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private residence

67 marine parade, avalon

additions & alterations
c4.55 development application

architectural perspectives

TIMBER
TO DECK
or similar



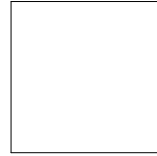
WINDOWS
BLACK
ALUMINIUM
or similar



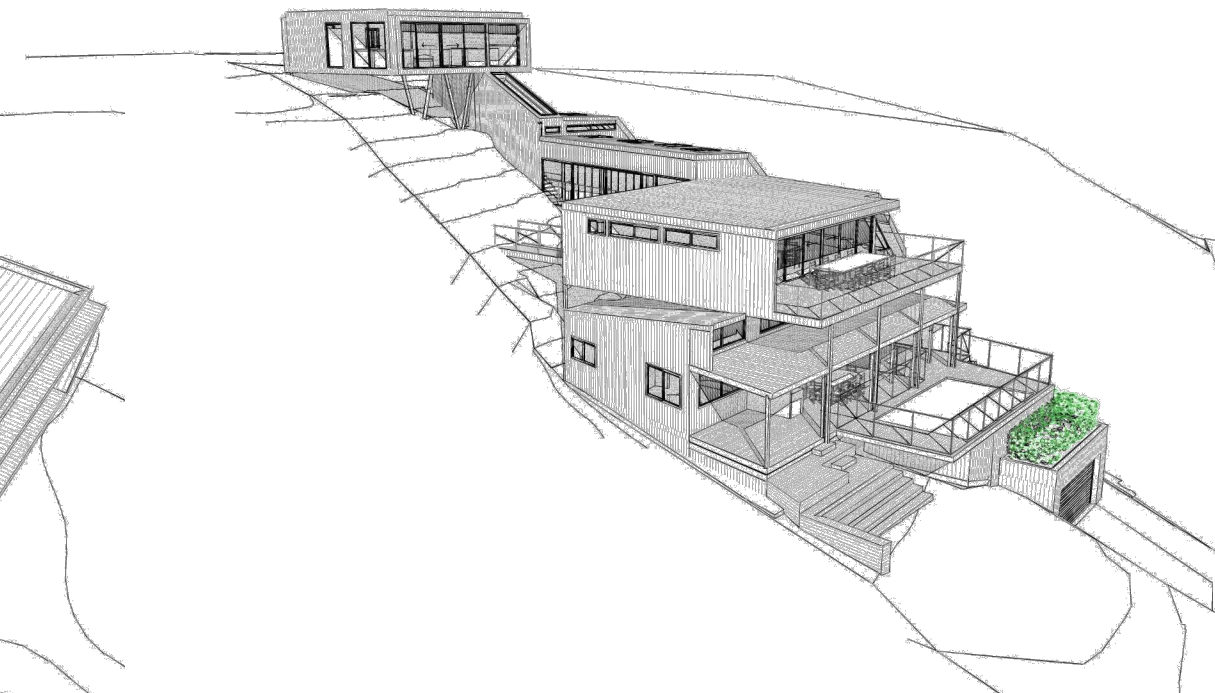
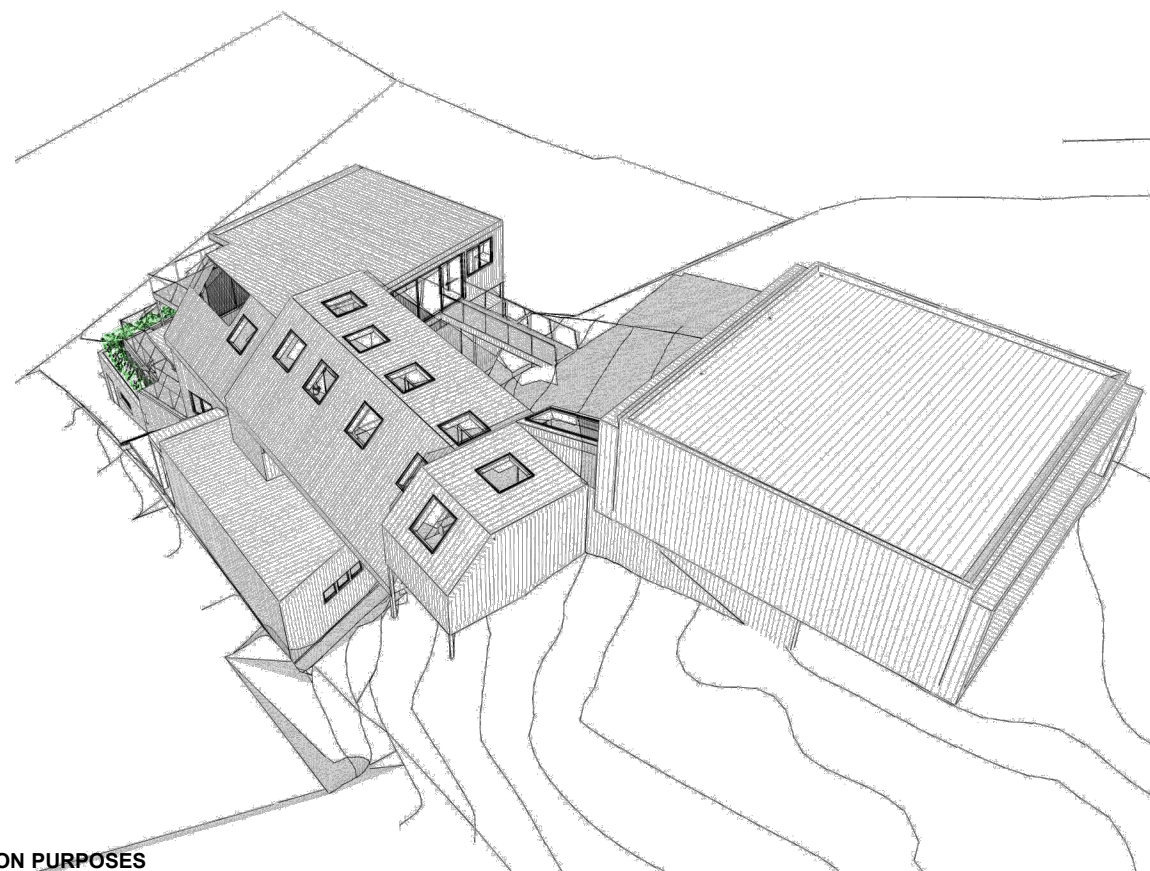
ROOF
DARK GREY
STEEL
or similar

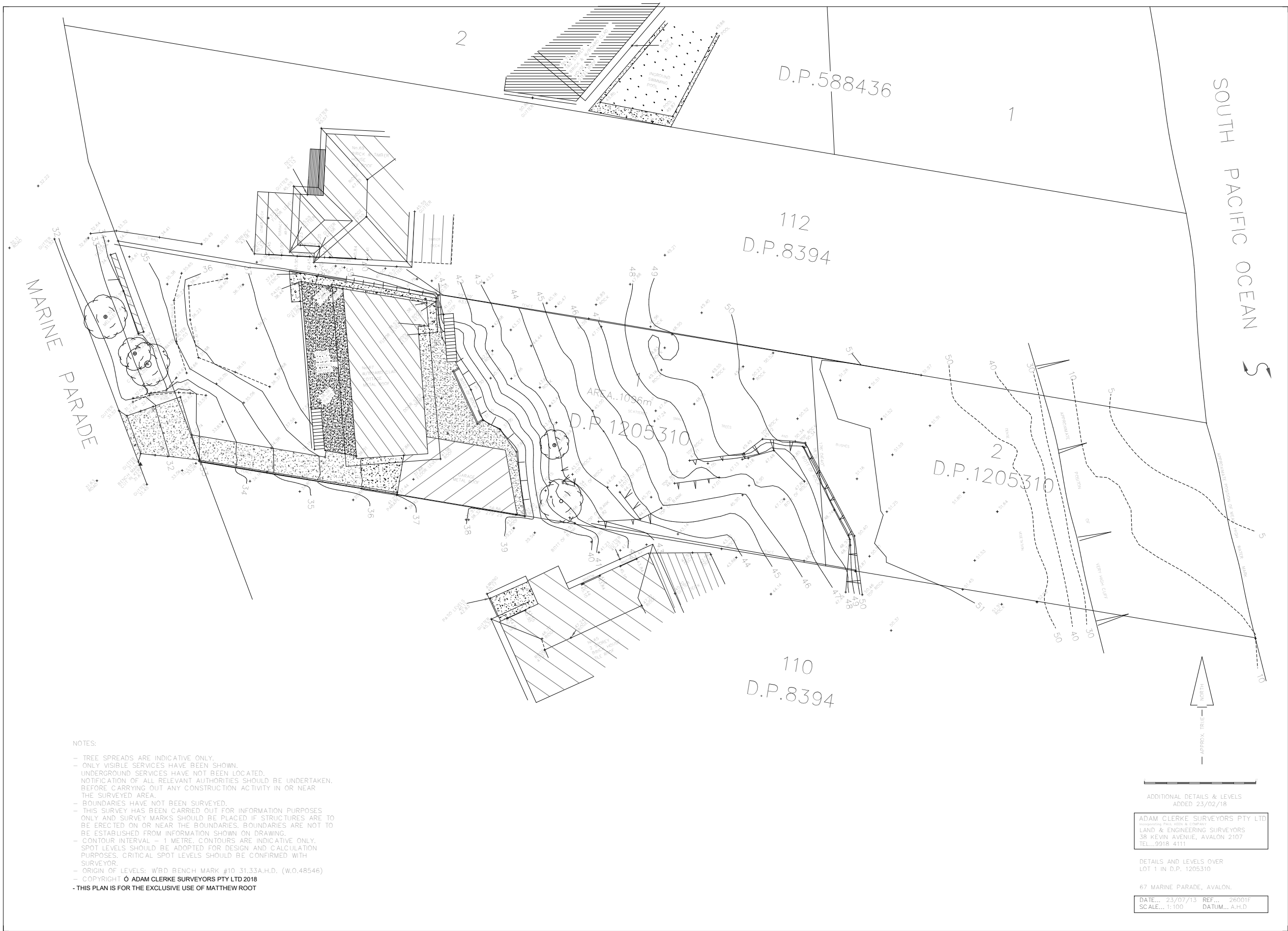


RAILING
GLASS
or similar



CLADDING
BLACK STEEL
or similar





NOTES:

- TREE SPREADS ARE INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN SHOWN. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN, BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- BOUNDARIES HAVE NOT BEEN SURVEYED.
- THIS SURVEY HAS BEEN CARRIED OUT FOR INFORMATION PURPOSES ONLY AND SURVEY MARKS SHOULD BE PLACED IF STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES. BOUNDARIES ARE NOT TO BE ESTABLISHED FROM INFORMATION SHOWN ON DRAWING.
- CONTOUR INTERVAL - 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- ORIGIN OF LEVELS: WBD BENCH MARK #10 31.33A.H.D. (W.O.48546)
- COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD 2018
- THIS PLAN IS FOR THE EXCLUSIVE USE OF MATTHEW ROOT










