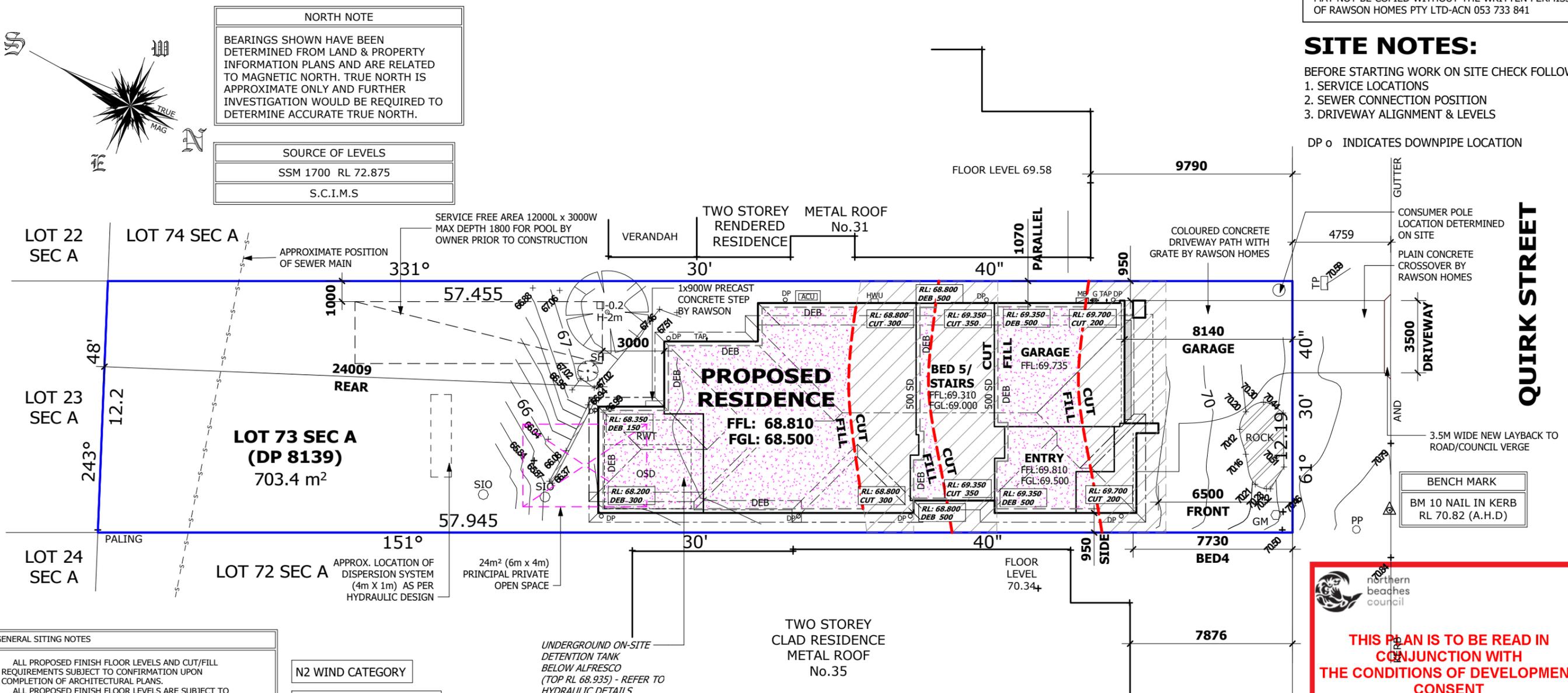


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SITE NOTES:

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

DP o INDICATES DOWNPIPE LOCATION



NORTH NOTE

BEARINGS SHOWN HAVE BEEN DETERMINED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH. TRUE NORTH IS APPROXIMATE ONLY AND FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.

SOURCE OF LEVELS

SSM 1700 RL 72.875

S.C.I.M.S

QUIRK STREET

CONSUMER POLE LOCATION DETERMINED ON SITE

PLAIN CONCRETE CROSSOVER BY RAWSON HOMES

3.5M WIDE NEW LAYBACK TO ROAD/COUNCIL VERGE

BENCH MARK
BM 10 NAIL IN KERB
RL 70.82 (A.H.D)

- GENERAL SITING 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 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.

