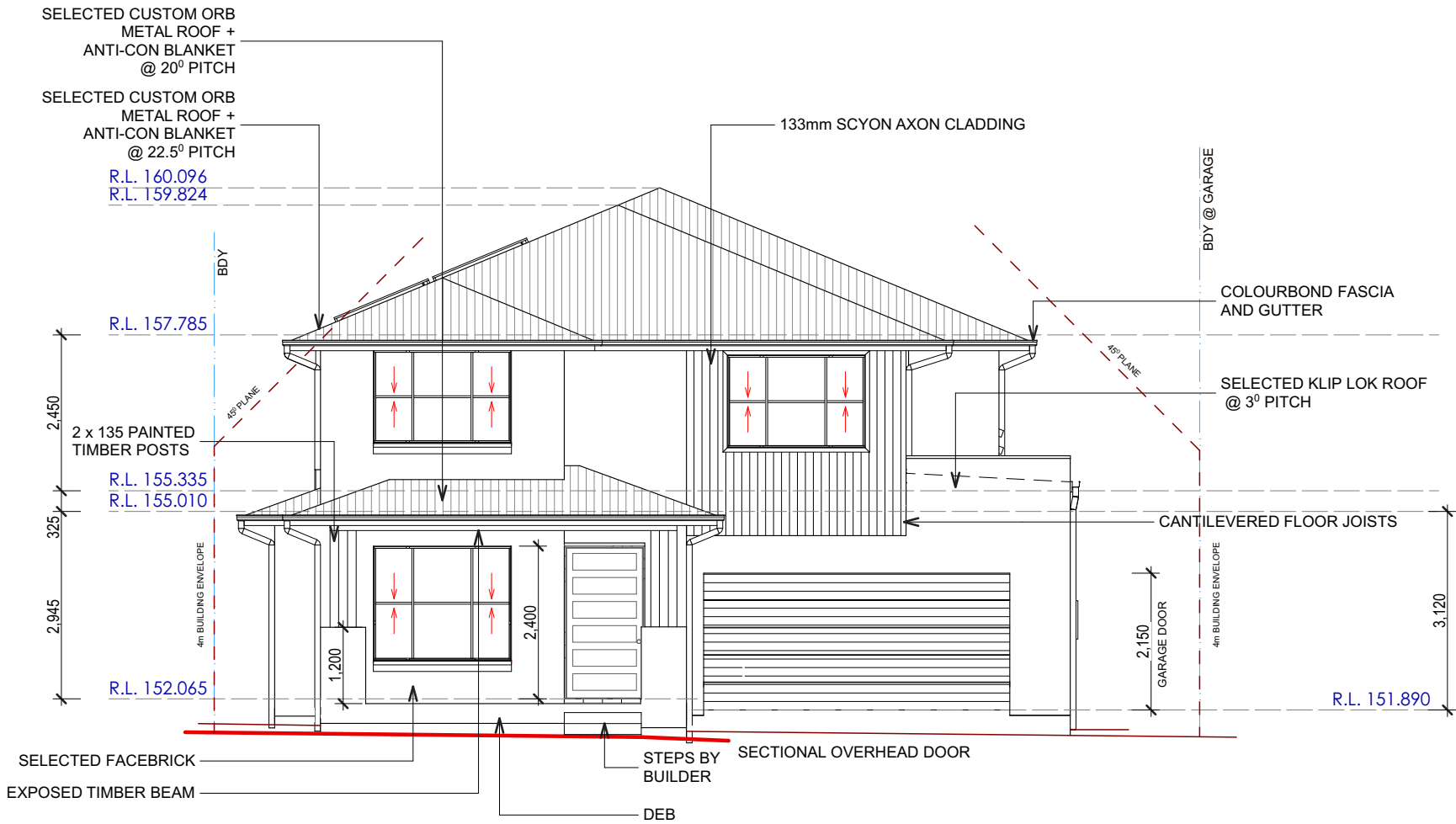
<p>ALL BEDROOM WINDOWS THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 2m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH NCC 2019 BCA 3.9.2.6 PROTECTION OF OPENABLE WINDOWS - BEDROOMS</p>
<p>ALL WINDOWS (OTHER THAN BEDROOMS) THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 4m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH NCC 2019 BCA 3.9.2.7 PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS</p>

