

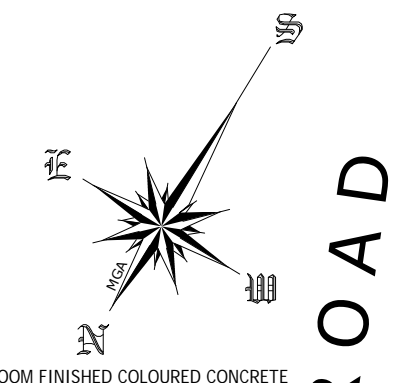
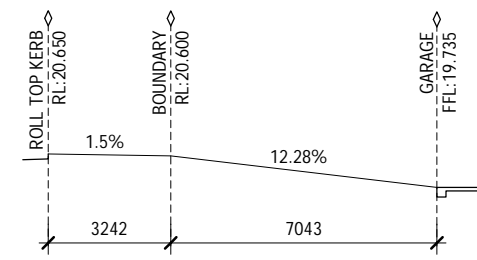
SITE NOTES:

- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
 - SEWER CONNECTION POSITION
 - DRIVEWAY ALIGNMENT & LEVELS

DP ○ INDICATES DOWNPIPE LOCATION

DRIVEWAY GRADIENT

SCALE: 1 : 200



BROOM FINISHED COLOURED CONCRETE DRIVEWAY, FRONT PATH AND GRATED DRAIN BY RAWSON HOMES

PLAIN CONCRETE CROSSOVER BY RAWSON HOMES

3.5m WIDE NEW LAYBACK TO ROAD/COUNCIL VERGE

BENCH MARK
BM 3 NAIL IN KERB
RL 20.00 (ASSUMED)

WARRIEWOOD ROAD

WARNING
UNREGISTERED PLAN

- N2 WIND CATEGORY
- 1m FALL ACROSS BUILDING ENVELOPE
- DRIVEWAY & PATH TO COMPLY WITH AS2890
- 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

- GENERAL SITING NOTES:**
- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENT 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

SITE CALCULATIONS DA		
GROUND FLOOR	101.73	m ²
FIRST FLOOR	102.81	m ²
TOTAL LIVING AREA	204.54	m ²
SITE AREA	393.10	m ²
BUILDING FOOTPRINT	154.91	m ²
DRIVEWAY & PATH	36.84	m ²
CROSSOVER	10.90	m ²
TOTAL LANDSCAPE AREA	201.35	m ²
LANDSCAPE AREA (%)	51.22	%
FLOOR SPACE RATIO	0.52	:1
SITE COVERAGE	39.41	%



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

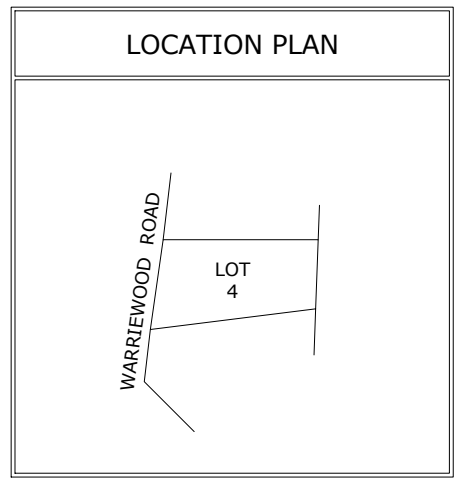
CLIENT:
MR. T. HOLL & MS. K. J. NIELD

SITE ADDRESS:
**LOT 4 (DP UNREG.)
WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

HOUSE TYPE
MODEL: **HUNTLEY 27 MAJESTIC**
FACADE: **DOUBLE GARAGE**
TYPE: **LUX**
SPECIFICATION: **LUX**

DRAWING TITLE:
SITE PLAN

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1 : 200	
JOB No: A008854	DRWG No: 02	ISSUE: B	



