





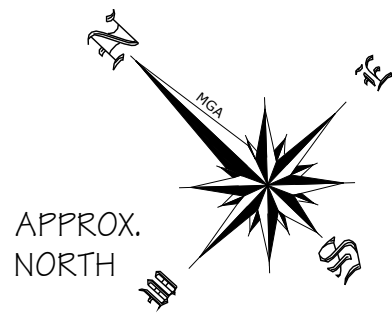
'N2' WIND CATEGORY

1.1M FALL ACROSS BUILDING ENVELOPE

DRIVEWAY AND PATH TO COMPLY WITH AS2890

RETAINING WALLS BY OWNER AFTER HANDOVER. IF WALLS GREATER THAN 600H, TO BE STRUCTURALLY ENGINEER DESIGNED, CONSTRUCTED & INSPECTED AFTER HANDOVER

SITE NOTE:  
BEFORE STARTING WORK ON SITE CHECKING FOLLOWING:  
1. SERVICE LOCATIONS.  
2. SEWER CONNECTION POSITION.  
3. DRIVEWAY ALIGNMENT & LEVELS  
DP  
O INDICATES DOWNPIPE LOCATION



APPROX. NORTH

BAL 29

BAS

- WARNING - UNREGISTERED PLAN

PRELIMINARY SITING

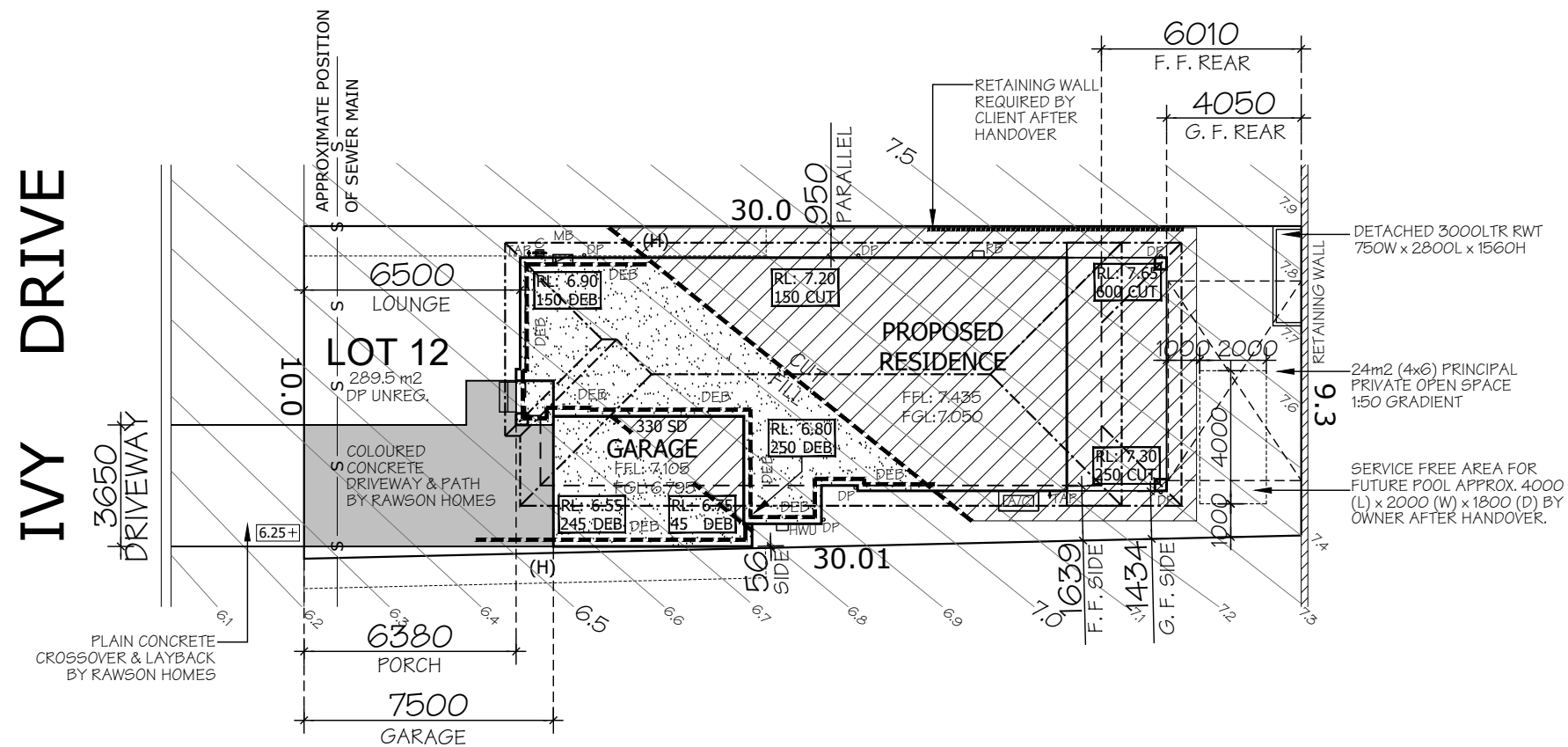
GENERAL SITING NOTES

- 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 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.

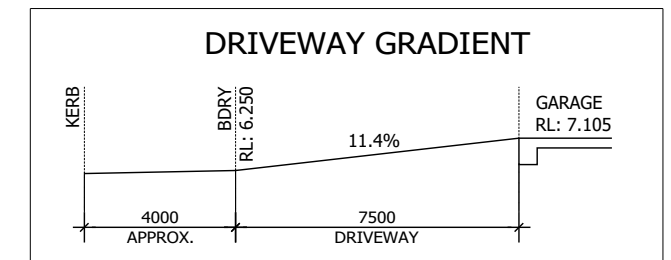
EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

SITE CALCULATIONS DA

GROUND FLOOR	101.34 m <sup>2</sup>
FIRST FLOOR	117.62 m <sup>2</sup>
TOTAL LIVING AREA	218.96 m <sup>2</sup>
SITE AREA	289.50 m <sup>2</sup>
BUILDING FOOTPRINT	146.43 m <sup>2</sup>
DRIVEWAY & PATH	29.36 m <sup>2</sup>
CROSSOVER	14.60 m <sup>2</sup>
TOTAL LANDSCAPE AREA	113.71 m <sup>2</sup>
LANDSCAPE AREA (%)	39.28 %
FLOOR SPACE RATIO	0.76 :1
SITE COVERAGE	50.58 %



(H) - EASEMENT FOR MAINTENANCE 0.9 WIDE



NOTES:

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RAWSON HOMES

1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



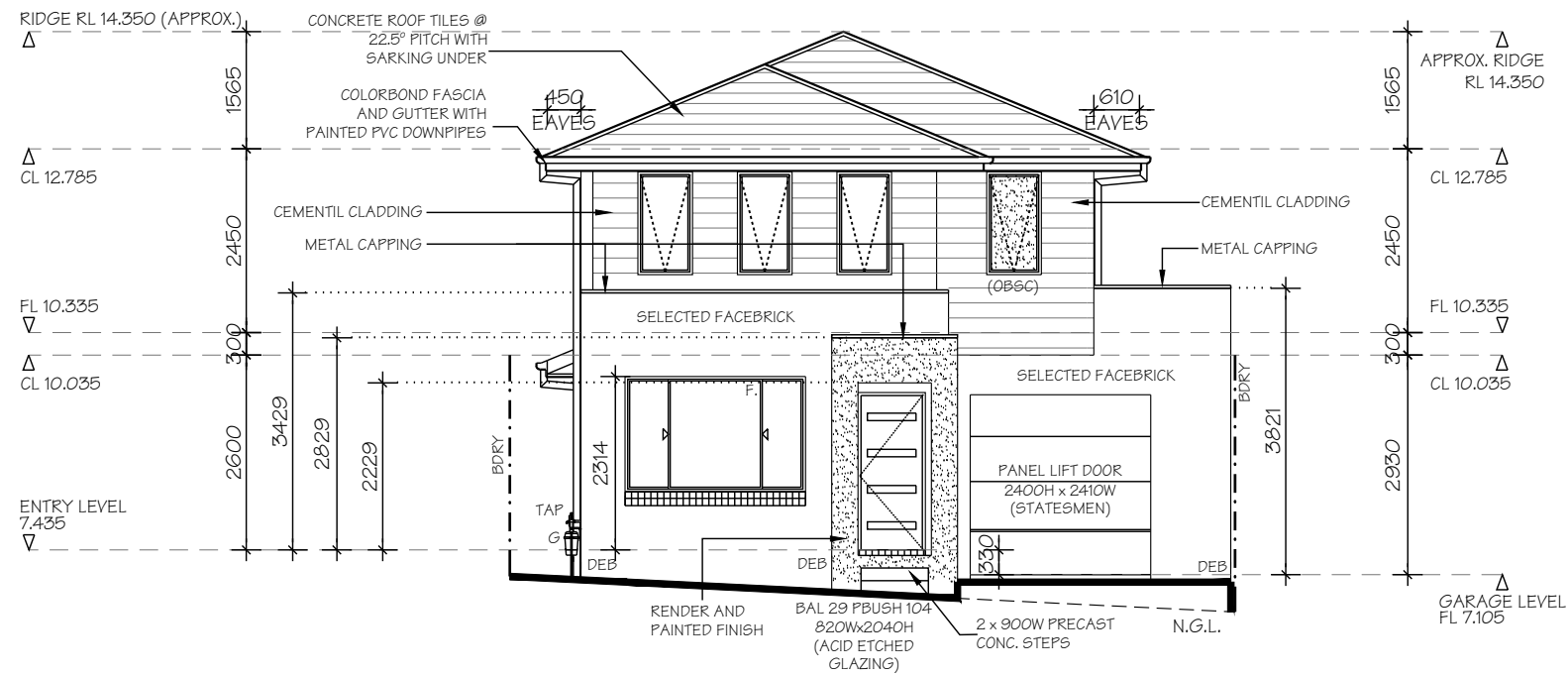
CLIENT:  
Mr. J. F. FOXWELL & Mrs. C. E. FOXWELL  
SITE ADDRESS:  
LOT 12 (DP UNREGISTERED)  
IVY DRIVE  
WARRIEWOOD

HOUSETYPE:  
MODEL: BELVIEW 27  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE  
SPECIFICATION: LUX

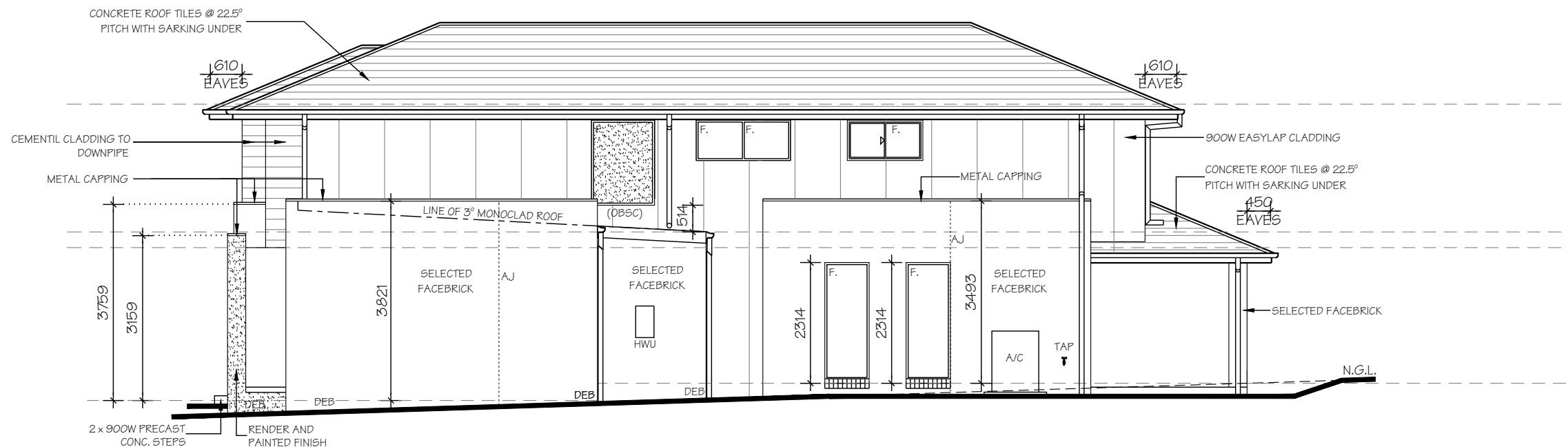
DRAWING TITLE:  
PRELIMINARY SITE PLAN

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A008849	DRWG No.:	ISSUE:	
	02	B	

NOTE:  
CORROSION RESISTANT ALUMINIUM MESH  
FLYSCREENS TO ALL OPENING WINDOWS,  
SLIDING & STACKER DOORS (EXCLUDING  
HINGED DOORS)



ELEVATION - 1



ELEVATION - 2

NOTES:

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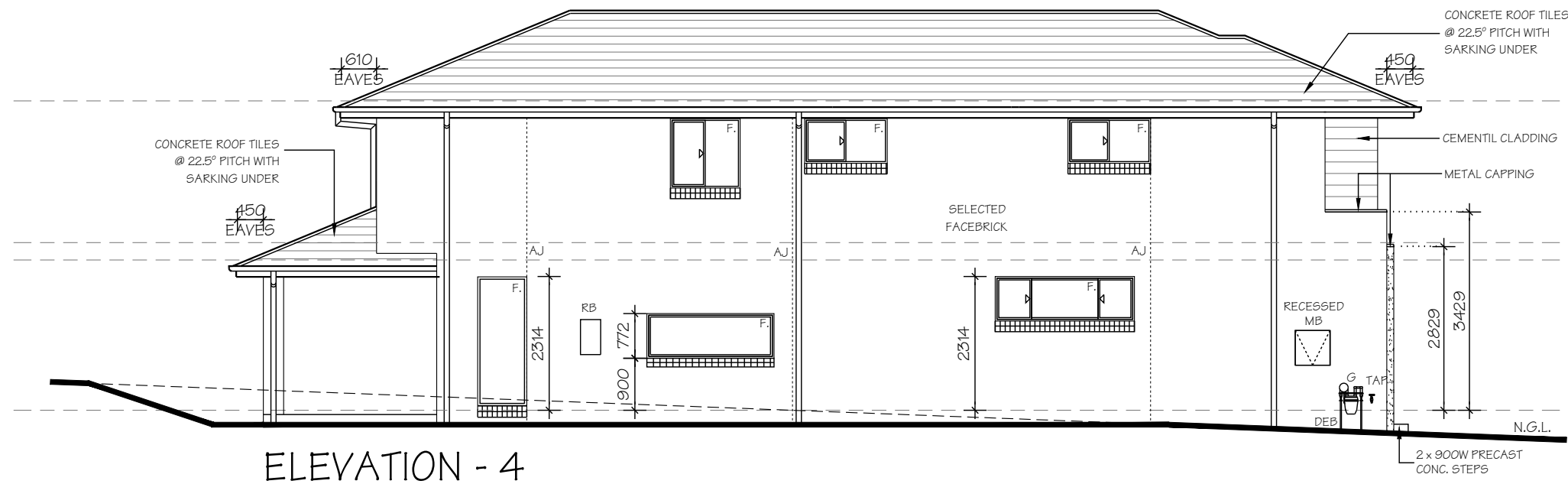
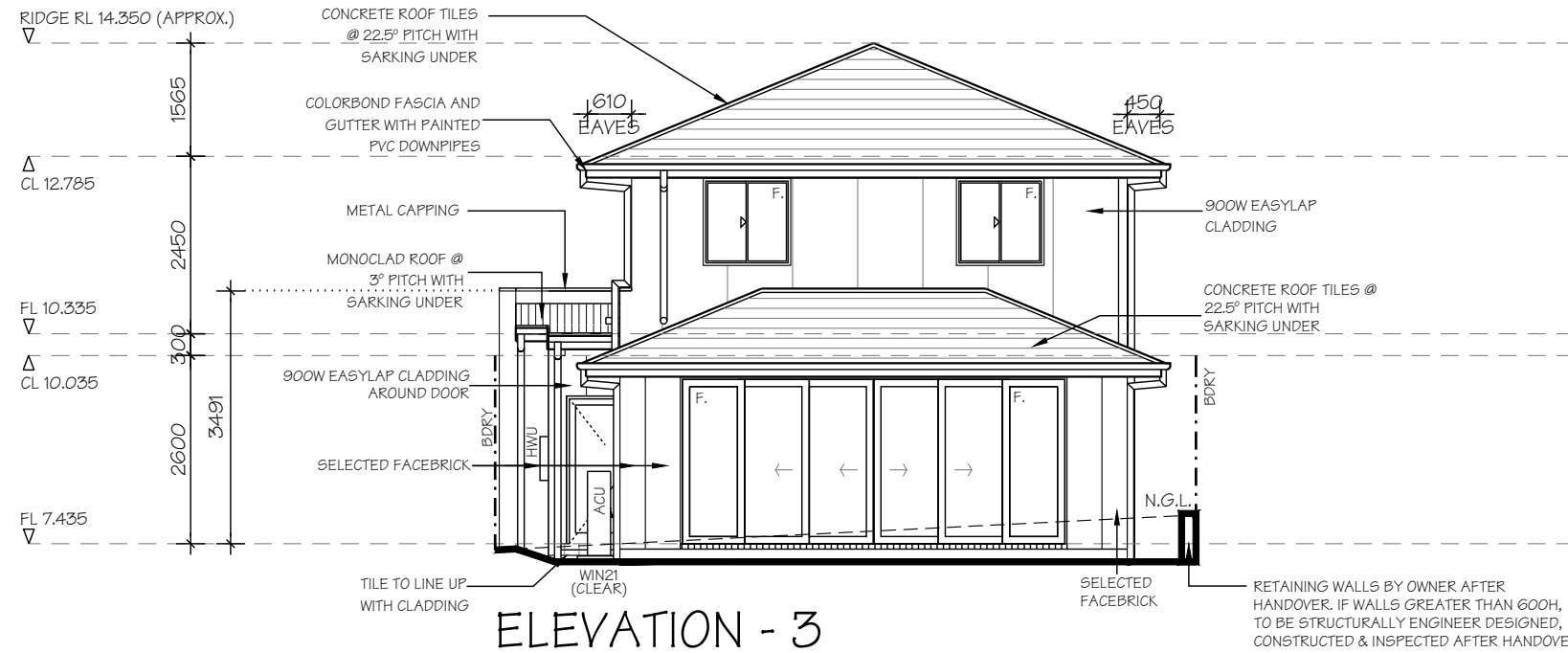


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SITE ADDRESS:  
LOT 12 (DP UNREGISTERED)  
IVY DRIVE  
WARRIEWOOD

HOUSETYPE:  
MODEL: BELVIEW 27  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE  
SPECIFICATION: LUX  
DRAWING TITLE:  
ELEVATIONS 1 & 2

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A008849	DRWG No.: 05	ISSUE: B	

NOTE:  
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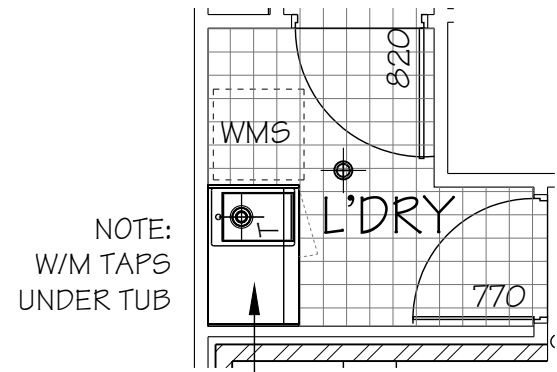
CLIENT:  
Mr. J. F. FOXWELL & Mrs. C. E. FOXWELL

SITE ADDRESS:  
LOT 12 (DP UNREGISTERED)  
IVY DRIVE  
WARRIEWOOD

HOUSETYPE:  
MODEL: BELVIEW 27  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE  
SPECIFICATION: LUX

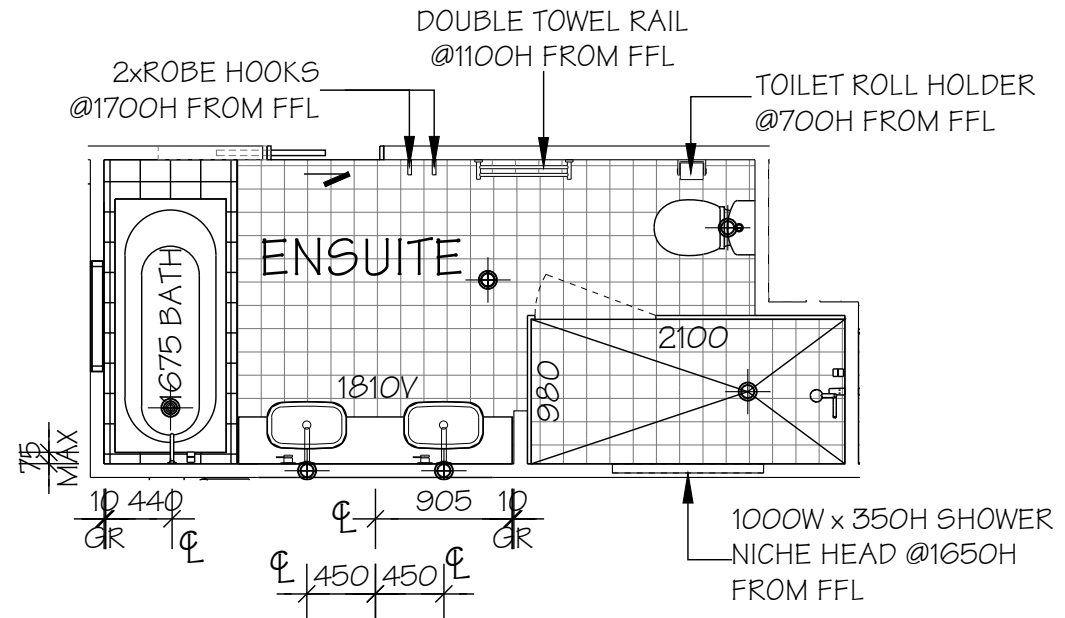
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**ELEVATIONS 3 & 4**

