

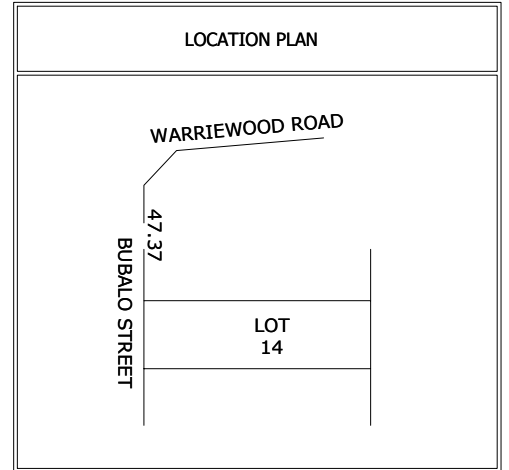
SITE NOTES:

- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
 - SEWER CONNECTION POSITION
 - DRIVEWAY ALIGNMENT & LEVELS
- DP ○ INDICATES DOWNPIPE LOCATION

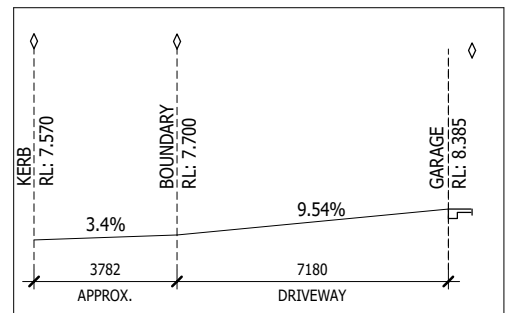
N2 WIND CATEGORY

0.89m FALL ACROSS BUILDING ENVELOPE

DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890



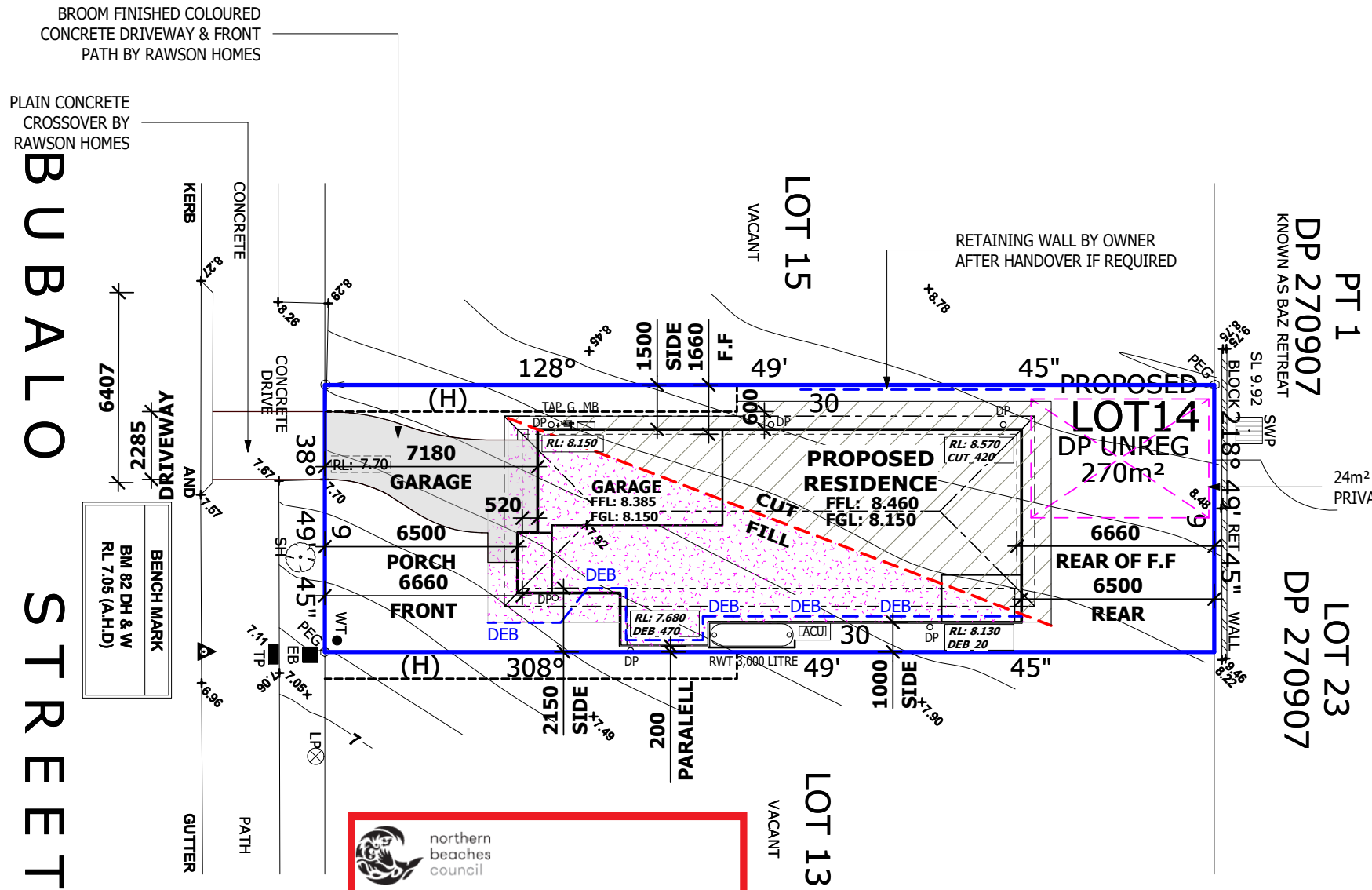
24m² (6m x 4m) PRINCIPAL PRIVATE OPEN SPACE .



