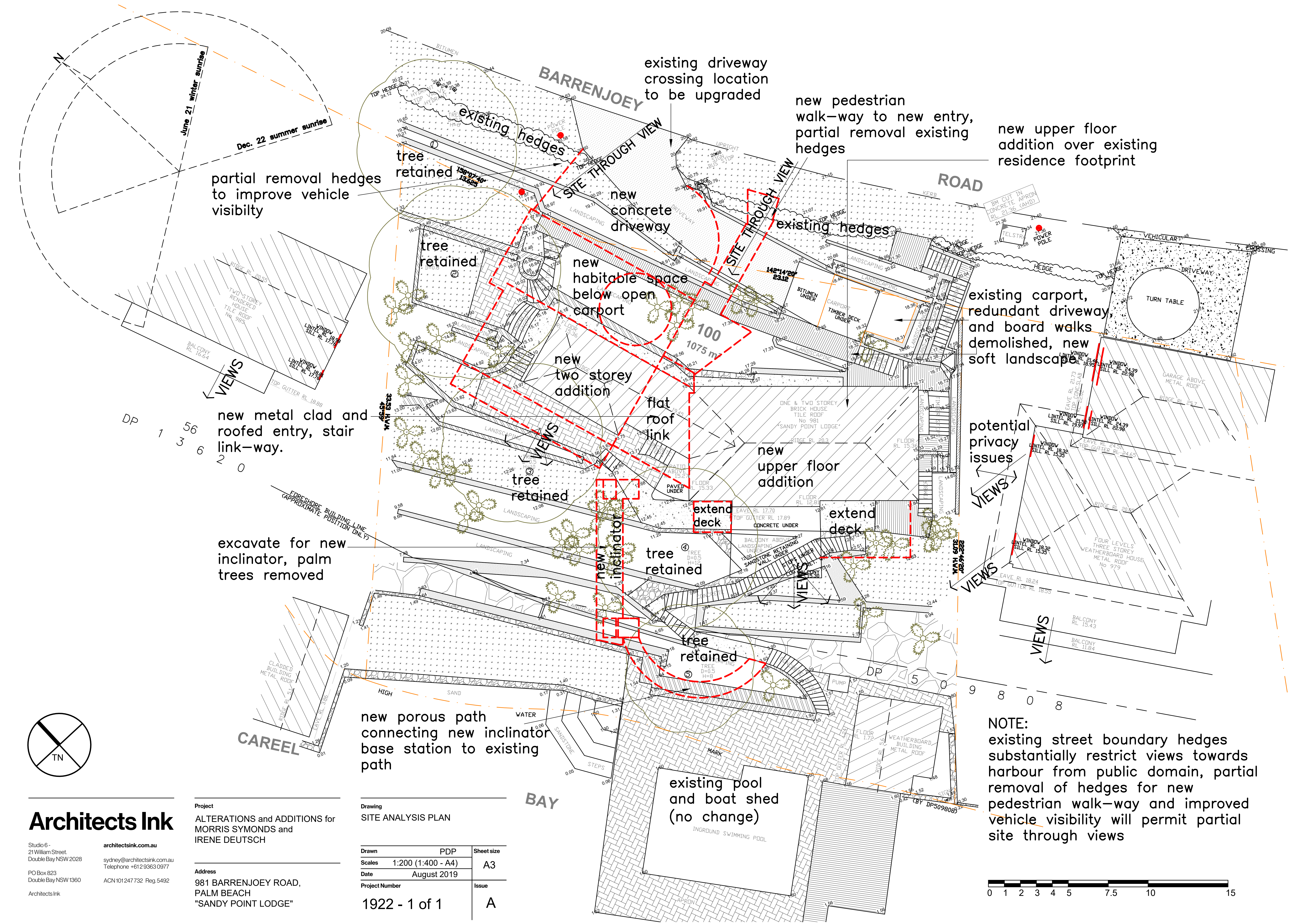


Architects Ink

Studio 6 -
21 William Street.
Double Bay NSW 2028

PO Box 823
Double Bay NSW 1360

Architects Ink

architectsink.com.au

sydney@architectsink.com.au
Telephone +61 2 9363 0977

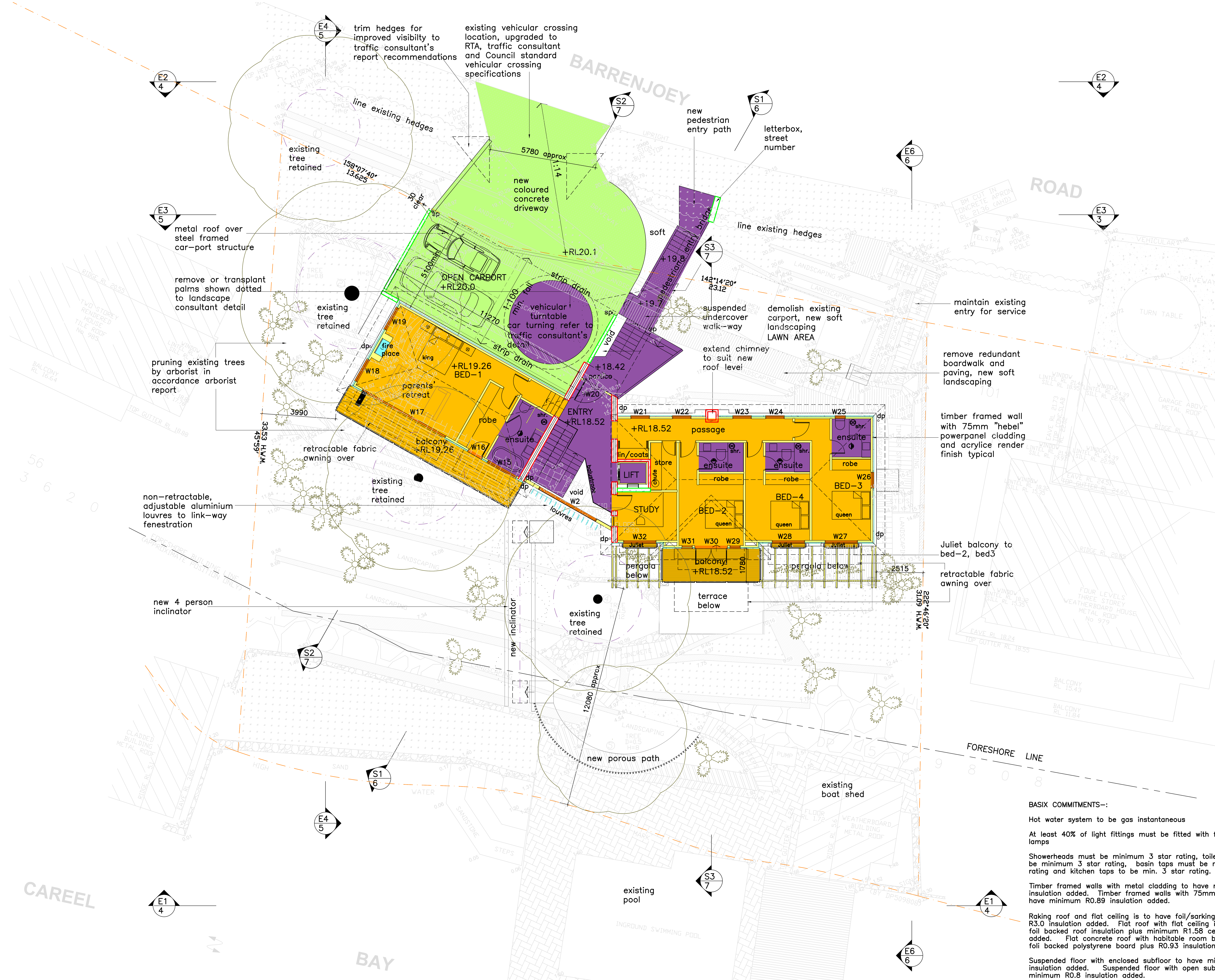
ACN 101 247 732 Reg. 5492

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Address
981 BARRENJOEY ROAD,
PALM BEACH
"SANDY POINT LODGE"

Drawing
SITE ANALYSIS PLAN

Drawn	PDP	Sheet size	A3
Scales	1:200 (1:400 - A4)		
Date	August 2019		
Project Number		Issue	
1922 - 1 of 1			A



UPPER PLAN

160 sq.m. nett (excludes stairs void)

BUSHFIRE AREA COMPLIANCE—:

all works to comply with AS3959 " Construction of Buildings in Bushfire Prone Areas" BAL 12.5

KEY:

existing relative level	14.59 +RLE21.55
proposed structural relative level	+RL21.55
proposed finished relative level	+RLfin21.55
existing wall	
new brick wall	
wall to demolish	
190 concrete block wall	
new timber framed wall	
ex150x50 H2 grade F8 light timber frame where wall height over 3.0m (external wall at 450cc)	
timber framed or light steel framed wall (at 450cc) as above with 75mm external "hebel power panel" wall lining to achieve FRL -/120/120	

TN

BASIX COMMITMENTS—:

Hot water system to be gas instantaneous

At least 40% of light fittings must be fitted with fluoro or LED lamps

Showerheads must be minimum 3 star rating, toilet cisterns must be minimum 3 star rating, basin taps must be minimum 3 star rating and kitchen taps to be min. 3 star rating.

Timber framed walls with metal cladding to have minimum R1.3 insulation added. Timber framed walls with 75mm AAC veneer to have minimum R0.89 insulation added.

Raking roof and flat ceiling is to have foil/sarking plus minimum R3.0 insulation added. Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R1.58 ceiling insulation added. Flat concrete roof with habitable room below to have 50 foli backed polystyrene board plus R0.93 insulation added.

Suspended floor with enclosed subfloor to have minium R0.6 insulation added. Suspended floor with open subfloor to have minimum R0.8 insulation added.

All external glazed windows and doors are to be timber framed single clear pyrolytic low-e glazed or better with maximum U-value 3.99 and maximum SHGC value 0.4 except for windows W1 and W2 to be standard aluminium single pyrolytic low-e maximum U-value 5.7 and SHGC 0.47

0 1 2 3 4 5 7.5 10 15

ISSUE 9/02/20

Letter Revisions/Issue Date By

Architects Ink

Sydney
Adelaide
Architecture
Interior Design
Asset Management
architectsink.com.au

Studio 6 - 21 William Street, Double Bay NSW 2028
sydney@architectsink.com.au Telephone +612 9363 0977

PO Box 823 Double Bay NSW 1360

Architects Ink ACN 101247732 Reg.5492

in association:
MARCO MENEGUZZI DESIGN

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

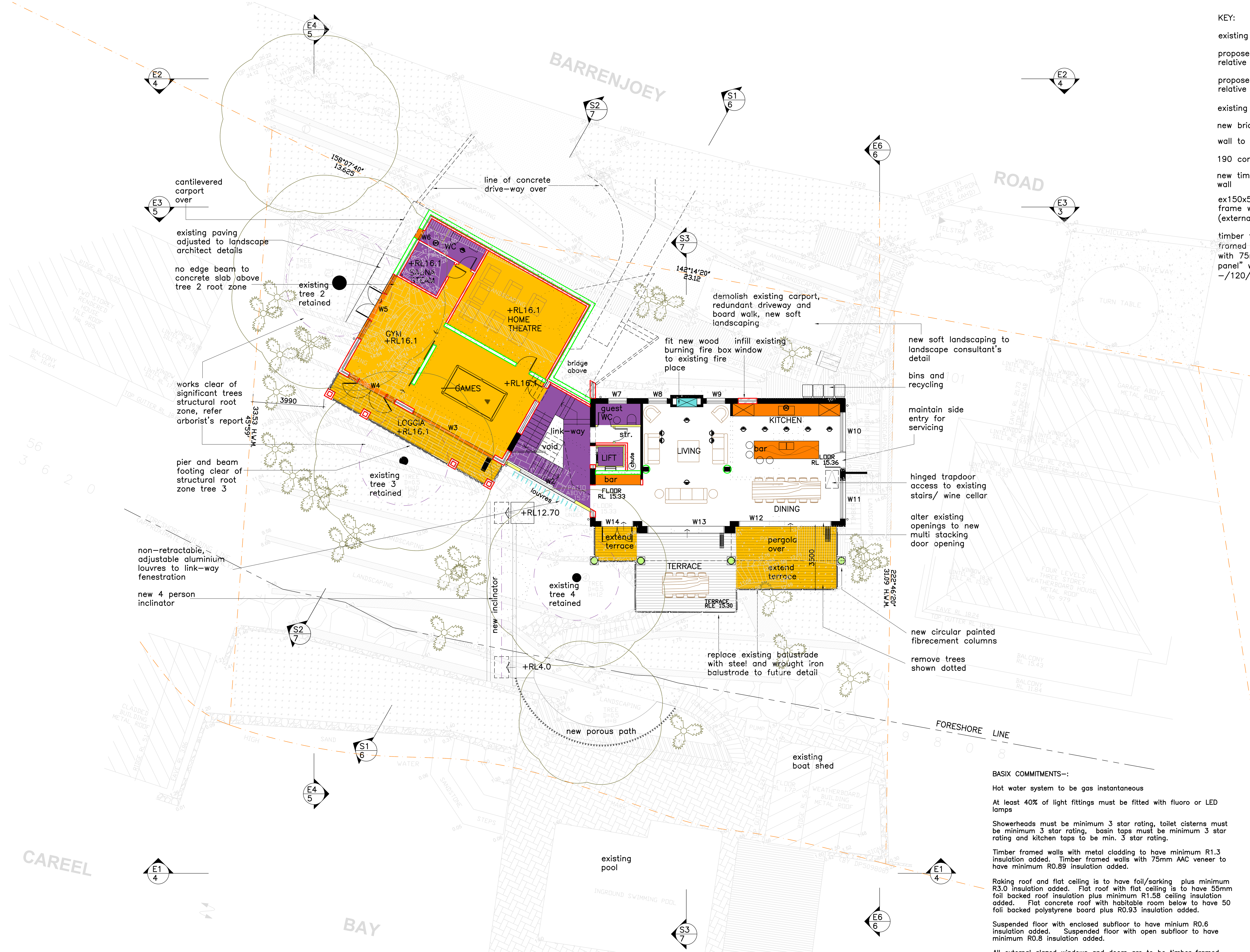
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

Drawing
SCHEME-F
SITE and UPPER FLOOR PLAN

Drawn	PDP	Sheet size
Scales	1:100 (1:200 - A3)	A1
Date	August 2019	
Project Number		Issue
1922 - 1 of 8		J



KEY:

existing relative level	14.59 +RLE21.55
proposed structural relative level	+RL21.55
proposed finished relative level	+RLfin21.55
existing wall	
new brick wall	
wall to demolish	
190 concrete block wall	
new timber framed wall	
ex150x50 H2 grade F8 light timber frame where wall height over 3.0m (external wall at 450cc)	
timber framed or light steel framed wall (at 450cc) as above with 75mm external "hebel power panel" wall lining to achieve FRL -/120/120	

TN

GROUND FLOOR PLAN

209 sq.m. nett (excludes stair void)

BUSHFIRE AREA COMPLIANCE-:

all works to comply with AS3959 " Construction of Buildings in Bushfire Prone Areas" BAL 12.5

BASIX COMMITMENTS-:

Hot water system to be gas instantaneous

At least 40% of light fittings must be fitted with fluoro or LED lamps

Showerheads must be minimum 3 star rating, toilet cisterns must be minimum 3 star rating, basin taps must be minimum 3 star rating and kitchen taps to be min. 3 star rating.

Timber framed walls with metal cladding to have minimum R1.3 insulation added. Timber framed walls with 75mm AAC veneer to have minimum R0.89 insulation added.

Raking roof and flat ceiling is to have foil/sarking plus minimum R3.0 insulation added. Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R1.58 ceiling insulation added. Flat concrete roof with habitable room below to have 50 foli backed polystyrene board plus R0.93 insulation added.

Suspended floor with enclosed subfloor to have minium R0.6 insulation added. Suspended floor with open subfloor to have minimum R0.8 insulation added.

All external glazed windows and doors are to be timber framed single clear pyrolytic low-e glazed or better with maximum U-value 3.99 and maximum SHGC value 0.4 except for windows W1 and W2 to be standard aluiminium single pyrolytic low-e maximum U-value 5.7 and SHGC 0.47

0 1 2 3 4 5 7.5 10 15

ISSUE 9/02/20

Letter	Revisions/Issue	Date	By
a	preliminary issue	13.09.19	PD

Architects Ink

Sydney
Adelaide
Architecture
Interior Design
Asset Management
architectsink.com.au

Studio 6 -
21 William Street.
Double Bay NSW 2028
sydney@architectsink.com.au
Telephone +61 2 9363 0977

PO Box 823
Double Bay NSW 1360

Architects Ink ACN 101 247 732 Reg. 5492

in association:
MARCO MENEGUZZI DESIGN

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

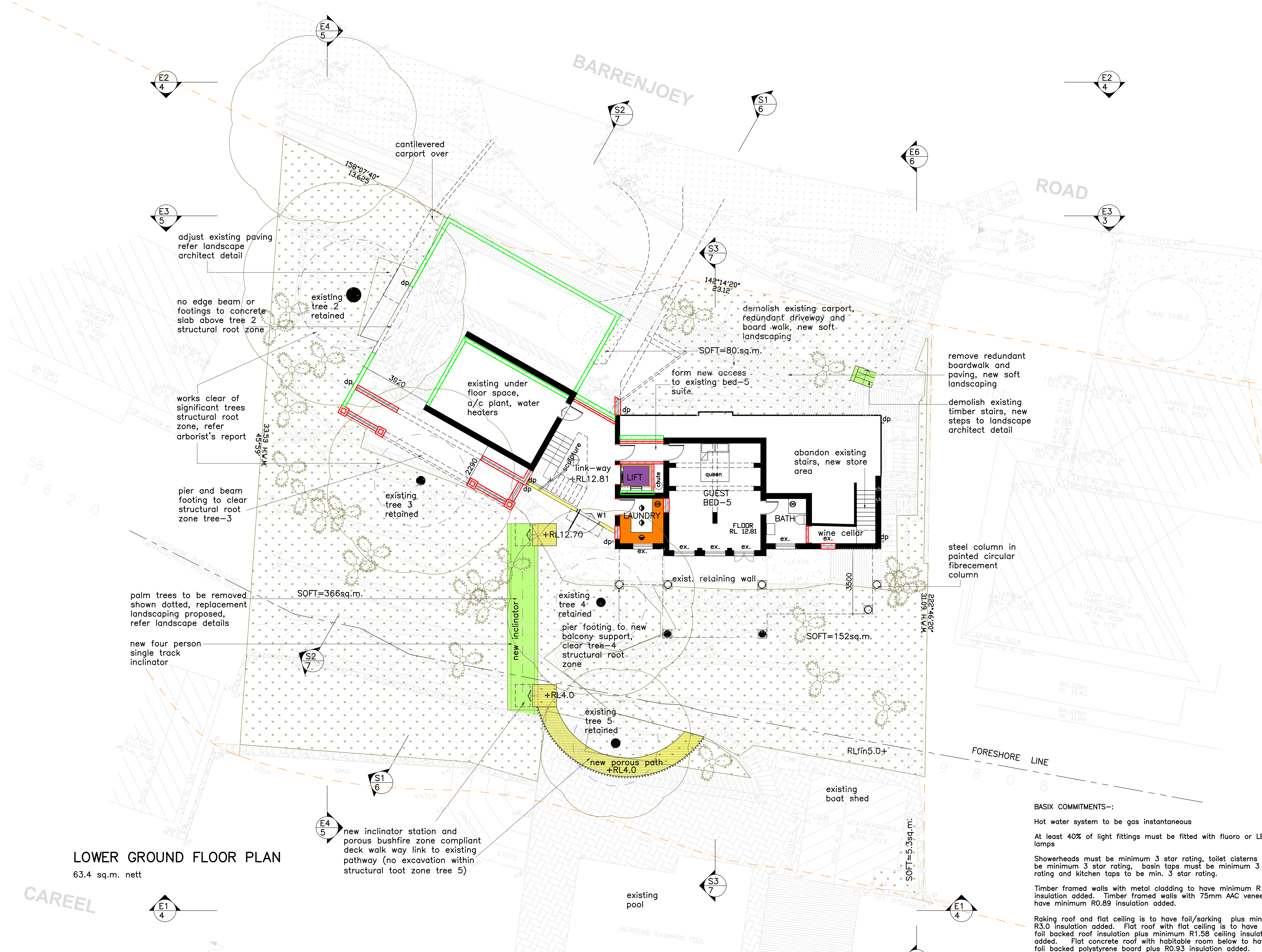
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Address
981 BARRENJOEY ROAD,
PALM BEACH
"SANDY POINT LODGE"

Drawing
SCHEME-F
GROUND FLOOR PLAN

Drawn	PDP	Sheet size	A1
Scales	1:100 (1:200 - A3)		
Date	August 2019		
Project Number	1922 - 2 of 8	Issue	J



LOWER GROUND FLOOR PLAN

63.4 sq.m. nett

KEY:

existing relative level	14.59 +RLE21.55
proposed structural relative level	+RL21.55
proposed finished relative level	+RLfin21.55
existing wall	
new brick wall	
wall to demolish	
190 concrete block wall	
new timber framed wall	
ex150x50 H2 grade F8 light timber frame where wall height over 3.0m (external wall at 450cc)	
timber framed or light steel framed wall (at 450cc) as above with 75mm external "hebel power panel" wall lining to achieve FRL –/120/120	

TN

AREA CALCULATIONS EXISTING:

site area 1075 sq.m.

existing Soft Landscape area (includes path less thaqn1.0m width) 595.3 sq.m. (55.3%)

AREA CALCULATIONS PROPOSED:

proposed Soft Landscape area 603.3sq.m. (56%)

BUSHFIRE AREA COMPLIANCE–:

all works to comply with AS3959 " Construction of Buildings in Bushfire Prone Areas" BAL 12.5

BASIX COMMITMENTS–:

Hot water system to be gas instantaneous

At least 40% of light fittings must be fitted with fluoro or LED lamps

Showerheads must be minimum 3 star rating, toilet cisterns must be minimum 3 star rating, basin taps must be minimum 3 star rating and kitchen taps to be min. 3 star rating.

