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SCHEDULE OF DRAWINGS:

SHEET	CONTENTS
01	COVER SHEET
02	SITE PLAN
03	GROUND FLOOR
04	FIRST FLOOR
05	ELEVATIONS 1-2
06	ELEVATIONS 3-4
07	SECTIONS
08	WET AREA DETAILS
09	SLAB SETOUT PLAN (NOT IN SET)
10	SITE ANALYSIS & SEDIMENT PLAN
11	SHADOW DIAGRAMS
KD	KITCHEN DETAILS

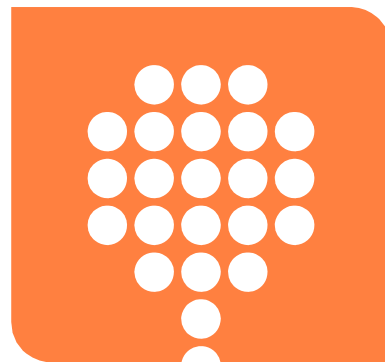
AMENDMENTS

ISS	DESCRIPTION	BY	DATE
A	APPLICATION PLANS (VAR:1-10)	PG	11.09.18
B	SUBMISSION PLANS (VAR:11-28) + (C1,C2)	PG	09.11.18

SUBMISSION PLANS - DA

SIGNATURE: _____

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE:	
DRAWING TITLE: COVER SHEET	JOB No: A008854	DRWG No: 01	ISSUE: B



**RAWSON
HOMES**
- EST 1978 -

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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 1206507)
51 WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

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

DRAWING TITLE:
COVER SHEET

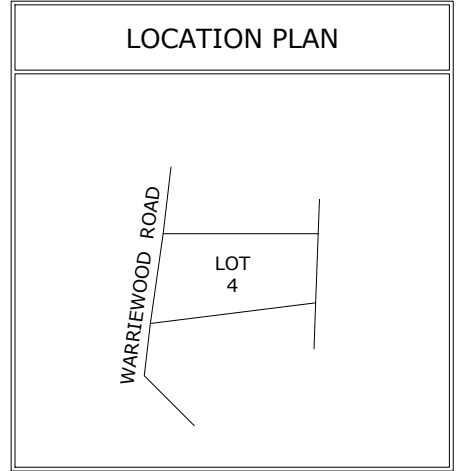
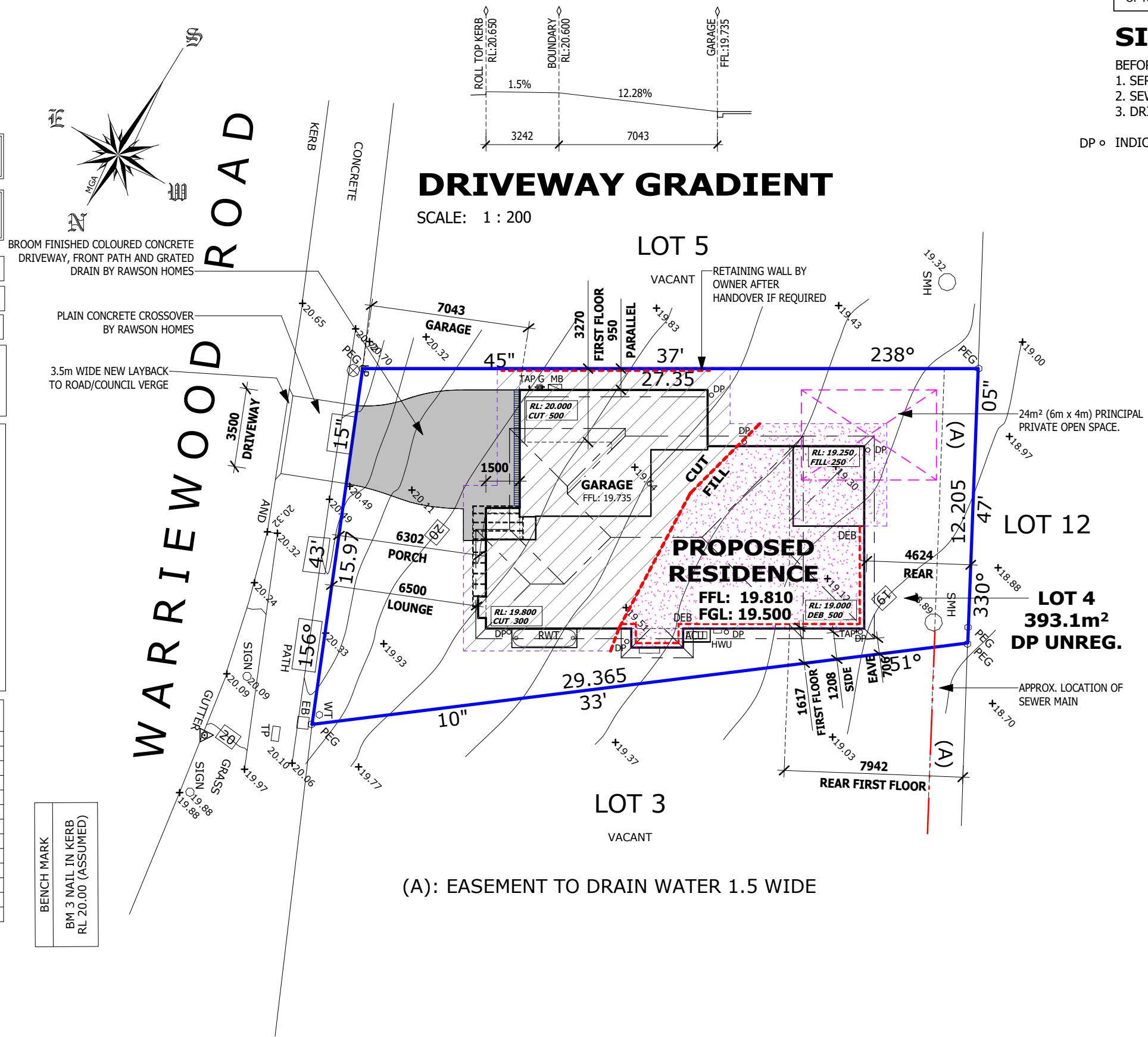
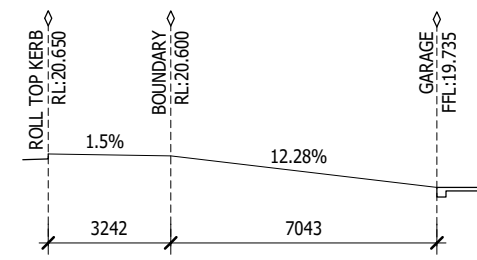
SITE NOTES:

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

DP ○ INDICATES DOWNPIPE LOCATION

DRIVEWAY GRADIENT

SCALE: 1 : 200



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

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 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

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	%

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



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Builder's licence No. 33493C

CLIENT:
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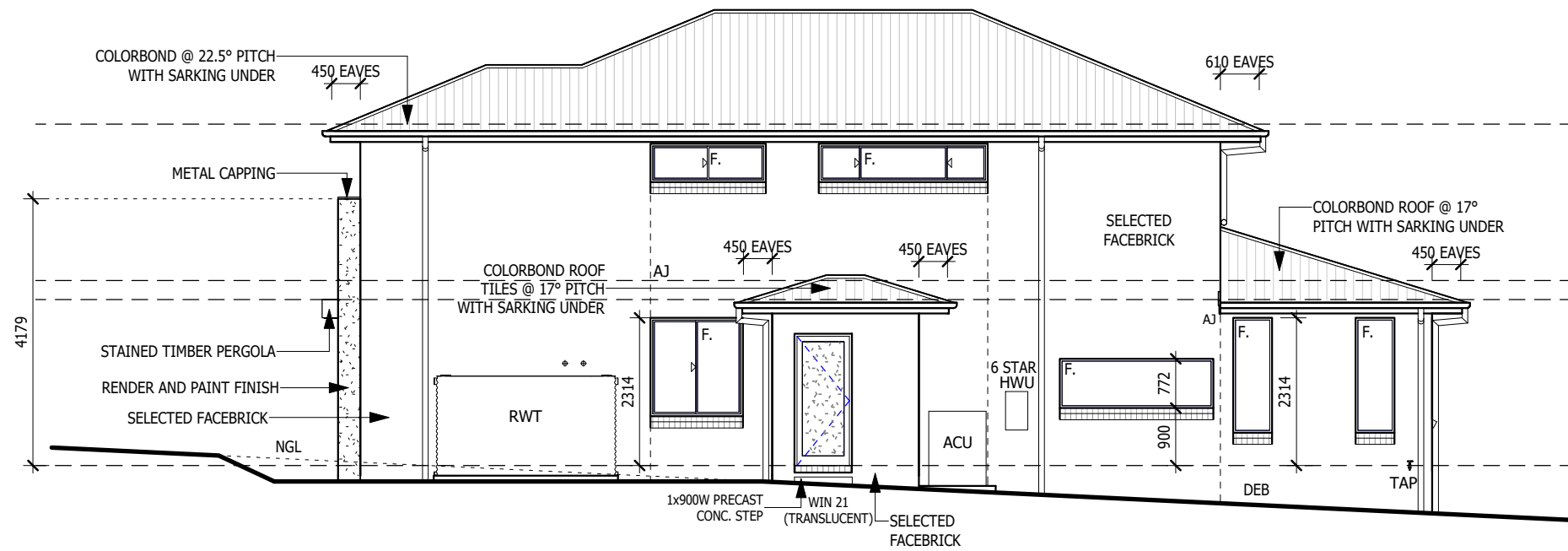
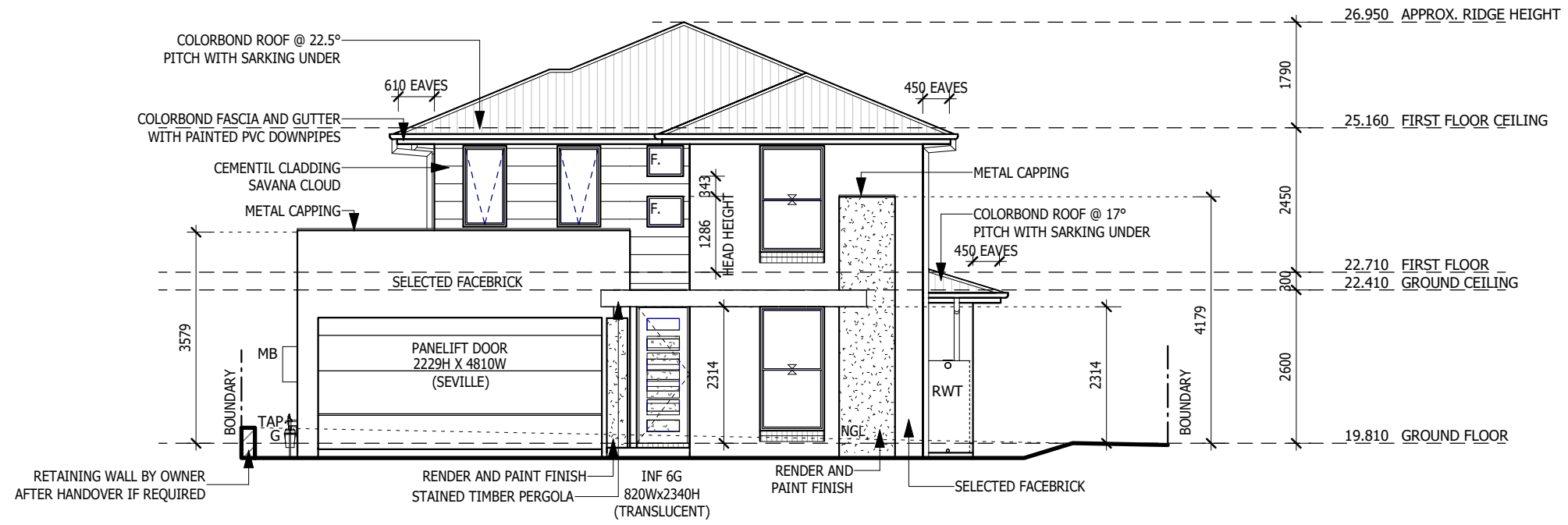
SITE ADDRESS:
**LOT 4 (DP 1206507)
51 WARRIEWOOD ROAD
WARRIEWOOD NSW 2102**

