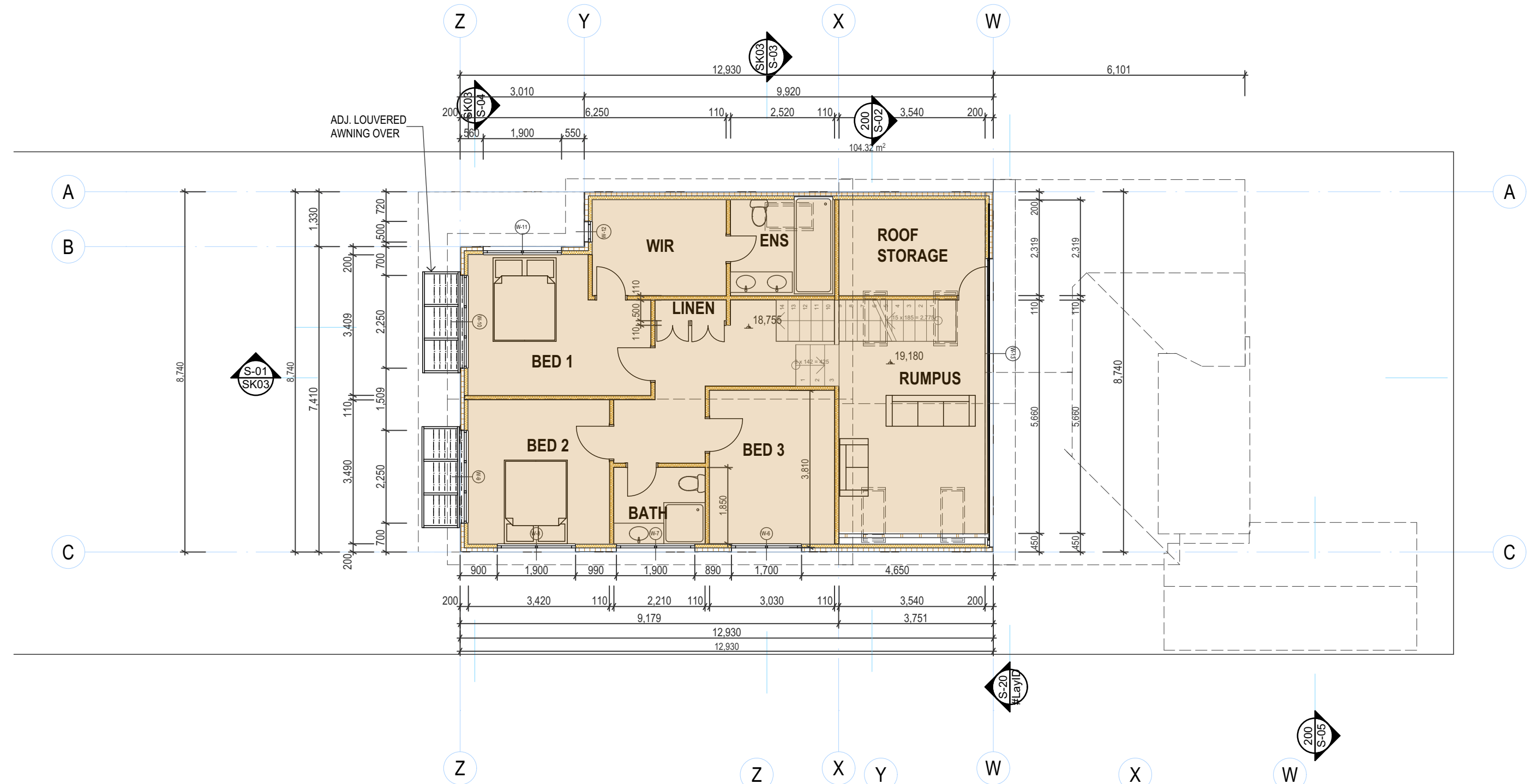