N2 WIND CATEGORY

DRIVEWAY AND PATH TO COMPLY WITH AS2890

RETAINING WALL IF REQUIRED BY OWNER HANDOVER AFTER

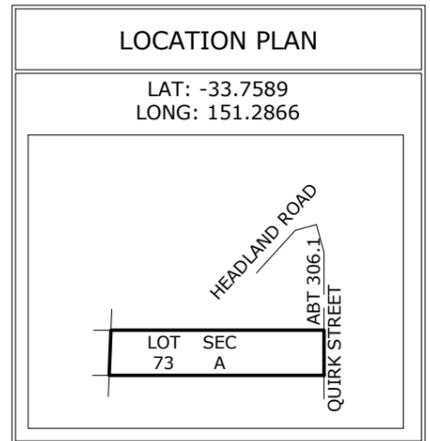
1.5M FALL ACROSS BUILDING ENVELOPE

PROVIDE OVERHEAD ELECTRICAL CONNECTION OF SERVICE MAINS FROM SERVICE POLE TO CONSUMER POLE WITHIN PROPERTY BOUNDARIES THEN UNDERGROUND MAINS TO METERBOX

REFER TO HYDRAULIC DETAILS PREPARED BY NASSERI ASSOCIATES FOR HYDRAULIC DESIGN (D3738) DATED 21.09.18

SITE CALCULATIONS

GROUND FLOOR	164.20 m ²
FIRST FLOOR	188.09 m ²
TOTAL LIVING AREA	352.29 m ²
SITE AREA	703.40 m ²
BUILDING FOOTPRINT	234.96 m ²
DRIVEWAY & PATH	47.84 m ²
TOTAL FRONT AREA	125.00 m ²
FRONT LANDSCAPE AREA	61.73 %
TOTAL LANDSCAPE AREA	420.60 m ²
LANDSCAPE AREA (%)	59.80 %
FLOOR SPACE RATIO	0.50:1
TOTAL BUILT UPON AREA	40.20 %



LEGEND

	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING
	TOP OF BANK
	BOTTOM OF BANK

SYMBOLS & ABBREVIATIONS

	HYD - HYDRANT	BOW - BOTTOM OF WALL
	PP - POWER POLE	RL - REDUCED LEVEL
	CP - COMMUNICATIONS PIT	GL - GUTTER LEVEL
	INV - INVERT REDUCED LEVEL	WSP - WATER STAND PIPE
	AC - ACCESS CHAMBER	RWSP - RECYCLED WATER STAND PIPE
	KO - KERB OUTLET	ADH - AUSTRALIAN HEIGHT DATUM
	W/M - WATER METER	BM - BENCH MARK
	GP - GRATED PIT	TB - TOP OF BANK
	LP - LIGHT POLE	BB - BOTTOM OF BANK
	VC - VEHICLE CROSSING	EB - EDGE OF BITUMEN
	S - SEWER LINE	S.V - STOP VALVE
	GM - GAS METER	PC - PRAM CROSSING
	E - OVERHEAD ELEC LINE	STT - STREET TREE
	LIN - LINTEL	SH - SHRUB
	TOP - TOP OF WALL	FP - FUSE PILLAR
	T - TREE	



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. S. L. ARANI & MS. M. MANSOURI