Timber framed walls with metal cladding to have minimum R1.3 insulation added. Timber framed walls with 75mm AAC veneer to have minimum R0.89 insulation added.

Raking roof and flat ceiling is to have foil/sarking plus minimum R3.0 insulation added. Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R1.58 ceiling insulation added. Flat concrete roof with habitable room below to have 50 foli backed polystyrene board plus R0.93 insulation added.

Suspended floor with enclosed subfloor to have minium R0.6 insulation added. Suspended floor with open subfloor to have minimum R0.8 insulation added.

All external glazed windows and doors are to be timber framed single clear pyrolytic low–e glazed or better with maximum U–value 3.99 and maximum SHGC value 0.4 except for windows W1 and W2 to be standard aluiminium single pyrolytic low–e maximum U–value 5.7 and SHGC 0.47

0 1 2 3 4 5 7.5 10 15

ISSUE 9/02/20

Letter	Revisions/Issue	Date	By

Architects Ink

Sydney
Adelaide
Architecture
Interior Design
Asset Management
architectsink.com.au

Studio 6 - 21 William Street. Double Bay NSW 2028
sydney@architectsink.com.au
Telephone +612 9363 0977

PO Box 823
Double Bay NSW 1360

Architects Ink ACN 101247732 Reg. 5492

in association:
MARCO MENEGUZZI DESIGN

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS
DO NOT SCALE OFF DRAWINGS
DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

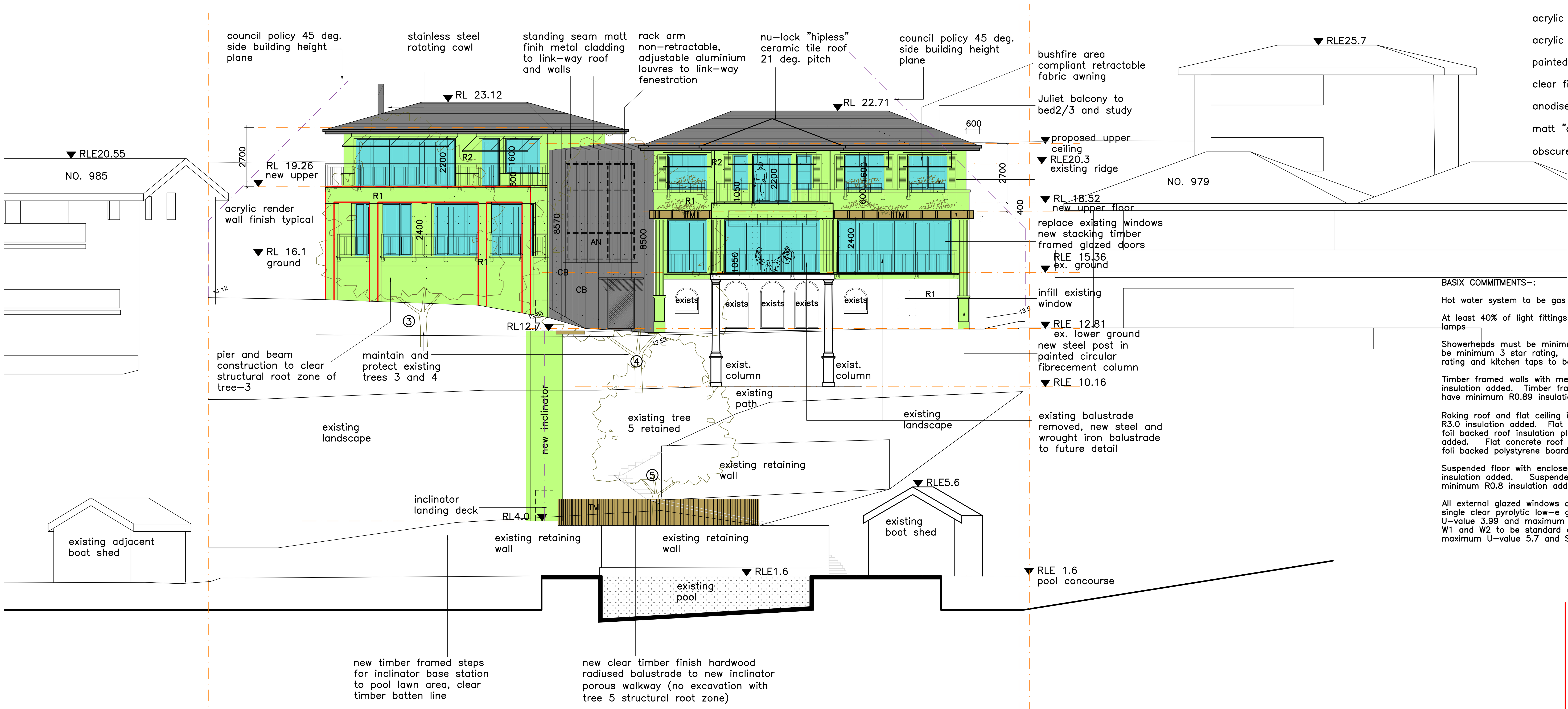
Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

Drawing
SCHEME-F
LOWER GROUND FLOOR PLAN

Drawn	PDP	Sheet size
Scales	1:100 (1:200 - A3)	A1
Date	August 2019	
Project Number		Issue
1922 - 3 of 8		J

EXTERNAL WALL FINISHES:

acrylic coloured render on brick	R1
acrylic render on hebel	R2
painted steel or wrought iron	PS
clear finish hardwood	TM
anodised aluminium	AN
matt "colorbond" ultra	CB
obscure glazing	



SOUTH WESTERN ELEVATION – E1 (careel bay)

BASIX COMMITMENTS–:

Hot water system to be gas instantaneous

At least 40% of light fittings must be fitted with fluoro or LED lamps

Showerheads must be minimum 3 star rating, toilet cisterns must be minimum 3 star rating, basin taps must be minimum 3 star rating and kitchen taps to be min. 3 star rating.

Timber framed walls with metal cladding to have minimum R1.3 insulation added. Timber framed walls with 75mm AAC veneer to have minimum R0.89 insulation added.

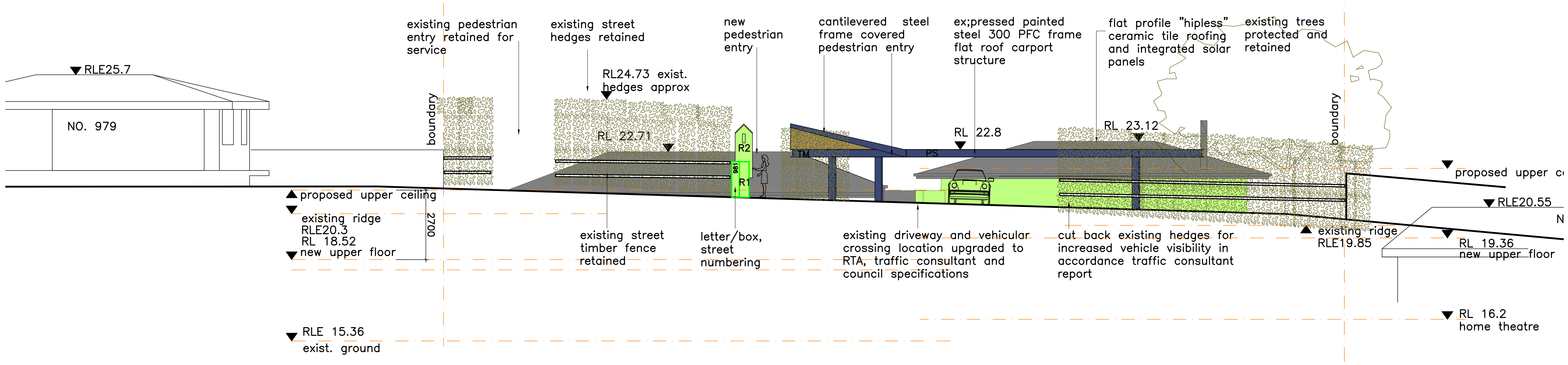
Raking roof and flat ceiling is to have foil/sarking plus minimum R3.0 insulation added. Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R1.58 ceiling insulation added. Flat concrete roof with habitable room below to have 50 foil backed polystyrene board plus R0.93 insulation added.

Suspended floor with enclosed subfloor to have minium R0.6 insulation added. Suspended floor with open subfloor to have minimum R0.8 insulation added.

All external glazed windows and doors are to be timber framed single clear pyrolytic low–e glazed or better with maximum U–value 3.99 and maximum SHGC value 0.4 except for windows W1 and W2 to be standard aluminium single pyrolytic low–e maximum U–value 5.7 and SHGC 0.47

BUSHFIRE AREA COMPLIANCE–:

all works to comply with AS3959 " Construction of Buildings in Bushfire Prone Areas" BAL–12.5



NORTH EASTERN ELEVATION – E2 (barrejoey road))

ISSUE 9/02/20

Letter | Revisions/Issue | Date | By

Architects Ink

Sydney
Adelaide
Architecture
Interior Design
Asset Management
architectsink.com.au

Studio 6 - 21 William Street, Double Bay NSW 2028
sydney@architectsink.com.au Telephone +61 2 9363 0977
PO Box 823 Double Bay NSW 1360
Architects Ink ACN 101 247 732 Reg. 5492

in association:
MARCO MENEGUZZI DESIGN

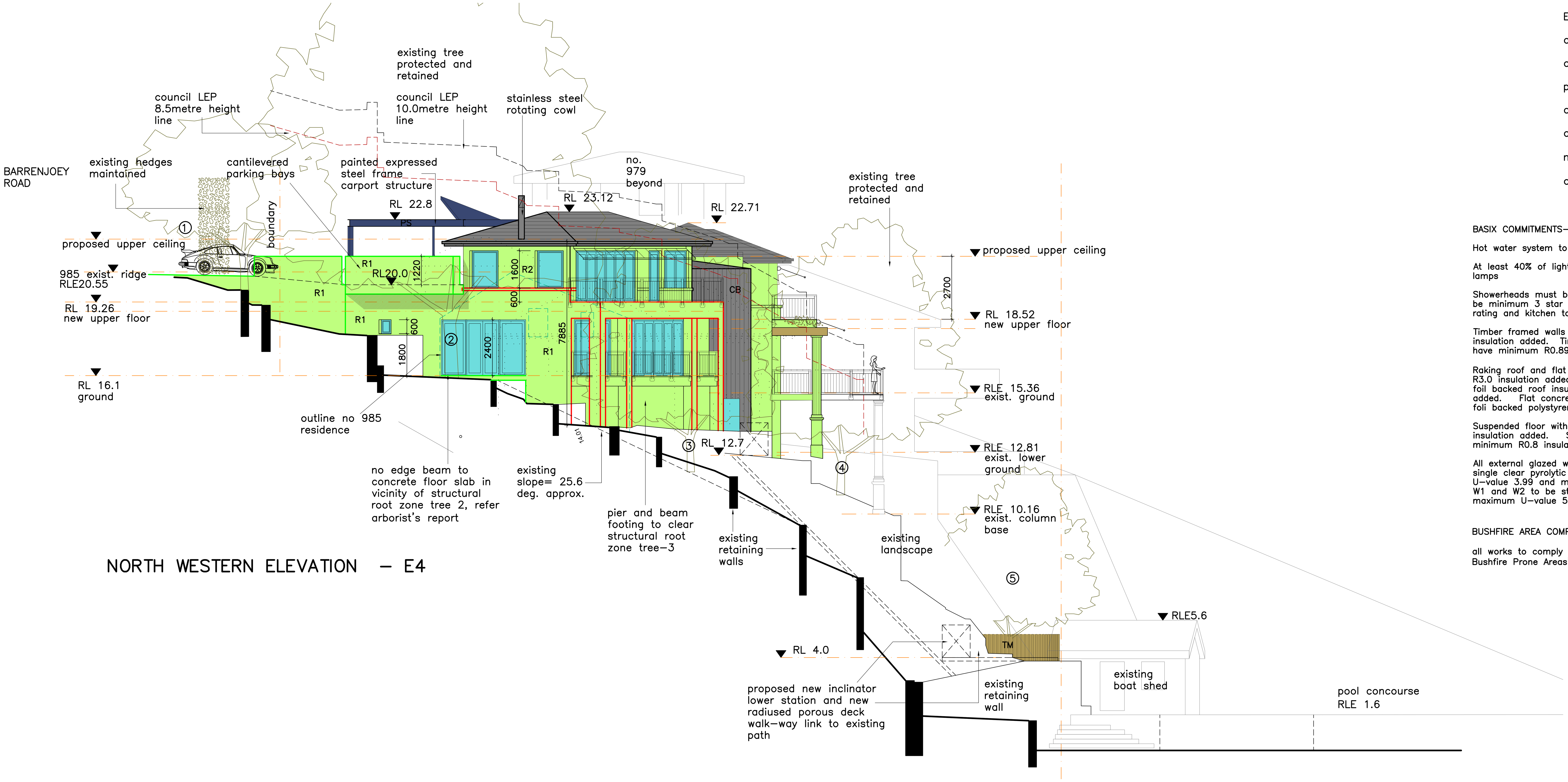
DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS
DO NOT SCALE OFF DRAWINGS
DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

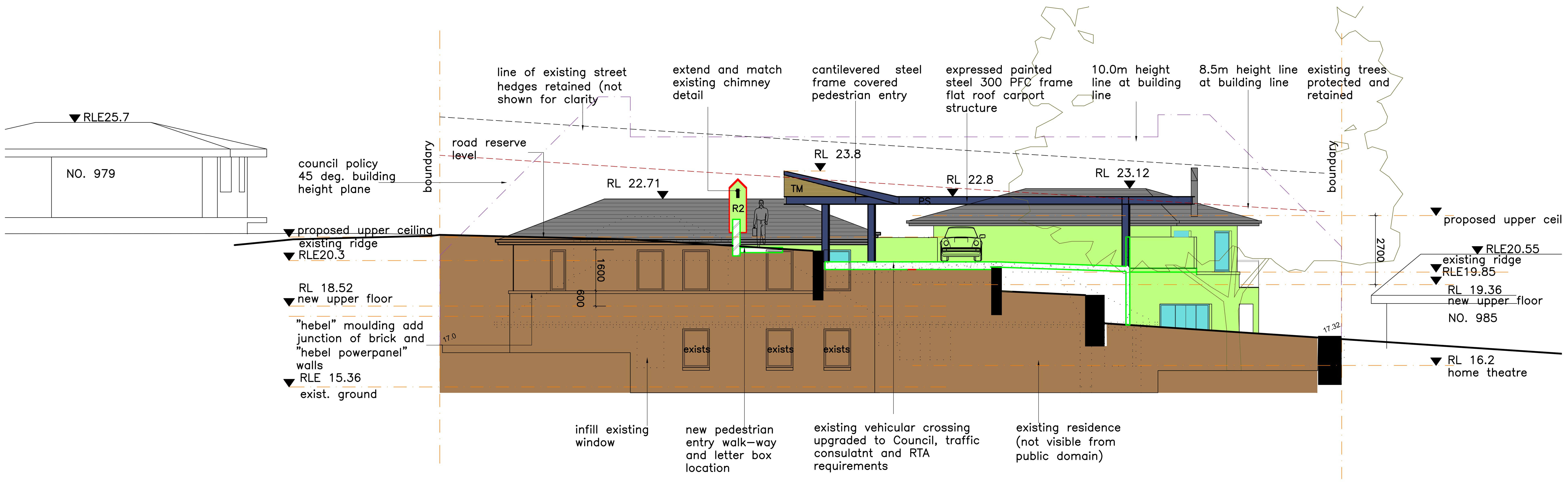
Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

Drawing
SCHEME-F SOUTH-WEST and NORTH-EAST ELEVATIONS

Drawn	PDP	Sheet size	A1
Scales	1:100 (1:200 - A3)		
Date	August 2019		
Project Number	1922 - 4 of 8	Issue	J



NORTH WESTERN ELEVATION — E4



NORTH EASTERN ELEVATION — E3

EXTERNAL WALL FINISHES:

acrylic coloured render on brick	R1
acrylic render on hebel	R2
painted steel or wrought iron	PS
clear finish hardwood	TM
anodised aluminium	AN
matt "colorbond" ultra	CB
obscure glazing	

BASIX COMMITMENTS-:

Hot water system to be gas instantaneous

At least 40% of light fittings must be fitted with fluoro or LED lamps

Showerheads must be minimum 3 star rating, toilet cisterns must be minimum 3 star rating, basin taps must be minimum 3 star rating and kitchen taps to be min. 3 star rating.

Timber framed walls with metal cladding to have minimum R1.3 insulation added. Timber framed walls with 75mm AAC veneer to have minimum R0.89 insulation added.

Raking roof and flat ceiling is to have foil/sarking plus minimum R3.0 insulation added. Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R1.58 ceiling insulation added. Flat concrete roof with habitable room below to have 50 foli backed polystyrene board plus R0.93 insulation added.

Suspended floor with enclosed subfloor to have minium R0.6 insulation added. Suspended floor with open subfloor to have minimum R0.8 insulation added.