DRIVEWAY GRADIENT

1 : 200

(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

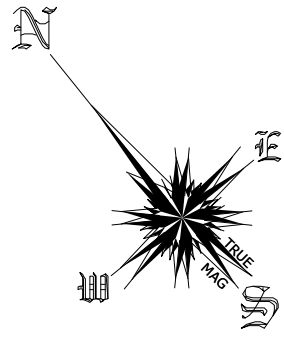


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DA NUMBER: DA2019/1030

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- WARNING -
UNREGISTERED PLAN

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
RO - HYDRANT RECYCLED	SWP - 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
① - PHOTO POINT	▬ - VEHICULAR CROSSING

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.

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	80.18 m ²
FIRST FLOOR	86.57 m ²
TOTAL LIVING AREA	166.75 m ²
SITE AREA	270.00 m ²
BUILDING FOOTPRINT	107.10 m ²
DRIVEWAY & PATH	21.19 m ²
TOTAL LANDSCAPE AREA	55.14 m ²
LANDSCAPE AREA (%)	20 %
FRONT LANDSCAPE (%)	68.77 %
FLOOR SPACE RATIO	0.62 :1
SITE COVERAGE	71.73 %
LANDSCAPE AREA (4m)	32.9 %



NOTES:
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- * 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. R. M. NOGUEIRA & MS. K. J. DE MORAES
NOGUEIRA

SITE ADDRESS:
PROPOSED LOT 14 (DP UNREG)
BUBALO STREET
WARRIEWOOD NSW 2102

HOUSE TYPE
MODEL: ELLERSTON 22 MKI (OPTION1)
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE

DRAWING TITLE:
SITE PLAN

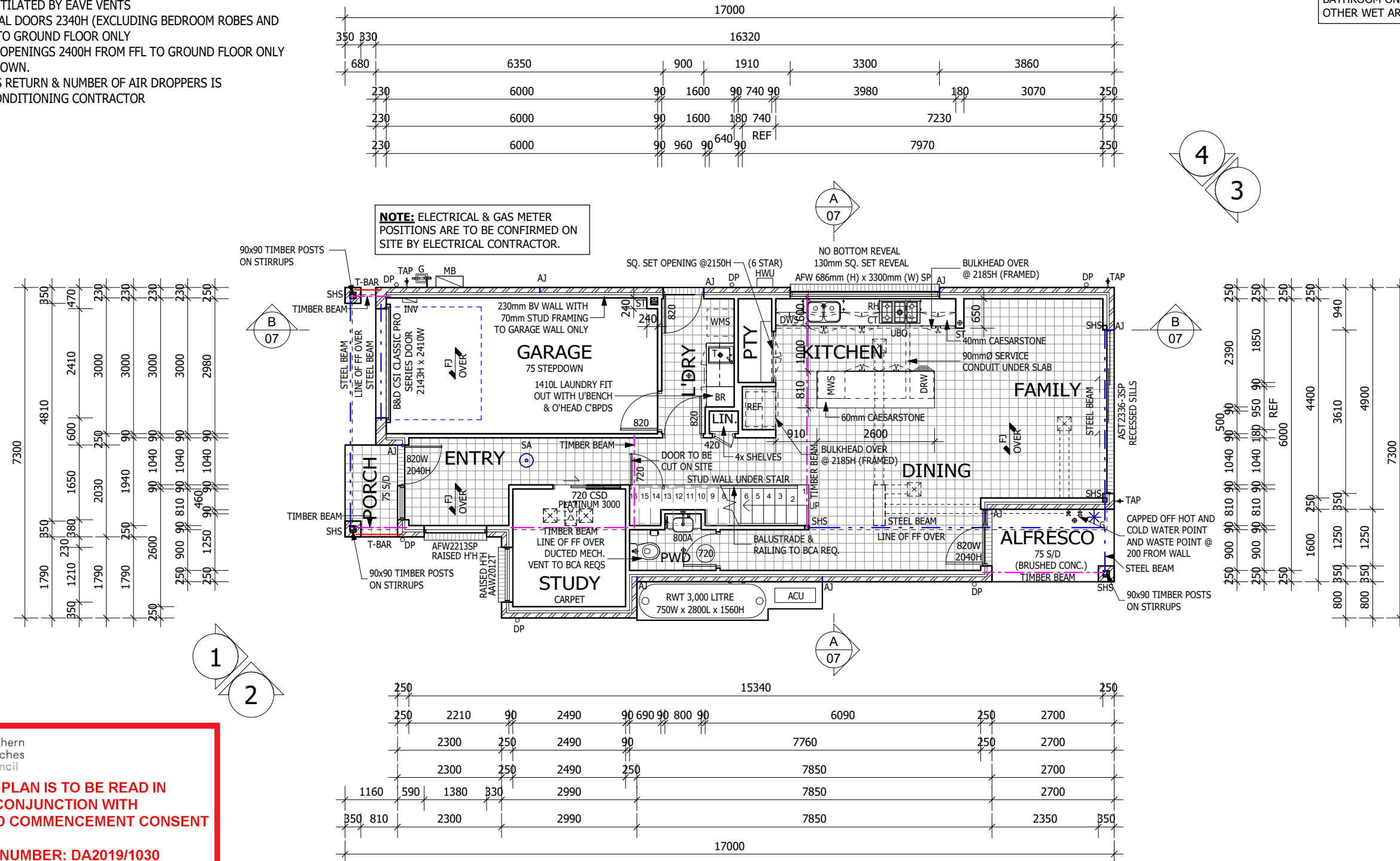
DRAWN BY: DH	DATE DRAWN: 25.06.19	CHECKED BY: DH	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: A009185	DRWG No: 02	ISSUE: C	

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
- HEIGHT OF ALL INTERNAL DOORS 2340H (EXCLUDING BEDROOM ROBES AND DOOR UNDER STAIRS) TO GROUND FLOOR ONLY
- HEIGHT TO ALL SQ SET OPENINGS 2400H FROM FFL TO GROUND FLOOR ONLY UNLESS OTHERWISE SHOWN.
- POSITIONS OF OUTLETS RETURN & NUMBER OF AIR DROPPERS IS DETERMINED BY AIR CONDITIONING CONTRACTOR

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PROVIDE STEGBAR'S PLANIBEL-G GLAZING TO ALL WINDOWS/GLAZED DOORS INCLUDING BATHROOM ON FIRST FLOOR BUT EXCLUDING ALL OTHER WET AREAS



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FLOOR AREAS	
GROUND FLOOR	80.18 m ²
FIRST FLOOR	86.57 m ²
PORCH	2.36 m ²
GARAGE	20.24 m ²
ALFRESCO	4.32 m ²
TOTAL	193.67 m²

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NOGUEIRA
 SITE ADDRESS:
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 BUBALO STREET
 WARRIEWOOD NSW 2102

HOUSE TYPE:
 MODEL: ELLERSTON 22 MKI (OPTION1)
 FACADE: CLASSIC
 TYPE: SINGLE GARAGE
 SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
 GROUND FLOOR

