

WARRINGAH ROAD

LOW LEVEL MASONRY WALL TO FRONT BOUNDARY TO STOP WATERFLOW FROM COUNCIL FOOTPATH ONTO SITE HEIGHT TO BE DETERMINED BY HYDRAULICS ENGINEER

THIS PLAN TO BE READ IN CONJUNCTION WITH MOD2013/0261 WARRINGAH COUNCIL

WATER TANK AND OSD LOCATION AND DESIGN AS PER ACOR APPEYARD STORM WATER MANAGEMENT PLAN No.G0090707 DATED 06/12 BY L.A

SITE CALCULATIONS

SITE COVERAGE

SITE AREA:	1062m ²
HOUSE FOOTPRINT:	329.55m ²
DRIVEWAY:	164.43m ²
DECK BY OWNER:	43.98m ²
TOTAL SITE COVERAGE:	537.96m ² , 50.6%

FLOOR SPACE RATIO

SITE AREA:	1062m ²
GROUND FLOOR:	256.07m ²
FIRST FLOOR:	256.17m ²
TOTAL:	512.24m ² , 48.23%

LANDSCAPE AREA

SITE AREA:	1062m ²
SITE COVERAGE:	537.96m ²
LANDSCAPE AREA:	524.04m ² , 49.34%

Telstra Pit

LEGEND

WATER METER	BENCH MARK	SEWER INSPECTION POINT
TELSTRA PIT	GAS METER	STOP VALVE
SIGN	SEWER MAN HOLE	ELECTRICITY BOX
SEWER VENT	FENCE LINE	TREE
POWER POLE	HYDRANT	

LOT 1
DP 578059

NOTE: ALL RETAINING WALLS BY THE OWNER

DRIVEWAY AND VEHICULAR TURNING AREA(S) BY THE OWNER ALL VEHICLES TO LEAVE SITE IN FORWARD DIRECTION

GATE AND STEPS BY THE OWNER

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOW LEVEL FLOOD CONTROL MASONRY WALL TO FRONT BOUNDARY

LOT 10
DP 26726
1062 m²

PROPOSED DWELLING
GROUND FFL 11.700 AHD

LOT 9
DP 26726

LOT 5
DP 26726

LOT 4
DP 26726

TABLE OF SHORT LINES		
No	BEARING	DIST.
1	87° 01' 45"	1.772



Proposed

SITE PLAN & SITE ANALYSIS

HUXLEY HOMES

Building Lasting Relationships

WARNING

© Copyright Huxley Homes Pty Ltd
Reproducing or copying of these plans or drawings wholly or in part without prior permission will result in court proceedings

HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No. 155010C
Level 1, 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

SOIL CLASSIFICATION 'M'
TERRAIN CATEGORY 3 (Mz)
TOPOGRAPHICAL MULTIPLIER (Mt)
WIND DESIGN VELOCITY (Vz) N2

PROPOSED BRICK VENEER RESIDENCE

AT: LOT 10 No 664 WARRINGAH ROAD FORESTVILLE
FOR: MR. M. & MRS. R. KULKARNI
DP: 26726

DESIGN:

CUSTOM

FACADE:

CUSTOM

JOB NO:

23563

REV:

U

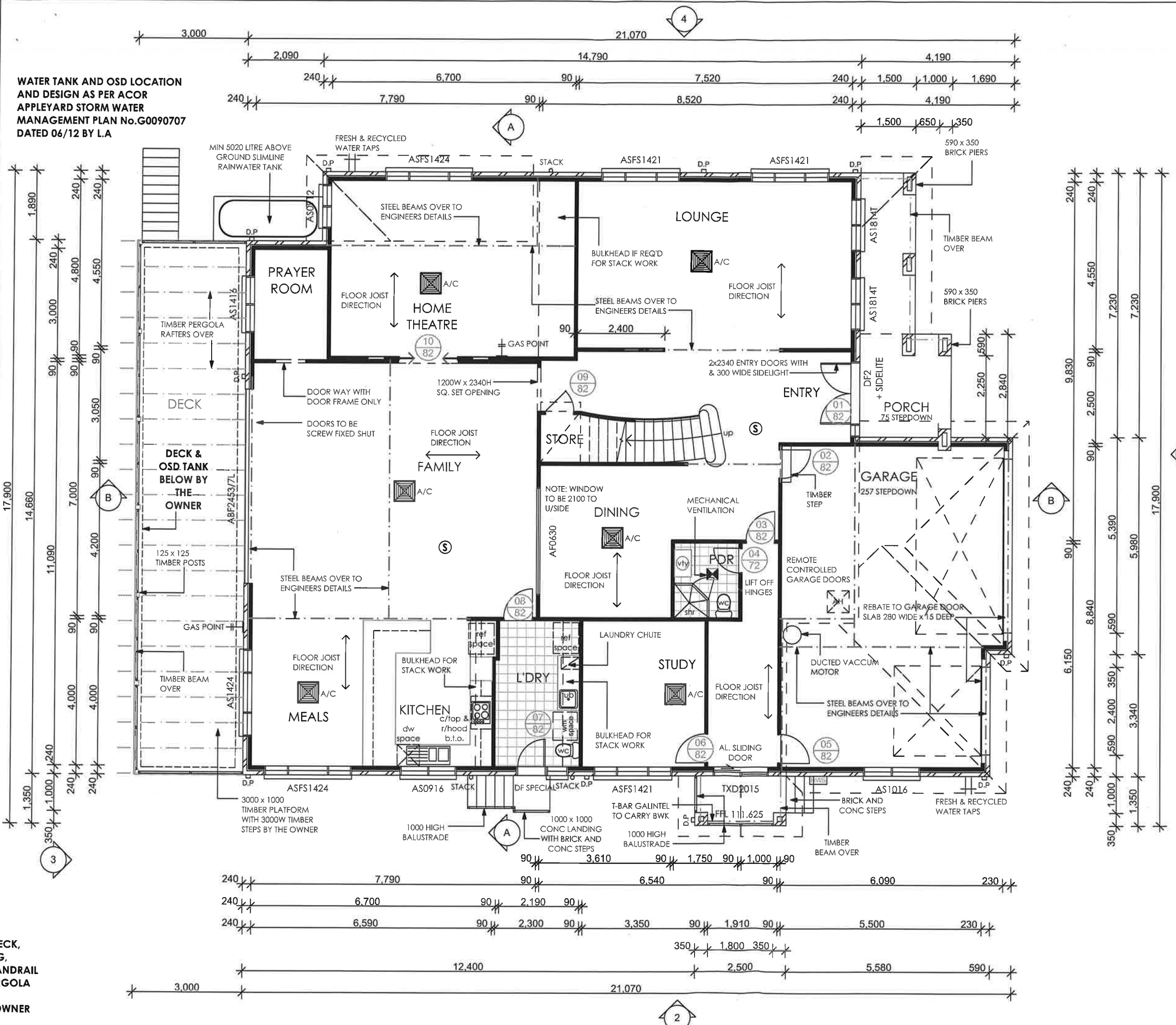
SCALE:

1:200

SHEET NO:

3

WATER TANK AND OSD LOCATION
AND DESIGN AS PER ACOR
APPLEYARD STORM WATER
MANAGEMENT PLAN No.G0090707
DATED 06/12 BY L.A



NOTE:
*A/C GRILLE LOCATIONS
ARE INDICATIVE ONLY AND ARE
TO BE CONFIRMED BY A/C
INSTALLER
* GROUND FLOOR DOOR HEIGHTS
TO BE 2340
* DUCTED VACCUM WITH 5 OUTLETS

THIS PLAN TO BE READ IN
CONJUNCTION WITH

MOD2013/0261

WARRINGAH COUNCIL

AREAS:	
GROUND:	256.07m ²
FIRST:	256.17m ²
GARAGE:	56.42m ²
PORCH:	13.68m ²
VER'H:	3.38m ²
TOTAL:	585.72m ²

WARNING © Copyright Huxley Homes Pty Ltd
Reproducing or copying of these plans or drawings wholly or
in part without prior permission will result in court proceedings



Building Lasting Relationships

GROUND FLOOR PLAN

HUXLEY HOMES PTY LTD ABN 41106443216 Licenced Builder No. 155010C Level 1, 2 Burbank Place Baulkham Hills NSW 2153 Ph (02) 8889 7500, Fax (02) 8889 7599	SOIL CLASSIFICATION 'M' TERRAIN CATEGORY 3 (Mz) TOPOGRAPHICAL MULTIPLIER (Mt) WIND DESIGN VELOCITY (Vz) N2
---	---

