

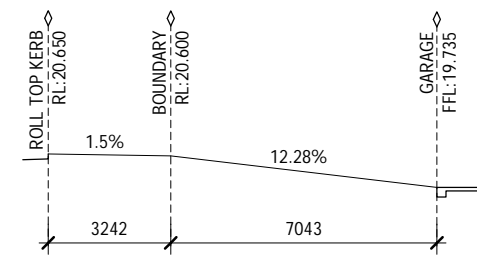
SITE NOTES:

- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
 - SEWER CONNECTION POSITION
 - DRIVEWAY ALIGNMENT & LEVELS

DP ○ INDICATES DOWNPIPE LOCATION

DRIVEWAY GRADIENT

SCALE: 1 : 200



WARRIEWOOD ROAD

BROOM FINISHED COLOURED CONCRETE DRIVEWAY, FRONT PATH AND GRATED DRAIN BY RAWSON HOMES

PLAIN CONCRETE CROSSOVER BY RAWSON HOMES

3.5m WIDE NEW LAYBACK TO ROAD/COUNCIL VERGE

BENCH MARK
BM 3 NAIL IN KERB
RL 20.00 (ASSUMED)

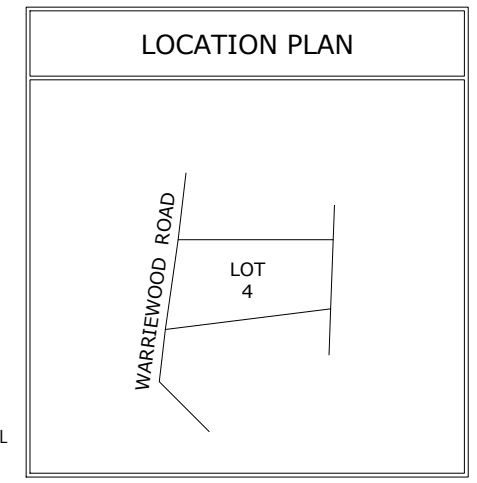
(A): EASEMENT TO DRAIN WATER 1.5 WIDE

WARNING
UNREGISTERED PLAN

- N2 WIND CATEGORY
- 1m FALL ACROSS BUILDING ENVELOPE
- DRIVEWAY & PATH TO COMPLY WITH AS2890
- 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

- GENERAL SITING NOTES:**
- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENT 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

SITE CALCULATIONS DA		
GROUND FLOOR	101.73	m ²
FIRST FLOOR	102.81	m ²
TOTAL LIVING AREA	204.54	m ²
SITE AREA	393.10	m ²
BUILDING FOOTPRINT	154.91	m ²
DRIVEWAY & PATH	36.84	m ²
CROSSOVER	10.90	m ²
TOTAL LANDSCAPE AREA	201.35	m ²
LANDSCAPE AREA (%)	51.22	%
FLOOR SPACE RATIO	0.52	:1
SITE COVERAGE	39.41	%



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

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

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S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A008854 Nield & Holl - Lot 4 Warriewood Road - Warriewood\A008854 Submission Plan.rvt

NOTES:
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- * ALL DIMENSIONS ARE IN MILLIMETRES
- * DO NOT SCALE - USE WRITTEN DIMENSIONS
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RAWSON HOMES
1 HOMEBUSH BAY DRIVE, BLDG. F
LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C

CLIENT:
MR. T. HOLL & MS. K. J. NIELD

SITE ADDRESS:
**LOT 4 (DP UNREG.)
WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

HOUSE TYPE
MODEL: **HUNTLEY 27 MAJESTIC**
FACADE: **DOUBLE GARAGE**
TYPE: **LUX**

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
DD	12.11.18	QC	
COUNCIL AREA:		SCALE:	
PITTWATER		1 : 200	
JOB No:	DRWG No:	ISSUE:	
A008854	02	B	

NOTES:

- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- 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
- HEIGHT OF ALL SQ. SETS 2400mm FROM FFL UNLESS OTHERWISE SHOWN TO GROUND FLOOR
- HEIGHT OF ALL INTERNAL DOORS 2340mm FROM FFL TO GROUND FLOOR