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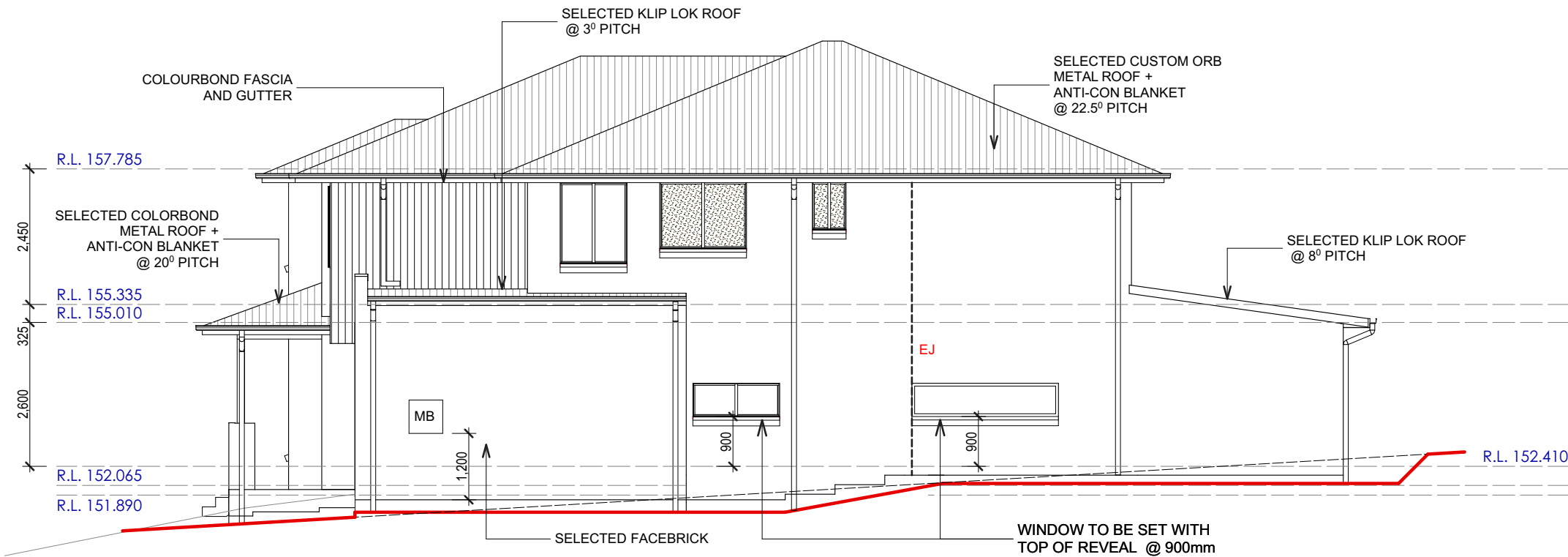
FIRST FLOOR

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NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS
TO HAVE A RESTRICTED (R) RES OPENING OF 125MM
MAX. AS REQUIRED BY B.C.A. ON 01/05/13



