



DEVELOPMENT APPLICATION
FOR NEW HOTEL
147-151 PARRAMATTA RD
AUBURN

DRAWING LIST

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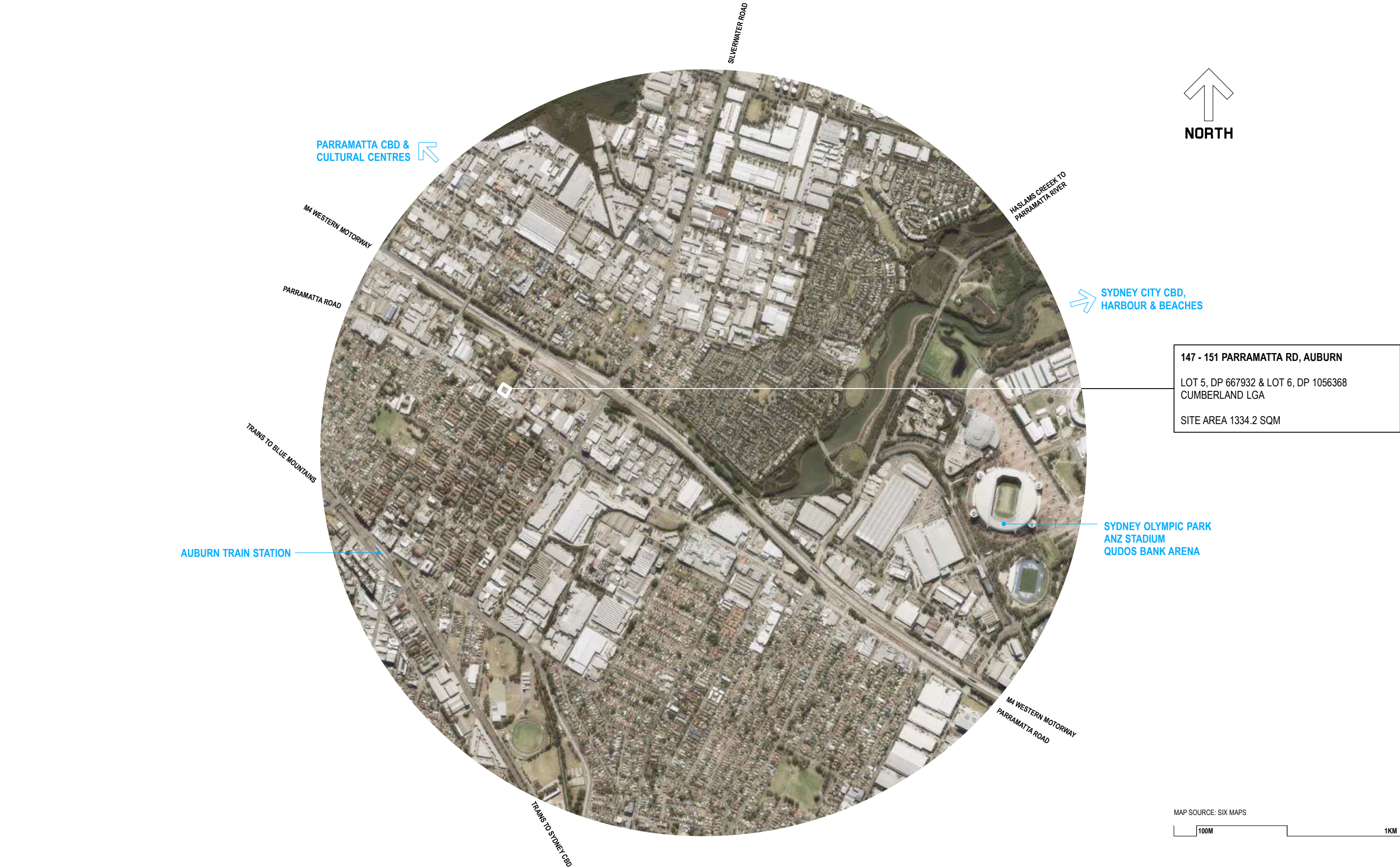
NEW HOTEL

147 - 151 PARRAMATTA ROAD, AUBURN

DA APPLICATION

DA01

A



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Project **NEW HOTEL**
Address **147 - 151 PARRAMATTA ROAD, AUBURN**
Dwg Title **LOCATION PLAN**

job 724 MEL
issue 04 12 17
scale NTS

DA02
rev A



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Project **NEW HOTEL**

Address **147 - 151 PARRAMATTA ROAD, AUBURN**

Dwg Title **CONTEXT PLAN**

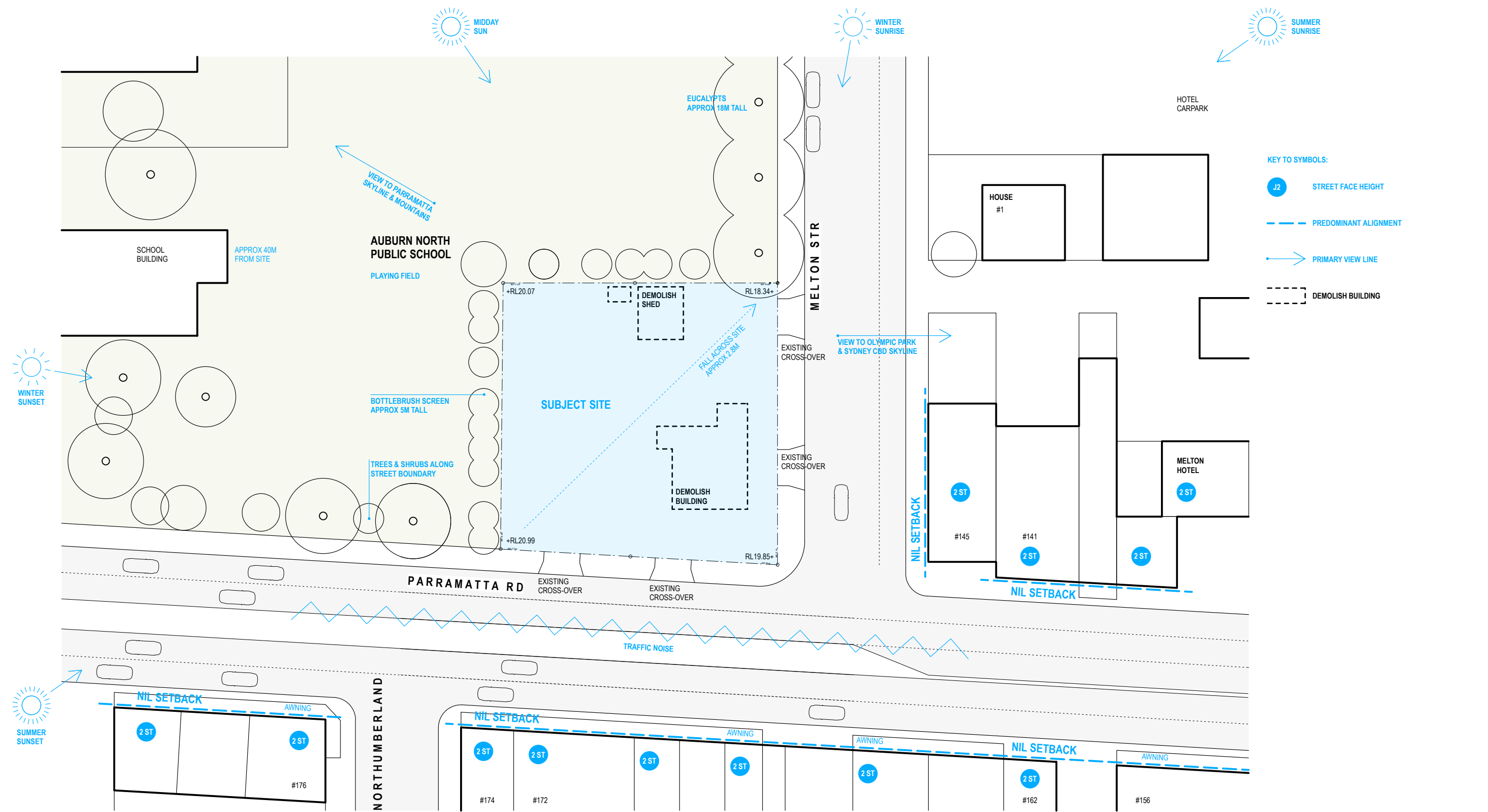
job 724 MEL

issue 04 12 17

scale NTS

DA03

rev A



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Project **NEW HOTEL**

Address **147 - 151 PARRAMATTA ROAD, AUBURN**

Dwg Title **SITE ANALYSIS, CONTEXT & DEMOLITION**

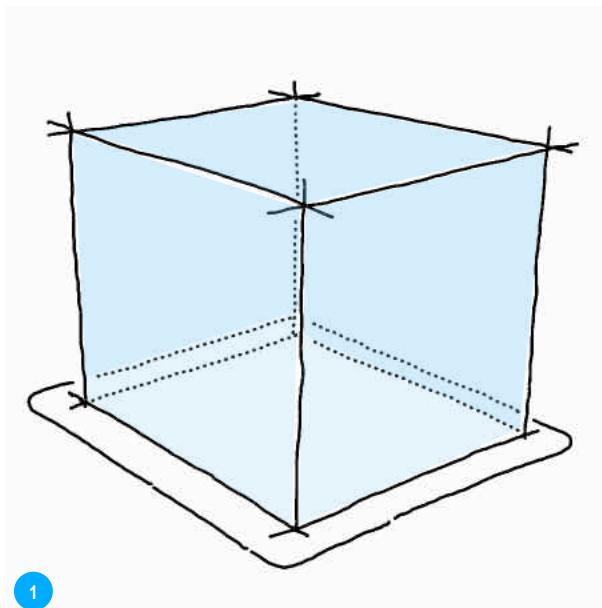
job 724 MEL

issue 04 12 17

scale 1:500 @ A3

DA11

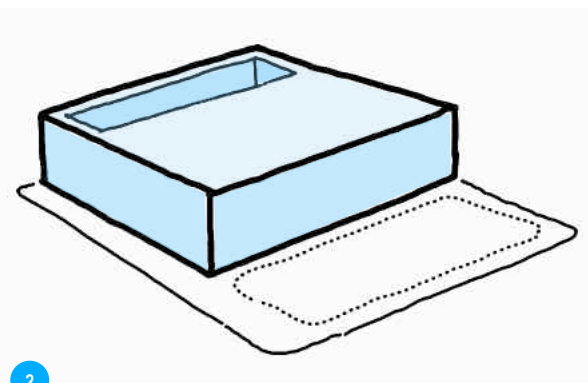
rev A



1

ENVELOPE

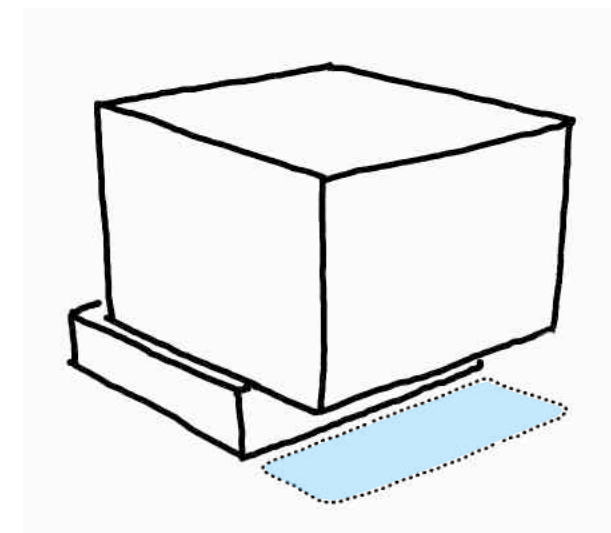
- > EXTRAPOLATE PLANNING CONTROLS.
- > SET BACK AND HEIGHT.



2

A ROBUST BASE

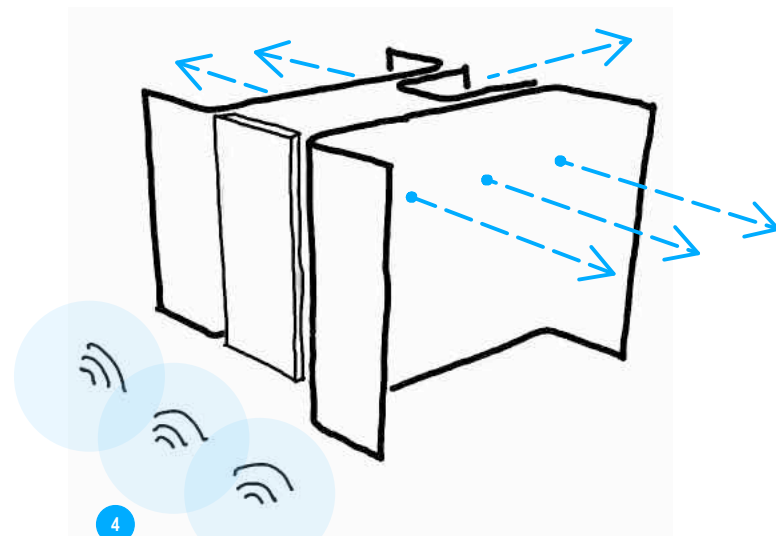
- > A MASONRY BASE RESPONDS TO THE HECTIC CONTEXT.
- > HUMAN SCALE, TACTILE, SELF-CLEANING.



3

LIGHTNESS & LEGIBILITY

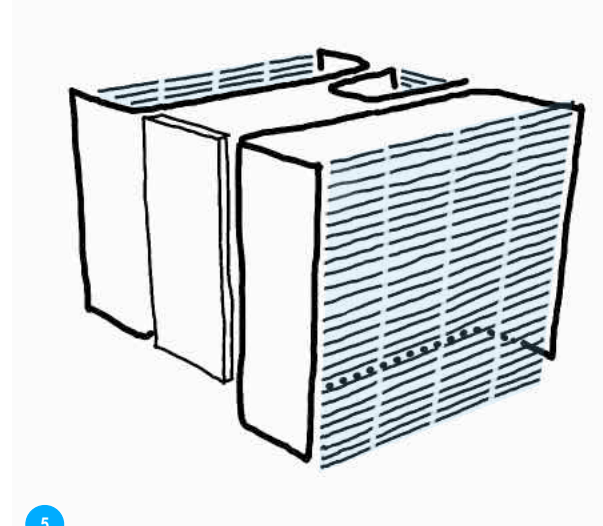
- > EXPRESS ACCOMMODATION COMPONENT.
- > OFF-SET FORM GIVE VISUAL LIGHTNESS.
- > FRONT OVERHANG CREATES A CLEAR ENTRY.



4

ASPECT & NOISE

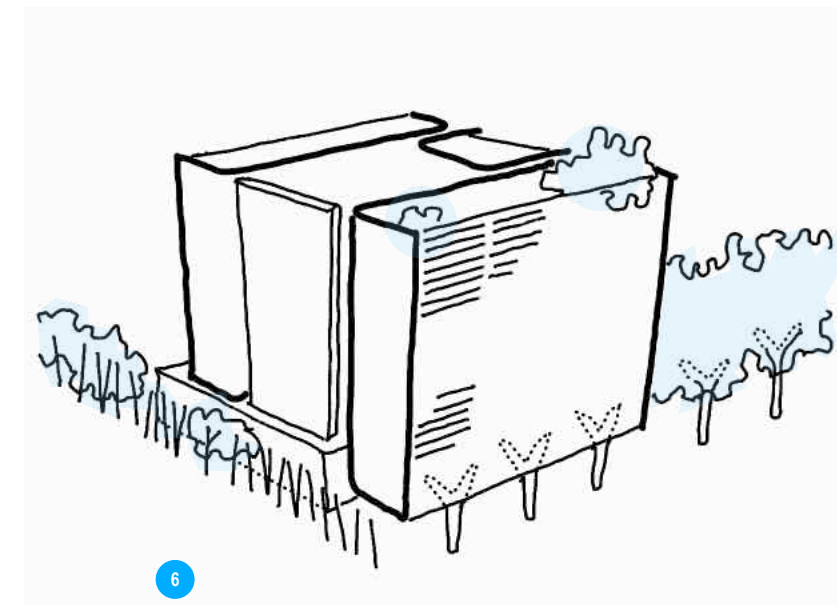
- > ORIENTATE ROOMS TOWARD HORIZONS.
- > SHIELD AGAINST TRAFFIC NOISE.
- > SOLID ENDS CREATE A REFUGE.



5

SUN & PRIVACY

- > SHADE ROOMS FROM HOT SUN.
- > SCREEN VIEWS, PREVENT OVERLOOKING.
- > PROVIDE OCCUPANTS WITH PRIVACY.



6

TOPOGRAPHY & LANDSCAPE

- > NOD TO SIGNIFICANT LANDSCAPE ELEMENTS.
- > CREATE A GREEN LID.
- > OFFER A PUBLIC GESTURE.

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Project **NEW HOTEL**
Address **147 - 151 PARRAMATTA ROAD, AUBURN**
Dwg Title **DESIGN LOGIC**

job 724 MEL
issue 04 12 17
scale NTS .

DA12
rev A

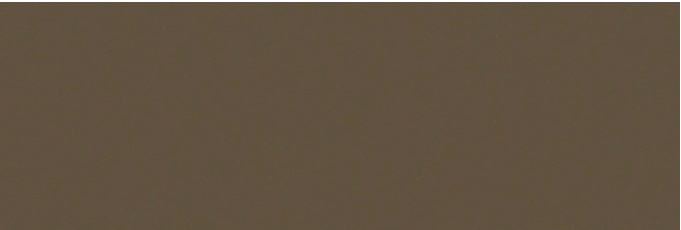
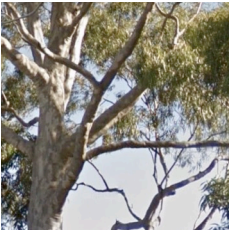


LG

LOUVRE SCREENS
NORTH, EAST AND WEST FACADES.
FEATHERED AT TOP AND BOTTOM.

SIMILAR TO JWI E200 LOUVRES,
FIXED BRACKETS.

> HORIZONTAL SLATS FOR SHADING AND PRIVACY.
> CHANGES IN DIFFERENT LIGHT CONDITIONS.



MC

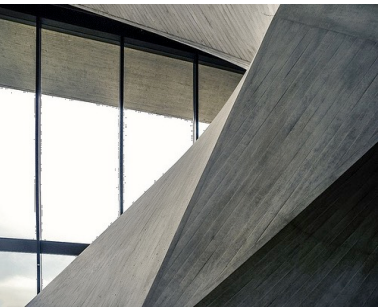
METAL CLADDING
SPANDREL & HYDRANT BOX.

P1

POWDERCOAT, DULUX BRONZE
GRILLES, LOUVRES & WINDOW FRAMES.

SIMILAR TO DULUX ETERNITY BRONZE PEARL.

> ORGANIC.
> RELATES TO ADJACENT ENVIRONMENT.



OC

OFF FORM CONCRETE
BLADE WALLS & COLUMNS.

HIGH QUALITY CLASS 2 OFF FORM FINISH

> ROBUST.
> RAW & EXPRESSIVE.

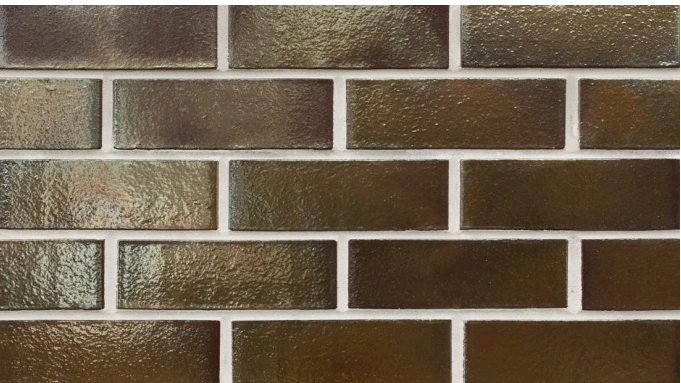


B2

FACE BRICK, GREY
UPPER LEVEL MASONRY

SIMILAR TO PGH SEASCAPE DUSK.

