

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND BCA 2020.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601:1991

SILT SEDIMENT CONTROL MEASURES TO BE IN PLACE PRIOR EXCAVATION OR CONSTRUCTION WORK.

PEDESTRIAN ACCESS, INCLUDING DISABLED AND PRAM ACCESS DURING ROAD WORK TO BE MAINTAINED AS PER AS 17423. PART 3 - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROAD. FOOTPATH ARE TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY.

ALL CONCRETE FOOTINGS, FLOOR SLABS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEERS DETAILS.

THE REFLECTIVITY INDEX OF GLASS USED IN THE EXTERNAL FACADE OF THE BUILDING IS NOT TO EXCEED 20%.

ONGOING WASTE FROM THE PROPOSED DEVELOPMENT IS TO BE ADDED TO THE EXISTING WASTE COLLECTION SYSTEM CURRENTLY IN USE BY THE EXISTING DEVELOPMENT ON SITE

SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PARTLY ENCLOSING A SHOWER OR BATH.

ALL BATHROOM AND WC WINDOWS SHALL BE FITTED AND MAINTAINED WITH OBSCURE GLASS.

BCA COMPLIANCE:

SECTION A GENERAL PROVISIONS

PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES

-CLASS 1:

ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE--

(A) CLASS 1A -- A SINGLE DWELLING BEING--

(I) A DETACHED HOUSE; OR

(II) ONE OF A GROUP OF TWO OR MORE ATTACHED

DWELLINGS, EACH BEING A BUILDING, SEPARATED BY A

FIRE-RESISTING WALL, INCLUDING A ROW HOUSE,

TERRACE HOUSE, TOWN HOUSE OR VILLA UNIT; OR

SECTION B STRUCTURE

PART B1 STRUCTURAL PROVISIONS

-- SEE ENGINEERS PLANS

SECTION C FIRE RESISTANCE

PART C1 FIRE RESISTANCE AND STABILITY

--C1.1 TYPE OF CONSTRUCTION REQUIRED

TYPE C CONSTRUCTION FOR 1 STOREY CLASS 6 BUILDING

--C1.12 NON-COMBUSTIBLE MATERIALS

THE FOLLOWING MATERIALS, THOUGH COMBUSTIBLE OR CONTAINING

COMBUSTIBLE FIBRES, MAY BE USED WHEREVER A NON-COMBUSTIBLE

MATERIAL IS REQUIRED:

(A) PLASTERBOARD.

(B) PERFORATED GYPSUM LATH WITH A NORMAL PAPER FINISH.

(C) FIBROUS-PLASTER SHEET.

(D) FIBRE-REINFORCED CEMENT SHEETING.

(E) PRE-FINISHED METAL SHEETING HAVING A COMBUSTIBLE SURFACE

FINISH NOT EXCEEDING 1 MM THICKNESS AND WHERE THE

SPREAD-OF-FLAME INDEX OF THE PRODUCT IS NOT GREATER

THAN 0.

(F) BONDED LAMINATED MATERIALS WHERE--

(I) EACH LAMINATE IS NON-COMBUSTIBLE; AND

(II) EACH ADHESIVE LAYER DOES NOT EXCEED 1 MM IN THICKNESS;

AND

(III) THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT

EXCEED 2 MM; AND

(IV) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED

INDEX OF THE LAMINATED MATERIAL AS A WHOLE DOES NOT

EXCEED 0 AND 3 RESPECTIVELY.

3.7.1.3 EXTERNAL WALLS OF CLASS 1 BUILDINGS

AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN

THAT WALL, MUST COMPLY WITH 3.7.1.5 IF THE WALL IS LESS

THAN--

(A) 900MM FROM THE ALLOTMENT BOUNDARY OTHER THAN THE

BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE,

OR

(B) 1.8M FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN AN APPURTENANT CLASS 10 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING.

3.7.1.4 MEASUREMENT OF DISTANCES

(A) THE DISTANCE FROM ANY POINT ON A EXTERNAL WALL OF A BUILDING TO AN ALLOTMENT BOUNDARY OR ANOTHER

BUILDING IS THE DISTANCE TO THAT POINT MEASURED ALONG A LINE AT RIGHT

ANGLES FROM THE ALLOTMENT

BOUNDARY OR EXTERNAL WALL OF THE OTHER BUILDING WHICH INTERSECTS THAT

WITHOUT OBSTRUCTED BY A WALL COMPLYING WITH 3.7.1.5

(B) WHERE A WALL WITHIN A SPECIFIED DISTANCE IS REQUIRED TO BE CONSTRUCTED

IN A CERTAIN MANNER, ONLY THAT PART OF THE WALL (INCLUDING ANY

OPENINGS) WITHIN THE SPECIFIED DISTANCE NEED BE CONSTRUCTED IN

THAT MANNER.

3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS

(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE

RESISTING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST EXTEND TO THE

UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON

COMBUSTIBLE EAVES LINING

AND MUST:

(1) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM

THE OUTSIDE, OR

(2) BE OF MASONRY VENEER CONSTRUCTION IN WHICH THE

EXTERNAL MASONRY VENEER IS NOT LESS THAN 90MM THICK, OR

(3) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90MM THICK.

(B) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE RESITING

(REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST BE PROTECTED BY-

(1) NON-OPERABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH

AN FRL OF NOT LESS THAN -/60/-, OR

(2) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK.

(C) SUB-FLOOR VENTS, ROOF VENTS, WEEPHOLES AND PENETRATIONS

FOR PIPES, CONDUITS AND THE LIKE NEED NOT COMPLY WITH (B)

(D) CONCESSIONS FOR NON-HABITABLE ROOM WINDOWS CONDUITS AND

THE

DESPITE THE REQUIREMENTS IN (B), IN A NON HABITABLE ROOM, A

WINDOW THAT FACES THE BOUNDARY OF AN ADJOINING ALLOTMENT

MAY BE NOT LESS THAN 600MM FROM THAT BOUNDARY OR, WHERE THE

WINDOW

FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN

1200MM FROM THAT BUILDING PROVIDED THAT-

(1) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN

AREA OF NOT MORE THAN 1.2SQM, OR

(2) IN A ROOM OTHER THAN REFERRED TO IN (1), OPENING HAS AN

AREA OF NOT MORE THAN 0.54SQM AND-

(A) THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES

AND IT IS GLAZED IN WIRED GLASS, OR

(B) THE OPENING IS ENCLOSED WITH TRANSLUCENT HALLOW GLASS

BLOCKS

3.7.1.8 SEPARATING WALLS

(A) A WALL THAT SEPERATES CLASS 1 DWELLINGS, OR SEPARATES A CLASS

1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT APPURTENANT TO

THAT CLASS 1 BUILDING MUST HAVE AN FRL OF NOT LESS THAN 60/60/60

AND-

(1) COMMENCE AT THE FOOTINGS OR GROUND SLAB

(2) EXTEND-

(A) IF THE BUILDING HAS A NON COMBUSTIBLE ROOF COVERING, TO THE

UNDERSIDE OF THE ROOF COVERING, OR

(B) IF THE BUILDING HAS A COMBUSTIBLE ROOF COVERING, TO NOT LESS

450MM ABOVE THE ROOF COVERING.

THAT SPECIFICATION C1.10: FIRE HAZARD PROPERTIES-

MATERIALS USED IN THE BUILDING HAVING FLAMMABILITY, SMOKE

DEVELOPED AND SPREAD OF FLAME INDICES AS SET OUT IN

SPECIFICATION C1.10.

PART 3.7.2: SMOKE ALARMS

- AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN

ACCORDANCE WITH PART 3.7.2.2 REQUIREMENTS FORSMOKE ALARMS

(A) SMOKE ALARMS MUST BE INSTALLED IN-

(1) ANY STOREY CONTAINING BEDROOMS-

PART 3.8: HEALTH AND AMENITY

- WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE

REQUIREMENTS OF PART 3.8.1 (Wet areas).

PART 3.8.5: VENTILATION

3.8.5.0 PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A

MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN

ACCORDANCE WITH AS 1668.2

3.8.5.1 APPLICATION

3.8.5.2 VENTILATION REQUIREMENT

PART 3.8.6 SOUND INSULATION

3.8.6.1 APPLICATION

COMPLIANCE WITH THIS PART SATISFIES PERFORMANCE REQUIREMENT

P2.4.6 FOR SOUND INSULATION.

3.8.6.2 SOUND INSULATION REQUIREMENTS

(A) TO PROVIDE INSULATION FROM AIRBORNE AND IMPACT SOUND, A

SEPARATING WALL BETWEEN 2 OR MORE

CLASS 1 BUILDING MUST-

(1) ACHIEVE THE WEIGHTED SOUND REDUCTION INDEX WITH SPECTRUM

ADAPTION TERM (RW+CTR) AND DISCONTINUOUS CONSTRUCTION

REQUIREMENTS, AS REQUIRED BY TABLE 3.8.6.1, AND

(2) BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF 3.8.6.3 AND 3.8.6.4.

(B) FOR THE PURPOSE OF THIS PART, THE RW + CTR MUST BE

DETERMINED IN ACCORDANCE WITH AS/NZS 1276.2 OR ISO717.1,

USING RESULTS FROM LABORATORY MEASUREMENTS.

PART 3.9: SAFE MOVEMENT AND ACCESS

- THE TREADS AND RISERS OF THE PROPOSED STAIRS ARE TO COMPLY

WITH PART 3.9.1.2 (GENERAL REQUIREMENTS).

SECTION E (SERVICES AND EQUIPMENT)

BUILDING TO COMPLY WITH THE CATEGORY 1 FIRE SAFETY PROVISIONS.

THIS TO BE ACHIEVED BY MEETING THOSE PERFORMANCE REQUIREMENTS

OF THE BCA APPLICABLE TO THE BUILDING CLASSIFICATION, FROM THE

FOLLOWING LIST:

EP1.3 (FIRE HYDRANTS), EP1.4 (SPRINKLER SYSTEMS), EP1.6(FIRE CONTROL

CENTERS), EP2.1 (AUTOMATIC SMOKE DETECTION AND WARNING), EP2.2

(EVACUATION ROUTES), EP3.2 (FIRE FIGHTING LIFT) P2.3.2(FIRE DETECTION

IN SINGLE DWELLING)

PART E1: FIRE FIGHTING EQUIPMENT-

- SEE FINAL ESSENTIAL SERVICES PLAN FOR FIRE FIGHTING EQUIPMENT WHICH

IS TO COMPLY WITH E1.3 (FIRE HYDRANTS) , E1.4 (HOSE REELS), E1.6 (PORTABLE

FIRE EXTINGUISHERS),

E1.7 (FIRE AND SMOKE ALARMS),

SPECIFICATION E1.17 (FIRE DETECTION AND ALARM SYSTEM) AND E1.9

(FIRE PRECAUTIONS DURING CONSTRUCTION).

SECTION F (HEALTH AND AMENITY)

PART F1: DAMP AND WEATHERPROOFING-

- STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3.2.

-ROOF COVERING TO COMPLY WITH F1.5.

-SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2

-WATER PROOFING OF WET AREAS IN BUILDINGS, TO COMPLY WITH F1.7.

-DAMP PROOFING OF FLOORS ON GROUND, TO COMPLY WITH F1.10.

-PROVISION OF FLOOR WASTES, TO COMPLY WITH F1.11.

PART F4: LIGHT AND VENTILATION-

-VENTILATION OF BASEMENT CARPARK TO COMPLY WITH F4.11 (PUBLIC

CARPARKS).

-OTHER PORTION OF BUILDING NOT RECEIVING NATURAL VENTILATION

TO THE STANDARDS SET OUT IN PART F4, SHALL BE PROVIDED WITH A

SYSTEM OF MECHANICAL VENTILATION COMPLYING WITH F4.5

(VENTILATION OF ROOMS).

STANDARDS AUSTRALIA

COMPLIANCE

THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.

AS2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS

AS3787 MASONRY STRUCTURES

AS1670 FIRE DETECTION, WARNING, CONTROL AND INTERCOM

SYSTEMS--SYSTEM DESIGN, INSTALLATION AND COMMISSIONING

AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN

BUILDINGS

AS1428 GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK

AS2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS

AS3500 PLUMBING AND DRAINAGE: PART 3 STORMWATER DRAINAGE

ASNZS1664 ALUMINUM STRUCTURES

ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE

RESISTANT WALLS

AS2050 INSTALLATION OF ROOF TILES

AS2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION

AS2327 COMPOSITE STRUCTURES

AS2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION

AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION

AS3700 MASONRY STRUCTURES

AS3013 ELECTRICAL INSTALLATIONS

AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN

BUILDINGS

AS2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS-SELECTION

AND LOCATION

AS3786 SMOKE ALARMS

ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN

FIRE-RESISTANT WALLS

AS1288 GLASS IN BUILDINGS- SELECTION AND INSTALLATION

AS2107 ACOUSTICS- RECOMMENDED DESIGN SOUND LEVELS AND

REVERBERATION TIMES FOR BUILDING INTERIORS

AS3660.1 TERMITE MANAGEMENT-NEW BUILDING WORK

AS3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING.

AS1926.1 SAFETY BARRIERS FOR SWIMMING POOLS

AS1926.2 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS

ADDITIONAL NOTES

-PROVIDE SIGNAL MASTER TV ANTENNA

-PROVIDE FIXED OUTDOOR CLOTHES DRYER

-ALL WALL FIXTURES TO BE INSTALLED ARE TO BE RATED AAA

STANDARD

-ANY NEW HOT WATER SYSTEM IS TO ACHIEVE A MINIMUM 4 STARS

-ALL EXTERNAL TILES ARE TO BE SLIP RESISTANT

UNIT NO.	GROUND FLOOR (m²)	ROOF AREA (m²)	GARAGE (m²)	P.O.S. (m²)	NO. BEDS	PARKING SPACES
1	129.2	210.2	23.3	96.6	3	2
2	127.1	197.5	23.3	100.1	3	2
3	127.1	197.5	23.3	132.5	3	2
4	127.1	197.5	23.3	129.8	3	2
5	127.1	197.5	23.3	127.1	3	2
6	127.1	197.5	23.3	124.4	3	2
7	127.1	197.5	23.3	121.9	3	2
8	127.1	197.5	23.3	199.7	3	2
9	127.1	197.5	23.3	197.1	3	2
10	127.1	197.5	23.3	122	3	2
11	127.1	197.5	23.3	122	3	2
12	127.1	197.5	23.3	122	3	2
13	127.1	197.5	23.3	122	3	2
14	127.1	197.5	23.3	122	3	2
15	127.1	197.5	23.3	91.7	3	2
16	129.2	210.2	23.3	85.8	3	2
TOTALS	2037.8	3185.4	372.8	2016.7	48	32

AREA SCHEDULE OF UNITS

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF

DESIGN FACTS

SITE AREA	7974m²
NO. OF DWELLINGS	16

CONTROL	SEPP HSPD 2004 COMPLIANCE
	PROPOSED REQUIRED
FSR	0.26:1 0.50:1
LANDSCAPED AREA	43% 30%
DEEP SOIL ZONE	38% 15%
SOLAR ACCESS	MIN 70% 70%
PRIVATE OPEN SPACE	MIN 85m² 15m²
RESIDENT PARKING SPACES	32 23
VISITOR SPACES	4 0
COMMUNAL OPEN SPACE	0m² 0m²
MAX. BUILDING HEIGHT	7.084m 8m
TOTAL ROOF AREA	3185.4m²

DRAWING SCHEDULE

SHEET NO.	TITLE	SCALE	REV
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NOTES

- LEGEND
- VIEWS AND VISTAS
 - NOISE
 - PREVAILING WINDS
 - DRIVEWAY / VEHICULAR ACCESS POINT
 - EXISTING NEIGHBOURING STRUCTURES
 - VIEW NO. FROM IMAGES
 - ROCK OUTCROPS
 - BUILDING SETBACKS
 - OVERLOOKING OF NEIGHBOURING SITES
 - POTENTIAL FOR OVERSHADOWING OF NEIGHBOURING OPEN SPACE
 - NO. OF STOREYS
 - NEIGHBOURING GARAGES
 - NEIGHBOURING PRIVATE OPEN SPACE
 - NEIGHBOURING WINDOW FACING SITE
 - EXISTING/SIGNIFICANT TREES
 - EXISTING TREES TO BE REMOVED
 - CORRESPONDING NO. TO STREET ANALYSIS ELEVATIONS

CLIENT PROJECT ADDRESS
F. Catanea 103-109 Laycock Street
49 Cross Road Cranebrook 2748
Orchard Hills 2748

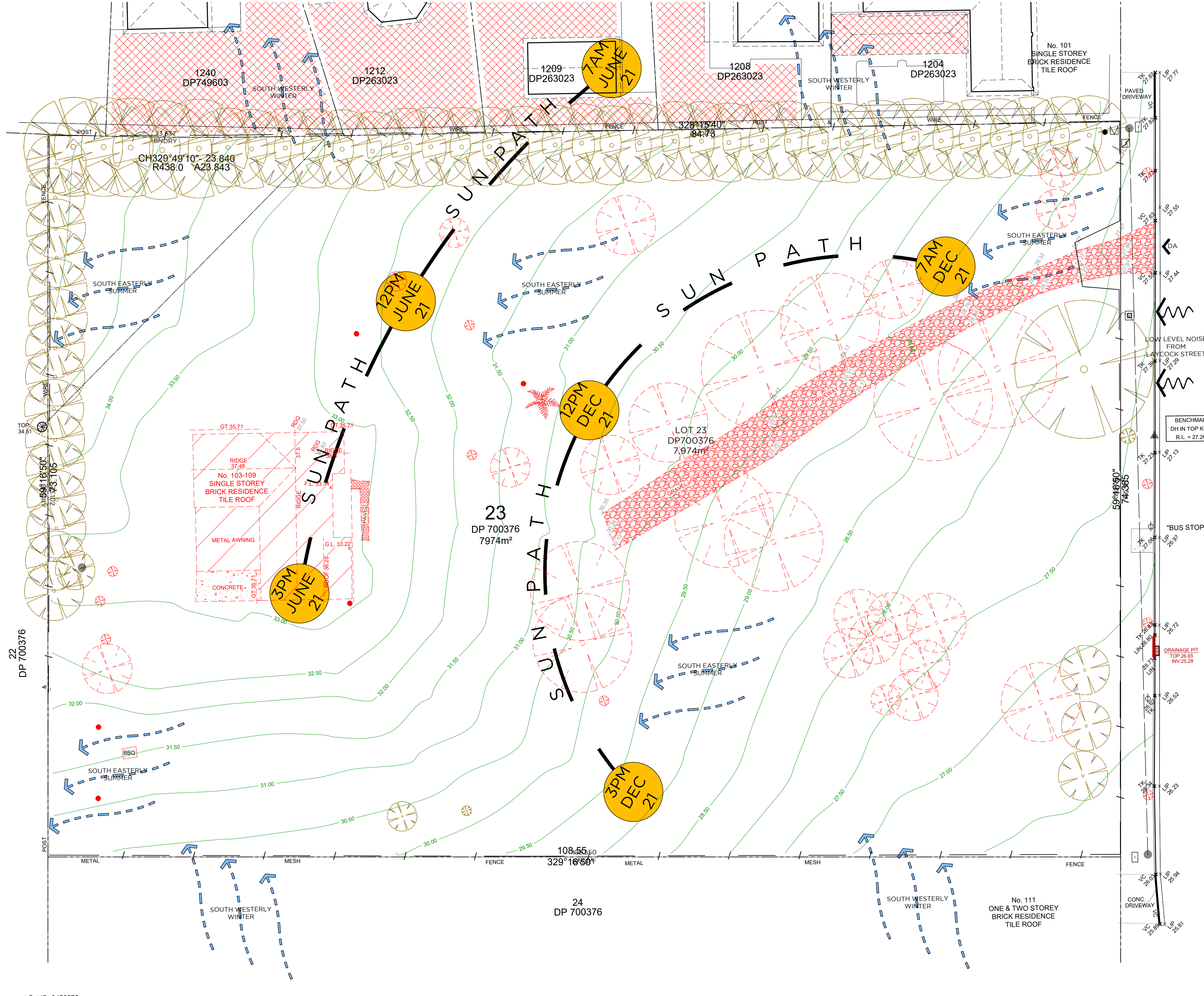
ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nomin Architects R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

PROJECT
Proposed Seniors Housing
Cranebrook

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DA ISSUE

NORTH	DRAWN EF	DRAWING TITLE SITE ANALYSIS & DEMOLITION PLAN SCALE @A2	JOB NUMBER 0246
	CHECKED RA	1:250	REV
	APPROVED RA	DRAWING NO. 100	00





