

ISSUE FOR DA APPROVAL

272 WHALE BEACH ROAD WHALE BEACH, NSW

DRAWING SCHEDULE

SHEET NO.	DRAWING NAME	SHEET NO.	DRAWING NAME
A000	Title Sheet	A302	Eastern Elevation: Proposed
A100	Erosion and Sediment Control Plan	A303	Northern Elevation: Proposed
A101	Site Analysis Plan	A304	Western Elevation: View from No. 270
A200	Ground Floor: Demolition Plan	A305	Building Envelope Diagram
A201	Basement: Proposed Plan	A400	Longitudinal Section: Proposed
A202	Lower Ground Floor: Proposed Plan		
A203	Ground Floor: Proposed Plan		
A204	First Floor: Proposed Plan		
A205	Second Floor: Proposed Plan		
A206	Roof: Proposed Plan		
A207	Basement: Area Calculation		
A208	Lower Ground Floor: Area Calculation		
A209	Ground Floor: Area Calculation		
A210	First Floor: Area Calculation		
A211	Second Floor: Area Calculation		
A300	Southern Elevation: Proposed		
A301	Western Elevation: Proposed		

BASIX NOTES

THE APPLICANT MUST INSTALL SHOWER HEADS THROUGHOUT WITH A MINIMUM 4 STAR WATER RATING

THE APPLICANT MUST INSTALL TOILETS THROUGHOUT WITH A MINIMUM 4 STAR WATER RATING

THE APPLICANT MUST INSTALL TAPS THROUGHOUT WITH A MINIMUM 5 STAR WATER RATING

THE APPLICANT MUST INSTALL BASIN TAPS THROUGHOUT WITH A MINIMUM 5 STAR WATER RATING

THE APPLICANT MUST INSTALL A RAIN WATER TANK OF AT LEAST 3,000L, WHICH MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE REGULATORY AUTHORITIES TO COLLECT RAIN RUNOFF FROM AT LEAST 265 M2 OF THE ROOF AREA OF THE DEVELOPMENT & CONNECTED TO ALL TOILETS & 1 OUTDOOR TAP

THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER UNIT WITH A MINIMUM 6 STAR RATING

THE APPLICANT MUST INSTALL A COOLING SYSTEM IN AT LEAST 1 LIVING ROOM & BEDROOM WITH AN EER 3.5 - 4 RATING

THE APPLICANT MUST INSTALL A HEATING SYSTEM IN AT LEAST 1 LIVING ROOM & BEDROOM WITH AN EER 3.5 - 4 RATING

ALL HEATING & COOLING SYSTEMS MUST PROVIDE FOR DAY / NIGHT ZONING BETWEEN LIVING ROOMS & BEDROOMS

THE APPLICANT MUST INSTALL EXHAUST SYSTEMS TO THE KITCHEN, LAUNDRY & AT LEAST 1 BATHROOM WITH OPERATION CONTROL & A MANUAL ON/OFF SWITCH DUCTED TO THE FACADE OR ROOF

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LED LIGHTING

THE APPLICANT MUST INSTALL A WINDOW &/OR SKYLIGHT IN THE KITCHEN FOR NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW &/OR SKYLIGHT IN 4 BATHROOMS FOR NATURAL LIGHTING

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN

THE APPLICANT MUST CONSTRUCT EACH FRIDGE SPACE IN THE DEVELOPMENT SO THAT IS WELL VENTILATED

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

EXTERNAL WALL: OFF FORMED CONCRETE - REQUIRES ADDITIONAL INSULATION R2.75 (60MM KOOLTHERM K10 INSULATION)

INTERNAL WALL: THROUGHOUT - REQUIRES ADDITIONAL INSULATION R2.5

FLOOR: SUSPENDED CONCRETE SLAB / CONCRETE SLAB ON GROUND - REQUIRES ADDITIONAL INSULATION R2.75 (60MM KOOLTHERM K10 INSULATION) + R1.0 TO EDGE OF SUSPENDED CONCRETE SLABS

GLAZING GENERALLY TO HAVE COMBINED FRAME & GLASS VALUES OF U-VALUE: 2.23, SHGC: 0.39

EASTERN & WESTERN WINDOWS TO HABITABLE ROOMS MUST HAVE ADJUSTABLE EXTERNAL SHADING DEVICES INSTALLED





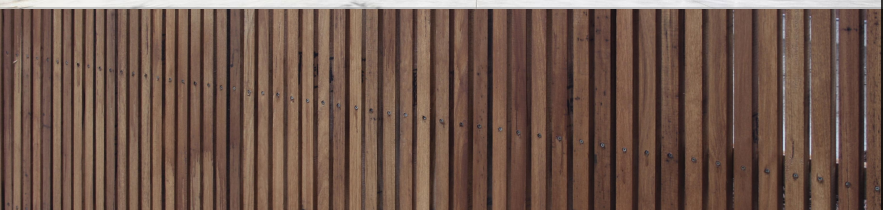
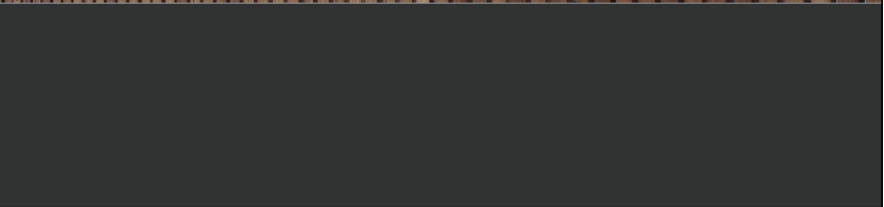
SKYLIGHTS THROUGHOUT MUST HAVE ADJUSTABLE EXTERNAL SHADING DEVICES INSTALLED

2 X 1200MM CEILING FANS MUST BE INSTALLED TO THE KITCHEN / LIVING ROOM

CALCULATIONS

SITE AREA	708 M2
PROPOSED AREAS	
BASEMENT / GARAGE	18 M2 / 50 M2
LOWER GROUND FLOOR	43 M2
GROUND FLOOR	101 M2
FIRST FLOOR	88 M2
SECOND FLOOR	50 M2
TOTAL AREA	350 M2
TOTAL AREA (EXCLUDING GARAGE)	300 M2
PITTWATER COUNCIL LOCAL ENVIRONMENT PLAN 2014	0.42:1
MAXIMUM F.S.R. (EXCLUDING GARAGE) = 0.5:1	
TOTAL LANDSCAPED AREA (INCLUDING GREEN ROOFS)	426 M2
PITTWATER COUNCIL LOCAL ENVIRONMENT PLAN 2014	60%
MINIMUM LANDSCAPED AREA = 60% OF TOTAL SITE AREA	

EXTERNAL FINISHES & MATERIALS SELECTION

AREA	FINISH	IMAGE
EXTERNAL MASONRY WALLS OFF-FORMED CONCRETE	OFF-FORMED CONCRETE COLOUR: NATURAL CONCRETE	
EXTERNAL LIGHT WEIGHT CLADDING TIMBER CLADDING: HARDWOOD	NATURAL HARDWOOD CLADDING COLOUR: NATURAL	
EXTERNAL MASONRY WALLS DRY STACKED STONE	SANDSTONE BLOCK, DRY STACKED COLOUR: NATURAL	
EXTERNAL DOORS & WINDOWS	ALUMINIUM FRAMED, PRE-FINSHED COLOUR: MONUMENT	
TIMBER SCREENING	TIMBER BATTENS CONCEAL FIXED TO POWDER-COATED STEEL FRAME BATTEN COLOUR: NATURAL FRAME COLOUR: MONUMENT	
FLASHING, GUTTERS & DOWNPIPES	ALUMINIUM, PRE-FINSHED COLOUR: MONUMENT	

SITE NOTES

EROSION & SEDIMENT CONTROL NOTES

SLOPING SITE FROM NORTH TO SOUTH

RESPREAD TOPSOIL & REVEGETATE ALL BARE AREAS

RETAIN TEMPORARY STRAW BALE & SILT FENCE DRAINAGE STRUCTURES UNTIL STORMWATER DRAINAGE & LANDSCAPING IS IN PLACE

DOWNSIDE EROSION TO BE CHECKED & MAINTAINED PERIODICALLY DURING CONSTRUCTION

BUILDER TO ENSURE CONSTRUCTION & STABILISATION OF ALL CULVERTS & SURFACE DRAINAGE WORKS AT EARLIEST PRACTICAL STAGE

REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL IS CONFINED TO WITHIN 3M OF THE APPROVED BUILDING AREA (NO TREES ARE TO BE REMOVED WITHOUT APPROVAL)

ALL UNCONTAMINATED RUN-OFF MUST BE DIVERTED AROUND CLEARED OR DISTURBED AREAS

THE INSTALLATION OF SILT FENCES OR OTHER DEVICES MUST PREVENT SEDIMENT & OTHER DEBRIS ESCAPING FROM THE CLEARED OR DISTURBED AREAS INTO DRAINAGE SYSTEMS OR WATERWAYS

ALL EROSION & SEDIMENT CONTROLS ARE FULLY MAINTAINED FOR THE DURATION OF THE DEMOLITION & DEVELOPMENT WORKS

CONTROLS MUST BE PUT INTO PLACE TO PREVENT TRACKING OF SEDIMENT BY VEHICLES ONTO ADJOINING ROADWAYS

ALL DISTURBED AREAS ARE RENDERED EROSION-RESISTANT BY TURFING, MULCHING, PAVING OR SIMILAR

ALL WATER PUMPED OR OTHERWISE REMOVED FROM EXCAVATIONS OR BASEMENT AREAS MUST BE FILTERED TO ACHIEVE SUSPENDED SOLIDS/NON FILTERABLE RESIDUE LEVELS COMPLYING WITH THE AUSTRALIAN WATER QUALITY GUIDELINES FOR FRESH & MARINE WATERS

PUMPED OR OVERLAND FLOWS OF WATER ARE TO BE DISCHARGED SO AS NOT TO CAUSE, PERMIT OR ALLOW EROSION BEFORE THE COMMENCEMENT OF WORK (& UNTIL ISSUE OF THE OCCUPATION CERTIFICATE)

ALL EXCAVATIONS MUST BE KEPT FREE FROM WATER ACCUMULATION

ANY EXCAVATION WORKS CARRIED OUT ON SITE SHOULD BE CLOSELY MONITORED TO ENSURE NO SIGNS OF POTENTIAL ACID SULPHATE SOIL (PASS) OR ACTUAL ACID SULPHATE SOIL (AASS) ARE OBSERVED, INDICATORS MAY INCLUDE GREY TO GREENISH BLUE CLAYS, UNUSUAL GOLD-YELLOW MOTTLING OR 'ROTTEN EGG' ODOURS. IF ANY OF THESE INDICATORS ARE OBSERVED, EXCAVATION OF THE SITE IS TO BE STOPPED IMMEDIATELY, COUNCIL IS TO BE NOTIFIED & A SUITABLY QUALIFIED ENVIRONMENTAL SCIENTIST SHOULD BE CONTRACTED TO FURTHER ASSESS THE SITE.

IN THE EVENT OF A STORM, ALL ESTABLISHED CONTROLS ARE TO BE ASSESSED & THE HYDRAULIC ENGINEER & ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY OF ANY DOWNSTREAM SEDIMENTATION

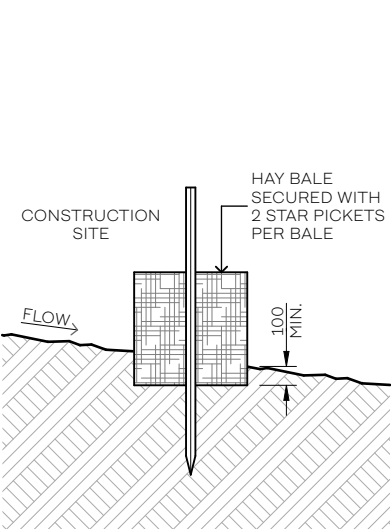
EROSION & SEDIMENT CONTROL LEGEND

- PROVISION AREA FOR STOCKPILING OF MATERIALS
AREA FOR STORING EXCAVATED MATERIAL
- TRADE WASTE RECEPTABLE LOCATION
- 2.1M HIGH STEEL FRAMED CYCLONE CONSTRUCTION FENCE & SILT FENCE, REFER TO DETAIL
- TEMPORARY CONSTRUCTION EXIT, REFER TO DETAIL

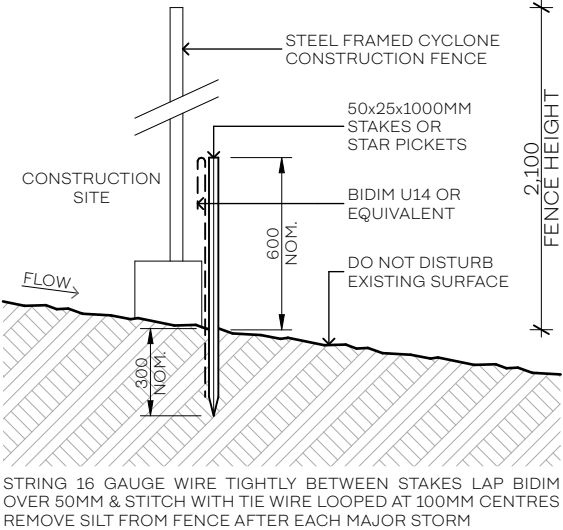
IMPERVIOUS AREA CALCULATIONS

NOTE: UNCOVERED DECK IS NOT INCLUDED AS IMPERVIOUS AREA

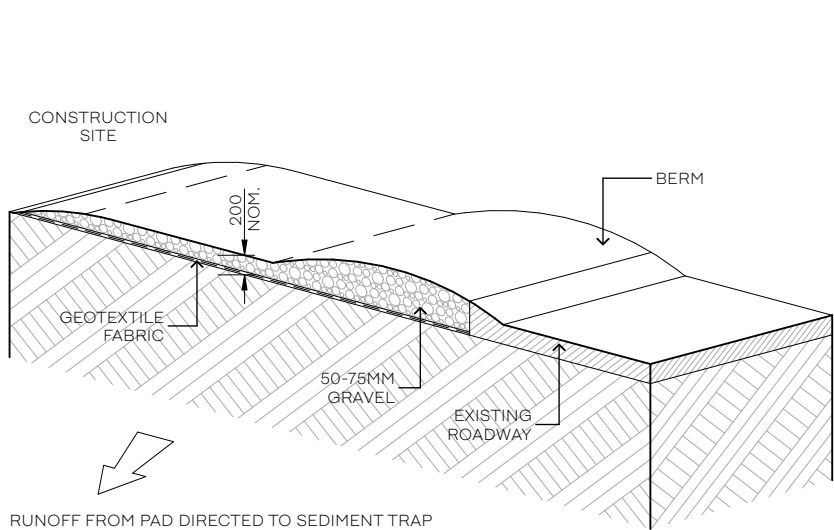
EXISTING IMPERVIOUS AREA 467 M2
NEW IMPERVIOUS AREA 342 M2



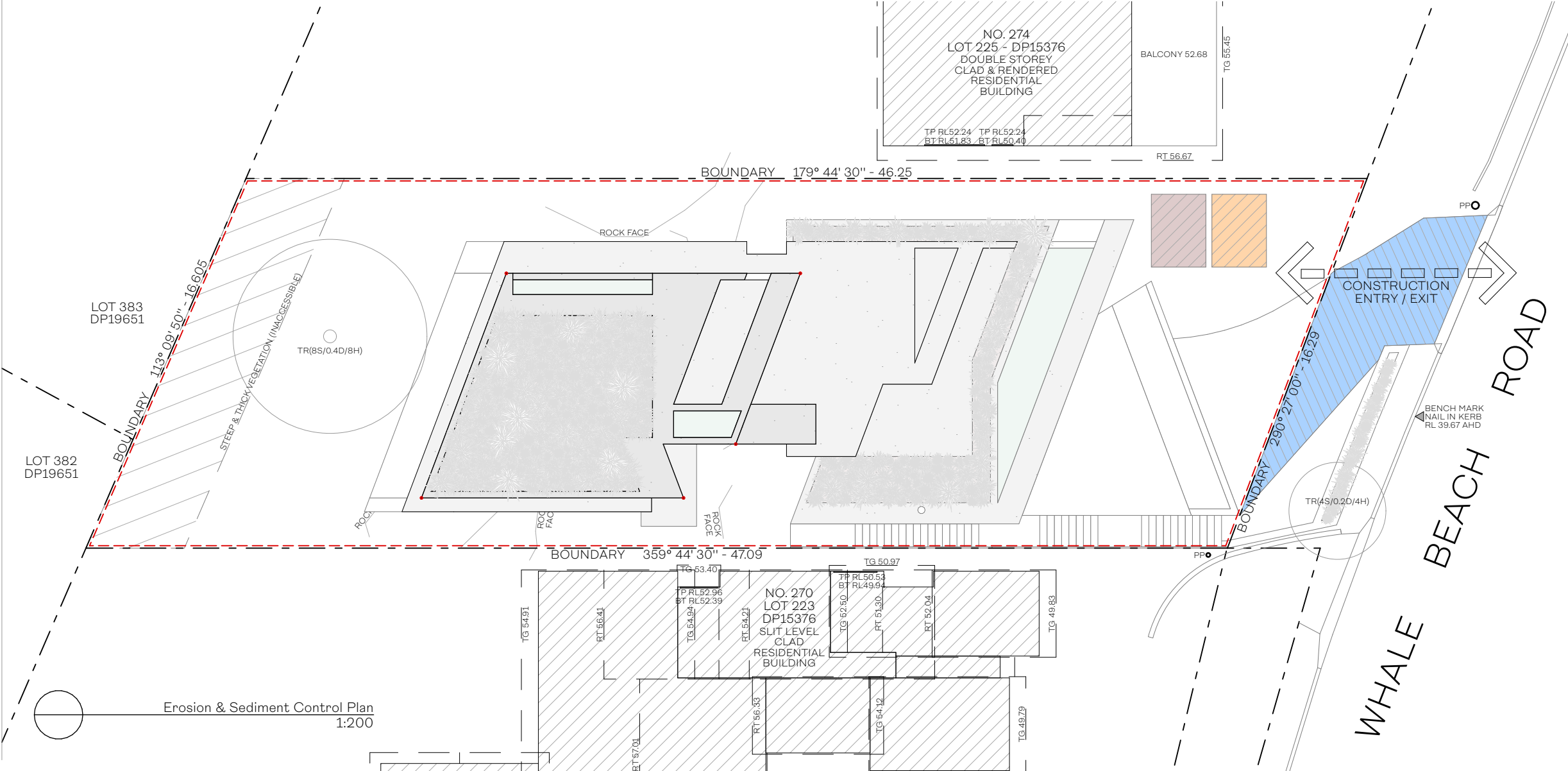
Hay Bale Detail



Silt Fence Detail



Temporary Construction Exit



Erosion & Sediment Control Plan
1:200



AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURREY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
W: AVENUEONEDSIGN.COM.AU

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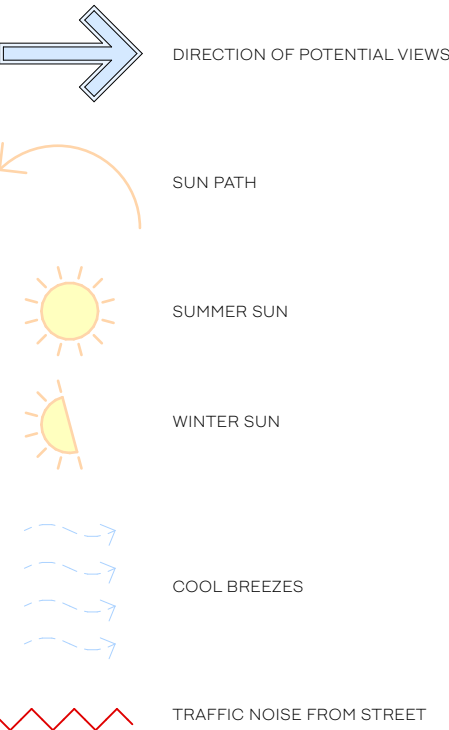
CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

DRAWING ISSUE	REVISION	DATE ISSUED
ISSUE FOR DA APPROVAL	H	30.01.2023
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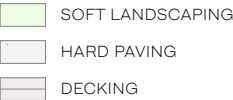
DRAWING SITE AND LOCATION PLANS
Erosion and Sediment Control Plan
PROJECT NEW BUILD
WHALE BEACH HOUSE

PROJECT STATUS
DA APPROVAL
DRAWING ID
A100
REVISION
N

SITE NOTES
SITE ANALYSIS LEGEND



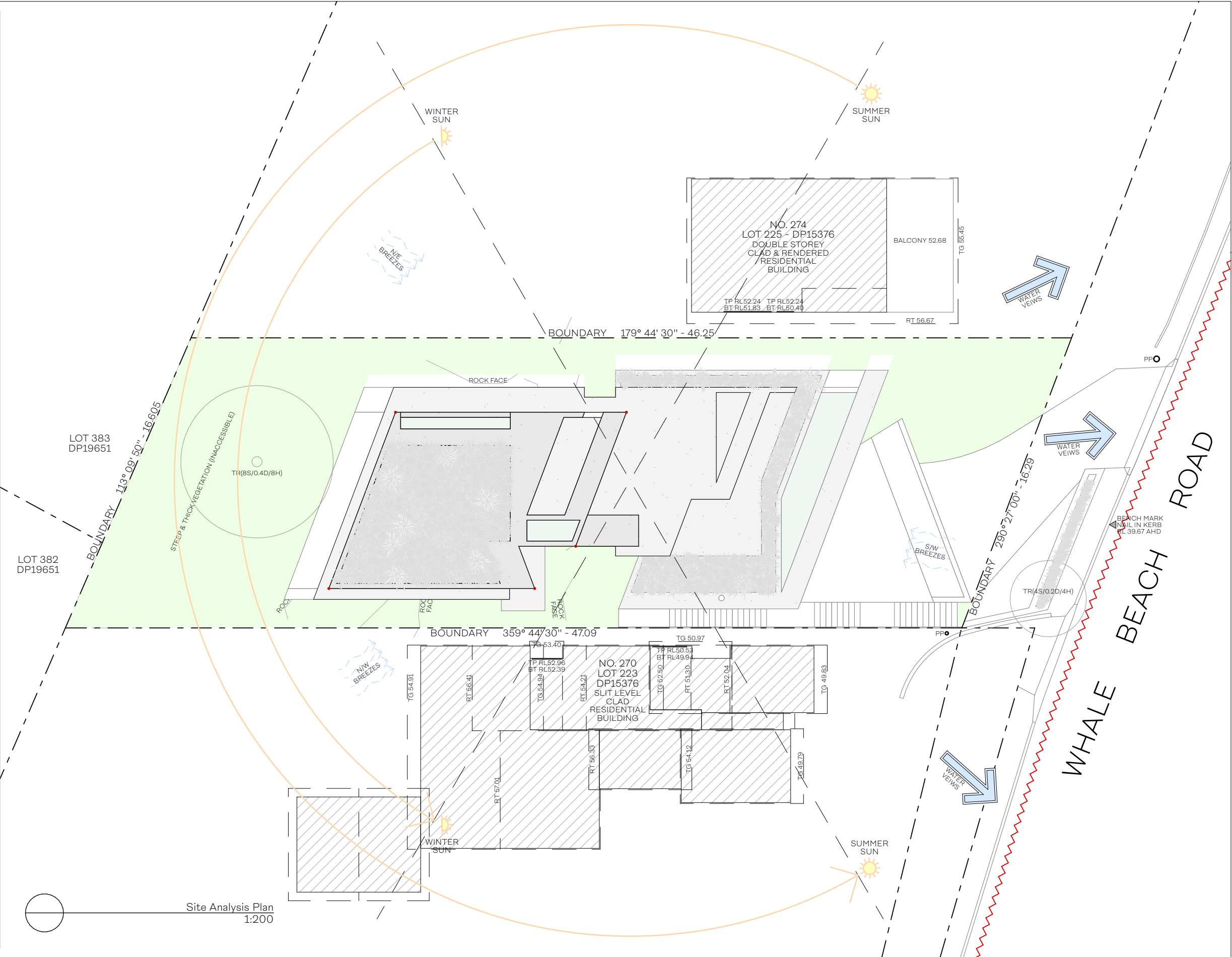
SITE & LANDSCAPE LEGEND



IMPERVIOUS AREA CALCULATIONS

NOTE: UNCOVERED DECK IS NOT INCLUDED AS IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA	467 M2
NEW IMPERVIOUS AREA	342 M2



