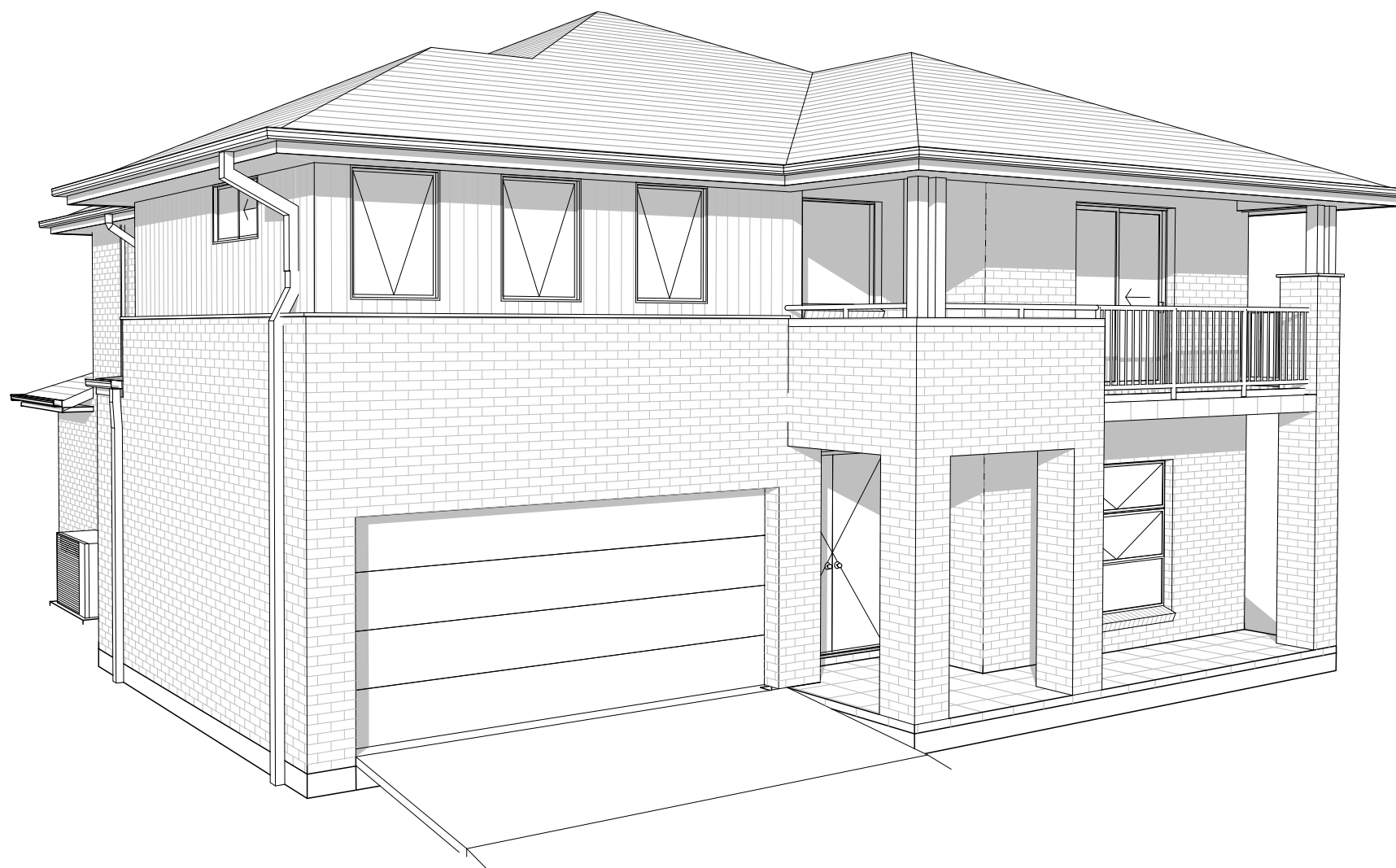


# Impression 32 Avanti

Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	STORMWATER CONCEPT PLAN
5	GROUND FLOOR PLAN
6	FIRST FLOOR PLAN
7	ELEVATIONS
8	ELEVATIONS
9	SECTIONS
10	DETAILS
11	WINDOW & DOOR SCHEDULES
12	SITE ANALYSIS PLAN
13	SHADOW DIAGRAMS



FILE PATH: T:\\_WISDOM HOMES\2019\190036\_ALEGRE\190036\_ALEGRE.pln

## SIGNATURE ESSENTIALS



PROJECT:	JOB No:
PROPOSED BRICK VENEER DWELLING	190036
CLIENT:	
<b>MISS ALEGRE</b>	
ADDRESS:	
<b>Lot No. 8 WARRIEWOOD ROAD</b>	
<b>WARRIEWOOD</b>	

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**DA SCHEDULE**

**SITE DETAILS**

LGA CONTROL PITTWATER  
 LOT NUMBER/DP NUMBER 8 / 1206507  
 ZONE & LOT WIDTH R3 16.800m  
 SITE AREA 406.30 m<sup>2</sup>

