



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9307

granted on the 14.2.2018

Signed L.D.

Sheet No. 1 of 14

ARGYLE STREET

PLAYFAIR STREET

KENDALL LANE

Penrhyn House

Scarborough House

1 Location Plan

Note:
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For State Significant Development Application
NOT FOR CONSTRUCTION



Issue / Amendments:
ISSUED FOR SSDA

Date:
09/05/2017



Legend:

bl	blumen	mr	metal roofing	---	Line of structure
c	column	pb	plasterboard	---	over / under
con	concrete	pv	paving	---	To be demolished
cm	copper mesh	s	steel	---	Existing structure
ct	ceramic tiles	sk	sink	---	New wall
d	door	sm	steel mesh	---	Water service
dp	downpipe	sp	stone pavers	---	Sewer service
ex	existing	tb	timber boards	---	
exh	exhaust	td	timber deck	---	
fg	fibro cement	tf	timber floor	---	
fw	fixed glass	tm	timber window	---	
	floor waste	w		---	

Level 4, 69 Reservoir St, Surry Hills
New South Wales, Australia 2010
mail@welshmajor.com
Tel: 02 9599 0066
ABN: 67 612 977 303
ARB No. 6968 Nom. Arch: D. Welsh
www.welshmajor.com

**Welsh+
Major**

Project
The Rocks Centre
Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.
1607

