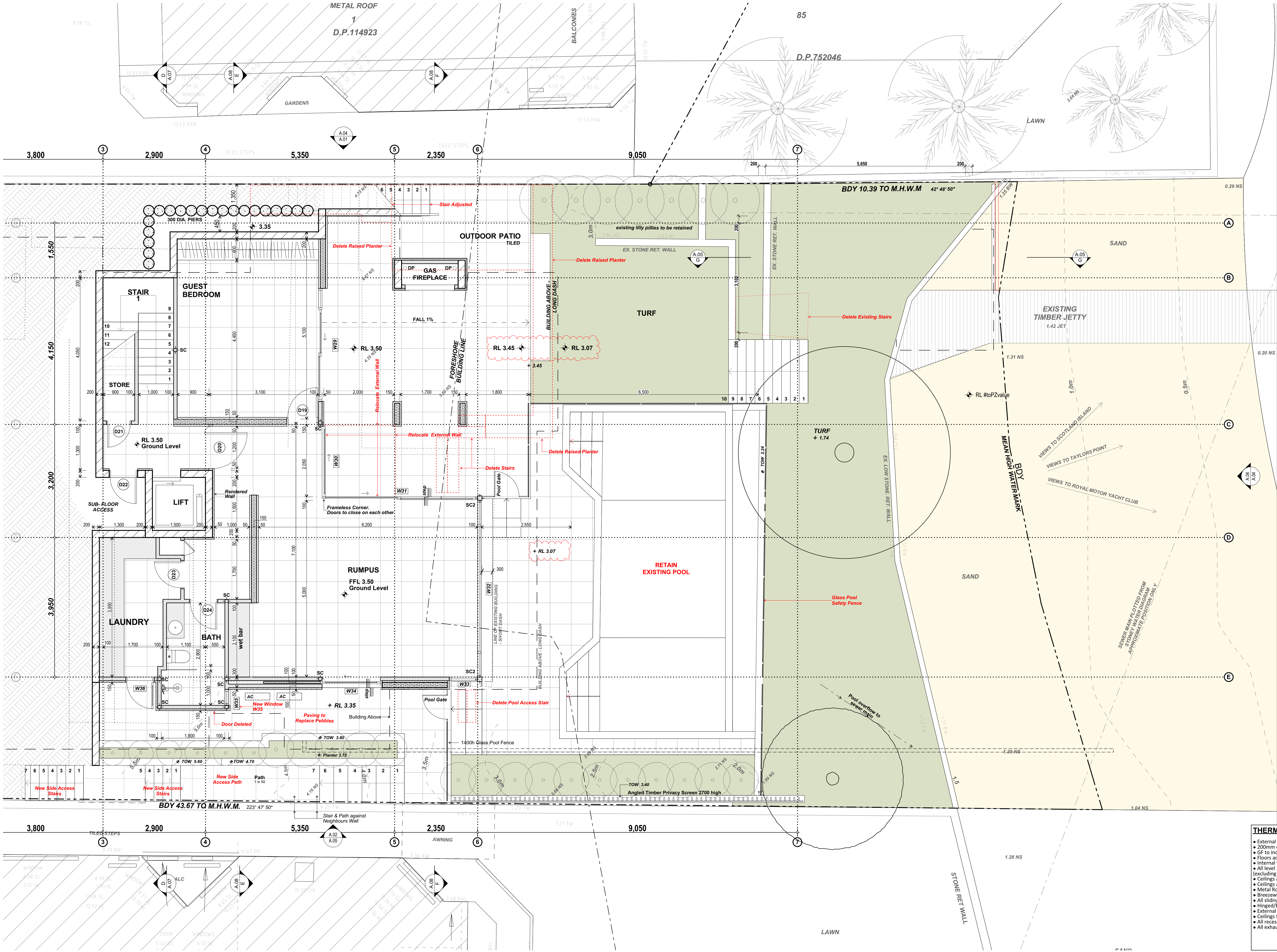




NOTE

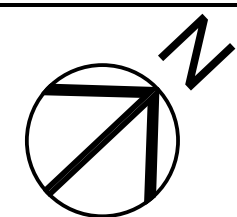
...

Thermal Performance Requirements

- External Walls framed/weatherboard clad with sarking + R2.5 insulation batts
- 200mm concrete slab floors all levels
- GF to include R3.5 under slab insulation
- Floors adjacent to outdoor air and subfloor to include R2.5 under slab insulation
- Internal walls plasterboard on stud
- All level 2 internal walls & walls adjacent to garage to include R2.5 insulation batts (excluding double glazed wall between lower garage & stair)
- Ceilings adjacent to concrete roof/deck to include R2.5 insulation
- Ceilings adjacent to metal roof to include R3.0 insulation
- Metal Roof to include 70mm foil lined blanket (roof to be a dark colour)
- Breezeway louvres U=4.4 SHGC=0.47
- All sliding/fix windows/doors Thermally broken frames/DG/clear U=3.6 SHGC=0.54
- Hinged/bifold doors U=3.6 SHGC=0.47
- External blinds to W3,4,5,14,15,17,18,24,25,26 & 27
- Ceilings fans to all bedrooms (minimum 1200mm diameter)
- All recessed downlights sealed and fitted with approved fireproof covers
- All exhaust fans sealed

GARTNERTROVATO
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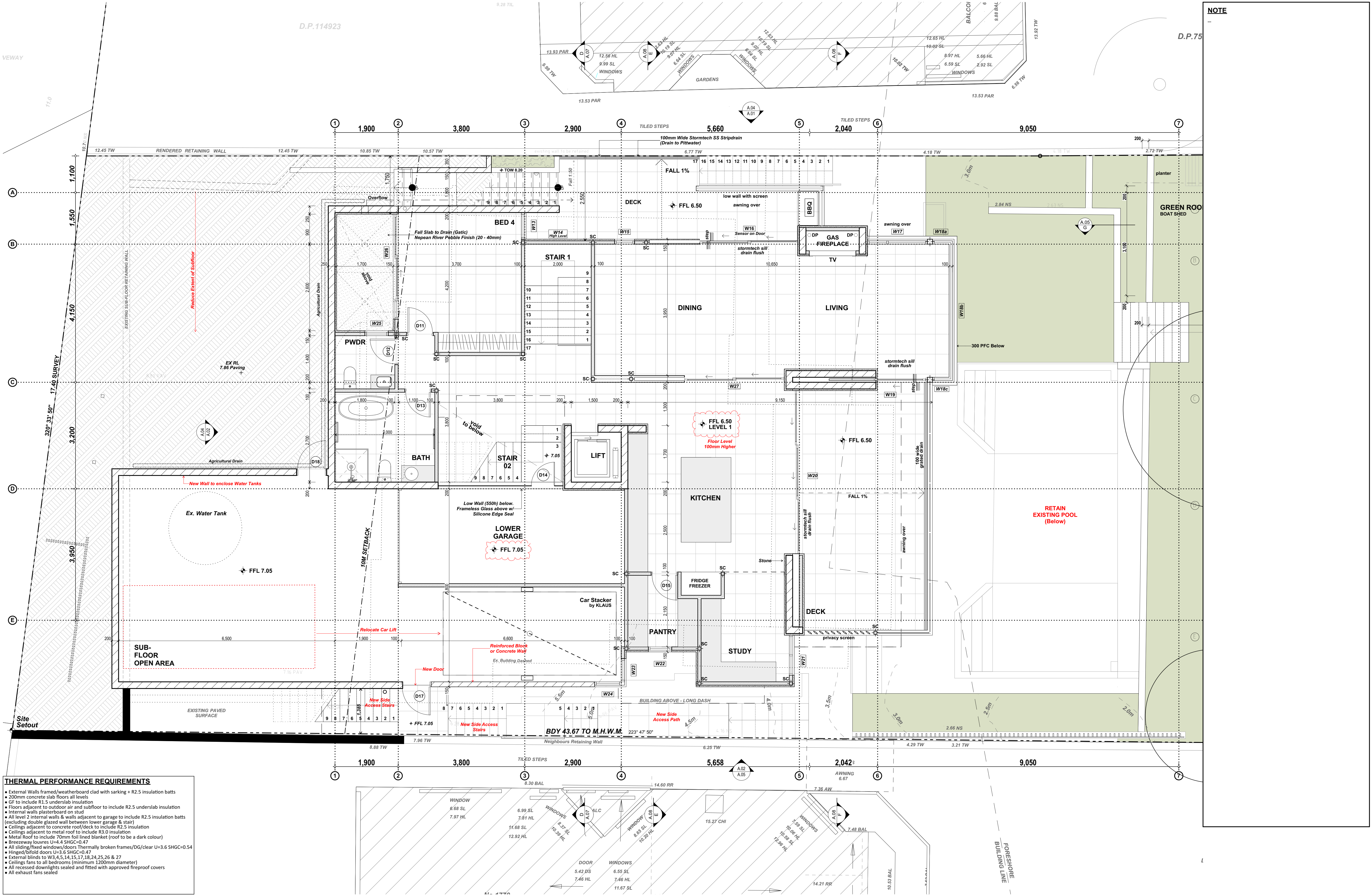


DATE	REV	DESCRIPTION
17/12/21	A	DA
12/08/2022	B	S4.55 AMENDMENT

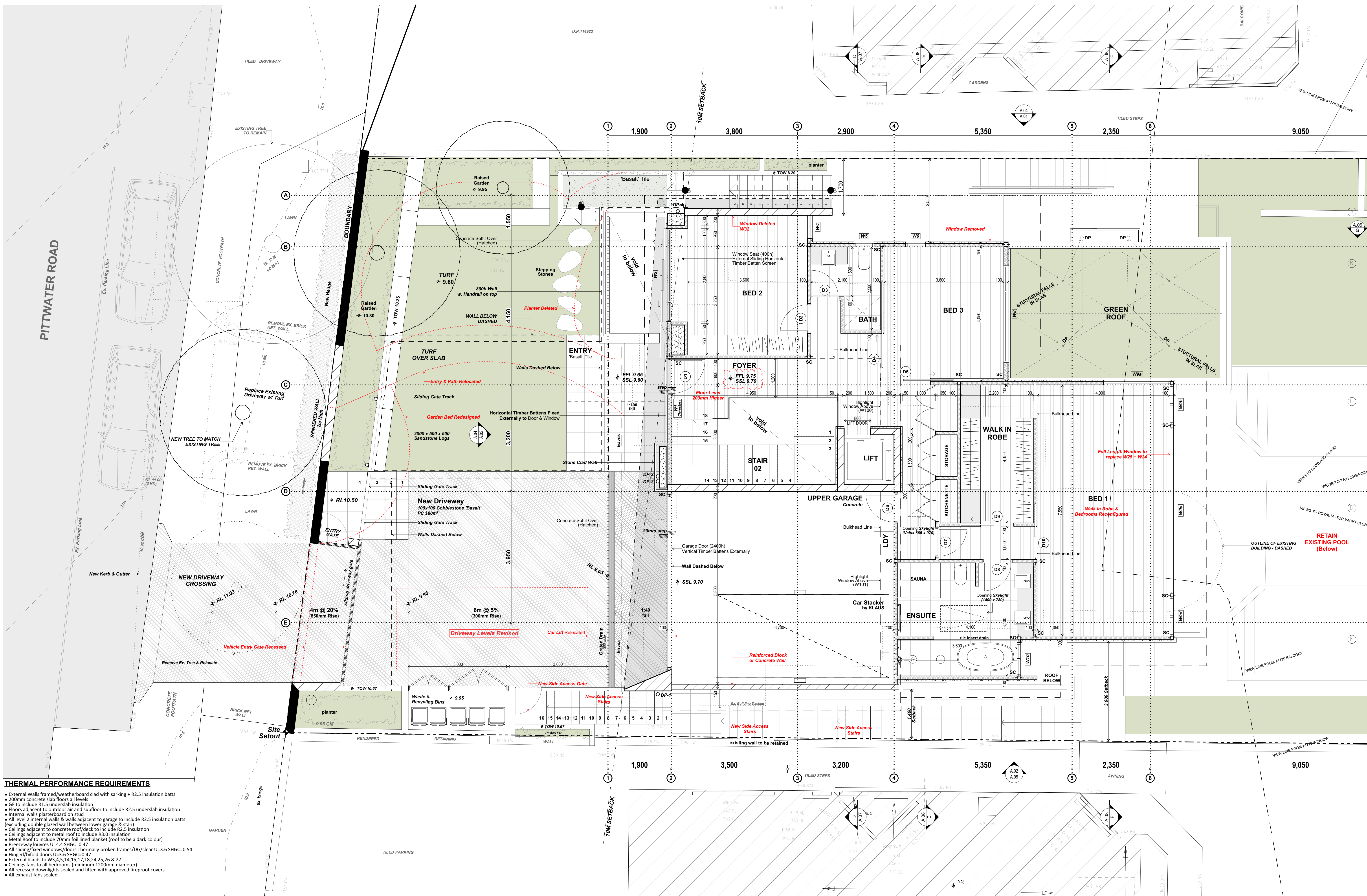
PROJECT
NEW HOUSE
1772 PITTWATER ROAD, BAYVIEW
LOT 51, DP 8139
SECTION 4.55 APPLICATION
FOR: Andrew Bursill & Georgie Torrens

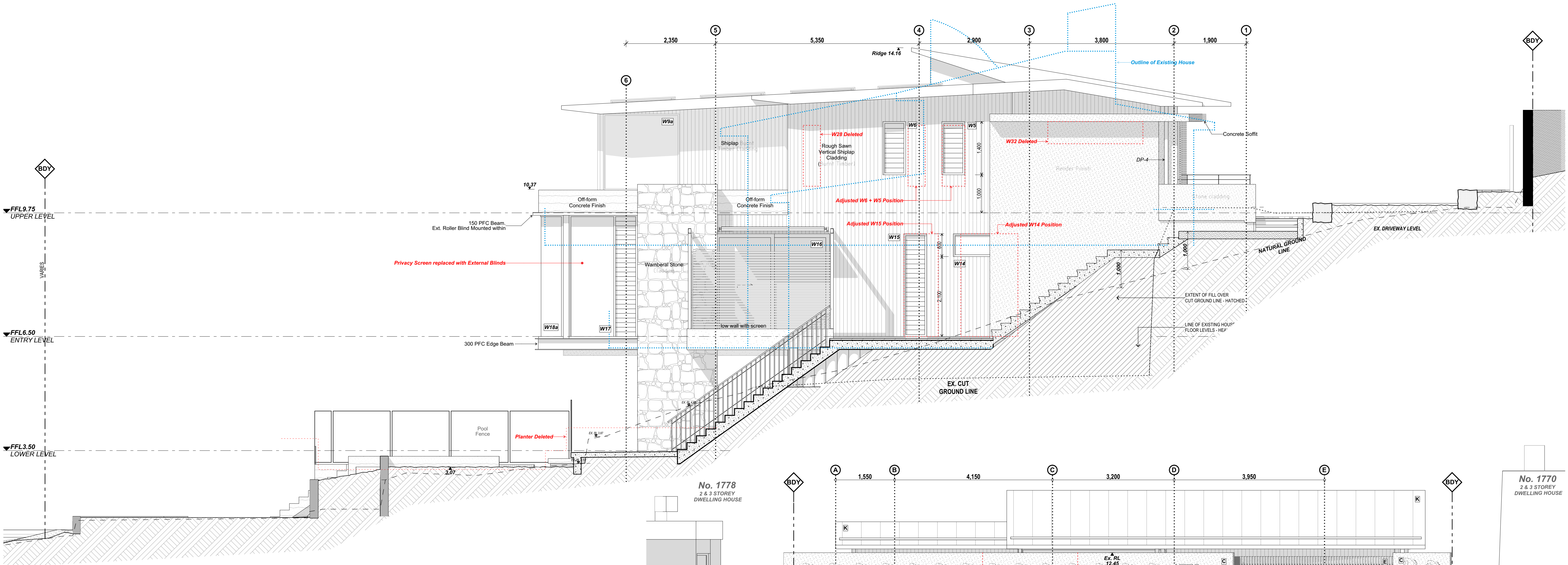
DRAWING TITLE
GROUND FLOOR PLAN

PROJECT NO. 1925	DRAWN BY SG/AB	PLOT DATE 12/08/2022
SCALE 1:50 @ A1	DRAWING NO. A.01	REVISION B



- THERMAL PERFORMANCE REQUIREMENTS**
- External Walls framed/weatherboard clad with sarking + R2.5 insulation batts
 - 200mm concrete slab floors all levels
 - GF to include R1.5 underlab insulation
 - Floors adjacent to outdoor air and subfloor to include R2.5 underlab insulation
 - Internal walls plasterboard on stud
 - All level 2 internal walls & walls adjacent to garage to include R2.5 insulation batts (excluding double glazed wall between lower garage & stair)
