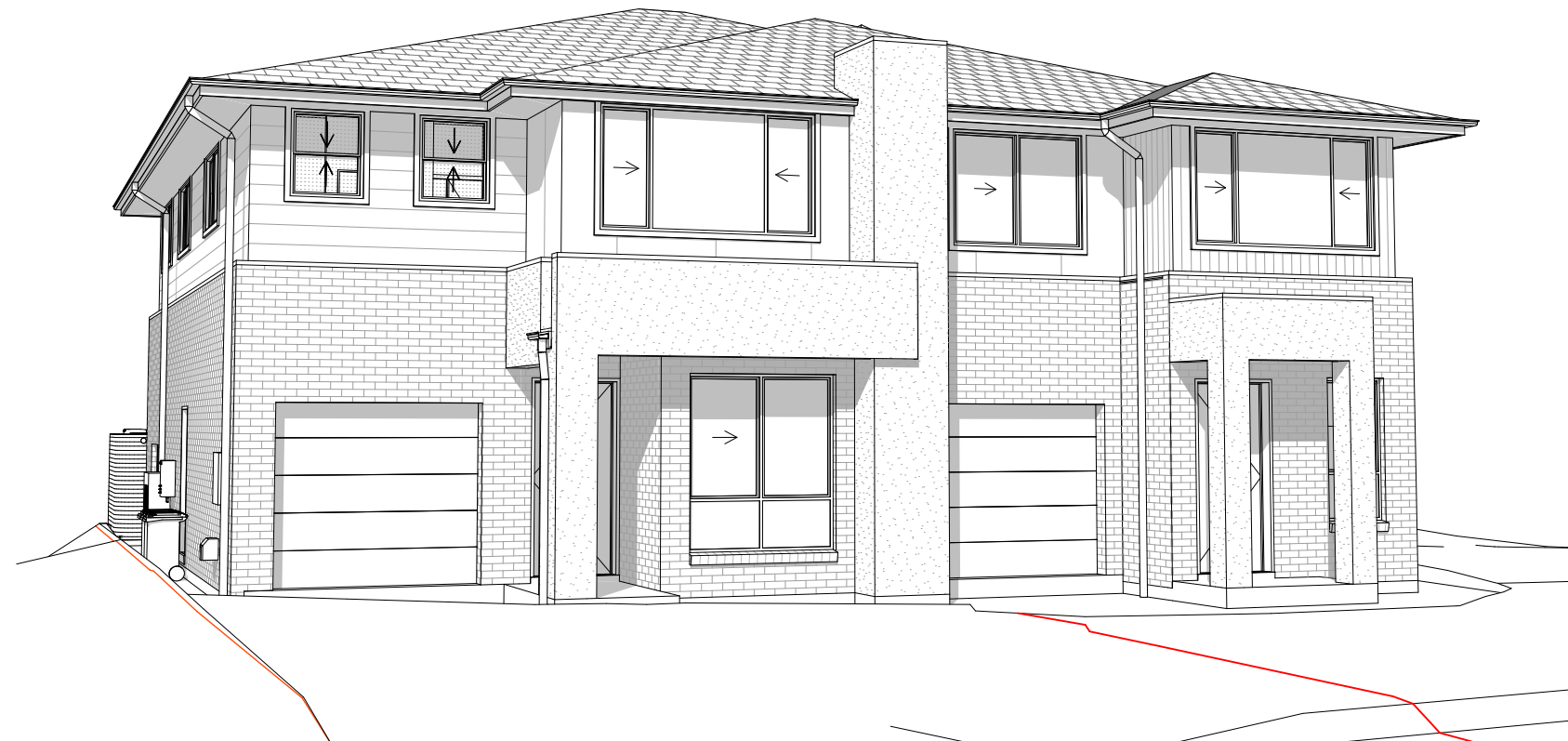


**LOT 34, NO.20 GRIMES
PLACE, DAVIDSON, NSW 2085**

**MR. M. DAYOUB, MR. M.
DAYOUB, MR. B. GAFFNEY &
MRS. N. GAFFNEY**



SHEET LIST

01 COVER SHEET

02 GENERAL NOTES AND SPECIFICATIONS

03 SITE PLAN

04 DEMOLITION PLAN

05 SWEPT PATH ANALYSIS

06 SEDIMENT & WASTE MANAGEMENT PLAN

07 SITE ANALYSIS PLAN

08 SHADOW DIAGRAMS

09 PROPOSED STRATA SUBDIVISION PLAN

10 GROUND FLOOR PLAN

11 FIRST FLOOR PLAN

12 ROOF PLAN

13 ELEVATIONS A & B

14 ELEVATIONS C & D

15 SECTION & BASIS / NatHERS REQUIREMENTS

16 SLAB LAYOUT PLAN

SHEET LIST

17 ELECTRICAL PLAN

18 UNIT 1 - I.E. - KITCHEN

19 UNIT 1 - I.E. - W.I.P.

20 UNIT 1 - I.E. - LAUNDRY

21 UNIT 1 - I.E. - BATH 2

22 UNIT 1 - I.E. - ENSUITE

23 UNIT 1 - I.E. - BATH 1

25 UNIT 2 - I.E. - KITCHEN

25 UNIT 2 - I.E. - W.I.P.

26 UNIT 2 - I.E. - LAUNDRY

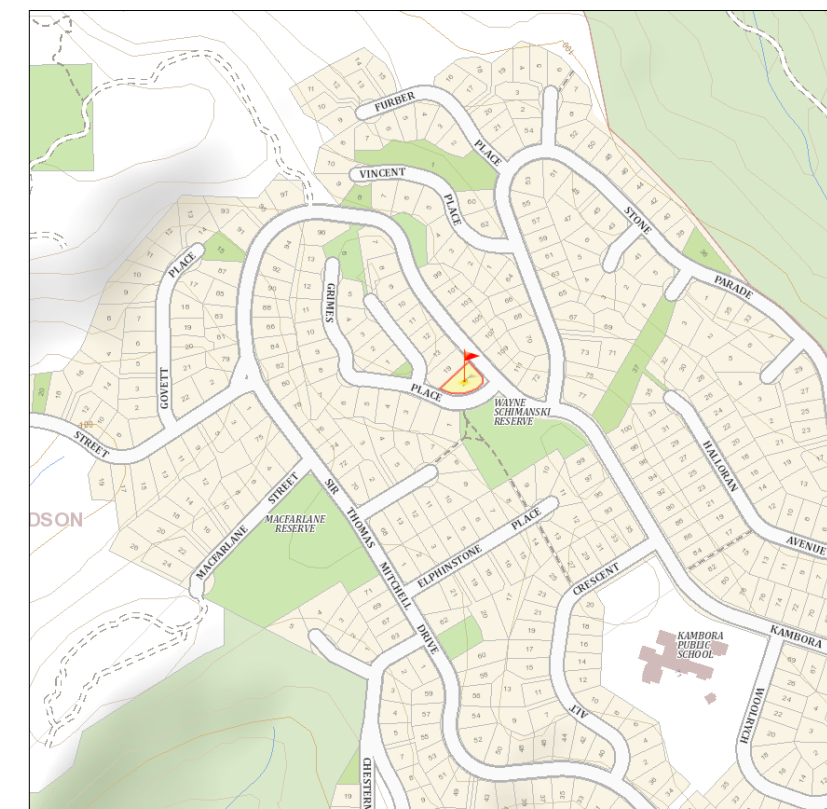
27 UNIT 2 - I.E. - BATH 2

28 UNIT 2 - I.E. - ENSUITE

29 UNIT 2 - I.E. - BATH 1

30 WINDOW / DOOR SCHEDULE

31 COLOUR SCHEDULE

[illegible]

LOCATION PLAN

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025
GENERAL NOTES: 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. MERIDIAN HOMES (AUST) PTY. LTD. OWNS THE COPYRIGHT IN THE DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.		

COVER SHEET

MERIDIAN HOMES

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Tel: 1300 955 135 | AS/NZS 952 430 | www.meridianhomes.net.au
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CLIENT:
**MR. M. DAYOUB, MR. M. DAYOUB,
MR. B. GAFFNEY & MRS. N. GAFFNEY**

ADDRESS:
LOT 34, NO.20 GRIMES PLACE,

SUBURB:
DAVIDSON, NSW 2085

HOUSE DESIGN:
CUSTOM

DEPOSITED PLAN:
DP 251101

SCALE:
N/A

FACADE:
ASTRID

COUNCIL:
NOTHERN BEACHES COUNCIL

DRAWN:
TN

DATE:
14/08/2025

SHEET: **01 OF 31**

INCLUSIONS:
CLASSIC

REVISION:
M

JOB NUMBER
3081

SITE NOTES

PROPOSED DRIVEWAY / ENTRY PATH AREA:
109.76m²

PROPOSED CROSSOVER AREA:
10.36m²

SITE SPECIFICATIONS

SLAB CLASSIFICATION: 'S'

CONCRETE STRENGTH: 25 MPa

WIND CLASSIFICATION: 'N2'

BY BUILDER / OWNER

DRIVEWAY: BY OWNER

CROSSOVER: BY OWNER

RETAINING WALLS: BY OWNER

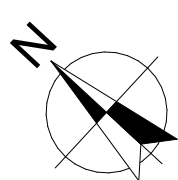
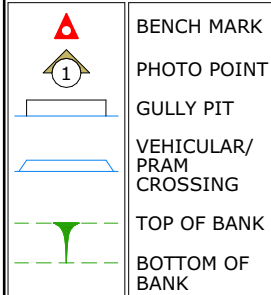
SOFT LANDSCAPING: BY OWNER

CLOTHES DRYING LINE: BY OWNER

SIDE & REAR FENCING: BY OWNER

LETTERBOX: BY OWNER

SURVEY LEGEND



MGA

SURVEY ABBREVIATIONS

EB	- ELECTRICAL BOX
EM	- ELECTRICAL METER
GM	- GAS METER
H	- HYDRANT
KO	- KERB OUTLET
LH	- LAMP HOLE
LP	- LIGHT POLE
MH	- MAN HOLE
MS	- MAINTENANCE SHAFT
PP	- POWER POLE
R	- HYDRANT RECYCLED
SH	- SHRUB
SIO	- SEWER INSPECTION OPENING
SMH	- SEWER MAN HOLE
SR	- STOP VALVE RECYCLED
SV	- STOP VALVE
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

REV.	DESCRIPTION	DATE
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SITE PLAN



MERIDIAN HOMES

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MR. B. GAFFNEY & MRS. N. GAFFNEY

ADDRESS:
LOT 34, NO.20 GRIMES PLACE,

SUBURB:
DAVIDSON, NSW 2085

HOUSE DESIGN:
CUSTOM

DEPOSITED PLAN:
DP 251101

SCALE:
1:250 @ A3

FACADE:
ASTRID

COUNCIL:
NOTHERN BEACHES COUNCIL

DRAWN:
TN

DATE:
14/08/2025
SHEET: 03 OF 31

INCLUSIONS:
CLASSIC

REVISION:
M

JOB NUMBER:
3081

D.A. LODGEMENT

REFER TO **WARRINGAH DEVELOPMENT CONTROL PLAN 2011** FOR DEVELOPMENT CONTROLS

SITE AREA: 866.50 m²

PROPOSED ROOF COVERAGE: 259.84m²

STORMWATER CALC.:

HARD LANDSCAPE AREAS:
(INCL. ROOF, DRIVEWAY, PATHS ETC.) 370.02m²

SITE COVERAGE RATIO: 42.70%

MAXIMUM ALLOWABLE SITE COVERAGE PRIOR TO O.S.D. REQUIRED: 60.00%

PRIVATE OPEN SPACE:

(MINIMUM DIMENSION OF 5m)
TOTAL: 179.93m²

MINIMUM REQUIRED: 60.00m²
(MINIMUM 60 SQM)

LANDSCAPE AREA:

(EXCLUDES ALL HARD SURFACES, MINIMUM DIMENSION OF 2m)
TOTAL LANDSCAPED AREA: 492.89m²
56.88%

MINIMUM REQUIRED BY DCP: 346.60m²
(MINIMUM LANDSCAPE AREA = 40% OF LOT AREA)

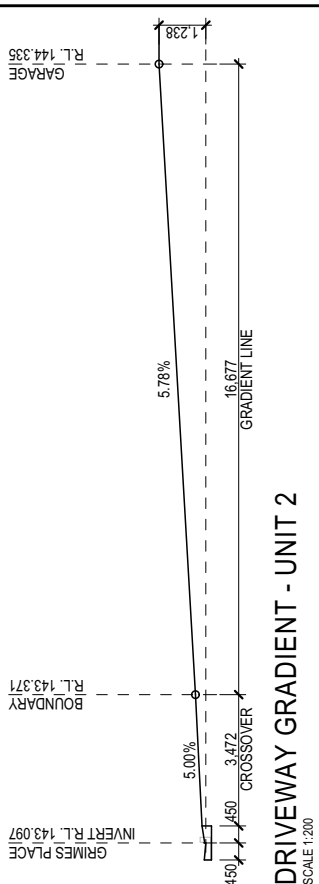
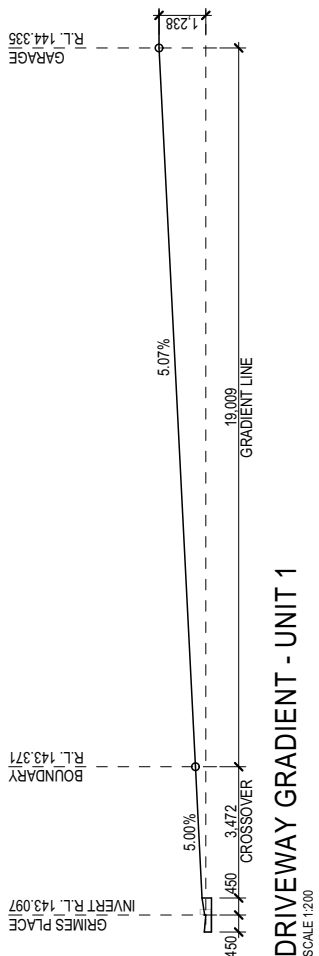
BUILDING HEIGHT:

MAXIMUM RIDGE HEIGHT: 8.5m

MAXIMUM CEILING HEIGHT: 7.2m

CUT / FILL:

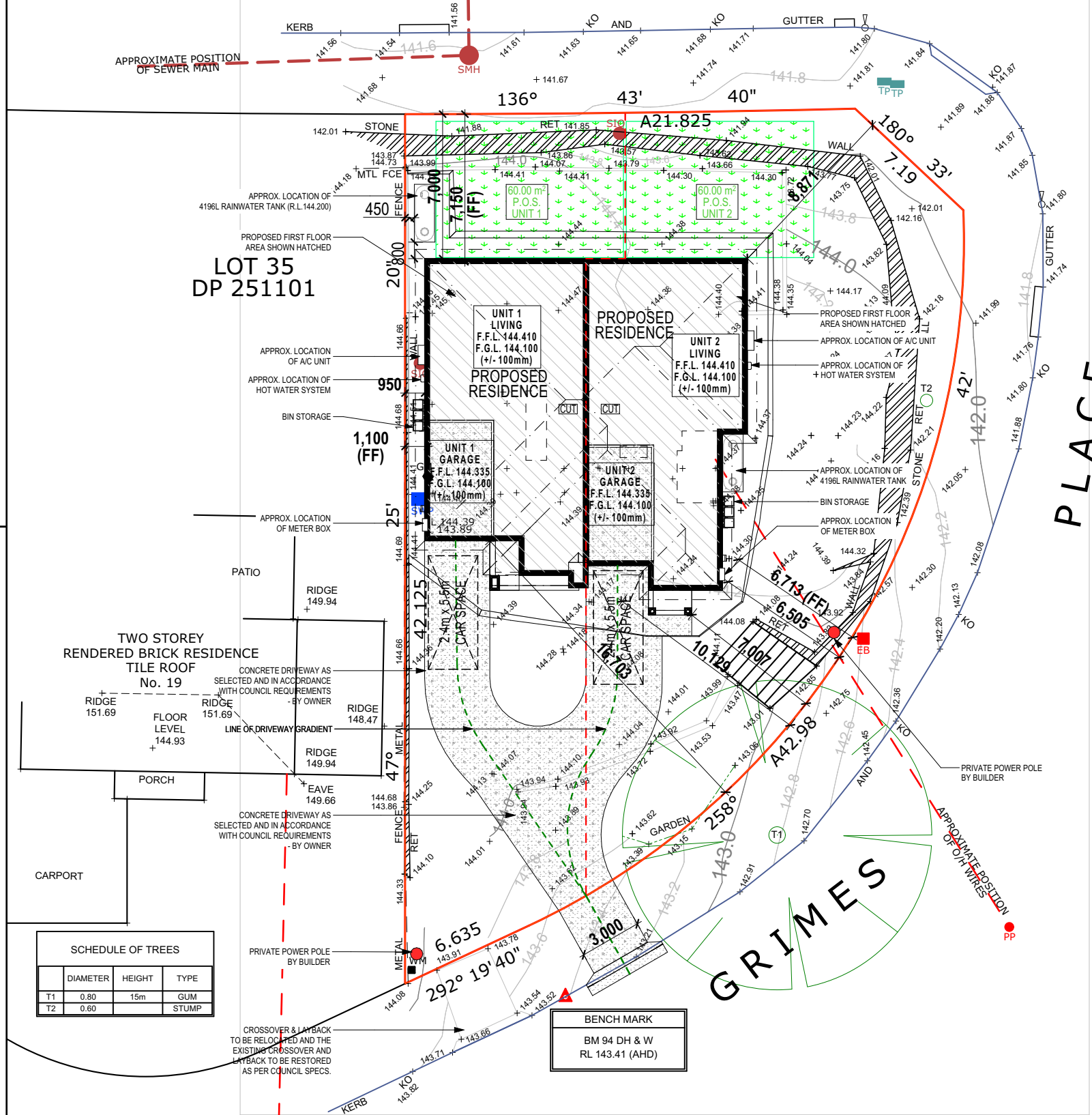
MAXIMUM 1000mm CUT
MAXIMUM 1000mm FILL
(FILL MUST BE CONTAINED WITHIN THE BUILDING FOOTPRINT)



