

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND NCC 2019 A1.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001.

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.

NCC COMPLIANCE:

SECTION 1 GOVERNING REQUIREMENTS

PART A6 BUILDING CLASSIFICATION

A6.1 CLASS 1 BUILDINGS:

ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE--

(1) CLASS 1A IS ONE OR MORE BUILDINGS, WHICH TOGETHER FORM A SINGLE DWELLING INCLUDING THE FOLLOWING:

- (A) A DETACHED HOUSE
- (B) 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.

SECTION 2 PERFORMANCE PROVISIONS

PART 2.1 STRUCTURE

- SEE ENGINEERS PLANS

SECTION 3 ACCEPTABLE CONSTRUCTION

PART 3.7 FIRE SAFETY

- PART 3.7.1 FIRE PROPERTIES FOR MATERIALS AND CONSTRUCTION

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 LAMINA, INCLUDING ANY CORE, IS NON-COMBUSTIBLE; AND
 - (II) EACH ADHESIVE LAYER DOES NOT EXCEED 1MM IN THICKNESS AND THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT EXCEED 2MM; AND
 - (III) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED INDEX OF THE BONDED LAMINATED MATERIAL AS A WHOLE DO NOT EXCEED 0 AND 3 RESPECTIVELY.

- PART 3.7.1.2 FIRE HAZARD PROPERTIES

THE FIRE HAZARD PROPERTIES OF MATERIALS USED IN A CLASS 1 BUILDING MUST COMPLY WITH THE FOLLOWING:

- (A) SARKING-TYPE MATERIALS USED IN THE ROOF MUST HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5.
- (B) FLEXIBLE DUCTWORK USED FOR THE TRANSFER OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS 4254.1.

- PART 3.7.2.2 EXTERNAL WALLS OF CLASS 1 BUILDINGS
AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 3.7.2.4 IF THE WALL IS LESS THAN--

- (A) 900MM FROM AN ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE;
- (B) 1.8M FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN A CLASS 10 BUILDING ASSOCIATED WITH THE CLASS 1 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING.

- PART 3.7.2.4 CONSTRUCTION OF EXTERNAL WALLS

(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE RESISTING MUST--

- (I) COMMENCE AT THE FOOTINGS OR GROUND FLAB, EXCEPT WHERE THE EXTERNAL WALL COMMENCES ABOVE A SEPARATING WALL; AND
- (II) EXTEND TO--
 - (A) THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING, EXCEPT THAT A WALL MAY TERMINATE NOT MORE THAN 200 MM FROM THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING, WHERE THE AREA BETWEEN THE EXTERNAL WALL AND UNDERSIDE OF THE ROOF COVERING IS SEALED WITH A NON-COMBUSTIBLE FASCIA, GUTTER OR FLASHING; OR
 - (B) THE UNDERSIDE OF A NON-COMBUSTIBLE EAVES LINING; AND
 - (III) BE CONSTRUCTED IN ACCORDANCE WITH (B).

(B) A WALL REQUIRED BY (A) MUST--

- (I) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE; OR
 - (II) BE OF MASONRY-VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90 MM THICK; OR
 - (III) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90 MM THICK.
- (C) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE-RESISTING MUST BE PROTECTED BY--

- (I) NON-OPENABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-; OR
 - (II) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK.
- (D) THE REQUIREMENTS OF (C) DO NOT APPLY TO A WINDOW IN A NON-HABITABLE ROOM THAT IS LOCATED ADJACENT TO AND NOT LESS THAN 600 MM FROM THE BOUNDARY OF AN ADJOINING ALLOTMENT OR 1200 MM FROM ANOTHER BUILDING ON THE SAME ALLOTMENT PROVIDED THAT--

- (I) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.2 M2; OR
- (II) IN A ROOM OTHER THAN ONE REFERRED TO IN (I), THE OPENING HAS AN AREA OF NOT MORE THAN 0.54 M2 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 HOLLOW GLASS BLOCKS.