> TEXTURAL.
> HUMAN SCALE.
> ROBUST AND EASY TO MAINTAIN.
> RELATES TO NEARBY CONTRIBUTORY BUILDINGS.



B1

GLAZED BRICK, BRONZE
PODIUM MASONRY

SIMILAR TO PGH URBAN METAL BRONZE SHEEN.

> EPHEMERAL.
> SELF CLEANING.



MU

PAINTED MURAL
ON WALLS FACING SCHOOL
DESIGN AND APPLICATION TO
BE AGREED WITH SCHOOL.

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Address **147 - 151 PARRAMATTA ROAD, AUBURN**

Dwg Title **KEY EXTERNAL MATERIALS**

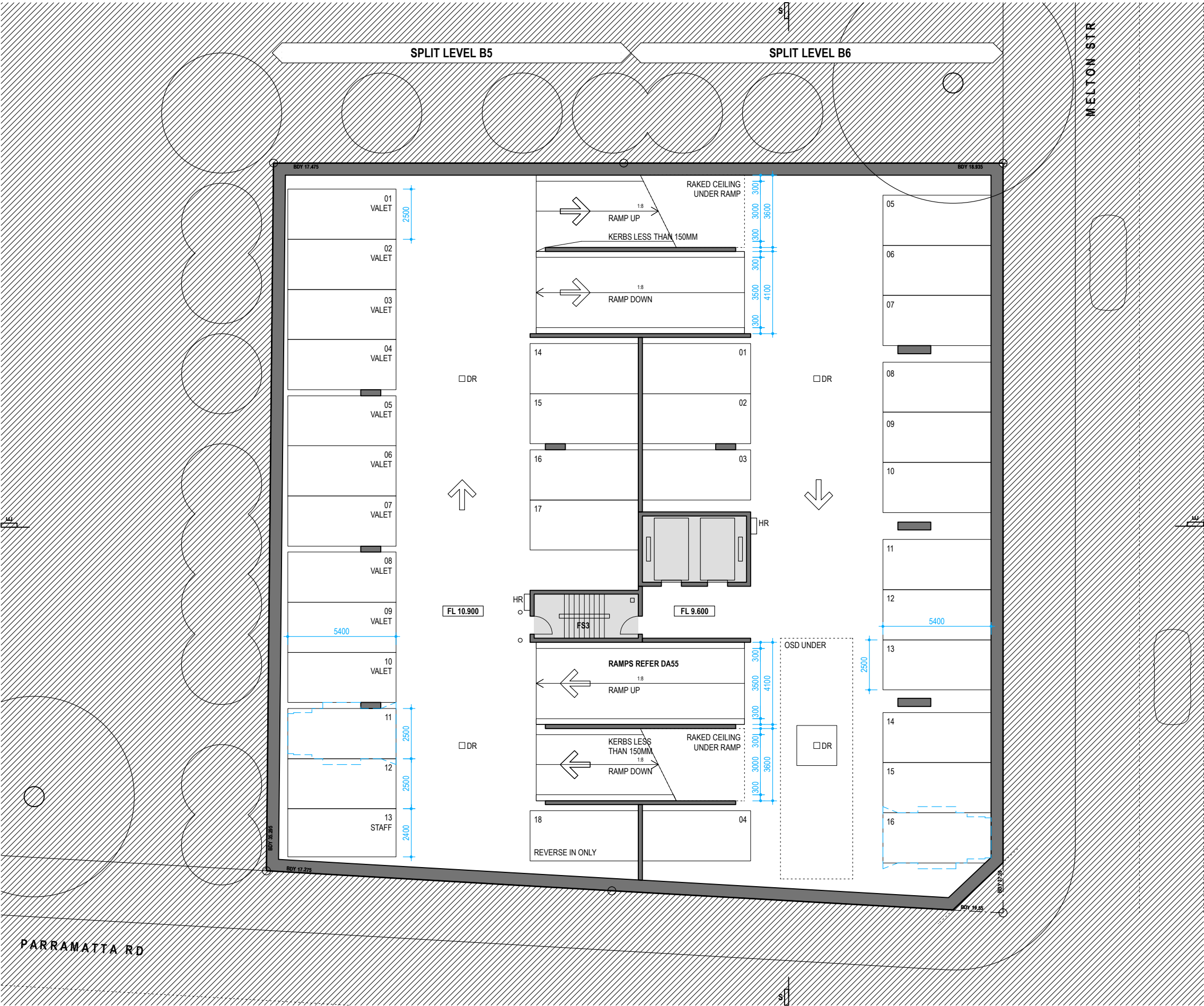
job 724 MEL

issue 08 01 19

scale NTS @ A3

DA15

rev E



REFER **DA03** FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

<div></div> HOTEL ACCOMMODATION SINGLE & DUAL-KEY	<div></div> CIRCULATION CORRIDORS & LIFT LOBBIES
<div></div> BACK OF HOUSE INCLUDES MANAGER'S FLAT	<div></div> GUEST AMENITY LOBBY, BREAKFAST RM, GYM
<div></div> SERVICE AREAS STAIR, PLANT, LIFT, RISERS	<div></div> OPEN AREAS TERRACE, CARPARK

VEHICLE SUMMARY	CARS/ VALET	STAFF	ACCES- SIBLE	BUS	LOADING & WASTE
L D DOCK				1	3
L G LOBBY/ENTRY	3				
B 1 CARPARK	11	1			
B 2 CARPARK	7		5		
B 3 CARPARK	17	1			
B 4 CARPARK	16				
B 5 CARPARK	17	1			
B 6 CARPARK	16				
TOTAL	87	3	5	1	3
	95 CARS			4 BUS/TRUCK	

KEY TO NOTATION
DR - DRAIN, GRATE OR SUMP.
HR - HOSE REEL.
IC - INTERCOM.
RS - ROLLER SHUTTER.



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Project **NEW HOTEL**

Address **147-151 PARRAMATTA ROAD, AUBURN**

Dwg Title **PLAN - LEVEL B5 & B6**

job 723 MEL

issue 08 01 19

scale 1:200 @ A3

DA21

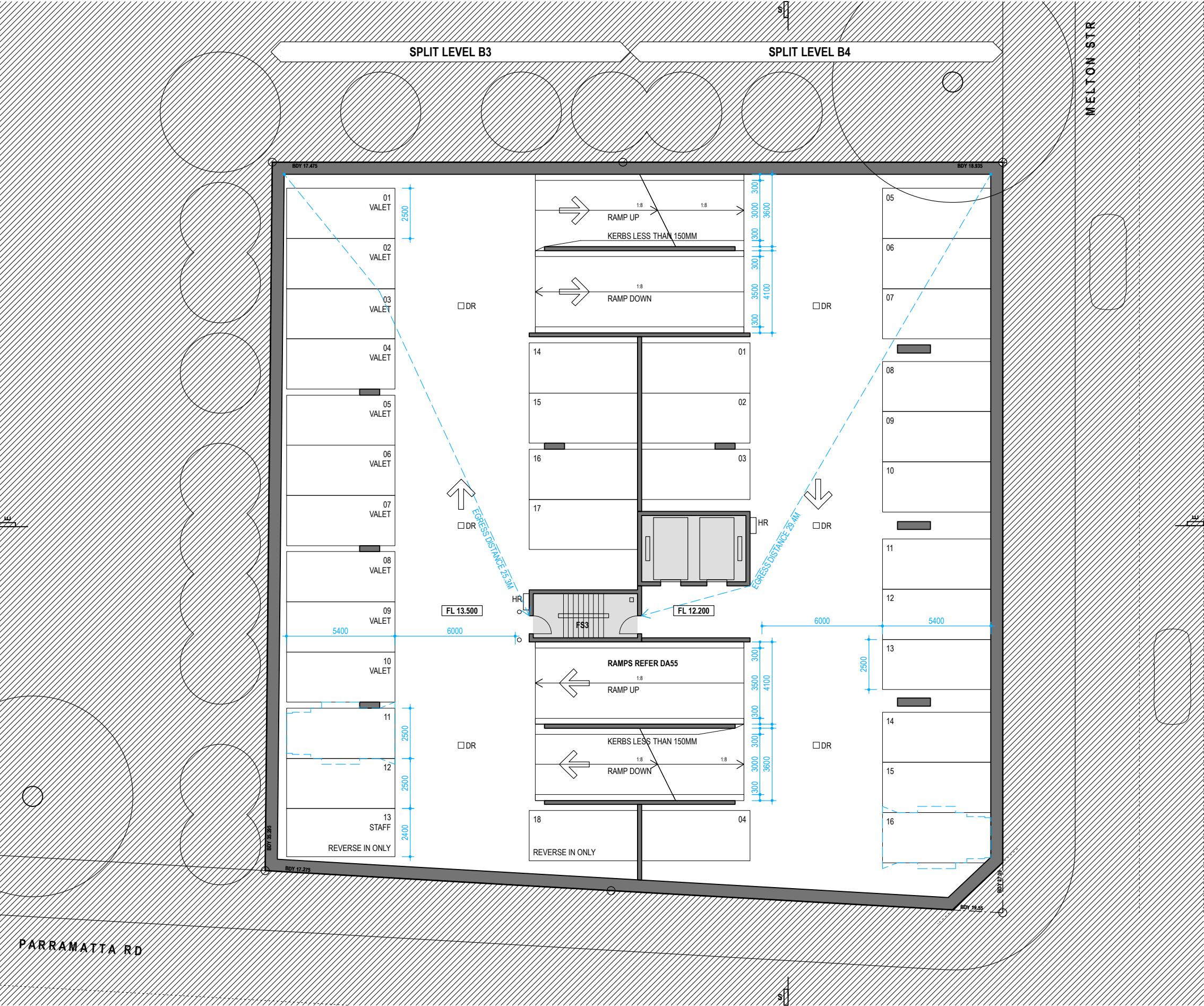
rev E

REFER DA03 FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

<div></div> <div>HOTEL ACCOMMODATION SINGLE & DUAL-KEY</div>	<div></div> <div>CIRCULATION CORRIDORS & LIFT LOBBIES</div>
<div></div> <div>BACK OF HOUSE INCLUDES MANAGER'S FLAT</div>	<div></div> <div>GUEST AMENITY LOBBY, BREAKFAST RM, GYM</div>
<div></div> <div>SERVICE AREAS STAIR, PLANT, LIFT, RISERS</div>	<div></div> <div>OPEN AREAS TERRACE, CARPARK</div>

VEHICLE SUMMARY	CARS/VALET	STAFF	ACCESSIBLE	BUS	LOADING & WASTE
L D DOCK				1	3
L G LOBBY/ENTRY	3				
B 1 CARPARK	11	1			
B 2 CARPARK	7		5		
B 3 CARPARK	17	1			
B 4 CARPARK	16				
B 5 CARPARK	17	1			
B 6 CARPARK	16				
TOTAL	87	3	5	1	3
	95 CARS			4 BUS/TRUCK	

KEY TO NOTATION
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HR - HOSE REEL.
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Project NEW HOTEL

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Dwg Title PLAN - LEVEL B3 & B4

job 723 MEL

issue 08 01 19

scale 1:200 @ A3

DA22

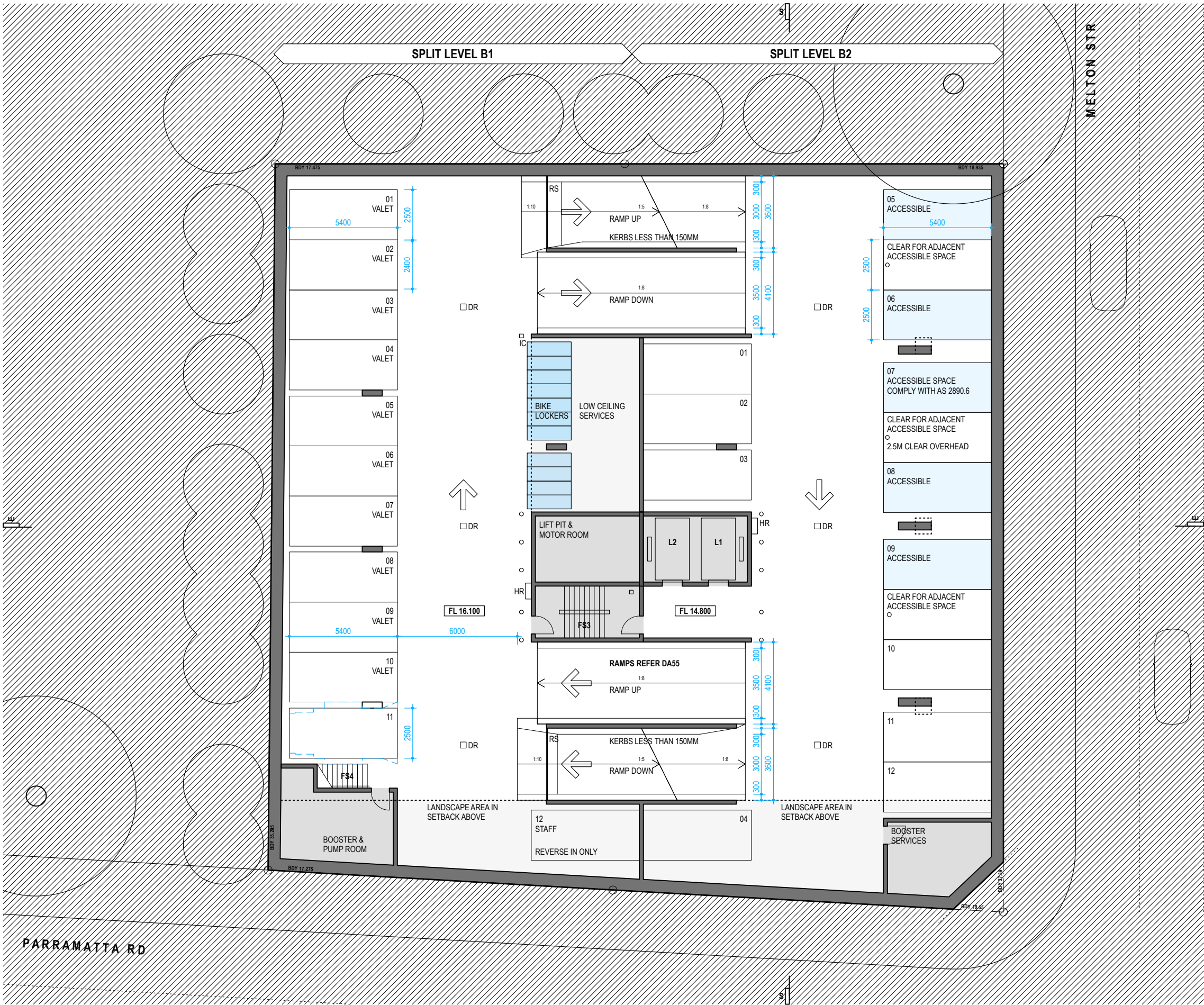
rev E

REFER DA03 FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

<div></div> <div>HOTEL ACCOMMODATION SINGLE & DUAL-KEY</div>	<div></div> <div>CIRCULATION CORRIDORS & LIFT LOBBIES</div>
<div></div> <div>BACK OF HOUSE INCLUDES MANAGER'S FLAT</div>	<div></div> <div>GUEST AMENITY LOBBY, BREAKFAST RM, GYM</div>
<div></div> <div>SERVICE AREAS STAIR, PLANT, LIFT, RISERS</div>	<div></div> <div>OPEN AREAS TERRACE, CARPARK</div>

VEHICLE SUMMARY	CARS/ VALET	STAFF	ACCES-SIBLE	BUS	LOADING & WASTE
L D DOCK				1	3
L G LOBBY/ENTRY	3				
B 1 CARPARK	11	1			
B 2 CARPARK	7		5		
B 3 CARPARK	17	1			
B 4 CARPARK	16				
B 5 CARPARK	17	1			
B 6 CARPARK	16				
TOTAL	87	3	5	1	3
	95 CARS			4 BUS/TRUCK	

KEY TO NOTATION
DR - DRAIN, GRATE OR SUMP.
HR - HOSE REEL.
IC - INTERCOM.
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Project NEW HOTEL

Address 147-151 PARRAMATTA ROAD, AUBURN

Dwg Title PLAN - LEVEL B1 & B2

job 723 MEL

issue 08 01 19

scale 1:200 @ A3

DA23

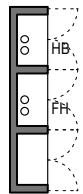
rev E

REFER DA03 FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

<div>HOTEL ACCOMMODATION</div> <div>SINGLE & DUAL-KEY</div>	<div>CIRCULATION</div> <div>CORRIDORS & LIFT LOBBIES</div>
<div>BACK OF HOUSE</div> <div>INCLUDES MANAGER'S FLAT</div>	<div>GUEST AMENITY</div> <div>LOBBY, BREAKFAST RM, GYM</div>
<div>SERVICE AREAS</div> <div>STAIR, PLANT, LIFT, RISERS</div>	<div>OPEN AREAS</div> <div>TERRACE, CARPARK</div>

VEHICLE SUMMARY	CARS/ VALET	STAFF	ACCES- SIBLE	BUS	LOADING & WASTE
L D DOCK				1	3
L G LOBBY/ENTRY	3				
B 1 CARPARK	11	1			
B 2 CARPARK	7		5		
B 3 CARPARK	17	1			
B 4 CARPARK	16				
B 5 CARPARK	17	1			
B 6 CARPARK	16				
TOTAL	87	3	5	1	3
	95 CARS			4 BUS/TRUCK	

KEY TO NOTATION
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HR - HOSE REEL.
IC - INTERCOM.
RS - ROLLER SHUTTER.