All external glazed windows and doors are to be timber framed single clear pyrolytic low-e glazed or better with maximum U-value 3.99 and maximum SHGC value 0.4 except for windows W1 and W2 to be standard aluminium single pyrolytic low-e maximum U-value 5.7 and SHGC 0.47

BUSHFIRE AREA COMPLIANCE-:

all works to comply with AS3959 " Construction of Buildings in Bushfire Prone Areas" BAL-12.5

Letter	Revisions/Issue	Date	By

ISSUE 9/02/20

Architects Ink

Sydney
Adelaide
Architecture
Interior Design
Asset Management
architectsink.com.au

Studio 6 -
21 William Street,
Double Bay NSW 2028
sydney@architectsink.com.au
Telephone +612 9363 0977

PO Box 823
Double Bay NSW 1360

Architects Ink
ACN 101247732 Reg 5492

in association:
MARCO MENEGUZZI DESIGN

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

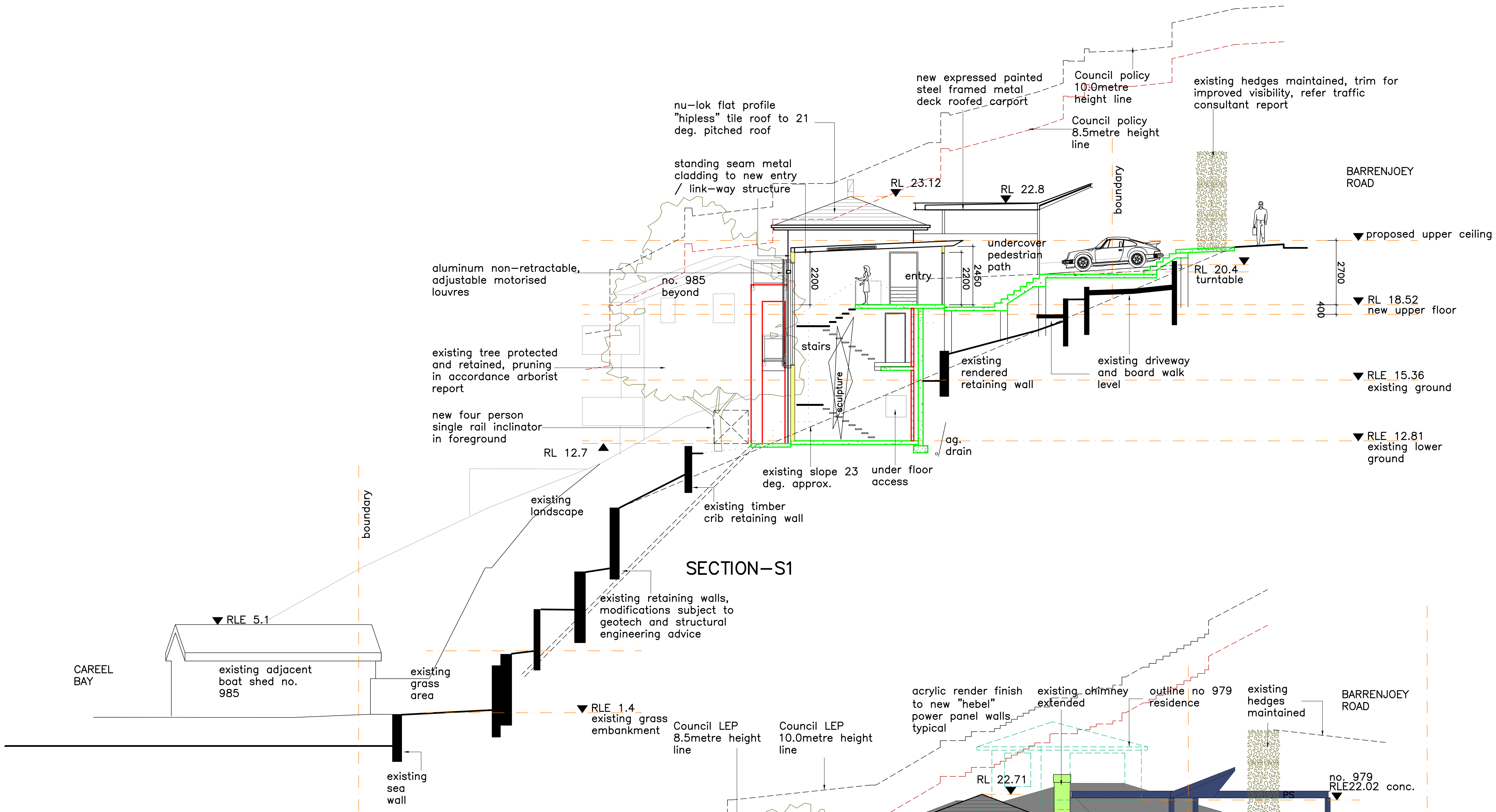
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

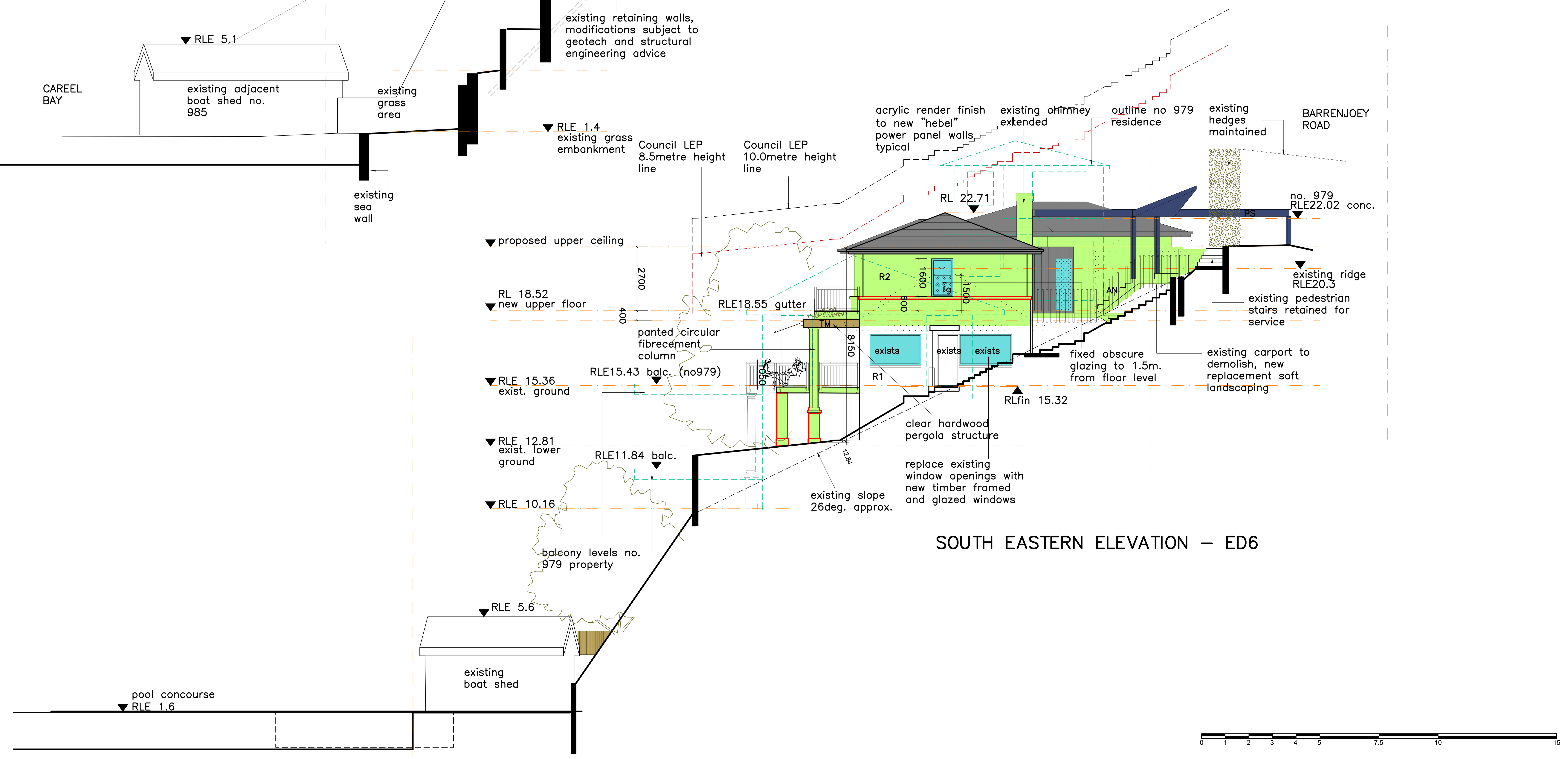
Address
981 BARRENJOEY ROAD,
PALM BEACH
"SANDY POINT LODGE"

Drawing
SCHEME-F
NORTH-WEST ELEVATION

Drawn	PDP	Sheet size	A1
Scales	1:100 (1:200 - A3)		
Date	August 2019		
Project Number	1922 - 5 of 8	Issue	J



SECTION–S1



SOUTH EASTERN ELEVATION – ED6

EXTERNAL WALL FINISHES:

acrylic coloured render on brick	R1
acrylic render on hebel	R2
painted steel or wrought iron	PS
clear finish hardwood	TM
anodised aluminium	AN
matt "colorbond" ultra	CB
obscure glazing	

BASIX COMMITMENTS–:

Hot water system to be gas instantaneous

At least 40% of light fittings must be fitted with fluoro or LED lamps

Showerheads must be minimum 3 star rating, toilet cisterns must be minimum 3 star rating, basin taps must be minimum 3 star rating and kitchen taps to be min. 3 star rating.

Timber framed walls with metal cladding to have minimum R1.3 insulation added. Timber framed walls with 75mm AAC veneer to have minimum R0.89 insulation added.

Raking roof and flat ceiling is to have foil/sarking plus minimum R3.0 insulation added. Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R1.58 ceiling insulation added. Flat concrete roof with habitable room below to have 50 foil backed polystyrene board plus R0.93 insulation added.

Suspended floor with enclosed subfloor to have minium R0.6 insulation added. Suspended floor with open subfloor to have minimum R0.8 insulation added.

All external glazed windows and doors are to be timber framed single clear pyrolytic low–e glazed or better with maximum U–value 3.99 and maximum SHGC value 0.4 except for windows W1 and W2 to be standard aluiminium single pyrolytic low–e maximum U–value 5.7 and SHGC 0.47

BUSHFIRE AREA COMPLIANCE–:

all works to comply with AS3959 " Construction of Buildings in Bushfire Prone Areas" BAL–12.5

Letter	Revisions/Issue	Date	By
j	inclinator location altered	8.01.20	PD
i	split level design	16.12.19	PD
h	general update	27.11.19	PD
g	inclinator location altered	12.11.19	PD
f	clear tree root zones	28.10.19	PD
e	lift relocated	1.10.19	PD
d	facade amendments	30.09.19	PD
c	consultant issue issue	24.09.19	PD
a	preliminary issue	19.10.16	PD

ISSUE 9/02/20

Architects Ink

Sydney
Adelaide
Architecture
Interior Design
Asset Management
architectsink.com.au

Studio 6 -
21 William Street.
Double Bay NSW 2028
sydney@architectsink.com.au
Telephone +61 2 9363 0977

PO Box 823
Double Bay NSW 1360

Architects Ink
ACN 101 247 732 Reg. 5492

in association:
MARCO MENEGUZZI DESIGN

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

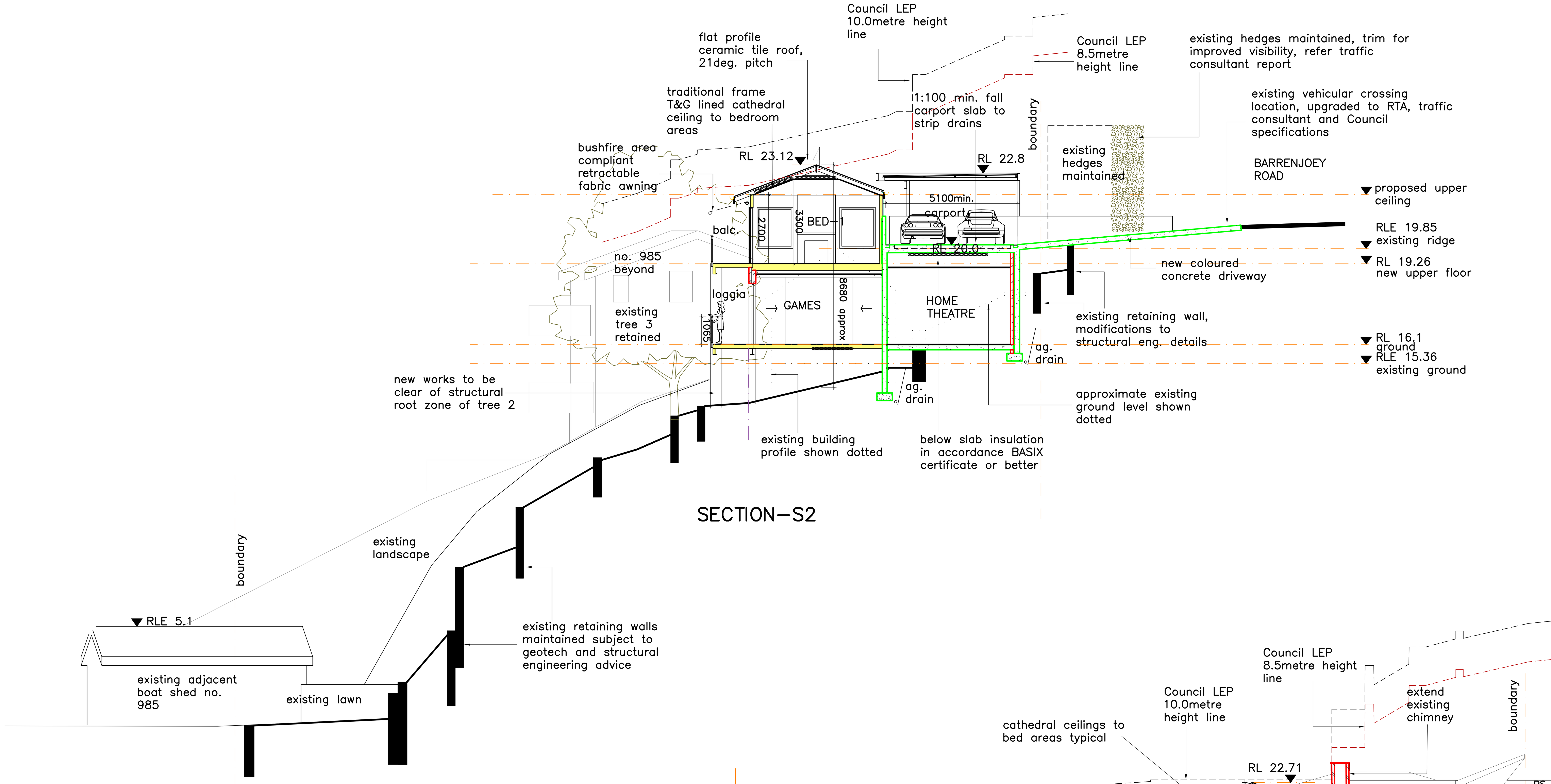
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Address
981 BARRENJOEY ROAD,
PALM BEACH
"SANDY POINT LODGE"

Drawing
SCHEME-F
SOUTH-EAST and SECTION-S1

Drawn	PDP	Sheet size	A1
Scales	1:100 (1:200 - A3)		
Date	August 2019		
Project Number	1922 - 6 of 8	Issue	J



EXTERNAL WALL FINISHES:

acrylic coloured render on brick	R1
acrylic render on hebel	R2
painted steel or wrought iron	PS
clear finish hardwood	TM
anodised aluminium	AN
matt "colorbond" ultra	CB
obscure glazing	

BASIX COMMITMENTS-:

Hot water system to be gas instantaneous

At least 40% of light fittings must be fitted with fluoro or LED lamps

Showerheads must be minimum 3 star rating, toilet cisterns must be minimum 3 star rating, basin taps must be minimum 3 star rating and kitchen taps to be min. 3 star rating.

Timber framed walls with metal cladding to have minimum R1.3 insulation added. Timber framed walls with 75mm AAC veneer to have minimum R0.89 insulation added.

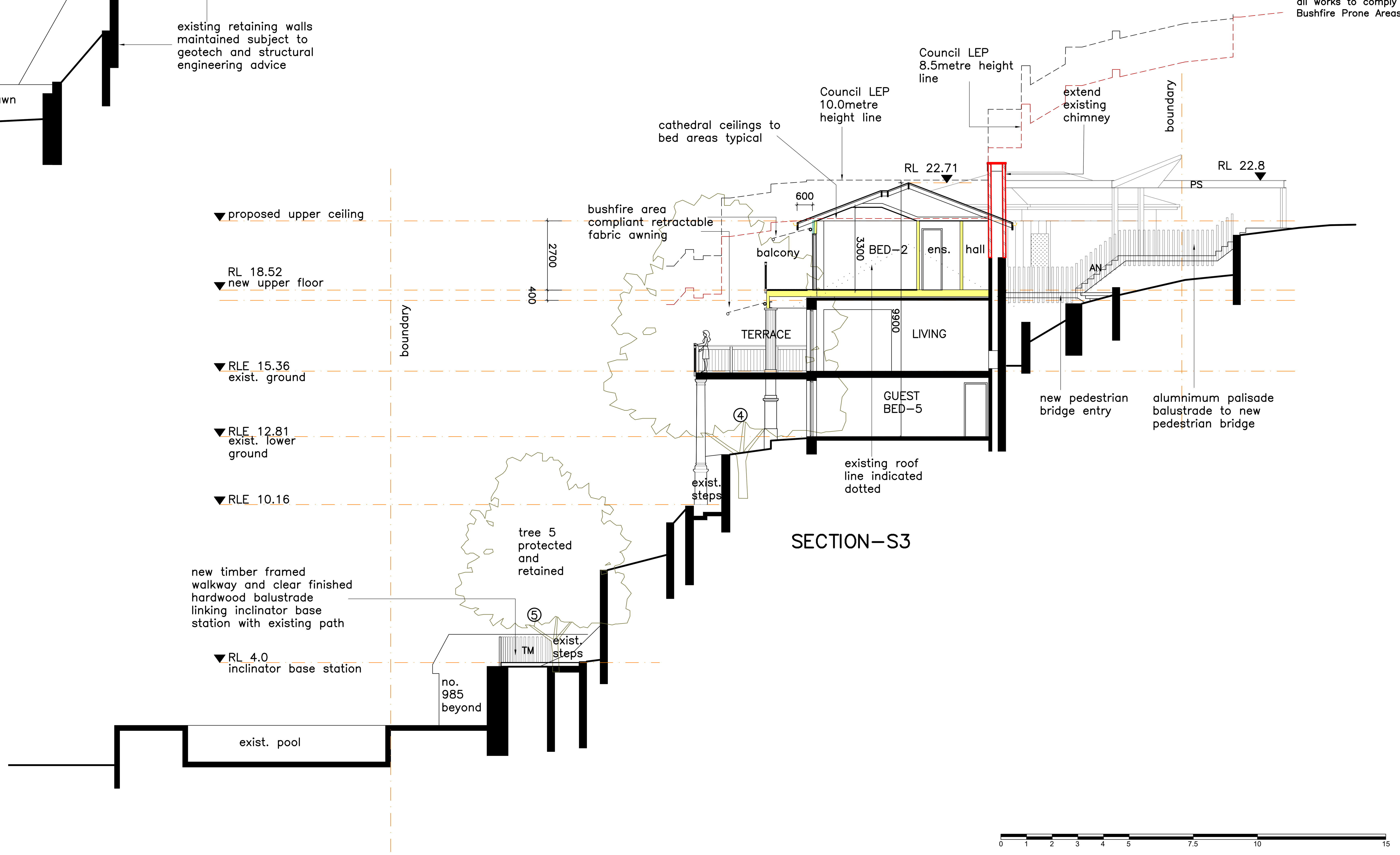
Raking roof and flat ceiling is to have foil/sarking plus minimum R3.0 insulation added. Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R1.58 ceiling insulation added. Flat concrete roof with habitable room below to have 50 foil backed polystyrene board plus R0.93 insulation added.

Suspended floor with enclosed subfloor to have minium R0.6 insulation added. Suspended floor with open subfloor to have minimum R0.8 insulation added.

All external glazed windows and doors are to be timber framed single clear pyrolytic low-e glazed or better with maximum U-value 3.99 and maximum SHGC value 0.4 except for windows W1 and W2 to be standard aluiminium single pyrolytic low-e maximum U-value 5.7 and SHGC 0.47

BUSHFIRE AREA COMPLIANCE-:

all works to comply with AS3959 " Construction of Buildings in Bushfire Prone Areas" BAL-12.5



ISSUE 9/02/20

Letter	Revisions/Issue	Date	By
j	inclinator location altered	8.01.20	PD
i	split level design	16.12.19	PD
h	general update	27.11.19	PD
g	inclinator location altered	12.11.19	PD
f	clear tree root zones	28.10.19	PD
e	lift relocated	1.10.19	PD
d	facade amendments	30.09.19	PD
c	consultant issue issue	24.09.19	PD
a	preliminary issue	19.10.16	PD

Architects Ink

Sydney
Adelaide
Architecture
Interior Design
Asset Management

architectsink.com.au

Studio 6 -
21 William Street.
Double Bay NSW 2028

sydney@architectsink.com.au
Telephone +61 2 9363 0977

PO Box 823
Double Bay NSW 1360

Architects Ink
ACN 101 247 732 Reg. 5492

in association:
MARCO MENEGUZZI DESIGN

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

Drawing
SCHEME-F SECTION-S2 and SECTION-S3

Drawn	PDP	Sheet size	A1
Scales	1:100 (1:200 - A3)		
Date	August 2019		
Project Number	1922 - 7 of 8	Issue	J

BUSHFIRE AREA COMPLIANCE–:

all works to comply with AS3959 " Construction of Buildings in Bushfire Prone Areas" BAL 12.5

KEY:

existing relative level	$^{14.59}$+RLE21.55
proposed structural relative level	+RL21.55
proposed finished relative level	+RLfin21.55
existing wall	
new brick wall	
wall to demolish	
190 concrete block wall	
new timber framed wall	
ex150x50 H2 grade F8 light timber frame where wall height over 3.0m (external wall at 450cc)	
timber framed or light steel framed wall (at 450cc) as above with 75mm external "hebel power panel" wall lining to achieve FRL –/120/120	

TN

BASIX COMMITMENTS–:

Hot water system to be gas instantaneous

At least 40% of light fittings must be fitted with fluoro or LED lamps

Showerheads must be minimum 3 star rating, toilet cisterns must be minimum 3 star rating, basin taps must be minimum 3 star rating and kitchen taps to be min. 3 star rating.