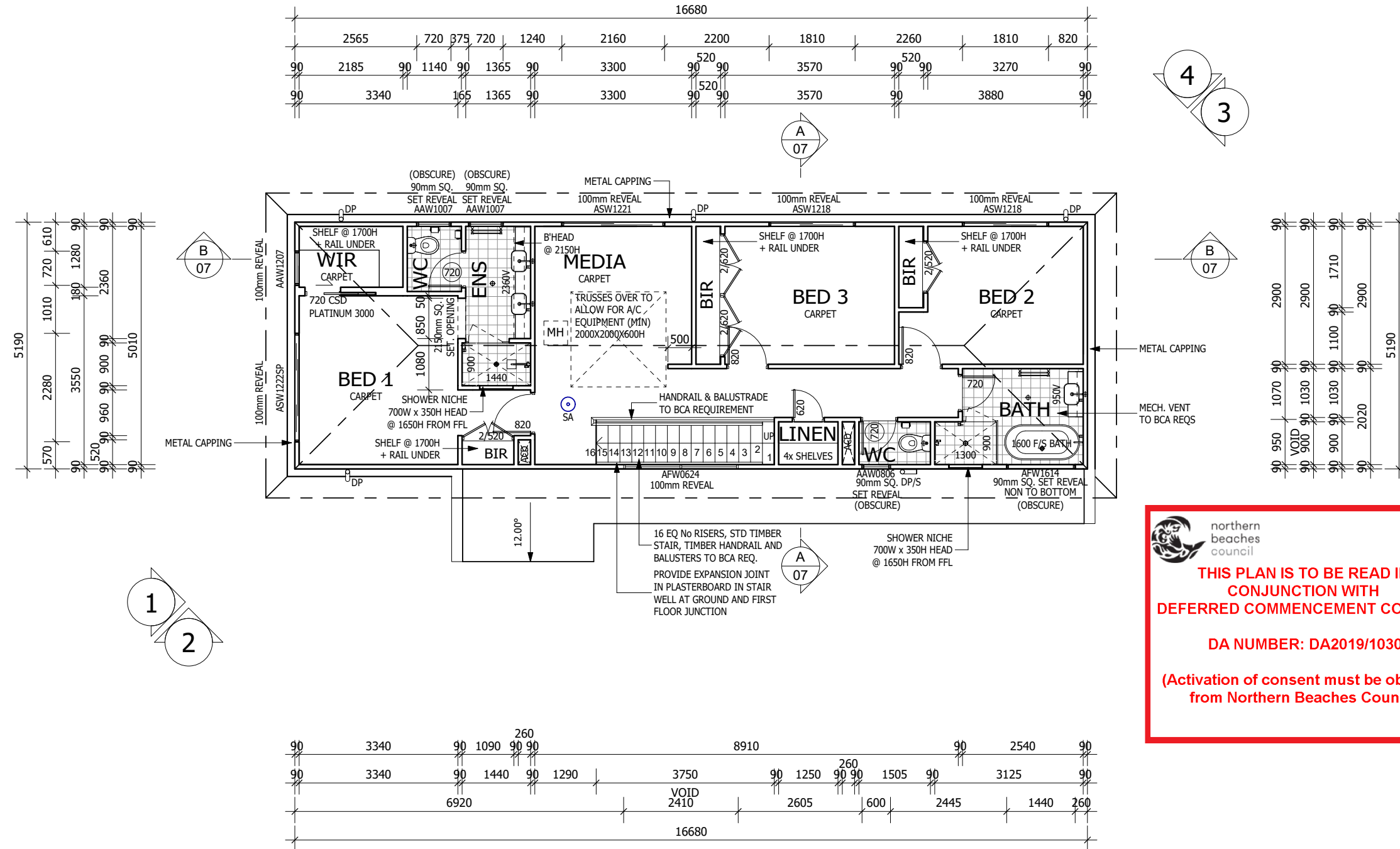
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A009185	DRWG No: 03	ISSUE: C	

NOTES:

- HEIGHT OF ALL SQ.SETS 2150mm FROM FFL UNLESS OTHERWISE SHOWN.
- HEIGHT OF ALL INTERNAL DOORS 2040H TO FIRST FLOOR
- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WIND CLASSIFICATION N2 RATING
- 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
- RESTRICTORS TO BE FITTED TO ALL 1ST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7 M ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSES 3.9.2.5

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PROVIDE STEGBAR'S PLANIBEL-G GLAZING TO ALL WINDOWS/GLAZED DOORS INCLUDING BATHROOM ON FIRST FLOOR BUT EXCLUDING ALL OTHER WET AREAS



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STAIR VOID

T:\RAWSON HOMES\CONTRACTS AND JOB FILES\A009185 Nogueira - Lot 14, Bubalo Street, Warriewood NSW 2102\A009185 Submission Plans.rvt

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WARRIEWOOD NSW 2102**

HOUSE TYPE
MODEL: **ELLERSTON 22 MKI (OPTION1)**
FACADE: **CLASSIC**
TYPE: **SINGLE GARAGE**
SPECIFICATION: **SYDNEY & HUNTER BASE**
DRAWING TITLE:
FIRST FLOOR

DRAWN BY: DH	DATE DRAWN: 25.06.19	CHECKED BY: DH	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A009185	DRWG No: 04	ISSUE: C	

