DRAWING SCHEDULE

A 0000 TITLE PAGE
A 1200 BASEMENT PLAN
A 1201 GROUND FLOOR PLAN
A 1202 LEVEL 01
A 1203 LEVEL 02
A 1204 LEVEL 03
A 1205 ROOF PLAN
A 1500 NORTH ELEVATION
A 1501 SOUTH ELEVATION
A 1502 WEST ELEVATION
A 1503 EAST ELEVATION
A 1504 HOURLY SOLAR ACCESS STUDY 3D
A 1700 SECTION AA
A 1701 SECTION BB
A 1702 SECTION CC

## FSR

SITE AREA: 1938.60 SQM
PERMISSIBLE FSR: 1:1.5 (INCL. +0.5 ARH BONUS)
PERMISSIBLE GFA: 2907.90 SQM
GFA: 2874.48 SQM
TOTAL FSR: 1.48:1

## ARH UNIT

G02, G04, G05, G07, G08, G10,
102, 103, 105, 106, 108, 109, 111,
202, 203, 205, 206, 208, 209, 211,
306, 309

## UNIT MIX

STUDIO: 1
1 BED: 9
1 BED + S: 1
2 BED: 26
3 BED: 4
UNITS TOTAL: 41

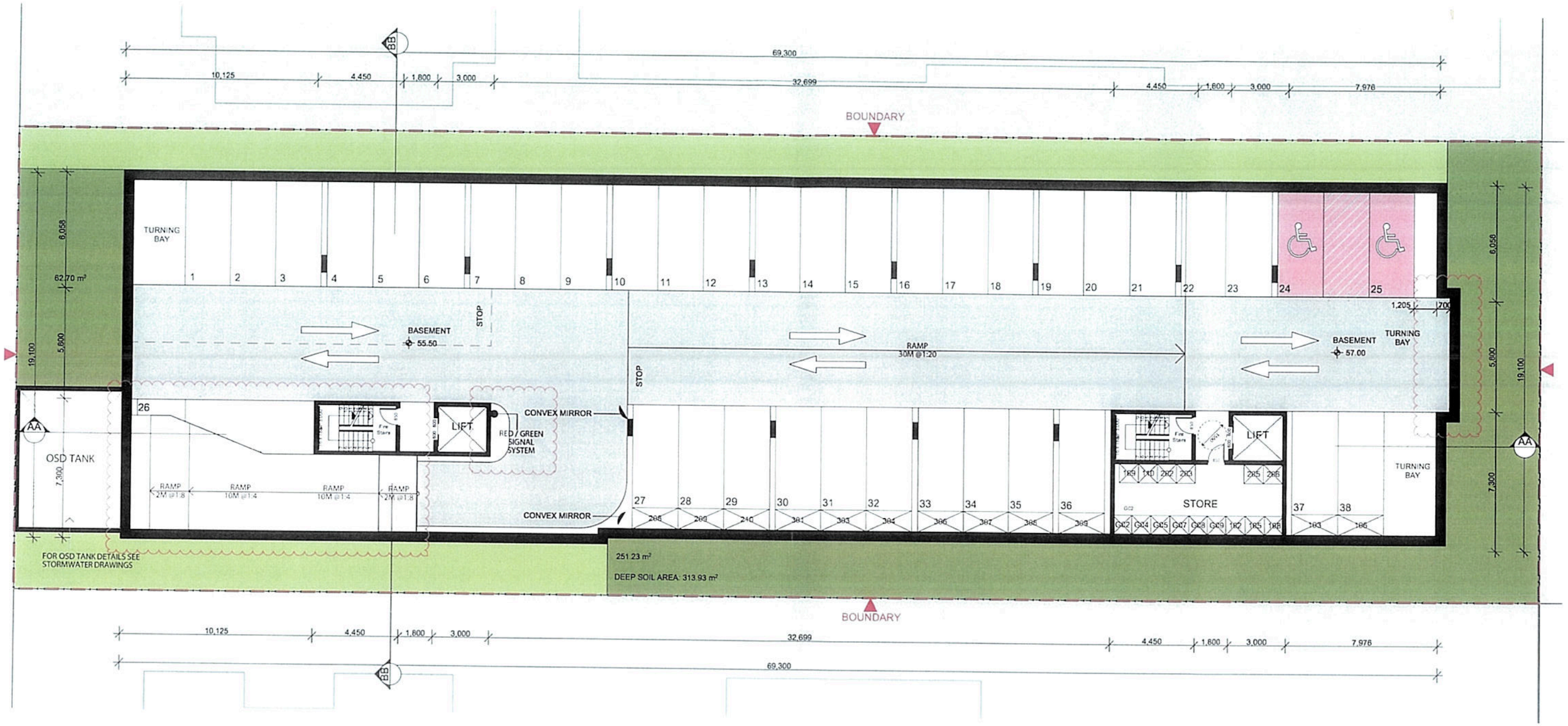
External Walls: [illegible]
Internal Walls: [illegible]
Windows: [illegible]
Roof: [illegible]
Ceiling: [illegible]
Floor: [illegible]
Floor Covering: [illegible]
Recessed Lights: [illegible]

T: +612 8065 1544 | E: office@ghazia.com
ACN: 67167131848
UNIT 2H, 8-13 REDMYRE RD,
STRATHFIELD, NSW 2135

GHAZI AL ALI
ARCHITECT

# 17-19 ROOKWOOD RD

17-19 ROOKWOOD ROAD, YAGOONA NSW 2199




BASEMENT PLAN @ 1:200

External Walls: (cavity brick (no insulation) + plasterboard lined internally - medium colour)
Internal Walls:
Within each unit: single skin brick painted both sides
Party/corridor walls: 70mm AAC x2 with 13mm FR both sides (no insulation in centre)
Windows: Aluminium DG Argon fill - High Solar Gain (incl. Eave Shade) - Clear U = 4.10 SHGC = 0.52
Roof: concrete tiled walking surface + R2.0 insulation - eave lights
Ceiling: Plasterboard + no insulation
Floor: Concrete slab - no insulation
Floor Covering: Ceramic tiles in wet areas and timber elsewhere
Recessed Lights: must be sealed

| Units | Additional insulation |
|---|---|
| G01 | R1.0 in floor |
| G02 | R1.0 in floor |
| G03 | R1.0 in floor |
| G04 | R1.0 in floor |
| G05 | R1.0 in floor |
| G06 | R1.0 in floor |
| G07 | R1.0 in floor |
| G08 | R1.0 insul. in external walls + R1.0 in floor |
| G09 | R1.0 in floor |
| G10 | R1.0 insul. in external walls + R1.0 in floor |
| 103 | R1.0 in floor |

SCALE 1:200

0 1 2 5 10M

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PROJECT
17-19 ROOKWOOD RD

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SCALE 1:200
DATE 24/07/2015
DRAWN BY YZ
CHECKED BY JU
APPROVED BY GA