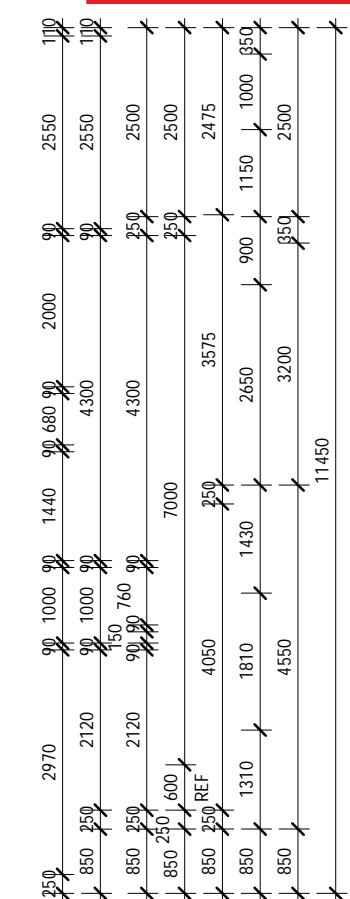
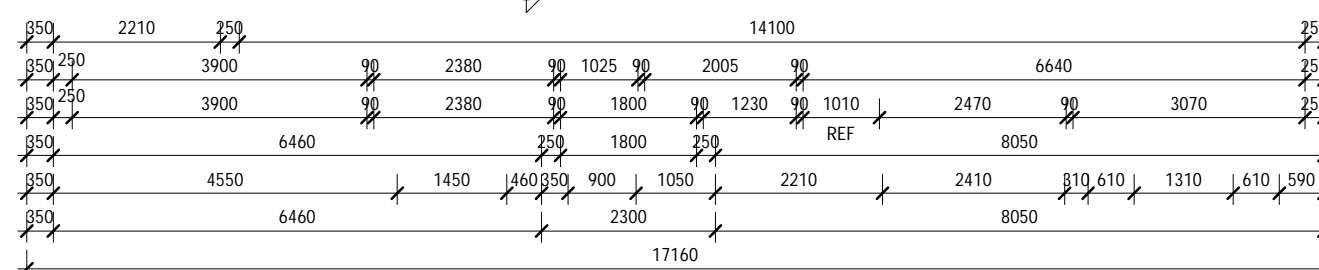
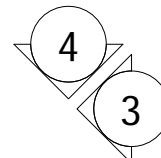
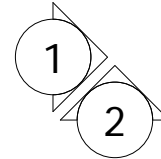
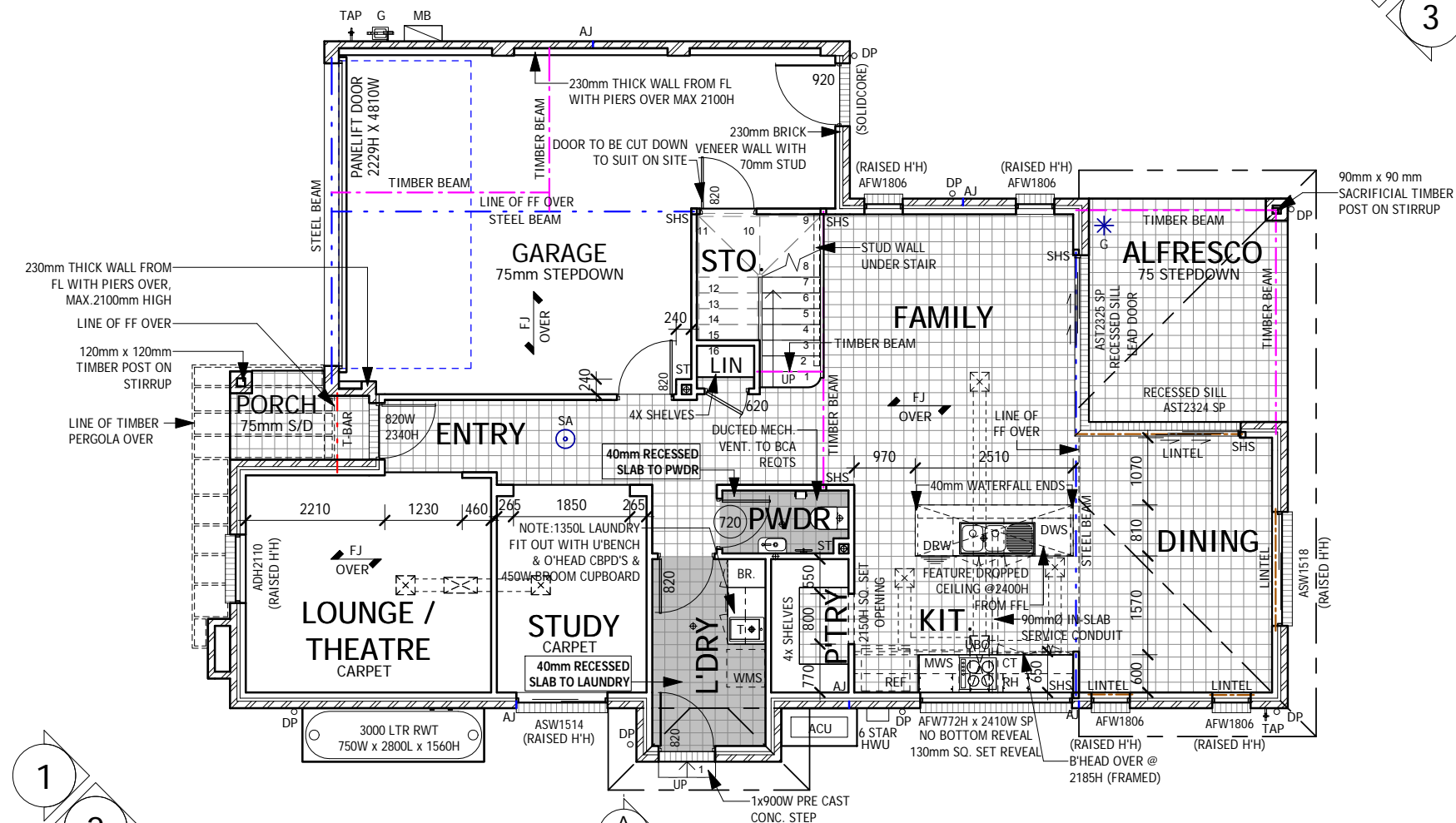
