CONSTRUCTION LEGEND

FC1-SC	NEW GROUND LEVEL CONCRETE FLOOR - STAMPED CONCRETE FINISH
FC1-TC	NEW GROUND LEVEL CONCRETE FLOOR - TROWELLED CONCRETE FINISH
FC2-T4	UPPER LEVEL INTERNAL CONCRETE FLOOR - SEL. TILE FINISH
FC3U-GRAVEL	CONCRETE ROOF CONSTRUCTION- GRAVEL BALAST FINISH
FC3U-T2	UPPER FLOOR CONCRETE BALCONY/ TERRACE FLOOR CONSTRUCTION- NOMINAL FINISH (##)
WE-BF230-BAL	NEW 230MM EXTERNAL BRICK BALUSTRADE WALL WITH SELECTED FACE BRICK
WE-BF270	NEW 270MM EXT. CAVITY FACE BRICK WALL
WE-LSSC	NEW EXTERNAL LANDSCAPE BRICK/ BLOCK WALL WITH SELECTED STONE CLADDING
WE-MC	FRAMED EXTERNAL WALL WITH METAL CLADDING
WP-CW160	NEW LINED FORMED R/CONCRETE PARTY WALL
MF-A	METAL FASCIA - SOLID ALUMINIUM
R-ZSR	NEW FRAMED ROOF WITH METAL CLADDING
OFC	OFF FORM CONCRETE PIER OR SLAB EDGE
PS-AL1	PRIVACY SCREEN- ALUMINIUM
PS-AL2	PRIVACY SCREEN- ALUMINIUM
TGB	TOUGHEN GLASS BALUSTRADE

COMPLIANCE NOTES

Schedule 1 **Key Complainces**
Schedule 1c **NCC Vol 2**

1C1 **Compliance: Termite Treatement**
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1 - 2000.
PROVISIONS IN THIS DESIGN INCLUDE:
- COMPLIANT CHEMICAL TREATMENT TO MANUFACTURER'S MAINTENANCE RECOMMENDATIONS.
- WOVEN METAL MESH FABRIC LAID ACROSS 270MM BRICK WALL CAVITIES BELOW THE FLOOR STRUCTURE LEVEL, AND OTHER STRIP BARRIER SYSTEMS
- CHEMICALLY TREATED TIMBER

1C2 **Compliance: Slip Resistance**
ALL FLOOR SURFACES TO HAVE A SLIP-RESISTANT FINISH IN ACCORDANCE WITH ALL RELEVANT AND CURRENT SAA CODES

1C3 **Compliance: Smoke Alarms**
CEILING MOUNTED SMOKE DETECTOR AND ALARM CONNECTED TO MAINS POWER SUPPLY WITH BATTERY BACK-UP TO AS 3786

1C4 **Compliance: Int Wet Area Waterproofing**
WALLS AND FLOORS TO NEW WET AREAS (BATHROOM & LAUNDRY) TO BE WATERPROOFED IN ACCORDANCE WITH ALL RELEVANT AND CURRENT SAA CODES.

1C5 **Compliance: Skylights**
NON-COMBUSTIBLE (METAL FRAMED & GLAZED) FIXED SKYLIGHTS TO BE FITTED TO SECTION OF ROOF LESS THAN 900MM FROM COMMON BOUNDARY TO BCA v2 cl 3.7.1.10

1C6 **Compliance: Party Wall**
EXTEND PARTY WALL TO UNDERSIDE OF SHEETING AND FILL ALL GAPS WITH FIRE RESISTANT MINERAL FIBRE OR EXPANDABLE CAULKING MATERIAL TO BCA v2 cl 3.7.1.8 & 3.8.6.2.

PARTY WALL TO COMPLY WITH THE FOLLOWING PERFORMANCE SPECIFICATIONS:
- FIRE RATED TO FRL 60/60/60
- ACOUSTICALL RATED TO Rw + Ctr > 50 AND CONSTRUCTED WITH 2 x 110MM FIRE RATED DRY PRESSED BRICKS SEPARATED WITH 50MM CAVITY (WITH ACOUSTICALLY RATED WALL TILES) AND FINISHED WITH 13MM CEMENT RENDER ON BOTH SIDES.
- TO EXTEND FROM FOOTING AND CONCRETE GROUND FLOOR SLAB TO UNDERSIDE OF ROOF SHEETING - AS SPECIFIED.
- ENSURE NO CONTINUOUS STRUCTURE BETWEEN THESE BOTTOM AND TOP POINTS. ALL TIMBER ROOF STRUCTURE TO BE DISCONTINUOUS ACROSS PARTY WALL.
- NO OPENINGS IN WALL WITHOUT FIRE TREATEMENT TO BCA v2 Fig 3.7.1.11

1C7 **Compliance: Wet Area Glazing**
GRADE A SAFETY GLASS TO ALL GLAZING IN BATHROOMS TO BCA v2 cl 3.6.4.5

1C8 **Compliance: Safe Access**
CONTINUOUS HANDRAIL ALONG STAIRS TO BCA v2 cl 3.9.2.4
STAIR WITH TREADS 250MM MIN TREADS AND RISERS >115 & <190MM TO BCA (v2 cl 3.9.1.2).
TREADS FINISHED WITH SEL. SLIP RESISTANT SURFACE (RATING R10 DRY & R11 WET) AND CONTRASTING SLIP RESISTANT NOSING STRIPS (RATING P3 DRY & P4 WET) TO BCA (v2 cl 3.9.1.4)
CONTINUOUS 1000 HIGH BALUSTRADES TO STAIRS WELLS & VOIDS TO BCA v2 cl 3.9.2.2 &3
1000 HIGH BALUSTRADE TO BALCONY AND STAIR EDGE GREATER THAN 1000MM ABOVE FLOOR BELOW. TOUGHENED GLASS PANELLING PATCH FITTED INTO S/STEEL BRACKETS DOWLED INTO R/C SLAB HOB OR STAIR AND FITTED WITH TOP RAIL FIXED TO WALL ON BOTH ENDS TO AS 1288 & BCA (v1 Cl D2.16)

1C9 **Compliance: Wet Area Drainage**
WET AREAS WALLS AND FLOORS TO BE GRADED AND WATERPROOFED TO BCA v2 cl 3.8.1.2 AS 3740. DRAIN TO FLOOR WASTE WITH "S" TRAP IN INDICATIVE LOCATIONS LABELLED "FW" - TO AS 3500

BASIX COMMITMENTS

ASSESSMENT DATA

KEY AREAS	(SQ.M) UNITS
SITE AREA	1627.00
GROSS FLOOR AREAS	REFER TO BUILDING CALCULATIONS PAGE
LOBBY/CIRCULATION AREAS	REFER TO BUILDING CALCULATIONS PAGE
ROOF AREA	454.60
LANDSCAPE AREAS	27.00
CARPARK AREA	1205.30
FIRE SERVICES ROOM	34.00
STORAGE ROOM	119.20
LOBBY AREAS	90.50
SWITCH ROOM	34.00
SERVICES ROOM	83.00

WATER CONSERVATION

WATER DEVICES	SELECTED WATER DEVICES TO ALL NEW WORKS AREAS WITH THE FOLLOWING STAR RATINGS
KITCHEN TAPS	4 STAR
BATHROOM BASIN TAPS	4 STAR
SHOWER ROSE & MIXER	3 STAR (>7.5 but<=9 L/min)
WC PAN & FLUSH SYSTEM	4 STAR
LAUNDRY TAPS	4 STAR
CLOTHES WASHER	3 STAR
DISH WASHER	3 STAR
SPRINKLER SYSTEM	SPRINKLER WATER TO BE CONTAINED WITHIN FIRE SPRINKLER SYSTEM FOR RE-USE RATHER THAN DISPOSED
COMPLIANCE	THE SELECTED RATING SYSTEM IS CONTAINED IN THE MANUAL OF ASSESSMENT PROCEDURE OF WATER EFFICIENT APPLICATIONS SAA MP64-1995S

THERMAL COMFORT

BUILDING FABRIC GENERALLY	THE BUILDING IS TO BE CONSTRUCTED AND FITTED WITH ALL THERMAL PERFORMANCE SPECIFICATION REQUIREMENTS LISTED IN THE BASIX CERTIFICATE, AND IS TO INCLUDE THE FOLLOWING AT MINIMUM:
ALL FLOORS OF OTHER UNITS	
TYPE A	SUSPENDED RE-INFORCED CONCRETE
INSULATION A	NONE
UNITS OVER CARPARK AND DRIVEWAY FLOORS	
TYPE	SUSPENDED RE-INFORCED CONCRETE
INSULATION	R1.5 TO UNDERSIDE OF SLAB
EXTERNAL WALLS	
TYPE 1	CAVITY BRICK WALLS
COLOUR 1	MEDIUM DARKNESS (0.30 < SA < 0.85)
INSULATION	R1.5 INSULATION
TYPE 2	CONCRETE PANELS
COLOUR 2	MEDIUM DARKNESS (0.30 < SA < 0.85)
INSULATION 2	PROVIDE PROPRIETARYFOIL SARKING INSTALLED TO THE EXTERNAL FACE OF THE INNER STUD FRAME AND R1.5 NON-FLAMMABLE BULK INSULATION BETWEEN STUDWORK. PRODUCT EQUAL TO "TONTINE" -
TYPE 3	TIMBER/ METAL FRAMED & METAL CLAD
COLOUR 3	MEDIUM DARKNESS SA 0.475-0.7
INSULATION 3	PROVIDE PROPRIETARYFOIL SARKING INSTALLED TO THE EXTERNAL FACE OF THE INNER STUD FRAME AND R1.5 NON-FLAMMABLE BULK INSULATION BETWEEN STUDWORK. PRODUCT EQUAL TO "TONTINE"
TYPE 4	ALL COMMON AREA WALLS OF UNITS CONCRETE PANELS
COLOUR 4	N/A
INSULATION 4	PROVIDE PROPRIETARYFOIL SARKING INSTALLED TO THE EXTERNAL FACE OF THE INNER STUD FRAME AND R1.5 NON-FLAMMABLE BULK INSULATION BETWEEN STUDWORK. PRODUCT EQUAL TO "TONTINE" -
TYPE 5	ALL PARTY WALLS CONCRETE PANELS
COLOUR 5	N/A
INSULATION 5	N/A
INTERNAL WALLS	RENDERED BRICKWORK TIMBER/METAL FRAMED & PB LINED
GLAZING & WINDOW/DOORS CONSTRUCTION	
GLAZING	ALUM FRAME WITH LAMINATED GLAZING. REFER TO WINDOW SCHEDULE FOR DETAIL
SEALING	FIT WEATHER STRIPS TO ALL DOORS AND WINDOWS
ROOF	
TYPE 1	COMBINATION OF METAL CLAD. & CONCRETE
ROOF COLOUR	DARK (SA > 0.85)
ROOF INSULATION	R1.0 FOIL LINED SARKING TOP AND BOTTOM
CEILING INSULATION TYPE 1 - ALL CEILING OF UNITS UNDER BALCONIES, TERRACES & ROOF	PLASTERBOARD R2.5 BULK INSULATION ABOVE CEILING LINING
CEILING INSULATION TYPE 1 - ALL OTHER CEILING OF ALL OTHER UNITS	PLASTERBOARD
ROOF VENTILATION	STANDARD

APPLIANCE EFFICIENCY

GENERALLY	THE BUILDING IS TO BE FITTED WITH ALL THERMAL PERFORMANCE SPECIFICATION REQUIREMENTS LISTED IN THE BASIX CERTIFICATE, AND IS TO INCLUDE THE FOLLOWING AT MINIMUM
HOT WATER UNIT	
TYPE A	INSTANTANEOUS ELECTRIC HWU
RATING A	4 STAR ENERGY RATING
HEATING AND COOLING	
LIVING AREA HEATING	REV CYCLE PACKAGE A/C SYSTEM - 1 PHASE
LIVING AREA COOLING	REV CYCLE PACKAGE A/C SYSTEM - 1 PHASE
BEDROOM AREA HEATING	REV CYCLE PACKAGE A/C SYSTEM - 1 PHASE
BEDROOM AREA COOLING	REV CYCLE PACKAGE A/C SYSTEM - 1 PHASE
A/C SYSTEM EFFICENCY RATING	< 3.5 STAR RATING
MECHANICAL VENTILATION / ELEMENTS	
BATHROOM EXHAUST	INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF & MANUAL SWITCH ON/OFF
KITCHEN EXHAUST	INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF & MANUAL SWITCH ON/OFF
LAUNDRY EXHAUST	INDIVIDUAL FAN DUCTED TO FAÇADE OR ROOF & MANUAL SWITCH ON/OFF
COMMON LOBBIES & STAIRS	NO MECHANICAL VENTILATION
BIN ROOM	VENTILATION EXHAUST ONLY
BASEMENT CARPARK VENTILATION	VENTILATION EXHAUST ONLY WITH CARBON MONOXIDE MONITOR + VSD FAN
SWITCH / PUMP/ SERVICES/ STORAGE ROOMS	NO MECHANICAL VENTIALTION
LIFT	GEARED TRACTION WITH VV AC MOTOR
LIGHTING	
FITTINGS WITH LED/FLURO LAMPS	
ROOMS	
LIVING AREAS	DEDICATED
HALLWAYS	DEDICATED
KITCHEN	DEDICATED
BATHROOMS	DEDICATED
LAUNDRY	DEDICATED
COMMON AREAS	
ALL LOBBIES & STAIRS	FLUORESCENT - DAYLIGHT SENSOR & MOTION SENSOR - NO LIGHTING CONTROL SYSTEM/BMS
SWITCH / BIN / PUMP/ SERVICES/ STORAGE ROOMS	FLUORESCENT - MANUAL ON/ MANUAL OFF - NO LIGHTING CONTROL SYSTEM/BMS
NATURAL LIGHTING	
	NATURAL LIGHTING TO BATHROOMS: NONE
	NATURAL LIGHTING TO KITCHENS: ALL
APARTMENT APPLIANCES	
WHITE GOODS	OVEN, DISHWASER & CLOTHES DRYER
DISHWASHER	3.0 STAR
DRYER RATING	3.0 STAR
CLOTHES WASHER RATING	3.0 STAR
KITCHEN COOK TOP	ELECTRIC COOKTOP
KITCHEN OVEN	ELECTRIC OVEN
REFRIDGERATOR	3.0 STAR PROVIDE ADEQUATE VENTILATION SPACE BEHIND REFRIDGERATOR TO MANUFACTURERS REQUIREMENTS.
EXTERNAL CLOTHES LINE	NONE
INTERNAL CLOTHES LINE	NONE

BASIX CERTIFICATE

GENERALLY	THESE DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND SPECIFICATION AND REQUIREMENTS

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NEW BOARDING HOUSE DEVELOPMENT
project

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NOTES & LEGENDS & BASIX COMMITMENTS
drawing

2154: project | DA001: drawing no. | C: issue

25/10/2022

CONSTRUCTION LEGEND

WE-BF270	NEW 270MM EXT. CAVITY FACE BRICK WALL
WE-BR270	NEW 270MM EXT. CAVITY RENDERED BRICK WALL
WE-BVF250	NEW 250MM EXT. FACE BRICK VENEER WALL
WE-BVR250	NEW 250MM EXT. RENDERED BRICK VENEER WALL
R-ZSR	NEW FRAMED ROOF WITH METAL CLADDING

SCHEDULE OF PROPOSED ESSENTIAL SERVICES

To be read in conjunction with and confirmed by fire services contractors documentation

FIRE SAFETY MEASURE	PLAN SYMB	STANDARD OF PERFORMANCE	MAINTENANCE
ACCESS PANELS & HOPPERS TO FIRE ISOLATED SHAFTS	AS REQUIRED	BCA C3.13 & AS1905.1-1997	VISUAL INSPECTION
EMERGENCY LIGHTING "SPIT FIRE" TYPE	EL	BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EMERGENCY LIGHTING FLOOD LIGHT TYPE		BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EXIT SIGNS 	EXIT IL EXIT DIRECTIONAL	BCA E4.5; NSW E4.6; E4.8 & AS/NZS 2293.1-1988	AS 2293.2
SMOKE DETECTORS CONNECTED TO COMMON ALARM AND SCREAMER - TO ELECTRICIAN'S WARRANTEED SYSTEM AND INSTALLATION	S	Cl E2.2 BCA; Spec E2.2a BCA; AS 1603; AS1670; AS 3786	AS 1851.8
FIRE SEALS PROTECTING OPENINGS IN WALLS SEPARATING FIRE ISOLATED COMPONENTS IN BUILDING		BCA C3.12; Cl 3.15; Spec C3.15	VISUAL INSPECTION
MECHANICAL AIR HANDLING SYSTEMS TO AREAS INDICATED		BCA E2.2; Table E2.2a ; Spec E2.2b; AS/NZS 1668.1-1998 & AS/NZS 1668.2-1991	AS 1851.6
PORTABLE FIRE EXISTINGUISHERS - CO2 TYPE	CO2	BCA E1.6 BCA; AS 2444. 1 & 2	AS 1851.1
FIRE BLANKET	FB	AS 2444. 1 & 2	VISUAL INSPECTION
FIRE HOSE REAL SYSTEM	FHR	BCA E1.4; AS 1221; AS 2441	AS 1851.2
FIRE SUPPRESSION SYSTEM (SPRINKLER)		BCA Spec E1.5, AS 2118.1-1999	AS 2118.1-1999
EARLY WARNING SYSTEM (SOUND & INTERCOM SYSTEM)		BCA E4.9 BCA Cl 5 Spec G3.8 BCA Cl 6 Spec E1.5 BCA Cl 5 Spec G2.2a AS 1670.4-2004	AS 1670.4-2004
FIRE EGRESS DOORS		BCA Spec.C3.4 & AS1905.1-1997 Self closing tight fitting solid core doors with integrated smoke seals equal FRL -/60/30	VISUAL INSPECTION
FIRE PROTECTION OF PIPE AND DUCT PENETRATIONS AT FIRE RATED WALLS		BCA C3.12 & C3.15, AS/NZS1668.1-1998, AS 1668.2-1991	PROVIDE ACCESS PANELS FOR VISUAL INSPECTION
WARNING & OPERATIONAL SIGNS		EPA Regulation Clause 183, BCA E3.3 (lifts), D2.23 Signs on exit doors	VISUAL INSPECTION

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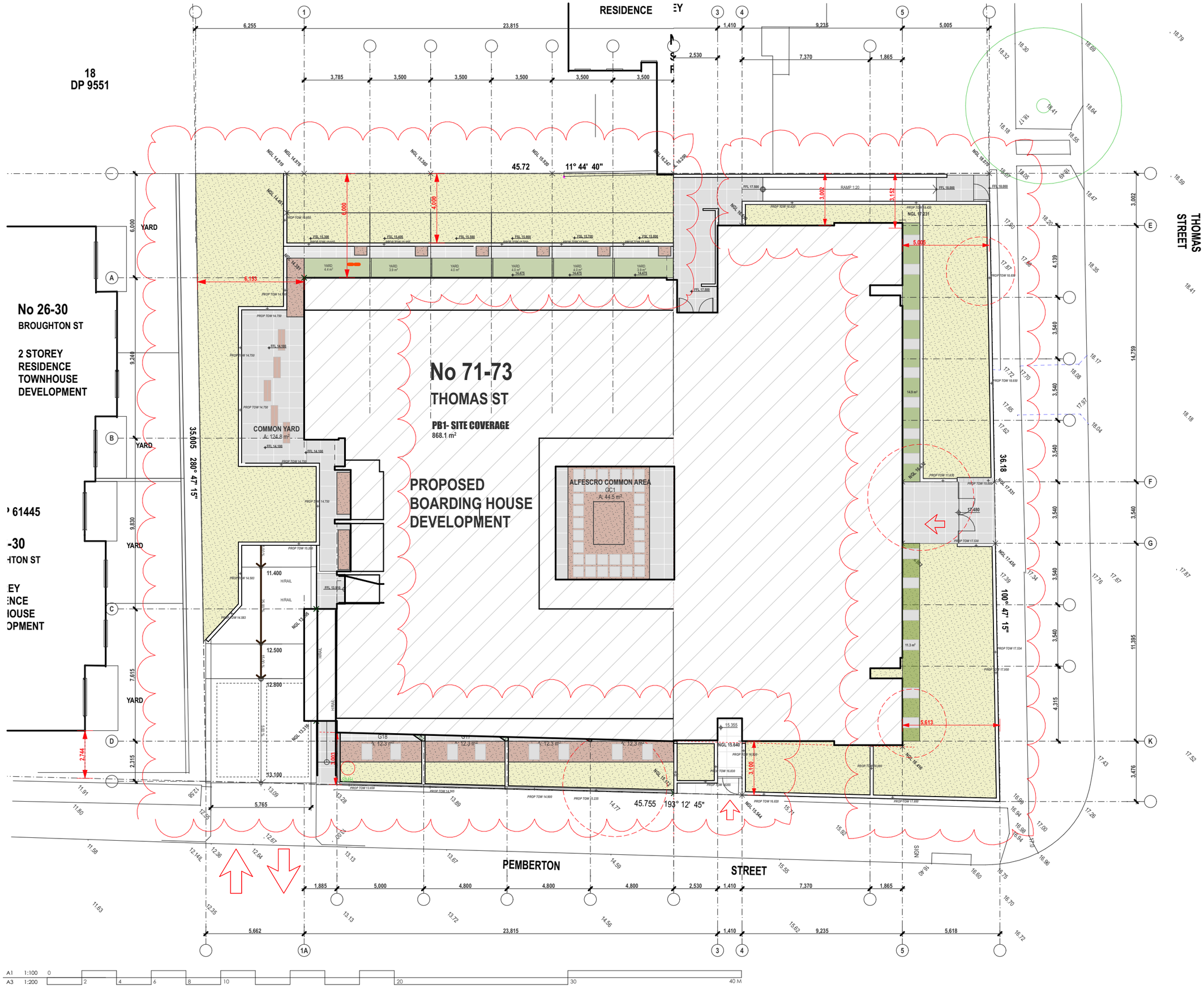
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NOTES & LEGENDS
drawing

2154: project DA002: drawing no. C issue

25/10/2022



A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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SITE PLAN
drawing

2154: DA102: C
project drawing no. issue

25/10/2022

18
DP 9551

13
DP 9551

SP 61445

THOMAS STREET

PEMBERTON STREET

45.72 11° 44' 40"

35.005 280° 47' 15"

36.18 100° 47' 15"

45.755 193° 12' 45"

NGL 14.348

NGL 14.157

NGL 17.242

NGL 13.369

NGL 13.047

NGL 15.392

NGL 16.392

YARD

YARD

YARD

YARD

FIRE ESCAPE

FIRE ESCAPE

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

11.100

10.670

2.50 %

VD

TURNING BAY

SERVICES

PLANT

PLANT

39.8 m²

PEDESTRIAN WALKWAY 1M WIDE

GRADE: 10%

LIFT

LIFT

MOTOR CYCLE PARKING X 8

MOTOR CYCLE PARKING X 6

PARKING AREA
G01
A: 1,197.1 m²

11.100

11.400

9.745

10.175

2.50 %

SHARED ZONE 2400 X5400

SHARED ZONE 2400 X5400

SHARED ZONE 2400 X5400

SIGN

1 2 3 4 5 6 7 8 9 10 11 12 13

24 23 22 21 20 19 18 17 16 15 14

34 33 32 31 30 29 28 27 26 25

18.79 18.59 18.41 18.18

18.32 18.30 18.69 18.64 18.55 18.41 18.17 18.18 18.07 18.05 18.49 18.47 18.20 17.90 17.87 17.88 18.35 18.08 18.17 17.72 17.70 17.65 17.62 17.97 18.04 17.39 17.34 17.76 17.67 17.87 17.43 17.52 17.26 17.00 16.99 16.94 16.98 16.94 17.1 16.98 16.75 16.70 16.72 16.60 16.40 15.92 15.71 15.55 15.62 14.77 14.59 14.56 13.67 13.72 13.13 13.13 13.00 13.28 13.89 13.09 13.100 12.67 12.64 12.36 12.14WL 12.35 11.63 11.58 12.55 12.59 11.80 11.91

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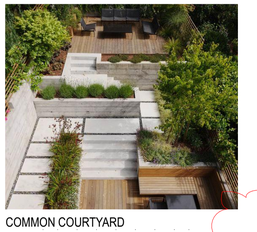
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kon vourtzoumis aia a+ nsw reg. no. 7011 abn 92 173 845 133

334A homer st earlwood nsw 2206 ph: 9573 1409 e-mail: info@voarc.com.au

DESIGN FLOOR PLAN: BASEMENT
drawing

2154: DA111: C1
project drawing no. issue

11/4/23



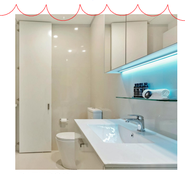
COMMON COURTYARD



PRIVATE TERRACE



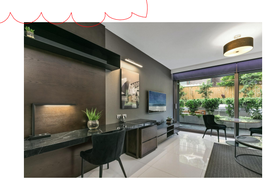
CENTRAL COURTYARD



BATHROOM



FOLD DOWN BED



DESK & TV



KITCHEN

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

NOTES :
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DA400	SERIES - SECTIONS
DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

DA DOCUMENTATION - NOT FOR CONSTRUCTION

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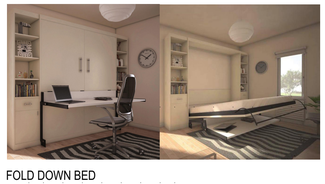
DESIGN FLOOR PLAN: GROUND
drawing

2154: DA112: C1
project drawing no. issue

11/4/23



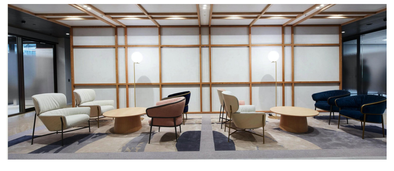

PS-AL2: SLIDING SHUTTERS


FOLD DOWN BED


BATHROOM


KITCHEN


DESK & TV


ENTRY COMMON RM

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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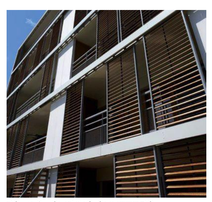
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DESIGN FLOOR PLAN: LEVEL 01
drawing

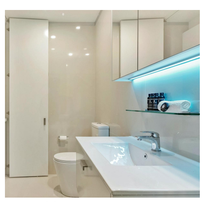
2154: project | DA113: drawing no. | C1 issue

11/4/23




PS-AL2: SLIDING SHUTTERS


FOLD DOWN BED


BATHROOM


KITCHEN


DESK & TV

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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DA300	SERIES - ELEVATIONS
DA400	SERIES - SECTIONS
DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

DA DOCUMENTATION - NOT FOR CONSTRUCTION

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DESIGN FLOOR PLAN: LEVEL 02
drawing

2154: DA114: C1
project drawing no. issue

11/4/23



BATHROOM

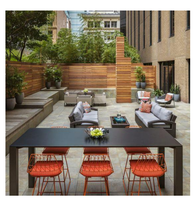


KITCHEN



DESK & TV





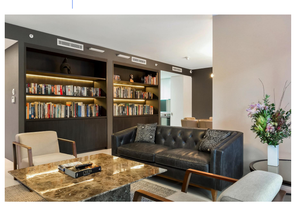
COMMON ROOF TERRACE



ALFRESCO COMMUNAL LIVING



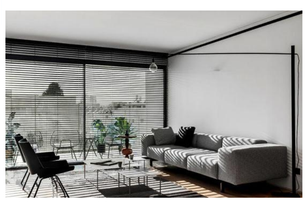
BI-FOLDING DOORS



COMMON ROOM & LIBRARY



FOLD DOWN BED



ROOM WITH BALCONY

A1 1:100
A3 1:200

0 2 4 6 8 10 20 30 40 M

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DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