DRAWING NAME
BASEMENT PLAN

DRAWING NUMBER
DA A1200

PROJECT NUMBER
63.14

REV
B

AMENDED

GROUND FLOOR PLAN @ 1:200

External Walls: cavity brick (no insulation) / plaster board / tied / masonry / medium colour

Internal Walls

With each unit: single skin brick / plastered both sides

Party/common walls: 70mm AAC x2 with 13mm FR both sides / insulation in centre

Windows: Aluminium DG Argon Fill / High Solar Gain (well East) / Clear: U = 4.10 SHGC = 0.52

Roof: concrete tiled walking surface + R1.0 insulation / eave: 3 units

Ceiling: Plasterboard + no insulation

Floor: Concrete slab / no insulation

Floor Covering: Ceramic tiles in wet areas and timber elsewhere

Recessed Lights: must be sealed

| Units | Additional insulation |
|---|---|
| G01 | R1.0 in floor |
| G02 | R1.0 in floor |
| G03 | R1.0 in floor |
| G04 | R1.0 in floor |
| G05 | R1.0 in floor |
| G06 | R1.0 in floor |
| G07 | R1.0 in floor |
| G08 | R1.0 in floor / in external walls + R1.0 in floor |
| G09 | R1.0 in floor |
| G10 | R1.0 in floor / in external walls + R1.0 in floor |
| 103 | R1.0 in floor |

DEEP SOIL 313.93 m²
16% OF SITE AREA

LAWN 107.02 m²

PAVEMENT 118.57 m²

PLANT BOX 109.52 m²

COMMON SPACE 228.09 m²

TOTAL LANDSCAPE AREA: 586.66 m²
(30.3% OF SITE AREA)

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GROUND FLOOR PLAN

DRAWING NUMBER
DA A1201

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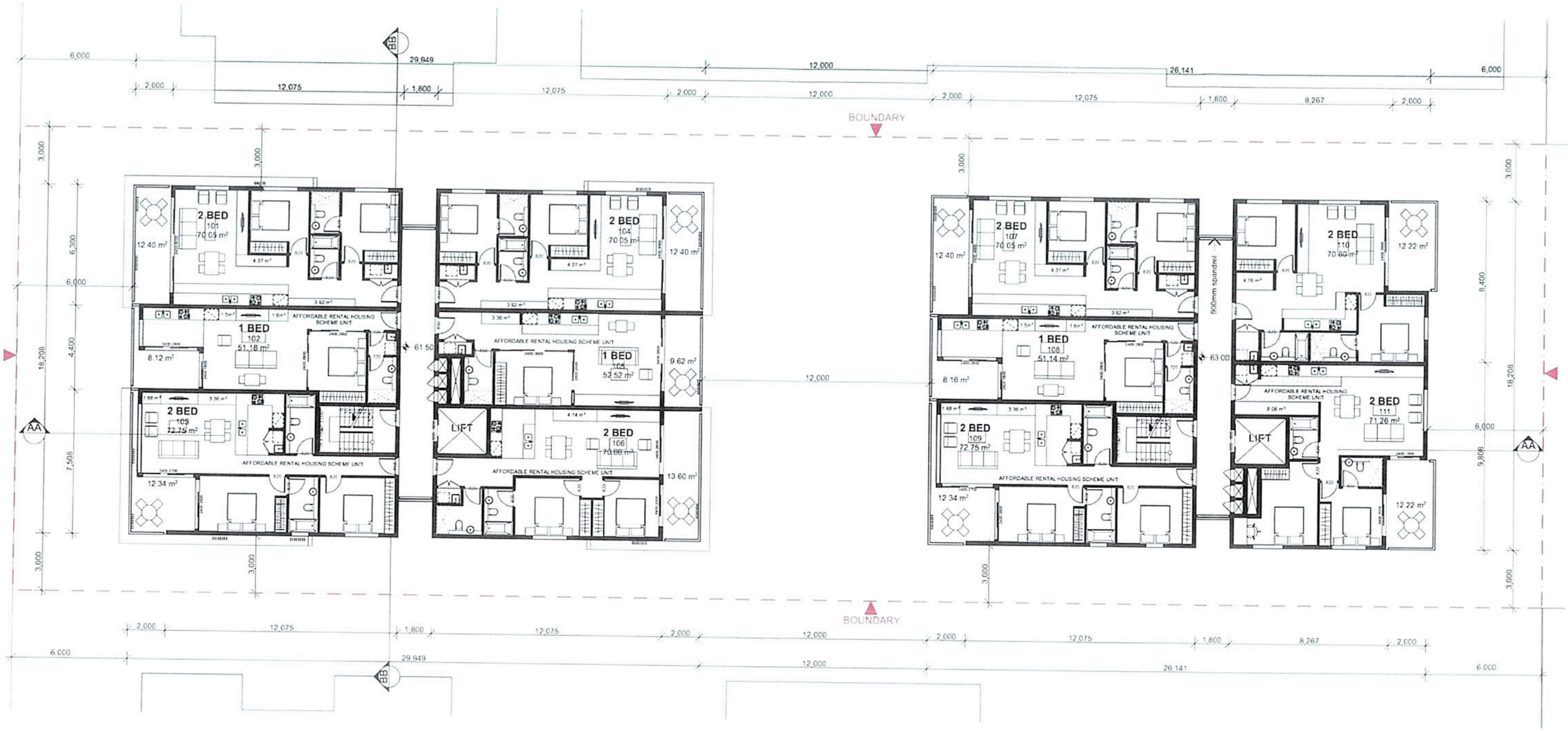


LEVEL 01 @ 1:200

External Walls: (exterior finish / insulation / plasterboard / stud framing / metal cladding)

Internal Walls:
- With wet area: single skin brick painted both sides
- Partition wall: 70mm AAC x 70mm x 33mm RB both sides (with insulation in centre)

Windows: Aluminium DGU Argon fill, High Solar Gain Low E. Glass U = 4.10 SHGC = 0.52
Roof: concrete tiled walking surface + R2.0 insulation over truss
Ceiling: Plasterboard + no insulation
Floor: Concrete slab no insulation
Floor Covering: Ceramic tiles in wet areas and timber elsewhere
Recessed Lights: must be sealed

| Units | Additional insulation |
|---|---|
| G01 | R1.0 in floor |
| G02 | R1.0 in floor |
| G03 | R1.0 in floor |
| G04 | R1.0 in floor |
| G05 | R1.0 in floor |
| G06 | R1.0 in floor |
| G07 | R1.0 in floor |
| G08 | R1.0 in floor + external walls + R1.0 in floor |
| G09 | R1.0 in floor |
| G10 | R1.0 in floor + external walls + R1.0 in floor |
| 103 | R1.0 in floor |