 - Ceilings adjacent to concrete roof/deck to include R2.5 insulation
 - Ceilings adjacent to metal roof to include R3.0 insulation
 - Metal roof to include 70mm foil lined blanket (roof to be a dark colour)
 - Breezeway louvers U=4.4 SHGC=0.47
 - All sliding/fixed windows/doors Thermally broken frames/DG/clear U=3.6 SHGC=0.54
 - Hinged/bifold doors U=3.6 SHGC=0.47
 - External blinds to W3,4,5,14,15,17,18,24,25,26 & 27
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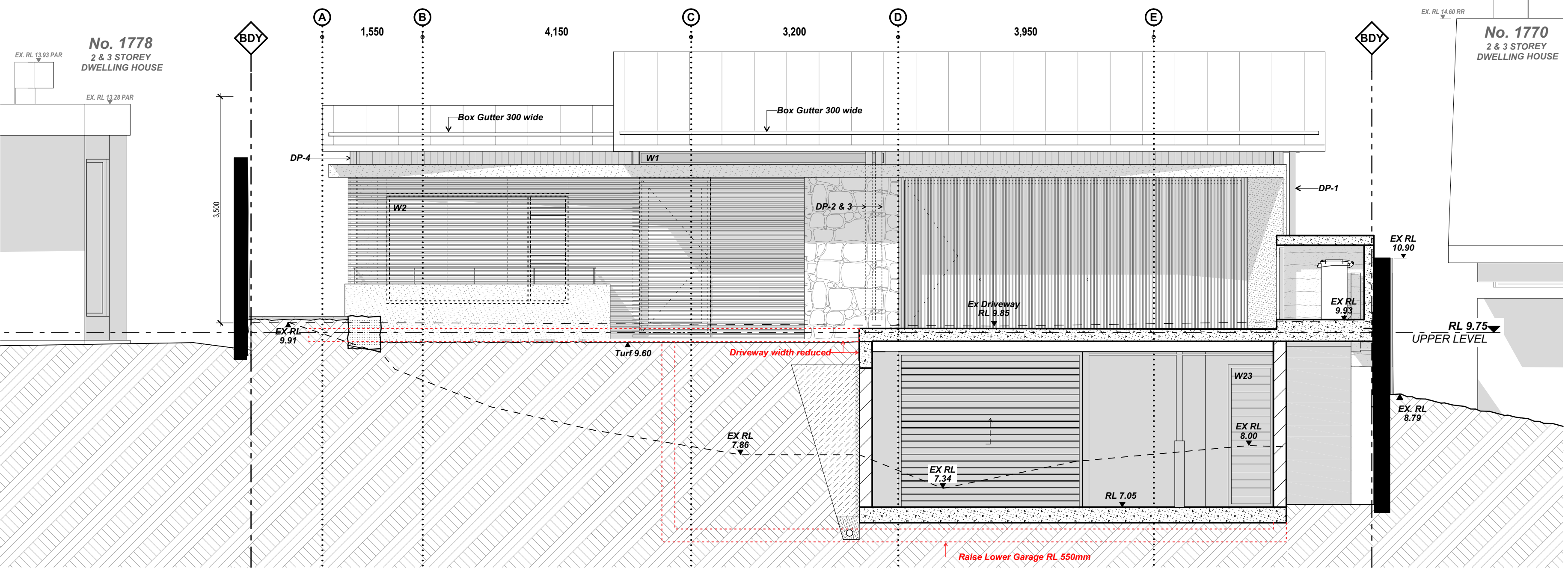




