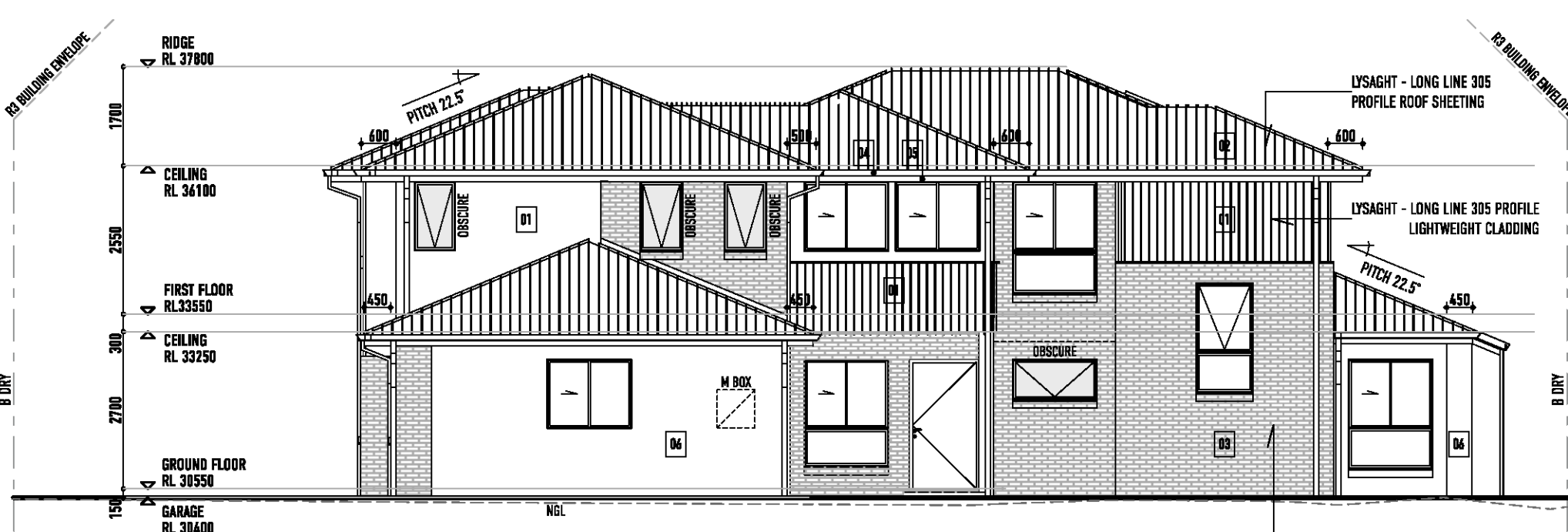




NORTH ELEVATION
1:100



EAST ELEVATION
1:100



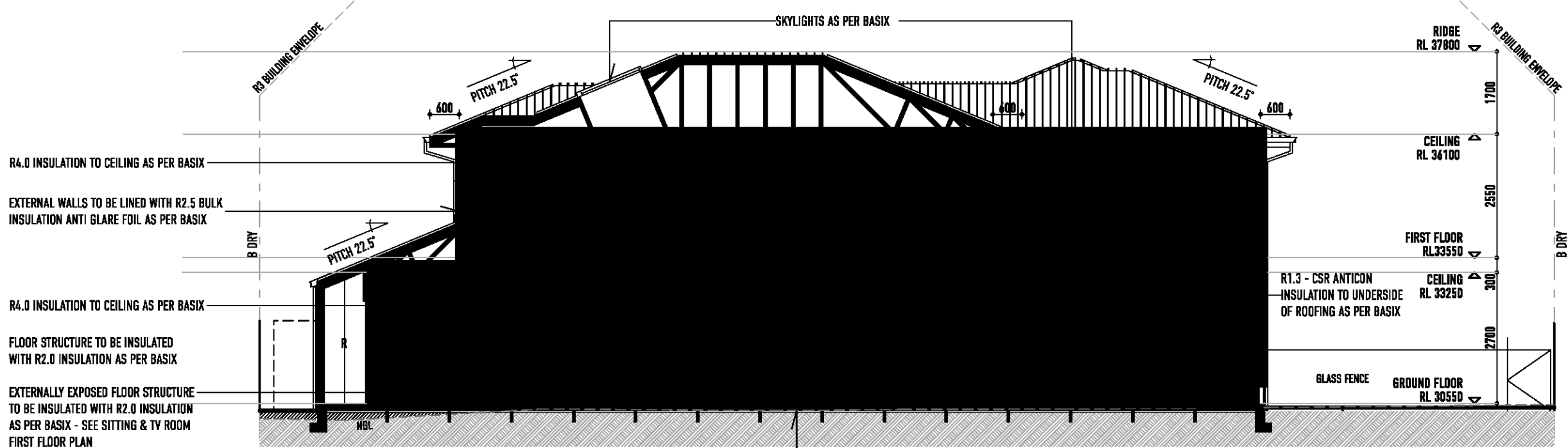
SOUTH ELEVATION
1:100



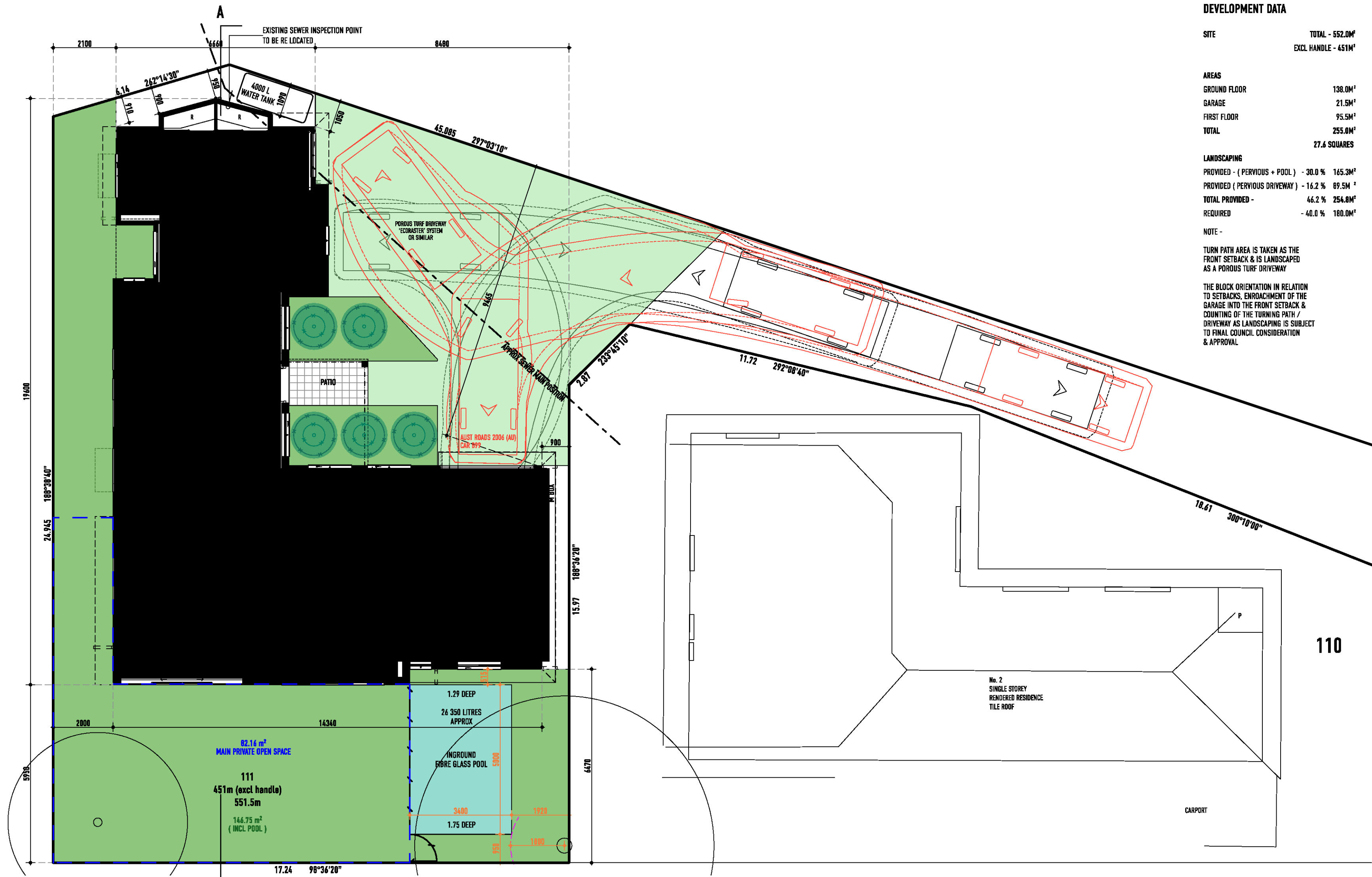
WEST ELEVATION
1:100

COLOURS & MATERIALS SCHEDULE

[B1]	BULLX - 'SNOW SEASON DIAMETER' FASCIA
[B2]	CELOBROND - 'WOODLAND GREY' FASCIA BOARD & WINDOW FRAMES
[B3]	CELOBROND - 'MONUMENT' GUTTERS & DOWNPIPES
[B4]	CELOBROND - 'WINDSPRAY' CSAGHIT 'LONGLINE 305' WALL CLADDING, ROOF SHEETING & GARAGE DOOR
[B5]	AUSTRAL BRICKS - 'BOWRAL BLUE' BRICK FEATURE WALLS
[B6]	BULLX - 'METAL CHARGE' PAINTED JAMES HARDIE 133MM SMOOTH AXON PC SHEET WALL CLADDING