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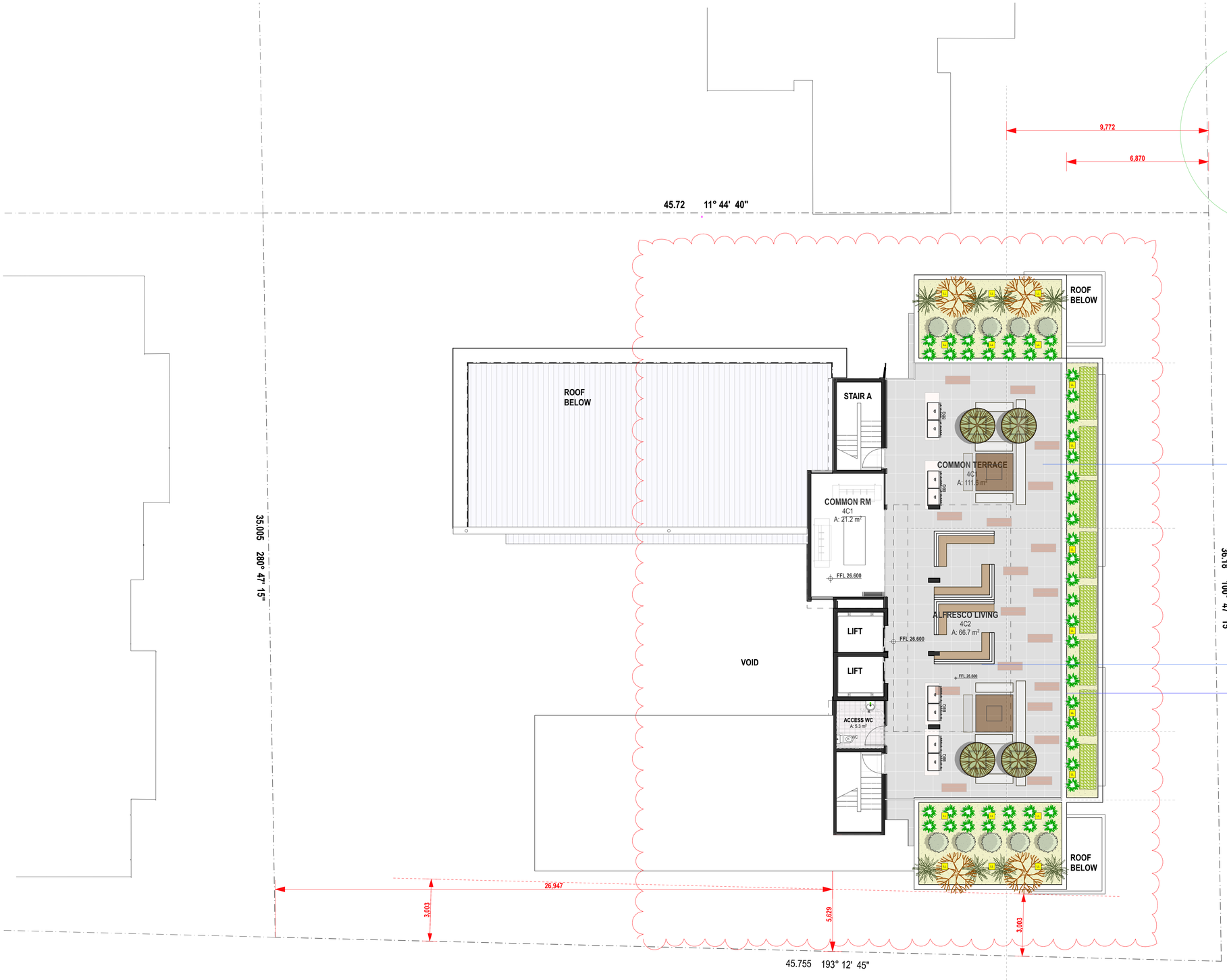
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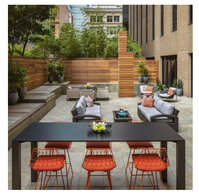
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DESIGN FLOOR PLAN: LEVEL 03
drawing

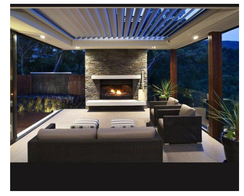
2154: DA115: C1
project drawing no. issue

11/4/23





COMMON ROOF TERRACE



ALFRESCO COMMUNAL LIVING



ROOF BALCONY

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A3 1:200 2 4 6 8 10 20 30 40 M

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DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

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REV	NOTES	DATE

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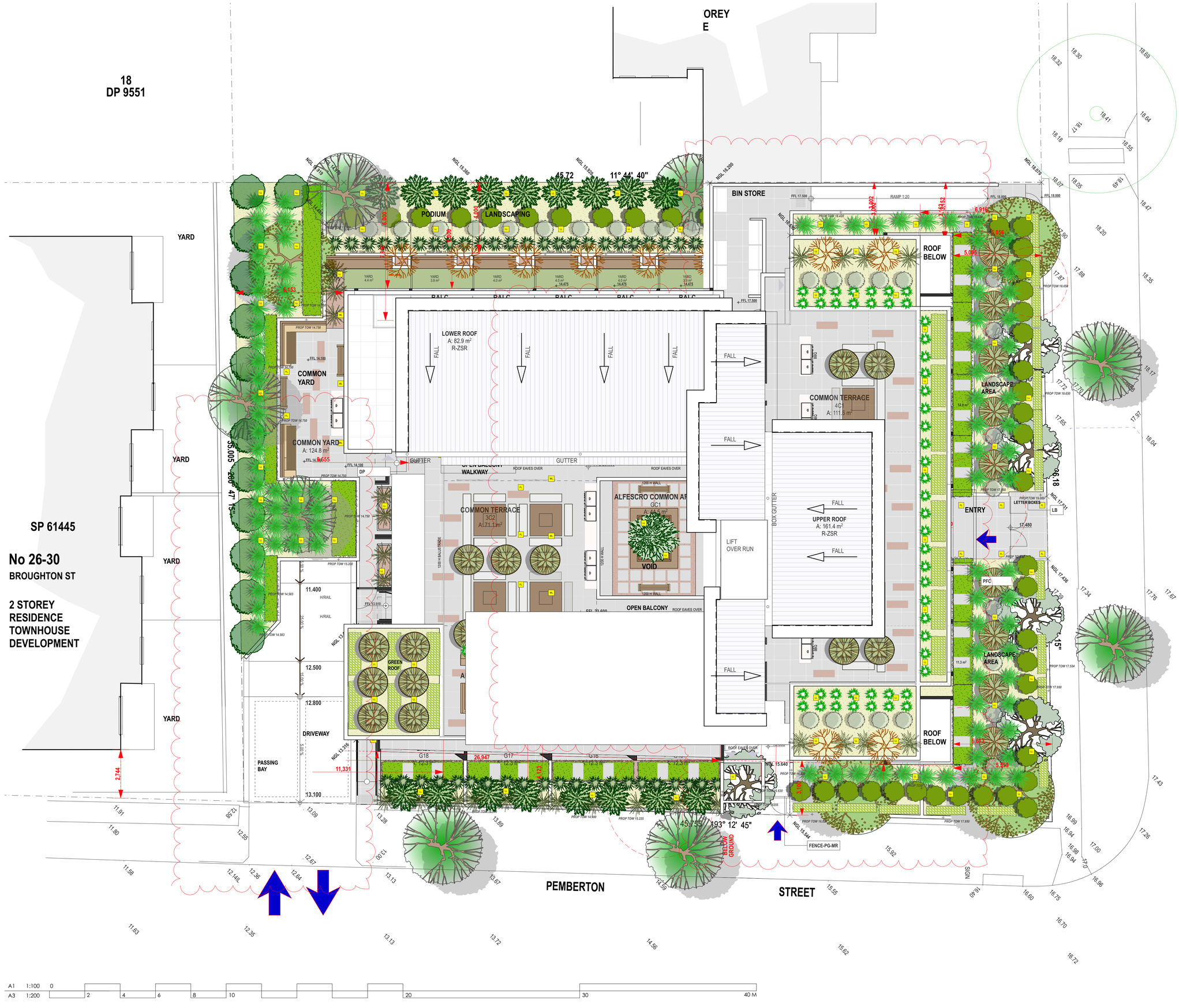
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DESIGN FLOOR PLAN: LEVEL 04
drawing

2154: DA116: C1
project drawing no. issue

11/4/23



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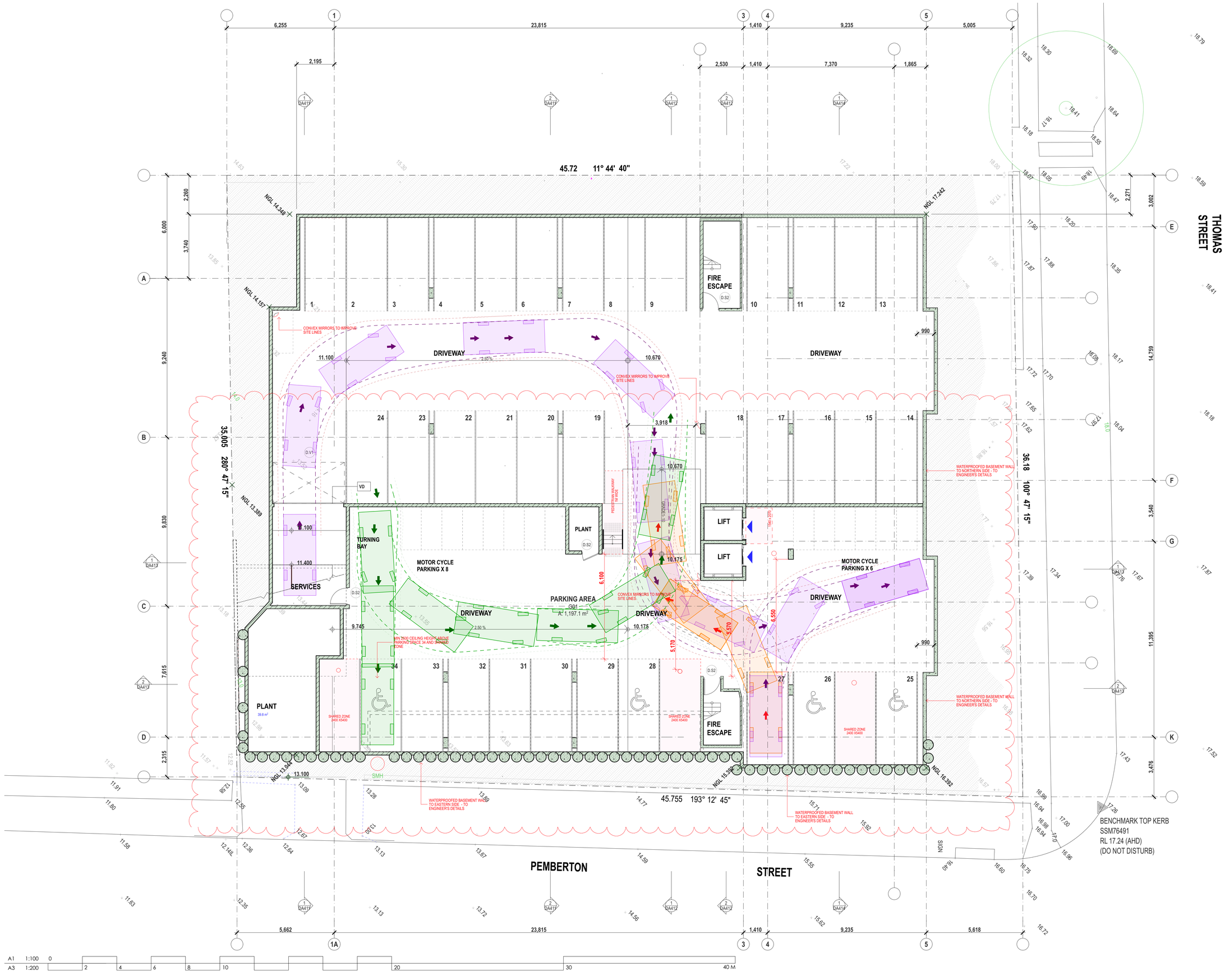
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DESIGN ROOF PLAN
drawing

2154: DA117: C1
project drawing no. issue

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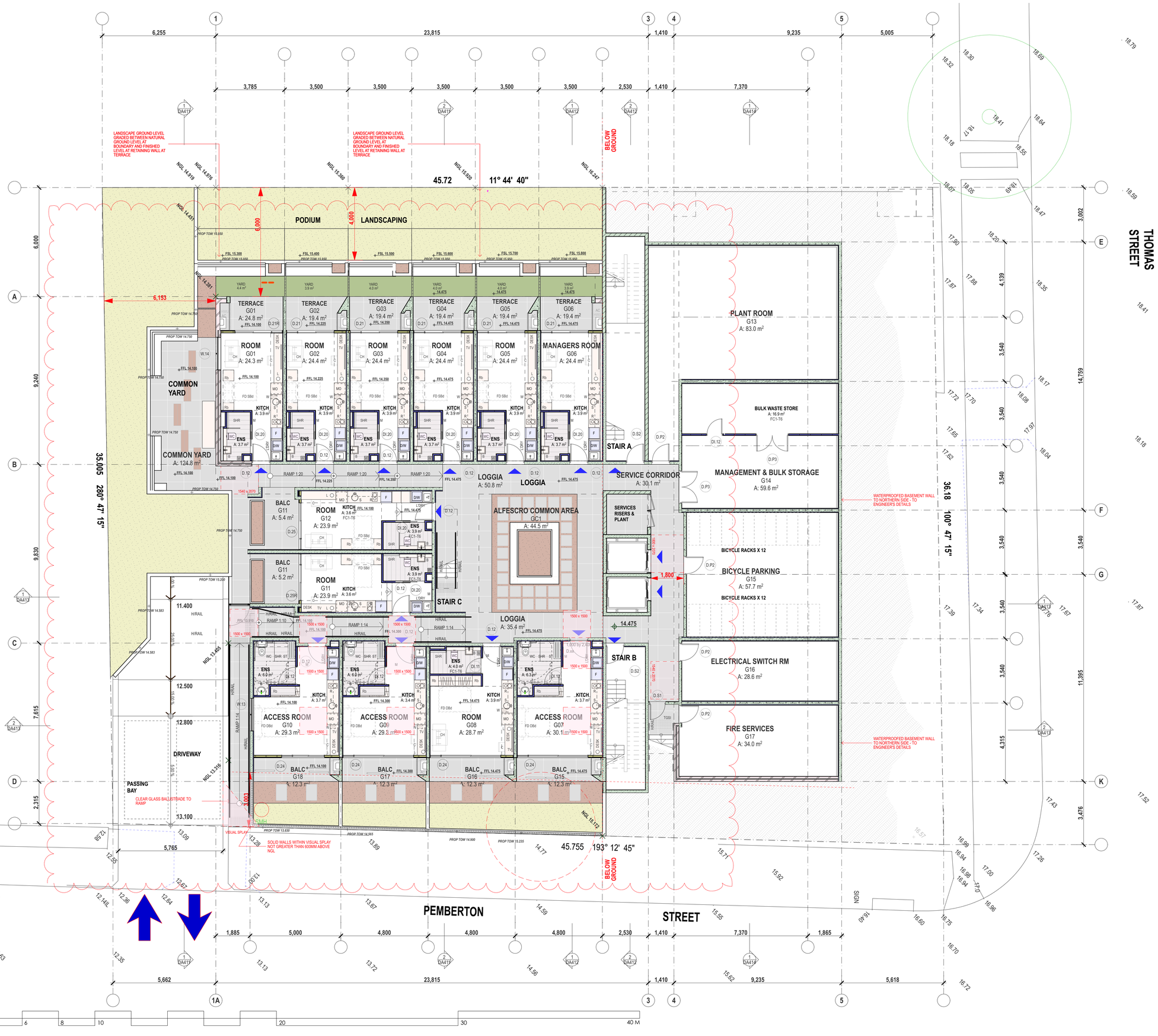
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BUILDING FLOOR PLAN: BASEMENT
drawing

2154: project | DA201: drawing no. | C1 issue

11/4/23

A1 1:100 0 2 4 6 8 10 20 30 40 M
A3 1:200



A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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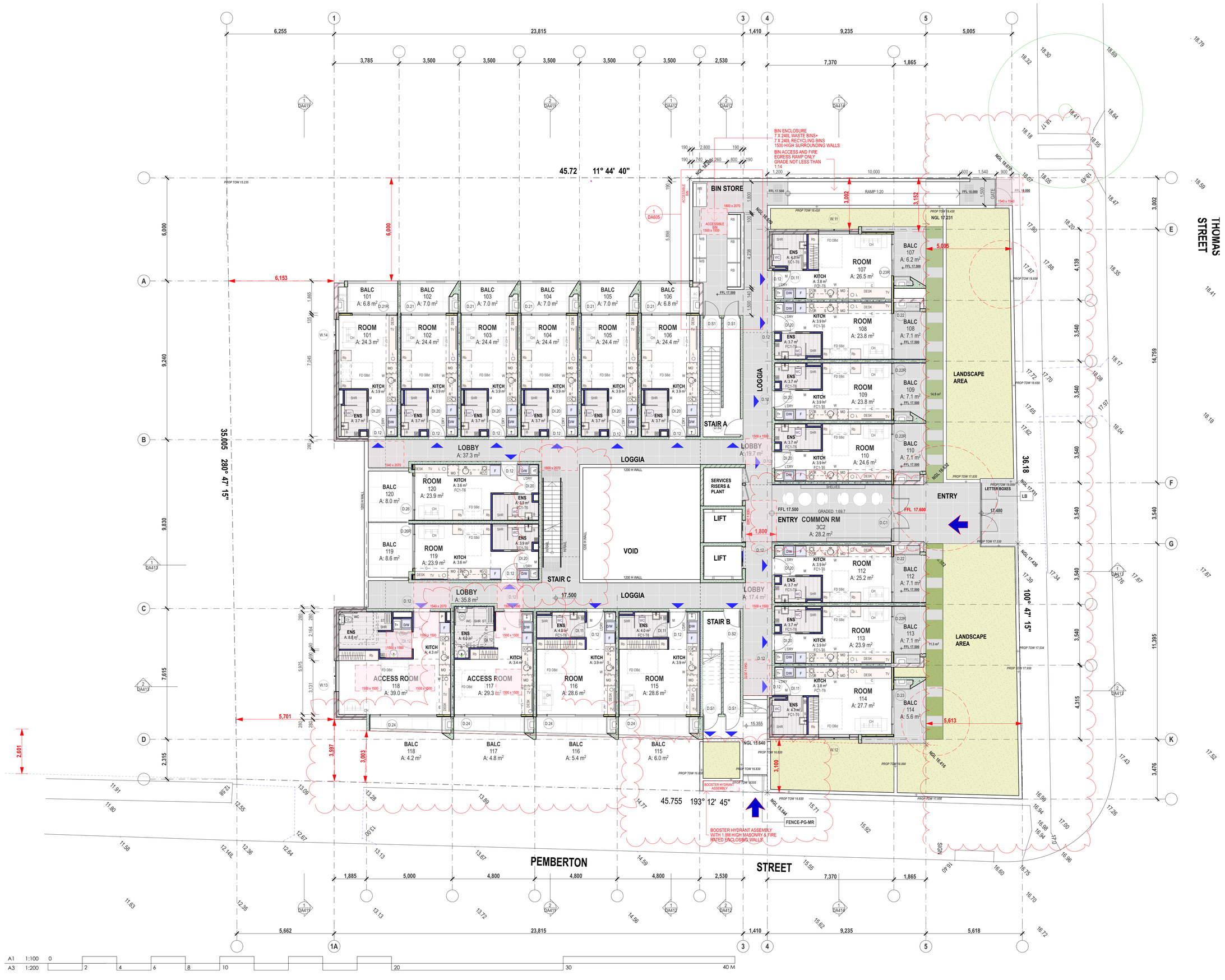
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BUILDING FLOOR PLAN: GROUND
drawing

2154: project | DA202: drawing no. | C1 issue

11/4/23



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DA140	SERIES - LANDSCAPE PLANS
DA200	SERIES - FLOOR PLANS
DA230	SERIES - WALL SETOUT PLANS
DA300	SERIES - ELEVATIONS
DA400	SERIES - SECTIONS
DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

DA DOCUMENTATION - NOT FOR CONSTRUCTION

REV	NOTES	DATE
C1	S34 AGREEMENT- REVISIONS IN RED	11.04.23
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22
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02	CONSULTANT COORDINTION	25.09.21
01	DESIGN PRESENTATION	22.09.21

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AUSINO GROUP

NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
PARRAMATTA
address

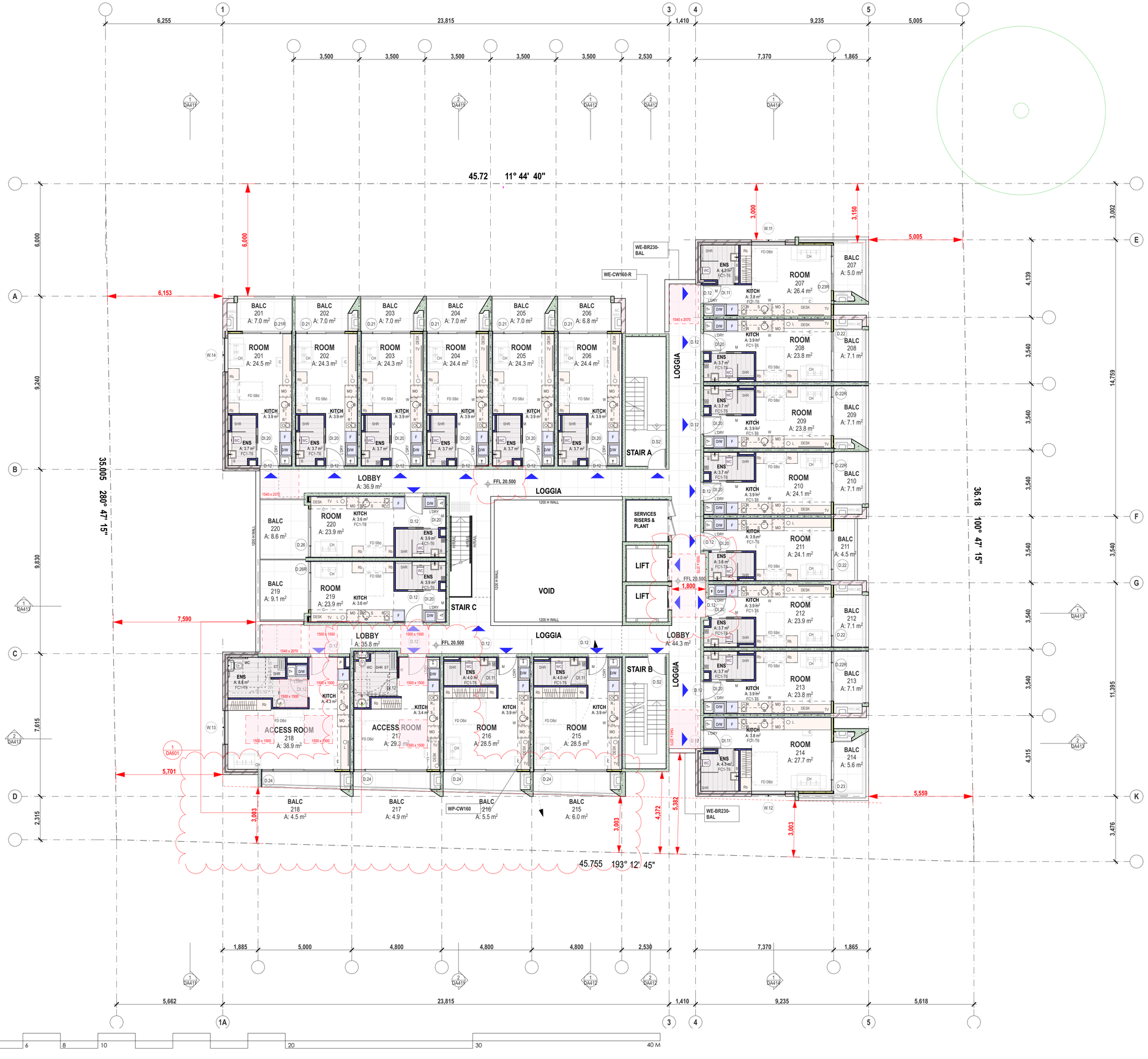
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BUILDING FLOOR PLAN: LEVEL 01
drawing

2154: project | DA203: drawing no. | C1 issue

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DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

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NEW BOARDING HOUSE DEVELOPMENT
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BUILDING FLOOR PLAN: LEVEL 02
drawing

2154: project | DA204: drawing no. | C1 issue

11/4/23



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DA400	SERIES - SECTIONS
DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

DA DOCUMENTATION - NOT FOR CONSTRUCTION

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NEW BOARDING HOUSE DEVELOPMENT
project

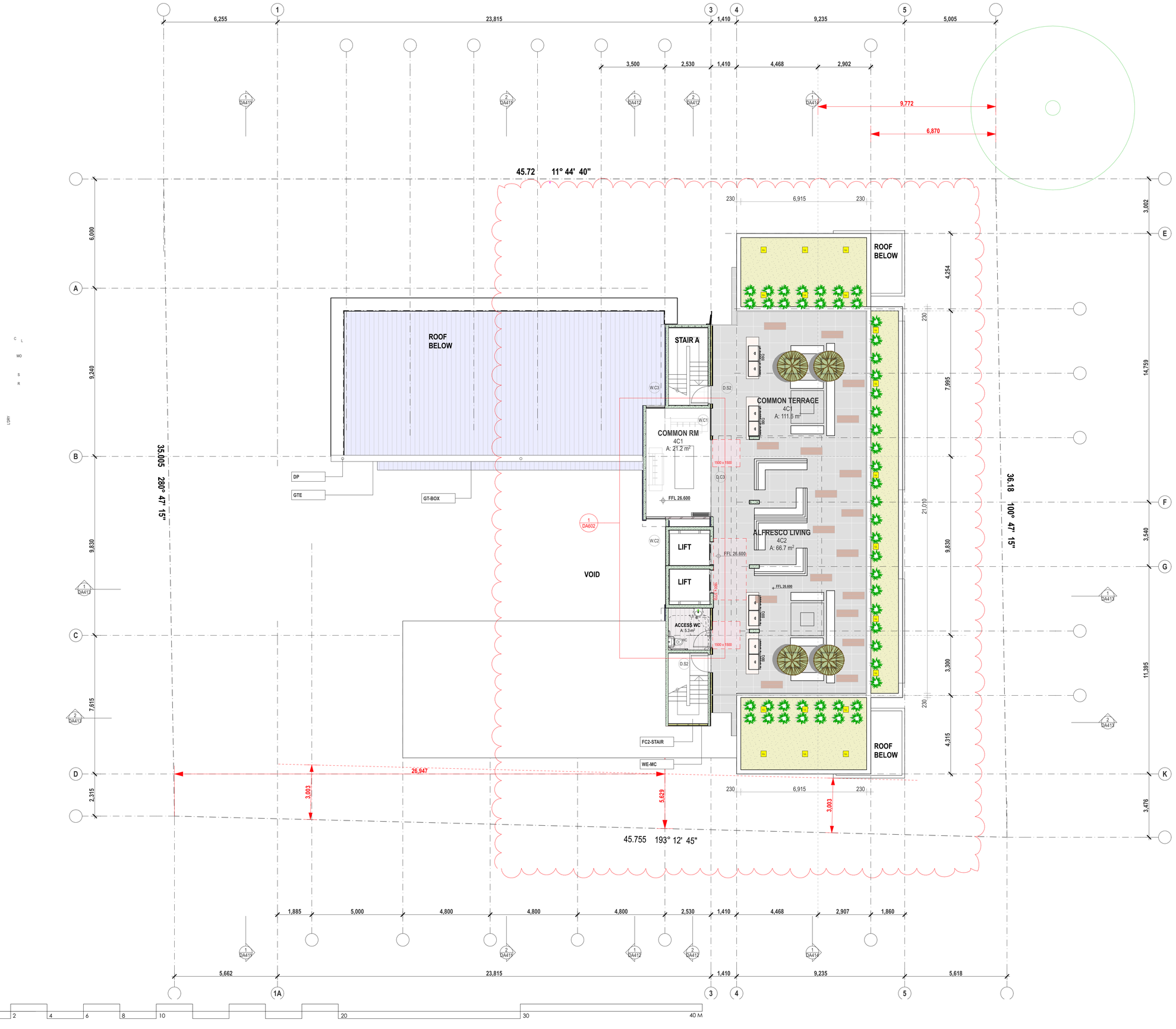
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BUILDING FLOOR PLAN: LEVEL 03
drawing