PROPOSED BRICK VENEER RESIDENCE

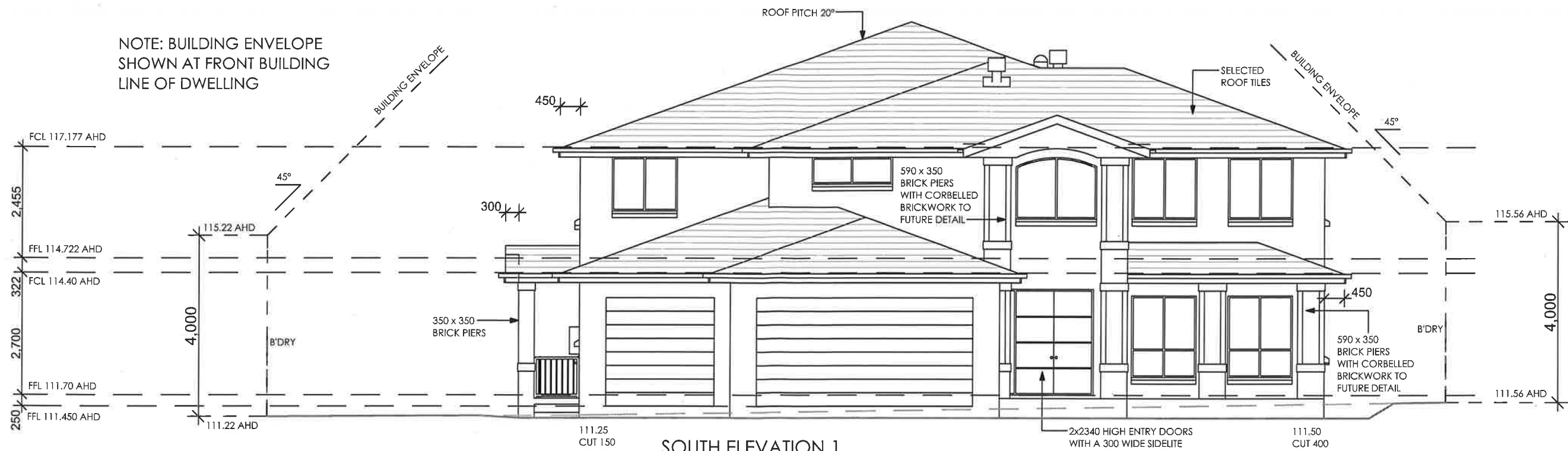
AT: LOT 10 No 664 WARRINGAH ROAD
FORESTVILLE

FOR: MR. M. & MRS. R. KULKARNI
DP: 26726

DESIGN: CUSTOM	REV: U
FACADE: CUSTOM	SCALE: 1:100
JOB NO: 23563	SHEET NO: 4

HECK,
G,
ANDRAIL
RGOLA

OWNER



SOUTH ELEVATION 1

THIS PLAN TO BE READ IN
CONJUNCTION WITH
MOD2013/0261
WARRINGAH COUNCIL



WEST ELEVATION 2

ELEVATIONS

HUXLEY HOMES

Building Lasting Relationships

WARNING

© Copyright Huxley Homes Pty Ltd
Reproducing or copying of these plans or drawings wholly or in part without prior permission will result in court proceedings

HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No. 155010C
Level 1, 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

