

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND BCA 2020.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-1991

SILT SEDIMENT CONTROL MEASURES TO BE IN PLACE PRIOR EXCAVATION OR CONSTRUCTION WORK.

PEDESTRIAN ACCESS, INCLUDING DISABLED AND PRAM ACCESS DURING ROAD WORK TO BE MAINTAINED AS PER AS 17423. 'PART 3 - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS'.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROAD. FOOTPATH ARE TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY.

ALL CONCRETE FOOTINGS, FLOOR SLABS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEERS DETAILS.

THE REFLECTIVITY INDEX OF GLASS USED IN THE EXTERNAL FACADE OF THE BUILDING IS NOT TO EXCEED 20%.

ONGOING WASTE FROM THE PROPOSED DEVELOPMENT IS TO BE ADDED TO THE EXISTING WASTE COLLECTION SYSTEM CURRENTLY IN USE BY THE EXISTING DEVELOPMENT ON SITE

SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PARTLY ENCLOSING A SHOWER OR BATH.

ALL BATHROOM AND WC WINDOWS SHALL BE FITTED AND MAINTAINED WITH OBSCURE GLASS.

BCA COMPLIANCE:

SECTION A GENERAL PROVISIONS

PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES

-CLASS 1:  
ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE—  
(A) CLASS 1A – A SINGLE DWELLING BEING—  
(I) A DETACHED HOUSE; OR  
(II) ONE OF A GROUP OF TWO OR MORE ATTACHED DWELLINGS, EACH BEING A BUILDING, SEPARATED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOUSE, TERRACE HOUSE, TOWN HOUSE OR VILLA UNIT; OR

SECTION B STRUCTURE

PART B1 STRUCTURAL PROVISIONS  
– SEE ENGINEERS PLANS

\*SECTION C FIRE RESISTANCE

PART C1 FIRE RESISTANCE AND STABILITY  
–C1.1 TYPE OF CONSTRUCTION REQUIRED  
TYPE C CONSTRUCTION FOR 1 STOREY CLASS 6 BUILDING  
–C1.12 NON-COMBUSTIBLE MATERIALS  
THE FOLLOWING MATERIALS, THOUGH COMBUSTIBLE OR CONTAINING COMBUSTIBLE FIBRES, MAY BE USED WHEREVER A NON-COMBUSTIBLE MATERIAL IS REQUIRED:  
(A) PLASTERBOARD.  
(B) PERFORATED GYPSUM LATH WITH A NORMAL PAPER FINISH.  
(C) FIBROUS-PLASTER SHEET.  
(D) FIBRE-REINFORCED CEMENT SHEETING.  
(E) PRE-FINISHED METAL SHEETING HAVING A COMBUSTIBLE SURFACE FINISH NOT EXCEEDING 1 MM THICKNESS AND WHERE THE SPREAD-OF-FLAME INDEX OF THE PRODUCT IS NOT GREATER THAN 0.  
(F) BONDED LAMINATED MATERIALS WHERE—  
(I) EACH LAMINATE IS NON-COMBUSTIBLE; AND  
(II) EACH ADHESIVE LAYER DOES NOT EXCEED 1 MM IN THICKNESS;

AND  
(III) THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT EXCEED 2 MM; AND  
(IV) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED INDEX OF THE LAMINATED MATERIAL AS A WHOLE DOES NOT EXCEED 0 AND 3 RESPECTIVELY  
3.7.1.3 EXTERNAL WALLS OF CLASS 1 BUILDINGS  
AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 3.7.1.5 IF THE WALL IS LESS THAN—  
(A) 900MM FROM THE ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE, OR

(B) 1.8M FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN AN APPURTENANT CLASS 10 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING.  
3.7.1.4 MEASUREMENT OF DISTANCES  
(A) THE DISTANCE FROM ANY POINT ON AN EXTERNAL WALL OF A BUILDING TO AN ALLOTMENT BOUNDARY OR ANOTHER BUILDING IS THE DISTANCE TO THAT POINT MEASURED ALONG A LINE AT RIGHT ANGLES FROM THE ALLOTMENT BOUNDARY OR EXTERNAL WALL OF THE OTHER BUILDING WHICH INTERSECTS THAT POINT WITHOUT OBSTRUCTED BY A WALL COMPLYING WITH 3.7.1.5.  
(B) WHERE A WALL, WITH A SPECIFIED DISTANCE IS REQUIRED TO BE CONSTRUCTED

IN A CERTAIN MANNER, ONLY THAT PART OF THE WALL (INCLUDING ANY OPENINGS) WITHIN THE SPECIFIED DISTANCE NEED BE CONSTRUCTED IN THAT MANNER.

