REGULATION DESIGN RECORD			
PROJECT ADDRESS :	EARLWOOD		
PROJECT TILE :	199 WILLIAM STREET, BOARDING HOUSE		
CONSENT NO. :		BODY CORPORATE REG NO. :	
DRAWING TITLE :	ARCHITECTURAL PLAN	DRAWING NO. :	ARP-8396/24

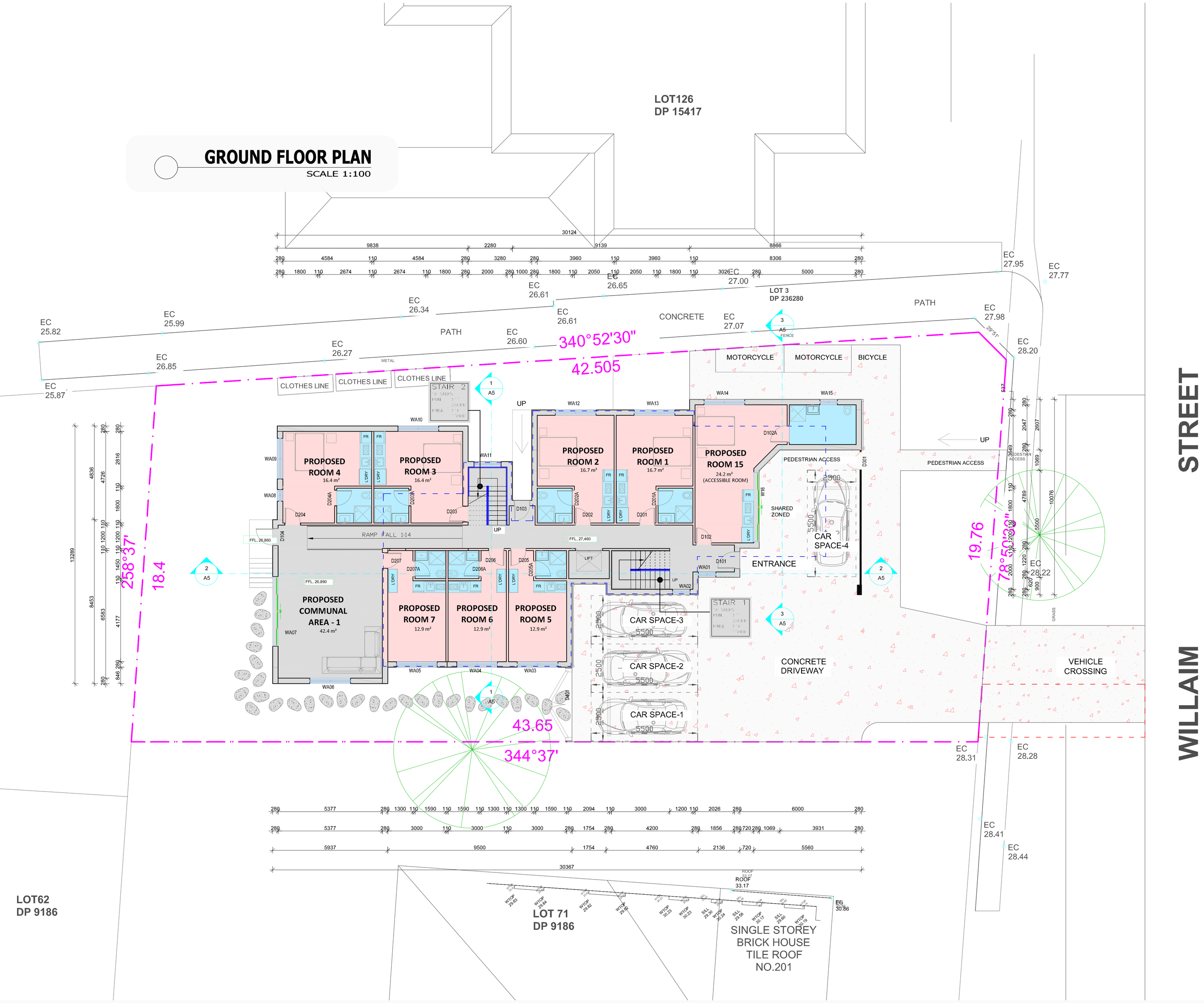
REV	DATE	DESCRIPTION	DP FULL NAME	REG NO.
A	10 / 06 / 2024	ISSUED FOR DA	JOHN MOSHONIS	DEP 0000969
B	20 / 08 / 2024	FINALL DESIGN	JOHN MOSHONIS	DEP 0000969