ELEVATION 1




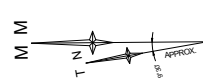























































ELEVATION 2



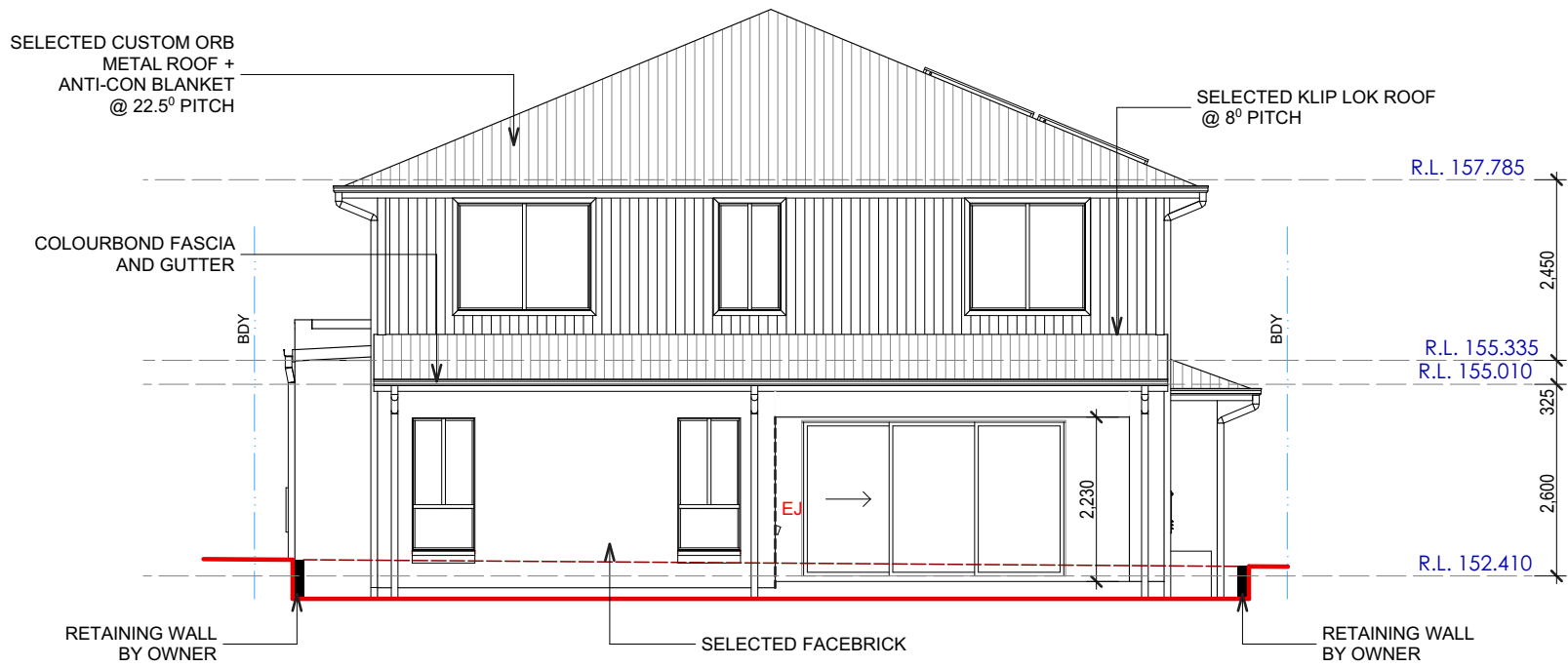
