

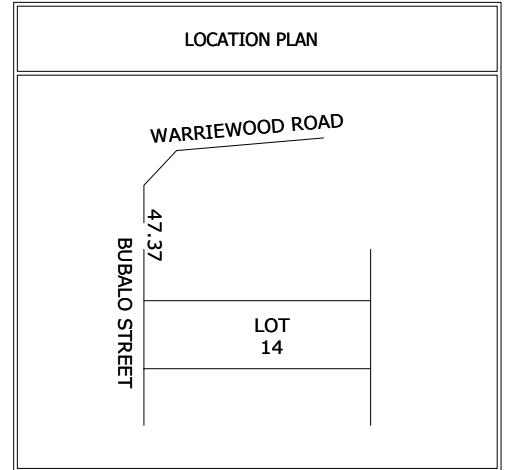
SITE NOTES:

- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
 - SEWER CONNECTION POSITION
 - DRIVEWAY ALIGNMENT & LEVELS
- DP ○ INDICATES DOWNPIPE LOCATION

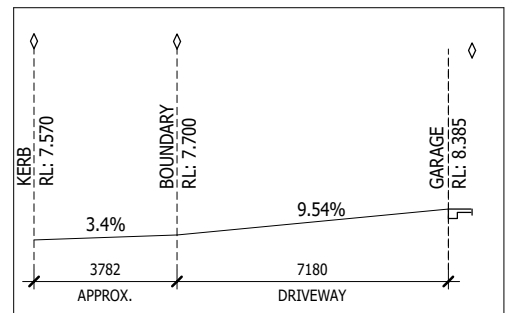
N2 WIND CATEGORY

0.89m FALL ACROSS BUILDING ENVELOPE

DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890



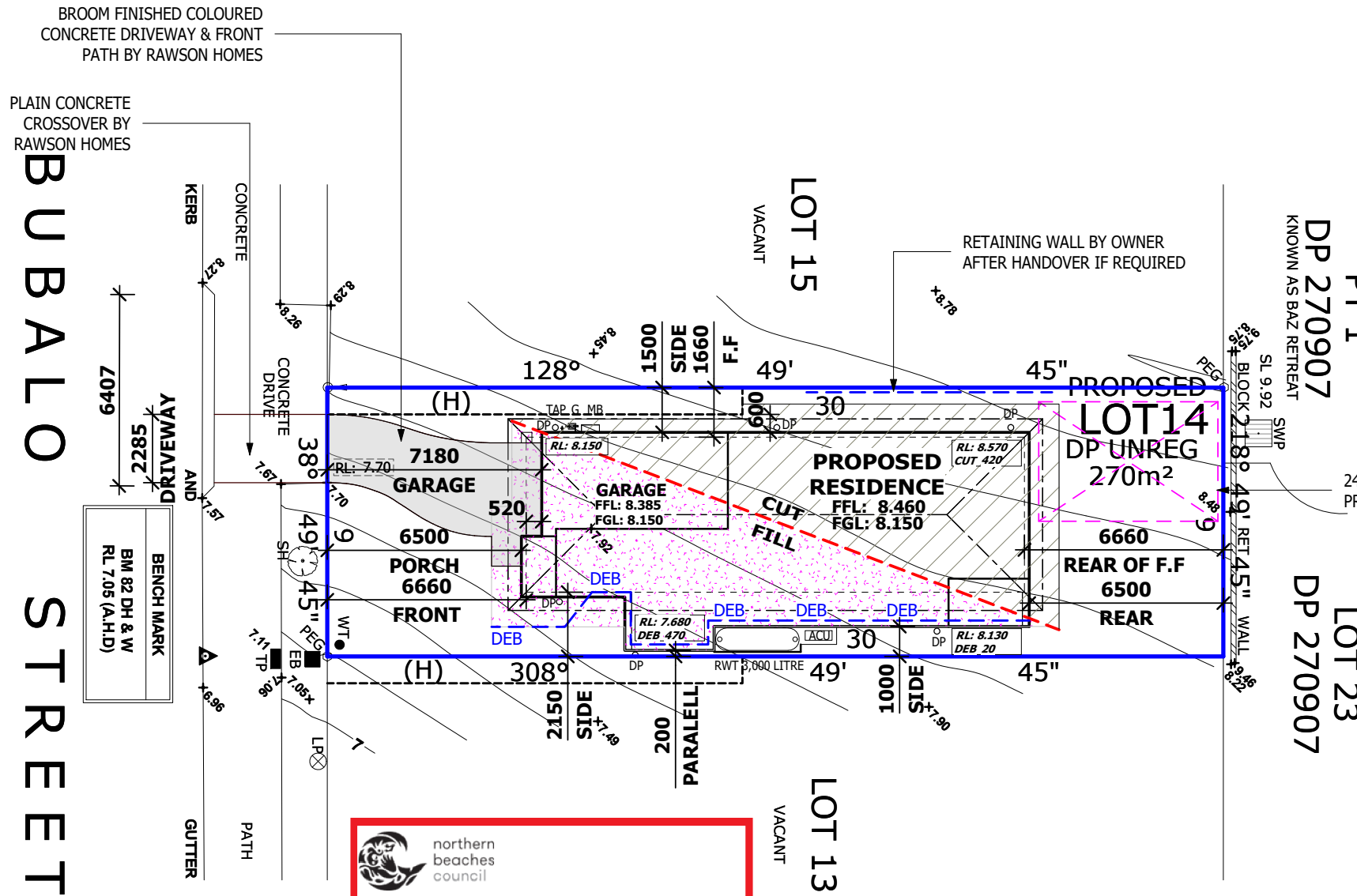
24m² (6m x 4m) PRINCIPAL PRIVATE OPEN SPACE .



