

DRAWING LIST	
Sheet Number	Sheet Name
AR.DA. 0000	SITE AND ROOF PLAN
AR.DA. 0001	PERSPECTIVE VIEWS
AR.DA. 0100	(E) GROUND AND FIRST FLOOR
AR.DA. 1100	PROPOSED GROUND AND FIRST FLOOR PLAN
AR.DA. 3000	(N) ELEVATIONS
AR.DA. 3100	(N) SECTIONS
AR.DA. 3200	DOOR SCHEDULE
AR.DA. 3201	WINDOW SCHEDULE
AR.DA. 7000	SUN SHADOWS STUDIES
AR.DA. 4000	EXTERNAL FINISHES

1 (N) SITE AND ROOF PLAN
1 : 100

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JUDY HSU &
CHRIS HUDSON

DESIGN ARCHITECT R SQUARED STUDIOS	SURVEYOR DONOVAN ASSOCIATES
PLANNER VMDC PLANNING	STRUCTURAL & HYDRAULIC ENGINEER BMY BUILDING CONSULTANTS
LANDSCAPE CONSULTANT TCGD	ENERGY CONSULTANT GREEN FUTURE GROUP

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A	20.12.2023	ISSUE FOR DA	TI	RR

LEGEND

Proj. Arch RR	Drawn TI
Date DEC' 2023	Scale 1 : 100

Do not scale drawings. Verify All dimensions on site. Notify architect of all discrepancies.

Project
FRESHWATER HOUSE
31 Kooloora Avenue, Freshwater
Drawing Title
SITE AND ROOF PLAN
Drawing No.
AR.DA. 0000

Project Architect

Revision
A

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Certificate No. 0009167644-02
Assessor name: Daniëlle Grumont
Accreditation No. HERA10134
Property Address: 31 Kooloora Avenue, FRESHWATER NSW, 2096
nstar.com.au/QR/Generate?pr=KsaEMySx




1 3D View 1

3 3D View 3



2 3D View 2

Thermal Comfort Specifications	
Glazing: Doors/windows	'Default' codes modelled which are not brand specific. You can use any brand/manufacturer and type of glass and frame; these are maximum U-values, and there is a flexibility of +/- 10% (as stated below) with the SHGC value. Group A – bifold and casement doors: PVC-005-01: U-Value: 2.60 (equal to or lower than) SHGC: 0.50 (±10%) Group B – sliding doors/windows + fixed glazing: PVC-006-01: U-Value: 2.60 (equal to or lower than) SHGC: 0.53 (±10%) Given values are AFRC, total window system values (glass and frame)
Skylights	Double glazed with timber or aluminium frame
Roof	Concrete roof with waterproof membrane Colour: Light (0.475>SA)
Ceiling	Plasterboard ceiling with R4.0 insulation (insulation only value) where roof above No insulation required to Garage ceiling Ground Floor ceiling is concrete between levels
Ceiling penetrations	Sealed LED downlights to Ground Floor, modelled; One per 3m ²
External Walls	Concrete with R2.7 insulation (insulation only value) No insulation required to Garage walls Default Medium colour modelled (0.475<SA<0.7)
Internal walls	Plasterboard on studs <i>Note: tested also with single skin masonry which performs 0.1 Stars better. Have applied worst case scenario with plasterboard on studs. Single skin masonry can be installed as an alternative.</i>
Floors	Concrete slab on ground with R1.8 underslab insulation (insulation only value) Concrete to First Floor (between levels) with R2.0 insulation (insulation only value) to any suspended floor with open subfloor Floor coverings: Tiles to Ground Floor and the wet areas of First Floor, carpet to upstairs bedrooms, timber elsewhere upstairs
Ceiling fans	Three Ceiling Fans: one to Upper Sitting Room, one to Dining Room, and one to either the GF Sitting Room or Living Room
External Shading	Covered Alfresco and Balconies. Shading screens to Ensuite 1 and Study windows. Eaves as shown on drawings
BASIX Water Commitments	
Fixtures	Install showerheads minimum rating of 4 stars (>6.0 and <= 7.5 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 4 stars in the kitchen Install taps with minimum rating of 4 stars in each bathroom
Alternative Water	Install rainwater tank with minimum 10,000L capacity, connected to – At least one outdoor tap and toilets, and used to top up spa and pool Rainwater harvest collected from a min. 215m ² roof area
Pool and Spa	Volume of Pool: 74kL, Volume of Spa: 6kL. Both Pool and Spa are to have a cover.
BASIX Energy Commitments	
Hot water System	Gas Instantaneous with minimum performance of 6 Stars
Cooling system	3 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Heating system	3 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen - Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, manual on/off switch Laundry - Individual fan, externally ducted to roof or façade, manual on/off switch
Pool and Spa	Pool Heating System: solar (electric boosted), controlled by timer, dual speed pool pump with minimum performance of 6 Stars Spa Heating System: solar (electric boosted), controlled by timer
Alternative Energy	Minimum 5.5kW of solar/PV, with panels sloped between >0° to <=10° and facing North West
Other	Gas cooktop & electric oven Outdoor clothes drying line

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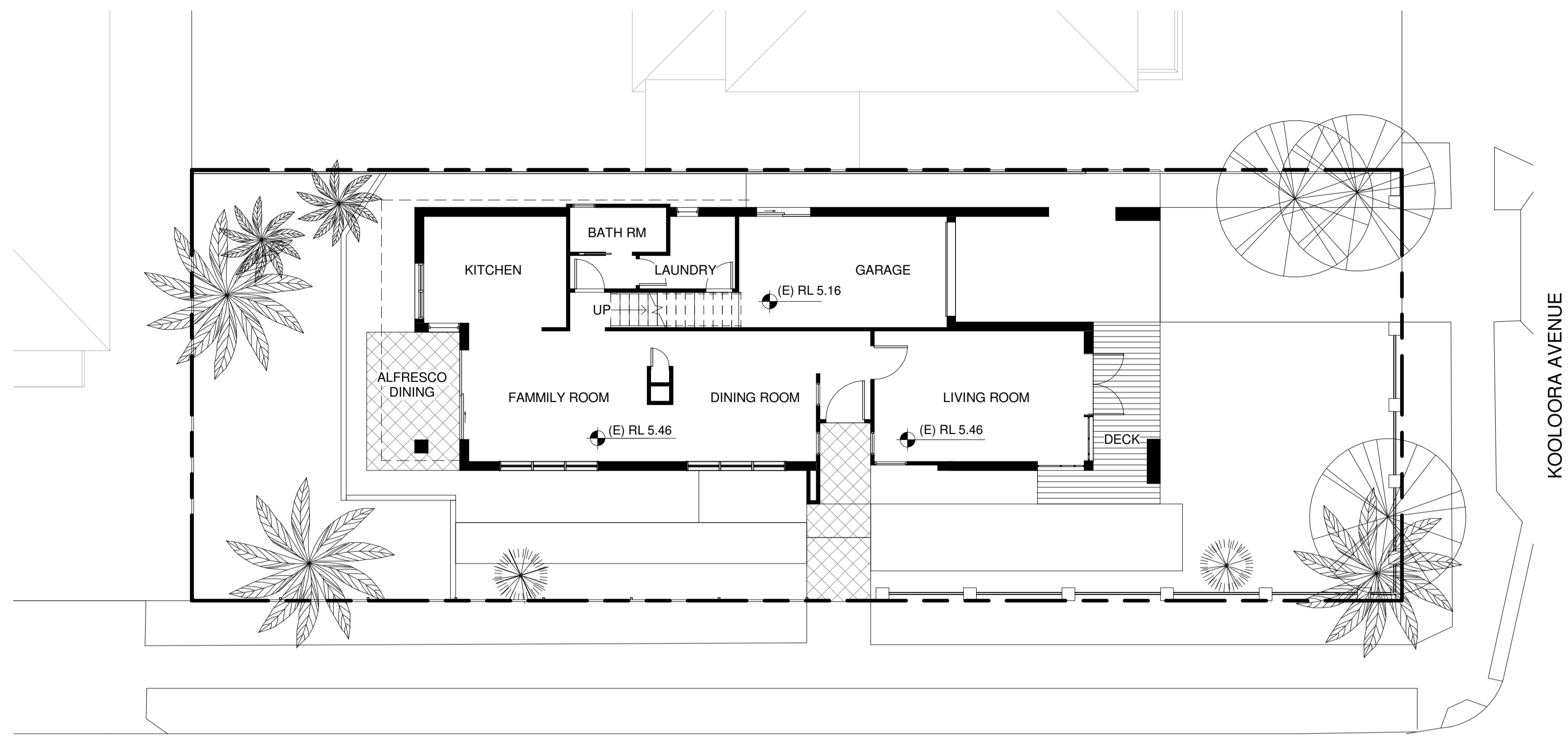
Project: **FRESHWATER HOUSE**
 Project Architect: Danielle Grumont
 31 Kooloora Avenue, Freshwater