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

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



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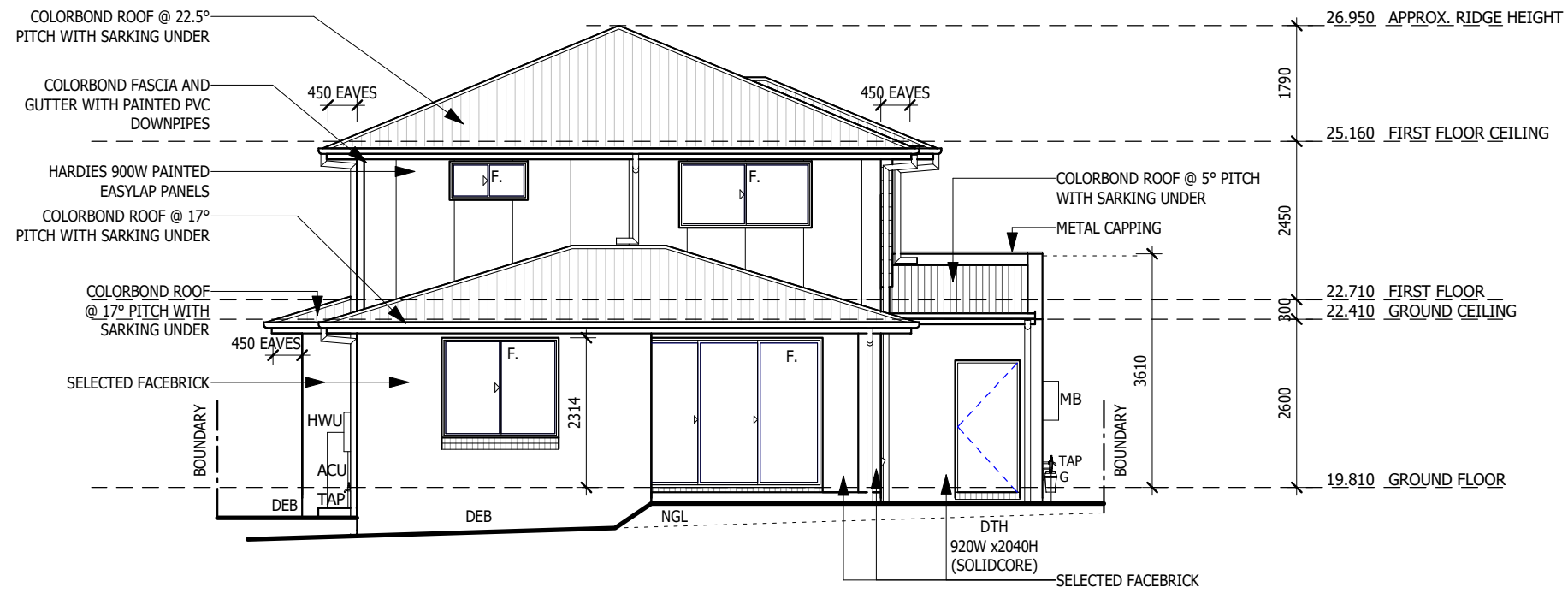
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MODEL: **HUNTLEY 27**
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SPECIFICATION: LUX

