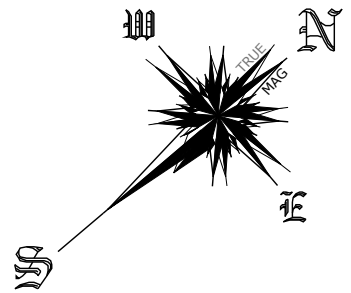
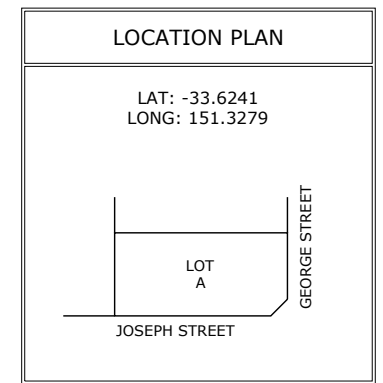
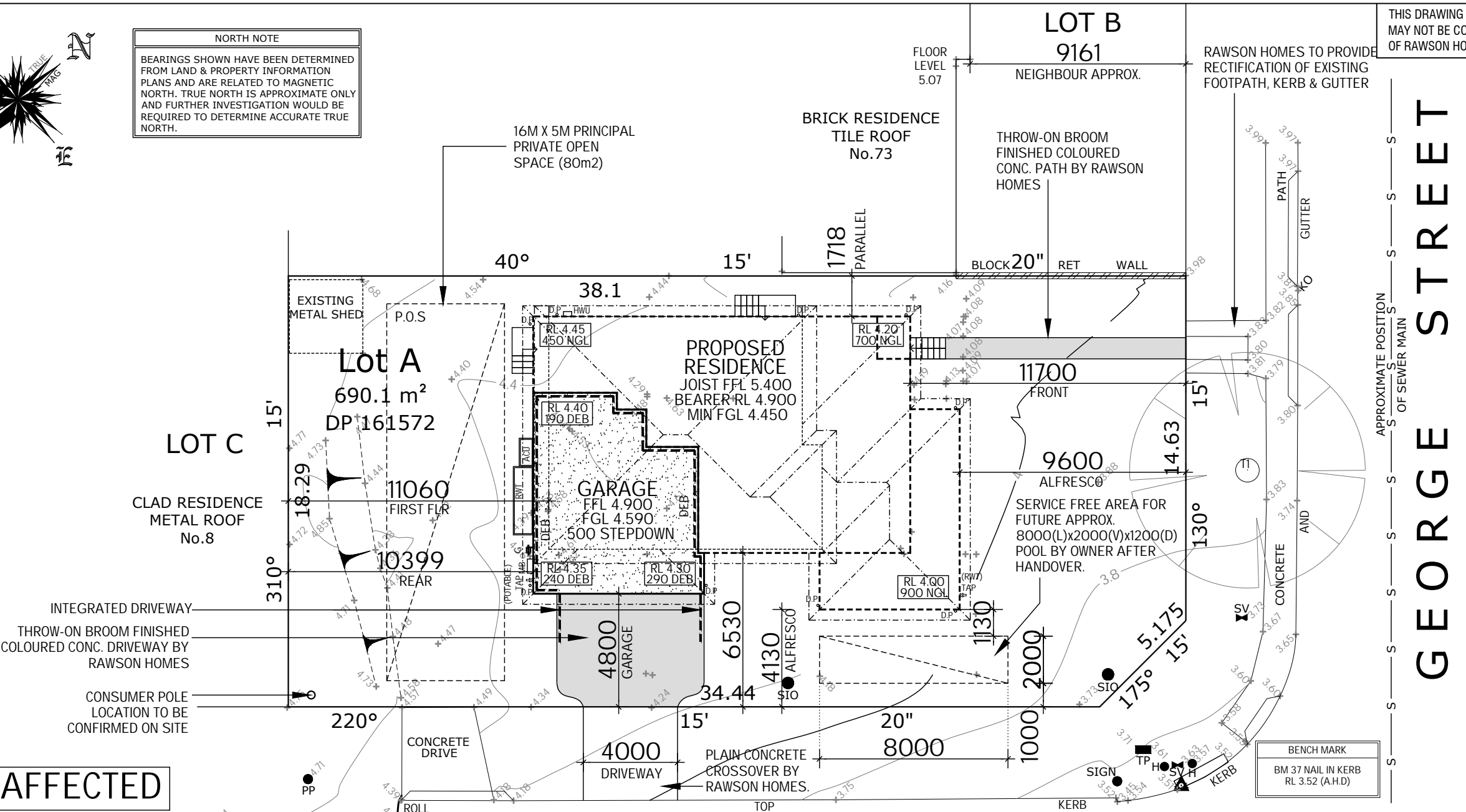


