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SUSTAINABILITY COMMITMENTS

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

WATER COMMITMENTS

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

291.21 m² TOTAL ROOF AREA

4500 L WATER TANK(S) MINIMUM CAPACITY
183.89 m² MINIMUM ROOF AREA TO TANK(S)

- RAINWATER TANK(S) TO BE CONNECTED TO:
- AT LEAST ONE OUTDOOR TAP
 - ALL TOILETS
 - WASHING MACHINE

NO RETICULATED RECYCLED WATER SUPPLY

500 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

HOT WATER SYSTEM

- GAS CONTINUOUS FLOW - 6 STAR

HEATING SYSTEM

- 3-PHASE REVERSE CYCLE AIR CONDITIONING
EER 3.5 - 4.0

COOLING SYSTEM

- 3-PHASE REVERSE CYCLE AIR CONDITIONING
EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

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

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER

- N/A

NATURAL LIGHTING TO

- KITCHEN
- 4 BATHROOM(S)/TOILET(S)

ALTERNATIVE ENERGY

- N/A

OTHER

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

BUILDING INFORMATION

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: 1

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: N2
SITE CLASSIFICATION: M
SLAB CLASSIFICATION: M

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

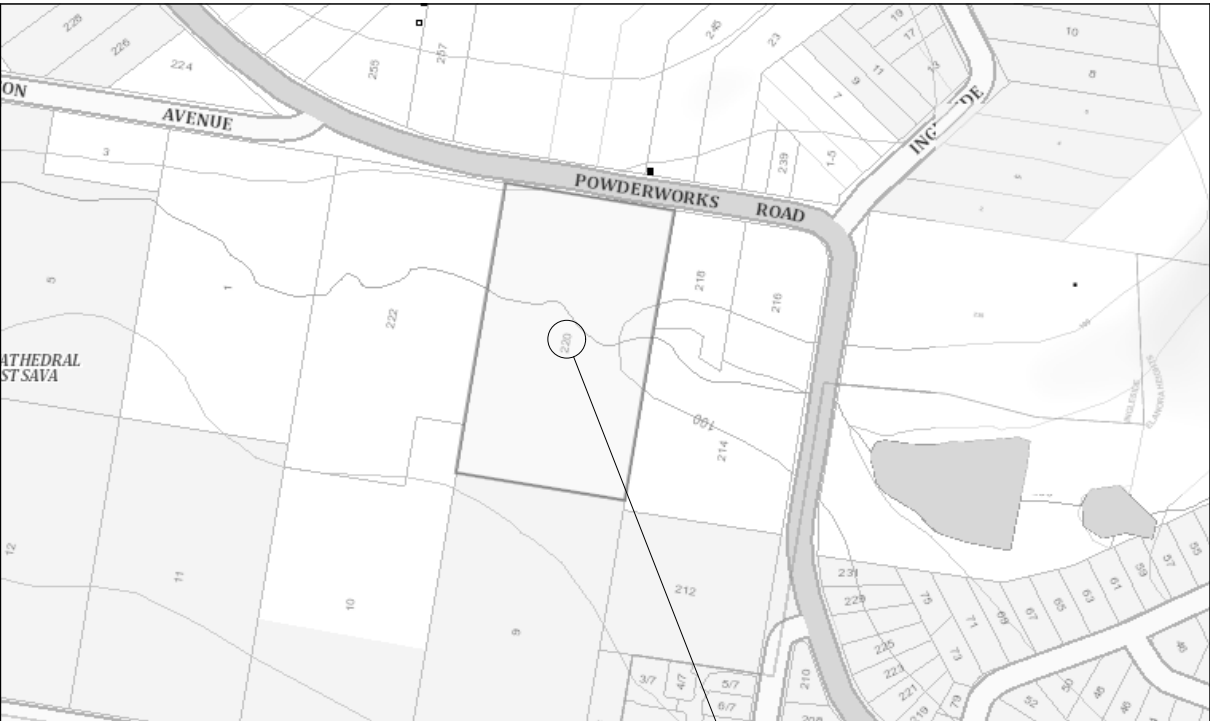
PROVIDE HEBEL CONTROL JOINTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

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

GENERAL INFORMATION

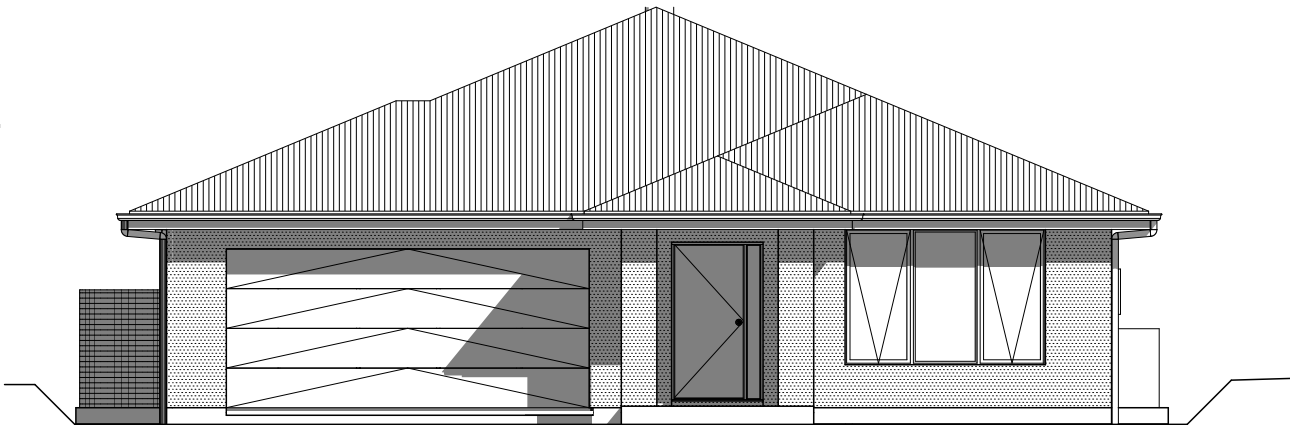
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC AND APPLICABLE AUSTRALIAN STANDARD AT TIME OF APOVAL.

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.



LOCATION MAP

LOT 12
#220 POWDERWORKS ROAD



THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE
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SIGNATURE:

DATE:

BASIX AREAS

Main Dwelling	
CONDITIONED	166.46
UNCONDITIONED	14.67

TOTAL FLOOR AREAS

Main Dwelling	
GARAGE	37.84
LIVING	198.65
OUTDOOR LIVING	15.51
PORCH	4.53
	256.53 m²

COMPLIANCE AREAS

LANDSCAPED AREA	19,955.47
SITE COVERAGE AREA	362.30

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© 2022	6	AMEND KITCHEN PLAN AS PER SELECTIONS	JVA 2021.11.23	220 POWDERWORKS ROAD , INGLESIDE NSW 2101		MODERN	F-JMMRPY00MODNA	
	7	DEMOLITION PLAN	GBO 2022.03.25	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	
	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA 2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	COVER SHEET	1 / 18	
							SCALES:	

190.5

**EXISTING RESIDENCE
AND SEPTIC TANK TO
BE DEMOLISHED
(SHOWN HATCHED)**

FIB. CEM.
RESIDENCE
METAL ROOF

PORCH

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							2 / 18
							1:200
							651945

SITE ANALYSIS
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 POSITIONING 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.

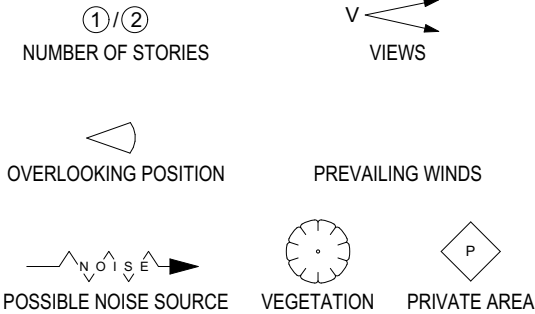
SERVICES - ELECTRICITY - UNDERGROUND TO HOUSE.
SEWER - YES
STORMWATER - TO STREET KERB AND TUNNEL CHENCHING

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.

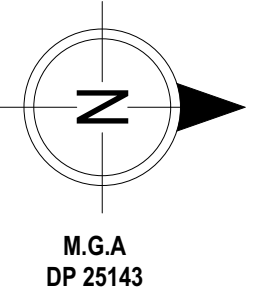
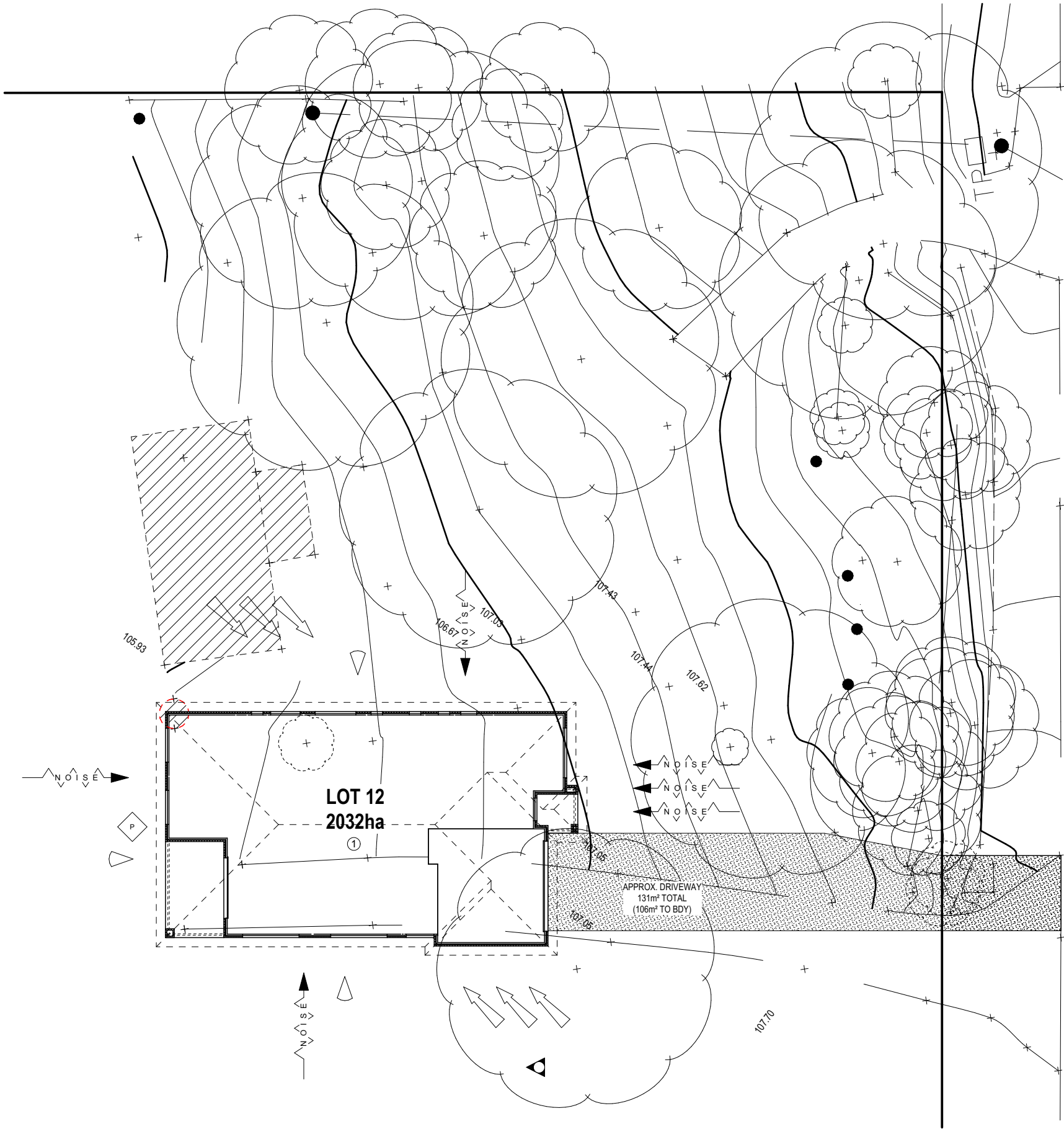
SURVEY CONSTRAINTS - REFER TO SITE PLAN FOR MORE INFORMATION.