Drawing Title
Location Plan

Drawing No.
SSDA 001

Scale:	Date:	Drawn:	Checked:	Issue:
1:200 at A3	May 2017	DRW/AS	CM	-

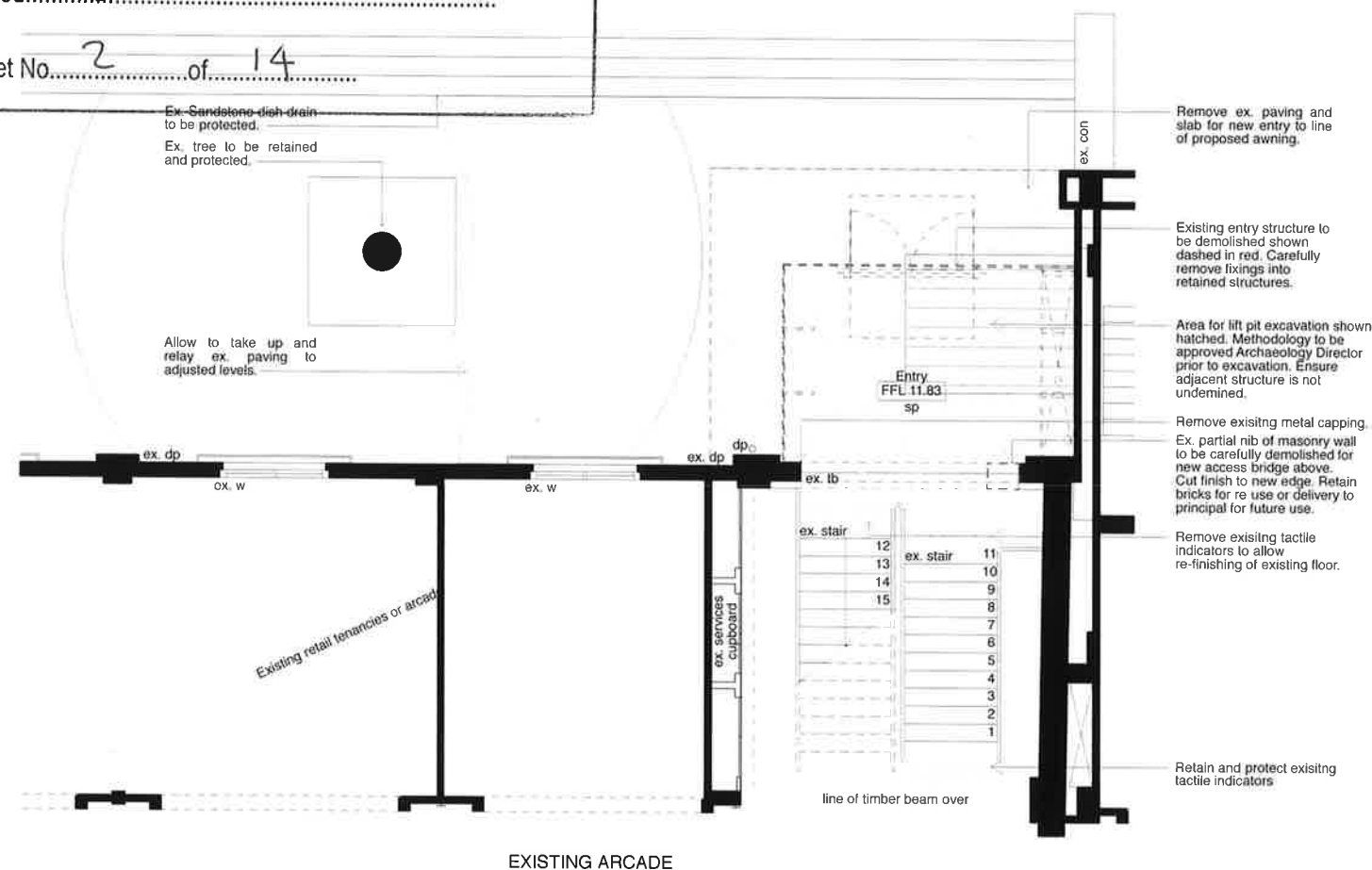


Approved Application No. SSD 8307

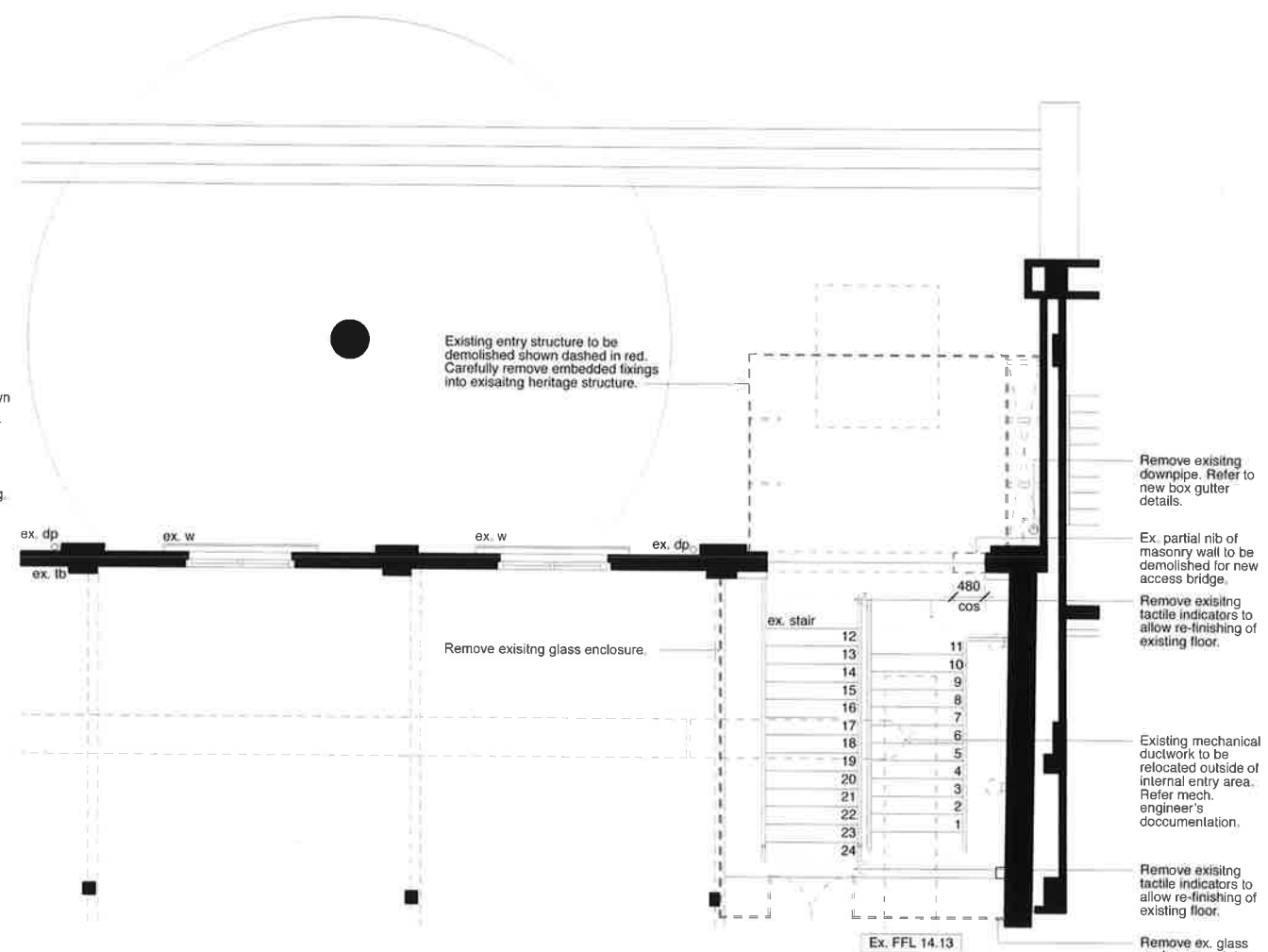
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Sheet No. 2 of 14



1 Ground Floor Demolition Plan



1 First Floor Demolition Plan

Ex. paving to be lifted, regraded and relaid to adjust levels.

Existing paving slab to be removed

Area for lift pit excavation.

Structure/fabric to be demolished.

1. Demolition - Remove only items as shown. If in doubt refer to Heritage Architect's advice.
2. Make good existing wall fabric after demolition. Remove any ferrous fixings from masonry and joints. Consult with heritage Architect on site form instructions and methodologies for make good works.
3. Extended opening to brickwork/leave full of half bricks at new edge, salvage existing bricks for delivery to principal.
4. Provide temporary support to new openings as required.

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con	concrete	pv	paving
cm	copper mesh	s	steel
ct	ceramic tiles	sk	sink
d	door	sm	steel mesh
dp	dowpipe	sp	stone pavers
ex	existing	tb	timber boards
exh	exhaust	td	timber deck
fc	fibre cement	tf	timber floor
fg	food glass	tm	timber
fw	floor waste	w	window

---	Line of structure over / under
- - - -	To be demolished
	Existing structure
	New wall
----	Water service
- - - -	Sewer service

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New South Wales Australia 2010
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Project
The Rocks Centre
Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.

1607

Drawing Title
Ground + First Floor Demolition Plan

Drawing No.
SSDA 101

Scale:	Date:	Drawn:	Checked:	Issue:
1:100 at A3	May 2017	DRW/AS	CM	-

GENERAL NOTES:

- All gaps between existing First Floor timber floor boards and existing timber structure to be filled with suitable smoke rated sealant. Confirm extend with Architect and Principal on site prior to commencement of works. Refer to Specification.
- Lift and bridge set out to be confirmed prior to commencement of construction once contractor is appointed.



NSW GOVERNMENT
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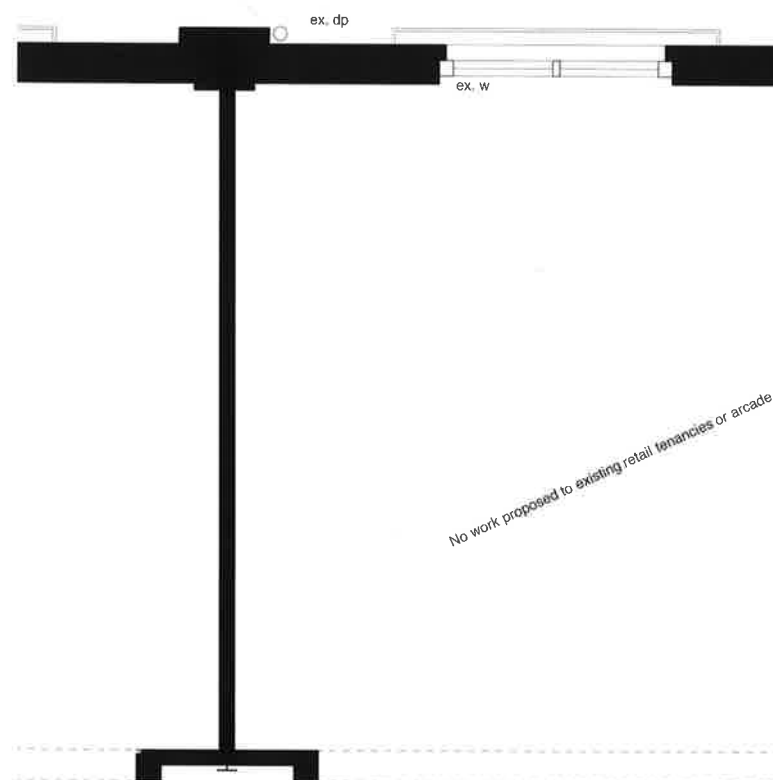
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Sheet No. 3 of 14



1 Ground Floor Plan

Line of awning over shown dotted.

Continuous brickslot drain between threshold and border paving. Refer to hydraulic engineer's spec.

New threshold paving under awning. Refer to spec.

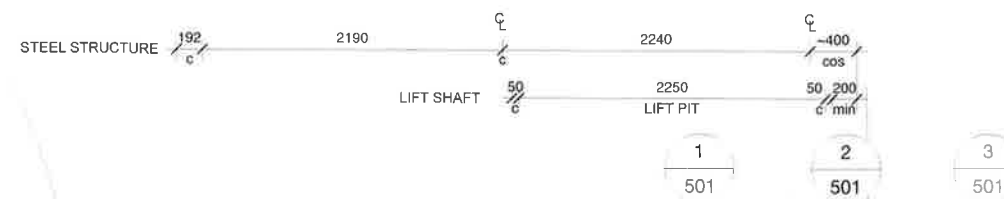
Line of sliding door pelmet over.

Stand alone door control post with push to open and lock to either side of sliding door. Refer to detail and spec.

Retain existing stormwater pits

Steel blade columns with glazing flanges. Refer to details and structural engineer's spec.

Brickslot drain access unit.



New stone paving to spec.

Steel framed glazed lift shaft with removable mesh cladding panels. Refer to details.

Line of new walkway bridge over.