- | | | | |
|--|-------------------------------|--|-------------------------------|
| | R1 GENERAL RESIDENTIAL | | B4 MIXED USE |
| | R2 LOW DENSITY RESIDENTIAL | | RE1 PUBLIC RECREATION |
| | R2 MEDIUM DENSITY RESIDENTIAL | | E2 ENVIRONMENTAL CONSERVATION |
| | B2 LOCAL CENTRE | | HERITAGE |
| | IN2 LIGHT INDUSTRIAL | | SITE |

LAND ZONING, HEIGHT AND HERITAGE MAP
NTS



- | | | | |
|--|-------------------|--|----------|
| | ARTERIAL ROAD | | BUS STOP |
| | MAIN ROAD | | SITE |
| | SCHOOL | | |
| | SHOPS | | |
| | PUBLIC OPEN SPACE | | |

PROXIMITY TO AMENITIES MAP
NTS

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF

NOTES

LEGEND

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Norn Architects R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU



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DA ISSUE

NORTH	DRAWN	DRAWING TITLE	JOB NUMBER
	EF	CONTEXT MAP	0246
CHECKED	SCALE @A2		
RA	NTS		REV
APPROVED	DRAWING NO.		
RA	101		00

NOTES
BASIS NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
2200L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 100m² OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION
BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN
DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING
3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING
LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING
UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT
UNIT 2-15: KITCHEN TO BE NATURALLY LIT

APPLIANCES
GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS
OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

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F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 654 570 308
Norn Architects & Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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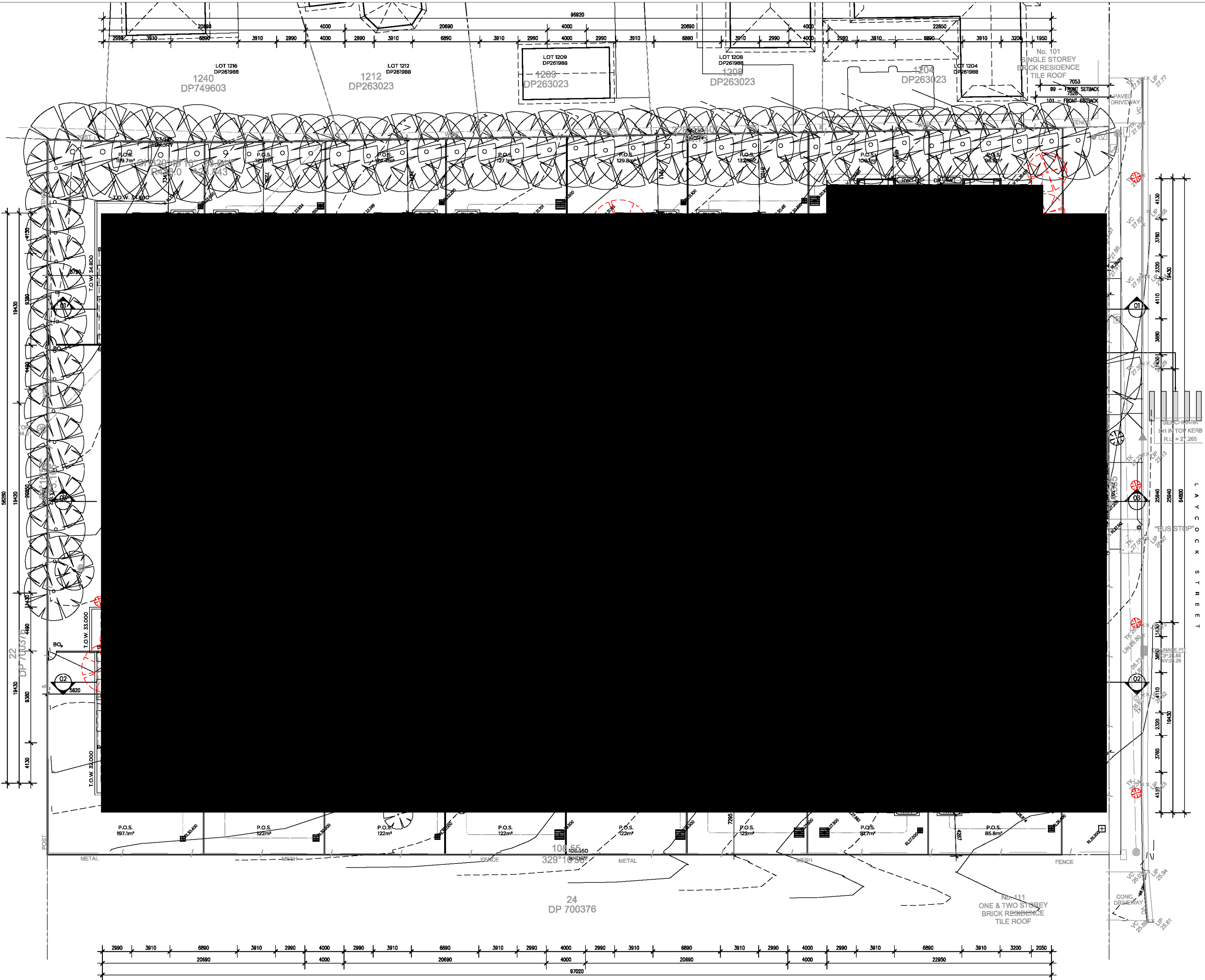
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DA ISSUE

NORTH	DRAWN	DRAWING TITLE	JOB NUMBER
	EF	SITE PLAN	0246
	CHECKED	SCALE @A2	REV
	RA	1:250	00
	APPROVED	DRAWING NO.	
	RA	102	



ALVARO



NOTES

BASIC NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

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BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

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UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT

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COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

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F. Catanea	103-109 Laycock Street
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0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

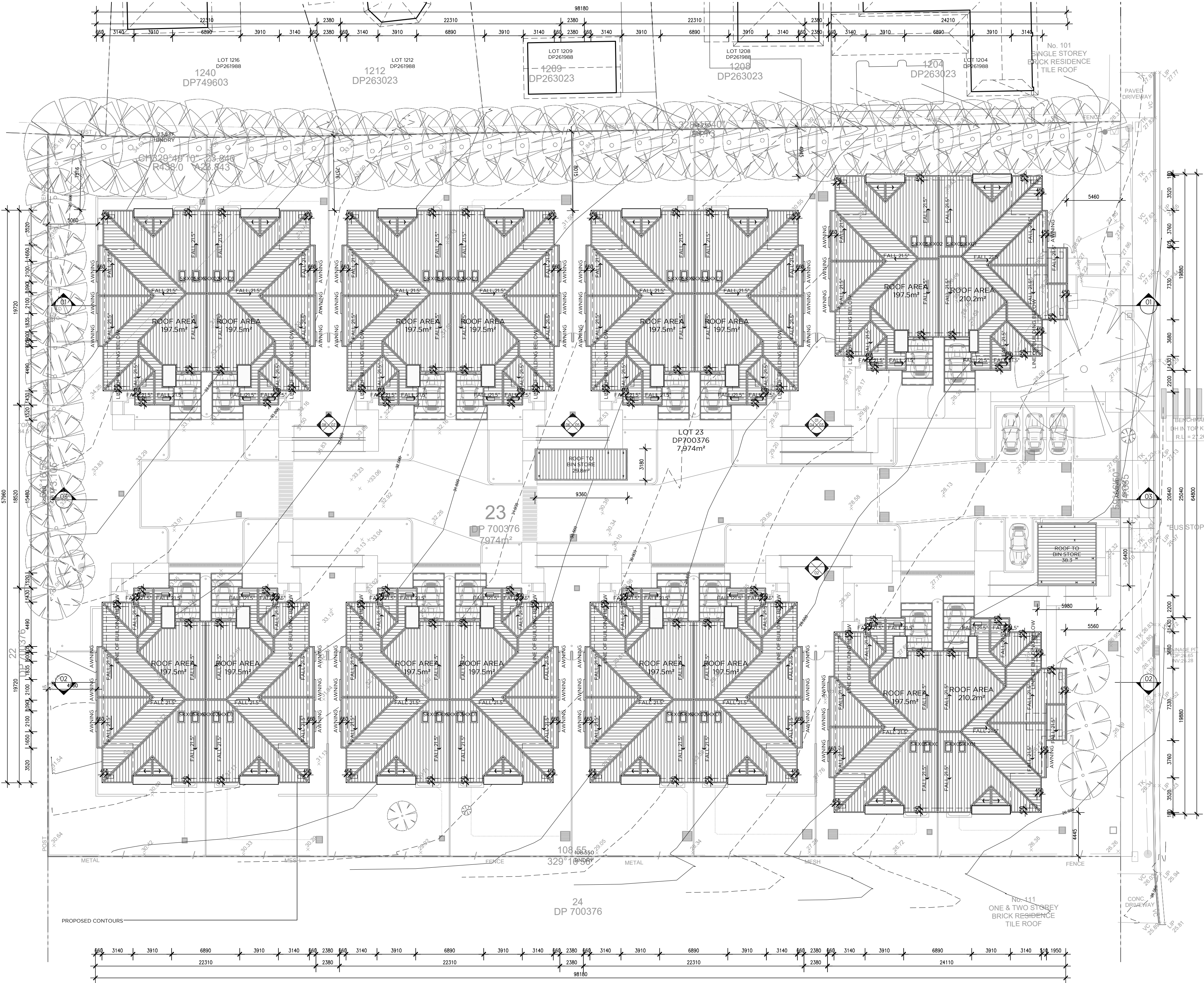


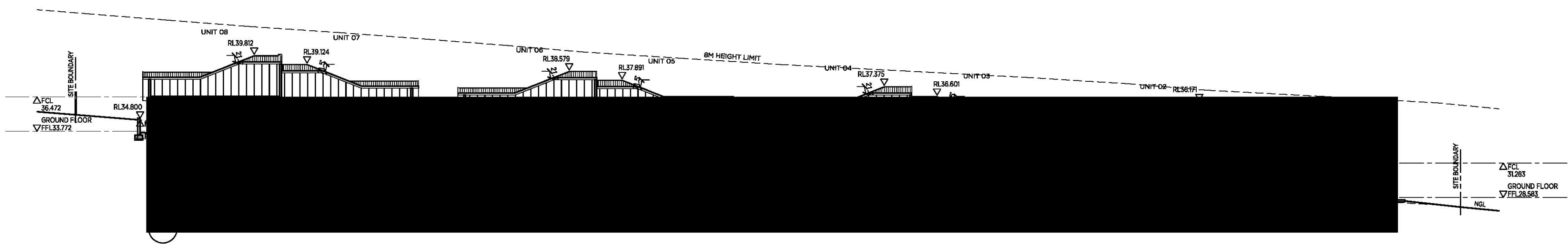
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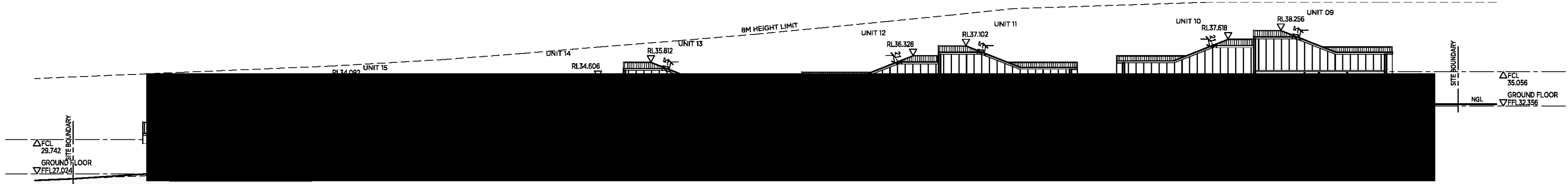
DA ISSUE

NORTH		DRAWN	DRAWING TITLE
		EF	SITE PLAN - ROOF
	CHECKED	SCALE @A2	JOB NUMBER
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	APPROVED	DRAWING NO.	REV
	RA	103	00

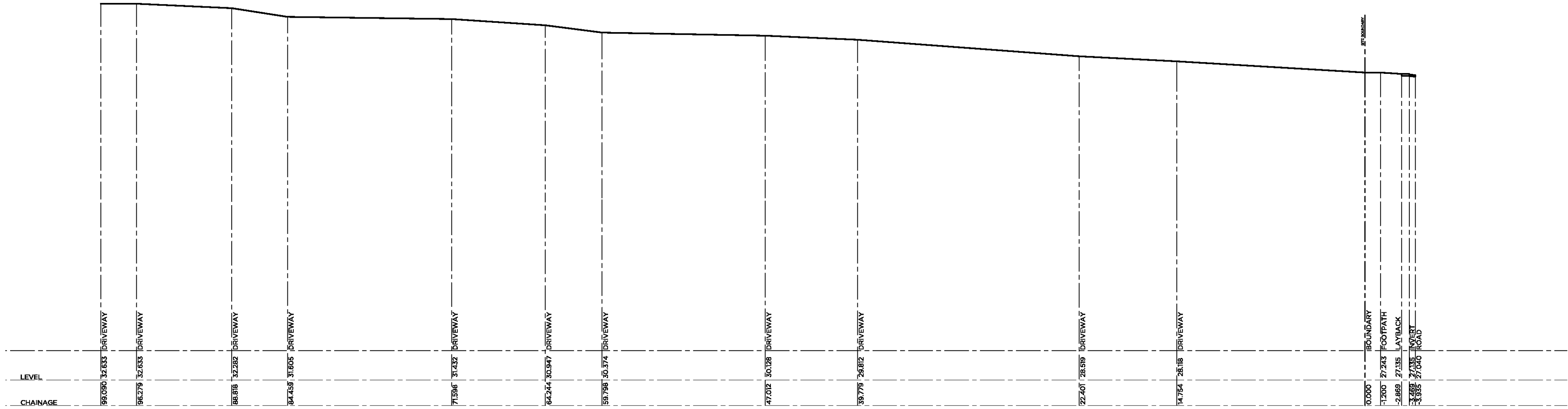




- NOTES
- BASIX NOTES
- FIXTURES
- ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
- ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
- ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS
- ALTERNATIVE WATER
- 2200L RAIN WATER TANK TO ALL DWELLINGS
- COLLECT RUN-OFF FROM AT LEAST 100m² OF ROOF AREA TO ALL DWELLINGS
- CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS
- HOT WATER
- 4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS
- VENTILATION
- BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS
- HEATING/COOLING
- 3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS
- ARTIFICIAL LIGHTING
- LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS
- NATURAL LIGHTING
- UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT
- UNIT 2-15: KITCHEN TO BE NATURALLY LIT
- APPLIANCES
- GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS
- OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS
- COMMON AREAS
- GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
- GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF



SECTION 02



SECTION 03
DRIVEWAY SECTION

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 308
Nom Architects SL Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

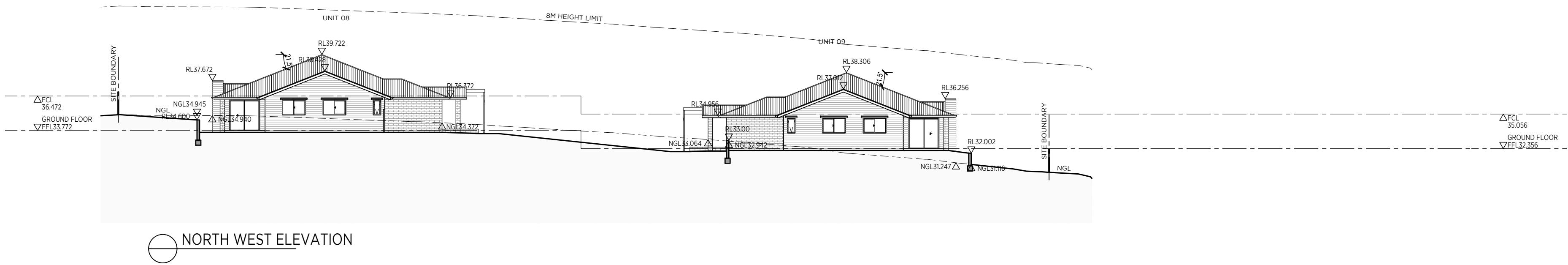
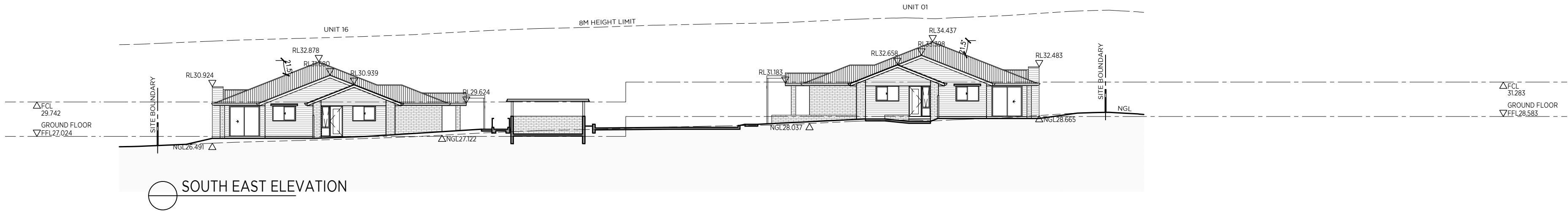
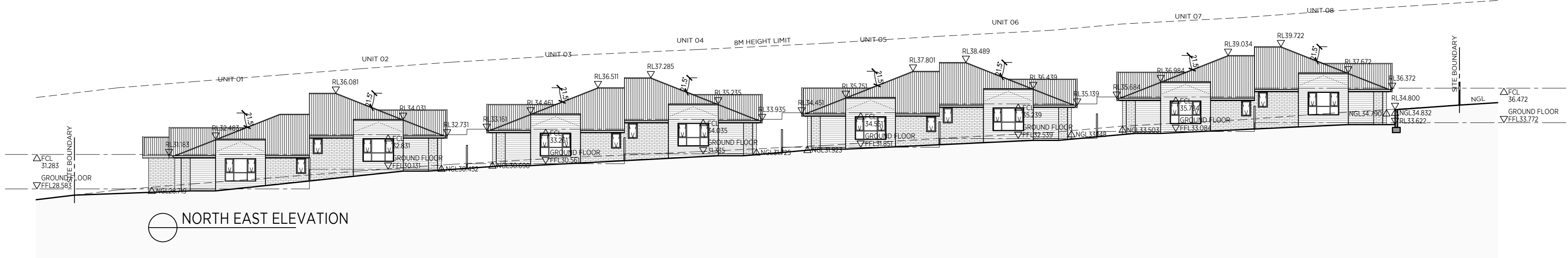
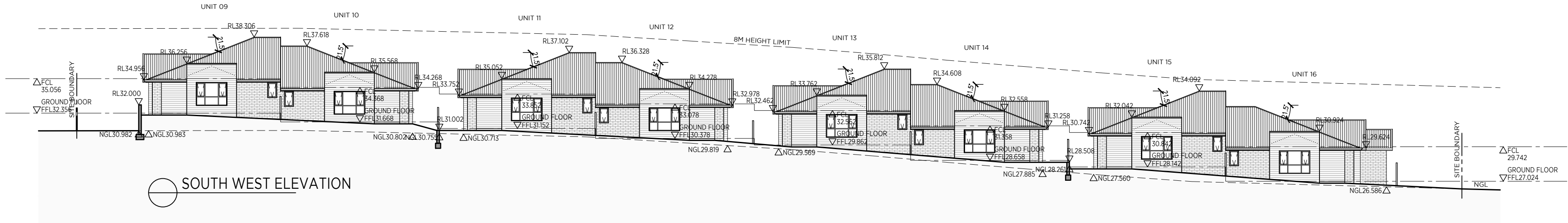


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Proposed Seniors Housing
Cranebrook

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DA ISSUE

DRAWN	DRAWING TITLE	JOB NUMBER
EF	SITE SECTIONS & DRIVEWAY	
CHECKED	SECTION	
RA	SCALE @A2	
APPROVED	1:250	0246
RA	DRAWING NO.	REV
	301	00



- NOTES
- BASIC NOTES
- FIXTURES
- ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
 - ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
 - ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS
- ALTERNATIVE WATER
- 2200L RAIN WATER TANK TO ALL DWELLINGS
 - COLLECT RUN-OFF FROM AT LEAST 100m² OF ROOF AREA TO ALL DWELLINGS
 - CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS
- HOT WATER
- 4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS
- VENTILATION
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 - GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF
- LEGEND

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Norm Architects R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