- PART 3.7.3.2 SEPARATING WALLS

(A) A SEPARATING WALL BETWEEN CLASS 1 BUILDINGS, OR A WALL THAT SEPARATES A CLASS 1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT ASSOCIATED WITH THE CLASS 1 BUILDING MUST--

(I) HAVE EITHER--

- (A) AN FRL OF NOT LESS THAN 60/60/60; OR
- (B) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90 MM THICK; AND
- (II) COMMENCE AT THE FOOTINGS OR GROUND SLAB, EXCEPT FOR HORIZONTAL PROJECTIONS TO WHICH 3.7.3.5 APPLIES; AND
- (III) 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 450 MM ABOVE THE ROOF COVERING; AND
- (IV) COMPLY WITH (B) TO (E) AND 3.7.3.3 AS APPLICABLE.

(B) A SEPARATING WALL OF LIGHTWEIGHT CONSTRUCTION MUST BE TESTED IN ACCORDANCE WITH SPECIFICATION C1.8 OF THE NCC VOL.1.

(C) A SEPARATING WALL COMPLYING WITH (A)(III)(A)--

- (I) MUST NOT BE CROSSED BY TIMBER OR OTHER COMBUSTIBLE BUILDING ELEMENTS EXCEPT FOR ROOF BATTENS WITH DIMENSIONS OF 75 X 50 MM OR LESS, OR ROOF SARKING; AND
- (II) MUST HAVE ANY GAP BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF COVERING PACKED WITH MINERAL FIBRE OR OTHER SUITABLE FIRE-RESISTING MATERIAL.

(D) WHERE A BUILDING HAS A MASONRY VENEER EXTERNAL WALL, ANY GAP BETWEEN THE SEPARATING WALL AND THE EXTERNAL MASONRY VENEER MUST BE--

- (I) NOT MORE THAN 50 MM; AND
- (II) PACKED WITH A MINERAL FIBRE OR OTHER SUITABLE FIRE-RESISTANT MATERIAL WITH THE PACKING ARRANGED TO MAINTAIN ANY WEATHERPROOFING REQUIREMENTS OF PART 3.3.4.

- PART 3.7.5.3 SMOKE ALARM LOCATION

IN A CLASS 1A BUILDING, SMOKE ALARMS MUST BE LOCATED IN--

- (A) ANY STOREY CONTAINING BEDROOMS, EVERY CORRIDOR OR HALLWAY ASSOCIATED WITH A BEDROOM, OR IF THERE IS NO CORRIDOR OR HALLWAY, IN AN AREA BETWEEN THE BEDROOMS AND THE REMAINDER OF THE BUILDING; AND
- (B) EACH OTHER STOREY NOT CONTAINING BEDROOMS.

PART 3.8 HEALTH AND AMENITY

- PART 3.8.1 WET AREAS AND EXTERNAL WATERPROOFING
WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE REQUIREMENTS OF PART 3.8.1.2 WET AREAS AND AS 3740.

- PART 3.8.1.3 EXTERNAL ABOVE GROUND MEMBRANES
WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS 4654.1 AND AS 4654.2.

- PART 3.8.5 VENTILATION

PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A MECHANICAL VENTILATION SYSTEM IF IT INSTALLED IN ACCORDANCE WITH AS 1668.2.

- PART 3.8.6 SOUND INSULATION

COMPLIANCE WITH THIS ACCEPTABLE CONSTRUCTION PRACTICE SATISFIES PERFORMANCE REQUIREMENT P2.4.6 FOR SOUND INSULATION.

-PART 3.8.7 CONDENSATION MANAGEMENT

PLIABLE BUILDING MEMBRANE

(A) WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, IT MUST--

- (I) COMPLY WITH AS/NZS 4200.1; AND
- (II) BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND
- (III) BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND
- (IV) BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING.

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).