EXISTING ARCADE

Ex. FFL

WORK IN SHADED AREA
SUBJECT TO SEPARATE
SECTION 60 APPLICATION

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Issue / Amendments:
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Date:
09/05/2017



Legend:

bt	bitumen	mr	metal roofing	---	Line of structure over / under
c	column	pb	plasterboard	---	To be demolished
con	concrete	pv	paving	---	Existing structure
cm	copper mesh	s	sink	---	New wall
cl	ceramic tiles	sk	steel mesh	---	Water service
d	door	sm	stone pavers	---	Sewer service
dp	downpipe	sp	timber boards	---	
ex	existing	td	timber deck	---	
exh	exhaust	tf	timber floor	---	
fg	fire cement	tm	timber	---	
fw	fixed glass	w	window	---	
	floor waste			---	

Level 4, 69 Reservoir St, Surry Hills
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www.welshmajor.com

Welsh+Major

Project
The Rocks Centre
Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.

1607

Drawing Title
Ground Floor Plan

Drawing No.
SSDA 102

Scale: 1:50 at A3 Date: May 2017 Drawn: DRW/AS Checked: CM Issue:

GENERAL NOTES:

- All gaps between existing First Floor timber floor boards and existing timber structure to be filled with suitable smoke rated sealant. Confirm extent with Architect and Principal on site prior to commencement of works. Refer to Specification.
- Lift and bridge set out to be confirmed prior to commencement of construction once contractor is appointed.



NSW GOVERNMENT
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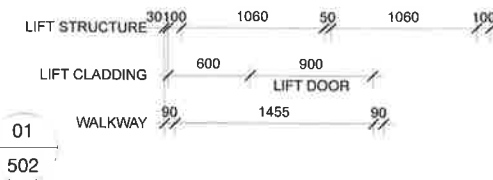
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Sheet No. 4 of 14



Fixed glazing into structural columns.

Steel column to engineer's detail with welded glazing flanges.

Awning from 12mm mild steel plate supported on struts from mild steel columns. Fold plate to falls. Refer A.104

Steel framed, glazed lift shaft to engineer's detail with copper mesh hinged panels over.

Line of box gutter over.

Steel frame walkway bridge with mesh panel cladding. Refer to details.

Mild steel floor to walkway bridge.

WORK IN SHADED AREA
SUBJECT TO SEPARATE
SECTION 60 APPLICATION

1 First Floor Plan

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cl	ceramic tiles	sk	sink	---	Water service
d	door	sm	steel mesh	---	Sewer service
dp	downpipe	sp	stone pavers		
ex	existing	tb	timber boards		
exh	exhaust	td	timber deck		
lc	lime cement	tf	timber floor		
lg	fixed glass	tm	timber		
fw	floor waste	w	window		

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Project Ref. No.
1607

Drawing Title
First Floor Plan

Drawing No.
SSDA 103

Scale:	Date:	Drawn:	Checked:	Issue:
1:50 at A3	May 2017	DRW/AS	CM	-

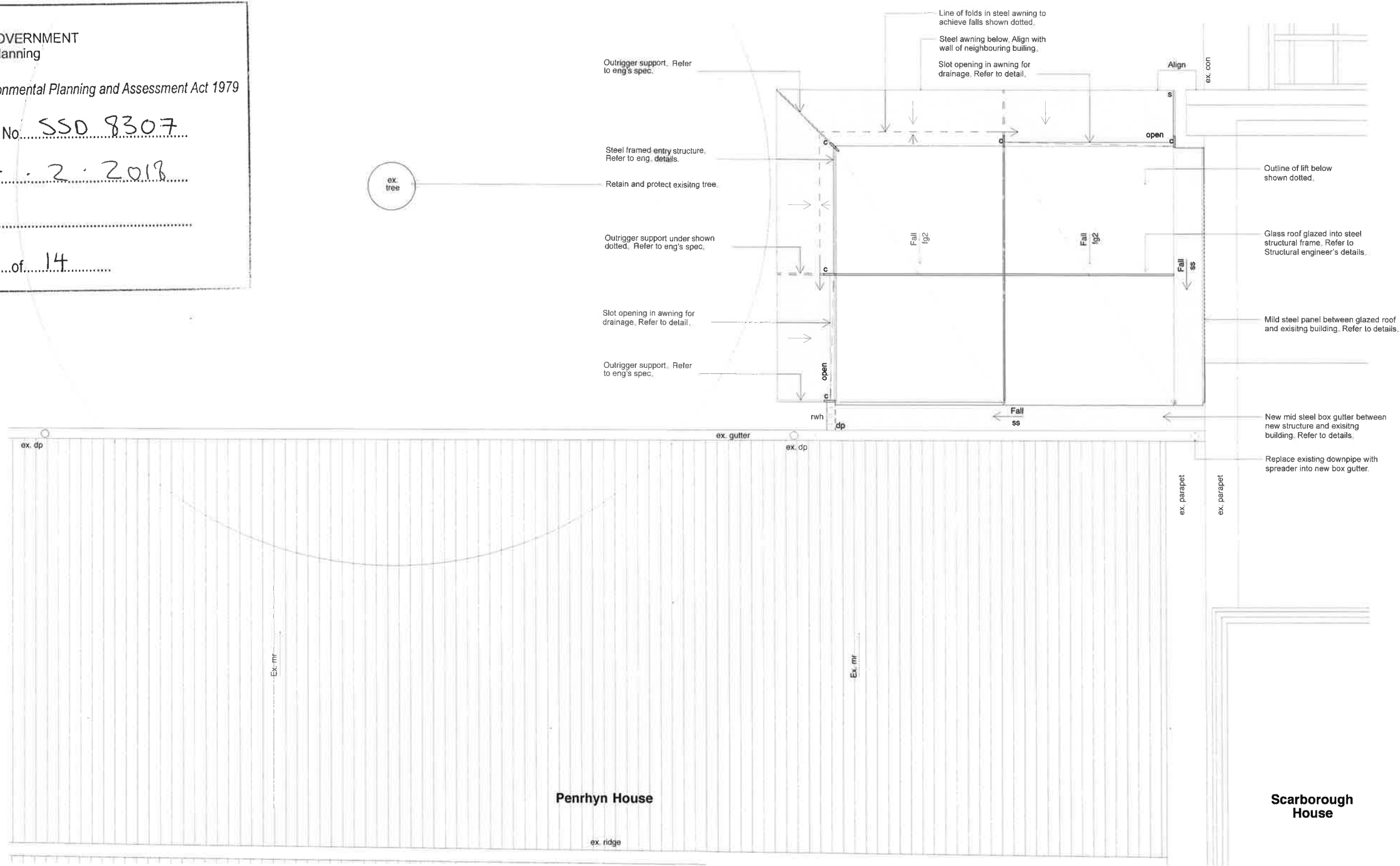


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Sheet No. 5 of 14



1 Roof Plan

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For State Significant Development Application
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Issue / Amendments:
A BOUND FOR ISSUANCE

Date: 02/28/2017



Legend:

bl	bitumen	mr	metal roofing
c	column	pb	plasterboard
con	concrete	pv	paving
cm	copper mesh	s	steel
cl	ceramic tiles	sk	sink
cl	door	sm	steel mesh
dp	downpipe	sp	stone pavers
ex	existing	lb	lumber boards
exh	exhaust	tl	timber deck
fc	fibre cement	td	timber floor
fg	fixed glass	lm	limber
fw	floor waste	w	window

	Line of structure over / under
	To be demolished
	Existing structure
	New wall
	Water service
	Sewer service

Level 4, 69 Reservoir St, Surry Hills
New South Wales Australia 2010
mail@welshmajor.com
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Project

The Rocks Centre

Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.

1607

Drawing Title
Roof Plan

Drawing No.
SSDA 104

Scale:	Date:	Drawn:	Checked:	Issue
1:50 at A3	May 2017	DRW/AS	CM	

Lighting Schedule					
Abbreviation	Manufacturer/model	Lamp	Supplier	Type	Dimmable
WL1	Oluce Fresnel F LED model on 40cm stand	LED 3000k	Euroluce / dmlights.com	wall light	-
WL2	Viabizzuno Net 96 Muro marrone finish	LED 3000k	Viabizzuno Australia	wall light	-
LED1	Viabizzuno C2 led channel (anodized black finish) with double LED strip	3000k LED strip Vb6.250.156 AND RGB LED strip F6.250.25.1	Viabizzuno Australia	surface mounted LED strip	-
LED2	GYON C SOP 2360Lm in matt black channel	3000k LED	Intra Lighting/Lightproject	surface mounted LED strip	-
EXIT	Zumtobel ONLITE Cross sign 160 Supply with directional graphic as required.		Zumtobel	surface mounted Exit sign	-
NOTES:					
- Builder to allow for & provide all transformers, controls and sensors. Type location & arrangement to be approved by Architect.					
- Heights of wall lights to be confirmed onsite by Architect					



NSW GOVERNMENT

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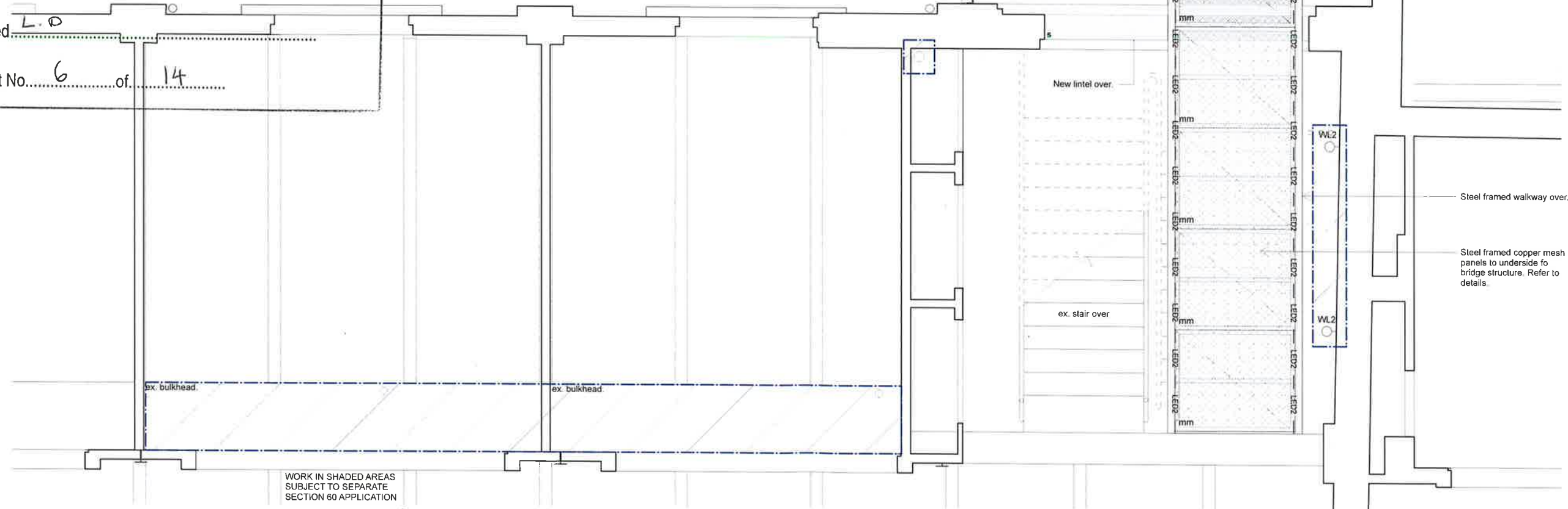
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Sheet No. 6 of 14



1

Ground Floor Plan RCP

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Issue / Amendments:
- ISSUED FOR SSDA

Date:
09/05/2017

Legend:

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con	concrete	pv	paving
cm	copper mesh	s	steel
ct	ceramic tiles	sk	sink
d	door	sm	steel mesh
dp	downpipe	sp	stone pavers
ex	existing	tb	timber boards
exh	exhaust	td	timber deck
fc	fibre cement	tf	timber floor
fg	fixed glass	tm	timber
fw	floor waste	w	window

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Project
The Rocks Centre
Cnr Argyle + Playfair st, The Rocks, NSW 2000