2154: project | DA205: drawing no. | C1 issue

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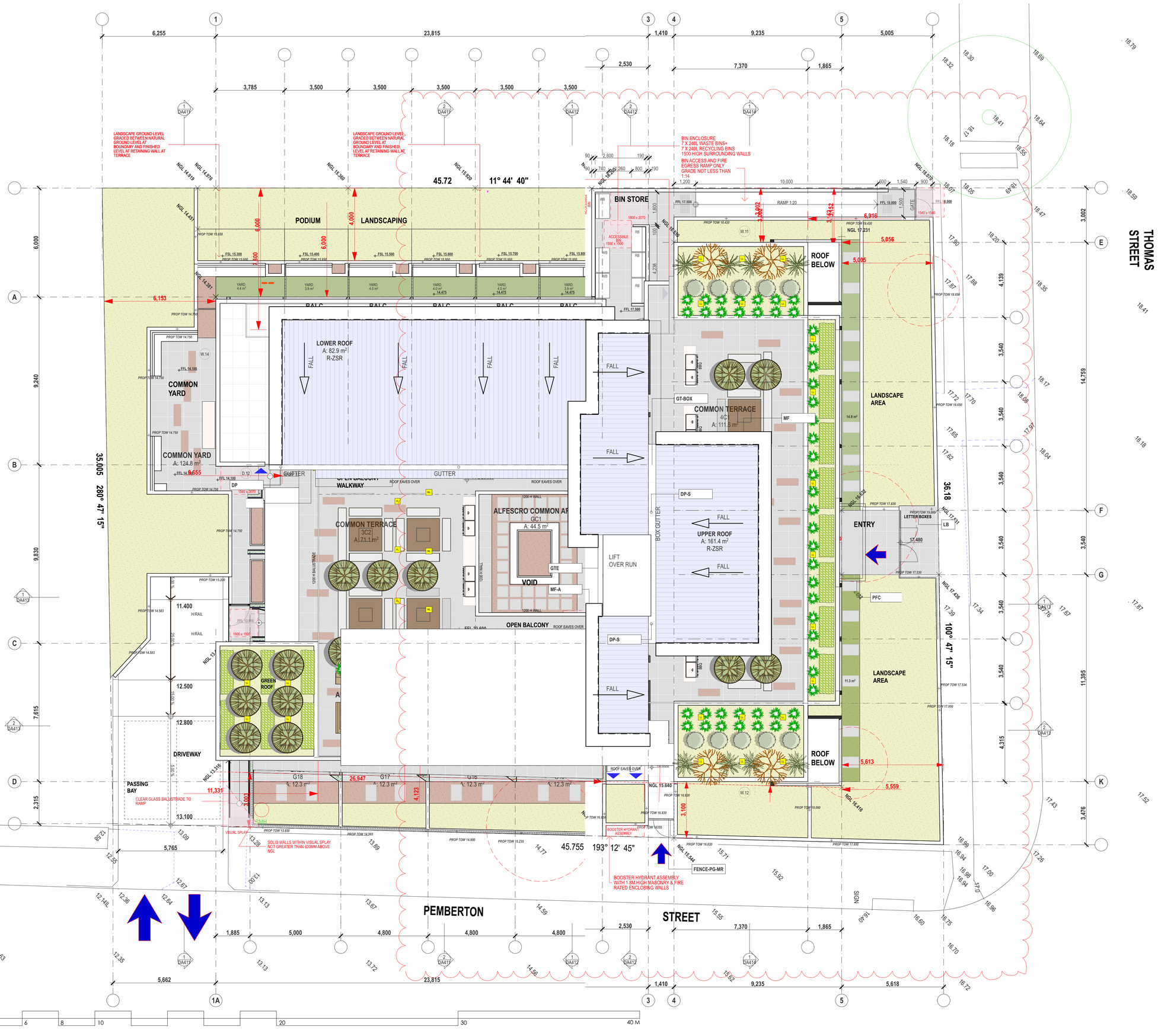
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BUILDING FLOOR PLAN: LEVEL 04
drawing

2154: project | DA206: drawing no. | C1 issue

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ROOF PLAN
drawing

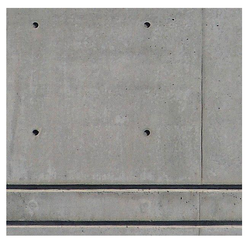
2154: DA207: C1
project drawing no. issue

11/4/23





WE-LSSC: SANDSTONE LANDSCAPE CLADDING



OFC: OFF FORM CONCRETE



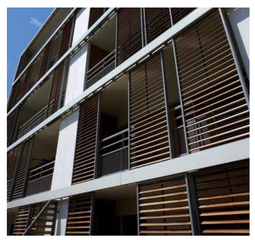
WE-BF230: SLIDING SHUTTERS



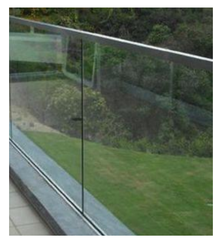
WE-MC: STANDING SEAM METAL CLADDING



R-ZSR: METAL SHEET ROOFING



PS-AL2: SLIDING SHUTTERS



TGB: TOUGHENED GLASS BALUSTRADE

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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rev	notes	date
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..	..	..
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22

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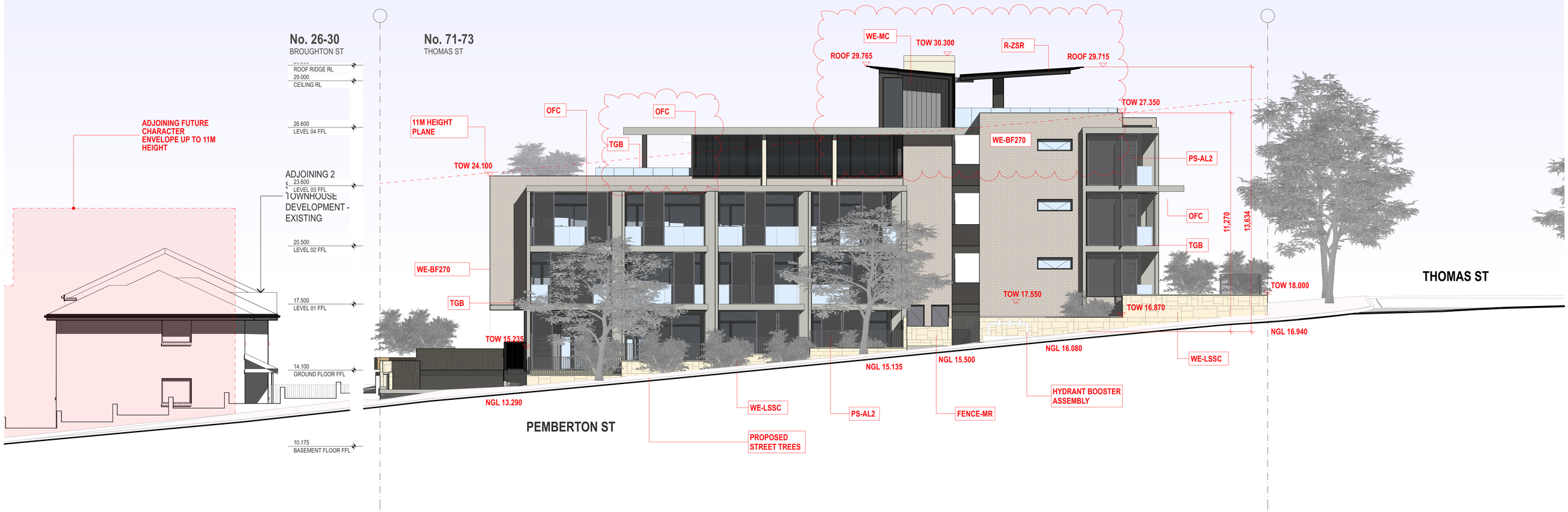
NEW BOARDING HOUSE DEVELOPMENT
project

71-73
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PARRAMATTA
address

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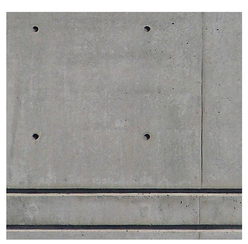
THOMAS STREET ELEVATIONS
drawing

2154: project
DA300: drawing no.
C issue
10/2/2023





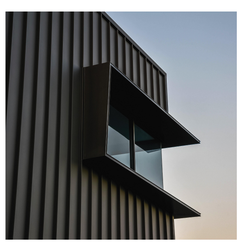
WE-LSSC: SANDSTONE LANDSCAPE CLADDING



OFC: OFF FORM CONCRETE



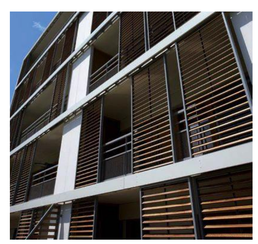
WE-BF230: SLIDING SHUTTERS



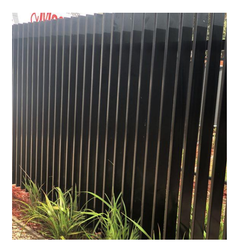
WE-MC: STANDING SEAM METAL CLADDING



R-ZSR: METAL SHEET ROOFING



PS-AL2: SLIDING SHUTTERS



FENCE-MR: METAL BLADE FENCE

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
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address

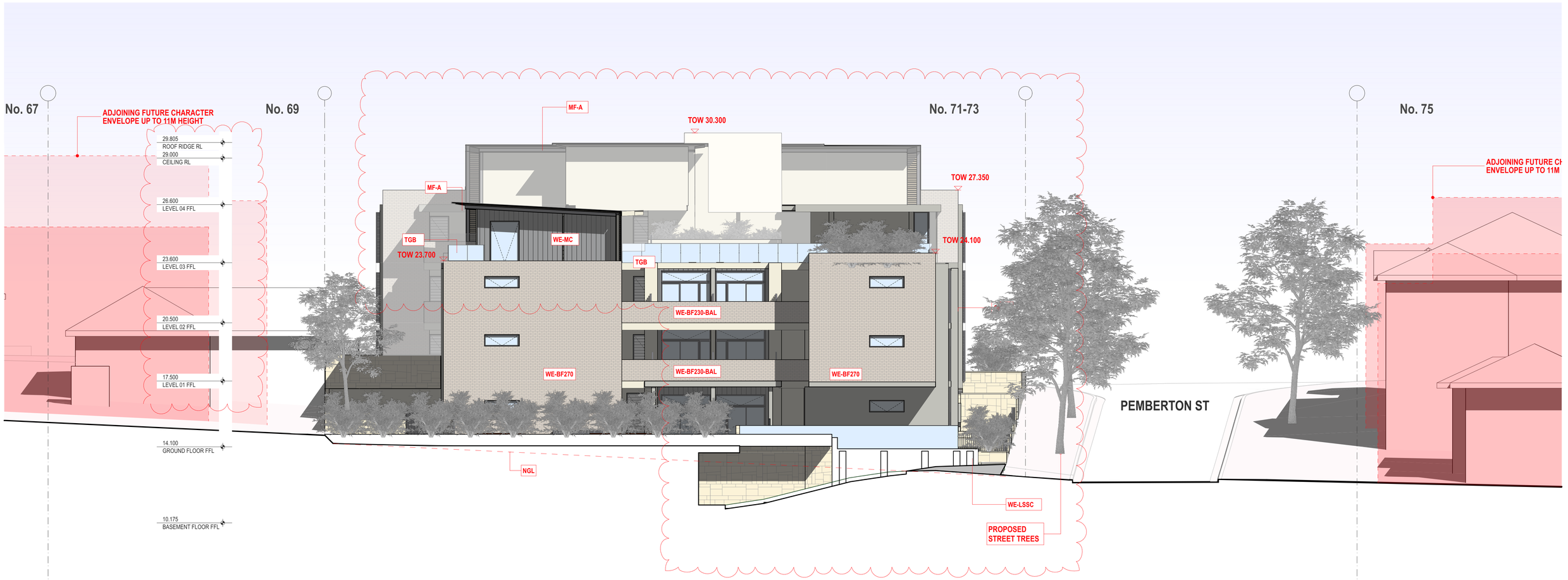
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PEMBERTON STREET ELEVATIONS
drawing

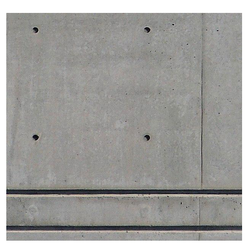
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DA301: drawing no.
C issue

10/2/2023





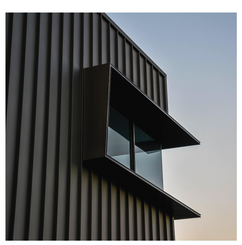
WE-LSSC: SANDSTONE LANDSCAPE CLADDING



OFC: OFF FORM CONCRETE



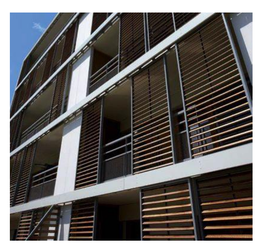
WE-BF230: SLIDING SHUTTERS



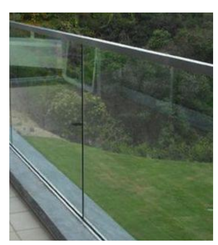
WE-MC: STANDING SEAM METAL CLADDING



R-ZSR: METAL SHEET ROOFING



PS-AL2: SLIDING SHUTTERS



TGB: TOUGHENED GLASS BALUSTRADE

A1 1:100 0
A3 1:200
2 4 6 8 10 20 30 40 M

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NEW BOARDING HOUSE DEVELOPMENT
project

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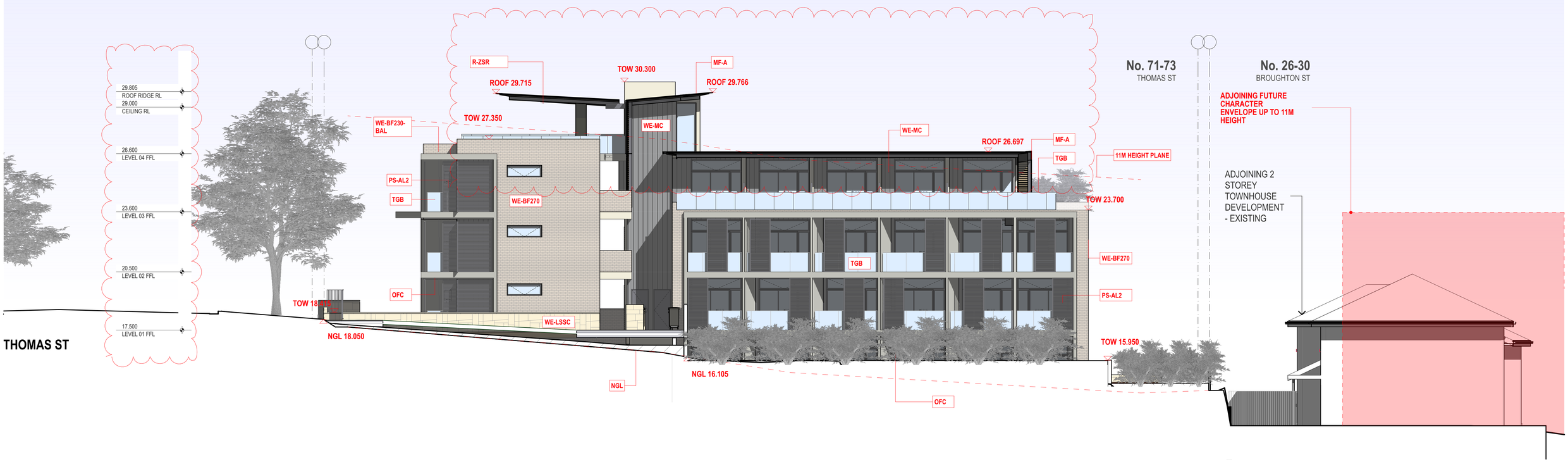
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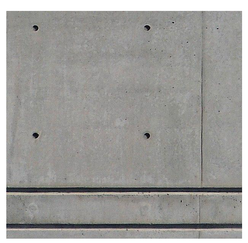
SITE ELEVATION - SOUTH
drawing

2154: project
DA302: drawing no.
C issue

10/2/2023

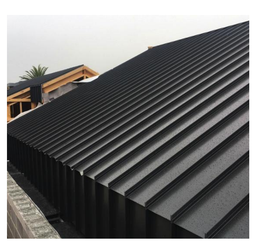


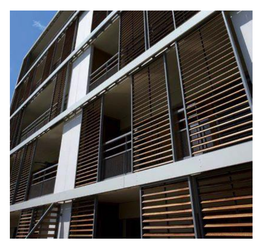

WE-LSSC: SANDSTONE LANDSCAPE CLADDING

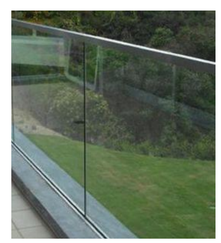

OFC: OFF FORM CONCRETE


WE-BF230: SLIDING SHUTTERS


WE-MC: STANDING SEAM METAL CLADDING


R-ZSR: METAL SHEET ROOFING


PS-AL2: SLIDING SHUTTERS


TGB: TOUGHENED GLASS BALUSTRADE

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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PARRAMATTA
address

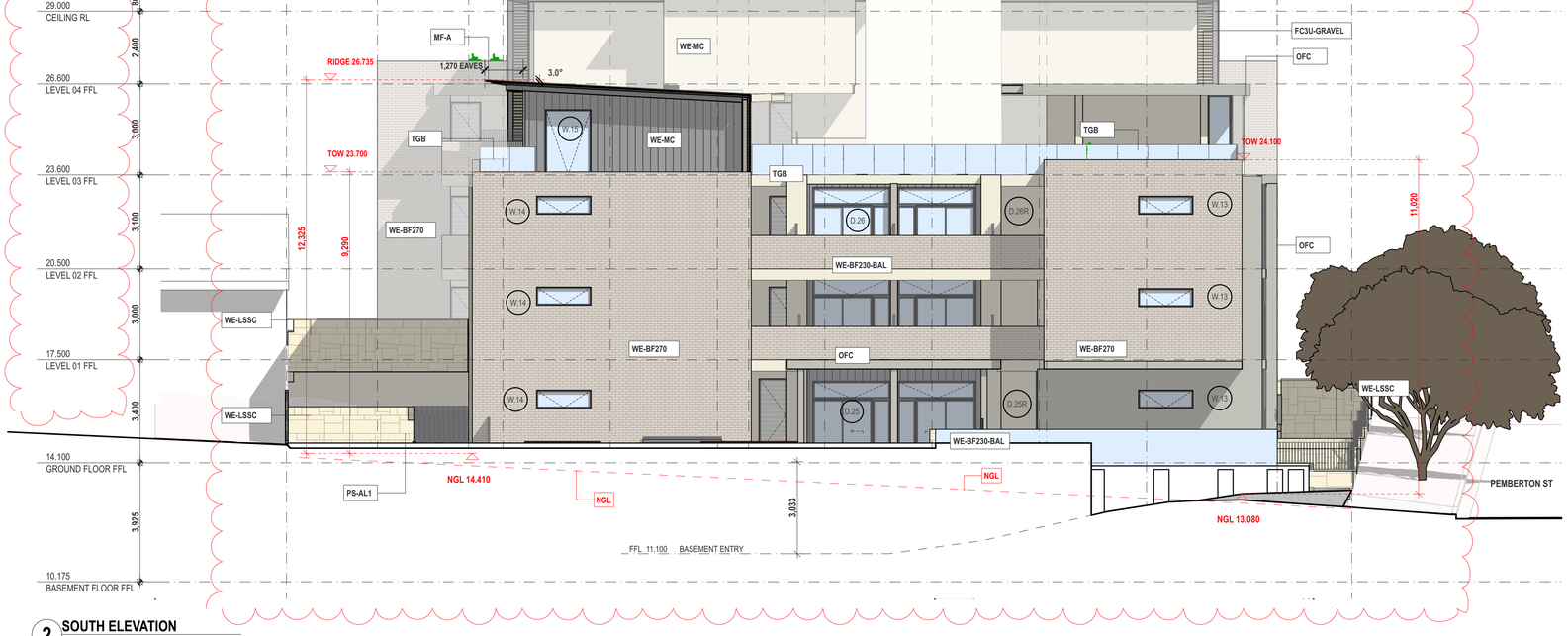
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334A homer st earlwood nsw 2206 ph: 9573 1409 e-mail: info@voarc.com.au

SITE ELEVATION - WEST
drawing

2154: project
DA303: drawing no.
C issue
10/2/2023



1 NORTH ELEVATION
Scale 1:100



2 SOUTH ELEVATION
Scale 1:100

CONSTRUCTION LEGEND

COMPOSITE CONSTRUCTON SPECS

FLOOR CONSTRUCTION

FC3U-GRAVEL **CONCRETE ROOF CONSTRUCTION- GRAVEL BALAST FINISH**
CONSTRUCTION:
CONCRETE STRUCTURE: RC SUSPENDED SLAB TO ENGINEERS DETAILS WITH FALLS. PROVIDE 180 HIGH CONCRETE SETDOWN AT DOOR AND EXTERNAL WALL FLOOR JUNCTION, AND 150 HIGH HOB TO SURROUNDING WALLS. SLAB TO SUPPORT EXTERNAL BRICK BALUSTRADE WALL TO ENGINEER'S DETAILS.

FINISHES:
50 FINE RIVER GRAVEL BALUST FINISH.

WATERPROOFING:
MEMBRANE: "CONIPUR" ELASTIC POLYMER MEMBRANE; OR 3 LAYERS OF TORCH APPLIED "TREMCO" BITUMINOUS MEMBRANE - TO WATERPROOFING CONTRACTOR'S WARRANTEED SPECIFICATION.

THERMAL INSULATION:
PROVIDE R2.5 INSULATION TO UNDERSIDE WITH PB CEILING WHERE BALCONY/ TERRACE OCCURS ABOVE INTERNAL SPACE.

ACOUSTIC & FIRE INSULATION
WHERE LOCATED ABOVE HABITABLE SPACE PROVIDE ACOUSTIC RATING OF Lnw+ CI > 62 & FIRE RATING: FRL 60/60/60.
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUIPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 9MM SET FC SHEET CEILING TO UNDERSIDE. PROVIDE ACCOUSTIC LAGGING TO ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS.

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERTIFICATION. WATERPROOF MEMBRANE AND INSULATION TO BCA AND APPLICATOR'S WARRANTEED DETAILS AND METHOD.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R11.

WALL CONSTRUCTION

WE-BF230-BAL **NEW 230MM EXTERNAL BRICK BALUSTRADE WALL WITH SELECTED FACE BRICK**
CONSTRUCTION:
1000 HIGH 230 FACE BRICK WALL (AS SPECIFIED UNDER WALL CONSTRUCTION).

FINISHES:
SEL. FACE BRICK TO ALL EXTERNAL FACES -TO FINISHES SCHEDULE. PRECAST CONCRETE INTERNALLY FALLING (1%) SILL TILE TO FINISH TOP OF BRICK WALL PROTRUDING 30MM FROM WALL FACE- TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK). OVERALL HEIGHT 1000MM ABOVE TERRACE/BALCONY FLOOR OR STAIR NOSINGS & COMPLIANT WITH BCA Vol 2 Cl 3.9.2. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS.

WE-BF270 **NEW 270MM EXT. CAVITY FACE BRICK WALL**
CONSTRUCTION:
NEW 270MM CAVITY FACE BRICK WALL WITH BRICK TIES, FLASHING, WEEP HOLES, AND DAMPROOF COURSES TO CODE

FINISHES:
SEL. 110 FACE BRICK EXTERNAL SKIN TO FINISHES SCHEDULE; 50MM CAVITY; 110 BRICK INTERNAL SKIN WITH 13MM CEMENT RENDER AND SELECTED PAINT FINISH OR TILES TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA AND AS3700(BRICKWORK) AND BASIX CERTIFICATE WHERE APPLICABLE

WE-BR270 **NEW 270MM EXT. CAVITY RENDERED BRICK WALL**
CONSTRUCTION:
NEW 270MM RENDERED BRICK WALL WITH BRICK TIES, FLASHING, WEEP HOLES, AND DAMPROOF COURSES TO CODE

FINISHES:
110 BRICK EXTERNAL SKIN WITH 13MM CEMENT RENDER AND PAINT FINISH TO FINISHES SCHEDULE; 50MM CAVITY; 110 BRICK INTERNAL SKIN WITH 13MM CEMENT RENDER AND SELECTED PAINT FINISH OR TILES TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA AND AS3700(BRICKWORK) AND BASIX CERTIFICATE / BCA SECTION J REPORT WHERE APPLICABLE.

WE-BVR250 **NEW 250MM EXT. RENDERED BRICK VENEER WALL**
CONSTRUCTION:
NEW 250MM CEMENT RENDERED BRICK VENEER WALL WITH BRICK TIES, FLASHING, WEEP HOLES, DAMPROOF COURSES AND TERMITE RESISTANT MEASURES TO CODE

FINISHES:
110 BRICK EXTERNAL SKIN WITH 13MM CEMENT RENDER AND PAINT FINISH TO FINISHES SCHEDULE; 40MM CAVITY; 100 TIMBER OR METAL STUD INTERNAL WALL FRAMING WITH 13MM PLASTERBOARD INTERNAL LINING OR 6MM VILLABOARD TO WET AREAS. SELECTED PAINT FINISH OR TILES TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AS3700 (BRICKWORK) AND BASIX CERTIFICATE / BCA SECTION J REPORT WHERE APPLICABLE.

WE-LSSC **NEW EXTERNAL LANDSCAPE BRICK/BLOCK WALL WITH SELECTED STONE CLADDING**
CONSTRUCTION:
NEW 230MM BRICK/ 190 CONCRETE BLOCK EXTERNAL WALL WITH DAMPROOF COURSES TO CODE

FINISHES:
SEL. STONE FACING AND CAPPING TILE. TO ALL EXTERNAL FACES - TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK).

WE-MC **FRAMED EXTERNAL WALL WITH METAL CLADDING**
CONSTRUCTION:
NEW TIMBER OR METAL FRAMED EXTERNAL WALL WITH TERMITE RESISTANT MEASURES TO CODE.

FINISHES:
PROPRIETARY EXTERNAL METAL CLADDING - "LYSAGHTS LONGLINE 305 MATT COLORBOND", ON SARKING/ MOISTURE BARRIER, ON BATTENS ON 90 TIMBER OR METAL STUD INTERNAL WALL FRAMING WITH 13MM PLASTERBOARD INTERNAL LINING OR 6MM VILLABOARD TO WET AREAS. SELECTED CLADDING, PAINT FINISH OR TILES - TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE. ALL CONSTUCTION TO BE NON-COMBUSTIBLE

ROOF CONSTRUCTION

MF-A **METAL FASCIA - SOLID ALUMINIUM**
CONSTRUCTION:
SOLID ALUMINIUM PANELISED FASCIA LINING PRODUCT "FAIRVIEW-VITRADUAL" OR APPROVED ALTERNATIVE. ON CASSETTE TYPE FRAMING WITH CONCEALED FIXING. EAVES (PROJECTION AS DIMENSIONED) WITH FASCIA MATERIAL CONTINUED AS SOFFIT AND TOP SILL LINING - INTEGRATED WITH FLASHING JUNCTIONS.

FINISHES:
PRECOATED COLOUR AND FINISH TO FINISHES SCHEDULE AND MANUFACTURER'S SPEC.

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE.
ALL MATERIALS AND CONSTRUCTION TO BE NON-COMBUSTIBLE OR COMPLIANT WITH SMOKE AND FLAME SPEAD INDECIES SET BY BCA Vol 1.
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

R-ZSR **NEW FRAMED ROOF WITH METAL CLADDING**
CONSTRUCTION:
NEW FRAMED ROOF STRUCTURE. TERMITE RESISTANT TREATED TIMBER FRAMING SYSTEM TO AS CODE OR ENGINEER'S DETAILS FOR STEEL AND COMPOSITE TIMBER JOIST COMPONENTS. ROOF PITCH(S)AND GEOMETRY AS SHOWN ON DRAWINGS.

FINISHES:
"LYSAGHT'S KLIP-LOK" EXTERNAL CLADDING WHERE ROOF PITCH IS LESS THAN 5° ; OR "LYSAGHT'S SPANDEK" EXTERNAL CLADDING WHERE ROOF PITCH IS LESS THAN 5°.SELECTED COLORBOND FINISH TO FINISHES SCHEDULES COMPATIBLE WITH PROXIMITY TO COAST - TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. 13MM PLASTERBOARD FINISH TO CEILING UNDER WITH SEL. CORNICE STYLE AND FINISH AS PER FINISHES SCHEDULES
SELECTED GUTTERS AND DOWNPIPES AS SPECIFIED AND SCHEDULE TO DISCHARGE TO PROPOSED STORMWATER SYSTEM - REFER CONCEPT STORMWATER PLAN.

