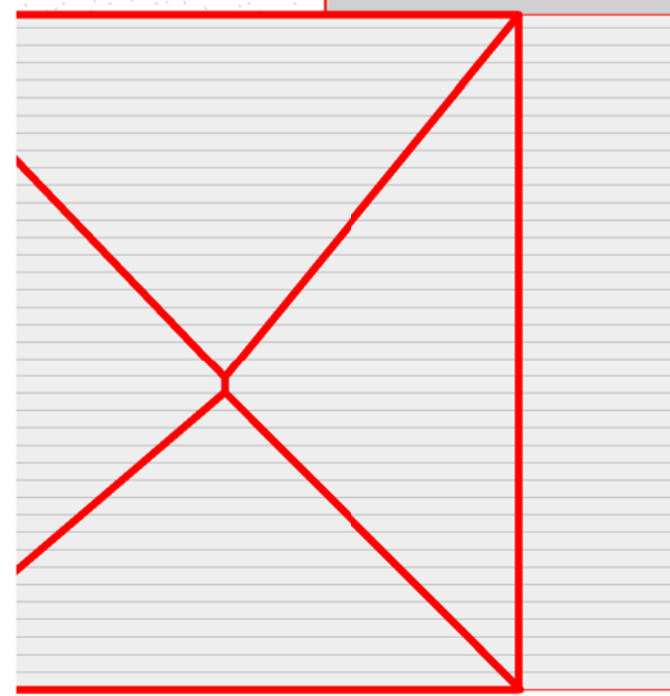


1 & 2 STOREY WEATHERBOARD RESIDENCE TILE ROOF No 19 HIGHVIEW AVE RL 33.88

WEATHERBOARD RESIDENCE TILE ROOF No 17 HIGHVIEW AVE RL 31.92
 RL 29.23
 RL 27.91

RL 25.04
 RL 25.26
 RL 25.42
 RL 24.84
 RL 23.00
 RL 24.00
 RL 25.00



1 SITE PLAN 1:100

| Rev. | Date | AMENDMENTS |
|------|----------|--------------------------|
| I1 | 16/8/23 | TENDER Issue |
| I2 | 04/07/23 | TENDER Issue |
| c1 | 19/09/23 | Construction Certificate |
| c3 | 28/03/24 | Section 4.55 Issue |
| C4 | 12/04/24 | Section 4.55 Update |

NOTE: General Legend

| | | | | | |
|--------|---|-----|--|------|----------------------------------|
| AD | DRAW TO HYDRAULIC ENG. DETAILS | FW | FLOOR WASTE | TGSI | TACTILE GROUND SURFACE INDICATOR |
| AP | ACCESS HATCH | FS1 | SKYLIGHT - OPENABLE | TOK | TOP OF KERB |
| B1 | BOLLARD | FS2 | SKYLIGHT - OPENABLE | TOW | TOP OF WALL |
| BRH(T) | BALCONY BALUSTRADE AND HANDRAIL | FWS | STRIP DRAIN | TR | THRESHOLD RAMP TO AS1428.1 |
| BSM | BALCONY BALUSTRADE SHEETMETAL RAILING | GD | GRADED STRIP DRAIN - EXT | WB | WALL BRICK FACE |
| CC | CONCRETE COLUMN | HE | BALCONY BALUSTRADE & HANDRAIL | WB | WALL BRICK FACE |
| CFW | EXTERNAL SCOFFIT TO AWNINGS / BALCONIES | HWU | HOT WATER UNIT | WCD | WALL CLADDING |
| CFB | PLASTERBOARD CEILING | JDL | JUNCTION DOOR/LAUNDRY - REF. COCO DRAWINGS | WCP | WALL CLADDING |
| CPW | WATER RESISTANT PLASTERBOARD CEILING | LB | LETTER BOX | WIN | WINDOW |
| CW | CHAIN WIRE FENCE | LPS | PRIVACY SCREENS | WMF | METAL PANEL BETWEEN WINDOWS |
| CW | CURTAIN WALL - REFER TO WINDOW SCH. | LV | FIXED LOUVRES | WPS | WINDOW PRIVACY SCREENS |
| DB | DISTRIBUTION BOARD | LV | OFF-FORM CONCRETE | WPS | WINDOW PRIVACY SCREENS |
| DP | DOWNPIPE | RD | ROLLER DOOR | RS | ROOF SHEET |
| FHR | FIRE HOSE REEL | RL | REAL LEVEL AT SLAB | RS | ROOF SHEET |
| FG | FIXED GLASS | RR | ROOF RIDGE | RR | ROOF RIDGE |
| FS | FIXED SKYLIGHT | RWG | RAINWATER GUTTER | RWG | RAINWATER GUTTER |

Floor Finishes Legend

| | | | |
|-------|------------------------------------|-------|------------------------------------|
| CONC | CONCRETE FLOOR | CONC | CONCRETE FLOOR |
| FCT-B | CERAMIC TILE - ACCESSIBLE BATHROOM | FCT-B | CERAMIC TILE - ACCESSIBLE BATHROOM |
| FCT-W | CERAMIC TILE - ACCESSIBLE BATHROOM | FCT-W | CERAMIC TILE - ACCESSIBLE BATHROOM |

REFER TO WALL TYPES & INSULATION NOTES FOR DETAILS

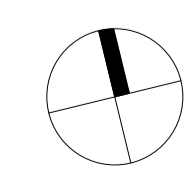
REFER TO COCO REPUBLIC & SARM FINISHES SCHEDULES

Lines Legend

| | |
|-----|---------------------|
| --- | BOUNDARY |
| --- | EXISTING |
| --- | FIRE RATED WALL |
| --- | WATERPROOF MEMBRANE |

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 ABN 26 000 663 623

Project Name
APARTMENT and RETAIL DEVELOPMENT
 291-293 Condamine St, Manly Vale

Date: 12/04/24
 Scale: As indicated @ A1

Drawn: Project No. 22011
 Author: Revision C4
 Checked: Drawing No. rev
 Authorised: Approver **A101**

nominated architects:
 Stephen Arlom
 reg. no. 1645
 Robert McNamara
 reg. no. 7271