Drawing Title
Ground Floor RCP

Scale:
1:50 at A3

Date:
May 2017

Drawn:
DRW/AS

Checked:
CM

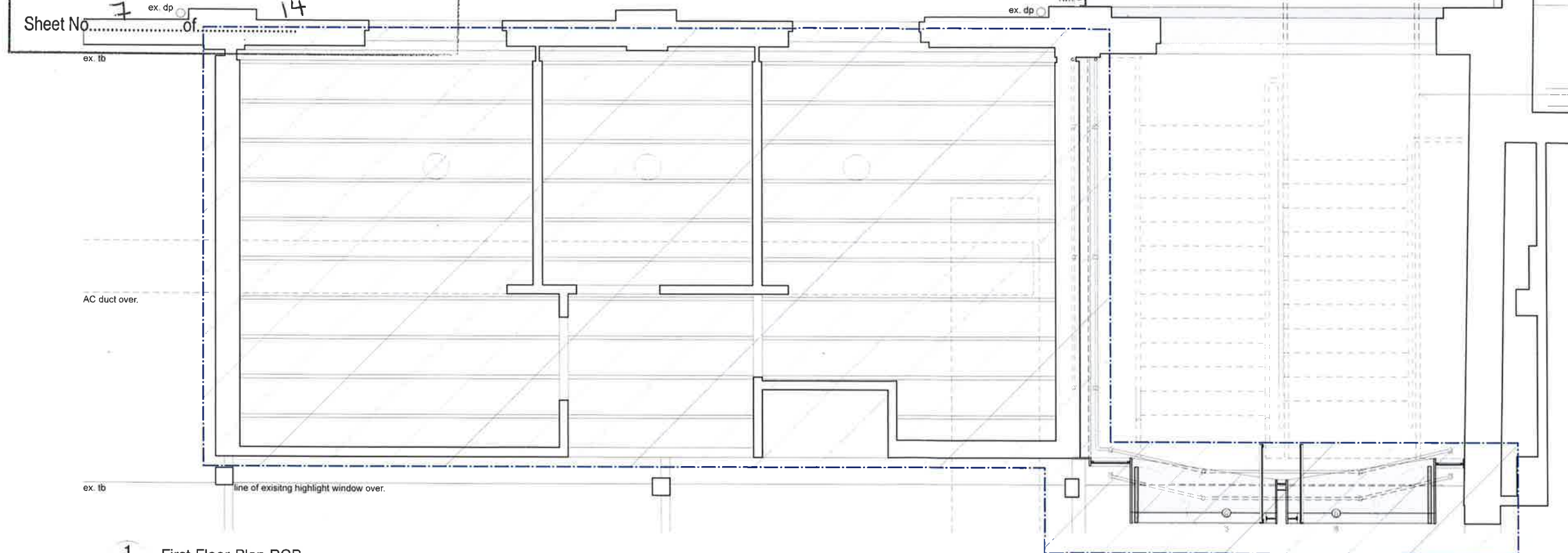
Issue:
-

Project Ref. No.
1607

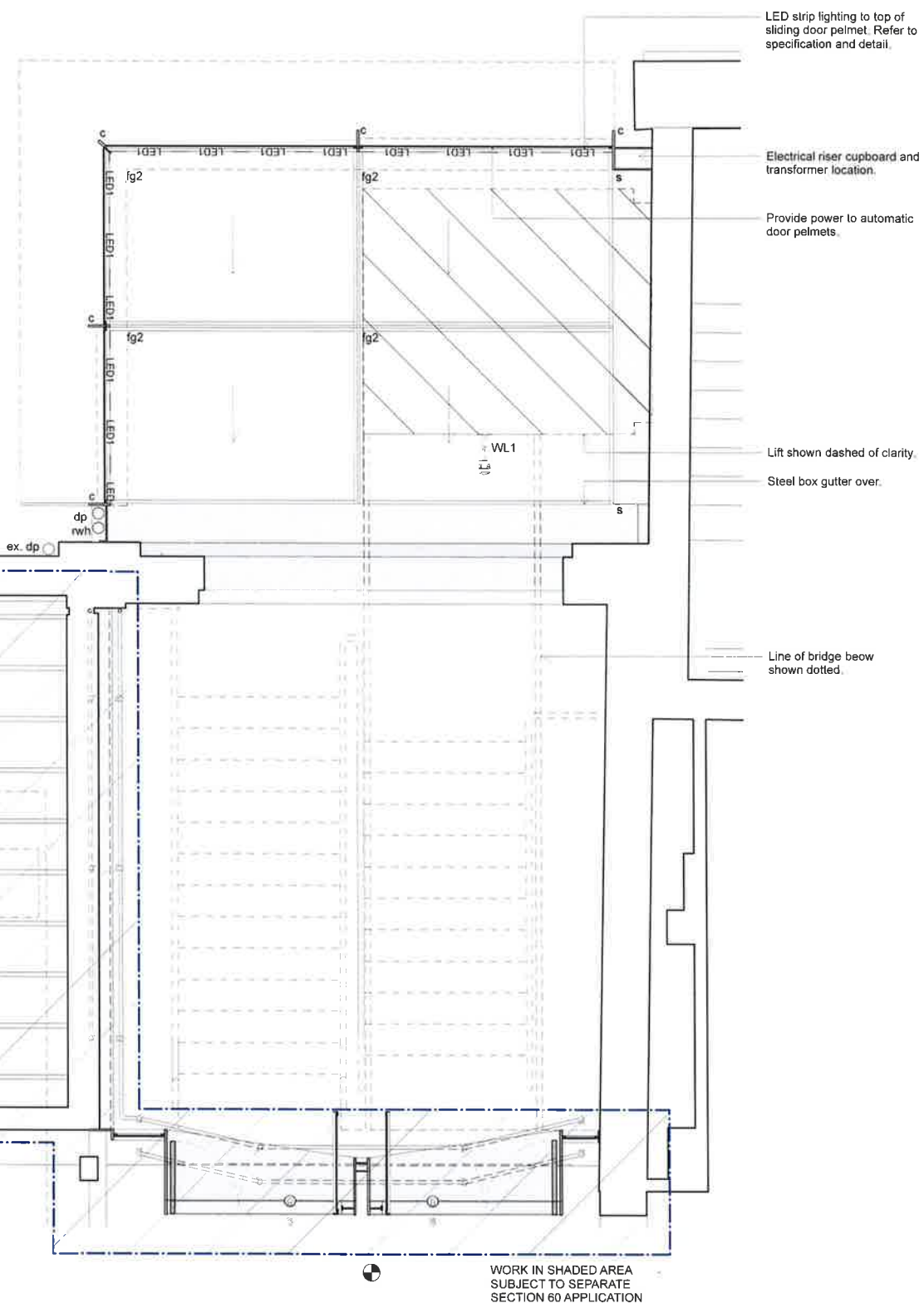
Drawing No.
SSDA 105

Lighting Schedule					
Abbreviation	Manufacturer/model	Lamp	Supplier	Type	Dimmable
WL1	Oluce Fresnel F LED model on 40cm stand	LED 3000k	Euro luce / dmlights.com	wall light	-
WL2	Viabizzuno Net 96 Muro marrone finish	LED 3000k	Viabizzuno Australia	wall light	-
LED1	Viabizzuno C2 led channel (anodized black finish) with double LED strip	3000k LED strip Vb6.250.156 AND RGB LED strip F6.250.25.1	Viabizzuno Australia	surface mounted LED strip	-
LED2	GYON C SOP 2360Lm in matt black channel	3000k LED	Intra Lighting/Lightproject	surface mounted LED strip	-
EXIT	Zumtobel ONLITE Cross sign 160 Supply with directional graphic as required.		Zumtobel	surface mounted Exit sign	-
NOTES:					
- Builder to allow for & provide all transformers, controls and sensors. Type location & arrangement to be approved by Architect.					
- Heights of wall lights to be confirmed onsite by Architect					


NSW GOVERNMENT Planning
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 Sheet No. 7 of 14



1 First Floor Plan RCP



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bl bitumen	mr metal roofing	---	Line of structure over / under																																												
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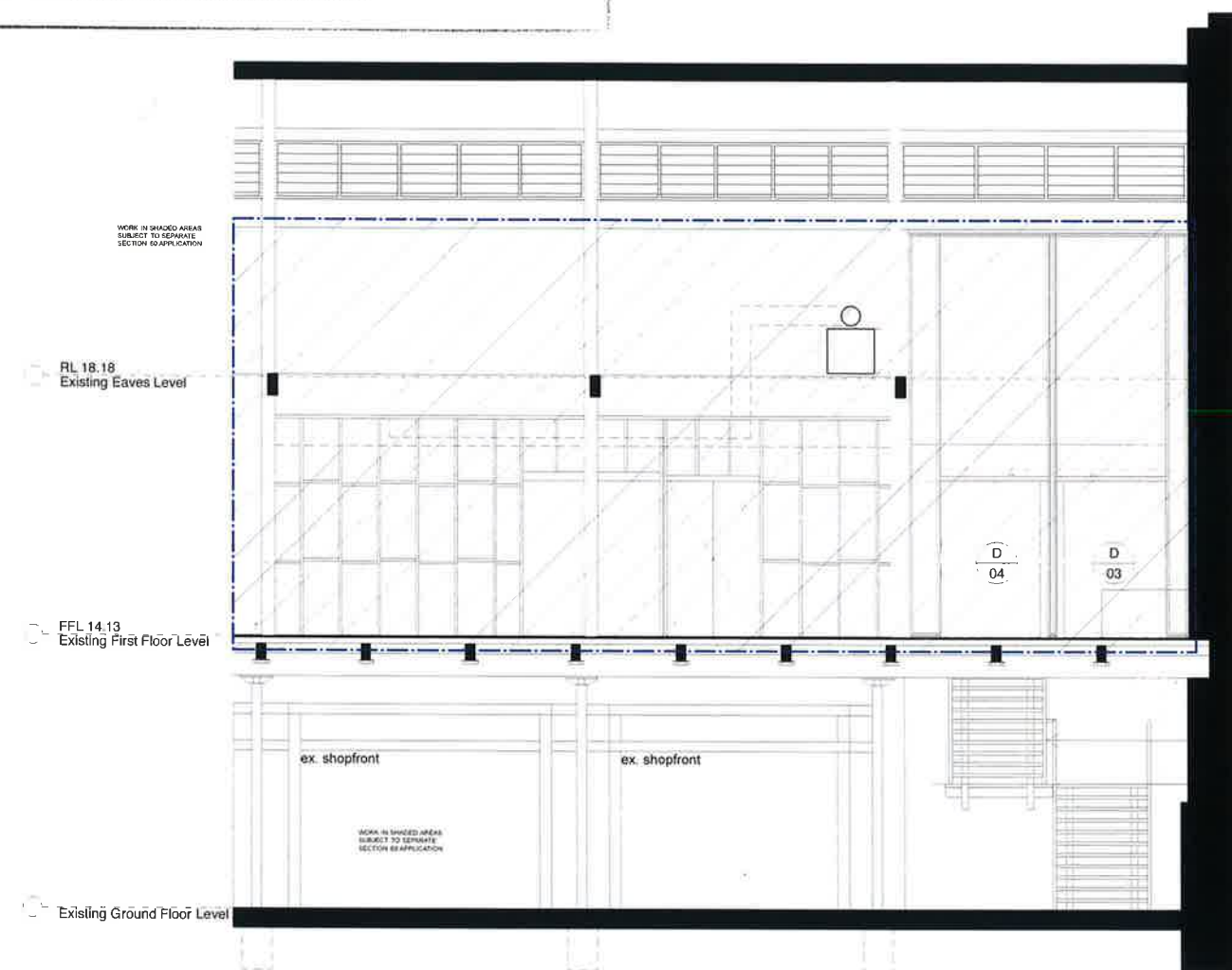
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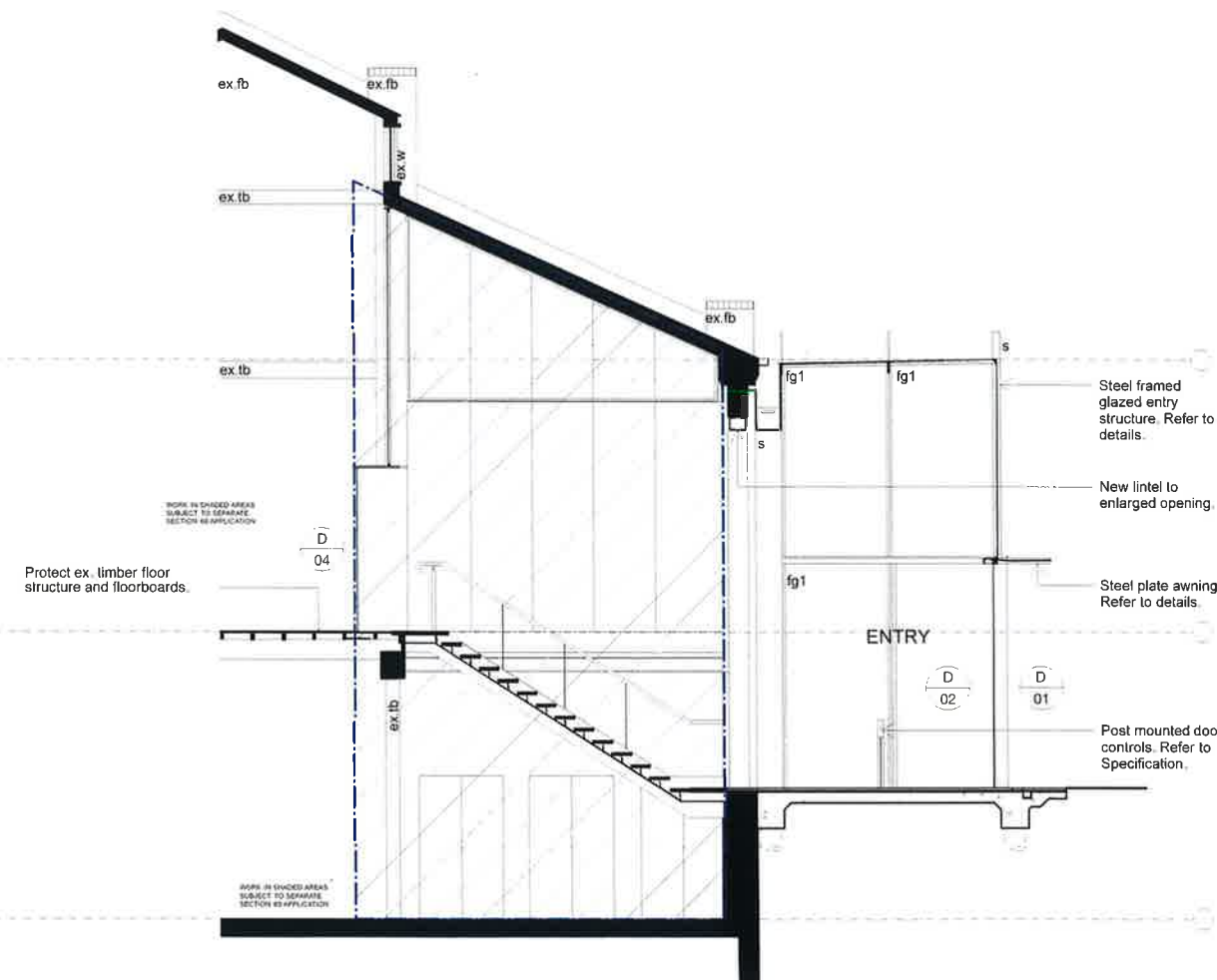
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Sheet No. 8 of 14



1 Section H



2 Section B

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Issue / Amendments:
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Date:
09/05/2017

Legend:

bt	bitumen	mm	metal mesh	Line of structure over / under
c	column	mr	metal roofing	To be demolished
con	concrete	pb	plasterboard	Existing structure
cm	copper mesh	ply	plywood	New wall
cl	ceramic tiles	pv	paving	Water service
d	door	s	steel	Sewer service
dp	downpipe	sp	stone pavers	
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The Rocks Centre
Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.
1607

Drawing Title
Section A + B

Drawing No.
SSDA 201

Scale:	Date:	Drawn:	Checked:	Issue:
1:100 at A3	May 2017	AS	CM	-



Sheet No. 9 of 14

Line of Scarborough
House behind

Steel framed glazed roof.

New steel framed glazed entry structure. Refer to structural engineer's details

New steel framed glazed lift shaft with hinged copper mesh panels over. Refer to details.

Automatic sliding door operator in mild steel PFC to structural engineer's detail.

Awning from nom. 12mm mild steel plate with folds to achieve falls to drainage. Refer to details and structural engineer's documentation.

Frameless glass automatic sliding door. Refer to specification.

Line of existing structure to be demolished shown dotted.

Relay existing paving to new levels

Slab and footings to
end's details.

Lift pit beyond
shown dashed

Slip junction
between new
slab and ex-
isting building.

Remove existing downpipe from gutter and replace with spreader into new box gutter.

New steel plate, stainless steel lined, box gutter between entry structure and existing building.

New lintel to existing enlarged opening. Refer to structural engineer's details.

Remove paint from existing brick wall. Architect to confirm benchmark level.

Steel framed walkway bridge with copper mesh cladding panels. Refer to details.

WORK IN SHADED AREAS
SUBJECT TO SEPARATE
SECTION 60 APPLICATION

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For State Significant Development Application
NOT FOR CONSTRUCTION

0	0.5	1	1.5	2	2.5	3m
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Issue / Amendments:

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09/05/2017

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fg	flood glass	tm	timber
fy	floor waste	w	window

Line of structure
over / under
To be demolished
Existing structure
New wall
Water service
Sewer service

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Project

The Rocks Centre

Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.
1607

Drawing Title
Section C

Drawing No.
SSDA 202

Scale:	Date:	Drawn:	Checked:	Issue:
1:50 at A3	May 2017	AS	CM	-



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Sheet No. 10 of 14

Line of Scarborough
House behind
Steel framed glazed roof.

RL 18.18 Proposed Entry Ridge Level

PLAYFAIR STREET

FFL 14.13 Existing First Floor Level

FFL 11.83 Existing Entry Floor Level

New steel framed glazed entry
structure. Refer to structural
engineer's details

New steel framed glazed lift
shaft with hinged copper mesh
panels over. Refer to details.

Automatic sliding door operator
in mild steel PFC to structural
engineer's detail.

Awning from nom. 12mm mild
steel plate with folds to achieve
falls to drainage. Refer to
details and structural
engineer's documentation.

Frameless glass automatic sliding
door with fixed side panel. Refer
to specification.

Line of existing structure to be
demolished shown dotted.

Concrete lift pit, slab and floorings
to structural engineer's detail.
Waterproof membrane.
Refer to spec.

Remove existing downpipe from
gutter and replace with spreader
into new box gutter.

New box gutter between entry
structure and existing building.
New lintel to existing enlarged
opening. Refer to structural
engineer's details.

Steel framed walkway bridge
with copper mesh cladding
panels. Refer to details.

32mm Ø mild steel tube
handrail fixed to structural
stanchions.

Cut brick face of enlarged
opening in background.

Strip paint from existing wall to
match existing unpainted wall
adjacent.

WORK IN SHADED AREAS
SUBJECT TO SEPARATE
SECTION 60 APPLICATION

1 Section D

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For State Significant Development Application
NOT FOR CONSTRUCTION



Issue / Amendments:
ISSUED FOR SSDA

Date:
09/05/2017

Legend:

bt	bitumen	mm	metal mesh
c	column	mr	metal roofing
con	concrete	pb	plasterboard
cm	copper mesh	ply	plywood
ct	ceramic tiles	pv	paving
d	door	s	steel
dp	downpipe	sp	stone pavers
ex	existing	tb	timber boards
exh	exhaust	td	timber deck
fc	fibre cement	tf	timber floor
fg	fixed glass	tm	timber
fw	floor waste	w	window

Line of structure
over / under
To be demolished
Existing structure
New wall
Water service
Sewer service

Level 4, 69 Reservoir St, Surry Hills
New South Wales Australia 2010
mail@welshmajor.com
Tel: 02 9699 6066
ABN: 67 612 977 303
ARB No. 6968 Nom. Arch: D. Welsh
www.welshmajor.com

**Welsh+
Major**

Project
The Rocks Centre
Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.
1607

Drawing Title
Section D

Drawing No.
SSDA 203

Scale:
1:50 at A3

Date:
May 2017

Drawn:
AS

Checked:
CM

Issue:



NSW GOVERNMENT
Planning

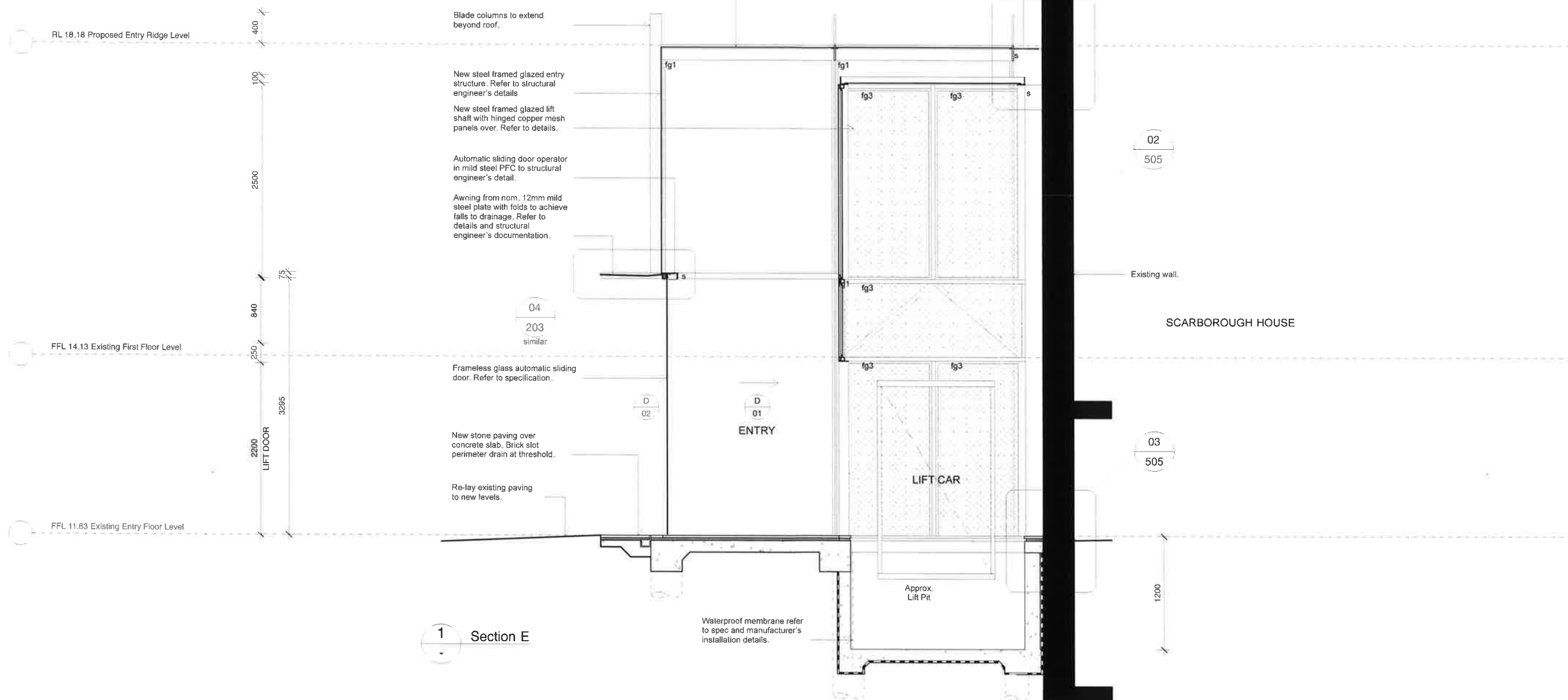
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 8307

granted on the 14.2.2018

Signed L.D.