INSULATION:
PROVIDE PROPRIETARY R1.0 REFLECTIVE FOIL SARKING AND INSULATION INSTALLED TO UNDERSIDE OF ROOF CLADDING
PROVIDE NON-FLAMMABLE BULK INSULATION ABOVE CEILING- "FONTINE"; R VALUE TO BE AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE.
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

FITTINGS & TRIMMINGS

OFC **OFF FORM CONCRETE PIER OR SLAB EDGE**
CONSTRUCTION:
EXPOSTED CONCRETE COLUMN ELEMENT - COLUMN PIER OR SLAB EDGE HOB

FINISHES:
NATURAL CLASS 1 OR 2 CONCRETE FINISH. PATCH AND SKIMMED TO BE FREE OF DEFECTS AND HONEYCOMBING WITH CEMENTITIOUS COATING - "FOSROC"

COMPLIANCE:
TO STRUCTURAL ENGINEER'S DETAILS

PS-AL1 **PRIVACY SCREEN- ALUMINIUM**
CONSTRUCTION:
FRAMING - POWDER COATED ALUMINIUM FRAME FIXED TO INNER SIDE OF BALUSTRADE, OR TO SURROUNDING FLOORS, WALLS OR CEILING STRUCTURE OVER VIA FIXING PLATES TO FABRICATOR'S ENGINEERED AND CERTIFIED DETAILS.

FINISHES:
PROPRIETARY 5 X 40MM @ 30MM SPACED ALUMUIMIUM RAILING PANELS VERTICALLY ORIENTATED- EQUAL TO "WEBFORGE - LOCKLINE SERIES PATTERN A" - ANODISED FINISH.

COMPLIANCE:
EXTEND TO FULL WIDTH OF EXTERNAL AREA OR AS DIMENSIONED, AND TO A HEIGHT OF AT LEAST 1.7M AND NO MORE THAN 2.2M - OR AS DIMENSIONED. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS IF ACTING ALSO AS BALUSTRADE.

PS-AL2 **PRIVACY SCREEN- ALUMINIUM**
CONSTRUCTION:
FRAMING - POWDER COATED ALUMINIUM FRAME WITH SLIDING AL LOUVRED PANELS FIXED TO TOP AND BOTTOM ROLLER RAILS - TO FABRICATOR'S ENGINEERED AND CERTIFIED DETAILS.

FINISHES:
PROPRIETARY 1500 WIDE X 3000 HIGH ALUMIN FRAMED SLIDING PLANELS WITH 40MM ALUMIN. LOUVRE BLADES AT 30° TO HORIZONTAL TILT AND 30MM SPACING - POWDERCOAT FINISH.

COMPLIANCE:
EXTEND TO FULL WIDTH OF BALCONY WIDTH OR AS DIMENSIONED. ENSURE 1000 HIGH BALUSTRADE INSTALLED BEHIND OPERABLE SCREENS WITH NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS.

TGB **TOUGHEN GLASS BALUSTRADE**
CONSTRUCTION:
TOUGHEND AND HEAT STRENGTHEND GLASS PATCH FITTED TO S/STEEL STAUCHIONS FIXED TO CONCRETE BALCONY HOB, WALL OR STAIR STRINGER. THICKNESS TO MANUFACTURER'S ENGINEERED CERTIFICATION. S/STEEL TOP RAIL 50 X 50.

FINISHES:
LINISHED STAINLESS STEEL FINISHES

COMPLIANCE:
OVERALL HEIGHT 1000MM ABOVE TERRACE/BALCONY FLOOR OR STAIR NOSINGS & COMPLIANT WITH BCA Vol 2 Cl 3.9.2. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS. AS1288

DA DOCUMENTATION - NOT FOR CONSTRUCTION

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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DO NOT SCALE DRAWINGS

rev	notes	date	rev	notes	date
A	DA SUBMISSION	12.10.21	..	..	..
03	CONSULTANT COORDINTION	01.10.21	..	..	..
02	CONSULTANT COORDINTION	25.09.21	C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
01	DESIGN PRESENTATION	22.09.21	B	S34 PRESENTATION	25.10.22

AUSINO GROUP

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client

NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
PARRAMATTA
address

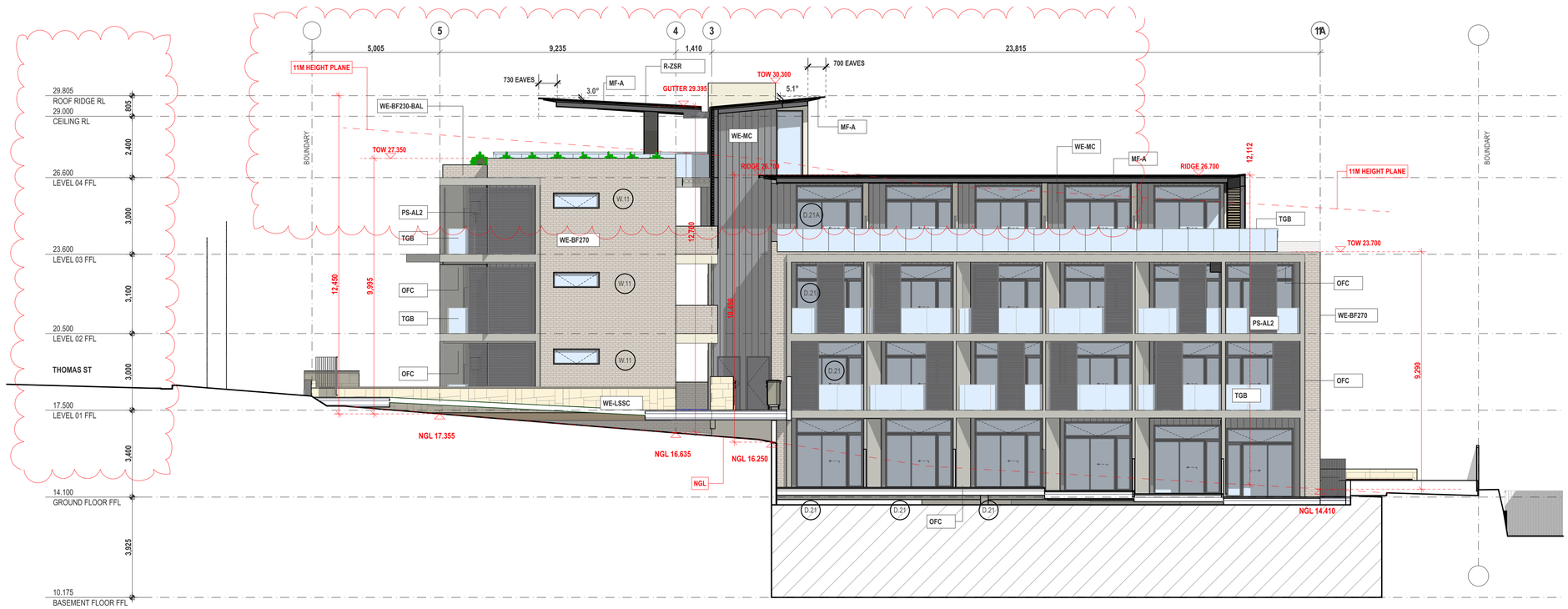
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334A homer st earlwood nsw 2206 ph: 9573 1409 e-mail: info@voarc.com.au

NORTH & SOUTH ELEVATIONS
drawing

2154: DA311: C
project drawing no. issue

10/2/2023



1 WEST ELEVATION
Scale 1:100



2 EAST ELEVATION
Scale 1:100

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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DO NOT SCALE DRAWINGS

rev	notes	date	rev	notes	date
A	DA SUBMISSION	12.10.21	..	..	..
03	CONSULTANT COORDINTION	01.10.21	..	..	..
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01	DESIGN PRESENTATION	22.09.21	B	S34 PRESENTATION	25.10.22

CONSTRUCTION LEGEND

COMPOSITE CONSTRUCTON SPECS

FLOOR CONSTRUCTION

FC3U-GRAVEL **CONCRETE ROOF CONSTRUCTION- GRAVEL BALAST FINISH**
CONSTRUCTION:
CONCRETE STRUCTURE: RC SUSPENDED SLAB TO ENGINEERS DETAILS WITH FALLS. PROVIDE 180 HIGH CONCRETE SETDOWN AT DOOR AND EXTERNAL WALL FLOOR JUNCTION, AND 150 HIGH HOB TO SURROUNDING WALLS. SLAB TO SUPPORT EXTERNAL BRICK BALUSTRADE WALL TO ENGINEER'S DETAILS.

FINISHES:
50 FINE RIVER GRAVEL BALUST FINISH.

WATERPROOFING:
MEMBRANE: "CONIPUR" ELASTIC POLYMER MEMBRANE; OR 3 LAYERS OF TORCH APPLIED "TREMCO" BITUMINOUS MEMBRANE - TO WATERPROOFING CONTRACTOR'S WARRANTEED SPECIFICATION.

THERMAL INSULATION:
PROVIDE R2.5 INSULATION TO UNDERSIDE WITH PB CEILING WHERE BALCONY/ TERRACE OCCURS ABOVE INTERNAL SPACE.

ACOUSTIC & FIRE INSULATION
WHERE LOCATED ABOVE HABITABLE SPACE PROVIDE ACOUSTIC RATING OF Ln+w Ci > 62 & FIRE RATING: FRL 60/60/60.
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUIPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 9MM SET FC SHEET CEILING TO UNDERSIDE
PROVIDE ACCOUSTIC LAGGING TO ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS.

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERTIFICATION. WATERPROOF MEMBRANE AND INSULATION TO BCA AND APPLICATOR'S WARRANTEED DETAILS AND METHOD.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R11.

WALL CONSTRUCTION

WE-BF230-BAL **NEW 230MM EXTERNAL BRICK BALUSTRADE WALL WITH SELECTED FACE BRICK**
CONSTRUCTION:
1000 HIGH 230 FACE BRICK WALL (AS SPECIFIED UNDER WALL CONSTRUCTION).

FINISHES:
SEL. FACE BRICK TO ALL EXTERNAL FACES -TO FINISHES SCHEDULE. PRECAST CONCRETE INTERNALLY FALLING (1%) SILL TILE TO FINISH TOP OF BRICK WALL PROTRUDING 30MM FROM WALL FACE- TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK). OVERALL HEIGHT 1000MM ABOVE TERRACE/BALCONY FLOOR OR STAIR NOSINGS & COMPLIANT WITH BCA Vo 2 CI 3.9.2. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS.

WE-BF270 **NEW 270MM EXT. CAVITY FACE BRICK WALL**
CONSTRUCTION:
NEW 270MM CAVITY FACE BRICK WALL WITH BRICK TIES, FLASHING, WEEP HOLES, AND DAMPROOF COURSES TO CODE

FINISHES:
SEL. 110 FACE BRICK EXTERNAL SKIN TO FINISHES SCHEDULE; 50MM CAVITY; 110 BRICK INTERNAL SKIN WITH 13MM CEMENT RENDER AND SELECTED PAINT FINISH OR TILES TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA AND AS3700(BRICKWORK) AND BASIX CERTIFICATE WHERE APPLICABLE

WE-LSSC **NEW EXTERNAL LANDSCAPE BRICK/BLOCK WALL WITH SELECTED STONE CLADDING**
CONSTRUCTION:
NEW 230MM BRICK/ 190 CONCRETE BLOCK EXTERNAL WALL WITH DAMPROOF COURSES TO CODE

FINISHES:
SEL. STONE FACING AND CAPPING TILE. TO ALL EXTERNAL FACES - TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK).

WE-MC **FRAMED EXTERNAL WALL WITH METAL CLADDING**
CONSTRUCTION:
NEW TIMBER OR METAL FRAMED EXTERNAL WALL WITH TERMITE RESISTANT MEASURES TO CODE.

FINISHES:
PROPRIETARY EXTERNAL METAL CLADDING - "LYSAGHTS LONGLINE 305 MATT COLORBOND", ON SARKING/MOISTURE BARRIER, ON BATTENS ON 90 TIMBER OR METAL STUD INTERNAL WALL FRAMING WITH 13MM PLASTERBOARD INTERNAL LINING OR 6MM VILLABOARD TO WET AREAS. SELECTED CLADDING, PAINT FINISH OR TILES - TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE. ALL CONSTUCTION TO BE NON-COMBUSTIBLE

ROOF CONSTRUCTION

MF-A **METAL FASCIA - SOLID ALUMINIUM**
CONSTRUCTION:
SOLID ALUMINIUM PANELISED FASCIA LINING PRODUCT "FAIRVIEW-VITRADUAL" OR APPROVED ALTERNATIVE. ON CASSETTE TYPE FRAMING WITH CONCEALED FIXING. EAVES (PROJECTION AS DIMENSIONED) WITH FASCIA MATERIAL CONTINUED AS SOFFIT AND TOP SILL LINING - INTEGRATED WITH FLASHING JUNCTIONS.

FINISHES:
PRECOATED COLOUR AND FINISH TO FINISHES SCHEDULE AND MANUFACTURER'S SPEC.

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE
ALL MATERIALS AND CONSTRUCTION TO BE NON-COMBUSTIBLE OR COMPLIANT WITH SMOKE AND FLAME SPEAD INDECIES SET BY BCA Vol 1.
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

R-ZSR **NEW FRAMED ROOF WITH METAL CLADDING**
CONSTRUCTION:
NEW FRAMED ROOF STRUCTURE. TERMITE RESISTANT TREATED TIMBER FRAMING SYSTEM TO AS CODE OR ENGINEER'S DETAILS FOR STEEL AND COMPOSITE TIMBER JOIST COMPONENTS. ROOF PITCH(S)AND GEOMETRY AS SHOWN ON DRAWINGS.

FINISHES:
"LYSAGHT'S KLIP-LOK" EXTERNAL CLADDING WHERE ROOF PITCH IS LESS THAN 5°; OR "LYSAGHT'S SPANDEK" EXTERNAL CLADDING WHERE ROOF PITCH IS LESS THAN 5°SELECTED COLORBOND FINISH TO FINISHES SCHEDULES COMPATIBLE WITH PROXIMITY TO COAST - TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. 13MM PLASTERBOARD FINISH TO CEILING UNDER WITH SEL. CORNICE STYLE AND FINISH AS PER FINISHES SCHEDULES SELECTED GUTTERS AND DOWNPIPES AS SPECIFIED AND SCHEDULE TO DISCHARGE TO PROPOSED STORMWATER SYSTEM - REFER CONCEPT STORMWATER PLAN.

INSULATION:
PROVIDE PROPRIETARY R1.0 REFLECTIVE FOIL SARKING AND INSULATION INSTALLED TO UNDERSIDE OF ROOF CLADDING PROVIDE NON-FLAMMABLE BULK INSULATION ABOVE CEILING- "TONTINE". R VALUE TO BE AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

FITTINGS & TRIMMINGS

OFC **OFF FORM CONCRETE PIER OR SLAB EDGE**
CONSTRUCTION:
EXPOSTED CONCRETE COLUMN ELEMENT - COLUMN PIER OR SLAB EDGE HOB

FINISHES:
NATURAL CLASS 1 OR 2 CONCRETE FINISH. PATCH AND SKIMMED TO BE FREE OF DEFECTS AND HONEYCOMBING WITH CEMENTITIOUS COATING - "FOSROC"

COMPLIANCE:
TO STRUCTURAL ENGINEER'S DETAILS

PS-AL1 **PRIVACY SCREEN- ALUMINIUM**
CONSTRUCTION:
FRAMING - POWDER COATED ALUMINIUM FRAME FIXED TO INNER SIDE OF BALUSTRADE, OR TO SURROUNDING FLOORS, WALLS OR CEILING STRUCTURE OVER VIA FIXING PLATES TO FABRICATOR'S ENGINEERED AND CERTIFIED DETAILS.

FINISHES:
PROPRIETARY 5 X 40MM @ 30MM SPACED ALUMIMUIM RAILING PANELS VERTICALLY ORIENTATED- EQUAL TO "WEBFORGE - LOCKLINE SERIES PATTERN A" - ANODISED FINISH.

COMPLIANCE:
EXTEND TO FULL WIDTH OF EXTERNAL AREA OR AS DIMENSIONED, AND TO A HEIGHT OF AT LEAST 1.7M AND NO MORE THAN 2.2M - OR AS DIMENSIONED. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS IF ACTING ALSO AS BALUSTRADE.

PS-AL2 **PRIVACY SCREEN- ALUMINIUM**
CONSTRUCTION:
FRAMING - POWDER COATED ALUMINIUM FRAME WITH SLIDING AL LOUVRED PANELS FIXED TO TOP AND BOTTOM ROLLER RAILS - TO FABRICATOR'S ENGINEERED AND CERTIFIED DETAILS.

FINISHES:
PROPRIETARY 1500 WIDE X 3000 HIGH ALUMIN FRAMED SLIDING PLANELS WITH 40MM ALUMIN. LOUVRE BLADES AT 30° TO HORIZONTAL TILT AND 30MM SPACING - POWDERCOAT FINISH.

COMPLIANCE:
EXTEND TO FULL WIDTH OF BALCONY WIDTH OR AS DIMENSIONED. ENSURE 1000 HIGH BALUSTRADE INSTALLED BEHIND OPERABLE SCREENS WITH NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS.

TGB **TOUGHEN GLASS BALUSTRADE**
CONSTRUCTION:
TOUGHEND AND HEAT STRENGTHEND GLASS PATCH FITTED TO S/STEEL STAUCHIONS FIXED TO CONCRETE BALCONY HOB, WALL OR STAIR STRINGER. THICKNESS TO MANUFACTURER'S ENGINEERED CERTIFICATION. S/STEEL TOP RAIL 50 X 50.

FINISHES:
LINISHED STAINLESS STEEL FINISHES

COMPLIANCE:
OVERALL HEIGHT 1000MM ABOVE TERRACE/BALCONY FLOOR OR STAIR NOSINGS & COMPLIANT WITH BCA Vol 2 CI 3.9.2. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS. AS1288

DA DOCUMENTATION - NOT FOR CONSTRUCTION

AUSINO GROUP

client

NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
PARRAMATTA
address

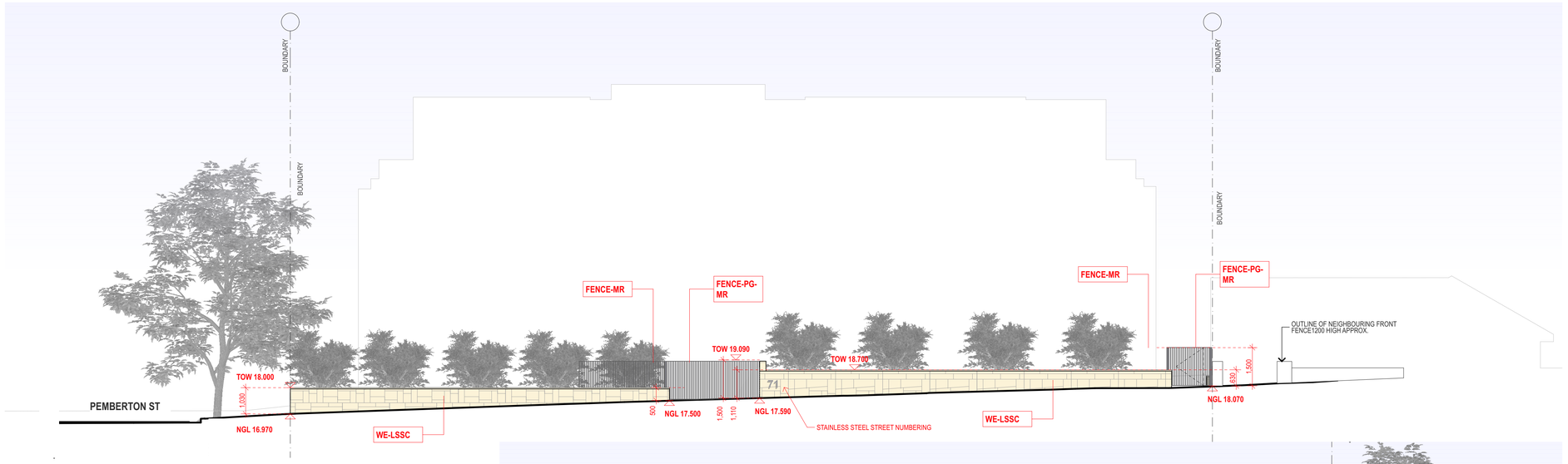
voarc
vourtzoumis architects
nom. architect
kon vourtzoumis aia a+ nsw reg. no. 7011 abn 92 173 845 133

334A homer st earlwood nsw 2206 ph: 9573 1409 e-mail: info@voarc.com.au

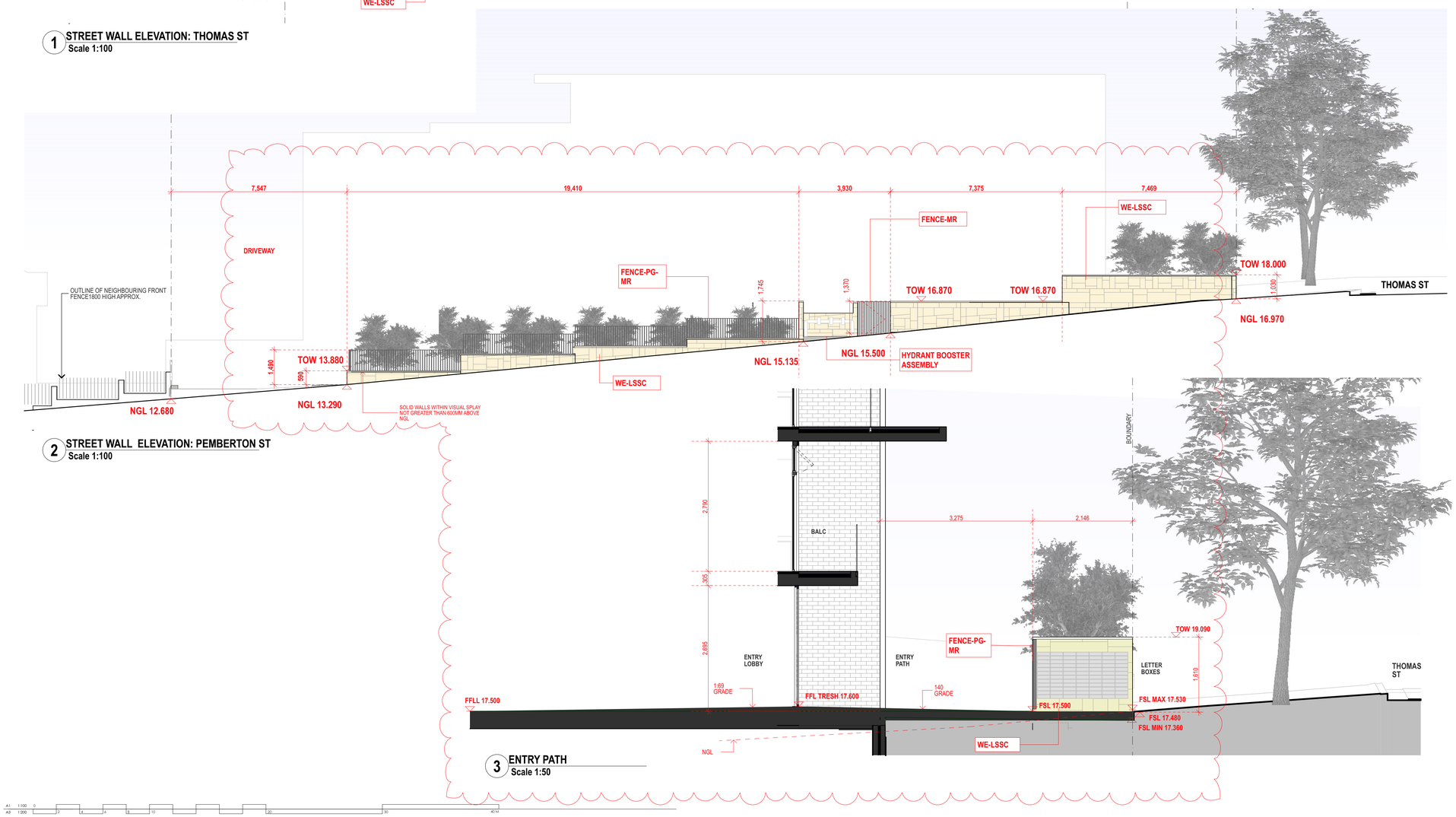
EAST & WEST ELEVATIONS
drawing

2154: project
DA312: drawing no.
C: issue

10/2/2023



1 STREET WALL ELEVATION: THOMAS ST
Scale 1:100



2 STREET WALL ELEVATION: PEMBERTON ST
Scale 1:100

3 ENTRY PATH
Scale 1:50

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 50

CONSTRUCTION LEGEND

COMPOSITE CONSTRUCTON SPECS

WALL CONSTRUCTION

WE-LSSC **NEW EXTERNAL LANDSCAPE BRICK/BLOCK WALL WITH SELECTED STONE CLADDING**
CONSTRUCTION:
NEW 230MM BRICK/ 190 CONCRETE BLOCK EXTERNAL WALL WITH DAMPROOF COURSES TO CODE

FINISHES:
SEL. STONE FACING AND CAPPING TILE. TO ALL EXTERNAL FACES - TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK).

FITTINGS & TRIMMINGS

FENCE-MR **METAL FRAMED FENCE - METAL RAILING**
CONSTRUCTION:
FRAME - POWDER COATED STEEL SHS STAUNCHIONS OR FRAME, AND FIXED TO TOP OF BRICK WALL AS SPECIFIED WITH RECESSED STEEL FIXING PLATE - TO FABRICATOR'S ENGINEERED AND CERTIFIED DETAILS. ALLOW 20MM MIN SPACING BETWEEN FRAMING AND ADJOINING STRUCTURE.

FINISHES:
PROPRIETARY 5 X 40MM @ 30MM SPACED ALUMIUMIUM RAILING PANEL VERTICALLY ORIENTATED- "WEBFORGE - LOCKLINE SERIES PATTERN A" - ANODISED FINISH.

COMPLIANCE:
OVERALL HEIGHT AS SHOWN. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS IF ALSO ACTING AS BALUSTRADE.

FENCE-PG-MR **METAL FRAMED FENCE - PEDESTRIAN GATE - TIMBER RAILING**
CONSTRUCTION:
FFRAME - STAINLESS STEEL SHS SPRING LOADED HINGED FRAME WITH 75 X 10MM STAINLESS STEEL TOP PLATE WELDED TO STAUNCHIONS, AND FIXED TO TOP OF BRICK WALL AS SPECIFIED WITH RECESSED STEEL FIXING PLATE- TO FABRICATOR'S ENGINEERED AND CERTIFIED DETAILS. ALLOW 20MM MIN SPACING BETWEEN FRAMING AND ADJOINING STRUCTURE.

OPERATION:
SELECTED STAINLESS STEEL LEVER, LOCK AND LATCH ON INTERCOM RELEASE -OPTION AND INFRASTRUCTURE.

FINISHES:
PROPRIETARY 5 X 40MM @ 30MM SPACED ALUMIUMIUM RAILING PANEL VERTICALLY ORIENTATED- "WEBFORGE - LOCKLINE SERIES PATTERN A" - ANODISED FINISH.

COMPLIANCE:
OVERALL HEIGHT AND WIDTH AS DIMENSIONED.

