

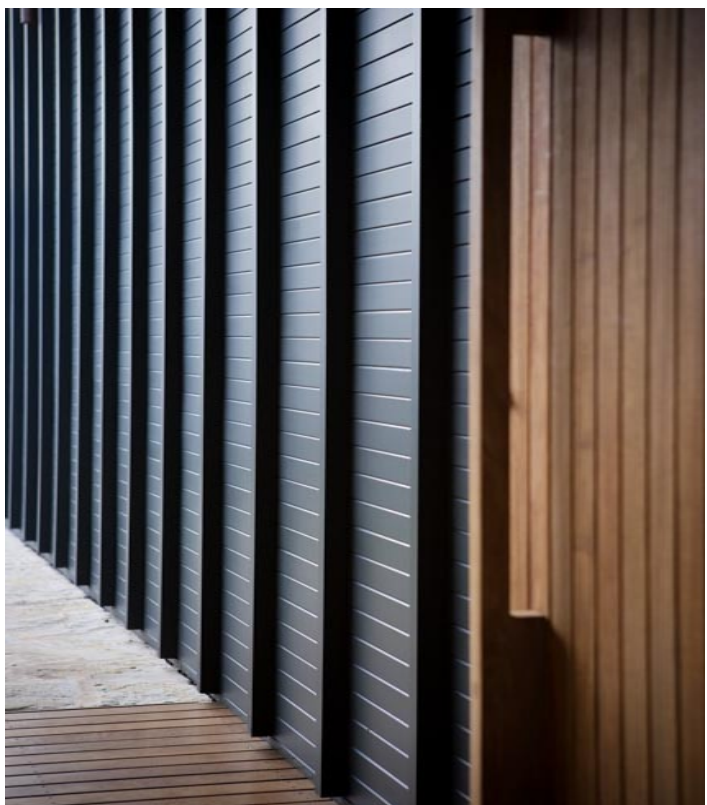
SCHEDULE OF EXTERNAL FINISHES



NEUTRAL COLOURED LANDSCAPE AND BASEMENT WALLS



TIMBER WINDOWS/DOORS



METAL / FC CLADDING - (MID TO DARK)



CORRUGATED COLOURBOND ROOF



HARDWOOD DECKING AND DETAILS

PAGE	DRAWING	DATE	REVISION
s96 1	1:200 SITE PLAN / SITE ANALYSIS	DECEMBER 2018	S96 ISSUE
s96 2	1:100 LEVEL ONE PLAN	DECEMBER 2018	S96 ISSUE
s96 3	1:100 GROUND FLOOR PLAN	DECEMBER 2018	S96 ISSUE
s96 4	1:100 BASEMENT PLAN	DECEMBER 2018	S96 ISSUE
s96 5	1:100 SOUTH AND NORTH ELEVATIONS	DECEMBER 2018	S96 ISSUE
s96 6	1:100 EAST AND WEST ELEVATIONS	DECEMBER 2018	S96 ISSUE
s96 7	1:100 SECTION AA	DECEMBER 2018	S96 ISSUE
s96 8	1:200 EROSION AND SEDIMENT CONTROL PLAN	DECEMBER 2018	S96 ISSUE
s96 9	1:200 SITE WASTE MANAGEMENT PLAN	DECEMBER 2018	S96 ISSUE
s9610	1:200 CONCEPT DRAINAGE PLAN	DECEMBER 2018	S96 ISSUE

GENERAL NOTES :

- THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS. ANY TENDER PACKAGES ARE TO INCLUDE NOTES AND SPECIFICATIONS.

- DO NOT SCALE OFF DRAWINGS.

- CONFIRM ALL DIMENSIONS ON SITE AT SETOUT AND PRIOR TO ORDERING MATERIALS AND/OR PREPARING SHOP DRAWINGS

- FIGURED DIMENSIONS TO TAKE PRECEDENCE.

- REFER ALL DISCREPANCIES TO ARCHITECT IMMEDIATEY.

- DRAWINGS AT A LARGER SCALE ARE TO TAKE PRECEDENCE OVER DRAWINGS AT A SMALLER SCALE.

- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS.

- EXISTING HOUSE TO BE DEMOLISHED SHOWN DOTTED RED ON SITE PLAN

- ALL LEVELS IN ACCORDANCE WITH AHD

- ALL WORK TO BE IN ACCORDANCE WITH DEVELOPMENT APPROVAL, CC AND ANY SUBSEQUENT AMENDMENTS. A COPY OF APPROVALS IS TO BE KEPT ON SITE DURING CONSTRUCTION

- ALL BUILDING WORK IN ACCORDANCE WITH BCA 2015 , COUNCIL CODES AND ALL RELEVANT AUSTRALIAN STANDARDS - INCLUDING, BUT NOT LIMITED TO :

- AS 1288 - GLASS INSTALLATIONS

- AS 1428 - DESIGN FOR ACCESS AND MOBILITY

- AS 1684 - LIGHT TIMBER FRAMING CODE

- AS 1742 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

- AS 2047 - 1999 - SELECTION AND INSTALLATION OF WINDOWS

- AS 2870 -1996 - RESIDENTIAL SLABS AND FOOTINGS

- AS2610.2001 - DEMOLITION OF STRUCTURES

- AS/NZS 2890 - OFF STREET CAR PARKING

- AS/NZS 3000 - 2007 - WIRING RULES

- AS/NZS 3500.5:2000 - PLUMBING AND DRAINAGE

- AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

- AS 3610 - FORMWORK FOR CONCRETE

- AS 3660.1 - 2000 - TERMITE MANAGEMENT

- AS 3700-2001 - MASONRY STRUCTURES

- AS 3740 - WATERPROOFING OF WET AREAS

- AS 3786 - SMOKE ALARMS

- AS 4100 - 1996 - STEEL STRUCTURES

- AS 4361.2 - GUIDE TO LEAD PAINT MANAGEMENT

- AS 4282-1997 - CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING

- AS 4970-2009 ' PROTECTION OF TREES ON DEVELOPMENT SITES'

BASIX SPECIFICATIONS

WATER :

- Showers : 3*, Taps : 3*, Toilets 3*

THERMAL COMFORT [Accu-Rate] OPTIONS:

- Insulation blanket (55mm + foil) to underside of metal deck roof.

- R2.08 insulation to all flat ceilings with roof above

- R1.3 insulation to all framed external walls.