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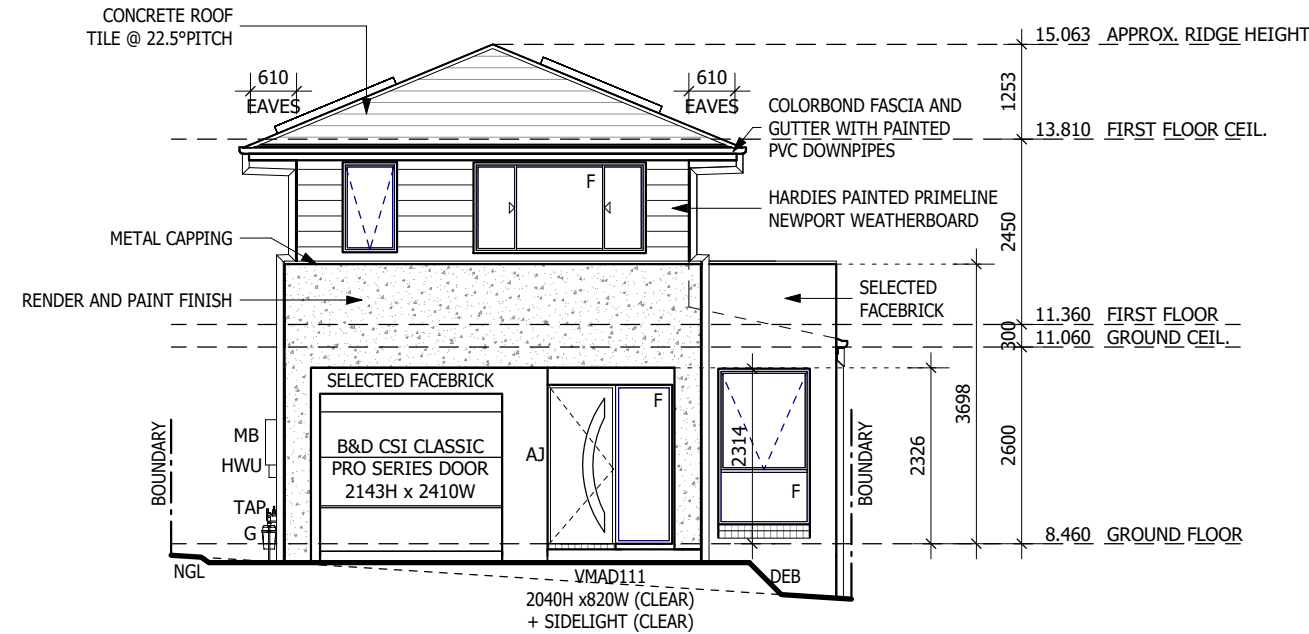
NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS, SLIDING AND STACKER DOORS (EXCLUDING HINGED DOORS)

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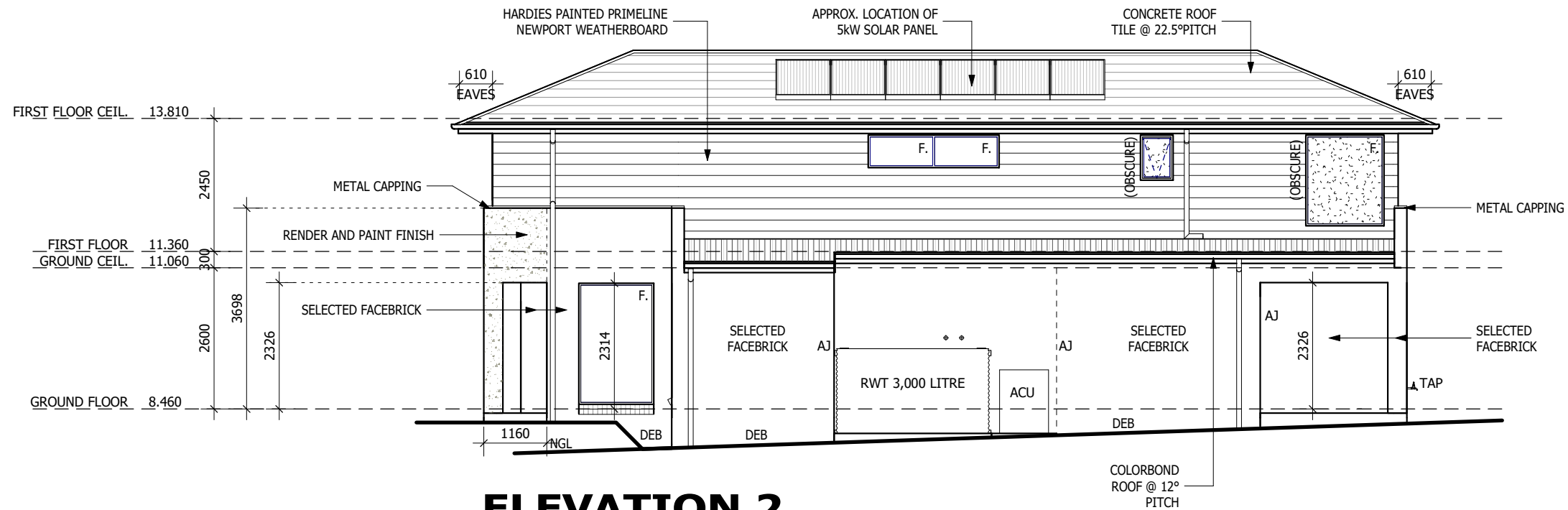
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ELEVATION 1