**DWELLING AREAS**

GROUND FLOOR LIVING 123.55 m<sup>2</sup>  
 FIRST FLOOR LIVING 133.03 m<sup>2</sup>  
 PORCH 11.02 m<sup>2</sup>  
 PATIO 0.00 m<sup>2</sup>  
 FRONT BALCONY 11.16 m<sup>2</sup>  
 REAR BALCONY 0.00 m<sup>2</sup>  
 GARAGE 35.02 m<sup>2</sup>  
 OUTDOOR LEISURE 0.00 m<sup>2</sup>  
**TOTAL : 313.78 m<sup>2</sup>**

DRIVE AREA 47.63 m<sup>2</sup>  
 ROOF AREA (drained to tank) 194.97 m<sup>2</sup>

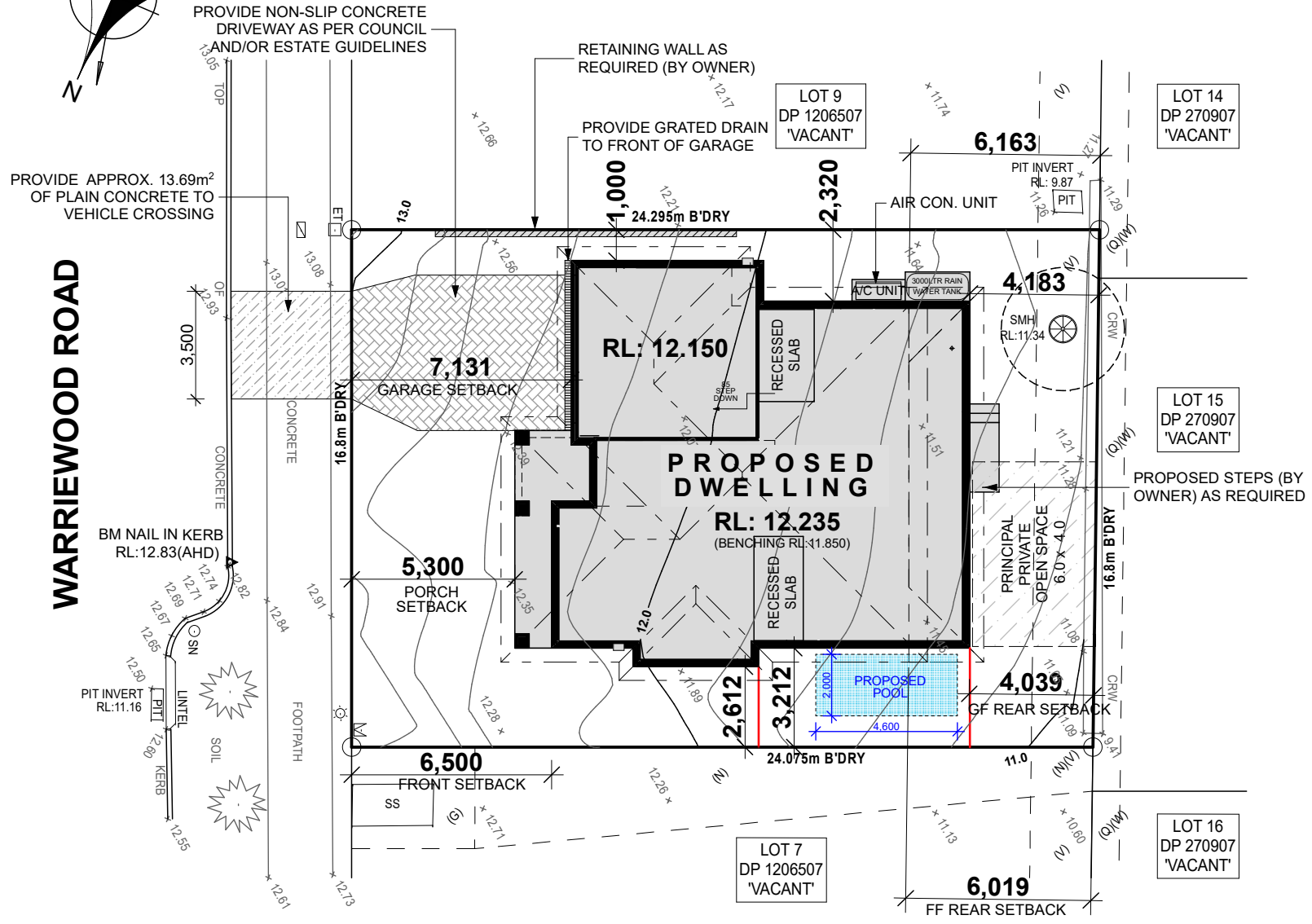
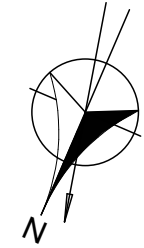
**SITE COVERAGE** (Single storey/Lower floor)  
 MAXIMUM SITE COVERAGE 223.47 m<sup>2</sup> 55.00%  
 ACTUAL SITE COVERAGE 158.57 m<sup>2</sup> 39.03%

**FLOOR SPACE RATIO**  
 MAXIMUM FLOOR SPACE/FSR 0.00 m<sup>2</sup>/ 0.00%  
 ACTUAL FLOOR SPACE/FSR 224.92 m<sup>2</sup> 55.36%

**LANDSCAPING AREAS**  
 MINIMUM LANDSCAPING 182.84 m<sup>2</sup>/ 45.00%  
 ACTUAL LANDSCAPING 185.29 m<sup>2</sup> 45.60%

**PRIVATE OPEN SPACE**  
 MINIMUM POS 80.00 m<sup>2</sup>/ 0.0x0.0  
 ACTUAL POS 91.01 m<sup>2</sup>/ 9.25x4.0

NOTE: 2M RADIUS FROM THE CENTER OF THE SEWER MANHOLE TO BE CLEARED OF PIERS.



**WARRIEWOOD ROAD**

**'H' CLASS SITE AHD**

**SALINE AFFECTED**  
 SUBJECT TO ENGINEERS

**B.A.S AFFECTED**

**Lot No. 8**  
**AREA: 406.3m<sup>2</sup>**

STORMWATER DRAINAGE TO STREET WATER TABLE. (SUBJECT TO CONTOUR SURVEY)

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

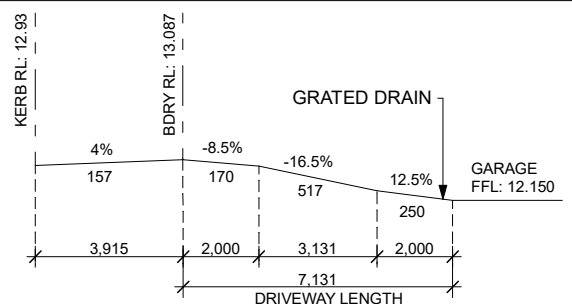
EXCAVATE SITE APPROX. 550 mm TO FORM JOB DATUM R.L. 11.850 (AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.



**SITE PLAN**  
 1:200

**'G'** EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE (G)  
**'N'** EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (N)  
**'Q'** THAT PART LOT 12 BENEFITED BY EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (N) & BURDENED BY POSITIVE COVENANT No.11  
**'V'** EASEMENT TO DRAIN WATER 2 WIDE (V)  
**'W'** EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE (W)

**DRIVEWAY PROFILE** AS2890.1-2004



REFER TO LANDSCAPE PLAN BY 'WISDOM POOLS & LANDSCAPES' FOR ALL LANDSCAPING DETAILS.



**SIGNATURE ESSENTIALS**

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PROJECT: PROPOSED BRICK VENEER DWELLING  
 CLIENT: MISS ALEGRE  
 ADDRESS: Lot No. 8 WARRIEWOOD ROAD WARRIEWOOD

EXHAUST FAN  
 SMOKE ALARM AS 3786-1993  
 LODGEMENT: D.A/C.C  
 DP No: 1206507

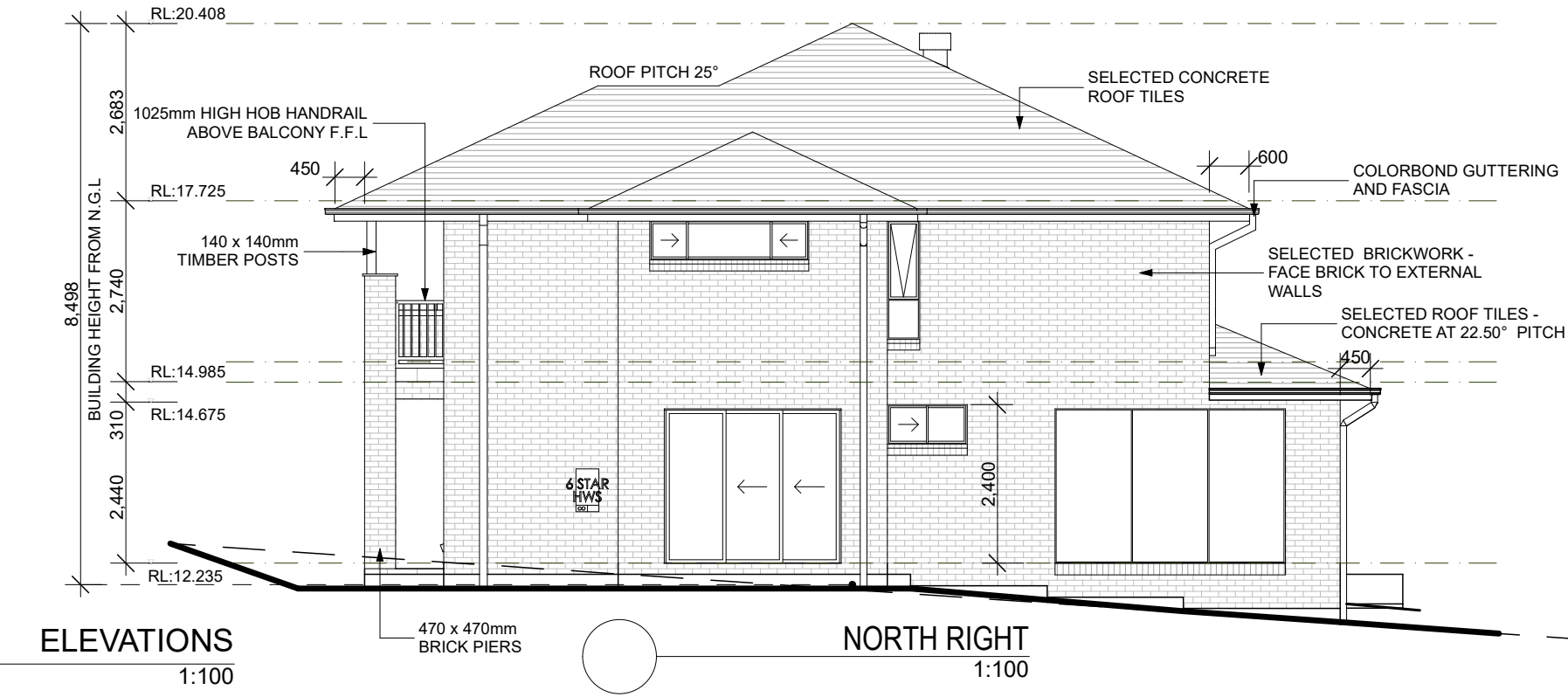
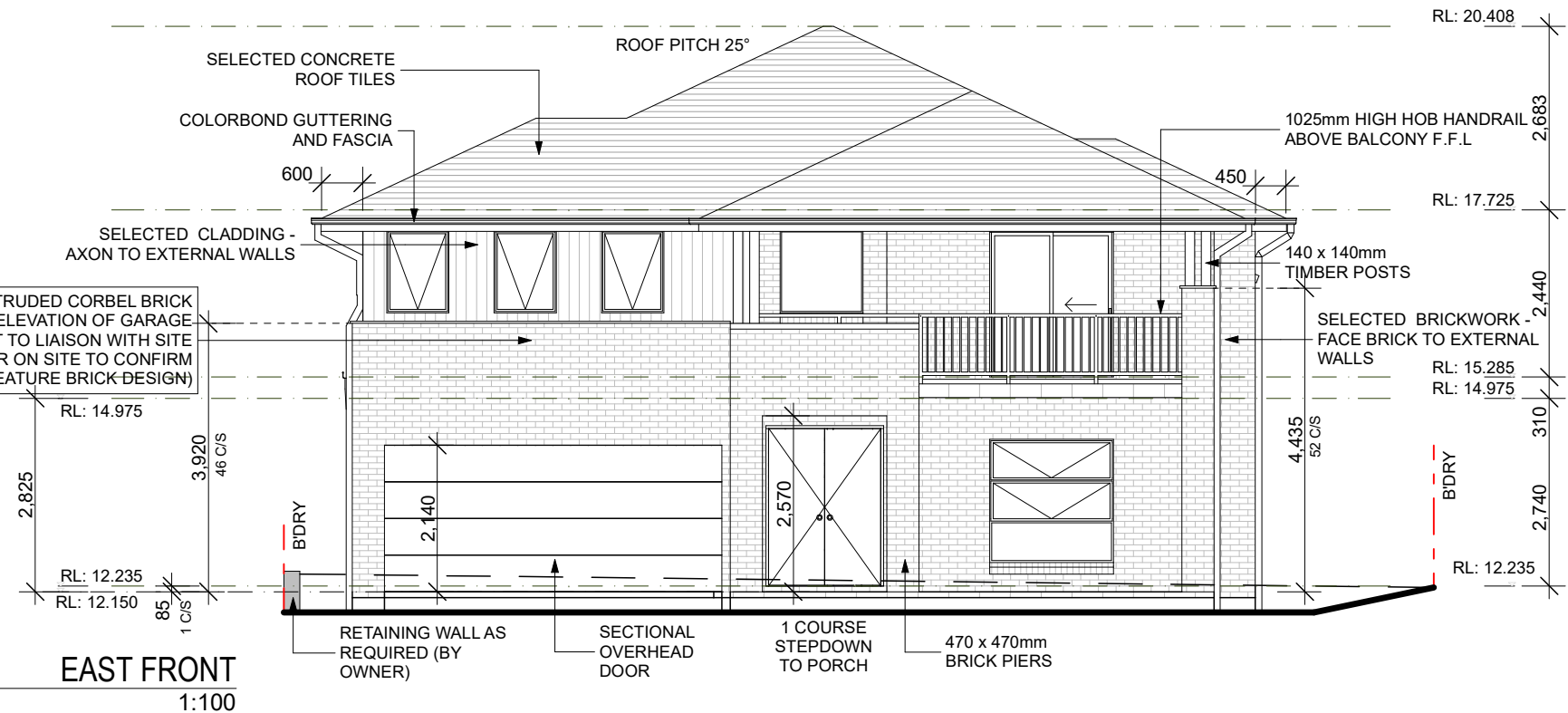
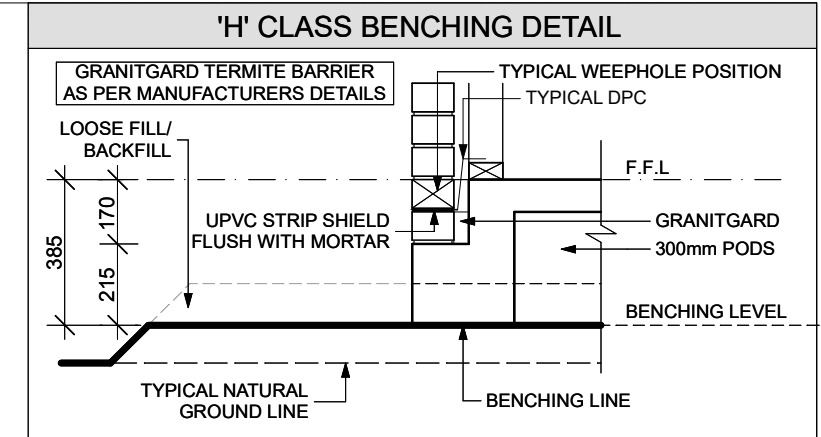
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ISSUE	DESCRIPTION	DRAWN	DATE
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A-2	AMENDMENTS 2/07/19	DW	18/07/19
A-3	AMENDED ROOM NAMES	DW	1/08/19
A-4	LIVE TENDER	JD	2/8/19
A-5	LIVE TENDER D1	AES	05.08.19
B-6	SUBMISSION PLAN	DW	17/1/20

JOB No: 190036  
 LGA: PITTWATER  
 DESIGN: IMPRESSION 32  
 FACADE: AVANTI

DRAWN: DW  
 PLOT DATE: 11/02/2020  
 SLAB CLASS: 'H1' CLASS  
 SHEET: 2

**NOTES:**  
 - STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.  
 - STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.  
 - OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2  
 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



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 CLIENT:  
**MISS ALEGRE**  
 ADDRESS:  
**Lot No. 8 WARRIEWOOD ROAD  
 WARRIEWOOD**

EXHAUST FAN  
 SMOKE ALARM AS 3786-1993  
 LODGEMENT: **D.A/C.C**  
 DP No: **1206507**  
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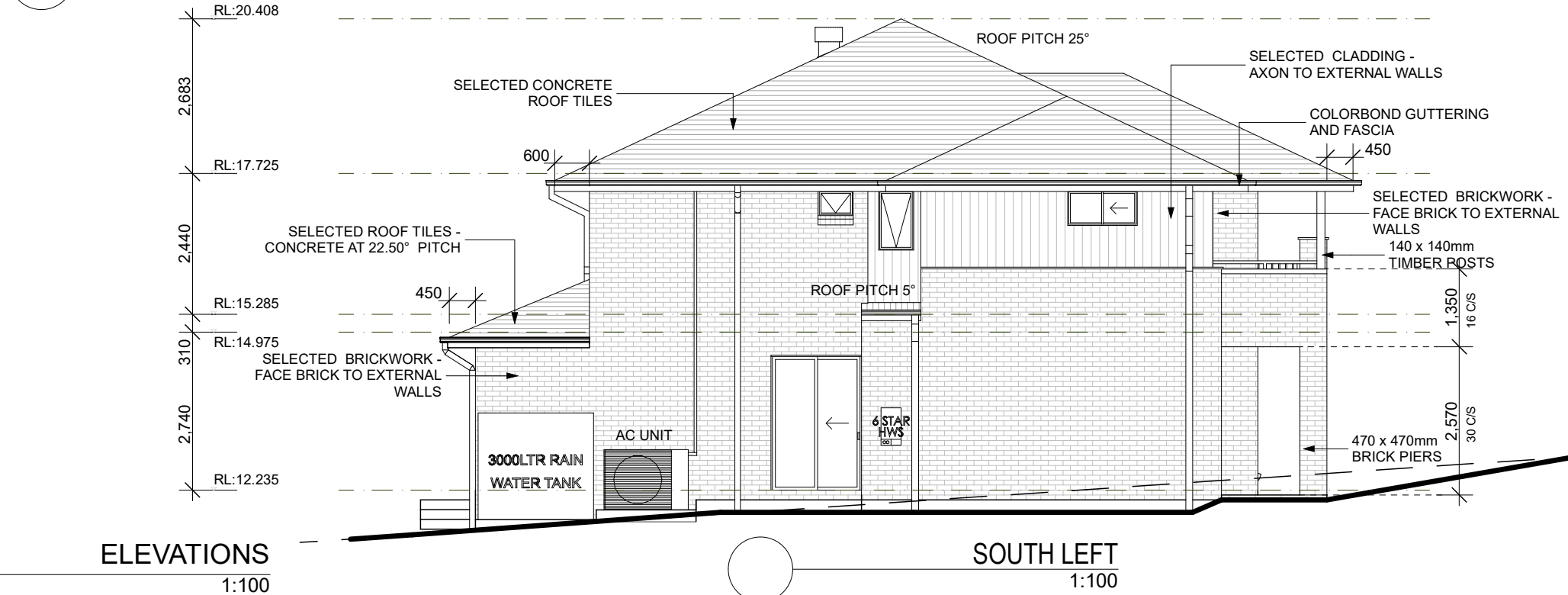
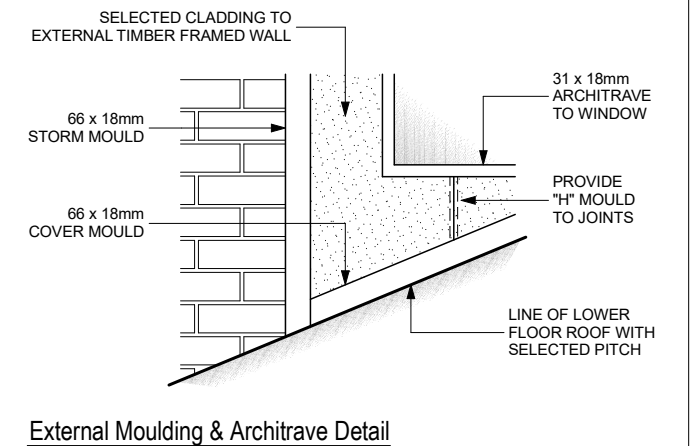
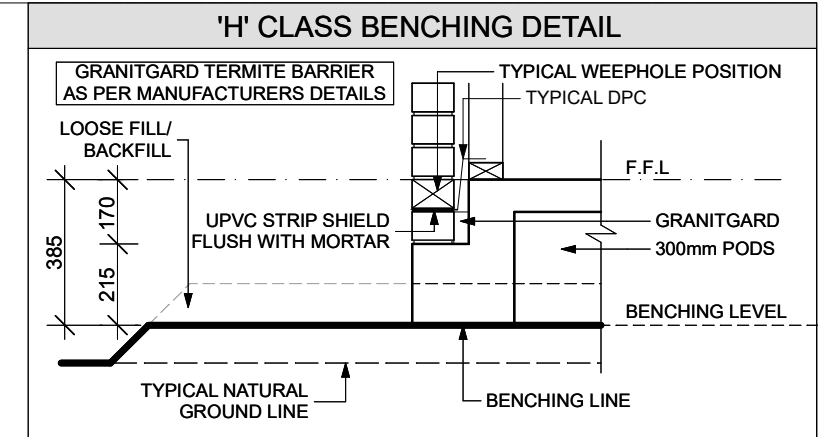
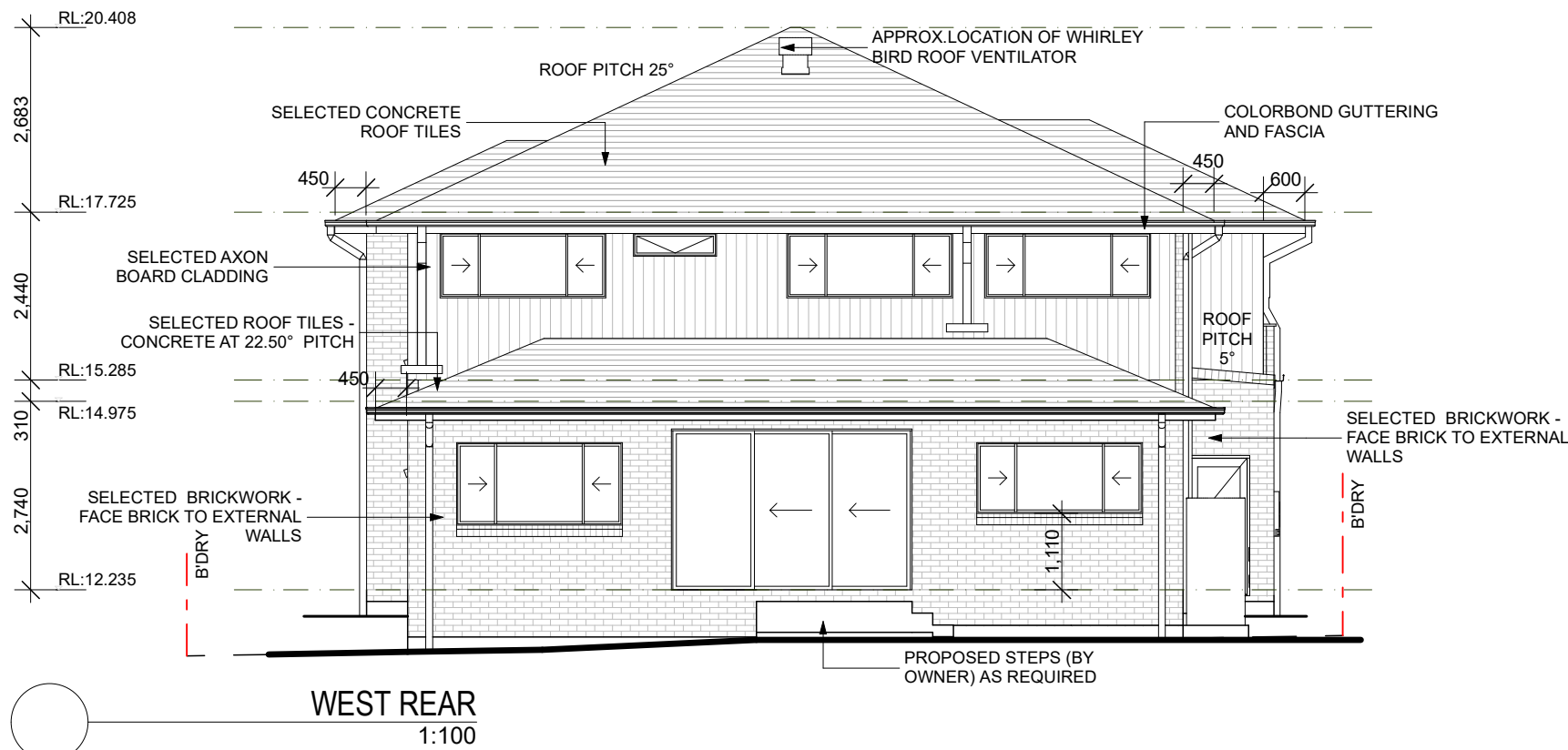
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JOB No: <b>190036</b>	DRAWN: <b>DW</b>
LGA: <b>PITTWATER</b>	PLOT DATE: <b>11/02/2020</b>
DESIGN: <b>IMPRESSION 32</b>	SLAB CLASS: <b>'H1' CLASS</b>
FACADE: <b>AVANTI</b>	SHEET: <b>7</b>