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NORTH NOTE
BEARINGS SHOWN HAVE BEEN DETERMINED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH. TRUE NORTH IS APPROXIMATE ONLY AND FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.



PM 249 RL 3.225
S.C.I.M.S

SCHEDULE OF TREES

	DIAMETER	HEIGHT	TYPE
T1	1.00	9m	-
T2	0.60	7m	-
T3	0.50	7m	-

LEGEND

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

ABBREVIATIONS

- EB - ELECTRICAL BOX
- EM - ELECTRICAL METER
- GM - GAS METER
- H - HYDRANT
- R - HYDRANT RECYCLED
- KO - KERB OUTLET
- LP - LIGHT POLE
- LH - LAMP HOLE
- MH - MAN HOLE
- MS - MAINTENANCE SHAFT
- PP - POWER POLE
- SH - SHRUB
- SMH - SEWER MAN HOLE
- SIO - SEWER INSPECTION OPENING
- SV - STOP VALVE
- SR - STOP VALVE RECYCLED
- SVP - SEWER VENT PIPE
- SWP - STORM WATER PIT
- T - TREE
- TP - TELECOMMUNICATIONS PIT
- VER - VERANDAH
- WT - WATER TAG
- WM - WATER METER
- WMR - WATER METER RECYCLED
- WC, GC, EC, TC - SERVICE CONDUIT
- W/C - WATER CLOSET

FLOOD AFFECTED

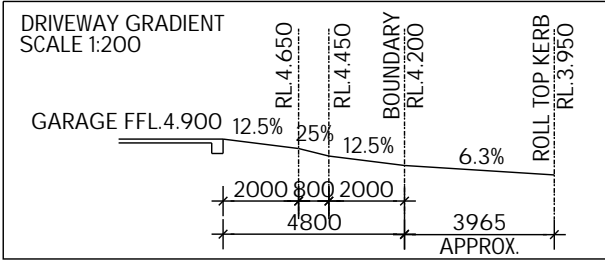
NOTES:
CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.



N2 WIND CATEGORY 0.45M FALL ACROSS BUILDING ENVELOPE

NOTE: DRIVEWAY & FRONT PATH TO COMPLY WITH AS2890
NOTE: EXISTING LAYBACKS ON GEORGE & JOSEPH STREETS TO REMAIN AS PER CLIENT REQUEST

NOTE: PROVIDE OVERHEAD ELECTRICAL CONNECTION OF SERVICE MAINS FROM SERVICE POLE TO CONSUMER POLE WITHIN PROPERTY BOUNDARIES THEN UNDERGROUND MAINS TO METERBOX.
NOTE: RAWSON HOMES TO PROVIDE IMPORT OF FILL



SITE CALCULATIONS DA

GROUND FLOOR	116.47 m²
FIRST FLOOR	110.03 m²
TOTAL LIVING AREA	226.50 m²
SITE AREA	690.10 m²
BUILDING FOOTPRINT	200.27 m²
DRIVEWAY	29.00 m²
PATH	10.53 m²
CROSSOVER	15.88 m²
TOTAL FRONT AREA	180.77 m²
FRONT LANDSCAPE AREA (%)	94.17 %
TOTAL LANDSCAPE AREA	450.30 m²
LANDSCAPE AREA (%)	65.25 %
FLOOR SPACE RATIO	0.33 :1
SITE COVERAGE	29.02 %

