

S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A009633 Pittock - Lot 10, 17 Bubalo Street Warriewood NSW 2102\A009633 Amended Submission Plans 3.rvt

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 MARK		- GULLY PIT
	- PHOTO POINT		- VEHICULAR CROSSING

- 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 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 ALLOWANCES 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.

- GENERAL SURVEY NOTES**
- CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
 - DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY NSW LAND REGISTRY SERVICES PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED. BUILDINGS AND FENCES ARE SHOWN IN APPROXIMATE POSITIONS ONLY AND COULD VARY + OR - 100MM.
 - SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
 - DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

SITE CALCULATIONS DA		
GROUND FLOOR	75.12	m ²
FIRST FLOOR	73.04	m ²
GARAGE AREA	18.73	m ²
TOTAL LIVING AREA	148.16	m ²
SITE AREA	289.50	m ²
BUILDING FOOTPRINT (INCLUDING UNENCLOSED AREA)	105.37	m ²
DRIVEWAY & PATH	22.05	m ²
CROSSOVER	10.51	m ²
TOTAL FRONT AREA	40.04	m ²
FRONT LANDSCAPE AREA	44.93	%
TOTAL LANDSCAPE AREA	162.08	m ²
LANDSCAPE AREA (%)	55.99	%
TOTAL BUILT UPON AREA	40.03	%
FLOOR SPACE RATIO	0.51	:1
SITE COVERAGE	36.40	%
SITE COVERAGE FF	25.23	%

NOTES:
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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:
MR. D. M. PITTOCK & MRS. J. A. P. NEMCICH

SITE ADDRESS:
LOT 10 (DP 271139)
NO.17 BUBALO STREET
WARRIEWOOD, NSW 2102

HOUSE TYPE
MODEL: MAYFIELD MKII 19
FACADE: VOGUE
TYPE: SINGLE GARAGE
SPECIFICATION: CUSTOM COLLECTION

DRAWING TITLE:
SITE PLAN

DRAWN BY: QC	DATE DRAWN: 10.12.20	CHECKED BY: DD	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: A009633	DRWG No: 02	ISSUE: E	



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SITE NOTES:

BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

1. SERVICE LOCATIONS
2. SEWER CONNECTION POSITION
3. DRIVEWAY ALIGNMENT & LEVELS

N2 WIND CATEGORY

DP ○ INDICATES DOWNPIPE LOCATION

2 CANOPY TREES TO BE PLANTED AT FRONT YARD AND 1 CANOPY TREE AT REAR YARD

RETAINING WALLS BY OWNER IF REQUIRED

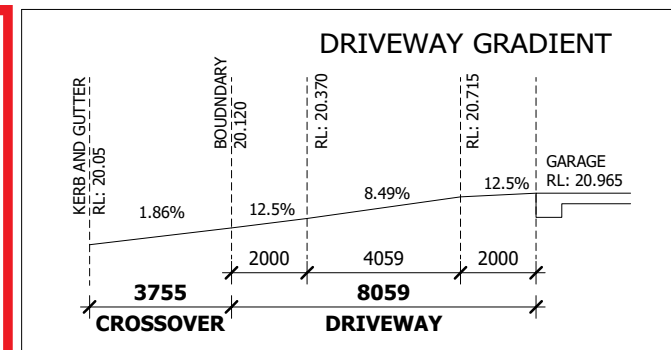
GARAGE INTERNAL DIMENSION
5500mm (W) x 3000mm (D)

