

CONCEPTS for DEMOLITION of existing house; and PROPOSED NEW 2&3 STOREY RESIDENCE at No.10 POULTON PARADE, FRENCHS FOREST

SYMBOLS + COLOURS:

	OUTLINE OF DEMOLITION.
	BOUNDARY LINE - AS SURVEYED
	NEW ROOF.
	DIRECTION OF ROOF FALL.
	DIRECTION OF STORMWATER
	DIRECTION OF SURFACE FALL.
	ACHIEVED SETBACK DIMENSION.
	YELLOW - TIMBER BASED
	GREEN - CONCRETE BASED
	RED - MASONRY BASED
	BLUE - METAL BASED
	ORANGE - DEMOLITION
	PINK - PAVEMENT - MISC.

THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED and VERIFIED.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

LEGEND:			
AFFL	ABOVE FINISHED FLOOR LEVEL	H	HIGH HANDRAIL
BAL	BALUSTRADE	MDR	METAL DECK ROOF SHEETING
BG	BOX GUTTER - TO ENGINEER'S DETAILS	MTL	METAL SHEET OVERHEAD
BLD	BUILDING	O/H	OVERHEAD
BSN	BASIN	PAR	PARAPET
BWK#	BRICKWORK-COLOUR/FINISH	PAV	PAVEMENT
COL	COLUMN	PF	PAINT FINISH
CONC	CONCRETE	PP	POWER POLE
COS	CONFIRM ON SITE	R	RENDER
CPT	CARPET	RR	ROOF RIDGE
DP	DOWNPIPE	RL	RELATIVE LEVEL
DR	DRYER	RT	ROOF TILE
EX	EXISTING	RWO	RAINWATER OUTLET
FB	FACE BRICK	SHR	SHOWER
FC#	FIBRE CEMENT SHEETING-TYPE	TD	TIMBER DECK
FCL	FINISHED CEILING LEVEL	TF	TIMBER FLOOR
FFL	FINISHED FLOOR LEVEL	TFAS	TOP OF FASCIA
FLUE	FIRE PLACE FLUE	TG	TOP OF GUTTER
FP	FIRE PLACE - INTERNAL	TILE	TILED FLOORING
GL	GLASS-TO BASIX REQUIREMENTS	TYP	TYPICAL
		TW	TOP OF WALL
		WC	WATER CLOSET
		WIN	TOILET SUITE WINDOW
		WM	WASHING MACHINE
		VNTY	VANITY



ARTIST IMPRESSION - REAR VIEW



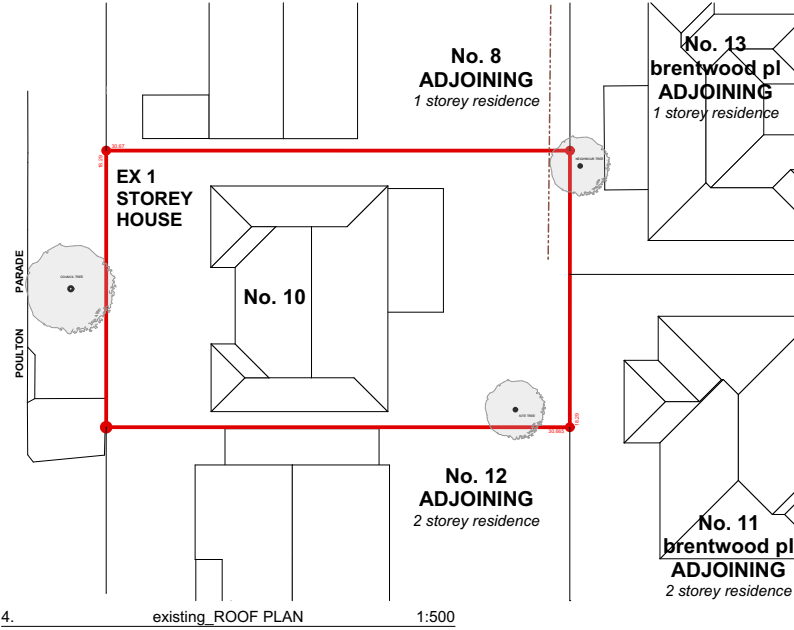
ARTIST IMPRESSION - ELEVATED OVERALL VIEW



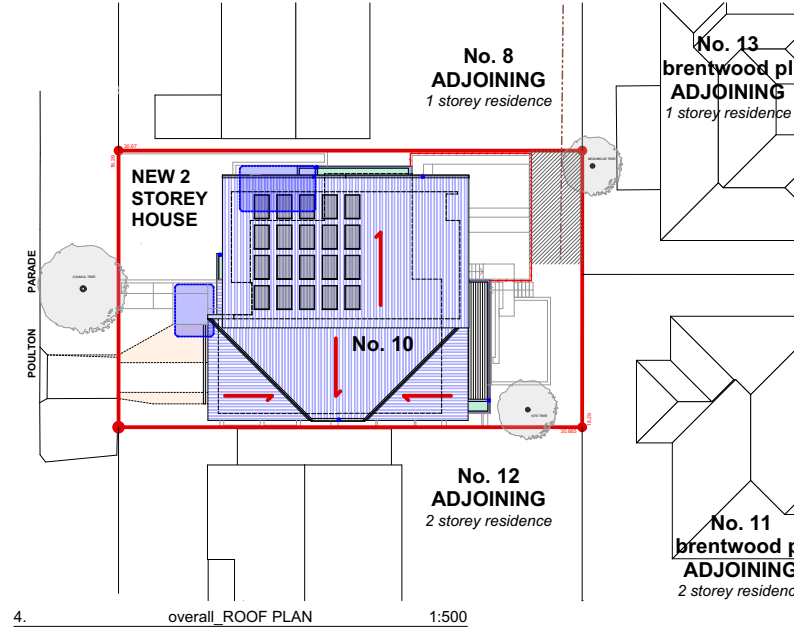
ARTIST IMPRESSION - STREETSCAPE



STREET PHOTO - BUILDING TO BE DEMOLISHED



4. existing ROOF PLAN 1:500



4. overall ROOF PLAN 1:500

PLANNING:

Land Zoning: R2 - Low Density Residential
FSR: not mapped or under clause 4.4 - site coverage and landscaped area based
Height of Building: Area I 8.5m
Heritage: Not an item; not in conservation area. No items in the vicinity.

COMPLIES

Bushfire Prone Land - Vegetation buffer
Landslip Risk - A - 5deg & rear corner of site B 5-25deg - near sewer
No. of storeys: not mapped
Wall height permissible: 7.2m and 45deg envelope above

COMPLIES

Landscape ratio: 40% = 222.56sqm

COMPLIES

Front setback - predominant line between neighbours or 6.5m
Side setback - Area B: 900mm @ 7.2 wall height
Rear setback - Area D: 6m

COMPLIES

COMPLIES

COMPLIES

Excavation: Part C7 - No numerical requirement

COMPLIES

Private Open Space: 3 or more bedrooms - 60sqm min. 5m measurement.

