

BAS

**WARNING - UNREGISTERED PLAN**

**PRELIMINARY SITING**

	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING

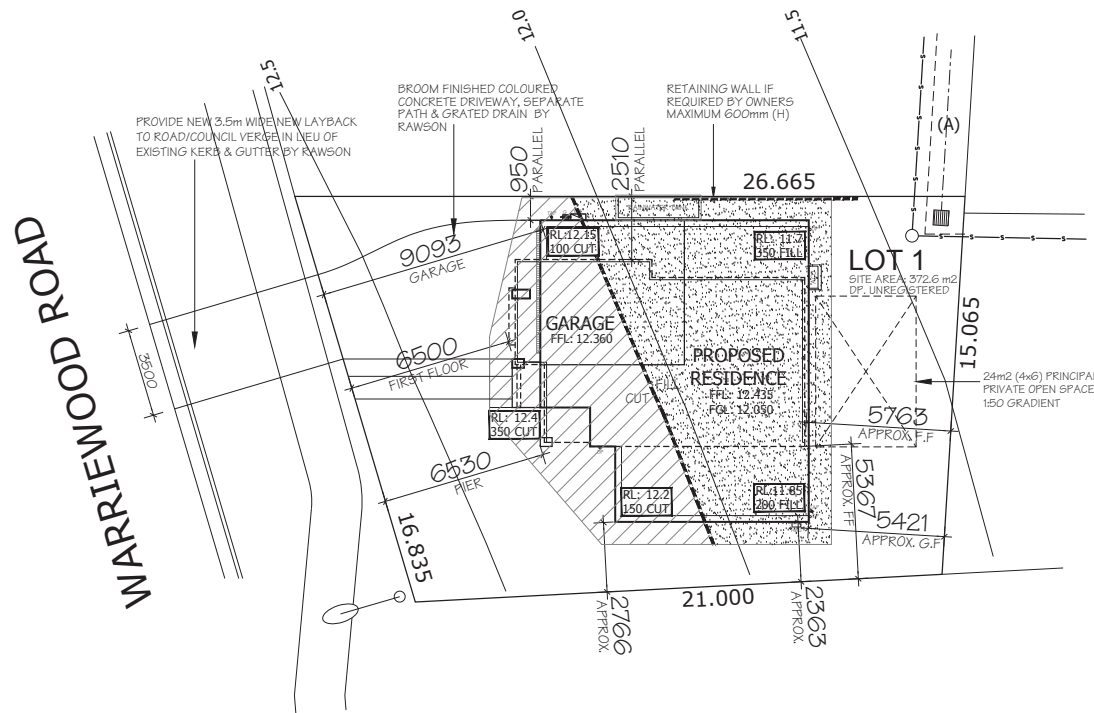
**ABBREVIATIONS**

- 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



'N2' WIND CATEGORY

(A) - EASEMENT TO DRAIN WATER 1.5 WIDE



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

**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  
\* 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  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C

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

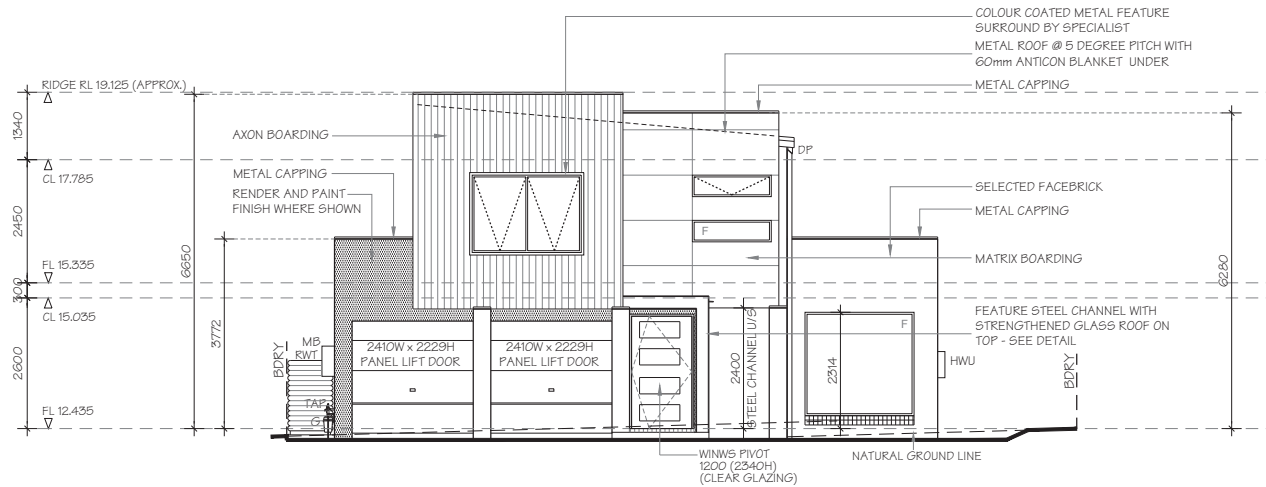
**HOUSETYPE:**  
MODEL: DERWENT 21  
FACADE: ELITE  
TYPE: DOUBLE GARAGE  
SPECIFICATION: LUX  
**DRAWING TITLE:**  
PRELIMINARY SITE PLAN

<b>DRAWN BY:</b> FL	<b>DATE DRAWN:</b> 20.06.17	<b>CHECKED BY:</b>	<b>APPROVED FOR CONSTRUCTION:</b>
<b>COUNCIL AREA:</b> NORTHERN BEACHES		<b>SCALE:</b> 1:200	
<b>JOB No.:</b> A007713	<b>DRWG No.:</b> 02	<b>ISSUE:</b> B	