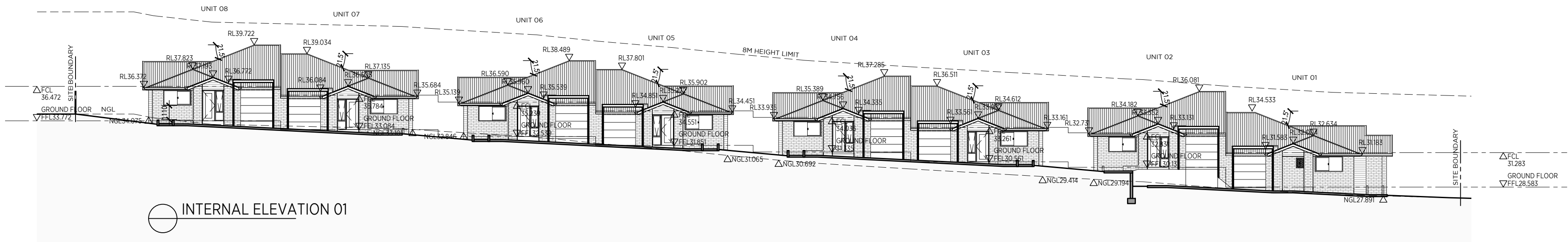


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Cranebrook

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EF	SITE ELEVATIONS	
CHECKED	SCALE @A2	REV
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	302	00



NOTES

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

2200L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 100m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT

UNIT 2-15: KITCHEN TO BE NATURALLY LIT

APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

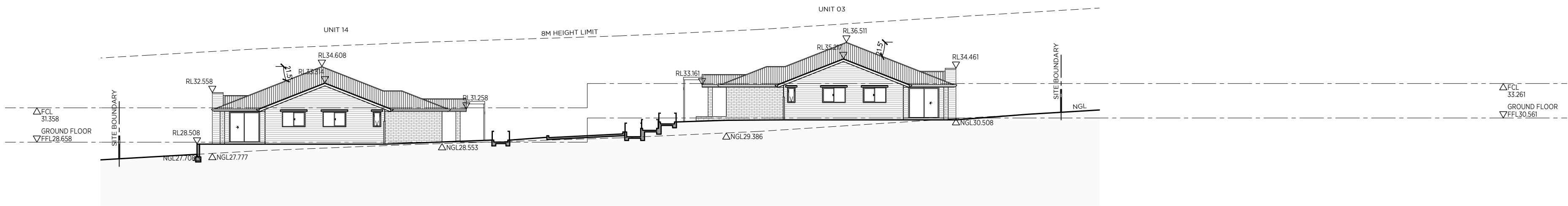
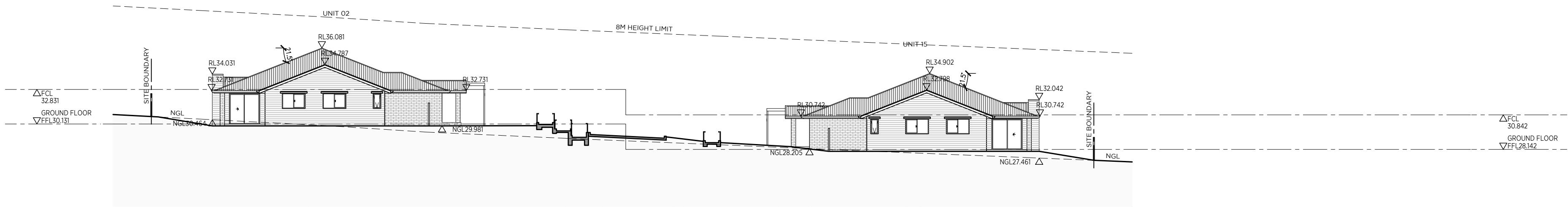
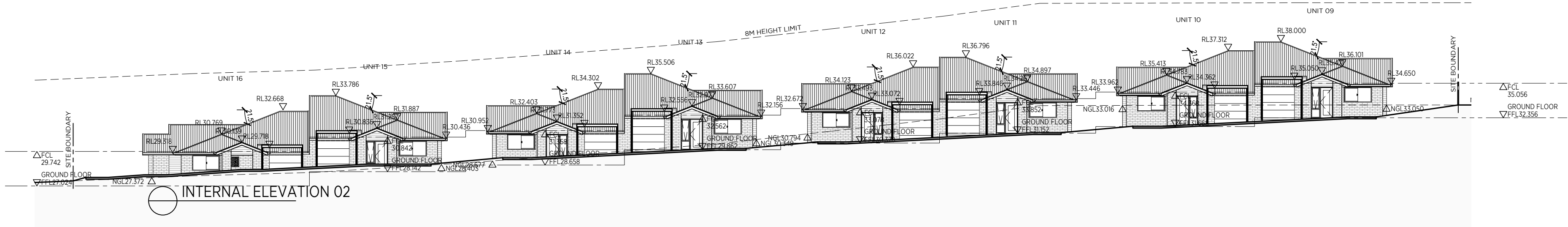
OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND



CLIENT

F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS

103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Norm Architects R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

ALVARO

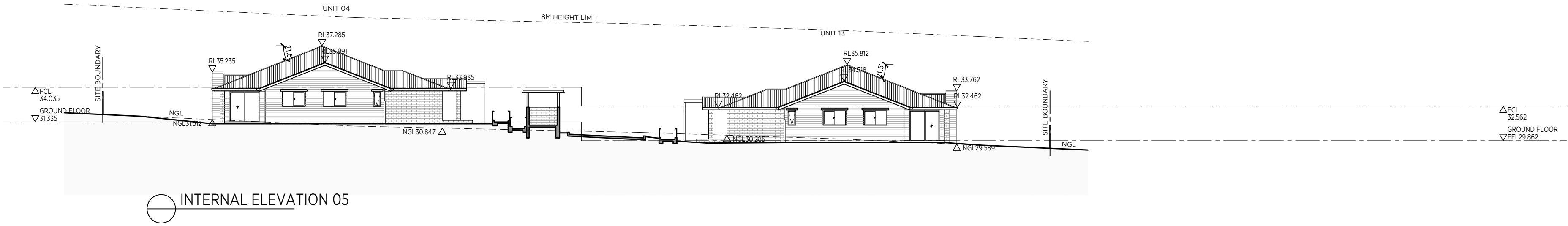
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Cranebrook

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DA ISSUE

DRAWN	DRAWING TITLE	JOB NUMBER
EF	SITE INTERNAL ELEVATIONS	0246
CHECKED	SCALE @A2	REV
RA	1:250	00
APPROVED	DRAWING NO.	
RA	303	



NOTES

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS

ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER

2200L RAIN WATER TANK TO ALL DWELLINGS

COLLECT RUN-OFF FROM AT LEAST 100m² OF ROOF AREA TO ALL DWELLINGS

CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION

BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING

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APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

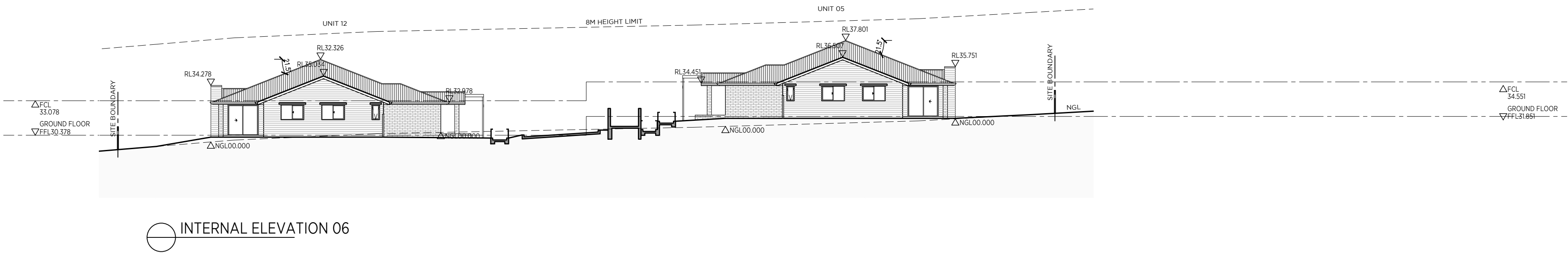
OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND



ARTIFICIAL LIGHTING

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APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

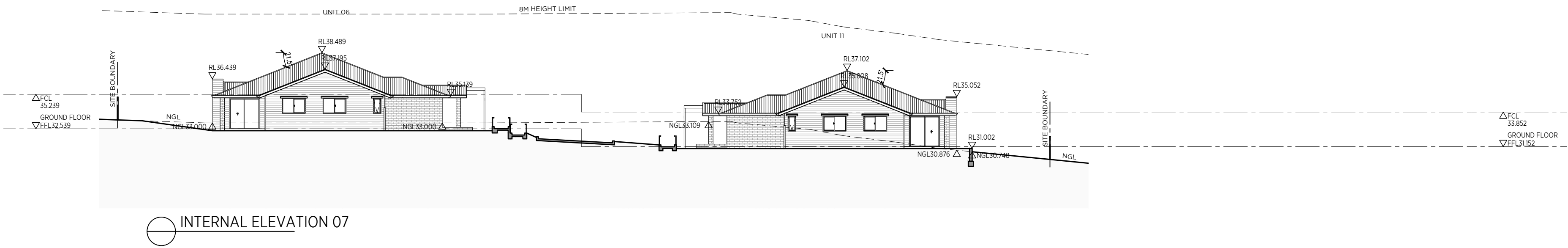
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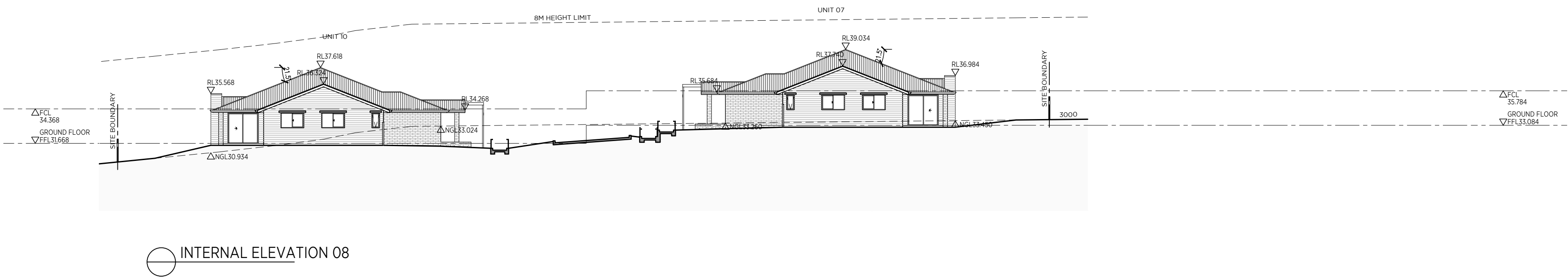
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GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND



LEGEND



CLIENT

F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS

103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU



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DA ISSUE

DRAWN	DRAWING TITLE	
EF	SITE INTERNAL ELEVATIONS	
CHECKED	SCALE @A2	JOB NUMBER
RA	1:250	0246
APPROVED	DRAWING NO.	REV
RA	304	00

NOTES
BASIX NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
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GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND			
CODE	TYPE	m²	%
	SITE COVERAGE	2912	37%
	FRONT LANDSCAPED AREA	425	5%
	REAR LANDSCAPED AREA	3004	38%
	TOTAL LANDSCAPED AREA	3429	43%
	PRIVATE OPEN SPACE	2017	25%
	PAVED AREA	1633	20%
	DEEP SOIL ZONE	3038	38%

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 308
Norm Architects & Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

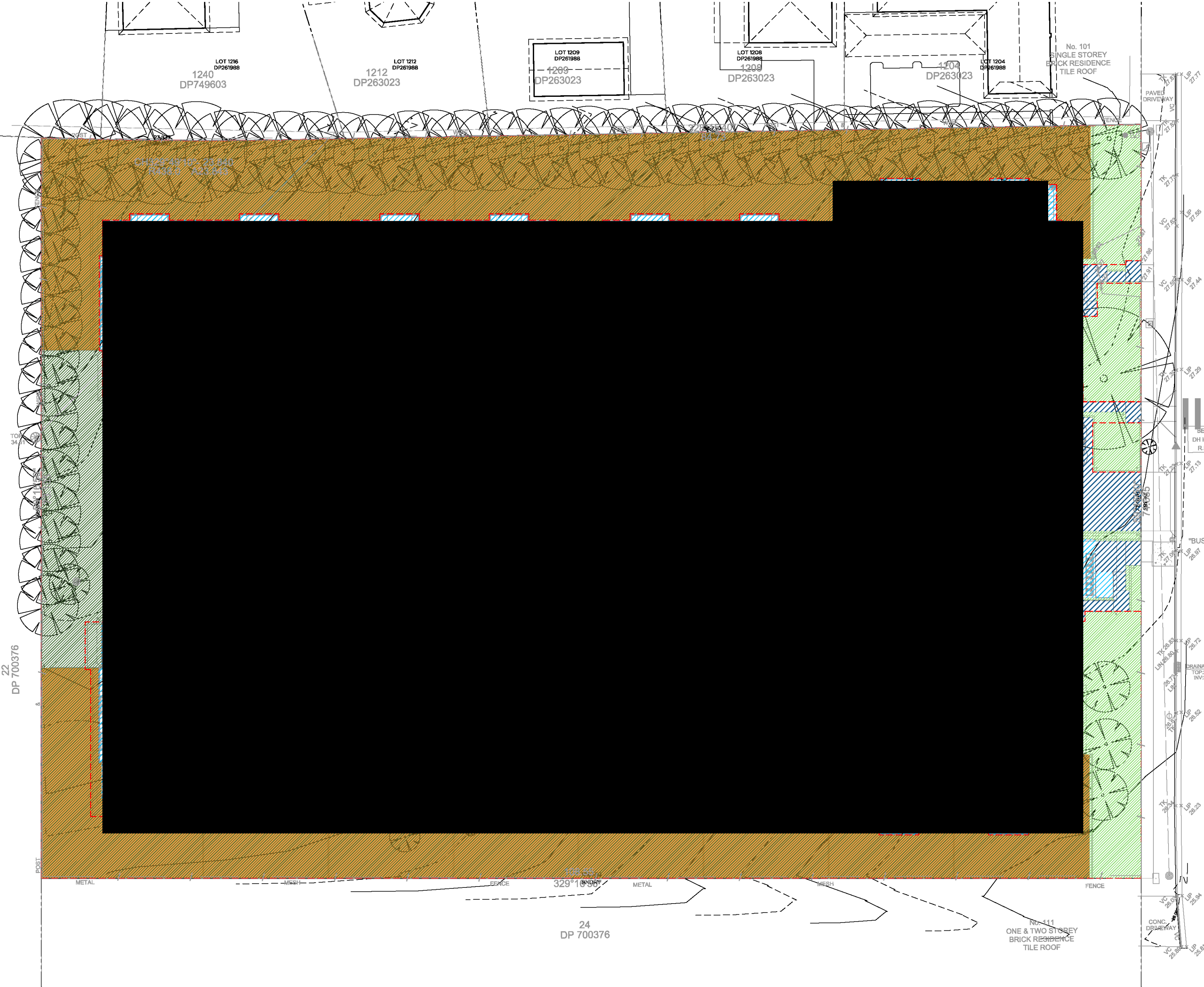


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DRAWING TITLE			
AREA SCHEDULE			
DRAWN		JOB NUMBER	
EF		0246	
CHECKED		REV	
RA		00	
APPROVED		SCALE @A2	
RA		1:250	
		DRAWING NO.	
		401	



NOTES

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS

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HOT WATER

4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

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GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS

OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY

GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
E info@alvaroarhitects.com.au
ALVAROARCHITECTS.COM.AU



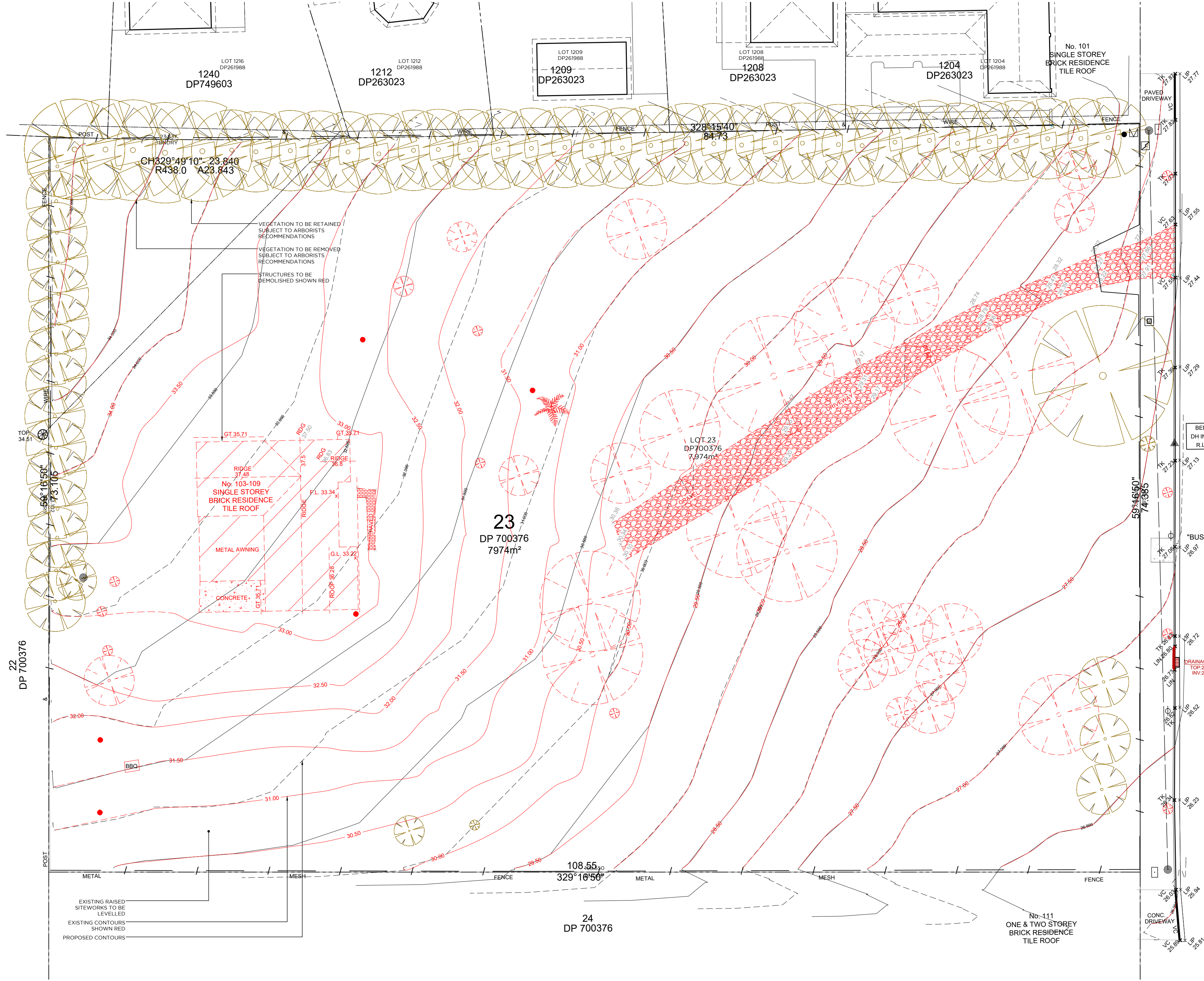
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DA ISSUE

NORTH		DRAWN	DRAWING TITLE	
		EF	DEMOLITION PLAN	
	CHECKED	SCALE @A2	JOB NUMBER	
	RA	1:250	0246	
	APPROVED	DRAWING NO.	REV	
	RA	402	00	



NOTES

BASIC NOTES

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GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND				
COLOUR	HEIGHT (mm)	% OF SITE AREA AFFECTED	ESTIMATED VOLUME - CUT (M3)	ESTIMATED VOLUME - FILL (M3)
	-1000	1%	86.50	
	-750	5%	285.83	
	-500	11%	435.25	
	-250	23%	463.23	
	+250	23%		448.55
	+500	12%		493.20
	+750	5%		272.33
	+1000	1%		73.60
TOTAL (M3)			1270.80	1287.68

CLIENTF. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS103-109 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
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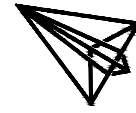