DRIVEWAY GRADIENT

1 : 200

(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

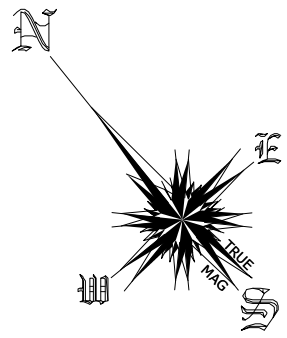




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- WARNING -
UNREGISTERED PLAN

LEGEND

DT - DENOTES DEAD TREE	PP - POWER POLE
EB - ELECTRICAL BOX	SMH - SEWER MAN HOLE
EM - ELECTRICAL METER	SIO - SEWER INSPECTION OPENING
G - GAS METER	SV - SEWER VENT PIPE STOP VALVE
H - HYDRANT	S - DENOTES TREE STUMP
KO - HYDRANT RECYCLED	SWP - DENOTES STORM WATER PIT
LP - DENOTES KERB OUTLET	T - DENOTES TREE
LH - LAMP POLE	TP - TELESTRA PIT
MH - MAN HOLE	WT - WATER TAG
	WM - WATER METER
▲ - BENCH MARK	▭ - GULLY PIT
① - PHOTO POINT	▬ - VEHICULAR CROSSING

GENERAL SITTING 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.

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

SITE CALCULATIONS DA

GROUND FLOOR	80.18 m ²
FIRST FLOOR	86.57 m ²
TOTAL LIVING AREA	166.75 m ²
SITE AREA	270.00 m ²
BUILDING FOOTPRINT	107.10 m ²
DRIVEWAY & PATH	21.19 m ²
TOTAL LANDSCAPE AREA	55.14 m ²
LANDSCAPE AREA (%)	20 %
FRONT LANDSCAPE (%)	68.77 %
FLOOR SPACE RATIO	0.62 :1
SITE COVERAGE	71.73 %
LANDSCAPE AREA (4m)	32.9 %



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
1 HOMEBUSH BAY DRIVE, BLDG. F
LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C

CLIENT:
MR. R. M. NOGUEIRA & MS. K. J. DE MORAES
NOGUEIRA
SITE ADDRESS:
PROPOSED LOT 14 (DP UNREG)
BUBALO STREET
WARRIEWOOD NSW 2102

