

Attachment B

Selected Drawings



1:200 @ A3

CONCRETE SURFACE TO BE REMOVED AND DEMOLISHED

	notes all work to be carried out in accordance with the contract documents and specifications with back codes and conditions of contract. measurements in mm unless noted, use figured dimensions, do not scale drawings. drawings are to be used as a guide only, refer all discrepancies to the architect.	rev	date	amendment	rev	date	amendment	environa studio 224 riley st. surry hills. 2010 f: 02 9332 1211 f: 02 9332 1355 w: www.environastudio.com.au architects registration number 6239	project SHOP TOP HOUSING at ALEXANDRIA	location 658-660 BOTANY RD 11 BIRMINGHAM ST	drawing DEMOLITION PLAN	stage DA	project no. 928	dwg no.
		040	040											



		notes	rev	date	amendment	enviro studio 224 illey st. surry hills 2010 t: 02 9332 1211 f: 02 9332 1365 w: www.envirostudio.com.au architects registration number 6239	project SHOP TOP HOUSING at ALEXANDRIA	location 669-660 BOTANY RD 11 BIRMINGHAM ST	drawing FLOOR PLAN	stage D.A.	project no. 928	drawg no. 103
		A 17.05.18 issue for information (DA) B 18.04.18 issue for information (DA) C 25.11.18 issue for information (DA) D 23.11.18 issue for information (DA) E 19.03.19 issue for information (DA) F 22.03.19 issue for information (DA)	rev	date	amendment							



	all work to be carried out in accordance with box, sea codes and conditions of council. measurements in m/m's unless noted. use metric system for all dimensions. all drawings shall measure before starting work. refer all discrepancies to the architect.	rev date amendment	rev date amendment	rev date amendment	enviro studio 224 riley st. surry hills 2010 t: 02 9332 1211 f: 02 9332 1355 w: www.envirostudio.com.au architects registration number 62239	project SHOP TOP HOUSING 658-660 BOTANY RD 11 BIRMINGHAM ST at ALEXANDRIA	drawing FLOOR PLAN	stage D.A.	project no. 928	dwg no. 104

Item	Requirement
Floors	
Concrete, with a minimum R12 insulation (insulation only value) required to units with car park below	
Concrete, with a minimum R9.5 insulation (insulation only value) required to units where car park-floor is below	
Concrete between levels no insulation required	
Other materials	
75 mm Hebel panel	is to walls adjacent to neighbours, no insulation required
75 mm Hebel panel	is to walls adjacent to neighbours with a minimum R12 insulation (insulation only value)
75 mm Hebel panel	is to walls with a firing channel and plastered to all walls adjacent to lift shafts and fire stairs, with a minimum R12 insulation (insulation only value).
Ceiling	
Plasterboard ceiling, R25 insulation (insulation only value) where roofs are above	
Plasterboard ceiling, no insulation where neighbouring units are above	

[illegible]

Floors Coverage, with a minimum R12 insulation (insulation only value) required to units will car park below. Coverage, with a minimum R9 insulation (insulation only value) required to units where sub-floor is below Coverage between levels no insulation required 75 mm Hebel power panel to walls adjacent to external stairs	Roofs Coverage, with a minimum R12 insulation (insulation only value) required to units with car park below. Coverage, with a minimum R9 insulation (insulation only value) required to units where sub-floor is below Coverage between levels no insulation required 75 mm Hebel power panel to walls adjacent to external stairs 75 mm Hebel power panel to walls adjacent to neighbours, no insulation required 75 mm Hebel power panel to walls adjacent to neighbours with a minimum R12 insulation (insulation only value) 75 mm Hebel power panel to walls with furring channel to roof, no insulation required 75 mm Hebel power panel to walls adjacent to lift shafts and fire stairs, with a minimum R12 insulation (insulation only value).	Ceiling Plasterboard ceiling, R2.5 insulation (insulation only value) required, and roof are above Plasterboard ceiling, no insulation where neighbouring units are above
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notes	rev	date	amendment	rev	date	amendment
all work to be carried out in accordance with measurements in mm's unless noted, use figured dimensions, do not scale drawings. refer all discrepancies to the architect.	A	31.05.18	issue for information	E	16.04.19	issue to council (DA)
	B	18.08.18	issue for information (DA)	F	16.03.19	issue for information
	C	25.11.18	issue for information			
	D	24.03.19	issue for information			
	D	19.03.19	issue for information			
	D	27.03.19	issue for information			

20

40

80mm

environa studio

224 riley st. surry hills 2010

t: 02 9332 1211 f: 02 9332 1365

www.environastudio.com.au

architects registration number 62329

project

SHOP TOP HOUSING

at

HOUSE OF INDONESIA

location

669-680 BOTANY RD

11 BIRMINGHAM ST

at

ALEXANDRIA

drawing

SECTION B

drawing

stage

DA

chd

TW

drawn

KZ

check

KR

project no.