DRIVEWAY GRADIENT - UNIT 1
SCALE 1:200

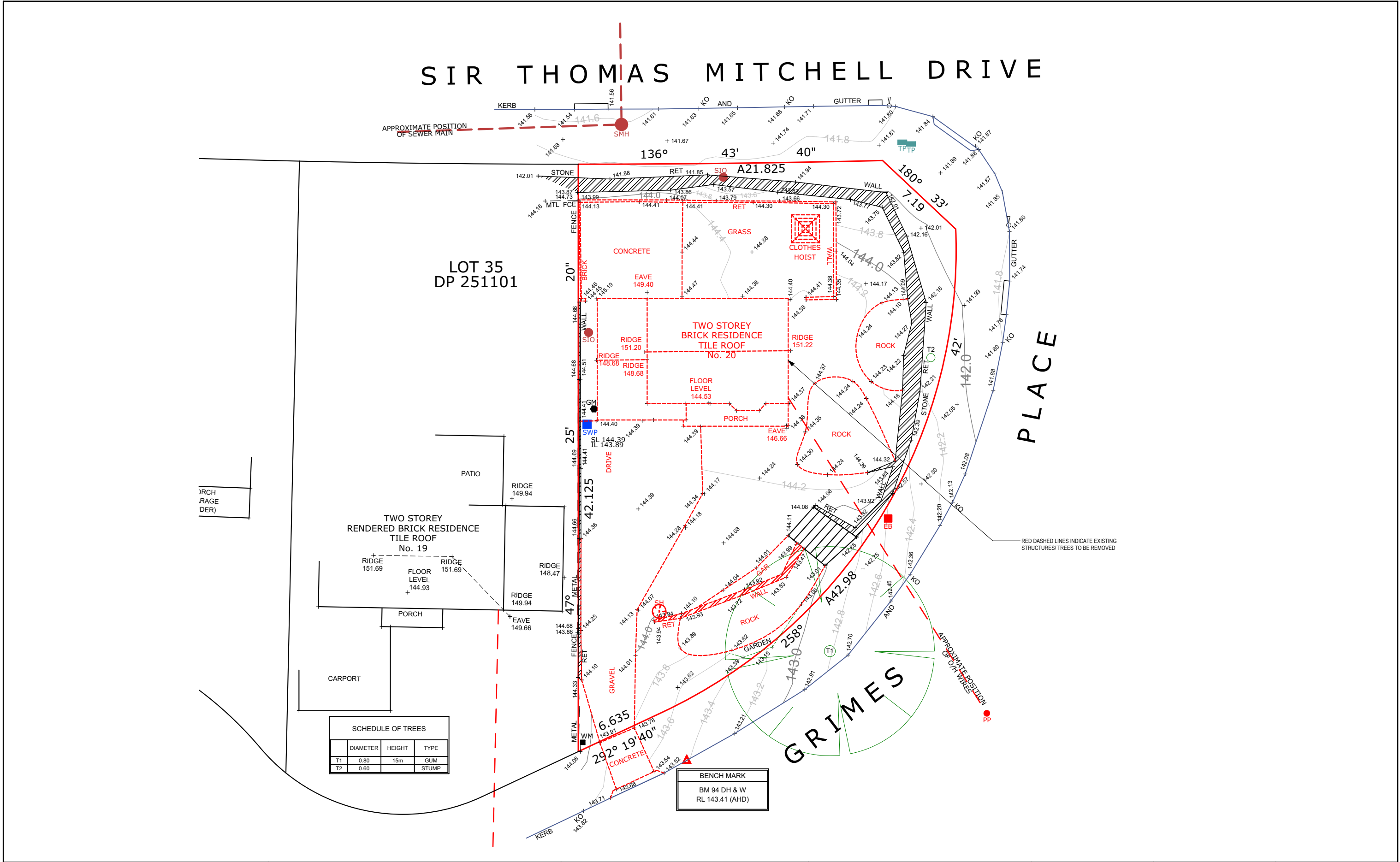
DRIVEWAY GRADIENT - UNIT 2
SCALE 1:200

SIR THOMAS MITCHELL DRIVE

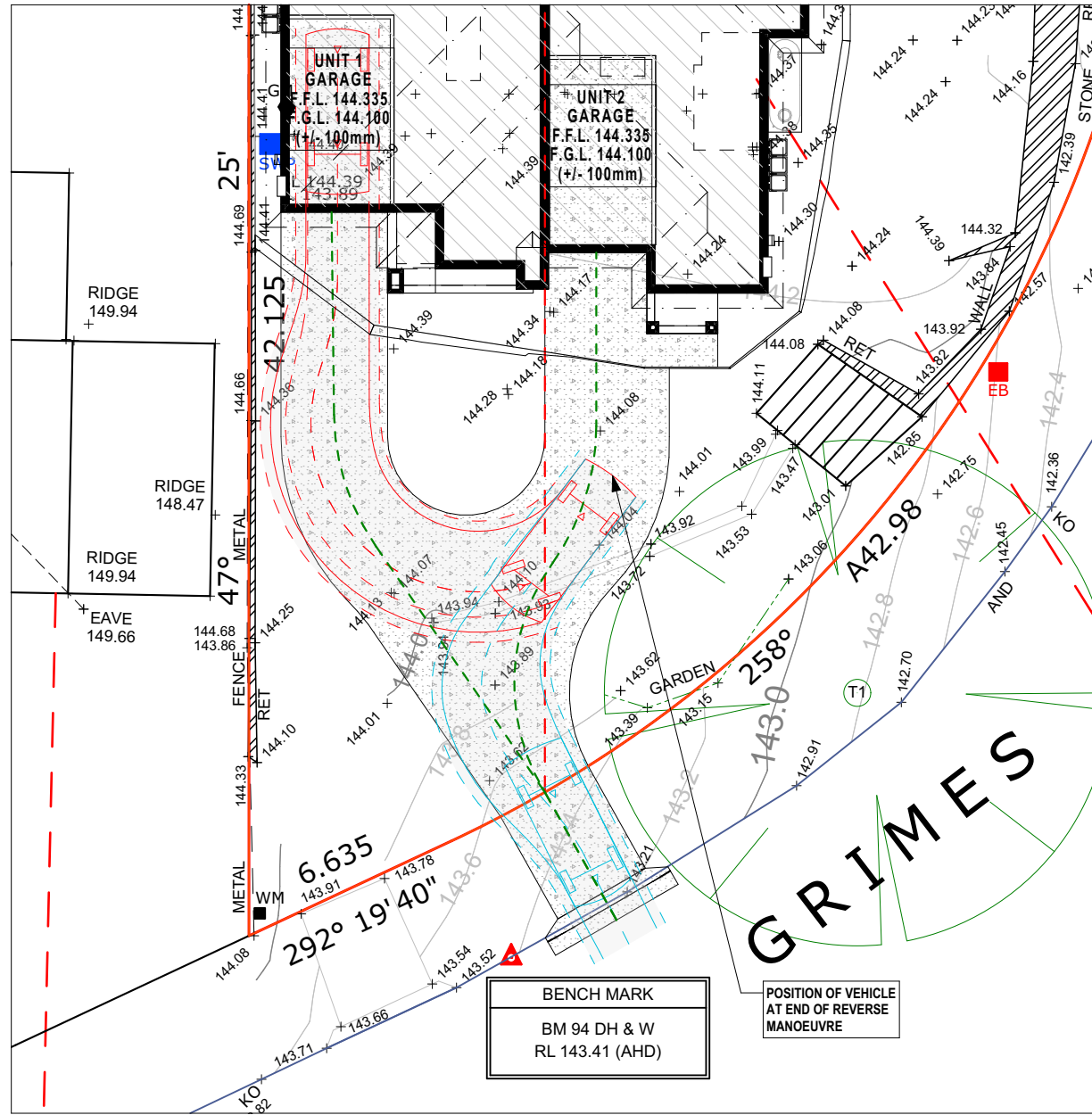


SCHEDULE OF TREES		
	DIAMETER	HEIGHT
T1	0.80	15m
T2	0.60	15m

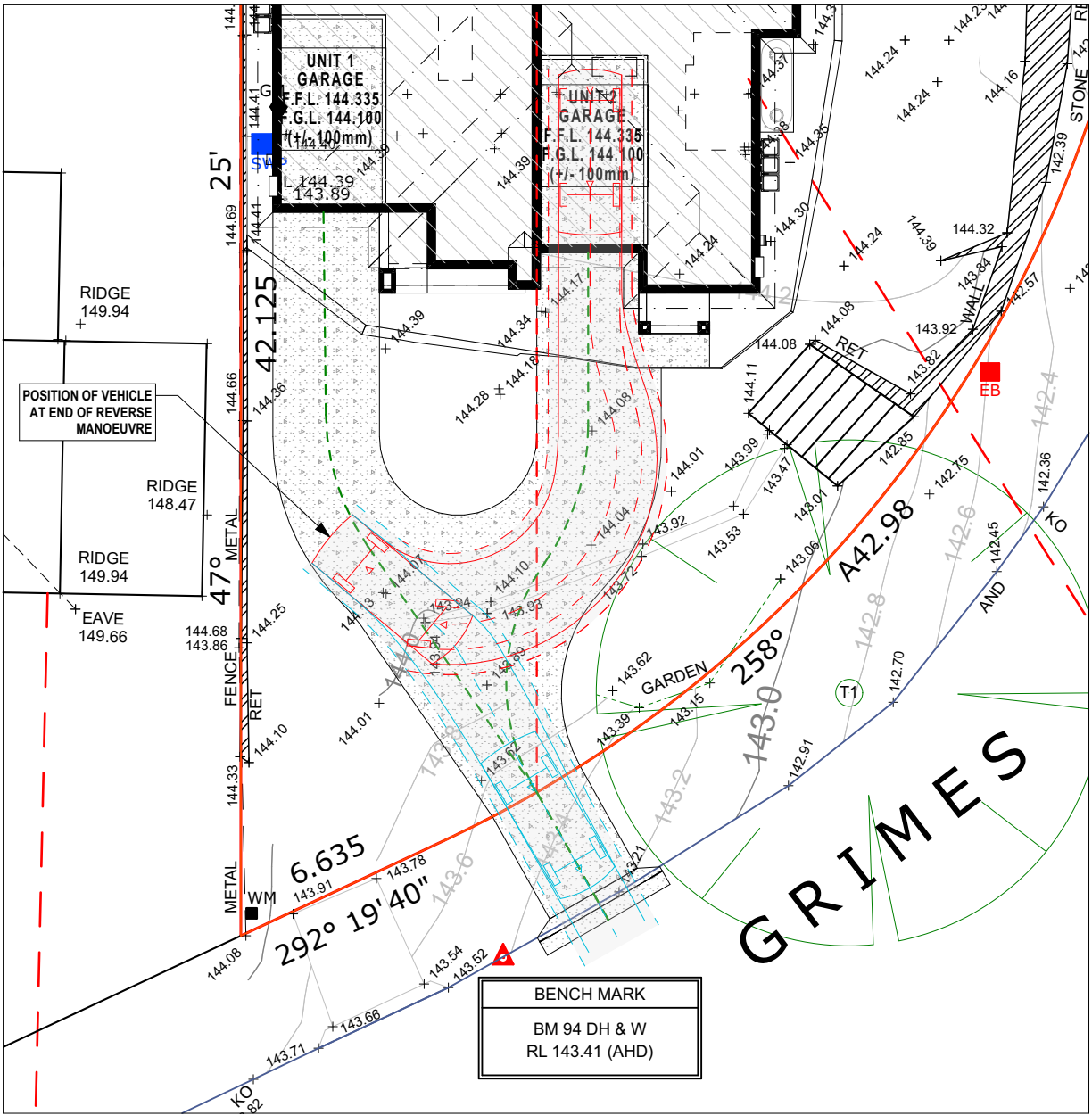
BENCH MARK		
BM 94 DH & W	RL 143.41	(AHD)



REV.	DESCRIPTION	DATE	DEMOLITION PLAN		CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY		HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC	
J	WORKING DRAWINGS	20/03/2025	<div>GENERAL NOTES: 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. MERIDIAN HOMES (AUST) PTY. LTD. OWNS THE COPYRIGHT IN THE DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.</div>		ADDRESS: LOT 34, NO.20 GRIMES PLACE,		DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL		REVISION: M
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025			SUBURB: DAVIDSON, NSW 2085		SCALE: 1:250 @ A3	DRAWN: TN	DATE: 14/08/2025	JOB NUMBER: 3081
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025								
M	AMENDED PLANS - COUNCIL RFI	14/08/2025								
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1 SWEPT PATH ANALYSIS UNIT 1
1:200



2 SWEPT PATH ANALYSIS UNIT 2
1:200

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
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M	AMENDED PLANS - COUNCIL RFI	14/08/2025

SWEPT PATH ANALYSIS	
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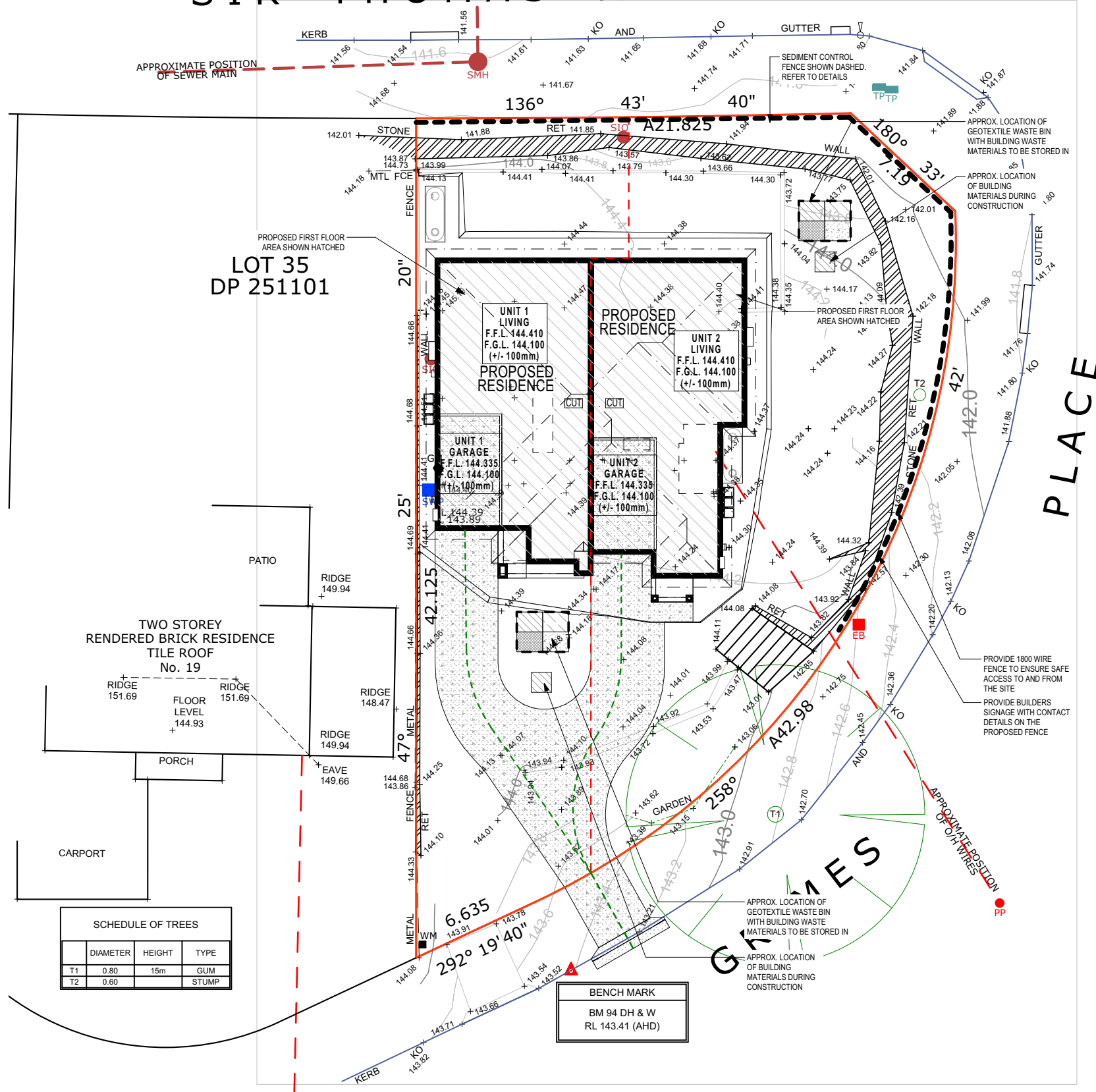
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ADDRESS: LOT 34, NO.20 GRIMES PLACE,
SUBURB: DAVIDSON, NSW 2085

HOUSE DESIGN: CUSTOM
DEPOSITED PLAN: DP 251101
SCALE: 1:200 @ A3

FACADE: ASTRID	INCLUSIONS: CLASSIC	
COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M	JOB NUMBER: 3081
DRAWN: TN	DATE: 14/08/2025	SHEET: 05 OF 31

SIR THOMAS MITCHELL DRIVE



EROSION CONTROL

TEMPORARY SEDIMENT AND EROSION CONTROL AND MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS ON THE SITE. THESE MEASURES MUST BE MAINTAINED IN WORKING ORDER DURING CONSTRUCTION WORKS UP TO COMPLETION. ALL SEDIMENT TRAPS MUST BE CLEARED ON A REGULAR BASIS AND AFTER MAJOR STORM AND/OR AS DIRECTED BY THE PRINCIPAL CERTIFYING AUTHORITY AND COUNCIL OFFICERS.

PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY.
CURRENT "DIAL BEFORE YOU DIG" SERVICES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION.



SEDIMENT & WASTE MANAGEMENT PLAN

GENERAL NOTES:

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SUBURB:
DAVIDSON, NSW 2085

HOUSE DESIGN:
CUSTOM

DEPOSITED PLAN:
DP 251101

SCALE:
1:250 @ A3

FACADE:
ASTRID

COUNCIL:
NOTHERN BEACHES COUNCIL

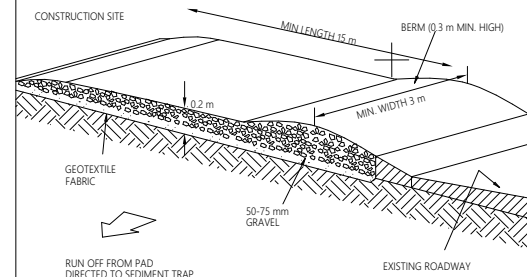
DRAWN:
TN

DATE:
14/08/2025
SHEET: 06 OF 31

INCLUSIONS:
CLASSIC

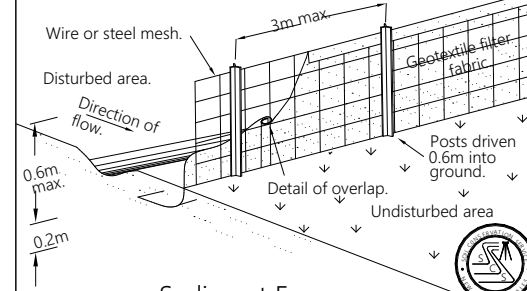
REVISION:
M

JOB NUMBER:
3081

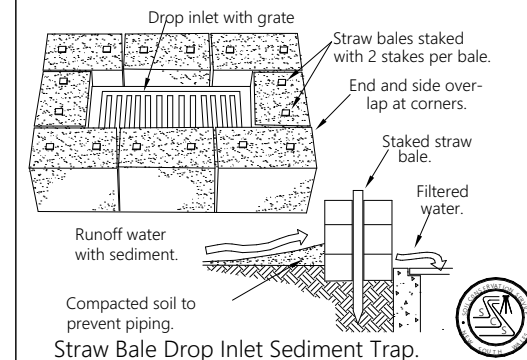


Temporary Construction Exit

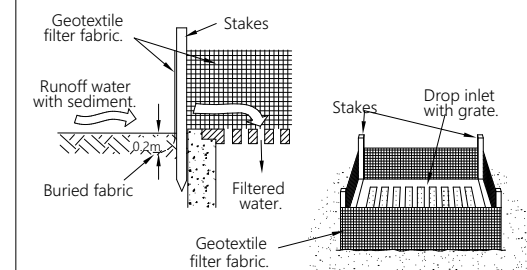
Drainage area 0.6ha. max. Slope gradient 1:2 max.
Slope length 60m max.



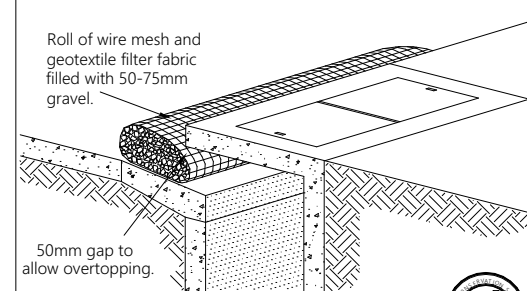
Sediment Fence



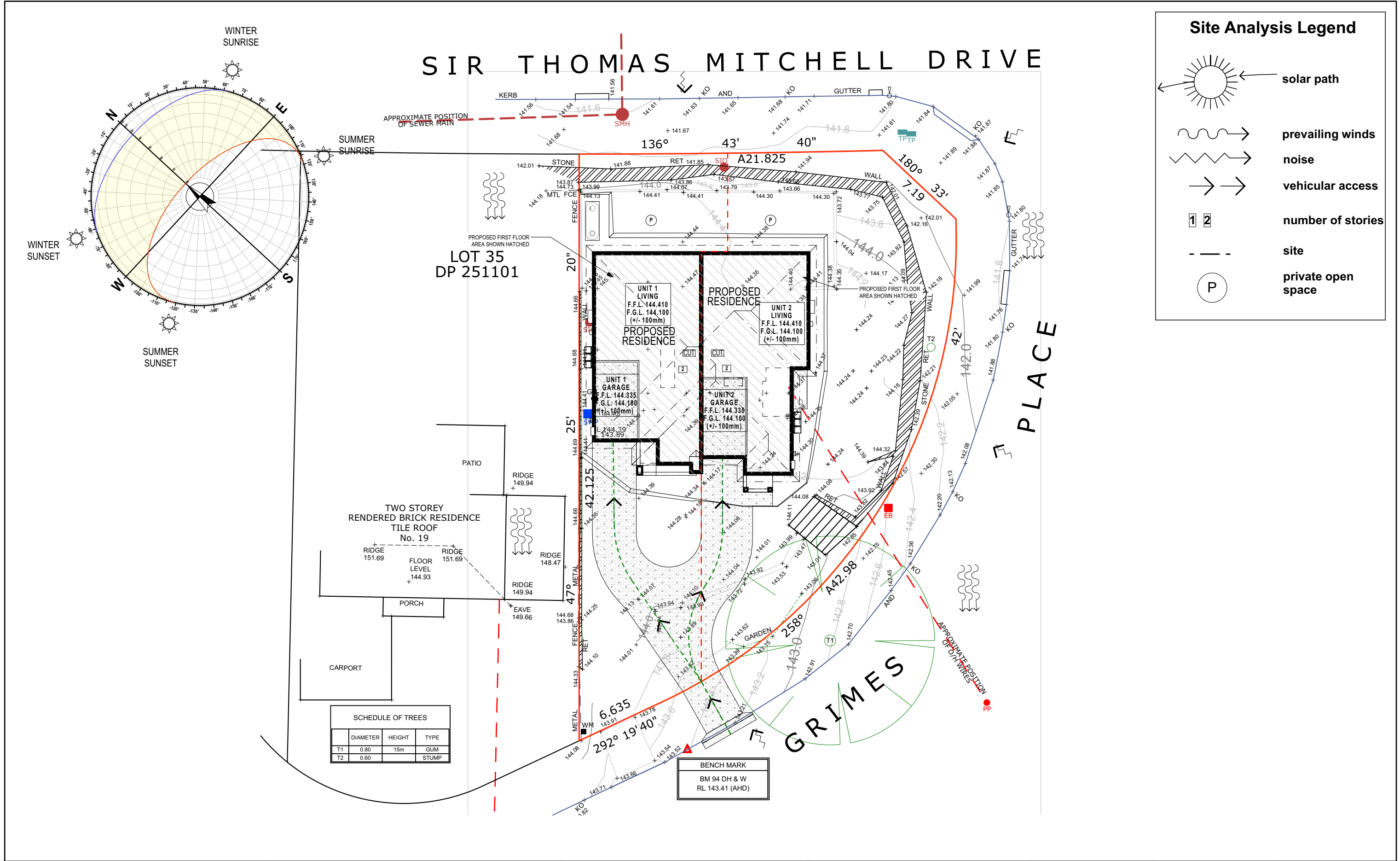
Straw Bale Drop Inlet Sediment Trap



Geotextile Filter Fabric Drop Inlet Sediment Trap



Portable Gravel Kerb Inlet Sediment Trap



REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
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L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

SITE ANALYSIS PLAN	
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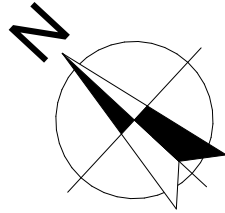
MERIDIAN HOMES

