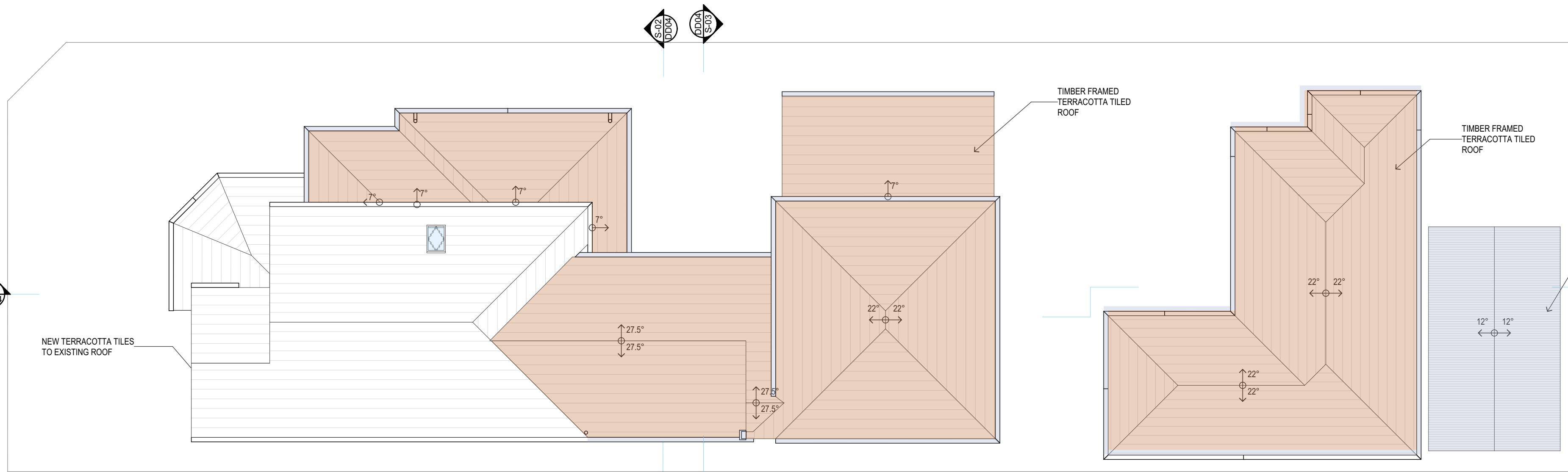
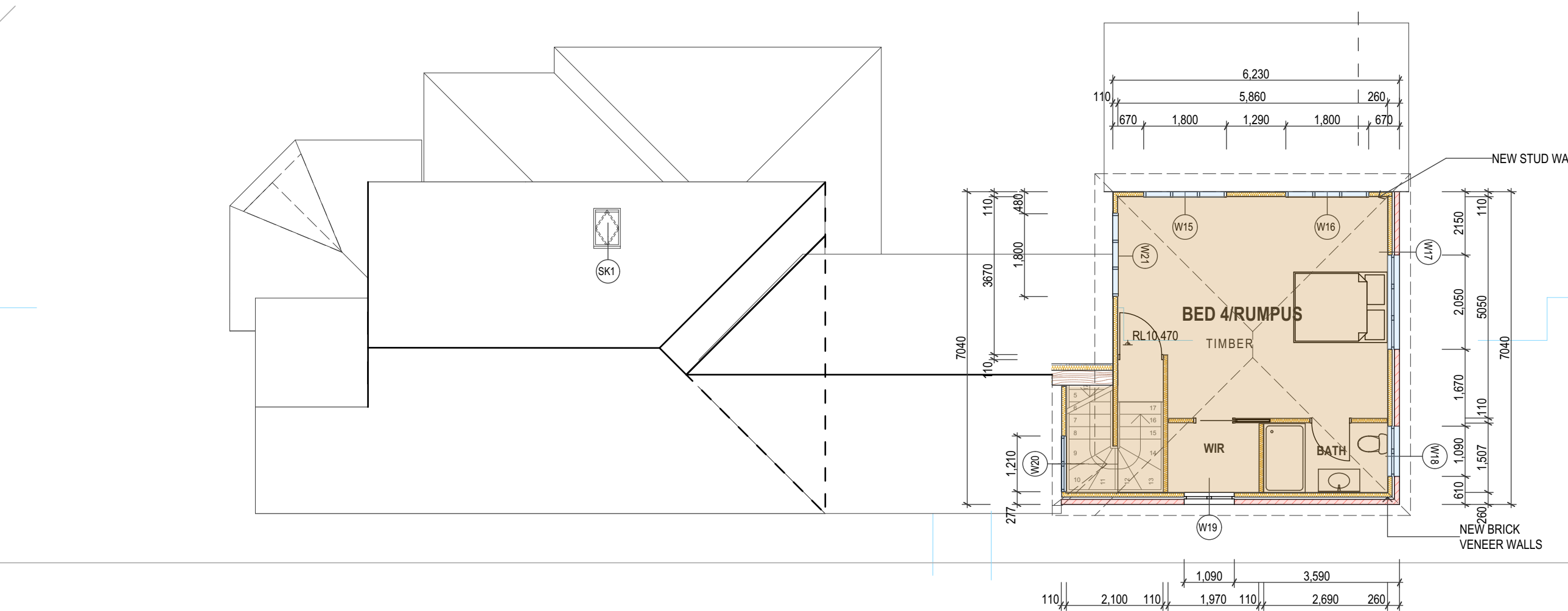
