

REV	DATE	DESCRIPTION	BY
A	30.01.20	ISSUE TO CLIENT FOR REVIEW	EF
B	12.02.20	ISSUE TO CLIENT FOR REVIEW	EF
C	17.04.20	ISSUE TO CLIENT FOR APPROVAL	EF
D	15.05.20	ISSUE TO CLIENT FOR APPROVAL	EF
E	26.05.20	ISSUE TO CLIENTS & CONSULTANTS FOR REVIEW	VF
F	28.05.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
G	12.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
H	16.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	VF
J	19.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
K	30.06.20	S4.55 SUBMISSION TO COUNCIL	EF
L	07.07.20	AMENDED S4.55 SUBMISSION TO COUNCIL	VF

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

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

OTHER

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

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

⊗ SMOKE ALARM

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

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PROJECT

Proposed Dwelling
Frenchs Forest

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S4.55 ISSUE

NORTH	DRAWN	DRAWING TITLE
	VF	GROUND FLOOR PLAN
CHECKED	SCALE @A2	JOB NUMBER
RA	1:100	0234
APPROVED	DRAWING NO.	REV
RA	201	L

REV	DATE	DESCRIPTION	BY
A	30.01.20	ISSUE TO CLIENT FOR REVIEW	EF
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C	17.04.20	ISSUE TO CLIENT FOR APPROVAL	EF
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E	16.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	VF
F	19.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
G	22.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
H	30.06.20	S4.55 SUBMISSION TO COUNCIL	EF
J	07.07.20	AMENDED S4.55 SUBMISSION TO COUNCIL	VF

NOTES

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TOW	TOP OF WALL
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⊗	SMOKE ALARM

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S4.55 ISSUE

NORTH	DRAWN	DRAWING TITLE
	VF	FIRST FLOOR PLAN
CHECKED	SCALE @A2	JOB NUMBER
RA	1:100	0234
APPROVED	DRAWING NO.	REV
RA	202	J

REV	DATE	DESCRIPTION	BY
A	30.01.20	ISSUE TO CLIENT FOR REVIEW	EF
B	17.04.20	ISSUE TO CLIENT FOR APPROVAL	EF
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☒	SMOKE ALARM

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PROJECT

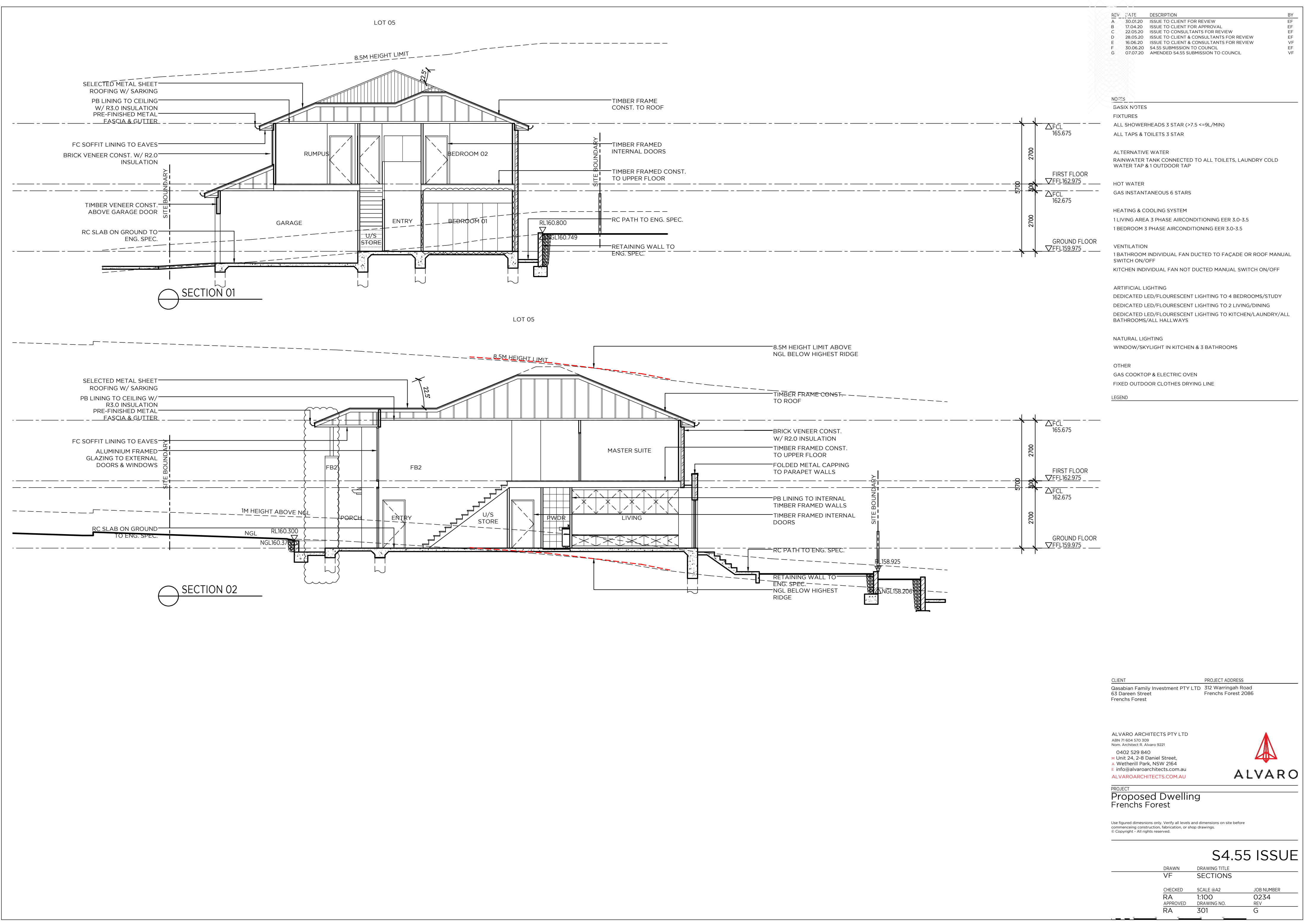
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S4.55 ISSUE

