

ridge building 1 RL 1789.63

ridge building 2 RL 1788.69

bedrooms building 2 RL 1784.14

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bedrooms building 2 RL 1784.14

ridge building 1 RL 1789.63

store rooms RL 1787.35

upper lounge RL 1785.77

staff bedroom RL 1785.47

upper bedrooms RL 1784.54

bedrooms building 2 RL 1784.14

lounge room RL 1782.81

dining room RL 1782.42

bedrooms RL 1781.84

entry RL 1779.75

store room RL 1779.30

ridge building 1 RL 1789.63

store rooms RL 1787.35

upper lounge RL 1785.77

staff bedroom RL 1785.47

upper bedrooms RL 1784.54

bedrooms building 2 RL 1784.14

lounge room RL 1782.81

dining room RL 1782.42

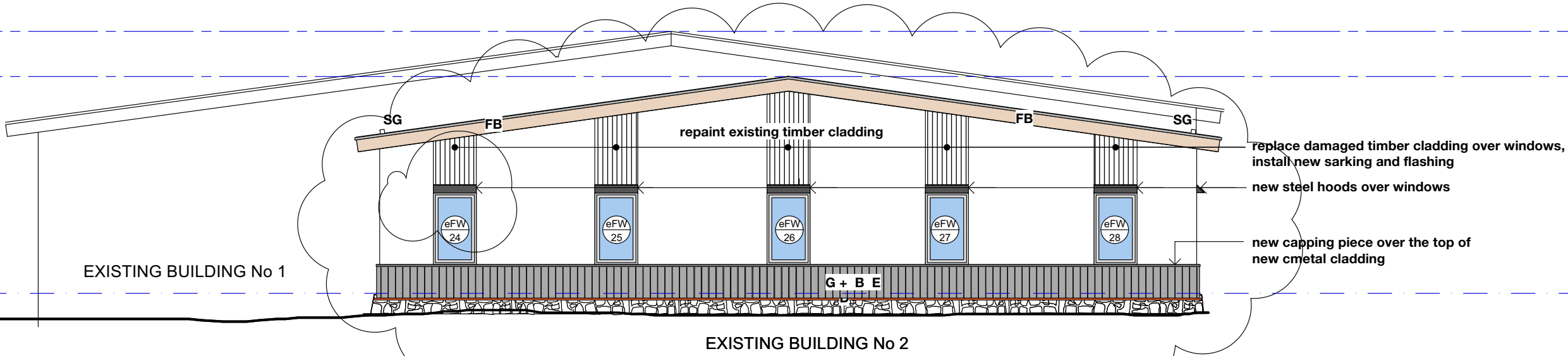
bedrooms RL 1781.84

entry RL 1779.75

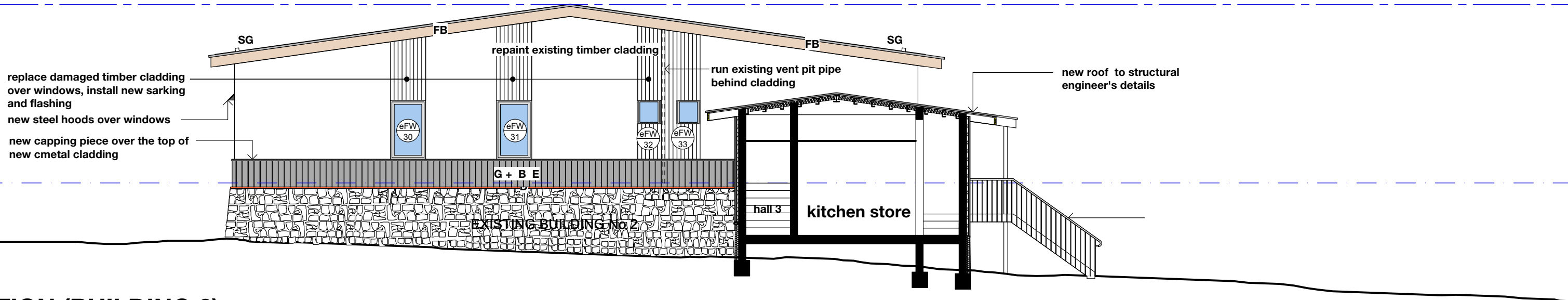
store room RL 1779.30

NORTHERN ELEVATION

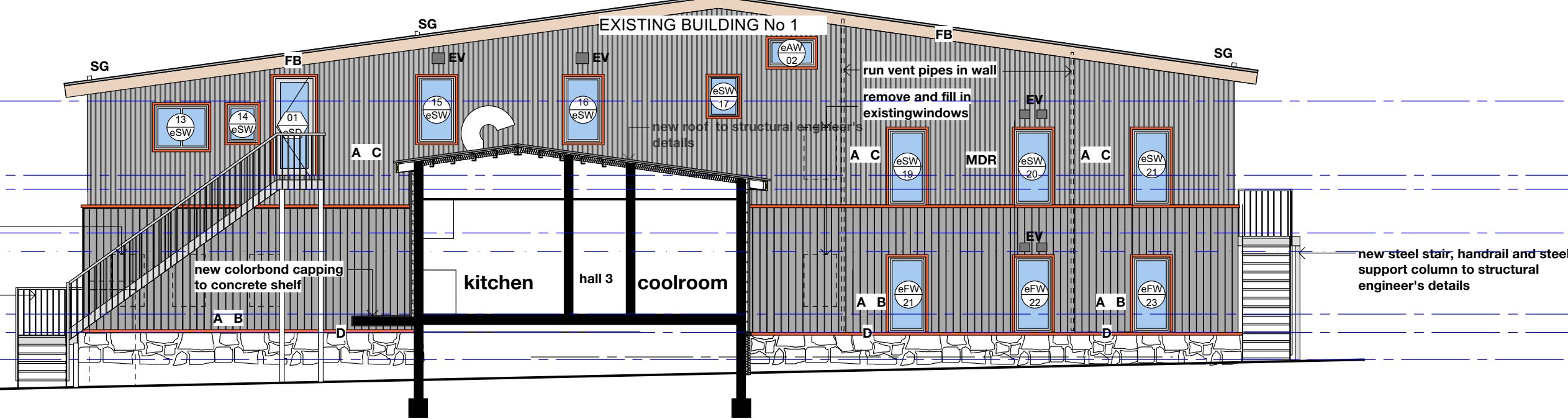
0 1m 2m 3m 4m 5m



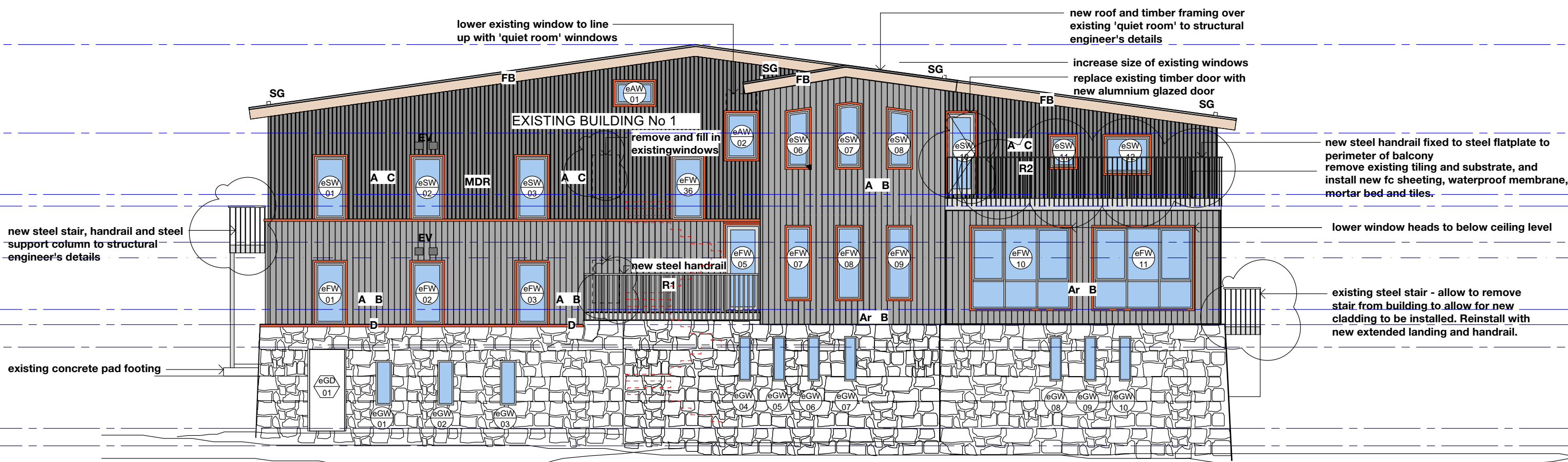
SOUTHERN ELEVATION (BUILDING 2)