Scale: 1:100 @ A1 (0 0.5 1 2 3 4 5m)

THIS PLAN IS ON M.M.

GROUND FLOOR PLAN

SCALE 1:100



LEGEND

- DEMOLISHING STURCTURE
- PROPOSED BOARDING HOUSE
- PROPOSED FIRST FLOOR
- PROPOSED PARKING SPACE & DRIVEWAY
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS

EX. - EXISTING
PROP. - PROPOSED

W WINDOW
D DOOR
DS DISH SINK
WR CLOTH WARDROBE
SLIDE SLIDE DOOR
CT COOK TOP
FR FRIDGE
SH STAND SHOWER
WM WASHING MACHINE
SK LAUNDRY SINK
HB HAND BASIN
BIN RUBBISH BIN
FW FLOOR WASTE
BT BATHTUB
TO TOILET PAN
HWS HOT WATER SYSTEM
HINGE HINGE DOOR
UP STEP GO UP
DN STEP GO DOWN
BI FOLD BI FOLD DOOR
MW MICROWAVE
CDM CLOTH DRYER MAC
OV OVEN
DW DISHWASHER
ST STORAGE AREA
LIN. LINEN WARDROBE
BH BENCH
GF GLASS FIT
PS PRIVACY SCREEN
MV MACHANICAL VENTILATION
A/U AIR CONDITIONING UNT

WALL TYPE
WA - ALUMINIUM FRAME

DOOR TYPE
D100 1000X2100 TIMBER/HINGE
D200 820X2100 TIMBER/HINGE
D300 1000X2100 ALUMINIUM/HINGE
D400 3800X2100 ALUMINIUM/HINGE

ROOM DETAIL

ROOM 1		
ROOM AREA	24.2 SQM	
WALL AREA	8.68 SQM	
TOTAL	32.9 SQM	
ROOM 2		
ROOM AREA	16.7 SQM	
WALL AREA	4.88 SQM	
TOTAL	21.6 SQM	
ROOM 3		
ROOM AREA	16.7 SQM	
WALL AREA	4.88 SQM	
TOTAL	21.6 SQM	
ROOM 4		
ROOM AREA	16.4 SQM	
WALL AREA	4.88 SQM	
TOTAL	21.3 SQM	
ROOM 5		
ROOM AREA	16.4 SQM	
WALL AREA	4.88 SQM	
TOTAL	21.3 SQM	
ROOM 6		
ROOM AREA	12.9 SQM	
WALL AREA	3.95 SQM	
TOTAL	16.8 SQM	
ROOM 7		
ROOM AREA	12.9 SQM	
WALL AREA	3.95 SQM	
TOTAL	16.8 SQM	
ROOM 8		
ROOM AREA	12.9 SQM	
WALL AREA	3.95 SQM	
TOTAL	16.8 SQM	
COMMUNAL ROOM - 1		
ROOM AREA	42.4 SQM	

