

NOTES:

CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY. DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.

SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.

DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.

GENERAL SITING NOTES

- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS 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.

NOTE:
DRIVEWAY & FRONT PATH
TO COMPLY WITH AS2890

0.93M FALL ACROSS
BUILDING ENVELOPE

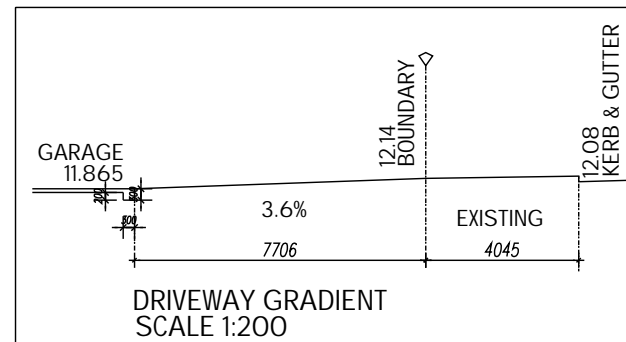
SITE CALCULATIONS DA

GROUND FLOOR	80.50 m ²
FIRST FLOOR	71.63 m ²
TOTAL LIVING AREA	152.13 m ²
SITE AREA	324.00 m ²
BUILDING FOOTPRINT	102.38 m ²
DRIVEWAY & PATH (EXC. CROSSOVER)	27.13 m ²
TOTAL LANDSCAPE AREA	194.49 m ²
LANDSCAPE AREA (%)	60.03 %
FLOOR SPACE RATIO	0.47 :1
SITE COVERAGE	31.60 %



NOTE:
PROVIDE UNDERGROUND ELECTRICAL CONNECTION FROM NEAR SIDE TURRET TO METERBOX LOCATED ON SIDE OF DWELLING

(C): EASEMENT TO DRAIN WATER 2.5 WIDE
(BE1): RESTRICTION ON THE USE OF LAND
(BE2): RESTRICTION ON THE USE OF LAND
(BE13): RESTRICTION ON THE USE OF LAND



SITE NOTE:
BEFORE STARTING WORK ON SITE CHECKING FOLLOWING:
1. SERVICE LOCATIONS.
2. SEWER CONNECTION POSITION.
3. DRIVEWAY ALIGNMENT & LEVELS
DP INDICATES DOWNPIPE LOCATION
N2 WIND CATEGORY

THE EXISTING CROSSOVER WIDTH AT THE LOT BOUNDARY IS 2.9M. WE HAVE NOT ALLOWED FOR AN EXTENSION TO CROSSOVER. STCA

POSSIBLE BAS

SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	0.10	3m	-
T2	0.10	3m	-

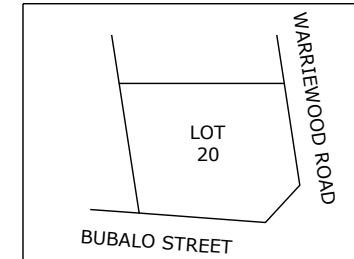
SEWER NOTE

SEWER INFORMATION NOT AVAILABLE AT TIME OF SURVEY

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LOCATION PLAN

LAT: -33.6866
LONG: 151.2995



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
KO - KERB OUTLET
LH - LAMP HOLE
LP - LIGHT POLE
MH - MAN HOLE
MS - MAINTENANCE SHAFT
PP - POWER POLE
R - HYDRANT RECYCLED
SH - SHRUB
SIO - SEWER INSPECTION OPENING
SMH - SEWER MAN HOLE
SR - STOP VALVE RECYCLED
SV - STOP VALVE
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

SOURCE OF LEVELS

SSM 24845 RL 12.835

S.C.I.M.S

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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. K. B. RAYAMAJHI & MS. S. SHAH

SITE ADDRESS:
LOT 20, DP 271139
WARRIEWOOD ROAD
WARRIEWOOD

HOUSETYPE:
MODEL: DENBY 22
FACADE: VOGUE
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

