

ACID SULPHATE: NA  
BAS/BOS: NA  
BAL RATING: NA  
FLOOD: NA  
HERITAGE: NA

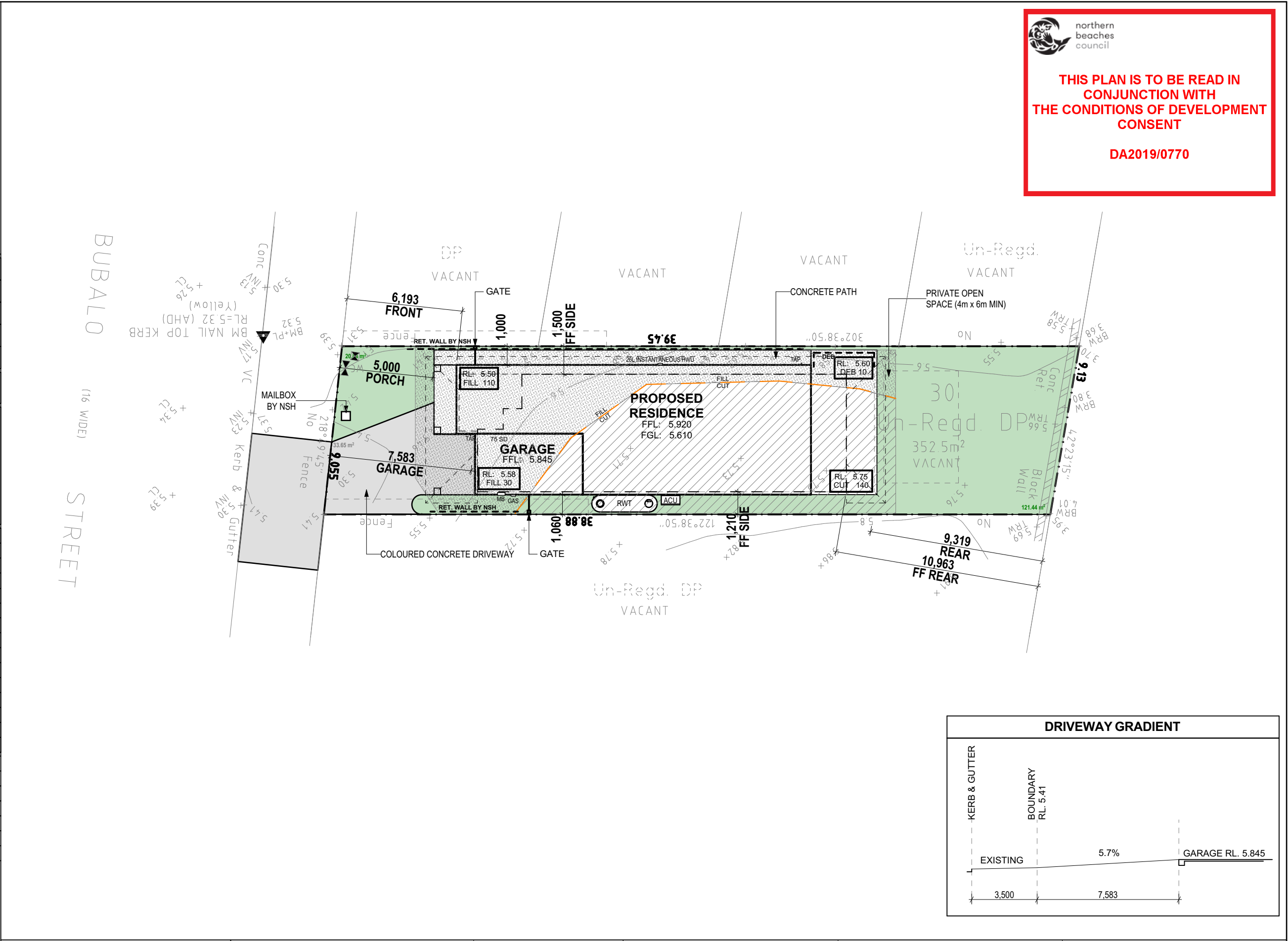
ALL RETAINING WALLS BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE

**SITE INDUCTION**  
BEFORE ENTERING SITE PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN

SITE CALCULATIONS - DA		
SITE AREA	352.5	m <sup>2</sup>
GROUND FLOOR	109.61	m <sup>2</sup>
FIRST FLOOR	136.55	m <sup>2</sup>
GARAGE	18.78	m <sup>2</sup>
BUILDING FOOTPRINT	160.13	m <sup>2</sup>
DRIVEWAY AREA	28.33	m <sup>2</sup>
CROSSOVER	NA	m <sup>2</sup>
TOTAL LANDSCAPE AREA	164.04	m <sup>2</sup>
LANDSCAPE AREA (%)	46.54	%
FLOOR SPACE RATIO	0.70:1	
SITE COVERAGE	53.46	%

AREA SCHEDULE	
FIRST FLOOR	136.55
GROUND FLOOR	109.61
AFRESCO	27.32
GARAGE	18.78
PORCH	4.42
	296.68 m <sup>2</sup>

0.29m OF FALL ACCROSS THE BUILDING ENVELOPE



[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

Unit 20, 7 Sefton Road Thornleigh NSW 2120  
Telephone: (02) 9481 7441 Facsimile: (02) 9481 7442

# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

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PRODUCT:  
**CUSTOM DWELLING  
CUSTOM FACADE  
SINGLE GARAGE**

Master Issued: NA      Revision: A

CLIENT:  
**CRAIG & PAULA WALKER**

SITE ADDRESS:  
**41 WARRIEWOOD ROAD,  
WARRIEWOOD**

SITE PLAN		
DRAWN: #Drawn By	DATE: 15/11/2019	Rev: <b>F</b>
RATIO @ A3: 1:200	CHECKED: JC	
SHEET: <b>1</b>	JOB No: <b>N195509</b>	

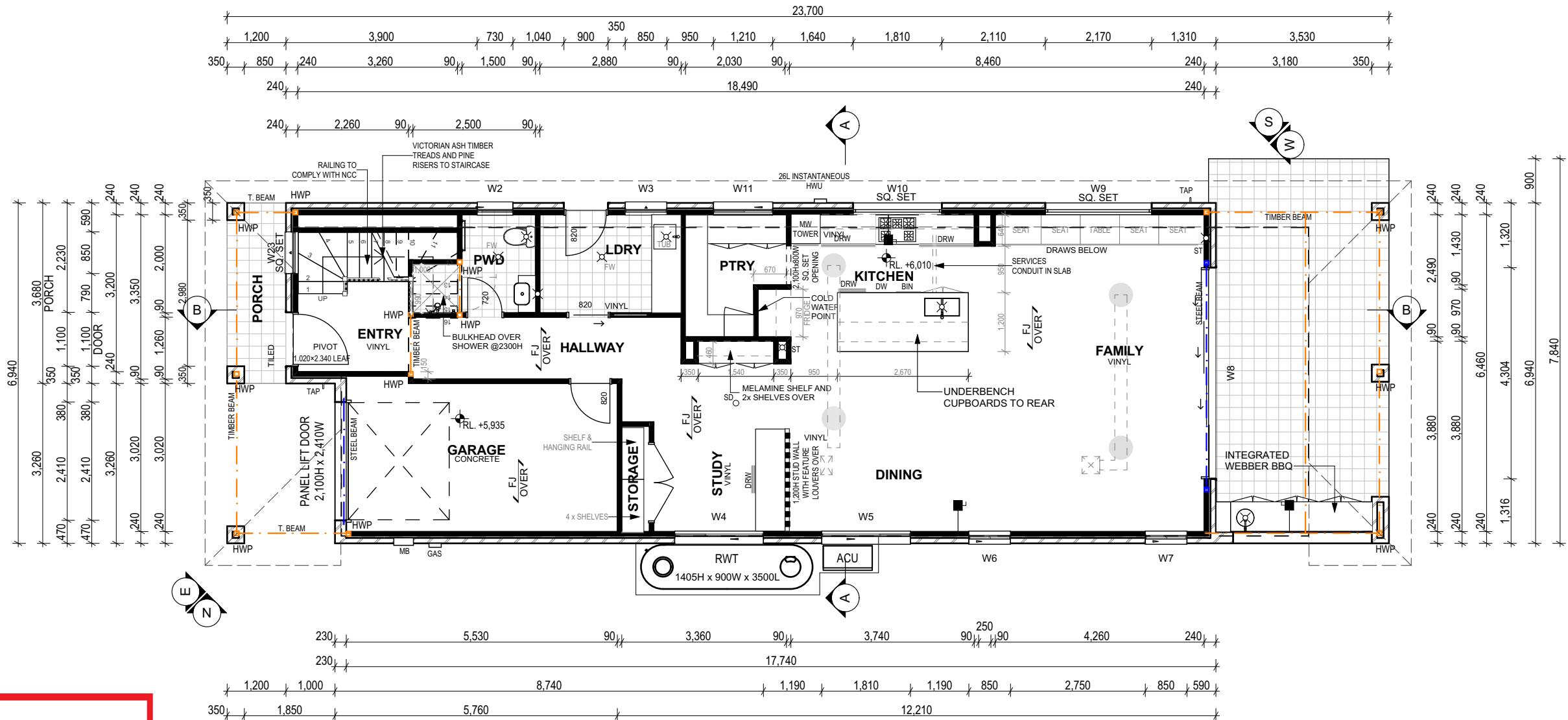
- NOTES:**
- 2100H SQ SET OPENINGS THROUGHOUT UNLESS NOTED OTHERWISE
  - 2340H FLUSH PANEL DOORS TO GROUND FLOOR UNLESS NOTED OTHERWISE
  - 2040H FLUSH PANEL DOORS TO FIRST FLOOR UNLESS NOTED OTHERWISE
  - LIFT OFF HINDGES TO BATHROOMS AS REQUIRED
  - 2143H STANDARD HEAD HEIGHTS TO ALL WINDOWS UNLESS NOTED OTHERWISE

