

DA
NORTHERN BEACHES

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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

ALFRESCO	7.49
GARAGE	20.95
LIVING	76.40
PATIO	10.51
STAIRS	4.60
	119.95 m²

MAIN DWELLING, FIRST FLOOR

BALCONY	8.12
LIVING	92.72
STAIR VOID	5.24
	106.08 m²
	226.03 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	CLASSIFICATION 3
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N1 (EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	4.100m AHD
NOISE ATTENUATION	NO
SALINE SOIL	NO
SITE CLASSIFICATION	TBC
SNOW LOAD	NO
WITHIN 1km CALM SALT WATER	846m
WITHIN 50km BREAKING SURF	0.85km
ZONING	R3 - MEDIUM DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 3,000mm	3,960mm
ARTICULATION ZONE	MIN. 1,500mm	1,839mm
GARAGE TO BOUNDARY	MIN. 4,000mm	4,025mm
GARAGE TO BUILDING LINE	MIN. 1,000mm	1,000mm
SIDE A - GROUND FLOOR	MIN. 0mm	215mm
SIDE A - FIRST FLOOR	MIN. 1,500mm	1,579mm
SIDE B - GROUND FLOOR	MIN. 900mm	951mm
SIDE B - FIRST FLOOR	MIN. 900mm	951mm
REAR - GROUND FLOOR	MIN. 6,000mm	6,233mm
REAR - FIRST FLOOR	MIN. 6,000mm	6,233mm
BULK & SCALE		
SITE AREA	242.8m²	
SITE COVERAGE	N/A	41.99%
BUILDING HEIGHT	MAX. 8,500mm	7,554mm
LANDSCAPE		
LANDSCAPED AREA	MIN. 84.98m²	103.81m²
EARTHWORKS		
CUT DEPTH	MAX. 1,000mm	65mm
FILL DEPTH	MAX. 1,000mm	81mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 1 SPACE	1 SPACE

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2450mm, 2745mm
FIRST FLOOR PITCHING HEIGHT(S)	2595mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	22.5° / 20°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	BOTTLED LPG
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	MEDIUM
WALL MATERIAL	BRICK VENEER CLADDING
WALL COLOUR	N/A
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R7.0 BATTS (INCL. GARAGE)
EXT. WALLS	R2.2 BATTS (INCL. GARAGE EXCLUDING THE FACADE WALL), WALL WRAP TO CLADDING
INT. WALLS	R2.2 BATTS (THROUGHOUT ALL INTERNAL WALLS)
FLOOR	R4.1 INSULATION BETWEEN FIRST FLOOR JOISTS

NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SUSTAINABILITY

PRELIMINARY SUSTAINABILITY COMPLIANCE FOR YOUR HOME REQUIRES FURTHER ASSESSMENT TO DETERMINE COMPLIANCE CRITERIA. THIS ASSESSMENT WILL BE FINALISED UPON APPROVAL OF YOUR EXTERNAL COLOUR SELECTIONS TO DETERMINE IF VARIATIONS ARE REQUIRED TO THE PROPOSED DWELLING E.G. ADDITIONAL INSULATION, CHANGES IN WINDOW GLAZING / SIZE / ORIENTATION ETC. YOU WILL BE ADVISED OF ANY REQUIREMENTS OR ALTERNATIVES ONCE THE ASSESSMENT HAS BEEN COMPLETED.

BASIX AREAS

CONDITIONED AREA	142.60 m²
UNCONDITIONED AREA	13.34 m²

WATER RATINGS

SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	4 STAR
KITCHEN TAPS	4 STAR
BATHROOM TAPS	5 STAR

WATER HARVESTING AND USAGE

TOTAL ROOF AREA	144.78 m²
MIN. WATER TANK CAPACITY	3050 L
MIN. ROOF AREA DIRECTED TO TANK(S)	144.78 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	100 m²

RECYCLED WATER

RETICULATED RECYCLED WATER	N/A
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ENERGY COMMITMENTS

HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0
COOLING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS	4 - REFER TO FLOOR PLAN FOR LOCATIONS

VENTILATION (EXHAUST FANS)

AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT/10 MIN. RUN-ON TIMER
KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

N/A

NATURAL LIGHTING

NATURAL LIGHTING TO	KITCHEN 2 x BATHROOM(S)/TOILET(S)
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ALTERNATIVE ENERGY

PHOTOVOLTAIC SYSTEM	MIN. 6.60KW PEAK
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OTHER

GAS COOKTOP, ELECTRIC OVEN
FIXED OUTDOOR CLOTHESLINE BY OWNER
NO FIXED INDOOR CLOTHESLINE

LOCATION MAP



88B INSTRUMENT CHECKED
AND ACKNOWLEDGED
CLAUSE 2 APPLIED

EXPOSURE GRADE REQUIREMENTS

DUE TO PROXIMITY TO SALT WATER, TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA THE FOLLOWING SHALL BE PROVIDED:

- 32MPA CONCRETE TO THE CONCRETE SLAB IN LIEU OF STANDARD
- PROVIDE EXPOSURE GRADE MORTAR IN LIEU OF STANDARD.
- PROVIDE NON CORROSIVE BRICK TIES IN LIEU OF STANDARD
- PROVIDE SPARK ARRESTORS TO EXTERNAL BRICKWORK
- PROVIDE R4 RATING TO STRUCTURAL STEEL
- (STANDARD) COLORBOND STEEL ROOF WITH A 25 YEAR MANUFACTURERS WARRANTY
- (STANDARD) COLORBOND STEEL FASCIA AND GUTTER WITH 12 YEAR MANUFACTURERS WARRANTY
- UPGRADE YOUR ROOF VENTILATION SYSTEM TO MINIMISE THE INGRESS OF SALT LADEN AIR INTO THE ROOF SPACE AS REQUIRED

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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mcdonald jones
FIND YOURSELF AT HOME

SPECIFICATION:

NOW

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REVISION

- | | |
|---|-------------------------|
| 4 | SITE ANALYSIS ADDED |
| 5 | DIMS ADDED TO SITE PLAN |
| 6 | AMENDED AS PER PCV002 |
| 7 | COLOURS APPLIED |
| 8 | PCV003 + DA RFI |

DRAWN

- | | |
|-----|------------|
| ALW | 10/06/2025 |
| ALW | 16/06/2025 |
| ALW | 01/07/2025 |
| ENG | 09/07/2025 |
| LCS | 14/07/2025 |

CLIENT:

MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN

ADDRESS:

15 RAVEN CCT, WARRIEWOOD NSW 2102

LOT / SECTION / DP:

15 / - / 271326

COUNCIL:

NORTHERN BEACHES

HOUSE DESIGN:

PALENCIA TWO

FACADE DESIGN:

VINCENT

SHEET TITLE:

COVER SHEET

SHEET No.:

1 / 22

HOUSE CODE:

H-MNWPLC20DA

FACADE CODE:

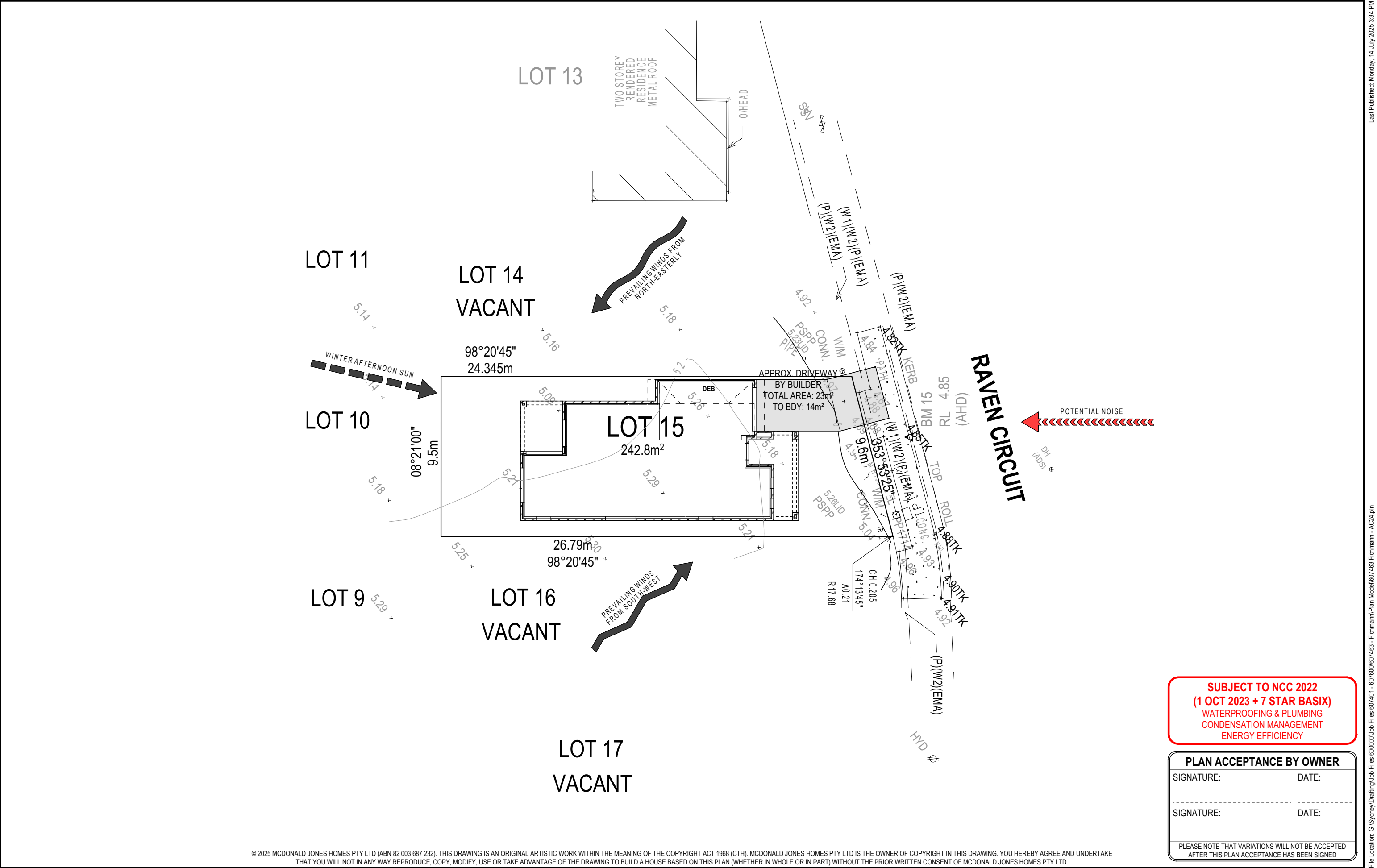
F-MNWPLC20VNCTA

SCALES:

1:100

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607463



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(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER	
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SPECIFICATION: NOW COPYRIGHT: © 2025					CLIENT: MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN ADDRESS: 15 RAVEN CCT, WARRIEWOOD NSW 2102 LOT / SECTION / DP: 15 / - / 271326 COUNCIL: NORTHERN BEACHES	HOUSE DESIGN: PALENCIA TWO FACADE DESIGN: VINCENT SHEET TITLE: SITE ANALYSIS	HOUSE CODE: H-MNWPLC20DA FACADE CODE: F-MNWPLC20VNCTA SHEET No.: 2 / 22	SCALES: 1:200	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607463
		REVISION	DRAWN						
	4	SITE ANALYSIS ADDED	ALW	10/06/2025					
	5	DIMS ADDED TO SITE PLAN	ALW	16/06/2025					
	6	AMENDED AS PER PCV002	ALW	01/07/2025					
	7	COLOURS APPLIED	ENG	09/07/2025					
	8	PCV003 + DA RFI	LCS	14/07/2025					

