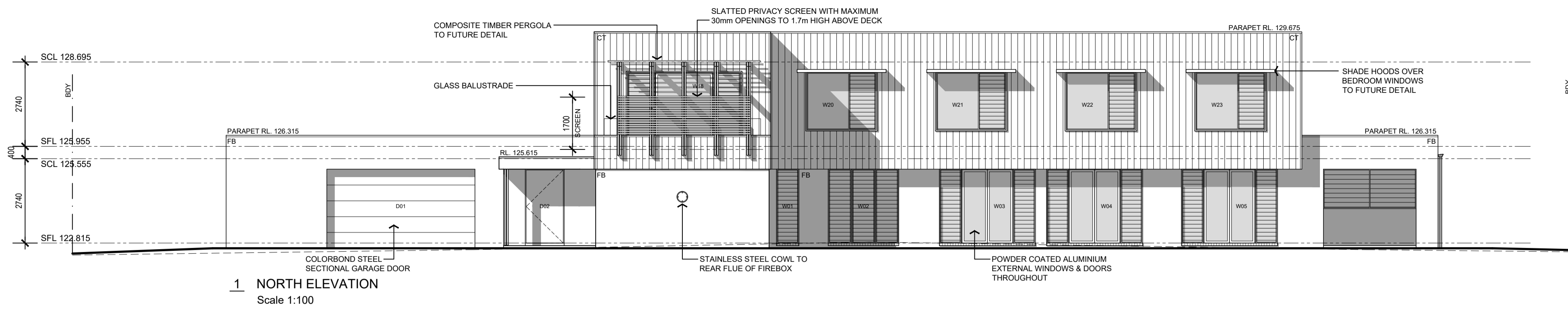
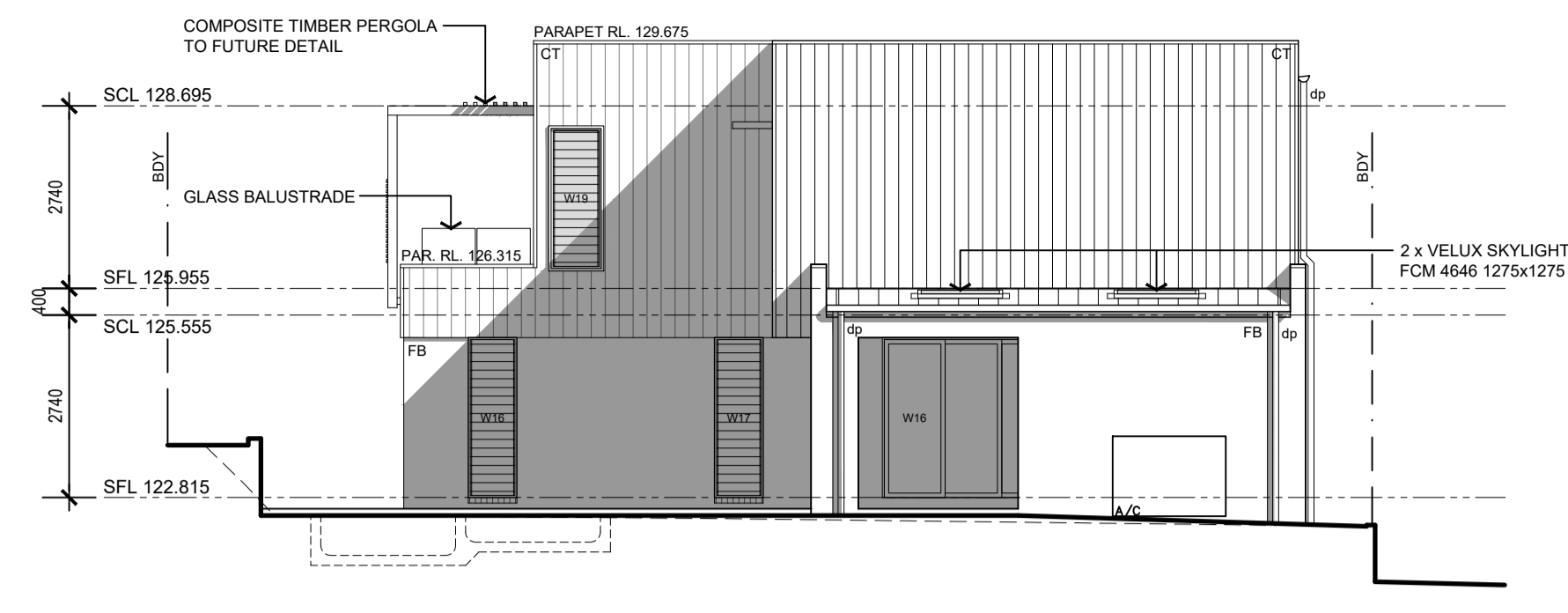