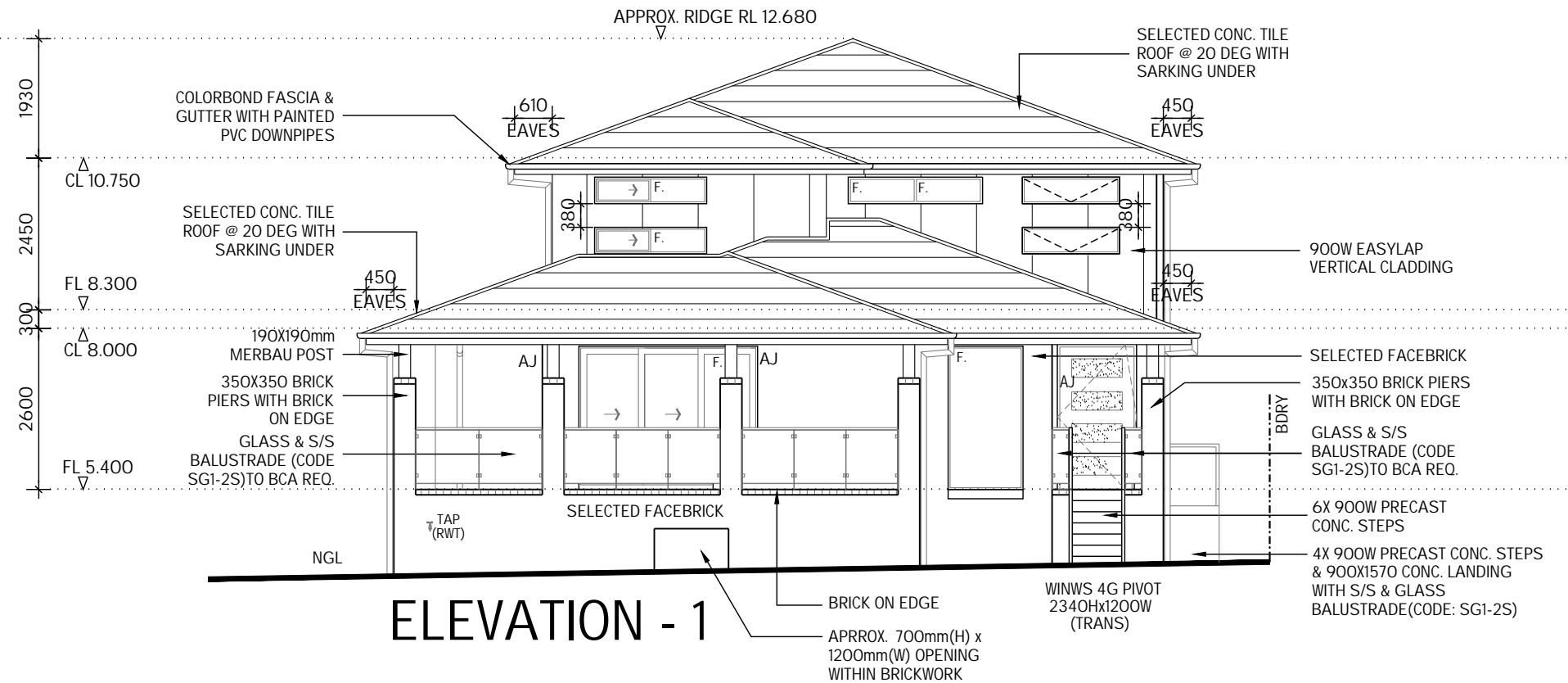
NOTES:
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS
* ALL DIMENSIONS ARE IN MILLIMETRES
* DO NOT SCALE - USE WRITTEN DIMENSIONS
* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY EXCLUDING FINISHED 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: MR M.J. EVANS & MRS J.R. EVANS
SITE ADDRESS: LOT A, DP 161572
71 GEORGE STREET
AVALON BEACH NSW 2107