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JOB No: A008849	DRWG No.: 06	ISSUE: B	

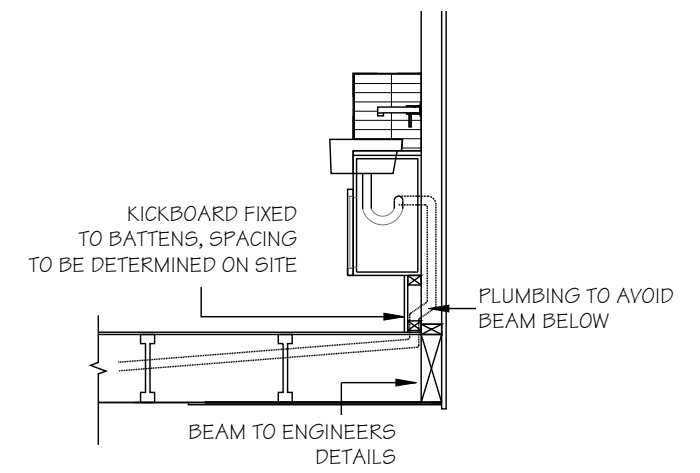


900L LAUNDRY FIT OUT, O'HEAD & U'BENCH C'BRDS

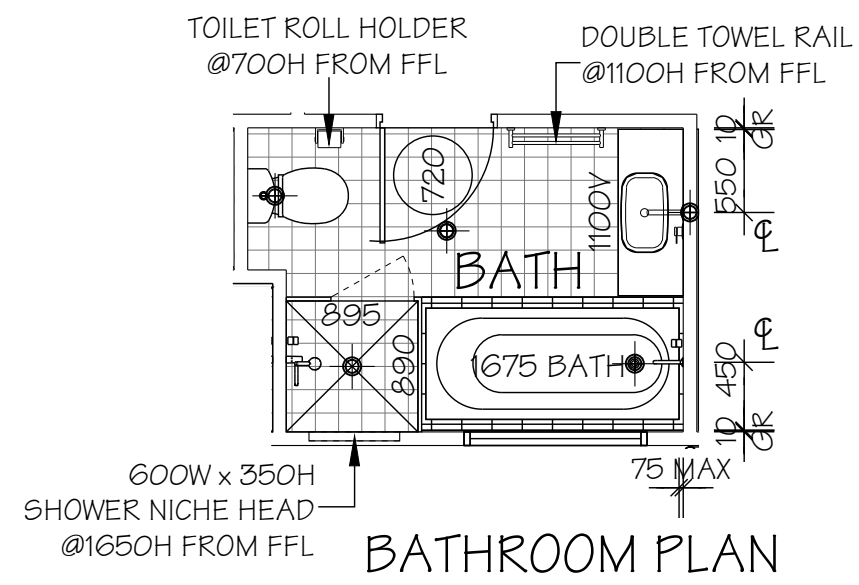
LAUNDRY PLAN



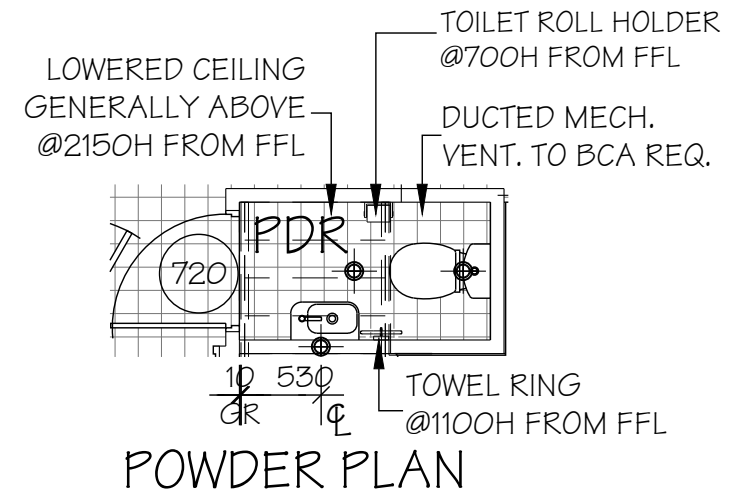
BEDROOM 1 ENSUITE PLAN



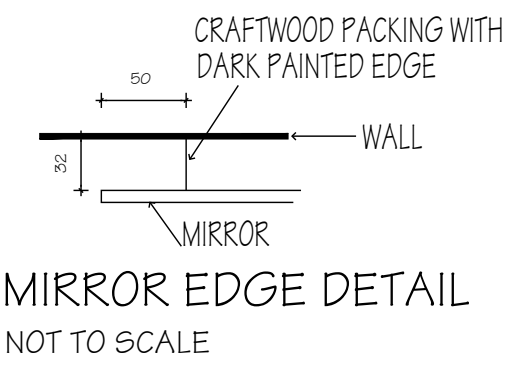
BED 1 ENS. VANITY WASTE DETAIL NOT TO SCALE