PLAN OF FIRE HYDRANT AND BOOSTER CUPBOARD



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Project NEW HOTEL

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Dwg Title PLAN - DOCK & GROUND LEVEL

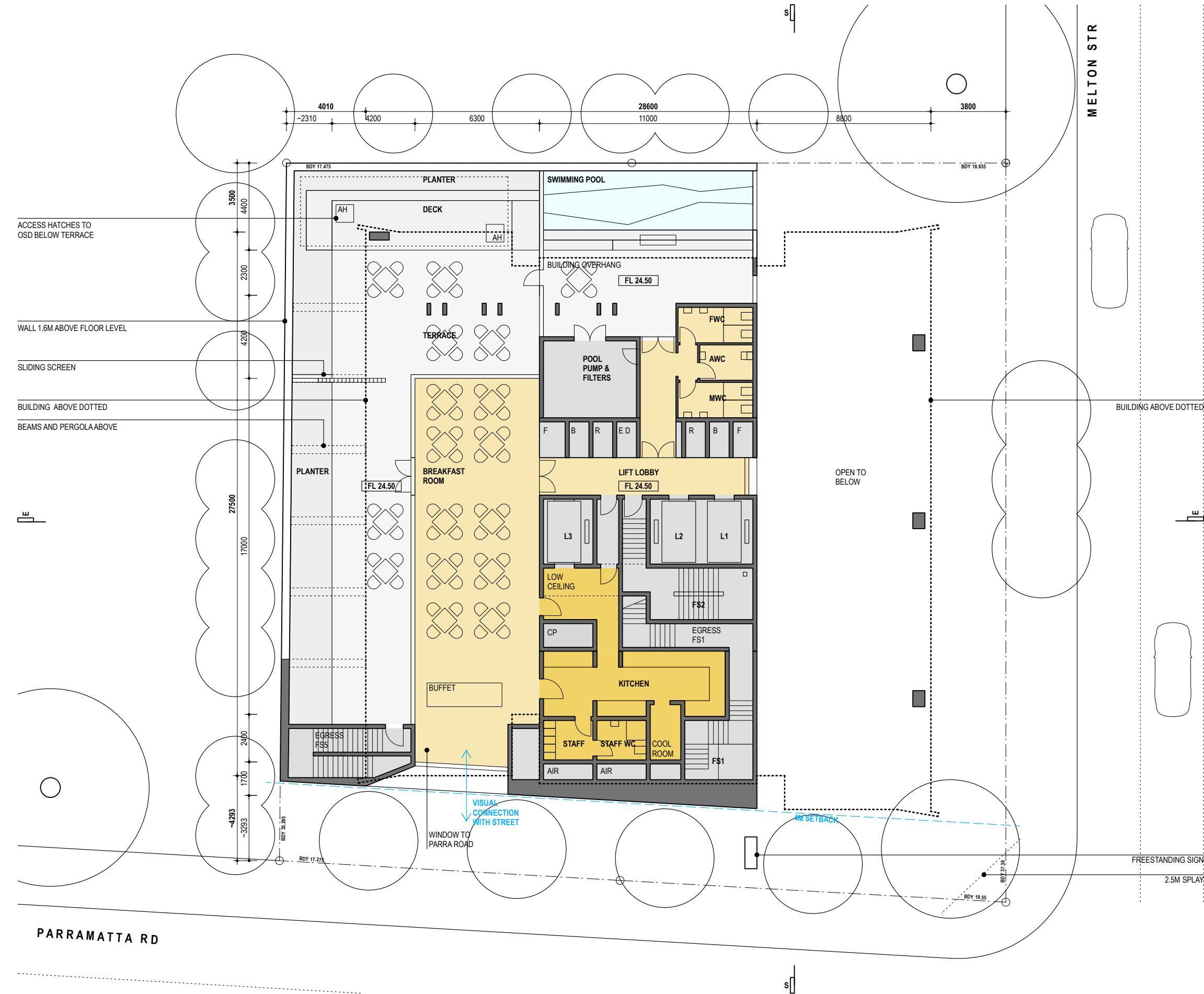
job 723 MEL

issue 08 01 19

scale 1:200 @ A3

DA24

rev E



REFER **DA03** FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

HOTEL ACCOMMODATION
SINGLE & DUAL-KEY

BACK OF HOUSE
INCLUDES MANAGER'S FLAT

SERVICE AREAS
STAIR, PLANT, LIFT, RISERS

CIRCULATION
CORRIDORS & LIFT LOBBIES

GUEST AMENITY
LOBBY, BREAKFAST RM, GYM

OPEN AREAS
TERRACE, CARPARK

ROOM SUMMARY	ROOM	DUAL KEY	ACCESS	KEYS	MGR
L7 ROOMS, MGR	6	1		7	1
L6 ROOMS	16	4	1	19	
L5 ROOMS	16	4	1	19	
L4 ROOMS	16	4	1	19	
L3 ROOMS	16	4	1	19	
L2 ROOMS	16	4	1	19	
L1 GUEST AMENITY					
L D DOCK					
L G ENTRY					
TOTAL	86	20	6	102 KEYS	1
	112 ROOMS				

KEY TO NOTATION
AH - ACCESS HATCH TO OSD
CP - CAR PARK EXHAUST

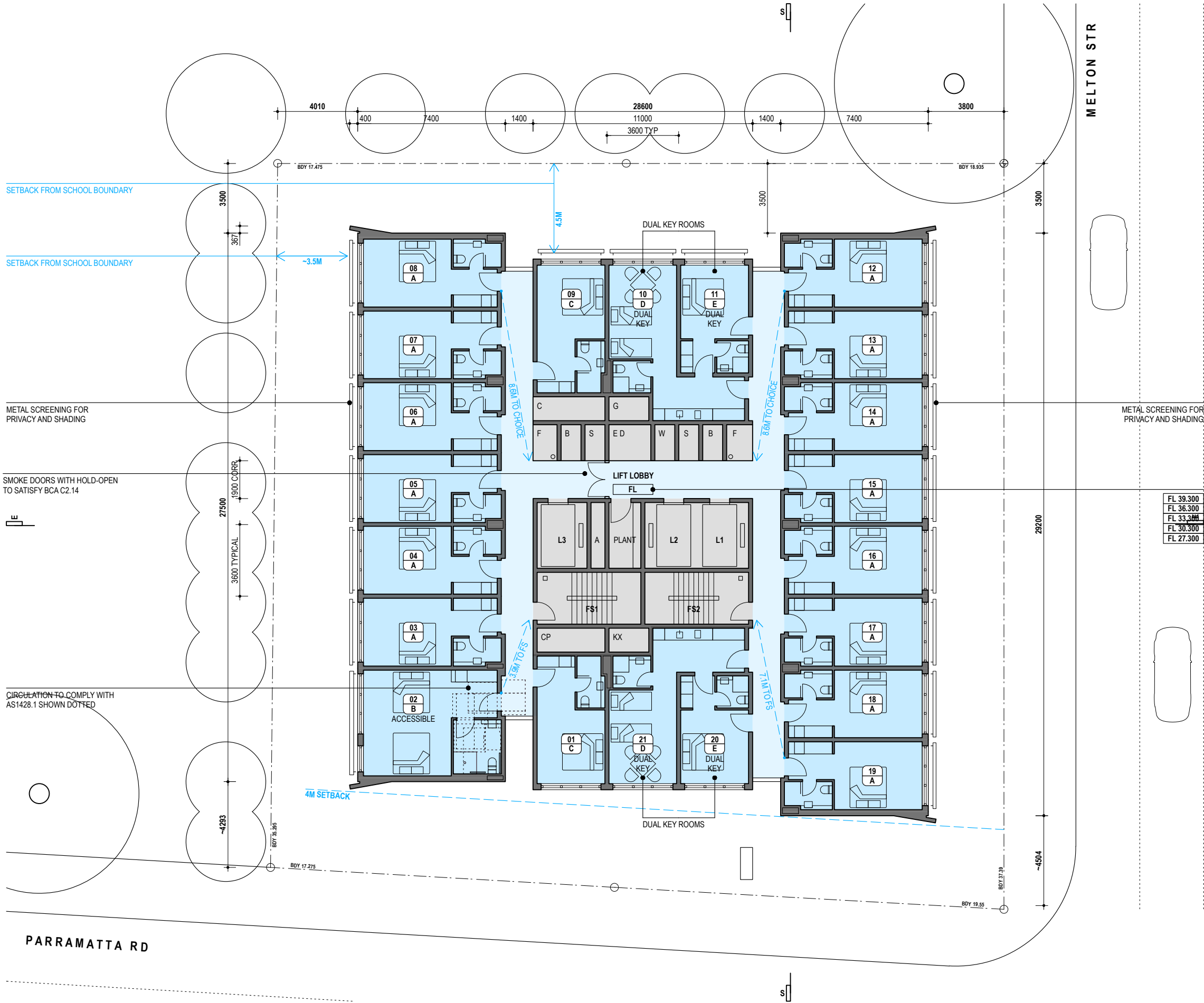
REFER **DA03** FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

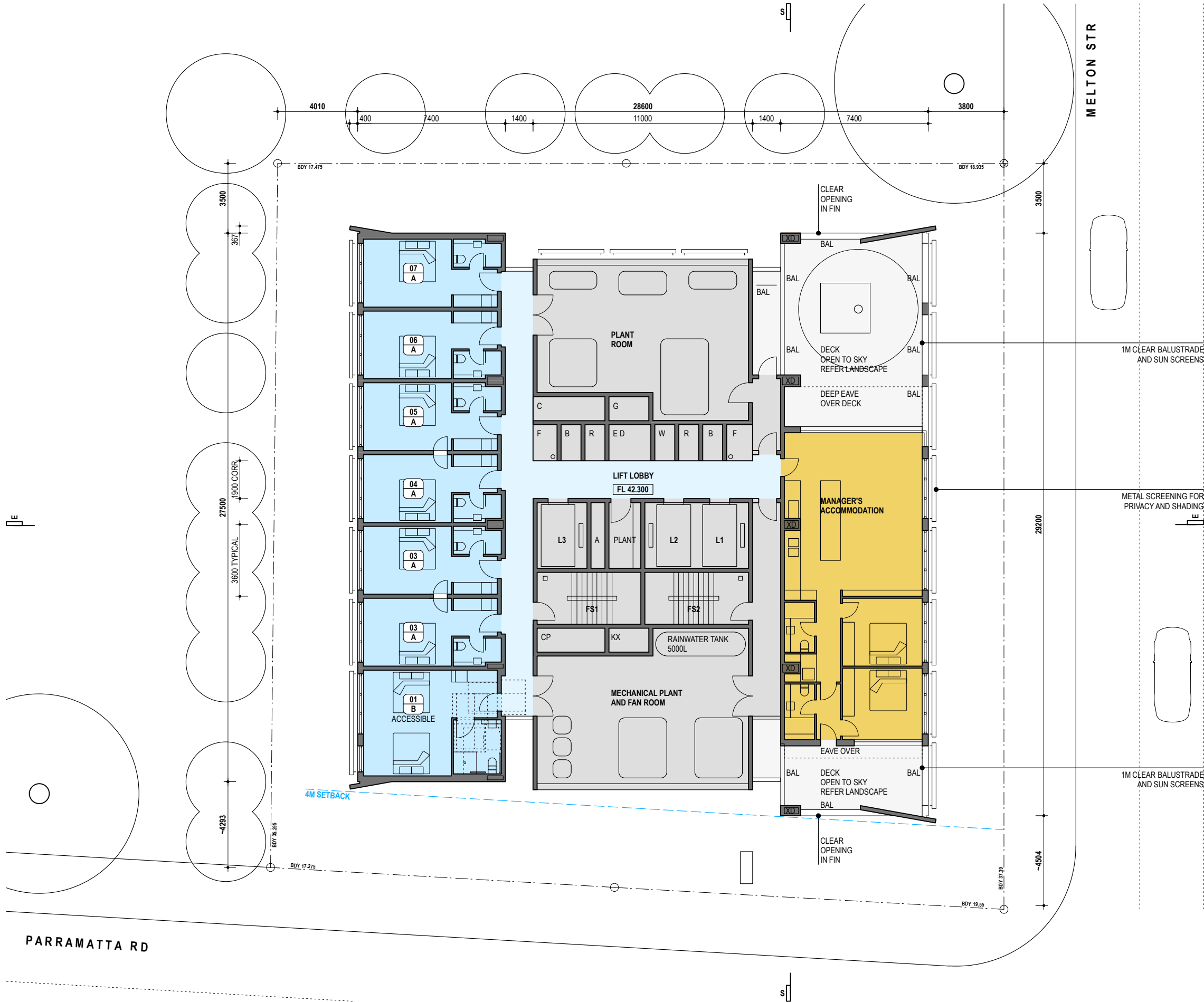
<div></div> HOTEL ACCOMMODATION SINGLE & DUAL-KEY	<div></div> CIRCULATION CORRIDORS & LIFT LOBBIES
<div></div> BACK OF HOUSE INCLUDES MANAGER'S FLAT	<div></div> GUEST AMENITY LOBBY, BREAKFAST RM, GYM
<div></div> SERVICE AREAS STAIR, PLANT, LIFT, RISERS	<div></div> OPEN AREAS TERRACE, CARPARK

ROOM SUMMARY	ROOM	DUAL KEY	ACCESS	KEYS	MGR
L7 ROOMS, MGR	6	1		7	1
L6 ROOMS	16	4	1	19	
L5 ROOMS	16	4	1	19	
L4 ROOMS	16	4	1	19	
L3 ROOMS	16	4	1	19	
L2 ROOMS	16	4	1	19	
L1 GUEST AMENITY					
L D DOCK					
L G ENTRY					
TOTAL	86	20	6	102 KEYS	1
	112 ROOMS				

KEY TO RISERS
A - AIRCON COOLANT.
B - BATHROOM EXHAUST.
C - CORRIDOR AIR.
D - DATA & COMMS.
E - ELECTRICAL.
F - FIRE EXTINGUISHER & SPRINKLER, FIRE WARDEN POINT.
G - GARBAGE WASTE ROOM EXHAUST.
S - SUPPLY AIR.
W - WATER SUPPLY, WASTE WATER.
CP - CAR PARK EXHAUST
KX - KITCHEN EXHAUST.

FL 39.300
FL 36.300
FL 33.300
FL 30.300
FL 27.300





REFER DA03 FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

<div>HOTEL ACCOMMODATION</div> <div>SINGLE & DUAL-KEY</div>	<div>CIRCULATION</div> <div>CORRIDORS & LIFT LOBBIES</div>
<div>BACK OF HOUSE</div> <div>INCLUDES MANAGER'S FLAT</div>	<div>GUEST AMENITY</div> <div>LOBBY, BREAKFAST RM, GYM</div>
<div>SERVICE AREAS</div> <div>STAIR, PLANT, LIFT, RISERS</div>	<div>OPEN AREAS</div> <div>TERRACE, CARPARK</div>

ROOM SUMMARY		ROOM	DUAL KEY	ACCESS	KEYS	MGR
L7	ROOMS, MGR	6		1	7	1
L6	ROOMS	16	4	1	19	
L5	ROOMS	16	4	1	19	
L4	ROOMS	16	4	1	19	
L3	ROOMS	16	4	1	19	
L2	ROOMS	16	4	1	19	
L1	GUEST AMENITY					
L D	DOCK					
L G	ENTRY					
TOTAL		86	20	6	102 KEYS	1
112 ROOMS						

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G - GARBAGE WASTE ROOM EXHAUST.
S - SUPPLY AIR.
W - WATER SUPPLY, WASTE WATER.
CP - CAR PARK EXHAUST
KX - KITCHEN EXHAUST.
XD - EXHAUST DUCT.

BAL - BALUSTRADE, 1000H, COMPLY WITH BCA.

REFER **DA03** FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

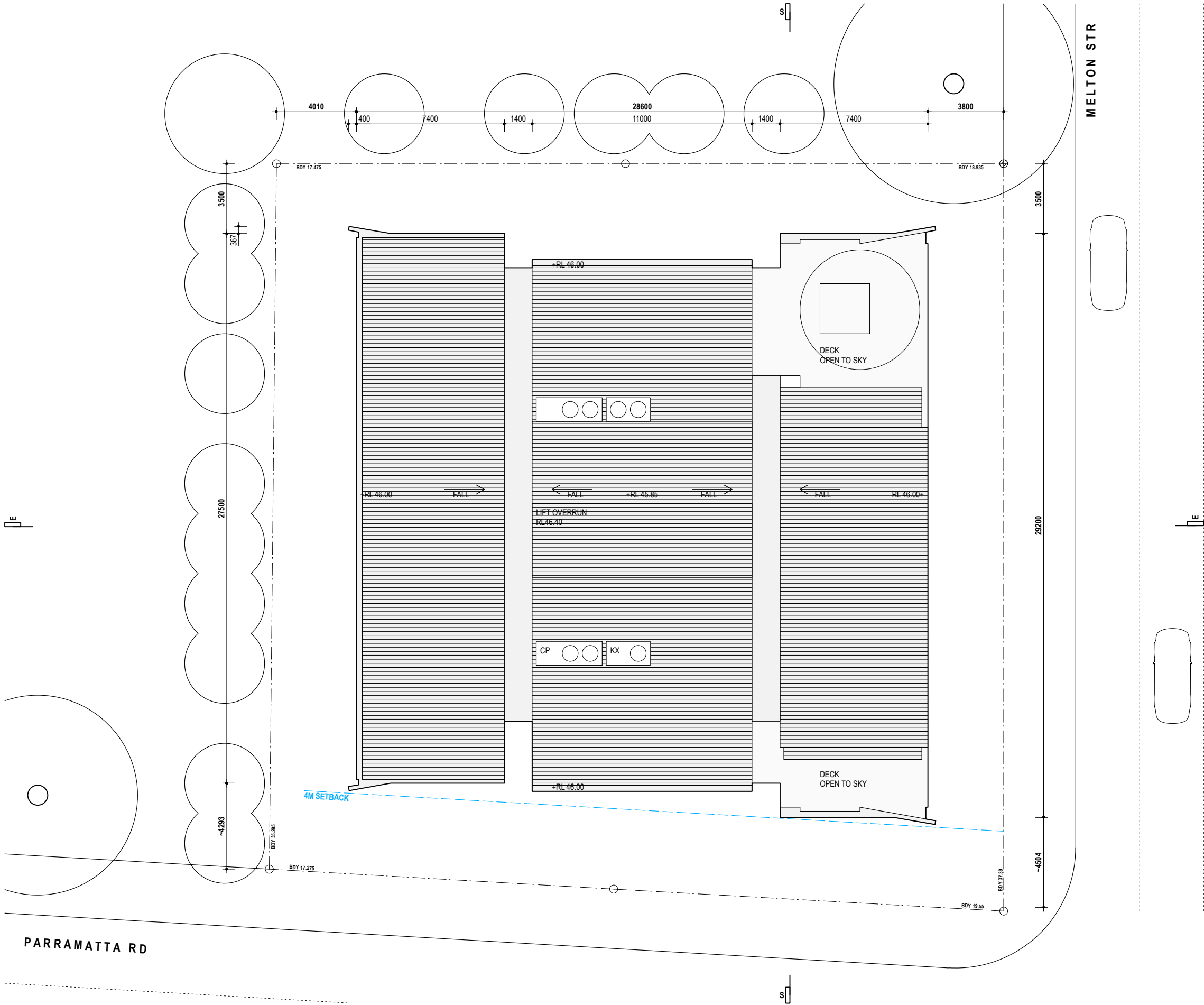
- HOTEL ACCOMMODATION
SINGLE & DUAL-KEY

BACK OF HOUSE
INCLUDES MANAGER'S FLAT

SERVICE AREAS
STAIR, PLANT, LIFT, RISERS
- CIRCULATION
CORRIDORS & LIFT LOBBIES

GUEST AMENITY
LOBBY, BREAKFAST RM, GYM

OPEN AREAS
TERRACE, CARPARK



rdo.

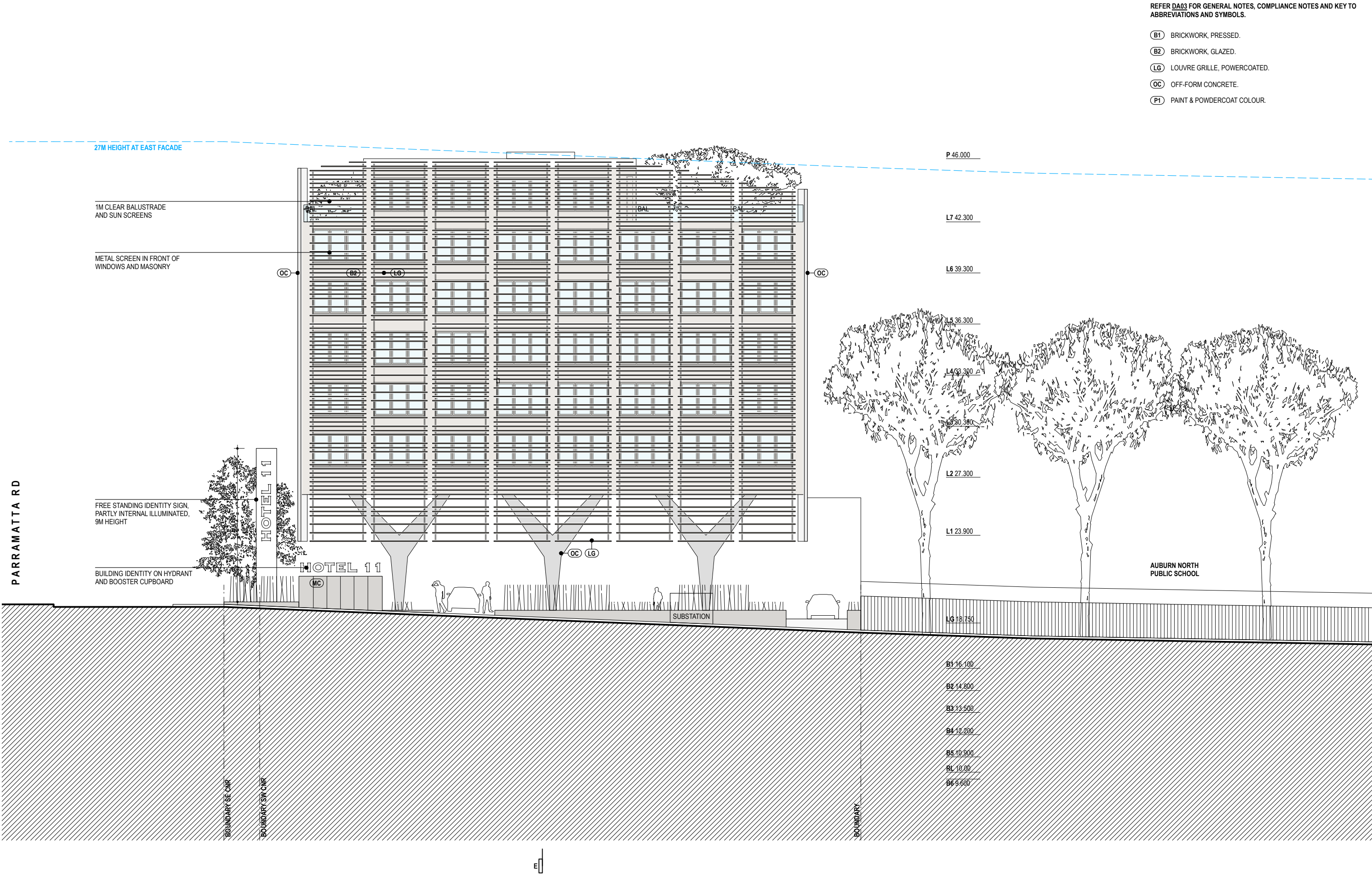
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Project **NEW HOTEL**
Address **147-151 PARRAMATTA ROAD, AUBURN**
Dwg Title **PLAN - ROOF**

job 723 MEL
issue 08 01 19
scale 1:200 @ A3

DA28
rev E



REFER DA03 FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

- (B1) BRICKWORK, PRESSED.
- (B2) BRICKWORK, GLAZED.
- (LG) LOUVRE GRILLE, POWERCOATED.
- (OC) OFF-FORM CONCRETE.
- (P1) PAINT & POWDERCOAT COLOUR.

