

GENERAL SPECIFICATION

NOTE

All work to comply with the NCC (BCA) 2016 with referenced documents.

NOTE: the BCA has been updated to the National Construction Codes (NCC) and reference should be made to the current issue at the date of the Construction Certificate, which will be the code in force for construction of the project.

DEMOLITION:

Demolition & asbestos (if found) - generally; to AS2601 Demolition of Structures. Asbestos (if found) to be removed by licensed asbestos removal contractor, to Workcover NSW guidelines, codes of practice (NOHSC 2002, NSW OH&S Act 2000).

Refer also to DA condition no.32 regarding demolition and waste disposal. Waste Bins - obtain Council approval prior to placing on public property including rear laneway.

SETOUT (Surveyor to certify) - verify & report:

Verify boundaries and setout prior to construction. Report discrepancies immediately to Architect and await instructions prior to commencing work on site.

STORMWATER

Connect to street stormwater system.

TREES & LANDSCAPING:

Refer to Landscape architect plans

Damp Proof Courses & Flashings:

To AS/NZS2904 1995 - non standard junctions TFD.

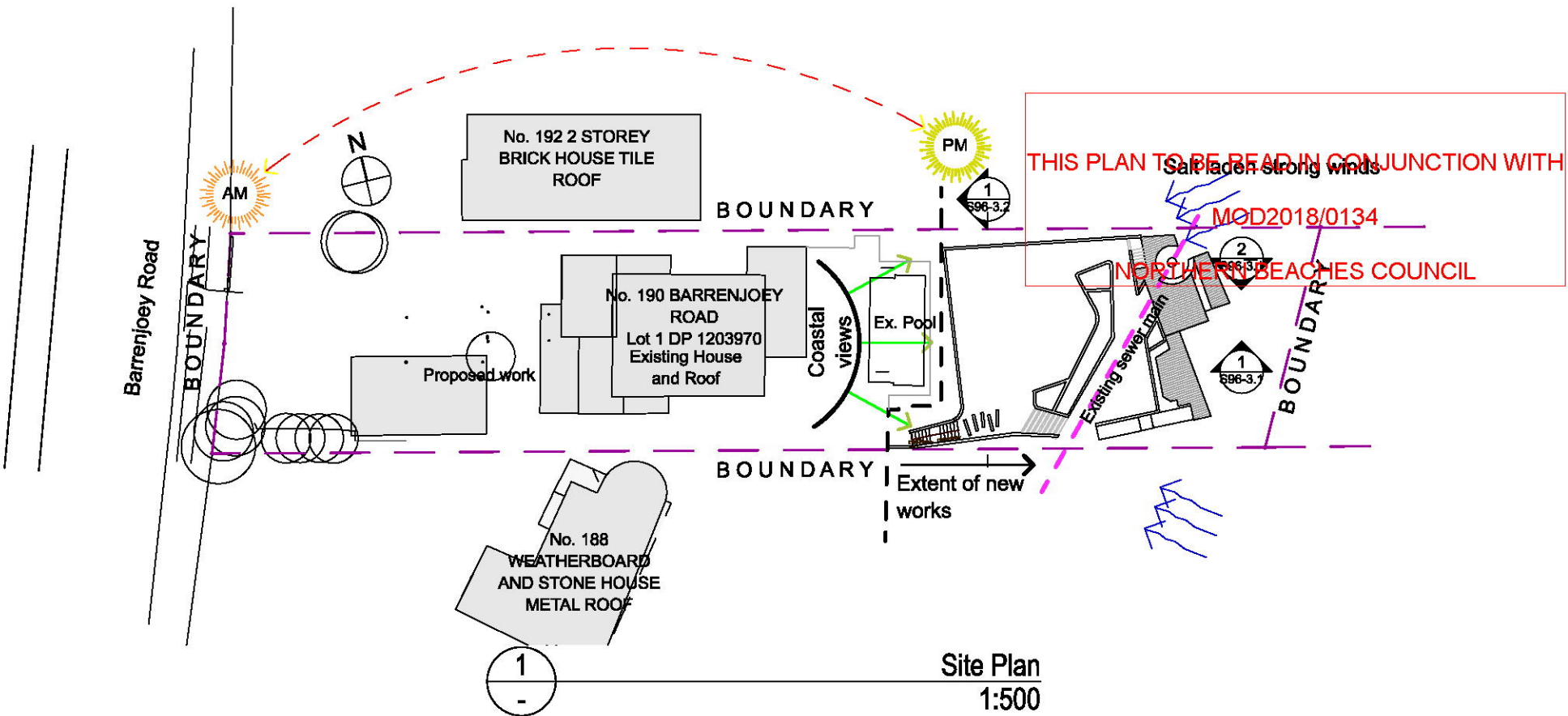
UTILITY & COUNCIL SERVICES:

* Conduct a "Dig Before You Dig on 1100" to obtain relevant service diagrammes (maintain a copy on site).

* Apply for all necessary permits.

LEGEND & NOTES

ATO	As Turns Out (dimension to suit site)
COS	COS - Check On Site - check figured dimensions against site and report discrepancies
EQ.	Equal Set Out (dimensions)
FW	Floor Waste - fall in floor finish to outlet connected to drainage stack
SA	Smoke Alarm to AS 3786 (1993, 2014) on ceiling to BCA requirements, mains powered.
TFD	To Future Detail (Manufacturer's &/or shop-drawings &/or installation details - obtain prior to ordering & fabrication).
TED	To Structural Engineers drawings and spec. (latest issue)
TBC	To Be Confirmed with owner prior to ordering or fabrication (e.g. colours and finishes)



gv architecture

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AMENDMENTS:
NOT FOR CONSTRUCTION

a	S96 Application Issue	01-03/17
REV	DESCRIPTION	DATE

SECTION 96
ONLY
NOT FOR CONSTRUCTION

Project Name
NEW LANDSCAPE
Site Address
**190 BARRENJOEY ROAD
NEWPORT
NSW 2106**

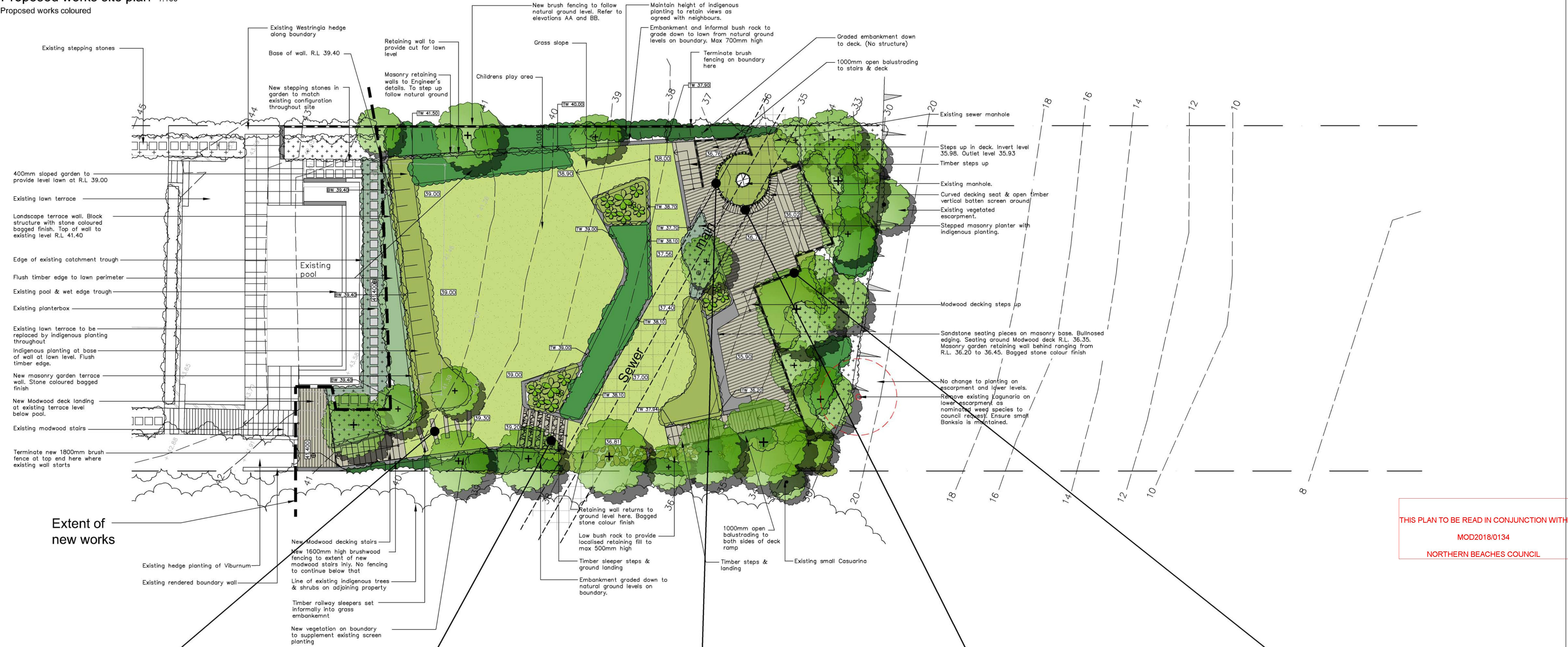
DRAWN BY:
AS
Date:
1/3/18
Scale:
as noted
Status:
Amended Design
APPROVED BY
Nominated Architect Furio Valich ARBN 3317
The builder will check and verify all dimensions and report all errors and omissions to the Architect. Drawings not to be used for construction purposes until issued marked "For Construction". Do not scale the drawings use figured dimensions. Drawings Copyright 2018 Gordon Valich Architecture Pty Ltd.