Timber framed walls with metal cladding to have minimum R1.3 insulation added. Timber framed walls with 75mm AAC veneer to have minimum R0.89 insulation added.

Raking roof and flat ceiling is to have foil/sarking plus minimum R3.0 insulation added. Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R1.58 ceiling insulation added. Flat concrete roof with habitable room below to have 50 foli backed polystyrene board plus R0.93 insulation added.

Suspended floor with enclosed subfloor to have minium R0.6 insulation added. Suspended floor with open subfloor to have minimum R0.8 insulation added.

All external glazed windows and doors are to be timber framed single clear pyrolytic low-e glazed or better with maximum U-value 3.99 and maximum SHGC value 0.4 except for windows W1 and W2 to be standard aluiminium single pyrolytic low-e maximum U-value 5.7 and SHGC 0.47

ISSUE 9/02/20

Letter	Revisions/Issue	Date	By
J	inclinator location altered	8.01.20	PD
I	split level design	16.12.19	PD
h	roof plan added	27.11.19	PD
G	inclinator relcated	12.11.19	PD
F	clear tree root zones	28.10.19	PD
E	lift relocated	1.10.19	PD
d	facade amendments	30.09.19	PD
c	consultant issue	24.09.19	PD
b	preliminary issue B	18.09.19	PD
a	preliminary issue	13.09.19	PD

Architects Ink

Sydney
Adelaide
Architecture
Interior Design
Asset Management

architectsink.com.au

Studio 6 -
21 William Street.
Double Bay NSW 2028

sydney@architectsink.com.au
Telephone +61 2 9363 0977

PO Box 823
Double Bay NSW 1360

Architects Ink ACN 101 247 732 Reg. 5492

in association:
MARCO MENEGUZZI DESIGN

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

Drawing
SCHEME-F
SITE and UPPER FLOOR PLAN

Drawn	PDP	Sheet size	A1
Scales	1:100 (1:200 - A3)		
Date	August 2019		
Project Number	1922 - 8 of 8	Issue	J

KEY:

- excavation
- fill
- demolition

DEMOLITION AND NOTES:

demolition to comply with AS 2601–2001 – "the demolition of structures", remove demolished materials from site regularly

any required removal of asbestos to be in accordance with SafeWork NSW guideline.

soil and water management is to comply with "Do it Right on Site, Soil and Water Management for the Construction Industry – 2001" and "Managing Urban Stormwater – Soils and Construction– Dept Housing 4th edition"

provide dust screens to all skips, stockpiles and temporary cyclone fencing as required to mitigate potential dust leaving the site

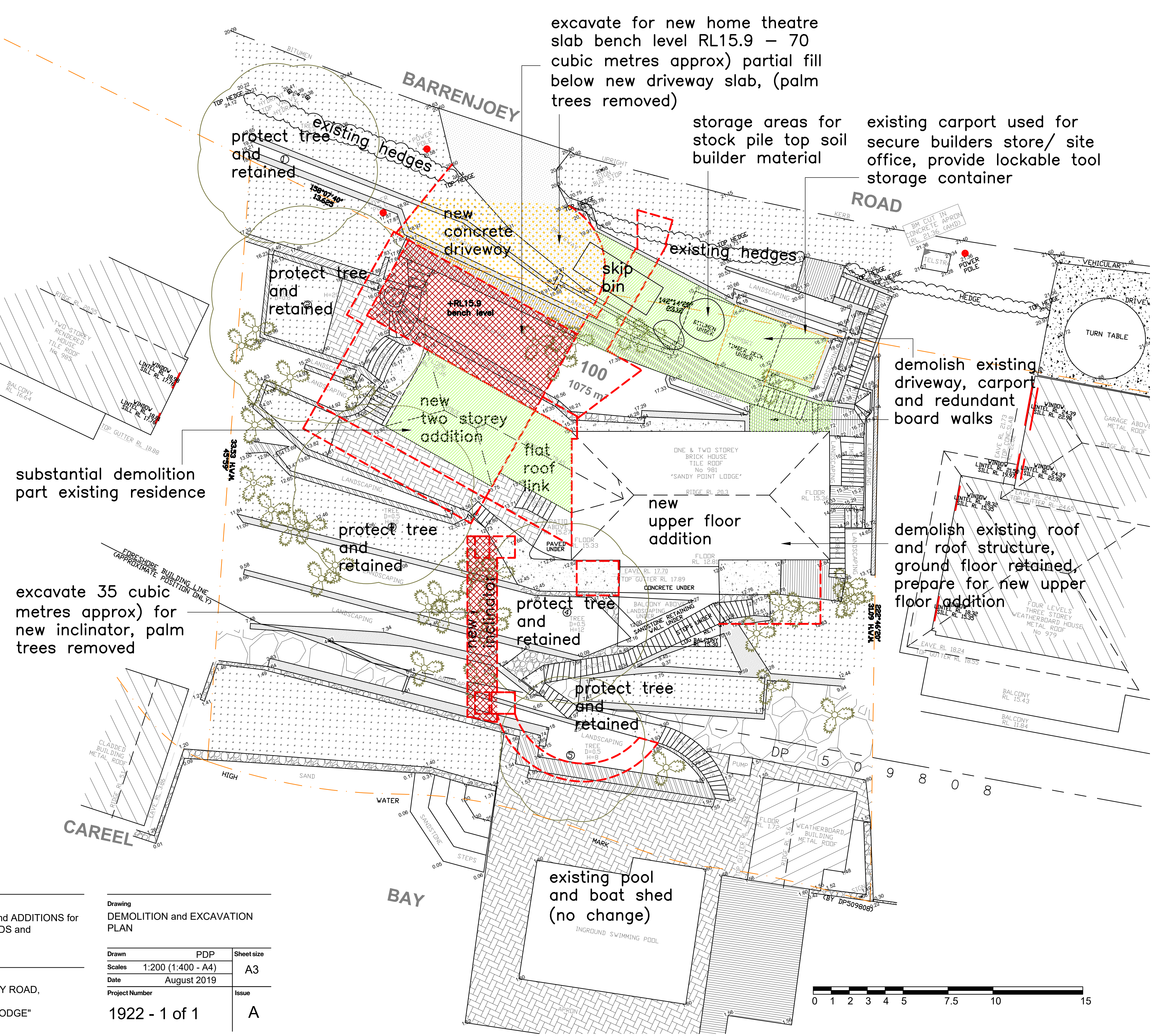
excavation and demolition truck movements to be carried out only between 9.00am and 4.00pm weekdays or Saturdays 9am to 1.00pm

provide temporary connection of roof and impervious paving to Council's approved hydraulic engineer's immediately upon completion of roof installation or work creating impervious areas

Trucks entering and exiting the site will be monitored and supervised by licensed traffic control monitors to ensure safe 1.5 metre wide pedestrian passage is maintained at all times.

site waste minimisation in accordance approved waster management plan

Dial before you Dig before undertaking Works on road reserve



Architects Ink

Studio 6 -
21 William Street.
Double Bay NSW 2028

PO Box 823
Double Bay NSW 1360

Architects Ink

architectsink.com.au

sydney@architectsink.com.au
Telephone +612 9363 0977

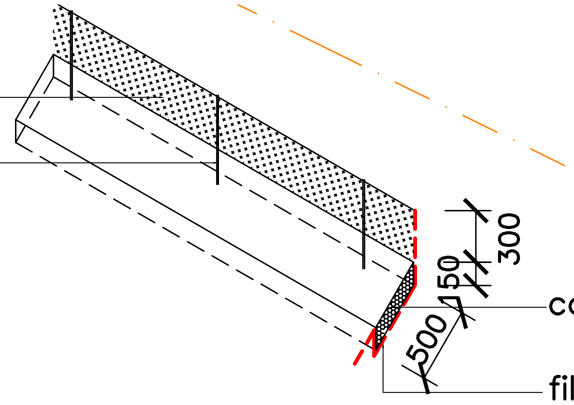
ACN 101 247 732 Reg. 5492

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Address
981 BARRENJOEY ROAD,
PALM BEACH
"SANDY POINT LODGE"

Drawing
DEMOLITION and EXCAVATION PLAN

Drawn	PDP	Sheet size	A3
Scales	1:200 (1:400 - A4)		
Date	August 2019		
Project Number	1922 - 1 of 1	Issue	A



SILT FENCE DETAIL
N.T.S.

KEY

temporary 1800 high cyclone mesh fence with geotextlie fabric	ssf
silt fence, alternatively use continuous straw bales	sf

UNAUTHORISED ENTRY TO THE SITE IS NOT PERMITTED

BUILDER:
BULIDER'S LIC. NO.
TELEPHONE NO

PCA NAME AND CONTACT DETAILS

BUILDER'S SIGN

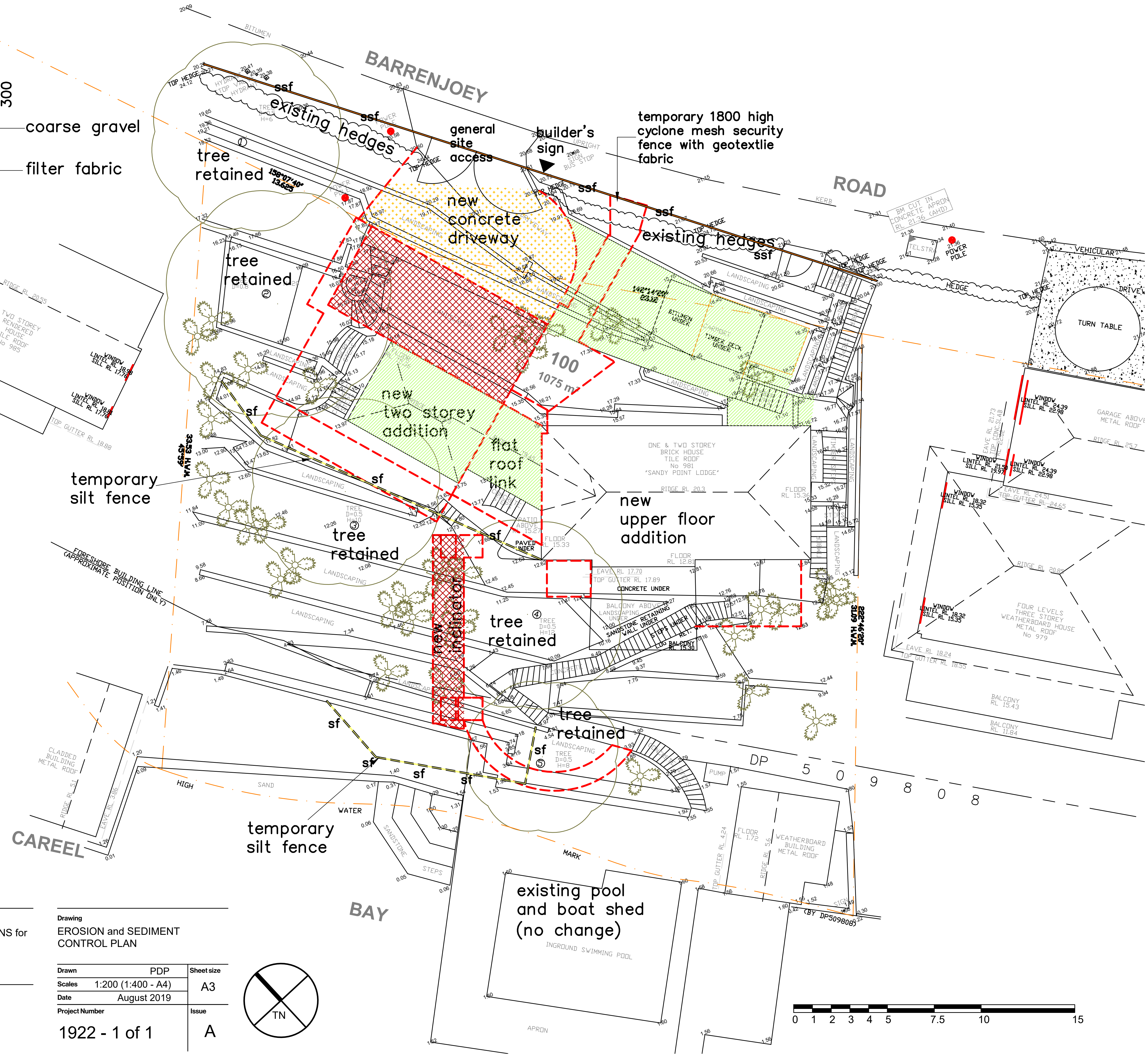
KEY:

- excavation
- fill
- demolition

SOIL WATER MANAGEMENT:

soil and water management is to comply with "Do it Right on Site, Soil and Water Management for the Construction Industry – 2001" and "Managing Urban Stormwater – Soils and Construction– Dept Housing 4th edition"

provide temporary connection of roof and impervious paving to existing stormwater system immediately upon completion of roof installation or work creating impervious areas



Architects Ink

Studio 6 -
21 William Street.
Double Bay NSW 2028

PO Box 823
Double Bay NSW 1360

Architects Ink

architectsink.com.au

sydney@architectsink.com.au
Telephone +61 2 9363 0977

ACN 101 247 732 Reg. 5492

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

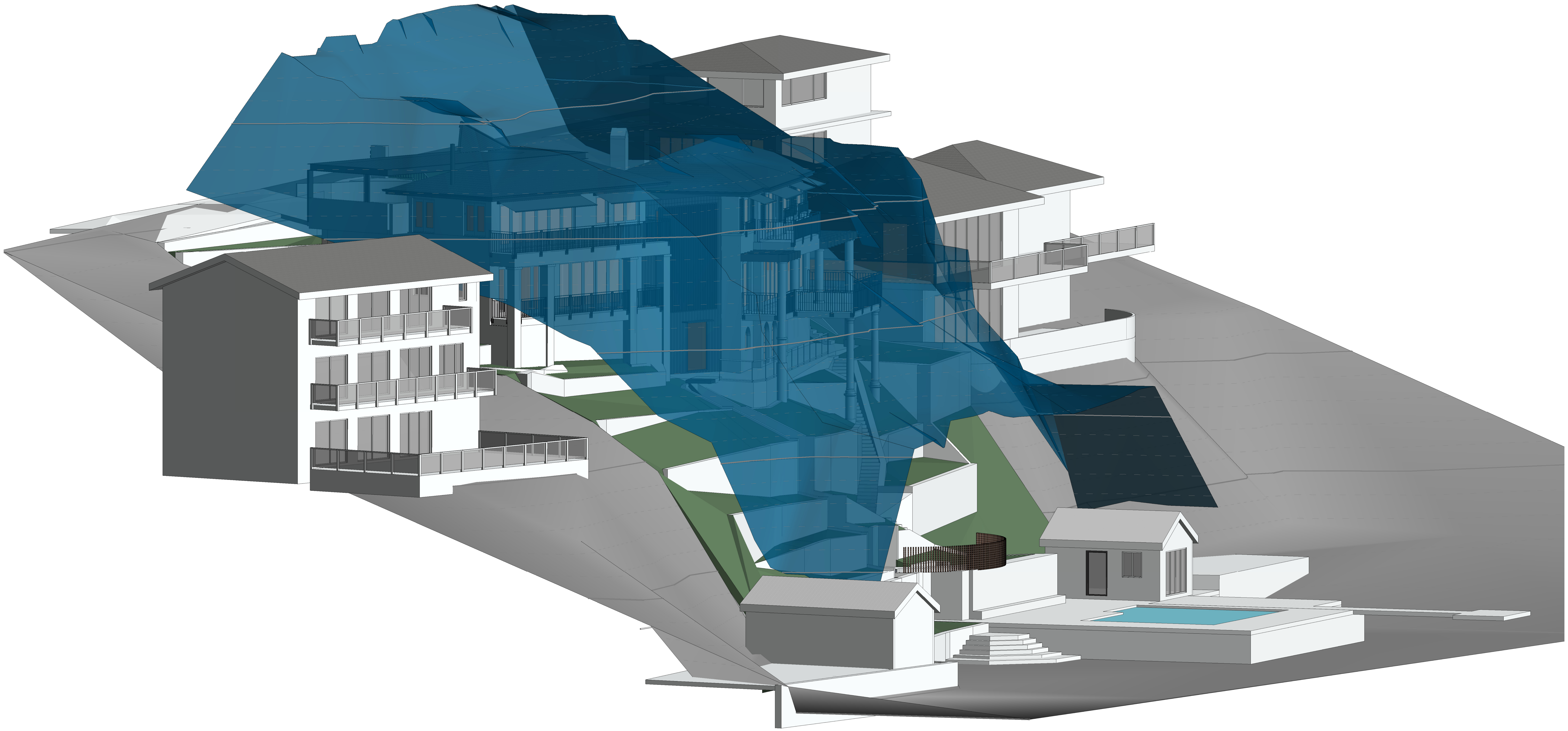
Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

Drawing
EROSION and SEDIMENT CONTROL PLAN

Drawn	PDP	Sheet size	A3
Scales	1:200 (1:400 - A4)		
Date	August 2019		
Project Number	1922 - 1 of 1	Issue	A

TN

0 1 2 3 4 5 7.5 10 15



ISSUE - 07/02/20

Letter	Revisions/Issue	Date	By
F	roof pitch updated	07/02/20	PD
E	building height/ inclinator relocated	14/01/20	PD
D	inclinator relocated	13/11/19	PD
C	inclinator relocated	29/10/19	PD
B	for information	10/10/19	PD
A	for information	30/09/19	PD

SYDNEY ADELAIDE
Level2- 386 New South Head Rd.. Double Bay. NSW 2028
PO Box 823, Double Bay. NSW 1360
Telephone 02 9363 0977
Email sydney@architectsink.com.au
Pierre Della-Putta & Associates Pty Ltd trading as
ARCHITECTS INK. ACN 101 247 732. Reg. No. 5492
architectsink.com.au

ARCHITECTS INK

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

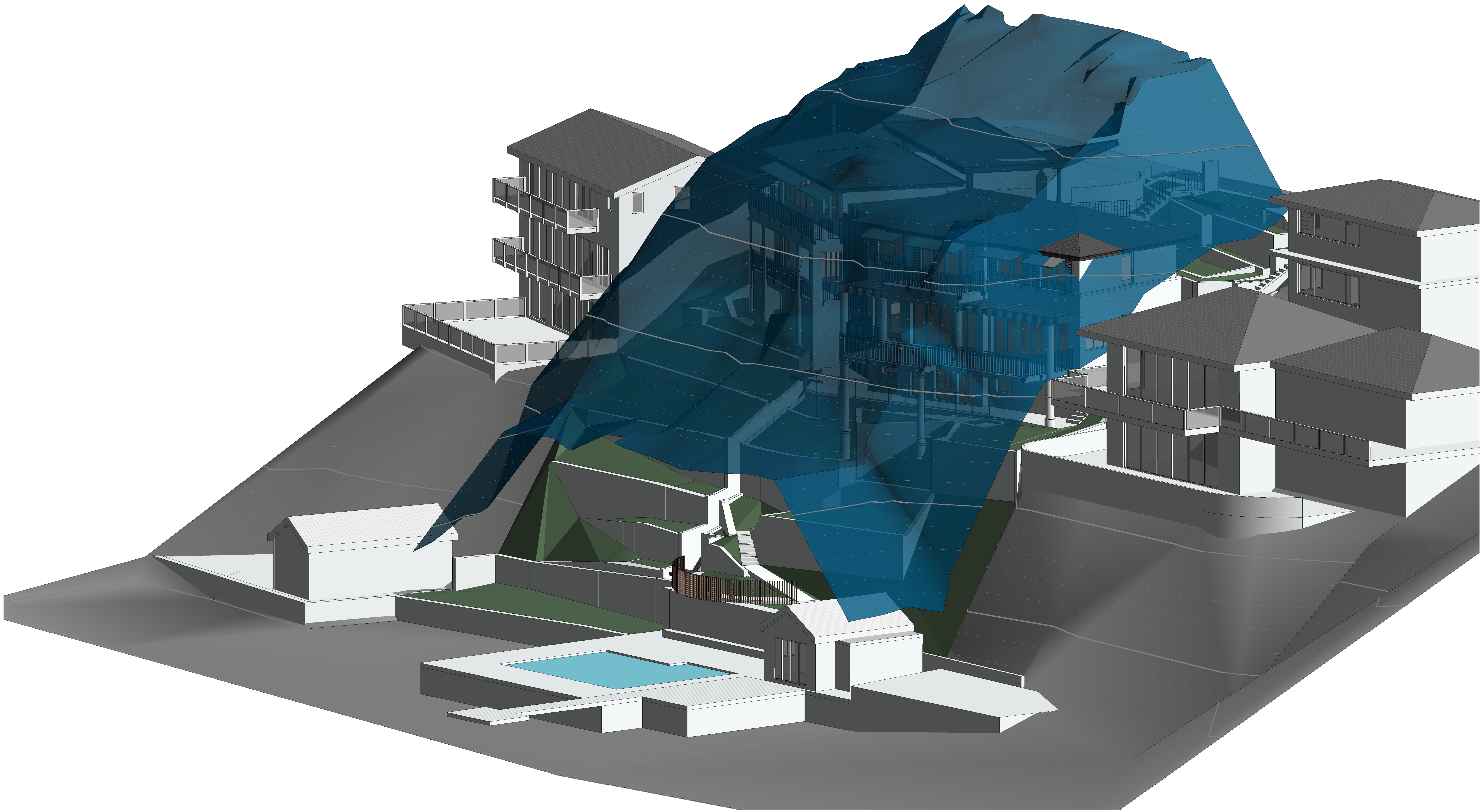
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Drawing
BUILDING 10m HEIGHT PLANE WITH BUILDING ENVELOPE DIAGRAM

