

- ADJUSTMENTS OF UNDERCROFT AND GROUND FLOOR LEVELS TO INCREASE CEILING ZONE TO ALLOW FOR AN HRV SYSTEM, OVERALL BUILDING HEIGHT STAYS THE SAME
- MINOR ADJUSTMENTS TO THE FENCE AND GARDEN AS A RESULT OF ABOVE
- MINOR EXTERNAL ADJUSTMENTS DUE TO ABOVE POINTS AND DECREASED WINDOW SIZES FOR IMPROVED THERMAL PERFORMANCE
- INTERNAL STAIR ADDED TO CONNECT THE BASEMENT WITH THE DWELLING ABOVE

TURNABLES TO BE INSTALLED
TO MANUFACTURER'S SPECIFICATIONS

41.440, 188° 46' 49"

ALLOW FOR ACCESS PANEL
TO DRAINAGE VOID IF REQUIRED
— DRAINAGE VOID TO HYDRAULIC
ENGINEER'S DETAIL

NEW CONCRETE STAIR TO
CONNECT TO DWELLING ABOVE

NO DRAINAGE VOID
TO FRONT GARDEN TO
ENSURE SUFFICIENT SOIL
DEPTH EXG TREE ROOTS

NEW PROPOSED CONCRETE
STAIR WITH NEW BALUSTRADE
TO MATCH EXISTING

EXISTING STAIR TO FOOT
PATH TO BE RELOCATED,
SHOWN PURPLE

EXISTING POWER POLE
OUTLINE OF EXISTING ROCK FACE
EXISTING BUSH TO BE REMOVED

THE CROSSOVER HAS BEEN KEPT TO
THE MINIMUM WIDTH AS REQUIRED
BY THE TRAFFIC ENGINEER

ALL LEVELS TO BE VERIFIED
BY CIVIL ENGINEER AND
TO COUNCIL'S GUIDELINES

DRAINAGE VOID TO HYDRAULIC
ENGINEER'S DETAIL

NEW CONCRETE STAIR TO
CONNECT TO DWELLING ABOVE

ALLOW FOR ACCESS PANEL
TO DRAINAGE VOID IF REQUIRED

- ELEVATED FOOTPATH
ABOVE TO BE REINSTATED
SHOWN DASHED

LAUDERDALE AVENUE

NO 54
LAUDERDALE
AVENUE

platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bridle Gough Reg No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST

DRAWING TITLE

BASEMENT FLOOR PLAN

SCALE

STATUS

s4.55

A1.00

PROJECT

AF

N

55

IMPORTANT NOTES:
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LEGEND

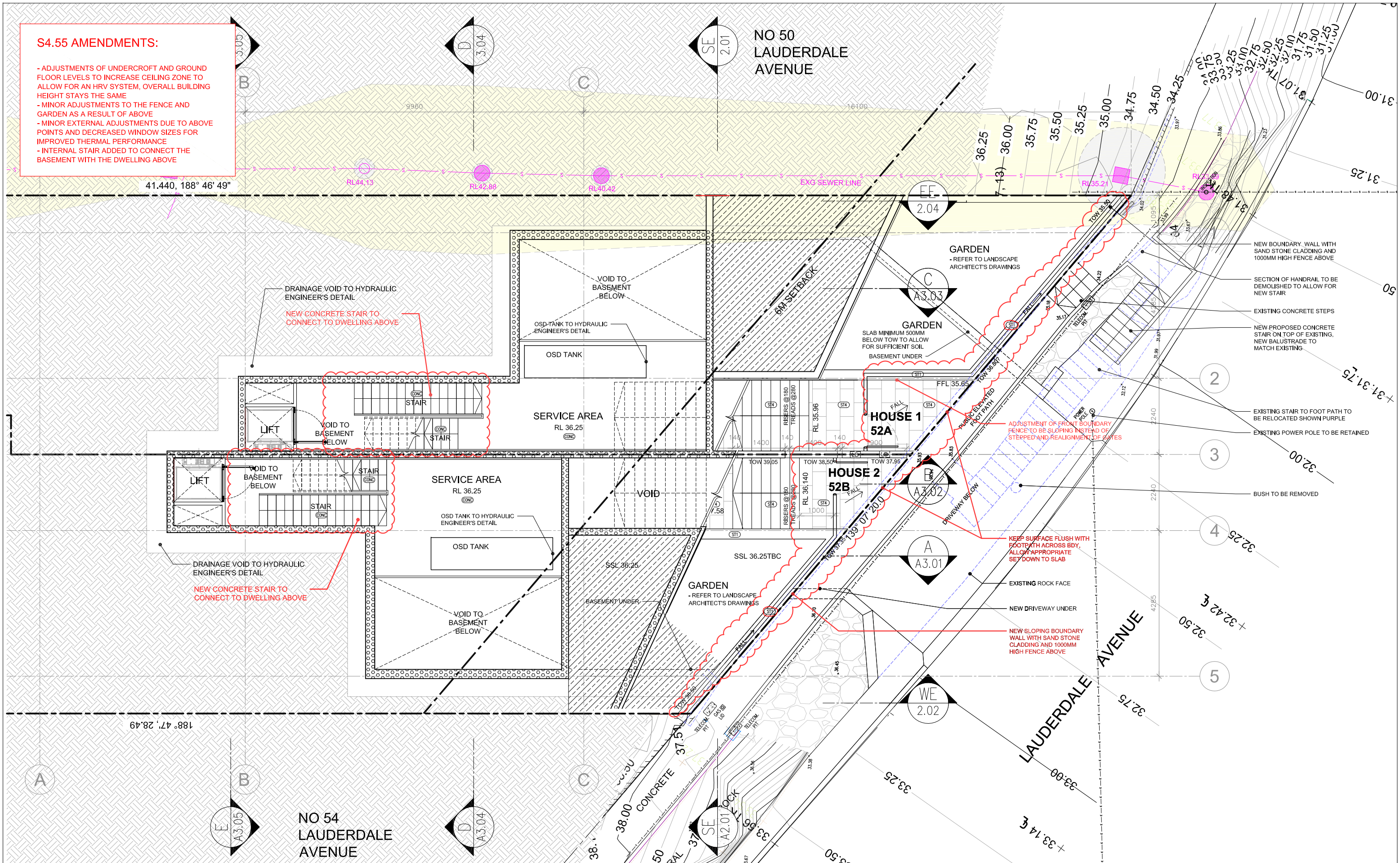
- (CONC)** CONCRETE, BRUSH FINISH
- (CR1)** RENDER - OFF WHITE
- (CFC)** COMPRESSED FIBRE CEMENT
- (CPT)** CARPET - BEDROOMS
- (FB)** TIMBER FLOOR BOARDS
- (FE)** METAL OR TIMBER FENCE
- (GB)** GLASS BALUSTRADE

- ☐ GL GLAZING
- ☐ MC METAL CLADDING
- ☐ MR METAL ROOFING
- ☐ PEB PEBBLES
- ☐ OFC OFF FORM CONCR
- ☐ ST1 STONE CLADDING
- ☐ ST2 NATURAL STONE TI

☒ STS NATURAL STONE TILES EXT.
☒ STS STONE PAVERS
☐ TC TIMBER CLADDING OR SIMILAR
☐ TL1 FLOOR TILES - WET AREA
☒ RL 11,704 PROPOSED RL
☒ RL 11,704 EXISTING RL TO BE MAINTAINED

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s4.55	2019.10.29	s4.55 lodgement	FB

CONC	CONCRETE, BRUSH FINISH	GL	GLAZING
ORT	RENDER- OFF WHITE	MC	METAL CLADDING
CFC	COMPRESSED FIBRE CEMENT	MR	METAL ROOFING
CPT	CARPET- BEDROOMS	PBB	PEBBLES
FB	TIMBER FLOOR BOARDS	OFC	OFF FORM CONCRETE
FE	METAL OR TIMBER FENCE	ST	STONE CLADDING
GB	GLASS BALUSTRADE	STI	NATURAL STONE TILES INT.