- R0.8 insulation to all suspended framed floors above open sub floor

- 'Medium' coloured roof (Solar absorptance 0.45-0.70)

- Glazing spec (NFRC: U= 5.71 SHGC=0.66) eg Timber framed single-glazed clear glass to: All remaining glazing

ENERGY :

- Instant Gas HW Heater

SITE INFORMATION ;

- LOT 173 in D.P. 11479

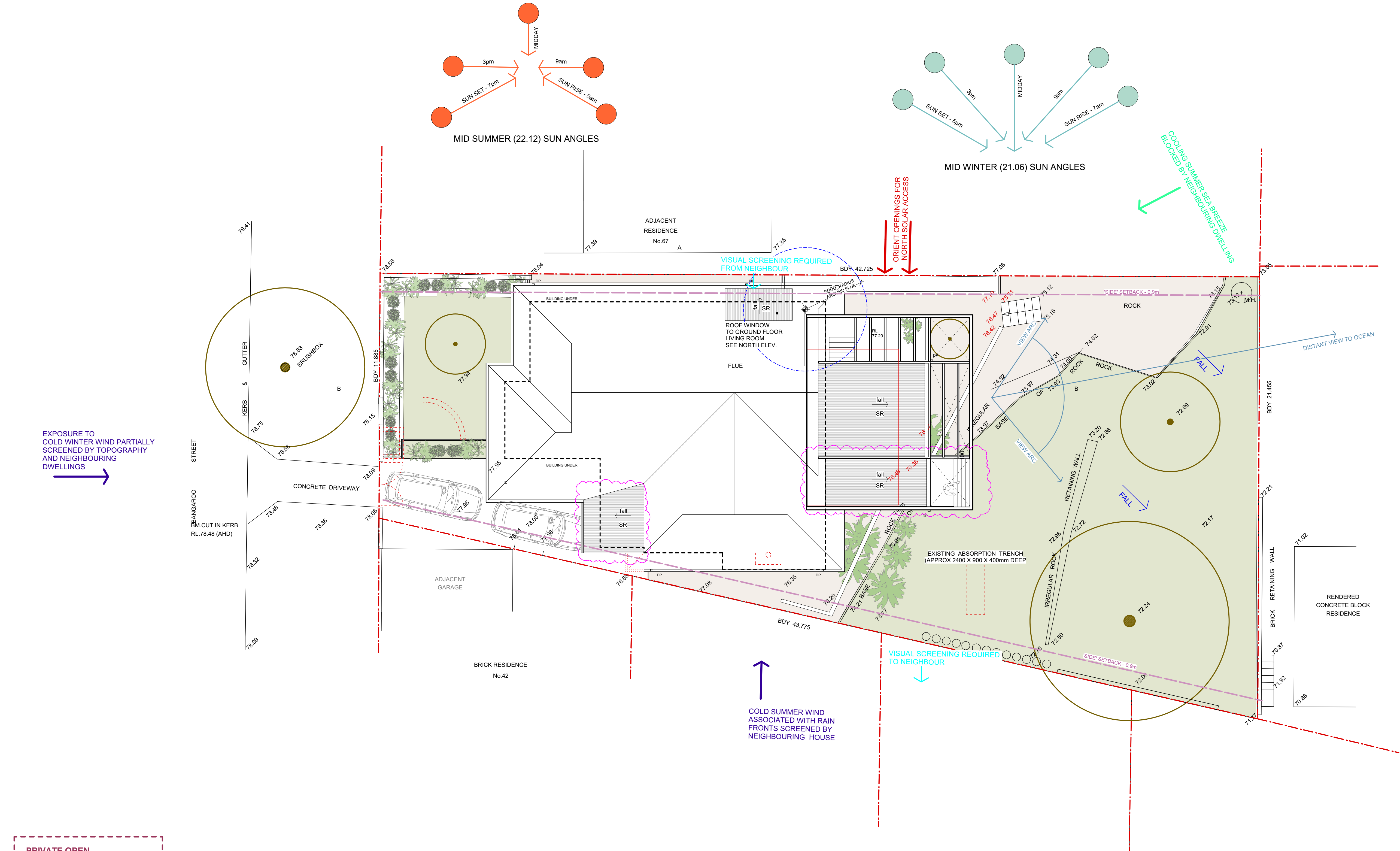
- SITE AREA : 712.1m2

- LOCAL GOVERNMENT : NORTHERN BEACHES (WARRINGAH)

- ZONING R2

s96 ISSUE

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY	PROJECT MATT ELKAN ARCHITECT Suite 1/6 Waratah St, Mona Vale NSW 2103 p: 89167357 e : info@mattelkanarchitect.com.au NSW Reg # 6821	Drawing THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS DO NOT SCALE OFF DRAWINGS. PRECEDENCE IS TO BE GIVEN TO WRITTEN DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY COPYRIGHT OF THIS DRAWING IS VESTED WITH THE ARCHITECT	Project FINDLAY PARAMESWARAN HOUSE 65 Bangaroo St, Balgowlah	Date DEC 2018	Page s96 C
										Drawing COVER SHEET / GENERAL NOTES	Date NTS	



PRIVATE OPEN SPACE
REQUIRED: = 60m²
PROPOSED = 369.3m²

LANDSCAPED AREA
REQUIRED: SOFT
AREA = 0.4 X 712 = 284.8m²
PROPOSED = 433.5 m²

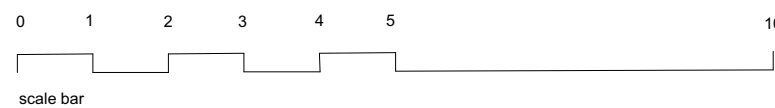
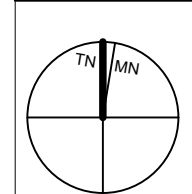
NOTES

FINISHES LEGEND	
BR	BRICK WALL
CB	CONCRETE BLOCKWORK
FC	FIBRE CEMENT
GL	GLASS
HW	HARDWOOD
PLY	PLYWOOD
RC	REINFORCED CONCRETE
SR	STEEL ROOFING
SS	STAINLESS STEEL
ST	SANDSTONE
T	TILE
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TS	TIMBER SCREEN