3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS  
(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE RESISTING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST EXTEND TO THE UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON COMBUSTIBLE EAVES LINING AND MUST:

(1) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE, OR  
(2) BE OF MASONRY VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90MM THICK, OR  
(3) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90MM THICK.  
(B) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE RESITING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST BE PROTECTED BY—  
(1) NON-OPERABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-, OR  
(2) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK.  
(C) SUB-FLOOR VENTS, ROOF VENTS, WEEPHOLES AND PENETRATIONS FOR PIPES, CONDUITS AND THE LIKE NEED NOT COMPLY WITH (B)  
(D) CONCESSIONS FOR NON-HABITABLE ROOM WINDOWS CONDUITS AND THE

DESPITE THE REQUIREMENTS IN (B), IN A NON HABITABLE ROOM, A WINDOW THAT FACES THE BOUNDARY OF AN ADJOINING ALLOTMENT MAY BE NOT LESS THAN 600MM FROM THAT BOUNDARY OR, WHERE THE WINDOW FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 1200MM FROM THAT BUILDING PROVIDED THAT—  
(1) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.25SQM, OR  
(2) IN A ROOM OTHER THAN REFERRED TO IN (1), OPENING HAS AN AREA OF NOT MORE THAN 0.54SQM AND—  
(A) THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GLAZED IN WIRED GLASS, OR  
(B) THE OPENING IS ENCLOSED WITH TRANSLUCENT HALLOW GLASS BLOCKS.

3.7.1.8 SEPARATING WALLS  
(A) A WALL THAT SEPARATES CLASS 1 DWELLINGS, OR SEPARATES A CLASS 1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT APPURTENANT TO THAT CLASS 1 BUILDING MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 AND—  
(1) COMMENCE AT THE FOOTINGS OR GROUND SLAB  
(2) EXTEND—  
(A) IF THE BUILDING HAS A NON COMBUSTIBLE ROOF COVERING, TO THE UNDERSIDE OF THE ROOF COVERING, OR  
(B) IF THE BUILDING HAS A COMBUSTIBLE ROOF COVERING, TO NOT LESS THAN 450MM ABOVE THE ROOF COVERING.

THAT  
SPECIFICATION C110: FIRE HAZARD PROPERTIES:  
MATERIALS USED IN THE BUILDING HAVING FLAMMABILITY, SMOKE DEVELOPED AND SPREAD OF FLAME INDICES AS SET OUT IN SPECIFICATION C110.  
PART 3.7.2 : SMOKE ALARMS  
- AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH PART 3.7.2.2 REQUIREMENTS FORSMOKE ALARMS  
(A) SMOKE ALARMS MUST BE INSTALLED IN—  
(1) ANY STOREY CONTAINING BEDROOMS-  
PART 3.8 : HEALTH AND AMENITY  
- WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE REQUIREMENTS OF PART 3.8.1 (Wet areas).

PART 3.8.5: VENTILATION  
3.8.5.0 PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN ACCORDANCE WITH AS 1668.2  
3.8.5.1 APPLICATION  
3.8.5.2 VENTILATION REQUIREMENT  
PART 3.8.6 SOUND INSULATION  
3.8.6.1 APPLICATION  
COMPLIANCE WITH THIS PART SATISFIES PERFORMANCE REQUIREMENT P2.4.6 FOR SOUND INSULATION.  
3.8.6.2 SOUND INSULATION REQUIREMENTS  
(A) TO PROVIDE INSULATION FROM AIRBORNE AND IMPACT SOUND, A SEPARATING WALL BETWEEN 2 OR MORE CLASS 1 BUILDING MUST-  
(1) ACHIEVE THE WEIGHTED SOUND REDUCTION INDEX WITH SPECTRUM ADAPTION TERM (RW+CTR) AND DISCONTINUOUS CONSTRUCTION REQUIREMENTS, AS REQUIRED BY TABLE 3.8.6.1, AND

(2) BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF 3.8.6.3 AND 3.8.6.4.  
(B) FOR THE PURPOSE OF THIS PART, THE RW + CTR MUST BE DETERMINED IN ACCORDANCE WITH AS/NZS 1276.2 OR ISO717.1, USING RESULTS FROM LABORATORY MEASUREMENTS.