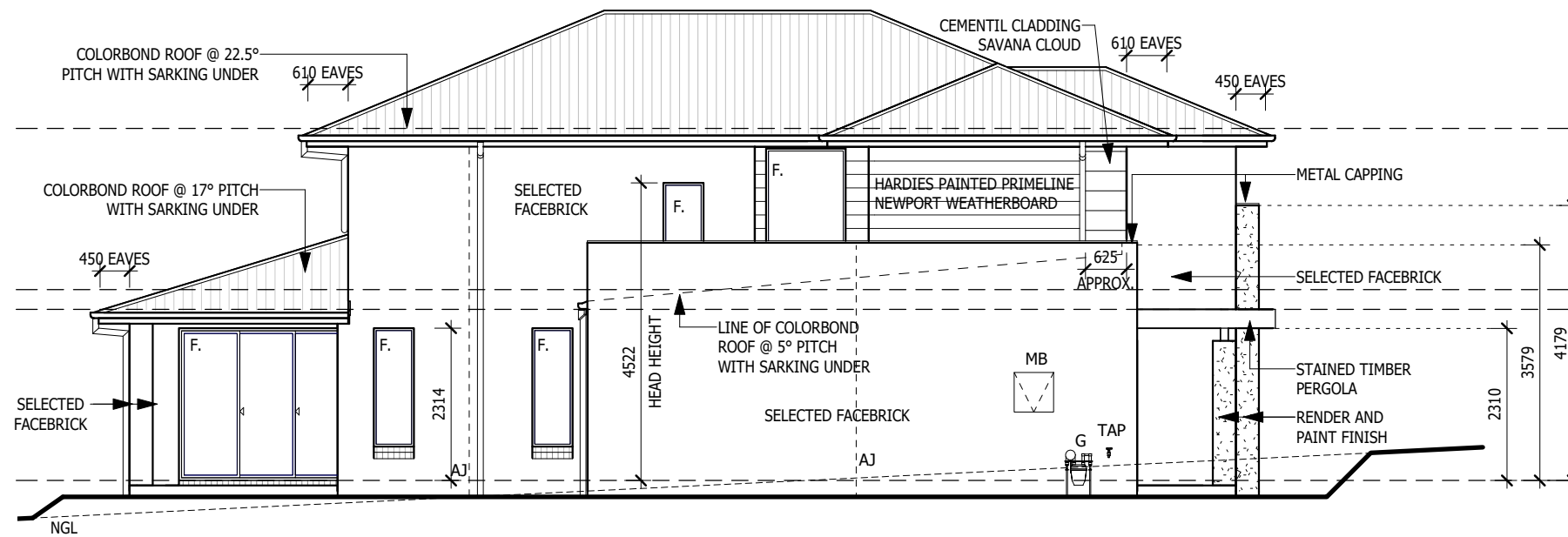
DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1 : 100	
JOB No: A008854	DRWG No: 05	ISSUE: B	

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ELEVATION 3



ELEVATION 4

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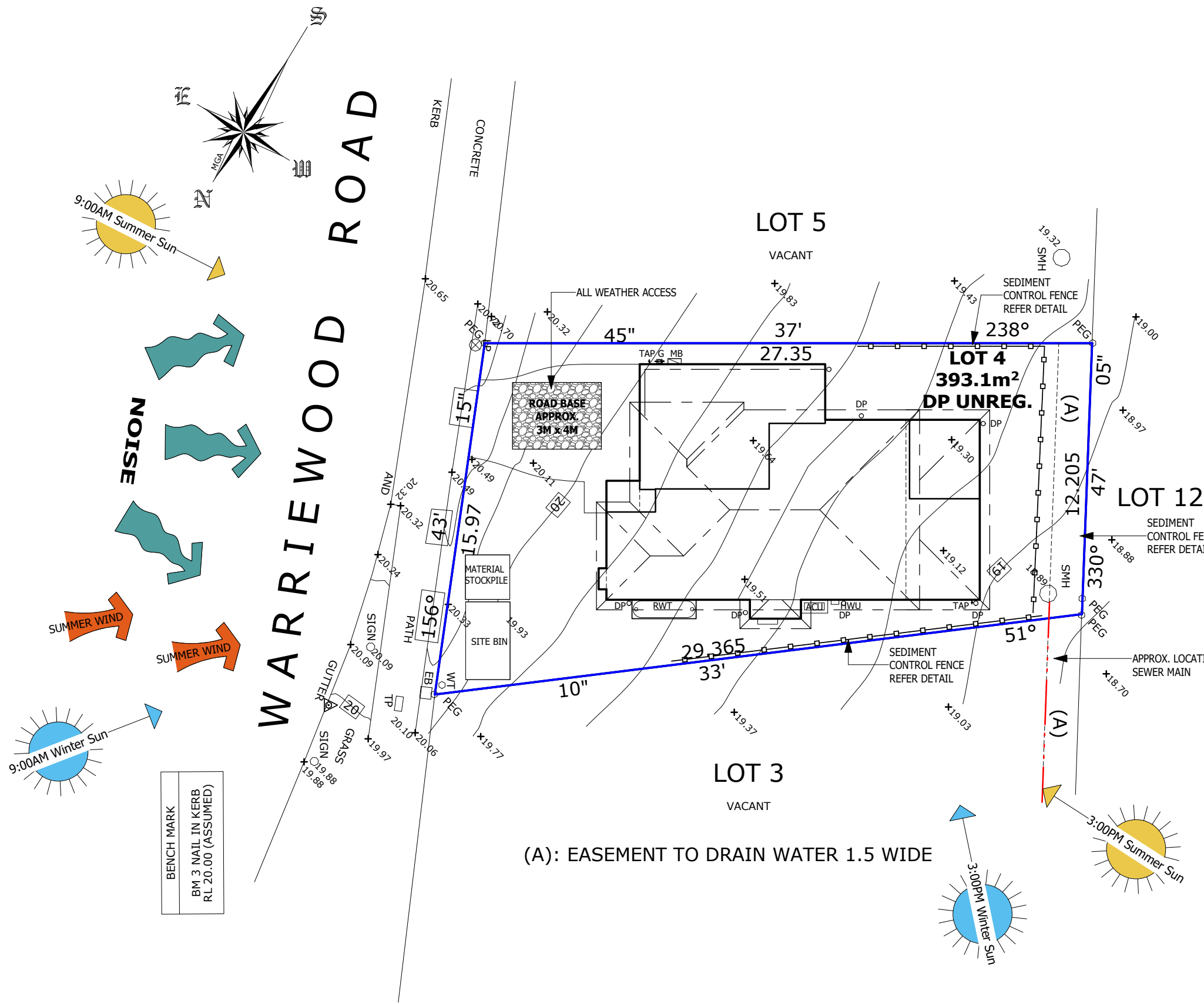
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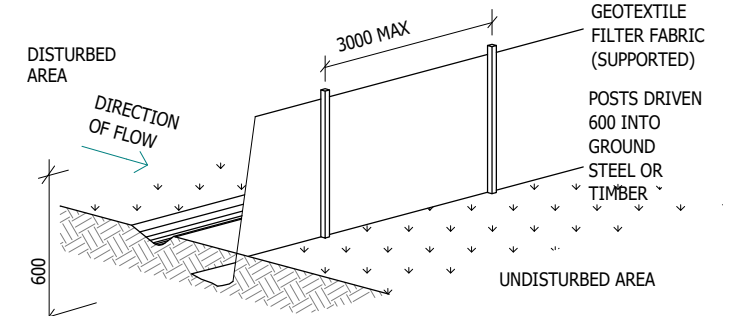
HOUSE TYPE
MODEL: **HUNTLEY 27**
FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **LUX**
DRAWING TITLE:
ELEVATIONS 3-4