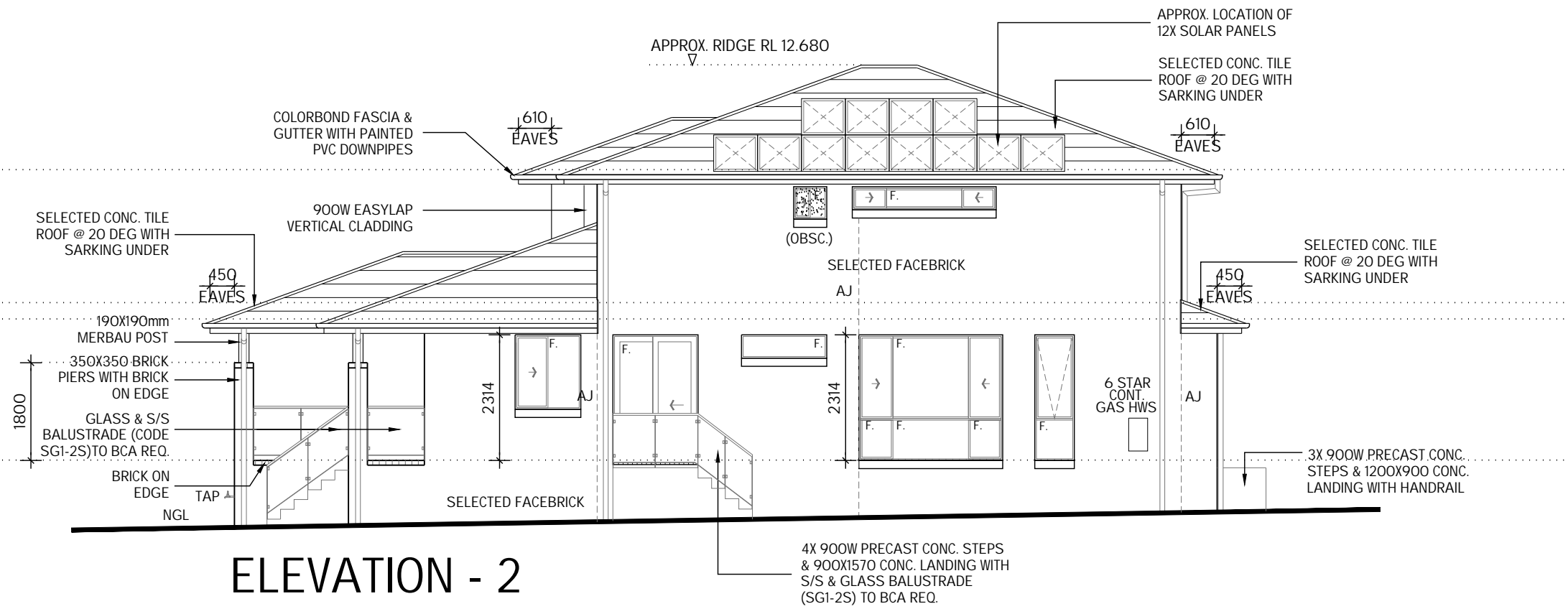
HOUSETYPE: CHIFLEY 32
MODEL: CLASSIC
FACADE: DOUBLE GARAGE
TYPE: LUX
DRAWING TITLE: SITE PLAN

DRAWN BY: DTT
DATE DRAWN: 12.08.19
CHECKED BY: DTT
APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES
SCALE: 1:200
JOB No: A009118
DRWG No.: 03
ISSUE: C



ELEVATION - 1

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



ELEVATION - 2

NOTES:

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MR M.J. EVANS & MRS J.R. EVANS

