

660m FALL ACROSS BUILDING ENVELOPE

BAL 12.5

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
R	- HYDRANT RECYCLED	SWO	- DENOTES STORM WATER PIT
KO	- DENOTES KERB OUTLET	T	- DENOTES TREE
LP	- LIGHT POLE	TP	- TELESTRA PIT
LH	- LAMP POLE	WT	- WATER TAG
MH	- MAN HOLE	WM	- WATER METER
	- BENCH MANR		- GULLY PIT
1	PHOTO POINT		- VEHICULAR CROSSING

- GENERAL SITTING NOTES
- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFORMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
 - ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFORMATION WITH STEP-DOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.
 - ALL 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.
 - NO ALLOWANCE HAS BEEN MADE FOR RETAINING WALLS, BY OWNER AFTER HANDOVER IF REQUIRED

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	90.74	m ²
FIRST FLOOR	119.16	m ²
GARAGE AREA	33.28	m ²
TOTAL LIVING AREA	209.90	m ²
SITE AREA	411.40	m ²
BUILDING FOOTPRINT (INCLUDING UNENCLOSED AREA)	138.32	m ²
DRIVEWAY & PATH	36.48	m ²
CROSSOVER	0.00	m ²
TOTAL FRONT AREA	82.61	m ²
FRONT LANDSCAPE AREA	55.84	%
TOTAL LANDSCAPE AREA	236.60	m ²
LANDSCAPE AREA (%)	57.51	%
TOTAL BUILT UPON AREA	39.01	%
FLOOR SPACE RATIO	0.51	:1
SITE COVERAGE	33.62	%
SITE COVERAGE FF	28.96	%



The Essential First Step

NOTES:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

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RAWSON HOMES

5 RIDER BOULEVARD
LEVEL 7
RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C



CLIENT:

ADNEY PROPERTY GROUP PTY LTD

SITE ADDRESS:

LOT 1 (DP 1174775)
NO. 82 BEACON HILL ROAD
BEACON HILL NSW 2100

HOUSE TYPE

MODEL: SEAVIEW 24
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: CUSTOM COLLECTIONS

DRAWING TITLE:

SITE PLAN

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SITE NOTES:

BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

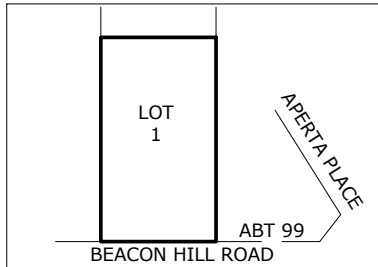
- SERVICE LOCATIONS
- SEWER CONNECTION POSITION
- DRIVEWAY ALIGNMENT & LEVELS

DPo INDICATES DOWNPIPE LOCATION

'N2' WIND CATEGORY

LOCATION PLAN

LAT: -33.7564
LONG: 151.2644

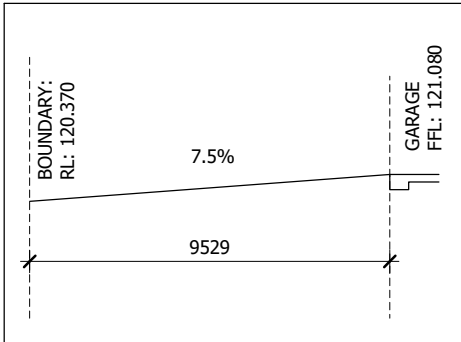


SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	0.20	4m	-
T2	0.20	4m	-
T3	0.20	4m	-
T4	0.20	4m	-

CONSUMER POLE AND UNDERGROUND CONDUIT BY OWNER PRIOR TO RAWSON HOMES CONSTRUCTION WITHIN 15m OF DWELLING TO ELECTRICAL BOX ON SIDE OF DWELLING

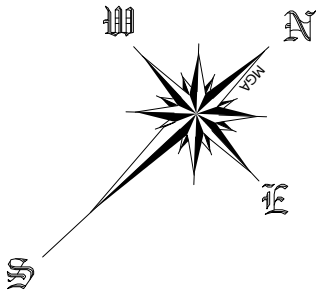
DRIVEWAY GRADIENT



SERVICE CONNECTION TO REAR DWELLING ARE SEPARATE, NO DISCONNECTIONS OR RE-CONNECTIONS/SERVICES ARE REQUIRED BY RAWSON HOMES. ALL DUE CARE WILL BE PROVIDED FOR EXISTING CONNECTIONS/SERVICES, INCLUDING BUT NOT LIMITED TO, WATER CONNECTION, GAS CONNECTION, SEWER AND STORMWATER CONNECTION, HOWEVER NO RESPONSIBILITY WILL BE TAKEN FOR ANY POTENTIAL DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION.

