



1.6M FALL ACROSS  
BUILDING ENVELOPE

RETAINING WALLS IF REQUIRED  
BY OWNER AFTER HANDOVER

GARAGE INT: 3.6(W) x 6.0(L)

APPROX ROOF AREA: 413.5m<sup>2</sup>

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

BOS

'N2' WIND CATEGORY

#### 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 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 MANR - GULLY PIT  
① - PHOTO POINT - VEHICULAR CROSSING

#### GENERAL SITING NOTES

- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFORMANCE UPON COMPLETION OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFORMANCE 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

RES A GROUND FLOOR (EXCLUDING EXTERNAL WALLS)	122.65 m <sup>2</sup>
RES A FIRST FLOOR (EXCLUDING EXTERNAL WALLS & VOIDS)	76.90 m <sup>2</sup>
RES A GARAGE	24.14 m <sup>2</sup>
RES B GROUND FLOOR (EXCLUDING EXTERNAL WALLS)	122.65 m <sup>2</sup>
RES B FIRST FLOOR (EXCLUDING EXTERNAL WALLS & VOIDS)	76.90 m <sup>2</sup>
RES B GARAGE	24.14 m <sup>2</sup>
TOTAL LIVING AREA	399.10 m <sup>2</sup>
SITE AREA	1011.70 m <sup>2</sup>
BUILDING FOOTPRINT	355.22 m <sup>2</sup>
DRIVEWAY & PATH	54.33 m <sup>2</sup>
CROSSOVER	31.40 m <sup>2</sup>
TOTAL LANDSCAPE AREA	602.15 m <sup>2</sup>
LANDSCAPE AREA (%)	59.52 %
FLOOR SPACE RATIO	0.39 :1
SITE COVERAGE	29.02 %

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



CLIENT:  
L & Mi Caruso as Trustee for Rowan Street Trust

SITE ADDRESS:  
LOT 86 SEC A (DP5464)  
(No. 10) ROWAN STREET  
MONA VALE

HOUSETYPE:  
MODEL: ELLERSTON 24 MKII x2  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE x 2  
SPECIFICATION: LUX

DRAWING TITLE:  
SITE PLAN

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#### SCHEDULE OF TREES

	D	H	TYPE		D	H	TYPE		D	H	TYPE		D	H	TYPE
T1	0.20	4m	-	T9	0.80	7m	-	T17	0.20	3m	-	T25	0.30	7m	BANANA
T2	0.20	3m	-	T10	0.20	3m	-	T18	0.20	4m	-	T26	0.30	3m	-
T3	0.40	5m	-	T11	0.20	3m	-	T19	0.30	4m	PALM	T27	0.30	4m	-
T4	0.40	5m	-	T12	0.10	3m	-	T20	0.30	12m	PALM	T28	0.30	5m	PALM
T5	0.10	4m	-	T13	0.30	4m	DEAD TREE	T21	0.30	4m	PALM	T29	0.30	5m	PALM
T6	0.10	3m	-	T14	0.30	10m	-	T22	0.30	12m	PALM	T30	0.30	3m	-
T7	0.50	12m	-	T15	0.20	5m	-	T23	0.30	7m	PALM	T31	0.30	3m	-
T8	0.30	10m	PALM	T16	0.30	5m	-	T24	0.40	10m	-	T32	0.30	5m	PALM