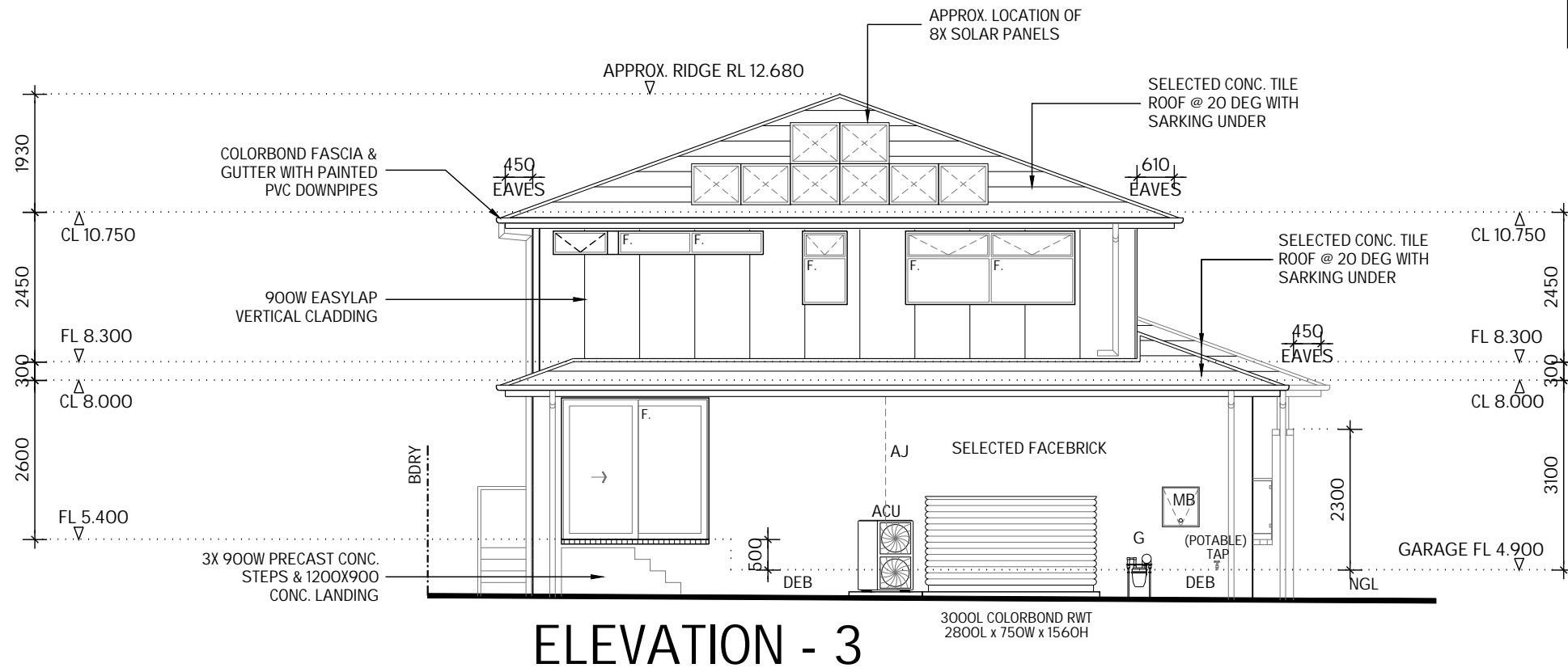
SITE ADDRESS:
**LOT A, DP 161572
71 GEORGE STREET
AVALON BEACH NSW 2107**

HOUSETYPE:
MODEL: CHIFLEY 32
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