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 ALUMINIUM 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
- ANY NEW HOT WATER SYSTEM IS TO ACHIEVE A MINIMUM 4 STARS
- ALL EXTERNAL TILES ARE TO BE SLIP RESISTANT.

REV	DATE	DESCRIPTION	BY
00	16.05.22	S4.55 SUBMISSION TO COUNCIL	EF

DESIGN FACTS

LOT 01		
SITE AREA	600.7m²	
	PROPOSED	PERMITTED
FSR	0.511	
MAX. BUILDING HEIGHT	7.89m	8.5m
LANDSCAPED AREA	37%	30%
SITE COVERAGE	36.4%	33.3%
PRIVATE OPEN SPACE	60m²	60m²
TOTAL FLOOR AREA	307.2m²	
ROOF AREA	294.6m²	

DRAWING SCHEDULE

SHEET NO.	TITLE	SCALE	REV
000	COVER SHEET	NTS	00
101	SITE PLAN	1:200	00
201	GROUND FLOOR PLAN	1:100	00
202	FIRST FLOOR PLAN	1:100	00
203	ROOF PLAN	1:100	00
301	SECTIONS	1:100	00
302	ELEVATIONS	1:100	00
303	ELEVATION & WINDOW SCHEDULE	1:200	00
401	AREA SCHEDULE	1:200	00



LOCATION MAP
NTS

CLIENT	PROJECT ADDRESS
Qasabian Family Investment PTY LTD 63 Dareen Street Frenchs Forest	312 Warringah Road Frenchs Forest 2086 Lot 01 DP1259306

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
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NORTH	DRAWN	DRAWING TITLE	
	EF	COVER SHEET	
	CHECKED	SCALE @A2	JOB NUMBER
	RA	NTS	0319
	APPROVED	DRAWING NO.	REV
	RA	000	00

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

MINIMUM RWT SIZE OF 3000L

ROOF AREA OF 307.1M² TO COLLECT RAIN RUNOFF

HOT WATER

GAS INSTANTANEOUS 6 STARS

HEATING & COOLING SYSTEM

1 LIVING AREA 1 PHASE AIRCONDITIONING EER 3.0-3.5

1 BEDROOM 1 PHASE AIRCONDITIONING EER 3.0-3.5

VENTILATION

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

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

LAUNDRY NATURAL VENTILATION ONLY

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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

CLIENT	PROJECT ADDRESS
Qasabian Family Investment PTY LTD 63 Daren Street Frenchs Forest	312 Warringah Road Frenchs Forest 2086 Lot 01 DP1259306

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NORTH	DRAWN	DRAWING TITLE
	EF	SITE PLAN
CHECKED	SCALE @A2	JOB NUMBER
RA	1:200	0319
APPROVED	DRAWING NO.	REV
RA	101	00

NOTES

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LEGEND	
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