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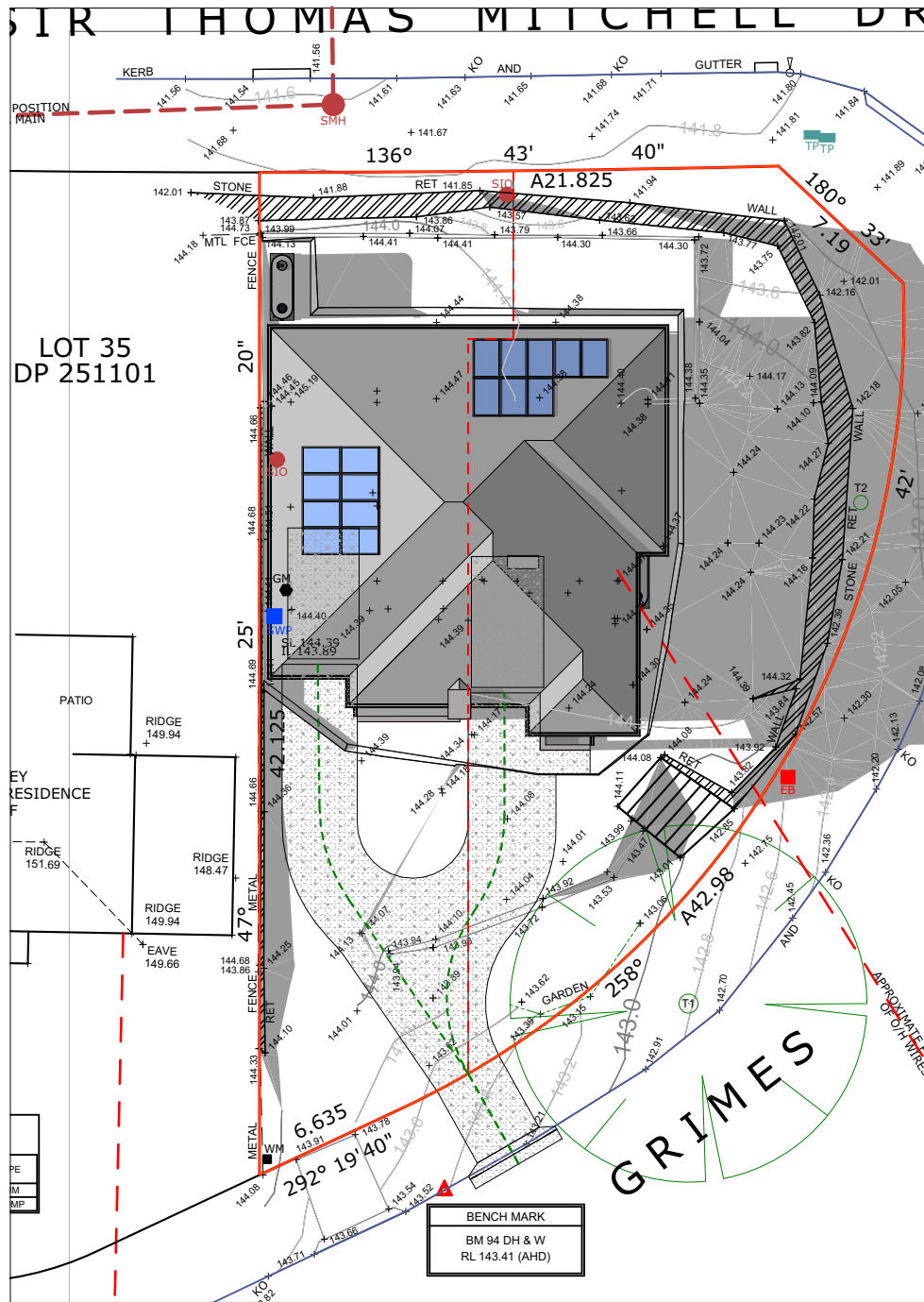
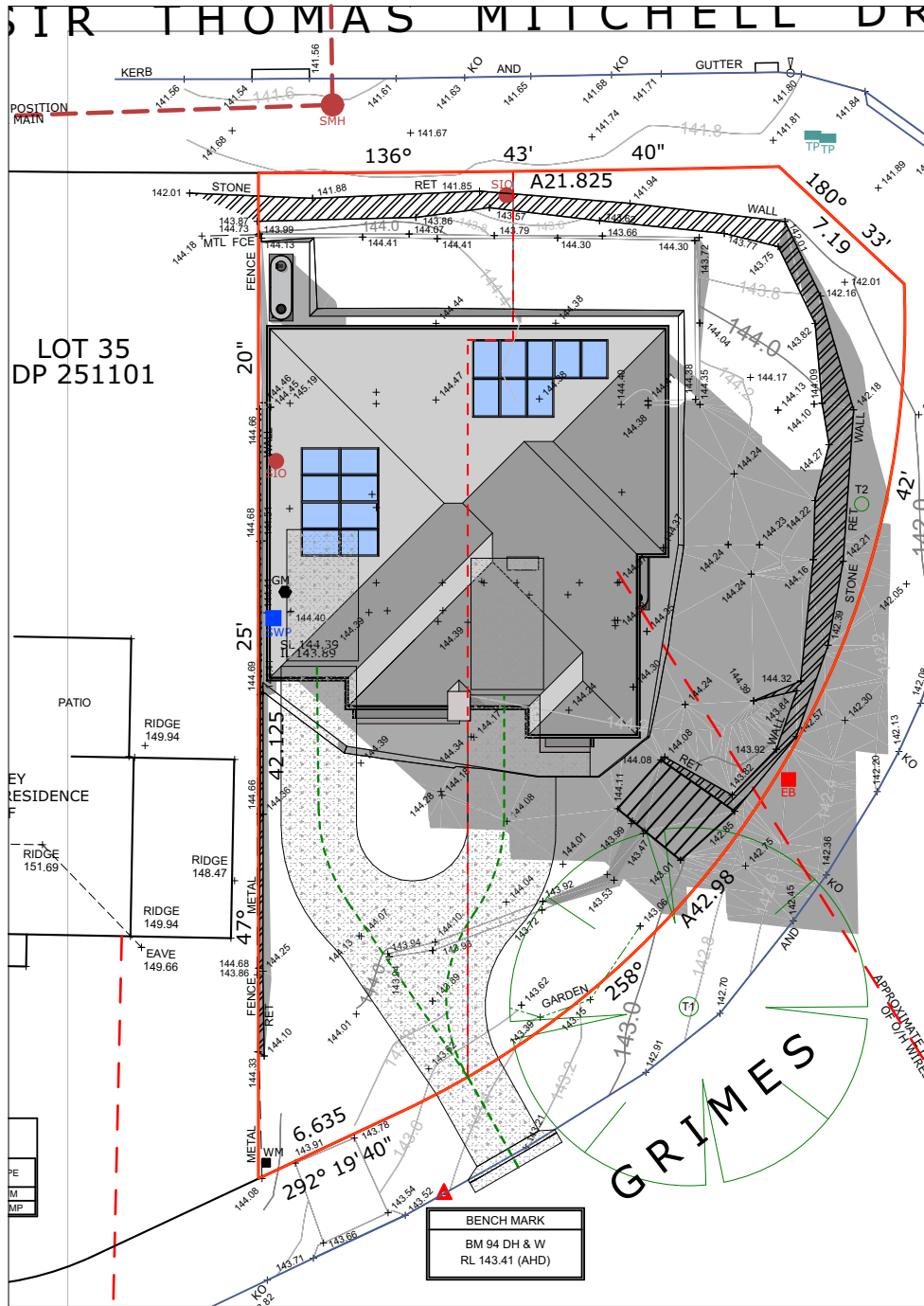
CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY
ADDRESS: LOT 34, NO.20 GRIMES PLACE,
SUBURB: DAVIDSON, NSW 2085

HOUSE DESIGN: CUSTOM
DEPOSITED PLAN: DP 251101
SCALE: 1:250 @ A3

FACADE: ASTRID	INCLUSIONS: CLASSIC
COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
DRAWN: TN	DATE: 14/08/2025
SHEET: 07 OF 31	JOB NUMBER: 3081



MGA



7

3D SHADOW DIAGRAM - 21st JUNE 9am
1:300

8

3D SHADOW DIAGRAM - 21st JUNE 12pm
1:300

9

3D SHADOW DIAGRAM - 21st JUNE 3pm
1:300

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
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SHADOW DIAGRAMS

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SUBURB:
DAVIDSON, NSW 2085

HOUSE DESIGN:
CUSTOM

DEPOSITED PLAN:
DP 251101

SCALE:
1:300 @ A3

FACADE:
ASTRID

COUNCIL:
NOTHERN BEACHES COUNCIL

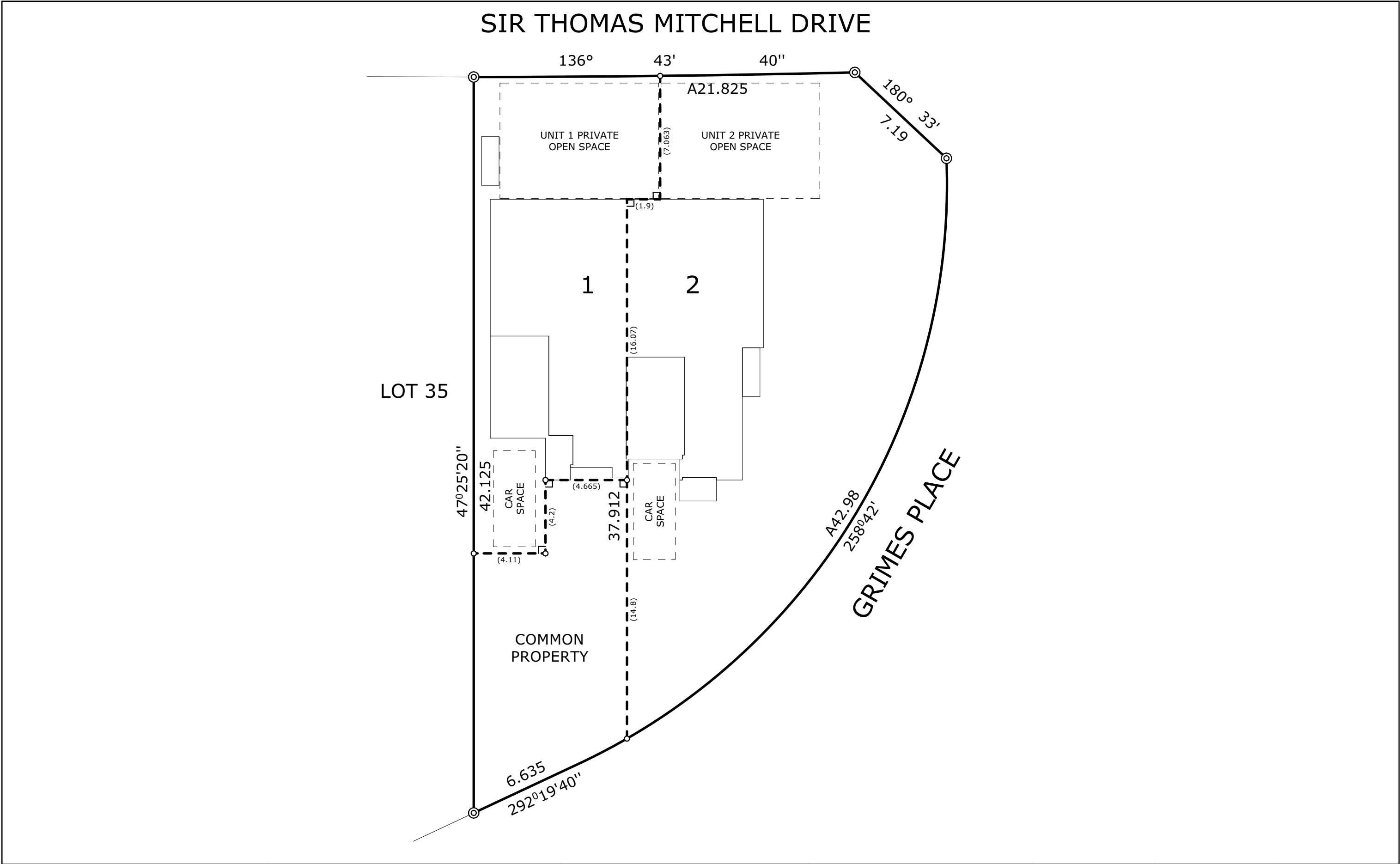
DRAWN:
TN

DATE:
14/08/2025
SHEET: 08 OF 31

INCLUSIONS:
CLASSIC

REVISION:
M

JOB NUMBER:
3081



REV. DESCRIPTION		DATE	<div>PROPOSED STRATA SUBDIVISION PLAN</div>	<div><div>MERIDIAN HOMES</div><div>Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153 Tel: 1300 855 138 ABN: 93 152 822 430 www.meridianhomes.net.au © COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (AUST) Pty. Ltd.</div></div>	CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY		HOUSE DESIGN: CUSTOM		FACADE: ASTRID		INCLUSIONS: CLASSIC			
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K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025			SUBURB: DAVIDSON, NSW 2085		SCALE: 1:200 @ A3		DRAWN: TN		DATE: 14/08/2025		JOB NUMBER: 3081	
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025									SHEET: 09 OF 31			
M	AMENDED PLANS - COUNCIL RFI	14/08/2025												
			<div>GENERAL NOTES: 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. MERIDIAN HOMES (AUST) PTY. LTD. OWNS THE COPYRIGHT IN THE DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.</div>											

DOOR SCHEDULE - GROUND FLOOR				
DOOR NO.	DOOR CODE	DOOR SIZE		QTY.
		HEIGHT	WIDTH	
D01	23 - 10	2,340mm	1,020mm	1
D02	20 - 08	2,040mm	820mm	1
D03	24 - 53	2,400mm	5,346mm	1
D04	24 - 53	2,400mm	5,346mm	1
D05	24 - 27	2,400mm	2,688mm	1
D06	23 - 10	2,340mm	1,020mm	1
INT-D01	23 - 07	2,340mm	720mm	3
INT-D02	23 - 08	2,340mm	820mm	9
				18

BRADNAM'S WINDOW SCHEDULE - GROUND FLOOR			
WINDOW NO.	WINDOW CODE	WINDOW SIZE	
		HEIGHT	WIDTH
W01	21 - 18	2,060mm	1,810mm
W02	06 - 27	600mm	2,650mm
W03	10 - 18	1,030mm	1,810mm
W04	18 - 09	1,800mm	850mm

AREA CALCULATIONS - UNIT 1			
FLOOR	FLOOR AREA	AREA	SQUARES
GROUND FLOOR	UNIT 1 - GARAGE	18.57	m ² 2.00
GROUND FLOOR	UNIT 1 - GROUND FLOOR	94.47	m ² 10.17
GROUND FLOOR	UNIT 1 - PORCH	3.41	m ² 0.37
FIRST FLOOR	UNIT 1 - FIRST FLOOR	111.71	m ² 12.02
FIRST FLOOR	UNIT 1 - STAIR VOID	3.72	m ² 0.40
231.88 m ²			24.96
REV.	DESCRIPTION	DATE	
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M	AMENDED PLANS - COUNCIL RFI	14/08/2025	

GROUND FLOOR PLAN		
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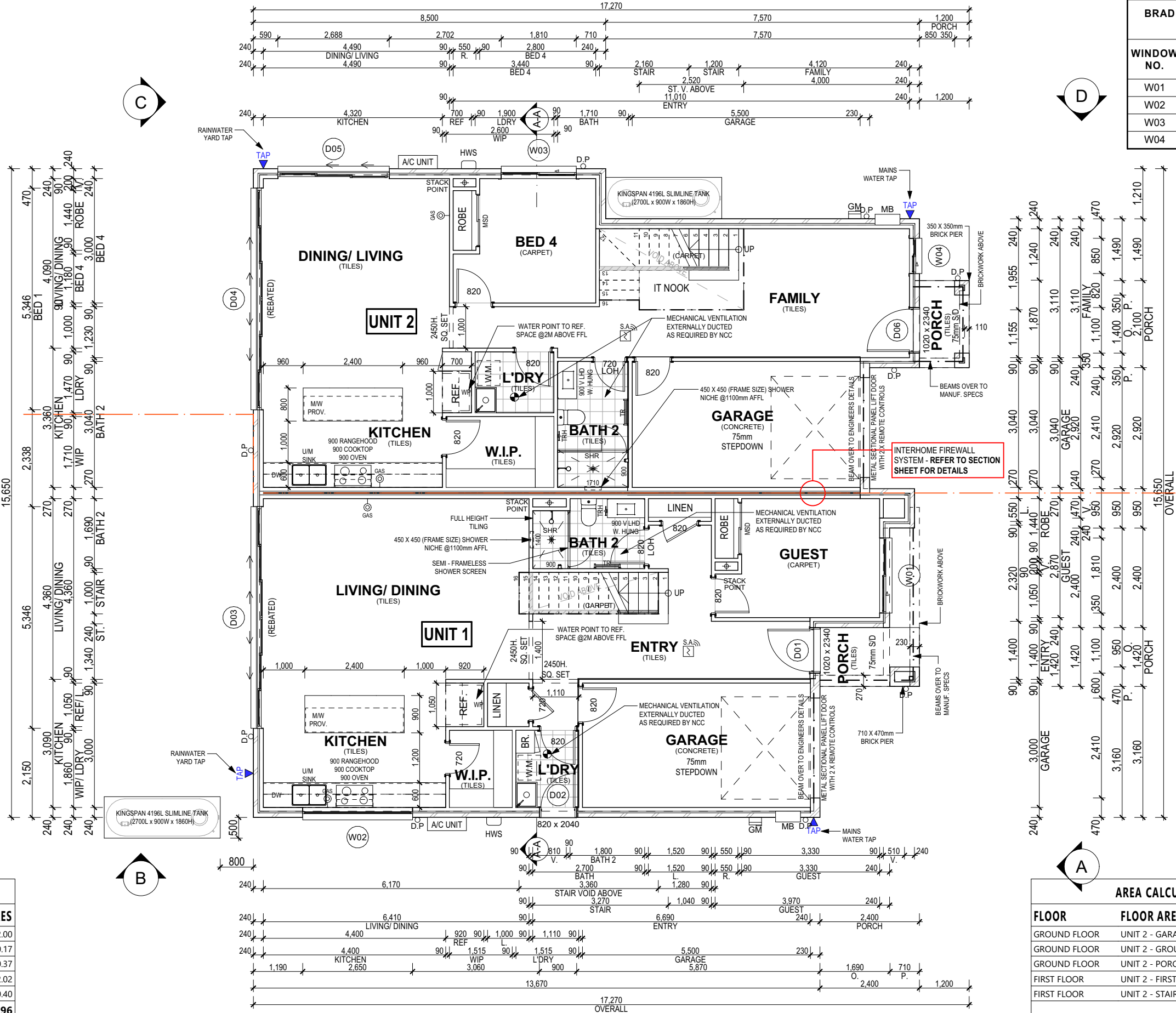


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CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:100 @ A3

FAÇADE: ASTRID	INCLUSIONS: CLASSIC	
COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M	JOB NUMBER: 3081
DRAWN: TN	DATE: 14/08/2025	SHEET: 10 OF 31



SMART FLOOR
WASTE TO SHOWERS

DOOR SCHEDULE - FIRST FLOOR				
DOOR NO.	DOOR CODE	DOOR SIZE		QTY.
		HEIGHT	WIDTH	
INT-D03	20 - 07	2,040mm	720mm	2
INT-D04	20 - 08	2,040mm	820mm	12
INT-D05	20 - 08	2,040mm	820mm	1
INT-D06	20 - 16	2,040mm	1,640mm	1
				16

AREA CALCULATIONS - UNIT 1			
FLOOR	FLOOR AREA	AREA	SQUARES
GROUND FLOOR	UNIT 1 - GARAGE	18.57	m ² 2.00
GROUND FLOOR	UNIT 1 - GROUND FLOOR	94.47	m ² 10.17
GROUND FLOOR	UNIT 1 - PORCH	3.41	m ² 0.37
FIRST FLOOR	UNIT 1 - FIRST FLOOR	111.71	m ² 12.02
FIRST FLOOR	UNIT 1 - STAIR VOID	3.72	m ² 0.40
		231.88 m ²	24.96