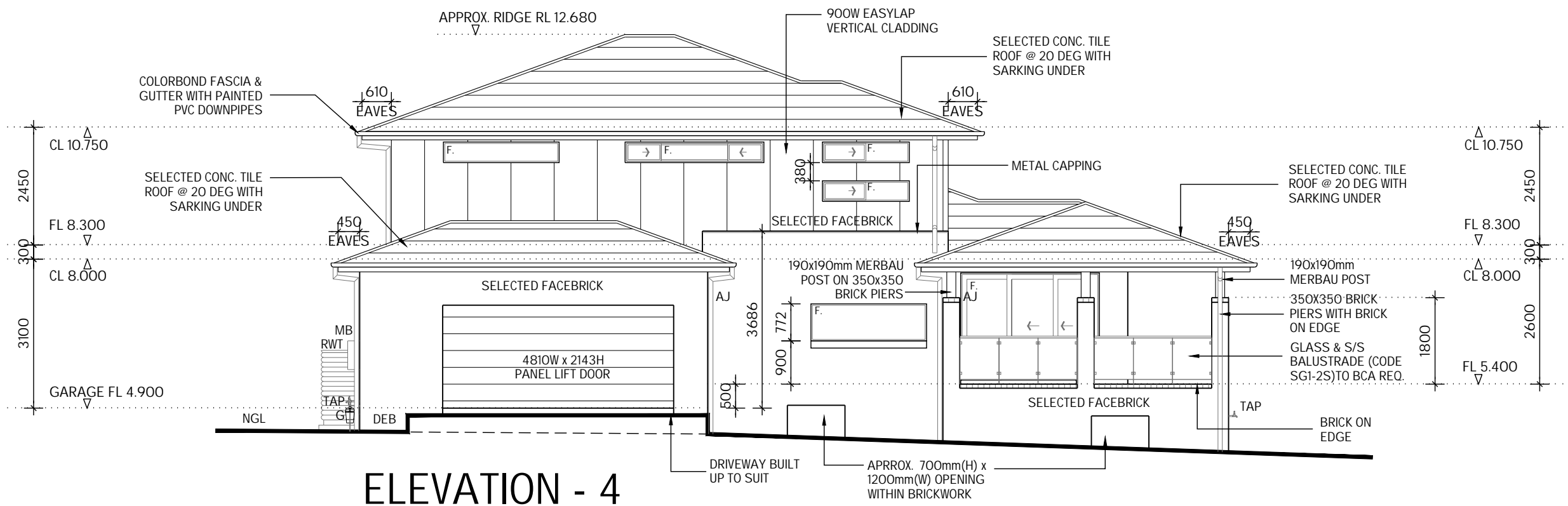
DRAWING TITLE:
ELEVATIONS 1 & 2

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009118	DRWG No.: 06	ISSUE: C	

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



ELEVATION - 3



ELEVATION - 4

NOTES:

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 TELEPHONE: 02 8765 5500
 FAX : 02 8765 8099
 BUILDER'S LICENCE No. 33493C



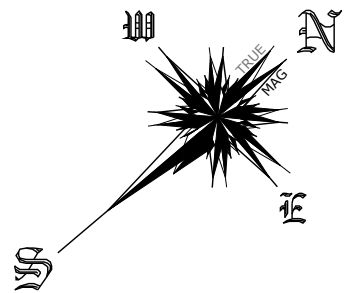
CLIENT:
MR M.J. EVANS & MRS J.R. EVANS

SITE ADDRESS:
 LOT A, DP 161572
 71 GEORGE STREET
 AVALON BEACH NSW 2107

HOUSETYPE:
 MODEL: CHIFLEY 32
 FACADE: CLASSIC
 TYPE: DOUBLE GARAGE
 SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 3 & 4

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:100	
JOB No: A009118	DRWG No.: 07	ISSUE: C	