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	EF	GROUND FLOOR PLAN
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	RA	1:100
	APPROVED	DRAWING NO.
	RA	201
		JOB NUMBER
		Q319
		REV
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☒	SMOKE ALARM
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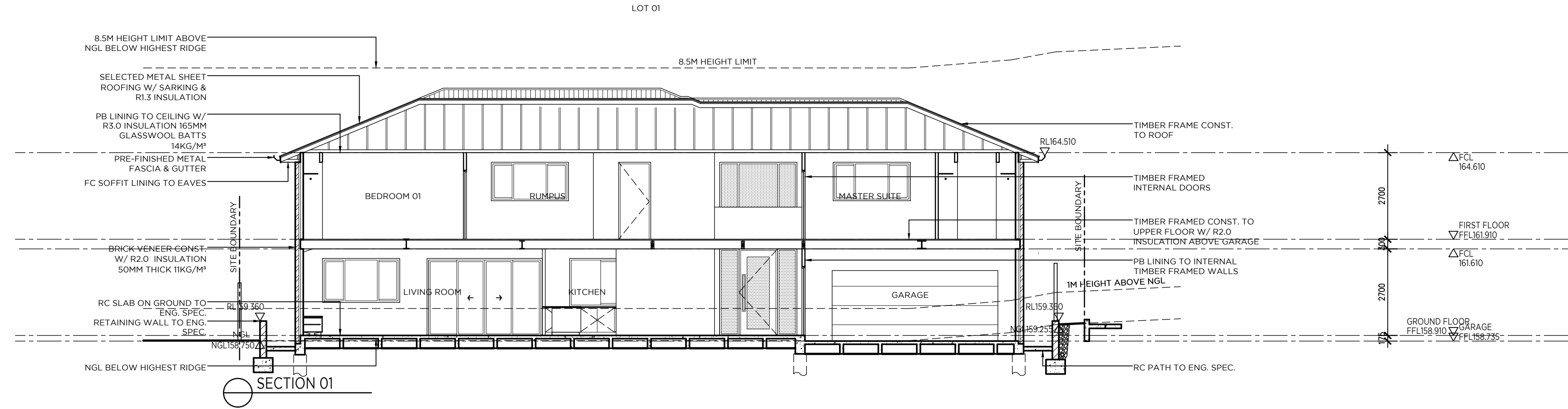
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DEDICATED LED/FLOURESCENT LIGHTING TO 4 LIVING/DINING

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

NATURAL LIGHTING

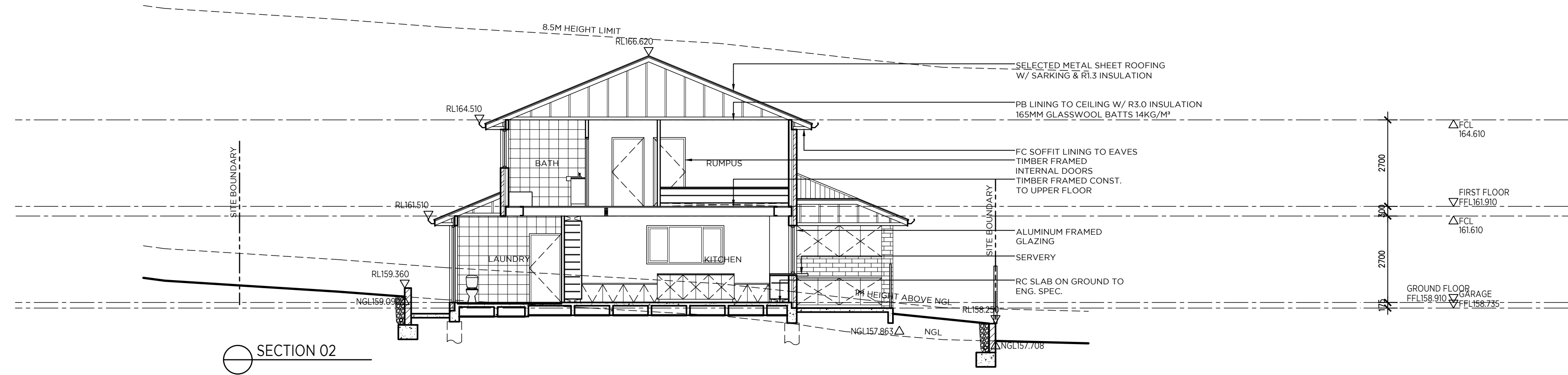
WINDOW/SKYLIGHT IN KITCHEN & 3 BATHROOMS