- ☒ ST3 NATURAL STONE TILES EXT.
☒ ST5 STONE PAVERS
☐ TC TIMBER CLADDING OR SIMILAR
☐ FL1 FLOOR TILES - WET AREA
☒ RL 11,704 PROPOSED RL
☒ RL 11,704 EXISTING RL TO BE MAINTAINED

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| ⊗ RL 11,704 | PROPOSED RL |
| × RL 11,704 | EXISTING RL TO BE MAINTAINED |

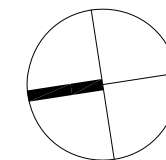


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PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

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MEZZANINE FLOOR PLAN

SCALE
1:100
@A3

STATUS

s4.55

NUMBER

A1.01

LAF

4.55

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- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS

NO 50
LAUDERDALE
AVENUE

WH 43.02
WS 41.80










HOUSE 1
52A

HOUSE 2
52B

B
A3.02

A
A3.01

WE
2.02

SP
58109

4

5

BRICK BLOCK WALL

PARAPET 55.40

BALCONY

BALCONY NO 54
LAUDERDALE
AVENUE

platform
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WITH BASEMENT CARPARKING;

52 LAUDERDALE AVENUE,
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ROOF/SITE PLAN

SCALE	STATUS
1:100 @A3	s4.55





















AF

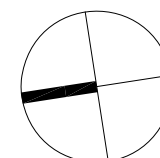
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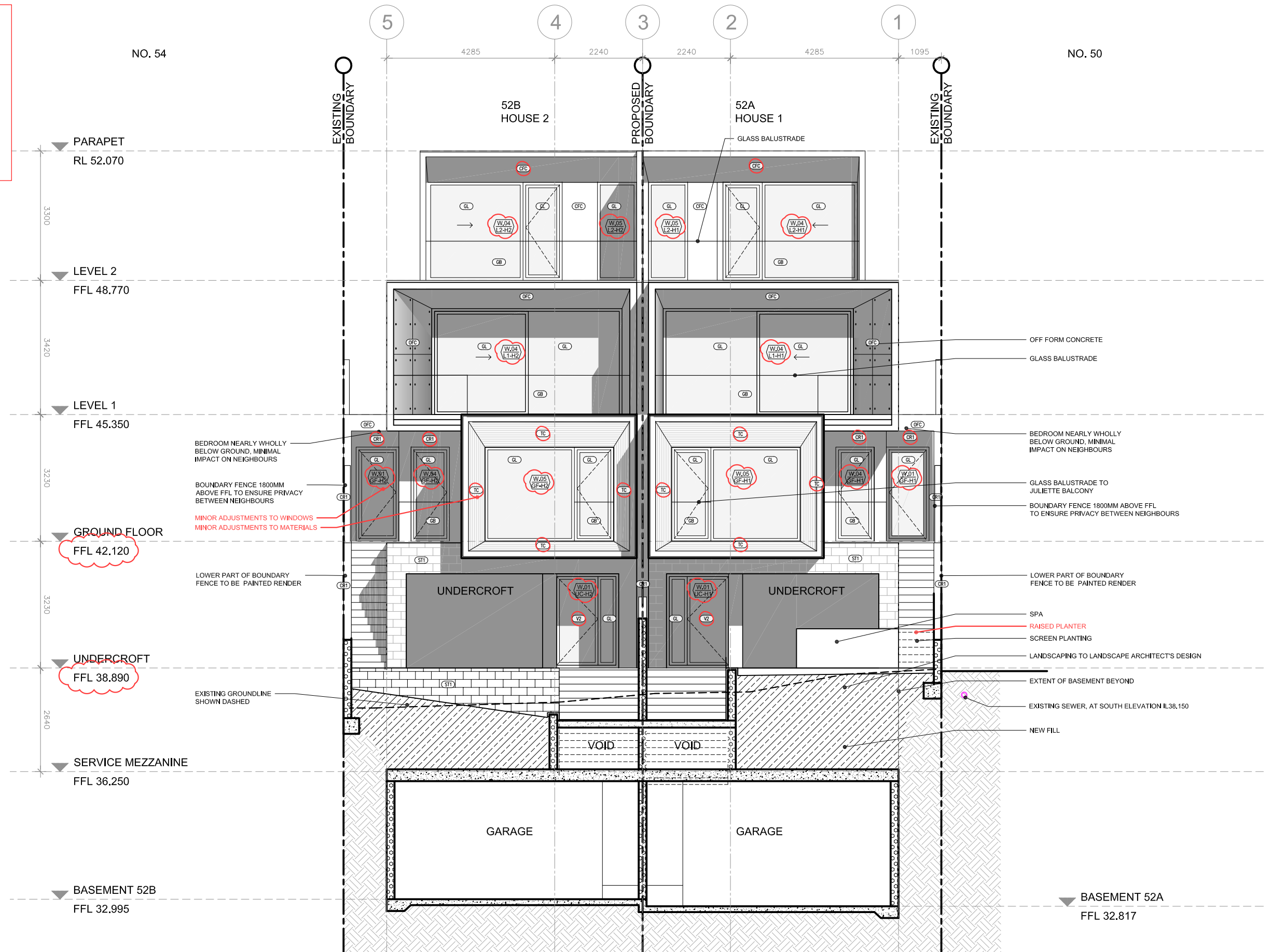
LEGEND

- | | | | | | |
|---|-------------------------|---|--------------------------|---|------------------------------|
|  | CONCRETE, BRUSH FINISH |  | GLAZING |  | NATURAL STONE TILES EXT. |
|  | RENDER-OFF WHITE |  | METAL CLADDING |  | STONE PAVERS |
|  | COMPRESSED FIBRE CEMENT |  | METAL ROOFING |  | TIMBER CLADDING OR SIMILAR |
|  | CARPET-BEDROOMS |  | PEBBLES |  | FLOOR TILES - WET AREA |
|  | TIMBER FLOOR BOARDS |  | OFF FORM CONCRETE |  | PROPOSED RL |
|  | METAL OR TIMBER FENCE |  | STONE CLADDING |  | EXISTING RL TO BE MAINTAINED |
|  | GLASS BALUSTRADE |  | NATURAL STONE TILES INT. | | |



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NO. 50



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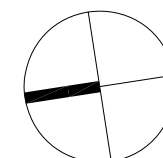
s4.55	2019.10.29	s4.55 lodgement	FB

(CONC)	CONCRETE, BRUSH FINISH	(GL)	GLAZING
(CRT)	RENDER, OFF WHITE	(MC)	METAL CLADDING
(CFC)	COMPRESSED FIBRE CEMENT	(MR)	METAL ROOFING
(CPT)	CARPET - BEDROOMS	(PEB)	PEBBLES
(FB)	TIMBER FLOOR BOARDS	(OFC)	OFF FORM CONCRETE
(FE)	METAL OR TIMBER FENCE	(ST)	STONE CLADDING
(GB)	GLASS BALUSTRADE	(S1T)	NATURAL STONE TILES INT.

