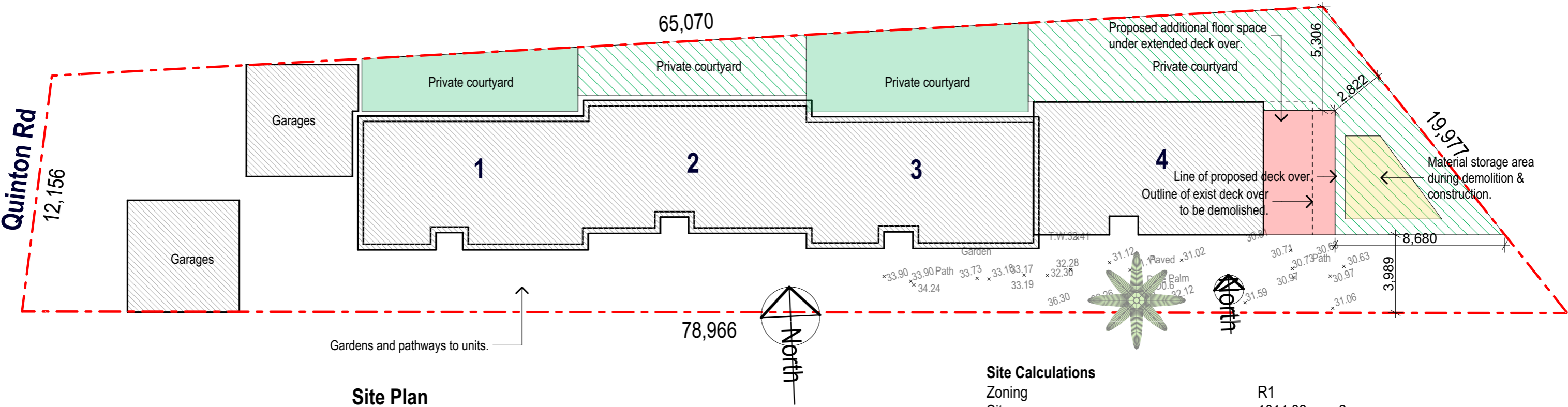


Site Analysis Plan
SCALE 1:200

Issue ID	ChID	Change Name	Modified
DA 1			

DA01 Site Analysis Plan
4-28 Quinton Rd Manly
Printed 18/11/2020 Issue DA 1

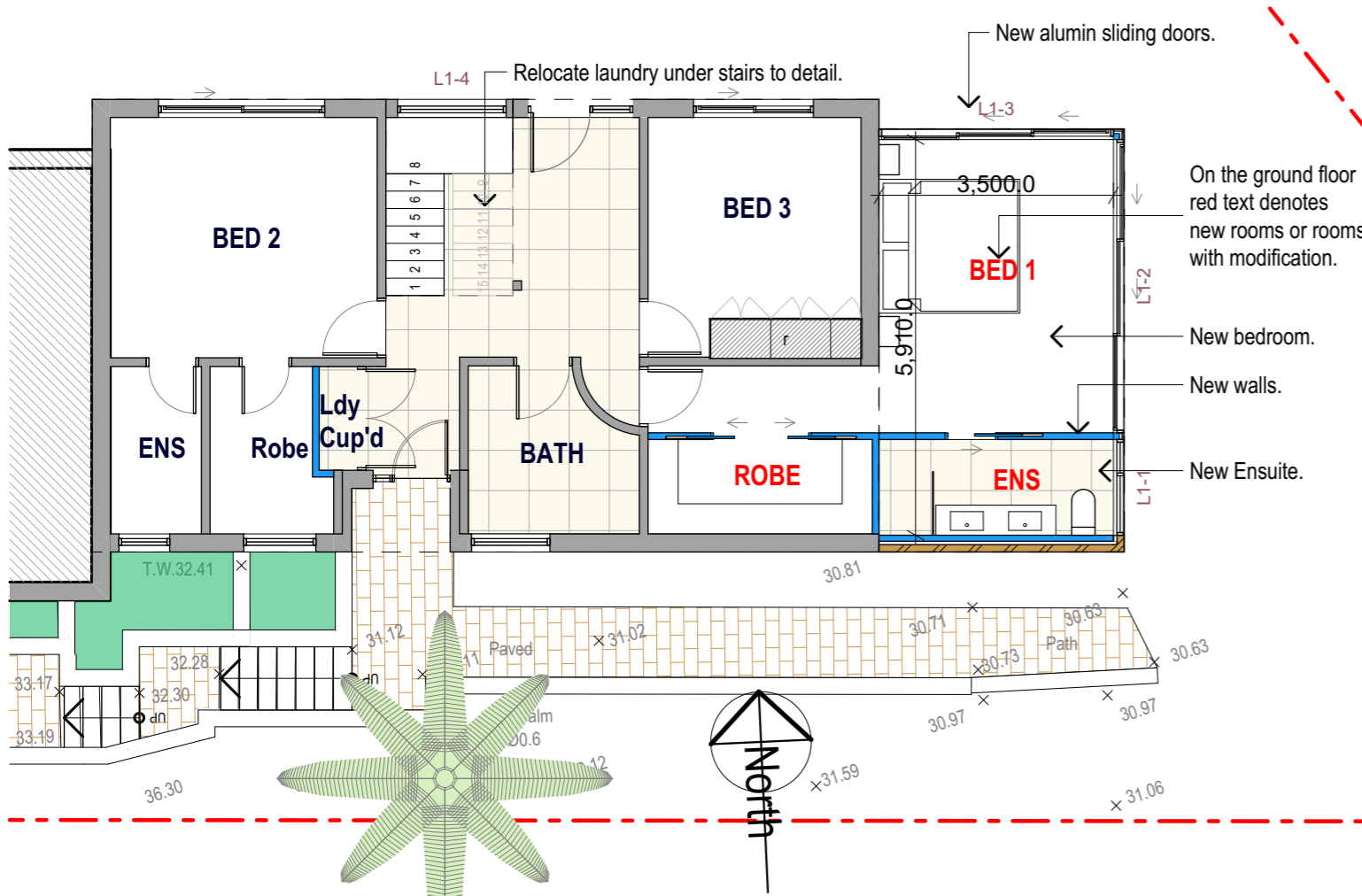
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Site Plan
SCALE 1:200

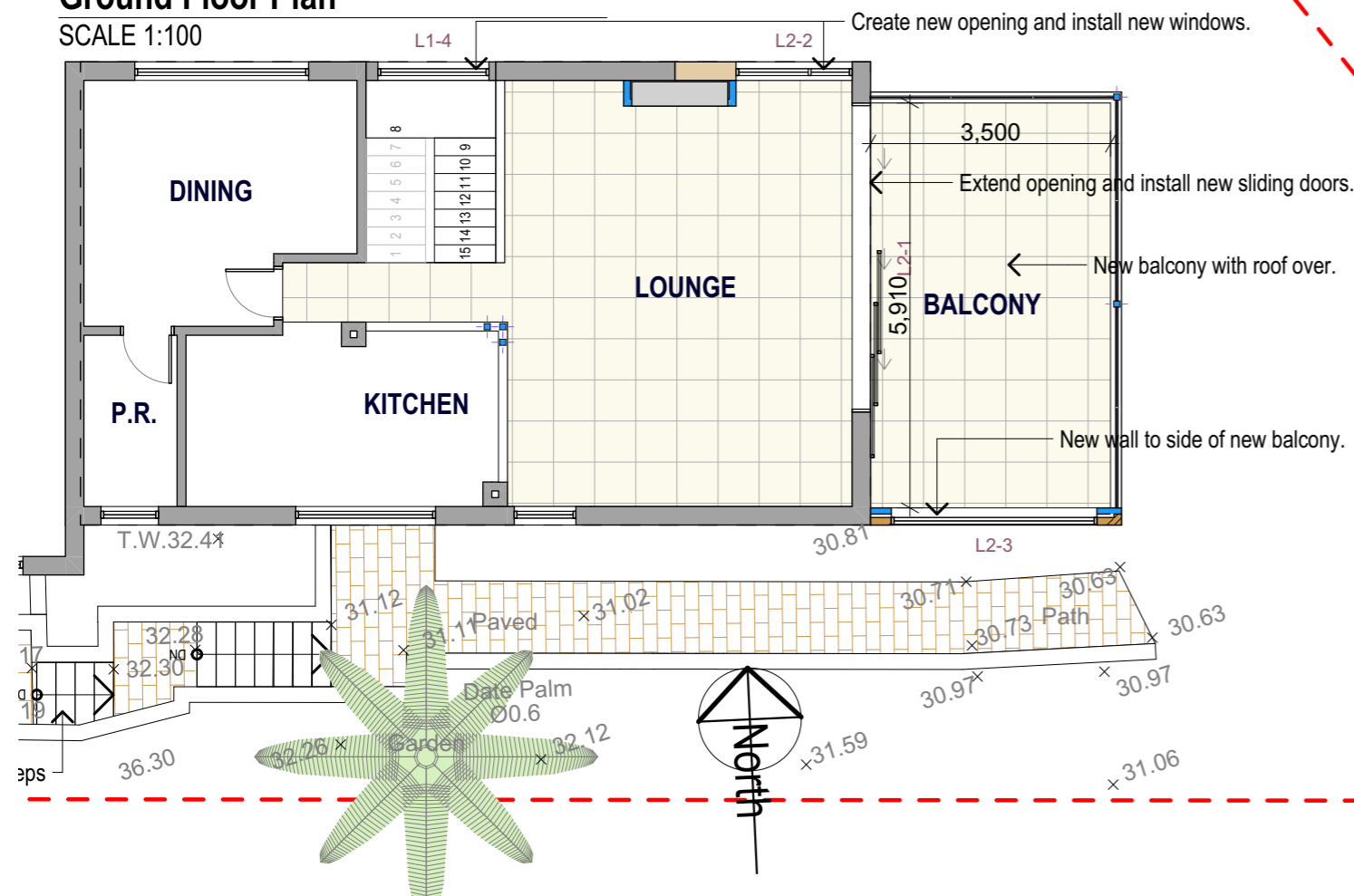
Site Calculations			
Zoning	R1		
Site area	1014.82	m2	
FSR	0.6		
GFA permitted		608.892	m2
GFA Existing.			
GF	277.68	m2	
FF	257.48	m2	
Total Exist	535.16	m2	
Additional Proposed.	21	m2	
Total Proposed	556.16	m2	
FSR	0.548		

Issue ID	ChID	Change Name	Modified
02			

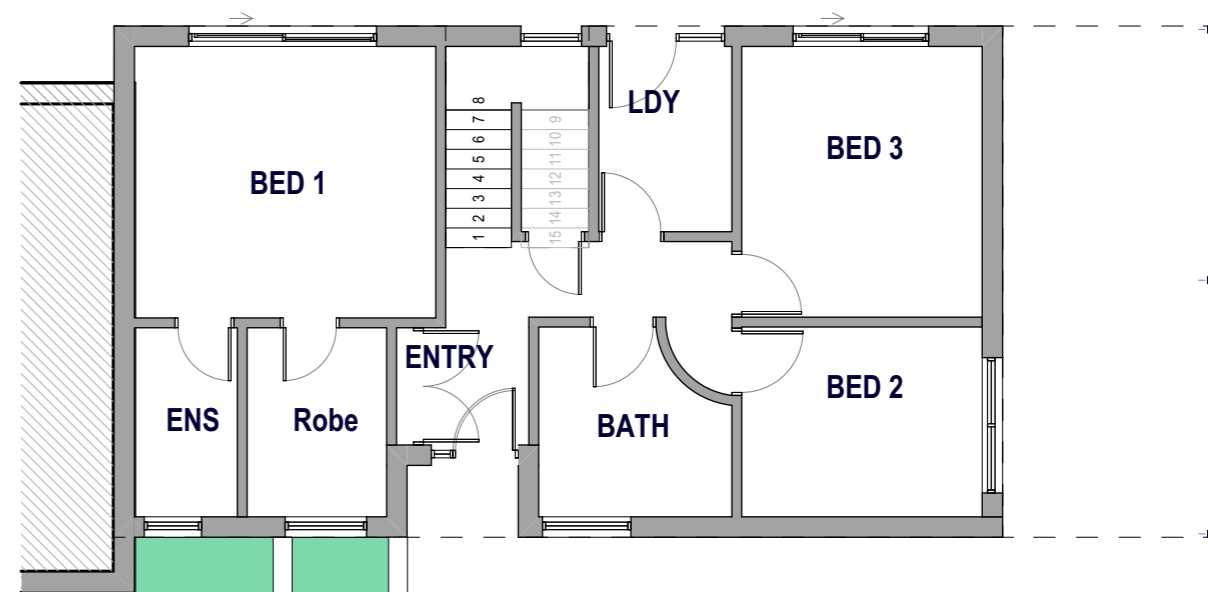


Ground Floor Plan

SCALE 1:100

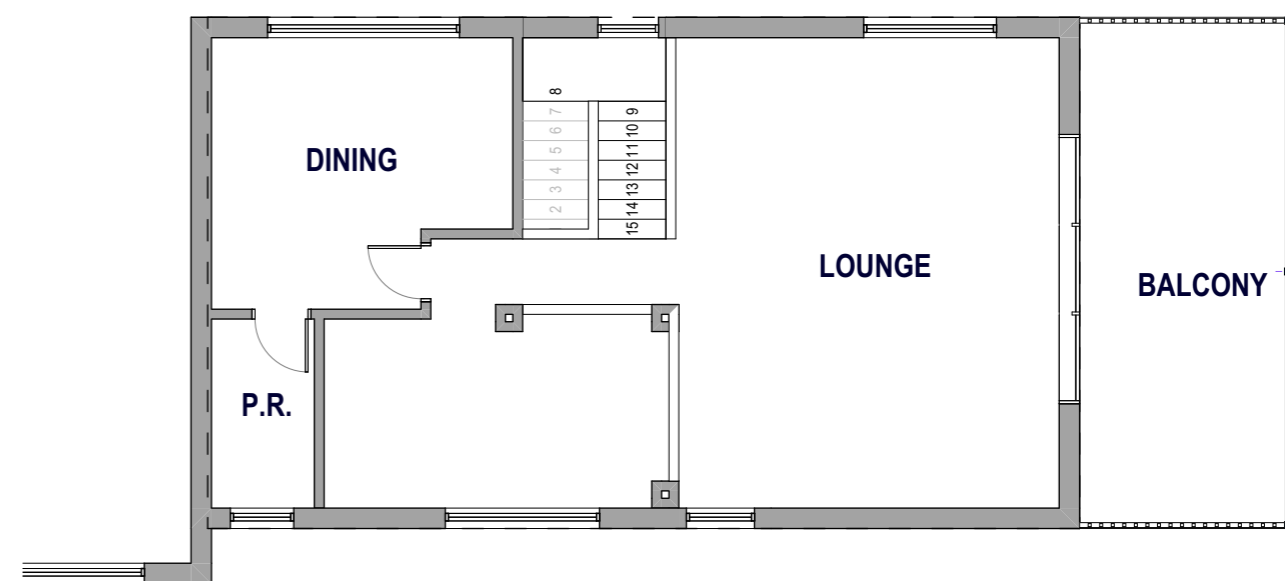


First Floor Plan



GF Plan - Existing

SCALE 1:100



FF Plan - Existing

SCALE 1:100

Issue ID	ChID	Change Name	Modified
01			
02			

DA03 Floor Plans - Exist & Proposed

4-28 Quinton Rd Manly

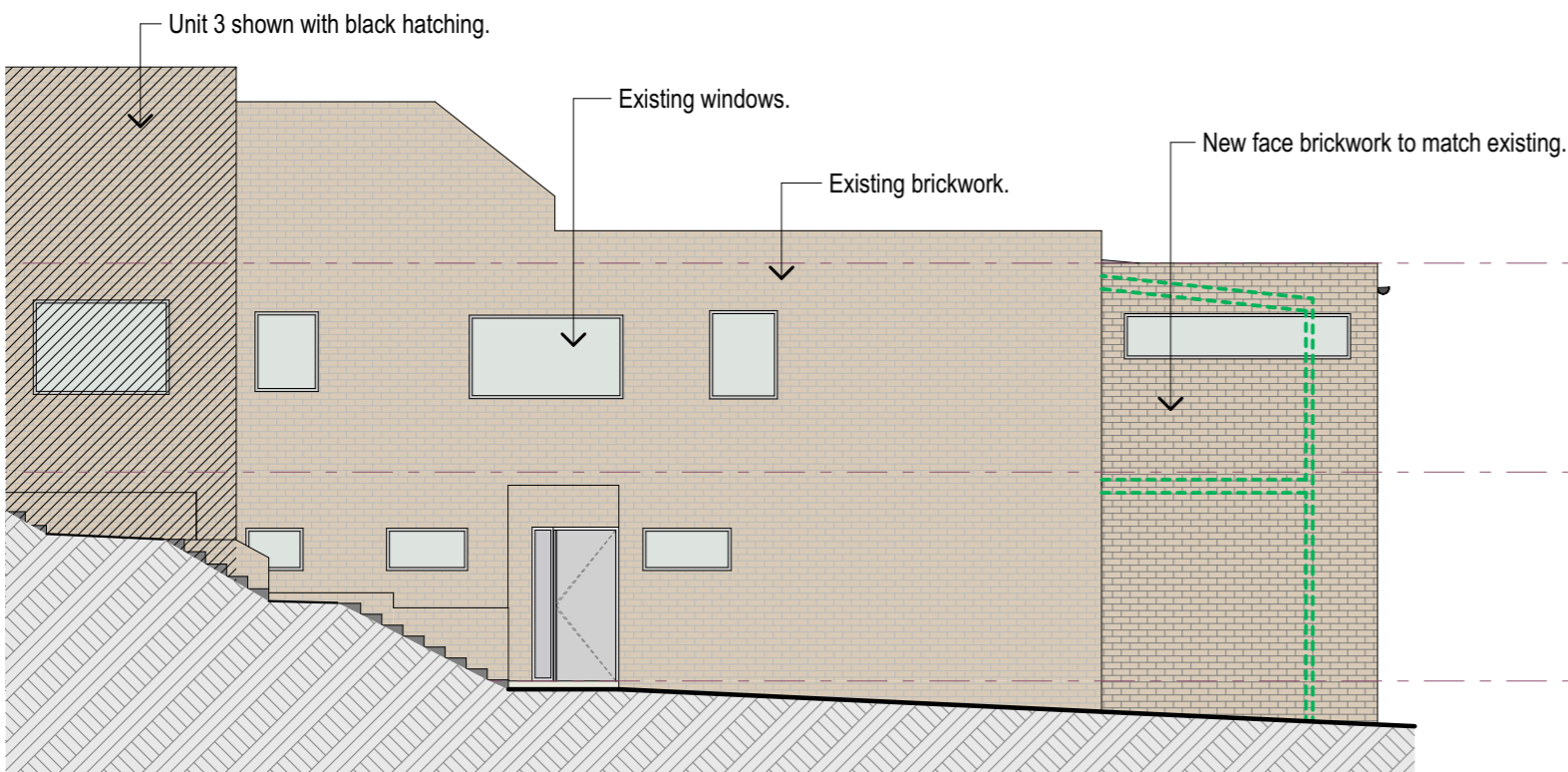
Printed 18/11/2020

Issue 02

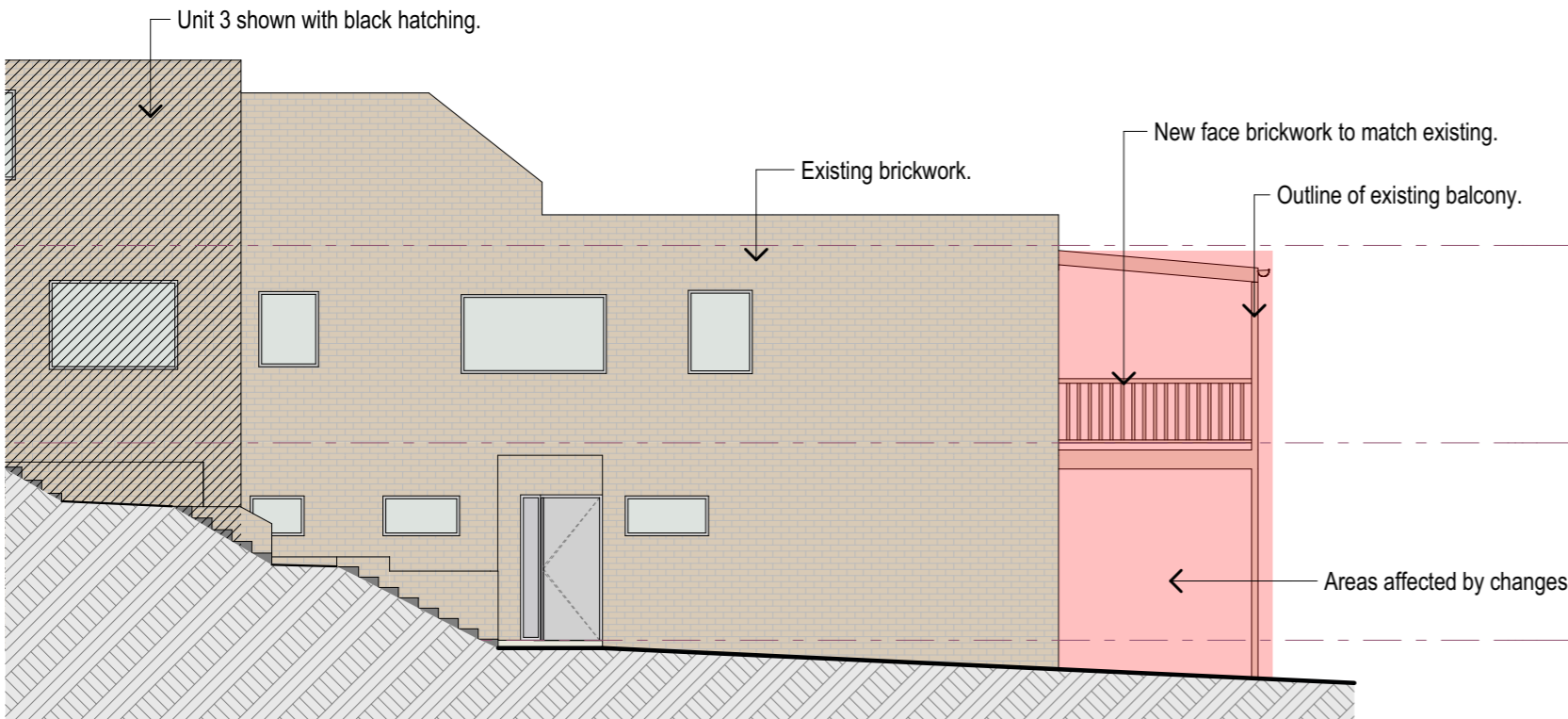
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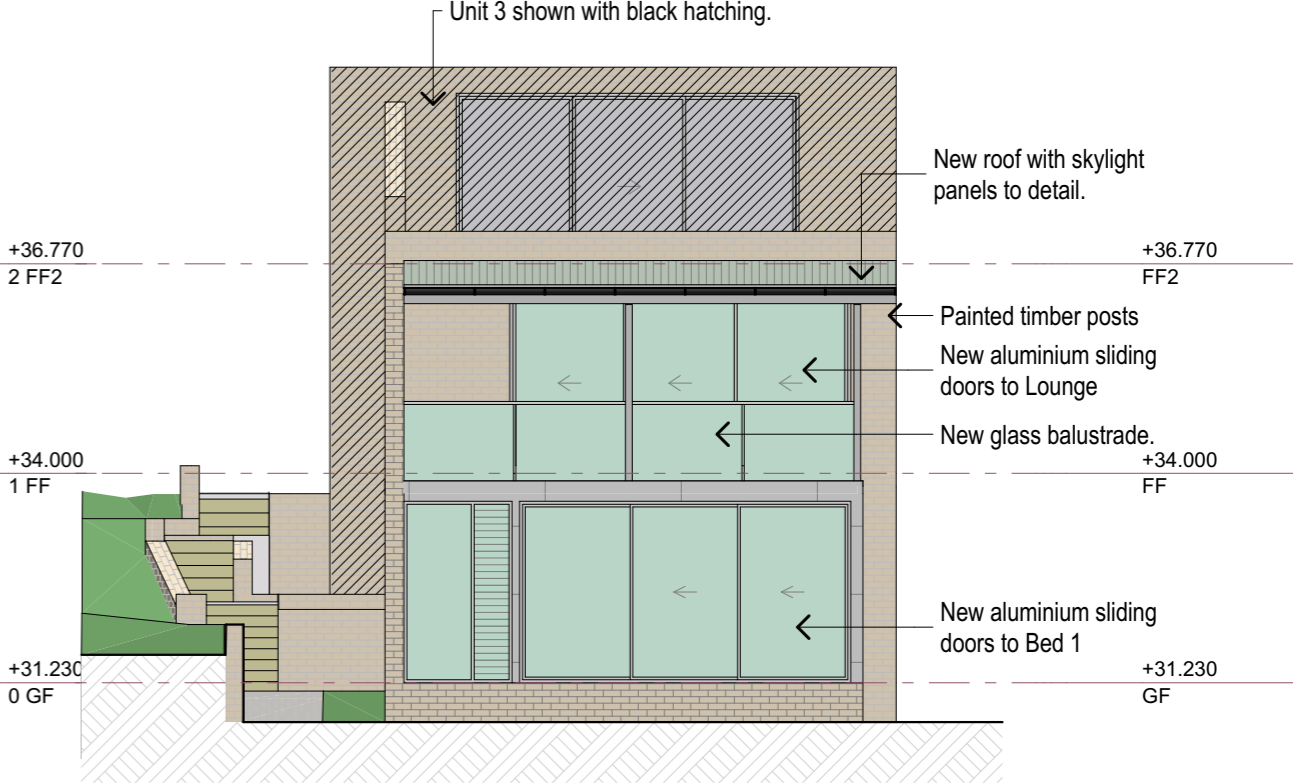
P.O. Box 736 Spit Junction NSW 2088 Arch Reg No 4298