Drawing Title: **PERSPECTIVE VIEWS**

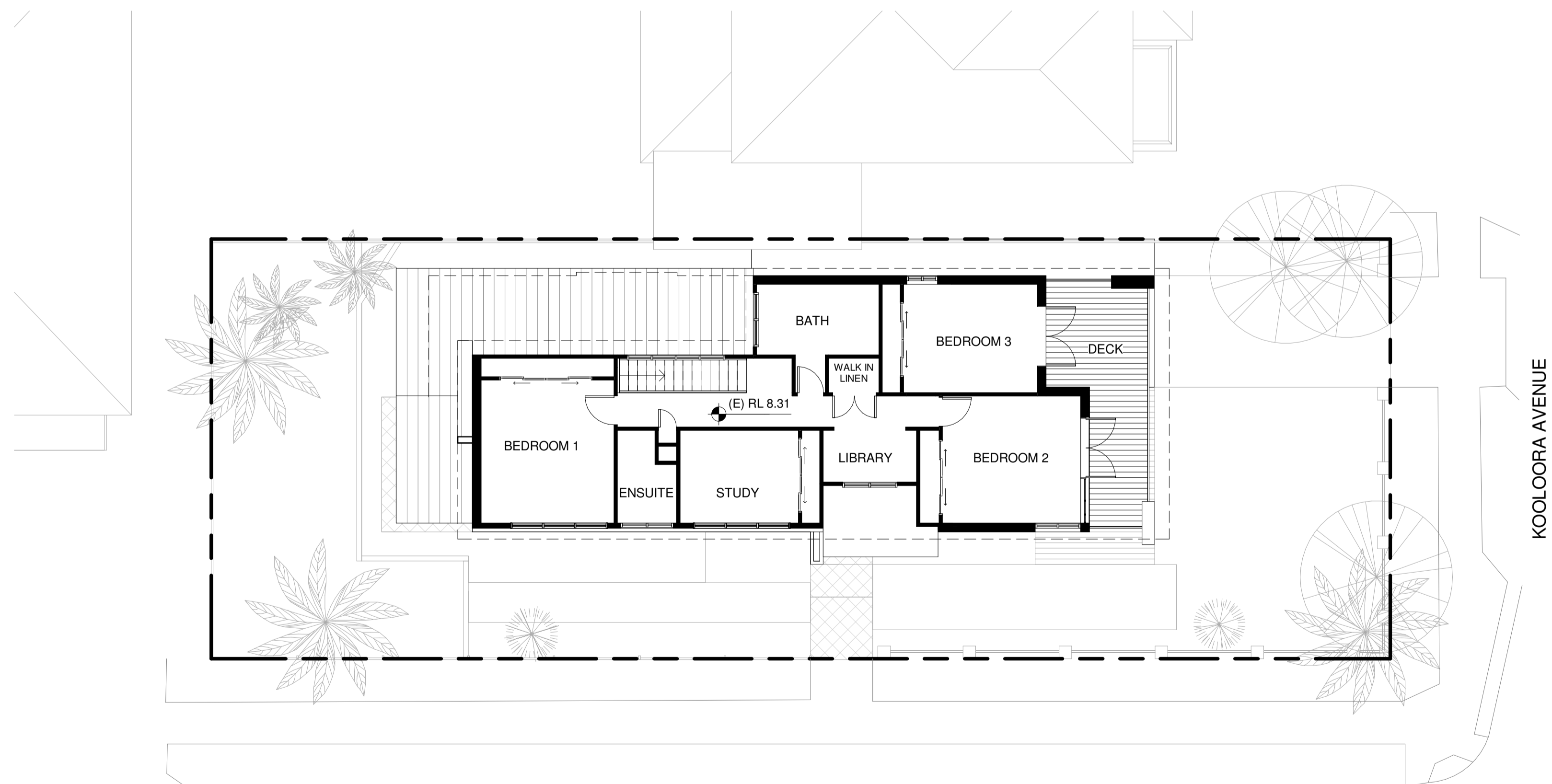
Drawing No.: AR.DA. 0001
 Revision: A

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1 (E) GROUND FLOOR
1 : 100



2 (E) FIRST FLOOR
1 : 100

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31 Kooloora Avenue, Freshwater

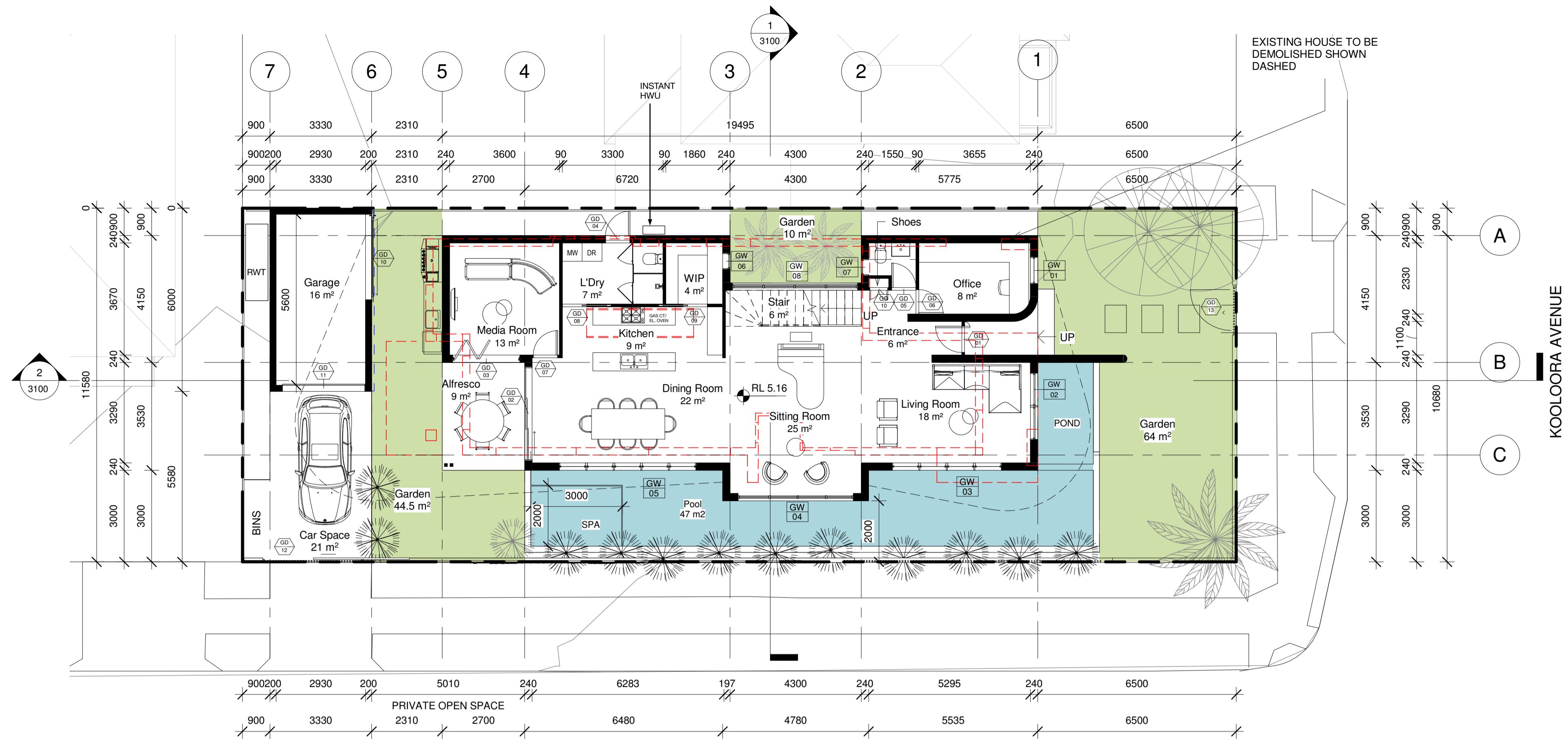
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(E) GROUND AND FIRST FLOOR