WINDOW SCHEDULE				
ID	HEIGHT	WIDTH	WINDOW TYPE	GLAZING
W1	1,200	2,410	Aluminium Fixed Window	Glass - Clear
W2	772	730	Aluminium Sliding Window	Glass - Clear
W3	772	850	Aluminium Awning Window	Glass - Obscure
W4	857	1,810	Aluminium Sliding Window	Glass - Clear
W5	857	1,810	Aluminium Sliding Window	Glass - Clear
W6	1,800	850	Aluminium Sliding Window	Glass - Clear
W7	1,800	850	Aluminium Sliding Window	Glass - Clear
W8	2,100	4,304	Sliding Door 22	Glass - Clear
W9	1,200	2,170	Window 22	Glass - Clear
W10	600	1,810	Window 22	Glass - Clear
W11	600	1,210	Aluminium Sliding Window	Glass - Clear
W12	1,200	1,810	Aluminium Sliding Window	Glass - Clear
W13	1,200	1,810	Aluminium Sliding Window	Glass - Clear

WINDOW SCHEDULE				
ID	HEIGHT	WIDTH	WINDOW TYPE	GLAZING
W13A	1,200	850	Aluminium Fixed Window	Glass - Clear
W14	1,029	730	Aluminium Sliding Window	Glass - Obscure
W14A	1,200	850	Aluminium Fixed Window	Glass - Clear
W15	1,029	730	Aluminium Sliding Window	Glass - Obscure
W16	1,029	1,570	Aluminium Sliding Window	Glass - Clear
W17	1,029	730	Aluminium Sliding Window	Glass - Obscure
W18	170	1,690	Aluminium Fixed Window	Glass - Obscure
W19	343	850	Aluminium Sliding Window	Glass - Clear
W20	1,029	3,010	Aluminium Sliding Window	Glass - Clear
W20A	600	1,570	Aluminium Sliding Window	Glass - Clear
W21	1,029	1,810	Aluminium Sliding Window	Glass - Clear
W22	1,029	1,810	Aluminium Sliding Window	Glass - Clear
W23	1,370	850	Aluminium Awning Window	Glass - Clear

**GLAZING NOTES**

ALL GLAZING TO COMPLY WITH AS1288 & BASIX CERTIFICATE  
ALL WINDOWS WILL HAVE A FIXED PANEL ON THE RIGHT AND  
OPENING PANEL ON THE LEFT, WHEN VIEWED FROM THE  
OUTSIDE, UNLESS REQUESTED OTHERWISE. SLIDING DOORS  
WILL OPEN IN DIRECTION AS SHOWN ON PLAN.