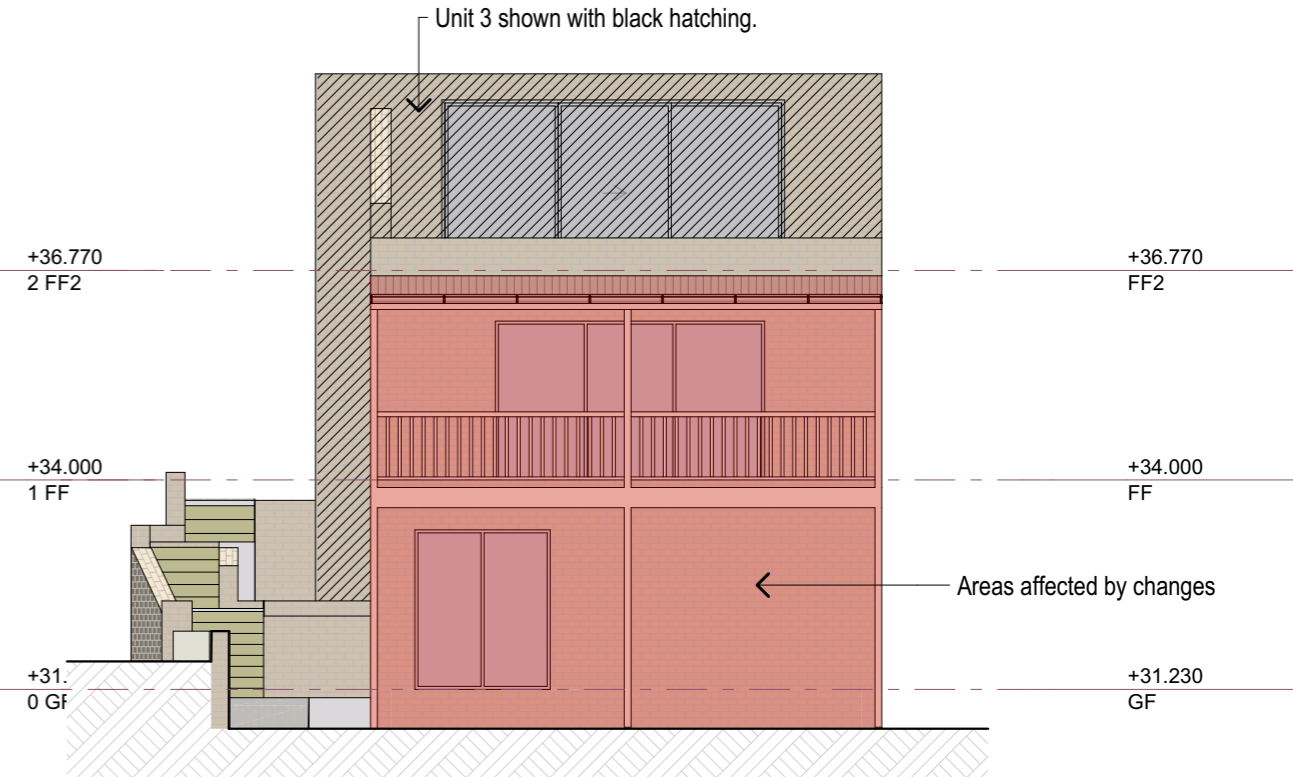
South Elevation
SCALE 1:100



South Elevation - Existing
SCALE 1:100



East Elevation
SCALE 1:100



East Elevation - Existing
SCALE 1:100

Issue ID	ChID	Change Name	Modified
02			

DA04 Elevations - South & East