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

(A): EASEMENT TO DRAIN WATER 1.5 WIDE

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0272

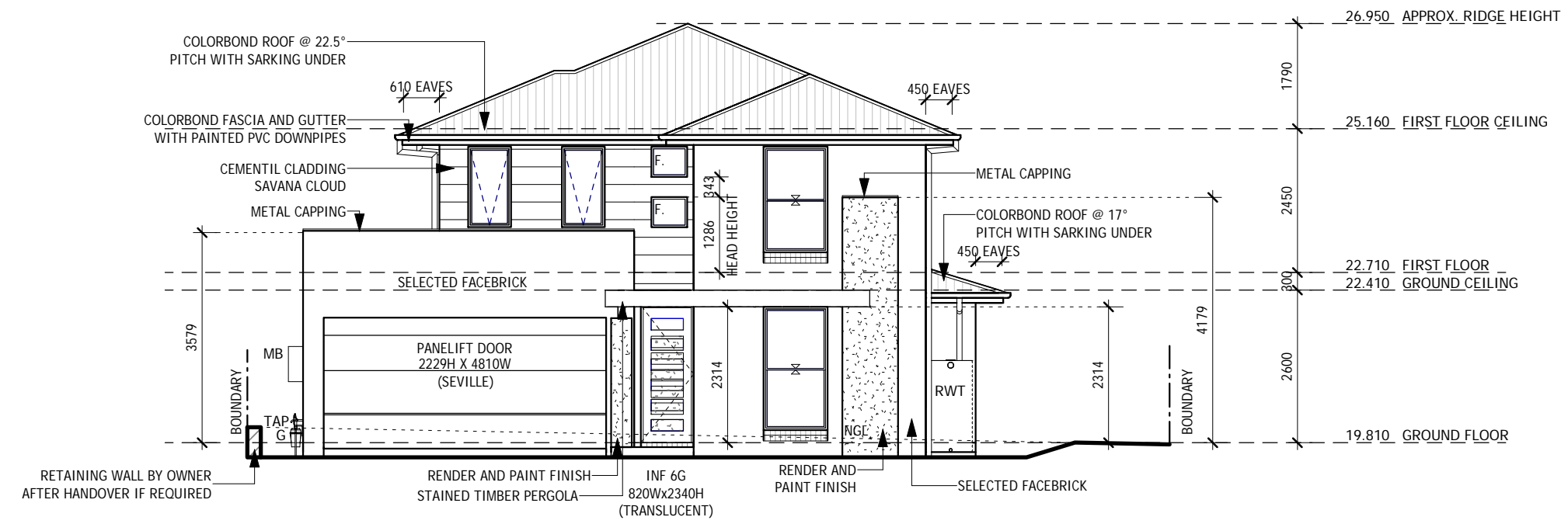
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NOTE: NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS & STACKER DOORS (EXCLUDING HINGED DOORS)