#### LOCATION PLAN

LOT 86 SEC A

ABT 102

PITTWATER ROAD

ROWAN STREET

DECK

178°

GRATED DRAIN CONNECTED TO OVERFLOW BY RAWSON

RETAINING WALL REQUIRED BY CLIENT AFTER HANDOVER

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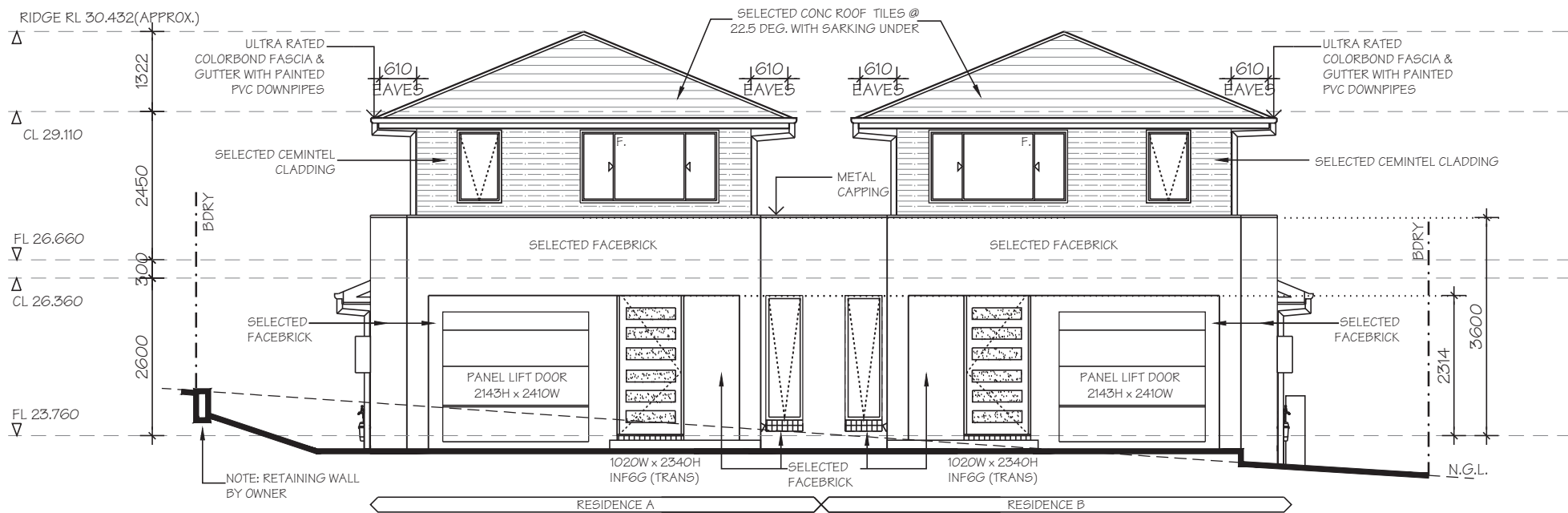
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#### DRIVEWAY GRADIENTS

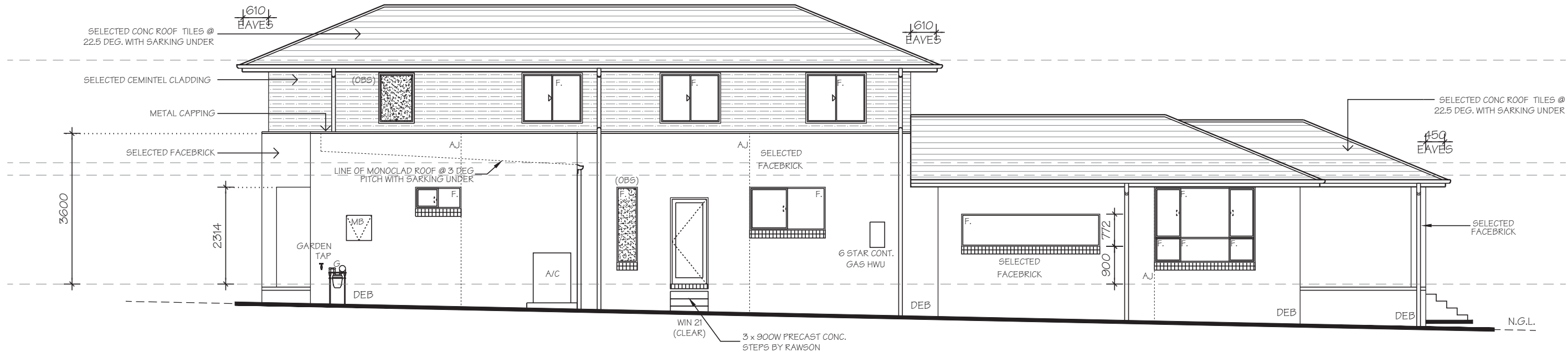
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			ISSUE: B