OTHER

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

LEGEND



CLIENT

PROJECT ADDRESS

Qasabian Family Investment PTY LTD 312 Warringah Road

63 Dareen Street Frenchs Forest 2086

Frenchs Forest Lot 01 DP1259306

ALVARO ARCHITECTS PTY LTD

ABN 71 604 570 309

Nom. Architect R. Alvaro 9221

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ALVARO

PROJECT

Proposed Dwelling

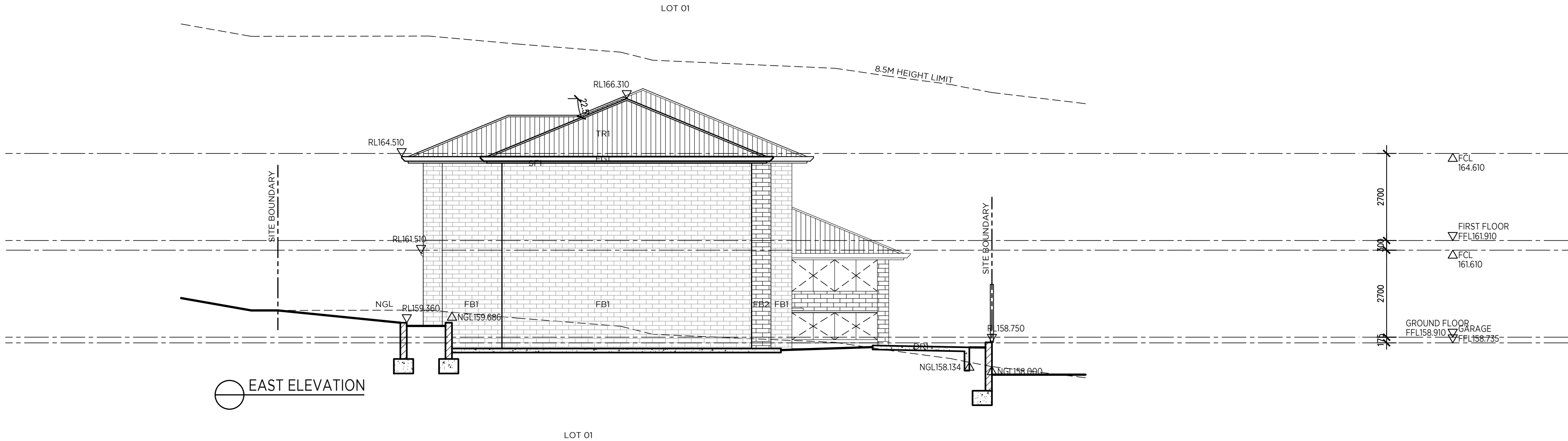
Frenchs Forest

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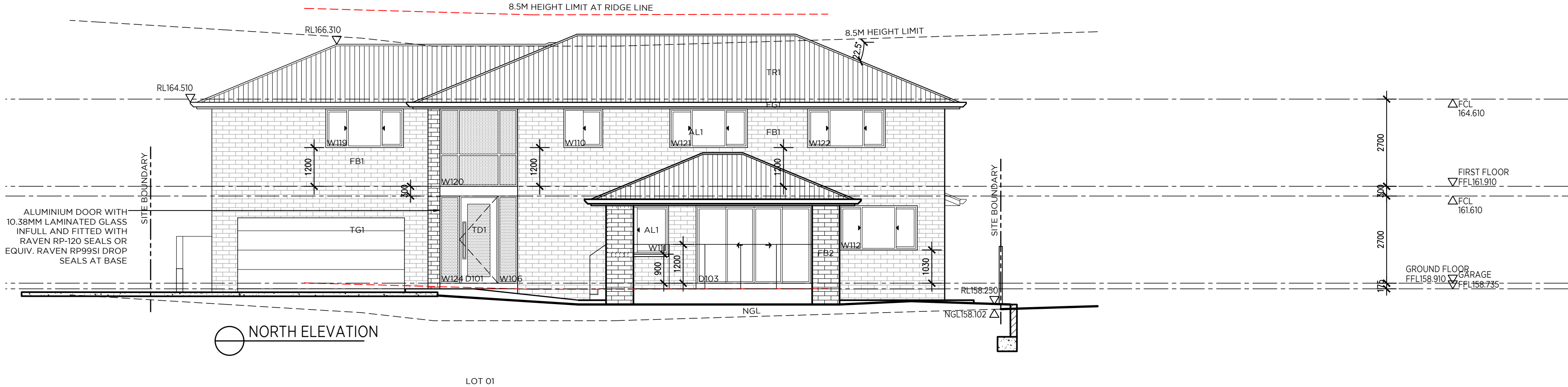
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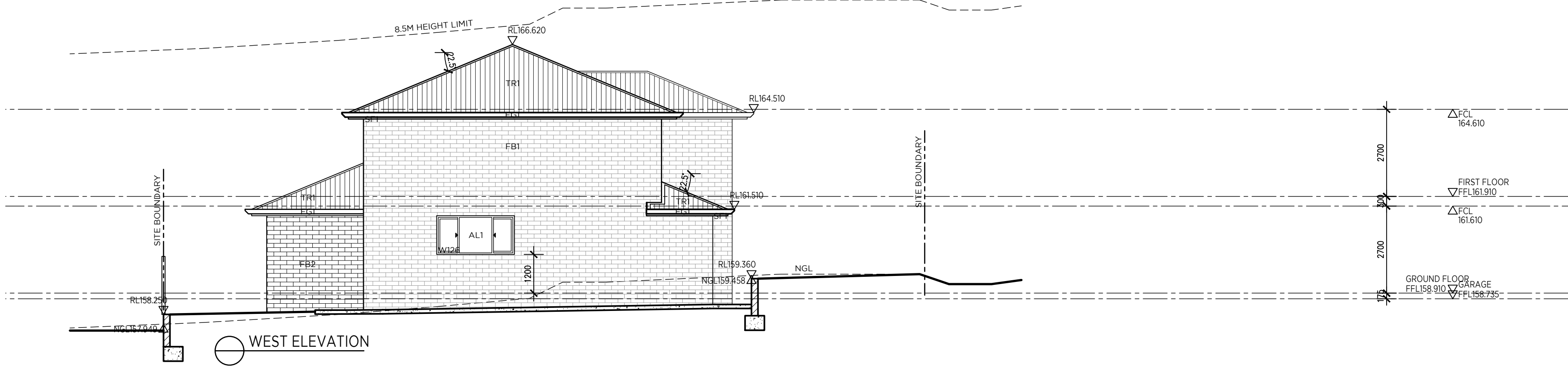
DRAWN	DRAWING TITLE	JOB NUMBER
EF	SECTIONS	0319
CHECKED	SCALE @A2	REV
RA	1:100	00
APPROVED	DRAWING NO.	
RA	301	



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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

MINIMUM RWT SIZE OF 3000L

ROOF AREA OF 307.1M² TO COLLECT RAIN RUNOFF

HOT WATER

GAS INSTANTANEOUS 6 STARS

HEATING & COOLING SYSTEM

1 LIVING AREA 1 PHASE AIRCONDITIONING EER 3.0-3.5

1 BEDROOM 1 PHASE AIRCONDITIONING EER 3.0-3.5

VENTILATION

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

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

LAUNDRY NATURAL VENTILATION ONLY

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WINDOW/SKYLIGHT IN KITCHEN & 3 BATHROOMS

OTHER

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

LEGEND	
CODE	DESCRIPTION
LOT 01	LOT 01
AL1	PRE-FINISHED ALUMINIUM FRAMED GLAZING
DRI	COLOURED CONCRETE DRIVEWAY
FB1	FACE BRICK FINISH - MAJOR
FB2	FACE BRICK FINISH
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