BATHROOM PLAN

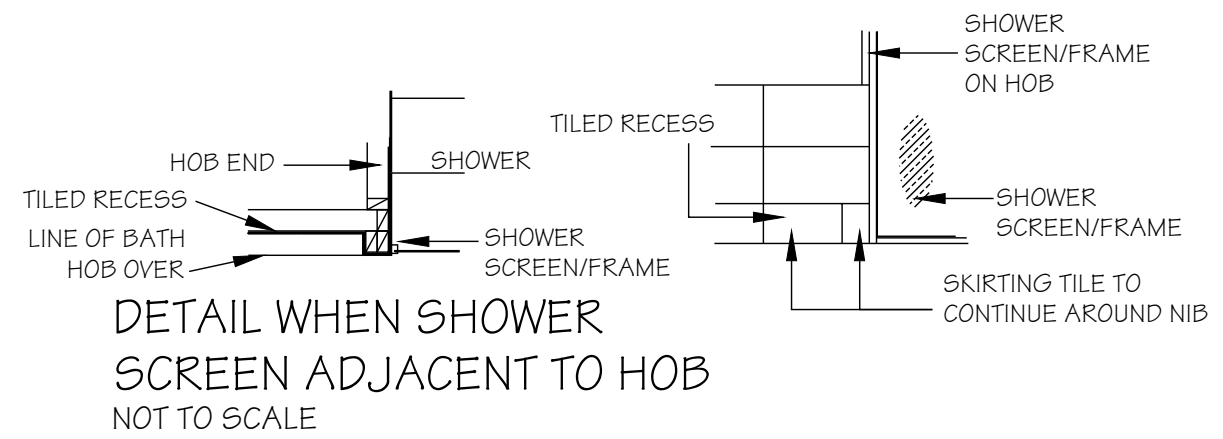


POWDER PLAN

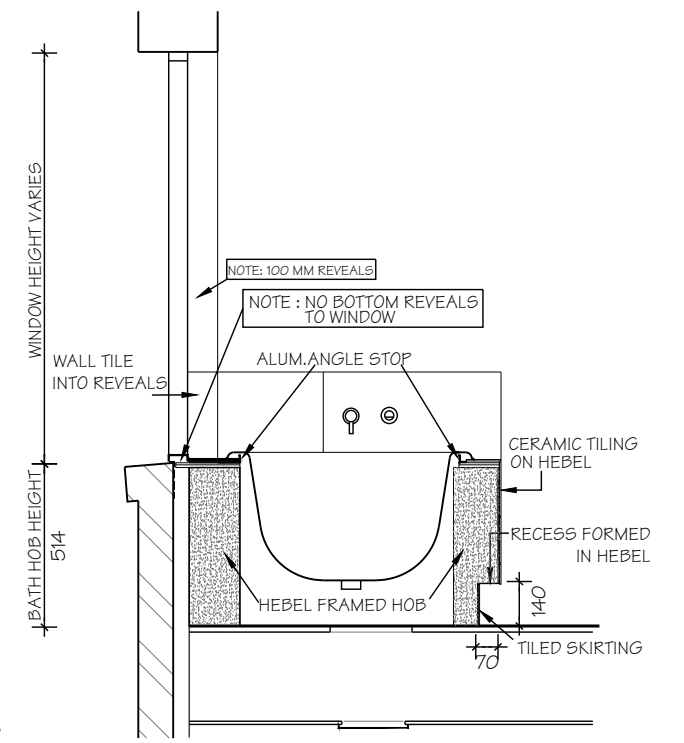


MIRROR EDGE DETAIL NOT TO SCALE

- NOTES:
- TILING HEIGHT ABOVE TOP OF BATH 500mm
  - TILING HEIGHT TO SHOWER 2100mm FROM FFL
  - HEIGHT OF SHOWER SCREENS 2100mm
  - SKIRTING TILE TO REMAINDER OF BATHROOM, ENSUITE AND POWDER
  - RECESSED TILED KICKER TO BATH HOB 140mm HIGH, 70mm WIDE
  - WALL MOUNTED SPOUT TO BATH & VANITY
  - SQ. EDGE POLISHED FLOATING MIRRORS MOUNTED ON 32mm BOARD, 130mm OFFSET FROM EDGE OF VANITY & HEAD HEIGHT @ 2020mm FROM FFL. SPLASHBACK BETWEEN VANITY & MIRROR
  - SMART FLOOR WASTE TO ALL WET AREAS
  - 1900H SHOWER HEAD FROM FFL TO UNDERSIDE OF SHOWER.



DETAIL WHEN SHOWER SCREEN ADJACENT TO HOB NOT TO SCALE



BATH HOB DETAIL NOT TO SCALE

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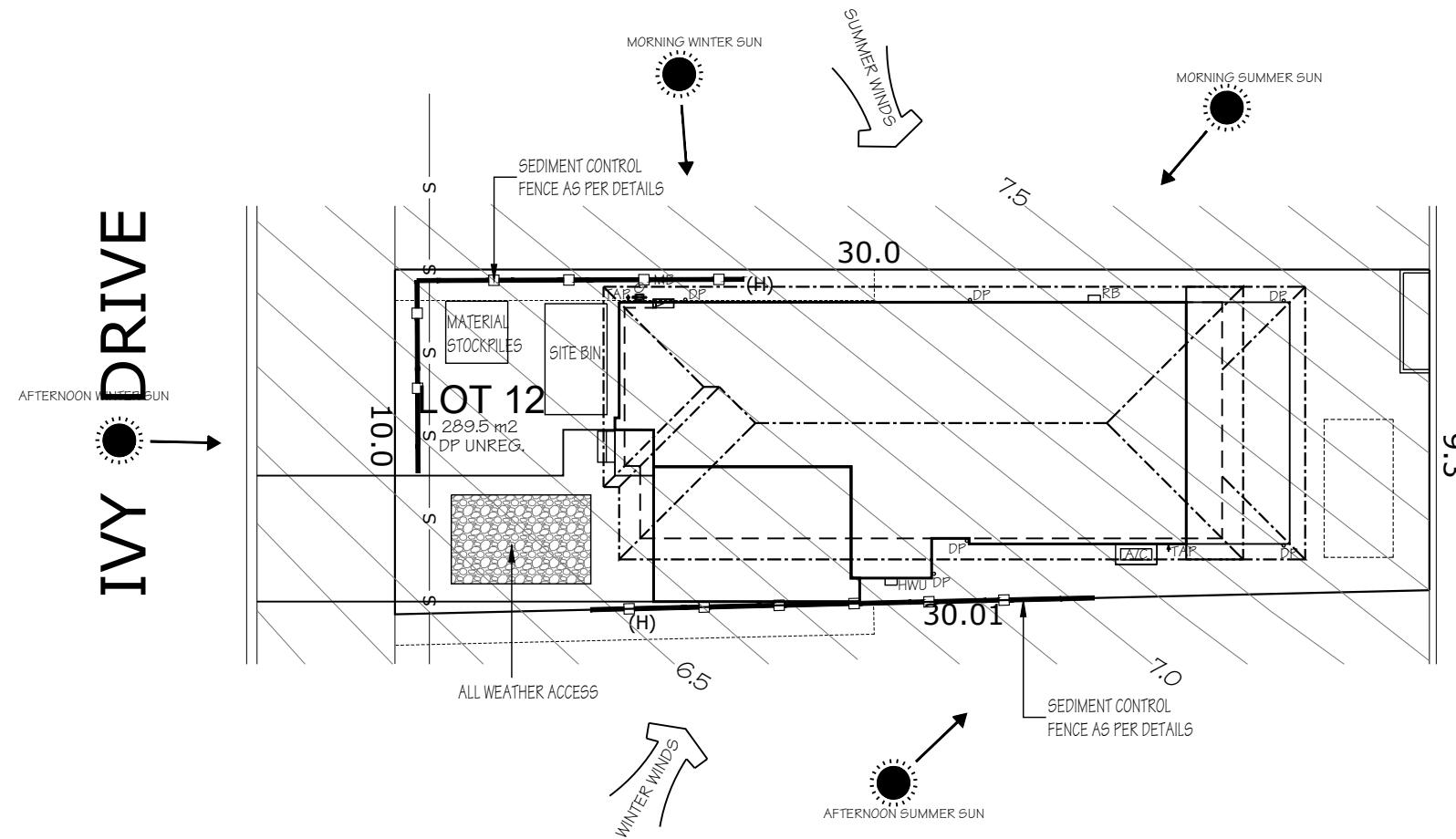
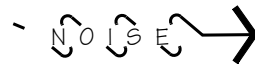
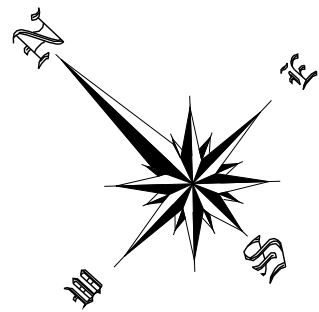
**RAWSON HOMES**  
1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