ADDITIONAL DETAILS & LEVELS
ADDED 23/02/18

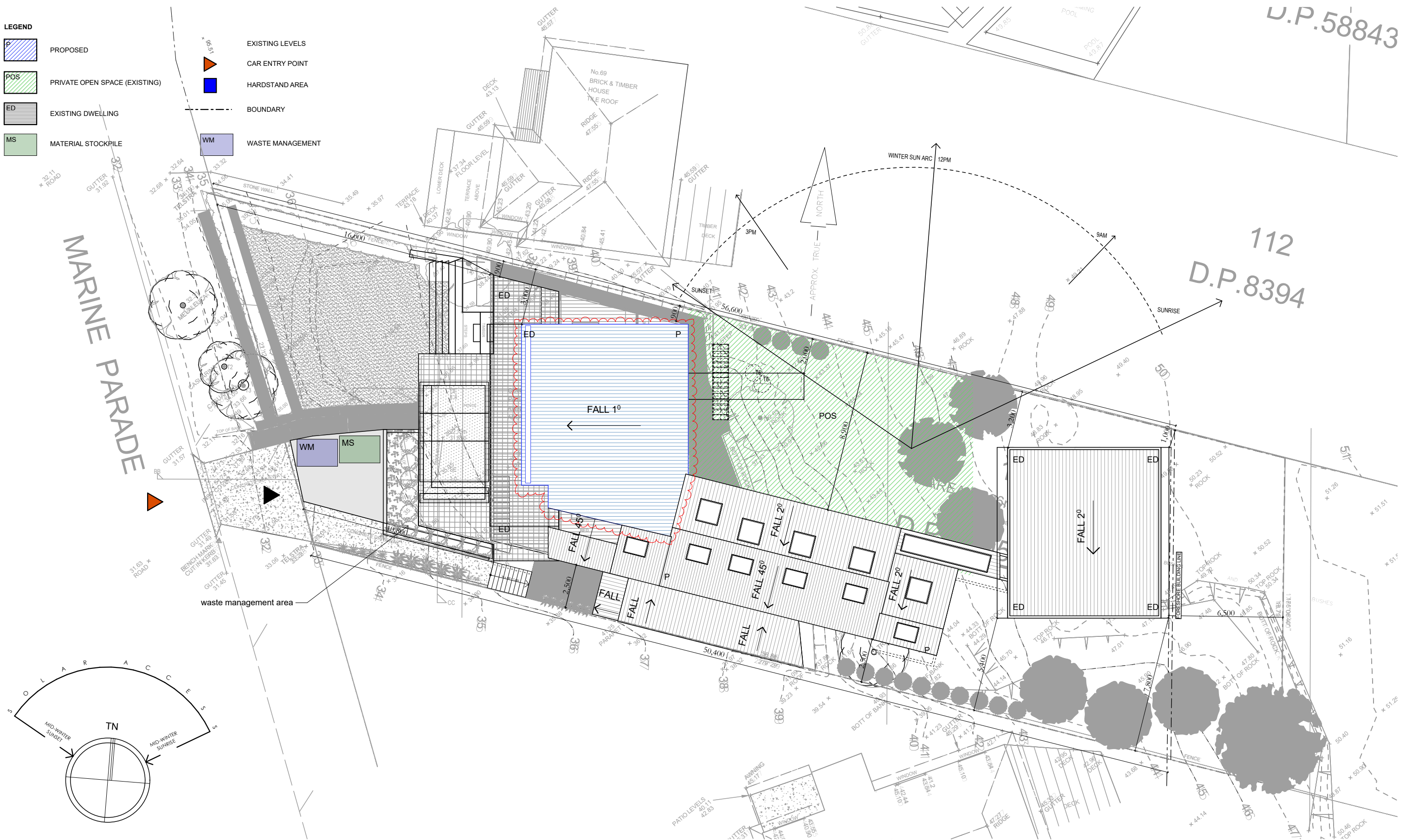
ADAM CLERKE SURVEYORS PTY LTD
INCORPORATING PAUL KERN & COMPANY
LAND & ENGINEERING SURVEYORS
38 KEVIN AVENUE, AVALON 2107
TEL...9918 4111

DETAILS AND LEVELS OVER
LOT 1 IN D.P. 1205310

67 MARINE PARADE, AVALON.

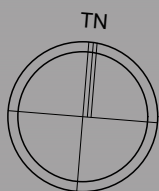
DATE... 23/07/13 REF... 26001F
SCALE... 1:100 DATUM... A.H.D

- LEGEND**
-  PROPOSED
 -  PRIVATE OPEN SPACE (EXISTING)
 -  EXISTING DWELLING
 -  MATERIAL STOCKPILE
 -  EXISTING LEVELS
 -  CAR ENTRY POINT
 -  HARDSTAND AREA
 -  BOUNDARY
 -  WASTE MANAGEMENT



Site Analysis Plan
1:200

sketchArc



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings.
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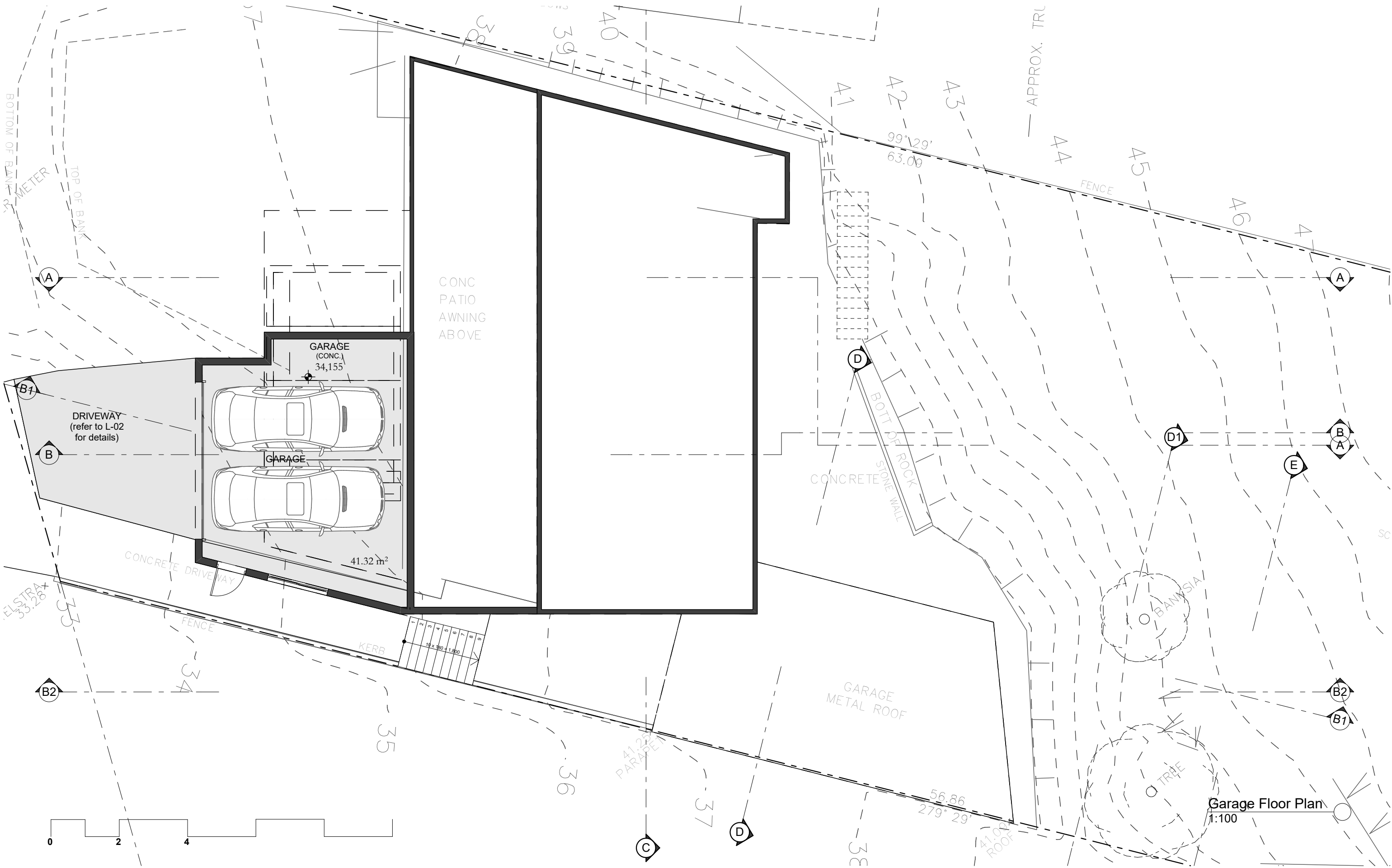
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 67 Marine Pde, Avalon, 2107,
NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT:
Private



STATUS: C4.55	SCALE: 1:100@A3	PROJECT NUMBER: 1816
DATE: 180523	DRAWN/DESIGNED: PB / MP	
STAGE: C4.55		
DRAWING NO: C4.55-3		



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LOT 1 in DP1205310 - 1096m2

CLIENT: Private

STATUS: C4.55

DATE: 180523

STAGE: C4.55

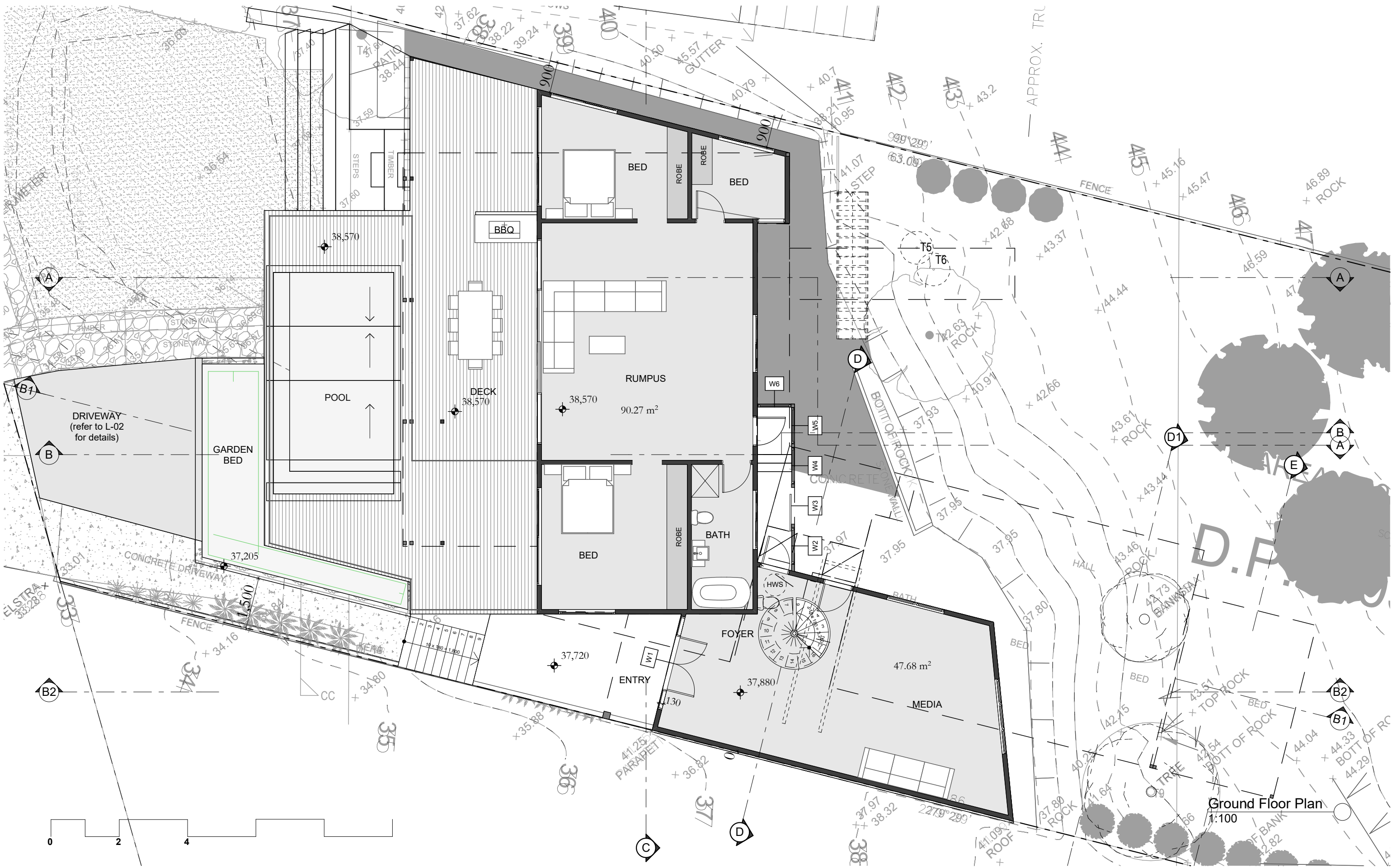
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SCALE: 1:100@A3


DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1816

ISSUE:



Ground Floor Plan
1:100




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LOT 1 in DP1205310 - 1096m2

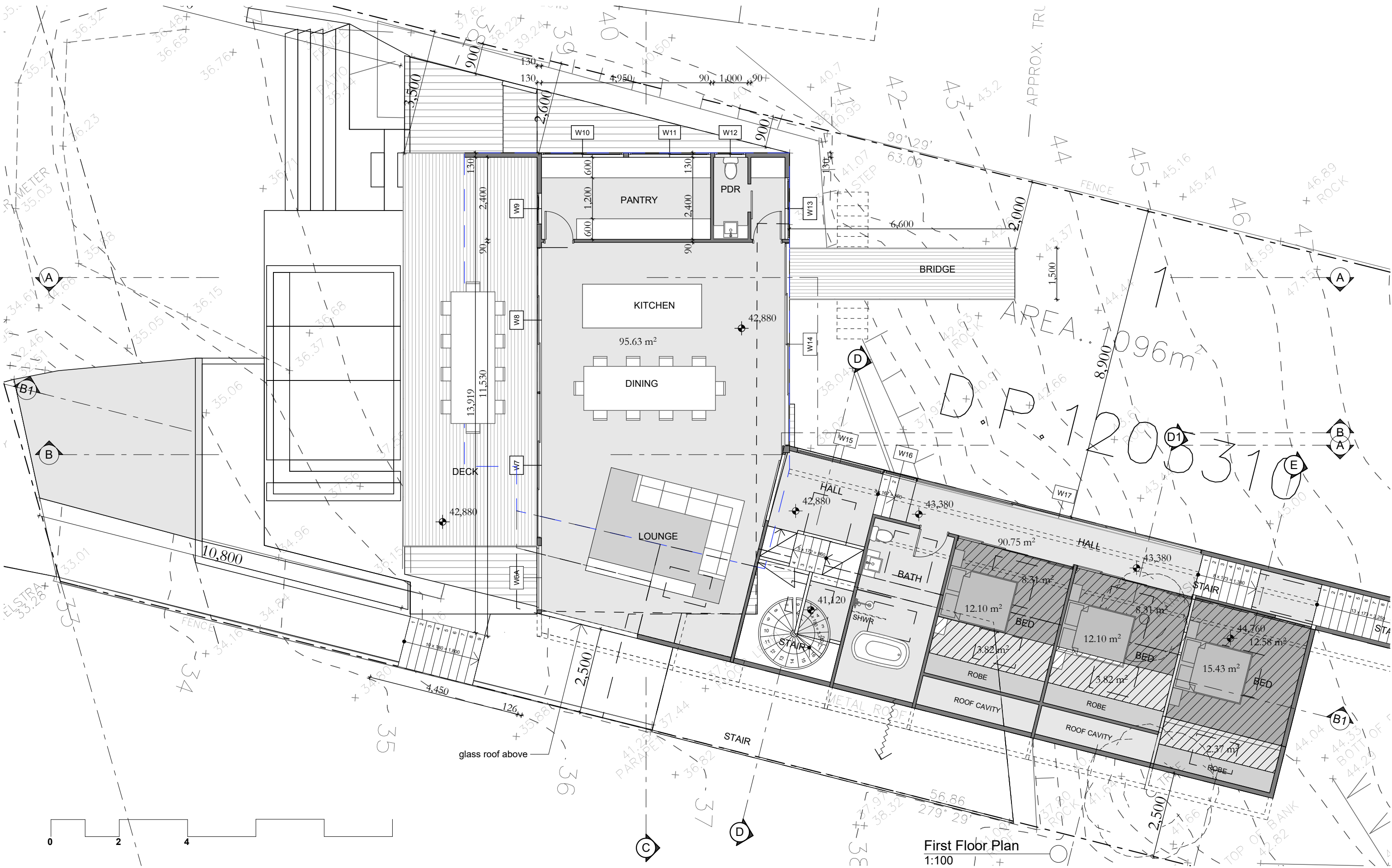
CLIENT: Private





STATUS: C4.55
DATE: 180523
STAGE: C4.55
DRAWING NO: C4.55-5

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1816
ISSUE:



First Floor Plan
1:100



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LOT 1 in DP1205310 - 1096m2

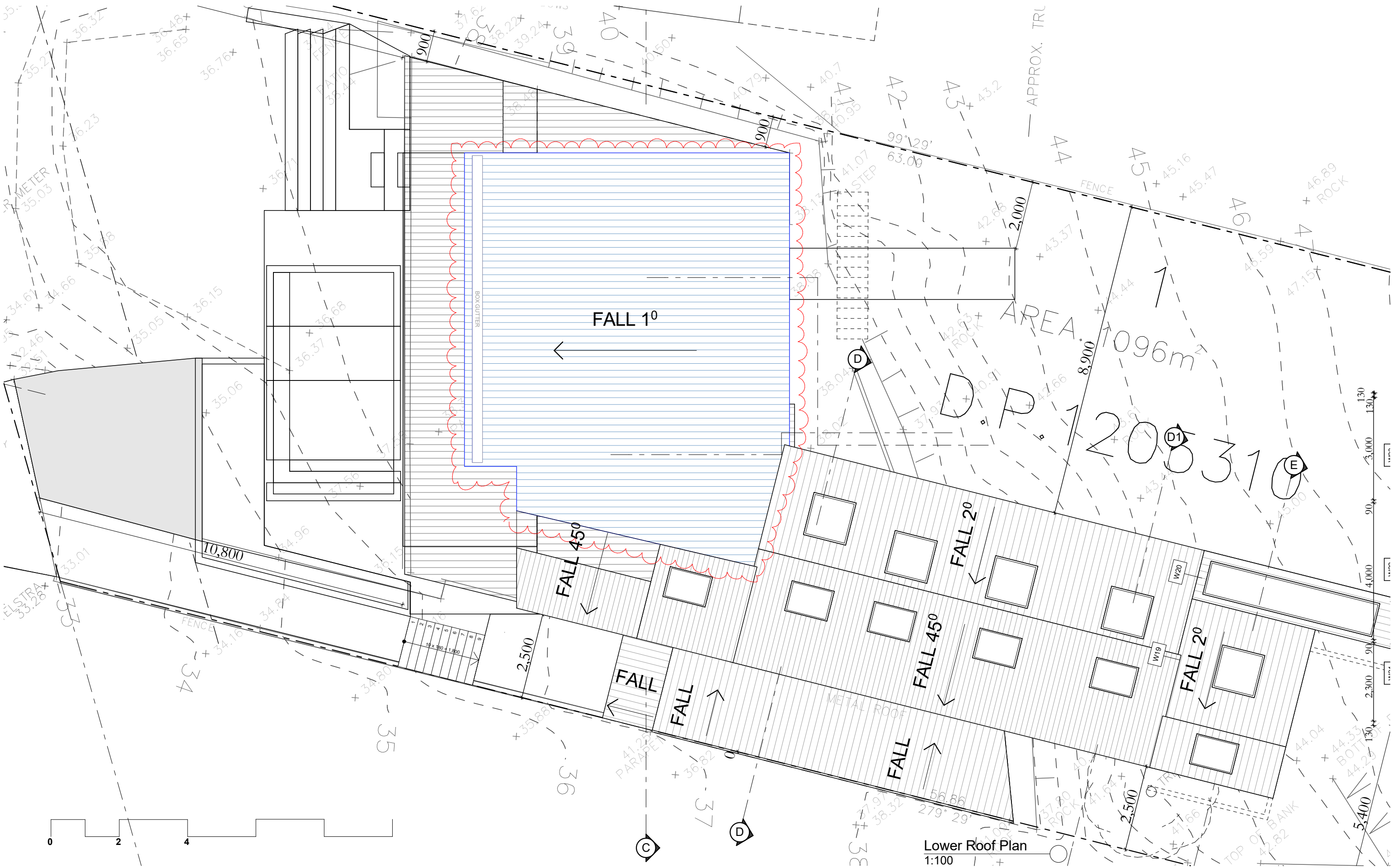
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STATUS: C4.55
DATE: 180523
STAGE: C4.55
DRAWING NO: C4.55-6

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1816
ISSUE:



Lower Roof Plan
1:100

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REV	DATE	DESCRIPTION
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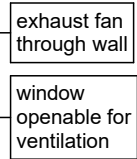
PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

CLAUSE 4.55
= Demolition

STATUS: C4.55	
DATE: 180523	PROJECT NUMBER: 1816
STAGE: C4.55	ISSUE:
DRAWING NO: C4.55-7	

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP



REV	DATE	DESCRIPTION
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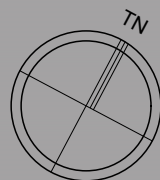
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DATE: 180523	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO:
C4.55-8



Fourth Floor Plan
1:100

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NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT:
Private



STATUS: C4.55		
DATE: 180523	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-9		



Roof Floor Plan
1:100

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REV	DATE	DESCRIPTION

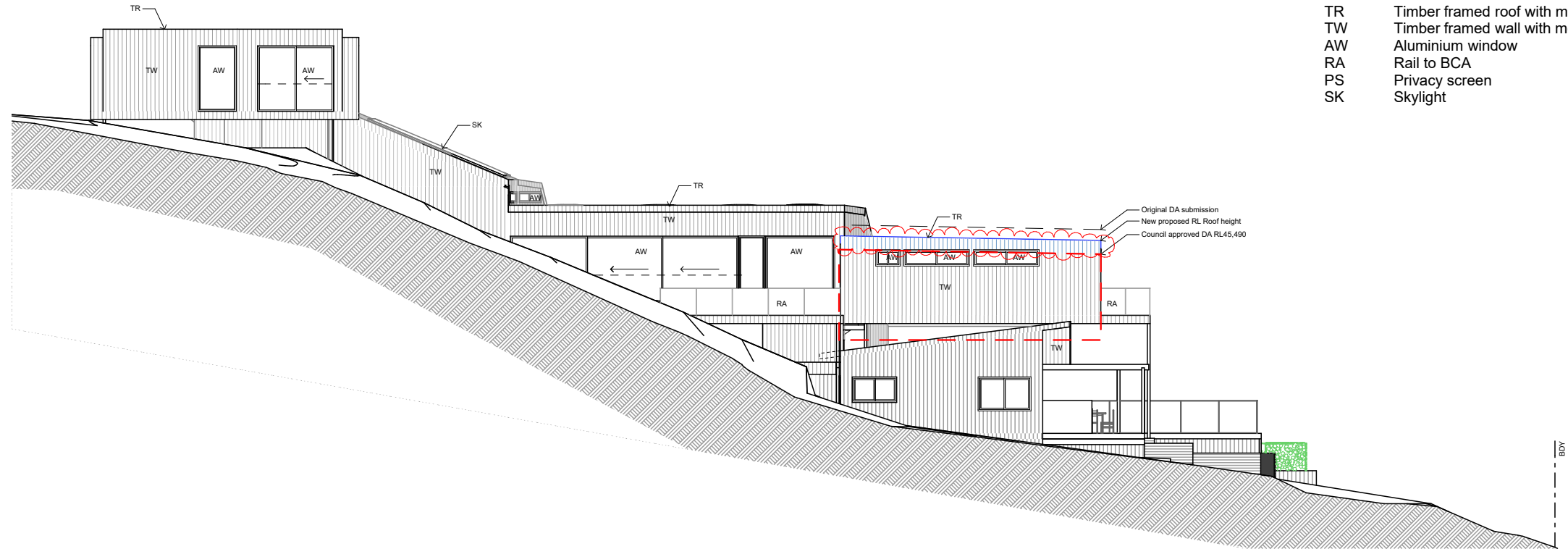
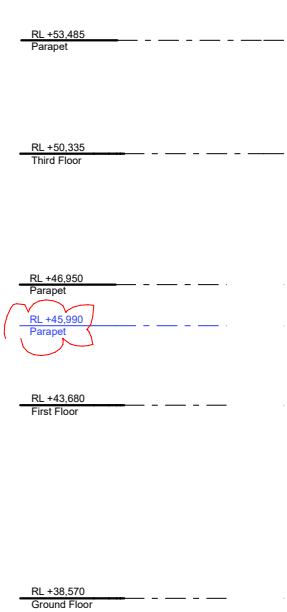
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w : www.sketcharc.com.au

PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

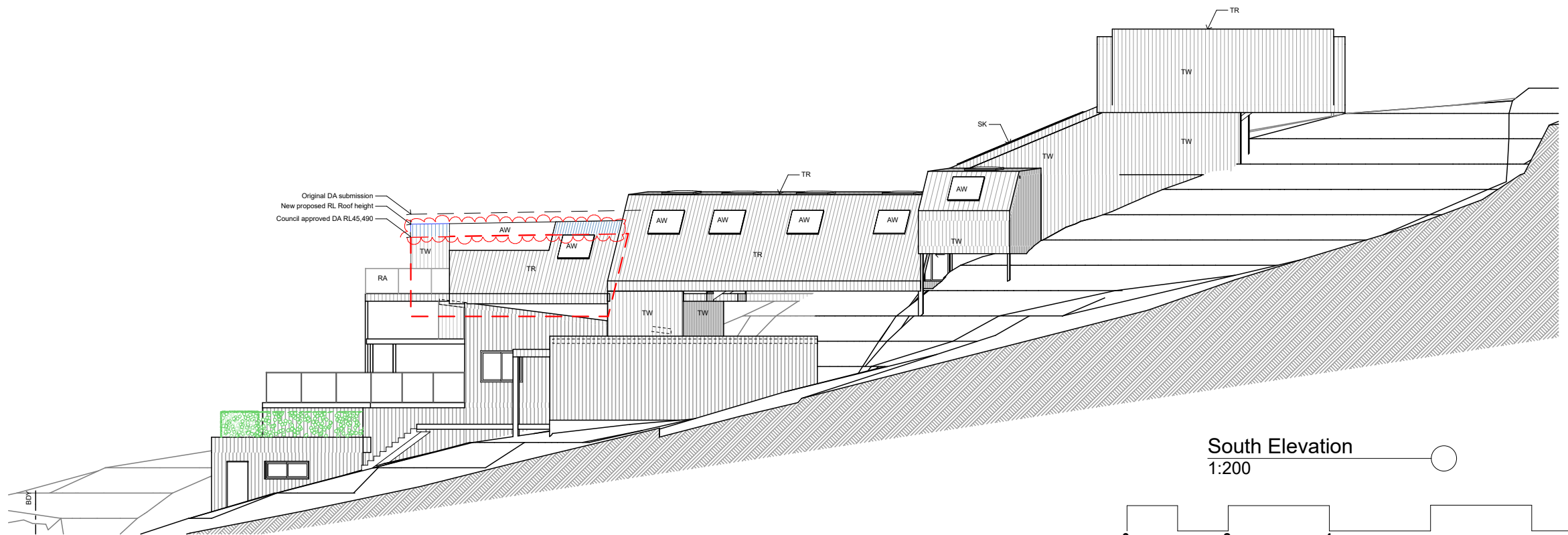
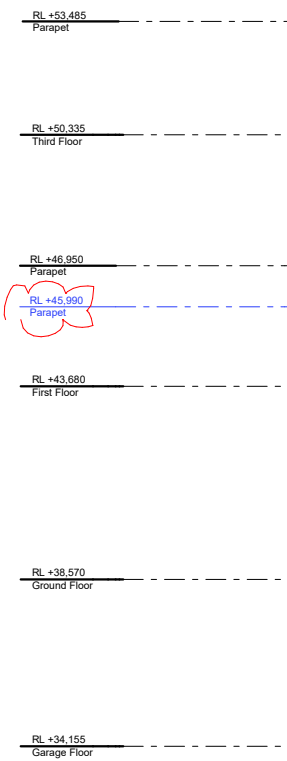
CLIENT: Private

CLAUSE 4.55
= Demolition

STATUS: C4.55		
DATE: 180523	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-10		



North Elevation
1:200



South Elevation
1:200



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Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT:
Private



STATUS: C4.55		
DATE: 180523	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-11		

RL +53,485
Parapet

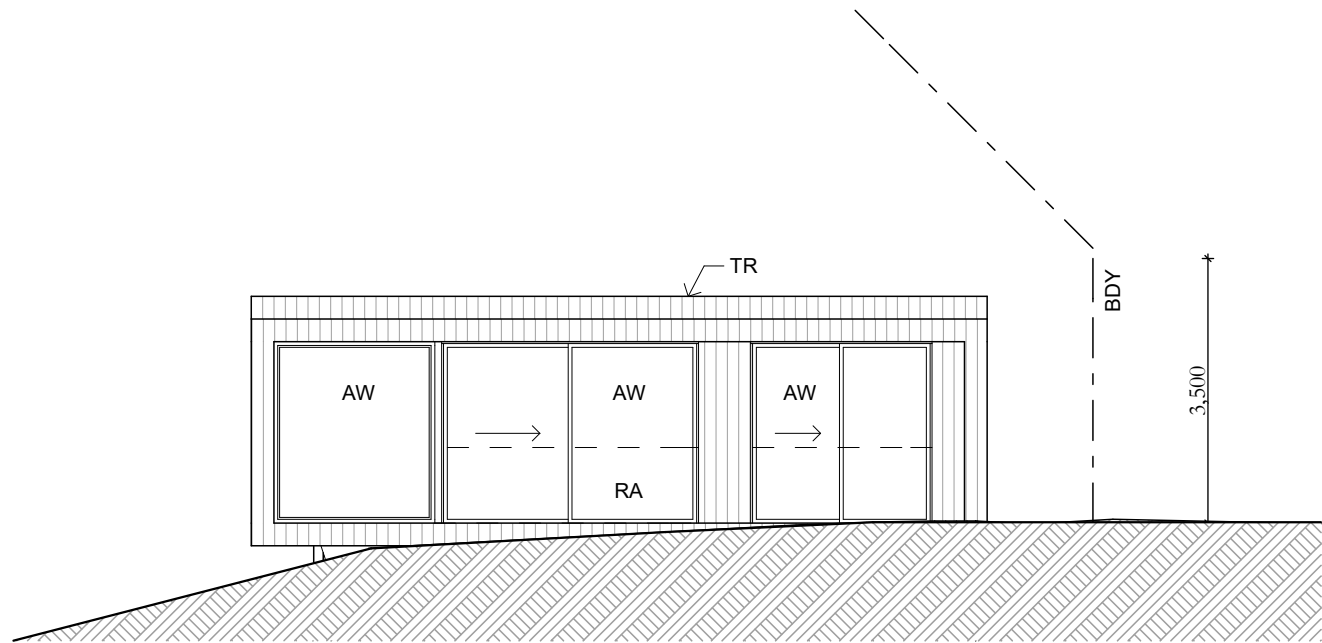
RL +50,335
Third Floor

RL +46,950
Parapet

RL +45,990
Parapet

RL +43,680
First Floor

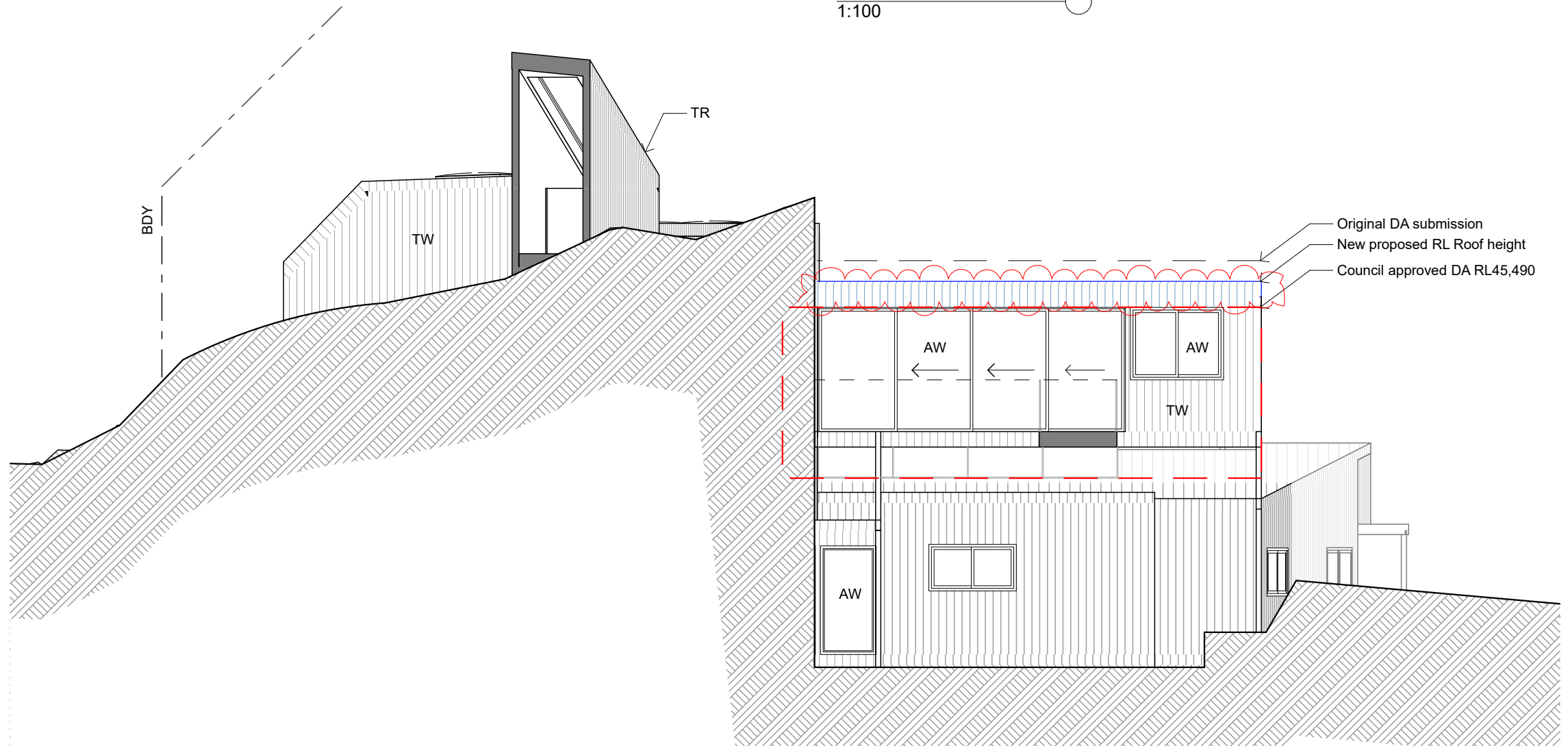
RL +38,570
Ground Floor



LEGEND

- TR Timber framed roof with metal cladding
- TW Timber framed wall with metal cladding
- AW Aluminium window
- RA Rail to BCA
- PS Privacy screen
- SK Skylight

East Elevation
1:100



- Original DA submission
- New proposed RL Roof height
- Council approved DA RL45,490

