SHEET INDEX **COVER SHEET DEMOLITION PLAN** SITE ANALYSIS LOCALITY PLAN SITE PLAN WATER MANAGEMENT PLAN GROUND FLOOR PLAN WINDOW & DOOR SCHEDULES **ELEVATIONS / SECTION ELEVATIONS** HOUSE EXTERIOR 3D VIEWS KITCHEN DETAILS BATHROOM / WC DETAILS ENSUITE / WC2 DETAILS LAUNDRY DETAILS FLOOR COVERINGS SLAB PLAN DRAINAGE PLAN

BASIX AREAS

Main Dwelling

CONDITIONED UNCONDITIONED

TOTAL FLOOR AREAS

Main Dwelling

GARAGE 37.84 LIVING 198.65 OUTDOOR LIVING 15.51 PORCH

4.53

256.53 m²

14.67

COVER

OTHER

- GAS COOKTOP, ELECTRIC OVEN - FIXED OUTDOOR CLOTHESLINE BY OWNER

NO FIXED INDOOR CLOTHESLINE

SUSTAINABILITY COMMITMENTS **BUILDING INFORMATION**

PRELIMINARY SUSTAINABILITY COMPLIANCE FOR

DETERMINE COMPLIANCE CRITERIA. THIS

PROPOSED DWELLING E.G. ADDITIONAL

ASSESSMENT HAS BEEN COMPLETED.

WATER COMMITMENTS

4 STAR TOILET SUITES

4 STAR KITCHEN TAPS

- ALL TOILETS

- WASHING MACHINE

HOT WATER SYSTEM

HEATING SYSTEM

EER 3.5 - 4.0

COOLING SYSTEM

EER 3.0 - 3.5

13

14

15

16

5 STAR BATHROOM TAPS

291.21 m² TOTAL ROOF AREA

- AT LEAST ONE OUTDOOR TAP

500 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

VENTILATION (EXHAUST FANS)

- AT LEAST ONE BATHROOM:

KITCHEN RANGEHOOD:

NATURAL LIGHTING TO

ALTERNATIVE ENERGY

- 4 BATHROOM(S)/TOILET(S)

- GAS CONTINUOUS FLOW - 6 STAR

YOUR HOME REQUIRES FURTHER ASSESSMENT TO

ASSESSMENT WILL BE FINALISED UPON APPROVAL

DETERMINE IF VARIATIONS ARE REQUIRED TO THE

INSULATION, CHANGES IN WINDOW GLAZING / SIZE /

ORIENTATION ETC. YOU WILL BE ADVISED OF ANY

REQUIREMENTS OR ALTERNATIVES ONCE THE

3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS

4500 L WATER TANK(S) MINIMUM CAPACITY

183.89 m² MINIMUM ROOF AREA TO TANK(S)

RAINWATER TANK(S) TO BE CONNECTED TO:

NO RETICULATED RECYCLED WATER SUPPLY

- 3-PHASE REVERSE CYCLE AIR CONDITIONING

- 3-PHASE REVERSE CYCLE AIR CONDITIONING

DUCTED TO OUTSIDE AIR, INTERLOCKED TO

DUCTED TO OUTSIDE AIR, MANUAL SWITCH

- NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING

OF YOUR EXTERNAL COLOUR SELECTIONS TO

GROUND FLOOR PITCHING HEIGHT(S): 2580mm FRAMES AND TRUSSES: STEEL ROOF PITCH (U.N.O.): 22.5° ELECTRICITY SUPPLY: 3-PHASE GAS SUPPLY: MAINS / RETICULATED

ROOF MATERIAL: SHEET METAL ROOF COLOUR: DARK WIND DRIVEN ROOF VENTILATORS:

WALL MATERIAL: HEBEL VENEER

WALL COLOUR: N/A

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT **AUSTRALIAN STANDARDS**

MIN. 60mm FOIL FACED BLANKET UNDER ROOFING CEILING: R4.1 BATTS (EXCL. OUTDOOR LIVING & PATIO)

EXTERIOR WALLS: R2.5 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE INTERIOR WALLS: R2.5 BATTS (AS PER PLAN)

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION: SITE CLASSIFICATION: М SLAB CLASSIFICATION: M

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE HEBEL CONTROL JOINTS IN ACCORDANCE WITH MANUFACTURER'S **SPECIFICATIONS**

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018

GENERAL INFORMATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC AND APPLICABLE AUSTRALIAN STANDARD AT TIME OF APPOVAL.

THESE PLANS FEATURE WORKS REQUIRED BY THE OWNER THAT MAY BE EXCLUDED FROM THE SCOPE OF THE CONTRACT WITH THE BUILDER, BUT HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT. SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS AND SITE DRAINAGE. PLEASE REFER TO YOUR CONTRACT TENDER AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS



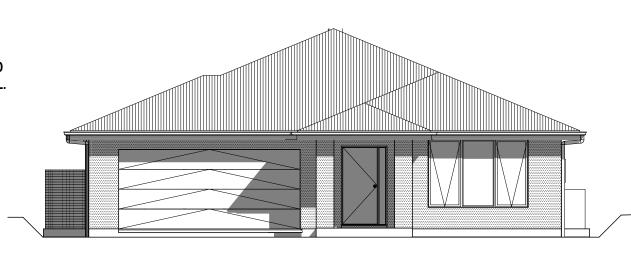
LOT 12 #220 POWDERWORKS ROAD

THIS PLAN ACCEPTED BY:

SIGNATURE:

DATE:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

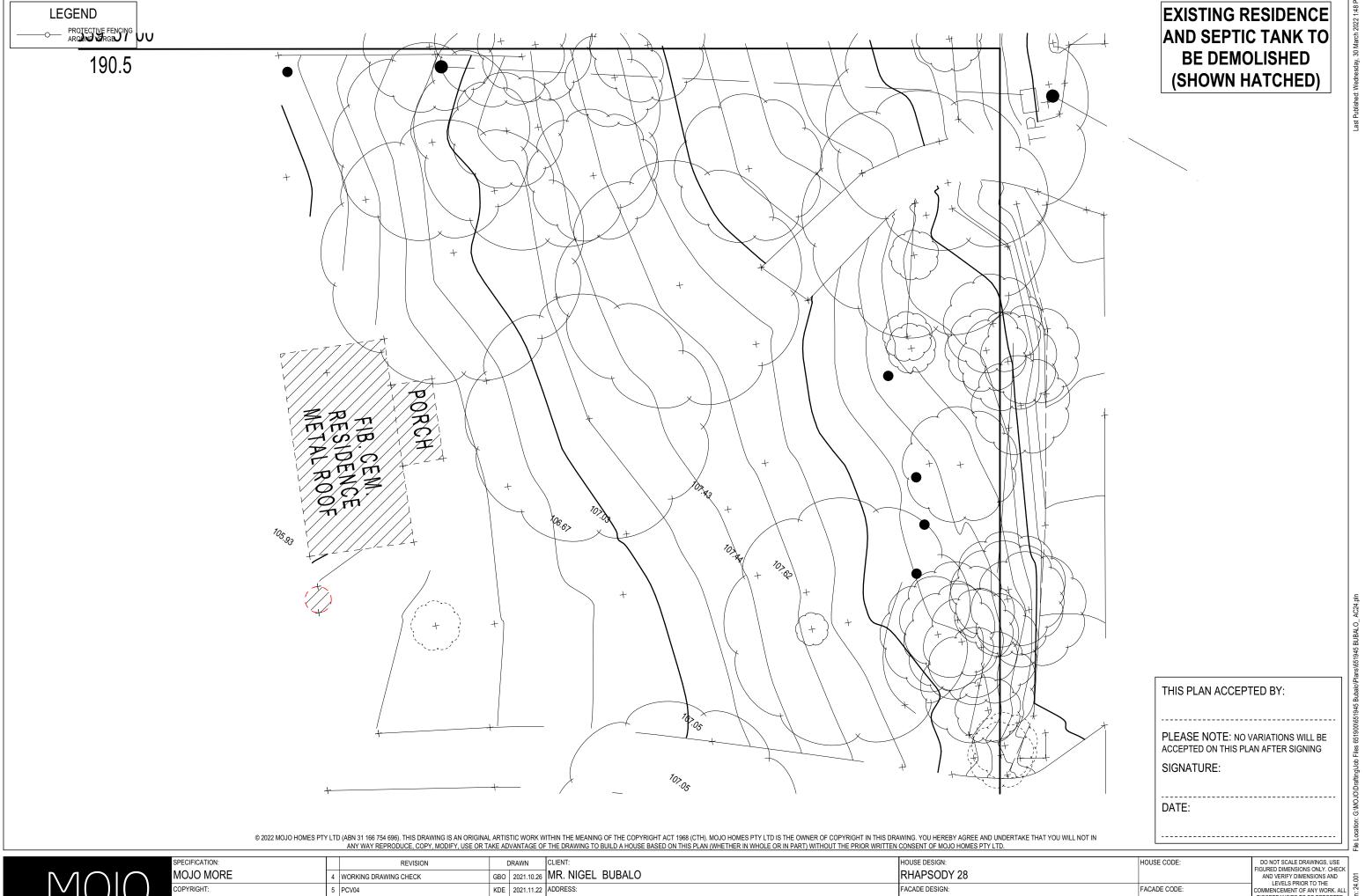


COMPLIANCE AREAS

LANDSCAPED AREA 19.955.47 SITE COVERAGE AREA 362.30

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			ANY WAY REPRODUCE, COPY, MODIFY, USE OR TA	KE AD	VANTAGE OF	THE DRAWING TO BUILD A HOUSE BASI	ED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEI	N CONSENT OF MOJO HOMES PTY LTD.			_
SPECIFICATION:			REVISION		DRAWN	CLIENT:		HOUSE DESIGN:	НО	OUSE CODE:	-
MOJO MORE		4	WORKING DRAWING CHECK	GBO	2021.10.26	MR. NIGEL BUBALO		RHAPSODY 28			F
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							COUNCIL:	SHEET TITLE: SHEET	No.: SCA	CALES:	
		8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA	2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	COVER SHEET 1 / 18	3		