COMPLIES

Roof Form: Form to follow streetscape - pitched - varying hip or gable

COMPLIES

Pool: No numerical controls - will need to clear sewer and at least 900mm off bndy.

COMPLIES

AREAS:

Site Area: 556.4m²

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Proposed GFA and FSR: 318.0m² (0.57:1)

NOT MAPPED or NOT CLAUSED IN 4.4

LEP MAPS_003

Proposed Site Coverage 254.0m² (0.45:1)

Proposed Deep Soil Landscaping 224.0m² (0.41:1)

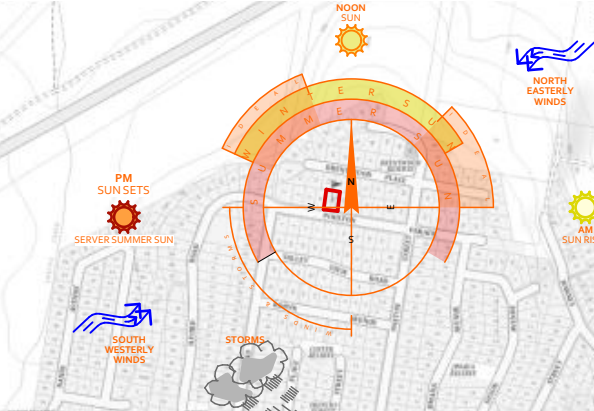
Maps	Applies	Requirement
ASS_003	Yes	Class 5. Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 m Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.
FLD_003	Yes	Certificate - freeboard
FSR_003	Yes	0.5:1 clause 4.4, 0.715:1
HER_003	Yes	not applicable - not in heritage conservation area; not a listed item; not in the vicinity of a listed item.
HOB_003	Yes	8.5m
LSZ_003	n/a	350-not applicable
LZN_003	Yes	R2-Low Density Residential

Proposal	Complies
Site not adjacent to Class 1-4. Excavation limited to footings and pool areas only	Yes
0.69:1	Yes
not applicable	n/a
7m	Yes
not applicable	n/a
no change	Yes

10 POULTON PARADE, FRENCHS FOREST 2086

PROPOSED NEW DWELLING:

Works Include:
- 2 storey with attached garage; - In-ground swimming pool; and Concept Landscape Plan



LOCATION & ANALYSIS PLAN

GENERAL NOTES

1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

UPDATE: OSD TANK & REVISED
DRAINAGE SOLUTION (2019
REVISION)

Lot & DP LOT 24, DP 221216	North 	Project PROPOSED NEW DWELLING: - 2 storey with attached garage; - In-ground swimming pool; and Concept Landscape Plan 10 POULTON PARADE, FRENCHS FOREST NSW, 2086	Designer HARGROVES DESIGN CONSULTANTS PH: 9960 0140 M: 0410 669 148 E: jhargrove@bigpond.com A: PO Box 416 Split Junction NSW 2088
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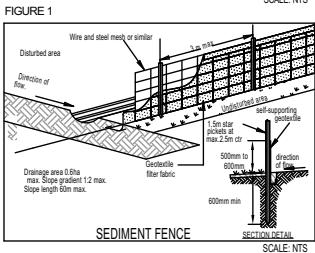
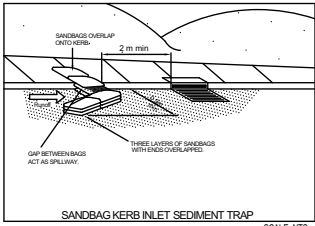


FIGURE 2

WHERE EXISTING TREES ARE TO BE RETAINED; TREE PROTECTION TO BE PUT IN PLACE THROUGHOUT CONSTRUCTION PROGRAM.

POULTON PARADE

builder to ensure road access is available at all times for local residents.

OFF STREET CONSTRUCTION VEHICLE PARKING AREAS (UTE or CAR SPOTS); OR 1 x MEDIUM RIGID VEHICLE SPOT. MUST HAVE ALL VEHICLES CLEANED - FREE OF DEBRIS AND SOIL/DUST WHEN EXITING THE SITE.

2. demolition_GROUND FLOOR PLAN 1:100

G	RP	DRAINAGE & OSD UPDATES	29.03.2019						
F	RP	ADDITIONAL INFORMATION - DRAINAGE & OSD	26.11.2018						
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FINAL DETAILED CONSTRUCTION SITE MANAGEMENT PLAN TO BE PROVIDED BY SUCCESSFUL CONTRACTOR / BUILDER PRIOR TO COMMENCEMENT OF WORK ON SITE.

CONSTRUCTION VEHICLES WILL UTILISE STREET PARKING TO STREET, WHERE UNABLE TO ACCESS ON SITE. PERMIT THROUGH INNER WEST COUNCIL WILL BE REQUIRED.

ANY REQUIREMENT FOR DELIVERIES / WASTE MANAGEMENT WILL REQUIRE SAFE TRAFFIC CONTROL ALONG STREET

18.29

REFER TO WASTE MANAGEMENT PLAN FOR EXPECTED RE-USE/RECYCLING & DISPOSAL METHODS ALL DEMOLITION TO AUSTRALIAN STANDARDS, SAFE WORK PRACTICES & IN ACCORDANCE WITH THE GUIDELINES OF COUNCIL'S WASTE MANAGEMENT

EXISTING GARDEN WALL TO BE REMOVED

CONSTRUCTION BARRIER FENCING IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, APPROPRIATE SIGNAGE AND ACCESS GATES TO BE PUT IN PLACE.

ALL OF EXISTING BRICK, TIMBER, TILED ROOF BUILDING TO BE REMOVED, INCL. FOOTINGS, PAVEMENTS & FLOORING.

EX PATIO TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

SKIP BIN and OTHER WASTE/RECYCLING MANAGEMENT BINS FOR PICK-UP & COLLECTION - ACCESSIBLE FROM ROAD.

EXISTING DRIVEWAY TO BE REMOVED.

EXISTING FRONT FENCE and GATE TO BE REMOVED.

EXISTING CROSSOVER TO BE MODIFIED - MADE WIDER

SKIP BIN - DROP OFF & PICKUP

CONSTRUCTION VEHICLE PARKING

CHEMICAL TOILET

COVERED STOCKPILE

COVERED STOCKPILE

ALL MATERIALS and PRODUCT STOCKPILES TO FRONT - MUST BE SECURE and COVERED AT ALL TIMES.

PORT-A-LOO ON SITE DURING ENTIRE CONSTRUCTION PERIOD; MUST BE REGULARLY MAINTAINED.

FOR DUST CONTROL, FABRIC MESH APPLIED TO FENCES IN ACCORDANCE WITH FIGURE 2

FENCING MUST ENCLOSE SITE BOUNDARIES WHERE NO FENCING CURRENTLY EXISTS. DUST MESH and LOCKABLE ACCESS POINTS AS NEEDED.

TYPICAL NOTE: EXISTING ELEMENTS and AREAS SHOWN IN ORANGE / DOTTED AREA TO BE DEMOLISHED/ALTERED.