East Elevation
1:100

sketchArc

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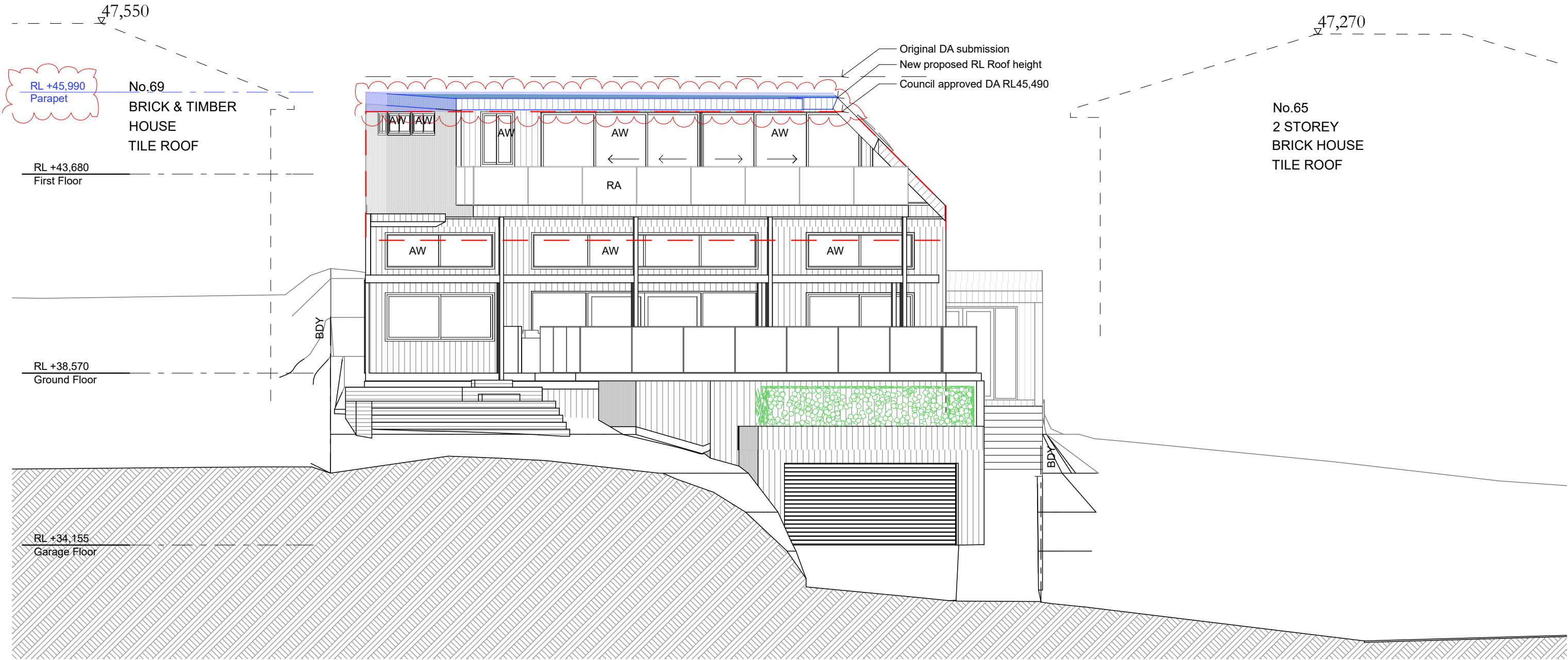
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DATE: 180523	DRAWN/DESIGNED: PB / MP	ISSUE:
STAGE: C4.55	DRAWING NO: C4.55-12	

LEGEND

- TR Timber framed roof with metal cladding
TW Timber framed wall with metal cladding
AW Aluminium window
RA Rail to BCA
PS Privacy screen
SK Skylight



West Elevation
1:100



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LOT 1 in DP1205310 - 1096m2

CLIENT: Private

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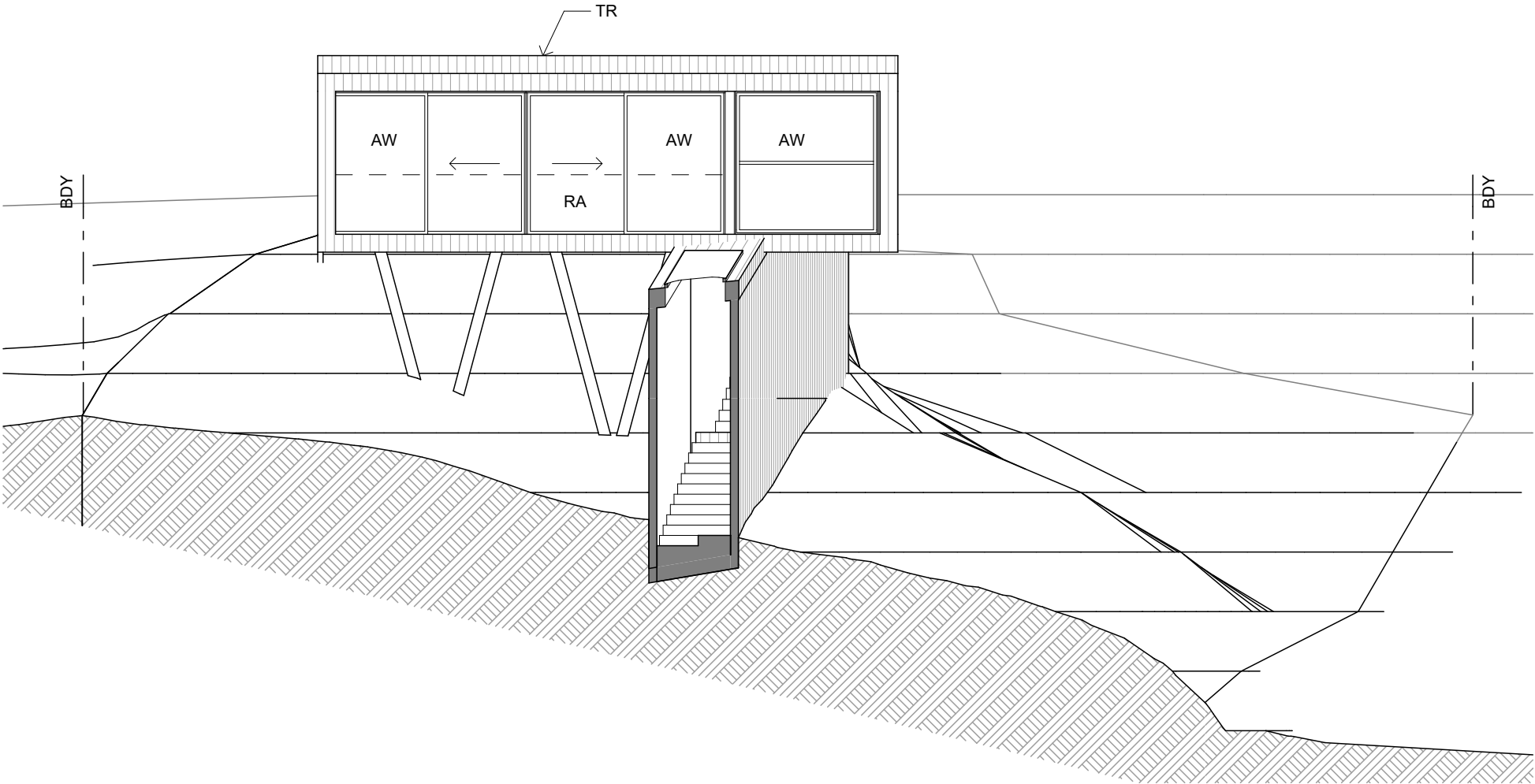
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LEGEND

- TR Timber framed roof with metal cladding
- TW Timber framed wall with metal cladding
- AW Aluminium window
- RA Rail to BCA
- PS Privacy screen
- SK Skylight

RL +53,485
Parapet

RL +50,335
Third Floor



West Elevation
1:100



RL +53.485
Parapet

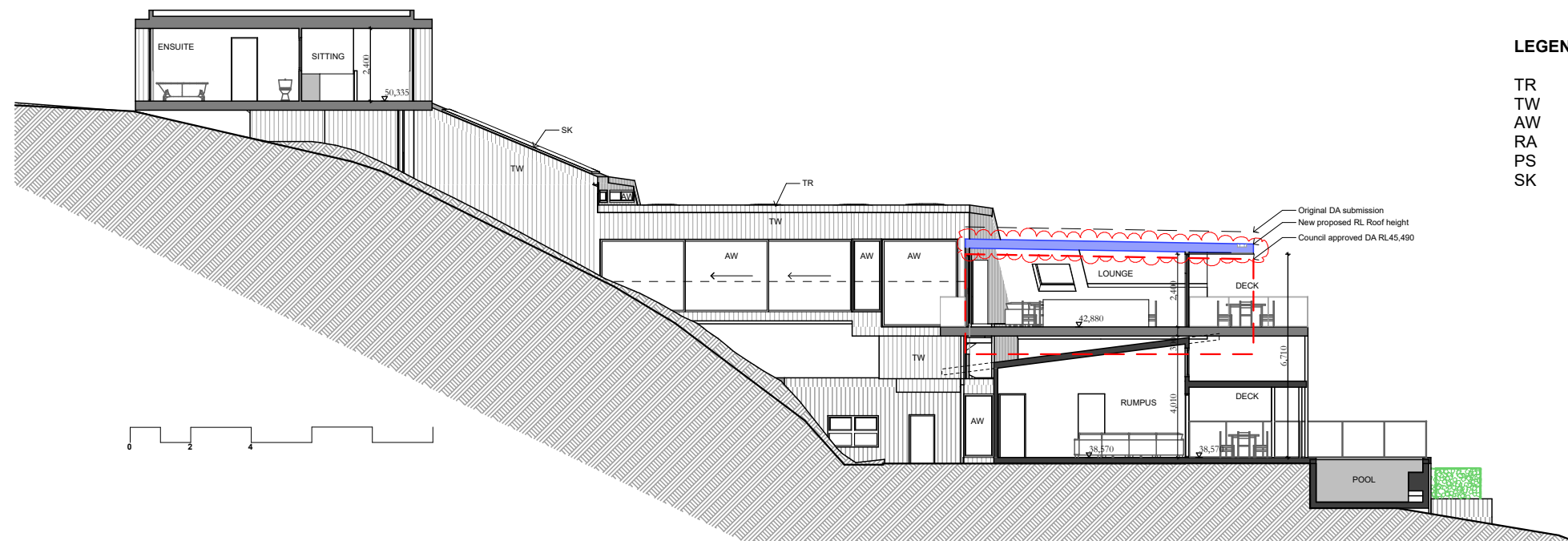
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Third Floor

RL +48.950
Parapet

RL +45.990
Parapet

RL +43.680
First Floor

RL +38.570
Ground Floor



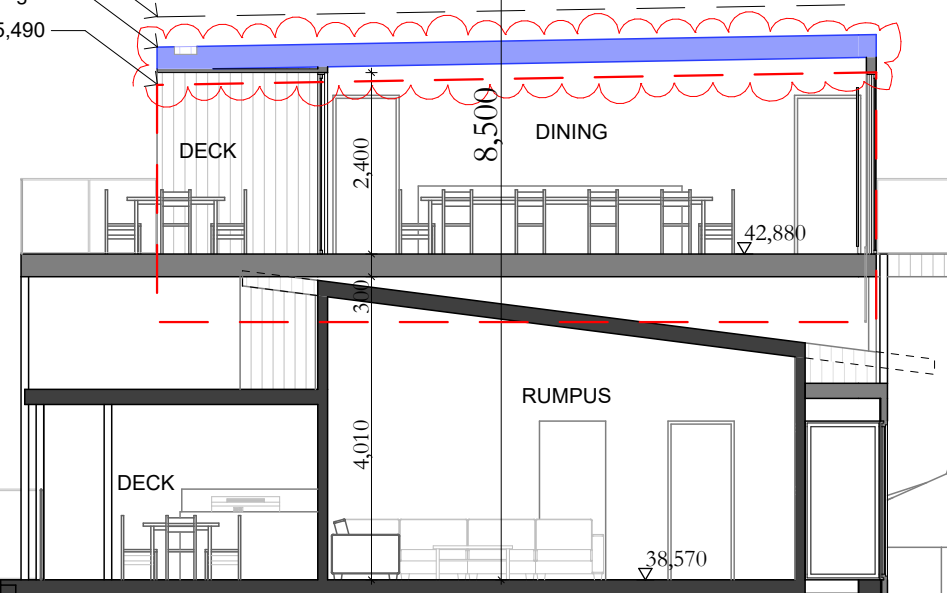
LEGEND

TR Timber framed roof with metal cladding
TW Timber framed wall with metal cladding
AW Aluminium window
RA Rail to BCA
PS Privacy screen
SK Skylight