BEACON HILL ROAD

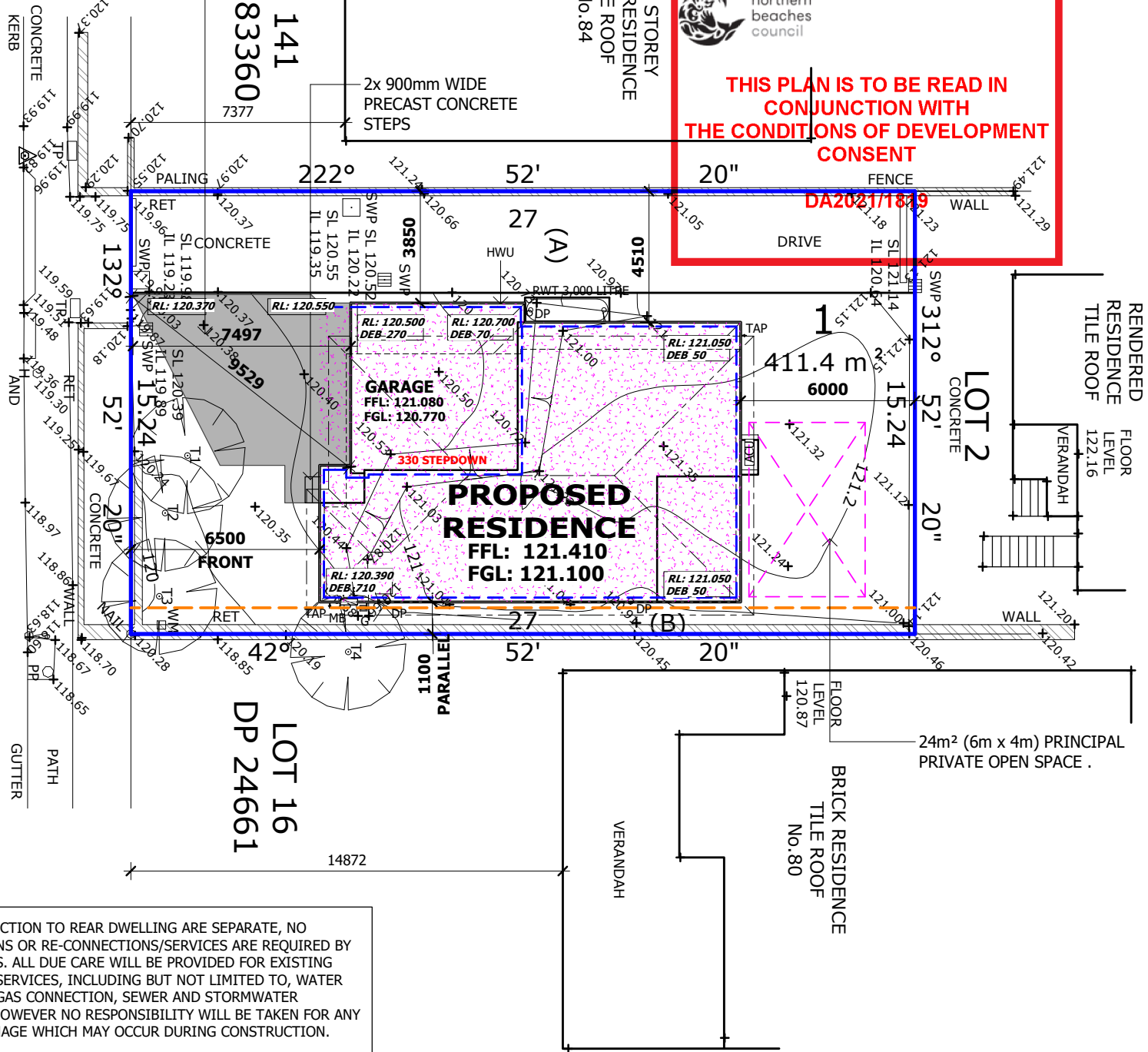
BENCH MARK
BM 97 NAIL IN KERB
RL 119.86 (A.H.D)



COVE FINISHED COLOURED CONCRETE DRIVEWAY & PATH. BROOM FINISHED PLAIN CONCRETE CROSSOVER (FROM BOUNDARY TO KERB). COLOUR SEAL TO DRIVEWAY WITHIN BOUNDARY ONLY BY RAWSON HOMES. NO ALLOWANCE FOR ANY ADDITIONAL DRIVEWAY OR RECTIFICATION OUTSIDE THE BOUNDARY.

(A): RIGHT OF CARRIAGEWAY 3.5 WIDE
EASEMENT FOR SERVICES 3.5 WIDE
EASEMENT TO DRAIN WATER 3.5 WIDE

(B): EASEMENT FOR SERVICES 0.9 WIDE



NOTES:

- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- 2340H INTERNAL DOORS TO GROUND FLOOR ONLY (EXCLUDING DOOR UNDER STAIRS)
- 2400H SQUARE SET OPENINGS OR AS INDICATED ON PLANS

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POSITIONS OF OUTLETS, RETURN AIR AND NUMBER OF DROPPERS IS DETERMINED BY AIR CONDITIONING CONTRACTOR

