

SHEET INDEX

Table with 2 columns: Sheet Number, Description (1 COVER SHEET, 2 EXISTING CONDITIONS, etc.)

TOTAL FLOOR AREAS

Table with 2 columns: Area Name, Area (STUDIO, GROUND FLOOR, MAIN DWELLING, GROUND FLOOR)

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

SITE SPECIFIC CONTROLS

Table with 2 columns: CONTROL, DETAILS (ACID SULPHATE SOIL, BIODIVERSITY, etc.)

BUILDING CONTROLS & COMPLIANCE

Table with 3 columns: CONTROL, REQUIRED, PROPOSED (SETBACKS, BULK & SCALE, LANDSCAPE, etc.)

BAL 29 BUSHFIRE REQUIREMENTS

THE BUILDER USES MATERIALS THAT HAVE BEEN TESTED TO AS1530.8.1 IN ACCORDANCE WITH AS3959-2018 (CLAUSE 3.8) AND NASH STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS 2014.

- PROVIDE FOIL FACED BLANKET INSULATION TO COLORBOND SHEET ROOFING
PROVIDE MERBAU TIMBER EXTERNAL DOOR JAMBS IN LIEU OF STANDARD.
PROVIDE BAL 29 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING DOORS IN LIEU OF STANDARD.

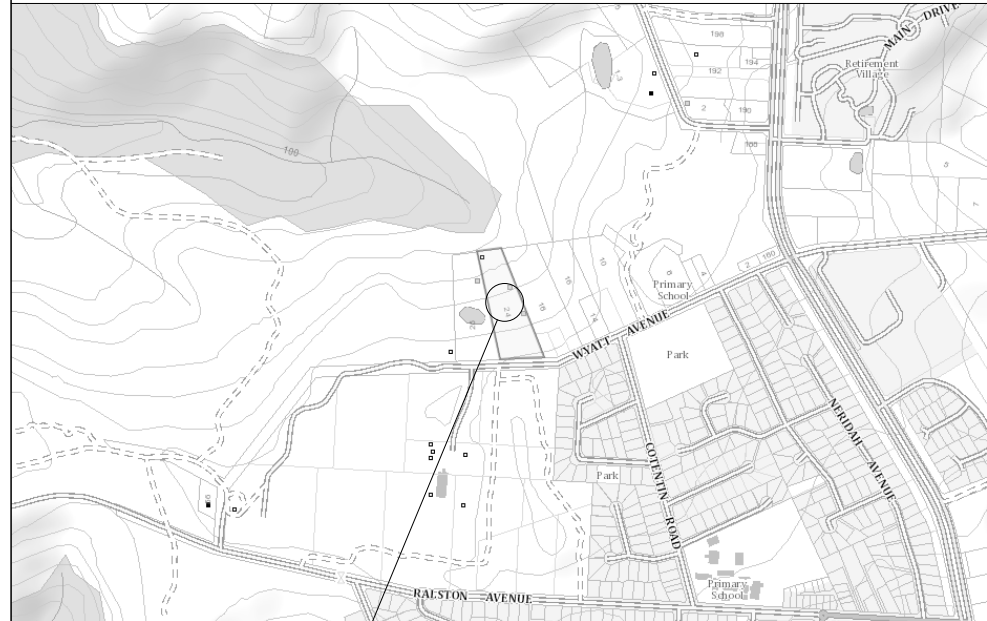
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT.

LOCATION MAP



LOT 2568
#24 WYATT AVENUE

PROVIDE FLATBACK
GUTTER UPGRADE

SUSTAINABILITY (GROUND FLOOR)

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.

BASIX AREAS

Table with 2 columns: Area Type, Area (CONDITIONED AREA 319.19 m², UNCONDITIONED AREA 24.48 m²)

WATER RATINGS

Table with 2 columns: Fixture, Rating (SHOWER HEADS 3 STAR (> 7.5 BUT <= 9 L/MIN), TOILET SUITES 4 STAR, etc.)

WATER HARVESTING AND USAGE

Table with 2 columns: Metric, Value (TOTAL ROOF AREA 614.77 m², MIN. WATER TANK CAPACITY 10000 L, etc.)

RECYCLED WATER

Table with 2 columns: Type, Value (RETICULATED RECYCLED WATER N/A)

ENERGY COMMITMENTS

Table with 2 columns: System, Details (HOT WATER SYSTEM ELECTRIC HEAT PUMP (325L) 26-30 RECS, HEATING SYSTEM 3-PHASE REVERSE CYCLE AIR CONDITIONING COP EER 3.5 - 4.0, etc.)

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 (INCL. COVER)

N/A

NATURAL LIGHTING

Table with 2 columns: Area, Details (NATURAL LIGHTING TO KITCHEN 6 x BATHROOM(S)/TOILET(S))

ALTERNATIVE ENERGY

Table with 2 columns: System, Value (PHOTOVOLTAIC SYSTEM MIN. 10.56KW PEAK)

OTHER

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

INSULATION

Table with 2 columns: Location, Details (ROOF MIN. 60mm FOIL FACED BLANKET UNDER ROOFING, CEILING R4.1 BATTS (EXCL. GARAGE) R6.0 BATTS TO GRANNY FLAT, etc.)

BUILDING INFORMATION

Table with 2 columns: Item, Value (GROUND FLOOR PITCHING HEIGHT(S) 3045mm, FRAMES AND TRUSSES STEEL, ROOF PITCH (U.N.O.) 26.0° / 29° / 20°, etc.)

SUSTAINABILITY (STUDIO)

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.

WATER RATINGS

Table with 2 columns: Fixture, Rating (SHOWER HEADS 3 STAR (> 7.5 BUT <= 9 L/MIN), TOILET SUITES 3 STAR, etc.)

ENERGY COMMITMENTS

Table with 2 columns: System, Details (HOT WATER SYSTEM ELECTRIC HEAT PUMP (325L) 26-30 RECS, HEATING SYSTEM SPLIT SYSTEM AIR CONDITIONING TO GAMES ROOM, COP 3.5 - 4.0, etc.)

VENTILATION (EXHAUST FANS)

AT LEAST ONE BATHROOM: NO MECHANICAL VENTILATION TO BATHROOM

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

N/A

NATURAL LIGHTING

Table with 2 columns: Area, Details (NATURAL LIGHTING TO KITCHEN 1 x BATHROOM(S)/TOILET(S))

ALTERNATIVE ENERGY

Table with 2 columns: System, Value (PHOTOVOLTAIC SYSTEM N/A)

OTHER

FIXED OUTDOOR CLOTHESLINE BY OWNER
NO FIXED INDOOR CLOTHESLINE
MIN. 1200mm CEILING FANS WITHOUT LIGHTS TO GRANNY FLAT KITCHEN/ LOUNGE

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Table with columns: SPECIFICATION, REVISION, DRAWN, CLIENT, ADDRESS, LOT / SECTION / DP, COUNCIL (COUNTRY LIVING, 19 DA CONDITION NOTES ADDED, LFL 18/04/2024, MS DOROTHY FRANCES BLOOM, 20 UPDATED ARBORIST COORDINATION, LCS 07/05/2024, 24 WYATT AVE, BELROSE NSW 2085, etc.)

Table with columns: HOUSE DESIGN, HOUSE CODE, FACADE DESIGN, FACADE CODE, SHEET TITLE, SHEET No., SCALES, 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. (BRONTE EXEC GRANDE MANOR ONE, H-BROCLAS11421, COUNTY PAVILION FACADE, F-BROCYP01, COVER SHEET, 1 / 31, 1:100, 606935)

SUBJECT TO NCC 2022
(1 MAY + 1 OCTOBER 2023)
WATERPROOFING & PLUMBING

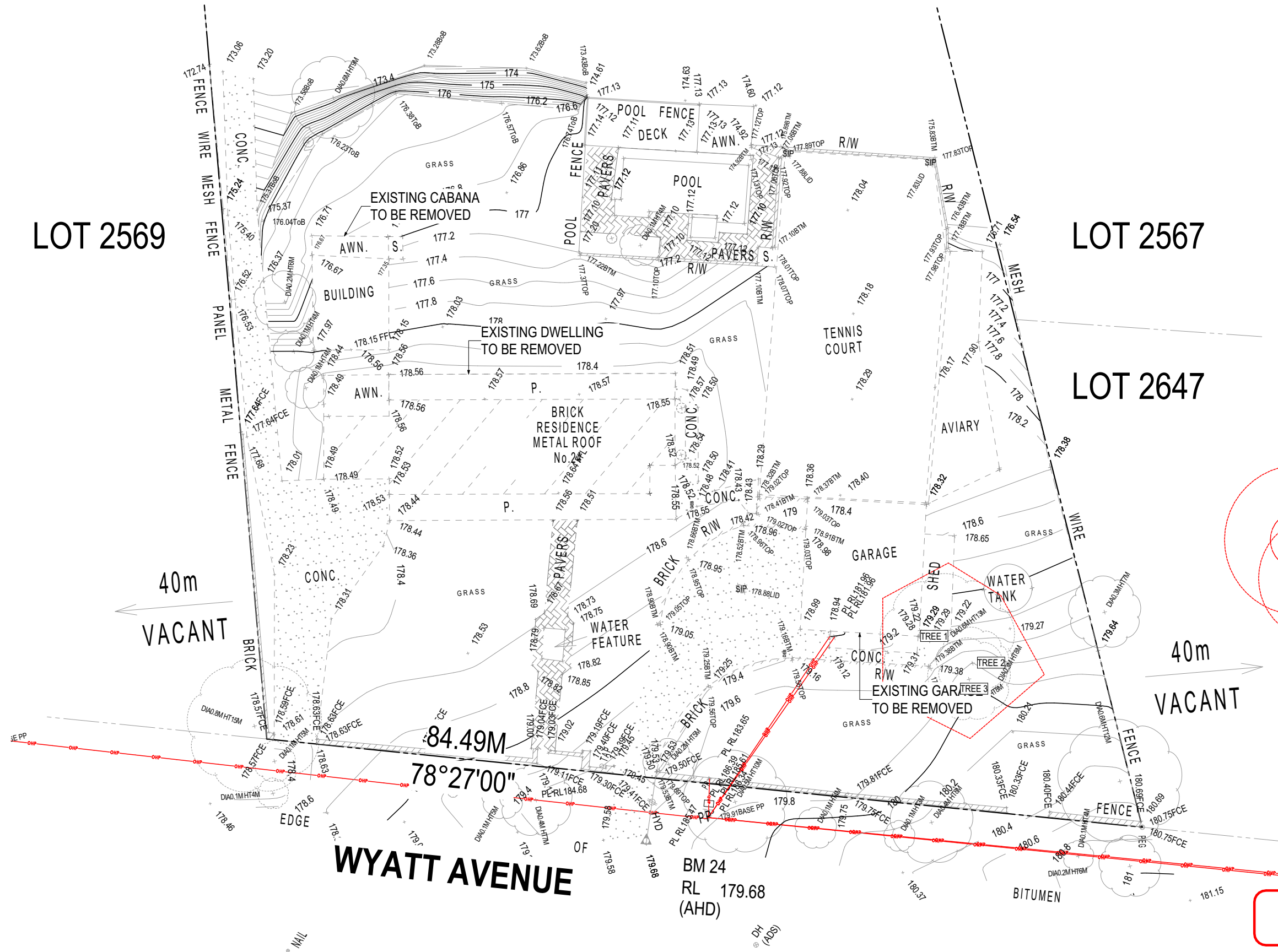
PRELIM. CONSTRUCTION DRAWING
DATE: 17/10/2023
DRAFTING OFFICE: SYDNEY

WIND CLASSIFICATION	N3
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	OLD
LATITUDE	33° 43' 26" S
LONGITUDE	151° 12' 42" E

LOT 2569

LOT 2567

LOT 2647



40m
VACANT

40m
VACANT

WYATT AVENUE

84.49M

78°27'00"

BM 24
RL 179.68
(AHD)

**SUBJECT TO NCC 2022
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PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
DRAFTING OFFICE: SYDNEY

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SPECIFICATION:	COUNTRY LIVING
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REVISION	DRAWN
19 DA CONDITION NOTES ADDED	LFL 18/04/2024
20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024
21 PCV012+017+022	LCS 7.05.2024
22 AMEND AS PER PCV023	SIO 14/05/2024
23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024

CLIENT:	MS DOROTHY FRANCES BLOOM
ADDRESS:	24 WYATT AVE, BELROSE NSW 2085
LOT / SECTION / DP:	2568 / - / 752038
COUNCIL:	NORTHERN BEACHES COUNCIL

HOUSE DESIGN:	BRONTE EXEC GRANDE MANOR ONE
FACADE DESIGN:	COUNTY PAVILION FACADE
SHEET TITLE:	EXISTING CONDITIONS

HOUSE CODE:	H-BROCLAS11421
FACADE CODE:	F-BROCYP01
SHEET No.:	2 / 31
SCALES:	1:400

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606935

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

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

OVERHEAD POWER LINES ARE PRESENT

BAL-29 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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.

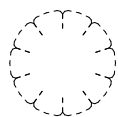
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

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

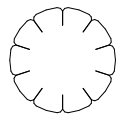
APPROX. CUT/FILL

CUT	30.15m ³	67.84t
FILL	32.61m ³	73.37t
DIFFERENCE	2.46m ³	5.54t

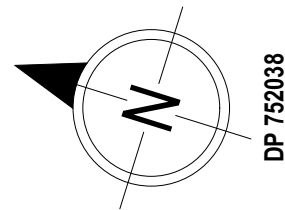
EVEN CUT & FILL



EXISTING TREE TO BE REMOVED



EXISTING TREE TO REMAIN



LOT 1
 DP 1139826
 72°54'00"
 47.595M

208.625M
 157°50'00"

148°38'20"
 222.89M

LOT 2567

LOT 2647

LOT 2569

WYATT AVENUE

SUBJECT TO NCC 2022
(1 MAY + 1 OCTOBER 2023)
WATERPROOFING & PLUMBING

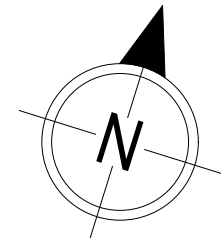
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SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COUNTRY LIVING	19 DA CONDITION NOTES ADDED	LFL 18/04/2024	MS DOROTHY FRANCES BLOOM	BRONTE EXEC GRANDE MANOR ONE	H-BROCLAS11421	
COPYRIGHT:	20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2024	21 PCV012+017+022	LCS 7.05.2024	24 WYATT AVE, BELROSE NSW 2085	COUNTY PAVILION FACADE	F-BROCYP01	
	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	606935
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038	LOCALITY PLAN	3 / 31	
			COUNCIL:		SCALES:	
			NORTHERN BEACHES COUNCIL		1:600	

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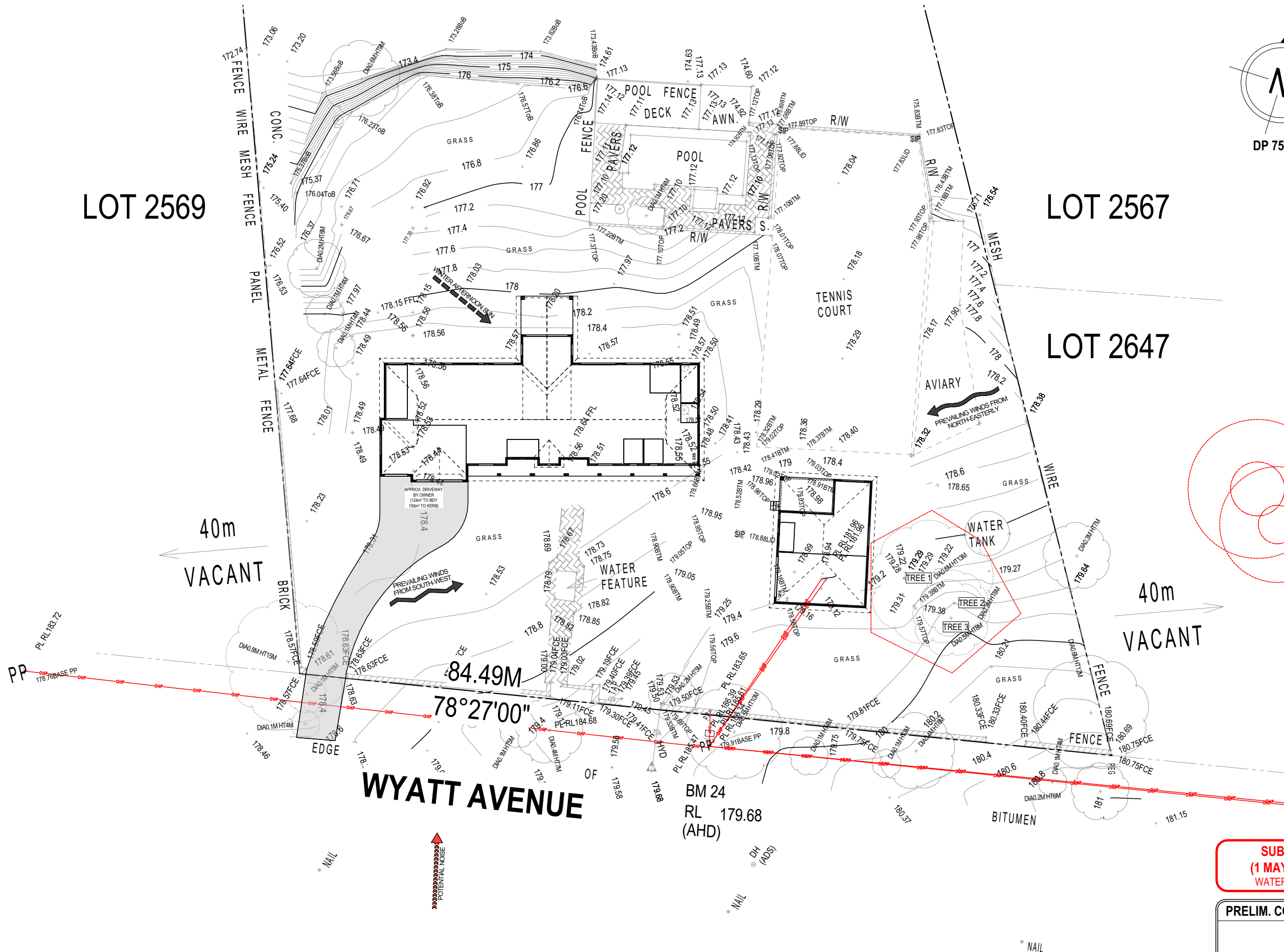


DP 752038

LOT 2569

LOT 2567

LOT 2647



40m
VACANT

40m
VACANT

WYATT AVENUE

**SUBJECT TO NCC 2022
(1 MAY + 1 OCTOBER 2023)
WATERPROOFING & PLUMBING**

PRELIM. CONSTRUCTION DRAWING

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REVISION	DRAWN
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21 PCV012+017+022	LCS 7.05.2024
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23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024

CLIENT:	MS DOROTHY FRANCES BLOOM
ADDRESS:	24 WYATT AVE, BELROSE NSW 2085
LOT / SECTION / DP:	2568 / - / 752038
COUNCIL:	NORTHERN BEACHES COUNCIL

HOUSE DESIGN:	BRONTE EXEC GRANDE MANOR ONE
FACADE DESIGN:	COUNTY PAVILION FACADE
SHEET TITLE:	SITE ANALYSIS
SHEET No.:	4 / 31

HOUSE CODE:	H-BROCLAS11421
FACADE CODE:	F-BROCYP01
SCALES:	1:400

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606935

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Template Version: 24.026
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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.

