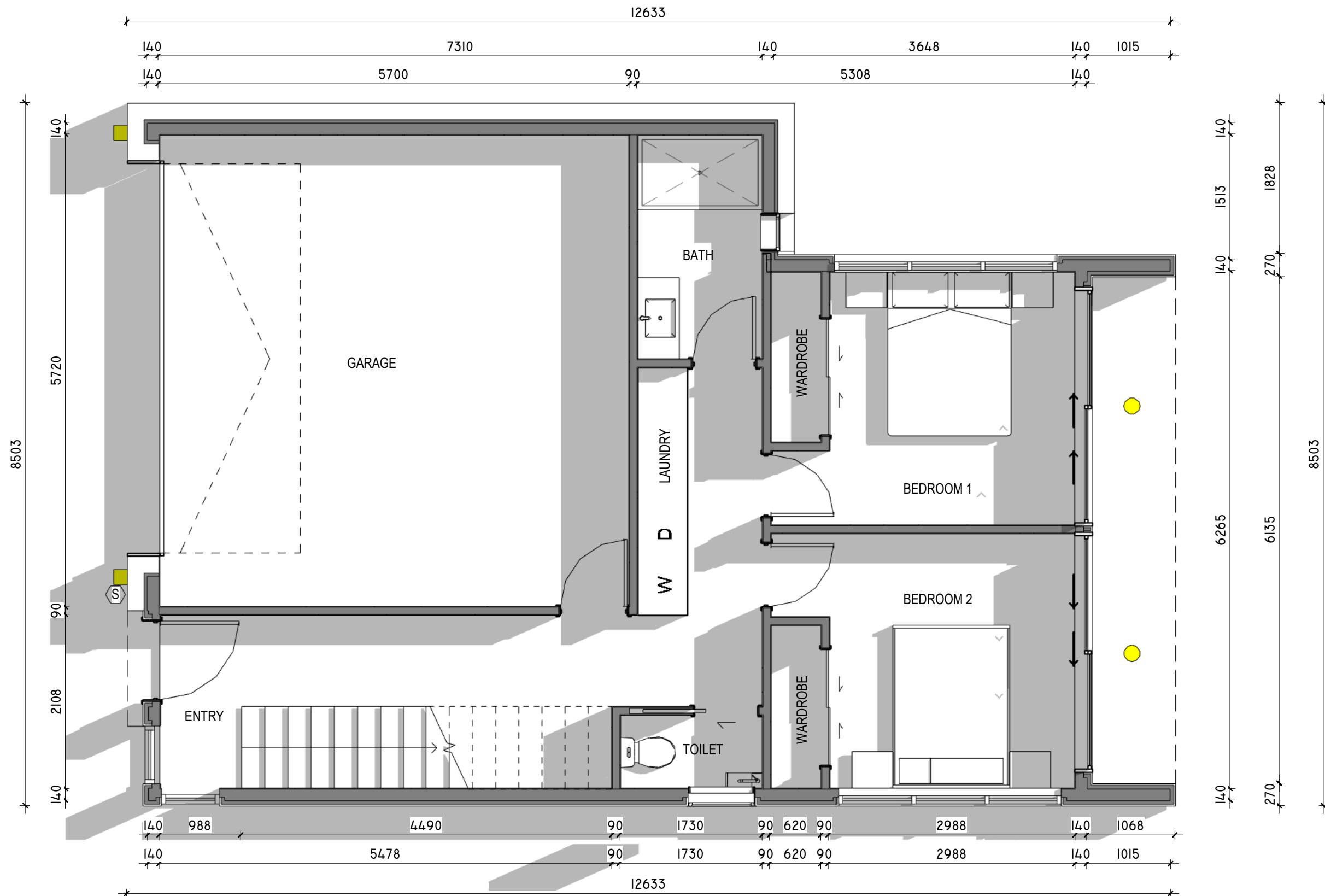
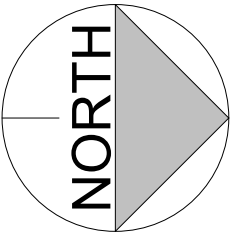