NOTE: LOCATION OF GAS AND ELECTRICAL METERS TO BE DETERMINED BY CONTRACTOR ON SITE TO NEAREST POINT OF CONNECTION

POSITIONS OF OUTLETS, RETURN AIR AND NUMBER OF DROPPERS IS DETERMINED BY AIR CONDITIONING CONTRACTOR



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DA2021/1819

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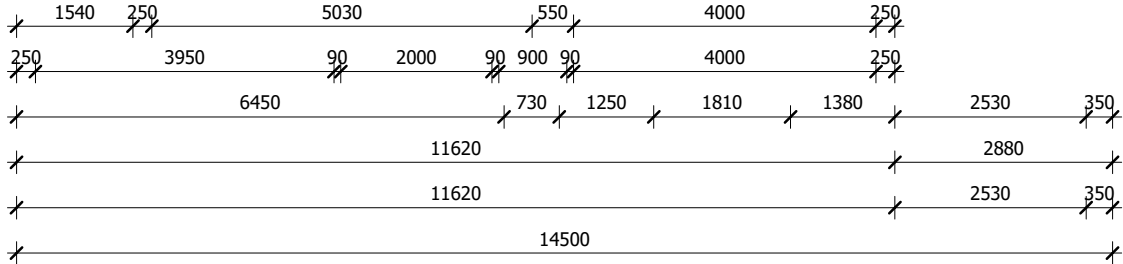
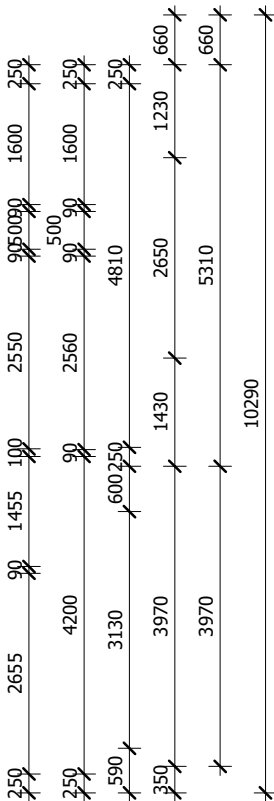
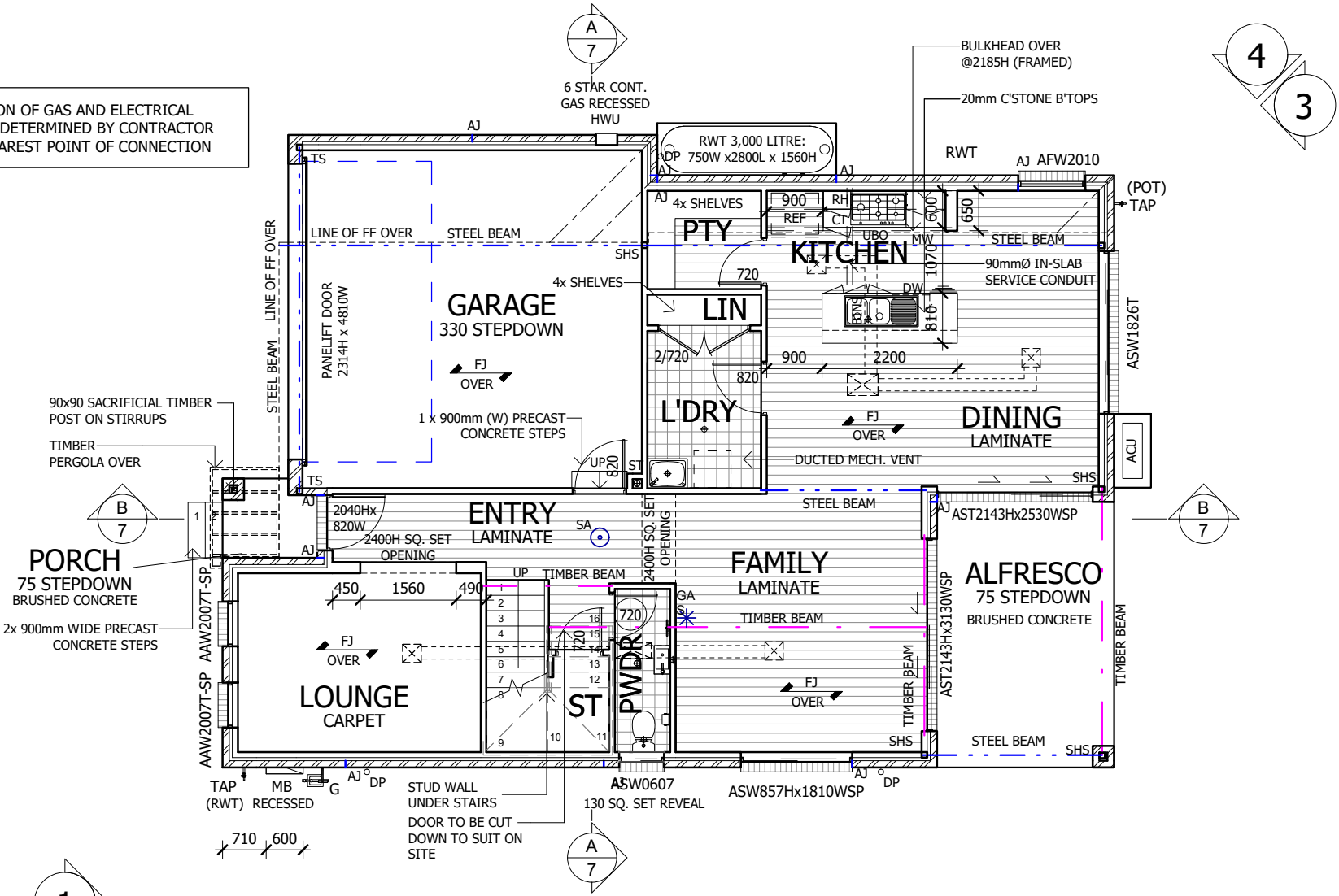
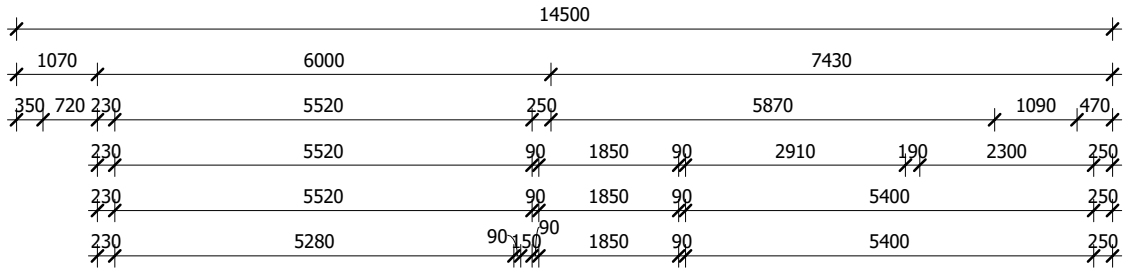
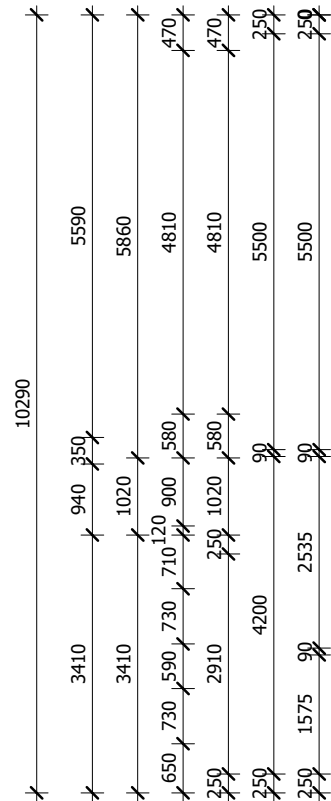
CLIENT:
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SITE ADDRESS:
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NO. 82 BEACON HILL ROAD
BEACON HILL NSW 2100**

HOUSE TYPE
MODEL: **SEAVIEW 24**
FACADE: **CLASSIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **CUSTOM COLLECTIONS**

DRAWING TITLE:
GROUND FLOOR

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
BM	13.04.21	MS	
COUNCIL AREA:		SCALE:	
NORTHEN BEACHES		1 : 100	
JOB No:	DRWG No:	ISSUE:	
A009752	3	B	



FLOOR AREAS	
FIRST FLOOR	119.16 m ²
GROUND FLOOR	90.74 m ²
GARAGE	33.28 m ²
ALFRESCO	12.44 m ²
PORCH	1.86 m ²
TOTAL	257.48 m²