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



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5 PCV04	KDE 2021.11.22
6 AMEND KITCHEN PLAN AS PER SELECTIONS	JVA 2021.11.23
7 DEMOLITION PLAN	GBO 2022.03.25
8 AMEND NOTE-SITE PLAN FOR EXISTING DWELLING	JVA 2022.03.30

CLIENT:
MR. NIGEL BUBALO

ADDRESS:
220 POWDERWORKS ROAD , INGLESIDE NSW 2101

LOT / SECTION / DP:
12 / - / 25143

COUNCIL:
NORTHERN BEACHES COUNCIL

HOUSE DESIGN:
RHAPSODY 28

FACADE DESIGN:
MODERN

SHEET TITLE:
SITE ANALYSIS

SHEET No.:
3 / 18

HOUSE CODE:

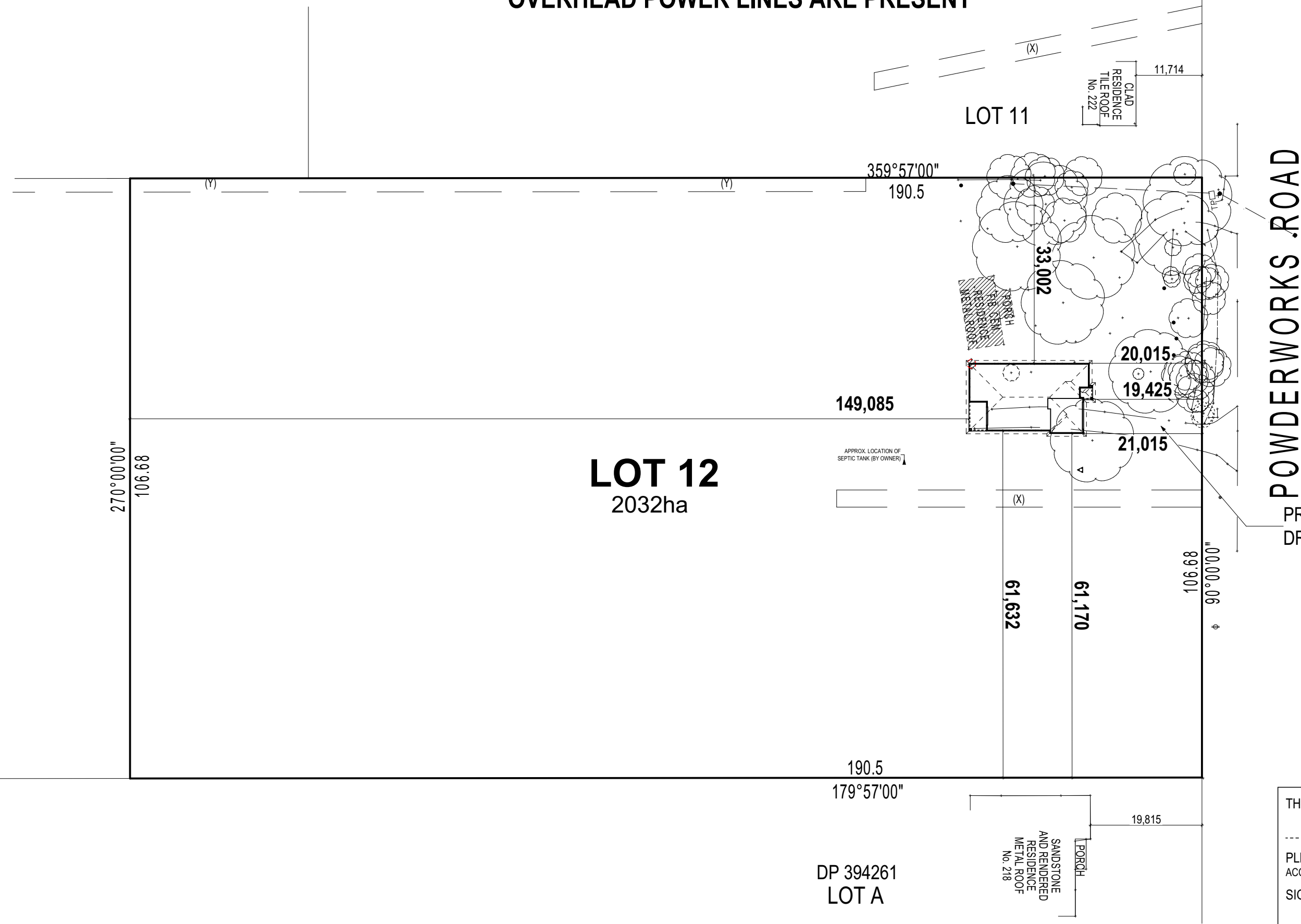
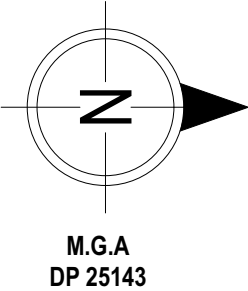
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OVERHEAD POWER LINES ARE PRESENT



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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

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	40.03m³

ALL MASONRY CONSTRUCTION SUCH AS MORTAR STRENGTH, WALL TIES AND LINTEL PROTECTION FOR THE BRICKWORK SHALL BE CONSTRUCTED FOR SEVERE MARINE REQUIREMENTS.

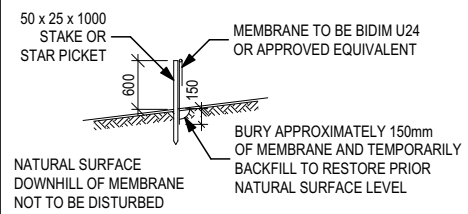
ALL EXPOSED STRUCTURAL STEEL TO BE CONSTRUCTED FOR SEVERE MARINE REQUIREMENTS. EVEN CUT & FILL

AGGRESSIVE SOIL REQUIREMENTS
PROVIDE ADDITIONAL STRUCTURAL REQUIREMENTS, DUE TO BUILDING IN AN 'AGGRESSIVE SOIL ENVIRONMENT'. THIS SHALL INCLUDE THE FOLLOWING:

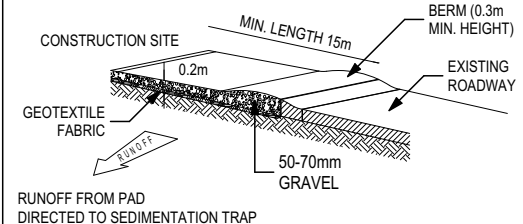
- PROVIDE 32MPa CONCRETE TO THE PIERS AND FLOOR SLABS IN LIEU OF STANDARD.
- PROVIDE HIGH IMPACT MEMBRANE BELOW THE FLOOR SLAB.
- PROVIDE A MIN. 50mm BLINDING LAYER OF SAND UNDERNEATH THE FLOOR STRUCTURE.
- PROVIDE POLYETHYLENE DAMP PROOF COURSE TO THE EXTERNAL WALLS IN LIEU OF STANDARD.
- USE EXPOSURE 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.

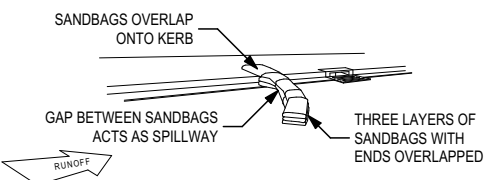
THE CLIENT IS TO ARRANGE FOR THE INSTALLATION OF AN APPROVED SEPTIC SYSTEM AND IF REQUIRED THE PUMP LINE FROM THE TANK TO THE SEWER MAIN. THE SEPTIC SYSTEM IS TO BE DESIGNED BY AN APPROVED INSTALLER AND DESIGN PLANS/SEPTIC APPLICATION FORMS ARE TO BE PROVIDED TO THE BUILDER PRIOR TO THE BUILDING APPLICATION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



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

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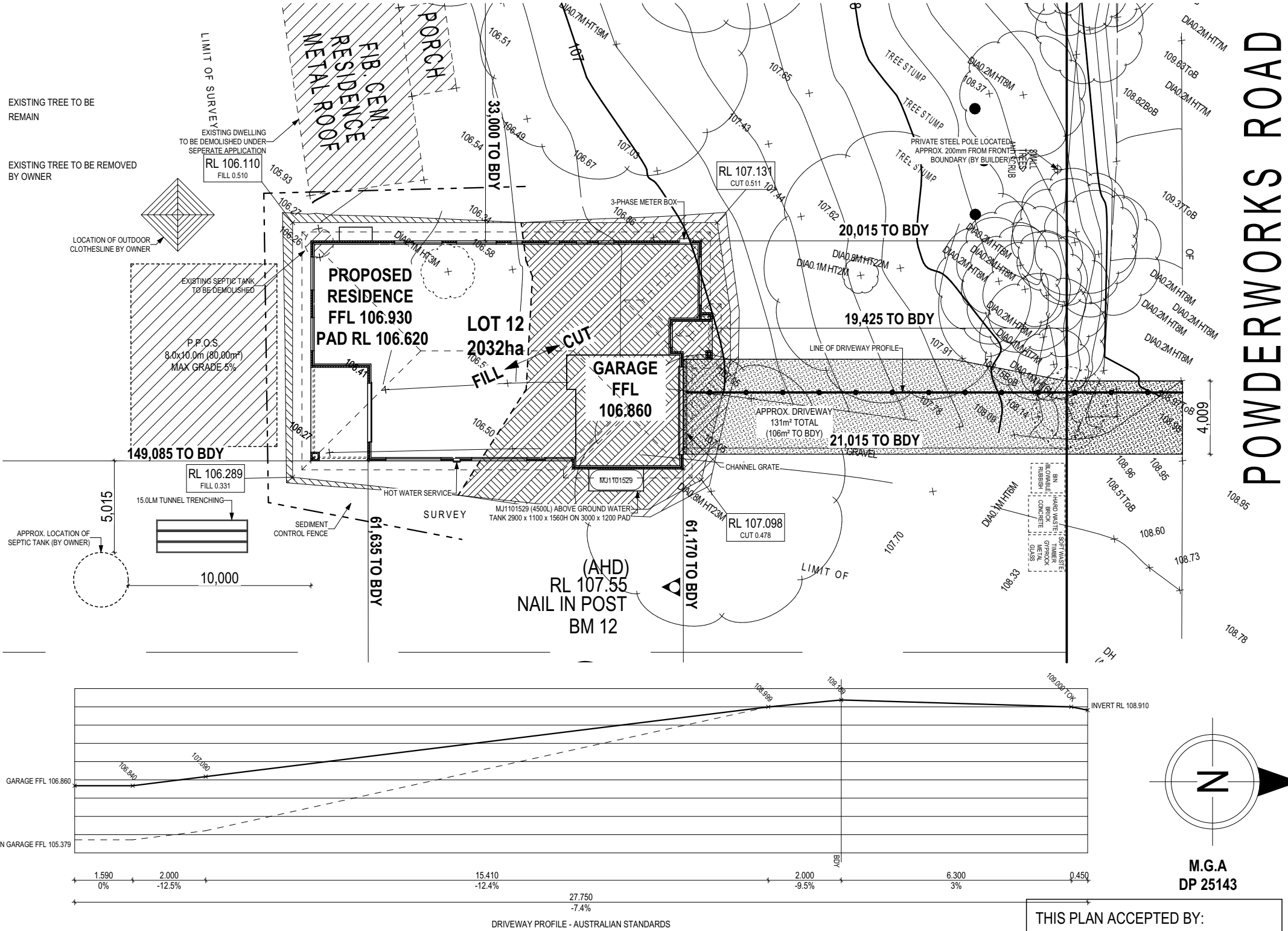
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COUNCIL:
NORTHERN BEACHES COUNCIL

HOUSE DESIGN:
RHAPSODY 28
FACADE DESIGN:
MODERN
SHEET TITLE:
SITE PLAN

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FACADE CODE:
F-JMMRPY00MODNA
SHEET No.:
5 / 18
SCALES:
1:250, 1:125