4-28 Quinton Rd Manly

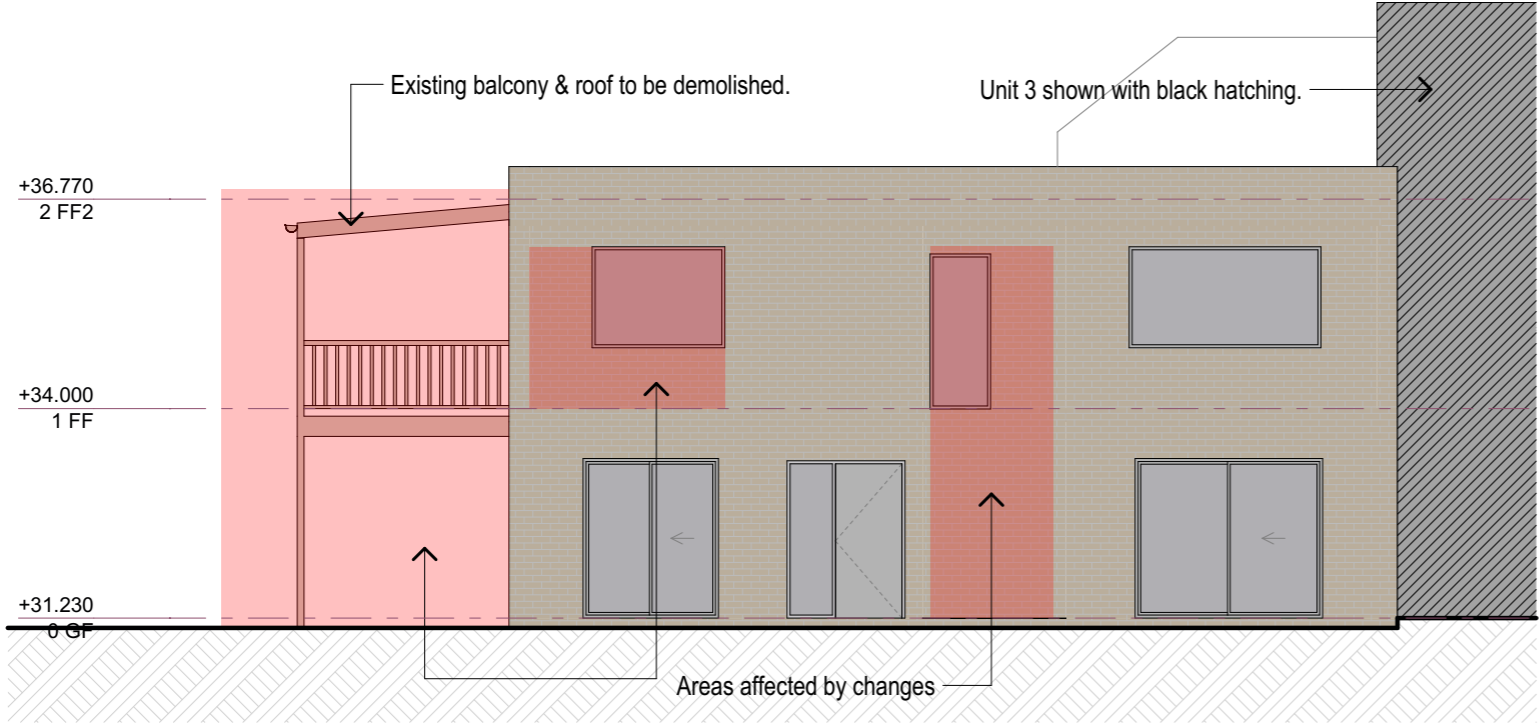
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Issue 02

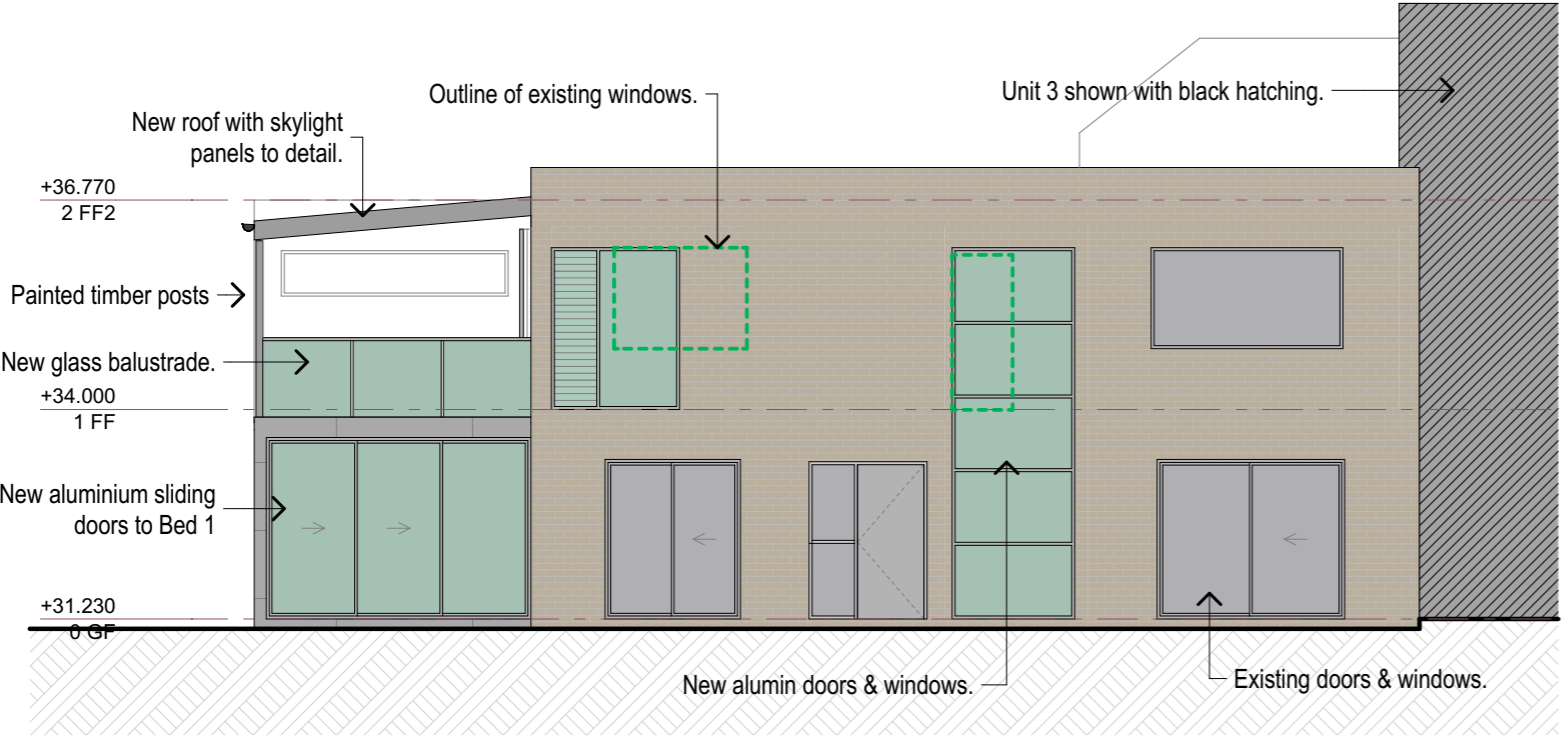
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North Elevation - Existing
SCALE 1:100