Drawing No.
AR.DA. 0100

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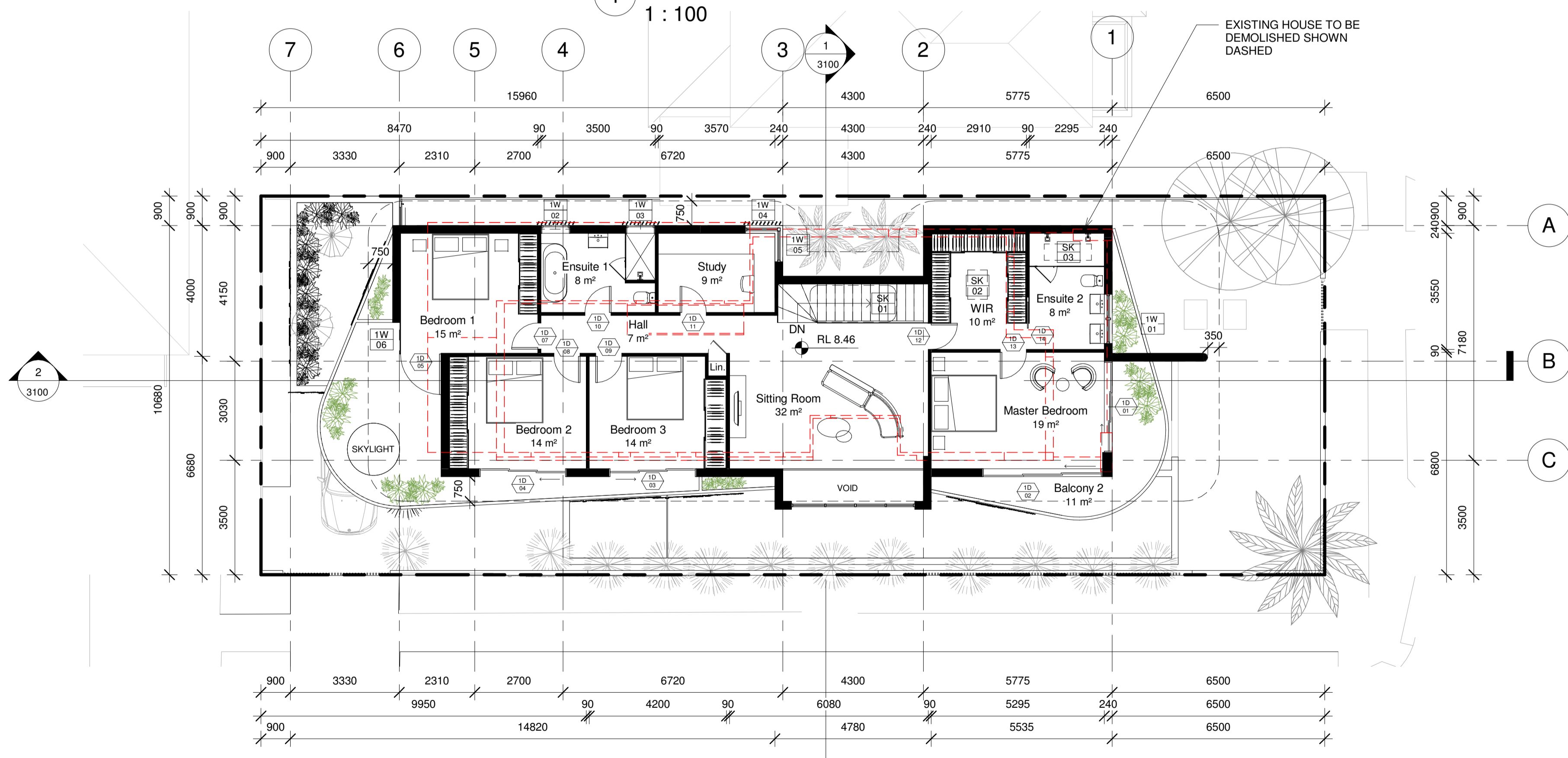
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Ground Floor Room Schedule	
Name	Area
Media Room	13 m ²
Kitchen	9 m ²
L'Dry	7 m ²
WIP	4 m ²
Sitting Room	25 m ²
Entrance	6 m ²
Office	8 m ²
Powder Room	2 m ²
Living Room	18 m ²
Dining Room	22 m ²
Stair	6 m ²
119 m ²	
Garage	16 m ²
Alfresco	9 m ²
Car Space	21 m ²
47 m ²	
Landscape Area Schedule	
Name	Area
Garden	63 m ²
Garden	64 m ²
Pool	41 m ²
Garden	10 m ²
178 m ²	

1
1 : 100
PROPOSED GROUND FLOOR



First Floor Room Schedule	
Name	Area
Balcony 1	22 m ²
Bedroom 1	15 m ²
Ensuite 1	8 m ²
Study	9 m ²
Bedroom 2	14 m ²
Bedroom 3	14 m ²
Hall	7 m ²
Sitting Room	32 m ²
WIR	10 m ²
Ensuite 2	8 m ²
Master Bedroom	19 m ²
Balcony 2	11 m ²
170 m ²	

2
1 : 100
PROPOSED FIRST FLOOR



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FRESHWATER HOUSE

Project Architect
31 Kooloora Avenue, Freshwater

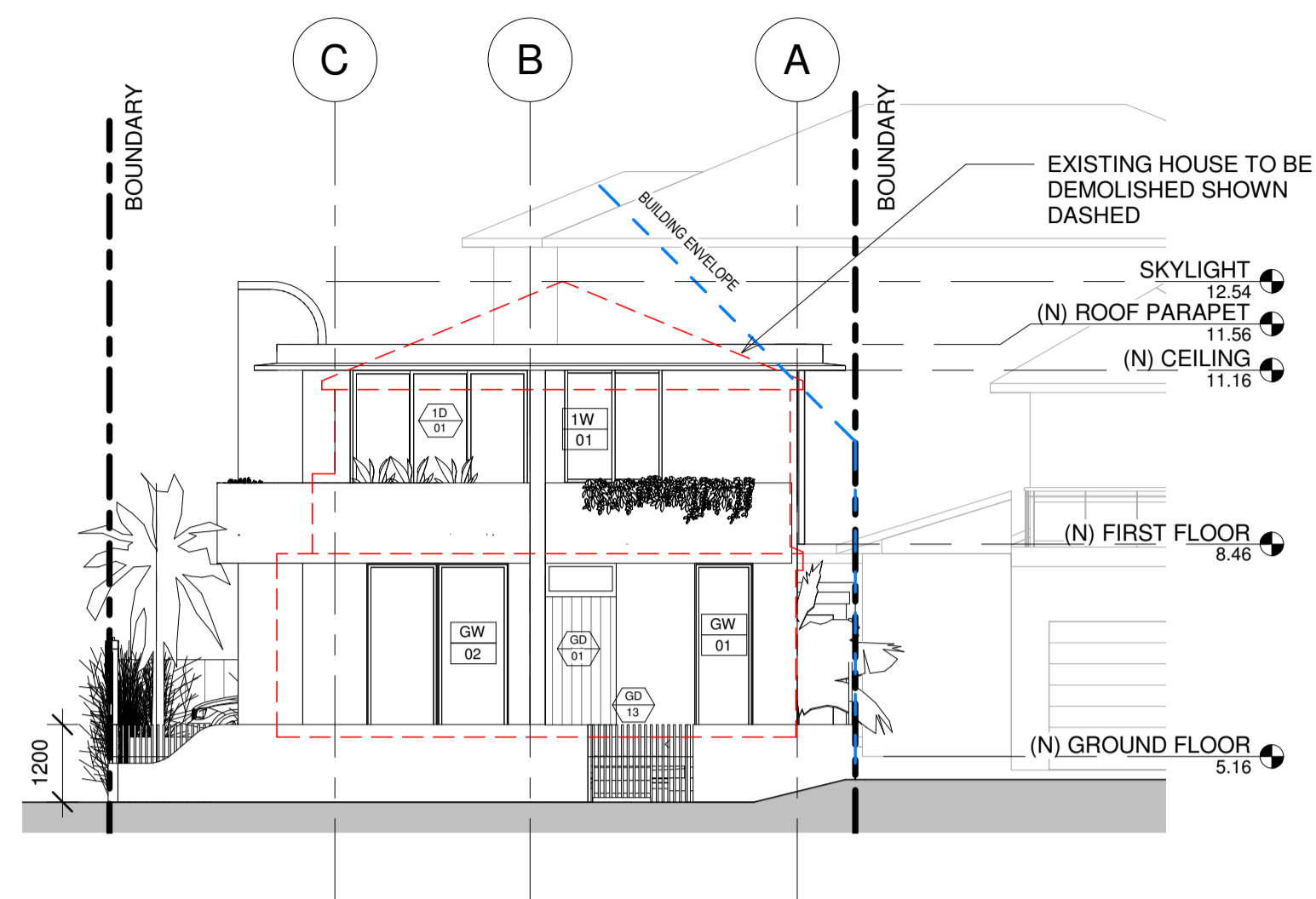
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PROPOSED GROUND AND FIRST FLOOR PLAN