WINDOW SCHEDULE

WA01	900X1800	W	SLIDE	1.62SQM
WA02	900X1800	W	SLIDE	1.62SQM
WA03	2100X840	W	SLIDE	1.77SQM
WA04	2100X840	W	SLIDE	1.77SQM
WA05	2100X840	W	SLIDE	1.77SQM
WA06	2100X1500	W	SLIDE	3.15SQM
WA07	3600X1500	N	SLIDE	5.40SQM
WA08	600X900	N	SLIDE	0.54SQM
WA09	2100X1500	N	SLIDE	3.152SQM
WA10	2100X840	E	SLIDE	1.77SQM
WA11	1400X3770	E	SLIDE	1.77SQM
WA12	2100X840	E	SLIDE	1.77SQM
WA13	2100X840	E	SLIDE	1.77SQM
WA14	2100X840	E	SLIDE	1.77SQM
WA15	900X900	E	SLIDE	0.81SQM
WA16	3600X900	S	SLIDE	3.24SQM
WA17	600X900	S	SLIDE	0.54SQM
WA18	900X1200	W	SLIDE	1.08SQM
WA19	900X1800	W	SLIDE	1.62SQM
WA20	2100X840	W	SLIDE	1.77SQM
WA21	2100X840	W	SLIDE	1.77SQM
WA22	2100X840	W	SLIDE	1.77SQM
WA23	900X1200	N	SLIDE	1.08SQM
WA24	900X1200	N	SLIDE	1.08SQM
WA25	2100X840	W	SLIDE	1.77SQM
WA26	820X900	E	SLIDE	0.74SQM
WA27	2100X840	E	SLIDE	1.77SQM
WA28	2100X840	E	SLIDE	1.77SQM
WA29	2100X840	E	SLIDE	1.77SQM

A.B.N. 24 657 308 426

SPECIAL NOTES :

All Dimensions to be Site Checked Prior to any commencement of Building Works by Builder

The setback dimensions shown on this plan are approximate, and based on measurements taken from the house to the fences on site. The dimensions may vary slightly during construction subject to a surveyor's peg-out from the actual boundaries.

ALL BUILDING WORK TO COMPLY WITH AUSTRALIAN BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS.

SIDE BOUNDARY SURVEY TO BE PROVIDED WHERE NECESSARY TO CONFIRM BOUNDARY POSITION IN ACCORDANCE WITH ADJOINING PROPERTIES AND SERIVCE.

NOTES :

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PRINTS ISSUED

REV.	VER.	DATE	DESCRIPTION
A	1	01.04.24	ISSUED FOR DA
B	1	20.08.24	FINAL DESIGN

DRAWING NO. : A2

DRAWING TITLE : GROUND FLOOR PLAN

PROJECT : PROPOSED BOARDING HOUSE

CLIENT : RUGRA PTY. LTD.

ADDRESS : 199 WILLIAM STREET, EARLWOOD
LOT 72 / DP 9186 (863.5 M²)

SCALE : 1:100 A1

DRAWN BY : S L

CHECKED BY : J M

SHEET NO. : 02 / 08

PROJECT NO. : 8394/24

REGULATION DESIGN RECORD			
PROJECT ADDRESS :	EARLWOOD		
PROJECT TILE :	199 WILLIAM STREET, BOARDING HOUSE		
CONSENT NO. :		BODY CORPORATE REG NO. :	
DRAWING TITLE :	ARCHITECTURAL PLAN	DRAWING NO. :	ARP-8396/24

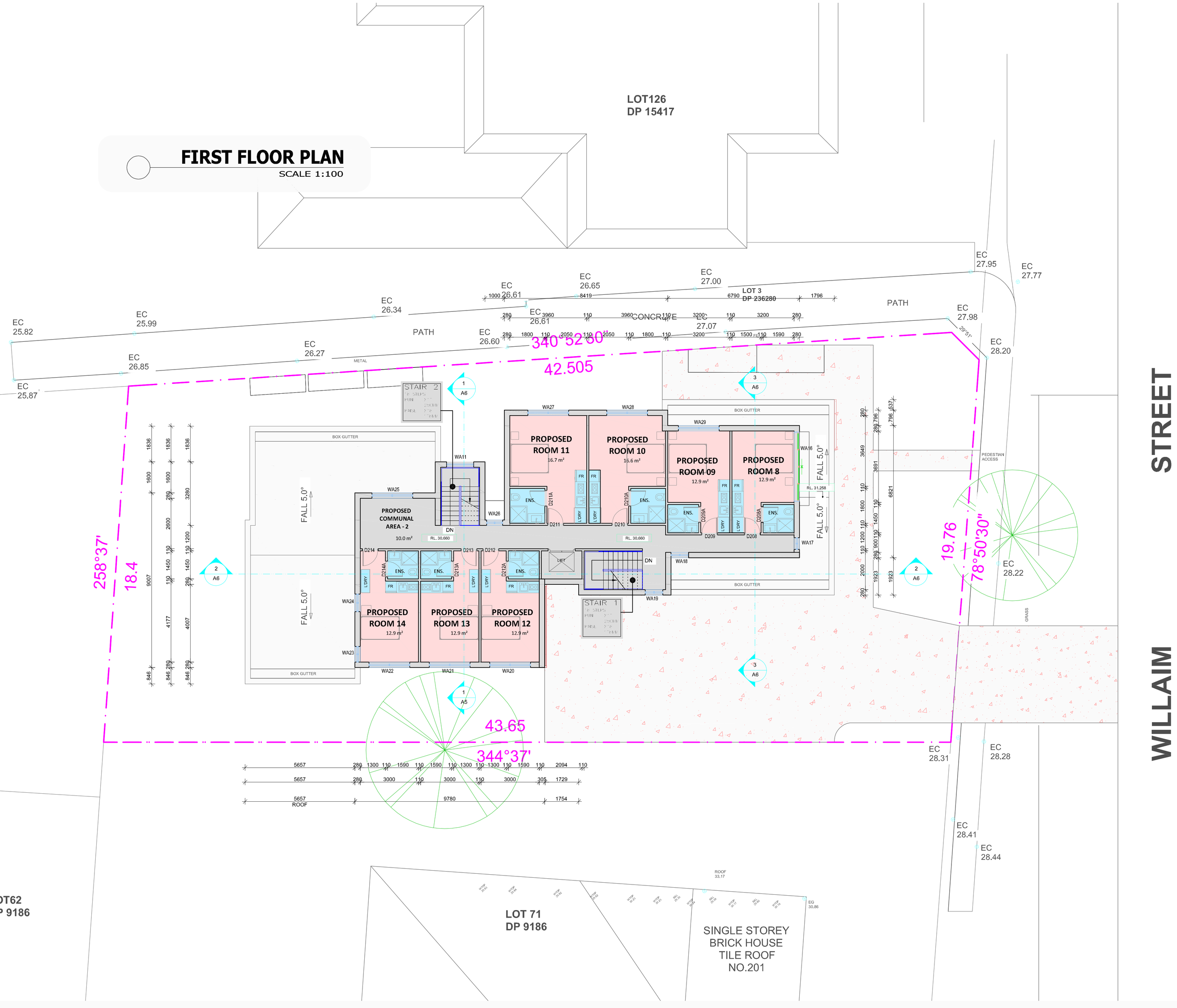
REV	DATE	DESCRIPTION	DP FULL NAME	REG NO.
A	10 / 06 / 2024	ISSUED FOR DA	JOHN MOSHONIS	DEP 0000969
B	20 / 08 / 2024	FINALL DESIGN	JOHN MOSHONIS	DEP 0000969

Scale: 1:100 @ A1 (0 0.5 1 2 3 4 5m)

THIS PLAN IS IN M.M.

FIRST FLOOR PLAN

SCALE 1:100



LEGEND

- ROOM AREA
- WET AREA
- COMMON AREA
- OUTDOOR CONCRETE AREA

KEY

ROOM 9		
ROOM AREA	12.9 SQM	
WET AREA	3.95 SQM	
TOTAL	16.8 SQM	
ROOM 10		
ROOM AREA	12.9 SQM	
WET AREA	3.95 SQM	
TOTAL	16.8 SQM	
ROOM 11		
ROOM AREA	16.6 SQM	
WET AREA	4.88 SQM	
TOTAL	21.5 SQM	
ROOM 12		
ROOM AREA	16.7 SQM	
WET AREA	4.88 SQM	
TOTAL	21.5 SQM	
ROOM 13		
ROOM AREA	12.9 SQM	
WET AREA	3.95 SQM	
TOTAL	16.8 SQM	
ROOM 14		
ROOM AREA	12.9 SQM	
WET AREA	3.95 SQM	
TOTAL	16.8 SQM	
ROOM 15		
ROOM AREA	12.9 SQM	
WET AREA	3.95 SQM	
TOTAL	16.8 SQM	
COMMUNAL ROOM - 2		
ROOM AREA	0. SQM	