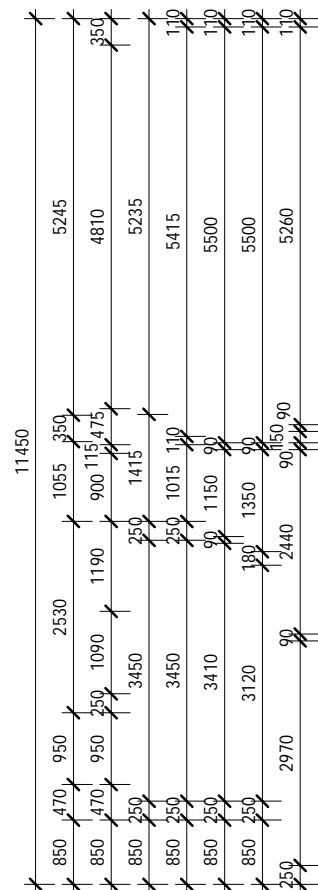
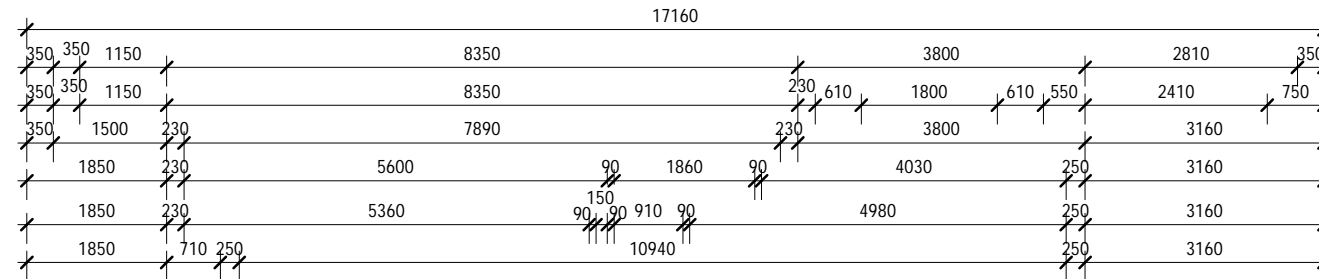
NOTE: LOCATION OF GAS AND ELECTRICAL METERS TO BE DETERMINED BY CONTRACTOR ON SITE TO NEAREST POINT OF CONNECTION