ELEVATION 2

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FACADE: **CLASSIC**
TYPE: **SINGLE GARAGE**
SPECIFICATION: **SYDNEY & HUNTER BASE**
DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: DH	DATE DRAWN: 25.06.19	CHECKED BY: DH	APPROVED FOR CONSTRUCTION:
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JOB No: A009185	DRWG No: 05	ISSUE: C	

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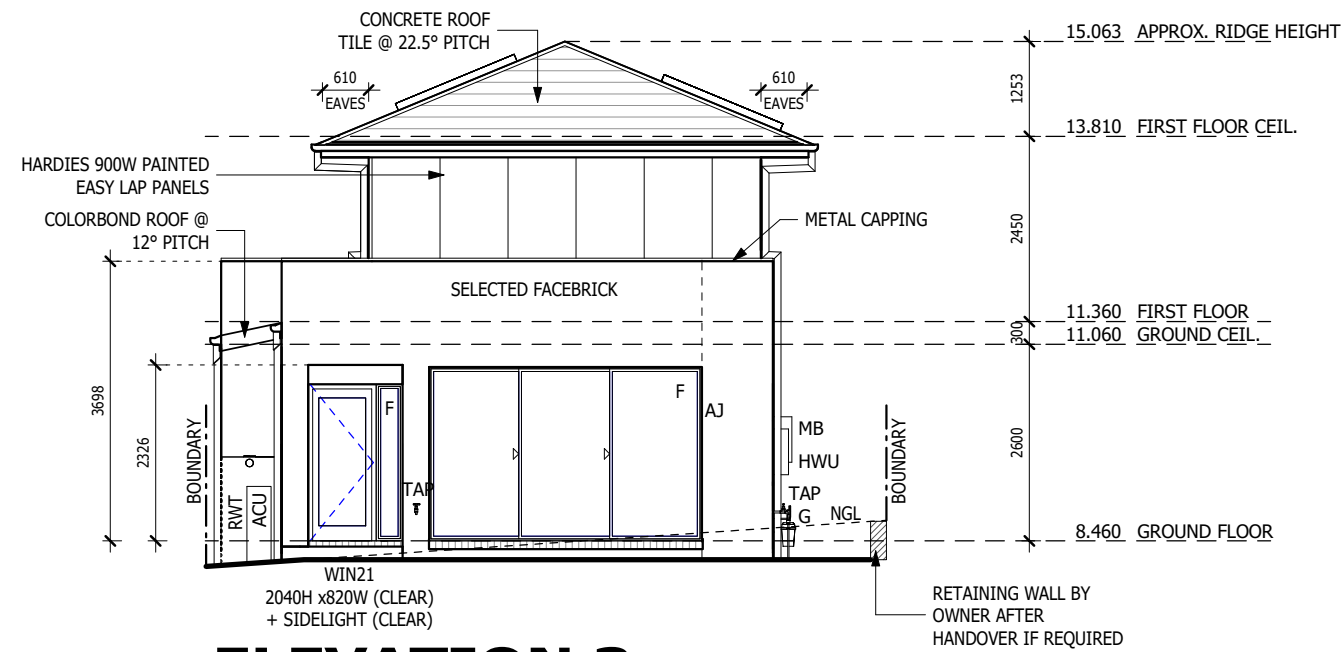
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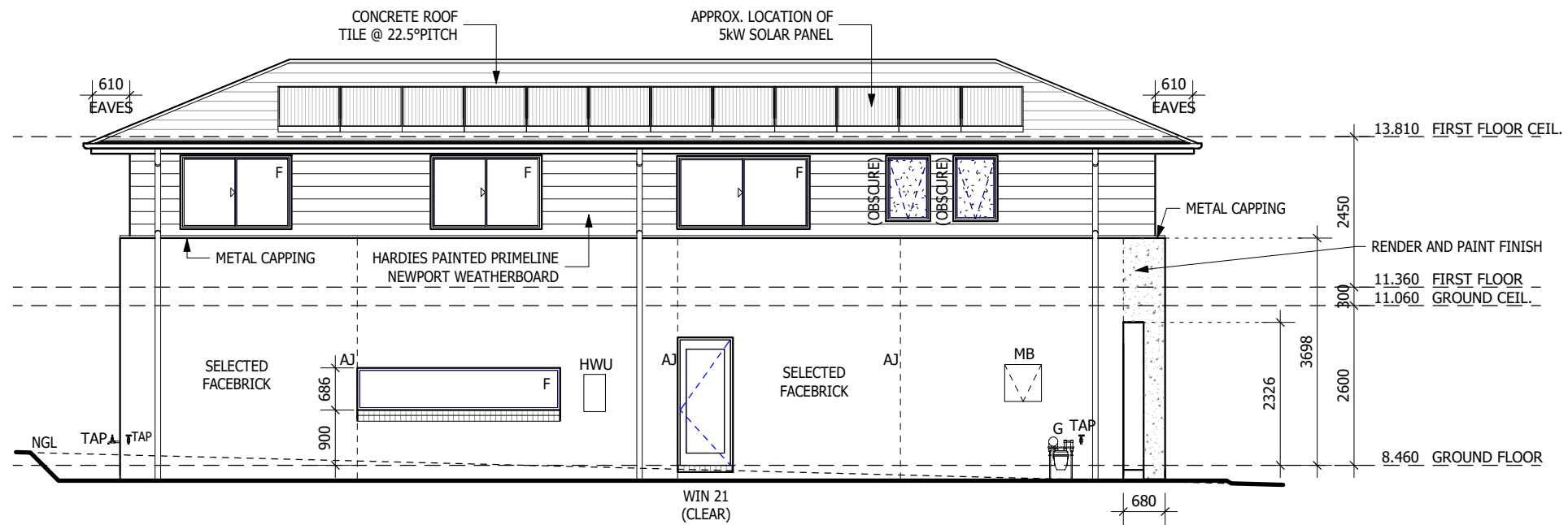
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ELEVATION 3