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

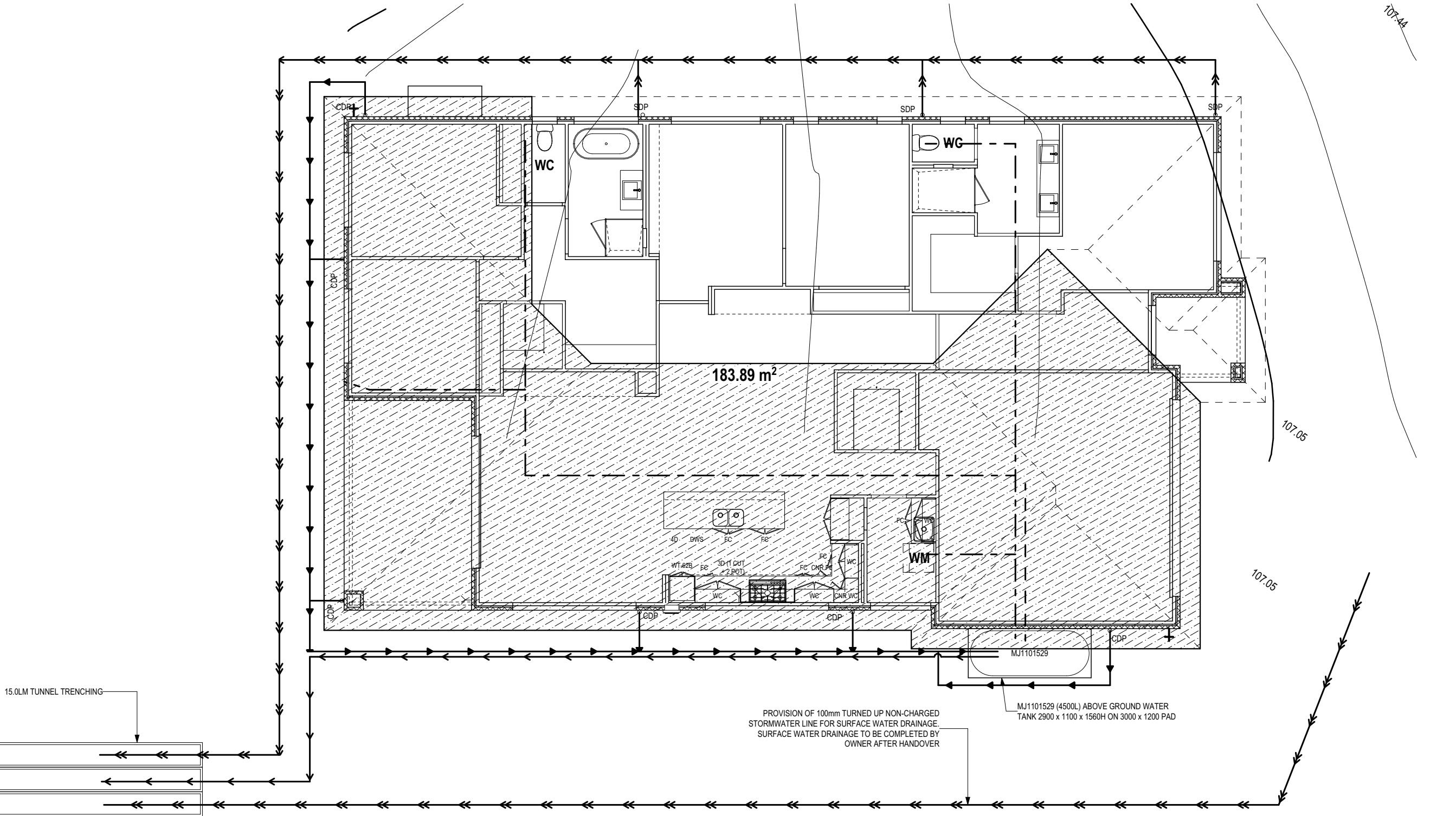
NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS
TO BE DIVERTED TO WATER TANK. BALANCE TO STREET KERB VIA TUNNEL TRENCHING.
COLLECTION AREA = 183.89m²

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

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
TANK COLD WATER LINE
WATER LINE TO MAIN SUPPLY
CHARGED LINE TO WATER TANK
WATER TANK OVERFLOW
STORMWATER OVERFLOW
WM WASHING MACHINE
WC WATER CLOSET
† YARD TAP



WATER MANAGEMENT SCALE: 1:100

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
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	7	DEMOLITION PLAN	GBO 2022.03.25	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	WATER MANAGEMENT PLAN	6 / 18	1:100	651945

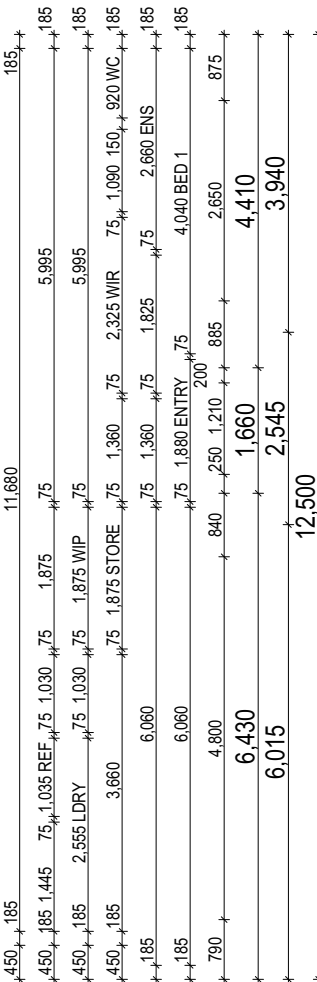
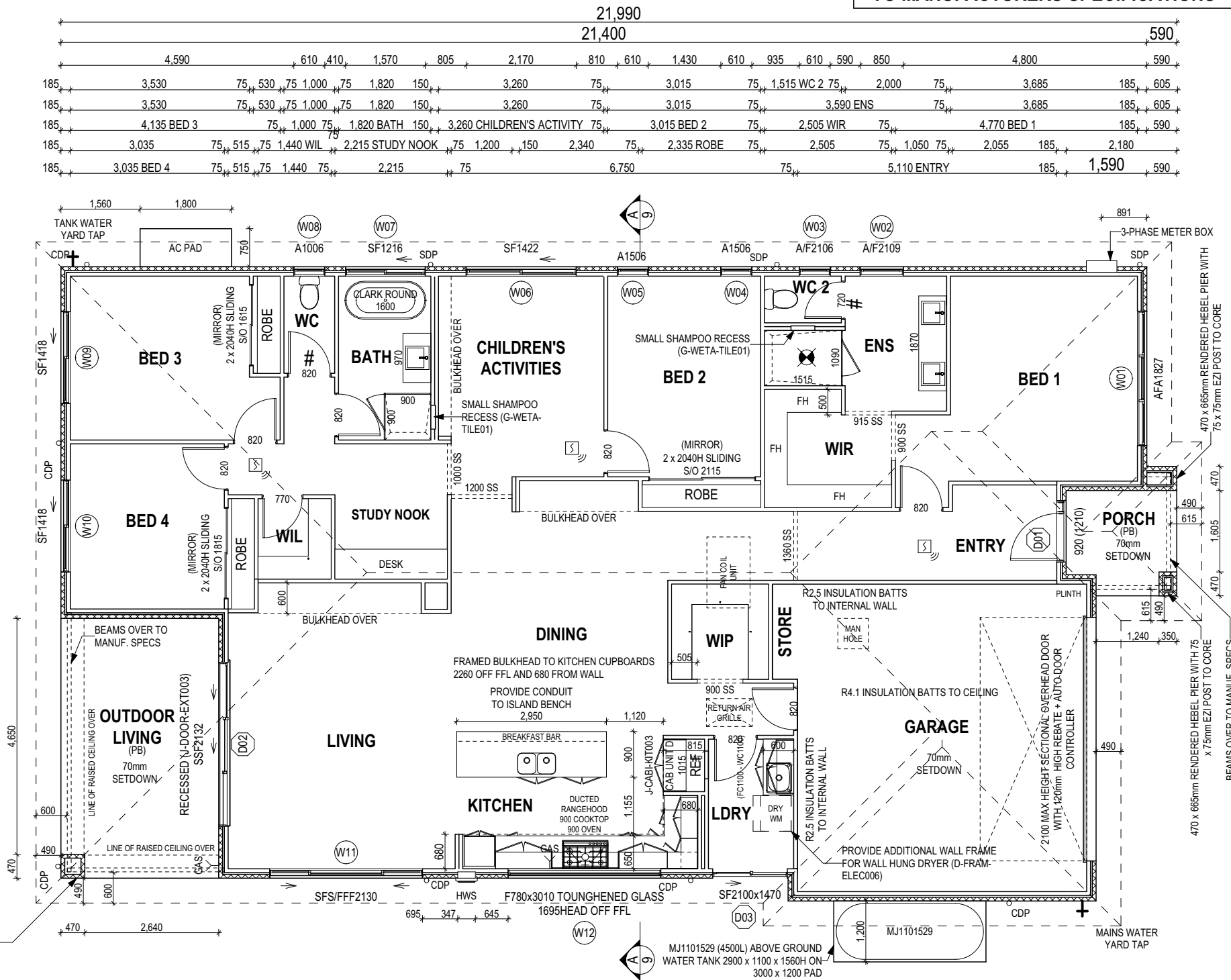
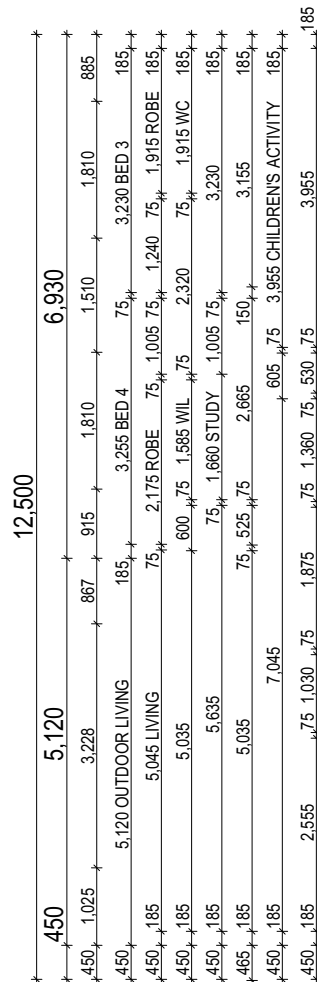
UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



PROVIDE R3 RATING TO THE STEEL
SUPPORT BEAMS DUE TO PROXIMITY TO
SALTWATER

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.