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LANDSCAPING: MICHAEL SIU
WASTE MANAGEMENT: GHAZI AL ALI ARCHITECT

ARCHITECT: GHAZI AL ALI

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DRAWING NAME: LEVEL 01

DRAWING NUMBER: DA A1202

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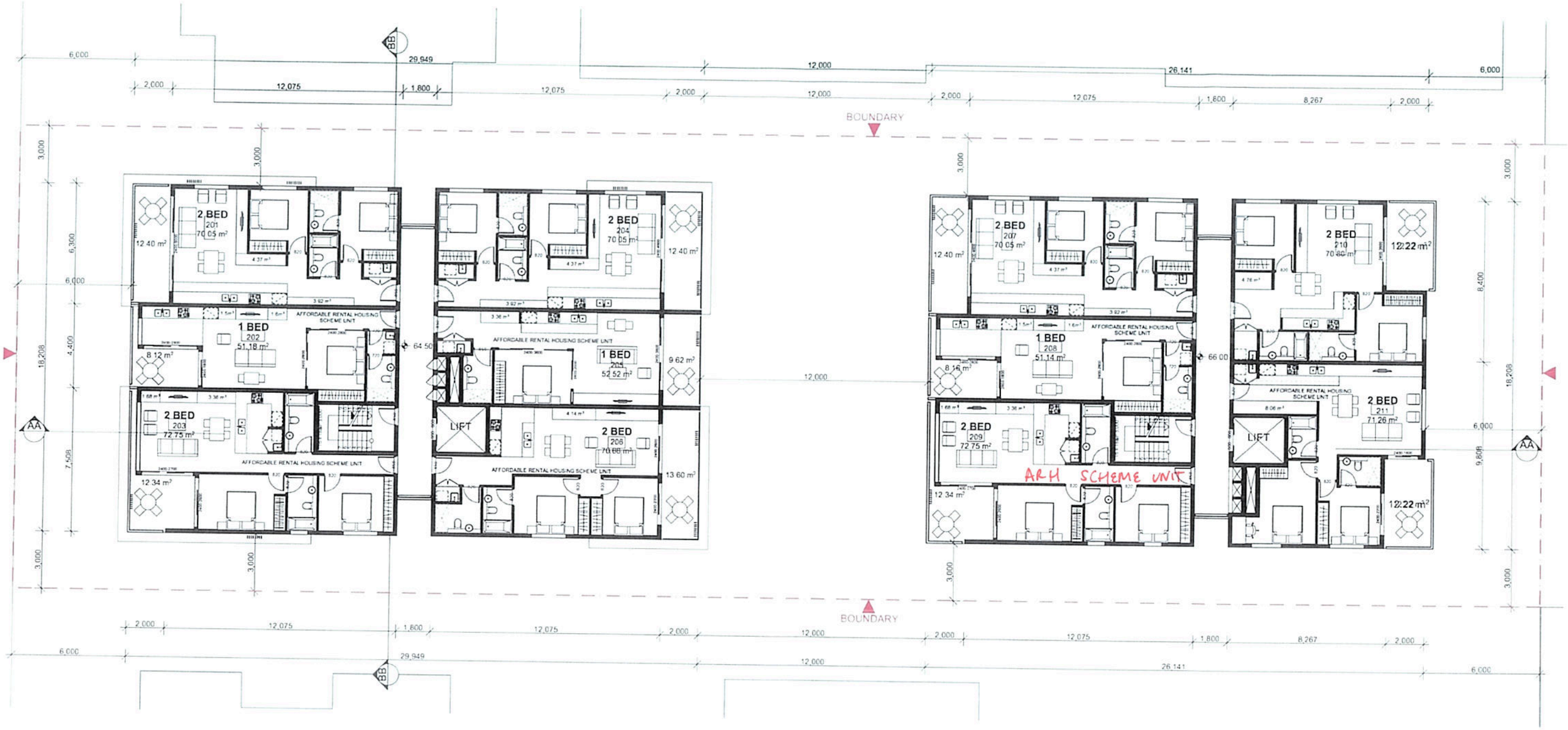


LEVLE 02 @ 1:200

| | Units | Additional Insulation |
|---|---|---|
| External Walls: (cavity brick (no insulation) plasterboard - no internal wall - medium density) | | |
| Internal Walls: | | |
| All walls are 1 layer clay brick plastered both sides | | |
| Partly (bathroom walls) 70mm AAC x2 with 13mm FR bolt boards (no insulation in cavity) | | |
| Windows: Aluminium DGA (gap 7) - High Solar Gain (low E Coating) U = 4.10 SHGC = 0.57 | | |
| Roof: concrete tiled weathering surface + R2.0 insulation - eave 3.0m | | |
| Ceiling: Plasterboard + no insulation | | |
| Floor: Concrete slab no insulation | | |
| Floor Covering: Ceramic tiles in wet areas and timber in balcony | | |
| Recessed Lights: multi fire rated | | |
| | 001 | R1.0 in floor |
| | 002 | R1.0 in floor |
| | 003 | R1.0 in floor |
| | 004 | R1.0 in floor |
| | 005 | R1.0 in floor |
| | 006 | R1.0 in floor |
| | 007 | R1.0 in floor |
| | 008 | R1.0 in floor - insulate external walls + R1.0 in floor |
| | 009 | R1.0 in floor |
| | 010 | R1.0 in floor - insulate external walls + R1.0 in floor |
| | 011 | R1.0 in floor |

