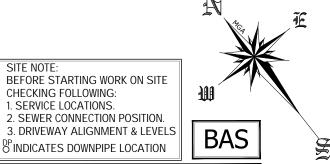
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LOCATION PLAN

WARRIEWOOD ROAD



WARNING **UNREGISTERED PLAN** 

LEGEND - DENOTES DEAD TREE PP ELECTRICAL BOX SMH ELECTRICAL METER SIO GAS METER SV DT POWER POLE - SEWER MAN HOLE - SEWER INSPECTION OPENING - SEWER VENT PIPE STOP VALVI - DENOTES TREE STUMP HYDRANT RECYCLED SWP - DENOTED STORM WATER PIT DENOTES KERB OUTLET T - DENOTES TREE - TELESTRA PIT - LIGHT POLE - I AMP POLF - WATER TAG MAN HOLE

Δ BENCH MARK 1 - PHOTO POINT

- GULLY PIT

- VEHICULAR CROSSING

DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890

0.65M FALL ACROSS BUILDING ENVELOPE

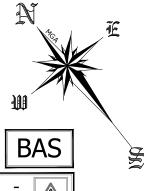
### N2 WIND CATEGORY

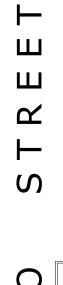
## **GENERAL SITING NOTES**

- 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 STEPDOWNS 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.

**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







PROPOSED VEHICULAR

CROSSOVER BY DEVELOPER AS

 $\triangleleft$  $\mathbf{m}$ 

 $\mathbf{\Omega}$ SITE CALCULATIONS DA 93.70 m<sup>2</sup> 94.80 m<sup>2</sup> 188.50 m<sup>2</sup> 375.00 m<sup>2</sup> 140.18 m<sup>2</sup> 29.67 m<sup>2</sup> 205.15 m<sup>2</sup>

GROUND FLOOR

TOTAL LIVING AREA

BUILDING FOOTPRINT

TOTAL LANDSCAPE AREA

LANDSCAPE AREA (%)

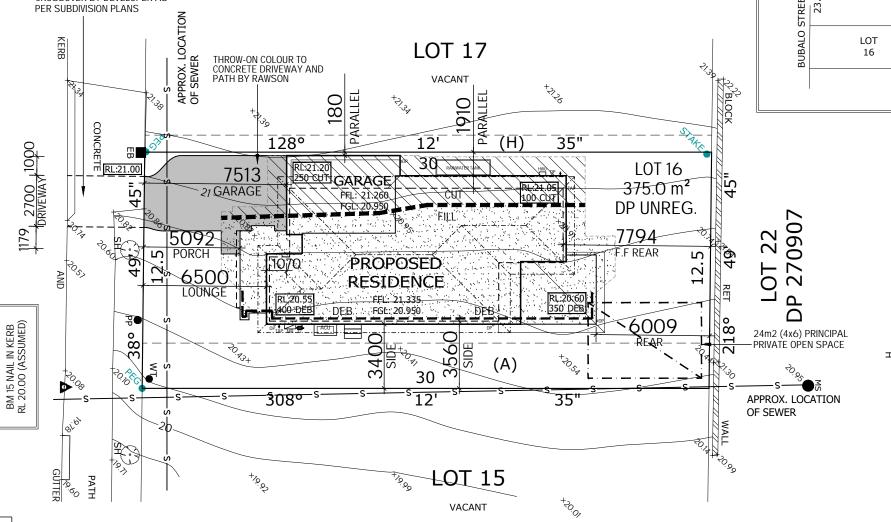
FLOOR SPACE RATIO SITE COVERAGE

DRIVEWAY & PATH

FIRST FLOOR

SITE AREA





# KERB & GUTTER RL: 20.740 DRIVEWAY GRADIENT GARAGE 3.46% RL: 21.260 6.39% 4070 DRIVEWAY APPROX.

### 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**

54.71 %

0.50 :1

37.38 %

1 HOMEBUSH BAY DRIVE BUILDING F, LEVEL 2, SUITE 1 RHODES NSW 2138 TELEPHONE: 02 8765 5500 : 02 8765 8099 BUILDER'S LICENCE No. 33493C

| : | ш |  |
|---|---|--|
|   |   |  |

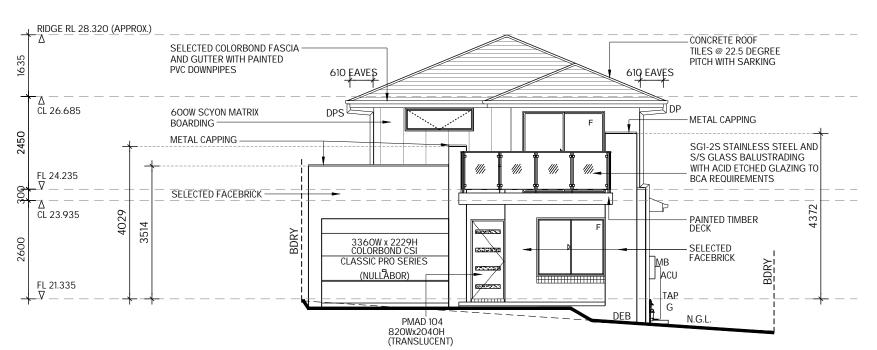
| CLIENT: Mr ROBERT ALEXANDER MCDONALD BAXTER |
|---|
| SITE ADDRESS: LOT 16, UNREGISTERED,         |
| BUBALO STREET<br>WARRIEWOOD NSW 2102        |

