

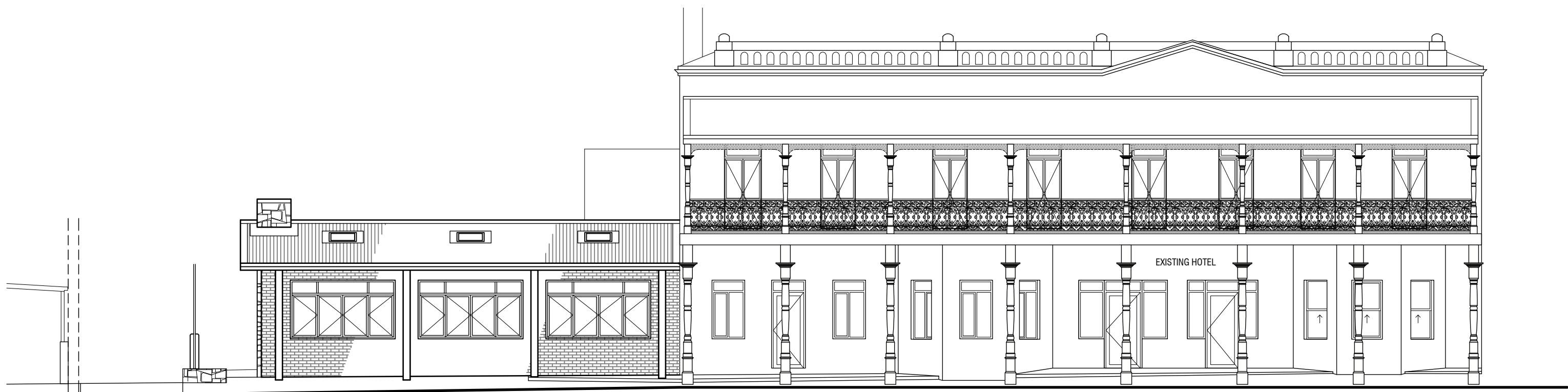
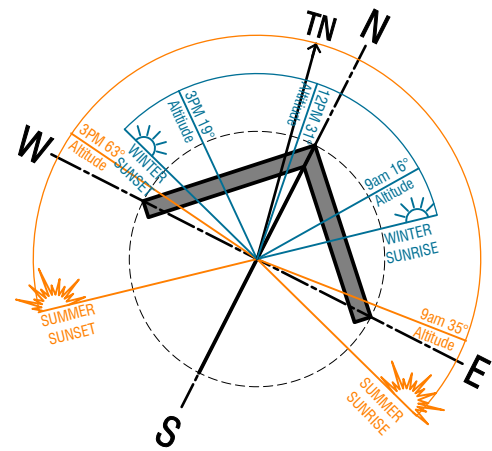
## SITE / SITE ANALYSIS PLAN

SCALE 1:200

### ABBREVIATIONS LEGEND

-E- DENOTES EXISTING  
COS CONFIRM ON SITE  
SD STORMWATER DISCHARGE

AREAS	
EXISTING HOTEL GROUND FLOOR FOOTPRINT =	792.9 m <sup>2</sup>
PROPOSED ALTERATIONS =	23.8 m <sup>2</sup>
PROPOSED BEER GARDEN ADDITION =	100.3 m <sup>2</sup>
TOTAL HOTEL FOOTPRINT AFTER ADDITIONS =	872.5 m <sup>2</sup>
PROPOSED OUTDOOR AREA =	59.4 m <sup>2</sup>



RUSSELL STREET  
STREETVIEW ELEVATION  
NOT TO SCALE

### SECTION J COMPLIANCE NOTE

THESE PLANS TO BE READ IN CONJUNCTION WITH ASSOCIATED SECTION J REPORT.

#### BUILDING FABRIC

- REFER SECTION J REPORT FOR ALL REQUIRED MINIMUM ROOF, WALL, CEILING, FLOOR, WINDOW & DOOR INSULATION VALUES.  
- RECESSED LIGHTING TO GO OVER THE FITTING WITH NO PENETRATION

#### BUILDING SEALING

- EXHAUST FANS TO BE FITTED WITH SELF-CLOSING DAMPER.  
- EXTERNAL DOORS & WINDOWS TO BE FITTED WITH AIR INFILTRATION SEALS.  
- ENTRY DOORS TO BE FITTED WITH SELF-CLOSING DEVICE.

#### AIR CONDITIONING AND VENTILATION

- PROVIDE TIME SWITCH TO AIR CONDITIONING SYSTEM.

#### ARTIFICIAL LIGHTING AND POWER

- INTERIOR LIGHTING TO BE SWITCHED WITHIN THE LIGHTING ZONE.  
- INTERIOR DECORATIVE AND DISPLAY LIGHTING TO BE CONTROLLED SEPARATELY FROM OTHER LIGHTING & WITH A TIME SWITCH IF > 1kW.  
- EXTERIOR LIGHTING TO BE ON DAYLIGHT SENSORS.  
- MAX. ILLUMINATION POWER - REFER TO SECTION J REPORT.  
- PROVIDE TIME SWITCH TO BOILING & CHILLED WATER STORAGE UNITS.

**HEATED WATER SUPPLY**  
- DESIGNED AND INSTALLED IN ACCORDANCE WITH PART 82 OF NCC VOL. 3

#### FACILITIES FOR ENERGY MONITORING

- ELECTRICITY AND GAS SUPPLY TO BE ON TIME-OF-USE METERS

### ACCESSIBILITY NOTE

BUILDING CONTRACTOR TO ENSURE ALL ACCESSIBLE FACILITIES, CIRCULATION SPACES AND PATHS OF TRAVEL ARE TO COMPLY WITH BCA VOL. 1 AND AS 1428.1 AND ALL TACTILE GROUND SURFACE INDICATORS ARE TO COMPLY WITH BCA VOL. 1 D409, AS 1428.1 AND AS 1428.4.1.

### RAMPS & LANDINGS NOTE

RAMPS & LANDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 1428.1 DESIGN FOR ACCESS AND MOBILITY, PART 10 WALKWAYS, RAMPS AND LANDINGS.

### SEWER & STORMWATER NOTE

PLUMBING AND DRAINAGE DESIGN & INSTALLATION TO BE IN ACCORDANCE WITH NCC PLUMBING CODE OF AUSTRALIA AND AS/NZS 3500 PLUMBING AND DRAINAGE PARTS 0.1, 2.3 & 4.  
PLUMBING CONTRACTOR SHALL ENSURE THE DESIGN AND INSTALLATION IS IN COMPLIANCE WITH THE ABOVE AND SHALL LOCATE ALL BOUNDARY RISERS & MAINS SPURS PRIOR TO COMMENCEMENT OF WORK.  
CONNECT NEW SEWER & STORMWATER PIPE SYSTEM TO EXISTING COUNCIL MAINS SYSTEM.  
OR CONNECT TO NEW OR EXISTING ON-SITE SEWER TREATMENT SYSTEM.

### COMPLIANCE NOTES

BUILDING CLASS: CLASS 6 - HOTEL  
CONSTRUCTION TYPE: TYPE C (<2000m<sup>2</sup> / 12000m<sup>2</sup>)

#### BCA VOLUME 1 STATE VARIATIONS

REFER TO STATE VARIATIONS WHERE RELEVANT.  
**SECTION A GOVERNING REQUIREMENTS**  
BUILDING DESIGN & COMPLIANCE, CONSTRUCTION AND MATERIAL SELECTIONS TO COMPLY WITH THIS PART INCLUDING STATE VARIATIONS AND REFERENCED AUSTRALIAN STANDARDS. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REFERENCE THESE DOCUMENTS FOR FURTHER DETAILS TO ENSURE DESIGN AND INSTALLATION COMPLIANCE. CONTRACTORS TO ENSURE MATERIALS USED ARE SUITABLE FOR PURPOSE, ARE MANUFACTURED TO AUSTRALIAN STANDARDS, HAVE THE REQUIRED CERTIFICATION AND FIRE HAZARD PROPERTIES.  
**SECTION B STRUCTURAL PROVISIONS**  
THE BUILDING DESIGN COMPLIES WITH APPLICABLE PARTS OF SECTION C FOR THE BUILDING CLASS, CONSTRUCTION TYPE, AREA & VOLUME.  
**SECTION C FIRE RESISTANCE**  
THE BUILDING DESIGN COMPLIES WITH APPLICABLE PARTS OF SECTION C FOR THE BUILDING CLASS, CONSTRUCTION TYPE, AREA & VOLUME.  
**SECTION D ACCESS AND EGRESS**  
THE DESIGN OF ACCESS TO AND WITHIN THE BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PARTS OF SECTION D.  
**SECTION E SERVICES AND EQUIPMENT**  
PART E1 FIRE FIGHTING EQUIPMENT - WHERE REQUIRED, FIRE HOSE REELS & PORTABLE FIRE EXTINGUISHERS TO BE SELECTED & LOCATED BY AN APPROPRIATELY ACCREDITED PERSON & IN ACCORDANCE WITH THIS PART (INCLUDING RELEVANT STATE VARIATIONS) AND AS 2441 INSTALLATION OF FIRE HOSE REELS AND AS 2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION.  
**SECTION F HEALTH AND AMENITY**  
THE BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PARTS OF THIS SECTION INCLUDING: PART F2 WET AREAS AND OVERFLOW PROTECTION, AND AS 3740 WATERPROOFING OF DOMESTIC WET AREAS.  
**SECTION G ANCILLARY PROVISIONS**  
COMPLY WITH RELEVANT PARTS OF THIS SECTION.  
**H SPECIAL USE BUILDINGS**  
N/A.  
**SECTION J ENERGY EFFICIENCY:**  
REFER TO ENERGY ASSESSOR'S SECTION J REPORT AND THESE PLANS FOR DETAILS AND SPECIFICATIONS FOR COMPLIANCE WITH THE RELEVANT PARTS OF SECTION J.