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
3D	DENOTES DRAWER SIDE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
WP	FRIDGE WATER POINT
	GAS BAYONET



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	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA 2022.03.30	12 / - / 25143	NORTHERN BEACHES COUNCIL	GROUND FLOOR PLAN	7 / 18	1:100	651945

WINDOW SCHEDULE

^{1, 2} ASSUME LOOKING FROM INSIDE

STOREY	ID	CODE¹	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
GROUND FLOOR	W01	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	A/F2109	ENS	2,080	850	5,860	1.77	ALUMINIUM	N/A	NONE	W	1.37	SATINLITE, TOUGHENED	BP 600
GROUND FLOOR	W03	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	A1506	BED 2	1,460	610	4,140	0.89	ALUMINIUM	N/A	NONE	W	0.64	CLEAR	
GROUND FLOOR	W05	A1506	BED 2	1,460	610	4,140	0.89	ALUMINIUM	N/A	NONE	W	0.64	CLEAR	
GROUND FLOOR	W06	SF1422	CHILDREN'S ACTIVITIES	1,370	2,170	7,080	2.97	ALUMINIUM	N/A	NONE	W	2.67	CLEAR	
GROUND FLOOR	W07	SF1216	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	NONE	W	1.64	SATINLITE, TOUGHENED	
GROUND FLOOR	W08	A1006	WC	1,030	610	3,280	0.63	ALUMINIUM	N/A	NONE	W	0.44	SATINLITE, TOUGHENED	
GROUND FLOOR	W09	SF1418	BED 3	1,370	1,810	6,360	2.48	ALUMINIUM	N/A	NONE	S	2.20	CLEAR	
GROUND FLOOR	W10	SF1418	BED 4	1,370	1,810	6,360	2.48	ALUMINIUM	N/A	NONE	S	2.20	CLEAR	
GROUND FLOOR	W11	SFS/FFF2130	LIVING	2,080	3,010	10,180	6.26	ALUMINIUM	N/A	NONE	E	5.44	CLEAR	BP 600, MP 753-1505/0
GROUND FLOOR	W12	F780x3010	KITCHEN	780	3,010	7,580	2.35	ALUMINIUM	N/A	NONE	E	2.08	CLEAR, TOUGHENED	
							28.64							24.18

EXTERIOR DOOR SCHEDULE

^{1, 2} ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	ROOM	HEIGHT	WIDTH	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION²
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	N/A	SNAP HEADER	S	CLEAR, TOUGHENED	STACKER	
GROUND FLOOR	D03	SF2100x1470	LDRY	2,100	1,470	3.09	ALUMINIUM	N/A	NONE	E	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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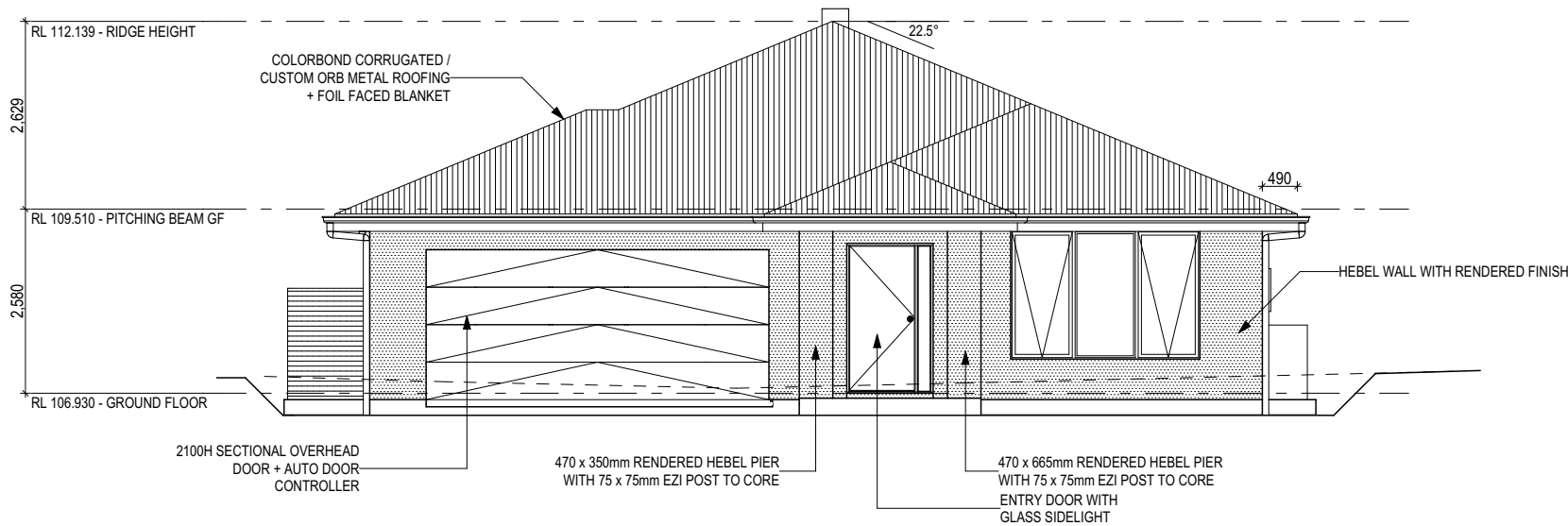
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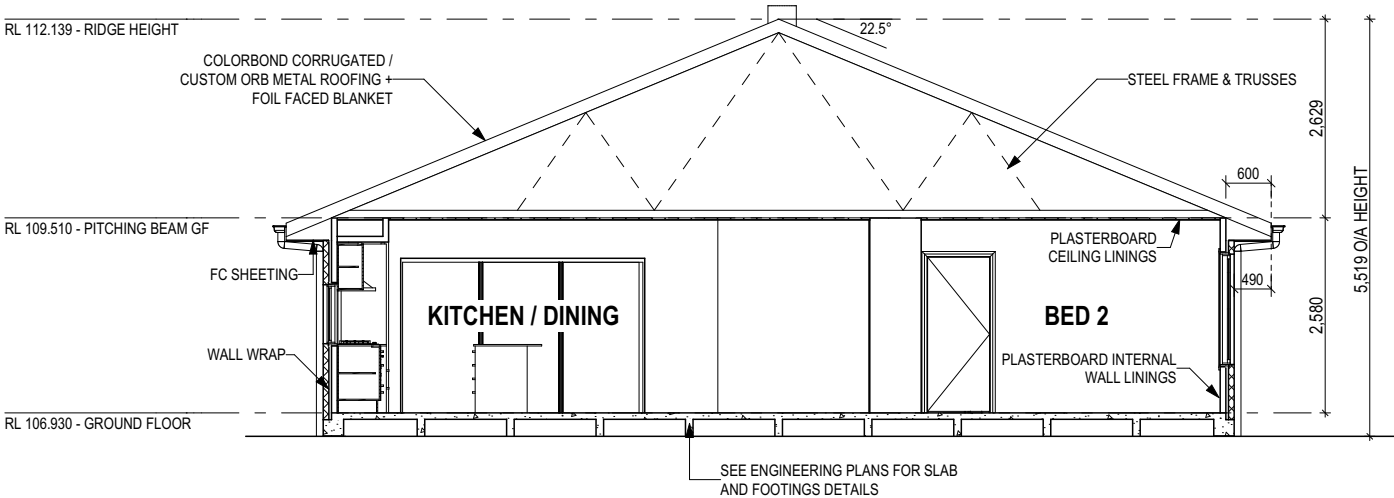
SH = SNAP HEADER SILL



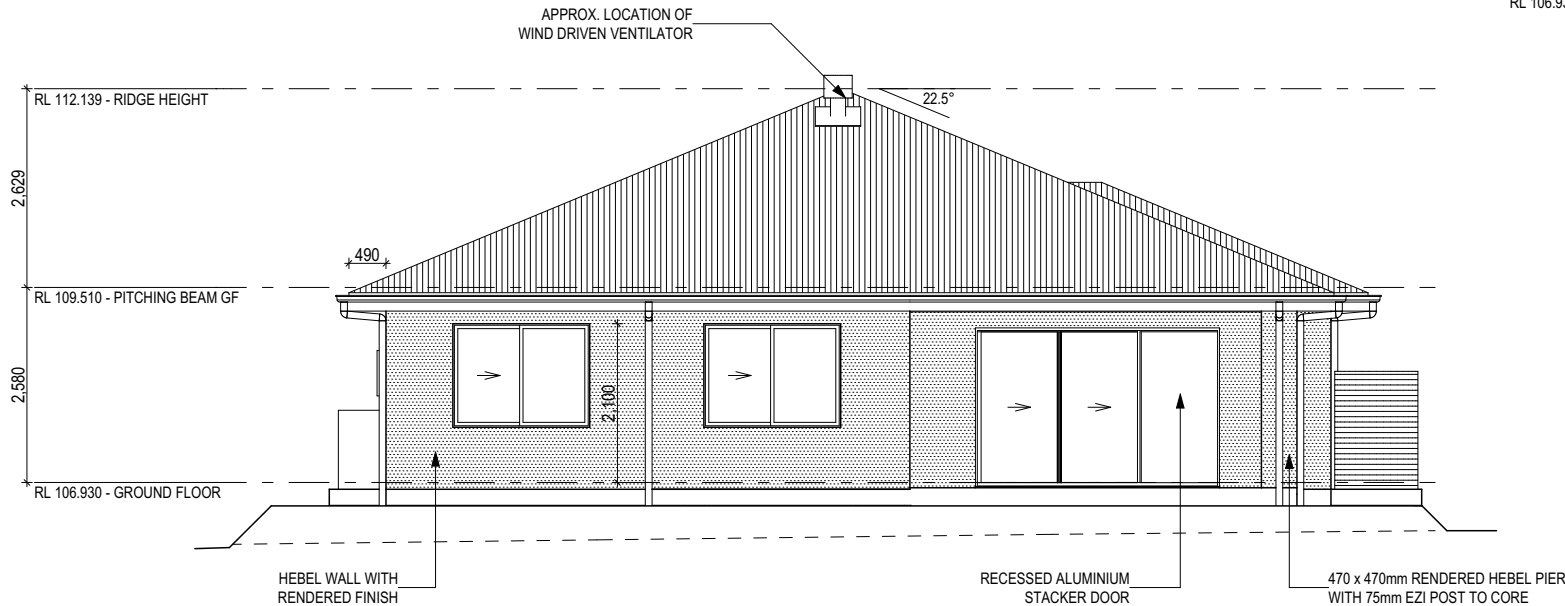
FRONT ELEVATION (NORTH)
SCALE: 1:100

INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS:

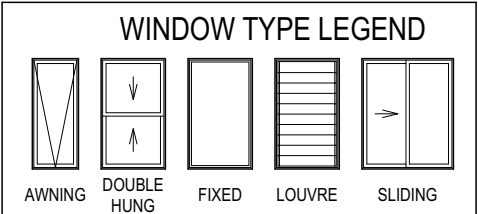
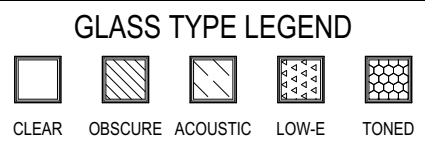
- R2.5 BATTS TO EXTERNAL WALLS (EXCLUDING GARAGE)
- R2.5 BATTS TO GARAGE INTERNAL WALLS
- WALL WRAP TO ENTIRE HOUSE
- R4.1 CEILING BATTS (EXCLUDING OUTDOOR LIVING , PORCH & GARAGE)
- FOIL FACED BLANKET UNDER ROOFING



SECTION A-A
SCALE: 1:100



REAR ELEVATION (SOUTH)
SCALE: 1:100



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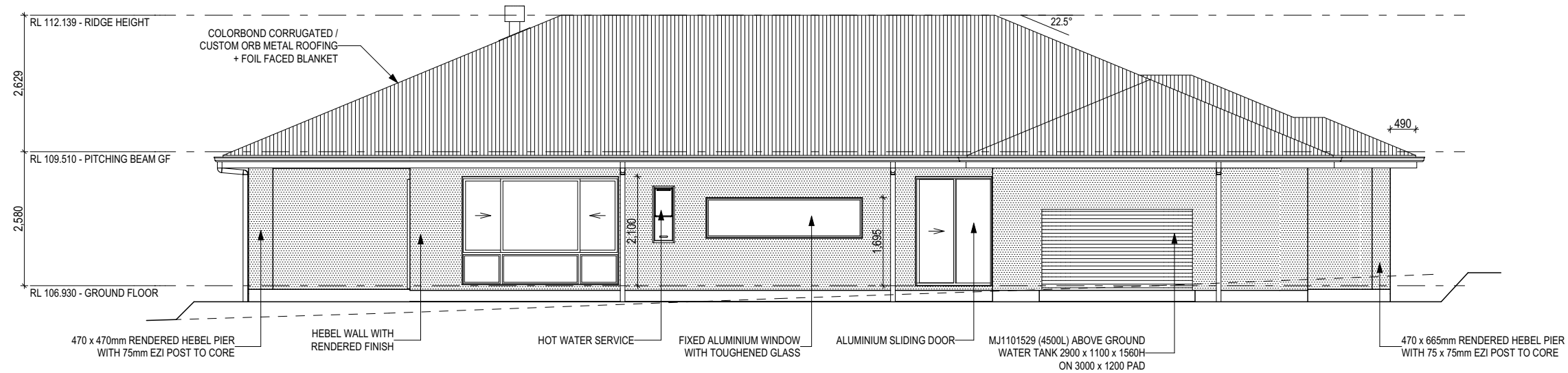
MOJO
homes