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

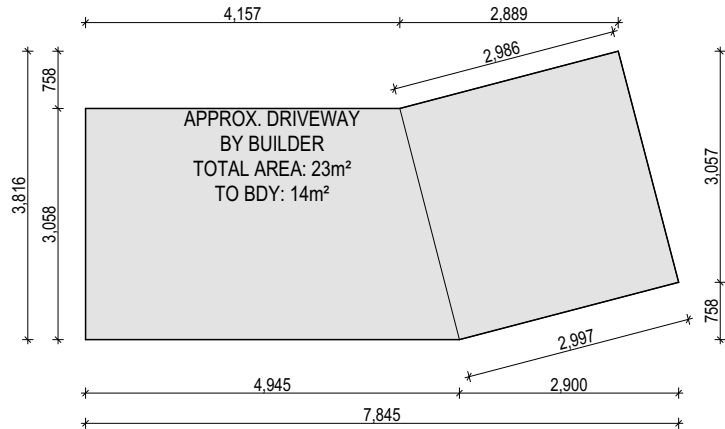
APPROX. CUT/FILL		
CUT	3.09m³	6.95t
FILL	1.54m³	3.47t
DIFFERENCE	1.55m³	3.49t
EVEN CUT & FILL		

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

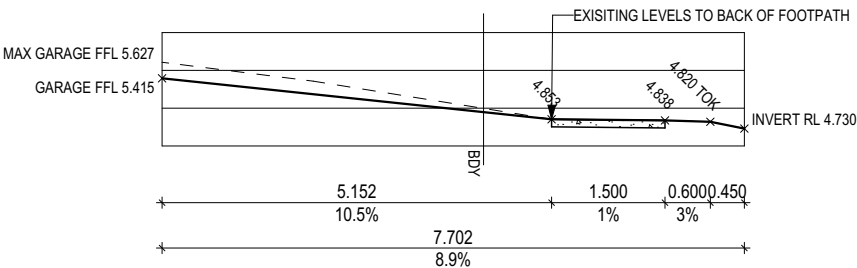
CLIENT TO REMOVE RUBBISH & DEBRIS, TREES, STUMPS INCLUDING ROOTS, MULCH & UNDERGROWTH AND SLASH/SCRAPE LONG GRASS FROM THE AREA. WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED.

IMPORTANT NOTE
ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.1.7(C) OF THE BCA

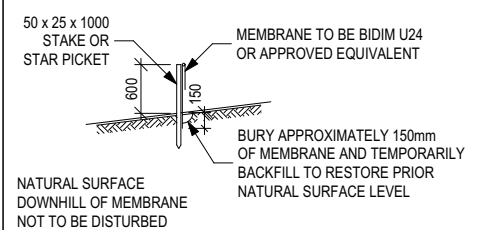
MINIMUM FINISHED FLOOR LEVEL 4.100m AHD



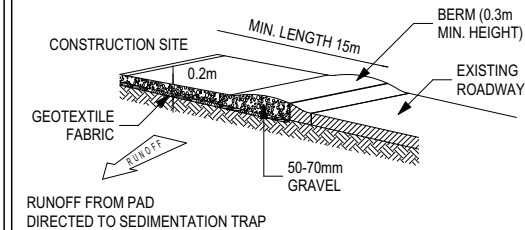
DRIVEWAY PLAN



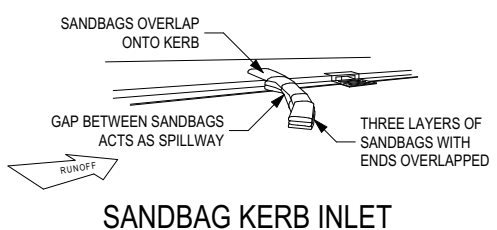
AS2890.1 DRIVEWAY PROFILE WITH NORTHERN BEACHES COUNCIL BEFORE BOUNDARY



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

(EMA) EASEMENT FOR MAINTENANCE ACCESS (VARIABLE WIDTH ENTIRE LOT)
(P) POSITIVE COVENANT (DP 1282811)
(W1) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP 1282811)
(W2) EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP 1282811)

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NOW		4	SITE ANALYSIS ADDED	ALW	10/06/2025	MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN		PALENCIA TWO		H-MNWPLC20DA		
COPYRIGHT:		5	DIMS ADDED TO SITE PLAN	ALW	16/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025		6	AMENDED AS PER PCV002	ALW	01/07/2025	15 RAVEN CCT, WARRIEWOOD NSW 2102		VINCENT		F-MNWPLC20VNCTA		
		7	COLOURS APPLIED	ENG	09/07/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:		
		8	PCV003 + DA RFI	LCS	14/07/2025	15 / - / 271326		NORTHERN BEACHES		3 / 22		607463
								SITE PLAN		1:200		

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- SITE CLASSIFICATION
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NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK. BALANCE TO STREET KERB. COLLECTION AREA = 144.78m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO STREET KERB.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

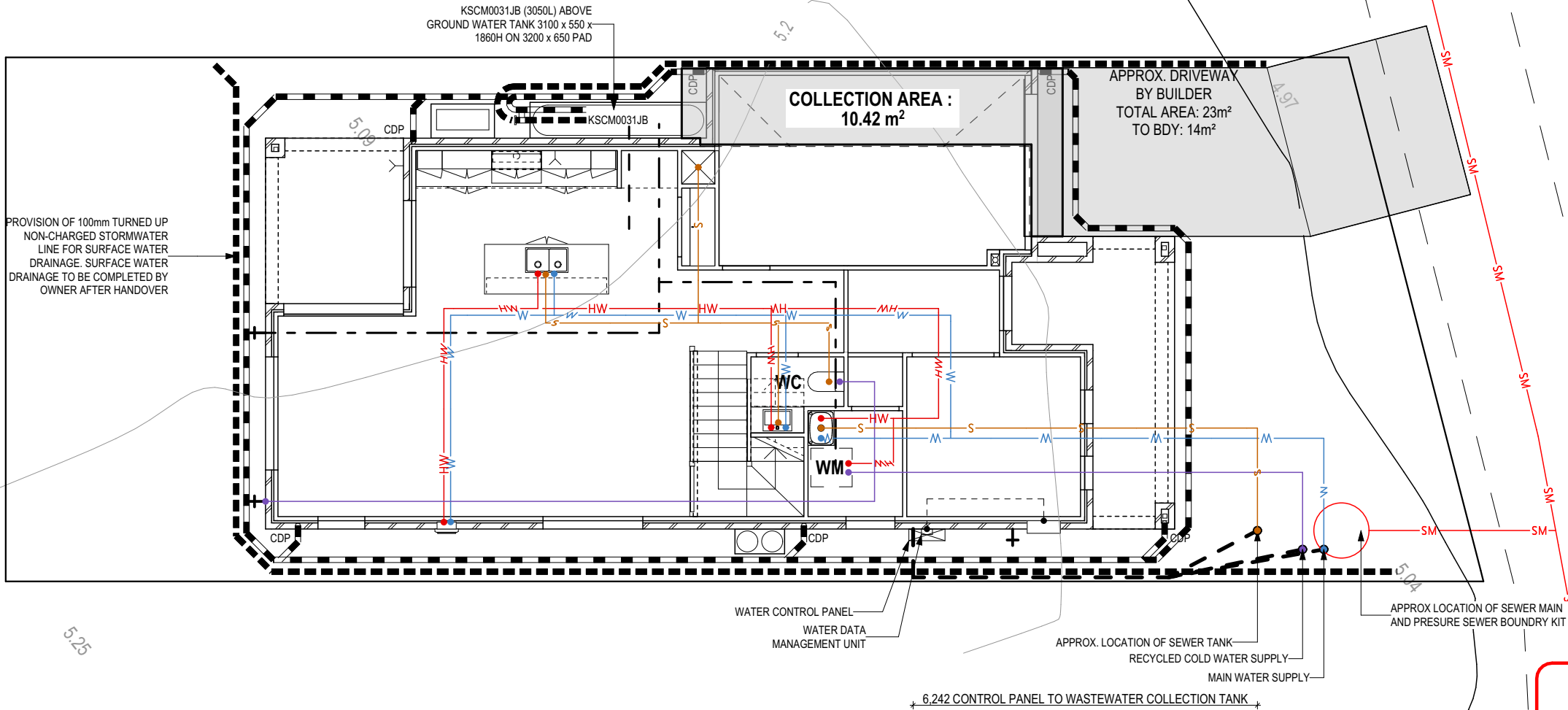
ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

- | | |
|-----|-----------------------------|
| SDP | STANDARD DOWNPIPE |
| CDP | CHARGED DOWNPIPE |
| | RECYCLED COLD WATER LINE |
| | TANK COLD WATER LINE |
| | WATER LINE TO MAIN SUPPLY |
| | NON-CHARGED STORMWATER LINE |
| | CHARGED STORMWATER LINE |
| WM | WASHING MACHINE |
| WC | TOILET |
| + | YARD TAP |

PLAN LEGEND

- | | | | |
|--|--|--|-------------------------------------|
| | HOUSE SEWER DRAINAGE IN ACCORDANCE WITH AS3500 | | WASTEWATER COLLECTION TANK |
| | POWER SUPPLY FROM POWER BOARD TERMINATE AT CONTROL PANEL 20amp CIRCUIT FOR PUMP CONTROL PANEL WITH TYPES CIRCUIT BREAK | | DRINKING WATER (COLD POTABLE WATER) |
| | 2 x 25mm HEAVY DUTY ELECTRICAL CONDUITS IN GROUND EACH WITH DRAW WIRE TERMINATED AT GROUND LEVEL ON WALL UNDER CONTROL PANEL LOCATION. CONNECT CONDUIT 1 TO PUMP UNITPOWER INLET GROMET & TERMINATE CONDUIT 2 ADJACENT | | RECYCLED WATER LINE |
| | | | HOT POTABLE WATER |
| | | | HOT WATER SYSTEM |



WATER MANAGEMENT (GROUND FLOOR)

SCALE: 1:100

(EMA) EASEMENT FOR MAINTENANCE ACCESS (VARIABLE WIDTH ENTIRE LOT)
(P) POSITIVE COVENANT (DP 1282811)
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(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION: NOW	REVISION 4 SITE ANALYSIS ADDED	DRAWN ALW 10/06/2025	CLIENT: MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN	HOUSE DESIGN: PALENCIA TWO	HOUSE CODE: H-MNWPLC20DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607463
COPYRIGHT: © 2025	5 DIMS ADDED TO SITE PLAN	ALW 16/06/2025	ADDRESS: 15 RAVEN CCT, WARRIEWOOD NSW 2102	FACADE DESIGN: VINCENT	FACADE CODE: F-MNWPLC20VNCTA	
	6 AMENDED AS PER PCV002	ALW 01/07/2025	LOT / SECTION / DP: 15 / - / 271326	SHEET TITLE: WATER MANAGEMENT PLAN (GF)	SHEET No.: 4 / 22	
	7 COLOURS APPLIED	ENG 09/07/2025	COUNCIL: NORTHERN BEACHES		SCALES: 1:100	
	8 PCV003 + DA RFI	LCS 14/07/2025				

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK. BALANCE TO STREET KERB. COLLECTION AREA = 144.78m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO STREET KERB.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