Site Analysis Plan
1:200



AVENUE
ONE
DESIGN

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A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
W: AVENUEONEDSIGN.COM.AU

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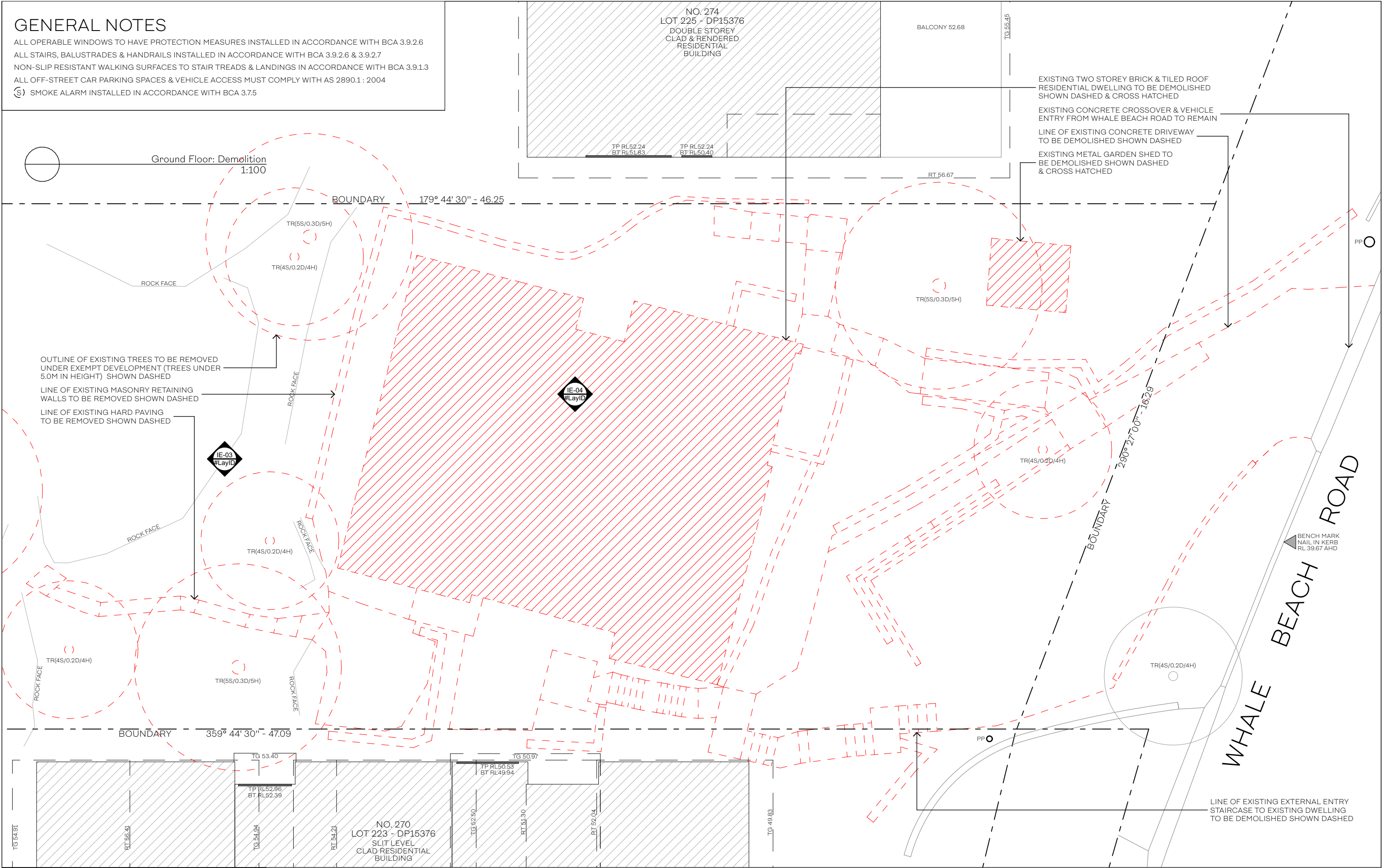
DRAWING
SITE AND LOCATION PLANS
Site Analysis Plan
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A101
REVISION
N

GENERAL NOTES

ALL OPERABLE WINDOWS TO HAVE PROTECTION MEASURES INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6
ALL STAIRS, BALUSTRADES & HANDRAILS INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6 & 3.9.2.7
NON-SLIP RESISTANT WALKING SURFACES TO STAIR TREADS & LANDINGS IN ACCORDANCE WITH BCA 3.9.1.3
ALL OFF-STREET CAR PARKING SPACES & VEHICLE ACCESS MUST COMPLY WITH AS 2890.1 : 2004
(S) SMOKE ALARM INSTALLED IN ACCORDANCE WITH BCA 3.7.5



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A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
P: +612 9054 1234
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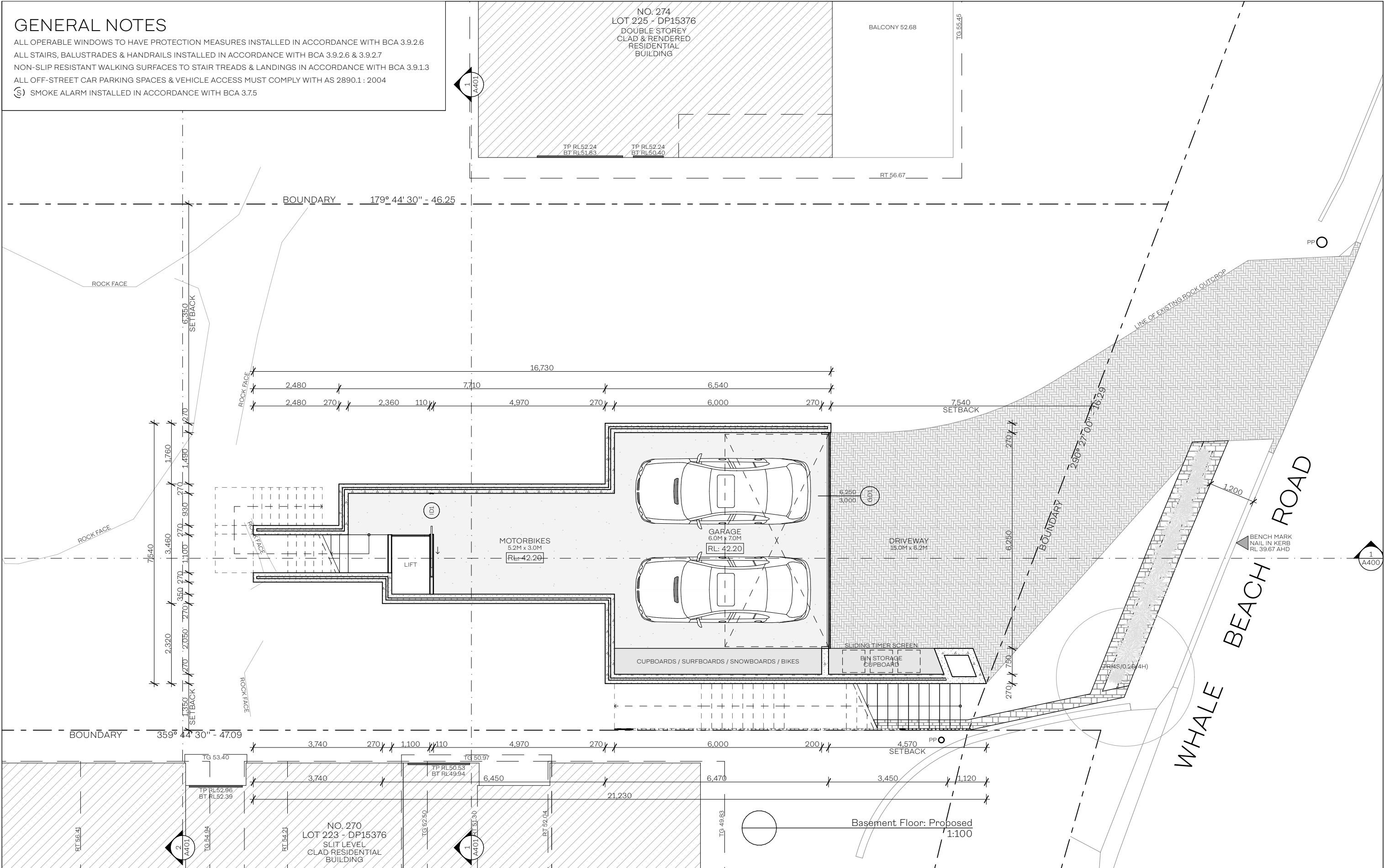
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DRAWING
EXISTING / DEMOLITION PLANS
Ground Floor: Demolition Plan
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL
DRAWING ID
A200
REVISION
N

GENERAL NOTES

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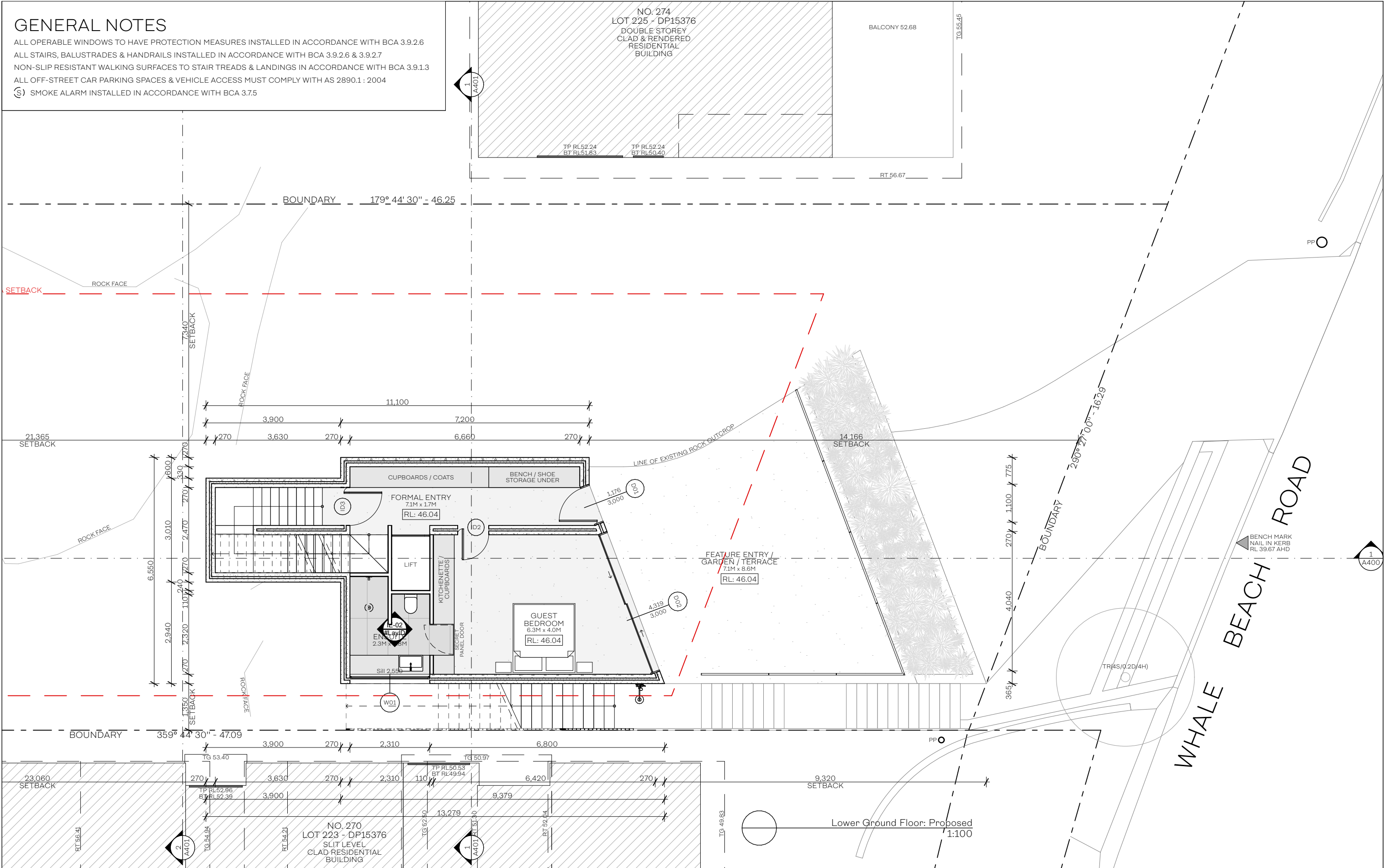
DRAWING PROPOSED PLANS
Basement: Proposed Plan
PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A201 N

GENERAL NOTES

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SURREY HILLS, NSW
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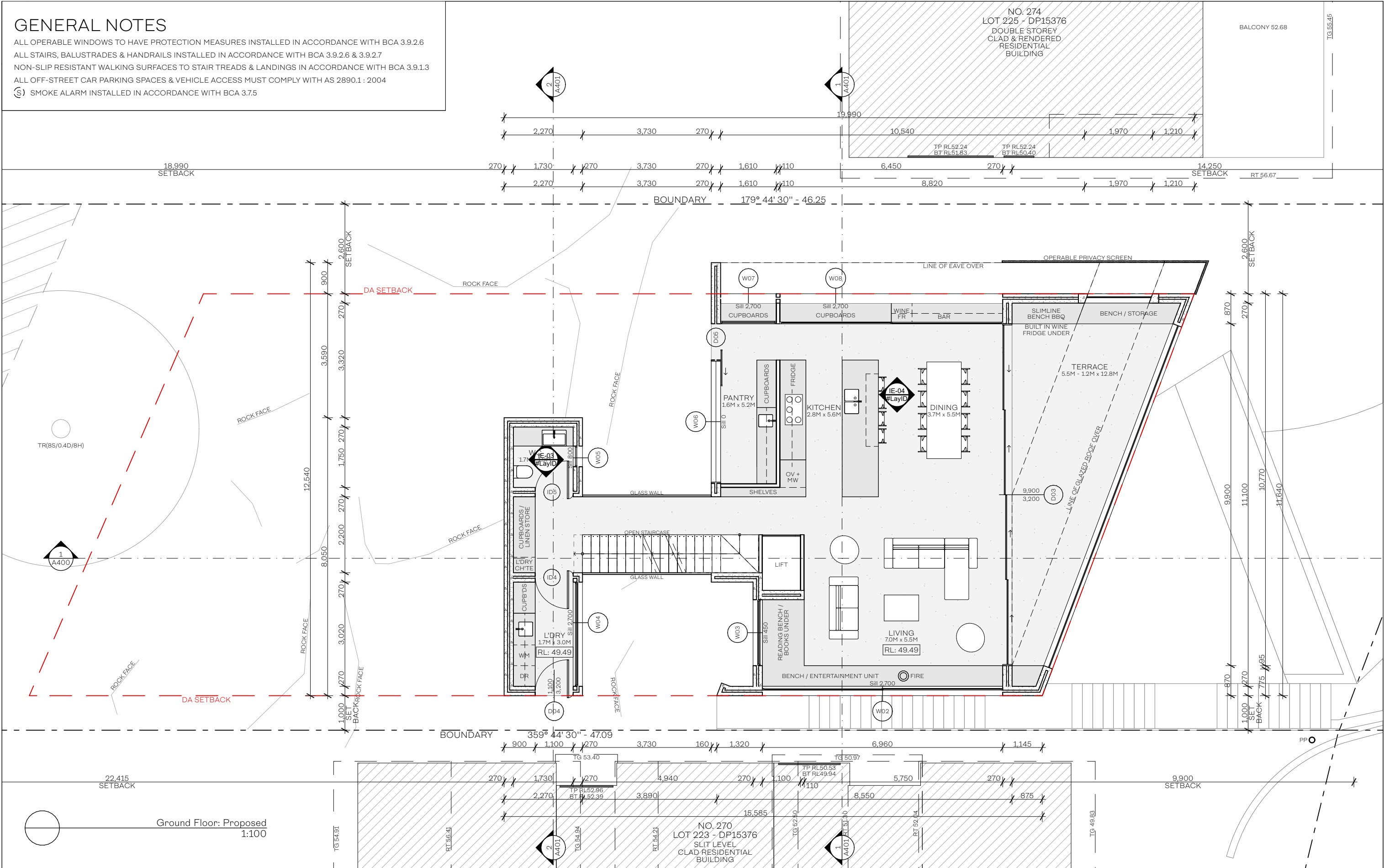
DRAWING PROPOSED PLANS
Lower Ground Floor: Proposed Plan
PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A202 N

GENERAL NOTES

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SURREY HILLS, NSW
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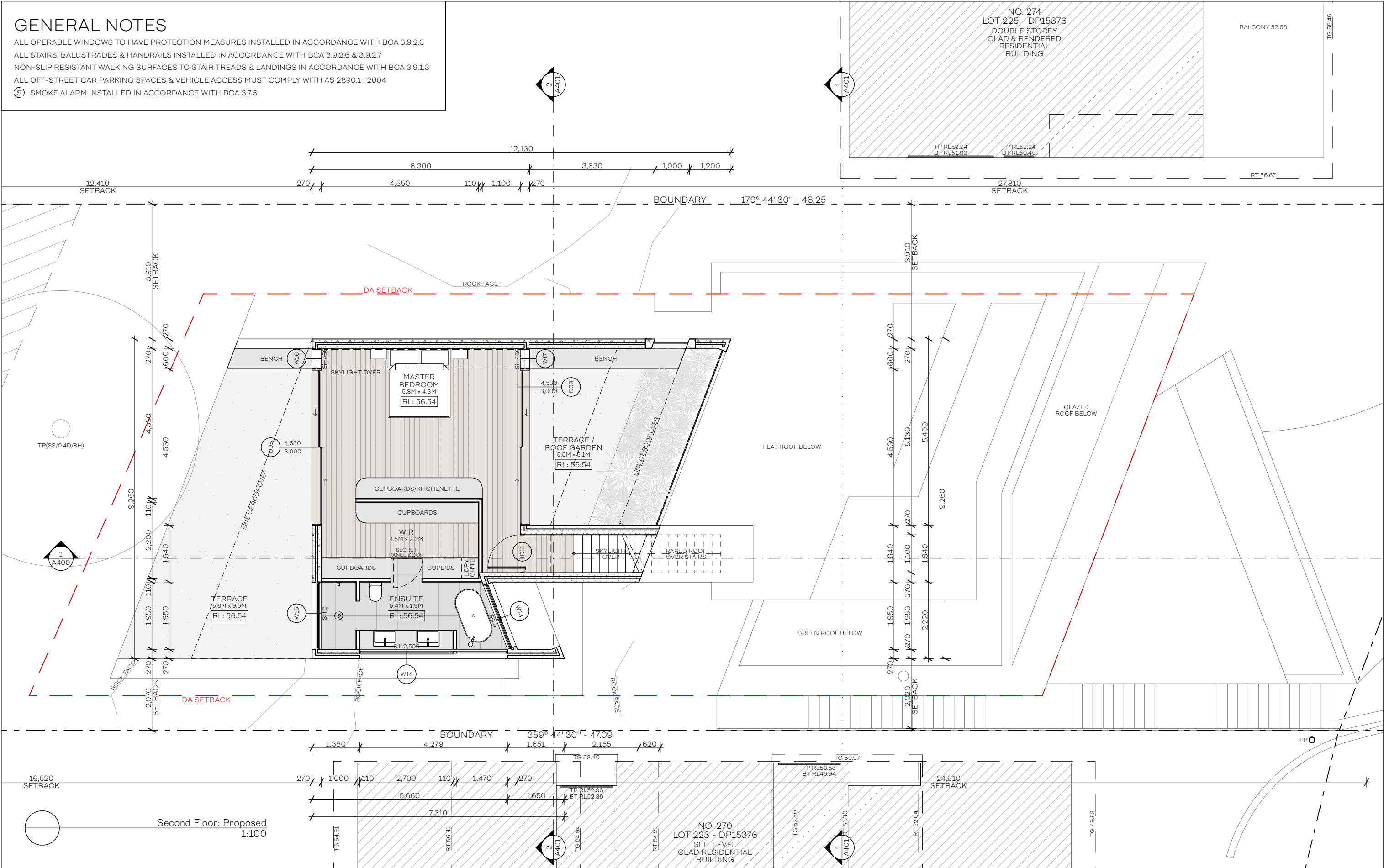
DRAWING PROPOSED PLANS
Ground Floor: Proposed Plan
PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A203 N