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☐ TL1 FLOOR TILES - WET AREA
☒ RL 11,704 PROPOSED RL
☒ RL 11,704 EXISTING RL TO BE
 MAINTAINED



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SCALE	STATUS
1:100 @A3	s4.55

55

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BASEMENT HOUSE 2/52 B
FFL 32.995

EXISTING ROCK FACE SHOWN DASHED

PROPOSED
BOUNDARY

LAUDERDALE
AVENUE

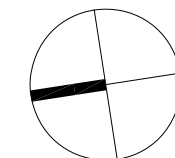
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\$4.55	2019.10.29	\$4.55 lodgement	FB

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STATUS

s4.55

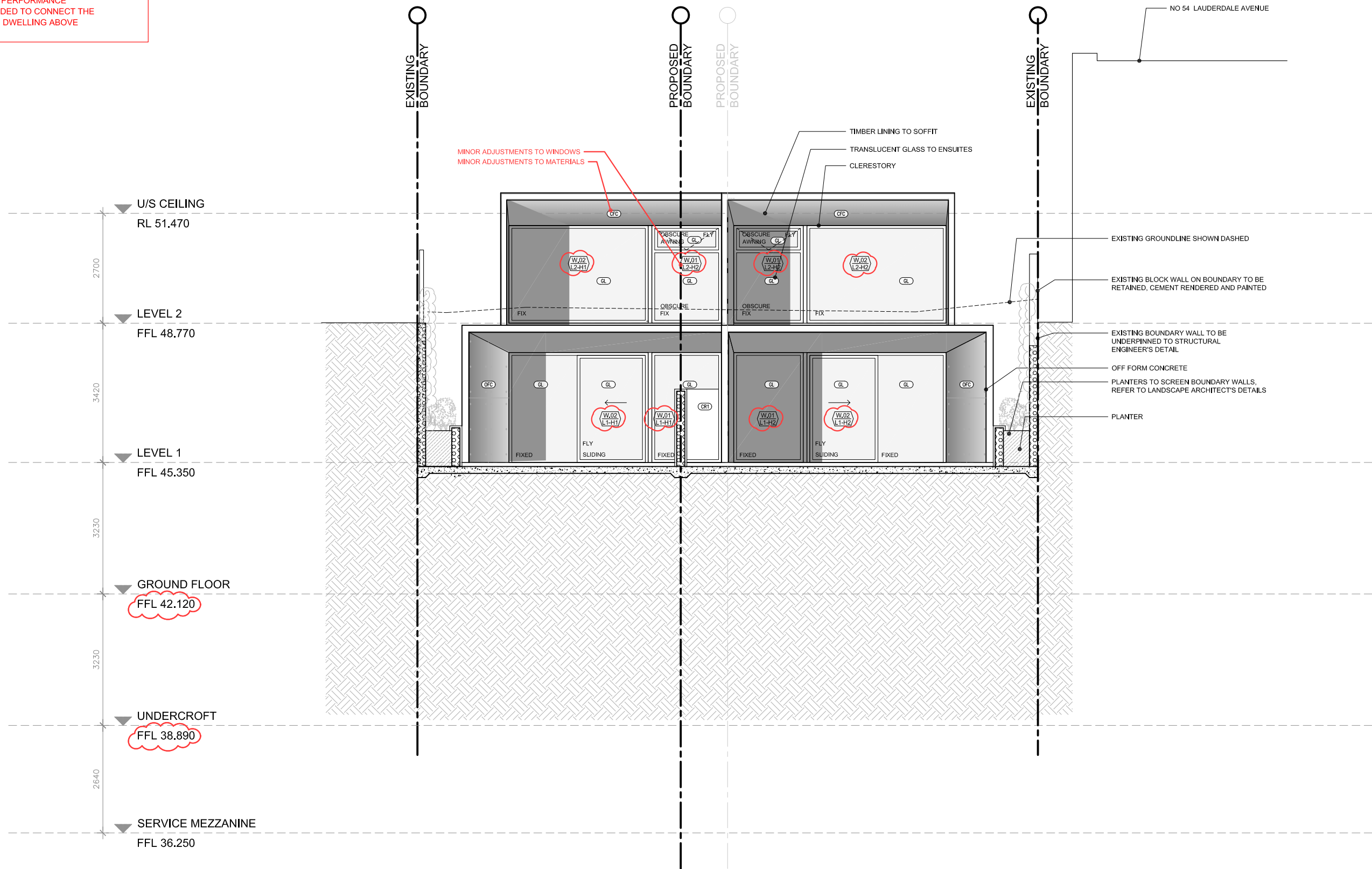
NUMBER

A2.02

S4.55

S4.55 AMENDMENTS:

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S4.55	2019.09.27	REVISIONS	COORDINATION	F8

LEGEND			
(CNC)	CONCRETE, BRUSH FINISH	(GL)	GLAZING
(CR)	RENDER - OFF WHITE	(MC)	METAL CLADDING
(CC)	COMPRESSED FIBRE CEMENT	(MR)	METAL ROOFING
(CP)	CARPET - BEDROOMS	(PB)	PEBBLES
(TB)	TIMBER FLOOR BOARDS	(OFC)	OFF FORM CONCRETE
(TE)	METAL OR TIMBER FENCE	(ST)	STONE CLADDING
(GB)	GLASS BALUSTRADE	(NTI)	NATURAL STONE TILES INT.
(NTI)	NATURAL STONE TILES EXT.	(SP)	STONE PAVERS
(TC)	TIMBER CLADDING OR SIMILAR	(FT)	FLOOR TILES - WET AREA
(RL)	PROPOSED RL	(RL)	EXISTING RL TO BE MAINTAINED

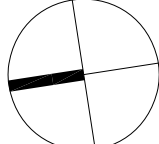
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ARCHITECTS

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PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

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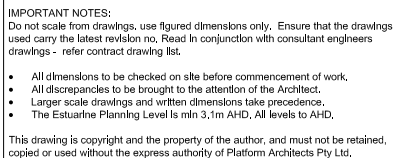
DRAWING TITLE
NORTH ELEVATION

SCALE
1:100
@A3





















STATUS
s4.55

NUMBER	REVISION	PROJECT
A2.03	P1	LAF

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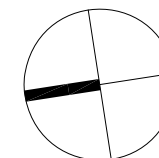