SOIL CLASSIFICATION 'M'
TERRAIN CATEGORY 3 (Mz)
TOPOGRAPHICAL MULTIPLIER (Mt)
WIND DESIGN VELOCITY (Vz) N2

PROPOSED BRICK VENEER RESIDENCE

AT: LOT 10 No 664 WARRINGAH ROAD
FORESTVILLE

FOR: MR. M. & MRS. R. KULKARNI
DP: 26726

DESIGN:
CUSTOM

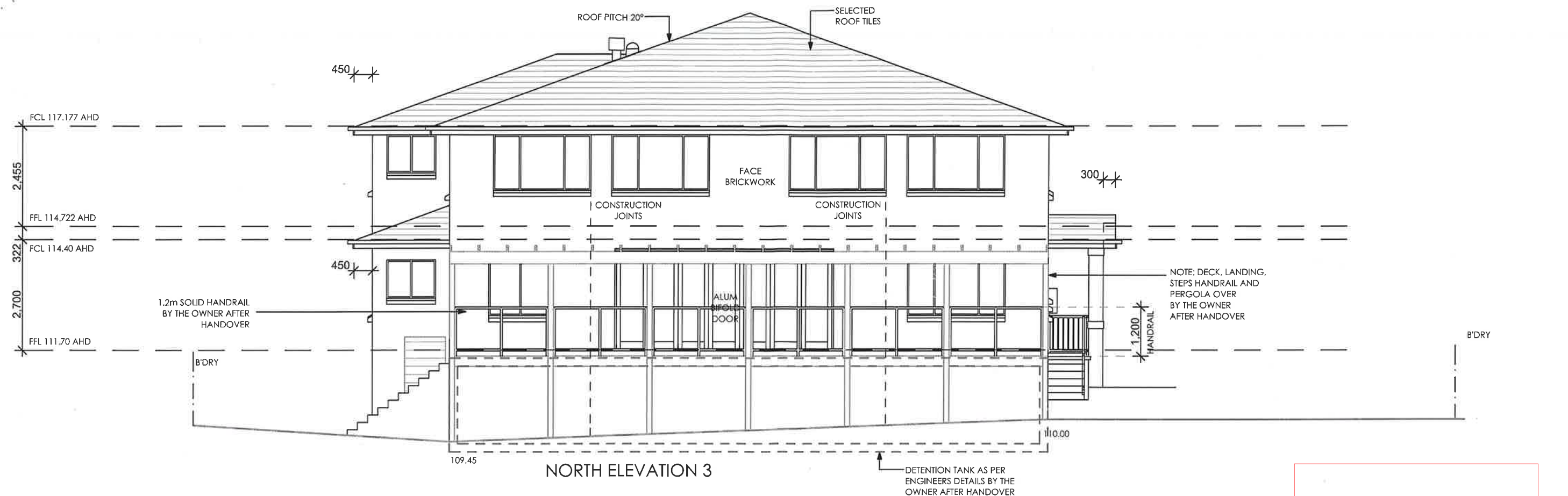
FACADE:
CUSTOM

JOB NO:
23563

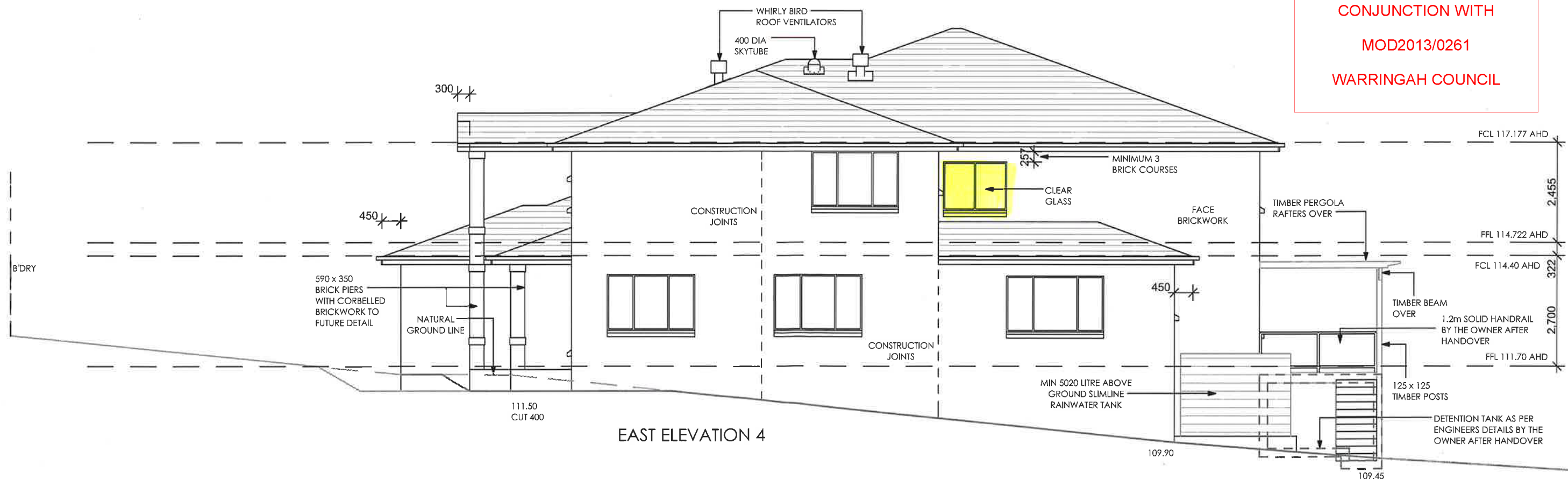
REV:
U

SCALE:
1:100

SHEET NO:
6



THIS PLAN TO BE READ IN
CONJUNCTION WITH
MOD2013/0261
WARRINGAH COUNCIL



ELEVATIONS 2

HUXLEY HOMES

Building Lasting Relationships

WARNING

© Copyright Huxley Homes Pty Ltd

Reproducing or copying of these plans or drawings wholly or in part without prior permission will result in court proceedings

HUXLEY HOMES PTY LTD

ABN 41106443216

Licensed Builder No. 155010C

Level 1, 2 Burbank Place

Baulkham Hills NSW 2153

Ph (02) 8889 7500, Fax (02) 8889 7599

SOIL CLASSIFICATION 'M'

TERRAIN CATEGORY 3 (Mz)

TOPOGRAPHICAL MULTIPLIER (Mt)