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1 : 100	
JOB No: A008854	DRWG No: 06	ISSUE: B	



SEDIMENT CONTROL
 INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



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

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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HOUSE TYPE
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MODEL:
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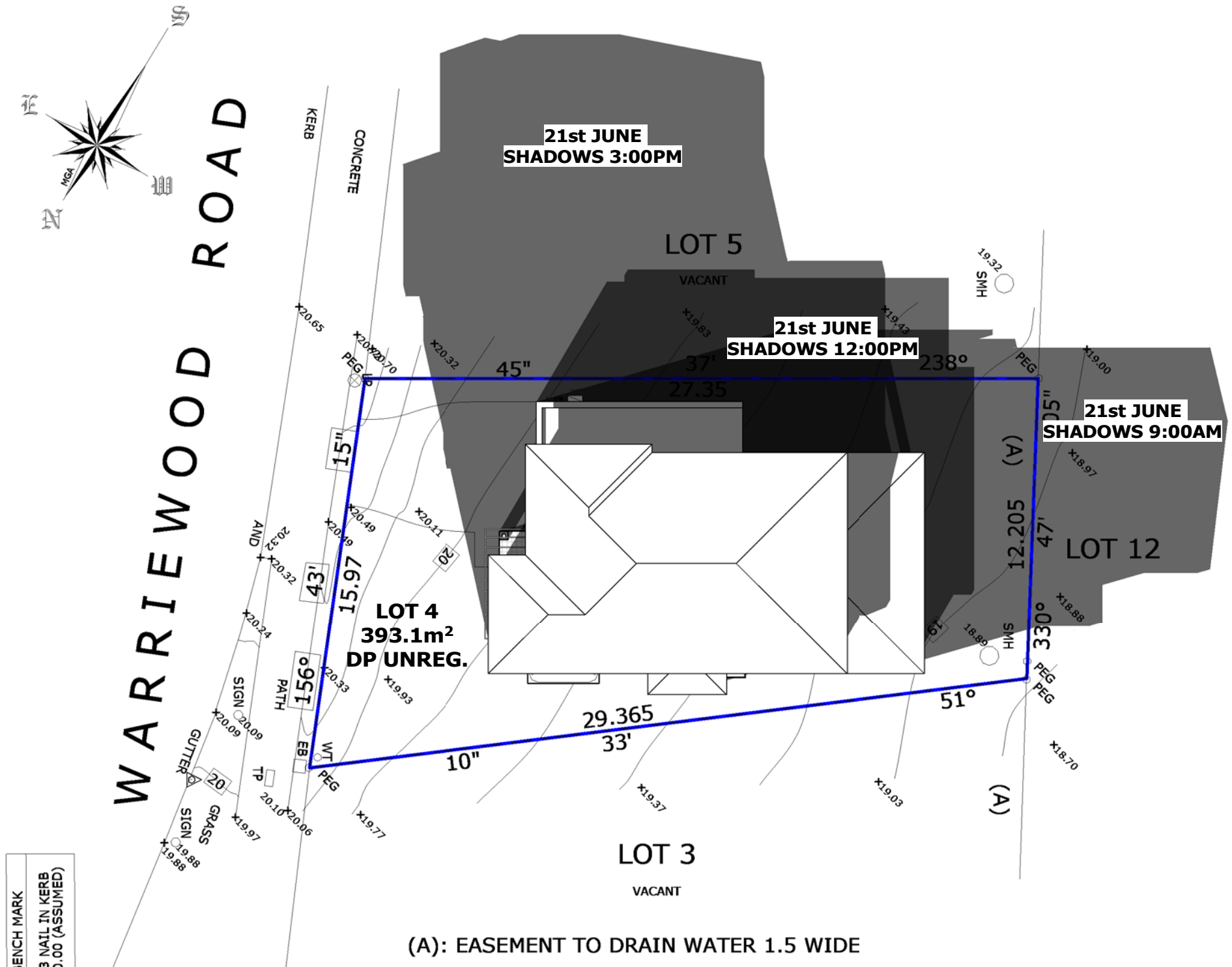
FACADE:
DOUBLE GARAGE