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CONSENT**

**DA2019/0770**



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PRODUCT:

**CUSTOM DWELLING  
CUSTOM FACADE  
SINGLE GARAGE**

Master Issued: NA

Revision: A

CLIENT:

**CRAIG & PAULA WALKER**

SITE ADDRESS:

**41 WARRIEWOOD ROAD,  
WARRIEWOOD**

**GROUND FLOOR**

DRAWN:

#Drawn By

RATIO @ A3:

SHEET:

2

DATE:

15/11/2019

CHECKED:

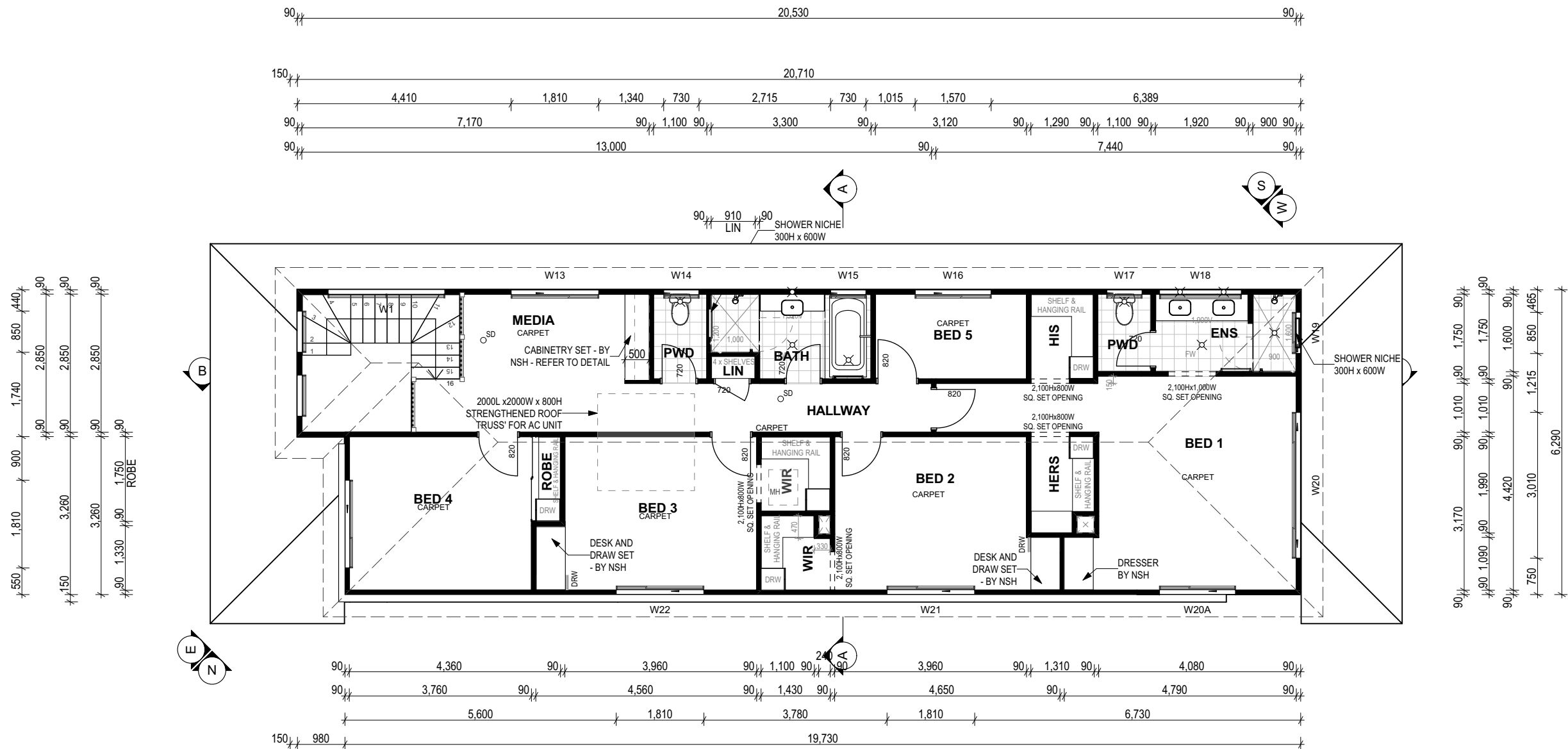
JOB No:

N195509

Rev:

F

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PRODUCT:  
**CUSTOM DWELLING  
CUSTOM FACADE  
SINGLE GARAGE**

Master Issued: NA      Revision: A

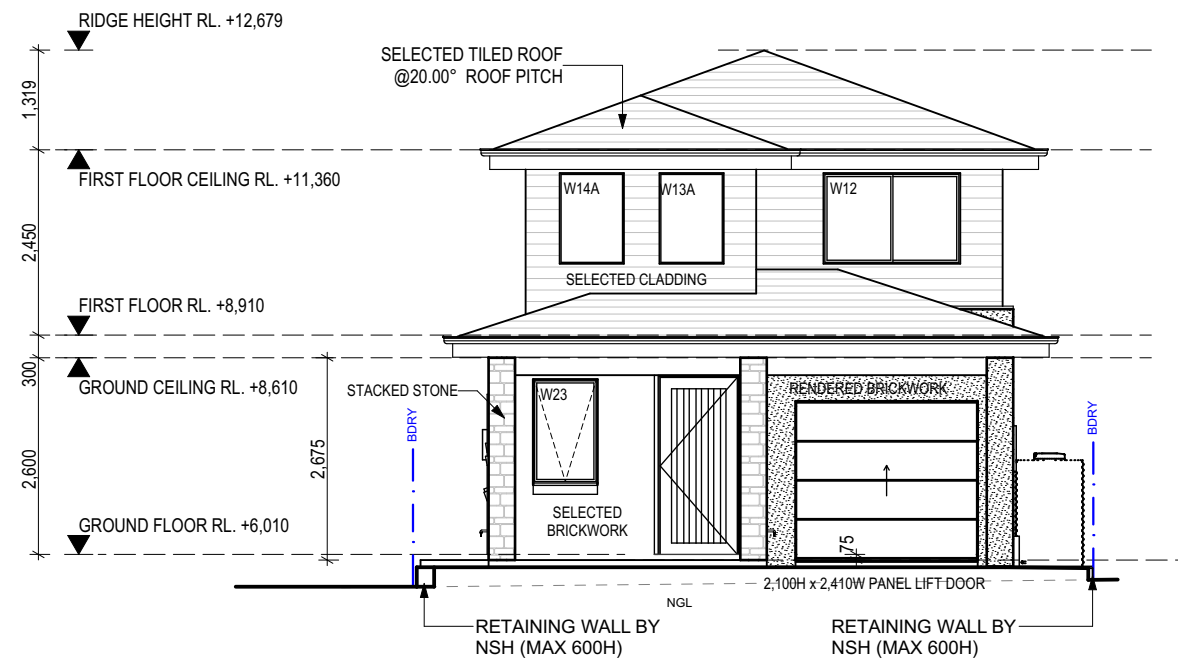
CLIENT:  
**CRAIG & PAULA WALKER**

SITE ADDRESS:  
**41 WARRIEWOOD ROAD,  
WARRIEWOOD**

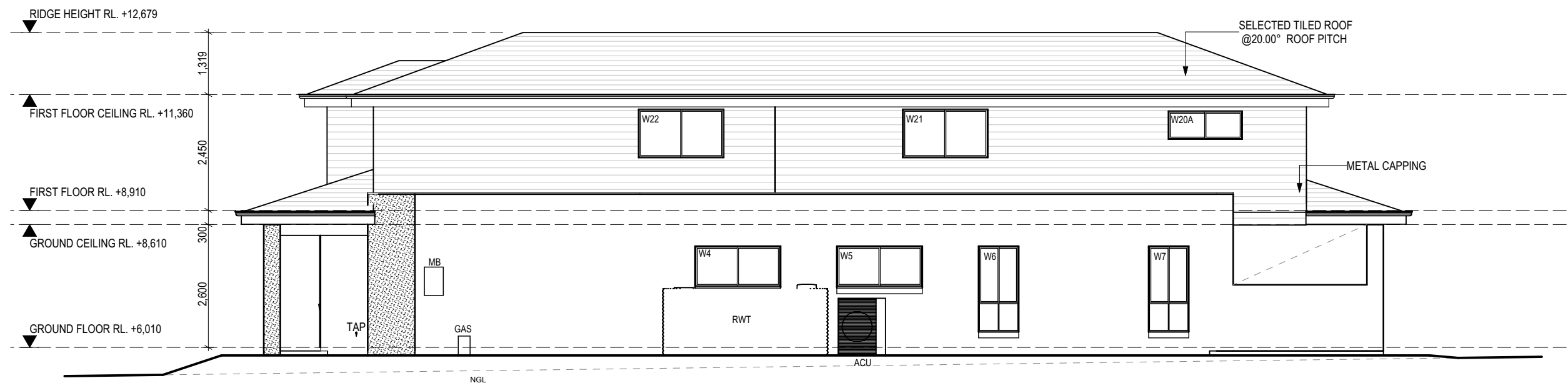
FIRST FLOOR		
DRAWN: #Drawn By	DATE: 15/11/2019	Rev: <b>F</b>
RATIO @ A3: 1:100	CHECKED:	
SHEET: <b>3</b>	JOB No: <b>N195509</b>	

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**DA2019/0770**



**ELEVATION - EAST**



**ELEVATION - NORTH**

**LANDSCAPE NOTE**  
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING. AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75MM ABOVE THE FINISHED LANDSCAPE LEVEL.