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FLOOR AREAS	
GROUND FLOOR	101.73 m ²
FIRST FLOOR	102.81 m ²
GARAGE	39.43 m ²
PORCH	2.83 m ²
ALFRESCO	11.22 m ²
TOTAL	258.01 m²

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RAWSON HOMES

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LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C

CLIENT:
MR. T. HOLL & MS. K. J. NIELD

SITE ADDRESS:
**LOT 4 (DP UNREG.)
WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

HOUSE TYPE
MODEL: **HUNTLEY 27**
FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **LUX**

DRAWING TITLE:
GROUND FLOOR

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1 : 100	
JOB No: A008854	DRWG No: 03	ISSUE: B	

NOTES:

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- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
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- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- HEIGHT OF ALL SQ. SETS 2150mm FROM FFL UNLESS OTHERWISE SHOWN TO FIRST FLOOR
- HEIGHT OF ALL INTERNAL DOORS 2040mm FROM FFL TO FIRST FLOOR

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

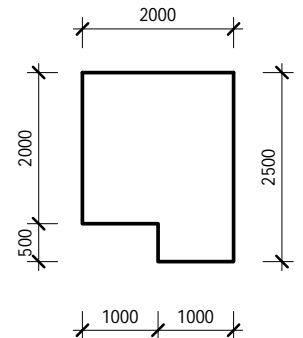
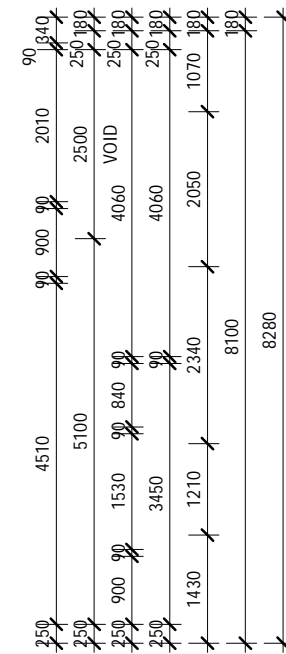
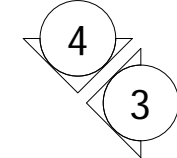
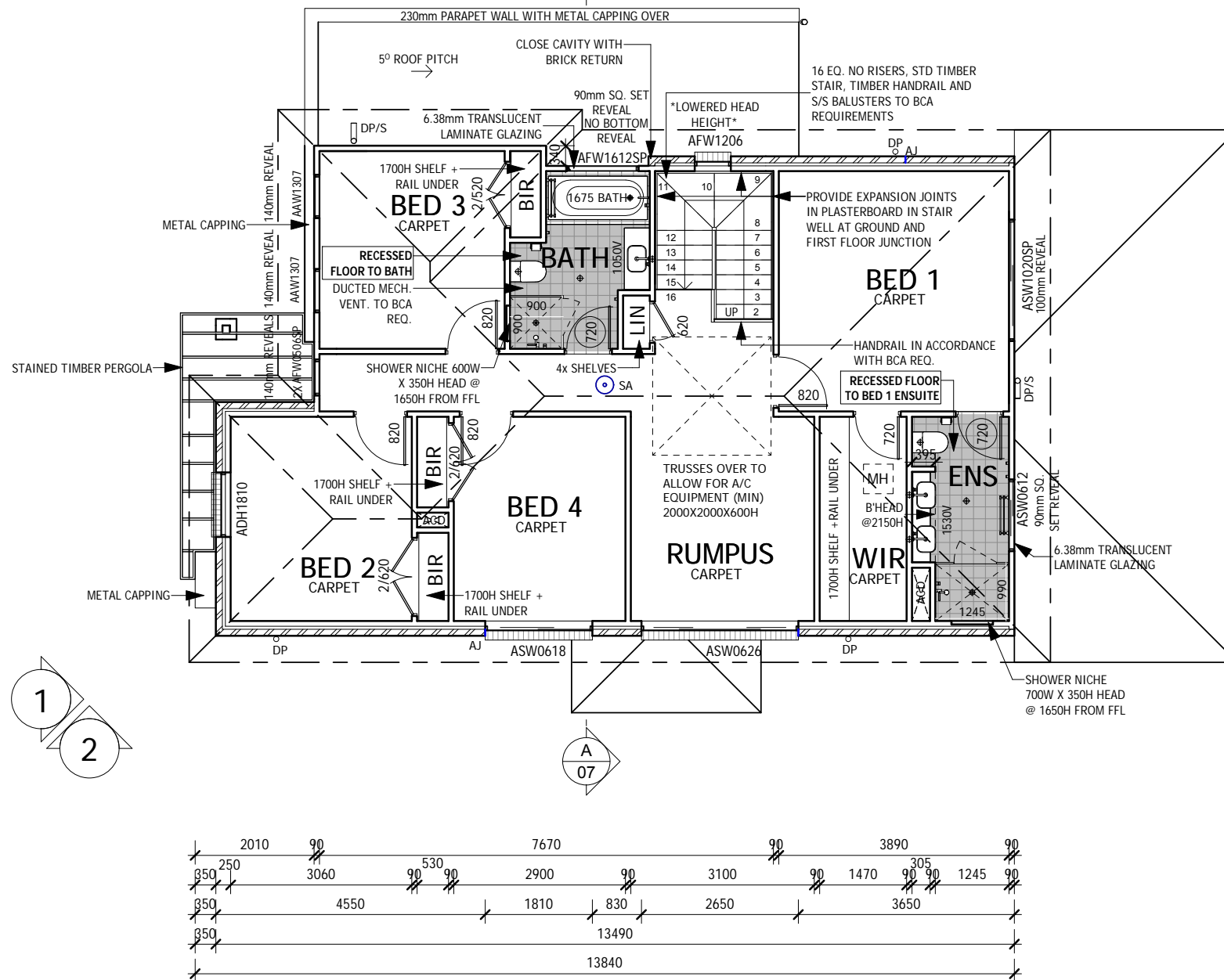
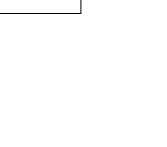
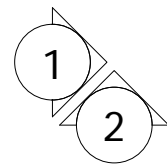
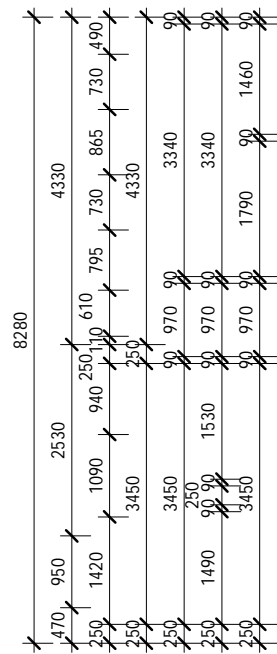
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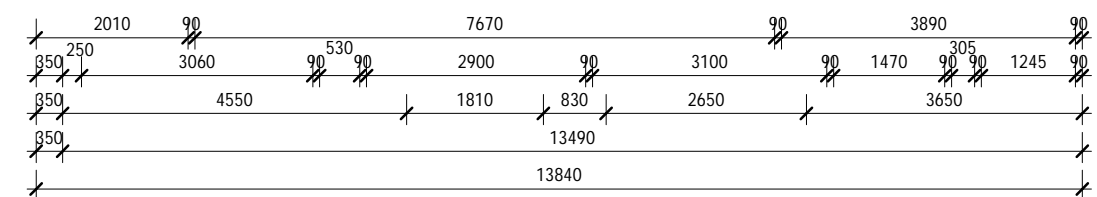
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STAIR VOID



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TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C



CLIENT:
MR. T. HOLL & MS. K. J. NIELD
SITE ADDRESS:
**LOT 4 (DP UNREG.)
WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

HOUSE TYPE
MODEL: **HUNTLEY 27**
FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **LUX**
DRAWING TITLE:
FIRST FLOOR

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1 : 100	
JOB No: A008854	DRWG No: 04	ISSUE: B	