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

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FIRST FLOOR PLAN



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SUBURB:
DAVIDSON, NSW 2085

HOUSE DESIGN:
CUSTOM

DEPOSITED PLAN:
DP 251101

SCALE:
1:100 @ A3

FACADE:
ASTRID

COUNCIL:
NOTHERN BEACHES COUNCIL

DRAWN:
TN

INCLUSIONS:
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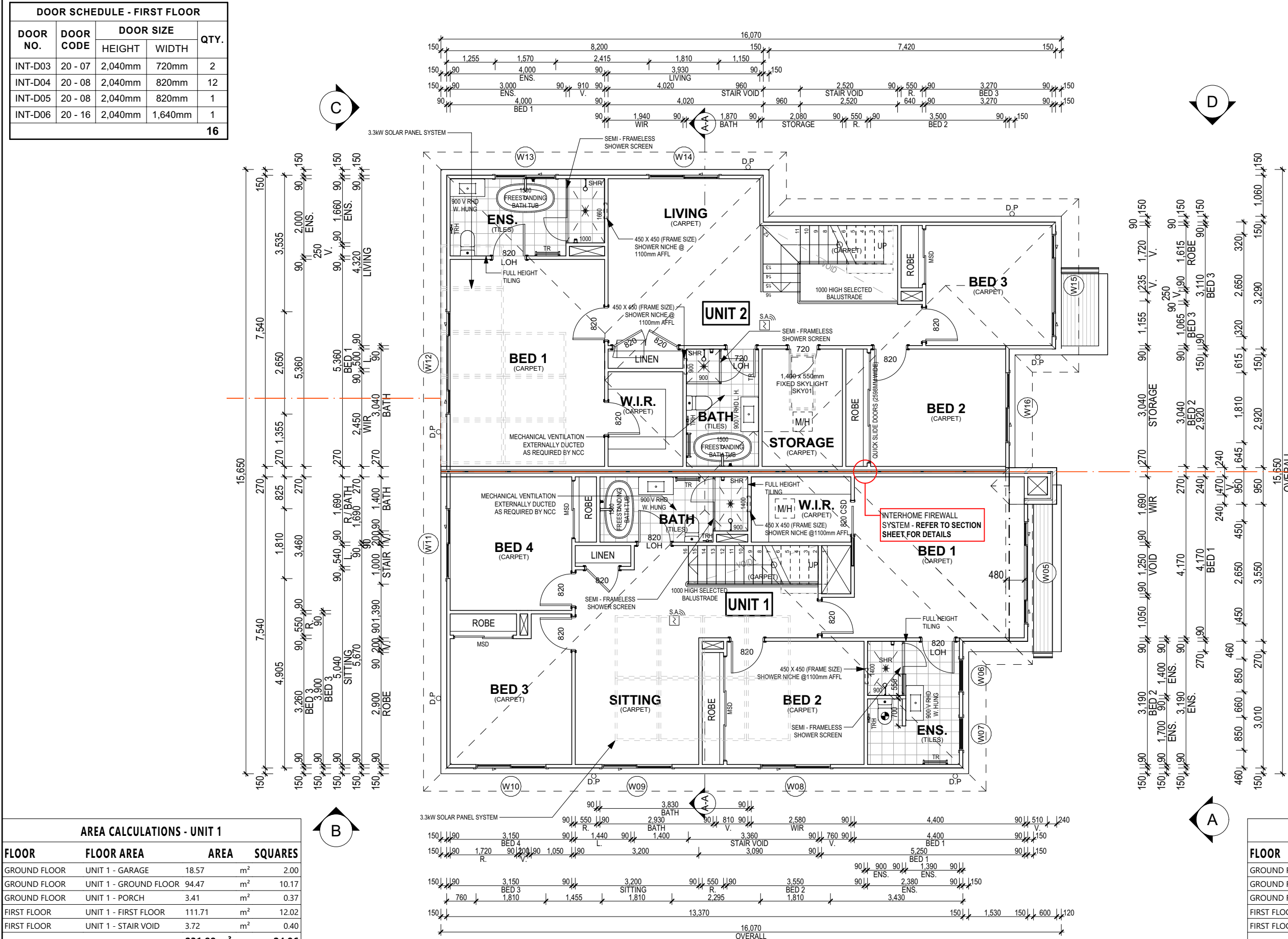
REVISION:
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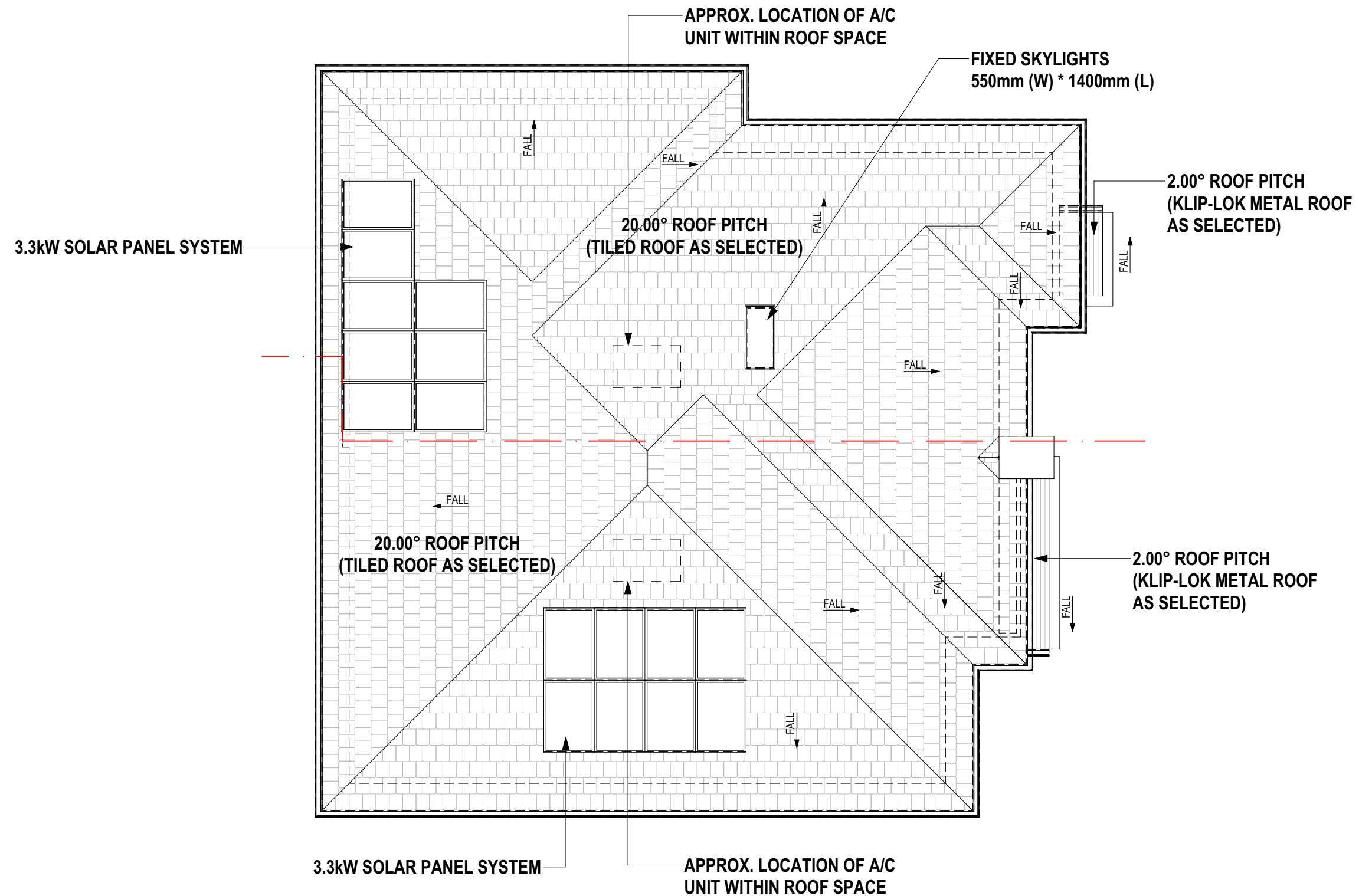
JOB NUMBER:
3081

BRADNAM'S WINDOW SCHEDULE - FIRST FLOOR			
WINDOW NO.	WINDOW CODE	WINDOW SIZE	
		HEIGHT	WIDTH
SKY01	14 - 06	1,400mm	550mm
W05	15 - 27	1,460mm	2,650mm
W06	10 - 09	1,030mm	850mm
W07	10 - 09	1,030mm	850mm
W08	10 - 18	1,030mm	1,810mm
W09	10 - 18	1,030mm	1,810mm
W10	10 - 18	1,030mm	1,810mm
W11	10 - 18	1,030mm	1,810mm
W12	12 - 27	1,200mm	2,650mm
W13	10 - 16	1,030mm	1,570mm
W14	10 - 18	1,030mm	1,810mm
W15	15 - 27	1,460mm	2,650mm
W16	15 - 18	1,460mm	1,810mm

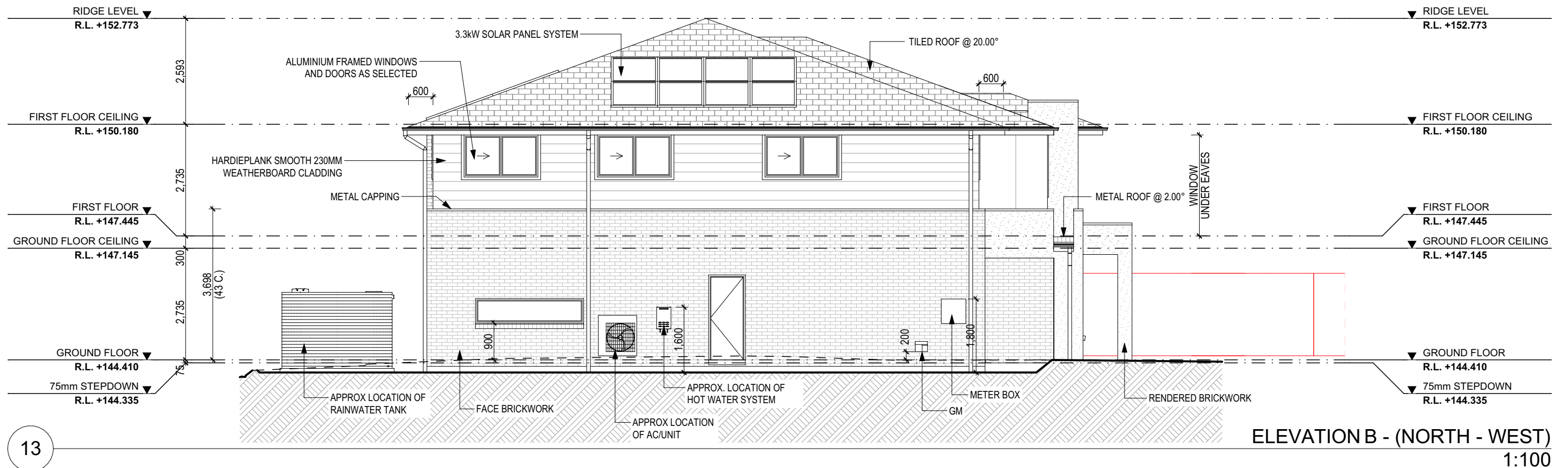
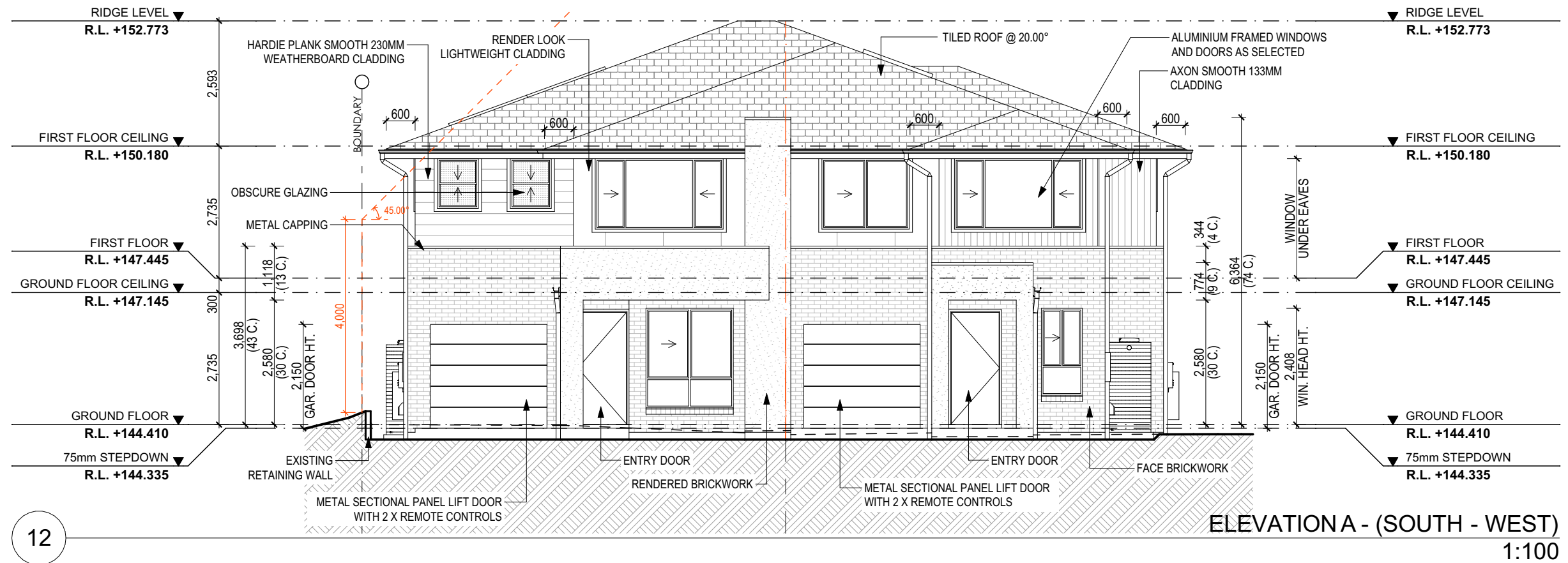
AREA CALCULATIONS - UNIT 2			
FLOOR	FLOOR AREA	AREA	SQUARES
GROUND FLOOR	UNIT 2 - GARAGE	18.19	m ² 1.96
GROUND FLOOR	UNIT 2 - GROUND FLOOR	94.77	m ² 10.20
GROUND FLOOR	UNIT 2 - PORCH	2.52	m ² 0.27
FIRST FLOOR	UNIT 2 - FIRST FLOOR	106.36	m ² 11.45
FIRST FLOOR	UNIT 2 - STAIR VOID	6.60	m ² 0.71
		228.44 m ²	24.59

SMART FLOOR
WASTE TO SHOWERS





REV.	DESCRIPTION	DATE	<div>ROOF PLAN</div>	<div> MERIDIAN HOMES <small>Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153 Tel: 1300 855 138 ABN: 93 152 822 430 www.meridianhomes.net.au © COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (AUST) Pty. Ltd.</small></div>	CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC	
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L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025							
M	AMENDED PLANS - COUNCIL RFI	14/08/2025							
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ELEVATIONS A & B	
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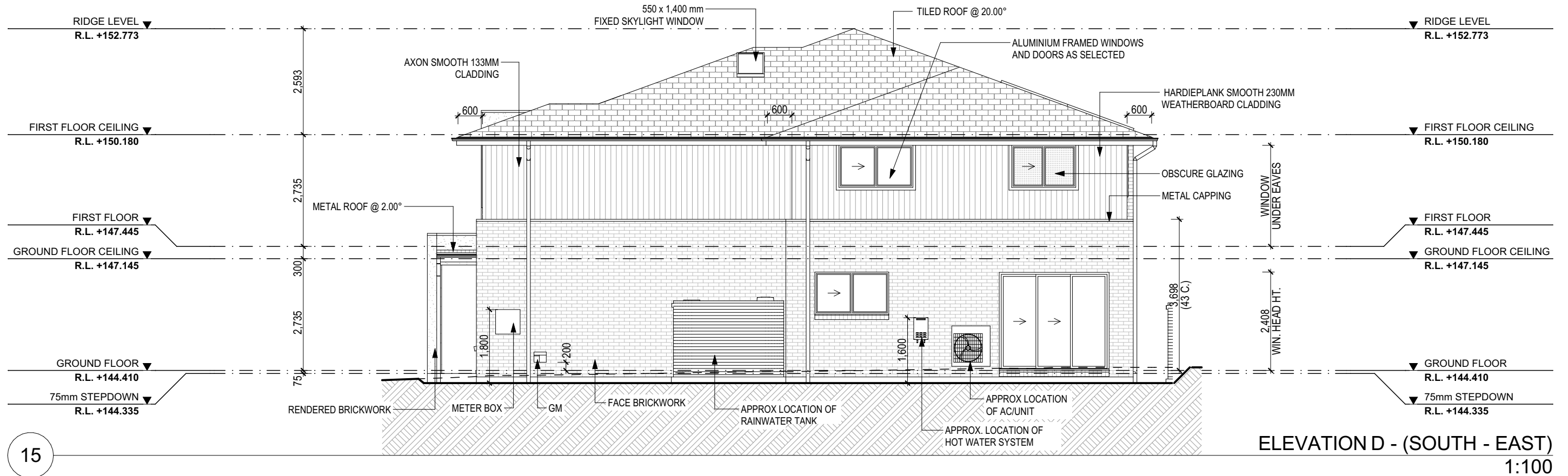
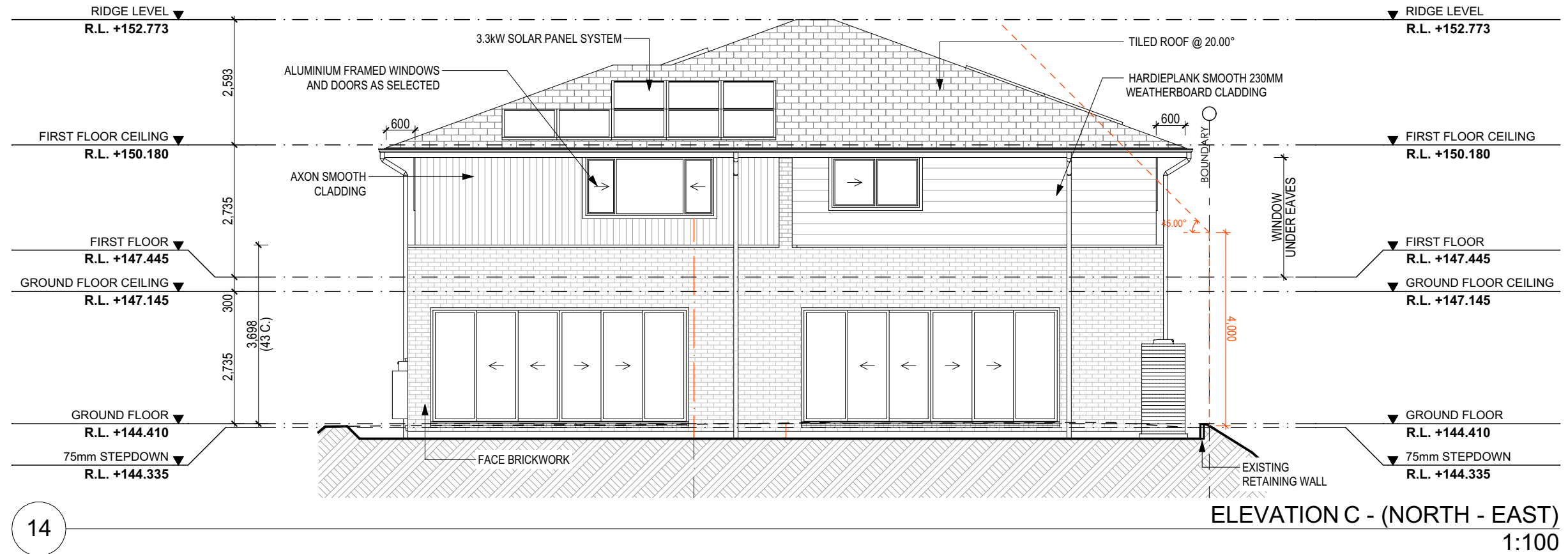


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ELEVATIONS C & D	
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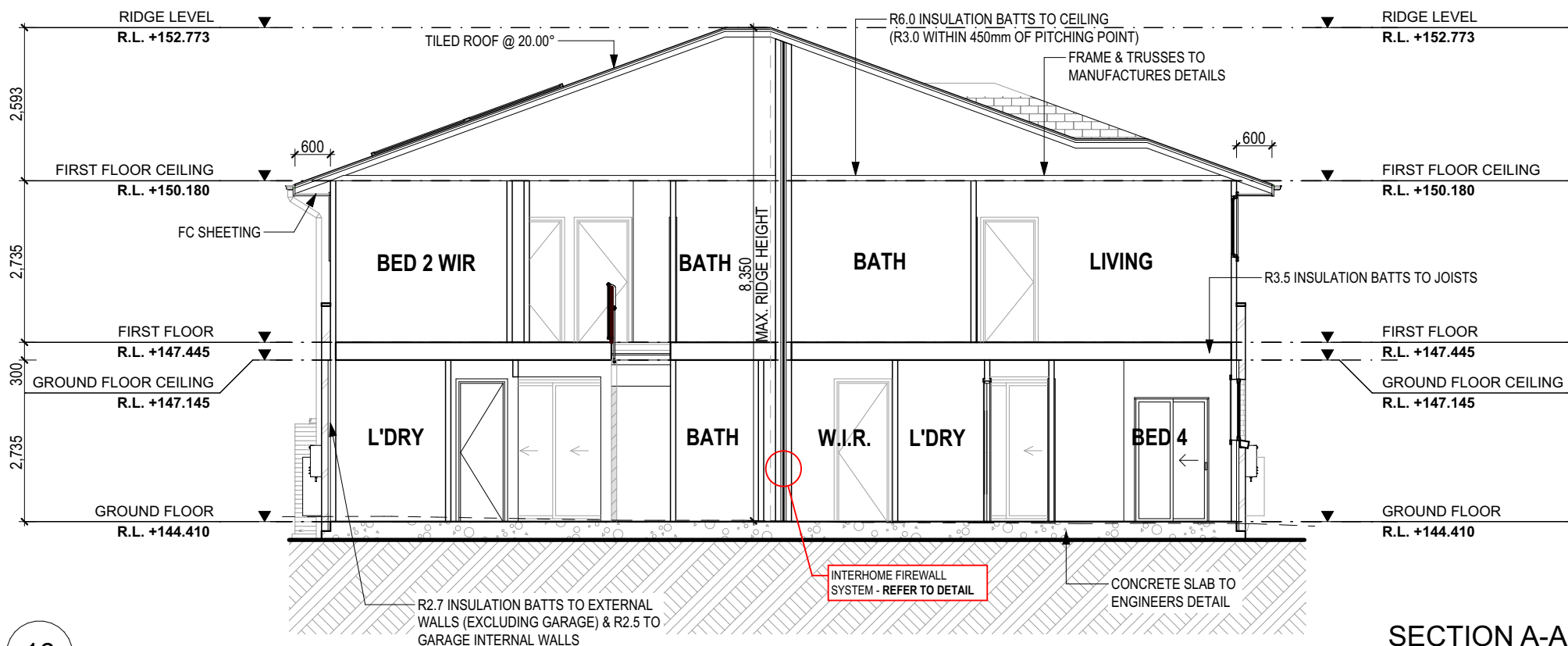
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SHEET: 14 OF 31	JOB NUMBER: 3081



	IHW2 <ul style="list-style-type: none">1 layer of 13mm soundshield or trurockTimber stud framing with insulationMinimum 20mm air-gap1 layer of 25mm shaftliner or intershield encased in interhome H-studsMinimum 20mm air-gapTimber stud framing with insulation1 layer of 13mm soundshield or trurock					Fire Resistance Level 60/60/60 rated for the wall frame opposite to fire attack Fire Report FC11661	
	Minimum Cavity On Each Side (mm)	Wall Width (mm)	Sound Insulation Rw (Rw + Ctr)				Acoustic Report Day Design 3094-42 <small>Note: Impact Sound Resistant - Discontinuous Construction</small>
	Cavity size = stud size + air-gap		2 x Pink® Batts Wall R2.0	2 x Pink® Batts Wall R2.5	2 x Polyester R1.5	2 x Polyester R2.0	
90 (eg: 70 stud + 20 gap)	231	67 (52)	68 (53)*	65 (50)	64 (51)		
110 (eg: 90 stud + 20 gap)	271	67 (55)	69 (56)	66 (51)	65 (53)		

16

SECTION A-A
1:100

BASIX COMMITMENTS NOTES				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star
Alternative Water Source	Individual rainwater tank to collect run off from at least 80sqm of roof area - Tank size min 2,000 litres			
	The applicant must connect the rainwater tank to:			
	Outdoor tap connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	Yes	N/A
ENERGY	Hot water system: Gas Instantaneous with a performance of 6 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; interlocked to light with timer off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Cooling system: 3 Phase air-conditioning EER 3.0-3.5 in at least 1 Living/bed area (zoned)			
	Heating system: 3 Phase air-conditioning EER 3.5-4.0 in at least 1 Living/bed area (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Must install a gas cooktop and electric oven.			
	Must install a fixed outdoor clothes drying line as part of the development			