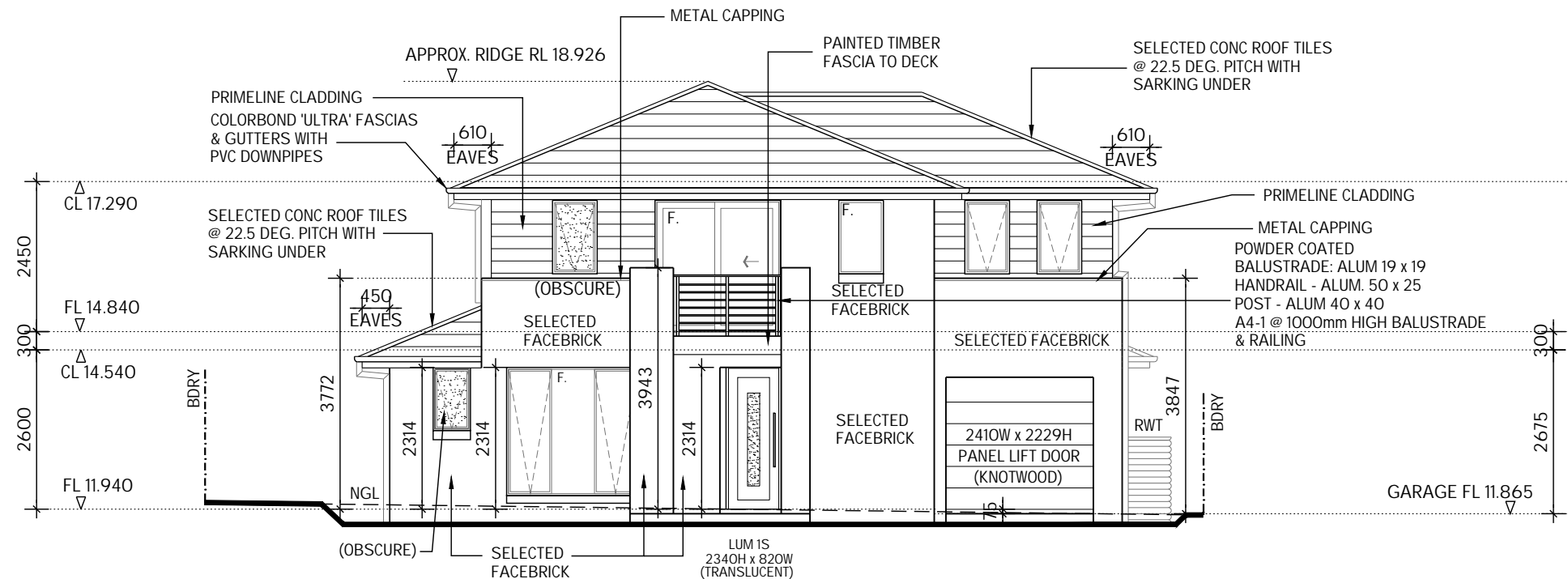
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SITE PLAN

DRAWN BY: MTT
DATE DRAWN: 28.05.18
CHECKED BY: MTT
APPROVED FOR CONSTRUCTION:

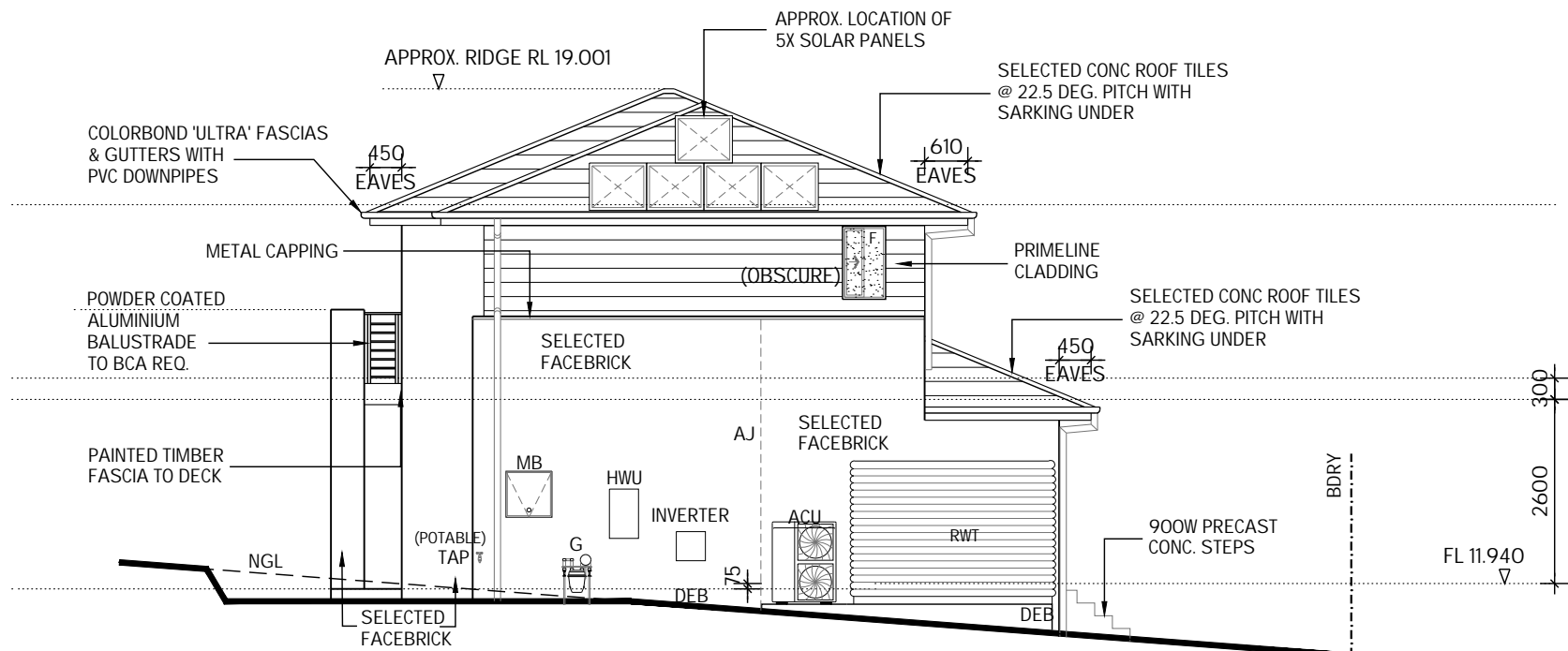
COUNCIL AREA: NORTHERN BEACHES
SCALE: 1:200

JOB No: A008398
DRWG No.: 02
ISSUE: C

NOTE:
COLORBOND 'ULTRA' FLYSCREENS TO
ALL OPENING WINDOWS, STACKER AND
SLIDING DOORS (EXCLUDING HINGED
DOORS)



ELEVATION - 1



ELEVATION - 2

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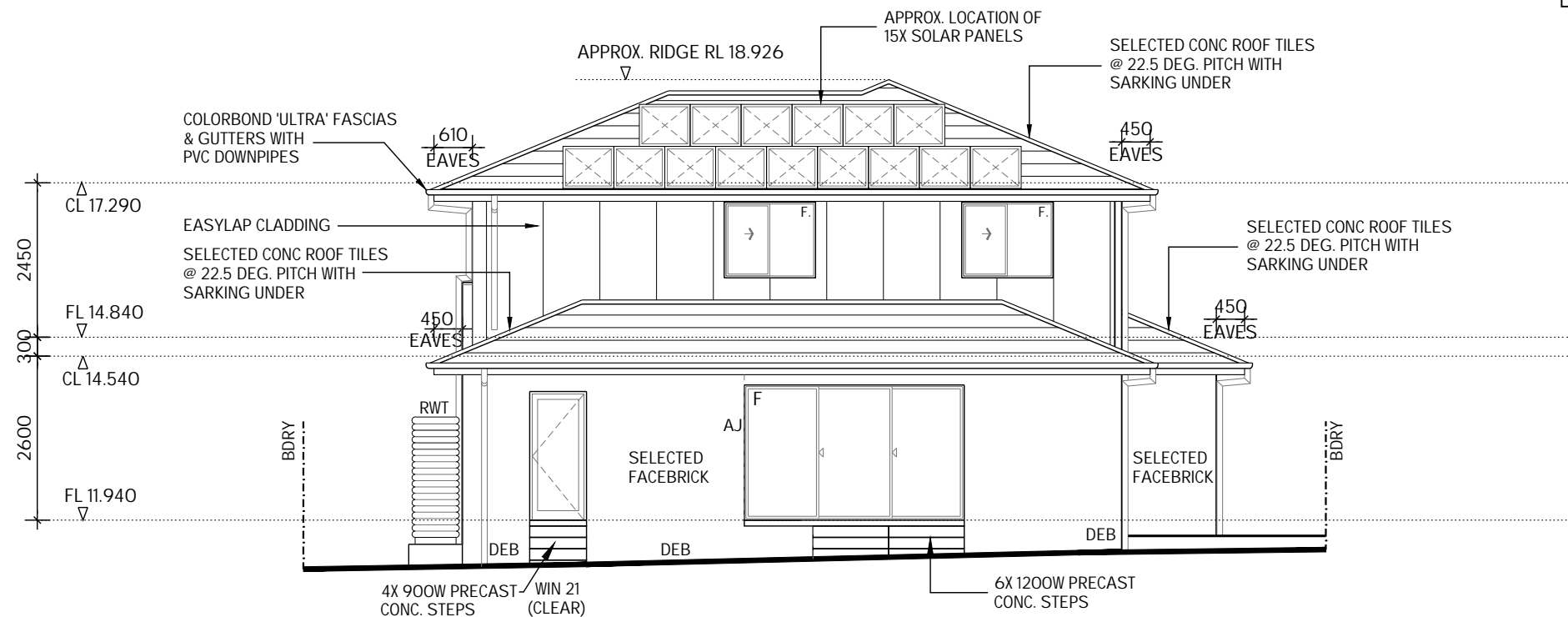
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WARRIEWOOD ROAD
WARRIEWOOD**

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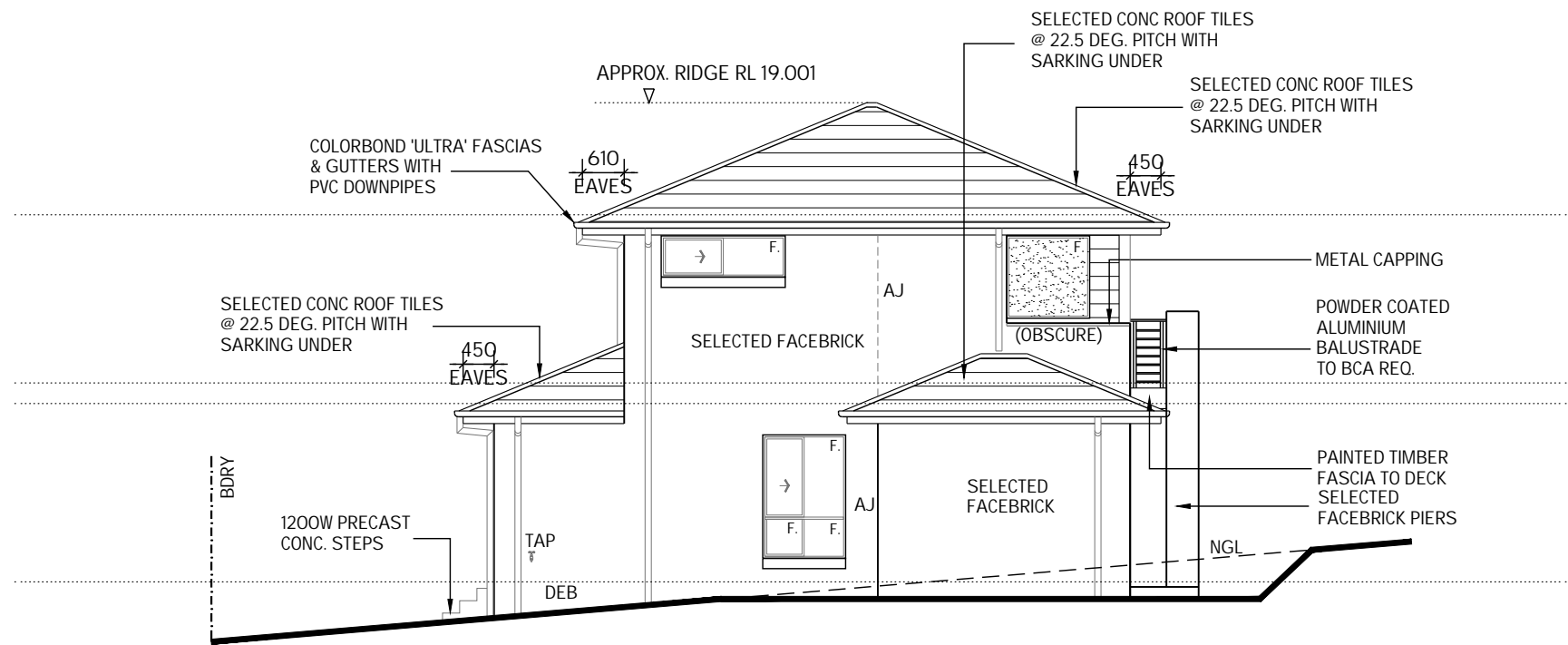
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ELEVATIONS 1 & 2

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JOB No: A008398	DRWG No.: 05	ISSUE: C	