s4.55	2019.10.29	s4.55 lodgement	FB

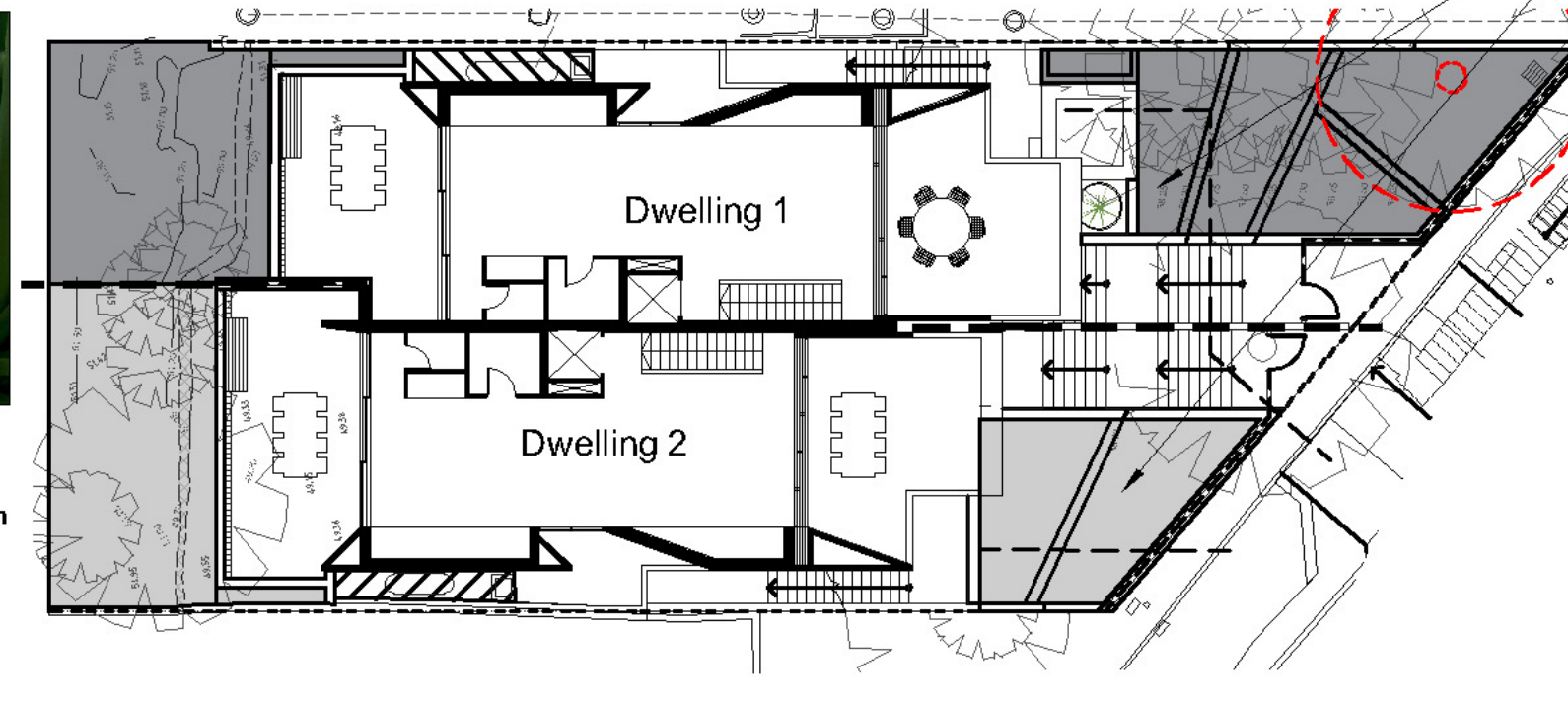
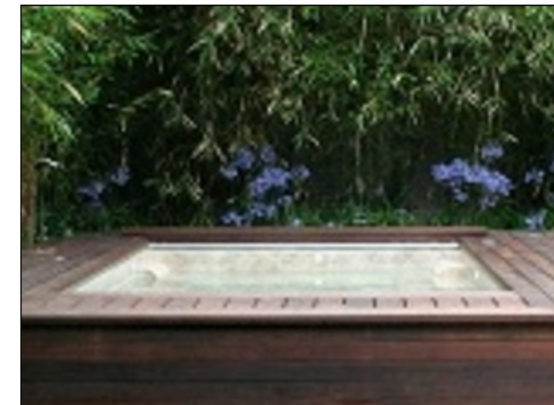
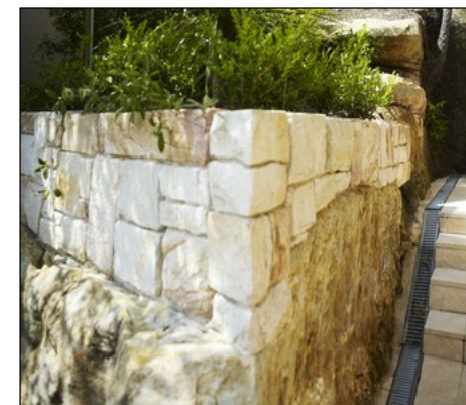
LEGEND					
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	RENDER, OFF WHITE		METAL CLADDING		STONE PAVERS
	COMPRESSED FIBRE CEMENT		METAL ROOFING		TIMBER CLADDING OR SIMILAR
	CARPET- BEDROOMS		PEBBLES		FLOOR TILES - WET AREA
	TIMBER FLOOR BOARDS		OFF FORM CONCRETE		PROPOSED RL 11.700
	METAL OR TIMBER FENCE		STONE CLADDING		EXISTING RL TO BE MAINTAINED
	GLASS BALUSTRADE		NATURAL STONE TILES INT.		









PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & THE CASEY FAMILY TRUST

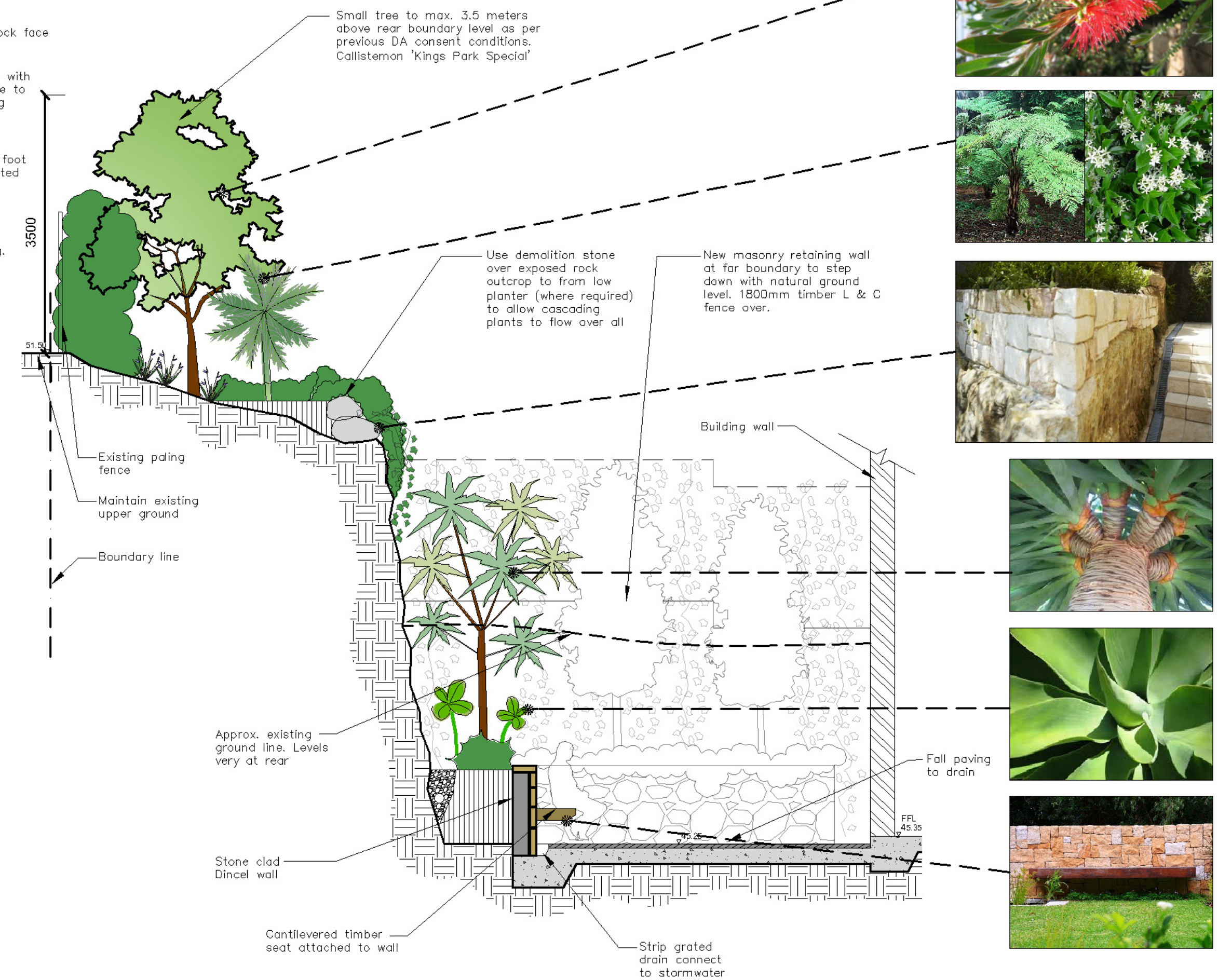


DRAWING TITLE		PROJECT	
DRIVEWAY ELEVATION		LAF	
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	s4.55	A5.03	S4.55

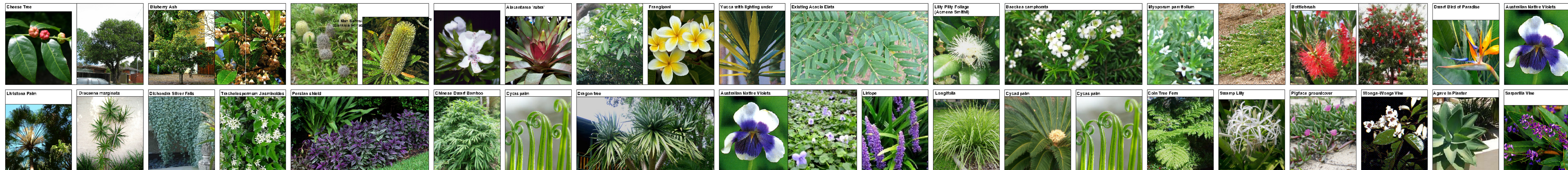
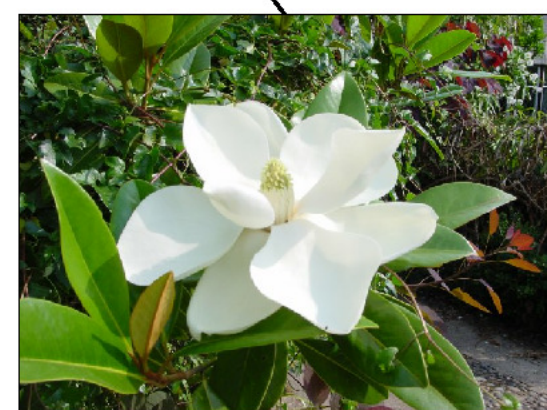


Dwelling 1			
	Site area	281.3 m2	100.00 %
	Deep soil 3000mm width as part of open apace area	89.05 m2	31.65 %
	Deep soil less than 3000mm width	4.26 m2	1.51 %

Dwelling 2			
	Site area	251.70 m2	100.00 %
	Deep soil 3000mm width as part of open apace area	66.88 m2	26.57 %
	Deep soil less than 3000mm width	3.77 m2	1.5 %

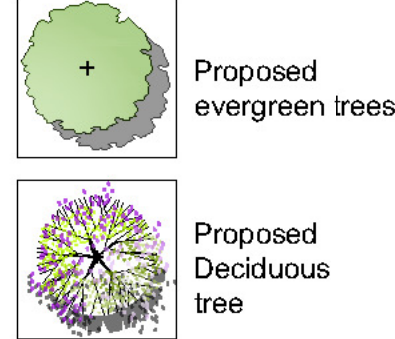






Now masonry retaining wall on boundary to provide cut levels for rear terrace. Top of wall to follow slope of natural ground.

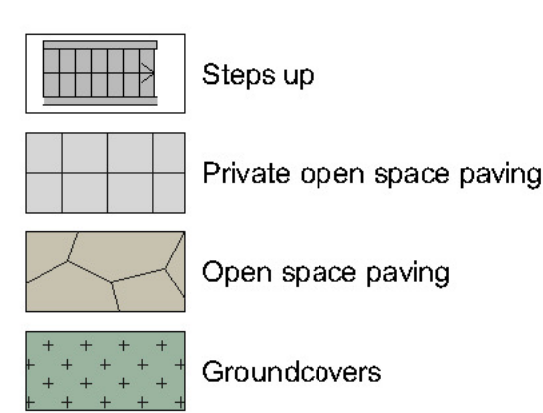


Existing trees to be removed (Refer to Sheet 2)

Existing trees

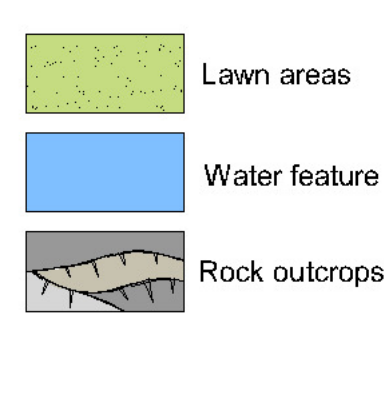


	Low shrubs / ornamental grasses
	Shrubs
	Shrubs
	Stone clad garden walls



The diagram illustrates the cross-section of a drainage system. It consists of five distinct layers, each represented by a different pattern or color. From top to bottom, the layers are: a white layer with a black horizontal line and dots representing the balustrading or screen; a white layer with a grid pattern representing the strip drainage grate; a white layer with a small square representing the drainage pit; a grey layer representing the concrete; and a white layer with a horizontal line representing the walls.

