

PROPOSED SENIORS LIVING FACILITY

38 PARK STREET & 1795 - 1797 PITTWATER ROAD, MONA VALE NSW



PITTWATER ROAD NE CORNER PERSPECTIVE

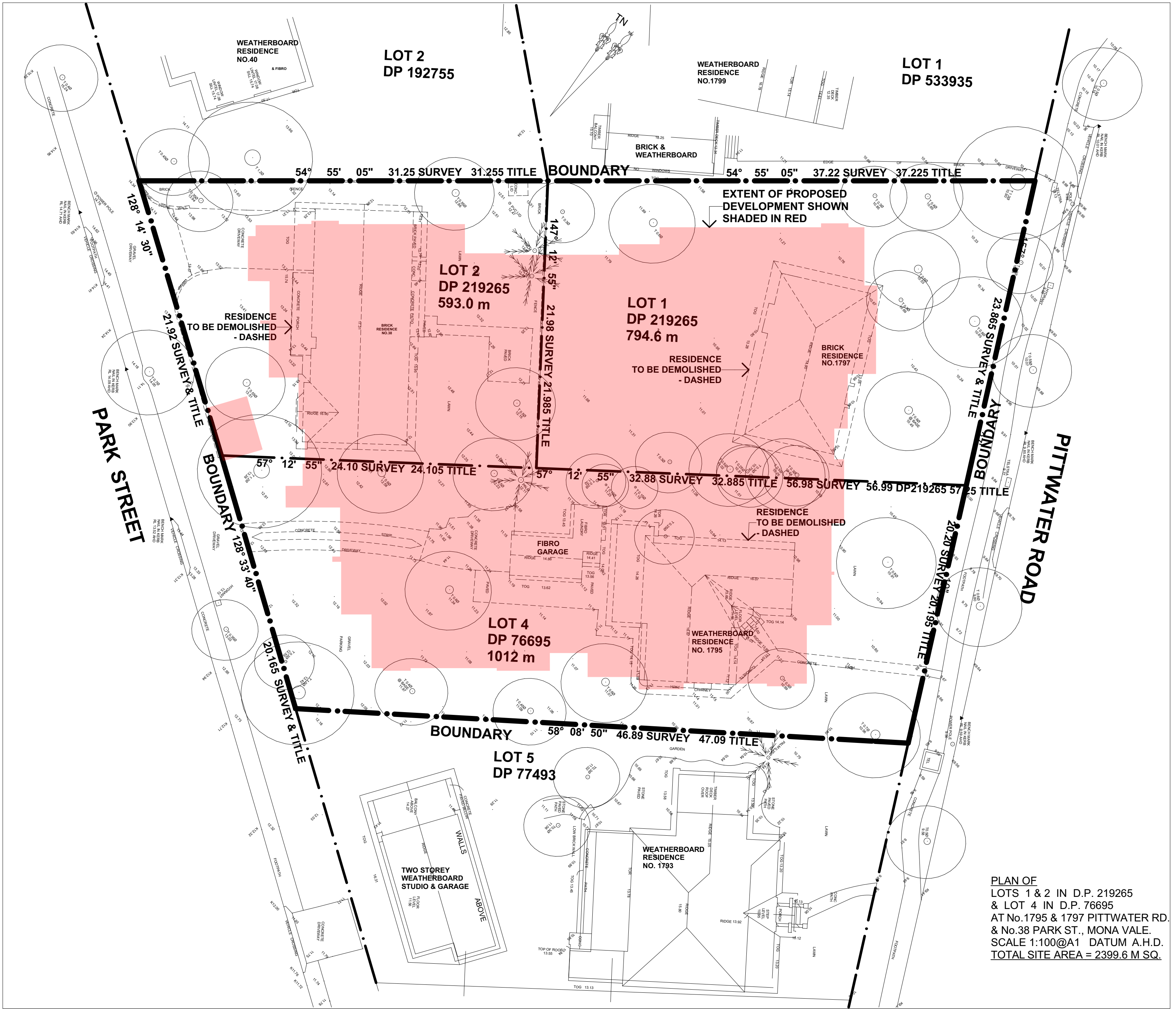
DEVELOPMENT APPLICATION DRAWING LIST	
No:	Drawing Name
DA-00	COVER SHEET
DA-01	ACCESS TO SERVICES & EXISTING SITE PLAN + DEMO
DA-02	SITE ANALYSIS + SITE PLAN
DA-03	BASEMENT + CARPARK PLAN
DA-04	GROUND FLOOR PLAN
DA-05	FIRST FLOOR PLAN
DA-06	ROOF LEVEL LOWER
DA-07	NORTH + EAST ELEVATIONS
DA-08	SOUTH + WEST ELEVATIONS
DA-09	SECTIONS
DA-10	SHADOW DIAGRAMS
DA-11	PERSPECTIVE VIEWS A
DA-12	PERSPECTIVE VIEWS B
DA-13	PERSPECTIVE VIEWS C
DA-14	PERSPECTIVE VIEWS D
LA-01	LANDSCAPE PLAN
LA-02	PLANT SPECIES SCHEDULE



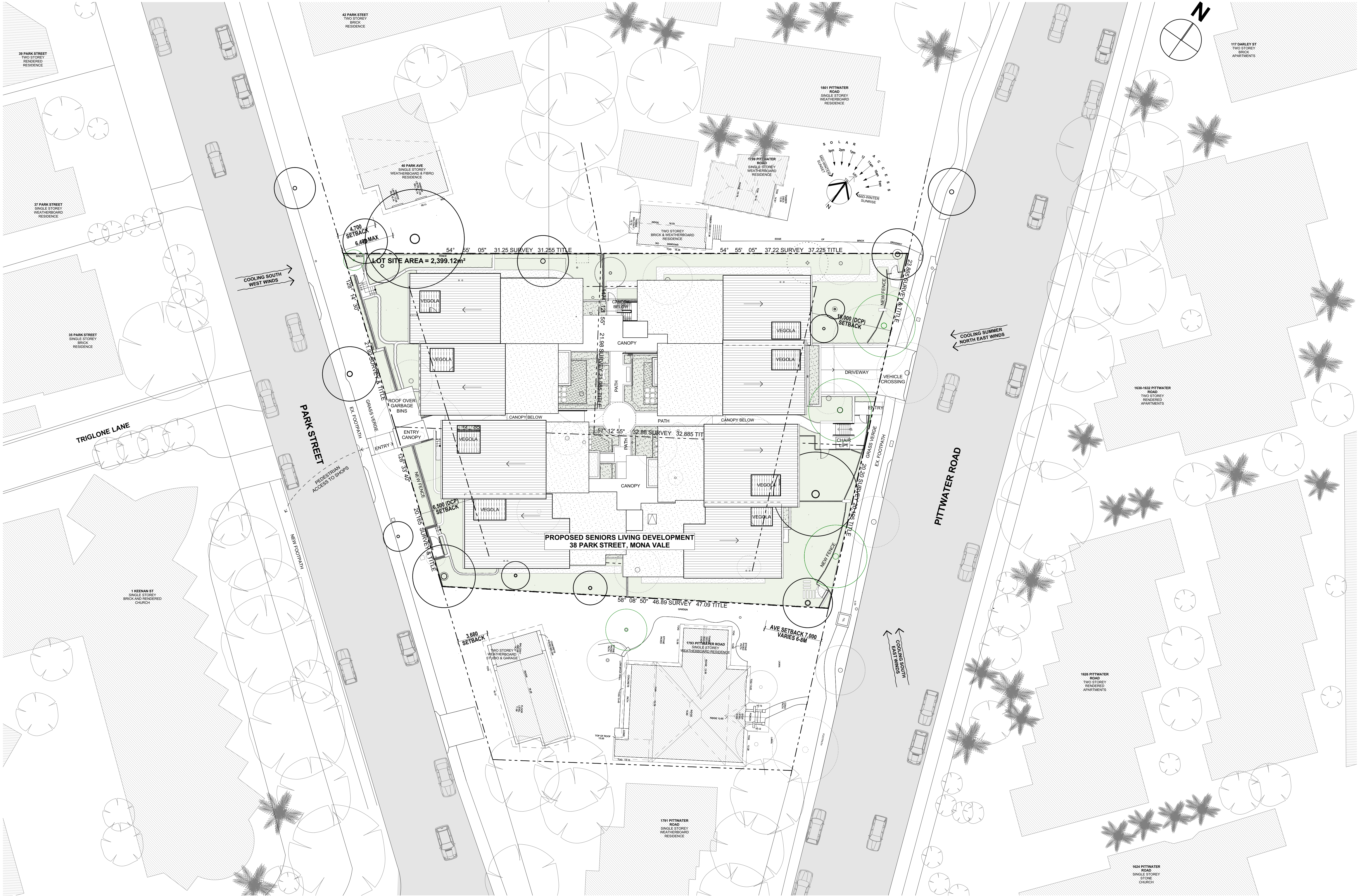
PARK ST NW CORNER PERSPECTIVE



ACCESS TO SERVICES PLAN



SURVEY SITE SURVEY + DEMOLITION 1:200



Issue Date	Rev	Description	Drawn	Checked
24/09/2019	A	ISSUE FOR DA	JR	SG



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Issue Date
24/09/2019

Rev
A

Description
ISSUE FOR DA

Drawn
JR

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SG

PROJECT
MONA VALE 3 PTY LTD
SENIORS LIVING

PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797
PITTSWATER ROAD, MONA VALE NSW

DRAWING TITLE
ROOF LEVEL LOWER

SCALE
1:100 @ A1

Drawn
JR

Checked
SG

DATE
26/09/2019

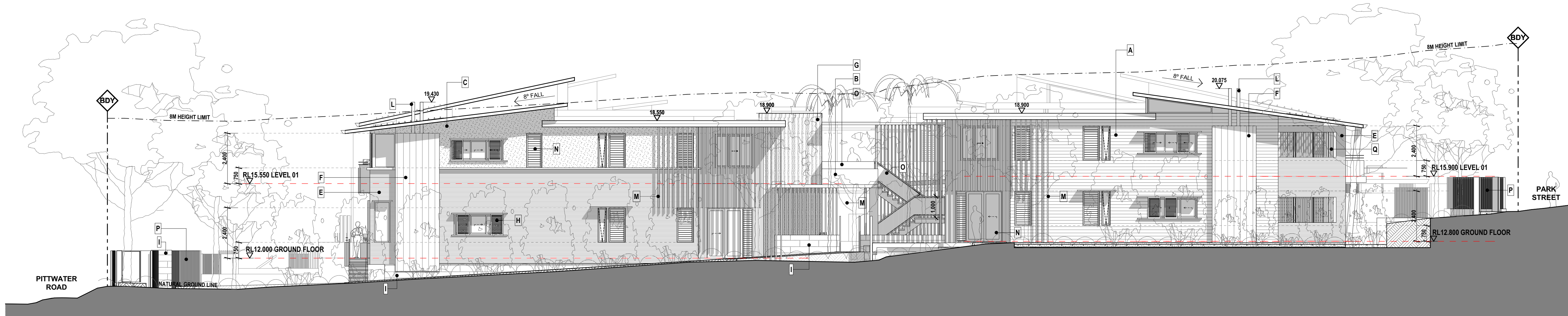
PROJECT NO.
1835

DRAWING NO.
DA-06

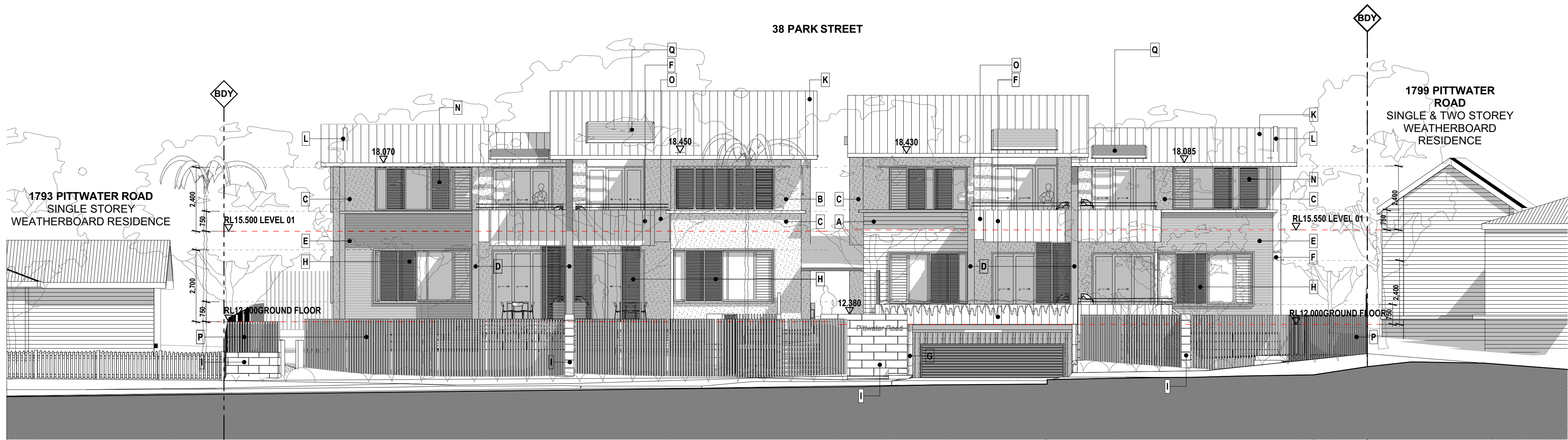
REVISION
A

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 Xtruliner insulation (product value R3.33)
- All recessed downlights to be sealed and to allow for uninterrupted ceiling insulation
- All exhaust fans sealed



ELEVATION NORTH



ELEVATION EAST (PITTWATER RD)



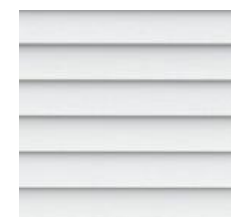
PITTWATER ROAD NE CORNER - 3D



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
DULUX 'HOG BRISTLE QUATER'



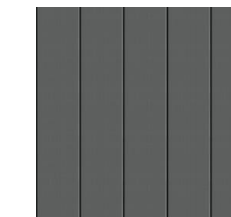
C EXTERNAL WALLS
HEBEL/RENDERED WALL
ON METAL FRAMING
R-VALUE = 2.7
RESENE 'SURFIMIST'



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



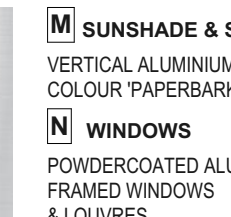
J STEEL COLUMNS
FEATURE STEEL COLUMN
RESENE 'BISMARCK'



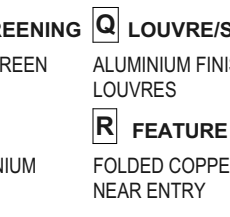
K ROOF + TRIMS
METAL DECK ROOF
COLORBOND ON PURLINS
R-VALUE = 5.2
COLOUR - WINDSPRAY



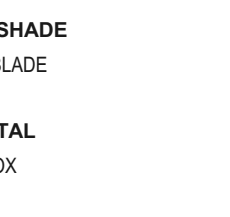
L ROOF CHIMNEY
STAINLESS STEEL FINISH
TO CHIMNEY FLUE



M SUNSHADE & SCREENING
VERTICAL ALUMINIUM SCREEN
COLOUR 'PAPERBARK'



N WINDOWS
POWDERCOATED ALUMINIUM
FRAMED WINDOWS
& LOUVRES



O BALCONY
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

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- Ceilings adjacent to metal roof to have R3.0 insulation + 70mm foil lined blanket under roof
- Ceilings adjacent to concrete roof to have 70mm Xtruliner 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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A 1/113 1/2 PARK STREET
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G 61 2 9979 4432

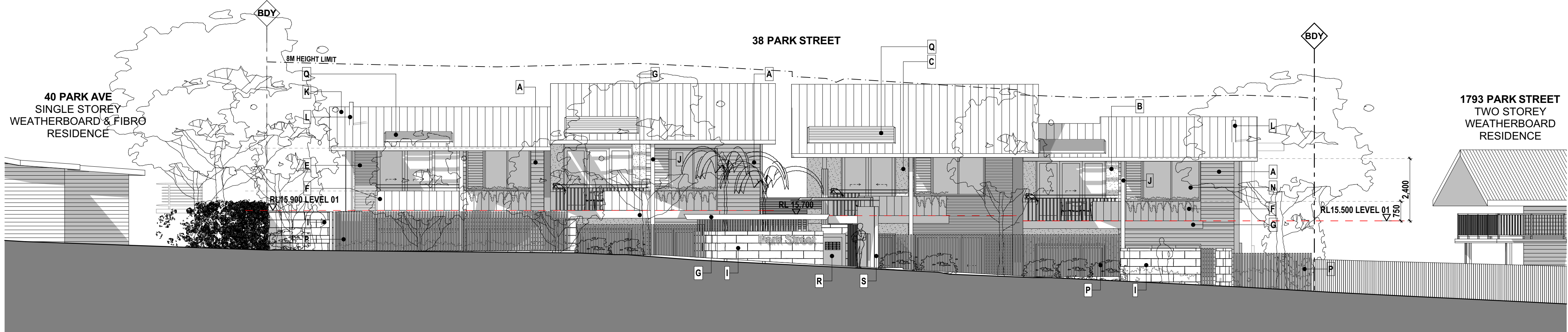
Issue Date	Rev	Description	Drawn	Checked
24/09/2019	A	ISSUE FOR DA	JR	SG

PROJECT
MONA VALE 3 PTY LTD
SENIORS LIVING
PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797
PITTWATER ROAD, MONA VALE NSW

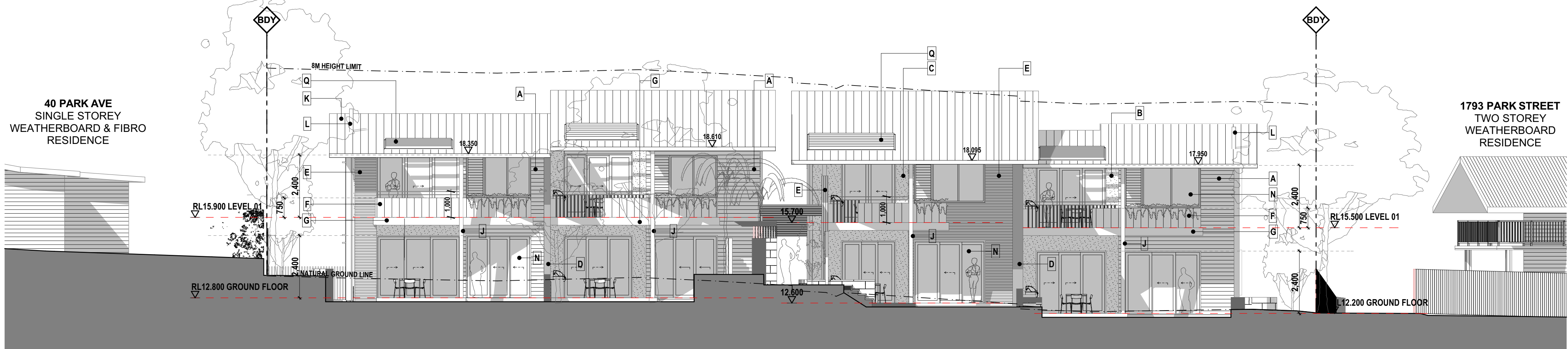
DRAWING TITLE
NORTH + EAST ELEVATIONS
SCALE
1:100, 1:3.77 @ A1
PROJECT NO.
1835
DRAWING NO.
DA-07
DATE
26/09/2019
REVISION
A



ELEVATION SOUTH



ELEVATION WEST BOUNDARY (PARK ST)



ELEVATION WEST BUILDING (PARK ST)

EXTERNAL FINISHES

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- 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 "SURFMIST"
- D** EXTERNAL WALLS
HEBEL/RENDERED WALL
ON METAL FRAMING
R-VALUE = 2.7
"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 = 5.2
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



PARK STREET NW CORNER - 3D



PARK STREET SW CORNER - 3D

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• All recessed downlights to be sealed and to allow for uninterrupted ceiling insulation			
• All exhaust fans sealed			



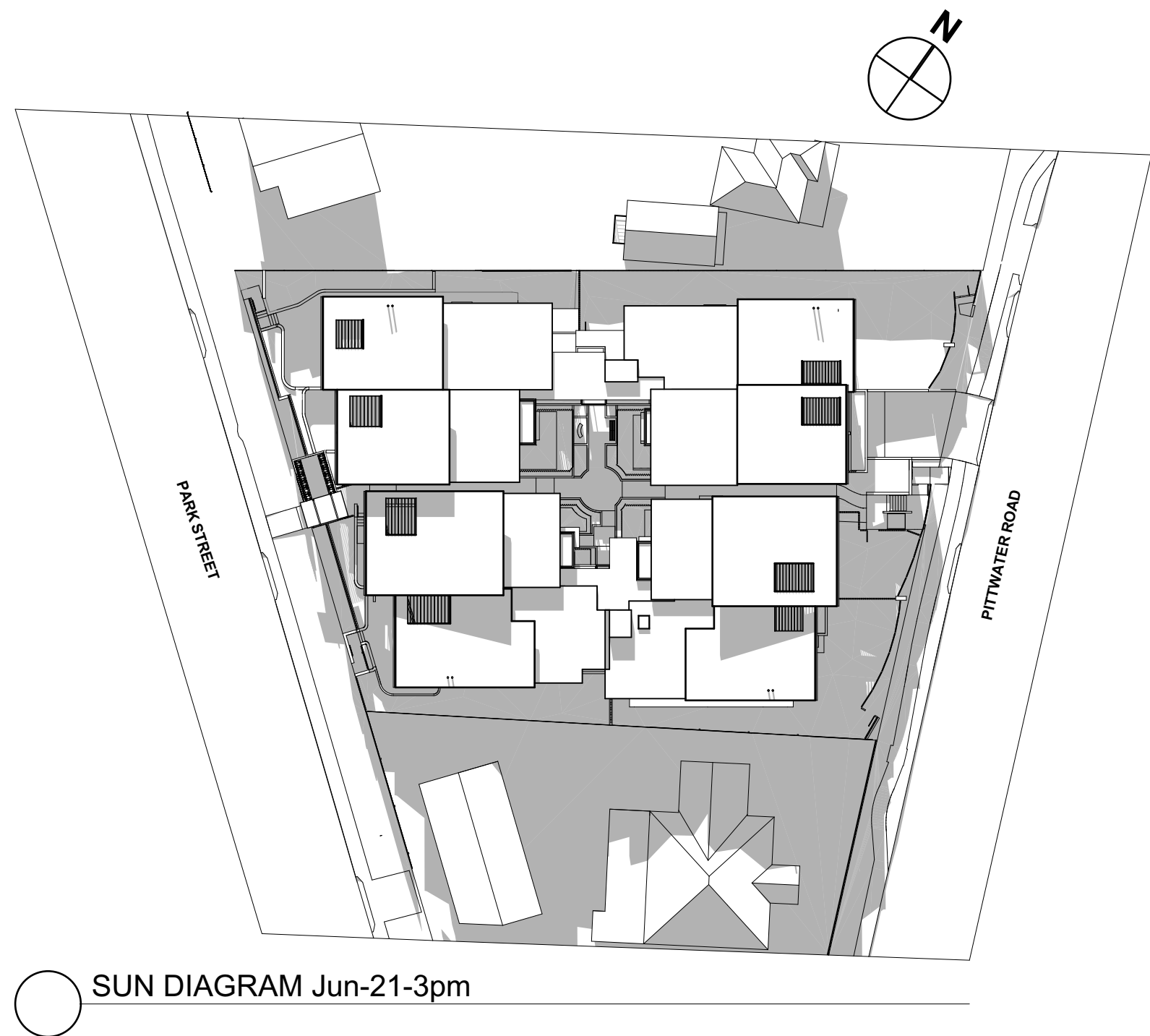
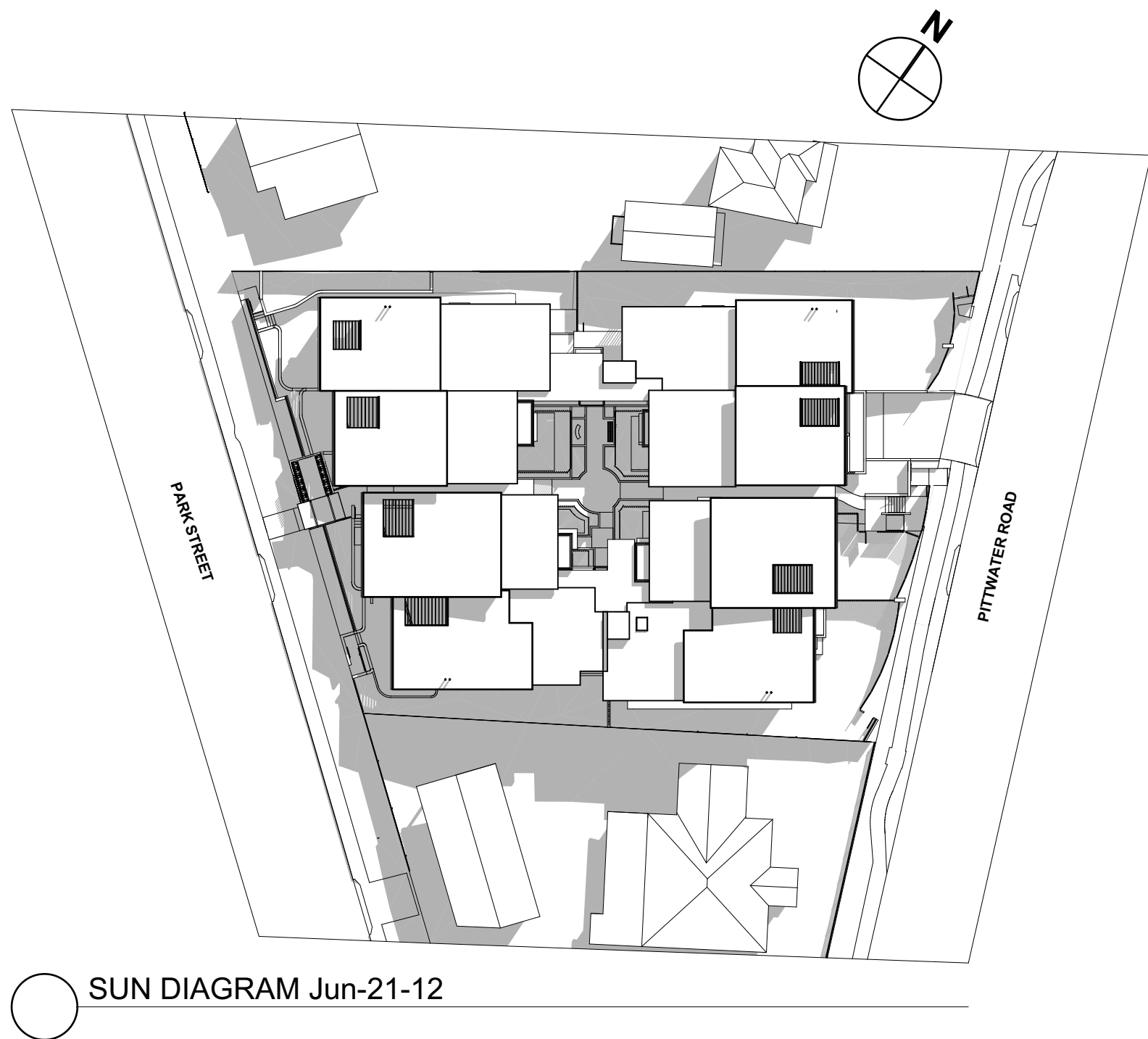
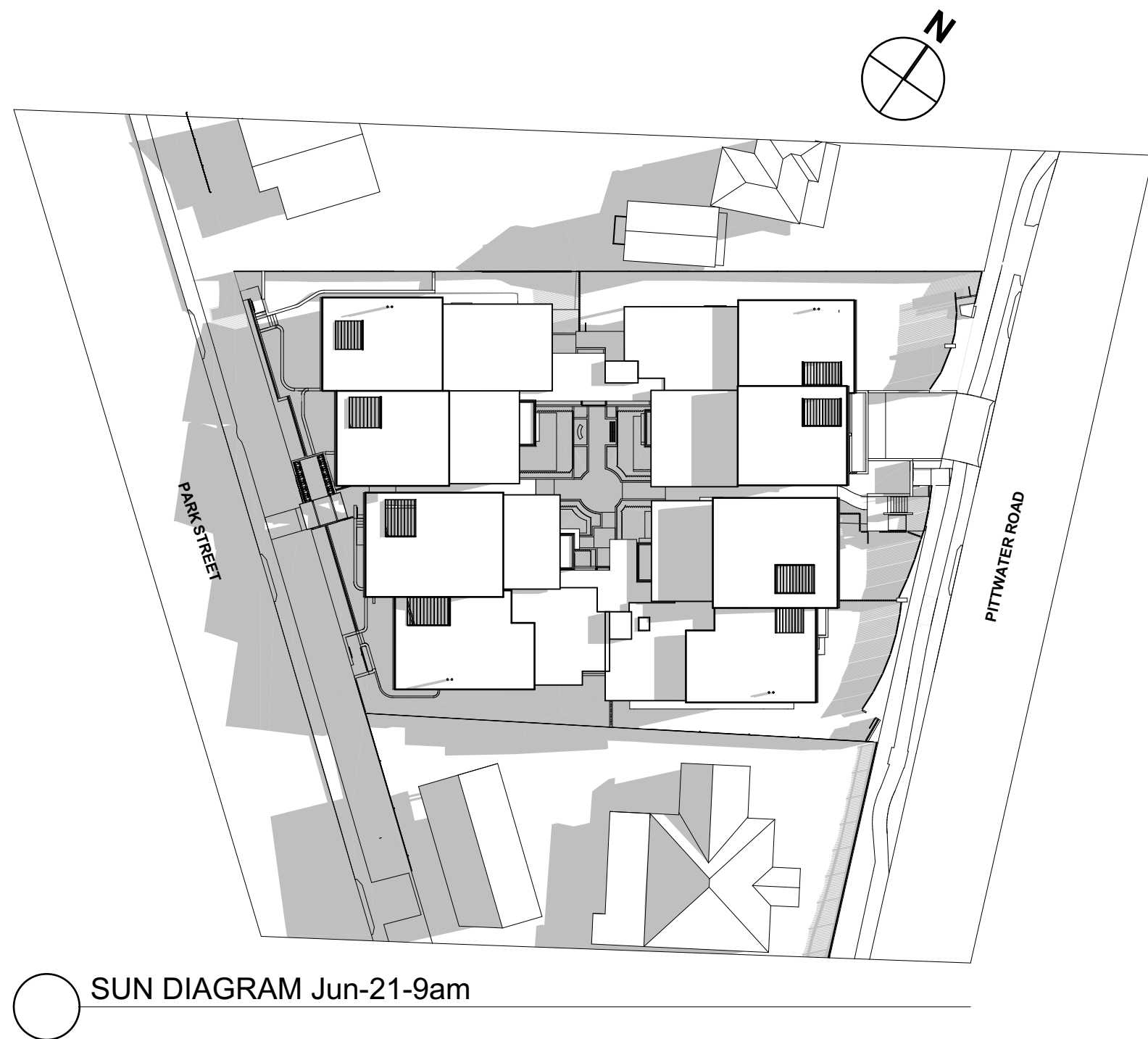
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MONA VALE 3 PTY LTD
SENIORS LIVING
PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797
PITWATER ROAD, MONA VALE NSW

DRAWING TITLE
SOUTH + WEST ELEVATIONS
SCALE
1:100, 1:300, 1:7
@ A1
1835
DRAWN
JR
CHECKED
SG
DATE
26/09/2019
REVISION
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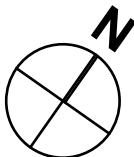
SHADOW

Certification of Shadow Diagrams
I hereby certify that the shadow diagrams submitted with the proposal
a) are in accordance with the survey
b) indicate shadows cast at 9 am, 12 noon and 3 pm on 21 June & 21 December
c) indicate shadows cast by existing structures

Sean Gartner
(Registered Architect #6072 NSW)

Sean Gartner

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MONA VALE 3 PTY LTD
SENIORS LIVING
PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797
PITTWATER ROAD, MONA VALE NSW

DRAWING TITLE
SHADOW DIAGRAMS
SCALE
1:500 @ A1
PROJECT NO.
1835

DRAWN
JR
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DATE
26/09/2019
REVISION
A



1 PITTWATER ROAD NE CORNER



3 PITTWATER ROAD SE CORNER



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SENIORS LIVING
PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797
PITTWATER ROAD, MONA VALE NSW

DRAWING TITLE
PERSPECTIVE VIEWS A

SCALE
1:1.82 @ A1
PROJECT NO.
1835

DESIGNED
JR

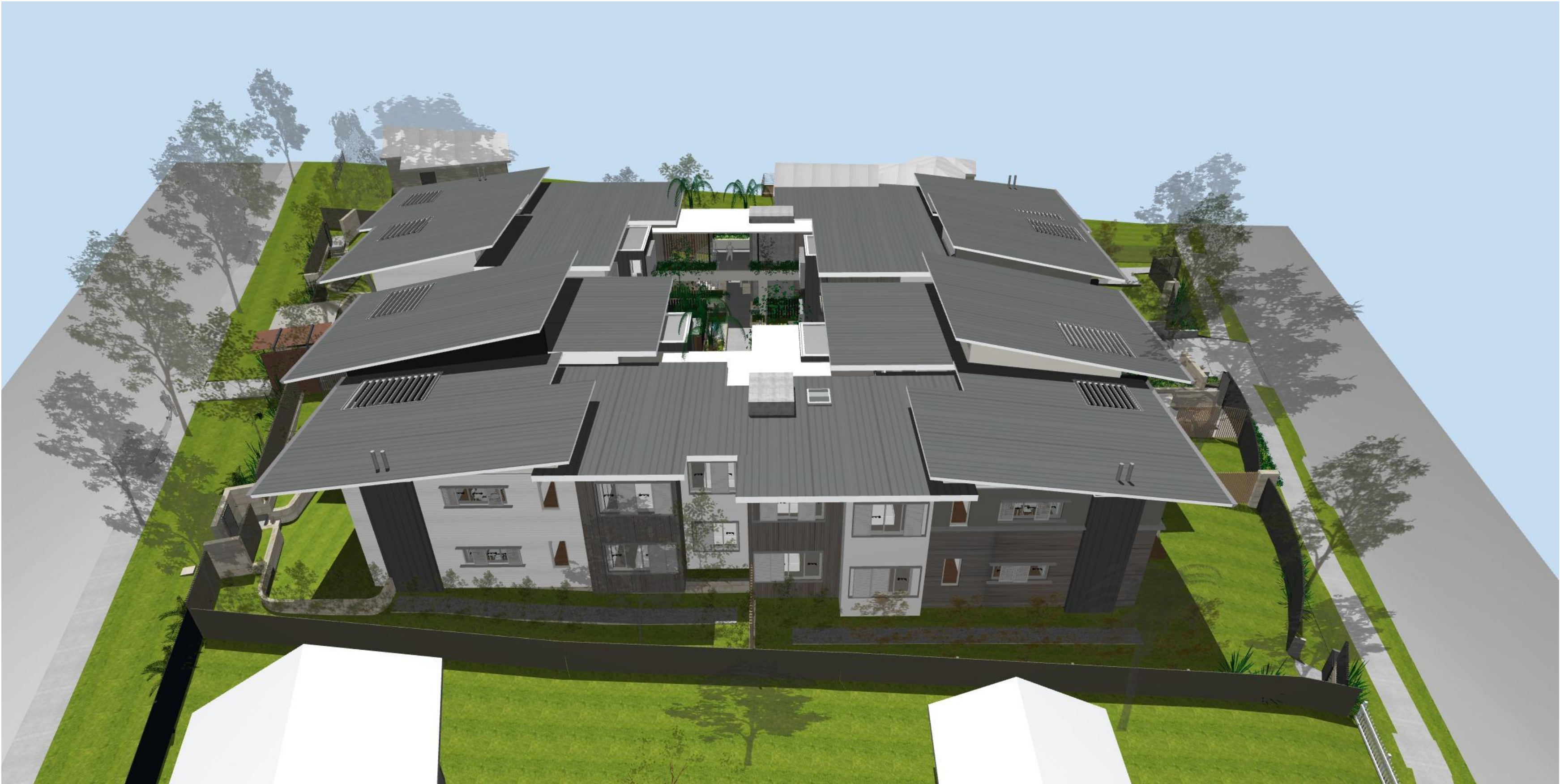
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DATE
26/09/2019

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○ 2 PITTWATER ROAD CENTER



○ 4 SOUTH BOUNDARY HIGH

Issue Date	Rev	Description	Drawn	Checked
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5 PARK STREET SW CORNER



7 PARK STREET NW CORNER



GARTNERTROVATO
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SENIORS LIVING
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38 PARK STREET & 1795 - 1797
PITTSBURGH ROAD, MONA VALE NSW

DRAWING TITLE
PERSPECTIVE VIEWS C
SCALE
1:187 @ A1
PROJECT NO.
1835

DATE
26/09/2019
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6 PARK STREET ROAD CENTER



8 NORTH BOUNDARY HIGH



GARTNERTROVATO
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PROJECT
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38 PARK STREET & 1795 - 1797
PITTSWATER ROAD, MONA VALE NSW

DRAWING TITLE
PERSPECTIVE VIEWS D
SCALE
1:187 @ A1
PROJECT NO.
1835

DATE
26/09/2019
REVISION
A

TREES



Cma - Spotted Gum



Sol - Blue Cherry



Eeu - Bush Quandong



Lar - Cabbage Tree Palm



Ere - Blueberry Ash



Gfe - Cheese tree



Hfo - Kentia Palm

SMALL SHRUBS



Aze - Shell Ginger



Birds Nest Fern



Cst - Slender Palm Lily



Pxa - Dwarf Philodendron

SUCCULENTS



Aat - Agave attenuata



Eel - Hen and Chickens



Bca - Gristle Fern



Gli - Gazania



Dex - Gynea Lily



Sre - Bird of Paradise



Car - Blue Money plant



See - Blue Chalk Sticks

SCREEN SHRUBS



Slu - Small Leaf Lillypilly



Bgi - \"Silver Lady\" fern



Rex - Lady Palm



Dlo - Flax Lily



Tma - Tiger Grass



Cgl - Pig Face



Sau - Compact Lillypilly



Cal - White Correa



Cmi - Kafir Lily



Lmu - Giant Turflily



Wfr - Coast Rosemary



Dar - Silver Falls Dichondra



Vod - Sweet Viburnum



Gwh - Moonlight



Gma - Royal Mantle



Mco - Burrawang Palm



Gto - Silver Gazania



Tja - Star Jasmine

GROUND COVERS



GARTNERTROVATO

A R C H I T E C T S

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PLANT SPECIES SCHEDULE

PROJECT
MONA VALE 3 PTY LTD SENIORS LIVING
PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797 PITTSWATER ROAD, MONA VAL
PROJECT NO. 1835 SCALE A3 DATE 26/09/2019 DRAWN JR CHECKED JR DRAWING NO. LA-02 REVISION A