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Project NEW HOTEL

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Dwg Title ELEVATION - EAST (MELTON STREET)

job 723 MEL

issue 08 01 19

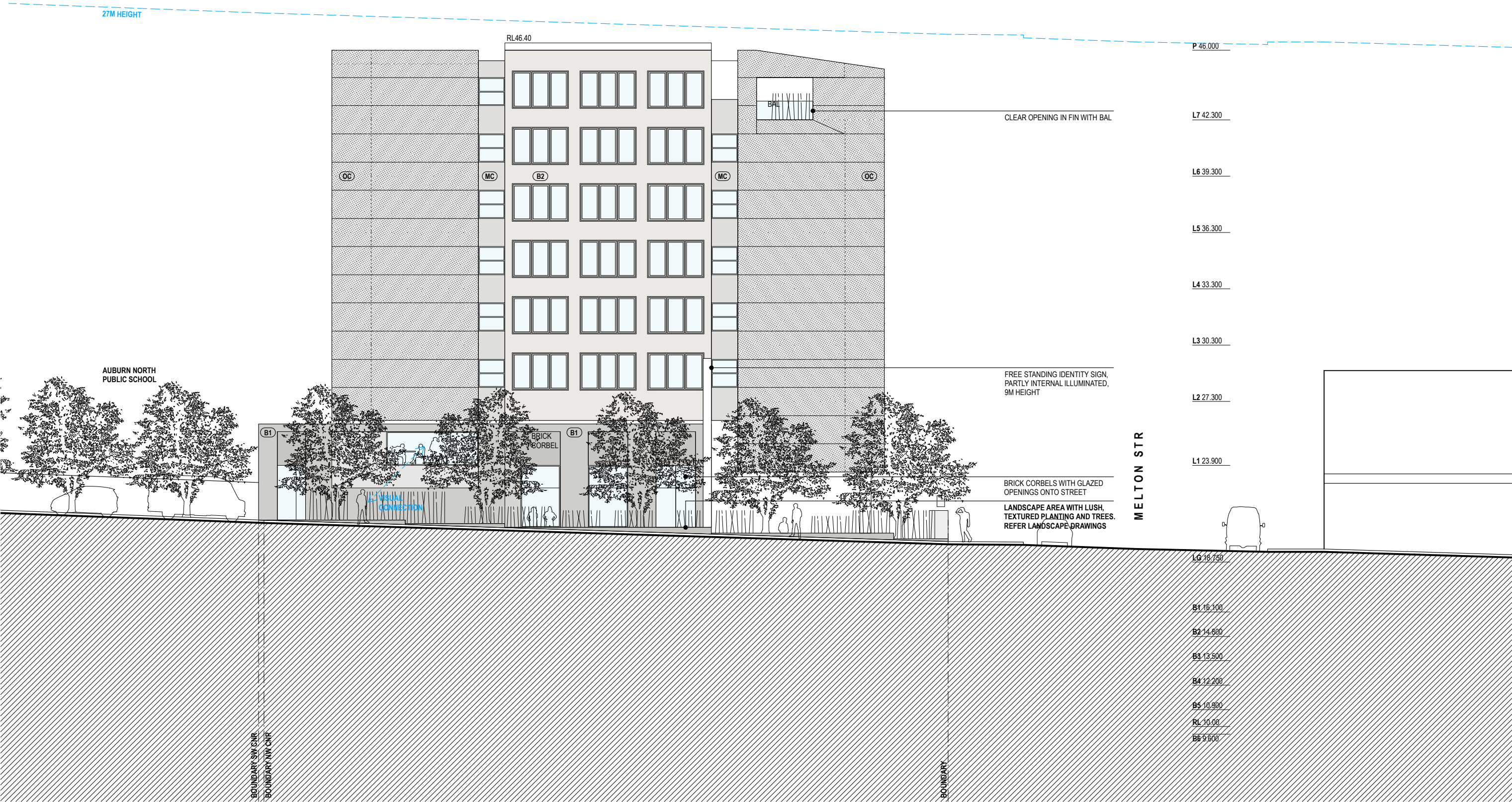
scale 1:200 @ A3

rev E

DA31

REFER DA03 FOR GENERAL NOTES, COMPLIANCE NOTES AND KEY TO ABBREVIATIONS AND SYMBOLS.

- (B1) BRICKWORK, PRESSED.
- (B2) BRICKWORK, GLAZED.
- (LG) LOUVRE GRILLE, POWERCOATED.
- (OC) OFF-FORM CONCRETE.
- (P1) PAINT & POWDERCOAT COLOUR.



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Project NEW HOTEL

Address 147-151 PARRAMATTA ROAD, AUBURN

Dwg Title ELEVATION - SOUTH (PARRAMATTA ROAD)

job 723 MEL

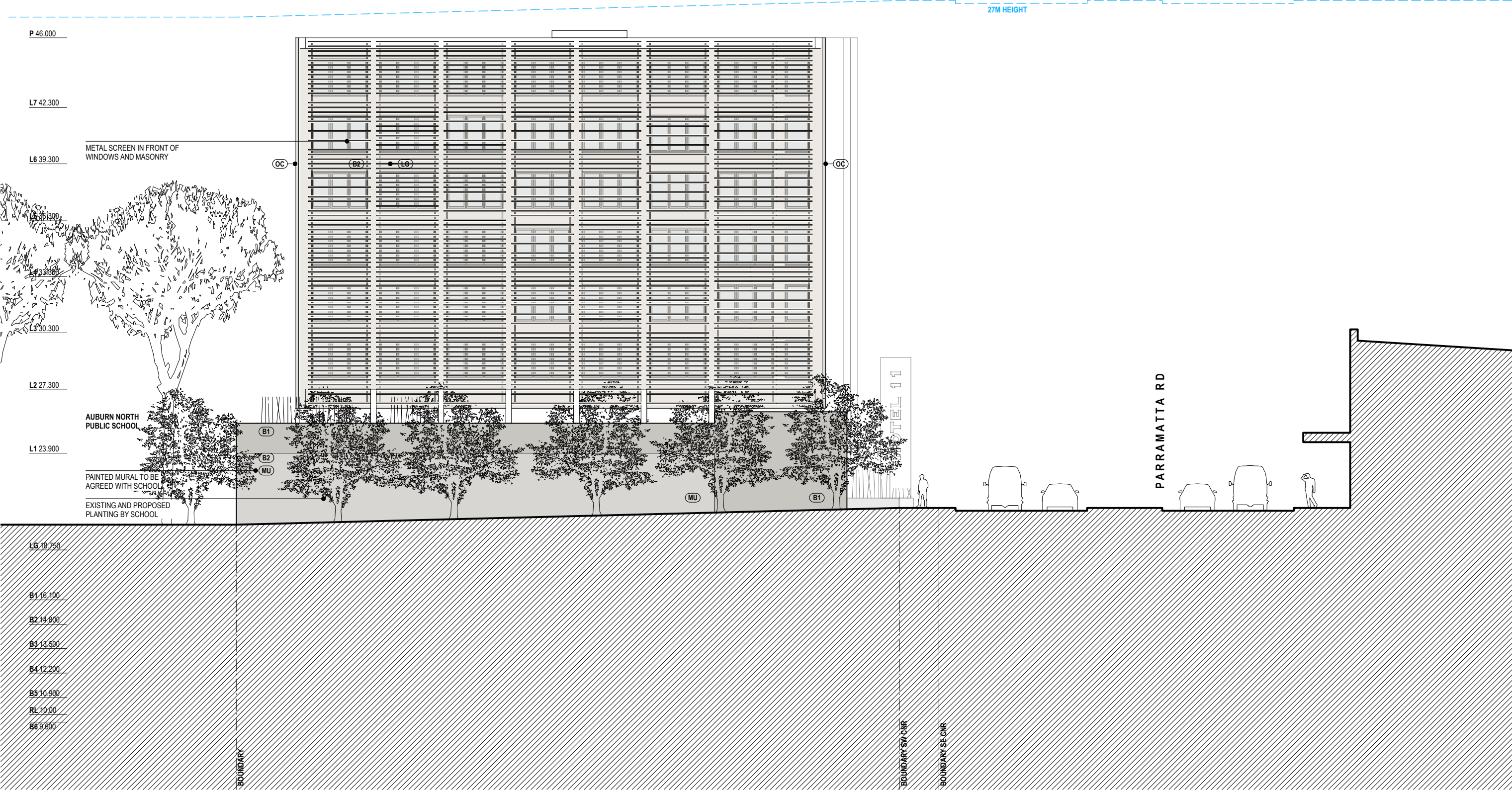
issue 08 01 19

scale 1:200 @ A3

DA32

rev E

- (B1) BRICKWORK, PRESSED.
- (B2) BRICKWORK, GLAZED.
- (LG) LOUVRE GRILLE, POWERCOATED.
- (OC) OFF-FORM CONCRETE.
- (P1) PAINT & POWDERCOAT COLOUR.



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Project NEW HOTEL

Address 147-151 PARRAMATTA ROAD, AUBURN

Dwg Title ELEVATION - WEST

job 723 MEL

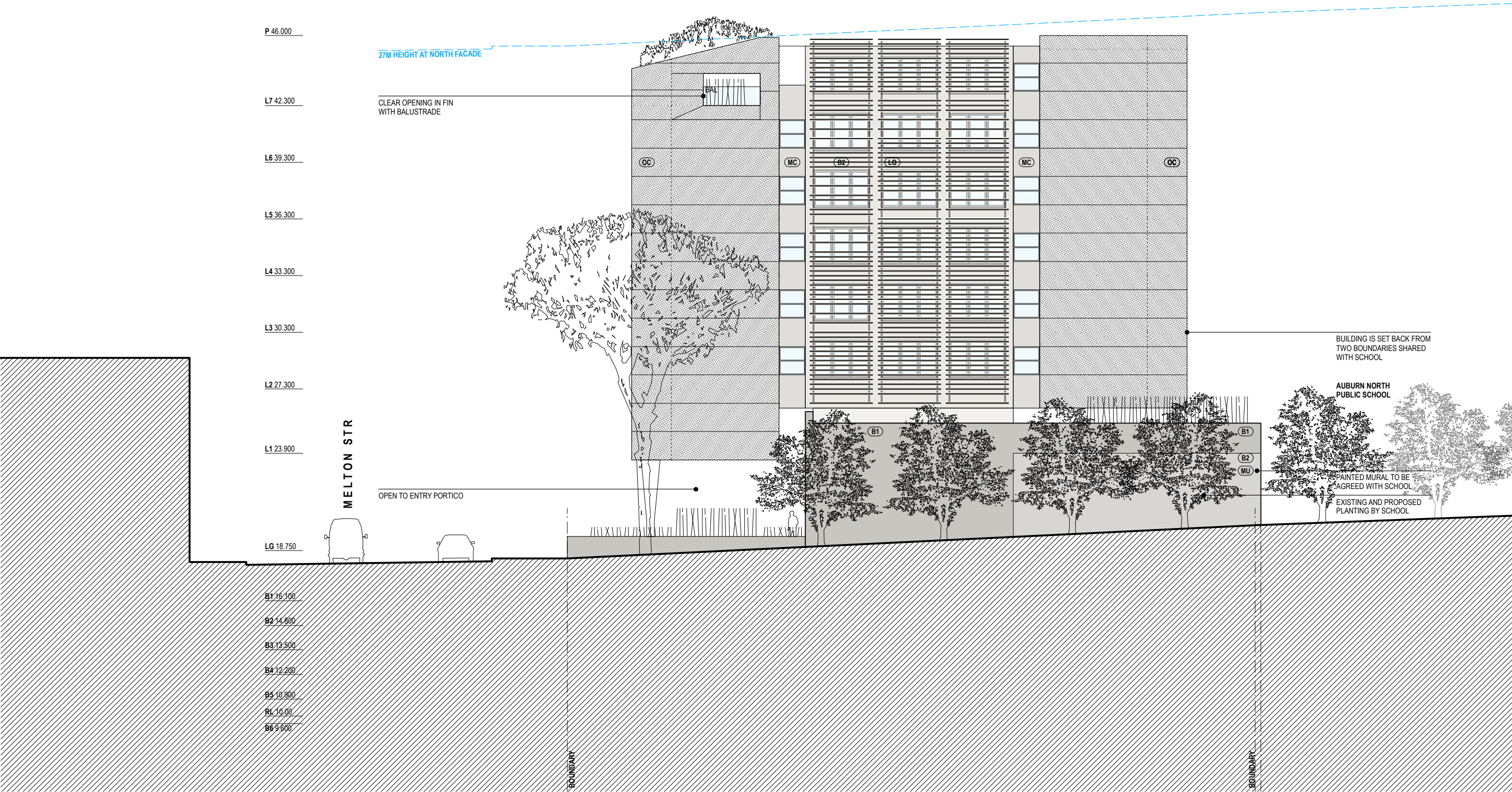
issue 08 01 19

scale 1:200 @ A3

DA33

rev E

- (B1) BRICKWORK, PRESSED.
- (B2) BRICKWORK, GLAZED.
- (LG) LOUVRE GRILLE, POWERCOATED.
- (OC) OFF-FORM CONCRETE.
- (P1) PAINT & POWDERCOAT COLOUR.



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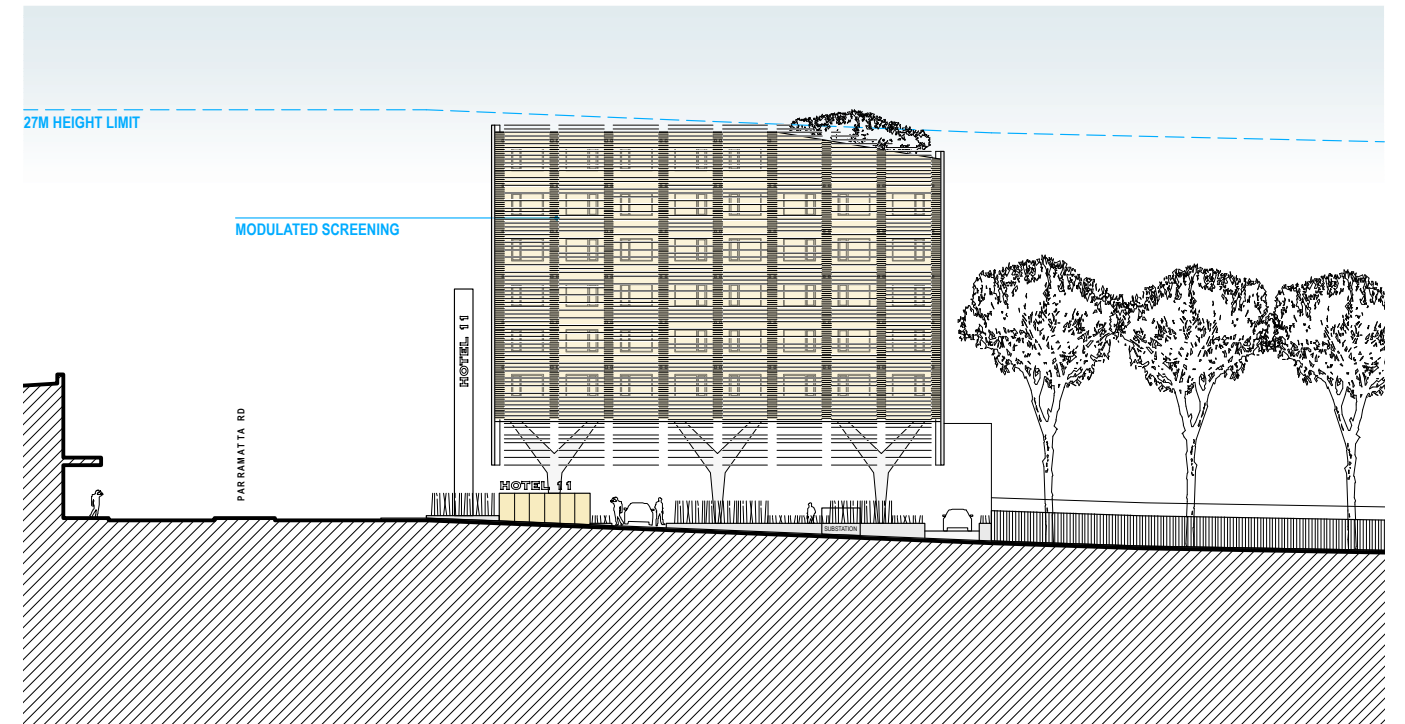
Project **NEW HOTEL**
Address **147-151 PARRAMATTA ROAD, AUBURN**
Dwg Title **ELEVATION - NORTH**

job 723 MEL
issue 08 01 19
scale 1:200 @ A3

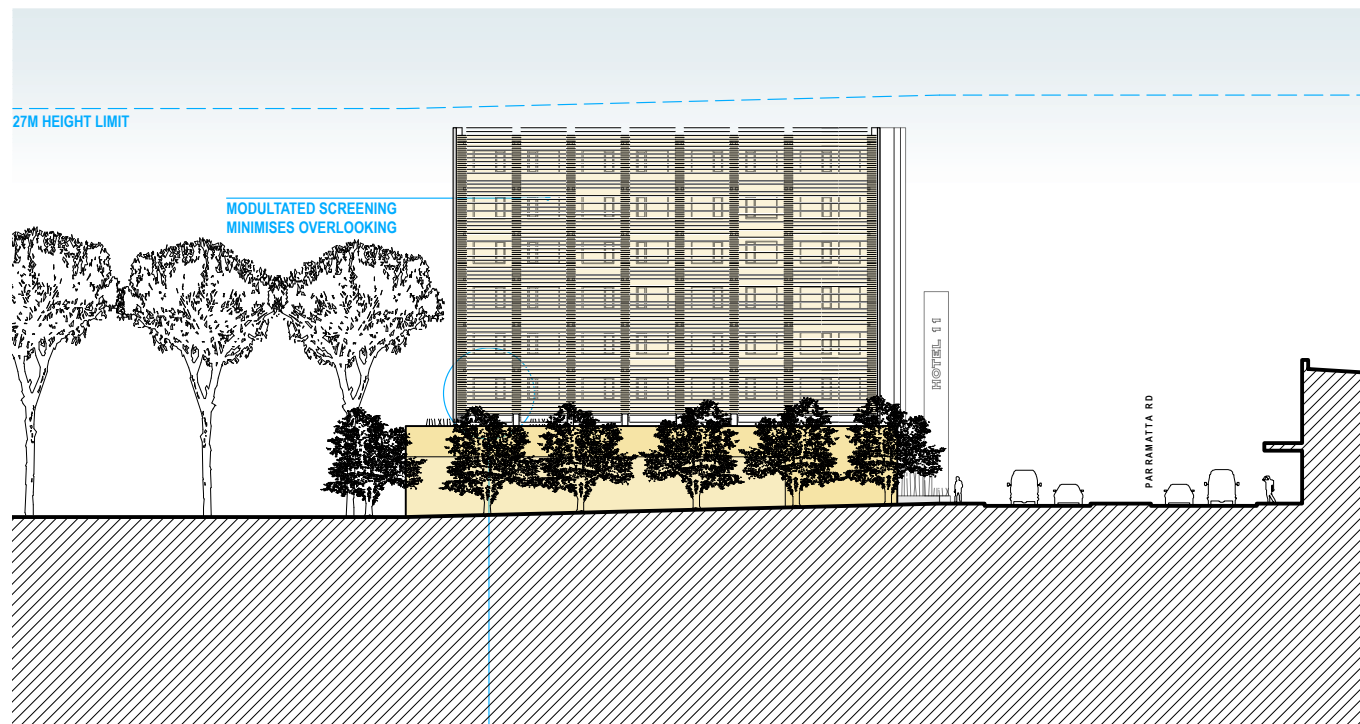
DA34
rev E



SOUTH ELEVATION (PARRAMATTA ROAD)

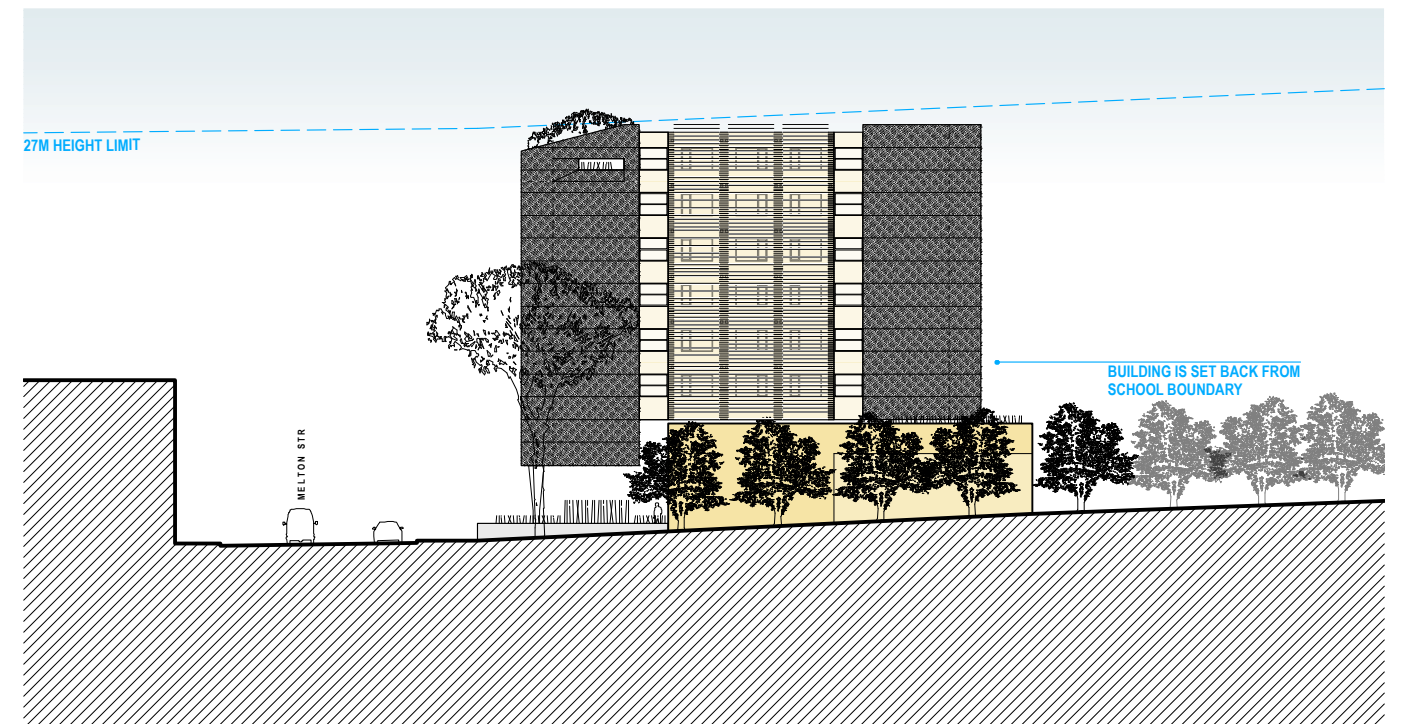


EAST ELEVATION (MELTON STREET)



WEST ELEVATION

REFER FACADE STUDY
DA14



NORTH ELEVATION

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Project **NEW HOTEL**

Address **147 - 151 PARRAMATTA ROAD, AUBURN**

Dwg Title **STREETSCAPE ELEVATIONS**

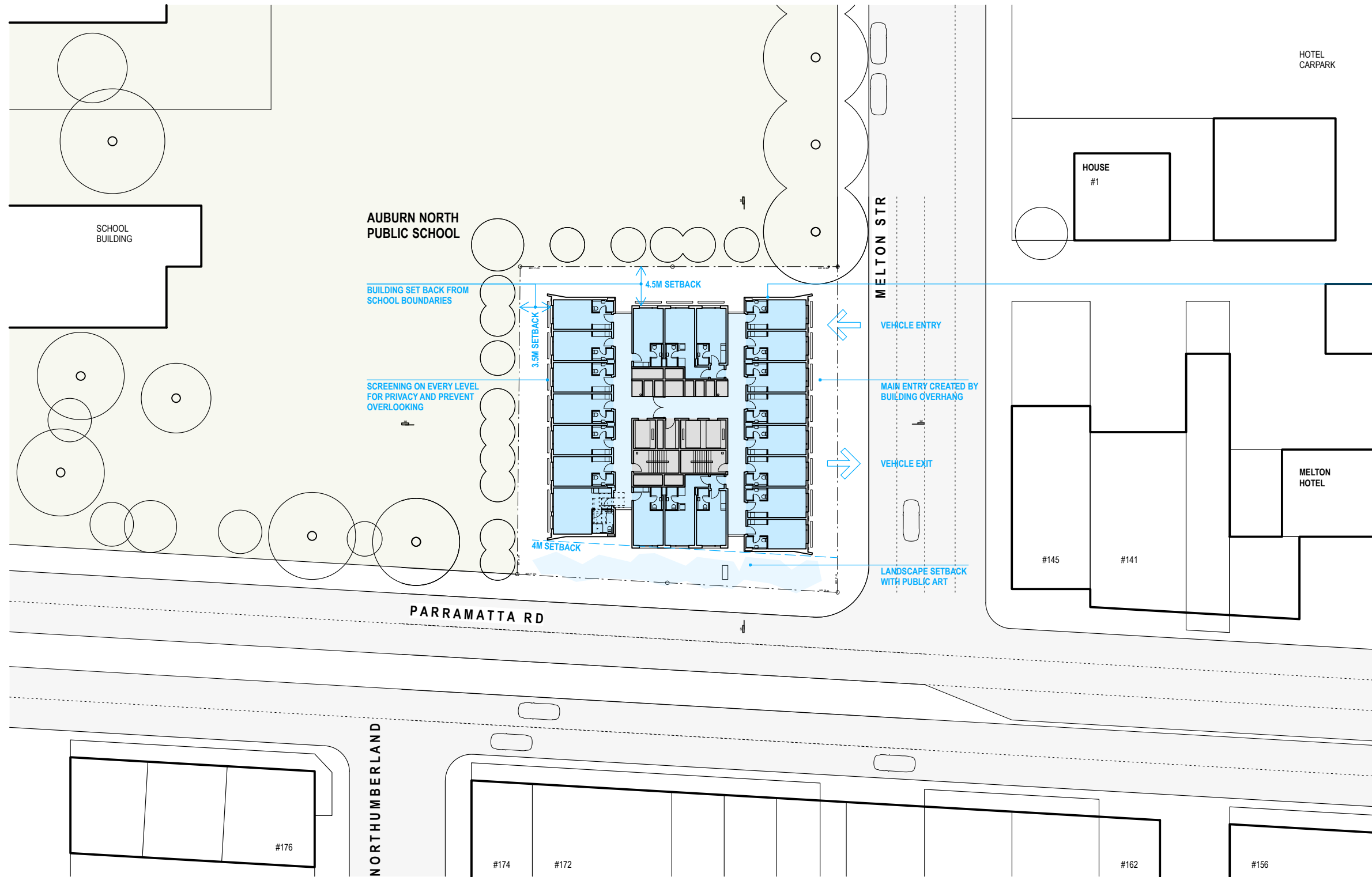
job 724 MEL

issue 04 12 17

scale 1:500 @ A3

DA14

rev **A**



NEW HOTEL (TYPICAL UPPER LEVEL PLAN IS SHOWN)

- > HEIGHT: 8 STOREY, 27M.
- > BELOW GROUND: 3 LEVEL CARPARK.
- > ACCOMODATION: 112 GUEST ROOMS.
- > PARKING: 95 CAR SPACES.
- > LOADING & BUS PARKING ON SITE.
- > SITE AREA: 1329.7 SQM
- > ALLOWABLE FSR 3:1
- > PROPOSED GFA: 3985 SQM

FACADES WITH SCREENING FOR SHADING, PRIVACY AND TO PREVENT OVERLOOKING.



NORTH

rdo.

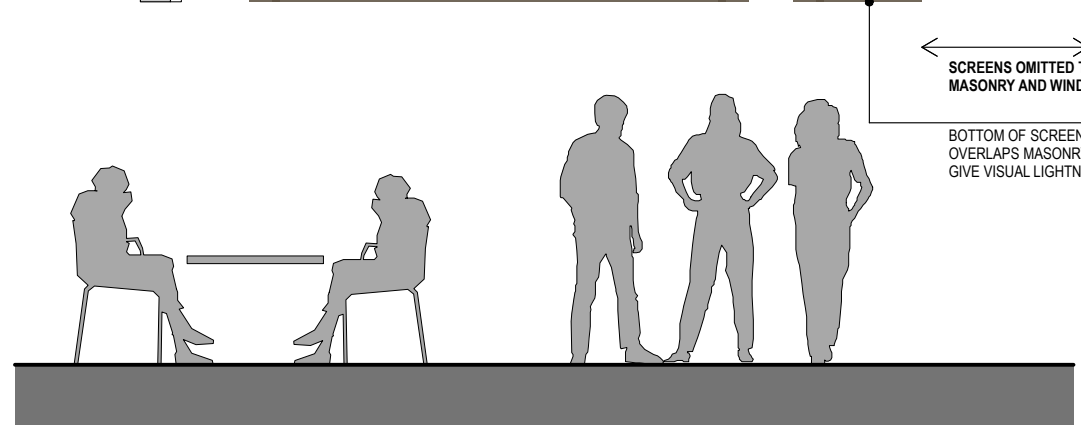
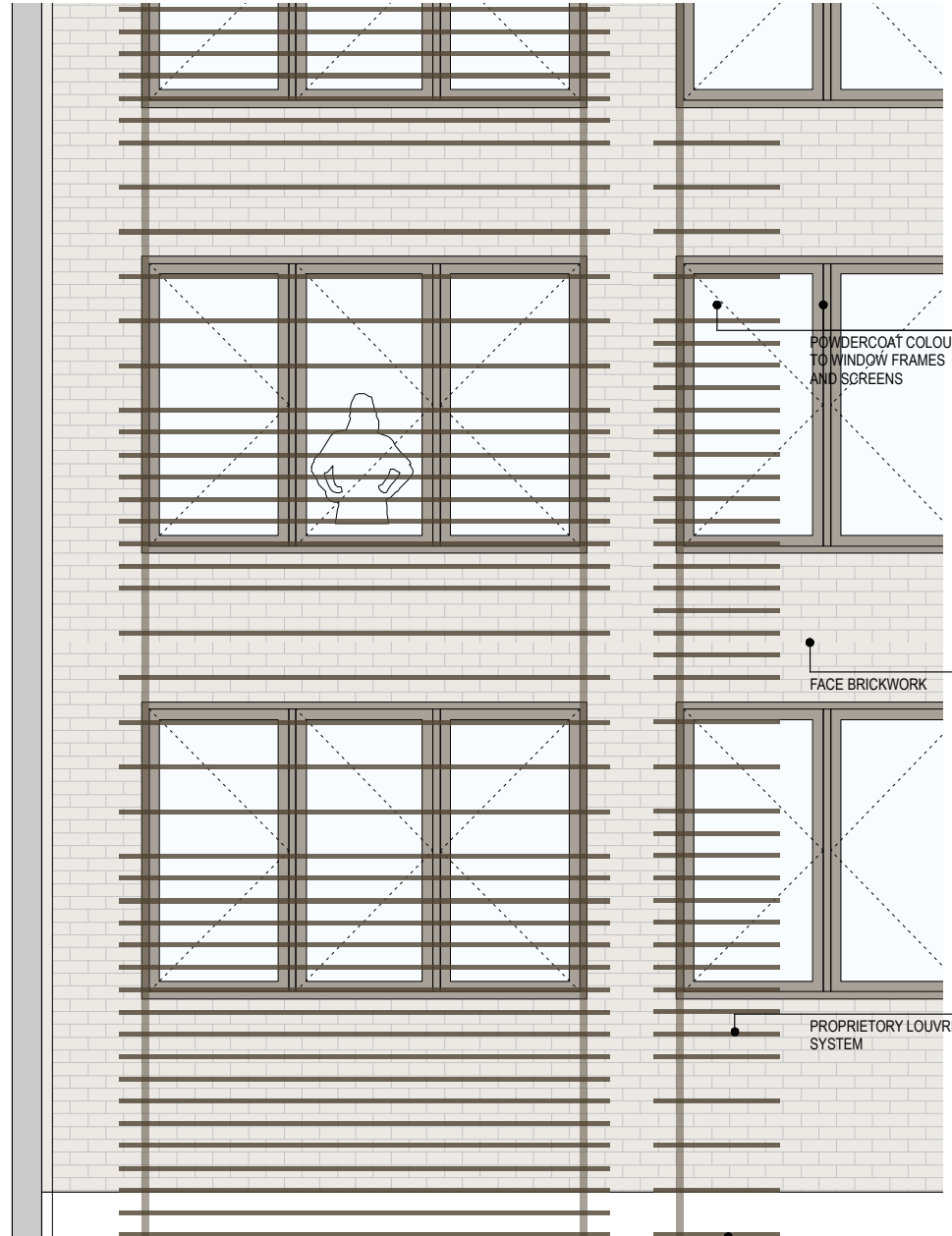
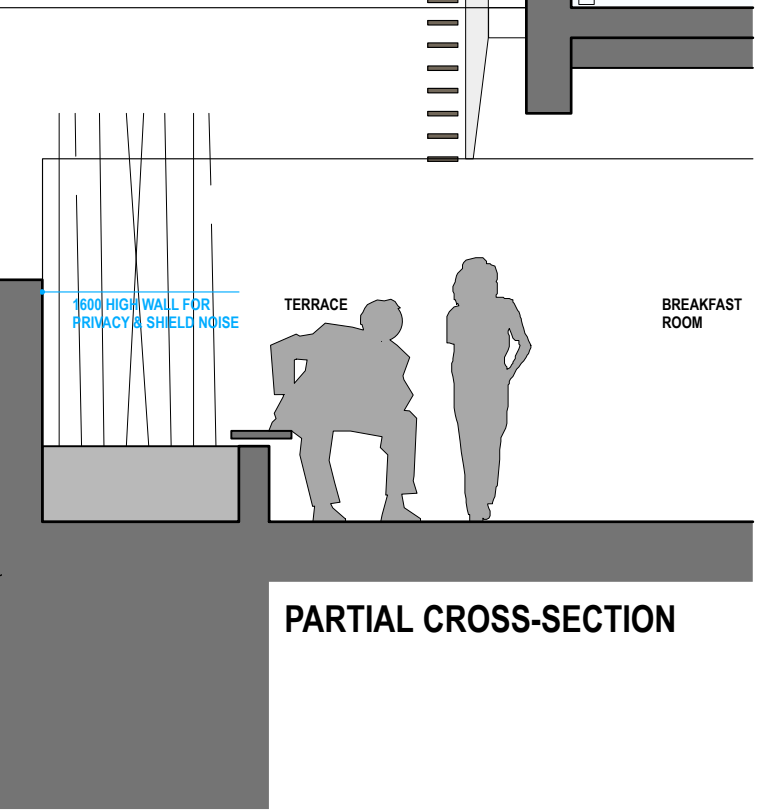
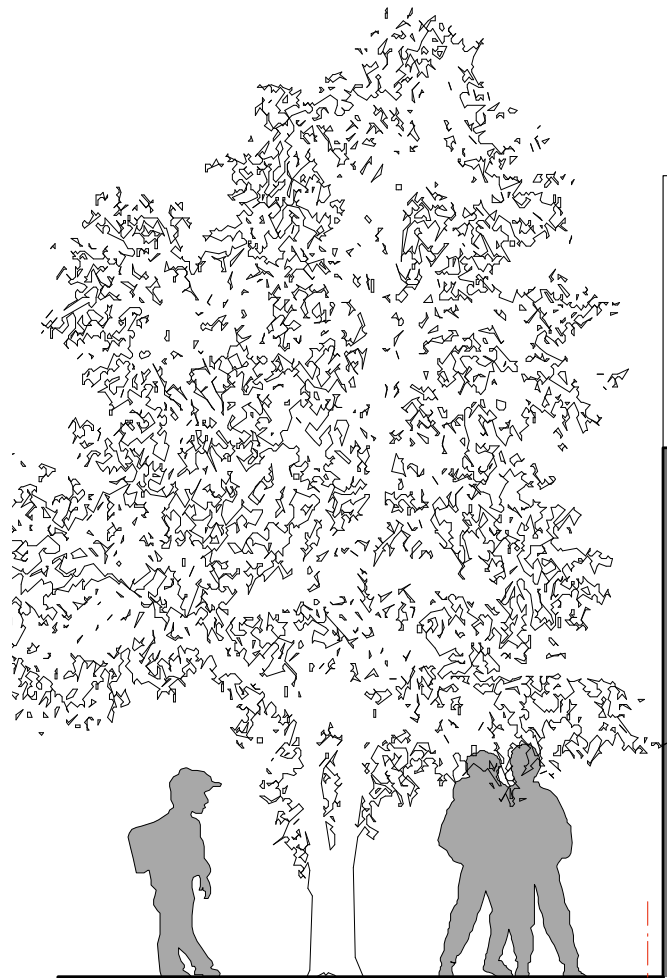
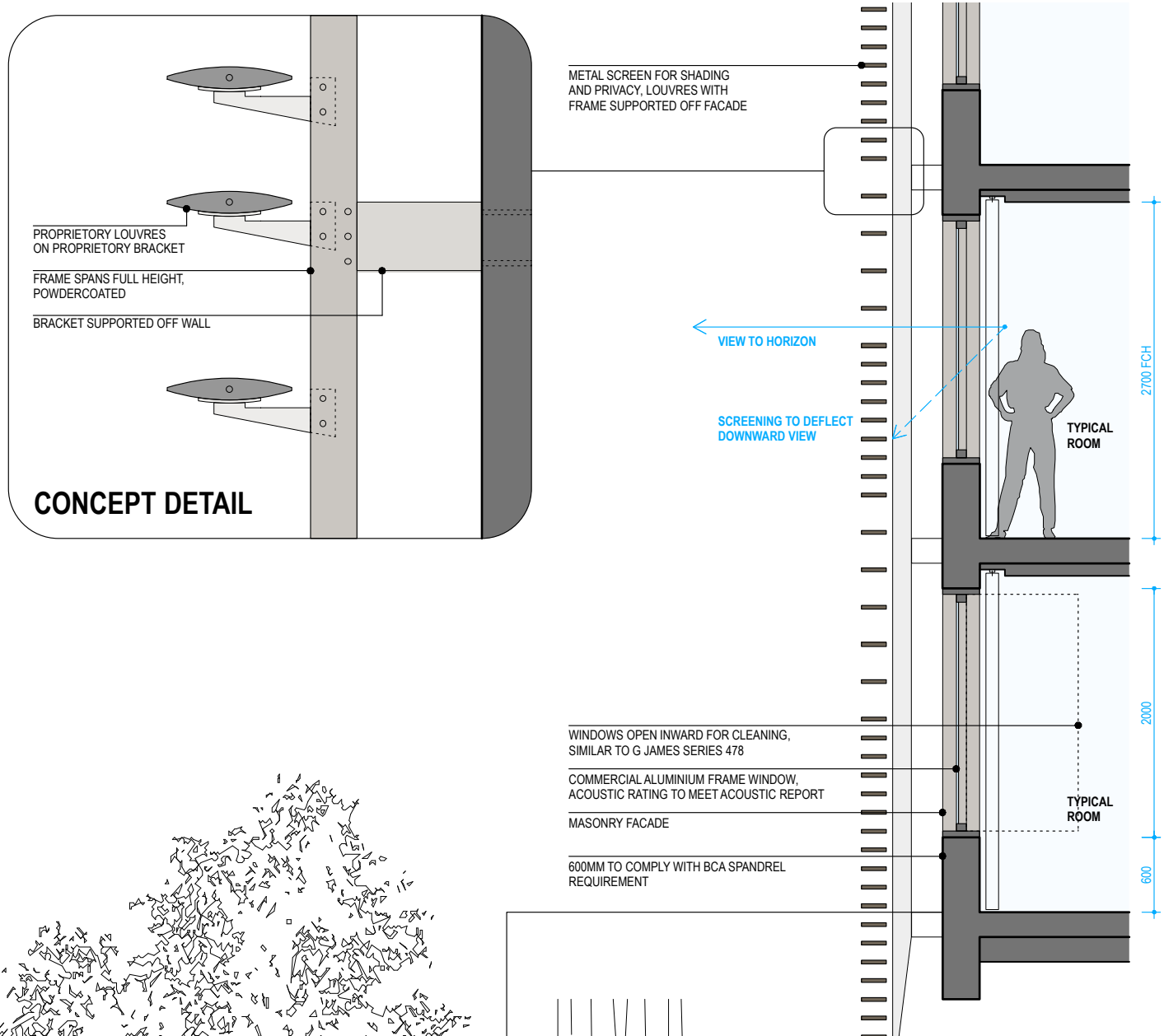
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Project **NEW HOTEL**
Address **147 - 151 PARRAMATTA ROAD, AUBURN**
Dwg Title **SITE PLAN**