Address
981 BARRENJOEY ROAD,
PALM BEACH
"SANDY POINT LODGE"

Drawn	PD	Sheet size A1
Scales		
Date	August 2019	
Sheets in set	9 of 13	
Project Number 1922	Issue F	Plan ☐ Elevation ☐ Section ☐ Details ☐ Joinery ☐ Other ■



ISSUE - 07/02/20

Letter	Revisions/Issue	Date	By
F	roof pitch updated	07/02/20	PD
E	building height/ inclinator relocated	14/01/20	PD
D	inclinator relocated	13/11/19	PD
C	inclinator relocated	29/10/19	PD
B	for information	10/10/19	PD
A	for information	30/09/19	PD

SYDNEY ADELAIDE
Level2- 386 New South Head Rd.. Double Bay. NSW 2028
PO Box 823, Double Bay. NSW 1360
Telephone 02 9363 0977
Email sydney@architectsink.com.au
Pierre Della-Putta & Associates Pty Ltd trading as
ARCHITECTS INK. ACN 101 247 732. Reg. No. 5492
architectsink.com.au

ARCHITECTS INK

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

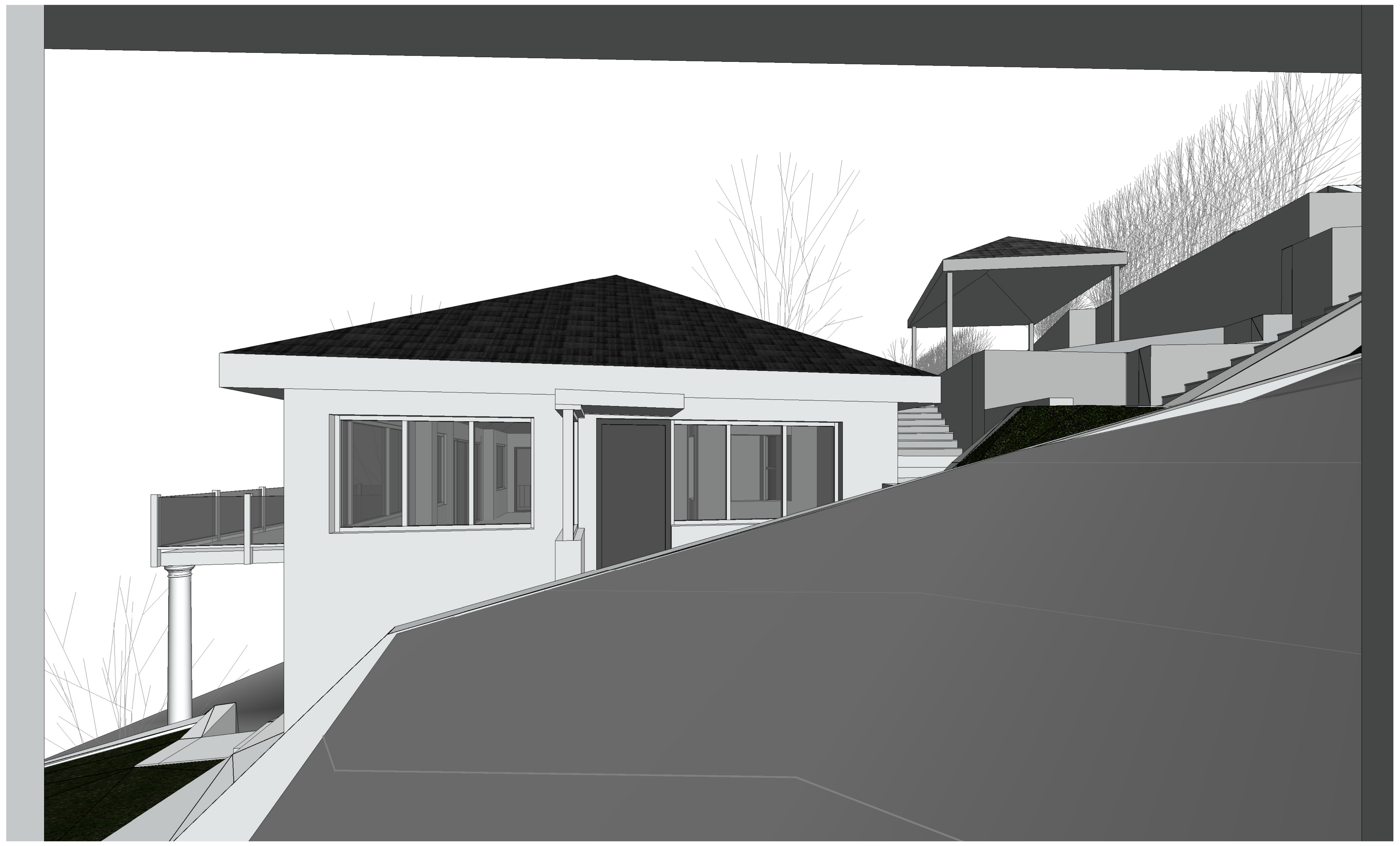
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

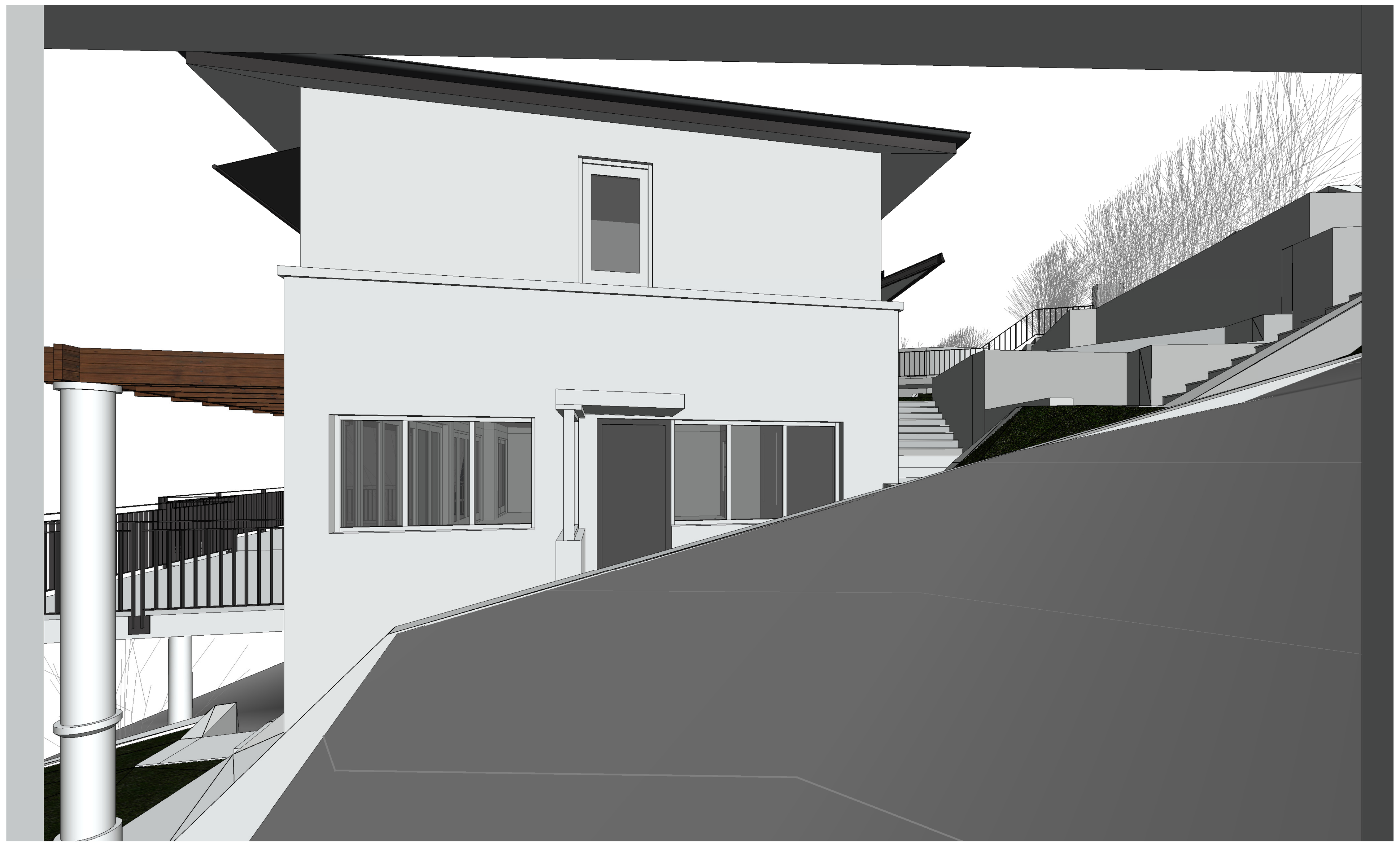
Drawing
BUILDING 10m HEIGHT PLANE WITH BUILDING ENVELOPE DIAGRAM

Address
981 BARRENJOEY ROAD,
PALM BEACH
"SANDY POINT LODGE"

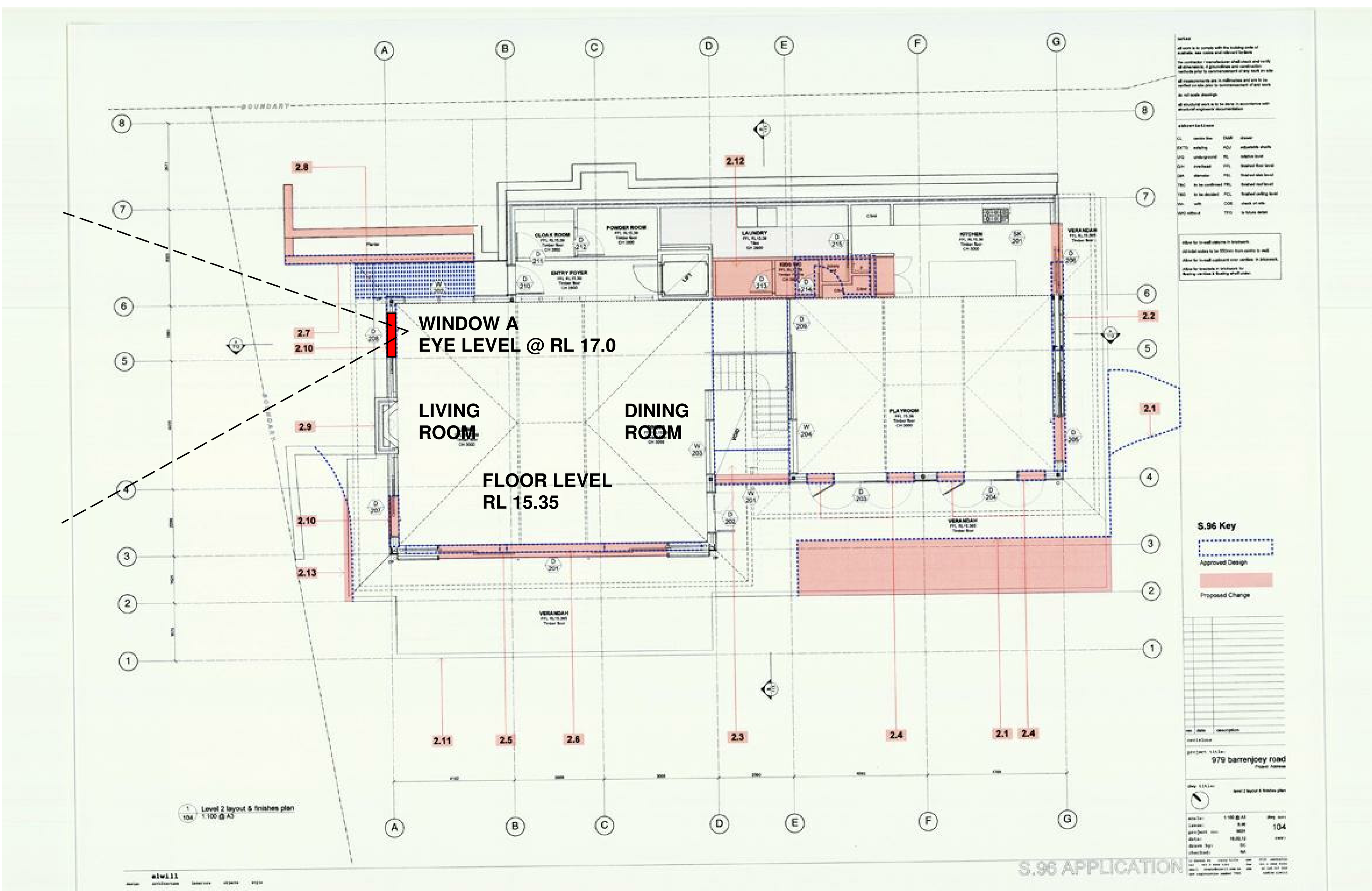
Drawn	PD	Sheet size A1
Scales		
Date	August 2019	
Sheets in set	10 of 13	
Project Number 1922	Issue F	Plan ☐ Elevation ☐ Section ☐ Details ☐ Joinery ☐ Other ■



1 WINDOW A - EXISTING VIEW



2 WINDOW A - NEW VIEW



LOCATION PLAN - 979 BARRENJOEY ROAD LEVEL 2 PLAN
(NOT IN SCALE)

ISSUE - 07/02/20

Letter	Revisions/Issue	Date	By
D	roof pitch updated	07/02/20	PD
C	building height/ inclinator relocated	14/01/20	PD
B	inclinator relocated	13/11/19	PD
A	for information	29/10/19	PD

SYDNEY ADELAIDE
Level2- 386 New South Head Rd.. Double Bay. NSW 2028
PO Box 823, Double Bay. NSW 1360
Telephone 02 9363 0977
Email sydney@architectsink.com.au
Pierre Della-Putta & Associates Pty Ltd trading as
ARCHITECTS INK. ACN 101 247 732. Reg. No. 5492
architectsink.com.au

ARCHITECTS INK

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

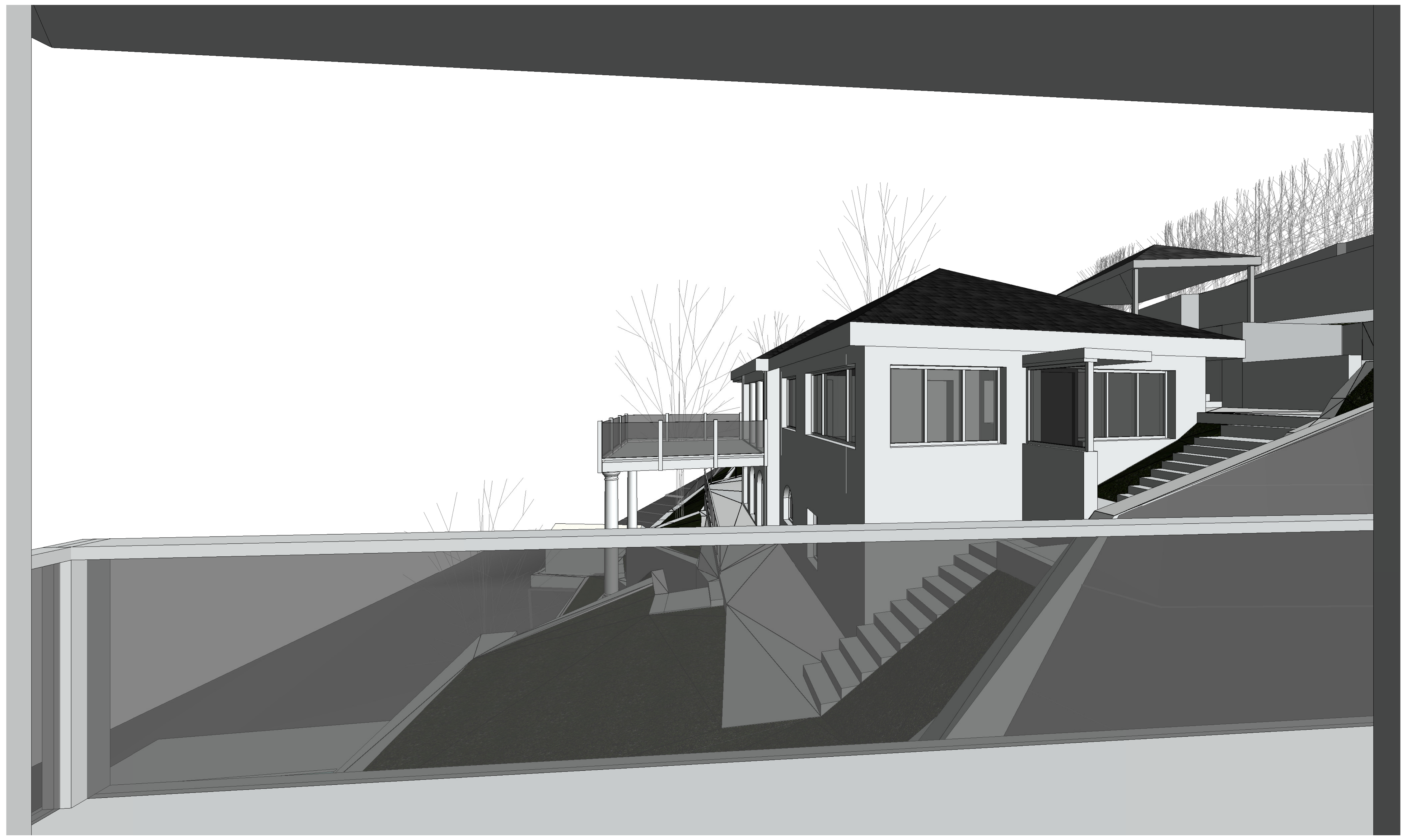
ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