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21st JUNE SHADOWS 9:00 AM

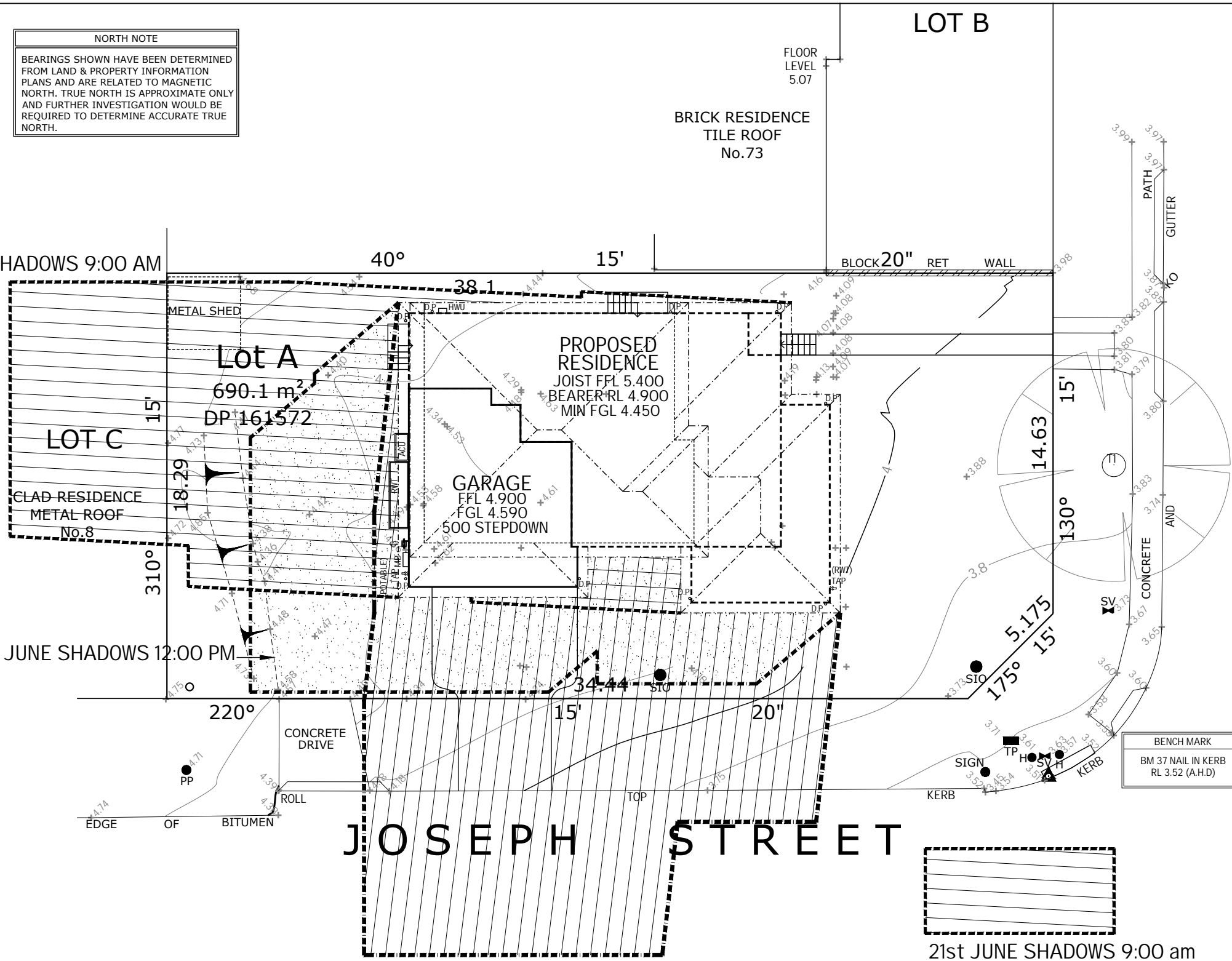
21st JUNE SHADOWS 12:00 PM

21st JUNE SHADOWS 3:00 PM

21st JUNE SHADOWS 9:00 am

21st JUNE SHADOWS 12:00 pm

21st JUNE SHADOWS 3:00 pm



APPROXIMATE POSITION OF SEWER MAIN
GEORGE STREET

BENCH MARK
 BM 37 NAIL IN KERB
 RL 3.52 (A.H.D.)



NOTES:
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 MR M.J. EVANS & MRS J.R. EVANS
SITE ADDRESS:
 LOT A, DP 161572
 71 GEORGE STREET
 AVALON BEACH NSW 2107

HOUSETYPE:
 MODEL: CHIFLEY 32
 FACADE: CLASSIC
 TYPE: DOUBLE GARAGE
 SPECIFICATION: LUX
DRAWING TITLE:
 SHADOW DIAGRAM

DRAWN BY: DTT	DATE DRAWN: 12.08.19	CHECKED BY: DTT	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1:200	
JOB No: A009118	DRWG No.: 12	ISSUE: C	