GENERAL NOTES

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WHALE BEACH, NSW

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ISSUE FOR DA APPROVAL	H	30.01.2023
ISSUE FOR DA APPROVAL	I	22.05.2023
ISSUE FOR DA APPROVAL	J	26.05.2023
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ISSUE FOR DA APPROVAL	L	22.06.2023
ISSUE FOR DA APPROVAL	M	28.06.2023
ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING
PROPOSED PLANS
Second Floor: Proposed Plan
PROJECT
NEW BUILD
Whale Beach House

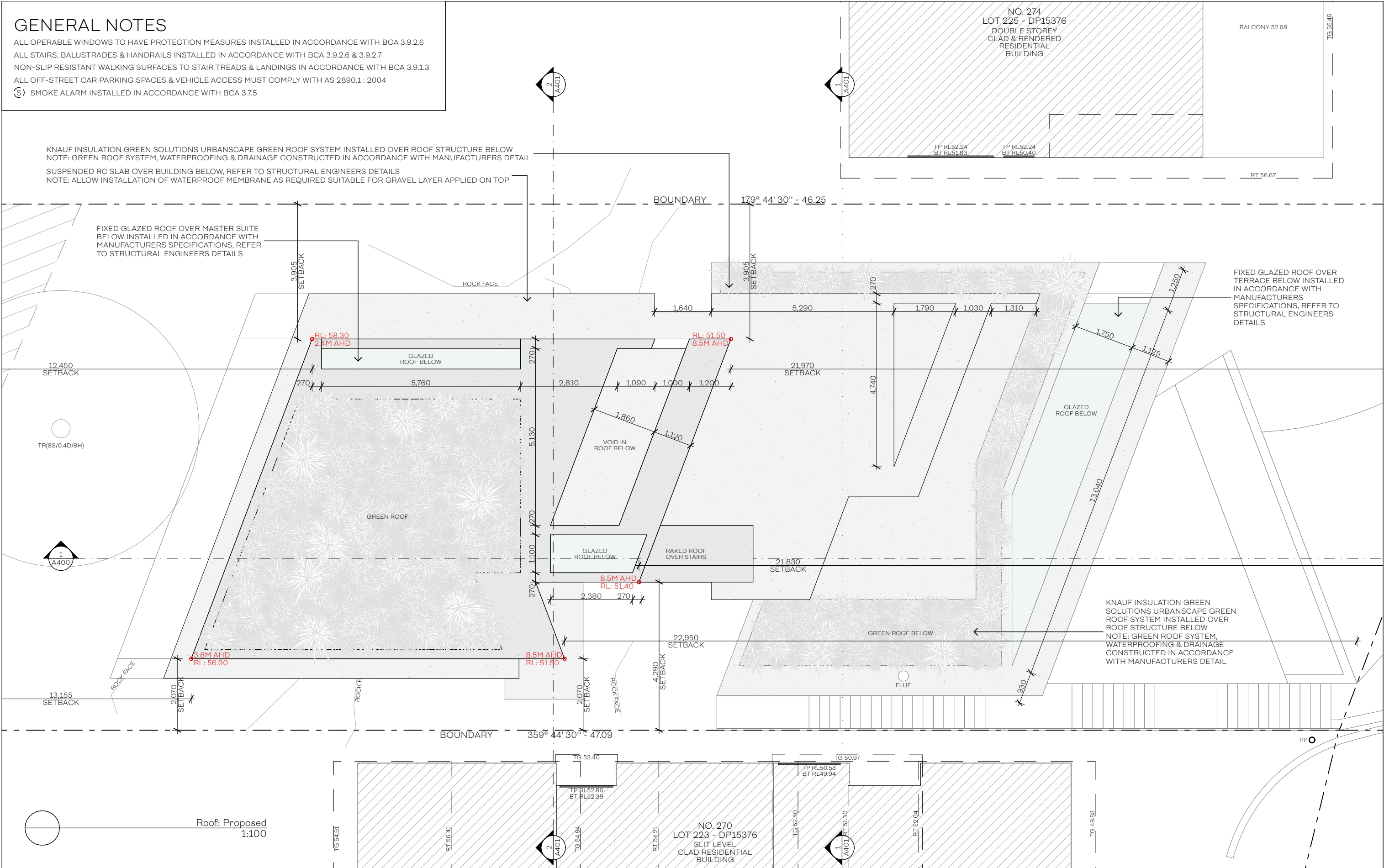
PROJECT STATUS
DA APPROVAL

DRAWING ID
A205
REVISION
N

GENERAL NOTES

- ALL OPERABLE WINDOWS TO HAVE PROTECTION MEASURES INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6
- ALL STAIRS, BALUSTRADES & HANDRAILS INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6 & 3.9.2.7
- NON-SLIP RESISTANT WALKING SURFACES TO STAIR TREADS & LANDINGS IN ACCORDANCE WITH BCA 3.9.1.3
- ALL OFF-STREET CAR PARKING SPACES & VEHICLE ACCESS MUST COMPLY WITH AS 2890.1 : 2004
- (S) SMOKE ALARM INSTALLED IN ACCORDANCE WITH BCA 3.7.5

KNAUF INSULATION GREEN SOLUTIONS URBANSCAPE GREEN ROOF SYSTEM INSTALLED OVER ROOF STRUCTURE BELOW
NOTE: GREEN ROOF SYSTEM, WATERPROOFING & DRAINAGE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS DETAIL
SUSPENDED RC SLAB OVER BUILDING BELOW, REFER TO STRUCTURAL ENGINEERS DETAILS
NOTE: ALLOW INSTALLATION OF WATERPROOF MEMBRANE AS REQUIRED SUITABLE FOR GRAVEL LAYER APPLIED ON TOP



AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
W: AVENUEONEDSIGN.COM.AU

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DATE
27.07.2023
PROJECT NO.
AO242
SCALE
1:100@A3

CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

DRAWING ISSUE	REVISION	DATE ISSUED
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ISSUE FOR DA APPROVAL	M	28.06.2023
ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING
PROPOSED PLANS
Roof: Proposed Plan
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A206
REVISION
N

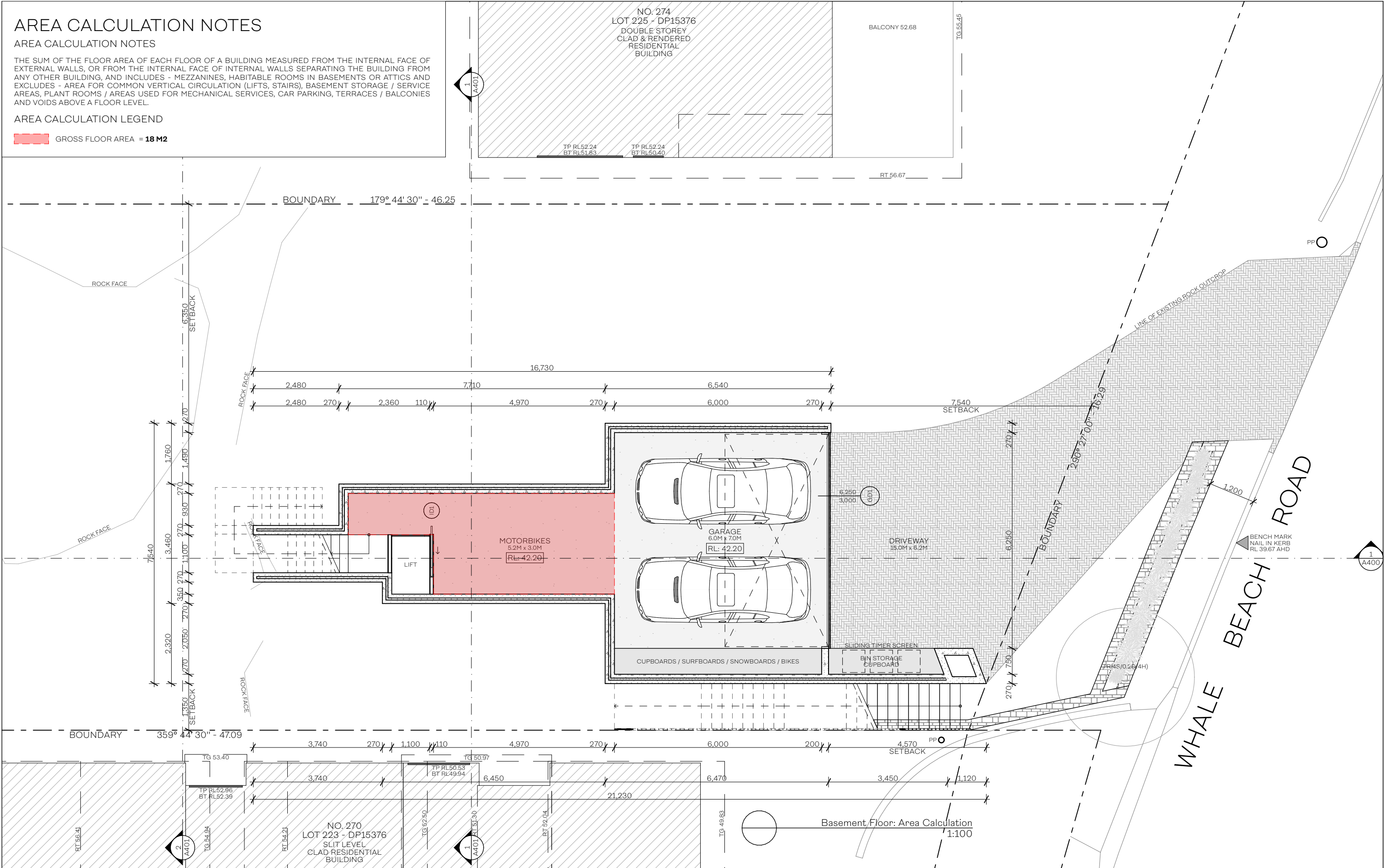
AREA CALCULATION NOTES

AREA CALCULATION NOTES

THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF INTERNAL WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES - MEZZANINES, HABITABLE ROOMS IN BASEMENTS OR ATTICS AND EXCLUDES - AREA FOR COMMON VERTICAL CIRCULATION (LIFTS, STAIRS), BASEMENT STORAGE / SERVICE AREAS, PLANT ROOMS / AREAS USED FOR MECHANICAL SERVICES, CAR PARKING, TERRACES / BALCONIES AND VOIDS ABOVE A FLOOR LEVEL.

AREA CALCULATION LEGEND

GROSS FLOOR AREA = 18 M2



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SURRY HILLS, NSW
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PROJECT NO.
AO242
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1:100@A3

CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING AREA CALCULATION PLANS
Basement: Area Calculation

PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A207 N

GROSS FLOOR AREA = 43 M2



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M	28.06.2023
N	27.07.2023

DRAWING ID REVISION
A208 N

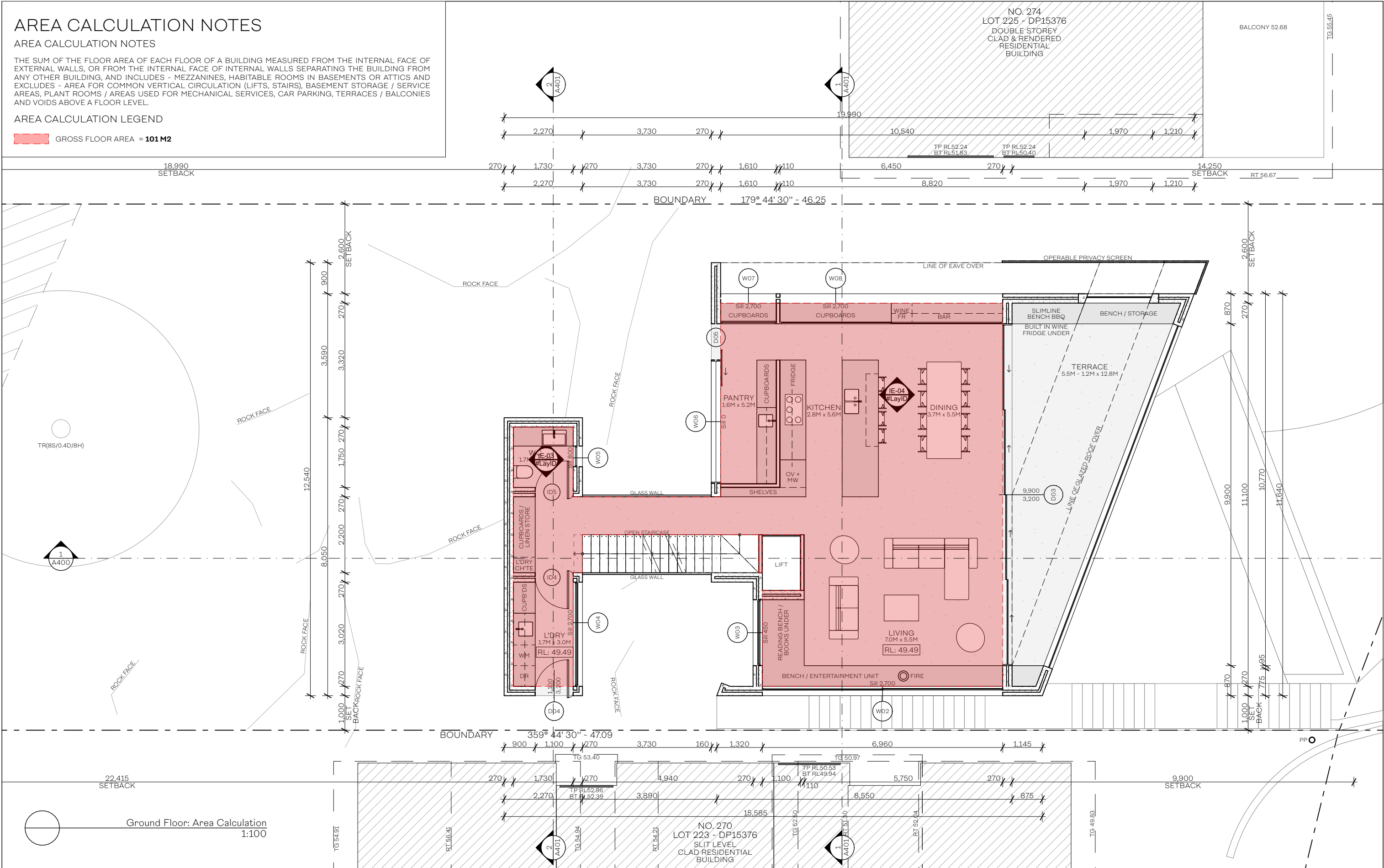
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AREA CALCULATION LEGEND

GROSS FLOOR AREA = 101 M2



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A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
W: AVENUEONEDSIGN.COM.AU

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DATE
27.07.2023
PROJECT NO.
AO242
SCALE
1:100@A3

CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING
AREA CALCULATION PLANS
Ground Floor: Area Calculation
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A209
REVISION
N

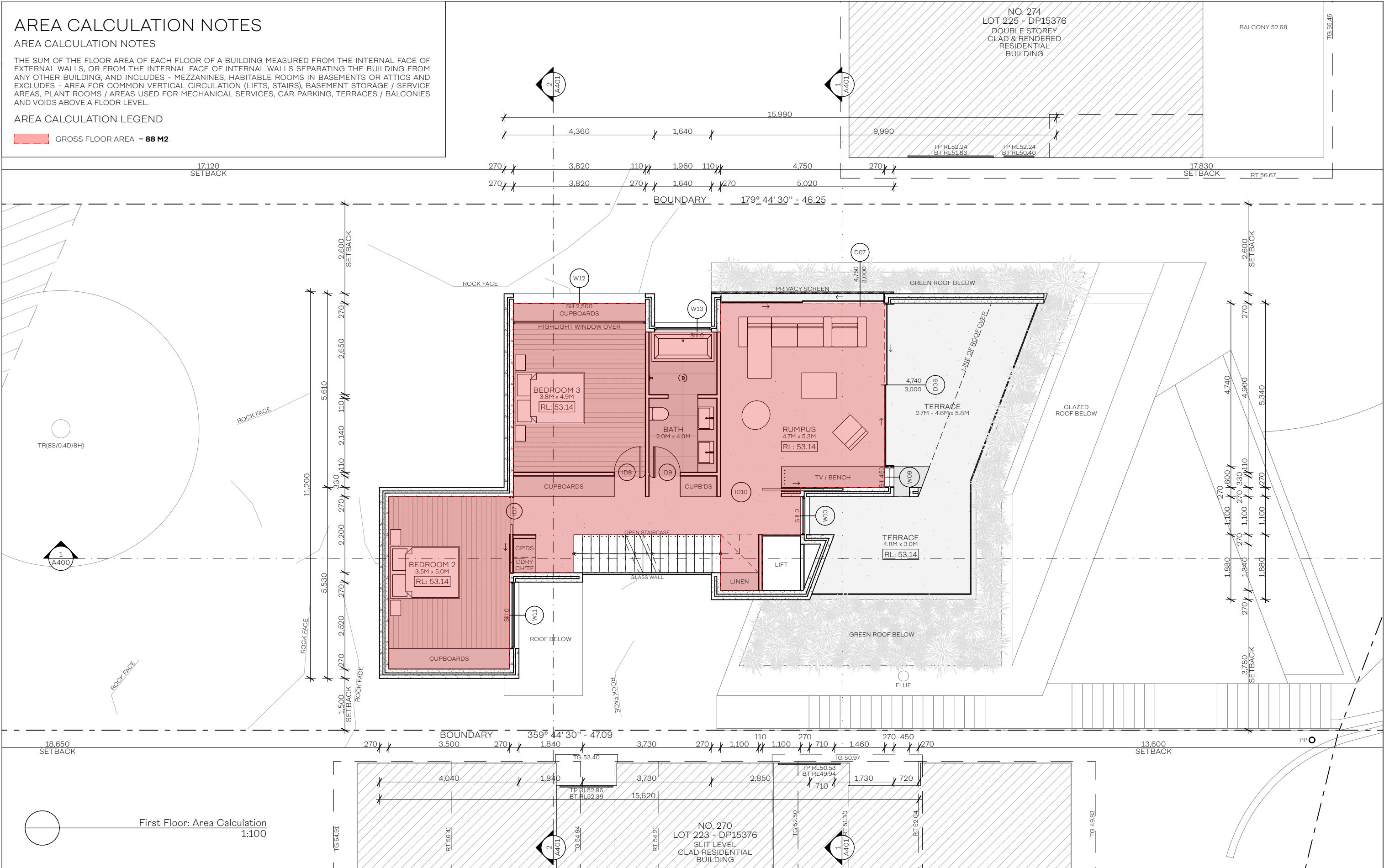
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AREA CALCULATION LEGEND

GROSS FLOOR AREA = 88 M2



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A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
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272 WHALE BEACH ROAD
WHALE BEACH, NSW

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ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING
AREA CALCULATION PLANS
First Floor: Area Calculation
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A210
REVISION
N

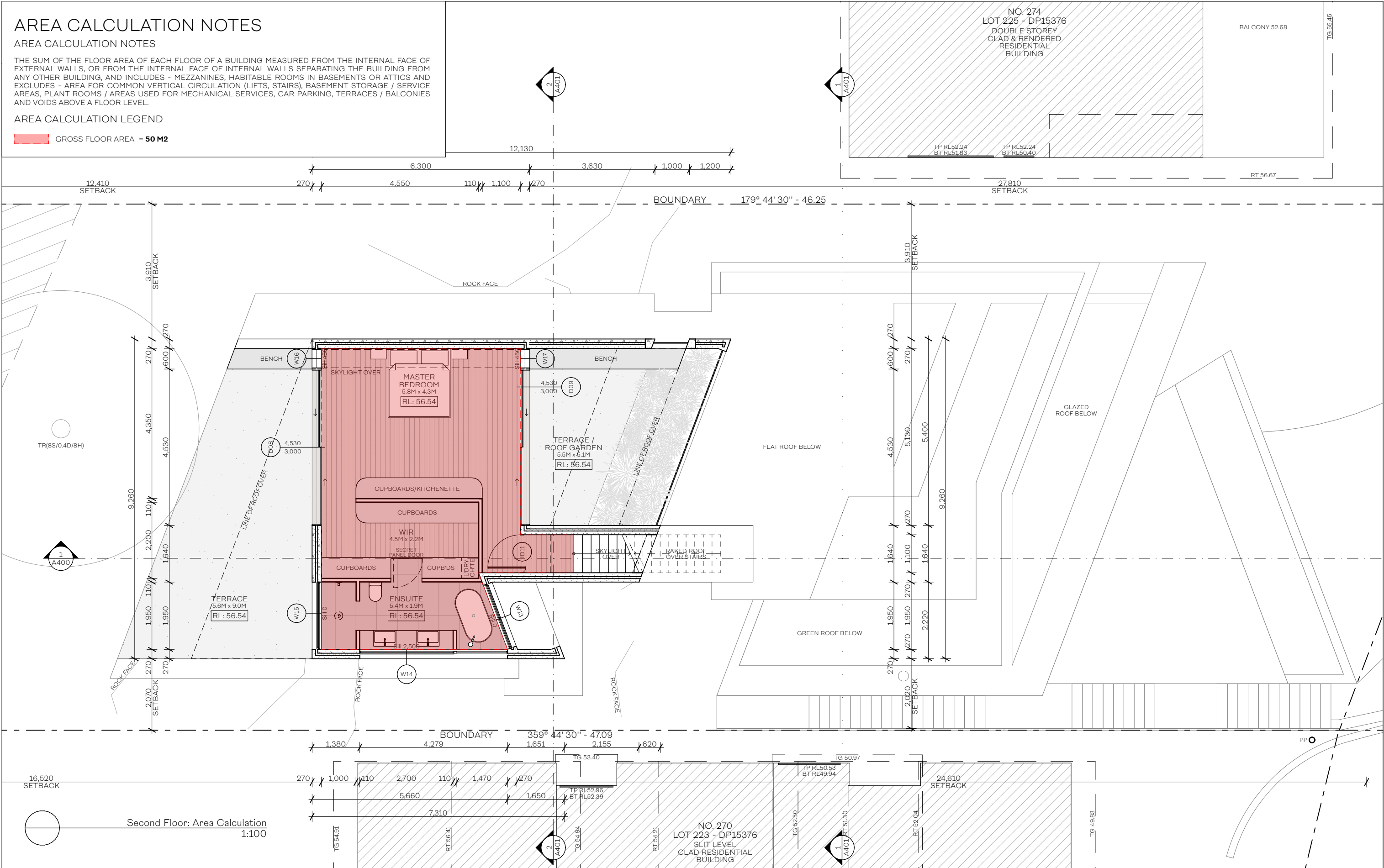
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AREA CALCULATION LEGEND

GROSS FLOOR AREA = 50 M2



Second Floor: Area Calculation
1:100

AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURREY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
W: AVENUEONEDSIGN.COM.AU

