

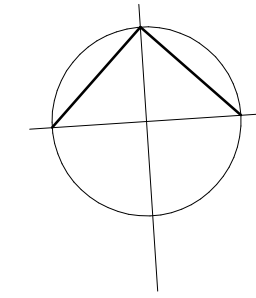
SITE PLAN
GROUND FLOOR PLAN

BASIX NOTES

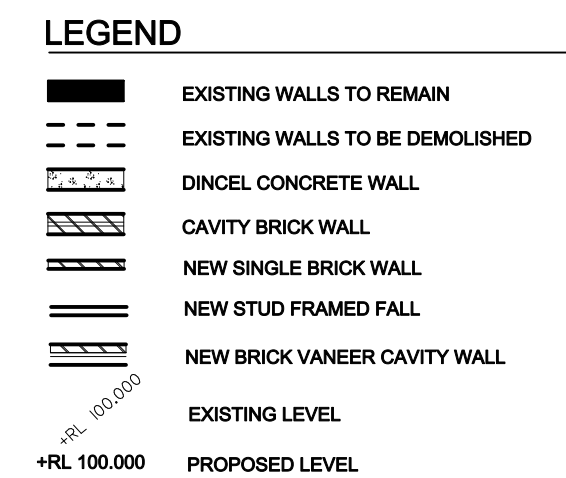
Min. 40% of new light fittings to use fluorescent, compact fluorescent or LED lamps
All new showerheads & taps to have a flow rate no greater than 9 l/min, or a min. 3 star water rating
All new toilets to use no greater than 4 litres per average flush or a min. 3 star water rating
No insulation required for new floor above garage
Min. R1.16 insulation to be added to new brick veneer external walls
Min. R1.3 insulation to be added to new external walls with lightweight cladding
No insulation required to new internal wall shared with garage
Min. R2.5 insulation to new ceilings
Foil sarking under new roof
Dark coloured new roof (solar absorbance <0.7)
All new windows & glazed doors to be standard aluminium frames with single clear glass (or to have specs no greater than Uw 7.63 & SHGCw 0.75)
V5 to have min. 504mm hood at its head

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED
- DINCEL CONCRETE WALL
- CAVITY BRICK WALL
- NEW SINGLE BRICK WALL
- NEW STUD FRAMED WALL
- NEW BRICK VANEER CAVITY WALL
- EXISTING LEVEL
- PROPOSED LEVEL



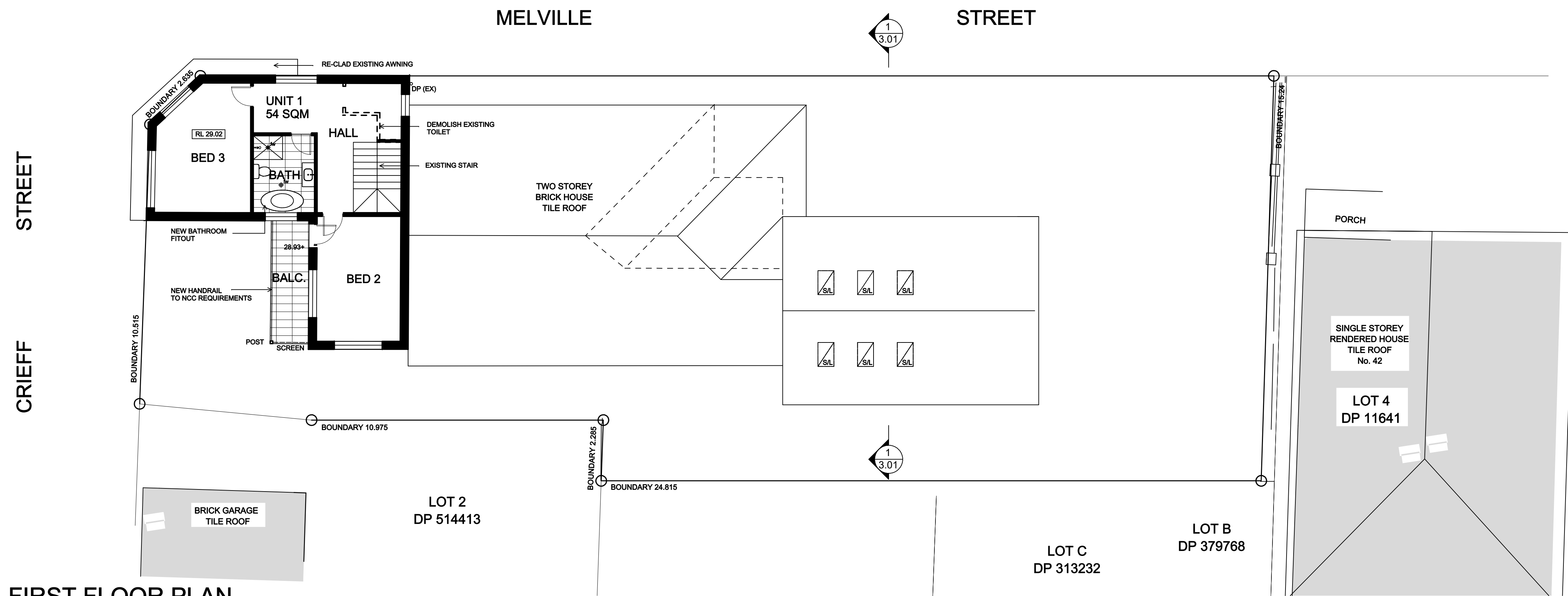
												DRAWING TITLE: <div>SITE PLAN GROUND FLOOR PLAN</div>			PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DUAL OCCUPANCY			SCALE: 1:100 on A1		DRAWN: AP		<div>3 Cabarita Road Cabarita NSW 2137 m 0405 257 100 e apavela@pavelaarchitects.net.au</div> <div><div>PAVELA</div><div>ARCHITECTS</div><div>Architect: Anthony Pavela Reg. No: 7206</div></div> <div>The contents of this drawing have an implied licence to be executed for the Client listed above at the above address only. Do not scale of this drawing, use dimensions only and verify them on site.</div>					
												ADDRESS: 2 Crieff Street, Ashbury NSW 2193			SHEET: 1		DATE: October 2023		JOB NO: 23215		DRAWING NO: 1.01		ISSUE NO: C				
												CLIENT: Ayoub															
ISSUE:			DATE:			ISSUE:			DATE:			ISSUE:			DATE:												