PART 3.9 : SAFE MOVEMENT AND ACCESS

- THE TREADS AND RISERS OF THE PROPOSED STAIRS ARE TO COMPLY WITH PART 3.9.1.2 ( GENERAL REQUIREMENTS ).  
SECTION E ( SERVICES AND EQUIPMENT )  
BUILDING TO COMPLY WITH THE CATEGORY 1 FIRE SAFETY PROVISIONS. THIS TO BE ACHIEVED BY MEETING THOSE PERFORMANCE REQUIREMENTS OF THE BCA APPLICABLE TO THE BUILDING CLASSIFICATION, FROM THE FOLLOWING LIST:

EPI.3 (FIRE HYDRANTS), EPI.4 (SPRINKLER SYSTEMS), EPI.6(FIRE CONTROL CENTERS), EP2.1 (AUTOMATIC SMOKE DETECTION AND WARNING), EP2.2 (EVACUATION ROUTES), EP3.2 ( FIRE FIGHTING LIFT) P2.3.2( FIRE DETECTION IN SINGLE DWELLING)  
PART E1 : FIRE FIGHTING EQUIPMENT-  
- SEE FINAL ESSENTIAL SERVICES PLAN FOR FIRE FIGHTING EQUIPMENT WHICH IS TO COMPLY WITH E1.3 (FIRE HYDRANTS) , E1.4 (HOSE REELS), E1.6 (PORTABLE FIRE EXTINGUISHERS),

E1.7 (FIRE AND SMOKE ALARMS),  
SPECIFICATION E1.17 (FIRE DETECTION AND ALARM SYSTEM) AND E1.9 (FIRE PRECAUTIONS DURING CONSTRUCTION).

SECTION F (HEALTH AND AMENITY)

PART F1: DAMP AND WEATHERPROOFING-  
- STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3.2.  
-ROOF COVERING TO COMPLY WITH F1.5.  
-SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2  
-WATER PROOFING OF WET AREAS IN BUILDINGS, TO COMPLY WITH F1.7.  
- DAMP PROOFING OF FLOORS ON GROUND, TO COMPLY WITH F1.10.  
-PROVISION OF FLOOR WASTES, TO COMPLY WITH F1.11.

PART F4: LIGHT AND VENTILATION-  
-VENTILATION OF BASEMENT CARPARK TO COMPLY WITH F4.11 (PUBLIC CARPARKS).  
-OTHER PORTION OF BUILDING NOT RECEIVING NATURAL VENTILATION TO THE STANDARDS SET OUT IN PART F4, SHALL BE PROVIDED WITH A SYSTEM OF MECHANICAL VENTILATION COMPLYING WITH F4.5 (VENTILATION OF ROOMS).

STANDARDS AUSTRALIA

COMPLIANCE

THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.

AS2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS  
AS3700 MASONRY STRUCTURES  
AS1670 FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS—SYSTEM DESIGN, INSTALLATION AND COMMISSIONING  
AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS  
AS1428 GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK  
AS2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS  
AS3500 PLUMBING AND DRAINAGE: PART 3 STORMWATER DRAINAGE  
ASNZS1664 ALUMINUM STRUCTURES  
ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS  
AS2050 INSTALLATION OF ROOF TILES  
AS2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION  
AS2327 COMPOSITE STRUCTURES  
AS2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION  
AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION  
AS3700 MASONRY STRUCTURES  
AS3013 ELECTRICAL INSTALLATIONS  
AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS  
AS2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS-SELECTION AND LOCATION  
AS3786 SMOKE ALARMS  
ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS  
AS1288 GLASS IN BUILDINGS- SELECTION AND INSTALLATION  
AS2107 ACOUSTICS- RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS  
AS3660.1 TERMITE MANAGEMENT-NEW BUILDING WORK  
AS3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING.  
AS1926.1 SAFETY BARRIERS FOR SWIMMING POOLS  
AS1926.2 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS

ADDITIONAL NOTES  
-PROVIDE SIGNAL MASTER TV ANTENNA  
-PROVIDE FIXED OUTDOOR CLOTHES DRYER  
-ALL WALL FIXTURES TO BE INSTALLED ARE TO BE RATED AAA  
STANDARD  
-ANY NEW HOT WATER SYSTEM IS TO ACHIEVE A MINIMUM 4 STARS  
-ALL EXTERNAL TILES ARE TO BE SLIP RESISTANT