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	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA 2022.03.30	12 / - / 25143	ELEVATIONS / SECTION	9 / 18	
				COUNCIL:		1:100	651945
				NORTHERN BEACHES COUNCIL			

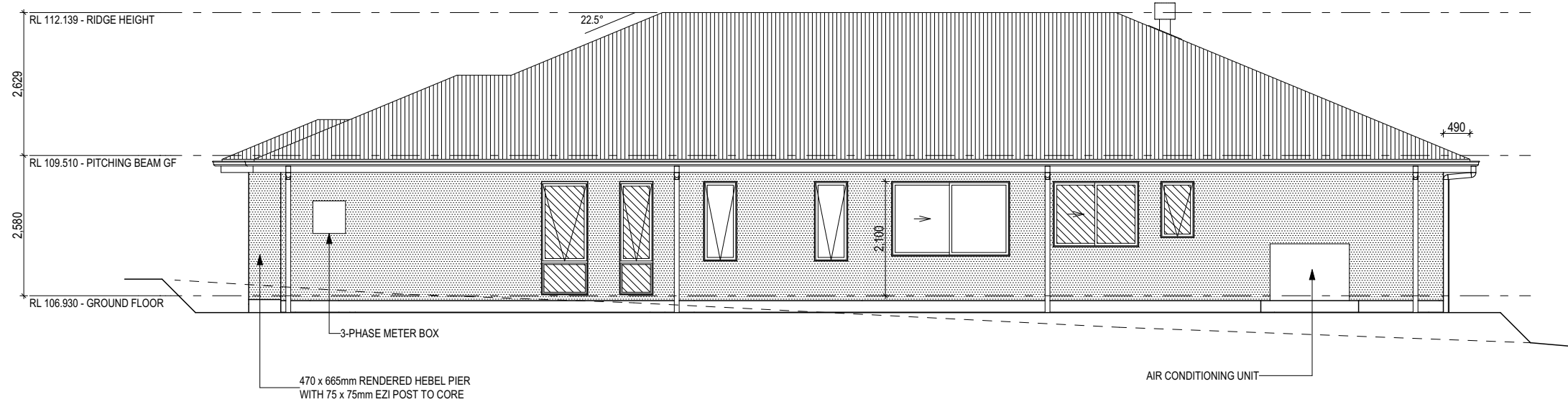
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- GENERAL BUILDING INFORMATION

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				
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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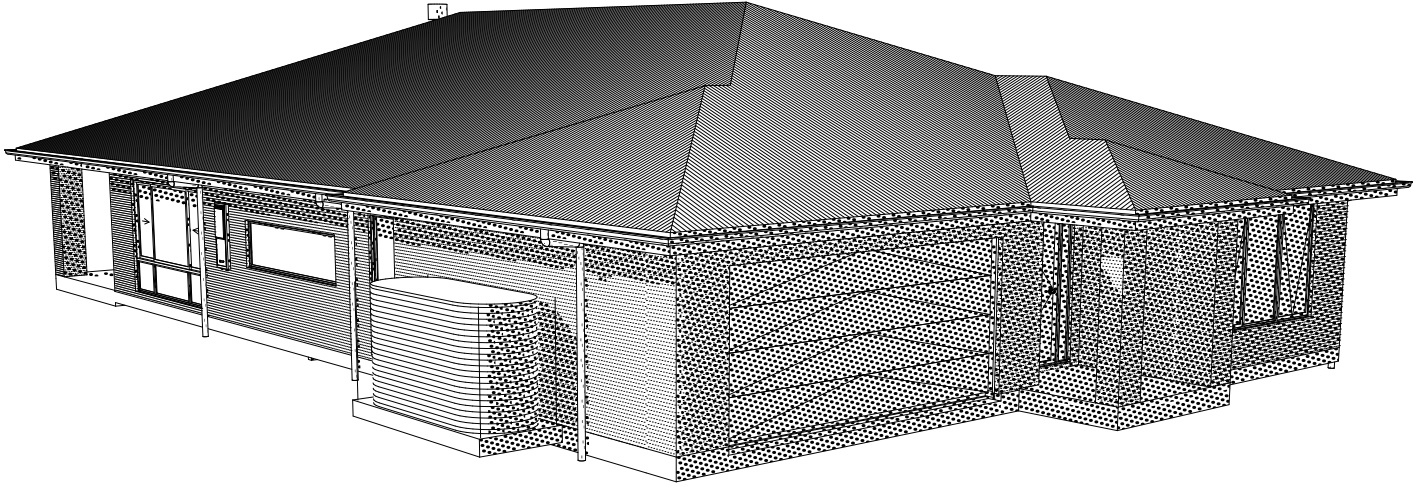
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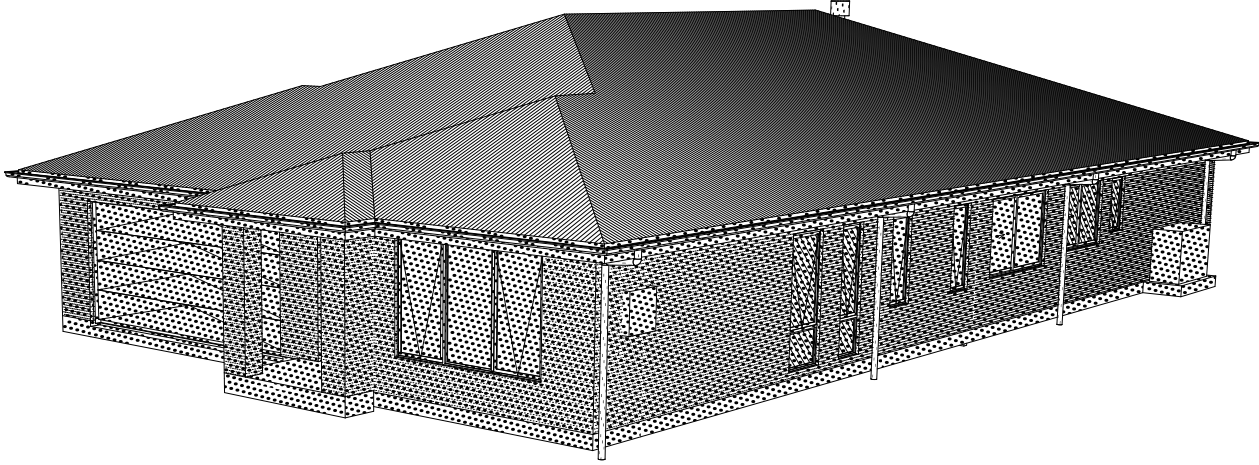
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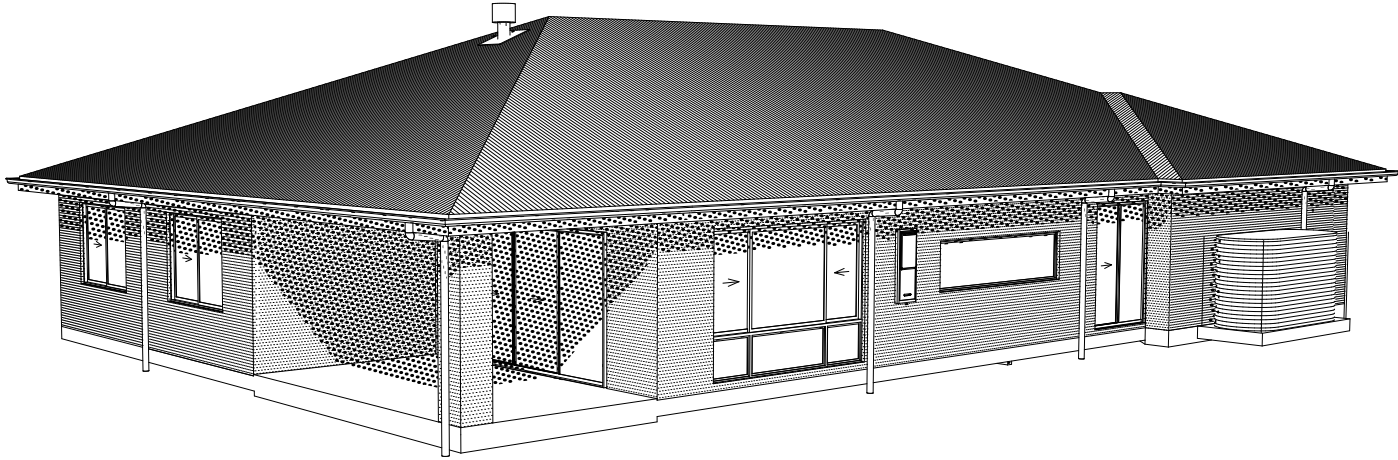
MOJO
homes



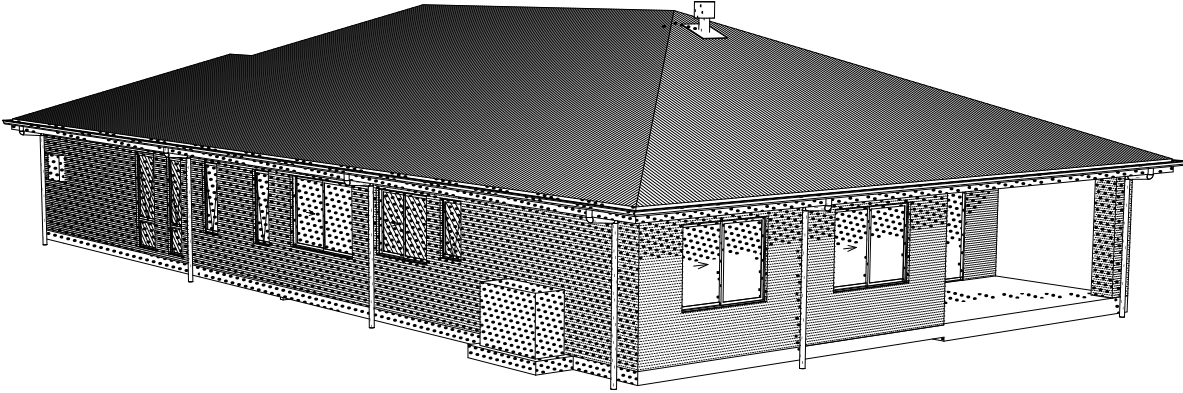
FRONT LEFT



FRONT RIGHT



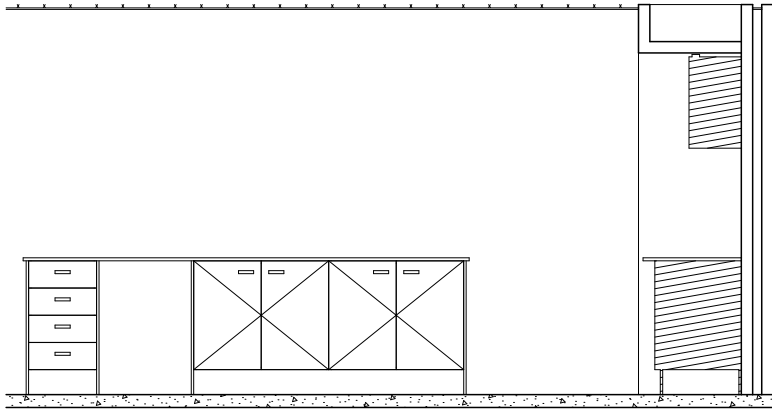
REAR LEFT



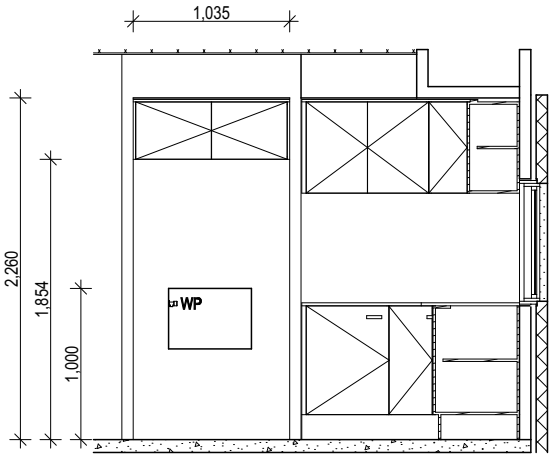
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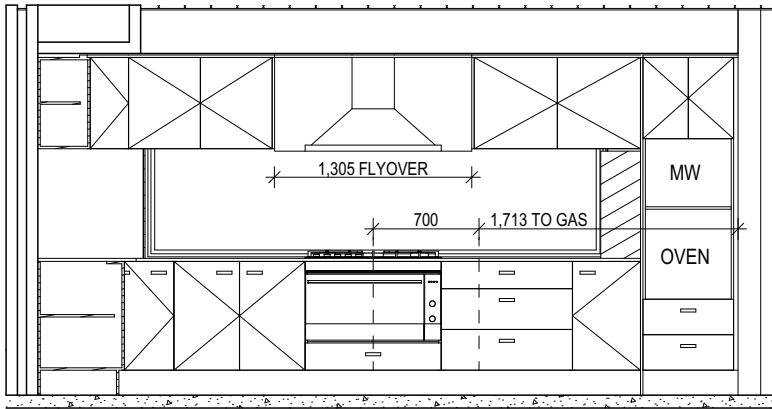
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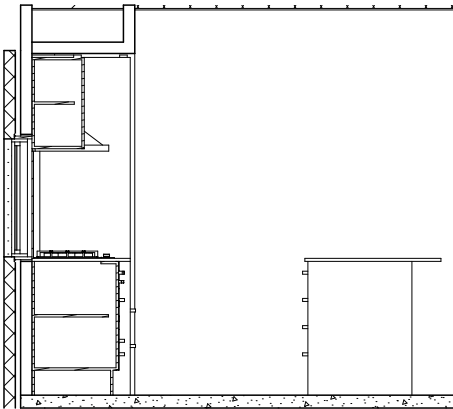
ELEVATION A
SCALE: 1:50