**GUTTER NOTE**  
WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER TO OVERFLOW UNDER THE ROOF TILES OR SHEETING.

**FLOOR LEVELS NOTE**  
THE NATURAL GROUND LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER DEMOLITION, EXCAVATION OR SOIL REMOVAL.



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PRODUCT:  
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Master Issued: NA Revision: A

CLIENT:  
**CRAIG & PAULA WALKER**

SITE ADDRESS:  
**41 WARRIEWOOD ROAD,  
WARRIEWOOD**

**ELEVATIONS 1**

DRAWN: #Drawn By	DATE: 15/11/2019	Rev: <b>F</b>
RATIO @ A3: 1:100	CHECKED:	
SHEET: <b>4</b>	JOB No: <b>N195509</b>	





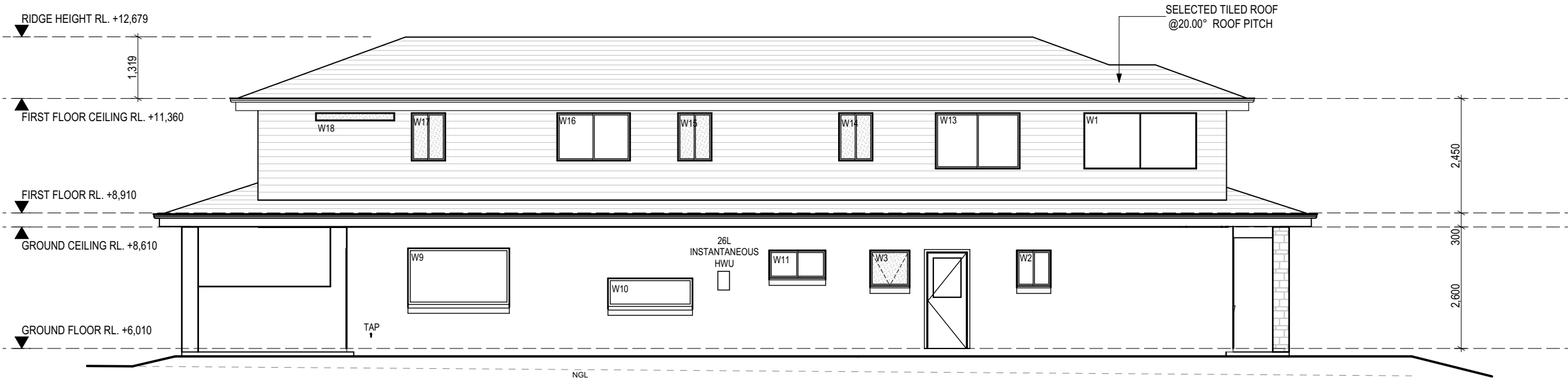
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ELEVATION - WEST