DRAWING TITLE:
BACKYARD LANDSCAPE - Site Analysis

Project No:
1511

Drawing No.:
S96-0.0
ISSUE:
AS NOTED

Proposed works site plan 1:100
Proposed works coloured



THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2018/0134
NORTHERN BEACHES COUNCIL



Timber sleeper in embankment



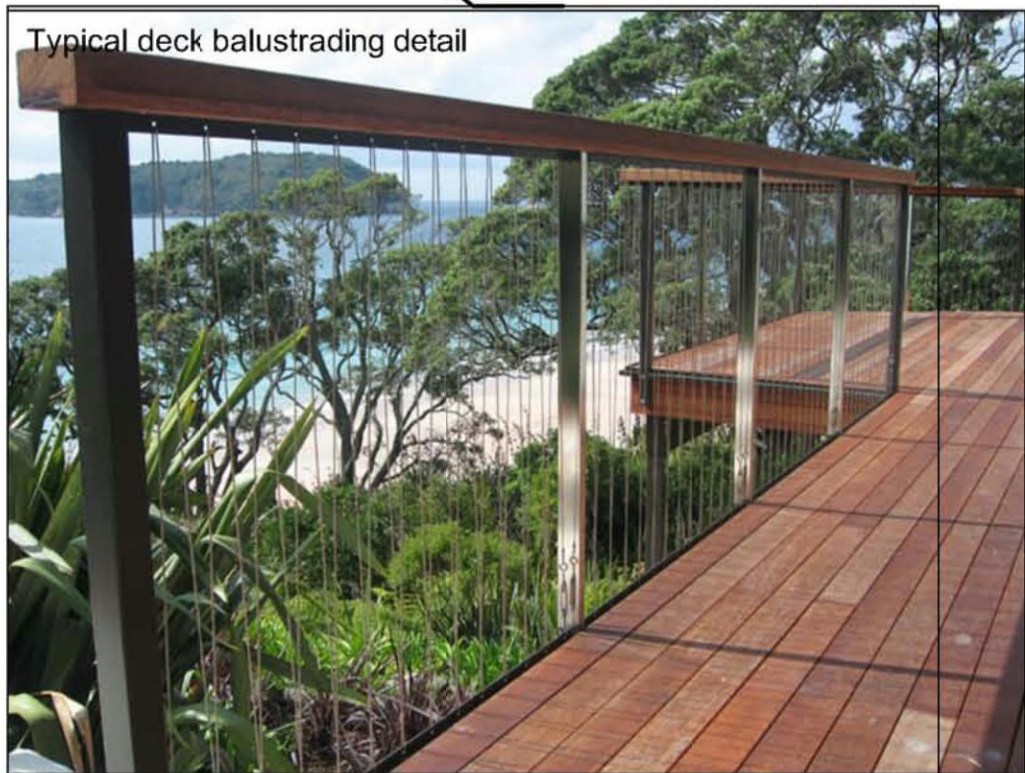
Typical timber sleeper / ground steps



Vertical timber colonnade around sewer



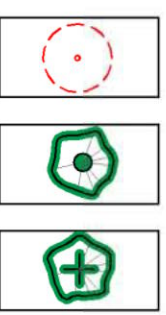
Curved seating bench



Typical deck balustrading detail

Note: Area of proposed works coloured only

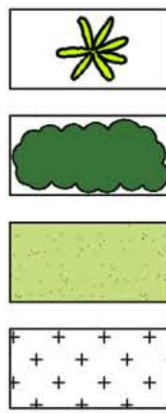
Legend