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MOJO MORE	4 WORKING DRAWING CHECK	GBO 2021.10.26	MR. NIGEL BUBALO		RHAPSODY 28			AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
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				COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	CE101E \$
	8 AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA 2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	DEMOLITION PLAN	2 / 18	1:200	651945

ORIENTATION - LIVING AREAS TO THE DWELLING ARE CENTERED WITH A SOUTHEAST ORIENTATION. GOOD SHADING AND THE ARRANGEMENT OF GLAZING WILL MAXIMISE THE POTENTIAL FOR COOLING SOUTHERLY BREEZES TO VENTILATE THE LIVING AREAS IN THE SUMMER MONTHS, ADDING TO THE INTERNAL COMFORT. THE EXTERNAL SHADING TO GLAZED AREAS ENABLES THE DWELLING TO COMFORTABLY ACHIEVE ABSA/BASIX THERMAL COMFORT TARGETS.

TOPOGRAPHY - GENTLY SLOPED BLOCK AS INDICATED BY CONTOURS ON SITE PLAN. SINGLE STOREY DESIGN USED TO TAKE ADVANTAGE OF TOPOGRAPHY WITH MAX CUT OF 526mm AND MAX FILL 518mm.

STREETSCAPE - SETBACKS COMPLY WITH COUNCIL'S REQUIREMENTS, WITH MAIN DWELLING SET BACK 20.015m AND GARAGE SET BACK 21.015m.

CONTEXT - NO SPECIAL REQUIREMENTS.

VEGETATION - SITE IS CLEAR OF TREES AND VEGETATION.

PRIVACY - THE LIVING AREAS OF THE DWELLING ARE SET BACK FROM 32.573m TO OVER 61.615m FROM THE BOUNDARY TO PROVIDE BOTH VISUAL AND ACOUSTIC PRIVACY. IT IS PROPOSED THAT THERE WILL BE AMPLE PRIVACY AND SOLAR AMENITY TO PROPOSED RESIDENCES.

NOISE AND LIGHT - THE PROPOSED POSITION OF THE DWELLING COMPLIES WITH COUNCIL SETBACKS TO THE STREET FRONTAGE. THE SITE IS SITUATED IN A RESIDENTIAL LOCATION WITH THE POSTIONING OF TWO OF THE THREE BEDROOMS AWAY FROM THE MAIN NOISE SOURCE, THUS REDUCING POTENTIAL IMPACT OF STREET NOISE.

PREVAILING WINDS - THE LIVING AREAS OF THE DWELLING WILL BENEFIT FROM SOUTHERLY BREEZES DURING SUMMER.

DRAINAGE - THE SITE DRAINS NATURALLY TO THE FRONT AND REAR OF THE BLOCK. ROOF WATER COLLECTION WILL BE PARTIALLY DIVERTED TO RECYCLING TANKS FOR USE WITHIN THE DWELLING WITH THE TANK OVERFLOW AND THE REMAINING ROOF AREA DISCHARGING TO THE REAR INTERALLOTMENT DRAINAGE.

SERVICES - ELECTRICITY - UNDERGROUND TO HOUSE. SEWER - YES

STORMWATER - TO STREET KERB AND TUNNEL CHENCHING

VEHICLE ACCESS - THE GARAGE HAS BEEN PLACED TO REQUIRE MINIMAL ALTERATION TO THE SITE, WITH THE FINISHED FLOOR LEVEL BEING APPROXIMATELY 234mm ABOVE THE KERB LEVEL. TWO UNDERCOVER SPACES WILL BE INCORPORATED WITH ADDITIONAL SPACE ON THE APRON FOR TEMPORARY PARKING - THE DRIVEWAY IS APPROXIMATELY 6m LONG WITHIN THE BOUNDARY.

SURVEY CONSTRAINTS - REFER TO SITE PLAN FOR MORE INFORMATION.

SECURITY - THE SURROUNDING BLOCKS ARE CURRENTLY UNOCCUPIED HOWEVER THERE WILL BE RESIDENCES CONSTRUCTED IN THE VICINITY OF THE PROPOSED SITE IN THE NEAR FUTURE AND THEREFORE CASUAL SURVEILLANCE WILL BE REQUIRED.

SITE ANALYSIS LEGEND

(1)/(2)