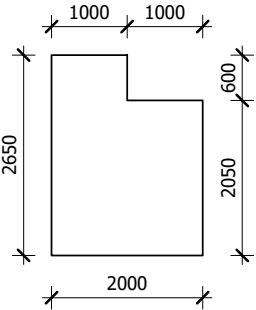
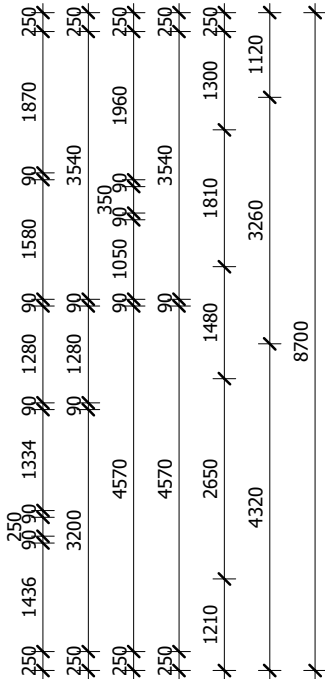
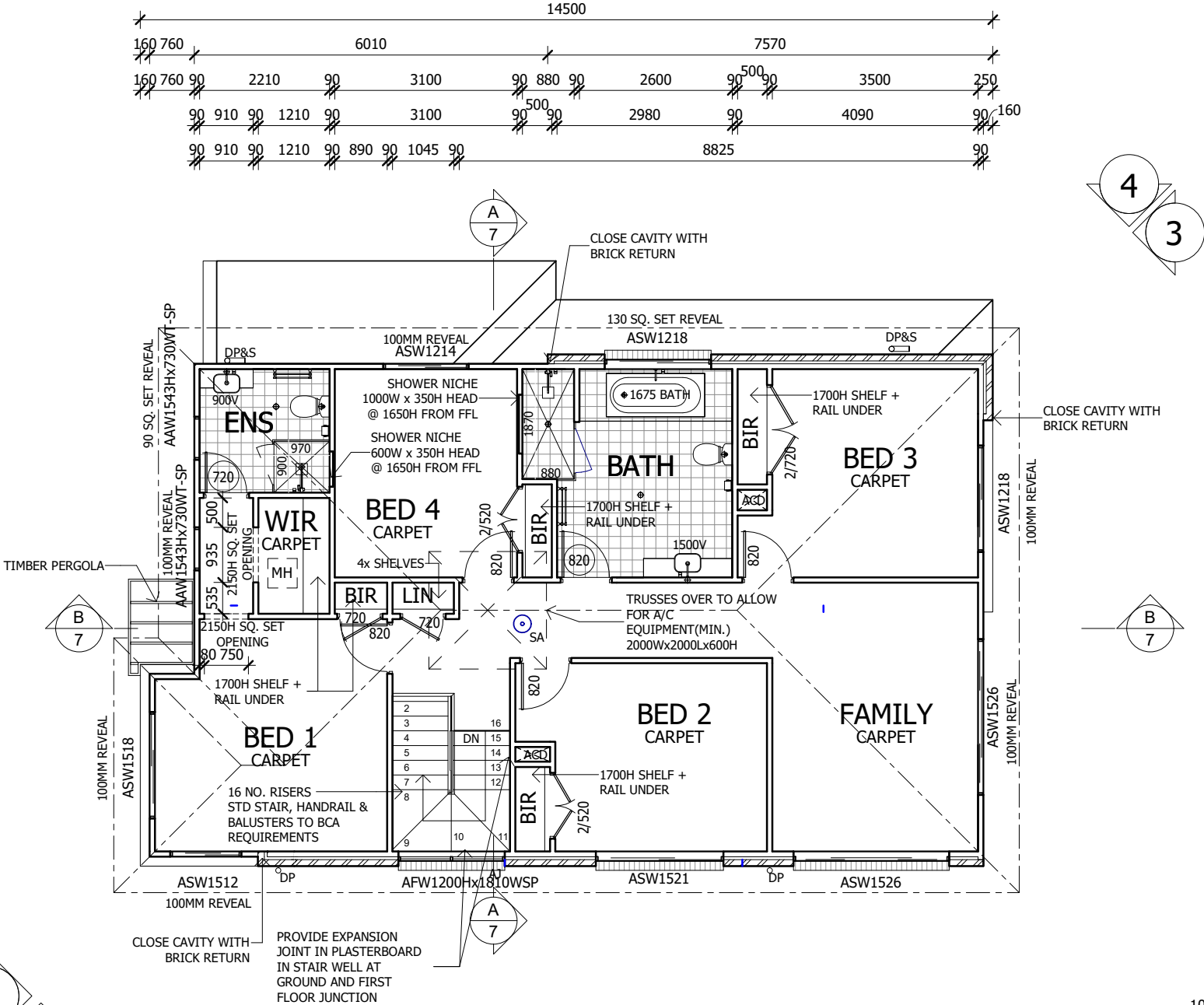
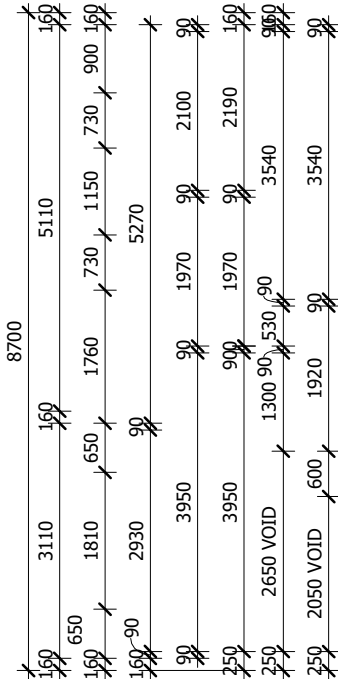
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NOTES:

- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
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- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
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NOTE: RESTRICTORS TO BE FITTED TO ALL 1ST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5