SERVICE FREE AREA FOR POOL BY OWNER AFTER HANDOVER
4000Lx5000Wx1800D

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

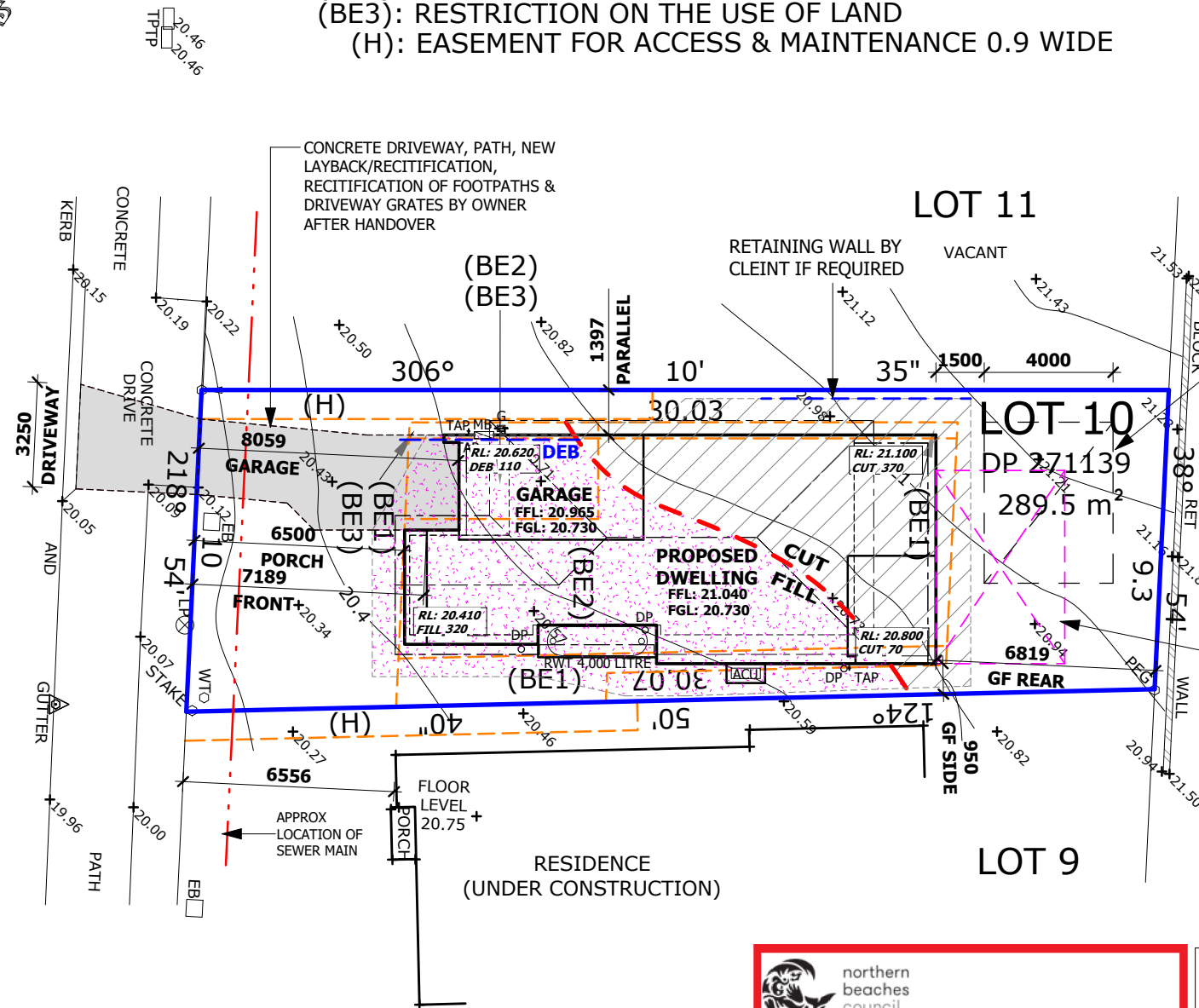
690mm OF FALL ACROSS THE BUILDING ENVELOPE

DRIVEWAY & FRONT PATH TO COMPLY WITH AS2890



BUBALO STREET

BENCH MARK
BM 73 NAIL IN KERB
RL 20.00 (ASSUMED)



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

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NOTES:

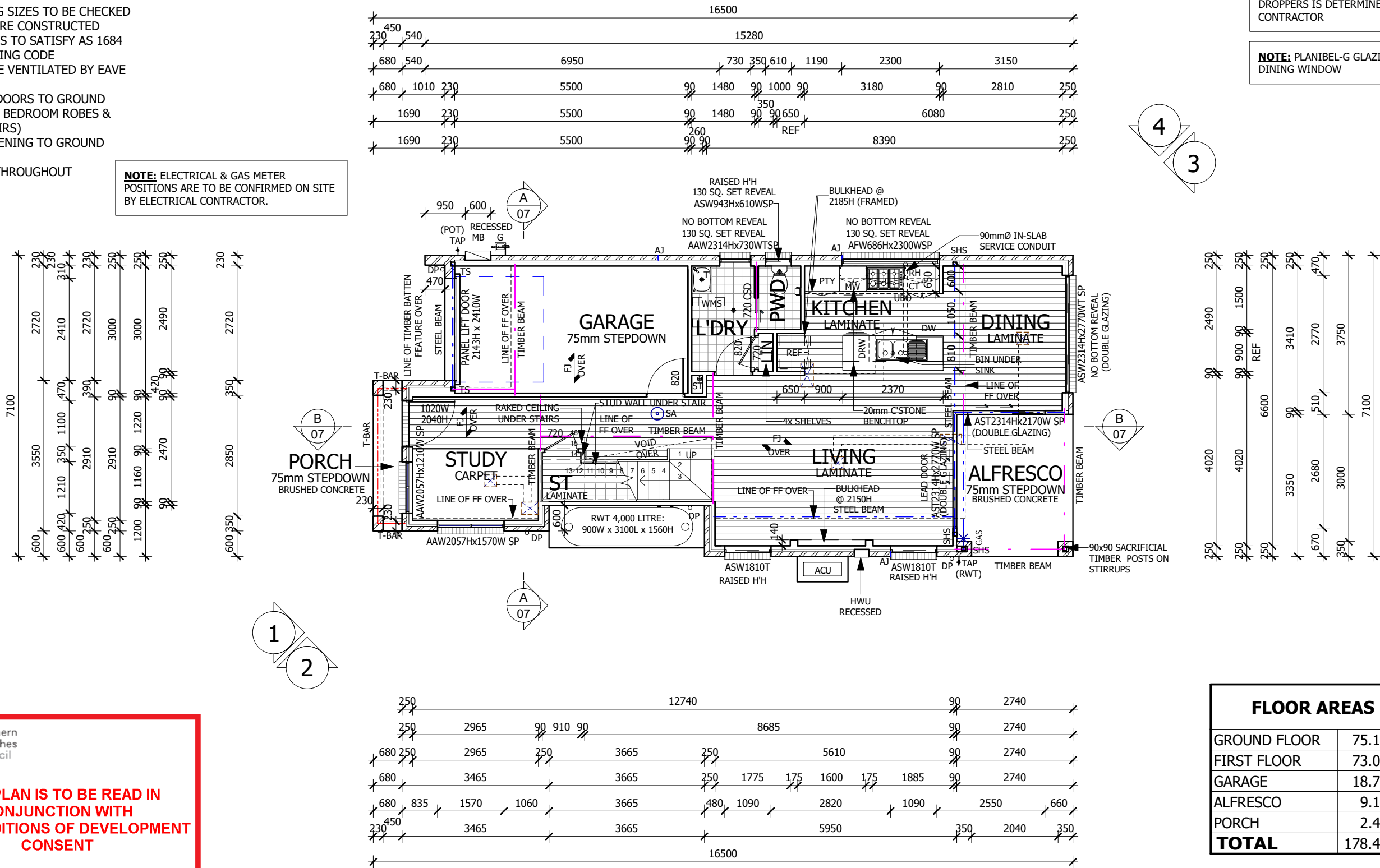
- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- 2340H INTERNAL DOORS TO GROUND FLOOR (EXCLUDING BEDROOM ROBES & DOOR UNDER STAIRS)
- 2400H SQ. SET OPENING TO GROUND FLOOR ONLY
- CSR WALL WRAP THROUGHOUT

NOTE: ELECTRICAL & GAS METER POSITIONS ARE TO BE CONFIRMED ON SITE BY ELECTRICAL CONTRACTOR.

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

NOTE: PLANIBEL-G GLAZING TO ALL WINDOWS & DINING WINDOW



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HOUSE TYPE
MODEL: MAYFIELD MKII 19
FACADE: VOGUE
TYPE: SINGLE GARAGE
SPECIFICATION: CUSTOM COLLECTION