928

date

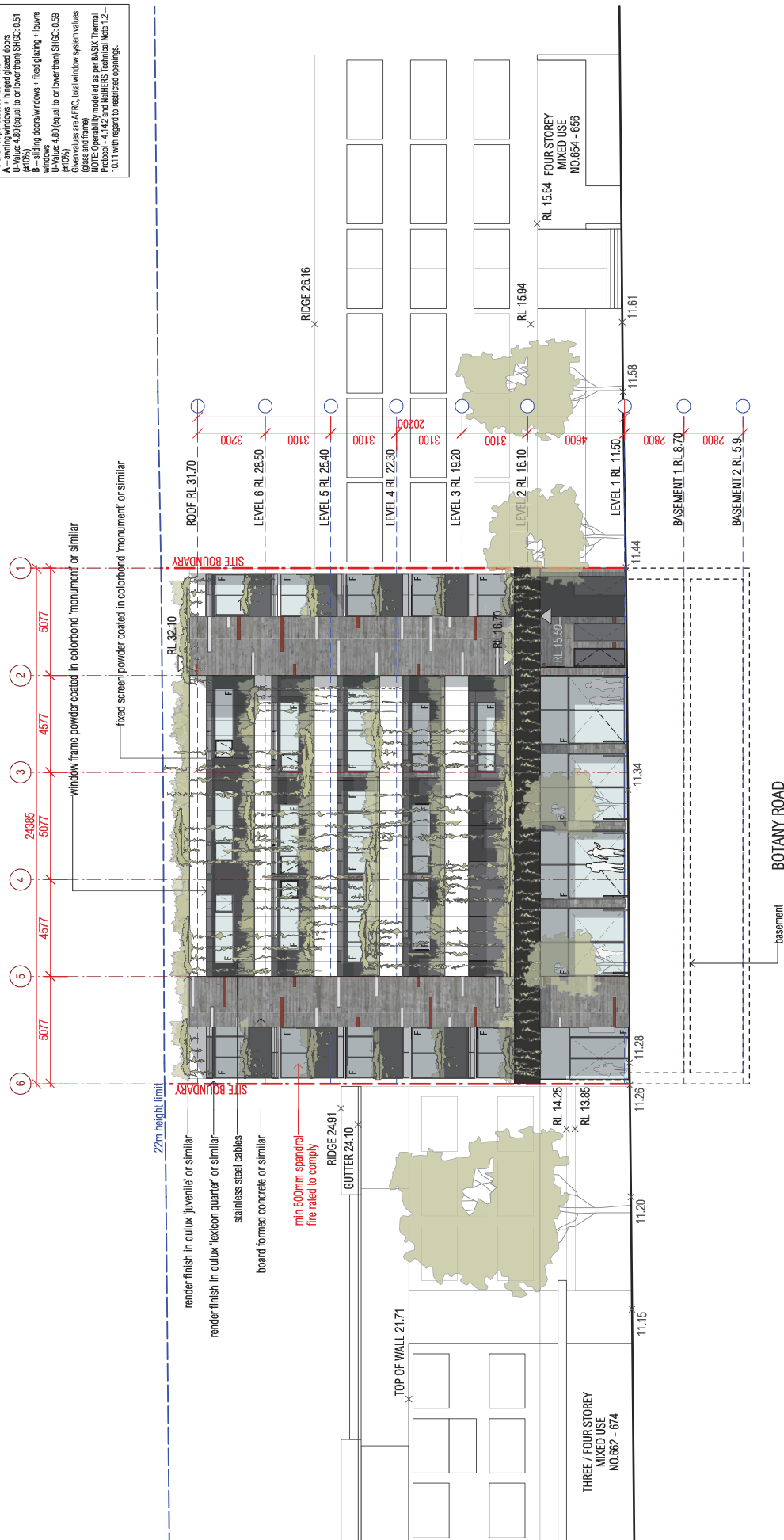
16/09/19

env no.

121

revision

F

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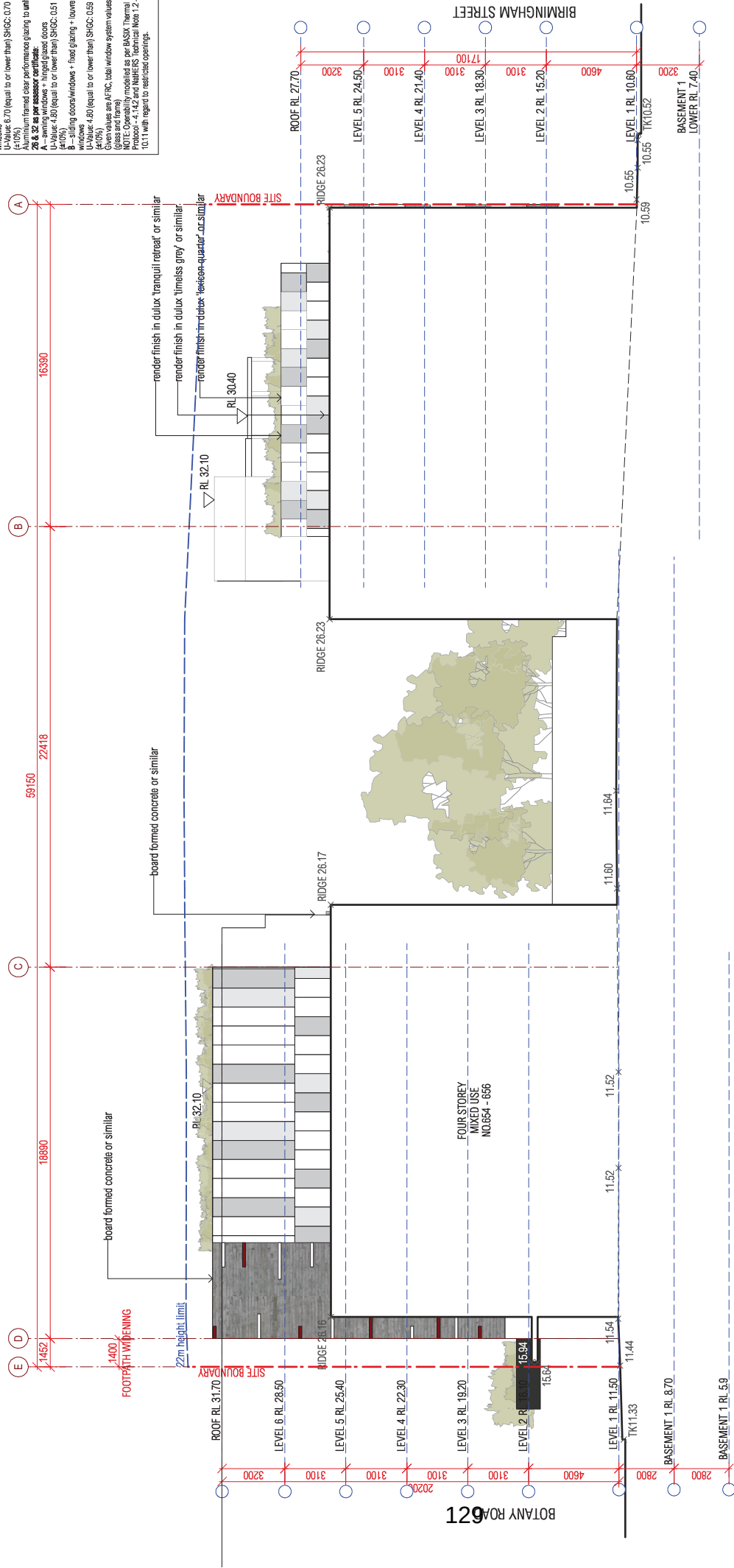
 SOUTH EAST ELEVATION
1:200 @ A3

[illegible]

[illegible]

NORTH WEST ELEVATION
1:200 @ A3

notes	rev	date	amendment	rev	date	amendment	notes	all work to be carried out in accordance with A18306-18 measurements in mm's unless noted, use figured dimensions, do not scale drawings. refer all discrepancies to the architect.	20 4.0 8.0mm	environa studio 224, tiley st. surry hills 2010 tel: 02 9332 1211 f: 02 9332 1365 www.environastudio.com.au architects registration number 6239	project SHOP TOP HOUSING at ALEXANDRIA	location 668-660 BOTANY RD 11 BIRMINGHAM ST	drawing NORTH WEST	stage DA	project no. 928	date 16/06/19	revision F	env no. 131

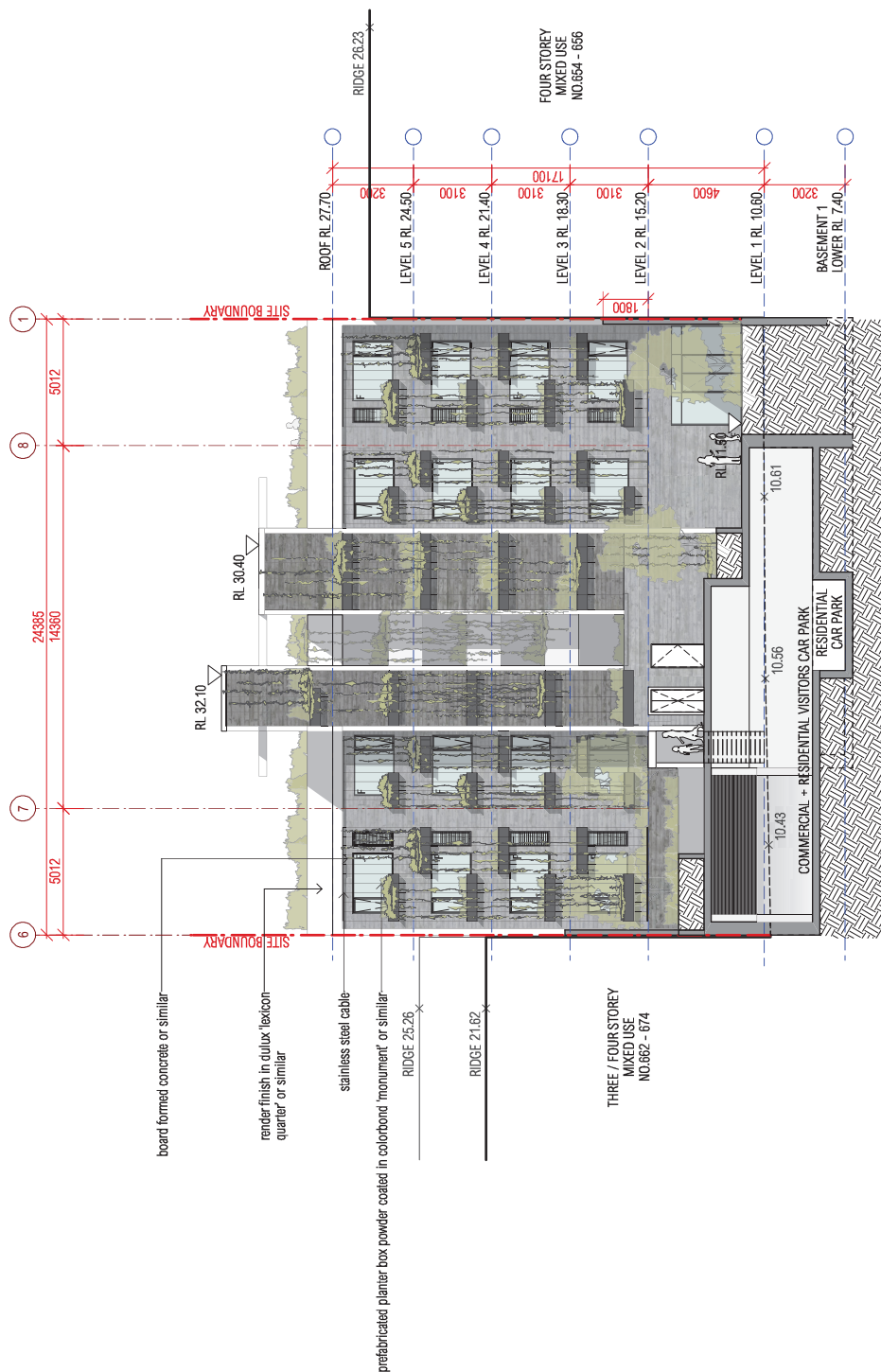
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NORTH EAST ELEVATION
1:200 @ A3

[illegible]

1:200 @ A3

[illegible]

[illegible]

SOUTH EAST INTERNAL ELEVATION
1:200 @ A3

[illegible]

WINDOW SPECIFICATION:

Windows + Doors: Glass thickness and specification as per accurate report by West & Associates.

All aluminium frames to be powdercoat finish, roller finishes schedule for colour.

With minimum CLARK C36 tempered glass or as required by Australian Standard.

Windows to be double glazed with 12mm air gap.

Looks Colour: matched to glass to front door

Windows: roller finishes schedule for colour, keyed locks to all

Aluminium flywires screws to be installed over all bathroom and toilet windows.

All glazing to be clear unless otherwise noted. All operable and bowled windows for each dwelling shall have treated or translucent glass installed.

Aluminium framed single glaze glazing:

A – awning windows + hinged glazed doors
U-Value: 6.70 (equal to or lower than) SHGC: .057 (+/- 0%)
V-Value: 0.00 (equal to or lower than) SHGC: 0.00 (+/- 0%)
B – sliding performance + fixed glaze windows
U-Value: 6.70 (equal to or lower than) SHGC: 0.057 (+/- 0%)
C – aluminium framed clear performance glazing to units & 32 se per assessor certificate.

A – awning windows + hinged glazed doors
U-Value: .480 (equal to or lower than) SHGC: .057 (+/- 0%)
V-Value: .00 (equal to or lower than) SHGC: 0.00 (+/- 0%)
B – sliding performance + fixed glaze windows
U-Value: .480 (equal to or lower than) SHGC: .057 (+/- 0%)
C – aluminium framed clear performance glazing to units & 32 se per assessor certificate.

