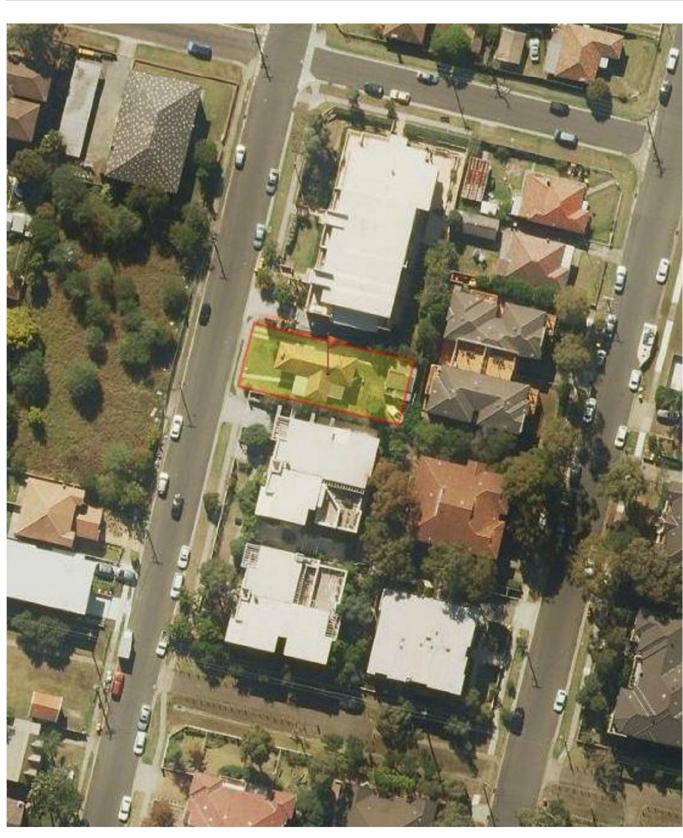
BOARDING HOUSE 16025

70 CARDIGAN ST, GUILFORD, NSW

	DRAWING LIST
Sheet Number	Sheet Name
00	COVER PAGE
01	COMPLIANCE TABLE
02	SITE PLAN
03	SITE ANALYSIS PLAN
04	DEMOLITION PLAN
05	BASEMENT & DRIVEWAY SECTION
06	GROUND FLOOR
07	FIRST FLOOR
08	SECOND FLOOR
09	THIRD FLOOR
10	ELEVATIONS
11	ROOF PLAN & SECTIONS
12	FLOOR CALCULATIONS
13	SOLAR ACCESS
14	STREETSCAPE ELEVATION & 3D PERSPECTIVES
15	EXTERNAL COLORS-FINISHES
16	SHADOWS DIAGRAMS
17	SHADOW ELEVATIONS
18	EXISTING SELF SHADOWING
19	NOTIFICATION PLAN









LOCATION PLAN

FOR DA APPROVAL

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PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford			DRAWING TITLE COVER PAGE	
			PROJECT NUMBER DRAWING NUMBER DATE REVI	ISION
CLIENT	DRAWN BY	CHECKED BY	00 05/10/17	4
KC	СВ	СВ	16025 SCALE @ A1 DRAWN BY CHECKE	



BOARDING HOUSE 16025

70 CARDIGAN ST, GUILFORD, NSW

COMPLIANCE TABLE

_	ITEM	PROPOSED	STANDARD	COMPLIANCE
Α	NUMBER OF ROOMS	12		
В	SITE AREA	442.6 m²		
С	SITE AREA (AFTER ROAD WIDENING)	422.5 m²		
D	SETBACK			
	FRONT	7.5 m	7.5 m	YES
	REAR	6 m	6 m	YES
	SIDE	3 m	3 m	YES
Е	GROSS FLOOR AREA			
	BASEMENT	232 m²		
	GROUND FLOOR	108 m²		
	FIRST FLOOR	118 m²		
	SECOND FLOOR	118 m²		
	THIRD FLOOR	118 m²		
	TOTAL GROSS FLOOR AREA	462 m²		
F	FSR	1.09:1	1:2 (845m²)	
G	HEIGHT	13.645 m	15 m	YES
Н	LANDSCAPE AREA	100 m²		
ı	DEEP SOIL	15%	15 % OF SITE AREA	YES
J	COMMON AREA	43 m²	20 m²	YES
K	CAR PARKING	THIRD FLOOR 118 m² TOTAL GROSS FLOOR AREA 462 m² 1.09:1 1:2 (845m²) 13.645 m 15 m APE AREA 100 m² NIL 15% 15% OF SITE AREA N AREA 43 m² 20 m²		
	BEDROOMS	6 SPACES	-	YES
	ACCESSIBLE	1 SPACE		YES
	VISITORS			YES
	TOTAL CAR SPACES	6 SPACES		YES
	MOTORBIKE PARKING	2 SPACES		YES
	BYCYCLE PARKING	2 SPACES		YES
I	WASTE MANAGEMENT			
	WASTE BINS	4/240 L		YES
	RECYCLE BINS	1/240 L		YES
	TOTAL BINS	5 BINS		YES

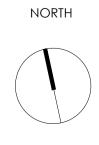
ROOMS SUMMARY			
GF	02		
1F	03		
2F	03		
3F	04		
TOTAL	12		

CONSULTANTS

SPECIALITY	COMPANY	NAME	PHONE	EMAIL
HYDRAULICS STORMWATER	AUSTRALIAN CONSULTING ENGINEERS	JOE BACHA	(02) 9763 1500	info@aceeng.com.au
TOWN PLANNER	THINK PLANNERS	JONATHAN WOOD	(02) 9890 8543	jonathon@thinkplanners.com.au
LANDSCAPE ARCHITECT	JALA DESIGNS	JALA JONES	0423 654 478	lloyd@jaladesigns.com.au
ACOUSTIC	ACOUSTIC COSULTING ENGINEERS	DAN DANG	(02) 8006 5560	Dan.Dang@acousticconsulting.com.au

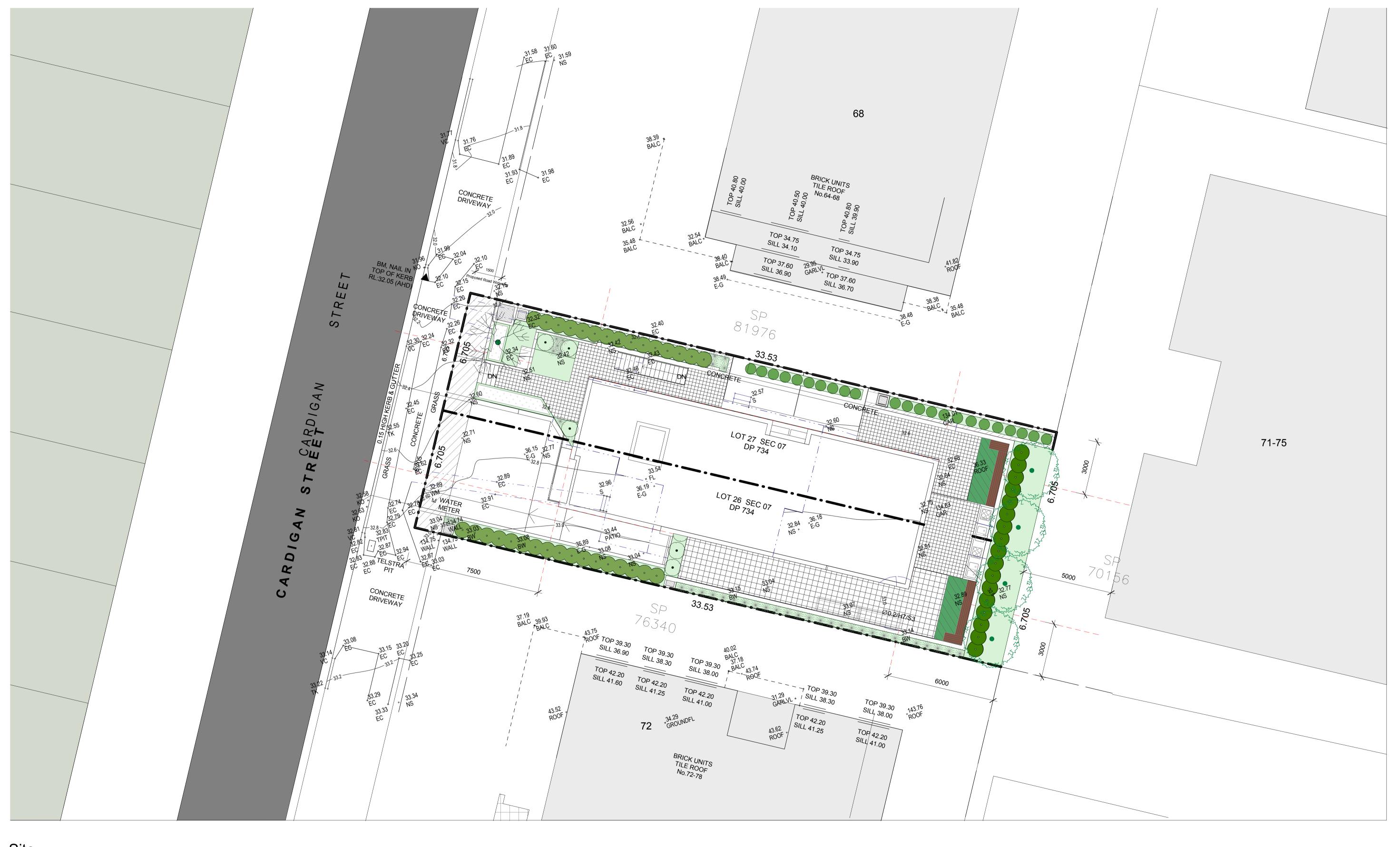
SPECIALITY	COMPANY	NAME	PHONE	EMAIL
J- SECTION	OUTSOURCE IDEAS	VED BAHETI	0421 530 876	ved@outsourceideas.com.au
TRAFFIC MANAGEMENT	STANBURY TRAFFIC PLANNING	MORGAN STANBURY	0410 561 848 (02) 8971 8314	morgan@stanburytraffic.com.au

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			Metres	0.5 1 2.5	5		
PROJECT TITLE				DRAWING TITLE			
BOARDING HOUSE 70 Cardigan St, Guilford				COMPLIANCE	TABLE		
				PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
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						СВ	CB





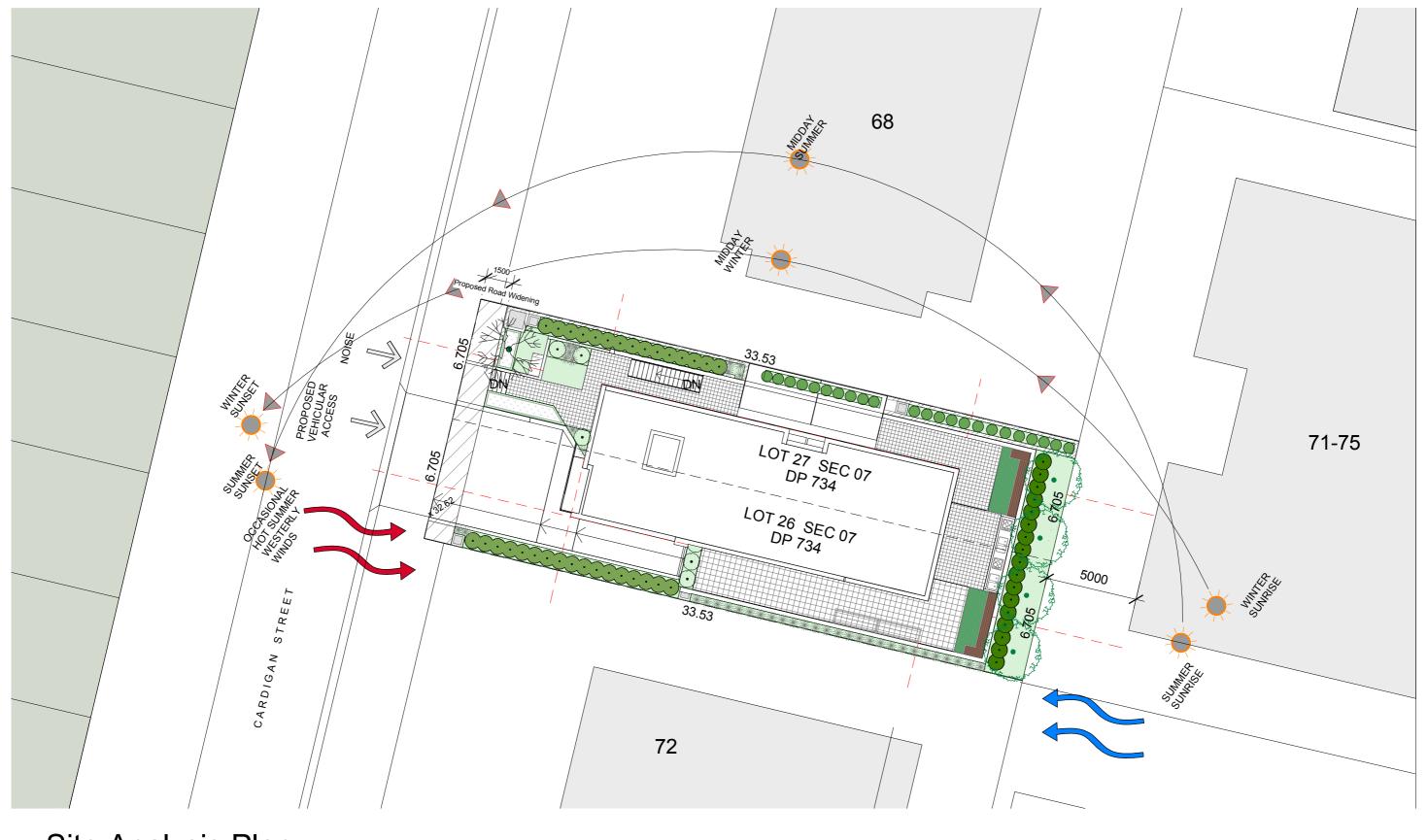


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					1:100	СВ	СВ





Site Analysis Plan

1:200

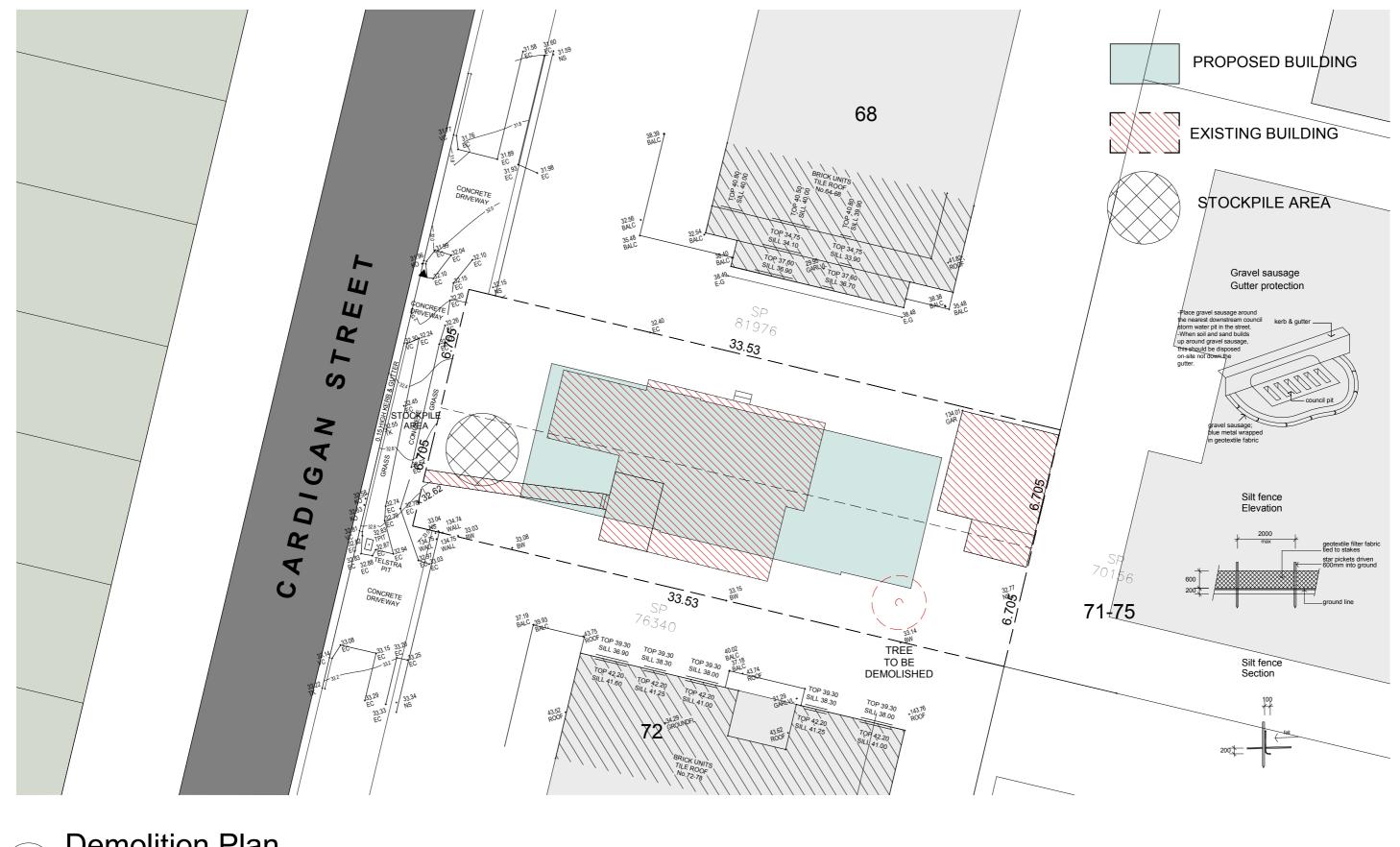
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NORTH	

PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford			DRAWING TITLE SITE ANALYSIS	PLAN		
			PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
CLIENT	DRAWN BY	CHECKED BY		03	05/22/18	Α
KC	СВ	СВ	16025	1:200	DRAWN BY CB	СНЕСКЕД ВУ СВ







Demolition Plan

1:200

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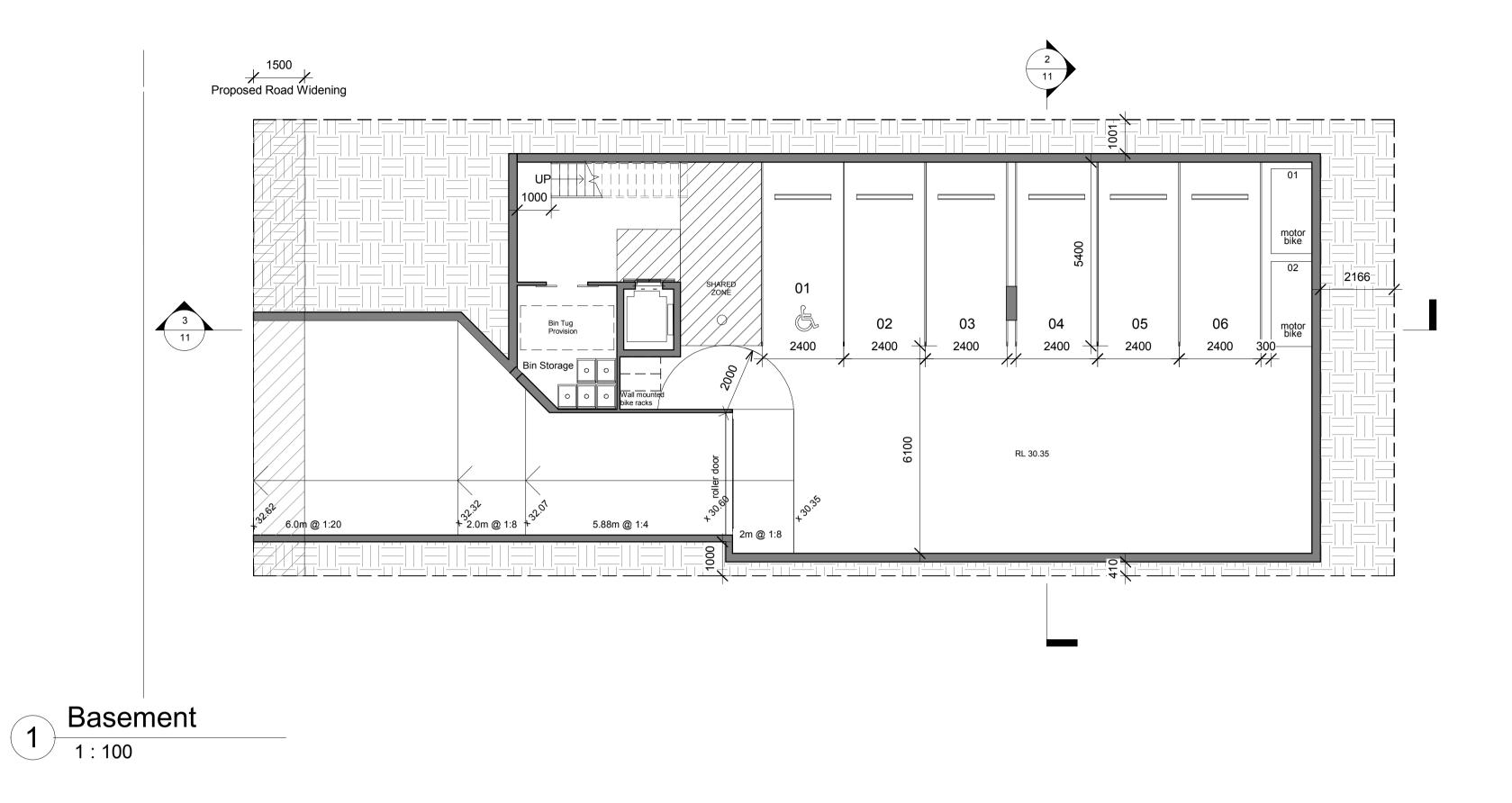
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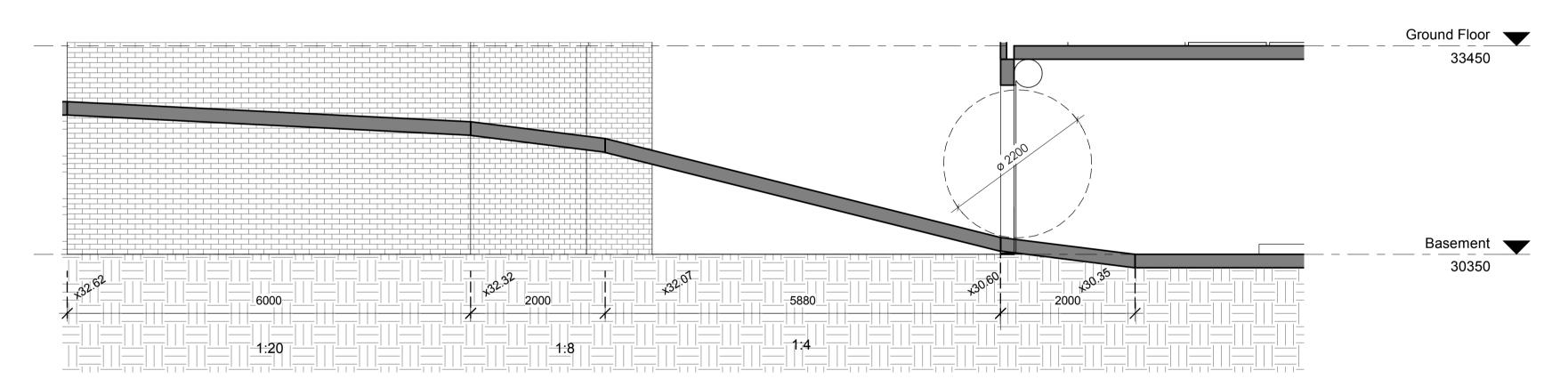
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1	PROJECTITILE BOARDING HOUSE 70 Cardigan St, Guilford			DEMOLITION F	PLAN		
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ı	KC .	СВ	СВ	16025	SCALE @ A3 1:200	DRAWN BY	СНЕСКЕД ВУ СВ

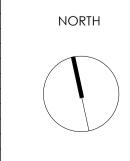






2 Driveway Section
1:50

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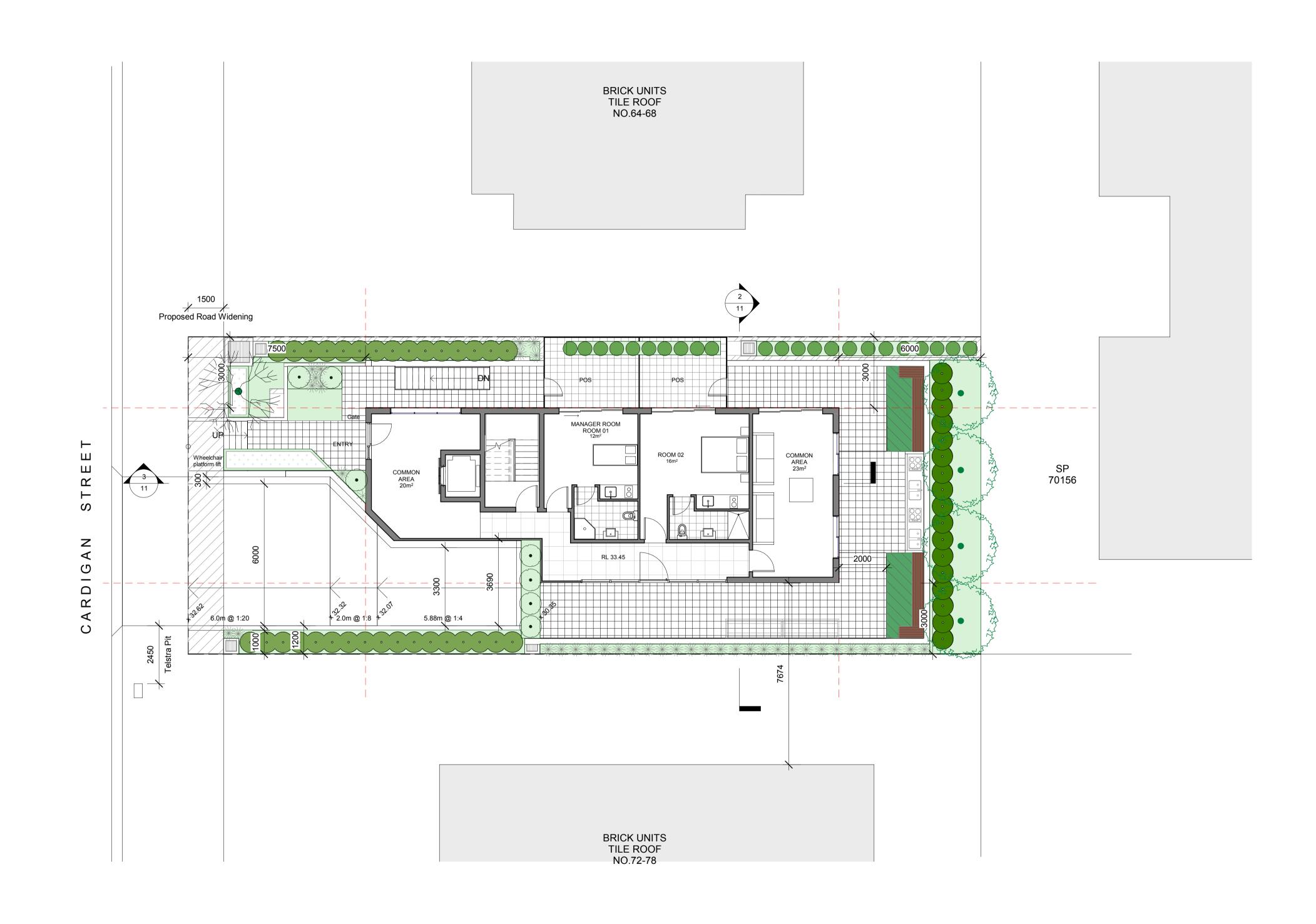


PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford			DRAWING TITLE BASEMENT & [DRIVEWAY SECTION
CLIENT	DRAWN BY	CHECKED BY	PROJECT NUMBER	DRAWING NUMBER DA
KC	СВ	СВ	16025	scale@al draw As C indicated

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DRAWING NUMBER	DATE	REVISION
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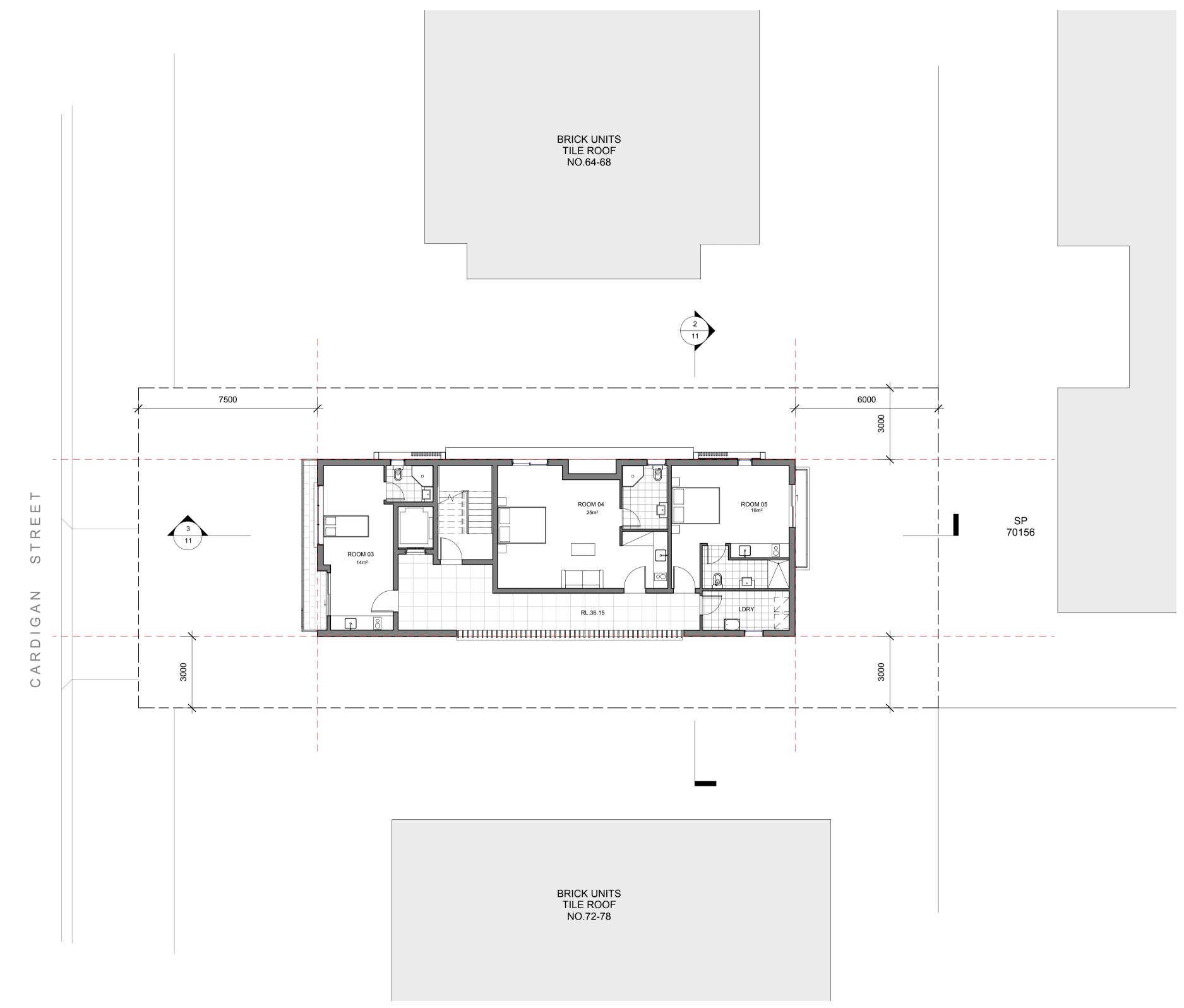
NUMBER	DATE	REVISION
	05/22/18	Α
A1	DRAWN BY	CHECKED BY
	СВ	СВ



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Ground Floor
1: 100

							Metres	0 0.5 1 2.5	5		10
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1 Level 1 1: 100

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and written dimensions take preference	rty of Baini Design. Larger scale drawings a. Do not scale from drawing all dimensions				CLIENT	DRAWN BY	CHECKED BY	
to be verified on site before commence brought to the attention of the author.	ement of work. All discrepancies to be				KC	СВ	СВ	

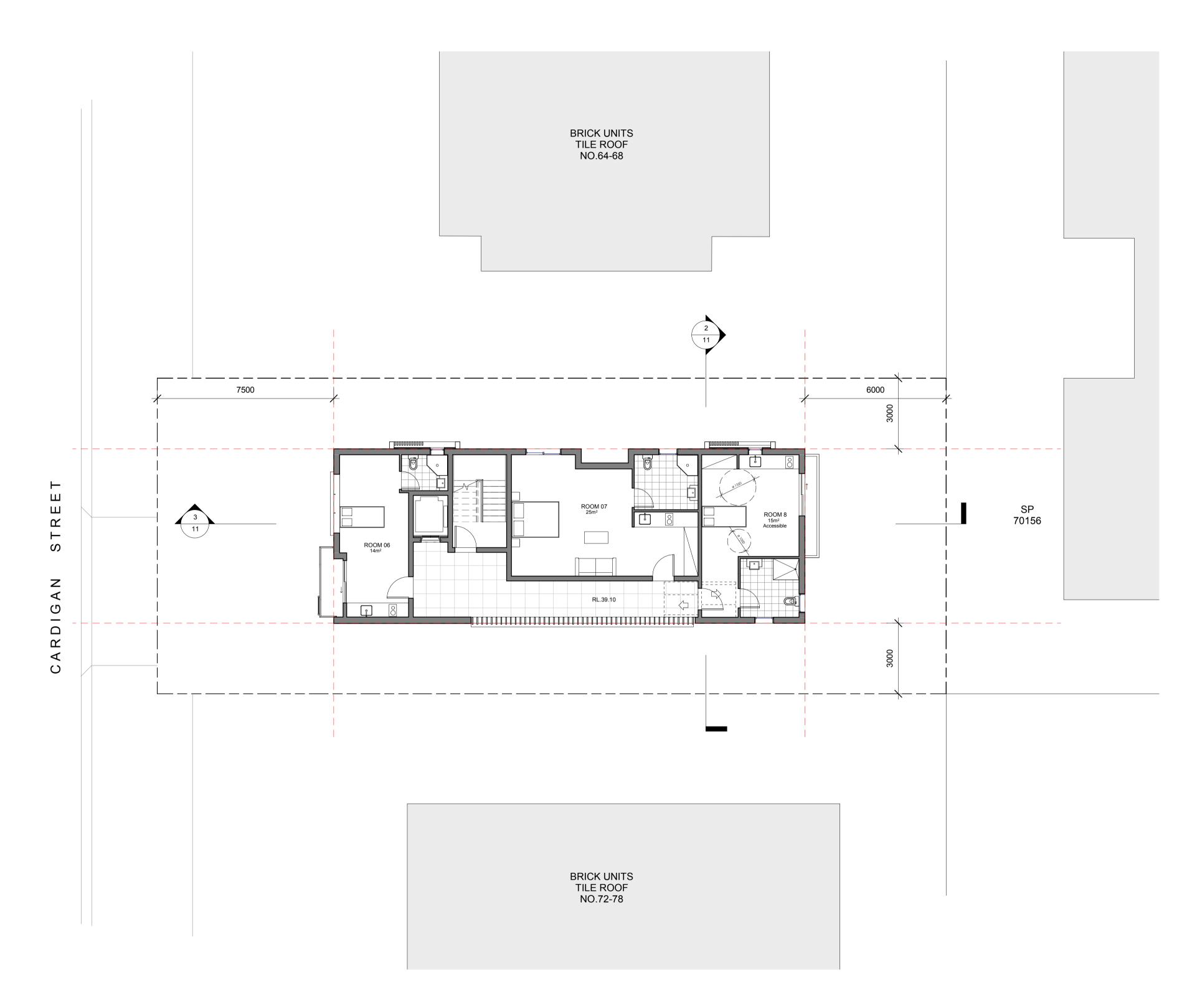
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1:100	СВ	СВ

DRAWING TITLE
FIRST FLOOR

PROJECT NUMBER

16025



1 Level 2 1:100

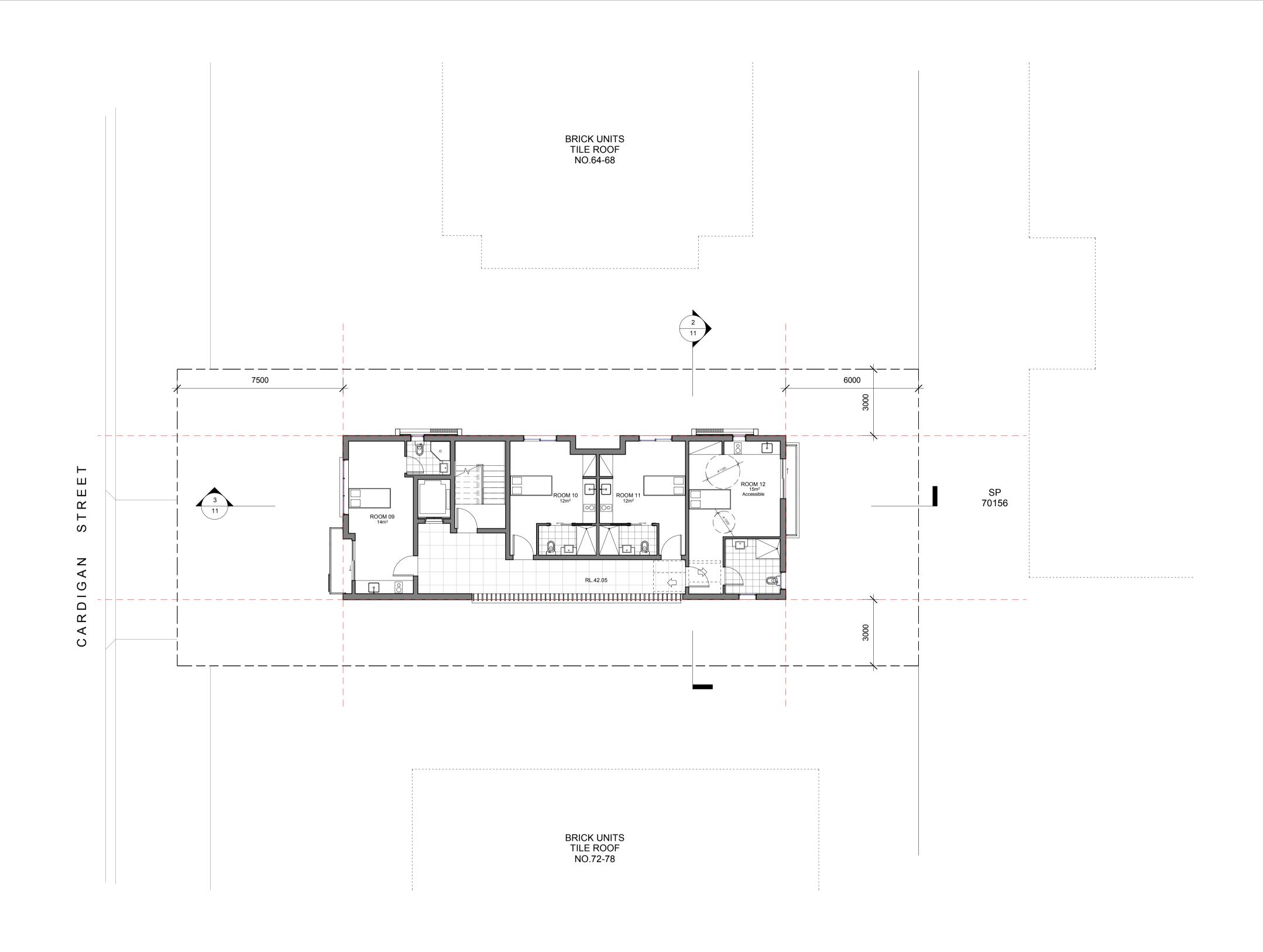
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NORTH

			Metres	0 0,5 1 2,5	5	
PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford				DRAWING TITLE SECOND FLOC	OR	
CLIENT	DRAWN BY	CHECKED BY		PROJECT NUMBER	DRAWING NUMBER	DATE 05/22/18
KC	СВ	СВ		16025	SCALE @ A1 1:100	drawn by



DATE	REVISION	
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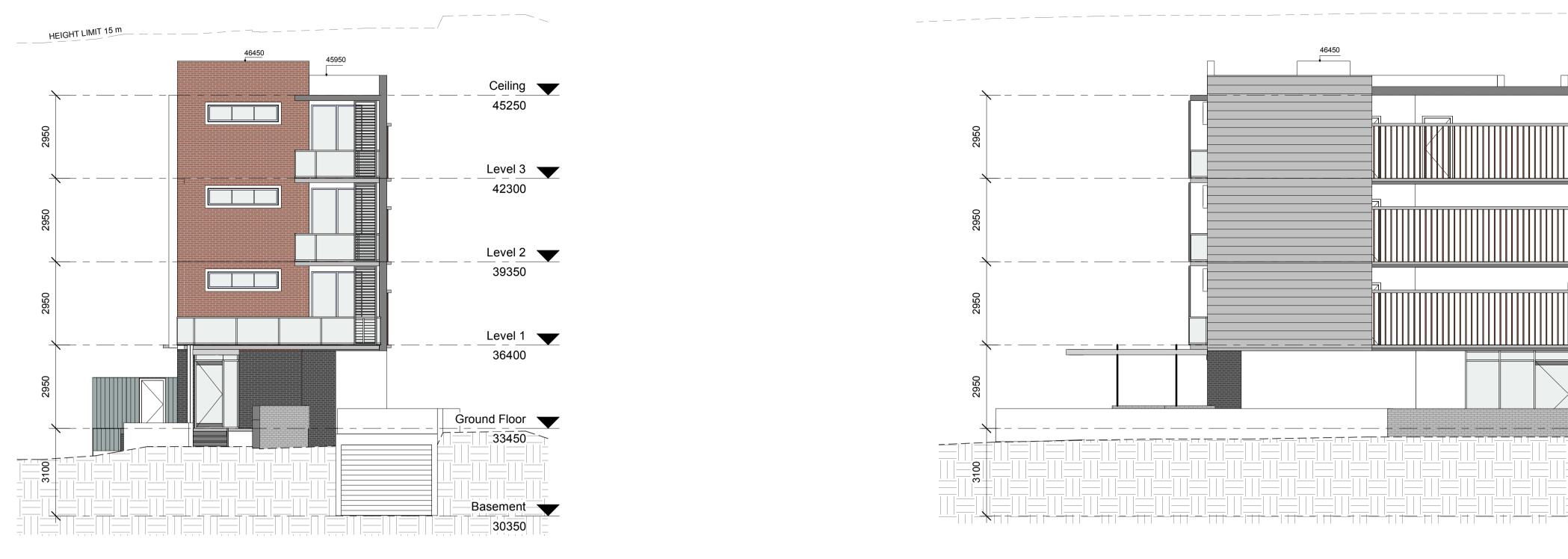


1 Level 3 1: 100

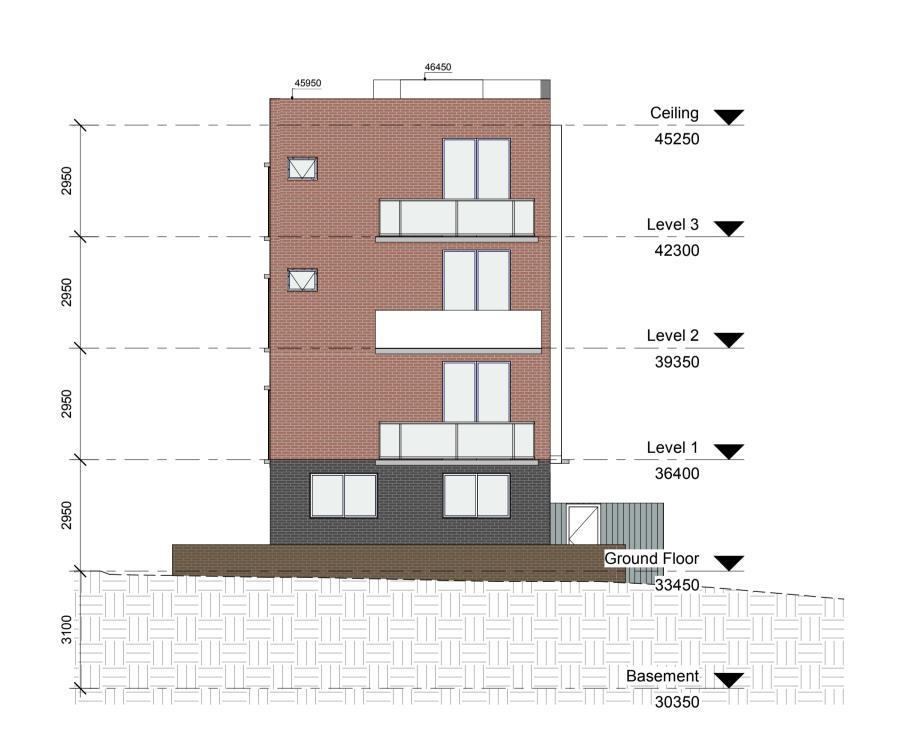
								0 0.5 1 2.5 Metres	5	10
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2 South 1:100



	HEIGHT LIMIT 15 m				
		<u>45950</u>		46450	Ceiling
2950			1500	12000	Ceiling
2950			1500		Level 3 42300
2950			1500	1200	Level 2 39350 Level 1
2950					36400 Ground Floor
3100					33450 33450 Basement 30350

	East
3	1 : 100
SAINI DESIGN ABN 51 068 732 593	

West 1: 100

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	e. Do not scale from drawing all dimensions				
	ement of work. All discrepancies to be				
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NORTH	

4 North 1:100			0 0,5 1 2,5 5 Metres 5
PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford			DRAWING TITLE ELEVATIONS
CLIENT	DRAWN BY	CHECKED BY	PROJECT NUMBER DATE 10 05/22/18
KC	СВ	СВ	16025 SCALE @ A1 DRAWN BY 1:100 CB



REVISION

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СВ

Ceiling 45250

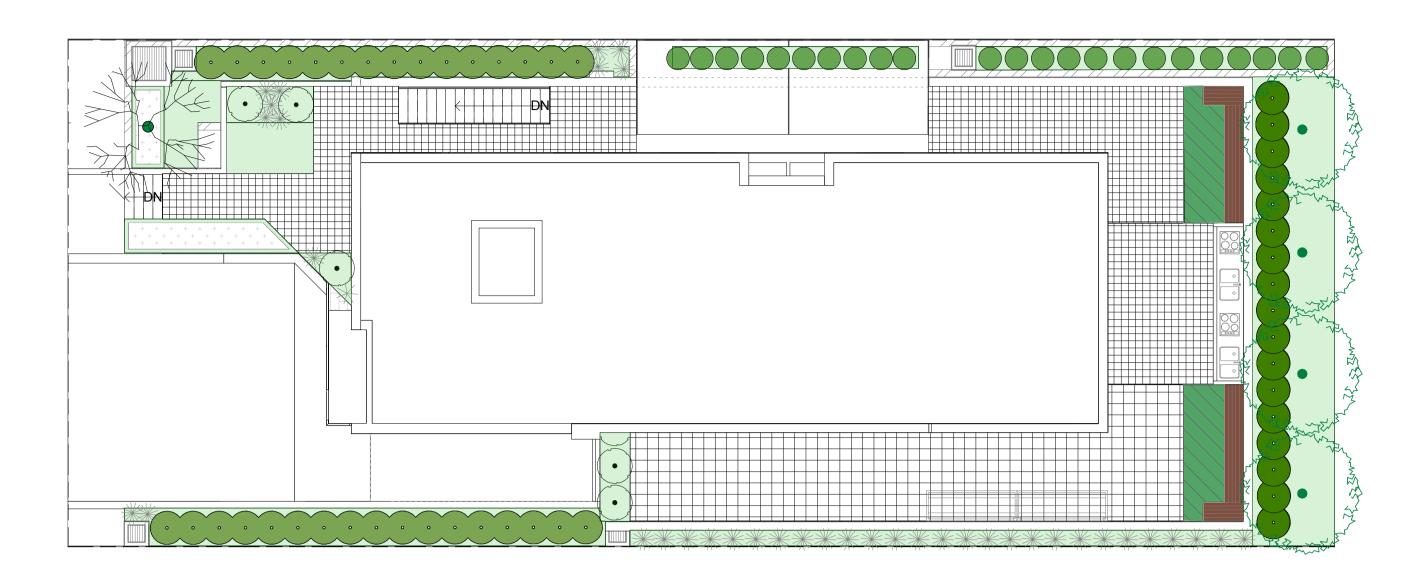
Level 3 42300

Level 2 39350

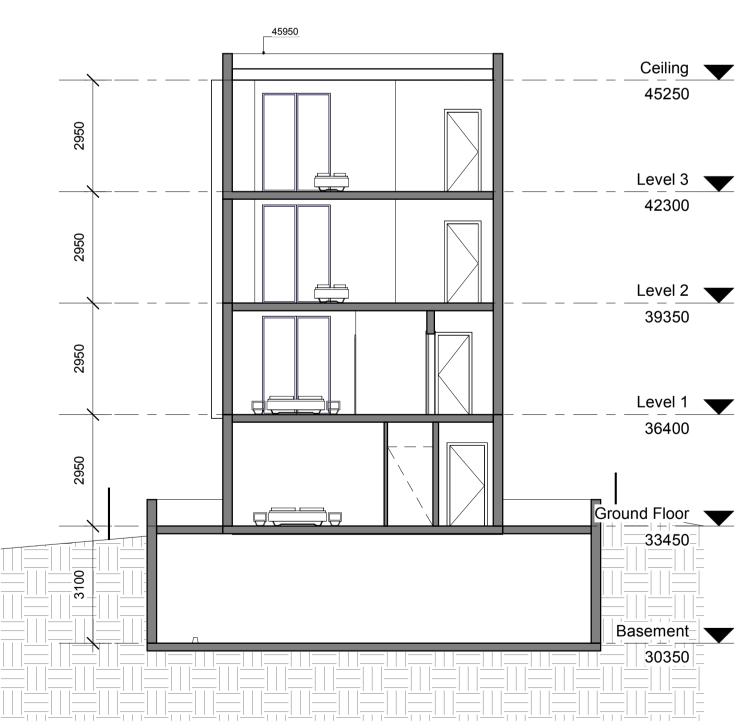
Level 1 36400

Ground Floor 33450

Basement 30350



1 ROOF PLAN
1:100



2 SECTION A-A 1:100



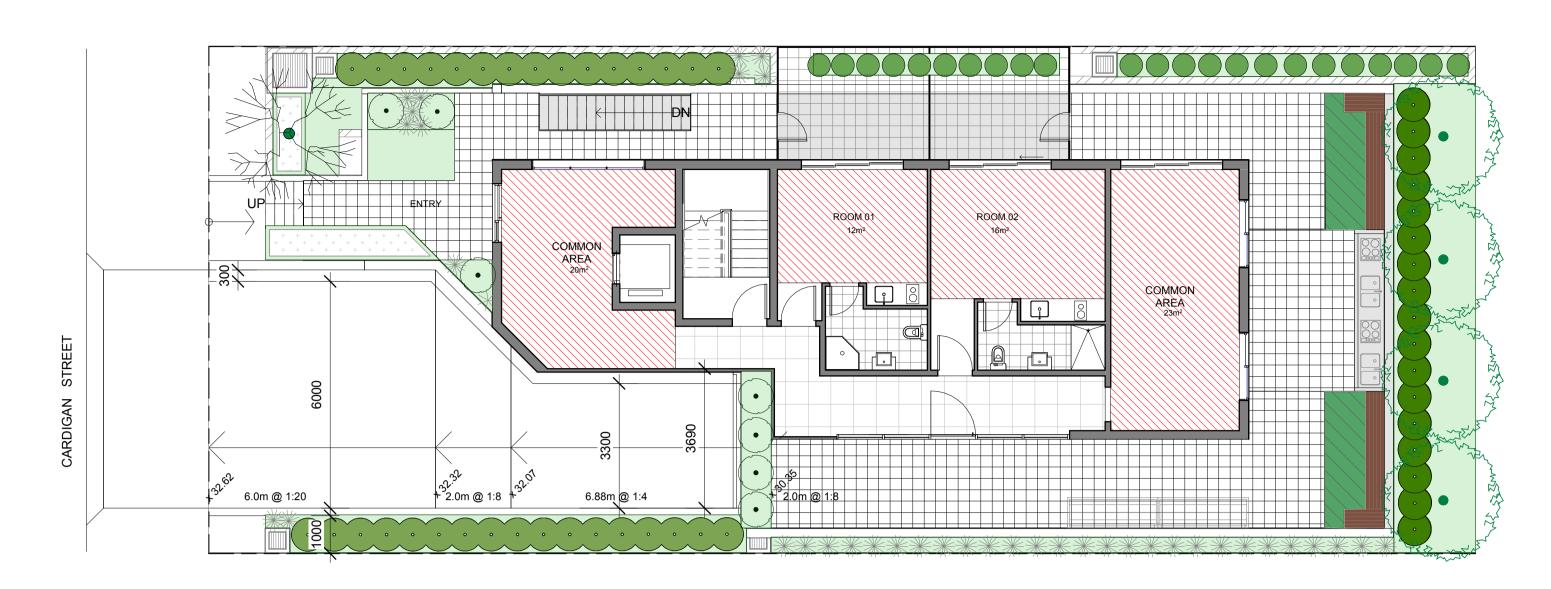
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3 SECTION B-B 1:100

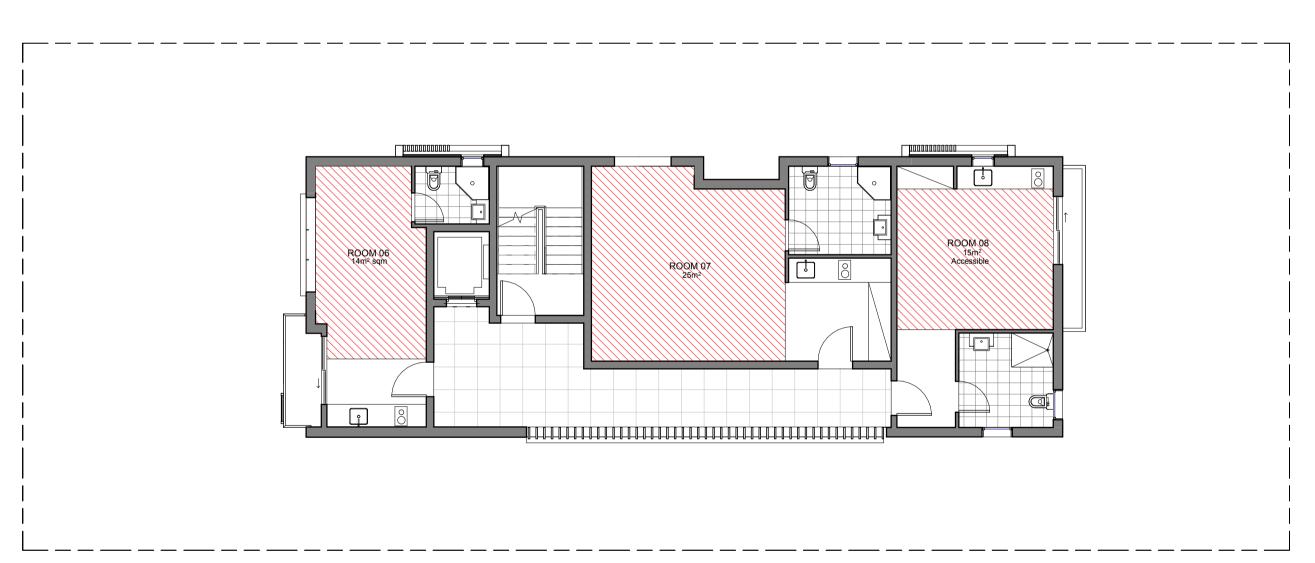
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			0 0.5 1 2.5 5 10 Metres 10	
PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford			ROOF PLAN & SECTIONS	
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KC	СВ	СВ	16025 SCALE @ A1 DRAWN BY CHECKED BY 1:100 CB CB	



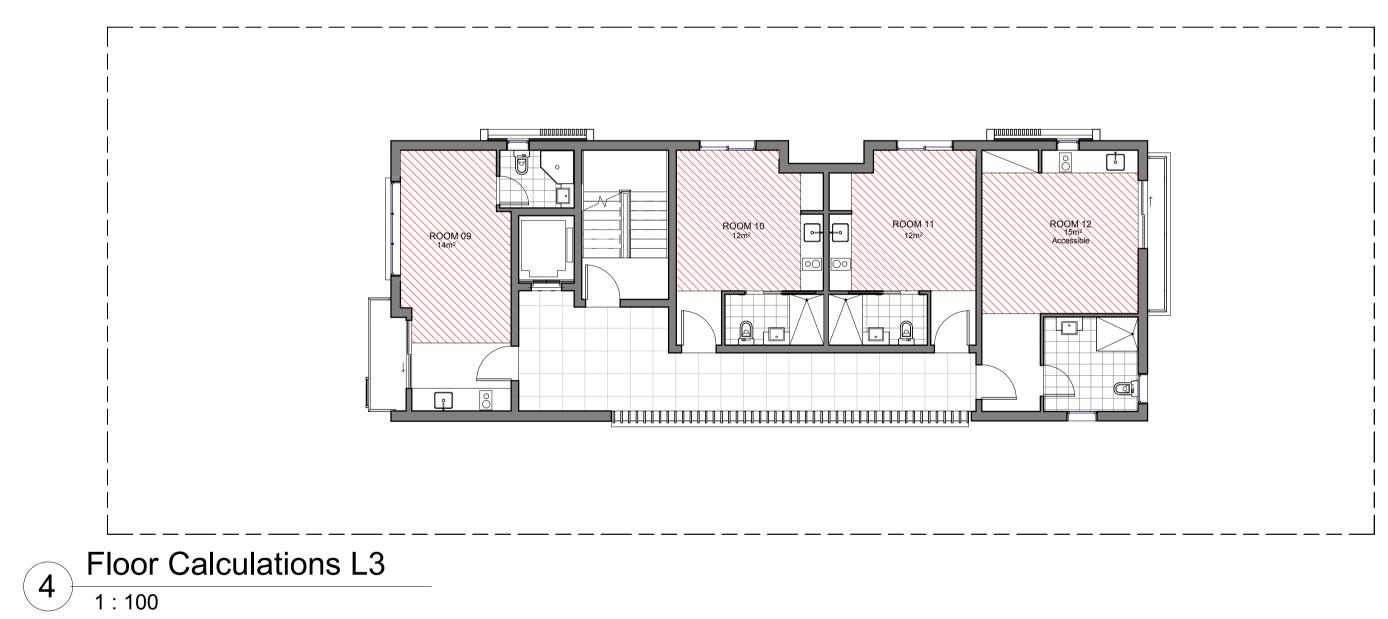
Floor Calculation GF
1: 100



Floor Calculations L2

1:100

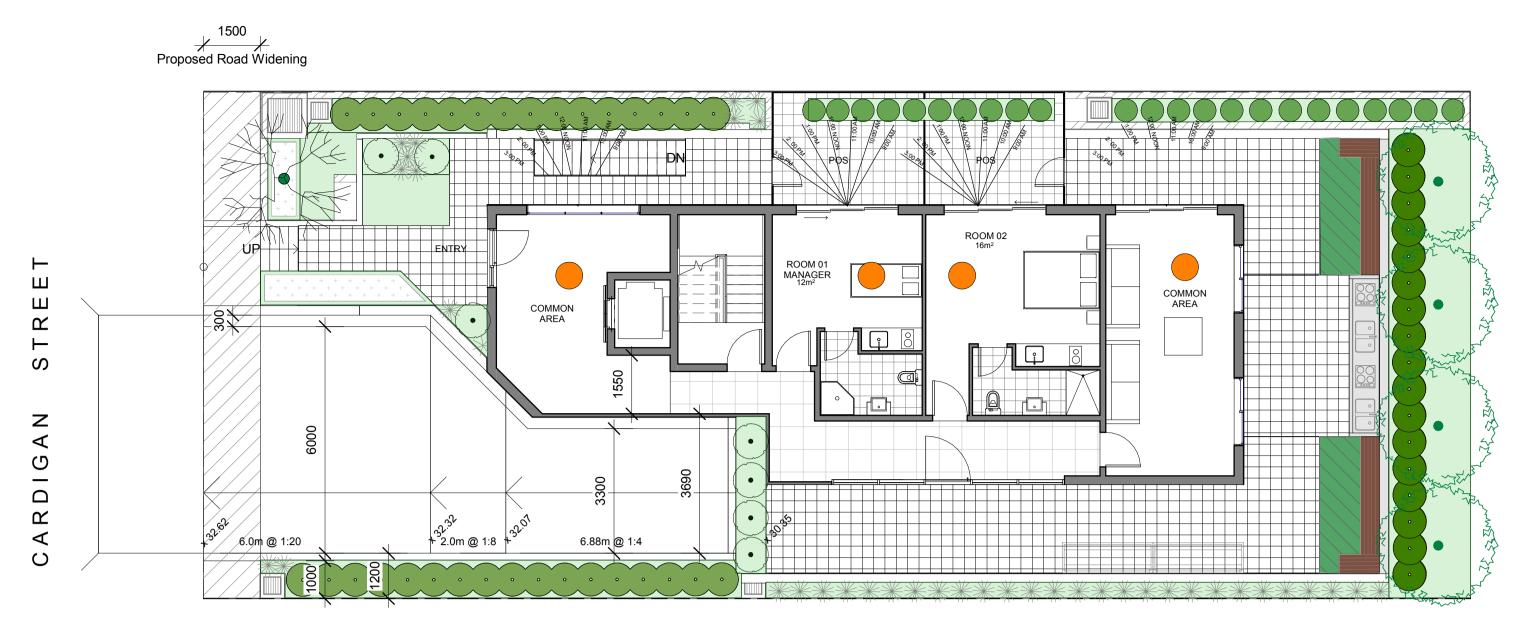
Ploor Calculations L1
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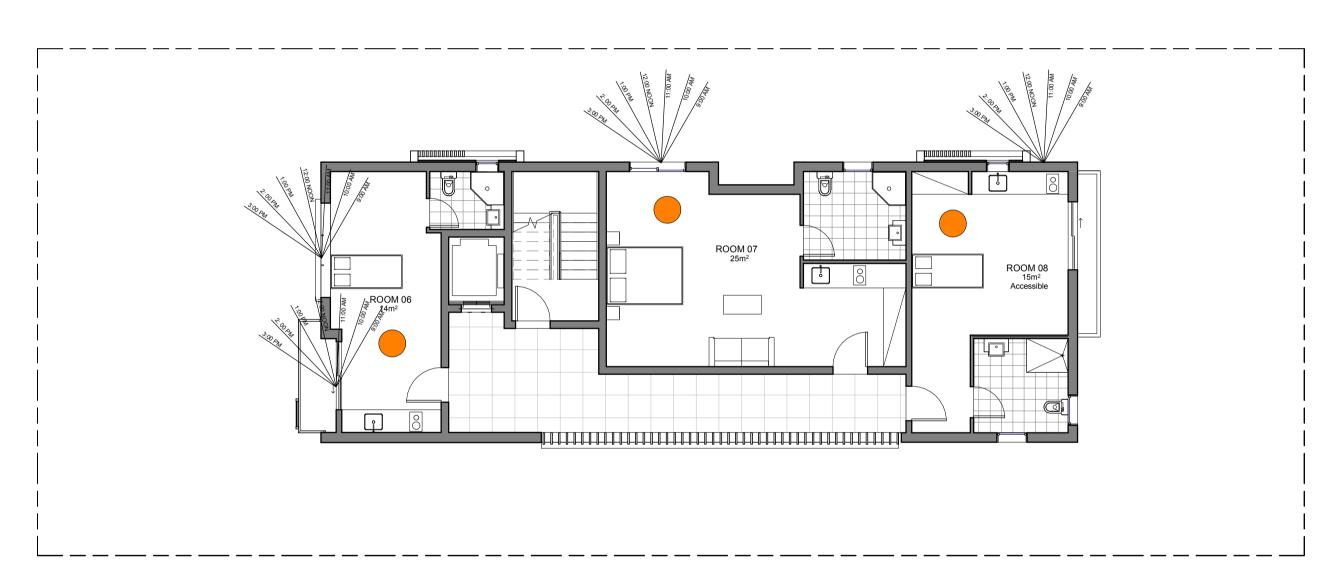
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PROJECT TITLE				DRAWING TITLE			
BOARDING HOUSE 70 Cardigan St, Guilford				FLOOR CALCU	JLATIONS		
				PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
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					1:100	СВ	СВ





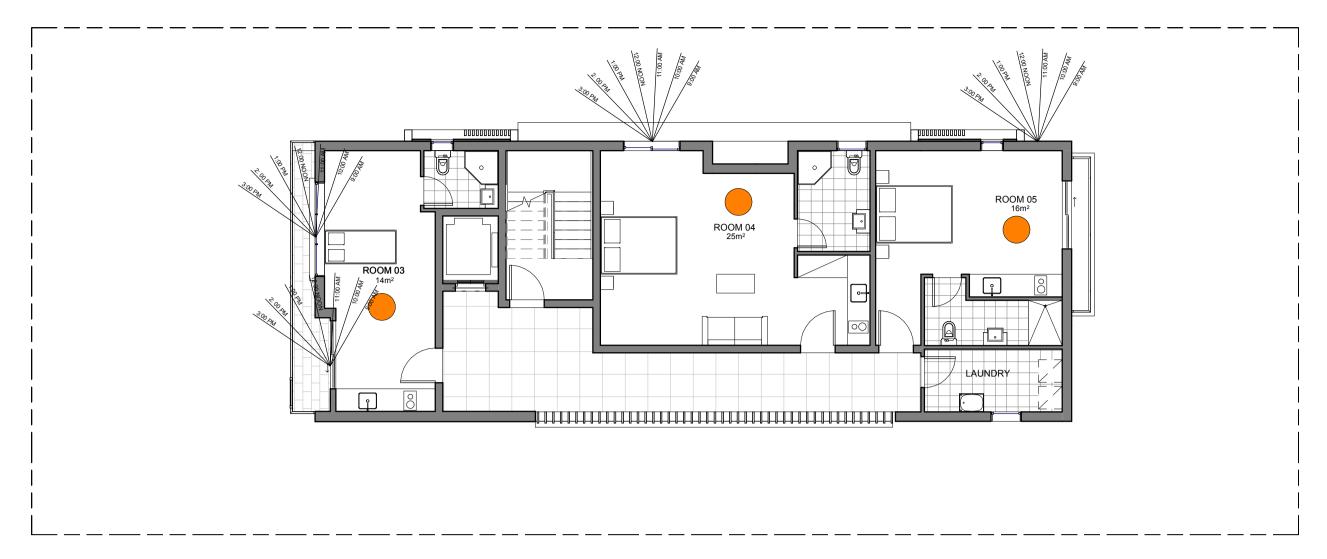
Solar Access Ground Floor

1:100



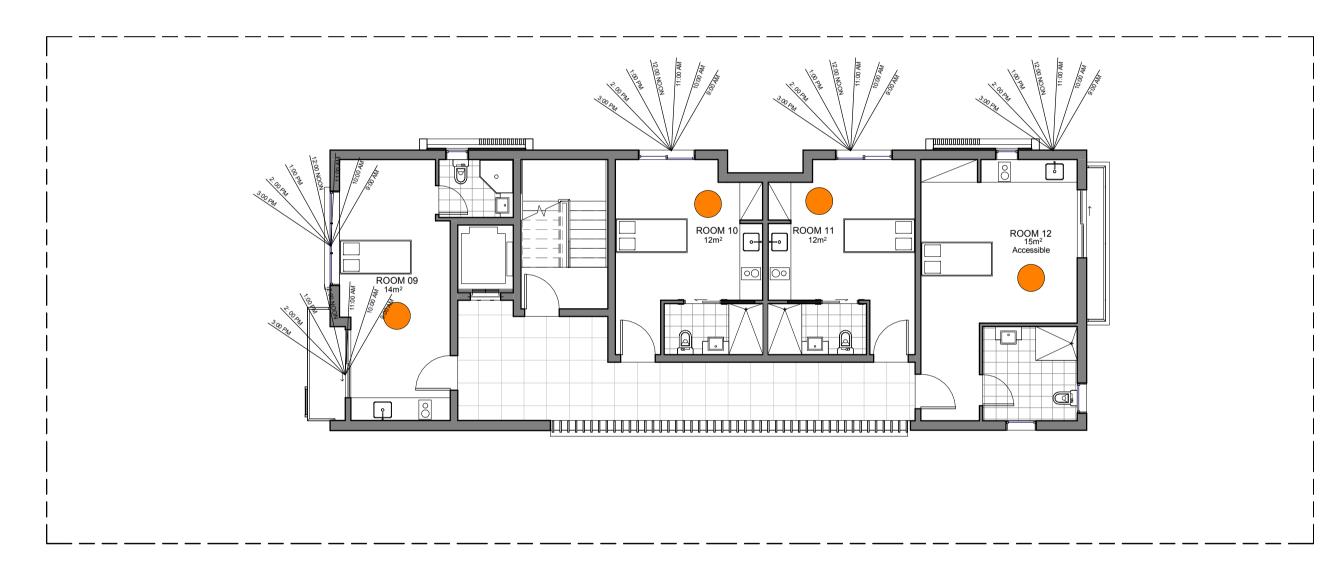
Solar Acess - Level 2

1:100



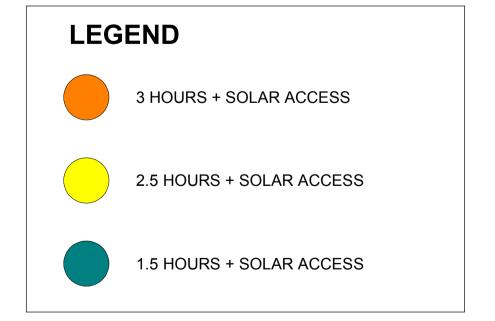
Solar Acess - Level 1

1:100



Solar Access - Level 3

1:100



Phone + 61 2 9188 8250 REV info@bainidesign.com.au www.bainidesign.com.au Sydney, Australia DESCRIPTION DATE BY **BAINI DESIGN** ABN 51 068 732 593 PROJECT TITLE NORTH 22.05.18 DA Lodgement BOARDING HOUSE 70 Cardigan St, Guilford 1B Villiers street Parramata, NSW 2150 BEN VITALE - Reg N° 8977 - Nominated Architect This drawing is copyright and the property of Baini Design. Larger scale drawings and written dimensions take preference. Do not scale from drawing all dimensions to be verified on site before commencement of work. All discrepancies to be DRAWN BY CLIENT CHECKED BY CB KC CB brought to the attention of the author.

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DRAWING TITLE SOLAR ACCESS	
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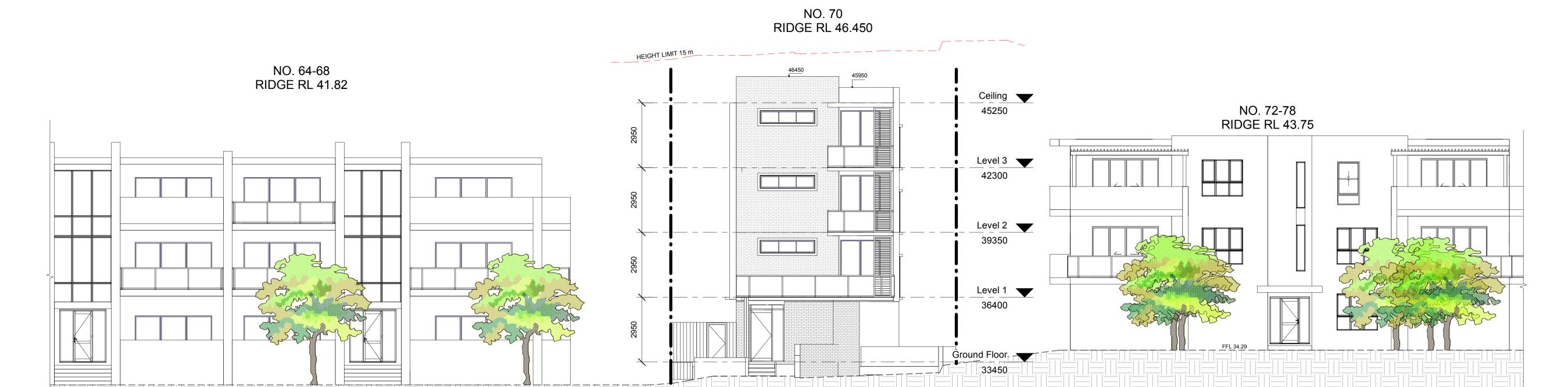
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PROJECT NUMBER DRAWING NUMBER DATE

SCALE @ A1

1:100

16025











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	ty of Baini Design. Larger scale drawings				
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brought to the attention of the author.					

NORTH	

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PROJECT TITLE BOARDING HOUSE 70 Cardigan St, Guilford			DRAWING TITLE STREETSCA	PE ELEVATION & 3	D PERSPECTI	VES
CLIENT	DRAWN BY	CHECKED BY	PROJECT NUMB	DRAWING NUMBER	DATE 05/22/18	REVISION
KC	СВ	СВ	16025		DRAWN BY CB	CHECKED BY





HEIGHT LIMIT 15 m

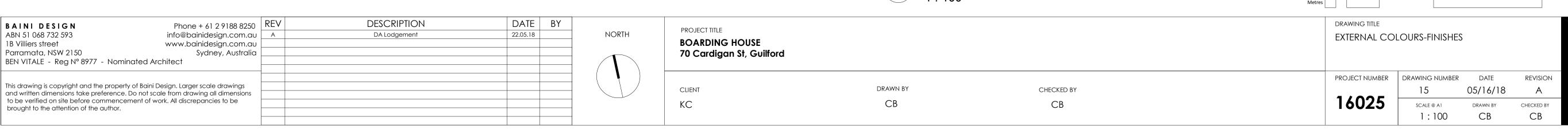
HEIGHT LIMIT 15 m

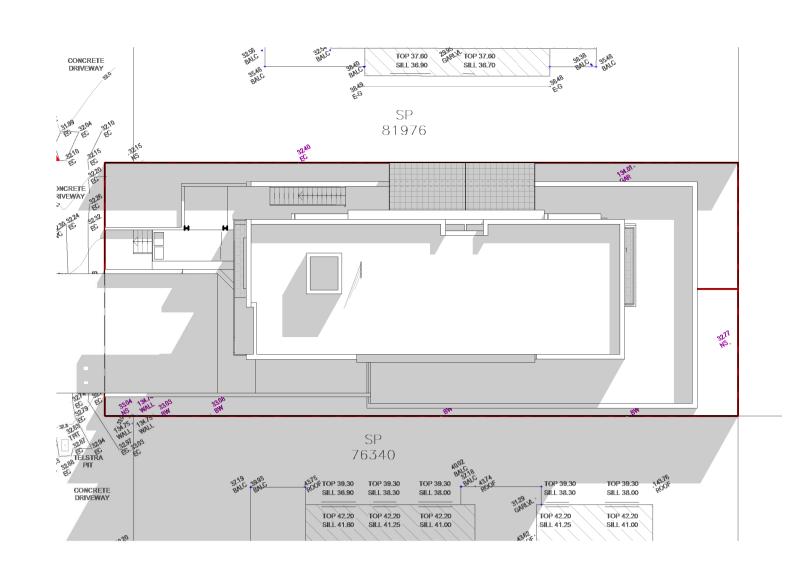
MATERIALS LEGEND

BW-01	FACE BRICK / AUSTRAL- BOWRAL BLUE OR SIMILAR
CL-01	SCYON / STRYA CLADDING - 225 / 325 mm OR SIMILAR/GREY FLOODED GUM
BW-02	FACE BRICK / PGH - SPINIFEX GHANIA OR SIMILAR
RW-01	RENDERED EXTERNAL / PAINT FINISH DULUX - BEIGE ROYAL QUARTER OR SIMILAR
RW-02	RENDERED EXTERNAL / PAINT FINISH DULUX - NATURAL WOOL OR SIMILAR
GB	GLASS BALUSTRADE
GL	GLAZING
AF	ALUMINIUM FENCE
PS	PRIVACY SCREENS