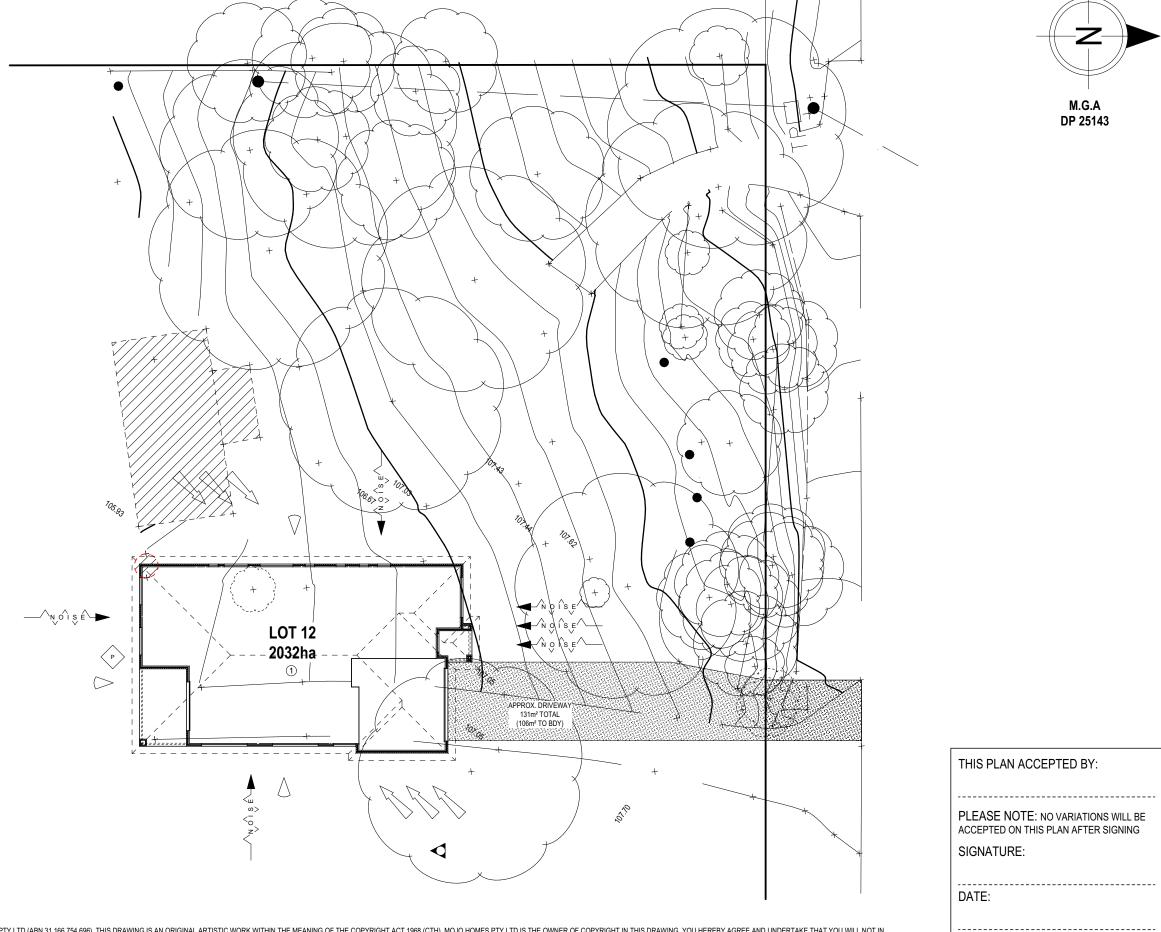
VIEWS

NUMBER OF STORIES

OVERLOOKING POSITION

PREVAILING WINDS

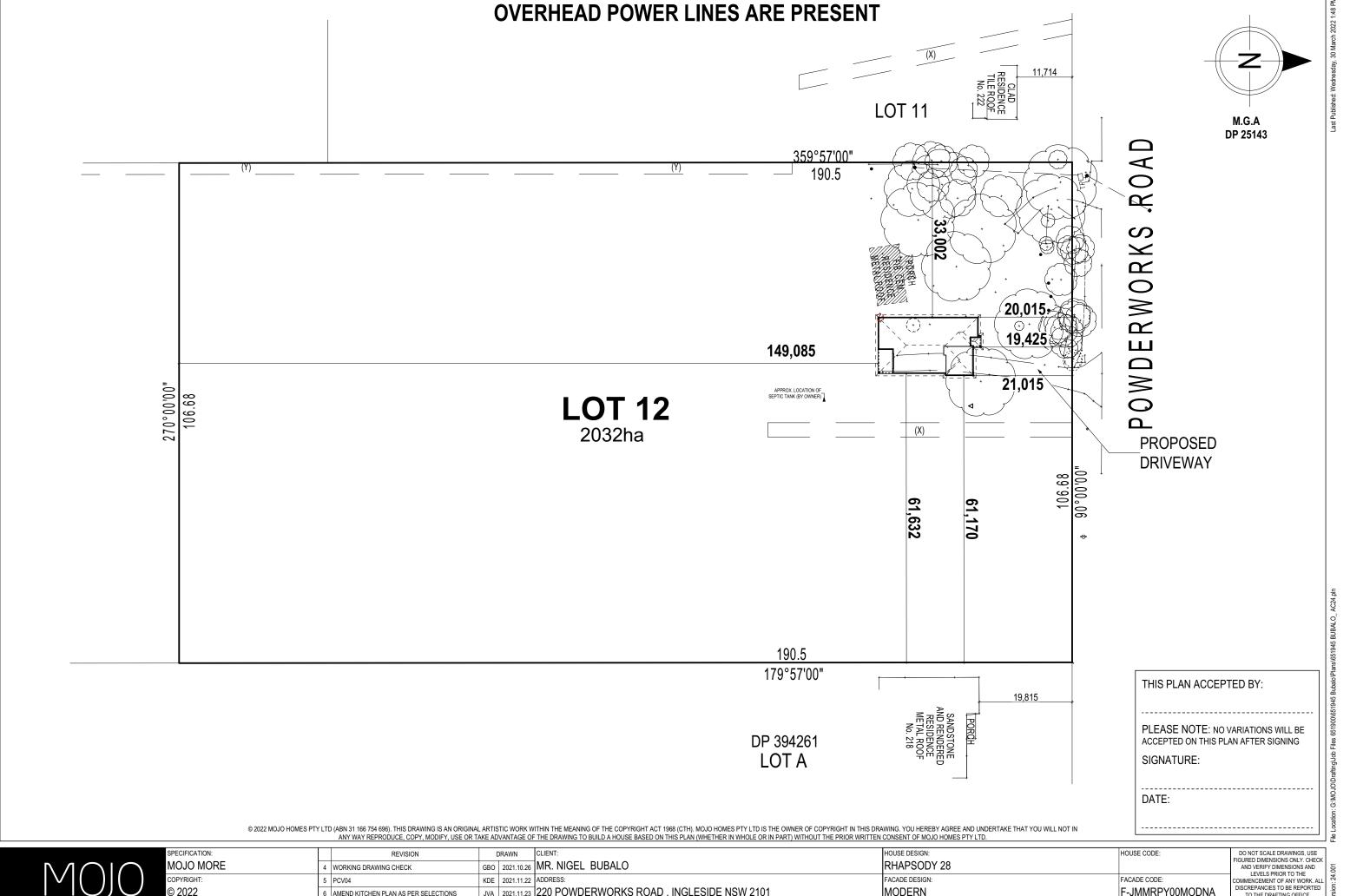
POSSIBLE NOISE SOURCE VEGETATION PRIVATE AREA



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/RIGHT:	5 PCV04	KDE 2021.11.22	ADDRESS:	FACADE DESIGN:		FACADE CODE:	LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL
.022	6 AMEND KITCHEN PLAN AS PER SELECTIONS	JVA 2021.11.23	220 POWDERWORKS ROAD , INGLESIDE NSW 2101	MODERN		F-JMMRPY00MODNA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	7 DEMOLITION PLAN	GBO 2022.03.25	LOT / SECTION / DP: COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	CE101E
	8 AMEND NOTE-SITE PLAN FOR EXISITING DWELLII	NG JVA 2022.03.30	12 / - / 25143 NORTHERN BEACHES COUNCIL	SITE ANALYSIS 3/		1:250, 1:200	651945



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	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA 2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	LOCALITY PLAN	4 / 18	1:700	651945

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION 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. AL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARG 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 DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER AND/OR COLOUR

SELECTIONS DOCUMENTATION. PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE

IN THE TENDER DOCUMENTATION.

WIND CLASSIFICATION	N1
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	33° 00' 00" S
LONGITUDE	151° 00' 00" E

APPROX. IMPORT/EXPORT FILL

CUT VOLUME

BRICKWORK SHALL BE CONSTRUCTED FOR SEVERE MARINE REQUIREMENTS.

- FILL (MAX):

AGGRESSIVE SOIL REQUIREMENTS

- PROVIDE 32MPa CONCRETE TO THE PIERS AND FLOOR SLABS IN LIEU OF STANDARD.
- USE EXPOSURE GRADE MORTAR BELOW DAMP PROOF COURSE IN LIEU OF STANDARD.
- USE EXPOSURE GRADE BRICKWORK FROM OUR STANDARD RANGE BELOW THE DAMP PROOF COURSE

CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE SEPTIC TANK

APPLICATION BEING LODGED AT COUNCIL. THE SEPTIC TANK MUST BE SUPPLIED AND INSTALLED NO LATER THAN INTERNAL LININGS BEING COMPLETED. THIS WORK IS TO BE CO-ORDINATED WITH SITE SUPERVISOR. ADDITIONAL DRAINER COSTS COULD OCCUR IF THE INSTALLATION OF THE TANK IS DELAYED.

RETAINING WALLS AND DROPPED EDGE BEAMS ARE SUBJECT TO SITE CONDITIONS DRIVEWAY BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.

SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

SITE WORKS INDICATIVE ONLY. THE LOCATIONS AND HEIGHTS OF ANY PROPOSED

EXISTING TREE TO BE

EXISTING TREE TO BE REMOVED

LOCATION OF OUTDOOR_

5,015

APPROX. LOCATION OF SEPTIC TANK (BY OWNER)

MIN GARAGE FFL 105.379

REMAIN

BY OWNER

SUBJECT TO COUNCIL APPROVAL **DA - NORTHERN BEACHES COUNCIL PITTWATER LEP 2014**

SITING SUBJECT TO RECEIPT OF ALL RELEVANT DOCUMENTATION PERTAINING TO RESTRICTIONS ON THE SUBJECT PROPERTY

LAND IS SUBJECT TO:

RU2 RURAL LANDSCAPE - WIND CLASSIFICATION < 1km TO BREAKING SALT 3.2km < 100m TO SALT WATER NO - BUSHFIRE YES MINE SUBSIDENCE ACID SULPHATE SOILS CLASS 5 FLOOD N/A WITHIN LOW-RISK - BUILDING ENVELOPE 45' ANGLE ABOVE 3.5m SLAB CLASSIFICATION

NO

1 0m

TERRESTRIAL

BIODIVERSITY

DEVELOPER GUIDELINES

APPLICABLE 88B CLAUSES

ANY ADDITIONAL RESTRICTIONS

BUILDING RESTRICTIONS: FRONT SETBACK (MIN) *SUBJECT TO ESTABLISHED BUILDING LINE SIDE SETBACK (MIN): 2.5m - REAR SETBACK (MIN) 6.5m - SITE COVERAGE (MAX) N/A - GROSS FLOOR AREA (MAX): N/A - BUILDING HEIGHT (MAX): 8.5m 8.0m FRONT FACADE · WALL BREAKS (MAX): LANDSCAPED AREA (MIN) 16,257m² (80%) - CUT (MAX): 1.0m

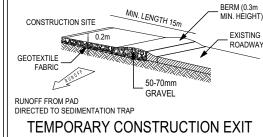
ALL MASONRY CONSTRUCTION SUGT AS MORTAR STRENGTH, WALL TIES AND LINTEL PROTECTION FOR THE

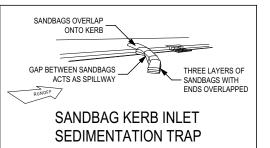
ALL EXPOSED STRUCTURAL STEEL TO BE CONSTRUCTED FOR SEVERE MARINE REQUIREMENTS.

- PROVIDE ADDITIONAL STRUCTURAL REQUIREMENTS, DUE TO BUILDING IN AN 'AGGRESSIVE SOIL ENVIRONMENT'. THIS SHALL INCLUDE THE FOLLOWING:
- PROVIDE HIGH IMPACT MEMBRANE BELOW THE FLOOR SLAB.
- PROVIDE A MIN. 50mm BLINDING LAYER OF SAND UNDERNEATH THE FLOOR STRUCTURE. PROVIDE POLYETHYLENE DAMP PROOF COURSE TO THE EXTERNAL WALLS IN LIEU OF STANDARD.

