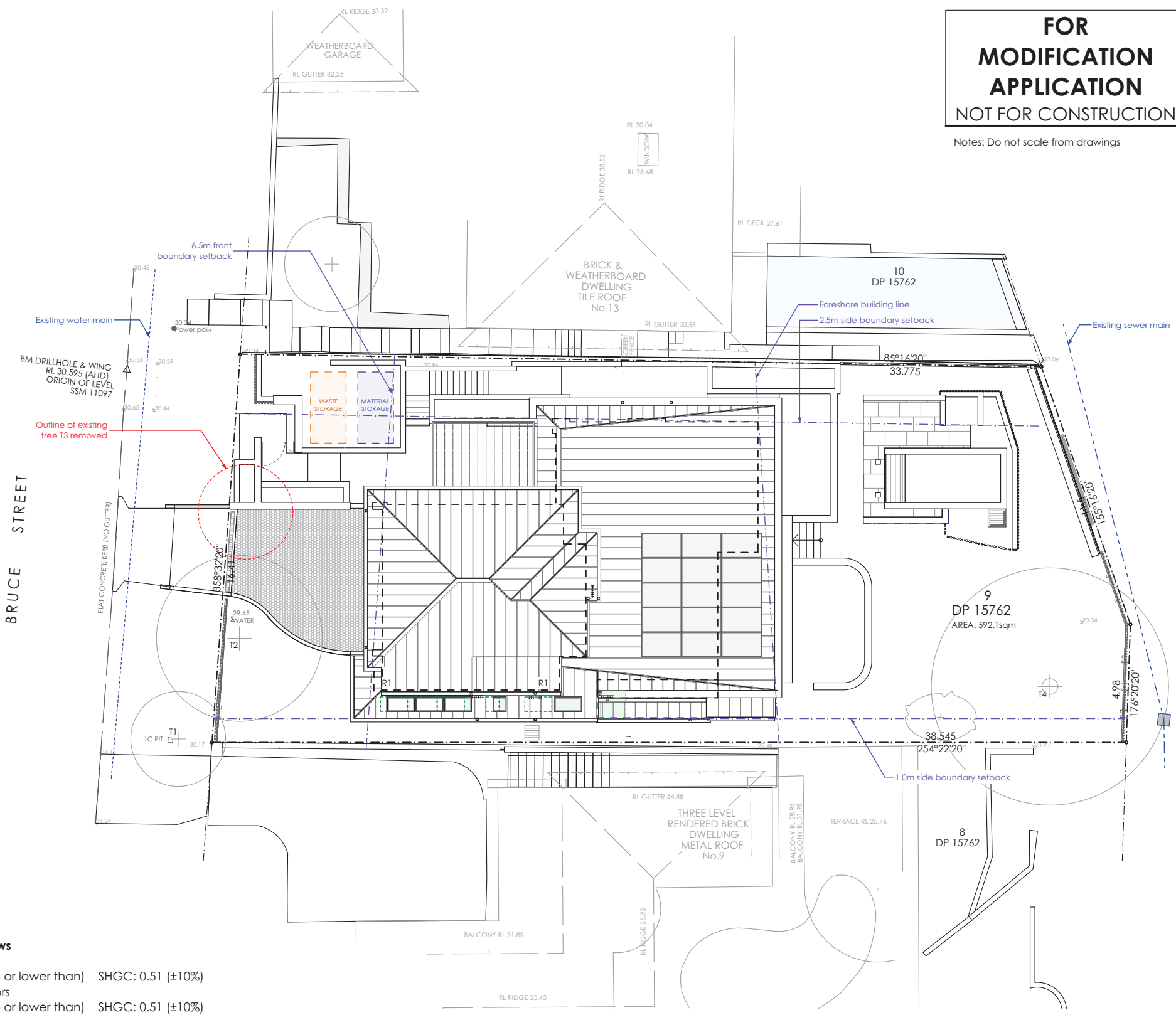
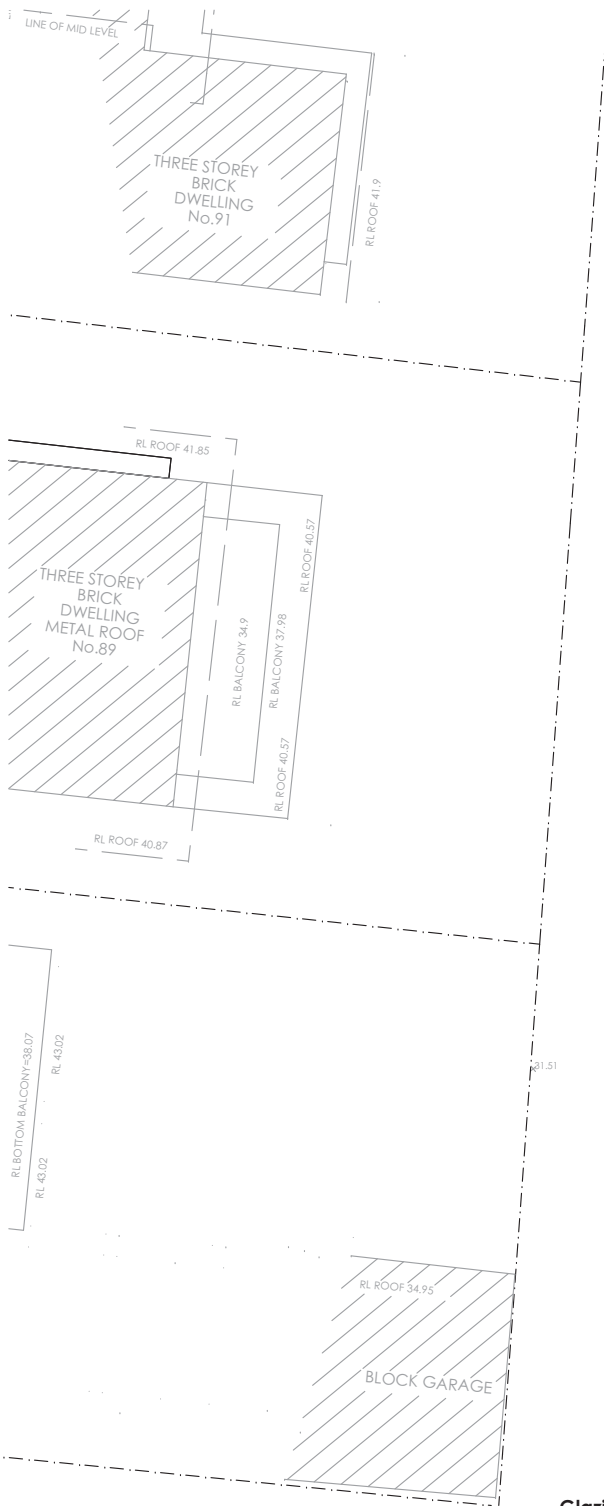


- CONSTRUCTION LEGEND**
1. All construction to NCC & BASIX requirement
- EXTERIOR FLOORS**
- EF1 - Concrete slab
- EF2 - Concrete slab with tiles
- EXTERIOR WALLS**
- EW1 - Timber frame with weatherboard cladding
- EW2 - Timber frame with acrylic render finish
- EW3 - Timber frame with metal cladding
- EW4 - Reverse brick veneer wall with acrylic render finish
- EW5 - Reverse brick veneer wall with weatherboard
- EW6 - Cavity brick with acrylic render finish
- EW7 - Cavity brick with stone cladding
- EW8 - Brick veneer wall with stone cladding
- EW9 - Masonry wall with stone cladding
- EW10 - Masonry wall with acrylic render finish
- EXTERIOR CEILING**
- EC1 - Timber frame with FC sheets
- ROOF**
- R1 - Metal roof
- R2 - Operable Louvre Roof
- INTERIOR FLOORS**
- IF1 - Concrete slab
- IF2 - Concrete slab with timber floorboards
- IF3 - Concrete slab with tiles
- INTERIOR WALLS**
- IW1 - Timber frame with plasterboard
- IW2 - Timber frame with waterproofed FC sheets & tiles
- IW3 - Masonry wall with plasterboard
- IW4 - Masonry wall with waterproofing and tiles
- IW5 - Masonry wall with stone cladding
- IW6 - Masonry wall
- INTERIOR CEILINGS**
- IC1 - Timber frame with plasterboard and insulation
- DOOR & WINDOWS**
- AD - Aluminium door with clear glass
- AW - Aluminium window with clear glass
- AWO - Aluminium window with obscured glass
- TD - Timber door
- SL - Skylight
- OTHERS**
- EB1 - Glass balustrade
- EB2 - Timber balustrade
- EB3 - Driveway safety barrier
- ES1 - External stairs
- PS1 - Privacy screen
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- SC1 - Steel Post
- FN1 - Timber fence on masonry wall
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- FN3 - Timber fence on isolated footings
- FN4 - Timber louvre fence on isolated footings
- FN5 - High timber fence on masonry wall



**FOR
MODIFICATION
APPLICATION**

NOT FOR CONSTRUCTION

Notes: Do not scale from drawings

BUILDING NOTES - THERMAL COMFORT

- Floors**
- Concrete slab on ground no insulation required
- Suspended concrete with R2.0 insulation (insulation only value) to open areas
- Concrete between levels, no insulation required where habitable rooms are above and below
- External Walls**
- Cavity brick with AIR-CELL Permicav insulation. Minimum Total system R-value of RT1.79 as per plans
- Reverse brick veneer with R2.5 insulation (insulation only value) as per plans
- Brick veneer with R2.5 insulation (insulation only value) as per plans
- Lightweight cladding on framed walls with R2.5 insulation (insulation only value) as per plans
- (No insulation required to garage and store)
- External Colour:
- Default colour modelled
- Walls within dwellings**
- Masonry walls with R2.0 insulation between garage and entry stairs
- Plasterboard on studs and masonry with R2.0 insulation between shed/ store and internal house rooms
- Plasterboard on studs and masonry walls, no insulation required to the remainder areas of the house

- Glazing Doors/Windows**
- Louvered windows
- U-value: 4.80(equal to or lower than) SHGC: 0.51 (±10%)
- Hinged windows/ doors
- U-value: 4.40(equal to or lower than) SHGC: 0.51 (±10%)
- Fixed windows
- U-value: 4.50 (equal to or lower than) SHGC: 0.61 (±10%)
- Sliding windows/ doors
- U-value: 4.50(equal to or lower than) SHGC: 0.51 (±10%)
- Frosted windows/doors
- U-value: 6.70(equal to or lower than) SHGC: 0.57 (±10%)
- Given values are AFRC total window system values (glass and frame)
- Skylights**
- Double glazing
- Roof and Ceilings**
- Metal roof with sarking
- Plasterboard ceiling with R5.0insulation (insulation only value) where roof above
- Plasterboard ceiling with R2.0 insulation to habitable rooms ceiling where garage above or store below
- External Colour
- Dark (SA > 0.7)

- Ceiling Penetrations**
- Sealed LED downlights, one every 5.0m2.
- Floor coverings**
- Tiles to wet areas, timber elsewhere
- External Shading**
- Shading as per stamped drawings
- Ventilation**
- All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings



Nominated Architect: Reg. No. 6769

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James de Soyres
+ Associates
a r c h i t e c t s

New Dwelling and Pool
at 11 Bruce Street, Mona Vale, NSW 2103
title Lot 9 in DP 15762



SECTION 4.55 APPLICATION

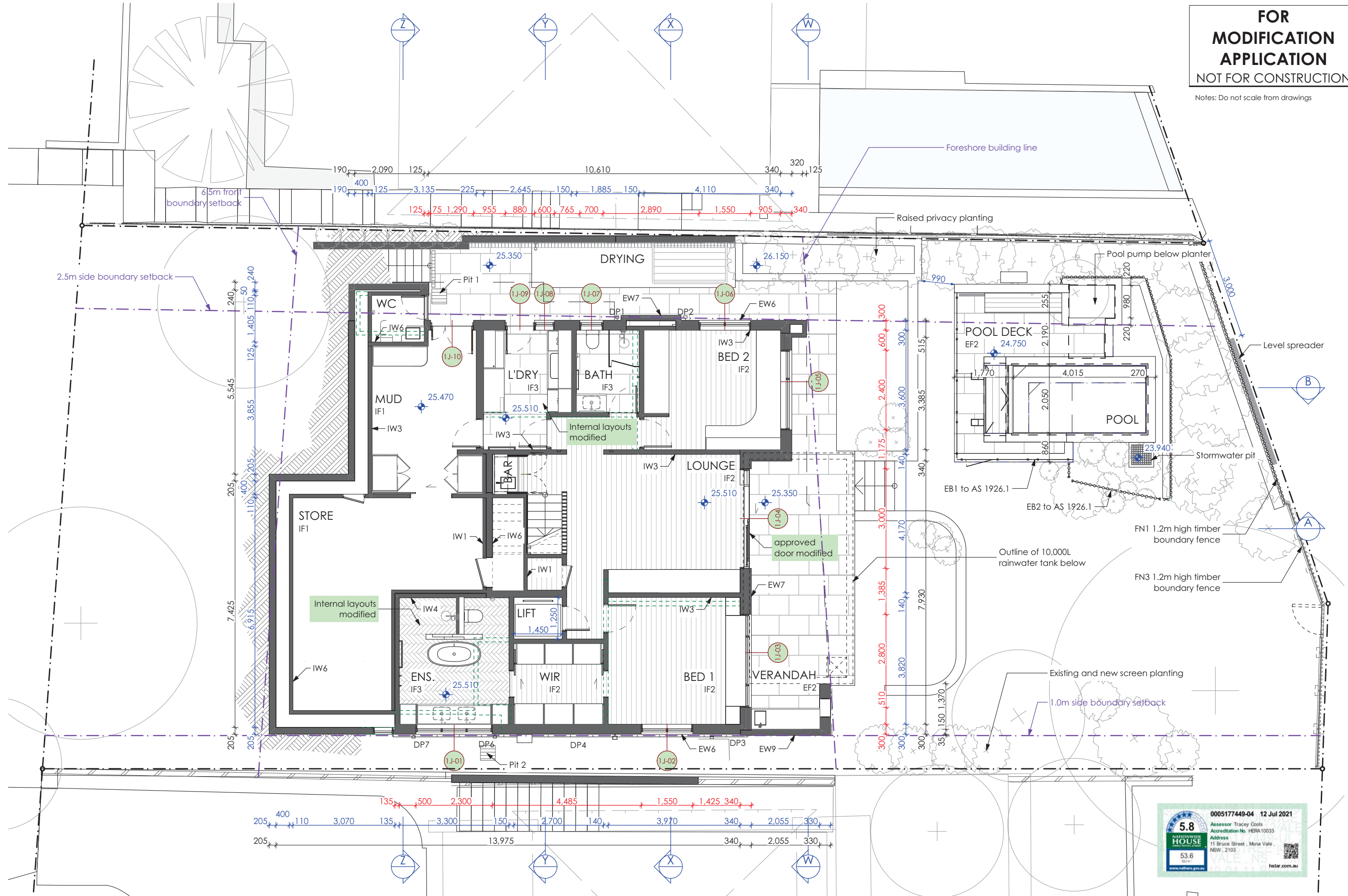
Site Plan

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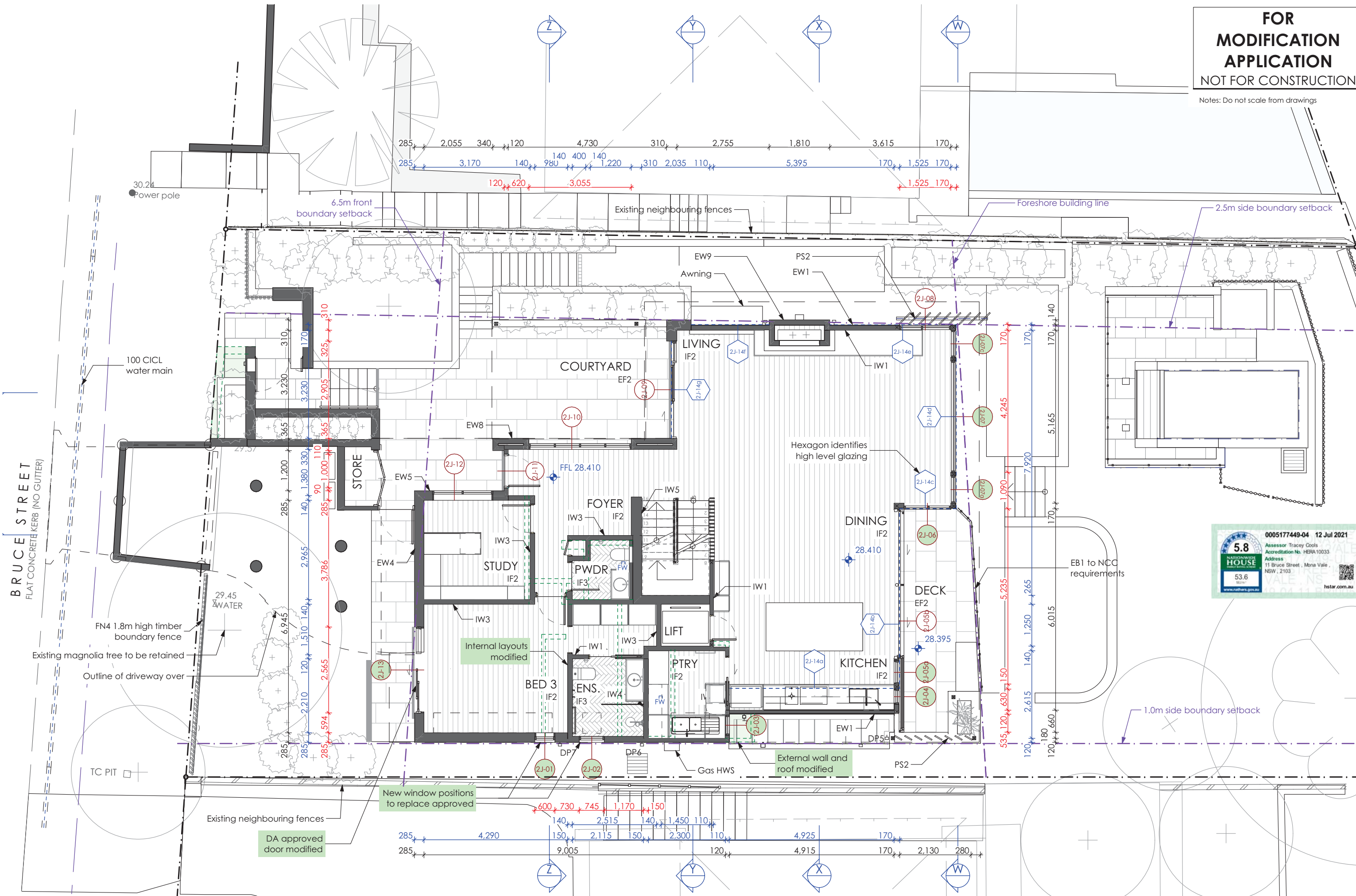
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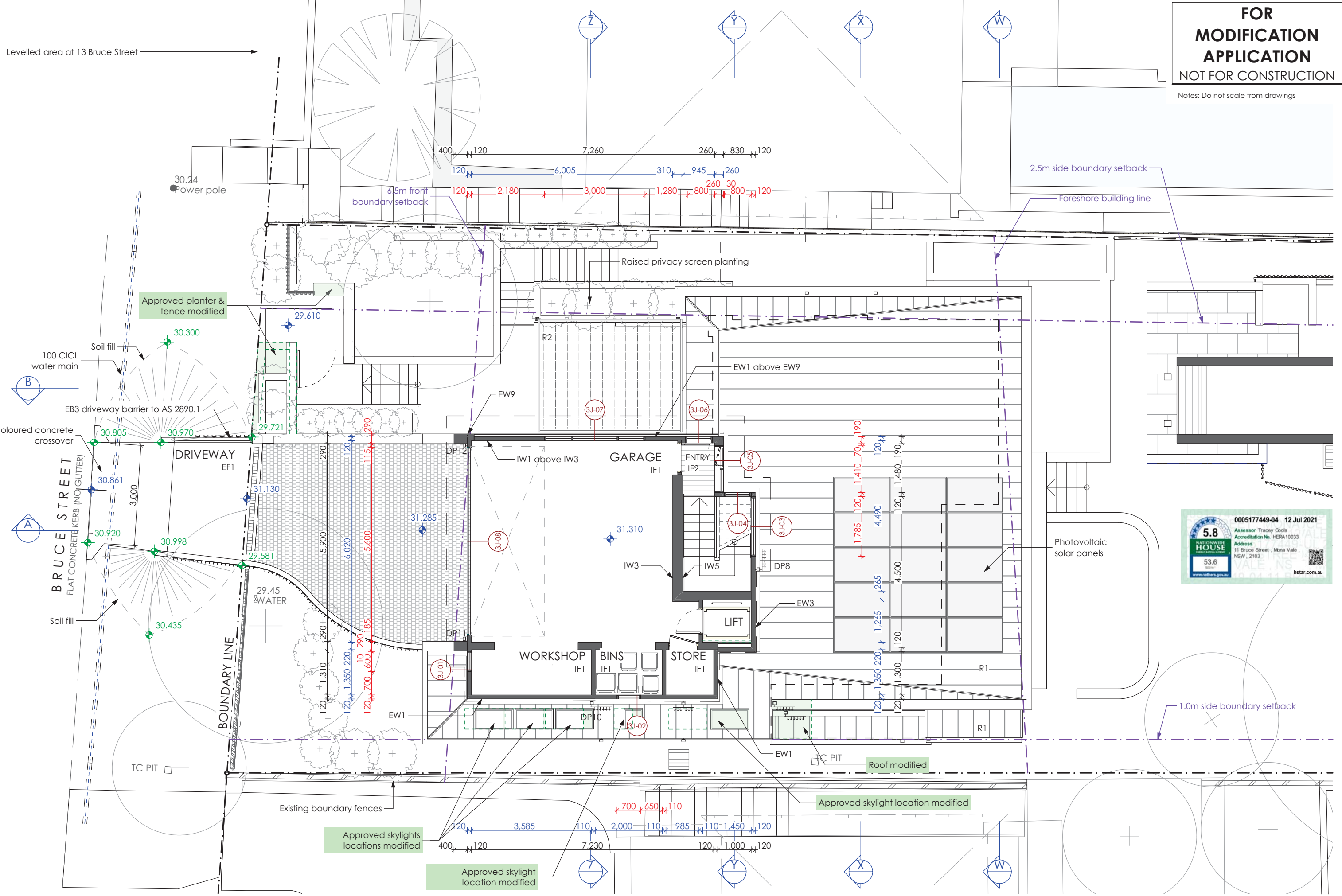
1912 DA-01 B

Notes: Do not scale from drawings



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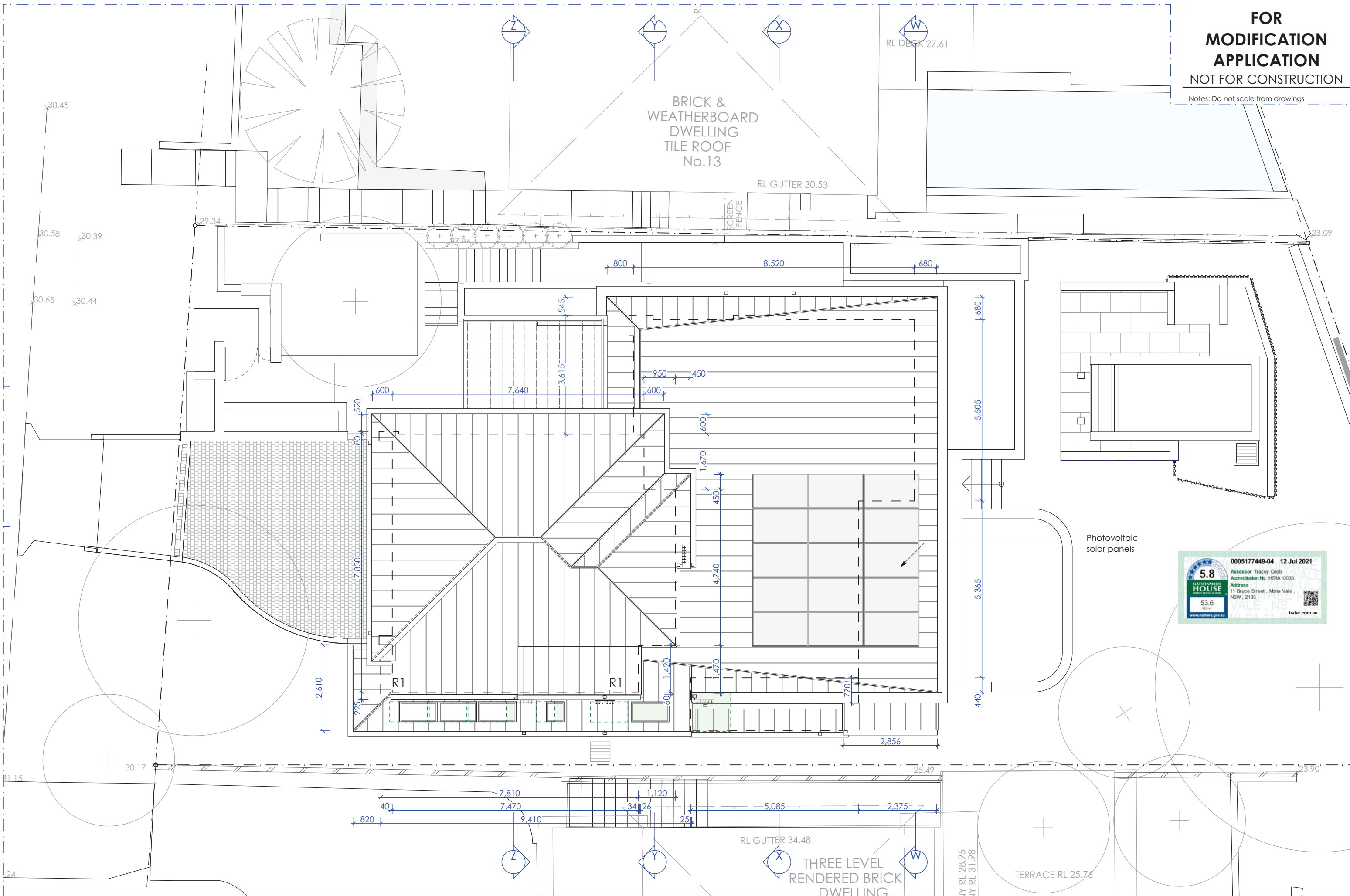
New Dwelling and Pool
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SECTION 4.55 APPLICATION
Garage Floor Plan

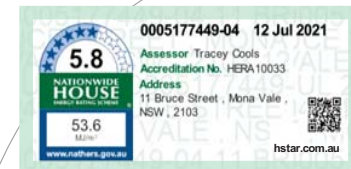
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Drawing No: 1912
Rev: DA-12 B

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Photovoltaic
solar panels



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SECTION 4.55 APPLICATION
Roof Plan

Scale: 1:100
Date of printing: 2/06/2021
Project No: Drawing No: Rev:
1912 DA-13 B

Notes: Do not scale from drawings

CONSTRUCTION LEGEND

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EXTERIOR FLOORS

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EXTERIOR WALLS

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EXTERIOR CEILING

EC1 - Timber frame with FC sheets

ROOF

R1 - Metal roof
R2 - Operable Louvre Roof

INTERIOR FLOORS

IF1 - Concrete slab
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INTERIOR WALLS

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INTERIOR CEILINGS

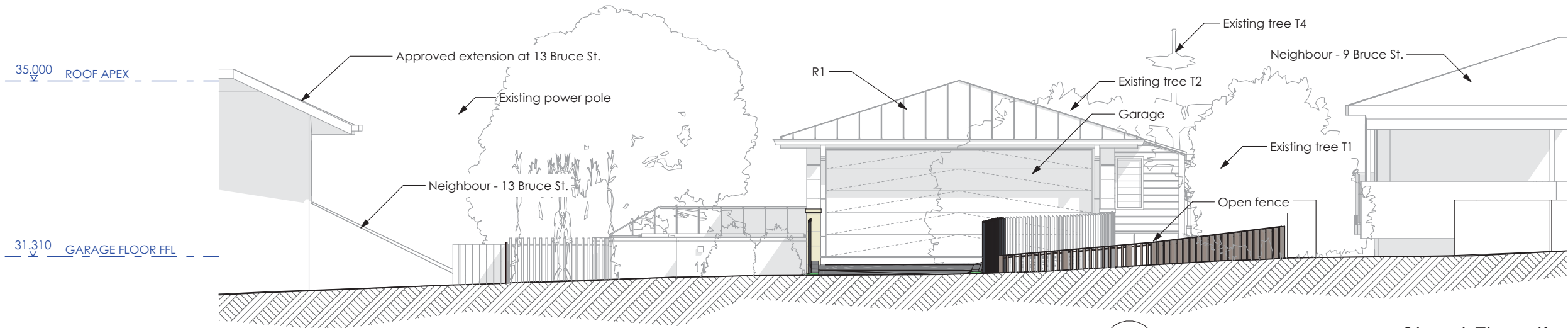
IC1 - Timber frame with plasterboard and insulation

DOOR & WINDOWS

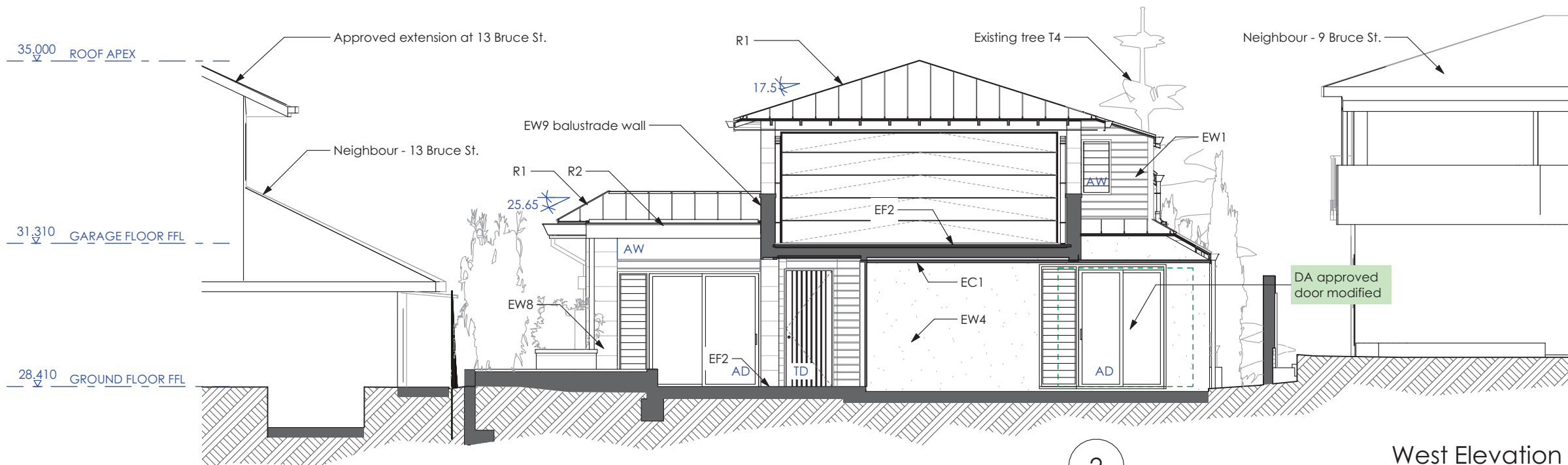
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OTHERS

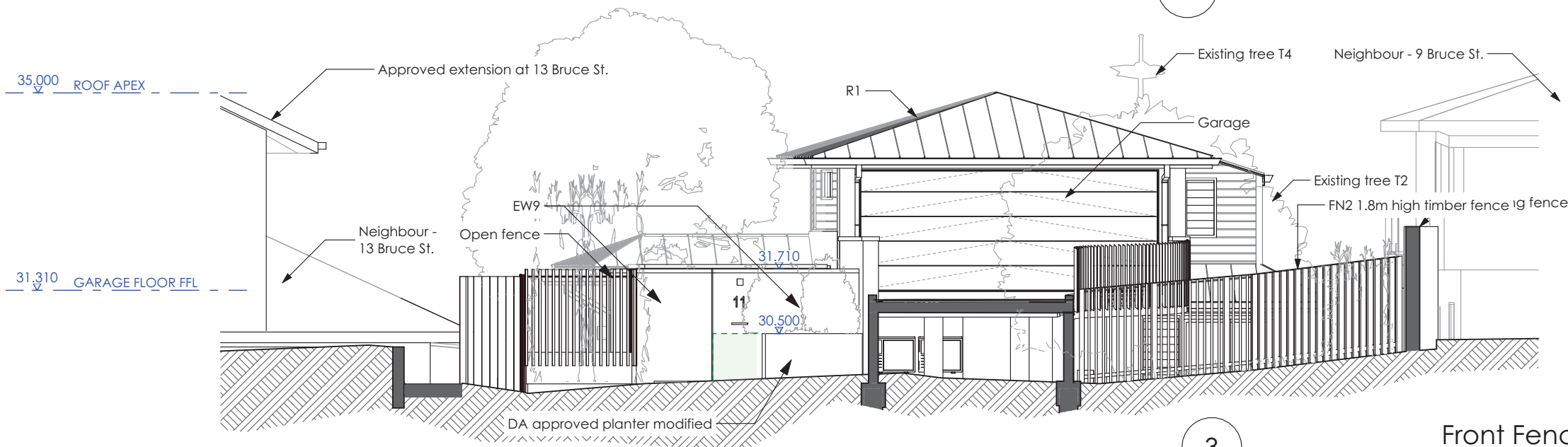
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Street Elevation

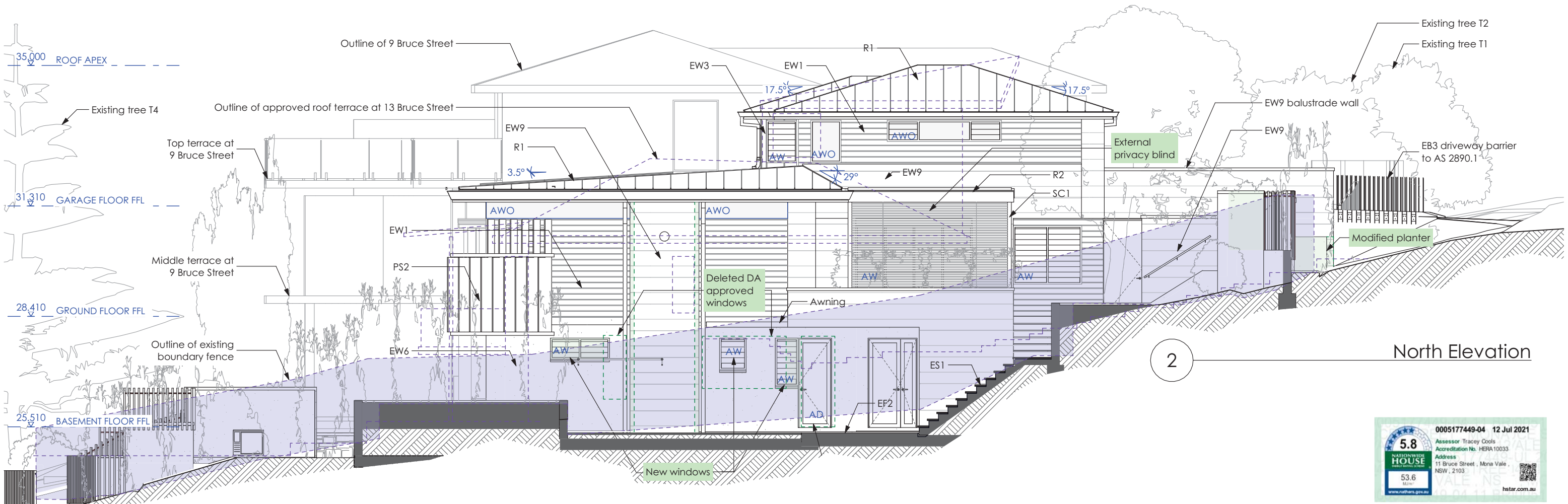
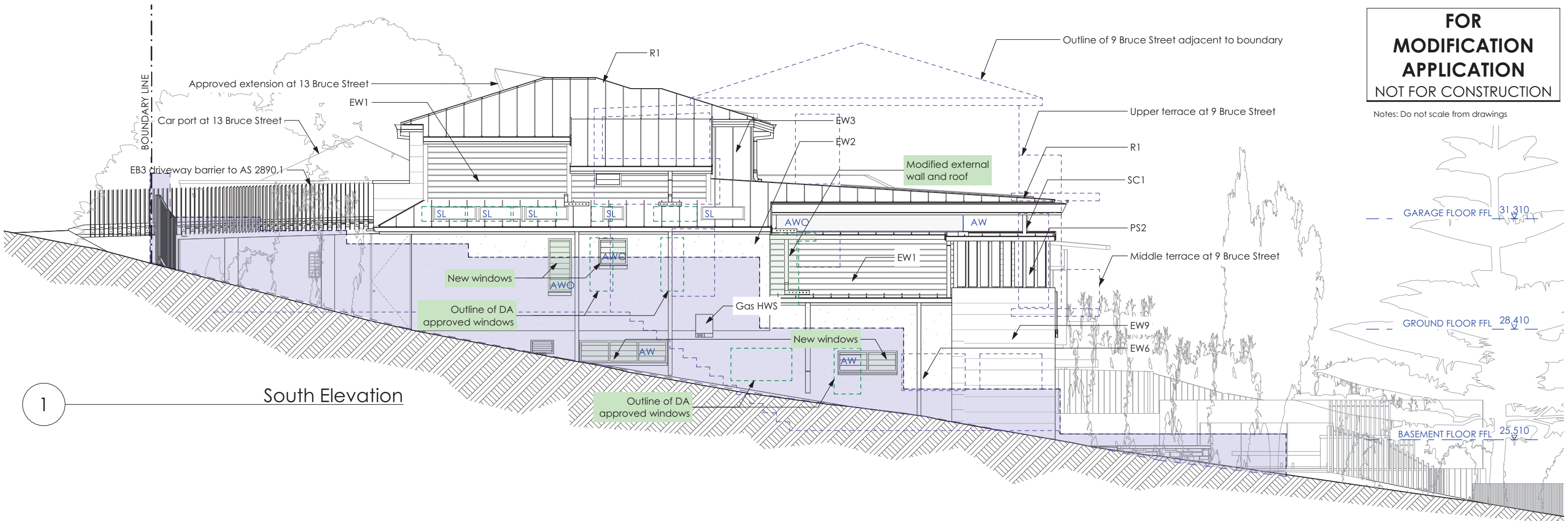


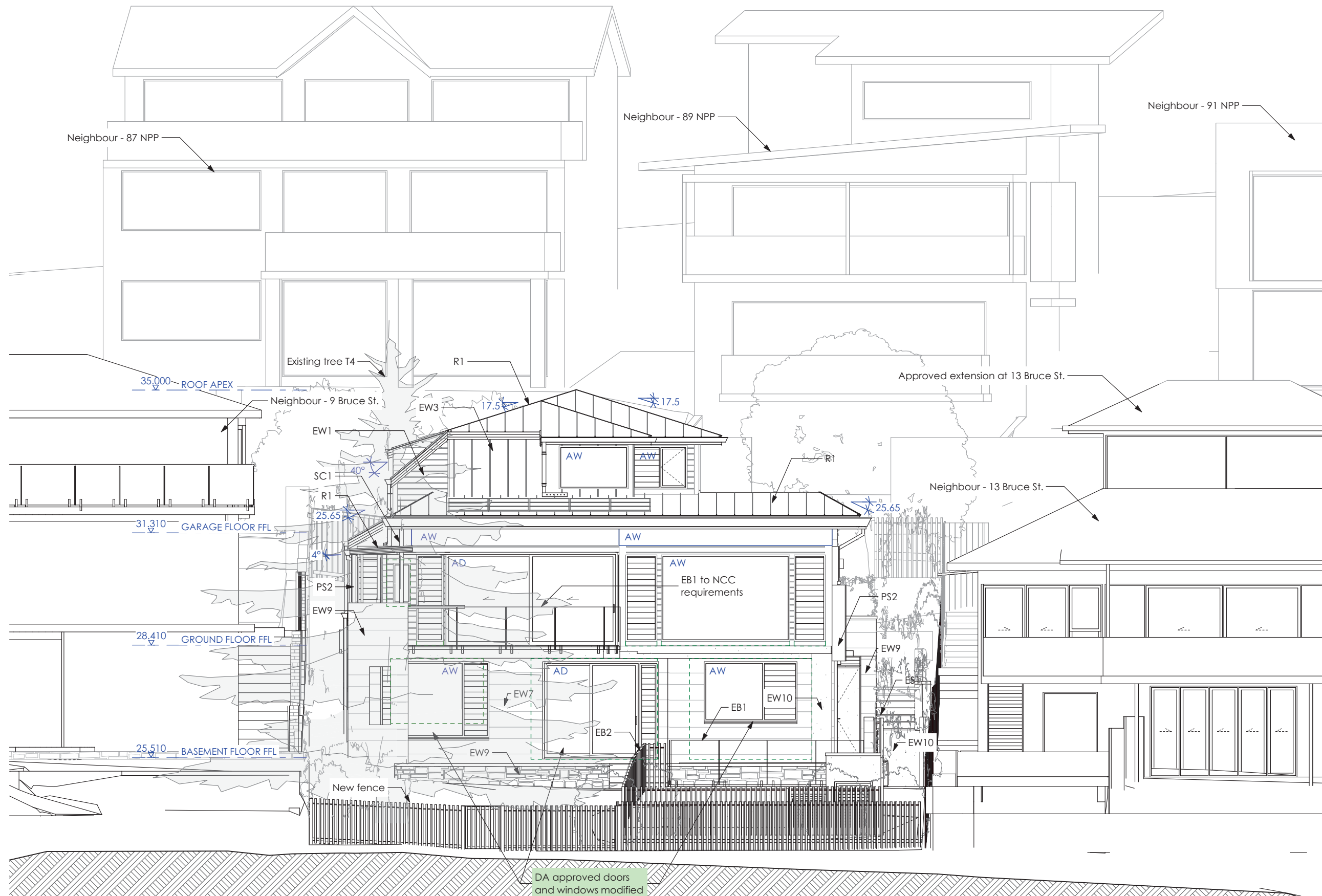
West Elevation



Front Fence Elevation

Notes: Do not scale from drawings





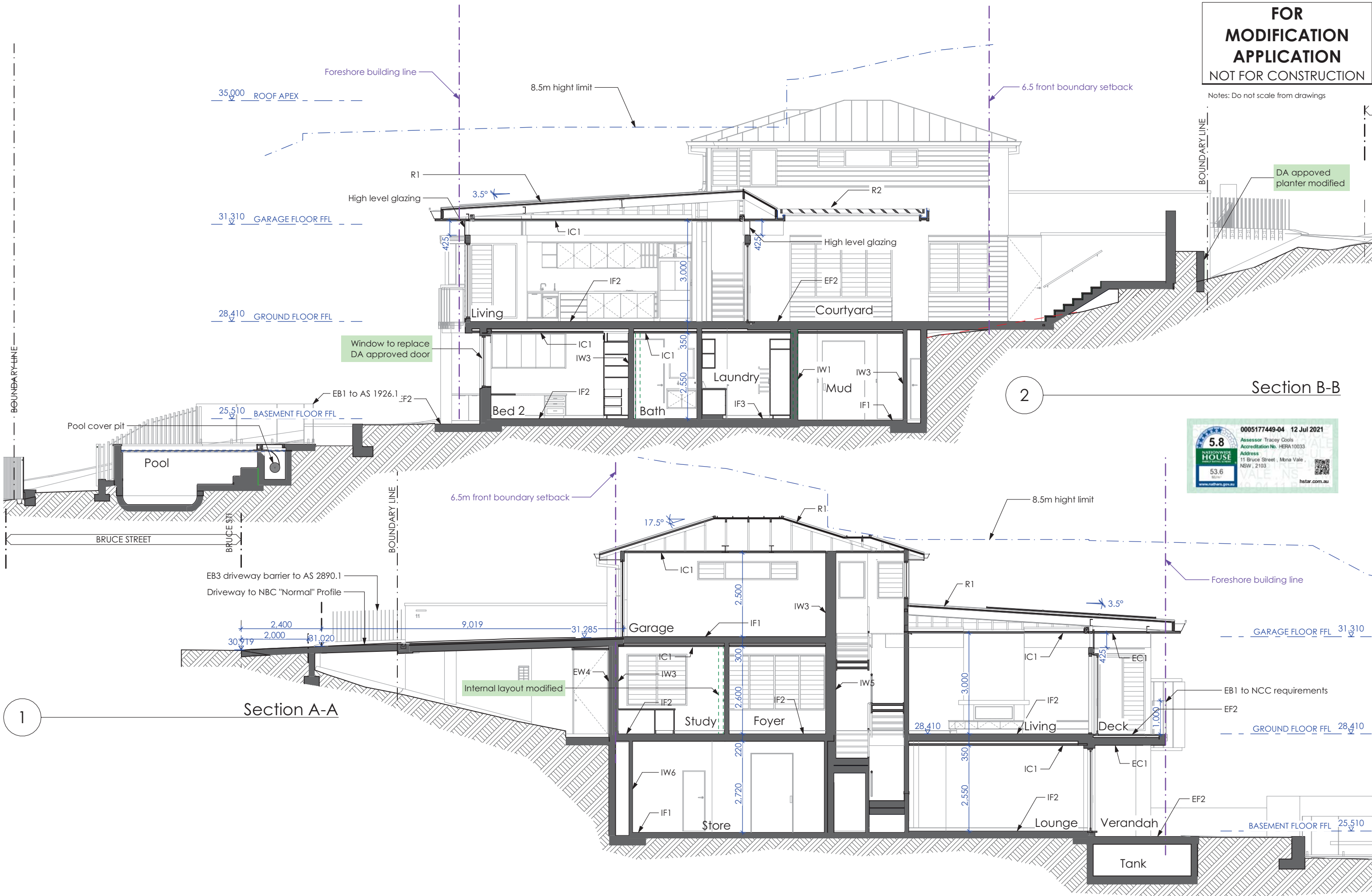
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DA approved
planter modified

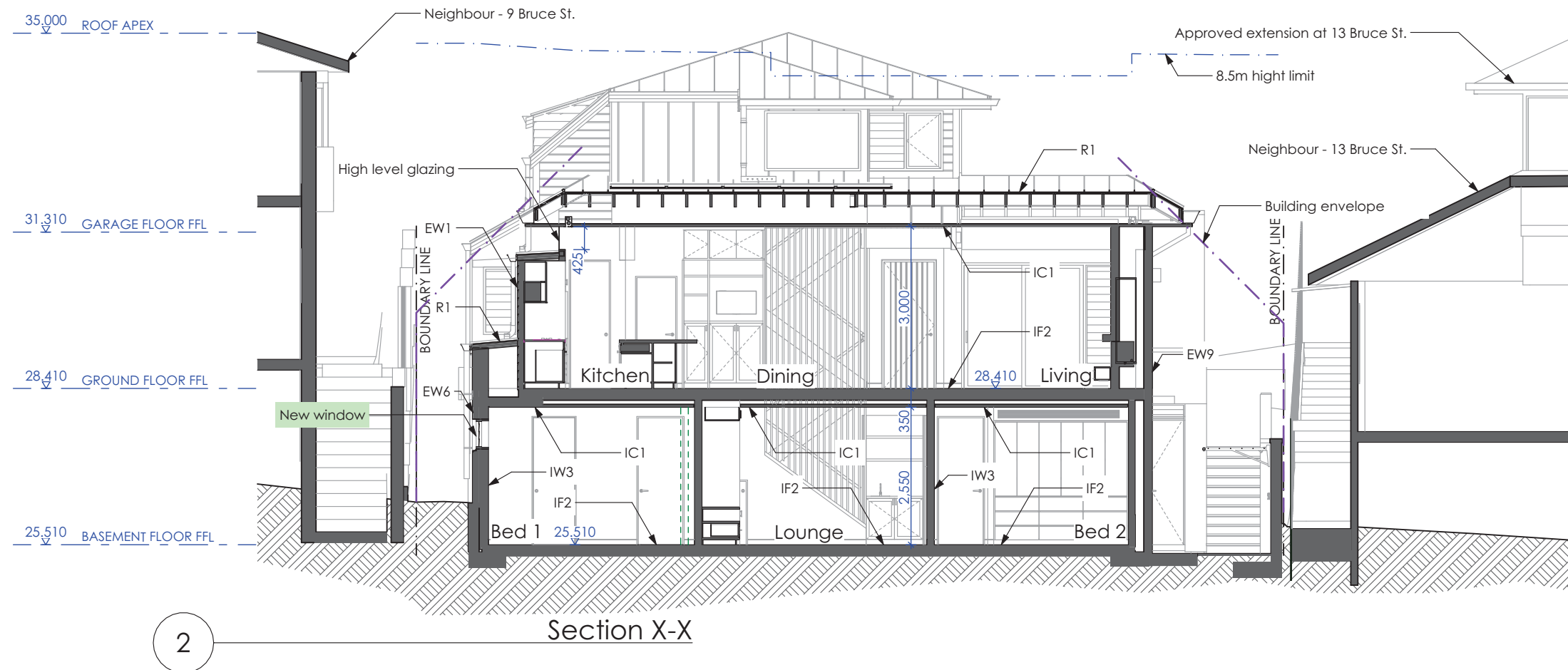
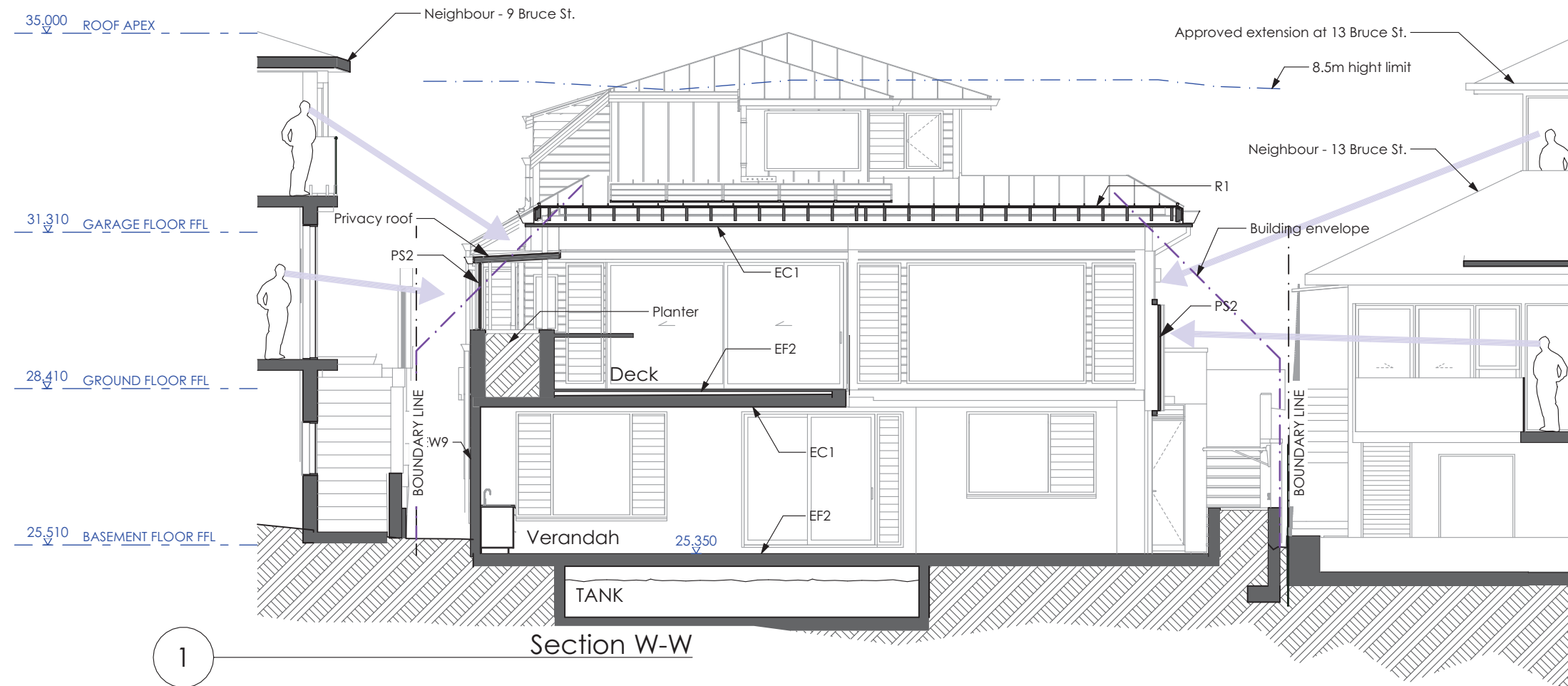
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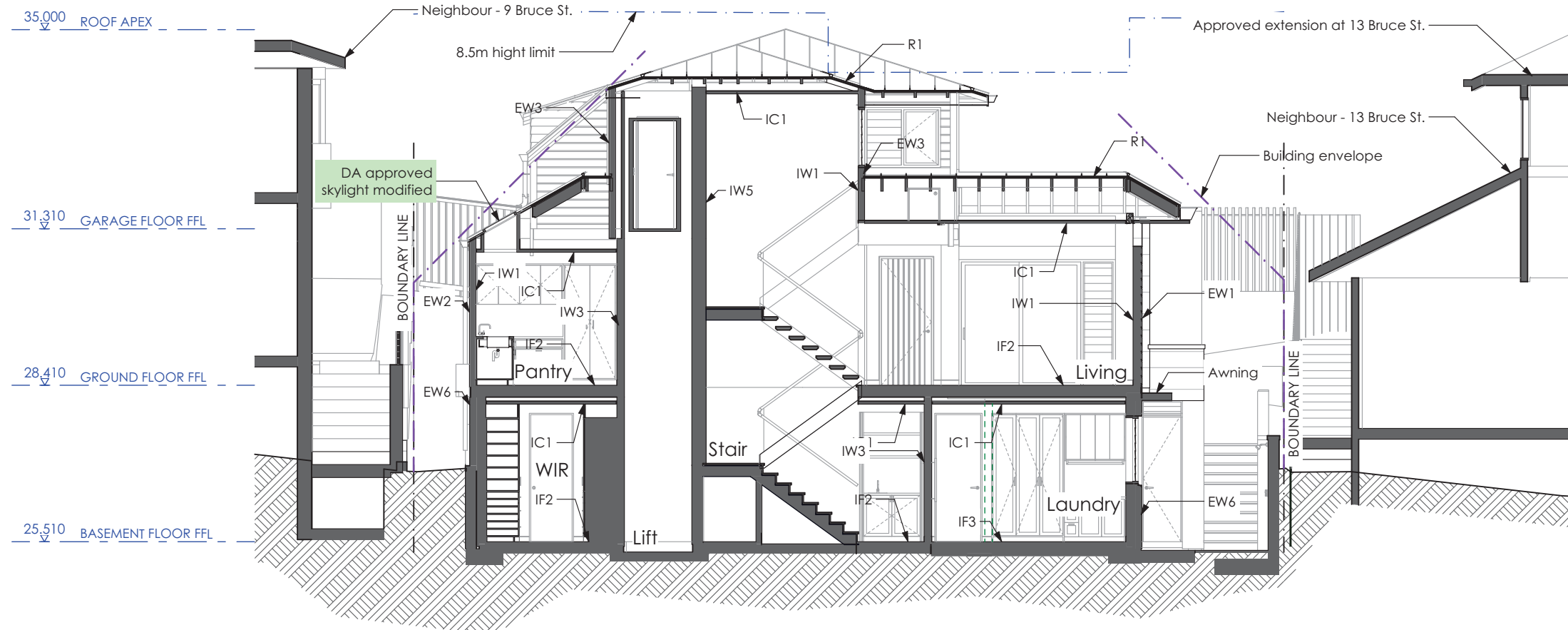
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Section A-A

