

PROVIDE R2-0 (SOUNDSCREEN OR EQUIVALENT) FLOOR/CEILING
ACOUSTIC INSULATION (70MM THICK) TO THE GROUND
FLOOR/CEILING AREA WHERE FIRST FLOOR IS ABOVE
(EXCLUDES GARAGE, PORCH, BALCONY (X2),
ALFRESCO & STAIR VOID AREAS)

PROVIDE PLATINUM SOUNDS OF SILENCE SOUNDSCREEN
R2-0 INSULATION TO ALL INTERNAL WALLS

DRAINAGE POINTS THROUGH
WALL & ALLOW ADDITIONAL
BRACING FOR FLOATING VANITIES

DENOTES ARTICULATION JOINT IN
BRICK WORK. FINAL LOCATION TO
BE VERIFIED ON SITE BY THE
BUILDER IN ACCORDANCE WITH
NCC CLAUSE 3-3-5-13

ALL WET AREAS TO BE
PROVIDED WITH FLOOR WASTE

⑤ HARD WIRED PHOTO-ELECTRIC SMOKE
ALARMS TO BE INSTALLED AS PER
NCC PART 3-7-5 & AS 3786

DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER
FLOW RATES SPECIFIED IN NCC PART 3-8-7-3 &
MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT
TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER
NCC PART 3-8-7-4

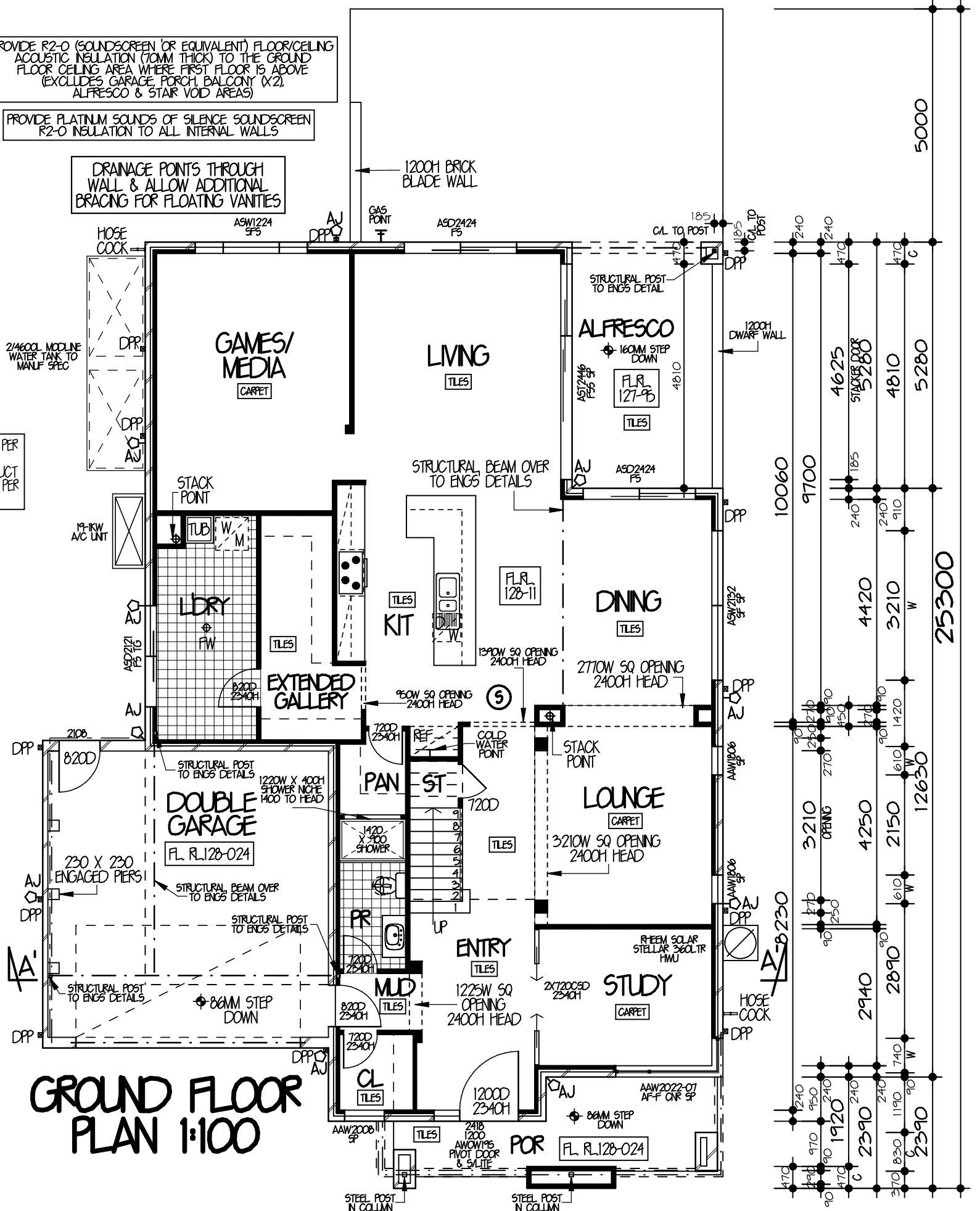
NOTE:

STEEL & H/W TIMBER POSTS TO
ENG'S DETAILS TO SUPPORT STEEL
BEAMS OVER TO BE LOCATED WITHIN
WALL FRAMES.