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PROJECT

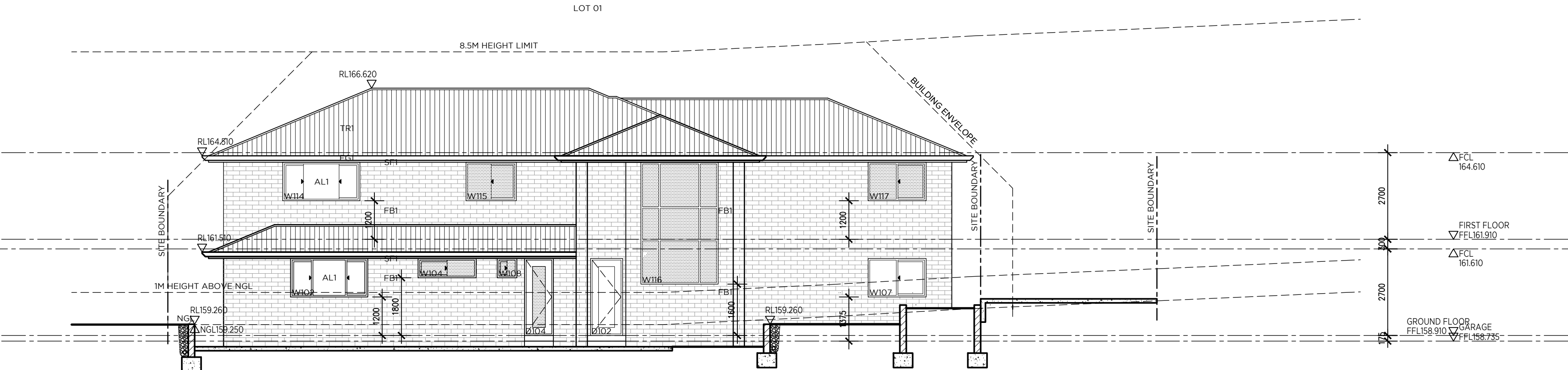
Proposed Dwelling

Frenchs Forest

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S4.55 ISSUE			
DRAWN	DRAWING TITLE		
EF	ELEVATIONS		
CHECKED	SCALE @A2	JOB NUMBER	
RA	1:100	O319	
APPROVED	DRAWING NO.	REV	
RA	302	00	



 SOUTH ELEVATION

SIZE (mm)										EAVE (mm)		
No.	STYLE	WIDTH	HEIGHT	AREA(m ²)	REMARKS	CODE	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT		
W102	SLIDING WINDOW	2410	1200	2.89	ALUMINIUM B DG AIR FILL CLEAR (U=4.8 SHGC=0.59)	SW1224	S	600	0	1200		
W104	OPAQUE SLIDING WINDOW	1810	600	1.09	ALUMINIUM B DG AIR FILL CLEAR (U=4.8 SHGC=0.59)	SW0618	S	600	0	1800		
W106	OPAQUE FIXED WINDOW	605	2700	1.63		CUSTOM	N	1850	2700	0		
W107	SLIDING WINDOW	1810	1200	2.17		SW1218	S	600	2400	1375		
W108	OPAQUE SLIDING WINDOW	610	600	0.37		SW0606	S	600	0	1800		
W110	SLIDING WINDOW	1210	1200	1.45		SW1212	N	600	0	1500		
W111	SLIDING WINDOW	1940	1500	2.91	ESS SG 3CLR (U=6.4 SHGC=0.76)	CUSTOM	N	3600	0	900		
W112	SLIDING WINDOW	2410	1370	3.30	ESS SG 3CLR (U=6.4 SHGC=0.76)	SW1324	N	600	3000	1030		
W114	SLIDING WINDOW	2410	1200	2.89	ALUMINIUM B DG AIR FILL CLEAR (U=4.8 SHGC=0.59)	SW1224	S	600	0	1200		
W115	OPAQUE SLIDING WINDOW	1570	1200	1.88		SW1224	S	600	0	1200		
W116	OPAQUE FIXED WINDOW	2410	3800	9.16	ALUMINIUM B DG AIR FILL CLEAR (U=4.8 SHGC=0.59)	CUSTOM	S	600	0	1600		
W117	OPAQUE SLIDING WINDOW	1810	1200	2.17		SW1218	S	600	0	1200		
W119	SLIDING WINDOW	2410	1200	2.89		SW1224	N	600	0	1200		
W120	OPAQUE FIXED WINDOW	2410	2400	5.78		CUSTOM	N	1850	0	0		
W121	SLIDING WINDOW	2410	1200	2.89	ESS SG 3CLR (U=6.4 SHGC=0.76)	SW1224	N	600	0	1200		
W122	SLIDING WINDOW	2410	1200	2.89	ESS SG 4CLR (U=6.5 SHGC=0.67)	SW1224	N	600	0	1200		
W124	OPAQUE FIXED WINDOW	605	2700	1.63		CUSTOM	N	1850	2700	0		
W126	SLIDING WINDOW	2410	1200	2.89		SW1224	W	600	3000	1200		
D101	OPAQUE GLAZED INSERT ENTRY DOOR	1200	2700	3.24	ALUMINIUM A DG AIR FILL CLEAR (U=4.8 SHGC=0.51)	CUSTOM	N	1850	2700	0		
D102	OPAQUE GLAZED INSERT DOOR	1000	2400	2.40	ALUMINIUM A DG AIR FILL CLEAR (U=4.8 SHGC=0.51)	CUSTOM	S	1650	0	0		
D103	GLAZED DOUBLE SLIDING DOOR	3600	2400	8.64	ESS SG 4CLR (U=6.2 SHGC=0.74)	CUSTOM	N	3600	0	0		
D104	OPAQUE GLAZED INSERT DOOR	900	2400	2.16		CUSTOM	S	600	0	0		

