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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

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

- 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)

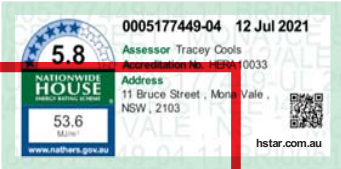
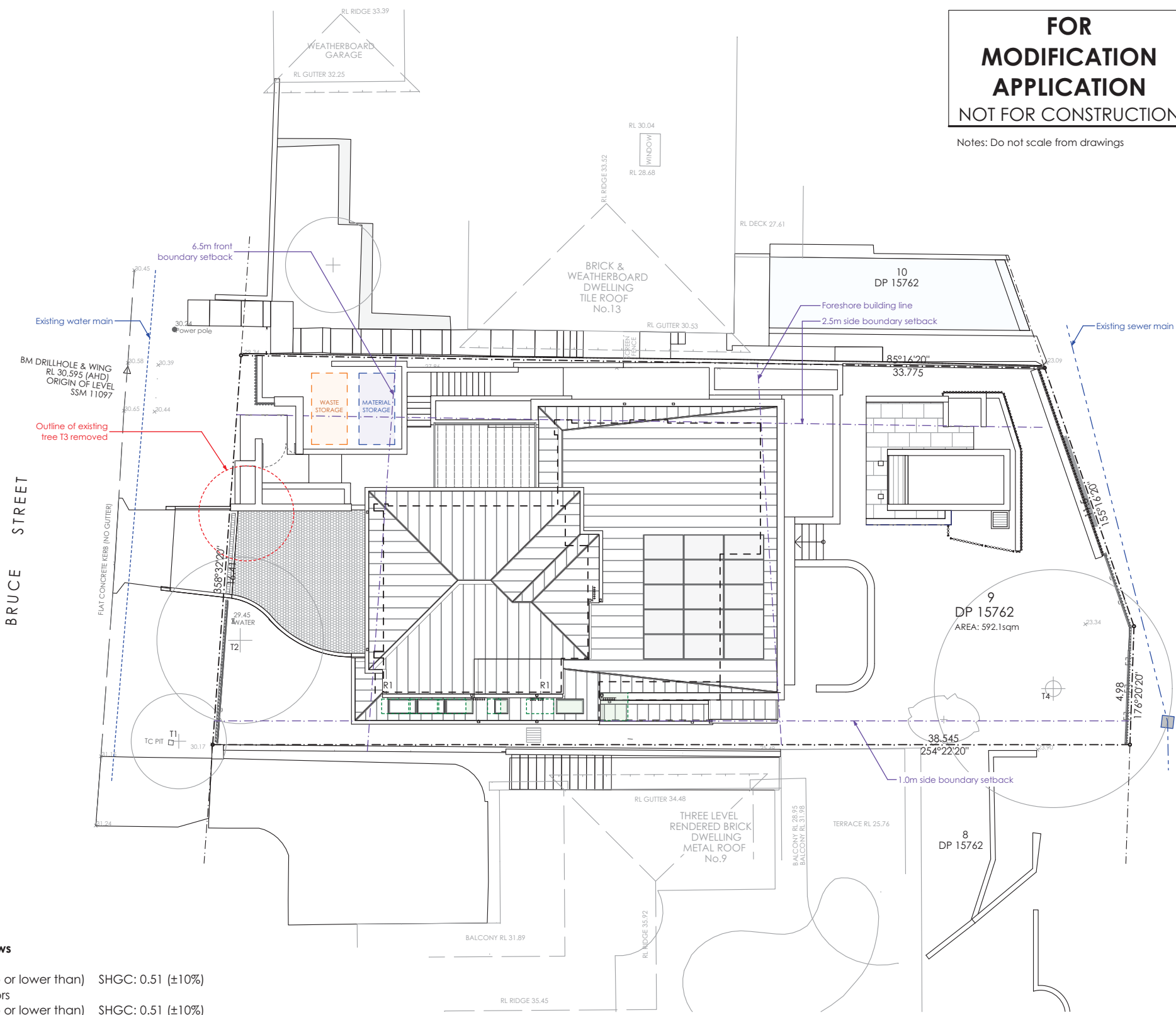
- Ceiling Penetrations**
- Sealed LED downlights, one every 5.0m2.
- Floor coverings**
- Tiles to wet areas, timber elsewhere
- External Shading**
- Shading as per stamped drawings
- Ventilation**
- All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed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