- Balustrading / screen
- Strip drainage grate
- Drainage pit
- Concrete
- Walls



Proposed levels

Refer to Arborist report
prepared by Landscape
Matrix Pty Ltd

F: S4.55



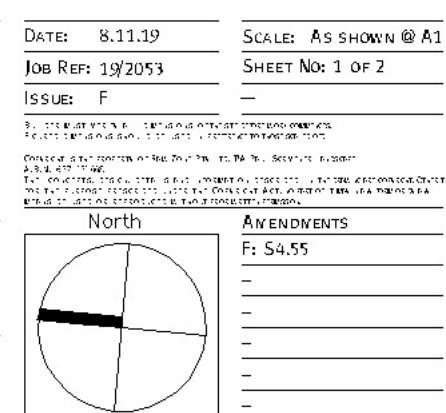
PAUL SCRIVANI
LANDSCAPE

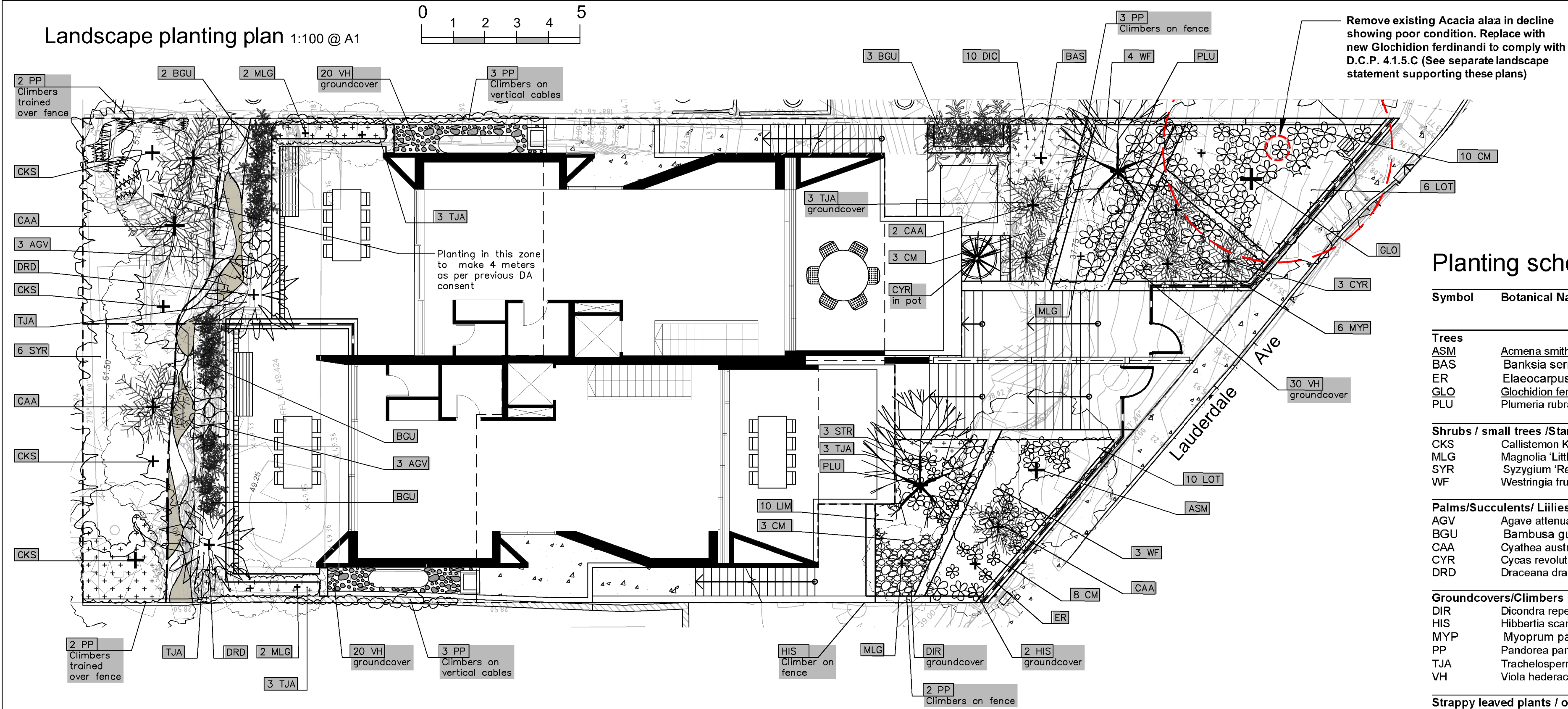
PO Box 813 NEWPORT NSW 2106
ABN: 627 121 448

PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM

PROJECT: NEW DWELLING
52 LAUDERDALE AVE
FAIRLIGHT NSW

DWG: LANDSCAPE SITE PLAN /
LANDSCAPE CALCULATIONS





Note:
Refer to Arborist report for removal of
existing vegetation on site

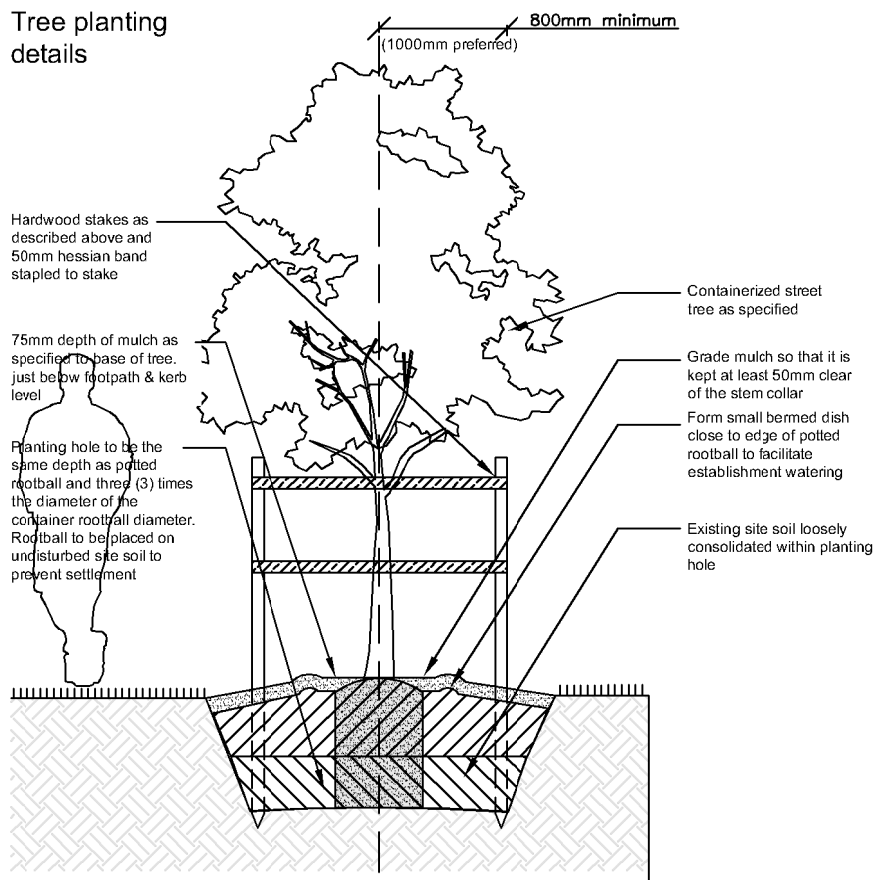
Planting schedule

Symbol	Botanical Name	Common Name	No req.	Cont. Size	Staking Height	Mature
Trees						
ASM	<i>Acmena smithii</i>	Lily Pilly (indigenous tree)	1	75L	3x50x50x1800	10-12.0M
BAS	<i>Banksia serrata</i>	Old Man Banksia (Small gnarled trunk & serrated leaves)	1	45Lt	3x50x50x1800	3-4.0M
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash (indigenous small tree)	1	45Lt	3x50x50x1800	6-8.0M
GLO	<i>Glochidion ferdinandii</i>	Cheese Tree (indigenous tree)	1	75L	3x50x50x1800	8-12.0M
PLU	<i>Plumeria rubra</i> var. <i>acutifolia</i>	Frangipani (flowering small feature)	2	75L	nil	3-4.0M
Shrubs / small trees / Standards						
CKS	<i>Callistemon Kings Park Special'</i>	Bottlebrush small (native tree for planterbox)	4	300mm	2x50x50x1800	3-3.5M
MLG	<i>Magnolia 'Little Gem'</i>	Little Gem (small ornamental standard tree)	6	300mm	2x50x50x1800	2.5-3.0M
SYR	<i>Syzygium 'Resilience'</i>	Resilience Lilly Pilly (native screen plant. Can be hedged)	6	300mm	hedged	2.3-3.0M
WYF	<i>Westringia fruticosa</i>	Coastal Rosemary (native semi hedged shrub)	7	200mm	nil	0.1M
Palms/Succulents/ Lillies						
AGV	<i>Agave attenuata</i>	Century Plant (grouped in raised planter)	6	200mm	nil	0.5M
BGU	<i>Bambusa guangxiensis</i>	Dwarf Chinese Bamboo (ornamental small bamboo)	7	200mm	nil	4-5.0M
CAA	<i>Cyathea austral</i>	Tree Fern (native fern)	5	200mm	nil	1.5-2.0M
CYR	<i>Cycas revolutum</i>	Sago Palm (native low plam like plant)	4	300mm	in pot	1.0M
DRD	<i>Dracaena draco</i>	Dragon Tree (Feature succulent)	2	45Lt	nil	1.8-2.5M
Groundcovers/ Climbers						
DIR	<i>Dicandra repens</i>	Kidney Weed (low carpet groundcover)	1	tubes	nil	0.05M
HIS	<i>Hibbertia scandens</i>	Guinea Flower (groundcover)	3	150mm	nil	0.4M
MYP	<i>Myoprum parvifolium</i>	Creeping Boobiala (native cascading groundcover)	6	150mm	nil	0.2M
PP	<i>Pandorea pandorana</i>	Wonga Wonga Vine (climbing plant)	15	200mm	vertical cables on wall	2.5M
TJA	<i>Trachelospermum asiaticum</i>	Flatmat Star Jasmine (FT01 Oztbreed hyvid groundcover)	14	200mm	nil	2.5M
VH	<i>Viola hederacea</i>	Native Violets (low carpet groundcover)	70	100mm	nil	0.1M
Strappy leaved plants / ornamental grasses						
CM	<i>Clivia miniata</i>	Kaffir Lily (shade tolerant low plant)	14	200mm	nil	0.5M
DIC	<i>Dianella caerulea</i>	Blue Flax Lily (native grass like plant)	10	100mm	nil	0.4M
LIM	<i>Liriope Evergreen Giant</i>	Turf Lily (shade tolerant groundcover)	10	150mm	nil	0.4M
LOT	<i>Lomandra 'Tanika'</i>	Dwarf Lomandra	16	150mm	nil	0.5M
STR	<i>Strelitzia reginae</i>	Bird of Paradise (flowering hardy feature plant)	3	200mm	nil	1-1.2M