CLIENT:  
Mr. J. F. FOXWELL & Mrs. C. E. FOXWELL  
SITE ADDRESS:  
LOT 12 (DP UNREGISTERED)  
IVY DRIVE  
WARRIEWOOD

HOUSETYPE:  
MODEL: BELVIEW 27  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE  
SPECIFICATION: LUX  
DRAWING TITLE:  
**WET AREA DETAILS**

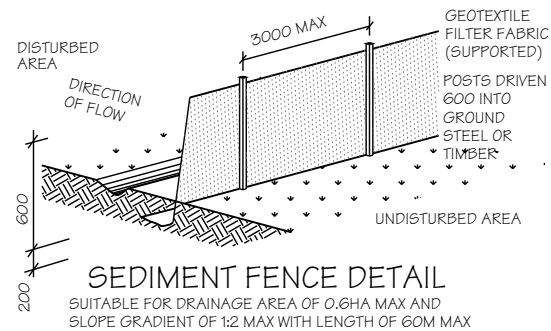
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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:50	
JOB No: A008849	DRWG No.: 08	ISSUE: B	



### 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.



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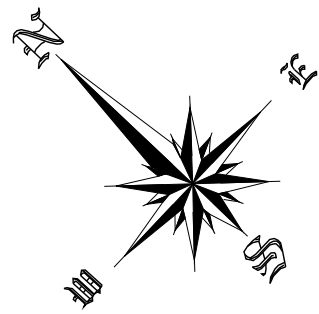
CLIENT:  
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WARRIEWOOD

HOUSETYPE:  
MODEL: BELVIEW 27  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE  
SPECIFICATION: LUX

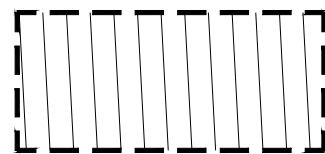
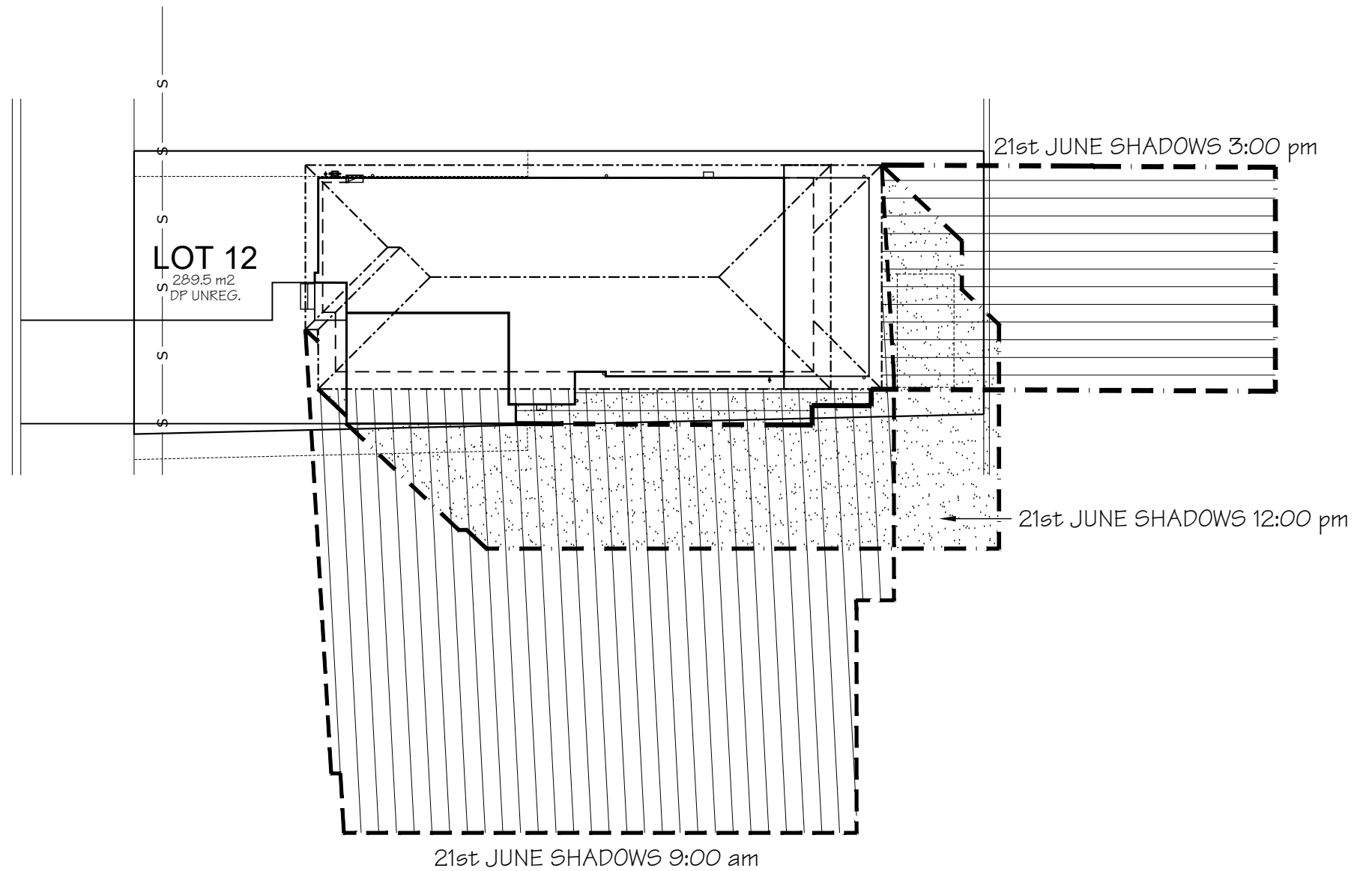
DRAWING TITLE:  
**SEDIMENT & ANALYSIS PLAN**

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A008849	DRWG No.: 10	ISSUE: B	



IVY DRIVE

LOT 12  
289.5 m<sup>2</sup>  
DP UNREG.