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A	30.01.20	ISSUE TO CLIENT FOR REVIEW	EF
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DESIGN FACTS

LOT 03		
SITE AREA	PROPOSED	PERMITTED
	603.1m²	
FSR	0.521	
MAX. BUILDING HEIGHT	8.32m	8.5m
LANDSCAPED AREA	30%	30%
SITE COVERAGE	41%	
PRIVATE OPEN SPACE	60m²	60m²
TOTAL FLOOR AREA	312.3m²	
ROOF AREA	299.6m²	

DRAWING SCHEDULE

SHEET NO.	TITLE	SCALE	REV
000	COVER SHEET	NTS	M
201	GROUND FLOOR PLAN	1:100	L
202	FIRST FLOOR PLAN	1:100	J
203	ROOF PLAN	1:100	E
301	SECTIONS	1:100	J
302	ELEVATIONS	1:100	L
303	ELEVATION & WINDOW SCHEDULE	1:100	L
401	AREA SCHEDULE	1:200	E

# PROPOSED DWELLING - 312 WARRINGAH ROAD FRENCHS FOREST 2086 - LOT 100 DP592389 (LOT 03)



LOCATION MAP  
NTS

CLIENT PROJECT ADDRESS  
Qasabian Family Investment PTY LTD 312 Warringah Road  
63 Dareen Street Frenchs Forest 2086

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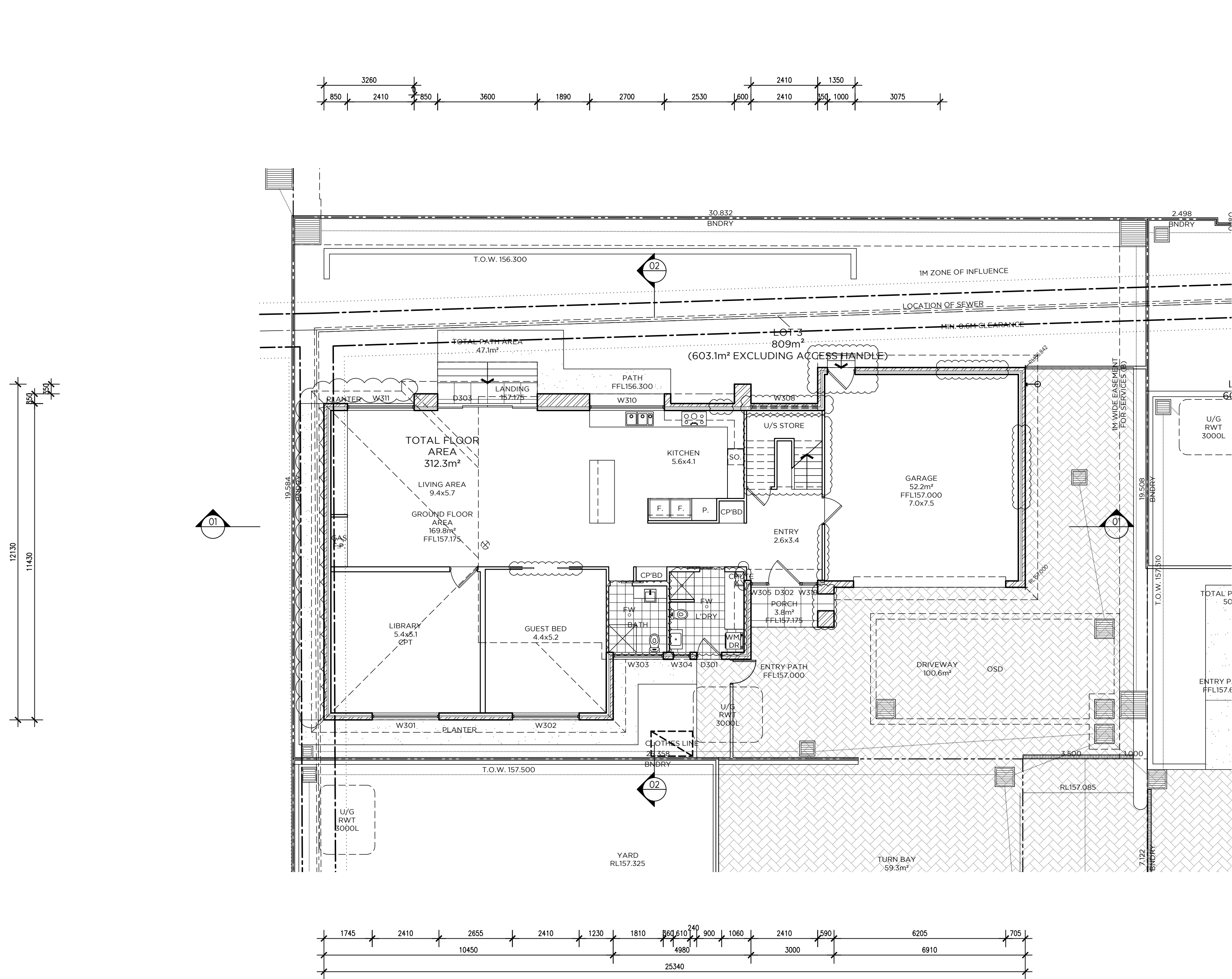
PROJECT  
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## \$4.55 ISSUE