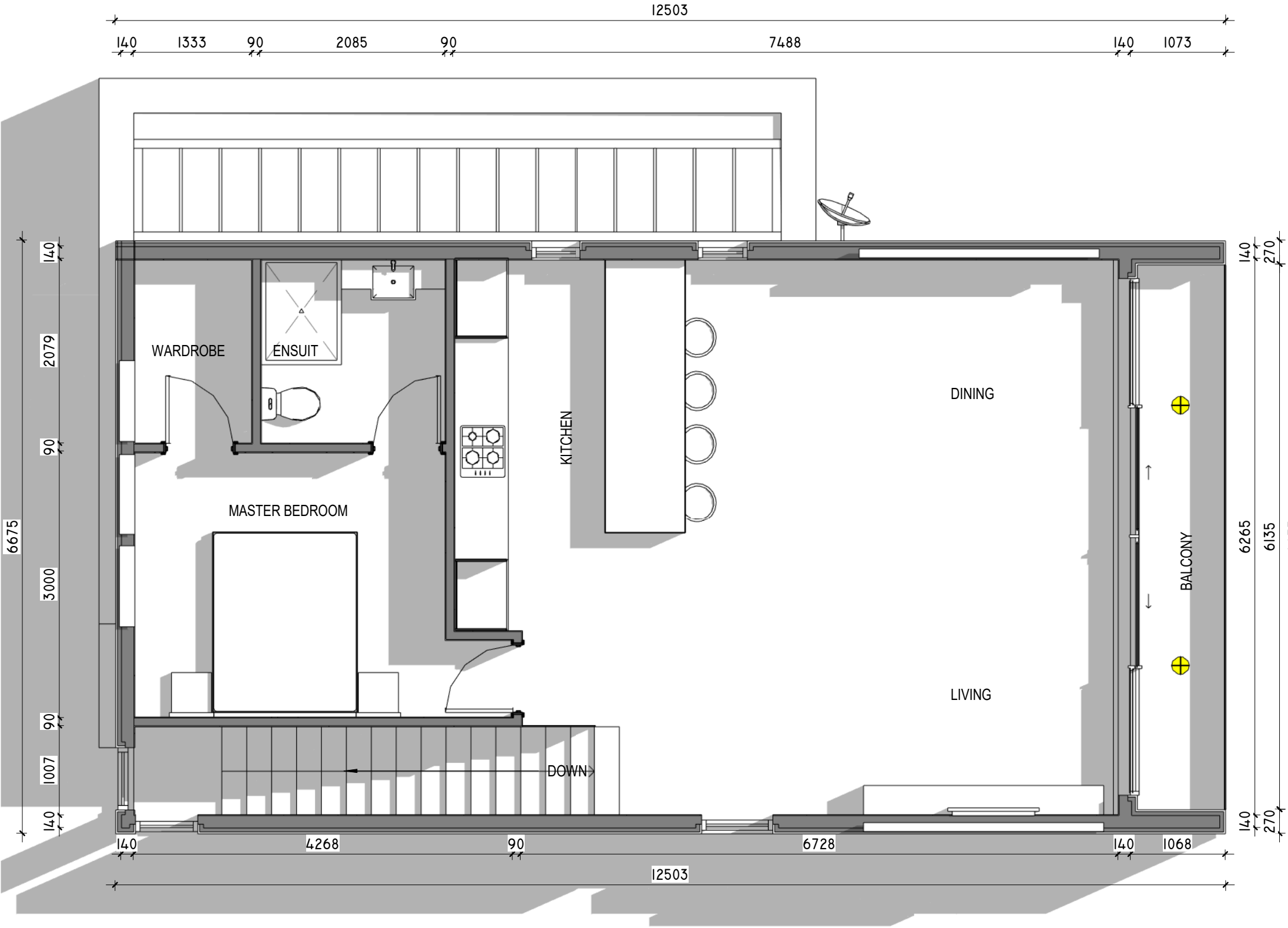
TYPICAL UNIT	
GROUND FLOOR AREA (INC GARAGE)	: 85.3 M ²
FIRST FLOOR AREA	: 69.2 M ²
TOTAL FLOOR AREA	: 154.5M ²
UNIT COVERAGE AREA	: 85.3 M ²
UPSTAIRS DECK AREA	: 6.7 M ²

LOT 2090 AREA:	739 M ²
COVERAGE:	170.6 M ² = 23%
LOT 2091 AREA:	831 M ²
COVERAGE:	170.6 M ² = 21%
LOT 2092 AREA:	733 M ²
COVERAGE:	170.6 M ² = 23%



NOTE: ALL EXTERNAL LIGHTS
TO BE LOW INTENSITY
DOWNLIGHT, INDIRECT LIGHT
SOURCES - INCANDESCENT
OR OTHER WHITE LIGHT

LIGHTING LEGEND	
	EXTERNAL WALL MOUNTED DOWNLIGHT
	EXTERNAL SOFFIT DOWNLIGHT
	EXTERNAL TILTABLE SOFFIT DOWNLIGHT
	SENSOR



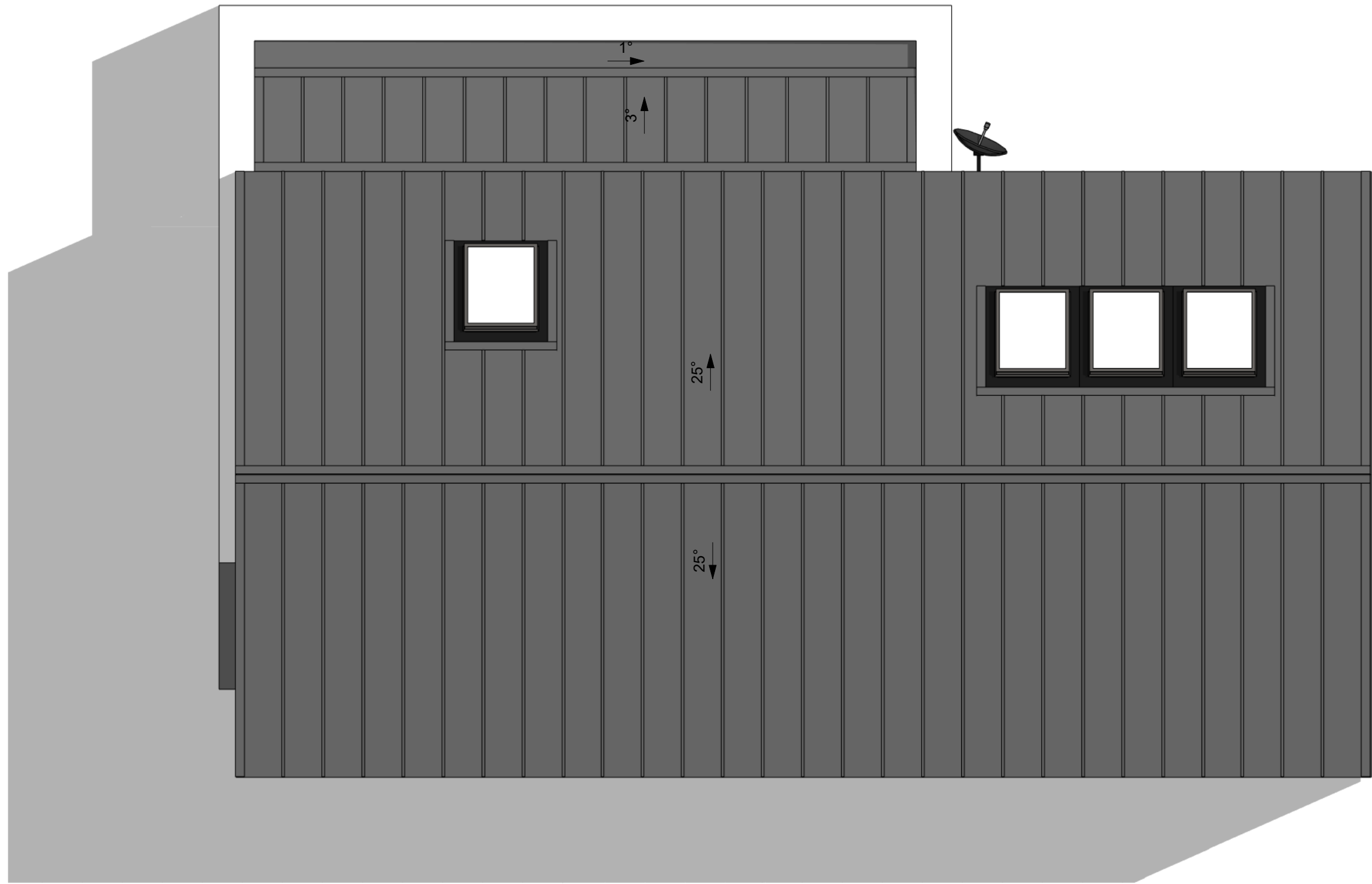
ESTIMATED EARTHWORKS:

Topography Schedule Proposed			
Surface Area	Cut	Fill	Net cut/fill
66842 m ²	96.79 m ³	36.90 m ³	-59.88 m ³
875 m ²	454.26 m ³	102.57 m ³	-351.68 m ³
264 m ²	91.51 m ³	103.66 m ³	12.16 m ³
599 m ²	334.91 m ³	225.53 m ³	-109.38 m ³
93 m ²	3.98 m ³	24.90 m ³	20.93 m ³
847 m ²	0.00 m ³	0.00 m ³	0.00 m ³
241 m ²	0.00 m ³	0.00 m ³	0.00 m ³
27 m ²	0.00 m ³	0.00 m ³	0.00 m ³
23 m ²	0.00 m ³	0.00 m ³	0.00 m ³
Grand total:	981.43 m ³	493.57 m ³	-487.86 m ³

TYPICAL UNIT	
GROUND FLOOR AREA (INC GARAGE)	: 85.3 M ²
FIRST FLOOR AREA	: 69.2 M ²
TOTAL FLOOR AREA	:154.5M ²
UNIT COVERAGE AREA	: 85.3 M ²
UPSTAIRS DECK AREA	: 6.7 M ²

NOTE: ALL EXTERNAL LIGHTS TO BE LOW INTENSITY DOWNLIGHT, INDIRECT LIGHT SOURCES - INCANDESCENT OR OTHER WHITE LIGHT

LIGHTING LEGEND	
	EXTERNAL WALL MOUNTED DOWNLIGHT
	EXTERNAL SOFFIT DOWNLIGHT
	EXTERNAL TILTABLE SOFFIT DOWNLIGHT
	SENSOR



ROOFS ALPINE TRAY ROOFING
COLOUR BLACK G10 MAT
FINISH LRV 5%
FLAT ROOF - TRAY ROOFING
WITH METAL INTERNAL
GUTTER AND PARAPET WALLS
METAL SPOUTING & METAL
DOWNPIPES COLOUR - BLACK
ALL ROOF PENETRATIONS TO
MATCH ROOF COLOUR

VERTICAL CEDAR WEATHERBOARDS
COLOUR DRYDEN PLATINUM, DUNE &
LITE OAK - REFER DESIGN
STATEMENT

ALPINE TRAY ROOFING
COLOUR BLACK G10 MAT
FINISH

DOUBLE GLAZED
ALUMINIUM JOINERY
COLOUR BLACK

EAST ELEVATION
GLAZING= 14%



1 EAST
1 : 100

GAS CALIFONT, HEAT PUMP
UNIT, GAS AND
POWMETERS TO BE
PAINTED BLACK, HEAT PUMP
UNITS TO BE SCREENED

ALL EXPOSED BLOCKWORK
TO BE PLASTERED AND
PAINTED BLACK

ALUMINIUM LOUVRES TO
MATCH ALUMINIUM
JOINERY COLOUR BLACK

LOCAL SCHIST
VENEER

NORTH ELEVATION
GLAZING= 86%



2 NORTH
1 : 100

DOUBLE GLAZED
ALUMINIUM JOINERY
COLOUR BLACK

LOCAL SCHIST
VENEER

WEST ELEVATION
GLAZING= 6%



4 WEST
1 : 100

ENTRY AND
GARAGE DOORS
COLOUR BLACK

SOUTH ELEVATION
GLAZING= 15%



3 SOUTH
1 : 100





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A	DRAWINGS INITIALLED	27.03.2017
Rev	Revision Description	Date

DRB APPROVAL

Project Title
MOUGEL UNITS,
44 FALCONER RISE,
JACK'S POINT

Drawing Title
3D VIEWS WITH LANDSCAPE

Scale @

A3

Drawing No.

