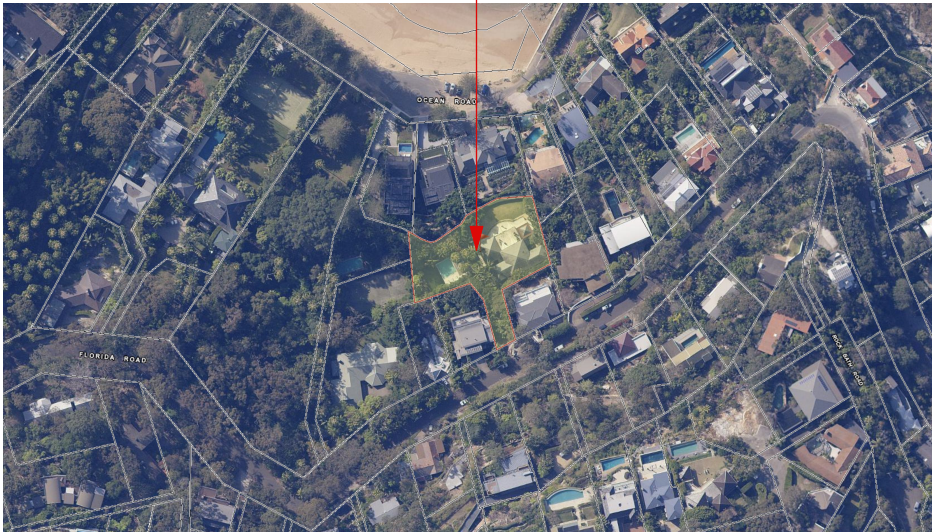


39B Ocean Road, Palm Beach

DRAWING SCHEDULE

DA00	Title Sheet & Location Plan
DA01	Site Analysis
DA02	Site Plan & Area Calculations
DA03	Proposed Plan - Ground Floor
DA04	Proposed Plan - Roof Plan
DA05	Elevations & Sections

39B Ocean Road, Palm Beach



LOCATION PLAN (NTS)
(Source: Six Maps)

GENERAL BUILDING SPECIFICATION

- All general construction to conform to the current BCA and Local Govt conditions of Development Consent.
- Demolition works to be carried out in accordance with AS 2601.
- All masonry work in accordance with AS 3700.
- Termite protection to be installed in accordance with AS 3660.1 and the current BCA.
- All roof water and storm-water runoff to be connected to a Council approved system of collection and/or disposal.
- All carpentry work to conform to AS1684 for Light Timber Framing.
- All sewer waste to be connected to the existing mains service in accordance with AS 3500.
- All pre-fabricated timber trusses and frames to utilize sustainable plantation timbers installed to the manufacturer's detail and specification.
- All concrete slabs, retaining walls, structural steel, foundations and footings to be designed & specified by the consulting structural engineer and built strictly in accordance with such details, as approved.
- Plumbing services to be carried out only by licenced tradespersons and in accordance with AS 3500.3.2, AS 3500.2.2, AS 3500.1.2, AG 601 and other associated standards and codes.
- All electrical services to be installed by licenced electricians and in accordance with AS3000. Telecommunications cabling to be installed in accordance with AS/ACIF S009:2000 and associated standards and guidelines. Upgrade safety switches & smoke alarms as required to meet relevant standards.
- All measurements shown and scheduled are nominal. The contractor shall check all measurements on site before ordering materials and check any anomalies with Cadence & Co Design before proceeding.
- All insulation to be provided and installed in accordance with AS4859.1, AS3999 (bulk insul'n), AS1904 (foil insul'n) and associated standards and codes.
- Proposed RL's shown on drawings are to be FINISHED LEVELS. Builder to provide set down's and allowances to accommodate finished levels.

Legend:	Revision:	Date:	For:
	A	18/5/22	Development Application

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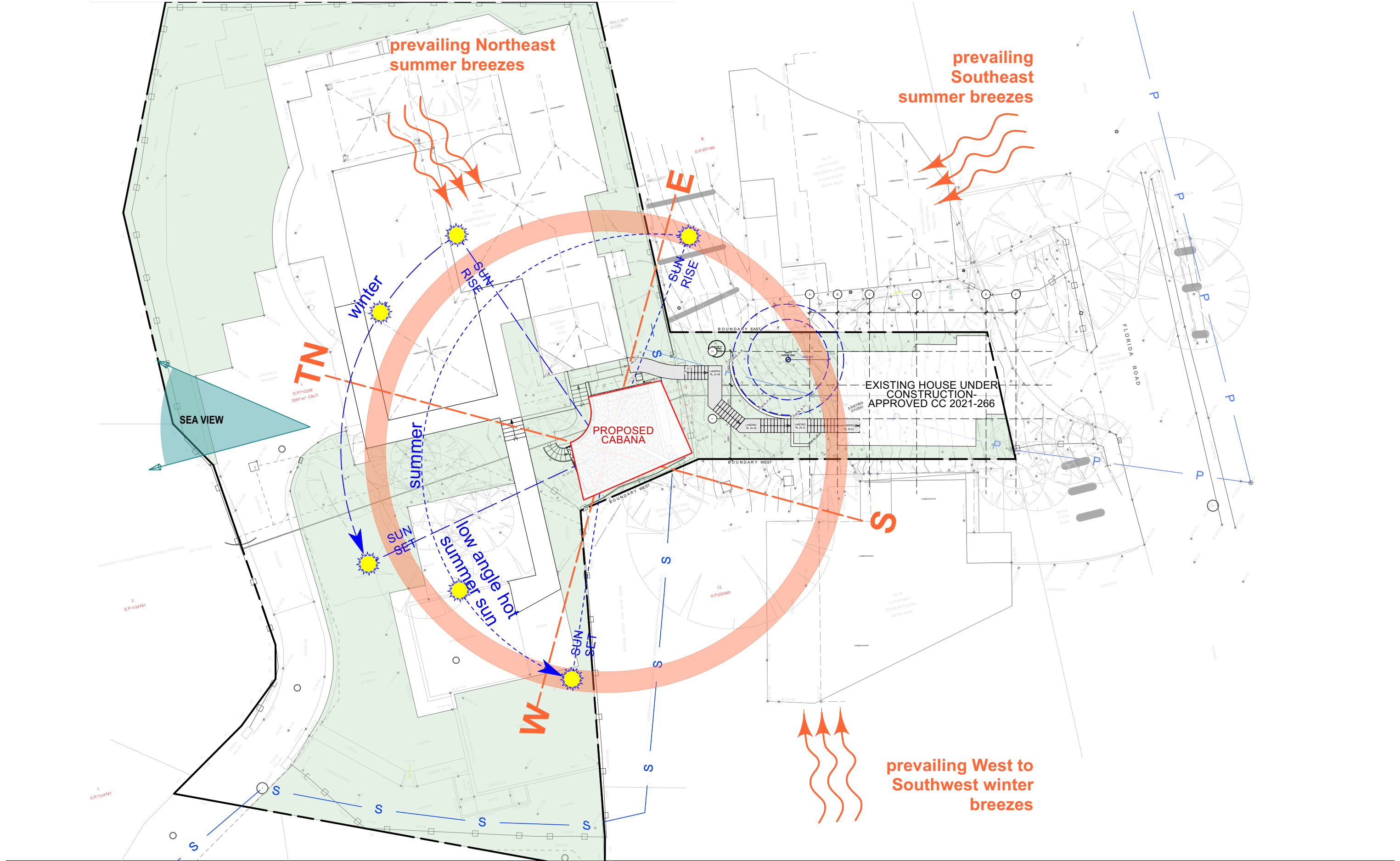
Project:
Detached Cabana & Associated External Works
Client:
Russell & Cindy Aboud
Address:
39B Ocean Road, Palm Beach Being Lot 1 in D.P. 712236

Drawing Title:
Title Sheet & Location Plan
Stage:
Development Application
Scale:
NTS
Drawn:
NH
Chkd:
NG

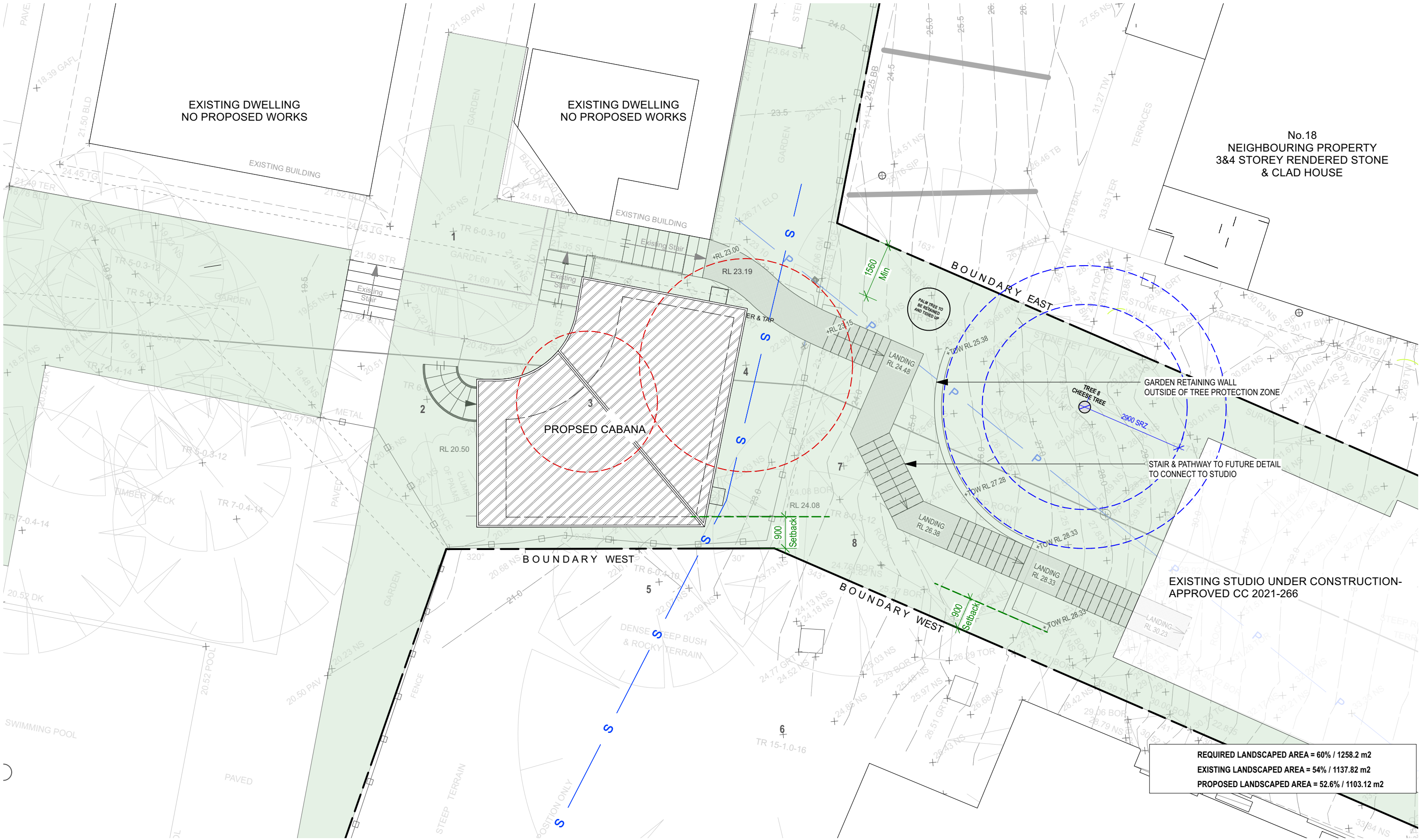
North:
Drawing No:
A00
Rev:
A

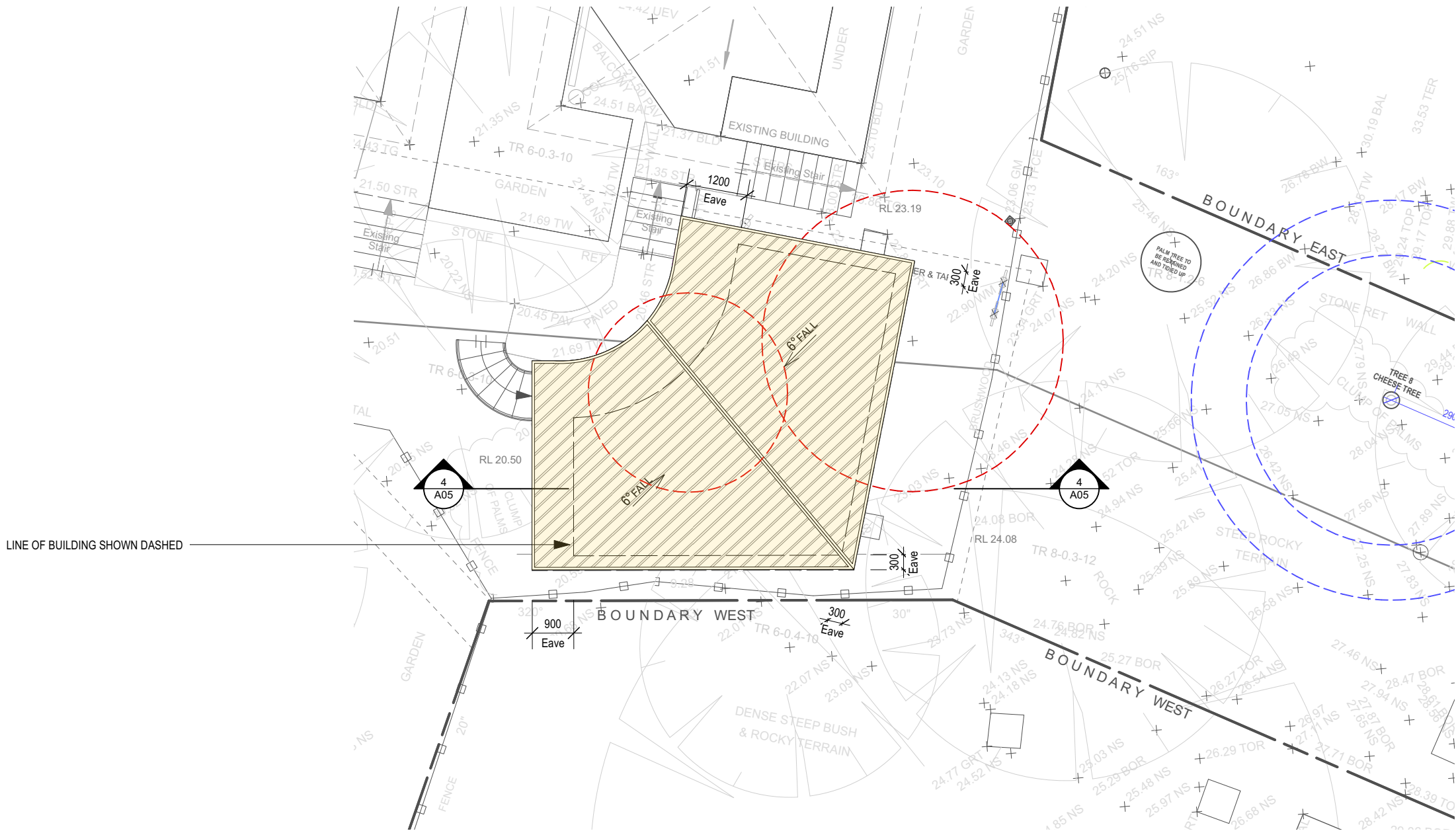
CADENCE & CO DESIGN
Suite 7, 287 Mona Vale Rd Terrey Hills NSW 2084 P 94501950 E info@cadenceandco.com.au
ABN: 12 168 714 752 Nominated Architect: Sam Samarghandi NSW ARB 9112 Copyright © CADENCE & CO DESIGN PTY LTD





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LINE OF BUILDING SHOWN DASHED

Legend:

 Existing Trees to be Removed

 Proposed New Works

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Revision: A

Date: 18/5/22

For: Development Application

Project: Detached Cabana & Associated External Works

Client: Russell & Cindy Aboud

Address: 39B Ocean Road, Palm Beach
Being Lot 1 in D.P. 712236

Drawing Title: Proposed Plan - Roof Plan

Stage: Development Application

Scale: 1:100 @A3

Drawn: NH

Chkd: NG

North:

Drawing No: A04

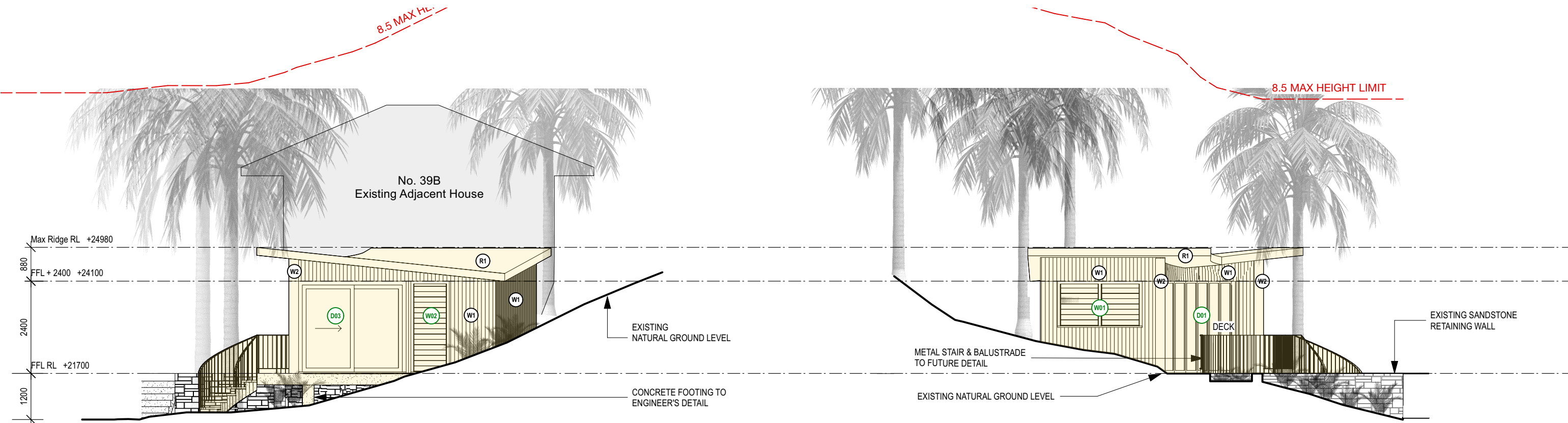
Rev: A

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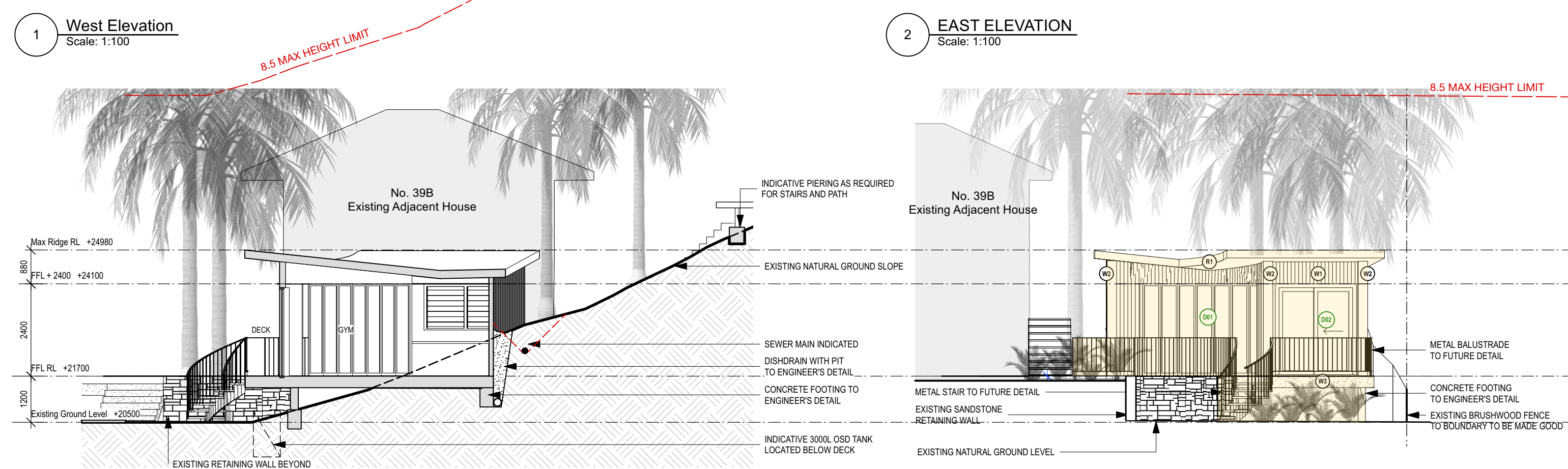
ABN: 12 168 714 752
Nominated Architect: Sam Samarhandi NSW ARB 9112
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1 **West Elevation**
Scale: 1:100

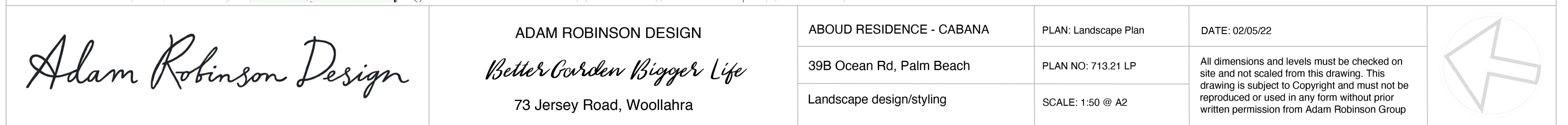
2 **EAST ELEVATION**
Scale: 1:100



4 **WEST SECTION**
Scale: 1:100

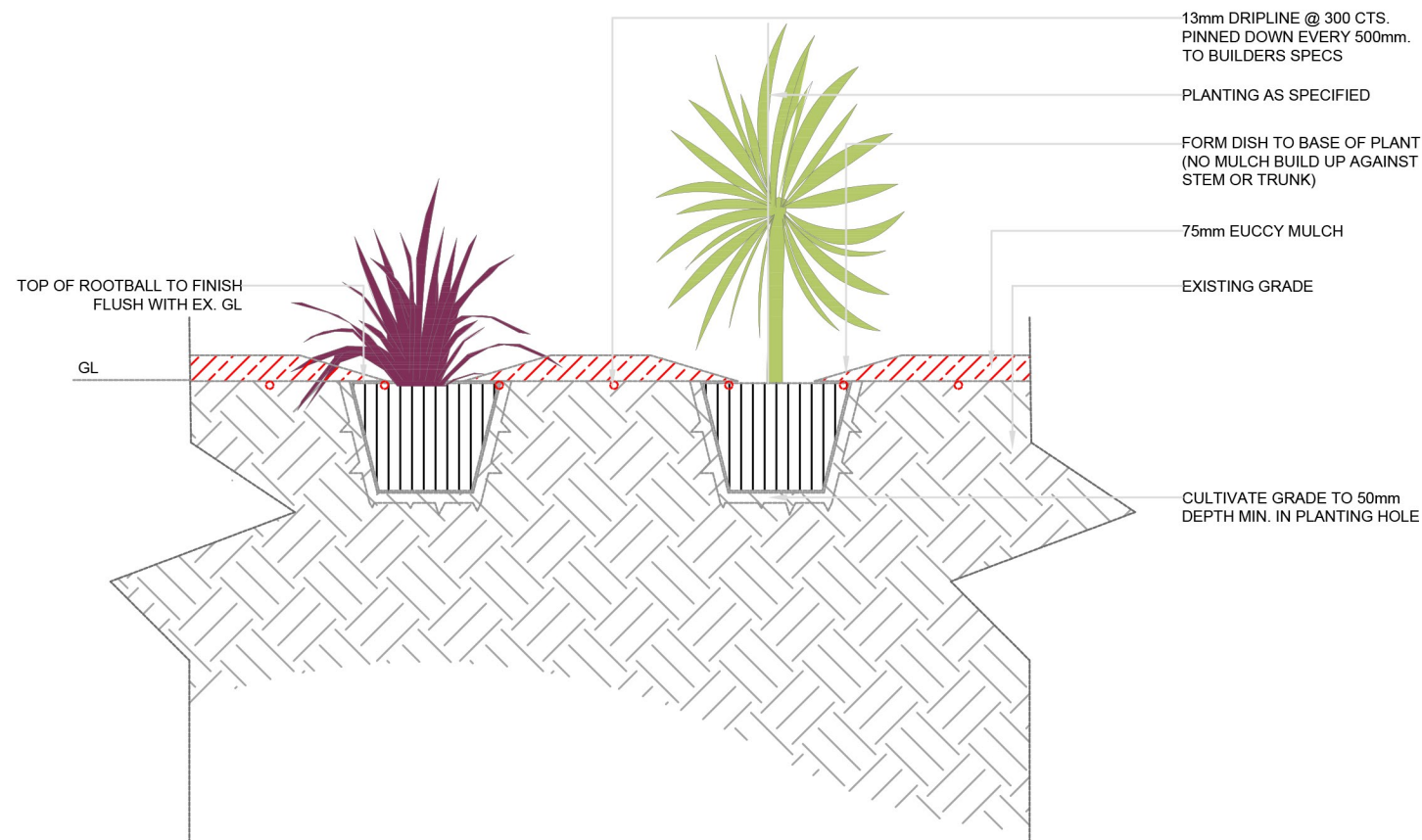
3 **NORTH ELEVATION**
Scale: 1:100





PLANT SCHEDULE - ABOUD RESIDENCE - 39B OCEAN RD, PALM BEACH - CABANA

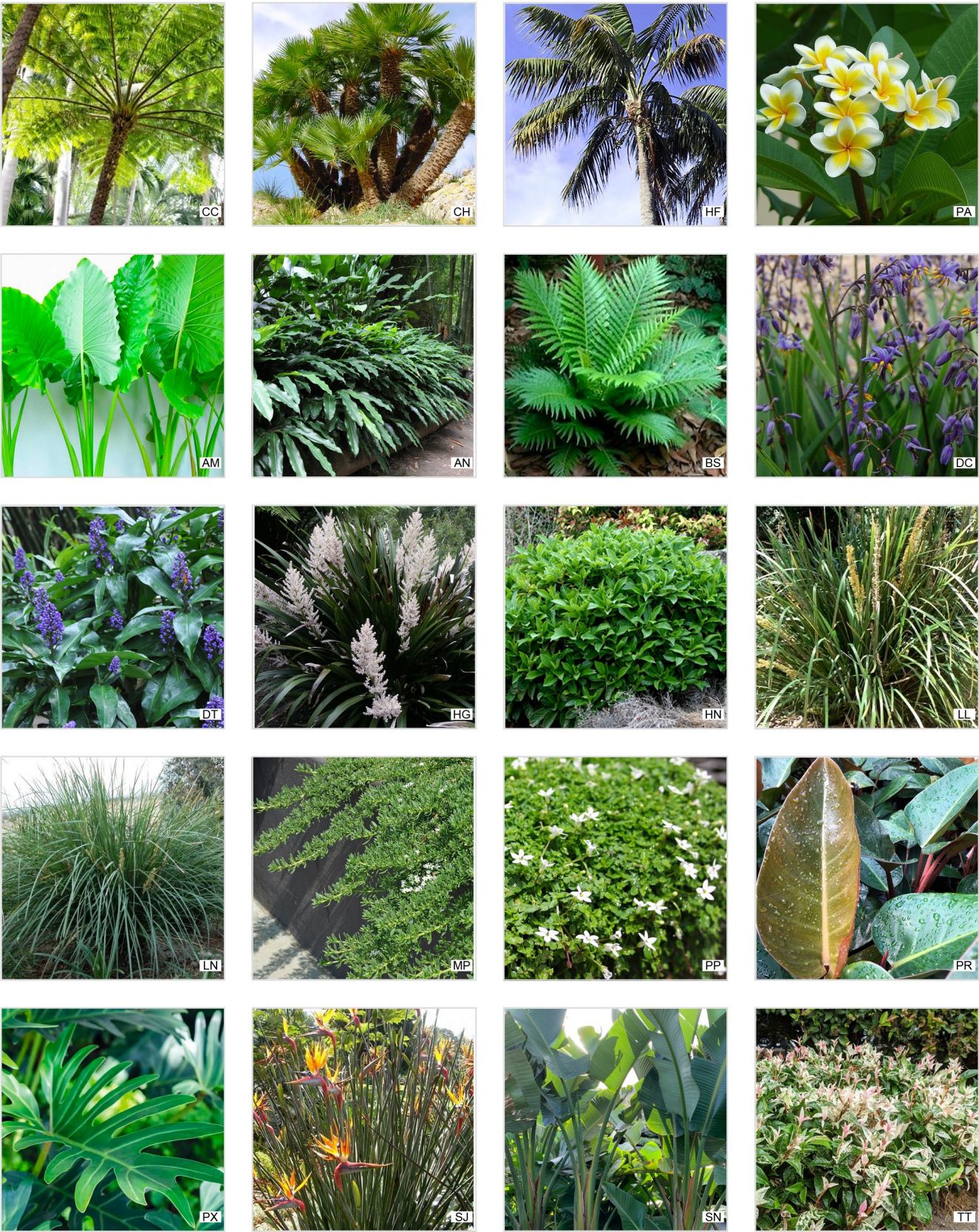
SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	QTY
CC	CYATHEA COOPERI	AUSTRALIAN TREE FERN	4.0M	2.2M	75L	8
CH	CHAEMEROPS HUMILIS	EUROPEAN FAN PALM	1.4M	2.0M	75L	1
HF	HOWEA FORSTERIANA	KENTIA PALM	5.5M	2.8M	75L	1
PA	PLUMERIA ALBA	FRANGIPANI	3.5M	3.0M	75L	1
AM	ALOCASIA MACRORRHIZOS	ELEPHANT EARS	1.6M	1.2M	200MM	6
AN	ALPINIA NUTANS	DWARF CARDAMOM	1.2M	0.6M	200MM	75
BS	BLECHNUM 'SILVER LADY'	SILVER LADY FERN	1.5M	1.0M	200MM	3
DC	DIANELLA CAERULEA	BLUE FLAX LILY	0.6M	0.6M	140MM	50
