

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

BAS

- 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
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 MARK	□ - GULLY PIT
① - PHOTO POINT	▬ - VEHICULAR CROSSING

DRIVEWAY AND FRONT PATH TO COMPLY WITH AS2890

0.65M FALL ACROSS BUILDING ENVELOPE

N2 WIND CATEGORY

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.

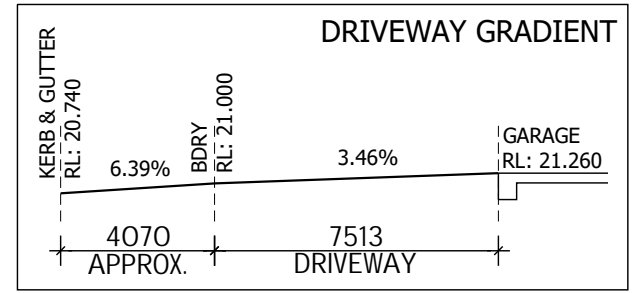
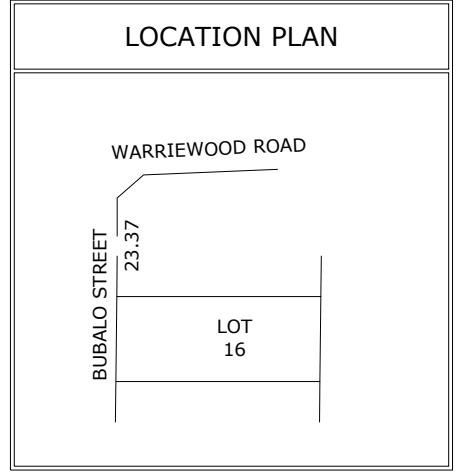
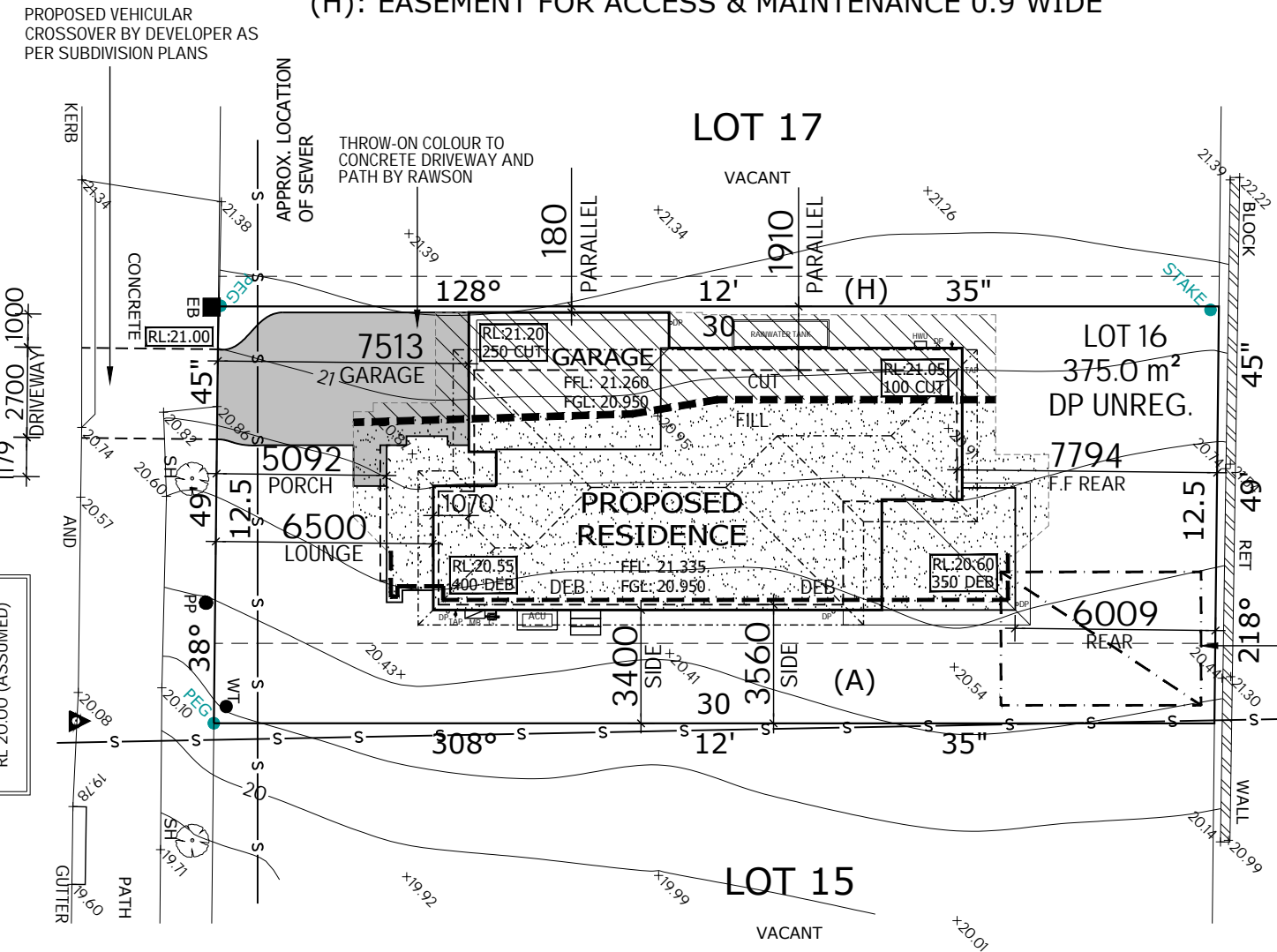
EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION



SITE CALCULATIONS DA

GROUND FLOOR	93.70 m ²
FIRST FLOOR	94.80 m ²
TOTAL LIVING AREA	188.50 m ²
SITE AREA	375.00 m ²
BUILDING FOOTPRINT	140.18 m ²
DRIVEWAY & PATH	29.67 m ²
TOTAL LANDSCAPE AREA	205.15 m ²
LANDSCAPE AREA (%)	54.71 %
FLOOR SPACE RATIO	0.50 :1
SITE COVERAGE	37.38 %

BUBALO STREET



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:
Mr ROBERT ALEXANDER MCDONALD BAXTER

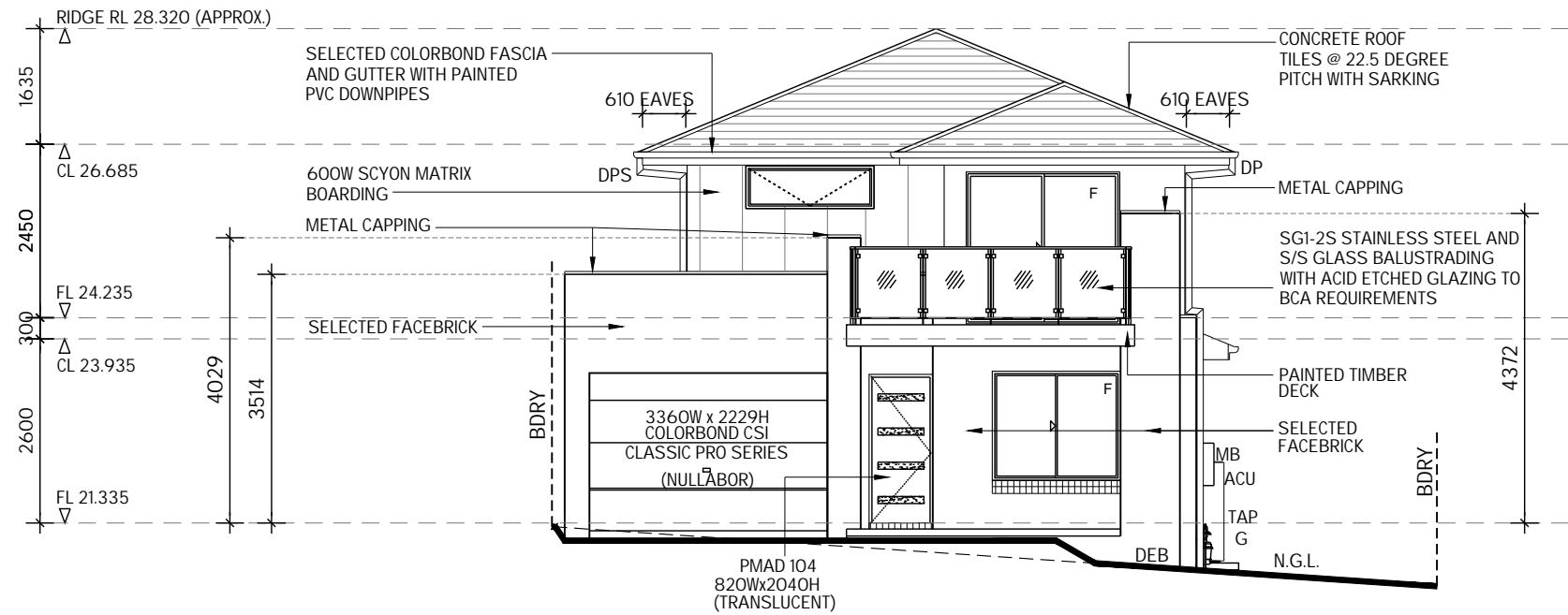
SITE ADDRESS:
LOT 16, UNREGISTERED,
BUBALO STREET
WARRIEWOOD NSW 2102

HOUSETYPE:
MODEL: BENHAM 24 MKII
FACADE: TREND
TYPE: GARAGE
SPECIFICATION: LUX

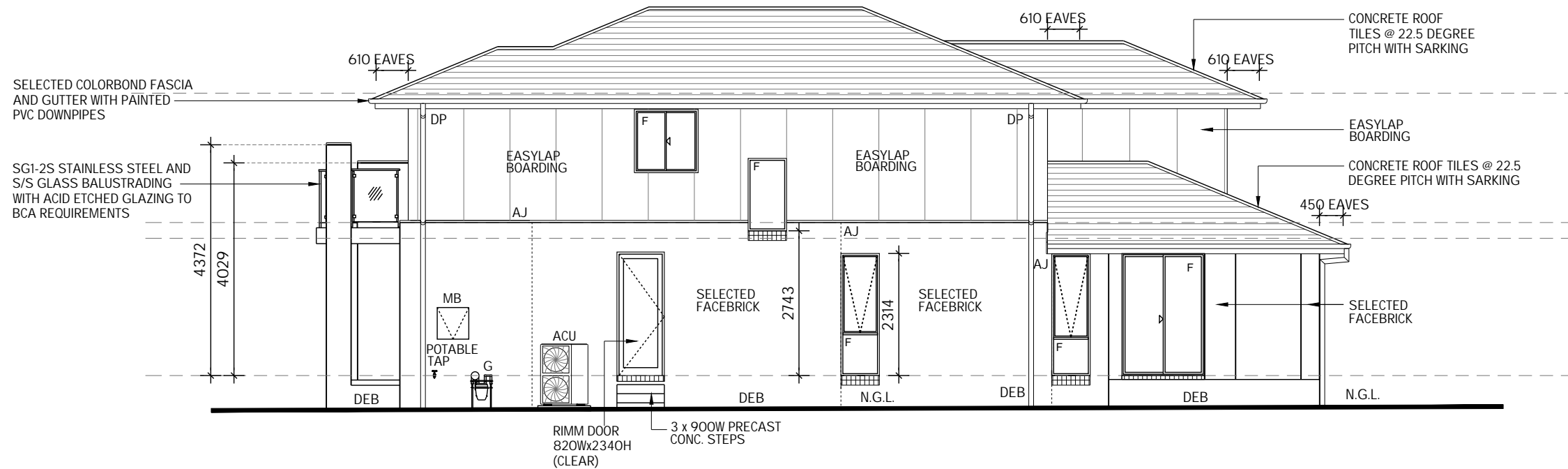
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SITE PLAN