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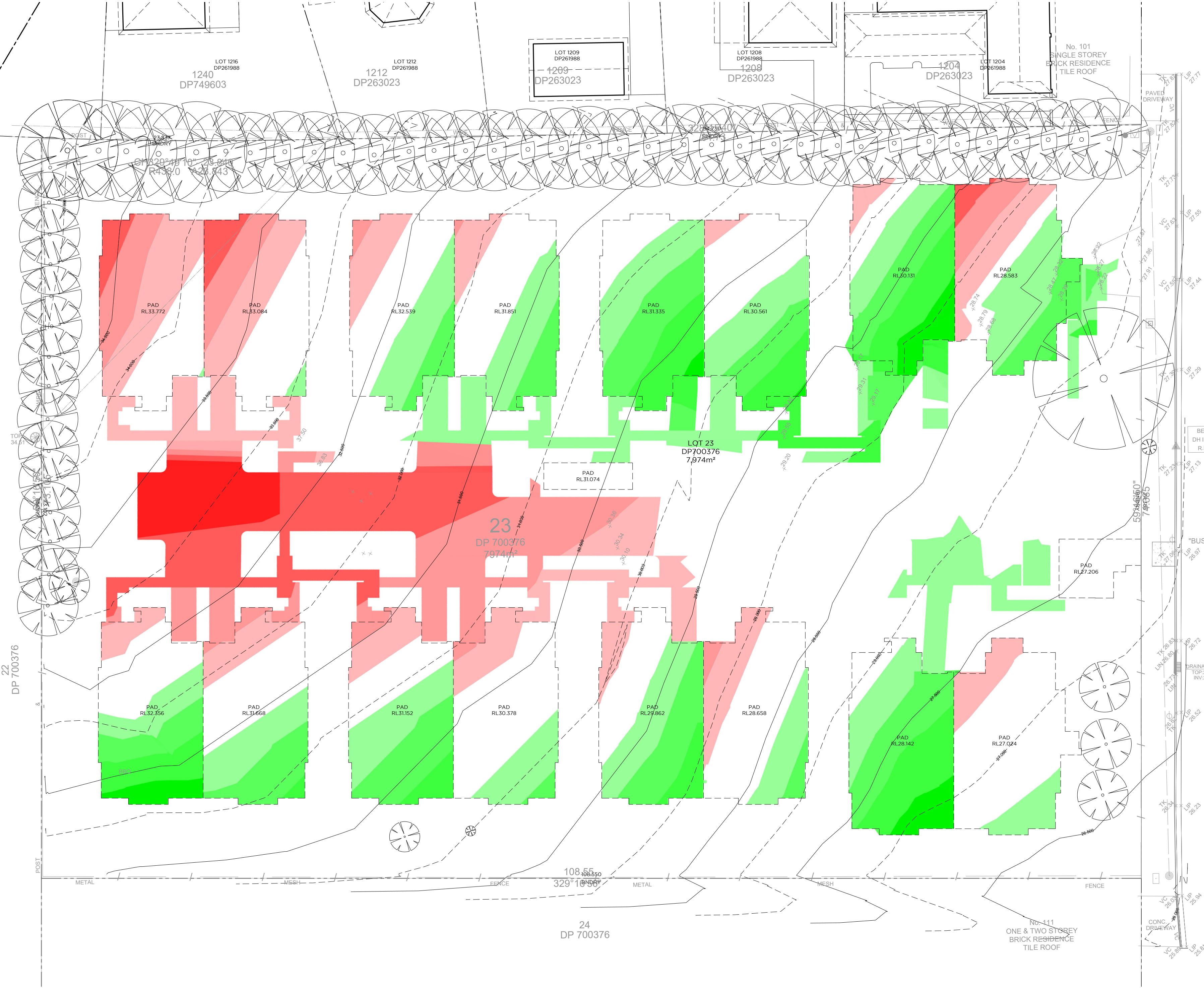
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DA ISSUE

NORTH 	DRAWN	DRAWING TITLE	
	EF	CUT & FILL DIAGRAM	
CHECKED	SCALE @A2	JOB NUMBER	
RA	1:250	Q246	
APPROVED	DRAWING NO.	REV	
RA	401	00	



UNIT 01										UNIT 06										REV	DATE	DESCRIPTION		BY
																				00	18.12.20	DA	ISSUE	EF
SIZE (mm)					EAVES (mm)					EAVES (mm)														
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT					
W101	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	1800	MIN. 460 MAX.1170	1200	W601	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W102	AWNING WINDOW	660	2400	1.58	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3885	MIN. 440 MAX.700	0	W602	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W103	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E AWNING ABOVE	N	600	MIN. 700 MAX. 1420	1200	W603	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W104	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	W	0	MIN. 300 MAX. 770	600	W604	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600					
W105	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	W	600	0	1200	W605	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200					
W106	OPAQUE SLIDING WINDOW	610	772	0.47	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	E	1490	MIN. 590 MAX. 830	1500	W606	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0					
W107	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	E	600	0	1200	W607	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200					
SK101	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK601	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
SK102	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK602	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
D101	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3885	MIN. 700 MAX. 1100	0	D601	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0					
D102	GLAZED SLIDING DOOR	2410	2400	5.78	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3315	0	0	D602	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0					
UNIT 02										UNIT 07										NOTES				
SIZE (mm)					EAVES (mm)					EAVES (mm)					BASIX NOTES									
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT					
W201	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W701	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200					
W202	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W702	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200					
W203	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W703	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200					
W204	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	W704	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600					
W205	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	W705	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200					
W206	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	W706	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0					
W207	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200	W707	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200					
SK201	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK701	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
SK202	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK702	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
D201	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0	D701	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0					
D202	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0	D702	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0					
UNIT 03										UNIT 08										HEATING/COOLING				
SIZE (mm)					EAVES (mm)					EAVES (mm)					3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS									
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT					
W301	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W801	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W302	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W802	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W303	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W803	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W304	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	W804	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600					
W305	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	W805	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200					
W306	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	W806	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0					
W307	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200	W807	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200					
SK301	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK801	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
SK302	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK802	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
D301	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0	D801	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0					
D302	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0	D802	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0					
UNIT 04										UNIT 09										LEGEND				
SIZE (mm)					EAVES (mm)					EAVES (mm)														
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT					
W401	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W901	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W402	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W902	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W403	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200	W903	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200					
W404	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	W904	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600					
W405	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	W905	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200					
W406	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	W906	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0					
W407	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200	W907	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200					
SK401	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK901	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
SK402	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK902	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
D401	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0	D901	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0					
D402	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0	D902	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0					
UNIT 05										UNIT 10										CLIENT				
SIZE (mm)					EAVES (mm)					EAVES (mm)					PROJECT ADDRESS									
No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT	No.	STYLE	WIDTH	HEIGHT	AREA(m²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT					
W501	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W1001	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200					
W502	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W1002	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200					
W503	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200	W1003	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200					
W504	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	W	0	MIN. 300 MAX. 770	600	W1004	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600					
W505	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	W	600	0	1200	W1005	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200					
W506	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 730	0	W1006	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0					
W507	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	E	600	0	1200	W1007	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200					
SK501	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK1001	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
SK502	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A	SK1002	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A					
D501	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	E	2670	MIN. 460 MAX. 790	0	D1001	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0					
D502	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0	D1002	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0					
																				F. Catanea 49 Cross Road Orchard Hills 2748				
																				0402 529 840 Unit 24, 2-8 Daniel Street, Wetherill Park, NSW 2164 info@alvaro				

UNIT 12										REV	DATE	DESCRIPTION	BY
										00	18.12.20	DA ISSUE	EF
SIZE (mm)					EAVES (mm)								
No.	STYLE	WIDTH	HEIGHT	AREA(m ²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W1201	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W1202	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W1203	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W1204	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600				
W1205	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200				
W1206	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0				
W1207	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200				
SK1201	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
SK1202	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
D1201	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0				
D1202	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0				
UNIT 13													
SIZE (mm)					EAVES (mm)								
No.	STYLE	WIDTH	HEIGHT	AREA(m ²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W1301	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W1302	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W1303	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W1304	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600				
W1305	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200				
W1306	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0				
W1307	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200				
SK1301	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
SK1302	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
D1301	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0				
D1302	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0				
UNIT 14													
SIZE (mm)					EAVES (mm)								
No.	STYLE	WIDTH	HEIGHT	AREA(m ²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W1401	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W1402	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W1403	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	N	600	0	1200				
W1404	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600				
W1405	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200				
W1406	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0				
W1407	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200				
SK1401	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
SK1402	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
D1401	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0				
D1402	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	N	3315	0	0				
UNIT 15													
SIZE (mm)					EAVES (mm)								
No.	STYLE	WIDTH	HEIGHT	AREA(m ²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W1501	AWNING WINDOW	610	1200	0.73	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W1502	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W1503	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR AWNING ABOVE	S	600	0	1200				
W1504	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR	E	0	MIN. 300 MAX. 770	600				
W1505	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR	E	600	0	1200				
W1506	AWNING WINDOW	690	2400	1.66	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 730	0				
W1507	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR	W	600	0	1200				
SK1501	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
SK1502	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR	N/A	N/A	N/A	N/A				
D1501	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR	W	2670	MIN. 460 MAX. 790	0				
D1502	GLAZED SLIDING	2410	2400	5.78	ALUMINIUM SG CLEAR	S	3315	0	0				
UNIT 16													
SIZE (mm)					EAVES (mm)								
No.	STYLE	WIDTH	HEIGHT	AREA(m ²)	REMARKS	ORIENTATION	WIDTH (INCL. GUTTER)	HEIGHT ABOVE WINDOW	WINDOW SILL HEIGHT				
W1601	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	1800	MIN. 460 MAX.1170	1200				
W1602	AWNING WINDOW	660	2400	1.58	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3885	MIN. 440 MAX.700	0				
W1603	SLIDING WINDOW	1810	1200	2.17	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E AWNING ABOVE	N	600	MIN. 700 MAX. 1420	1200				
W1604	AWNING WINDOW	2410	1800	4.34	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	E	0	MIN. 300 MAX. 770	600				
W1605	AWNING WINDOW	730	1200	0.88	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	E	600	0	1200				
W1606	OPAQUE SLIDING WINDOW	610	772	0.47	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	W	1490	MIN. 590 MAX. 830	1500				
W1607	SLIDING WINDOW	2170	1200	2.60	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	W	600	0	1200				
SK1601	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR - R2.0 SHAFT INSULATION	N/A	N/A	N/A	N/A				
SK1602	SKYLIGHT	550	980	0.54	SINGLE GLAZED CLEAR - R2.0 SHAFT INSULATION	N/A	N/A	N/A	N/A				
D1601	GLAZED ENTRY DOOR	1000	2400	2.40	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3885	MIN. 700 MAX. 1100	0				
D1602	GLAZED SLIDING DOOR	2410	2400	5.78	ALUMINIUM SG CLEAR HI-SOLAR GAIN LOW-E	N	3315	0	0				

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CLIENT

PROJECT ADDRESS

F. Catanea

103-109 Laycock Street

49 Cross Road

Cranebrook 2749

Orchard Hills 2748

ALVARO ARCHITECTS PTY LTD

ABN 71 604 570 309

Nom. Architect R. Alvaro 9221

0402 529 840

M Unit 24, 2-8 Daniel Street,

A Wetherill Park, NSW 2164

E info@alvaroarchitects.com.au

ALVAROARCHITECTS.COM.AU

PROJECT

Proposed Seniors Housing
Cranebrook

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DRAWN

DRAWING TITLE

EF

WINDOW SCHEDULE -
UNITS 11 - 16

CHECKED

SCALE 8/42

RA

NTS

APPROVED

DRAWING NO.

RA

502

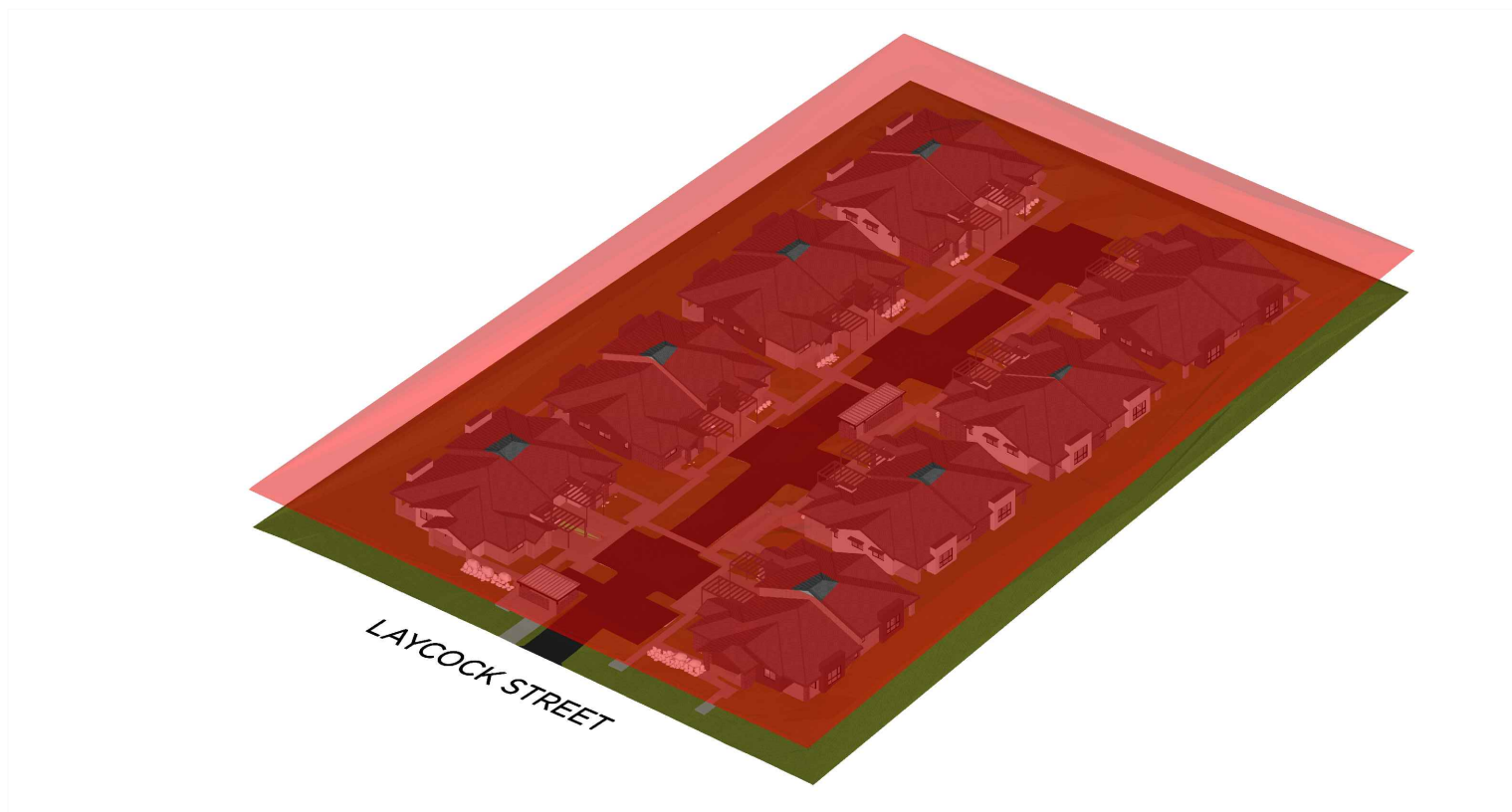
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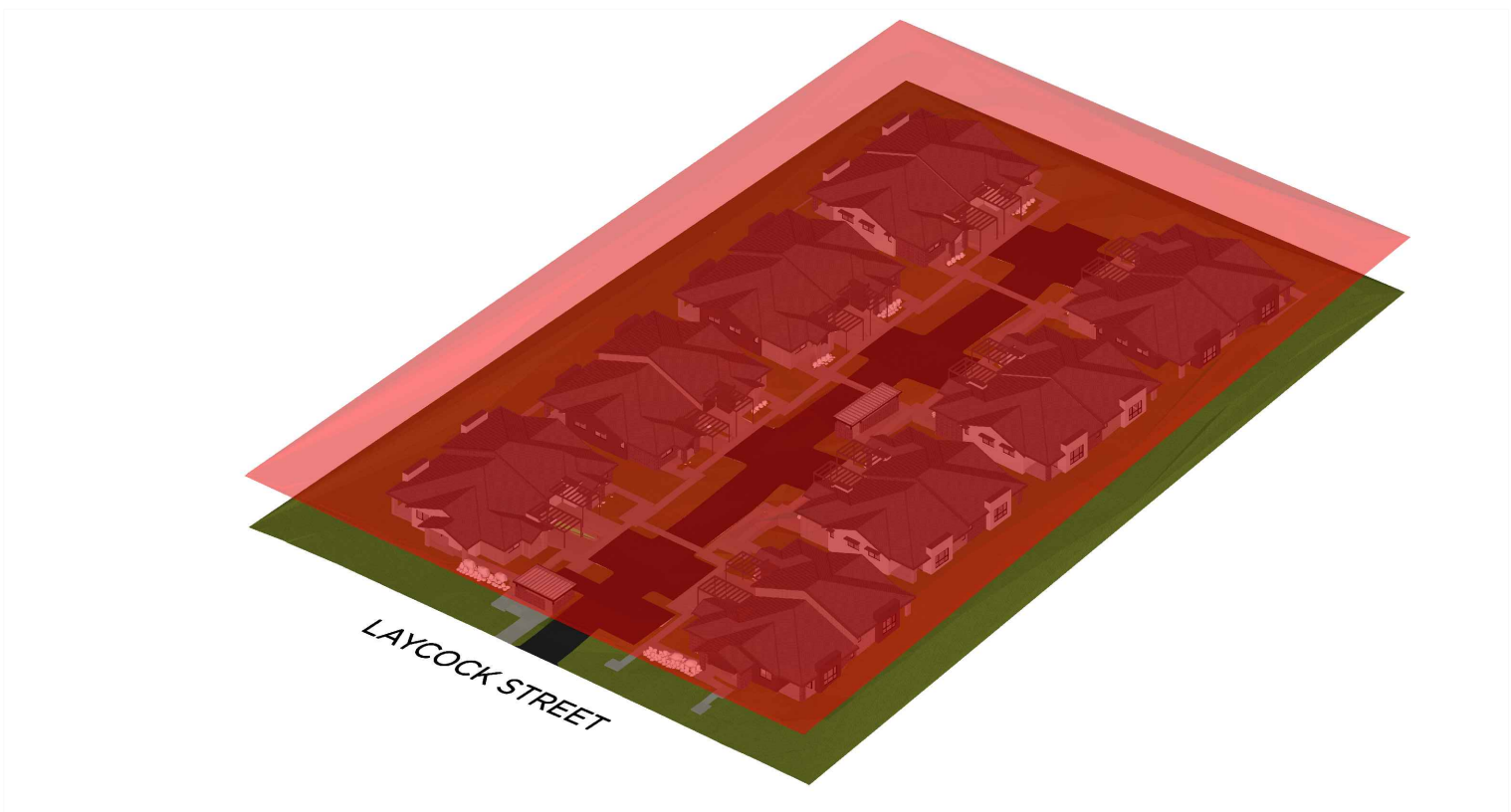
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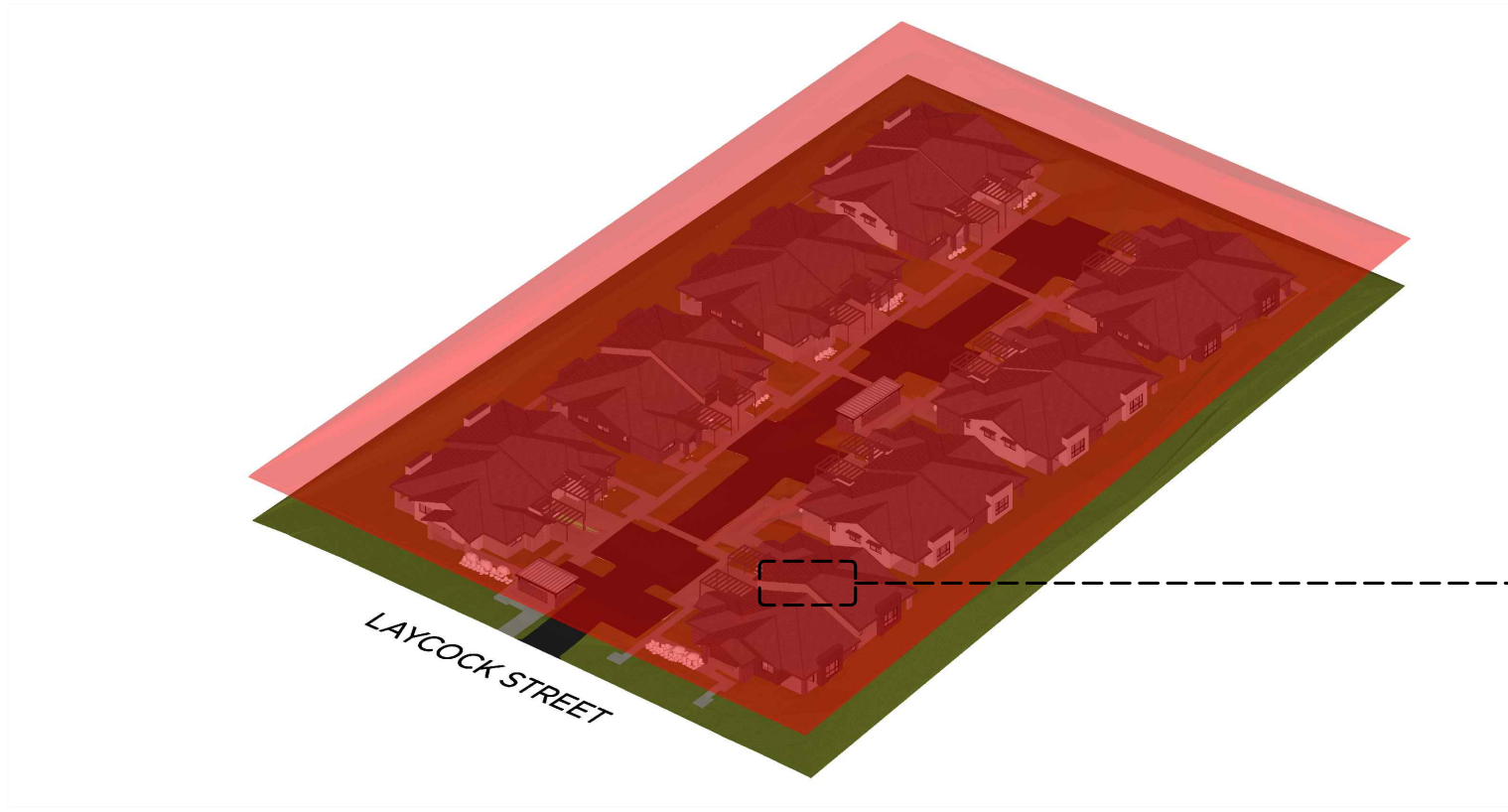
DA ISSUE