| HOUSETYPE:     |                | DRAWN BY:  | DATE DRAWN: | CHECKED BY: | APPROVED FO |     |
|----------------|----------------|------------|-------------|-------------|-------------|-----|
| MODEL:         | BENHAM 24 MKII | DTT        | 10.07.19    | DTT         | CONSTRUCTIO | IV. |
| FACADE:        | TREND          | COUNCIL AI | L<br>RFΔ·   | SCALE:      |             |     |
| TYPE:          | GARAGE         |            |             |             |             |     |
| SPECIFICATION: | LUX            | PITTWA     | IEN         | 1:200       |             |     |
| DRAWING TITLE: |                | JOB No:    |             | DRWG No.:   | ISSUE:      |     |
| SITE PL/       | ٩N             | A008       | 108         | 02          | C           |     |
| ı              |                |            |             | 1           | 1           |     |

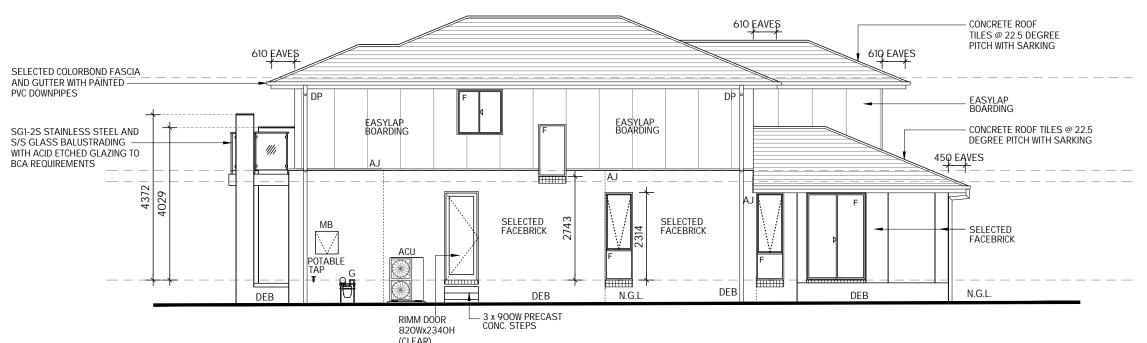
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NOTE

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



# FRONT ELEVATION - 1



# SIDE ELEVATION - 2

### NOTES:

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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

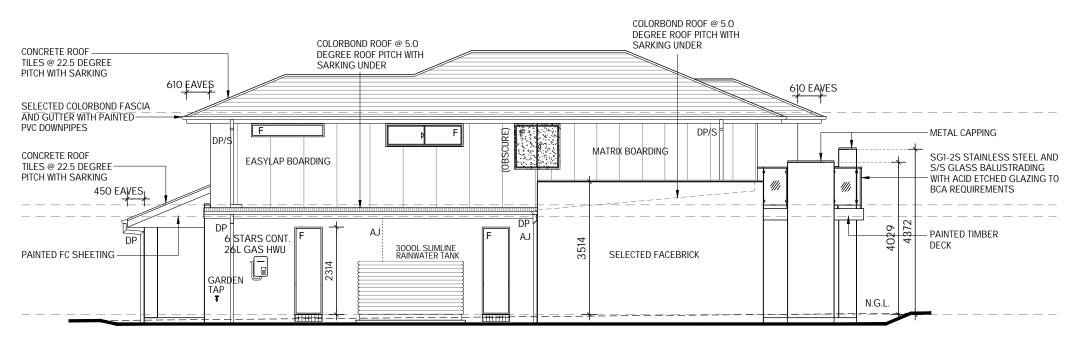
# CLIENT: Mr ROBERT ALEXANDER MCDONALD BAXTER SITE ADDRESS: LOT 16, UNREGISTERED, BUBALO STREET WARRIEWOOD NSW 2102

| HOUSETYPE:  MODEL: BENHAM 24 MKII FACADE: TREND | DRAWN BY:               | DATE DRAWN:<br>10.07.19 | 0               | APPROVED FOR CONSTRUCTION: |
|---|-------------------------|-------------------------|-----------------|----------------------------|
| TYPE: GARAGE  SPECIFICATION: LUX                | COUNCIL AREA: PITTWATER |                         | SCALE:<br>1:100 |                            |
| DRAWING TITLE: ELEVATIONS 1 & 2                 | JOB No:<br>A008108      |                         | DRWG No.:       | ISSUE:                     |