DA DOCUMENTATION - NOT FOR CONSTRUCTION

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rev	notes	date
A	DA SUBMISSION	12.10.21
03	CONSULTANT COORDINTION	01.10.21
02	CONSULTANT COORDINTION	25.09.21
01	DESIGN PRESENTATION	22.09.21

rev	notes	date
..	..	..
..	..	..
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22

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client

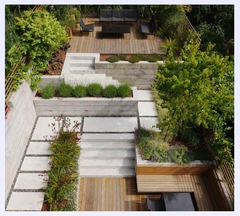
NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
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334A homer st earlwood nsw 2206 ph: 9573 1409 e-mail: info@voarc.com.au

STREET WALL ELEVATIONS
drawing

2154: project
DA313: drawing no.
C issue
10/2/2023



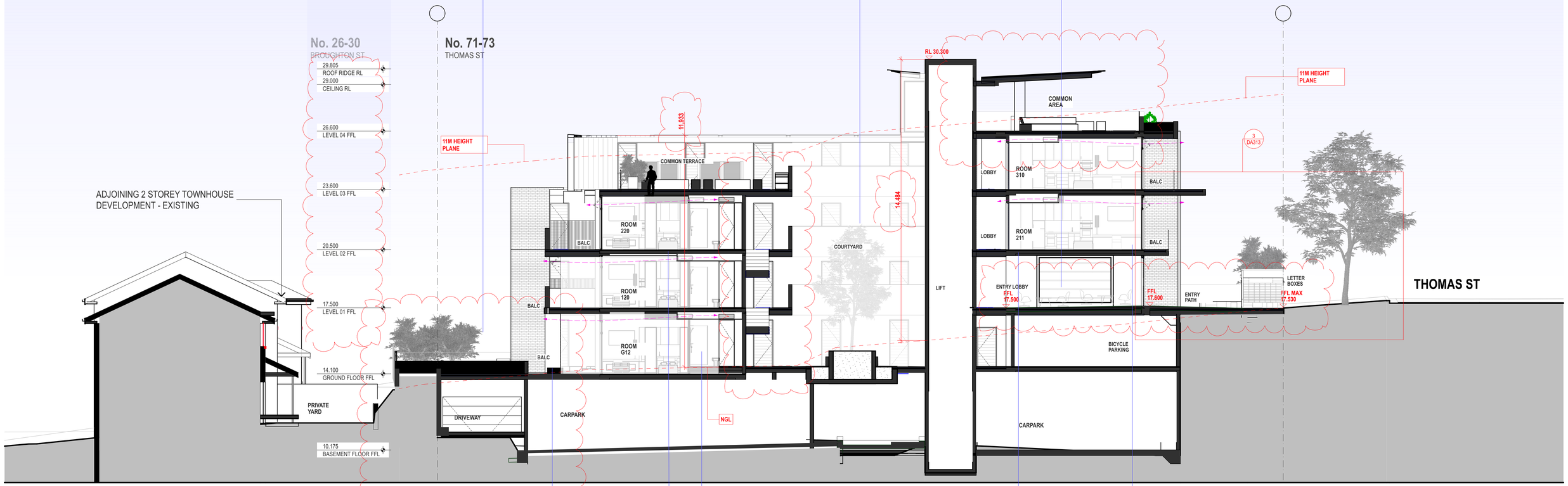
COMMON COURTYARD

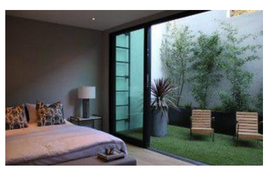


CENTRAL COURTYARD



ENTRY COMMON RM





PRIVATE TERRACE



FOLD DOWN BED



BATHROOM



KITCHEN



DESK & TV

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A1 1:100 0
A3 1:200 2 4 6 10 20 30 40 M

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NEW BOARDING HOUSE DEVELOPMENT
project

71-73
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address

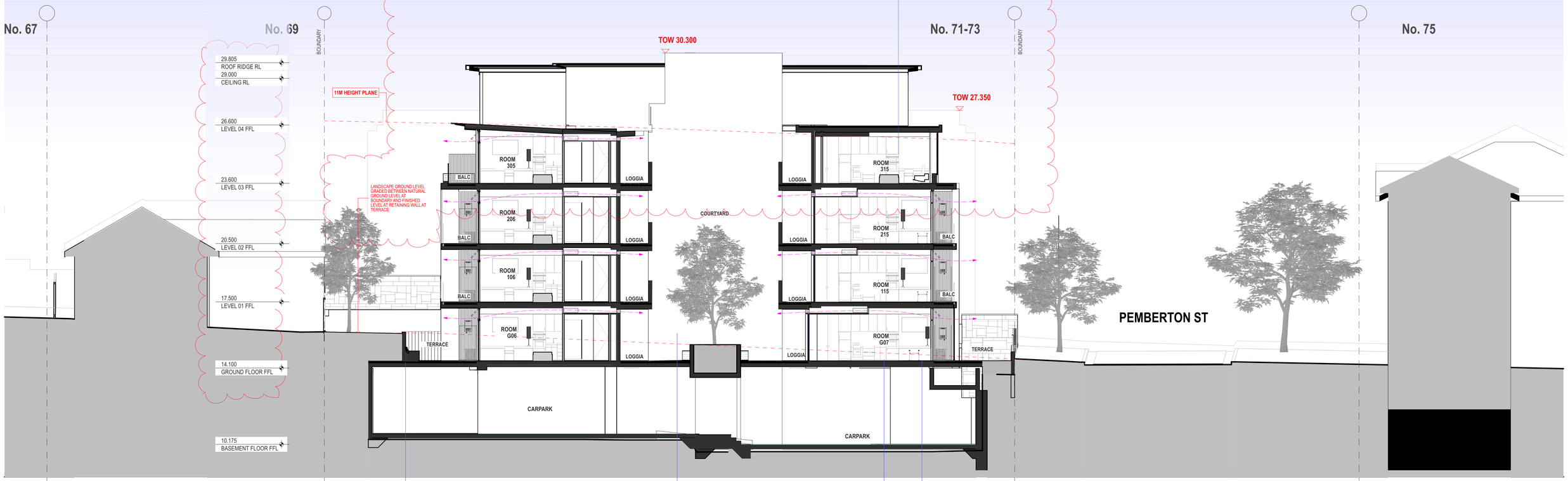
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334A homer st earlwood nsw 2206 ph: 9573 1409 e-mail: info@voarc.com.au

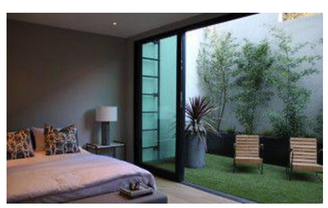
LONG SECTION: SITE
drawing

2154: project
DA401: drawing no.
C issue
10/2/2023



COMMON ROOM & LIBRARY





PRIVATE TERRACE



CENTRAL COURTYARD



KITCHEN



DESK & TV

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A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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B	S34 PRESENTATION	25.10.22

client
AUSINO GROUP
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project
NEW BOARDING HOUSE DEVELOPMENT

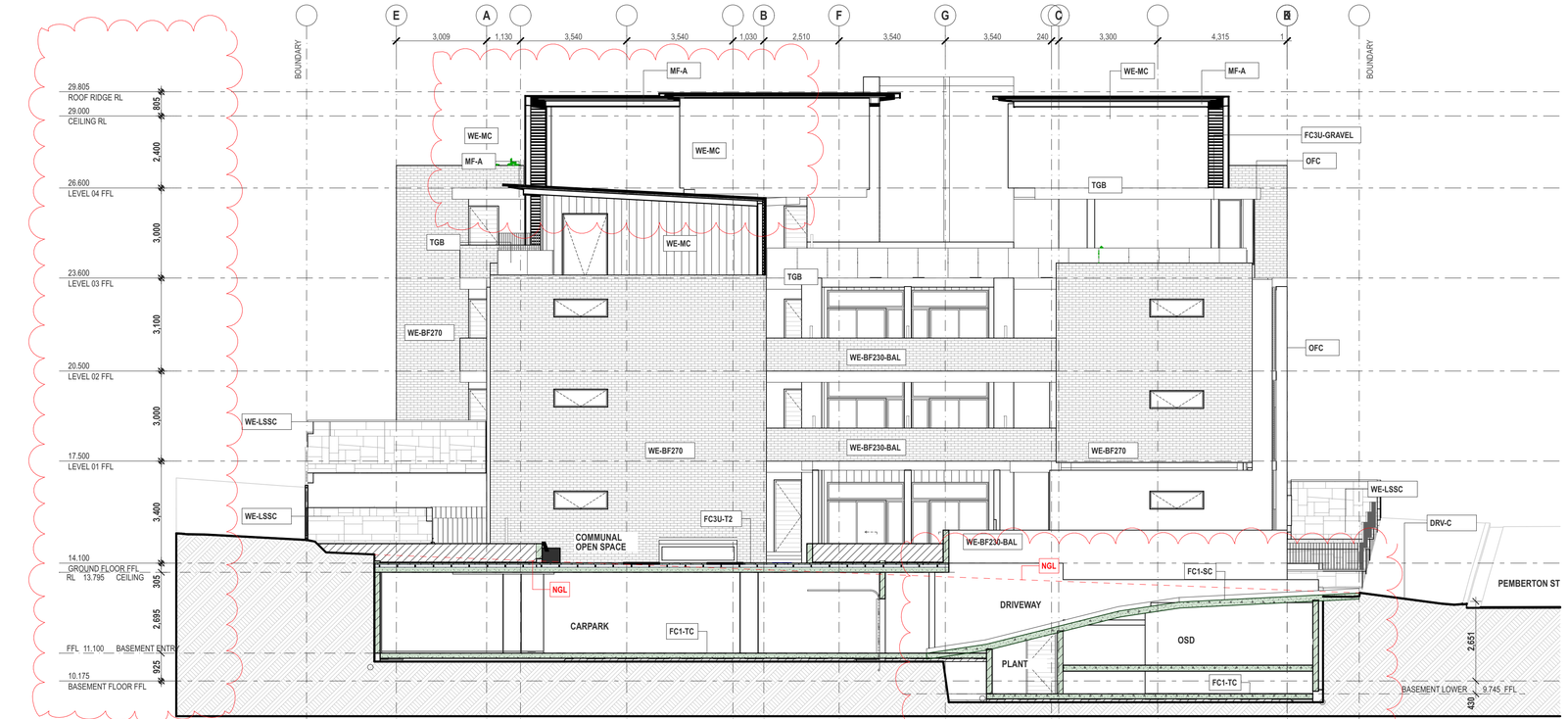
address
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drawing
CROSS SECTION: SITE

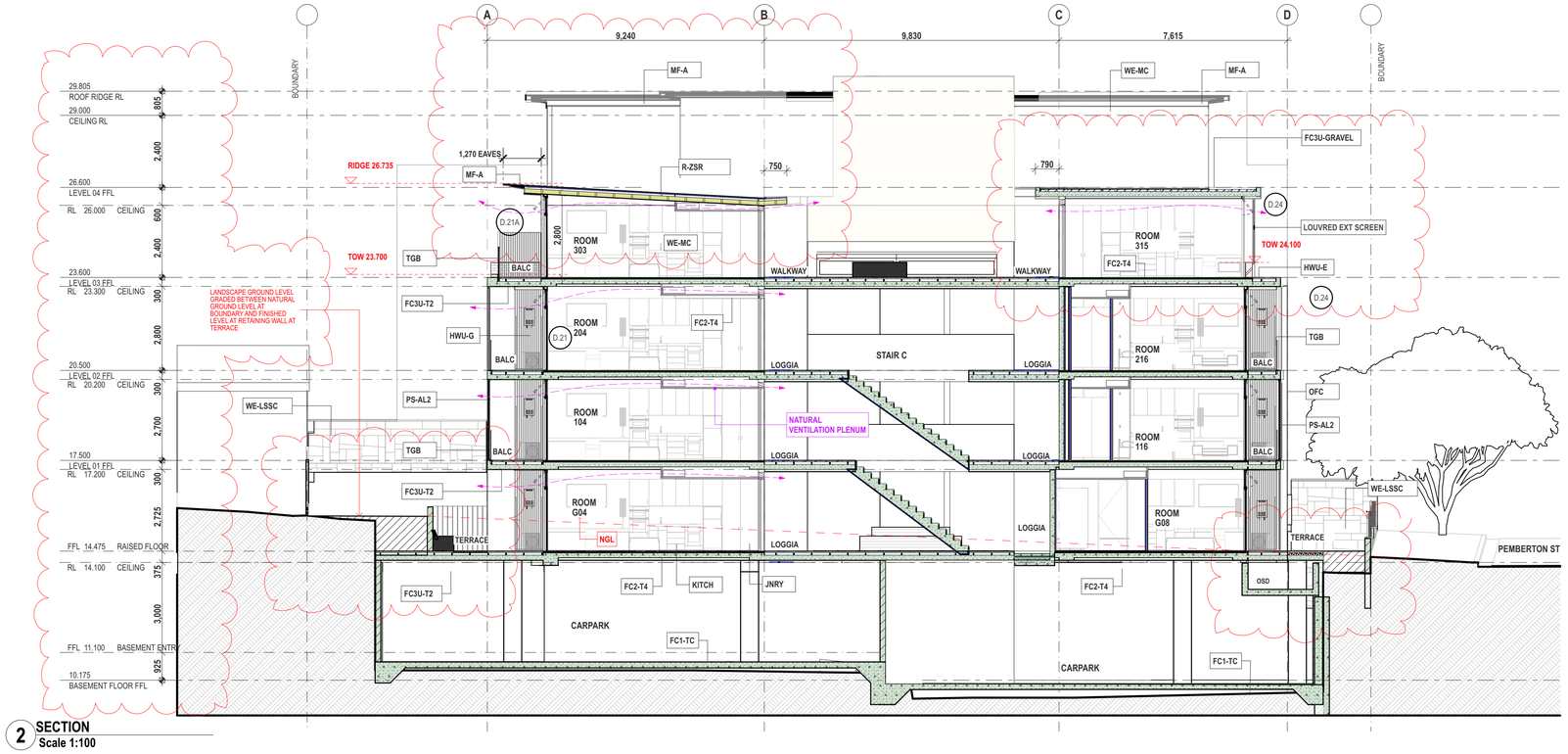
project	drawing no.	issue
2154:	DA402:	C

10/2/2023



1 SECTION
Scale 1:100





2 SECTION
Scale 1:100



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NEW BOARDING HOUSE DEVELOPMENT
project

71-73
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PARRAMATTA
address

CONSTRUCTION LEGEND

COMPOSITE CONSTRUCTON SPECS

FLOOR CONSTRUCTION

FC1-SC **NEW GROUND LEVEL CONCRETE FLOOR - STAMPED CONCRETE FINISH**
CONSTRUCTION:
SUSPENDED RC OR SLAB ON GROUND OR FILL TO STRUCTURAL ENGINEER'S DETAILS. LAY ON 100MM MIN SAND BED ON WELL COMPACTED FILL WITH VAPOUR BARRIER MEMBRANE TO UNDERSIDE. 85 OR 190 SETDOWN AT DOOR THESHOLDS AND EXTERNAL WALL TO FLOOR JUNCTIONS - AS DIMENSIONED ON DRAWINGS

FINISHES:
DECORATIVE STAMPED CONCRETE WITH OXIDE COLOUR AND NON-SLIP FINISH TO FINISHES SCHEDULE

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF TANKING MEMBRANE TO WET AREAS TO Part 3.8.1 BCA Vol 2 & AS 3740.
PROVIDE R11 SLIP RATING

FC1-TC **NEW GROUND LEVEL CONCRETE FLOOR - TROWELLED CONCRETE FINISH**
CONSTRUCTION:
SUSPENDED RC OR SLAB ON GROUND OR FILL TO STRUCTURAL ENGINEER'S DETAILS. LAY ON 100MM MIN SAND BED ON WELL COMPACTED FILL WITH VAPOUR BARRIER MEMBRANE TO UNDERSIDE. 85 OR 190 SETDOWN AT DOOR THESHOLDS AND EXTERNAL WALL TO FLOOR JUNCTIONS - AS DIMENSIONED ON DRAWINGS

FINISHES:
TROWELLED CONCRETE WITH OXIDE COLOUR AND NON-SLIP FINISH TO FINISHES SCHEDULE

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF TANKING MEMBRANE TO WET AREAS TO Part 3.8.1 BCA Vol 2 & AS 3740.
PROVIDE R11 SLIP RATING

FC3U-GRAVEL **CONCRETE ROOF CONSTRUCTION- GRAVEL BALAST FINISH**
CONSTRUCTION:
CONCRETE STRUCTURE: RC SUSPENDED SLAB TO ENGINEERS DETAILS WITH FALLS. PROVIDE 180 HIGH CONCRETE SETDOWN AT DOOR AND EXTERNAL WALL FLOOR JUNCTION, AND 150 HIGH HOB TO SURROUNDING WALLS. SLAB TO SUPPORT EXTERNAL BRICK BALUSTRADE WALL TO ENGINEER'S DETAILS.

FINISHES:
50 FINE RIVER GRAVEL BALUST FINISH.

WATERPROOFING:
MEMBRANE: "CONIPUR" ELASTIC POLYMER MEMBRANE; OR 3 LAYERS OF TORCH APPLIED "TREMCO" BITUMINOUS MEMBRANE - TO WATERPROOFING CONTRACTOR'S WARRANTEED SPECIFICATION.

THERMAL INSULATION:
PROVIDE R2.5 INSULATION TO UNDERSIDE WITH PB CEILING WHERE BALCONY/ TERRACE OCCURS ABOVE INTERNAL SPACE.

ACOUSTIC & FIRE INSULATION
WHERE LOCATED ABOVE HABITABLE SPACE PROVIDE ACOUSTIC RATING OF Lnw+ CI > 62 & FIRE RATING: FRL 60/60/60.
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUIPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU.M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 9MM SET FC SHEET CEILING TO UNDERSIDE.
PROVIDE ACCOUSTIC LAGGING TO ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS.

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF MEMBRANE AND INSULATION TO BCA AND APPLICATOR'S WARRANTEED DETAILS AND METHOD.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R11.

FC3U-T2 **UPPER FLOOR CONCRETE BALCONY/TERRACE FLOOR CONSTRUCTION- NOMINAL FINISH (##)**
CONSTRUCTION:
CONCRETE STRUCTURE: RC SUSPENDED SLAB TO ENGINEERS DETAILS WITH FALLS. PROVIDE 180 HIGH CONCRETE SETDOWN AT DOOR AND EXTERNAL WALL FLOOR JUNCTION, AND 150 HIGH HOB TO SURROUNDING WALLS. SLAB TO SUPPORT EXTERNAL BRICK BALUSTRADE WALL TO ENGINEER'S DETAILS.

FINISHES:
SELECTED EXTERNAL GRADE PORCELAINE OR CONCRETE TILES TO SCHEDULE SUPPORTED ON PLASTIC PADS - "ELMICH VERISPAVE" WITH 3M OPEN JOINTS LAID ABOVE SCREED WITH FALL TO RWOs. TILES TO BE RE-SEALED AFTER APPLICATION TO SUPPLIER'S RECOMMENDED APPLICATION AND MAINTENANCE SPECIFICATION.

WATERPROOFING:
MEMBRANE: "CONIPUR" ELASTIC POLYMER MEMBRANE; OR 3 LAYERS OF TORCH APPLIED "TREMCO" BITUMINOUS MEMBRANE - TO WATERPROOFING CONTRACTOR'S WARRANTEED SPECIFICATION.

THERMAL INSULATION:
PROVIDE R2.5 INSULATION TO UNDERSIDE WITH PB CEILING WHERE BALCONY/ TERRACE OCCURS ABOVE INTERNAL SPACE.

ACOUSTIC & FIRE INSULATION
WHERE LOCATED ABOVE HABITABLE SPACE PROVIDE ACOUSTIC RATING OF Lnw+ CI > 62 & FIRE RATING: FRL 60/60/60.
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUIPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU.M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 9MM SET FC SHEET CEILING TO UNDERSIDE.
PROVIDE ACCOUSTIC LAGGING TO ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS.

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF MEMBRANE AND INSULATION TO BCA AND APPLICATOR'S WARRANTEED DETAILS AND METHOD.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R11.

WALL CONSTRUCTION

WE-BF230-BAL **NEW 230MM EXTERNAL BRICK BALUSTRADE WALL WITH SELECTED FACE BRICK**
CONSTRUCTION:
1000 HIGH 230 FACE BRICK WALL (AS SPECIFIED UNDER WALL CONSTRUCTION).

FINISHES:
SEL. FACE BRICK TO ALL EXTERNAL FACES -TO FINISHES SCHEDULE. PRECAST CONCRETE INTERNALLY FALLING (1%) SILL TILE TO FINISH TOP OF BRICK WALL PROTRUDING 30MM FROM WALL FACE- TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK). OVERALL HEIGHT 1000MM ABOVE TERRACE/BALCONY FLOOR OR STAIR NOSINGS & COMPLIANT WITH BCA Vol 2 CI 3.9.2. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS.

WE-BF270 **NEW 270MM EXT. CAVITY FACE BRICK WALL**
CONSTRUCTION:
NEW 270MM CAVITY FACE BRICK WALL WITH BRICK TIES, FLASHING, WEEP HOLES, AND DAMPROOF COURSES TO CODE

FINISHES:
SEL. 110 FACE BRICK EXTERNAL SKIN TO FINISHES SCHEDULE; 50MM CAVITY; 110 BRICK INTERNAL SKIN WITH 13MM CEMENT RENDER AND SELECTED PAINT FINISH OR TILES TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA AND AS3700(BRICKWORK) AND BASIX CERTIFICATE WHERE APPLICABLE

WE-LSSC **NEW EXTERNAL LANDSCAPE BRICK/BLOCK WALL WITH SELECTED STONE CLADDING**
CONSTRUCTION:
NEW 230MM BRICK/ 190 CONCRETE BLOCK EXTERNAL WALL WITH DAMPROOF COURSES TO CODE

FINISHES:
SEL. STONE FACING AND CAPPING TILE. TO ALL EXTERNAL FACES - TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK).

WE-MC **FRAMED EXTERNAL WALL WITH METAL CLADDING**
CONSTRUCTION:
NEW TIMBER OR METAL FRAMED EXTERNAL WALL WITH TERMITE RESISTANT MEASURES TO CODE.

FINISHES:
PROPRIETARY EXTERNAL METAL CLADDING - "LYSAGHTS LONGLINE 305 MATT COLORBOND", ON SARKING/MOISTURE BARRIER, ON BATTENS ON 90 TIMBER OR METAL STUD INTERNAL WALL FRAMING WITH 13MM PLASTERBOARD INTERNAL LINING OR 6MM VILLABOARD TO WET AREAS. SELECTED CLADDING, PAINT FINISH OR TILES - TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA, AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE. ALL CONSTUCTION TO BE NON-COMBUSTIBLE

ROOF CONSTRUCTION

MF-A **METAL FASCIA - SOLID ALUMINIUM**
CONSTRUCTION:
SOLID ALUMINIUM PANELISED FASCIA LINING PRODUCT "FAIRVIEW-VITRADUAL" OR APPROVED ALTERNATIVE. ON CASSETTE TYPE FRAMING WITH CONCEALED FIXING. EAVES (PROJECTION AS DIMENSIONED) WITH FASCIA MATERIAL CONTINUED AS SOFFIT AND TOP SILL LINING - INTEGRATED WITH FLASHING JUNCTIONS.

FINISHES:
PRECOATED COLOUR AND FINISH TO FINISHES SCHEDULE AND MANUFACTURER'S SPEC.

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE.
ALL MATERIALS AND CONSTRUCTION TO BE NON-COMBUSTIBLE OR COMPLIANT WITH SMOKE AND FLAME SPEAD INDECIES SET BY BCA Vol 1.
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

FITTINGS & TRIMMINGS

OFC **OFF FORM CONCRETE PIER OR SLAB EDGE**
CONSTRUCTION:
EXPOSTED CONCRETE COLUMN ELEMENT - COLUMN PIER OR SLAB EDGE HOB

FINISHES:
NATURAL CLASS 1 OR 2 CONCRETE FINISH. PATCH AND SKIMMED TO BE FREE OF DEFECTS AND HONEYCOMBING WITH CEMENTITIOUS COATING - "FOSROC"

COMPLIANCE:
TO STRUCTURAL ENGINEER'S DETAILS

TGB **TOUGHEN GLASS BALUSTRADE**
CONSTRUCTION:
TOUGHEND AND HEAT STRENGTHEND GLASS PATCH FITTED TO S/STEEL STAUCHIONS FIXED TO CONCRETE BALCONY HOB, WALL OR STAIR STRINGER. THICKNESS TO MANUFACTURER'S ENGINEERED CERTIFICATION. S/STEEL TOP RAIL 50 X 50.

FINISHES:
LINISHED STAINLESS STEEL FINISHES

COMPLIANCE:
OVERALL HEIGHT 1000MM ABOVE TERRACE/BALCONY FLOOR OR STAIR NOSINGS & COMPLIANT WITH BCA Vol 2 CI 3.9.2. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS. AS1288

DA DOCUMENTATION - NOT FOR CONSTRUCTION

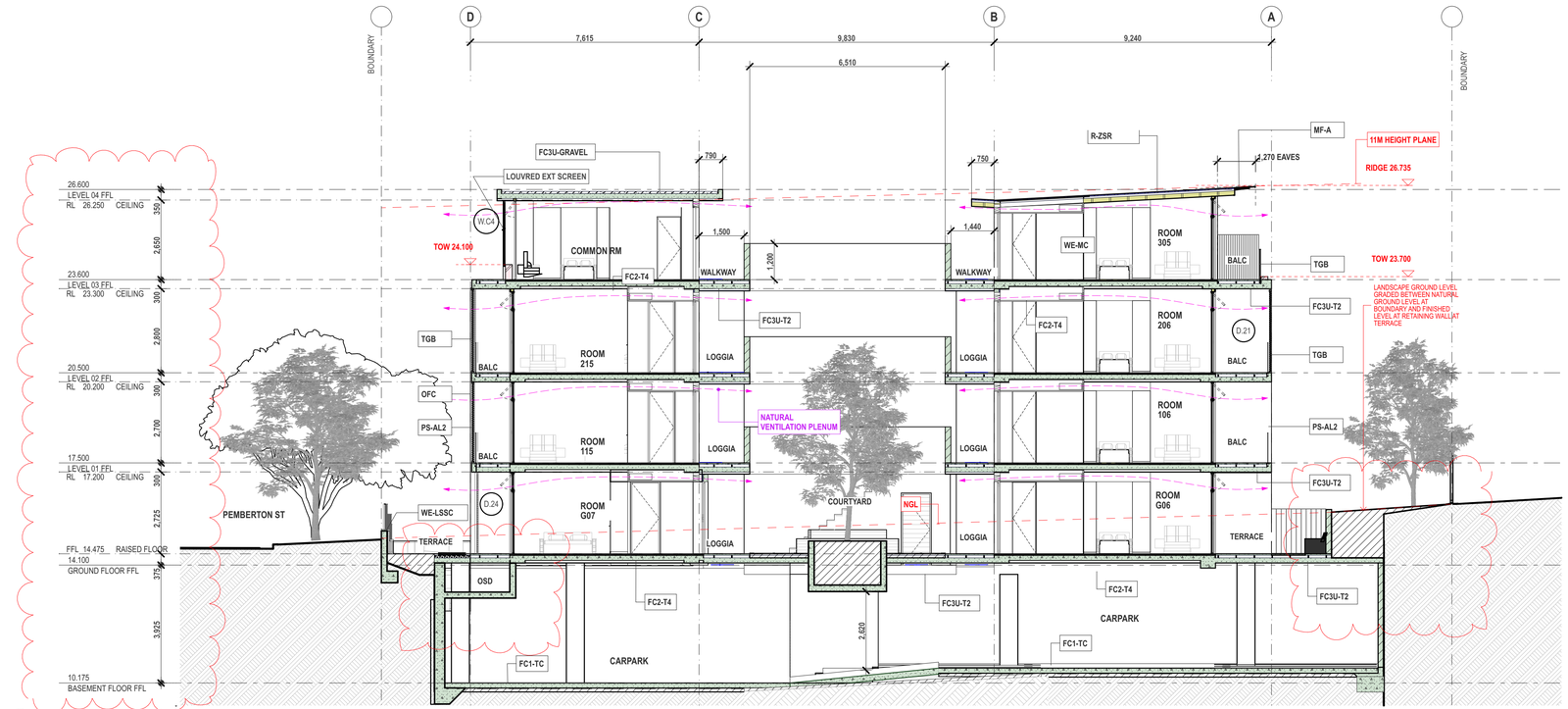
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SECTIONS
drawing

2154: DA411: C
project drawing no. issue

10/2/2023



1 SECTION
Scale 1:100

CONSTRUCTION LEGEND

COMPOSITE CONSTRUCTON SPECS

FLOOR CONSTRUCTION

FC1-TC **NEW GROUND LEVEL CONCRETE FLOOR - TROWELLED CONCRETE FINISH**
CONSTRUCTION:
SUSPENDED RC OR SLAB ON GROUND OR FILL TO STRUCTURAL ENGINEER'S DETAILS. LAY ON 100MM MIN SAND BED ON WELL COMPACTED FILL WITH VAPOUR BARRIER MEMBRANE TO UNDERSIDE. 85 OR 190 SETDOWN AT DOOR THESHOLDS AND EXTERNAL WALL TO FLOOR JUNCTIONS - AS DIMENSIONED ON DRAWINGS

FINISHES:
TROWELLED CONCRETE WITH OXIDE COLOUR AND NON-SLIP FINISH TO FINISHES SCHEDULE

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF TANKING MEMBRANE TO WET AREAS TO Part 3.8.1 BCA Vol 2 & AS 3740.
PROVIDE R11 SLIP RATING

FC2-T4 **UPPER LEVEL INTERNAL CONCRETE FLOOR - SEL. TILE FINISH**
CONSTRUCTION:
SUSPENDED RC SLAB TO STRUCTURAL ENGINEER'S DETAILS.