TYPE:
LUX

SPECIFICATION:
LUX

DRAWING TITLE:
SITE ANALYSIS & SEDIMENT PLAN

DRAWN BY: DD	DATE DRAWN: 12.11.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
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JOB No: A008854	DRWG No: 10	ISSUE: B	



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

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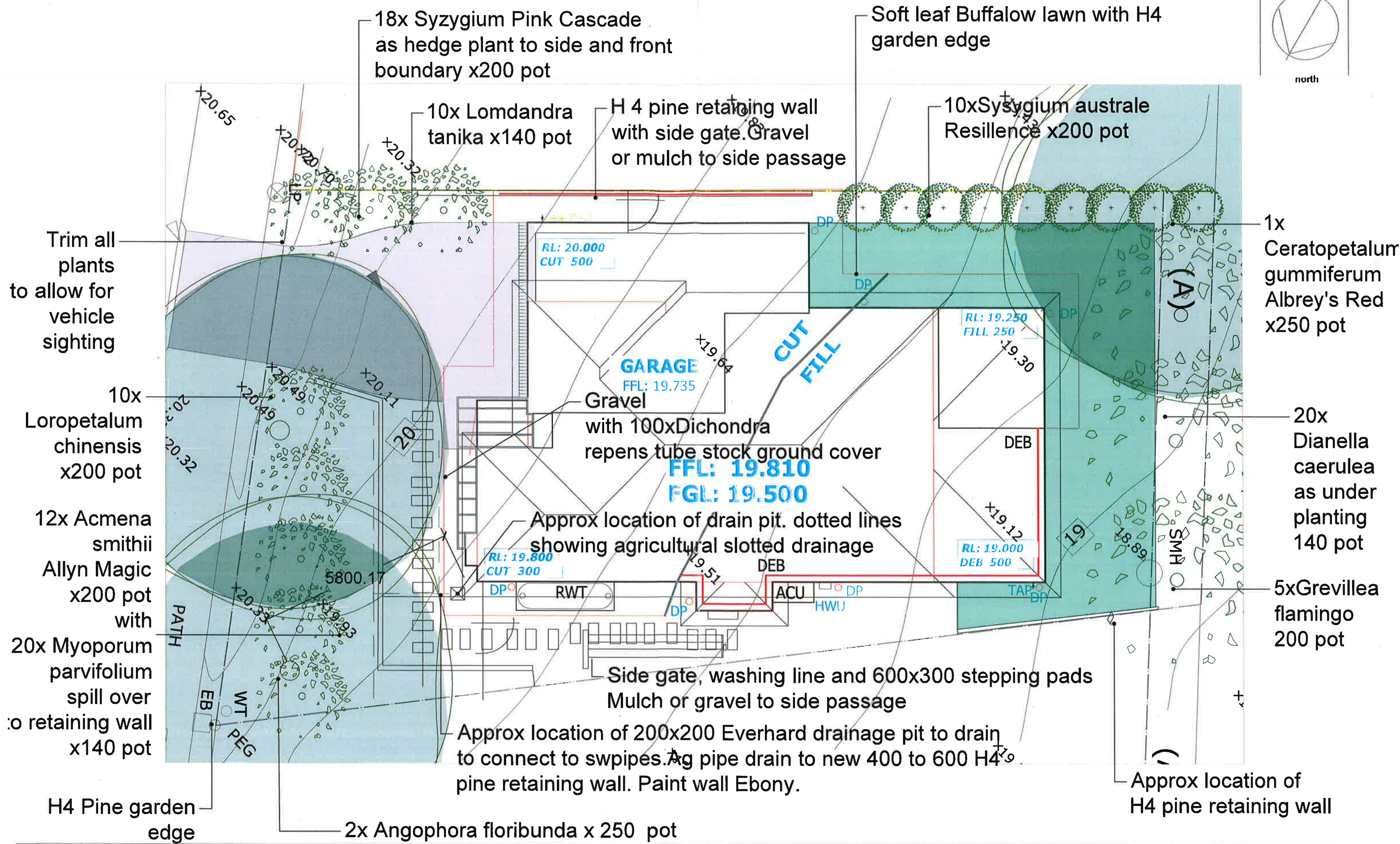
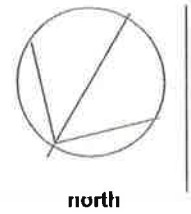
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HOUSE TYPE
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FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: **LUX**

DRAWING TITLE:
SHADOW DIAGRAMS

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: 11	ISSUE: B	



Landscape plan
Mr Holl and Mrs Neild
lot 4 Warriewood rd Warriewood

Issue: A
Issue: B

Landscape DA Plan	
Drawing: AD/TT	Checked by: AD
Andrew Davies	Job: R3 31.1.19
Date: 14.2.19	Issue: A
Scale: 1:200 A3	
Approx	