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s96 1 - 01 SITE PLAN 1:200

s96 ISSUE



REVISION	DATE	DESCRIPTION	BY

MATT ELKAN ARCHITECT

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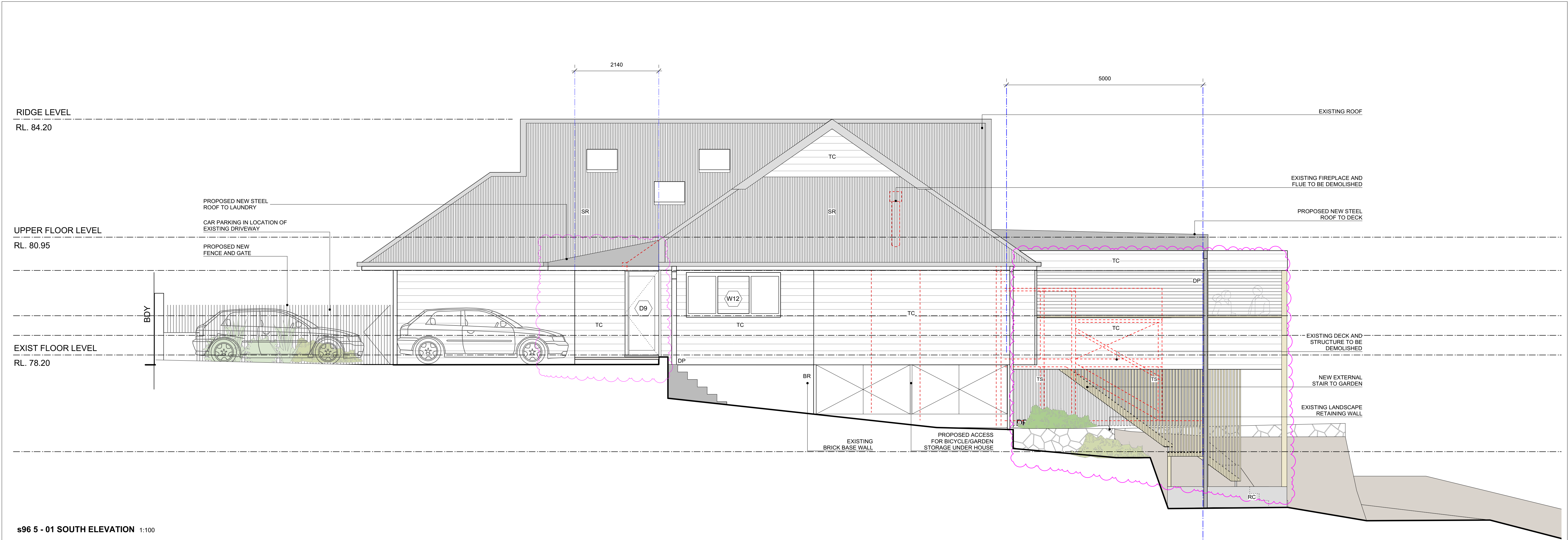
Project: **FINDLAY PARAMESWARAN HOUSE**
65 Bangaroo St, Balgowlah