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ELEVATION - 3



ELEVATION - 4

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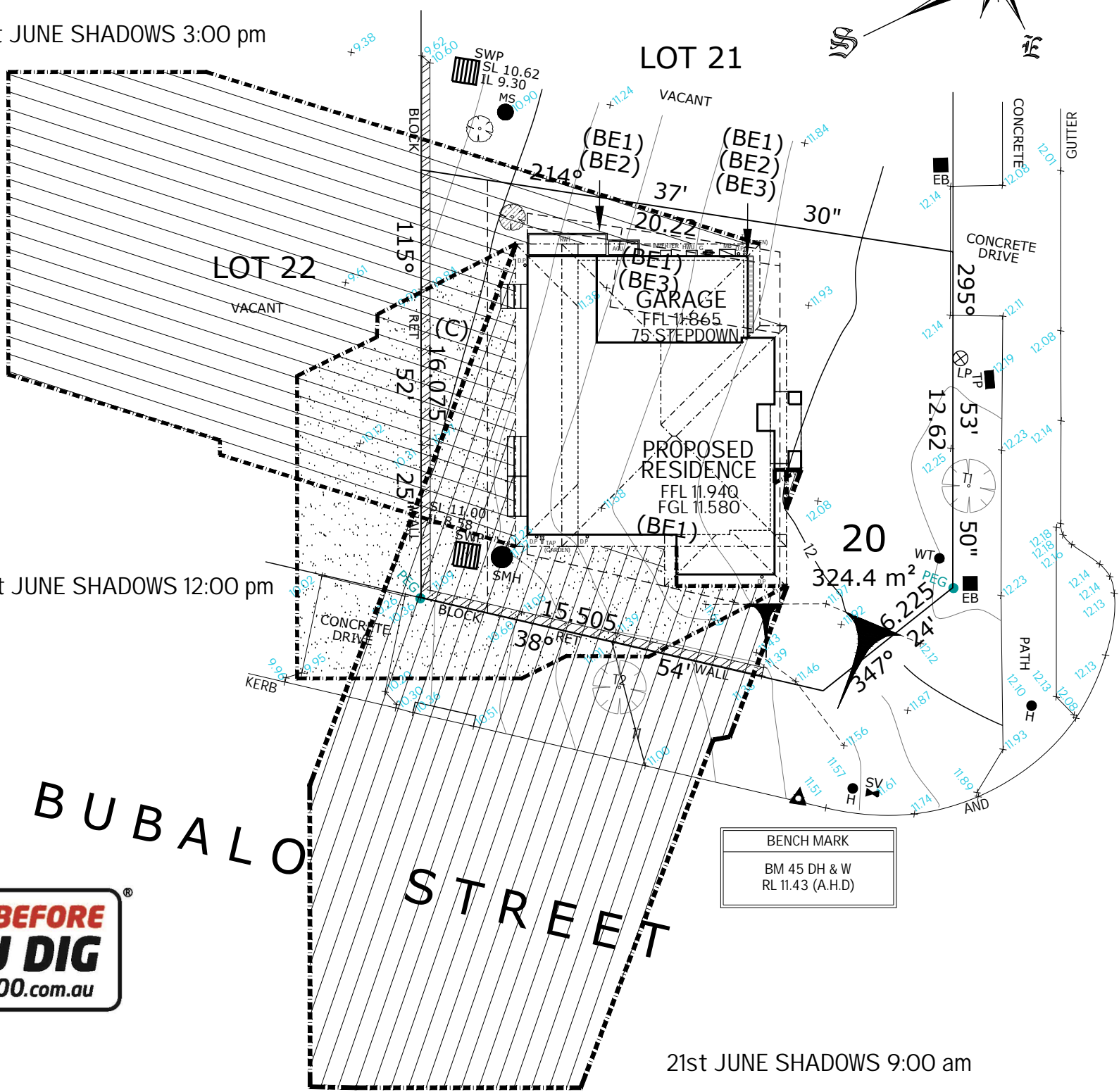
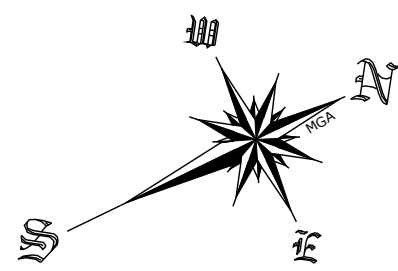
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ELEVATIONS 3 & 4

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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A008398	DRWG No.: 06	ISSUE: C	

21st JUNE SHADOWS 3:00 pm

21st JUNE SHADOWS 12:00 pm

21st JUNE SHADOWS 9:00 am



WARRIEWOOD ROAD

BUBALO STREET

BENCH MARK
BM 45 DH & W
RL 11.43 (A.H.D.)



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