

DRAWING LIST

- A1.01 BASEMENT FLOORPLAN
- A1.02 GROUND FLOOR PLAN
- A1.03 LEVEL 1 FLOORPLAN
- A1.04 LEVEL 2 FLOORPLAN
- A1.05 LEVEL 3 FLOORPLAN
- A1.06 LEVEL 4 FLOORPLAN
- A1.07 LEVEL 5 FLOORPLAN
- A1.08 LEVEL 6 FLOORPLAN
- A1.09 LEVEL 7 FLOORPLAN
- A1.10 ROOF PLAN
- A1.11 BAY VIEW TERRACE AND MAUDE JACKSON LANE RETENTION AND DEMOLITION
- A2.01 SECTION A
- A2.02 SECTION B
- A2.03 SECTION C
- A3.01 ELEVATIONS
- A3.02 ELEVATIONS
- A3.03 ELEVATIONS
- A4.01 PERSPECTIVE VIEW FROM CORNER OF ST QUENTIN AVENUE AND BAY VIEW TERRACE
- A4.02 PERSPECTIVE VIEW FROM LEVEL 1 INTERNAL COURTYARD LOOKING NORTH
- A4.03 PERSPECTIVE MAUDE JACKSON LANE LOOKING WEST
- A4.04 AERIAL PERSPECTIVE BAY VIEW TERRACE LOOKING NORTH EAST
- A4.05 PERSPECTIVE FROM WALKWAY LOOKING NORTH TO INTERNAL COURTYARD
- A4.06 PERSPECTIVE LOOKING NORTH ALONG BAY VIEW TERRACE
- A4.07 PERSPECTIVE LOOKING SOUTH DOWN WALT DRABBLE LANE
- A4.08 AERIAL PERSPECTIVE LOOKING SOUTH EAST
- A4.09 PERSPECTIVE LOOKING EAST 1 DOWN MAUDE JACKSON LANE
- A4.10 CONTEXTUAL PERSPECTIVE VIEWS
- A4.11 OVERSAMPLING STUDY EXISTING DEVELOPMENT
- A4.12 OVERSAMPLING STUDY PROPOSED DEVELOPMENT
- A4.13 OVERSAMPLING STUDY PROPOSED DEVELOPMENT INCLUDING PSP
- A4.14 INTERNAL LANEWAY PERSPECTIVE
- A5.00 INDICATIVE MATERIALS SCHEDULE

NLA CALCULATIONS

GROUND FLOOR RETAIL	1873 sqm
LEVEL 1 COMMERCIAL	1007 sqm
LEVEL 1 HOTEL	718 sqm
LEVEL 2 COMMERCIAL	1005 sqm
LEVEL 2 HOTEL	718 sqm
LEVEL 3 APARTMENTS	1001 sqm
LEVEL 4 APARTMENTS	1001 sqm
LEVEL 5 APARTMENTS	1001 sqm
LEVEL 6 APARTMENTS	1001 sqm
LEVEL 7 APARTMENTS	725 sqm

YIELD

RETAIL COMMERCIAL	12 TENANCIES
HOTEL	5 TENANCIES
APARTMENTS	30 HOTEL SUITES
2 BED APTS	46
2 PLUS STUDY APTS	29
3 BED APTS	9
	8

RESIDENT PARKING	
2 BED APTS (1 PER APT)	29
2 PLUS STUDY APTS (2 PER APT)	18
3 BED APTS (2 PER APT)	18
1 BICYCLE BAY PER APT	46

STORES	
2 BED APTS (4 SQM)	29
2 PLUS STUDY APTS (4+5 SQM)	8
3 BED APTS (6 SQM)	2 AT 4SQM 7 AT 5SQM

RESIDENT VISITOR PARKING	
VISITOR BICYCLE PARKING	6
VISITOR PARKING BAYS	8
VISITOR MOTORCYCLE BAYS	2

HOTEL PARKING	
HOTEL PARKING BAYS	9 (BASEMENT)
HOTEL PARKING BAYS	2 (GROUND FLOOR)
RETAIL COMMERCIAL PARKING	4



COVERAGE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	FILE
DATE	15-Sep-2023
	SDM-059-22

No. 10-40 BAY VIEW TERRACE, CLAREMONT

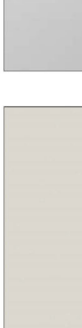

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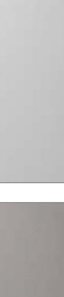



Scale: NTS

North:

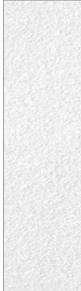
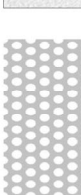



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<p>RPM 010 MAIN ROOF SHEETING 1.75 GAUGE ZINC ALUME</p> 	<p>RPM 009 MAIN ROOF STIFFENED EDGE ZINC ALUME FLAT SHEET</p> 	<p>RPM 003 GUTTER COLORBOND SUPRAST</p> 	<p>SFR 005 ROOF EDGE STEEL ANGLE FINISH HD GALV</p> 	<p>CFS 001 SLOPE LINING JAMES HARDIE VERSILUX LINING EXPRESSED JOINTS MARLBOND FLORENCE 522 AGP</p> 
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CONCRETE FLOOR SLAB AND LEVEL 3-6 NORTH-WEST WALL FINISH CONCRETE CLASS 2 FINISH WITH DULUX ZC ANTI GRAFFITI COATING HD AND SC	
CONCRETE EXTERNAL WHITE PRECAST WALL FINISH RECCU FORM LINER CLASS 2 FINISH WITH DULUX ZC ANTI GRAFFITI COATING HD AND SC	
CS-002 EXTERNAL WALL CLADDING CEMENT BARS/STONE FASH	
GL2001 EXTERNAL GLAZING/VIRIDIAN DOUBLE GLAZED 5m PERFORMATECH FHTI 2m ABSOR AND AN VULCAT CLEAR	
GL2002 EXTERNAL WINDOW FRAMES 405-425 HINROW LINE DOUBLE GLAZED WITH 215 HINROW DOUBLE DOORS, ANODISED ALUMINIUM VENERABLE SILVER KENNETT FLAT 7905/02/F	
LVR001 HORIZONTAL FIXED LOUVRES TO BEDROOMS ANODISED ALUMINIUM SHEET	
LVR002 HORIZONTAL FIXED LOUVRES TO LOBBY AND PUBLIC CORRIDORS ON STEEL ROD FINISH HD GALV	
PAY001 300x600 OFFSET 50% BALCONY PAVES ON STONOS URBANSTONE	
BAL-001 STEEL BALUSTRADES TO APARTMENT BALCONIES POWDER COATED DULUX ELECTRO MONUMENT	

RP000 COMMERCIAL AND HOTEL BALCONY ROOF-SHEETING LVSACHT SPANDEER COLOREDBOND SURPAST	
RP0003 UPPER FLOOR ROOF CAPPINS, FLASHINGS AND GUTTER COLOREDBOND SURPAST	
GL2004 EXTERNAL GLAZING WINDOW DOUBLE GLAZED 6m PERFORATECH-PHIT 12m ARGON AND 6m VITROAT CLEAR	
GL2005 EXTERNAL WINDOW FRAMES 4/5 NARROW LINE DOUBLE GLAZED WITH 26 HINGED DOUBLE DOORS DULUX ELECTROPOWDERCOAT VENERABLE SILVER KINETIC FLAT 1906/62PF	
RP0003 UPPER FLOOR ROOF CAPPINS, FLASHINGS AND GUTTER COLOREDBOND NIGHT SKY	
CS0007 ROOF TOLANE LOBBY LVSACHT SPANDEER FIXED VERTICALLY COLOREDBOND NIGHT SKY	
PN1005 OVAL LEVEL EXTERNAL DOORS AND FRAMES SOLID CORE DOORS DULUX WEATHERSHELLOW SHEN BLACK 56669	
CM003 LEVEL 1 2 WALL DRABABLE LANE SCREENS GRC	
CS0003 SOFT LIVING JAMES HARDE KERSLUX LINING EXPRESSED JOINTS WITH PAINT FINISH MARRBOND MIPROWASH BLACK	

<p>5170 COLE/EXTERNAL STEEL WORK TO HOTEL SCREEN DULUX 25 SYSTEM ZINC ANODE 402 DUBANMAX GP- & WEATHERMAX HER DOLUP WHITE/INDOOR ISLAND</p>	
<p>5170 COLE/EXTERNAL STEEL WORK TO HOTEL SCREEN DULUX 25 SYSTEM ZINC ANODE 402 DUBANMAX GP- & WEATHERMAX HER DOLUP WHITE/INDOOR ISLAND</p>	
<p>5170 COLE/EXTERNAL STEEL WORK TO HOTEL SCREEN DULUX 25 SYSTEM ZINC ANODE 402 DUBANMAX GP- & WEATHERMAX HER DOLUP WHITE/INDOOR ISLAND</p>	