Section A-A

1:200

Original DA submission
New proposed RL Roof height
Council approved DA RL45,490



Section B-B

1:100

RL +42.880
First Floor

RL +38.570
Ground Floor

RL +34.155
Garage Floor

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NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT:
Private



STATUS: C4.55		
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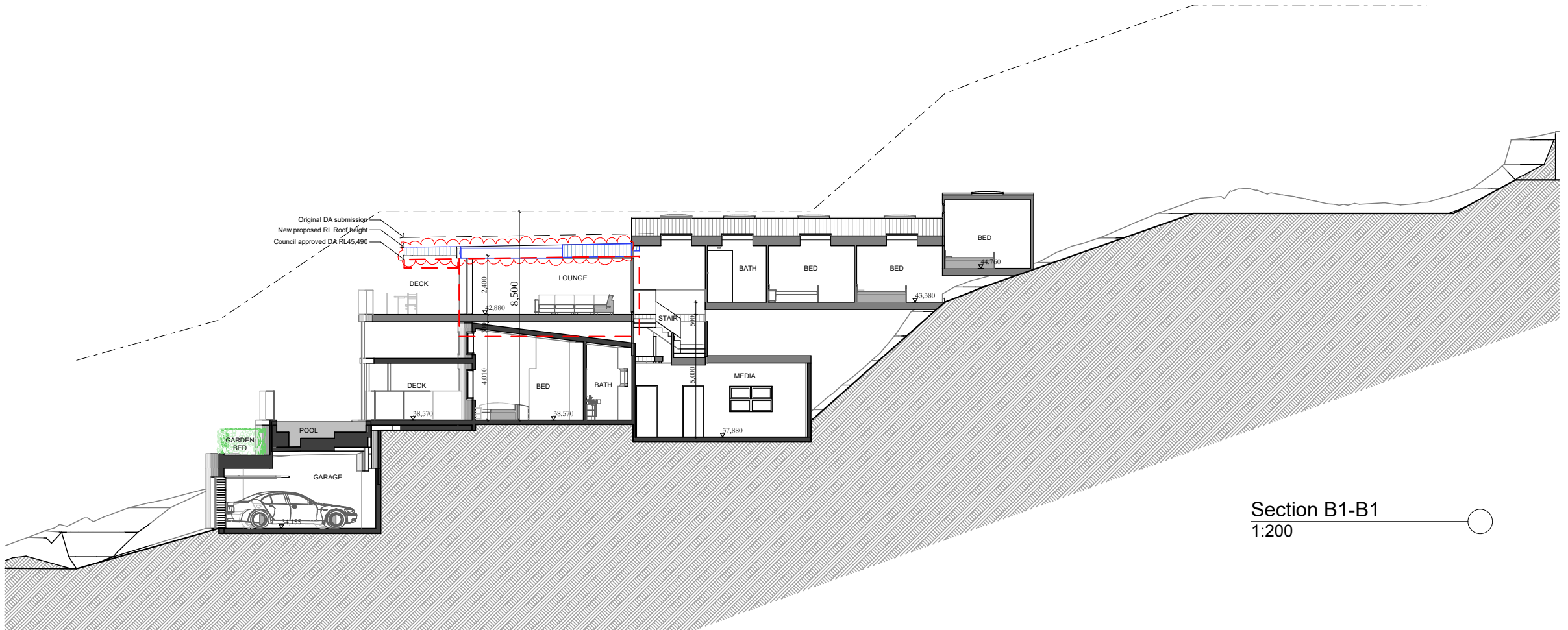
RL +46.950
Parapet

RL +45.990
Parapet

RL +43.680
First Floor

RL +38.570
Ground Floor

RL +34.155
Garage Floor



Section B1-B1
1:200



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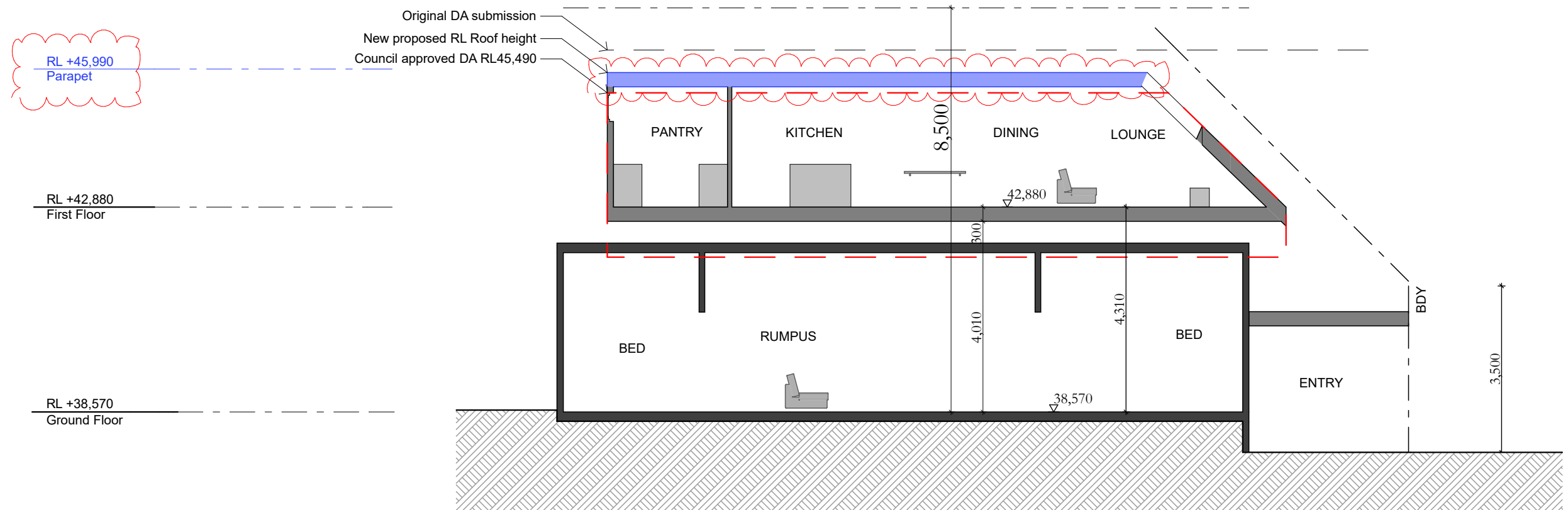
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PROJECT: 67 Marine Pde, Avalon, 2107,
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Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT:
Private



STATUS: C4.55		
DATE: 180523	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-16		



Section C-C
1:100



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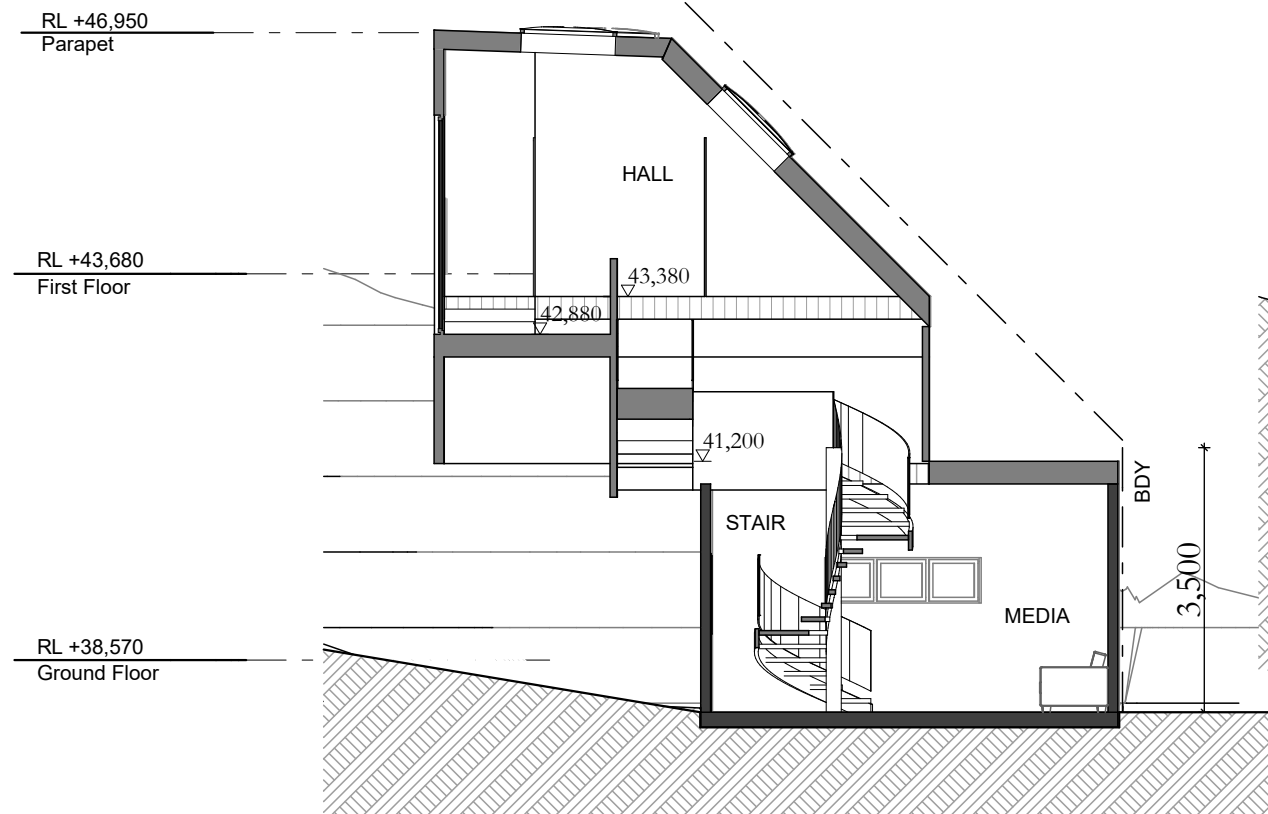
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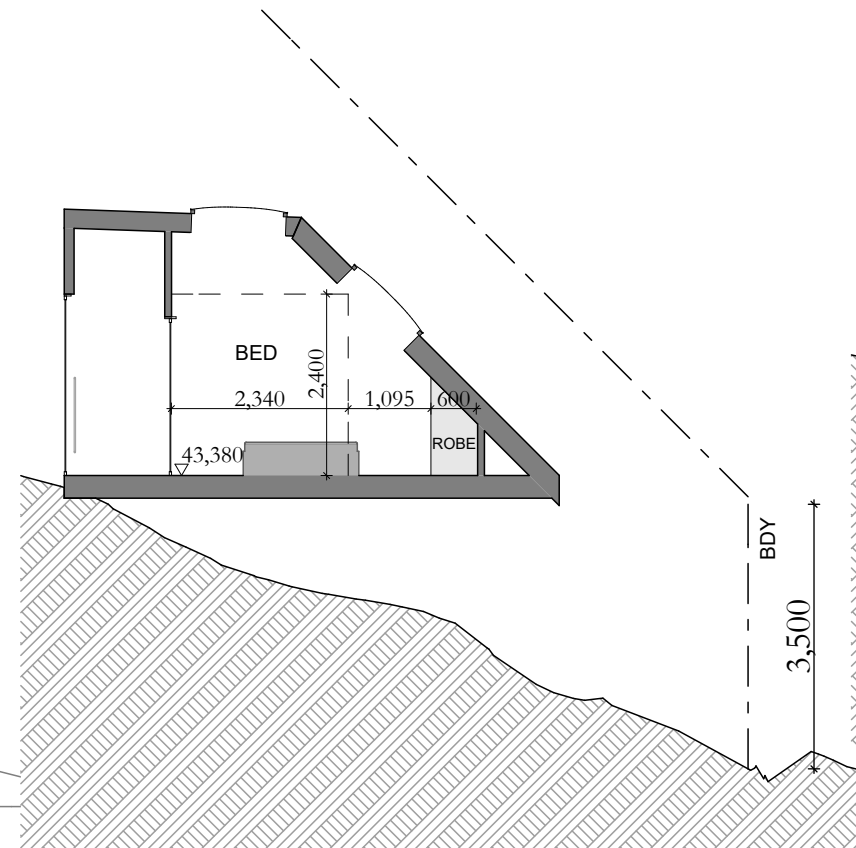
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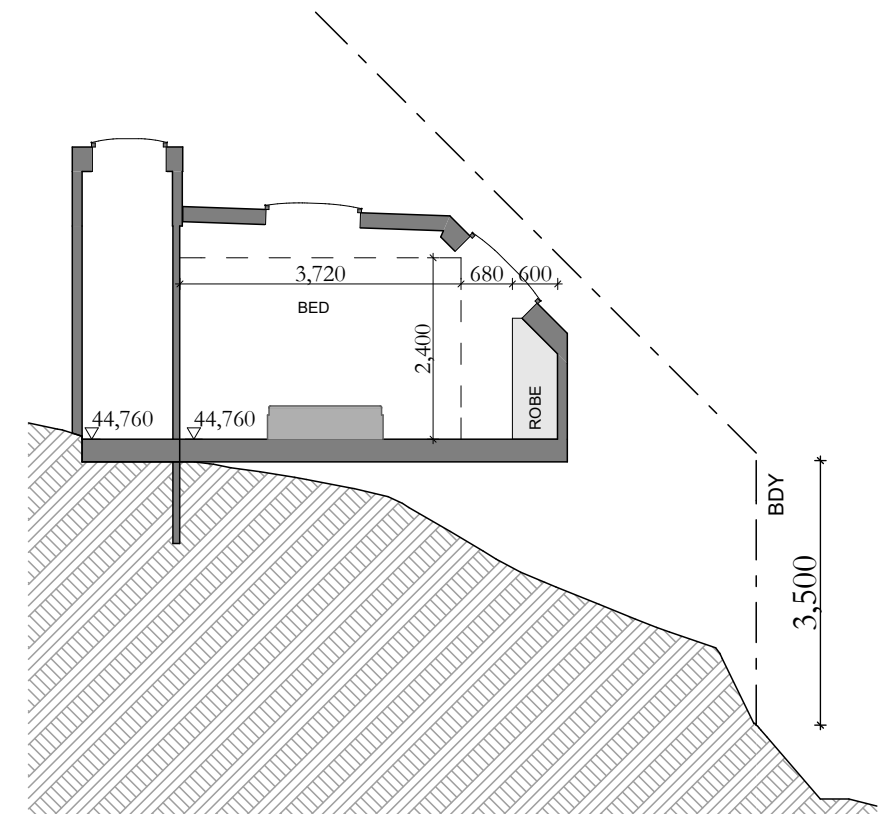
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STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-17		