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



FRONT ELEVATION - 1



SIDE ELEVATION - 2

NOTES:

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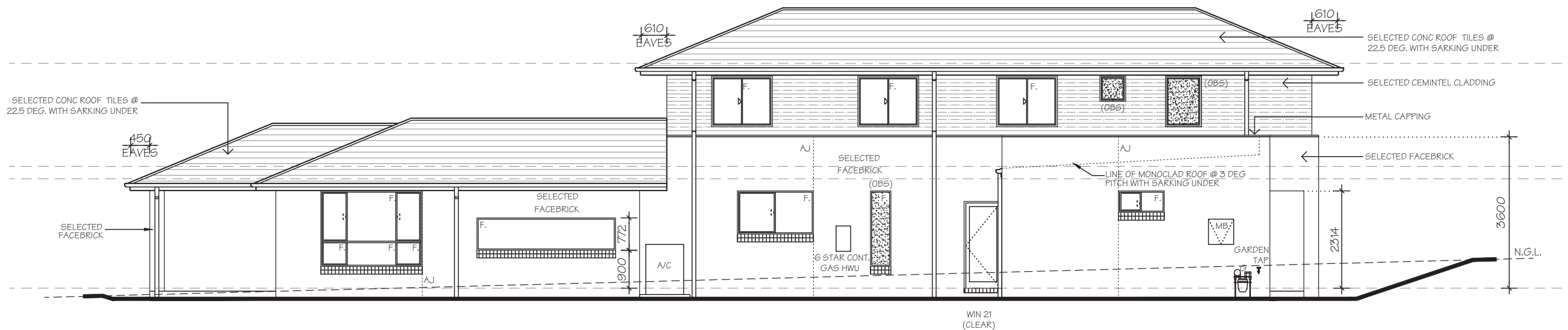
SITE ADDRESS:  
LOT 86 SEC A (DP5464)  
(No. 10) ROWAN STREET  
MONA VALE

HOUSETYPE:  
MODEL: ELLERSTON 24 MKII x2  
FACADE: CLASSIC  
TYPE: SINGLE GARAGE x 2  
SPECIFICATION: LUX

DRAWING TITLE:  
ELEVATIONS 1 & 2

DRAWN BY: CDS	DATE DRAWN: 13.02.19	CHECKED BY: RM	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009020	DRWG No.: 06	ISSUE: B	