DT	DICHORISANDRA THYRSIFOLIA	BLUE GINGER	1.4M	1.4M	200MM	9
HG	HELMHOLTZIA GLABBERIMA	STREAM LILY	1.6M	1.6M	200MM	13
HN	HYMENOSPORUM 'GOLD NUGGET'	DWARF NATIVE FRANGIPANI	0.6M	0.8M	200MM	12
LL	LOMANDRA LONGIFOLIA	SPINY HEAD MATT RUSH	1.0M	1.0M	200MM	46*
LN	*Retain existing where practicable LOMANDRA 'NYALLA'	NYALLA MATT RUSH	0.8M	0.8M	200MM	35
MP	MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA	0.1M	1.2M	140MM	22
PP	PRATIA PEDUNCULATA	MATTED PRATIA	0.1M	0.4M	140MM	40
PR	PHILODENDRON ROJO CONGO	RED PHILODENDRON	0.7M	0.7M	200MM	11
PX	PHILODENDRON 'XANADU'	CUT LEAF PHILODENDRON	0.7M	0.7M	200MM	31
SJ	STRELITZIA PARVIFOLIA	RUSH LEAF STRELITZIA	1.8M	1.5M	300MM	4
SN	STRELITZIA NICHOLAI	GIANT BIRD OF PARADISE	4.0M	1.6M	300MM	12*
TT	*Retain existing where practicable TRACHELOSPERMUM 'TRICOLOUR'	TRICOLOUR JASMINE	0.3M	0.6M	200MM	12