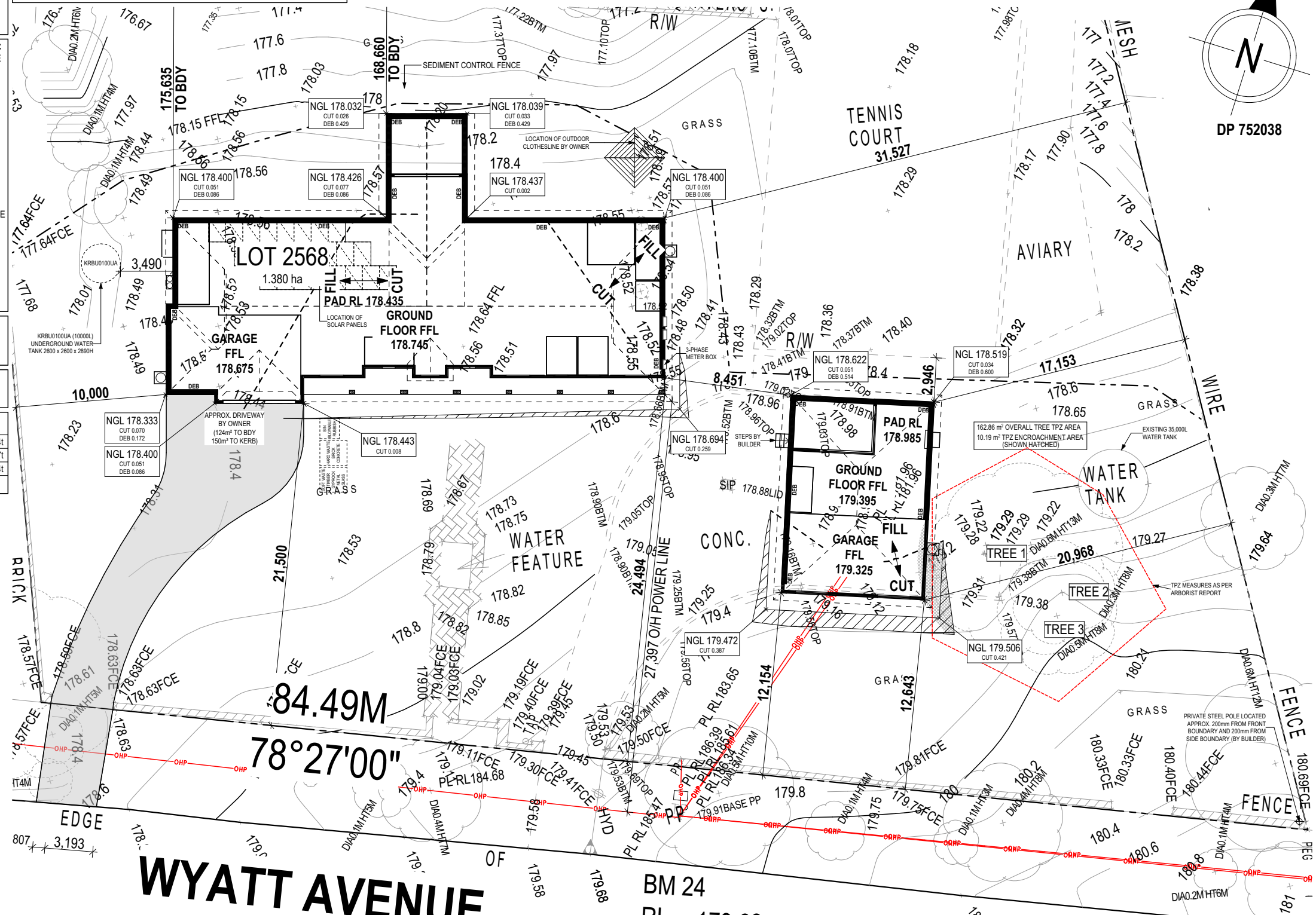
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

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

APPROX. CUT/FILL			
CUT	30.15m ³	67.84t	
FILL	32.61m ³	73.37t	
DIFFERENCE	2.46m ³	5.54t	
EVEN CUT & FILL			

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

OVERHEAD POWER LINES ARE PRESENT



BAL-29 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

DEMOLITION SHOWN DASHED

OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.:

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, GARDEN BEDS, DRIVEWAYS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL ARE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS TO BE REMOVED.
- GAS METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- ELECTRICAL METER AND ASSOCIATED SERVICES TO BE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
- WATER METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- TELEPHONE & DATA CABLES TO BE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.
- ASBESTOS: A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE TO ARRANGE THIS FOR YOU.

PLEASE NOTE:
 RELEVANT DOCUMENTED REPORT EVIDENCE & PICTURES FROM PARTIES CARRYING OUT THESE SERVICES WILL BE REQUIRED TO ENSURE THE ABOVE ASPECTS HAVE BEEN COMPLETED EFFECTIVELY TO MEET BOTH OUR LEGAL & CONTRACT REQUIREMENTS.

EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED BY OWNER.
 AFTER DEMOLITION OF EXISTING HOUSE IS COMPLETE AN ADDITIONAL SOIL TEST MAY BE REQUIRED TO CONFIRM THE SOIL CONDITIONS AS DIRECTED BY ENGINEER. IF REQUIRED ADDITIONAL COSTS WILL BE PROVIDED BY WAY OF POST CONTRACT VARIATION.

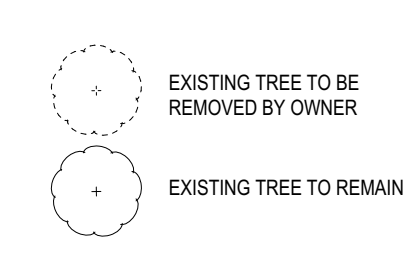
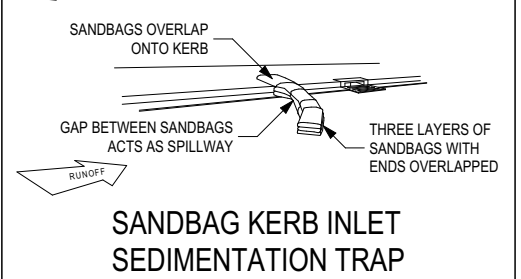
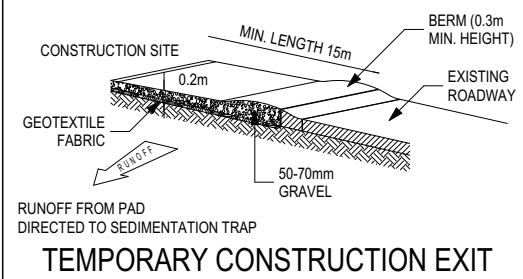
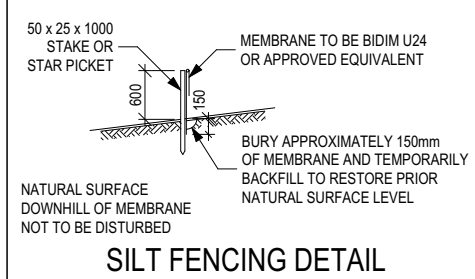
OWNER SHALL INSTALL AND MAINTAIN AN ALL-WEATHER ACCESS ROAD TO & WITHIN THE PROPERTY BOUNDARIES AND UP TO THE BUILDING SITE. SUITABLE FOR ARTICULATED VEHICLES FOR CONSTRUCTION PURPOSES TO THE SATISFACTION OF THE BUILDER.

THE OWNER IS TO NOMINATE THE PROPOSED LOCATION OF THE HOME USING FOUR PEGS TO IDENTIFY APPROXIMATE LOCATION AND ORIENTATION PRIOR TO THE SURVEYOR ATTENDING SITE.

THE EXISTING DWELLING IS TO REMAIN ON SITE. OWNER WISHES TO RETAIN THIS STRUCTURE FOR STORAGE PURPOSES. THIS IS NOT A DUAL OCCUPANCY. THIS WILL BE SUBJECT TO LOCAL AUTHORITY APPROVAL. THE OWNER IS TO PROVIDE A STATUTORY DECLARATION UNDERTAKING WITH COUNCIL THAT THE EXISTING DWELLING WILL ONLY BE USED AS STORAGE. THE OWNER IS ALSO RESPONSIBLE FOR ANY FEES OR BONDS APPLICABLE.

THE EXISTING POOL IS TO REMAIN ON SITE. THE OWNER IS TO PROVIDE AN 1800MM HIGH SAFETY FENCE, ENCLOSING THE POOL. A MINIMUM OF 3000MM FROM THE GUTTER LINE OF THE PROPOSED HOUSE TO THE SATISFACTION OF THE BUILDER PRIOR TO COMMENCEMENT. THE BUILDER TAKES NO RESPONSIBILITY FOR DAMAGE THAT MAY OCCUR TO THE POOL AND SURROUNDS DURING CONSTRUCTION AND HAS MADE NO ALLOWANCE FOR ANY REPAIRS THAT MAY BE REQUIRED.

SEWER MAIN LOCATION NOT AVAILABLE AT TIME OF PLAN DRAWING. LOCATION SUBJECT TO RECEIPT OF RELEVANT DOCUMENTATION.



SITE CLASSIFICATION P-M. SOIL SURFACE MOVEMENT CHARACTERISTICS EQUIVALENT TO M CLASS AS PER STS GEOTECHNICS PTY LTD REPORT NO. 23/1590.
 NO EVIDENCE OF FILL ON SITE.
 WEATHERED ROCK @ APPROX. 450mm BELOW THE NATURAL GROUND LEVEL.

SUBJECT TO NCC 2022
(1 MAY + 1 OCTOBER 2023)
WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING
 DATE: 17/10/2023
 DRAFTING OFFICE: SYDNEY



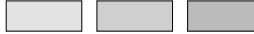
SPECIFICATION:	REVISION	DRAWN	CLIENT:
COUNTRY LIVING	19 DA CONDITION NOTES ADDED	LFL 18/04/2024	MS DOROTHY FRANCES BLOOM
COPYRIGHT:	20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	ADDRESS:
© 2024	21 PCV012+017+022	LCS 7.05.2024	24 WYATT AVE, BELROSE NSW 2085
	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038
			COUNCIL:
			NORTHERN BEACHES COUNCIL

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BRONTE EXEC GRANDE MANOR ONE	H-BROCLAS11421	606935
FACADE DESIGN:	FACADE CODE:	
COUNTY PAVILION FACADE	F-BROCYP01	
SHEET TITLE:	SHEET No.:	SCALES:
SITE PLAN	5 / 31	1:300

Last Published: Monday, 27 May 2024 3:50 PM
 File Location: G:\Sydney\Drafting\Job Files 60000\Job Files 60000\Job Files 606935 - Bloom\Plan Model\606935 Bloom - AC24.pln
 Template Version: 24.026

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



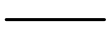







STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS 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.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

 TO BE DIVERTED TO WATER TANK. BALANCE AS PER HYDRAULIC ENGINEERS DETAILS.
 COLLECTION AREA = 615.02m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED AS PER HYDRAULIC ENGINEERS DETAILS.

BAL-29 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

**REFER TO STORMWATER DESIGN BY
 ALW DESIGN STORMWATER
 CONSULTANTS FOR STORMWATER
 REQUIREMENTS**
 REFERENCE: SW23307 ISSUE C
 DATED: 09.02.2024

LEGEND	
WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS	
TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY	
ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)	
ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY	
 SDP	STANDARD DOWNPIPE
 CDP	CHARGED DOWNPIPE
	RECYCLED COLD WATER LINE
	TANK COLD WATER LINE
	WATER LINE TO MAIN SUPPLY
	NON-CHARGED STORMWATER LINE
	CHARGED STORMWATER LINE
 WM	WASHING MACHINE
 WC	TOILET
	YARD TAP

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**SUBJECT TO NCC 2022
 (1 MAY + 1 OCTOBER 2023)
 WATERPROOFING & PLUMBING**

PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
 DRAFTING OFFICE: SYDNEY



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.
COUNTRY LIVING	19 DA CONDITION NOTES ADDED	LFL 18/04/2024	MS DOROTHY FRANCES BLOOM	BRONTE EXEC GRANDE MANOR ONE	H-BROCLAS11421	
COPYRIGHT: © 2024	20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	ADDRESS: 24 WYATT AVE, BELROSE NSW 2085	FACADE DESIGN: COUNTY PAVILION FACADE	FACADE CODE: F-BROCYP01	
	21 PCV012+017+022	LCS 7.05.2024	LOT / SECTION / DP: 2568 / - / 752038	SHEET TITLE: WATER MANAGEMENT PLAN	SHEET No.: 6 / 31	
	22 AMEND AS PER PCV023	SIO 14/05/2024	COUNCIL: NORTHERN BEACHES COUNCIL	SCALES: 1:175		606935
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024				

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

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

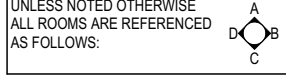
ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

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

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

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



WALL FRAMES AND TRUSSES TO BE UPGRADED TO SUIT AN N3 (W41N) WIND CLASSIFICATION

HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

BAL-29 BUSHFIRE REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE FLATBACK GUTTER UPGRADE

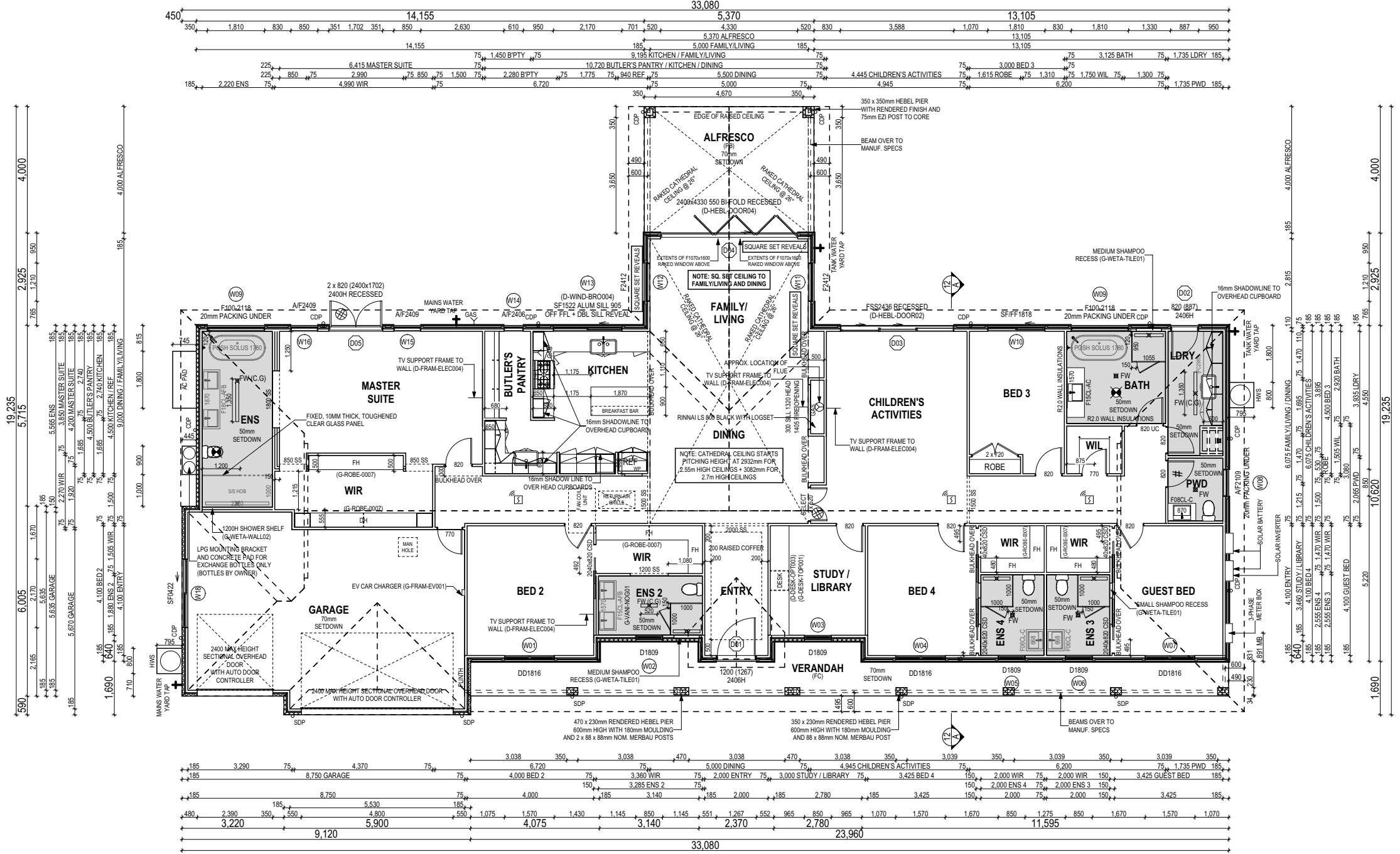
PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

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

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

LEGEND

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



ALL DIMENSIONS ARE FRAME DIMENSIONS

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**SUBJECT TO NCC 2022
 (1 MAY + 1 OCTOBER 2023)
 WATERPROOFING & PLUMBING**

PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
 DRAFTING OFFICE: SYDNEY



SPECIFICATION:	REVISION	DRAWN	CLIENT:
COUNTRY LIVING	19 DA CONDITION NOTES ADDED	LFL 18/04/2024	MS DOROTHY FRANCES BLOOM
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© 2024	21 PCV012+017+022	LCS 7.05.2024	24 WYATT AVE, BELROSE NSW 2085
	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038
			COUNCIL:
			NORTHERN BEACHES COUNCIL

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BRONTE EXEC GRANDE MANOR ONE	H-BROCLAS11421	606935
FACADE DESIGN:	FACADE CODE:	
COUNTY PAVILION FACADE	F-BROCYP01	
SHEET TITLE:	SHEET No.:	
GROUND FLOOR PLAN	7 / 31	SCALES:
	1:150	

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 Template Version: 24.026

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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



WALL FRAMES AND TRUSSES TO BE UPGRADED TO SUIT AN N3 (W41N) WIND CLASSIFICATION

MIN. 1200mm CEILING FANS WITHOUT LIGHTS TO STUDIO GAMES ROOM

HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

BAL-29 BUSHFIRE REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE FLATBACK GUTTER UPGRADE

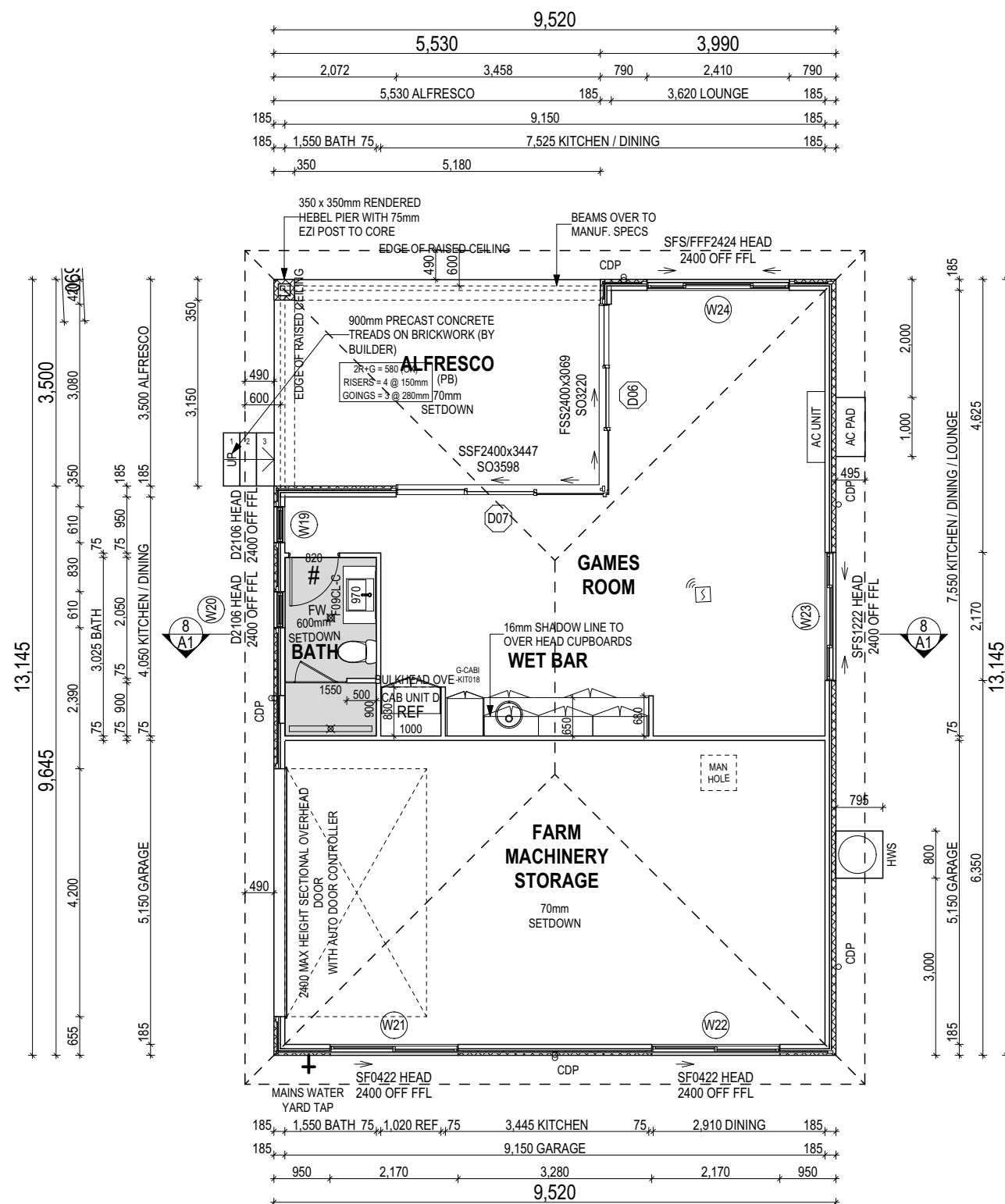
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LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
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- SDP STANDARD DOWNPIPE
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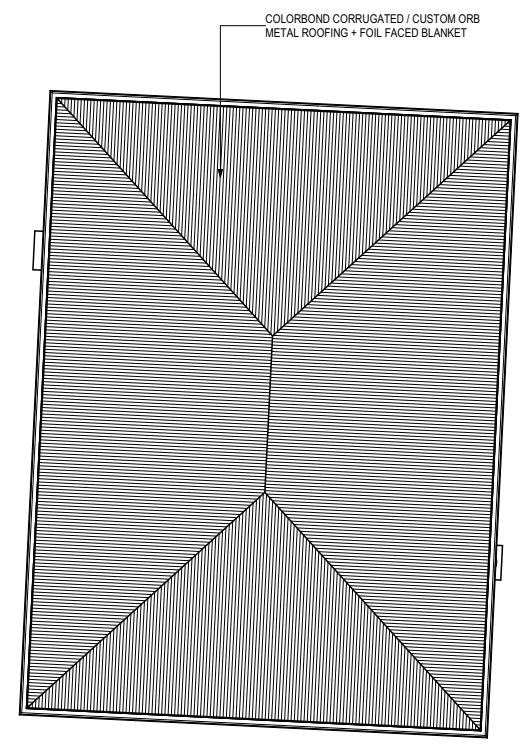
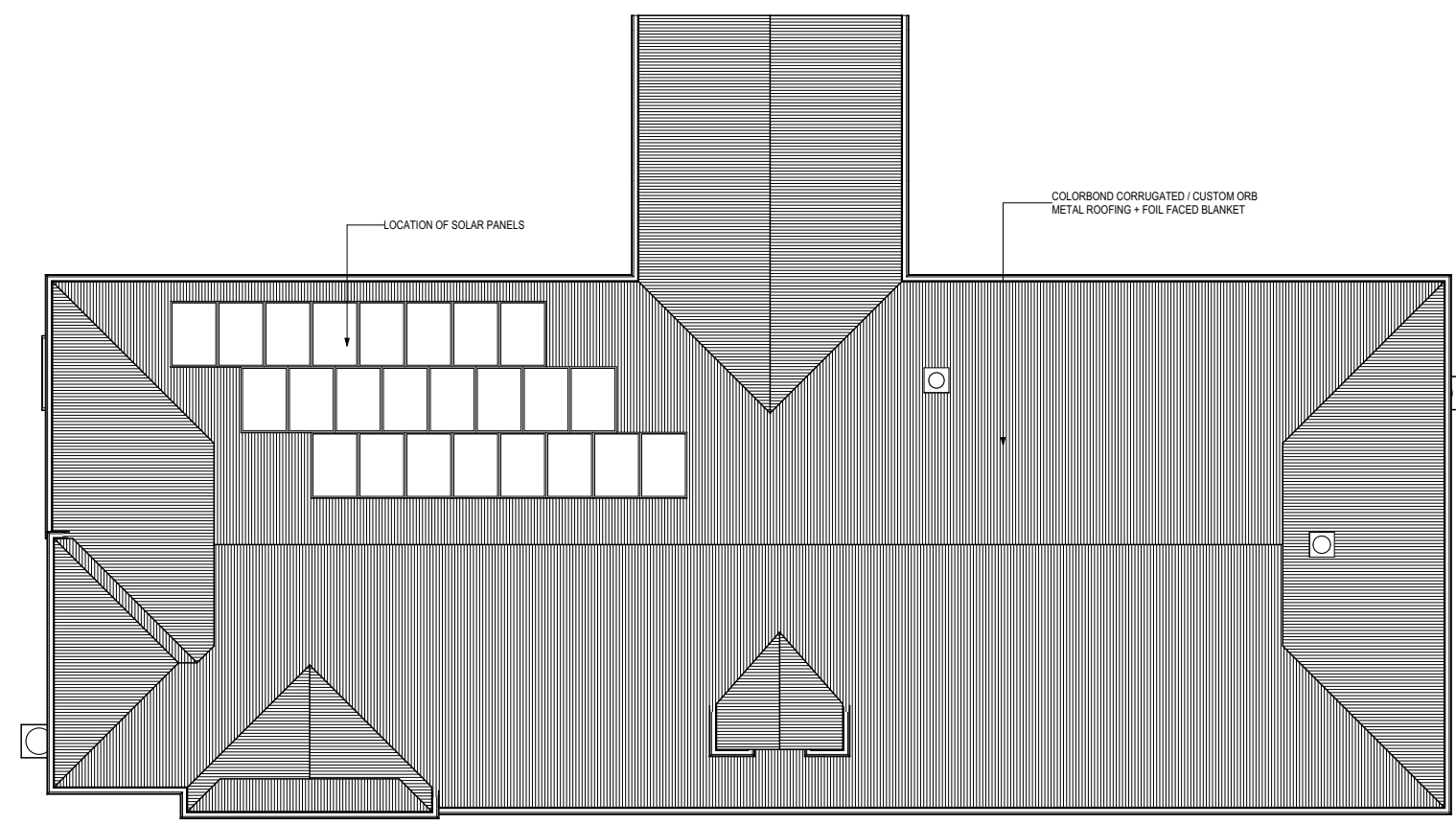
PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
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	19 DA CONDITION NOTES ADDED	LFL 18/04/2024	MS DOROTHY FRANCES BLOOM	BRONTE EXEC GRANDE MANOR ONE	H-BROCLAS11421	
	COPYRIGHT: © 2024	20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	ADDRESS: 24 WYATT AVE, BELROSE NSW 2085	FACADE DESIGN: COUNTY PAVILION FACADE	
	21 PCV012+017+022	LCS 7.05.2024	LOT / SECTION / DP: 2568 / - / 752038	COUNCIL: NORTHERN BEACHES COUNCIL	SHEET TITLE: STUDIO FLOOR PLAN	SHEET No.: 8 / 31
	22 AMEND AS PER PCV023	SIO 14/05/2024			SCALES: 1:100	606935
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024				