- Min. 40% of new light fittings to use fluorescent, compact fluorescent or LED lamps
- All new showerheads & taps to have a flow rate no greater than 9 l/min. or a min. 3 star water rating
- No insulation required for new floor above garage
- All new boilers to use no greater than 4 litres per average flush or a min. 3 star water rating
- Min. R16 insulation to be added to new brick veneer external walls
- Min. R1.25 insulation to be added to new external walls with lightweight cladding
- No insulation required to new internal wall shared with garage
- Min. R2.5 insulation to new ceilings
- Foil sarking under new roof
- Dark coloured new roof (soil absorptance >0.7)
- All new windows & glass doors to be standard aluminium frames with single clear glass (or to have specs no greater than Uw 0.63 and SHGCw 0.75)
- Min. 10% to have min. 50mm doors with single clear glass at the head

PAVELA
ARCHITECTS
Architect: Anthony Pavela Reg. No: 7206

[illegible]

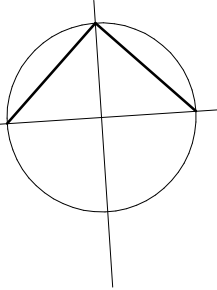


BASIX NOTES

Min. 40% of new light fittings to use fluorescent, compact fluorescent or LED lamps
All new showerheads & taps to have a flow rate no greater than 9 l/min. or a min. 3 star water rating
All new toilets to use no greater than 4 litres per average flush or a min. 3 star water rating
No insulation required for new floor above garage
Min. R1.16 insulation to be added to new brick veneer external walls
Min. R1.3 insulation to be added to new external walls with lightweight cladding
No insulation required to new internal wall shared with garage
Min. R2.5 insulation to new ceilings
Foil sarking under new roof
Dark coloured new roof (solar absorbance <0.7)
All new windows & glazed doors to be standard aluminium frames with single clear glass (or to have specs no greater than Uw 7.63 & SHGCw 0.75)
V5 to have min. 504mm hood at its head

LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	DINCEL CONCRETE WALL
	CAVITY BRICK WALL
	NEW SINGLE BRICK WALL
	NEW STUD FRAMED WALL
	NEW BRICK VANEER CAVITY WALL
	EXISTING LEVEL
	+RL 100.000 PROPOSED LEVEL



				DRAWING TITLE: <div>FIRST FLOOR PLAN</div>		PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DUAL OCCUPANCY		SCALE: 1:100 on A1		DRAWN: AP		<div><div>PAVELA</div><div>ARCHITECTS</div><div>3 Cabarita Road Cabarita NSW 2137 m 0405 257 100 e apavela@pavelaarchitects.net.au Architect: Anthony Pavela Reg. No: 7206</div></div> <div>The contents of this drawing have an implied licence to be executed for the Client listed above at the above address only. Do not scale of this drawing, use dimensions only and verify them on site.</div>		
						ADDRESS: 2 Crieff Street, Ashbury NSW 2193		SHEET: 1		DATE: October 2023				
						CLIENT: Ayoub		JOB NO: 23215		DRAWING NO: 1.03			ISSUE NO: A	
ISSUE:				DATE:										
						A DA SUBMISSION								
						25.11.2024								
						DATE:								



- Min. 40% of new light fittings to use fluorescent, compact fluorescent or LED lamps
- Min. all new showerheads & taps to have a flow rate no greater than 9 l/min, or a min. 3 star water rating
- All new toilets to use no greater than 6 litres per average flush or a min. 3 star water rating
- No insulation required for new floor above garage
- Min. R1 insulation to be added to new brick veneer external walls
- Min. R1.3 insulation to be added to new external walls with lightweight cladding
- Insulation required to new internal wall shared with garage
- Min. R2.5 insulation to new ceilings
- Foil sarking under new roof
- Minimum covered new roof (solar absorbance >0.7)
- All new power & placed conductors to be standard aluminium frames with single clear glass (or to have specs no greater than Uw 7.63 & SHGCw 0.75)
- W5 to have min. 504mm hood at its head

[illegible]



Min. 40% of new light fittings to use fluorescent, compact fluorescent or LED lamps
Min. all new showereads & taps to have a flow rate no greater than 9 litres/min, or a 1/2" water saving aerator
All new toilets to use no greater than 4 litres per average flush or 1/2" water saving aerator
Min. 18 insulation required for new floor above garage
Min. R1.16 insulation to be added to new brick veneer external walls
Min. R1.3 insulation to be added to new external walls with lightweight cladding
Min. 18 insulation required to new internal wall shared with garage
Min. R2.5 insulation to new ceilings
Foil sarking under new roof
Dark coloured new roof (solar absorbance >0.7)
All new windows & glazed doors to be standard aluminium frames with single clear glass (or to have specs no greater than U7.73 & SHG0.075)
W5 to have min. 504mm hold at its head

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