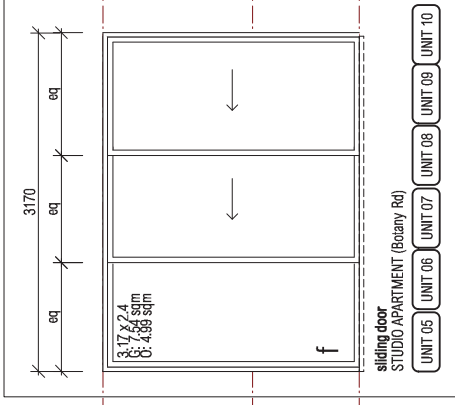
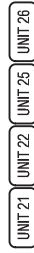
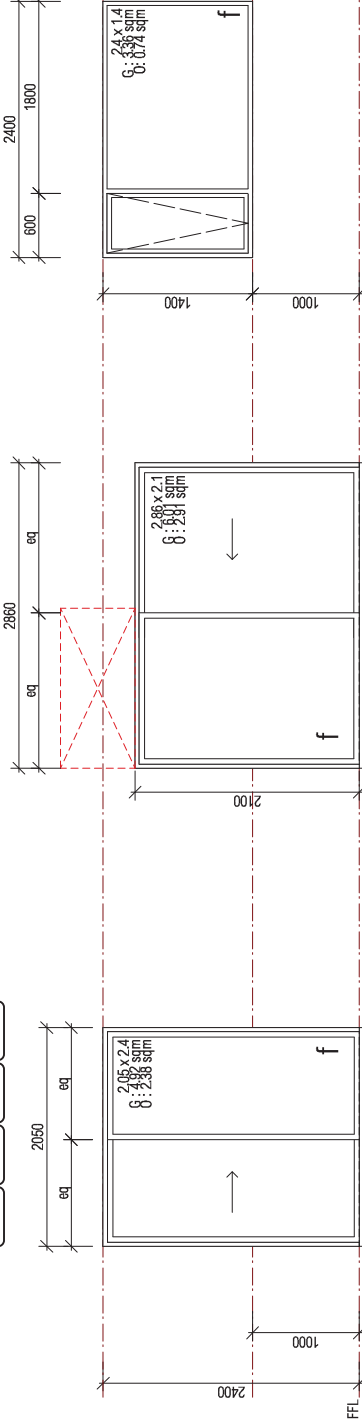
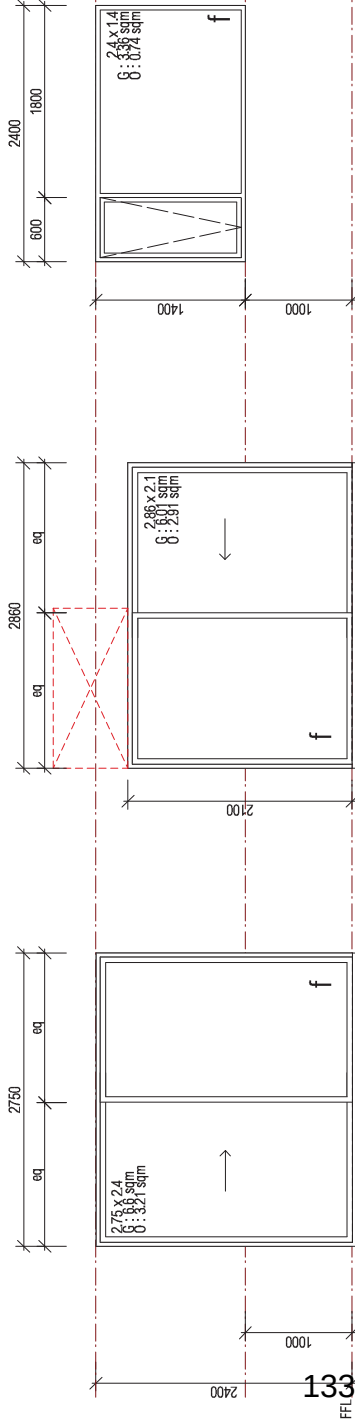
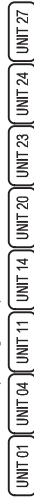
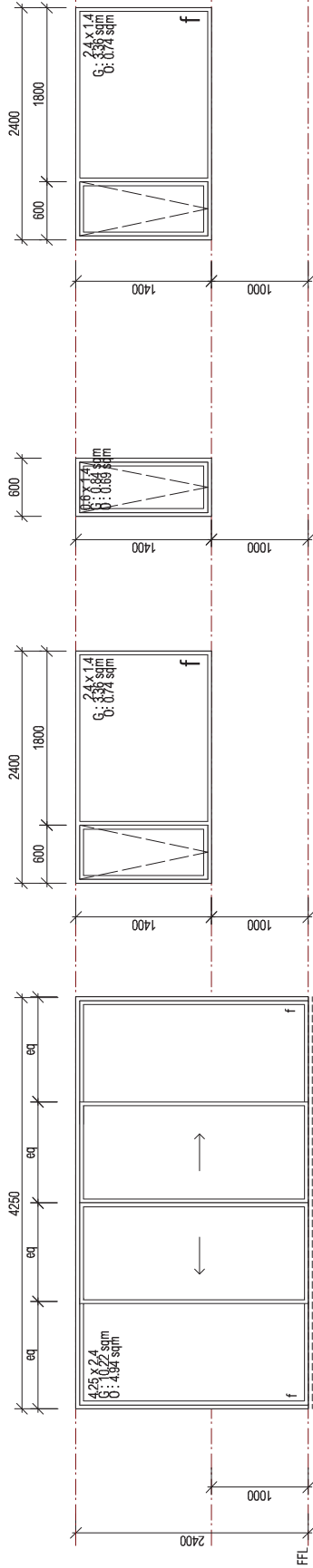
Given values are in R-C, table minimum values (glass and frame)

NOTE: Operability method per BASIX Thermal Product - 4.142 and NHERIS technical NTD 12 – 1.0.1 with regard to test data openings.

WINDOW POSITIONS: ARE FROM EXTERIOR OF BUILDING

ALL DIMENSIONS AND OPENINGS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE

*** DOOR TRACKS RECESSED INTO SLAB SHOWN DOTTED**

[illegible]

WINDOW SPECIFICATION:

Windows + Doors Glass thickness and specification as per schedule report by West & Associates.

Aluminium frames to be powdercoat finish, refer finishes schedule for colour.

Fit with minimum U-Value 0.30 for armature glass or as required by Australian Standard.

Glazing to be double glazed with argon gas fill.

Looks Colour matched to frames, keyed like to front door.

Windows: refer finishes schedule for colour, keyed looks to all

Aluminium fixings screws to be installed over all operable windows.

Aluminum to be clear unless otherwise noted. All bathroom and toilet windows for each dwelling shall have installed or translucent glass installed.

Aluminium framed single operable glazing:

- A – swinging windows + hinged glazed doors
- U-Value: 6.7 (equal to or lower than) SHGC: 0.57 (+ 0%)

Aluminium framed double operable glazing:

- B – sliding doors/windows + floor glazing + hinged glazed doors
- U-Value: 4.8 (equal to or lower than) SHGC: 0.57 (+ 0%)

Aluminium framed door performance glazing in units 3 & 32 as per assessor certificate

Aluminium framed windows + hinged glazed doors

- A – swinging windows
- U-Value: 4.80 (equal to or lower than) SHGC: 0.57 (+ 0%)
- B – sliding doors/windows
- U-Value: 4.80 (equal to or lower than) SHGC: 0.57 (+ 0%)

U-Value: 4.80 (equal to or lower than) SHGC: 0.57 (+ 0%)

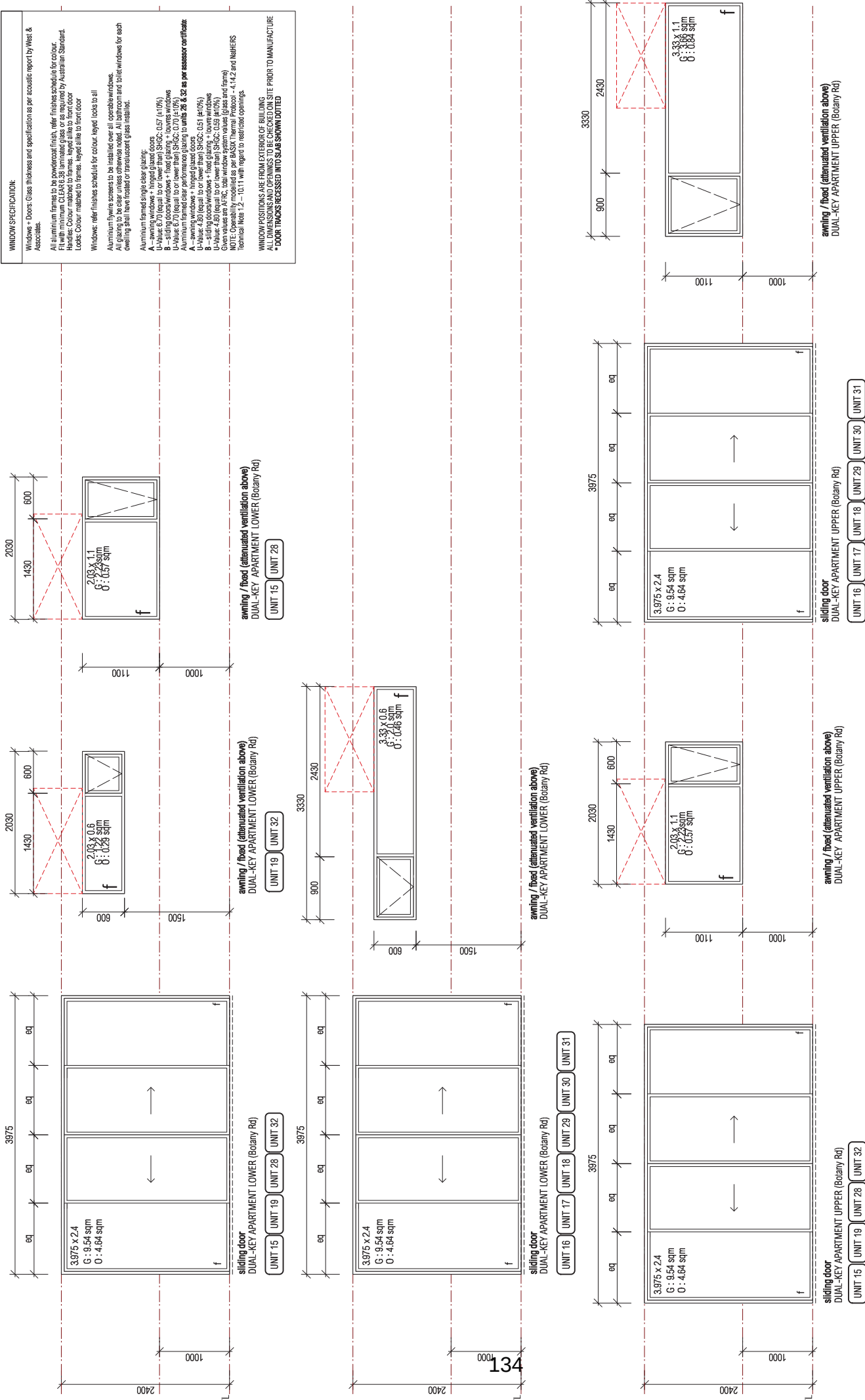
Green values are AHC, total window system value (glass and frame)

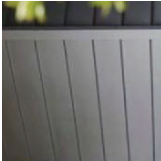
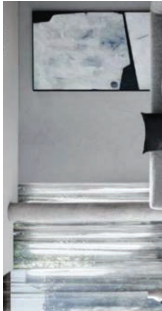
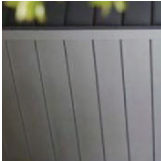
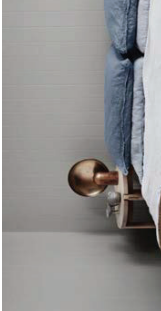
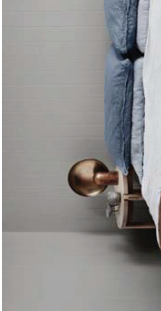
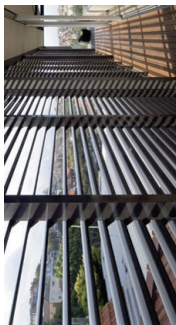
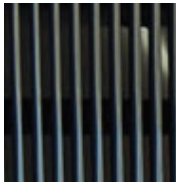
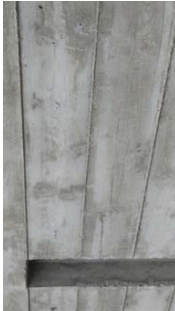
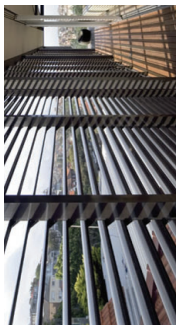
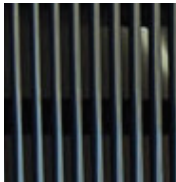
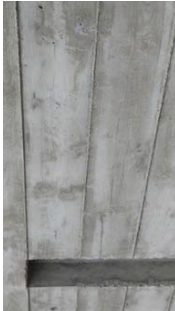
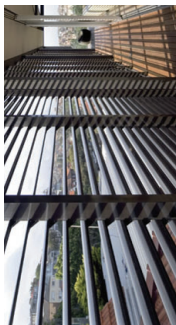
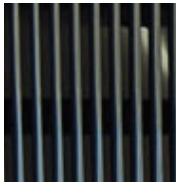
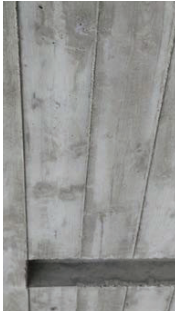
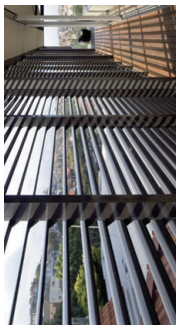
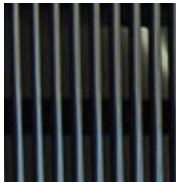
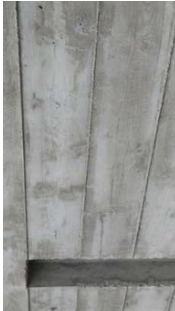
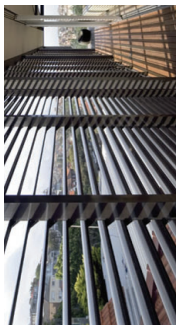
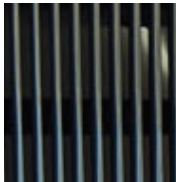
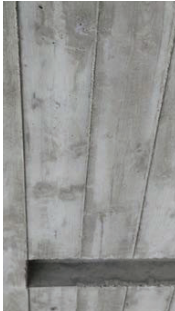
NOTE: Operability minimums per BASIX Thermal Protocol - 4.14.2 and NABERS Thermal Note 12 – 10.11 with footnote to restrictate openings.

WINDOWS PORTIONS ARE FROM EXTERIOR OF BUILDING

ALL DIMENSIONS AND FINISHES TO BE CHECKED ON SITE PRIOR TO MANUFACTURE

• DOOR TRACKS RECEIVED INTO SLAB SHOWN DOTTED

[illegible]

	WALL	dulux 'lexicon quarter' PN2D1 or similar			
	WALL	dulux 'tranquil retreat' PG1F1 or similar			
	WALL	dulux 'juvenile' PG1E1 or similar			
	WALL	dulux 'red blooded' PQ4G8			
	WALL	BROAD FORMED CONCRETE			
	WALL	TEXTURED GLAZED TILES			
	PANEL LIFT DOOR	COLORBOND STEEL			
	DECKING	MCDWOOD			
	DOOR FRAMES + WINDOW FRAMES + FIXED SCREENS	POWDER COATED ALUMINIUM			

[illegible]

TERMS AND ABBREVIATIONS

Abbreviations used on the drawings and in the specifications and schedules are as follows:

AFS	As further specified
BWB	Block / Brickwork - Bagged
BWR	Block / Brickwork - Rendered
BCA	Building Code of Australia
BC	Bright Chrome
CCA	Copper/Chrome/Asenated treated timber
CCR	Corrugated Colorbond Roofing
COW	Corrugated Colorbond Wall Sheeting
CFC	Compressed Fibre Cement sheet
CIS	Concrete in situ
CT	Ceramic Tiles
ct	Centres
DP	Downpipe
EPS	Expanded Polystyrene (Insulation)
F	Flood glass
FC	Fibre Cement (painted sheets)
FCR	Fibre Cement Rendered (Hardtux)
FLL	Finished floor level
GB	Glass blockwork
VGPO	General Power Outlet
HW	Hardwood
HDG	Hot Dipped Galvanised
HDPE	High Density Polyethylene (piping)
HPP	Habel Power Panel
HSP	Habel Sound Floor
HTP	Hardtux cladding
HWS	Hot water service
L	Glass Louvres (in windows)
LFC	Linoleum floor covering
LSOP	Light Oil Solvent Preservative = "Gold" Treated timber
LVL	Laminated Veneer Lumber
MDP	Medium density fibreboard = customwood
ML	Machine Graded Pine Framing (Wall/Roof)
MSI	Manufacturer's instructions
NIC	Not in Contract
OF	Off form concrete
NIC	Not in Contract
OC	Plasterboard
PB	Pre cast concrete
PCC	Parallel Flange Channel
PFC	Pirelli rubber floor covering
PRF	Provisional Sum
PS	Particle Board
PTB	Reflective foil laminate
REL	Rectangular hollow section
RHS	Radiata Pine
RP	Supply and Install
S-I	Satin Chrome
SC	Square Hollow section
SHS	Stainless Steel
SS	Tongue and grooved (flooring/walling)
T+G	To be advised
TBA	Towel rail
TR	Toler roll holderz
TRH	Terracota Tile
TT	Universal Beam
UB	Universal Column
UC	Unless noted otherwise
UNO	Verify on site
VOS	Veneer
VR	Western Red Cedar (timber)
WRC	

NOTES

All work as shown in the drawings and schedule, including all necessary work even if not drawn or scheduled.
Refer all queries and discrepancies to the architects. All measurements in mm unless noted otherwise.

Standard of Work and Regulations

- All work to be carried out in accordance with:
- Building Code of Australia 2006
 - AS Codes
 - Conditions of Council
 - Conditions of service supply authorities
 - All relevant Australian Standards including, but not limited to the standards listed below.

Site Survey

Provide registered surveyor report at bearer + joist stage.

Demolition and Recycled Material

Demolition in accordance With Metro Waste Board Guide.

Site management

No building activities on Council land.

Establish sediment controls as required by all authorities

Earthworks and excavation

All work to be carried out in accordance with the following:

BCA Part 3.1.1

Australian Standard AS2870

Stormwater Disposal

All work to be carried out in accordance with the following:

BCA Part 3.1.2 and BCA Part 3.5.2

Australian Standard AS/NZS5003.3.2

Termite Protection

All work to be carried out in accordance with the following:

BCA Part 3.1.3

Termite protection in accordance AS5660.1

Footings, Slab Design and Retaining Walls

All work to be carried out in accordance with the engineer's drawings and specifications and the following.

BCA Part 3.2

Australian Standard AS2870

Masonry Construction

All work to be carried out in accordance with the following:

BCA Part 3.3

Australian Standard AS3700

Structural Steel Framing

All work to be carried out in accordance with the engineer's drawings and specifications and the following:

BCA Part 3.4.2

Australian Standard AS1250 and AS3623

Timber Framing

All work to be carried out in accordance with the following:

BCA Part 3.4.3

Australian Standard AS1684

All timber to be from sustainable sources as follows: plantation and/or recycled timbers, the framing shall be in plantation Radiata Pine or NZ Douglas Fir, all structural timber shall be plantation grown glue laminated timber and all flooring shall be from recycled timber or bamboo T+G flooring.

Roof Cladding

All work to be carried out in accordance with the following:

BCA Part 3.5.1

Australian Standard AS1562.1

Gutters and downpipes

All work to be carried out in accordance with the following:

BCA Part 3.5.2

Australian Standard AS3500.3.2.

Wall Cladding

All work to be carried out in accordance with the following:

BCA Part 3.5.3

Windows and Doors and Installation of Glazing

All work to be carried out in accordance with the following:

BCA Part 3.6

Australian Standard AS1288 or AS2047.

External Windows and Doors

All work to be carried out in accordance with the following:

BCA Part 3.5.4 and BCA Part 3.6

Australian Standard AS 2047,

Ventilation and Exhaust Fans

All work to be carried out in accordance with:

BCA Part 2.4, BCA Part 3.8.5

Australian Standard AS1668.2

Construction of Roof, Walls and Floor

All work to be carried out in accordance with the following:

BCA Part 3.5, BCA Part 3.12

Hot Water Supply System

All work to be carried out in accordance with the following:

BCA Part 3.12.5, Australian Standard AS/NZS 3500.4

Fire Separation

All work to be carried out in accordance with the following:

BCA Part 3.7.2, and Australian Standard AS 3786

Building Fabric Thermal Insulation

All work to be carried out in accordance with the following:

BCA NSW Clause 2.3.1

Australian Standard AS/NZS4659.1

SOUND INSULATION

All work to be carried out in accordance with the following:

BCA Part 3.8.6

Waterproofing of Wet Areas

All work to be carried out in accordance with the following:

BCA Part 3.8.1, and Australian Standard AS3740

Facilities (Health and Amenity)

All work to be carried out in accordance with the following:

BCA Part 3.8.3

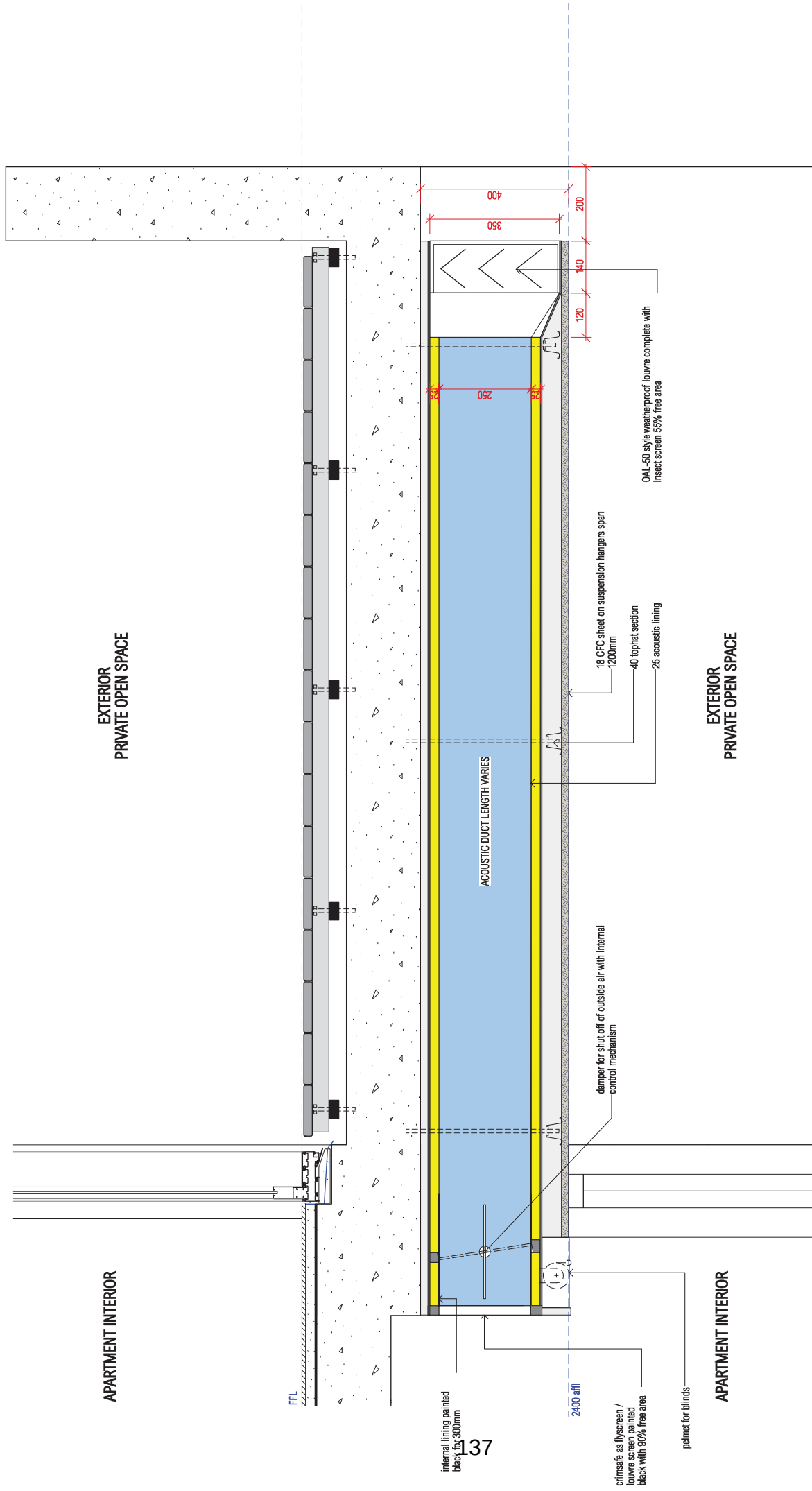
Australian Standard AS 1688.2

Hydraulics

Hot water service pipes shall be provided with insulation in accordance with BCA Part 3.12.1

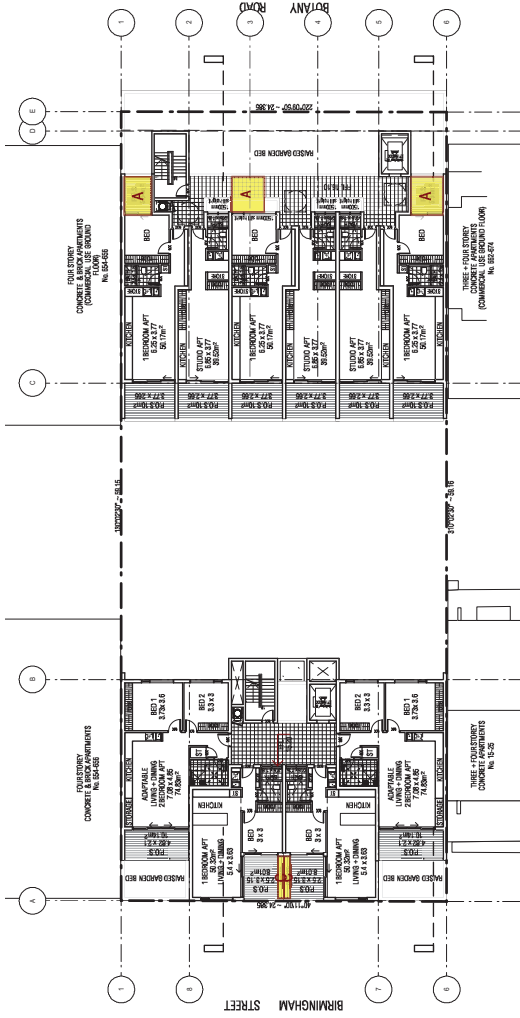
Australian Standard AS 3500

notes	rev	date	amendment	project	location	drawing	stage	project no.	dwg no.
all work to be carried out in accordance with the drawings and specifications and schedules are as follows:	A	01/05/18	Issue for information	environa studio	659-660 BOTANY RD	TERMS + ABBREVIATIONS	DA	928	211
	B	18/06/18	Issue to council (DA)	224, Riley st, surry hills, 2010	11 BIRMINGHAM ST	SUMMARY	DA	928	211
	C	05/11/18	Issue for information	1/02/8332 1211	at	drawing	DA	928	211
	D	23/11/18	Issue to council (DA)	W: www.environastudio.com.au	ALEXANDRIA	drawing	DA	928	211
	E	19/03/19	Issue for information	architects registration number 6239			DA	928	211
	F	22/03/19	Issue to council (DA)				DA	928	211