FINISHES:
SELECTED LIVING RM TILES (T4) TO FINISHES SCHEDULE

ACOUSTIC INSULATION: (CLASS 2+):
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUIPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU.M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 13MM SET PLASTERBOARD CEILING WITH SEALED CORNICE TO UNDERSIDE. PROVIDE ACCOUSTIC LAGGING TP ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS. ACOUSTIC RATING: Lnw+ CI > 62 & FIRE RATING: (CLASS 2+): FRL 60/60/60

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF TANKING MEMBRANE TO WET AREAS TO Part 3.8.1 BCA Vol 2 & AS 3740.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R10.

FC3U-GRAVEL **CONCRETE ROOF CONSTRUCTION- GRAVEL BALAST FINISH**
CONSTRUCTION:
CONCRETE STRUCTURE: RC SUSPENDED SLAB TO ENGINEERS DETAILS WITH FALLS. PROVIDE 180 HIGH CONCRETE SETDOWN AT DOOR AND EXTERNAL WALL FLOOR JUNCTION, AND 150 HIGH HOB TO SURROUNDING WALLS.
SLAB TO SUPPORT EXTERNAL BRICK BALUSTRADE WALL TO ENGINEER'S DETAILS.

FINISHES:
50 FINE RIVER GRAVEL BALUST FINISH.

WATERPROOFING:
MEMBRANE: "CONIPUR" ELASTIC POLYMER MEMBRANE; OR 3 LAYERS OF TORCH APPLIED "TREMCO" BITUMINOUS MEMBRANE - TO WATERPROOFING CONTRACTOR'S WARRANTEED SPECIFICATION.

THERMAL INSULATION:
PROVIDE R2.5 INSULATION TO UNDERSIDE WITH PB CEILING WHERE BALCONY/ TERRACE OCCURS ABOVE INTERNAL SPACE.

ACOUSTIC & FIRE INSULATION
WHERE LOCATED ABOVE HABITABLE SPACE PROVIDE ACOUSTIC RATING OF Lnw+ CI > 62 & FIRE RATING: FRL 60/60/60.
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUIPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU.M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 9MM SET FC SHEET CEILING TO UNDERSIDE.
PROVIDE ACCOUSTIC LAGGING TO ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS.

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF MEMBRANE AND INSULATION TO BCA AND APPLICATOR'S WARRANTEED DETAILS AND METHOD.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R11.

FC3U-T2 **UPPER FLOOR CONCRETE BALCONY/TERRACE FLOOR CONSTRUCTION- NOMINAL FINISH (##)**
CONSTRUCTION:
CONCRETE STRUCTURE: RC SUSPENDED SLAB TO ENGINEERS DETAILS WITH FALLS. PROVIDE 180 HIGH CONCRETE SETDOWN AT DOOR AND EXTERNAL WALL FLOOR JUNCTION, AND 150 HIGH HOB TO SURROUNDING WALLS.
SLAB TO SUPPORT EXTERNAL BRICK BALUSTRADE WALL TO ENGINEER'S DETAILS.

FINISHES:
SELECTED EXTERNAL GRADE PORCELAINE OR CONCRETE TILES TO SCHEDULE SUPPORTED ON PLASTIC PADS - "ELMICH VERISPAVE" WITH 3M OPEN JOINTS LAID ABOVE SCREED WITH FALL TO RWOs. TILES TO BE RE-SEALED AFTER APPLICATION TO SUPPLIER'S RECOMMENDED APPLICATION AND MAINTENANCE SPECIFICATION.

WATERPROOFING:
MEMBRANE: "CONIPUR" ELASTIC POLYMER MEMBRANE; OR 3 LAYERS OF TORCH APPLIED "TREMCO" BITUMINOUS MEMBRANE - TO WATERPROOFING CONTRACTOR'S WARRANTEED SPECIFICATION.

THERMAL INSULATION:
PROVIDE R2.5 INSULATION TO UNDERSIDE WITH PB CEILING WHERE BALCONY/ TERRACE OCCURS ABOVE INTERNAL SPACE.

ACOUSTIC & FIRE INSULATION
WHERE LOCATED ABOVE HABITABLE SPACE PROVIDE ACOUSTIC RATING OF Lnw+ CI > 62 & FIRE RATING: FRL 60/60/60.
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUIPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU.M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 9MM SET FC SHEET CEILING TO UNDERSIDE.
PROVIDE ACCOUSTIC LAGGING TO ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS.

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF MEMBRANE AND INSULATION TO BCA AND APPLICATOR'S WARRANTEED DETAILS AND METHOD.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R11.

WALL CONSTRUCTION

WE-LSSC **NEW EXTERNAL LANDSCAPE BRICK/BLOCK WALL WITH SELECTED STONE CLADDING**
CONSTRUCTION:
NEW 230MM BRICK/ 190 CONCRETE BLOCK EXTERNAL WALL WITH DAMPROOF COURSES TO CODE

FINISHES:
SEL. STONE FACING AND CAPPING TILE. TO ALL EXTERNAL FACES - TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK).

WE-MC **FRAMED EXTERNAL WALL WITH METAL CLADDING**
CONSTRUCTION:
NEW TIMBER OR METAL FRAMED EXTERNAL WALL WITH TERMITE RESISTANT MEASURES TO CODE.

FINISHES:
PROPRIETARY EXTERNAL METAL CLADDING - "LYSAGHTS LONGLINE 305 MATT COLORBOND", ON SARKING/MOISTURE BARRIER, ON BATTENS ON 90 TIMBER OR METAL STUD INTERNAL WALL FRAMING WITH 13MM PLASTERBOARD INTERNAL LINING OR 6MM VILLABOARD TO WET AREAS. SELECTED CLADDING, PAINT FINISH OR TILES - TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE. ALL CONSTUCTION TO BE NON-COMBUSTIBLE

ROOF CONSTRUCTION

MF-A **METAL FASCIA - SOLID ALUMINIUM**
CONSTRUCTION:
SOLID ALUMINIUM PANELISED FASCIA LINING PRODUCT "FAIRVIEW-VITRADUAL" OR APPROVED ALTERNATIVE. ON CASSETTE TYPE FRAMING WITH CONCEALED FIXING. EAVES (PROJECTION AS DIMENSIONED) WITH FASCIA MATERIAL CONTINUED AS SOFFIT AND TOP SILL LINING - INTEGRATED WITH FLASHING JUNCTIONS.

FINISHES:
PRECOATED COLOUR AND FINISH TO FINISHES SCHEDULE AND MANUFACTURER'S SPEC.

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE.
ALL MATERIALS AND CONSTRUCTION TO BE NON-COMBUSTIBLE OR COMPLIANT WITH SMOKE AND FLAME SPEAD INDECIES SET BY BCA Vol 1.
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

R-ZSR **NEW FRAMED ROOF WITH METAL CLADDING**
CONSTRUCTION:
NEW FRAMED ROOF STRUCTURE. TERMITE RESISTANT TREATED TIMBER FRAMING SYSTEM TO AS CODE OR ENGINEER'S DETAILS FOR STEEL AND COMPOSITE TIMBER JOIST COMPONENTS. ROOF PITCH/S)AND GEOMETRY AS SHOWN ON DRAWINGS.

FINISHES:
"LYSAGHT'S KLIP-LOK" EXTERNAL CLADDING WHERE ROOF PITCH IS LESS THAN 5°; OR "LYSAGHT'S SPANDEK" EXTERNAL CLADDING WHERE ROOF PITCH IS LESS THAN 5°SELECTED COLORBOND FINISH TO FINISHES SCHEDULES COMPATIBLE WITH PROXIMITY TO COAST - TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. 13MM PLASTERBOARD FINISH TO CEILING UNDER WITH SEL. CORNICE STYLE AND FINISH AS PER FINISHES SCHEDULES SELECTED GUTTERS AND DOWNPIPES AS SPECIFIED AND SCHEDULE TO DISCHARGE TO PROPOSED STORMWATER SYSTEM - REFER CONCEPT STORMWATER PLAN.

INSULATION:
PROVIDE PROPRIETARY R1.0 REFLECTIVE FOIL SARKING AND INSULATION INSTALLED TO UNDERSIDE OF ROOF CLADDING PROVIDE NON-FLAMMABLE BULK INSULATION ABOVE CEILING- "FONTINE" R VALUE TO BE AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE.
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

FITTINGS & TRIMMINGS

OFC **OFF FORM CONCRETE PIER OR SLAB EDGE**
CONSTRUCTION:
EXPOSTED CONCRETE COLUMN ELEMENT - COLUMN PIER OR SLAB EDGE HOB

FINISHES:
NATURAL CLASS 1 OR 2 CONCRETE FINISH. PATCH AND SKIMMED TO BE FREE OF DEFECTS AND HONEYCOMBING WITH CEMENTITIOUS COATING - "FOSROC"

COMPLIANCE:
TO STRUCTURAL ENGINEER'S DETAILS

TGB **TOUGHEN GLASS BALUSTRADE**
CONSTRUCTION:
TOUGHEND AND HEAT STRENGTHEND GLASS PATCH FITTED TO S/STEEL STAUCHIONS FIXED TO CONCRETE BALCONY HOB, WALL OR STAIR STRINGER. THICKNESS TO MANUFACTURER'S ENGINEERED CERTIFICATION. S/STEEL TOP RAIL 50 X 50.

FINISHES:
LINISHED STAINLESS STEEL FINISHES

COMPLIANCE:
OVERALL HEIGHT 1000MM ABOVE TERRACE/BALCONY FLOOR OR STAIR NOSINGS & COMPLIANT WITH BCA Vol 2 Cl 3.9.2. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS. AS1288

A1 1:100 0
A3 1:200 2 4 6 8 10 20 30 40 M

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rev	notes	date
A	DA SUBMISSION	12.10.21
03	CONSULTANT COORDINTION	01.10.21
02	CONSULTANT COORDINTION	25.09.21
01	DESIGN PRESENTATION	22.09.21

rev	notes	date
..	..	..
..	..	..
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22

AUSINO GROUP

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client

NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
PARRAMATTA
address

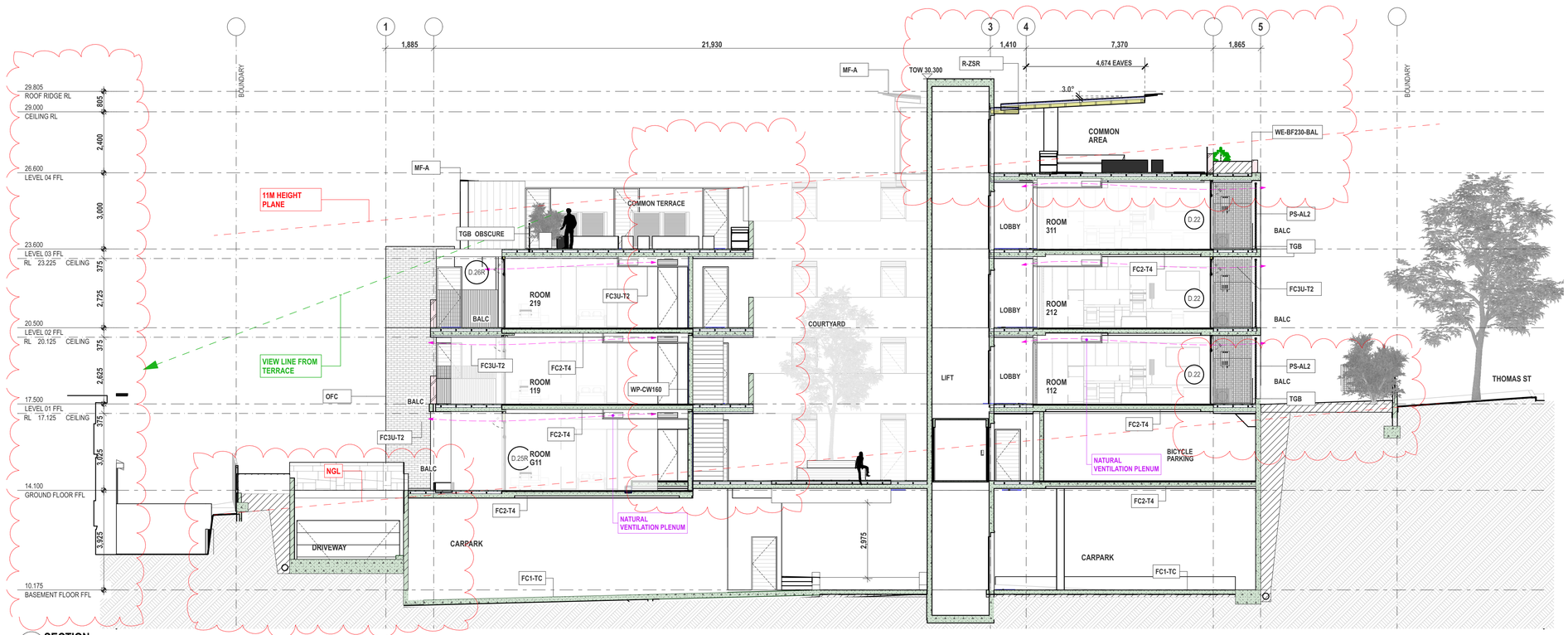
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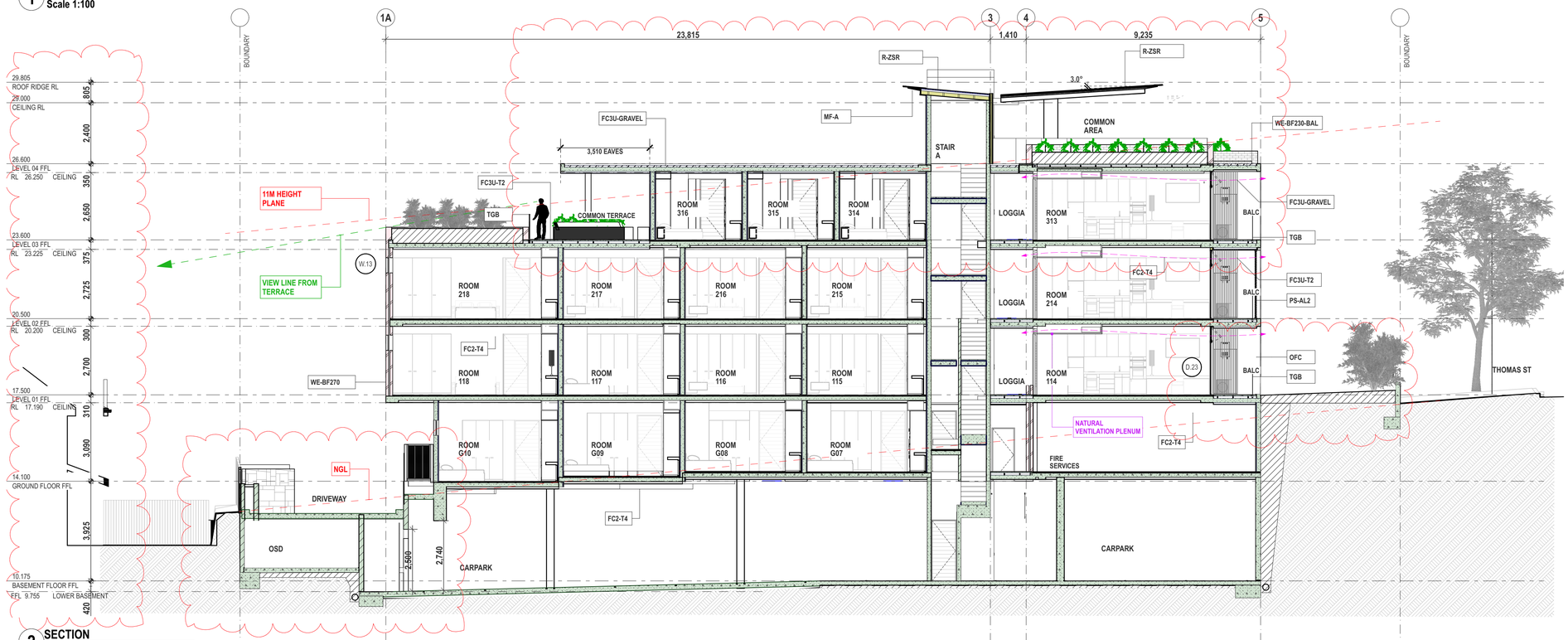
SECTIONS
drawing

2154: project | DA412: drawing no. | C issue

10/2/2023



1 **SECTION**
Scale 1:100



2 **SECTION**
Scale 1:100

A1 1:100
A3 1:200

CONSTRUCTION LEGEND

COMPOSITE CONSTRUCTON SPECS

FLOOR CONSTRUCTION

FC1-TC **NEW GROUND LEVEL CONCRETE FLOOR - TROWELLED CONCRETE FINISH**
CONSTRUCTION:
SUSPENDED RC OR SLAB ON GROUND OR FILL TO STRUCTURAL ENGINEER'S DETAILS. LAY ON 100MM MIN SAND BED ON WELL COMPACTED FILL WITH VAPOUR BARRIER MEMBRANE TO UNDERSIDE. 85 OR 190 SETDOWN AT DOOR THESHOLDS AND EXTERNAL WALL TO FLOOR JUNCTIONS - AS DIMENSIONED ON DRAWINGS

FINISHES:
TROWELLED CONCRETE WITH OXIDE COLOUR AND NON-SLIP FINISH TO FINISHES SCHEDULE

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF TANKING MEMBRANE TO WET AREAS TO Part 3.8.1 BCA Vol 2 & AS 3740.
PROVIDE R11 SLIP RATING

FC2-T4 **UPPER LEVEL INTERNAL CONCRETE FLOOR - SEL. TILE FINISH**
CONSTRUCTION:
SUSPENDED RC SLAB TO STRUCTURAL ENGINEER'S DETAILS.

FINISHES:
SELECTED LIVING RM TILES (T4) TO FINISHES SCHEDULE

ACOUSTIC INSULATION: (CLASS 2+):
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU.M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 13MM SET PLASTERBOARD CEILING WITH SEALED CORNICE TO UNDERSIDE. PROVIDE ACCOUSTIC LAGGING TP ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS. ACOUSTIC RATING: Lnw+ Ci > 62 & FIRE RATING: (CLASS 2+): FRL 60/60/60

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF TANKING MEMBRANE TO WET AREAS TO Part 3.8.1 BCA Vol 2 & AS 3740.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R10.

FC3U-GRAVEL **CONCRETE ROOF CONSTRUCTION- GRAVEL BALAST FINISH**
CONSTRUCTION:
CONCRETE STRUCTURE: RC SUSPENDED SLAB TO ENGINEERS DETAILS WITH FALLS. PROVIDE 180 HIGH CONCRETE SETDOWN AT DOOR AND EXTERNAL WALL FLOOR JUNCTION, AND 150 HIGH HOB TO SURROUNDING WALLS. SLAB TO SUPPORT EXTERNAL BRICK BALUSTRADE WALL TO ENGINEER'S DETAILS.

FINISHES:
50 FINE RIVER GRAVEL BALUST FINISH.

WATERPROOFING:
MEMBRANE: "CONIPUR" ELASTIC POLYMER MEMBRANE: OR 3 LAYERS OF TORCH APPLIED "TREMCO" BITUMINOUS MEMBRANE - TO WATERPROOFING CONTRACTOR'S WARRANTEED SPECIFICATION.

THERMAL INSULATION:
PROVIDE R2.5 INSULATION TO UNDERSIDE WITH PB CEILING WHERE BALCONY/ TERRACE OCCURS ABOVE INTERNAL SPACE.

ACOUSTIC & FIRE INSULATION
WHERE LOCATED ABOVE HABITABLE SPACE PROVIDE ACOUSTIC RATING OF Lnw+ CI > 62 & FIRE RATING: FRL 60/60/60.
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU.M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 9MM SET FC SHEET CEILING TO UNDERSIDE.
PROVIDE ACCOUSTIC LAGGING TO ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS.

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF MEMBRANE AND INSULATION TO BCA AND APPLICATOR'S WARRANTEED DETAILS AND METHOD.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R11.

FC3U-T2 **UPPER FLOOR CONCRETE BALCONY/TERRACE FLOOR CONSTRUCTION- NOMINAL FINISH (##)**
CONSTRUCTION:
CONCRETE STRUCTURE: RC SUSPENDED SLAB TO ENGINEERS DETAILS WITH FALLS. PROVIDE 180 HIGH CONCRETE SETDOWN AT DOOR AND EXTERNAL WALL FLOOR JUNCTION, AND 150 HIGH HOB TO SURROUNDING WALLS. SLAB TO SUPPORT EXTERNAL BRICK BALUSTRADE WALL TO ENGINEER'S DETAILS.

FINISHES:
SELECTED EXTERNAL GRADE PORCELAINE OR CONCRETE TILES TO SCHEDULE SUPPORTED ON PLASTIC PADS - "ELMICH VERISPAVE" WITH 3M OPEN JOINTS LAID ABOVE SCREED WITH FALL TO RWOs. TILES TO BE RE-SEALED AFTER APPLICATION TO SUPPLIER'S RECOMMENDED APPLICATION AND MAINTENANCE SPECIFICATION.

WATERPROOFING:
MEMBRANE: "CONIPUR" ELASTIC POLYMER MEMBRANE; OR 3 LAYERS OF TORCH APPLIED "TREMCO" BITUMINOUS MEMBRANE - TO WATERPROOFING CONTRACTOR'S WARRANTEED SPECIFICATION.

THERMAL INSULATION:
PROVIDE R2.5 INSULATION TO UNDERSIDE WITH PB CEILING WHERE BALCONY/ TERRACE OCCURS ABOVE INTERNAL SPACE.

ACOUSTIC & FIRE INSULATION
WHERE LOCATED ABOVE HABITABLE SPACE PROVIDE ACOUSTIC RATING OF Lnw+ CI > 62 & FIRE RATING: FRL 60/60/60.
IN ADDITION TO MAIN CONSTRUCTION INSTALL ACOUSTIC MATTING UNDER TILES EQUAL TO "REGUPOL" ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS OR 65MM THICK (8KG/CU.M DENSITY) BULK INSULATION BETWEEN ON 28MM FURRING CHANNELS ON RESILIENT MOUNTS AND 9MM SET FC SHEET CEILING TO UNDERSIDE.
PROVIDE ACCOUSTIC LAGGING TO ANY DRAINAGE PIPES AND HEAT PROTECTION COVERS IN CEILING AREA OF RECESSED LIGHT FITTINGS.

COMPLIANCE:
STRUCTURE TO ENGINEER'S DETAILS AND CERITIFICATION.
WATERPROOF MEMBRANE AND INSULATION TO BCA AND APPLICATOR'S WARRANTEED DETAILS AND METHOD.
TILES SELECTED TO HAVE SLIP RATING OF LEAST R11.

WALL CONSTRUCTION

WE-BF230-BAL **NEW 230MM EXTERNAL BRICK BALUSTRADE WALL WITH SELECTED FACE BRICK**
CONSTRUCTION:
1000 HIGH 230 FACE BRICK WALL (AS SPECIFIED UNDER WALL CONSTRUCTION).

FINISHES:
SEL. FACE BRICK TO ALL EXTERNAL FACES -TO FINISHES SCHEDULE. PRECAST CONCRETE INTERNALLY FALLING (1%) SILL TILE TO FINISH TOP OF BRICK WALL PROTRUDING 30MM FROM WALL FACE- TO FINISHES SCHEDULE

INSULATION:
N/A

COMPLIANCE:
BCA AND AS3700(BRICKWORK). OVERALL HEIGHT 1000MM ABOVE TERRACE/BALCONY FLOOR OR STAIR NOSINGS & COMPLIANT WITH BCA Vol 2 Cl 3.9.2. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS.

WE-BF270 **NEW 270MM EXT. CAVITY FACE BRICK WALL**
CONSTRUCTION:
NEW 270MM CAVITY FACE BRICK WALL WITH BRICK TIES, FLASHING, WEEP HOLES, AND DAMPROOF COURSES TO CODE

FINISHES:
SEL. 110 FACE BRICK EXTERNAL SKIN TO FINISHES SCHEDULE; 50MM CAVITY; 110 BRICK INTERNAL SKIN WITH 13MM CEMENT RENDER AND SELECTED PAINT FINISH OR TILES TO FINISHES SCHEDULES.

INSULATION:
AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA AND AS3700(BRICKWORK) AND BASIX CERTIFICATE WHERE APPLICABLE

WP-CW160 **NEW LINED FORMED R/CONCRETE PARTY WALL**
CONSTRUCTION:
NEW FORMED R/CONCRETE WALL WITH LINING IN BATTENS ON EITHER SIDE - TO WET AREAS ONLY. EXTEND FROM NEW CONCRETE FOOTINGS OR CONCRETE FLOOR SLAB, TO THE UNDERSIDE OF CONCRETE FLOOR SLAB OR ROOF SLAB. SEAL ANY GAPS WITH FIRE RESISTANT CAULKING EQUAL TO "BOSTIK" AND PROVIDE FIRE RATED BOXES TO ELECTRICAL PLUGS. DO NOT CHASE WALL.

FINISHES:
13MM PLASTERBOARD OR 6MM VILLABOARD (WET AREAS) LINING ON BATTENS WITH SELECTED - WHERE SHOWN TO FINISHES SCHEDULE;

FIRE INSULATION:
MUST ACHIEVE FRL: 60/60/60

ACOUSTIC INSULATION:
MUST ACHIEVE RATING OF Rw+Ctr >50 and Rw>50

COMPLIANCE:
TO BCA CI F5.5 & Spec F5.2; AS3700(BRICKWORK) AND AND BASIX CERTIFICATE / BCA SECTION J REPORT WHERE APPLICABLE.

ROOF CONSTRUCTION

MF-A **METAL FASCIA - SOLID ALUMINIUM**
CONSTRUCTION:
SOLID ALUMINIUM PANELISED FASCIA LINING PRODUCT "FAIRVIEW-VITRADUAL" OR APPROVED ALTERNATIVE. ON CASSETTE TYPE FRAMING WITH CONCEALED FIXING. EAVES (PROJECTION AS DIMENSIONED). WITH FASCIA MATERIAL CONTINUED AS SOFFIT AND TOP SILL LINING - INTEGRATED WITH FLASHING JUNCTIONS.

FINISHES:
PRECOATED COLOUR AND FINISH TO FINISHES SCHEDULE AND MANUFACTURER'S SPEC.

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE.
ALL MATERIALS AND CONSTRUCTION TO BE NON-COMBUSTIBLE OR COMPLIANT WITH SMOKE AND FLAME SPEAD INDECIES SET BY BCA Vol 1.
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

R-ZSR **NEW FRAMED ROOF WITH METAL CLADDING**
CONSTRUCTION:
NEW FRAMED ROOF STRUCTURE. TERMITE RESISTANT TREATED TIMBER FRAMING SYSTEM TO AS CODE OR ENGINEER'S DETAILS FOR STEEL AND COMPOSITE TIMBER JOIST COMPONENTS. ROOF PITCH(S)AND GEOMETRY AS SHOWN ON DRAWINGS.

FINISHES:
"LYSAGHT'S KLIP-LOK" EXTERNAL CLADDING WHERE ROOF PITCH IS LESS THAN 5°; OR "LYSAGHT'S SPANDEK" EXTERNAL CLADDING WHERE ROOF PITCH IS LESS THAN 5° SELECTED COLORBOND FINISH TO FINISHES SCHEDULES COMPATIBLE WITH PROXIMITY TO COAST - TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. 13MM PLASTERBOARD FINISH TO CEILING UNDER WITH SEL. CORNICE STYLE AND FINISH AS PER FINISHES SCHEDULES
SELECTED GUTTERS AND DOWNPIPES AS SPECIFIED AND SCHEDULE TO DISCHARGE TO PROPOSED STORMWATER SYSTEM - REFER CONCEPT STORMWATER PLAN.