LEGEND

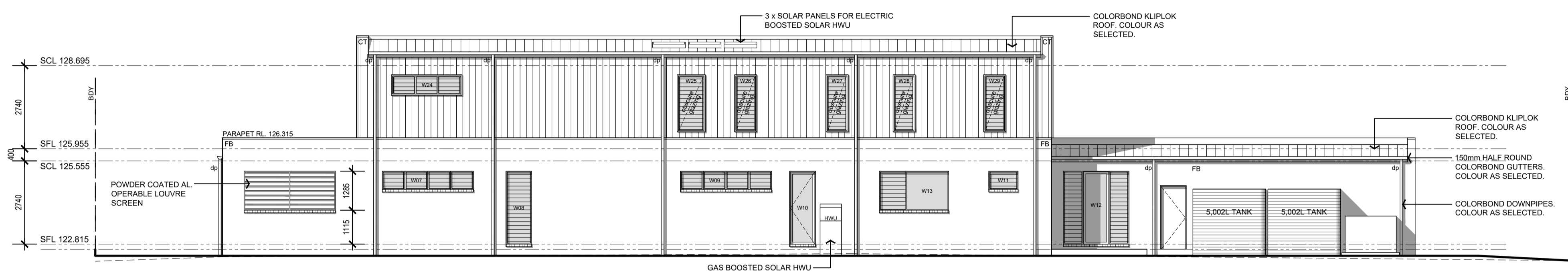
AC	AIR CONDITIONING
AFSL	ABOVE FINISHED FLOOR LEVEL
ASFL	ABOVE STRUCTURAL FLOOR LEVEL
BDY	BOUNDARY
BTH	BATH
CH	CEILING HEIGHT
CJ	CONTROL JOINT
CL	CEILING LEVEL
CSD	CAVITY SLIDING DOOR
DN	DOWN PIPE
DR	DRYER
DP	DOWN PIPE
ENS	ENSUITE
FG	FACE BRICK
FC	FIBRE CEMENT
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
HWU	HOT WATER UNIT
KIT	KITCHEN
L	LOUVER
LDY	LAUNDRY
LN	LINEN
LWC	LIGHT WEIGHT CLADDING
MB	METERBOX
N	NATURAL GROUND LINE
NCL	NATURAL GROUND LINE
PB	PLASTERBOARD
PTY	PANTRY
RBK	RAIN BANK
REF	REFRIGERATOR
S	SLIDING WINDOW/DOOR
SCH	STRUCTURAL CEILING HEIGHT
SFL	STRUCTURAL FLOOR LEVEL
SH	SHELVING
SHR	SHOWER
SK	SINK
SP	STEEL POST
ST	STACK PIPE
STR	STORAGE
T	TOP OF WALL
TV	TELEVISION
TN	TRUENORTH
WN	WINDOW NUMBER
WC	WATER CLOSET (TOILET)
WM	WALK-IN ROBE
WM	WASHING MACHINE
EF	EXHAUST FAN (X1)
FT	TASTIC FAN/LIGHT/HEATER
SD	SMOKE DETECTOR
CF	CEILING FAN
GP	GAS POINT
LH	LIFT OFF HINGE



1 NORTH ELEVATION
Scale 1:100



2 WEST ELEVATION
Scale 1:100

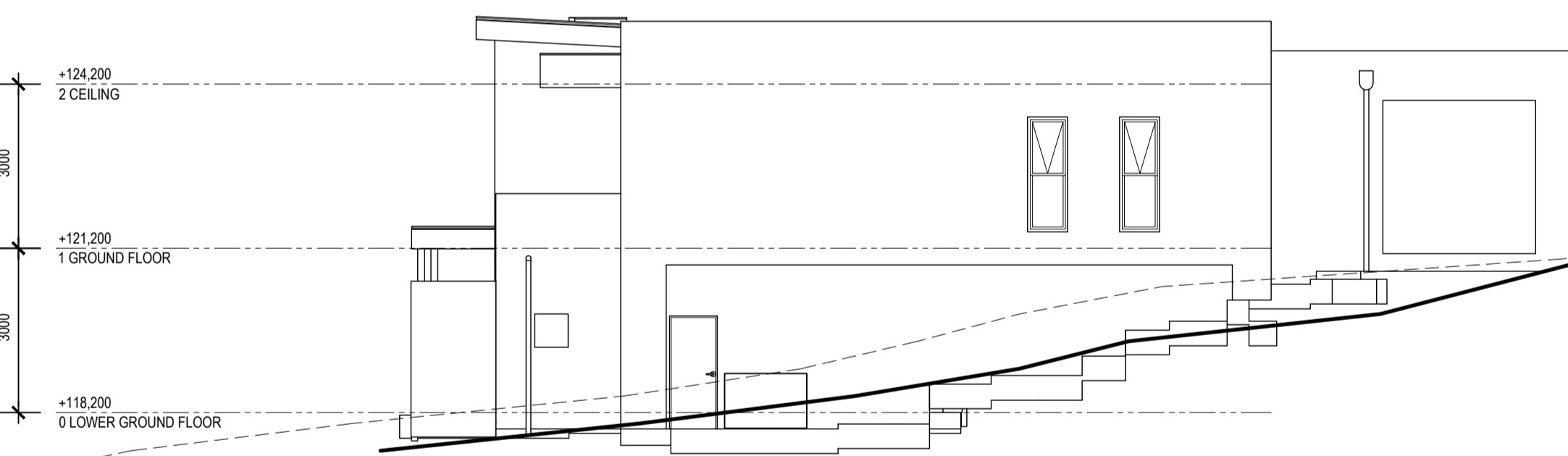


3 SOUTH ELEVATION
Scale 1:100

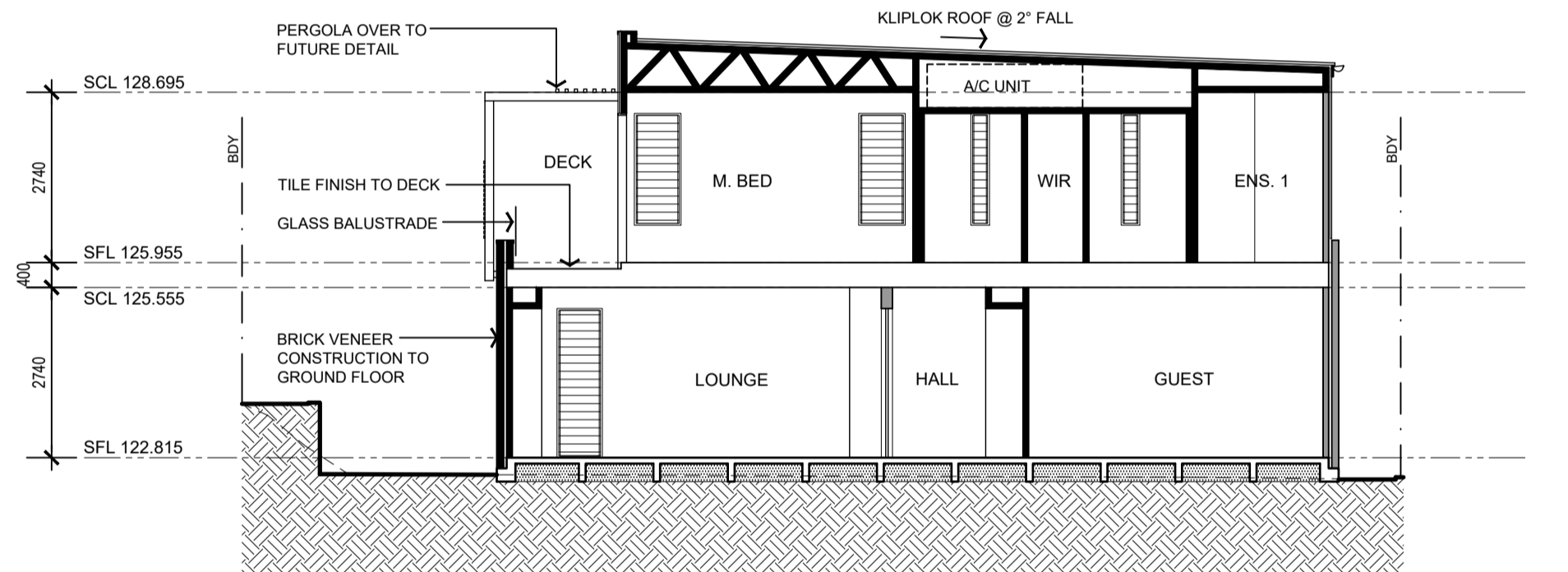
- BASIX COMMITMENTS:**
- External walls - brick veneer with R2.5 insulation to ground floor, and fibre cement cladding with R2.5 insulation to first floor.
 - Windows:
 - Louvers - aluminium single glazed high solar gain, low e - U=5.40, SHGC=0.58
 - Hinged doors - aluminium single glazed low solar gain, low e - U=5.60, SHGC=0.36
 - Sliding door and fixed windows - aluminium single glazed low solar gain, low e - U=5.40, SHGC=0.41
 - Internal walls - plasterboard on studs with R1.3 insulation
 - Floors - waffle pod slab with R0.7 equivalent insulation to ground floor, framed floor with R2.0 insulation to first floor
 - Ceilings - plasterboard with R4.0 insulation where adjacent to roof space or roof
 - Roof - metal deck with R1.0 anticon, medium colour
 - 10000L rainwater tank collecting 100% roof area
 - Rainwater used for garden irrigation, flushing of all toilets, washing machine cold water point, and for pool/spa top-up
 - Maximum pool volume of 44,000L
 - Maximum spa volume of 4,000L
 - Solar hot water with electric boost
 - 3-phase reverse cycle air conditioning throughout
 - Ceiling fans to at least 1 bedroom, and at least 1 living area
 - Provide energy efficient lighting (fluoros, compact fluoros & LEDs) throughout
 - Electric heat pump for pool/spa heating
 - Pool/spa pump timer
 - Gas cooktop & electric oven
 - Provide a fixed outdoor clothes line (receives minimum 2hrs sunshine in winter)
 - 7.0kW peak PV system