NORTH	DRAWN VF	DRAWING TITLE COVER SHEET
CHECKED RA	SCALE @A2 NTS	JOB NUMBER 0234
APPROVED RA	DRAWING NO. 000	REV M





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BASIX NOTES

FIXTURES

ALL SHOWERHEADS 3 STAR (>7.5 <=9L/MIN)

ALL TAPS & TOILETS 3 STAR

ALTERNATIVE WATER

RAINWATER TANK CONNECTED TO ALL TOILETS, LAUNDRY COLD WATER TAP & 1 OUTDOOR TAP

HOT WATER

GAS INSTANTANEOUS 6 STARS

HEATING & COOLING SYSTEM

1 LIVING AREA 3 PHASE AIRCONDITIONING EER 3.0-3.5

1 BEDROOM 3 PHASE AIRCONDITIONING EER 3.0-3.5

VENTILATION

1 BATHROOM INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF MANUAL SWITCH ON/OFF

KITCHEN INDIVIDUAL FAN NOT DUCTED MANUAL SWITCH ON/OFF

ARTIFICIAL LIGHTING

DEDICATED LED/FLOURESCENT LIGHTING TO 4 BEDROOMS/STUDY

DEDICATED LED/FLOURESCENT LIGHTING TO 3 LIVING/DINING

DEDICATED LED/FLOURESCENT LIGHTING TO KITCHEN/LAUNDRY/ALL BATHROOMS/ALL HALLWAYS

NATURAL LIGHTING

WINDOW/SKYLIGHT IN KITCHEN & 3 BATHROOMS

OTHER

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

LEGEND	DESCRIPTION
CODE	DESCRIPTION
BIR	BUILT IN ROBE
C	CUPBOARD
CL	CLOTHES LINE
DP	DOWNPIPE
F	FRIDGE
FC	FIBRE CEMENT
FW	FLOOR WASTE
HWS	HOT WATER SYSTEM
L	LINEN CUPBOARD
NGL	NATURAL GROUND LINE
O	OVEN
OSD	ON-SITE DETENTION
P	PANTRY
PB	PLASTERBOARD
RWT	RAINWATER TANK
TOW	TOP OF WALL
WIR	WALK IN ROBE
⊗	SMOKE ALARM

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RA	1:100	0234
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RA	201	L

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PROJECT

Proposed Dwelling

Frenchs Forest

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S4.55 ISSUE

NORTH	DRAWN	DRAWING TITLE
	VF	ROOF PLAN
	CHECKED	SCALE @A2
	RA	1:100
	APPROVED	DRAWING NO.
	RA	203
		JOB NUMBER
		O234
		REV
		E

NOTES \_\_\_\_\_

## FIXTURES

ALL TAPS & TOILETS 3 STAR

RAINWATER TANK CONNECTED TO ALL TOILETS, LAUNDRY COLD WATER TAP & 1 OUTDOOR TAP

GAS INSTANTANEOUS 6 STARS

1 LIVING AREA 3 PHASE AIRCONDITIONING EER 3.0-3.5  
1 BEDROOM 3 PHASE AIRCONDITIONING EER 3.0-3.5

1 BATHROOM INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF MANUAL SWITCH ON/OFF

DEDICATED LED/FLOURESCENT LIGHTING TO 4 BEDROOMS/STUDY

DEDICATED LED/FLOURESCENT LIGHTING TO 3 LIVING/DINING  
DEDICATED LED/FLOURESCENT LIGHTING TO KITCHEN/LAUNDRY/ALL  
BATHROOMS/ALL HALLWAYS