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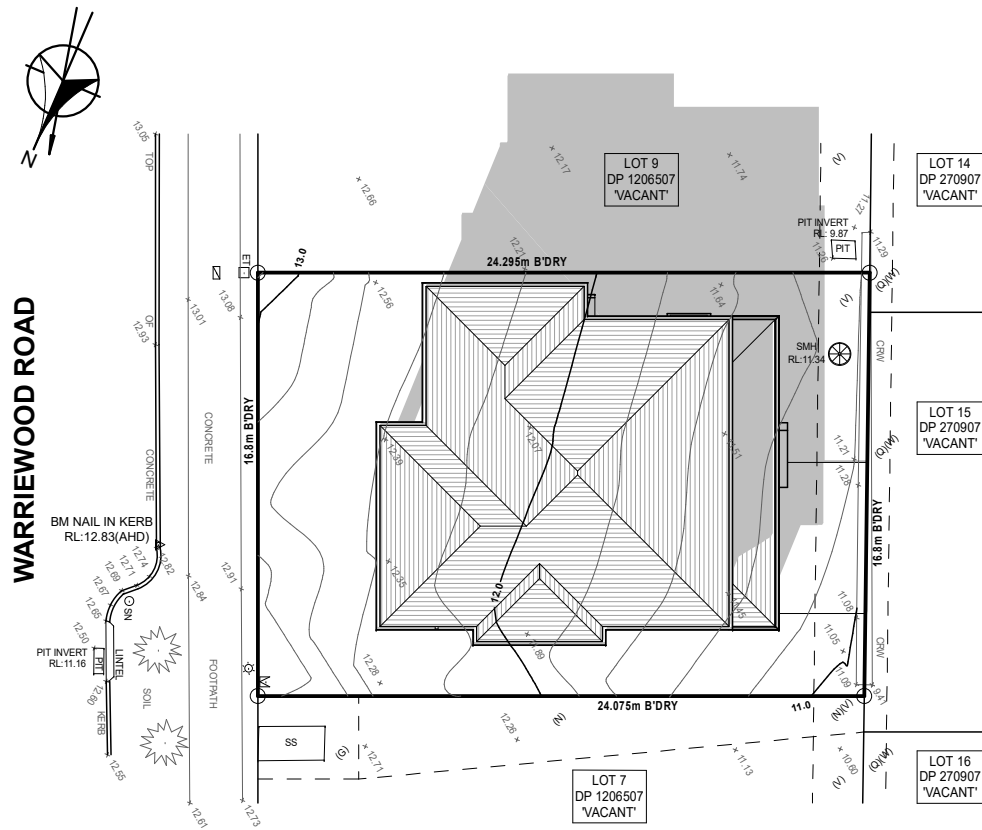
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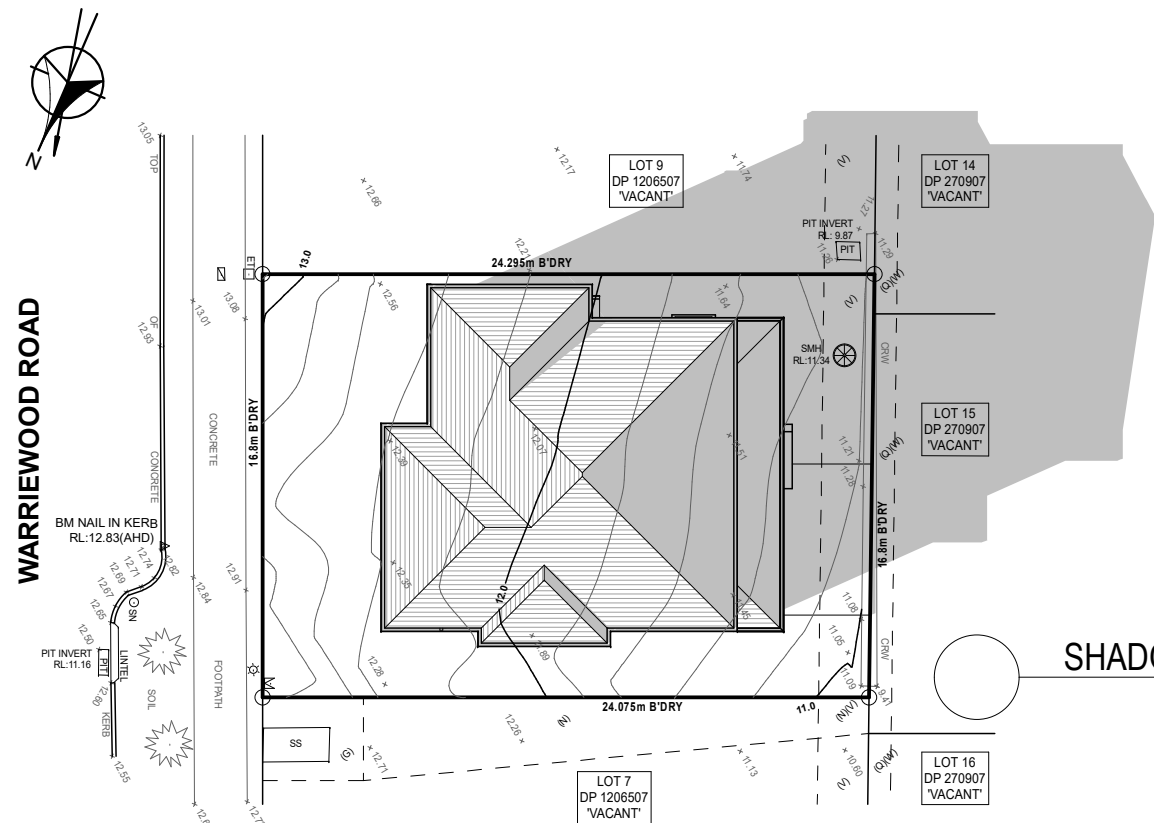
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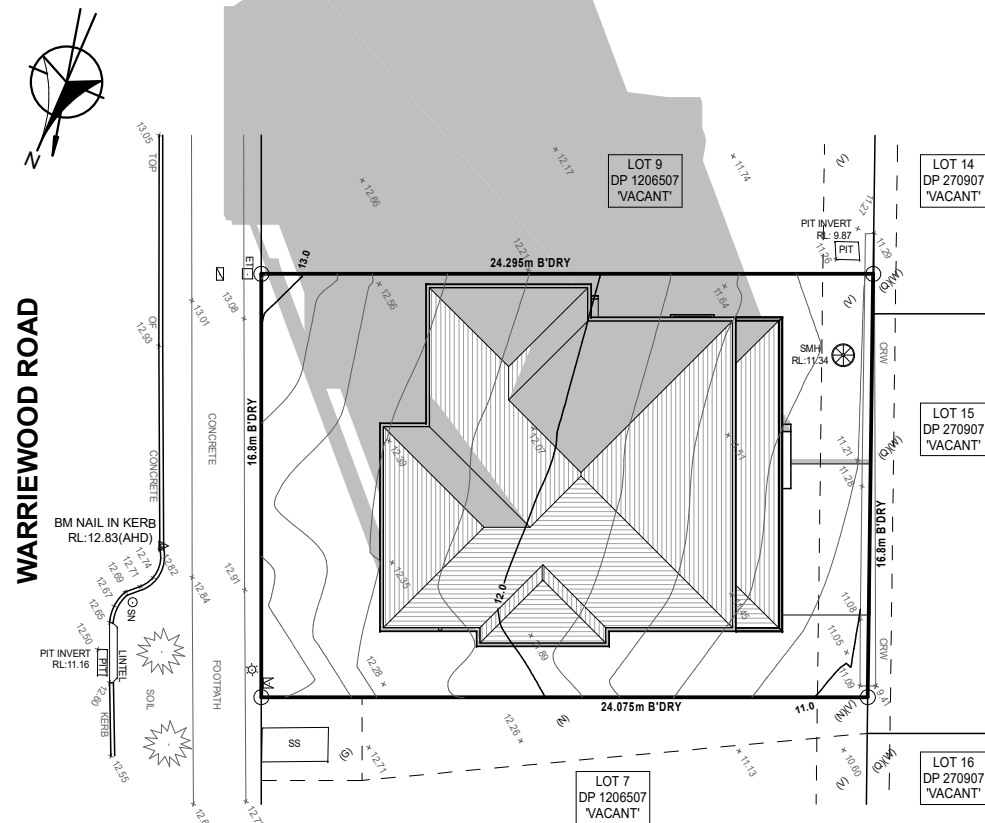
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**SHEET:**  
 8



SHADOW 12PM  
1:300



SHADOW 9AM  
1:300



SHADOW 3PM  
1:300

SHADOW DIAGRAMS  
1:300

## SHADOW PROJECTIONS 21<sup>st</sup> JUNE

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