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PROJECT NO.
AO242
SCALE
1:100@A3

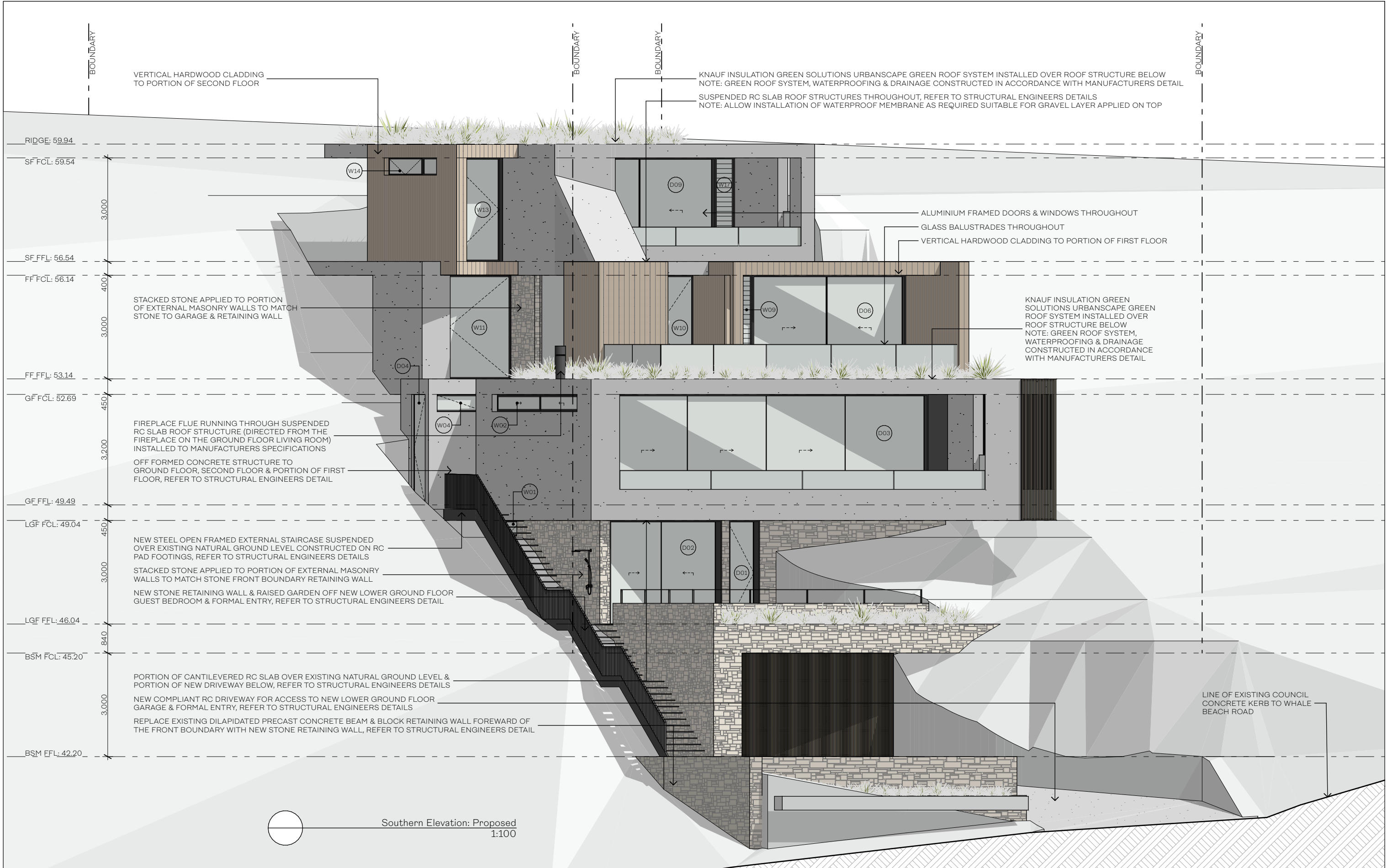
CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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ISSUE FOR DA APPROVAL	M	28.06.2023
ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING
AREA CALCULATION PLANS
Second Floor: Area Calculation
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A211
REVISION
N



Southern Elevation: Proposed
1:100

AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURREY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
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PROJECT NO.
AO242
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JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

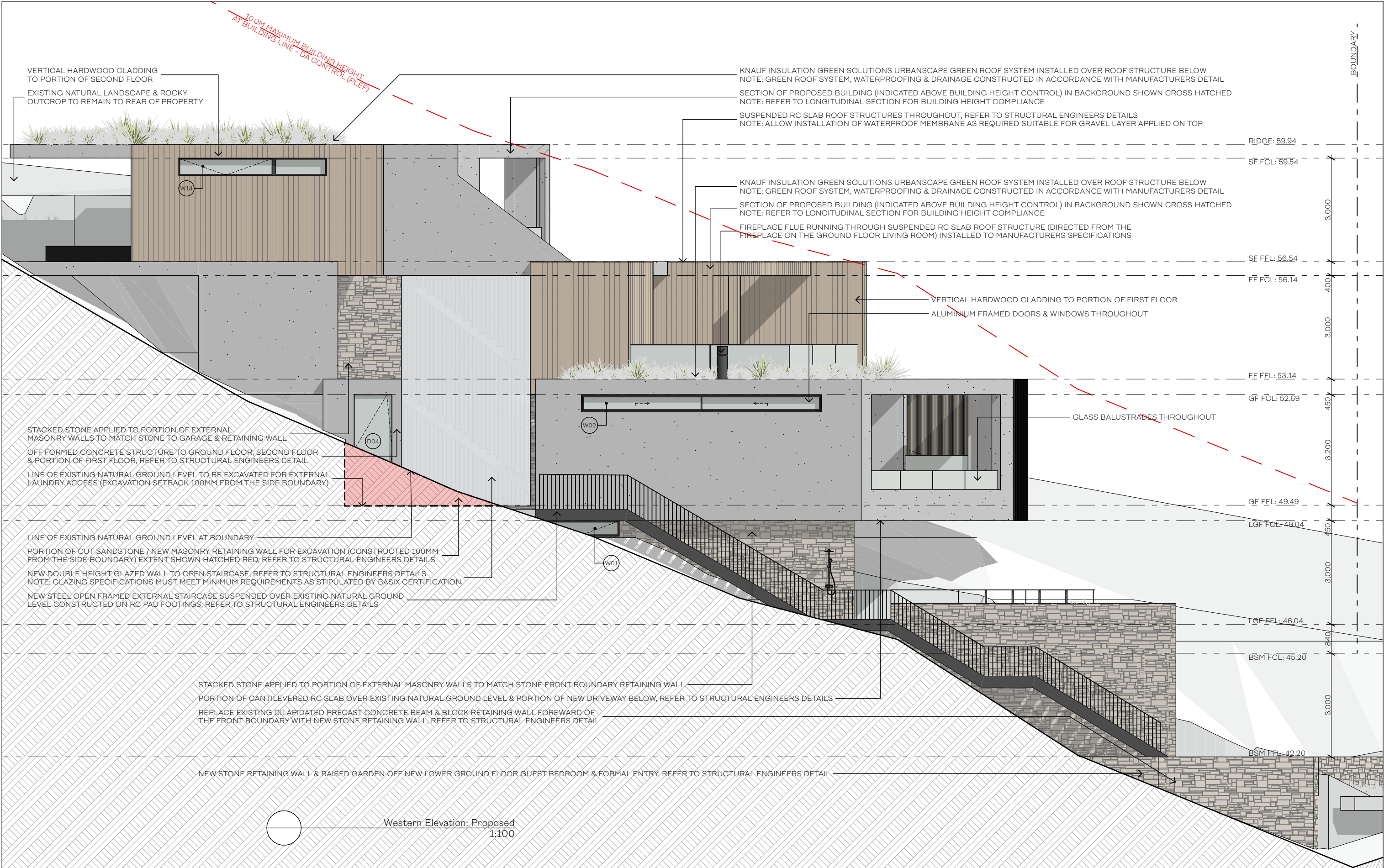
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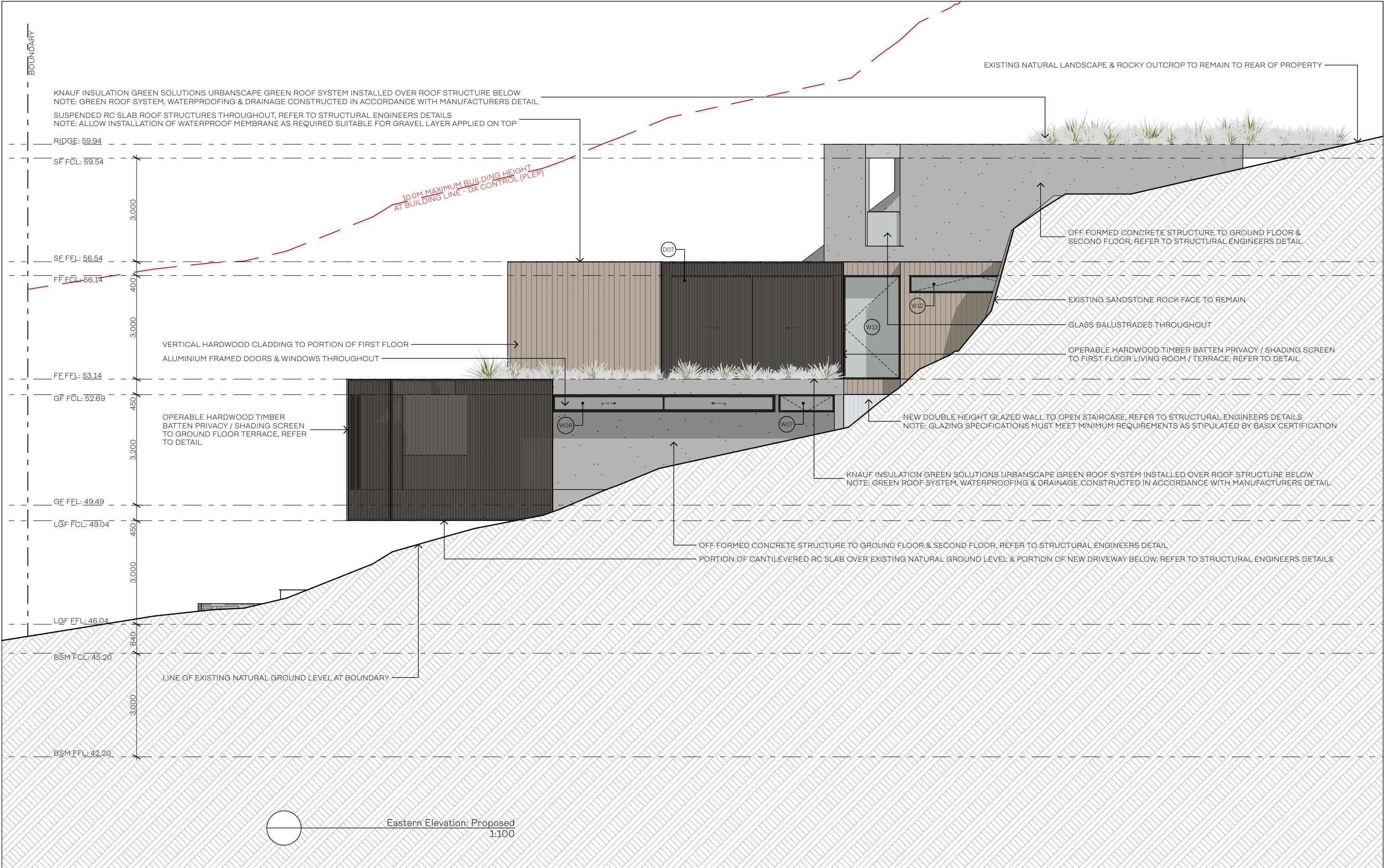
DRAWING
PROPOSED ELEVATIONS
Southern Elevation: Proposed

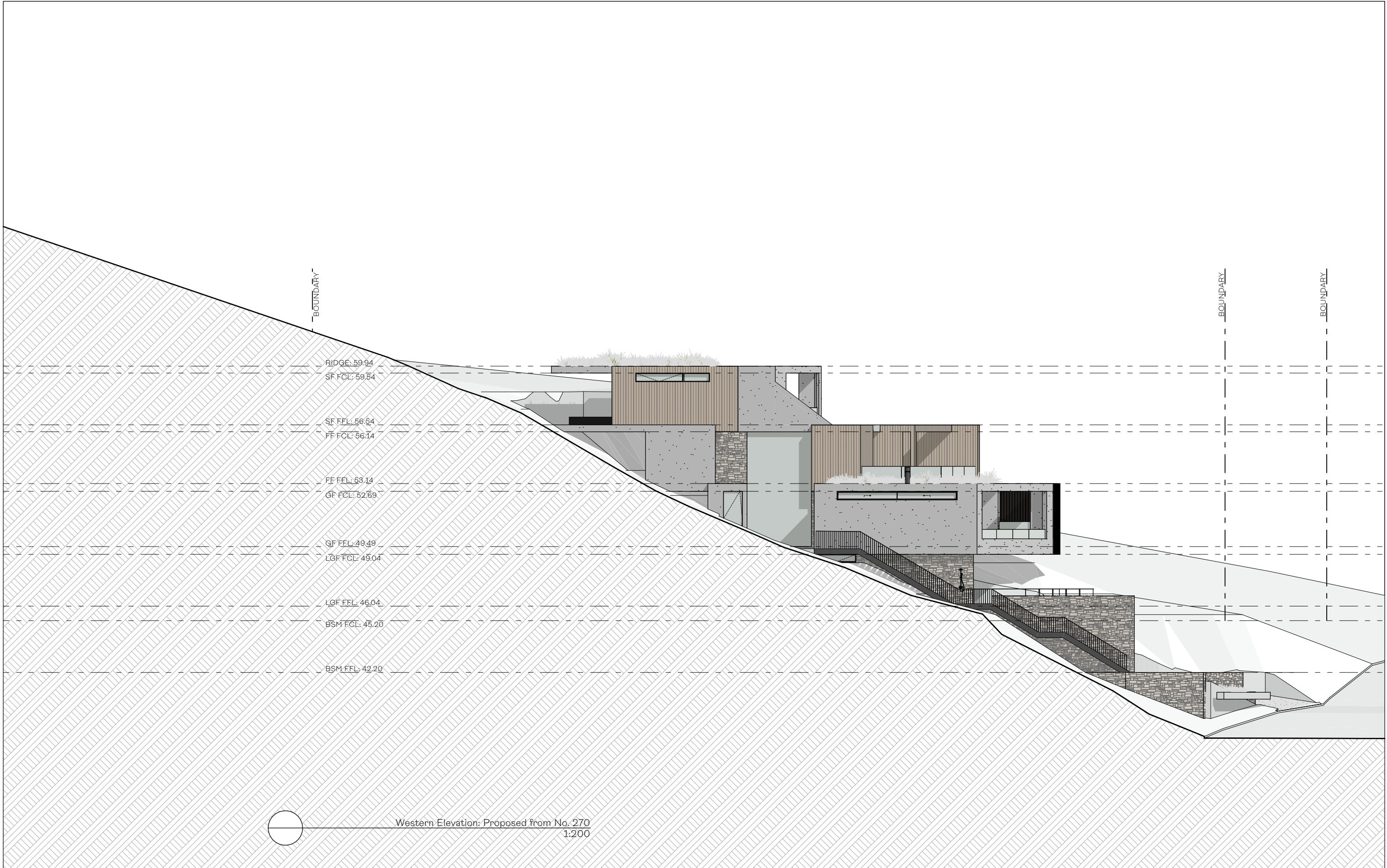
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A300
REVISION
N







Western Elevation: Proposed from No. 270
1:200



AVENUE
ONE
DESIGN

AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
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PROJECT NO.
AO242
SCALE
1:200@A3

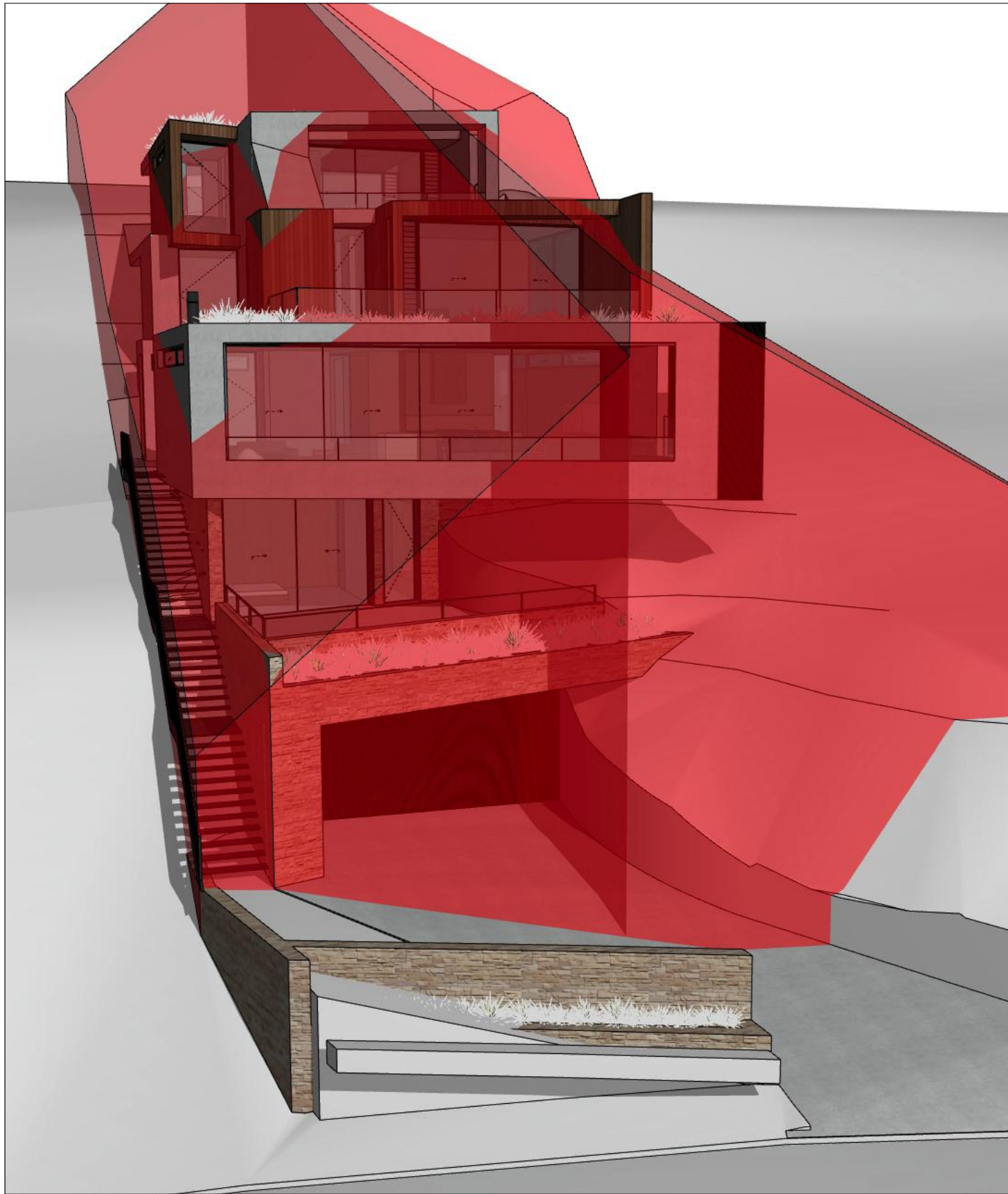
CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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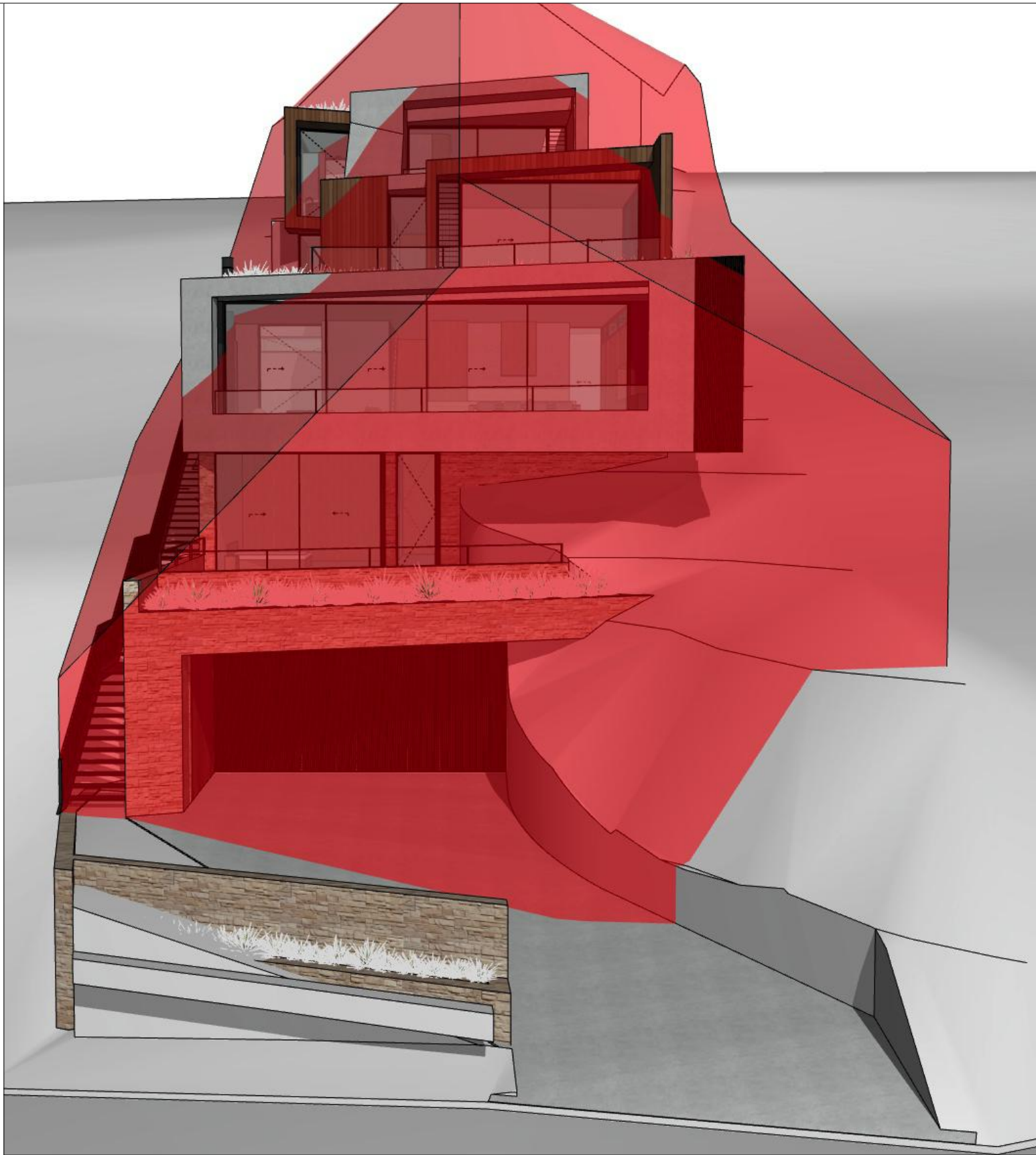
DRAWING PROPOSED ELEVATIONS
Western Elevation: View from No. 270
PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A304 N