SCALE : 200

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DRAWING NAME: LEVEL 02

DRAWING NUMBER: DA A1203

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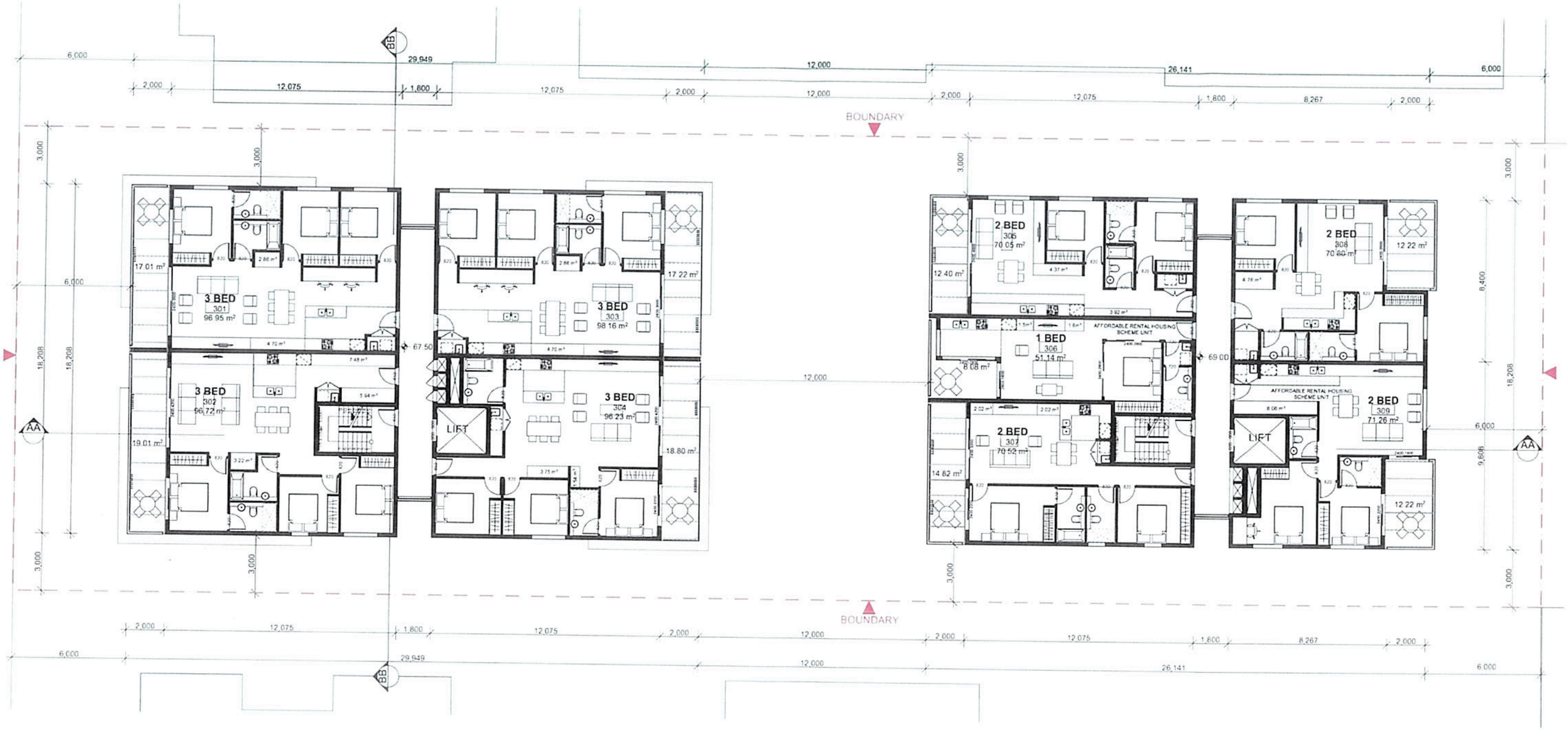
PLOT SIZE: 63.14




LEVEL 03 @ 1:200

| | | |
|---|---|---|
| External Walls: cavity brick (rendered) plasterboard, insulation, metal stud | | |
| Internal Walls: | | |
| With exhaust single skin brick plastered both sides | | |
| Party wall: 70 mm AAC x2 with 13 mm PB both sides plus insulation in centre | | |
| Windows: Aluminium DGU Argon fill, High Solar Gain (low E Glass U = 4.10 SHGC = 0.52 | | |
| Roof: concrete tiled walking surface + R2.0 insulation (see Plans) | | |
| Ceiling: Plasterboard + R4.0 insulation | | |
| Floor: Concrete slab no insulation | | |
| Floor Covering: Ceramic tiles in wet areas and timber elsewhere | | |
| Recessed Lights: must be sealed | | |
| | Units | Additional insulation |
| | G01 | R1.0 on floor |
| | G02 | R1.0 on floor |
| | G03 | R1.0 on floor |
| | G04 | R1.0 on floor |
| | G05 | R1.0 on floor |
| | G06 | R1.0 on floor |
| | G07 | R1.0 on floor |
| | G08 | R1.0 on floor + external walls + R1.0 on floor |
| | G09 | R1.0 on floor |
| | G10 | R1.0 on floor + external walls + R1.0 on floor |
| | G03 | R1.0 on floor |

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DRAWING NUMBER DA A1204

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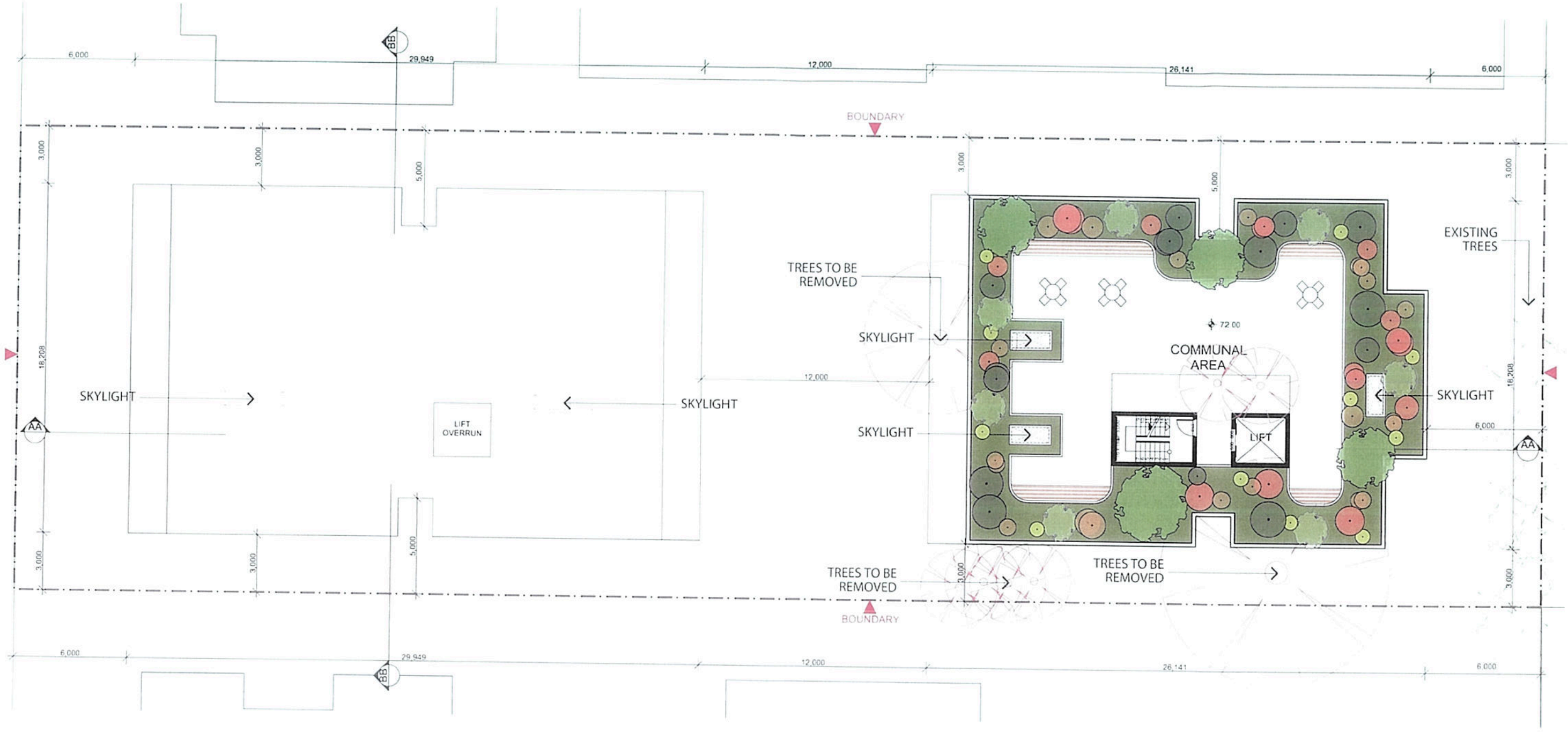