WEST ELEVATION

EXTERNAL FINISHES SCHEDULE	
REND-1	TEXTURED RENDER WITH PAINT FINISH - EQUAL TO DULUX NATURAL WHITE
REND-2	TEXTURED RENDER WITH PAINT FINISH - EQUAL TO DULUX EIGHTH GRAVEL
REND-3	TEXTURED RENDER WITH PAINT FINISH - EQUAL TO DULUX DOUBLE GRAVEL
REND-4	TEXTURED RENDER WITH PAINT FINISH - EQUAL TO COLORBOND 'MONUMENT'
SSC-1	SELECTED SYDNEY SANDSTONE CLADDING SUITABLY FIXED TO ALL FACES OF MASONRY WALLS & LINTELS WHERE INDICATED. STONE TO BE 'ALPINE' BY 'ECO OUTDOORS' LAID IN TRADITION FORMAT WITH PRE MANUFACTURED CORNER 'L' PIECES TO WALLS AND LINTELS. PROVIDE SAWN CAPPING PIECES TO MATCH IN LONG LENGTHS. CAPPING TO HAVE MIN 10MM OVERHANG ALL ROUND. CLEAN & SEAL TO ECO OUTDOOR'S RECOMMENDATIONS. WWW.ECOOUTDOOR.COM.AU
OFC	OFF FORMED CONCRETE. FILL OR REMOVE ALL IMPERFECTIONS AS NECESSARY TO PROVIDE SMOOTH OFF FORM CONC FINISH. PAINT FINISH.
GB-1	CANTILEVERED GLASS SET INTO TOP OF SLAB OR HOB AS APPLICABLE. PROVIDE SS CAPPING RAIL TO FORM CONTINUOUS BALUSTRADE WHERE BALUSTRADE REQUIRED. ALL FIXINGS SS.
TIM-1	CEDAR TIMBER WITH STAIN FINISH SIMILAR TO RESENE 'DOUBLE GRAVEL'
MT-1	VERTICAL METAL BARS & GARAGE DOOR COLORBOND 'MONUMENT' POWDERCOAT FINISH
ALS	VERTICAL POWDERCOATED ALUMINIUM BLADE SCREEN EQUAL TO RESENE 'EIGHTH GRAVEL'
SS-1	STAINLESS STEEL FINISH TO CHIMNEY
EAVES	FLUSH EAVES TO CONSIST OF 6MM THICK FIBRE CEMENT (FC) 'V JOINT' SHEETS FLUSH SET WITH EXPANSION JOINTS TO MANUFACTURER'S REQUIREMENTS. PAINT FINISH.
WP-1	AQUON HYDROGEL WATERPROOFING SYATEM FOR EXTERNAL / EXPOSED CONCRETE BY MARKHAM
DP-1	100MM DIAMETER COLORBOND STEEL DOWNPIPES WITH PURPOSE MADE COLORBOND STAND OFF BRACKETS AS DETAILED. MIRROR FINISH SS.
WINDOWS & DOORS	REFER WINDOW SCHEDULE
STEEL COLUMNS	HOT DIPPED GALVANISED FABRICATED STEEL COLUMNS. PAINT FINISH.
DRIVEWAY	NATURAL CONCRETE WITH BLACK BASALT AGGREGATE, LIGHTLY WASHED TO EXPOSED AGGREGATE.
SIDE PATHWAYS	NEPEAN RIVER PEBBLE 10MM PEBBLE, MINIMUM 100MM DEEP, WHERE SHOWN AS PEBBLE ON THE DRAWINGS. EXCLUSIVE OF LANDSCAPE FC SUM

SOUTH ELEVATION (STREET ELEVATION)
SOUTH ELEVATION (ENTRY)