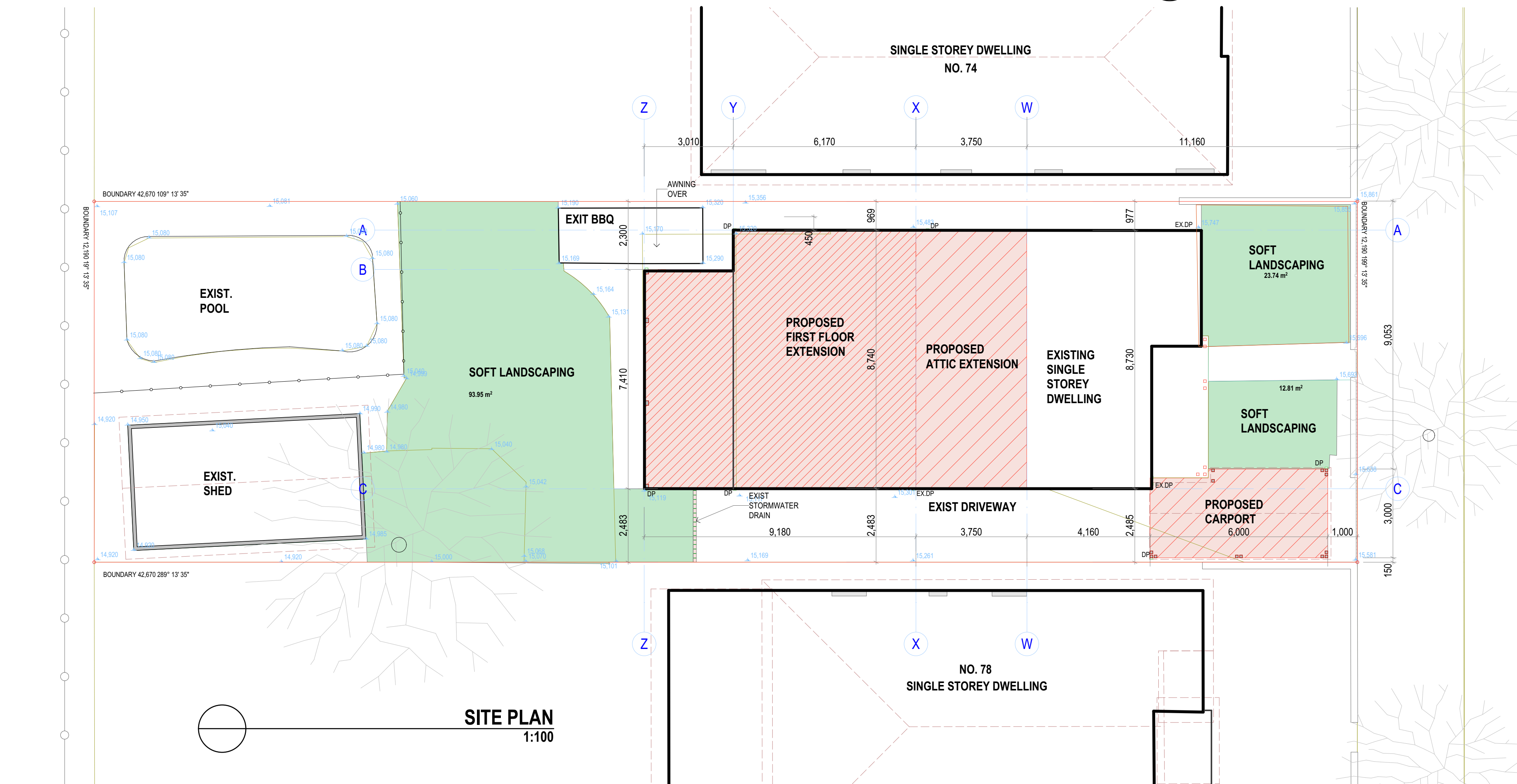