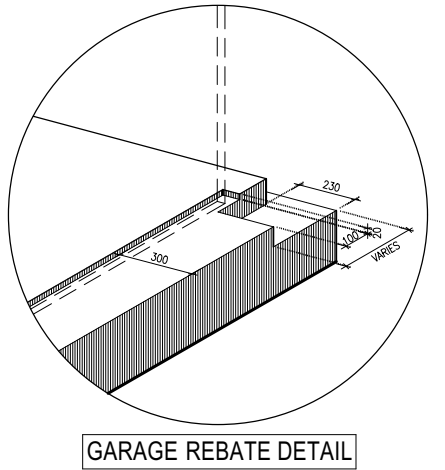
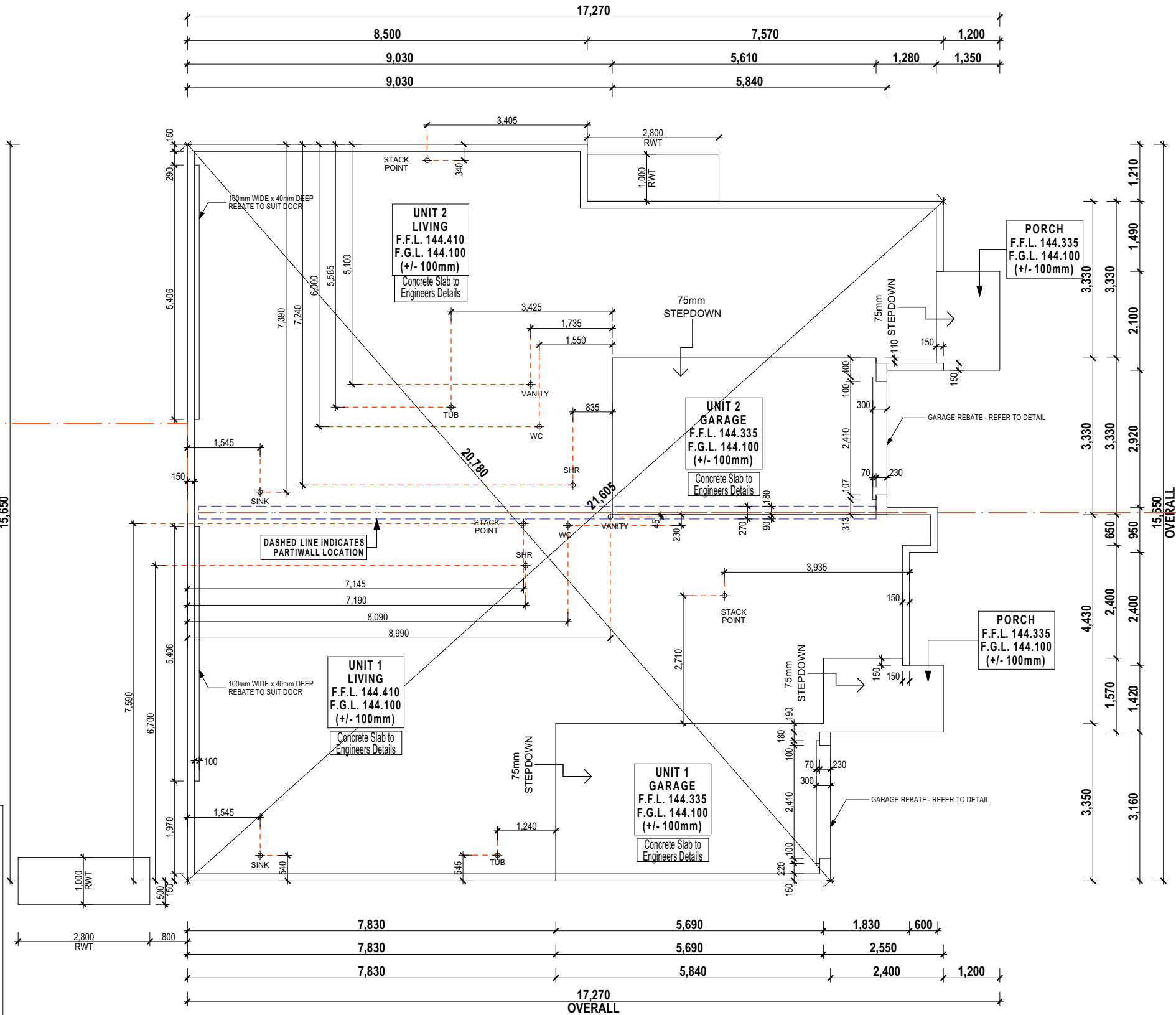
NatHERS - THERMAL COMFORT SUMMARY		
Address: 20 Grimes Place, Davidson NSW		
Building Elements	Material	Detail
External walls	Brick Veneer - as per colour schedule	R2.7 bulk insulation (excluding Garage)
	Lightweight Cladding - as per clour schedule	R2.7 bulk insulation
Internal walls	Plasterboard on studs	R2.5 bulk insulation to Garage internal walls (Unit 2)
Ceiling (Open over)	Pasterboard	R6.0 bulk insulation (reduce to R3.0 within 450mm of roof/wall pitching points)
Ceiling Fans	≥ 1200mm diameter	To Family, throughout First Floor Bedrooms and Family (Unit 1)
	≥ 1400mm diameter	To Dining/Living (Both Dwellings)
Floors	Concrete - Ground Floor	Waffle Pod Slab (310mm) M Class Slab
	Timber Bearers/Joists - First Floor	R3.5 bulk insulation (Unit 2)
Roof	Roof Tiles - as per colour schedule	Sarking under tiled roof
Windows/Glazed Doors	Sliding windows - W01, W09, W08, W11, W05 and W10	≤ U Value 6.38, SHGC 0.70 - 0.78
	Aluminium Frame, Single glazed	
	Stacker sliding doors - D03	≤ U Value 4.33, SHGC 0.57 - 0.63
	Aluminium Frame, Single glazed (6.38mm Comfortplus)	
	Fixed windows - W02	≤ U Value 5.87, SHGC 0.69 - 0.77
	Aluminium Frame, Single glazed	
	Double hung windows - W06 and W07	≤ U Value 6.23, SHGC 0.69 - 0.77
	Aluminium Frame, Single glazed	
	Stacker sliding doors - D04 and D05	≤ U Value 3.16, SHGC 0.37 - 0.41
	Aluminium Frame, Double glazed (638CPNtl/8Ar/4mm)	
	Sliding windows - W03, W04, W13, W14, W15, W16 and W12	≤ U Value 3.15, SHGC 0.50 - 0.56
	Aluminium Frame, Double glazed (4ET/12Ar/4mm)	
Lighting: This dwelling has been rated with non-ventilated LED downlights as per Electrical Plan.		
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to all exhaust fans		
Note: Additional insulation may be required to meet acoustic requirements		

REV.	DESCRIPTION	DATE	SECTION & BASIX / NatHERS REQUIREMENTS			CLIENT:	HOUSE DESIGN:	FACADE:	INCLUSIONS:	
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						DAVIDSON, NSW 2085	1:100 @ A3	TN	14/08/2025	3081
									SHEET: 15 OF 31	

SLAB SPECIFICATIONS
(REFER TO ENGINEER'S DRAWINGS):

SLAB CLASSIFICATION: 'S'

CONCRETE STRENGTH: 25 MPa



Supplementary Notes:

- DIAL 1100 BEFORE YOU DIG PRIOR TO ANY EARTH EXCAVATION.
- The "Slab Layout Plan" is to be read in conjunction with the architectural floor plans.
- The "Slab Layout Plan" is to be read for the sole purpose of 'setting out' the slab.
- The slab layout plan shall not be used to determine the location of thickening beams and other structural elements. Queries or discrepancies are to be resolved prior to the commencement of excavation.
- Refer to engineer's drawings for structural details and concrete specifications.
- Refer to engineer's drawings for plumbing and other service penetration details.
- If in doubt, contact the building designer prior to the commencement of works.
- Drop edge beam allowance to be confirmed prior to regulatory approvals and commencement of works on site.

SLAB LAYOUT PLAN

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14/08/2025
SHEET: **16 OF 31**

INCLUSIONS:
CLASSIC

REVISION:
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JOB NUMBER:
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PROVIDE 3 PHASE
ELECTRIC CONNECTION

PROVIDE THE FOLLOWING ADDITIONAL ITEMS

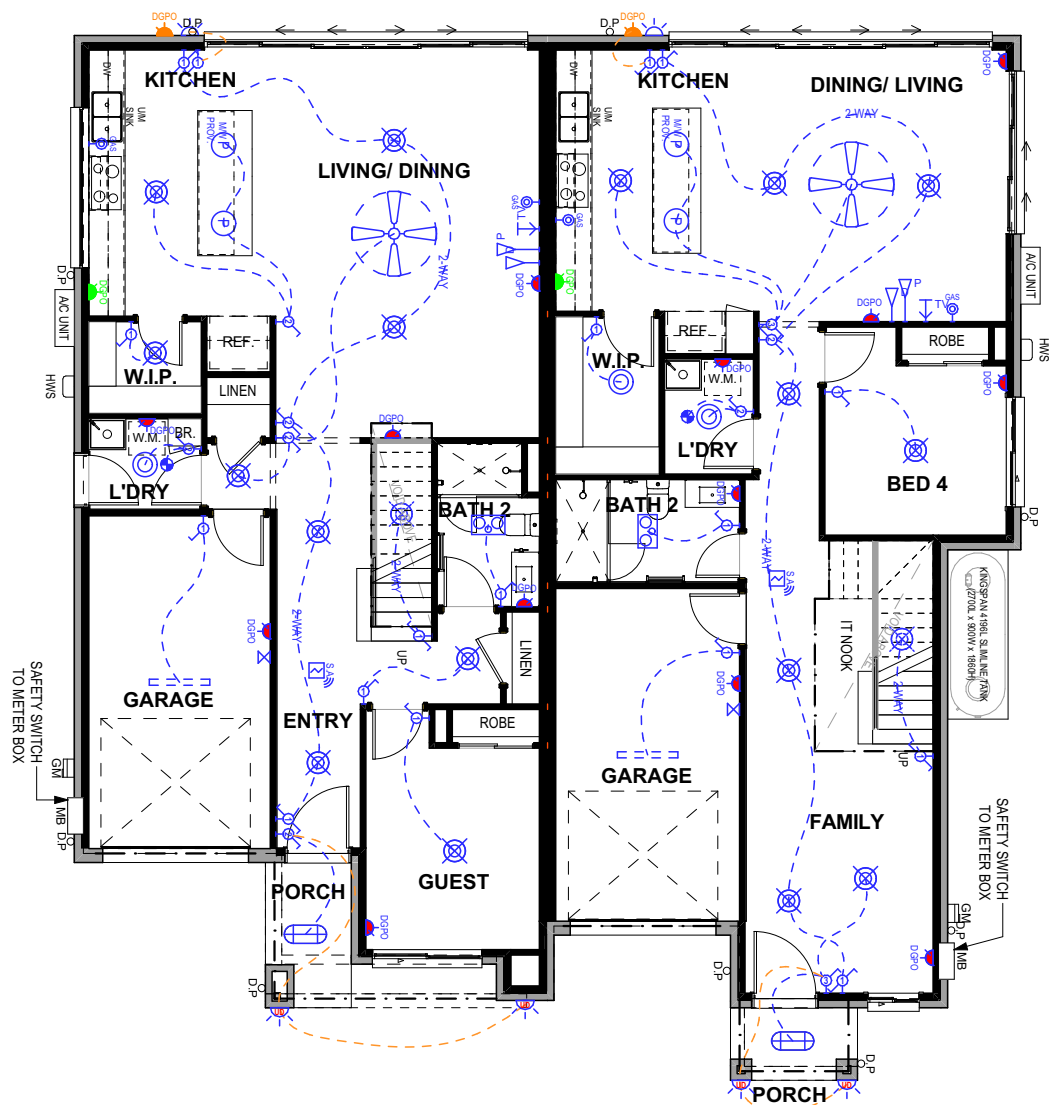
UNIT 1
* SINGLE GPOS: COOKTOP, RANGEHOOD, DISHWASHER,
REFRIGERATOR, MICROWAVE, GARAGE DOOR
*WEATHER PROOF GPOS: HOT WATER UNIT, RAINWATER TANK
UNIT 2
* SINGLE GPOS: COOKTOP, RANGEHOOD, DISHWASHER,
REFRIGERATOR, MICROWAVE, GARAGE DOOR
*WEATHER PROOF GPOS: HOT WATER UNIT, RAINWATER TANK

GENERAL ELECTRICAL NOTES

- A/C DUCT POSITION NOMINATED TO FIRST FLOOR IS SUBJECT
TO CONFIRMATION FROM A/C INSTALLER AT ALL TIMES.
- A/C VENT POSITION NOMINATED TO GROUND FLOOR IS
SUBJECT TO CONFIRMATION FROM A/C INSTALLER AT ALL TIMES.
- ALL ELECTRICAL POINTS (POWER POINTS, LIGHT SWITCHES
ETC) POSITIONING IS APPROXIMATE ONLY AND IS SUBJECT TO
CONFIRMATION BY AN ELECTRICIAN AND BUILDER.

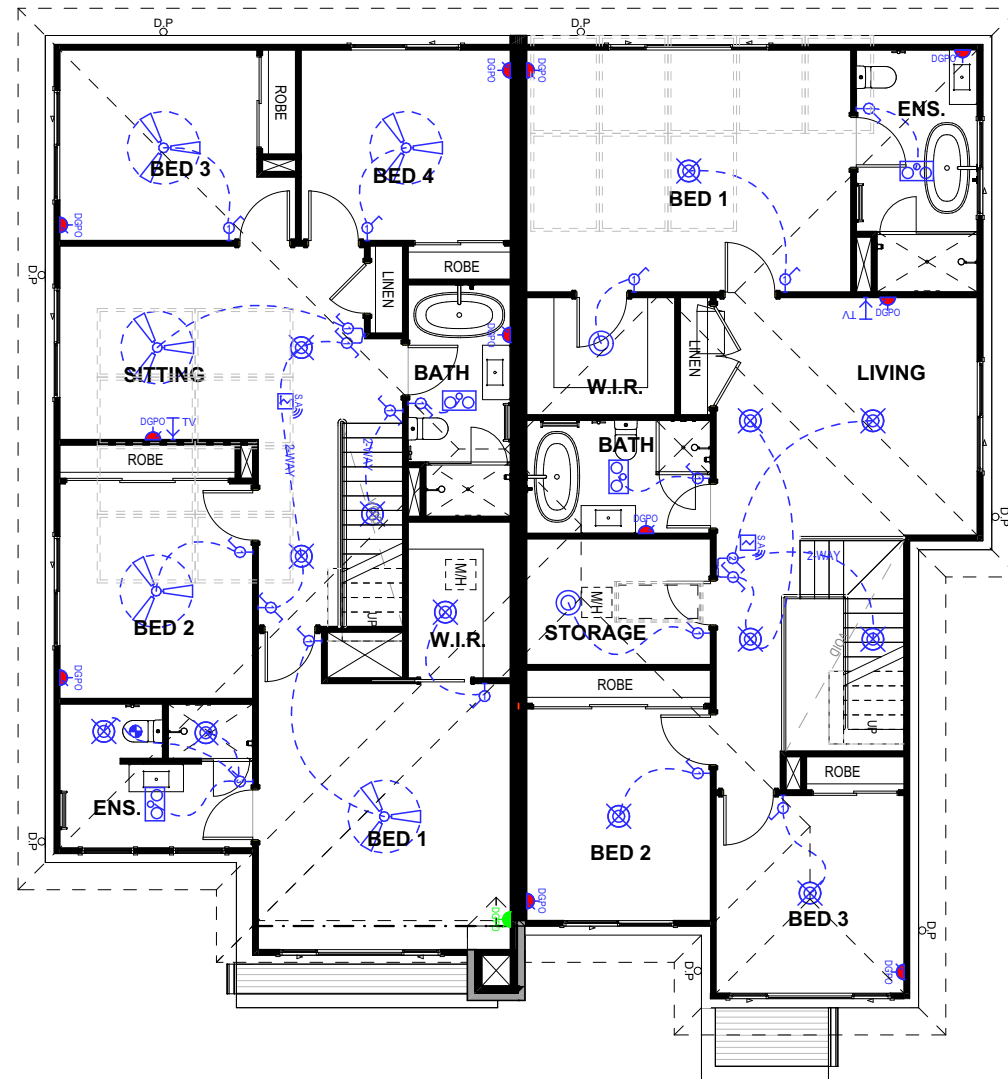
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	TOTAL
	3-IN-1 (LIGHT/FAN/HEATER)	6
	CEILING FAN WITH LIGHT (1200mm DIAM.)	5
	CEILING FAN WITHOUT LIGHT (1400mm DIAM.)	2
	CEILING LIGHT	5
	DATA POINT	2
	DOUBLE GENERAL POWER OUTLET	24
	DOUBLE GENERAL POWER OUTLET (EXTERNAL)	2
	DOUBLE GENERAL POWER OUTLET (W/-USB OUTLET)	3
	EXHAUST FAN	3
	EXTERNAL BUNKER LIGHT	2
	FIBRE-OPTIC PROVISION	2
	GAS BAYONET	4
	LED DOWNLIGHT	30
	PENDANT LIGHT	4
	PHONE POINT	2
	SINGLE FLUORESCENT LIGHT	2
	SMOKE ALARM	4
	SWITCH POINT - DOUBLE	6
	SWITCH POINT - SINGLE	25
	SWITCH POINT - TRIPLE	3
	SWITCH POINT (2-WAY) - DOUBLE	2
	SWITCH POINT (2-WAY) - SINGLE	10
	TV POINT	4
	UP/DOWN LIGHT @1900 AFFL (U.N.O.)	4
	WALL MOUNTED LIGHT @1900mm AFFL (U.N.O.)	2



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ELECTRICAL PLAN - GROUND FLOOR
1:125



23

ELECTRICAL PLAN - FIRST FLOOR
1:125

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ELECTRICAL PLAN

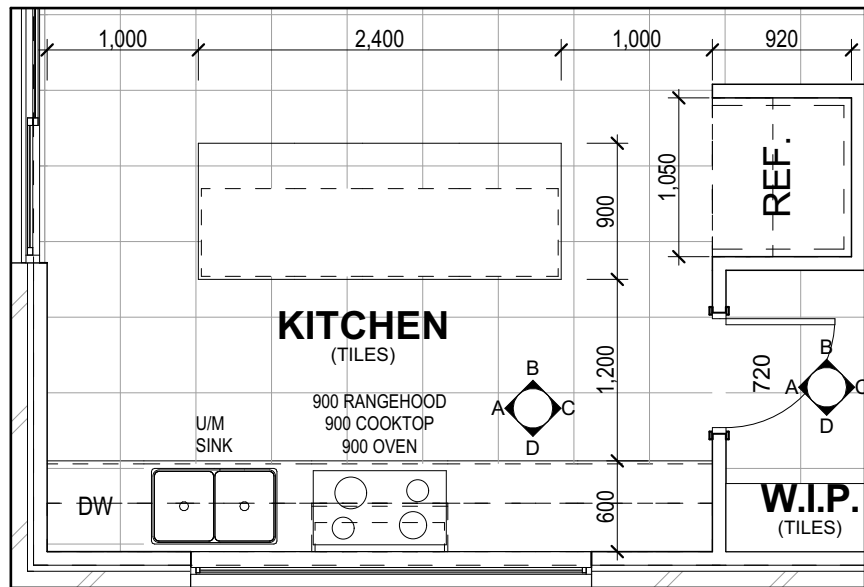
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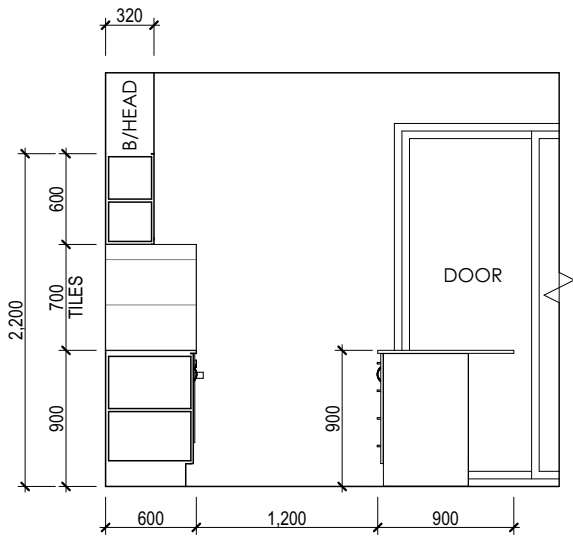
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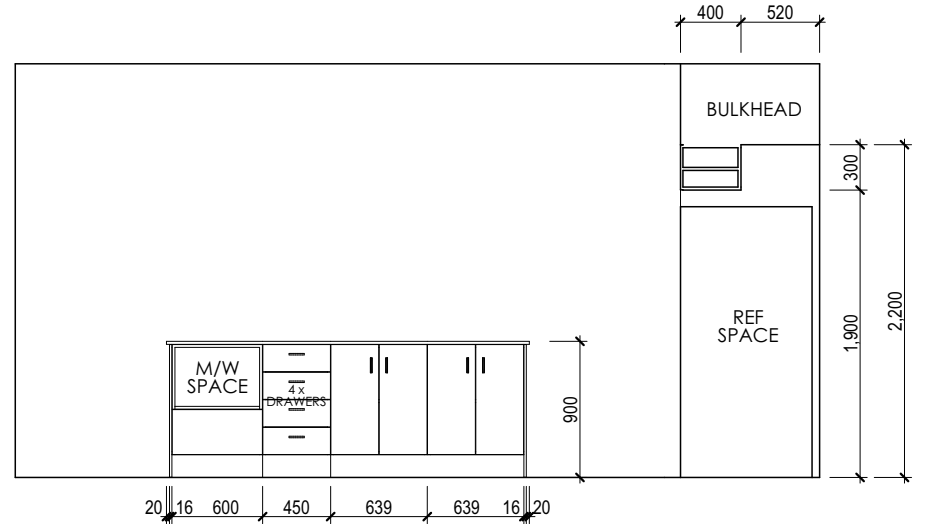
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SUBURB: DAVIDSON, NSW 2085	SCALE: 1:125 @ A3	DRAWN: TN	DATE: 14/08/2025 SHEET: 17 OF 31
			JOB NUMBER: 3081