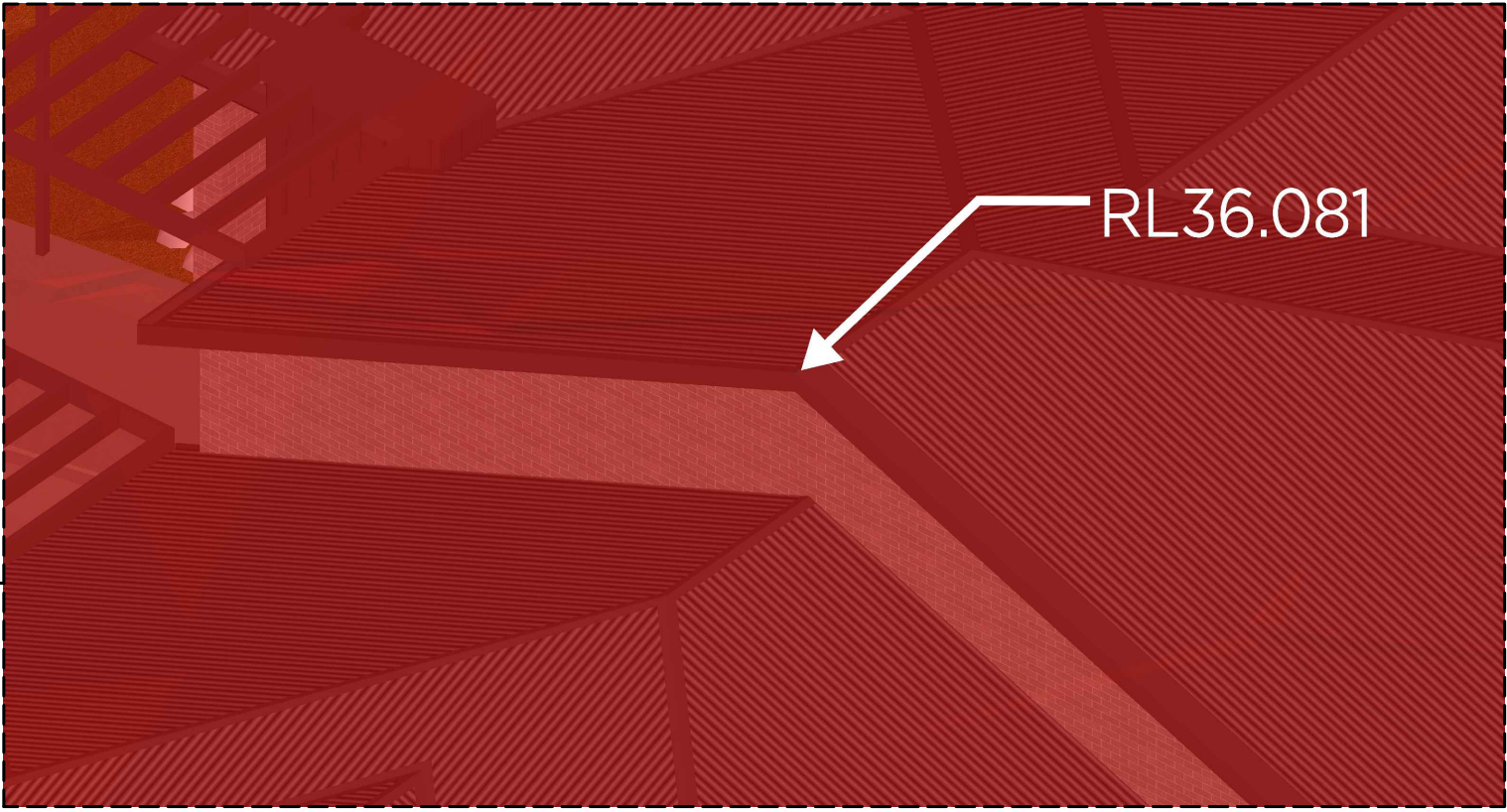
6M HEIGHT ABOVE NGL



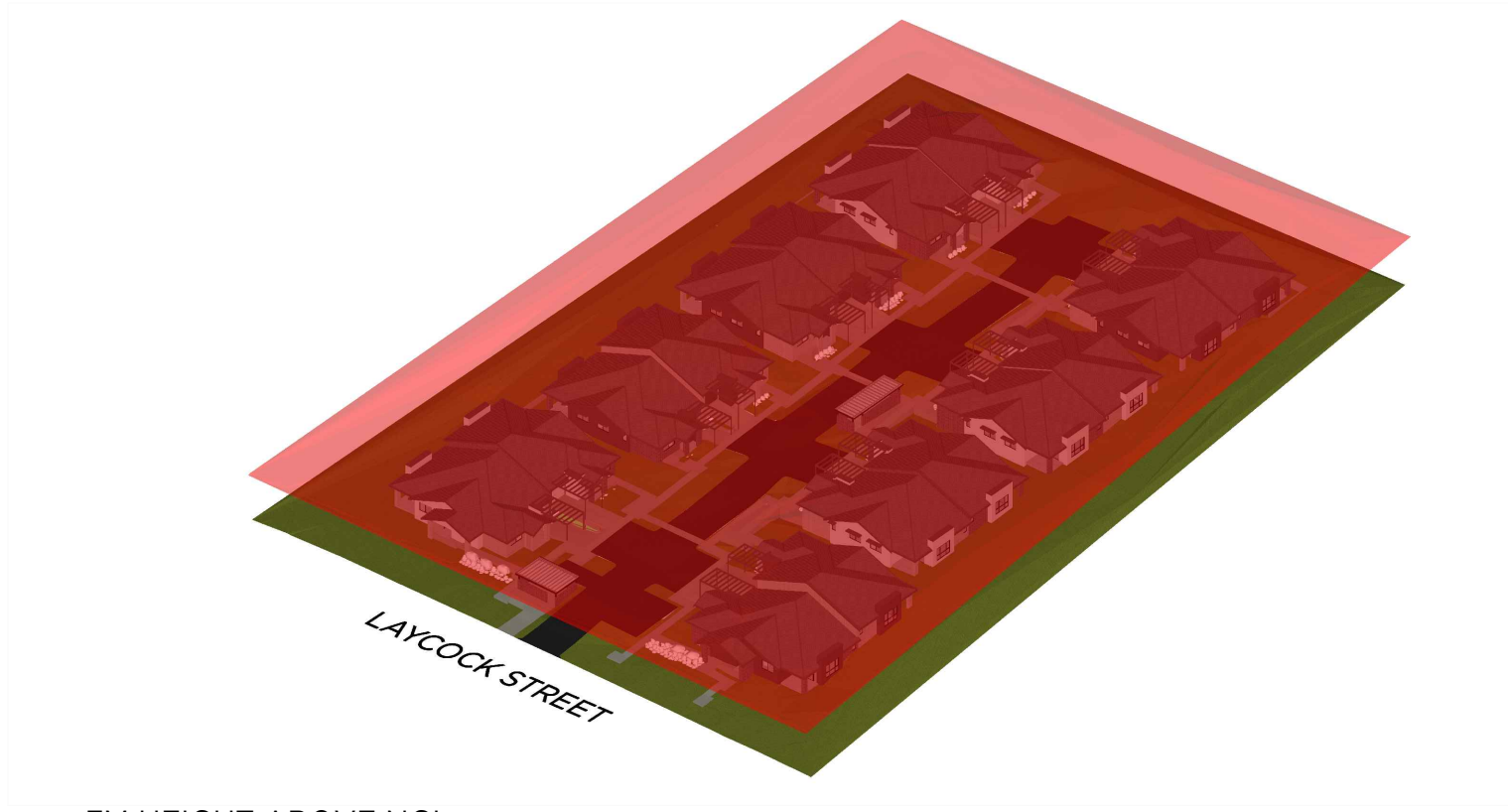
8.0M HEIGHT LIMIT



6.9M HEIGHT ABOVE NGL



6.9M HEIGHT ABOVE NGL



7M HEIGHT ABOVE NGL

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF

NOTES
BASIX NOTES
FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS
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2200L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 100m² OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS
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UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT
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GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS
OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS
COMMON AREAS
GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU



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PROJECT
Proposed Seniors Housing
Cranebrook

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EF	HEIGHT LIMIT DIAGRAM	
CHECKED	SCALE @A2	JOB NUMBER
RA	NTS	0246
APPROVED	DRAWING NO.	REV
RA	503	00

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Nom. Architect: S. Alvaro 9221

0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
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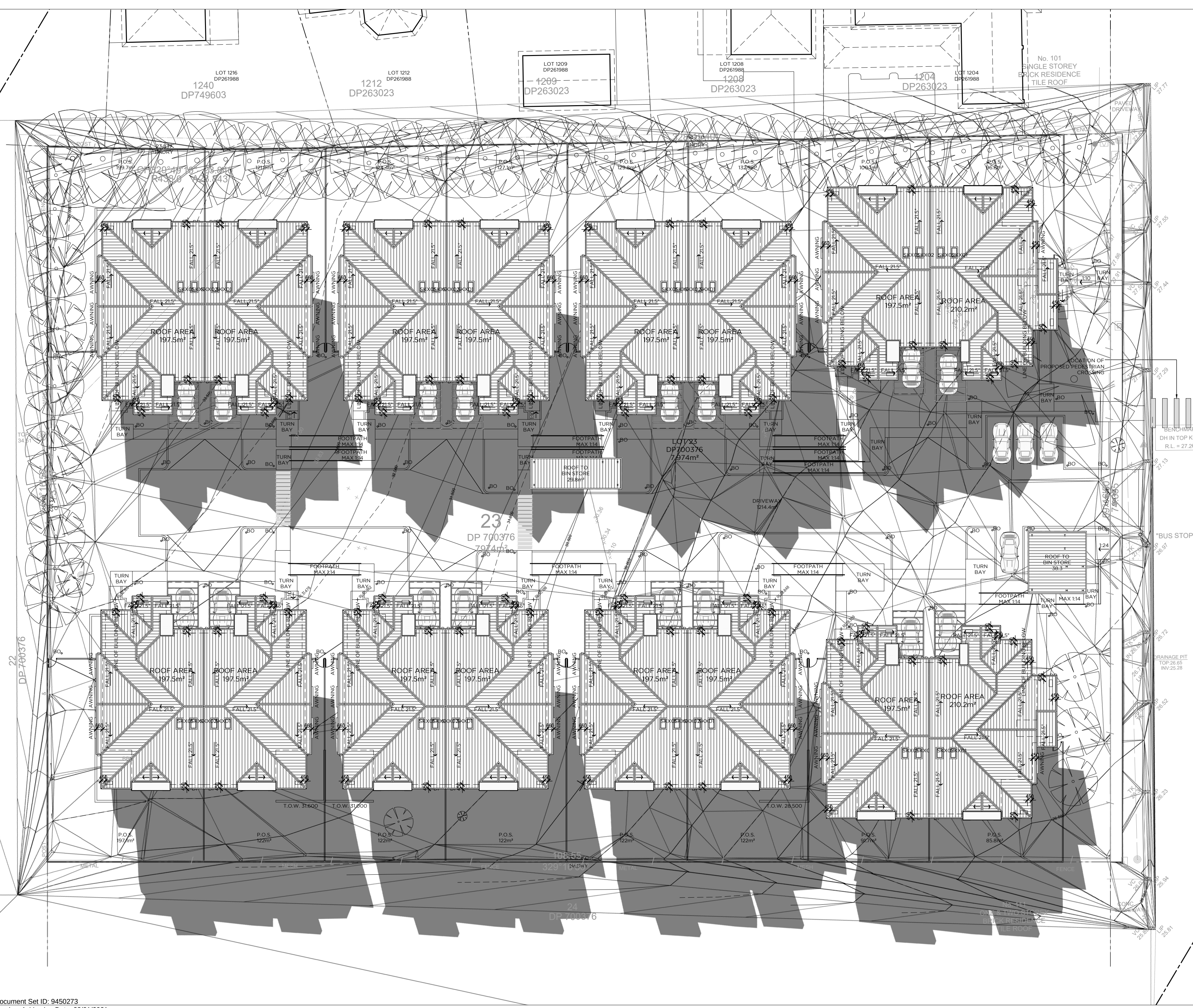
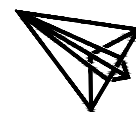
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	EF	SHADOW DIAGRAM -	
		22 JUNE 9AM	
CHECKED	RA	SCALE @A2	JOB NUMBER
APPROVED	RA	1:250	Q246
		DRAWING NO.	REV
		601	00



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Orchard Hills 2748

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Cranebrook 2749

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0402 529 840
M Unit 24, 2-8 Daniel Street,
A Wetherill Park, NSW 2164
E info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

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DA ISSUE

NORTH

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DRAWING TITLE

SHADOW DIAGRAM -
22 JUNE 12PM

SCALE @A2

1:250

DRAWING NO.

602

JOB NUMBER

0246

REV

00



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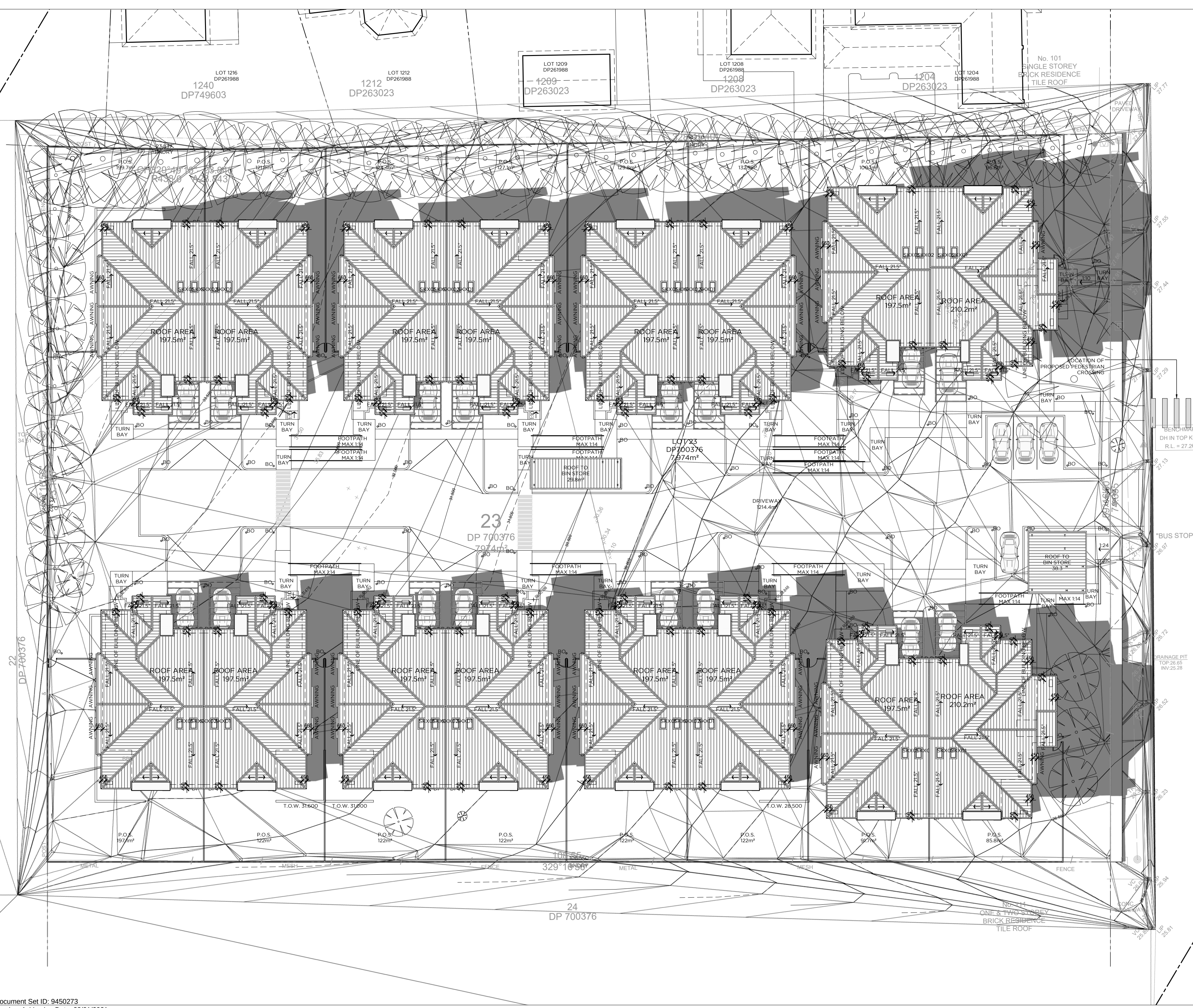
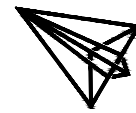
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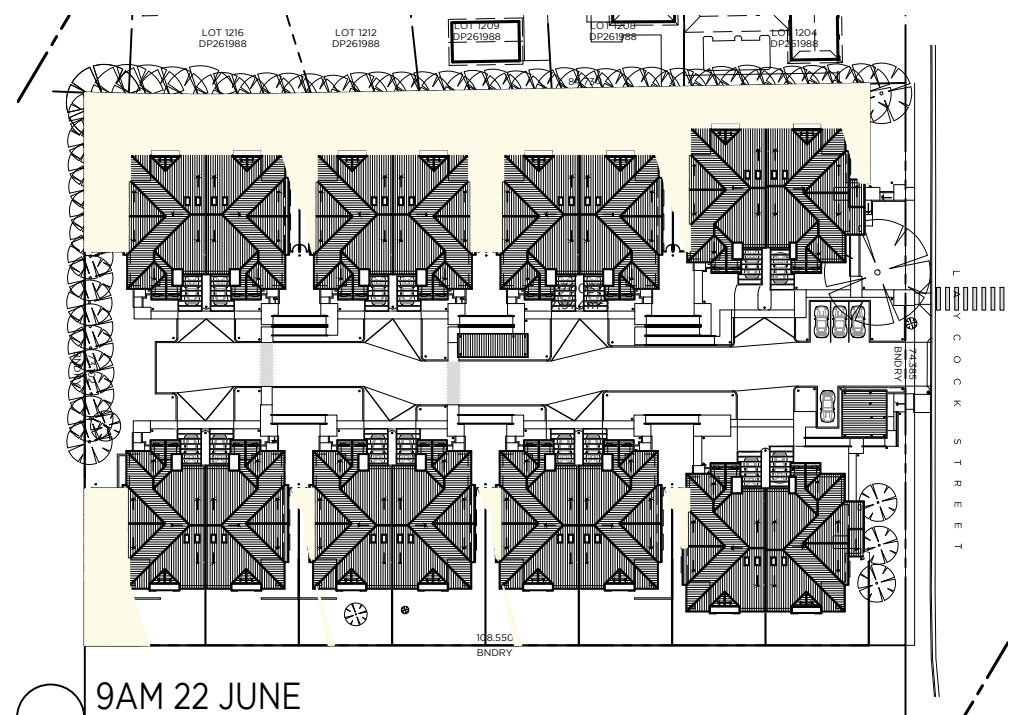
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Cranebrook