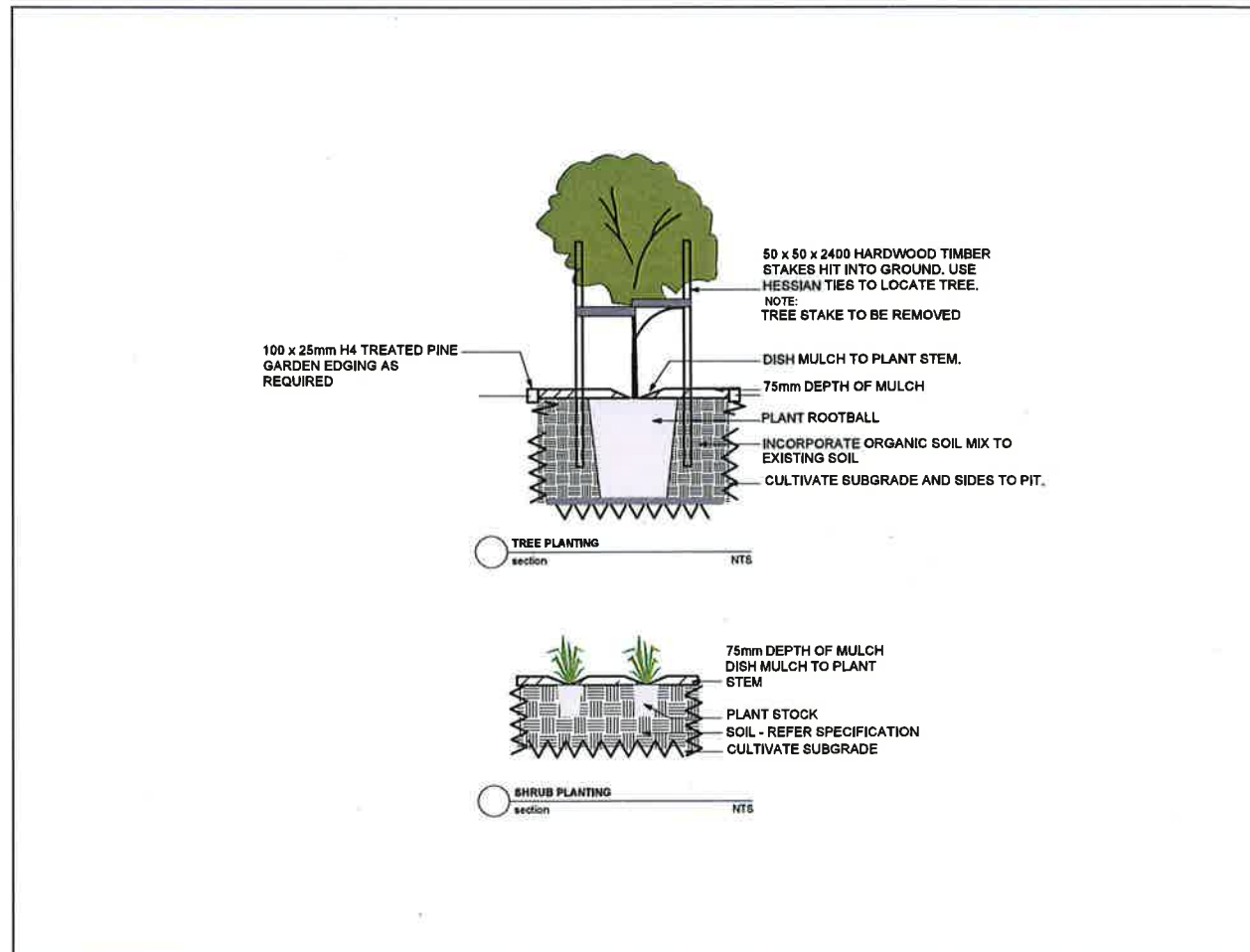


27 Turramella Street, Mona Vale NSW 2103
andrew.davies@banksiadesigngroup.com.au
ph: 17 956 316 620
www.banksiadesigngroup.com.au 0414 2900 57

andrew davies.
LANDSCAPE DESIGN

Plant schedule

<i>Angophora floribunda</i>	Rough Barked Apple	250	10x10plus	2
<i>Acmena smithii</i> Allyn Magic	Lilly pilly hedge	200	.6x1.2	12
<i>Ceratopetalum gummiferum</i>	NSW xmas bush	250	6.x8.0plus	1
<i>Dianella caerulea</i>	Dianella	140	.6x.8	20
<i>Dichondra repens</i>	Kidney Weed	tube	.4x.1	100
<i>Grevillea flamingo</i>	pink flowering Grevillea	200	3.0x4.0	5
<i>Lomandra tanika</i>	fine leaf Lomandra	140	.8x1.0	10
<i>Loropetalum chinensis</i>	Loropetalum	200	1.2x1.5	10
<i>Myoporum parvifolium</i>	Creeping Myoporum	140	.8x.1	20
<i>Syzygium australe</i> Resillence	Lilly pilly hedge	200	.8x2.5	10
<i>Syzygium Pink Cascade</i>	Pink flowering Lillypilly	200	1.5x2.0	18



Planting detail

LANDSCAPE GENERAL SPECIFICATION AND NOTES

All landscape works and material supply, to be in accordance with AS 4000, LCA guidelines and Occupational Health & Safety standards.