HOUSE TYPE
MODEL: ELLERSTON 22 MKI (OPTION1)
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
SITE PLAN

DRAWN BY: DH	DATE DRAWN: 25.06.19	CHECKED BY: DH	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: A009185	DRWG No: 02	ISSUE: C	

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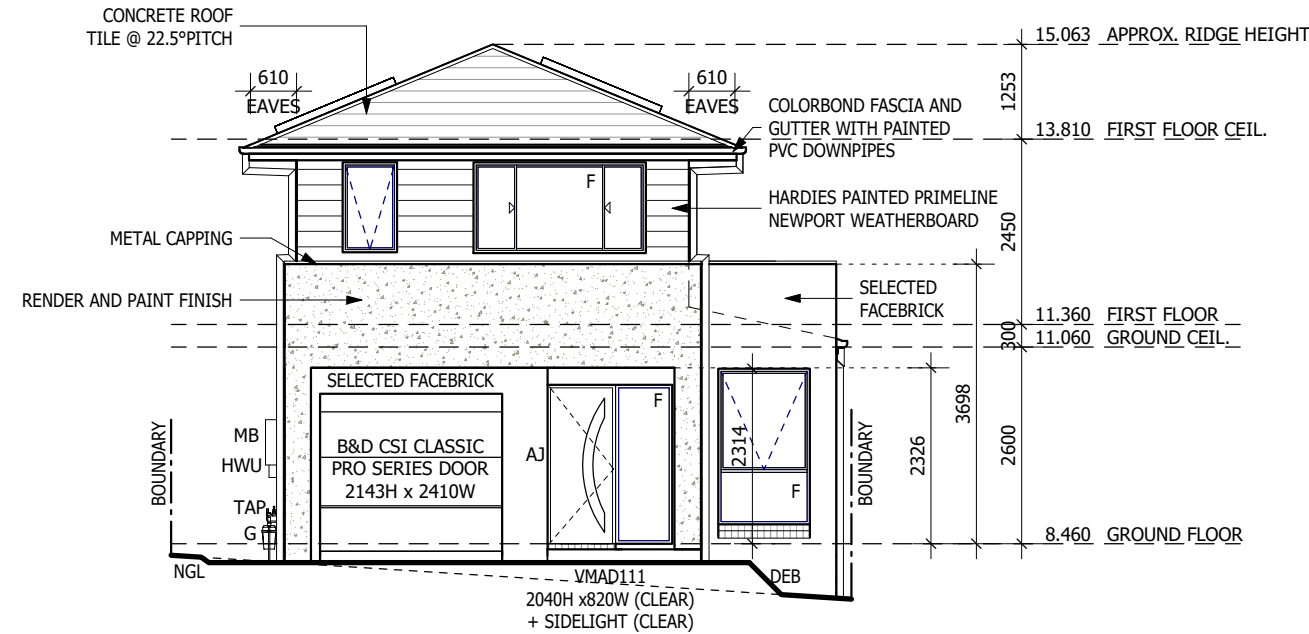
NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS, SLIDING AND STACKER DOORS (EXCLUDING HINGED DOORS)

northern beaches council

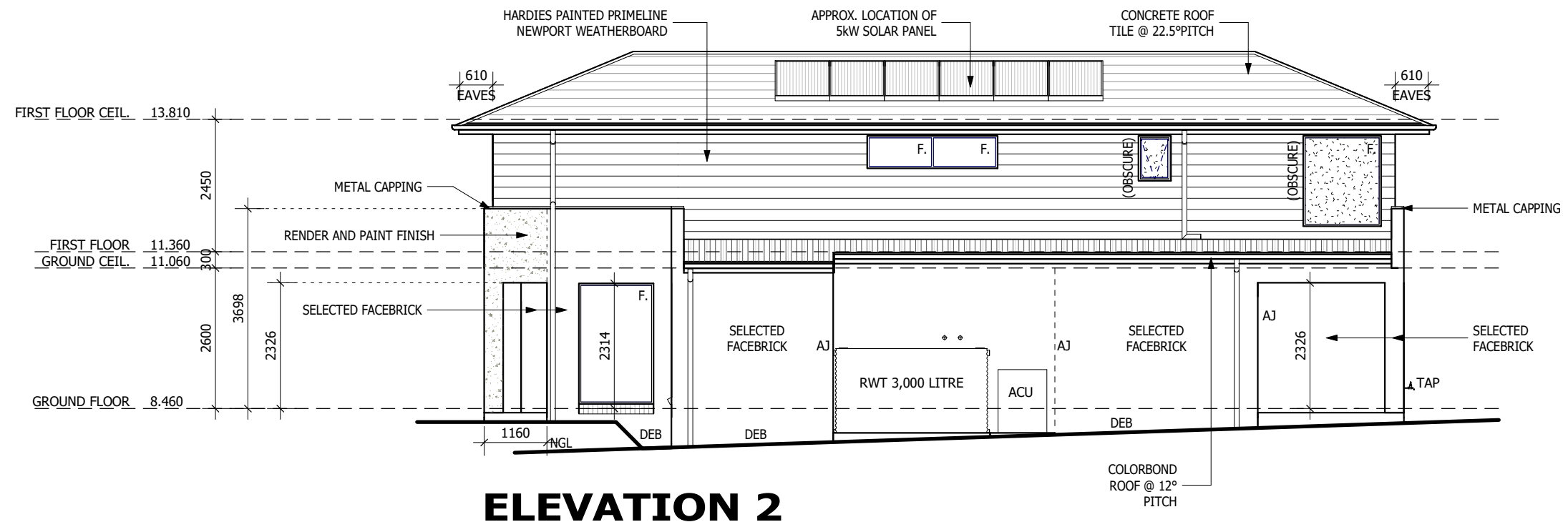
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ELEVATION 1



ELEVATION 2

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BUBALO STREET
WARRIEWOOD NSW 2102**

HOUSE TYPE
MODEL: **ELLERSTON 22 MKI (OPTION1)**
FACADE: **CLASSIC**
TYPE: **SINGLE GARAGE**
SPECIFICATION: **SYDNEY & HUNTER BASE**
DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: DH	DATE DRAWN: 25.06.19	CHECKED BY: DH	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A009185	DRWG No: 05	ISSUE: C	

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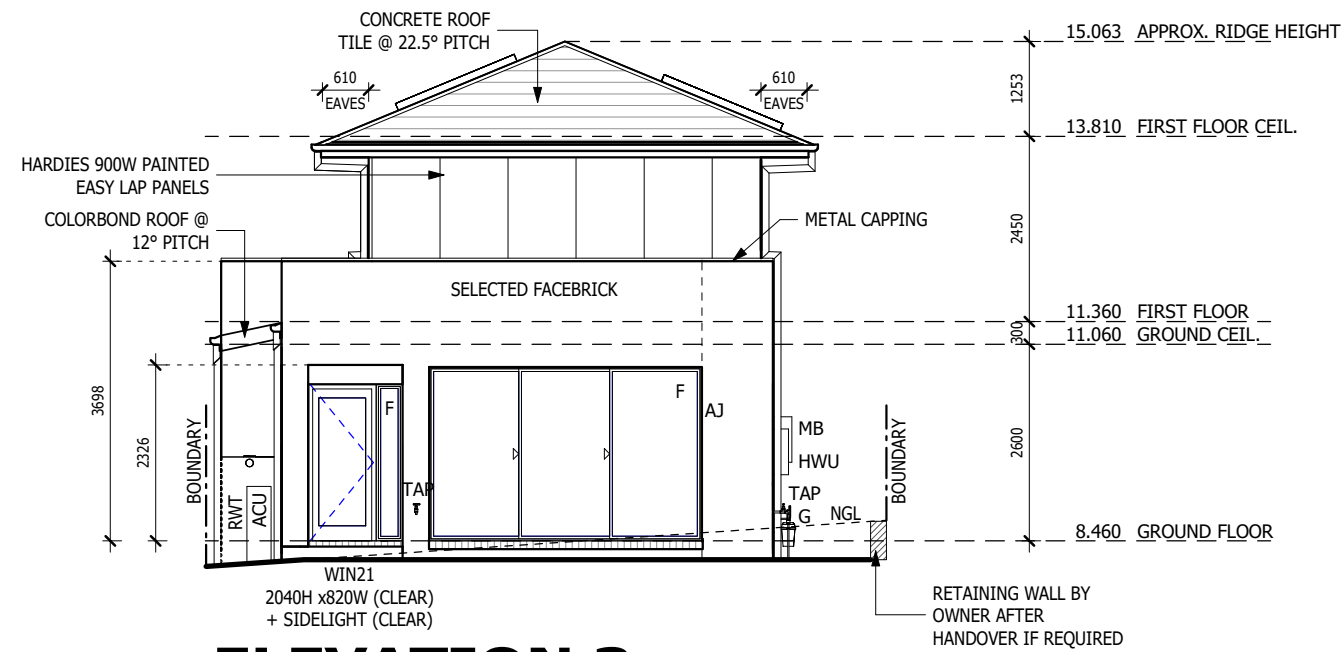
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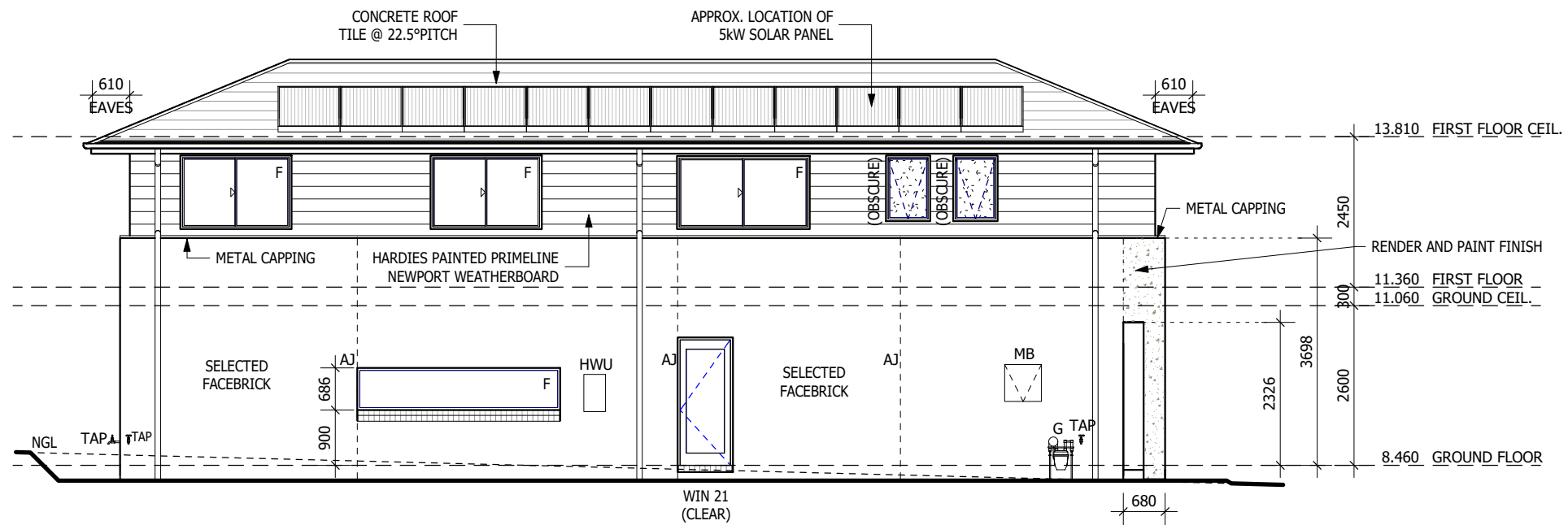
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ELEVATION 3



ELEVATION 4

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FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
ELEVATIONS 3-4

DRAWN BY: DH	DATE DRAWN: 25.06.19	CHECKED BY: DH	APPROVED FOR CONSTRUCTION:
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JOB No: A009185	DRWG No: 06	ISSUE: C	