ROOF PLAN @ 1:200

| | Units | Additional insulation |
|---|---|---|
| External Walls (cavity brick (no insulation) plasterboard, 190 stud frame, R1.0 insulation) | | |
| Internal Walls | 001 | R1.0 in floor |
| With each unit single skin brick plastered both sides | 002 | R1.0 in floor |
| Party/common wall is 70 mm ABC stud with 33 mm RB board plasterboard insulation in cavity | 003 | R1.0 in floor |
| Windows: Aluminium DG Argon Fill, High Solar Gain Low E Clear (U = 4.10 SHGC = 0.57) | 004 | R1.0 in floor |
| Roof: concrete tiled walking surface + R2.0 insulation - eave 3 cm th | 005 | R1.0 in floor |
| Ceiling: Plasterboard + no insulation | 006 | R1.0 in floor |
| Floor: Concrete slab, no insulation | 007 | R1.0 in floor |
| Floor Covering: Ceramic tiles in wet areas and timber elsewhere | 008 | R1.0 in floor + external walls + R1.0 in floor |
| Recessed Lights: mostly sealed | 009 | R1.0 in floor |
| | 010 | R1.0 in floor + external walls + R1.0 in floor |
| | 103 | R1.0 in floor |

PLANT BOX 227.48 m²

COMMON SPACE 385.22 m²

SCALE 1:200

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DRAWING NAME
ROOF PLAN

DRAWING NUMBER
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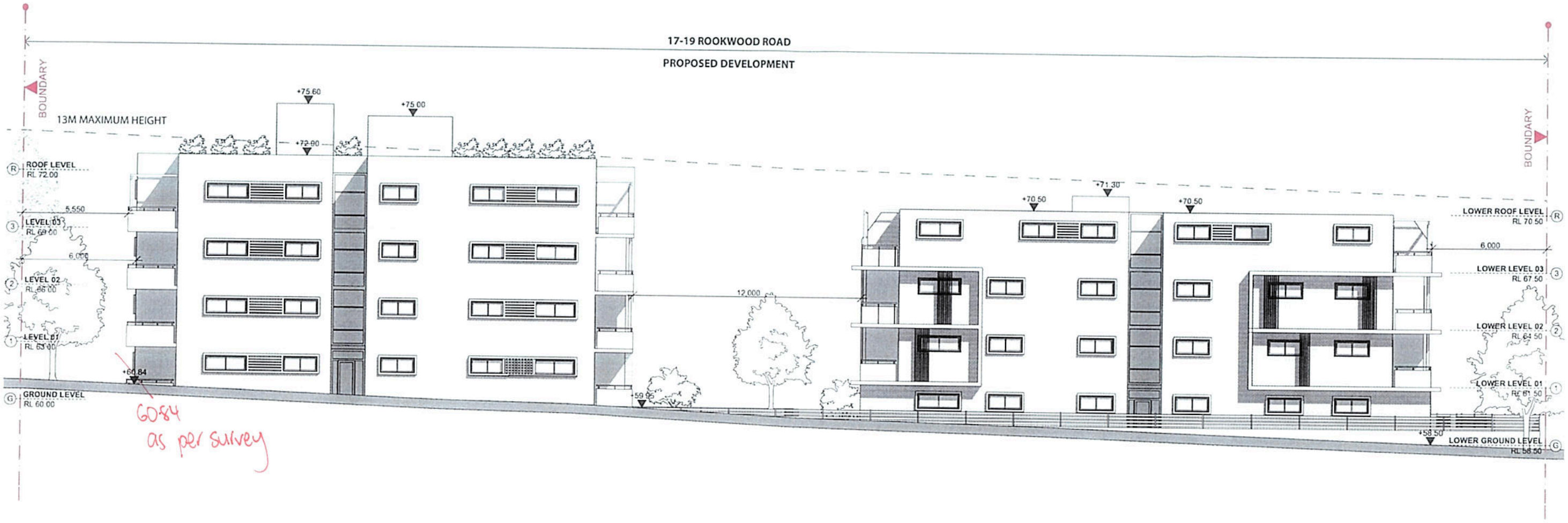


NORTH ELEVATION @ 1:200

| External Walls | Units | Additional insulation |
|---|---|---|
| Internal Walls | G01 | R1.0 or floor |
| | G02 | R1.0 or floor |
| | G03 | R1.0 or floor |
| Windows | G04 | R1.0 or floor |
| | G05 | R1.0 or floor |
| Roof | G06 | R1.0 or floor |
| Ceiling | G07 | R1.0 or floor |
| Floor | G08 | R1.0 or floor |
| Floor Covering | G09 | R1.0 or floor |
| Recessed Lights | G10 | R1.0 or floor |
| | 101 | R1.0 or floor |

SCALE 1:200

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DRAWING NAME
NORTH ELEVATION

DRAWING NUMBER
DA A1500

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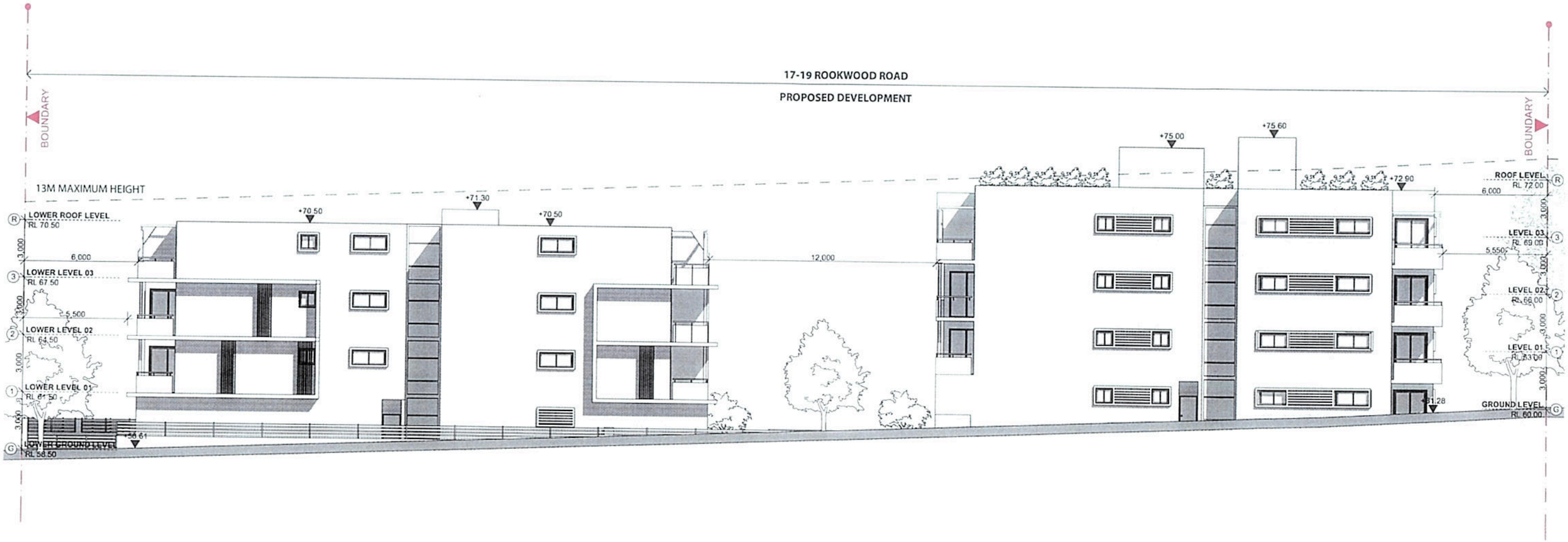