SITE ADDRESS:
**LOT 73 SEC A (DP 8139)
NO.33 QUIRK STREET
DEE WHY**

HOUSE TYPE
MODEL: **BALMORAL 38 MKII**
FACADE: **MAJESTIC**
TYPE: **DOUBLE GARAGE**
SPECIFICATION: LUX

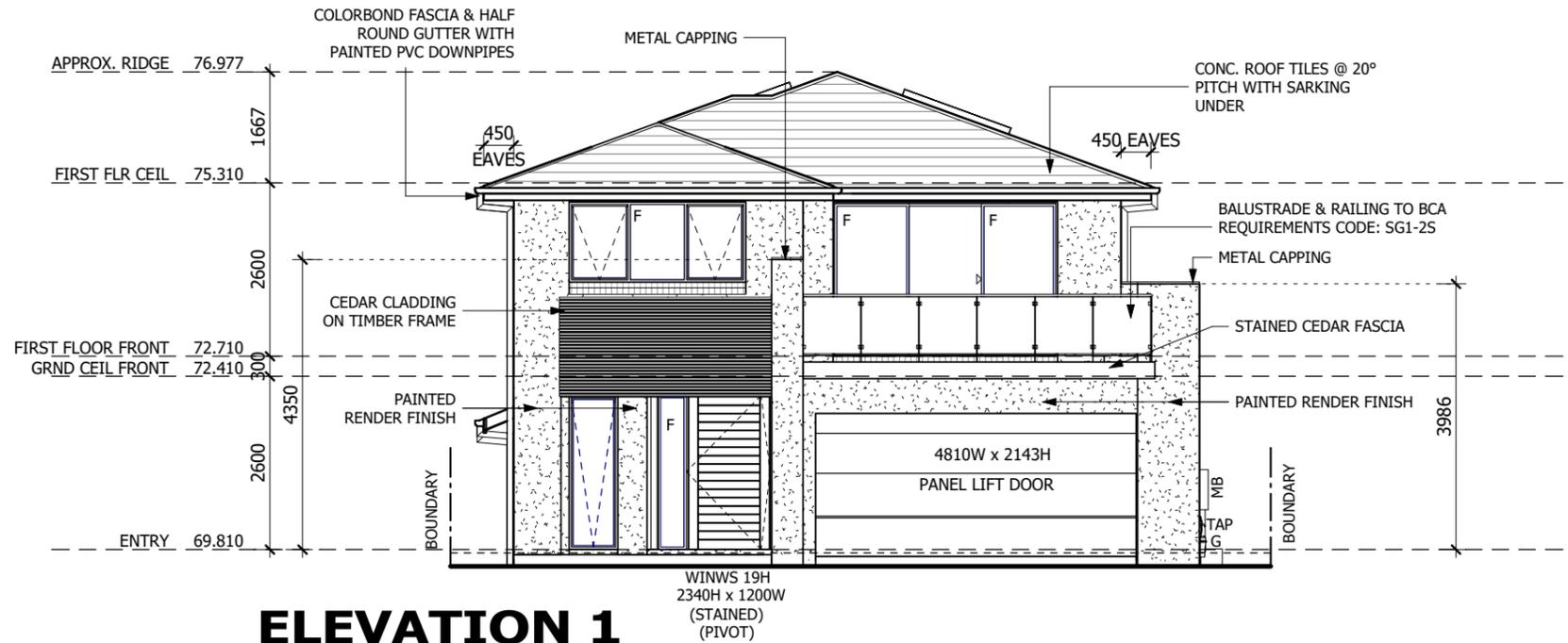
DRAWING TITLE:
SITE PLAN

DRAWN BY: HD	DATE DRAWN: 21.05.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: A008607	DRWG No: 03	ISSUE: D	

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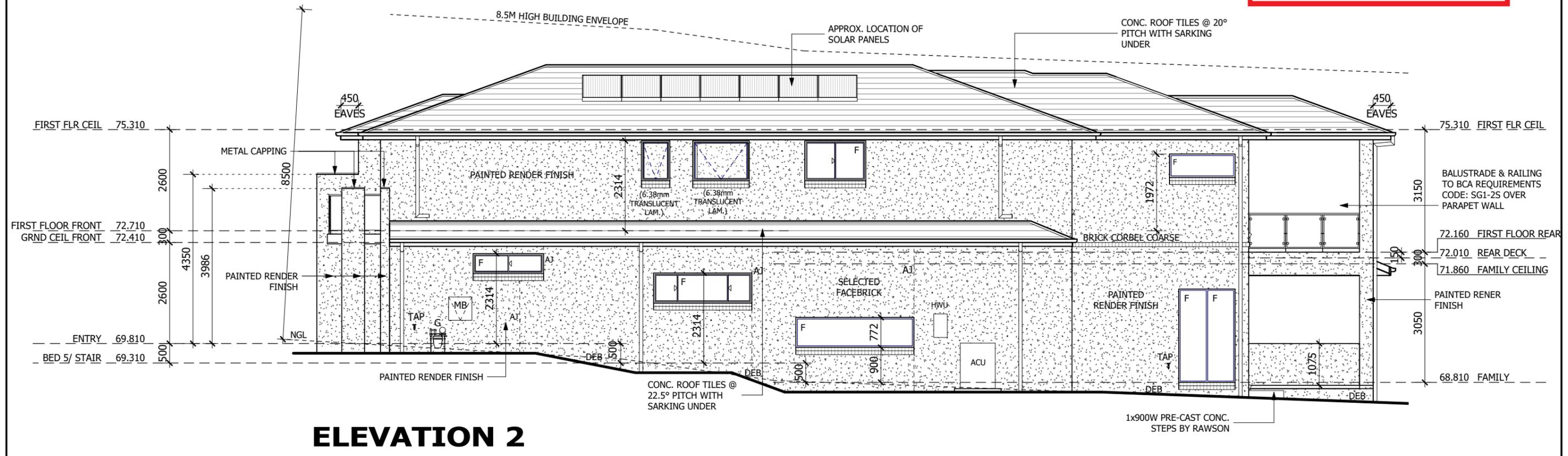
NYLON MESH FLY SCREENS TO ALL OPENING WINDOWS, STACKER AND SLIDING DOORS (EXC. HINGED DOORS)



ELEVATION 1

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

DA2019/0090



ELEVATION 2

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DRAWING TITLE:
ELEVATIONS 1 & 2

DRAWN BY: HD	DATE DRAWN: 21.05.18	CHECKED BY: QC	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A008607	DRWG No: 06	ISSUE: D	

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