**PROVIDE FLATBACK
GUTTER UPGRADE**



ROOF PLAN
SCALE: 1:175

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

BAL-29 BUSHFIRE REQUIREMENTS
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PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
DRAFTING OFFICE: SYDNEY



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23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038	COUNCIL: NORTHERN BEACHES COUNCIL	SCALES: 9 / 31 1:175		

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE ¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE	ADDITIONAL INFORMATION ²	
WINDOW																
GROUND FLOOR	W01	DD1816	DOUBLE HUNG	BED 2	1,800	1,570	6,740	2.83	ALUMINIUM	BAL-29	NONE	S	2.36	CLEAR, DOUBLE GLAZED	MP 785, SIGNATURE FRAME	
GROUND FLOOR	W02	D1809	DOUBLE HUNG	ENS 2	1,800	850	5,300	1.53	ALUMINIUM	BAL-29	NONE	S	1.29	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	W03	D1809	DOUBLE HUNG	STUDY / LIBRARY	1,800	850	5,300	1.53	ALUMINIUM	BAL-29	NONE	S	1.29	CLEAR, DOUBLE GLAZED	SIGNATURE FRAME	
GROUND FLOOR	W04	DD1816	DOUBLE HUNG	BED 4	1,800	1,570	6,740	2.83	ALUMINIUM	BAL-29	NONE	S	2.36	CLEAR, DOUBLE GLAZED	MP 785, SIGNATURE FRAME	
GROUND FLOOR	W05	D1809	DOUBLE HUNG	ENS 4	1,800	850	5,300	1.53	ALUMINIUM	BAL-29	NONE	S	1.29	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	W06	D1809	DOUBLE HUNG	ENS 3	1,800	850	5,300	1.53	ALUMINIUM	BAL-29	NONE	S	1.29	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	W07	DD1816	DOUBLE HUNG	GUEST BED	1,800	1,570	6,740	2.83	ALUMINIUM	BAL-29	NONE	S	2.36	CLEAR, DOUBLE GLAZED	MP 785, SIGNATURE FRAME	
GROUND FLOOR	W08	A/F2109	AWNING	PWD	2,060	850	5,820	1.75	ALUMINIUM	BAL-29	NONE	E	1.37	SATINLITE, DOUBLE GLAZED, TOUGHENED	BP 600, SIGNATURE FRAME	
GROUND FLOOR	W09	F100-2118	FIXED	BATH	2,060	1,810	7,740	3.73	ALUMINIUM	BAL-29	NONE	N	3.46	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	W09	F100-2118	FIXED	ENS	2,060	1,810	7,740	3.73	ALUMINIUM	BAL-29	NONE	N	3.46	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	W10	SF/FF1818	SLIDING	BED 3	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-29	NONE	N	2.79	CLEAR, DOUBLE GLAZED	BP 600, MP 905/0, SIGNATURE FRAME	
GROUND FLOOR	W11	F2412	FIXED	FAMILY / LIVING	2,360	1,210	7,140	2.86	ALUMINIUM	BAL-29	NONE	E	2.60	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	W12	F2412	FIXED	FAMILY / LIVING	2,360	1,210	7,140	2.86	ALUMINIUM	BAL-29	NONE	W	2.60	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	W13	SF1522	SLIDING	KITCHEN	1,460	2,170	7,260	3.17	ALUMINIUM	BAL-29	NONE	N	2.85	CLEAR, DOUBLE GLAZED	SIGNATURE FRAME	
GROUND FLOOR	W14	A/F2406	AWNING	BUTLER'S PANTRY	2,360	610	5,940	1.44	ALUMINIUM	BAL-29	NONE	N	1.08	CLEAR, DOUBLE GLAZED	BP 760, SIGNATURE FRAME	
GROUND FLOOR	W15	A/F2409	AWNING	MASTER SUITE	2,360	850	6,420	2.01	ALUMINIUM	BAL-29	NONE	N	1.60	CLEAR, DOUBLE GLAZED	BP 760, SIGNATURE FRAME	
GROUND FLOOR	W16	A/F2409	AWNING	MASTER SUITE	2,360	850	6,420	2.01	ALUMINIUM	BAL-29	NONE	N	1.60	CLEAR, DOUBLE GLAZED	BP 760, SIGNATURE FRAME	
GROUND FLOOR	W18	SF0422	SLIDING	GARAGE	400	2,170	5,140	0.87	ALUMINIUM	BAL-29	NONE	W	0.67	CLEAR, DOUBLE GLAZED	SIGNATURE FRAME	
GROUND FLOOR	W19	D2106	DOUBLE HUNG	HALL	2,060	610	5,340	1.26	ALUMINIUM	BAL-29	NONE	W	1.03	CLEAR, DOUBLE GLAZED	SIGNATURE FRAME	
GROUND FLOOR	W20	D2106	DOUBLE HUNG	BATH	2,060	610	5,340	1.26	ALUMINIUM	BAL-29	NONE	W	1.03	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	W21	SF0422	SLIDING	FARM MACHINERY STORAGE	400	2,170	5,140	0.87	ALUMINIUM	BAL-29	NONE	S	0.67	CLEAR, DOUBLE GLAZED	SIGNATURE FRAME	
GROUND FLOOR	W22	SF0422	SLIDING	FARM MACHINERY STORAGE	400	2,170	5,140	0.87	ALUMINIUM	BAL-29	NONE	S	0.67	CLEAR, DOUBLE GLAZED	SIGNATURE FRAME	
GROUND FLOOR	W23	SFS1222	SLIDING	GAMES ROOM	1,200	2,170	6,740	2.60	ALUMINIUM	BAL-29	NONE	E	2.27	CLEAR, DOUBLE GLAZED	SIGNATURE FRAME	
GROUND FLOOR	W24	SFS/FFF2424	SLIDING	<Undefined>	2,360	2,410	9,540	5.69	ALUMINIUM	BAL-29	NONE	N	4.95	CLEAR, DOUBLE GLAZED, TOUGHENED	BP 760, MP 603-1205/0, SIGNATURE FRAME	
FIRST FLOOR	W25	F1070x1600 RAKED	FIXED		1,070	1,600	4,740	1.09	ALUMINIUM	BAL-29	NONE	N	0.88	CLEAR, DOUBLE GLAZED, TOUGHENED	RAKED TOP, LOW END HEIGHT 290mm, HIGH END HEIGHT 1070mm, SIGNATURE FRAME	
FIRST FLOOR	W26	F1070x1600 RAKED	FIXED		1,070	1,600	4,740	1.09	ALUMINIUM	BAL-29	NONE	N	0.88	CLEAR, DOUBLE GLAZED, TOUGHENED	RAKED TOP, LOW END HEIGHT 290mm, HIGH END HEIGHT 1070mm, SIGNATURE FRAME	
								57.03					48.70			
DOOR																
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,406	1,267	7,346	3.05	TIMBER	BAL-29	NONE	S	---	DOOR(S): NO GLAZING - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 1200mm	
GROUND FLOOR	D02	820	SWINGING	LDRY	2,406	887	6,586	2.13	TIMBER	BAL-29	NONE	N	---	DOOR(S): CLEAR, TOUGHENED - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 820mm, 6MM CLEAR TOUGHENED GLAZING	
GROUND FLOOR	D03	FSS2436	STACKER	CHILDREN'S ACTIVITIES	2,400	3,588	11,976	8.61	ALUMINIUM	BAL-29	NONE	N	7.77	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	D04	2400x4330 550 BI-FOLD	BI-FOLD	FAMILY / LIVING	2,400	4,330	13,460	10.39	ALUMINIUM	BAL-29	NONE	N	7.37	CLEAR, DOUBLE GLAZED, TOUGHENED	SIGNATURE FRAME	
GROUND FLOOR	D05	2 x 820	SWINGING	MASTER SUITE	2,400	1,702	8,204	4.08	ALUMINIUM	BAL-29	NONE	N	2.90	CLEAR, DOUBLE GLAZED		
GROUND FLOOR	D06	FSS2400x3069	STACKER	GAMES ROOM	2,400	3,080	10,960	7.39	ALUMINIUM	BAL-29	NONE	W	6.92	CLEAR, DOUBLE GLAZED, TOUGHENED	CORNER JOINING (INTERNAL - WITH LOCK), SIGNATURE FRAME	
GROUND FLOOR	D07	SSF2400x3447	STACKER	GAMES ROOM	2,400	3,458	11,716	8.30	ALUMINIUM	BAL-29	NONE	N	7.74	CLEAR, DOUBLE GLAZED, TOUGHENED	CORNER JOINING (INTERNAL - NO LOCK), SIGNATURE FRAME	
								43.95					32.70			
								100.98					81.40			

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,455	1,200	N/A	
GROUND FLOOR	2	1500 SS	SQUARE SET OPENING	2,455	1,500	N/A	
GROUND FLOOR	1	1800 SS	SQUARE SET OPENING	2,455	1,800	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,340	1,040	CLEAR	SELECT
GROUND FLOOR	1	2 x 720	SWINGING	2,340	1,440	N/A	
GROUND FLOOR	1	2000 SS	SQUARE SET OPENING	2,455	2,000	N/A	
GROUND FLOOR	5	2040x820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	2	770	SWINGING	2,340	770	N/A	
GROUND FLOOR	7	820	SWINGING	2,340	820	N/A	
GROUND FLOOR	2	820	SWINGING	2,340	820	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	820 UC	SWINGING	2,340	820	N/A	20mm UNDERCUT
GROUND FLOOR	2	850 SS	SQUARE SET OPENING	2,455	850	N/A	

WINDOWS TO BE UPGRADED TO SUIT AN N3 (W41N) WIND CLASSIFICATION

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)
1	SS WINDOW OPENING	1,020	1,405	1.43

**SUBJECT TO NCC 2022
(1 MAY + 1 OCTOBER 2023)
WATERPROOFING & PLUMBING**

PRELIM. CONSTRUCTION DRAWING

**DATE: 17/10/2023
DRAFTING OFFICE: SYDNEY**

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

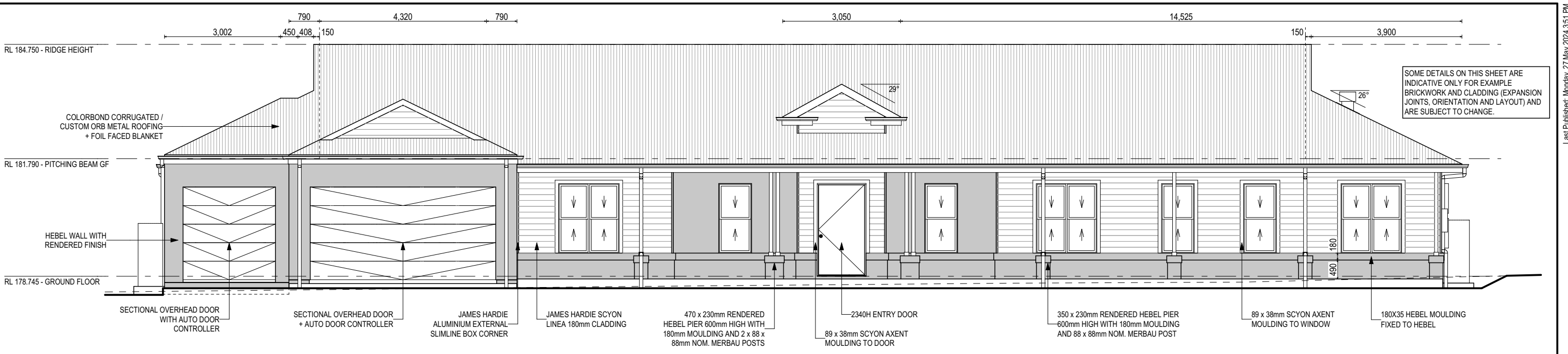
**BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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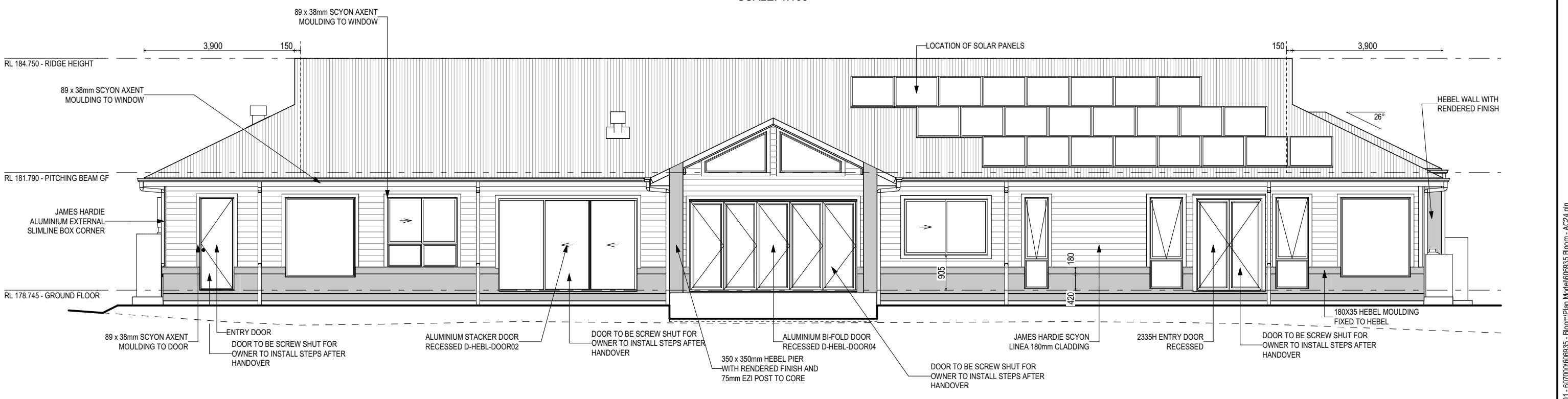
mcDonald jones
FIND YOURSELF AT HOME

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COUNTRY LIVING	19 DA CONDITION NOTES ADDED	LFL 18/04/2024	MS DOROTHY FRANCES BLOOM	BRONTE EXEC GRANDE MANOR ONE	H-BROCLAS11421	606935
COPYRIGHT: © 2024	20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	ADDRESS: 24 WYATT AVE, BELROSE NSW 2085	FACADE DESIGN: COUNTY PAVILION FACADE	FACADE CODE: F-BROCYP01	
	21 PCV012+017+022	LCS 7.05.2024	LOT / SECTION / DP: 2568 / - / 752038	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 10 / 31	
	22 AMEND AS PER PCV023	SIO 14/05/2024	COUNCIL: NORTHERN BEACHES COUNCIL			
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024				



FRONT ELEVATION (SOUTH - BAL 29)
SCALE: 1:100

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REAR ELEVATION (NORTH - BAL 29)
SCALE: 1:100

PROVIDE FLATBACK GUTTER UPGRADE

BAL-29 BUSHFIRE REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION
SH = SNAP HEADER SILL

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

SUBJECT TO NCC 2022 (1 MAY + 1 OCTOBER 2023) WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING
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23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024

CLIENT:	MS DOROTHY FRANCES BLOOM
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LOT / SECTION / DP:	2568 / - / 752038
COUNCIL:	NORTHERN BEACHES COUNCIL

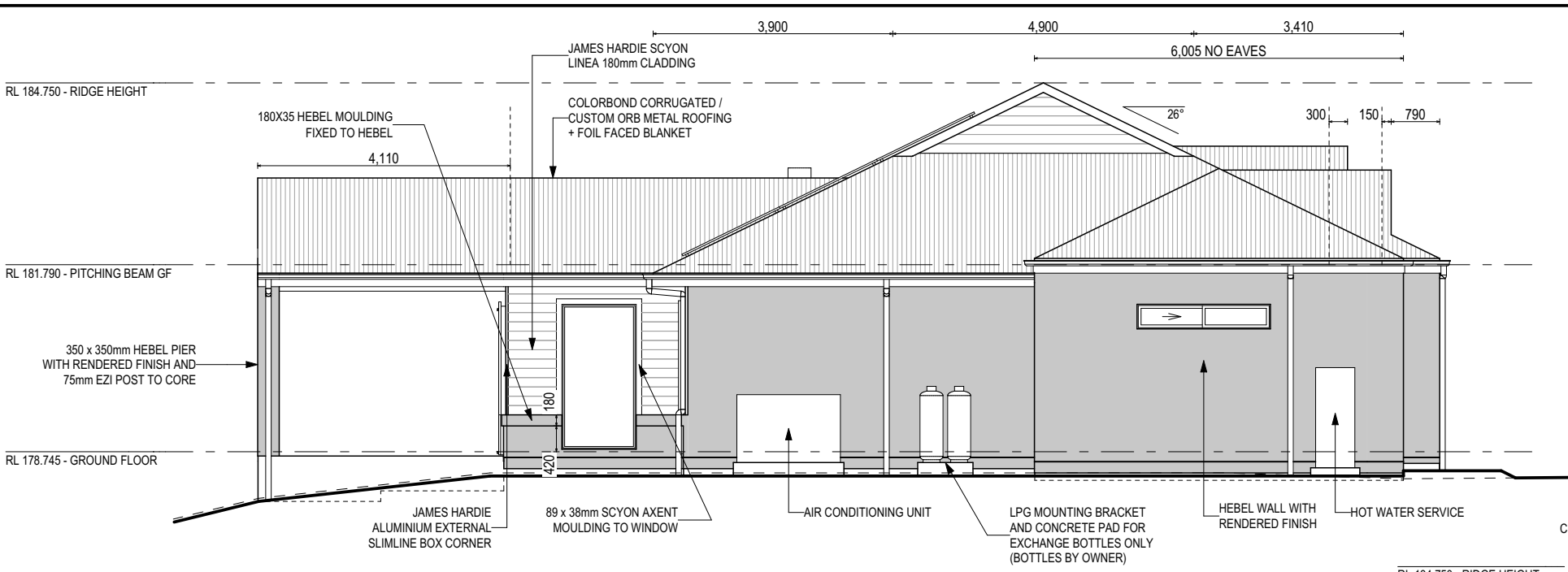
HOUSE DESIGN:	BRONTE EXEC GRANDE MANOR ONE
FACADE DESIGN:	COUNTY PAVILION FACADE
SHEET TITLE:	ELEVATIONS
SHEET No.:	11 / 31

HOUSE CODE:	H-BROCLAS11421
FACADE CODE:	F-BROCYP01
SCALES:	1:100

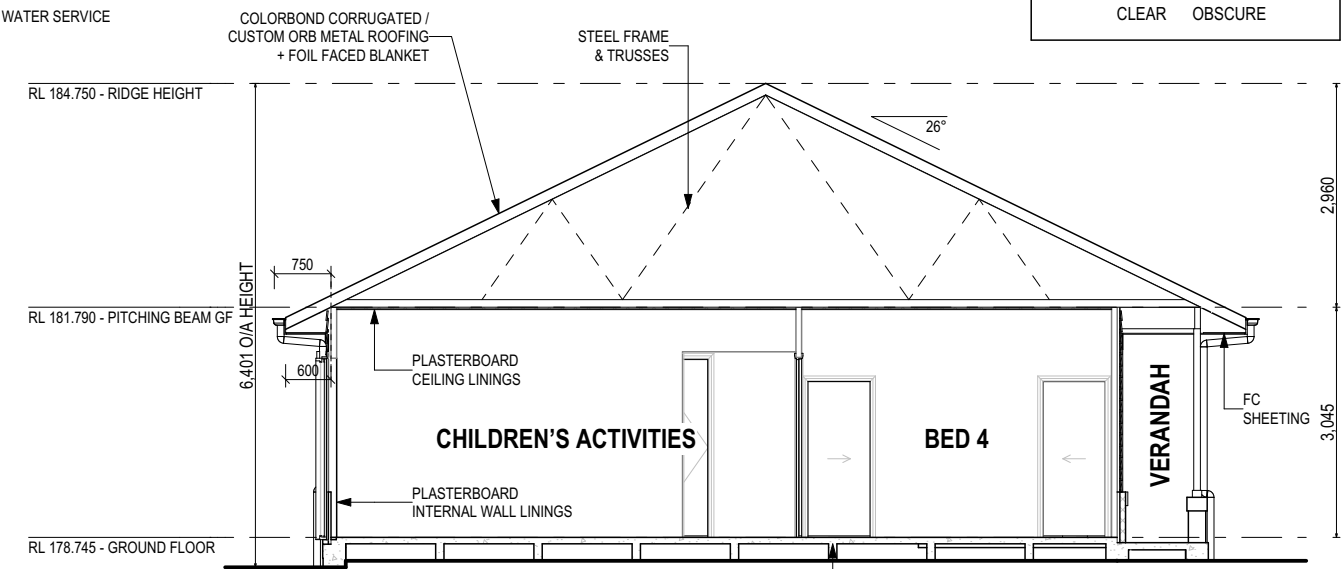
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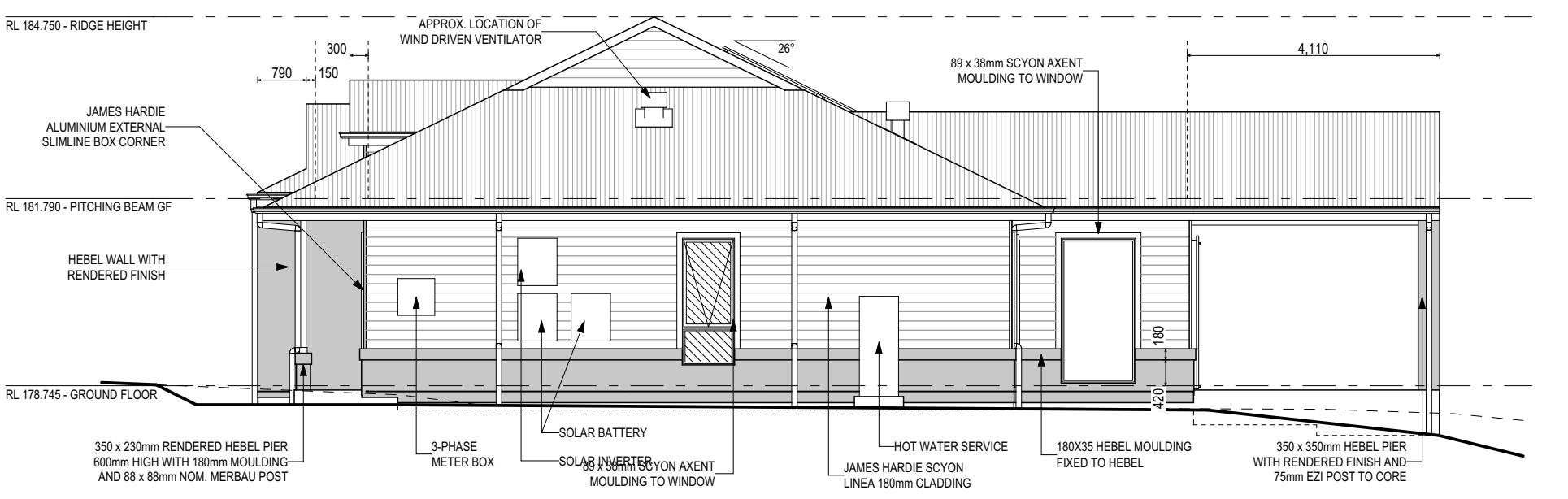
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Template Version: 24.026
Last Published: Monday, 27 May 2024 3:51 PM



LEFT ELEVATION (WEST - BAL 29)
SCALE: 1:100



SECTION A-A
SCALE: 1:100



RIGHT ELEVATION (EAST - BAL 29)
SCALE: 1:100

BAL-29 BUSHFIRE REQUIREMENTS
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HEBEL ARTICULATION JOINT LOCATION
TO MANUFACTURERS SPECIFICATIONS

PROVIDE FLATBACK
GUTTER UPGRADE

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SH = SNAP HEADER SILL

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

GLASS TYPE LEGEND

CLEAR	OBSCURE

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WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING

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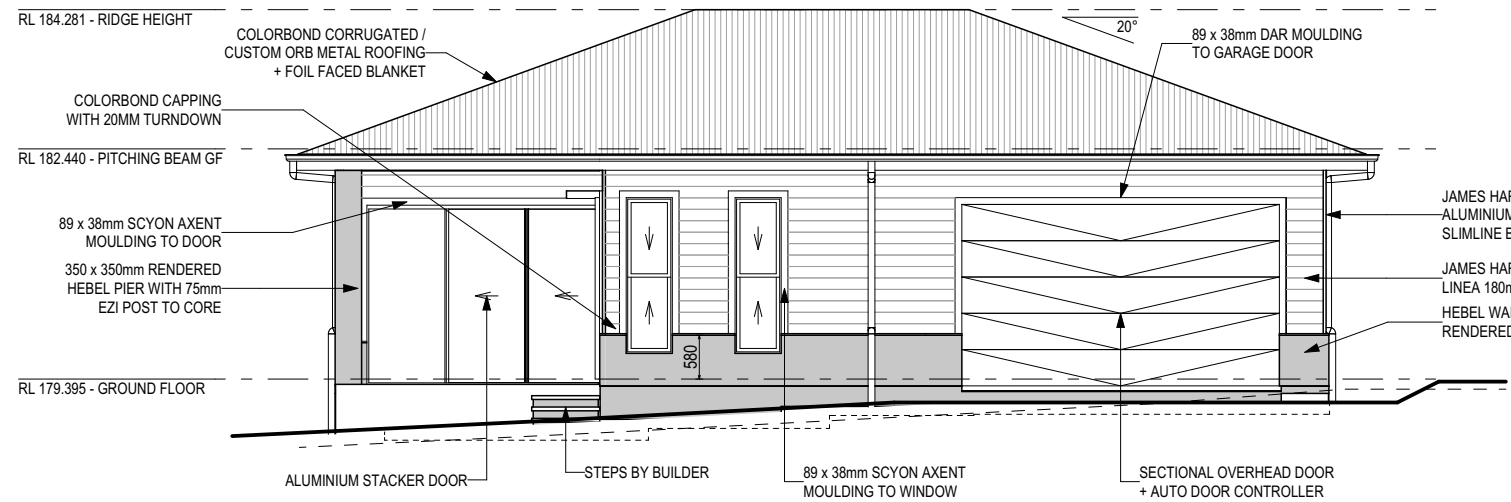
HOUSE DESIGN:	BRONTE EXEC GRANDE MANOR ONE
FACADE DESIGN:	COUNTY PAVILION FACADE
SHEET TITLE:	ELEVATIONS / SECTION

HOUSE CODE:	H-BROCLAS11421
FACADE CODE:	F-BROCYP01
SHEET No.:	12 / 31
SCALES:	1:100

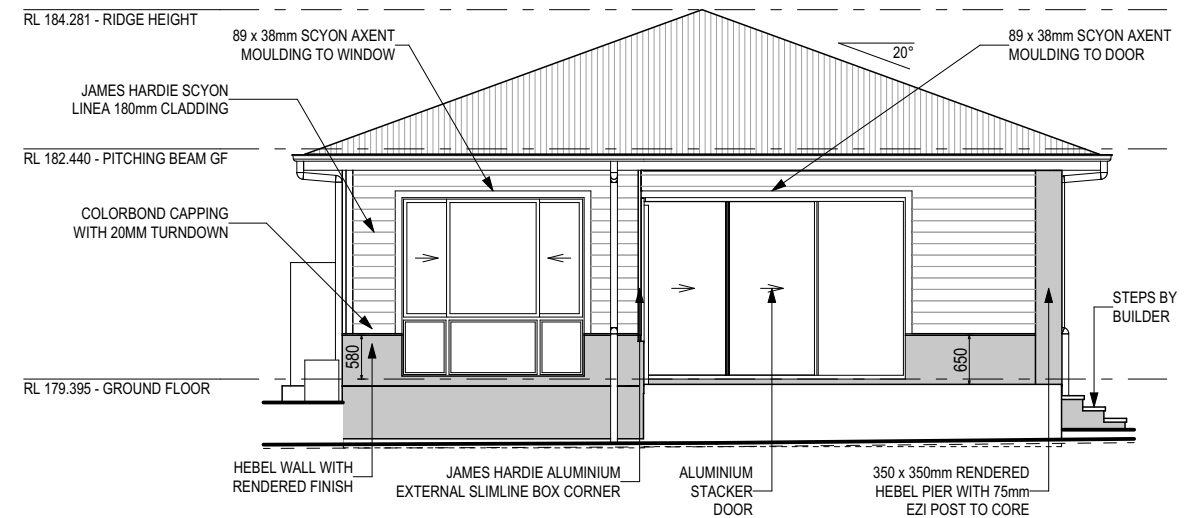
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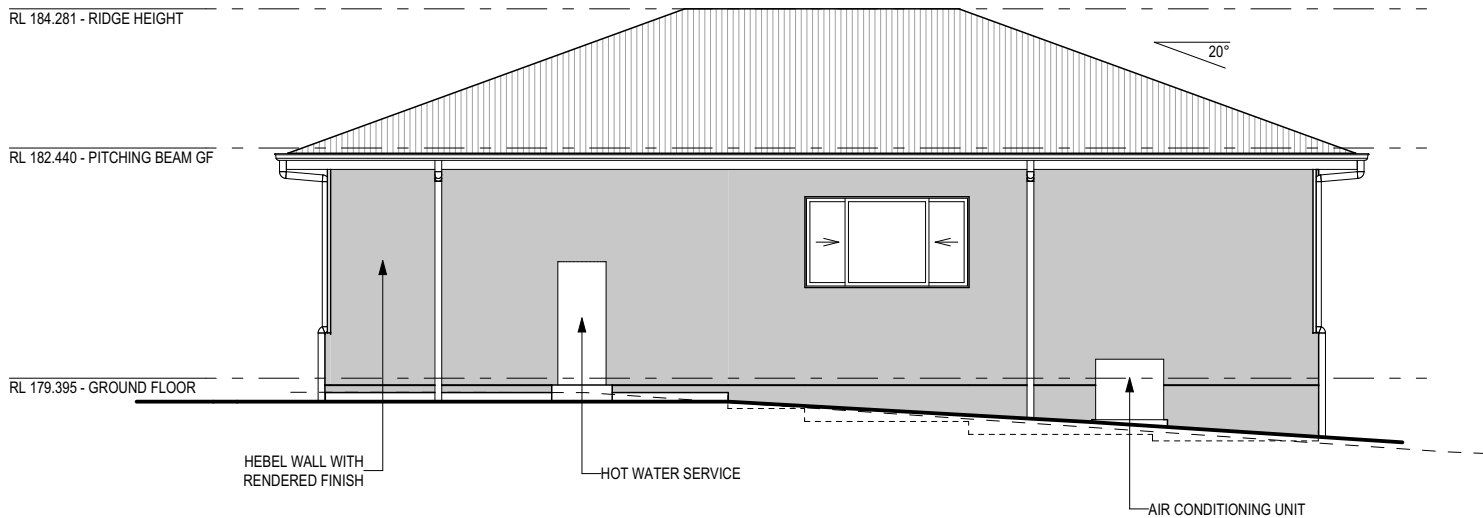
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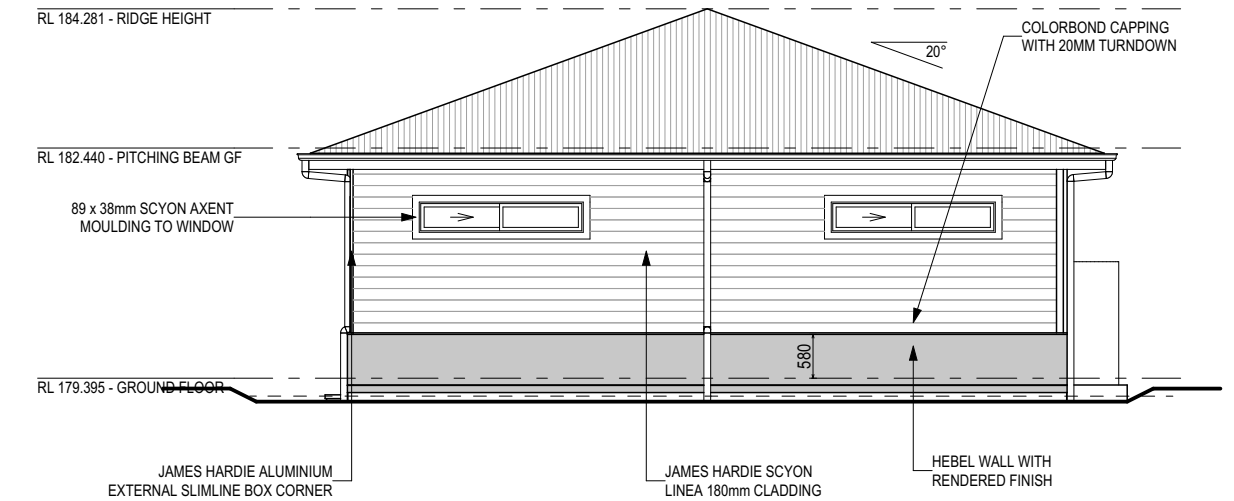
FRONT ELEVATION (WEST - BAL 29)
 SCALE: 1:100



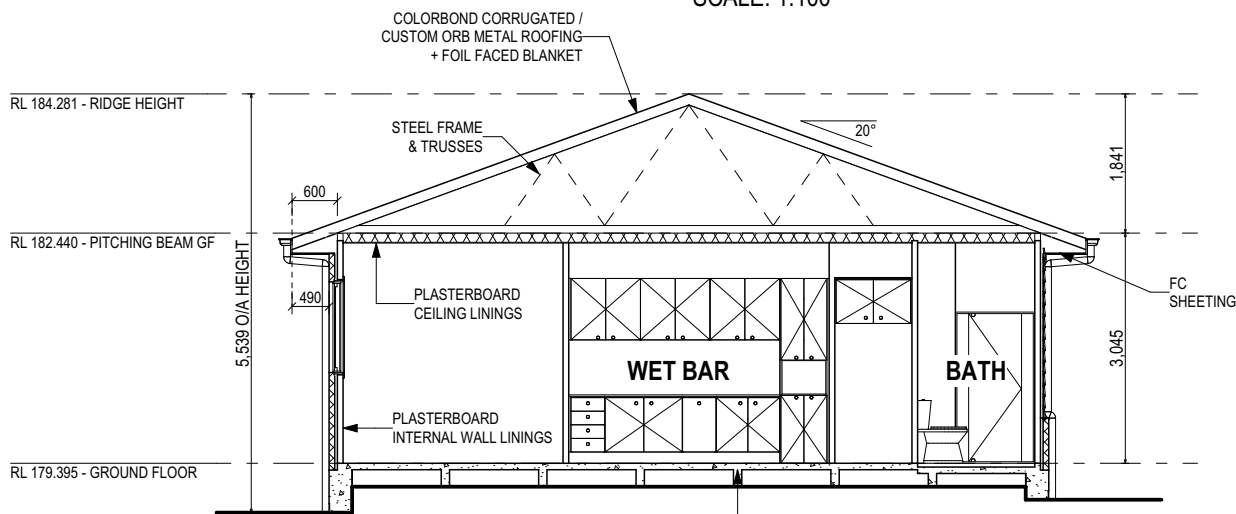
LEFT ELEVATION (NORTH - BAL 29)
 SCALE: 1:100



REAR ELEVATION (EAST - BAL 29)
 SCALE: 1:100



RIGHT ELEVATION (SOUTH - BAL 29)
 SCALE: 1:100



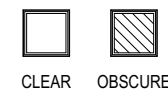
A1 SECTION A-A
 SCALE: 1:100

SEE ENGINEERING PLANS FOR SLAB AND FOOTINGS DETAILS
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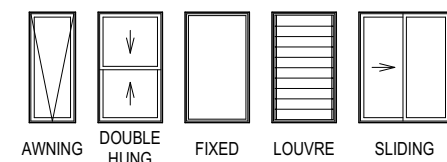
BAL-29 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

HEBEL ARTICULATION JOINT LOCATION
 TO MANUFACTURERS SPECIFICATIONS

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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 - GENERAL BUILDING INFORMATION

SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
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LOT / SECTION / DP:	2568 / - / 752038
COUNCIL:	NORTHERN BEACHES COUNCIL

HOUSE DESIGN:	BRONTE EXEC GRANDE MANOR ONE
FACADE DESIGN:	COUNTY PAVILION FACADE
SHEET TITLE:	STUDIO ELEVATIONS / SECTION

HOUSE CODE:	H-BROCLAS11421
FACADE CODE:	F-BROCYP01
SHEET No.:	13 / 31
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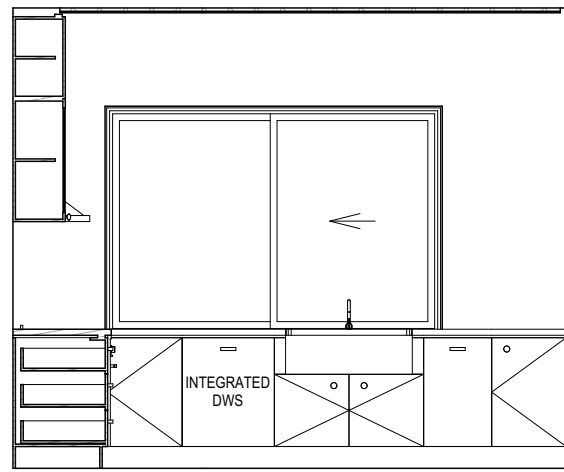
606935

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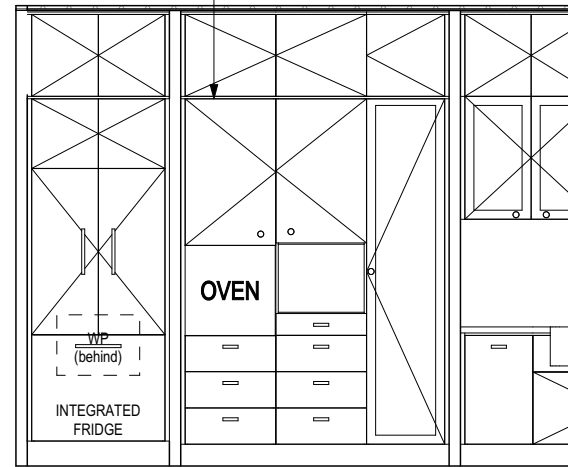
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