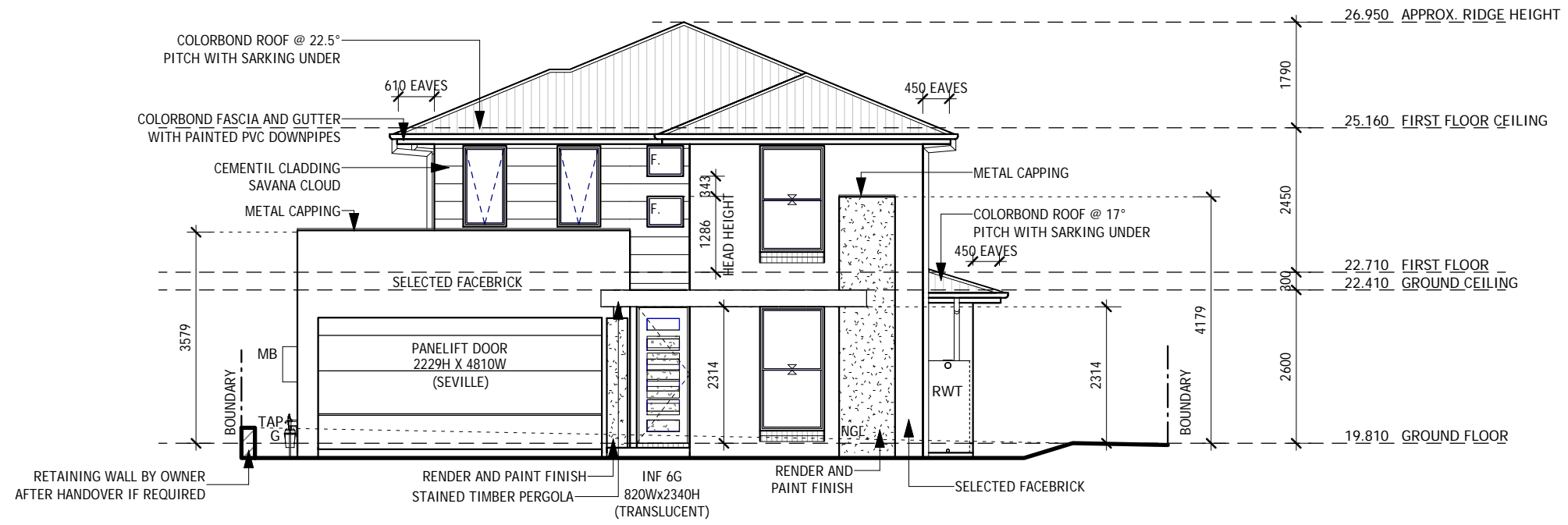
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NOTE: NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS & STACKER DOORS (EXCLUDING HINGED DOORS)

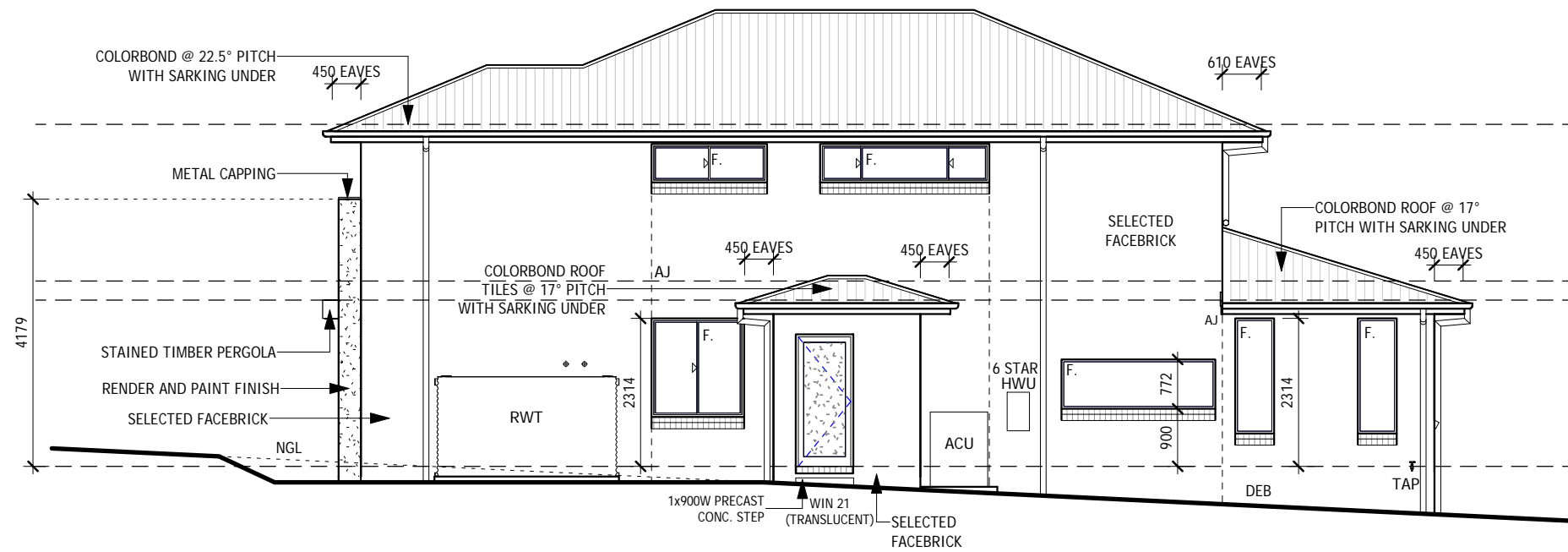
northern beaches council

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ELEVATION 1



ELEVATION 2

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CLIENT:
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SITE ADDRESS:
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WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