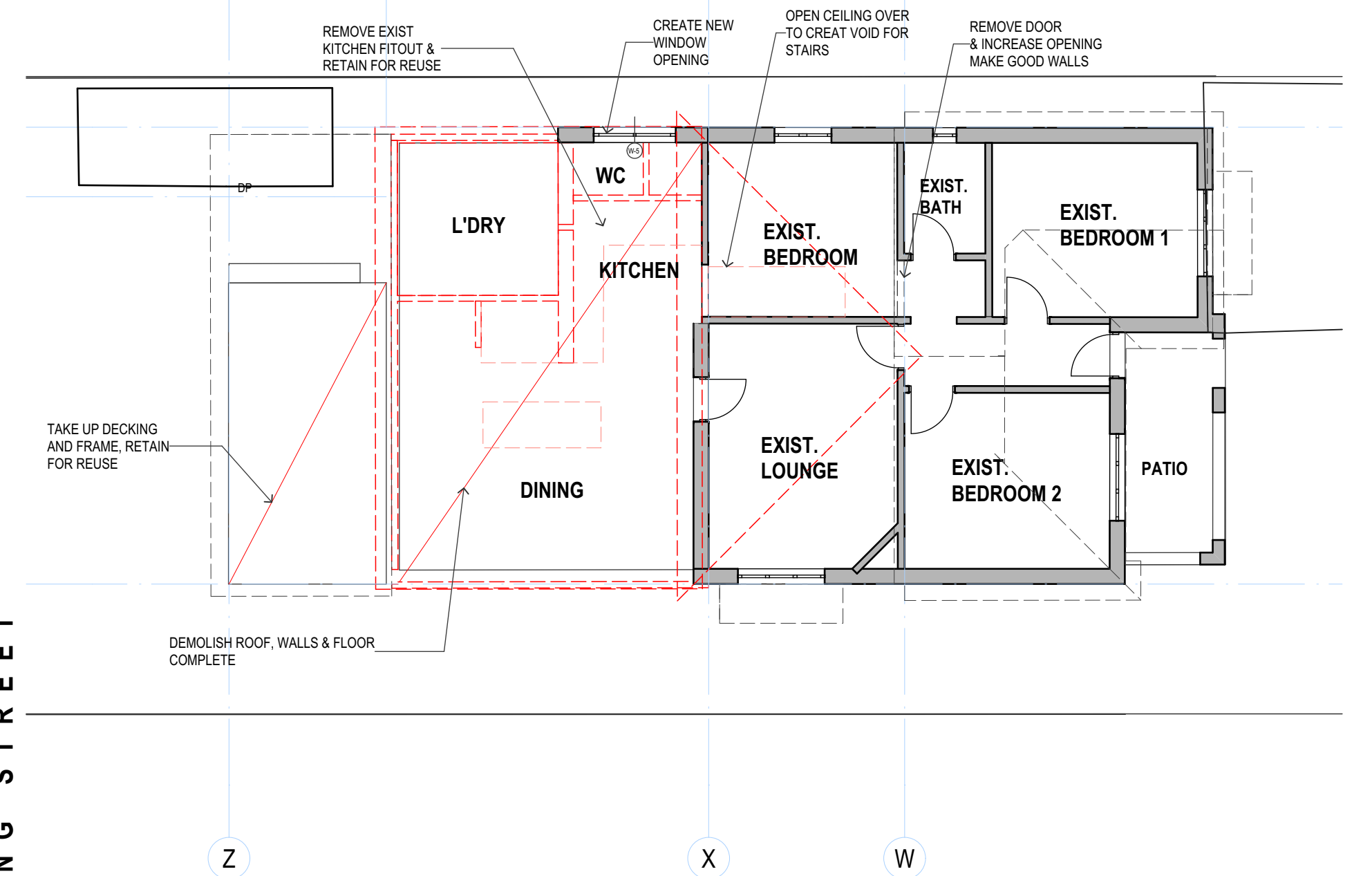
PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN
1:100