NORTHERN ELEVATION (BUILDING 2)



SOUTHERN ELEVATION (BUILDING 1)



NORTHERN ELEVATION

BUSHFIRE RATING

1. MIN BAL 29 FOR ALL REPLACEMENT WORK FOR CLADDING, WINDOWS, ROOF WORK, BALCONIES.

2. REPLACEMENT WINDOWS WITH OPERABLE PARTS TO BE SCREENED.

3. NEW GLAZED DOORS TO NORTH AND WEST ELEVATIONS TO ACHIEVE BAL 40 RATING.

4. NEW ROOF OVER QUIET ROOM: BAL 40.

5. FOR WORKMANSHIP, PERFORMANCE AND MATERIALS, IN ACCORDANCE WITH AS1530.8.1:2016, AND AS1530.8.2:2016.

6. FOR CONSTRUCTION REQUIREMENTS REFER TO AS3999:2018

LEGEND	
CO	CONCRETE FLOOR
CPT	CARPET
CT	TILES
FB	NEW FACIA BOARD AND SOFFIT LINING
FCB	FACE CONCRETE BLOCKWORK
FEX	EXHAUST FAN (WALL MOUNTED)
FG	FIXED GLAZING
FH	FIRE HYDRANT
MBR	MEMBRANE ROOF
MCD	METAL CLADDING
MDR	METAL DECK ROOF
R1	RAILING TYPE 1
R2	RAILING TYPE 2
RCS	REINFORCED CONCRETE SLAB TO STRUCTURAL ENGINEER'S DETAILS
RB	RENDERED MASONRY
RSP	RENDER SET PLASTER FINISH
RWS	RETAINING WALL
SG	SNOW GUARD/RETAINER
SP	STONE PAVING
SR	SERVICE RISER
STC	STONE CLADDING
TF	TIMBER FLOORING
W	WASTE PIPE/STACK
VP	VENT PIPE
SWP 10	NEW WINDOW/GLAZED DOOR IN EXISTING OPENING
VP 10	NEW GLAZED DOOR IN EXISTING DOOR OPENING
ADP 10	NEW DOOR IN EXISTING OPENING
85.15	NEW SPOT LEVEL
85.15	EXISTING SPOT LEVEL

WALL NOTES:

A. EXISTING STUD WALL: REMOVE EXISTING CLADDING AND SUBSTRATE INCLUDING INSULATION, AND INSTALL NEW METAL CLADDING, 25 X 50 FIXING BATTENS, INSULATION AND SARKING

Ar. EXISTING STUD WALL: REMOVE EXISTING CLADDING AND SUBSTRATE AND REVIEW CONDITION OF INSULATION AND SARKING, AND INSTALL NEW METAL CLADDING, 25 X 50 FIXING BATTENS, INSULATION AND SARKING

A+. EXISTING MASONRY WALL: REMOVE EXISTING CLADDING AND SUBSTRATE AND INSTALL NEW METAL TOP HAT BATTENS, SARKING, AND METAL CLADDING.

B. TYPE A CLADDING AS SPECIFIED

C. TYPE B CLADDING AS SPECIFIED

D. REMOVE EXISTING CAPPING FROM TOP OF WALL AND REPLACE WITH NEW COLORBOND IN SPECIFIED COLOUR (INSTALL CAPPING IF NONE IN PLACE)

E. INSTALL INSULATED WALL PANEL TO WALL BEHIND NEW CLADDING (LOWER SECTION ONLY IF TWO TYPES OF CLADDING)

F. ROOF TIE DOWNS TO STRUCTURAL ENGINEER'S DETAILS

G. REMOVE LOWER SECTION OF TIMBER CLADDING AND SARKING AND INSTALL NEW METAL TOP HATS, SARKING AND METAL CLADDING. REPAINT EXISTING TIMBER CLADDING THAT IS TO REMAIN.