1.9

Revision

A



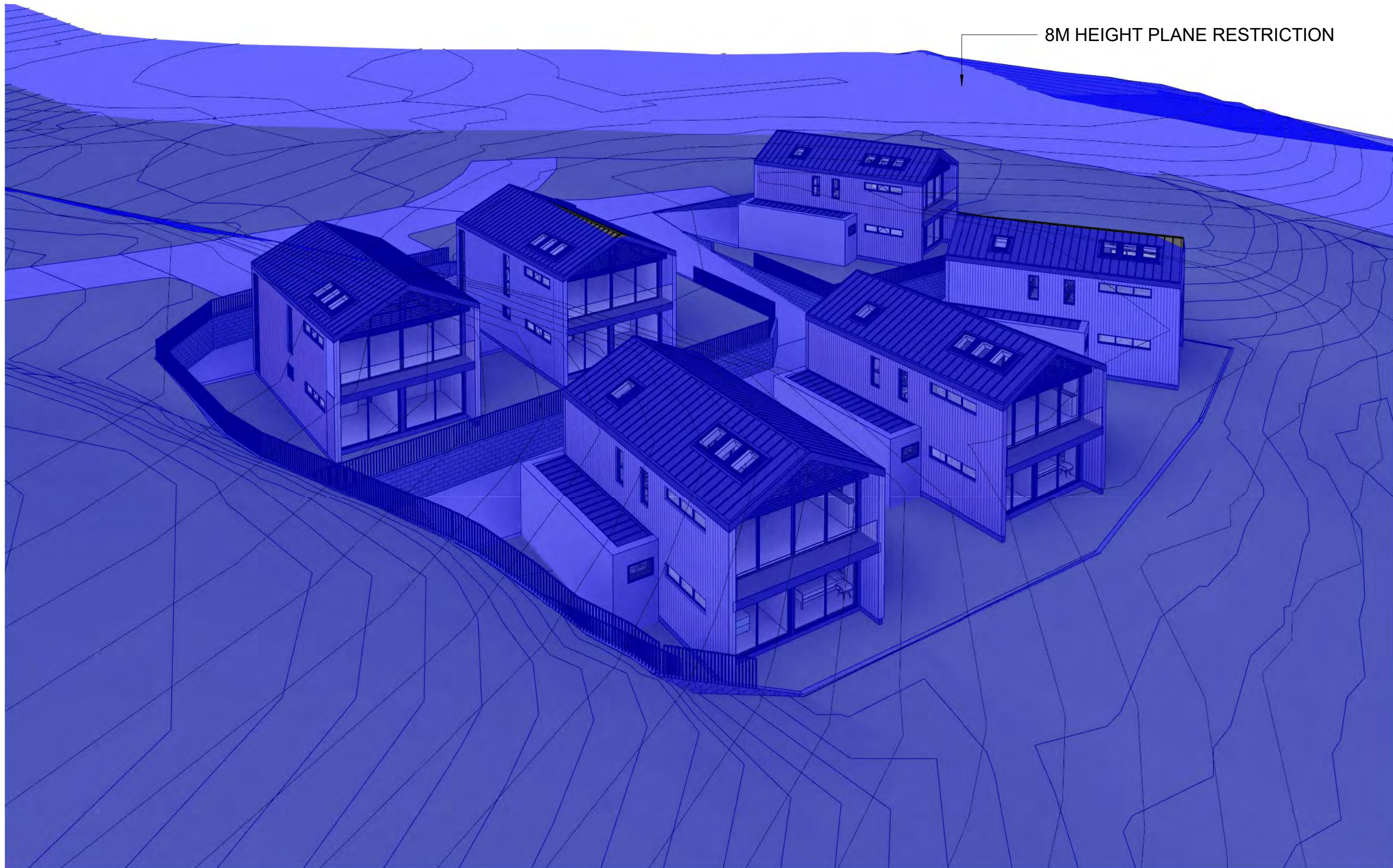


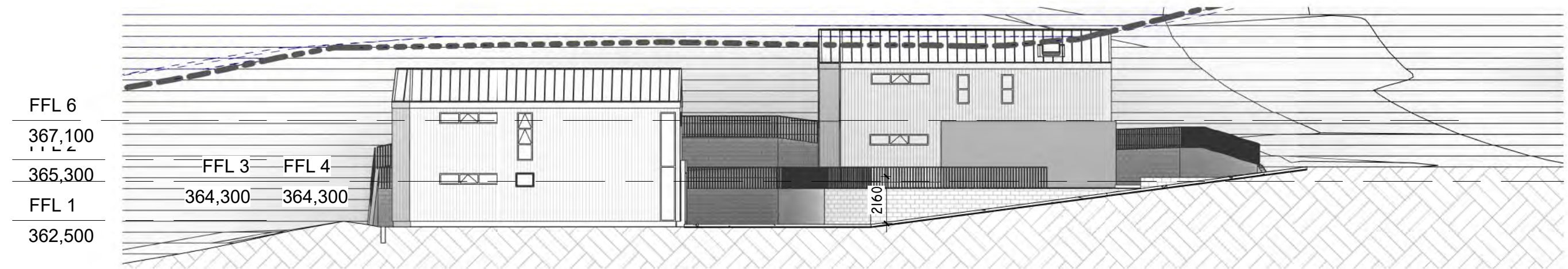








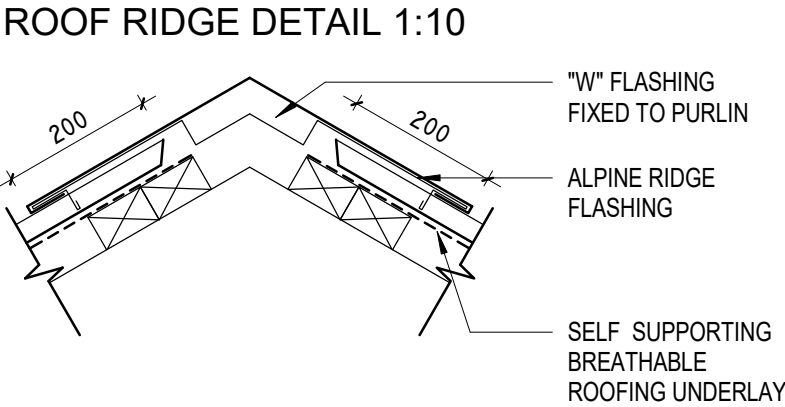