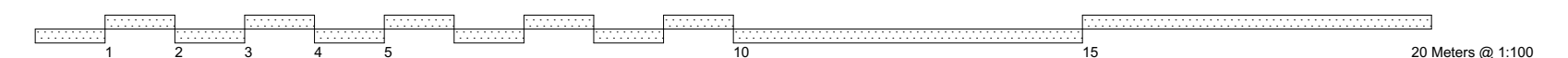


SITE PLAN
1:100

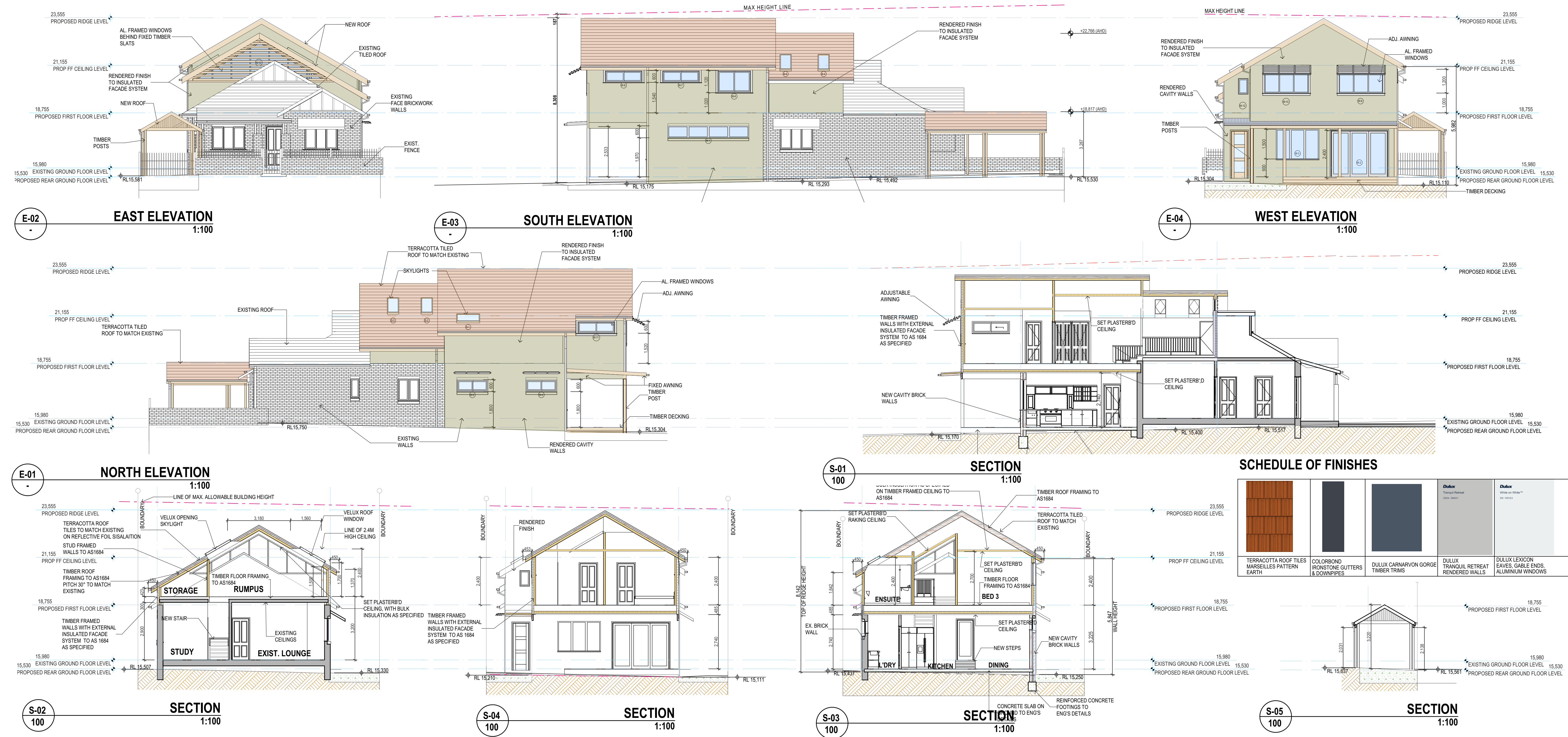


DEMOLITION PLAN
1:100

SITE AREA: 520.1sqm	CONTROL	PROPOSAL
Site Coverage		
Maximum allowable building footprint	330sqm	186sqm
Maximum Site Cover of all structures	50% or 260.05sqm	224sqm or 43%
Maximum Floor Area of all Outbuildings	45sqm	33sqm
Landscaping		
Minimum required Deep Soil Area with minimum dimension 2.5m	20% or 104	124.4sqm
Minimum required open space	35% or 182sqm	303sqm
Minimum Soft landscaping	25% or 130sqm	130.4sqm
Floor Space Ratio		
Maximum allowable Floor Space Ratio	0.55:1 or 286.05sqm	Ground floor: 116.4sqm First Floor: 85.71sqm Existing Outbuilding: 30sqm Total 232sqm or 0.45:1

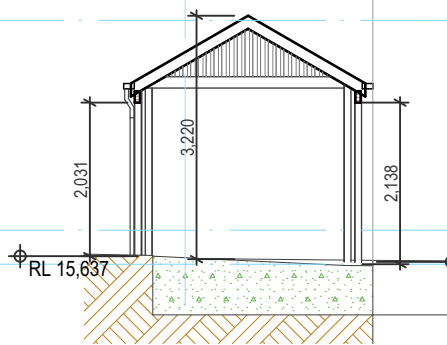


<p>Isabel F FERREIRA Architects</p> <p>nsw architects registration board no. 7036</p> <p>3 Summit Street Earlwood NSW 2206 02 9787 5590 0414 272 998 isabel@iffarchitects.com.au</p>	<p>General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey</p>	<table><tr><th>Rev</th><th>Comment</th><th>Issue Date</th></tr><tr><td>A.