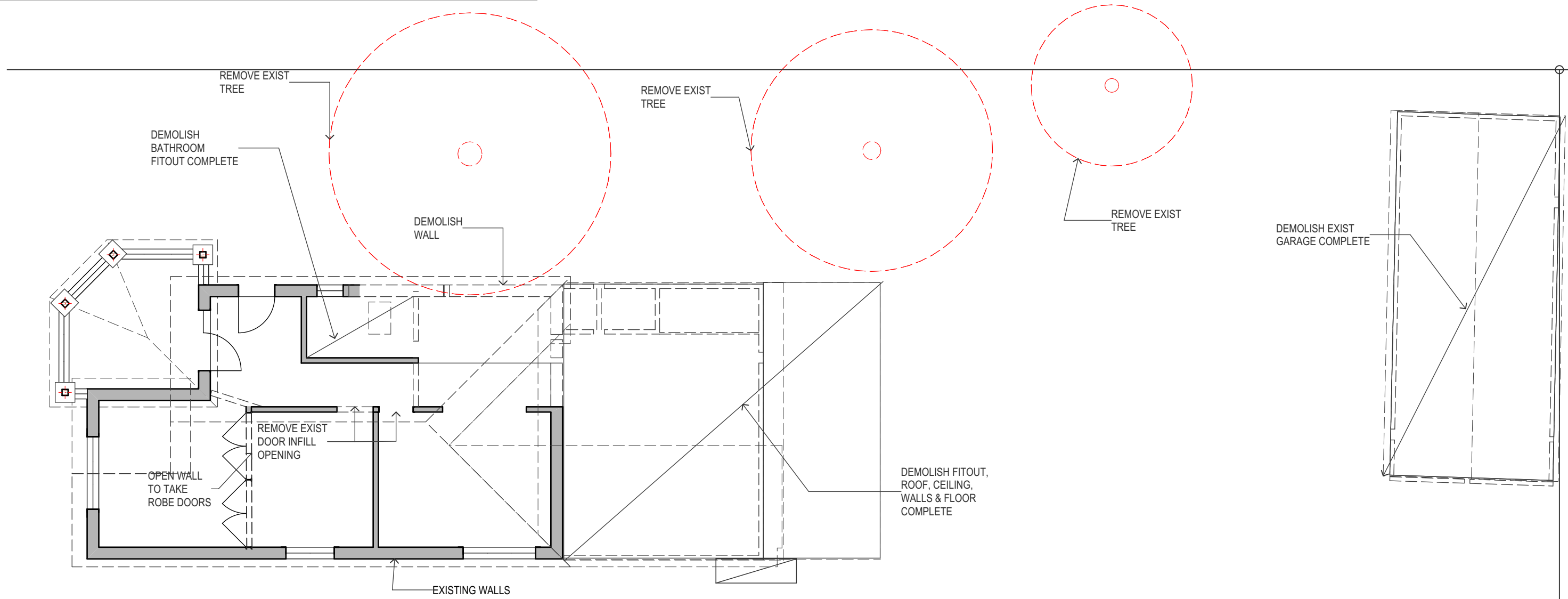