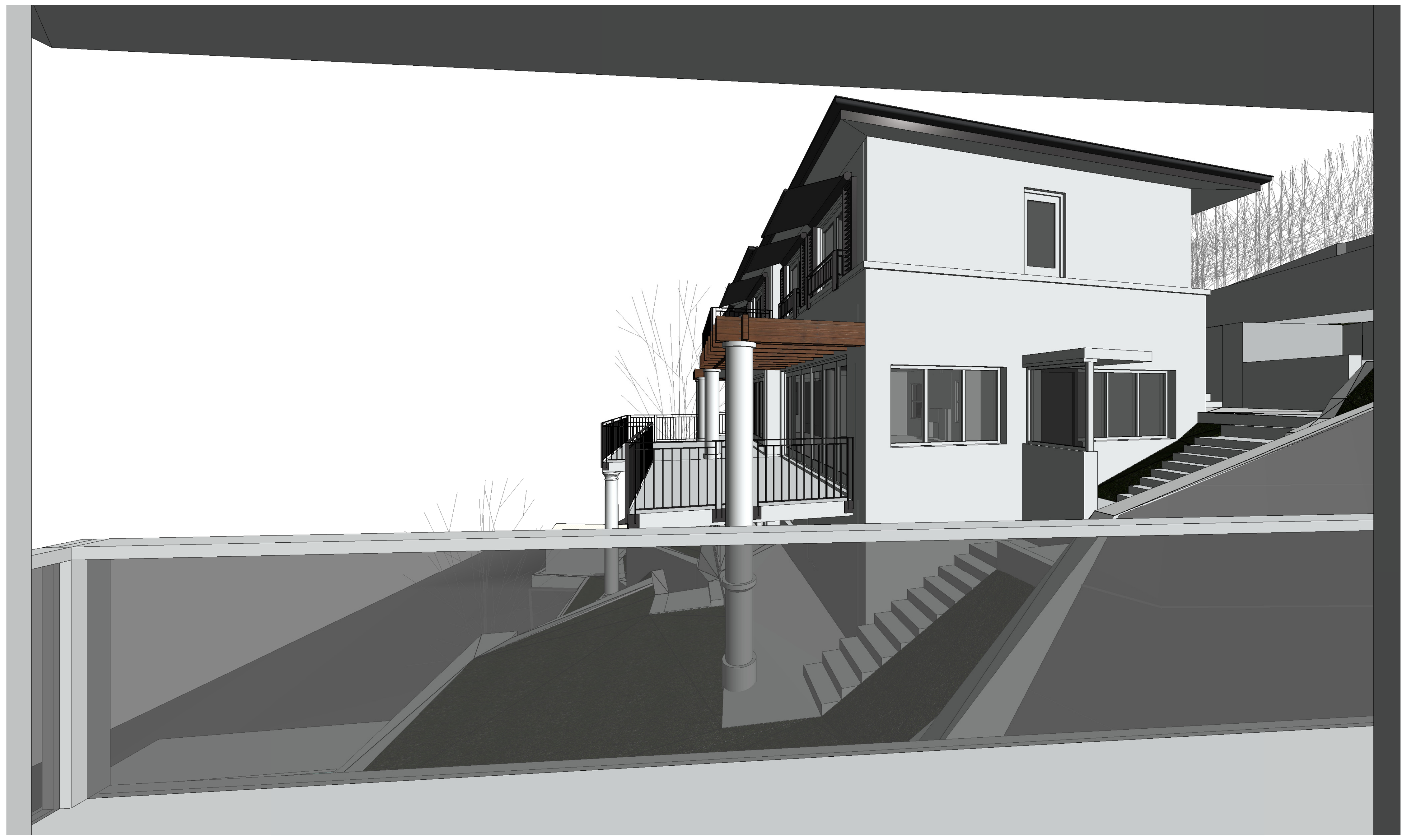
Drawing
979 BARRENJOEY ROAD - VIEW IMPACT ANALYSIS - WINDOW A

Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

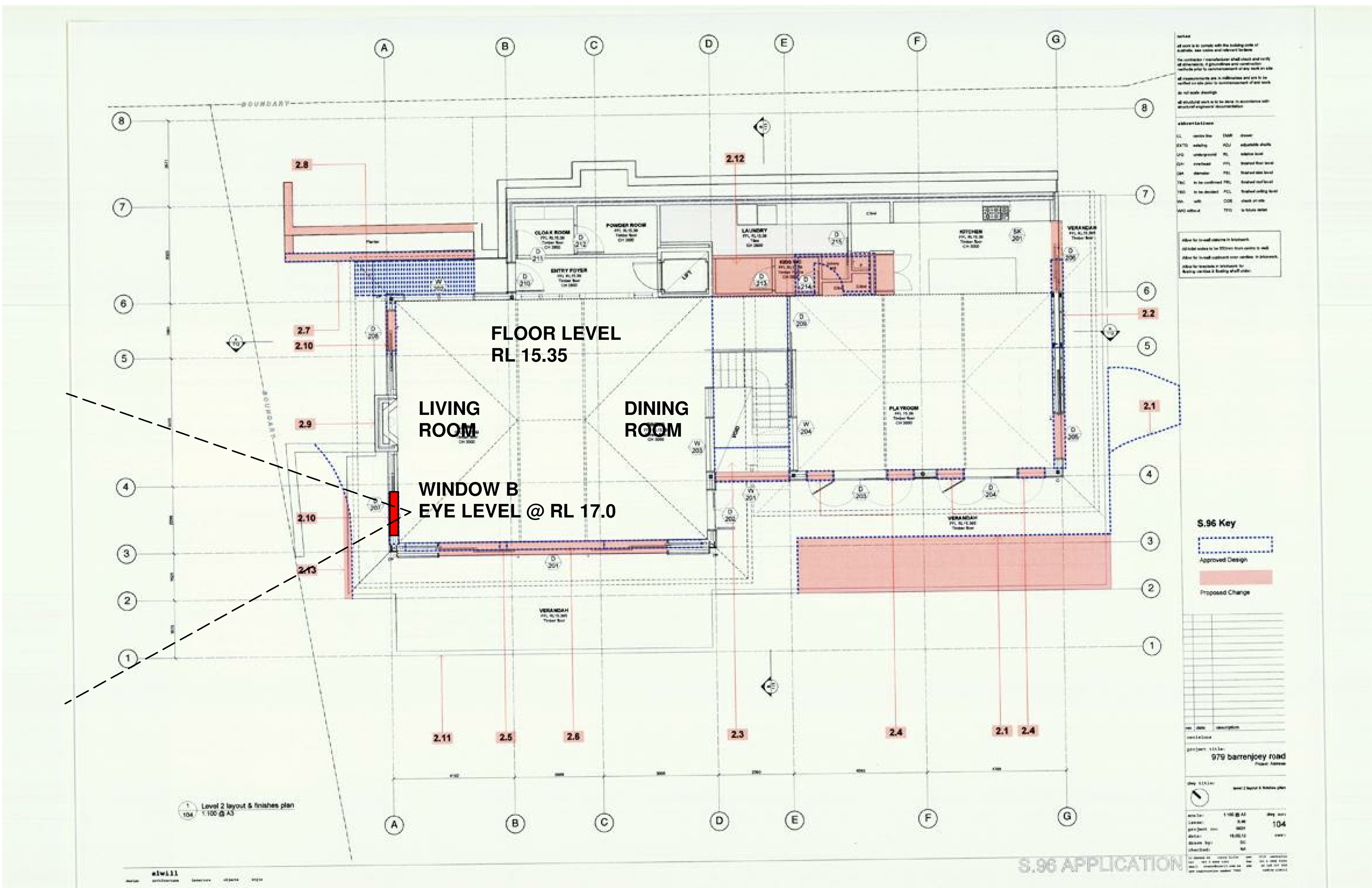
Drawn	PD	Sheet size A1
Scales	1 : 100	
Date	August 2019	
Sheets in set	11 of 13	
Project Number 1922	Issue D	Plan ☐ Elevation ☐ Section ☐ Details ☐ Joinery ☐ Other ■



1 WINDOW B - EXISTING VIEW



2 WINDOW B - NEW VIEW



LOCATION PLAN - 979 BARRENJOEY ROAD LEVEL 2 PLAN (NOT IN SCALE)

ISSUE - 07/02/20

Letter	Revisions/Issue	Date	By
D	roof pitch updated	07/02/20	PD
C	building height/ inclinator relocated	14/01/20	PD
B	inclinator relocated	13/11/19	PD
A	for information	29/10/19	PD

SYDNEY ADELAIDE
Level2- 386 New South Head Rd.. Double Bay. NSW 2028
PO Box 823, Double Bay. NSW 1360
Telephone 02 9363 0977
Email sydney@architectsink.com.au
Pierre Della-Putta & Associates Pty Ltd trading as
ARCHITECTS INK. ACN 101 247 732. Reg. No. 5492
architectsink.com.au

ARCHITECTS INK

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

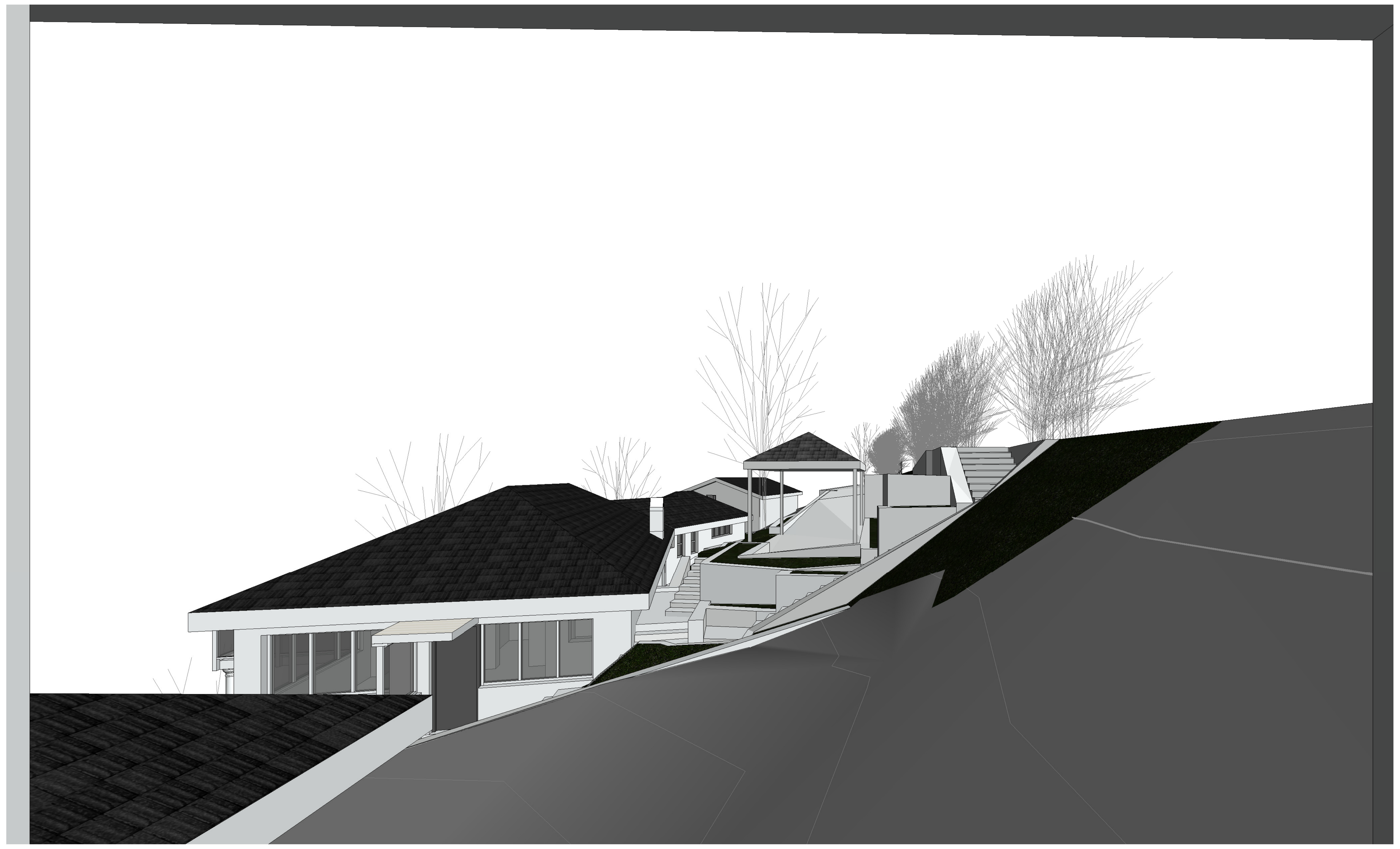
Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Drawing
979 BARRENJOEY ROAD - VIEW IMPACT ANALYSIS - WINDOW B

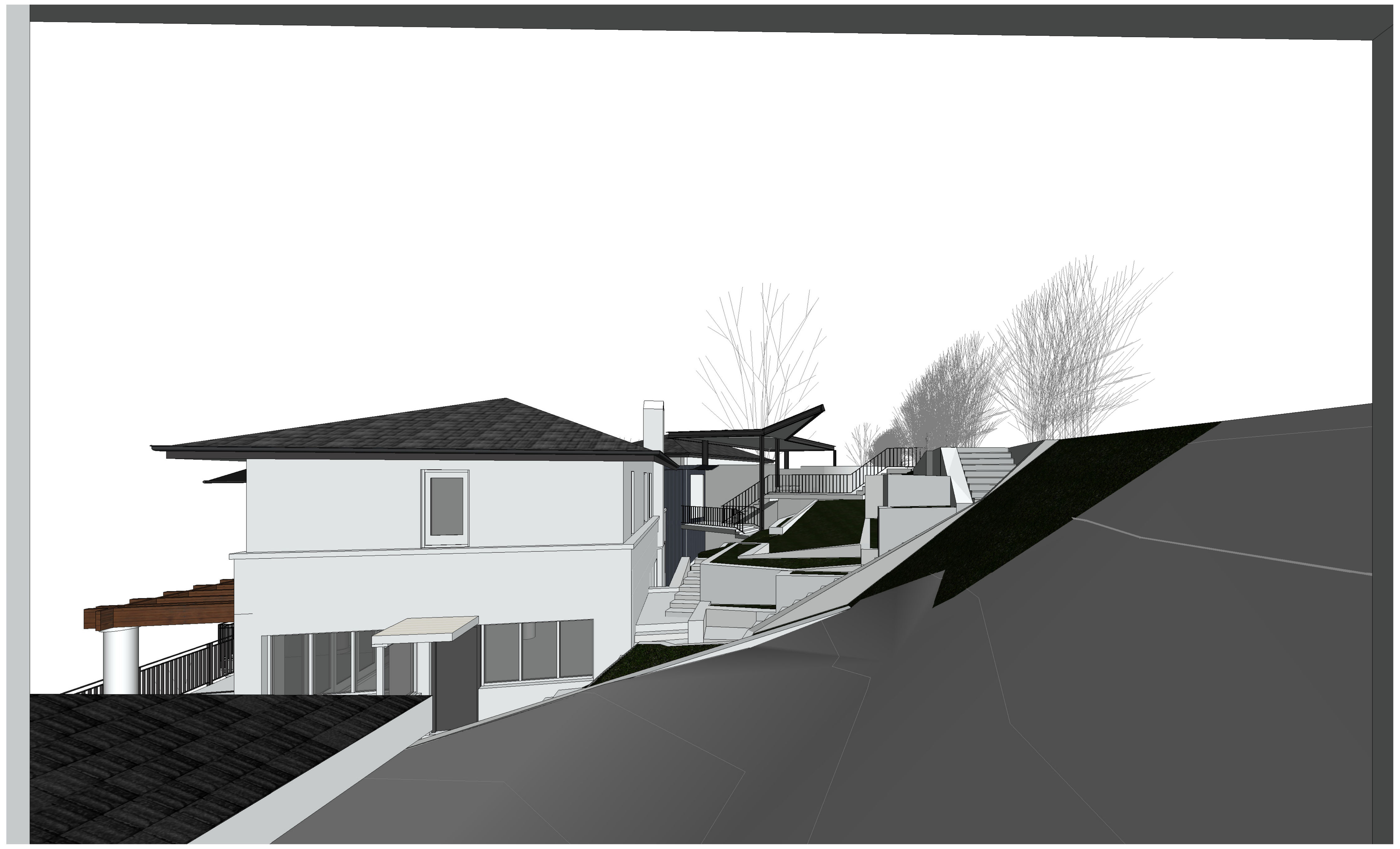
Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

Drawn	PD	Sheet size	A1
Scales	1 : 100		
Date	August 2019		
Sheets in set	12 of 13		
Project Number	1922	Issue	D

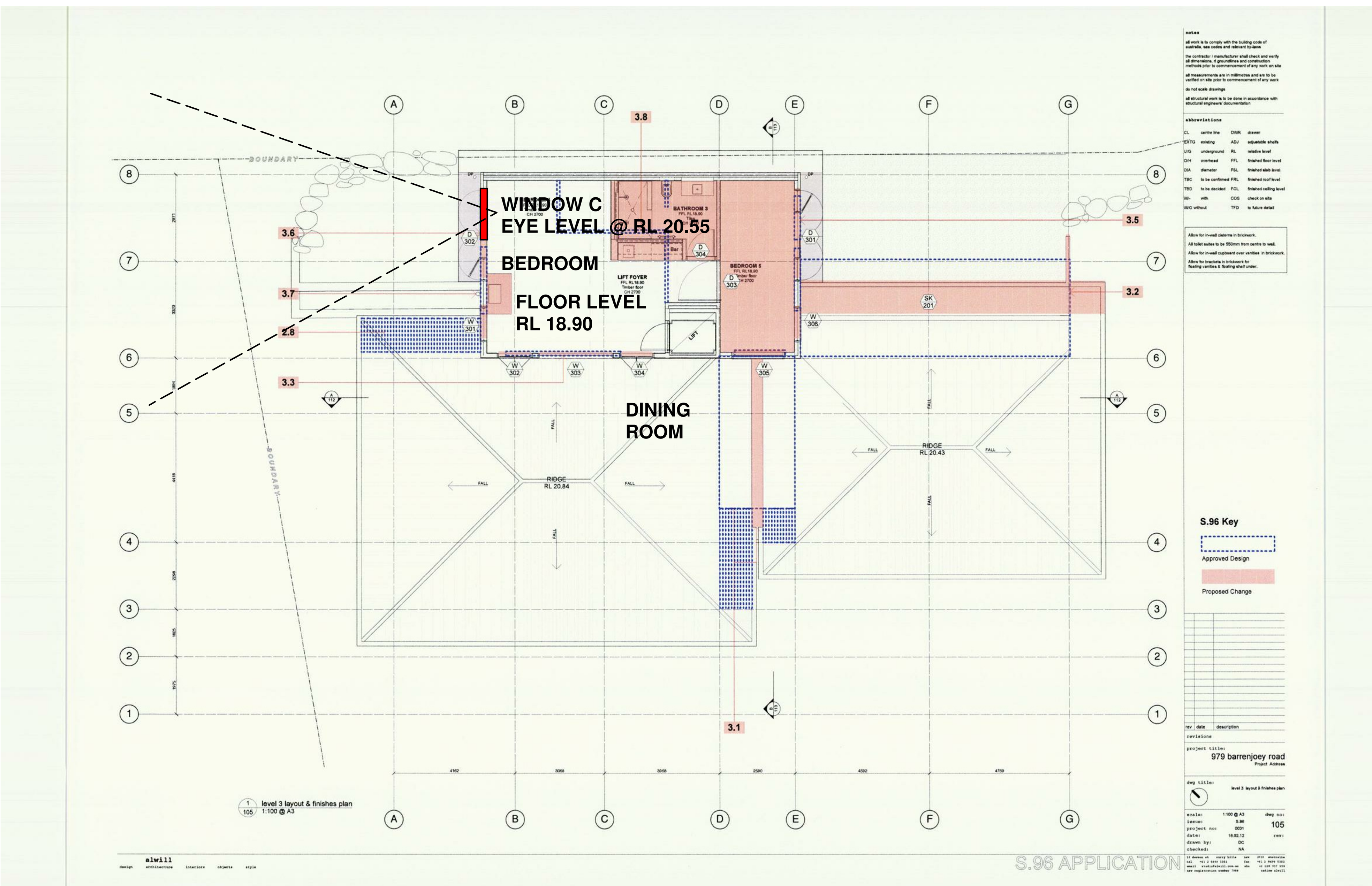
Plan
Elevation
Section
Details
Joinery
Other



1 WINDOW C - EXISTING VIEW



2 WINDOW C - NEW VIEW



LOCATION PLAN - 979 BARRENJOEY ROAD LEVEL 3 PLAN (NOT IN SCALE)

ISSUE - 07/02/20

Letter	Revisions/Issue	Date	By
D	roof pitch updated	07/02/20	PD
C	building height/ inclinator relocated	14/01/20	PD
B	inclinator relocated	13/11/19	PD
A	for information	29/10/19	PD

SYDNEY ADELAIDE
Level2- 386 New South Head Rd.. Double Bay. NSW 2028
PO Box 823, Double Bay. NSW 1360
Telephone 02 9363 0977
Email sydney@architectsink.com.au
Pierre Della-Putta & Associates Pty Ltd trading as
ARCHITECTS INK. ACN 101 247 732. Reg. No. 5492
architectsink.com.au

ARCHITECTS INK

DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED

VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS

DO NOT SCALE OFF DRAWINGS

DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS SPECIFICATIONS AND DETAILS

ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

Project
ALTERATIONS and ADDITIONS for MORRIS SYMONDS and IRENE DEUTSCH

Drawing
979 BARRENJOEY ROAD - VIEW IMPACT ANALYSIS - WINDOW C

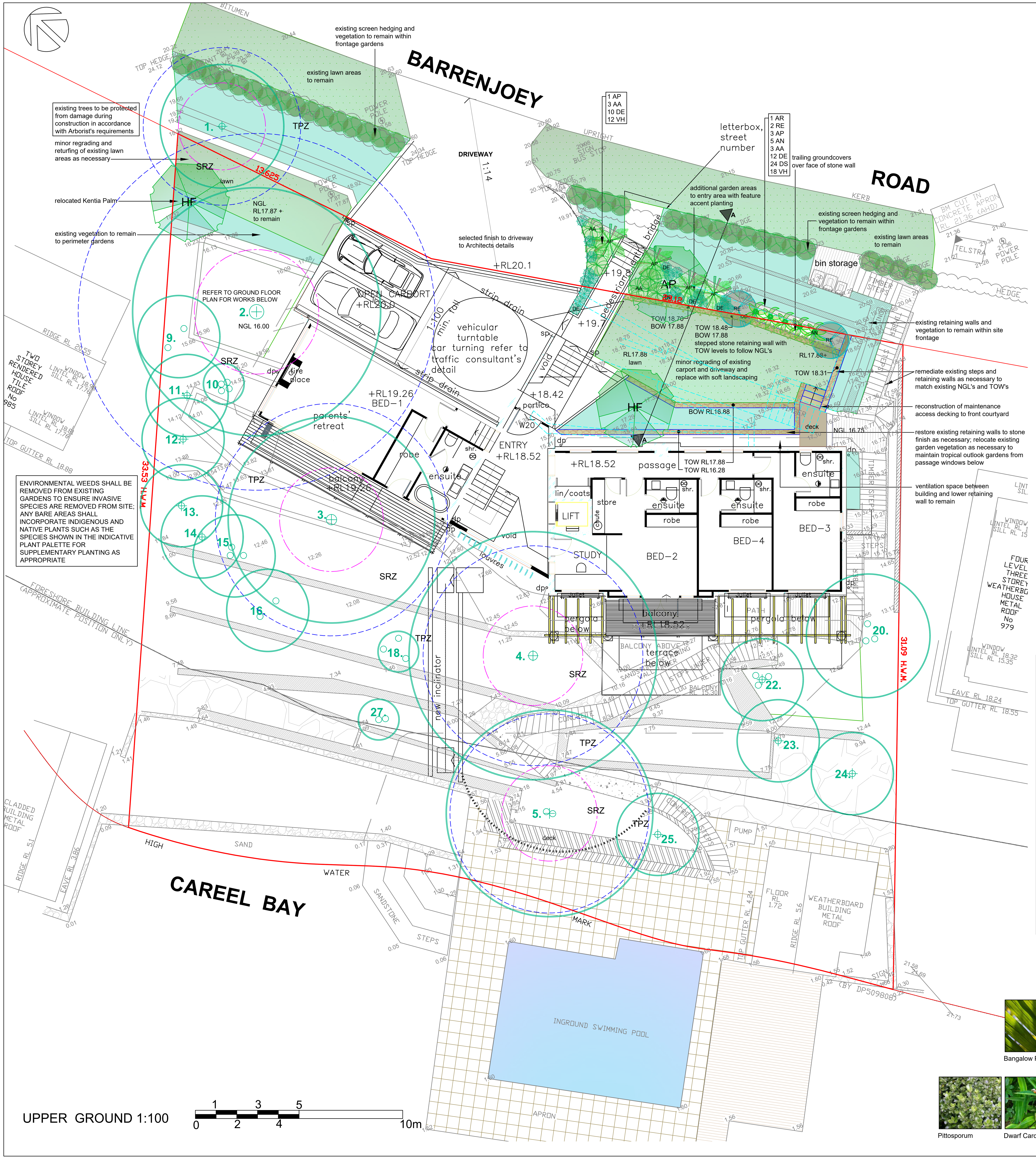
Address
981 BARRENJOEY ROAD, PALM BEACH "SANDY POINT LODGE"

Drawn	PD	Sheet size
Scales	1 : 100	A1
Date	August 2019	
Sheets in set	13 of 13	
Project Number	Issue	
1922	D	

Plan ☐
Elevation ☐
Section ☐
Details ☐
Joinery ☐
Other ■

A1

DIAL 1100 BEFORE YOU DIG www.1100.com.au



Legend

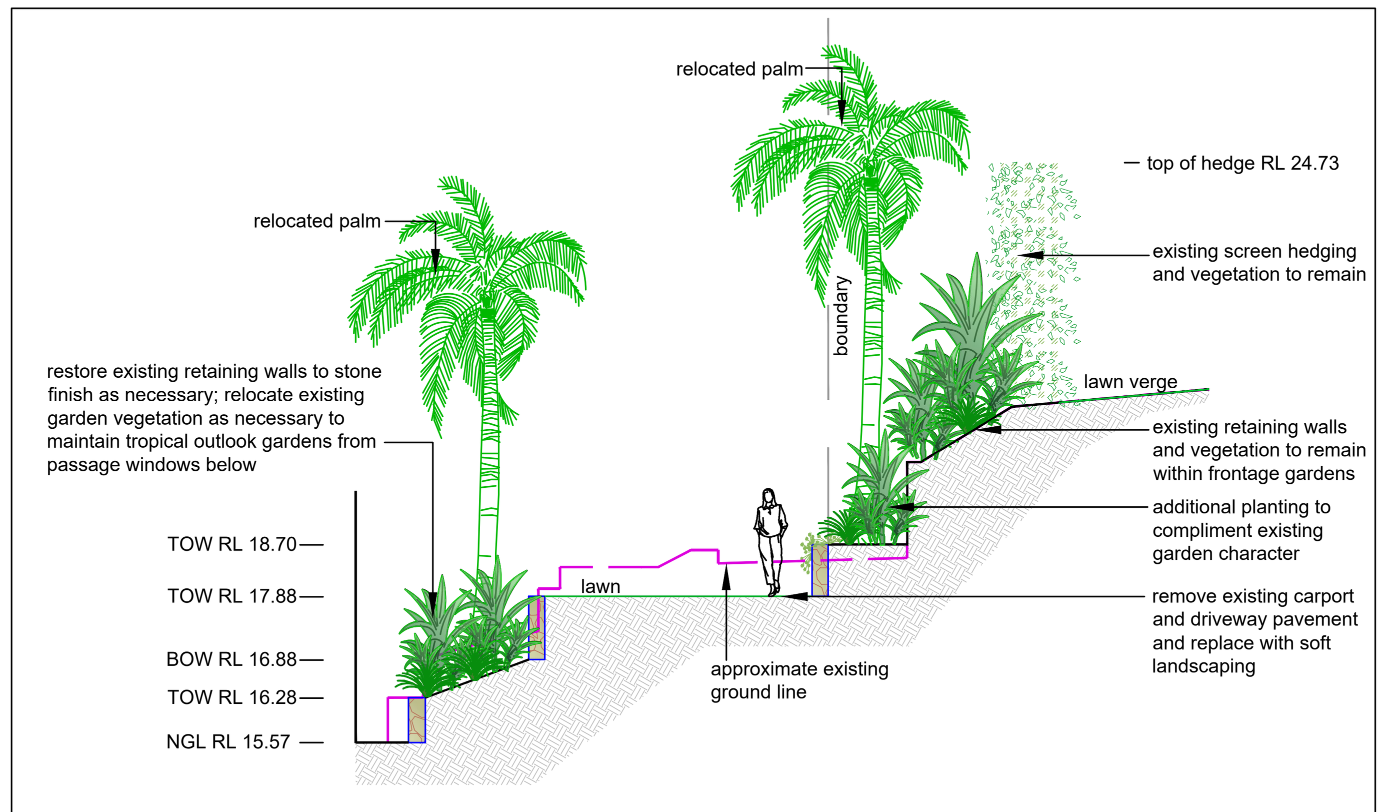
- Selected stone paving
- Turf
- Existing trees to be retained
- Typical stone paver edge
- Stormwater lines and pits
- Stone retaining walls
- Existing gardens

PLANT SCHEDULE

SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
AR	Archontophoenix sp. (relocated Tree 7)	1	-	7m	yes	Bangalow Palm
HF	Howie forsteriana (relocated Trees 6)	2	-	7m	yes	Kentia Palm
ER	Elaeocarpus reticulatus	1	45ltr	7m	yes	Blueberry Ash
BM	Backhousia myrtifolia	4	25ltr	5m	no	Cinnamon Myrtle
RE	Rhapis excelsa	2	25ltr	2.5m	no	Slender Lady Palm
AP	Alpinia 'Giant Pink'	8	25ltr	2.2m	no	Pink Native Ginger
CC	Correa 'Coastal Pink'	6	150mm	2m	no	Pink Coastal Correa
PS	Pittosporum 'Stephens Island'	16	200mm	2m	no	Pittosporum
AN	Alpinia nutans	7	200mm	1.5m	no	Dwarf Cardamon
PM	Philotheca myoporoides	11	150mm	1.2m	no	Waxflower
AA	Asplenium australisicum	6	200mm	1m	no	Birds Nest Fern
DE	Dianella 'Emerald Arch'	109	150mm	0.5m	no	Flax Lily
CA	Cissus antarctica	14	150mm	g/cover	no	Kangaroo Vine
DS	Dichondra 'Silver Falls'	24	150mm	g/cover	no	Silver Dichondra
VH	Viola hederacea	30	150mm	g/cover	no	Native Violet
	Sapphire Buffalo Turf					

PLANT PALETTE - SUPPLEMENTARY PLANTING

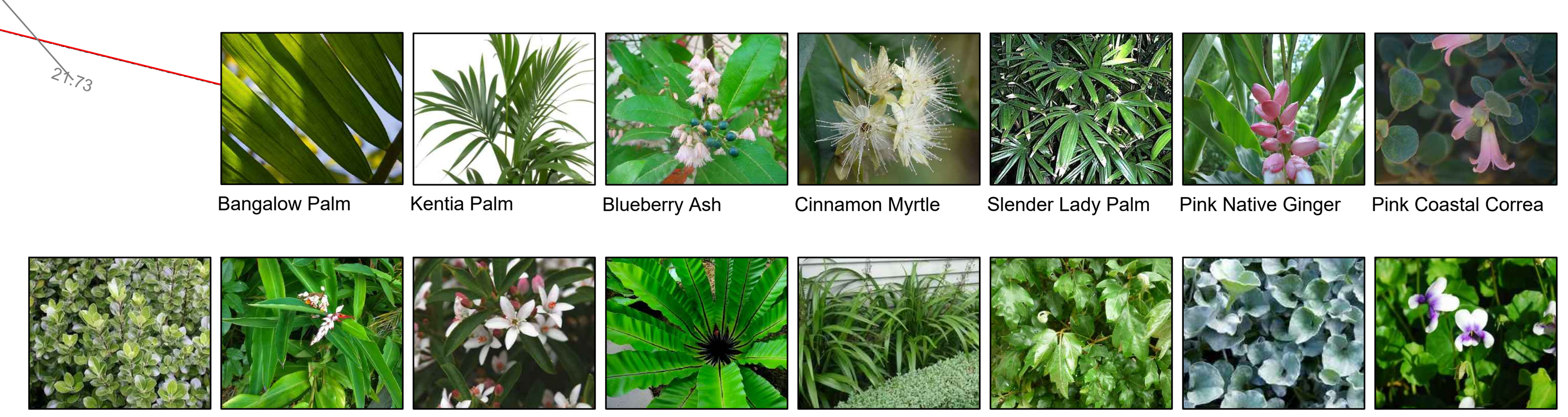
Alpinia caerulea - Native Ginger
Alpinia 'Giant Pink' - Pink Ginger
Alpinia nutans - Dwarf Cardamon
Archontophoenix sp. - Bangalow Palm
Asplenium australisicum - Birds Nest Fern
Backhousia myrtifolia - Grey Myrtle
Blechnum 'Silver Lady' - Silver Lady Fern
Cordyline 'Pink Diamond' - Broadleaf Cordyline
Cordyline stricta congesta - Slender Palm Lily
Cissus antarctica - Kangaroo Vine
Crinum pendunculatum - Swamp Lily
Cyathea cooperi - Straw Tree Fern
Dicksonia antarctica - Soft Tree Fern
Dianella caerulea - Flax Lily
Dichondra repens - Native Kidney Plant
Eriostemon australasius - Pink Wax Flower
Hardenbergia violacea 'Rosea' - Pink Native Sarsparilla
Lomandra longifolia 'Nyalla' - Blue Mat Rush
Macrozamia communis - Burrawang
Myoporum parvifolium - Creeping Boobialla
Pelargonium australe - Coastal Geranium
Philotheca myoporoides - Longleaf Waxflower
Pimielea linifolia 'Pink' - Pink Rice Flower
Pittosporum 'Miss Muffet' - Dwarf Pittosporum
Rhapis exclesa - Slender Lady Palm
Syzygium 'Cascade' - Weeping Lilly Pilly
Syzigium paniculatum - Magenta Lilly Pilly
Scaevola 'Fairy Pink' - Pink Fan Flower
Todea barbara - King Fern
Viola hederacea - Native Violet
Westringia fruticosa, var's
('Wynyabbie Gem', Jervis Gem',Shirley Pink')



SECTION AA

NOTES

1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.



Bangalow Palm, Kentia Palm, Blueberry Ash, Cinnamon Myrtle, Slender Lady Palm, Pink Native Ginger, Pink Coastal Correa
Pittosporum, Dwarf Cardamon, Waxflower, Birds Nest Fern, Flax Lily, Kangaroo Vine, Silver Dichondra, Native Violet

Rev. no.	Description:	Date:

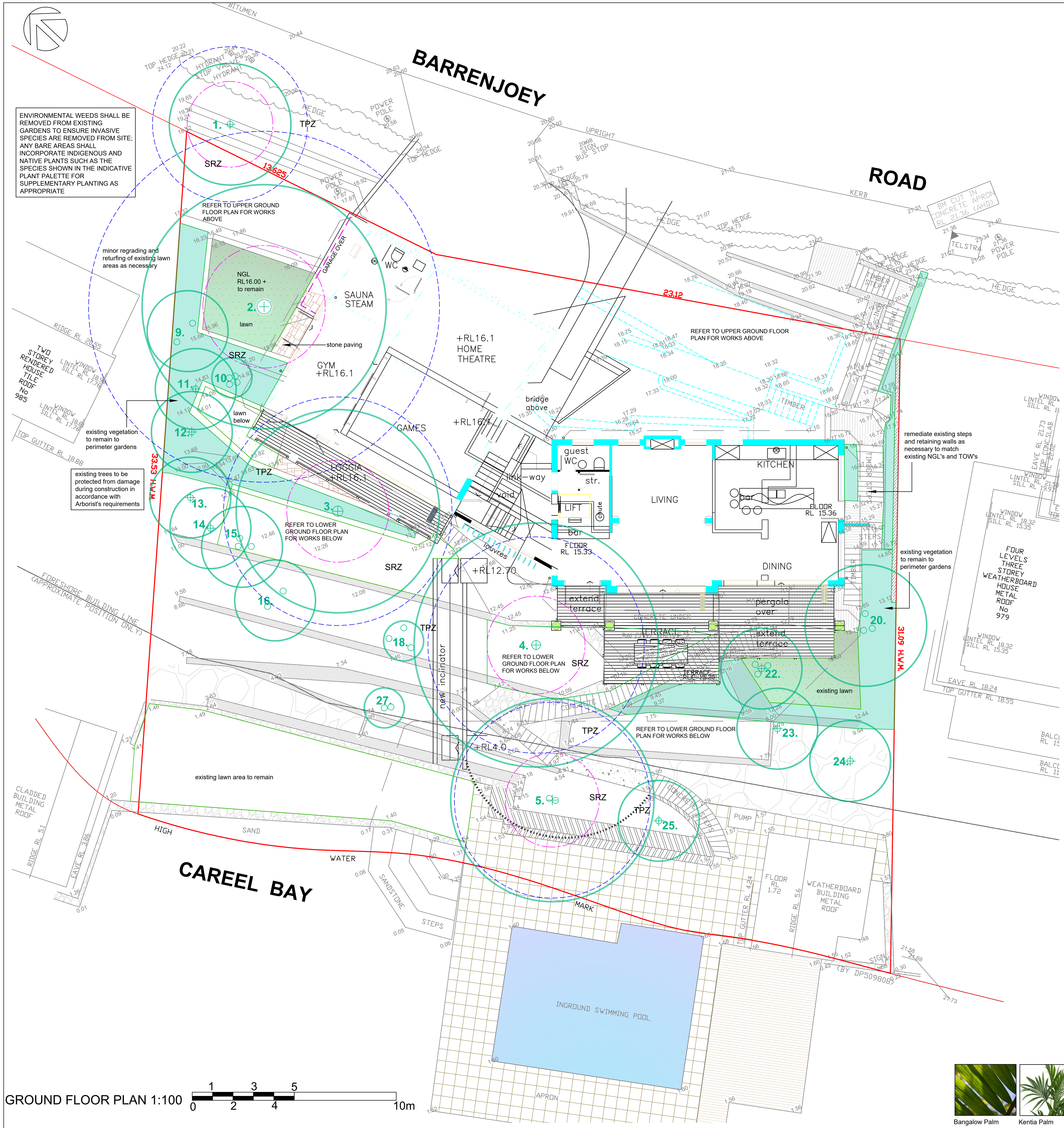
ARBORIST:	BLUEGUM
SURVEY:	CHADWICK CHENG
HYDRAULIC:	WATERDESIGN
ARCHITECT:	ARCHITECTS INK
CLIENT:	MORRIS SYMONDS

ZENITH LANDSCAPE DESIGNS
Ph: 9545 5200 info@zenithlandscapes.com.au

981 BARRENJOEY ROAD PALM BEACH

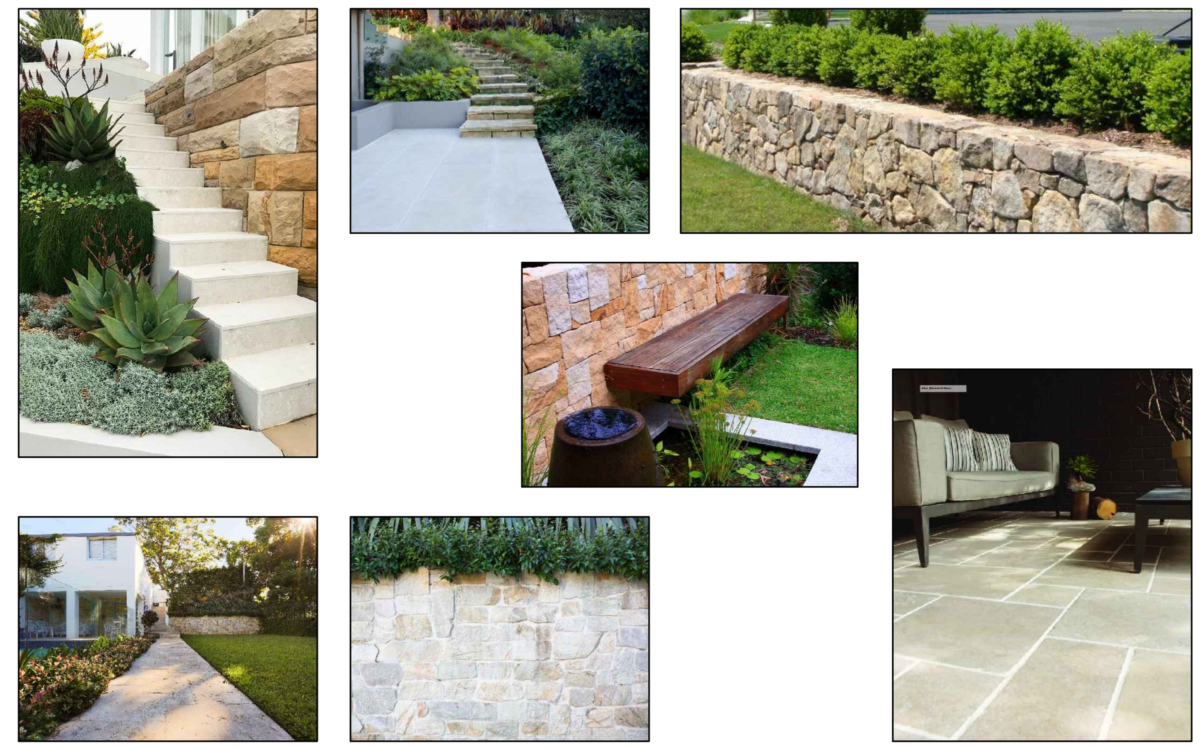
TITLE:	LANDSCAPE PLAN		
STATUS:	DA	SCALES:	1:100
DRAWN:	MAG	SHEET: 1 OF 4	REVISION:
CHECKED:	MFG	DRAWING No. 20-4096 LO1	
DATE:	22.01.2020		

A1



GROUND FLOOR PLAN 1:100

sample project images



Legend

- Selected stone paving
- Turf
- Existing trees to be retained
- Typical stone paver edge
- Stormwater lines and pits
- Stone retaining walls
- Existing gardens

DISCLAIMER
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

These drawings maybe printed in whole. The drawings and parts thereof remain the intellectual property of Zenith Landscape Designs and may not be used in part or whole for any other purpose without the prior permission of Zenith Landscape Designs.

