# **GENERAL NOTES:**

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND BCA 2020.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS

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

SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING

ALL BATHROOM AND WC WINDOWS SHALL BE FITTED AND MAINTAINED WITH

#### **BCA COMPLIANCE:**

SECTION A GENERAL PROVISIONS

PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES

ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE-

(A) CLASS 1A - A SINGLE DWELLING BEING-

(I) A DETACHED HOUSE; OR (II) ONE OF A GROUP OF TWO OR MORE ATTACHED

DWELLINGS, EACH BEING A BUILDING, SEPARATED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A TRACKED BY A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING A ROW HOLE TO BE A FIRE-RESISTING WALL, INCLUDING WALL, DWELLINGS, EACH BEING TERRACE HOUSE, TOWN HOUSE OR VILLA UNIT: OR

SECTION B STRUCTURE
PART B1 STRUCTURAL PROVISIONS SEE ENGINEERS PLANS

PART C1 FIRE RESISTANCE AND STABILITY
-C1.1 TYPE OF CONSTRUCTION REQUIRED

TYPE C CONSTRUCTION FOR 1 STOREY CLASS 6 BUILDING -C1.12 NON-COMBUSTIBLE MATERIALS

THE FOLLOWING MATERIALS, THOUGH COMBUSTIBLE OR CONTAINING COMBUSTIBLE FIBRES, MAY BE USED WHEREVER A NON-COMBUSTIBLE

> (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 NOT EXCEEDING 1 MM THICKNESS AND WHERE THE SPREAD-OF-FLAME INDEX OF THE PRODUCT IS NOT GREATER

(F) BONDED LAMINATED MATERIALS WHERE-

EACH LAMINATE IS NON-COMBUSTIBLE; AND

(II) EACH ADHESIVE LAYER DOES NOT EXCEED 1 MM IN THICKNESS;

(III) THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT

(IV) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED

LAMINATED MATERIAL AS A WHOLE DOES NOT EXCEED 0 AND 3 RESPECTIVELY

3.7.1.3 EXTERNAL WALLS OF CLASS 1 BUILDINGS AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN MUST COMPLY WITH 3.7.1.5 IF THE WALL IS LESS

(A) 900MM FROM THE 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 AN APPURTENANT CLASS 10 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 3.7.1.4 MEASUREMENT OF DISTANCES (A) THE DISTANCE FROM ANY POINT ON A EXTERNAL WALL OF A BUILDING TO AN ALLOTMENT BOUNDARY OR ANOTHER BUILDING IS THE DISTANCE TO THAT POINT MEASURED ALONG A LINE AT RIGHT ANGLES FROM THE ALLOTMENT

BOUNDARY OR EXTERNAL WALL OF THE OTHER BUILDING WHICH INTERSECTS THAT

(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE

(2) BE OF MASONRY VENEER CONSTRUCTION IN WHICH THE

(3) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90MM THICK.

(B) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE RESITING

(1) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM

(1) NON-OPERABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH

(2) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK. (C) SUB-FLOOR VENTS, ROOF VENTS, WEEPHOLES AND PENETRATIONS

VENEER IS NOT LESS THAN 90MM THICK, OR

RESISTING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST EXTEND TO THE UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON

(REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST BE PROTECTED BY-

NOT LESS THAN -/60/-, OR

FOR PIPES, CONDUITS AND THE LIKE NEED NOT COMPLY WITH (B)
(D) CONCESSIONS FOR NON-HABITABLE ROOM WINDOWS CONDUITS AND

DESPITE THE REQUIREMENTS IN (B), IN A NON HABITABLE ROOM, A WINDOW THAT FACES THE BOUNDARY OF AN ADJOINING ALLOTMENT

MAY BE NOT LESS THAN 600MM FROM THAT BOUNDARY OR, WHERE THE

AREA OF NOT MORE THAN 1.2SQM, OR

(2) IN A ROOM OTHER THAN REFERRED TO IN (1), OPENING HAS AN AREA OF NOT MORE THAN 0.54SQM AND-

(A) THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES

(B) THE OPENING IS ENCLOSED WITH TRANSLUCENT HALLOW GLASS

(A) A WALL THAT SEPERATES CLASS 1 DWELLINGS, OR SEPARATES A CLASS BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT APPURTENANT TO

(A) IF THE BUILDING HAS A NON COMBUSTIBLE ROOF COVERING, TO THE

(B) IF THE BUILDING HAS A COMBUSTIBLE ROOF COVERING, TO NOT LESS T 450MM ABOVE THE ROOF COVERING.

- ALITOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN

- WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE

3.8.6.1 APPLICATION
COMPLIANCE WITH THIS PART SATISFIES PERFORMANCE REQUIREMENT

(A) TO PROVIDE INSULATION FROM AIRBORNE AND IMPACT SOUND. A

(1) ACHEIVE THE WEIGHTED SOUND REDUCTION INDEX WITH SPECTRUM PRION TERM (RW+CTR) AND DISCONTINUOUS CONSTRUCTION

VENTILATION SYSTEM IF IT IS INSTALLED IN

SPREAD OF FLAME INDICES AS SET OUT IN

THAT CLASS 1 BUILDING MUST HAVE AN FRL OF NOT LESS THAN 60/60/60

(1) COMMENCE AT THE FOOTINGS OR GROUND SLAB

UNDERSIDE OF THE ROOF COVERING, OR

SPECIFICATION C1.10: FIRE HAZARD PROPERTIES

MATERIALS USED IN THE BUILDING HAVING FLAMMABILITY, SMOKE

ACCORDANCE WITH PART 3.7.2.2 REQUIREMENTS FORSMOKE ALARMS
(A) SMOKE ALARMS MUST BE INSTALLED IN-

3.8.5.0 PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A

FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 1200MM FROM THAT BUILDING PROVIDED THAT-(1) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN

WITHOUT OBSTRUCTED BY A WALL COMPLYING WITH 3.7.1.5.

3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS

OUTSIDE, OR

THAT MANNER.

AREA OF NOT

DEVELOPED AND

PART 3.7.2 : SMOKE ALARMS

ACCORDANCE WITH AS 1668.2

PART 3.8.6 SOUND INSULATION

3.8.5.1 APPLICATION
3.8.5.2 VENTILATION REQUIREMENT

P2.4.6 FOR SOUND INSULATION,

3.8.6.2 SOUND INSULATION REQUIREMENTS

SEPARATING WALL BETWEEN 2 OR MORE

REQUIREMENTS, AS REQUIRED BY TABLE 3.8.6.1, AND

(1) ANY STOREY CONTAINING BEDROOMS-PART 3.8: HEALTH AND AMENITY

REQUIREMENTS OF PART 3.8.1 (Wet areas).
PART 3.8.5: VENTILATION

BLOCKS

COMBUSTIBLE EAVES LINING

OF 3.8.6.3 AND 3.8.6.4.

