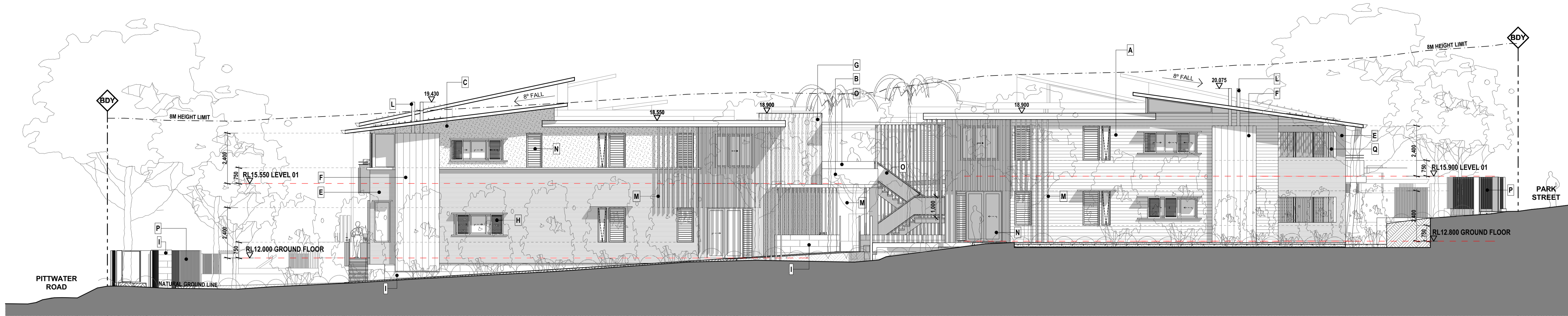




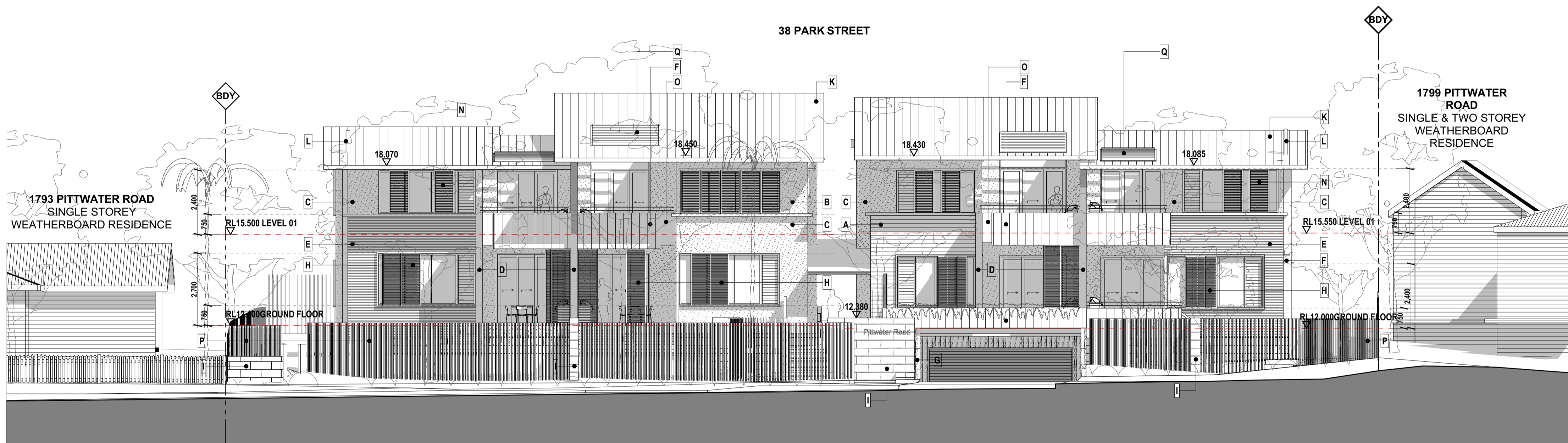
LOT SITE AREA = 2,399.12m²

**PROPOSED SENIORS LIVING DEVELOPMENT
38 PARK STREET, MONA VALE**

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ELEVATION NORTH



ELEVATION EAST (PITTWATER RD)



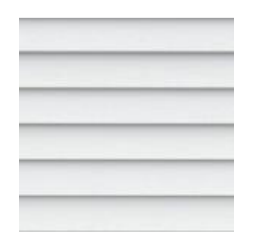
PITTWATER ROAD NE CORNER - 3D



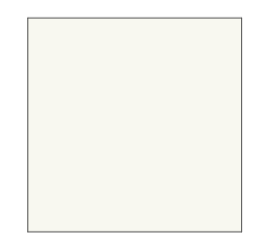
PITTWATER ROAD SE CORNER - 3D

EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY



A EXTERNAL WALLS
FC WEATHERBOARDS
"LINEA WEATHERBOARDS"
150MM ON METAL FRAMING
R-VALUE = 2.7
RESENE QUARTER BIANCA



B EXTERNAL WALLS
HEBEL/RENDERED WALL
ON METAL FRAMING
R-VALUE = 2.7
"HOG BRISTLE QUATER"