SOUTH ELEVATION @ 1:200

| | | |
|---|---|---|
| External Walls: cavity brick (insulation) plasterboard, metal frame, metal cladd | Units | Additional insulation |
| Internal Walls | G01 | R1.0 or floor |
| Wall with earthwool single skin brick plastered both sides | G02 | R1.0 or floor |
| Party/corridor walls: 70mm AAC x2 w+ 11mm PB both sides (insulation in centre) | G03 | R1.0 or floor |
| Windows: Aluminium DGU Argon Fill, High Solar Gain low E, Cap: U = 4.10 SHGC = 0.52 | G04 | R1.0 or floor |
| Roof: concrete tiled walking surface + R3.0 insulation - eave 3 layers | G05 | R1.0 or floor |
| Ceiling: Plasterboard + insulation | G06 | R1.0 or floor |
| Floor: Concrete slab + no insulation | G07 | R1.0 or floor |
| Floor Covering: Ceramic tiles in wet areas and timber elsewhere | G08 | R1.0 or floor in external walls + R1.0 or floor |
| Recessed Lights: insulation sealed | G09 | R1.0 or floor |
| | G10 | R1.0 or floor in external walls + R1.0 or floor |
| | 101 | R1.0 or floor |

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SOUTH ELEVATION

DRAWING NUMBER
DA A1501

PROJECT NUMBER 63.14

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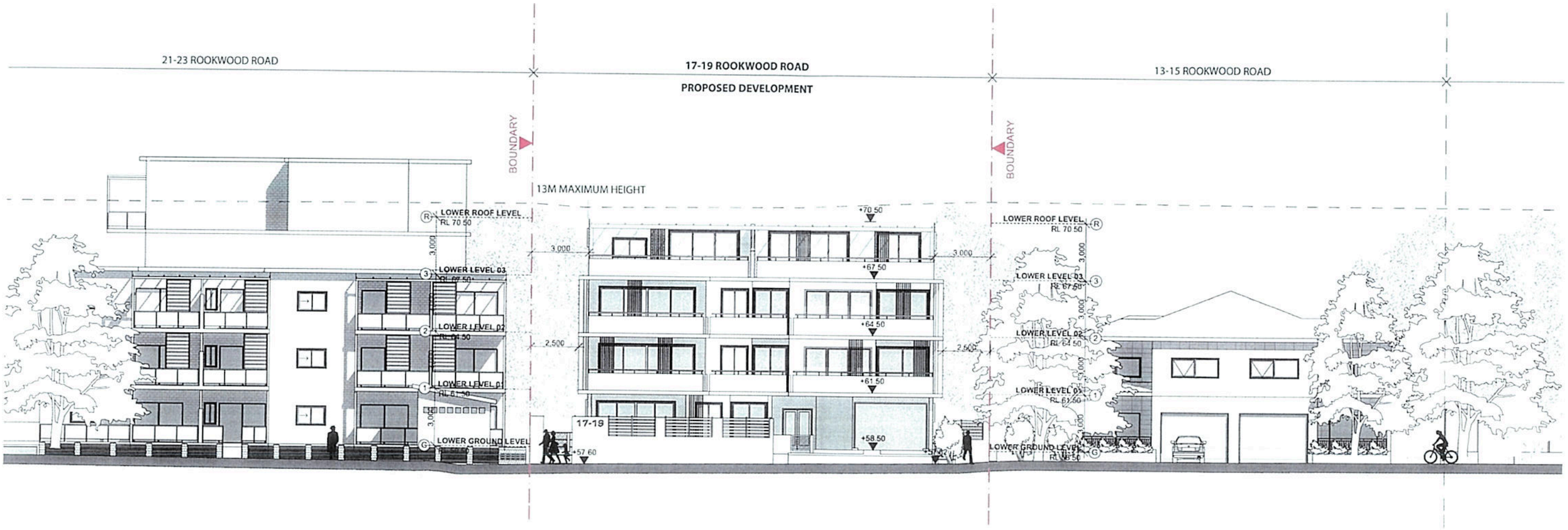


WEST ELEVATION @ 1:200

| External Walls | Units | Additional insulation |
|---|---|---|
| | 001 | R1.0 in floor |
| Internal Walls | 002 | R1.0 in floor |
| | 003 | R1.0 in floor |
| Windows | 004 | R1.0 in floor |
| | 005 | R1.0 in floor |
| Roof | 006 | R1.0 in floor |
| Ceiling | 007 | R1.0 in floor |
| Floor | 008 | R1.0 in floor |
| Floor Covering | 009 | R1.0 in floor |
| Recessed Lights | 010 | R1.0 in floor |
| | 103 | R1.0 in floor |