Drawing No.
AR.DA. 1100

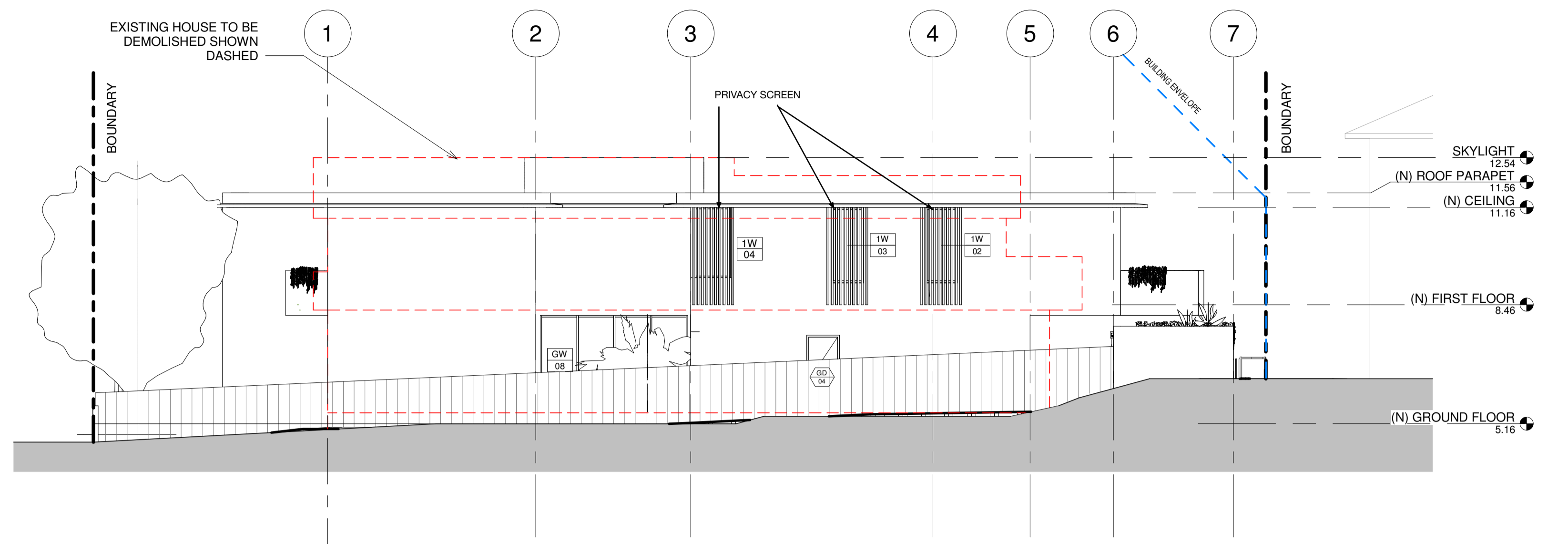
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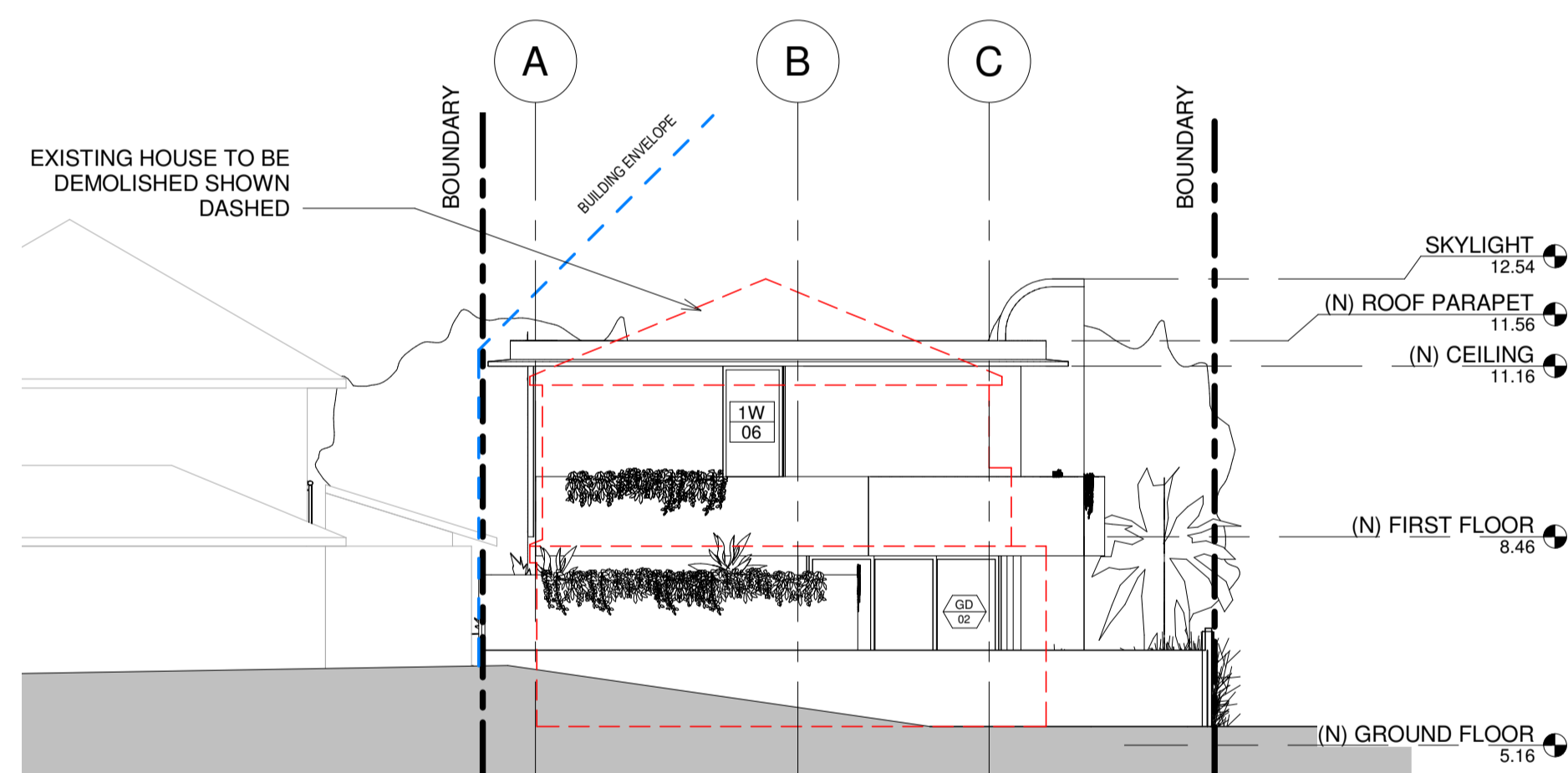