NOTES

1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

LANDSCAPE GUIDELINES

1. GENERAL
1.1 The Contractor shall familiarise themselves with the site prior to tender.
1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
1.5 No substitute of material shall be made unless approval is given by the Superintendent.
1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
2. SITE PREPARATION
2.1 Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
3. MASS PLANTED AREAS
3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.
4. PLANTING
4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - "Guide to Purchasing Landscape Trees".
4.2 All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
4.5 All plant material should be watered thoroughly immediately after planting.
4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
4.7 Labels shall be removed entirely from the plants.
5. STAKING
5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
6. TURF AREAS
6.1 Turf areas should be cultivated before turfing by ripping or harrowing.
6.2 At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
7. MULCH
7.1 Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
SOIL MIXES
8.1 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.

Bangalow Palm | Kentia Palm | Blueberry Ash | Cinnamon Myrtle | Slender Lady Palm | Pink Native Ginger | Pink Coastal Correa

Rev. no.	Description:	Date:

ARBORIST:	BLUEGUM
SURVEY:	CHADWICK CHENG
HYDRAULIC:	WATERDESIGN
ARCHITECT:	ARCHITECTS INK
CLIENT:	MORRIS SYMONDS

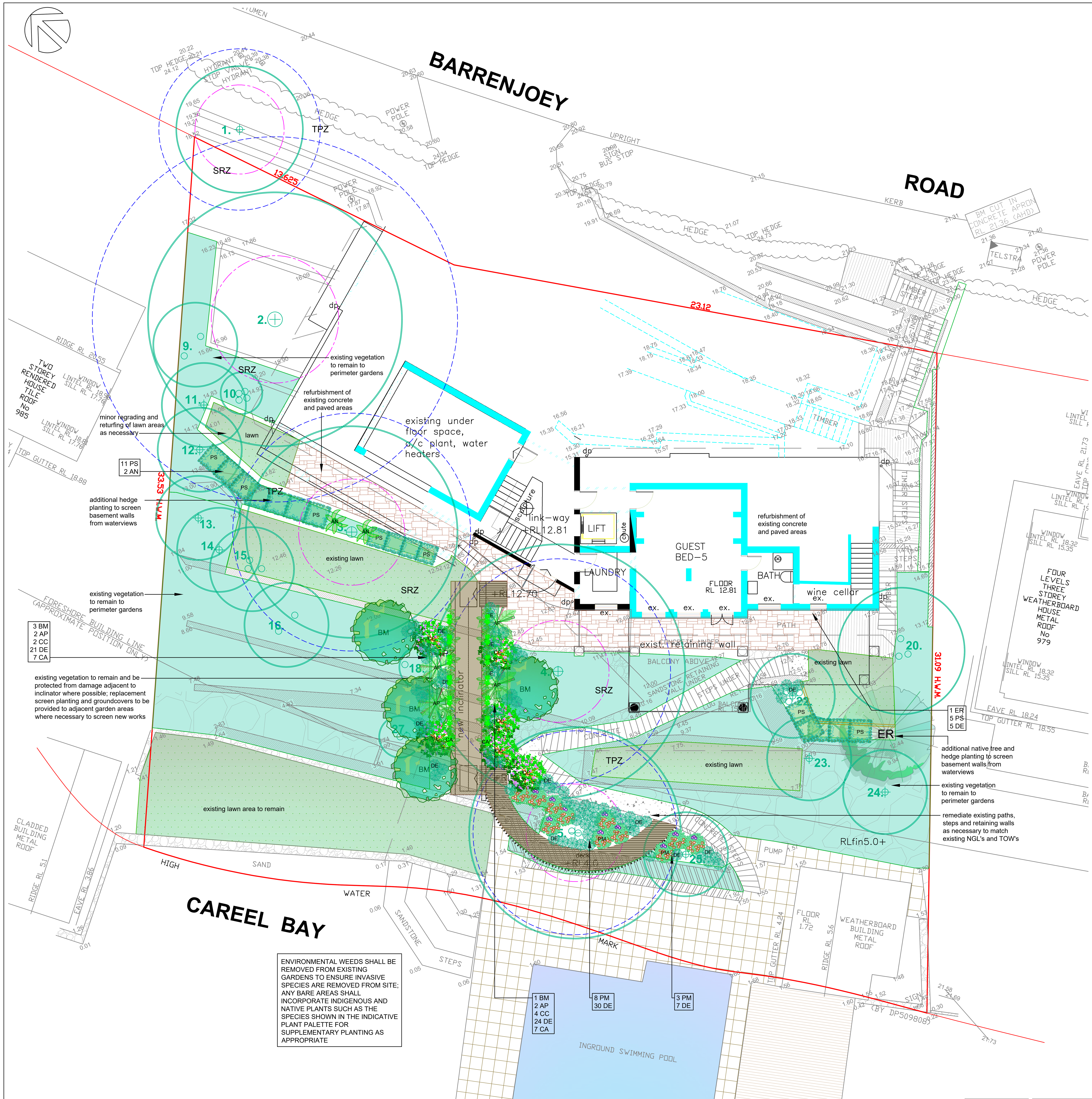
ZENITH LANDSCAPE DESIGNS

Ph: 9545 5200 info@zenithlandscapes.com.au

981 BARRENJOEY ROAD PALM BEACH

TITLE:	LANDSCAPE PLAN		
STATUS:	DA	SCALES:	1:100
DRAWN:	MAG	SHEET: 2 OF 4	REVISION:
CHECKED:	MFG	DRAWING No. 20-4096 LO2	
DATE:	22.01.2020		

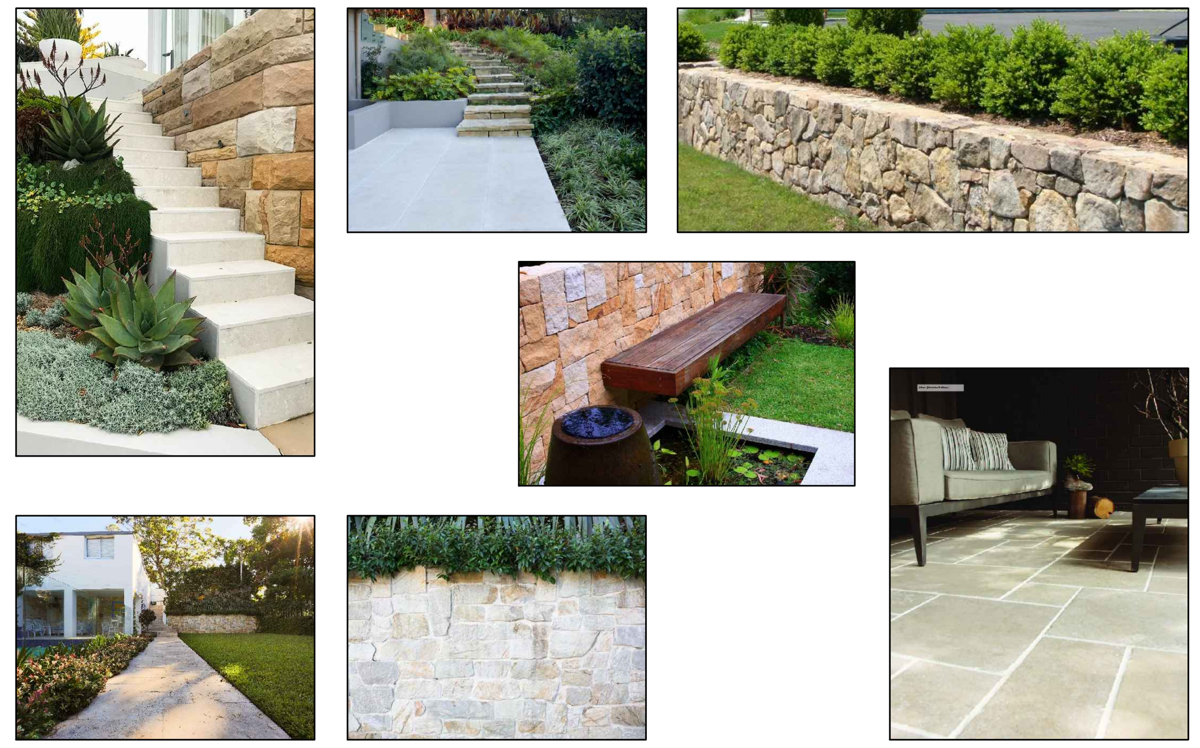
A1



LOWER GROUND FLOOR 1:100

0 1 2 3 4 5 10m

sample project images



Legend

Selected stone paving

Turf

Existing trees to be retained

Typical stone paver edge

Stormwater lines and pits

Stone retaining walls

Existing gardens

MAINTENANCE

1. These works shall be in addition to the construction contract.
2. The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
3. The Contractor shall carry out maintenance works for a minimum period of 52 weeks
4. Maintenance works shall include the following works :
   a. Mow lawns and trim edges each 10 days in summer and each 14 days in winter.
   b. Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
   c. Remove any weed growth from all planting areas.
   d. Spray and control pests and diseases as required.
   e. Replace plants which fail with plants of similar size and quality as originally planted.
   f. Adjust ties to trees as necessary.
   g. Make good any erosion or soil subsidence which may occur.
   h. Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
   i. Make good any defects or faults arising from defective workmanship.

   Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period
5. Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
6. When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.


Pittosporum


Dwarf Cardamon


Waxflower


Birds Nest Fern


Flax Lily


Kangaroo Vine


Silver Dichondra


Native Violet

NOTES

1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

Rev. no.	Description:	Date:

ARBORIST:	BLUEGUM
SURVEY:	CHADWICK CHENG
HYDRAULIC:	WATERDESIGN
ARCHITECT:	ARCHITECTS INK
CLIENT:	MORRIS SYMONDS

ZENITH LANDSCAPE DESIGNS
Ph: 9545 5200 info@zenithlandscapes.com.au

981 BARRENJOEY ROAD PALM BEACH

TITLE:	LANDSCAPE PLAN		
STATUS:	DA	SCALES:	1:100
DRAWN:	MAG	SHEET: 3 OF 4	REVISION:
CHECKED:	MFG	DRAWING No. 20-4096 LO3	
DATE:	22.01.2020		

EXISTING TREE PLAN 1:150

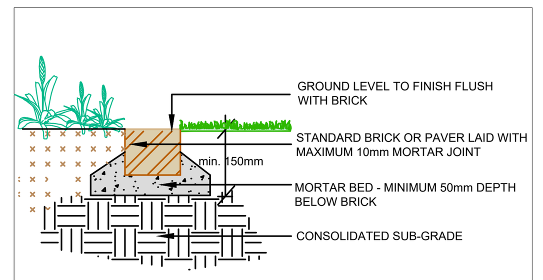
Legend

- Proposed building line
- Proposed driveway & entry path
- Existing trees to be retained
- Existing trees to be removed
- Existing trees to be relocated
- Tree protection zone
- Structural root zone
- Existing garden zones
- Garden areas within construction line

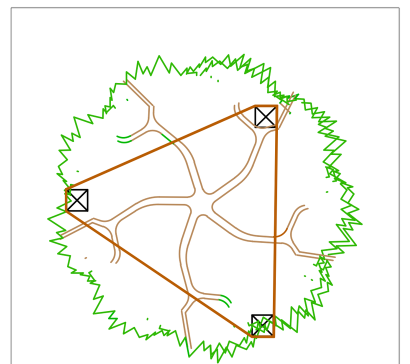
EXISTING TREE SCHEDULE

TREE No.	TREE	HGT. (m)	CAN. (m)	TNK. (m)	condition	retain/ remove	COMMENTS
1	Orchid tree	8	3	0.32	fair	RETAIN	refer Arborist report
2	Brushbox	17	6	0.72	good	RETAIN	refer Arborist report
3	White Mahogany	11	5	0.47	fair	RETAIN	refer Arborist report
4	White Mahogany	14	6	0.44	good	RETAIN	refer Arborist report
5	White Mahogany	8	5	multi	fair	RETAIN	refer Arborist report
6	Kentia Palm x2	8	2	0.15	good	relocate	refer to landscape plan
7	Bangalow Palm	7	2	0.16	good	relocate	refer to landscape plan
8	Giant Bird of Paradise x5	5	1	0.16	good	remove	refer Arborist report
9	Bangalow Palm x2	10	2	0.20	good	RETAIN	refer Arborist report
10	Giant Bird of Paradise x4	7	1	0.12	good	RETAIN	refer Arborist report
11	Cocos Palm	10	2	0.25	good	RETAIN	refer Arborist report
12	Cocos Palm	12	2	0.28	good	RETAIN	refer Arborist report
13	Cocos Palm	9	2	0.30	good	RETAIN	refer Arborist report
14	Cocos Palm	10	2	0.25	good	RETAIN	refer Arborist report
15	Bangalow Palm x3	12	2	0.20	good	RETAIN	refer Arborist report
16	Cocos Palm x2	10	2	0.25	good	RETAIN	refer Arborist report
17	Cocos Palm x4	12	2	0.30	good	remove	refer Arborist report
18	Cocos Palm x3	7	1	0.20	fair	RETAIN	refer Arborist report
19	Cocos Palm x2	7	1	0.20	fair	remove	refer Arborist report
20	Cocos Palm x3	14	3	0.27	good	RETAIN	refer Arborist report
21	Bangalow Palm x2	14	2	0.24	good	remove	refer Arborist report
22	Bangalow Palm x4	6	2	0.15	good	RETAIN	refer Arborist report
23	Bangalow Palm	10	2	0.12	good	RETAIN	refer Arborist report
24	Bangalow Palm	10	2	0.12	good	RETAIN	refer Arborist report
25	Bangalow Palm	10	2	0.20	good	RETAIN	refer Arborist report
26	Cocos Palm	9	2	0.32	fair	remove	refer Arborist report
27	Cocos Palm x2	8	1	0.25	fair	RETAIN	refer Arborist report

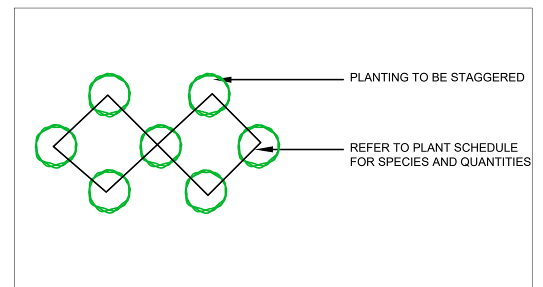
REFER TO ARBORIST REPORT AS PREPARED BY BLUEGUM FOR DETAILED TREE INVENTORY, TREE PROTECTION AND TREE MANAGEMENT REQUIREMENTS



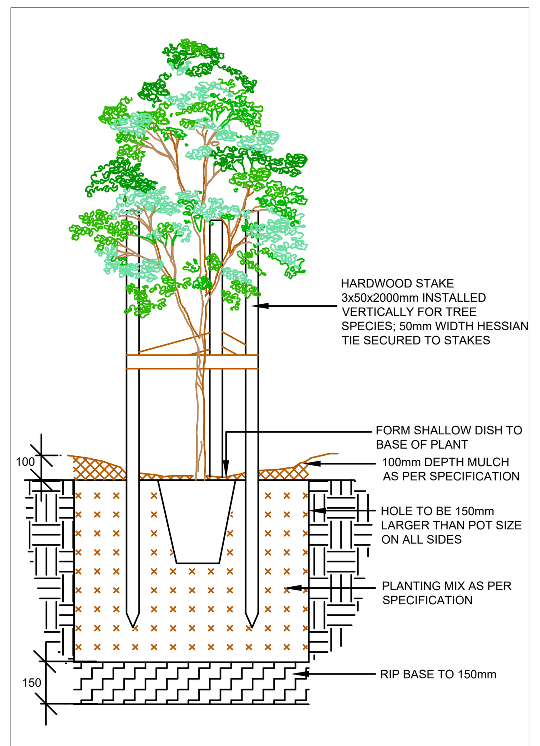
STANDARD BRICK EDGE DETAIL nts



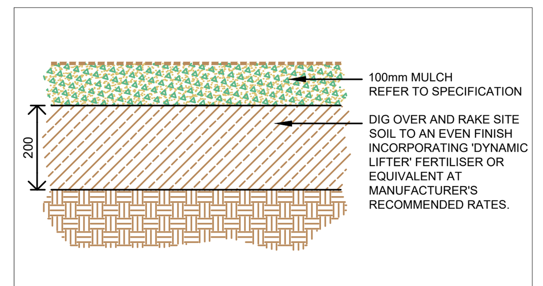
PLAN HESSIAN TIES nts



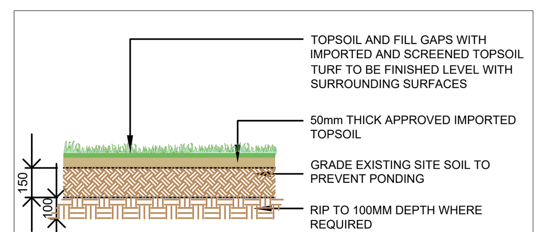
MASS PLANTING SETOUT DETAIL nts



TYPICAL PLANTING DETAIL nts



MASS PLANTING BED PREPARATION DETAIL nts



TURFING DETAIL nts

EXISTING WATERFRONT & STREET VIEWS

NOTES

1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

Rev. no.	Description:	Date:

ARBORIST:	BLUEGUM
SURVEY:	CHADWICK CHENG
HYDRAULIC:	WATERDESIGN
ARCHITECT:	ARCHITECTS INK
CLIENT:	MORRIS SYMONDS

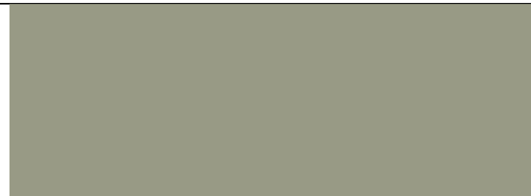
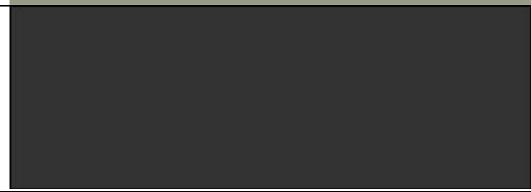
ZENITH
LANDSCAPE DESIGNS

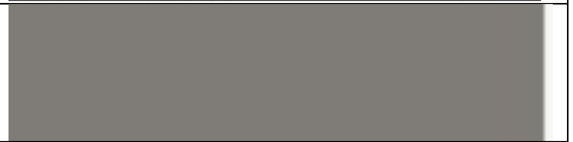
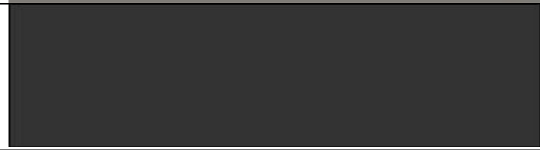
Ph: 9545 5200 info@zenithlandscapes.com.au

981 BARRENJOEY ROAD PALM BEACH

TITLE:	LANDSCAPE PLAN
STATUS:	DA
SCALES:	1:150
DRAWN:	MAG
SHEET:	4 OF 4
CHECKED:	MFG
DRAWING No.	20-4096 LO4
DATE:	22.01.2020
REVISION:	

A1

Residence – 981 Barrenjoey Road, Palm Beach **External Finishes Schedule**			
Item	**Supplier**	**Colour**	**Image**
General Wall Render	Dulux	Rosetta P07.D5	
Upper Level Wall Render	Dulux	Rosetta P07.D5	
Upper Level Shutters	Resene	Lemon Grass G64-022-101	
Guttering and Fascia	Colorbond Monument Half Round	Match Colorbond Monument	
Fabric Awnings		To match wall colour Dulux Rosetta	
V Jointed Soffit	Resene	Half Alabaster N97-003-099	

Timber Doors and Windows	Resene	Half Alabaster N97-003-099	
Aluminium Doors and Windows W1, W2, W20 Aluminium louvres and balustrades	Universal Anodised	Universal Satin Charcoal Grey	
Linkway Wall and Roof Cladding	Colorbond	Colorbond Ultra Wallaby	
Wrought Iron and Carport Expressed Steel Frame	Epoxy Paint	Charcoal	
Pergola, decks and timber balustrades		Clear finished spotted gum	
Tiled Roof	Nulok Roofing	Charcoal