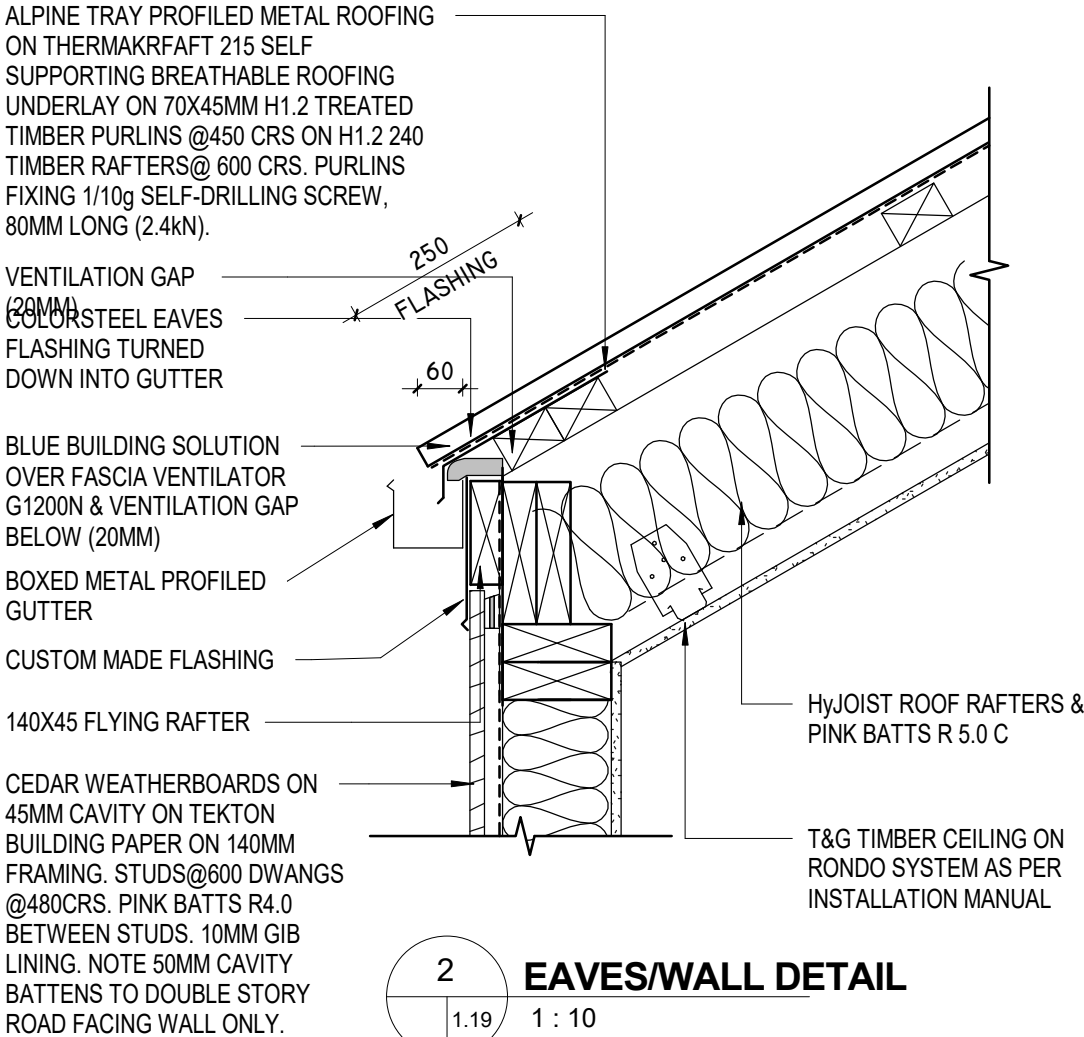




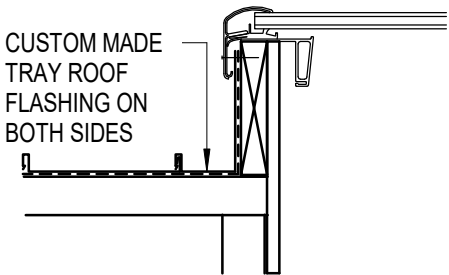
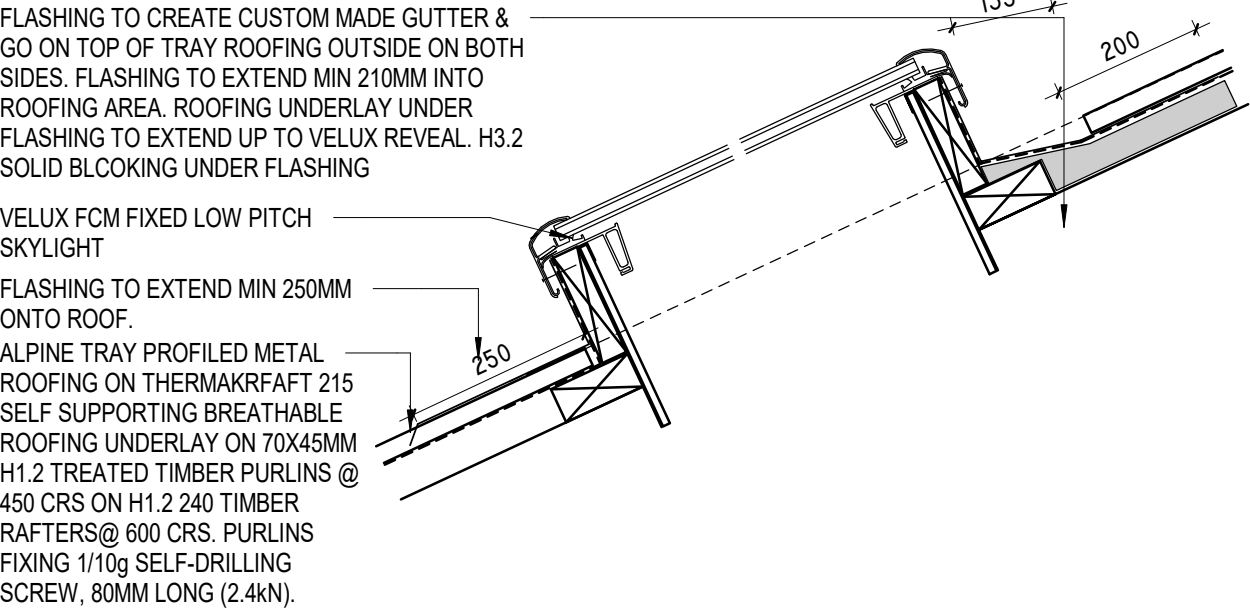
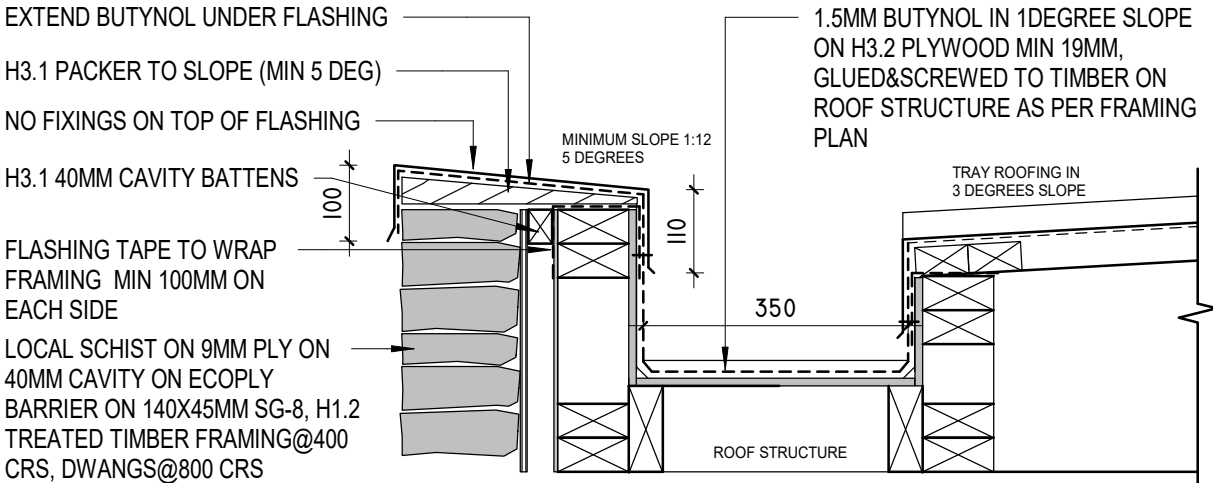
1 SECTION 1
1 : 200