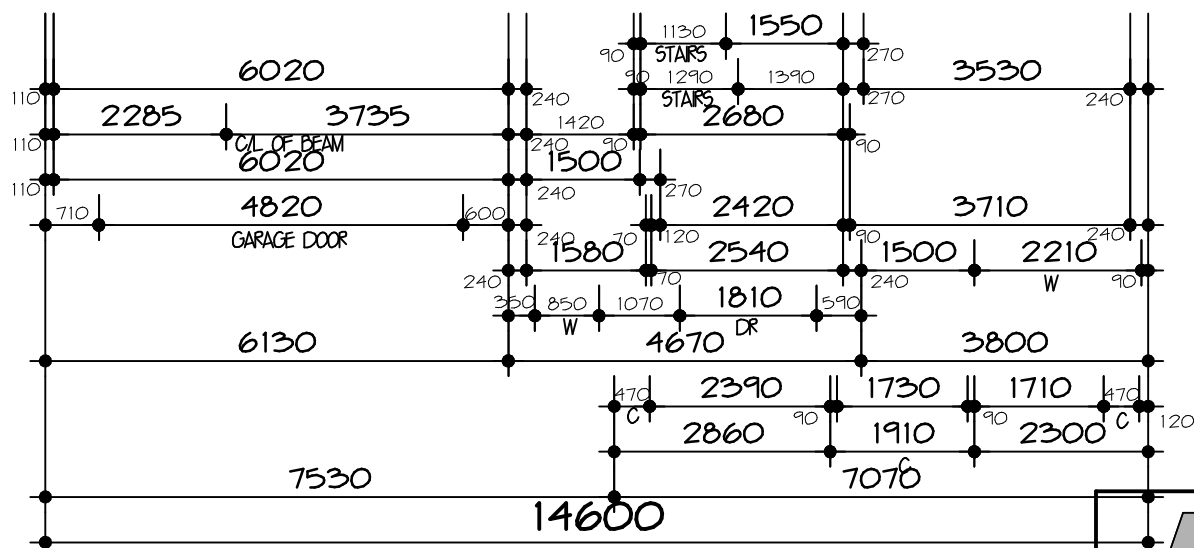
BALCONY ATTACHMENTS & SUPPORTS
TO BE IN ACCORDANCE WITH
NCC PART 3-10-6

ISOLATED MASONRY PERS TO BE
CONSTRUCTED IN ACCORDANCE WITH
NCC PART 3-3-6

REFER TO STRUCTURAL ENGINEERS
PLANS FOR POST TYPE & LOCATIONS.



GROUND FLOOR
PLAN 1:100



LEVEL 3,
22 BROOKHOLLOW AVENUE,
NORTHWEST BUSINESS PARK,
BAULKHAM HILLS NSW 2153
P 8860 9222
F 8860 9233

FOR MR. J. ROSS &
MRS. K. L. ROSS
LOT 29, 16 MELWOOD AVENUE,
FORESTVILLE DP:266454
AT WALDORF 48 (PRESTIGE SERIES)
TYPE FACADE BELLEVUE
MASTER A16204
JOB NO. 0026449
HAND LH
DWG NO. AND-35344
PAGE NO. 3 OF 10



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2022/1682



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BULKHAM HILLS
PD BOX 6410 BULKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533
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ISSUE	DATE	REVISION	DRAWN
A	24-1-22	SITING	LB
B	1-4-22	RE-SITING	DP
C-1	27-5-22	CC PLANS	DT
D	1-7-22	AMENDS/BASIX	MS/AJ
E	26-9-22	SHADOWS/HYD/BASIX	DF

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DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOW RATES SPECIFIED IN NCC PART 3-8-7-3 & MUST BE DISCHARGED DIRECTLY VIA SHIRT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 3-8-7-4

DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES

TEMPORARY SET WINDOWS TO ENS BED 2, 3 & 4 TO 900MM FROM FFL - REFER TO WALL DETAIL WAL - 005/006

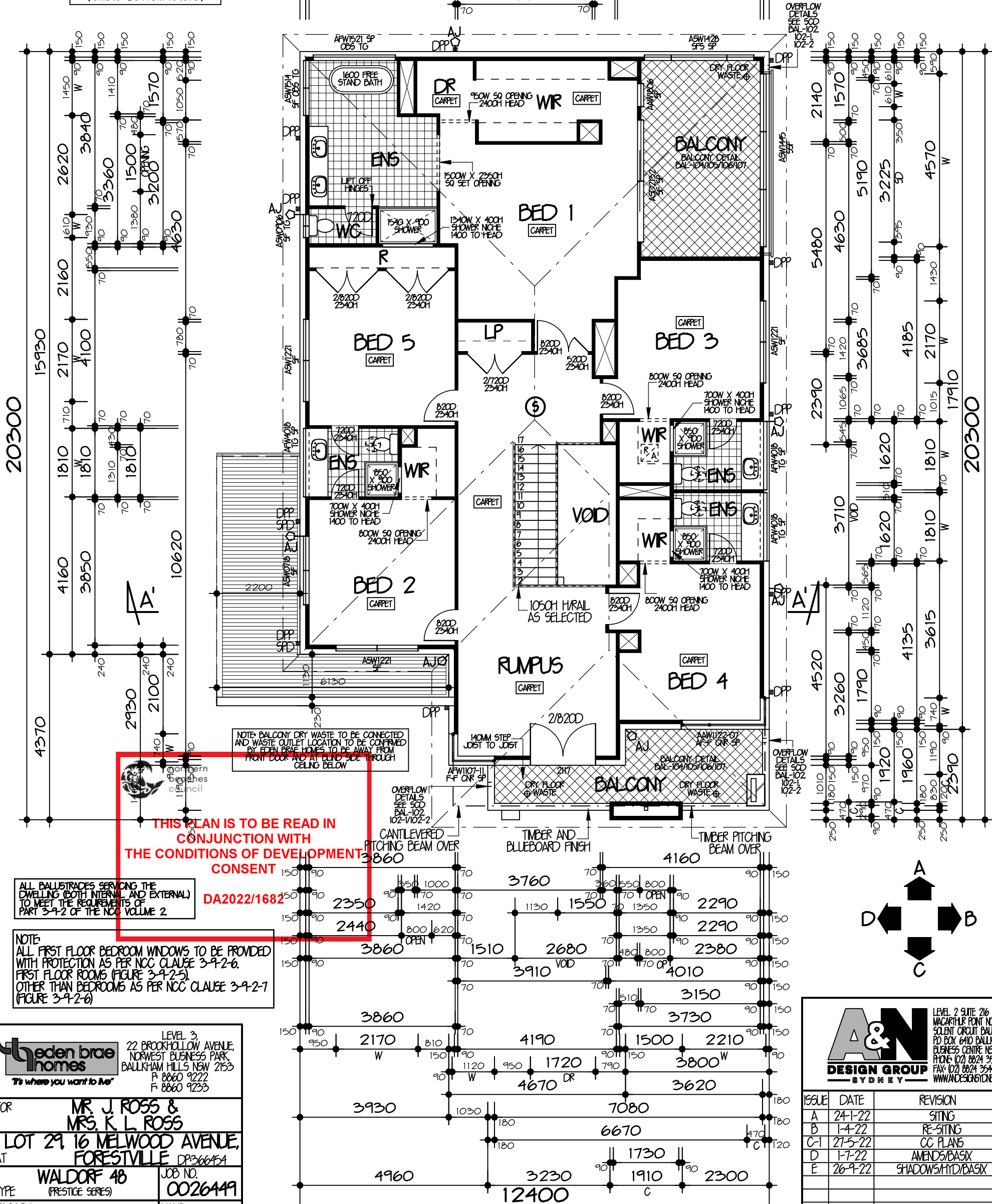
BED 1 ENSUITE WINDOW SILLS TO BE 500MM FROM FFL WINDOW TO BE 50 SET (REMOVE BOTTOM REVEAL)

DENOTES ARTICULATION JOINT IN BRICK WORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH NCC CLAUSE 3-3-5-13

DENOTES AIR CONDITIONER DUCT

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER NCC PART 3-7-5 & AS 3786



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ALL BALUSTRADES SERVING THE DWELLING (BOTH INTERNAL AND EXTERNAL) TO MEET THE REQUIREMENTS OF PART 3-9-2 OF THE NCC VOLUME 2

NOTE: ALL FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH PROTECTION AS PER NCC CLAUSE 3-9-2-6. FIRST FLOOR ROOMS (FIGURE 3-9-2-5). OTHER THAN BEDROOMS AS PER NCC CLAUSE 3-9-2-7 (FIGURE 3-9-2-6)