WIND DESIGN VELOCITY (Vz) N2

PROPOSED BRICK VENEER RESIDENCE
AT: LOT 10 No 664 WARRINGAH ROAD
FORESTVILLE

FOR: MR. M. & MRS. R. KULKARNI

DP: 26726

DESIGN:
CUSTOM

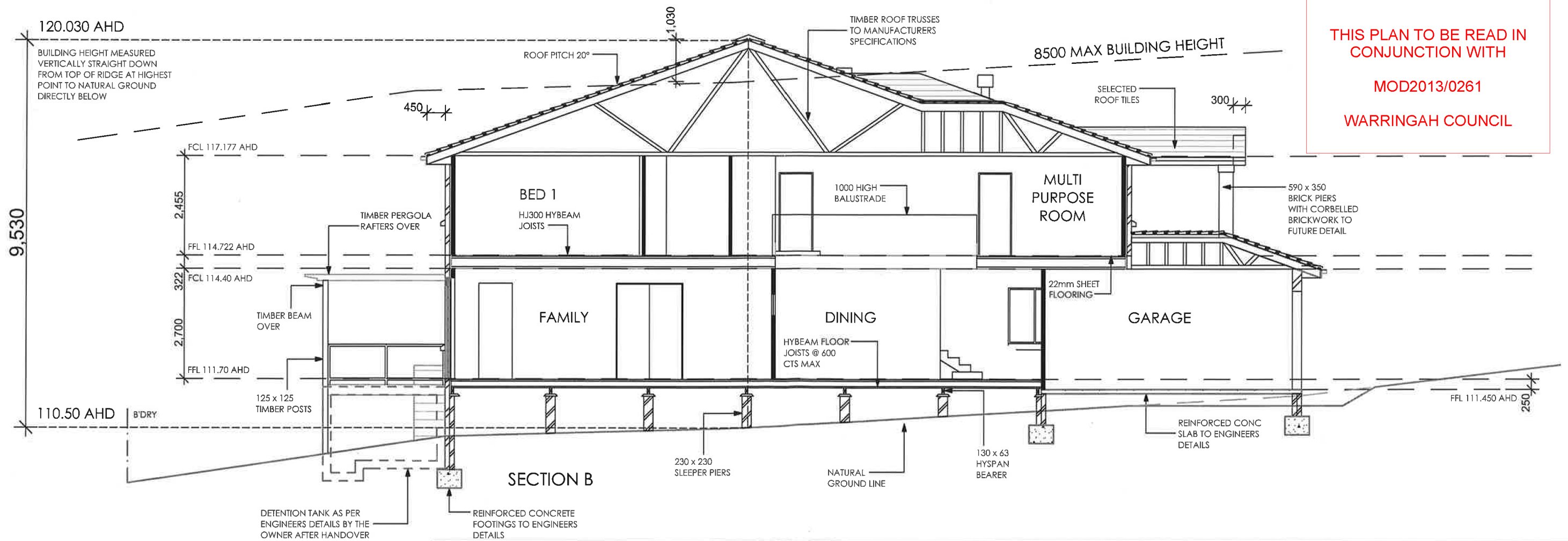
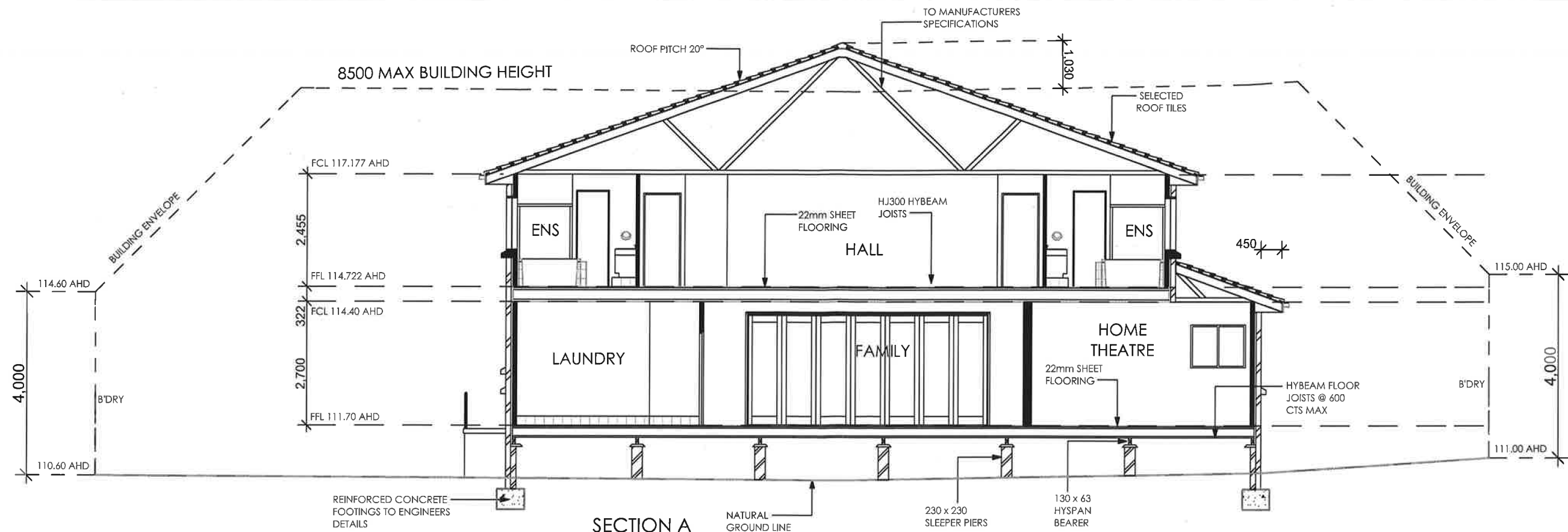
FACADE:
CUSTOM

JOB NO:
23563

REV:
U

SCALE:
1:100

SHEET NO:
7



THIS PLAN TO BE READ IN
CONJUNCTION WITH

MOD2013/0261

WARRINGAH COUNCIL

SECTIONS

HUXLEY HOMES

Building Lasting Relationships

WARNING

© Copyright Huxley Homes Pty Ltd

Reproducing or copying of these plans or drawings wholly or in part without prior permission will result in court proceedings

HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No. 155010C
Level 1, 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

SOIL CLASSIFICATION 'M'
TERRAIN CATEGORY 3 (Mz)
TOPOGRAPHICAL MULTIPLIER (Mt)
WIND DESIGN VELOCITY (Vz) N2

PROPOSED BRICK VENEER RESIDENCE

AT: LOT 10 No 664 WARRINGAH ROAD
FORESTVILLE

FOR: MR. M. & MRS. R. KULKARNI
DP: 26726

DESIGN:
CUSTOM

FACADE:
CUSTOM

JOB NO:
23563

REV:
U

SCALE:
1:100

SHEET NO:
8