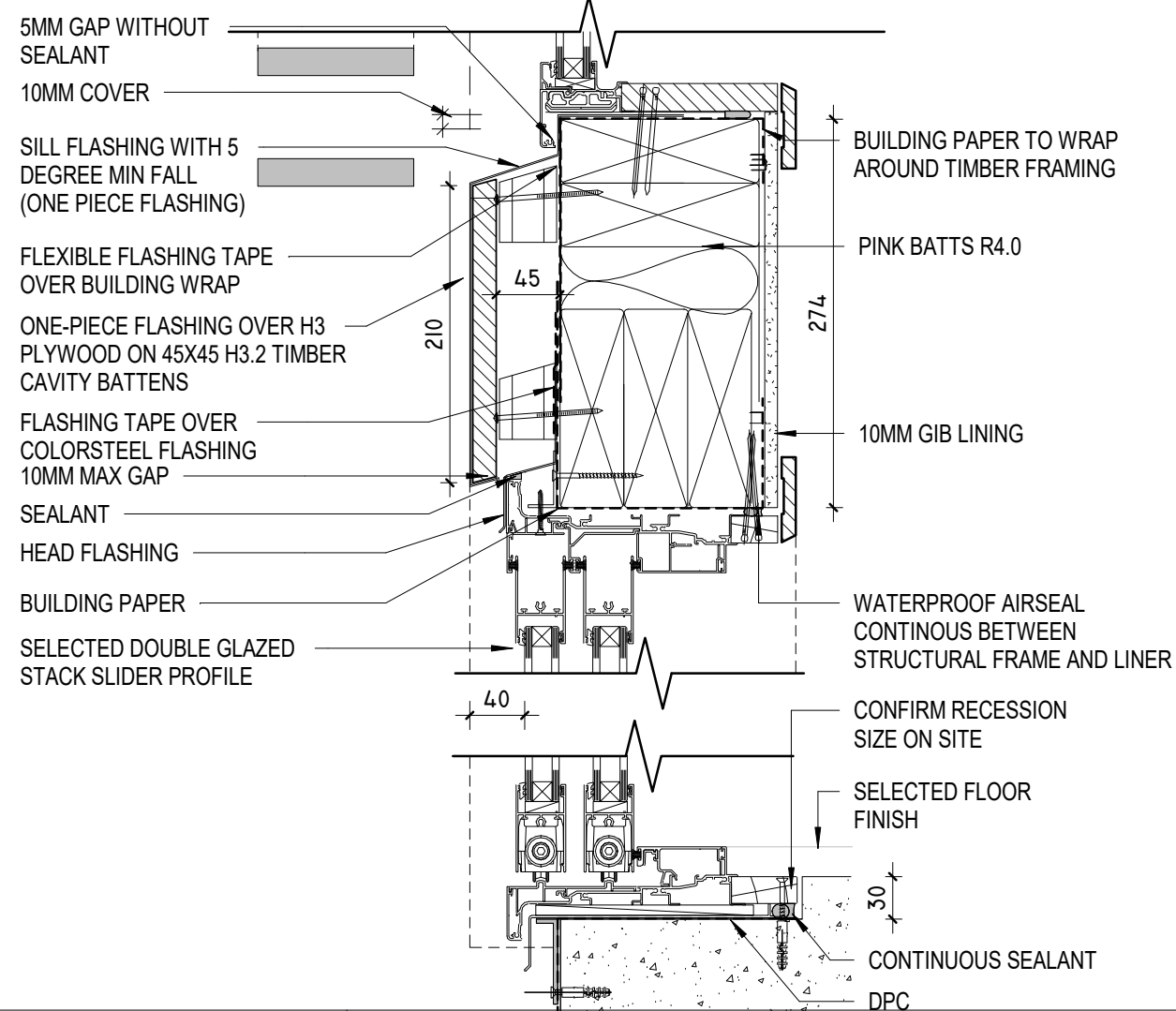
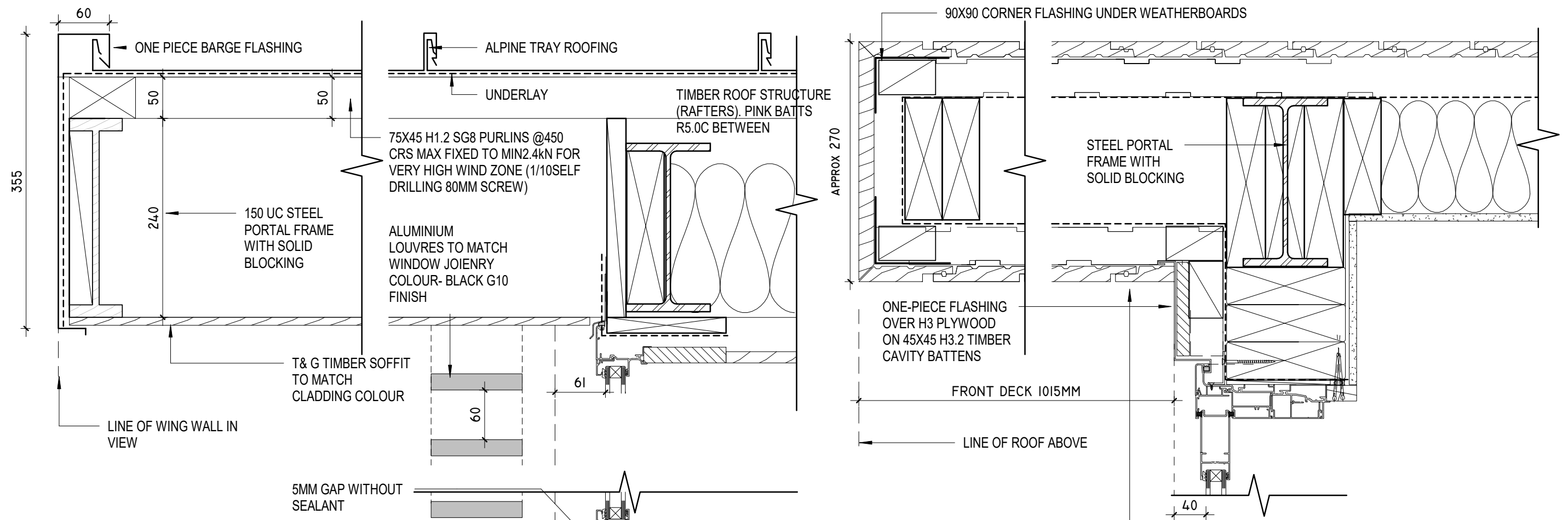
2 SECTION 2
1 : 200