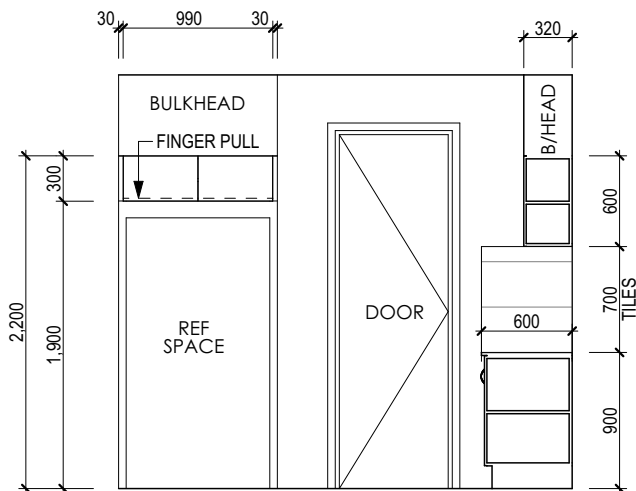
24 KITCHEN PLAN
1:50



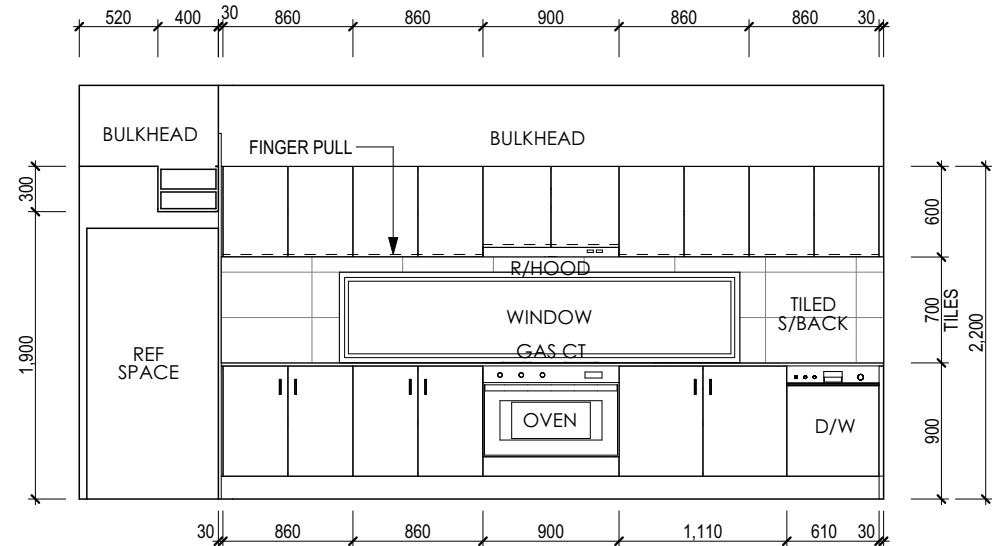
25 ELEVATION A
1:50



26 ELEVATION B
1:50



27 ELEVATION C
1:50



28 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

UNIT 1 - I.E. - KITCHEN

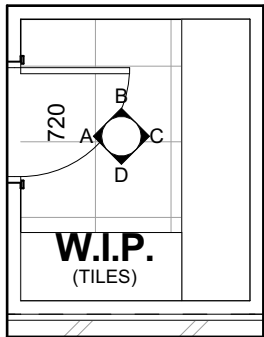
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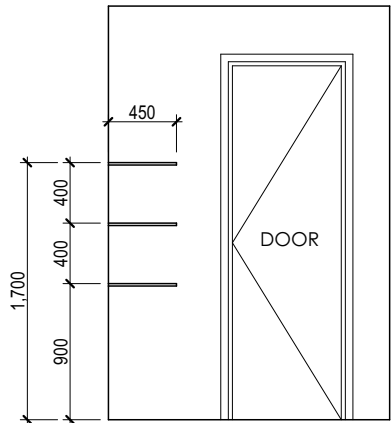
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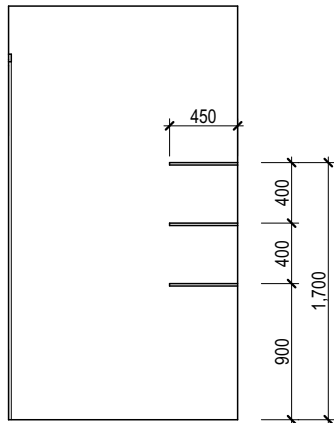
CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	DATE: 14/08/2025 SHEET: 18 OF 31
			JOB NUMBER: 3081



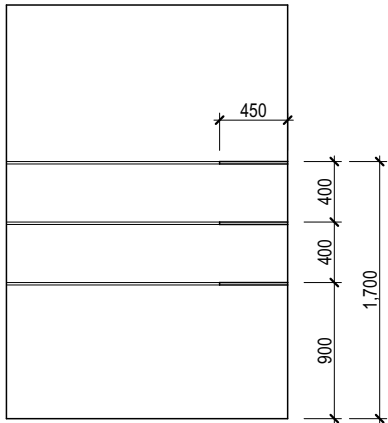
29 W.I.P. PLAN
1:50



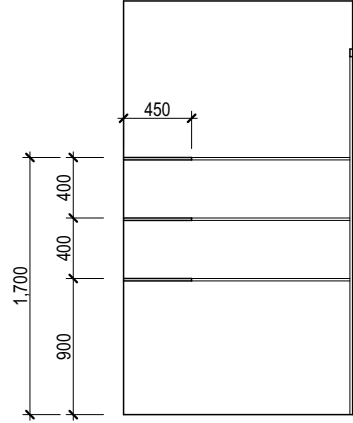
30 ELEVATION A
1:50



31 ELEVATION B
1:50



32 ELEVATION C
1:50



33 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

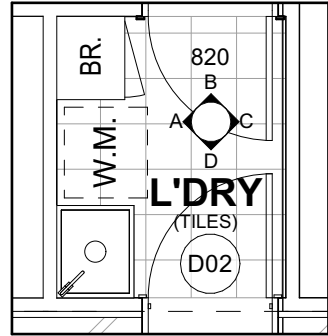
UNIT 1 - I.E. - W.I.P.	
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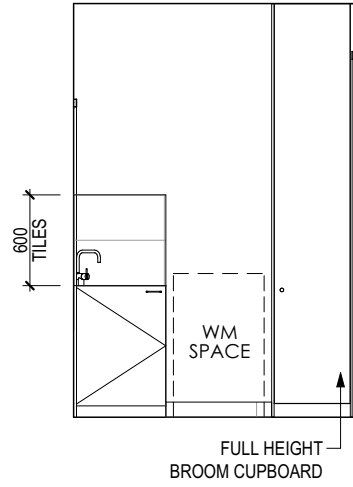
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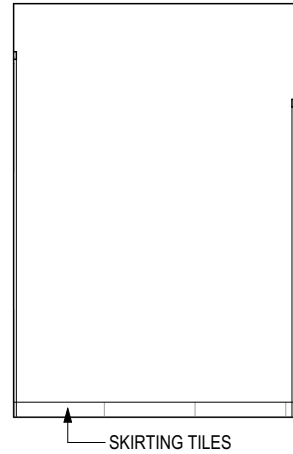
CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC	
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL		REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	DATE: 14/08/2025	JOB NUMBER: 3081
		SHEET: 19 OF 31		



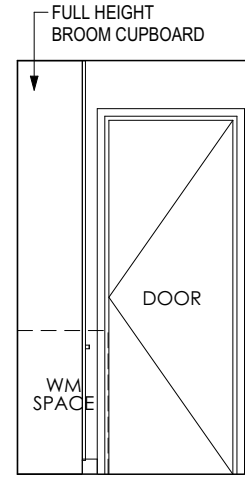
34 LAUNDRY PLAN
1:50



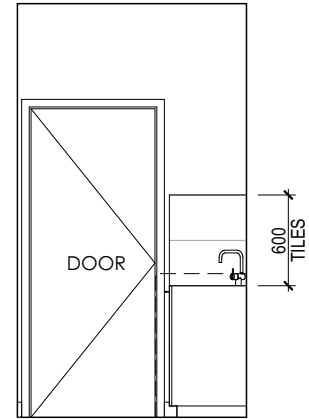
35 ELEVATION A
1:50



37 ELEVATION C
1:50



36 ELEVATION B
1:50



38 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

UNIT 1 - I.E. - LAUNDRY	
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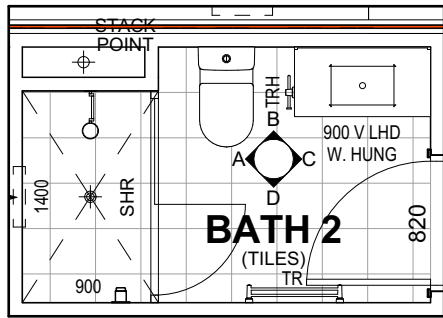


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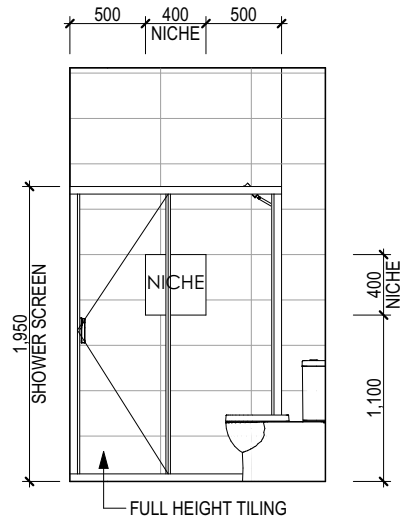
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ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3

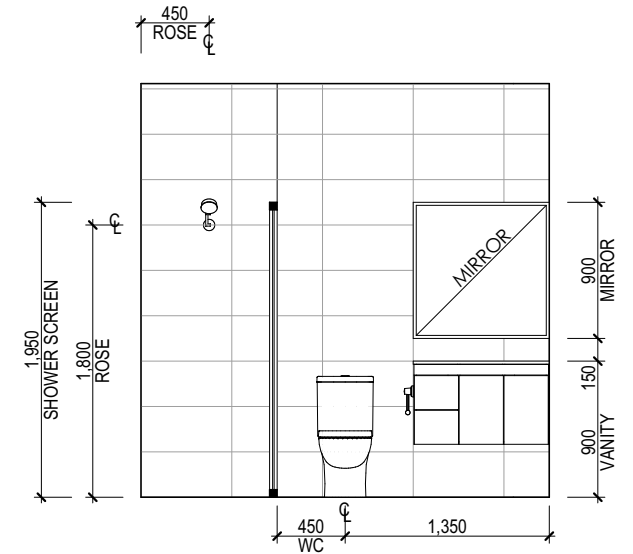
FACADE: ASTRID	INCLUSIONS: CLASSIC	
COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M	JOB NUMBER: 3081
DRAWN: TN	DATE: 14/08/2025	SHEET: 20 OF 31



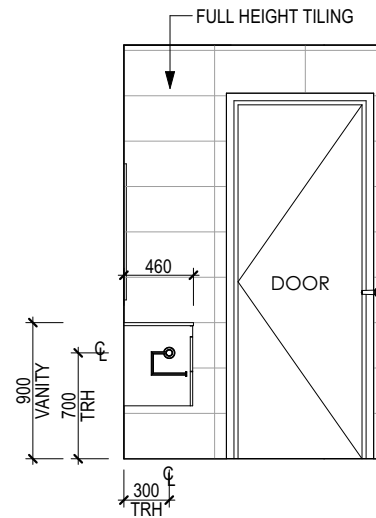
39 BATH 2 PLAN
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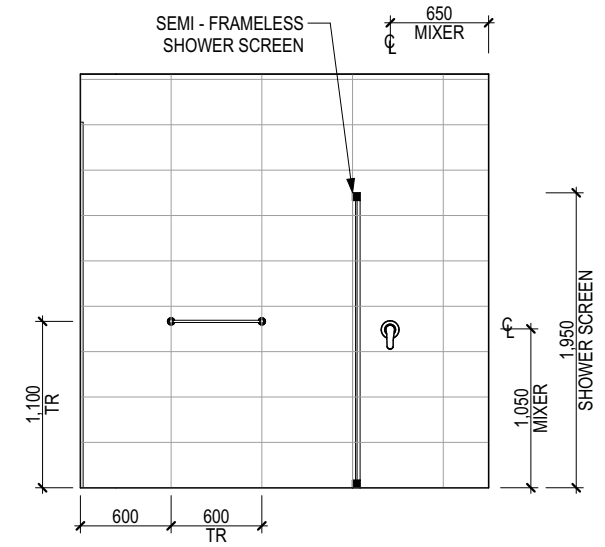
40 ELEVATION A
1:50



41 ELEVATION B
1:50

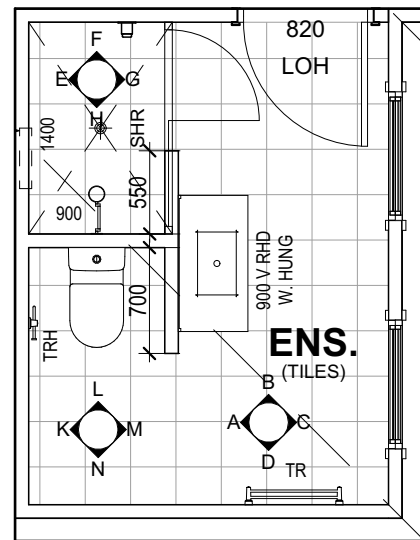


42 ELEVATION C
1:50

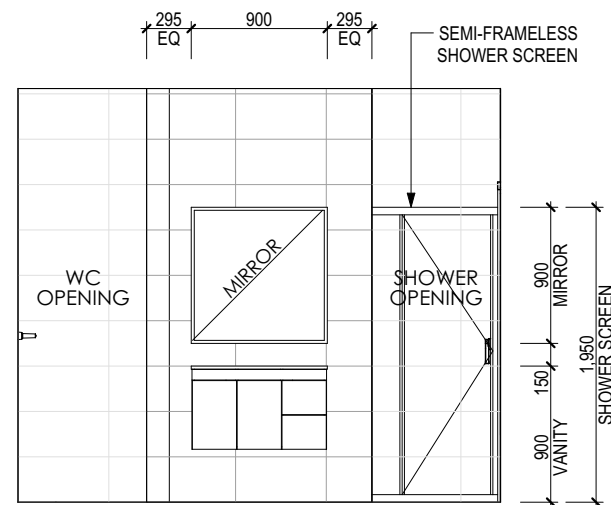


43 ELEVATION D
1:50

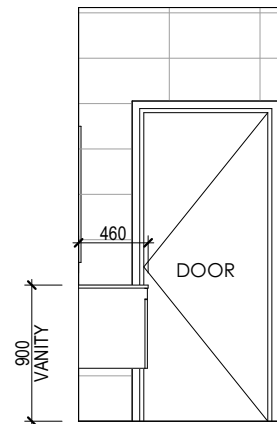
REV.	DESCRIPTION	DATE	UNIT 1 - I.E. - BATH 2	 MERIDIAN HOMES <small>Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153 Tel: 1300 855 138 ABN: 93 152 822 430 www.meridianhomes.net.au © COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (AUST) Pty. Ltd.</small>	CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC			
J	WORKING DRAWINGS	20/03/2025			ADDRESS: LOT 34, NO.20 GRIMES PLACE, SUBURB: DAVIDSON, NSW 2085	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	DRAWN: TN	DATE: 14/08/2025	REVISION: M	
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025 <th rowspan="4">JOB NUMBER: 3081</th>									JOB NUMBER: 3081
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025									
M	AMENDED PLANS - COUNCIL RFI	14/08/2025									



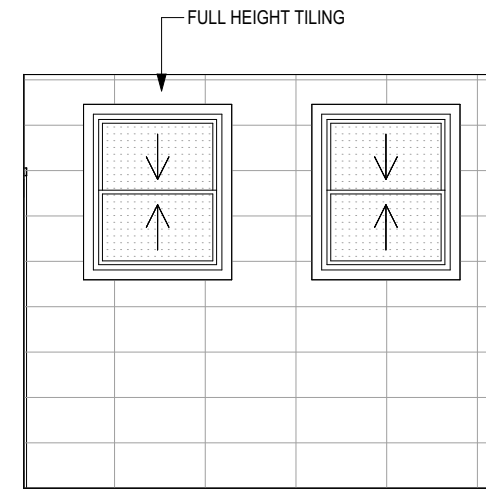
44 ENSUITE PLAN
1:50



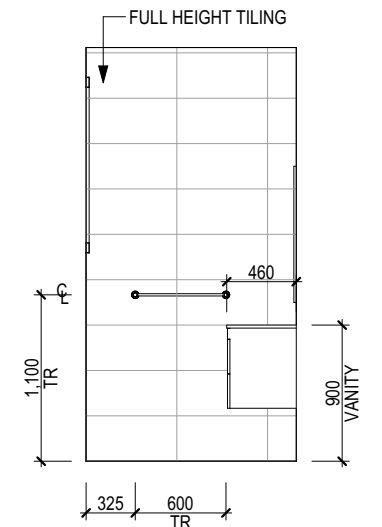
45 ELEVATION A
1:50



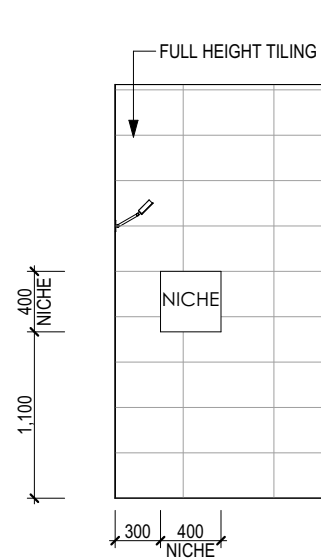
46 ELEVATION B
1:50



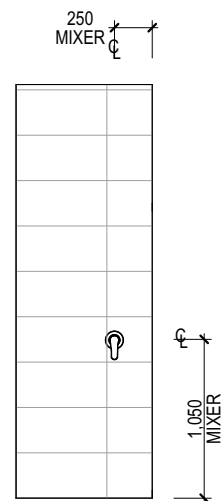
47 ELEVATION C
1:50



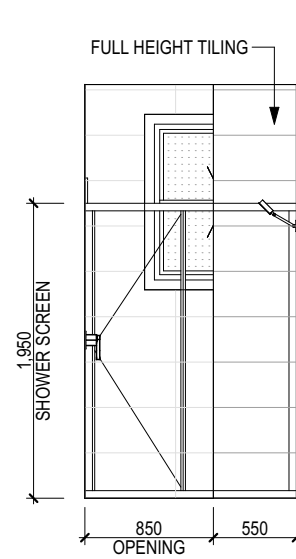
48 ELEVATION D
1:50



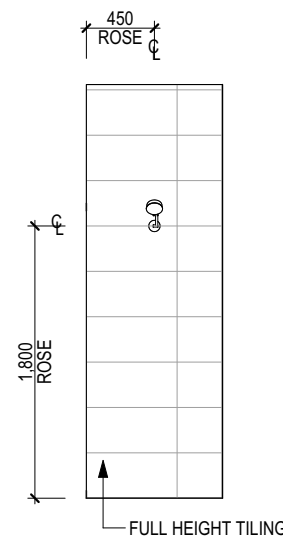
49 ELEVATION E
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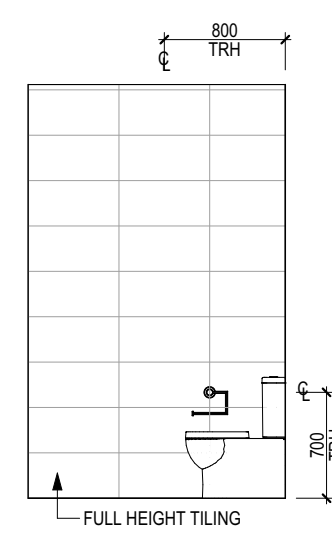
50 ELEVATION F
1:50



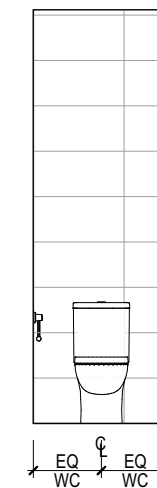
51 ELEVATION G
1:50



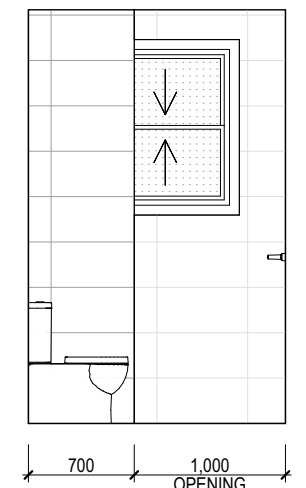
52 ELEVATION H
1:50



53 ELEVATION K
1:50



54 ELEVATION L
1:50



55 ELEVATION M
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

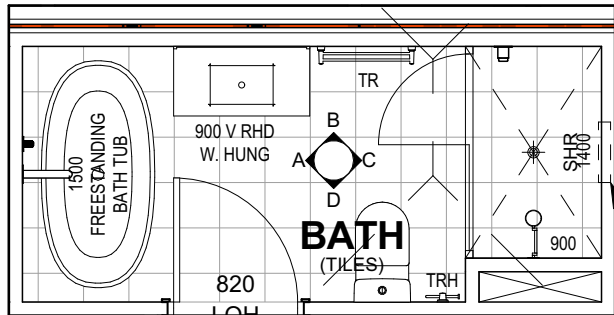
UNIT 1 - I.E. - ENSUITE

GENERAL NOTES:

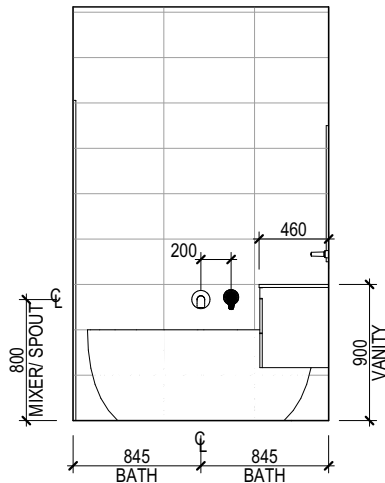
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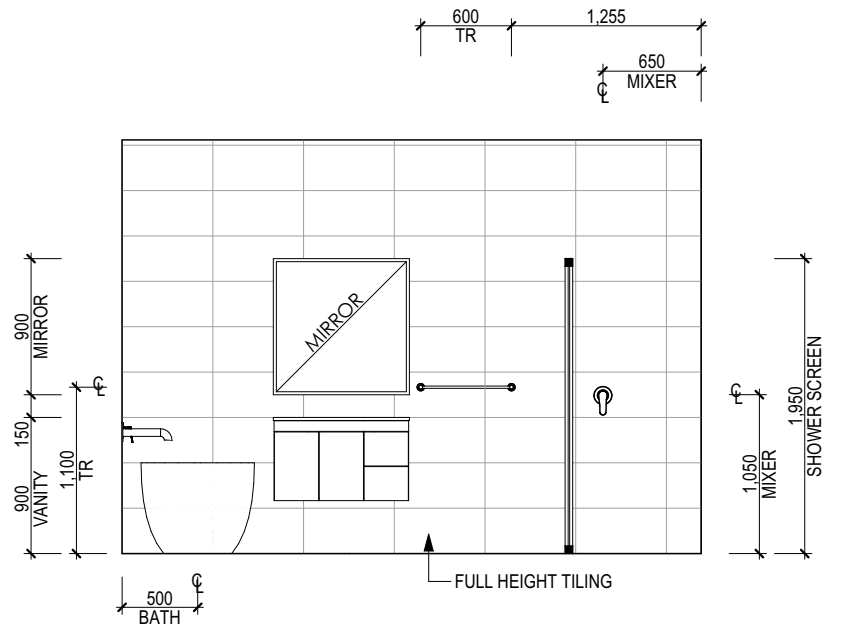
CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	DATE: 14/08/2025 SHEET: 22 OF 31
			JOB NUMBER: 3081



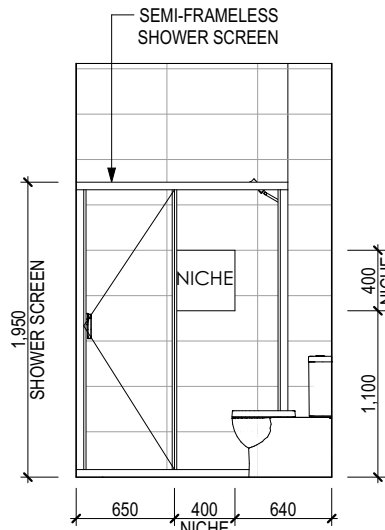
56 BATH 1 PLAN
1:50



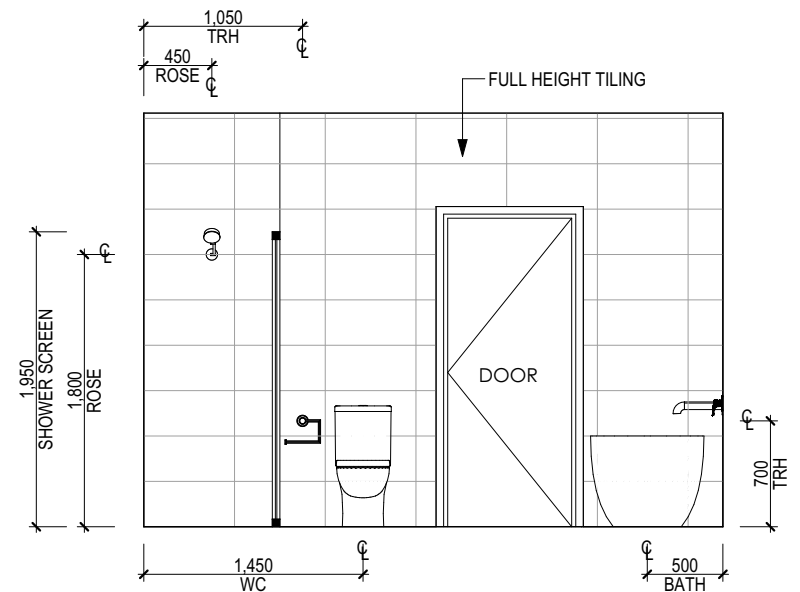
57 ELEVATION A
1:50



58 ELEVATION B
1:50



59 ELEVATION C
1:50



60 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

UNIT 1 - I.E. - BATH 1

GENERAL NOTES:

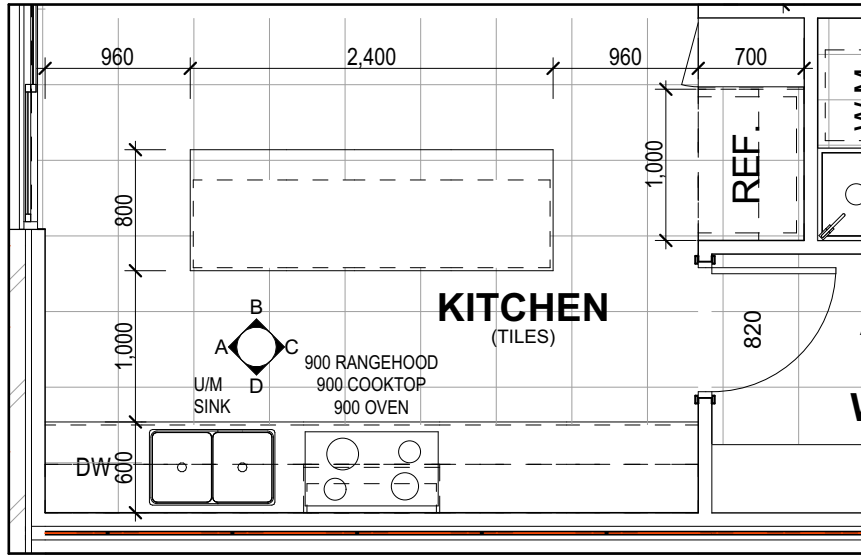
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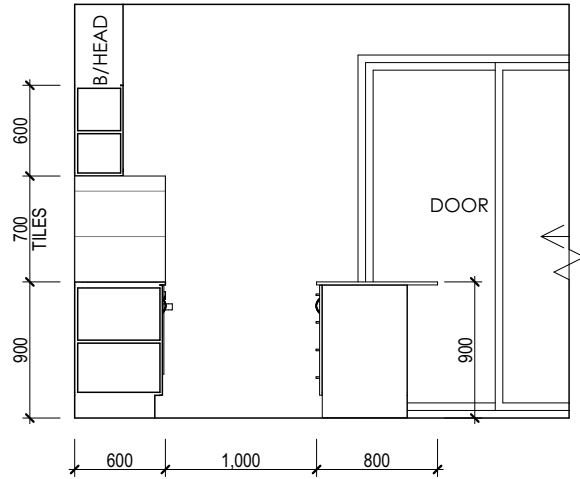
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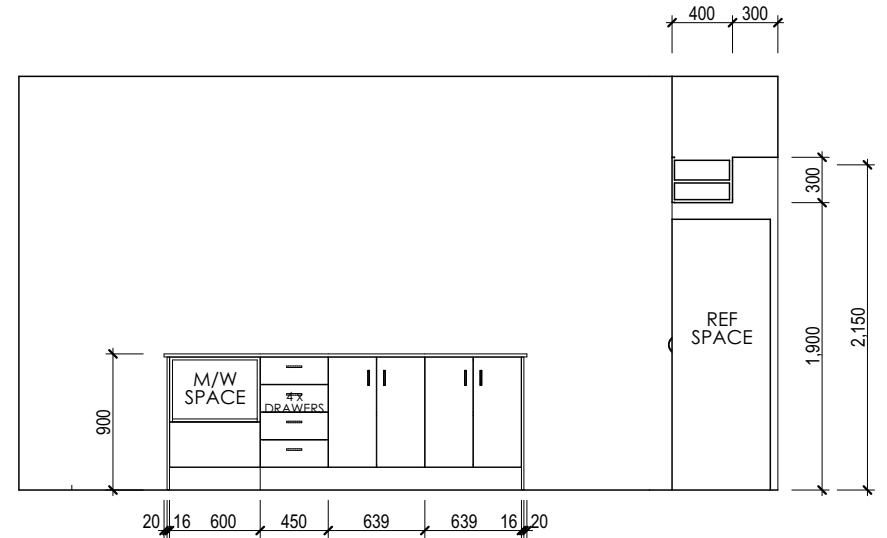
CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	JOB NUMBER: 3081
		DATE: 14/08/2025	
		SHEET: 23 OF 31	



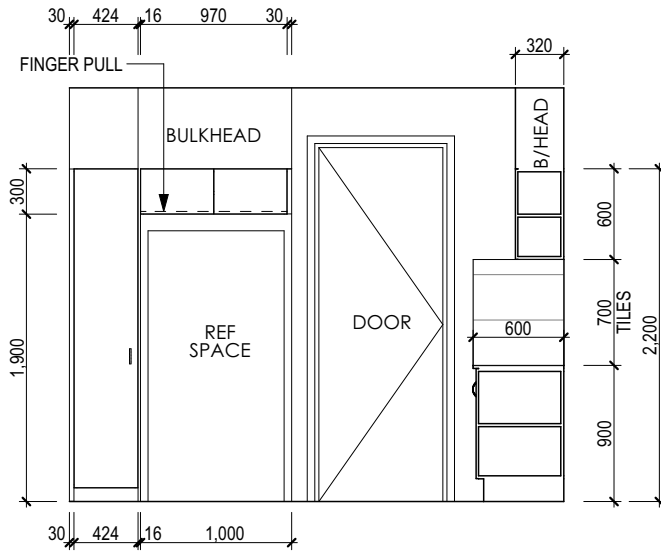
61 KITCHEN PLAN
1:50



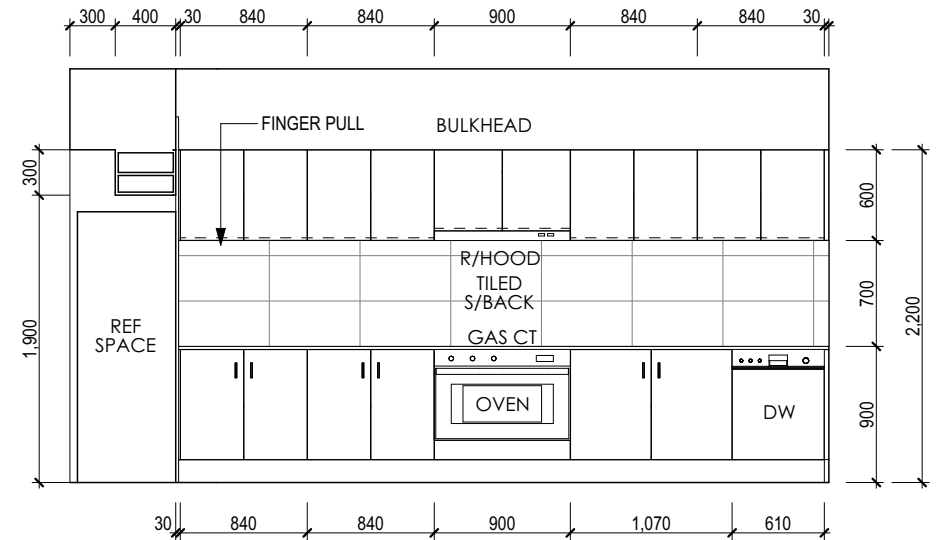
62 ELEVATION A
1:50



63 ELEVATION B
1:50



64 ELEVATION C
1:50



65 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

UNIT 2 - I.E. - KITCHEN

GENERAL NOTES:

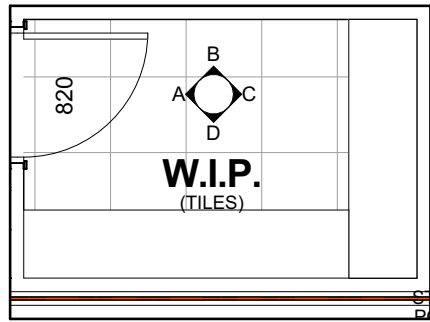
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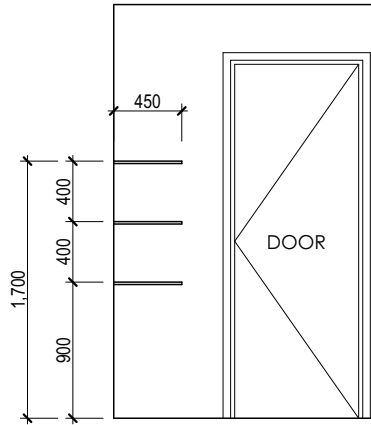
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CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	JOB NUMBER: 3081
		DATE: 14/08/2025	
		SHEET: 25 OF 31	



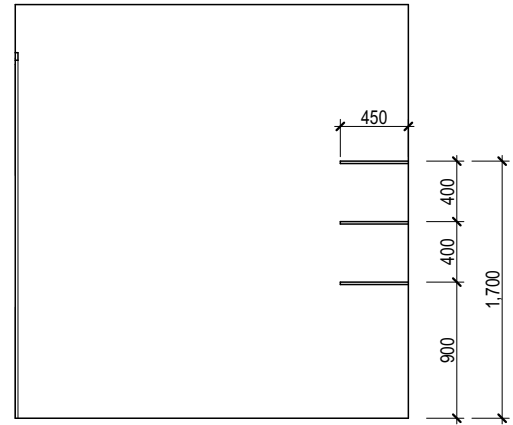
66

W.I.P. PLAN
1:50



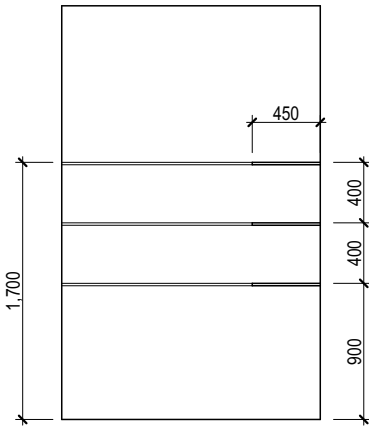
67

ELEVATION A
1:50



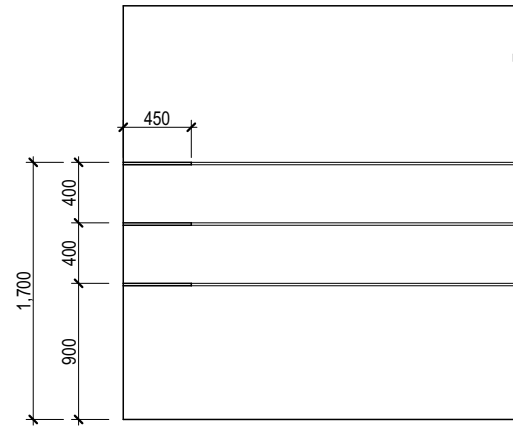
68

ELEVATION B
1:50



69

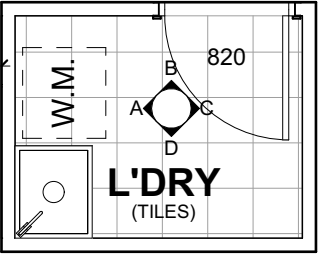
ELEVATION C
1:50



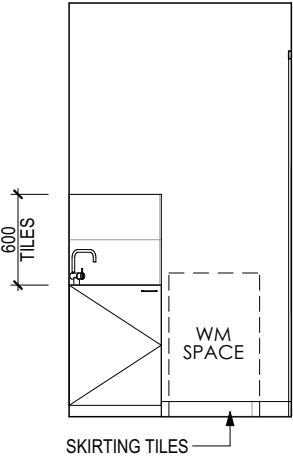
70

ELEVATION D
1:50

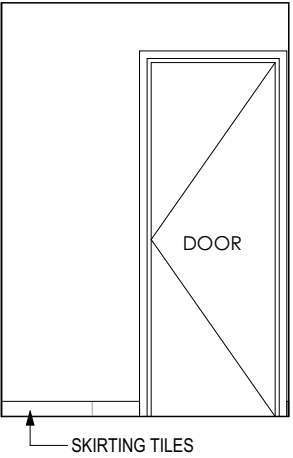
REV.	DESCRIPTION	DATE	UNIT 2 - I.E. - W.I.P.	 MERIDIAN HOMES <small>Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153 Tel: 1300 855 138 ABN: 93 152 822 430 www.meridianhomes.net.au © COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (AUST) Pty. Ltd.</small>	CLIENT:	HOUSE DESIGN:	FACADE:	INCLUSIONS:		
J	WORKING DRAWINGS	20/03/2025			MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	CUSTOM	ASTRID	CLASSIC		
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025			ADDRESS:	DEPOSITED PLAN:	COUNCIL:		REVISION:	
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025			LOT 34, NO.20 GRIMES PLACE,	DP 251101	NOTHERN BEACHES COUNCIL		M	
M	AMENDED PLANS - COUNCIL RFI	14/08/2025			SUBURB:	SCALE:	DRAWN:	DATE:	JOB NUMBER:	
			GENERAL NOTES: 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. MERIDIAN HOMES (AUST) PTY. LTD. OWNS THE COPYRIGHT IN THE DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.			DAVIDSON, NSW 2085	1:50 @ A3	TN	14/08/2025	3081
								SHEET: 25 OF 31		



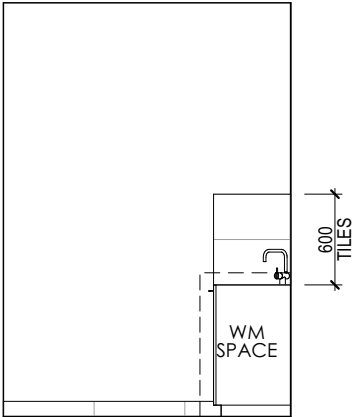
71 LAUNDRY PLAN
1:50



72 ELEVATION A
1:50



73 ELEVATION B
1:50



74 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

UNIT 2 - I.E. - LAUNDRY	
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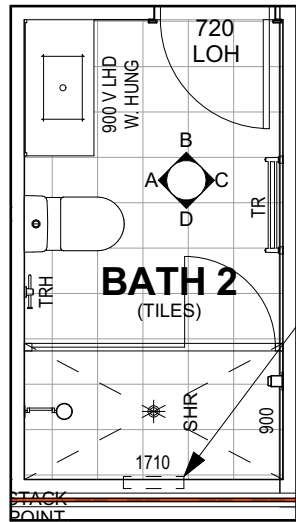


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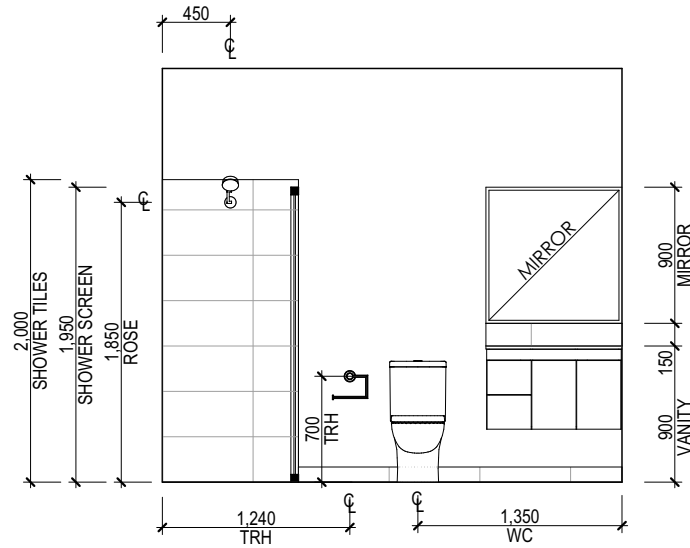
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CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3

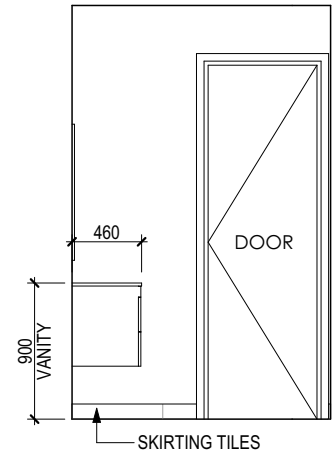
FACADE: ASTRID		INCLUSIONS: CLASSIC	
COUNCIL: NOTHERN BEACHES COUNCIL		REVISION: M	JOB NUMBER: 3081
DRAWN: TN	DATE: 14/08/2025	SHEET: 26 OF 31	



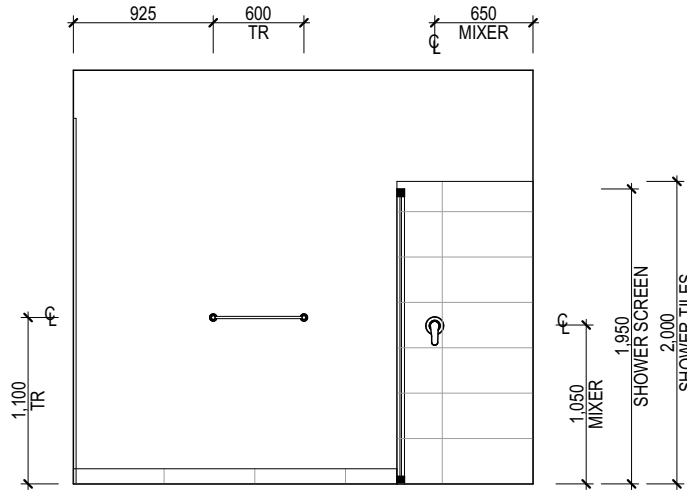
75 BATH 2 PLAN
1:50



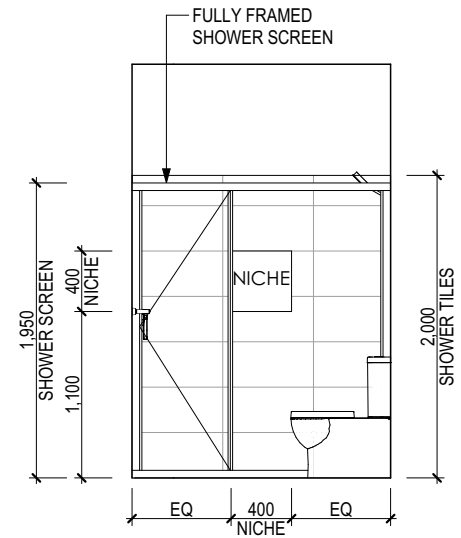
76 ELEVATION A
1:50



77 ELEVATION B
1:50



78 ELEVATION C
1:50



79 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

UNIT 2 - I.E. - BATH 2

GENERAL NOTES:

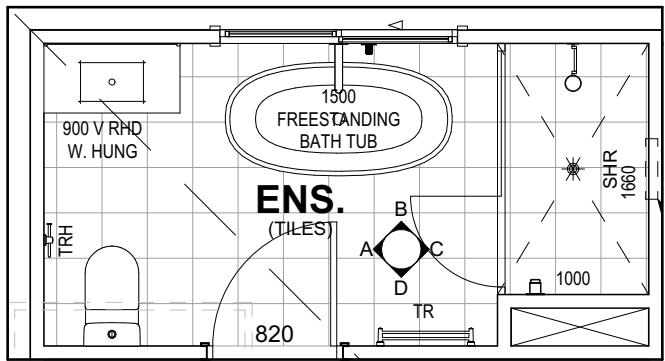
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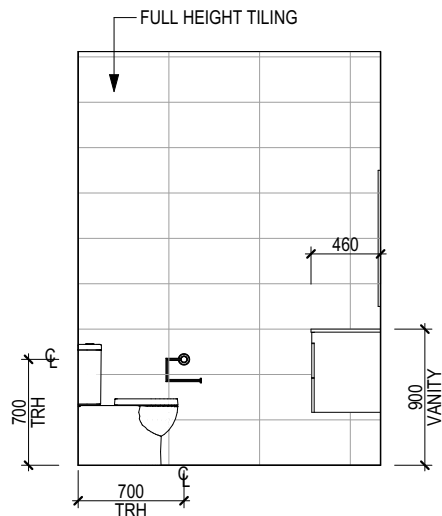
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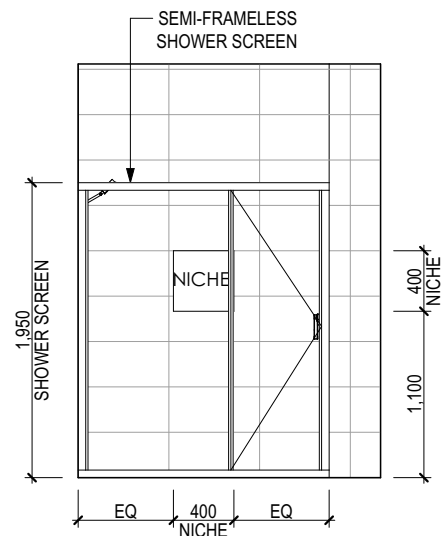
CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	JOB NUMBER: 3081
		DATE: 14/08/2025	
		SHEET: 27 OF 31	



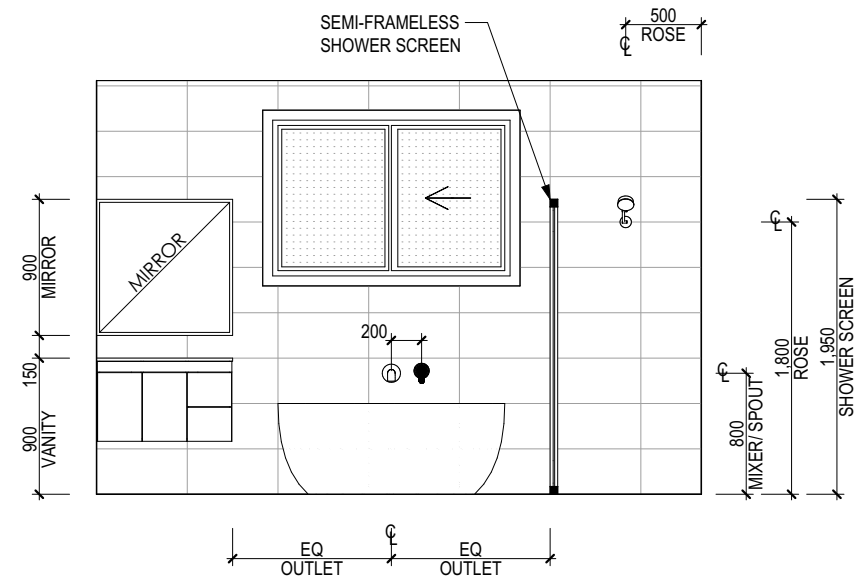
80 ENSUITE PLAN
1:50



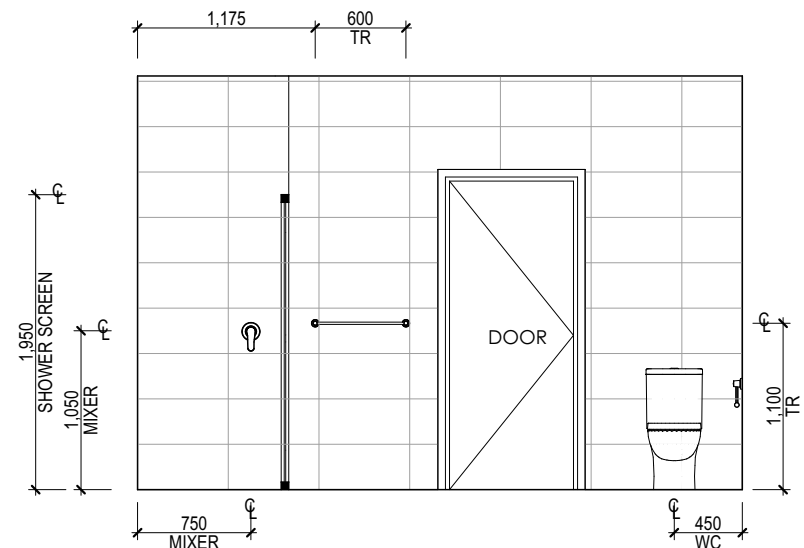
81 ELEVATION A
1:50



83 ELEVATION C
1:50



82 ELEVATION B
1:50



84 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

UNIT 2 - I.E. - ENSUITE

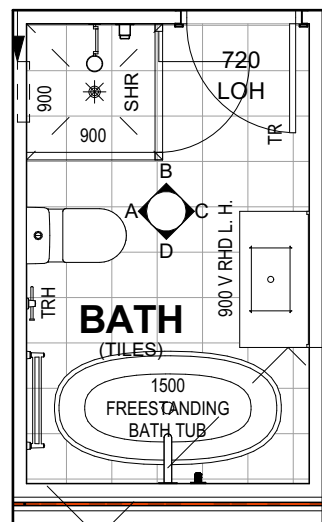
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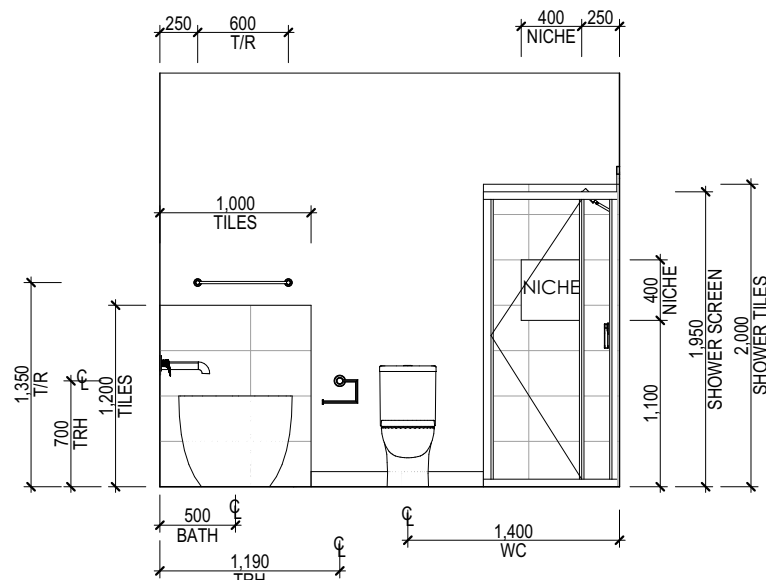
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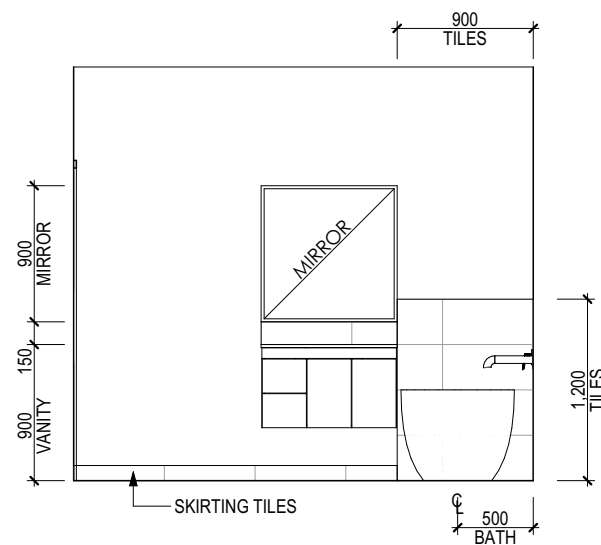
CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	JOB NUMBER: 3081
		DATE: 14/08/2025	
		SHEET: 28 OF 31	



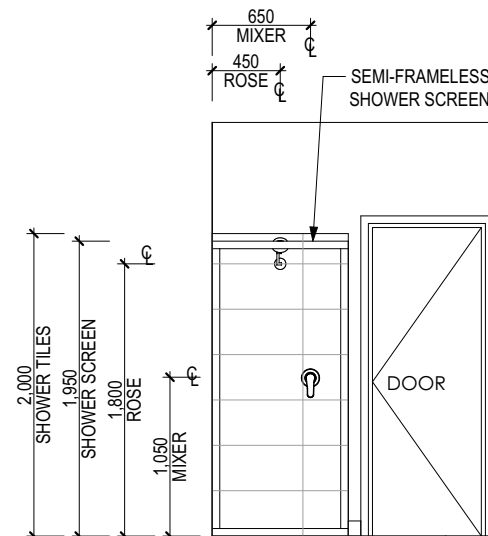
85 BATH 1 PLAN
1:50



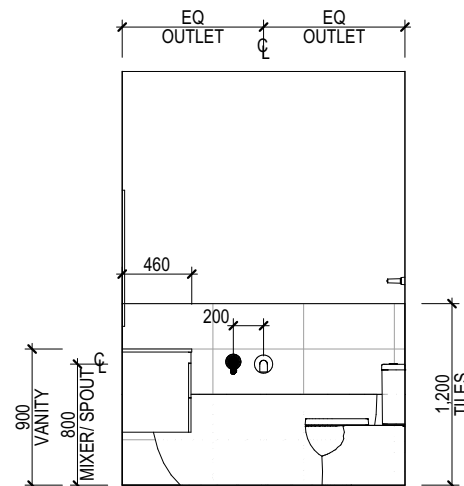
86 ELEVATION A
1:50



88 ELEVATION C
1:50



87 ELEVATION B
1:50



89 ELEVATION D
1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

UNIT 2 - I.E. - BATH 1

GENERAL NOTES:


















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


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CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	JOB NUMBER: 3081
		DATE: 14/08/2025	
		SHEET: 29 OF 31	

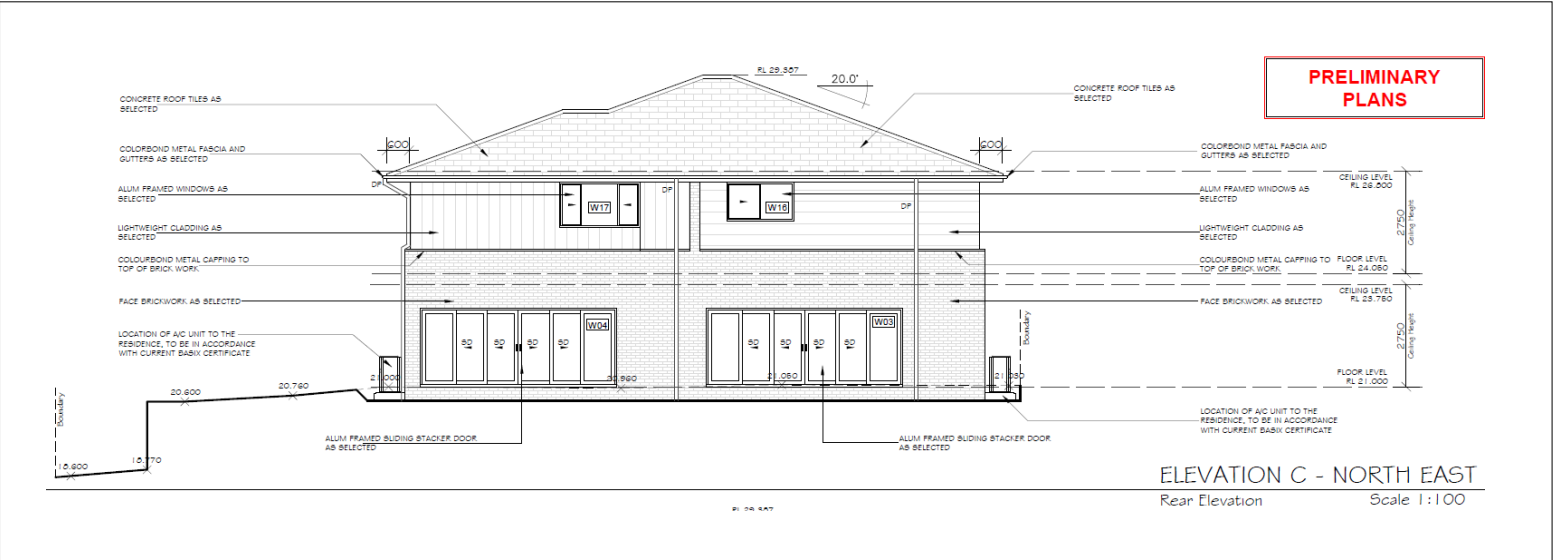
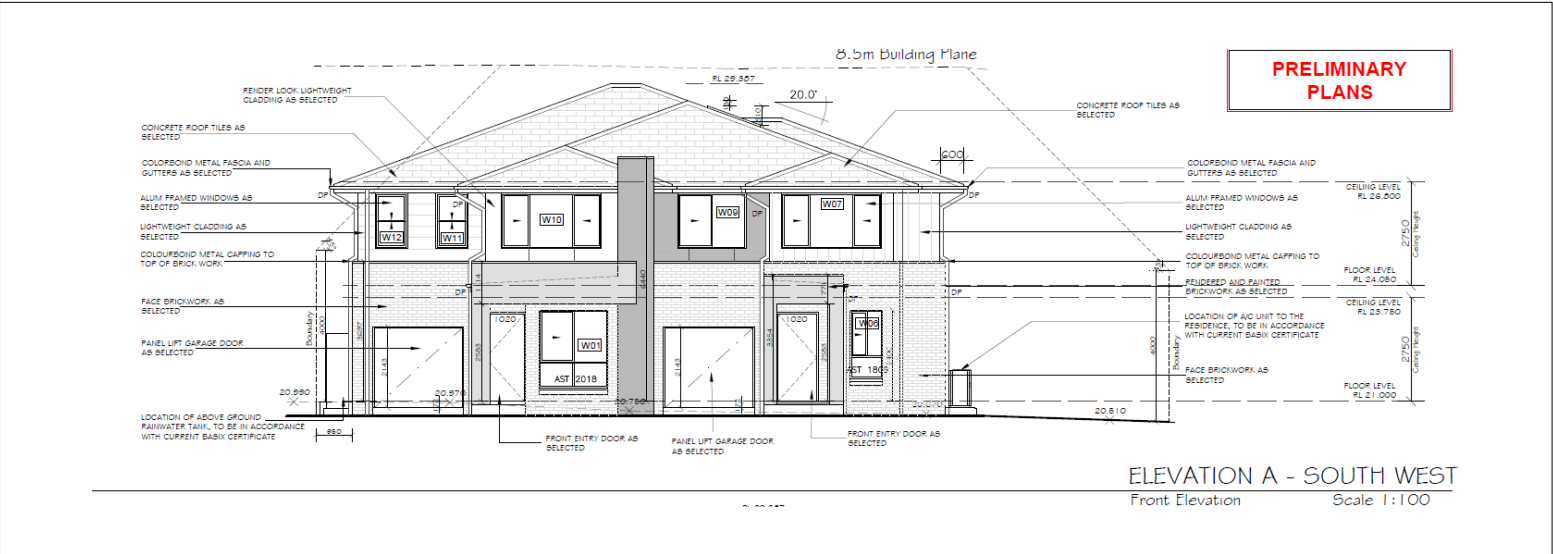
BRADNAM'S WINDOW SCHEDULE						
WINDOW NO.	WINDOW CODE	WINDOW SIZE		TOTAL WINDOW AREA	OPENING TYPE	PREVIEW
		HEIGHT	WIDTH			
SKY01	14 - 06	1,400mm	550mm	---	FIXED	
W01	21 - 18	2,060mm	1,810mm	3.73 m²	SLIDING	
W02	06 - 27	600mm	2,650mm	1.59 m²	FIXED	
W03	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING	
W04	18 - 09	1,800mm	850mm	1.53 m²	SLIDING	
W05	15 - 27	1,460mm	2,650mm	3.87 m²	SLIDING	
W06	10 - 09	1,030mm	850mm	0.88 m²	DOUBLE HUNG	
W07	10 - 09	1,030mm	850mm	0.88 m²	DOUBLE HUNG	
W08	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING	
W09	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING	
W10	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING	
W11	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING	
W12	12 - 27	1,200mm	2,650mm	3.18 m²	SLIDING	
W13	10 - 16	1,030mm	1,570mm	1.62 m²	SLIDING	
W14	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING	
W15	15 - 27	1,460mm	2,650mm	3.87 m²	SLIDING	
W16	15 - 18	1,460mm	1,810mm	2.64 m²	SLIDING	


DOOR SCHEDULE						
DOOR NO.	DOOR CODE	DOOR SIZE		TOTAL DOOR AREA	PREVIEW	QTY.
		HEIGHT	WIDTH			
D01	23 - 10	2,340mm	1,020mm	2.39 m²		1
D02	20 - 08	2,040mm	820mm	1.67 m²		1
D03	24 - 53	2,400mm	5,346mm	12.83 m²		1
D04	24 - 53	2,400mm	5,346mm	12.83 m²		1
D05	24 - 27	2,400mm	2,688mm	6.45 m²		1
D06	23 - 10	2,340mm	1,020mm	2.39 m²		1
INT-D01	23 - 07	2,340mm	720mm	1.68 m²		3
INT-D02	23 - 08	2,340mm	820mm	1.92 m²		9
INT-D03	20 - 07	2,040mm	720mm	1.47 m²		2
INT-D04	20 - 08	2,040mm	820mm	1.67 m²		12
INT-D05	20 - 08	2,040mm	820mm	1.67 m²		1
INT-D06	20 - 16	2,040mm	1,640mm	3.35 m²		1

34

REV.	DESCRIPTION	DATE	WINDOW / DOOR SCHEDULE	 MERIDIAN HOMES <small>Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153 Tel: 1300 855 138 ABN: 93 152 822 430 www.meridianhomes.net.au © COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (AUST) Pty. Ltd.</small>	CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC	
J	WORKING DRAWINGS	20/03/2025			ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M	
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025			SUBURB: DAVIDSON, NSW 2085	SCALE: N/A	DRAWN: TN	DATE: 14/08/2025	JOB NUMBER: 3081
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025						SHEET: 30 OF 31	
M	AMENDED PLANS - COUNCIL RFI	14/08/2025							
			GENERAL NOTES: 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. MERIDIAN HOMES (AUST) PTY. LTD. OWNS THE COPYRIGHT IN THE DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.						

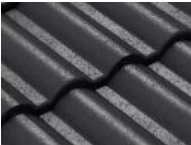
EXTERNAL COLOUR PLAN



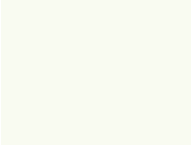
 MERIDIAN HOMES <small>OFFICE: TOWER BUILDING E, GROUND FLOOR, UNIT E204 / 24-32 LEXINGTON DRIVE, BELLA VISTA NSW 2153 TEL: 1300 855 138 ABN: 93 152 622 430 WWW.MERIDIANHOMES.NET.AU DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. MERIDIAN HOMES (AUST) PTY. LTD. OWNS THE COPYRIGHT IN THE DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.</small>	CLIENT: Nada Gaffney & Blake Gaffney Nareenour Dayoub & Moussa Dayoub	HOUSE DESIGN: UNIT DEVELOPMENT	FACADE: ASTRID MODIFIED	INCLUSIONS: EMERALD EXCEPTIONAL
	ADDRESS: LOT 34, 20 GRIMES PLACE	DEPOSITED PLAN: DP251101	COUNCIL: NORTHERN BEACHES	REVISION: 1
	SUBURB: DAVIDSON, NSW 2085	SCALE: N/A	DRAWN: DM	DATE: 20.01.25 SHEET: 7
				JOB NUMBER: YK213



AUSTRAL BRICKS
Metallix, Quartz
Off White Mortar, Iron joint



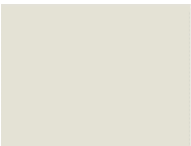
BRISTLE ROOFING
Designer, Cool smoke



WATTYL, DOVER WHITE
All Cladding to First Floor Areas



COLORBOND, MONUMENT
Gutter, Fascia, Parapet Capping & Water Tank



WATTYL, SURFMIST
Render to Porch Projections for Both Units




GARAGE DOOR
Slimline, Monument

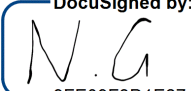


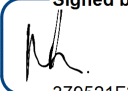
WATTYL, MONUMENT
Front Doors, Render to Dividing Pier, Downpipes & Meter Box




WINDOWS
Wideline, Monument

DocuSigned by:

D79F33D6730F48C...
05-Mar-2025

DocuSigned by:

9FE09F3D1E2740D...
05-Mar-2025

Signed by:

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06-Mar-2025

Signed by:

755DCZ1958B249F...
06-Mar-2025
BRICKWORKS
— BUILDING PRODUCTS —

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025

COLOUR SCHEDULE

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ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: M
SUBURB: DAVIDSON, NSW 2085	SCALE: N/A	DRAWN: TN	JOB NUMBER: 3081
		DATE: 14/08/2025 SHEET: 31 OF 31	