- SDP

CDP

WM

WC

+
- STANDARD DOWNPIPE

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

NON-CHARGED STORMWATER LINE

CHARGED STORMWATER LINE

WASHING MACHINE

TOILET

YARD TAP

PLAN LEGEND

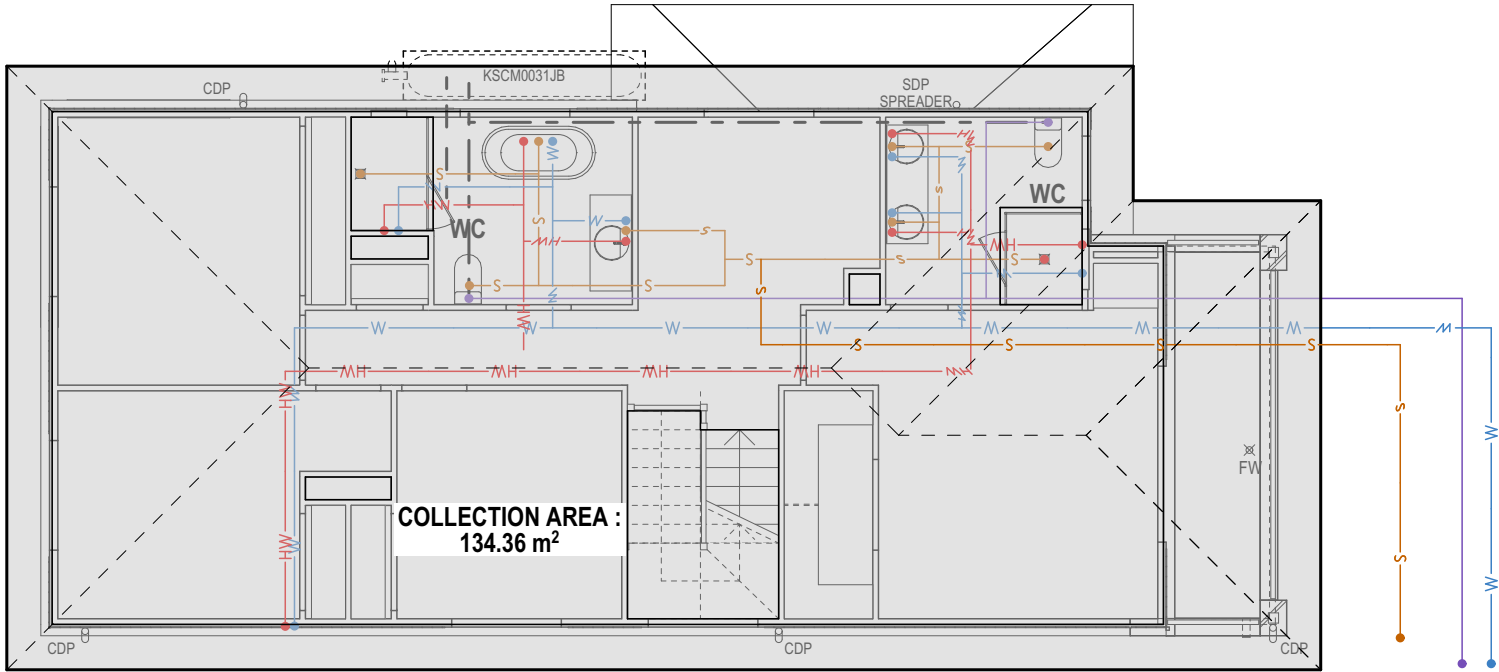
- S

HOUSE SEWER DRAINAGE IN ACCORDANCE WITH AS3500
- SM

WASTEWATER COLLECTION TANK
- W

DRINKING WATER (COLD POTABLE WATER)
- POWER SUPPLY FROM POWER BOARD TERMINATE AT CONTROL PANEL 20amp CIRCUIT FOR PUMP CONTROL PANEL WITH TYPES CIRCUIT BREAK
- 2 x 25mm HEAVY DUTY ELECTRICAL CONDUITS IN GROUND EACH WITH DRAW WIRE TERMINATED AT GROUND LEVEL ON WALL UNDER CONTROL PANEL LOCATION. CONNECT CONDUIT 1 TO PUMP UNITPOWER INLET GROMET & TERMINATE CONDUIT 2 ADJACENT
- RECycled WATER LINE
- HW

HOT POTABLE WATER
- HOT WATER SYSTEM



WATER MANAGEMENT (FIRST FLOOR)
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION: NOW		REVISION	DRAWN	CLIENT: MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN	HOUSE DESIGN: PALENCIA TWO	HOUSE CODE: H-MNWPLC20DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607463
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		5 DIMS ADDED TO SITE PLAN	ALW 16/06/2025	LOT / SECTION / DP: 15 / - / 271326	SHEET TITLE: WATER MANAGEMENT PLAN (FF)	SHEET No.: 5 / 22	
		6 AMENDED AS PER PCV002	ALW 01/07/2025	COUNCIL: NORTHERN BEACHES		SCALES: 1:100	
		7 COLOURS APPLIED	ENG 09/07/2025				
		8 PCV003 + DA RFI	LCS 14/07/2025				

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

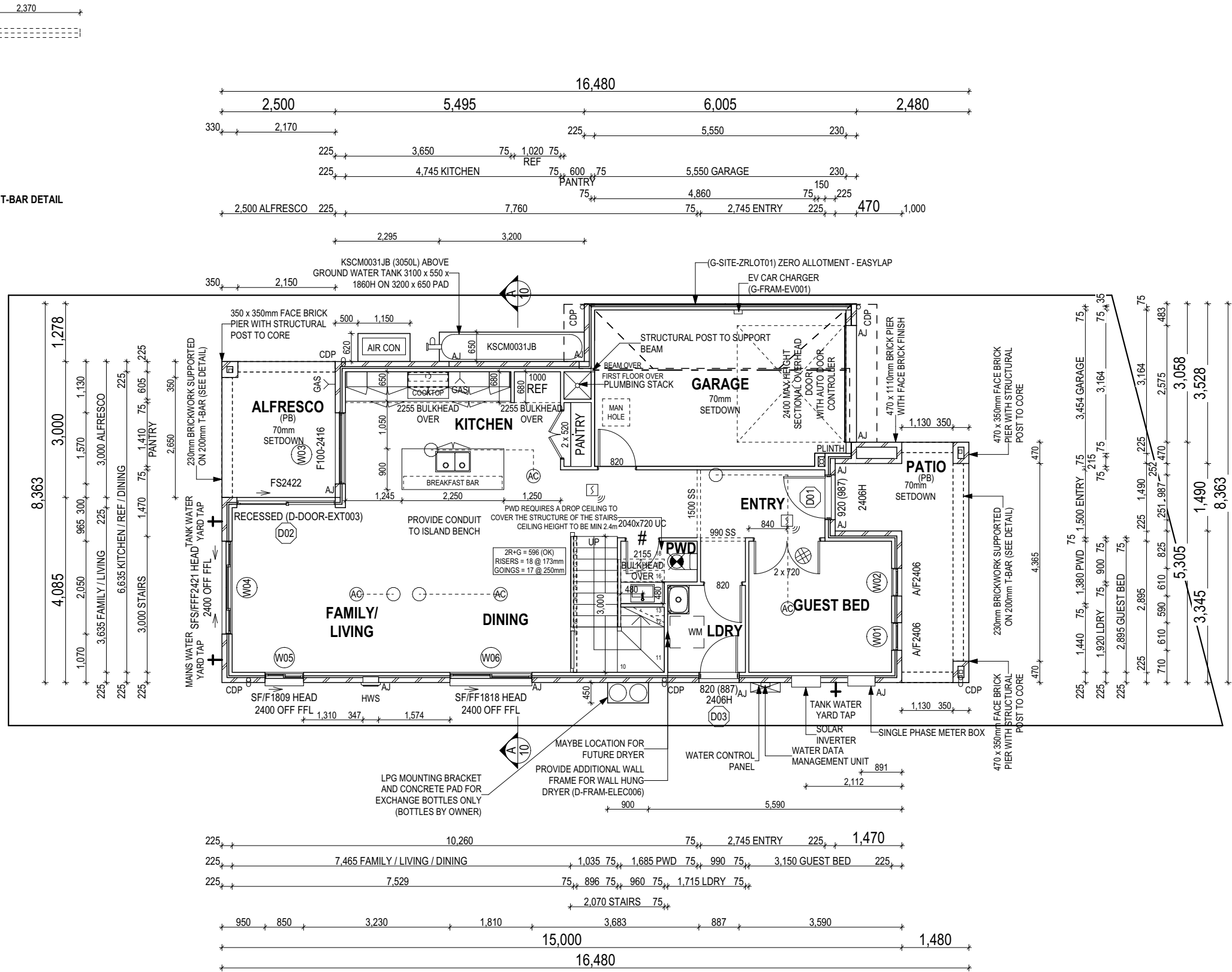
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

A
D
B
C

LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET



SPECIFICATION:		REVISION		DRAWN		CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
NOW		4	SITE ANALYSIS ADDED	ALW	10/06/2025	MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN			PALENCIA TWO			H-MNWPLC20DA		
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		7	COLOURS APPLIED	ENG	09/07/2025	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	607463
		8	PCV003 + DA RFI	LCS	14/07/2025	15 / - / 271326		NORTHERN BEACHES		GROUND FLOOR PLAN		6 / 22	1:100	



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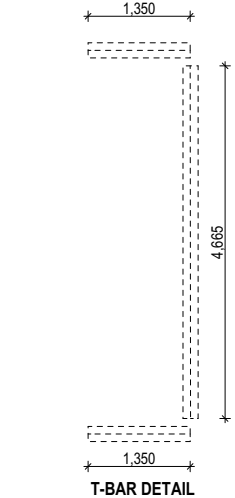
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PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL FIRST FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

ALL FIRST FLOOR INTERNAL DOORS TO BE 2040 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC 2022

PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:

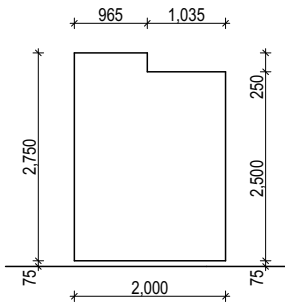
- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC001 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