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1 : 100



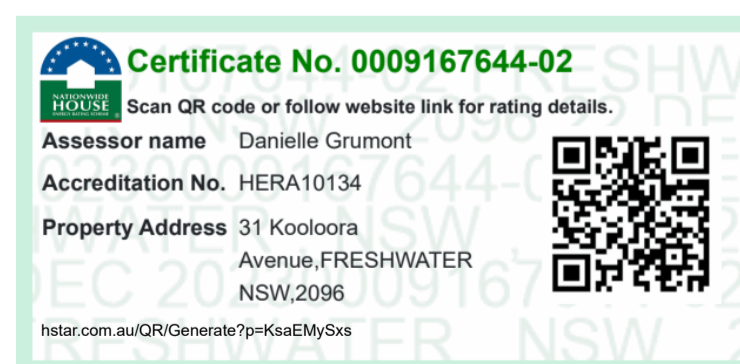
2 West Elevation
1 : 100



4 South Elevation
1 : 100



3 East Elevation
1 : 100



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FRESHWATER HOUSE

31 Kooloora Avenue, Freshwater

Drawing Title
(N) ELEVATIONS

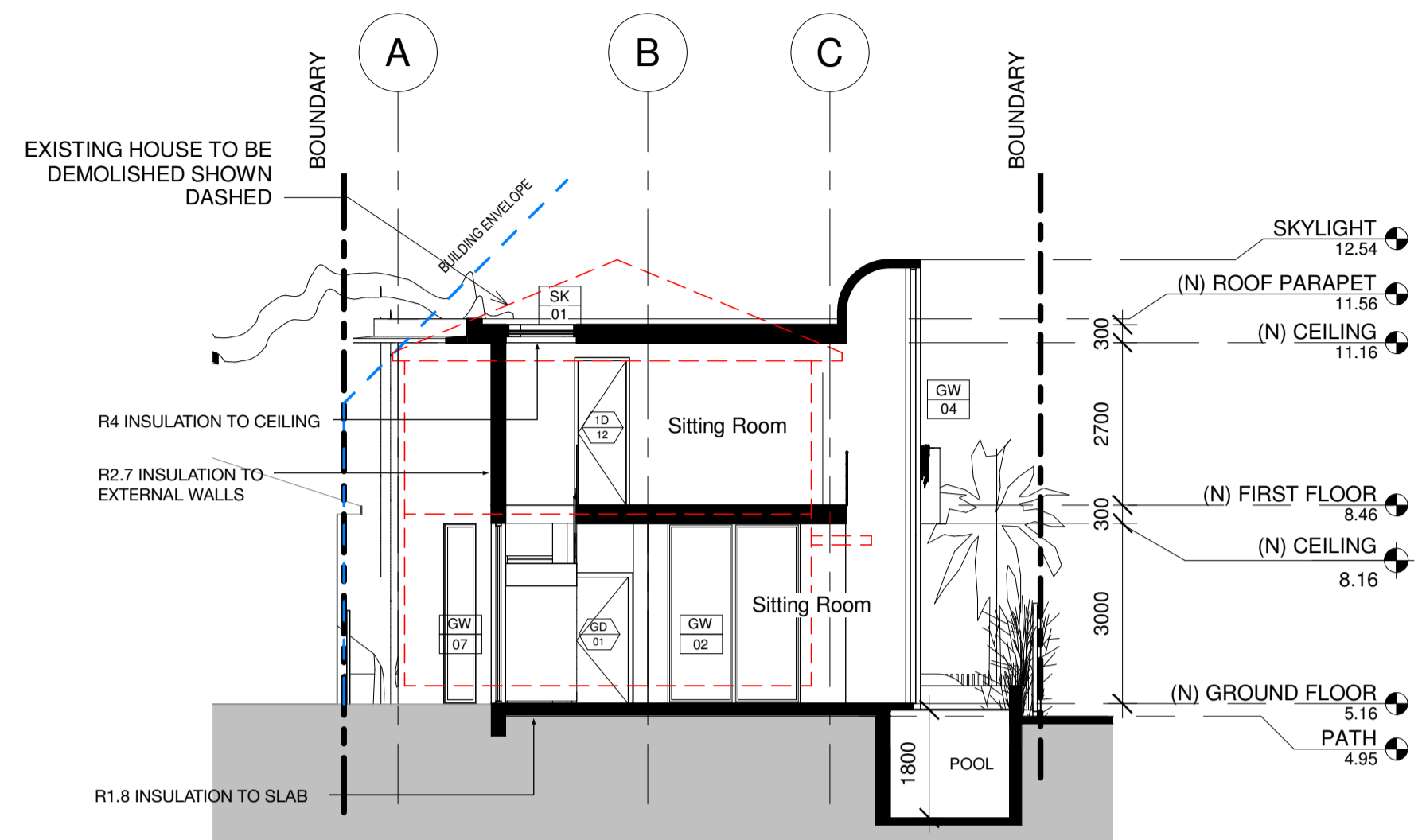
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Revision
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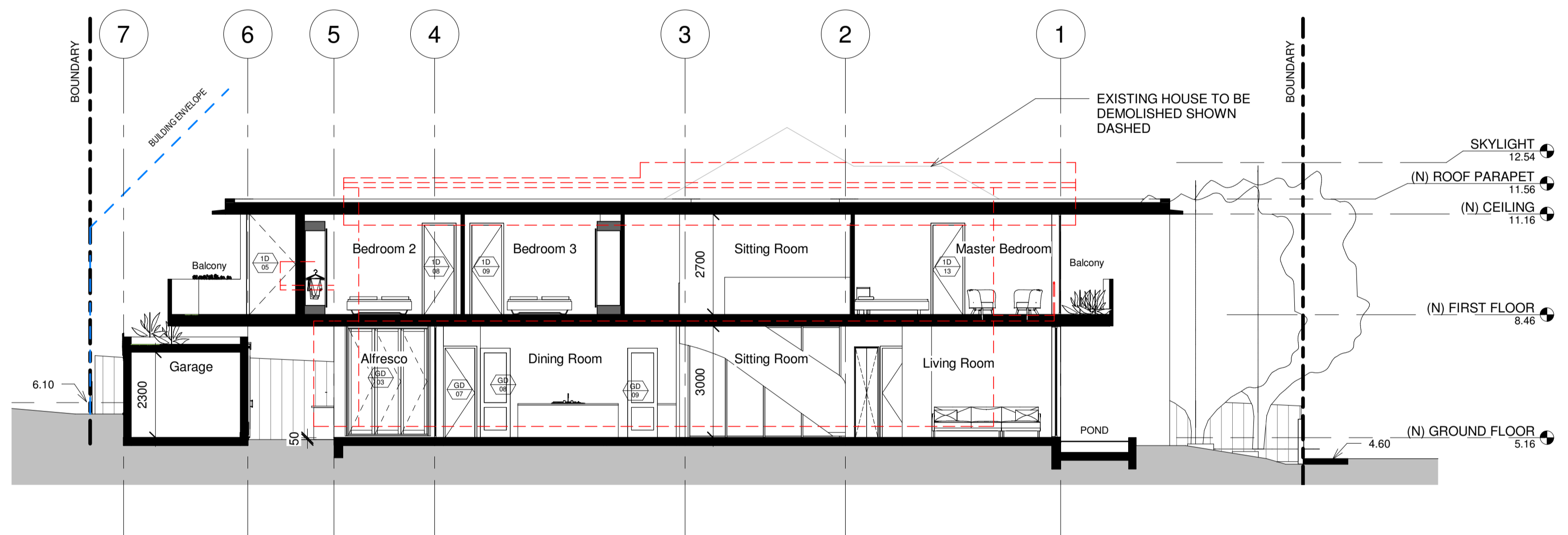
Project Architect

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1 Section 1
1 : 100



2 Section 2
1 : 100

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LANDSCAPE CONSULTANT
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LEGEND