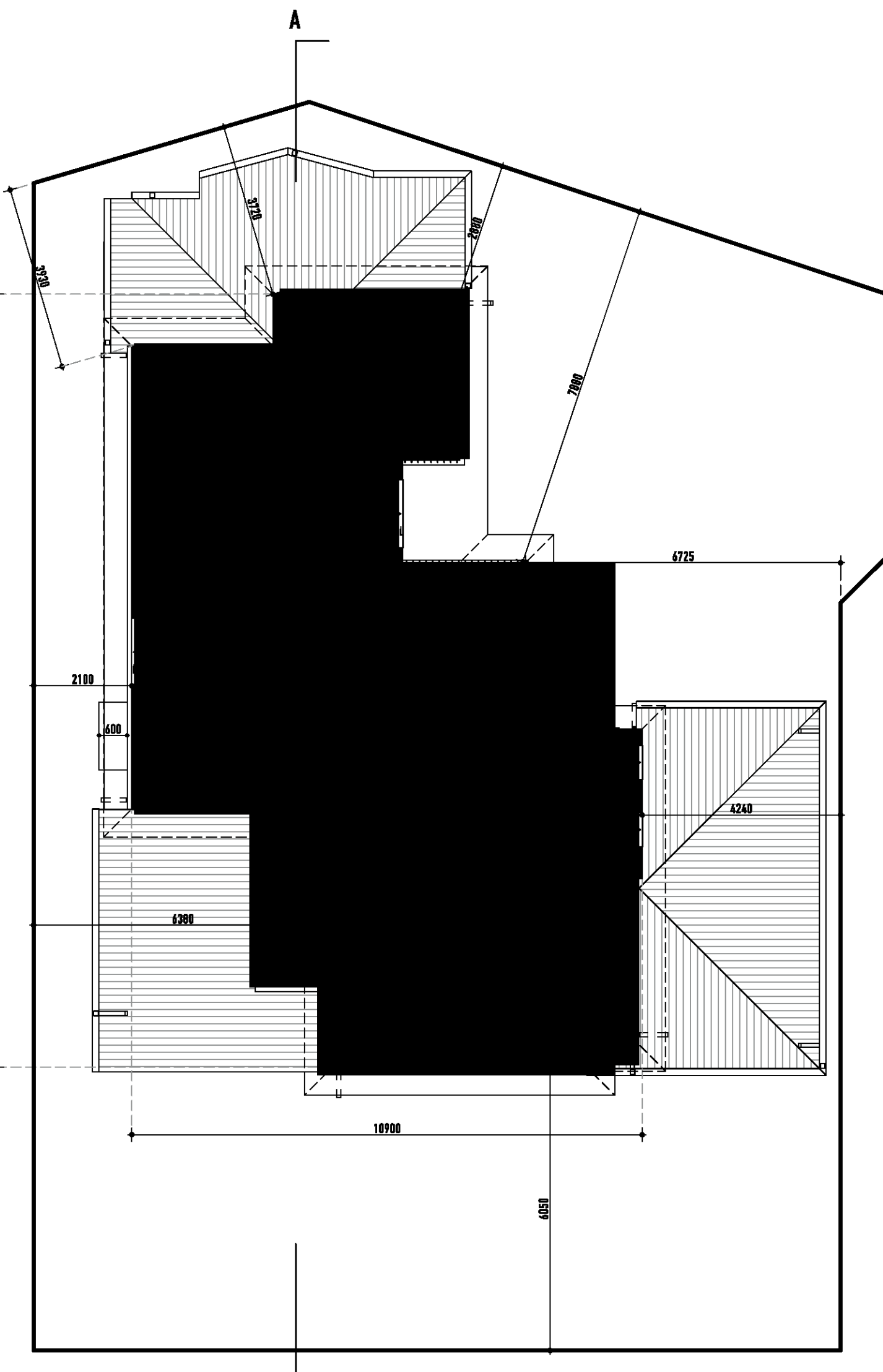
SECTION AA
1:100



GROUND FLOOR PLAN
1:100

DEVELOPMENT DATA

SITE	TOTAL - 552.0M ² EXCL HANDLE - 451M ²
AREAS	
GROUND FLOOR	138.0M ²
GARAGE	21.5M ²
FIRST FLOOR	95.5M ²
TOTAL	255.0M ² 27.4 SQUARES
LANDSCAPING	
PROVIDED - (PERVIOUS + POOL)	- 30.0 % 165.3M ²
PROVIDED (PERVIOUS DRIVEWAY)	- 16.2 % 89.5M ²
TOTAL PROVIDED -	46.2 % 254.8M ²
REQUIRED	- 40.0 % 180.0M ²
NOTE -	
TURN PATH AREA IS TAKEN AS THE FRONT SETBACK & IS LANDSCAPED AS A PERVIOUS TURN DRIVEWAY	
THE BLOCK ORIENTATION IN RELATION TO SETBACKS, ENCROACHMENT OF THE GARAGE INTO THE FRONT SETBACK & COUNTING OF THE TURNING PATH / DRIVEWAY AS LANDSCAPING IS SUBJECT TO FINAL COUNCIL CONSIDERATION & APPROVAL	