Drawing: **SITE PLAN / SITE ANALYSIS**

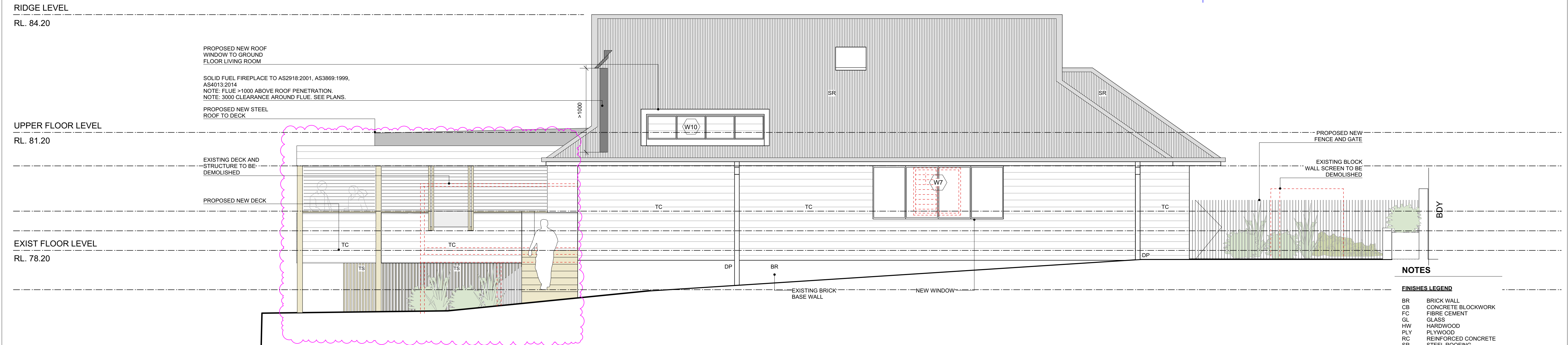
DATE: **DEC 2018**

SCALE: **1:200@A3**

s96 **1**



s96 5 - 01 SOUTH ELEVATION 1:100



s96 5 - 02 NORTH ELEVATION 1:100

NOTES

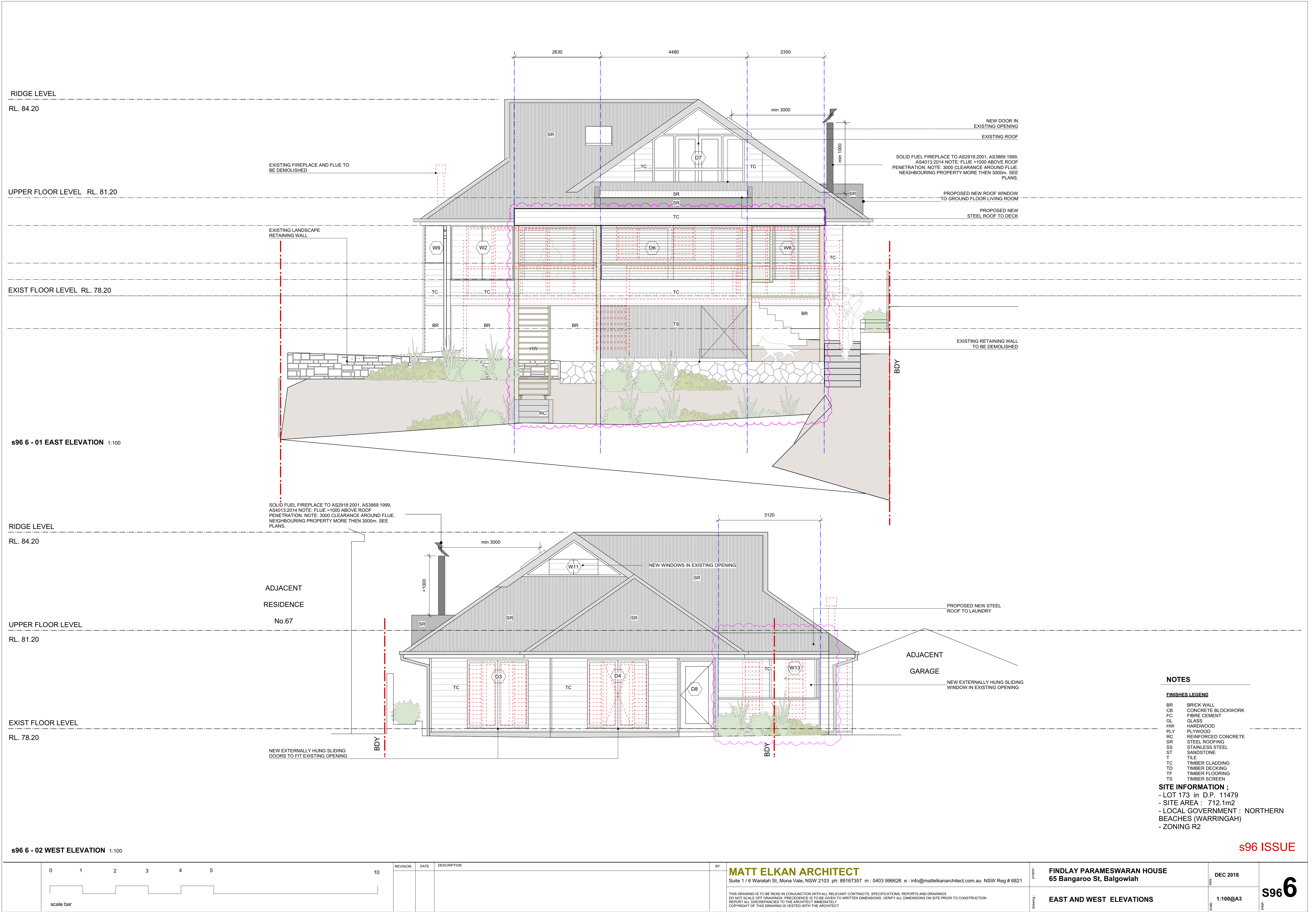
FINISHES LEGEND

BR	BRICK WALL
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FC	FIBRE CEMENT
GL	GLASS
HW	HARDWOOD
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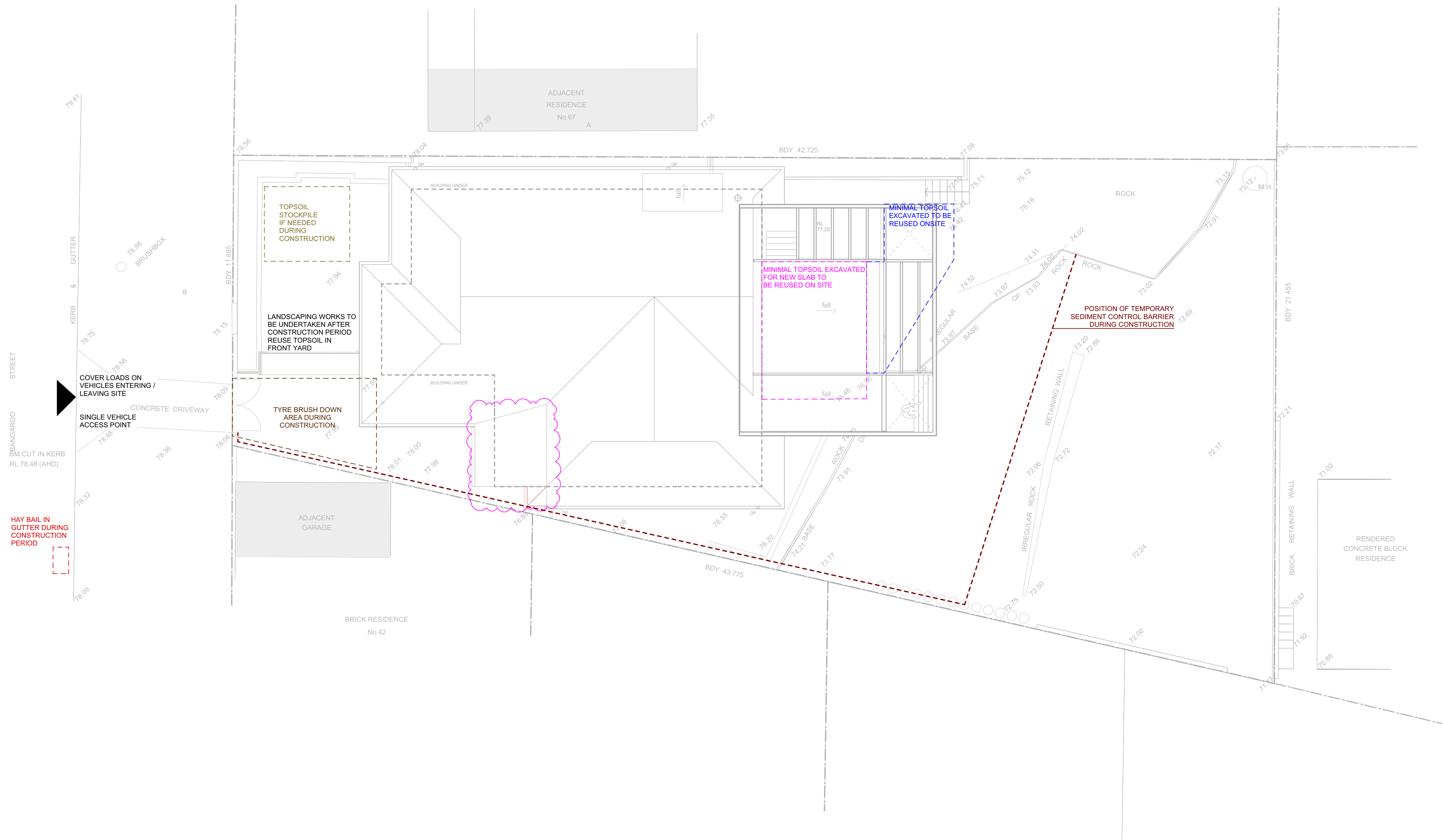
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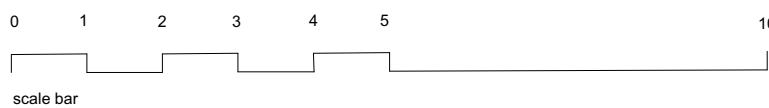
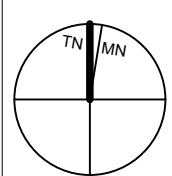
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s96 8 - 01 EROSION & SEDIMENT CONTROL PLAN 1:200

s96 ISSUE

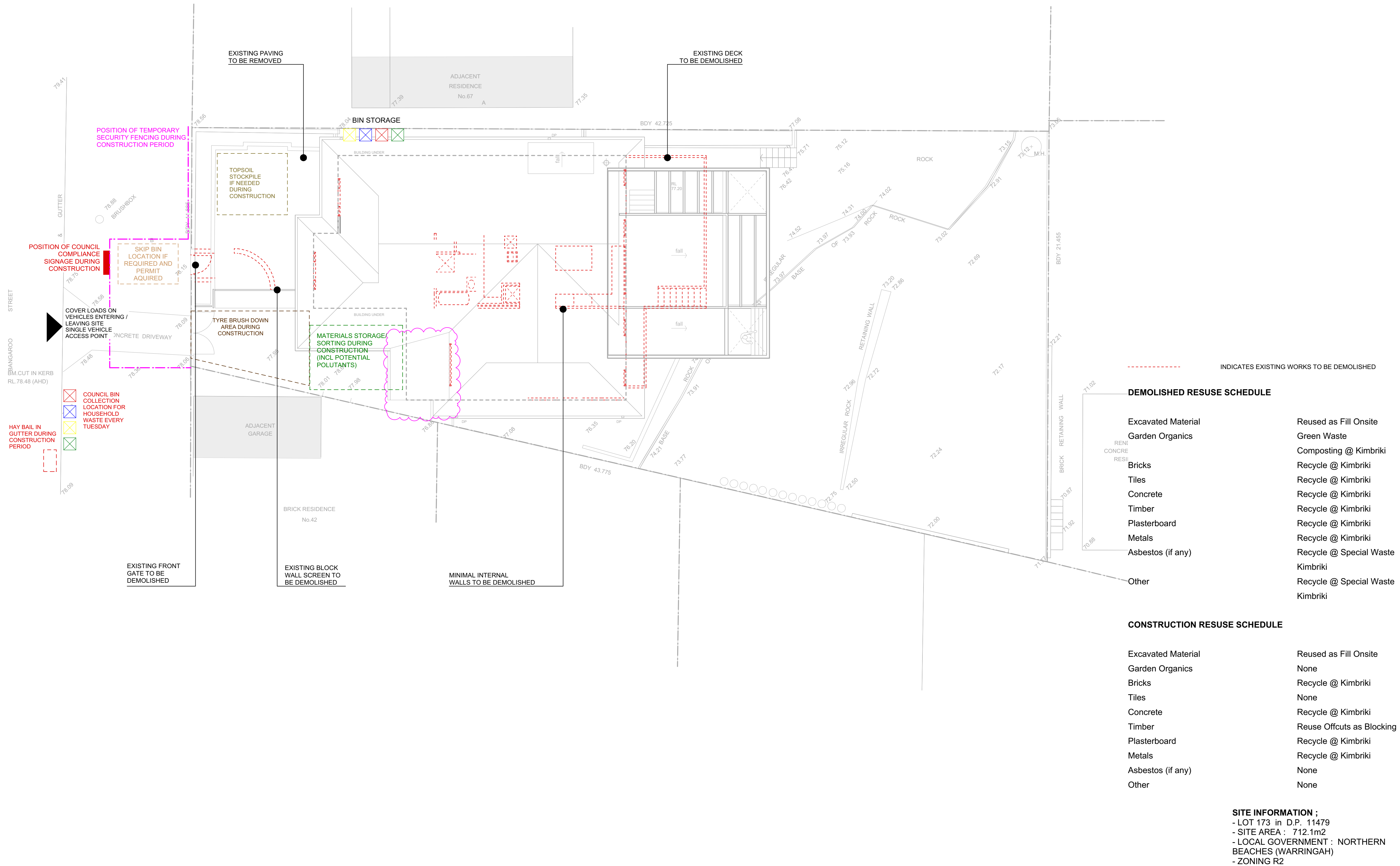


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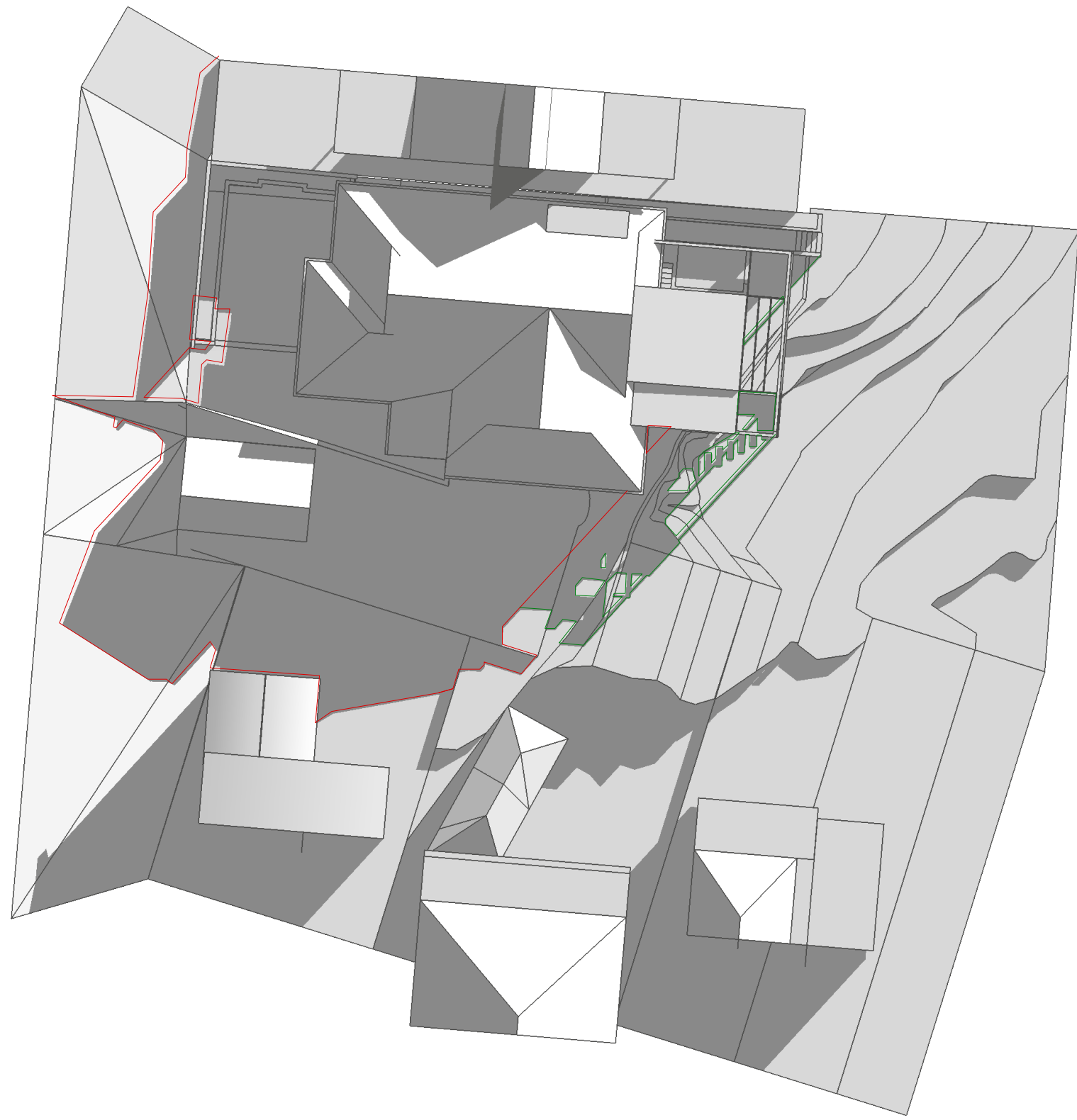
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Project:	FINDLAY PARAMESWARAN HOUSE 65 Bangaroo St, Balgowlah	Date:	DEC 2018
Drawing:	EROSION & SEDIMENT CONTROL PLAN	Scale:	1:200@A3

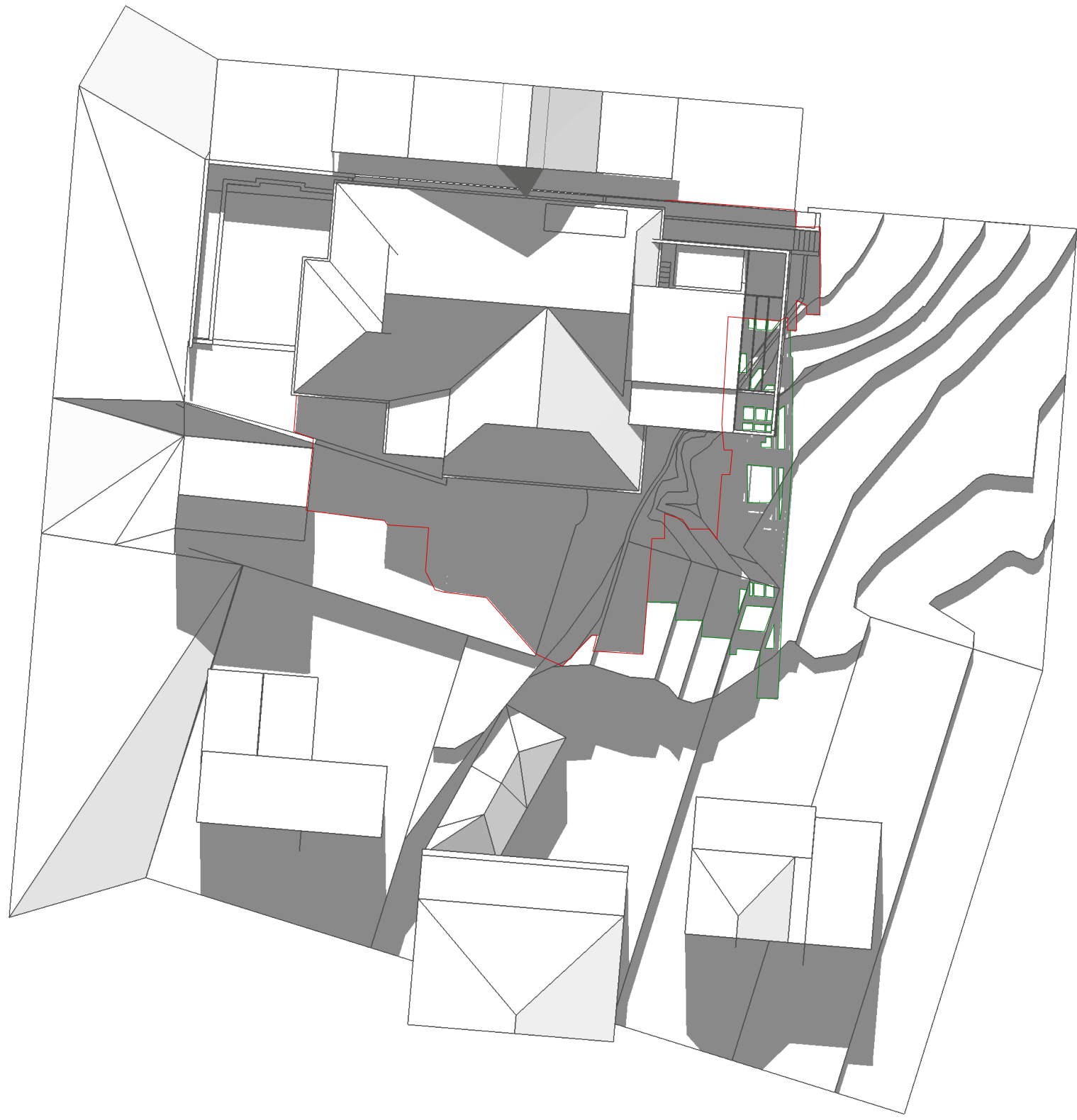


s96 9 - 01 SITE WASTE MANAGEMENT AND DEMOLITION PLAN 1:200

s96 ISSUE



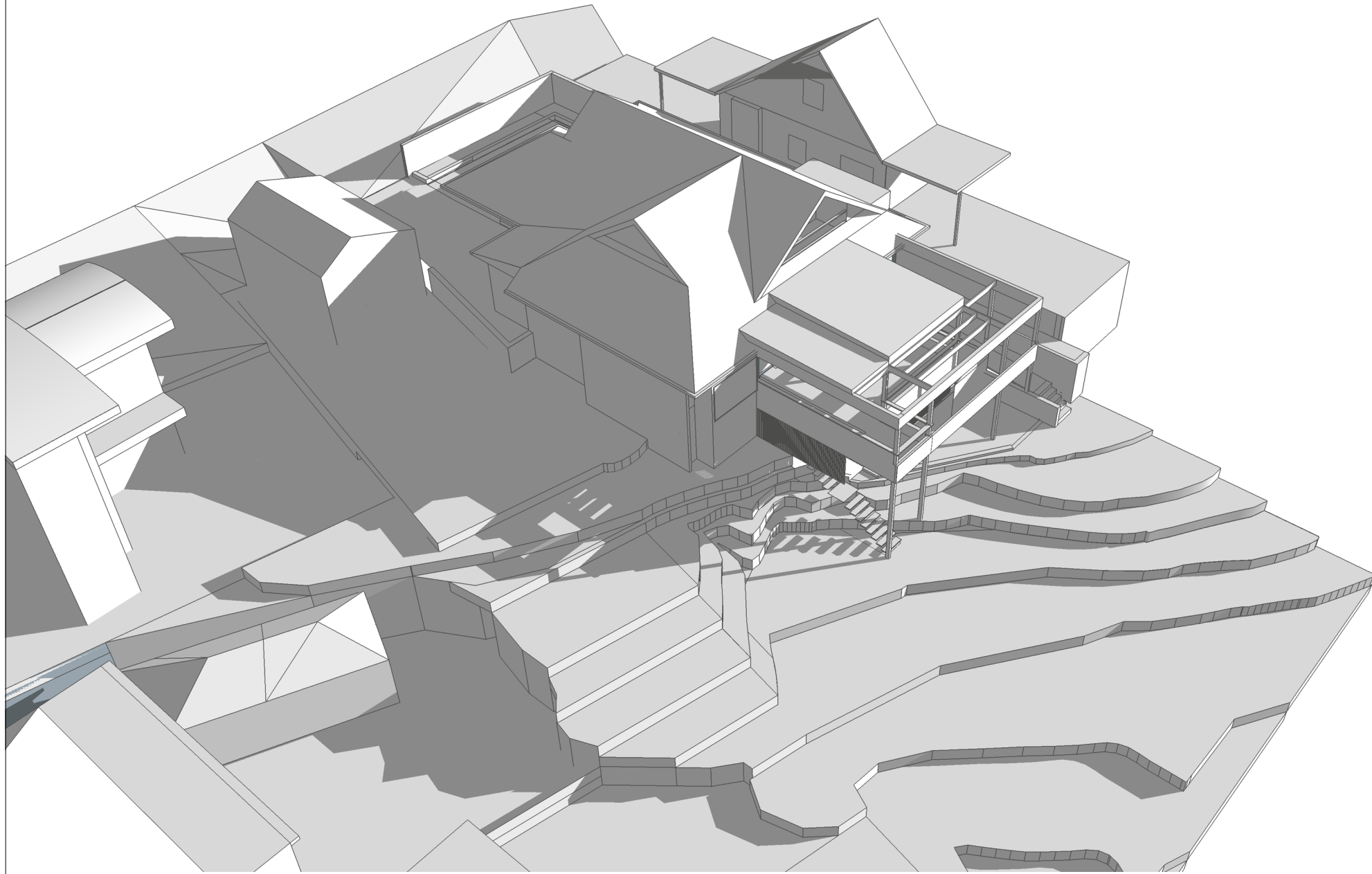
9AM - WINTER SOLSTICE 21.06



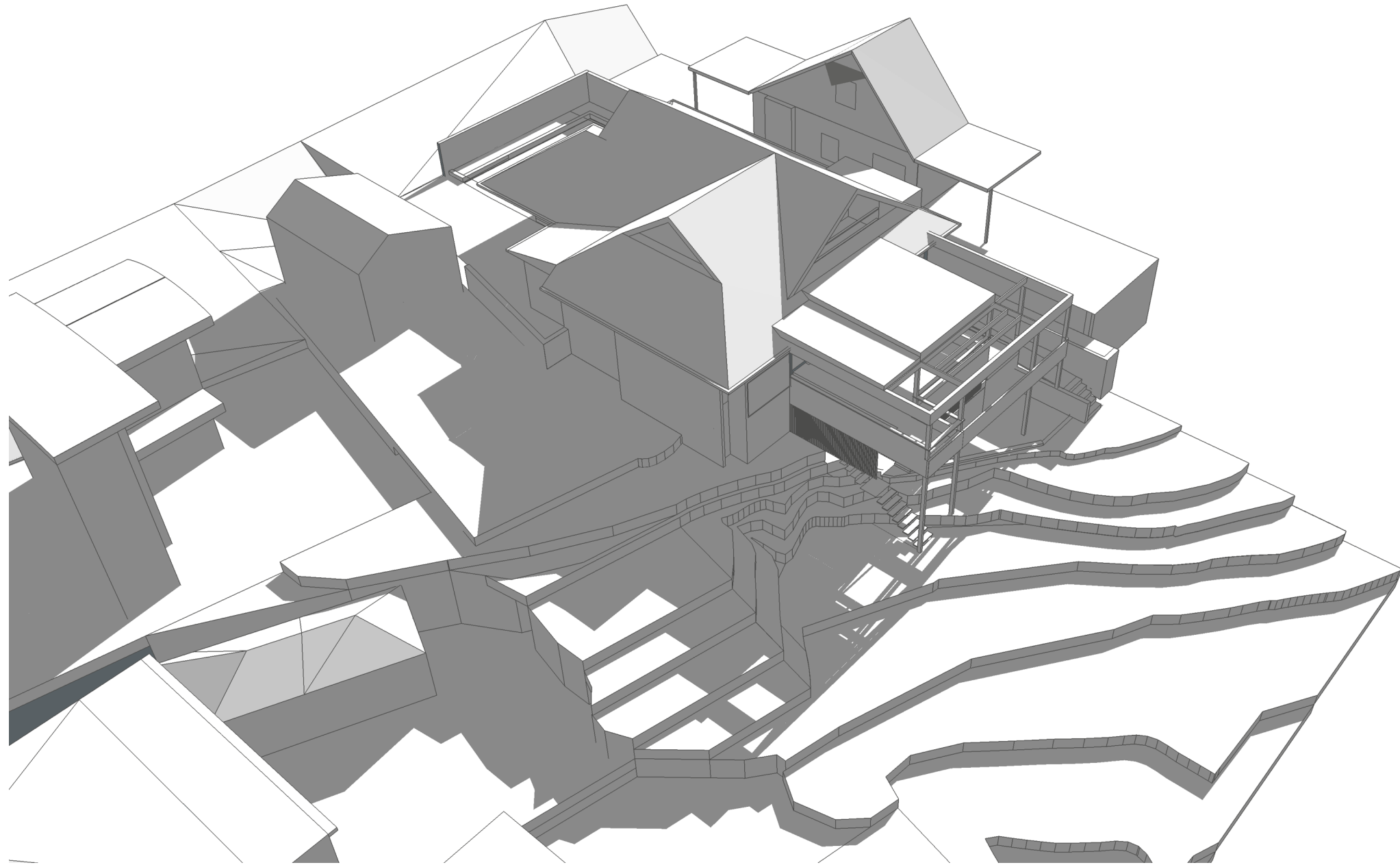
12 NOON - WINTER SOLSTICE 21.06



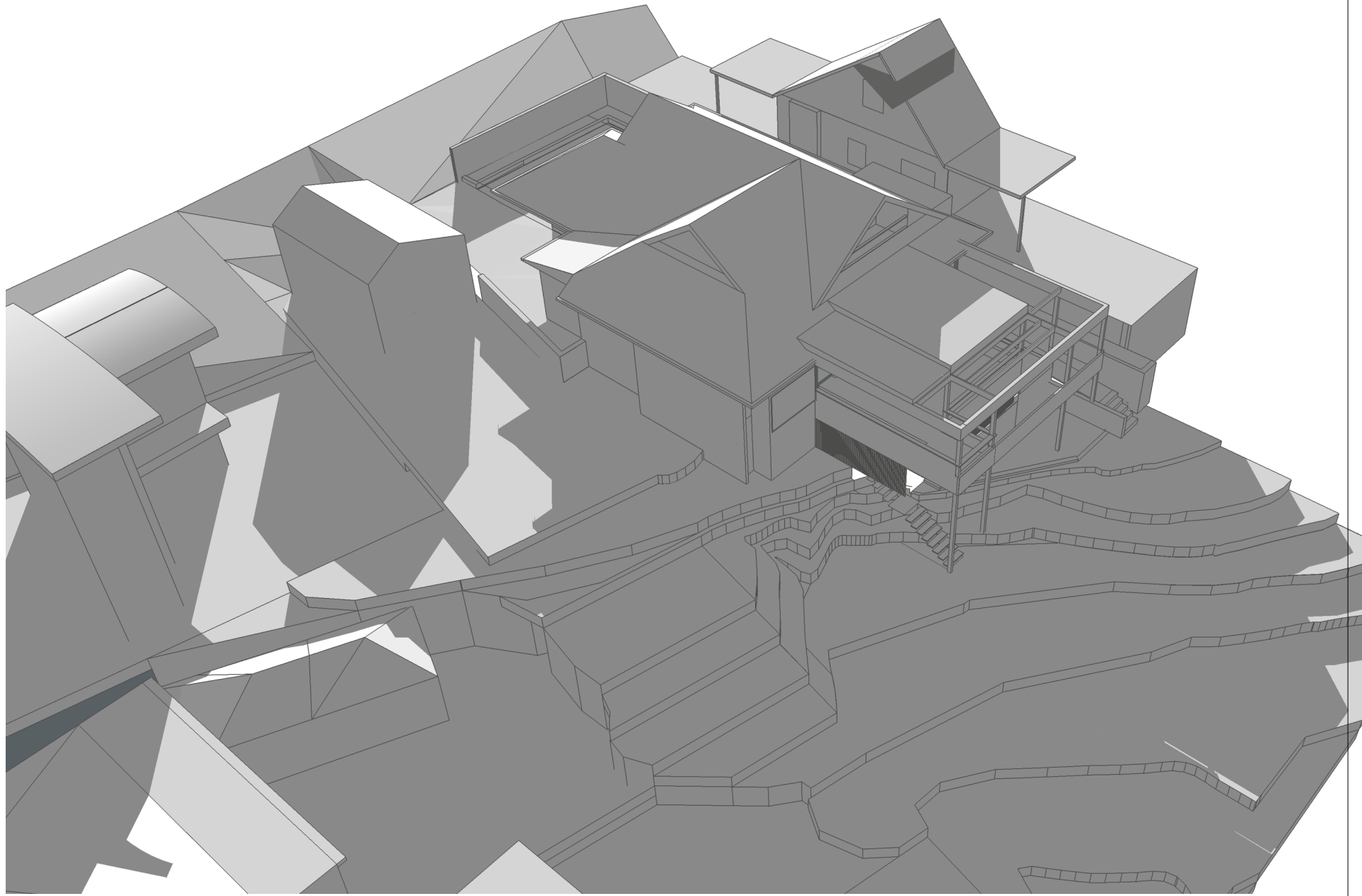
3PM - WINTER SOLSTICE 21.06



9AM - WINTER SOLSTICE 21.06



12 NOON - WINTER SOLSTICE 21.06



3PM - WINTER SOLSTICE 21.06

— INDICATES EXISTING EXTENT OF SHADOW
— INDICATES PROPOSED EXTENT OF SHADOW

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NOTES :
- ALTITUDE AND AZIMUTH DATA FROM CSIRO TECHNICAL REPORT 92/2