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DRAWING NAME
WEST ELEVATION

PROJECT NUMBER
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DRAWING NUMBER
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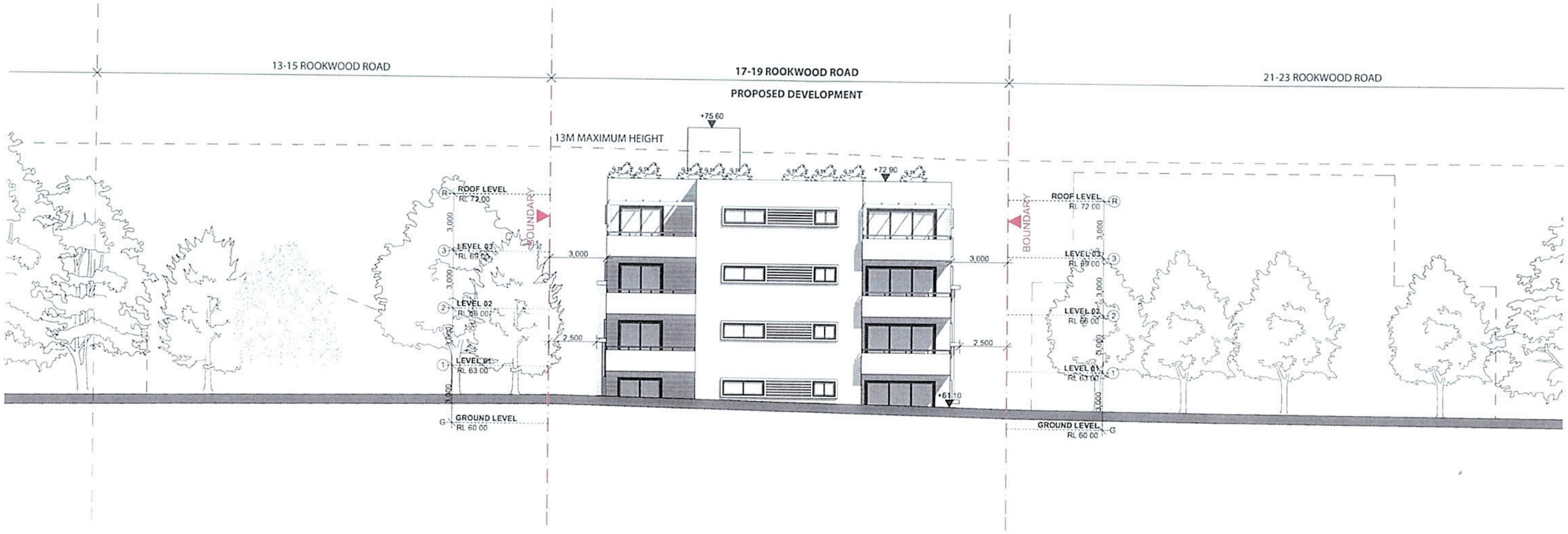


EAST ELEVATION @ 1:200

| | | |
|---|---|---|
| External Walls | Units | Additional insulation |
| Internal Walls | G01 | R1.0 in floor |
| | G02 | R1.0 in floor |
| | G03 | R1.0 in floor |
| | G04 | R1.0 in floor |
| Windows | G05 | R1.0 in floor |
| Roof | G06 | R1.0 in floor |
| Ceiling | G07 | R1.0 in floor |
| Floor | G08 | R1.0 in floor, R1 in external walls |
| Floor Covering | G09 | R1.0 in floor |
| Recessed Lights | G10 | R1.0 in floor, R1 in external walls |
| | 101 | R1.0 in floor |

SCALE 1:200

0 1 2 5 10M

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EAST ELEVATION

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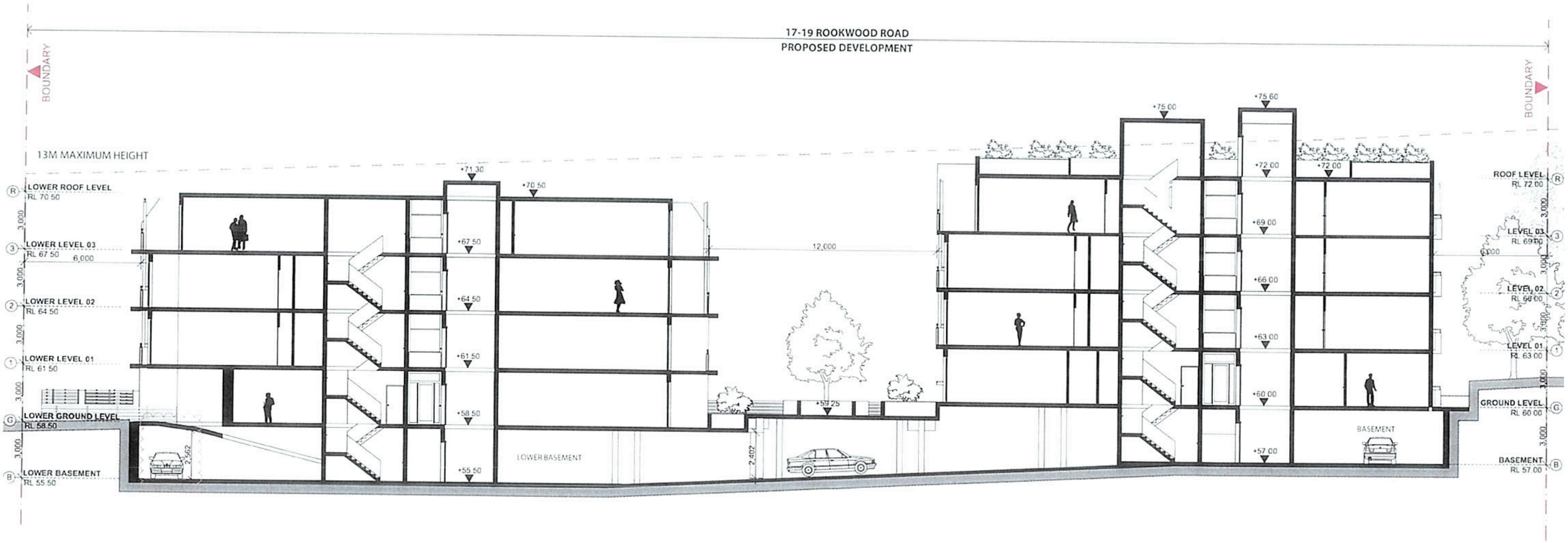


SECTION AA @ 1:200

| External Walls | Units | Additional Insulation |
|---|---|---|
| Internal Walls | | |
| With weatherboard single skin brick & plaster both sides | G01 | R1.0 on floor |
| Partly (on one side) 70mm AAC x2 with 13mm FB both sides plus insulation in centre | G02 | R1.0 on floor |
| Windows: Aluminium DGA (gen fr: High Solar Gain low E Glass: U = 4.30 SHGC = 0.53) | G03 | R1.0 on floor |
| Roof: concrete tiled weathering surface - R2.0 insulation - eave lining | G04 | R1.0 on floor |
| Ceiling: Plasterboard + no insulation | G05 | R1.0 on floor |
| Floor: Concrete slab no insulation | G06 | R1.0 on floor |
| Floor Covering: Ceramic tiles in wet areas and timber elsewhere | G01 | R1.0 on floor |
| Recessed Lights: must be sealed | G08 | R1.0 on floor, if external walls + R1.0 on floor |
| | G09 | R1.0 on floor |
| | G10 | R1.0 on floor, if external walls + R1.0 on floor |
| | 101 | R1.0 on floor |