Building Envelope A



Building Envelope B



AVENUE
ONE
DESIGN

AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURREY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
W: AVENUEONEDSIGN.COM.AU

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AO242
SCALE
@A3

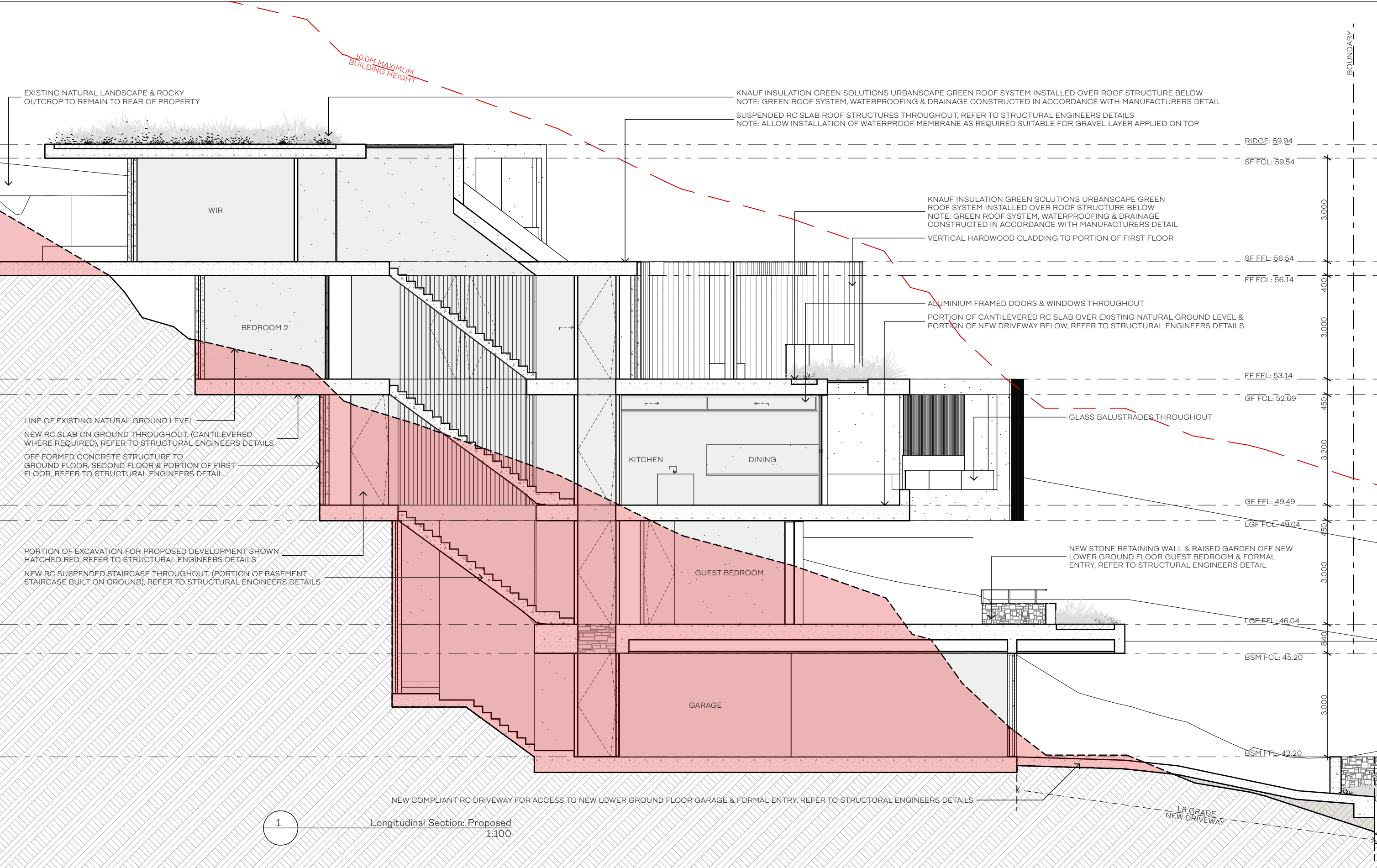
CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

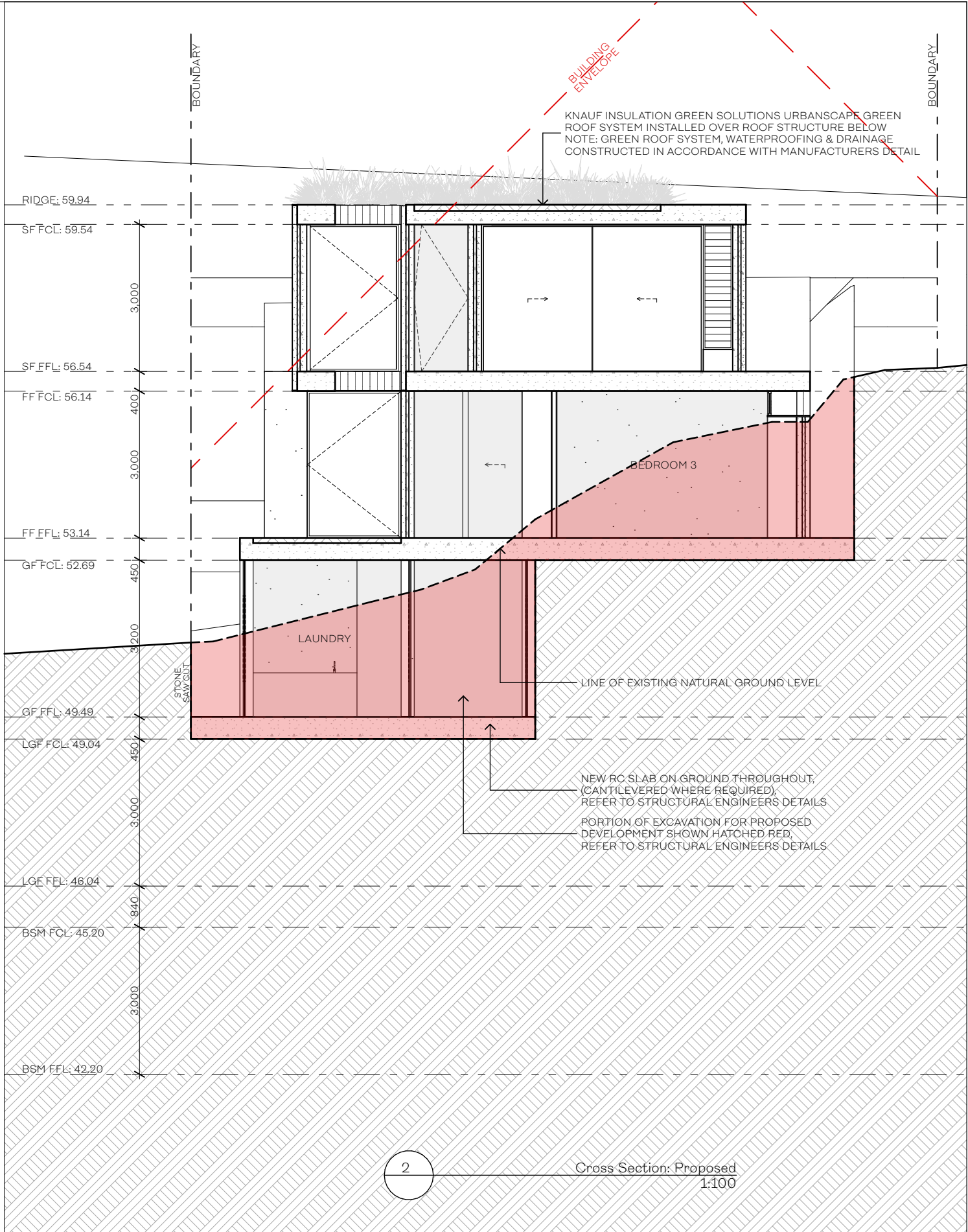
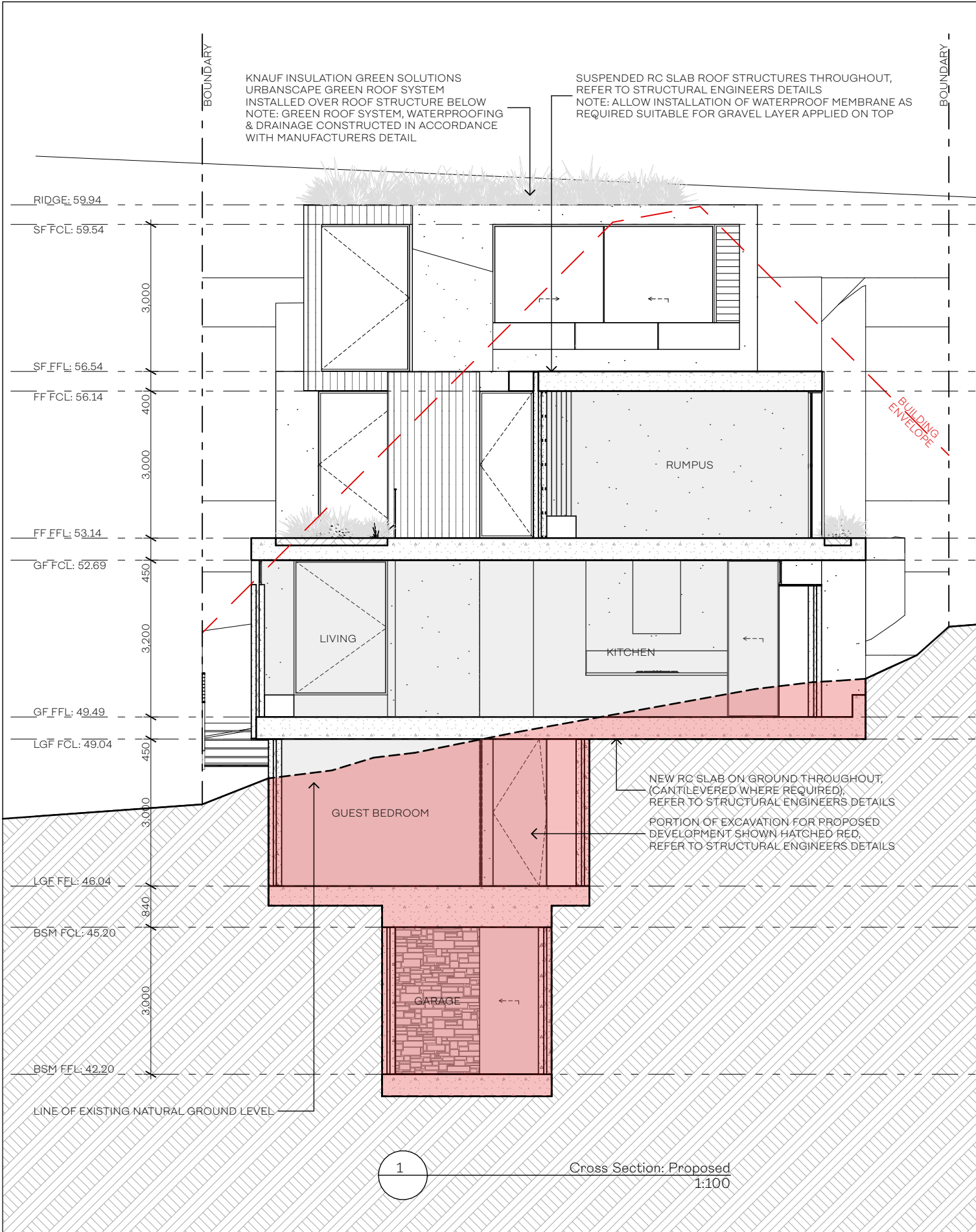
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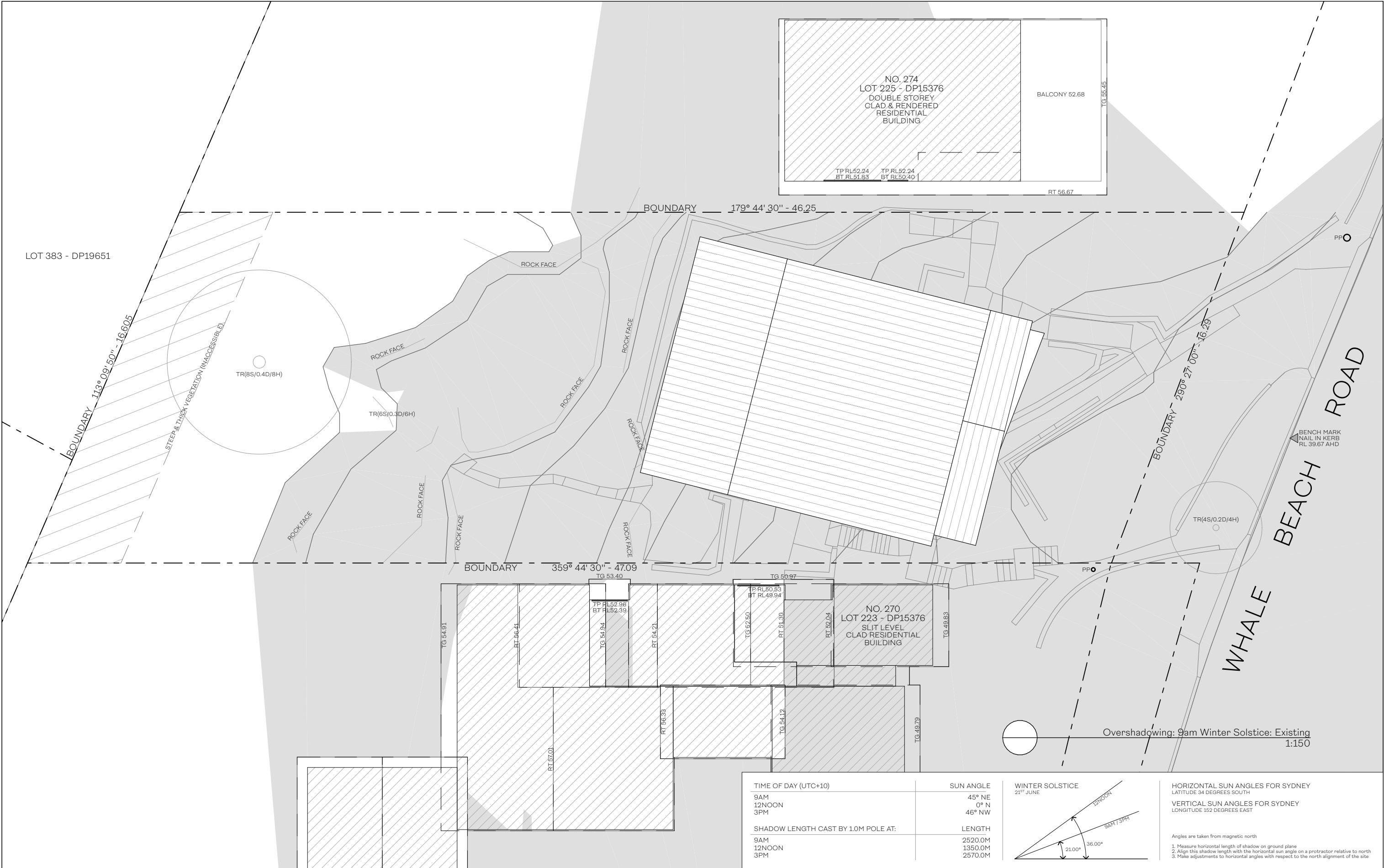
DRAWING PROPOSED ELEVATIONS
Building Envelope Diagram
PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A305 N







TIME OF DAY (UTC+10)		SUN ANGLE	
9AM		45° NE	
12NOON		0° N	
3PM		46° NW	
SHADOW LENGTH CAST BY 1.0M POLE AT:		LENGTH	
9AM		2520.0M	
12NOON		1350.0M	
3PM		2570.0M	

WINTER SOLSTICE	
21 ST JUNE	
12NOON	
9AM / 3PM	
21.00°	36.00°

HORIZONTAL SUN ANGLES FOR SYDNEY	
LATITUDE 34 DEGREES SOUTH	
VERTICAL SUN ANGLES FOR SYDNEY	
LONGITUDE 152 DEGREES EAST	
Angles are taken from magnetic north	
1. Measure horizontal length of shadow on ground plane	
2. Align this shadow length with the horizontal sun angle on a protractor relative to north	
3. Make adjustments to horizontal angles with respect to the north alignment of the site	




AVENUE ONE DESIGN

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DATE
27.07.2023

PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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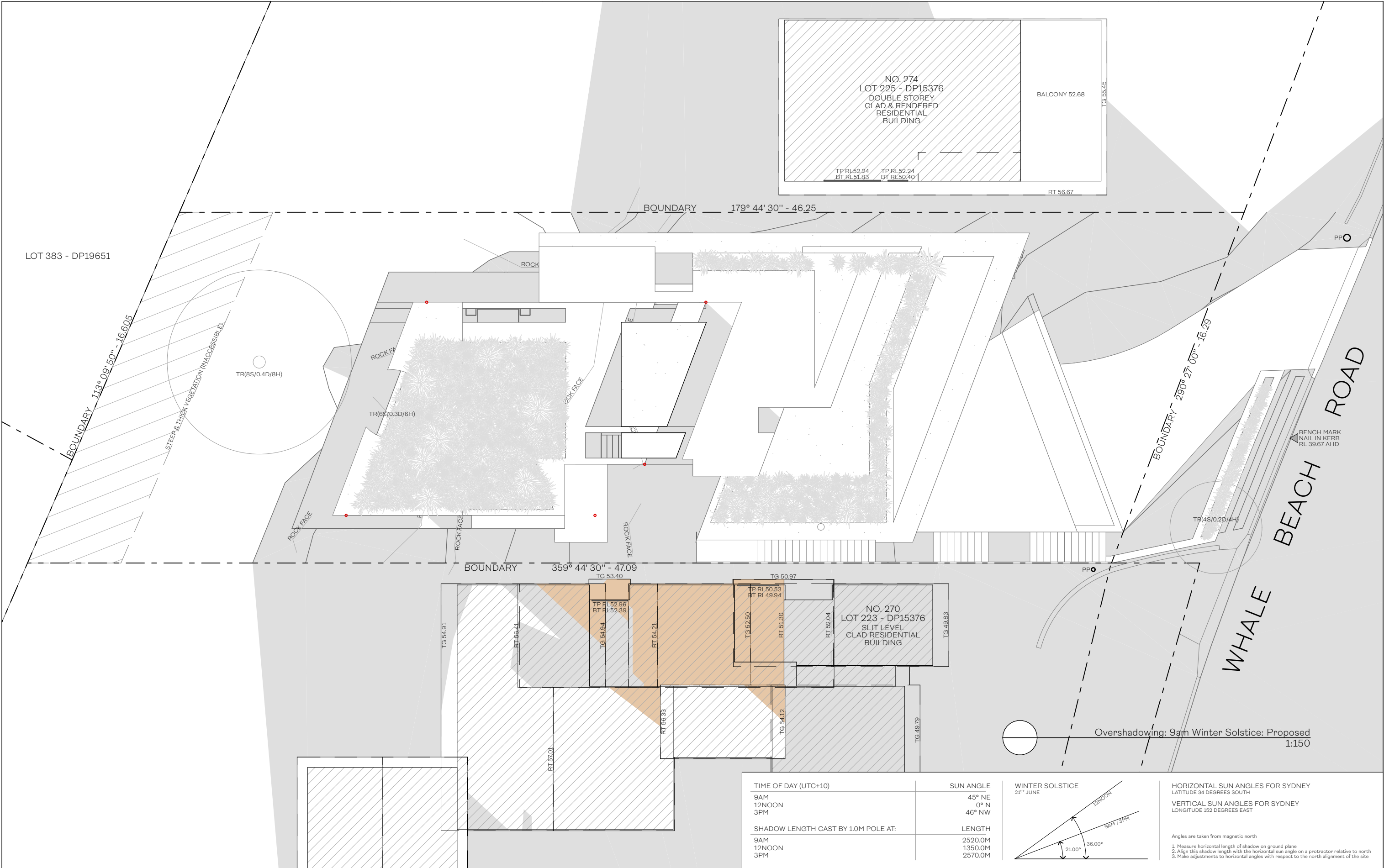
DRAWING
Overshadowing: 9am Winter Solstice


PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A501

REVISION
N





AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
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AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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DRAWING OVERSHADOWING PLANS

Overshadowing: 9am Winter Solstice

PROJECT

NEW BUILD

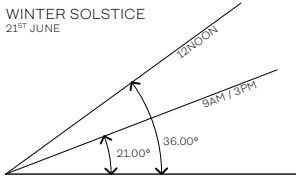
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A502

REVISION
N

TIME OF DAY (UTC+10)	SUN ANGLE
9AM	45° NE
12NOON	0° N
3PM	46° NW
SHADOW LENGTH CAST BY 1.0M POLE AT:	LENGTH
9AM	2520.0M
12NOON	1350.0M
3PM	2570.0M