1 ROOF RIDGE
1.19 1 : 10



3 SKYLIGHT DETAIL
1.19 1 : 10

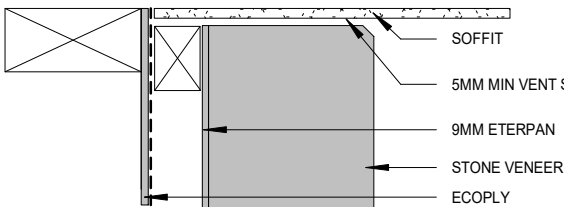
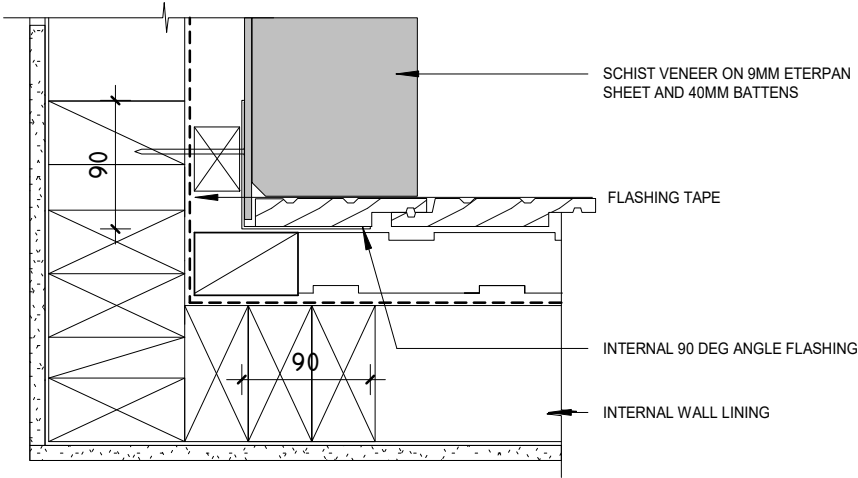


**ALUMINIUM STACK
SLIDER HEAD DETAIL**

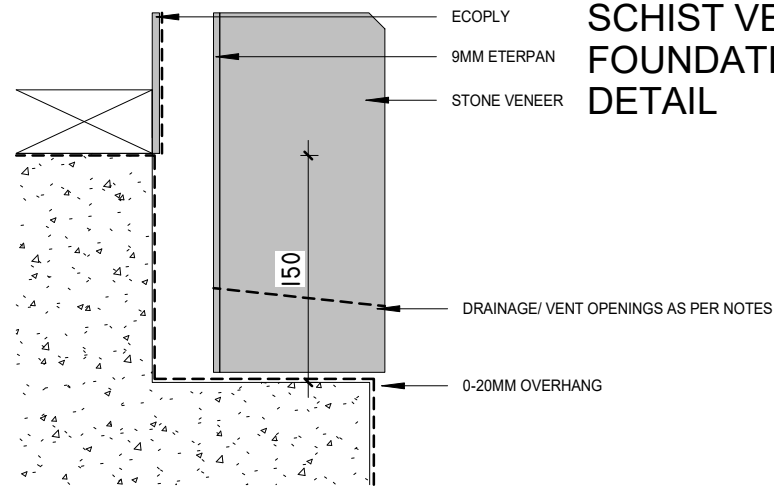
**ALUMINIUM STACK
SLIDER SILL DETAIL**

WING WALL & JAMB DETAIL

INTERNAL SCHIST AND SHADOWCLAD CORNER



SCHIST/ SOFFIT
DETAIL



SCHIST VENEER/
FOUNDATION
DETAIL

IMPORTANT NOTES TO STONE VENEER:

1. PIPES AND SERVICES SHALL NOT BE PLACED IN THE CAVITY OTHER THAN PASSING DIRECTLY THROUGH THE CAVITY TO THE EXTERIOR

2. CAVITY SHALL BE DRAINED AND VENTED TO OUTSIDE AT THE BOTTOM OF THE WALL PANELS AND ABOVE OPENINGS BY OPEN PERPENDS THAT:

-ARE A MINIMUM OF 75MM IN HEIGHT, BY WIDTH OF THE VERTICAL MORTAR JOINT

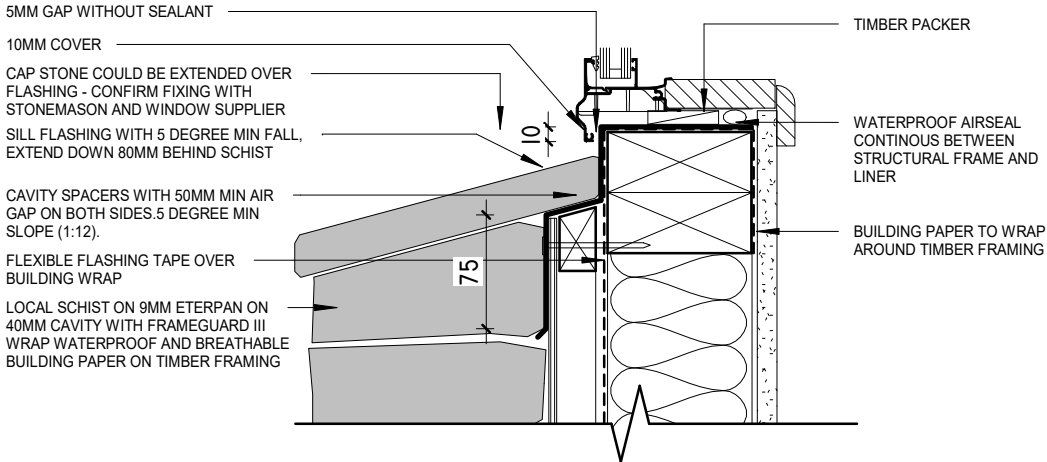
-AT CENTRES NOT EXCEEDING 800MM (WHERE DRAINAGE/WEEP HOLES ARE LESS THAN 75MM HIGH, DECREASE SPACING TO GIVE A VENTILATION AREA OF 1000MM2/M WALL LENGTH)

-ARE FITTED WITH VERMIN PROOFING WHERE GAPS GREATER THAN 13MM EXIST

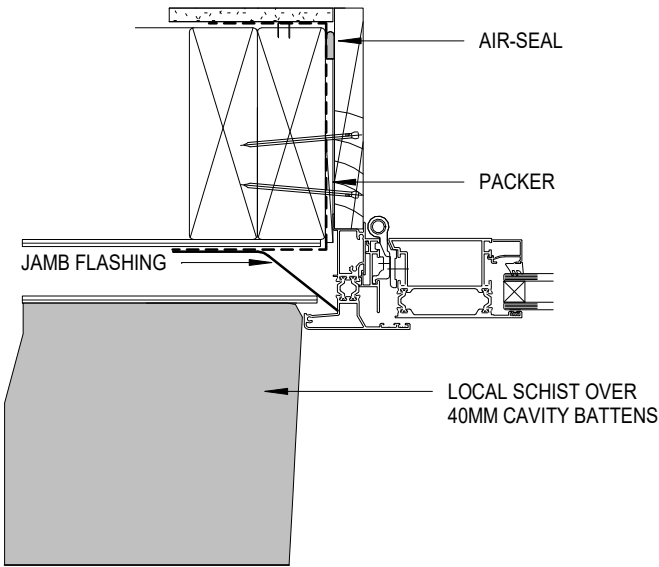
3. CAVITY SHALL BE VENTILATED TO THE OUTSIDE AT THE TOP OF WALLS BY EITHER SIMILAR VENTS AS AT THE BOTTOM, OR A CONTINUOUS 5MM MINIMUM GAP BETWEEN THE TOP COURSE AND SOFFIT BOARD, WITH A COVER BEAD TO OUTSIDE THAT MAINTAINS A MINIMUM 2MM GAP TO MASONRY

4. CAVITY SHALL BE VENTED UNDER OPENING EXCEEDING 2.4M WIDE THROUGH GAPS IN PERPENDS POSITIONED AT 1/3 POINTS ALONG THE OPENING EXCEPT AT OPENING ENDS. WHERE THESE VENT OPENINGS ARE USED, PROTECT FROM WATER ENTRY USING CANTILEVERED SILL STONES/CONCRETE PROFILE

5. CAVITY SHALL BE SEALED OFF FROM THE FLOOR AND ROOF SPACE



SCHIST VENEER
ALUMINIUM WINDOW SILL DETAIL 1:5



ALUMINIUM WINDOW SCHIST
JAMB DETAIL 1:5