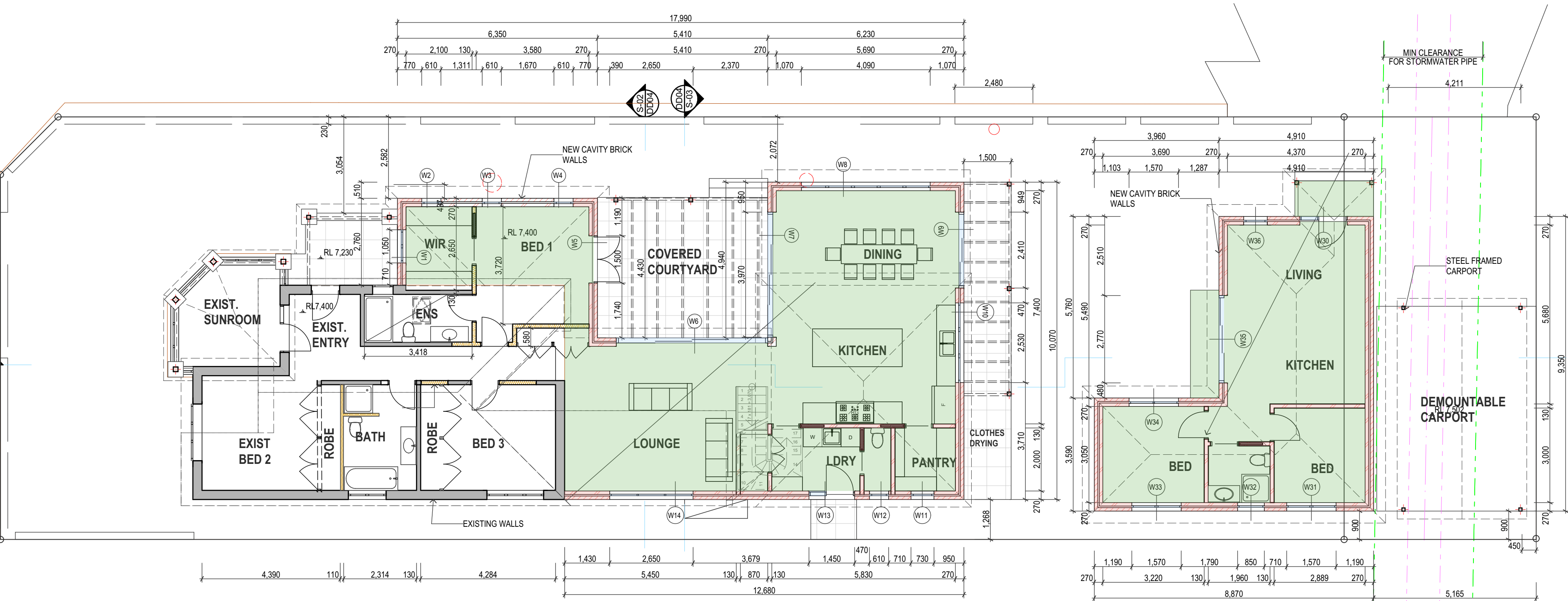
PROPOSED ROOF PLAN 1:100



PROPOSED FIRST FLOOR LEVEL 1:100



DEMOLITION PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

BASIX COMMITMENTS – SECONDARY DWELLING

WATER COMMITMENTS	
Fixtures	
All Showerheads	4 Star min. (>6<=7.5L/min plus spray force & coverage tests)
All toilet flushing Systems	4 Star Min
Kitchen Tap	5 Star min
All Basin Taps	5 Star Min
Rainwater Tank	5000L
Collecting from:	118sqm roof
Connected to:	At least 1 outdoor tap All toilets in development
THERMAL COMFORT COMMITMENTS	
Additional Insulation	
Floors	Nil
Slab on Ground	Nil
Framed Floor over Garage	Nil
Walls	
External - Cavity Brick	R 0.5 (or R1.17 including construction)
Ceiling & Roof	
Pitched Roof with Flat Ceiling	Ceiling: R4.5(up) Roof: foil/sarking, Medium (solar absorbance>0.45-0.7

ENERGY COMMITMENTS	
Hot Water System	Gas instantaneous Min 6 Star Rating
Cooling System	
Living Areas	Ceiling Fans
Bedrooms	Ceiling Fans
Heating System	
Living Areas	No active heating system
Bedroom	No Active heating System
Ventilation	
Bathrooms	Individual fan, ducted to roof or façade. Manual switch on/off
Kitchen	Individual fan, ducted to roof or façade Manual switch on/off
Laundry	Natural Ventilation
Artificial Lighting	
2 Bedrooms	Dedicated LED or Fluorescent
1 Living Areas	Dedicated LED or Fluorescent
Kitchen	Dedicated LED or Fluorescent
All Bathrooms	DedicatedLED or Fluorescent
Laundry	Dedicated LED or Fluorescent
Hallways	Dedicated LED or Fluorescent
Other	
Cooking	Induction Cooktop, Electric Oven
Clothes Drying	Fixed outdoor clothes line

BASIX COMMITMENTS – ALTERATIONS & ADDITIONS

WATER COMMITMENTS		
Fixtures & Systems		
Hot Water System	Gas instantaneous	
Lighting	A minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Showerheads	New or altered to have a flow rate no greater than 9 litres per minute or a 3 star water rating.	
Toilets	New or altered to have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.	
Taps	New or altered to have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.	
CONSTRUCTION		
	Additional Insulation	Other
Floors		
Slab on Ground	Nil	
External Walls		
Cavity Brick	Nil	
Brick Veneer	R1.16 (or R1.70 including construction)	
Framed	R1.3(or 1.70 including construction)	
Ceiling & Roof		
Pitched Roof with Flat Ceiling	Ceiling: 2.5(up) Roof: foil/sarking,	Framed Medium (solar absorbance>0.475<0.70)
Pitched Roof with Raked Ceiling	Ceiling: R4(up) Roof: Foil/sarking	Framed Medium (solar absorbance>0.475<0.70)
Flat Roof with Flat Ceiling	Ceiling: R4(up) Roof: 75mm Foil backed blanket	Framed Medium (solar absorbance>0.475<0.70)

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING

CLIENT: MR & MRS MERLINO

DATE: 28/09/2023

SCALE: AS NOTED AT A1

PROJ. NO: LOT 73 DP 13690 & LOT 1 DP 206798

PROJ. NO: B

PROJ. NO: 22274

PROJ. NO: DA100

General Notes

3 Summit Street Ashbury NSW 2165
The Builder shall check all dimensions and levels on site prior to construction.
02 9752 5590
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey.

Isabel F FERREIRA Architects

new address registration form no. 1018