DRAWING TITLE:
GROUND FLOOR

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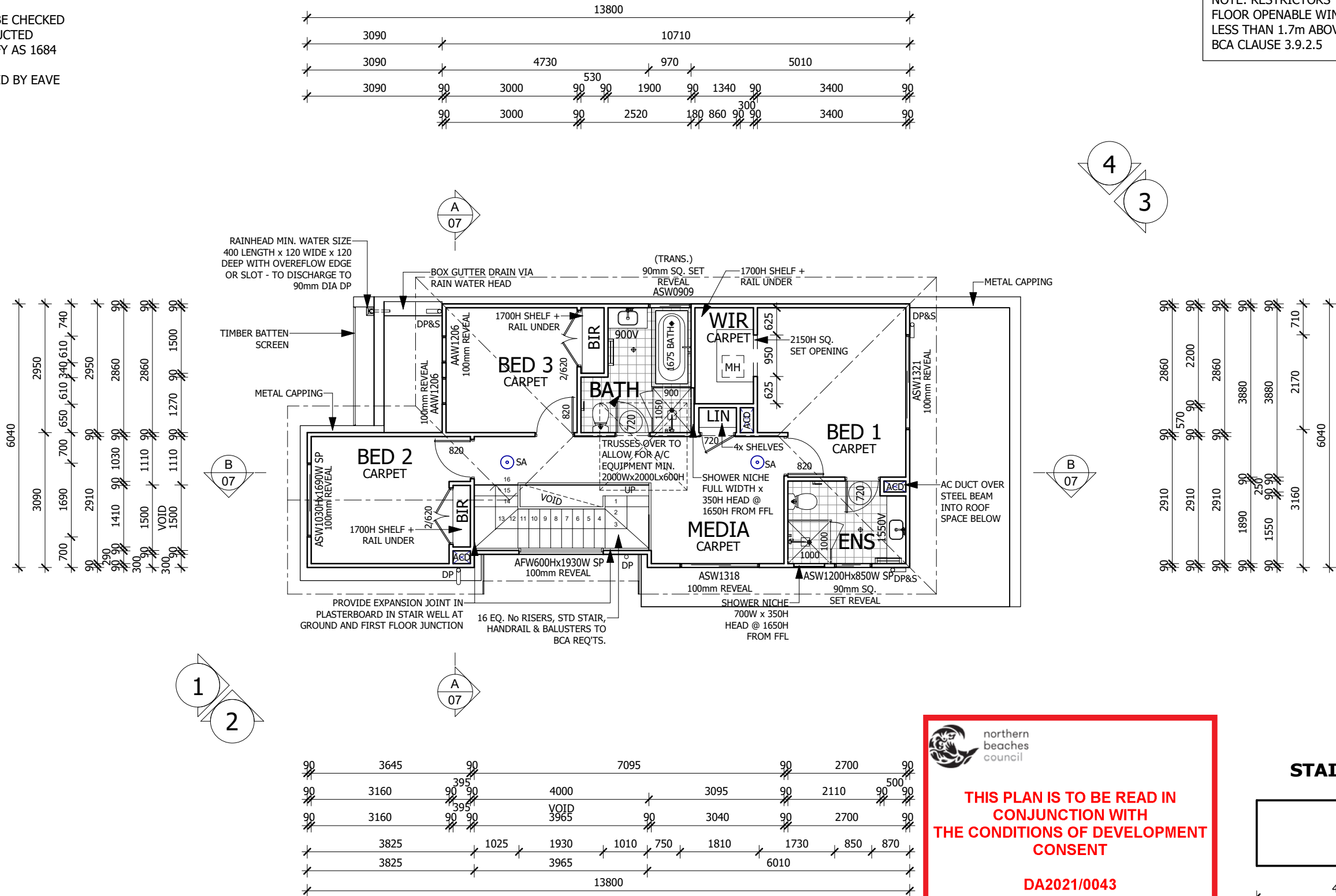
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NOTE: RESTRICTORS TO BE FITTED TO ALL 1ST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5



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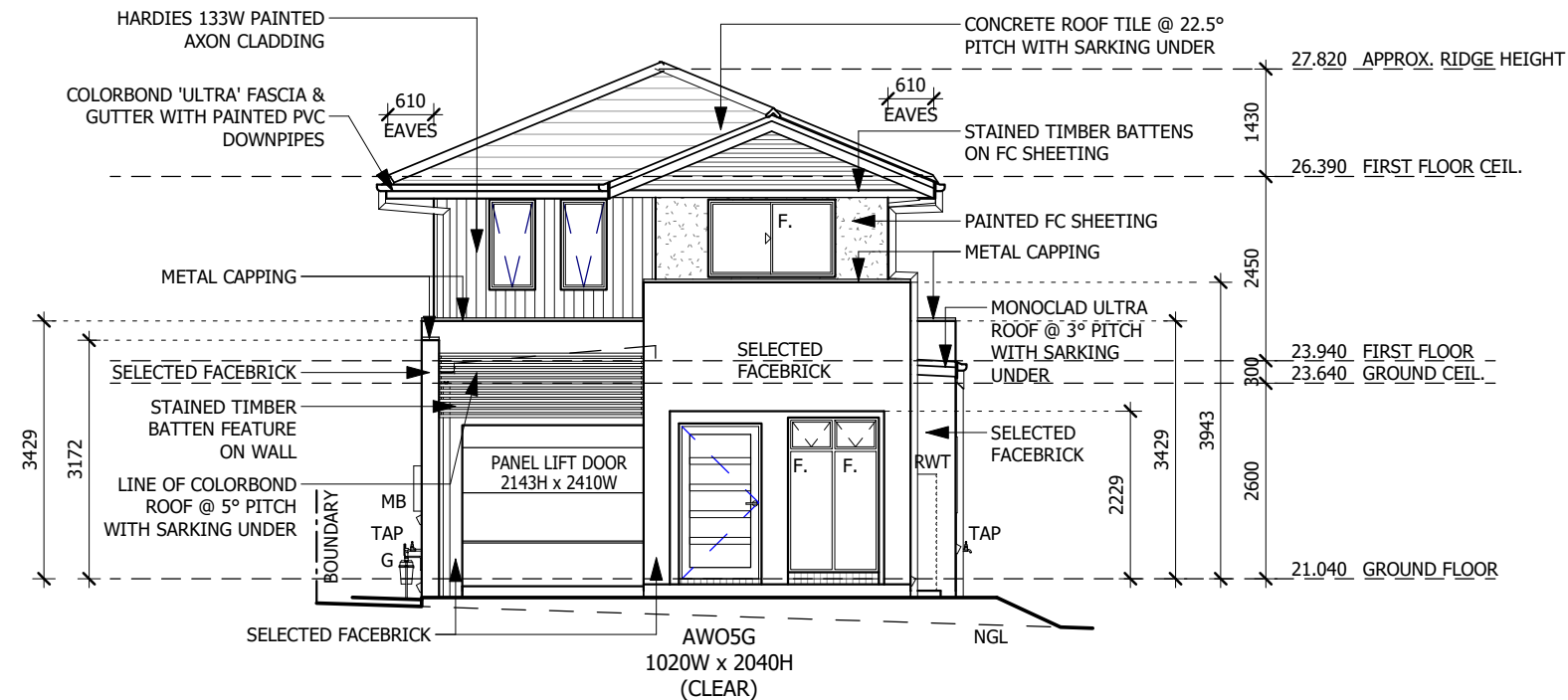
DRAWING TITLE:
FIRST FLOOR