RPV 001 DAY VIEW TERRACE CANOPY ROOF SHEETING LVS-01 SPRINKLER LVS-02 ROOF MONUMENT		
RPV 006 DAY VIEW TERRACE CANOPY LEVEL, ROOF CAPINGS, FLASHINGS AND GUTTER MONUMENT		
SIR 004 DAY VIEW TERRACE STEELWORK BLACK MICROCRISTALINE WAX FINISH ON ZINC BASE		
PIV 001 WALL DRIVABLE LANE EXTERNAL DOORS AND FRAMES SOLID CORE DOORS DOLUX WATERSHIELD LOW GREEN		
GLZ04 COMMERCIAL SHOPFRONT EXTERNAL GLAZING VARIOUS GLAZING TYPE PERFORMANCES PHH 12M ALUMINUM WINDOW FRAME CLEAR		
GLZ04 COMMERCIAL SHOPFRONT EXTERNAL GLAZING VARIOUS GLAZING TYPE PERFORMANCES PHH LOWER LEVEL		
CON02 EXTERNAL WHITE PRECAST WALL FINISH RECHERCHER LINER CLASS 2 FINISH WITH DOLUX ANTI-GRAFFITI COATING HD AND SC		
LVR002 EXTERNAL LOUVRES GROND FLOOR INTAKE AND TRANSPIRER FROM COLL. INTERIOR WALLS DOLUX POWDERCOAT BLACK		
SCN 003 EXTERNAL WEB-ROGS GREEN TO GARAGE DOORS AND IN FRONT OF MECHANICAL LOUVRES DOLUX POWDERCOAT BLACK		
CON02 SEATING TO RETAIL TENANCY INSITU CONCRETE CLASS 2 FINISH WITH DOLUX ANTI-GRAFFITI COATING HD AND SC		


<p>PNT 001 EXISTING HERITAGE FACADE TO MAUDE JACKSON LANE</p> <p>MARBOND MIRRORWASH</p> <p>ECO SHELL 376</p>	
<p>PNT 002 EXISTING HERITAGE FACADE TO BAY VIEW TERRACE</p> <p>MARBOND MIRRORWASH</p> <p>ECO SHELL 376</p>	
<p>RPM 004 COMMERCIAL CANOPY ROOF SHEETING</p> <p>LSAIGHT SPANDEK</p> <p>COLORBOND SUPRIMIST</p>	
<p>RPM 003 COMMERCIAL CANOPY FLASHING AND GUTTER</p> <p>COLORBOND SUPRIMIST</p>	
<p>STR 001 EXTERNAL STEEL ROOF EDGE</p> <p>SCREEN DULUX 3, SYSTEM ZINC ANODE</p> <p>402 DUARMAX GRE & WEATHERMAX HBR</p> <p>COLOR WHITE(SUNDAY) ISLAND</p>	
<p>STR 001 EXTERNAL STEEL ROOF EDGE</p> <p>SCREEN DULUX 3, SYSTEM ZINC ANODE</p> <p>402 DUARMAX GRE & WEATHERMAX HBR</p> <p>COLOR WHITE(SUNDAY) ISLAND</p>	
<p>BWK 001 EXISTING BRICK FACADE TO BAY VIEW TERRACE</p> <p>PAINT AND RENDER REMOVED</p>	
<p>BWK 003 BAY VIEW TERRACE EXPOSED STUCCO FINISH ALL EXISTING PAINT REMOVED</p>	
<p>CAN 001 LUXUS FOLDING AIRM AWINING</p> <p>ANNING RETRactable</p> <p>POWERCOIL AND FABRIC TO MATCH TENANT ISLAND</p>	
<p>BWK 004 MAIN PEDESTALIAN ENTRY</p> <p>ZAKHIM & COMMON UTILITY BRICKS WITH UNTER COATING DULUX WHITE(SUNDAY) ISLAND</p>	

NOTE

THE FINISHES LISTED WITHIN THIS APPLICATION ARE INDICATIVE AND MAY CHANGE AS THE PROJECT PROGRESSES.

INDICATIVE MATERIALS SCHEDULE

No. 10-40 BAY VIEW TERRACE, CLAREMONT

Status: ISSUED FOR DA Path:	Scale: NTS North: 
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