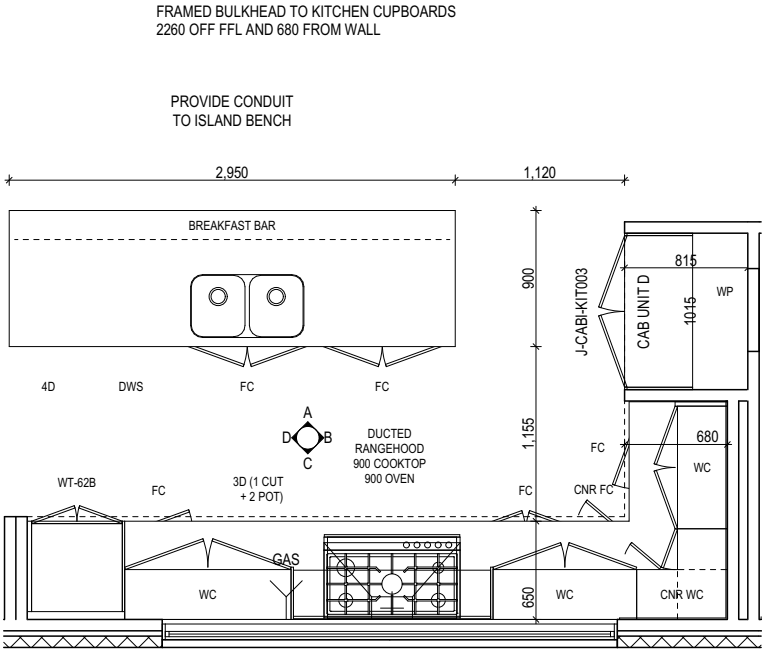
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



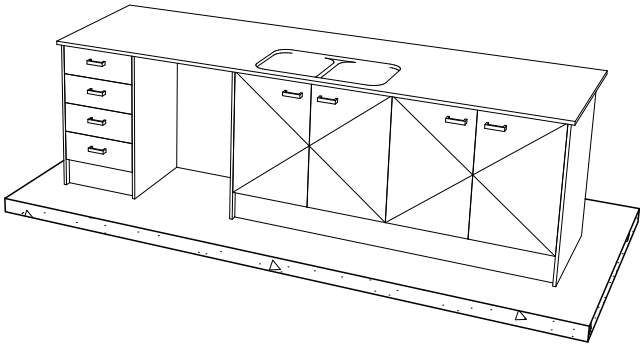
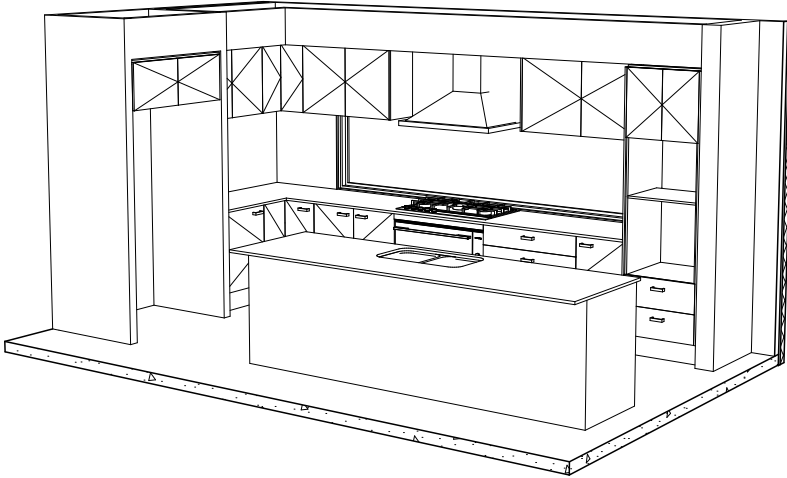
KITCHEN PLAN
SCALE: 1:50

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DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.

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



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	5	PCV04		KDE	2021.11.22	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	6	AMEND KITCHEN PLAN AS PER SELECTIONS		JVA	2021.11.23	220 POWDERWORKS ROAD , INGLESIDE NSW 2101		MODERN		F-JMMRPY00MODNA		
	7	DEMOLITION PLAN		GBO	2022.03.25	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		
	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING		JVA	2022.03.30	12 / - / 25143		NORTHERN BEACHES COUNCIL		SHEET No.:		
									SCALES:			

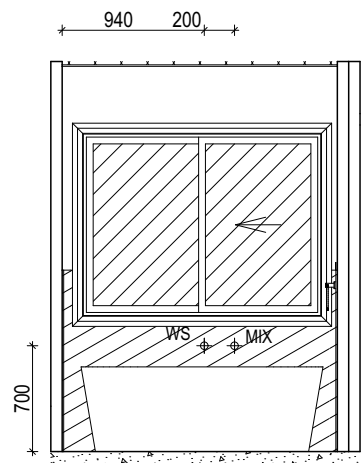
MOJO
homes

651945

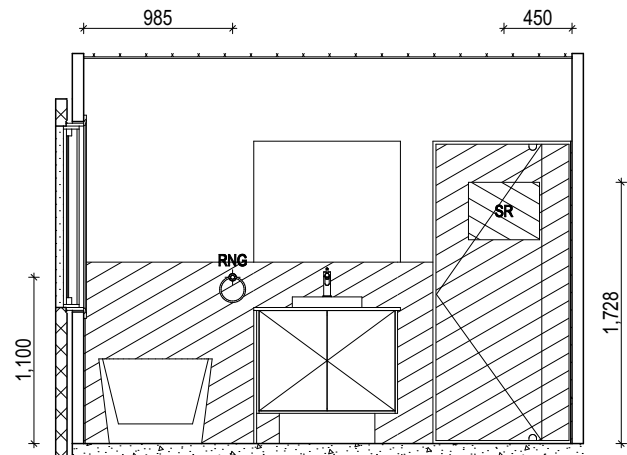
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

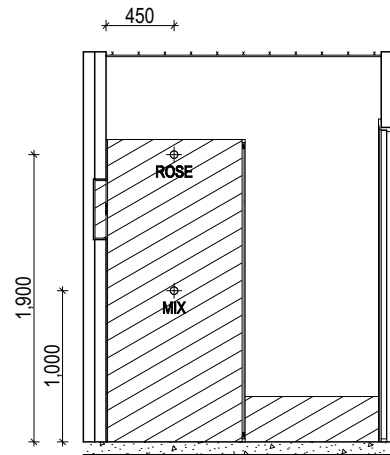
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



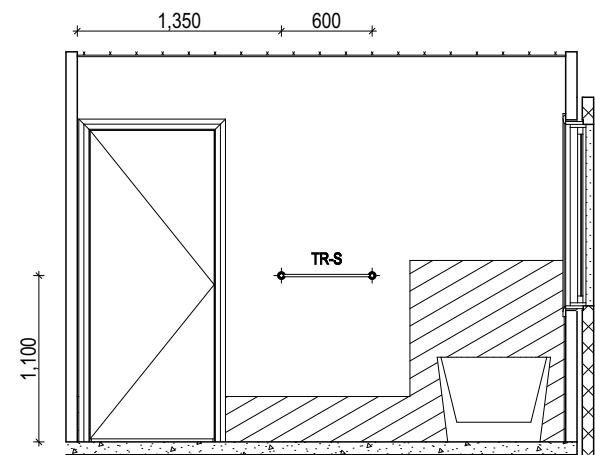
ELEVATION A
SCALE: 1:50



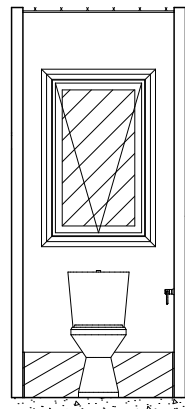
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SCALE: 1:50



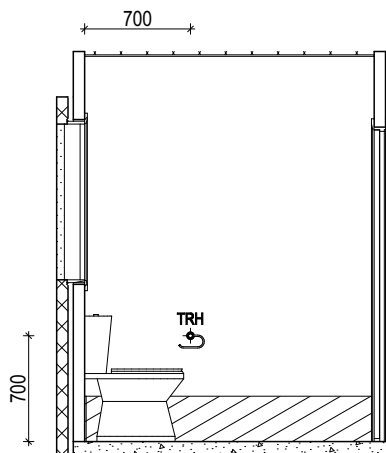
ELEVATION C
SCALE: 1:50



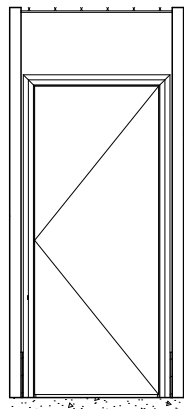
ELEVATION D
SCALE: 1:50



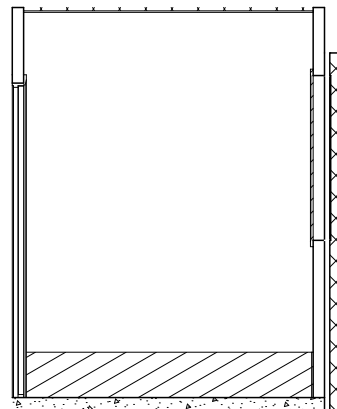
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SCALE: 1:50



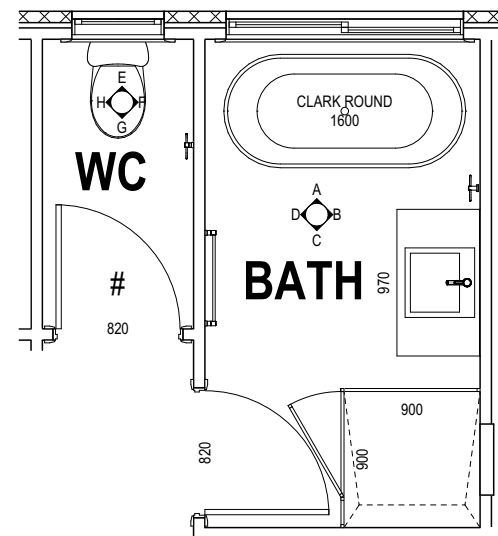
ELEVATION F
SCALE: 1:50



ELEVATION G
SCALE: 1:50



ELEVATION H
SCALE: 1:50



BATHROOM / WC PLANS
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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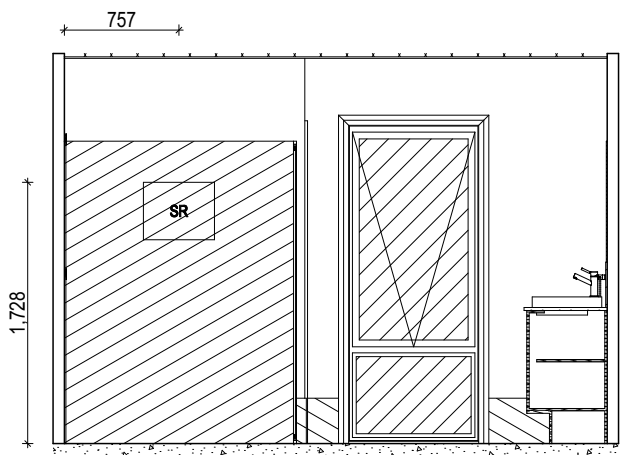
MOJO
homes