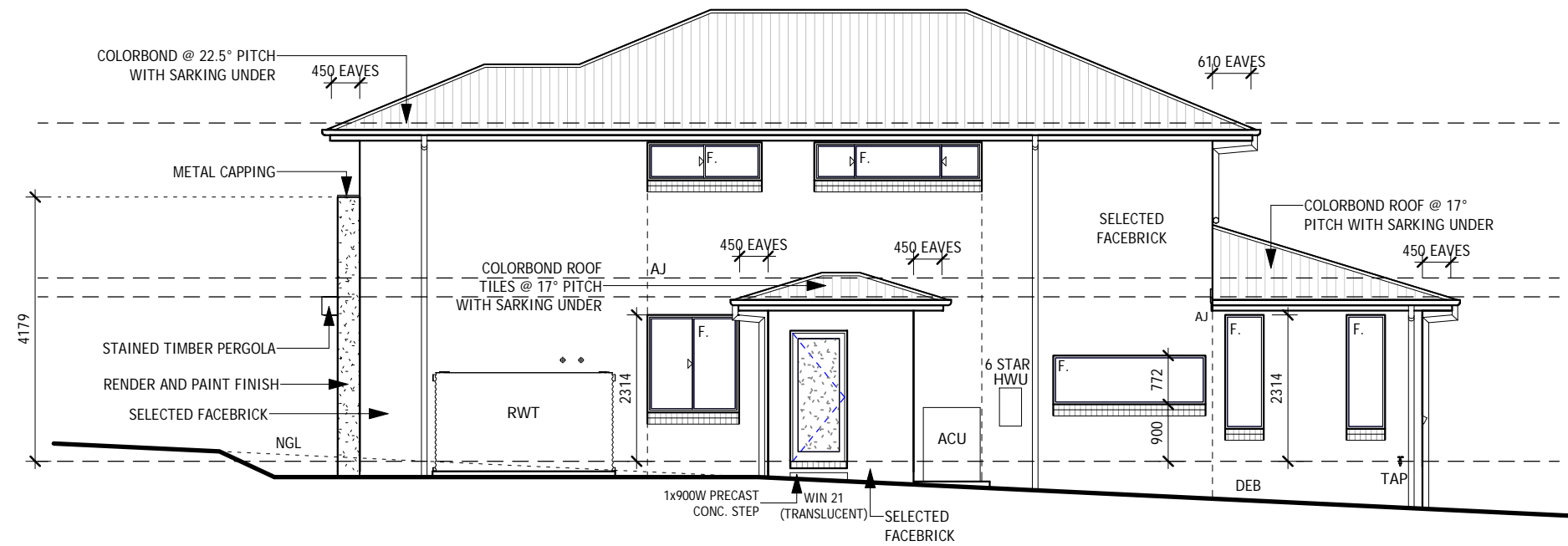


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DA2019/0272



ELEVATION 1



ELEVATION 2

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SITE ADDRESS:
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WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

HOUSE TYPE
MODEL: **HUNTLEY 27**
FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **LUX**

DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
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JOB No: A008854	DRWG No: 05	ISSUE: B	

S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A008854 Nield & Holl - Lot 4 Warriewood Road - Warriewood\A008854 Submission Plan.rvt