ELEVATION A

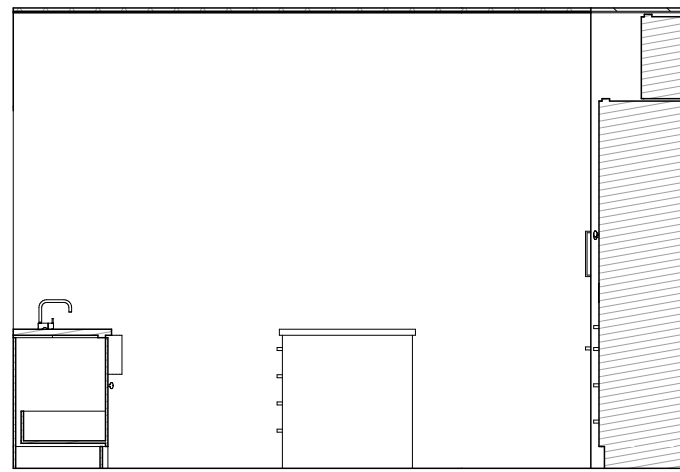
SCALE: 1:50

50x16mm SHADOW BOARD SETBACK 4mm FROM FRONT OF CARCASS (WALL HUNG CUPBOARD HEIGHT REDUCED BY SHADOWLINE THICKNESS)



ELEVATION C

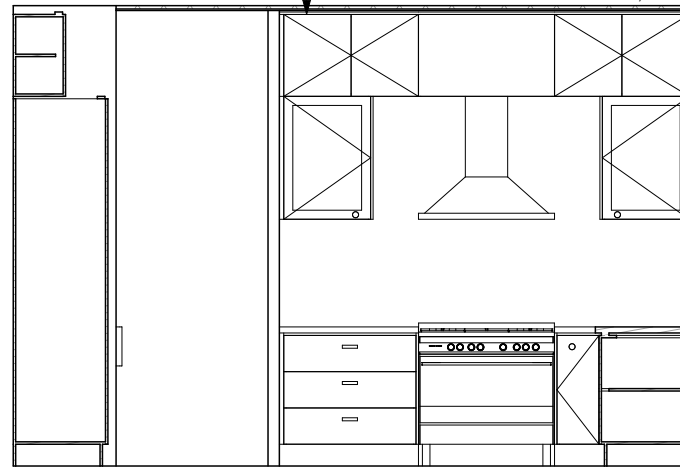
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ELEVATION B

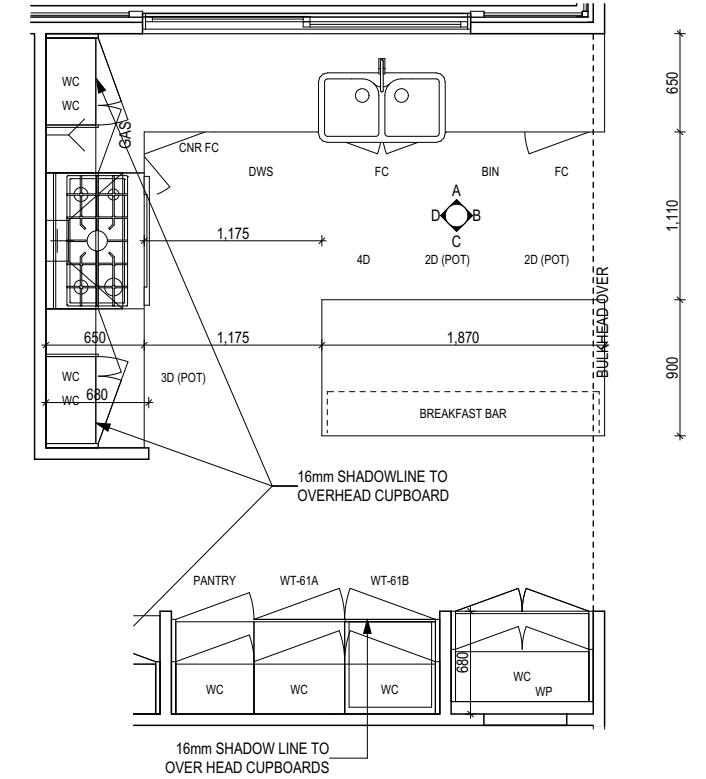
SCALE: 1:50

50x16mm SHADOW BOARD SETBACK 4mm FROM FRONT OF CARCASS (WALL HUNG CUPBOARD HEIGHT REDUCED BY SHADOWLINE THICKNESS)



ELEVATION D

SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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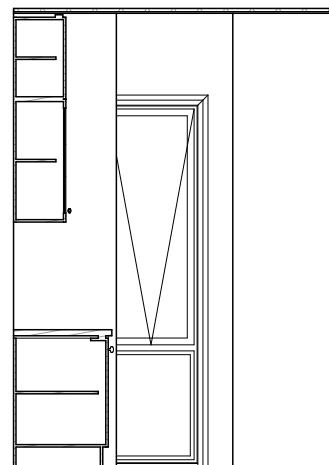
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	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	606935
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038	KITCHEN DETAILS	14 / 31	
			COUNCIL:		SCALES:	
			NORTHERN BEACHES COUNCIL		1:50	

BAL-29 BUSHFIRE REQUIREMENTS
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GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP

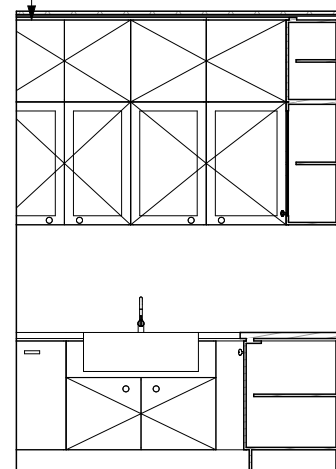


ELEVATION A
SCALE: 1:50



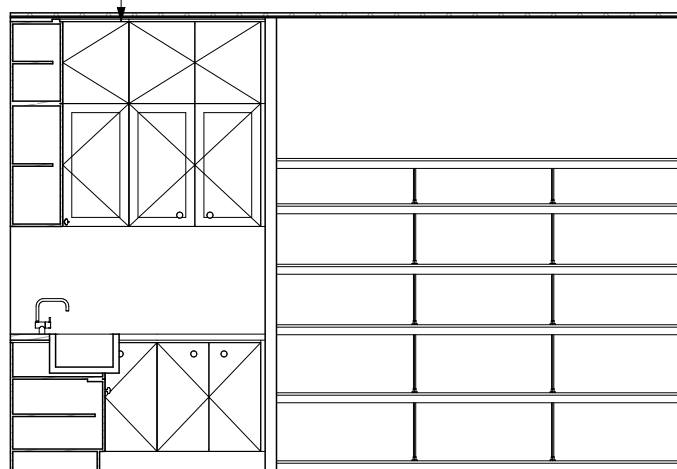
ELEVATION B
SCALE: 1:50

50x16mm SHADOW BOARD SETBACK 4mm FROM FRONT OF CARCASS (WALL HUNG CUPBOARD HEIGHT REDUCED BY SHADOWLINE THICKNESS)

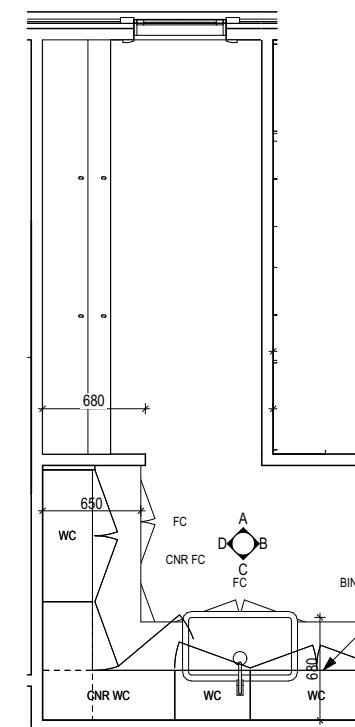


ELEVATION C
SCALE: 1:50

50x16mm SHADOW BOARD SETBACK 4mm FROM FRONT OF CARCASS (WALL HUNG CUPBOARD HEIGHT REDUCED BY SHADOWLINE THICKNESS)



ELEVATION D
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50


SUBJECT TO NCC 2022
(1 MAY + 1 OCTOBER 2023)
WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:	COUNTRY LIVING	REVISION:	19 DA CONDITION NOTES ADDED	DRAWN:	LFL 18/04/2024	CLIENT:	MS DOROTHY FRANCES BLOOM	HOUSE DESIGN:	BRONTE EXEC GRANDE MANOR ONE	HOUSE CODE:	H-BROCLAS11421	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. 606935
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			REVISION:	23 PCV024 EXC#2, PCV025 EXC#5-8	DRAWN:	LCS 21.05.2024							

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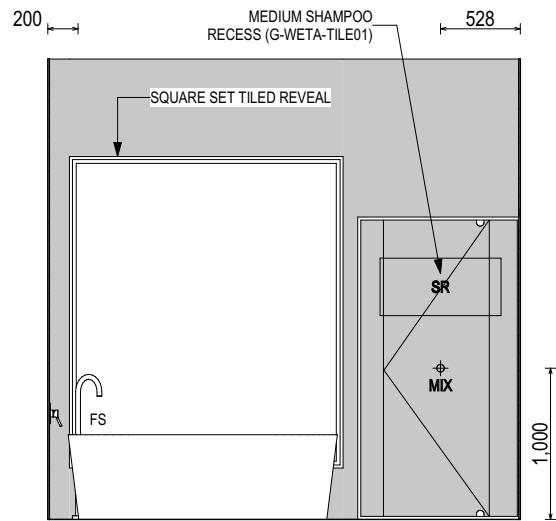
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

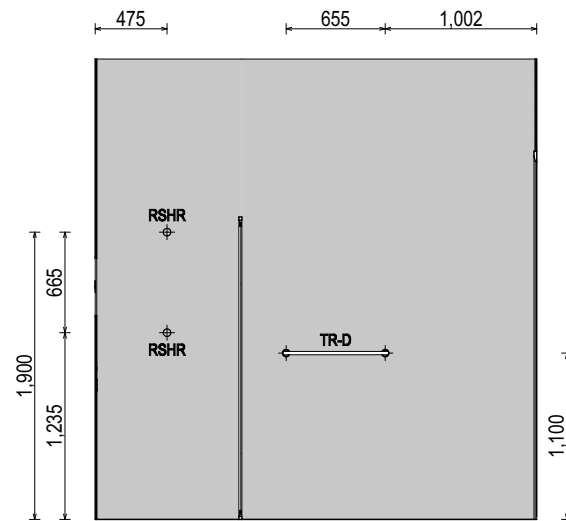
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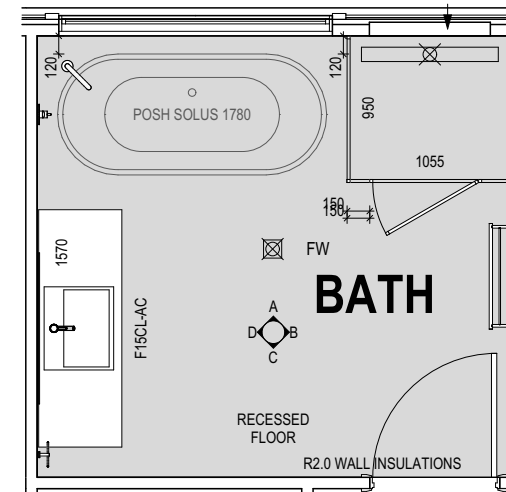
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER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



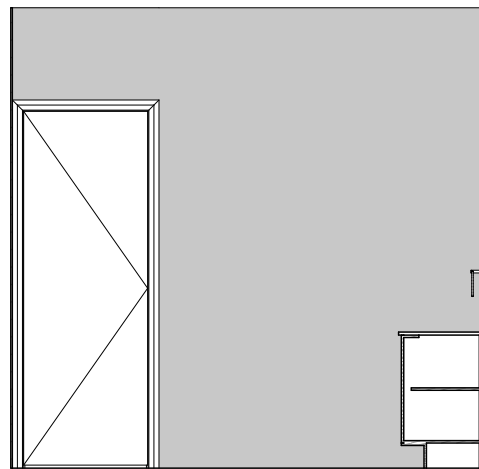
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SCALE: 1:50



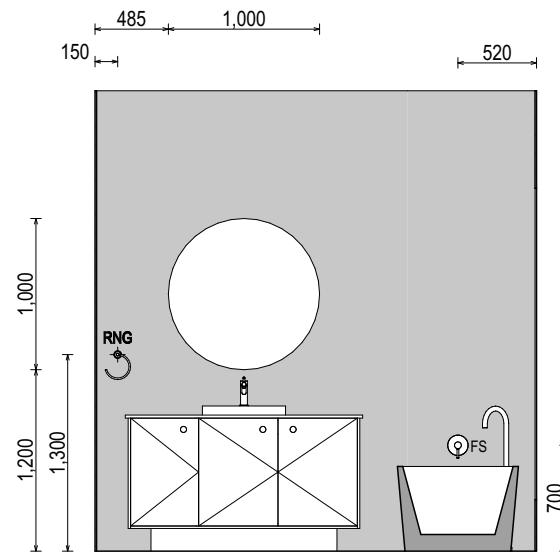
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50


SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING

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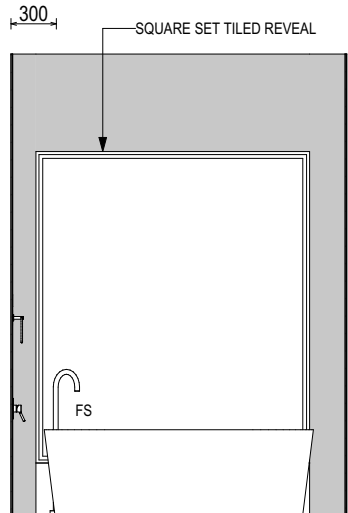
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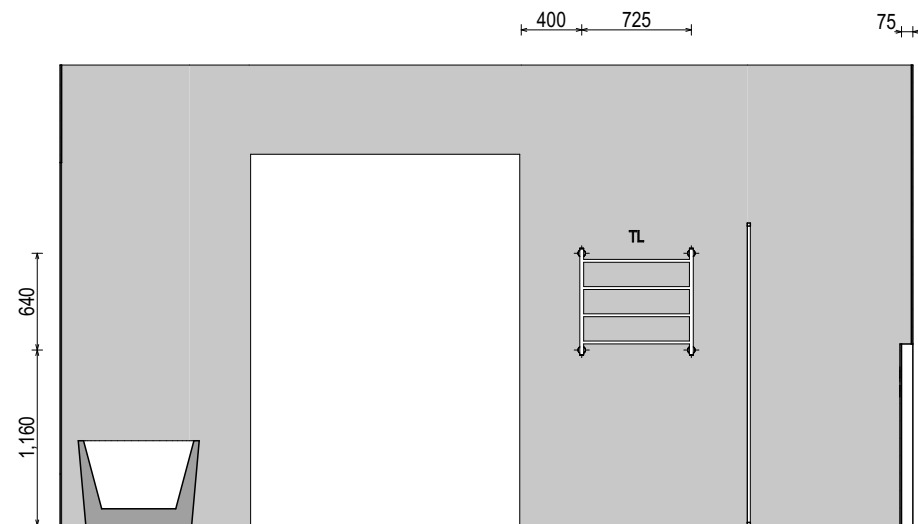
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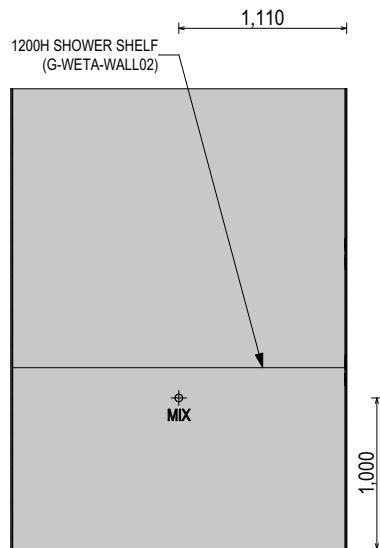
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER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



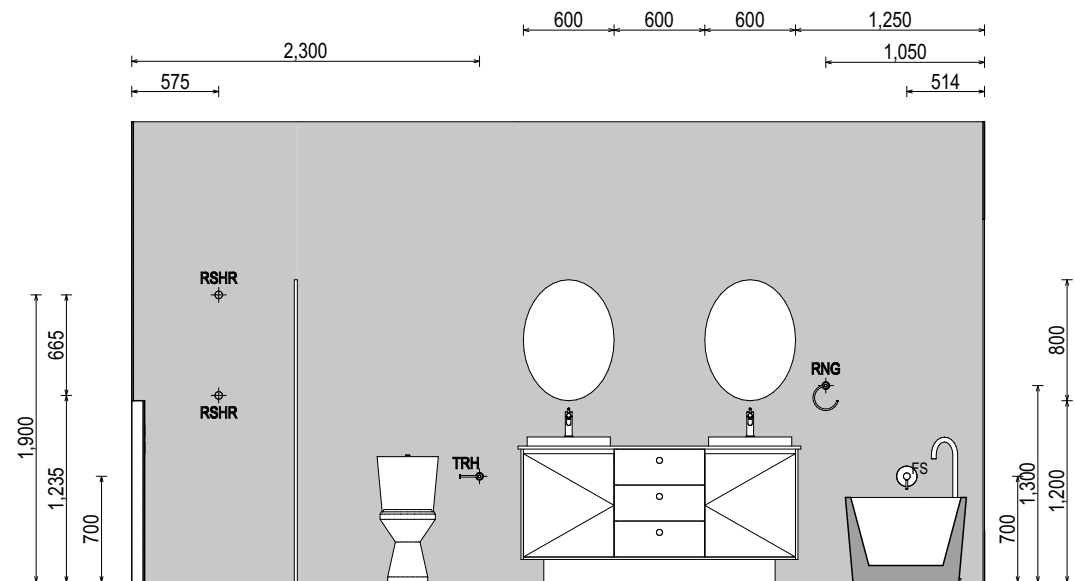
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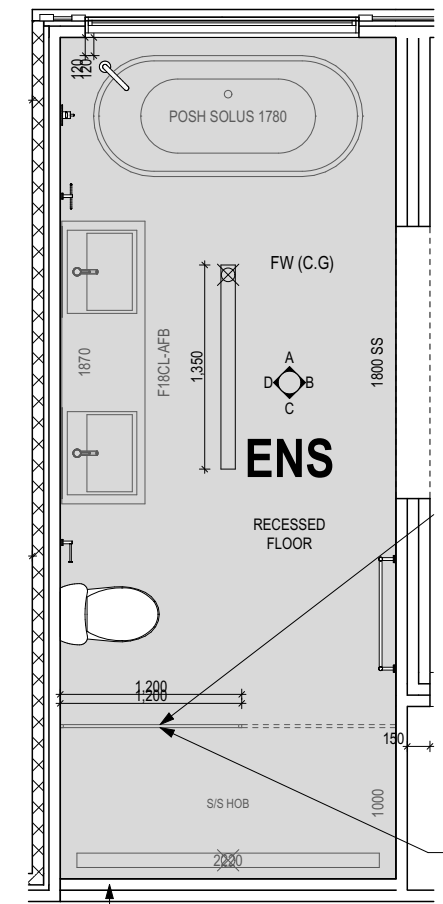
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

FIXED, 10MM THICK, TOUGHENED CLEAR GLASS PANEL

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22 AMEND AS PER PCV023	SIO 14/05/2024
23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024

CLIENT:	MS DOROTHY FRANCES BLOOM
ADDRESS:	24 WYATT AVE, BELROSE NSW 2085
LOT / SECTION / DP:	2568 / - / 752038
COUNCIL:	NORTHERN BEACHES COUNCIL

HOUSE DESIGN:	BRONTE EXEC GRANDE MANOR ONE
FACADE DESIGN:	COUNTY PAVILION FACADE
SHEET TITLE:	ENSUITE DETAILS
SHEET No.:	17 / 31

HOUSE CODE:	H-BROCLAS11421
FACADE CODE:	F-BROCYP01
SCALES:	1:50

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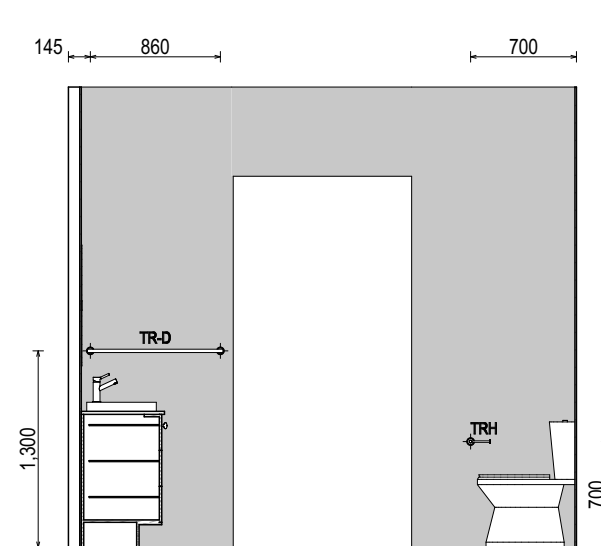
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Last Published: Monday, 27 May 2024 3:51 PM