NORTH	DRAWN	DRAWING TITLE
	VF	ROOF PLAN
CHECKED	SCALE @A2	JOB NUMBER
RA	1:100	0234
APPROVED	DRAWING NO.	REV
RA	203	E



REV.	DATE	DESCRIPTION	BY
A	30.01.20	ISSUE TO CLIENT FOR REVIEW	EF
B	17.04.20	ISSUE TO CLIENT FOR APPROVAL	EF
C	22.05.20	ISSUE TO CONSULTANTS FOR REVIEW	EF
D	28.05.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
E	16.06.20	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	VF
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G	07.07.20	AMENDED S4.55 SUBMISSION TO COUNCIL	VF

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- FIXTURES
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- ALL TAPS & TOILETS 3 STAR
- ALTERNATIVE WATER
- RAINWATER TANK CONNECTED TO ALL TOILETS, LAUNDRY COLD WATER TAP & 1 OUTDOOR TAP
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- 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
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- NATURAL LIGHTING
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- OTHER
- GAS COOKTOP & ELECTRIC OVEN
- FIXED OUTDOOR CLOTHES DRYING LINE
- LEGEND

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S4.55 ISSUE

DRAWN	DRAWING TITLE
VF	SECTIONS
CHECKED	SCALE @A2
RA	1:100
APPROVED	DRAWING NO.
RA	301
	JOB NUMBER
	0234
	REV.
	G


REV	DATE	DESCRIPTION	BY
A	30.01.20	ISSUE TO CLIENT FOR REVIEW	EF
B	17.04.20	ISSUE TO CLIENT FOR APPROVAL	EF
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- OTHER
- GAS COOKTOP & ELECTRIC OVEN
- FIXED OUTDOOR CLOTHES DRYING LINE

LEGEND	
AL1	PRE-FINISHED ALUMINIUM FRAMED GLAZING
DR1	COLOURED CONCRETE DRIVEWAY
FB1	FACE BRICK FINISH - MAJOR
FB2	PAINT & RENDER FINISH TO COLUMNS & FIN WALLS
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
TP1	FACE TIMBER FINISH TO POSTS
TR1	METAL SHEET ROOFING
WP1	PRE-FINISHED ALUMINIUM CLADDING