Proj. Arch	Drawn
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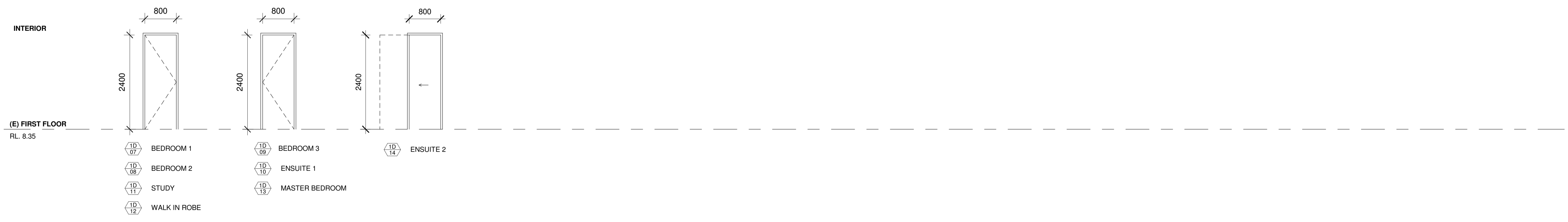
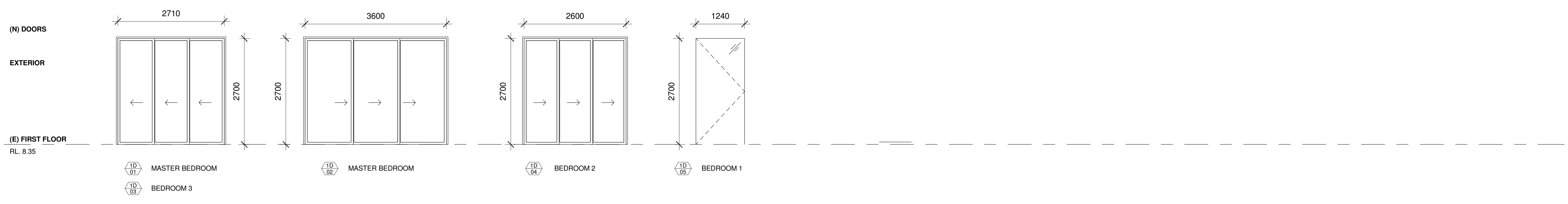
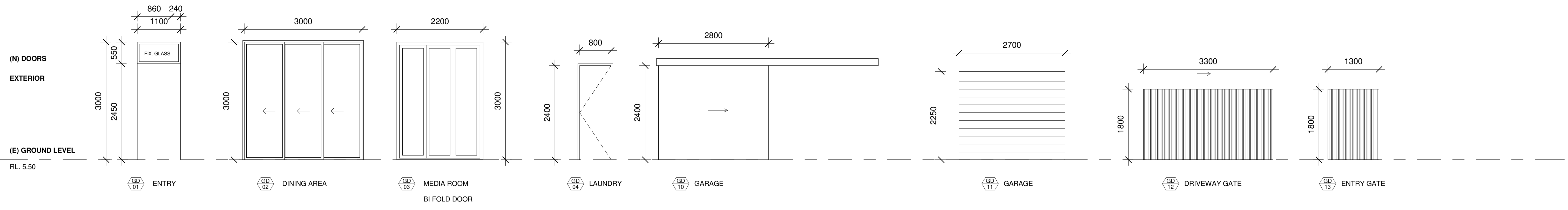
Project
 FRESHWATER HOUSE
 31 Kooloora Avenue, Freshwater
 Project Architect

Drawing Title
 (N) SECTIONS

Drawing No.
 AR.DA. 3100

Revision
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DEC' 2023	1 : 50

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Project
FRESHWATER HOUSE

31 Kooloora Avenue, Freshwater

Drawing Title
DOOR SCHEDULE

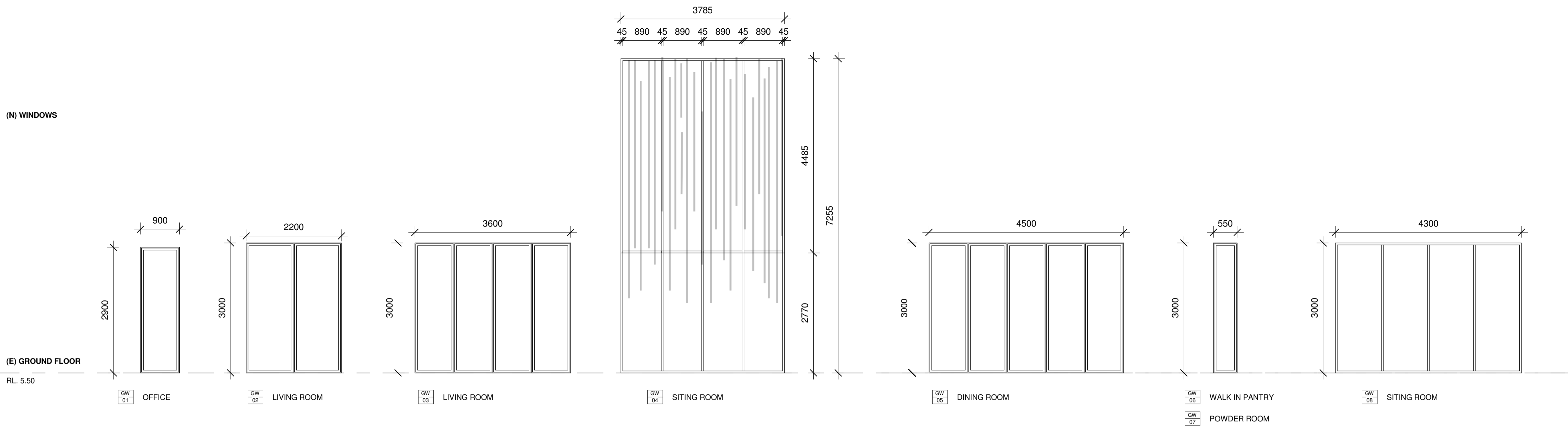
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Revision
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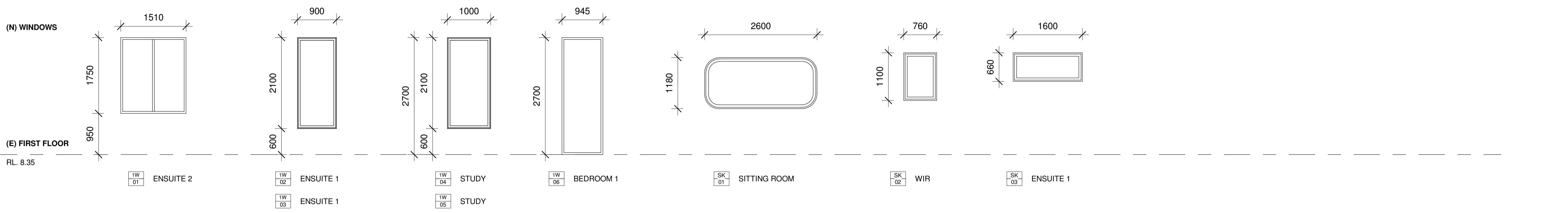
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(N) WINDOWS



(N) WINDOWS



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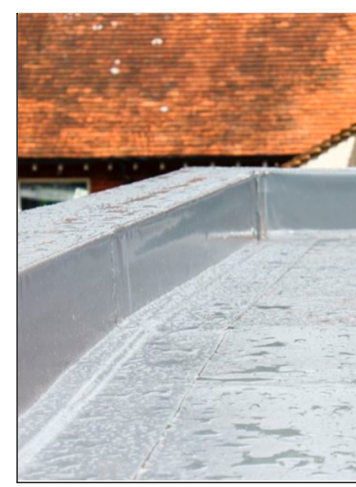
Drawing Title
WINDOW SCHEDULE