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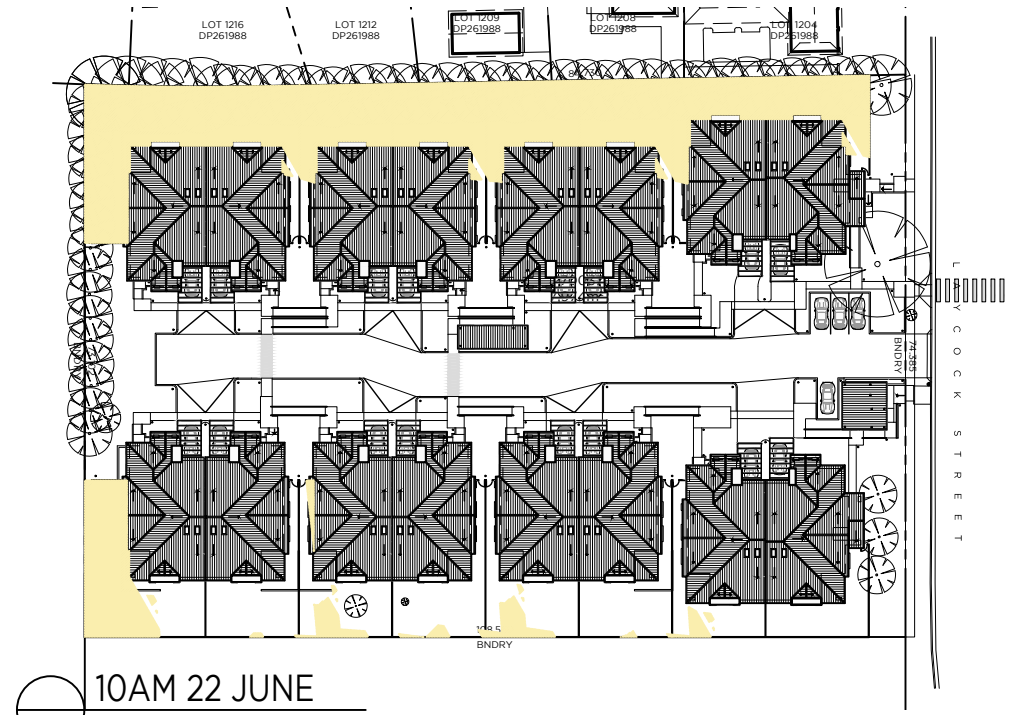
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		DRAWING NO.	REV
		603	00

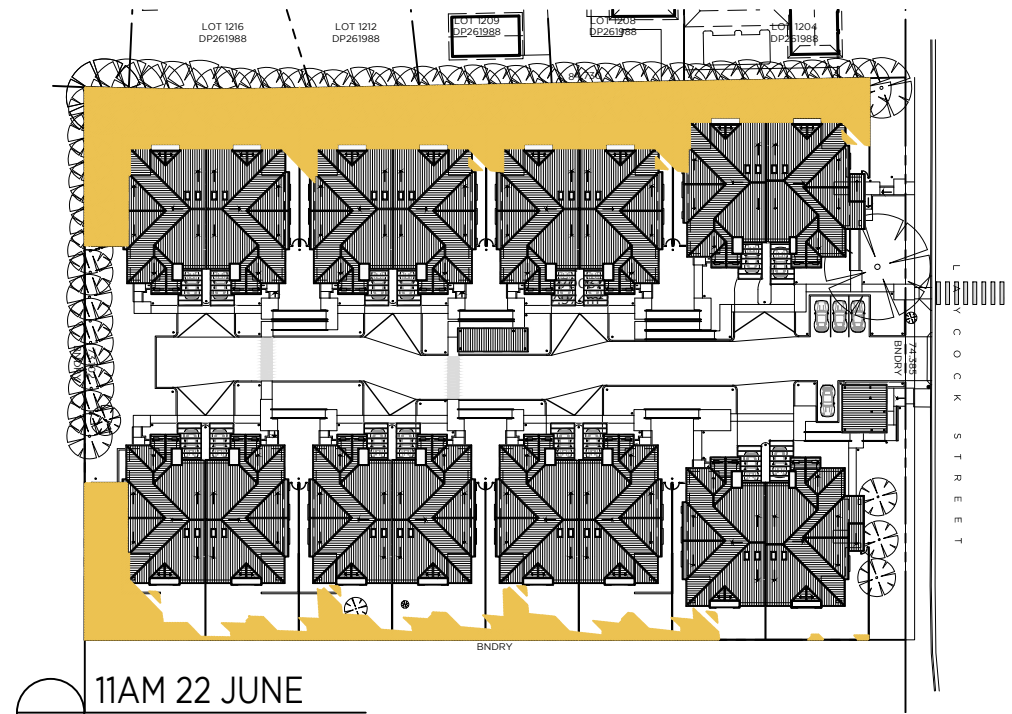




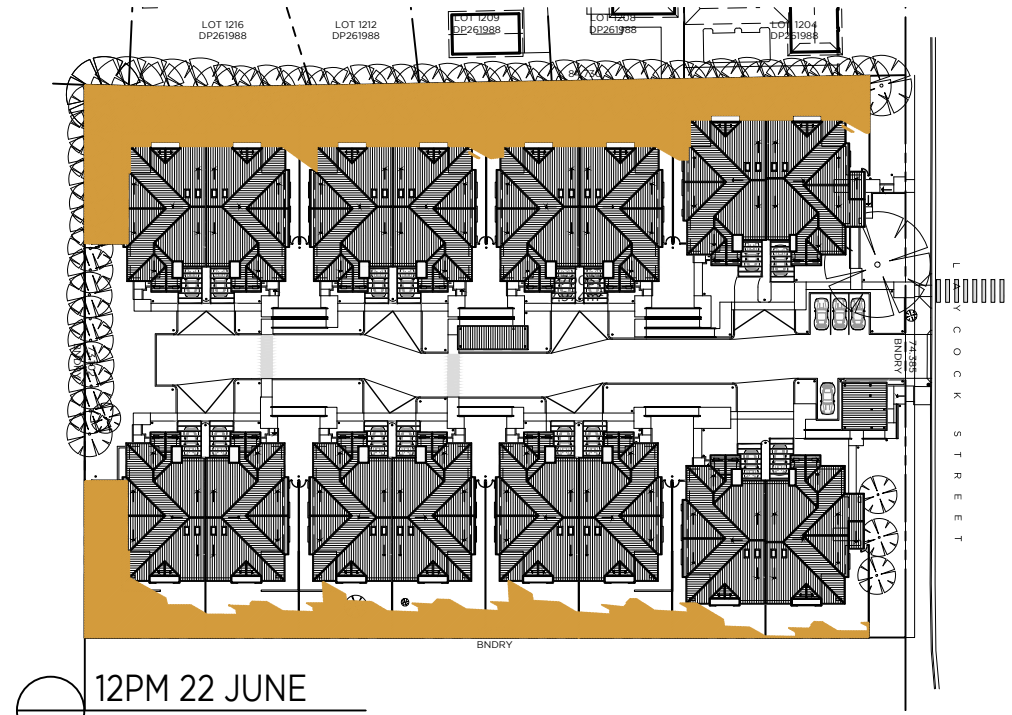
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SOLAR ACCESS DIAGRAM



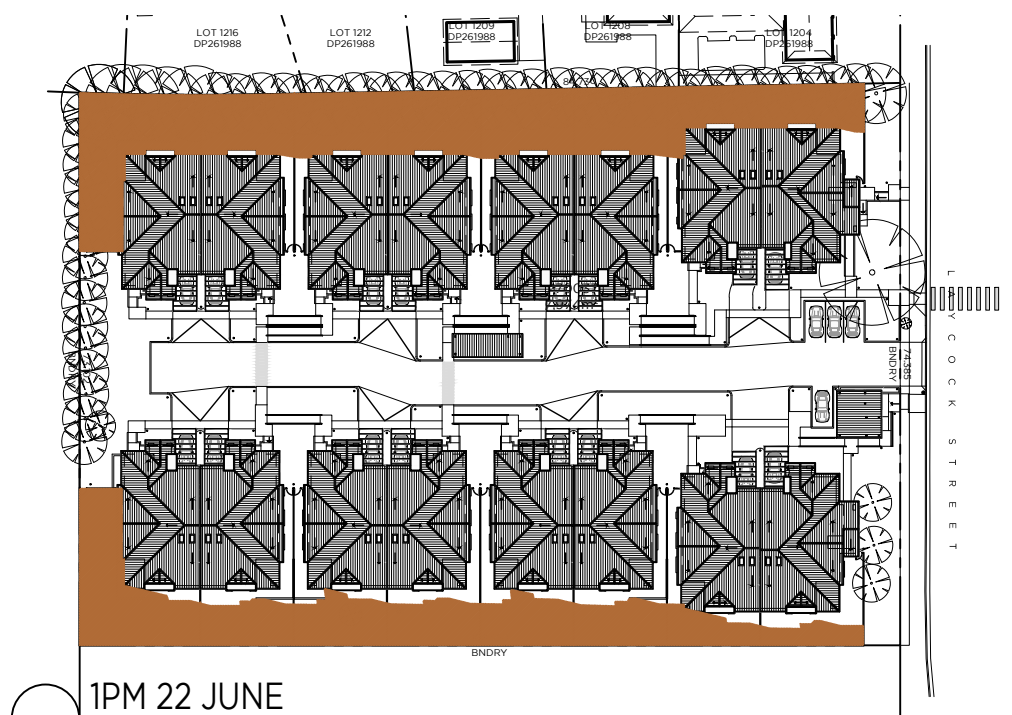
10AM 22 JUNE
SOLAR ACCESS DIAGRAM



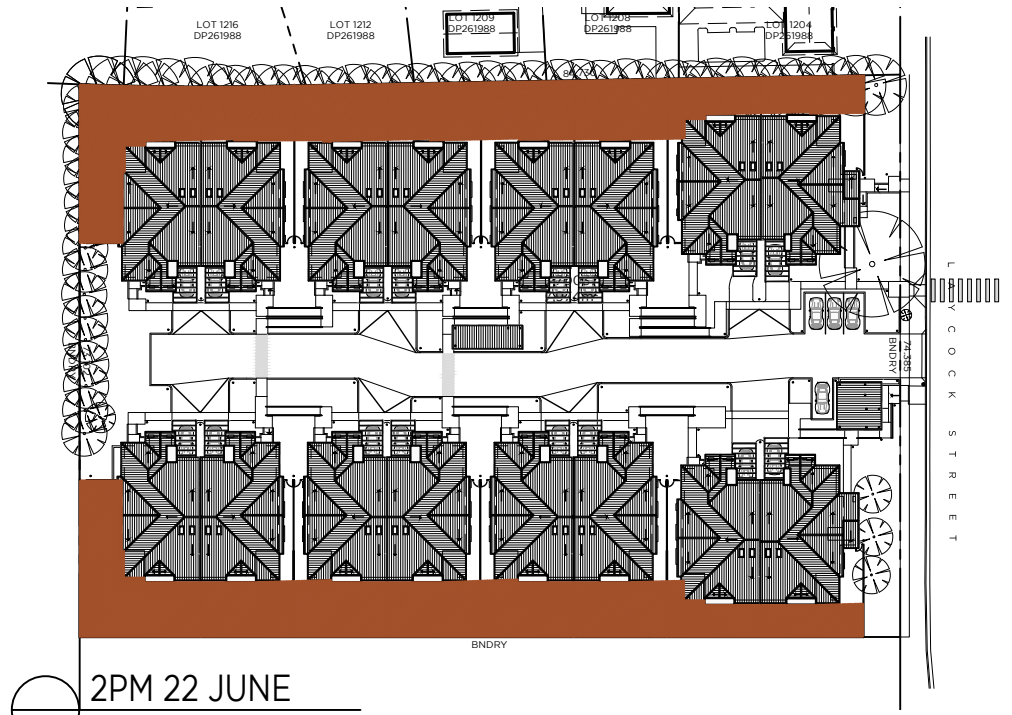
11AM 22 JUNE
SOLAR ACCESS DIAGRAM



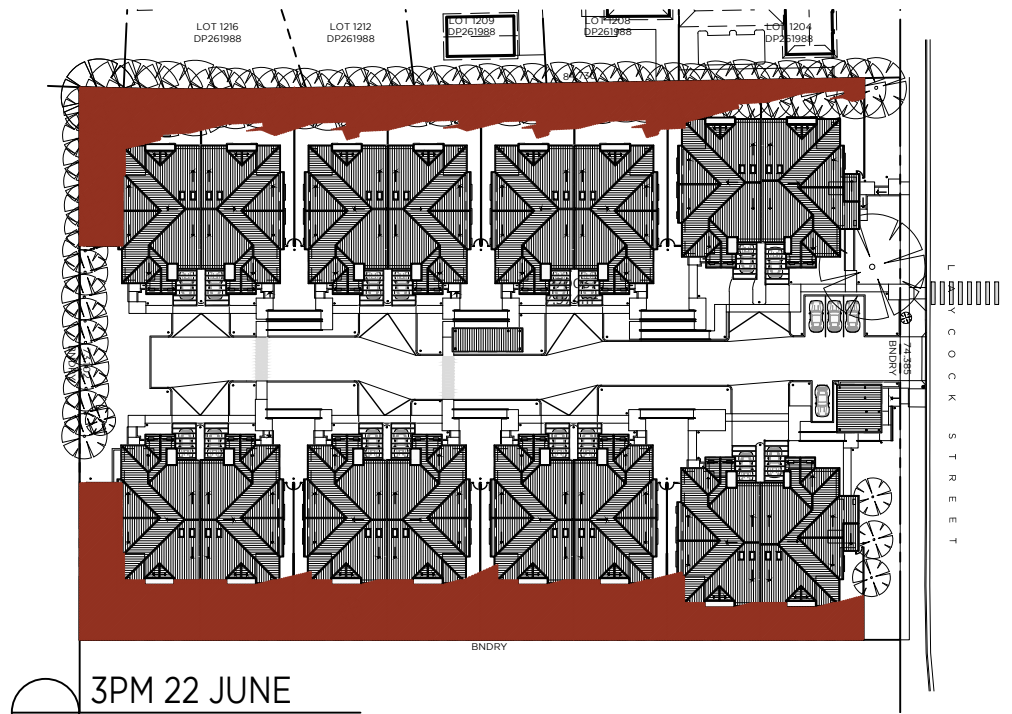
12PM 22 JUNE
SOLAR ACCESS DIAGRAM



1PM 22 JUNE
SOLAR ACCESS DIAGRAM



2PM 22 JUNE
SOLAR ACCESS DIAGRAM



3PM 22 JUNE
SOLAR ACCESS DIAGRAM

SOLAR ACCESS TO P.O.S. FOR 3 HOURS
SOLAR ACCESS TABLE

PRIVATE OPEN SPACE			9AM		10AM		11AM		12PM		1PM		2PM		3PM		MIN. 3HRS DIRECT SUNLIGHT INTO P.O.S.
UNIT	PROPOSED (M ²)	REQUIRED (M ²)	M ²	%	M ²	%	M ²	%	M ²	%	M ²	%	M ²	%	M ²	%	
1	99.9	15	93.6	94%	88.4	88%	83.1	83%	79.3	79%	76.8	77%	66.9	67%	30.9	31%	Y
2	100	15	94.5	95%	82.8	83%	79	79%	76.6	77%	74.1	74%	68.4	68%	55.3	55%	Y
3	132.5	15	114.2	86%	112.3	85%	109.8	83%	107.3	81%	106.1	80%	97.9	74%	70.1	53%	Y
4	129.8	15	129.8	100%	113.4	87%	109.7	85%	106.5	82%	104.3	80%	95.1	73%	69.3	53%	Y
5	127.1	15	127.1	100%	107	84%	104.4	82%	102.1	80%	101	79%	93	73%	63.7	50%	Y
6	124.4	15	119	96%	107.9	87%	105.6	85%	103.4	83%	98.7	79%	91.7	74%	66.7	54%	Y
7	121.9	15	103.7	85%	101.1	83%	97.9	80%	97	80%	95.5	78%	88.4	73%	63.1	52%	Y
8	199.7	15	199.7	100%	199.7	100%	199.7	100%	199.7	100%	199.7	100%	197.1	99%	188.3	94%	Y
9	197.1	15	130.3	66%	138.7	70%	156	79%	173.3	88%	186.8	95%	195	99%	197.1	100%	Y
10	122	15	1.3	1%	0.9	1%	20.5	17%	47.1	39%	69.2	57%	90.4	74%	95.1	78%	Y
11	122	15	15.6	13%	22.7	19%	42.3	35%	59.7	49%	75.6	62%	91.1	75%	96.4	79%	Y
12	122	15	1.2	1%	4.6	4%	28.3	23%	50.8	42%	70.7	58%	90.5	74%	95.7	78%	Y
13	122	15	16.3	13%	20.3	17%	43.8	36%	60.8	50%	75.8	62%	91.4	75%	98.1	80%	Y
14	122	15	1.2	1%	1.1	1%	23.5	19%	48.1	39%	69.2	57%	90.4	74%	95.2	78%	Y
15	91.7	15	12.4	14%	8.4	9%	16.2	18%	31.6	34%	49	53%	61.8	67%	66	72%	Y
16	88.6	15	0.4	0%	0	0%	2.2	2%	13.6	15%	35.9	41%	59	67%	65.4	74%	Y