21st JUNE SHADOWS 9:00 am



21st JUNE SHADOWS 12:00 pm



21st JUNE SHADOWS 3:00 pm

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IVY DRIVE  
WARRIEWOOD

HOUSETYPE:  
MODEL: BELVIEW 27  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
**SHADOW DIAGRAM**

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A008849	DRWG No.: 11	ISSUE: B	

BASIX COMMITMENTS					
PROJECT DETAILS			RAINWATER	ENERGY	ALTERNATIVE ENERGY
Site area	290	m2	Rainwater tank capacity of 3000L to collect rain runoff of atleast 170m² of the roof area & connected to all toilets, cold water taps connected to clothes washers & at least one outdoor tap on development.	<b>ACTIVE COOLING/HEATING</b> Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.0-3.5 for cooling Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.5-4.0 for heating	N/A
Roof area	170	m2			<b>COOKING (KITCHEN APPLIANCES)</b> Install a gas cooktop and electric oven
number of bedrooms	4		<b>WATER</b> All showers with in the development are to have a minimum rating of 3 star showheads Each toilet is to have a flushing system of no less than a 4 star rating	Provide day/night zoning between living areas and bedrooms	<b>DESIGN ENHANCEMENTS</b> Install an outdoor clothes drying line
Total area of vegetation (garden & lawn)	114	m2	All taps in the kitchen and bathrooms are to have a minimum rating of 3 star	<b>VENTILATION</b> Exhaust systems kitchen, bathrooms with manual switch on/off ducted to roof & facade. Natural Ventilation to laundry.	Install an indoor sheltered clothes drying line.
ABSA Certificate Number (if applicable)	0003677275		<b>HOT WATER</b> Gas instantaneous hot water system with a performance of 6 stars	<b>LIGHTING</b> Provide standard lighting Provide window(s) and/or skylight to 2 bathroom(s) & toilet(s)	<b>INSULATION</b> External wall R2.5 [including garage] Ceiling R4.1 [excluding garage]
Net conditioned floor area	187	m2			
Net unconditioned floor area	4	m2			
Cooling load (if applicable)	26	MJ/m2/pa			
Heating load (if applicable)	39	MJ/m2/pa			

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HOUSETYPE:  
MODEL: BELVIEW 27  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE  
SPECIFICATION: LUX

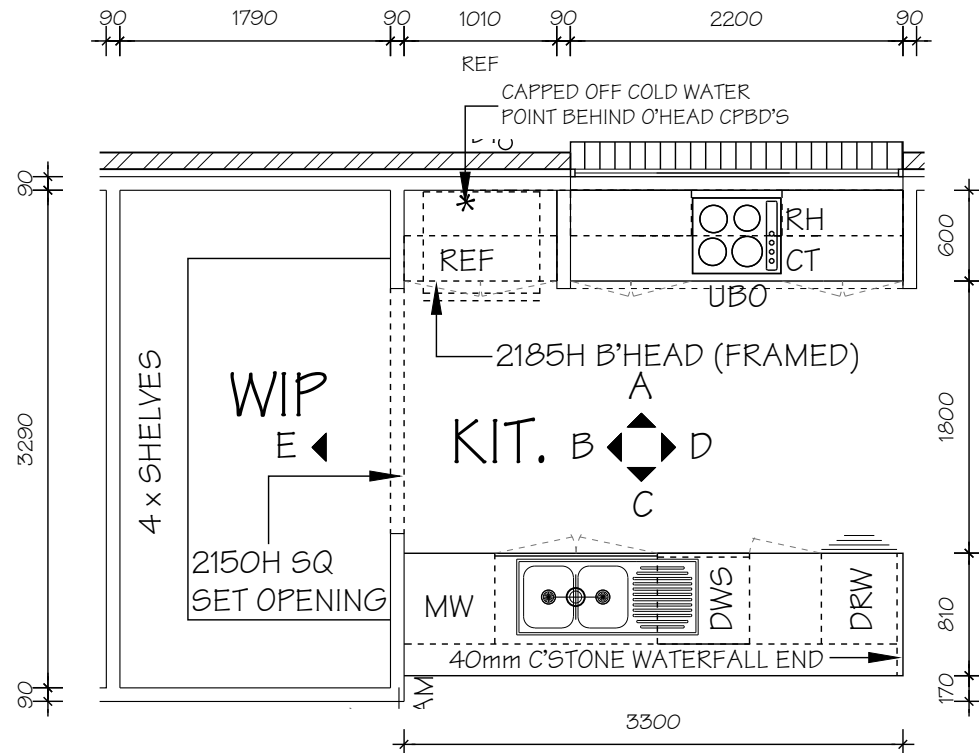
DRAWING TITLE:  
**BASIX COMMITMENTS**

DRAWN BY: NH  
DATE DRAWN: 12.12.18  
CHECKED BY: DV  
APPROVED FOR CONSTRUCTION:

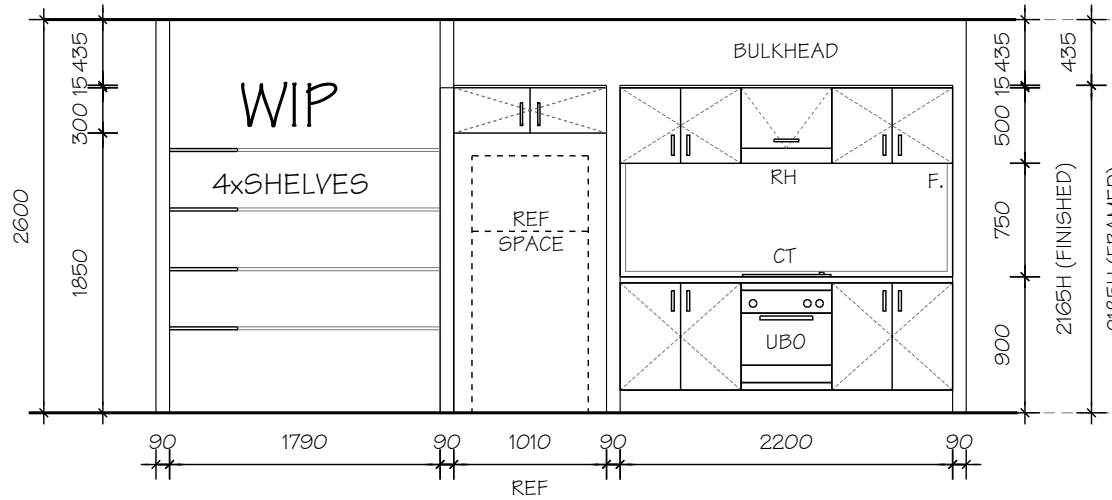
COUNCIL AREA: NORTHERN BEACHES  
SCALE: 1:100