 WINDOW SCHEDULE

NOTES
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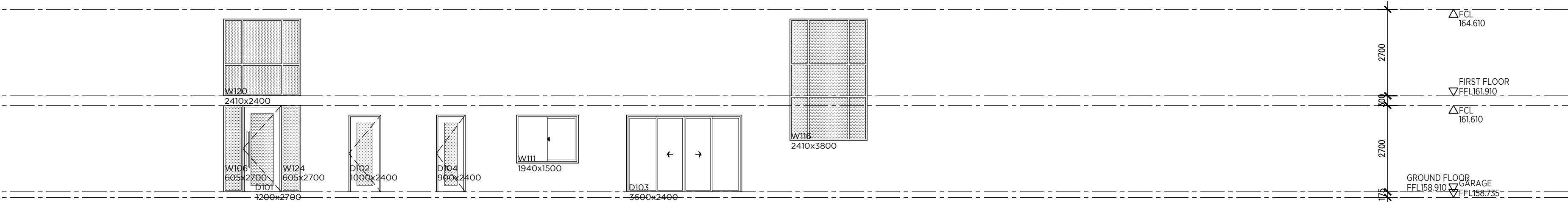
CLIENT	PROJECT ADDRESS
Qasabian Family Investment PTY LTD 63 Dareen Street Frenchs Forest	312 Warringah Road Frenchs Forest 2086 Lot 01 DP1259306

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
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PROJECT
Proposed Dwelling
Frenchs Forest

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 WINDOW ELEVATIONS
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EF	ELEVATION & WINDOW SCHEDULE		
CHECKED	SCALE @A2	JOB NUMBER	
RA	1:100	O319	
APPROVED	DRAWING NO.	REV	
RA	303	00	

NOTES

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LEGEND			
CODE	TYPE	m ²	%
	SITE COVERAGE	218.8	36.4%
	FRONT LANDSCAPED AREA	134.2	62%
	REAR LANDSCAPED AREA	87.1	48%
	TOTAL LANDSCAPED AREA	221.3	37%
	PRIVATE OPEN SPACE	60	
	PAVED AREA	101.7	

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NORTH	DRAWN	DRAWING TITLE
	EF	AREA SCHEDULE
	CHECKED	SCALE @A2
	RA	1:200
	APPROVED	DRAWING NO.
	RA	401
		JOB NUMBER
		0319
		REV
		00