SECTION 4.55 APPLICATION
Site Plan

**FOR
MODIFICATION
APPLICATION**
NOT FOR CONSTRUCTION

Notes: Do not scale from drawings

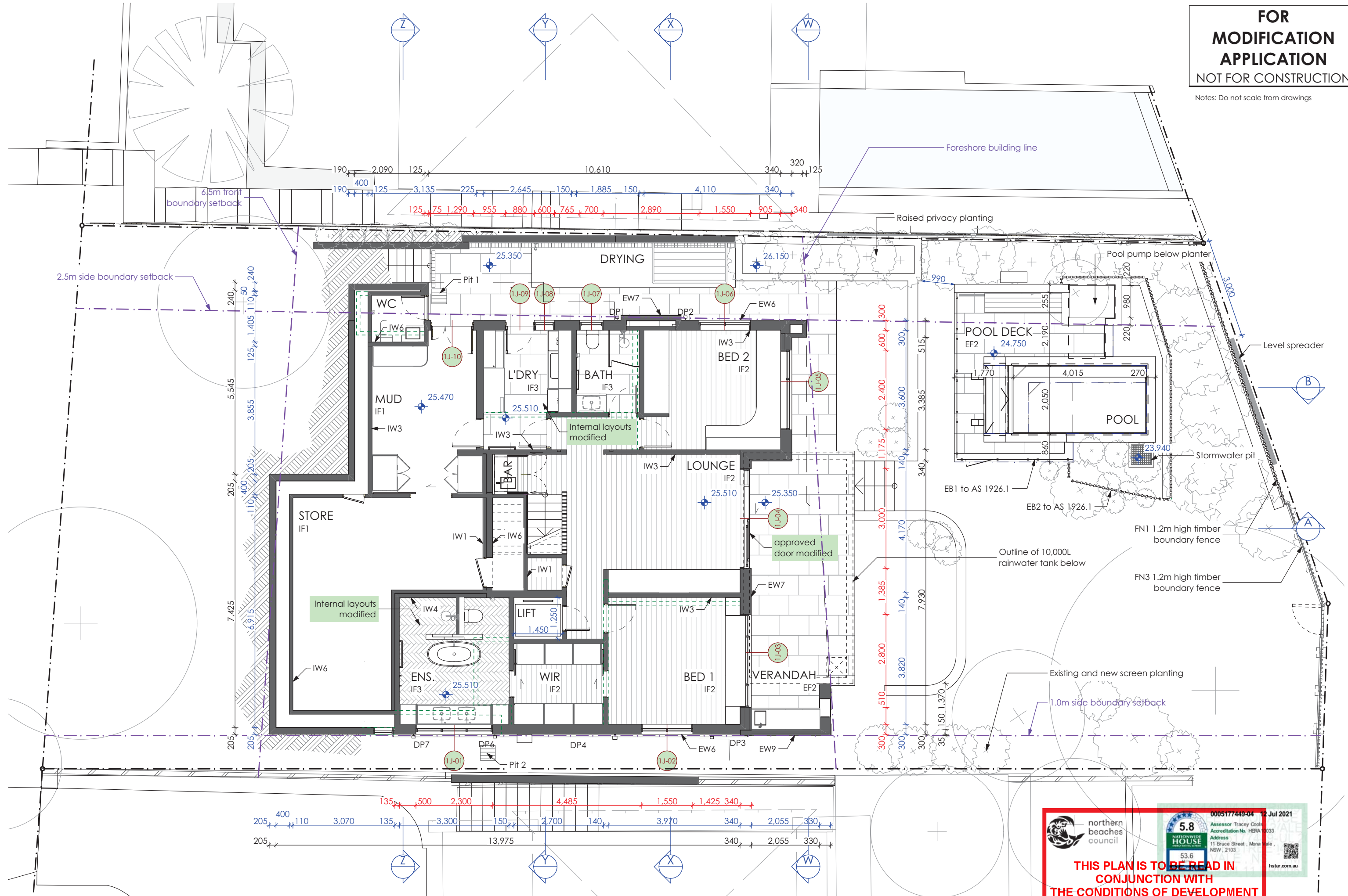


**THIS PLAN IS TO BE READ IN
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CONSENT**

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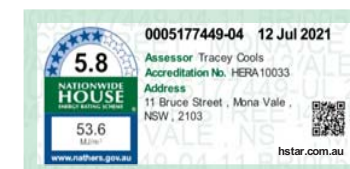
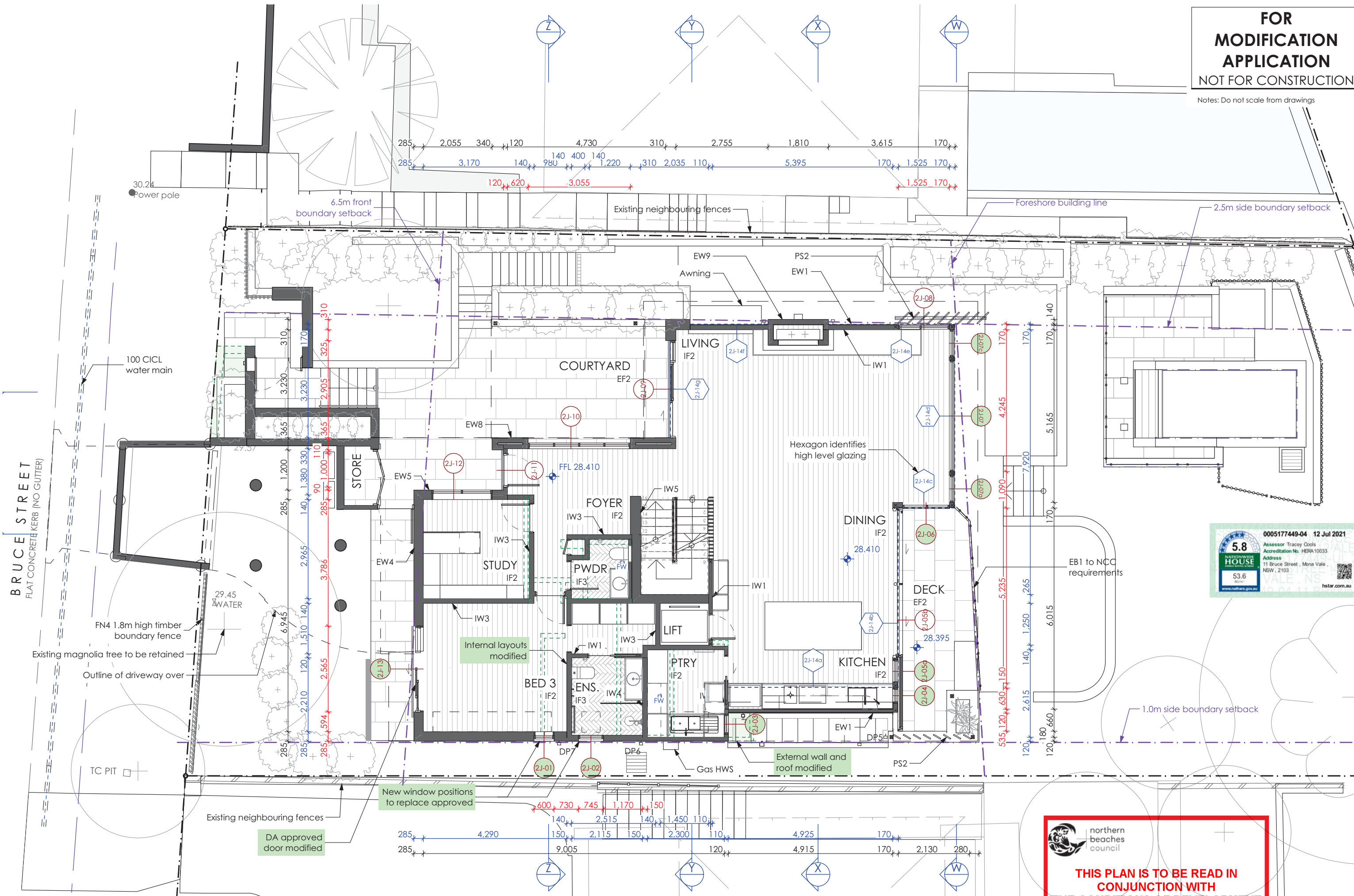
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Project No: 1912
Drawing No: DA-01 B
Rev:

Notes: Do not scale from drawings



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APPLICATION
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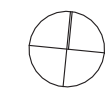
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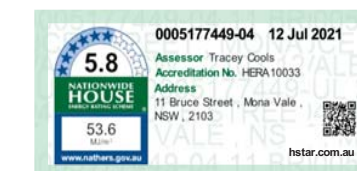


SECTION 4.55 APPLICATION
Ground Floor Plan

Scale: 1:100
Date of printing: 2/06/2021
Project No: 1912
Drawing No: DA-11 B
Rev:

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Levelled area at 13 Bruce Street



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SECTION 4.55 APPLICATION

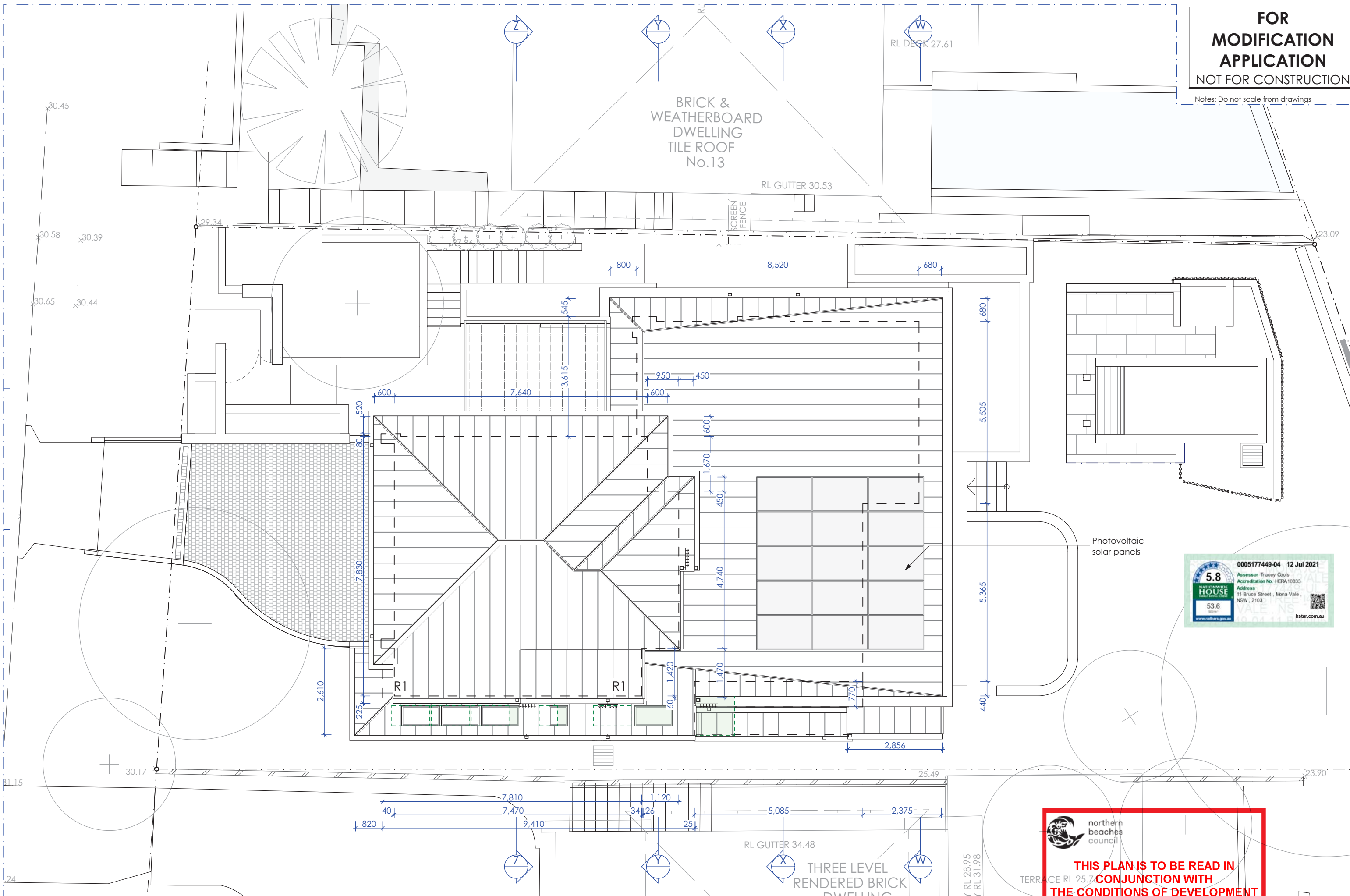
Garage Floor Plan

Scale: 1:100 Date of printing: 2/06/2021

Project No: 1912 Drawing No: DA-12 E

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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:

1912

Drawing No:

DA-13 B

Rev:

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FOR MODIFICATION APPLICATION NOT FOR CONSTRUCTION

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CONSTRUCTION LEGEND

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EXTERIOR CEILING

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ROOF

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INTERIOR CEILINGS

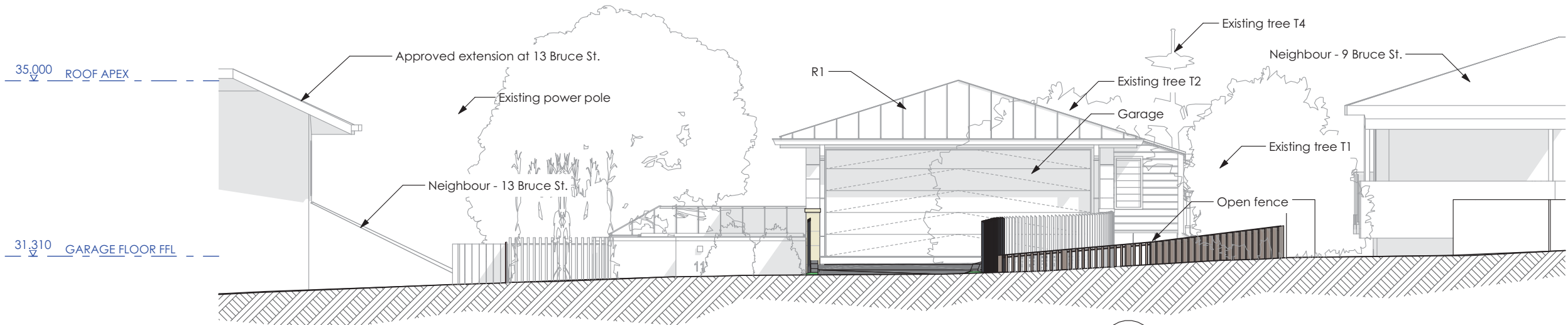
IC1 - Timber frame with plasterboard and insulation

DOOR & WINDOWS

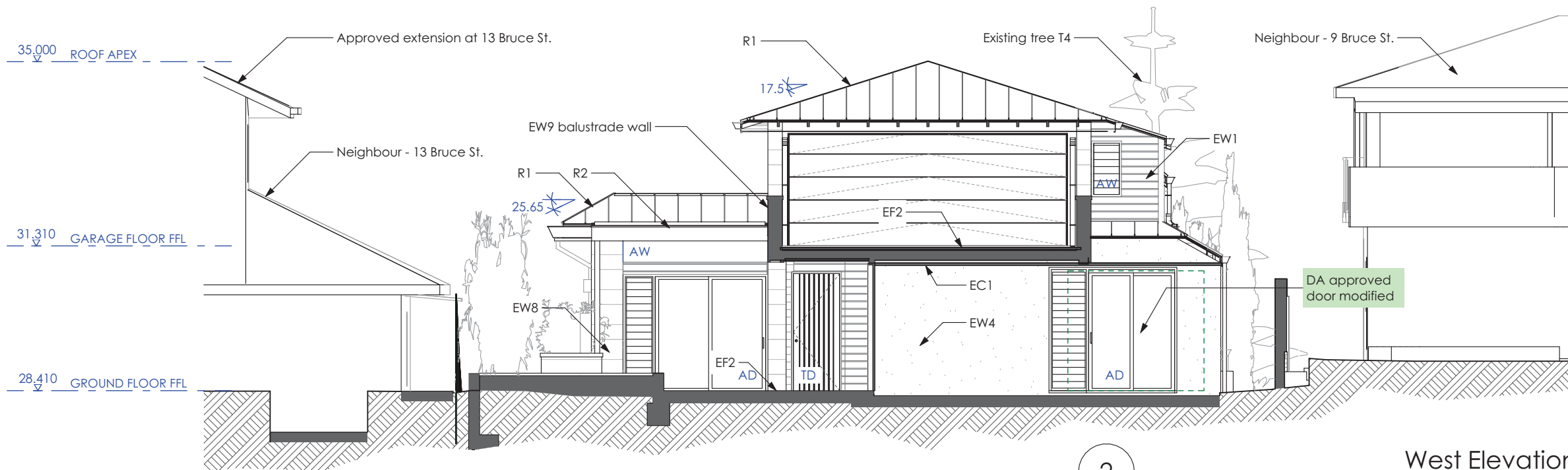
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OTHERS