North Elevation
SCALE 1:100

Issue ID	ChID	Change Name	Modified
02			

DA05 Elevations - North

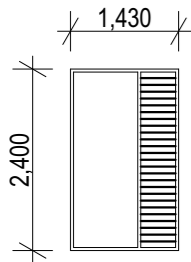
4-28 Quinton Rd Manly

Printed 18/11/2020

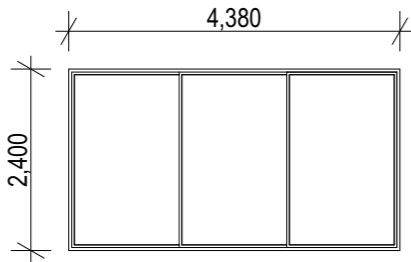
Issue 02

Dixon Andrews Architects

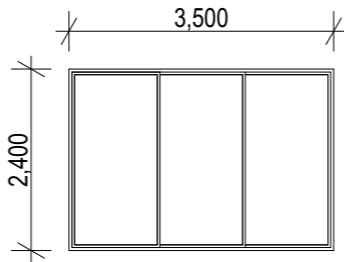
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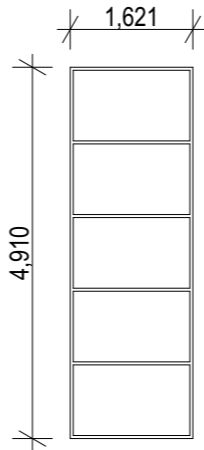
L1-1	
Type	Louvre+fixed
Frame	Alumin
Glass	Clear
BASIX	A
Flyscreen	Yes



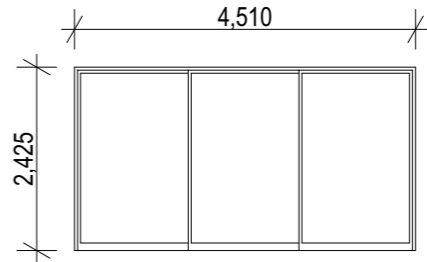
L1-2	
Type	Stacked slider
Frame	Alumin
Glass	Clear
BASIX	A
Flyscreen	No



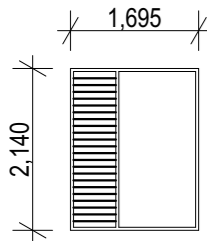
L1-3	
Type	Stacked slider
Frame	Alumin
Glass	Clear
BASIX	A
Flyscreen	Yes



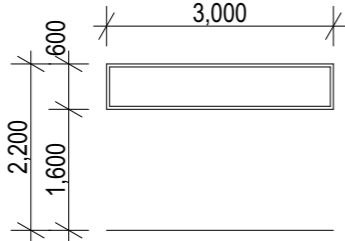
L1-4	
Type	Fixed
Frame	Alumin
Glass	Clear
BASIX	B



L2-1	
Type	Stacked slider
Frame	Alumin
Glass	Clear
BASIX	C
Flyscreen	No



L2-2	
Type	Louvre+fixed
Frame	Alumin
Glass	Clear
BASIX	B
Flyscreen	Yes



L2-3	
Type	Fixed
Frame	Alumin
Glass	Obscure
BASIX	N

BASIX

General

1. These are minimum requirements needed to comply with the BASIX certificate. Comply with the plans and specifications where additional or increased requirements are called for.

Construction

2. External Walls framed R1.30 (or R1.70 including construction)
3. Flat ceiling, flat roof: framed. Insulation - R0.93 (up). Roof: 50mm foil backed. polystyrene board. Reflectivity - Medium (solar absorptance 0.475-0.70)

Fixtures

4. New shower heads are to have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
5. New toilets are to have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
6. New or altered taps have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

Glazing

7. Windows to comply with frame & glass types and shading device as shown in the window schedule.

Artificial Light

8. Min 40% of all new or altered light fixtures to be LED or Fluorescent.

Windows - BASIX Types

N	None
A	External fixed or adjustable louvres or blinds U-value 7.63 SHGC 0.75
B	Projection/height-above -sill ratio of at least 0.23 + Low E glass U-value 5.7 SHGC 0.47
C.	Projection/height-above -sill ratio of at least 0.23 U-value 7.63 SHGC 0.75

Issue ID	ChID	Change Name	Modified

DA06 Window Schedule & BASIX

4-28 Quinton Rd Manly

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