ELEVATION - SOUTH

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SINGLE GARAGE**

Master Issued: NA Revision: A

CLIENT:  
**CRAIG & PAULA WALKER**

SITE ADDRESS:  
**41 WARRIEWOOD ROAD,  
WARRIEWOOD**

ELEVATIONS 2

DRAWN: #Drawn By	DATE: 15/11/2019	Rev: F
RATIO @ A3: 1:100	CHECKED:	
SHEET: 5	JOB No: N195509	

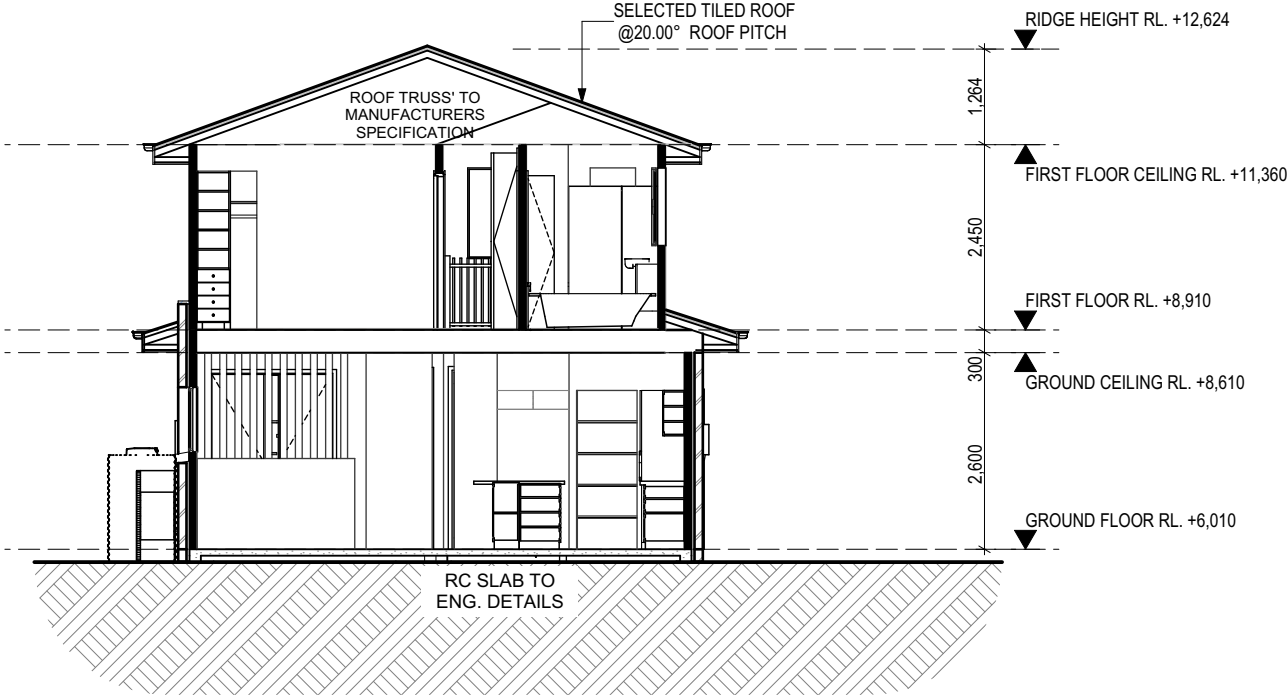
INSULATION NOTE:  
R3.5 CEILING INSULATION (EXCLUDING GARAGE)  
R2.5HP WALL INSULATION TO EXTERNAL WALLS (EXCLUDING GARAGE)



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SECTIONS & DETAILS

DRAWN: #Drawn By	DATE: 15/11/2019	Rev: <b>F</b>
RATIO @ A3: 1:100	CHECKED:	
SHEET: <b>6</b>	JOB No: <b>N195509</b>	