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eden brae homes
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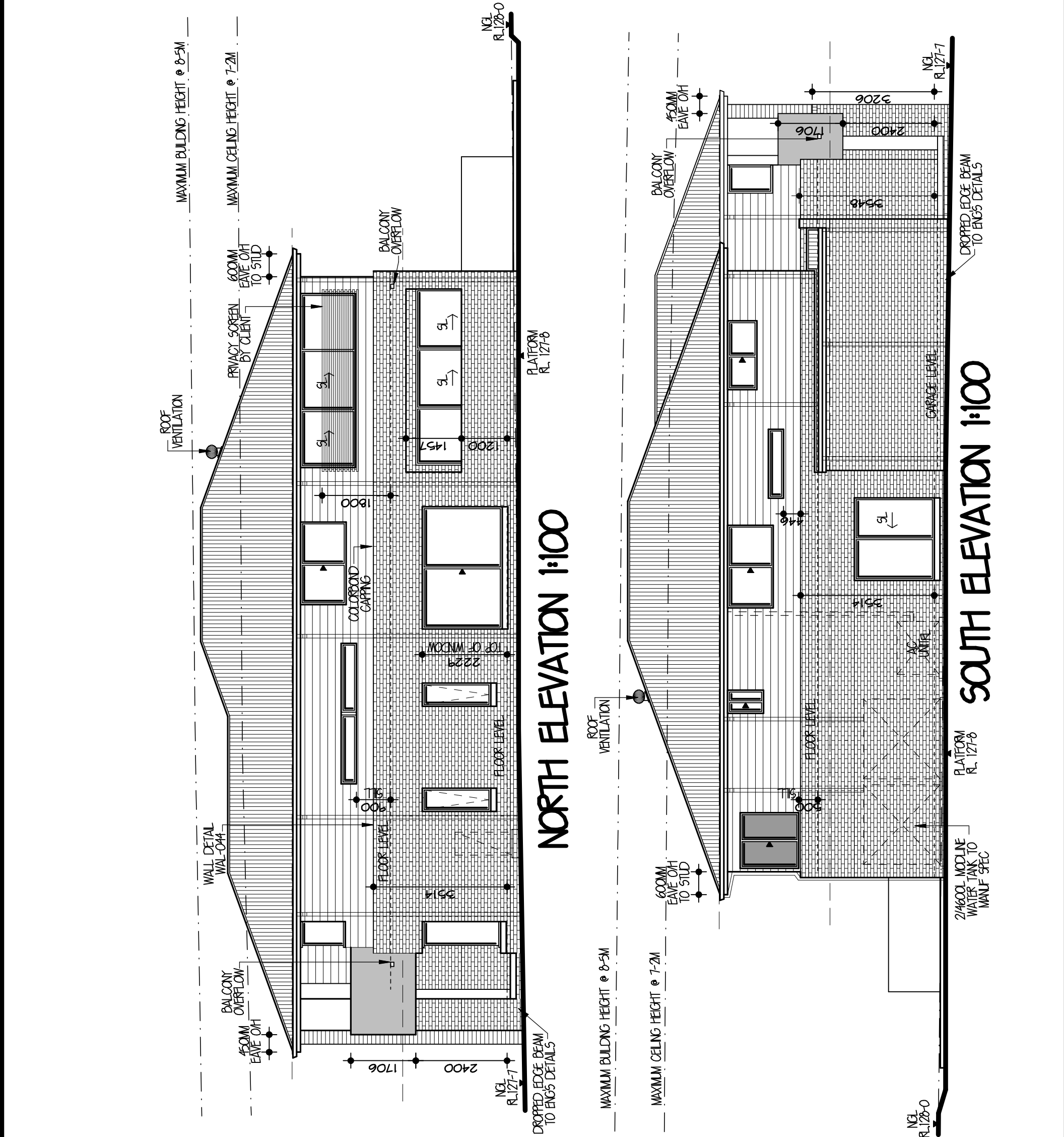
FOR **MR. J. ROSS & MRS. K. L. ROSS**
LOT 29, 16 MELWOOD AVENUE,
FORESTVILLE DP: 266454
AT **WALDORF 48** (PRESTIGE SERIES)
TYPE **BELLEVUE**
MASTER **A16204**
JOB NO. **0026449**
HAND **LH**
DWG NO. **AND-35344**
PAGE NO. **4 OF 10**

A&N DESIGN GROUP
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FIRST FLOOR PLAN 1:100





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FOR **MR. J. ROSS & MRS. K. L. ROSS**

LOT 29, 16 MELWOOD AVENUE, FORESTVILLE DP:266454

AT **WALDORF 48** (PRESTIGE SERIES) JOB NO. **0026449**

FACADE **BELLEVUE** HAND **LH**

MASTER **A16204** DWG NO. **AND-35344** PAGE NO. **6 OF 10**

 northern beaches council

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