WINDOW/SKYLIGHT IN KITCHEN & 3 BATHROOMS

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

#### LEGEND

ALVARO ARCHITECTS PTY LTD  
ABN 71 604 570 309  
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CHECKED: SCALE @ A2

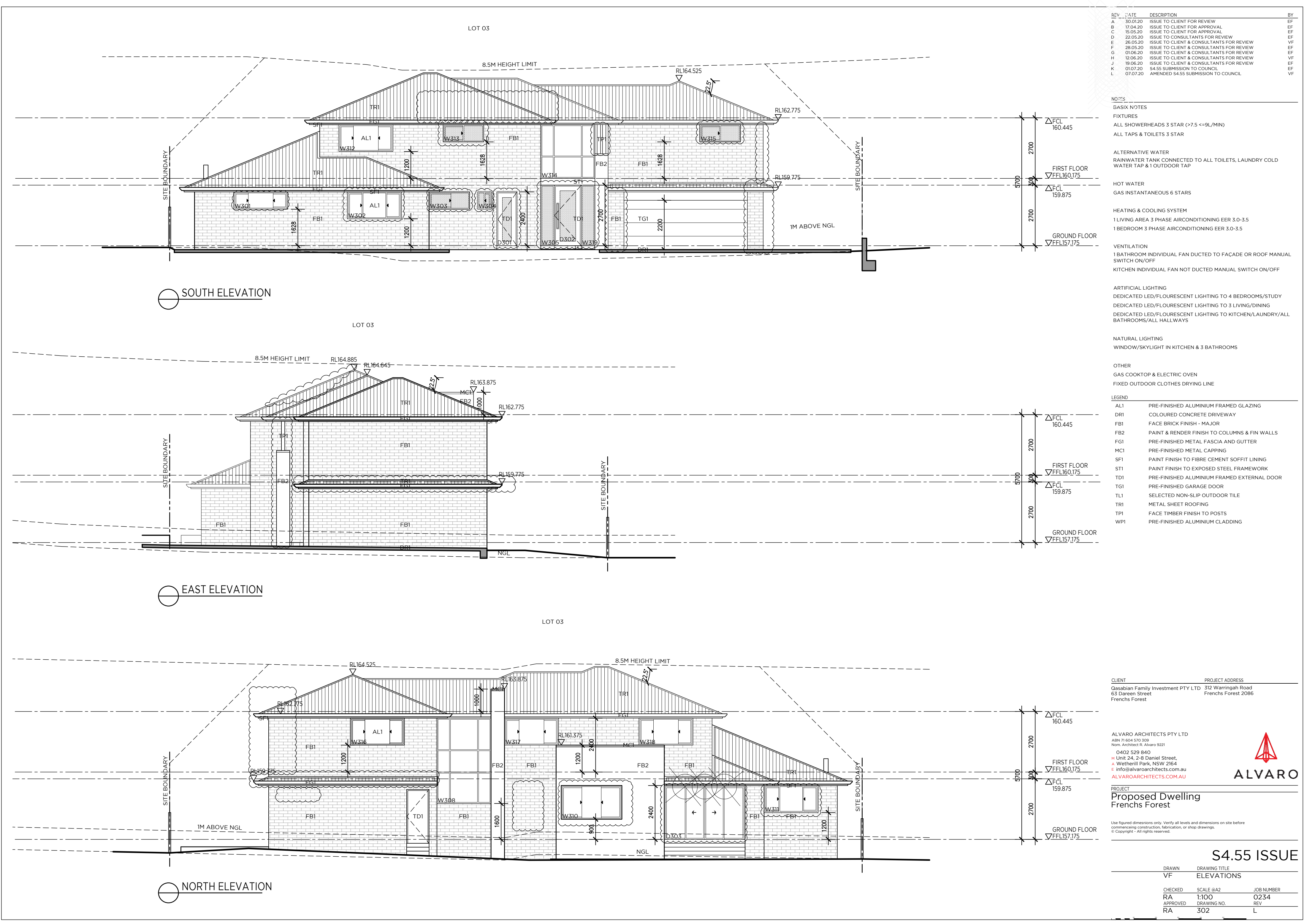
CHECKED	SCALE @A2	JOB NUMBER
RA	1:100	0234