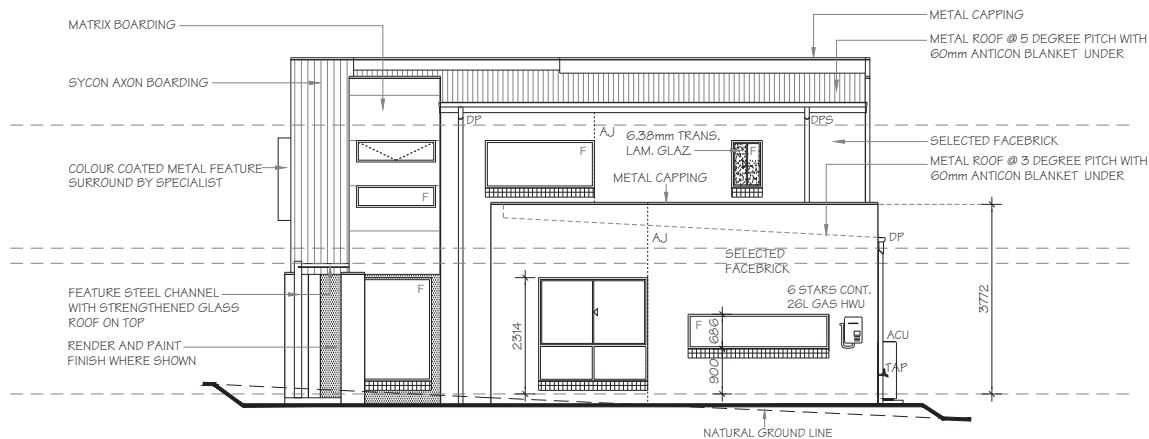
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NOTE:  
NYLON MESH FLYSCREENS TO ALL OPENING  
WINDOWS, SLIDING & STACKER DOORS  
(EXCLUDING HINGED DOORS)

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  
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FRONT ELEVATION - 1



SIDE ELEVATION - 2

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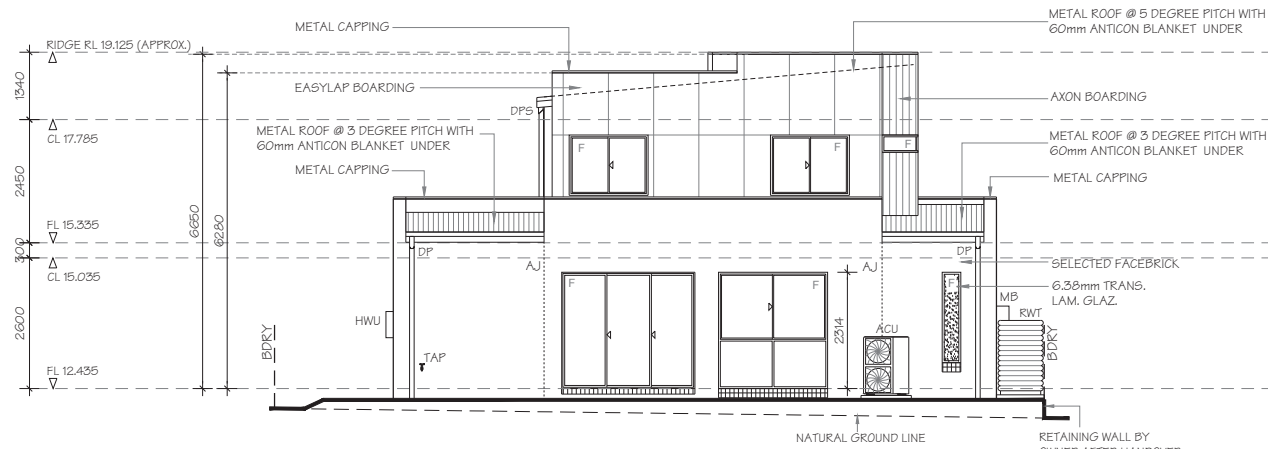
HOUSETYPE:  
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**ELEVATIONS 1 & 2**

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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A007713	DRWG No.: 05	ISSUE: B	

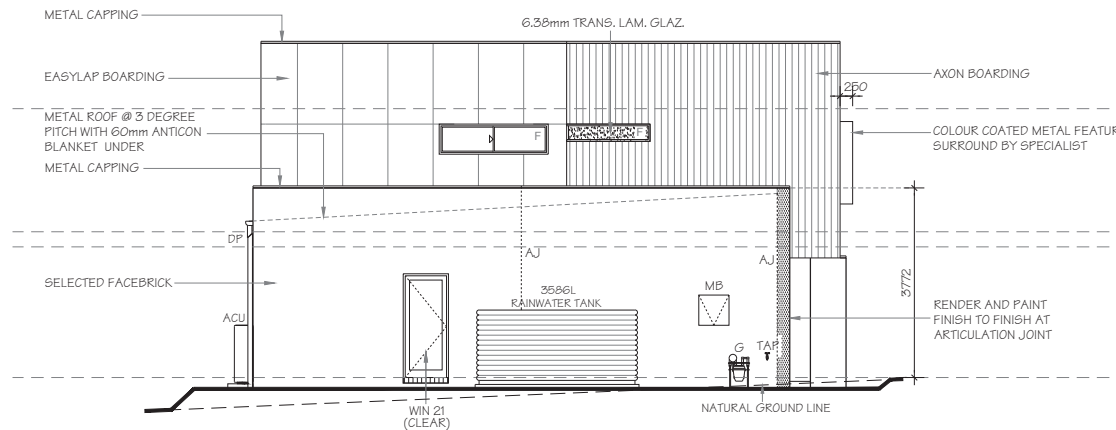
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REAR ELEVATION - 3



SIDE ELEVATION - 4

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**ELEVATIONS 3 & 4**

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