HOUSE TYPE
MODEL: **HUNTLEY 27**
FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **LUX**

DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1 : 100	
JOB No: A008854	DRWG No: 05	ISSUE: B	

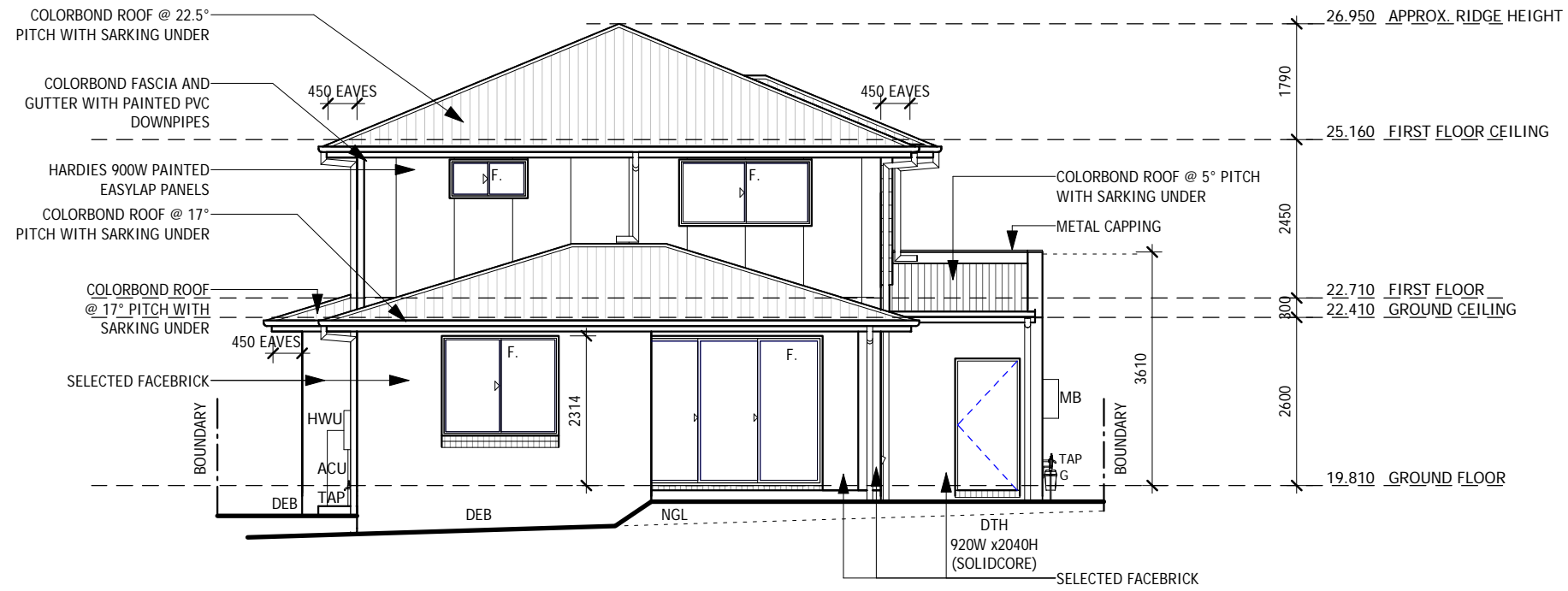
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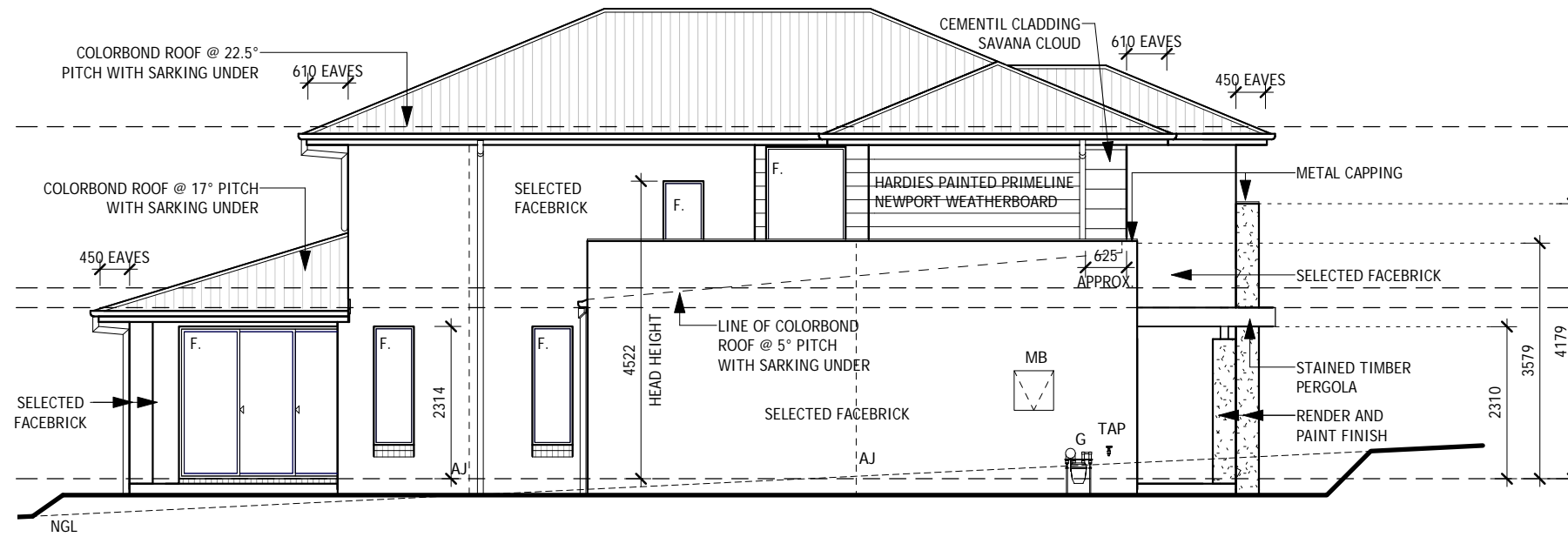