### BUILDING NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING. IF IN DOUBT, ASK BUILDER TO ENSURE ALL UNDERGROUND SERVICES, PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION. GO TO [www.byda.com.au](http://www.byda.com.au) FOR SERVICES INFORMATION.  
**SITE:** THE BUILDER SHALL SUPPLY/INSTALL AND MAINTAIN THE FOLLOWING IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS:  
- SEDIMENT CONTROL MEASURES  
- STABILISED ENTRY POINT  
- CONTROLLED RUBBISH AREA  
- TOILET FACILITIES  
**COMPLIANCE:** ALL BUILDING WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, AND ANY REFERENCED AUSTRALIAN STANDARDS AND LOCAL COUNCIL AUTHORITY REQUIREMENTS. ALL AREAS TO BE MADE GOOD BY THE BUILDER WHERE DISTURBED BY THE NEW WORK.  
**NCC SECTION J:** ALL SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS OF THE ASSOCIATED SECTION J REPORT.  
**CONCRETE:** MATERIALS AND CONSTRUCTION: TO AS 3600 CONCRETE STRUCTURES.  
SPECIFICATION AND SUPPLY OF CONCRETE: TO AS 1379 SPECIFICATION AND SUPPLY OF CONCRETE.  
CONCRETE FOOTINGS, SLABS AND REINFORCEMENT TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS.  
**TIMBER FRAMING:** FABRICATION AND INSTALLATION OF TIMBER CONSTRUCTION TO COMPLY WITH AS 1684 TIMBER FRAMING CODE.  
**STEEL:** MATERIALS, CONSTRUCTION, FABRICATION AND ERECTION: TO AS 4100 STEEL STRUCTURES.  
**MASONRY:** MATERIALS AND CONSTRUCTION TO AS 3700 MASONRY STRUCTURES.  
COLD-FORMED STEEL: AS/NZS 4500 COLD-FORMED STEEL STRUCTURES.  
**PLUMBING AND DRAINAGE:** DESIGN & INSTALLATION TO AS/NZS 3500.0, AS/NZS 3500.1, AS/NZS 3500.2, AS/NZS 3500.3 AND AS/NZS 3500.4 AND THE PLUMBING CODE OF AUSTRALIA.  
**GAS:** TO AS/NZS 5601.1 GENERAL INSTALLATIONS.  
**ELECTRICAL:** TO AS/NZS 3000 ELECTRICAL INSTALLATIONS UNLESS OTHERWISE DOCUMENTED.  
ELECTRICAL SYSTEMS TO AS/NZS 3008.1.1  
ELECTRICAL INSTALLATIONS AND SAA HB 301.  
**TELECOMMUNICATIONS SYSTEMS:** TO AS/ACF 5008, AS/ACF 5009, AS/NZS 3080, SAA HB 243 AND SAA HB 29.  
**GLAZING:** SELECTION AND INSTALLATION TO AS 2047 WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS AND GLASS TYPE AND THICKNESS TO AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION. ALL OTHER COMPONENTS TO COMPLY WITH RELEVANT STANDARDS.

### AMBIGUITY, ERROR OR OMISSION NOTE

IF IN DOUBT, ASK; IF IT DOESN'T LOOK RIGHT, QUESTION IT!  
ANY PERSON INVOLVED WITH THIS PROJECT (CONSULTANT, CONTRACTOR, SUB-CONTRACTOR, AUTHORITY, SUPPLIER, OWNER AND THE LIKE) THAT DISCOVERS ANY AMBIGUITY, ERROR OR OMISSION IN ICONO'S DOCUMENTS, OR BETWEEN ICONO'S DOCUMENTS AND ANY OTHER RELEVANT DOCUMENTS (CONSULTANTS PLANS, REPORTS, DCP, LEP, BCA, AUSTRALIAN STANDARDS OR THE LIKE), SHALL ADVISE ICONO IMMEDIATELY AND SEEK CLARIFICATION. NO DECISIONS WITH REGARD TO APPROVAL, PRICING, SUPPLY OR CONSTRUCTION ARE TO BE MADE WITH RESPECT TO THE ISSUE WITHOUT WRITTEN APPROVAL OR UPDATED DOCUMENTATION TO CORRECT THIS AMBIGUITY, ERROR OR OMISSION.

### WORKPLACE HEALTH & SAFETY

DURING CONSTRUCTION AND THE ON GOING MAINTENANCE OF THIS BUILDING ENSURE WORKPLACE HEALTH AND SAFETY IS FULLY UNDERSTOOD AND IMPLEMENTED BY ALL PERSONS INVOLVED WITH THIS JOB.  
REFER TO THE PRELIMINARIES WORKSECTION IN THE SPECIFICATION FOR THE EXPLANATIONS OF THE 10 KEY AREAS OF INFLUENCE. THESE AREAS ARE AS FOLLOWED:

- FALLS, SLIPS AND TRIPS.
- FALLING OBJECTS.
- TRAFFIC MANAGEMENT.
- SERVICES.
- MANUAL TASKS.
- HAZARDOUS SUBSTANCES.
- CONFINED SPACES.
- PUBLIC ACCESS.
- OPERATION USE OF BUILDING RESIDENTIAL BUILDINGS.
- OTHER HIGH RISK ACTIVITY.

4	ISSUED FOR DA	07/04/2025
3	PROGRESS ISSUE	19/03/2025
2	PROGRESS ISSUE	09/10/2024
1	PROGRESS ISSUE	29/07/2024

Amendments		
<b>icono</b> BUILDING DESIGN <b>bdaa</b> ACCREDITED BUILDING DESIGNER		
Project <b>PROPOSED ALTERATIONS &amp; ADDITIONS</b> <b>LOT 13, DP 628147</b> <b>59 RUSSELL STREET, TUMUT</b>		
Client <b>TUMUT STAR HOTEL</b>		
Sheet Title <b>SITE / SITE ANALYSIS PLAN &amp; STREETVIEW</b>		
Project No. 24-09	Designed ICONO	Sheet No. <b>A01</b>
Scale AS SHOWN AT A1	Drawn ICONO	Issue / Amendment No. 4

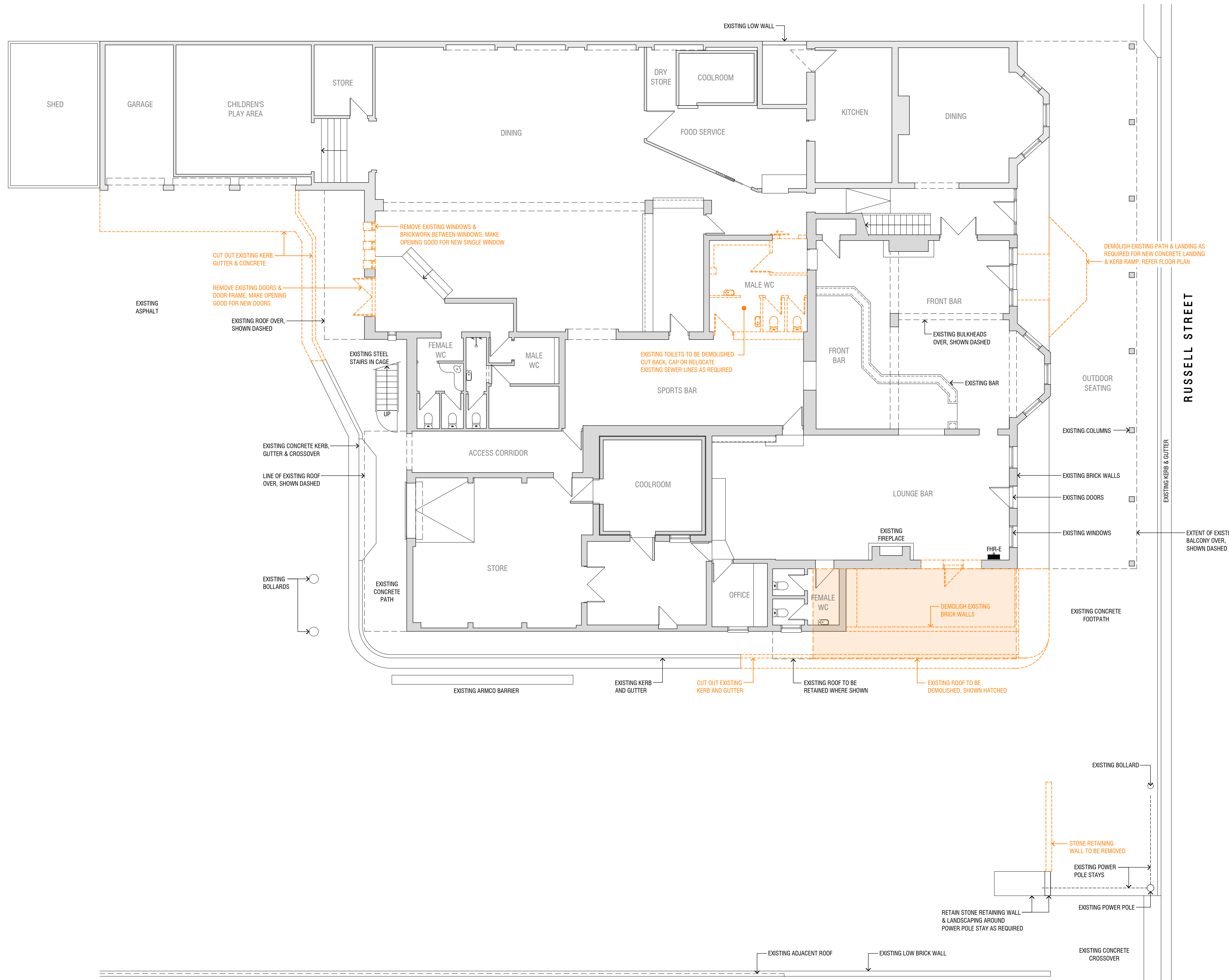


**DEMOLITION NOTES:**

**GENERAL:**  
DEMOLISH EXISTING STRUCTURE AS SHOWN IN THE DEMOLITION PLAN AND AS REQUIRED TO COMPLETE THE NEW WORK.  
ALL WORKS FOR DEMOLITION OF BUILDINGS TO BE IN ACCORDANCE WITH AS 2601 THE DEMOLITION OF STRUCTURES.  
THE BUILDER IS TO ENSURE THE EXISTING STRUCTURE REMAINS STABLE AT ALL TIMES.  
ALL EXISTING SERVICES TO BE LOCATED AND CAPPED WHERE REQUIRED PRIOR TO DEMOLITION.

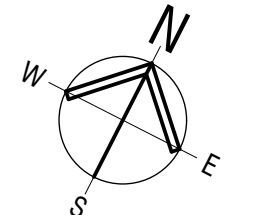
**ASBESTOS REMOVAL:**  
EXISTING BUILDING TO BE ASSESSED FOR ASBESTOS CONTENT PRIOR TO DEMOLITION.  
DEMOLITION CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS FOR REMOVAL IN ACCORDANCE WITH:  
- NSW Work Health & Safety Act 2017  
- NSW Work Health & Safety Regulation 2011  
- Code of Practice for the Safe Removal of Asbestos, 2nd Edition (NCHSC: 2002 (2005))

**REMOVAL OF DEBRIS:**  
ALL WASTE DEBRIS AND SOILS TO BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED WASTE DISPOSAL FACILITY.



**DEMOLITION PLAN - GROUND FLOOR**  
SCALE 1:100

**LEGEND**  
ITEMS TO BE DEMOLISHED



**PRELIMINARY**  
NOT FOR CONSTRUCTION

0 1m 5m  
SCALE 1:100 A1 SIZE  
SCALE 1:200 A3 SIZE

5	ISSUED FOR DA	07/04/2025
4	PROGRESS ISSUE	19/03/2025
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2	PROGRESS ISSUE	29/07/2024
1	PROGRESS ISSUE	04/07/2024

Amendments



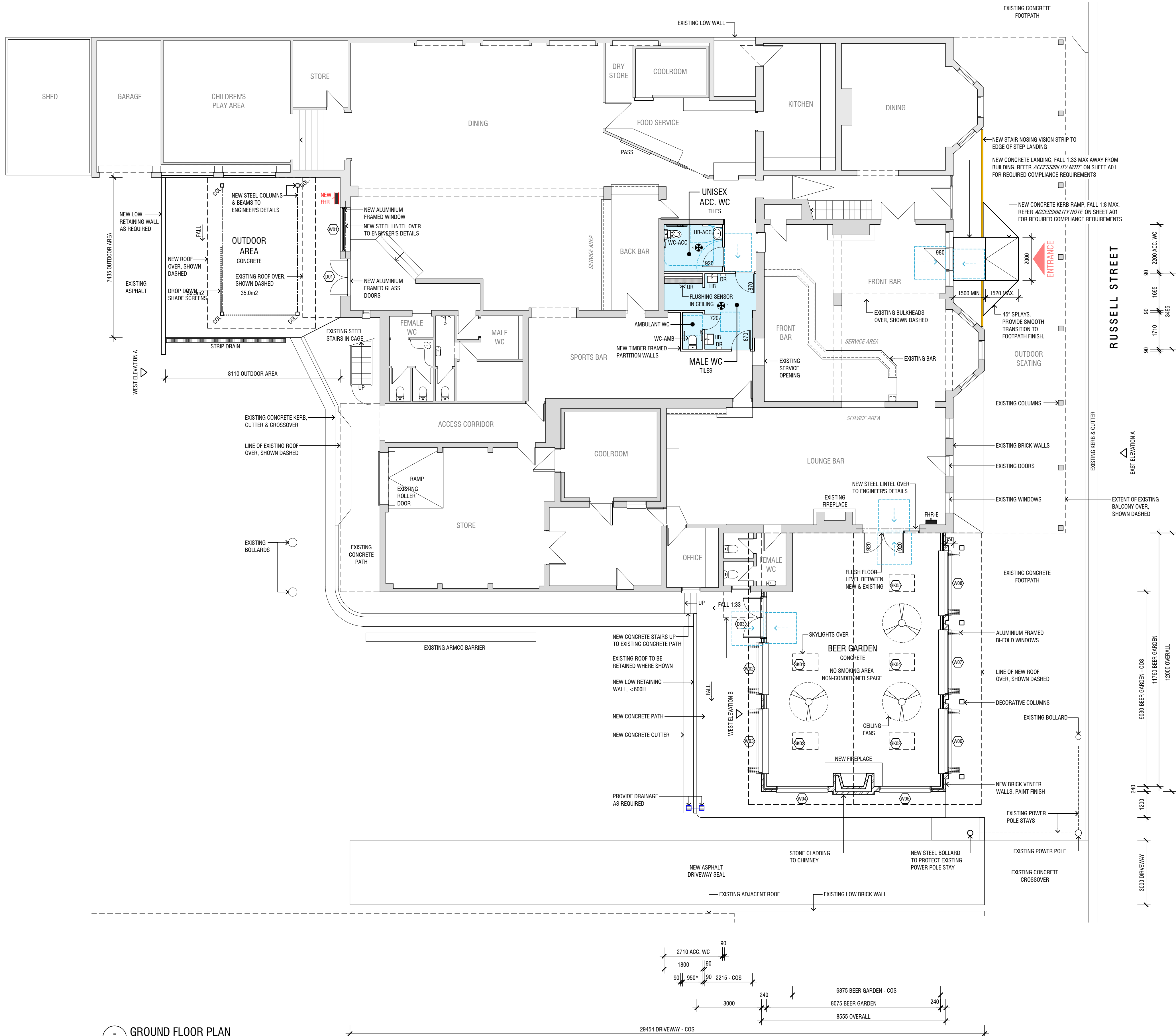
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w: www.icono.com.au

Project  
**PROPOSED ALTERATIONS & ADDITIONS**  
**LOT 13, DP 628147**  
**59 RUSSELL STREET, TUMUT**

Client  
**TUMUT STAR HOTEL**

Sheet Title  
**DEMOLITION PLAN - GROUND FLOOR**

Project No. 24-09	Designed ICONO	Sheet No. <b>A02</b>
Scale AS SHOWN AT A1	Drawn ICONO	Issue / Amendment No. 5



### ABBREVIATIONS LEGEND

'-E' DENOTES EXISTING

COS	CONFIRM ON SITE
CS	CAVITY SLIDER
CBD	CUPBOARD
DR	HAND DRYER
DW	DISH WASHER
FHR	FIRE HOSE REEL
FW	FLOOR WASTE
FW-B	FLOOR WASTE - BASKET
HB	HAND BASIN
HB-ACC	HAND BASIN - ACCESSIBLE
KS	KITCHEN SINK
OV	OVEN
SH	SHELVING
ST	STOVE
UR	URINAL - STAINLESS STEEL
WC	TOILET (WATER CLOSET)
WC-ACC	TOILET (WATER CLOSET) - ACCESSIBLE
WC-AMB	TOILET (WATER CLOSET) - AMBULANT

### SYMBOLS LEGEND

DOOR CIRCULATION CLEARANCES AS PER BCA  
& AS 1428.1 PART 13 DOORWAYS, DOORS  
AND CIRCULATION SPACE AT DOORWAYS.  
ARROW DENOTES DIRECTION OF APPROACH.

- STUD DIMENSIONS NOMINALLY ALLOW FOR LININGS & WALL FINISH
- EXHAUST FAN - REFER *COMPLIANCE NOTES* FOR COMPLIANCE STANDARDS.

## NUMBER OF PERSONS ACCOMMODATED

TOTAL AREA BAR AND DINING = 202 PEOPLE  
BAR STANDING = 15.3m<sup>2</sup> @ 0.5m<sup>2</sup> = 31 PEOPLE  
(CALCULATED IN ACCORDANCE WITH *BCA VOL. 1, TABLE D2D18*)

KIDS AREA MAX AT ANY ONE TIME = 25

**TOTAL PATRONS = 258**

TOTAL STAFF AT ANY ONE TIME = 10 PEOPLE

### **NUMBER OF PERSONS ACCOMMODATED FOR IN SANITARY FACILITIES**

SANITARY FACILITIES DESIGN OCCUPANCY TO *BCA VOL. 1 TABLE F4D4d - SANITARY FACILITIES IN CLASS B BUILDINGS - RESTAURANTS, BARS, CAFES*  
ASSUME 50/50 SPLIT OF MALE TO FEMALE PATRONS IN  
ACCORDANCE WITH *BCA VOL. 1, F4D3 (2)*.

### PROPOSED ALTERATIONS AND ADDITIONS

ALLOWANCE FOR TOTAL 258 PATRONS (ASSUME 129 MALE, 129 FEMALE)  
ALLOWANCE FOR TOTAL 10 STAFF AT ANY ON TIME (ASSUME 5 MALE, 5 FEMALE)

NOTE: FIGURES UNDER 'PROVIDED' REFER  
DEMOLITION & ALTERATIONS

	CLOSET PANS		URINALS		WASHBASINS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MALE PATRONS - 129	2		4		2	
FEMALE PATRONS - 129	4		N/A	N/A	2	
MALES STAFF - 5	1		0		1	
FEMALE STAFF - 5	1		N/A	N/A	1	
MALES TOTAL	3	3	4	6	3	4
FEMALE TOTAL	5	5	N/A	N/A	3	3

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3	PROGRESS ISSUE	29/07/2024
2	PROGRESS ISSUE	04/07/2024
1	PROGRESS ISSUE	24/04/2024

## Amendments



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w: [www.icono.com.au](http://www.icono.com.au)

Project  
PROPOSED ALTERATIONS & ADDITIONS  
LOT 13, DP 628147  
59 RUSSELL STREET, TUMUT

Client  
TUMUT STAR HOTEL

Sheet Title  
**GROUND FLOOR PLAN**

Project No. 24-09

Scale

AS SHOWN AT A1

Sheet No.

A03

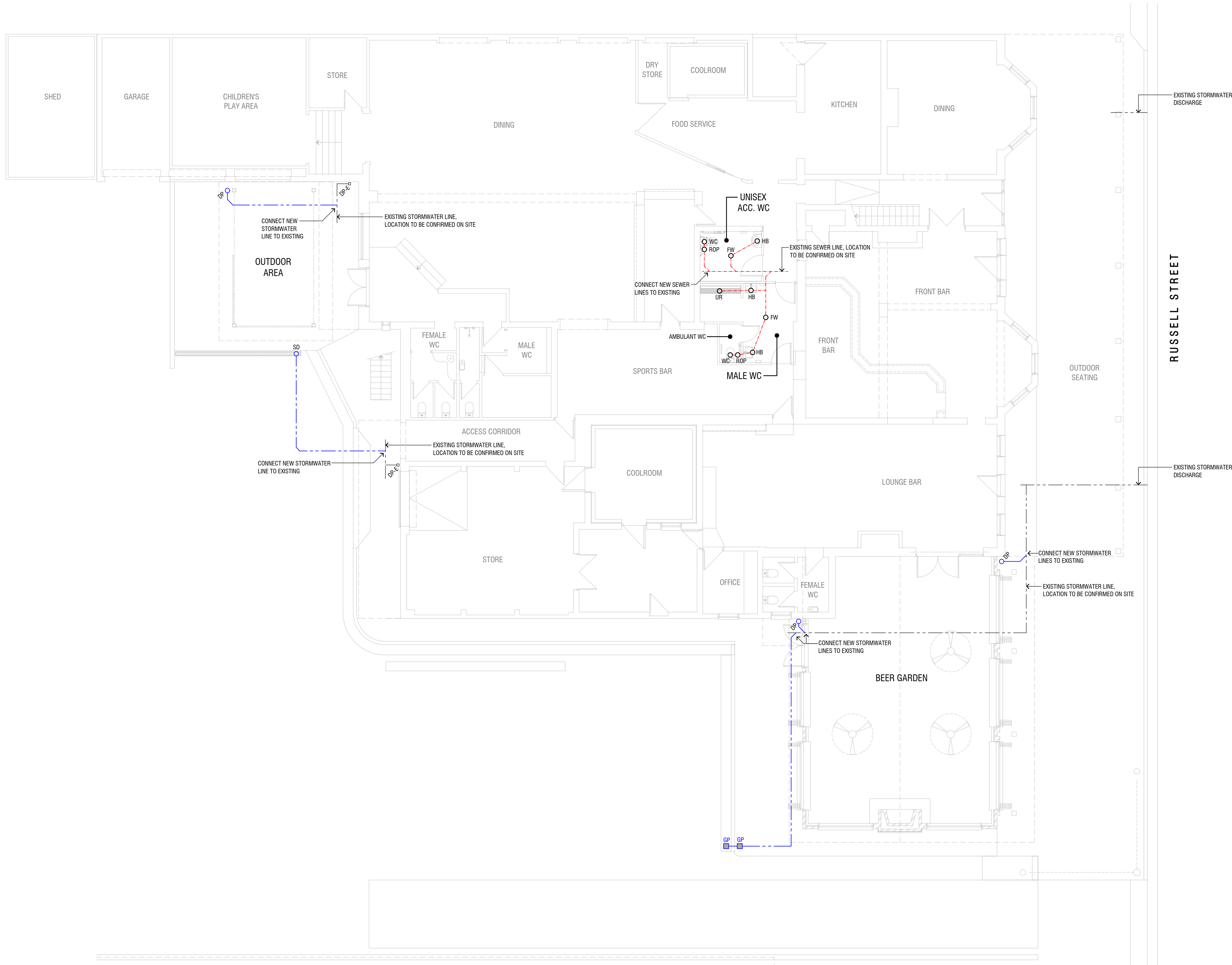
Issue / Amendment No. 6

GROUND FLOOR PLAN  
SCALE 1:100

**PRELIMINARY**  
NOT FOR CONSTRUCTION



SCALE 1:100 A1 SIZE  
SCALE 1:200 A3 SIZE



GROUND FLOOR PLAN  
SCALE 1:100

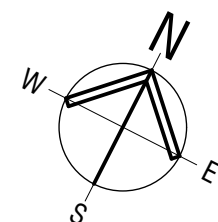
PLUMBING LEGEND	
---	EXISTING STORMWATER PIPE
---	NEW STORMWATER PIPE
---	EXISTING SEWER PIPE
---	NEW SEWER PIPE

ABBREVIATIONS LEGEND

SEWER	
WC	TOILET (WATER CLOSET)
KS	KITCHEN SINK
HB	HAND BASIN
I.O.	INSPECTION OPENING
FW	FLOOR WASTE
SD	STRIP DRAIN
VP	VENT PIPE
ROP	ROD OUT POINT
STORMWATER	
DP	DOWNPIPE
GP	GRADED PIT

SEWER & STORMWATER NOTE

PLUMBING LAYOUT SHOWN IS INDICATIVE ONLY. SEWER & STORMWATER DESIGN, NUMBER OF DOWNPIPES, LOCATIONS & CONNECTIONS TO PLUMBING CONTRACTORS DETAILS IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA & AS 3500. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES, BOUNDARY INSERS & MAINS SPURS PRIOR TO COMMENCEMENT OF WORK. CONNECT NEW SEWER & STORMWATER PIPE SYSTEM TO EXISTING COUNCIL MAINS SYSTEM IN ACCORDANCE WITH NCC AND PLUMBING CODE REQUIREMENTS.

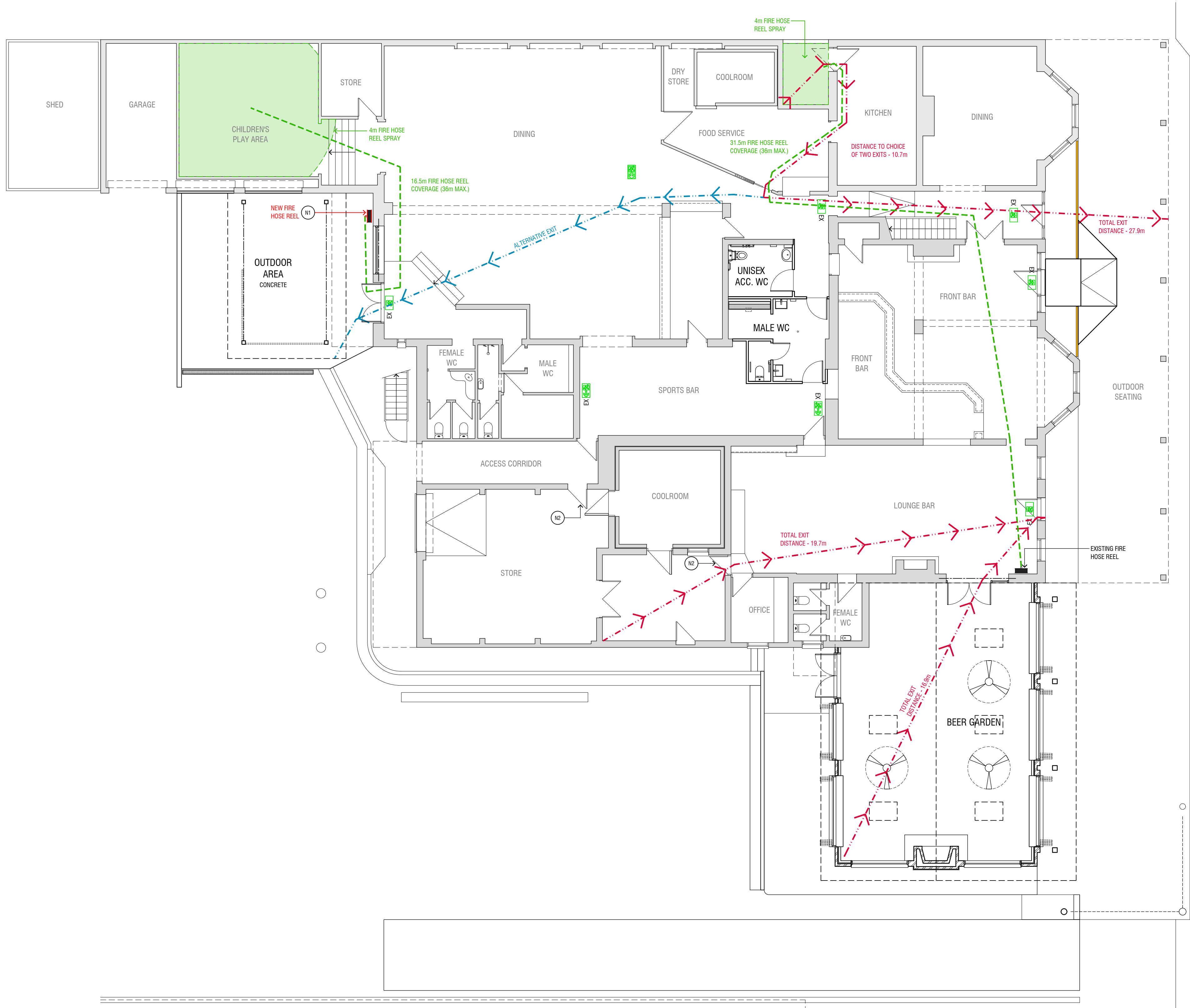


PRELIMINARY  
NOT FOR CONSTRUCTION

0 1m 5m  
SCALE 1:100 A1 SIZE  
SCALE 1:200 A3 SIZE

4	ISSUED FOR DA	07/04/2025
3	PROGRESS ISSUE	19/03/2025
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1	PROGRESS ISSUE	29/07/2024
Amendments		
<div><div><div><div><div><div><b>icono</b></div><div>BUILDING DESIGN</div><div><b>bdaa</b></div><div>ACCREDITED BUILDING DESIGNER</div></div></div><div><div>Shop 30 Koorringal Mall Lake Albert Road PO Box 8834 Wagga Wagga, NSW, 2650 p: 02 6922 6388 e: <a href="mailto:icono@icono.com.au">icono@icono.com.au</a> w: <a href="http://www.icono.com.au">www.icono.com.au</a></div></div></div></div></div>		
Project <b>PROPOSED ALTERATIONS &amp; ADDITIONS</b> <b>LOT 13, DP 628147</b> <b>59 RUSSELL STREET, TUMUT</b>		
Client <b>TUMUT STAR HOTEL</b>		
Sheet Title <b>PLUMBING PLAN</b>		
Project No. 24-09	Designed ICONO	Sheet No. <b>A04</b>
Scale AS SHOWN AT A1	Drawn ICONO	Issue / Amendment No. 4





RUSSELL STREET

## FIRE & EXIT COMPLIANCE PLAN

SCALE 1:100

### NOTES

THIS PLAN IS INDICATIVE ONLY. ALL EQUIPMENT & SYSTEMS TO BE SELECTED, LOCATED AND INSTALLED BY AN APPROPRIATELY ACCREDITED PERSON.

REFER COMPLIANCE NOTES ON PAGE A01 FOR ALL FIRE SAFETY MEASURE STANDARDS OF PERFORMANCE.

BUILDING CONTRACTOR TO ENSURE ALL EXISTING AND NEW REQUIRED EXIT DOORS & DOOR HARDWARE TO COMPLY WITH BCA VOL. 1, PART D3 CONSTRUCTION OF EXITS.

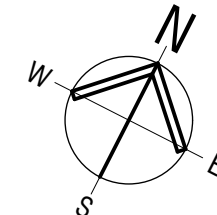
### SYMBOLS LEGEND

EMERGENCY	
EX [E]	EXIT SIGN - EXISTING
EX [E]	EXIT SIGN (LED) - NEW
EX [E]	EXIT SIGN DIRECTIONAL - EXISTING
EX [E]	EXIT SIGN DIRECTIONAL (LED) - NEW

EXIT SIGNS TO BE SELECTED, LOCATED AND INSTALLED IN ACCORDANCE WITH BCA VOL. 1, E4D5 - E4D8 AND AS2293.1 EMERGENCY LIGHTING AND EXIT SIGNS FOR BUILDINGS.

### NOTES SCHEDULE

- (N1) NEW FIRE HOSE REEL IN ACCORDANCE WITH BCA VOL. 1, E1D3 FIRE HOSE REELS AND AS2441 INSTALLATION OF FIRE HOSE REELS
- (N2) DOOR TO BE FITTED WITH HOLD-OPEN DEVICE IN ACCORDANCE WITH BCA VOL. 1, D3D25 SWINGING DOORS, (1)(b)(i)

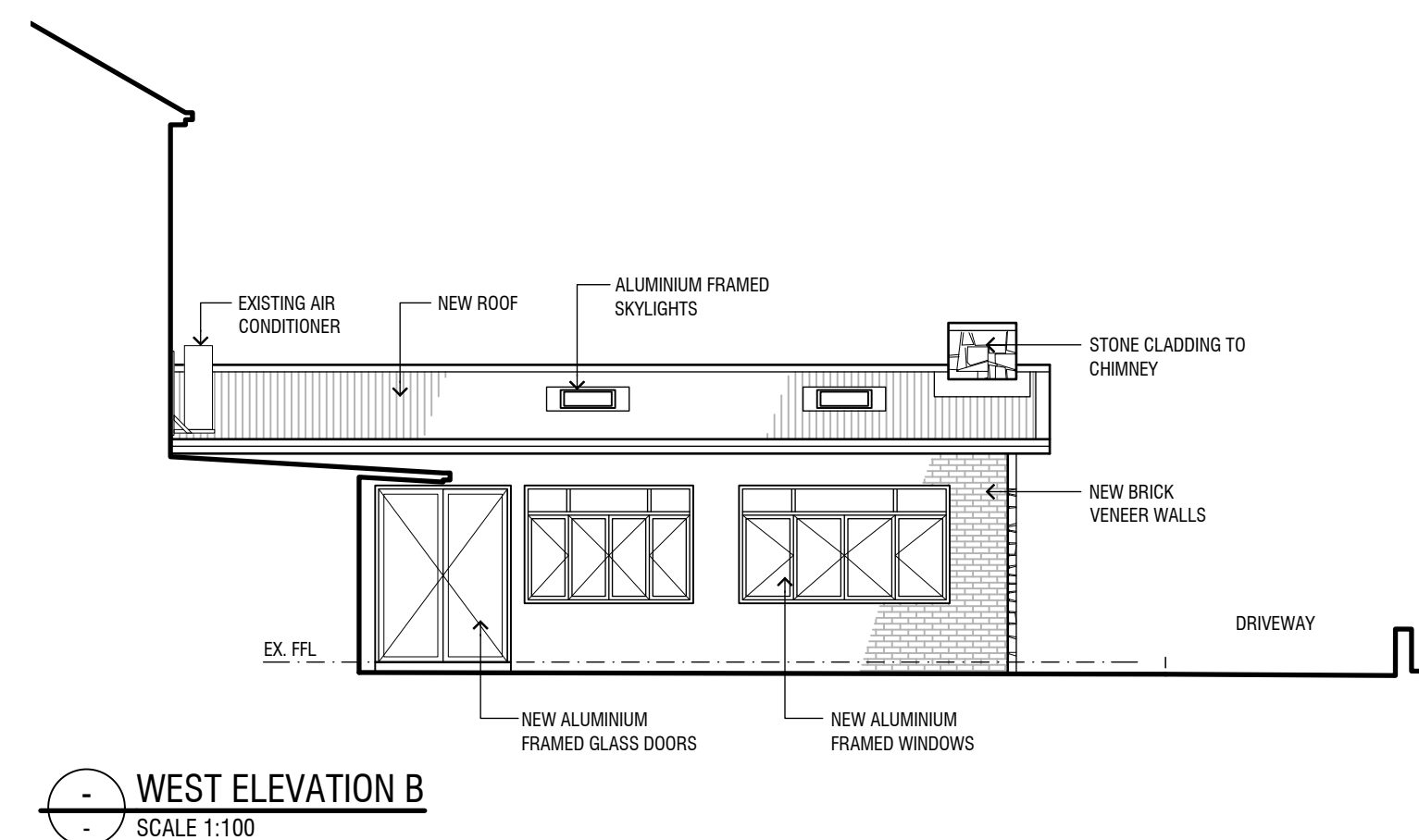
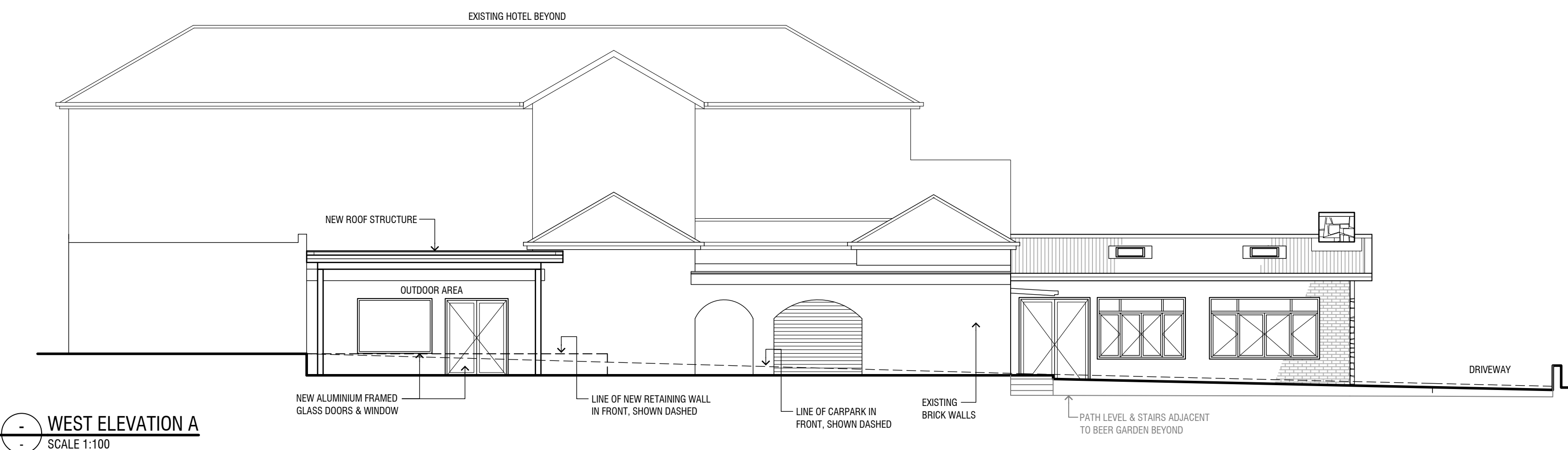
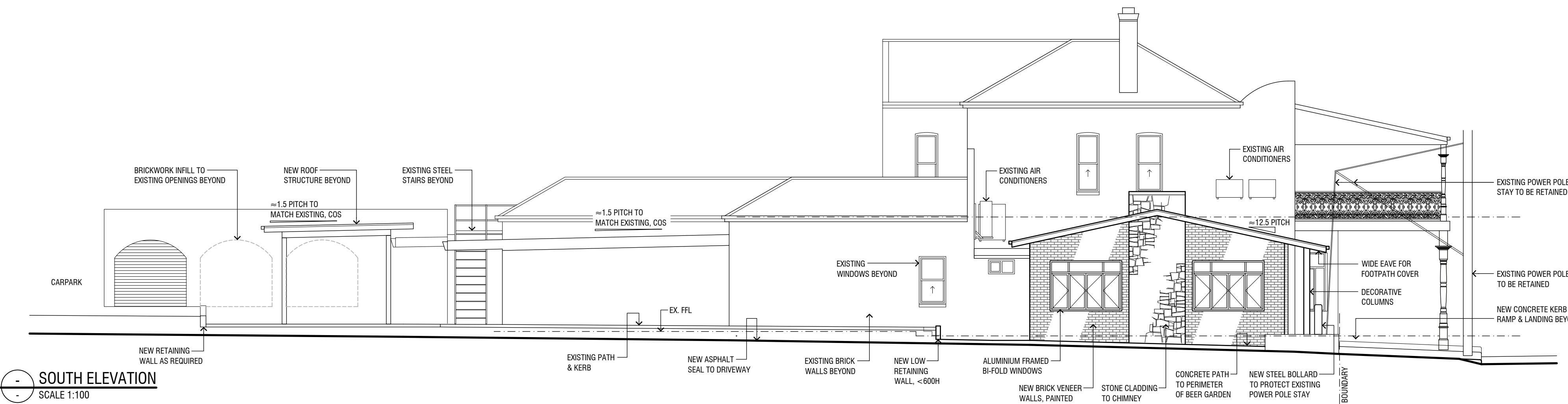


0 1m 5m

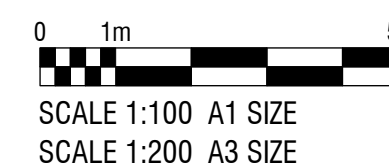
SCALE 1:100 A1 SIZE  
SCALE 1:200 A3 SIZE

**PRELIMINARY**  
NOT FOR CONSTRUCTION

4	ISSUED FOR DA	07/04/2025
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1	PROGRESS ISSUE	29/07/2024
Amendments		
<b>icono</b> BUILDING DESIGN <b>bdoo</b> ACCREDITED BUILDING DESIGNER		
Project <b>PROPOSED ALTERATIONS &amp; ADDITIONS</b> LOT 13, DP 628147 59 RUSSELL STREET, TUMUT		
Client TUMUT STAR HOTEL		
Sheet Title FIRE & EXIT COMPLIANCE PLAN		
Project No. 24-09	Designed ICONO	Sheet No. <b>A05</b>
Scale AS SHOWN AT A1	Drawn ICONO	Issue / Amendment No. 4



PRELIMINARY  
NOT FOR CONSTRUCTION



5	ISSUED FOR DA	07/04/2025
4	PROGRESS ISSUE	19/03/2025
3	PROGRESS ISSUE	09/10/2024
2	PROGRESS ISSUE	29/07/2024
1	PROGRESS ISSUE	04/07/2024

Amendments

**icono**  
BUILDING DESIGN  
bdaa  
ACCREDITED  
BUILDING DESIGNER

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w: www.icono.com.au

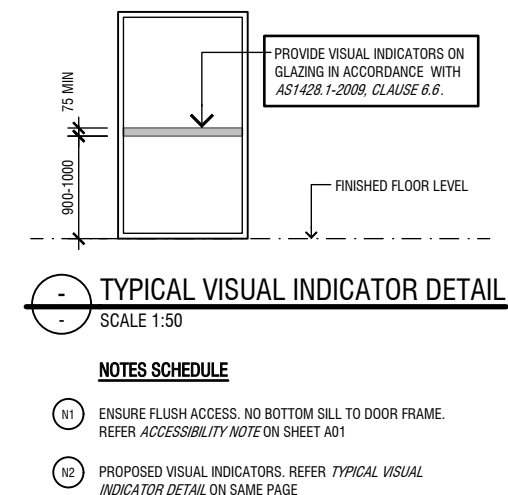
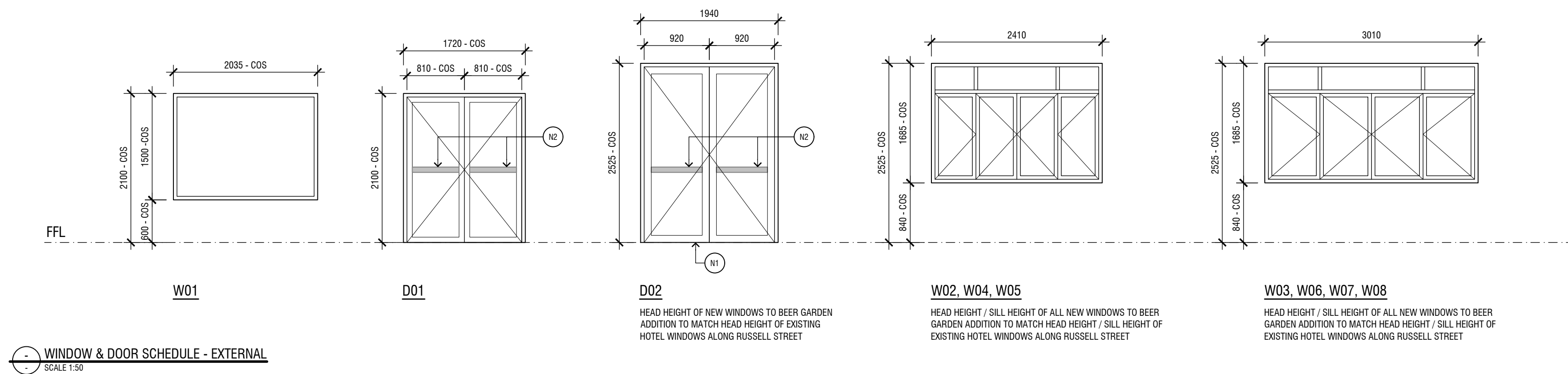
Project  
**PROPOSED ALTERATIONS & ADDITIONS**  
**LOT 13, DP 628147**  
**59 RUSSELL STREET, TUMUT**