ABBREVIATIONS

EX.	EXISTING
PROP.	PROPOSED
W	WINDOW
D	DOOR
DS	DISH SINK
WR	CLOTH WARDROBE
SLIDE	SLIDE DOOR
CT	COOK TOP
FR	FRIDGE
SH	STAND SHOWER
WM	WASHING MACHINE
SK	LAUNDRY SINK
HB	HAND BASIN
BIN	RUBBISH BIN
FW	FLOOR WASTE
BT	BATHTUB
TO	TOILET PAN
HWS	HOT WATER SYSTEM
HINGE	HINGE DOOR
UP	STEP GO UP
DN	STEP GO DOWN
BI FOLD	BI FOLD DOOR
MW	MICROWAVE
CDM	CLOTH DRYER MAC
OV	OVEN
DW	DISHWASHER
ST	STORAGE AREA
LIN.	LINEN WARDROBE
BH	BENCH
GF	GLASS FIT
PS	PRIVACY SCREEN
MV	MACHANICAL VENTILATION
A/U	AIR CONDITIONING UNIT

WALL TYPE
WA - ALUMINIUM FRAME

DOOR TYPE
D100 1000X2100 TIMBER/HINGE
D200 820X2100 TIMBER/HINGE
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WINDOW SCHEDULE

WA01	900X1800	W	SLIDE	1.62SQM
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WA04	2100X840	W	SLIDE	1.77SQM
WA05	2100X840	W	SLIDE	1.77SQM
WA06	2100X1500	W	SLIDE	3.15SQM
WA07	3600X1500	N	SLIDE	5.40SQM
WA08	600X900	N	SLIDE	0.54SQM
WA09	2100X1500	N	SLIDE	3.15ZSQM
WA10	2100X840	E	SLIDE	1.77SQM
WA11	1400X3770	E	SLIDE	1.77SQM
WA12	2100X840	E	SLIDE	1.77SQM
WA13	2100X840	E	SLIDE	1.77SQM
WA14	2100X840	E	SLIDE	1.77SQM
WA15	900X900	E	SLIDE	0.81SQM
WA16	3600X900	S	SLIDE	3.24SQM
WA17	600X900	S	SLIDE	0.54SQM
WA18	900X1200	W	SLIDE	1.08SQM
WA19	900X1800	W	SLIDE	1.62SQM
WA20	2100X840	W	SLIDE	1.77SQM
WA21	2100X840	W	SLIDE	1.77SQM
WA22	2100X840	W	SLIDE	1.77SQM
WA23	900X1200	N	SLIDE	1.08SQM
WA24	900X1200	N	SLIDE	1.08SQM
WA25	2100X840	W	SLIDE	1.77SQM
WA26	820X900	E	SLIDE	0.74SQM
WA27	2100X840	E	SLIDE	1.77SQM
WA28	2100X840	E	SLIDE	1.77SQM
WA29	2100X840	E	SLIDE	1.77SQM

A.B.N. 24 657 308 426

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PRINTS ISSUED

REV.	VER.	DATE	DESCRIPTION
A	1	01.04.24	ISSUED FOR DA
B	1	20.08.24	FINAL DESIGN

DRAWING NO. : A3

DRAWING TITLE : FIRST FLOOR PLAN

PROJECT : PROPOSED BOARDING HOUSE

CLIENT : RUGRA PTY. LTD.

ADDRESS : 199 WILLIAM STREET, EARLWOOD
LOT 72 / DP 9186 (863.5 M²)

SCALE : 1:100 A1

DRAWN BY : S L

CHECKED BY : J M

SHEET NO. : 03 / 08

PROJECT NO. : 8394/24