EXISTNG DECK & ROOF OVER TO BE REMOVED

EXTENT OF 2m+ EXCAVATION FOR NEW POOL, LWR GROUND LEVEL

EXISTING WALL TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

COVERED STOCKPILE

SITE TREE

RETAINING WALL TO BE MODIFIED

NEIGHBOUR TREE

SOIL CONSERVATION NOTES:
TYPICAL
a) Prior to any clearing or excavation a temporary sediment trap arrangement shall be made to ensure the capture of any water bourne material generated from the site.
b) Provide a sediment fence as shown on this plan.
c) Where possible do not extend land disturbance activities of any essential construction activity.

DURING CONSTRUCTION
f) Siltation protection described above shall be maintained during the course of construction.
g) Newly constructed pits shall be protected from any sediment entry.
h) Once in place, no siltation protection shall be removed without council approval.
i) After each storm, all sediment traps shall be cleaned and replaced if required.
j) Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the stormwater drainage system.
k) Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easment, natural watercourse, footpath or roadway.
l) Installation of gutters, downpipes and the connection of downpipes to the stormwater disposal system to be done prior to the fixing of roof cladding.
m) Other methods of sediment controls may be required by the council and shall be complied with.

18.29

30.665

SYMBOLS:

SEDIMENT / SECURITY FENCE, REFER TO FIGURE 3.



COVERED STOCKPILES DURING CONSTRUCTION



SAND BAGS TO STREET KERB AT INLET



OFF STREET CONSTRUCTION VEHICLE PARKING DURING CONSTRUCTION.

TREE PROTECTION



PORTA LOO - SERVICED FORTNIGHTLY



CONSTRUCTION WASTE MANAGEMENT BIN LOCATION PICK UP FROM THE STREET.

GENERAL NOTES

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**DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION**

Lot & DP
LOT 24, DP 221216

North



Project
PROPOSED NEW DWELLING:
- 2 storey with attached garage; - In-ground swimming pool; and Concept Landscape Plan
10 POULTON PARADE, FRENCHS FOREST NSW, 2086

Designer
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Client
CARRY & HELEN SOCRATES

Date
APRIL 2018
Scale
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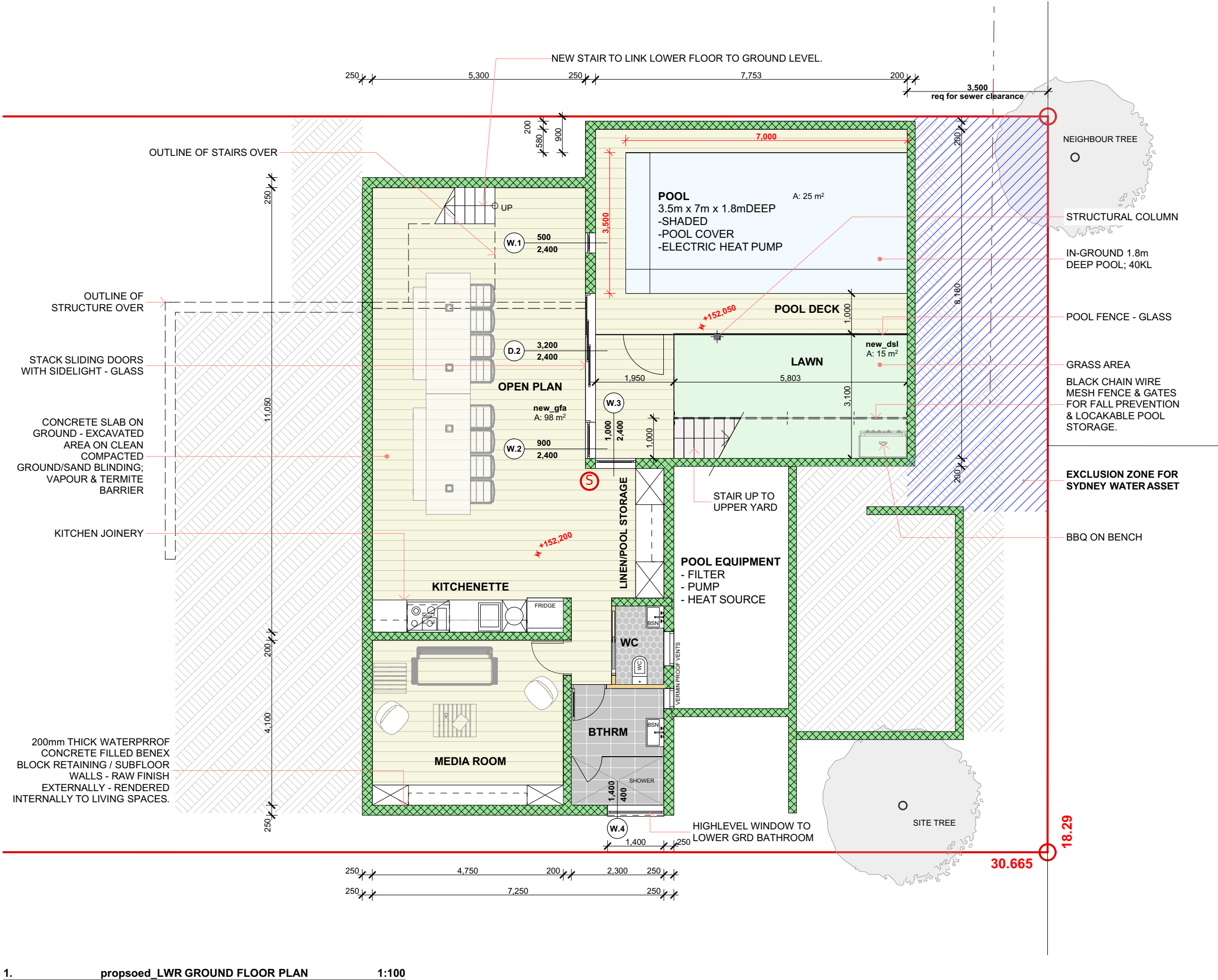
DEMOLITION PLAN (incl. site management & sediment control)

Sheet No
DA-101
Issue
G

- NOTES:**
- ALL LIGHTING TO BE L.E.D
 - ALL FITTINGS TO BATHROOMS & KITCHEN TO BE min. 3 STAR WATER RATING; TOILETS TO BE 4 STAR and CONNECTED TO RAINWATER TANK
 - ALL DOOR and WINDOW OPENINGS TO BE FITTED WITH INSECT SCREENS
 - ALL GLAZED DOORS and WINDOWS TO BE FITTED WITH COVERINGS INTERNALLY TO CONTROL HEAT and LIGHT
 - THERMAL INSULATION TO min. BASIX REQUIREMENTS
 - ACOUSTIC INSULATION TO BEDROOMS and BATHROOMS
 - ALLOWANCE FOR BATTERY POWER PACK TO GARAGE
 - BINS TO BE STORED TO SIDE OF HOUSE BEHIND GATE
 - ALL ROOMS FITTED WITH CEILING FANS
 - DUCTED A/C THROUGHOUT

- SYMBOLS:**
- **HARD WIRED SMOKE DETECTORS - BY ELECTRICIAN**
- **STANDALONE CLOTHES DRYING AREA - NORTH EASTEN CORNER OF REAR YARD.**

- Thermal Commitments:**
- Wall Insulation:** R2.0 Bulk to all external walls (BV & Stud), R2.0 bulk to Garage wall
- Roof Insulation:** R4.0 as per detail on plans
- Basix Colours:** Wall: BV-Light, Cladding-Dark, Roof: Medium
- Floors:** Concrete slab_no insulation, timber floor with R3.0 bulk insulation
- Window & Glazed doors requirements:**
- Standard:**
- AI Double Hung Window SG 3Clr: U = 6.21: SHGC = 0.74
- AI Sliding Window SG 3Clr: U = 6.38: SHGC = 0.75 - **to all wet areas**
- Upgrade:**
- AI Sliding Window SG 6SP30Ntl: U = 4.49: SHGC = 0.47
- AI Sliding Door SG 6SP30Ntl: U = 4.33: SHGC = 0.45
- AI Double Hung Window SG 6SP30Ntl: U = 4.42: SHGC = 0.46



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- 2 storey with attached garage; - In-ground swimming pool; and Concept Landscape Plan

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Date

APRIL 2018

Scale

R.P

Sheet No

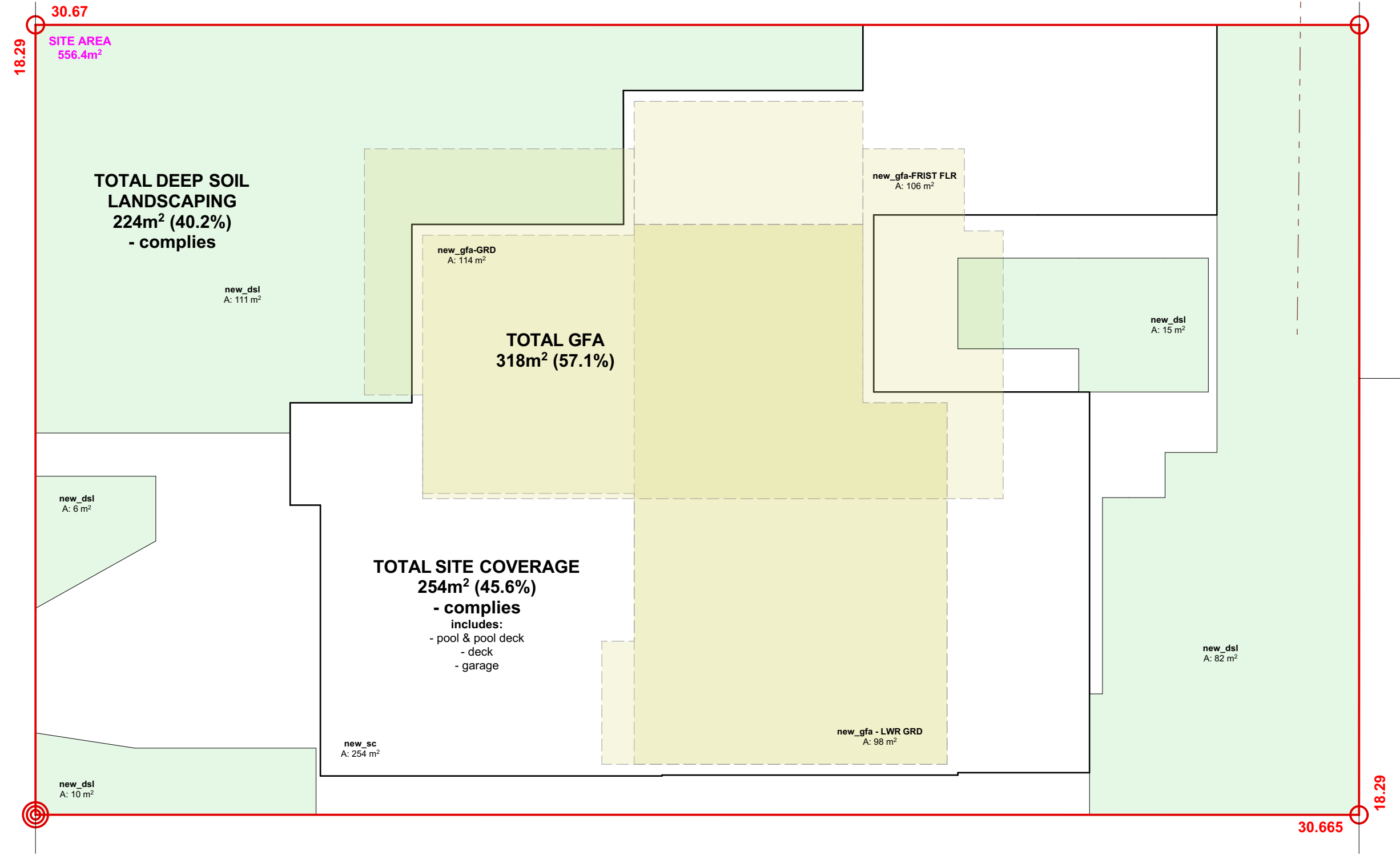
DA-102

Issue

G

SCHEDULE OF AREAS (refer to DA-100 for further tabled compliances and requirements)

SITE COVERAGE	254.00m ²	45.6%
GROSS FLOOR AREA	318.00m ²	57.1%
DEEP SOIL LANDSCAPING	224.00m ²	40.2%
UN-BUILT UPON AREA (impervious pavement)	78.40m ²	14%
PRINCIPAL PRIVATE OPEN SPACE	60.00m ²	10.7%
ROOF GARDEN	13.00m ²	
INTERNAL GARAGE AREA	39.00m ²	
CONDITION AREA	285.00m ²	
UNCONDITIONED AREA	32.00m ²	
POOL AREA and KL	20.00m ² & 40KL (1.8m DEEP)	
NATIVE PLANTINGS	150m ² (including lawn)	



6. proposed LANDSCAPING RATIO 1:100

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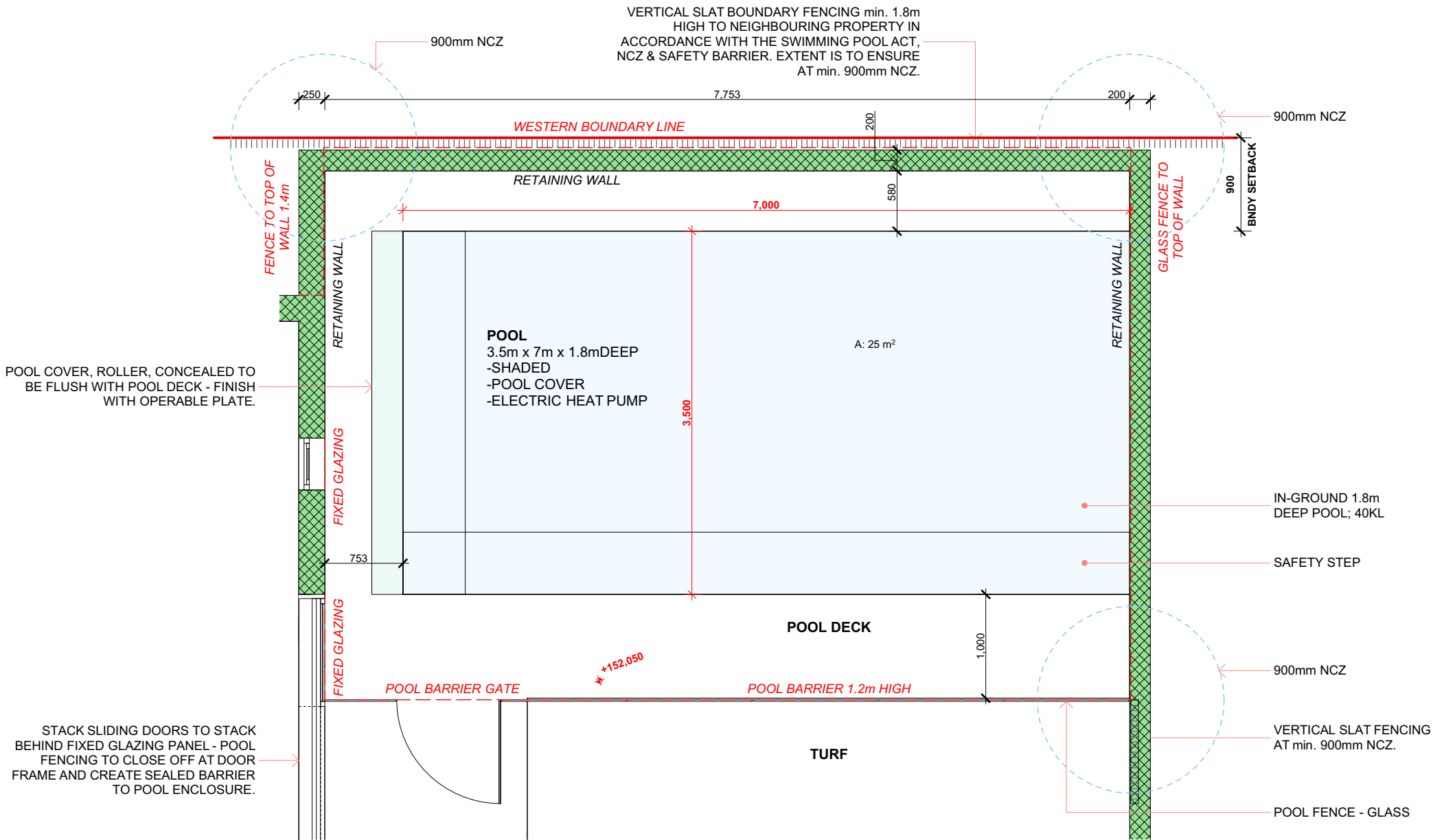
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Date
APRIL 2018
Title
PROPOSED LANDSCAPE RATIO PLAN
Scale
R.P
Sheet No
DA-105
Issue
G



1 POOL PLAN 1:50

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Date

APRIL 2018

Title

PROPOSED POOL PLAN

Sheet No

DA-106

Issue

G

TO DRAIN TO STREET SYSTEM, FROM RAISED OSD TANK TO ENGINEER'S DETAILED DESIGN.

OSD TANK TO RAISED SIDE GARDEN BED-GRAVIT FED UNDERGROUND DRAINAGE TO ENGINEER'S DETAILED SPECIFICATION.

STORMWATER DISCHARGE NOTES:

- NEW STORMWATER DISCHARGE IS PROPOSED TO COLLECTION ON SITE WITH A UNDERGROUND LATTICE RAINWATER TANK; OVERFLOW AS GRAVITY CONNECTION TO THE EXISTING STORMWATER DISPOSAL SYSTEM.
- DESIGNED AND TO BE BUILT IN ACCORDANCE WITH AS/NZS 3500:2003 AND COUNCIL'S WATER MANAGEMENT TECHNICAL GUIDELINES.
- ALL NEW ROOF AREAS TO BE FITTED WITH NEW GUTTERS AND DOWNPIPES AS INDICATED, INCLUDING LEAF GUARDS.

min. 1.5KW SOLAR PANEL SYSTEM TO ROOF. NON REFLECTIVE FINISH.

METAL ROOF SHEETING - 3deg PITCHED SKILLION TO UPPER FLOOR WITH FEATURE PLYWOOD SOFFIT OR STAINED FC.

TIMBER FRAMED ROOF STRUCTURE-TO ENG's DETAILED SPECIFICATION; HYSpan LVL WITH INSULATED AIRCELL SARKING & HIGH PERFORMANCE ROOF BATTS ALL TO R4.0

AREA SHOWN HATCHED IS THE EXTENDED DRIVEWAY - CONCRETE; DURING CONSTRUCTION PROGRAM, DRIVEWAY TO BE INVESTIGATED & DETERMINED IF VIABLE TO RETAIN EXISTING OR REPLACE WITH NEW EXTENSION AS ONE COMPLETE NEW DRIVEWAY IN COLOURED CONCRETE.

RWT, underdeck

UNDERPAVEMENT LATTICE 5,000L RAINWATER TANK - EXCAVATED 1m; DECK OVER and ALLOW FOR MANHOLE; min. 600mm CLEARANCE TO ALL EDGES.

METAL DECK ROOF SHEETING OVER ENTRY PATIO.

METAL ROOF SHEETING - 8deg PITCHED SKILLION TO UPPER FLOOR WITH FEATURE PLYWOOD SOFFIT OR STAINED FC.

EXTENDED DRIVEWAY

SURFACE DRAIN TO DRIVEWAY

GARAGE SETBACK

PRE-FINISHED METAL 'K'PROFILE GUTTER FITTED WITH LEAF GUARD.

TIMBER FRAMED ROOF STRUCTURE-TO ENG's DETAILED SPECIFICATION; HYSpan LVL WITH INSULATED AIRCELL SARKING & HIGH PERFORMANCE ROOF BATTS ALL TO R4.0

NOTE 1. PRE FINISHED METAL EAVES GUTTER; TO COLLECT ROOF RUNOFF AND DISCHARGE TO RAINWATER TANK BELOW COURTYARD; OVERFLOW TO STREET SYSTEM.

NOTE 2. LAP LOCATED TO 10m FROM POOL - CONNECTED TO RAINWATER TANK

NOTE 3. RAINWATER TANK TO BE CONNECTED TO ALL TOILETS IN THE HOUSE x 3; TO LAWN/GARDEN AREAS FOR WATERING.

GENERAL NOTE: THE BUILDER WILL BE RESPONSIBLE TO CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON SITE AND TO UNDERTAKE A DIAL BEFORE YOU DIG PRIOR TO ANY COMMENCEMENT OF WORKS ON SITE.

SYMBOLS

- NEW ROOF.
- DIRECTION OF ROOF FALL.
- DIRECTION OF STORMWATER
- DIRECTION OF SURFACE FALL.

proposed ROOF PLAN

1:100

5,000L UNDER PAVEMENT RAINWATER TAN

4.

4. proposed_ROOF PLAN 1:100

1:100

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Client	CARRY & HELEN SOCRATES
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Designer
HARGROVES DESIGN CONSULTANTS

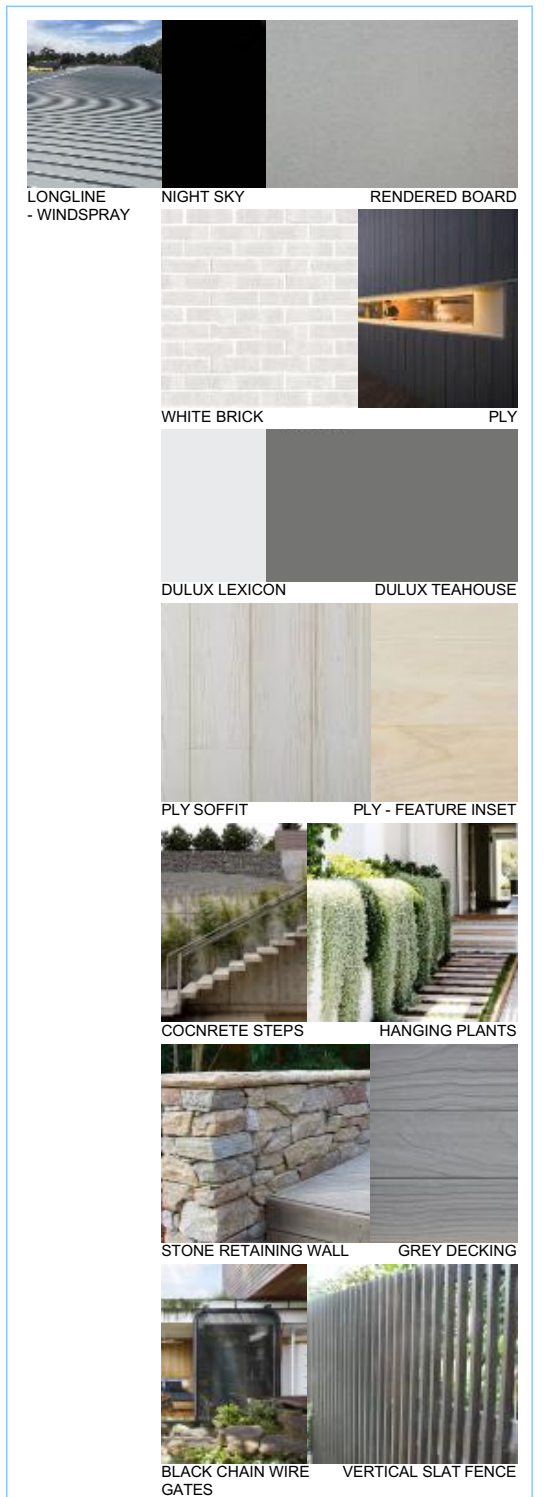
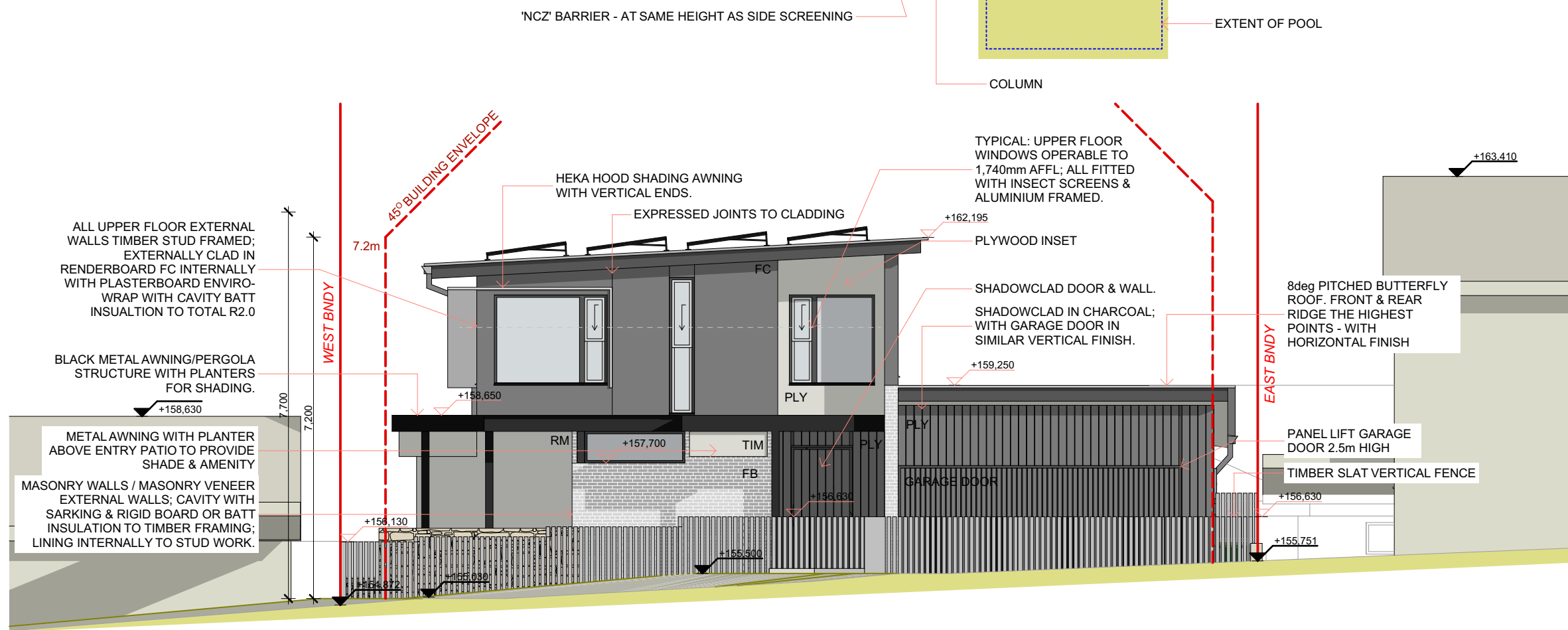
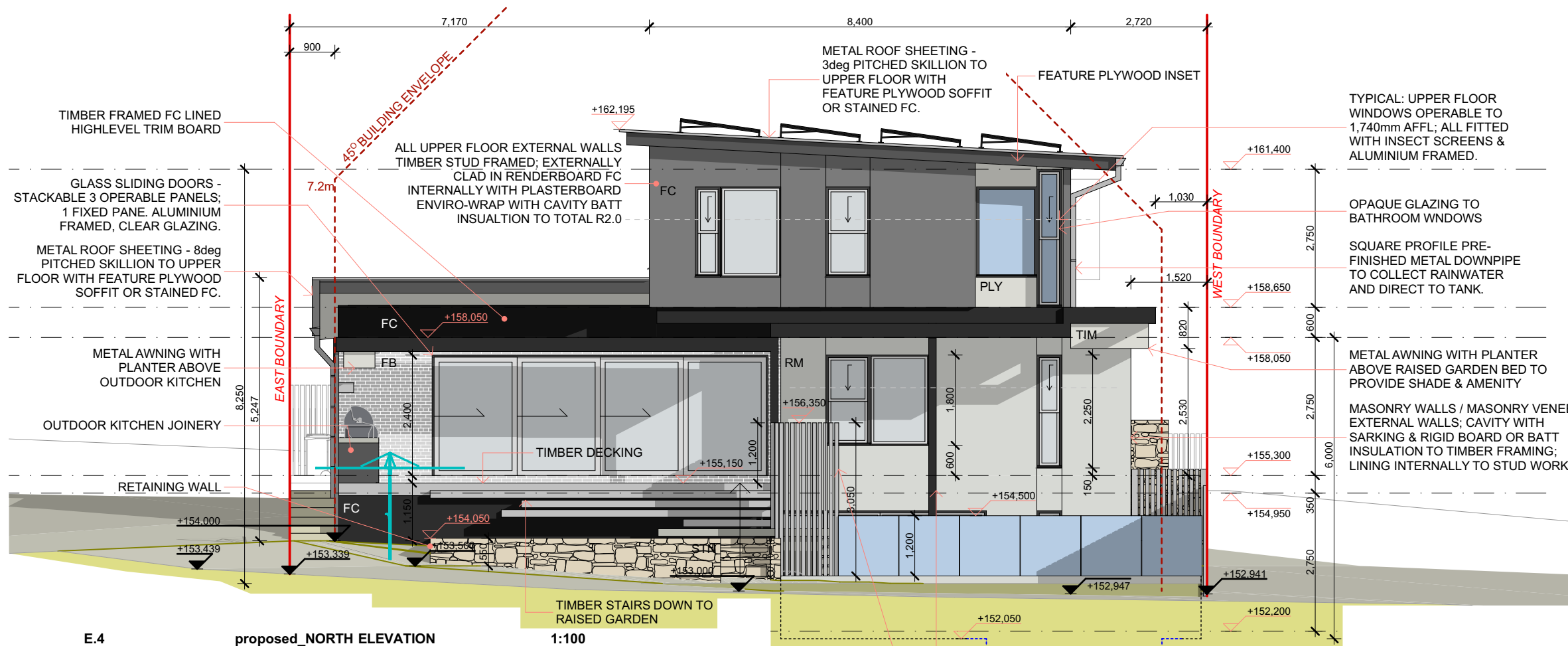
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Date	APRIL 2018	Title ROOF PLAN & STORMWATER CONCEPT	Sheet No	DA-107	Issue	G
Scale						
Drawn	R.P					



5,000L UNDER PAVEMENT RAINWATER TANK

5,000L UNDER PAVEMENT RAINWATER TANK



- FINISHES**
- DOOR & WINDOW FRAMES: BLACK 'NIGHT SKY'
 - GARAGE CLADDING: STAINED SHADOWCLAD
 - FEATURE INSET: LIMEWASH PLYWOOD
 - FACE BRICK: WHITE or LIGHT TONE GREY
 - RENDER BOARD - GREY DULUX 'TEAHOUSE'
 - RENDER - WHITE DULUX 'LEXICON'
 - POWDERCOAT: 'SHALE GREY'
 - METAL AWNING: BLACK
 - RETAINING WALLS: SANDSTONE
 - DECKING: GREY STAINED TIMBER
 - ROOFING: SHALE GREY or WINDSPRAY (M)

G	RP	DRAINAGE & OSD UPDATES	29.03.2019						
F	RP	ADDITIONAL INFORMATION - DRAINAGE & OSD	26.11.2018						
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D	RP	DA PLANS - FOR CO-ORDINATION	06.08.2018						
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ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE		

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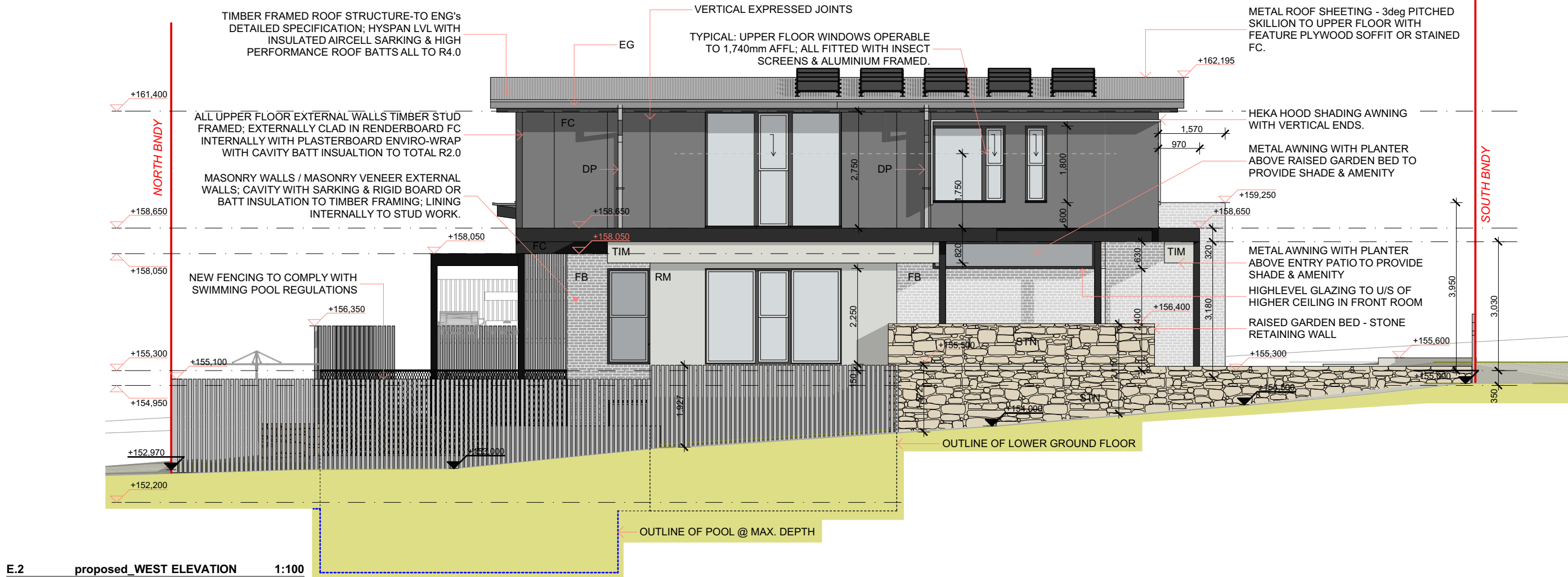
Date
APRIL 2018

Scale
R.P.