Section D-D
1:100



Section D1-D1
1:100



Section E-E
1:100



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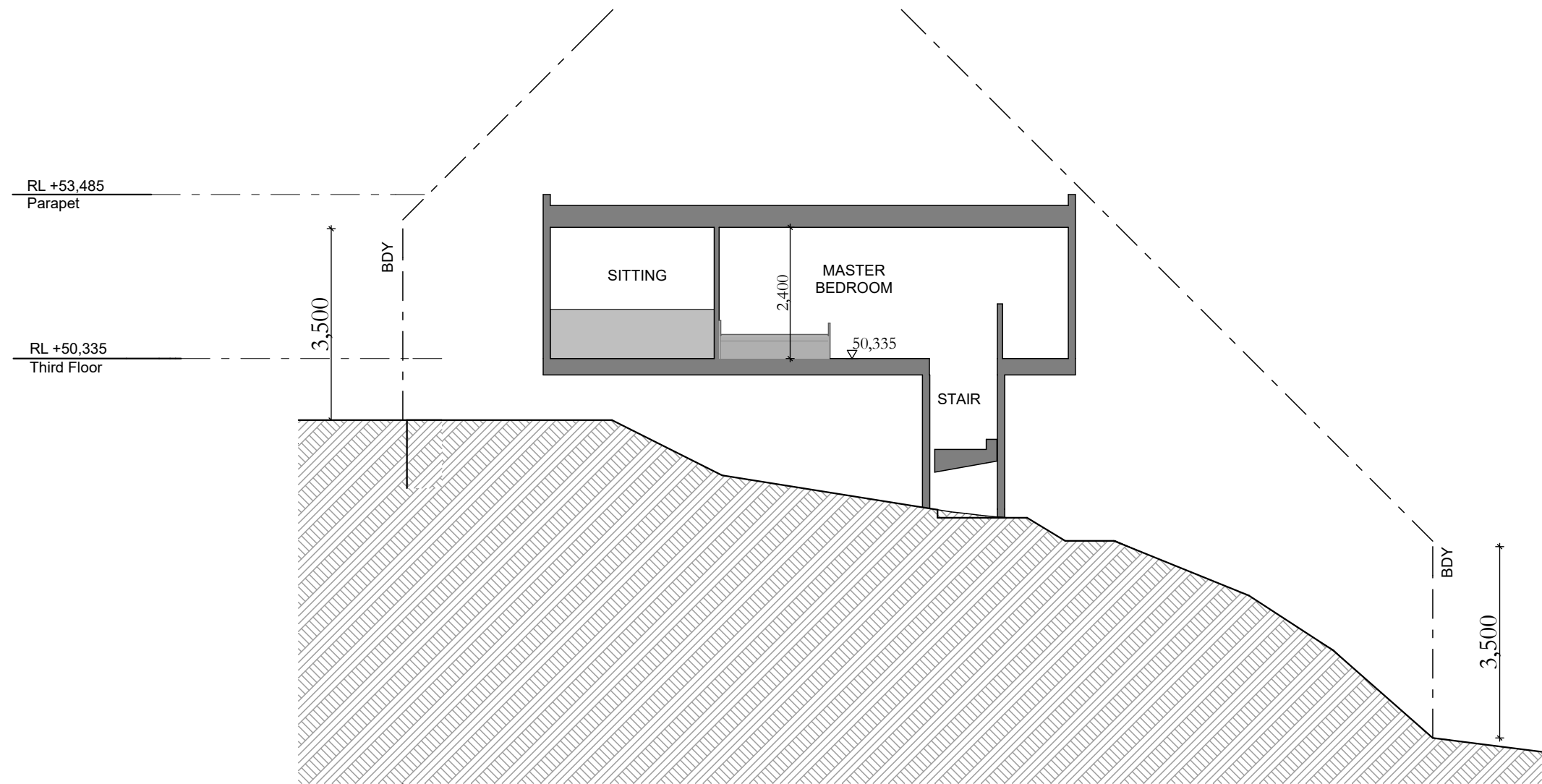
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w : www.sketcharc.com.au

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NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT:
Private



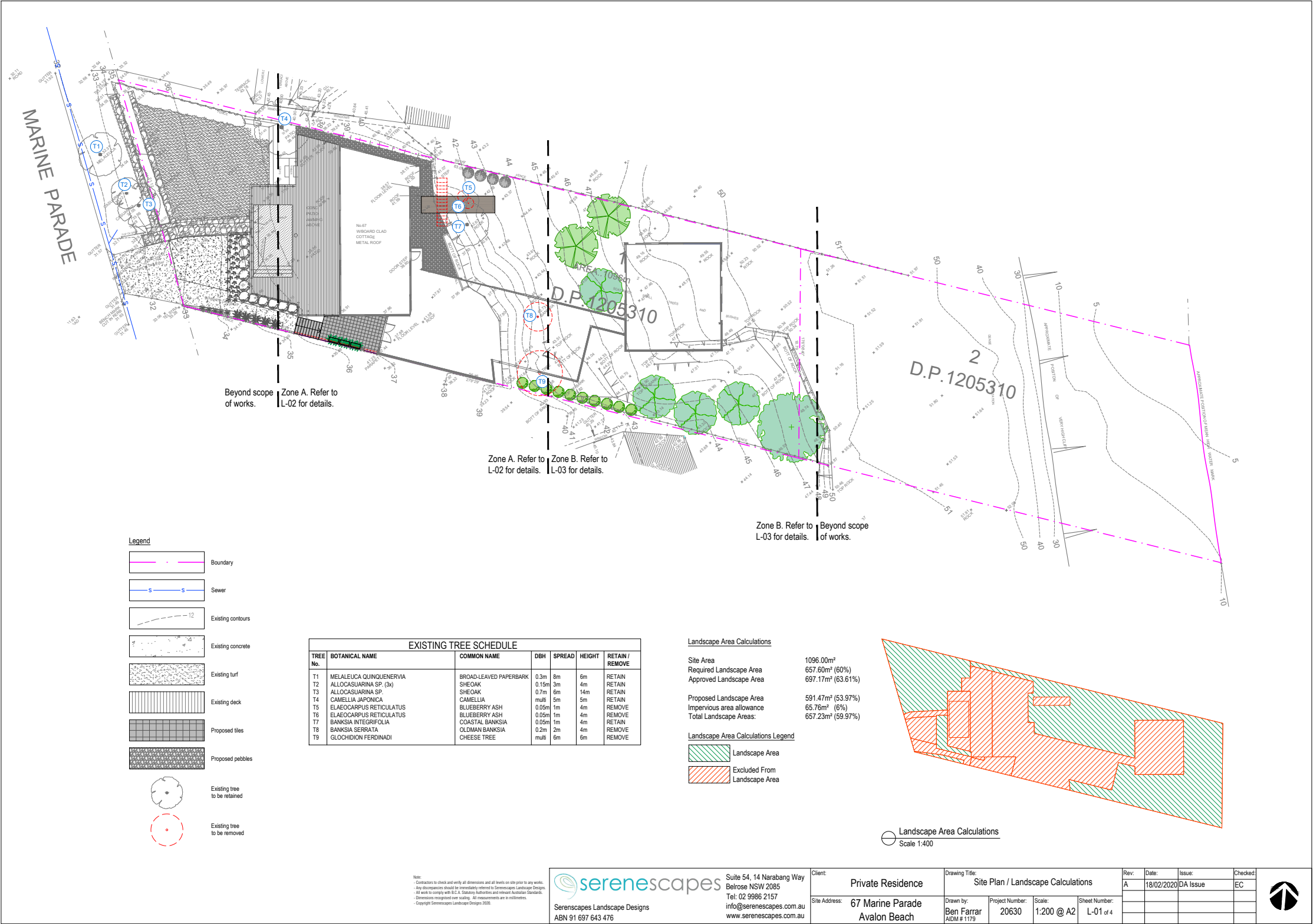
STATUS: C4.55		
DATE: 180523	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-18		