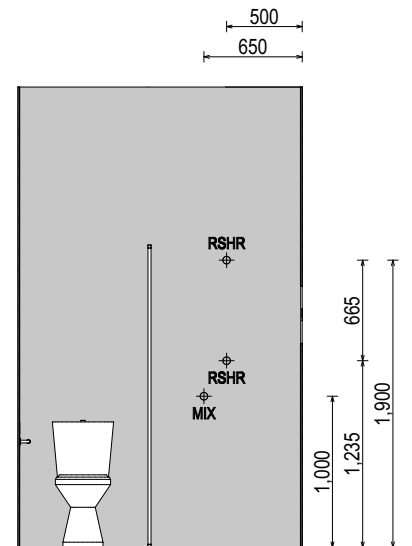
BAL-29 BUSHFIRE REQUIREMENTS
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

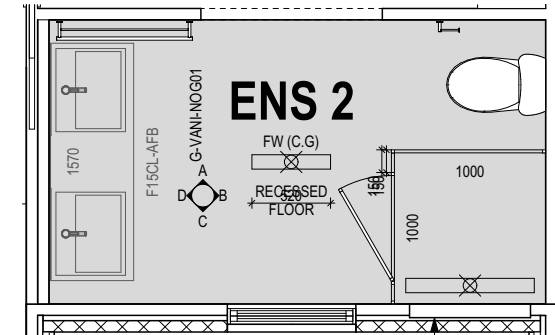
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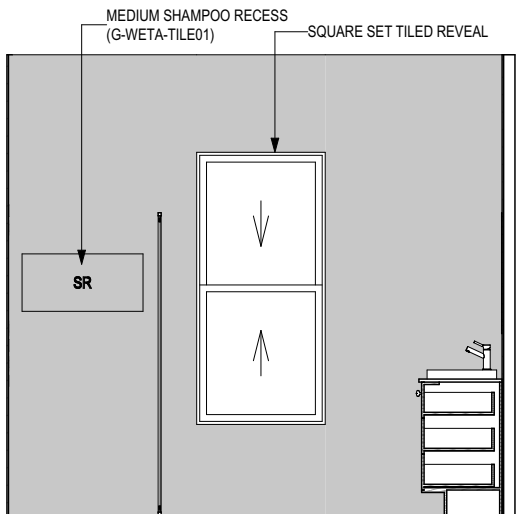
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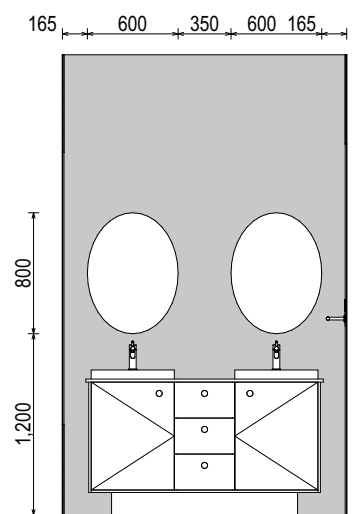
ENSUITE 2 PLAN
SCALE: 1:50

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



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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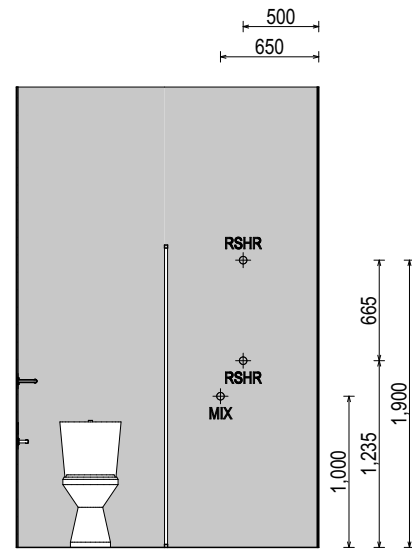
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	21 PCV012+017+022	LCS 7.05.2024	LOT / SECTION / DP: 2568 / - / 752038	COUNCIL: NORTHERN BEACHES COUNCIL	SHEET TITLE: ENSUITE 2 DETAILS		SHEET No.: 18 / 31
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23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024						

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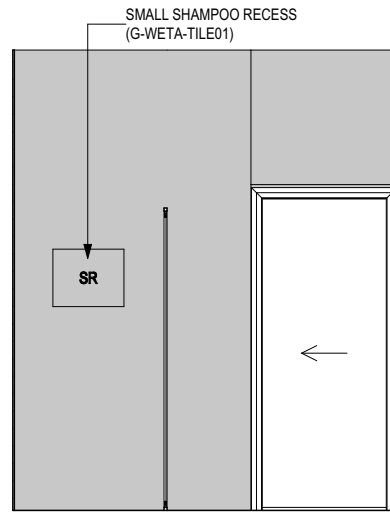
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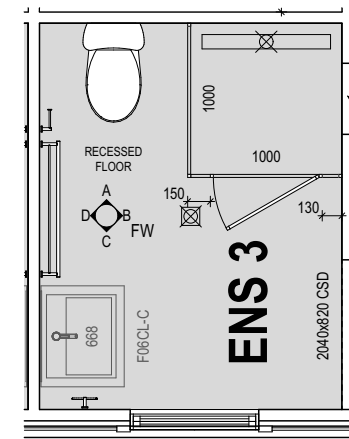
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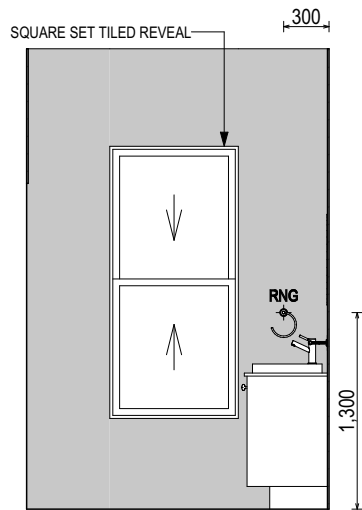
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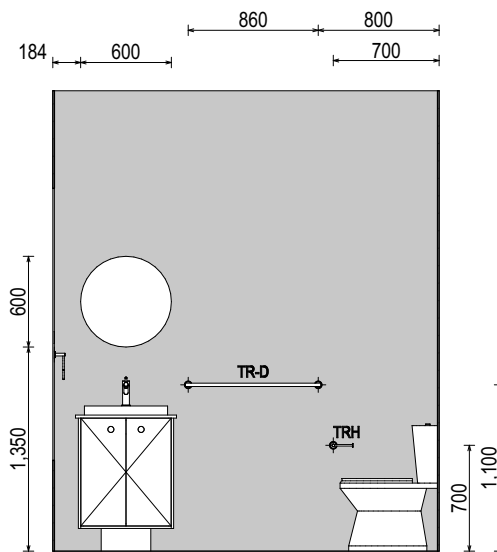
ENSUITE 3 PLAN
SCALE: 1:50

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



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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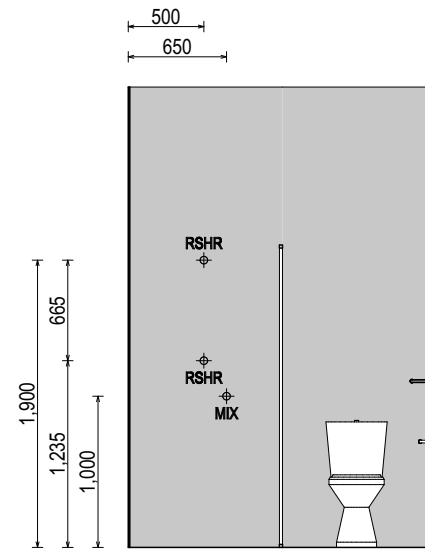


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	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038	COUNCIL:	SCALES:	
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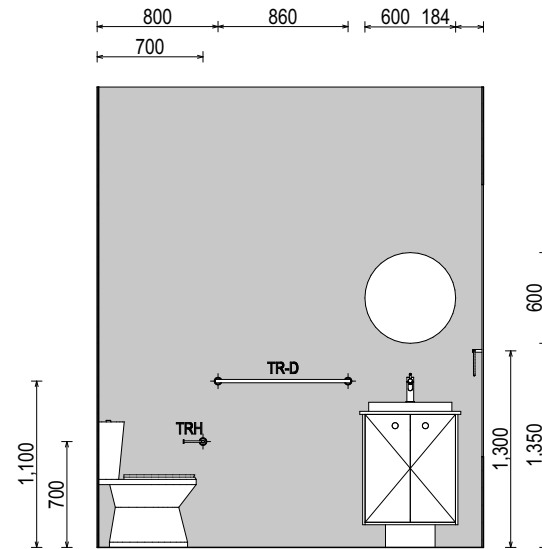
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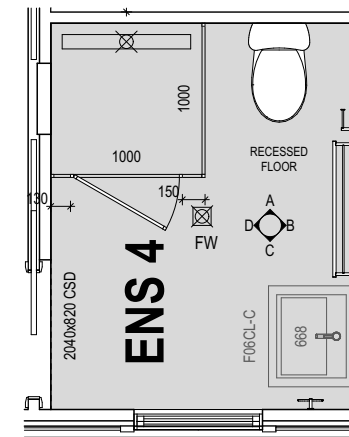
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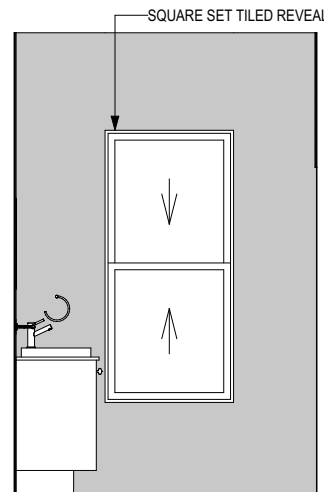
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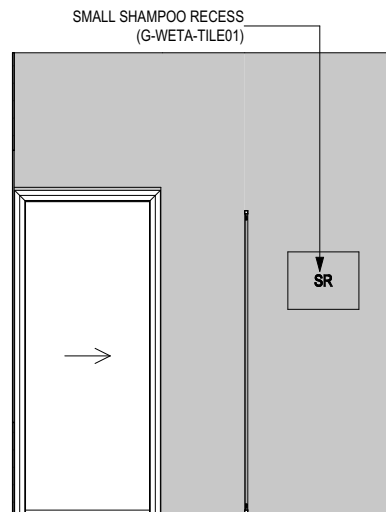
ENSUITE 4 PLAN
SCALE: 1:50

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



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50


SUBJECT TO NCC 2022
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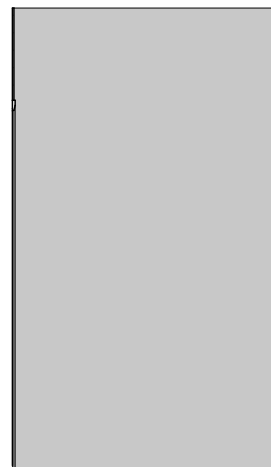
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			REVISION:	23 PCV024 EXC#2, PCV025 EXC#5-8	DRAWN:	LCS 21.05.2024									

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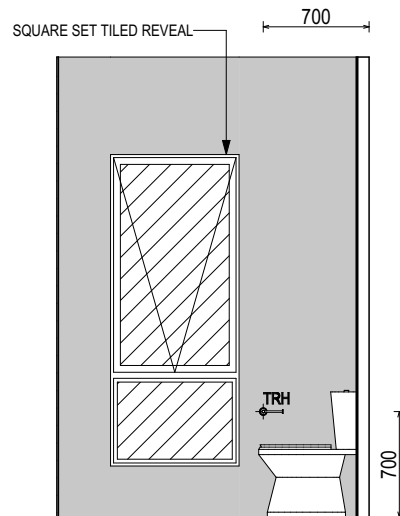
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

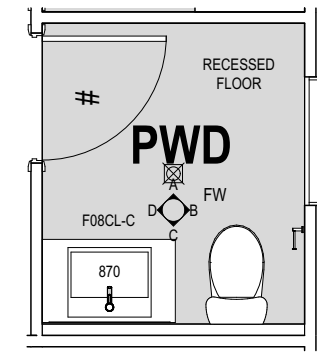
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ELEVATION A
SCALE: 1:50



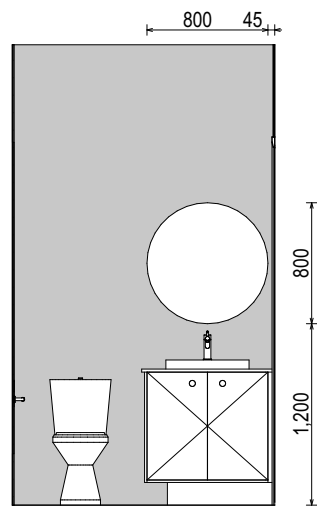
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SCALE: 1:50



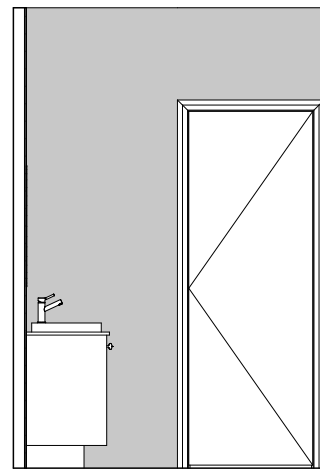
POWDER ROOM PLAN
SCALE: 1:50

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



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SUBJECT TO NCC 2022
(1 MAY + 1 OCTOBER 2023)
WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
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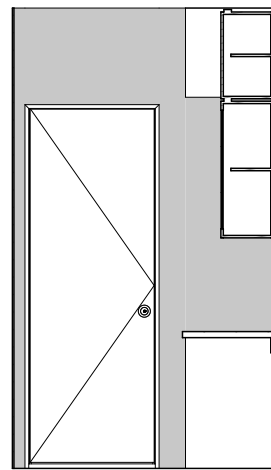


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	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	606935
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038	POWDER ROOM DETAILS	21 / 31	
			COUNCIL:		SCALES:	
			NORTHERN BEACHES COUNCIL		1:50	

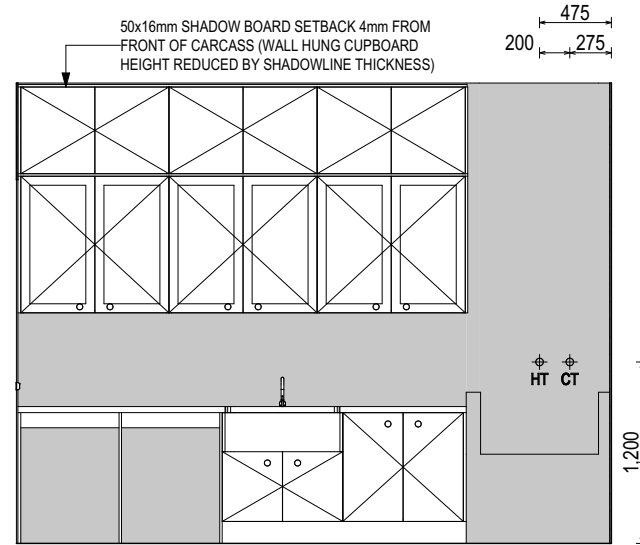
BAL-29 BUSHFIRE REQUIREMENTS
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

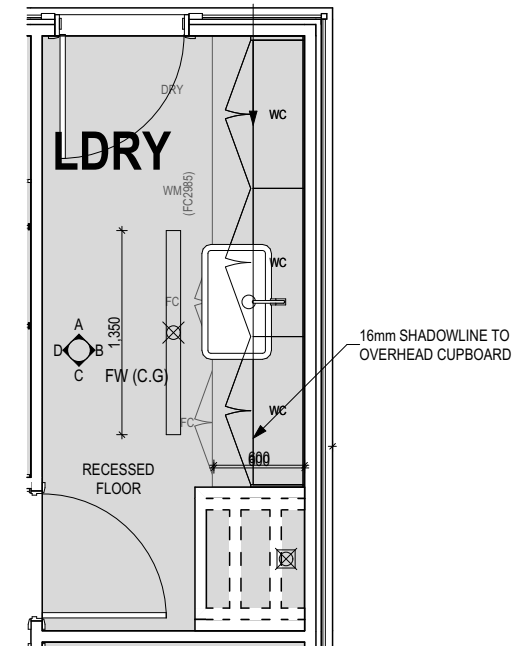
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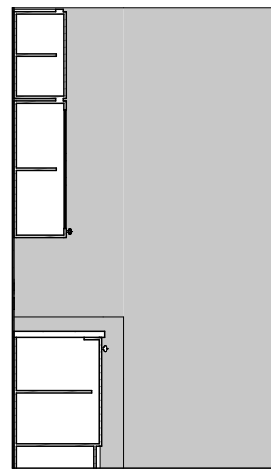
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SCALE: 1:50



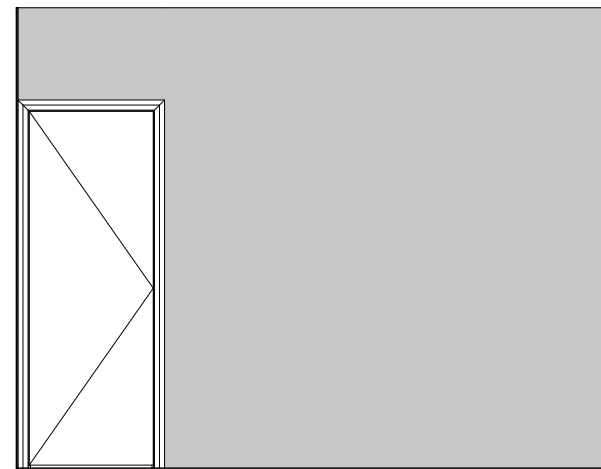
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
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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		22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038	COUNCIL:	LAUNDRY DETAILS	22 / 31	1:50

606935

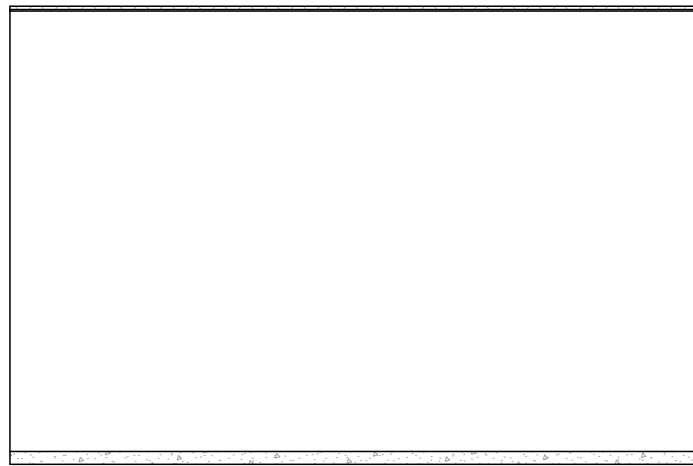
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BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

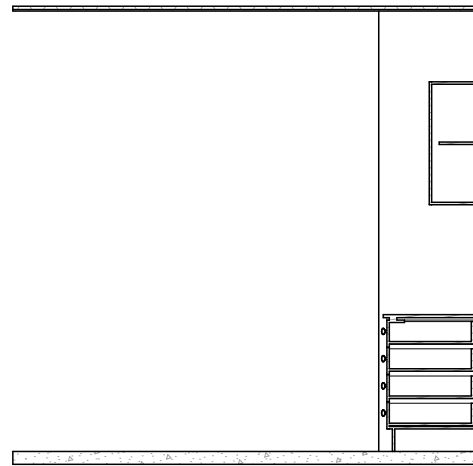
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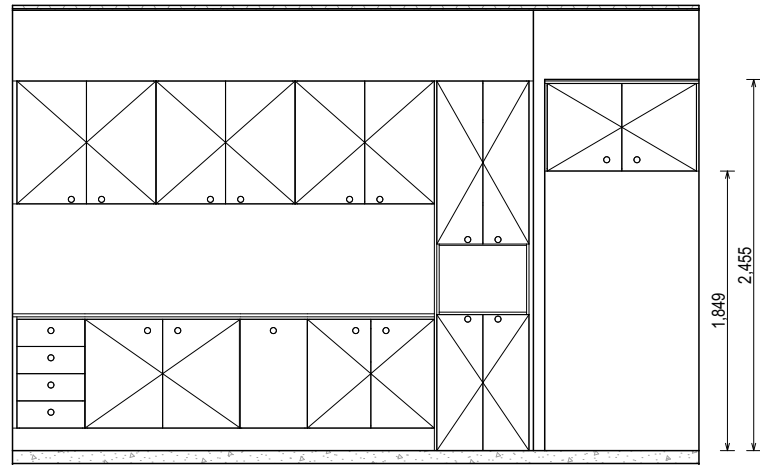
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



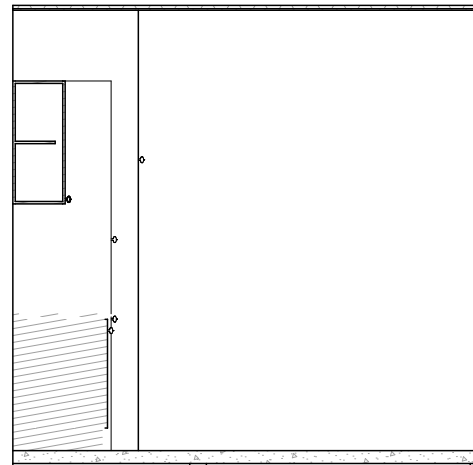
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SCALE: 1:50