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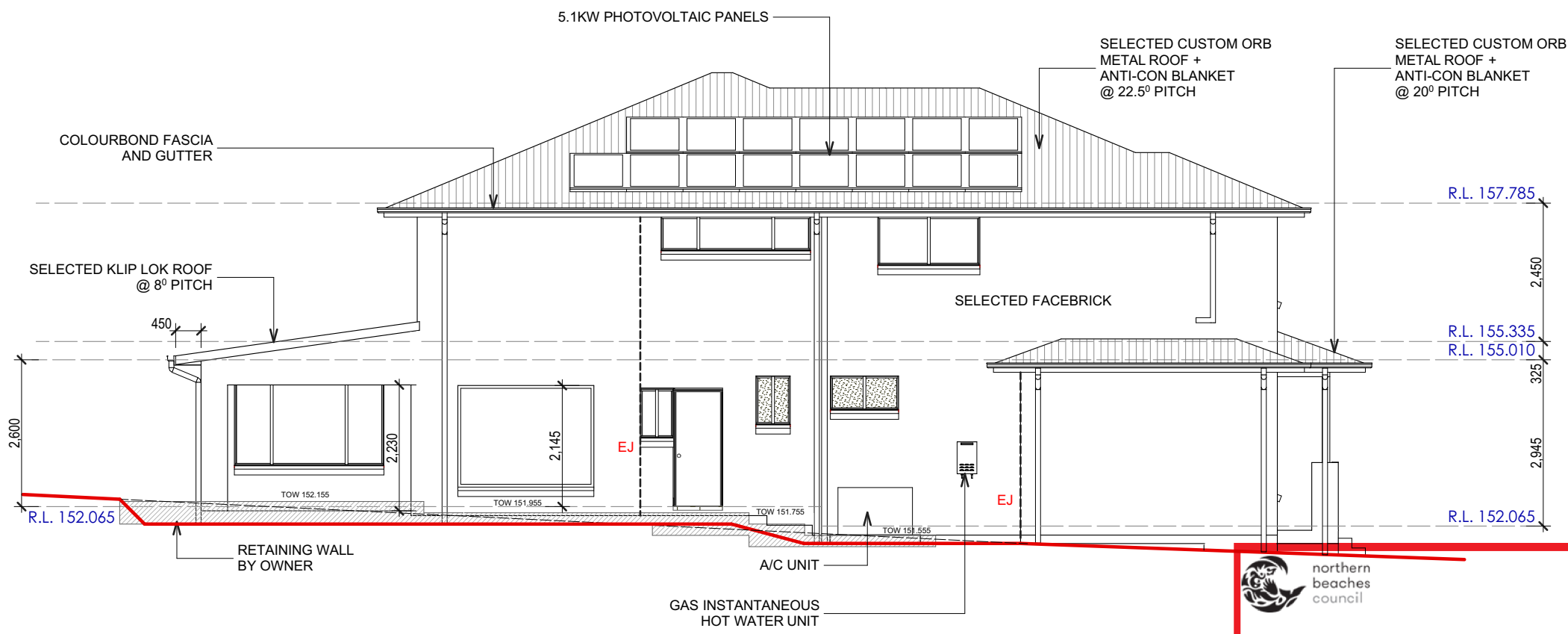
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ELEVATION 3