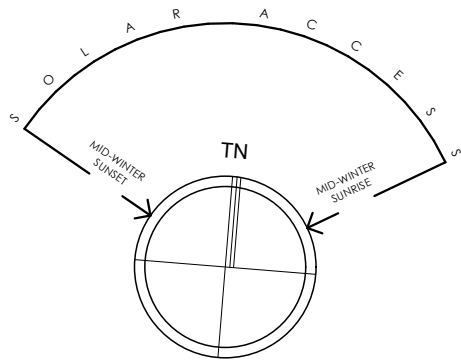
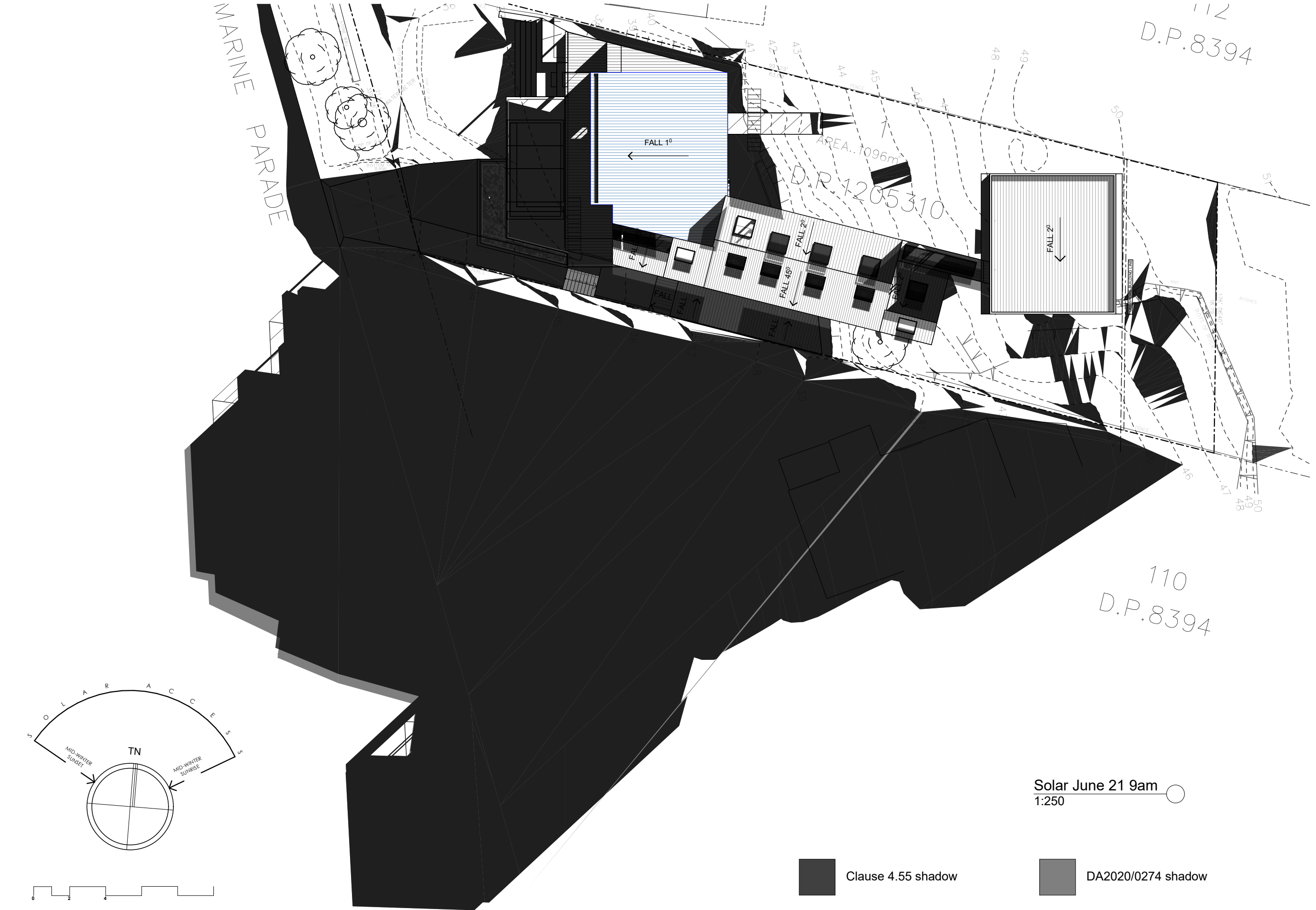


Section F-F
1:100



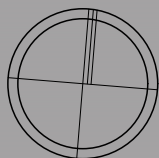

<div>sketchArc</div>	DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.			<div>sketchArc</div> <div>Po Box 377 Manly 1655</div> <div>m : 0422 521 871</div> <div>e : power@sketcharc.com.au</div> <div>w : www.sketcharc.com.au</div>	PROJECT: 67 Marine Pde, Avalon, 2107, NSW Additions & Alterations LOT 1 in DP1205310 - 1096m2		<div><div></div><div>CLAUSe 4.55</div><div>= Demolition</div></div>	STATUS: C4.55		
	DATE: 180523		SCALE: 1:100@A3		PROJECT NUMBER: 1816					
	STAGE: C4.55		DRAWN/DESIGNED: PB / MP		ISSUE:					
	DRAWING NO: C4.55-19									
REV			DATE	DESCRIPTION	CLIENT: Private					





Clause 4.55 shadow DA2020/0274 shadow

Solar June 21 9am
1:250




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REV	DATE	DESCRIPTION

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Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

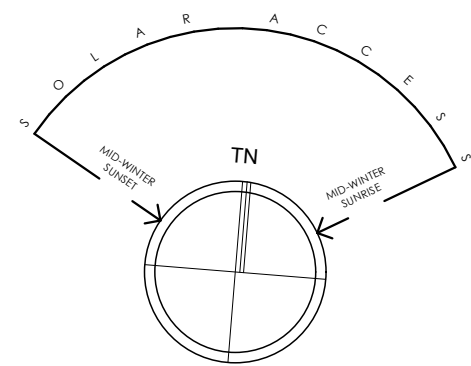
CLIENT: Private



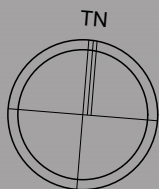
STATUS: C4.55
DATE: 180523
STAGE: C4.55
DRAWING NO: C4.55-21

SCALE: as shown
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1816
ISSUE:



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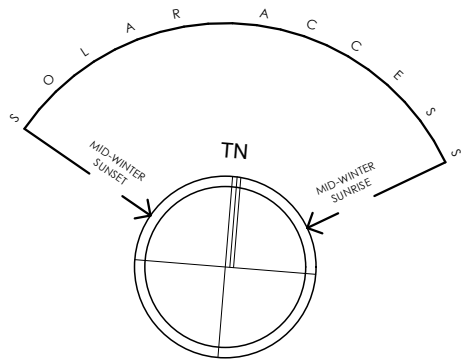
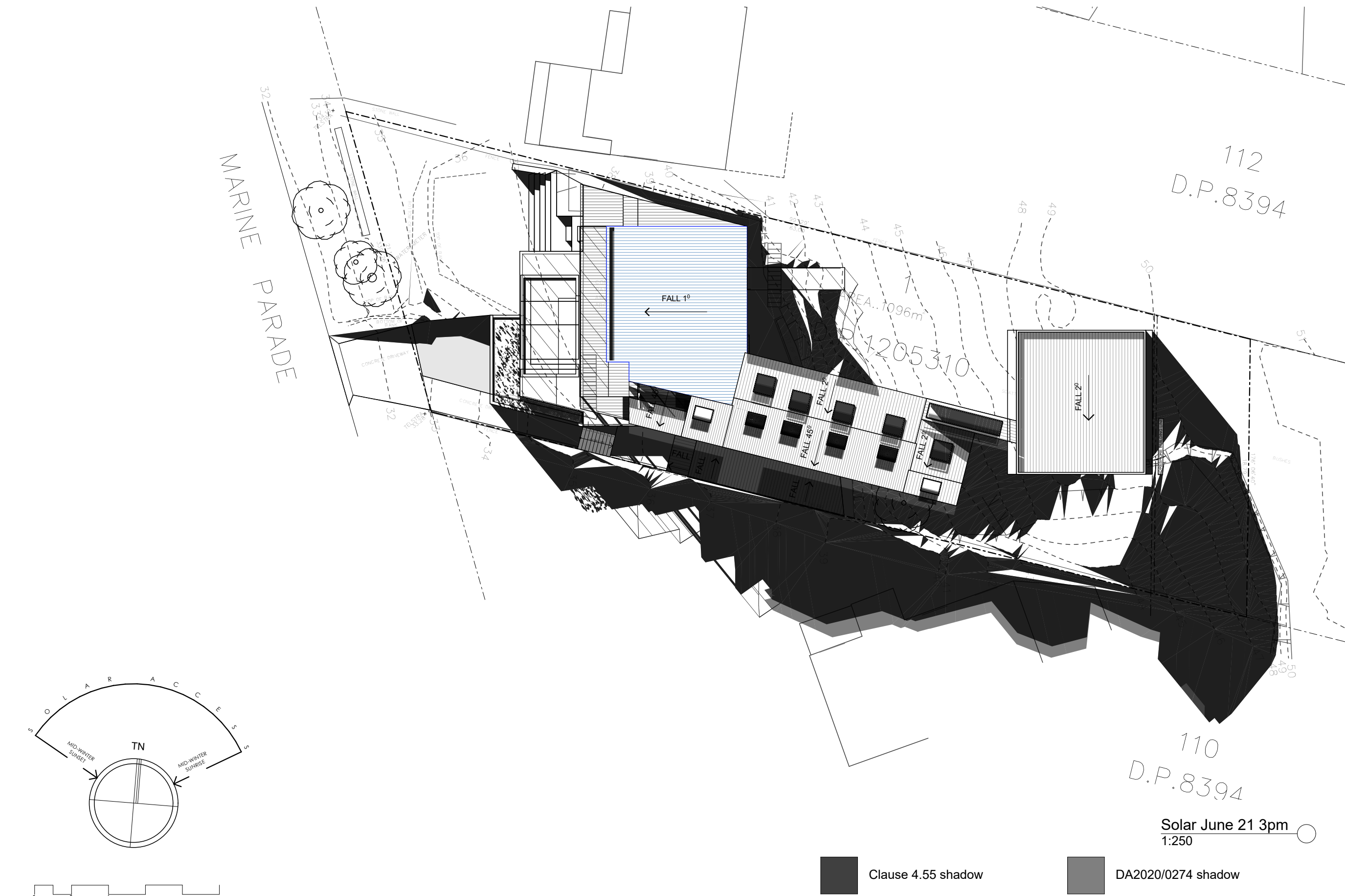
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PROJECT: 67 Marine Pde, Avalon, 2107,
NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT:
Private



STATUS: C4.55		
DATE: 180523	SCALE: as shown	PROJECT NUMBER: 1816
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-22		



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REV	DATE	DESCRIPTION

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

STATUS: C4.55		
DATE: 180523	SCALE: as shown	PROJECT NUMBER: 1816
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-23		

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A357439_06

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 17, May 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Description of project

Project address	
Project name	67 Marine Pde - DA_06
Street address	67 Marine Parade Avalon 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 1205310
Lot number	1
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W1	W	6.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W2	E	2.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W3	E	2.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W4	E	2.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W5	E	2.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W6	N	2.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W7	W	10.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W8	W	10.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W9	W	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W10	N	1.4	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W11	N	1.4	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W12	N	0.5	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W13	E	2.5	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W14	E	14.3	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W15	N	7.5	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W16	N	2.4	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W17	N	20.6	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W19	W	1.3	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W20	W	0.4	0	0	projection/height above sill ratio >=0.23	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W21	W	5.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W22	W	8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W23	W	8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W24	N	6.7	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W25	N	3.3	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W26	E	5.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W27	E	8.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W28	E	5.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W6A	W	1.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

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Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

STATUS: C4.55
DATE: 180523
STAGE: C4.55
DRAWING NO: C4.55-24

SCALE:
DRAWN/DESIGNED: PB / MP
PROJECT NUMBER: 1816
ISSUE: