

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.

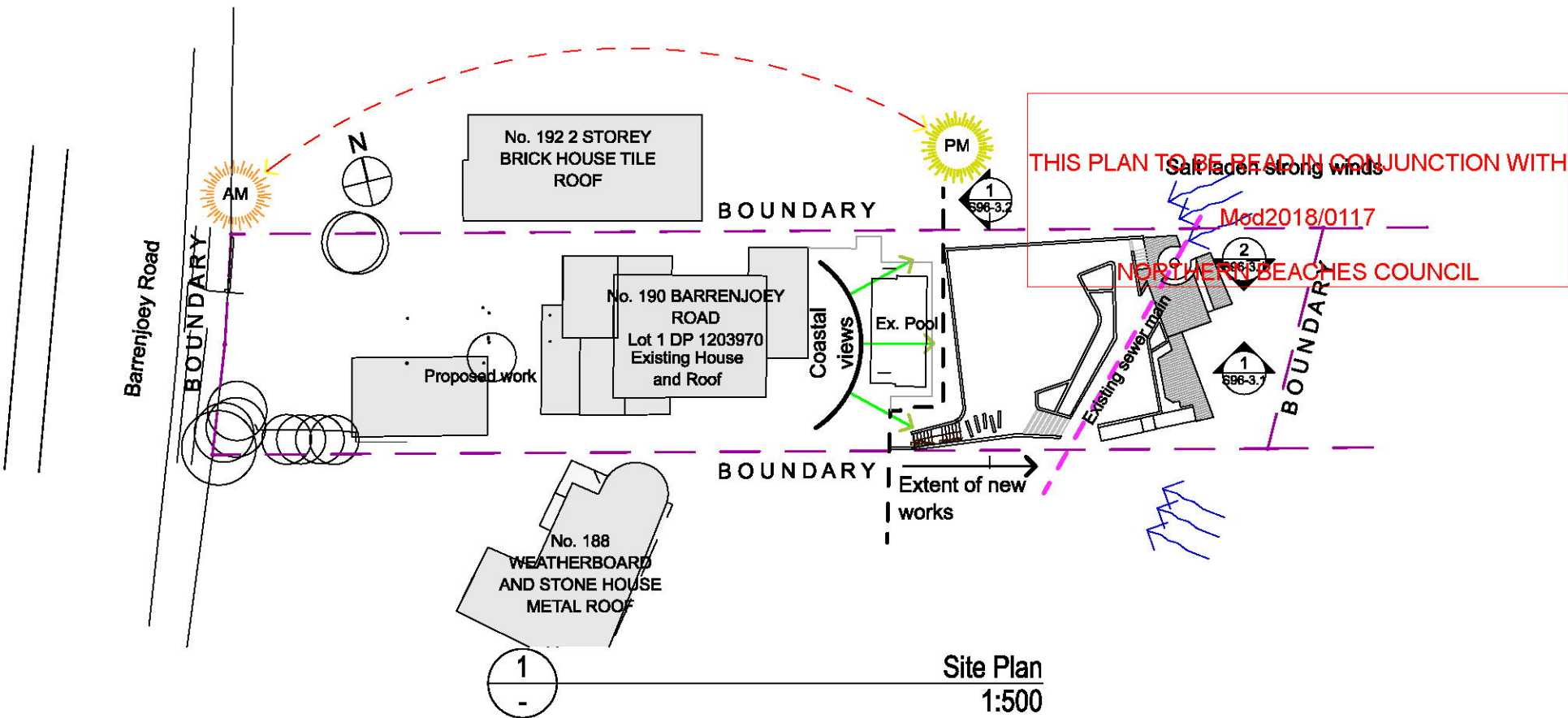
UTILITY & COUNCIL SERVICES:

* Conduct a "Dial 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

Gordon + Valich Pty Ltd
Level 3 Suite 315 30-40 Harcourt Parade
Rosebery NSW 2018 T: + 61 2 8338 9004

www.gordonvalich.com.au

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**

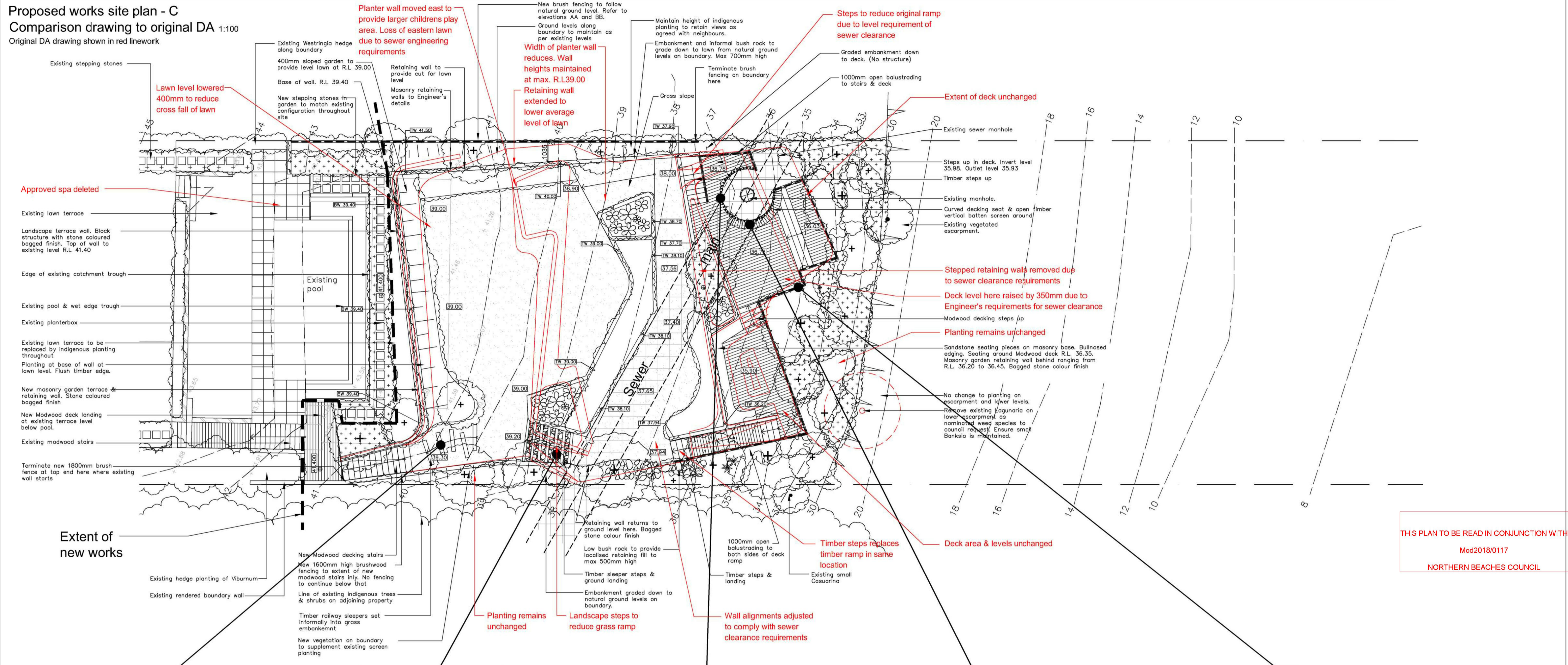
DRAWN BY:
AS
Date:
1/3/18
Scale:
as noted
Status:
Amended Design
APPROVED BY
Nominated Architect Furio Valich ARBN 3317
The builder will check and verify all dimensions and report all errors and omissions to the Architect. Drawings not to be used for construction purposes until issued marked "For Construction".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

DRAWING TITLE:
BACKYARD LANDSCAPE - Site Analysis

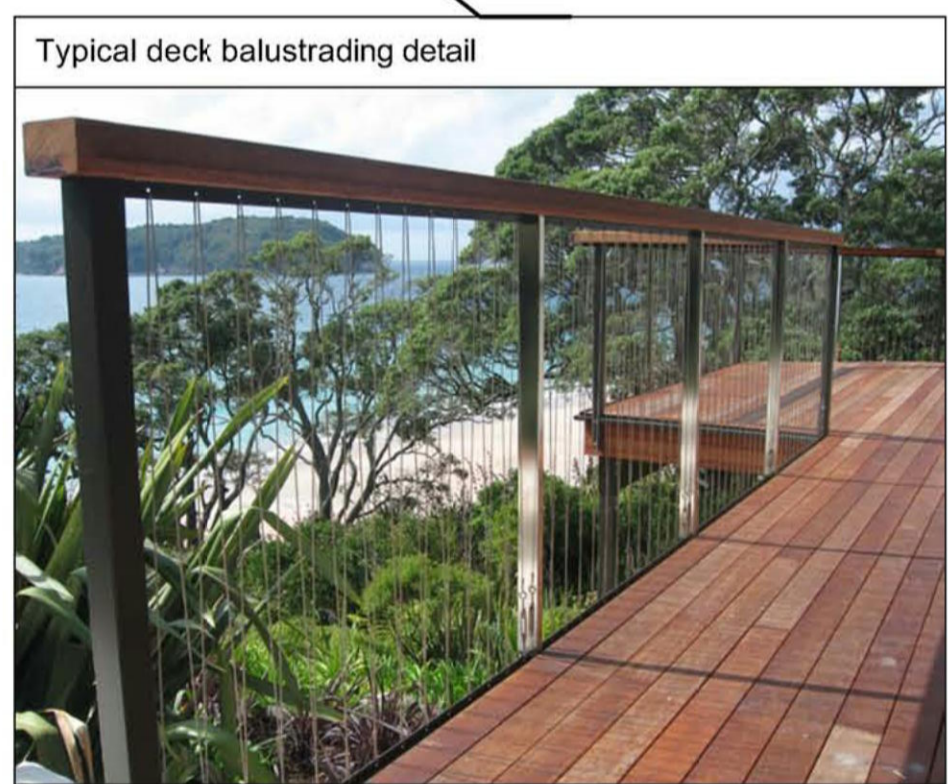
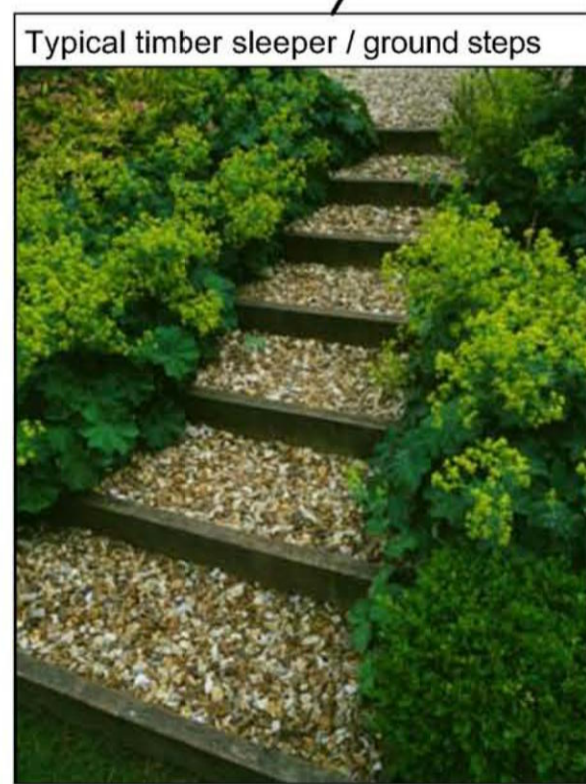
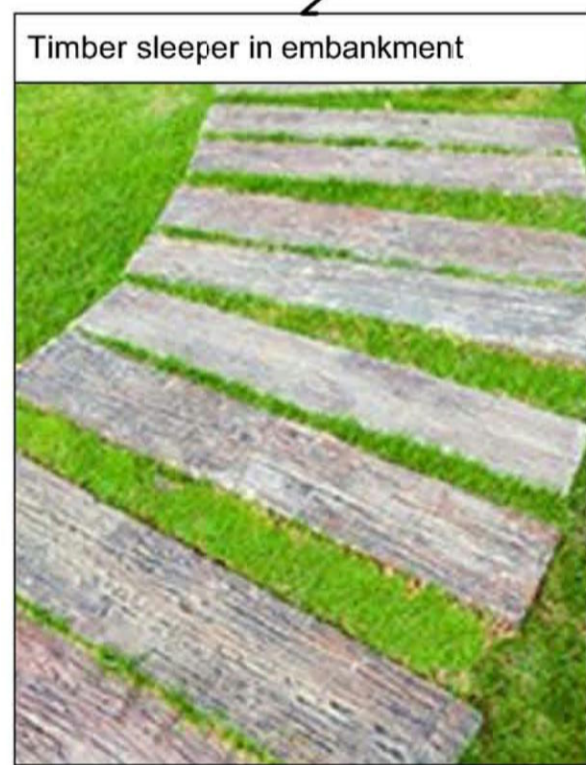
Project No:
1511

Drawing No.:
S96-0.0
ISSUE:
AS NOTED

Proposed works site plan - C
Comparison drawing to original DA 1:100
Original DA drawing shown in red linework














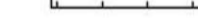





THIS PLAN TO BE READ IN CONJUNCTION WITH
Mod2018/0117
NORTHERN BEACHES COUNCIL



Note: Red linework indicates
DA approved layout
Red text indicates
elements of current
proposal

Legend

	Existing trees to be removed		Succulents		Stepping stones in garden bed		Balustrading/fence		Retaining walls
	Existing trees		Shrubs		Steps up		Strip drainage grate Drainage pit		Existing contours
	Proposed trees		Lawn areas		Tiles/pavers on concrete slab		Informal boulders		Proposed levels
			Groundcovers		Modwood decking				


Drawing schedule

Sheet 1: Site plan variation assessment

Sheet 2: Landscape site plan

Sheet 3: Planting plan

Scale 1:100




[illegible]

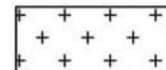
Proposed works coloured



Legend

 Proposed trees

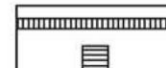
Lawn areas



Groundcovers

 Tiles/pavers on concrete slab

Modwood decking

 Informal boulders

21.29 Proposed levels



PAUL SCRIVENER
LANDSCAPE ARCHITECT

PO Box 813 Newport NSW 2106
ABN: 18 283 821 389

Share: 00 0000 0000

Fax: 02 9948 9527

www.scrivener-design.com

Email: paul@scrivener-design.com

PROJECT: MILLER RESIDENCE
190 BARRENJOEY ROAD

NEWPORT

R DWG: SITE PLAN

DATE: 2.3.18	SCALE: AS SHOWN@ A1
JOB REF: 17/1641/S96	SHEET NO: 2 OF 3


ISSUE: 8

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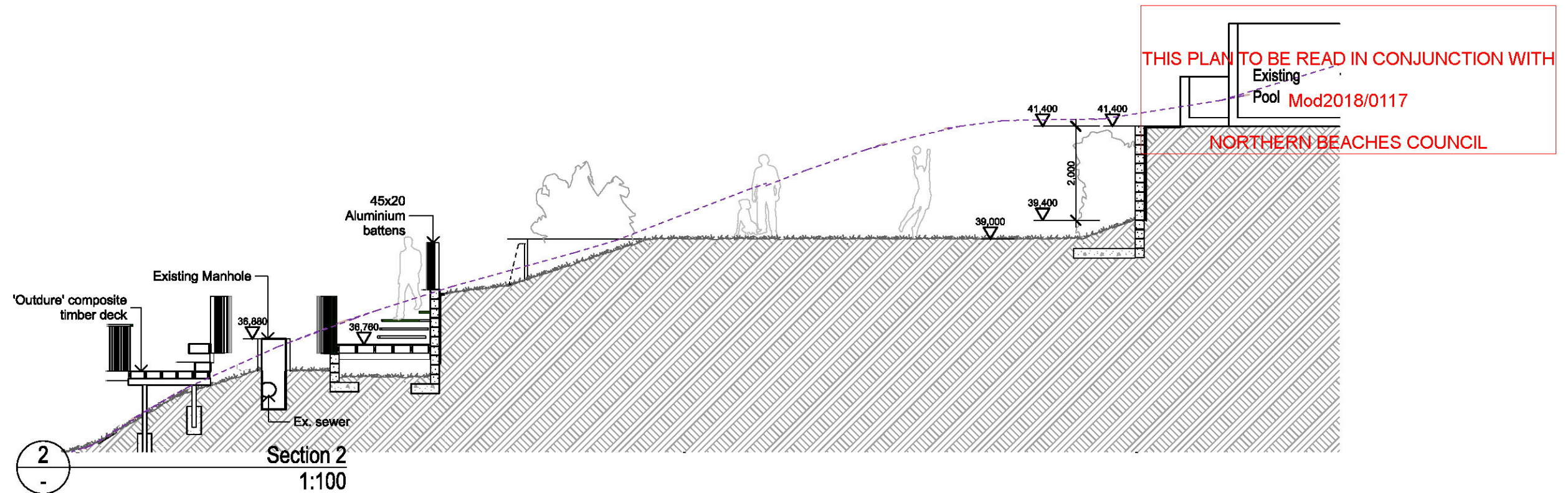
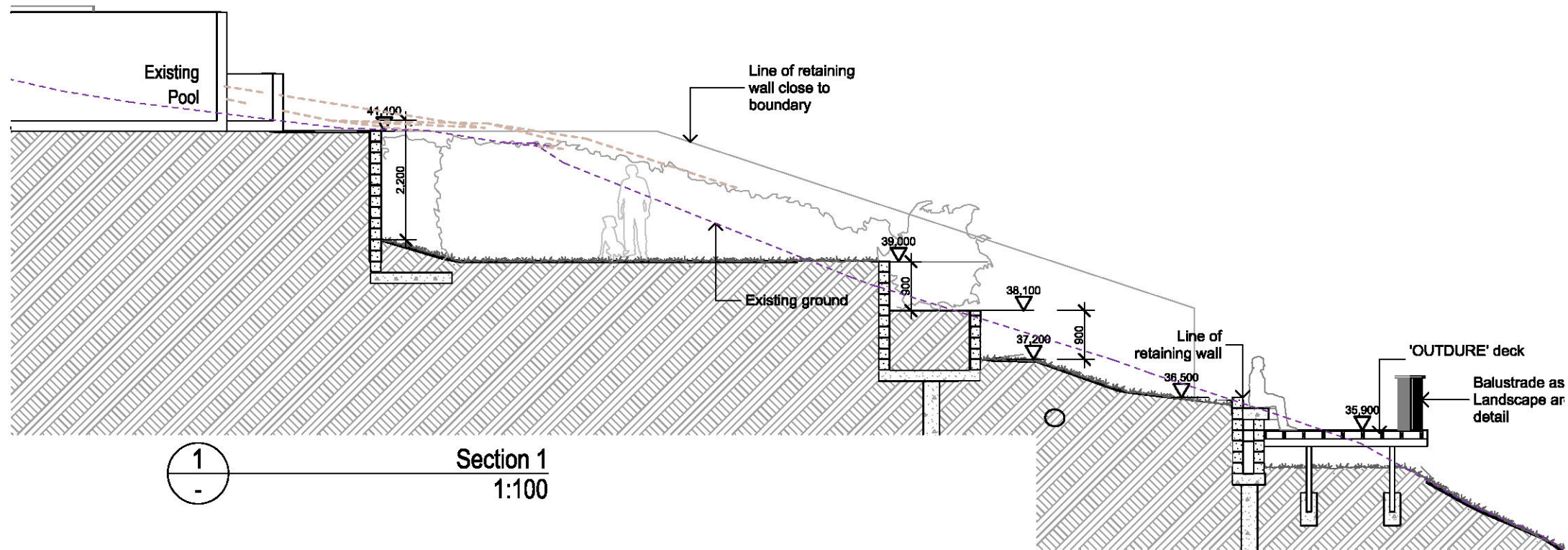
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North	AMENDMENTS
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as noted

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_190 Barrenjoey Rd)_S96.pln
PLOT: Thursday, 1 March 2018 3:42 pm

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Project No:
1511

Drawing No.:
S96-3.1

Drawing No.:

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AS NOTED