INSULATION:
PROVIDE PROPRIETARY R1.0 REFLECTIVE FOIL SARKING AND INSULATION INSTALLED TO UNDERSIDE OF ROOF CLADDING PROVIDE NON-FLAMMABLE BULK INSULATION ABOVE CEILING- "TONTINE"; R VALUE TO BE AS SPECIFIED ON BASIX OR BCA SECTION J COMMITMENTS SCHEDULE

COMPLIANCE:
BCA; AS1684.2 (TIMBER WORK); AND BASIX CERTIFICATE/ BCA SECTION J REPORT WHERE APPLICABLE.
WIND CLASSIFICATION: AS SPECIFIED ON PROJECT COMPLIANCE SCHEDULE

FITTINGS & TRIMMINGS

OFC **OFF FORM CONCRETE PIER OR SLAB EDGE**
CONSTRUCTION:
EXPOSTED CONCRETE COLUMN ELEMENT - COLUMN PIER OR SLAB EDGE HOB

FINISHES:
NATURAL CLASS 1 OR 2 CONCRETE FINISH. PATCH AND SKIMMED TO BE FREE OF DEFECTS AND HONEYCOMBING WITH CEMENTITIOUS COATING - "FOSROC"

COMPLIANCE:
TO STRUCTURAL ENGINEER'S DETAILS

PS-AL1 **PRIVACY SCREEN- ALUMINIUM**
CONSTRUCTION:
FRAMING - POWDER COATED ALUMINIUM FRAME FIXED TO INNER SIDE OF BALUSTRADE, OR TO SURROUNDING FLOORS, WALLS OR CEILING STRUCTURE OVER VIA FIXING PLATES TO FABRICATOR'S ENGINEERED AND CERTIFIED DETAILS.

FINISHES:
PROPRIETARY 5 X 40MM @ 30MM SPACED ALUMIUMUM RAILING PANELS VERTICALLY ORIENTATED- EQUAL TO "WEBFORGE - LOCKLINE SERIES PATTERN A" - ANODISED FINISH.

COMPLIANCE:
EXTEND TO FULL WIDTH OF EXTERNAL AREA OR AS DIMENSIONED, AND TO A HEIGHT OF AT LEAST 1.7M AND NO MORE THAN 2.2M - OR AS DIMENSIONED. ENSURE NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS IF ACTING ALSO AS BALUSTRADE.

PS-AL2 **PRIVACY SCREEN- ALUMINIUM**
CONSTRUCTION:
FRAMING - POWDER COATED ALUMINIUM FRAME WITH SLIDING AL LOUVRED PANELS FIXED TO TOP AND BOTTOM ROLLER RAILS - TO FABRICATOR'S ENGINEERED AND CERTIFIED DETAILS.

FINISHES:
PROPRIETARY 1500 WIDE X 3000 HIGH ALUMIN FRAMED SLIDING PLANELS WITH 40MM ALUMIN. LOUVRE BLADES AT 30° TO HORIZONTAL TILT AND 30MM SPACING - POWDERCOAT FINISH.

COMPLIANCE:
EXTEND TO FULL WIDTH OF BALCONY WIDTH OR AS DIMENSIONED. ENSURE 1000 HIGH BALUSTRADE INSTALLED BEHIND OPERABLE SCREENS WITH NO OPENINGS OF MORE THAN 125MM AND NO FOOTHOLDS.

TGB **TOUGHEN GLASS BALUSTRADE**
CONSTRUCTION:
TOUGHEND AND HEAT STRENGTHEND GLASS PATCH FITTED TO S/STEEL STAUCHIONS FIXED TO CONCRETE BALCONY HOB, WALL OR STAIR STRINGER. THICKNESS TO MANUFACTURER'S

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..	..	..
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22

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client

NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
PARRAMATTA
address

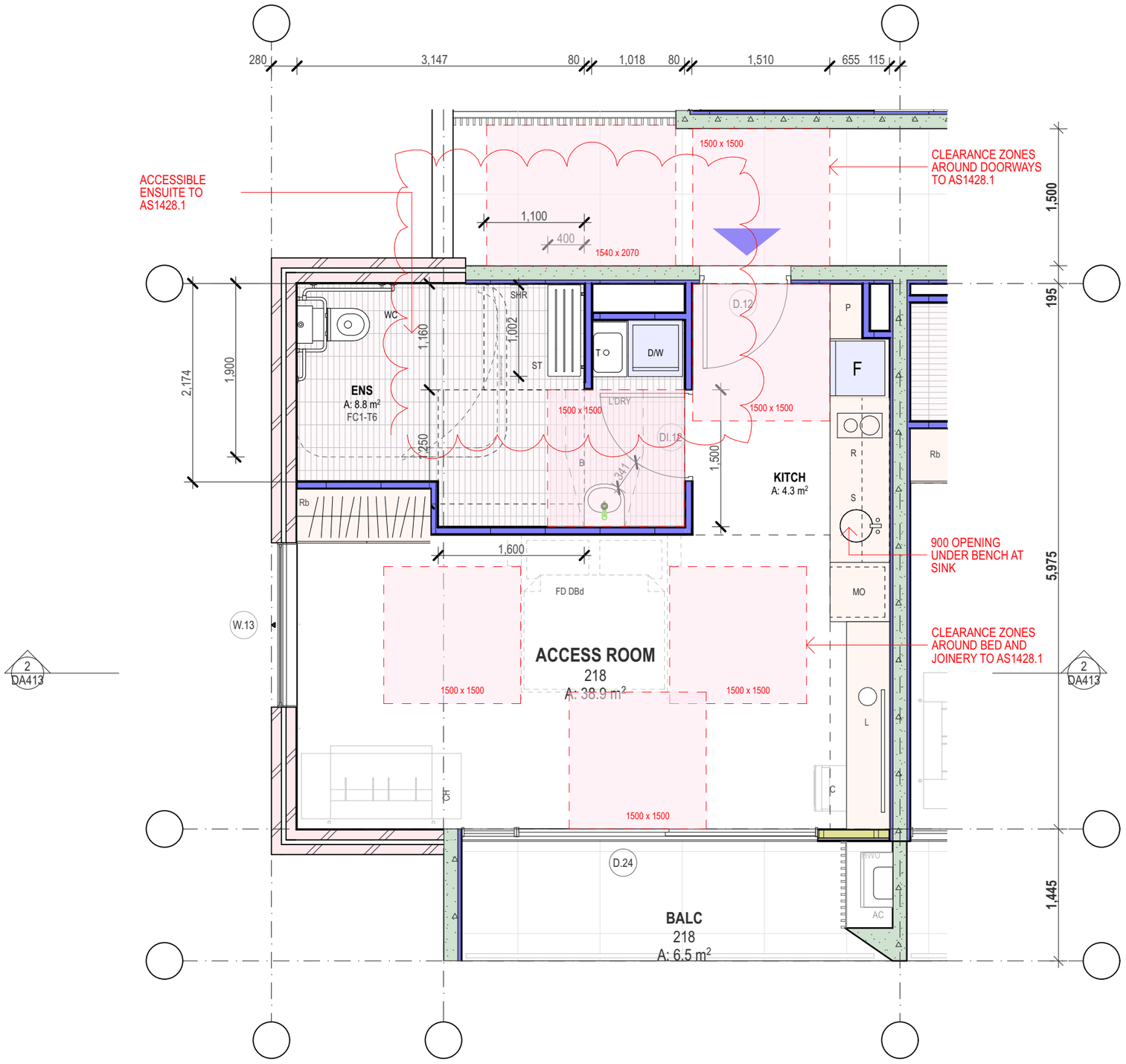
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SECTIONS
drawing

2154: project
DA413: drawing no.
C: issue

10/2/2023



1 ACCESSIBLE ROOM G10-118-218

Scale 1:50

A1 1: 25 | A3 1: 50 — 0 | 0.5 | 1 | 1.5 | 2 | 2.5 | 5 | 7.5 | 10 M

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REFERENCES :

DWG#	DESCRIPTION
DA000	NOTES & LEGENDS & BASIX COMMITMENTS
DA100	SERIES - SITE PLANS
DA110	SERIES - KEY FLOOR PLANS
DA140	SERIES - LANDSCAPE PLANS
DA200	SERIES - FLOOR PLANS
DA230	SERIES - WALL SETOUT PLANS
DA300	SERIES - ELEVATIONS
DA400	SERIES - SECTIONS
DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

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REV	NOTES	DATE
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01	DESIGN PRESENTATION	22.09.21

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AUSINO GROUP

NEW BOARDING HOUSE DEVELOPMENT
project

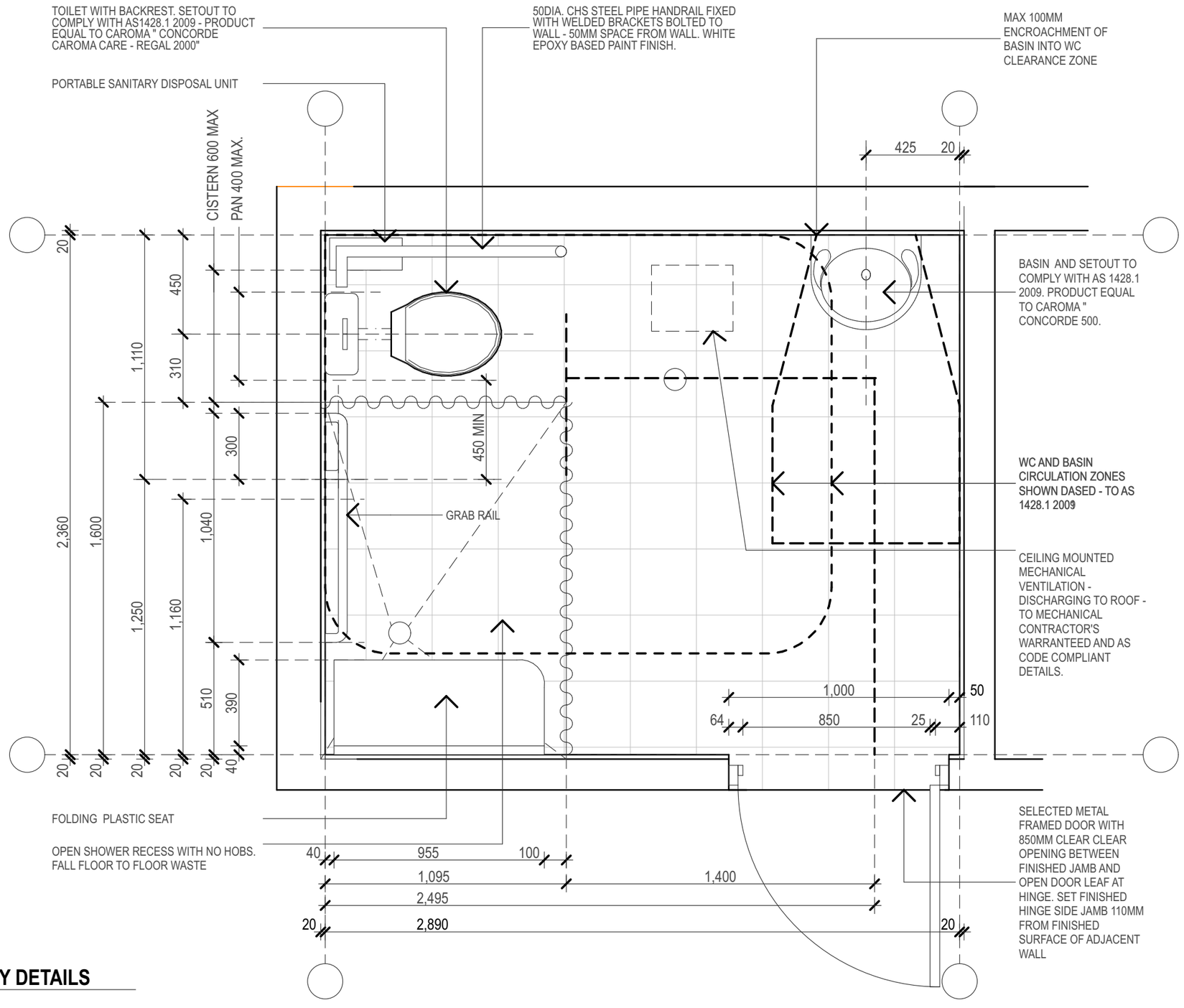
71-73
THOMAS ST
PARRAMATTA
address

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nom. architect
kon vourtzoumis aia a+ nsw reg. no. 7011 abn 92 173 845 133
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ACCESSIBLE ROOM G10 - 118 - 218: DETAILED LAYOUT PLAN
drawing

2154: DA601: C
project drawing no. issue

25/10/2022



1 ACCESSIBILITY DETAILS
Scale 1:20

DISABLED TOILET INSTALLATION:

D10.00: FIT OUT- BCA and Australian Standards.

- The Building Code of Australia (BCA) and any local Council requirements must have precedence.
- The recommendations of manufacturers of products or systems must be followed.
- AS 1428.1-2009 Design for access and mobility.
- AS 1172.1 WC pans.

D20.00: ACCESSIBLE UNISEX SANITARY FACILITIES:

The general requirements for accessible unisex sanitary facilities are as follows:

- An accessible unisex sanitary facility is one that is available for the use by both sexes and located so that access does not necessitate traversing an area reserved for one sex only.It shall be designed for general use and include adequate circulation space for wheelchair users.
- Hand washing facility may be provided inside or outside the toilet cubicle.
- They shall form part of the accessible unisex facility.
- If two or more accessible unisex facilities are provided ,at least one shall be of the opposite hand.

D30.00: WC PAN:

- WC pans shall be in accordance with AS 1172.1 and shall be selected to allow the approach of a wheelchair with minimum obstruction at front and side.
- WC pan clearances and set out , seat height and seat width shall be as shown on the plans.
- Cistern may be either recessed or surface mounted .
- Seat to the toilet shall be of the full round type ,not open fronted.
- It shall be securely hinged to the pan of the w .c .
- Seat fixings shall provide lateral stability for the seat.
- Flushing control shall be hand operated and shall be located within the zone shown on the plans or centred on the centre line of the toilet ,wholly within the vertical limits of that zone.
- The position of the flushing control within this zone shall not be within the area required for any grab rails.
- Toilet paper dispenser shall be located within the zone as shown on the plans.
- Grab rails shall be used as follows;
  Where a concealed or high level cistern is used, a continuous grab rail shall be provided across the rear wall and side wall nearest the WC pan.
  If a low level cistern is used ,the grab rail shall be terminated at each side of the cistern.
- WC door requirements;
  must be either hinged or sliding.
  outward opening doors shall have a hinge mechanism that holds the door in a closed position without the use of a latch.
  Inwards opening or sliding door shall be capable of either being opened outwards or removed from the outside.
  doors shall be provided with an in use indicator and a bolt or catch and shall be openable from the outside in an emergency.
  the force required to operate the door shall be in accordance with the standard.
  door handles and hardware shall conform to the code.
- Washbasin requirements:
  the projection of the washbasin from the wall and the position of the taps shall be as per code.
  water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.
  water taps shall comply to the code.
  exposed hot water supply pipes shall be insulated or located so as not to present a hazard.
- Sanitary facility fixtures and fittings:
  a mirror shall be not less than 350mm wide and shall extend from a height of not more than 900mm to a height of not less than 1850mm above the plane of the finished floor.
  A second mirror ,where provided shall extend from a height of not more than 780mm to a height of not less than 1850mm above the plane of the finished floor.
  A shelf shall be provided and securely fixed with the height not less than 900mm and not more than 1100mm above the plane of the finished floor.
  A soap dispenser ,towel dispenser ,hand dryer and similar fittings shall be installed with the height of their operative component or outlet not less than 900mm and not more than 1100mm above the plane of the finished floor.

A1 1: 10 0 0.2 0.4 0.6 0.8 1.0 2.0 3.0 4.0 M
A3 1: 20

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rev	notes	date
A	DA SUBMISSION	12.10.21
03	CONSULTANT COORDINTION	01.10.21
02	CONSULTANT COORDINTION	25.09.21
01	DESIGN PRESENTATION	22.09.21

rev	notes	date
..	..	..
..	..	..
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22

AUSINO GROUP

client

NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
PARRAMATTA
address

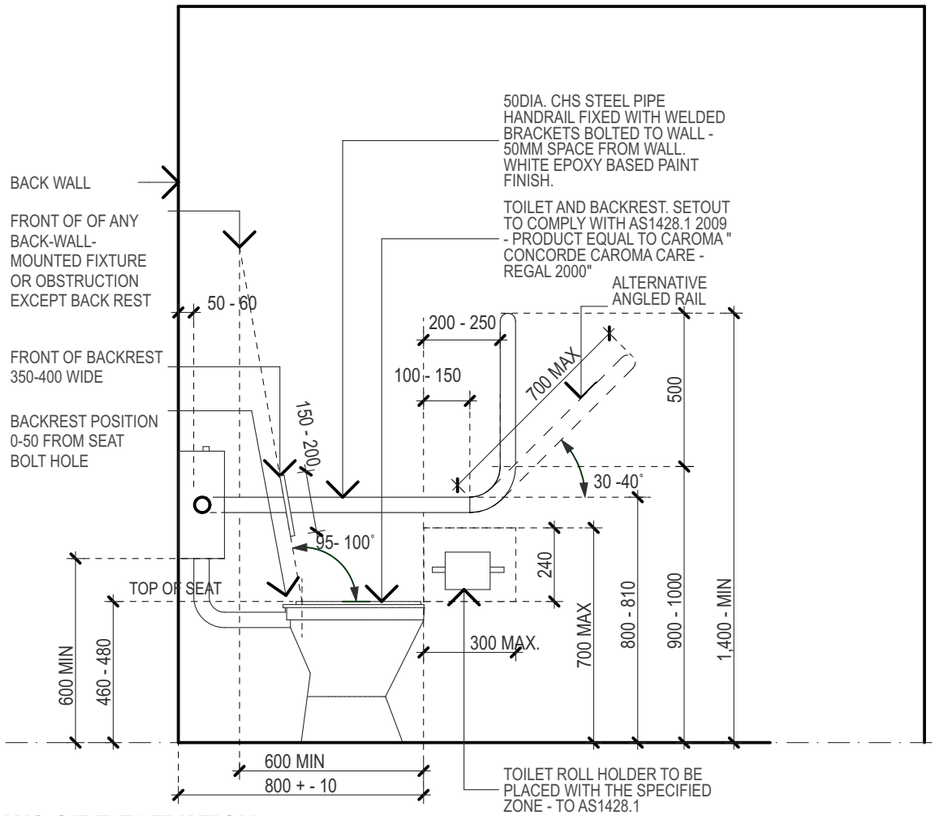
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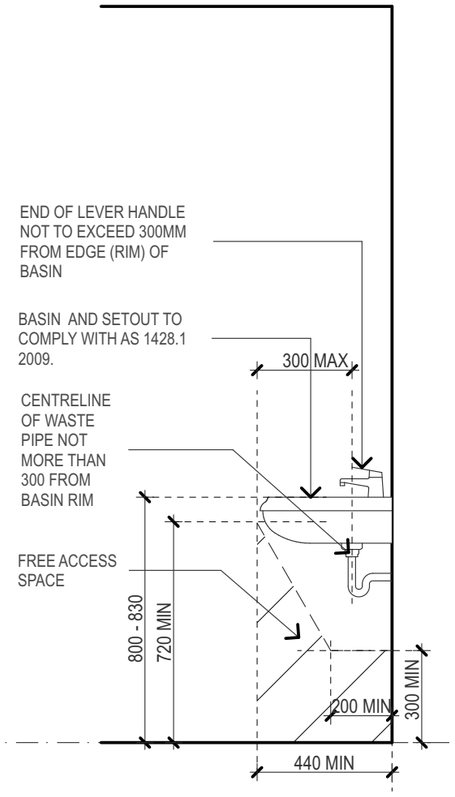
ACCESSIBLE ENS: TYPICAL DETAILED PLAN
drawing

2154: project | DA603: drawing no. | C issue

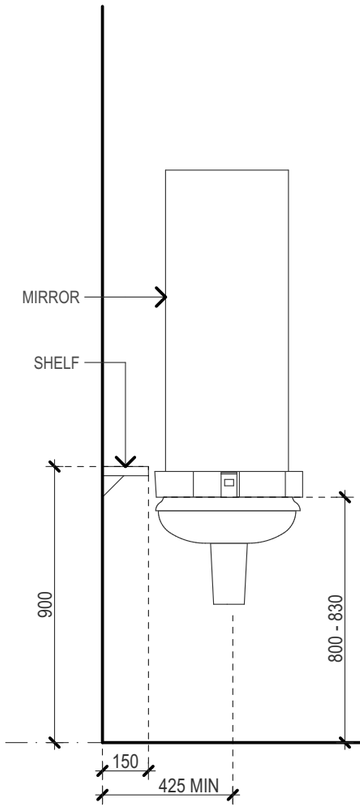
10/2/2023



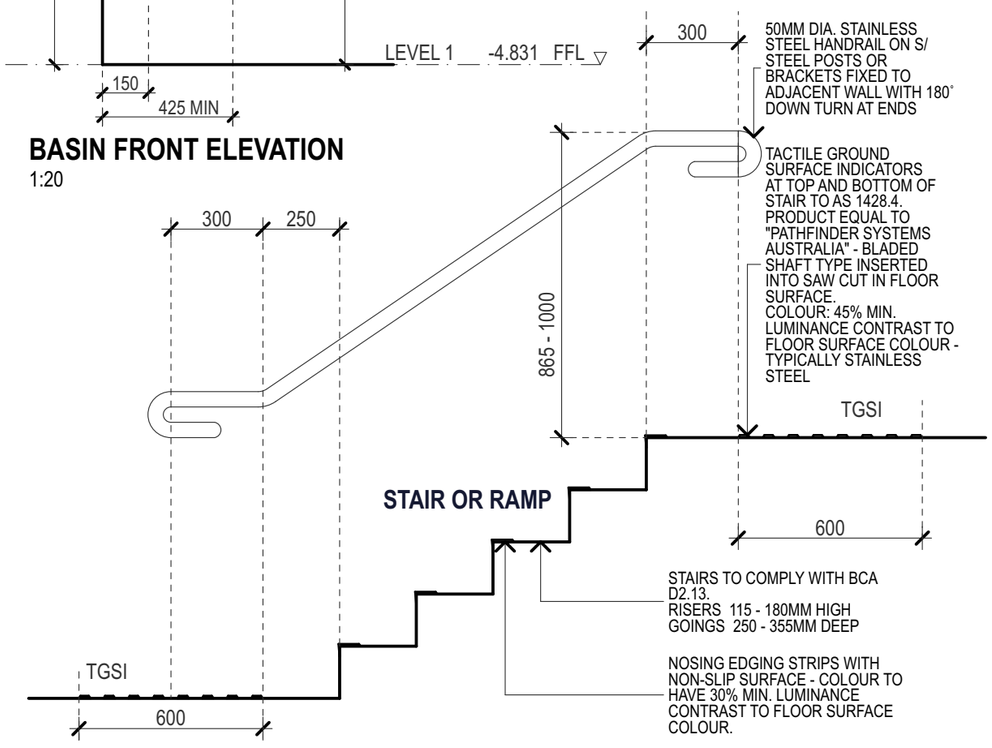
WC SIDE ELEVATION
1:20



BASIN SIDE ELEVATION
1:20



BASIN FRONT ELEVATION
1:20



ACCESSIBLE STAIR/RAMP SECTION
1:20

A1 1: 10 0 0.2 0.4 0.6 0.8 1.0 2.0 3.0 4.0 M
A3 1: 20

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rev	notes	date
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B	S34 PRESENTATION	25.10.22

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NEW BOARDING HOUSE DEVELOPMENT
project

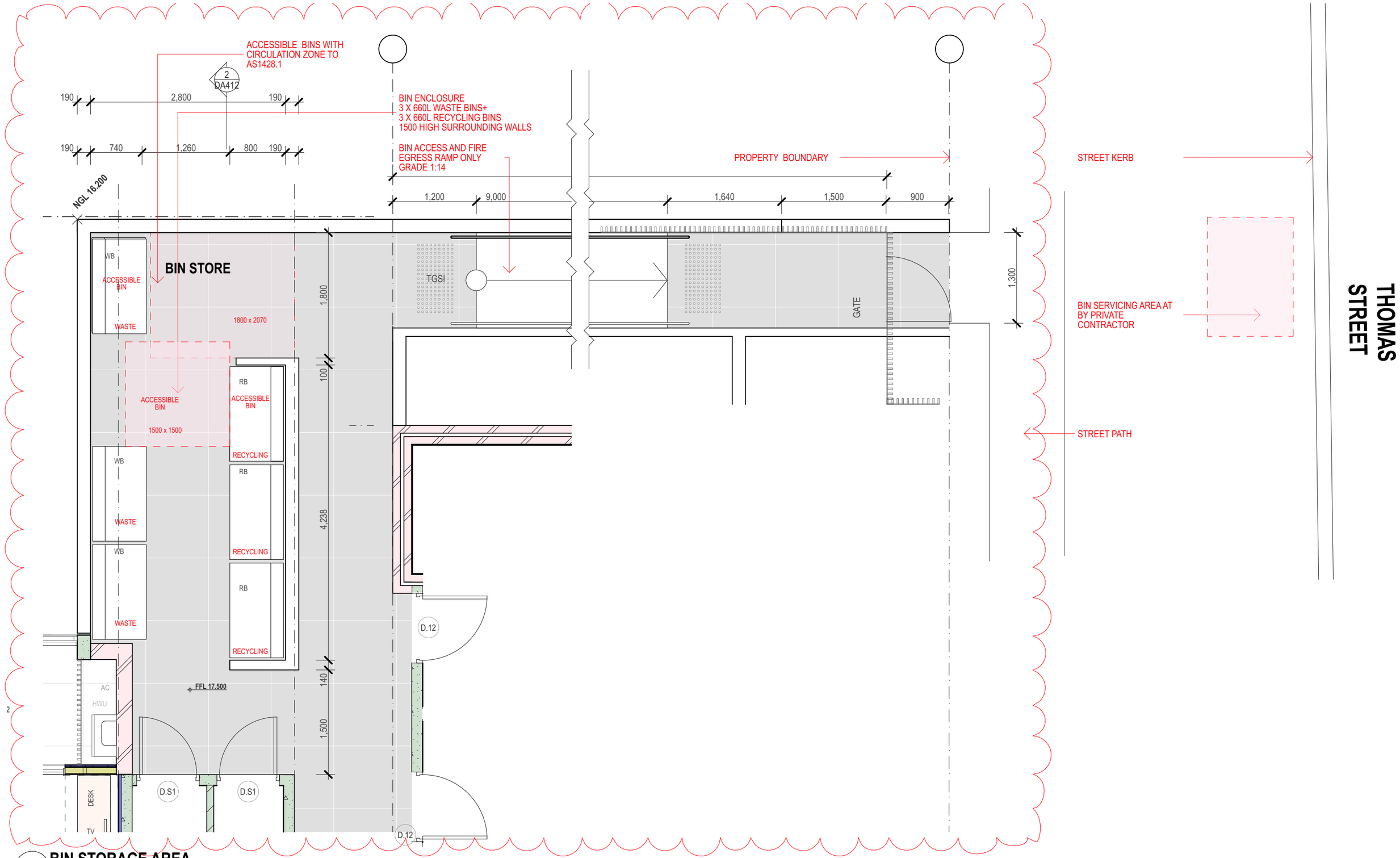
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ACCESSIBLITY DETAILS
drawing

2154: project | DA604: drawing no. | C issue

10/2/2023



1 BIN STORAGE AREA
Scale 1:50

A1 1: 25 | A3 1: 50

0 | 0.5 | 1 | 1.5 | 2 | 2.5 | 5 | 7.5 | 10 M

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BIN STORAGE AREA: DETAILED LAYOUT PLAN
drawing