FIRST FLOOR PLAN
1:100

MINIMUM MATHERS & BASIX REQUIREMENTS

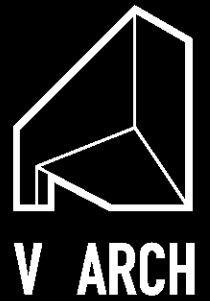
- WATER**
 - WELS WATER RATING
 - ASTAR RATED 5-6 BUT <= 7.5 L/MIN SHOWERHEADS TO ALL SHOWERS
 - ASTAR RATED TOILETS
 - ASTAR RATED TAPS TO KITCHEN
 - ASTAR RATED TAPS TO BATHROOMS / ENSUITE
- RAINWATER TANK**
 - MINIMUM 6,000L RAINWATER TANK TO COLLECT RUN-OFF FROM AT LEAST 150M² OF ROOF AREA CONNECTED TO LAUNDRY TAP AND OUTDOOR TAP
- POOLS**
 - POOL CAPACITY TO BE NO GREATER THAN 27KL
 - TOWER TO POOL PUMP
 - PROVIDE POOL COVER TO POOL
- THERMAL PERFORMANCE**
 - INSULATION**
 - R0.8 TO UNDERSIDE OF SLAB, TYPICAL OF 300MM DEEP "WAFFLE-POD" SYSTEM
 - R2.5 BULK INSULATION ANTI-GLARE FOIL TO ALL EXTERNAL WALLS
 - R2.0 INSULATION TO FLOOR FRAME BETWEEN GROUND AND FIRST FLOOR
 - R2.0 INSULATION TO EXTERNALLY EXPOSED FLOOR STRUCTURE
 - R1.5 INSULATION TO ALL INTERNAL WALLS ADJUTING A WET AREA AND GARAGE SPACE
 - R0.3 INSULATION TO CEILING
 - R1.3 "CSR ANTICON" OR SIMILAR INSULATION TO UNDERSIDE OF METAL DECK ROOFING
 - EXTERNAL COLOURS**
 - MEDIUM (0.475-54-0.70) EXTERNAL WALLS COLOUR
 - MEDIUM (0.475-54-0.70) ROOF COLOUR
 - GLAZED WINDOWS & DOORS**
 - REFER MATHERS CERTIFICATE FOR FURTHER DETAILS
 - ALUMINIUM FRAMED WITH DOUBLE GLAZING (CLEARGLAZ FILL-LOW-E) TO SELECT WINDOWS IN FAMILY LIVING, KITCHEN, DINING, ENTRY, STUDY & STAIRWELL:
 - o PIVOT SYSTEM: HIGH SOLAR U=0.1, SHGC=0.39 / LOW SOLAR U=0.1, SHGC=0.27
 - o SLIDING/FIXED SYSTEM: HIGH SOLAR U=0.1, SHGC=0.49 / LOW SOLAR U=0.1, SHGC=0.27
 - ALUMINIUM FRAMED WITH CLEAR GLAZING TO ALL WINDOWS IN BATHROOMS, ENSUITE & POWDER:
 - o PIVOT SYSTEM: U=4.7, SHGC=0.57
 - o SLIDING/FIXED SYSTEM: U=4.7, SHGC=0.70
 - ALUMINIUM FRAMED WITH LOW-E GLAZING TO ALL OTHER WINDOWS AND SLIDING DOORS:
 - o PIVOT SYSTEM: HIGH SOLAR U=5.4, SHGC=0.49 / LOW SOLAR U=5.4, SHGC=0.36
 - o SLIDING/FIXED SYSTEM: HIGH SOLAR U=5.4, SHGC=0.58 / LOW SOLAR U=5.4, SHGC=0.41
 - SKYLIGHTS - VELUX - FIXED SKYLIGHT DG 3MM LDC 364 / 10.5MM AREON GAP / 3MM CLEAR O U=2.7, SHGC=0.24
 - CEILING PENETRATIONS**
 - AUSTRALIAN STANDARD APPROVED NON-VENTILATED COVERS OR SHIELDS TO ALL DOWNLIGHT INSTALLATIONS THROUGHOUT DWELLING, WHERE USED.
 - ALL EXHAUST UNITS TO BE SEALED.
 - FLOOR COVERINGS**
 - POLISHED CONCRETE FLOORING TO LIVING AREAS
 - CARPET FLOORING TO BEDROOM AREAS
 - TILE FLOORING TO ALL WET AREAS
 - ENERGY**
 - HWS
 - ELECTRIC WITH HEAT PUMP - 15 TO 20 STC'S
 - HEATING AND COOLING**
 - DAY & NIGHT ZONED 1 STAR SINGLE-PHASE AIR CONDITIONER TO LIVING & BEDROOM AREAS
 - VENTILATION**
 - DUCTED ARTIFICIAL VENTILATION TO MIN. ONE BATHROOM
 - DUCTED RANGEHOOD TO KITCHEN
 - NATURAL VENTILATION ONLY TO LAUNDRY
 - FLUORESCENT OR LED LIGHTING**
 - PROVIDE EFFICIENT LIGHTING TO BEDROOMS, LIVING, DINING, KITCHEN, BATHROOMS, TOILETS, ENSUITE, LAUNDRY AND HALLWAYS
 - NATURAL LIGHT**
 - NATURAL LIGHTING TO KITCHEN
 - NATURAL LIGHTING TO BATHROOMS & POWDER
 - PHOTOVOLTAIC**
 - SOLAR PANEL SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 1.5 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE WHOLE DEVELOPMENT
 - OTHER (APPLIANCES AND FIXTURES)**
 - ELECTRIC COOKTOP & ELECTRIC OVEN
 - OUTDOOR CLOTHES DRYING LINE

ISSUE COMMENTS

A	28.10.21	PRELIMINARY FOR REVIEW
B	10.01.22	FOR DA

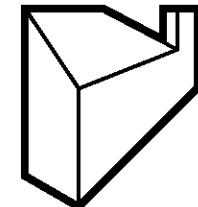
NOTES

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PROJECT

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PLANS / ELEVS / SCHEDULE / SECTION

DRAWING

STAGE

DA

ISSUE

B

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