(B) FOR THE PURPOSE OF THIS PART, THE RW + CTR MUST BE ACCORDANCE WITH AS/NZS 1276.2 OR ISO717.1, USING RESULTS FROM LABORATORY MEASUREMENTS.

PART 3.9 : SAFE MOVEMENT AND ACESS
- THE TREADS AND RISERS OF THE PROPOSED STAIRS ARE TO COMPLY

(B) WHERE A WALL WITHIN A SPECIFIED DISTANCE IS REQUIRED TO EB CONSTRUCTED WITH PART 3.9.1.2 ( GENERAL REQUIREMENTS ). IN A CERTAIN MANNER, ONLY THAT PART OF THE WALL (INCLUDING ANY OPENINGS) WITHIN THE SPECIFIED DISTANCE NEED BE CONSTRUCTED IN

SECTION E (SERVICES AND EQUIPMENT)
BUILDING TO COMPLY WITH THE CATEGORY 1 FIRE SAFETY PROVISIONS.
THIS TO BE ACHEIVED BY MEETING THOSE PERFORMANCE REQUIREMENTS OF THE BCA APPLICABLE TO THE BUILDING CLASSIFICATION, FROM THE

(2) BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS

EP13 (FIRE HYDRANTS) EP14 (SPRINKLER SYSTEMS) EP16(FIRE CONTROL CENTERS), EP2.1 (AUTOMATIC SMOKE DETECTION AND WARNING), EP2.2 (EVACUATION ROUTES), EP3.2 (FIRE FIGHTING LIFT) P2.3.2(FIRE DETECTION IN SINGLE DWELLING)

- SEE FINAL ESSENTIAL SERVICES PLAN FOR FIRE FIGHTING EQUIPMENT WHICH IS TO COMPLY WITH E1.3 (FIRE HYDRANTS) , E1.4 (HOSE REELS), E1.6 (PORTABLE

FIRE EXTINGUISHERS),

E1.7 (FIRE AND SMOKE ALARMS),
SPECIFICATION E1.17 (FIRE DETECTION AND ALARM SYSTEM) AND E1.9
(FIRE PRECAUTIONS DURING CONSTRUCTION). SECTION F (HEALTH AND AMENITY)
PART F1: DAMP AND WEATHERPROOFING-

- STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3.2.

-ROOF COVERING TO COMPLY WITH F1.5. -SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2 -WATER PROOFING OF WET AREAS IN BUILDINGS, TO COMPLY WITH F1.7.

-DAMP PROOFING OF FLOORS ON GROUND, TO COMPLY WITH F1.10.
-PROVISION OF FLOOR WASTES, TO COMPLY WITH F1.11. PART F4: LIGHT AND VENTIL ATION--VENTILATION OF BASEMENT CARPARK TO COMPLY WITH F4.11 (PUBLIC

-OTHER PORTION OF BUILDING NOT RECEIVING NATURAL VENTILATION TO THE STANDARDS SET OUT IN PART F4, SHALL BE PROVIDED WITH A SYSTEM OF MECHANICAL VENTILATION COMPLYING WITH F4.5 (VENTILATION OF ROOMS).

COMPLIANCE
THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT

AS2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS AS1670 FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS-SYSTEM DESIGN.

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

AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION

THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS

AND LOCATION
AS3786 SMOKE ALARMS

ASNZS1905 AS1288 GLASS IN BUILDINGS- SELECTION AND INSTALLATION

-ALL WALL FIXTURES TO BE INSTALLED ARE TO BE RATED AAA

# STANDARDS AUSTRALIA

LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.

INSTALLATION AND COMMISSIONING AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS

ALUMINUM STRUCTURES

COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE ASNZS1905 RESISTANT WALLS

INSTALLATION OF ROOF TILES WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION COMPOSITE STRUCTURES
RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION

ELECTRICAL INSTALLATIONS

AS2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS-SELECTION

COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS 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

-PROVIDE SIGNAL MASTER TV ANTENNA -PROVIDE FIXED OUTDOOR CLOTHES DRYER

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

### DESCRIPTION 30.01.20 ISSUE TO CLIENT FOR REVIEW 12.02.20 ISSUE TO CLIENT FOR REVIEW ISSUE TO CLIENT FOR APPROVA 15.05.20 ISSUE TO CLIENT FOR APPROVAL 22.05.20 ISSUE TO CONSULTANTS FOR REVIEW 26.05.20 ISSUE TO CLIENTS & CONSULTANTS FOR REVIEW 28.05.20 ISSUE TO CLIENT & CONSULTANTS FOR REVIEW 12.06.20 ISSUE TO CLIENT & CONSULTANTS FOR REVIEW 16.06.20 ISSUE TO CLIENT & CONSULTANTS FOR REVIEW 19.06.20 ISSUE TO CLIENT & CONSULTANTS FOR REVIEW 22.06.20 ISSUE TO CLIENT & CONSULTANTS FOR REVIEW 30.06.20 \$4.55 SUBMISSION TO COUNCIL AMENDED \$4.55 SUBMISSION TO COUNCIL

**DESIGN FACTS** 

_01 05		
SITE AREA		600.5m²
	PROPOSED	PERMITTED
-SR	0.41:1	
MAX. BUILDING HEIGHT	8.37m	8.5m
_ANDSCAPED AREA	54%	30%
SITE COVERAGE	32%	
PRIVATE OPEN SPACE	60m²	60m²

TOTAL FLOOR AREA ROOF AREA ( 226.9m²)

DRAWING SCHEDULE

SHEET NO. 000	TITLE COVER SHEET	SCALE NTS	REV N
201	GROUND FLOOR PLAN	1:100	L
202	FIRST FLOOR PLAN	1:100	J
203	ROOF PLAN	1:100	E
301	SECTIONS	1:100	G
302	ELEVATIONS	1:100	J
303	ELEVATION & WINDOW SCHEDULE	1:100	K
401	AREA SCHEDULE	1:200	E

PROPOSED DWELLING - 312 WARRINGAH ROAD FRENCHS FOREST 2086 - LOT 100 DP592389 (LOT 05)



**LOCATION MAP** 

PROJECT ADDRESS Qasabian Family Investment PTY LTD 312 Warringah Road Frenchs Forest

ALVARO ARCHITECTS PTY LTD ABN 71 604 570 309 Nom. Architect R. Alvaro 9221

0402 529 840 M Unit 24, 2-8 Daniel Street A Wetherill Park, NSW 2164

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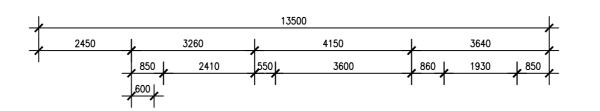
**Proposed Dwelling** Frenchs Forest

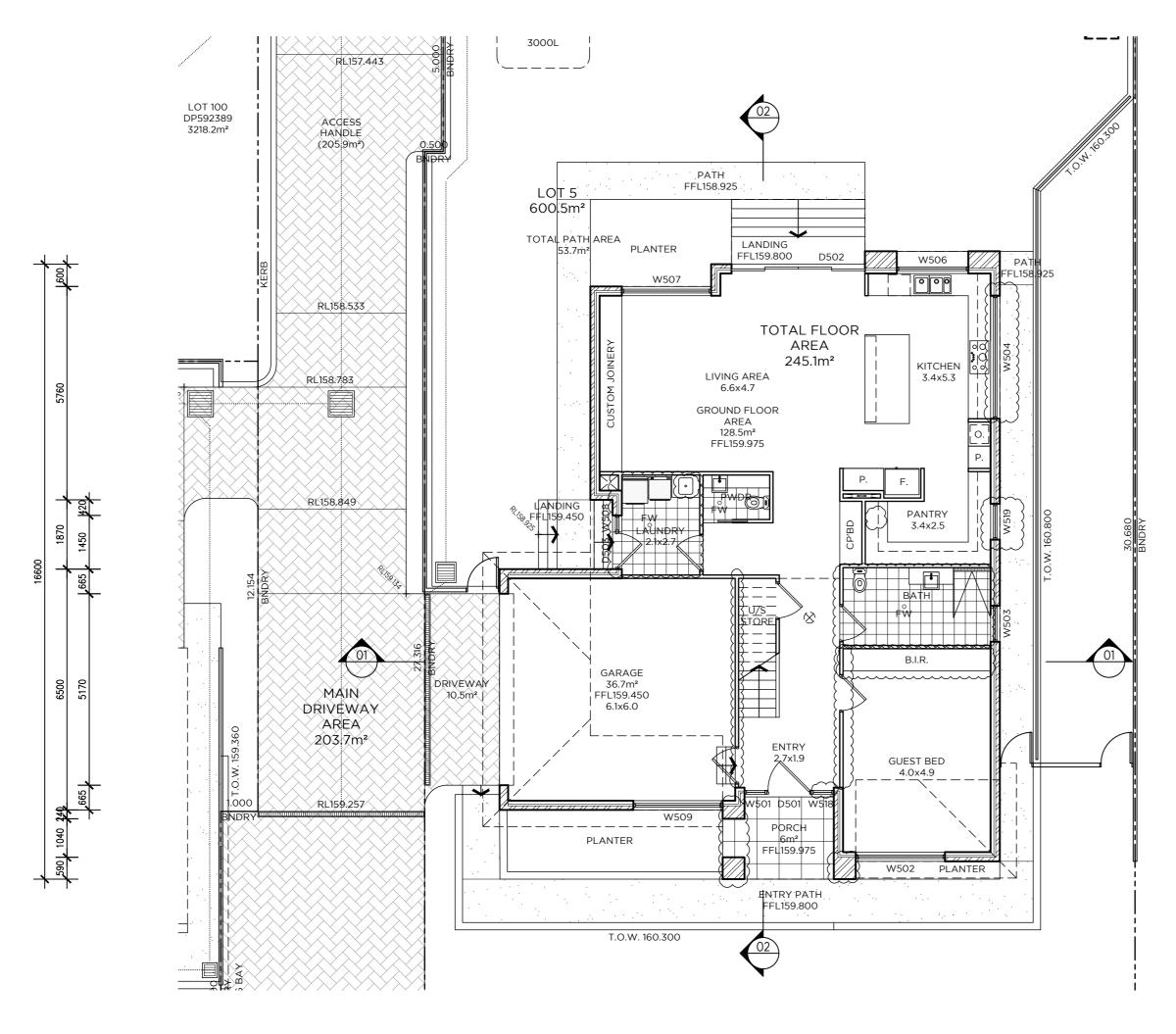
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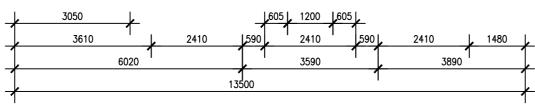
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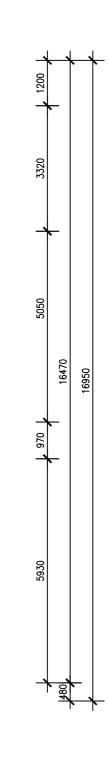


**COVER SHEET** 0234









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

HOT WATER

GAS INSTANTANEOUS 6 STARS

HEATING & COOLING SYSTEM

1 LIVING AREA 3 PHASE AIRCONDITIONING EER 3.0-3.5 1 BEDROOM 3 PHASE AIRCONDITIONING EER 3.0-3.5

VENTILATION 1 BATHROOM INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF MANUAL

SWITCH ON/OFF KITCHEN INDIVIDUAL FAN NOT DUCTED MANUAL SWITCH ON/OFF

ARTIFICIAL LIGHTING

DEDICATED LED/FLOURESCENT LIGHTING TO 4 BEDROOMS/STUDY DEDICATED LED/FLOURESCENT LIGHTING TO 2 LIVING/DINING

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

NATURAL LIGHTING

WINDOW/SKYLIGHT IN KITCHEN & 3 BATHROOMS

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

LEGEND

CODE	DESCRIPTION
	DUM T IN DODE
BIR	BUILT IN ROBE
С	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
0	OVEN
OSD	ON-SITE DETENTION
Р	PANTRY
PB	PLASTERBOARD
RWT	RAINWATER TANK
TOW	TOP OF WALL
WIR	WALK IN ROBE

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

SMOKE ALARM

Frenchs Forest

ALVARO ARCHITECTS PTY LTD ABN 71 604 570 309 Nom. Architect R. Alvaro 9221

0402 529 840

M Unit 24, 2-8 Daniel Street, A Wetherill Park, NSW 2164 E info@alvaroarchitects.com.au ALVAROARCHITECTS.COM.AU



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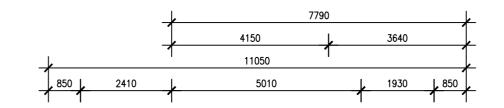
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GROUND FLOOR PLAN 0234 1:100

DRAWING NO.

DRAWING TITLE



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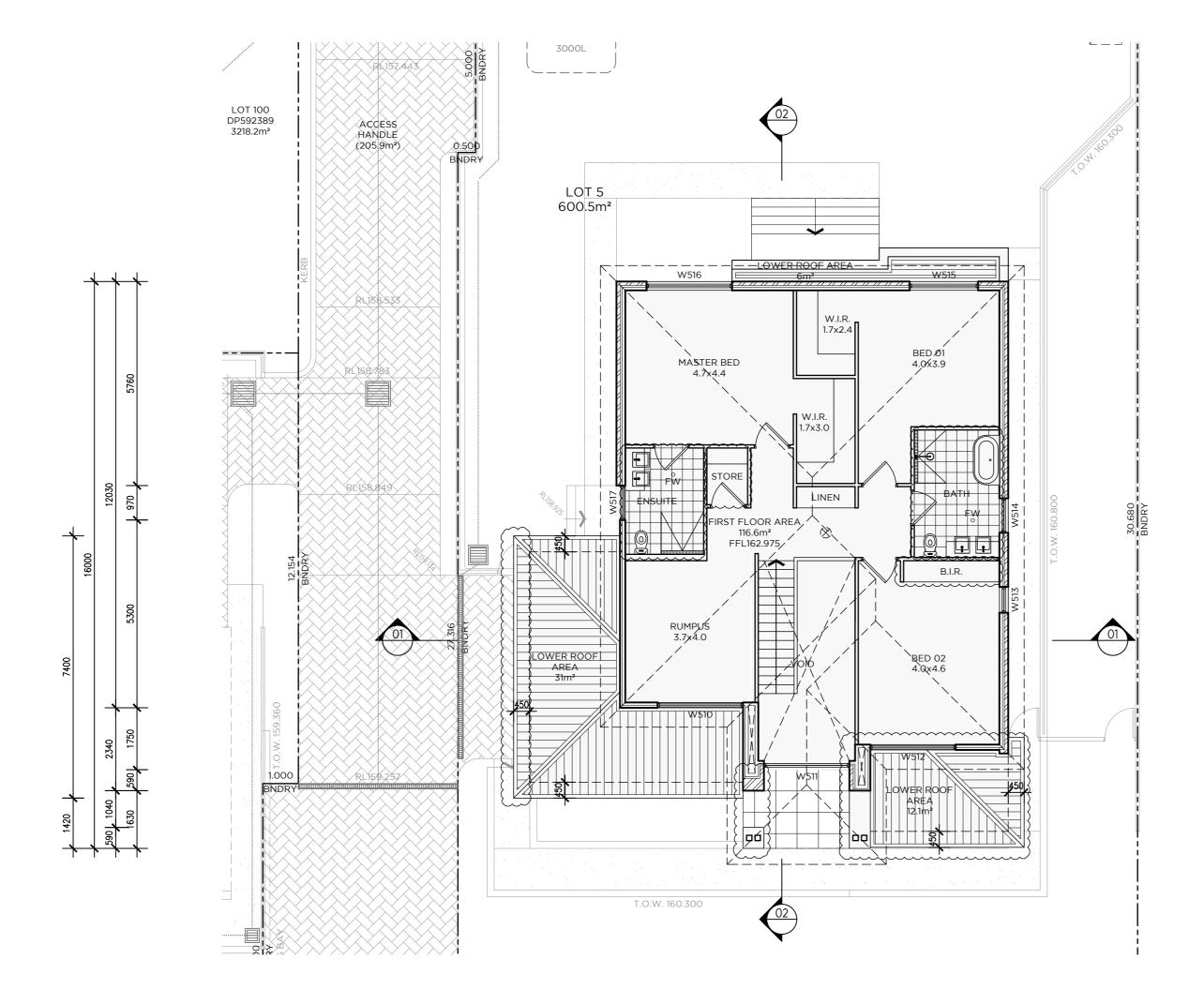
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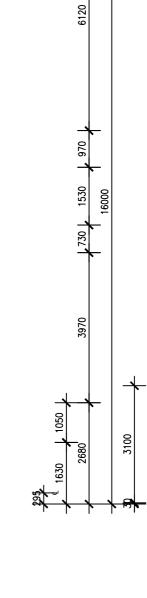
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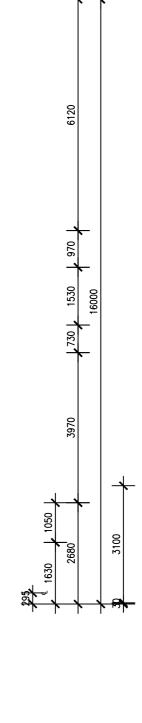
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 REV
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 DESCRIPTION

 A
 30.01.20
 ISSUE TO CLIENT FOR REVIEW

 B
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 ISSUE TO CLIENT & CONSULTANTS FOR REVIEW

 F
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 ISSUE TO CLIENT & CONSULTANTS FOR REVIEW