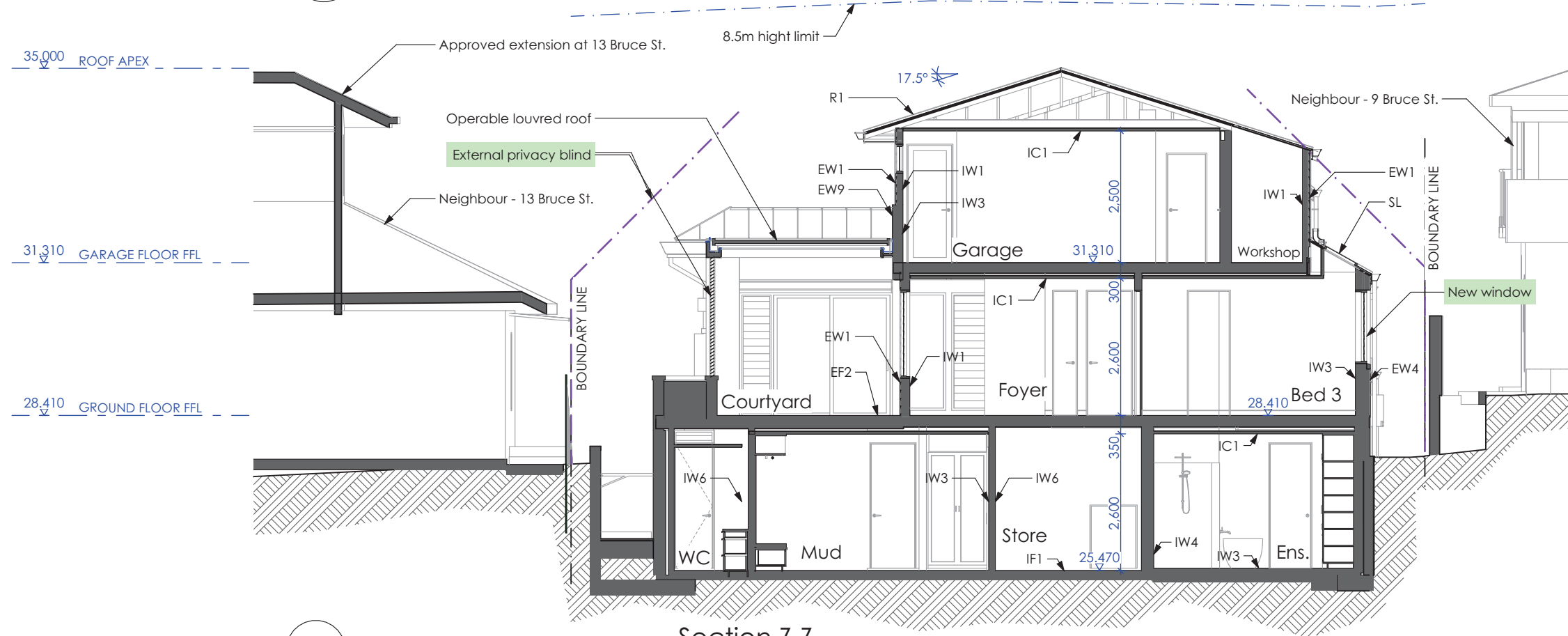
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Notes: Do not scale from drawings



1 Section Y-Y



2 Section Z-Z