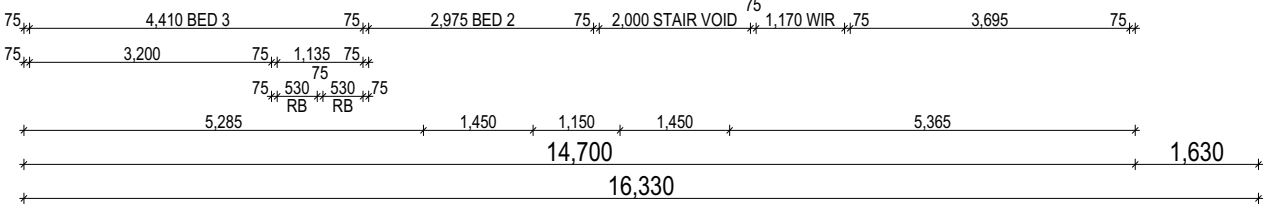
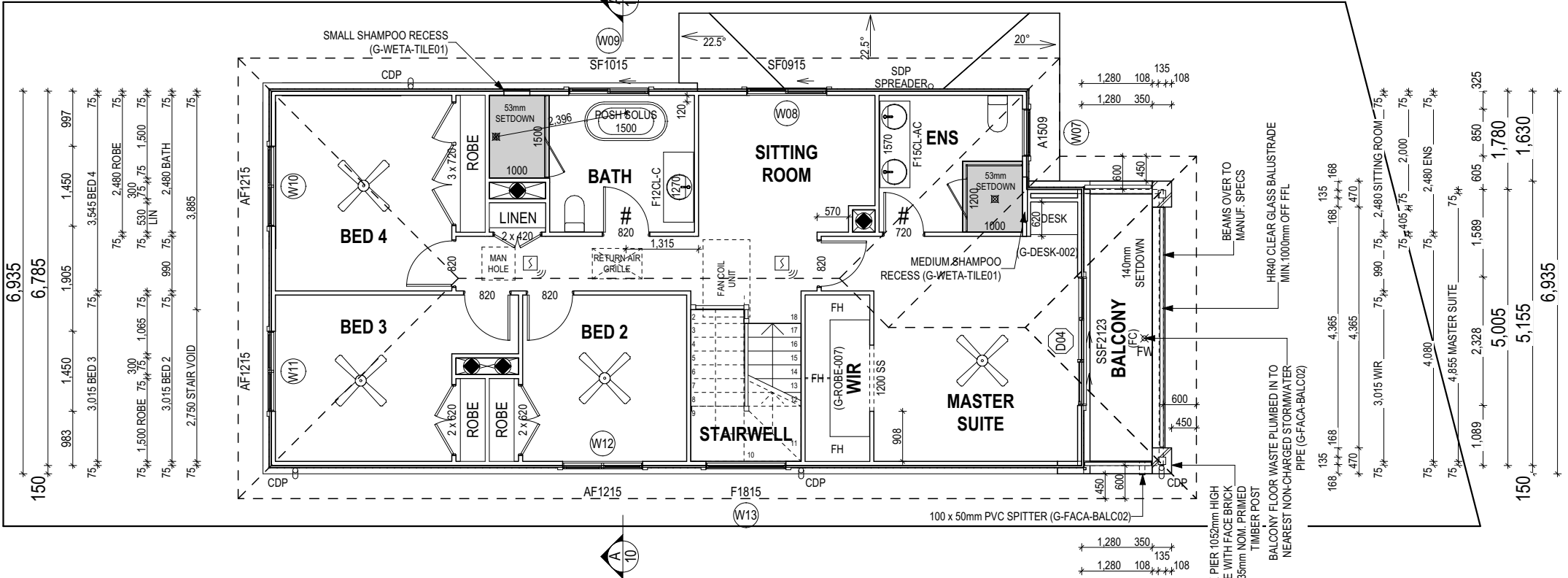
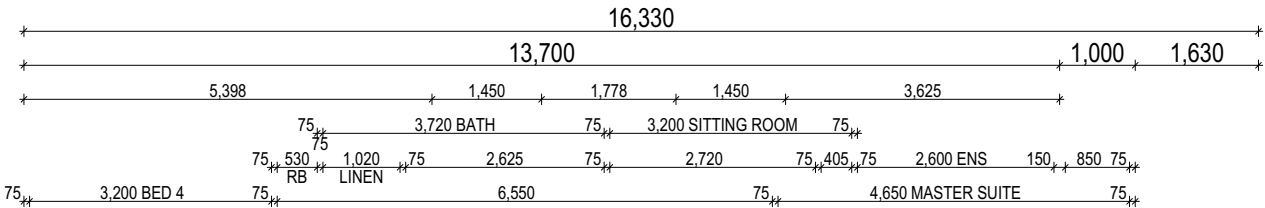


LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
	GAS BAYONET



STAIR VOID DETAIL



PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

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**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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SPECIFICATION: NOW	REVISION 4 SITE ANALYSIS ADDED	DRAWN ALW 10/06/2025	CLIENT: MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN	HOUSE DESIGN: PALENCIA TWO	HOUSE CODE: H-MNWPLC20DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607463
COPYRIGHT: © 2025	5 DIMS ADDED TO SITE PLAN	ALW 16/06/2025	ADDRESS: 15 RAVEN CCT, WARRIEWOOD NSW 2102	FACADE DESIGN: VINCENT	FACADE CODE: F-MNWPLC20VNCTA	
	6 AMENDED AS PER PCV002	ALW 01/07/2025	LOT / SECTION / DP: 15 / - / 271326	SHEET TITLE: FIRST FLOOR PLAN	SHEET No.: 7 / 22	
	7 COLOURS APPLIED	ENG 09/07/2025	COUNCIL: NORTHERN BEACHES		SCALES: 1:100	
	8 PCV003 + DA RFI	LCS 14/07/2025				

N

M.G.A
DP 271326

LOCATION OF SOLAR PANELS

COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING +
FOIL FACED BLANKET

COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING +
FOIL FACED BLANKET

ROOF PLAN
SCALE: 1:100

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

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<div><div><div></div><div></div></div><div>mcdonald jones</div><div>FIND YOURSELF AT HOME</div></div>	SPECIFICATION: NOW		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. <div>607463</div>	
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		8	PCV003 + DA RFI	LCS	14/07/2025	15 / - / 271326	NORTHERN BEACHES	ROOF PLAN	8 / 22	1:100				

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Template Version: 24.038
Last Published: Monday, 14 July 2025 3:34 PM

EXTERIOR WINDOW & DOOR SCHEDULE <small>1,2 ASSUME LOOKING FROM OUTSIDE</small>													MANUFACTURER: BRADNAMS (NSW), DOWELL		
STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A/F2406	AWNING	GUEST BED	2,360	610	5,940	1.44	ALUMINIUM	N/A	SNAP HEADER	E	1.08	CLEAR, DOUBLE GLAZED	BP 760
GROUND FLOOR	W02	A/F2406	AWNING	GUEST BED	2,360	610	5,940	1.44	ALUMINIUM	N/A	SNAP HEADER	E	1.08	CLEAR, DOUBLE GLAZED	BP 760
GROUND FLOOR	W03	F100-2416	FIXED	KITCHEN	2,360	1,570	7,860	3.71	ALUMINIUM	N/A	SNAP HEADER	W	3.43	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W04	SFS/FFF2421	SLIDING	FAMILY / LIVING	2,360	2,050	8,820	4.84	ALUMINIUM	N/A	SNAP HEADER	W	4.16	CLEAR, DOUBLE GLAZED	BP 760, MP 513-1025/0
GROUND FLOOR	W05	SF/F1809	SLIDING	FAMILY / LIVING	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	S	1.24	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W06	SF/FF1818	SLIDING	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	S	2.79	CLEAR, DOUBLE GLAZED	BP 600, MP 905/0
FIRST FLOOR	W07	A1509	AWNING	ENS	1,457	850	4,614	1.24	ALUMINIUM	N/A	NONE	E	0.96	CLEAR, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W08	SF0915	SLIDING	SITTING ROOM	857	1,450	4,614	1.24	ALUMINIUM	N/A	NONE	N	1.05	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W09	SF1015	SLIDING	BATH	1,029	1,450	4,958	1.49	ALUMINIUM	N/A	NONE	N	1.28	SATINLITE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W10	AF1215	AWNING	BED 4	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	W	1.38	CLEAR, DOUBLE GLAZED	MP 725
FIRST FLOOR	W11	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	W	1.38	CLEAR, DOUBLE GLAZED	MP 725
FIRST FLOOR	W12	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	S	1.38	CLEAR, DOUBLE GLAZED	MP 725
FIRST FLOOR	W13	F1815	FIXED	STAIRWELL	1,800	1,450	6,500	2.61	ALUMINIUM	N/A	NONE	S	2.38	CLEAR, DOUBLE GLAZED, TOUGHENED	
								28.02					23.59		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,406	987	6,786	2.37	TIMBER	N/A	SNAP HEADER	E	---	DOOR(S): CLEAR - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 920mm
GROUND FLOOR	D02	FS2422	SLIDING	FAMILY / LIVING	2,400	2,170	9,140	5.21	ALUMINIUM	N/A	SNAP HEADER	N	4.64	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	820	SWINGING	LDRY	2,406	887	6,586	2.13	TIMBER	N/A	SNAP HEADER	S	---	DOOR(S): CLEAR, TOUGHENED - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 820mm
FIRST FLOOR	D04	SSF2123	STACKER	MASTER SUITE	2,100	2,328	8,856	4.89	ALUMINIUM	N/A	SNAP HEADER	E	4.24	CLEAR, DOUBLE GLAZED, TOUGHENED	
								14.60					8.88		
								42.62					32.47		

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1500 SS	SQUARE SET OPENING	2,455	1,500	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,340	1,040	N/A	
GROUND FLOOR	1	2 x 720	SWINGING	2,340	1,440	N/A	
GROUND FLOOR	1	2040x720 UC	SWINGING	2,040	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
GROUND FLOOR	2	820	SWINGING	2,340	820	N/A	
GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,455	990	N/A	
FIRST FLOOR	1	1200 SS	SQUARE SET OPENING	2,455	1,200	N/A	
FIRST FLOOR	1	2 x 420	SWINGING	2,340	840	N/A	
FIRST FLOOR	2	2 x 620	SWINGING	2,340	1,240	N/A	
FIRST FLOOR	1	3 x 720	SWINGING	2,340	2,194	N/A	
FIRST FLOOR	1	720	SWINGING	2,340	720	N/A	LIFT-OFF HINGES
FIRST FLOOR	4	820	SWINGING	2,340	820	N/A	
FIRST FLOOR	1	820	SWINGING	2,340	820	N/A	LIFT-OFF HINGES


REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
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SIGNATURE:	DATE:
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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

<div> mcdonald jones FIND YOURSELF AT HOME</div>	SPECIFICATION: NOW		REVISION		DRAWN		CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607463
		4	SITE ANALYSIS ADDED		ALW	10/06/2025	MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN			PALENCIA TWO			H-MNWPLC20DA		
	COPYRIGHT: © 2025	5	DIMS ADDED TO SITE PLAN		ALW	16/06/2025	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
		6	AMENDED AS PER PCV002		ALW	01/07/2025	15 RAVEN CCT, WARRIEWOOD NSW 2102			VINCENT			F-MNWPLC20VNCTA		
		7	COLOURS APPLIED		ENG	09/07/2025	LOT / SECTION / DP:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
		8	PCV003 + DA RFI		LCS	14/07/2025	15 / - / 271326		NORTHERN BEACHES		WINDOW & DOOR SCHEDULES		9 / 22		

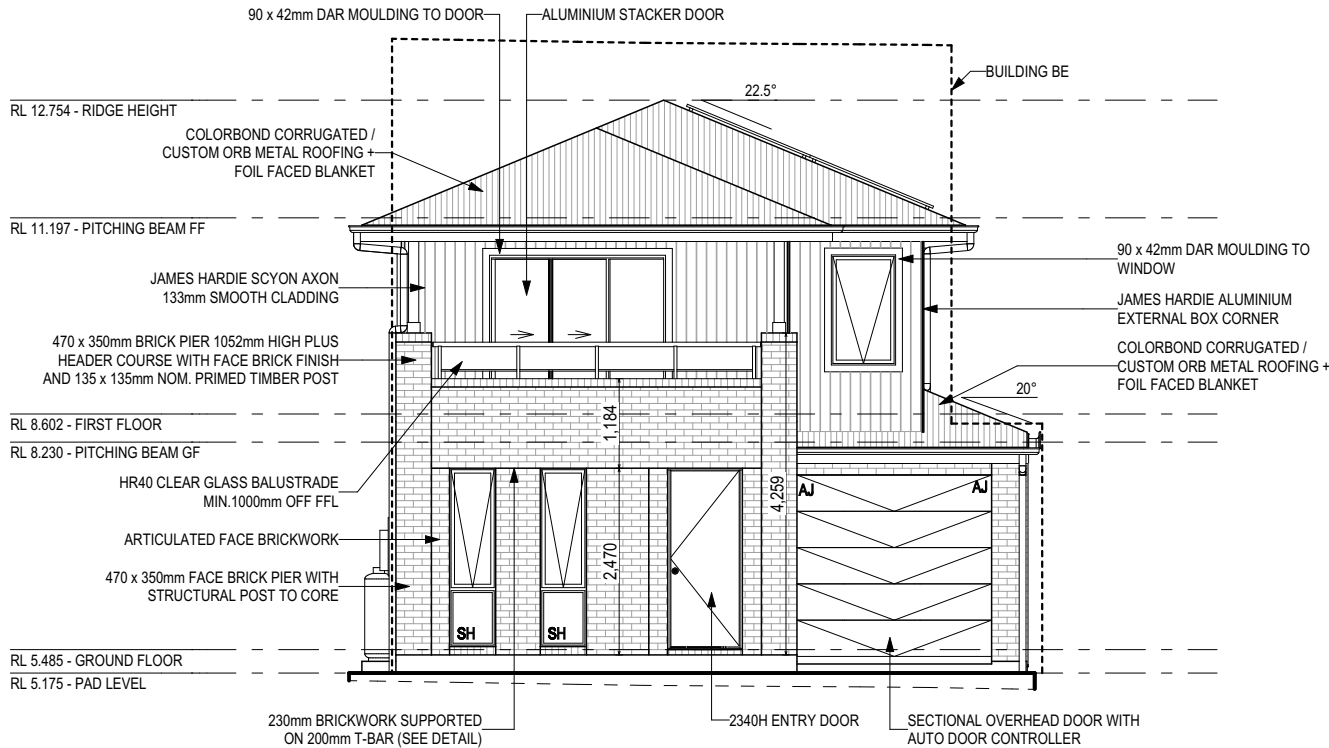
UPGRADE YOUR ROOF VENTILATION SYSTEM TO MINIMISE THE INGRESS OF HOT EMBERS INTO THE ROOF SPACE