ELEVATION 4

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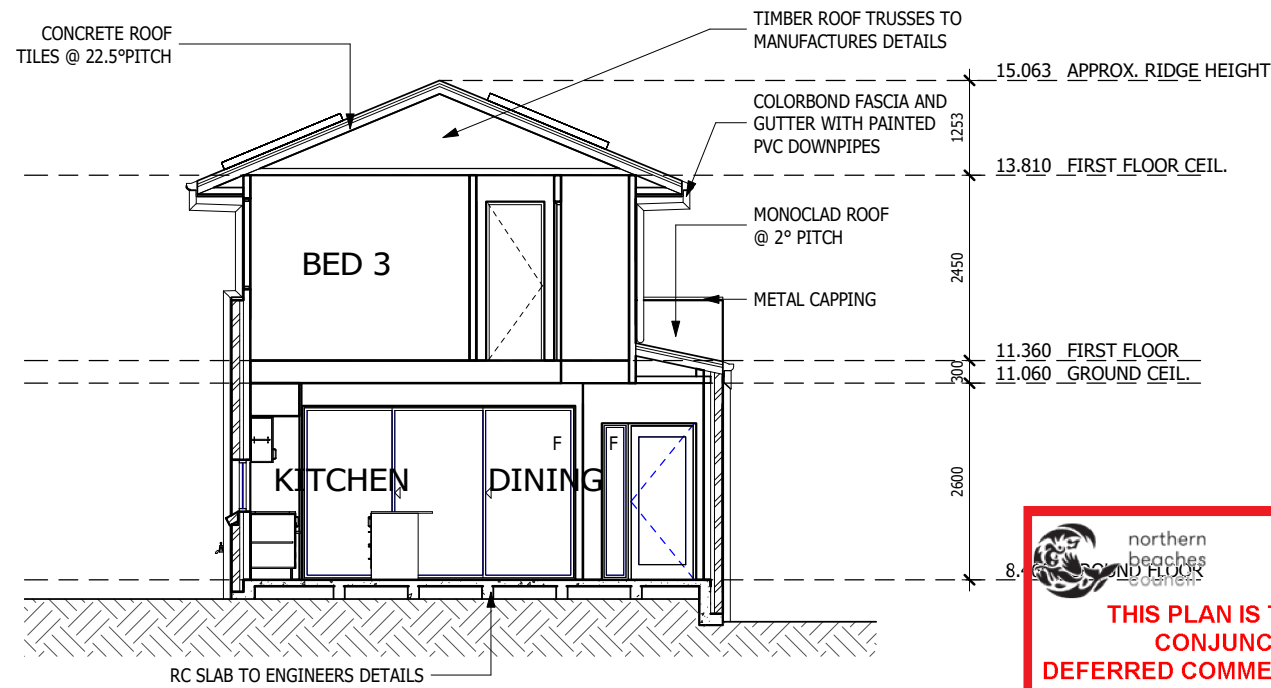
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FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: SYDNEY & HUNTER BASE
DRAWING TITLE:
ELEVATIONS 3-4


