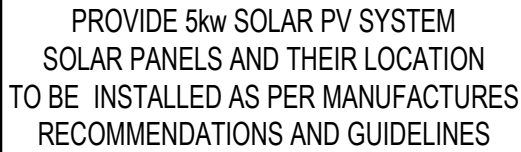


BESPOKE

**MR & MRS DAWKINS
LOT 14, No 21 MAITLAND STREET
DAVIDSON
NORTHERN BEACHES COUNCIL**



STORMWATER TO HYDRAULIC ENG'S DETAILS

SITE DETAILS	
LOT NUMBER:	9
DP NUMBER:	1206507
AREAS	
SITE AREA:	695.60m2
FIRST FLOOR	149.58 m ²
GROUND FLOOR	134.58 m ²
GARAGE	39.01 m ²
ALFRESCO	38.00 m ²
PORCH	12.13 m ²
BALCONY	7.67 m ²
Grand total	380.97 m ²

DRIVEWAY: 46.24m2

PRIVATE OPEN SPACE: 328.00m2

PROJECT DETAILS:	
GROUND & FIRST FLOOR LIVING TOTAL:	284.16m2
ROOF AREA:	277.00m2
NO. OF BEDROOMS:	5

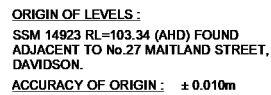
LANDSCAPE:
LANDSCAPED OPEN SPACE: 333.38m² = 47.92%

STORMWATER:
RAINWATER TANK SIZE: = 3000 litre
ROOF AREA CONNECTED TO RAINWATER
TANK: 36.10% MIN MIN-3,000m2 (to eng's details)
RAINWATER USES: GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:

- HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.
- EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER
- EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM.
- EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
- DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM WINCEST FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST
- FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND WILL VARY ON SITE
- ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER

- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS



**ALL TRADES & SUPPLIERS TO COMPLY
WITH THE BCA AND ALL RELEVANT AUST STANDARDS**

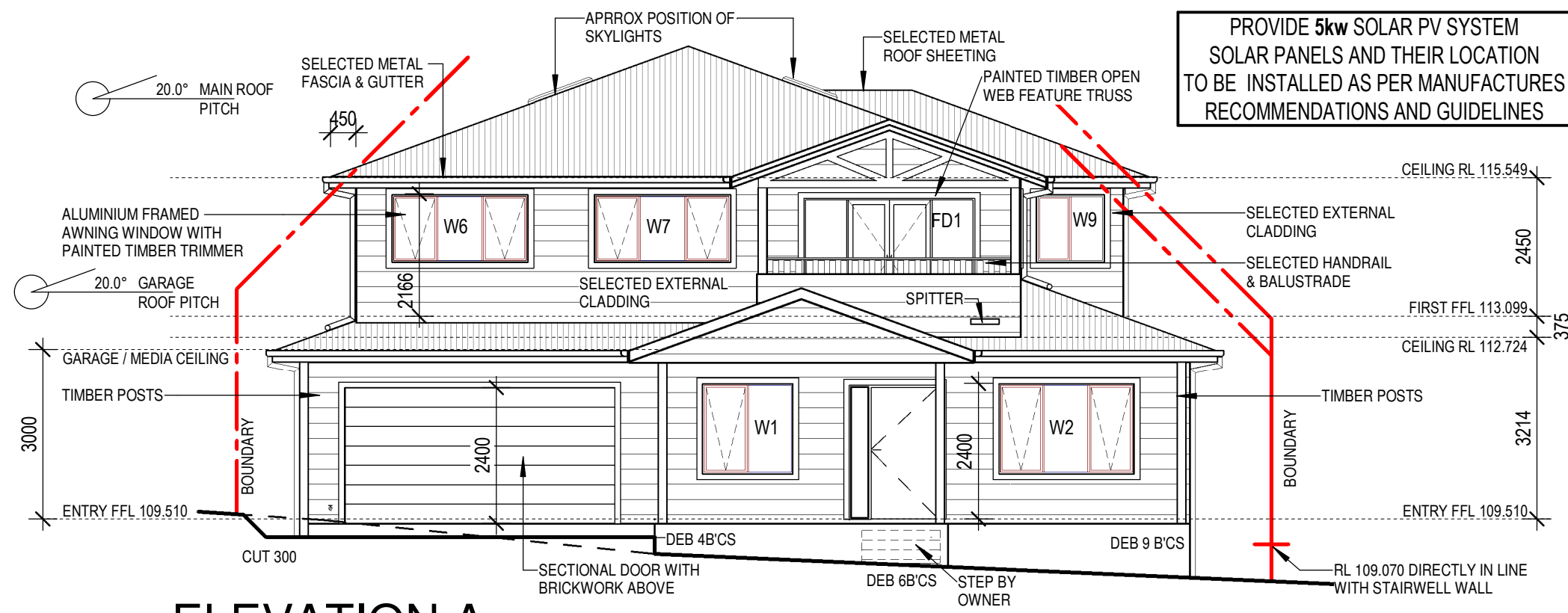
SITE PLAN

**TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009**

EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS ARE APPROX. ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT DIFFERENT CONSTRUCTION OR NOISE REQUIREMENTS. FINAL POSITION TO BE DETERMINED BY A/C CONTRACTOR

POSITION OF 3000L "THE EVOLUTION SERIES MKII" ABOVE GROUND RAIN WATER TANK 1 TO BE INSTALLED IN ACCORDANCE WITH COUNCIL GUIDELINES & THE NATIONAL PLUMBING & DRAINAGE CODE AS/NZS 3500. THE RAINWATER SUPPLY PLUMBING IS TO BE CONNECTED TO THE COLD WATER SUPPLY TO TOILETS, WASHING MACHINE & EXTERNAL GARDEN TAPS.