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

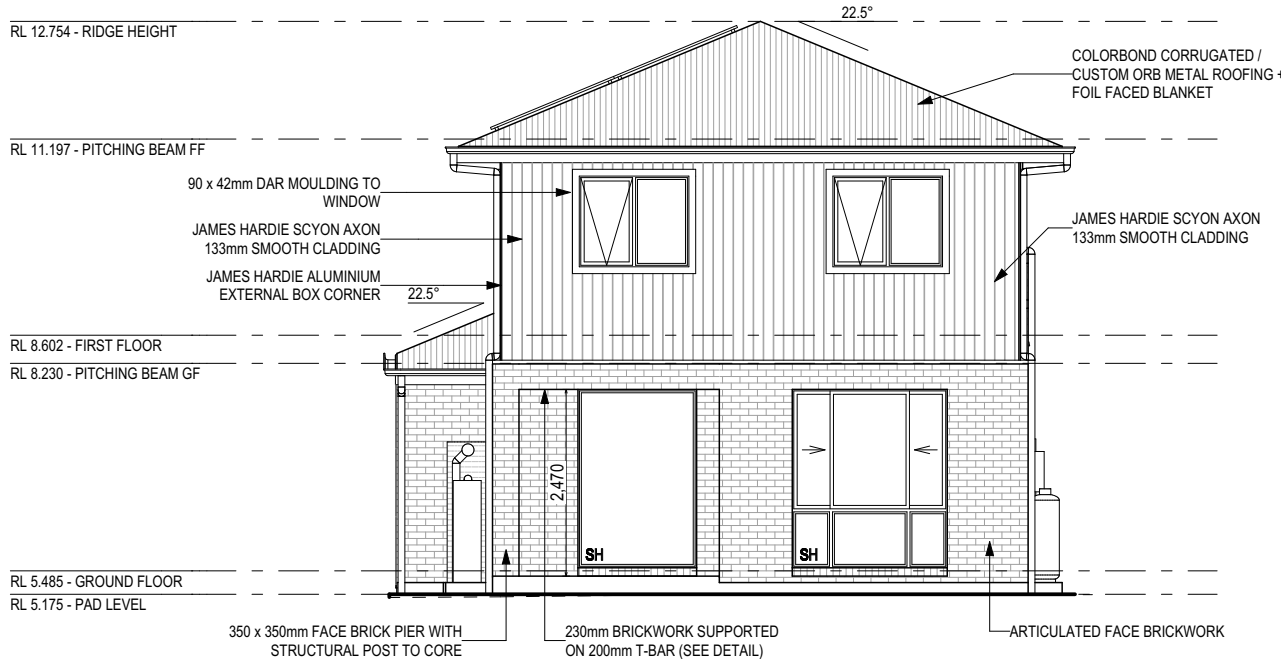
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

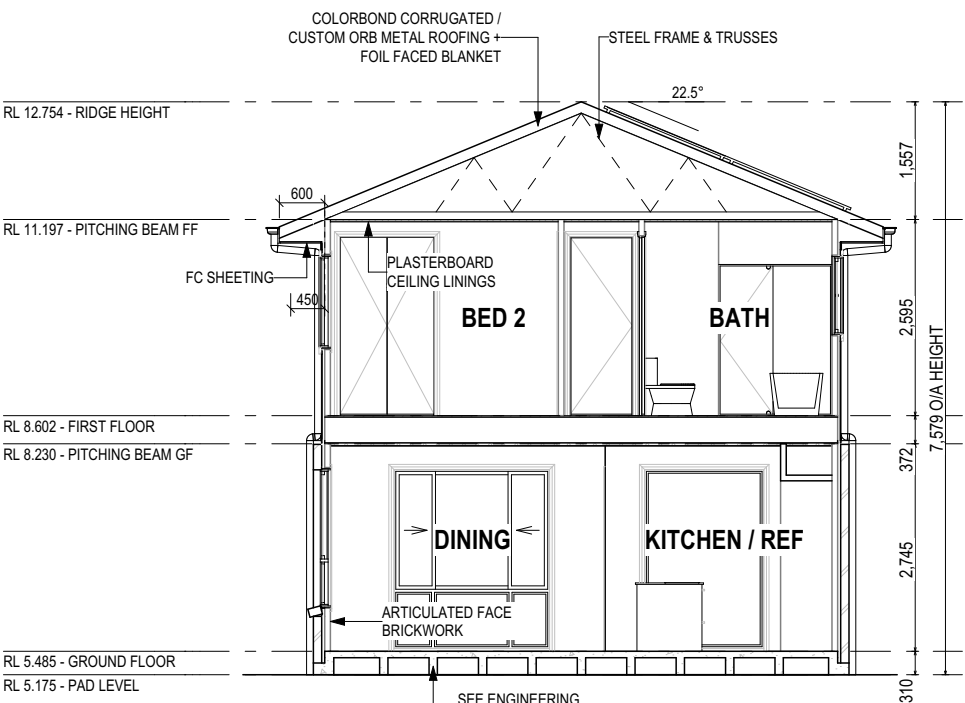
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022



FRONT ELEVATION (EAST)
SCALE: 1:100



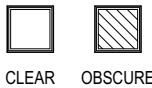
REAR ELEVATION (WEST)
SCALE: 1:100



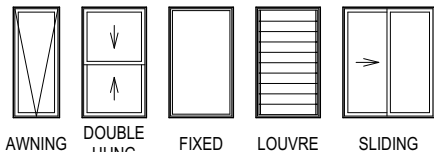
SECTION A-A
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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SPECIFICATION:

NOW

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REVISION

4 SITE ANALYSIS ADDED

5 DIMS ADDED TO SITE PLAN

6 AMENDED AS PER PCV002

7 COLOURS APPLIED

8 PCV003 + DA RFI

DRAWN

ALW 10/06/2025

ALW 16/06/2025

ALW 01/07/2025

ENG 09/07/2025

LCS 14/07/2025

CLIENT:

MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN

ADDRESS:

15 RAVEN CCT, WARRIEWOOD NSW 2102

LOT / SECTION / DP:

15 / - / 271326

COUNCIL:

NORTHERN BEACHES

HOUSE DESIGN:

PALENCIA TWO

FACADE DESIGN:

VINCENT

SHEET TITLE:

ELEVATIONS / SECTION

SHEET No.:

10 / 22

HOUSE CODE:

H-MNWPLC20DA

FACADE CODE:

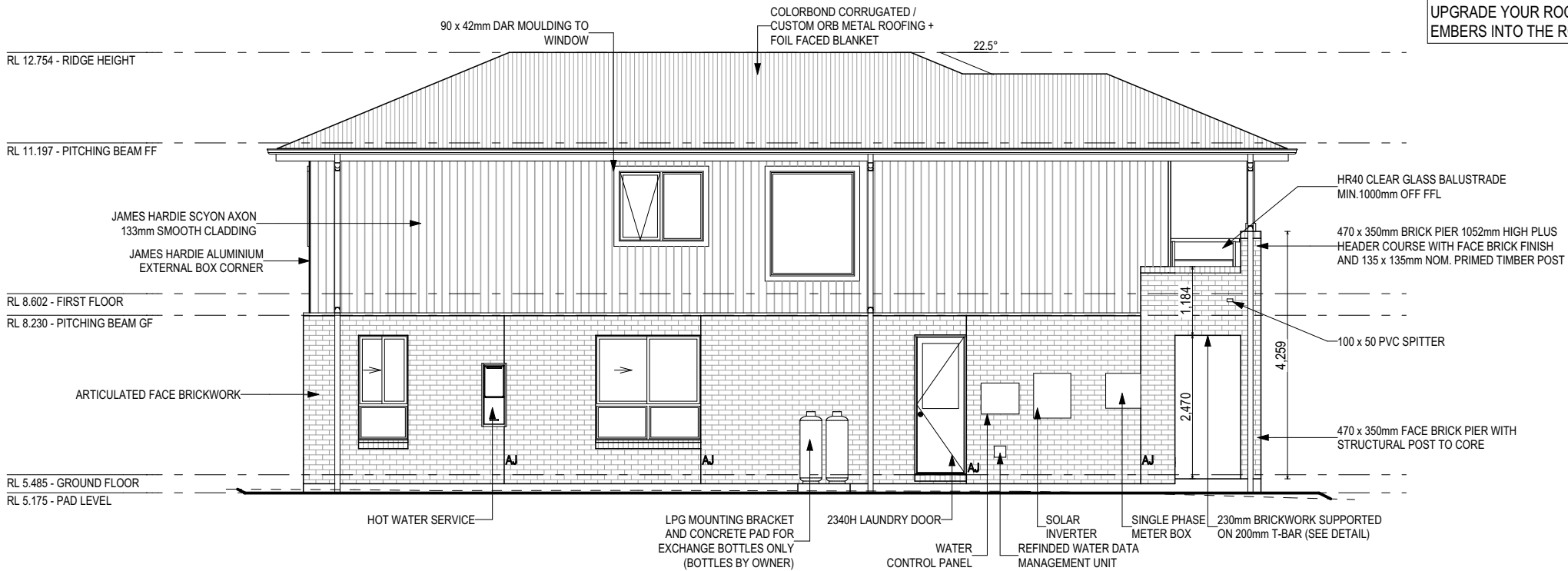
F-MNWPLC20VNCTA

SCALES:

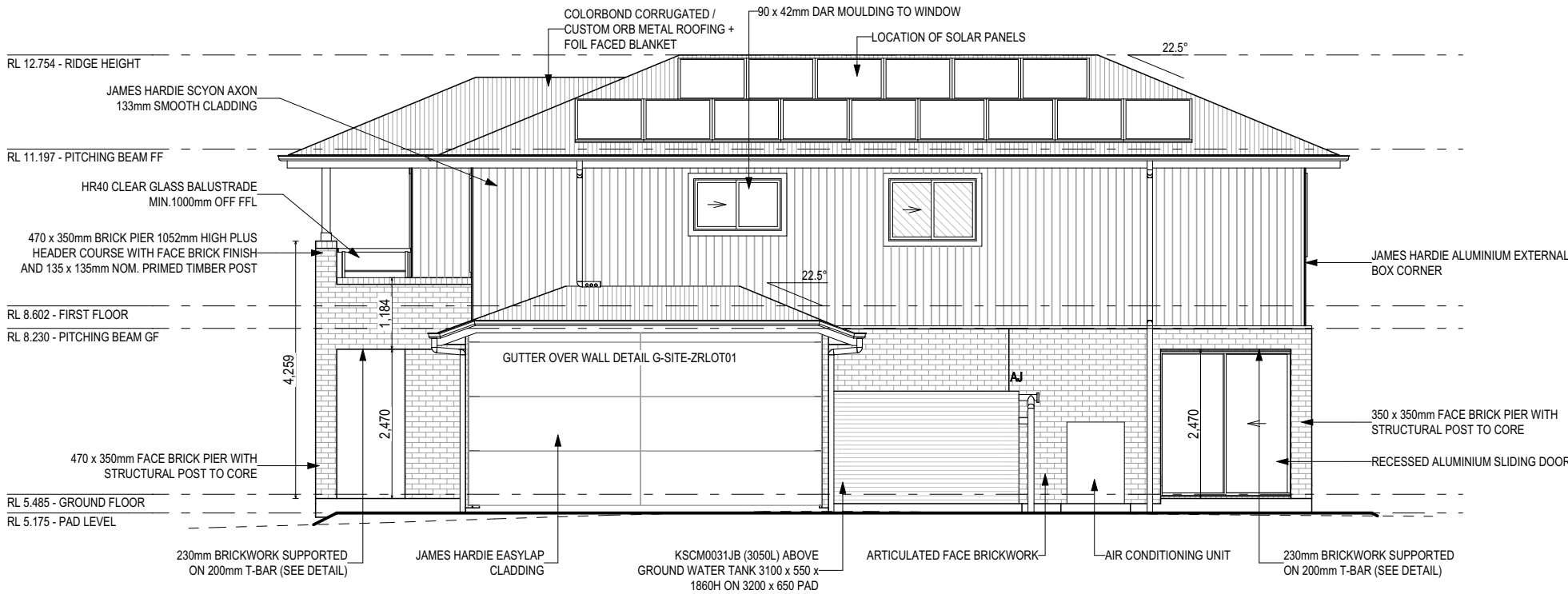
1:100

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607463



LEFT ELEVATION (SOUTH)
SCALE: 1:100



RIGHT ELEVATION (NORTH)
SCALE: 1:100

UPGRADE YOUR ROOF VENTILATION SYSTEM TO MINIMISE THE INGRESS OF HOT EMBERS INTO THE ROOF SPACE

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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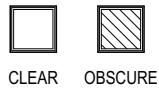
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

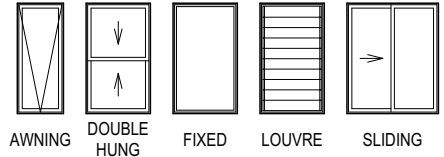
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION: NOW	REVISION	DRAWN	CLIENT: MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN	HOUSE DESIGN: PALENCIA TWO	HOUSE CODE: H-MNWPLC20DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607463
COPYRIGHT: © 2025	4 SITE ANALYSIS ADDED	ALW 10/06/2025	ADDRESS: 15 RAVEN CCT, WARRIEWOOD NSW 2102	FACADE DESIGN: VINCENT	FACADE CODE: F-MNWPLC20VNCTA	
	5 DIMS ADDED TO SITE PLAN	ALW 16/06/2025	LOT / SECTION / DP: 15 / - / 271326	SHEET TITLE: ELEVATIONS	SHEET No.: 11 / 22	
	6 AMENDED AS PER PCV002	ALW 01/07/2025	COUNCIL: NORTHERN BEACHES		SCALES: 1:100	
	7 COLOURS APPLIED	ENG 09/07/2025				
	8 PCV003 + DA RFI	LCS 14/07/2025				



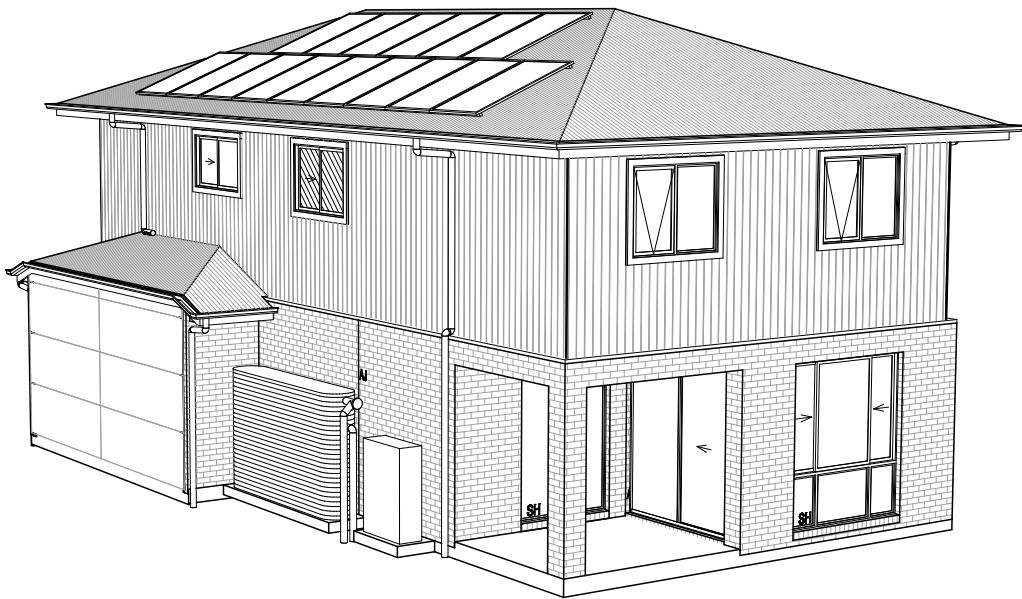
FRONT LEFT



FRONT RIGHT



REAR LEFT

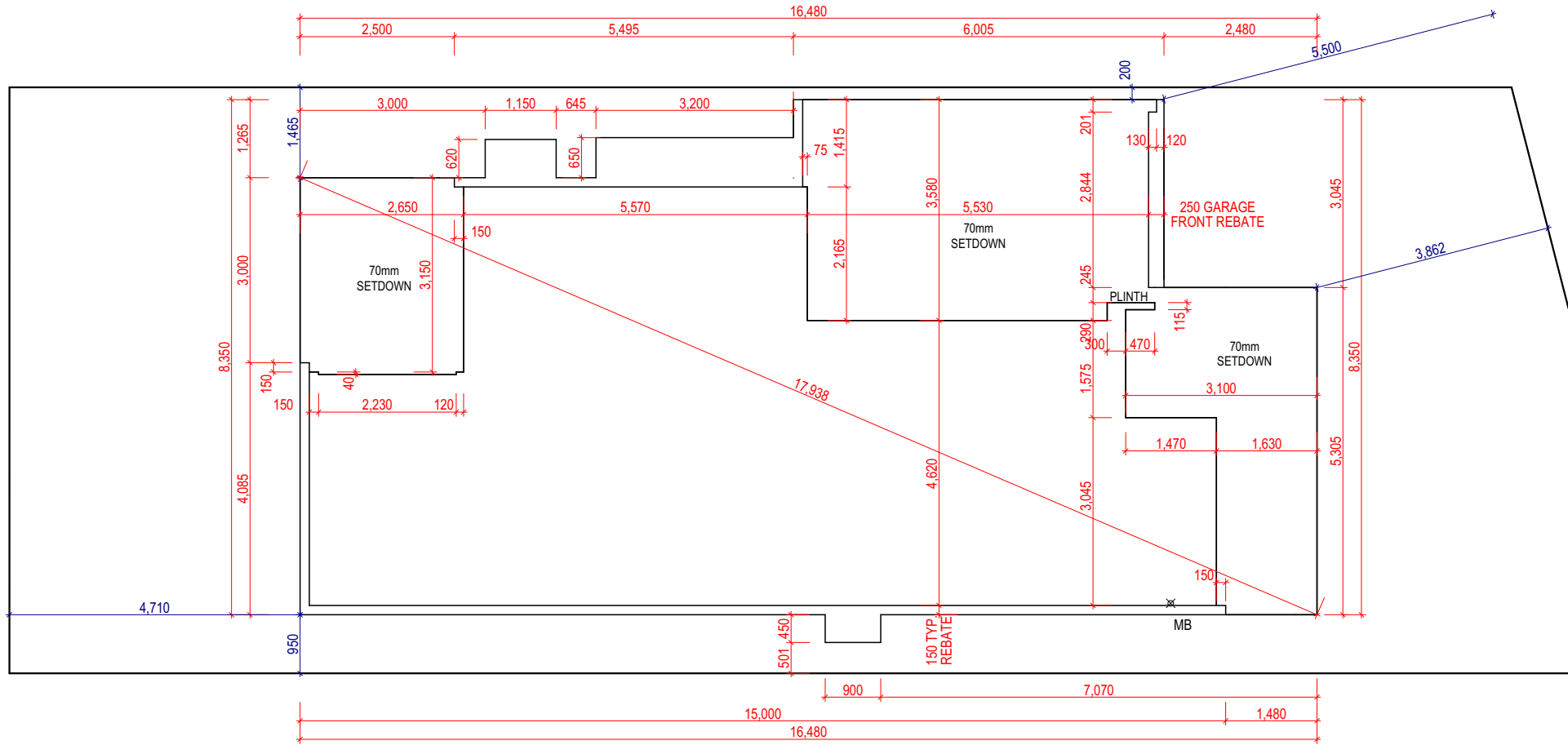


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NOW	4	SITE ANALYSIS ADDED		ALW	10/06/2025	MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN		PALENCIA TWO		H-MNWPLC20DA		
COPYRIGHT:	5	DIMS ADDED TO SITE PLAN		ALW	16/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	6	AMENDED AS PER PCV002		ALW	01/07/2025	15 RAVEN CCT, WARRIEWOOD NSW 2102		VINCENT		F-MNWPLC20VNCTA		
	7	COLOURS APPLIED		ENG	09/07/2025	LOT / SECTION / DP:		COUNCIL:		SHEET No.:		607463
	8	PCV003 + DA RFI		LCS	14/07/2025	15 / - / 271326		NORTHERN BEACHES		HOUSE EXTERIOR 3D VIEWS		
										12 / 22		


ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



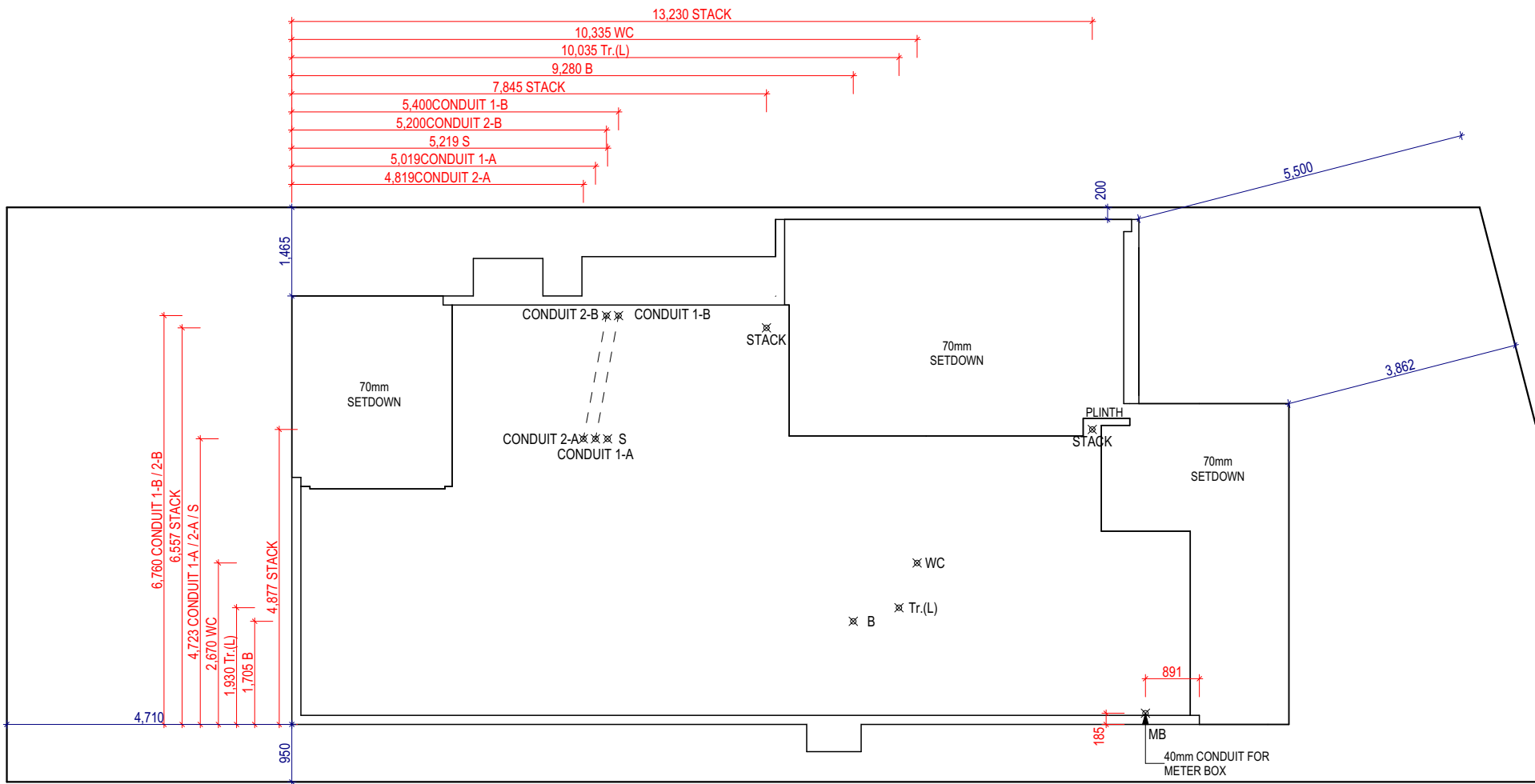
SLAB PLAN
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW		REVISION	DRAWN	CLIENT: MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN	HOUSE DESIGN: PALENCIA TWO	HOUSE CODE: H-MNWPLC20DA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607463
	COPYRIGHT: © 2025	4	SITE ANALYSIS ADDED	ALW 10/06/2025	ADDRESS: 15 RAVEN CCT, WARRIEWOOD NSW 2102	FACADE DESIGN: VINCENT	FACADE CODE: F-MNWPLC20VNCTA	
		5	DIMS ADDED TO SITE PLAN	ALW 16/06/2025	LOT / SECTION / DP: 15 / - / 271326	SHEET TITLE: SLAB PLAN	SHEET No.: 20 / 22	
		6	AMENDED AS PER PCV002	ALW 01/07/2025	COUNCIL: NORTHERN BEACHES		SCALES: 1:100	
		7	COLOURS APPLIED	ENG 09/07/2025				
		8	PCV003 + DA RFI	LCS 14/07/2025				

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



DRAINAGE PLAN
SCALE: 1:100

LEGEND

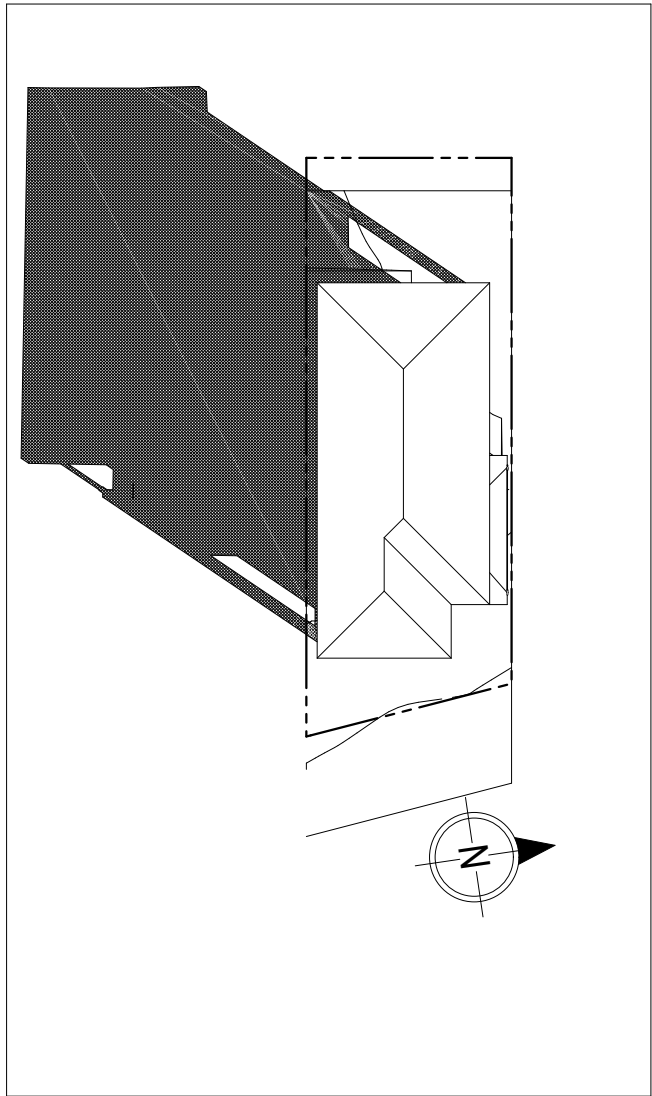
B	BASIN
Bth	BATH WASTE
FW	FLOOR WASTE GULLY
Shr	SHOWER
S	SINK (KITCHEN)
Tr.(L)	TROUGH (LAUNDRY)
WC	WATER CLOSET

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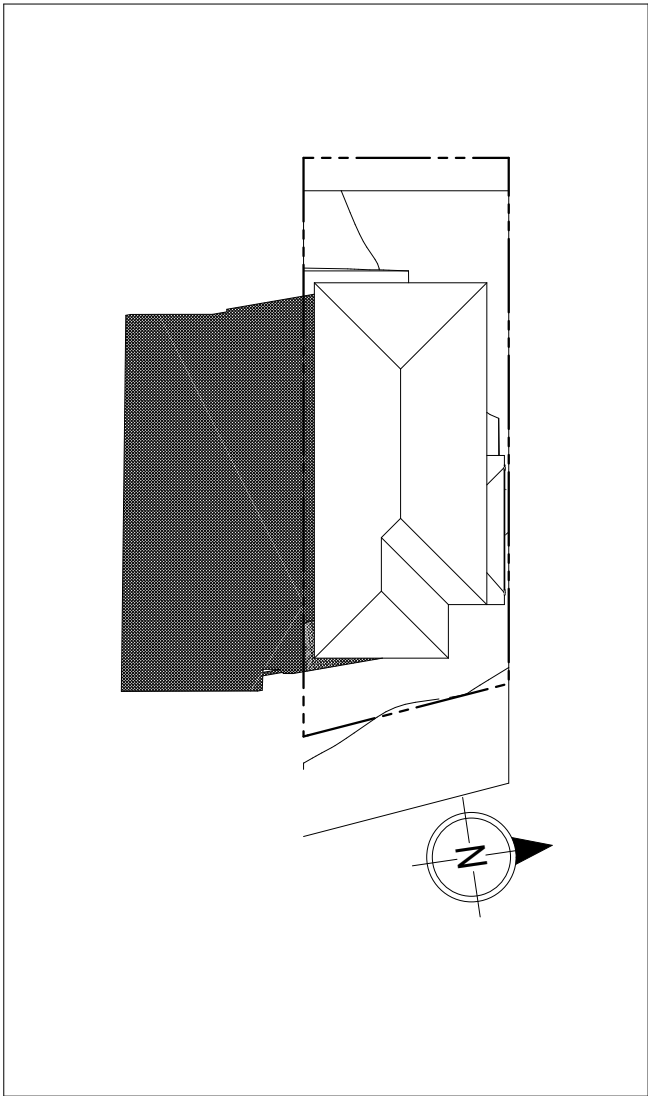
SUBJECT TO NCC 2022
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CONDENSATION MANAGEMENT
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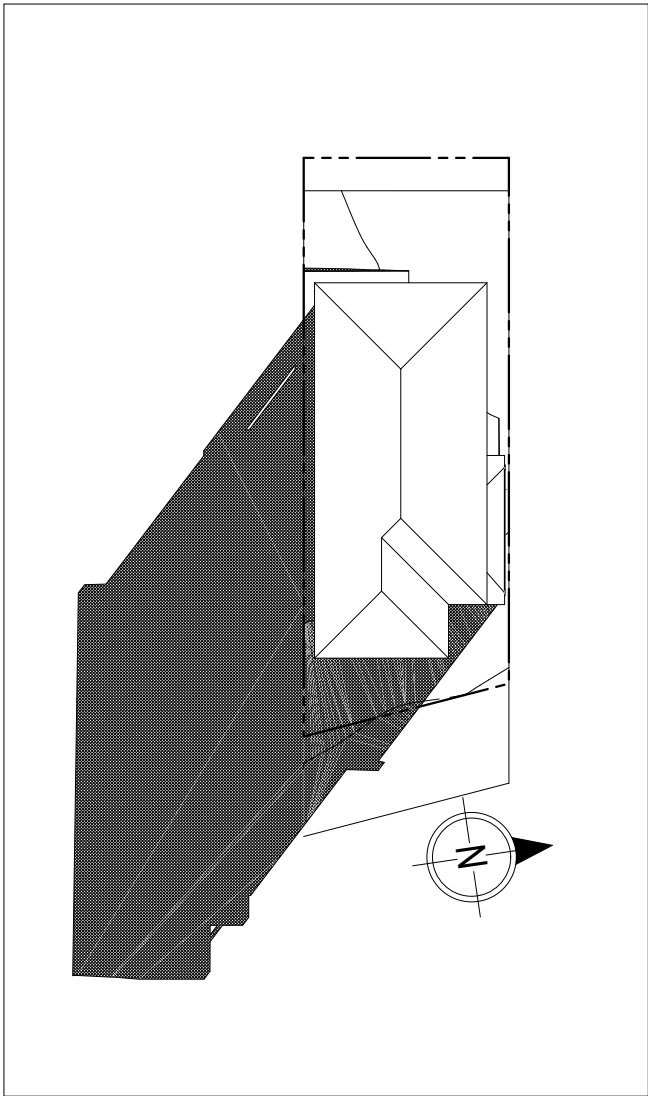
SPECIFICATION: NOW		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	4	SITE ANALYSIS ADDED		ALW	10/06/2025	MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN		PALENCIA TWO		H-MNWPLC20DA		
COPYRIGHT: © 2025	5	DIMS ADDED TO SITE PLAN		ALW	16/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	6	AMENDED AS PER PCV002		ALW	01/07/2025	15 RAVEN CCT, WARRIEWOOD NSW 2102		VINCENT		F-MNWPLC20VNCTA		
	7	COLOURS APPLIED		ENG	09/07/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	8	PCV003 + DA RFI		LCS	14/07/2025	15 / - / 271326		NORTHERN BEACHES		21 / 22	1:100	
												607463