- HEIGHT AND POSITION OF EXISTING STRUCTURES FROM SURVEY PLAN
- RIDGE HEIGHTS AND NATURAL GROUND LEVELS MARKED ON SURVEY. GUTTER HEIGHT AND SILL HEIGHTS ARE ASSUMED.

s96 S - 01 SITE PLAN 1:200

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								Drawing:	SHADOW STUDY	Scale:	1:200@A3	

	LAWN : S/L BUFFALO OR MICRO LAENA STIPODES & DICHONDRA REPENS (SEED)
	PROPOSED SHRUB BOUNDARY SCREEN PLANTING: MIXED BEDS
	EXISTING SHRUB BOUNDARY SCREEN PLANTING: MIXED BEDS
	PROPOSED POND
	EXISTING TREE / SHRUB - AS LABELLED. E1,E2,E3 etc
	PROPOSED TREE / SHRUB - AS LABELLED. 1,2,3 etc
	TREE / SHRUB TO BE REMOVED - NONE

Tree Planting Detail

Unrooted sapling 38 x 38 x 1800 driven vertically into soil with firm

50mm wide horizontal slotting to be applied to flange

Root in waiting tile

Drip made to base of stem to retain water

Bowlful with planting mixture as specified

Apply 75mm depth which to 1000mm square area

Edging if retent on draining

100mm

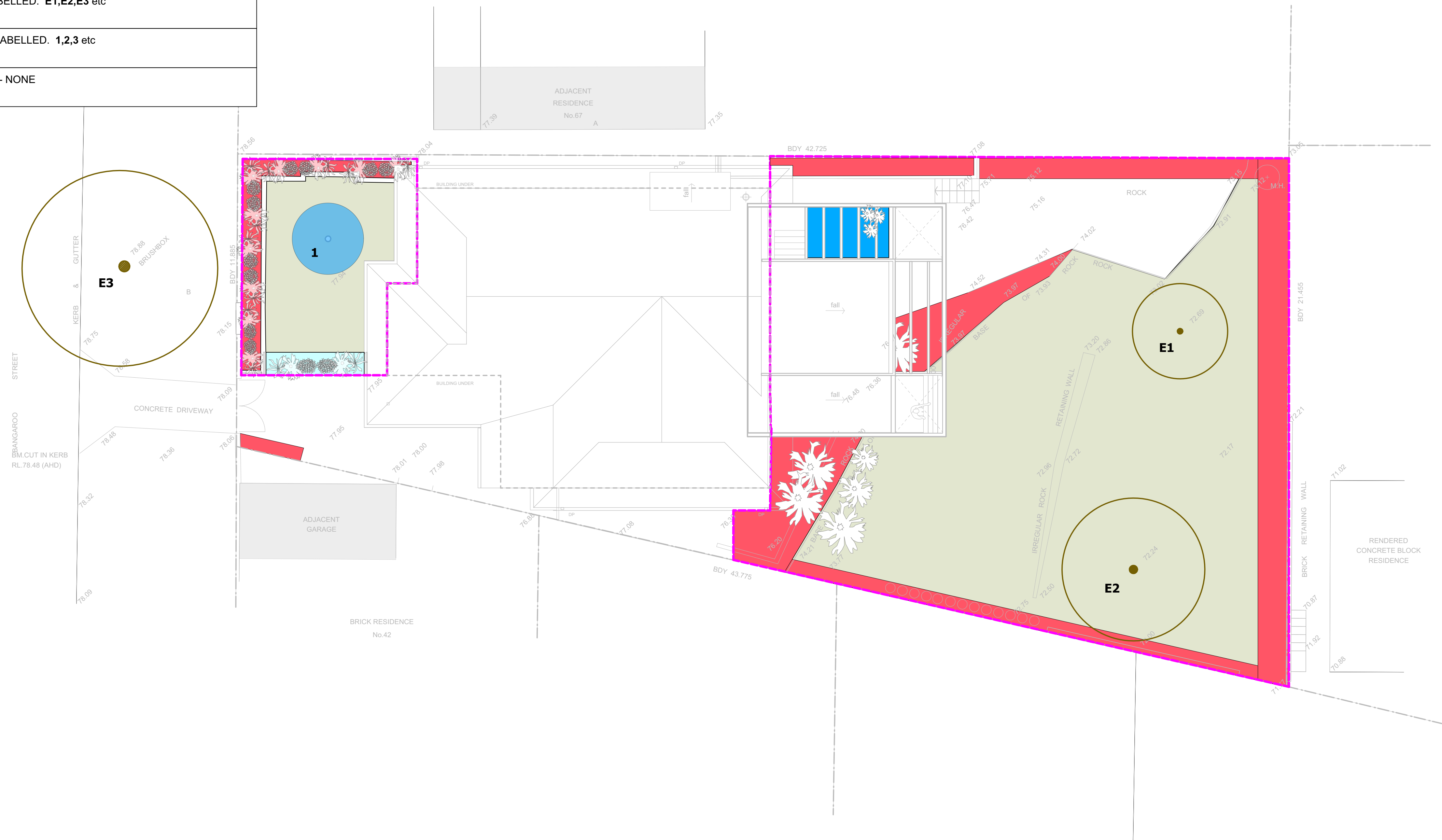
Planting hole

Root ball width

Cultivate sub-base 1000mm depth

Fertiliser as specified

300 300 600 1000x1000mm mulched area



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Project :

FINDLAY PARAMESWARAN HOUSE
65 Bangaroo St, Balgowlah

Date :

DEC 2018

Drawing :

CONCEPT LANDSCAPE PLAN

Callsheet :

1:200@A3