JOB No: A008849  
DRWG No.: 13  
ISSUE: B

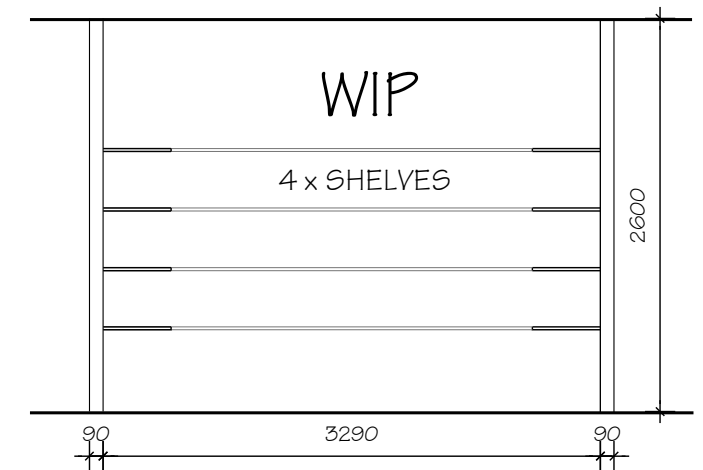




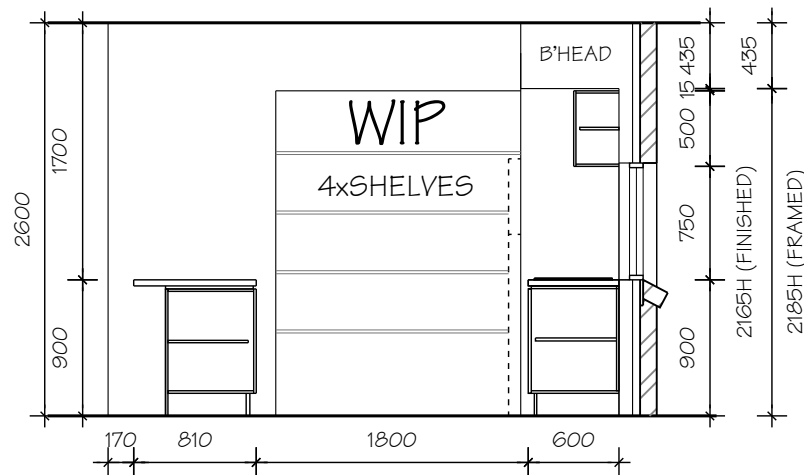
KITCHEN PLAN



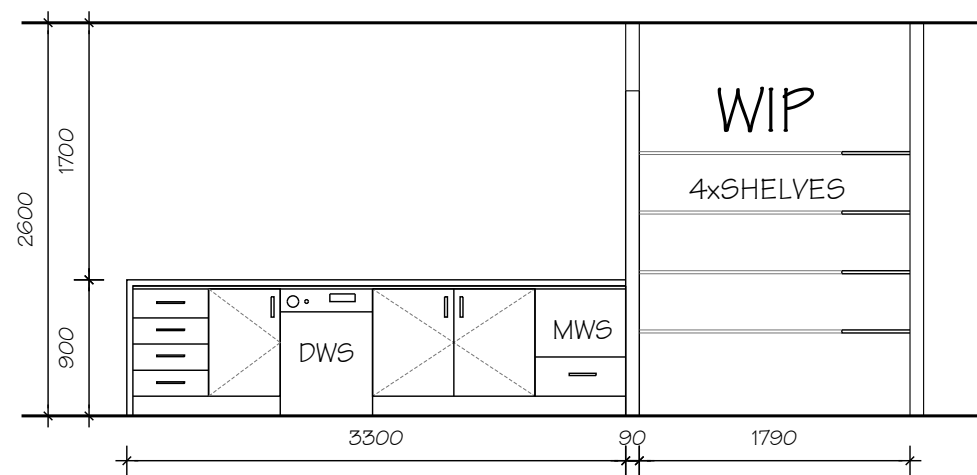
ELEVATION A



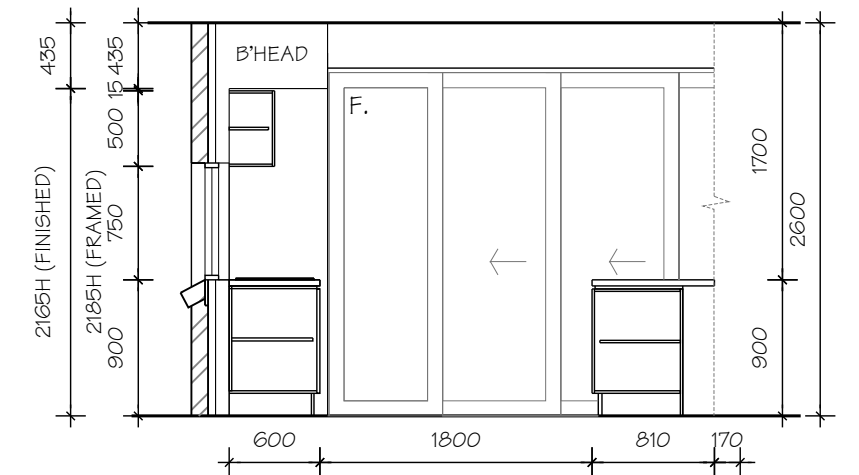
ELEVATION E



ELEVATION B



ELEVATION C



ELEVATION D

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SITE ADDRESS:  
LOT 12 (DP UNREGISTERED)  
IVY DRIVE  
WARRIEWOOD

HOUSETYPE:  
MODEL: BELVIEW 27  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE  
SPECIFICATION: LUX

DRAWING TITLE:  
**KITCHEN DETAILS**

DRAWN BY: NH	DATE DRAWN: 12.12.18	CHECKED BY: DV	APPROVED FOR CONSTRUCTION:
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COUNCIL AREA: NORTHERN BEACHES	SCALE: 1:50
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JOB No: A008849	DRWG No.: KD	ISSUE: B
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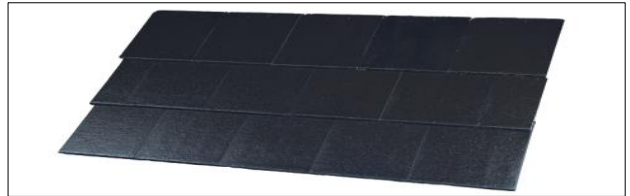


## External Colour Selections

John & Christina Foxwell  
Lot 12, Ivy Drive, Warriewood NSW 2102



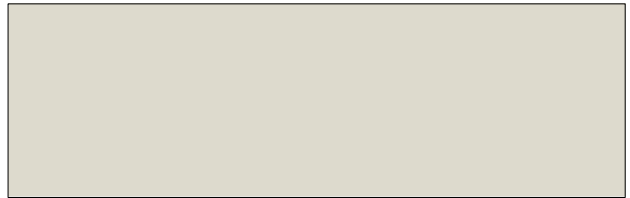
**Main Brick:** PGH Altitude - Apollo



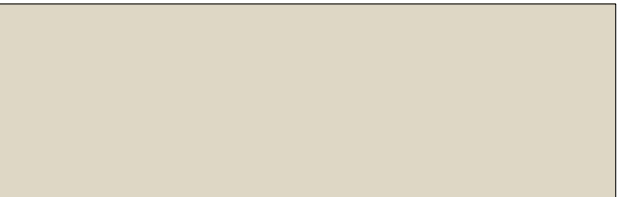
**Roof:** Horizon Profile Tiles - Sambucca



**Window Frames:** Monument



**Garage Door:** Surfmist



**Entry Doors:** Taubmans Surfmist



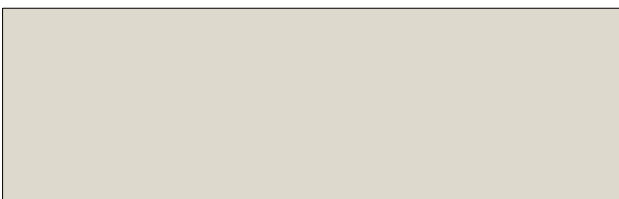
**Gutter:** Colorbond Monument



**Driveway:** Avista Granite



**Eaves/Alfresco:** Taubmans "CRISP WHITE"



**Fascia:** Colorbond Surfmist



**Downpipes, Rainwater Tank:** Colourbond Monumer

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