APPROVED	DRAWING NO.
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RA 301



ALVARO



REV	DATE	DESCRIPTION	BY
A	30.01.20	ISSUE TO CLIENT FOR REVIEW	EF
B	17.04.20	ISSUE TO CLIENT FOR APPROVAL	EF
C	15.05.20	ISSUE TO CLIENT FOR APPROVAL	EF
D	22.05.20	ISSUE TO CONSULTANTS FOR REVIEW	EF
E	26.05.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	VF
F	28.05.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
G	01.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
H	12.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	VF
J	19.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
K	01.07.20	S4.55 SUBMISSION TO COUNCIL	EF
L	07.07.20	AMENDED S4.55 SUBMISSION TO COUNCIL	VF

- NOTES
- BASIX NOTES
- FIXTURES
- ALL SHOWERHEADS 3 STAR (>7.5 <=9L/MIN)
- ALL TAPS & TOILETS 3 STAR
- ALTERNATIVE WATER
- RAINWATER TANK CONNECTED TO ALL TOILETS, LAUNDRY COLD WATER TAP & 1 OUTDOOR TAP
- HOT WATER
- GAS INSTANTANEOUS 6 STARS
- HEATING & COOLING SYSTEM
- 1 LIVING AREA 3 PHASE AIRCONDITIONING EER 3.0-3.5
- 1 BEDROOM 3 PHASE AIRCONDITIONING EER 3.0-3.5
- VENTILATION
- 1 BATHROOM INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF MANUAL SWITCH ON/OFF
- KITCHEN INDIVIDUAL FAN NOT DUCTED MANUAL SWITCH ON/OFF
- ARTIFICIAL LIGHTING
- DEDICATED LED/FLOURESCENT LIGHTING TO 4 BEDROOMS/STUDY
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- NATURAL LIGHTING
- WINDOW/SKYLIGHT IN KITCHEN & 3 BATHROOMS
- OTHER
- GAS COOKTOP & ELECTRIC OVEN
- FIXED OUTDOOR CLOTHES DRYING LINE

LEGEND	
AL1	PRE-FINISHED ALUMINIUM FRAMED GLAZING
DR1	COLOURED CONCRETE DRIVEWAY
FB1	FACE BRICK FINISH - MAJOR
FB2	PAINT & RENDER FINISH TO COLUMNS & FIN WALLS
FG1	PRE-FINISHED METAL FASCIA AND GUTTER
MC1	PRE-FINISHED METAL CAPPING
SF1	PAINT FINISH TO FIBRE CEMENT SOFFIT LINING
ST1	PAINT FINISH TO EXPOSED STEEL FRAMEWORK
TD1	PRE-FINISHED ALUMINIUM FRAMED EXTERNAL DOOR
TG1	PRE-FINISHED GARAGE DOOR
TL1	SELECTED NON-SLIP OUTDOOR TILE
TR1	METAL SHEET ROOFING
TP1	FACE TIMBER FINISH TO POSTS
WP1	PRE-FINISHED ALUMINIUM CLADDING

CLIENT	PROJECT ADDRESS
Qasabian Family Investment PTY LTD 63 Daren Street Frenchs Forest	312 Warringah Road Frenchs Forest 2086