DRAWN BY: DH	DATE DRAWN: 25.06.19	CHECKED BY: DH	APPROVED FOR CONSTRUCTION:
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JOB No: A009185	DRWG No: 06	ISSUE: C	

INSULATION NOTE:

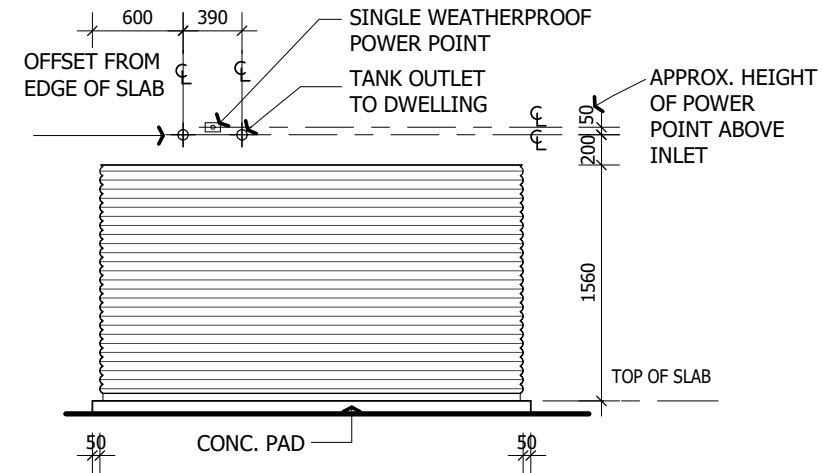
- R2.5 THERMAL BATTS TO EXTERNAL WALLS INCLUDING INTERNAL WALL BETWEEN GARAGE & HOUSE (EXCLUDES EXTERNAL WALLS OF GARAGE).
- R4.1 THERMAL BATTS TO CEILINGS WITH ROOF OVER (EXCLUDING CEILINGS OVER GARAGE, PORCH, ALFRESCO & DECK).



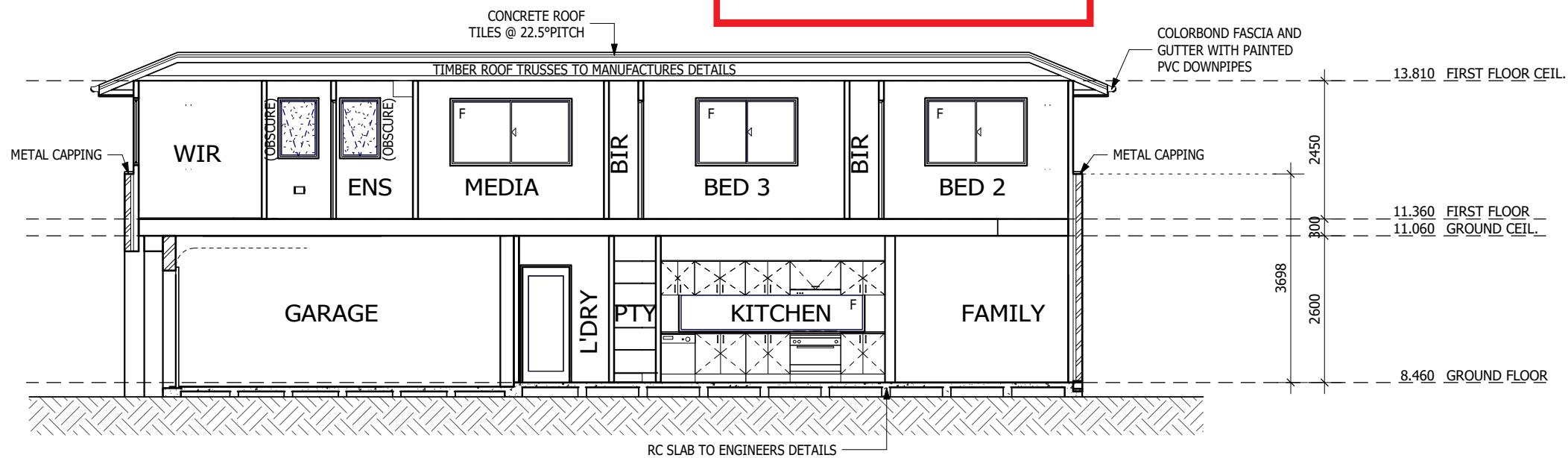
SECTION A-A
1 : 100



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RAINWATER TANK DETAIL
1 : 50



SECTION B-B
1 : 100

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SECTIONS

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JOB No: A009185	DRWG No: 07	ISSUE: C	