THE CLIENT IS TO ARRANGE FOR THE INSTALLATION OF AN APPROVED SEPTIC SYSTEM AND IF REQUIRED THE PUMP LINE FROM THE TANK TO THE SEWER MAIN. THE SEPTIC SYSTEM IS TO BE DESIGNED BY AN APPROVED INSTALLER AND DESIGN PLANS/SEPTIC APPLICATION FORMS ARE TO BE PROVIDED TO THE BUILDER PRIOR TO THE BUILDING

50 x 25 x 1000 STAKE OR MEMBRANE TO BE BIDIM U24 OR APPROVED EQUIVALENT STAR PICKET GEOTEXTILE BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMPORARILY NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE DISTURBED NATURAL SURFACE LEVEL RUNOFF FROM PAD SILT FENCING DETAIL





THE CLIENT IS TO SUPPLY ALL POWER REQUIREMENTS INCLUDING SUPPLY OF PRIVATE POLE, OVERHEAD POWER CONNECTION TO PRIVATE POLE AND UNDERGROUND MAINS TO THE PERMANENT POSITION ON HOUSE. THE CLIENT WARRANTS SUFFICIENT POWER O COVER THE REQUIREMENTS OF THE HOME. THE CONNECTION IS TO BE PROVIDED AT THE CONCRETE SLAB FORMWORK STAGE FOR CONSTRUCTION OF THE HOUSE WHEN REQUESTED BY THE SUPERVISOR, AND WILL NEED TO BE COMPLETED WITHIN THE TIME FRAME NOMINATED BY THE SUPERVISOR

RL 107.13

CUT 0.511

20,015 TO BDY

19.425 TO BDY

LINE OF DRIVEWAY PROFILE-

21,015 TO BDY

131m² TOTAL

LIMIT OF

RL 107.098

,170 TO

CUT 0.478

3-PHASE METE

GARAGE

106,860

(AHD)

RL 107.55

BM 12

DRIVEWAY PROFILE - AUSTRALIAN STANDARDS

NAIL IN POST

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OVERHEAD POWER LINES ARE PRESENT

106.54 TOF

BD

LOT 12

2032ha

CUT

TANK 2900 x 1100 x 1560H ON 3000 x 1200 PA

AND OF STREET

PROPOSED

RESIDENCE

FFL 106.930

PAD RL 106.620

TO BDY

RL 106.110

FILL 0.510

8.0x10.0m (80.00m

FILL 0.331

10,000

SEDIMENT_ CONTROL FENCE

149,085 TO BDY

15.0LM TUNNEL TRENCHING-



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-	7 DEMOLITION PLAN			LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:		GE1015
1	8 AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA	2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	SITE PLAN	5 / 18	1:250, 1:125	651945

ERWORK DIAO. 2M HT8M 100.95 M.G.A **DP 25143** THIS PLAN ACCEPTED BY: PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING -----

108.60

12/4

SIGNATURE:

DATE:

VERT RL 108.910

SYPROC METAL GLASS

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

CDP CHARGED DOWNPIPE DIRECTED TO TANK SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

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 FEDERAL STORMWATER DESCEN 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 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 VIA TUNNEL
TRENCHING.

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

COLLECTION AREA = 183.89m²

PLUMBING 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

RECYCLED COLD WATER LINE

WATER LINE

TANK COLD

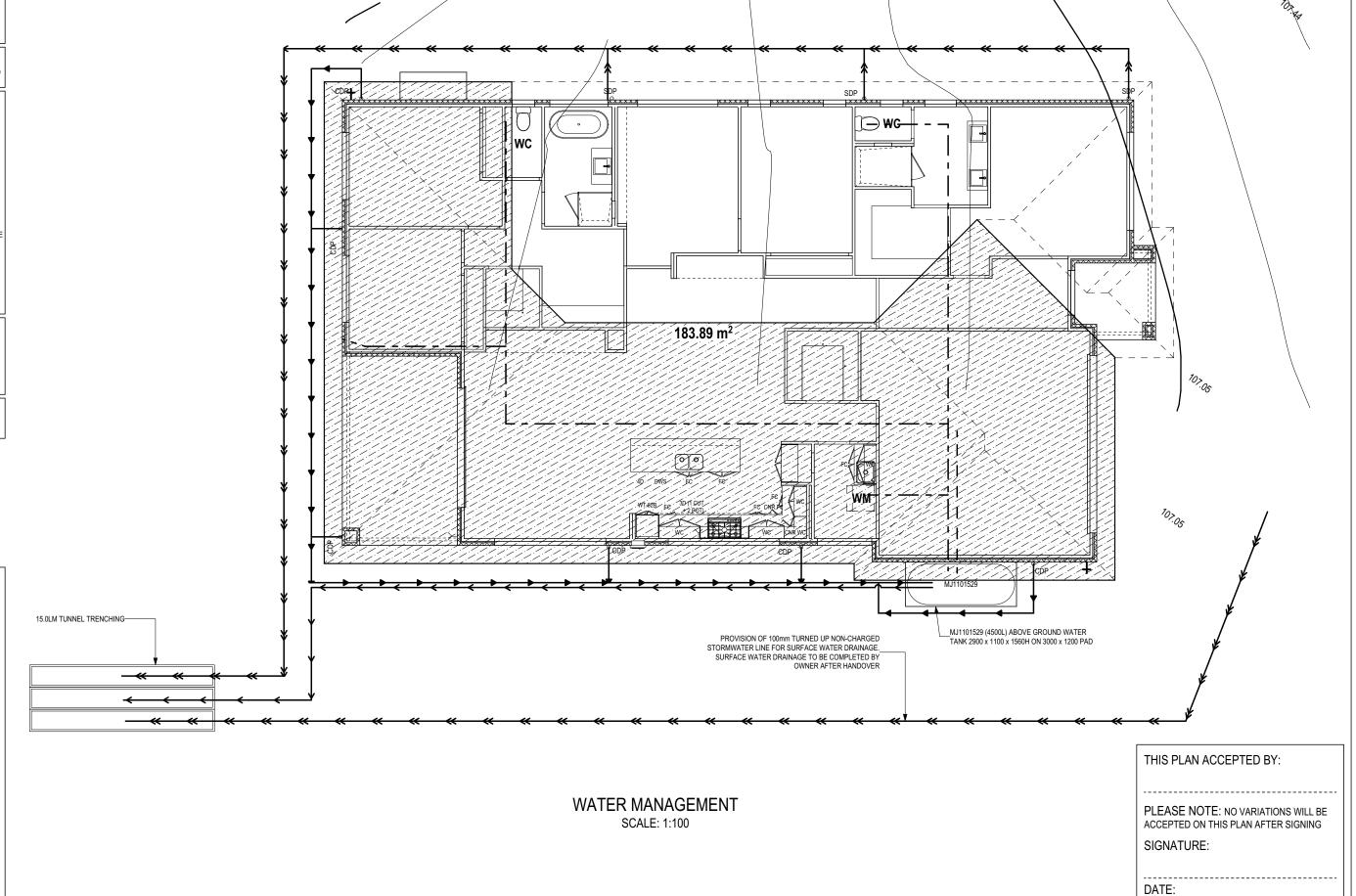
MAIN SUPPLY CHARGED LINE TO WATER TANK

WATER TANK OVERFLOW

STORMWATER OVERFLOW WASHING MACHINE

WC WATER CLOSET

YARD TAP





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					COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	651015
	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA 2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	WATER MANAGEMENT PLAN	6 / 18	1:100	651945

PROVIDE AND INSTALL 3 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 PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

I AYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR

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

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.

* 891 * -3-PHASE METER BOX SDP t 665mm RENDER 75mm EZI POST T 4,410 3,940 4,040 BED 1 470 75 x 1,880 ENTRY 44⁷ PORCH 615 70mm 500 1,875 STORE 6,430 6,015 Plans\651945 BUBALO_AC24.pln MAINS WATER THIS PLAN ACCEPTED BY: PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

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HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

(M)

AS PER NCC REQUIREMENTS. PROVIDE R3 RATING TO THE STEEL CDP CHARGED DOWNPIPE DIRECTED SUPPORT BEAMS DUE TO PROXIMITY TO

SALTWATER

ALL MECHANICAL VENTILATION TO BE

DISCHARGE DIRECTLY TO OUDOOR AIR

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

STANDARD DOWNPIPE DIRECTED

TO STORMWATER DISCHARGE

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

REFER TO SHEET 1 (COVER SHEET) FOR

ALL BUILDING INFORMATION REGARDING

SUSTAINABILITY REQUIREMENTS

SITE CLASSIFICATION

TO TANK

ALL EXTERIOR STEPS AND LANDINGS BY BUILDER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2160 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FLOOR PLAN LEGEND

SOUND INSULATION

FXHAUST FAN

SMOKE ALARM

LIFT OFF HINGE

WATER POINT

GAS BAYONET

FRIDGE WATER POINT

LOAD BEARING WALL

THIS DOOR OPENS FIRST

L.B.W

#

HEBEL

HOB SPOUT / WALL SPOUT

FACE BRICK / COMMON BRICK

BRICK ARTICULATION JOINT

DENOTES DRAWER SIDE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

21,990 21.400 1,570 810 , 610 , 1,430 610 935 610 590 850 , 590 _{*} 185, 605 75, 530, 75 1,000, 75 1,820 150, 185,__ 75,, 530,,75 1,000,,75 185, 605 185,__ 4,135 BED 3 75 1,000 75 1,820 BATH 150 3,260 CHILDREN'S ACTIVITY 75 3,015 BED 2 4,770 BED 1 185, 590 2,335 ROBE رير 185 75 to 515 to 75 1,440 WIL 2,215 STUDY NOOK 1,75 1,200 1,150 75,, 1,050 75, 2,180 1,590 5,110 ENTRY , 590 , 75, 515, 75 1,440 75, _{*} 1,560 1,800

TANK WATER (W02) YARD TAP A1006 SF1216 SF1422 A1506 _____ A/F2106 A/F2109 SDP A1506 (W04) CLARK ROUND 1600 (W06) (W05) WC SMALL SHAMPOO RECESS. SF1478 **CHILDREN'S** ENS # **BATH**⁸ BED 3 **ACTIVITIES** 820 BED 2 BED 1 SMALL SHAMPOO -RECESS (G-WETA-TILE01) 820 , 1,005 75, (MIRROR WIR 2 x 2040H SLIDING 820 l 음 S/O 2115 1200 SS **ROBE** FH SF1418 STUDY NOOK BŪLKHĒĀD OVĒR BED 4 ₩IL **I** ENTRY DESK 525 175 R2.5 INSULATION BATTS TO INTERNAL WALL BULKHEAD OVER MAN DINING **WIP** MANUF, SPECS FRAMED BULKHEAD TO KITCHEN CUPBOARDS 2260 OFF FFL AND 680 FROM WALL PROVIDE CONDUIT R4.1 INSULATION BATTS TO CEILING TO ISLAND BENCH OUTDOOR 2 1,120 2,950 .GRILLE **GARAGE** LIVING BREAKFAST BAR LIVING 82∰ 70mm SETDOWN DUCTED RANGEHOO 900 COOKTO DRY WM **ൂ** 600 LDRY LINE OF RAISED CEILING OVER (W11) -FOR WALL HUNG DRYER (D-FRAM-470 _____F780x3010_TOUNGHENED GLASS SF2100x1470 SFS/FFF2130_ HWS 1695HEAD OFF FFL CDP 695, 347, 645 (D03) 470 x 470mm RENDERED HEBEL PIER WITH 75mm EZI POST TO CORE MJ1101529 (4500L) ABOVE GROUND

> 3,000 185, 590, 5,110 ENTRY 1,590 75,,440,,75 1,910 6,195 1,590 185 3,110 8,665 LIVING / DINING 1,910 WIP 5,700 1,590 5,700 3.110 185, 185, , 1.590 3,110 185, 9,390 LIVING / KITCHEN 5,700 75_{kk} 1,680 LDRY 75 1,590 3,110 OUTDOOR LIVING 185, 4 474 5,700 185, , 1,590 3,110 1,005 3,010 1,023 6,070 1,000 , 590 , 3,110 17,290 1,590 21,990

ALL DIMENSIONS ARE FRAME DIMENSIONS

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1	7 DEMOLITION PLAN	GBO 2022.03.2	25 LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.: SCALES:	GE101E
1	8 AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	غ JVA 2022.03.?	อ 12 / - / 25143	NORTHERN BEACHES COUNCIL	GROUND FLOOR PLAN	7 / 18 1:100	651945

WATER TANK 2900 x 1100 x 1560H ON-

3000 x 1200 PAD

1,2 ASSUME LOOKING	FROM I	INSIDE											
STOREY	ID	CODE ¹	ROOM	HEIGHT	WIDTH PER	RIMETER	AREA FRAME (m²) TYPE	BAL RATIN	IG SILL TYPE	ORIENT.	GLAZING AREA (m²)	ADDITIONAL INFORMATION ²	
GROUND FLOOR	W01	1 AFA1827	BED 1	1,800	2,650	8,900	4.77 ALUMINIUM	N/A	NONE	N	3.93 CLEAR	MP 883-883	
GROUND FLOOR	W02	2 A/F2109	ENS	2,080	850	5,860	1.77 ALUMINIUM	N/A	NONE	W	1.37 SATINLITE, TOUGHENED	BP 600	
GROUND FLOOR	W03	3 A/F2106	WC 2	2,080	610	5,380	1.27 ALUMINIUM	N/A	NONE	W	0.93 SATINLITE, TOUGHENED	BP 600	_
GROUND FLOOR	W04	4 A1506	BED 2	1,460	610	4,140	0.89 ALUMINIUM	N/A	NONE	W	0.64 CLEAR		
GROUND FLOOR	W05	5 A1506	BED 2	1,460	610	4,140	0.89 ALUMINIUM	N/A	NONE	W	0.64 CLEAR		
GROUND FLOOR	W06	6 SF1422	CHILDREN'S ACTIVITIES	1,370	2,170	7,080	2.97 ALUMINIUM	N/A	NONE	W	2.67 CLEAR		
GROUND FLOOR	W07	7 SF1216	BATH	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	NONE	W	1.64 SATINLITE, TOUGHENED		_
GROUND FLOOR	W08	8 A1006	WC	1,030	610	3,280	0.63 ALUMINIUM	N/A	NONE	W	0.44 SATINLITE, TOUGHENED		
GROUND FLOOR	W09	9 SF1418	BED 3	1,370	1,810	6,360	2.48 ALUMINIUM	N/A	NONE	S	2.20 CLEAR		
GROUND FLOOR	W10	0 SF1418	BED 4	1,370	1,810	6,360	2.48 ALUMINIUM	N/A	NONE	S	2.20 CLEAR		
GROUND FLOOR	W11	1 SFS/FFF2130	LIVING	2,080	3,010	10,180	6.26 ALUMINIUM	N/A	NONE	Е	5.44 CLEAR	BP 600, MP 753-1505/0	
GROUND FLOOR	W12	2 F780x3010	KITCHEN	780	3,010	7,580	2.35 ALUMINIUM	N/A	NONE	Е	2.08 CLEAR, TOUGHENED		
							28.64	·	·		24.18		

EXTERIOR DOOR SCHEDULE

1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID CODE ¹	ROOM	HEIGHT WIDTH	AREA FRAME (m²) TYPE	BAL RATIN	G SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE ADDITIONAL INFORMATION ²
GROUND FLOOR	D01 920 (2100x1210)	ENTRY	2,100 1,210	2.54 TIMBER	N/A	SNAP HEADER	N	DOOR(S): CLEAR, TOUGHENED - SIDELIGHT(S): CLEAR, TOUGHENED	SWINGING
GROUND FLOOR	D02 SSF2132	LIVING	2,100 3,228	6.78 ALUMINIUM	l N/A	SNAP HEADER	S	CLEAR, TOUGHENED	STACKER
GROUND FLOOR	D03 SF2100x1470	LDRY	2,100 1,470	3.09 ALUMINIUM	1 N/A	NONE	Е	CLEAR, TOUGHENED	SLIDING

12.41 m²

INTERIOR DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,160	1,000	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,160	1,200	N/A	
GROUND FLOOR	1	1360 SS	SQUARE SET OPENING	2,160	1,360	N/A	
GROUND FLOOR	1	2 x 2040H SLIDING	SLIDING	2,040	1,600	N/A	SELECT, MIRROR
GROUND FLOOR	1	2 x 2040H SLIDING	SLIDING	2,040	1,800	N/A	SELECT, MIRROR
GROUND FLOOR	1	2 x 2040H SLIDING	SLIDING	2,040	2,100	N/A	SELECT, MIRROR
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	770	SWINGING	2,040	770	N/A	
GROUND FLOOR	7	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES
GROUND FLOOR	2	900 SS	SQUARE SET OPENING	2,160	900	N/A	
GROUND FLOOR	1	915 SS	SQUARE SET OPENING	2,160	915	N/A	

PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY TYPE HEIGHT WIDTH AREA (m²)

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

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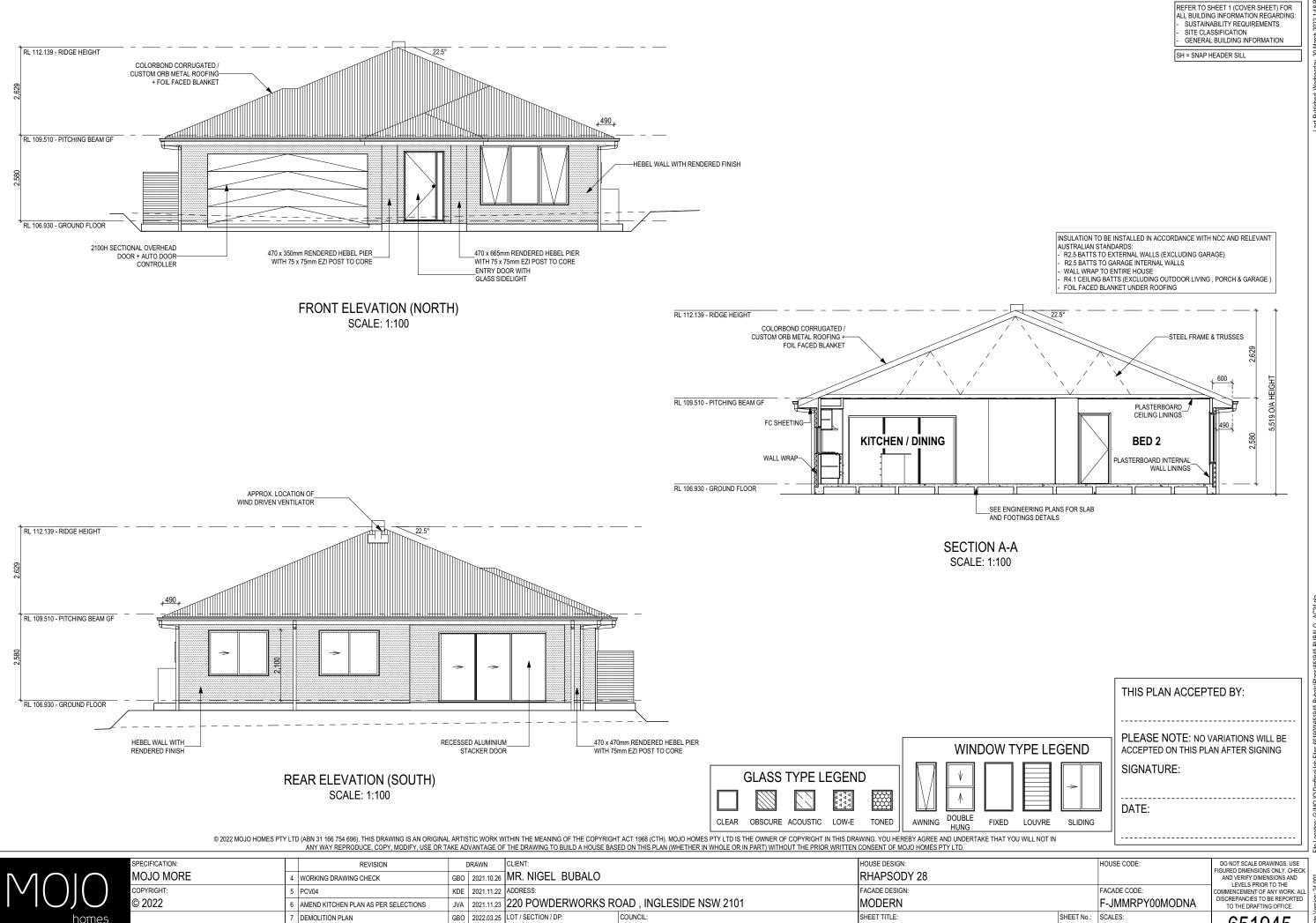
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	7			1	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA	2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	WINDOW & DOOR SCHEDULES	8 / 18		

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Last Published: Wednesday, 30 March 2022 1:48 PM



COUNCIL

NORTHERN BEACHES COUNCIL

7 DEMOLITION PLAN

 $_8$ $\,$ amend note-site plan for exisiting dwelling $\,$ JVA $\,$ 2022.03.30 $\,$ 12 / - / 25143

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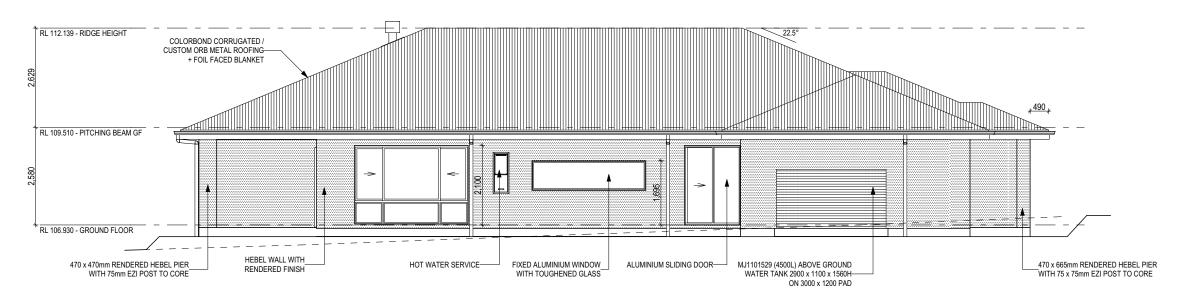
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1:100

9 / 18

ELEVATIONS / SECTION

SH = SNAP HEADER SILL



LEFT ELEVATION (WEST) SCALE: 1:100



RIGHT ELEVATION (EAST) SCALE: 1:100

GLASS TYPE LEGEND

CLEAR OBSCURE ACOUSTIC LOW-E TONED

WINDOW TYPE LEGEND

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

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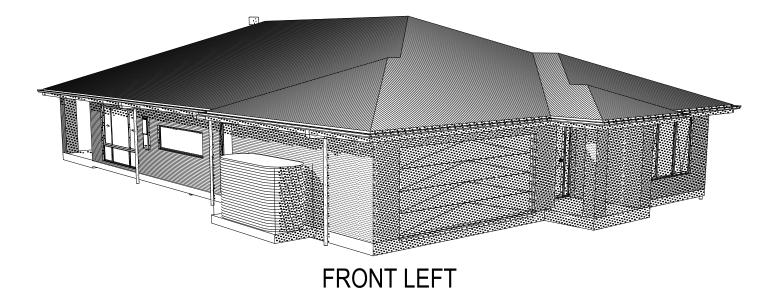
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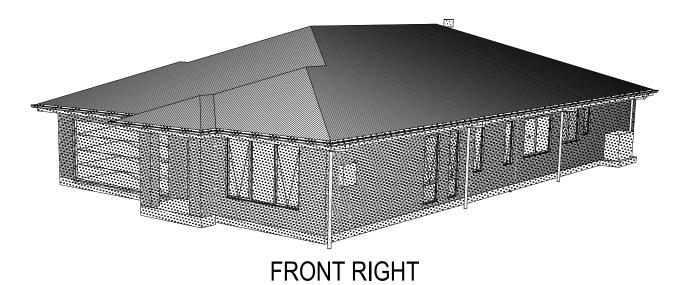
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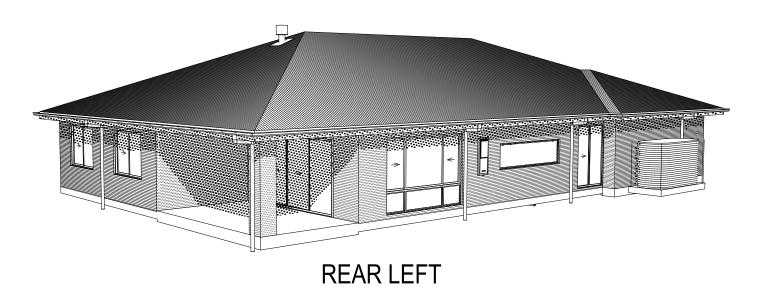


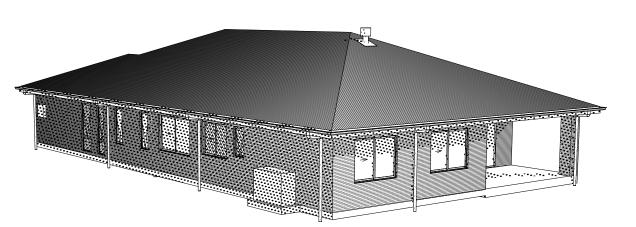
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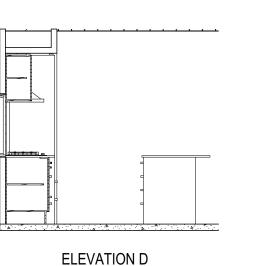
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: SUSTAINABILITY REQUIREMENTS
SITE CLASSIFICATION
GENERAL BUILDING INFORMATION

GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP

1,035

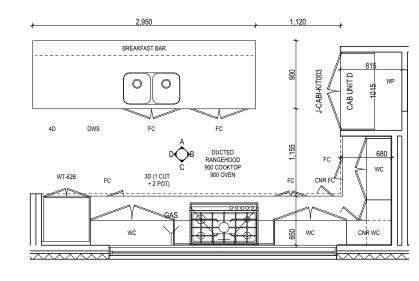
ELEVATION B SCALE: 1:50



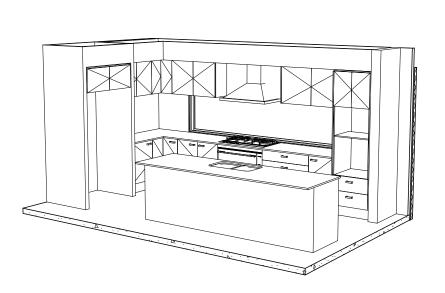
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FRAMED BULKHEAD TO KITCHEN CUPBOARDS 2260 OFF FFL AND 680 FROM WALL

PROVIDE CONDUIT TO ISLAND BENCH



KITCHEN PLAN SCALE: 1:50



ELEVATION A

SCALE: 1:50

1,305 FLYOVER

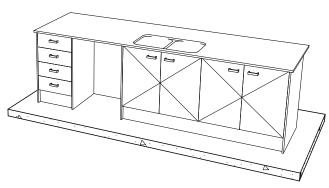
ELEVATION C

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1,713 TO GAS

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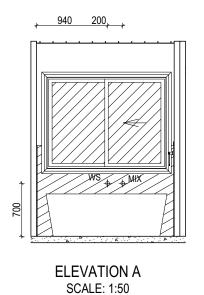
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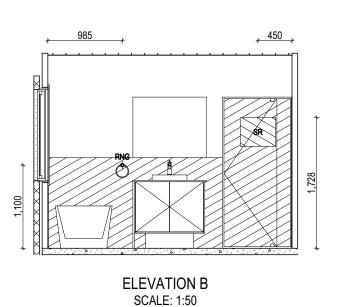
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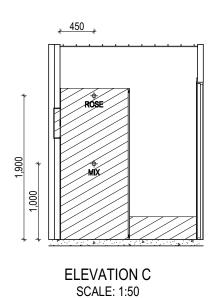
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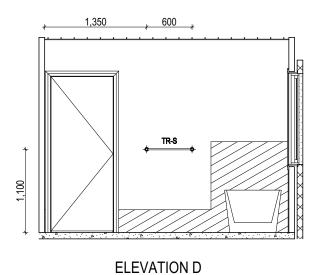
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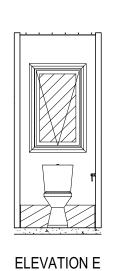




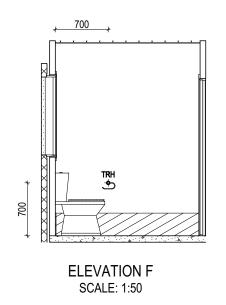


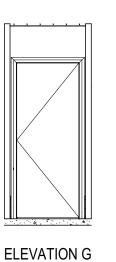


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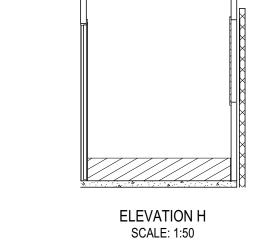


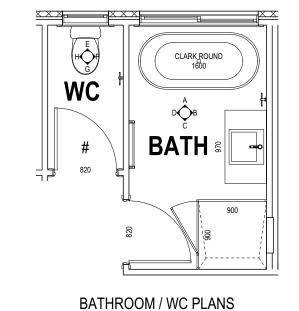
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SCALE: 1:50





SCALE: 1:50

ROSE SHOWER ROSE ELBW SHOWER ELBOW CONNECTION MIX MIXER TAP HT HOT TAP CT COLD TAP HS HOB SPOUT WS WALL SPOUT SC STOP COCK TRH TOILET ROLL HOLDER TR-S TOWEL RAIL - SINGLE TR-D TOWEL RAIL - DOUBLE TL TOWEL LADDER TH TOWEL HOLDER TR TOWEL RACK TMB TUMBLER HOLDER RNG TOWEL RING ROBE HOOK SHLF SHELF SR SHAMPOO RECESS SOAP SOAP HOLDER

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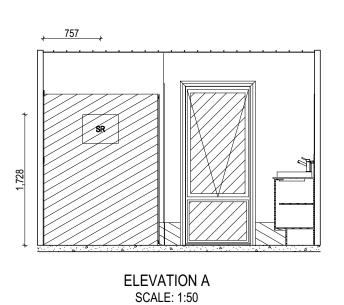
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© 2022						ROAD , INGLESIDE NSW 2101	MODERN		F-JMMRPY00MODNA	TO THE DRAFTING OFFICE.	/ere
					LOT / SECTION / DP:	COUNCIL:	I	SHEET No.:		651945	ate
		8 AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA	2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	BATHROOM / WC DETAILS	13 / 18	1:50	001340	J 6

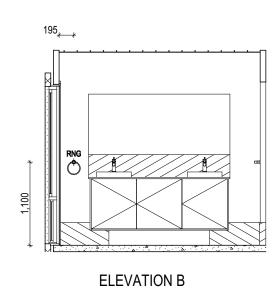
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

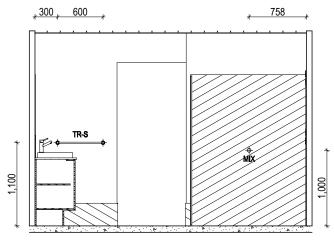
MIX MIXER TAP HT HOT TAP CT COLD TAP HS HOB SPOUT WS WALL SPOUT

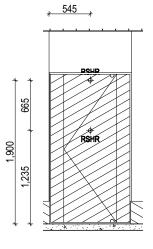
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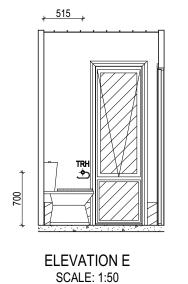
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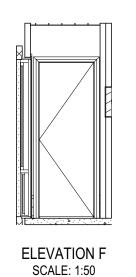


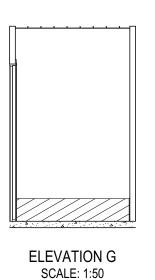


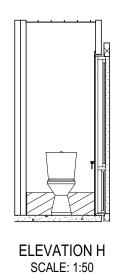
ELEVATION C SCALE: 1:50 ELEVATION D SCALE: 1:50

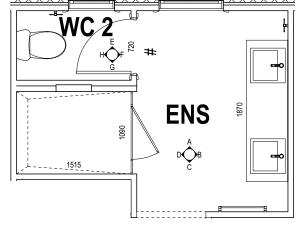
RSHR RAIL SHOWER ROSE SHOWER ROSE ELBW SHOWER ELBOW CONNECTION











ENSUITE / WC2 PLANS SCALE: 1:50

f [TRH	TOILET ROLL HOLDER	
	TR-S	TOWEL RAIL - SINGLE	
-	TR-D	TOWEL RAIL - DOUBLE	
	TL	TOWEL LADDER	
	TH	TOWEL HOLDER	
	TR	TOWEL RACK	
<u> </u>	TMB	TUMBLER HOLDER	
-	RNG	TOWEL RING	ulu
	RH	ROBE HOOK	AC24 plp
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1	SR	SHAMPOO RECESS	45 RI I
	SOAP	SOAP HOLDER	(Plane)651045 BI IBAL O
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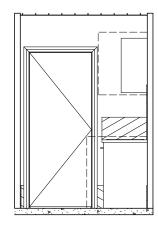
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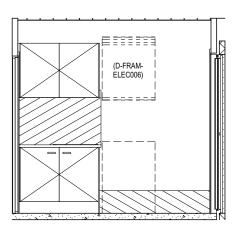


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		7 DEMOLITION 8 AMEND NOTE	PLAN -SITE PLAN FOR EXISITING DWELLING		2.00.20	COUNCIL: NORTHERN BEACHES COUNCIL		SHEET TITLE: ENSUITE / WC2 DETAILS	SHEET No.: 14 / 18		651945

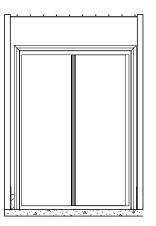
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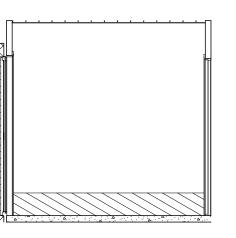
ELEVATION A SCALE: 1:50



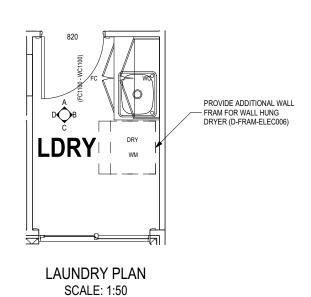
ELEVATION B SCALE: 1:50



ELEVATION C SCALE: 1:50



ELEVATION D SCALE: 1:50



LEGEND RSHR RAIL SHOWER ROSE SHOWER ROSE ELBW SHOWER ELBOW CONNECTION MIX MIXER TAP HT HOT TAP CT COLD TAP HS HOB SPOUT WS WALL SPOUT SC STOP COCK TRH TOILET ROLL HOLDER TR-S TOWEL RAIL - SINGLE TR-D TOWEL RAIL - DOUBLE TL TOWEL LADDER TH TOWEL HOLDER TR TOWEL RACK TMB TUMBLER HOLDER RNG TOWEL RING RH ROBE HOOK SHLF SHELF SR SHAMPOO RECESS SOAP SOAP HOLDER

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	7 DEMOLITION PLAN	GBO 2022.03.25	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	CE101E	ate V				
1	8 AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA 2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	LAUNDRY DETAILS	15 / 18	1:50	651945	du				

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

NO COVERING

COVER GRADE CONCRETE

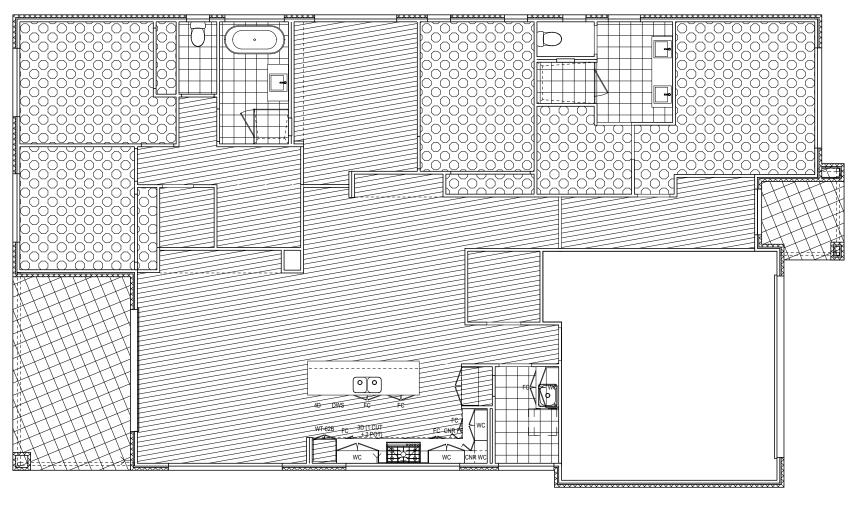
CARPET

TIMBER/LAMINATE (BY BUILDER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

VINYL



FLOOR COVERINGS SCALE: 1:100

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DI FACE NOTE	900\651945
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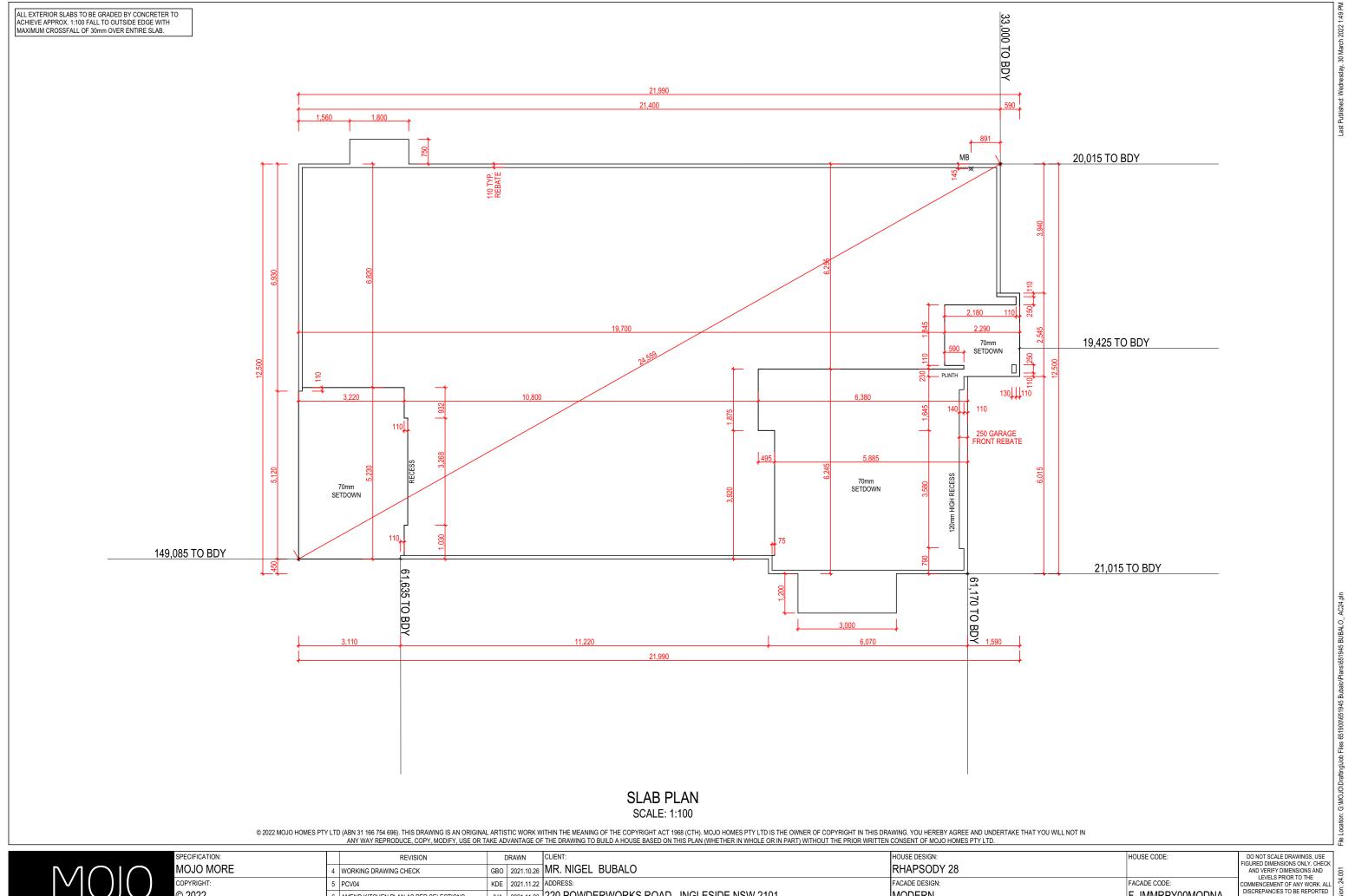
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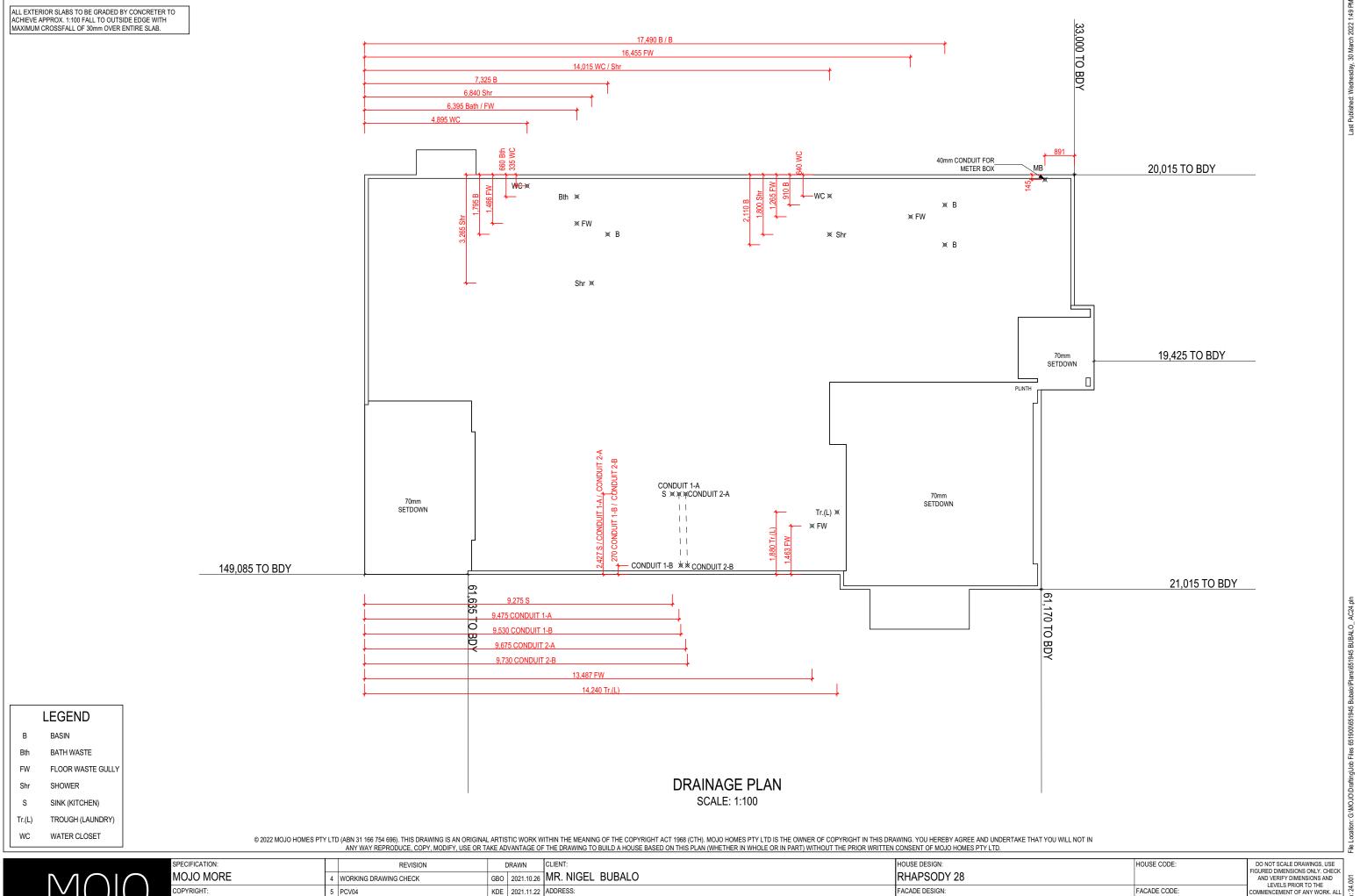
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			1	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.	: SCALES:	
	8 AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA	2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	FLOOR COVERINGS	16 / 18	1:100	\

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Last Published: Wednesday, 30 March 2022 1:49 PM



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homes			LOT / SECTION / DP: COUNCIL:	SHEET TITLE: SHEET No.:	SCALES:	651945			
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