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





SIDE ELEVATION - 4

### NOTES:

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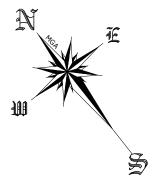
# **RAWSON HOMES**

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

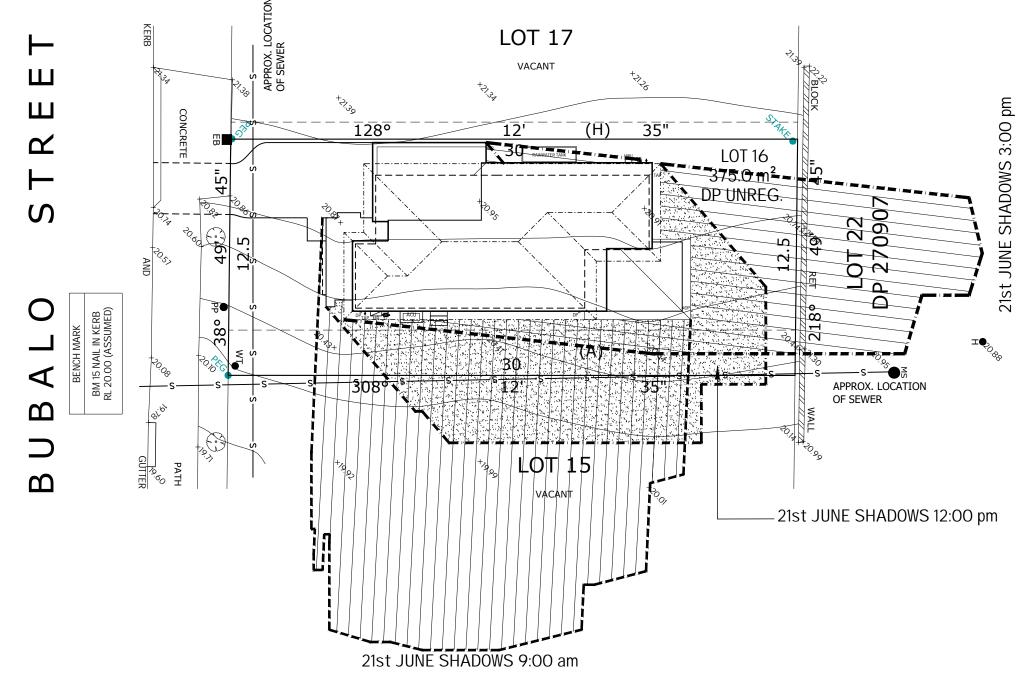
# CLIENT: Mr ROBERT ALEXANDER MCDONALD BAXTER SITE ADDRESS: LOT 16, UNREGISTERED, BUBALO STREET WARRIEWOOD NSW 2102

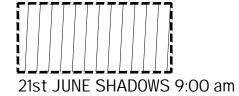
|                                 | HOUSETYPE: MODEL:                             | MODEL: BENHAM 24 MKII | DRAWN BY:<br>DTT   | DATE DRAWN:<br>10.07.19 | CHECKED BY:<br>DTT | APPROVED FOR CONSTRUCTION: |  |
|---------------------------------|---|-----------------------|--------------------|-------------------------|--------------------|----------------------------|--|
|                                 | FACADE: TREND TYPE: GARAGE SPECIFICATION: LUX | GARAGE                |                    | COUNCIL AREA: PITTWATER |                    | SCALE: 1:100               |  |
| DRAWING TITLE: ELEVATIONS 3 & 4 |   | JOB No:<br>A008       | JOB No:<br>A008108 |                         | ISSUE:             |                            |  |

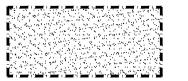


(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6390813)

(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE







21st JUNE SHADOWS 12:00 pm



21st JUNE SHADOWS 3:00 pm

## NOTES:

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- \* 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



| Mr ROBERT ALEXANDER MCDONALD BAXTER |
|-------------------------------------|
| SITE ADDRESS: LOT 16, UNREGISTERED, |
| BUBALO STREET                       |
| WARRIEWOOD NSW 2102                 |

| HOUSETYPE:                 |                 | DRAWN BY:                               | DATE DRAWN: | CHECKED BY: | APPROVED FOR CONSTRUCTION: |
|----------------------------|-----------------|---|-------------|-------------|----------------------------|
| MODEL:                     | BENHAM 24 MKII  | DTT                                     | 10.07.19    | DTT         | CONSTRUCTION.              |
| FACADE:<br>TYPE:           | TREND<br>GARAGE |   |             |             |                            |
|                            |                 | COUNCIL AREA:                           |             | SCALE:      |                            |
|                            |                 | PITTWATER                               |             | 1,000       |                            |
| SPECIFICATION:             | LUX             | FILLWATER                               |             | 1:200       |                            |
| DRAWING TITLE:             |                 | JOB No:                                 |             | DRWG No.:   | ISSUE:                     |
| SHADOW DIAGRAM             |                 | A0081                                   | 108         | 12          | $  C \rangle$              |
| or in about Bir tor in tim |                 | , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |             | . –         | 1                          |