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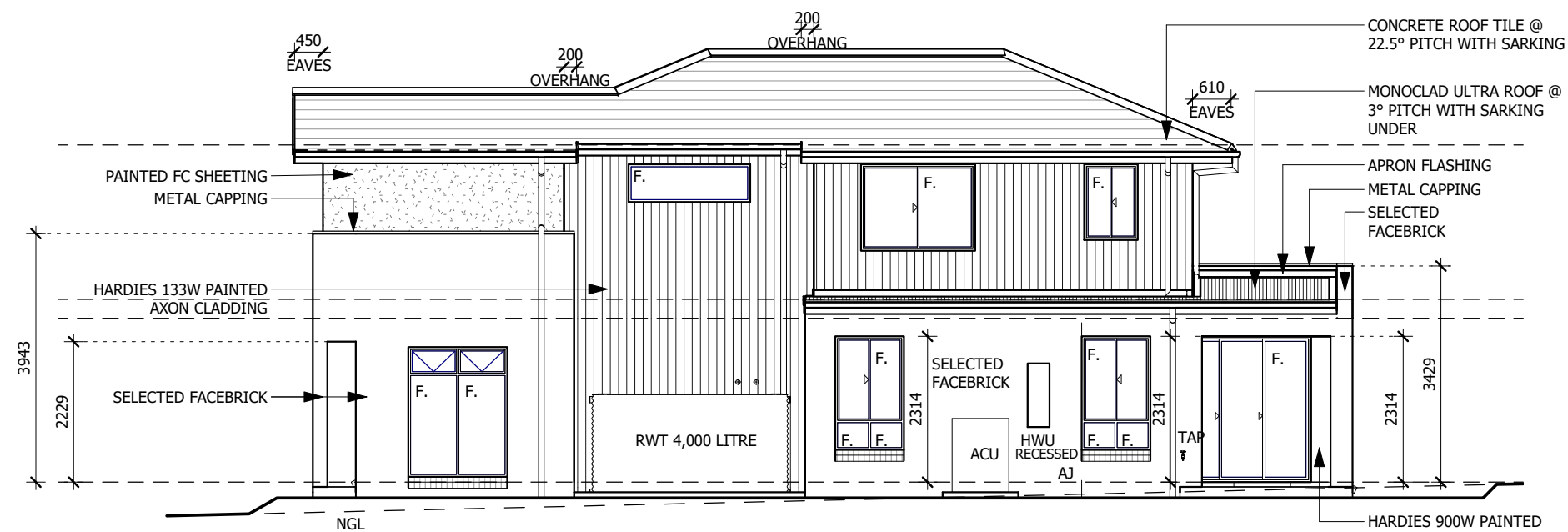
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NOTE: COLORBOND 'ULTRA' FLYSCREENS TO ALL OPENING
WINDOWS, SLIDING & STACKER DOORS (EXCLUDING HINGED
DOORS)