Client  
**TUMUT STAR HOTEL**

Sheet Title  
**ELEVATIONS**

Project No. 24-09	Designed ICONO	Sheet No. <b>A06</b>
Scale AS SHOWN AT A1	Drawn ICONO	Issue / Amendment No. 5





WINDOW & DOOR SCHEDULE - EXTERNAL  
SCALE 1:50

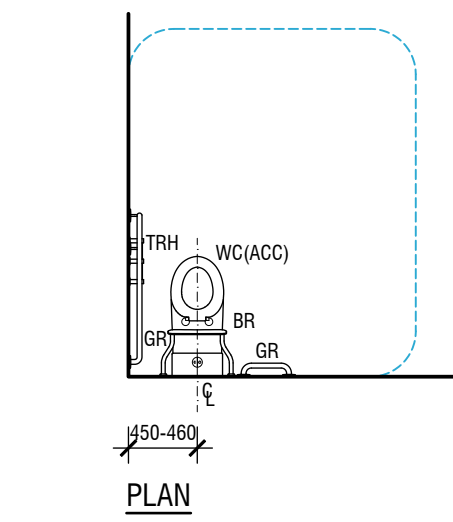
#### NOTE

BUILDING CONTRACTOR TO ENSURE ALL FIXTURES AND FITTINGS INSTALLED IN ACCORDANCE WITH AS1428.1:2008 DESIGN ACCESS & MOBILITY PART 1: GENERAL REQUIREMENTS FOR NEW ACCESS - NEW BUILDING WORK

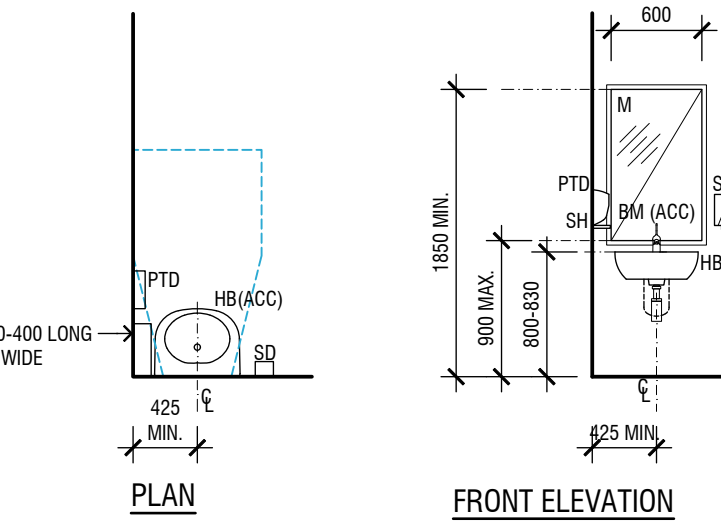
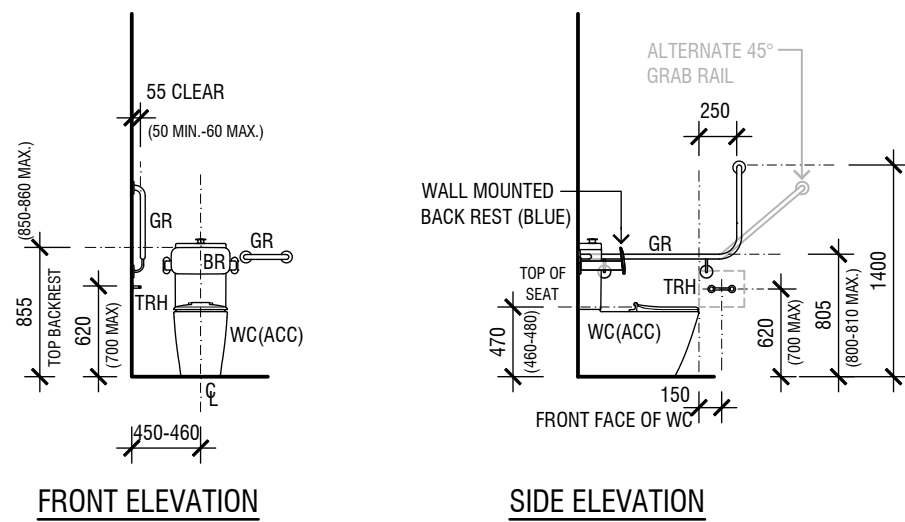
#### ABBREVIATIONS LEGEND

**PLUMBING**  
WC (AMB) TOILET - AMBULANT  
WC (ACC) TOILET - ACCESSIBLE  
VB VANITY BASIN  
VM VANITY MIXER  
SK SINK  
SKM SINK MIXER  
SR SHOWER RAIL  
SM SHOWER MIXER  
SWH SHOWER HEAD

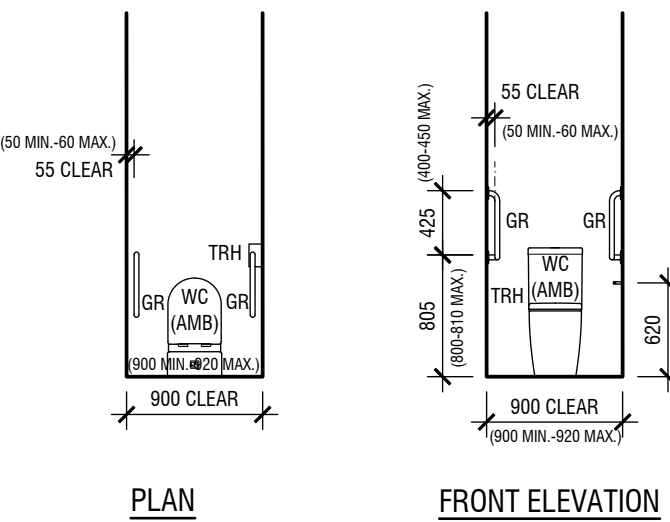
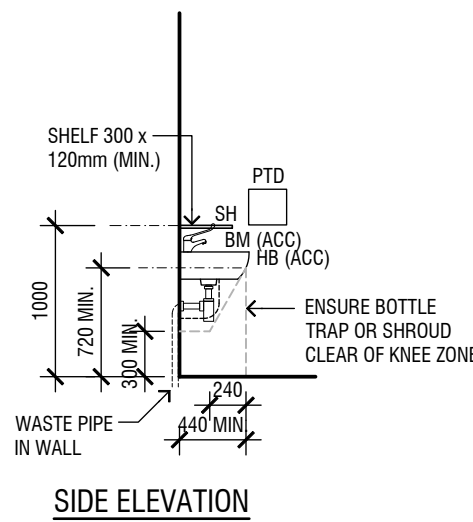
**FITTINGS**  
BR BACK REST  
CH COAT HOOK  
GR GRAB RAIL - STAINLESS STEEL  
HD HAND DRYER  
M MIRROR  
PTD PAPER TOWEL DISPENSOR  
SD SOAP DISPENSER  
S-FD SEAT - UPWARDS FOLDING  
S-FX SEAT - FIXED  
SH SHELF  
SPH SOAP HOLDER  
TH TOWEL HOOK  
TR TOWEL RAIL  
TRH TOILET ROLL HOLDER - STAINLESS STEEL



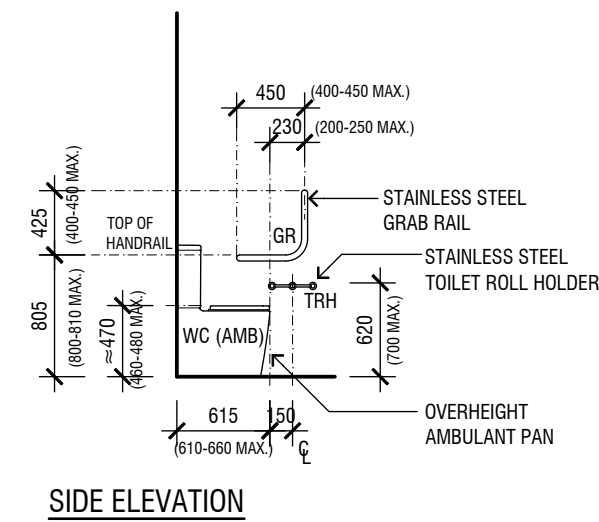
TYPICAL ACCESSIBLE WC DETAILS  
SCALE 1:50



TYPICAL ACCESSIBLE BASIN DETAILS  
SCALE 1:50



TYPICAL AMBULANT WC DETAILS  
SCALE 1:50



TYPICAL AMBULANT WC DETAILS  
SCALE 1:50

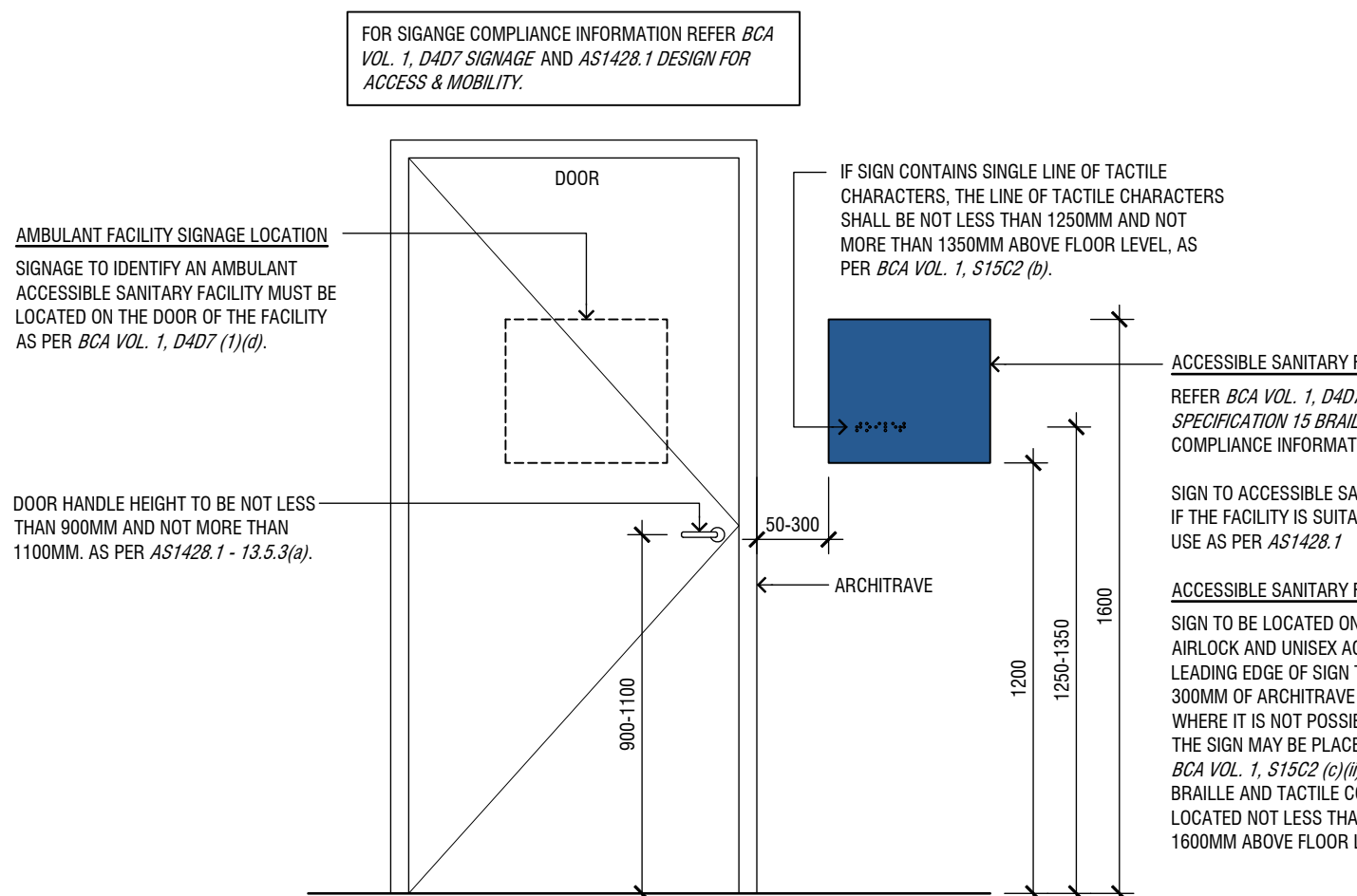
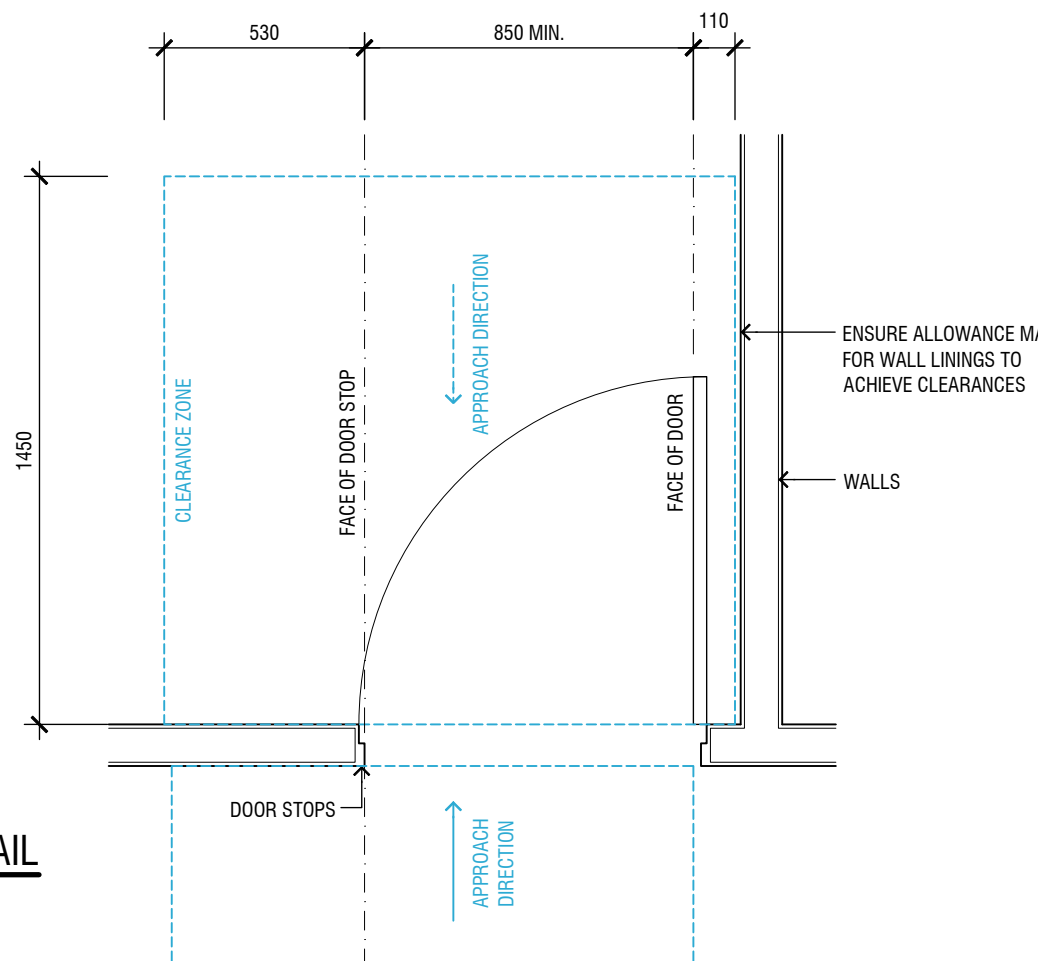
#### ACCESSIBLE DOOR NOTE

DOOR CIRCULATION CLEARANCES, HARDWARE AND CONTROLS AS PER BCA VOLUME 1 PART D4 ACCESS FOR PEOPLE WITH A DISABILITY AND AS1428.1 DESIGN FOR ACCESS AND MOBILITY - PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK - PART 13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS. ARROW DENOTES DIRECTION OF APPROACH.

DIMENSIONS ON THIS DETAIL ONLY RELEVANT TO SHOWN APPROACH DIRECTION. REFER ACCESSIBLE DOOR NOTE TO DETERMINE DIMENSIONS FOR OTHER APPROACH DIRECTIONS.

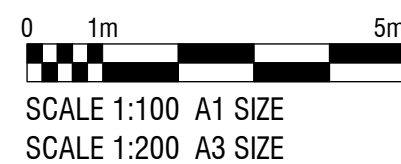
DOOR CLEARANCES TO COMPLY ON BOTH SIDES OF DOOR.

TYPICAL ACCESSIBLE DOOR DETAIL  
SCALE 1:20



SIGNAGE DETAIL - ACCESSIBLE & AMBULANT SANITARY FACILITIES  
SCALE 1:20

PRELIMINARY  
NOT FOR CONSTRUCTION



2	ISSUED FOR DA	07/04/2025
1	PROGRESS ISSUE	19/03/2025
Amendments		
<b>icono</b> BUILDING DESIGN <b>bdaa</b> ACCREDITED BUILDING DESIGNER		
Project PROPOSED ALTERATIONS & ADDITIONS LOT 13, DP 628147 59 RUSSELL STREET, TUMUT		
Client TUMUT STAR HOTEL		
Sheet Title WINDOW & DOOR SCHEUDLE & DETAILS		
Project No. 24-09	Designed ICONO	Sheet No. A07
Scale AS SHOWN AT A1	Drawn ICONO	Issue / Amendment No. 2