Drawing No.
AR.DA. 3201

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1. ROOF MEMBANE



2. ROOF TRIM



3. WALLS



4. WINDOWS



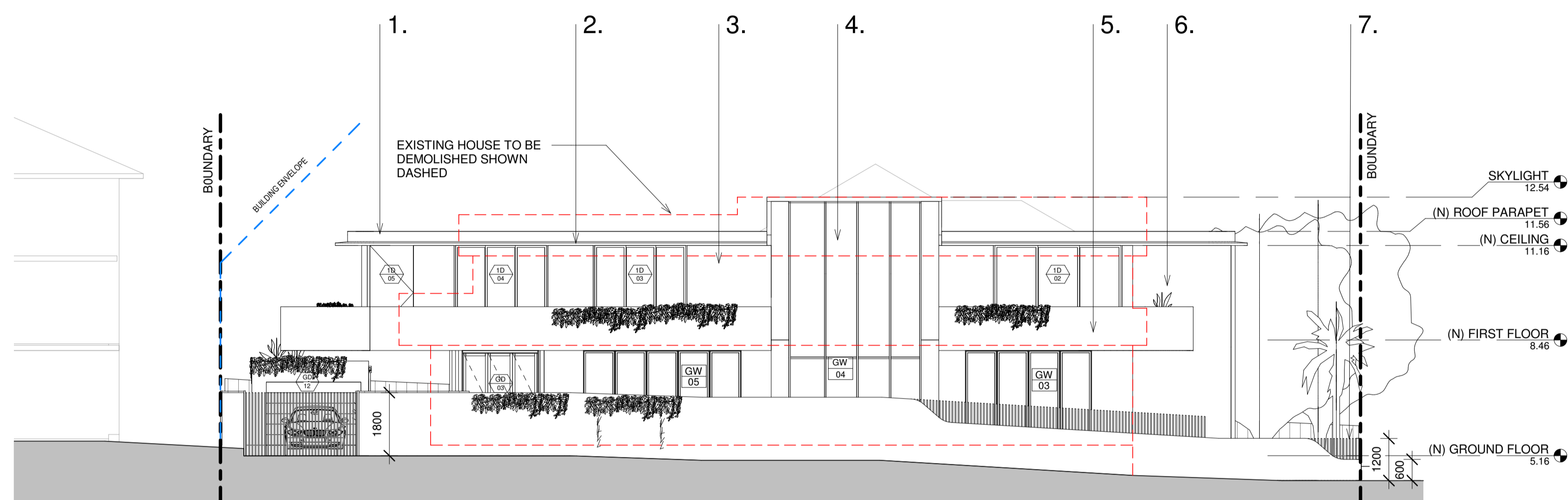
5. BALCONY



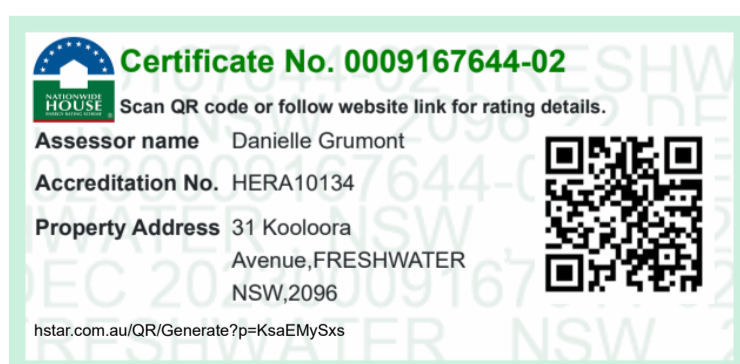
6. BLADE WALL



7. FENCE



1 External Finishes
1 : 100



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EXTERNAL FINISHES

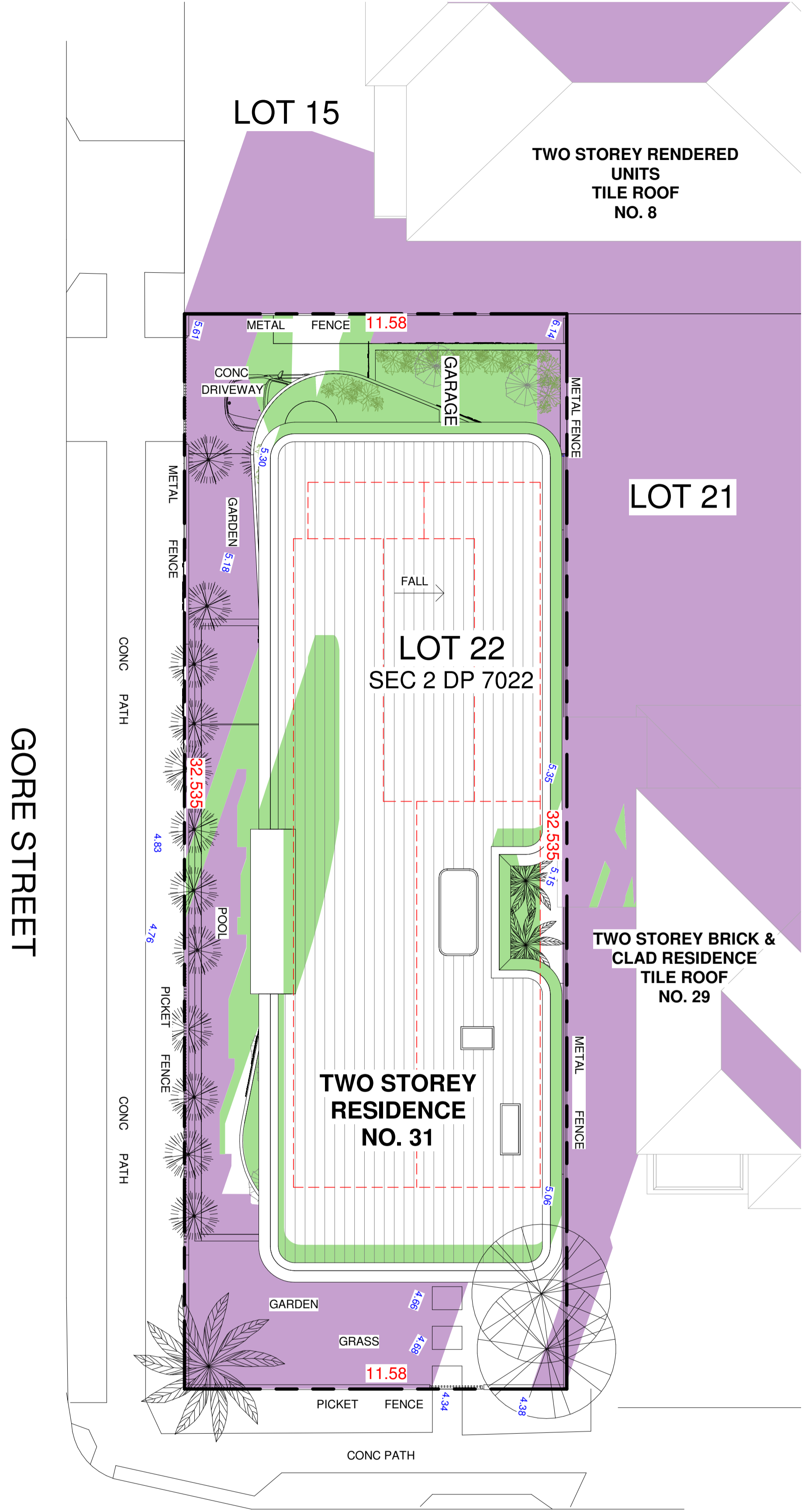
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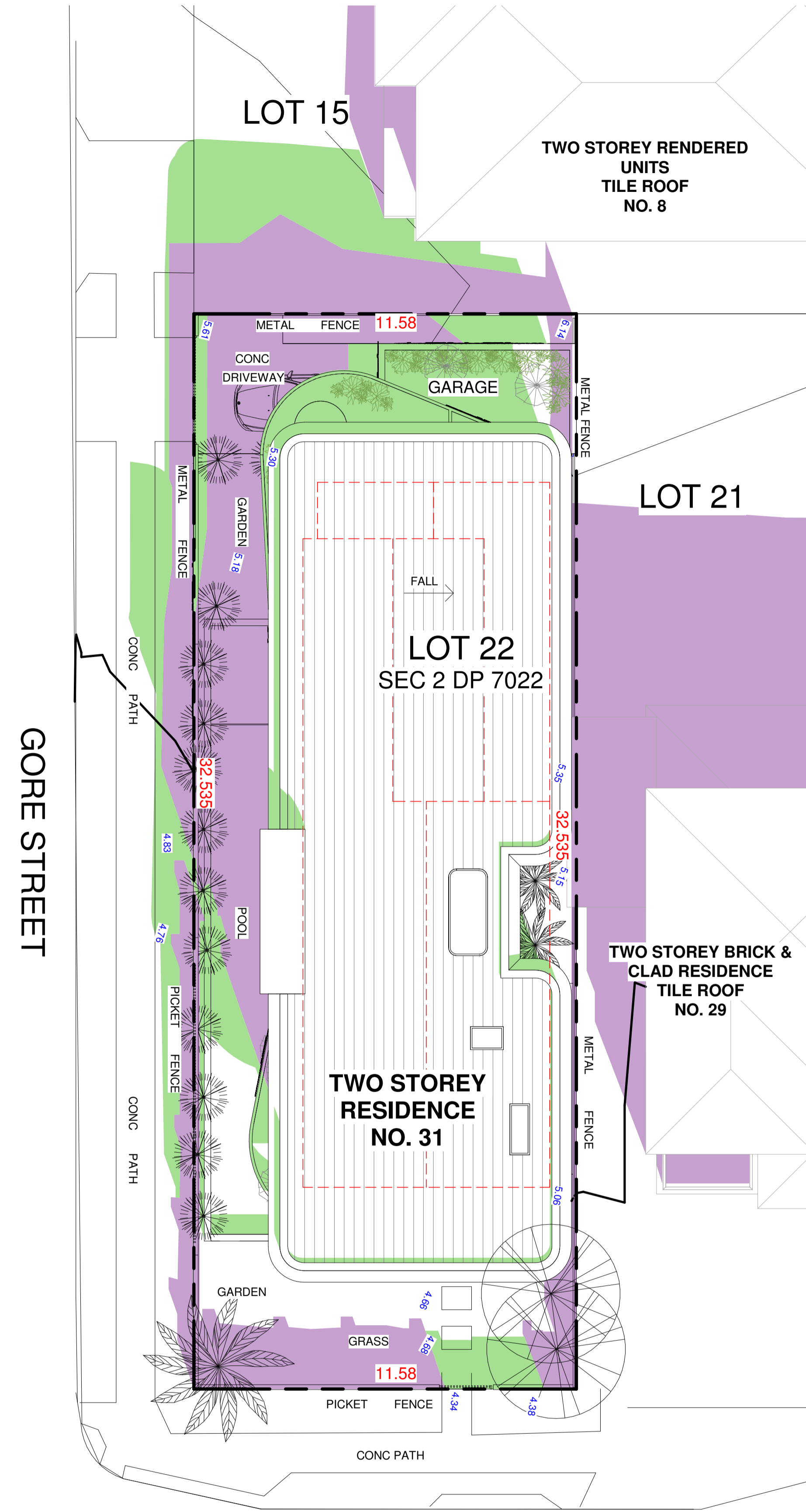
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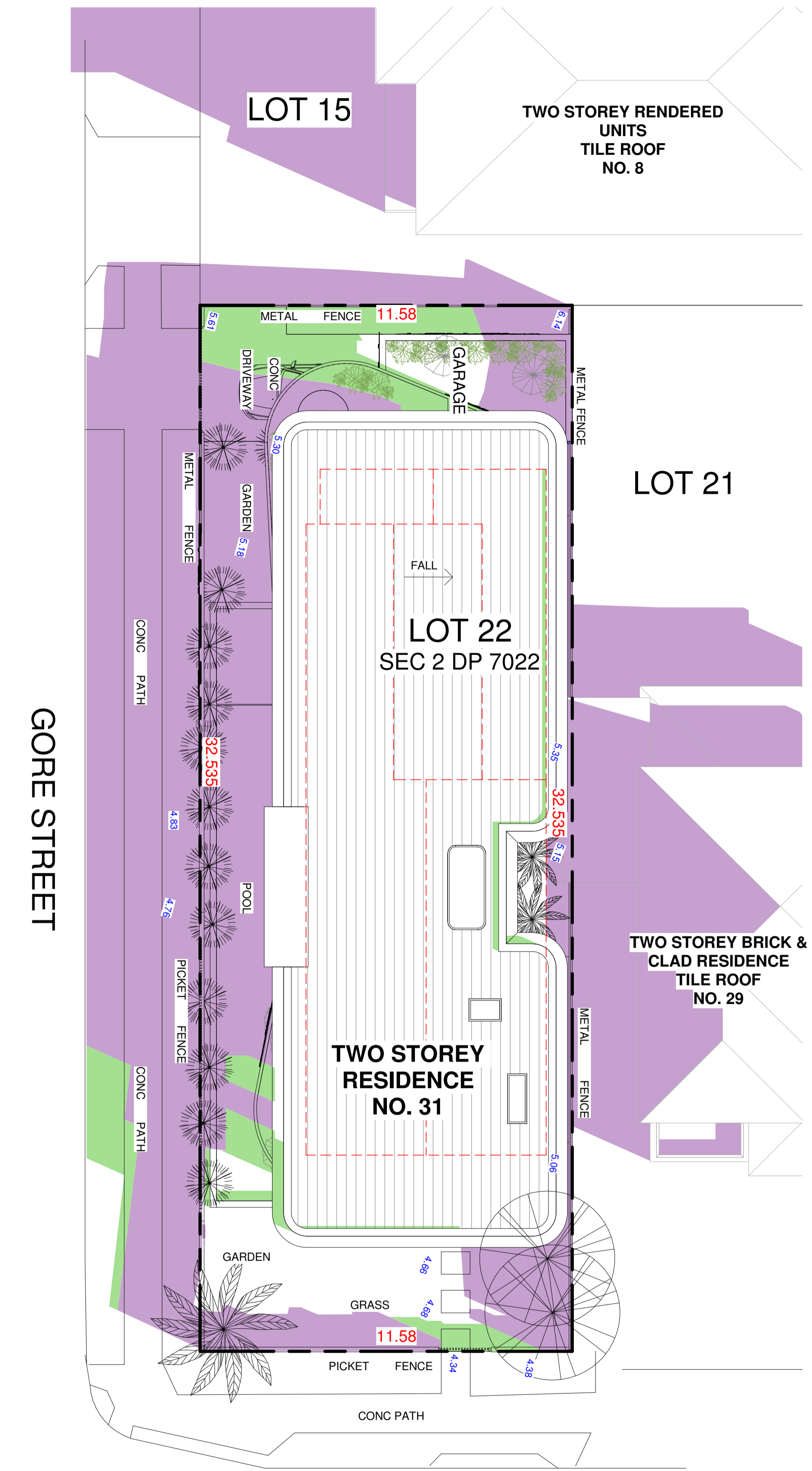
KOOLOORA AVENUE

BUILDING SHADOW - 21.06 - 9.00AM




KOOLOORA AVENUE

BUILDING SHADOW - 21.06 - 12.00PM





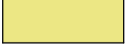
KOOLOORA AVENUE

BUILDING SHADOW - 21.06 - 3.00PM

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 Assessor name: Danielle Grumont
 Accreditation No. HERA10134
 Property Address: 31 Kooloora Avenue, FRESHWATER NSW, 2096


Rev	Date	Description	Drawn	Auth.
P1	9.11.2023	ISSUE FOR COORDINATION	TI	RR
P2	28.11.2023	ISSUE FOR COORDINATION	TI	RR
P3	1.12.2023	ISSUE FOR COORDINATION	TI	RR
A	20.12.2023	ISSUE FOR DA	TI	RR

LEGEND

	EXISTING SHADOWS
	INCREASE SHADOWS
	DECREASE SHADOWS

Proj. Arch	Drawn
RR	TI
Date	Scale
DEC' 2023	As indicated

Do not scale drawings. Verify All dimensions on site. Notify architect of all discrepancies.

Project	Project Architect
FRESHWATER HOUSE	
31 Kooloora Avenue, Freshwater	
Drawing Title	
SUN SHADOWS STUDIES	
Drawing No.	Revision
AR.DA. 7000	A

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