</td><td>DEVELOPMENT APPLICATION SUBMISSION</td><td>01/07/2022</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Rev	Comment	Issue Date	A.	DEVELOPMENT APPLICATION SUBMISSION	01/07/2022																						<p>CLIENT : MR & MRS FARIA</p> <p>SITE : 76 KING STREET ASHBURY NSW 2193 LOT 43 DP11261</p>	<p>PROJECT : PROPOSED FIRST FLOOR ADDITIONS & ALTERATIONS TO EXISTING DWELLING</p>	<p>DRAWING TITLE : PROPOSED SITE PLAN PROPOSED FLOOR PLANS DEMOLITION PLAN</p>	<table><tr><td>SCALE AS NOTED AT A1</td><td>PLOT DATE 1/07/2022</td></tr><tr><td>SITE ID/DESCRIPTION LOT 43 DP11261</td><td>TOTAL PAGES IN SET A</td></tr><tr><td>PROJECT NO. 21271</td><td>DRAWING NO. 100</td></tr></table>	SCALE AS NOTED AT A1	PLOT DATE 1/07/2022	SITE ID/DESCRIPTION LOT 43 DP11261	TOTAL PAGES IN SET A	PROJECT NO. 21271	DRAWING NO. 100
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SCHEDULE OF FINISHES

TERRACOTTA ROOF TILES MARSEILLES PATTERN EARTH	COLORBOND IRONSTONE GUTTERS & DOWNPIPES	DULUX TRANQUIL RETREAT RENDERED WALLS	DULUX CARNARVON GORGE TIMBER TRIMS	DULUX LEXICON EAVES, GABLE ENDS, ALUMINIUM WINDOWS



