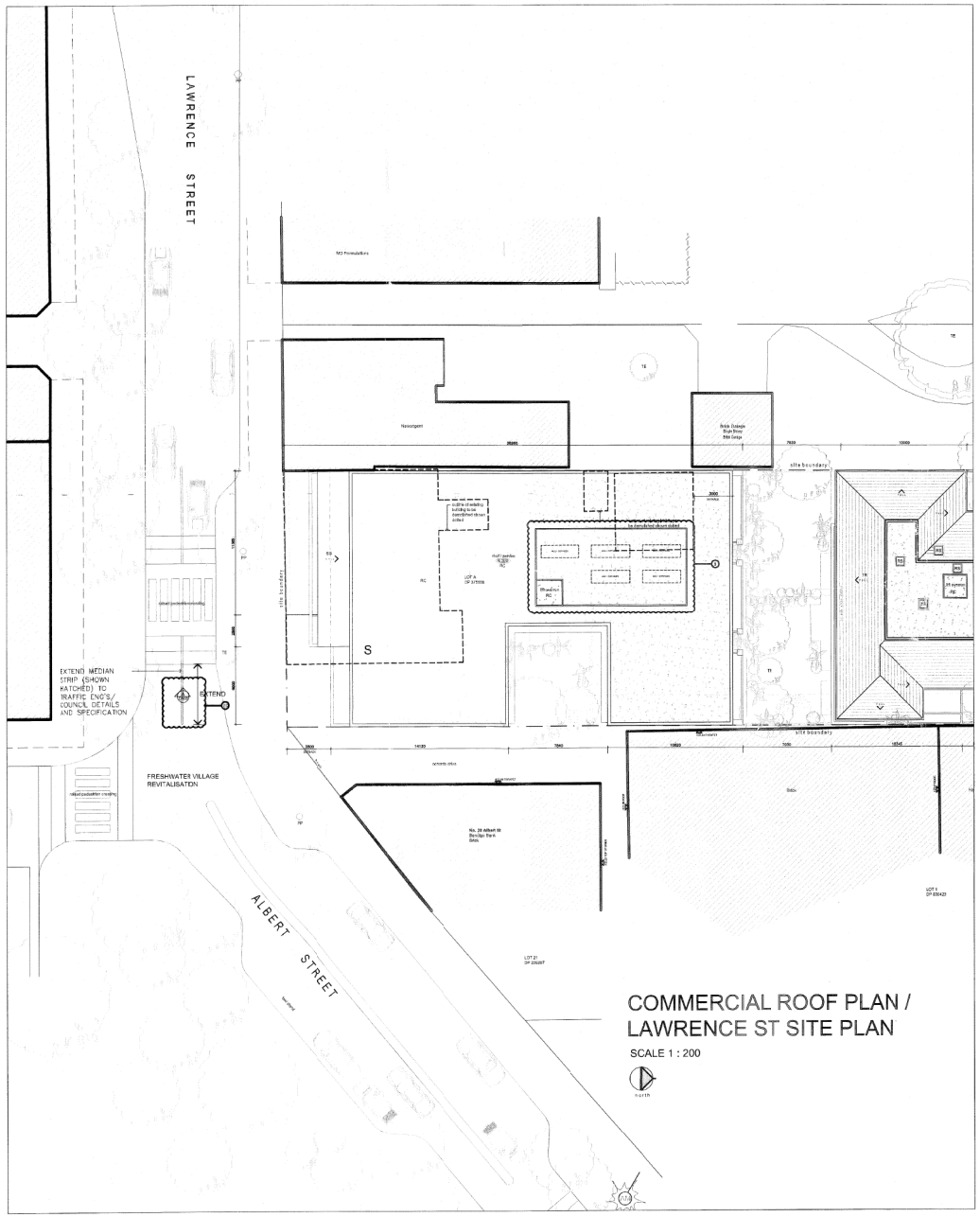
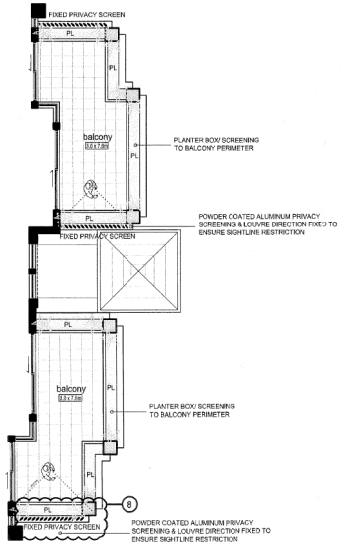
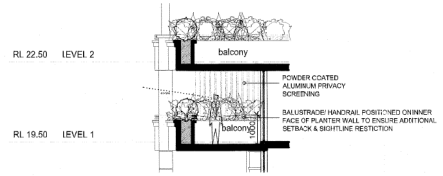


COMMERCIAL ROOF PLAN / LAWRENCE ST SITE PLAN

SCALE 1 : 200





BALCONY/ TERRACE PRIVACY DETAILS (TYPICAL)

[BALCONY PLANTER BOX TREATMENT]

SCALE 1 : 100

LEGEND

ACU	air conditioner condensor units
FS	fixed privacy screening to commercial building, operable for maintenance purpose only
GB	glass balustrade with rail to future architec's details
GC	glass canopy roof
HA	operable hatch
LS	landscaping: refer to landscape architect's detail drawings
M3	Metal / glass awning to future architect's details
NGL	natural ground level
PB	planterbox
PP	power pole
PS	privacy screening to residential units balcony to future details
RB	render unto masonry wall with banding
RC	reinforced concrete
RW	render & paint finish unto masonry wall
RS	roof skylight
SG	stainless steel / glass awning
SW	selected stone finish fixed to masonry wall
TE	existing tree
TR	ceramic slate roofing to manufacturers specification
+ r.s.50	existing r/s / levels
(R 9.50)	new r/s / levels

NOTES

All wet areas to be tiled and mechanically ventilated

Building B
Gas Instantaneous hot water
External walls insulation: R1.0
Unit 1 & 2 Floors insulation (area above carpark only): R1.5
Unit 4 Ceiling insulation (with roof above): R1.5
Unit 5 Ceiling insulation: R2.5

Building C
Gas Instantaneous hot water
External walls insulation: R1.0
Unit 6 & 7 Floors insulation: R1.5
Unit 9 Ceiling insulation (with roof above): R1.5
Unit 10 Ceiling insulation: R2.5

Building D
Gas Instantaneous hot water
External walls insulation: R1.0
Ceiling insulation: R2.5

ISSUE C
Amendment list

(Addressing issues raised post-DA mediation)
1. communal open space/ landscaping reconfigured
2. increased setback/ screening to garbage room and entry portico
3. passing bay/ loading area reconfigured and size increased
4. additional setback to building d eastern boundary and internals reconfigured to suit
5. balcony deleted and highlight window added
6. additional setback/ screening to boundary
7. planter box screening provided to balcony perimeter
8. fixed privacy screen to balcony
9. lift overrun reduced to minimum manufactures specifications, 1m high safety balustrade to future detail.
10. Median strip extended

ISSUE	DATE	DESCRIPTION
C	27 February 2009	Issue for post DA mediation

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PROJECT
Proposed mixed use development:
5-7 Lawrence Street & 18 Marmora Street
Freshwater NSW

DRAWING
COMMERCIAL ROOF PLAN/ BALCONY & TERRACE PRIVACY SCREENING DETAILS

SCALE 1:200 @ A1		JOB 06.LSH.02	
DATE 27.02.2009		DWG NO DA07	ISSUE D
DRAWN BY TL			
CKD. BY PB			