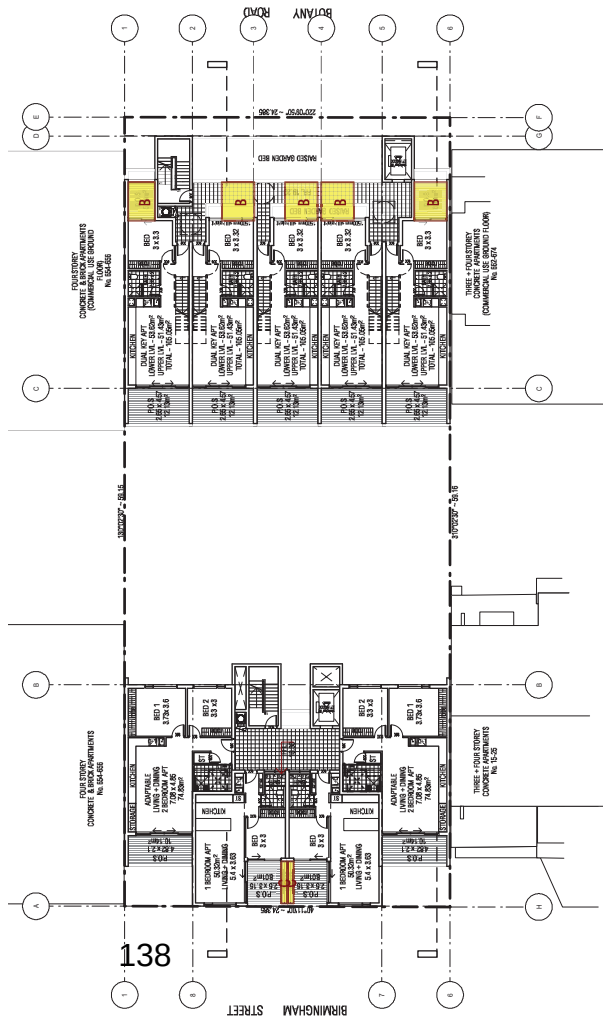


**REFER TO ACOUSTIC REPORT BY
WEST & ASSOCIATES FOR FURTHER
INFORMATION**

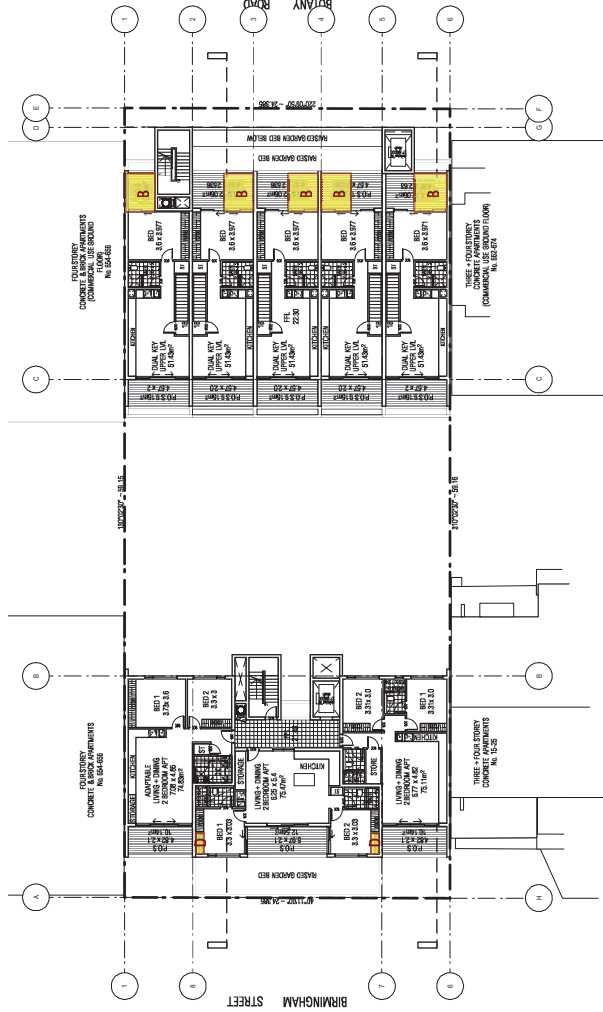
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VENTILATION DIAGRAM L2
1:400 @ A3



VENTILATION DIAGRAM (TYPICAL LOWER)
1:400 @ A3



VENTILATION DIAGRAM (TYPICAL UPPER)
1:400 @ A3

BIRMINGHAM ST WEST FACADE
NIGHT NOISE LEVEL 58dB(A) (WEST TABLE 10)

TYPE C – BIRMINGHAM WEST FACADE
SINGLE-SIDED 1 BEDROOM
MINIMUM OPEN AREA 0.60m² RDA = 0.30 X 2 DEVICES
TABLE 6 RDA <0.33
VERTICAL PLAIN PLENUM MIN. SIZE 2.44H x 0.23W x 1.57L

TYPE D – BIRMINGHAM WEST FACADE
SINGLE-SIDED 2 BEDROOM
MINIMUM OPEN AREA 0.90m² RDA = 0.225 X 4 DEVICES
TABLE 5 RDA <0.25
VERTICAL PLAIN PLENUM MIN. SIZE 1.99H x 0.23W x 1.37L

BOTANY RD EAST FACADE
NIGHT NOISE LEVEL 63dB(A) (WEST TABLE 10)

TYPE A – BOTANY RD EAST FACADE
CROSS-THROUGH 1 BEDROOM
MINIMUM OPEN AREA 0.17m² RDA = 0.17
TABLE 6 RDA <0.20
HORIZONTAL PLAIN PLENUM MIN. SIZE 0.35H x 2.32W x 2.37L

TYPE B – BOTANY RD EAST FACADE
THROUGH 3 BEDROOM / 2 BED >100m²
MINIMUM OPEN AREA 0.33m² RDA = 0.175 X 2 DEVICES
TABLE 6 RDA <0.20
HORIZONTAL PLAIN PLENUM MIN. SIZE 0.35H x 1.87W x 2.17L

DEVICE DIMENSION TO SUIT BALCONY

REFER TO ACOUSTIC / MECHANICAL REPORT TABLE 13 FOR
FURTHER DETAIL AND SPECIFICATION

notes	rev	date	amendment	rev	date	amendment	project	location	stage	drawing	dwg no.
all work to be carried out in accordance with the code of practice for the construction of buildings, and the code of practice for the construction of buildings, and the code of practice for the construction of buildings, and the code of practice for the construction of buildings, and the code of practice for the construction of buildings, refer all discrepancies to the architect.	A	27.03.19	Issue for information	F	16.04.19	Issue to council (DA)	enviropa studio	659-660 BOTANY RD	DA	EXTERNAL DETAILS	611
	B	05.11.18	Issue for information	E	16.03.19	Issue for information	224, Riley St, Surry Hills 2010	11 BIRMINGHAM ST	chd	drawing	revision
	C	23.11.18	Issue for information	G	27.03.19	Issue for information	T: 02 9332 1211 F: 02 9332 1365	at	chd	drawing	revision
	D	16.03.19	Issue for information	H	22.10.19	Issue for information	W: www.enviropastudio.com.au	ALEXANDRIA	chd	drawing	revision
	D	27.03.19	Issue for information				HOUSE OF INDONESIA		chd	drawing	revision
	D	27.03.19	Issue to council (DA)				architects registration number 62239		chd	drawing	revision