 G
 22.06.20
 ISSUE TO CLIENT & CONSULTANTS FOR REVIEW

 H
 30.06.20
 \$4.55 SUBMISSION TO COUNCIL

 J
 07.07.20
 AMENDED \$4.55 SUBMISSION TO COUNCIL

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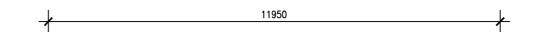
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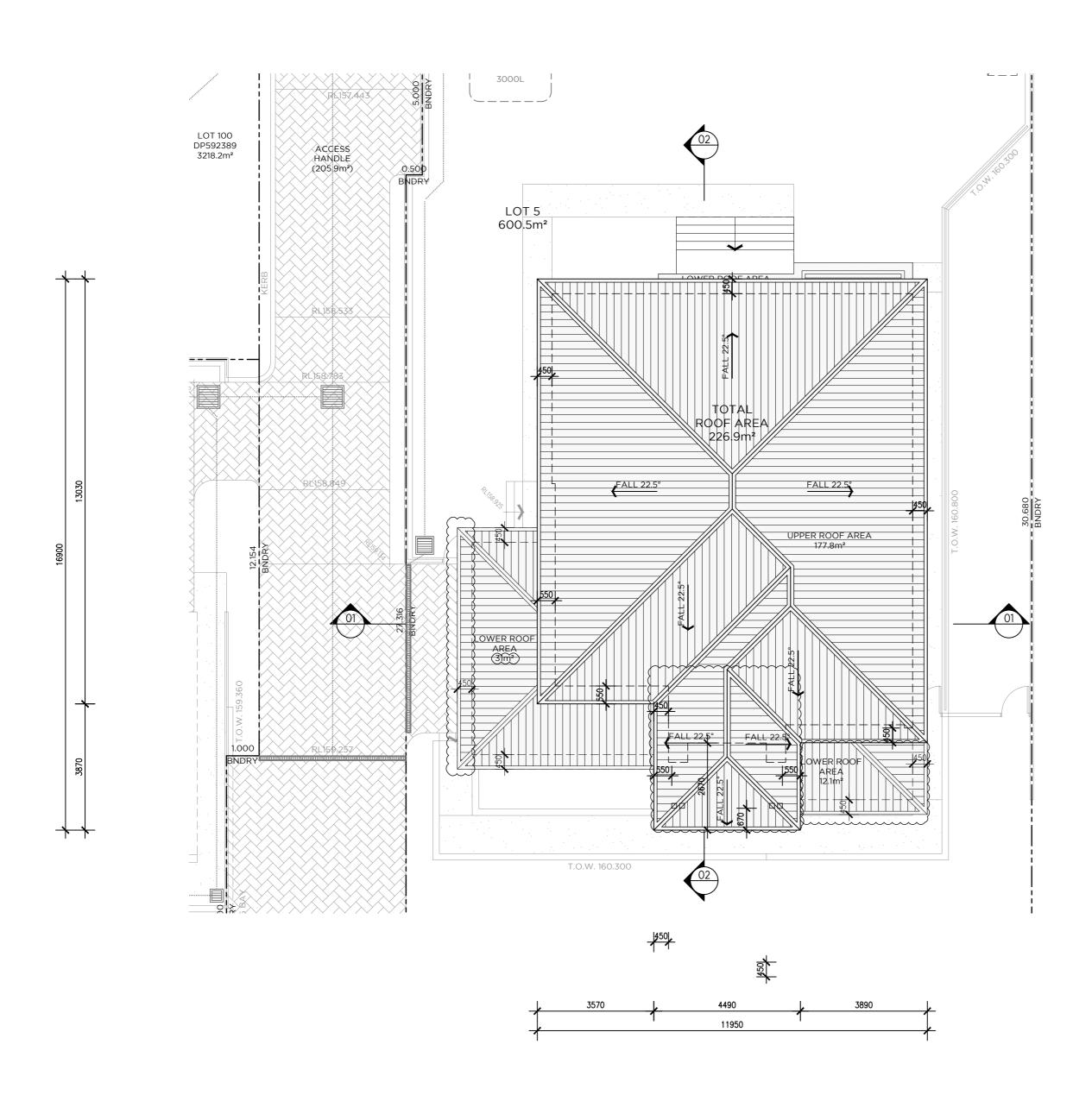
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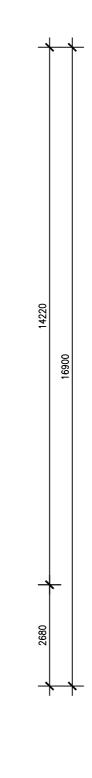
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RA	1:100	0234
APPROVED	DRAWING NO.	REV
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DRAWING TITLE







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HOT WATER SYSTEM HWS LINEN CUPBOARD NGL NATURAL GROUND LINE

OSD ON-SITE DETENTION PANTRY

PLASTERBOARD PB RAINWATER TANK RWT TOW TOP OF WALL WALK IN ROBE WIR

SMOKE ALARM

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Proposed Dwelling Frenchs Forest

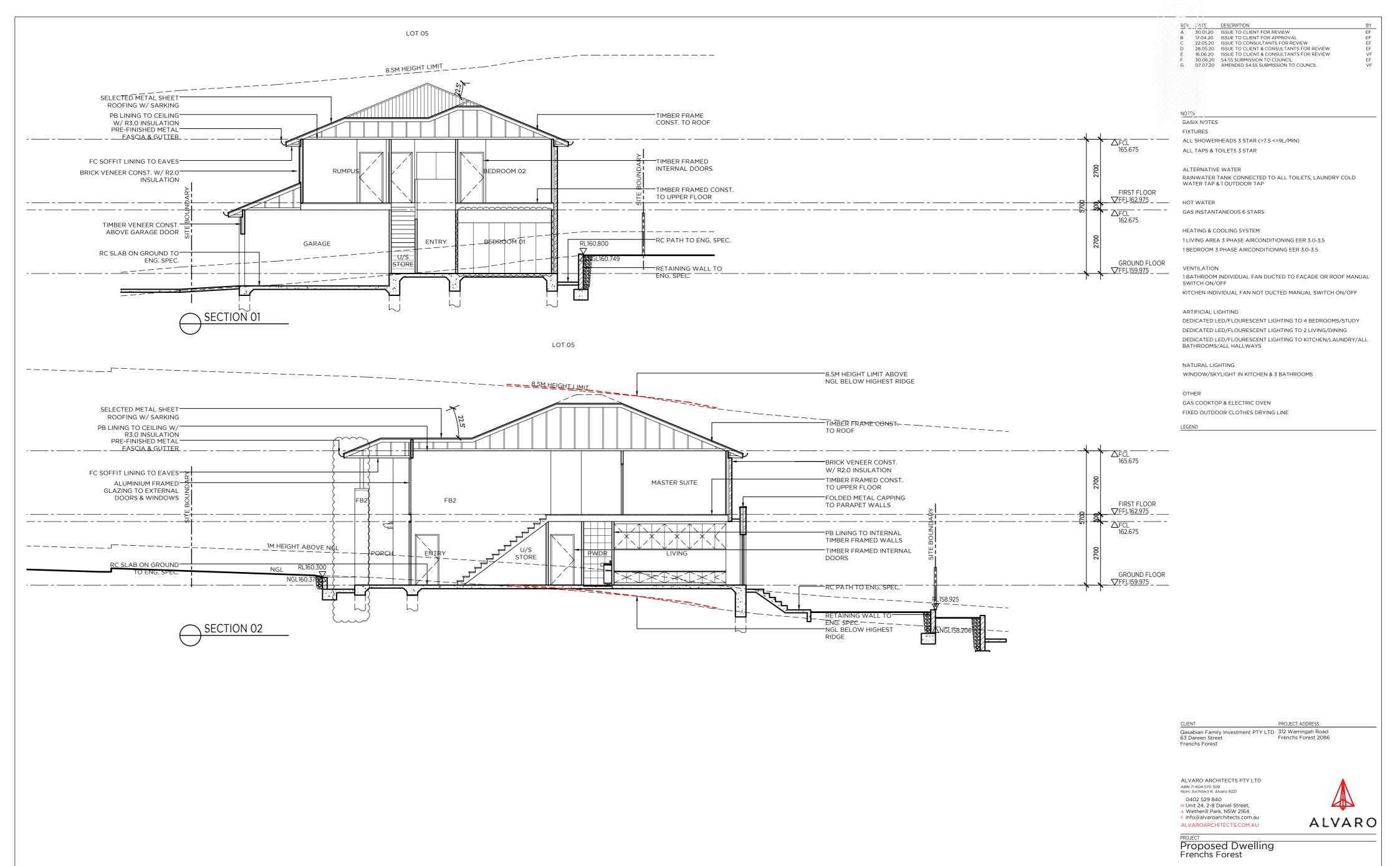
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S4.55 ISSUE