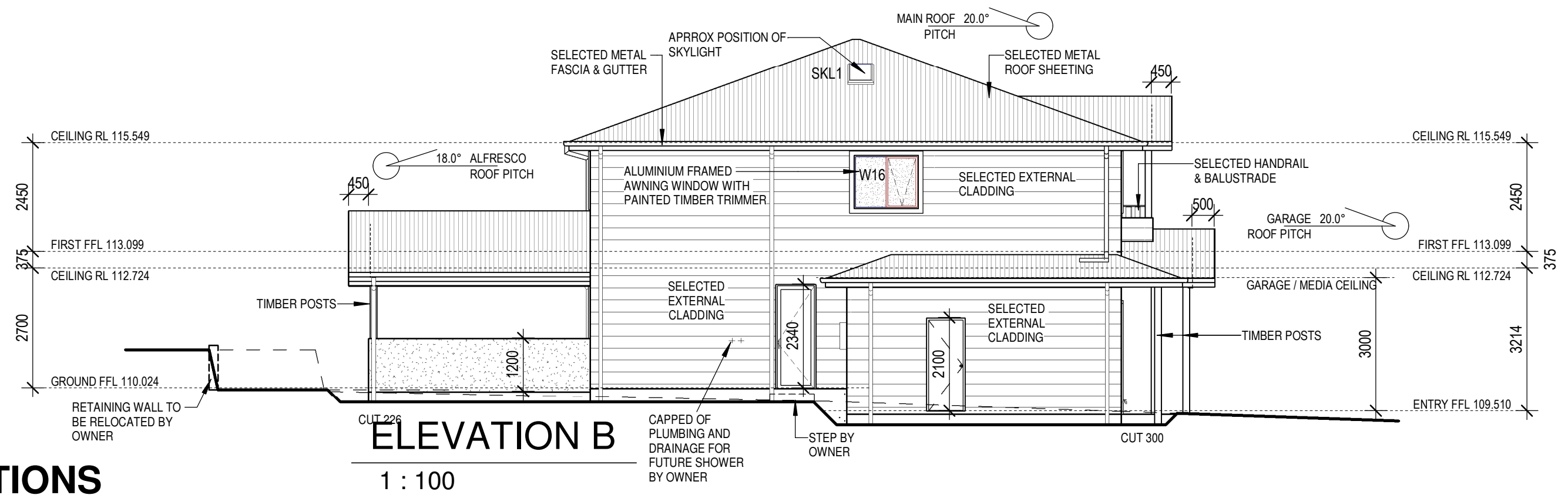
ISSUE	AMENDMENT	DATE	<p>Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.</p>	 <p>BESPOKE Wincrest Group Pty Ltd. ACN 58 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806</p>	PROPOSED RESIDENCE FOR:	PREMIUM INCLUSIONS	
A	PFD+SV1. (HT)	13.10.20			CLIENT: MR & MRS DAWKINS	JOB NO: 17471	DATE: 20.11.20
B	VARY A (EC)	20.11.20			<p>ADDRESS: LOT 14, No 21 MAITLAND STREET DAVIDSON NORTHERN BEACHES COUNCIL</p>	DRAWN: HT	CHECKED: .
C	VARY C (SB)	02.12.20				SCALE: As indicated	SHEET NO: 01
D	VARY D & FFD (SB)	18.12.20				PLEASE DISCARD ALL OTHER PLANS	
LOCATION: T:\First draft\17471_Dawkins\Drawings\17471_DAWKINS.rvt						DO NOT SCALE DRAWING	



PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

NOTE
SEE ELEVATION FOR ALL
WINDOW HEAD HEIGHTS

ELEVATION A
1 : 100



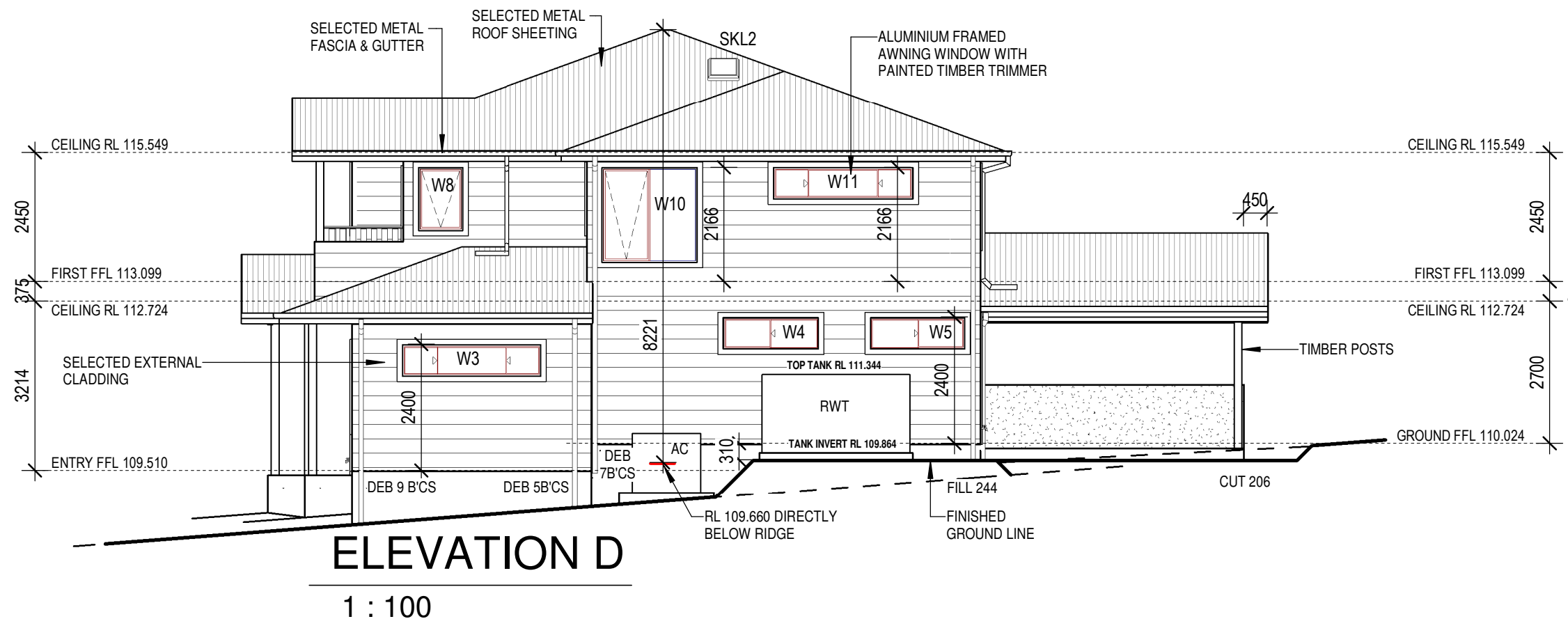
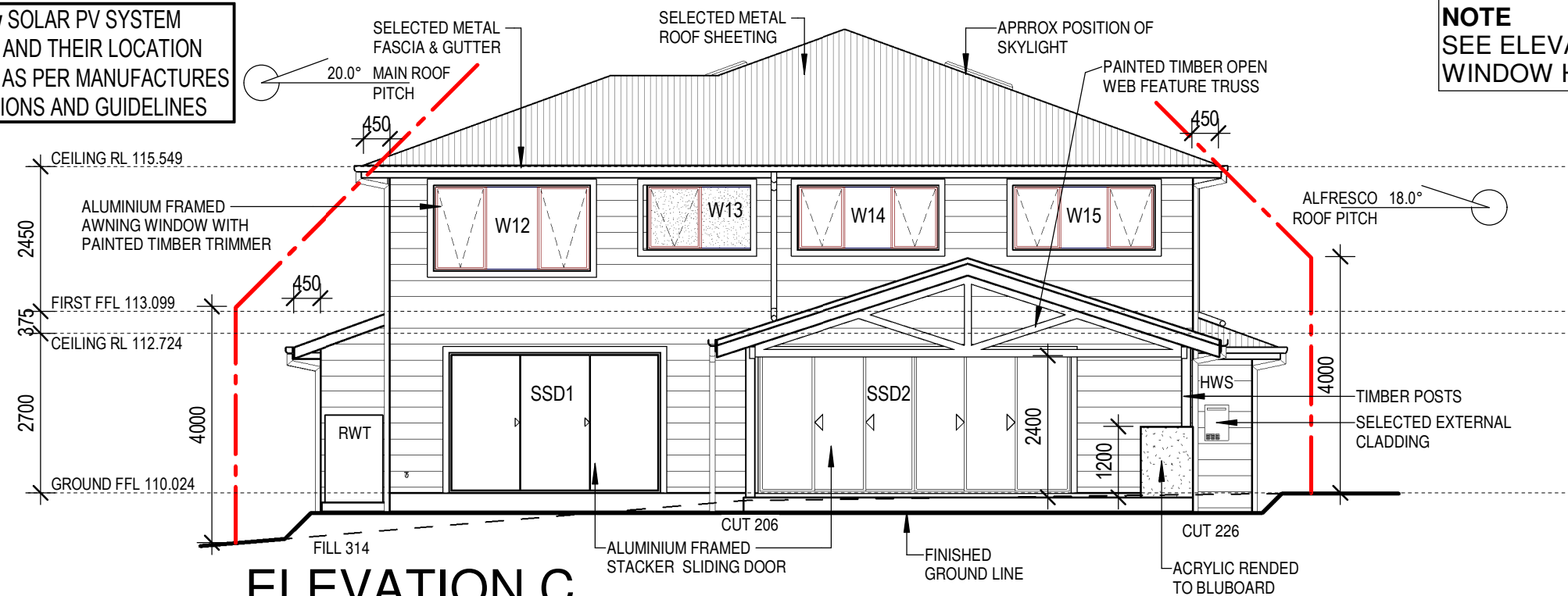
ELEVATION B
1 : 100

ELEVATIONS


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C		VARY C (SB)	02.12.20					SCALE: 1 : 100	SHEET NO: 04
D		VARY D & FFD (SB)	18.12.20					PLEASE DISCARD ALL OTHER PLANS	
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PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
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ELEVATIONS

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C	VARY C (SB)	02.12.20					SCALE: 1 : 100	SHEET NO: 05
D	VARY D & FFD (SB)	18.12.20					PLEASE DISCARD ALL OTHER PLANS	
LOCATION: T:\First draft\17471_Dawkins\Drawings\17471_DAWKINS.rvt							DO NOT SCALE DRAWING	