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SECTON AA

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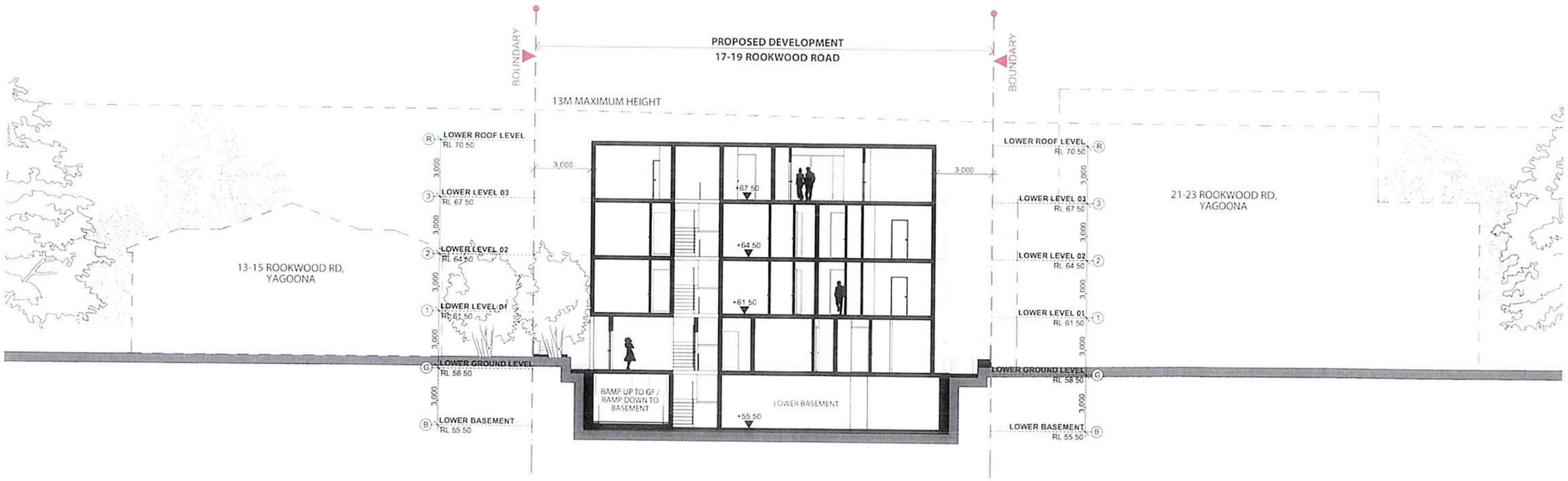


SECTION BB @ 1:200

| | Units | Additional insulation |
|---|---|---|
| External Walls: cavity brick (no insulation) + plasterboard - medium density | | |
| Internal Walls | | |
| With wall unit: single skin brick + plasterboard both sides | G01 | R1.0 in floor |
| Partly common wall: 110mm AAC + 2 x 13mm FR Rock board + plasterboard - no insulation in centre | G02 | R1.0 in floor |
| Windows: Aluminium DG Argon Fill High Solar Gain Low E Glass U = 4.10 SHGC = 0.52 | G03 | R1.0 in floor |
| Roof: concrete tiled walkway surface + R20 insulation over Suites | G04 | R1.0 in floor |
| Ceiling: Plasterboard + no insulation | G05 | R1.0 in floor |
| Floor: Concrete slab - no insulation | G06 | R1.0 in floor |
| Floor Covering: Ceramic tiles in wet areas and timber elsewhere | G07 | R1.0 in floor in external walls + R1.0 in floor |
| Recessed Lights: must be sealed | G08 | R1.0 in floor |
| | G09 | R1.0 in floor |
| | G10 | R1.0 in floor in external walls + R1.0 in floor |
| | G11 | R1.0 in floor |

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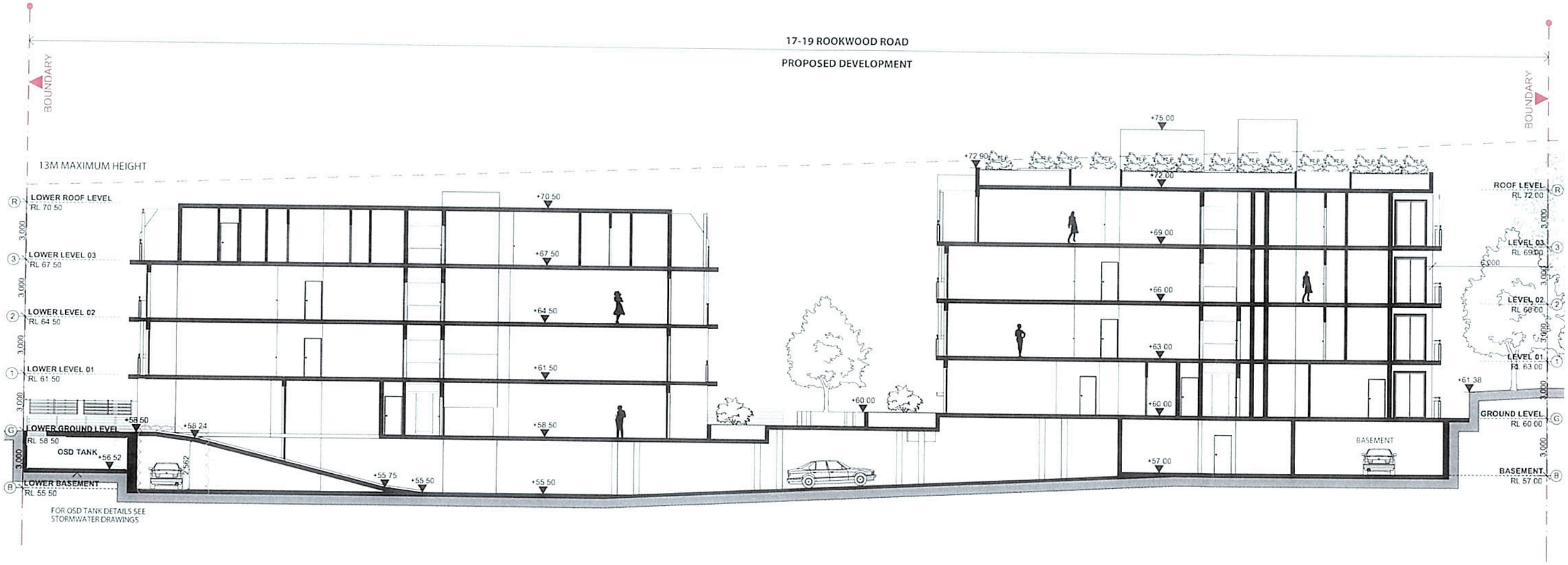


SECTION CC @ 1:200

| Units | Additional insulation |
|---|---|
| G01 | R1.0 in floor |
| G02 | R1.0 in floor |
| G03 | R1.0 in floor |
| G04 | R1.0 in floor |
| G05 | R1.0 in floor |
| G06 | R1.0 in floor |
| G07 | R1.0 in floor |
| G08 | R1.0 in floor in external walls + R1.0 in floor |
| G09 | R1.0 in floor |
| G10 | R1.0 in floor in external walls + R1.0 in floor |
| 103 | R1.0 in floor |

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SECTION CC

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