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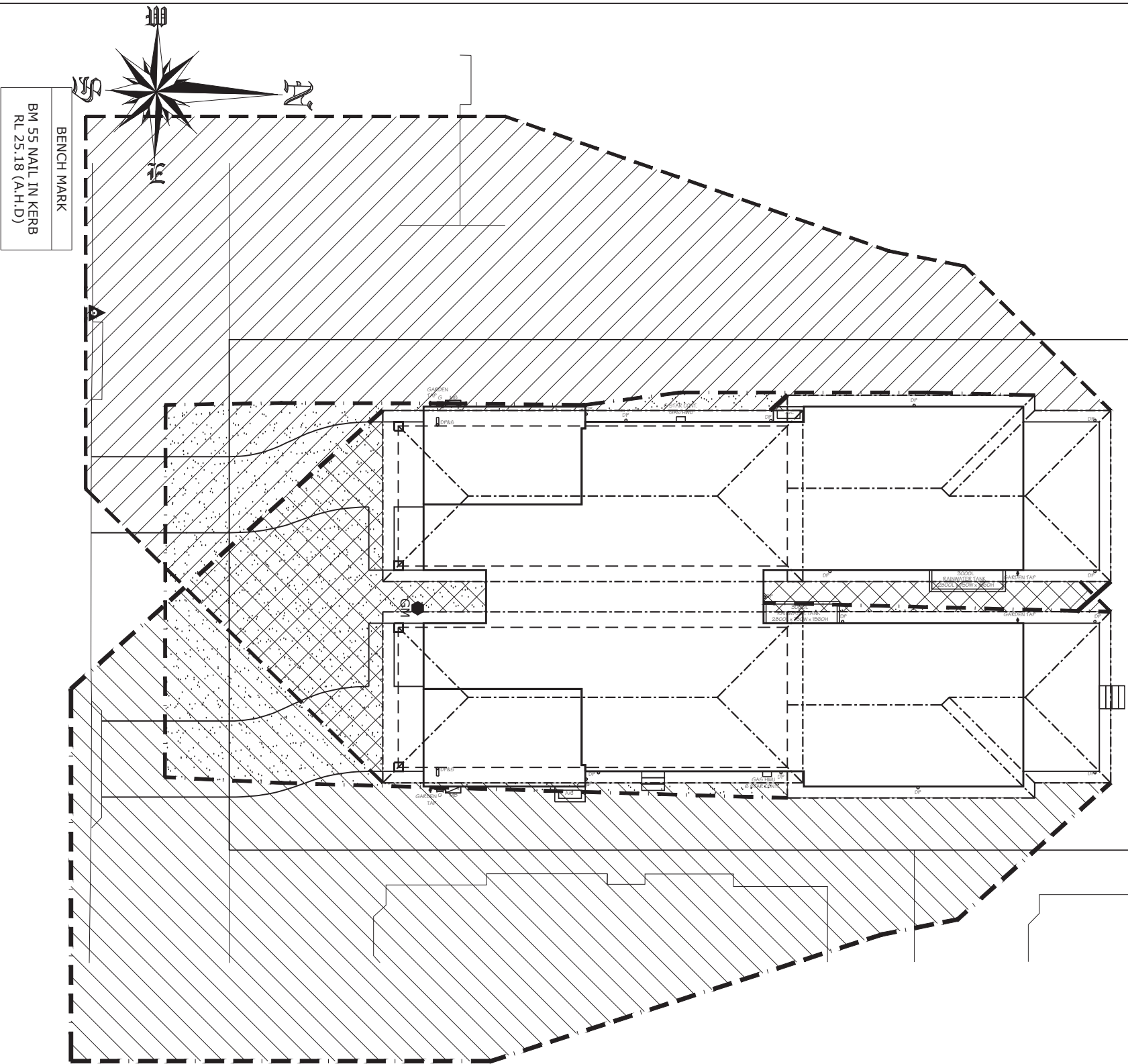
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MONA VALE

HOUSETYPE:  
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TYPE: SINGLE GARAGE x 2  
SPECIFICATION: LUX

DRAWING TITLE:  
ELEVATIONS 3 & 4

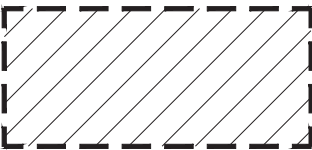
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JOB No: A009020	DRWG No.: 07	ISSUE: B	



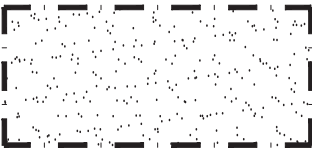


ROWAN STREET

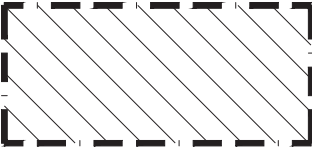
LOT 86 SEC A  
SITE AREA: 1011.7 m2  
DP 5464



21st JUNE SHADOWS 9:00 am



21st JUNE SHADOWS 12:00 pm



21st JUNE SHADOWS 3:00 pm

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DRAWING TITLE:  
SHADOW DIAGRAM

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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009020	DRWG No.: 14	ISSUE: B	