

## General Notes

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This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.



Rev Date Amendments

01 10/06/22 Issued for Information 02 15/06/22 Development Application Issue

03 20/09/22 Amended Development Application Issue: Incl various amdts in response to DoPE RFI dated 27.07.2022 incl colour shading of DA scope added; Water-stops added to wet area doorways; Alt sol for Store added to scope of DA; various compliance upgrades iaw AED Report #12125 dated 15.06.2022 added

Rev Date Amendments



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Sequoia 5 Penthouse Refurbishment

Client

Kent & Desley Walker

Location 15 Diggings Terra

Drawing General Arrangem

## Sealant -Sel tile finish and adhesive laid to fall to FW or drainage outlet - Under floor heating to spec where req Tile mortar bed laid to fall to ۲ FW or drainage outlets - WPM -Sel acoustic underlay -RC substrate to Struct Eng detail & spec - Form fillet from sealant Min 3.0 thk sel angle sized to suit set down & securely fixed to substrate

General Notes & Legend (AD)

Notes, Schedules, Specifications and Abbreviations Refer also to the applicable Notes, Schedules, Specifications and Abbreviations provided with this document set.

UNO the scope and extent of existing building fabric to remain, existing building fabric to be demolished and new and/or otherwise altered building fabric is indicated accordingly:



modified (Section | Elevation). Existing fabric (generally to remain) | New / proposed fabric (generally)

Existing fabric to be retained & which is excluded 🔫 from the scope of works in elevation & section.

Fabric to be modified that is subject to a previous approval (applicable to S4.55 / BIC application).

Construction, Material and/or Finishes References Refer to the relevant legend, specification and/or schedule where the construction, material and/or finish is referenced as follows.

(???##)

Material &/ finish reference. Refer to the Materials & Finishes Schedule

## Works outside the Strata of Apartment 5

Additional upgrade works to common areas outside the Strata of Apartment 5 to be undertaken as part of these works in accordance with the recommendations of the BUILDING CODE OF AUSTRALIA - COMPLIANCE AND DEVELOPMENT ASSESSMENT REPORT, Report # 12125, prepared by AE&D, dated 15/06/2022:

- Replace existing door handles in common areas at Ground Level to a lever type handle compliant with BCA D2.21 (Operation of Latch).
- Where the existing Main entry/egress door to the 2. residential building opens inward provide signage, in accordance with the provisions of BCA G4.3 (External Doors), to an approved detail, marked "OPEN INWARDS" to be installed on the inside face of the door in letters not less than 75mm high in a colour contrasting with that of the background. This signage is to be dlmaintained by the Owner's Corporation and certified annually as part of the AFSS inspection and certifications.
- In accordance with BCA G4.8 (Fire fighting services and equipment) Lower the Manual Call Point (MCP) adjacent to the main entry/egress door to comply with AS 1670.1-2018. The MCP is to be maintained by the Owner's Corporation and certified annually as part of the AFSS inspection and certifications.
- In accordance with BCA G4.8 (Fire fighting services and equipment) where necessary and considered appropriate, replace existing smoke detectors with current smoke detectors. Note that this relates to the smoke detection heads only and not the entire system.

## **Basix Compliance**

Undertake to ensure that the provisions of the applicable BASIX Certification (Certificate # A462036) are incorporated into new works. Namely:

- A minimum of 40% of new, or modified light fixtures are fitted with fluorescent, LED lamps. New shower heads have a flow rate not exceeding
- 9L/min or achieve a 3 star WELS rating. New toilets have a flow rate not exceeding 4L/average
- flush or achieve a 3 star WELS rating. New taps have a flow rate not exceeding 9L/min or
- achieve a 3 star WELS rating. New glazing (not applicable to this DA) is standard
- aluminium framing with double glazing with a minimum performance of U-value: 5.34 and SHGC: 0.67.

	1:50 <sup>1.0</sup> 2.5 5.0M
	Development Application
ace, Thredbo, NSW 2625	Scale @ A1 As indicated Drawn by Checked by
	Scale @ A3 As indicated
	Project Start Date Issue Date Sheet Issue Date 20/09/22
ment - Proposed	Project # <b>2646</b> Zone Disc
	Drawing # DA2-1001 Rev 03

03

20/09/22

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