Existing trees to be removed

Existing trees

Proposed trees

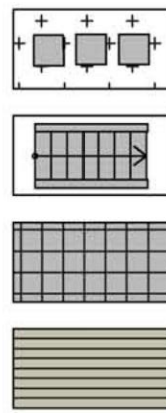


Succulents

Shrubs

Lawn areas

Groundcovers

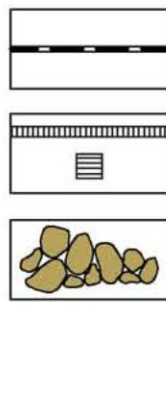


Stepping stones in garden bed

Steps up

Tiles/pavers on concrete slab

Modwood decking



Balustrading/fence

Strip drainage grate

Drainage pit

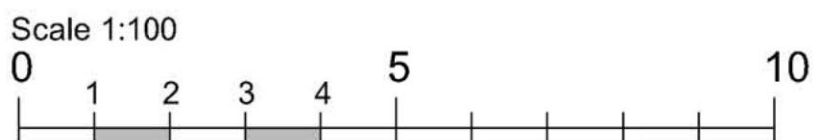
Informal boulders



Retaining walls

Existing contours

Proposed levels

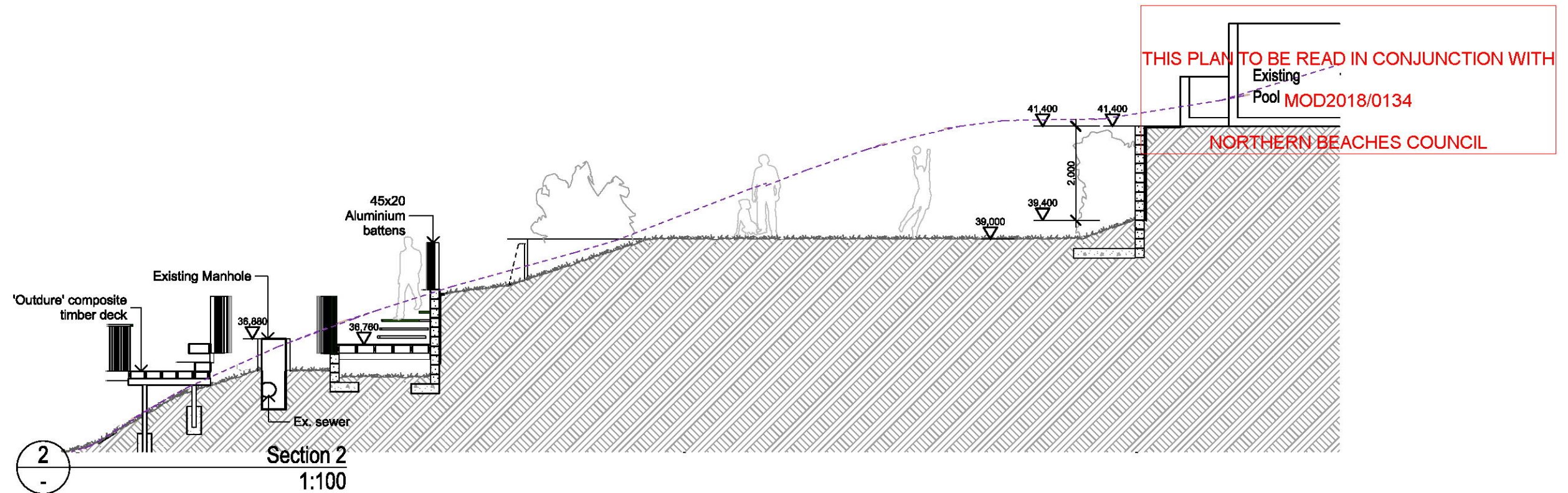
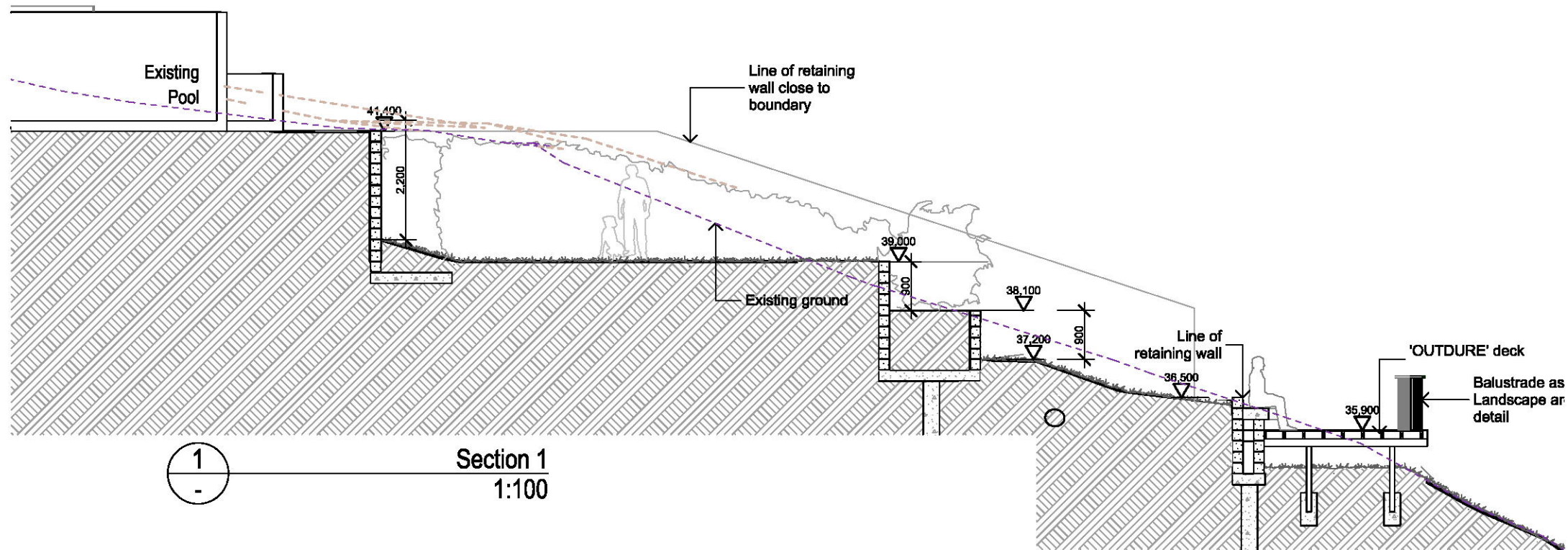


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PROJECT: MILLER RESIDENCE
190 BARRKENOEY ROAD
NEWPORT

DWG: SITE PLAN

DATE: 2.3.18	SCALE: As shown@ A1
JOB REF: 17/1641/596	SHEET NO: 2 OF 3
ISSUE: 8	
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North	AMENDMENTS



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as noted

Status:
Amended Design

DRAWING TITLE:
BACKYARD LANDSCAPE - Sections

APPROVED BY
Nominated Architect Furio Valich ARBN 3317

Volume/Location/17700_190Barrenjoey Road_Landscape (A_20091700_160301_100 Barrenjoey Rd)_S96.pln
PLOT: Thursday, 1 March 2018 3:42 pm

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Project No:
1511

S96-3.1

Drawing No.:

ISSUE:
AS NOTED