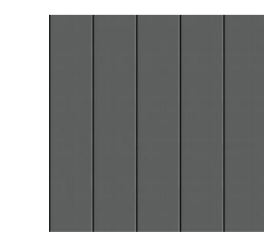
C EXTERNAL WALLS
HEBEL/RENDERED WALL
ON METAL FRAMING
R-VALUE = 2.7
RESENE "SURFIMIST"



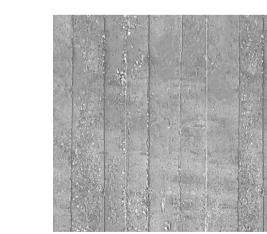
D EXTERNAL WALLS
HEBEL/RENDERED WALL
ON METAL FRAMING
R-VALUE = 2.7
DULUX "MONUMENT"



E EXTERNAL WALLS
FC CLADDING "THIN"
ON METAL FRAMING
R-VALUE = 2.7
PAINT FINISH



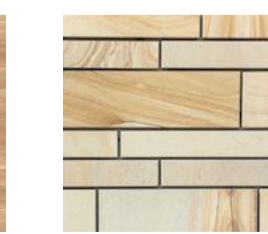
F EXTERNAL WALLS
ZINC METAL CLADDING
ON METAL FRAMING
R-VALUE = 2.7
"QUARTZ-ZINC MATTE GREY"



G CONCRETE FINISH
FEATURE EXPOSED
CONCRETE TO WALLS
& SLAB EDGE
ROUGH TIMBER FINISH



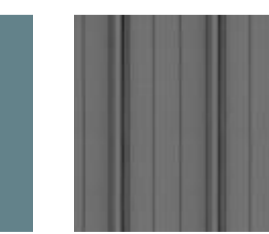
H WINDOW SHUTTERS
SLIDING TIMBER SHUTTERS
NATURAL CLEAR VARNISH



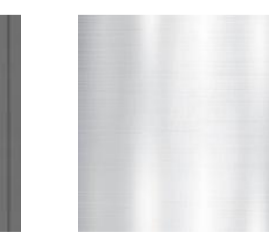
I EXTERNAL WALLS
FEATURE STONE WALL
SANDSTONE WALL



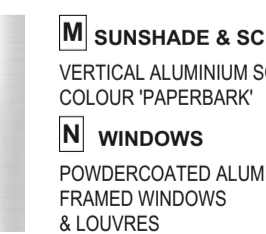
J STEEL COLUMNS
FEATURE STEEL COLUMN
RESENE "BISMARCK"



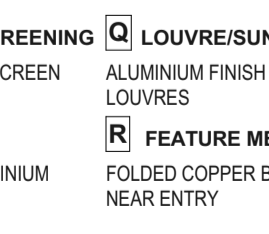
K ROOF + TRIMS
METAL DECK ROOF
COLORBOND ON PURLINS
R-VALUE = 3.2
COLOUR - WINDSPRAY



L ROOF CHIMNEY
STAINLESS STEEL FINISH
TO CHIMNEY FLUE



M SUNSHADE & SCREENING
VERTICAL ALUMINIUM SCREEN
COLOUR "PAPERBARK"



N WINDOWS
POWDERCOATED ALUMINIUM
FRAMED WINDOWS
& LOUVRES



O BALUSTRADE
GLASS BALUSTRADE WITH
METAL TOP RAIL



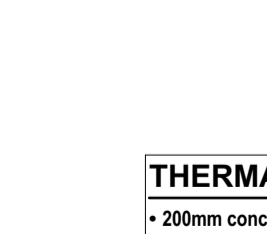
P FENCE
VERTICAL ALUMINIUM POSTS
RESENE "DOUBLE GRAVEL"



Q LOUVRE/SUNSHADE
ALUMINIUM FINISH BLADE
LOUVRES



R FEATURE METAL
FOLDED COPPER BOX
NEAR ENTRY



S FEATURE ENTRY WALL
CORTEN FOLDED METAL SHEET
TO ENTRY
METAL "RUST LOOK" FINISH

THERMAL PERFORMANCE REQUIREMENTS

- 200mm concrete floors throughout with R1.9 under-slab insulation to all floors adjacent to basement carpark/outdoor air
- All external walls to have total construction R value of 2.7
- Walls between units 75mm Hebel Power Panel with plasterboard lining
- Internal walls within units plasterboard on stud uninsulated
- All windows/glass doors aluminium framed/single glazed/Clear U=6.7 SHGC=0.57 (awning windows/hinged doors) SHGC=0.7 (sliding/fixes)
- Unit 16 skylight to be double glazed U=4.2 SHGC=0.72
- Ceilings adjacent to metal roof to have R3.0 insulation + 70mm foil lined blanket under roof
- Ceilings adjacent to concrete roof to have 70mm Xtracore insulation (product value R3.33)
- All recessed downlights to be sealed and to allow for uninterrupted ceiling insulation
- All exhaust fans sealed

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