STAIR VOID



northern
beaches
council

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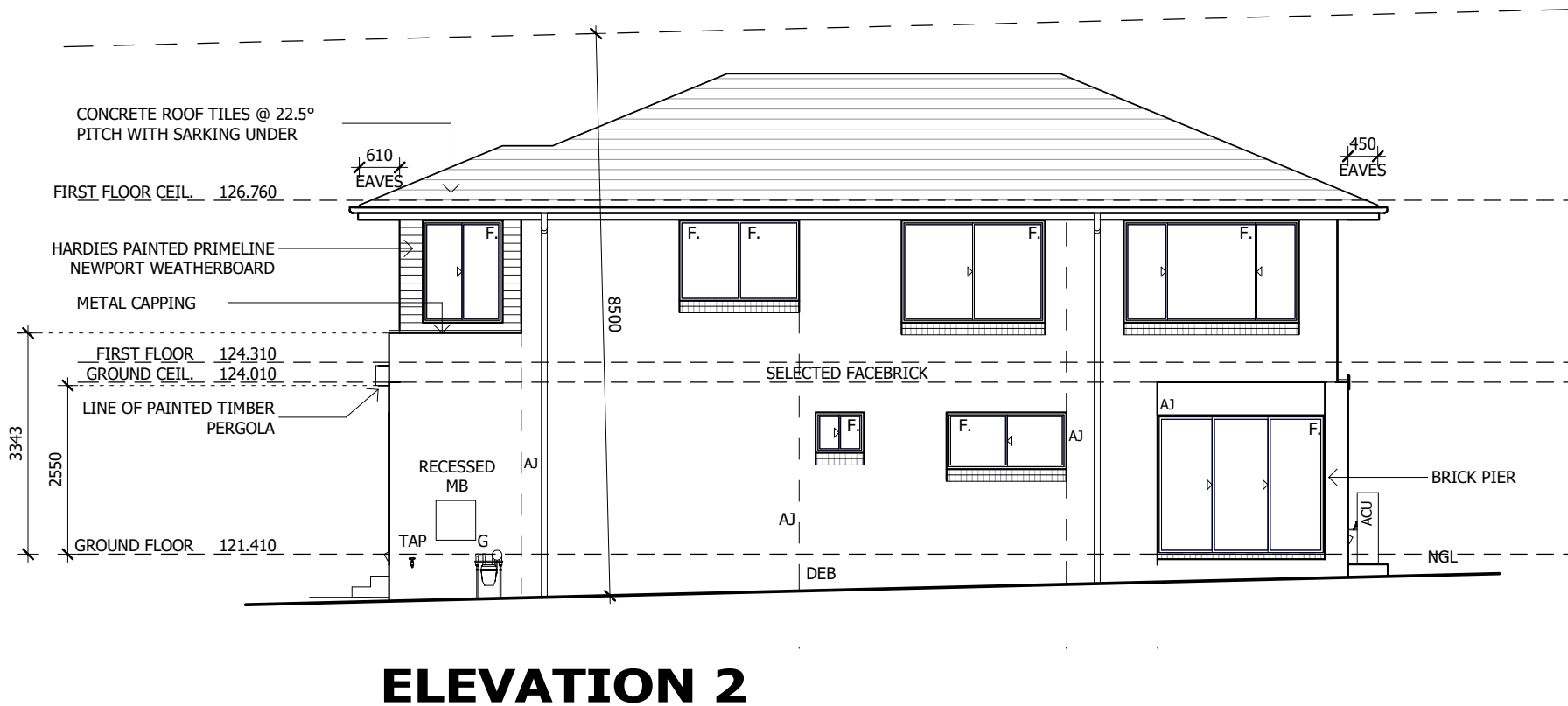
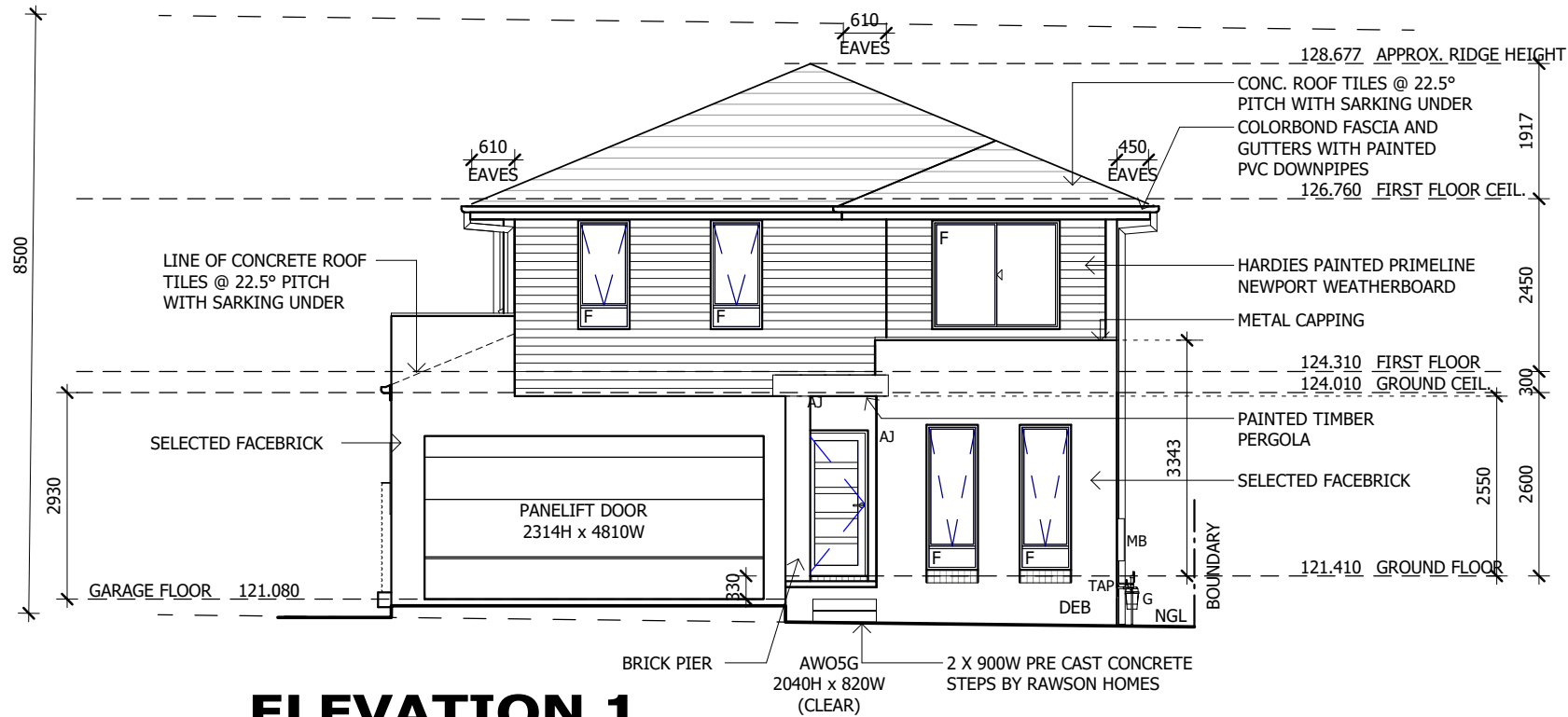
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HOUSE TYPE
MODEL: **SEAVIEW 24**
FACADE: **CLASSIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **CUSTOM COLLECTIONS**

DRAWING TITLE:
FIRST FLOOR

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE: 1 : 100	
JOB No: A009752		DRWG No: 4	ISSUE: B

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

CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



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DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE: 1 : 100	
JOB No: A009752		DRWG No: 5	ISSUE: B

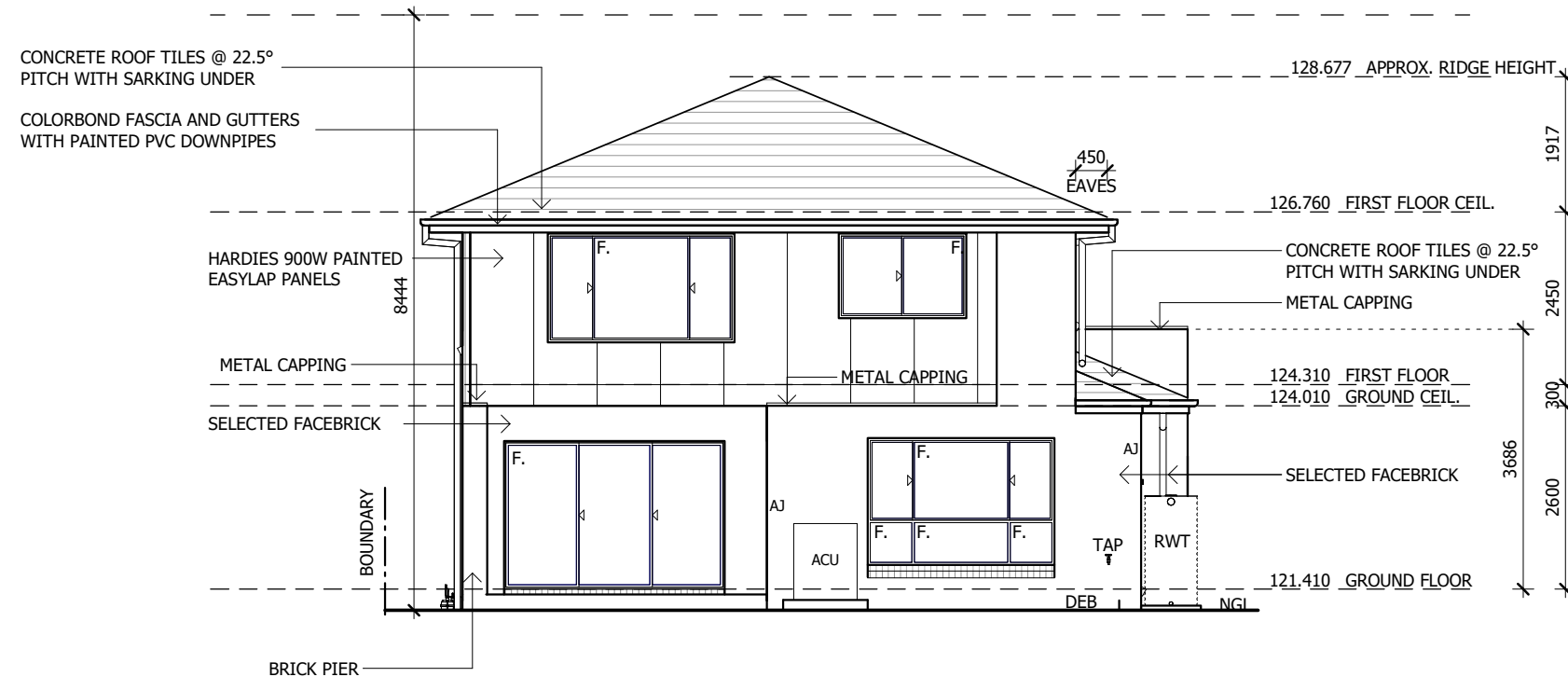
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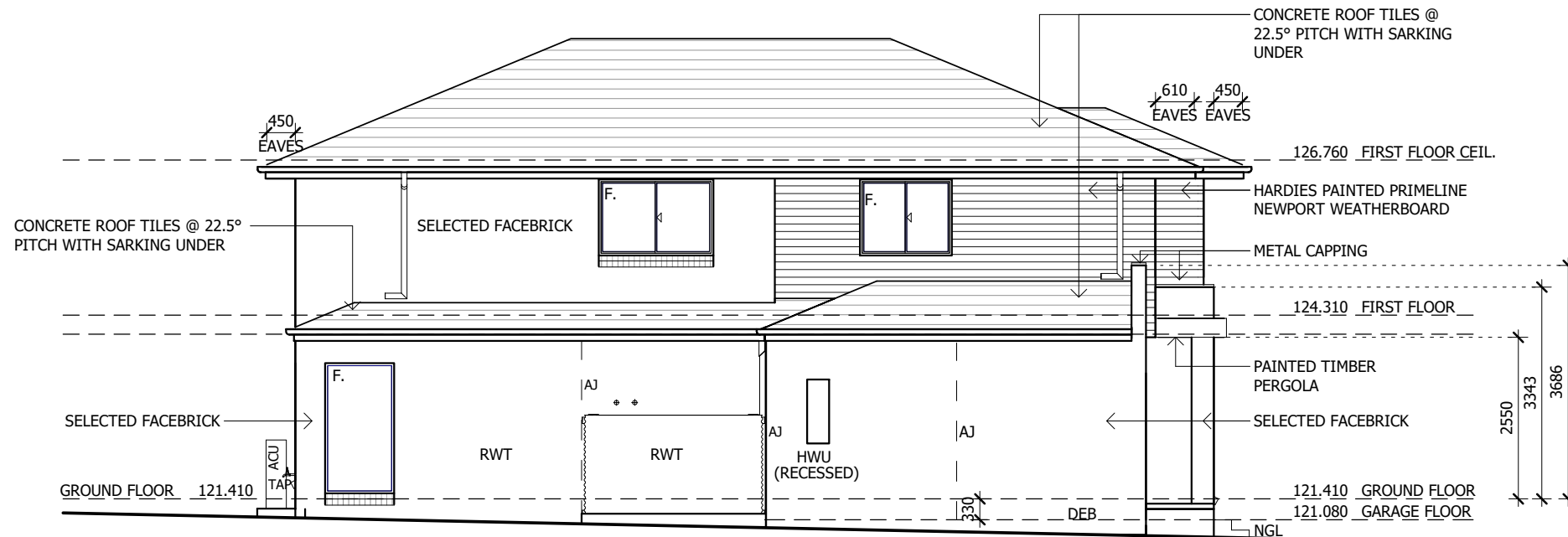


NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS,
SLIDING AND STACKER DOORS (EXCLUDING HINGED DOORS)

CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



ELEVATION 3



ELEVATION 4



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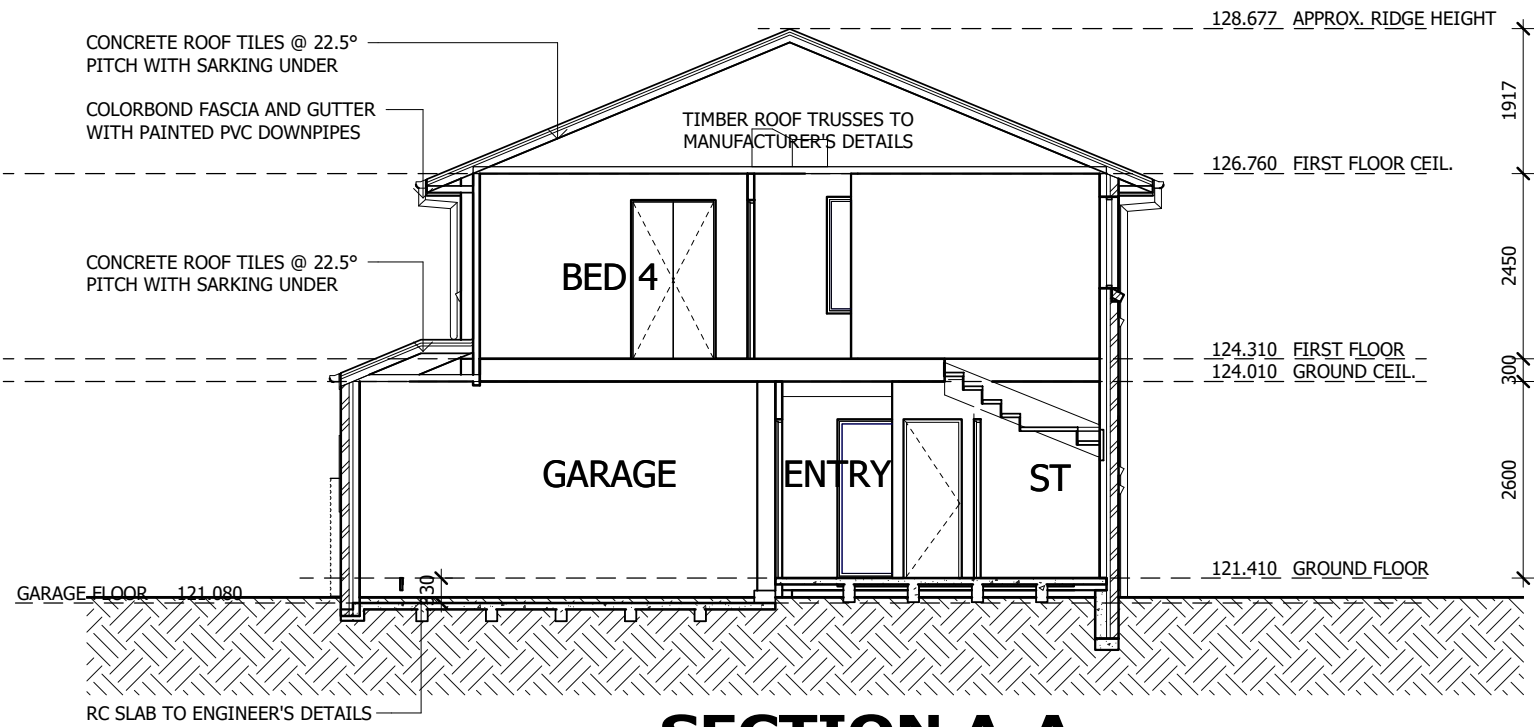
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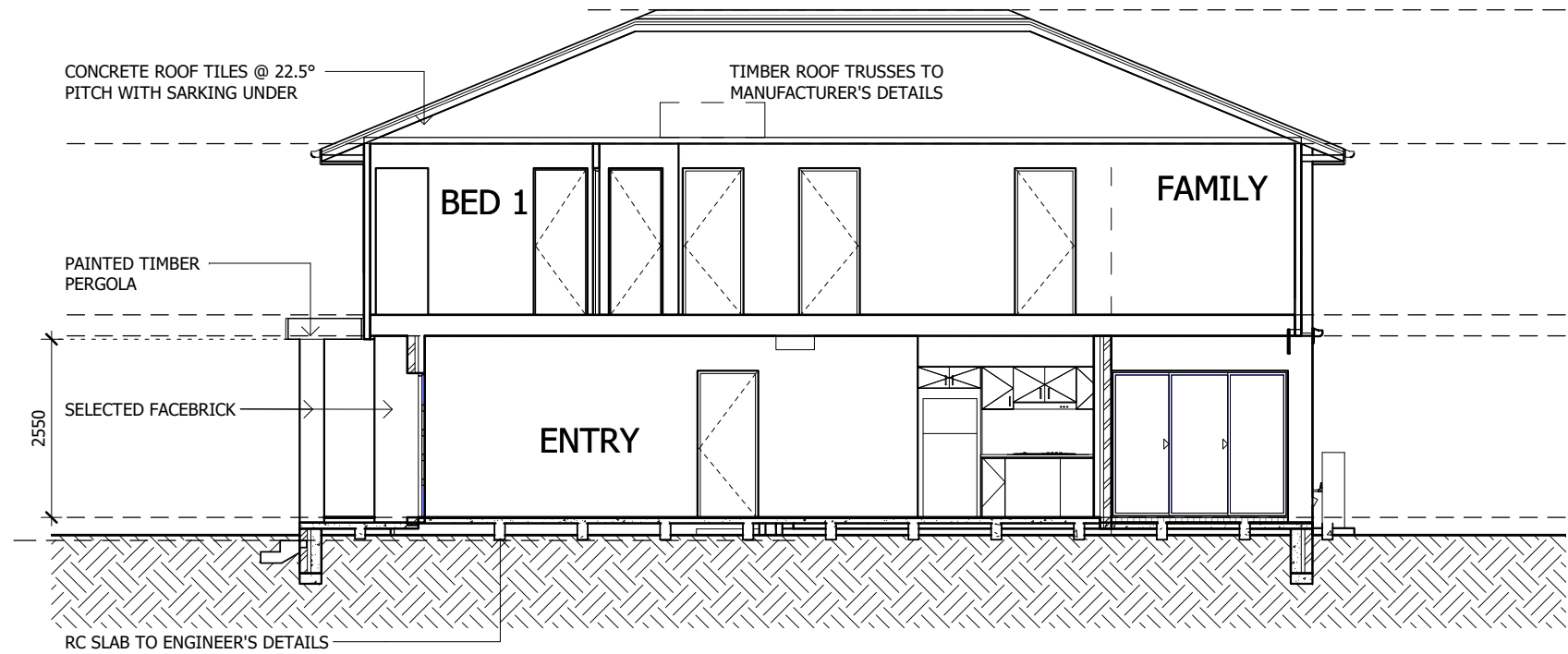
DRAWING TITLE:
ELEVATIONS 3-4

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JOB No: A009752		DRWG No: 6	ISSUE: B

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SECTION A-A
SCALE: 1 : 100



SECTION B-B
SCALE: 1 : 100



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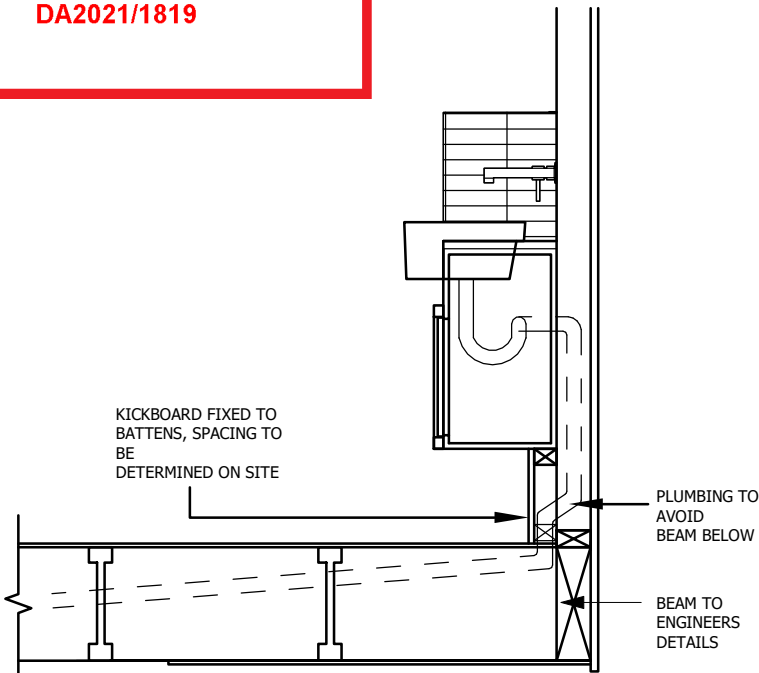
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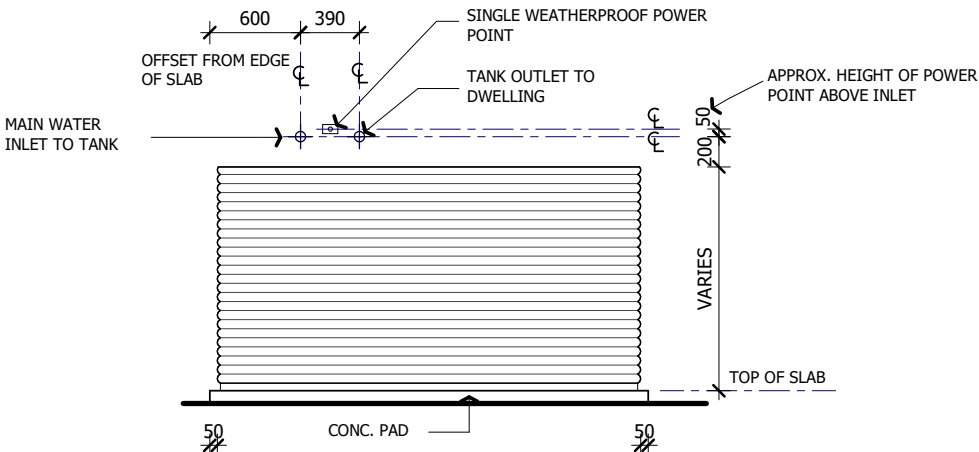


INSULATION NOTE:

- R2.5 THERMAL BATTS TO EXTERNAL WALLS INCLUDING INTERNAL WALL BETWEEN GARAGE & HOUSE (EXCLUDES EXTERNAL WALLS OF GARAGE).
- R4.1 THERMAL BATTS TO CEILINGS WITH ROOF OVER (EXCLUDING CEILINGS OVER GARAGE, PORCH, ALFRESCO & DECK).



VANITY DETAIL - OVER BEAM
SCALE: 1 : 20



RAINWATER TANK
SCALE: 1 : 50

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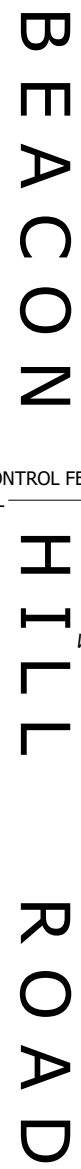
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SECTIONS

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JOB No: A009752		DRWG No: 7	ISSUE: B



BEACON HILL ROAD

SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND
SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX

DA2021/1819

DRAWN BY: BM	DATE DRAWN: 13.04.21	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHEN BEACHES		SCALE: 1 : 200	
JOB No: A009752		DRWG No: 10	ISSUE: B