DRAWN BY: DTT	DATE DRAWN: 10.07.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PITTWATER		SCALE: 1:200	
JOB No: A008108	DRWG No.: 02	ISSUE: C	

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



FRONT ELEVATION - 1



SIDE ELEVATION - 2

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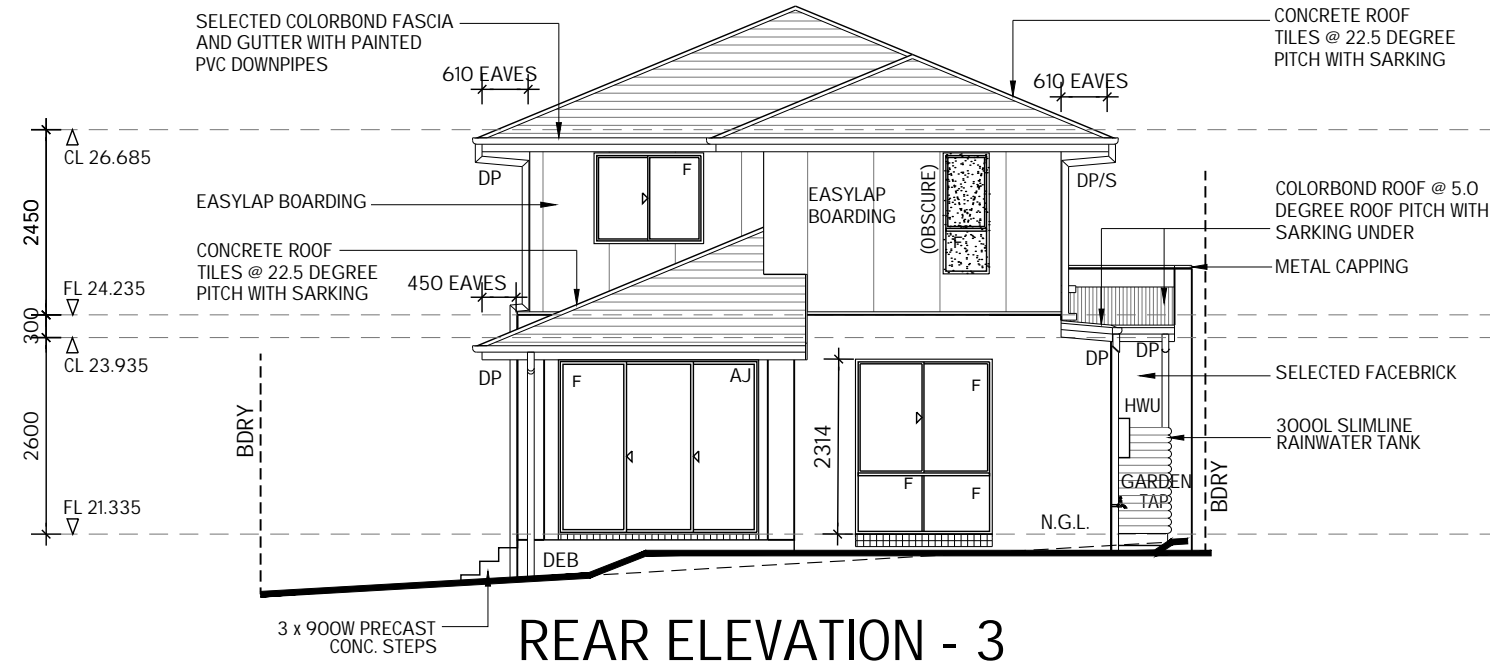
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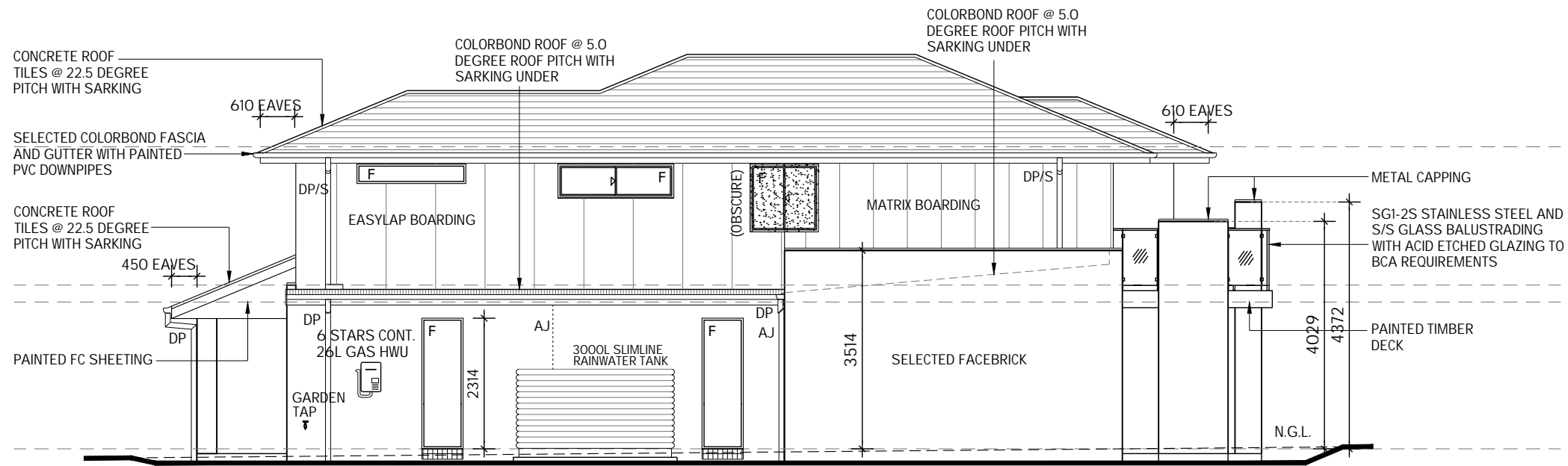
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ELEVATIONS 1 & 2