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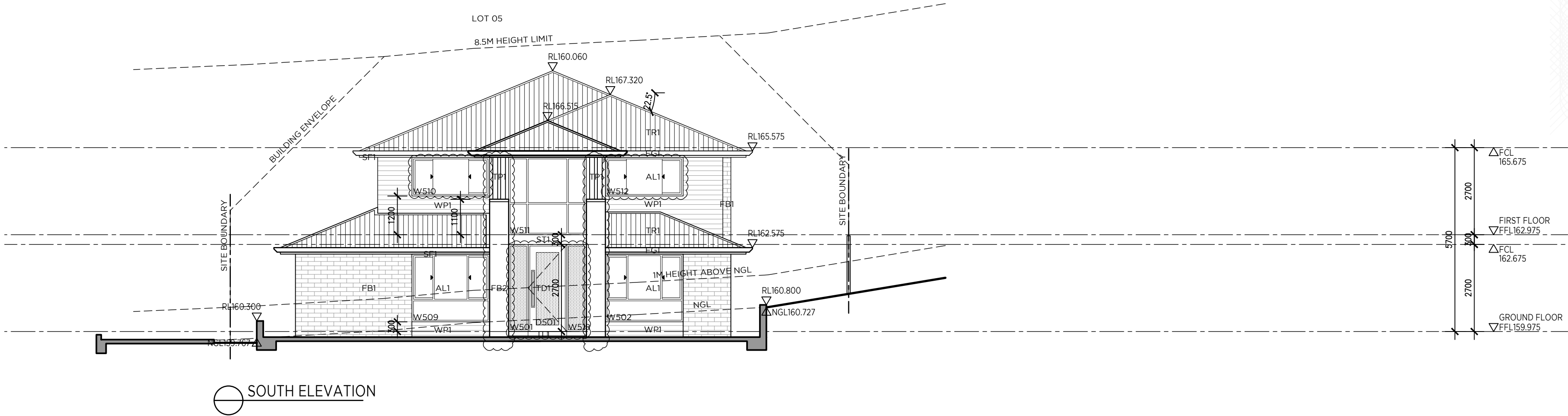
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**Proposed Dwelling
Frenchs Forest**

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S4.55 ISSUE

DRAWN	DRAWING TITLE
VF	ELEVATIONS
CHECKED	SCALE @A2
RA	1:100
APPROVED	DRAWING NO.
RA	302
JOB NUMBER	
0234	
REV	
J	



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

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

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DR1	COLOURED CONCRETE DRIVEWAY
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MC1	PRE-FINISHED METAL CAPPING
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TG1	PRE-FINISHED GARAGE DOOR
TL1	SELECTED NON-SLIP OUTDOOR TILE
TP1	FACE TIMBER FINISH TO POSTS
TR1	METAL SHEET ROOFING
WP1	PRE-FINISHED ALUMINIUM CLADDING

No.	STYLE	SIZE (mm)			REMARKS	CODE	ORIENTATION	EAVE (mm)		
		WIDTH	HEIGHT	AREA(m²)				WIDTH (INCL. GUTTER)	HEIGHT 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

Architectural floor plan of the first floor of a building. The plan shows a rectangular layout with various rooms and corridors. Key features include:


- Entrance Area (Left):** Features a glass door (D501) and a window (W511). Dimensions: 2410x2400.
- Central Corridor (D502):** A central corridor with a circular feature. Dimensions: 3600x2400.
- Large Room (Right):** A large room with a glass door (D503) and a window (W508). Dimensions: 1000x2400.
- Smaller Room (Far Right):** A smaller room with a window (W515). Dimensions: 1930x1200.
- Other Rooms:** Includes a room with a window (W504) and a room with a window (W506).
- Dimensions:** Various dimensions are provided for rooms and windows, such as 605x2700, 3320x600, 1930x1500, 450x944, and 1000x2400.
- Orientation:** North (N) is indicated at the top.
- Floor Level:** The floor level is indicated as FFL 162.975.

WINDOW ELEVATIONS CUSTOM ONLY

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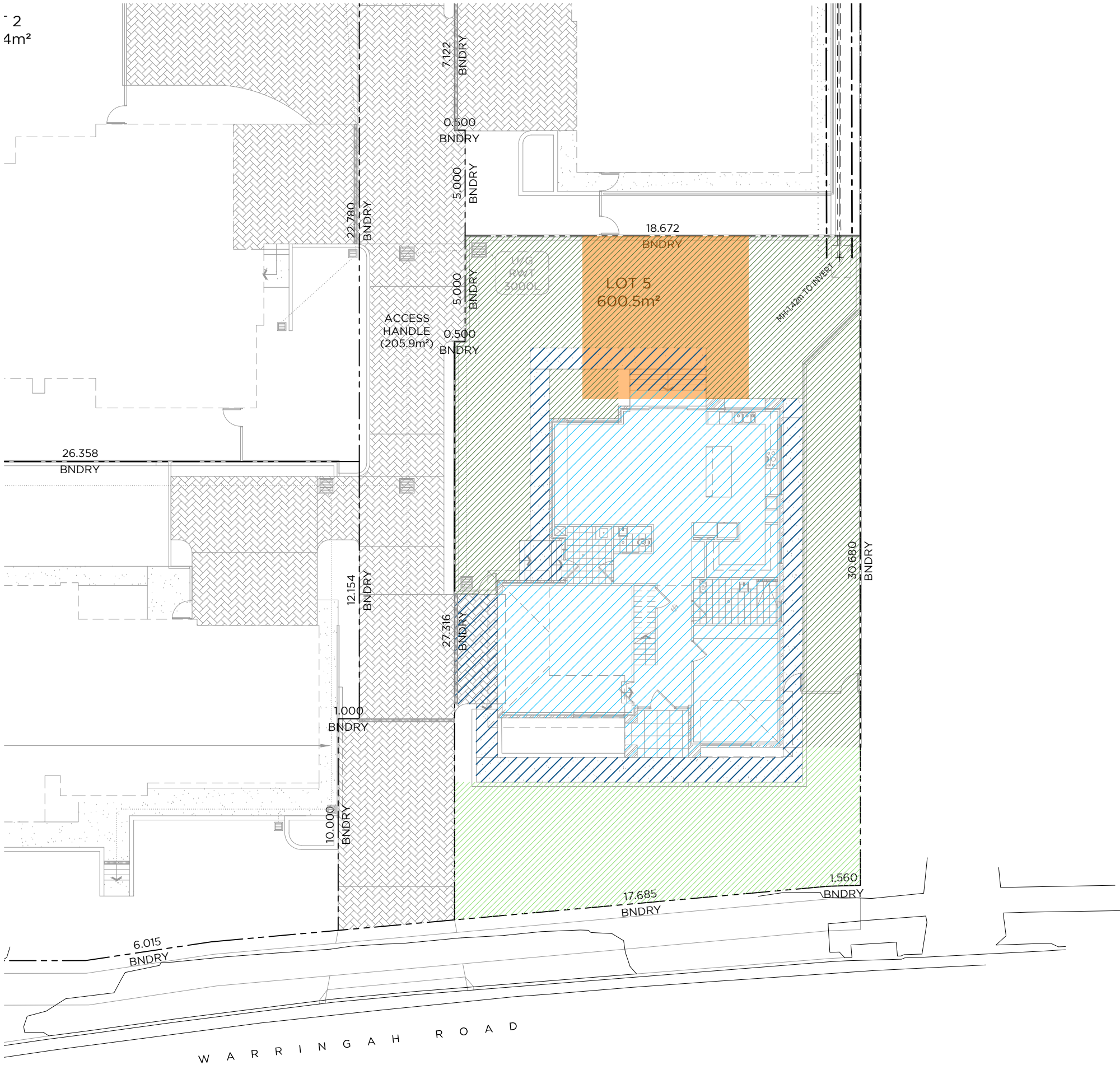
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VF	ELEVATION & WINDOW SCHEDULE	
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APPROVED	DRAWING NO.	REV
RA	303	K



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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

OTHER

GAS COOKTOP & ELECTRIC OVEN

FIXED OUTDOOR CLOTHES DRYING LINE

LEGEND		m²	%
CODE	TYPE		
	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%

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

ALVARO ARCHITECTS PTY LTD

ABN 71 664 570 309


Nom. Architect R. Alvaro 9221

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ALVARO

PROJECT


Proposed Dwelling

Frenchs Forest

Use figured dimesions only. Verify all levels and dimensions on site before commencing construction, fabrication, or shop drawings.

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NORTH



DRAWN

VF

CHECKED

RA

APPROVED

RA

DRAWING TITLE

AREA SCHEDULE

SCALE @A2

1:200

DRAWING NO.

401

JOB NUMBER

0234

REV

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S4.55 ISSUE