All landscape works to comply with relevant Australian Standards and relevant Building Codes of Australia

All dimensions and locations to be checked on site and confirmed by landscape site supervisor before commencement of works

Do not scale from drawings. Dimensions take preference

Plant schedule and quantities to be used as guide only and to be confirmed by contractor before final purchase of plants

Final plant positions to be determined on site (by Landscape Supervisor).

DESIGN LIABILITY NOTE: No liability is accepted by these plans. Contractors are required to check ALL construction facts, figures and relevant information pertaining to the soft and hard scape works to be performed. Should anomalies occur, the designer or a representative of Liberty Landscapes Pty Ltd must be contacted and given due notice and sufficient documentation and, if required, due compensation to allow for adjustment/s to plans, documentation etc

REMOVAL OF NOXIOUS WEEDS: As a duty of care exists for all contractors: if a noxious weed exists onsite it should be removed after discussion with the owner or site supervisor.

ENVIRONMENTAL MANAGEMENT AND SEDIMENT CONTROL: All Landscape works to adhere with Environmental Legislation outlined in the *Protection of the environment operations act 1997*, by the EPA NSW.

It is highly recommended to use Dial Before You Dig services – contact for information at www.dialbeforeyoudig.com.au or call 1100.

TREES: All trees to be staked: use 2 x hardwood 50x50mm stakes and hessian webbing. See detail

TURF: 1. Install turf rolls diagonal to the fall of the land. Roll turf following installation, and water as required. Use soft leaf Buffalo sp

2. 50 - 70mm topsoil underlay to be used in ground preparation. Note check ph after construction and before laying turf, adjust as required for optimum plant growth

SOIL:

1. Contractor is to check soil pH levels, two weeks prior to planting, and allow for reasonable adjustments, using lime or similar to ensure plant viability

2. Break up existing ground surface using mattock, rotary hoe or tractor tine as required

3. Topsoil sandy loam 50mm depth to turf areas.

4. Where necessary mound soil to assist in soil drainage to avoid root rot and poor plant growth

5. Incorporate ¼ tonne organic soil mix into holes where trees are planted, using recycled leaf litter as mulch

6. Soil Quality to be Australian Native Landscape Standard

7. Supply and Install 'Garden Mix' to all garden beds incorporated into the top 300mm of existing site profile. Note use rotary hoe as required do not just place on top of ground

MULCH: Mulch to be installed to all planter beds to a depth of 75mm. Mulch type to be Recycled Leaf Litter ideally from local tree company based on more native plants than general exotics.

EDGING: See plan for locations. Top edge higher than lawn to allow garden beds to be aerated & mounded

DRAINAGE: fall paving to lawn area

Install Everhard drainage pit to front of house. Liaise with Rawson Homes re connection to stormwater pipes

LIGHTING: to future plans TBA

MAINTENANCE: New plants to receive regular deep irrigation for a minimum 12 weeks establishment period. Seasonal pruning, fertilising and pest and disease checks to be carried out. Advice by qualified horticulturalist recommended

IRRIGATION: Drip irrigation TBA

Landscape plan
Mr Holl and Mrs Neild
lot 4 Warriewood rd Warriewood

Issue: A
Issue: B

Landscape DA Plan

Drawing: AD/TT	Checked by: AD
Andrew Davies	Job: R3 31.1.18
Date: 14.2.19	Issue No: A
Scale: NTSC	



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andrew davies.
LANDSCAPE DESIGN



**RAWSON
HOMES**

External Colour Selections

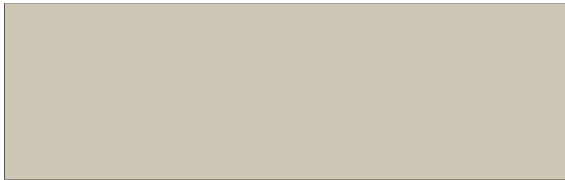
Lot 4, Warriewood Road, Warriewood NSW 2102
Kelly Nield & Tamas Holl



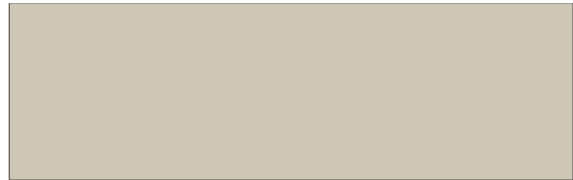
Main Brick: PGH - Choccolato



Roof: Colourbond - Monument



Render: Taubmans - Wise Owl



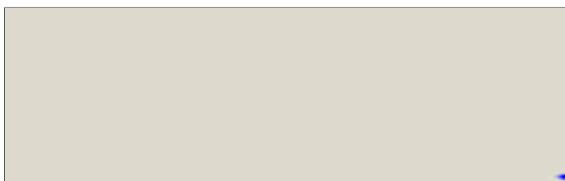
Easy-lap Cladding: Taubmans - Wise Owl



Eaves/ Alfresco: Taubmans - Crisp White



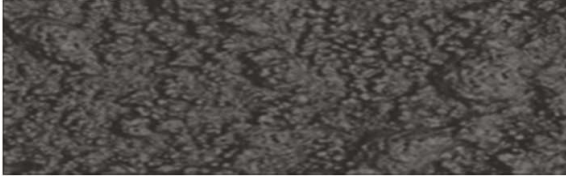
Gutter: Colourbond - Monument



Fascia: Colourbond - Surf-mist



Downpipes: Taubmans - Monument



Driveway: Avista - Gunmetal



Garage Door: Knotwood - Black Walnut