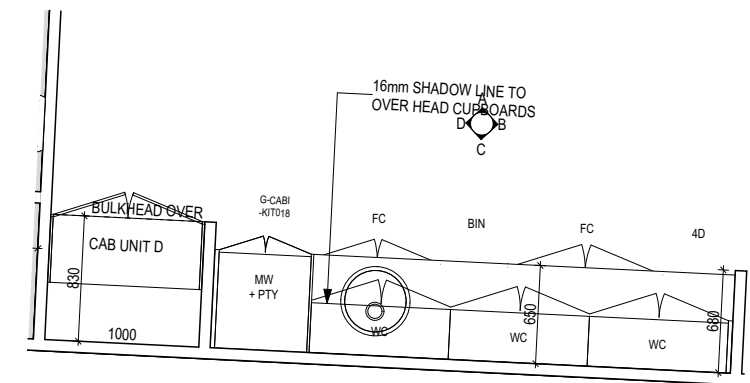
ELEVATION B
SCALE: 1:50



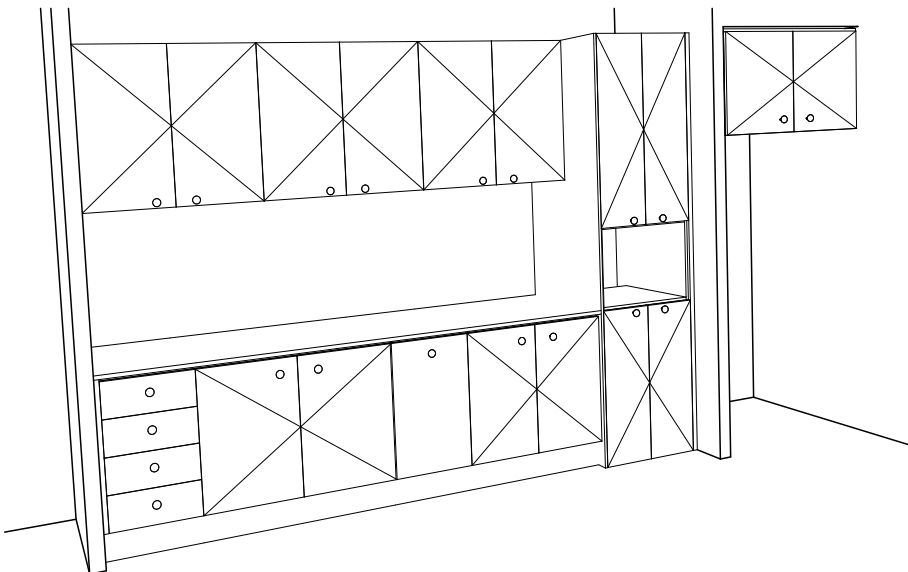
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



WET BAR (STUDIO)
SCALE: 1:50



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	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	606935
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			NORTHERN BEACHES COUNCIL		1:50	

Last Published: Monday, 27 May 2024 3:52 PM

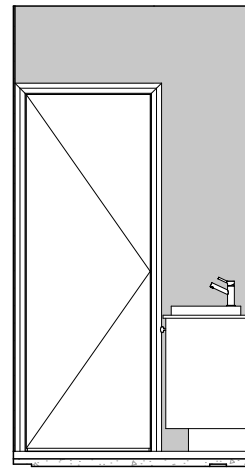
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Template Version: 24.026

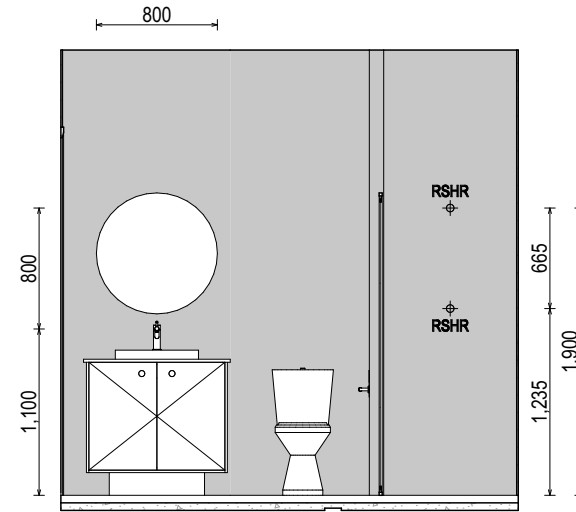
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ELEVATION A
SCALE: 1:50



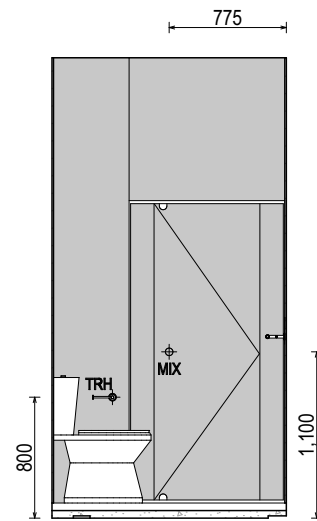
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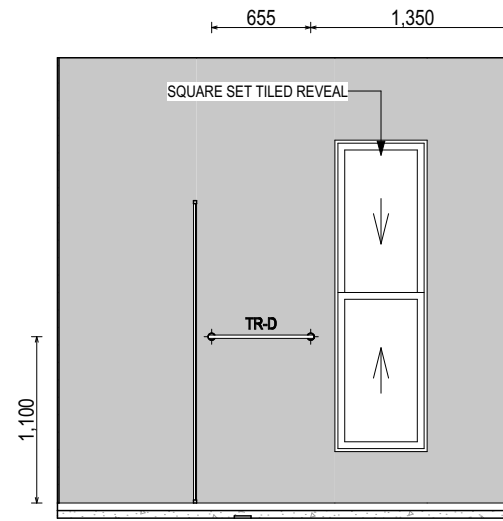
BATHROOM PLAN (STUDIO)
SCALE: 1:50

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



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50


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
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		20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	LOT / SECTION / DP: 2568 / - / 752038	SHEET TITLE: BATHROOM DETAILS (STUDIO)	SHEET No.: 24 / 31	
		21 PCV012+017+022	LCS 7.05.2024	COUNCIL: NORTHERN BEACHES COUNCIL	SCALES: 1:50	606935	
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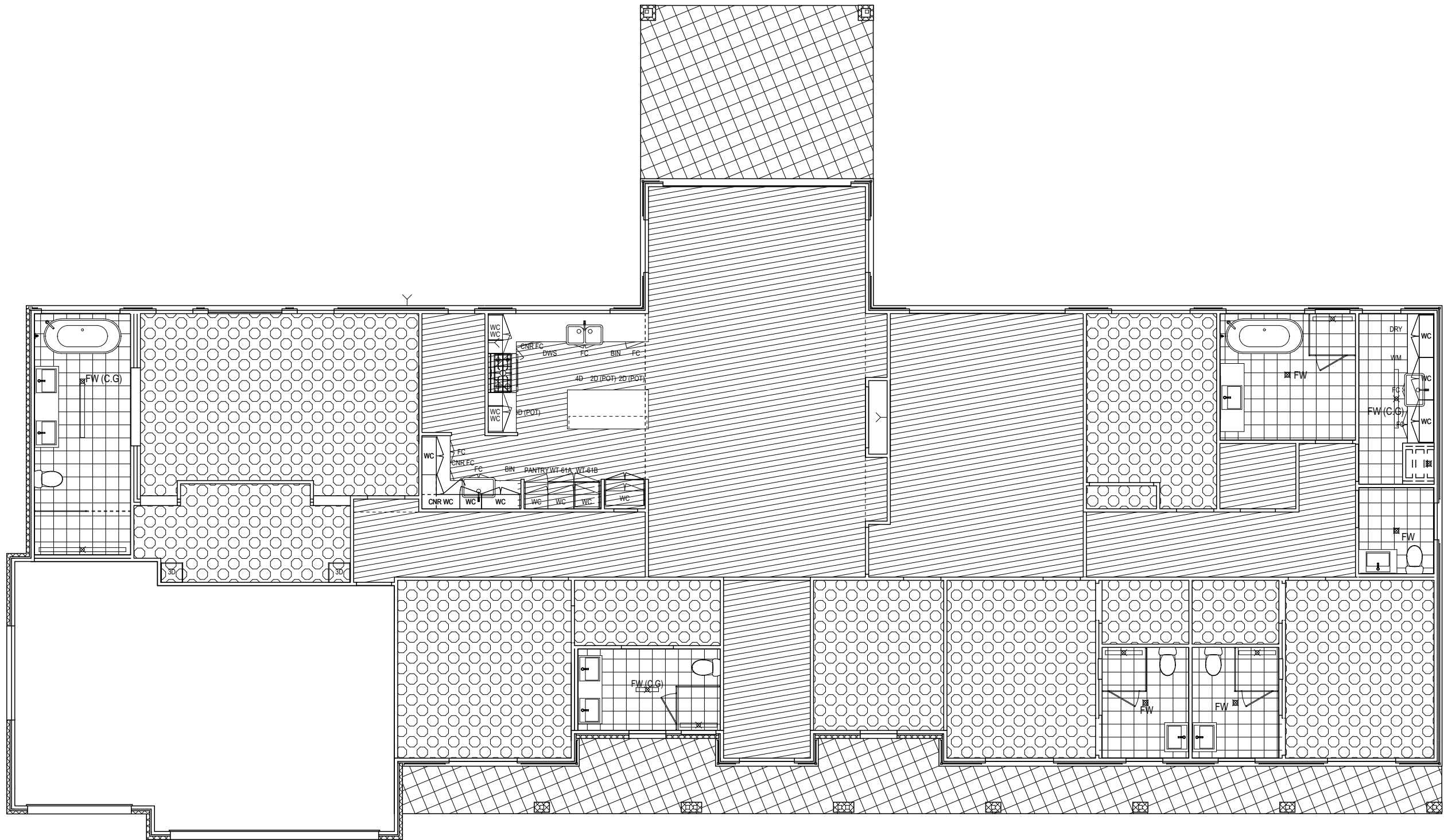
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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

-  NO COVERING
-  COVER GRADE CONCRETE
-  CARPET (BY BUILDER)
-  TIMBER/LAMINATE (BY BUILDER)
-  TILE (STANDARD WET AREAS)
-  TILE (UPGRADED AREAS)
-  VINYL



FLOOR COVERINGS
 SCALE: 1:100


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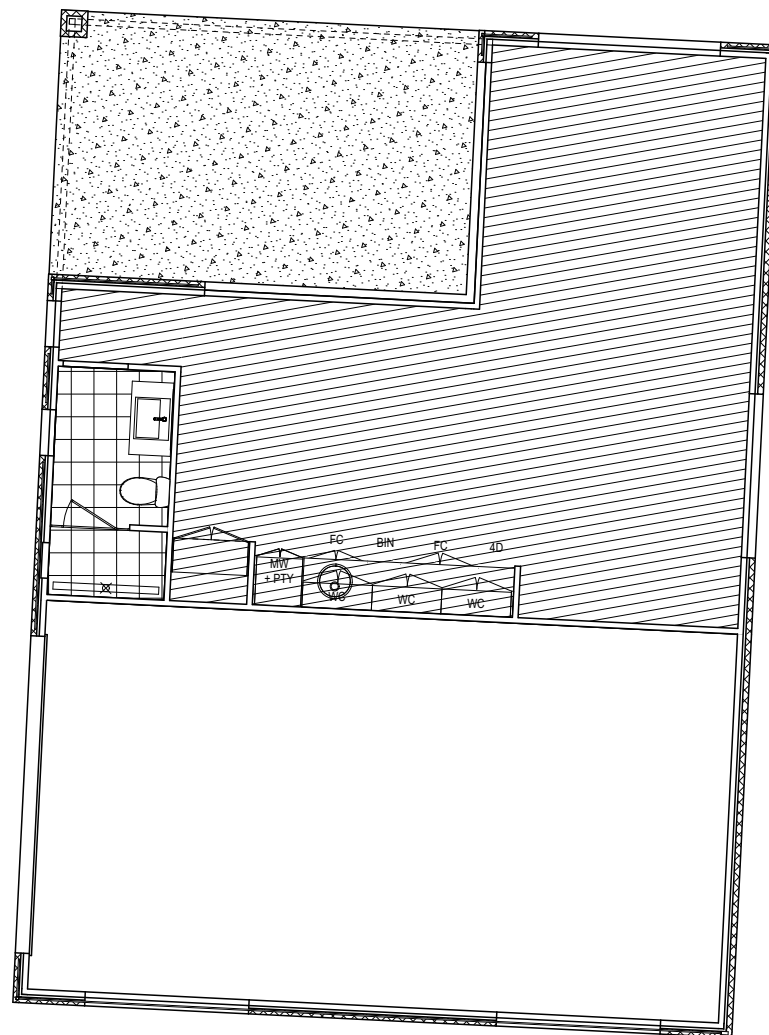
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		20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	LOT / SECTION / DP: 2568 / - / 752038	SHEET TITLE: FLOOR COVERINGS	SHEET No.: 25 / 31	
		21 PCV012+017+022	LCS 7.05.2024	COUNCIL: NORTHERN BEACHES COUNCIL	SCALES: 1:100		
	22 AMEND AS PER PCV023	SIO 14/05/2024					
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024					

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 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 (BY BUILDER)
	TIMBER/LAMINATE (BY BUILDER)
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	VINYL



FLOOR COVERINGS (STUDIO)
 SCALE: 1:100

**SUBJECT TO NCC 2022
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 WATERPROOFING & PLUMBING**

PRELIM. CONSTRUCTION DRAWING

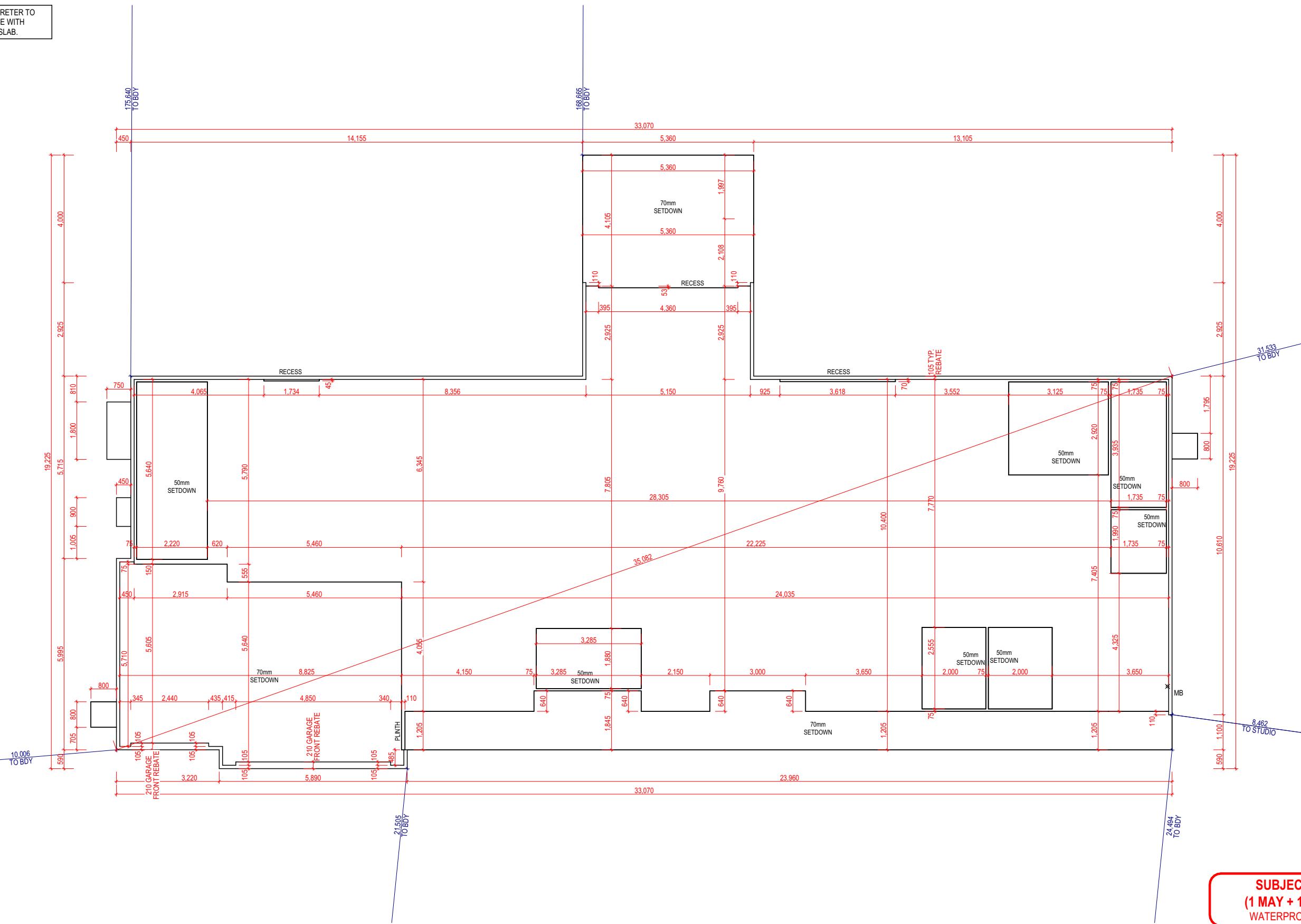
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			21 PCV012+017+022	LCS 7.05.2024	LOT / SECTION / DP:	2568 / - / 752038	COUNCIL:	NORTHERN BEACHES COUNCIL	SHEET TITLE:	FLOOR COVERINGS (STUDIO)	SHEET No.:	26 / 31		SCALES:	1:100
			22 AMEND AS PER PCV023	SIO 14/05/2024											
			23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024											

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: 1:125

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DATE: 17/10/2023
DRAFTING OFFICE: SYDNEY

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SPECIFICATION:	COUNTRY LIVING
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REVISION	DRAWN
19 DA CONDITION NOTES ADDED	LFL 18/04/2024
20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024
21 PCV012+017+022	LCS 7.05.2024
22 AMEND AS PER PCV023	SIO 14/05/2024
23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024

CLIENT:	MS DOROTHY FRANCES BLOOM
ADDRESS:	24 WYATT AVE, BELROSE NSW 2085
LOT / SECTION / DP:	2568 / - / 752038
COUNCIL:	NORTHERN BEACHES COUNCIL

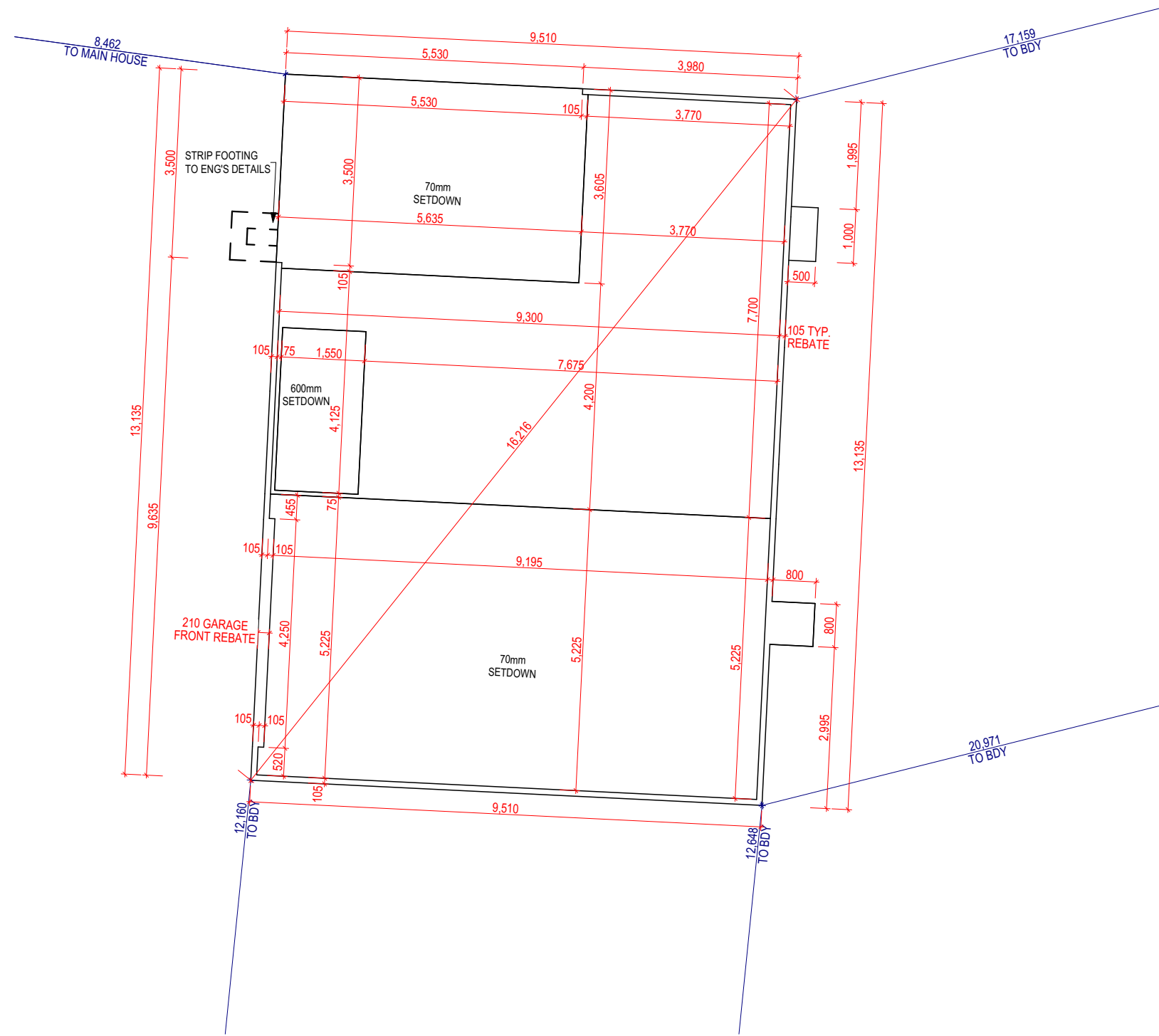
HOUSE DESIGN:	BRONTE EXEC GRANDE MANOR ONE
FACADE DESIGN:	COUNTY PAVILION FACADE
SHEET TITLE:	SLAB PLAN
SHEET No.:	27 / 31