ELEVATION 1



ELEVATION 2

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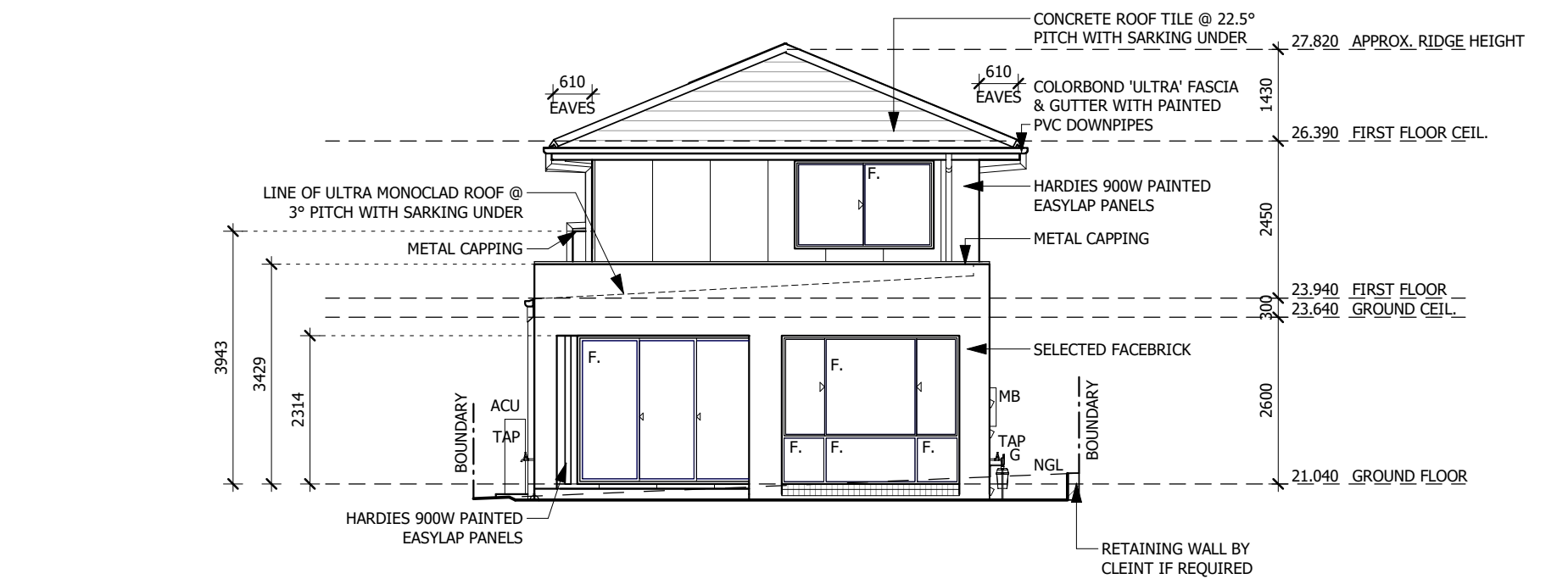
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ELEVATIONS 1-2

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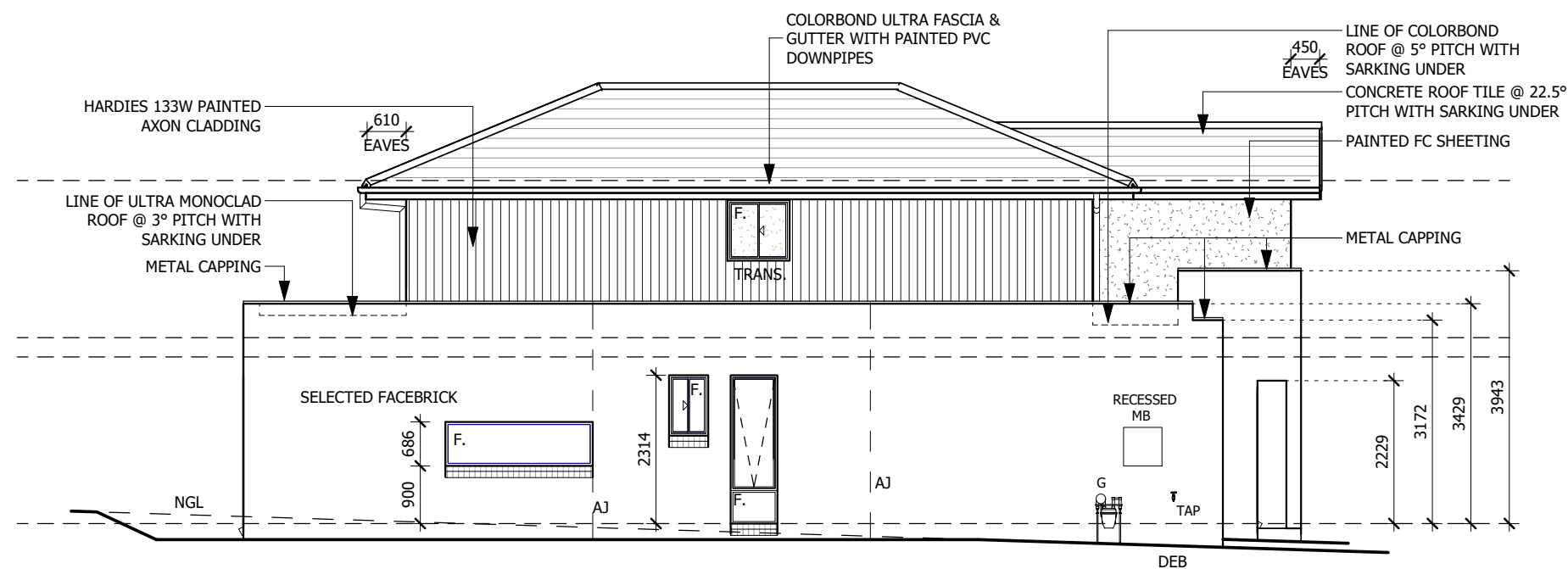
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ELEVATION 3