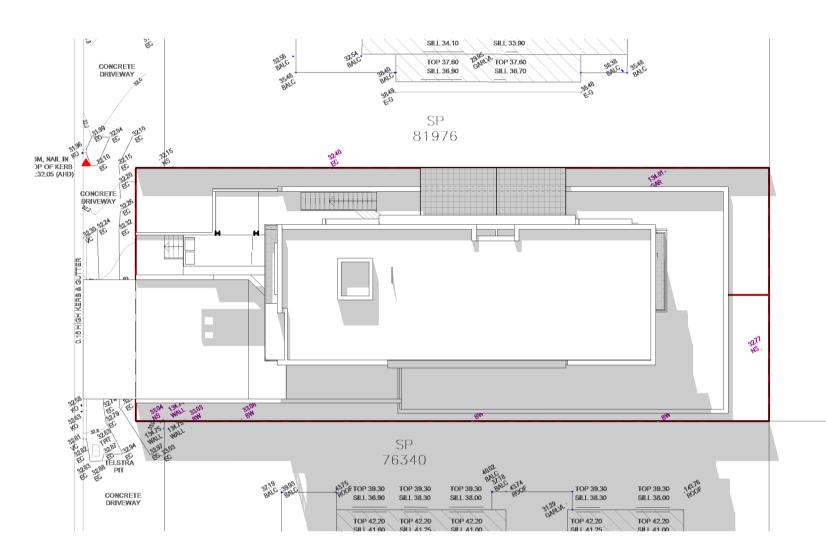
LV1 ALUMINIUM LOUVRE

FOR DA APPROVAL

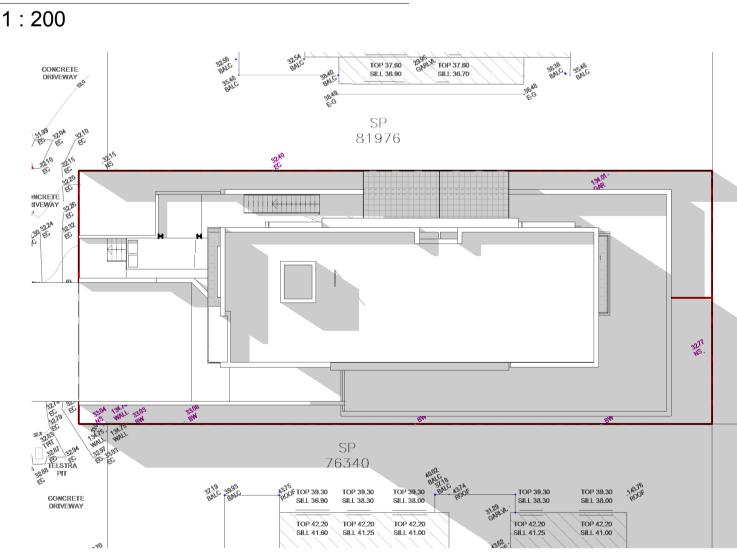




SHADOWS JUNE 21st 9 AM 1:200

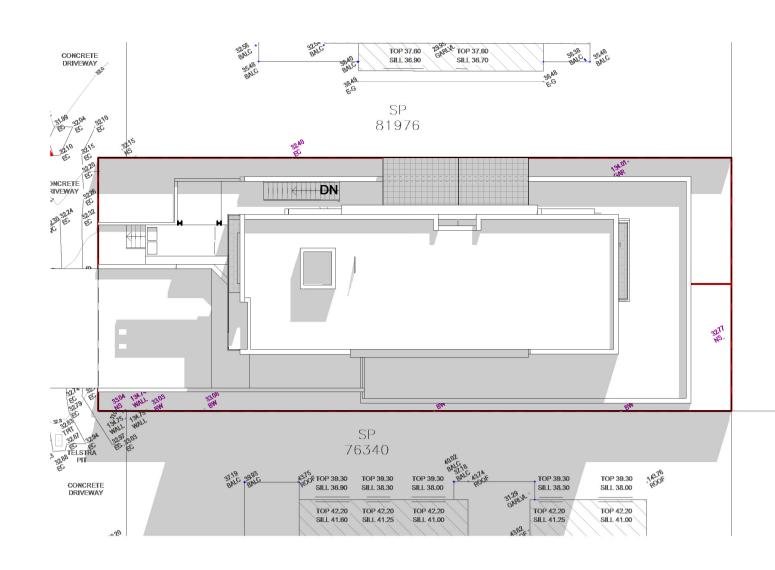


SHADOWS JUNE 21st 12 PM

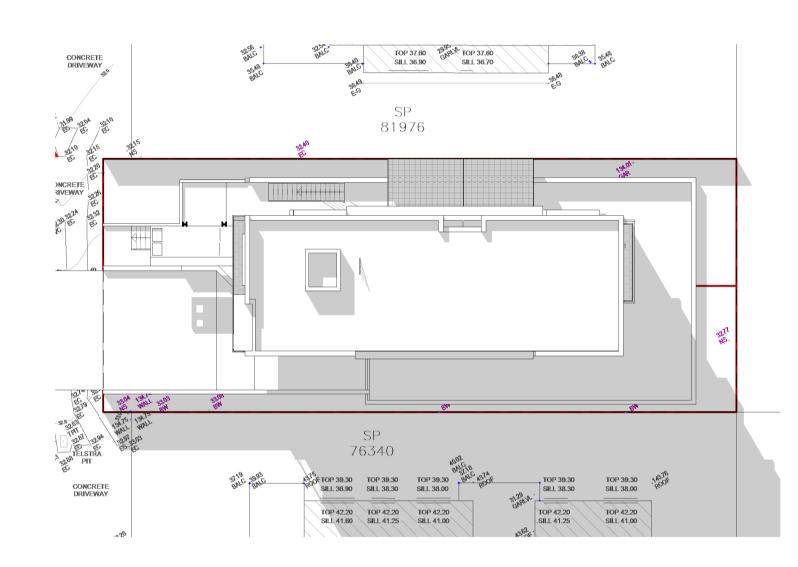


SHADOWS JUNE 21st 3 PM

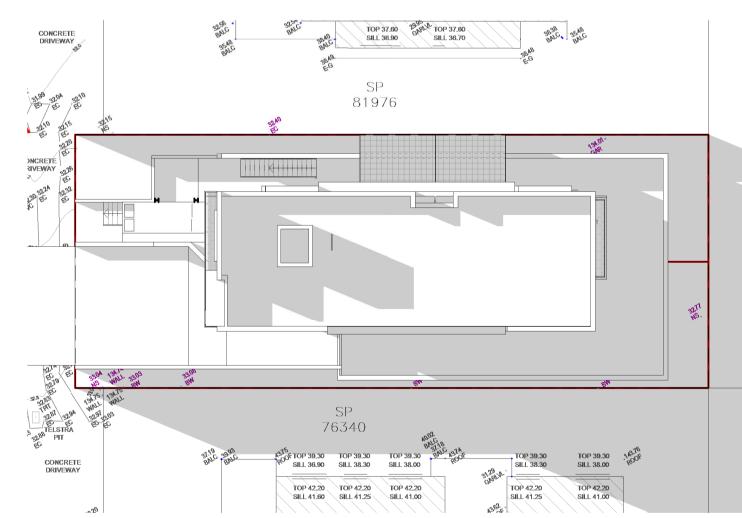
BAINI DESIGN	Phone + 61 2 9188 8250	REV	DESCRIPTION	DATE	BY
ABN 51 068 732 593	info@bainidesign.com.au	Α	DA Lodgement	22.05.18	
B Villiers street	www.bainidesign.com.au				
Parramata, NSW 2150	Sydney, Australia				
BEN VITALE - Reg N° 8977 - Nominated Architect					
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brought to the attention of the author.					



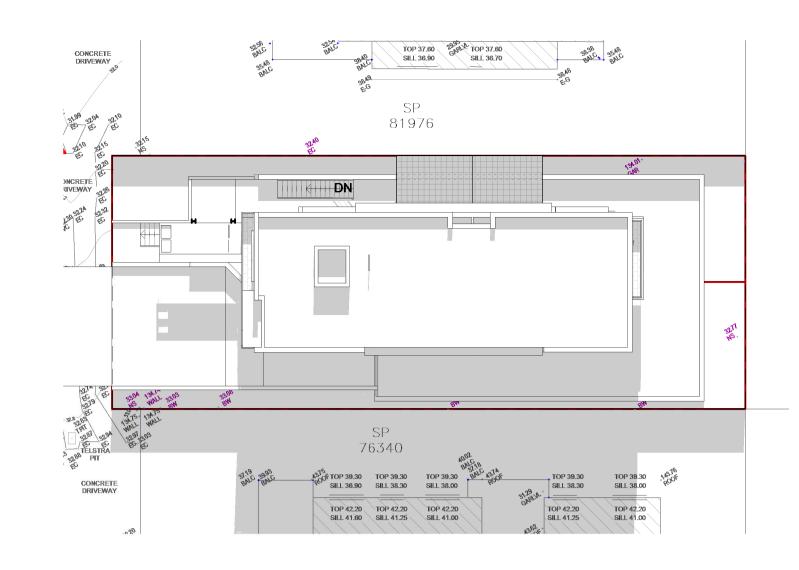
SHADOWS JUNE 21st 10 AM



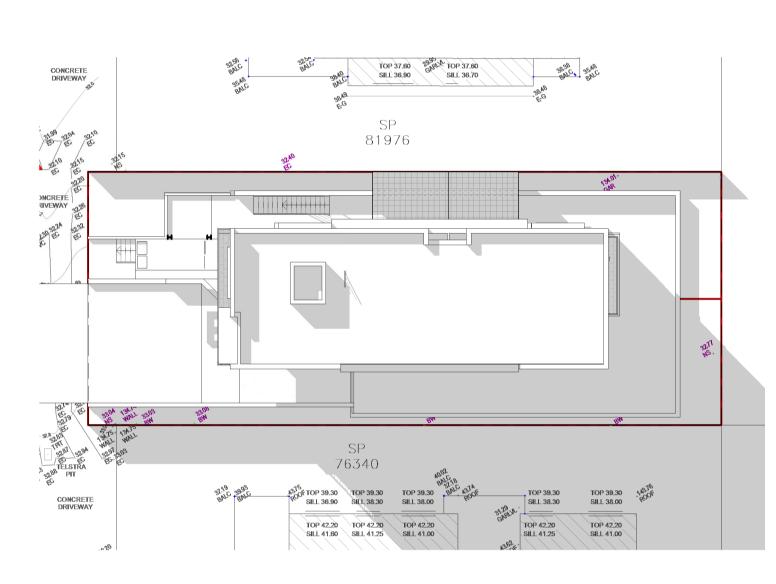
SHADOWS JUNE 21st 1 PM



NORTH

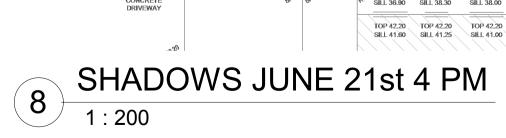


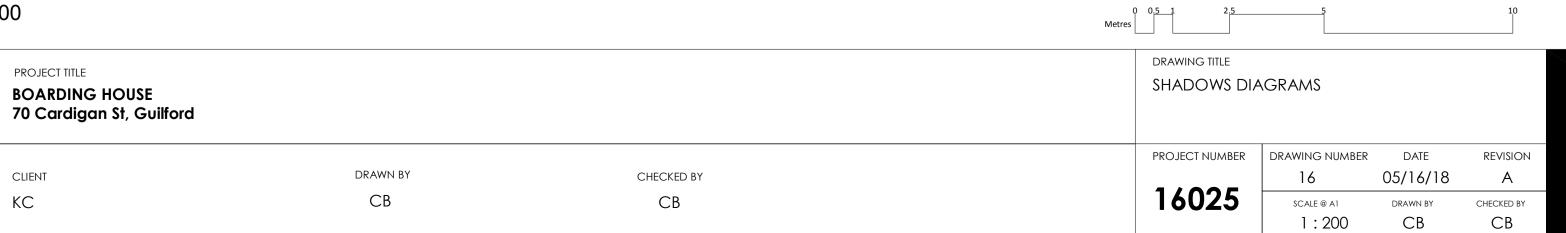
SHADOWS JUNE 21st 11 AM



FOR DA APPROVAL

SHADOWS JUNE 21st 2 PM



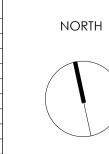








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1B Villiers street	www.bainidesign.com.au				
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to be verified on site before commence brought to the attention of the author.	ement of work. All discrepancies to be				
brought to the attention of the dolllor.					



			0 0.5 1 2.5 Metres	5		10
PROJECT TITLE			DRAWING TITLE			
BOARDING HOUSE 70 Cardigan St, Guilford			SHADOW ELEVATIONS			
			PROJECT NUMBER	DRAWING NUMBER	DATE	REVISION
CLIENT	DRAWN BY	CHECKED BY		17	01/24/19	
KC	Author	Checker	16025	SCALE @ A1	DRAWN BY Author	Checked BY Checker

DRAFT