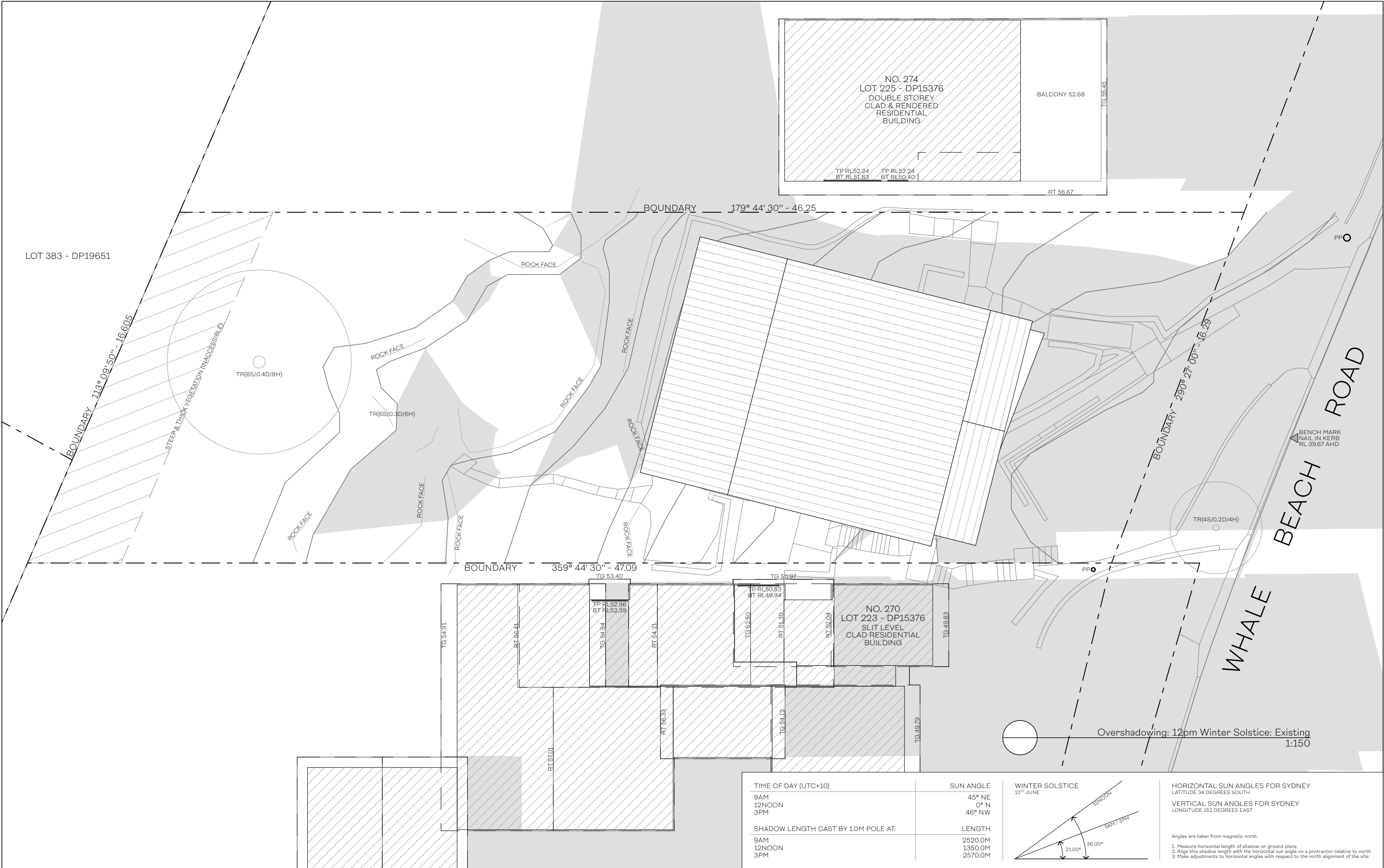


HORIZONTAL SUN ANGLES FOR SYDNEY
LATITUDE 34 DEGREES SOUTH

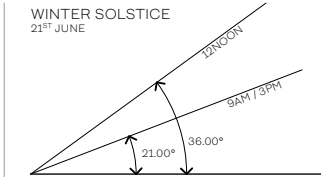
VERTICAL SUN ANGLES FOR SYDNEY
LONGITUDE 152 DEGREES EAST

Angles are taken from magnetic north

1. Measure horizontal length of shadow on ground plane
2. Align this shadow length with the horizontal sun angle on a protractor relative to north
3. Make adjustments to horizontal angles with respect to the north alignment of the site



TIME OF DAY (UTC+10)	SUN ANGLE
9AM	45° NE
12NOON	0° N
3PM	46° NW
SHADOW LENGTH CAST BY 1.0M POLE AT:	LENGTH
9AM	2520.0M
12NOON	1350.0M
3PM	2570.0M



HORIZONTAL SUN ANGLES FOR SYDNEY
LATITUDE 34 DEGREES SOUTH

VERTICAL SUN ANGLES FOR SYDNEY
LONGITUDE 152 DEGREES EAST

Angles are taken from magnetic north

1. Measure horizontal length of shadow on ground plane
2. Align this shadow length with the horizontal sun angle on a protractor relative to north
3. Make adjustments to horizontal angles with respect to the north alignment of the site




AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURREY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
W: AVENUEONEDSIGN.COM.AU

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DATE
27.07.2023

PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

DRAWING ISSUE	REVISION	DATE ISSUED
ISSUE FOR DA APPROVAL	H	30.01.2023
ISSUE FOR DA APPROVAL	I	22.05.2023
ISSUE FOR DA APPROVAL	J	26.05.2023
ISSUE FOR DA APPROVAL	K	20.06.2023
ISSUE FOR DA APPROVAL	L	22.06.2023
ISSUE FOR DA APPROVAL	M	28.06.2023
ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING
Overshadowing: 12pm Winter Solstice

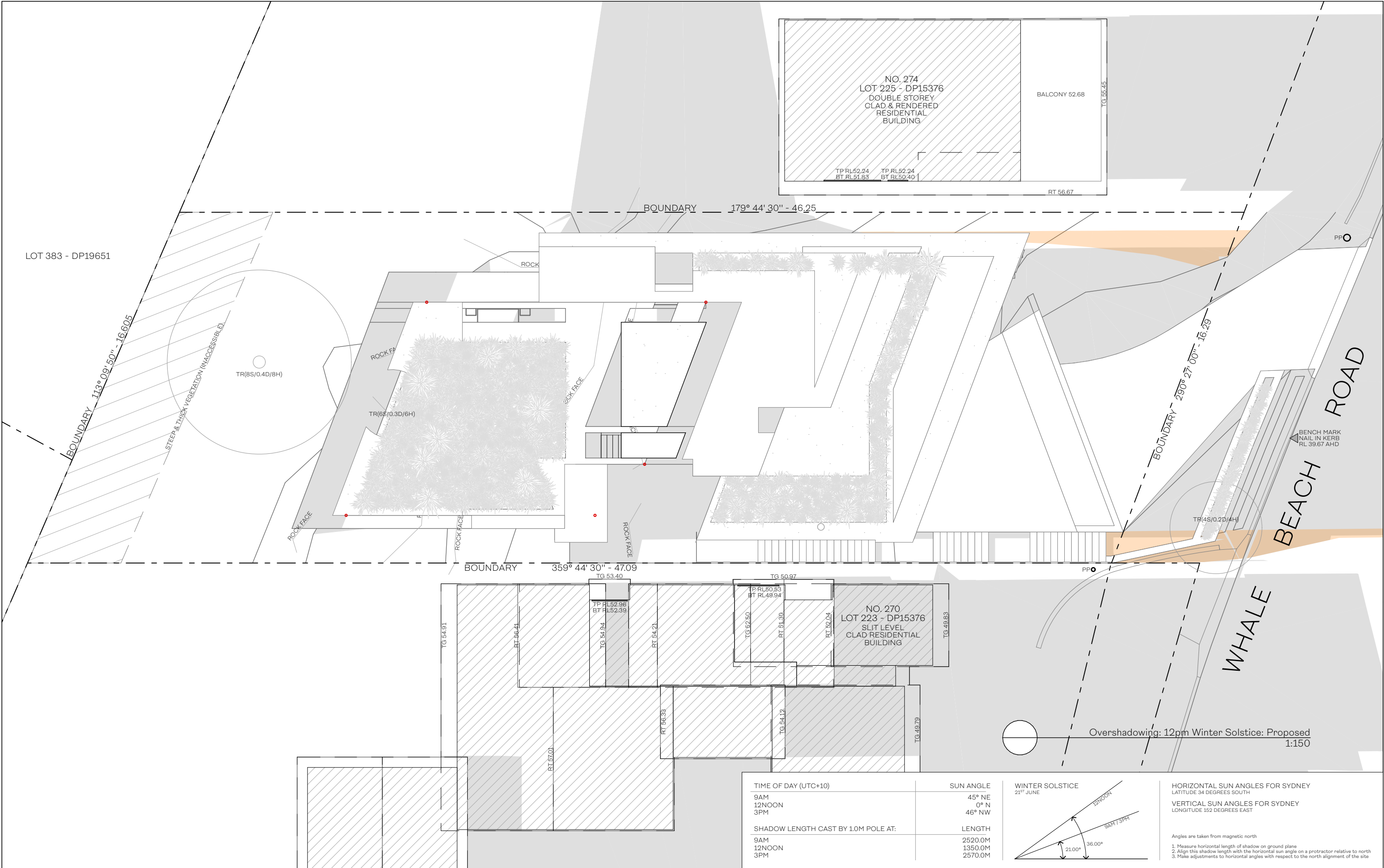
PROJECT
NEW BUILD

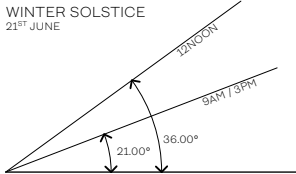
WHALE BEACH HOUSE


PROJECT STATUS
DA APPROVAL

DRAWING ID
A503

REVISION
N



TIME OF DAY (UTC+10)		SUN ANGLE	<div>WINTER SOLSTICE 21ST JUNE</div> 
9AM		45° NE	
12NOON		0° N	
3PM		46° NW	
SHADOW LENGTH CAST BY 1.0M POLE AT:		LENGTH	<div>HORIZONTAL SUN ANGLES FOR SYDNEY LATITUDE 34 DEGREES SOUTH</div> <div>VERTICAL SUN ANGLES FOR SYDNEY LONGITUDE 152 DEGREES EAST</div> <div>Angles are taken from magnetic north</div> <div>1. Measure horizontal length of shadow on ground plane</div> <div>2. Align this shadow length with the horizontal sun angle on a protractor relative to north</div> <div>3. Make adjustments to horizontal angles with respect to the north alignment of the site</div>
9AM		2520.0M	
12NOON		1350.0M	
3PM		2570.0M	




AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
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DATE
27.07.2023

PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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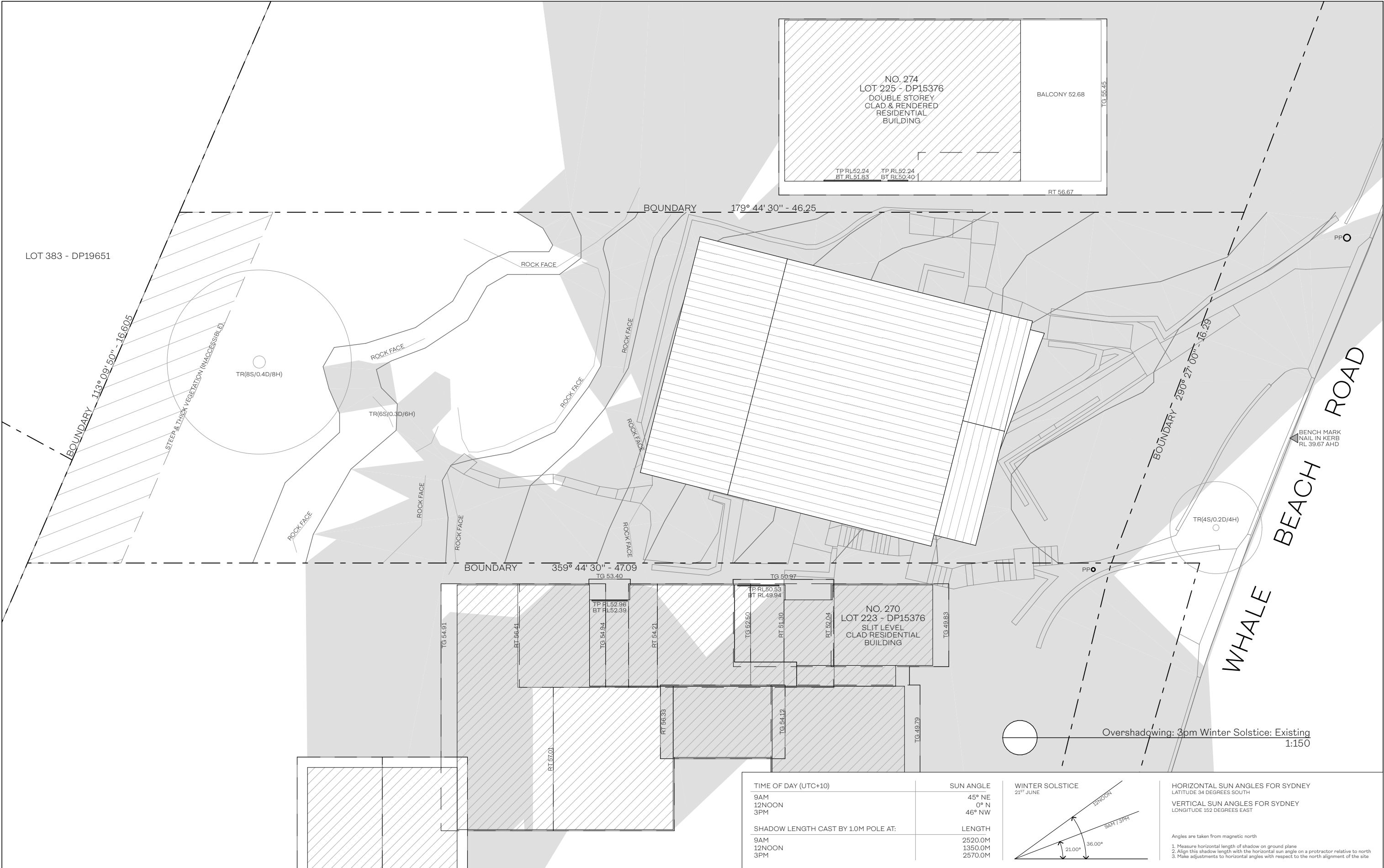
DRAWING
OVERSHADOWING PLANS
Overshadowing: 12pm Winter Solstice

PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A504

REVISION
N



TIME OF DAY (UTC+10)		SUN ANGLE	
9AM		45° NE	
12NOON		0° N	
3PM		46° NW	
SHADOW LENGTH CAST BY 1.0M POLE AT:		LENGTH	
9AM		2520.0M	
12NOON		1350.0M	
3PM		2570.0M	

WINTER SOLSTICE	
21 ST JUNE	
12NOON	
9AM / 3PM	
21.00°	36.00°

HORIZONTAL SUN ANGLES FOR SYDNEY	
LATITUDE 34 DEGREES SOUTH	
VERTICAL SUN ANGLES FOR SYDNEY	
LONGITUDE 152 DEGREES EAST	
Angles are taken from magnetic north	
1. Measure horizontal length of shadow on ground plane	
2. Align this shadow length with the horizontal sun angle on a protractor relative to north	
3. Make adjustments to horizontal angles with respect to the north alignment of the site	




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DATE
27.07.2023

PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

DRAWING ISSUE	REVISION	DATE ISSUED
ISSUE FOR DA APPROVAL	H	30.01.2023
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ISSUE FOR DA APPROVAL	L	22.06.2023
ISSUE FOR DA APPROVAL	M	28.06.2023
ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING OVERSHADOWING PLANS

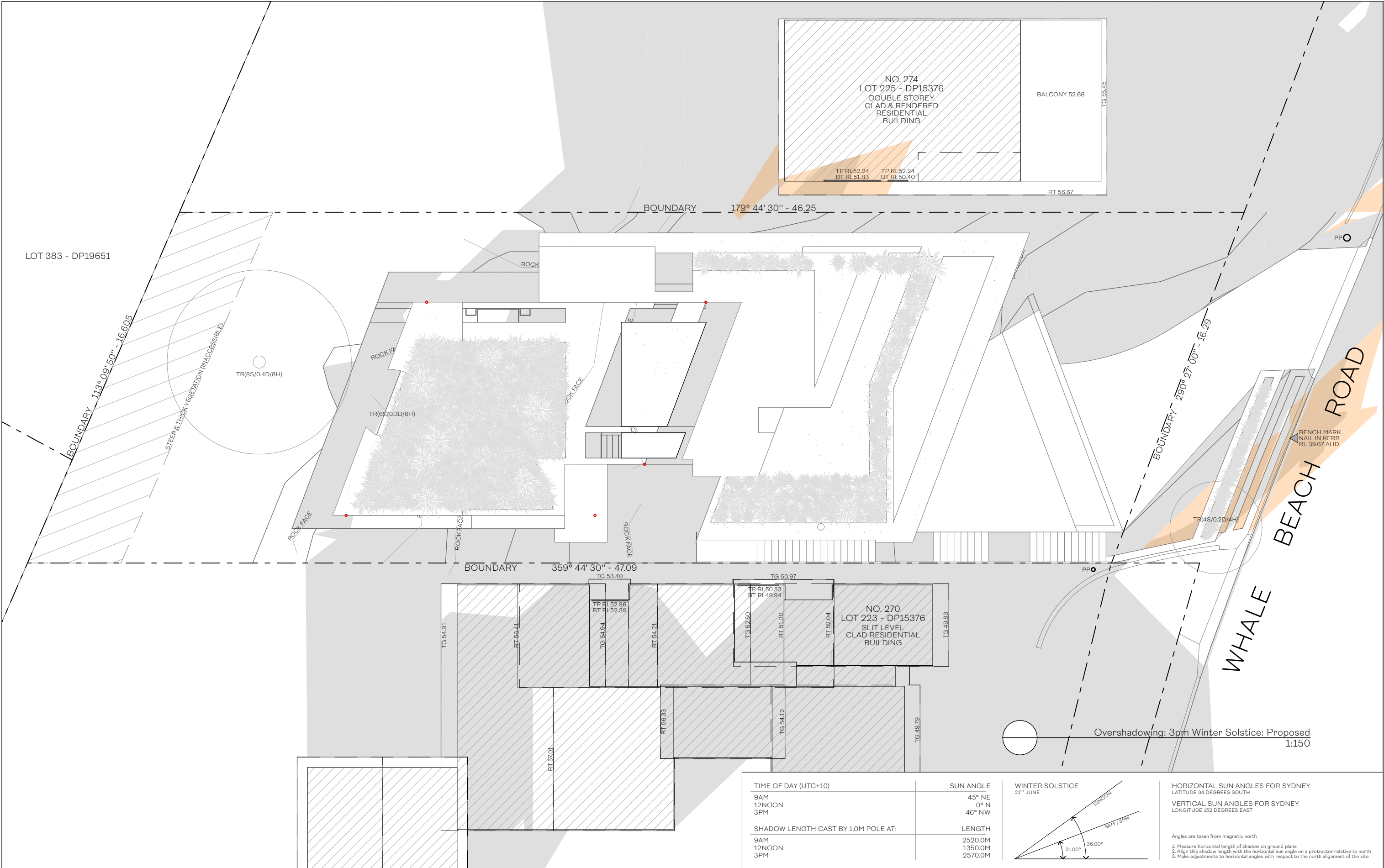
Overshadowing: 3pm Winter Solstice

PROJECT NEW BUILD

WHALE BEACH HOUSE

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A505 N



TIME OF DAY (UTC+10)		SUN ANGLE		WINTER SOLSTICE 21 ST JUNE		HORIZONTAL SUN ANGLES FOR SYDNEY LATITUDE 34 DEGREES SOUTH			
9AM			45° NE			VERTICAL SUN ANGLES FOR SYDNEY LONGITUDE 152 DEGREES EAST			
12NOON			0° N						
3PM			46° NW						
SHADOW LENGTH CAST BY 1.0M POLE AT:		LENGTH							
9AM			2520.0M						
12NOON			1350.0M						
3PM			2570.0M						

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DATE
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PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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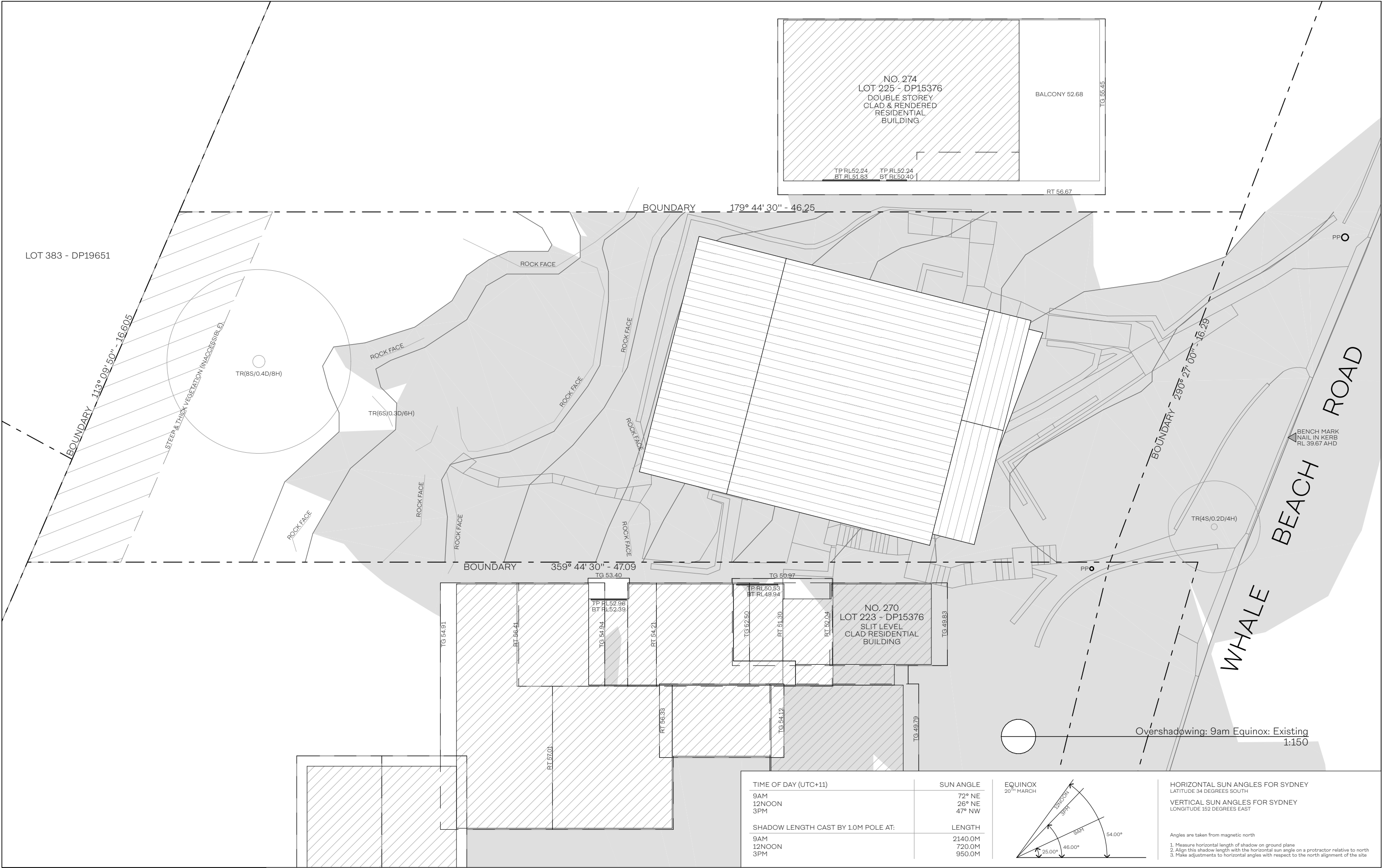
DRAWING
Overshadowing: 3pm Winter Solstice