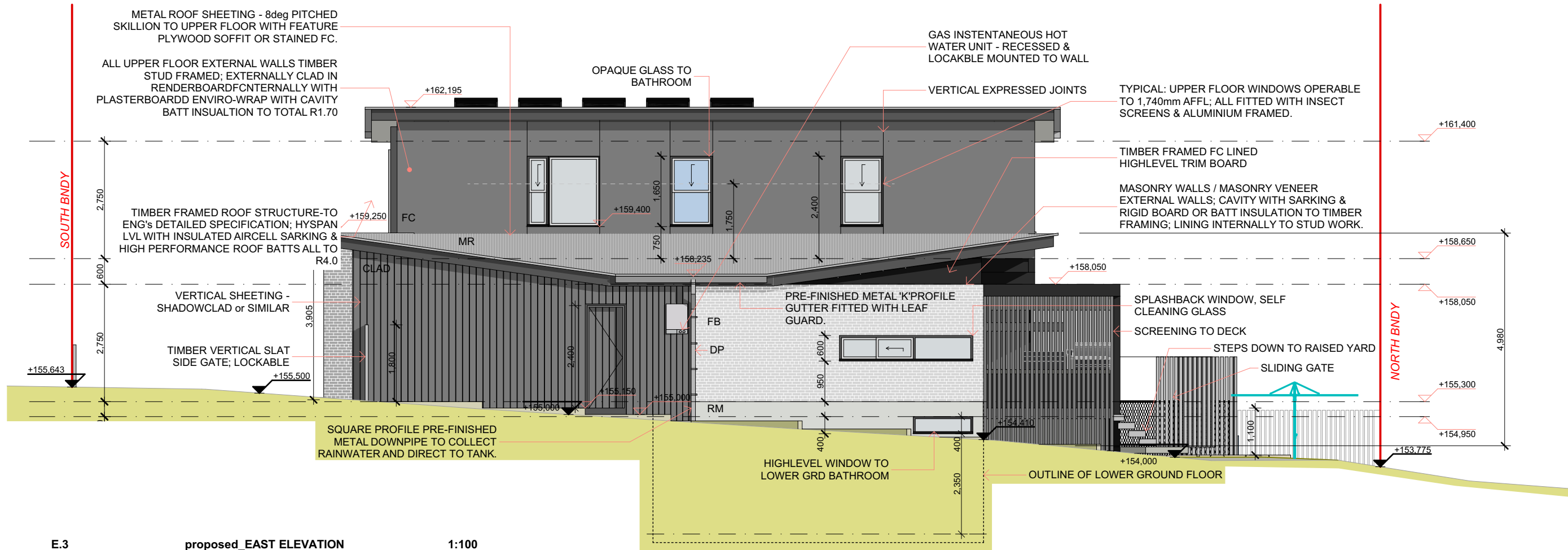
Title
**PROPOSED ELEVATIONS
(incl. finishes schedule)**

Sheet No
DA-110

Issue
G



E.2 proposed_WEST ELEVATION 1:100



E.3 proposed_EAST ELEVATION 1:100

G	RP	DRAINAGE & OSD UPDATES	29.03.2019				
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Date
APRIL 2018

Scale
R.P.

Title
**PROPOSED SIDE
ELEVATIONS**

Sheet No
DA-111

Issue
G

WINDOW SCHEDULE_UPPER FLOOR

external view													
ID	W.13	W.14	W.15	W.16	W.17	W.18	W.19	W.20	W.21	W.22a	W.22b	W.23	W.24
orientation	EAST	EAST	EAST	SOUTH	SOUTH	SOUTH	WEST	WEST	WEST	NORTH	NORTH	NORTH	NORTH
location	MASTER BEDROOM @ upper floor level	BATHROOM @ upper floor level	BEDROOM 4 @ upper floor level	BEDROOM 4 @ upper floor level	HALL @ upper floor level	BEDROOM 2 @ upper floor level	BEDROOM 2 @ upper floor level	BEDROOM 2 @ upper floor level	STAIR @ upper floor level	ENSUITE @ upper floor level	ENSUITE @ upper floor level	MASTER BEDROOM @ upper floor level	MASTER BEDROOM @ upper floor level
height	1,650mm	1,650mm	1,650mm	1,800mm	2,750mm	1,800mm	1,800mm	1,800mm	2,750mm	1,800mm	2,750mm	1,800mm	1,800mm
width	1,000mm	1,000mm	1,700mm	1,700mm	500mm	2,250mm	500mm	1,700mm	3,200mm	1,200mm	500mm	880mm	1,700mm
frame type & colour	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM
sash colour	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'
glass	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS
shading device	650mm EAVES	650mm EAVES	650mm EAVES	1,400mm EAVES	600mm EAVES	600mm AWNING	600mm AWNING	600mm AWNING	1,000mm EAVES	1,400mm EAVES	1,400mm EAVES	600mm EAVES	600mm EAVES
operation	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED
hardware	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE
accessories	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART
notes	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment

WINDOW SCHEDULE_GROUND

external view								
ID	W.5 - splashback	W.6 - highlevel	W.7 - highlevel	W.8	W.9	W.10	W.11	W.12
orientation	EAST	SOUTH	WEST	SOUTH	WEST	NORTH	NORTH	WEST
location	KITCHEN @ ground level	KIDS ZONE @ ground level	KIDS ZONE @ ground level	STAIR @ ground level	STAIR @ ground level	LIVING @ ground level	LIVING @ ground level	DINING @ ground level
height	600mm	630mm	630mm	2,250mm	2,250mm	2,250mm	1,800mm	2,250mm
width	3,130mm	2,000mm	3,800mm	500mm	3,200mm	500mm	2,050mm	1,000mm
frame type & colour	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM
sash colour	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'
glass	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS
shading device	450mm EAVES FROM ROOF OVER	AWNING OVER	AWNING / UPPER FLOOR OVER	AWNING / UPPER FLOOR OVER	AWNING OVER	building over, overshadows 3m above at 3.1m	building over, overshadows 3m above at 3.1m	building over, overshadows 3m above at 3.1m
operation	PART SLIDING / PART FIXED	FIXED	FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED
hardware	EQUAL TO ARCHITECTURAL RANGE			EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE
accessories	INSECT SCREEN TO OPERABLE PART			INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART
notes	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment

WINDOW SCHEDULE_LOWER GROUND

external view				
ID	W.1	W.2	W.3	W.4 - highlevel
orientation	NORTH	NORTH	WEST	EAST
location	OPEN LIVING @ lower ground level	OPEN LIVING @ lower ground level	OPEN LIVING @ lower ground level	BATHROOM @ lower ground level
height	2,400mm	2,400mm	2,400mm	400mm
width	500mm	900mm	1,000mm	1,800mm
frame type & colour	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM	FRAMES IN BLACK 'Night Sky' ALUMINIUM
sash colour	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'	BLACK 'Night Sky'
glass	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS	TO ACCURATE REQUIREMENTS
shading device	building over, overshadows 6m above at 3.1m	building over, overshadows 6m above at 3.1m	building over, overshadows 6m above at 3.1m	NO SHADING
operation	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	PART DOUBLE HUNG / PART FIXED	FIXED
hardware	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	
accessories	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	INSECT SCREEN TO OPERABLE PART	
notes	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment	u-value & SHGC - to AccuRate assessment

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Scale			WINDOW SCHEDULE - 1:100	DA-140	G
Drawn	R.P				