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ELEVATION 3



ELEVATION 4

NOTES:
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SITE ADDRESS:
**LOT 4 (DP UNREG.)
WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

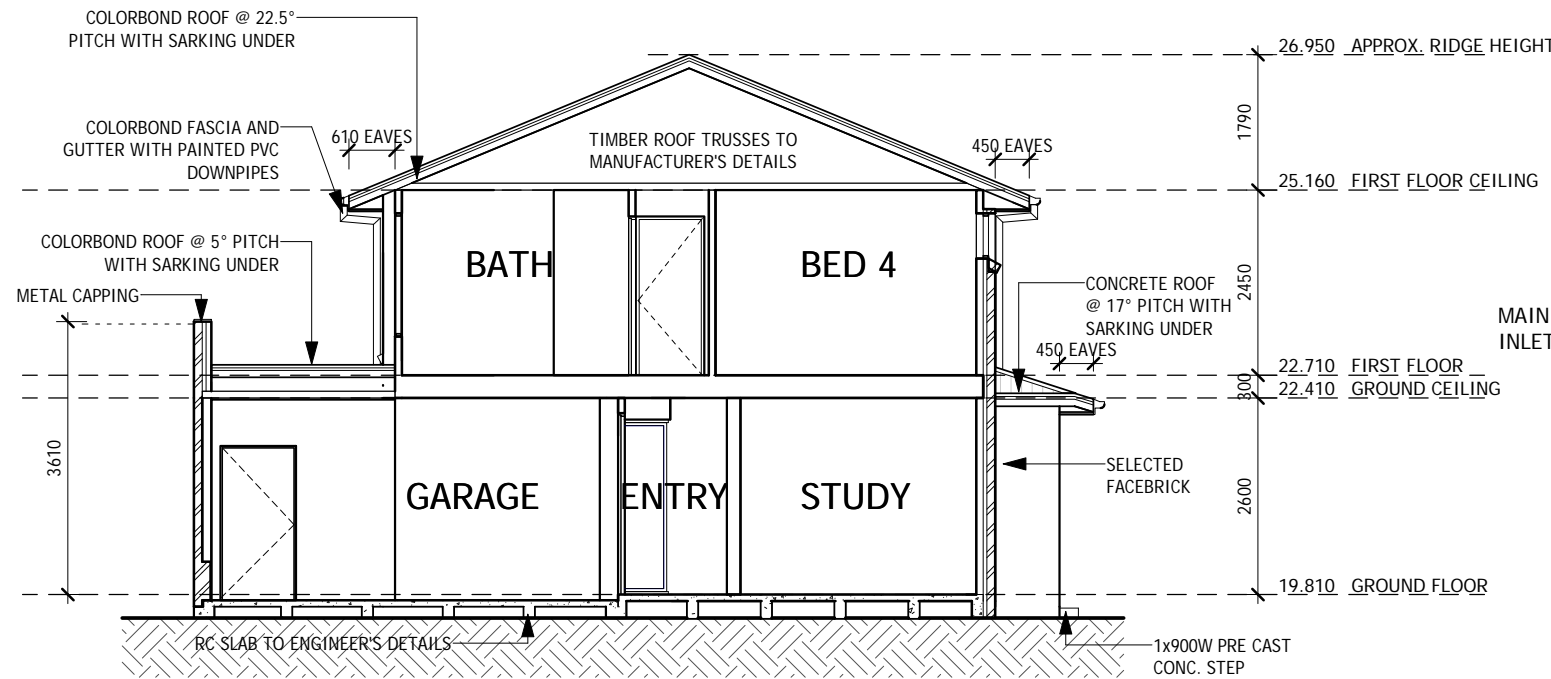
HOUSE TYPE
MODEL: **HUNTLEY 27**
FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **LUX**
DRAWING TITLE:
ELEVATIONS 3-4

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1 : 100	
JOB No: A008854	DRWG No: 06	ISSUE: B	

INSULATION NOTE:

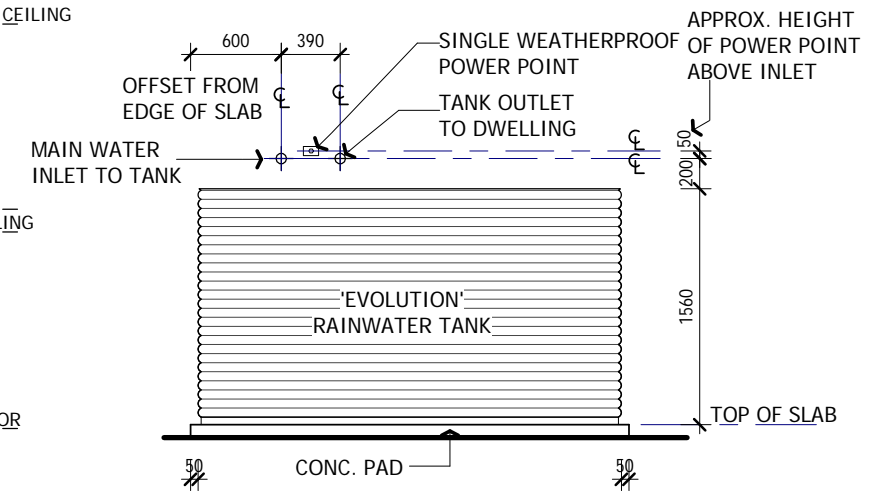
- R2.5 THERMAL BATTS TO EXTERNAL WALLS INCLUDING INTERNAL WALL BETWEEN GARAGE & HOUSE (EXCLUDES EXTERNAL WALLS OF GARAGE).
- R4.1 THERMAL BATTS TO CEILINGS WITH ROOF OVER (EXCLUDING CEILINGS OVER GARAGE, PORCH, ALFRESCO).
- R2.0 INSULATION TO INTERNAL WALL AS INDICATED ON PLANS

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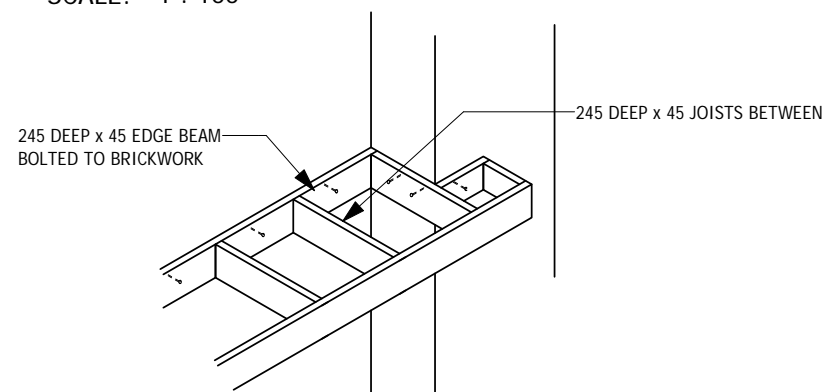
SECTION A-A

SCALE: 1 : 100



RAINWATER TANK DETAIL

SCALE: 1 : 50



PERGOLA DETAIL


SCALE: 1 : 50



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

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BASIX COMMITMENTS			STORMWATER	ENERGY	LIGHTING
PROJECT DETAILS			WATER	ACTIVE COOLING/HEATING 3-phase	COOKING (KITCHEN APPLIANCES)
Site area	393	m ²	Rainwater tank to collect at least 172m ² of rain run off from roof area	Cooling system with day/night zoning for bedrooms & living areas with an EER 3.0 - 3.5	Applicant must provide a window or skylight for natural lighting to 2 bathrooms/toilets
Roof area	172.0	m ²	Rainwater tank to be connected to all toilets with in the development	Heating system with day/night zoning for bedrooms & living areas with an EER 3.5 - 4.0	DESIGN ENHANCEMENT
number of bedrooms	4		Rainwater tank to be connected to cold water tap to supply water to the washing machine	VENTILATION	Install a gas cooktop and electric oven
Total area of vegetation (garden & lawn)	201	m ²	Rainwater to be connected to at least one outdoor tap for garden watering	At least 1 Bathroom: individual fan, ducted to façade or roof: manual switch on/off	INSULATION
ABSA Certificate Number (if applicable)	0003442589		Rainwater to have a capacity of at least 3000L	Kitchen: individual fan, ducted to façade or roof: manual switch on/off	External wall [including garage]: R2.5
Net conditioned floor area	170	m ²		Laundry: natural ventilation only, or no laundry.	Ceiling [excluding garage & alfresco]: R4.1
Net Unconditioned floor area	5	m ²	All showers with in the development are to have a minimum rating of 3 star showerheads	HOT WATER	
Concession claimed (if applicable)	N/A		Each toilet is to have a flushing system of no less than a 4 star rating	Gas instantaneous with a performance of 6 stars	
Cooling load (if applicable)	24	MJ/m ² /pa	All basin taps to have a minimum rating of 3 star rating		
Heating load (if applicable)	35	MJ/m ² /pa	All taps in the kitchen are to have a minimum rating of 3 star		

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			MR. T. HOLL & MS. K. J. NIELD	HUNTLEY 27 MAJESTIC DOUBLE GARAGE	DD	12.11.18	QC	
			SITE ADDRESS:	SPECIFICATION: LUX	COUNCIL AREA:		SCALE:	
			LOT 4 (DP UNREG.) WARRIEWOOD ROAD WARRIEWOOD NSW 2102	SECTIONS	PITTWATER		As indicated	
					JOB No:	DRWG No:	ISSUE:	
					A008854	07	B	