SPECIFICATION: MOJO MORE	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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	5 PCV04	KDE 2021.11.22	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	6 AMEND KITCHEN PLAN AS PER SELECTIONS	JVA 2021.11.23	220 POWDERWORKS ROAD , INGLESIDE NSW 2101	MODERN	F-JMMRPY00MODNA	
	7 DEMOLITION PLAN	GBO 2022.03.25	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	8 AMEND NOTE-SITE PLAN FOR EXISTING DWELLING	JVA 2022.03.30	12 / - / 25143	BATHROOM / WC DETAILS	13 / 18	651945
			COUNCIL:		SCALES:	
			NORTHERN BEACHES COUNCIL		1:50	

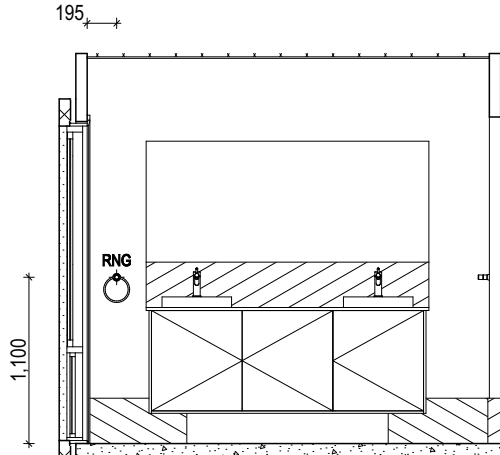
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

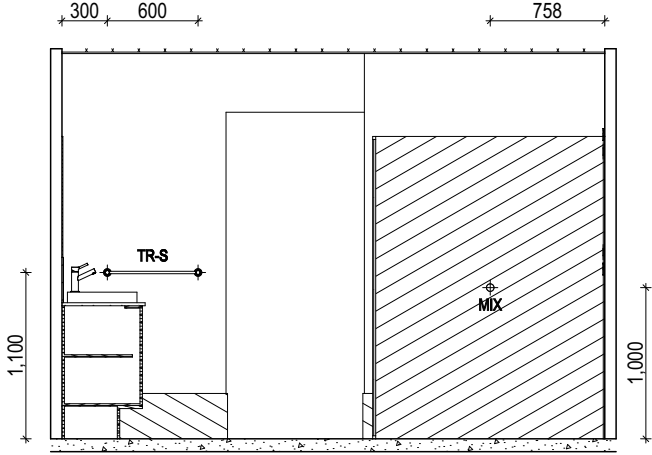
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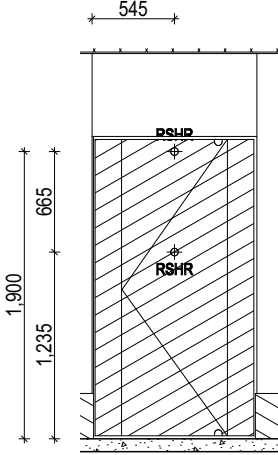
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SCALE: 1:50



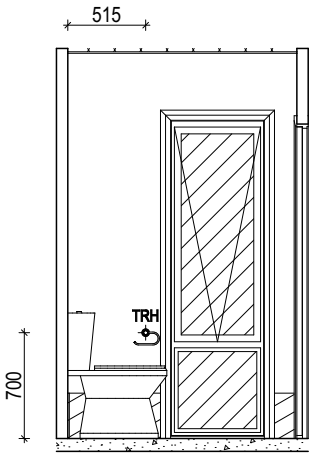
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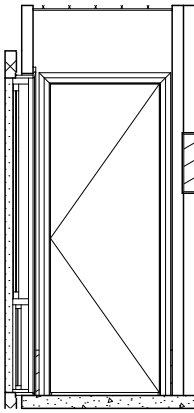
ELEVATION C
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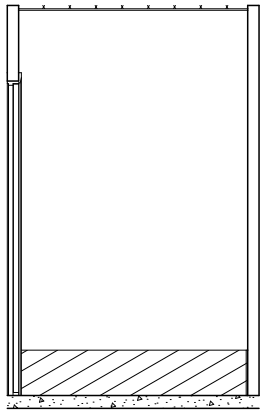
ELEVATION D
SCALE: 1:50



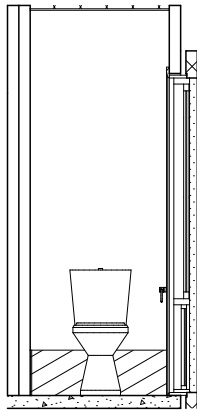
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SCALE: 1:50



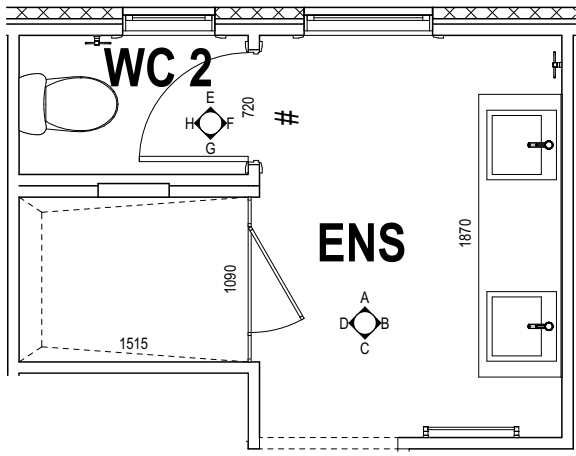
ELEVATION F
SCALE: 1:50



ELEVATION G
SCALE: 1:50



ELEVATION H
SCALE: 1:50



ENSUITE / WC2 PLANS
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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SIGNATURE:

DATE:

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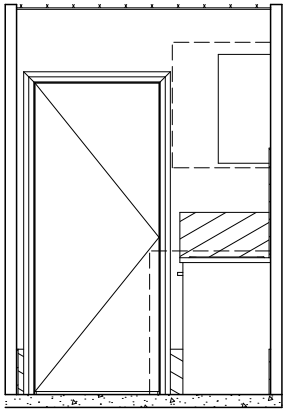
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	4	WORKING DRAWING CHECK		GBO	2021.10.26	MR. NIGEL BUBALO		RHAPSODY 28				
COPYRIGHT: © 2022	5	PCV04		KDE	2021.11.22	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	6	AMEND KITCHEN PLAN AS PER SELECTIONS		JVA	2021.11.23	220 POWDERWORKS ROAD , INGLESIDE NSW 2101		MODERN		F-JMMRPY00MODNA		
	7	DEMOLITION PLAN		GBO	2022.03.25	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING		JVA	2022.03.30	12 / - / 25143		COUNCIL: NORTHERN BEACHES COUNCIL		14 / 18	1:50	

MOJO
homes

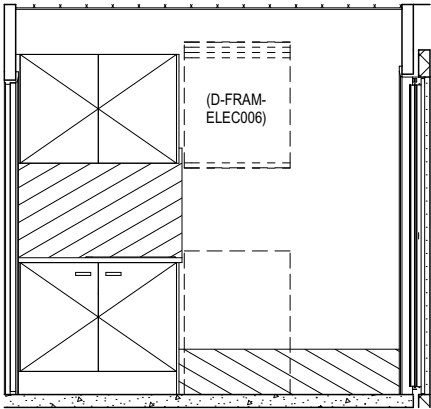
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

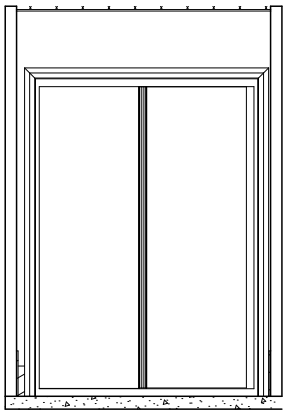
SH = SNAP HEADER SILL



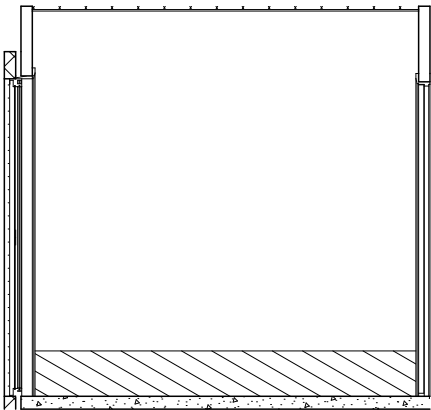
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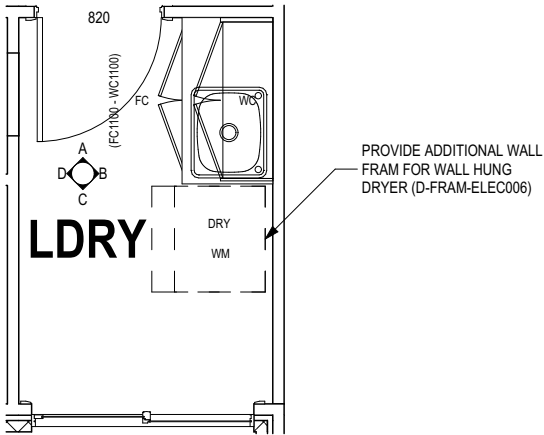
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
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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MOJO MORE		4	WORKING DRAWING CHECK	GBO	2021.10.26	MR. NIGEL BUBALO		RHAPSODY 28				
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© 2022		6	AMEND KITCHEN PLAN AS PER SELECTIONS	JVA	2021.11.23	220 POWDERWORKS ROAD , INGLESIDE NSW 2101		MODERN		F-JMMRPY00MODNA		
		7	DEMOLITION PLAN	GBO	2022.03.25	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
		8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA	2022.03.30	12 / - / 25143		NORTHERN BEACHES COUNCIL		15 / 18	1:50	