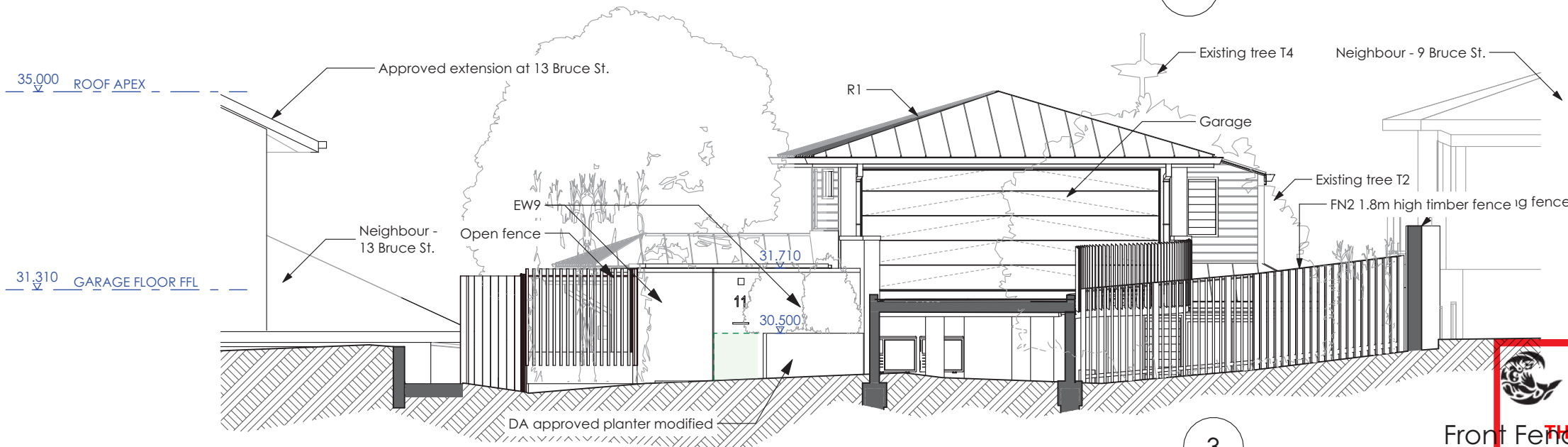
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Street Elevation



West Elevation



Front Fence Elevation

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1



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Scale: 1:100 Date of printing: 2/06/2021

Project No: 1912 Drawing No: DA-21

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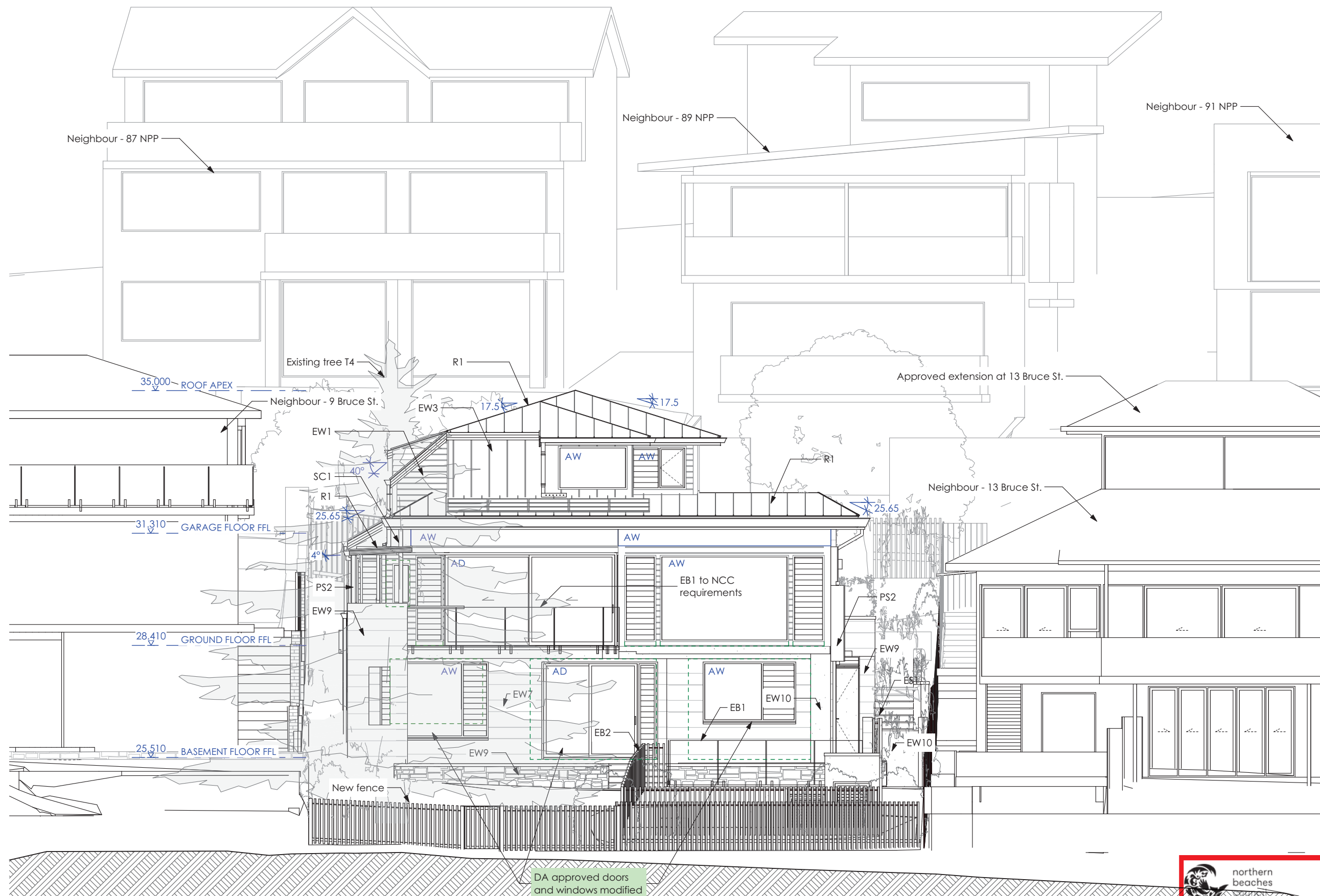
New Dwelling and Pool
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SECTION 4.55 APPLICATION

North and South Elevations

Scale: 1:100 Date of printing: 2/06/2021

Project No: 1912 Drawing No: DA-21

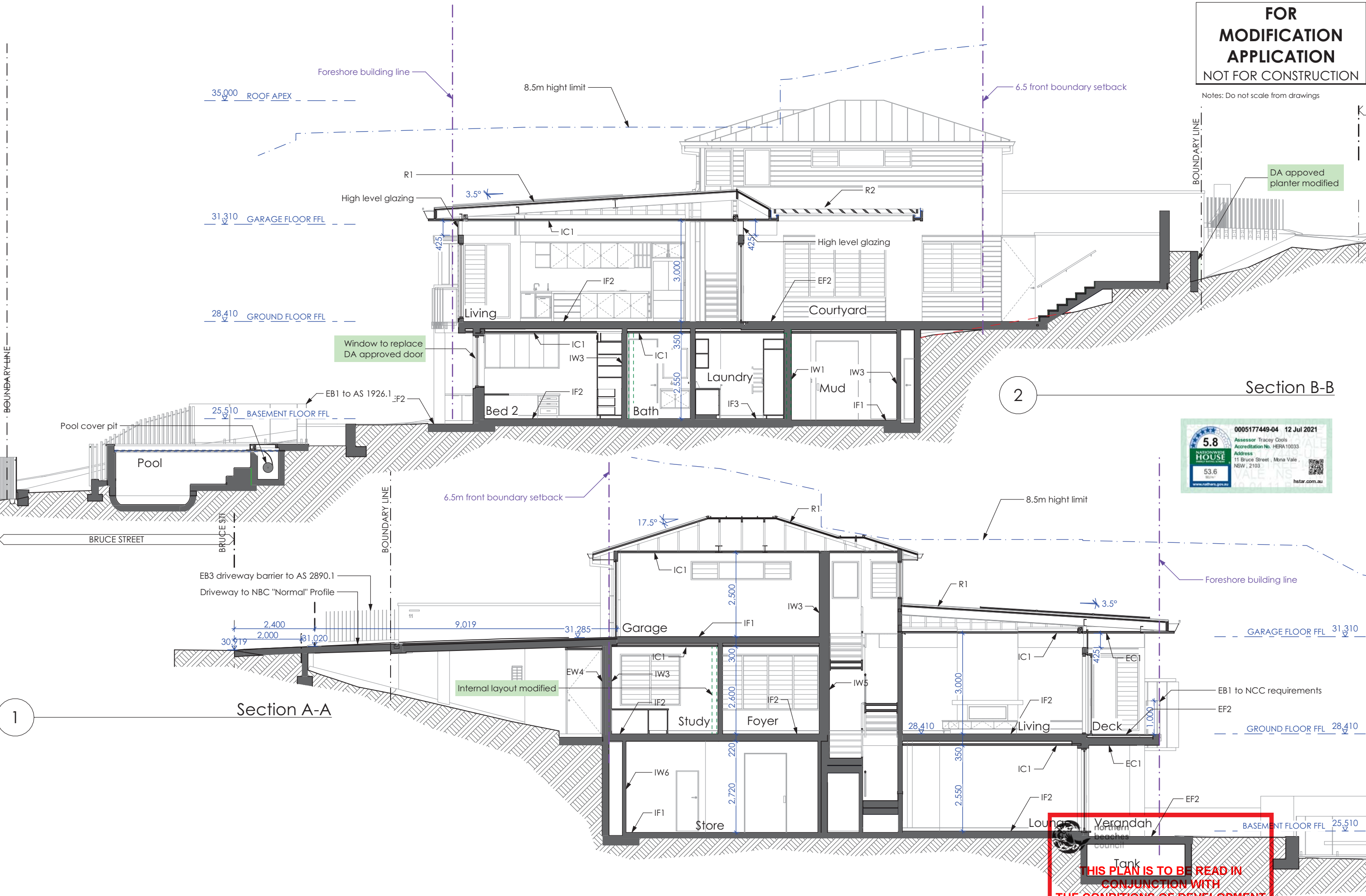