- GENERAL NOTES**
- THE PROVISION OF THESE DRAWINGS DOES NOT IN ANY WAY PRECLUDE THE CONTRACTORS RESPONSIBILITY TO COORDINATE, CHECK AND VERIFY ALL INFORMATION TO THE CONTRACTORS OWN SATISFACTION INCLUSIVE OF:
 - BUILDING SETOUT
 - STRUCTURAL COORDINATION
 - SERVICES PENETRATION
 - SETDOVNS, HOBS, UPSTANDS AND THE LIKE
 - ALL OTHER ELEMENTS IMPACTING ON THE CONCRETE PROFILES
 - IT IS INTENDED THAT THE DRAWINGS ONLY REPRESENT THE VISUAL DESIGN OF THE WORK. ANY TECHNICAL DETAILS ARE FOR OUTLINE PURPOSES ONLY. THE CONTRACTOR/MANUFACTURER MUST SEPARATELY PROVIDE ALL NECESSARY SHOP DRAWINGS OR CALCULATIONS FOR COMPLIANCE WITH ANY RELEVANT INDUSTRY, SAFETY STANDARDS OR AUSTRALIAN STANDARDS, REGULATIONS OR BY LAWS.
 - THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE COMPLETE ARCHITECTURAL DOCUMENTATION, SPECIFICATION AND ALL OTHER CONSULTANTS DOCUMENTATION AND SPECIFICATION.
 - CONFLICTING INFORMATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH ANY WORKS.
 - CONTRACTOR SHALL VERIFY AND CONFIRM ALL RELEVANT SITE AND DRAWING INFORMATION ON SITE PRIOR TO WORKS COMMENCEMENT.
 - ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE REPORTED THE SUPERINTENDENT FOR CLARIFICATION PRIOR TO UNDERTAKING ANY FINAL POURS AND CONSTRUCTION.
 - ALL DIMENSIONS AND SETOUTS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. OMISSIONS OR DISCREPANCIES TO BE IMMEDIATELY NOTIFIED TO SARM ARCHITECTS, IN WRITING, PRIOR TO PROCEEDING. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.
 - CHECK FOR LATEST REVISION ISSUE.
 - COPYRIGHT OF THIS DRAWING IS VESTED WITH SARM ARCHITECTS.
 - CONTRACTOR SHALL REFER TO ALL RELEVANT CONSULTANTS' DRAWINGS TO VERIFY ALL PENETRATION OPENING SIZES INCLUSIVE OF COLLARS, BRACKETS SEPARATION AND ANY OTHER REQUIREMENTS SPECIFIED IN THE DOCUMENTATION.
 - THE CONTRACTOR IS TO ENSURE THE POSITION OF ALL PENETRATIONS ARE CORRECTLY LOCATED SUCH THAT THE POSITION OF THE FIXTURES/FITTINGS AND THE LIKE IS AS PER THE ARCHITECTURAL PLANS.
- SITE NOTES**
- EXCAVATION & BACKFILLING
 ALL EXCAVATIONS AND BACKFILLING ASSOCIATED WITH THE DEMOLITION OR ERECTION OF BUILDING(S) SHALL BE EXECUTED SAFELY AND IN ACCORDANCE WITH APPROPRIATE PROFESSIONAL STANDARDS. ALL SUCH WORK SHALL BE GUARDED AND PROTECTED TO PREVENT IT FROM BEING DANGEROUS TO LIFE OR PROPERTY.
- POLLUTION CONTROL
 ANY NOISE GENERATED DURING THE CARRYING OUT OF THE ACTIVITY SHALL NOT EXCEED THE LIMITS SPECIFIED IN THE JULY 2009 INTERIM CONSTRUCTION NOISE GUIDELINES PUBLISHED BY THE FORMER DEPARTMENT OF ENVIRONMENT AND CLIMATE CHANGE.
- NO FIRES SHALL BE LIT, OR WASTE MATERIALS BURNED, ON THE SITE.
 NO WASHING OF CONCRETE FORMS OR TRUCKS SHALL OCCUR ON THE SITE.
 ANY CONTAMINATION / SPILLS ON THE SITE DURING CONSTRUCTION WORKS SHALL BE ACTIVELY MANAGED AND REPORTED IMMEDIATELY TO THE APPROPRIATE REGULATORY AUTHORITIES TO MINIMISE ANY POTENTIAL DAMAGE TO THE ENVIRONMENT.
 DUST GENERATION DURING DEMOLITION/ CONSTRUCTION SHALL BE CONTROLLED USING REGULAR CONTROL MEASURES SUCH AS ON SITE WATERING OR DAMP CLOTH FENCES. ALL VEHICLES TRANSPORTING LOOSE MATERIALS AND TRAVELLING ON PUBLIC ROADS SHALL BE SECURED (IE CLOSED TAIL GATE AND COVERED) TO MINIMISE DUST GENERATION.
 NON-RECYCLABLE WASTE AND CONTAINERS SHALL BE REGULARLY COLLECTED AND DISPOSED OF AT A LICENSED LANDFILL OR OTHER DISPOSAL SITE IN ACCORDANCE WITH DETAILS SET OUT IN THE FINAL WASTE MANAGEMENT PLAN.
- TERMITE MANAGEMENT SYSTEM**
 GENERAL: PERMANENTLY FIX A DURABLE NOTICE IN A PROMINENT LOCATION TO NCC VOLUME ONE: B1.4 (i) (ii) AND VOLUME TWO: 3.1.3.4 STANDARD: TO AS 3660.1
 PRODUCT: TERMIMESH
 EXTENT OF WORK: REFER TO THE CUSTOMISED TERMIMESH SPECIFICATION TO FORM A COMPLETE TERMITE MANAGEMENT SYSTEM INCLUDING BUT NOT LIMITED TO LOCATION
- CONCRETE SLAB ON GROUND**
 GENERAL: DESIGNED TO COMPLY WITH AS2870 OR AS3600
 ALL VERTICAL SLAB PENETRATIONS: TMA725 GRADE STAINLESS STEEL WOVEN MESH (CODE 2.1) ALL JOINTS CONSTRUCTION CONTROL JOINTS BETWEEN SLABS: TMA725 GRADE STAINLESS STEEL WOVEN MESH (CODE 9.2)
 BUILDING PERIMETERS: TMA725 GRADE STAINLESS STEEL WOVEN MESH (DESIGNED TO SUIT CONSTRUCTION TYPE)
- SIGNAGE**
 PROVIDE AND INCLUDE BUT NOT LIMITED TO ALL REQUIRED SIGNAGE SUCH AS NO STORAGE, UNIT IDENTIFICATION FROM STREET AND CARPARK, BLOCK PLAN FOR EMERGENCY SERVICES AT THE FRONT OF THE DRIVEWAY, GARBAGE BAY, ALL STATUTORY AND ACCESS SIGNAGE, SERVICES CUPBOARD IDENTIFICATION, UNIT IDENTIFICATION TO ENTRY DOORS, ETC. SIGNAGE TO BE IN ACCORDANCE WITH BCA SPECIFICATION D3.6 & AS1428.1-2009. ADDITIONAL SIGNAGE REQUIREMENTS TO BE CHECKED AGAINST LAHC DESIGN STANDARDS.
 ALTERNATE EXIT SIGNAGE AS PER PER. PART 3.8
 EXIST SIGNAGE TO NCC 2022 PART 1405 AND E407
- EXTERNAL LIGHTS**
 REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR EXTERNAL LIGHTING DETAILS AND LOCATION.
- LETTERBOX FACILITIES**
 SUITABLE LETTERBOX FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH AUSTRALIA POST SPECIFICATIONS
- REFER TO MATERIAL & FINISHES SCHEDULE & COCO REP. SPECIFICATION FOR DETAILS
 - ALL DRIVEWAY AND CARPARK TO COMPLY WITH AS2890.1. REFER TO TRAFFIC REPORT FOR MORE DETAILS
 - CONTRACTOR TO ENSURE SLAB FALLS TO DRAINAGE POINTS. NOMINATED BY HYDRAULIC ENGINEER
 - STORMWATER DRAINAGE TO AS3500.3 AND BCA PART F1.1
 - DAMP PROOFING TO BCA PART F1.9. DAMP PROOF COURSE TO BE PROVIDED WITH MATERIAL THAT COMPLIES WITH AS2904 WITH TERMITE SHIELDS TO AS3660.1
 - DAMP PROOFING OF FLOORS IN ACCORDANCE WITH BCA PART F1.10 AND AS2870