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COUNCIL AREA: PITTWATER		SCALE: 1:100	
JOB No: A008108	DRWG No.: 05	ISSUE: C	

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REAR ELEVATION - 3



SIDE ELEVATION - 4

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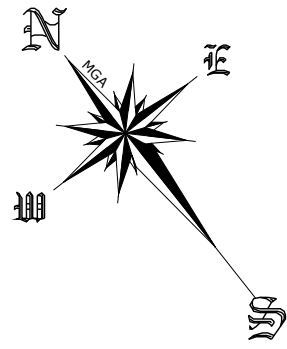
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BUBALO STREET
WARRIEWOOD NSW 2102**

HOUSETYPE:
MODEL: BENHAM 24 MKII
FACADE: TREND
TYPE: GARAGE
SPECIFICATION: LUX

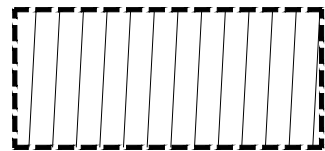
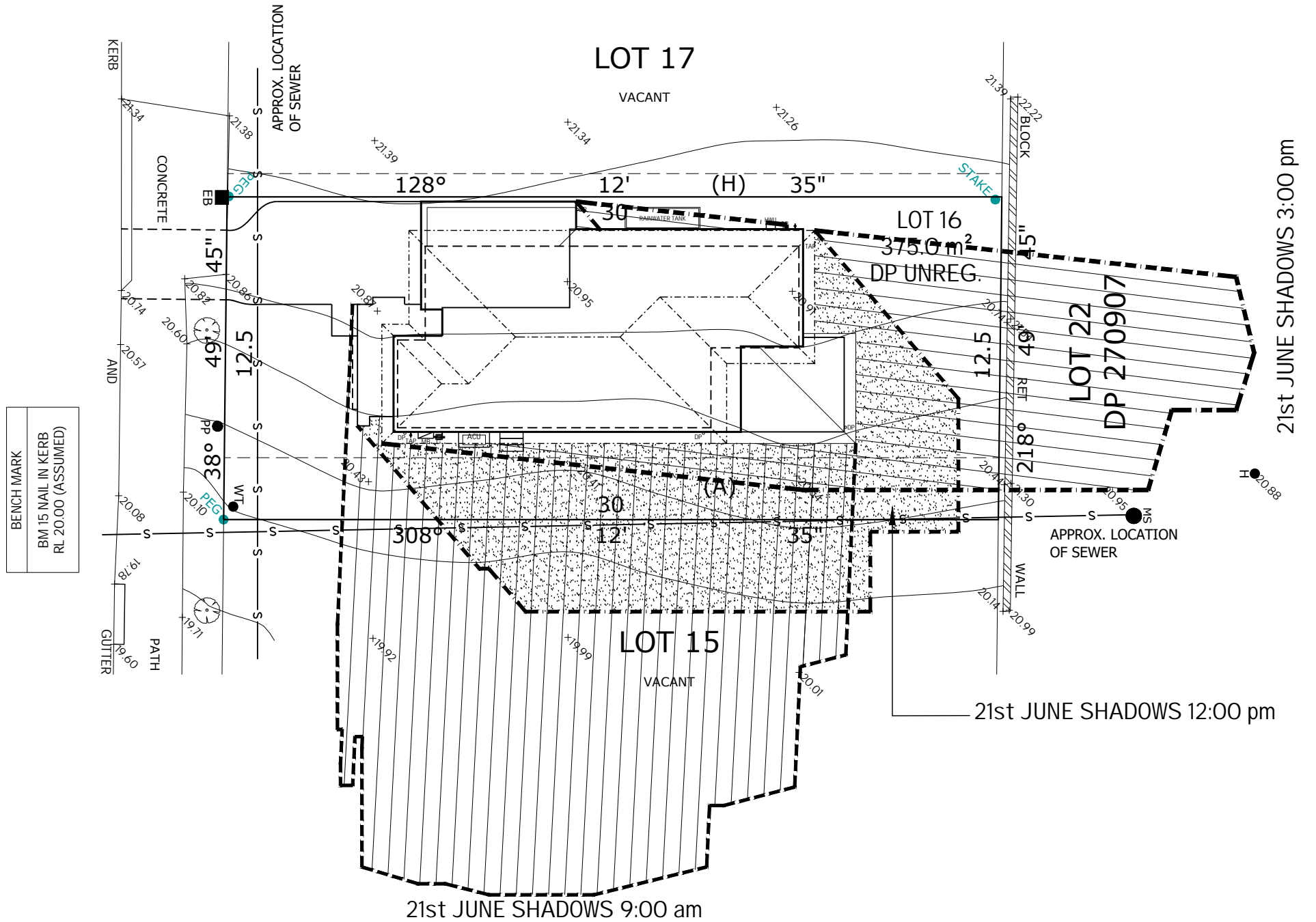
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ELEVATIONS 3 & 4

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JOB No: A008108	DRWG No.:	ISSUE:	
	06	C	

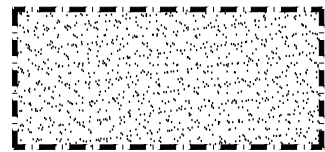


(A): EASEMENT FOR SEWER PURPOSES 5 WIDE (VIDE 6390813)
(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

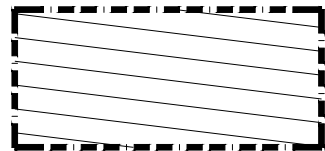
BUBALO STREET



21st JUNE SHADOWS 9:00 am



21st JUNE SHADOWS 12:00 pm



21st JUNE SHADOWS 3:00 pm

BENCH MARK
BM 15 NAIL IN KERB
RL 20.00 (ASSUMED)

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DRAWING TITLE:
SHADOW DIAGRAM

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COUNCIL AREA: PITTWATER		SCALE: 1:200	
JOB No: A008108	DRWG No.: 12	ISSUE: C	