JUNE 21 - 0900




JUNE 21 - 1200



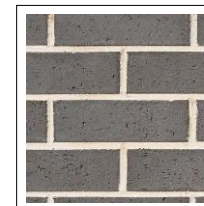
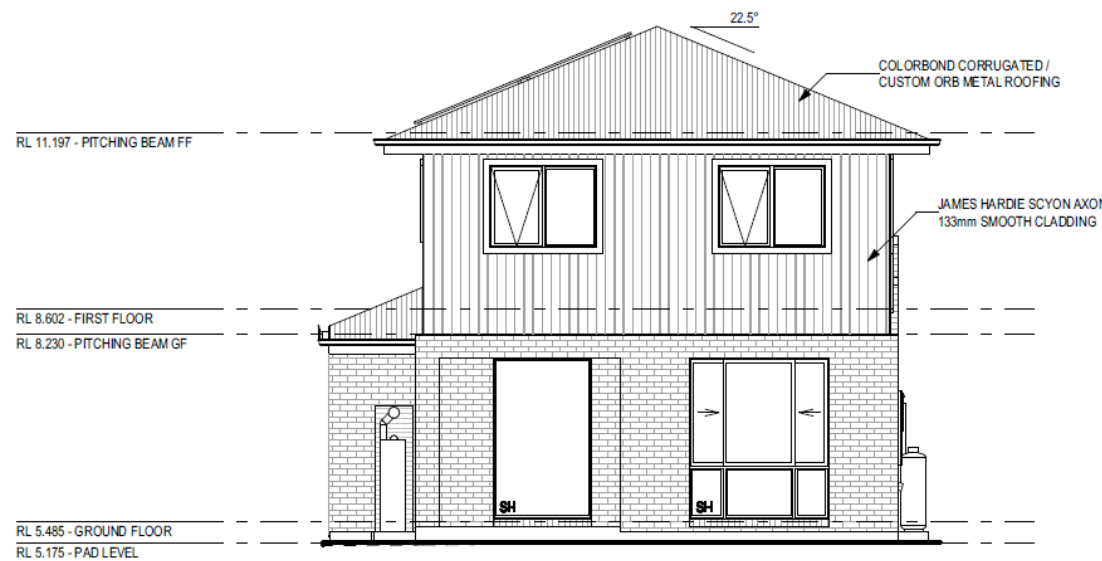
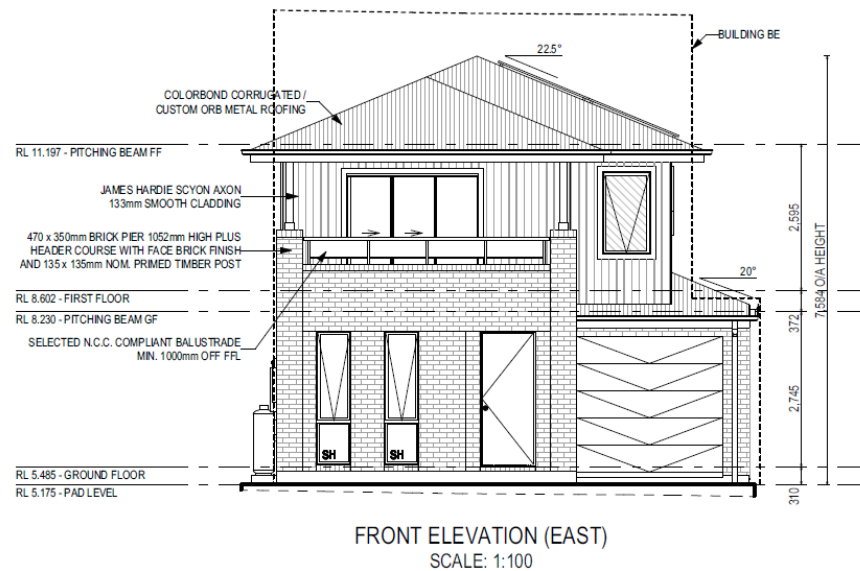
JUNE 21 - 1500

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW		REVISION	DRAWN	CLIENT: MR EDUARDO & MRS MICHELLE JUDKIEWICZ FICHMANN	HOUSE DESIGN: PALENCIA TWO		HOUSE CODE: H-MNWPLC20DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607463
	COPYRIGHT: © 2025	4	SITE ANALYSIS ADDED	ALW 10/06/2025	ADDRESS: 15 RAVEN CCT, WARRIEWOOD NSW 2102	FACADE DESIGN: VINCENT		FACADE CODE: F-MNWPLC20VNCTA	
		5	DIMS ADDED TO SITE PLAN	ALW 16/06/2025	LOT / SECTION / DP: 15 / - / 271326	SHEET TITLE: SHADOW DIAGRAMS - JUNE 21		SCALES: 1:350	
		6	AMENDED AS PER PCV002	ALW 01/07/2025	COUNCIL: NORTHERN BEACHES	SHEET No.: 22 / 22			
		7	COLOURS APPLIED	ENG 09/07/2025					
		8	PCV003 + DA RFI	LCS 14/07/2025					

External Palette

Job Number and Surname: 607463 - Fichmann
MyChoice Style: Coastal / Contempo



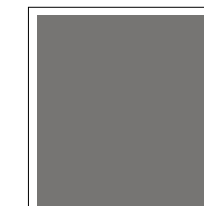
Brick: Wilderness Silver Birch



Roof & Gutter: Wallaby



Fascia: Dover White



Garage Door: Wallaby, Flatline



Front Door & Cladding: June Fog



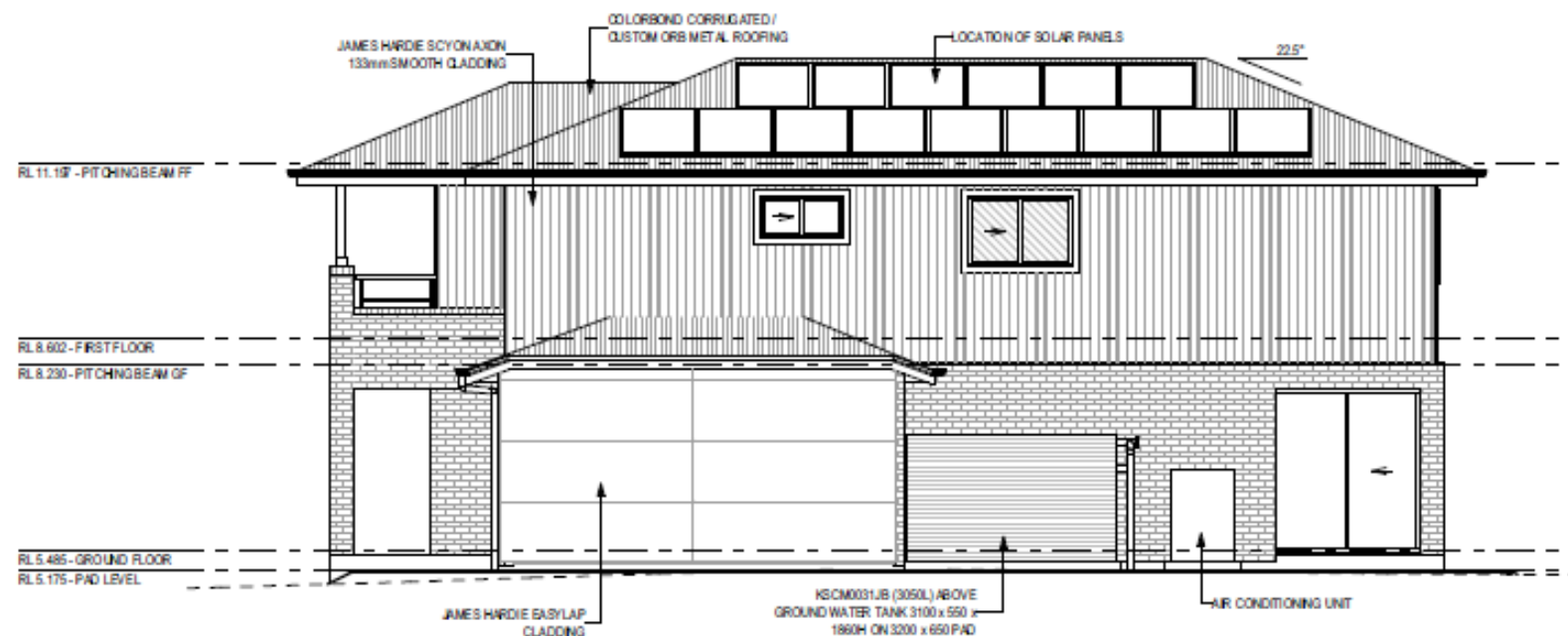
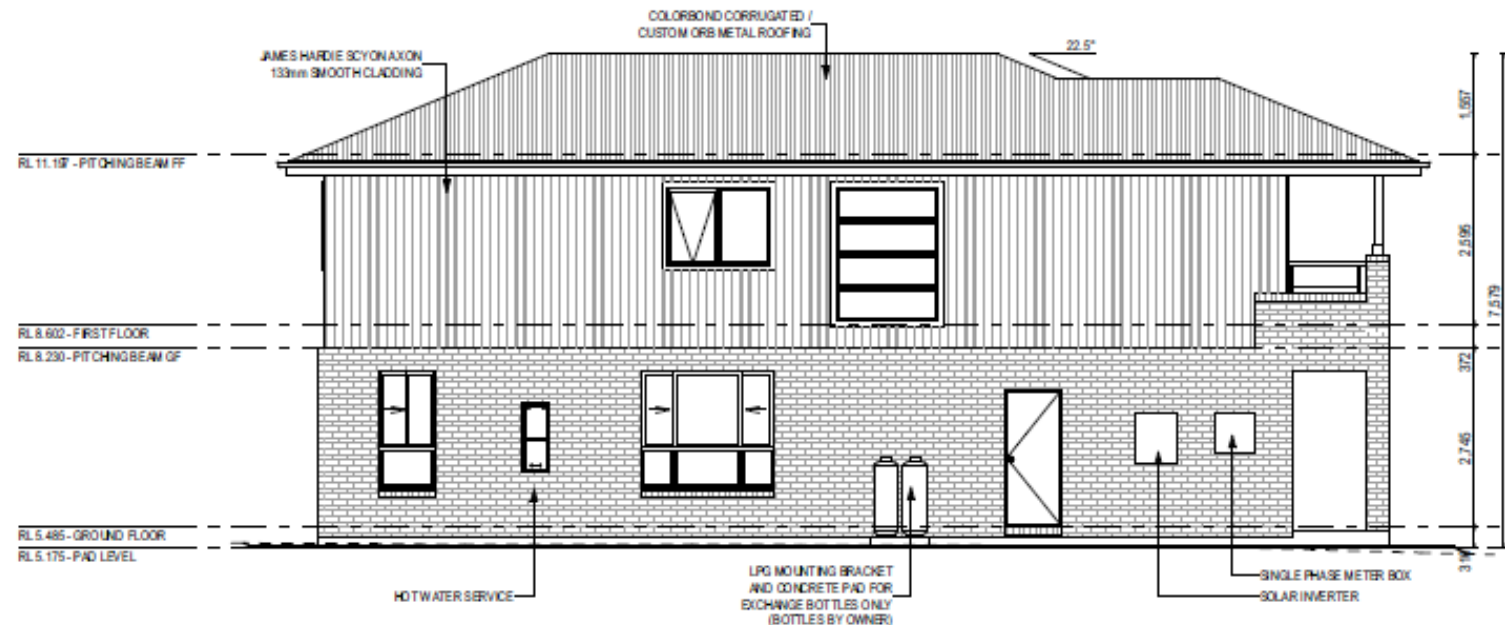
Windows & Balcony Handrail: Pearl White



mcDonald jones
FIND YOURSELF AT HOME



External Palette



mcdonald jones
FIND YOURSELF AT HOME



External Palette

Insert overall palette photo here

Insert sample labels photo here



External Palette

Please note colours are not exact/true and should only be used as a guide.

It is the client's responsibility to ensure that codes, colours ad finishes specified within this palette are exactly what you want and have been reflected/the same as your signed MyChoice documents.

Client Signature: Date:

Client Signature: Date:

