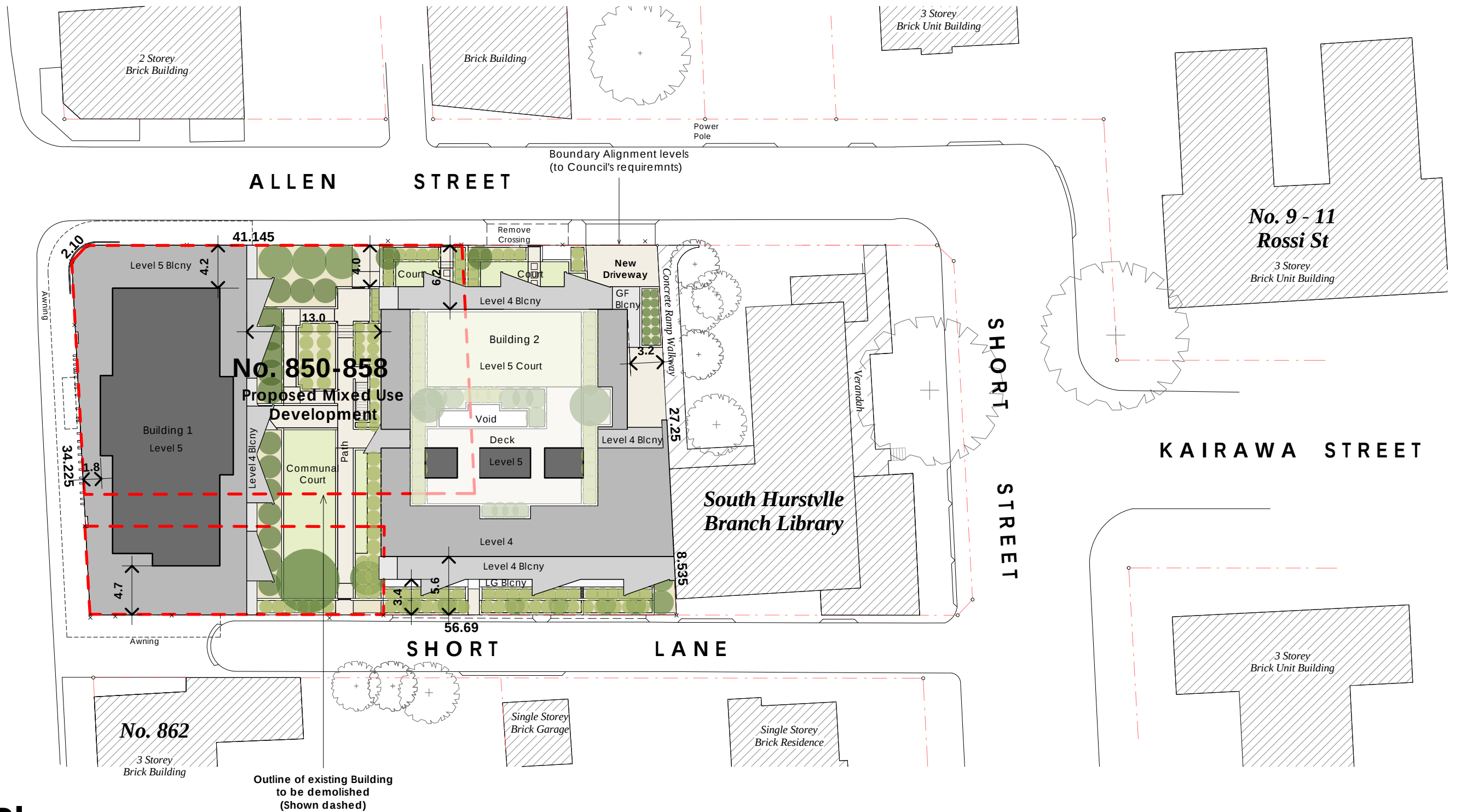


KING GEORGES ROAD



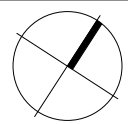
Site Plan

1:400

Total Site Area = 2,024.15 m²

Proposed Mixed Use Development at

850-858 King Georges Road South Hurstville

Rev. #DescriptionDate ACouncil AmendmentsSep '17 BCouncil AmendmentsOct '17				Client Gaidra Pty Ltd	Consultants GSA Planning (Urban Planner) Structural Design Solutions (Structural) LAM Consulting Engineers (Stormwater) Building & Energy Consultants Australia (BASIX)	 alec pappas architects Pty Ltd	ABN: 60 050 064 045 Level 1, 12 Mashman Avenue Kingsgrove NSW 2208 ph: (02) 9554 8233 fx: (02) 9554 8244 em: info@alecpappas.com.au web: www.alecpappas.com.au nominated Architect Alec Pappas (Registration No: 4713)	 Member Australian Institute of Architects	Project Proposed Mixed Use Development 850-858 King Georges Rd South Hurstville	Date Mar' 17
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								Dwg No. A-01	Revision B	

Drawing Legend

×	Existing ground/floor level	GL	Ground line	RCS	Concrete stair
⚡	Proposed ground/floor level	GP	Gas point	RD	Roller door
AC	Air-conditioning units	GR	Glass roof	RT	Roof tiling
AL	Alignment levels to Council's requirements	GRG	Glass roof with gutter	RTE	Roof tiling extended
AR	Acrylic render with proprietary coating	GS	Glass shopfront	RW	Retaining walls
AS	Air-panel roller shutter	GT	Garden tap	RwH	Rainwater head
AW	Aluminium window and door units	GW	Garden walls in masonry	RWT	Rainwater tank
Awn	Awning	HG	Half-round guttering	SC	Steel channel exposed
BF	Block fencing	Hx	HardiTex cladding	SD	Smoke detector
BiS	Box in services	Ins	Insulation	SF	Selected floor finish
Br	Brick up opening	Let	Letterbox unit	Sh	Shaft for services
BrW	Brick interior walls	LG	Louvred glass windows	Sk	Skylights
BuF	Buffet storage cabinet (fixed)	MaP	Masonry parapet walls	Sp	Spitter pipe
BV	Brick veneer walls	Met	Metal framing exposed	SP	Set plaster
Cb	Cupboard	MEW	Metal-framed exterior walls	SS	Structural steel
CBI	Concrete block walls	MF	Masonry fencing	St	Sandstone facing
CBW	Cavity brick walls	MFB	Metal-framed balustrade	Ste	Steps in reinforced concrete
CD	Concrete driveway	MFR	Masonry fencing rendered	STC	Steel troweled concrete
CF	Colorbond fascia/barge boards	MIW	Metal-framed interior walls	StD	Strip drain
CG	Colour-backed glass	ML	Metal louvres	Sub	Sub-soil drainage
Ch	Chute	MR	Metal roofing cladding	SuP	Suspended masonry parapets
CH	Concrete hob	MRC	Metal roof construction	TB	Timber-framed balustrade
Cpt	Carpeted floor finish	MS	Metal sunscreen	TC	Timber Ceiling in WRC
Cr	Crossing for driveway	MSC	Metal slatted cladding	TD	Treated timber decking
CRW	Concrete roof with proprietary waterproofing	MSS	Metal slatted screening	TEW	Timber-framed exterior walls
CS	Concrete soffit	MWC	Metal wall cladding	TF	Timber fascia/barge boards
CTS	Composite timber slats	OFC	Off-form concrete	TFC	Selected tiling over FC
Dp	Downpipe	OMF	Open metal fencing	TFF	Timber floor framing
Dr	Drain point	P	Pantry	TG	Translucent glass
EA	Exposed aggregate concrete	Pan	Panelled ceiling suspended	TiP	Timber pitched roof construction
Exc	Excavation and shoring	Pav	Paving	TiS	Timber skillion roof construction
ExM	Exposed metal roof framing	Pb	Plasterboard lining	TiW	Timber-framed interior walls
FB	Face brickwork	PbC	Plasterboard ceiling	TOW	Top of wall level
FBI	Face blockwork	PbS	Plasterboard ceiling suspended	TP	Timber pergola
FC	Fibre cement lining cladding with paint finish	PCP	Precast concrete panels	TS	Timber Stair
FCC	Fibre cement ceiling	PCS	Pigmented concrete surface with tooled jointing	TSS	Timber slatted screening
FCE	Fibre cement eaves lining	PF	Pool safety barriers	TW	Timber window and door units
FCL	Fibre cement lining	Pit	Silt arrestor pit	Vb	Villaboard lining
Fp	Fireplace	Plt	Concrete planters	Vj	Form V-joint
FP	Facade panelling in composite aluminium	PT	Polished timber flooring	Wb	Weatherboard cladding
Fr	Refrigerator	PW	Pump well	WFC	Wood floated concrete finish
FrP	Framed parapet construction	QG	Quad guttering	Wp	Waterproof membrane
FRW	Fire rated window	ReC	Remove crossing	Wr	Wardrobe Cupboard
FT	Floor tiling	RB	Roof blanket	WSP	White set plaster surface finish
FW	Floor waste	RBF	Rendered brick fencing	WT	Wall tiling cladding
GB	Glass balustrade	RCC	Reinforced concrete construction		
GD	Garage door	RCF	Reinforced concrete floor		
GHW	Gas hot water unit				

Building elements summary		
Building Elements	Material	Detail
External walls	150mm Concrete+ Furring Channel + Insulation + Plasterboard	R1.5 bulk insulation
Internal walls within units	Plasterboard on studs	-
Common walls between units and corridors	162mm Concrete+ Furring Channel + Insulation + Plasterboard	R1.5 bulk insulation
Common walls between Units	162mm Concrete	-
Common walls between Units & Fire Stairs/lift Shaft	162mm Concrete+ Furring Channel + Insulation + Plasterboard	R1.5 bulk insulation
Ceilings	Plasterboard	R2.5 bulk insulation to ceilings with roof above to units – L4-U7, L4-U8, L4-U11 and top floor units Building B R3.5 bulk insulation to ceilings with room above to units L5-U1, L5-U2
Roof	Concrete	-
	Metal roof – light colour	Foil (sisalation) to underside of roof
Floors	Concrete	-
Windows	Aluminium framed, single glazed clear – Sliding Windows/doors, double hung & fixed windows	U value 6.70 or less and a SHGC of 0.70 +/- 5% to all units except unit LG-U4
	Aluminium framed, single glazed clear – Hinged door	U value 6.70 or less and a SHGC of 0.57 +/- 5% to all units except unit LG-U4
	Aluminium framed, single glazed low e or similar – Sliding Windows/doors, double hung & fixed windows	U value 6.70 or less and a SHGC of 0.70 +/- 5% to unit LG-U4 only
Lighting: These Units must use non ventilated LED downlights as per Individual NatHERS Certificates if proposed		
Bathroom / Ensuite / Laundry exhaust fans to have self-closing dampers		

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>6but<=7.5L/min)	4 star	5 star	5 star
Appliances:	Dishwashers - 4.5 star water rating			
Fire sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
ENERGY	Hot water system: Central hot water system - gas-fired storage (manifolded)			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed (zoned)			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed (zoned)			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

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A	Council Amendments	Sep '17								Title Notes	Dwg No. Revision A-02 B
B	Council Amendments	Oct '17									



Parking Legend

- Residential Parking
- Visitor Parking
- Retail/Commercial Parking
- Loading Bay
- Bicycle Parking

Services Legend

- Services
- Hydrant Booster Valve
- Carpark Exhaust
- Carpark Supply Air
- Retail/Commercial Exhaust
- Bin Chute

Basement 3 Floor Plan
1:200

Rev. #	Description	Date
A	Council Amendments	Sep '17
B	Council Amendments	Oct '17

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Client Gaidra Pty Ltd	Consultants GSA Planning (Urban Planner) Structural Design Solutions (Structural) LAM Consulting Engineers (Stormwater) Building & Energy Consultants Australia (BASIX)
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Alec Pappas (Registration No: 4713)

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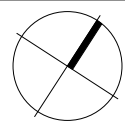
Alec Pappas Architects Pty Ltd

Project Proposed Mixed Use Development 850-858 King Georges Rd South Hurstville	Date Mar' 17
Title Basement 3 Floor Plan	Scale Job No. 1 : 200 J09-16
	Dwg No. Revision A-03 B

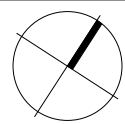
Lower Ground Floor Plan
1:200



- Services Legend**
- Services
 - Hydrant Booster Valve
 - Carpark Exhaust
 - Carpark Supply Air
 - Retail/Commercial Exhaust
 - Bin Chute

<table><tr><th>Rev. #</th><th>Description</th><th>Date</th></tr><tr><td>A</td><td>Council Amendments</td><td>Sep '17</td></tr><tr><td>B</td><td>Council Amendments</td><td>Oct '17</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			Rev. #	Description	Date	A	Council Amendments	Sep '17	B	Council Amendments	Oct '17																			 © The Architect retains copyright. Authority should be requested for any reproductions		Client Gaidra Pty Ltd	Consultants GSA Planning (Urban Planner) Structural Design Solutions (Structural) LAM Consulting Engineers (Stormwater) Building & Energy Consultants Australia (BASIX)	 alec pappas architects Pty Ltd  Member Australian Institute of Architects	Project Proposed Mixed Use Development 850-858 King Georges Rd South Hurstville Title Lower Ground Floor Plan	Date Mar' 17 Scale Job No. 1 : 200 J09-16 Dwg No. Revision A-06 B
Rev. #	Description	Date																																		
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B	Council Amendments	Oct '17																															
					Scale 1 : 200	Job No. J09-16																											
					Dwg No. A-08	Revision B																											

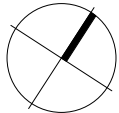


Services Legend

- Services
- Hydrant Booster Valve
- Carpark Exhaust
- Carpark Supply Air
- Retail/Commercial Exhaust
- Bin Chute

Level 2 Floor Plan

1:200

Rev. #	Description	Date			Client Gaidra Pty Ltd	Consultants GSA Planning (Urban Planner) Structural Design Solutions (Structural) LAM Consulting Engineers (Stormwater) Building & Energy Consultants Australia (BASIX)	 alec pappas architects Pty Ltd	 Member Australian Institute of Architects	Project Proposed Mixed Use Development 850-858 King Georges Rd South Hurstville	Date Mar' 17
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Level 4 Floor Plan
1:200

Rev. #	Description	Date
A	Council Amendments	Sep '17
B	Council Amendments	Oct '17

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Client
Gaidra Pty Ltd

Consultants
GSA Planning (Urban Planner)
Structural Design Solutions (Structural)
LAM Consulting Engineers (Stormwater)
Building & Energy Consultants Australia (BASIX)

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Project
Proposed Mixed Use Development
850-858 King Georges Rd
South Hurstville

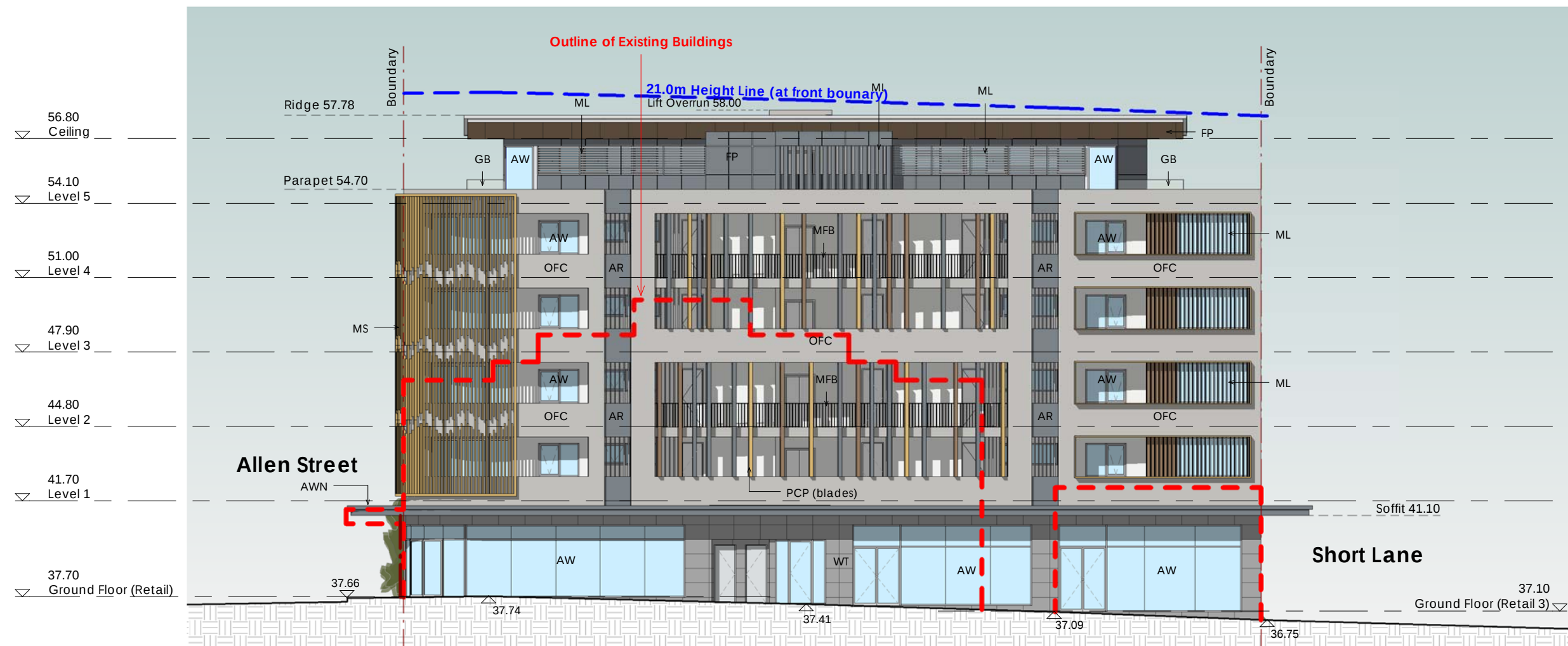
Title
Level 4 Floor Plan

Date
Mar' 17

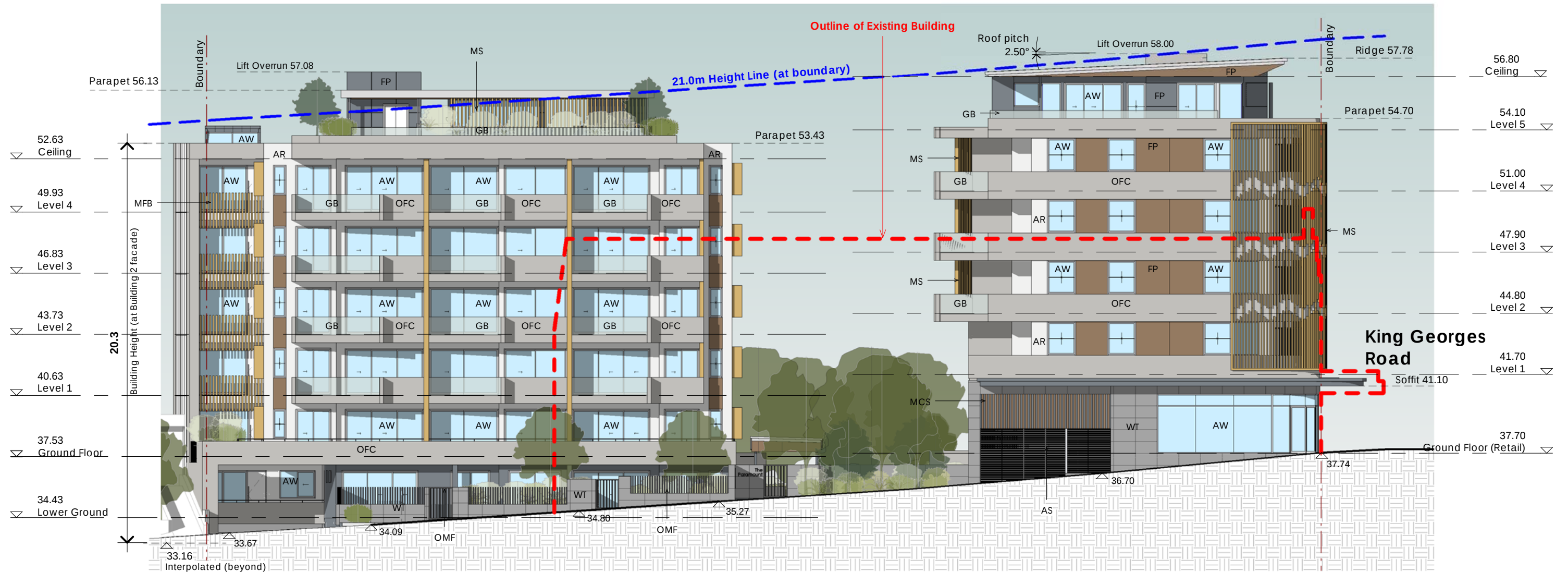
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Dwg No.
A-11

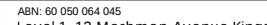
Revision
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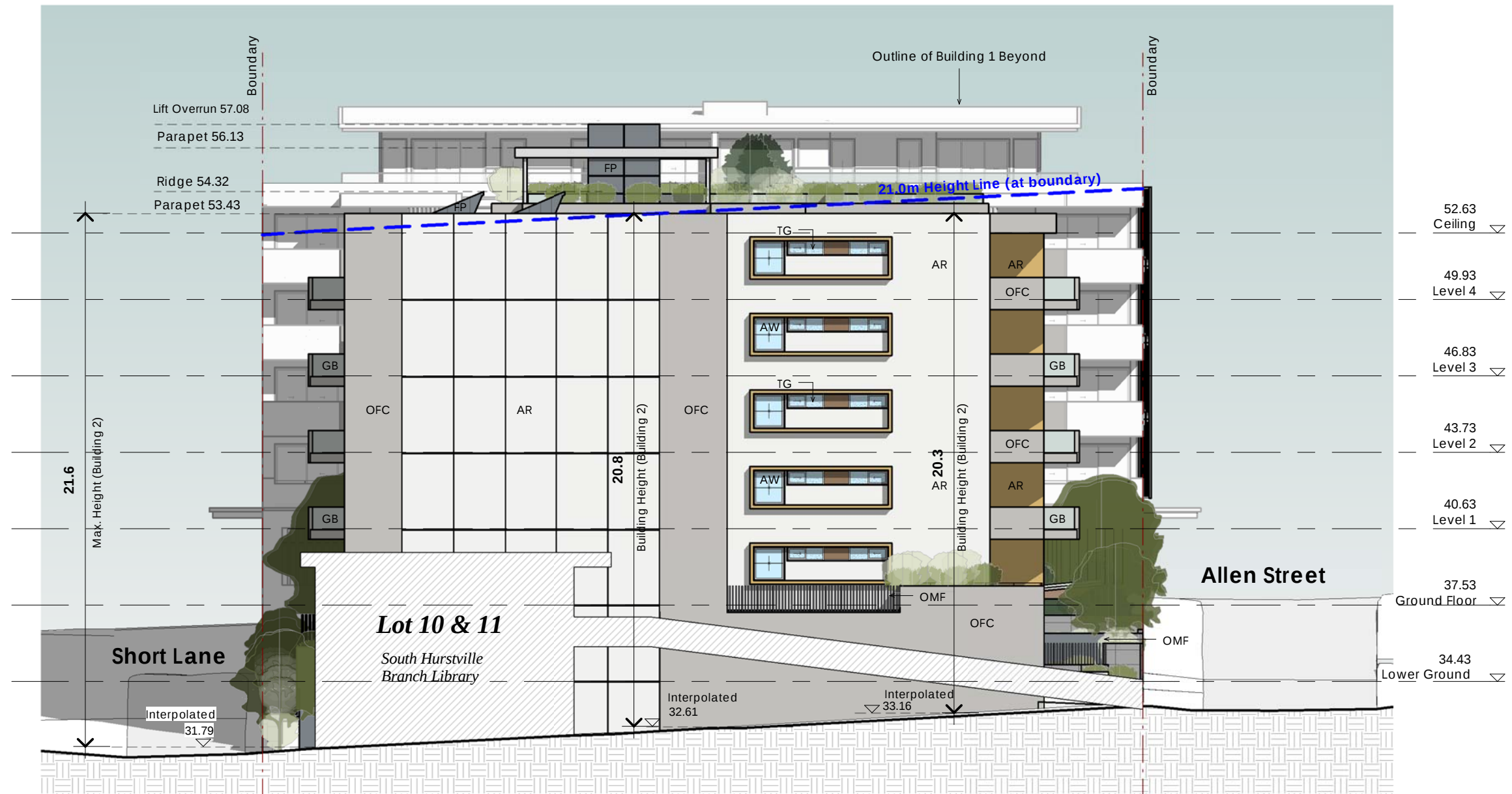


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A	Council Amendments	Sep '17						Scale	Job No.
B	Council Amendments	Oct '17						1 : 200	J09-16
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Side Elevation - North (to Allen Street)
1:200

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A	Council Amendments	Sep '17			Gaidra Pty Ltd	GSA Planning (Urban Planner)			Proposed Mixed Use Development	Mar' 17
B	Council Amendments	Oct '17				Structural Design Solutions (Structural)			850-858 King Georges Rd	Scale Job No.
						LAM Consulting Engineers (Stormwater)			South Hurstville	1 : 200 J09-16
						Building & Energy Consultants Australia (BASIX)				
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									Elevation	A-14 B



Side Elevation - East
1:200

Rev. #	Description	Date	Client	Consultants	Project	Date
A	Council Amendments	Sep '17	Gaidra Pty Ltd	GSA Planning (Urban Planner)	Proposed Mixed Use Development	Mar' 17
B	Council Amendments	Oct '17		Structural Design Solutions (Structural)	850-858 King Georges Rd	Scale Job No.
				LAM Consulting Engineers (Stormwater)	South Hurstville	1 : 200 J09-16
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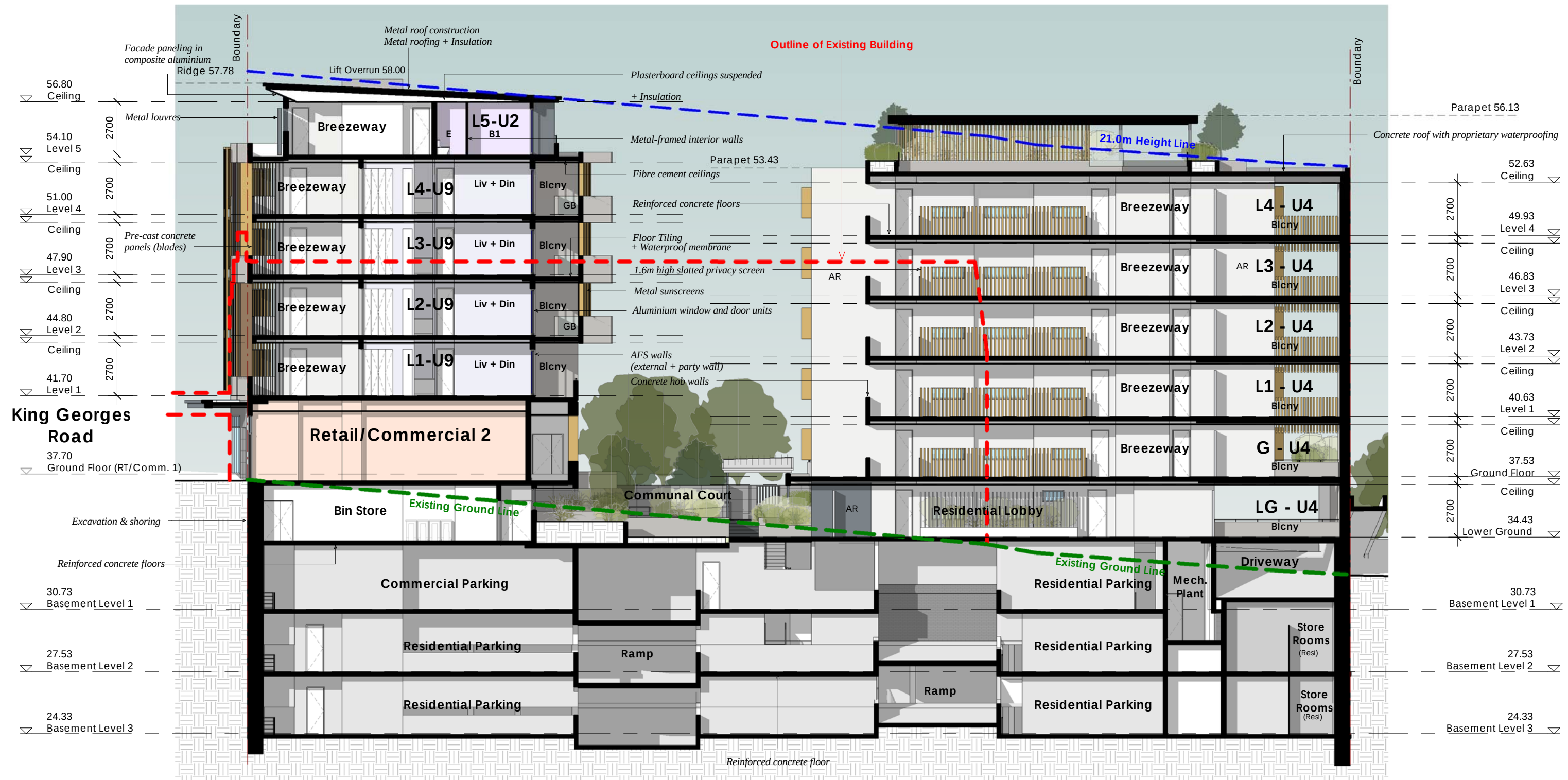


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Project
Proposed Mixed Use Development
850-858 King Georges Rd
South Hurstville

Date
Mar' 17
Scale Job No.
1 : 200 J09-16
Dwg No. Revision
A-15 B



Section A
1:200

Rev. #	Description	Date
A	Council Amendments	Sep '17
B	Council Amendments	Oct '17

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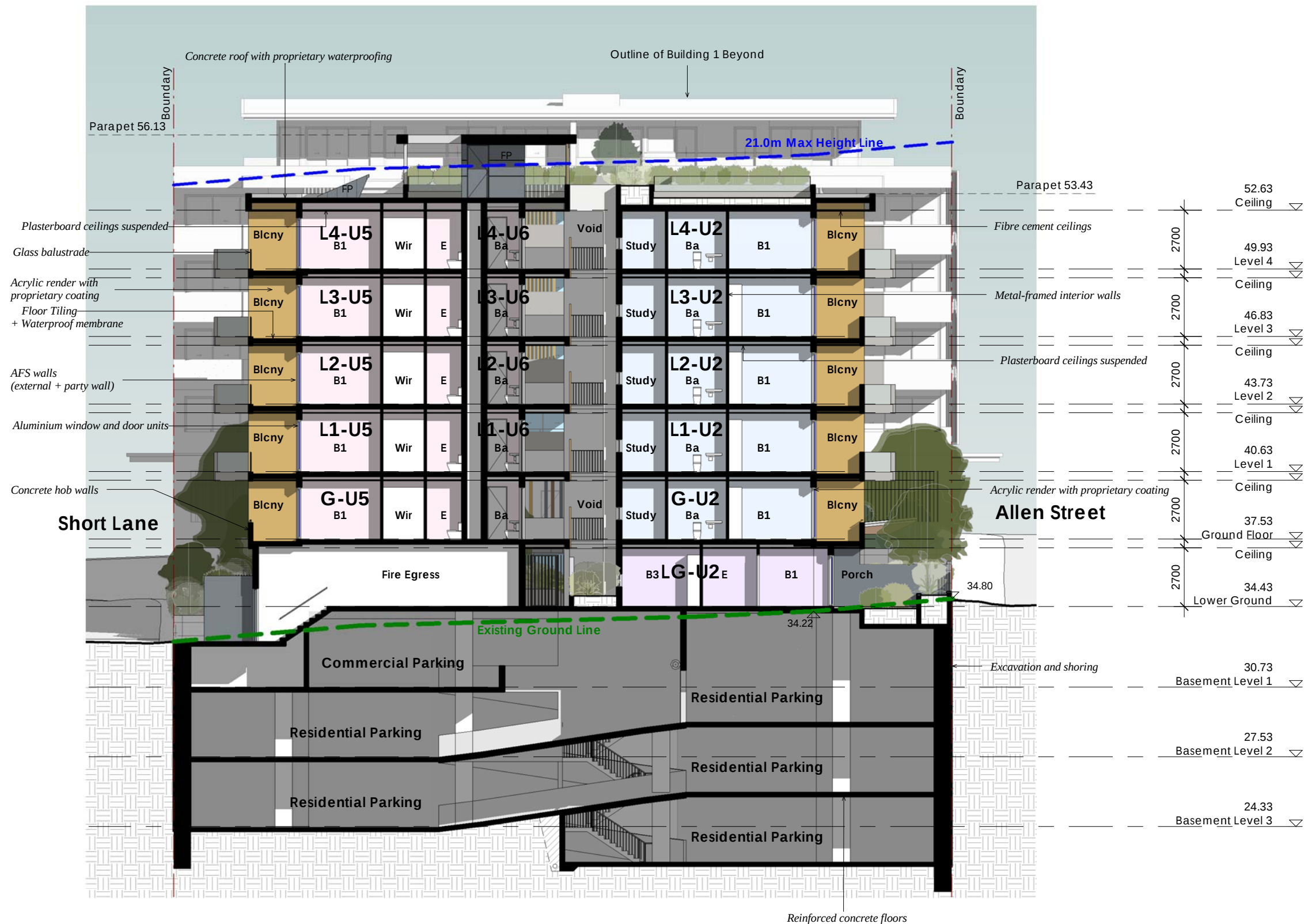
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Project Proposed Mixed Use Development 850-858 King Georges Rd South Hurstville	Date Mar' 17 Scale Job No. 1 : 200 J09-16 Dwg No. Revision A-17 B
Title Section	



Section B
1:200

Rev. #DescriptionDate			Client Gaidra Pty Ltd	Consultants GSA Planning (Urban Planner) Structural Design Solutions (Structural) LAM Consulting Engineers (Stormwater) Building & Energy Consultants Australia (BASIX)	 alec pappas architects Pty Ltd	ABN: 60 050 064 045 Level 1, 12 Mashman Avenue Kingsgrove NSW 2208 ph: (02) 9554 8233 fx: (02) 9554 8244 em: info@alecpappas.com.au web: www.alecpappas.com.au nominated Architect: Alec Pappas (Registration No: 4713)	 Member Australian Institute of Architects	Project Proposed Mixed Use Development 850-858 King Georges Rd South Hurstville	Date Mar' 17 ScaleJob No. 1 : 200J09-16
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B	Council Amendments	Oct '17							
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Section C
1:200

Rev. #	Description	Date	Client	Consultants	Project	Date
A	Council Amendments	Sep '17	Gaidra Pty Ltd	GSA Planning (Urban Planner)	Proposed Mixed Use Development	Mar' 17
B	Council Amendments	Oct '17		Structural Design Solutions (Structural)	850-858 King Georges Rd	Scale Job No.
				LAM Consulting Engineers (Stormwater)	South Hurstville	1 : 200 J09-16
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