job 724 MEL
issue 04 12 17
scale 1:500 @ A3

DA13
rev A



NOTE: ILLUSTRATION AND IMAGES OF MATERIALS ARE EVOCATIVE ONLY. REFER ALSO DA90 EXTERNAL MATERIALS.

CUT/FILL/RETAINING

ALL WORK TO STRUCUTRAL ENIGNEER'S FUTURE DETAIL.

SITE EXCAVATION & RETAINING - ANTICIPATED 450DIA PILES AROUSN PERIMETER OF SITE, APPROX 75MM CLEAR OF BOUNDARY, SHOT BLAST CONCRETE TO INTERNAL FACE, 500MM CAPPING BEAM ALONG TOP OF PILES.

MECHANICAL

ALL WORK TO MECHANCIAL ENIGNEER'S FUTURE DETAIL.

AIR CONDITIONING - SPLIT SYSTEM UNITS IN EACH ROOM, COOLANT LINES FORM ROOF, SPLIT SYSTEM COMPRESSORS ON L7 IN PLANT ROOMS.

BATHROOM EXHAUST - EXHAUST VIA DUCT TO ROOF OR VIA FACADE VENT CONCEALED BY GRILLES.

CORRIDOR & SUPPLY AIR - INTAKE FROM L1 OR VIA FACADE, CONCEALED BY GRILLE, MINIMUM 6M FROM EXHAUST.

WASTE ROOM EXHAUST - EXHAUST VIA DUCT TO ROOF.

CAR PARK EXHAUST - EXHAUST VIA DUCT TO ROOF.

KITCHEN EXHAUST - EXHAUST VIA DUCT TO ROOF, CAPACITY TO SUIT COOKING REQUIREMENTS.

GENERAL NOTES

GENERAL NOTES
ALL WORK SHALL BE FULLY WITHIN THE PROPERTY BOUNDARY. CONFIRM BOUNDARY BY SURVEY PRIOR TO CONSTRUCTION.

EXISTING STRUCTURES
LOCATION OF EXISTING STRUCTURE AND NEIGHBOURING BUILDINGS IS SHOWN APPROXIMATE. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO WORK.

CONSULTANT AND ENGINEERING INFORMATION
REFER ALSO ENGINEER AND CONSULTANT INFORMATION.

REFER (OR OBTAIN) ENGINEER DETAILS FOR ALL STRUCTURAL WORK, SUPPORTING WALLS AND MODIFICATIONS, INCLUDING DEMOLITION, EXCAVATION, GROUND PREPARATION, DRAINAGE, SLABS, WALLS, CAVITIES, FRAMING AND STORMWATER.

SERVICES (HYDRAULIC, ELECT, MECH & EMERGENCY)
LOCATION AND FORM OF EXISTING SERVICES TO BE DETERMINED BY CONTRACTOR.

ALL NEW & MODIFIED SERVICES TO ENGINEER DETAILS. LOCATION OF VISIBLE SERVICES TO BE AGREED WITH ARCHITECT. INTEGRATE NEW & EXISTING EMERGENCY AND OTHER SYSTEMS THROUGHOUT ENTIRE BUILDING.

COMPLY WITH BUILDING CODES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BCA, RELEVANT AUST STANDARDS, CONSENT CONDITIONS AND BEST PRACTICE.

LOH - LIFT OFF HINGES TO WC DOORS.

MECHANICAL VENTILLATION - TO BATHROOMS AND LAUNDRY.

SMOKE ALARM & DETECTION - INTERGRATE INTO EXISTING SYSTEM AND/OR UPGRADE TO COMPLY WITH BCA.

WALLS AND WINDOWS NEAR BOUDNARY
ALL CONSTRUCTION NEAR BOUNDARY SHALL BE FIRE RESISTANT CONSTRUCTION TO MEET BCA REQUIREMENTS.

WINDOWS CLOSE TO BOUNDARY SHALL BE PROTECTED IN ACCORDANCE WITH BCA, INCLUDING WITH EXTERNAL WALL WETTING SPRINKLER.

GLAZING - COMPLY WITH AS1288, AS2047 & BCA PART J2. TO FACADE ENGINEER DETAILS.

DOORS - OPERATION, HEIGHT AND AND ARRANGEE MNT OF LATCHES AND LOCKING TO COMPLY WITH BCA D2.21.

ACCESS HATCHES - FLUSH FINISHED HATCHES WITH SET EDGES.

EXIT PATHS - COMPLY WITH BCA D1.6, MAINTIN 1M CLEAR OF OBSTRUCTIONS.

FIRE STAIRS - NO PROPOSED WORK IN FIRE STAIRS.

FIRE HAZARD PROPERTIES - FLOORS, WALLS & CEILING MATERIAL TO COMPLY WITH BCA C1.10 AND SPEC C1.10.

FSD - FAIL SAFE DEVICES - WHERE REQUIRED, RELEASE ACTIVATED BY BUILDING ALARM AND DETECTION SYSTEM.

ACCESSIBILITY - DISABLED ACCESS, FACILITIES AND CIRCULATION SHALL COMPLY WITH BCA D3, AS1428.1

PAINTING - PAINT ALL NEW AND EXISTING SURFACES IN ROOMS, CORRIDORS AND BACK OF HOUSE AREAS, INCLUDING DOORS, DOOR FRAMES, SKIRTINGS AND CEILINGS.

NOTATION

KEY TO SYMBOLS
UNIT NUMBER AND TYPE.
REFER INDIVIDUAL UNIT LAYOUTS.

PROPOSED & EXISTING

EXISTING WALLS

DEMOLISHED WALLS

NEW WALL - MASONRY OR FRAMED & LINED

EXTERNAL MATERIALS
REFER ALSO MATERIALS & FINISHES PAGES.

BRICKWORK, PRESSED.

BRICKWORK, GLAZED.

LOUVRE GRILLE, POWERCOATED.

OFF-FORM CONCRETE.

PAINT & POWDERCOAT COLOUR.

KEY TO ABBREVIATIONS
IC - INTERCOM.
RS - ROLLER SHUTTER.

KEY TO RISERS
A - AIRCON COOLANT.
B - BATHROOM EXHAUST.
C - CORRIDOR AIR.
D - DATA & COMMS.
E - ELECTRICAL.
F - FIRE EXTINGUISHER & SPRINKLER, FIRE WARDEN POINT.
G - GARBAGE WASTE ROOM EXHAUST.
S - SUPPLY AIR.
W - WATER SUPPLY, WASTE WATER.
CP - CAR PARK EXHAUST
KX - KITCHEN EXHAUST.

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Project

NEW HOTEL

Address

147 - 151 PARRAMATTA ROAD, AUBURN

Dwg Title

GENERAL NOTES

job

724 MEL

issue

04 12 17

scale

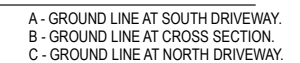
NTS

rev

A

DA18

HOTEL ACCOMMODATION SINGLE & DUAL-KEY	CIRCULATION CORRIDORS & LIFT LOBBIES
BACK OF HOUSE INCLUDES MANAGER'S FLAT	GUEST AMENITY LOBBY, BREAKFAST RM, GYM
SERVICE AREAS STAIR, PLANT, LIFT, RISERS	OPEN AREAS TERRACE, CARPARK



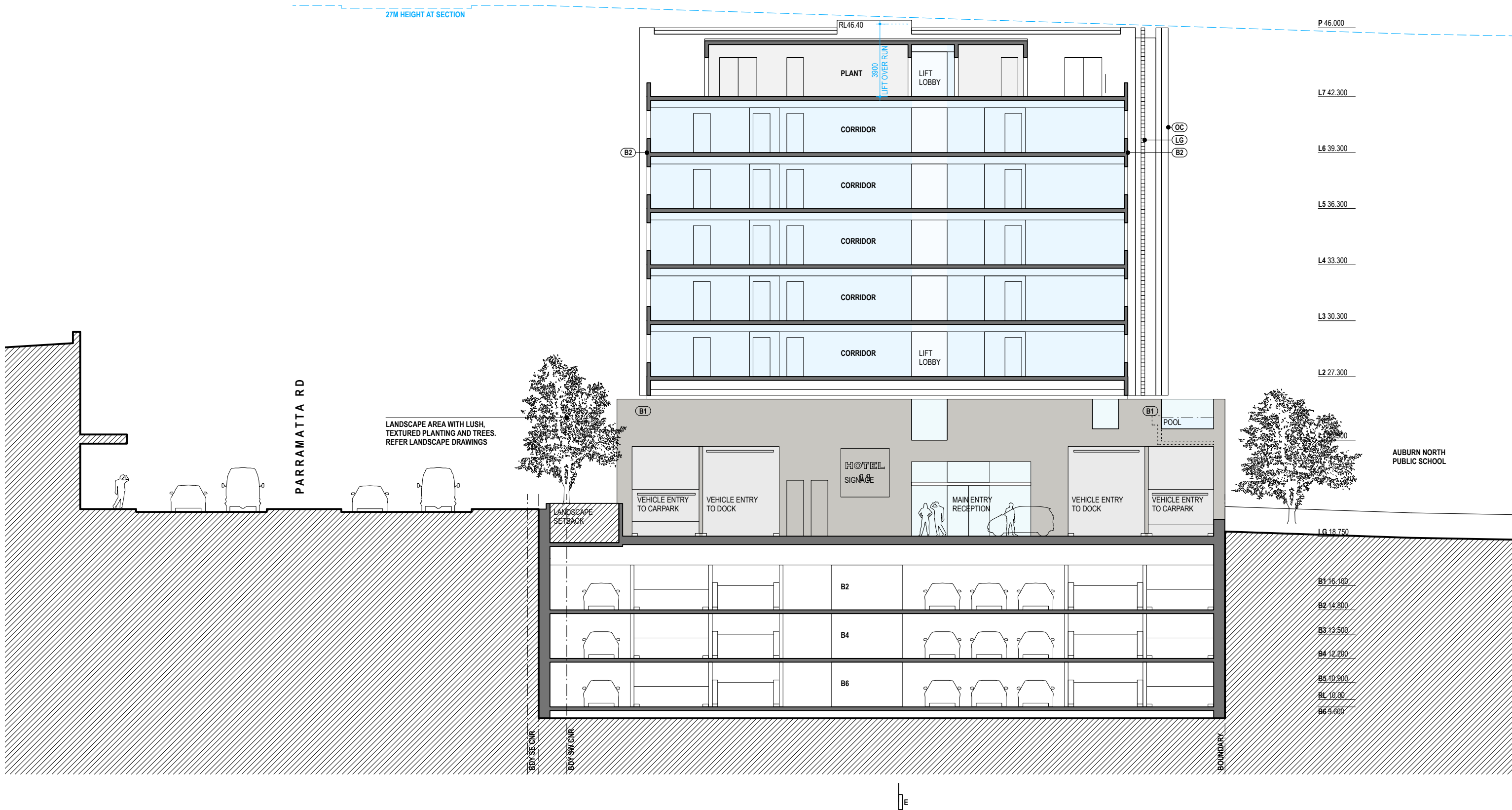
- HOTEL ACCOMMODATION
SINGLE & DUAL-KEY

BACK OF HOUSE
INCLUDES MANAGER'S FLAT

SERVICE AREAS
STAIR, PLANT, LIFT, RISERS
- CIRCULATION
CORRIDORS & LIFT LOBBIES

GUEST AMENITY
LOBBY, BREAKFAST RM, GYM

OPEN AREAS
TERRACE, CARPARK



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Project **NEW HOTEL**

Address **147-151 PARRAMATTA ROAD, AUBURN**

Dwg Title **CROSS SECTION (NEAR GRID S)**

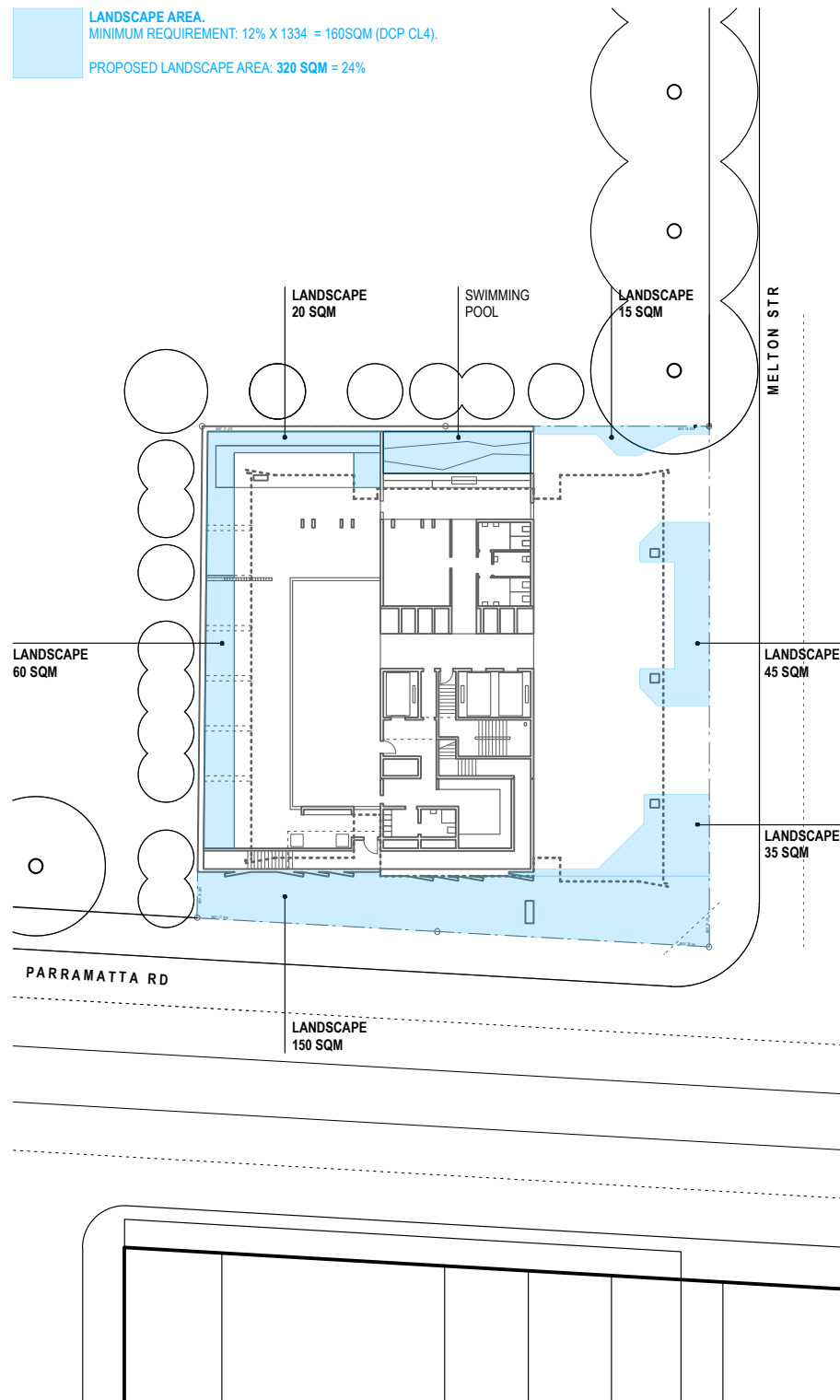
job 723 MEL

issue 08 01 19

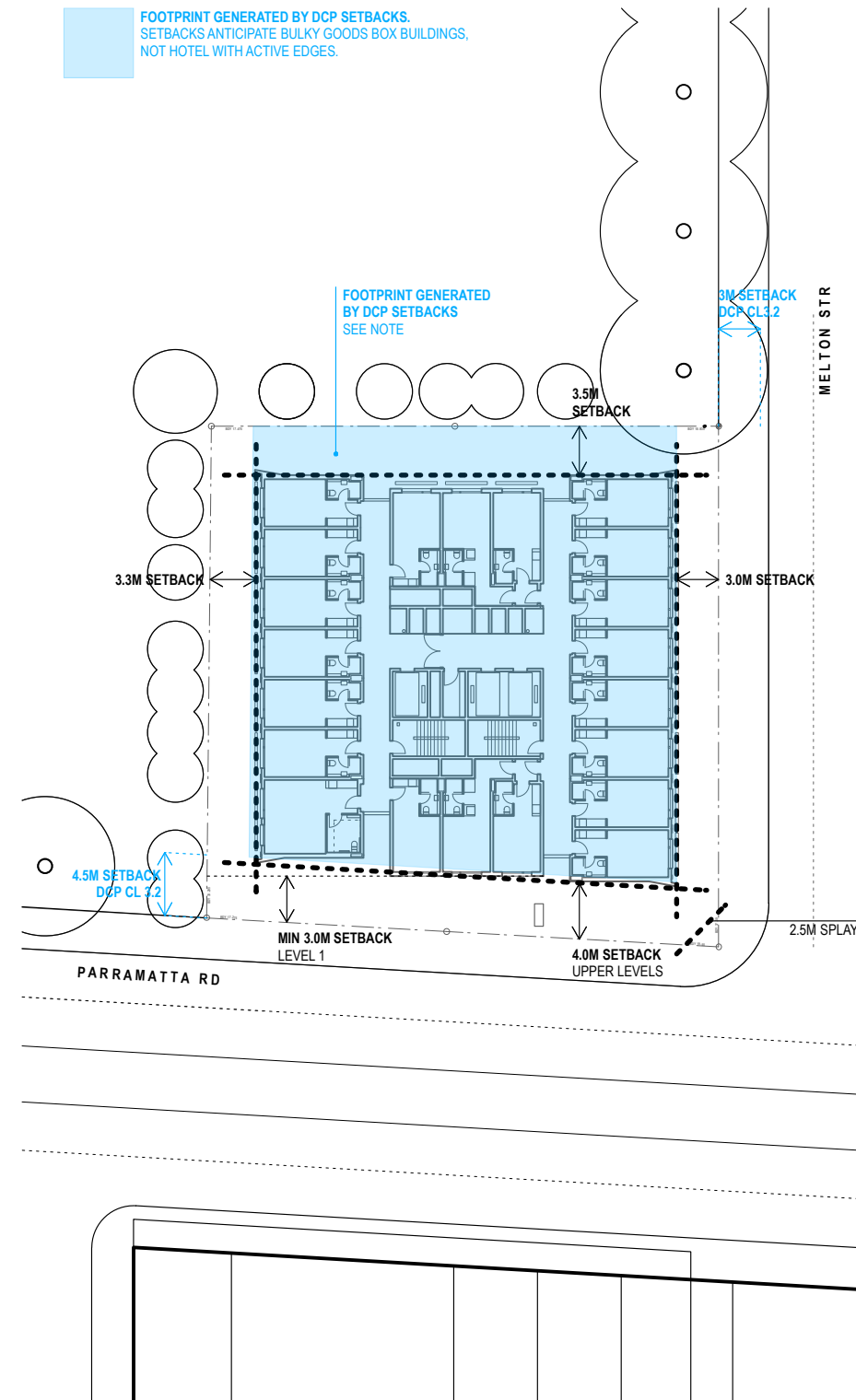
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DA36