ELEVATION 4

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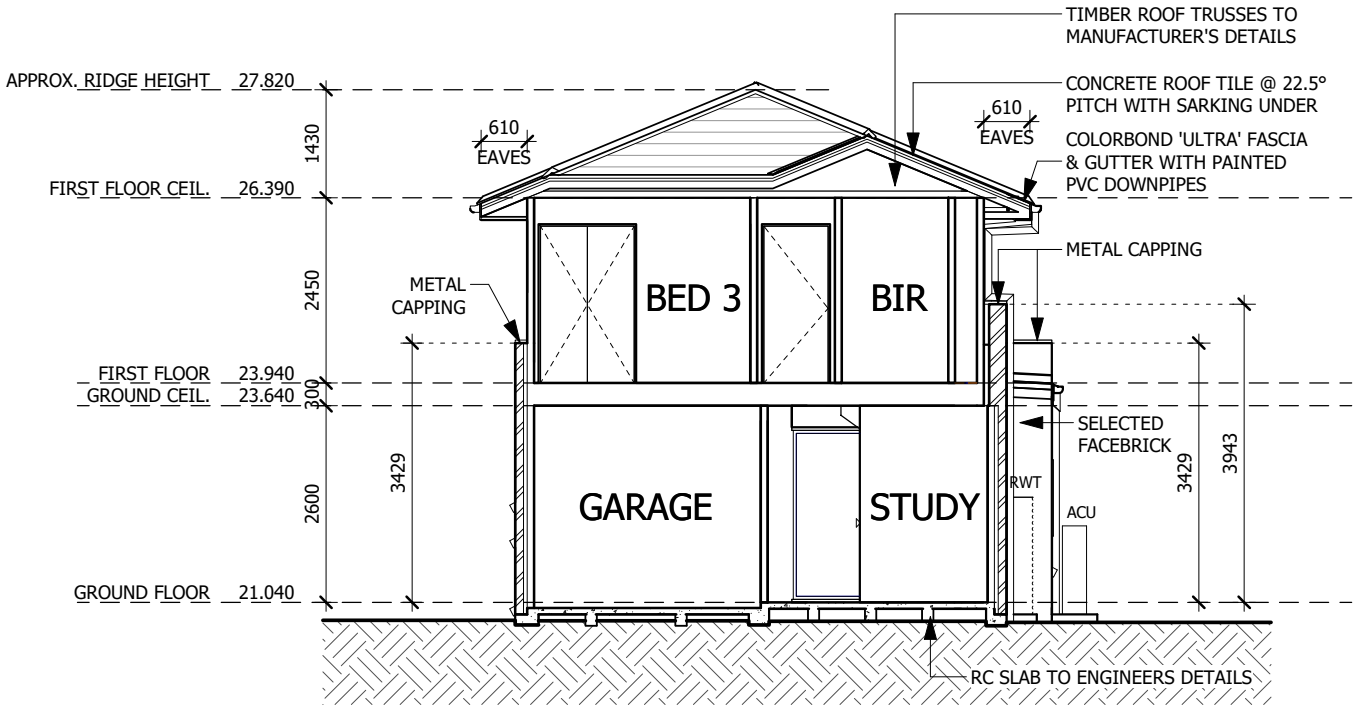
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ELEVATIONS 3-4