DRAWN DRAWING TITLE

VF	ROOF PLAN	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:100	0234
APPROVED	DRAWING NO.	REV
RΔ	203	F



S4.55 ISSUE

 VF
 SECTIONS

 CHECKED
 SCALE @A2
 JOB NUMBER

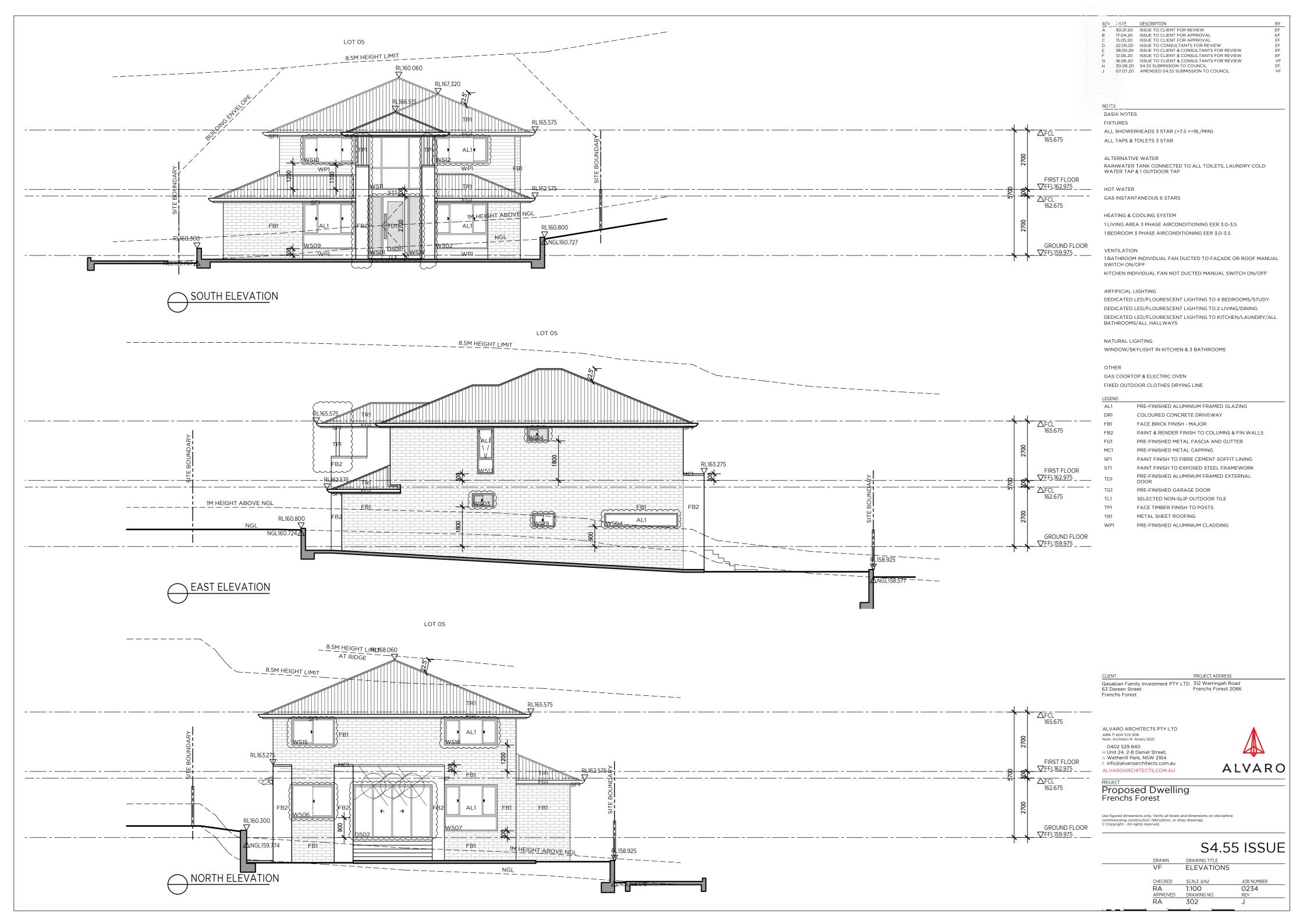
 RA
 1:100
 0234

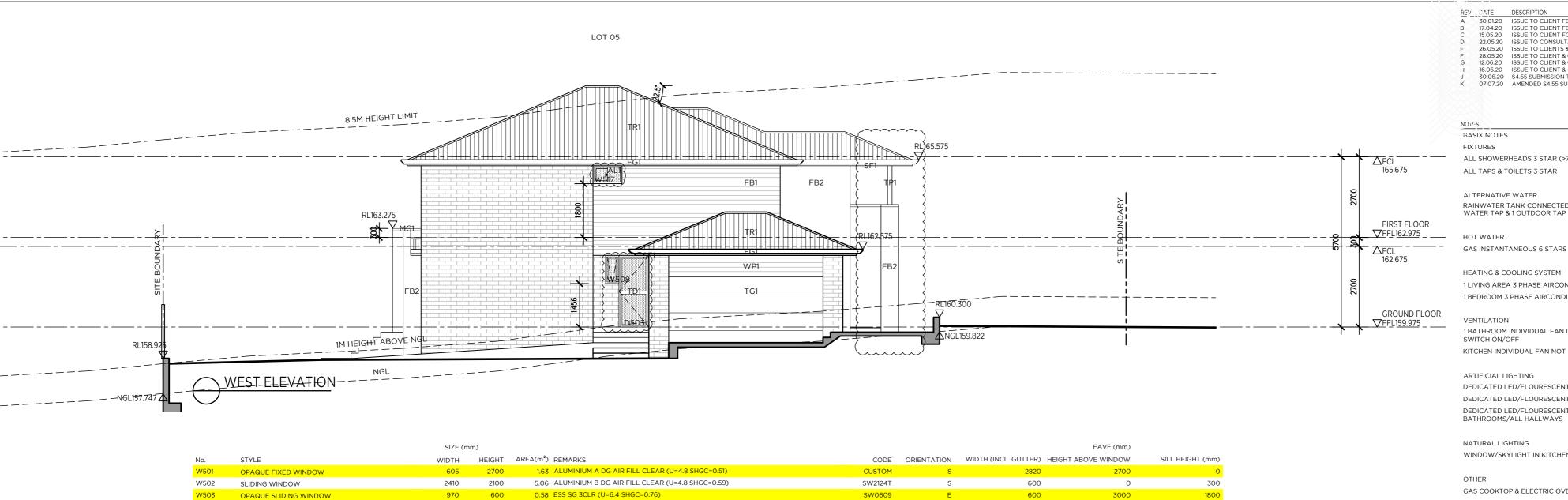
 APPROVED
 DRAWING NO.
 REV

 RA
 301
 G

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		SIZE (r	nm)					EAVE (mm)	
No.	STYLE	WIDTH	HEIGHT	AREA(m²) REMARKS	CODE	ORIENTATION	WIDTH (INCL. GUTTER) H	EIGHT ABOVE WINDOW	SILL HEIGHT (mm)
W501	OPAQUE FIXED WINDOW	605	2700	1.63 ALUMINIUM A DG AIR FILL CLEAR (U=4.8 SHGC=0.51)	CUSTOM	S	2820	2700	0
W502	SLIDING WINDOW	2410	2100	5.06 ALUMINIUM B DG AIR FILL CLEAR (U=4.8 SHGC=0.59)	SW2124T	S	600	0	300
W503	OPAQUE SLIDING WINDOW	970	600	0.58 ESS SG 3CLR (U=6.4 SHGC=0.76)	SW0609	E	600	3000	1800
W504	FIXED SPLASHBACK WINDOW	3320	600	1.99 SIGNATURE EXTERNAL GLAZED SG 4CLR (U=6.3 SHGC=0.78) TOUGHENED	CUSTOM	E	600	3900	900
W506	SLIDING WINDOW	1930	1500	2.90 SIG SG 4CLR (U=6.6 SHGC=0.69)	CUSTOM	N	600	3000	900
W507	SLIDING WINDOW	2410	2100	5.06 ESS SG 3CLR (U=6.4 SHGC=0.76)	SW2124T	N	600	3000	300
W508	OPAQUE AWNING WINDOW	450	944	0.42 ESS SG 4CLR (U=6.5 SHGC=0.67)	CUSTOM	W	1200	0	1456
W509	SLIDING WINDOW	2410	2100	5.06 ESS SG 3CLR (U=6.4 SHGC=0.76)	SW2124T	S	600	0	300
W510	SLIDING WINDOW	2410	1200	2.89 ALUMINIUM B DG AIR FILL CLEAR (U=4.8 SHGC=0.59)	SW1224	S	700	0	1200
W511	FIXED WINDOW	2410	2400	5.78 ALUMINIUM B DG AIR FILL CLEAR (U=4.8 SHGC=0.59)	CUSTOM	S	2895	0	0
W512	SLIDING WINDOW	2410	1200	2.89 ALUMINIUM B DG AIR FILL CLEAR (U=4.8 SHGC=0.59)	SW1224	S	700	0	1200
W513	AWNING WINDOW	730	2100	1.53 ESS SG 3CLR (U=6.3 SHGC=0.75)	AW2107	E	600	0	300
W514	OPAQUE SLIDINGWINDOW	970	600	0.58 ESS SG 3CLR (U=6.4 SHGC=0.76)	SW0609	E	600	0	1800
W515	SLIDING WINDOW	1930	1200	2.32 ESS SG 3CLR (U=6.4 SHGC=0.76)	CUSTOM	N	600	0	1200