PROJECT
NEW BUILD
Whale Beach House

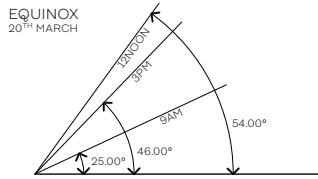
PROJECT STATUS
DA APPROVAL

DRAWING ID
A506

REVISION
N



TIME OF DAY (UTC+11)		SUN ANGLE
9AM		72° NE
12NOON		26° NE
3PM		47° NW
SHADOW LENGTH CAST BY 1.0M POLE AT:		LENGTH
9AM		2140.0M
12NOON		720.0M
3PM		950.0M



HORIZONTAL SUN ANGLES FOR SYDNEY
LATITUDE 34 DEGREES SOUTH

VERTICAL SUN ANGLES FOR SYDNEY
LONGITUDE 152 DEGREES EAST

Angles are taken from magnetic north

1. Measure horizontal length of shadow on ground plane
2. Align this shadow length with the horizontal sun angle on a protractor relative to north
3. Make adjustments to horizontal angles with respect to the north alignment of the site



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DATE
27.07.2023

PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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ISSUE FOR DA APPROVAL	M	28.06.2023
ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING OVERSHADOWING PLANS

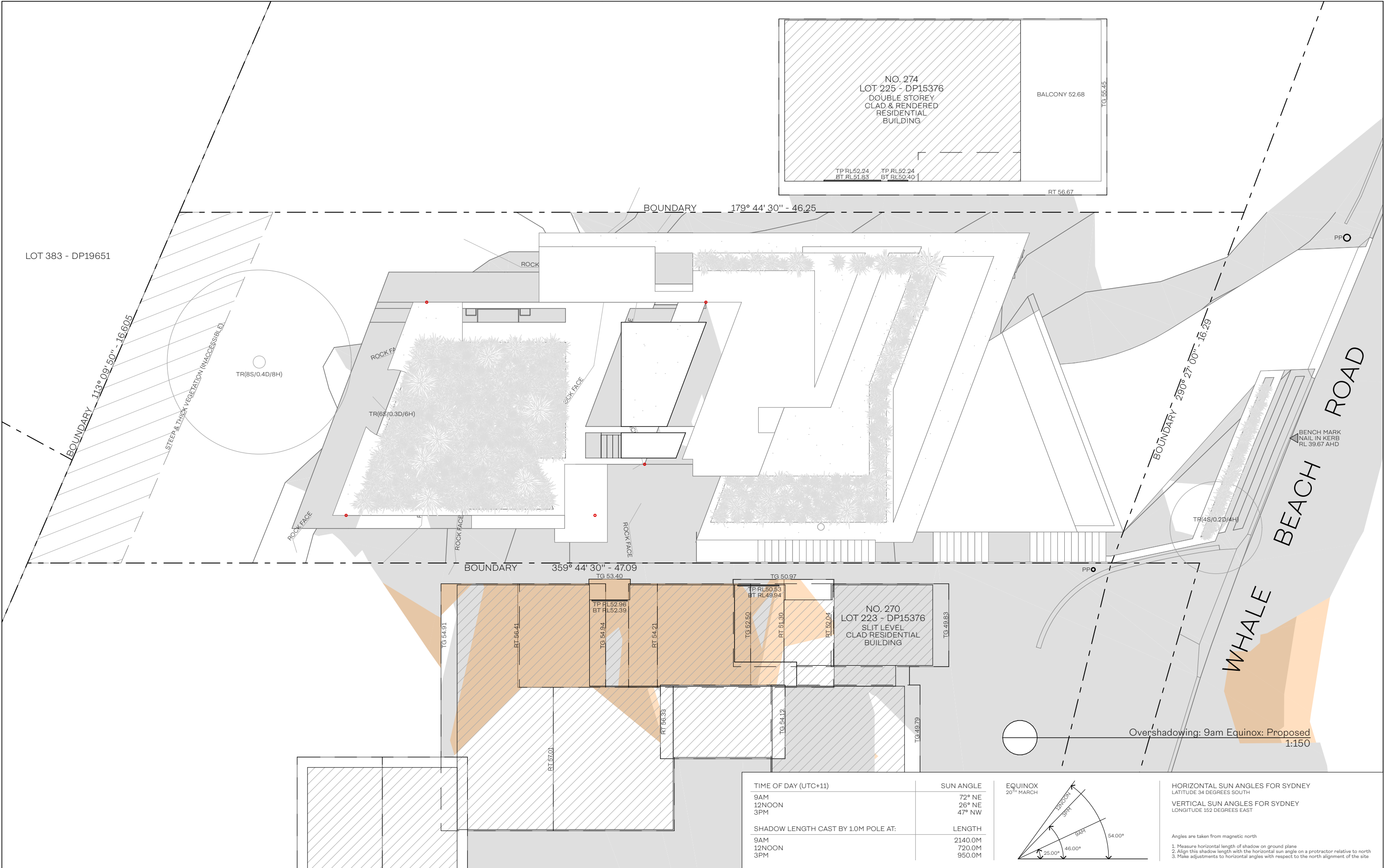
Overshadowing: 9am Equinox

PROJECT NEW BUILD

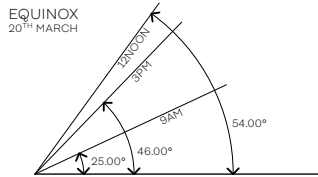
WHALE BEACH HOUSE

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A507 N



TIME OF DAY (UTC+11)		SUN ANGLE
9AM		72° NE
12NOON		26° NE
3PM		47° NW
SHADOW LENGTH CAST BY 1.0M POLE AT:		LENGTH
9AM		2140.0M
12NOON		720.0M
3PM		950.0M




HORIZONTAL SUN ANGLES FOR SYDNEY
LATITUDE 34 DEGREES SOUTH

VERTICAL SUN ANGLES FOR SYDNEY
LONGITUDE 152 DEGREES EAST

Angles are taken from magnetic north

1. Measure horizontal length of shadow on ground plane
2. Align this shadow length with the horizontal sun angle on a protractor relative to north
3. Make adjustments to horizontal angles with respect to the north alignment of the site



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DATE
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PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

DRAWING ISSUE	REVISION	DATE ISSUED
ISSUE FOR DA APPROVAL	H	30.01.2023
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ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING
OVERSHADOWING PLANS

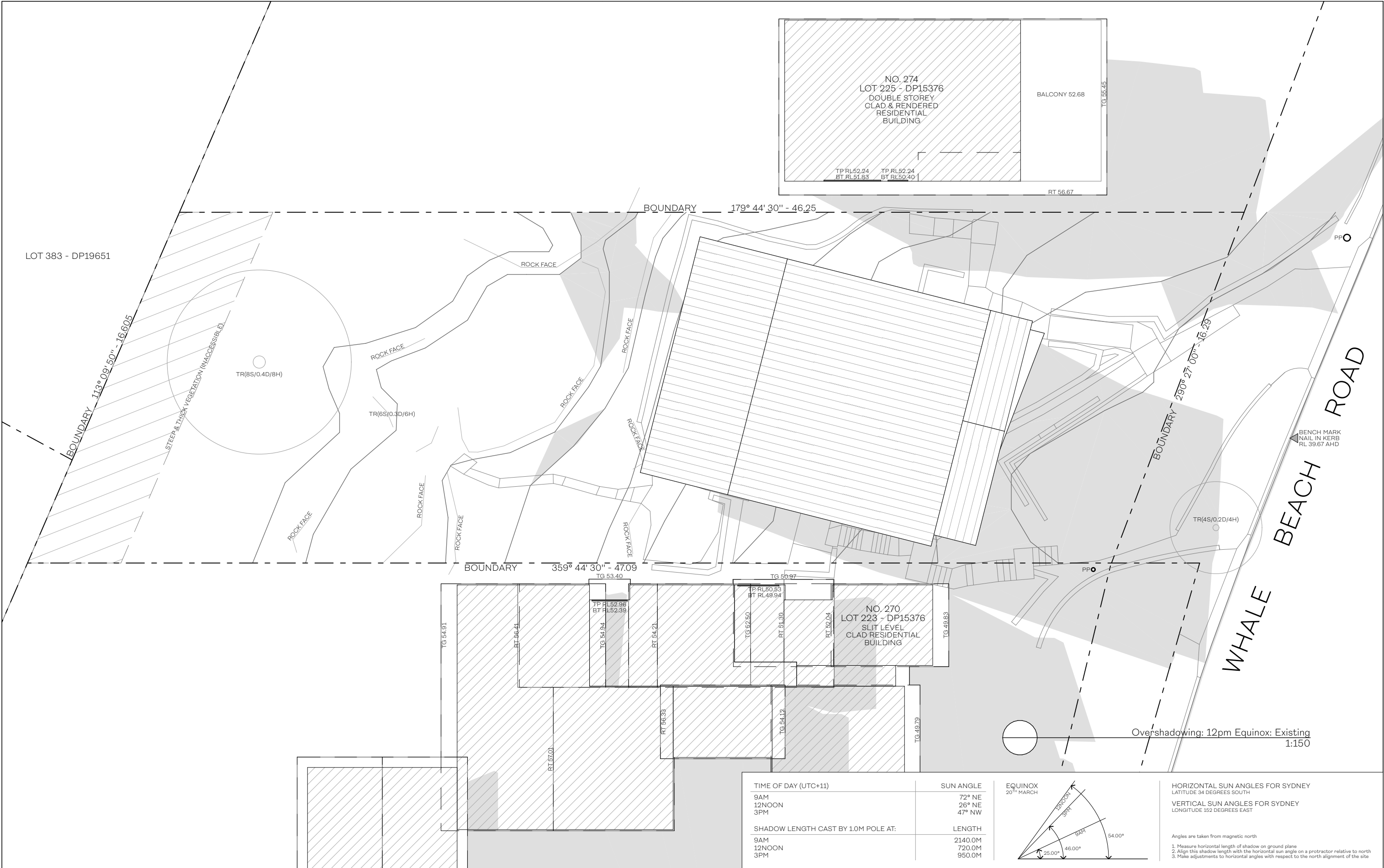
Overshadowing: 9am Equinox

PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A508

REVISION
N



TIME OF DAY (UTC+11)	SUN ANGLE
9AM	72° NE
12NOON	26° NE
3PM	47° NW

SHADOW LENGTH CAST BY 1.0M POLE AT:	LENGTH
9AM	2140.0M
12NOON	720.0M
3PM	950.0M

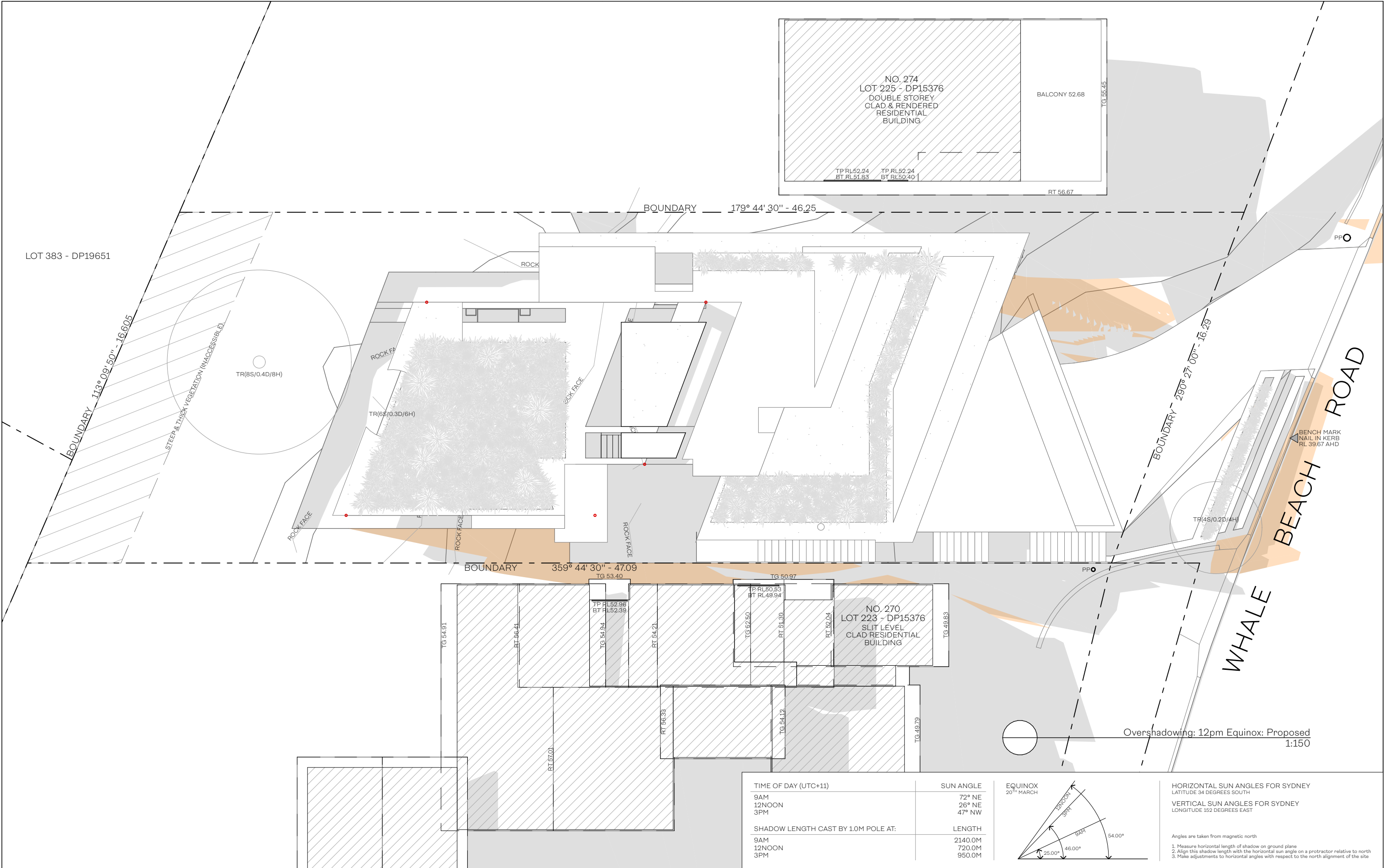
EQUINOX
20TH MARCH

HORIZONTAL SUN ANGLES FOR SYDNEY
LATITUDE 34 DEGREES SOUTH

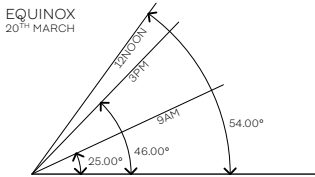
VERTICAL SUN ANGLES FOR SYDNEY
LONGITUDE 152 DEGREES EAST

Angles are taken from magnetic north

1. Measure horizontal length of shadow on ground plane
2. Align this shadow length with the horizontal sun angle on a protractor relative to north
3. Make adjustments to horizontal angles with respect to the north alignment of the site



TIME OF DAY (UTC+11)		SUN ANGLE
9AM		72° NE
12NOON		26° NE
3PM		47° NW
SHADOW LENGTH CAST BY 1.0M POLE AT:		LENGTH
9AM		2140.0M
12NOON		720.0M
3PM		950.0M



HORIZONTAL SUN ANGLES FOR SYDNEY
LATITUDE 34 DEGREES SOUTH

VERTICAL SUN ANGLES FOR SYDNEY
LONGITUDE 152 DEGREES EAST

Angles are taken from magnetic north

1. Measure horizontal length of shadow on ground plane
2. Align this shadow length with the horizontal sun angle on a protractor relative to north
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DATE
27.07.2023

PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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ISSUE FOR DA APPROVAL	H	30.01.2023
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ISSUE FOR DA APPROVAL	N	27.07.2023

DRAWING OVERSHADOWING PLANS

Overshadowing: 12pm Equinox

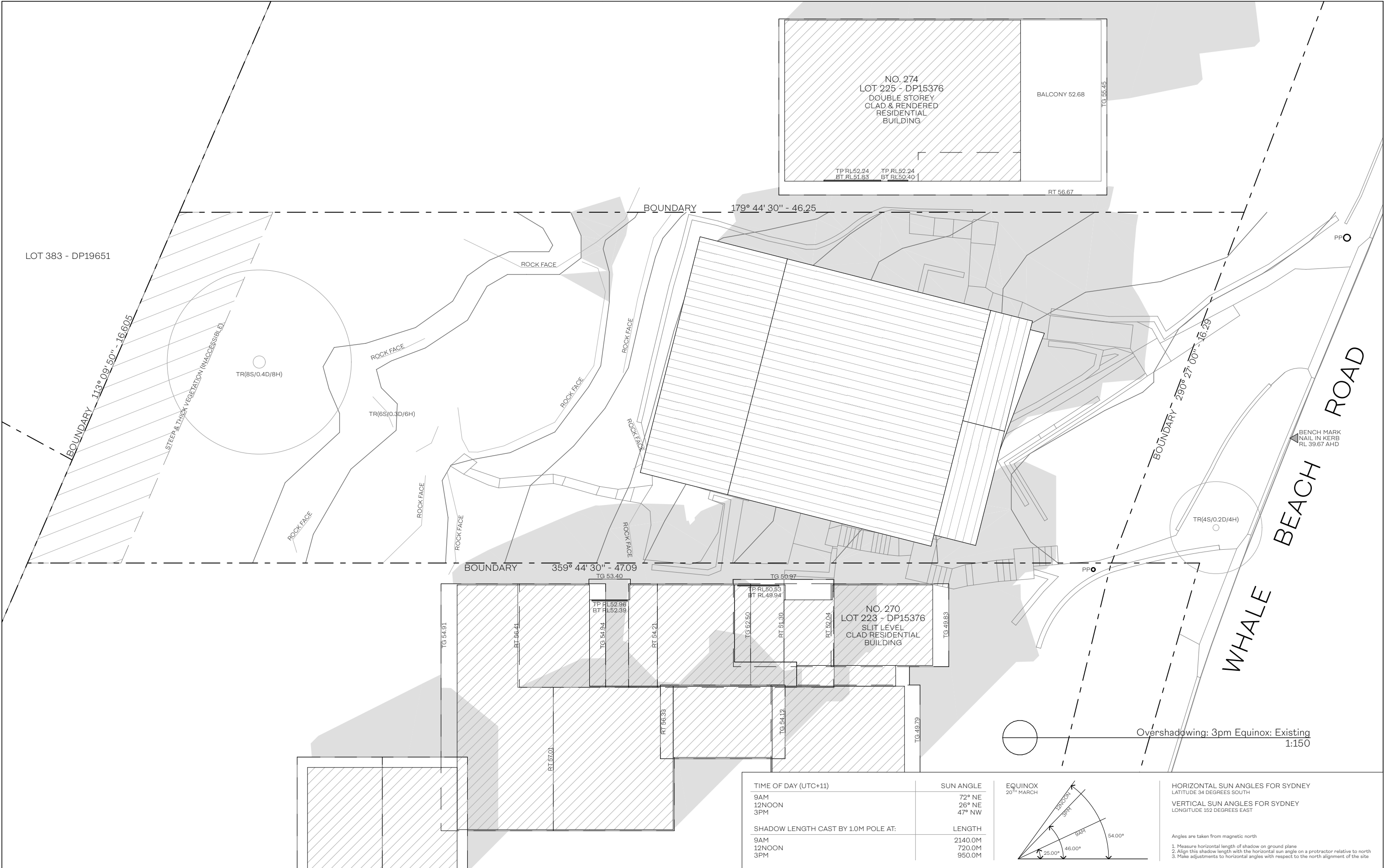
PROJECT NEW BUILD

Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A510

REVISION
N





AVENUE ONE DESIGN
A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
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DATE
27.07.2023

PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

DRAWING ISSUE	REVISION	DATE ISSUED
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DRAWING
OVERSHADOWING PLANS

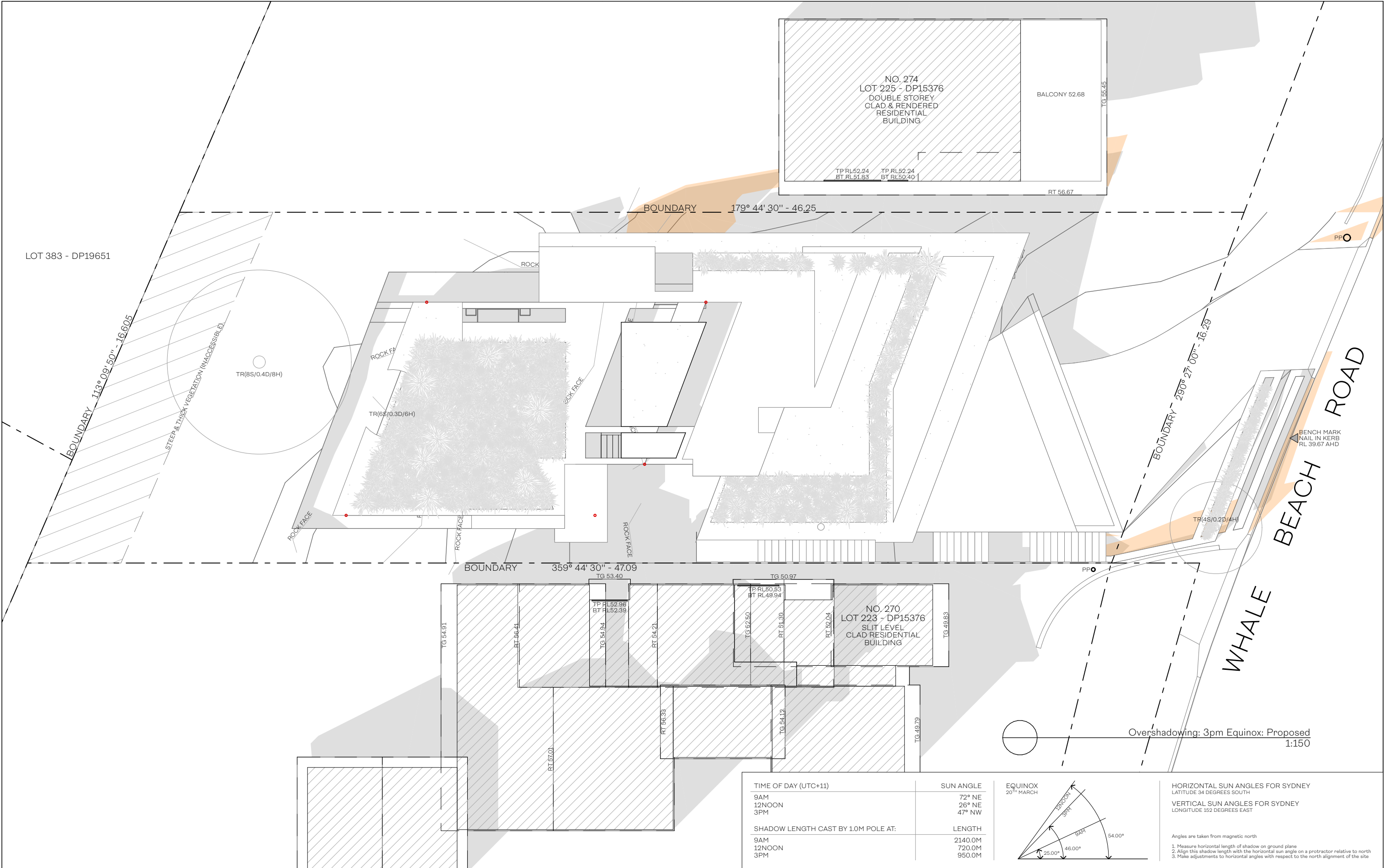
Overshadowing: 3pm Equinox

PROJECT
NEW BUILD
WHALE BEACH HOUSE

PROJECT STATUS
DA APPROVAL

DRAWING ID
A511

REVISION
N





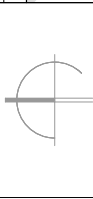
AVENUE ONE DESIGN

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DATE
27.07.2023

PROJECT NO.
AO242

SCALE
@A3

CLIENT
JASON & TANYA

PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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DRAWING OVERSHADOWING PLANS