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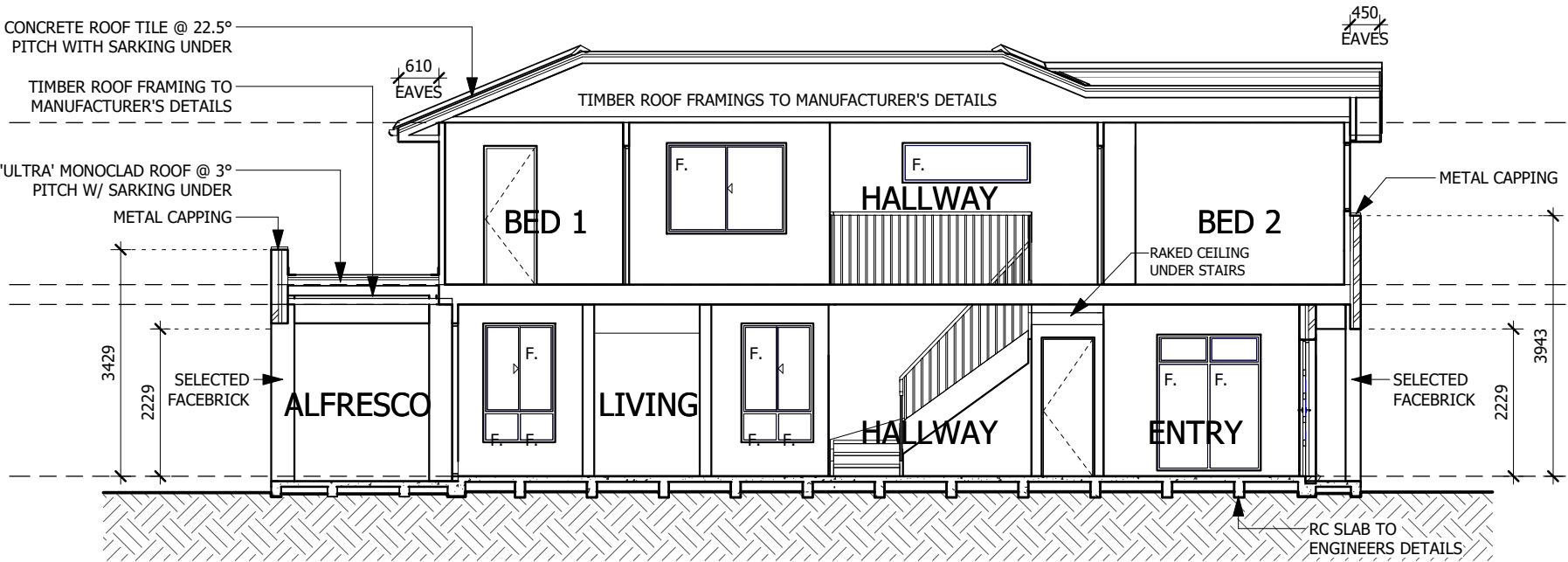
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INSULATION NOTE:

- 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).
- CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



SECTION A-A



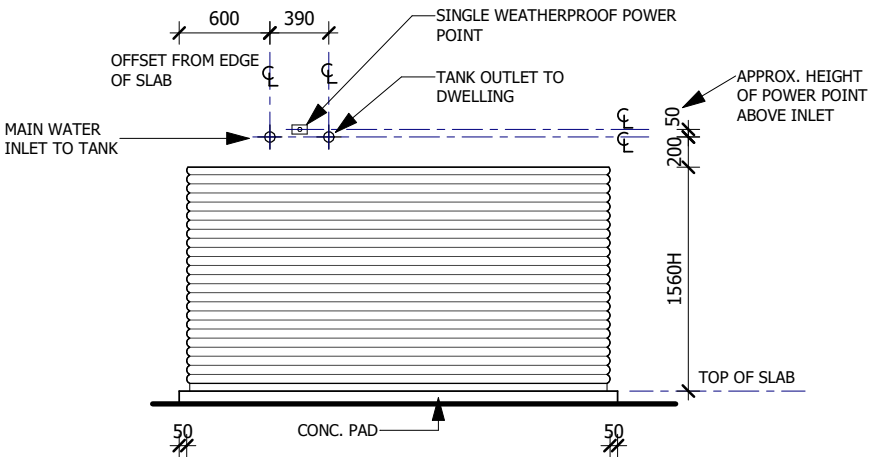
SECTION B-B



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RAINWATER TANK

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SECTIONS

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