2154: project | DA605: drawing no. | C issue

10/2/2023

WINDOW SCHEDULE

WINDOW No.	QUANTITY	ROOMS	FRAME TYPE	OPER-ATION STYLE	X(HORIZ) OPENING MM	Y(VERT) OPENING MM	SILL HEIGHT MM	GLAZING TYPE	GLAZING TREAT-MENT	WINDOW PERFORM.	EXT SHADING	OUTLOOK.	SURFACE AREA (SQ.M)	ACOUSTIC RATING	MIN. FIRE RATING
W.11	3	107, 207, 206	STANDARD ALUMINIUM	Awning	1,800	600	1,800	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	NONE	WEST	1.08	NONE	NONE
W.12	3	114, 214, 313	STANDARD ALUMINIUM	Awning	1,800	600	1,800	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	NONE	EAST	1.08	NONE	NONE
W.13	1	G10, 118, 218	STANDARD ALUMINIUM	Awning	1,800	600	2,710	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	NONE	SOUTH	1.08	NONE	NONE
W.13	2	G10, 118, 218	STANDARD ALUMINIUM	Awning	1,800	600	1,800	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	NONE	SOUTH	1.08	NONE	NONE
W.14	3	G01, 101, 201	STANDARD ALUMINIUM	Awning	1,800	600	1,800	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	NONE	SOUTH	1.08	NONE	NONE
W.15	1	301	STANDARD ALUMINIUM	Awning	1,500	2,150	0	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	EAVES 600 DEEP	SOUTH	3.23	NONE	NONE
W.C1	1	COMMON RM	STANDARD ALUMINIUM	Fixed	1,513	2,325	0	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	EAVES 600 DEEP	SOUTH	3.52	NONE	NONE
W.C2	1	COMMON RM	STANDARD ALUMINIUM	Fixed	750	2,625	0	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	EAVES 600 DEEP	SOUTH	1.97	NONE	NONE
W.C2	1	COMMON RM	STANDARD ALUMINIUM	Fixed	1,074	2,625	0	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	EAVES 600 DEEP	SOUTH	2.82	NONE	NONE
W.C3	1	COMMON RM	STANDARD ALUMINIUM	Fixed	1,034	2,625	0	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	EAVES 600 DEEP	SOUTH	2.71	NONE	NONE
W.C4	1	COMMON RM	STANDARD ALUMINIUM	Fixed	2,937	2,625	0	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	EAVES 600 DEEP	EAST	7.71	NONE	NONE
W.C4	2	COMMON RM	STANDARD ALUMINIUM	Fixed	3,397	2,625	0	LAM. SAFETY GLASS TO CODE	Clear Glass	U = 7.50 SHGC = 0.75	EAVES 600 DEEP	EAST	8.92	NONE	NONE

CONSTRUCTION NOTES:
THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS, ELEVATIONS AND SECTIONS WHICH SPECIFY WINDOW ELEVATION LAYOUT, OPERATION AND SURROUNDING CONSTRUCTION
ALL WINDOW AND DOOR DIMENSIONS ARE FOR STRUCTURAL OPENING ONLY, TO BE USED FOR TENDER PURPOSES ONLY.
CONTRACTOR TO ALLOW APPROPRIATE TOLERANCE FOR SIZING WINDOW AND DOOR FRAMES.
CONTRACTOR TO CHECK ALL CONSTRUCTED OPENING DIMENSIONS ON SITE PRIOR TO FABRICATION AND DELIVERY OF WINDOW AND DOOR FRAMES.
COMPLIANCE NOTES:
- CLIMATIC ZONE: 5
- WIND CLASSIFICATION: N2
- COMPLIANCE WITH AS 1288
- ALL OPERABLE SASHES TO BEDROOM WINDOWS LESS THAN 1.7M FROM A HIGHER FLOOR LEVEL (GREATER THAN 2M ABOVE NGL), TO BE RESTRICTED TO A 125MM OPENING OR FITTED WITH METAL MESH OR BALUSTRADE WITH OPENINGS LESS THAN 125MM

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES.
C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO **AHD** AND HAVE BEEN DETERMINED FROM G&R SURVEYING SERVICES P/L - 20 AUGUST 2021

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REFERENCES :

DWG#	DESCRIPTION
DA000	NOTES & LEGENDS & BASIX COMMITMENTS
DA100	SERIES - SITE PLANS
DA110	SERIES - KEY FLOOR PLANS
DA140	SERIES - LANDSCAPE PLANS
DA200	SERIES - FLOOR PLANS
DA230	SERIES - WALL SETOUT PLANS
DA300	SERIES - ELEVATIONS
DA400	SERIES - SECTIONS
DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

DA DOCUMENTATION - NOT FOR CONSTRUCTION

REV	NOTES	DATE
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22
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NEW BOARDING HOUSE DEVELOPMENT
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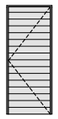
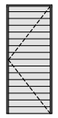
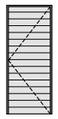
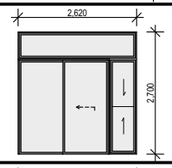
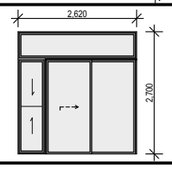
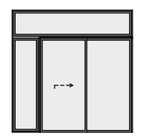
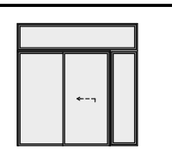
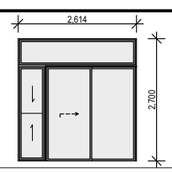
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WINDOW SCHEDULE
drawing

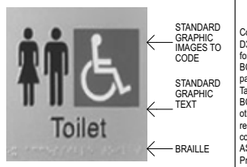
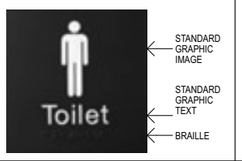
2154: DA701: C
project drawing no. issue

25/10/2022

DOOR SCHEDULE

DOOR No.	EXTERNAL ELEVATION	QUANTITY	ROOM LOCATIONS	DOOR TYPE .	OPERABLE LEAF TYPE	X (HORIZ) OPENING MM	Y (VERT) OPENING MM	SIDE-LIGHT	SIDE LIGHT WIDTH	HIGH-LIGHT	HIGHLIGHT TRANSOM HEIGHT	GLAZING TYPE - NOMINAL	WINDOW PERFORM.	EXTERNAL SHADING	OUTLOOK .	SURFACE AREA (SQ.M)	ACOUSTIC RATING	FIRE RATING	SIGNAGE TYPE
D.12		1	ALL OTHER ROOMS	FIRE RATED HINGED DOOR WITH AUTO CLOSER - 850 MIN CLEAR OPENING	Side Hung	1,000	2,400	None	0.40	None	0.30	NONE	N/A	N/A	N/A	2.40	TO ACOUSTIC REPORT.	FRL:-/60/30	A1, A2
D.12		4		SOLID CORE TIMBER FIRE RATED HINGED DOOR WITH AUTO CLOSER - 850 CLEAR WIDTH	Side Hung	1,000	2,400	None	1.60	None	1.20	NONE	N/A	N/A		2.40	TO ACOUSTIC REPORT.	FRL:-/60/30	B3
D.12		62	ALL OTHER ROOMS	SOLID CORE TIMBER FIRE RATED HINGED DOOR WITH AUTO CLOSER - 850 CLEAR WIDTH	Side Hung	1,000	2,400	None	24.80	None	18.60	NONE	N/A	N/A		2.40	TO ACOUSTIC REPORT.	FRL:-/60/30	B3
D.21		15	G02-06; 102-106; 202-206;	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	2,020	2,100	Left	9,000	Top Hung	9,000	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1800 DEEP	WEST	4.24	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.21A		5	301-305	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	2,020	2,100	Left	3,000	Top Hung	3,000	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	EAVES OVER 900MM PROJ	WEST	4.24	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.21R		3	G01, 101, 201	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	2,020	2,100	Left	1,800	Top Hung	1,800	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1000 DEEP	NORTH	4.24	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.22		8	108, 112; 208, 211, 212; 307, 310, 311	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	2,060	2,100	Left	4,800	Top Hung	4,800	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1800 DEEP	NORTH	4.33	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.22R		9	109, 110; 113 209, 210, 213; 308, 309, 310	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	2,060	2,100	Left	5,400	Top Hung	5,400	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1800 DEEP	NORTH	4.33	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.23		3	114, 214, 313	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	2,014	2,100	Left	1,800	Top Hung	1,800	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1800 DEEP	NORTH	4.23	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE

REGULATORY SIGNAGE SCHEDULE

SIGN REF No.	DOOR TYPE	SIGN GRAPHICS	NOTES
SIGN TYPE A1	FIRE EGRESS DOORS	DOOR INTERIOR **FIRE DOOR - DO NOT OBSTRUCT DO NOT KEEP OPEN** **OFFENCE RELATING TO FIRE EXITS** It is an offence under the *Environmental Planning and Assessment Act 1979*: (a) to place anything in or near this fire exit that may obstruct persons moving to and from the exit, or (b) to interfere with or obstruct the operation of any fire doors, or (c) to remove, damage or otherwise interfere with this notice.	Compliance: BCA D2.23. Location: Install where it can be easily seen on or adjacent to self-closing fire doors. Lettering: height: 20mm, Colour: Black in engraved linished aluminium plate, helvetica uppercase font, paint filled, with concealed fixings
SIGN TYPE A2	FIRE EGRESS DOORS	DOOR EXTERIOR REFER TO DOOR ELEVATION DRAWINGS **FIRE DOOR - DO NOT OBSTRUCT**	
SIGN TYPE B1	BUILDING IDENTIFICATION	BUILDING EXTERIOR TO FUTURE DETAIL	
SIGN TYPE B2	BUILDING IDENTIFICATION BUILDING ENTRY	BUILDING EXTERIOR LINISHED STAINLESS STEEL PLATE WITH ENGRAVED BLACK LETTERING. FONT: FUTURA MEDIUM UPPER CASE -50MM - OR SIMILAR	EG: MAIN ENTRY
SIGN TYPE B3	SPACE IDENTIFICATION ROOM NAMES	DOOR EXTERIOR LINISHED STAINLESS STEEL PLATE WITH ENGRAVED BLACK LETTERING. FONT: FUTURA MEDIUM UPPER CASE -50MM - OR SIMILAR	EG: CONSULTATION ROOMS
SIGN TYPE B4	SPACE IDENTIFICATION SERVICE ROOM OR CUPBOARD DOORS	DOOR EXTERIOR LINISHED STAINLESS STEEL PLATE WITH ENGRAVED SERVICE ROOM SIGNAGE. FONT: FUTURA MEDIUM UPPER CASE -50MM - OR SIMILAR	EG: PLANT ROOM; STORE ROOM
SIGN TYPE B5	SPACE IDENTIFICATION PARKING	PAINTED LETTERING AND LINE MARKING ON PAVING	EG: VISITORS OR STAFF
SIGN TYPE C1	DISABLED UNISEX WC	DOOR EXTERIOR 	Compliance: BCA Spec A1.3, BCA D3.3 (c), BCA D3.6, AS 1428.1 Cl.14. Conditions: BCA D3.2 Table D3.2 Requirements for Access for People with Disabilities. BCA D3.3 (a) "In a building or part of a building required by Table D3.2 to be accessible…" BCA D3.3 (c) " … signs … and other parts of the building required to by this Part must comply with the provisions of AS1428.1." Prescribed signs: International signs and symbols to AS 1428.1 Cl. 14.
SIGN TYPE C2	MALE WC	DOOR EXTERIOR 	
SIGN TYPE D	WAY FINDING SIGNAGE MARKED ON FLOOR OF DISABLED PARKING SPACE		

CONSTRUCTION NOTES:
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CONTRACTOR TO ALLOW APPROPRIATE TOLERANCE FOR SIZING WINDOW AND DOOR FRAMES.
CONTRACTOR TO CHECK ALL CONSTRUCTED OPENING DIMENSIONS ON SITE PRIOR TO FABRICATION AND DELIVERY OF WINDOW AND DOOR FRAMES.

COMPLIANCE NOTES:
- CLIMATIC ZONE: 5
- WIND CLASSIFICATION: N2
- COMPLIANCE WITH AS 1288
- ALL OPERABLE SASHES TO BEDROOM WINDOWS LESS THAN 1.7M FROM A HIGHER FLOOR LEVEL (GREATER THAN 2M ABOVE NGL), TO BE RESTRICTED TO A 125MM OPENING OR FITTED WITH METAL MESH OR BALUSTRADE WITH OPENINGS LESS THAN 125MM

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rev	notes	date
A	DA SUBMISSION	12.10.21
03	CONSULTANT COORDINTION	01.10.21
02	CONSULTANT COORDINTION	25.09.21
01	DESIGN PRESENTATION	22.09.21

rev	notes	date
..	..	..
..	..	..
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22

AUSINO GROUP

client

NEW BOARDING HOUSE DEVELOPMENT
project

71-73
THOMAS ST
PARRAMATTA
address

voarc
vourtzoumis architects
nom. architect
kon vourtzoumis aia a+ nsw reg. no. 7011 abn 92 173 845 133

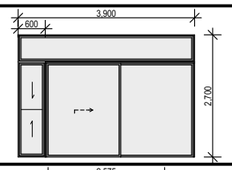
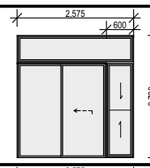
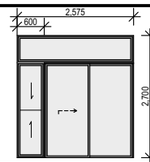
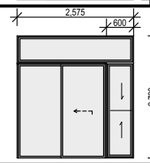
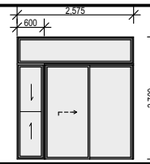
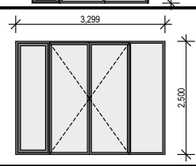
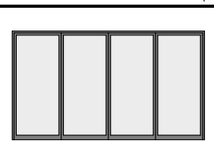
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DOOR SCHEDULE
drawing

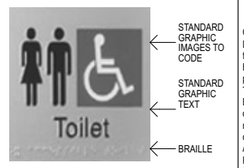
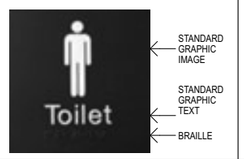
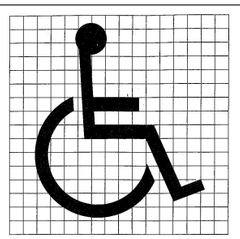
2154: project | DA702: drawing no. | C issue

10/2/2023

DOOR SCHEDULE

DOOR No.	EXTERNAL ELEVATION	QUANTITY	ROOM LOCATIONS	DOOR TYPE .	OPERABLE LEAF TYPE	X (HORIZ) OPENING MM	Y (VERT) OPENING MM	SIDE-LIGHT	SIDE LIGHT WIDTH	HIGH-LIGHT	HIGHLIGHT TRANSOM HEIGHT	GLAZING TYPE - NOMINAL	WINDOW PERFORM.	EXTERNAL SHADING	OUTLOOK .	SURFACE AREA (SQ.M)	ACOUSTIC RATING	FIRE RATING	SIGNAGE TYPE
D.23R		3	107, 207, 306	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	1,834	2,100	Left	1,800	Top Hung	1,800	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1800 DEEP	NORTH	3.85	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.24		1	G07-G10; 115-118; 215-118;	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	1,766	2,100	Left	600	Top Hung	600	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1000 DEEP	EAST	3.71	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.24		11	G07-G10; 115-118; 215-118;	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	3,300	2,100	Left	6,600	Top Hung	6,600	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1000 DEEP	EAST	6.93	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.25		1	G12, 120	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	1,975	2,100	Left	600	Top Hung	600	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 2000 DEEP	SOUTH	4.15	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.25R		1	G11, 119	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	1,975	2,100	Left	600	Top Hung	600	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 2000 DEEP	SOUTH	4.15	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.26		2	120	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	1,975	2,100	Left	1,200	Top Hung	1,200	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 2000 DEEP	SOUTH	4.15	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.26R		2	119	ALUMINIUM FRAMED GLAZED SLIDING DOOR -2 LIGHT	2 Leaves 1 Sliding	1,975	2,100	Left	1,200	Top Hung	1,200	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1000 DEEP	NORTH	4.15	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	NONE
D.C1		1	ENTRY LOBBY	ALUMIN. FRAMED GLAZED HINGED DOOR - 1 LIGHT	Side Hung	3,299	2,500	Both	799	None	0.30	NONE	U = 6.70 SHGC = 0.70	BALC FLOOR OVER 1000 DEEP	NORTH	8.25	NONE	NONE	A1, A2, B1
D.C3		1	COMMON ROOM	---	Sliding Folding Multi-panel	4,249	2,400	---	0.00	---	0.30	6.38 LAM. SAFETY GLASS TO CODE	U = 6.70 SHGC = 0.70	---	---	10.20	ACOUSTIC SEALS & 6.38MM GLAZING	NONE	---

REGULATORY SIGNAGE SCHEDULE

SIGN REF No.	DOOR TYPE	SIGN GRAPHICS	NOTES
SIGN TYPE A1	FIRE EGRESS DOORS	DOOR INTERIOR **FIRE DOOR - DO NOT OBSTRUCT DO NOT KEEP OPEN** **OFFENCE RELATING TO FIRE EXITS** It is an offence under the *Environmental Planning and Assessment Act 1979*: (a) to place anything in or near this fire exit that may obstruct persons moving to and from the exit, or (b) to interfere with or obstruct the operation of any fire doors, or (c) to remove, damage or otherwise interfere with this notice.	Compliance: BCA D2.23. Location: Install where it can be easily seen on or adjacent to self-closing fire doors. Lettering: height: 20mm, Colour: Black in engraved linished aluminium plate, helvetica uppercase font, paint filled, with concealed fixings
SIGN TYPE A2	FIRE EGRESS DOORS	DOOR EXTERIOR REFER TO DOOR ELEVATION DRAWINGS **FIRE DOOR - DO NOT OBSTRUCT**	
SIGN TYPE B1	BUILDING IDENTIFICATION	BUILDING EXTERIOR TO FUTURE DETAIL	
SIGN TYPE B2	BUILDING IDENTIFICATION BUILDING ENTRY	BUILDING EXTERIOR LINISHED STAINLESS STEEL PLATE WITH ENGRAVED BLACK LETTERING. FONT: FUTURA MEDIUM UPPER CASE -50MM - OR SIMILAR	EG: MAIN ENTRY
SIGN TYPE B3	SPACE IDENTIFICATION ROOM NAMES	DOOR EXTERIOR LINISHED STAINLESS STEEL PLATE WITH ENGRAVED BLACK LETTERING. FONT: FUTURA MEDIUM UPPER CASE -50MM - OR SIMILAR	EG: CONSULTATION ROOMS
SIGN TYPE B4	SPACE IDENTIFICATION SERVICE ROOM OR CUPBOARD DOORS	DOOR EXTERIOR LINISHED STAINLESS STEEL PLATE WITH ENGRAVED SERVICE ROOM SIGNAGE. FONT: FUTURA MEDIUM UPPER CASE -50MM - OR SIMILAR	EG: PLANT ROOM; STORE ROOM
SIGN TYPE B5	SPACE IDENTIFICATION PARKING	PAINTED LETTERING AND LINE MARKING ON PAVING	EG: VISITORS OR STAFF
SIGN TYPE C1	DISABLED UNISEX WC	DOOR EXTERIOR 	Compliance: BCA Spec A1.3, BCA D3.3 (c), BCA D3.6, AS 1428.1 Cl.14. Conditions: BCA D3.2 Table D3.2 Requirements for Access for People with Disabilities. BCA D3.3 (a) "In a building or part of a building required by Table D3.2 to be accessible…" BCA D3.3 (c) " … signs … and other parts of the building required to by this Part must comply with the provisions of AS1428.1." Prescribed signs: International signs and symbols to AS 1428.1 Cl. 14.
SIGN TYPE C2	MALE WC	DOOR EXTERIOR 	
SIGN TYPE D	WAY FINDING SIGNAGE MARKED ON FLOOR OF DISABLED PARKING SPACE		

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COMPLIANCE NOTES:
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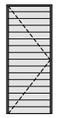
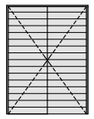
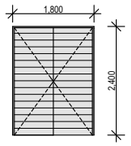
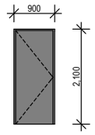
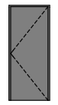
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NEW BOARDING HOUSE DEVELOPMENT
project
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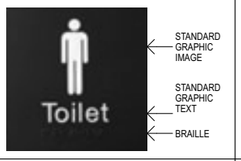
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DOOR SCHEDULE
drawing
2154: project
DA703: drawing no.
C issue
10/2/2023

DOOR SCHEDULE

DOOR No.	EXTERNAL ELEVATION	QUANTITY	ROOM LOCATIONS	DOOR TYPE .	OPERABLE LEAF TYPE	X (HORIZ) OPENING MM	Y (VERT) OPENING MM	SIDE-LIGHT	SIDE LIGHT WIDTH	HIGH-LIGHT	HIGHLIGHT TRANSOM HEIGHT	GLAZING TYPE - NOMINAL	WINDOW PERFORM.	EXTERNAL SHADING	OUTLOOK .	SURFACE AREA (SQ.M)	ACOUSTIC RATING	FIRE RATING	SIGNAGE TYPE
D.P2		4	ALL PLANT ROOMS	FIRE RATED HINGED DOOR WITH AUTO CLOSER - 850 CLEAR WIDTH	Side Hung	1,000	2,400	None	1.60	None	1.20	NONE	N/A	N/A	N/A	2.40	TO ACOUSTIC REPORT.	FRL:-/60/30	B4
D.P3		1		FIRE RATED HINGED DOOR WITH AUTO CLOSER - DOUBLE LEAF DOOR - 850 MIN CLEAR OPENING	Side Hung	1,800	2,400	None	0.40	None	0.30	NONE	N/A	N/A	N/A	4.32	TO ACOUSTIC REPORT.	FRL:-/60/30	B4
D.P3		1	STORE ROOM	FIRE RATED HINGED DOOR WITH AUTO CLOSER - DOUBLE LEAF DOOR - 850 MIN CLEAR OPENING	Side Hung	1,800	2,400	None	0.40	None	0.30	NONE	N/A	N/A	N/A	4.32	TO ACOUSTIC REPORT.	FRL:-/60/30	B4
D.S1		2	FIRE STAIR EGRESS POINTS	FIRE RATED HINGED DOOR WITH AUTO CLOSER	Side Hung	900	2,100	None	0.80	None	0.60	NONE	N/A	N/A	N/A	1.89	TO ACOUSTIC REPORT.	FRL:-/60/30	A1, A2
D.S1		3		FIRE RATED HINGED DOOR WITH AUTO CLOSER	Side Hung	900	2,100	None	1.20	None	0.90	NONE	N/A	N/A	N/A	1.89	TO ACOUSTIC REPORT.	FRL:-/60/30	A1, A2
D.S2		1		FIRE RATED HINGED DOOR WITH AUTO CLOSER - 850 MIN CLEAR OPENING	Side Hung	900	2,400	None	0.40	None	0.30	NONE	N/A	N/A	N/A	2.16	TO ACOUSTIC REPORT.	FRL:-/60/30	A1, A2
D.S2		2		FIRE RATED HINGED DOOR WITH AUTO CLOSER - 850 MIN CLEAR OPENING	Side Hung	1,000	2,100	None	0.80	None	0.60	NONE	N/A	N/A	N/A	2.10	TO ACOUSTIC REPORT.	FRL:-/60/30	A1, A2
D.S2		3		FIRE RATED HINGED DOOR WITH AUTO CLOSER - 850 MIN CLEAR OPENING	Side Hung	1,000	2,400	None	1.20	None	0.90	NONE	N/A	N/A	N/A	2.40	TO ACOUSTIC REPORT.	FRL:-/60/30	A1, A2

REGULATORY SIGNAGE SCHEDULE

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DOOR SCHEDULE
drawing
2154: project
DA704: drawing no.
C issue
10/2/2023

SCHEDULE OF FITTINGS & EQUIPMENT

PLAN REFERENCE	DESCRIPTION	SPEC. & REQUIREMENTS	MAINTENANCE
WITHIN ROOM			
B	BASIN WITHIN ENS	ADAPTABLE ROOM BASIN TO COMPLY WITH AS1428.1	INDIVIDUAL USE / CLEANING BY OCCUPANT. MAINTENANCE BY BUILDING MANAGEMENT UPON VACANCY OR BREAKDOWN
SSBd	SINGLE SOFA BED OR NORMAL BED	BED SUPPLIED WITH LINEN	AS ABOVE
DSBd	DOUBLE SOFA BED OR 1 X DOUBLE BED OR 2 X NORMAL BEDS	BED SUPPLIED WITH LINEN	AS ABOVE
ROBE	LOCKABLE ROBE CUPBOARD	1600 WIDE x 600 DEEP x 2100 HIGH ($2m^3$) ($1m^3$ MIN. REQUIRED BY SEPP PER OCCUPANT)	AS ABOVE
C	CHAIR LOCATED AT DESK	1 PER OCCUPANT	AS ABOVE
TB	TABLE	900WIDE x 900 DEEP MIN. 1 PER ROOM	AS ABOVE
L	NIGHT LAMP	1 PER ROOM LOCATED NEAR TO BED/ SOFA	AS ABOVE
M	MIRROR	1 PER ROOM & ENS 750 W X 1500 H LOCATED NEXT TO CUPBOARD; 600W x 1200H LOCATED ABOVE ENS BASIN	AS ABOVE
SHR	SHOWER WITHIN ENS	ADAPTABLE ROOM SHOWER TO COMPLY WITH AS1428.1	AS ABOVE
TL	TELEPHONE AND LINE	1 PER ROOM	AS ABOVE
WC	TOILET CISTERN AND PAN WITHIN ENS	ADAPTABLE ROOM WC TO COMPLY WITH AS1428.1	AS ABOVE
W	WASTE CONTAINER	70L WASTE BIN WITH CLOSING LID WITHIN EACH ROOM OR ENS.	OCCUPANTS TO EMPTY FULL BINS AT COMMON BIN AREA ON GROUND FLOOR. DISABLED OCCUPANT TO EMPTY BIN IN COMMON BIN IN LAUNDRY.
COMMUNAL FIXTURES			
BR	RECYCLABLE WASTE BIN	BOARDING HOUSE 660 L BINS LOCATED IN BIN STORE	BOARDING HOUSE MANAGEMENT & COMM. TENANT TO ORGANISE PRIVATE CONTRACTOR COLLECTION
BW	GENERAL WASTE BIN	BOARDING HOUSE 660 L BINS LOCATED IN BIN STORE	AS ABOVE
CH	COUCH IN COMMUNAL ROOM + COFFEE TABLE		INDIVIDUAL USE / CLEANING BY OCCUPANTS. MAINTENANCE BY BUILDING MANAGEMENT UPON REQUEST
DT	DINING TABLE IN COMMUNAL ROOM	8 SEATER MIN MOVEABLE CHAIRS TO ALLOW FOR WHEELCHAIR ACCESS	
KITCHEN FIXTURES			
F	REFRIGERATOR & FREEZER	FRIDGE CAPACITY = 2 m^3 (2000L) MIN FREEZER CAPACITY = 0.75 m^3 (750L) MIN	AS ABOVE
R	2 BURNER ELECTRICAL COOKTOP AND OVEN UNDER	1 STOVE COOKER PER 2 OCCUPANTS	AS ABOVE
S	SINGLE SINK WITH RUNNING COLD AND HOT WATER	1 SINK COOKER PER 2 OCCUPANTS NO UNDERBACK CUPBOARDS FOR DISABLE ACCESS - TO AS1428.2	AS ABOVE
WU	WASTE CONTAINER	70L WASTE BIN UNDER KITCEN BENCH	OCCUPANTS TO EMPTY FULL BINS AT COMMON BIN AREA ON GROUND FLOOR.
LAUNDRY FACILITIES			
D / W	STACKED WASHING MACHINE AND DRYER 2 EACH PROVIDED	WASHING MACHINE WILL BE 5KG CAPACITY	INDIVIDUAL USE BY OCCUPANTS. MAINTENANCE BY BUILDING MANAGEMENT UPON BREAKDOWN
T	45L LAUNDRY TUB -	AT LEAST 1 LARGE LAUNDRY TUB REQUIRED	AS ABOVE

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES.
C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO **AHD** AND HAVE BEEN DETERMINED FROM G&R SURVEYING SERVICES P/L - 20 AUGUST 2021

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REFERENCES :

DWG#	DESCRIPTION
DA000	NOTES & LEGENDS & BASIX COMMITMENTS
DA100	SERIES - SITE PLANS
DA110	SERIES - KEY FLOOR PLANS
DA140	SERIES - LANDSCAPE PLANS
DA200	SERIES - FLOOR PLANS
DA230	SERIES - WALL SETOUT PLANS
DA300	SERIES - ELEVATIONS
DA400	SERIES - SECTIONS
DA600	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

DA DOCUMENTATION - NOT FOR CONSTRUCTION

REV	NOTES	DATE
C	S34 AGREEMENT- REVISIONS IN RED	11.01.23
B	S34 PRESENTATION	25.10.22
A	DA SUBMISSION	12.10.21
03	CONSULTANT COORDINTION	01.10.21
02	CONSULTANT COORDINTION	25.09.21
01	DESIGN PRESENTATION	22.09.21

CLIENT
AUSINO GROUP

NEW BOARDING HOUSE DEVELOPMENT
project

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FITTINGS & EQUIPMENT SCHEDULE
drawing

2154: project | DA705: drawing no. | C issue

25/10/2022