ELEVATION 4




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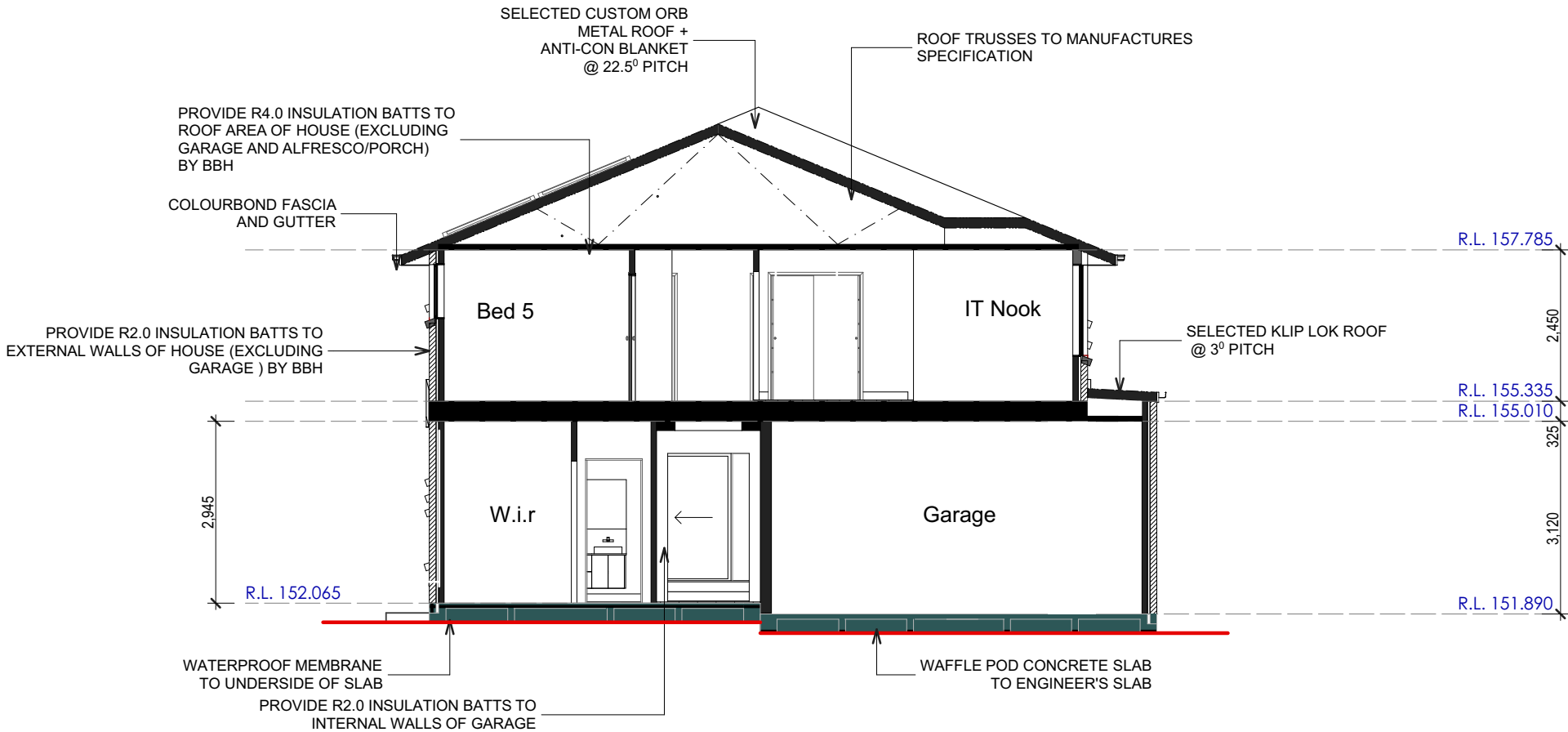
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DH&W: Drillhole & Wing

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NOTE:

*ALL WINDOWS WITH BRICKWORK OVER TO HAVE A MINIMUM OF 3 COURSES ABOVE GALINTEL. EXTEND BRICKWORK ABOVE EAVES SOFFIT LINING IF REQUIRED.



SECTION X-X


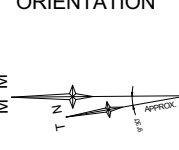

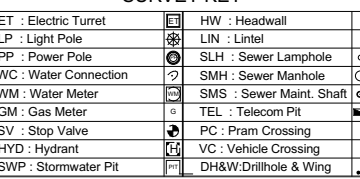
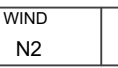

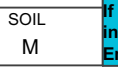
GAS INSTANTENEOUS HWU
3 STAR RATED SHOWERHEADS 4 STAR RATED TOILET FLUSHING SYSTEM *KITCHEN & BATHROOM TAPS WITH MINIMUM 4 STAR FLOW RATE *PROVIDE WATER SAVING FLICKMIXER KITCHEN TAP
PROVIDE ENERGY SAVING FLUORESCENT GLOBES TO: AS PER BASIX CERTIFICATE
WEATHER STRIP ACROSS ENTRY
RAINWATER TANK MUST CONNECT TO ALL TOILETS IN THE DEVELOPMENT WATER TAP THAT SUPPLIES WASHING MACHINE AND ONE GARDEN TAP.



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