Overshadowing: 3pm Equinox

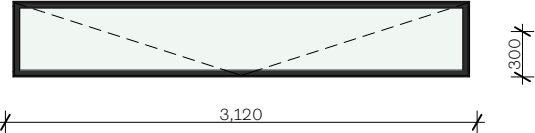
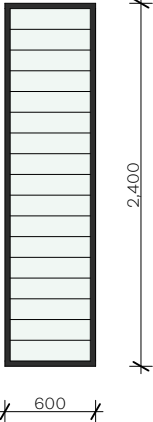
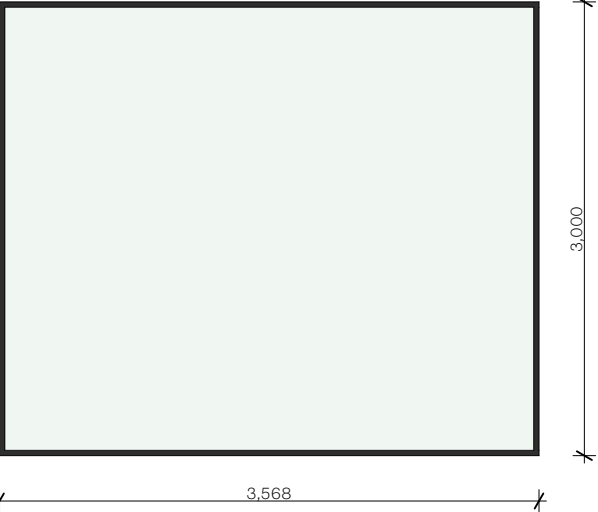
PROJECT NEW BUILD

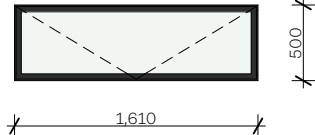
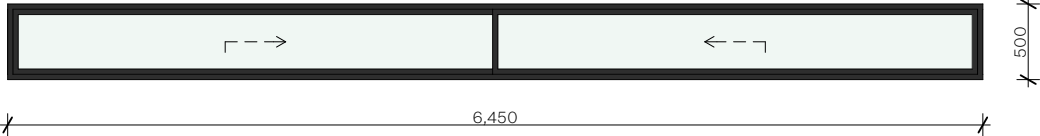
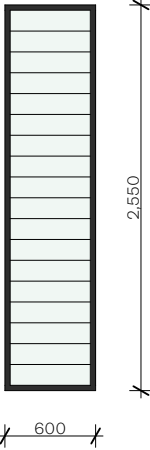
WHALE BEACH HOUSE

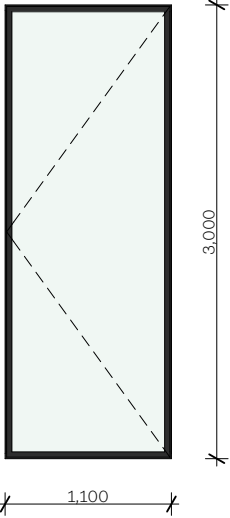
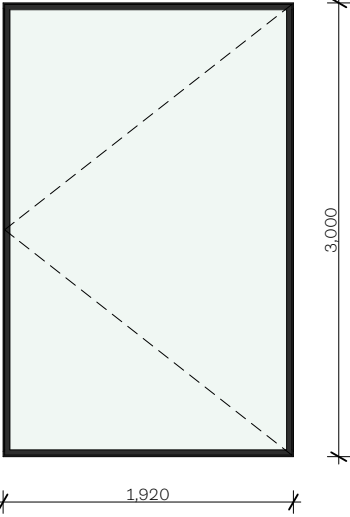

PROJECT STATUS
DA APPROVAL

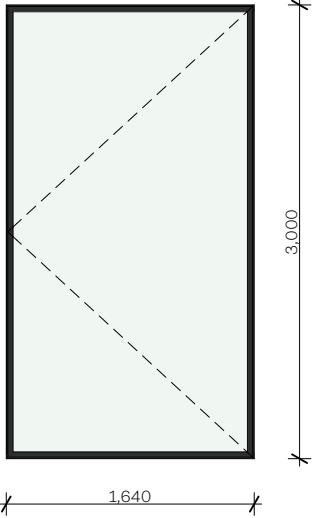
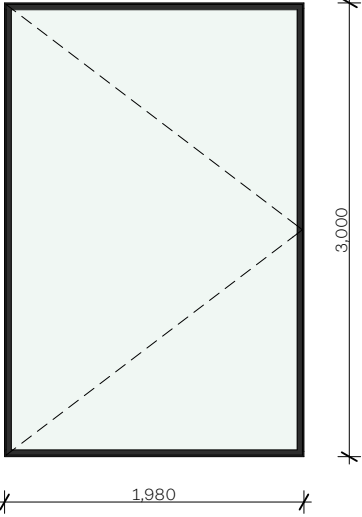
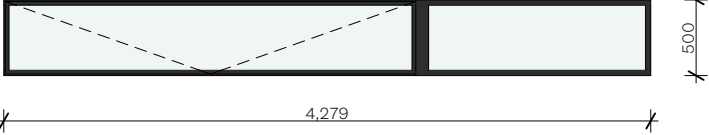
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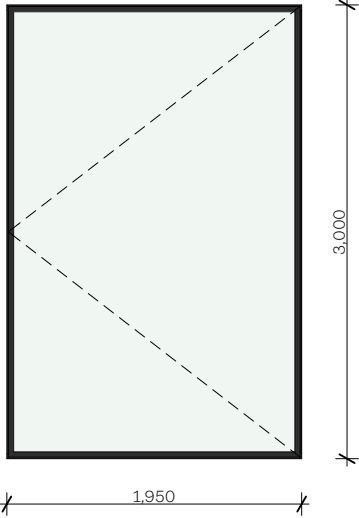
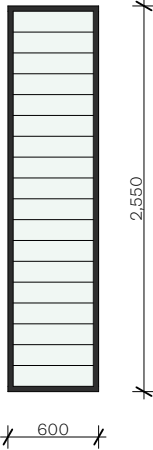
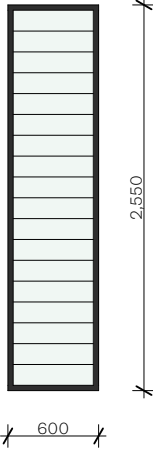
WINDOW NUMBER	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
W01	2,310	450	2,550	3,000			
W02	6,960	500	2,700	3,200			
W03	1,910	2,750	450	3,200			

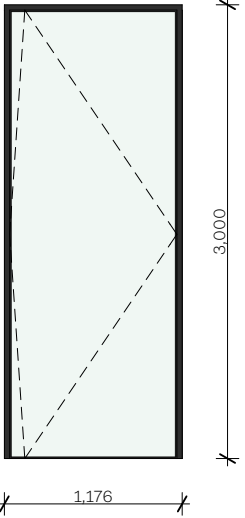
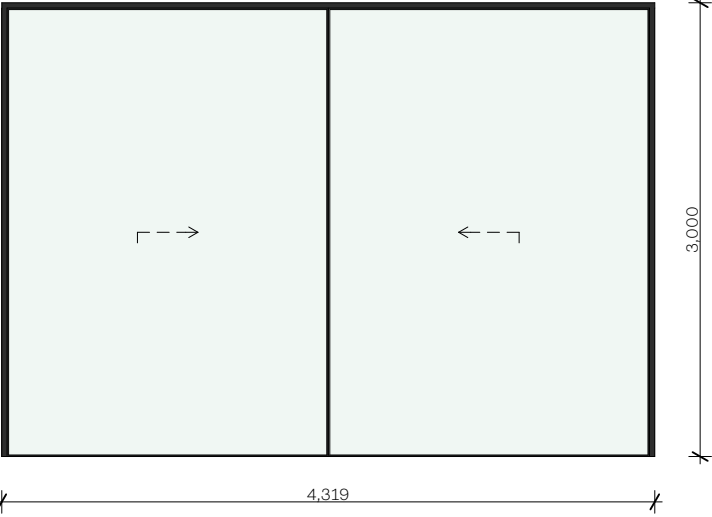
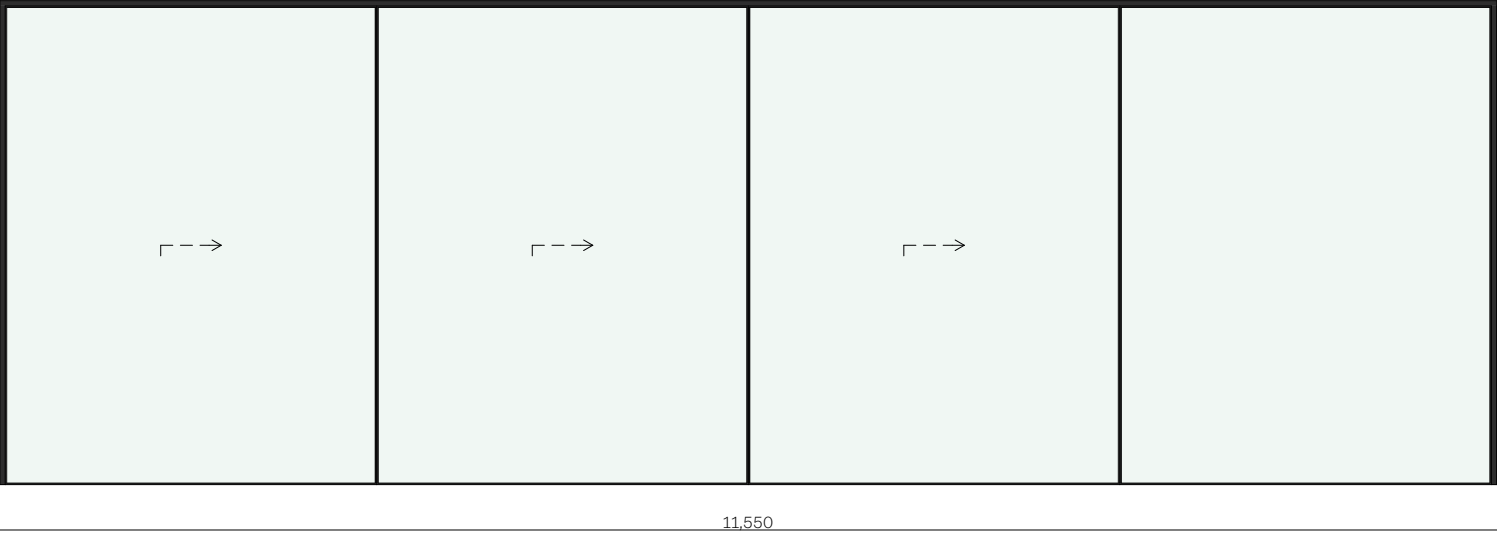
WINDOW NUMBER	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
W04	3,020	500	2,700	3,200			
W05	600	2,400	800	3,200			
W06	3,568	3,000	0	3,000			

WINDOW NUMBER	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
W07	1,610	500	2,700	3,200			
W08	6,450	500	2,700	3,200			
W09	600	2,550	450	3,000			

WINDOW NUMBER	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
W10	1,100	3,000	0	3,000			
W11	1,920	3,000	0	3,000			
W12	3,820	500	2,500	3,000			

WINDOW NUMBER	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
W13	1,640	3,000	0	3,000			
W13	1,980	3,000	0	3,000			
W14	4,279	500	2,500	3,000			

WINDOW NUMBER	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
W15	1,950	3,000	0	3,000			
W16	600	2,550	450	3,000			
W17	600	2,550	450	3,000			

DOOR NUMBER	WIDTH	HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
D01	1,176	3,000	3,000			
D02	4,319	3,000	3,000			
D03	9,900	3,200	3,200			

DRAWING

SCHEDULES

Door Schedule

PROJECT

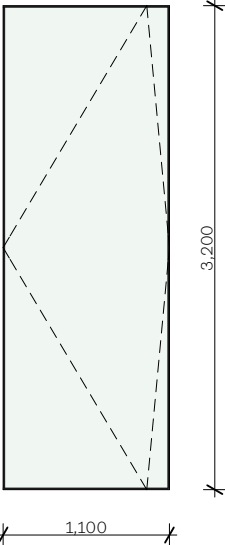
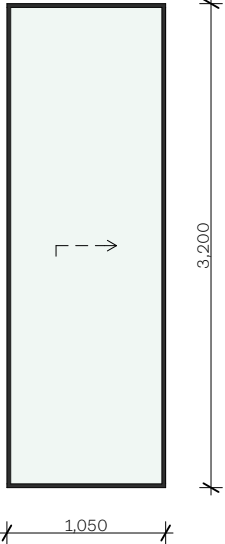
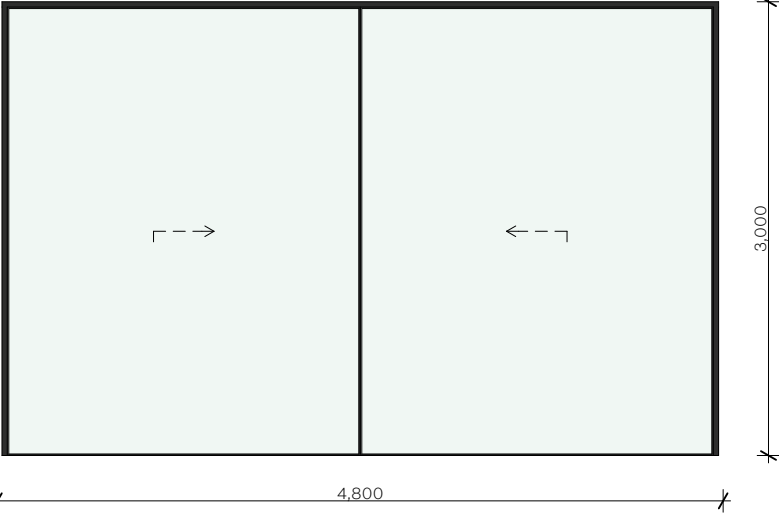
NEW BUILD

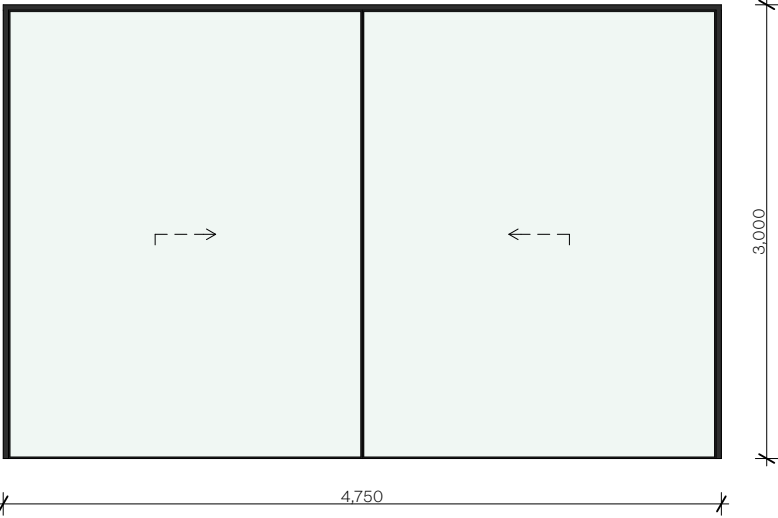
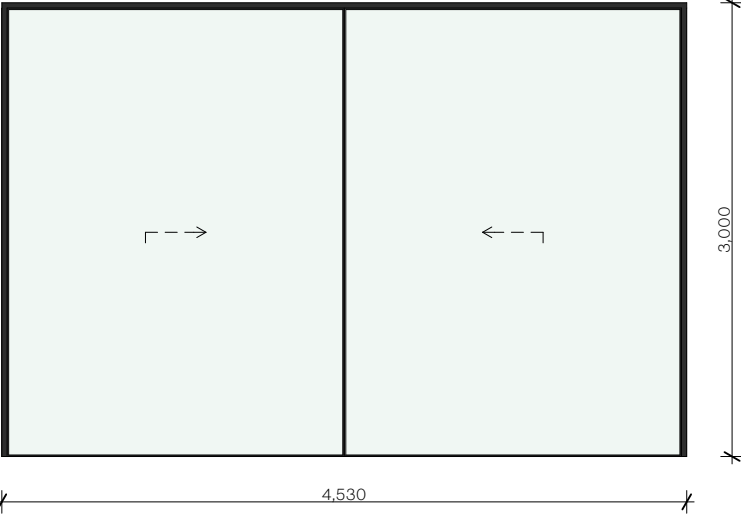
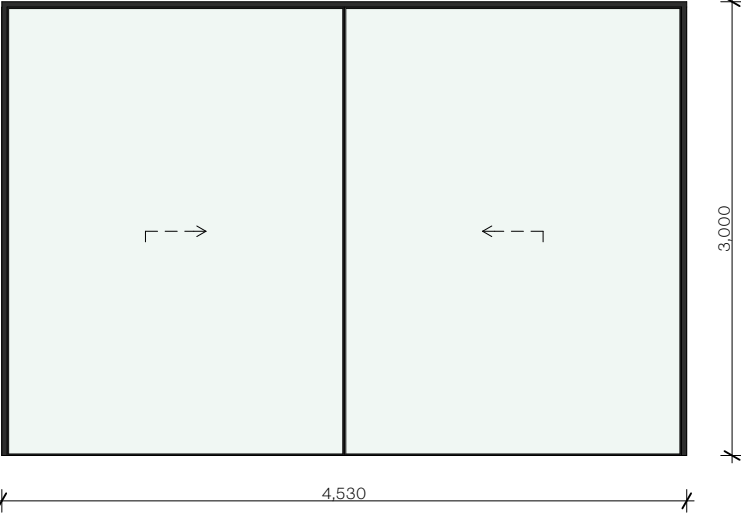
Whale Beach House

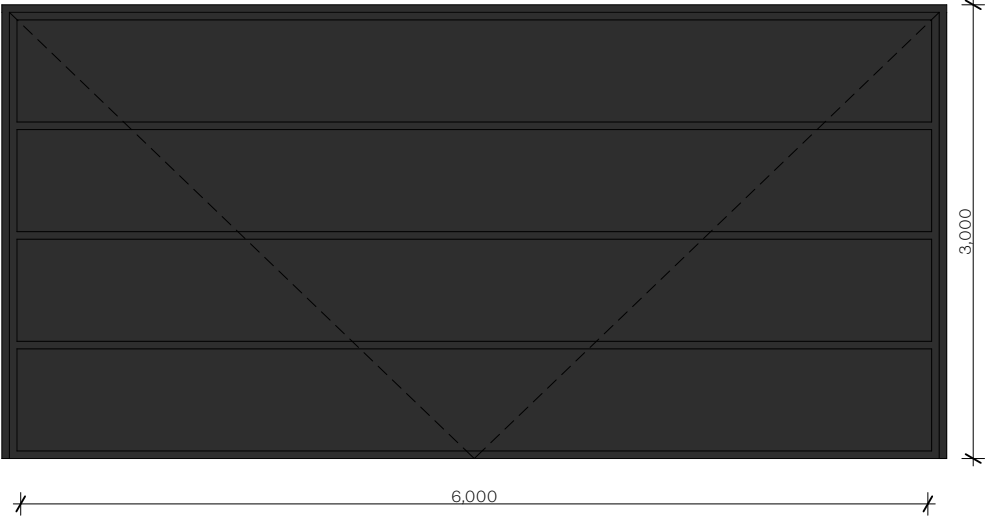
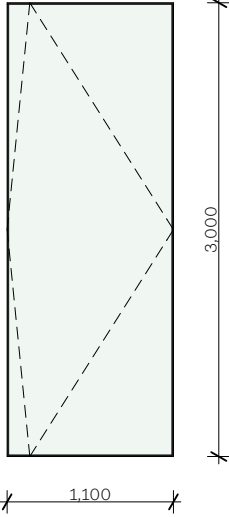
PROJECT STATUS
DA APPROVAL

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DOOR NUMBER	WIDTH	HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
D04	1,100	3,200	3,200			
D05	1,050	3,200	3,200			
D06	4,740	3,000	3,000			

DOOR NUMBER	WIDTH	HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
D07	4,750	3,000	3,000			
D08	4,530	3,000	3,000			
D09	4,530	3,000	3,000			

DOOR NUMBER	WIDTH	HEIGHT	HEAD HEIGHT	EXTERNAL VIEW	BASIX NOTES	GENERAL NOTES
GD1	6,250	3,000	3,000			
LIFT	1,100	3,000	3,000			
LIFT	1,100	3,200	3,200			