BCA SECTION J NOTES

1. NEW ROOF AND CEILING CONSTRUCTION: INSTALL INSULATION TO PROVIDE A COMBINED ROOF AND CEILING SYSTEM WITH TOTAL THERMAL RESISTANCE OF R 4.8 PART J1.1(a).

2. MODIFIED EXTERNAL WALLS: INSTALL ADDITIONAL INSULATION TO PROVIDE A WALL SYSTEM WITH A TOTAL THERMAL RESISTANCE OF R 2.0, PART J1.5(a) AND J1.5(d). ALL INSULATION MUST COMPLY WITH AS/NZS 4858:2016.

3. FOR NEW WINDOWS: INSTALL WINDOWS WITH A TOTAL SYSTEM U-VALUE NO MORE THAN 4.8 W/m2 AND SHGC OF NO MORE THAN 0.74, PART J1.5(c).

4. FOR ALL NEW OPENABLE WINDOWS AND DOORS (EXCEPT FOR FIRE DOORS) PROVIDE AIR SEALS ON ALL EDGES OR WINDOWS COMPLYING WITH AS 2047, PART J3.4 (a,b,c).

5. FOR NEW EXTERNAL DOORS PROVIDE DRAFT PROTECTION TO THE BOTTOM AND AIR SEALS TO OTHER EDGES, PART J3.4(c).

6. NEW EXHAUST FANS MUST BE EQUIPPED WITH SELF CLOSING DAMPER OR SIMILAR.

7. NEW ROOFS, CEILINGS, WALLS, WINDOW AND DOOR FRAMES MUST BE ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS OR BE SEALED AT JUNCTIONS AND PENETRATIONS BY CLOSE FITTING ARCHITRAVE, SKIRTING, CORNICE, EXPANDING FOAM, RUBBER COMPRESSIBLE STRIP, CAULKING OR THE LIKE. THESE REQUIREMENTS DO NOT APPLY TO OPENINGS, GRILLES OR THE LIKE REQUIRED FOR SMOKE HAZARD MANAGEMENT.

F	25.03.22	TENDER ISSUE
E	03.03.22	DEVELOPMENT APPLICATION ISSUE: SCOPE REDUCED - BUILDING 2 WINDOWS TO REMAIN AND CLADDING SCOPE REDUCED. STEEL ROOFS OVER STAIRS DELETED.
D	06.07.21	TENDER ISSUE
C	24.06.21	NOTES ADDED
B	05.03.21	DEVELOPMENT APPLICATION ISSUE: STAGES DELETED
A	15.11.21	DEVELOPMENT APPLICATION ISSUE
2	30.09.20	CLIENT/CONSULTANT ISSUE
1	26.08.20	CLIENT/CONSULTANT ISSUE

Sheet: 1 of 1

POREBSKI ARCHITECTS

Project:
**PROPOSED ALTERATIONS AT
SOUTHERN ALPS SKI CLUB LODGE
4 SPENCERS CREEK ROAD
CHARLOTTE PASS
LOT 107 DP 1242013**

FOR: SOUTHERN ALPS SKI CLUB

Drawing:
**SOUTHERN ELEVATION
NORTHERN ELEVATION**

POREBSKI ARCHITECTS Pty Ltd
Nominated Architect (NSW 6817, AFBV 17667, BQAQ 5533)
Alex Heyko-Porebski

97 Rose Street Chippendale NSW 2008
Tel (02) 8510 1234 Fax (02) 8510 1236
Building Contractors shall verify all dimensions before any work commences. All shop drawings shall be submitted to the Architect and manufacturers shall not commence prior to the return of amended shop drawings. The Builder and Contractors shall coordinate all services prior to construction to ensure the order of installation and that sufficient space will be allowed for, for all services and structure. Refer to figured dimensions only. Do not scale from this drawing.

Scale
1:100/
1:200 AT A3

Project Architect Date
AHP SEPT 2020

Drawn Checked
AHP AHP

Drawing No Issue
602.A.06 F