651945

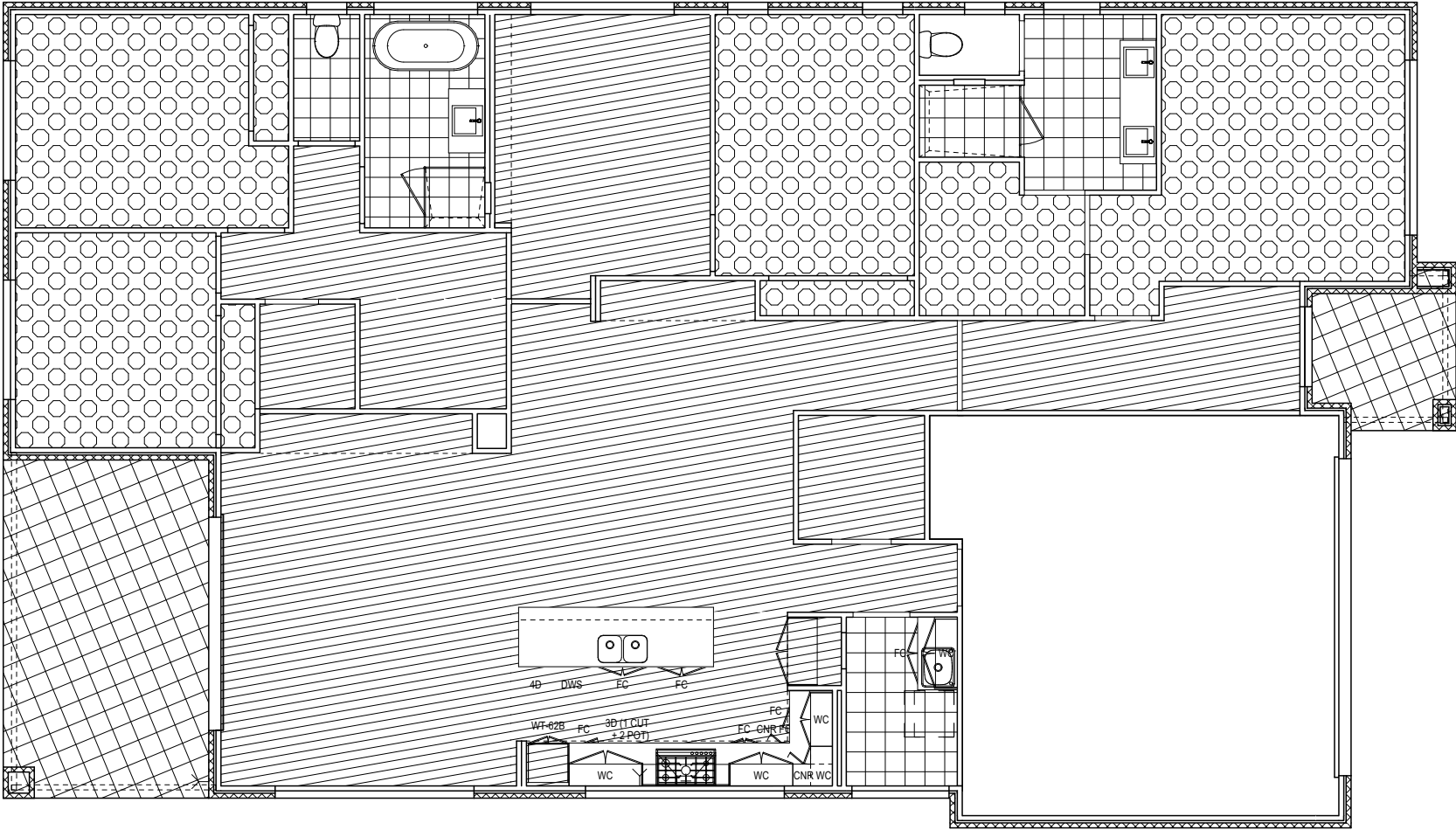
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

THIS PLAN ACCEPTED BY:

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ACCEPTED ON THIS PLAN AFTER SIGNING

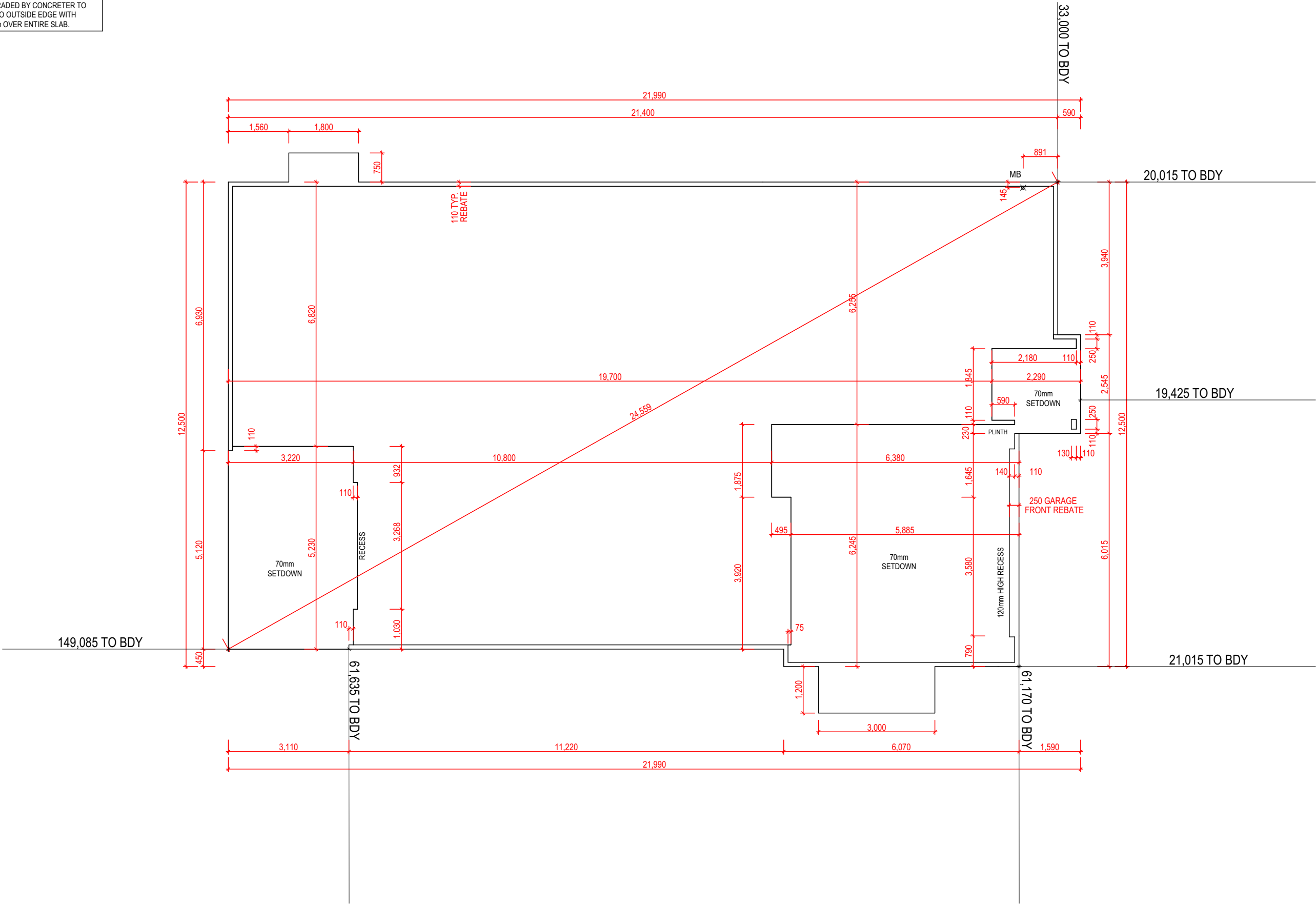
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© 2022		6	AMEND KITCHEN PLAN AS PER SELECTIONS		JVA 2021.11.23		220 POWDERWORKS ROAD , INGLESIDE NSW 2101			MODERN			F-JMMRPY00MODNA		
		7	DEMOLITION PLAN		GBO 2022.03.25		LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
		8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING		JVA 2022.03.30		12 / - / 25143		NORTHERN BEACHES COUNCIL		FLOOR COVERINGS		16 / 18	1:100	
														651945	

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

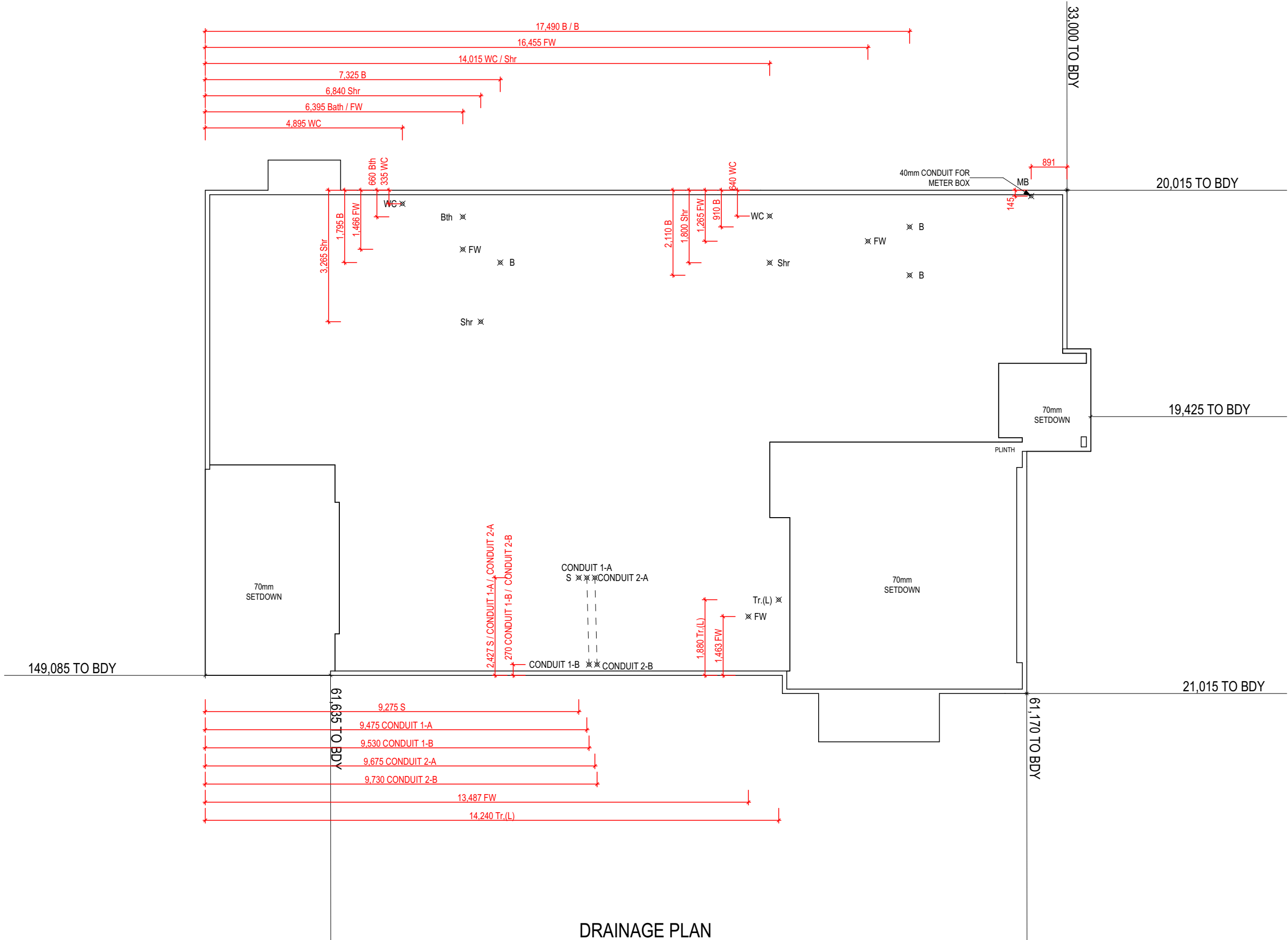


SLAB PLAN
SCALE: 1:100

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	4	WORKING DRAWING CHECK		GBO	2021.10.26	MR. NIGEL BUBALO		RHAPSODY 28						
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	6	AMEND KITCHEN PLAN AS PER SELECTIONS		JVA	2021.11.23	220 POWDERWORKS ROAD , INGLESIDE NSW 2101		MODERN		F-JMMRPY00MODNA				
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	8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING		JVA	2022.03.30	12 / - / 25143		NORTHERN BEACHES COUNCIL		SLAB PLAN		1 / 1	SCALES: 1:100	651945

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



DRAINAGE PLAN
SCALE: 1:100

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LEGEND

B

BASIN

Bth

BATH WASTE

FW

FLOOR WASTE GULLY

Shr

SHOWER

S

SINK (KITCHEN)

Tr.(L)

TROUGH (LAUNDRY)

WC

WATER CLOSET

<div>MOJO</div> <div>homes</div>	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	MOJO MORE		4	WORKING DRAWING CHECK	GBO	2021.10.26	MR. NIGEL BUBALO		RHAPSODY 28					
	COPYRIGHT:		5	PCV04	KDE	2021.11.22	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	© 2022		6	AMEND KITCHEN PLAN AS PER SELECTIONS	JVA	2021.11.23	220 POWDERWORKS ROAD , INGLESIDE NSW 2101		MODERN		F-JMMRPY00MODNA			
			7	DEMOLITION PLAN	GBO	2022.03.25	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:		
			8	AMEND NOTE-SITE PLAN FOR EXISITING DWELLING	JVA	2022.03.30	12 / - / 25143		NORTHERN BEACHES COUNCIL		DRAINAGE PLAN		1 / 1	1:100