No.74 FINGAL AVENUE

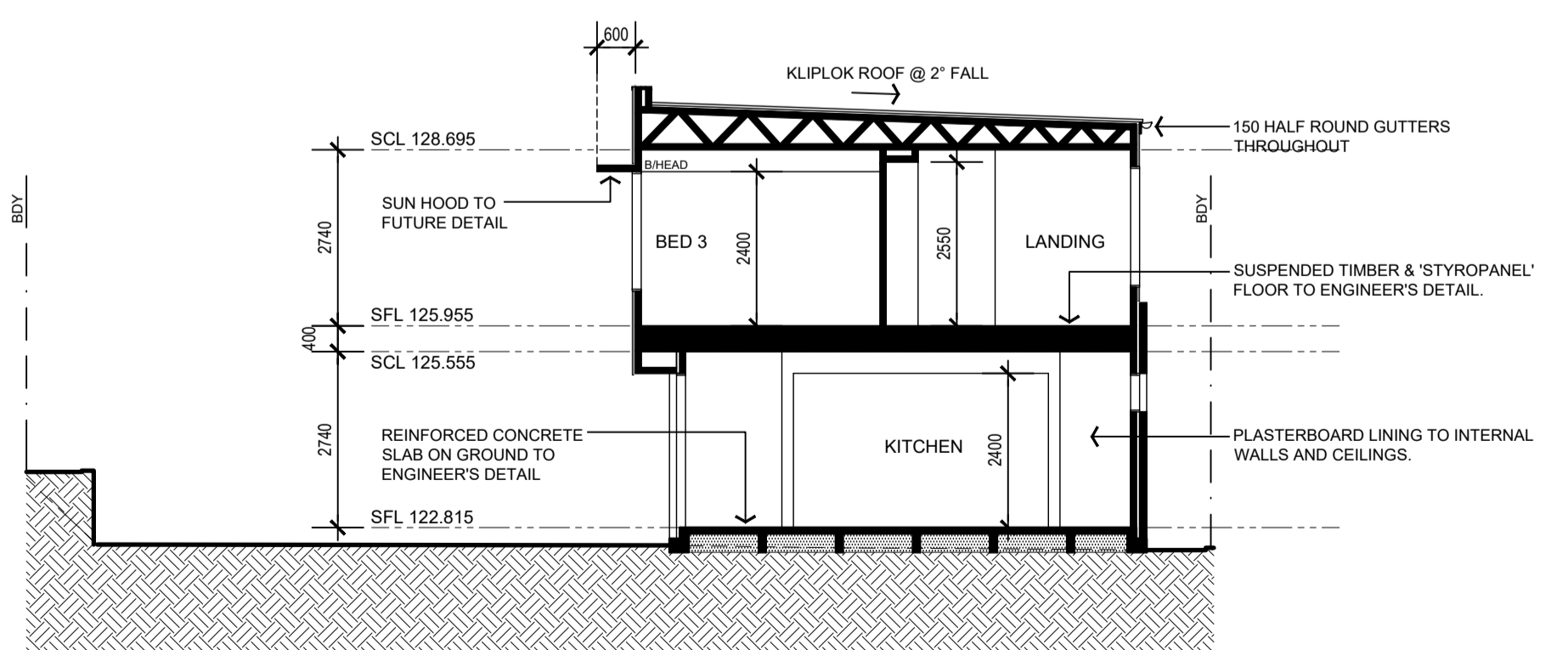
No.58A EVANS ROAD



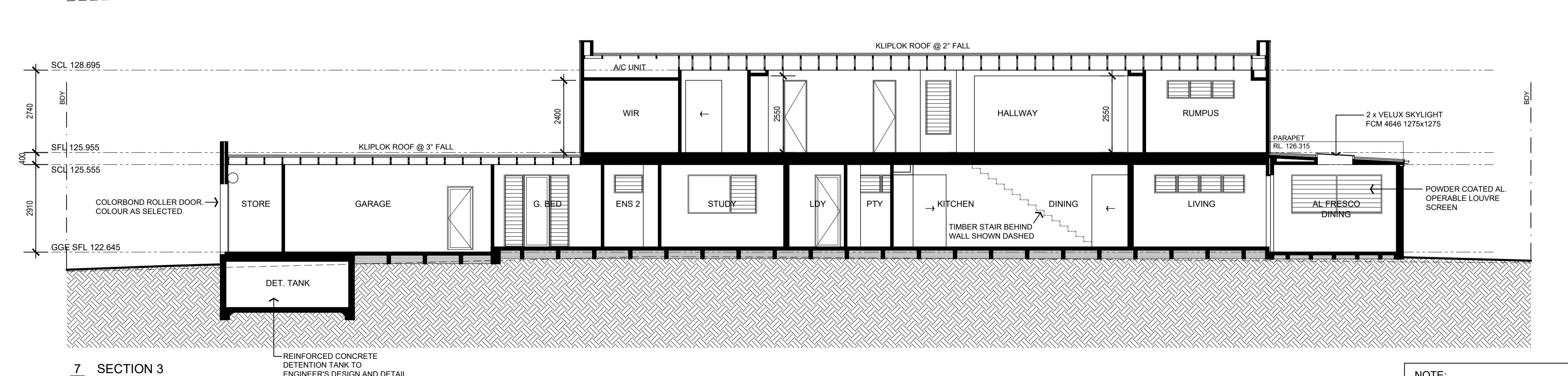
4 EAST ELEVATION
Scale 1:100
(INCLUDES EAST ELEVATION OF 74 FINGAL AVE)



5 SECTION 1
Scale 1:100



6 SECTION 2
Scale 1:100

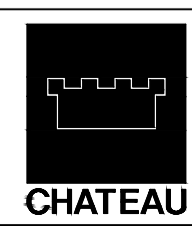


7 SECTION 3
Scale 1:100

NOTE:
DO NOT SCALE OFF DRAWING.
VERIFY ALL DIMENSIONS ON SITE.

Rev.	Date	Description	By
A	-	DA ISSUE	SB
B	5.6.18	AMEND PER COUNCIL LETTER	SB
C	31.8.18	AMEND GARAGE SETBACK TO 2.5m PER COUNCIL REQUEST	SB
D	11.9.18	BASIX COMMITMENTS ADDED	SB

CHATEAU ARCHITECTS + BUILDERS
56 CECIL AVE. CASTLE HILL 2154
P. 9634 6888 F. 9899 3145
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ELEVATIONS & SECTIONS

SCALE: 1:100 @A1
DATE: 31.8.2018
DRAWN: SB
CHECKED: AM
DA3.01 D