IRRIGATED PLANTING ON GRADE TYPICAL DETAIL
SCALE 1:20 at A3

LANDSCAPE SPECIFICATION

- 1. SOIL PREPARATION**
A 50MM LAYER OF COW AND COMPOST MIX FROM ANL IS TO BE SPREAD OVER ALL PROPOSED GARDEN AREAS AND MIXED INTO THE EXISTING SOILS IN CONJUNCTION WITH PLANTING.
- 2. MULCHING**
ALL GARDEN AREAS SHALL RECEIVE A 75MM LAYER OF EUCCY MULCH AND THIS SHALL TAPER DOWN TO 25MM AGAINST PLANTS TO AVOID COLLAR ROT. MULCH SHALL BE RAKED OUT FOR A EVEN COVERAGE.
- 3. IRRIGATION**
ALL GARDEN AREAS SHALL BE IRRIGATED. DRIP LINES AT APPROX. 300MM SPACINGS OR AS REQUIRED. CONTROLLERS TO LANDSCAPE CONTRACTOR'S SPECIFICATION.
- 4. TREE PROTECTION**
RETAINED TREES SHALL BE HAVE A TREE PROTECTION BARRIER ERECTED FOR THE DURATION OF THE CONSTRUCTION WORKS.



Adam Robinson Design

ADAM ROBINSON DESIGN
Better Garden Bigger Life
73 Jersey Road, Woollahra

ABOUD RESIDENCE - CABANA

PLAN: Plant Schedule

DATE: 02/05/22

39B Ocean Rd, Palm Beach

PLAN NO: 713.21 LP

Landscape design/styling

SCALE: 1:20 @ A2

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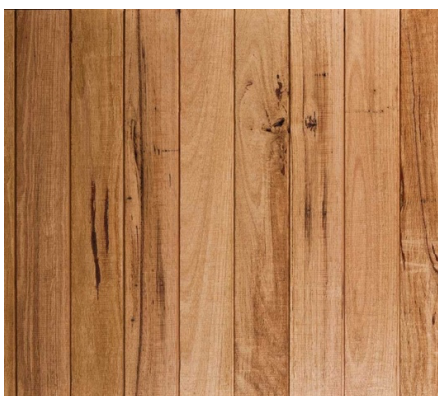
EXTERNAL FINISHES SCHEDULE

39b Ocean Rd, Palm Beach - Cabana

1. Natural timber: posts & wall cladding
2. Concrete: floor, slab edges, footings and retaining walls
3. Aluminium framed glass doors and windows.
4. Metal sheet roofing and stormwater goods; copper colouring or similar.
5. Permeable gridded system; grey/neutral colouring (for stairs & path to Studio)
6. Existing stand stone retaining wall
7. Metal balustrading & spiral stair to match existing



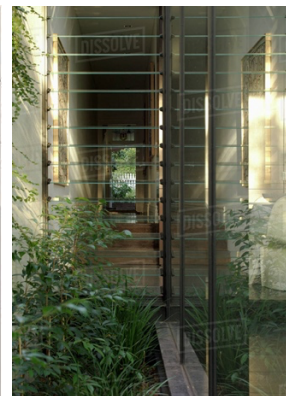
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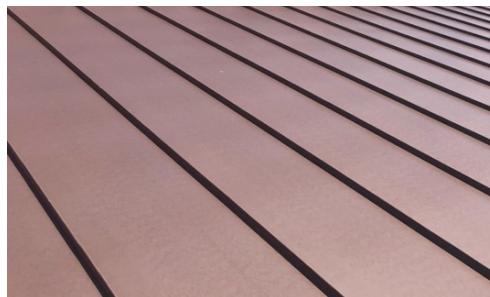
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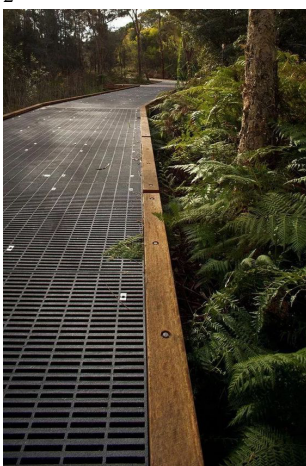
3



2



4



5



6



7

CADENCE & CO DESIGN PTY LTD

ABN – 12 168 714 752 | Building Licence Number – 266806C

Nominated Architect – Sam Samarghandi | ARB – 9112

P – 9450 1950 | E – admin@cadenceandco.com.au | A – 287 Mona Vale Rd, Terrey Hills NSW 2084