DATE	REV	DESCRIPTION
17/12/21	A	DA
12/08/2022	B	S4.55 AMENDMENT

PROJECT
NEW HOUSE
1772 PITTWATER ROAD, BAYVIEW
LOT 51, DP 8139
SECTION 4.55 APPLICATION
FOR: Andrew Bursill & Georgie Torrens

DRAWING TITLE
WEST + SOUTH ELEVATIONS
PROJECT NO.
1925
SCALE
1:50 @ A1
DRAWN BY
SG/AB
DRAWING NO.
A.04
PLOT DATE
12/08/2022
REVISION
B



DATE	REV	DESCRIPTION
17/12/21	A	DA
12/08/2022	B	S4.55 AMENDMENT

PROJECT

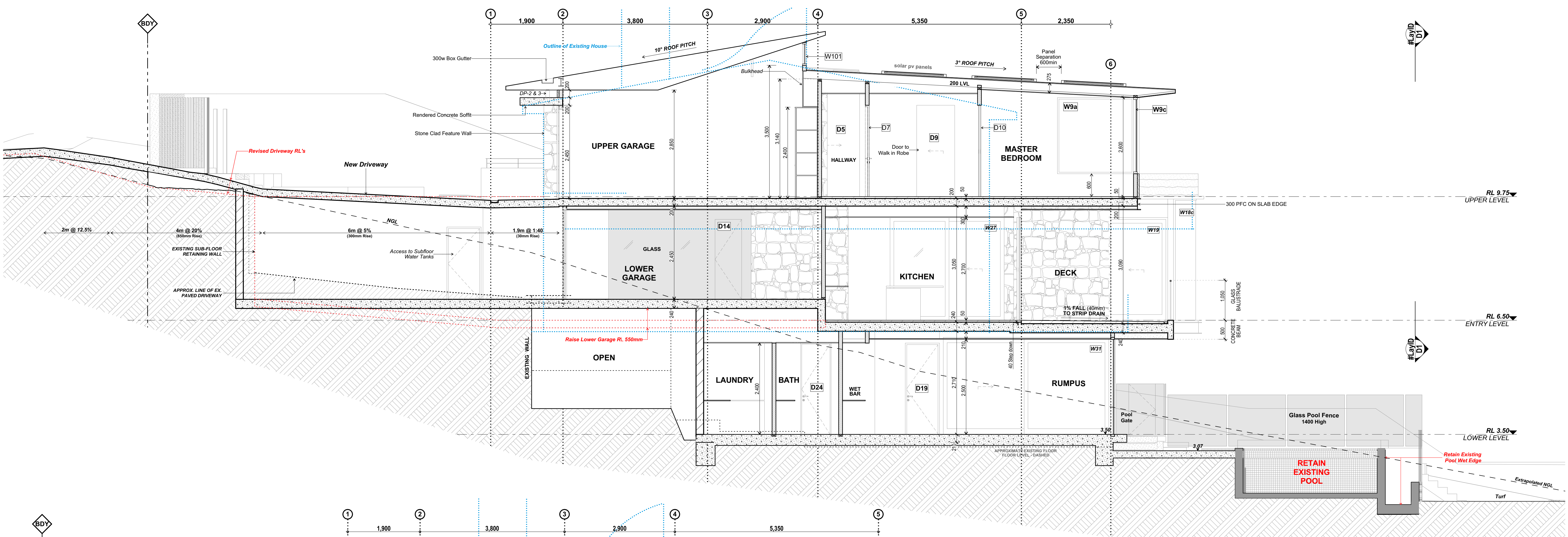
NEW HOUSE

1772 PITTWATER ROAD, BAYVIEW
LOT 51, DP 8139

SECTION 4.55 APPLICATION

FOR: Andrew Bursill & Georgie Torrens

DRAWING TITLE		
NORTH + EAST ELEVATIONS		
PROJECT NO.	DRAWN BY	PLOT DATE
1925	SG/AB	12/08/2022
SCALE	DRAWING NO.	REVISION
1:50 @ A1	A.05	B



SECTION A
SECTION C