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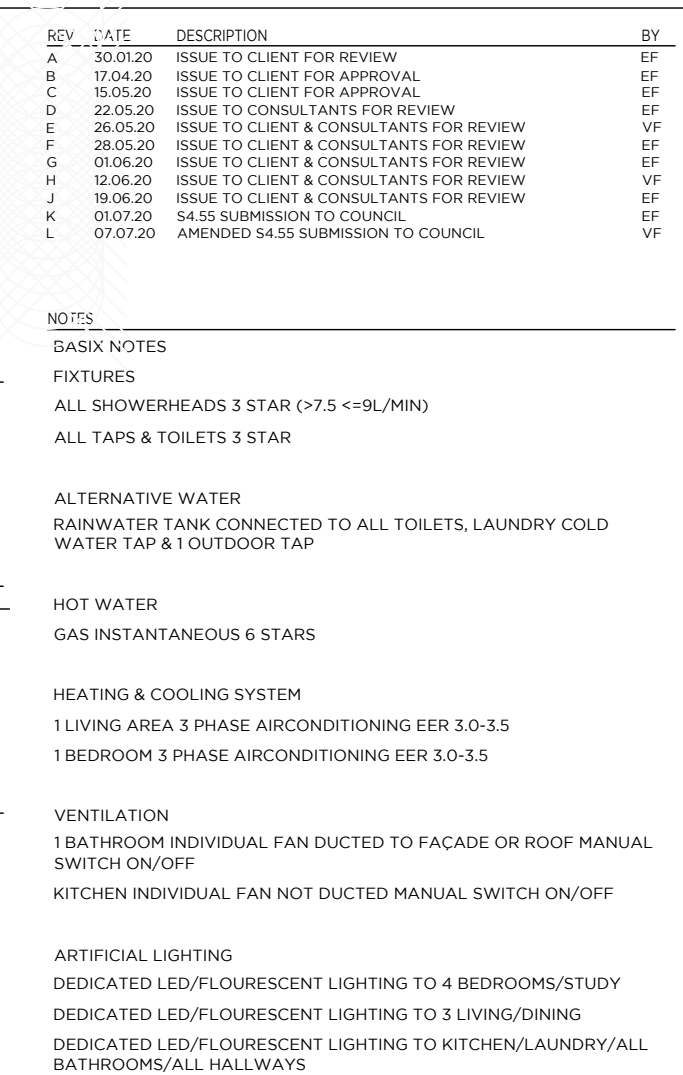
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PROJECT  
**Proposed Dwelling  
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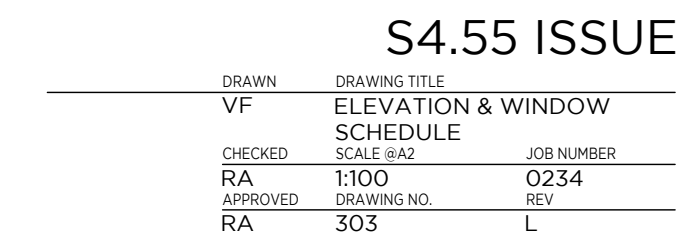
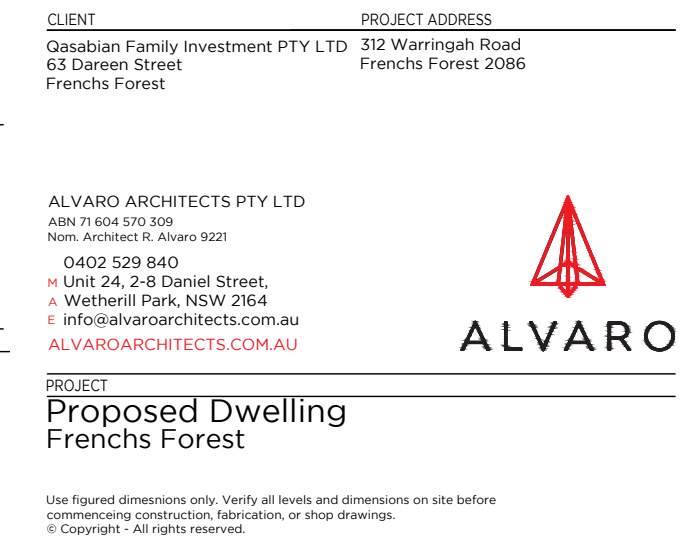
S4.55 ISSUE			
DRAWN	DRAWING TITLE		
VF	ELEVATIONS		
CHECKED	SCALE @A2	JOB NUMBER	
RA	1:100	0234	
APPROVED	DRAWING NO.	REV	
RA	302	L	





ALTERED FROM DA

WINDOW SCHEDULE



REV	DATE	DESCRIPTION	BY
A	30.01.20	ISSUE TO CLIENT FOR REVIEW	EF
B	17.04.20	ISSUE TO CLIENT FOR APPROVAL	EF
C	15.05.20	ISSUE TO CLIENT FOR APPROVAL	EF
D	01.07.20	S4.55 SUBMISSION TO COUNCIL	EF
E	07.07.20	AMENDED S4.55 SUBMISSION TO COUNCIL	VF


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- OTHER
- GAS COOKTOP & ELECTRIC OVEN
- FIXED OUTDOOR CLOTHES DRYING LINE

CODE	TYPE	m <sup>2</sup>	%
	SITE COVERAGE	249.8	41%
	FRONT LANDSCAPED AREA	5.7	1%
	REAR LANDSCAPED AREA	173.7	29%
	TOTAL LANDSCAPED AREA	179.4	30%
	PRIVATE OPEN SPACE	60	10%
	PAVED AREA	158.2	26%

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## S4.55 ISSUE

NORTH	DRAWN	DRAWING TITLE
	VF	AREA SCHEDULE
	CHECKED	SCALE @A2
	RA	1:200
	APPROVED	DRAWING NO.
	RA	401
		JOB NUMBER
		0234
		REV
		E