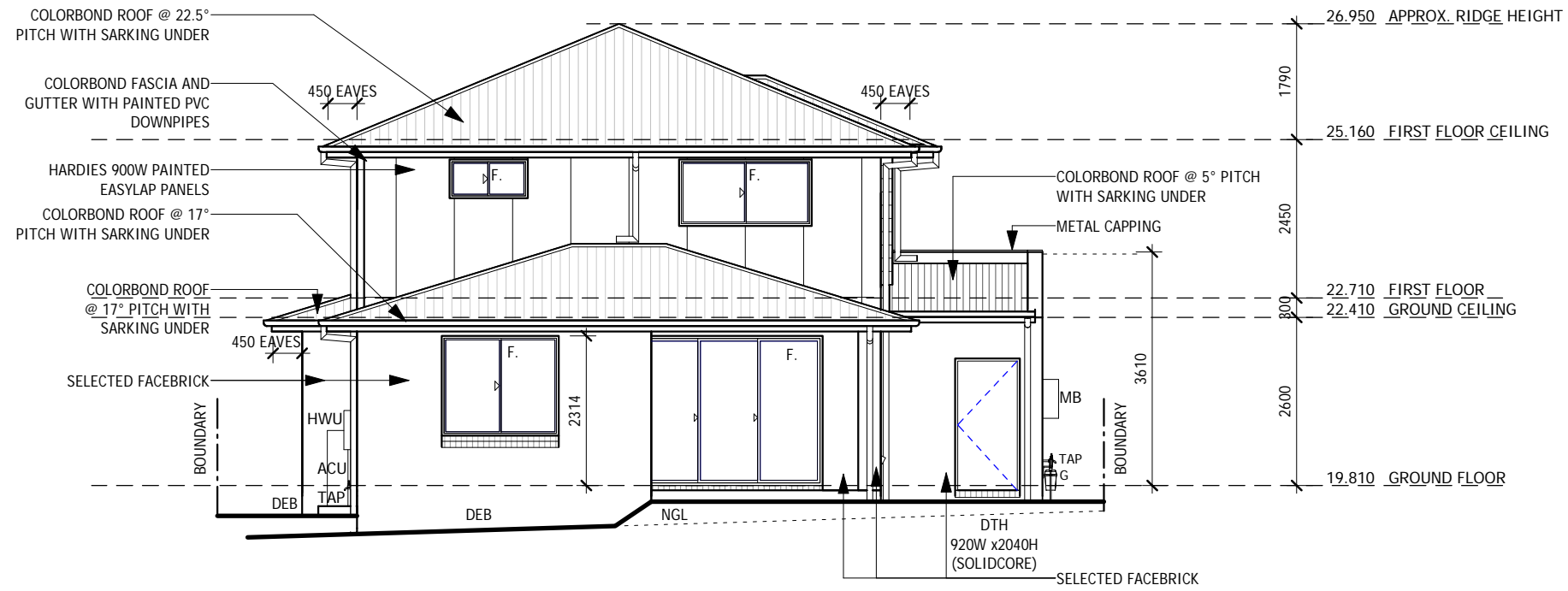
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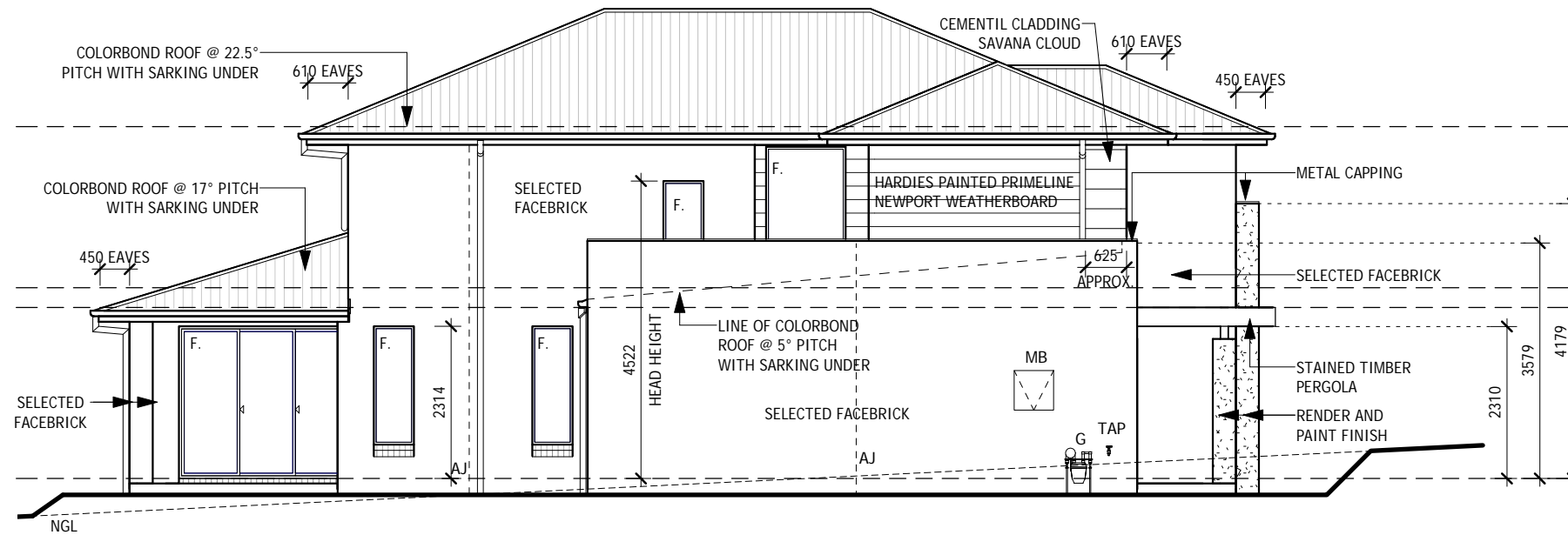


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ELEVATION 3



ELEVATION 4

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FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: LUX
DRAWING TITLE:
ELEVATIONS 3-4

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JOB No: A008854	DRWG No: 06	ISSUE: B	