

GENERAL NOTES:

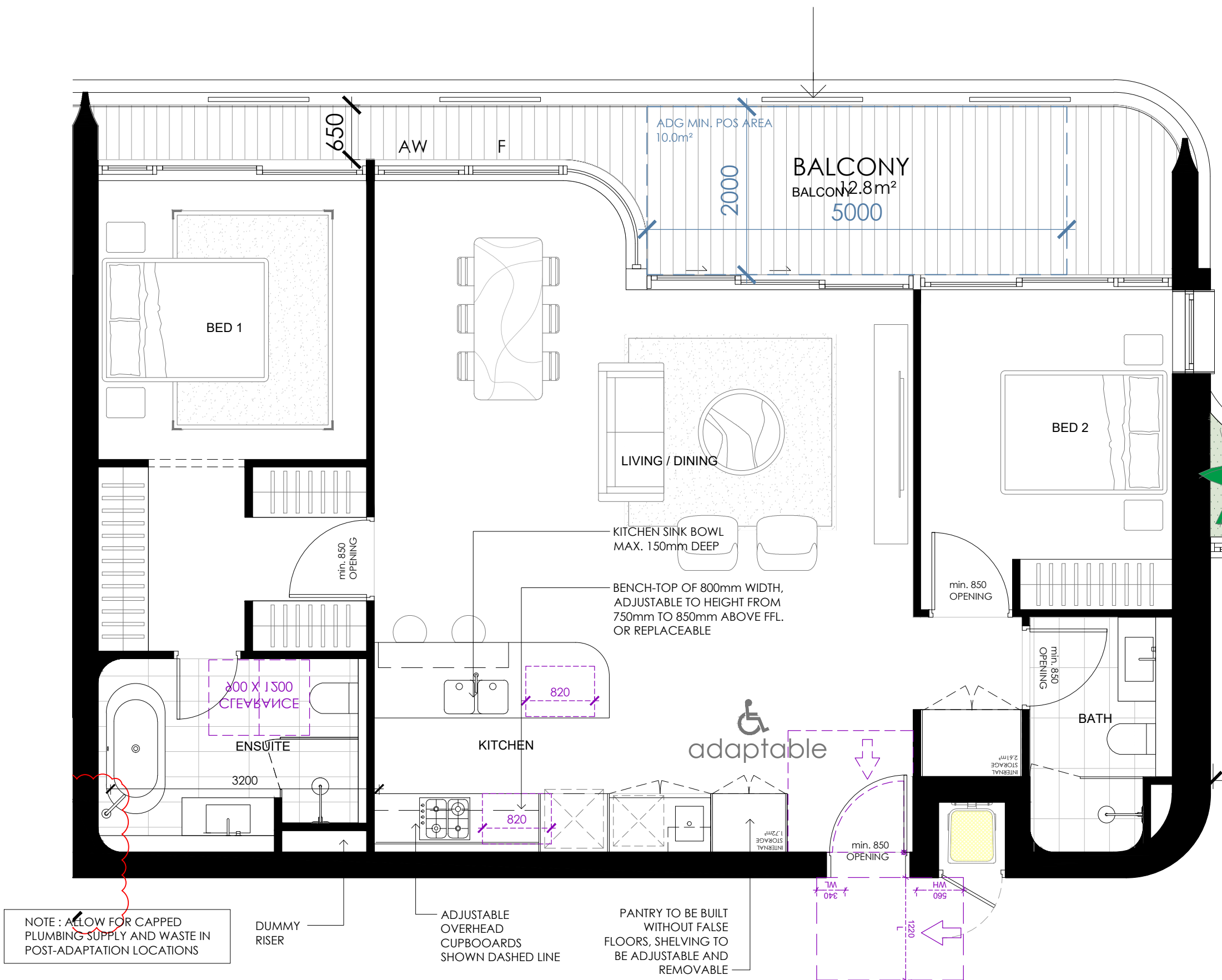
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHEN MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

GENERAL NOTES:

- AW METAL AWNING TO FUTURE DETAIL
- BR FACE BRICK TO FUTURE DETAIL
- BS BATTEN SCREEN TO FUTURE DETAIL
- ELEC ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
- FS FIRE STAIRS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- HL HIGHLIGHT WINDOW
- GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
- LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)

- MA MAINTENANCE ACCESS
- MB MAILBOX TO FUTURE DETAIL
- MC METAL CLADDING TO FUTURE DETAIL
- MF METAL FENCING (TO FUTURE SELECTION)
- MS PERFORATED METAL SCREEN (TO FUTURE DETAIL)
- MECH MECHANICAL RISER (TBC BY CONSULTANT - PRELIMINARY LOCATION ONLY)
- PB PLANTER BOX (TO FUTURE DETAIL)
- PC PANEL CLADDING TO FUTURE DETAIL
- PF PRIVACY FENCE (TO FUTURE DETAIL)
- PS PRIVACY SCREEN (TO FUTURE SELECTION)

- RP RIVER PEBBLES (FOR LOCATIONS ON FLAT CONC. ROOF WITH INSULATION AS REQUIRED)
- RW RENDERED WALL/ SELECTED PAINT FINISH
- SF STEEL FRAME AWNING (TO FUTURE DETAIL)
- SL SKYLIGHT (TO FUTURE DETAIL)
- TR TIMBER APPEARANCE CLADDING (TO FUTURE DETAIL)
- TL TILE FLOORING (TO FUTURE SELECTION)
- VB EXTERNAL VENETIAN BLINDS
- VL VERTICAL LOUVRES



01 PRE ADAPTATION LAYOUT

SCALE 1:50

UNIT 201, 301, 401, 402, 501, 502, 601, 602, 701, 702, 801 & 802

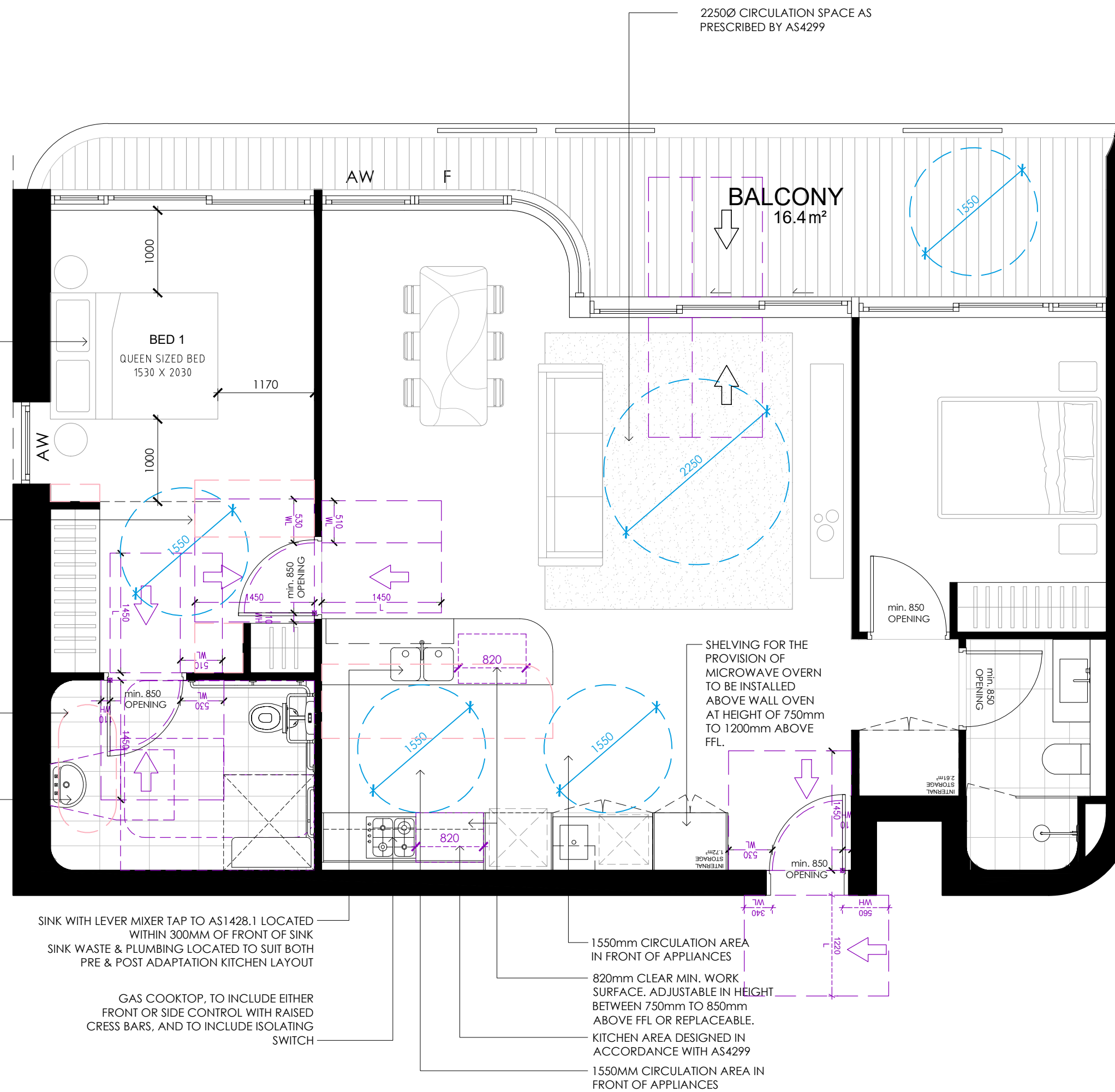
BEDROOM CAPABLE OF ACCOMMODATING A QUEEN SIZED BED, WARDROBE AND CIRCULATION SPACE IN ACCORDANCE WITH AS 1428.2

LINE OF WALL TO BE REMOVED FOR ADAPTATION (SHOWN DASHED)

LINE OF BATHTUB TO BE REMOVED FOR ADAPTATION (SHOWN DASHED), CAP OFF REDUNDANT SERVICES

BATHROOM TO BE IN ACCORDANCE WITH AS 1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT)

NOTE: CAP OFF ALL REDUNDANT SERVICES



02 POST ADAPTATION LAYOUT

SCALE 1:50

NOTES:

4.3.4 Door handles and hardware Door lever and handles and hardware to AS1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1.

All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 820 mm, except where otherwise described.
- Lift off hinges to be provided to all doors

4.3.7 Internal corridors

Internal corridors shall have a minimum width of 1000 mm.

After adaptation, circulation spaces at doorways shall comply with AS 1428.1.

4.4 Bathroom

- All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.
- provide Slip-resistant floor surface
- Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Recessed soap holder
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook(plumbing and wall - strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Tap sets to be capstan or lever handles with single outlet
- Provision for washbasin with clearances to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS1428.1
- Waterproofing in accordance with AS3740

4.5 Kitchen Area

Post adaptation kitchen to AS4299 Clause 4.5:

- Minimum width 2.7 m (1550 mm clear between benches)
- benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable.
- Refrigerator adjacent to work surf ace
- Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
- Kitchen sink bowl max. 150 mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300 mm of front of sink
- Cook-tops to include either front or side controls with raised cross bars
- Cook-tops to include isolating switch
- Work surface min. 800 mm length adjacent to cook-top at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position
- Provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

- provide Double GPO
- provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED SHOP TOP HOUSING	A	27.11.2019	DA LODGEMENT			
31-41 ANZAC PARADE, KENSINGTON	B	11.02.2021	FOR REVIEW			
	C	08.11.2021	DESIGN DEVELOPMENT			
	D	16.11.2021	DESIGN DEVELOPMENT			
	E	17.02.2022	DESIGN DEVELOPMENT			

LOT: 1, 2, A, B, C & D D.P. 485561 & 442199

CLIENT: 3141 APK PTY LTD

DA700

ADAPTABLE UNIT - TYPE A

ISSUE: E

APRIL 2017 JOB No. 1723

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