W516	SLIDING WINDOW	2410	1200	2.89 ESS SG 3CLR (U=6.4 SHGC=0.76)	SW1224	N	600	0	1200
W517	OPAQUE SLIDING WINDOW	970	600	0.58 ESS SG 3CLR (U=6.4 SHGC=0.76)	SW0609	W	700	0	1800
W518	OPAQUE FIXED WINDOW	605	2700	1.63 ALUMINIUM A DG AIR FILL CLEAR (U=4.8 SHGC=0.51)	CUSTOM	S	2820	2700	0
W519	SLIDING WINDOW	970	600	0.58 ESS SG 3CLR (U=6.4 SHGC=0.76)	SW0609	E	600	3900	900
D501	OPAQUE GLAZED INSERT ENTRY DOOR	1200	2700	3.24 ALUMINIUM B SG CLEAR (U=6.7 SHGC=0.70)	CUSTOM	S	2820	2700	0
D502	GLAZED DOUBLE SLIDING DOOR	3600	2400	8.64 ESS SG 4CLR (U=6.2 SHGC=0.74)	CUSTOM	N	0	N/A	0
D503	OPAQUE GLAZED INSERT LAUNDRY DOOR	1000	2400	2.40 ALUMINIUM B SG CLEAR (U=6.7 SHGC=0.70)	CUSTOM	W	1200	0	0

AMENDED FROM DA WINDOW SCHEDULE

△FCL 165.675 FIRST FLOOR **▽**FFL162.975 2410x2400 →FCL 162.675 W508 450x944 D501 1200×2700 D503 1000×2400 GROUND FLOOR

FFL159.975 605x2700 605x2700 3600x2400



BASIX NOTES

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

GAS INSTANTANEOUS 6 STARS

HEATING & COOLING SYSTEM

1 LIVING AREA 3 PHASE AIRCONDITIONING EER 3.0-3.5 1 BEDROOM 3 PHASE AIRCONDITIONING EER 3.0-3.5

1 BATHROOM INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF MANUAL

KITCHEN INDIVIDUAL FAN NOT DUCTED MANUAL SWITCH ON/OFF

DEDICATED LED/FLOURESCENT LIGHTING TO 4 BEDROOMS/STUDY DEDICATED LED/FLOURESCENT LIGHTING TO 2 LIVING/DINING DEDICATED LED/FLOURESCENT LIGHTING TO KITCHEN/LAUNDRY/ALL

WINDOW/SKYLIGHT IN KITCHEN & 3 BATHROOMS

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

AL1

FB2

PRE-FINISHED ALUMINIUM FRAMED GLAZING DR1 COLOURED CONCRETE DRIVEWAY FB1 FACE BRICK FINISH - MAJOR

PAINT & RENDER FINISH TO COLUMNS & FIN WALLS

PRE-FINISHED METAL FASCIA AND GUTTER FG1 PRE-FINISHED METAL CAPPING MC1

PAINT FINISH TO FIBRE CEMENT SOFFIT LINING PAINT FINISH TO EXPOSED STEEL FRAMEWORK PRE-FINISHED ALUMINIUM FRAMED EXTERNAL TD1

TG1 PRE-FINISHED GARAGE DOOR TL1 SELECTED NON-SLIP OUTDOOR TILE

TP1 FACE TIMBER FINISH TO POSTS METAL SHEET ROOFING

PRE-FINISHED ALUMINIUM CLADDING

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

ALVARO ARCHITECTS PTY LTD ABN 71 604 570 309 Nom. Architect R. Alvaro 9221

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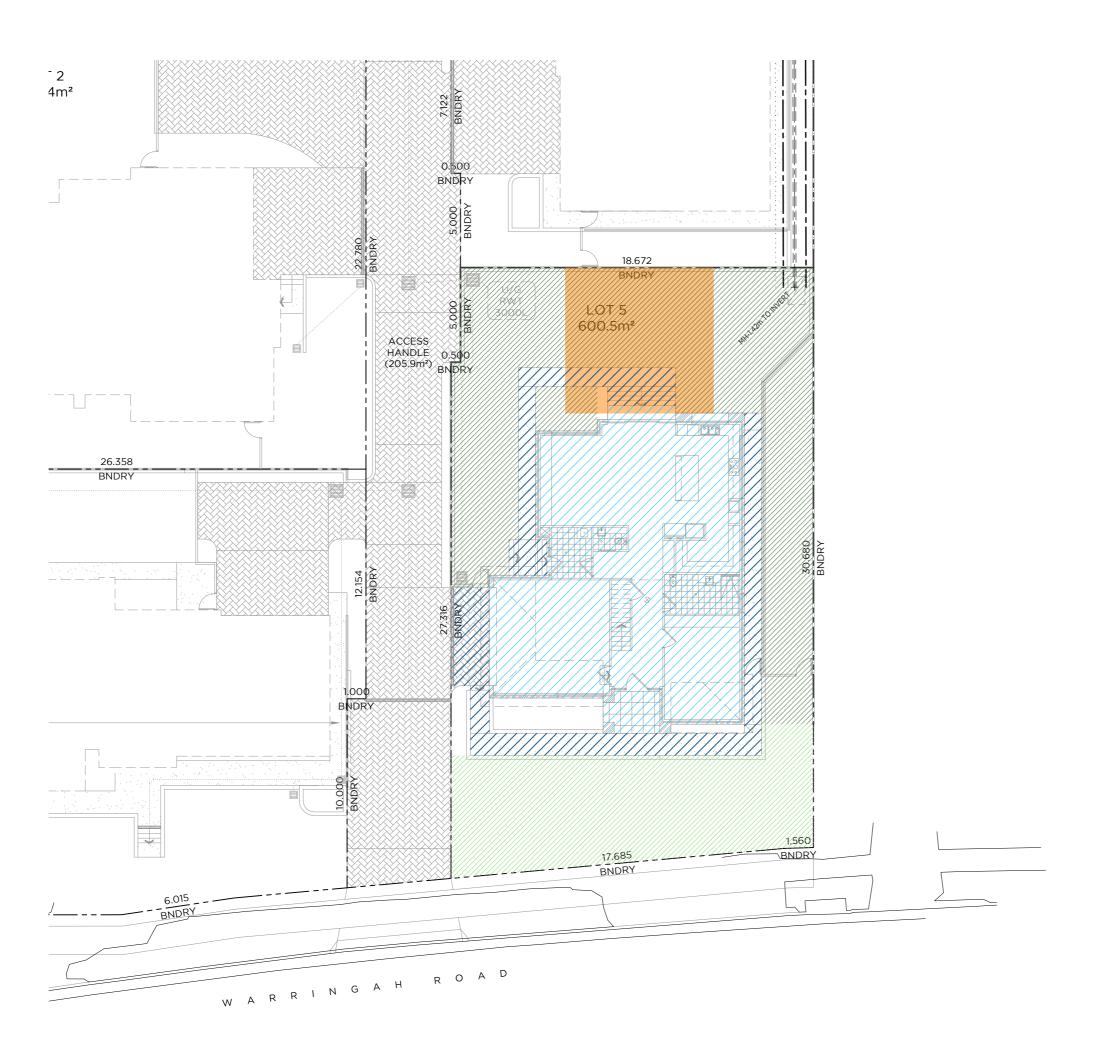
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S4.55 ISSUE

ELEVATION & WINDOW SCHEDULE SCALE @A2 1:100 0234 DRAWING NO.



 REV
 DATE
 DESCRIPTION

 A
 30.01.20
 ISSUE TO CLIENT FOR REVIEW

 B
 17.04.20
 ISSUE TO CLIENT FOR APPROVAL

 C
 15.05.20
 ISSUE TO CLIENT FOR APPROVAL

 D
 30.06.20
 S4.55 SUBMISSION TO COUNCIL

 E
 07.07.20
 AMENDED S4.55 SUBMISSION TO COUNCIL

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

#### HOT WATER

GAS INSTANTANEOUS 6 STARS

## HEATING & COOLING SYSTEM

1 LIVING AREA 3 PHASE AIRCONDITIONING EER 3.0-3.5 1 BEDROOM 3 PHASE AIRCONDITIONING EER 3.0-3.5

#### VENTILATION

1 BATHROOM INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF MANUAL

KITCHEN INDIVIDUAL FAN NOT DUCTED MANUAL SWITCH ON/OFF

### ARTIFICIAL LIGHTING

SWITCH ON/OFF

DEDICATED LED/FLOURESCENT LIGHTING TO 4 BEDROOMS/STUDY DEDICATED LED/FLOURESCENT LIGHTING TO 2 LIVING/DINING

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

#### NATURAL LIGHTING

WINDOW/SKYLIGHT IN KITCHEN & 3 BATHROOMS

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

LEGEND			
CODE	TYPE	m²	%
	SITE COVERAGE	191.7	32%
	FRONT LANDSCAPED AREA	112.8	19%
	REAR LANDSCAPED AREA	209	35%
	TOTAL LANDSCAPED AREA	321.8	54%
	-		
	PRIVATE OPEN SPACE	60	10%
	PAVED AREA	69.2	12%

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DRAWN	DRAWING TITLE	
VF	AREA SCHEE	DULE
CHECKED	SCALE @A2	JOB NUMBER
RA	1:200	0234
APPROVED	DRAWING NO.	REV
RA	401	E