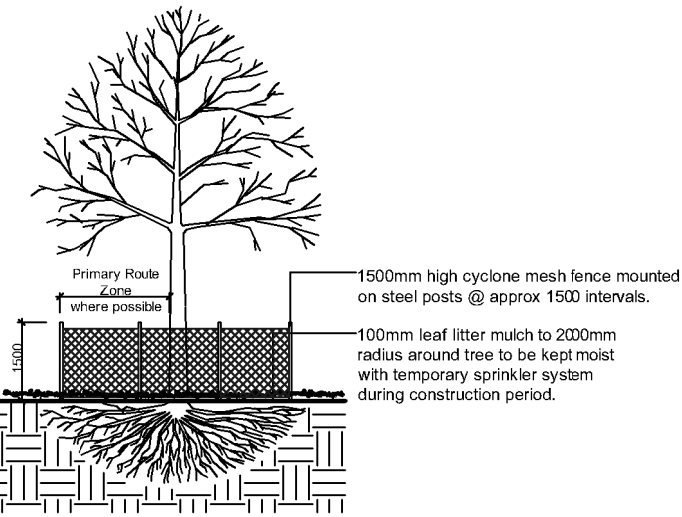
• Underlined species denotes native tree comply with DCP 4.1.5.2.c requirements for indigenous trees

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Plant material to NATSPEC specifications Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

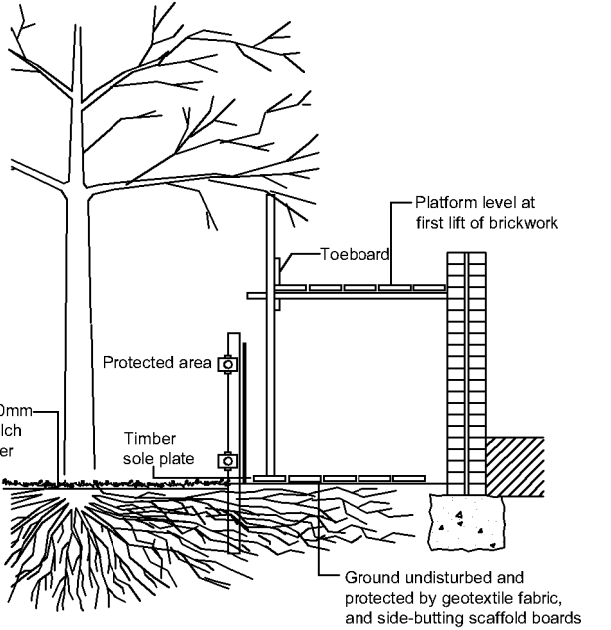
Detail 1.
Tree planting details



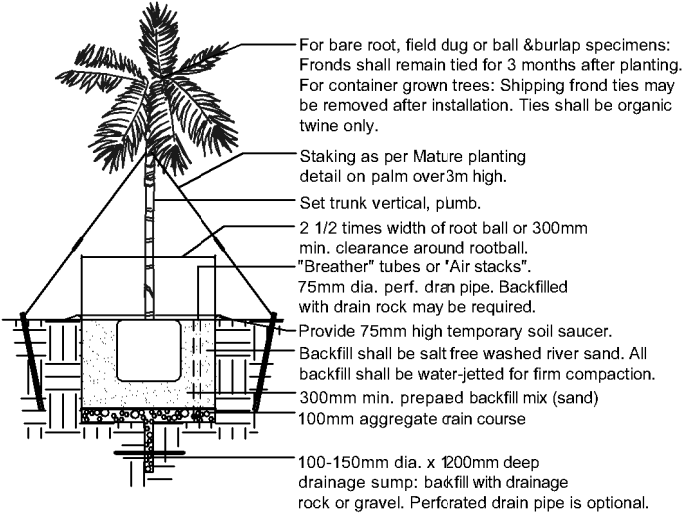
Detail 2.
Tree protection measure
Type 2 n.t.s.



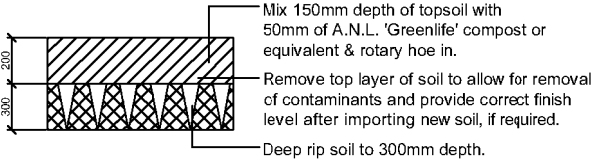
Detail 3.
Tree protection measure
Type 3 n.t.s.



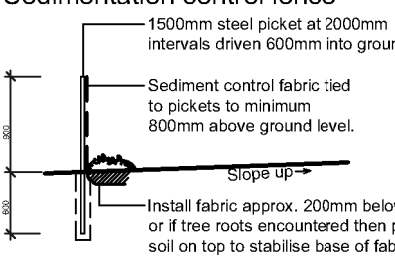
Detail 4.
Palm planting detail n.t.s



Detail 5.
Soil preparation for compacted / poor soils n.t.s.

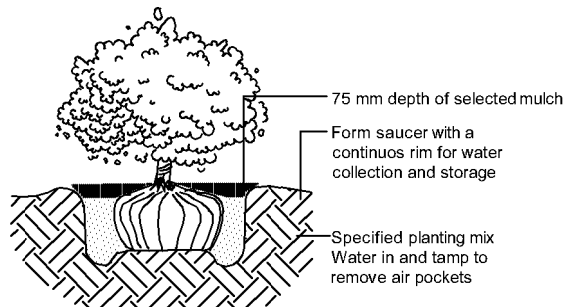


Detail 7.
Sedimentation control fence

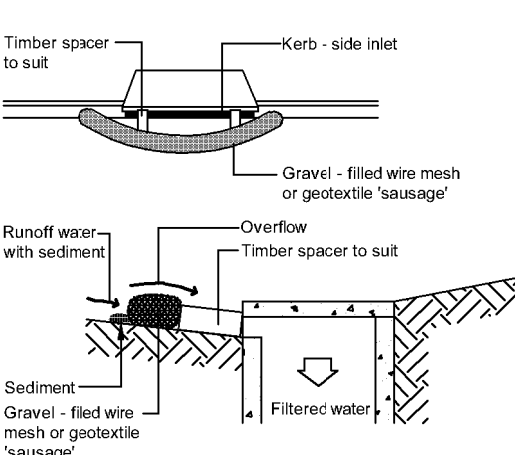


Detail 6.

Shrub planting detail n.t.s

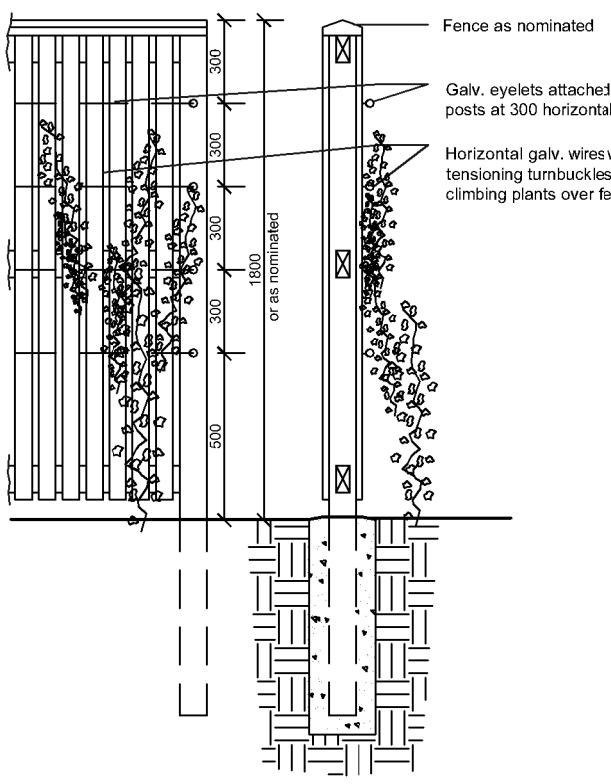


Detail 8.
Mesh & gravel inlet filter

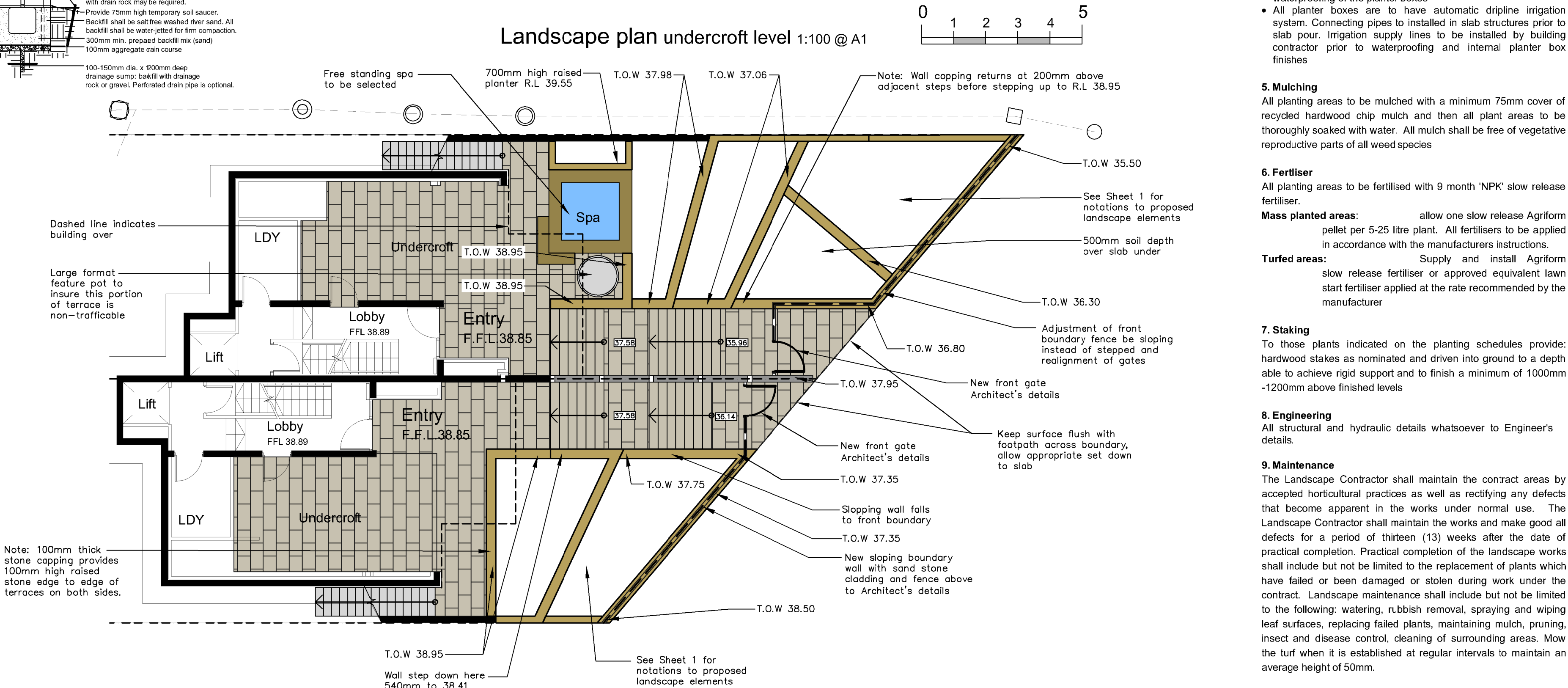


Detail 9.

Wire supports for climbers on fence n.t.s



Landscape plan undercroft level 1:100 @ A1



General construction notes

1. Site preparation

Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools.

To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or topped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within the dripline of any existing trees to be retained on or adjacent to the site. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the drip line of existing trees. Vehicular access shall not be permitted within three (4) metres of any tree.

2. Soil preparation

All proposed planting areas to be ripped (by hand in tree protection zones) to 300mm and clay soils to be treated with clay breaker. Harvested existing top soil from site and store on site and mix with 25% A.N.L. Greenfite compost or approved equivalent. Apply at least 200mm soil depth to planting areas. All additional soil to be 150mm depth of good quality planting mix to be imported and combined with 50mm A.N.L. Greenfite compost or approved equivalent. To be worked in with rotary hoe or by hand in tree protection zones. In general all care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.

3. New plantings

Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix.

Mature heights of planting as shown on planting schedule show the greatest height possible in ideal conditions. These heights are subject to particular site conditions, possible container environments and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter boxes & waterproofing.

All over slab planting areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for planter box drainage & construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure minimum 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers or over slab planting to have the following:

- Water proofing as specified by Architects. To extend along base and up to top of soil level of containers
- 'Atlantis' drainage cell at base to be connected to drainage system of development (see typical detail sheet 2)
- A.N.L. planter box soil mix or equivalent to be installed in all containers and over slab planting situation
- Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes to be installed in slab structures prior to slab pour. Irrigation supply lines to be installed by building contractor prior to waterproofing and internal planter box finishes

5. Mulching

All planting areas to be mulched with a minimum 75mm cover of recycled hardwood chip mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of vegetative reproductive parts of all weed species

6. Fertiliser

All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

- Mass planted areas:** allow one slow release Agriform pellet per 5-25 litre plant. All fertilisers to be applied in accordance with the manufacturers instructions.
- Turfed areas:** Supply and install Agriform slow release fertiliser or approved equivalent lawn start fertiliser applied at the rate recommended by the manufacturer

7. Staking

To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support and to finish a minimum of 1000mm -1200mm above finished levels

8. Engineering

All structural and hydraulic details whatsoever to Engineer's details.

9. Maintenance

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

Refer to Arborist report
prepared by Landscape
Matrix Pty Ltd

F: \$4.55



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52 LAUDERDALE AVE
FAIRLIGHT, NSW

DWG: LANDSCAPE PLANTING
PLAN

DATE: 8.11.19
JOB REF: 192053
SCALE: AS SHOWN @ A1
SHEET NO: 2 OF 2

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NSW BUILDING REGULATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
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