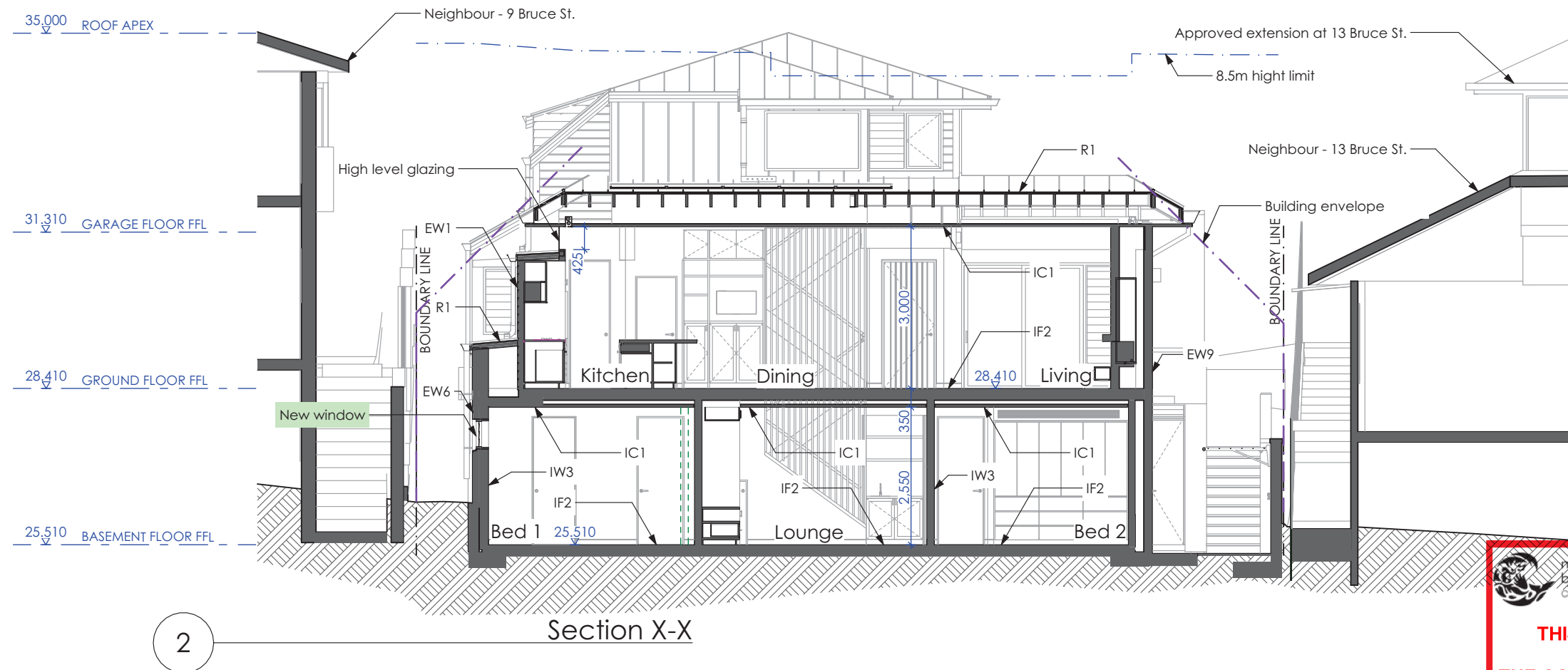
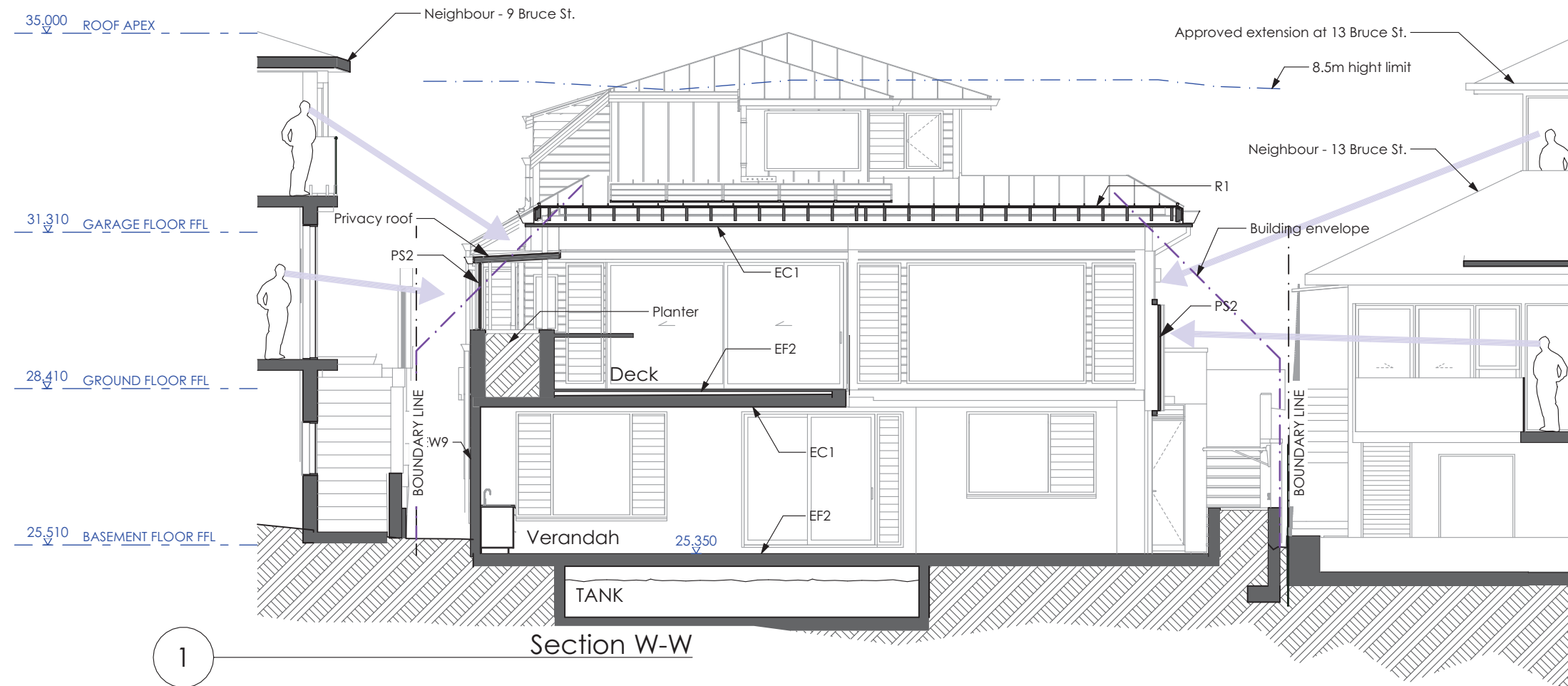
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DA approved
planter modified

