

Single house, Mosman

BASIX Certificate number: A36519_02

page 9

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.						✓	✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						✓	✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓		✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door must be at least that shown in the table below.						✓		✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no	Orientation	Area of glass, inc. frame (m ²)	Overshadowing Height (m)	Shading device Distance (m)	Frame and glass type			
W1	S	33.2	0	0	projection/height above sill ratio ~0.43 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Glazed roofs glazing requirements						
Glazed roof number	Area of glazing (m ²)	Shading device	Glass type			
G1	4.7	no shading	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

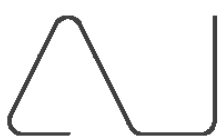


Rev	Description	Date
D	ISSUE FOR CC	08/03/21
E	ISSUE TO CONSULTANT	22/03/21
F	S4.55 FOR REVISED DRIVEWAY AND STREET TREE REMOVAL	05/05/21
1	S4.55 SUBMISSION(NEW LOWER GROUND , FINISHES CHANGED)	08/12/2021
2	S34 CONFERENCE UPDATED PLANS	30/05/2022

Notes

<p>ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF APPROVAL.</p> <p>1. ALL STRUCTURAL, RATED TO BE READ IN CONJUNCTION WITH CURRENT BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT LATEST REVISION.</p> <p>2. APPROVED BY CERTIFIED PRACTICING ARCHITECT CONSULTANT.</p> <p>3. APPROVED BY CERTIFIED PRACTICING ARCHITECT LATEST REVISION.</p> <p>4. BASED CERTIFICATION BY GRADWELL CONSULTING CONSULTANTS LATEST REVISION.</p> <p>5. LANDSCAPE DOCUMENTS BY JOHN LUCAS.</p>	<p>2. ALL STRUCTURAL, STEEL, REINFORCED CONCRETE AND REINFORCED CONCRETE, ELEMENTS SHALL BE TO STRUCTURAL ENGINEERS DETAIL, BY VAN DER MERF CONSULTANTS.</p> <p>3. ALL NON-STRUCTURAL, GALLERIES, STAIRS AND PAINTED TO SPECIFIED COLOURS.</p> <p>4. CONSULT THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF THE DRAWING.</p> <p>5. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. CONDITIONS OF CONTRACT AND ALL OTHER RELEVANT CODES AND MANUFACTURERS RECOMMENDATIONS.</p> <p>7. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS, WHERE DISCREPANCIES ARE REASONABLY DISCOVERED, THE ARCHITECT SHALL BE ADVISED IN WRITING AND THE CONTRACT SHALL BE AMENDED.</p> <p>9. THE DRAWING LINE FIGURE DIMENSIONS ONLY, CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS OR MANUFACTURE.</p> <p>10. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>11. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>12. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>13. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>14. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>15. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>16. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>17. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>18. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>19. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>20. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.</p>
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S NOMINATED.
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TORS.
AUSTRALIAN

Project | Client

32 QUEEN STREET, MOSMAN

COVER SHEET

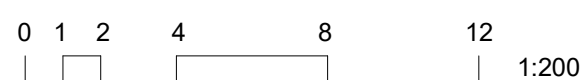
Drawing

ABN 50169207818
1 / 53 HUME STRE

M. CHEHELNABI REGD. ARCHITECT
CROWS NEST NSW

NO. 7057
T: 02 8094 8420
M: 061 404110316

Graphic scale



Scale @ A1: (Half Scale @ A3)

Date: **30/05/2022**

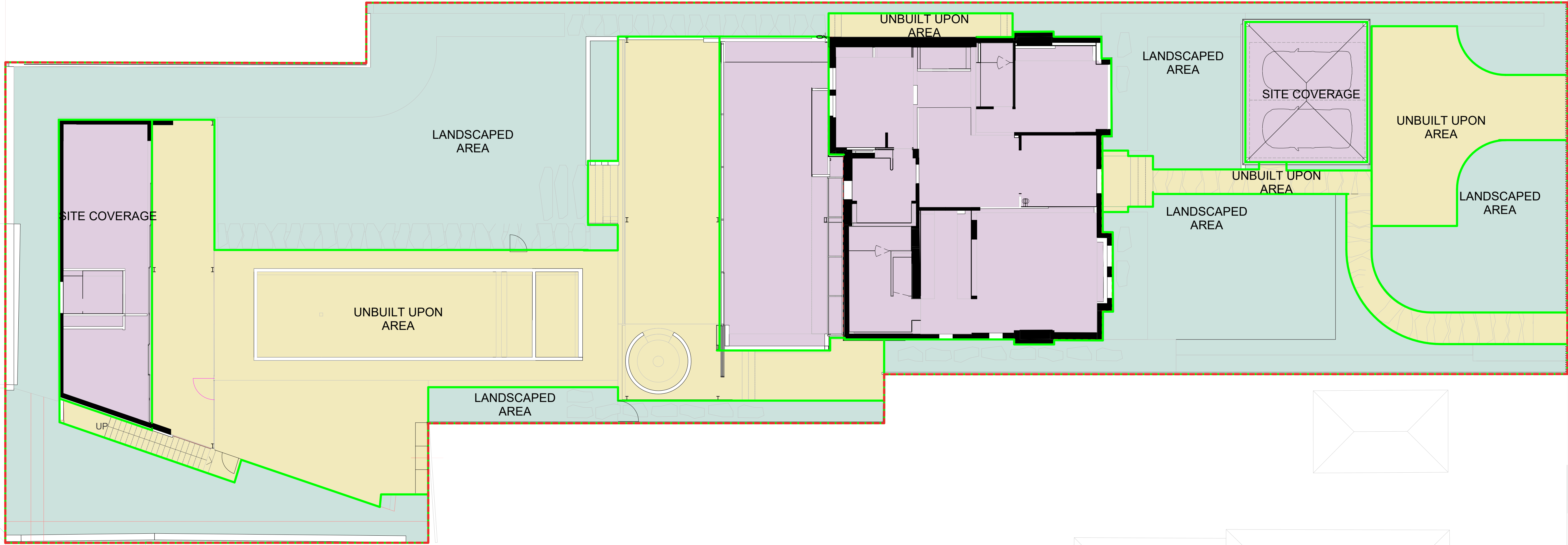
Drawn by: **AU**

Drawing Number

C.0010

Revision

2



Site Area 1429 m2 * 0.5 = 714,50 m2

SITE AREA		
Name		Area
LANDSCAPED AREA	45.14%	644.99 m ²
SITE COVERAGE	25,04%	357.69 m ²
UNBUILT UPON AREA	29.82%	426.32 m ²
	100%	1429.00 m ²

SITE CALCULATION
1 : 100

Rev	Description	Date
A	Development Application	17/02/20
B	Relocate Driveway & Carport	13/05/20
1	S4.55 SUBMISSION(NEW LOWER GROUND , FINISHES CHANGED)	08/12/2021
2	S34 CONFERENCE UPDATED PLANS	30/05/2022

Notes
ALL WORK TO BE DONE IN ACCORDANCE WITH:
1. THE APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL
2. ARCHITECTURAL DOCUMENTS TO BE READ IN CONJUNCTION WITH CURRENT
3. BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT LATEST REVISION
4. ARCHITECTURAL SPECIFICATION/PROGRAMS AND TENDER LATEST REVISION
5. UPDATE BY CERTIFIER (PCA/BCA/ASAP CONSULTANT LATEST REVISION)
6. STORMWATER DOCUMENTS BY ADACAR CONSULTANTS LATEST REVISION
7. SHAW CERTIFICATE BY SHAWWELL CONSULTING CONSULTANTS LATEST REVISION
8. LANDSCAPE DOCUMENTS BY JOHN LOCK

3. ALL STRUCTURAL STEEL, REINFORCED CONCRETE AND REINFORCED CONCRETE ELEMENTS SHALL BE TO
4. UNLESS OTHERWISE NOTED, ALL STEELWORK IS TO BE GALVANIZED AND PAINTED WITH SELECTED COLOURS.
5. CONSULT THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF
6. TENDER, PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS. WHERE DISCREPANCIES REMAIN,
7. UNREPORTED, THE LARGER QUANTITY OF WORK SHALL BE TAKEN TO HAVE BEEN ALLOWED IN THE TENDER AND/OR
8. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS ONLY. CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR
9. TO MANUFACTURE & CONSTRUCTION ANY DISCREPANCIES TO BE MADE KNOWN TO THE ARCHITECT RESOLVED AND
10. AGREED PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE.
11. VERTICAL CONTROL JOINTS IN BRICK CLADDINGS ARE TO ALIGN WITH CONTROL JOINTS IN CONCRETE WHERE
12. DETAILED BY STRUCT. ENGINEER OR TO ALIGN WITH DOOR / WINDOW EDGES OR THE REAR OF DOWNPIPES OR RE-
13. ENTRANT CORNERS AND MANUFACTURERS RECOMMENDATION.

10. DIMENSIONS FROM GRID ARE SET OUT TO NEAR FINISHED FACE OF STUD WALLING OR MASONRY WHERE RUNNING
11. PARALLEL TO GRID U.N.O. LENGTHS OF WALL GENERALLY HAVE DIMENSIONAL SET OUTS TO OUTER FACES OF WALL.
12. 11. INTERNAL FACE OF WALLS TO WET AREAS TO LINE WITH EDGE OF CONCRETE SET DOWN U.N.O.
13. 12. ALLOW TO FORM ALL LEVELS INTERNALLY AND EXTERNALLY, AND FINISH TO GENERATE ALL LEVELS NOMINATED.
14. 13. ALL WATER PROOFING TO BE DONE TO RELEVANT AUSTRALIAN STANDARDS BUILDING CODE OF AUSTRALIA AND
15. MANUFACTURERS SPECIFICATION ALL WATER
16. PROOFING SETS AS WILL BE THE RESPONSIBILITY OF THE BUILDER AND ARCHITECTS
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18. 14. ALL MANUFACTURERS SPECIFICATIONS MUST BE ADHERED TO BY THE BUILDER AND SUBCONTRACTORS.
19. STANDARDS & MANUFACTURER SPECIFICATIONS.
20. 15. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN
21. STANDARDS & MANUFACTURER SPECIFICATIONS.
22. 16. ALL EXTERNAL CONCRETE TO INCLUDE HYPER WATERPROOFING ADAPTATURE (NO
23. 17. ALL EXTERNAL CONCRETE ELEMENTS TO HAVE CLASS 2 TO BE PATCHED, SEALED & PAINTED
24. 18. REFER FINISH SCHEDULE BY ARCHITECT URBANEIA FOR ALL EXTERNAL FINISHES

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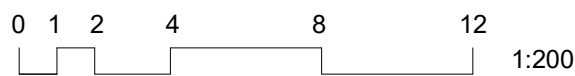
Project | Client

32 QUEEN STREET, MOSMAN

Drawing

SITE CALCULATION

Graphic scale



Scale @ A1: 1 : 100 (Half Scale @ A3)

Date: 30/05/2022

Drawn by: G,YK

Checked by: MC

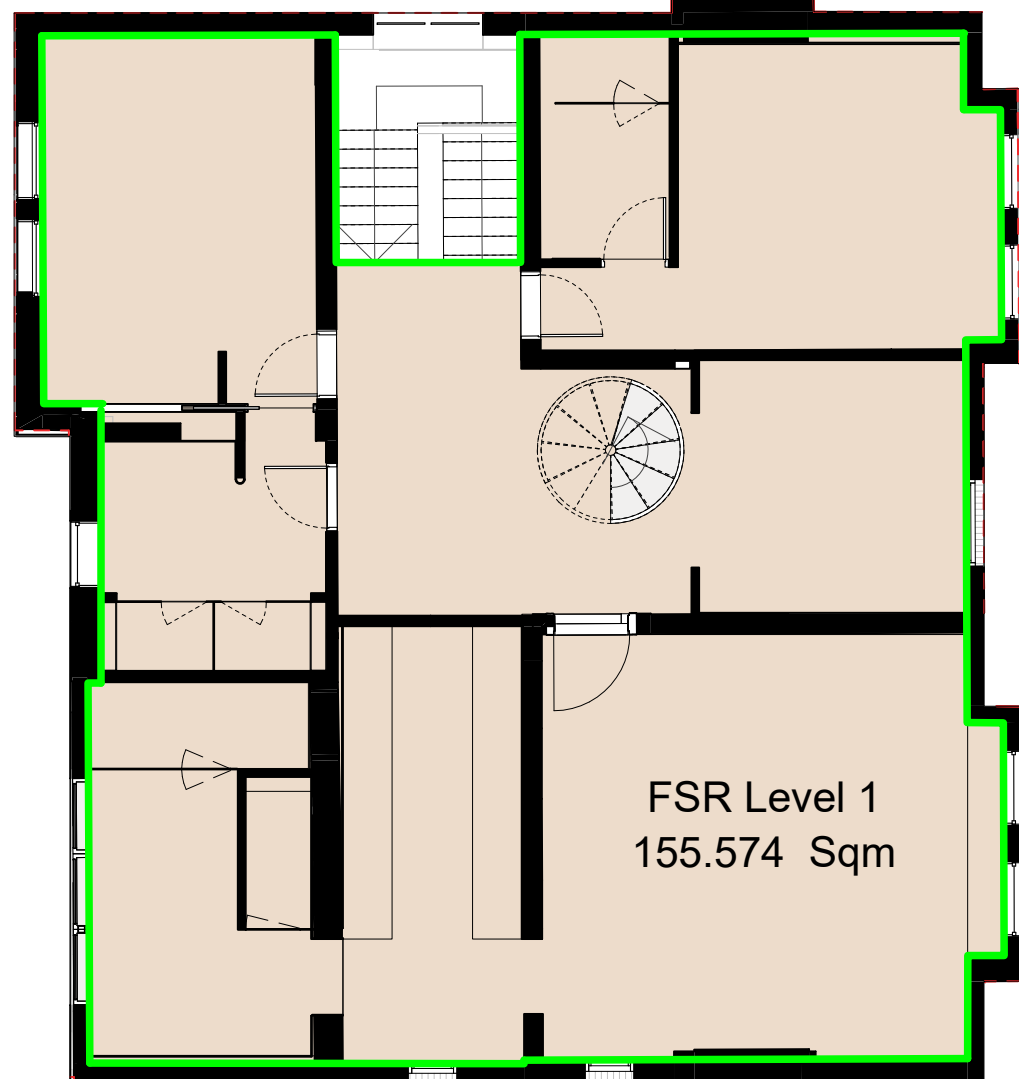
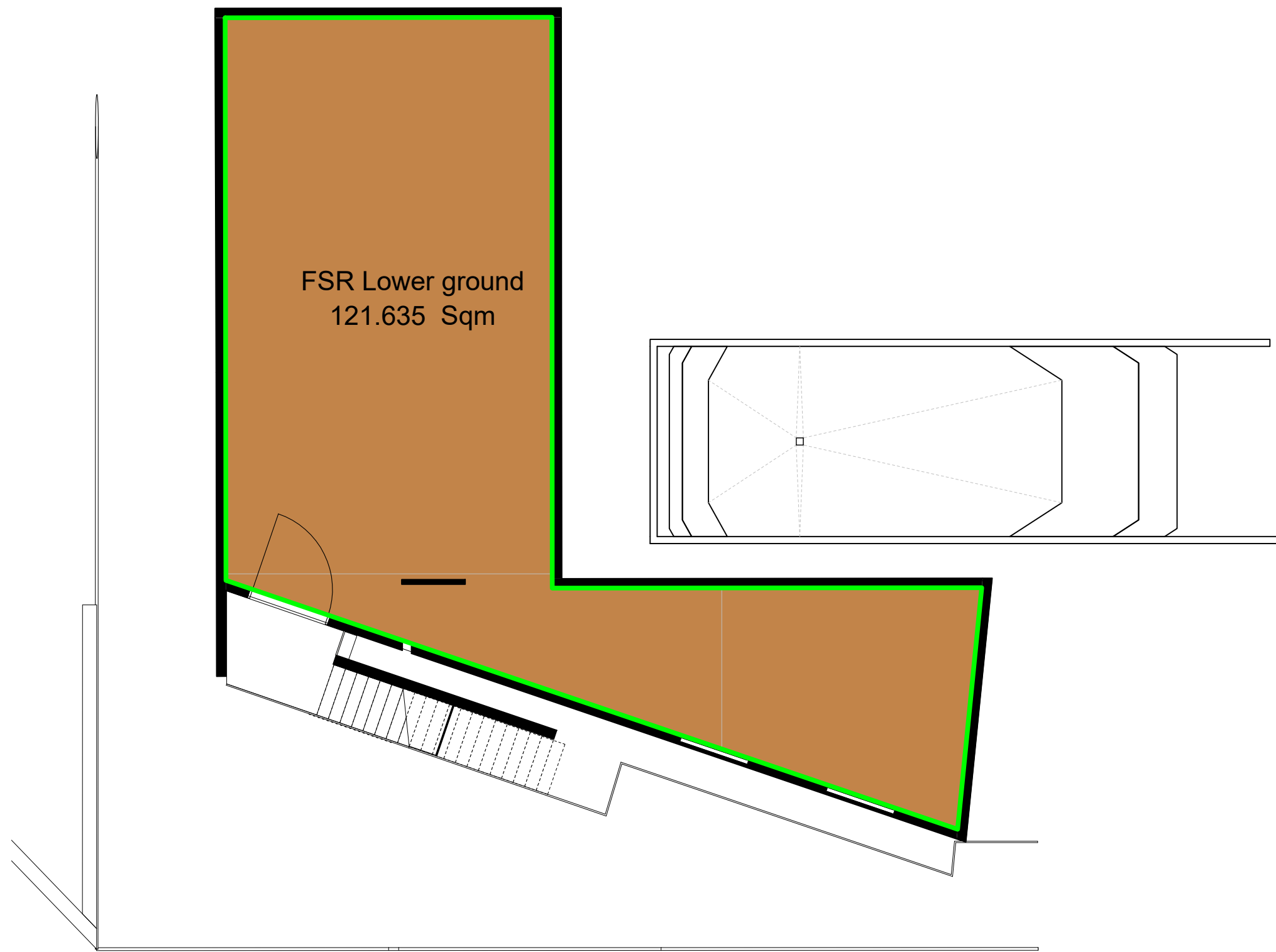
Issued For: S34 CONFERENCE UPDATED
PLANS

Drawing Number

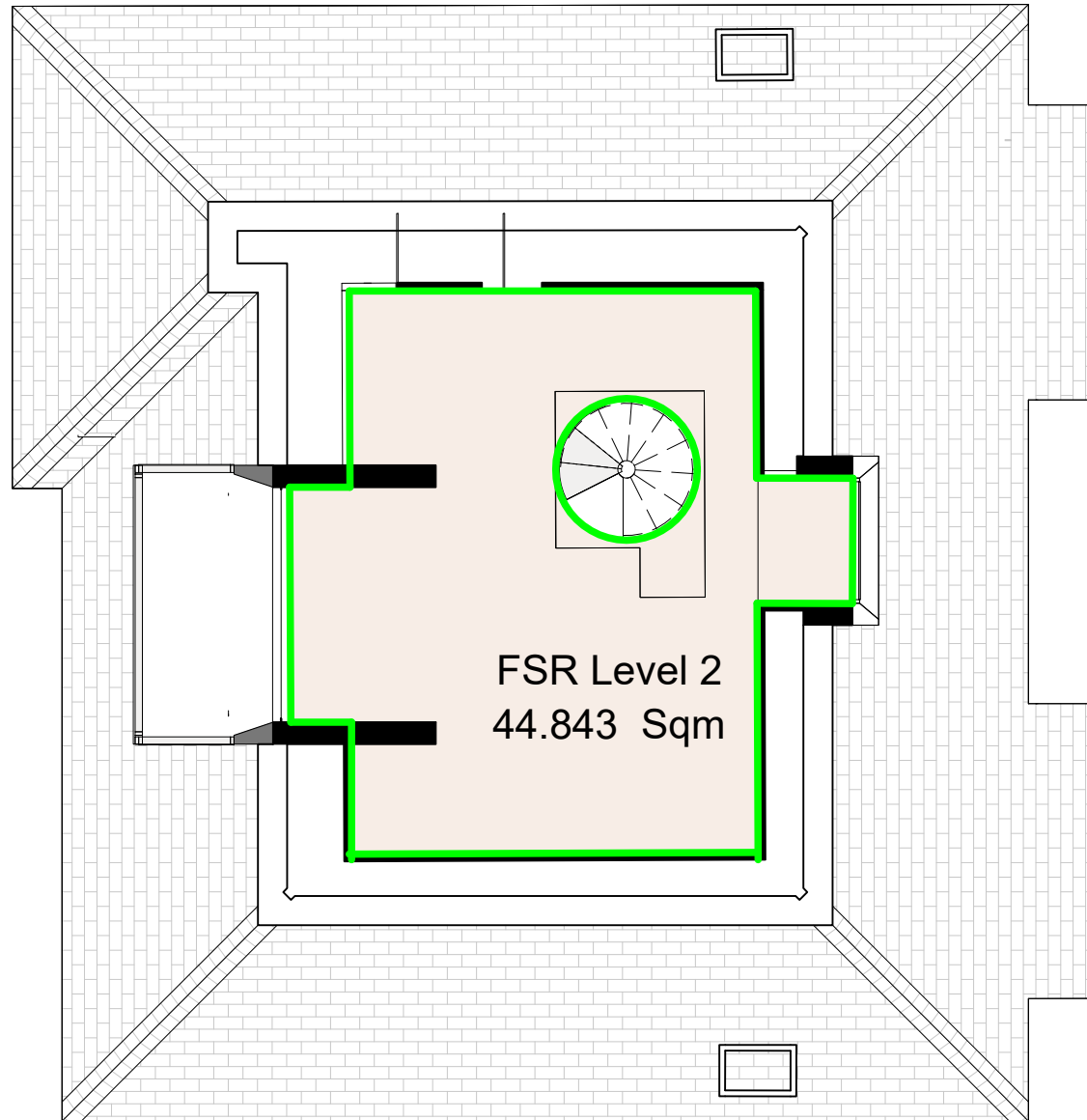
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Revision

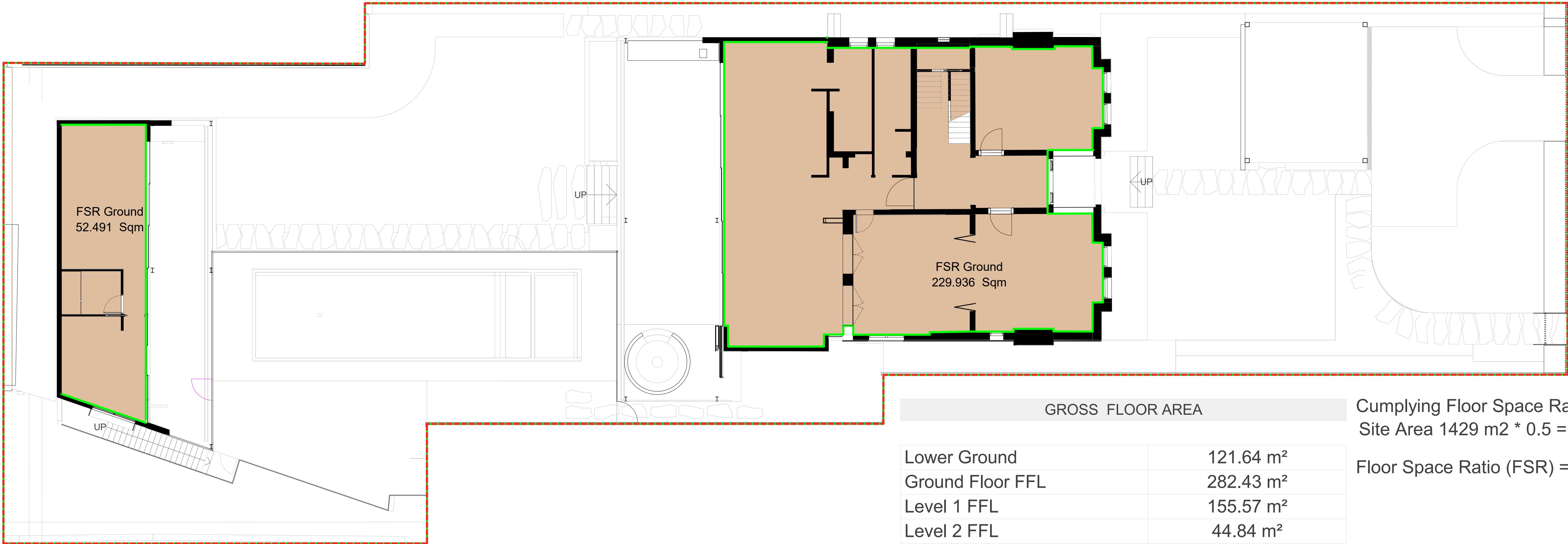
2



Level 1 FFL
1 : 100



Level 2 FFL
1 : 100



Ground Floor FFL
1 : 100

GROSS FLOOR AREA

Lower Ground	121.64 m ²
Ground Floor FFL	282.43 m ²
Level 1 FFL	155.57 m ²
Level 2 FFL	44.84 m ²
	604.48 m ²

Cumplying Floor Space Ratio (FSR) = 0.5 : 1
Site Area 1429 m2 * 0.5 = 714,50 m2

Floor Space Ratio (FSR) = **0.423**

Rev	Description	Date
A	Development Application	17/02/20
B	Relocate Driveway & Carport	13/05/20
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5. UPDATE BY CERTIFIER (PCAL/BCA) AS PER CONSULTANT LATEST REVISION
6. STORMWATER DOCUMENTS BY ADACAR CONSULTANTS LATEST REVISION
7. SHAW CERTIFICATE BY SHAWWELL CONSULTING CONSULTANTS LATEST REVISION
8. LANDSCAPE DOCUMENTS BY JOHN LOCK

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19. ALL WATER PROOFING TO BE DONE TO RELEVANT AUSTRALIAN STANDARDS BUILDING CODE OF AUSTRALIA AND
20. DO NOT TAKE ANY RESPONSIBILITY FOR WATER PROOFING OF ANY PART OF THE DEVELOPMENT.
21. ALL MANUFACTURERS SPECIFICATIONS MUST BE ADHERED TO BY THE BUILDER AND SUBCONTRACTORS.
22. STANDARDS & MANUFACTURER SPECIFICATIONS.
23. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN
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26. REFER FINISH SCHEDULE BY ARCHITECTURE URBANEIA FOR ALL EXTERNAL FINISHES.

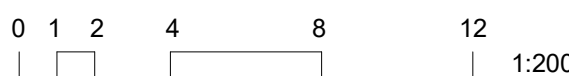
Project | Client

32 QUEEN STREET, MOSMAN

Drawing

GROSS FLOOR AREA

Graphic scale



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1 / 53 HUME STREET

M. CHEHELNABI REGD. ARCHITECT
CROWS NEST NSW

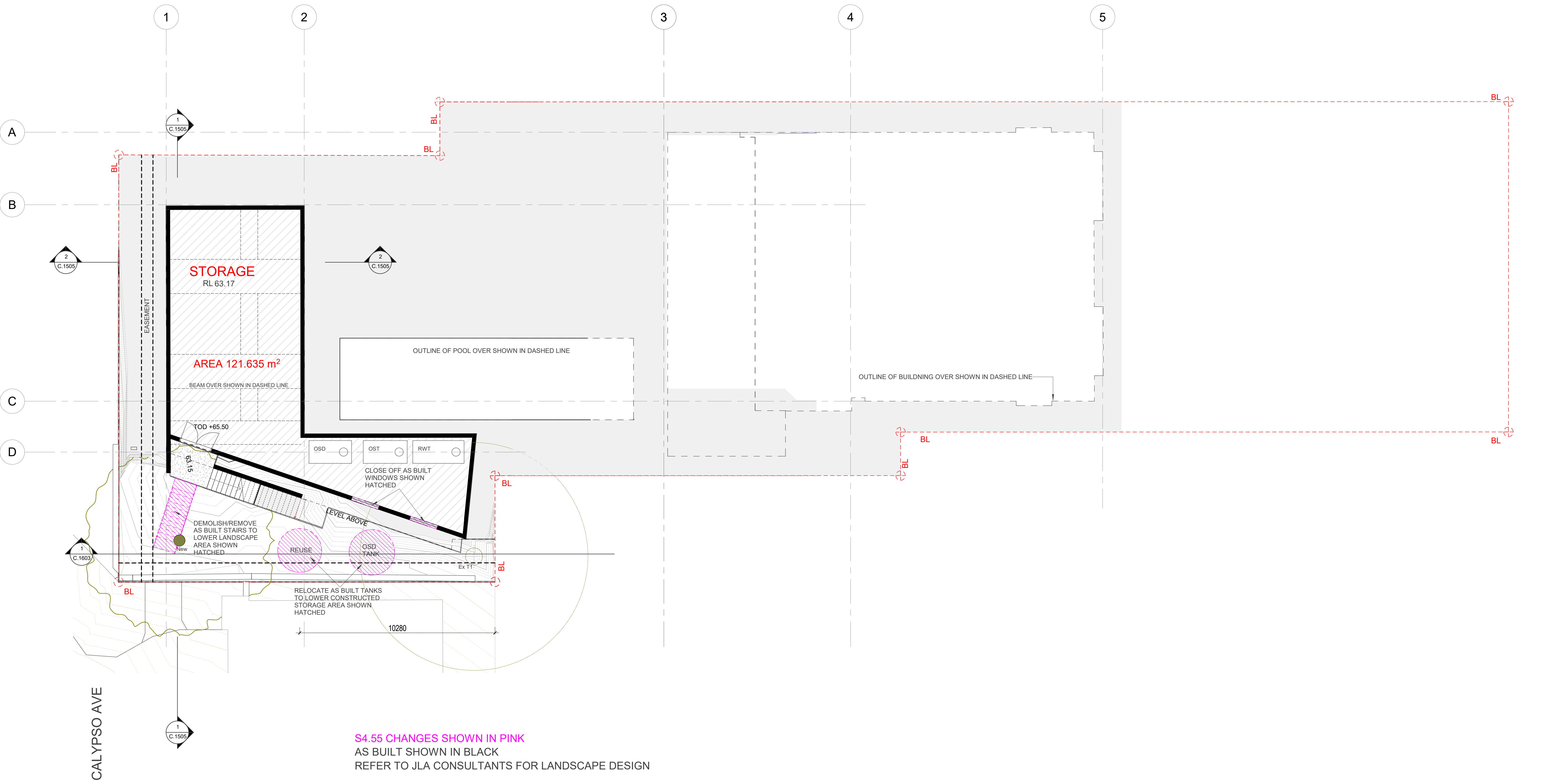
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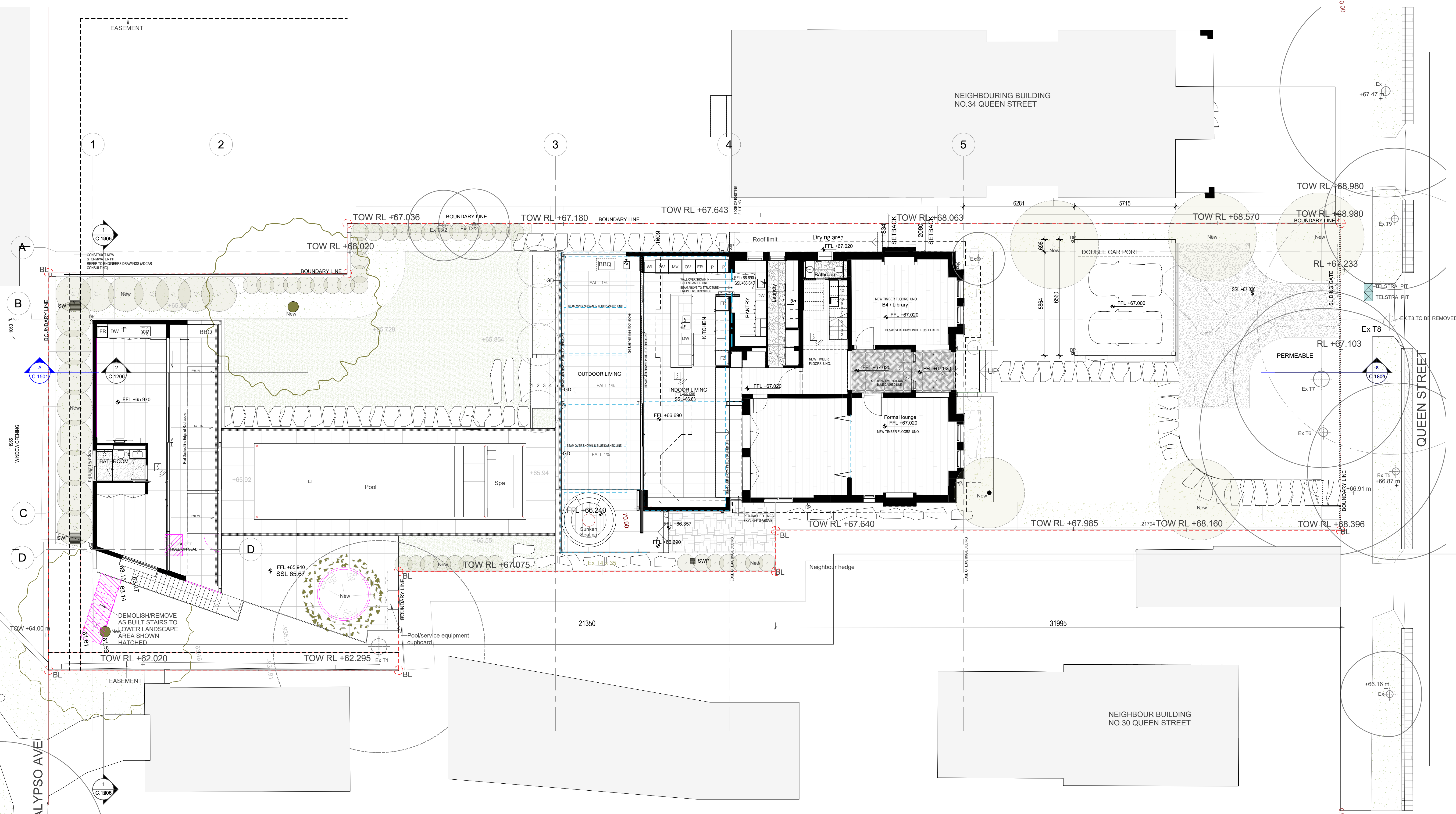
Scale @ A1: 1 : 100 (Half Scale @ A3)
Date: 30/05/2022
Drawn by: G,YK
Checked by: MC
Issued For: S34 CONFERENCE UPDATED PLANS
Drawing Number
Revision

A.0029

2



Rev	Description	Date	Notes	Project Client	Drawing	Scale @ A1:	Revision
1	S4.55 SUBMISSION(NEW LOWER GROUND , FINISHES CHANGED)	08/12/2021	ALL WORK TO BE DONE IN ACCORDANCE WITH: 1. THE APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL 2. ARCHITECTURAL DOCUMENTS TO BE READ IN CONJUNCTION WITH CURRENT BUILDING CODE 3. BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT LATEST REVISION 4. ARCHITECTURAL SPECIFICATION/SCHEDULES AND TENDER LATEST REVISION 5. UPDATE BY CERTIFIER (PCA/BCA) AHEAD CONSULTANT 6. STRUCTURAL DOCUMENTS BY ADACAR CONSULTANTS LATEST REVISION 7. STORMWATER DOCUMENTS BY ADACAR CONSULTANTS LATEST REVISION 8. SHAW CERTIFICATE BY GRANWELL CONSULTING CONSULTANTS LATEST REVISION 9. LANDSCAPE DOCUMENTS BY JOHN LOCK	32 QUEEN STREET, MOSMAN	LOWER GROUND	1 : 100 (Half Scale @ A3)	
2	S34 CONFERENCE UPDATED PLANS	30/05/2022	3. ALL STRUCTURAL STEEL, REINFORCED CONCRETE AND REINFORCED CONCRETE ELEMENTS SHALL BE TO STRUCTURAL ENGINEER'S DETAIL BY VAN DER MEER CONSULTANTS 4. UNLESS OTHERWISE NOTED, ALL STEELWORK IS TO BE GALVANNEED AND PAINTED WITH SELECTED COLOURS 5. CONSULT THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF TENDER, PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS 6. ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, COUNCIL CONDITIONS OF CONSENT AND ALL OTHER RELEVANT CODES AND MANUFACTURERS RECOMMENDATIONS 7. CONSULT ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF TENDER, PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS, WHERE DISCREPANCIES REMAIN, UNREPORTED, THE LARGER QUANTITY OF WORK SHALL BE TAKEN TO HAVE BEEN ALLOWED IN THE TENDER AND/OR THE CONTRACT 8. DO NOT SCALE THE DRAWING, USE FIGURE DIMENSIONS ONLY. CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE & CONSTRUCTION. ANY DISCREPANCIES TO BE MADE KNOWN TO THE ARCHITECT RESOLVED AND AGREED PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE 9. VERTICAL CONTROL JOINTS IN BRICK, CLADDINGS ARE TO ALIGN WITH CONTROL JOINTS IN CONCRETE WHERE DETAILLED BY STRUCT. ENGINEER OR TO ALIGN WITH DOOR / WINDOW EDGES OR THE REAR OF DOWNPIPES OR RE-ENTRANT CORNERS AND MANUFACTURERS RECOMMENDATION 10. DIMENSIONS FROM GRID ARE SET OUT TO NEAR FINISHED FACE OF STUD WALLING OR MASONRY WHERE RUNNING PARALLEL TO GRID U.N.O. LENGTHS OF WALL GENERALLY HAVE DIMENSIONAL SET OUTS TO OUTER FACES OF WALL 11. INTERNAL FACE OF WALLS TO SET AREAS TO LINE WITH EDGE OF CONCRETE SET DOWN U.N.O. 12. ALLOW TO FORM ALL LEVELS INTERNALLY AND EXTERNALLY, AND FINISH TO GENERATE ALL LEVELS NOMINATED 13. ALL WATER PROOFING TO BE DONE TO RELEVANT AUSTRALIAN STANDARDS BUILDING CODE OF AUSTRALIA AND MANUFACTURERS SPECIFICATION ALL WATER PROOFING IS TO BE THE RESPONSIBILITY OF THE BUILDER AND ARCHITECTS 14. ALL MANUFACTURERS SPECIFICATIONS MUST BE ADHERED TO BY THE BUILDER AND SUBCONTRACTORS, STANDARDS & MANUFACTURER SPECIFICATIONS 15. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS & MANUFACTURER SPECIFICATIONS 16. ALL EXTERNAL CONCRETE TO INCLUDE HYPER WATERPROOFING ADAPTIVE U.N.O TO MANUFACTURE & CONSTRUCTION ANY DISCREPANCIES TO BE MADE KNOWN TO THE ARCHITECT RESOLVED AND 17. ALL EXTERNAL CONCRETE ELEMENTS TO HAVE CLASS 2 TO BE PATCHED, SEALED & PAINTED 18. REFER FINISH SCHEDULE BY ARCHITECT URBANEIA FOR ALL EXTERNAL FINISHES	M. CHEHELNABI REGD. ARCHITECT CROWS NEST NSW	NO. 7057 T. 02 8094 8420 M. 061 404110316	Graphic scale 0 1 2 4 8 12 1:200	Scale @ A1: 1 : 100 (Half Scale @ A3) Date: 30/05/2022 Drawn by: Author Checked by: Checker Issued For: S34 CONFERENCE UPDATED PLANS Drawing Number: C.1000 Revision: 2



S4.55 CHANGES SHOWN IN PINK
AS BUILT SHOWN IN BLACK
REFER TO JLA CONSULTANTS FOR LANDSCAPE DESIGN

- Existing Trees to be Retain Existing Trees to be Removed New Trees
- Tree Protection Zone (TPZ)

FOR ALL INFORMATION RELATING TO EASEMENT REFER TO STORMWATER DOCUMENTS BY ADCAR CONSULTING

Rev	Description	Date
F	S4.55 FOR REVISED DRIVEWAY AND STREET TREE REMOVAL	05/05/21
1	ISSUE FOR CONSTRUCTION	02/07/2021
2	COLUMN LOCATION REVISED& UPDTAED WINDOW SCHEDULE	24/08/2021
3	S4.55 SUBMISSION(NEW LOWER GROUND , FINISHES CHANGED)	08/12/2021
4	S34 CONFERENCE UPDATED PLANS	30/05/2022

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4. UPDATE BY CERTIFIER (PCA/BCA) AS PER CONSULTANT LATEST REVISION

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6. ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, COUNCIL CONDITIONS OF CONSENT AND ALL OTHER RELEVANT CODES AND MANUFACTURERS RECOMMENDATIONS

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8. UNREPORTED, THE LARGER QUANTITY OF WORK SHALL BE TAKEN TO HAVE BEEN ALLOWED IN THE TENDER AND/OR THE CONTRACT

9. DO NOT SCALE THE DRAWING, USE FIGURE DIMENSIONS ONLY. CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE & CONSTRUCTION. ANY DISCREPANCIES TO BE MADE KNOWN TO THE ARCHITECT RESOLVED AND AGREED PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE

10. VERTICAL CONTROL JOINTS IN BRICK, CLADDING ARE TO ALIGN WITH CONTROL JOINTS IN CONCRETE WHERE DETAILED BY STRUCT. ENGINEER OR TO ALIGN WITH DOOR / WINDOW EDGES OR THE REAR OF DOWNPIPES OR RE-ENTRANT CORNERS AND MANUFACTURERS RECOMMENDATION

11. DIMENSIONS FROM GRID ARE SET OUT TO NEAR FINISHED FACE OF STUD WALLING OR MASONRY WHERE RUNNING PARALLEL TO GRID U.N.O. LENGTHS OF WALL GENERALLY HAVE DIMENSIONAL SET OUTS TO OUTER FACES OF WALL

12. ALLOW TO FORM ALL LEVELS INTERNALLY AND EXTERNALLY, AND FINISH TO GENERATE ALL LEVELS NOMINATED

13. ALL WATER PROOFING TO BE DONE TO RELEVANT AUSTRALIAN STANDARDS BUILDING CODE OF AUSTRALIA AND MANUFACTURERS SPECIFICATION ALL WATER PROOFING SET AS WILL BE THE RESPONSIBILITY OF THE BUILDER AND ARCHITECTS

14. ALL MANUFACTURERS SPECIFICATIONS MUST BE ADHERED TO BY THE BUILDER AND SUBCONTRACTORS

15. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS

16. ALL EXTERNAL CONCRETE TO INCLUDE HYPER WATERPROOFING ADVENTURE UNO

17. ALL EXTERNAL CONCRETE ELEMENTS TO HAVE CLASS 2 TO BE PATCHED, SEALED & PAINTED

18. REFER FINISH SCHEDULE BY ARCHITECTURE URBANEA FOR ALL EXTERNAL FINISHES

Project | Client

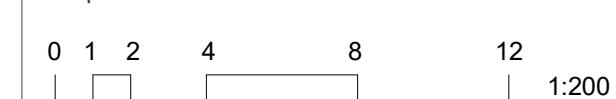
32 QUEEN STREET, MOSMAN

GROUND FLOOR PLAN

ABN 50169207818
1 / 53 HUME STREET
M. CHEHELNABI REGD. ARCHITECT
CROWS NEST NSW

NO. 7057
T. 02 8094 8420
M. 061 404110316

Graphic scale



Scale @ A1: 1 : 100 (Half Scale @ A3)

Date: 30/05/2022

Drawn by: AU

Checked by: MC

Issued For: S34 CONFERENCE UPDATED PLANS

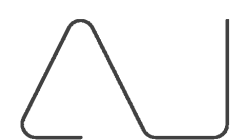
Drawing Number

C.1001

Revision

4

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CHANGES SHOWN IN PINK
APPROVED SHOWN IN BLACK

Rev	Description	Date
D	ISSUE FOR COORDINATION, DIMENSION SETOUT ADDED	27/04/21
E	UPDATED WALL SETOUT FOR COORDINATION	21/05/2021
1	ISSUE FOR CONSTRUCTION	02/07/2021
2	S4.55 SUBMISSION (NEW LOWER GROUND, FINISHES CHANGED)	08/12/2021
3	S34 CONFERENCE UPDATED PLANS	30/05/2022

Notes

ALL WORK TO BE DONE IN ACCORDANCE WITH:

1. THE APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL
AS 2000.18.1 DATED 19/06/20
2. ARCHITECTURAL DOCUMENTS TO BE READ IN CONJUNCTION WITH CURRENT ISSUE OF:
 - BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT LATEST REVISION
 - ARCHITECTURAL SPECIFICATION-SCHEDULES AND TENDER LATEST REVISION
 - UPDATE BY CERTIFIER (PCA)-BAC-AEAD CONSULTANT
 - STRUCTURAL DOCUMENTS BY VAN DER MEER CONSULTANTS LATEST REVISION
 - ELECTRICAL DOCUMENTS BY ADCAR CONSULTANTS LATEST REVISION
 - BASIS CERTIFICATE BY GRADWELL CONSULTING CONSULTANTS LATEST REVISION
 - LANDSCAPE DOCUMENTS BY JOHN LOCK

[illegible]

ALL DIMENSIONS FROM GRID ARE SET OUT TO NEAR FINISHED FACE OF STUD WALLING OR MASONRY WHERE RUNNING PARALLEL TO GRID AND UNLESS VARYING WALL GENERALLY HAVE DIMENSIONAL SET OUT TO OUTER FACES OF WALL. ALL DIMENSIONS TO BE SET OUT TO LINE WITH THE FACE OF THE WALL UNLESS OTHERWISE NOTED. DIMENSIONS SHALL ALLOW FOR FILL ALL LEVELS INTERNALLY AND EXTERNALLY, AND FINISH TO GENERATE ALL LEVELS MENTIONED. DIMENSIONS SPECIFIC TO BE TO RELEVANT AUSTRALIAN STANDARDS, PLUS CONCRETE MANUFACTURER'S SPECIFICATIONS. MANUFACTURER SPECIFICATION WATER.

ALL CONCRETE SHALL HAVE THE RESPONSIBILITY OF THE BUILDER AND ARCHITECT. CONTRACTORS SHALL NOT TAKE ANY RESPONSIBILITY FOR WATER PROOFING OF ANY PART OF THE DEVELOPMENT.

ALL MANUFACTURER SPECIFICATIONS MUST BE ADHERED TO BY THE BUILDER AND SUBCONTRACTORS.

ALL WORK TO BE CONSTRUCTED TO RELEVANT AUSTRALIAN STANDARDS, PLUS CONCRETE MANUFACTURER SPECIFICATIONS.

ALL EXTERNAL CONCRETE TO INCLUDE AN ANTI-ALGAE WATERPROOFING ADDITIVE UNDO UNDO.

ALL EXTERNAL CONCRETE ELEMENTS TO HAVE CLASS 2.0 TO BE PATCHED, SEALED & PAINTED TO REFER FINISH SCHEDULE BY ARCHITECTURE URBANISMA. FOR ALL EXTERNAL FINISHES.

Project | Client

32 QUEEN STREET, MOSMAN

Drawing

GROUND FLOOR

Scale @ A1: **1 : 50** (Half Scale @ A3

Date: 30/05/2022

Drawn by: **AL**

Checked by: **MC**
Issued For: **S34 CONFERENCE UPDATED PLANS**

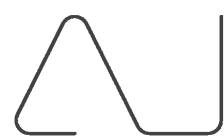
Drawing Number

Revision

C.1003

3

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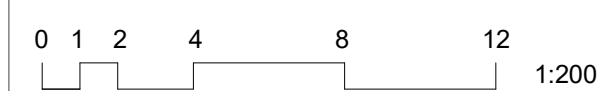


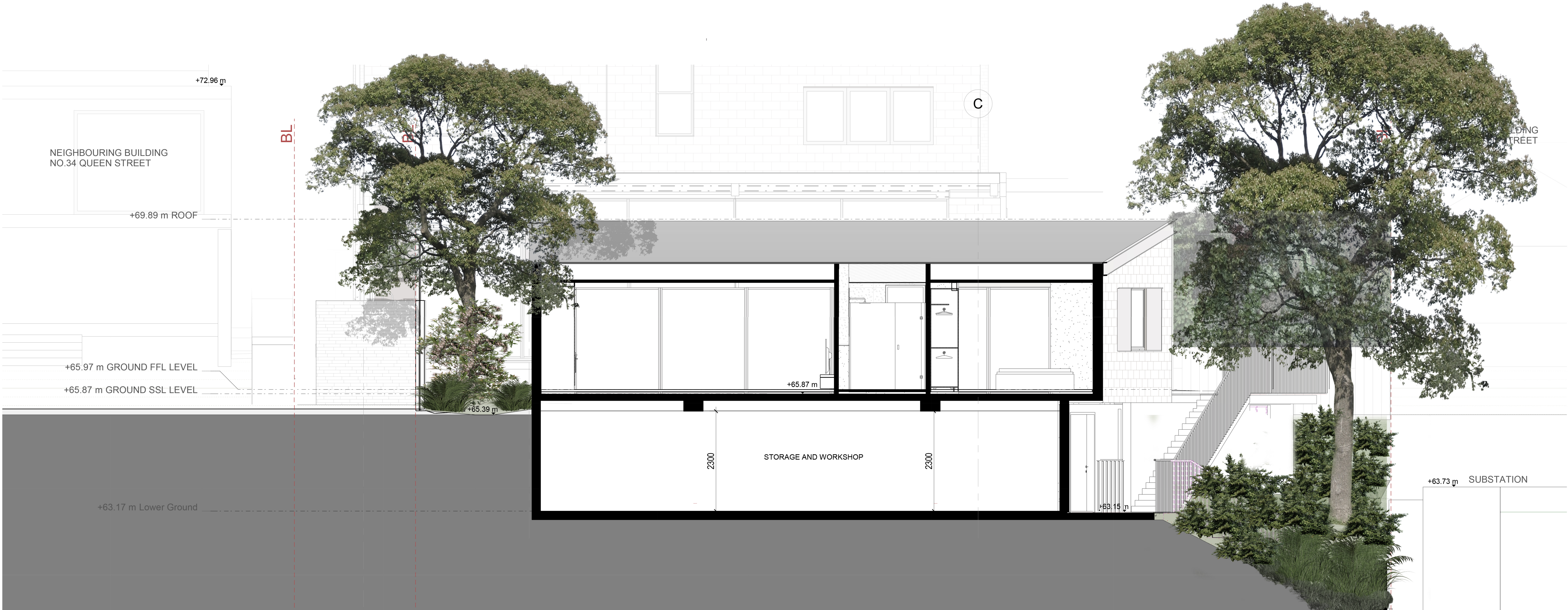
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urbaneia

ABN 50169207818
1 / 53 HUME STREET

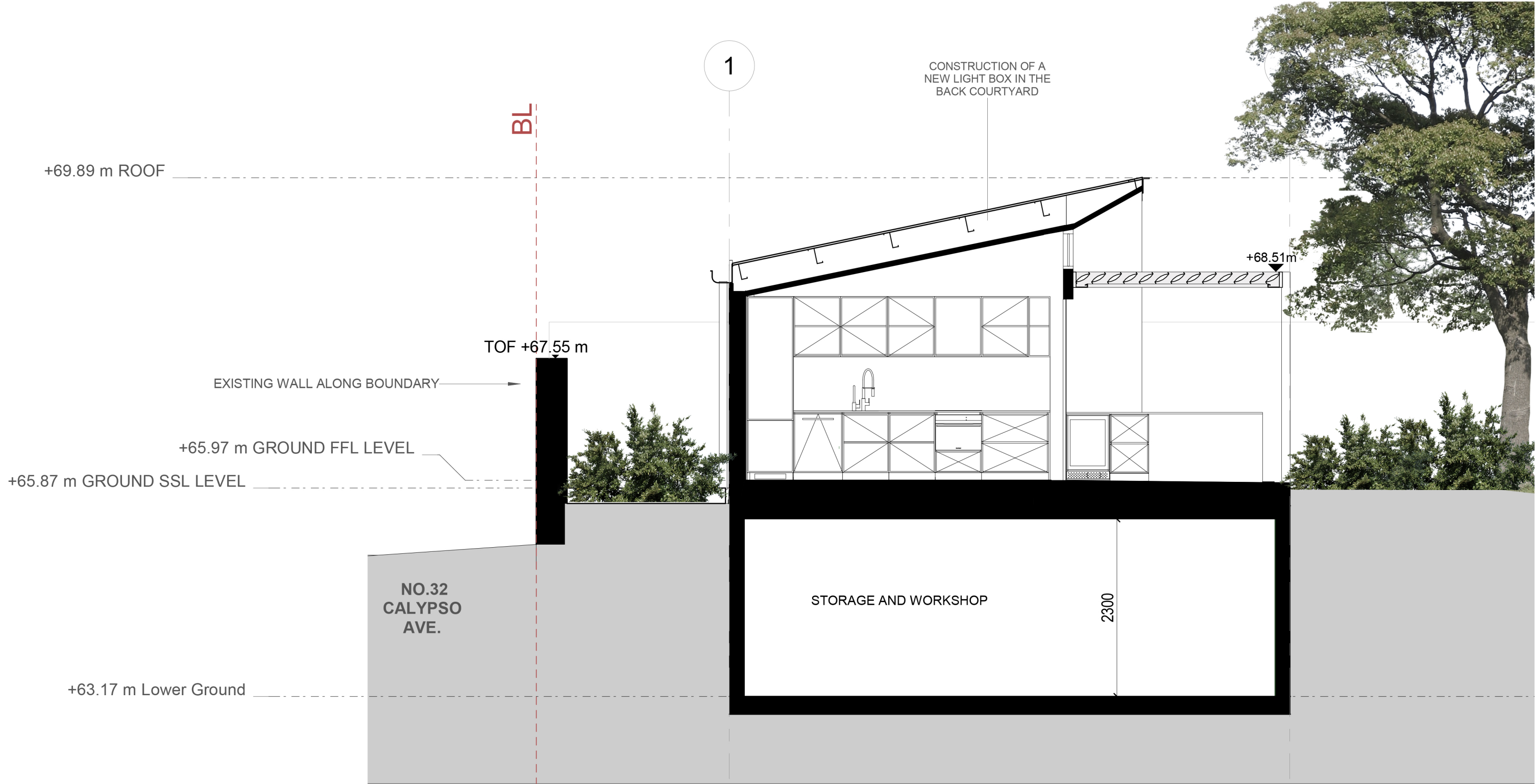
NO. 7057
T: 02 8094 8420
M: 061 404110316

Graphic scale



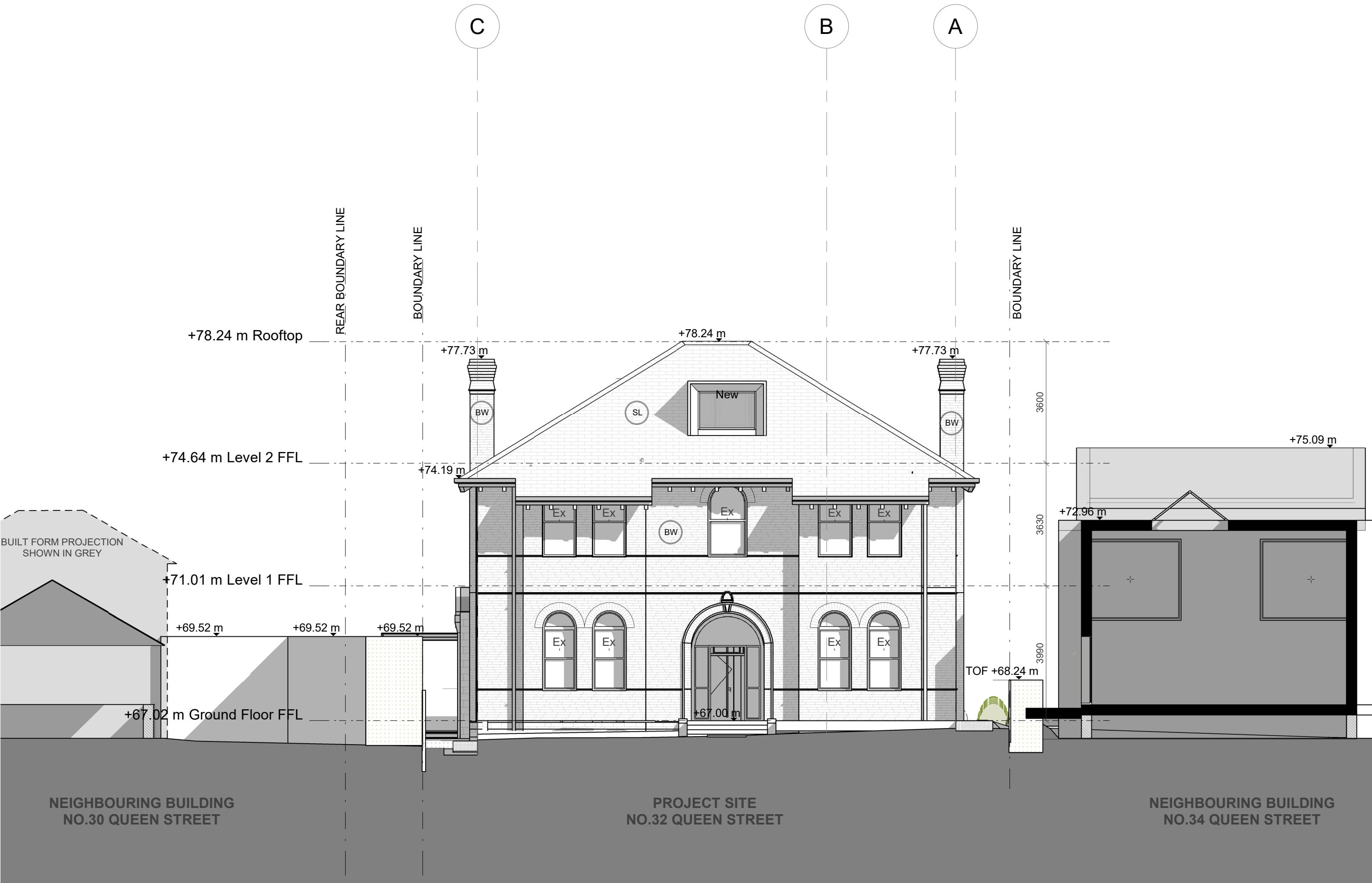


LONG SECTION
1 : 50

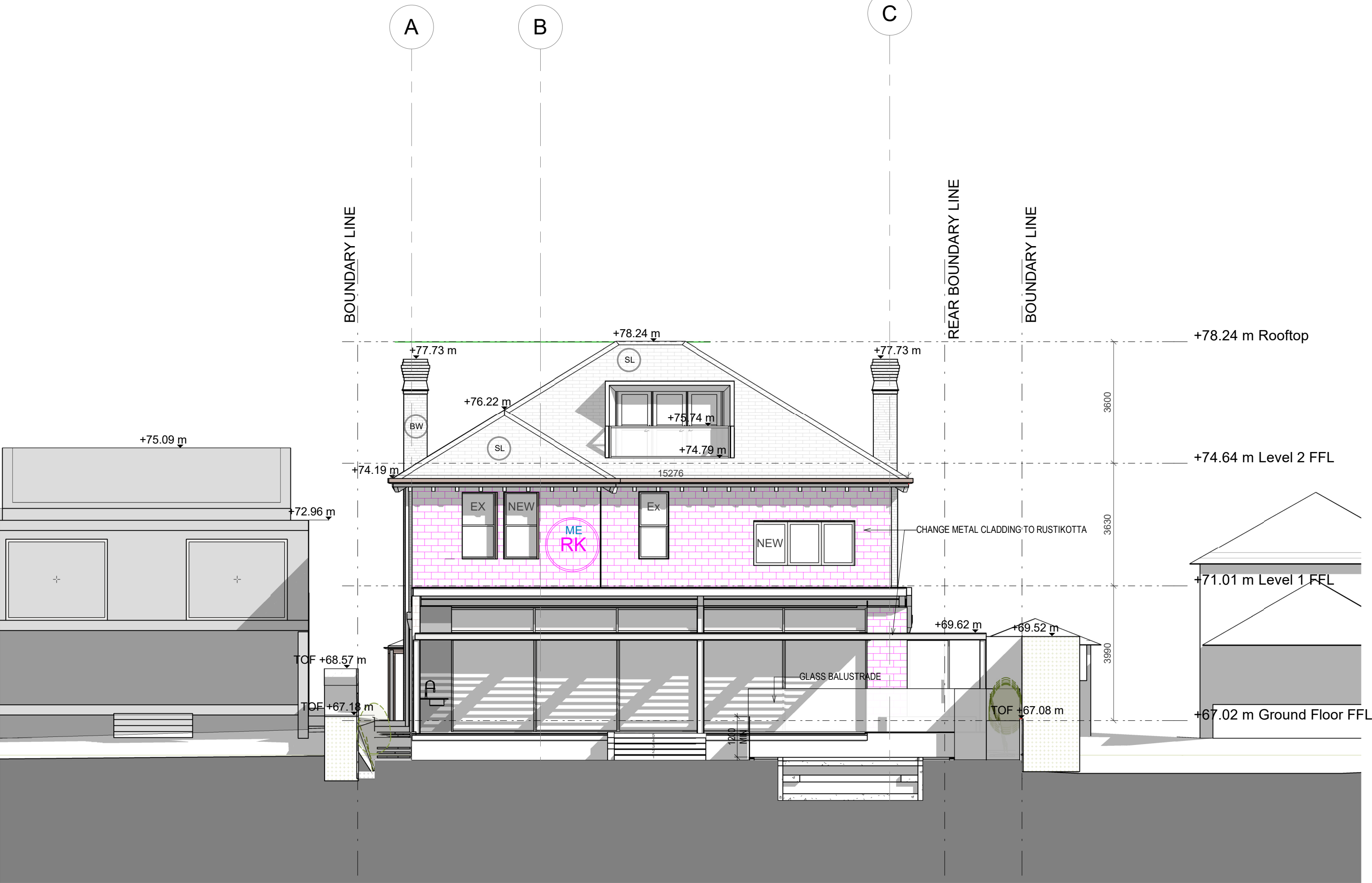


CROSS SECTION
1 : 50

Rev	Description	Date	Notes	Project Client	Drawing	Scale @ A1:	Revision
1	S4.55 SUBMISSION(NEW LOWER GROUND , FINISHES CHANGED)	08/12/2021	ALL WORK TO BE DONE IN ACCORDANCE WITH: 1. THE APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL 2. DA 8/2020/181, DATED 19/08/20 3. ARCHITECTURAL DOCUMENTS TO BE READ IN CONJUNCTION WITH CURRENT BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT LATEST REVISION 4. ARCHITECTURAL SPECIFICATION-CHANGEOULETS AND TENDER LATEST REVISION 5. UPDATE BY CERTIFIER (PCA/BCA) HEAD CONSULTANT 6. STRUCTURAL DOCUMENTS BY VAN DER MEER CONSULTANTS LATEST REVISION 7. STORMWATER DOCUMENTS BY ADACAR CONSULTANTS LATEST REVISION 8. BANK CERTIFICATE BY GRANWELL CONSULTANTS LATEST REVISION 9. LANDSCAPE DOCUMENTS BY JOHN LOCK	32 QUEEN STREET, MOSMAN	SECTIONS	(Half Scale @ A3)	
2	S34 CONFERENCE UPDATED PLANS	30/05/2022	3. ALL STRUCTURAL STEEL, REINFORCED CONCRETE AND REINFORCED CONCRETE ELEMENTS SHALL BE TO STRUCTURAL ENGINEER'S DETAIL BY VAN DER MEER CONSULTANTS 4. UNLESS OTHERWISE NOTED, ALL STEELWORK IS TO BE GALVANIZED AND PAINTED WITH SELECTED COLOURS. 5. CONSULT THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF TENDER. PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS. 6. CONDITIONS OF CONSENT AND ALL OTHER RELEVANT CODES AND MANUFACTURERS RECOMMENDATIONS. 7. CONSULT ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF TENDER. PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS. WHERE DISCREPANCIES REMAIN, UNREPORTED, THE LARGER QUANTITY OF WORK SHALL BE TAKEN TO HAVE BEEN ALLOWED IN THE TENDER AND/OR THE CONTRACT. 8. DO NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE & CONSTRUCTION. ANY DISCREPANCIES TO BE MADE KNOWN TO THE ARCHITECT RESOLVED AND AGREED PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE. 9. VERTICAL CONTROL JOINTS IN BRICK CLADDING ARE TO ALIGN WITH CONTROL JOINTS IN CONCRETE WHERE DETAILLED BY STRUCT. ENGINEER OR TO ALIGN WITH OSCAR WINDOW EDGES OR THE REAR OF DOWNPIPES OR RE-ENTRANT CORNERS AND MANUFACTURERS RECOMMENDATION. 10. DIMENSIONS FROM GRID ARE SET OUT TO NEAR FINISHED FACE OF STUD WALLING OR MASONRY WHERE RUNNING PARALLEL TO GRID U.N.O. LENGTHS OF WALL GENERALLY HAVE DIMENSIONAL SET OUTS TO OUTER FACES OF WALL. 11. INTERNAL FACE OF WALLS TO LINE WITH EDGE OF CONCRETE SET DOWN U.N.O. 12. ALLOW TO FORM ALL LEVELS INTERNALLY AND EXTERNALLY, AND FINISH TO GENERATE ALL LEVELS NOMINATED. 13. ALL WATER PROOFING TO BE DONE TO RELEVANT AUSTRALIAN STANDARDS BUILDING CODE OF AUSTRALIA AND MANUFACTURERS SPECIFICATION ALL WATER PROOFING SET AS WILL BE THE RESPONSIBILITY OF THE BUILDER AND ARCHITECTS. 14. ALL MANUFACTURERS SPECIFICATIONS MUST BE ADHERED TO BY THE BUILDER AND SUBCONTRACTORS. 15. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS & MANUFACTURER SPECIFICATIONS. 16. ALL EXTERNAL CONCRETE TO INCLUDE HYPER WATERPROOFING ADMIXTURE AND TO MANUFACTURE & CONSTRUCTION ANY DISCREPANCIES TO BE MADE KNOWN TO THE ARCHITECT RESOLVED AND AGREED PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE. 17. ALL EXTERNAL CONCRETE ELEMENTS TO HAVE CLASS 2 TO BE PATCHED, SEALED & PAINTED 18. REFER FINISH SCHEDULE BY ARCHITECTURE URBANEAIA FOR ALL EXTERNAL FINISHES	M. CHEHELNABI REGD. ARCHITECT CROWS NEST NSW	NO. 7057 T. 02 8094 8420 M. 061 404110316	Graphic scale 0 1 2 4 8 12 1:200	Scale @ A1: 1 : 50 Date: 30/05/2022 Drawn by: Author Checked by: Checker Issued For: S34 CONFERENCE UPDATED PLANS Drawing Number Revision
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NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100

Legend
1 : 100

WA	Window Awning	DF	Door Folding	SA	Shutter Awning	LG	Glass louvres	AL	Aluminium	SL	Slate
WF	Window Fixed	DP	Door Pivoting	SB	Shutter bifolding	LV	Louvres metallic	CO	Concrete		
WS	Window Sliding	DS	Door Sliding	SF	Shutter Fixed			ME	Zinc cladding		
WC	Window Casement			SS	Shutter Sliding			RK	Rustkotta		
WB	Window bifold							GL	Glass		

FOR ALL INFORMATION RELATING TO EASEMENT REFER TO STORMWATER DOCUMENTS BY ADCAR CONSULTING

Rev
B
C
D
1
2

Description
Dormer Width Reduced
Relocate Driveway & Carport
ISSUE FOR CC
S4.55 SUBMISSION(NEW LOWER GROUND , FINISHES CHANGED)
S34 CONFERENCE UPDATED PLANS

Date
15/04/20
13/05/20
08/03/21
08/12/2021
30/05/2022

Notes
ALL WORK TO BE DONE IN ACCORDANCE WITH:
1. THE APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL
2. ARCHITECTURAL DOCUMENTS TO BE READ IN CONJUNCTION WITH CURRENT
3. BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT LATEST REVISION
4. ARCHITECTURAL SPECIFICATION/SCHEMATIC AND TENDER LATEST REVISION
5. UPDATE BY CERTIFIER (PCA/BCA) AS PER CONSULTANT LATEST REVISION
6. STORMWATER DOCUMENTS BY ADCAR CONSULTANTS LATEST REVISION
7. SHAW CERTIFICATE BY SHAWWELL CONSULTING CONSULTANTS LATEST REVISION
8. LANDSCAPE DOCUMENTS BY JOHN LOCK

3. ALL STRUCTURAL, STEEL, REINFORCED CONCRETE AND REINFORCED CONCRETE ELEMENTS SHALL BE TO
4. UNLESS OTHERWISE NOTED, ALL STEELWORK IS TO BE GALVANIZED AND PAINTED WITH SELECTED COLOURS.
5. CONSULT THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF
6. PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS. WHERE DISCREPANCIES REMAIN,
7. CONSULT ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF TENDER.
8. PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS. WHERE DISCREPANCIES REMAIN,
9. UNREPORTED, THE LARGER QUANTITY OF WORK SHALL BE TAKEN TO HAVE BEEN ALLOWED IN THE TENDER AND/OR
10. THE CONTRACT.
11. DO NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR
12. TO MANUFACTURE & CONSTRUCTION. ANY DISCREPANCIES TO BE MADE KNOWN TO THE ARCHITECT RESOLVED AND
13. AGREED PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE.
14. VERTICAL CONTROL JOINTS IN BRICK, CLADDINGS ARE TO ALIGN WITH CONTROL JOINTS IN CONCRETE WHERE
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16. ENTRANT CORNERS AND MANUFACTURERS RECOMMENDATION.

10. DIMENSIONS FROM GRID ARE SET OUT TO NEAR FINISHED FACE OF STUD WALLING OR MASONRY WHERE RUNNING
11. PARALLEL TO GRID U.N.O. LENGTHS OF WALL GENERALLY HAVE DIMENSIONAL SET OUTS TO OUTER FACES OF WALL.
12. INTERNAL FACE OF WALLS TO WET AREAS TO LINE WITH EDGE OF CONCRETE SET DOWN U.N.O.
13. ALLOW TO FORM ALL LEVELS INTERNALLY AND EXTERNALLY, AND FINISH TO GENERATE ALL LEVELS NOMINATED.
14. ALL WATER PROOFING TO BE DONE TO RELEVANT AUSTRALIAN STANDARDS BUILDING CODE OF AUSTRALIA AND
15. MANUFACTURERS SPECIFICATION ALL WATER
16. PROOFING SET AS WILL BE THE RESPONSIBILITY OF THE BUILDER AND ARCHITECTS
17. DO NOT TAKE ANY RESPONSIBILITY FOR WATER PROOFING OF ANY PART OF THE DEVELOPMENT
18. ALL MANUFACTURERS SPECIFICATIONS MUST BE ADHERED TO BY THE BUILDER AND SUBCONTRACTORS.
19. STANDARDS & MANUFACTURER SPECIFICATIONS
20. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN
21. STANDARDS & MANUFACTURER SPECIFICATIONS
22. ALL EXTERNAL CONCRETE ELEMENTS TO HAVE CLASS 2 TO BE PATCHED, SEALED & PAINTED
23. REFER FINISH SCHEDULE BY ARCHITECT URBANEIA FOR ALL EXTERNAL FINISHES

Project | Client
32 QUEEN STREET, MOSMAN

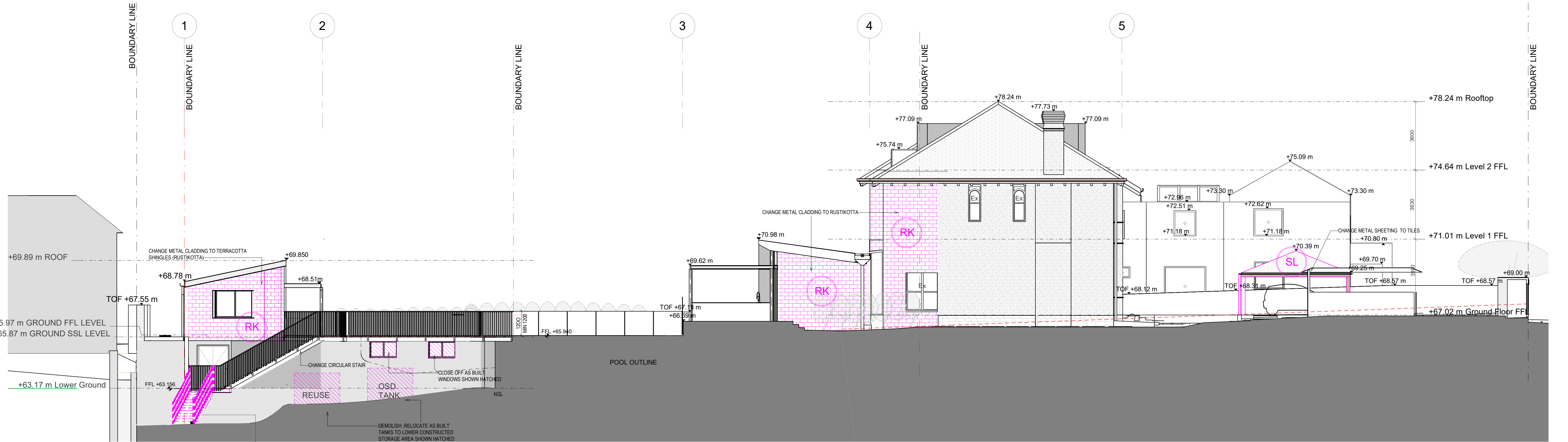
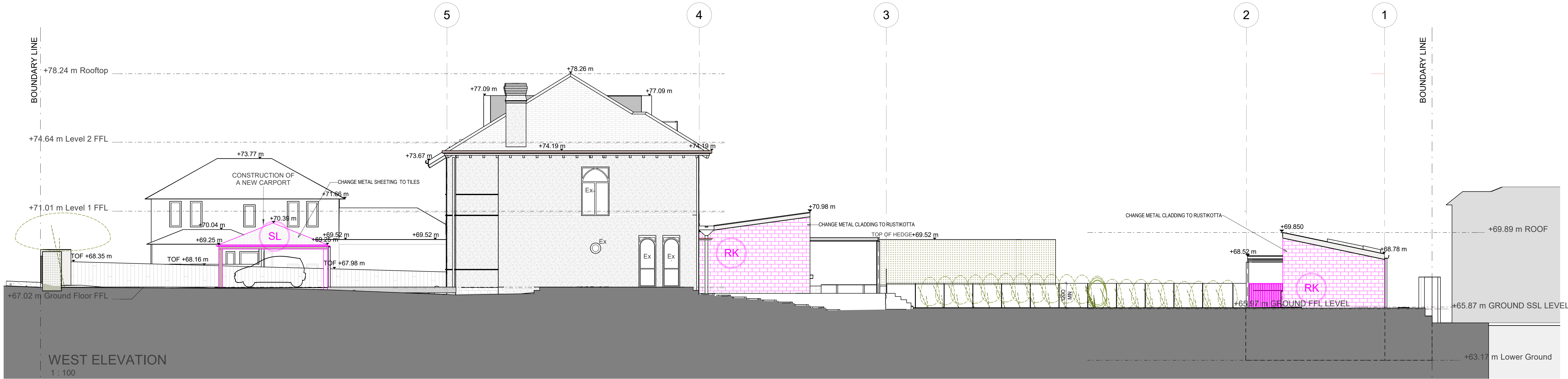
Drawing
ELEVATIONS_NORTH & SOUTH

Scale @ A1: 1 : 100 (Half Scale @ A3)
Date: 30/05/2022
Drawn by: AU
Checked by: MC
Issued For: S34 CONFERENCE UPDATED PLANS
Drawing Number
Revision

Graphic scale
0 1 2 4 8 12 1:200

ABN 50169207818
1 / 53 HUME STREET
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CROWS NEST NSW
NO. 7057
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Document Set ID: 6284686
Version: 1, Version Date: 08/06/2022



EAST ELEVATION
1 : 100

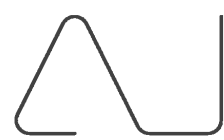
Legend

1 : 100	DOORS	SHUTTERS	LOUVRES	MATERIAL	SL Slate
WA Window Awning	DF Door Folding	SA Shutter Awning	LG Glass louvres	AL Aluminium	
WF Window Fixed	DP Door Pivoting	SB Shutter bifolding	LV Louvres metallic	CO Concrete	
WC Window Casement	DS Door Sliding	SF Shutter Fixed		ME Zinc cladding	
WB Window bifold		SS Shutter Sliding		RK Rustikotta	
				GL Glass	

FOR ALL INFORMATION RELATING TO EASEMENT REFER TO STORMWATER DOCUMENTS BY ADCAR CONSULTING

Rev	Description	Date	Notes
B	Relocate Driveway & Carport	13/05/20	1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL.
C	DRAFT CC FOR CO-ORDINATION	02/03/21	2. CONSULT THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN DRAWINGS PRIOR TO SUBMISSION OF TENDER. PRIOR TO SIGNING OF CONTRACT AND BEFORE EXECUTING THE WORKS. WHERE DISCREPANCIES REMAIN, UNREPORTED, THE LARGER QUANTITY OF WORK SHALL BE TAKEN TO HAVE BEEN ALLOWED IN THE TENDER AND/OR THE CONTRACT.
D	ISSUE FOR CC	08/03/21	3. ALL STRUCTURAL STEEL, REINFORCED CONCRETE AND REINFORCED CONCRETE ELEMENTS SHALL BE TO STRUCTURAL ENGINEER'S DETAIL BY VAN DER MEER CONSULTANTS.
1	S4.55 SUBMISSION(NEW LOWER GROUND , FINISHES CHANGED)	08/12/2021	4. UNLESS OTHERWISE NOTED, ALL STEELWORK IS TO BE GALVANIZED AND PAINTED WITH SELECTED COLOURS. DA 8/2020 18.1 DATED 19/09/20
2	S34 CONFERENCE UPDATED PLANS	30/05/2022	5. BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT LATEST REVISION. ARCHITECTURAL SPECIFICATION/SCHEMATIC AND TENDER LATEST REVISION. UPDATE BY CERTIFIER (PCA/BCA) AS REQUIRED. STORMWATER DOCUMENTS BY ADCAR CONSULTANTS LATEST REVISION. SHAW CERTIFICATE BY SHAWWELL CONSULTANTS LATEST REVISION. LANDSCAPE DOCUMENTS BY JOHN LOCK.

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1 / 53 HUME STREET
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CROWS NEST NSW

NO. 7057
T. 02 8094 8420
M. 061 404110316

Graphic scale
0 1 2 4 8 12
1:200

Project | Client
32 QUEEN STREET, MOSMAN
Drawing
ELEVATIONS_ WEST & EAST
Scale @ A1: **1 : 100** (Half Scale @ A3)
Date: **30/05/2022**
Drawn by: **AU**
Checked by: **MC**
Issued For: **S34 CONFERENCE UPDATED PLANS**
Drawing Number
C.1603
Revision
2