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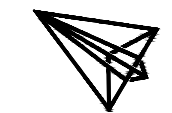
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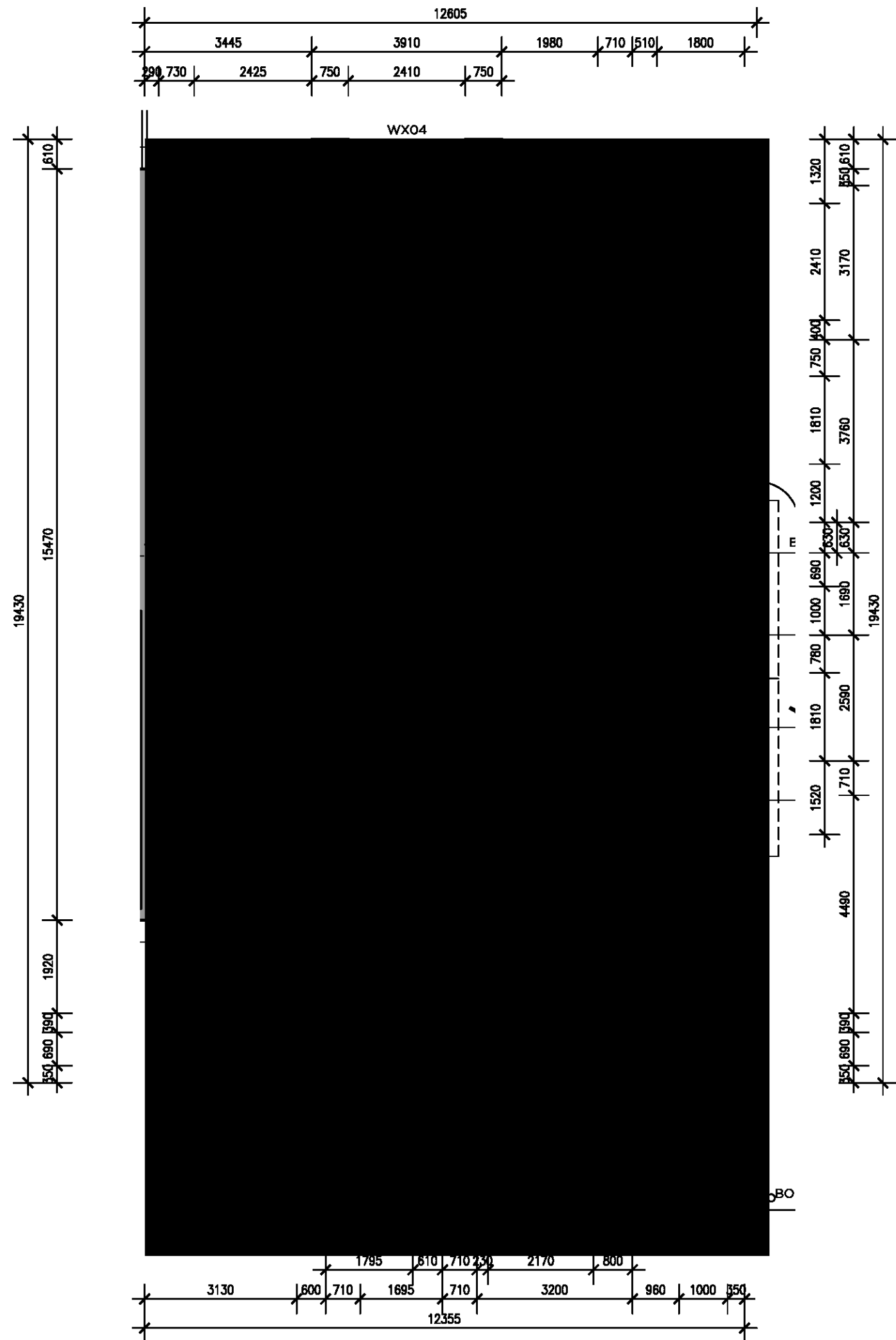
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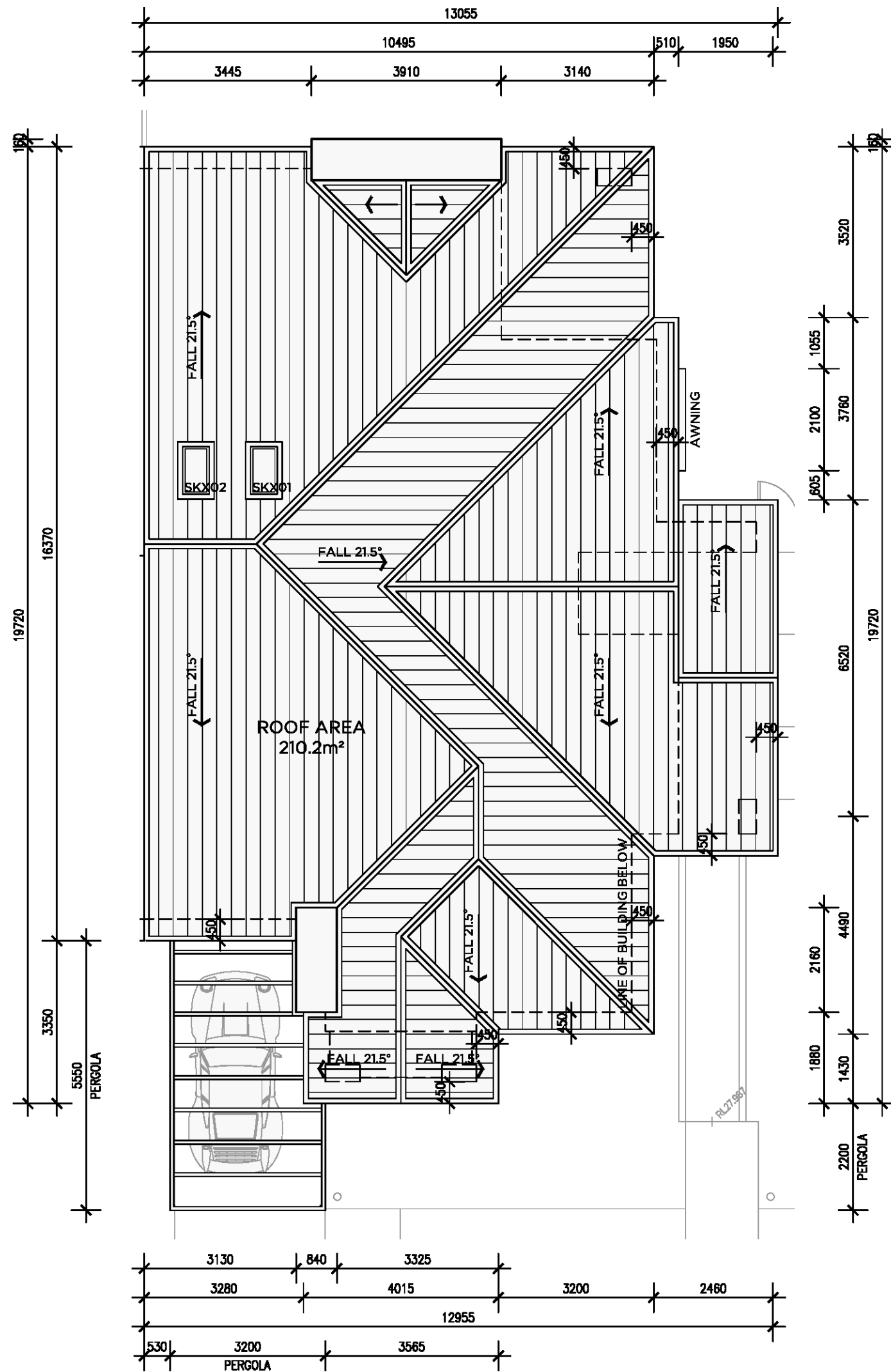
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	CHECKED RA	SCALE @A2	0246
	APPROVED RA	1:1000	REV
		DRAWING NO. 604	00





TYPICAL GROUND FLOOR PLAN
UNITS 01 & 16



TYPICAL GROUND FLOOR PLAN
UNITS 01 & 16

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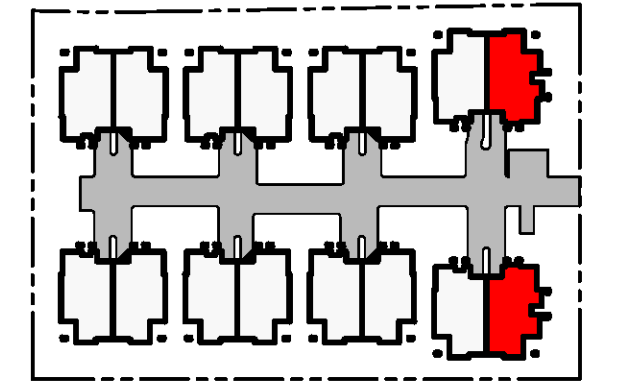
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DWELLING LEGEND

CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

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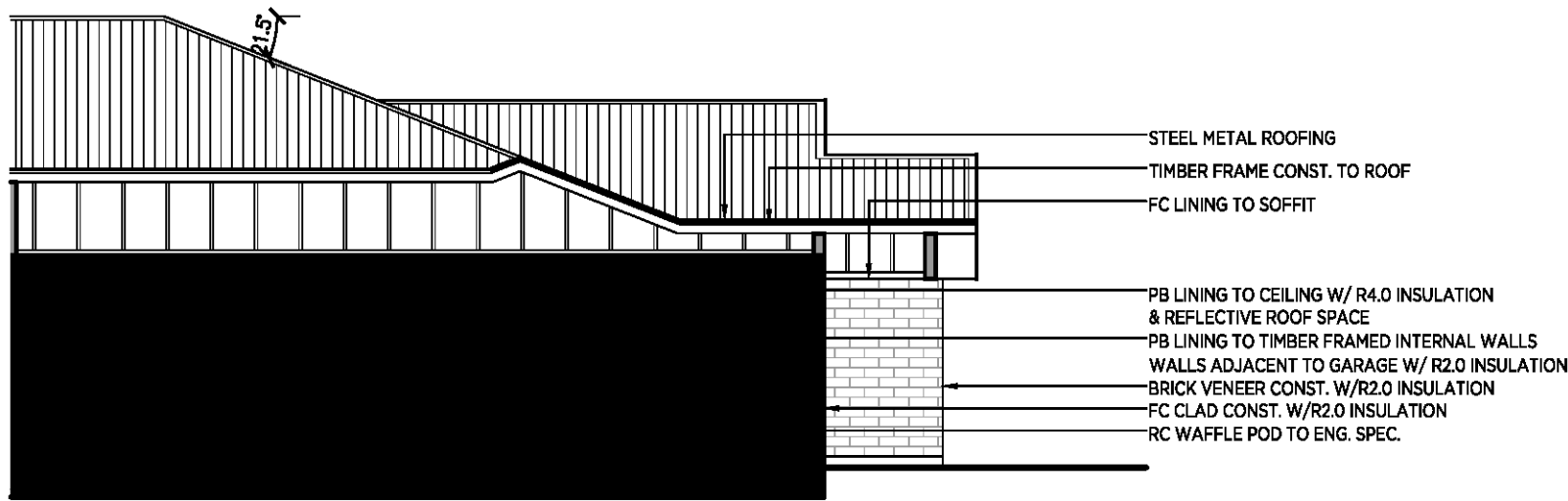
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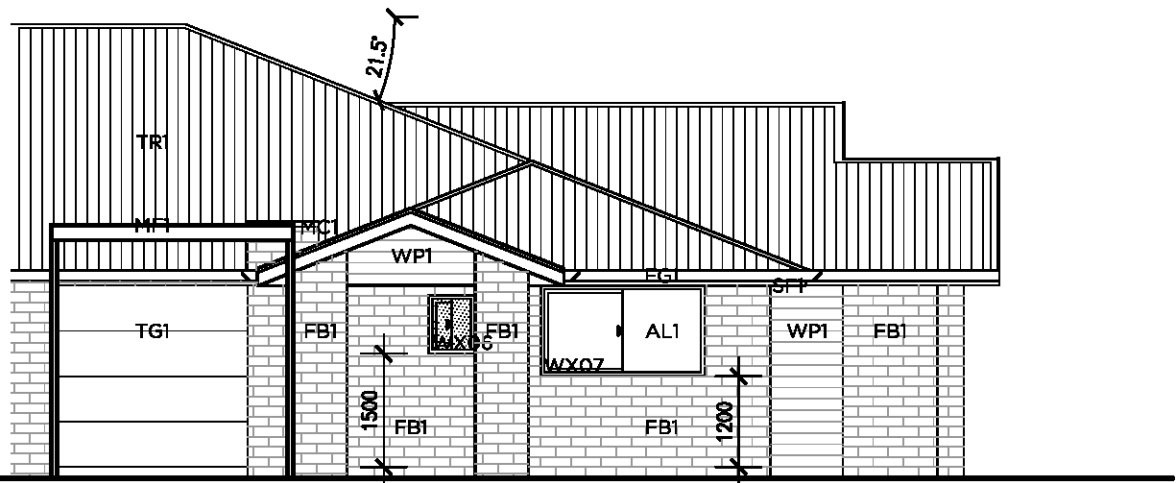
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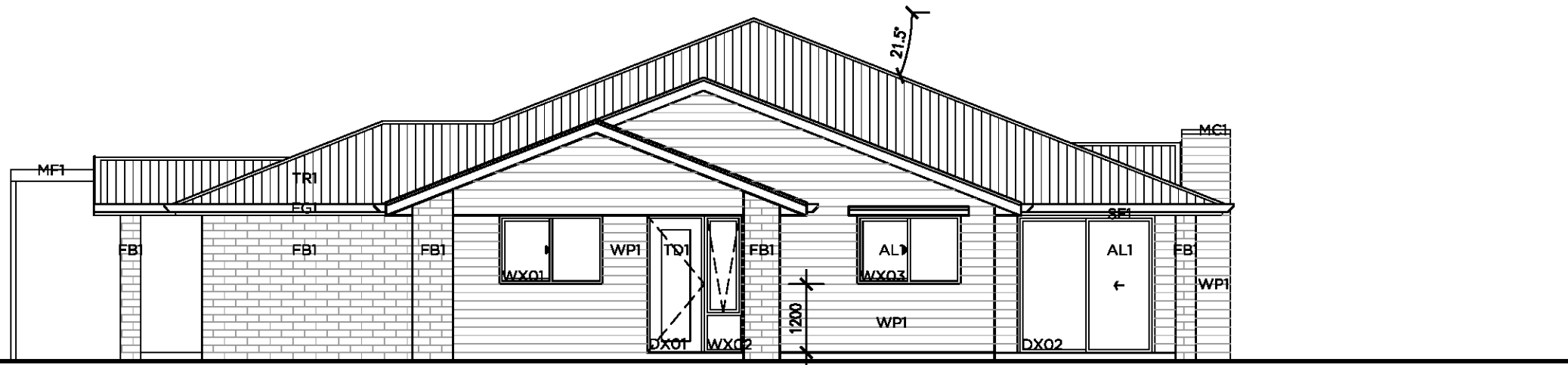
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	EF	TYPICAL FLOOR PLANS - UNITS 01 & 16	
	CHECKED	SCALE @A2	
	RA	1:100	0246
	APPROVED	DRAWING NO.	REV
	RA	701	00



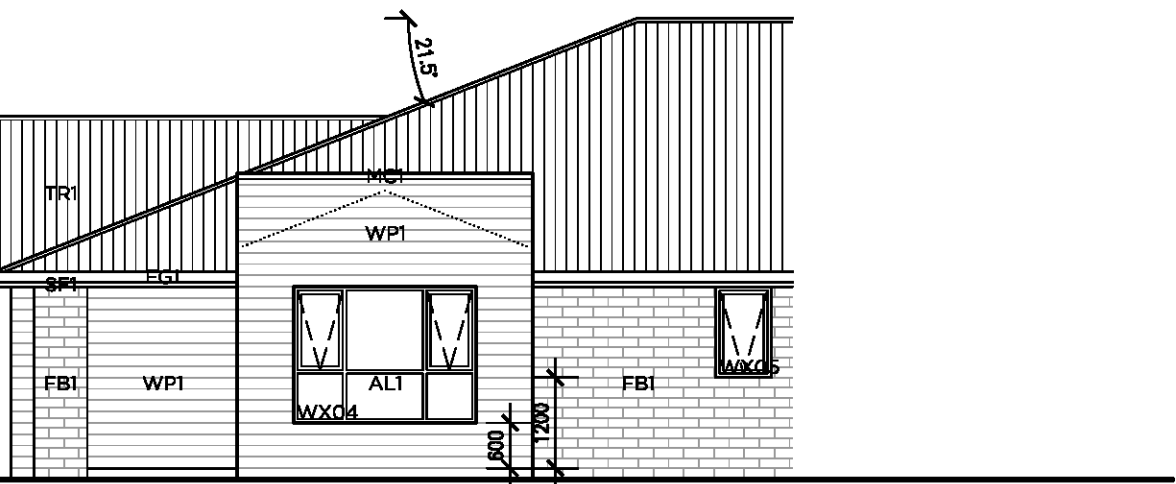
TYP. SECTION
UNITS 01 & 16



TYP. DRIVEWAY ELEVATION
UNITS 01 & 16



TYP. STREET ELEVATION
UNITS 01 & 16



TYP. REAR ELEVATION
UNITS 01 & 16

AL1	POWDERCOAT FINISH TO ALUMINIUM FRAMING
FG1	PRE-FINISHED METAL FASCIA & GUTTER
FB1	FACE BRICK FINISH TO EXTENAL WALLS
MC1	FOLDED METAL CAPPING
MF1	PAINT FINISH TO STEEL PERGOLA
SF1	PAINT FINISH TO FC SOFFIT LINING
TD1	TIMBER EXTERNAL DOOR WITH GLAZED INSERT
TG1	PRE-FINISHED METAL GARAGE ROLLER DOOR
TR1	COLORBOND METAL SHEET ROOFING
WP1	WEATHERBOARD CLADDING TO EXTERNAL WALLS

MATERIAL SCHEDULE

REV	DATE	DESCRIPTION	BY
00	18.12.20	DA ISSUE	EF

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3.5 STAR 1-PHASE AIRCONDITIONING 1 STAR TO LIVING AREAS & BEDROOMS TO ALL DWELLINGS

ARTIFICIAL LIGHTING

LED/FLOURESCENT LIGHTING TO ALL BEDROOMS/LIVING AREAS/BATHROOMS/HALLWAYS/KITCHENS/LAUNDRIES TO ALL DWELLINGS

NATURAL LIGHTING

UNITS 1 & 16: 1 BATHROOM & KITCHEN TO BE NATURALLY LIT
UNIT 2-15: KITCHEN TO BE NATURALLY LIT

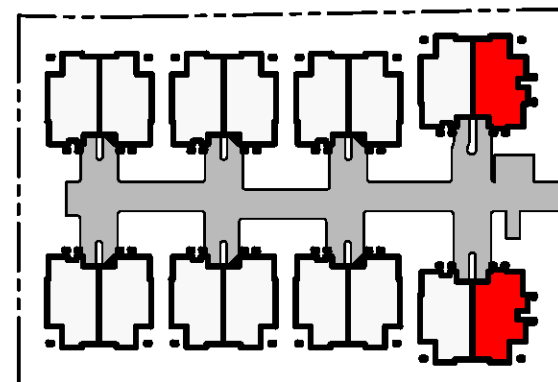
APPLIANCES

GAS COOKTOP & ELECTRIC OVEN TO ALL DWELLINGS
OUTDOOR CLOTHES DRYING LINE TO ALL DWELLINGS

COMMON AREAS

GARBAGE ROOM NATURAL VENTILATION EXHAUST ONLY
GARBAGE ROOM COMPACT FLOURESCENT LIGHTING WITH MANUAL ON/OFF

LEGEND



DWELLING LEGEND

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 308
Norn Architects St. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU



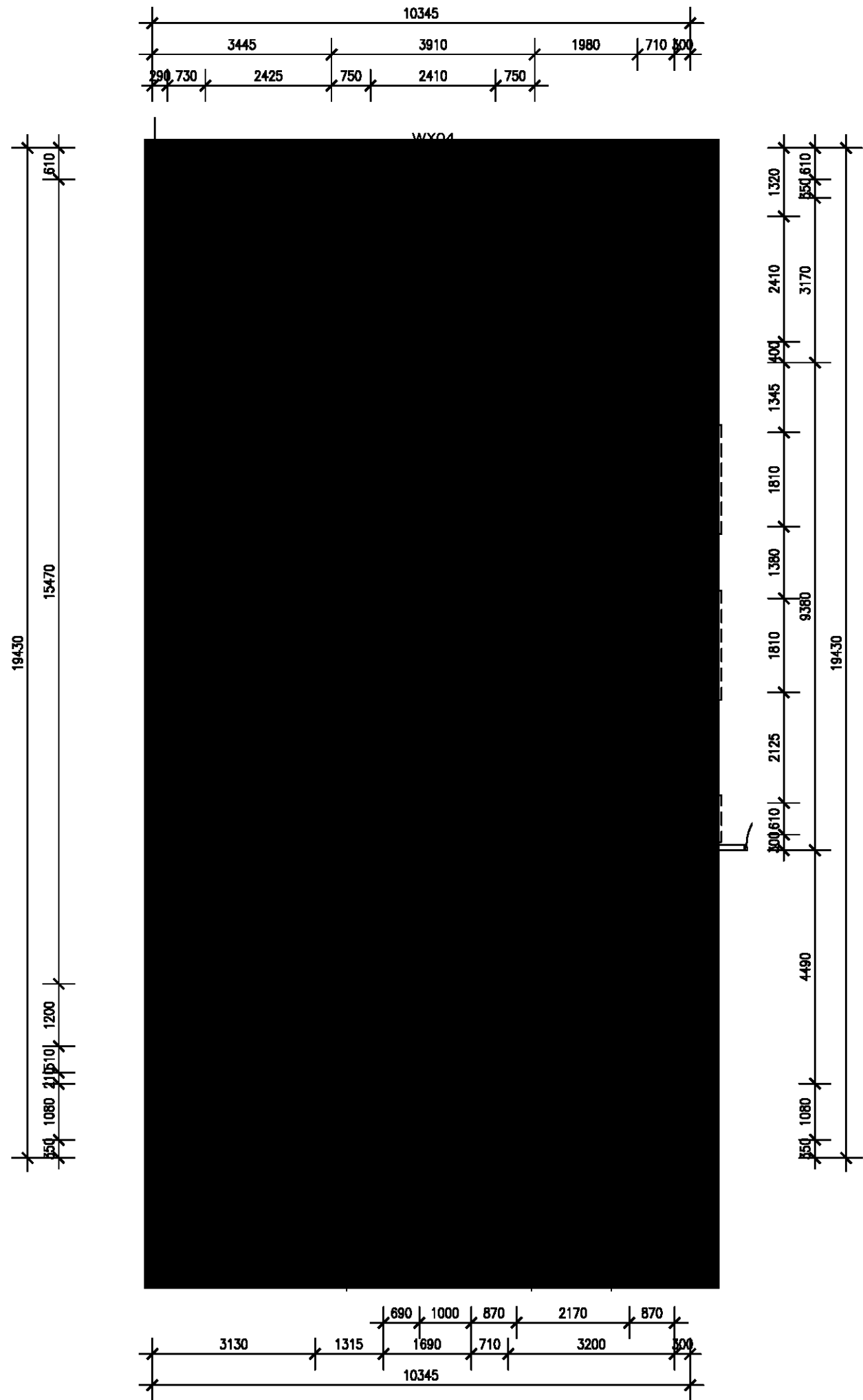
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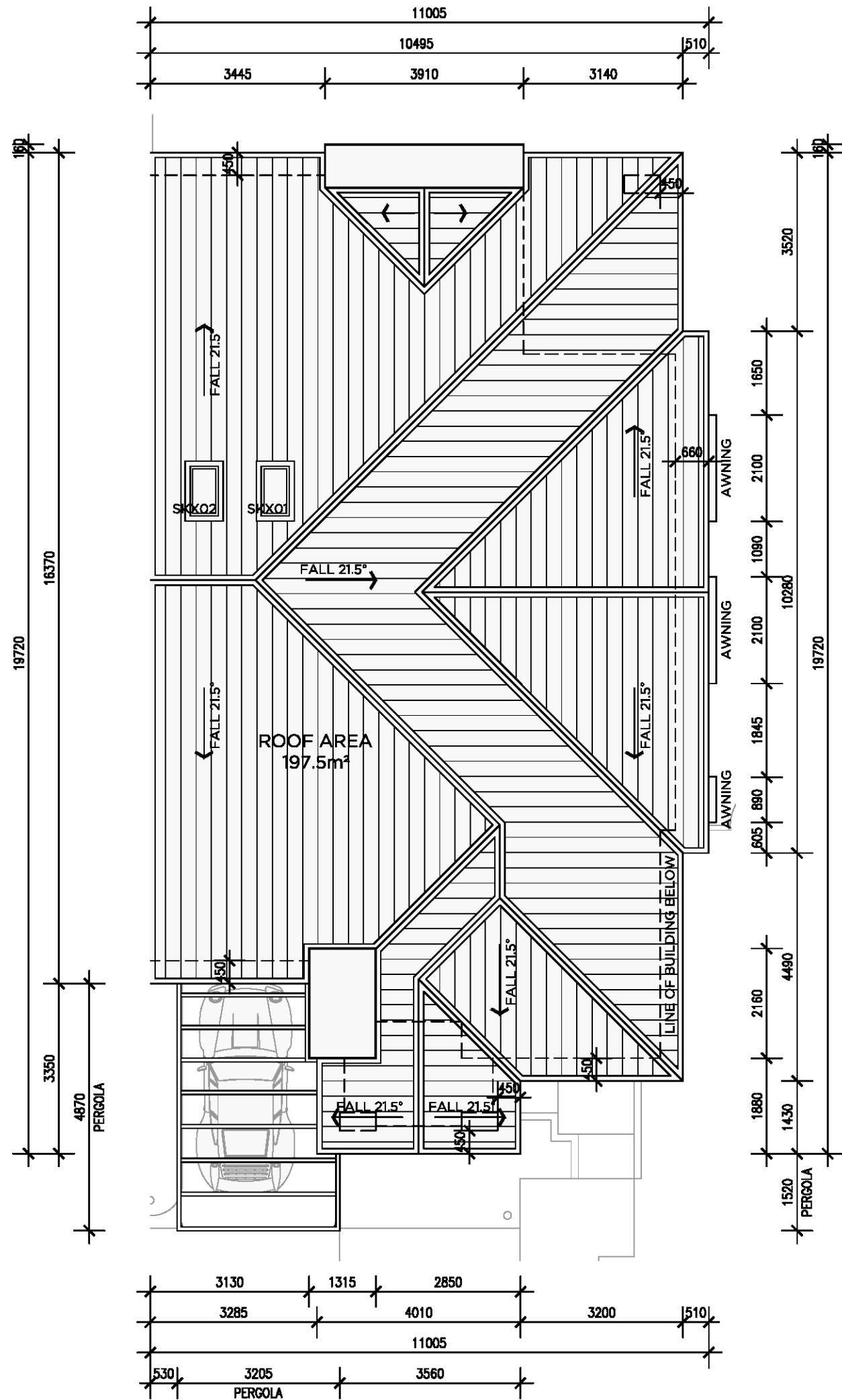
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DRAWN	DRAWING TITLE	JOB NUMBER
EF	TYP. SECTION & ELEVATIONS - UNITS 1 & 16	0246
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RA	1:100	00
APPROVED	DRAWING NO.	
RA	702	



TYPICAL GROUND FLOOR PLAN
UNIT 2-15



TYPICAL ROOF PLAN
UNIT 2-15

NOTES

BASIC NOTES

FIXTURES
ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
ALL TOILET FLUSHING SYSTEMS 4 STAR TO ALL DWELLINGS
ALL KITCHEN & BATHROOM TAPS 5 STAR TO ALL DWELLINGS

ALTERNATIVE WATER
2200L RAIN WATER TANK TO ALL DWELLINGS
COLLECT RUN-OFF FROM AT LEAST 100m² OF ROOF AREA TO ALL DWELLINGS
CONNECT RAIN WATER TANK TO OUTDOOR TAP & LAUNDRY TO ALL DWELLINGS

HOT WATER
4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS

VENTILATION
BATHROOM, KITCHEN & LAUNDRY VENTILATION INDIVIDUAL FAN
DUCTED W/MANUAL SWITCH ON/OFF TO ALL DWELLINGS

HEATING/COOLING
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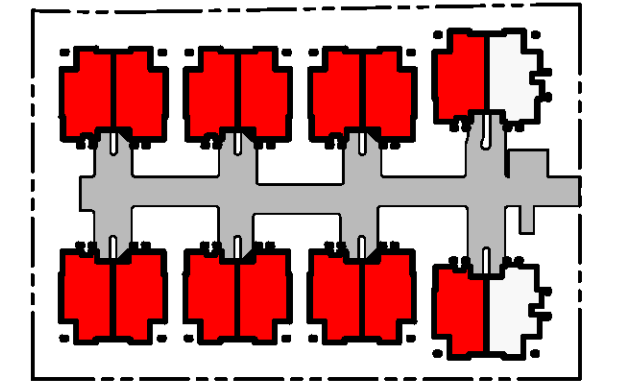
ARTIFICIAL LIGHTING
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LEGEND



CLIENT
F. Catanea
49 Cross Road
Orchard Hills 2748

PROJECT ADDRESS
103-108 Laycock Street
Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 308
Nomin Architects S. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

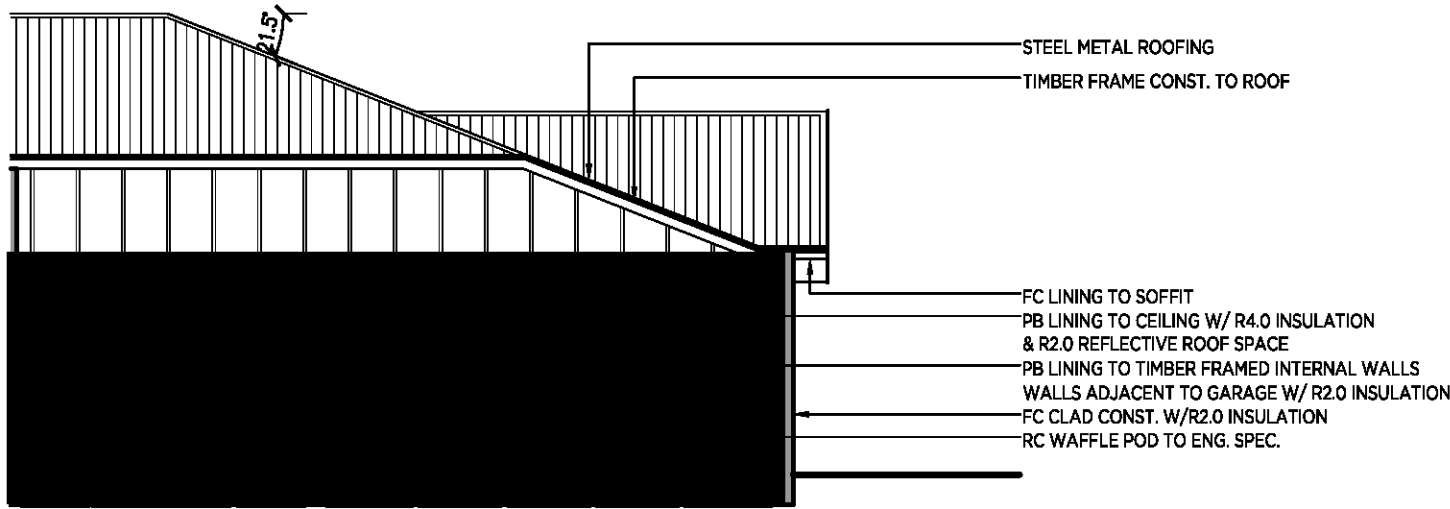
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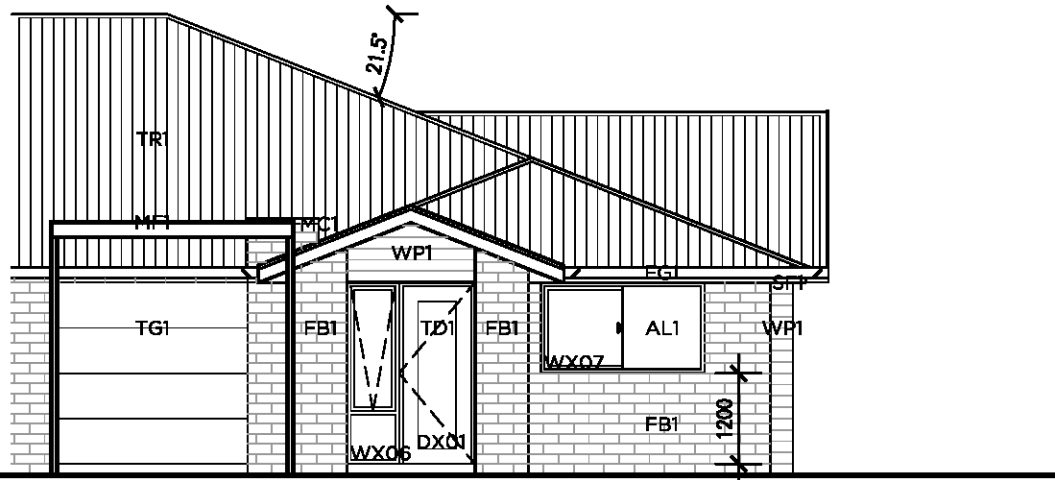
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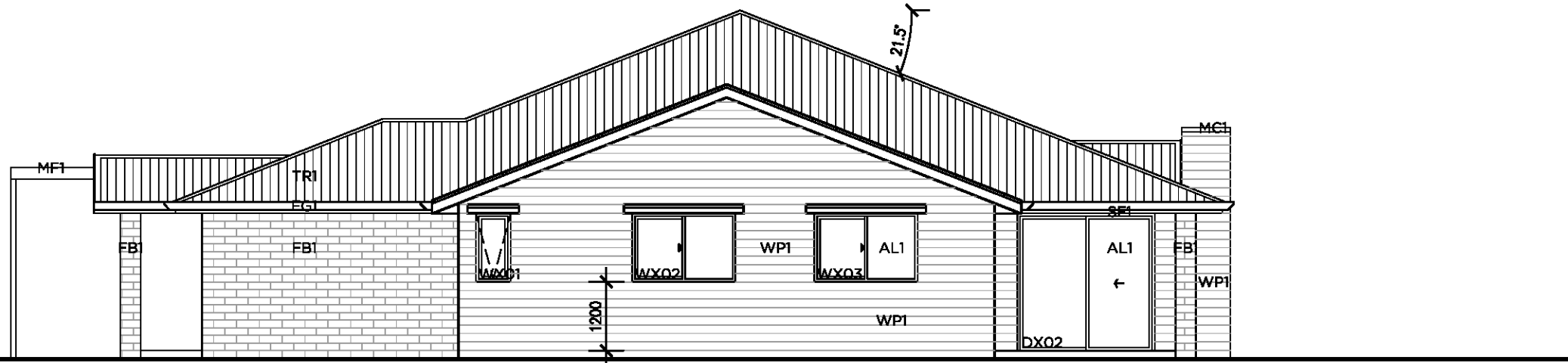
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	RA	703	



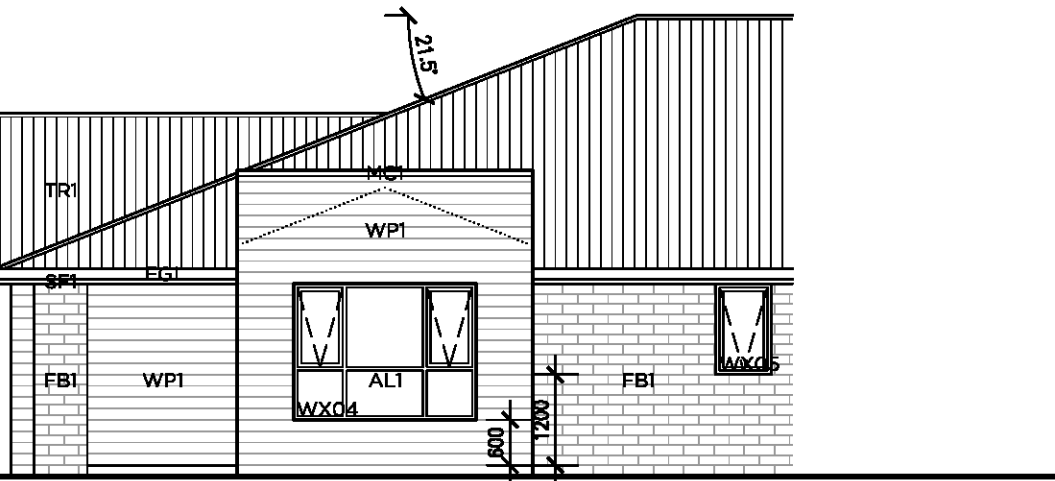
TYP. SECTION
UNITS 02-15



TYP. DRIVEWAY ELEVATION
UNITS 02-15



TYP. SIDE ELEVATION
UNITS 02-15



TYP. REAR ELEVATION
UNITS 02-15

AL1	POWDERCOAT FINISH TO ALUMINIUM FRAMING
FG1	PRE-FINISHED METAL FASCIA & GUTTER
FB1	FACE BRICK FINISH TO EXTENAL WALLS
MC1	FOLDED METAL CAPPING
MF1	PAINT FINISH TO STEEL PERGOLA
SF1	PAINT FINISH TO FC SOFFIT LINING
TD1	TIMBER EXTERNAL DOOR WITH GLAZED INSERT
TG1	PRE-FINISHED METAL GARAGE ROLLER DOOR
TR1	COLORBOND METAL SHEET ROOFING
WP1	WEATHERBOARD CLADDING TO EXTERNAL WALLS

MATERIAL SCHEDULE

REV	DATE	DESCRIPTION	BY
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00	18.12.20	DA ISSUE	EF
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NOTES

BASIX NOTES

FIXTURES

ALL SHOWER HEADS 3 STAR (>4.5 BUT <=6L/MIN) TO ALL DWELLINGS
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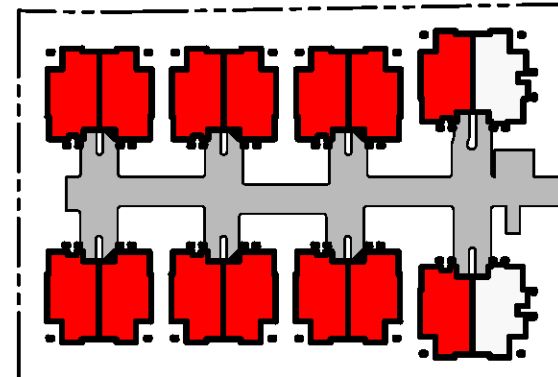
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LEGEND



DWELLING LEGEND

CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 308
Norn Architects & Alvaro 9221
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Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
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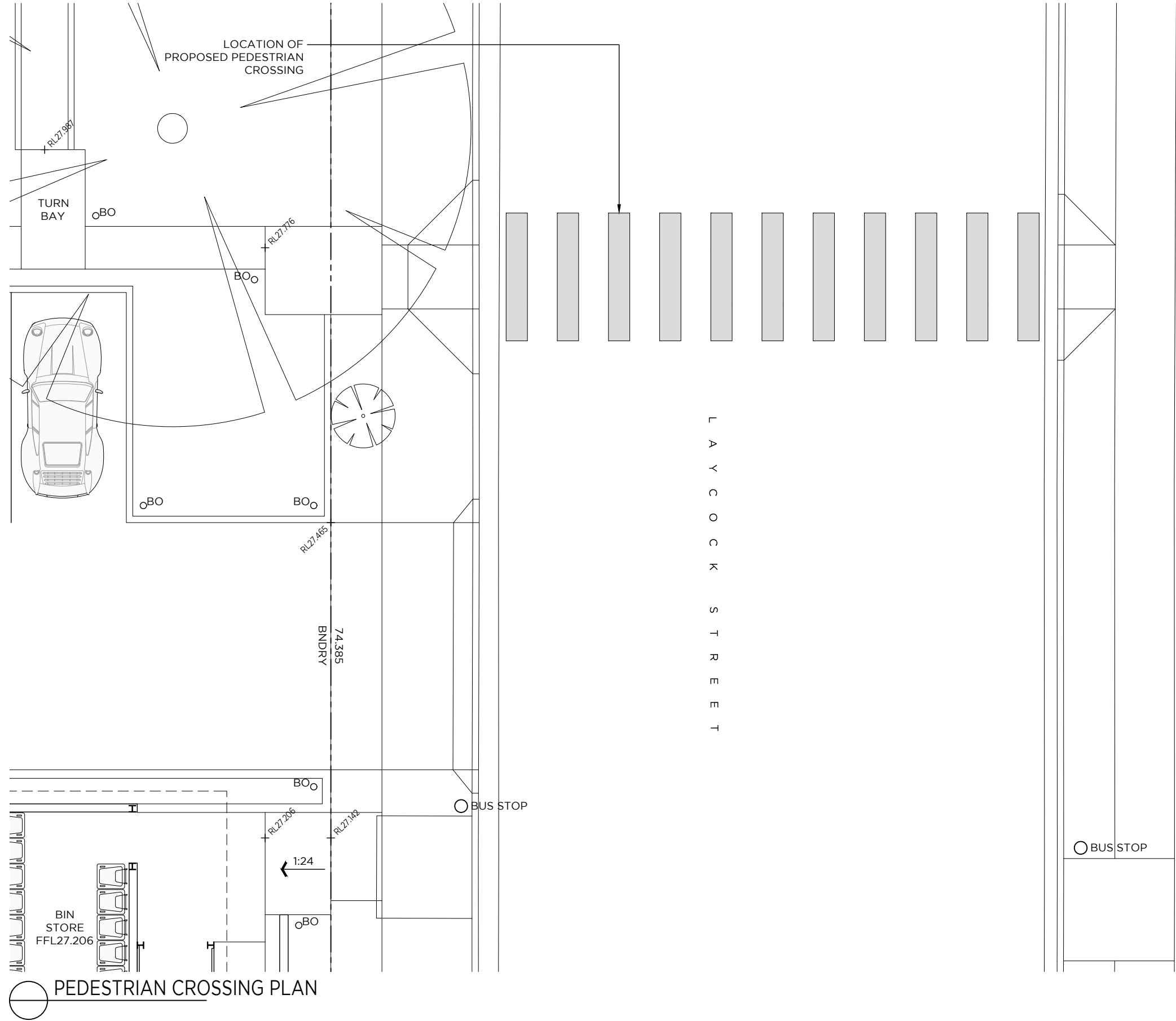
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APPROVED	DRAWING NO.	
RA	704	



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HOT WATER 4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO ALL DWELLINGS
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CLIENT	PROJECT ADDRESS
F. Catanea 49 Cross Road Orchard Hills 2748	103-109 Laycock Street Cranebrook 2749

ALVARO ARCHITECTS PTY LTD
ABN 71 604 570 309
Nom. Architect R. Alvaro 9221
0402 529 840
Unit 24, 2-8 Daniel Street,
Wetherill Park, NSW 2164
info@alvaroarchitects.com.au
ALVAROARCHITECTS.COM.AU

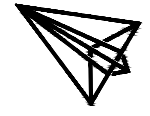


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	RA	1:100	DRAWING NO.
	APPROVED	705	00