WINDOW & GLAZED DOORS

ID	W-1	W-2	W-3	W-4	W-5	W-6	W-7	W-8	W-9	W-10	W-11	W-12	W-13
W x H	4,090x600	2,890x2,400	2,170x1,545	1,570x600	1,570x600	1,700x1,120	1,900x600	1,900x600	2,250x1,200	2,250x1,200	1,900x600	500x800	7,005x2,025
ELEVATION													
FRAME DETAILS	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium	Standard Aluminium
GLASS DETAILS	Single Clear	Single Clear	Single Clear	Single obscure	Single Clear	Single Clear	Single Clear	Single Clear	Single Clear	Single Clear	Single Clear	Single Clear	Single Clear
THERMAL TRANSMITTANCE (U-VALUE)	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63
SOLAR HEAT GAIN COEFFICIENT (SHGC)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
SHADING DEVICE	None	Verandah >=900mm	Verandah >=900mm	Awning >=450mm	Awning >=450mm	Eave >=450mm	Eave >=450mm	Eave >=450mm	External Louvre/Blind Adjustable	External Louvre/Blind Adjustable	Projection above sill ratio >=0.43	Eave >=450mm	External Louvres fixed

BASIX COMMITMENTS	CONSTRUCTION
FIXTURES & SYSTEMS LIGHTING A minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. FIXTURES Showerheads: All showerheads with a minimum 3 star rating (flow rate no greater than 9L/min) Toilets: All toilet flushing systems with a minimum 3 star rating (flow rate no greater than 4L per average flush) Kitchen Taps: All taps in kitchen with a minimum 3 star rating (flow rate no greater than 9L/min) Bathroom Taps: All taps in bathroom with a minimum 3 star rating (flow rate no greater than 9L/min)	CONSTRUCTION All new construction to include the following: Concrete Slab on Ground Additional Insulation: Nil Timber Floor above existing dwelling Additional Insulation: Nil External walls Construction: Cavity Brick Additional Insulation: Nil External walls Construction: External Insulated Façade System Thickness: 75mm Additional Insulation: Nil Framed Pitched Roof, raked ceiling. Roof insulation: reflective foil sisalation Roof finish: dark (solar absorbance <0.7) Ceiling Insulation: R2.50 (up) Framed Pitched Roof, flat ceiling. Roof insulation: reflective foil sisalation Roof finish: dark (solar absorbance <0.7) Ceiling Insulation: R2.50 (up) Insulation to be installed in accordance with Part3.12.1.1 of the BCA

SKYLIGHTS & ROOF WINDOWS

ID	S-1	S-2	S-3	S-4	S-5
Description (Attributes)	700 x 1140	1450 x 550	1450 x 550	1450 x 550	1450 x 550
ELEVATION					
FRAME DETAILS	Timber	Timber	Timber	Timber	Timber
GLASS DETAILS	Low-E Internal, argon fill, clear external	Low-E Internal, argon fill, clear external	Low-E Internal, argon fill, clear external	Low-E Internal, argon fill, clear external	Low-E Internal, argon fill, clear external



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General Notes

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Rev

Comment

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A. DEVELOPMENT APPLICATION SUBMISSION

01/07/2022

CLIENT :

MR & MRS FARIA

SITE :

76 KING STREET ASHBURY NSW 2193

LOT 43 DP11261

PROJECT :

PROPOSED FIRST FLOOR ADDITIONS & ALTERATIONS TO EXISTING DWELLING

DRAWING TITLE :

PROPOSED ELEVATIONS PROPOSED SECTIONS

SCALE

AS NOTED AT A1

SITE ID/DESCRIPTION

LOT 43 DP11261

PROJECT NO.

21271

PLOT DATE

1/07/2022

TOTAL PAGES IN SET

REVISION NO.

A

DRAWING NO.

200