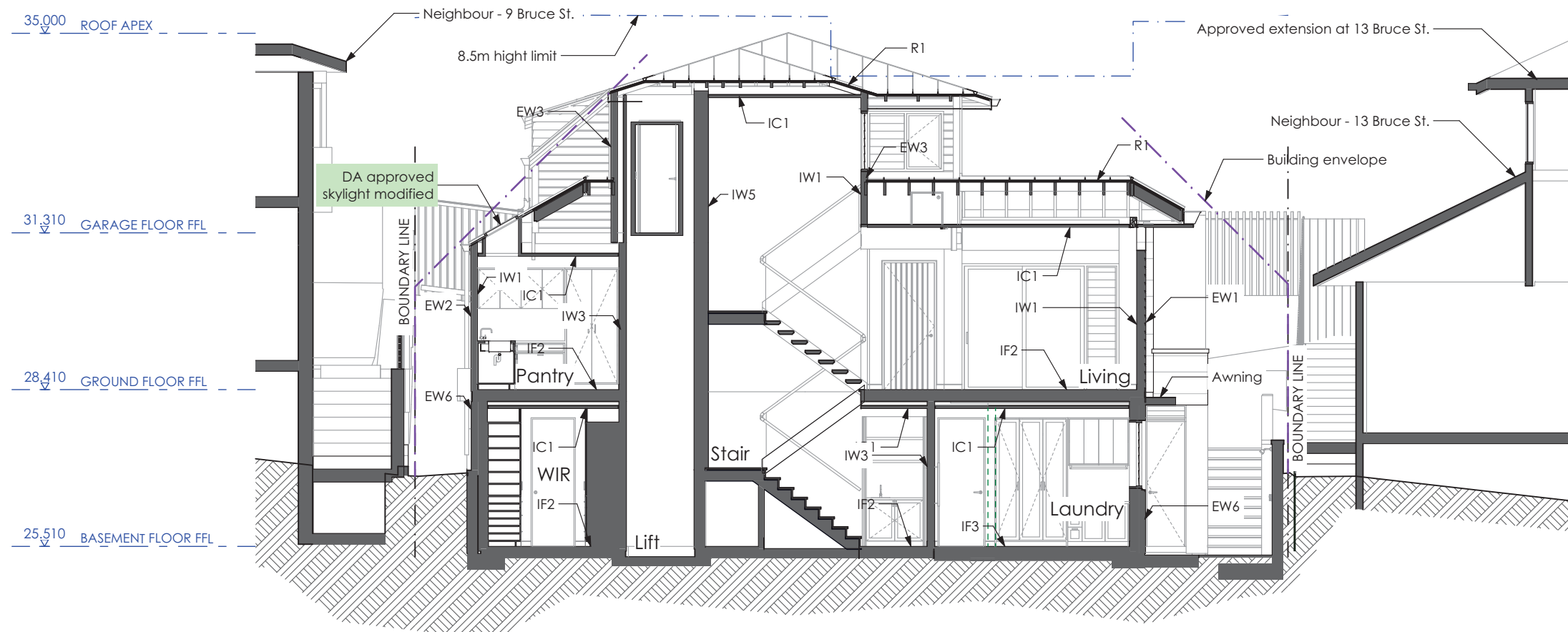
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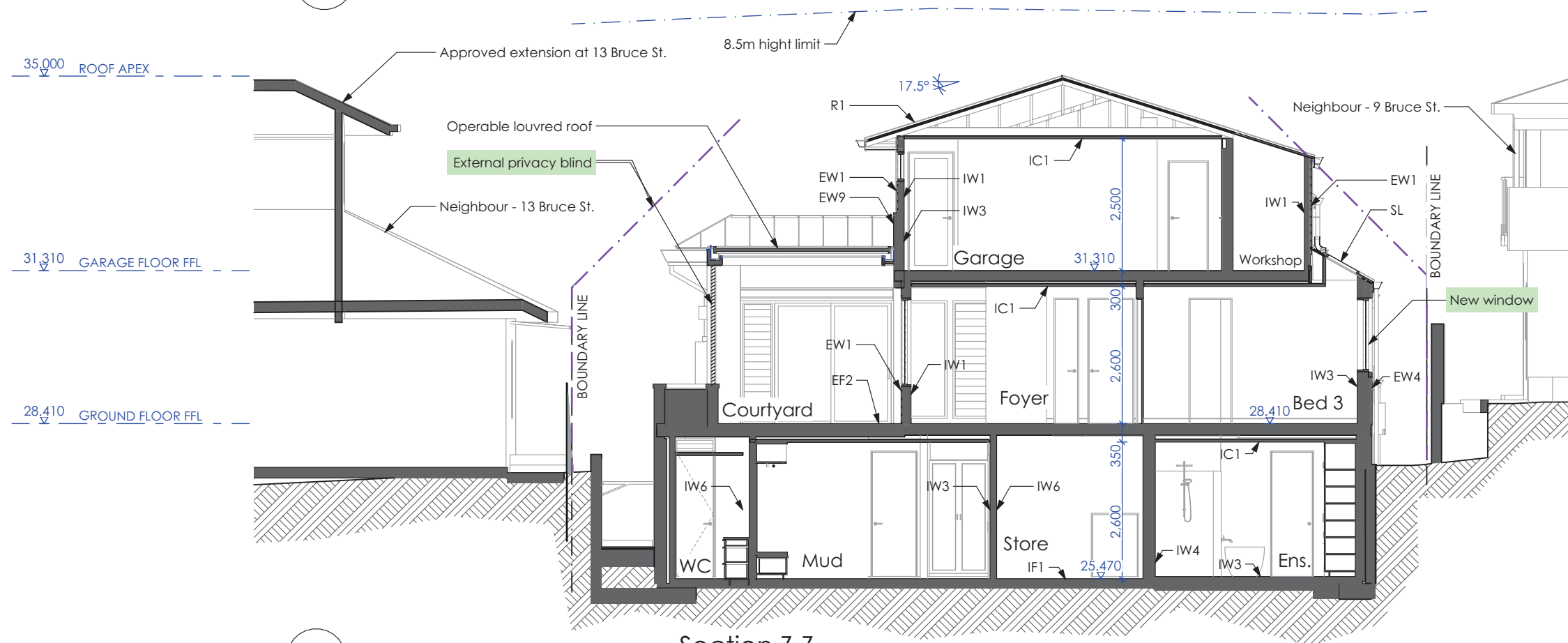


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1 Section Y-Y



2 Section Z-Z



northern
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Scale:
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Rev:

1912 **DA-32 B**