HOUSE CODE:	H-BROCLAS11421
FACADE CODE:	F-BROCYP01
SCALES:	1:125

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606935

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 (STUDIO)
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 MAY + 1 OCTOBER 2023)
WATERPROOFING & PLUMBING**

PRELIM. CONSTRUCTION DRAWING

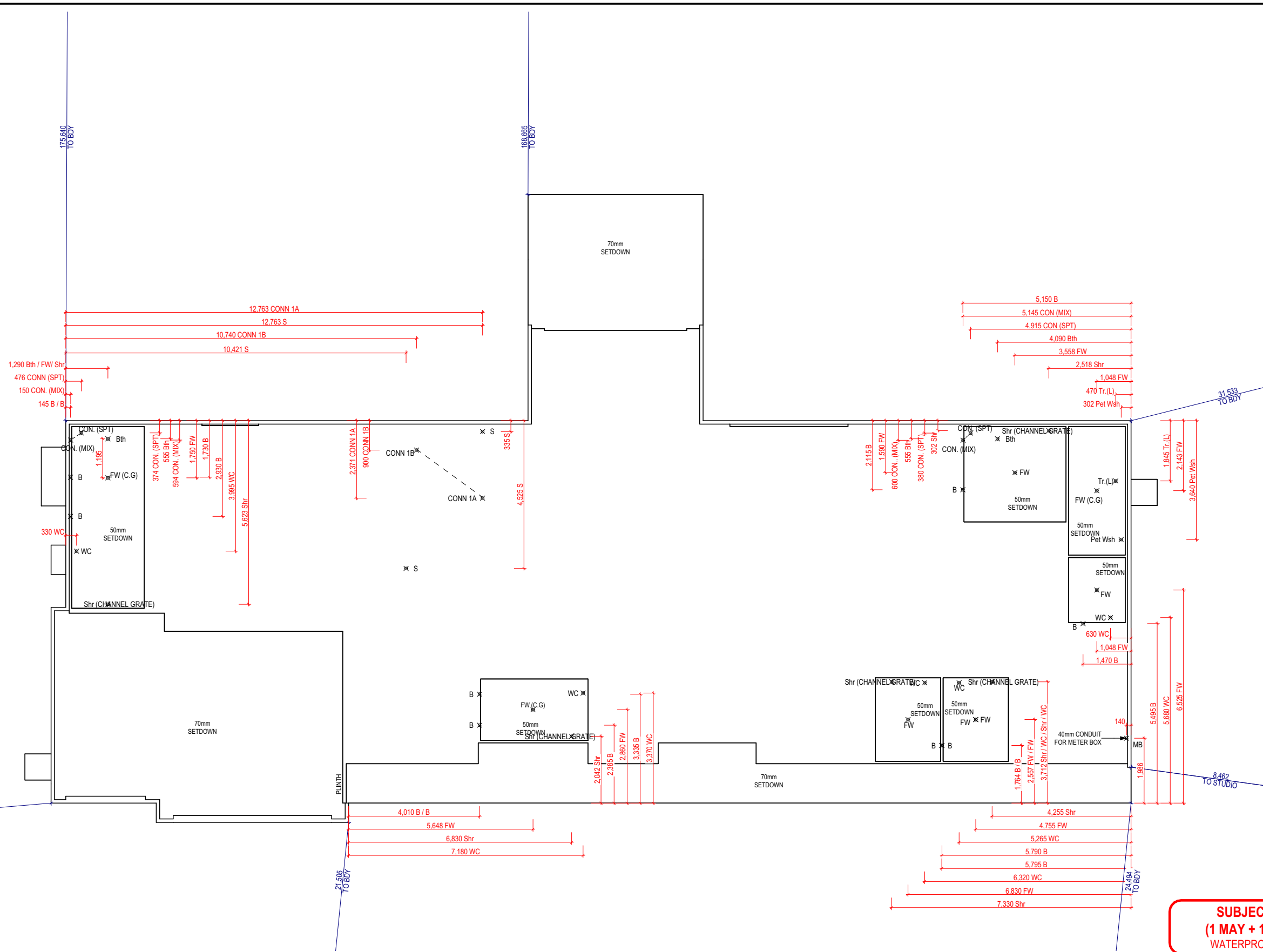
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© 2024	21 PCV012+017+022	LCS 7.05.2024	24 WYATT AVE, BELROSE NSW 2085	COUNTY PAVILION FACADE	F-BROCYP01	
	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	606935
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038	SLAB PLAN (STUDIO)	1:100	
			COUNCIL:			
			NORTHERN BEACHES COUNCIL			

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.



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

DRAINAGE PLAN
SCALE: 1:125

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WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
DRAFTING OFFICE: SYDNEY



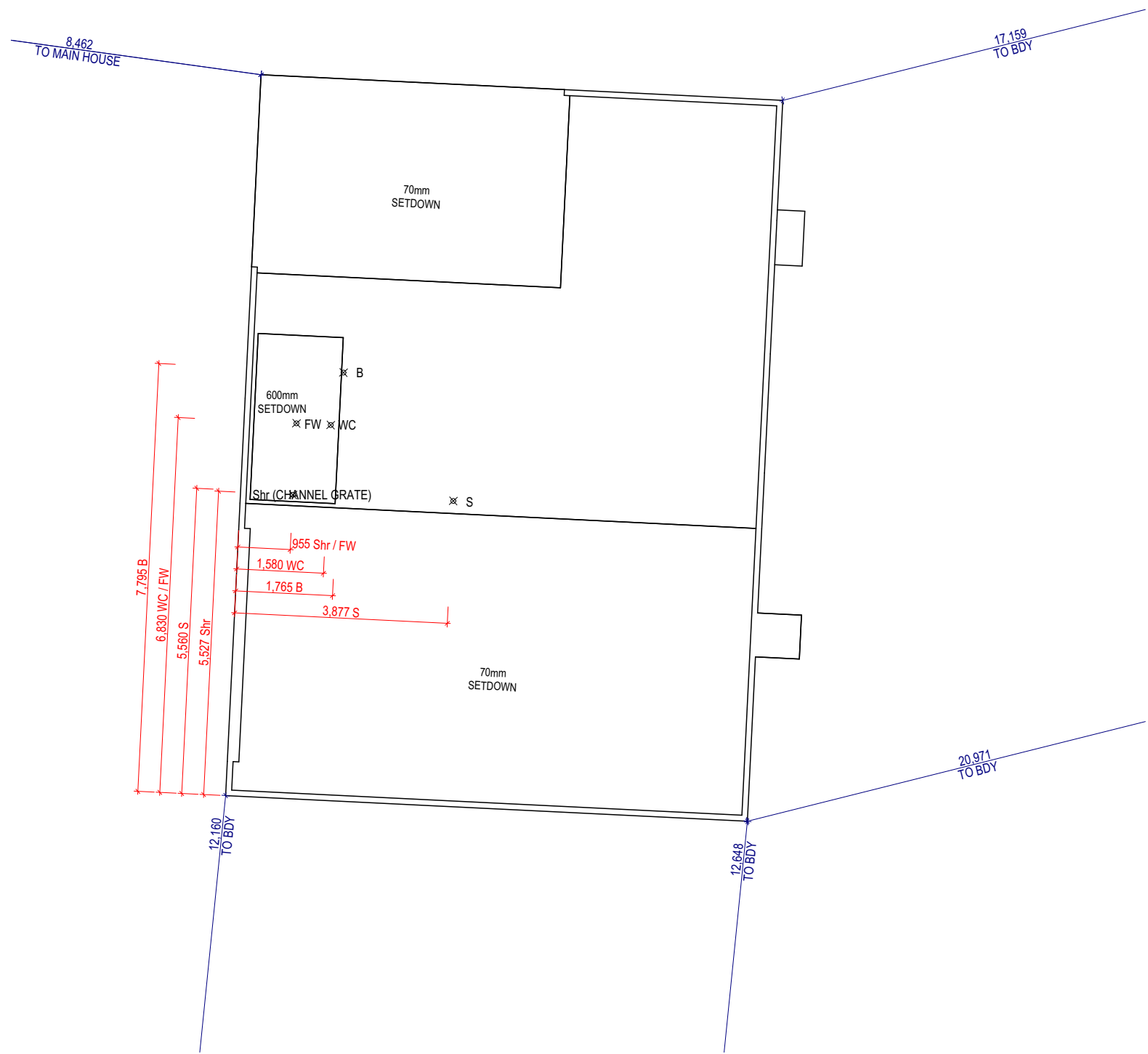
SPECIFICATION:	REVISION	DRAWN	CLIENT:
COUNTRY LIVING	19 DA CONDITION NOTES ADDED	LFL 18/04/2024	MS DOROTHY FRANCES BLOOM
COPYRIGHT:	20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	ADDRESS:
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	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038
			COUNCIL:
			NORTHERN BEACHES COUNCIL

HOUSE DESIGN:	HOUSE CODE:
BRONTE EXEC GRANDE MANOR ONE	H-BROCLAS11421
FACADE DESIGN:	FACADE CODE:
COUNTY PAVILION FACADE	F-BROCYP01
SHEET TITLE:	SHEET No.:
DRAINAGE PLAN	29 / 31
	SCALES:
	1:125

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606935	

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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 (STUDIO)
SCALE: 1:100

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

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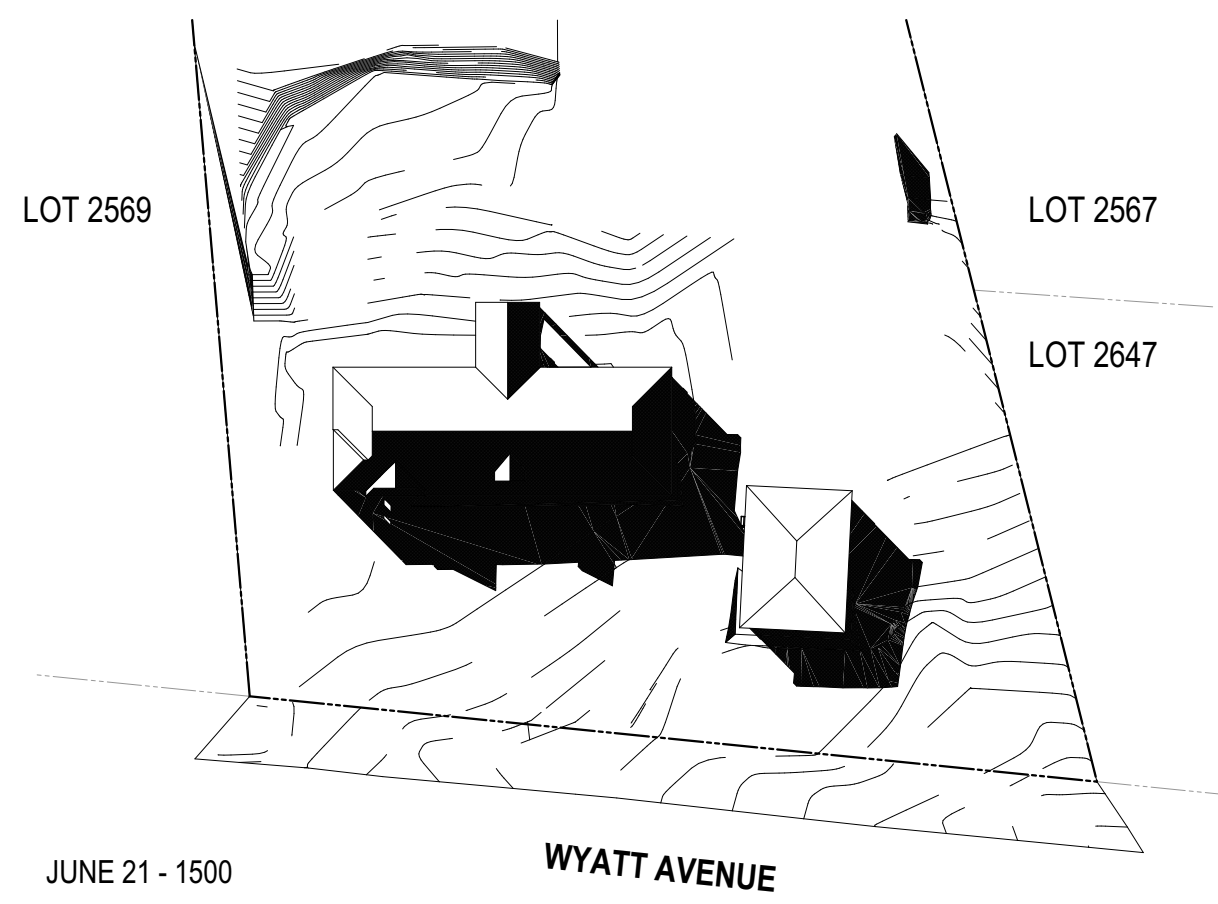
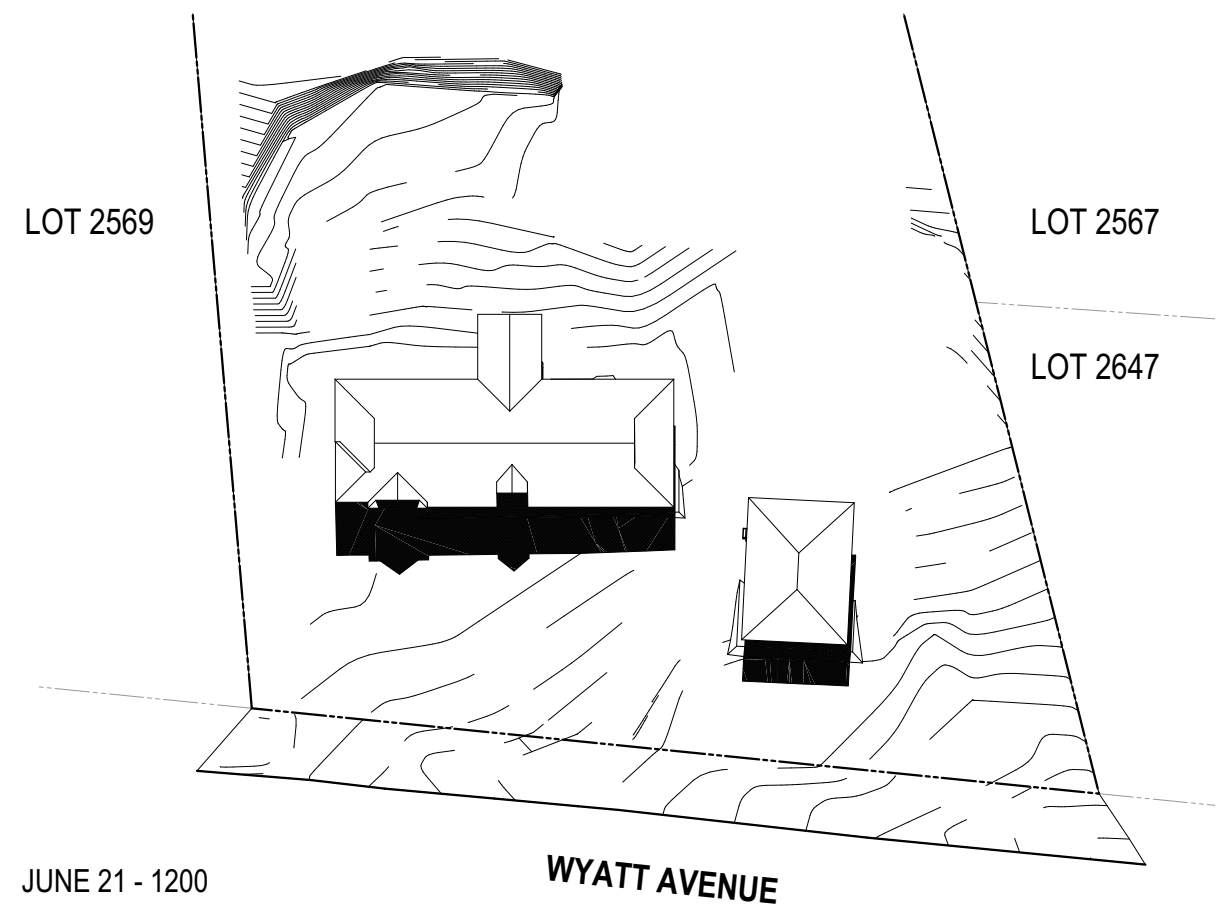
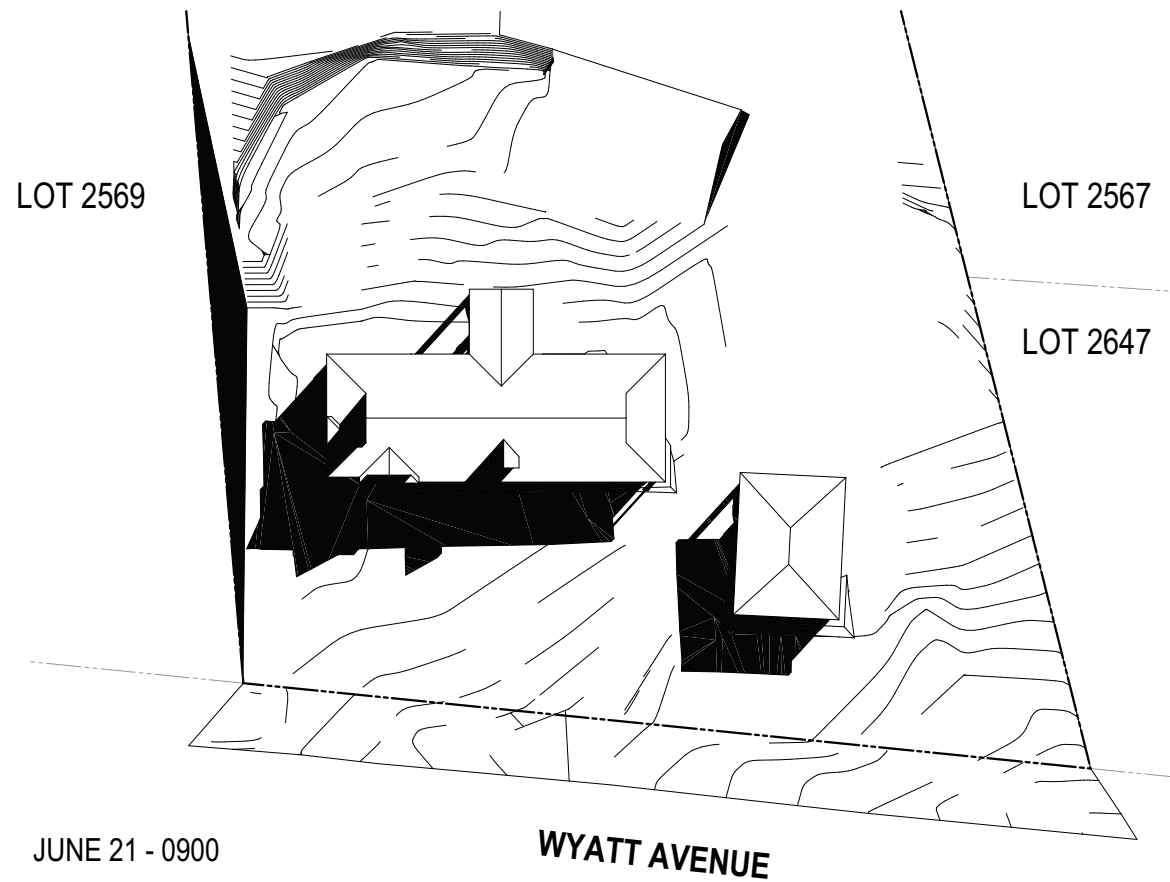
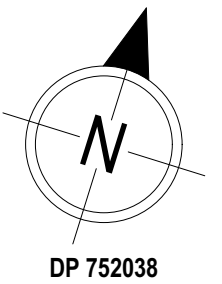
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SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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COPYRIGHT:	20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	606935
© 2024	21 PCV012+017+022	LCS 7.05.2024	24 WYATT AVE, BELROSE NSW 2085	COUNTY PAVILION FACADE	F-BROCYP01	
	22 AMEND AS PER PCV023	SIO 14/05/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024	2568 / - / 752038	COUNCIL:	30 / 31	SCALES:
			NORTHERN BEACHES COUNCIL		1:100	

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	20 UPDATED ARBORIST COORDINATION	LCS 07/05/2024	ADDRESS: 24 WYATT AVE, BELROSE NSW 2085	FACADE DESIGN: COUNTY PAVILION FACADE	FACADE CODE: F-BROCYP01		
	21 PCV012+017+022	LCS 7.05.2024	LOT / SECTION / DP: 2568 / - / 752038	COUNCIL: NORTHERN BEACHES COUNCIL	SHEET TITLE: SHADOW DIAGRAMS - JUNE 21		SHEET No.: 31 / 31
	22 AMEND AS PER PCV023	SIO 14/05/2024			SCALES: 1:750		
	23 PCV024 EXC#2, PCV025 EXC#5-8	LCS 21.05.2024					

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