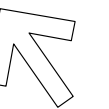
rev E



LANDSCAPE SUMMARY



SETBACKS SUMMARY



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Project **NEW HOTEL**

Address **147 - 151 PARRAMATTA ROAD, AUBURN**

Dwg Title **LANDSCAPE & SETBACK SUMMARY**

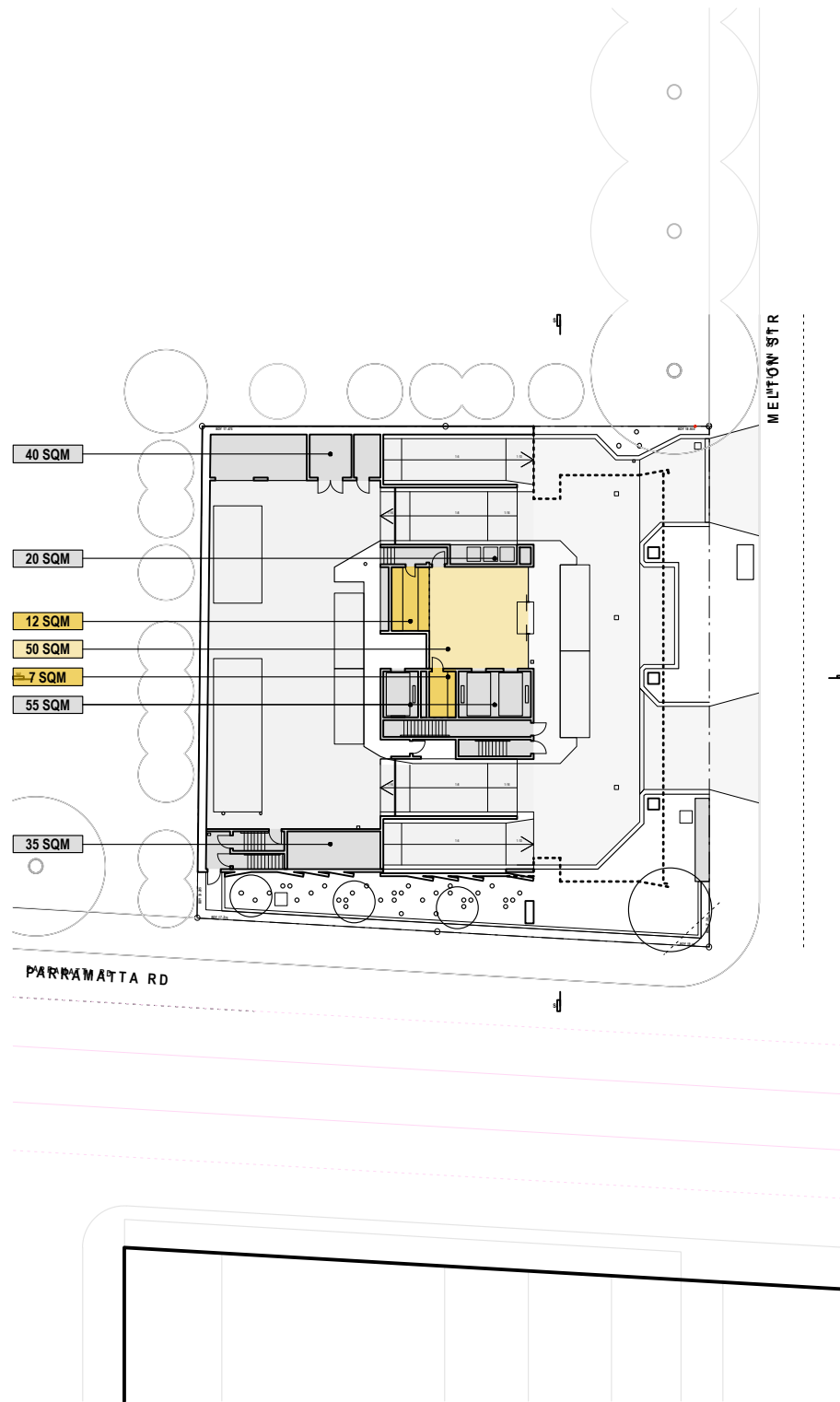
job 724 MEL

issue 04 12 17

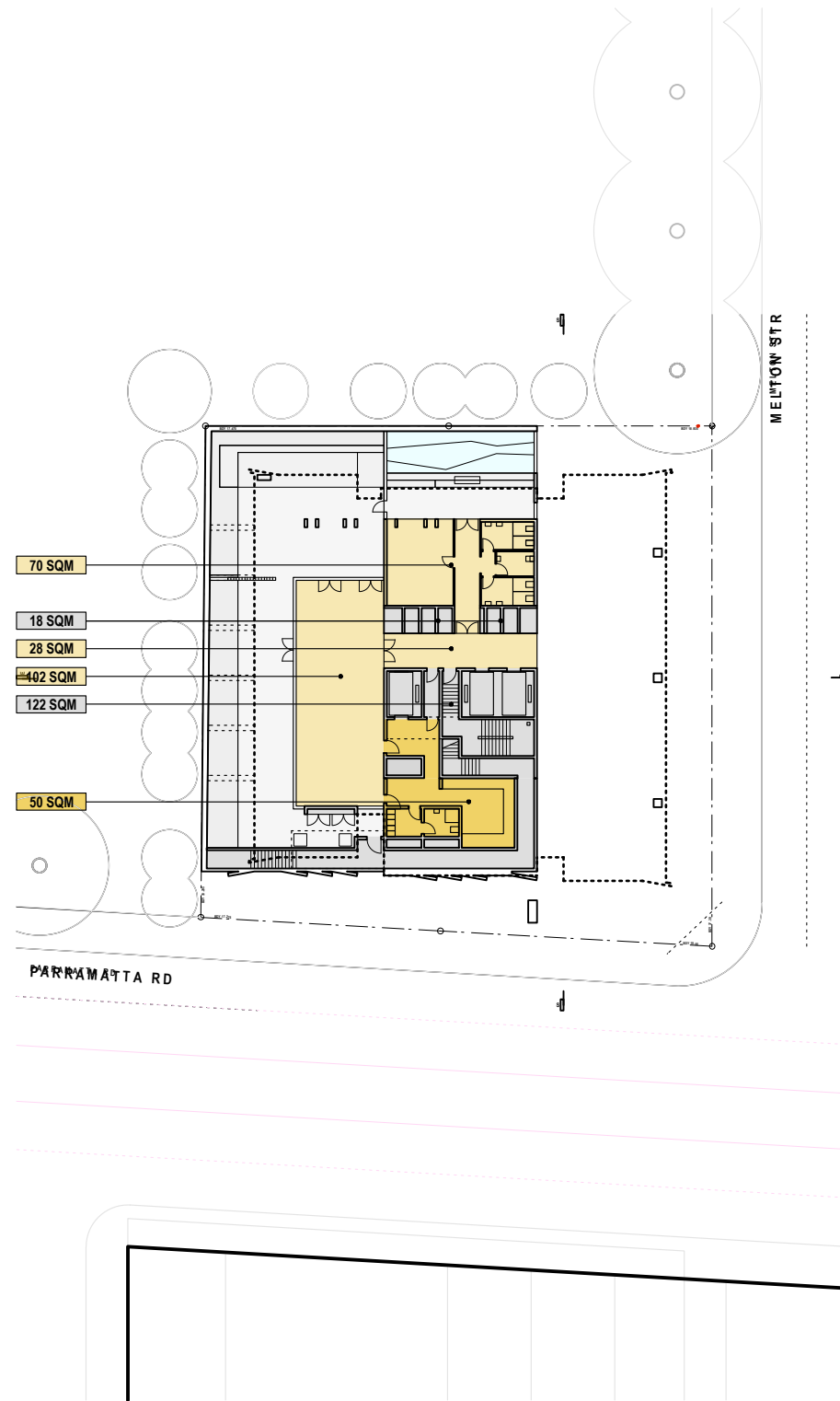
scale 1:500 @ A3

DA51

rev A



LEVELS LD & LG



LEVEL L1

- | | |
|--|--|
| HOTEL ACCOMMODATION
SINGLE & DUAL-KEY | CIRCULATION
CORRIDORS & LIFT LOBBIES |
| BACK OF HOUSE
INCLUDES MANAGER'S FLAT | GUEST AMENITY
LOBBY, BREAKFAST RM, GYM |
| SERVICE AREAS
STAIR, PLANT, LIFT, RISERS | OPEN AREAS
TERRACE, CARPARK |

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Project	NEW HOTEL
Address	147 - 151 PARRAMATTA ROAD, AUBURN
Dwg Title	GFA SUMMARY

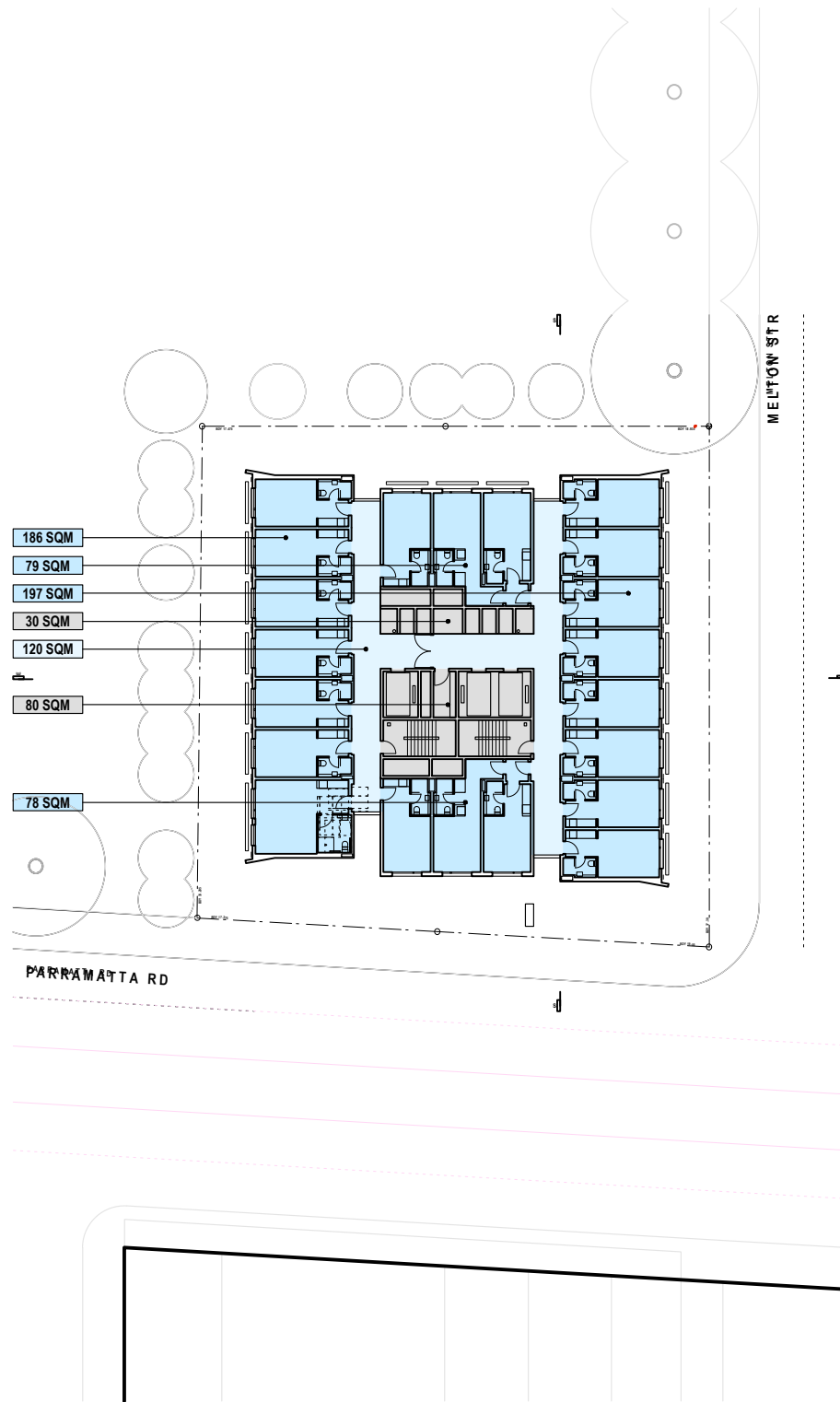
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issue	04 12 17
scale	1:500 @ A3



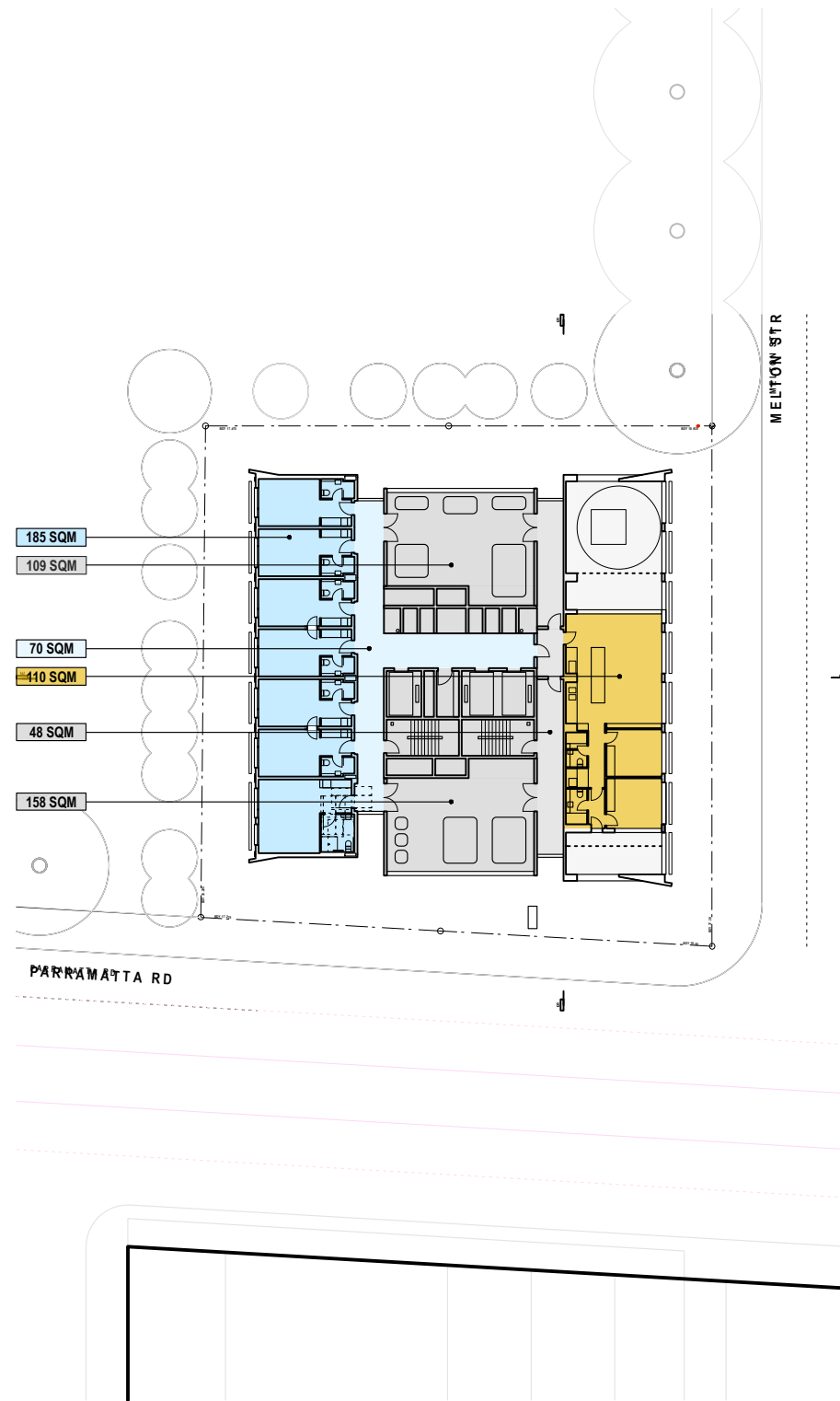
NORTH

DA52

rev A



LEVELS L2 - L6 (TYPICAL)



LEVEL L7

- HOTEL ACCOMMODATION
SINGLE & DUAL-KEY

BACK OF HOUSE
INCLUDES MANAGER'S FLAT

SERVICE AREAS
STAIR, PLANT, LIFT, RISERS
- CIRCULATION
CORRIDORS & LIFT LOBBIES

GUEST AMENITY
LOBBY, BREAKFAST RM, GYM

OPEN AREAS
TERRACE, CARPARK



NORTH

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Project	NEW HOTEL
Address	147 - 151 PARRAMATTA ROAD, AUBURN
Dwg Title	GFA SUMMARY

job	724 MEL
issue	04 12 17
scale	1:500 @ A3

DA53
rev A



ROOM COUNT		ROOM A	ROOM B	ROOM C	ROOM D	ROOM E
		ACCESSIBLE			DUAL KEY	DUAL KEY
L 7	ROOMS, MANAGER	6	1			
L 6	ROOMS	14	1	2	2	2
L 5	ROOMS	14	1	2	2	2
L 4	ROOMS	14	1	2	2	2
L 3	ROOMS	14	1	2	2	2
L 2	ROOMS	14	1	2	2	2
L 1	BREAKFAST, POOL					
L D	DOCK					
L G	LOBBY					
B 1	CARPARK					
B 2	CARPARK					
B 3	CARPARK					
B 4	CARPARK					
B 5	CARPARK					
B 6	CARPARK					
TOTAL		76 ROOMS	6 ROOMS	10 ROOMS	10 ROOM	10 ROOMS
		92 SINGLE KEY ROOMS.			10 DUAL-KEY SUITES 20 ROOMS.	
		112 KEYS				

ROOM TYPE SUMMARY

PARKING & LOADING		CARS	VALET & STAFF	ACCES-SIBLE	BUS	LOADING & WASTE
L 7	ROOMS, MANAGER					
L 6	ROOMS					
L 5	ROOMS					
L 4	ROOMS					
L 3	ROOMS					
L 2	ROOMS					
L 1	BREAKFAST, POOL					
L D	DOCK				1	3
L G	LOBBY	3				
B 1	CARPARK	1	11			
B 2	CARPARK	7		5		
B 3	CARPARK	7	11			
B 4	CARPARK	16				
B 5	CARPARK	7	11			
B 6	CARPARK	16				
TOTAL		57	33	5	1	3
		95 CARS			4 TRUCKS / BUS	

PARKING SUMMARY

FLOOR AREAS		GUEST ACCOM	GUEST CIRCULATION	BACK OF HOUSE	GUEST AMENITY	SERVICE & PLANT
L 7	ROOMS, MANAGER	185	70	110		315
L 6	ROOMS	540	120			110
L 5	ROOMS	540	120			110
L 4	ROOMS	540	120			110
L 3	ROOMS	540	120			110
L 2	ROOMS	540	120			110
L 1	BREAKFAST, POOL			50	200	155
L D	DOCK					75
L G	LOBBY			20	50	75
B 1	CARPARK					
B 2	CARPARK					
B 3	CARPARK					
B 4	CARPARK					
B 5	CARPARK					
B 6	CARPARK					
TOTAL		2885 SQM	670 SQM	180 SQM	250 SQM	1170 SQM
		3985 SQM TOTAL GFA				EXCLUDED FROM GFA DEFINITION

FLOOR AREA SUMMARY

SITE DETAILS AND PLANNING CONSTRAINTS	
SITE AREA	1329.7 SQM
LANDUSE	B6 ENTERPRISE CORRIDOR PARRAMATTA ROAD PRECINCT LEP CLAUSE 4.4 (2B) HOTEL USE
ALLOWABLE FSR	3 : 1 FSR
ALLOWABLE GFA	3989.1 SQM
ALLOWABLE HEIGHT	27 M

SITE SUMMARY

CUT/FILL/RETAINING

ALL WORK TO STRUCUTRAL ENIGNEER'S FUTURE DETAIL.

SITE EXCAVATION & RETAINING - ANTICIPATED 450DIA PILES AROUSN PERIMETER OF SITE, APPROX 75MM CLEAR OF BOUNDARY, SHOT BLAST CONCRETE TO INTERNAL FACE, 500MM CAPPING BEAM ALONG TOP OF PILES.

MECHANICAL

ALL WORK TO MECHANCIAL ENIGNEER'S FUTURE DETAIL.

AIR CONDITIONING - SPLIT SYSTEM UNITS IN EACH ROOM, COOLANT LINES FORM ROOF, SPLIT SYSTEM COMPRESSORS ON L7 IN PLANT ROOMS.

BATHROOM EXHAUST - EXHAUST VIA DUCT TO ROOF OR VIA FACADE VENT CONCEALED BY GRILLES.

CORRIDOR & SUPPLY AIR - INTAKE FROM L1 OR VIA FACADE, CONCEALED BY GRILLE, MINIMUM 6M FROM EXHAUST.

WASTE ROOM EXHAUST - EXHAUST VIA DUCT TO ROOF.

CAR PARK EXHAUST - EXHAUST VIA DUCT TO ROOF.

KITCHEN EXHAUST - EXHAUST VIA DUCT TO ROOF, CAPACITY TO SUIT COOKING REQUIREMENTS.

GENERAL NOTES

GENERAL NOTES
ALL WORK SHALL BE FULLY WITHIN THE PROPERTY BOUNDARY. CONFIRM BOUNDARY BY SURVEY PRIOR TO CONSTRUCTION.

EXISTING STRUCTURES
LOCATION OF EXISTING STRUCTURE AND NEIGHBOURING BUILDINGS IS SHOWN APPROXIMATE. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO WORK.

CONSULTANT AND ENGINEERING INFORMATION
REFER ALSO ENGINEER AND CONSULTANT INFORMATION.

REFER (OR OBTAIN) ENGINEER DETAILS FOR ALL STRUCTURAL WORK, SUPPORTING WALLS AND MODIFICATIONS, INCLUDING DEMOLITION, EXCAVATION, GROUND PREPARATION, DRAINAGE, SLABS, WALLS, CAVITIES, FRAMING AND STORMWATER.

SERVICES (HYDRAULIC, ELECT, MECH & EMERGENCY)
LOCATION AND FORM OF EXISTING SERVICES TO BE DETERMINED BY CONTRACTOR.

ALL NEW & MODIFIED SERVICES TO ENGINEER DETAILS. LOCATION OF VISIBLE SERVICES TO BE AGREED WITH ARCHITECT. INTEGRATE NEW & EXISTING EMERGENCY AND OTHER SYSTEMS THROUGHOUT ENTIRE BUILDING.

COMPLY WITH BUILDING CODES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BCA, RELEVANT AUST STANDARDS, CONSENT CONDITIONS AND BEST PRACTICE.

LOH - LIFT OFF HINGES TO WC DOORS.

MECHANICAL VENTILLATION - TO BATHROOMS AND LAUNDRY.

SMOKE ALARM & DETECTION - INTERGRATE INTO EXISTING SYSTEM AND/OR UPGRADE TO COMPLY WITH BCA.

WALLS AND WINDOWS NEAR BOUDNARY
ALL CONSTRUCTION NEAR BOUNDARY SHALL BE FIRE RESISTANT CONSTRUCTION TO MEET BCA REQUIREMENTS.

WINDOWS CLOSE TO BOUNDARY SHALL BE PROTECTED IN ACCORDANCE WITH BCA, INCLUDING WITH EXTERNAL WALL WETTING SPRINKLER.

GLAZING - COMPLY WITH AS1288, AS2047 & BCA PART J2. TO FACADE ENGINEER DETAILS.

DOORS - OPERATION, HEIGHT AND AND ARRANGEE MNT OF LATCHES AND LOCKING TO COMPLY WITH BCA D2.21.

ACCESS HATCHES - FLUSH FINISHED HATCHES WITH SET EDGES.

EXIT PATHS - COMPLY WITH BCA D1.6, MAINTIN 1M CLEAR OF OBSTRUCTIONS.

FIRE STAIRS - NO PROPOSED WORK IN FIRE STAIRS.

FIRE HAZARD PROPERTIES - FLOORS, WALLS & CEILING MATERIAL TO COMPLY WITH BCA C1.10 AND SPEC C1.10.

FSD - FAIL SAFE DEVICES - WHERE REQUIRED, RELEASE ACTIVATED BY BUILDING ALARM AND DETECTION SYSTEM.

ACCESSIBILITY - DISABLED ACCESS, FACILITIES AND CIRCULATION SHALL COMPLY WITH BCA D3, AS1428.1

PAINTING - PAINT ALL NEW AND EXISTING SURFACES IN ROOMS, CORRIDORS AND BACK OF HOUSE AREAS, INCLUDING DOORS, DOOR FRAMES, SKIRTINGS AND CEILINGS.

NOTATION

KEY TO SYMBOLS
UNIT NUMBER AND TYPE.
REFER INDIVIDUAL UNIT LAYOUTS.

PROPOSED & EXISTING

EXISTING WALLS

DEMOLISHED WALLS

NEW WALL - MASONRY OR FRAMED & LINED

EXTERNAL MATERIALS
REFER ALSO MATERIALS & FINISHES PAGES.

BRICKWORK, PRESSED.

BRICKWORK, GLAZED.

LOUVRE GRILLE, POWERCOATED.

OFF-FORM CONCRETE.

PAINT & POWDERCOAT COLOUR.

KEY TO ABBREVIATIONS
IC - INTERCOM.
RS - ROLLER SHUTTER.

KEY TO RISERS
A - AIRCON COOLANT.
B - BATHROOM EXHAUST.
C - CORRIDOR AIR.
D - DATA & COMMS.
E - ELECTRICAL.
F - FIRE EXTINGUISHER & SPRINKLER, FIRE WARDEN POINT.
G - GARBAGE WASTE ROOM EXHAUST.
S - SUPPLY AIR.
W - WATER SUPPLY, WASTE WATER.
CP - CAR PARK EXHAUST
KX - KITCHEN EXHAUST.

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Please advise urgently of any inconsistencies.

Project

NEW HOTEL

Address

147 - 151 PARRAMATTA ROAD, AUBURN

Dwg Title

GENERAL NOTES

job

724 MEL

issue

04 12 17

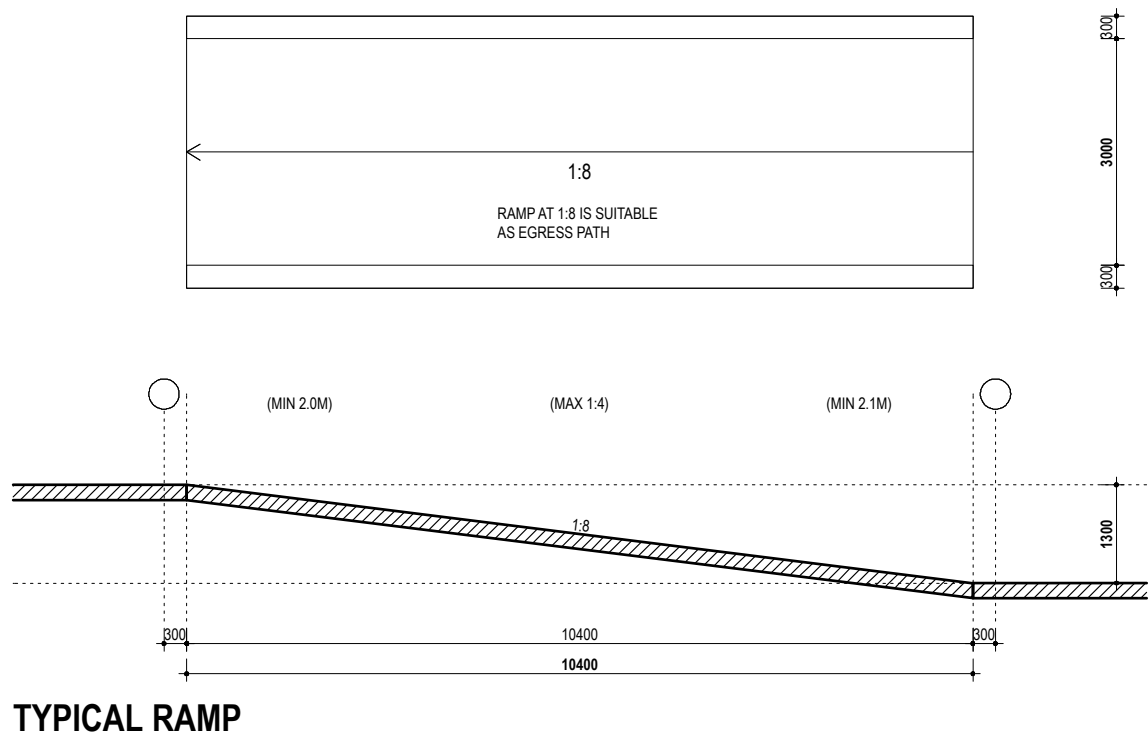
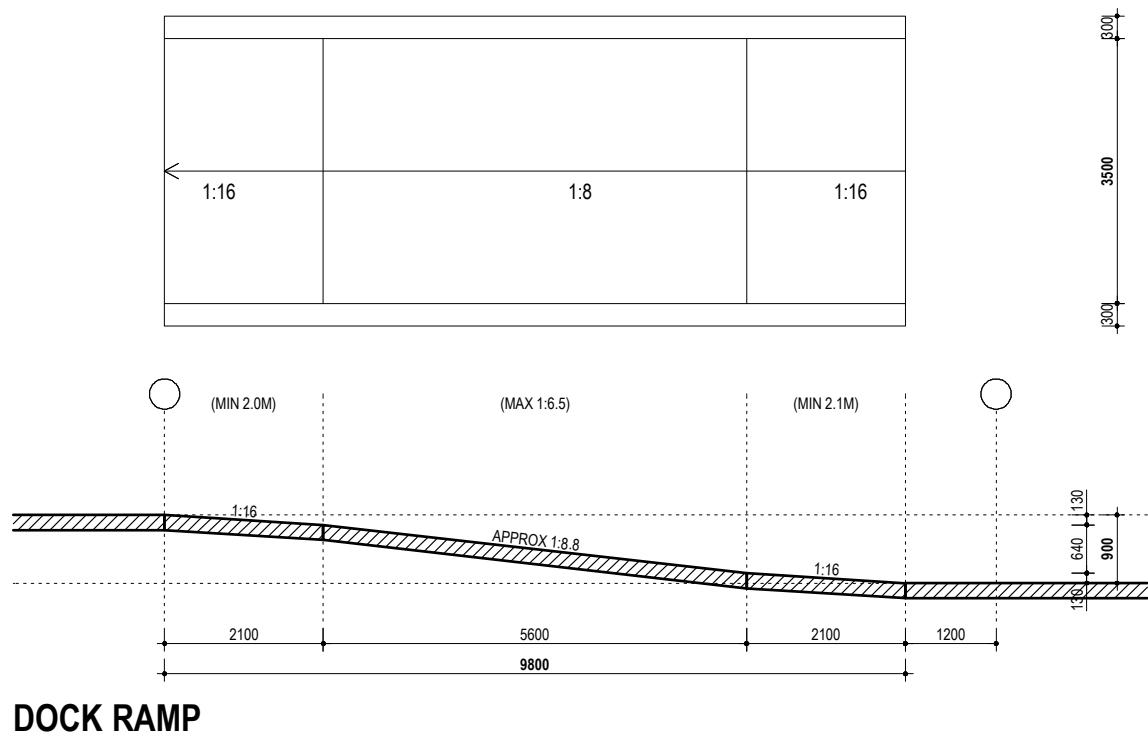
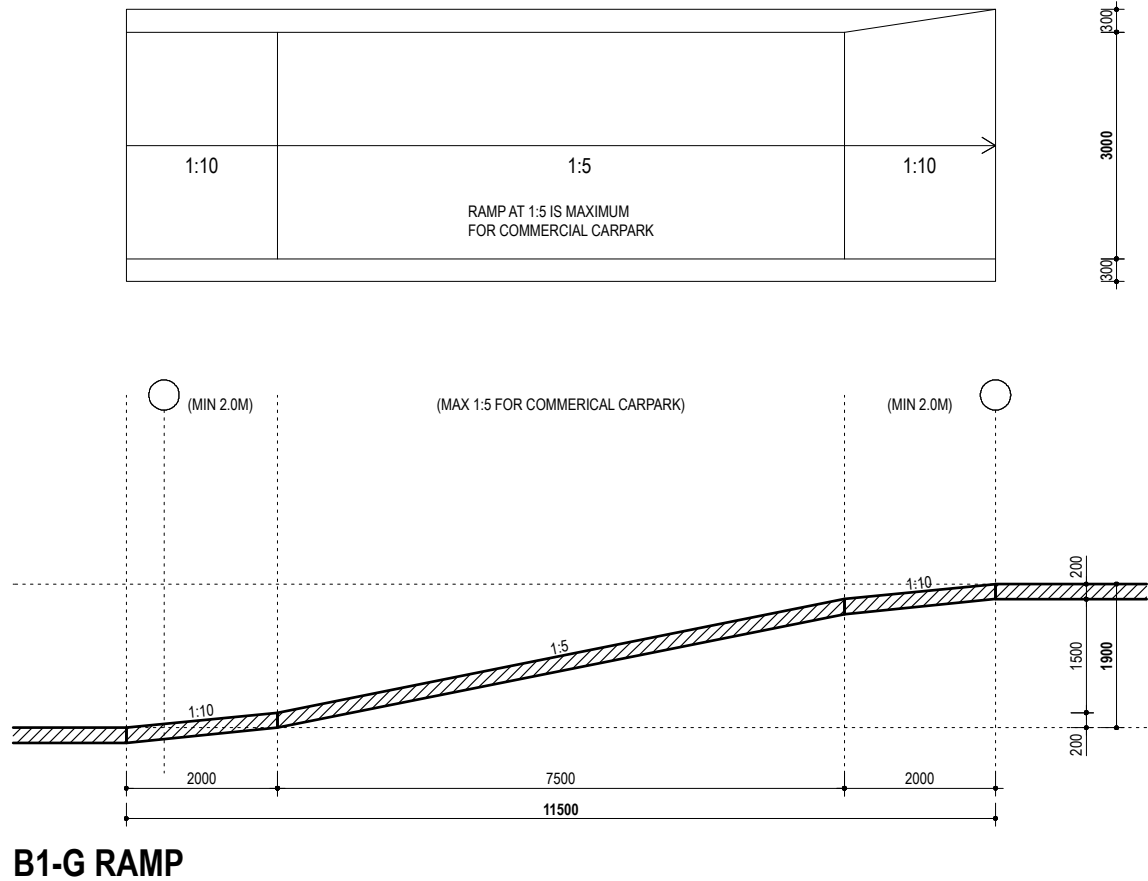
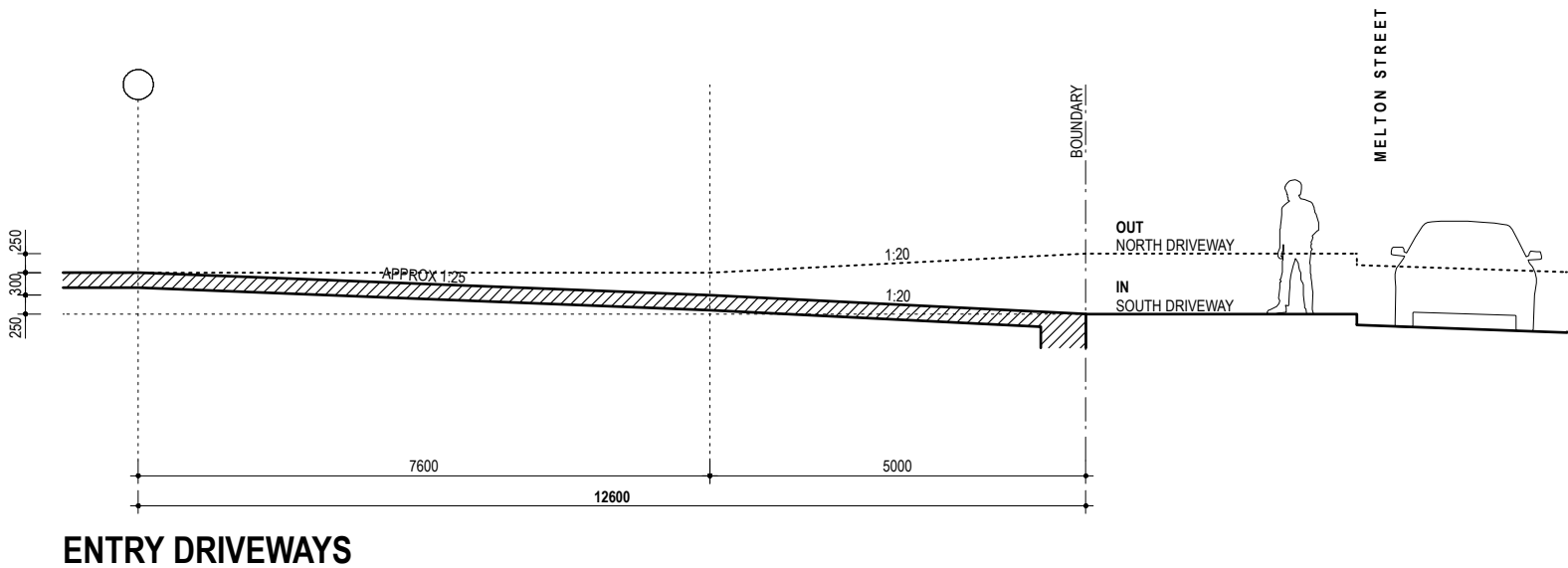
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A

DA18



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Project NEW HOTEL

Address 147 - 151 PARRAMATTA ROAD, AUBURN

Dwg Title DRIVEWAY & RAMP CROSS SECTIONS

job 724 MEL

issue 04 12 17

scale 1:100 @ A3

DA55

rev A