Sheet No. 11 of 14



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Issue / Amendments:
ISSUED FOR SSDA

Date:
09/05/2017

Legend:

bl	blumen	mm	metal mesh
c	column	mr	metal roofing
con	concrete	pb	plyboard
cm	copper mesh	ply	plywood
cl	ceramic tiles	pv	paving
d	door	s	steel
dp	downpipe	sp	stone pavers
ex	existing	tb	timber boards
exh	exhaust	td	timber deck
fg	fibre cement	tl	timber floor
fw	fixed glass	tm	timber
	floor waste	w	window

---	Line of structure over / under
---	To be demolished
---	Existing structure
---	New wall
---	Water service
---	Sewer service

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Project
The Rocks Centre
Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.
1607

Drawing Title
Section E

Drawing No.
SSDA 204

Scale:
1:50 at A3

Date:
May 2017

Drawn:
AS

Checked:
CM

Issue:
-



NSW GOVERNMENT
Planning

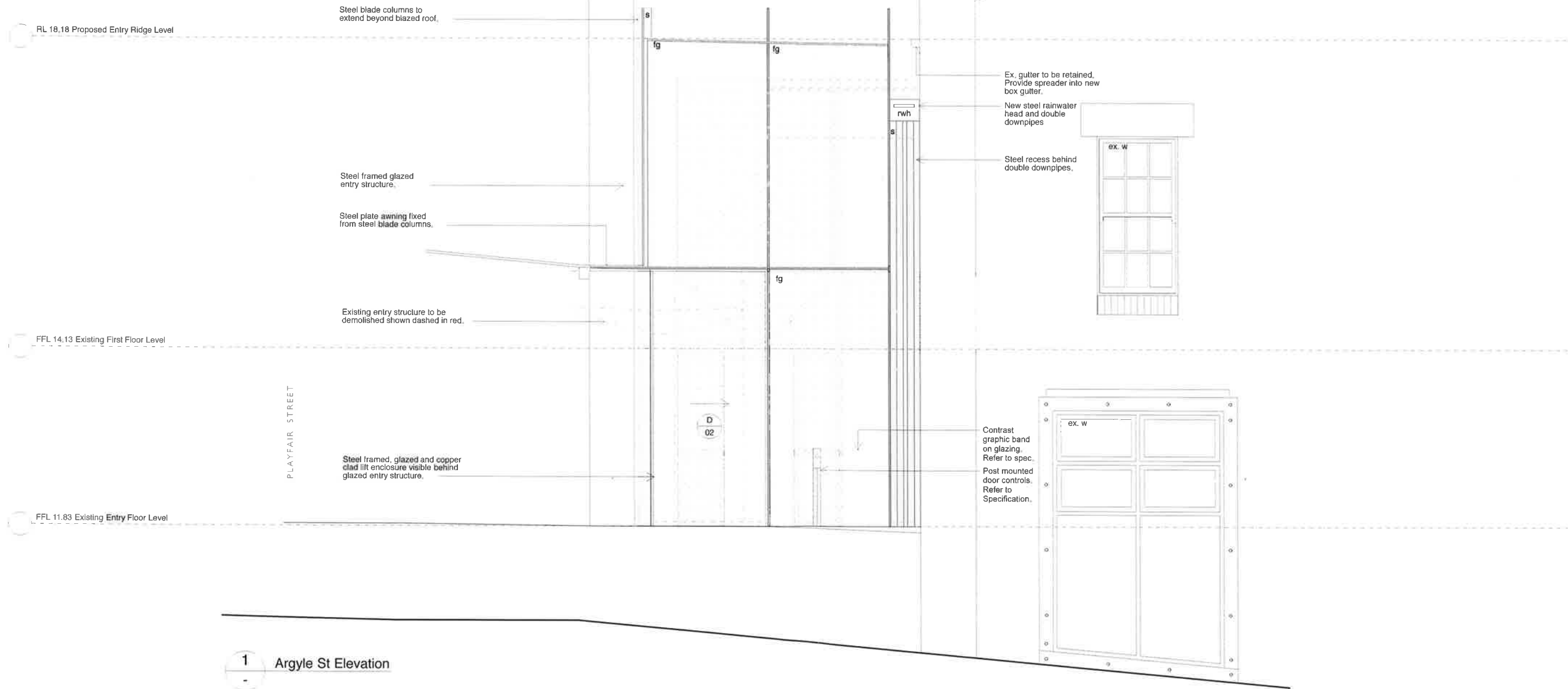
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Sheet No. 12 of 14



1 Argyle St Elevation

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Issue / Amendments:
- ISSUED FOR SSDA

Date:
09/05/2017

Legend:

bl	bitumen	mm	metal mesh	---	Line of structure over / under
c	column	mr	metal roofing	- - - - -	To be demolished
con	concrete	pb	plasterboard	=====	Existing structure
cm	copper mesh	ply	plywood	=====	New wall
ct	ceramic tiles	pv	paving	-----	Water service
d	door	s	steel	-----	Sewer service
dp	downpipe	sp	stone pavers		
ex	existing	tb	timber boards		
exh	exhaust	td	timber deck		
fg	fixed glass	lf	timber floor		
fw	floor waste	tm	timber		
		w	window		

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Project Ref. No.
1607

Drawing Title
Argyle St Elevation

Drawing No.
SSDA 301

Scale:	Date:	Drawn:	Checked:	Issue:
1:50 at A3	May 2017	AS	CM	-



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Sheet No. 13 of 14

RL 18.18 Proposed Entry Ridge Level

FFL 14.13 Existing First Floor Level

FFL 11.83 Existing Entry Floor Level

Existing entry structure to be demolished shown dashed in red.

First floor glazing with coloured LED lighting behind.

Steel mesh lift enclosure behind glazed entry structure.

Steel awning. Refer to detail.

Steel framed entry structure to detail.

Sliding glass entry door fitted with automatic or fixed open operation.
Glazing contrast strip. Refer to spec.

1 Playfair St Elevation

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Issue / Amendments:
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Date:
09/05/2017

Legend:

bt	bitumen	mm	metal mesh	---	Line of structure over / under
c	column	mr	metal roofing	- - - -	To be demolished
con	concrete	pb	plasterboard	---	Existing structure
cm	copper mesh	ply	plywood	---	New wall
ct	ceramic tiles	pv	paving	---	Water service
d	door	s	steel	---	Sewer service
dp	downpipe	sp	stone pavers		
ex	existing	tb	timber boards		
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Project
The Rocks Centre
Cnr Argyle + Playfair st, The Rocks, NSW 2000

Project Ref. No.
1607

Drawing Title
Playfair St Elevation

Drawing No.
SSDA 302

Scale:	Date:	Drawn:	Checked:	Issue:
1:50 at A3	May 2017	AS	CM	-



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Sheet No. 14 of 14

Door track and
operator concealed
in structural PFC

Configure doors and
tracks to allow
frameless corner styles
to meet.
Etched graphic band to
glass. Refer to Signage
Schedule.

Door track and
operator concealed
in structural PFC

FFL 11.83
Existing Entry Floor Level

D.01
Frameless glass sliding door
with automatic operator.
REFER A.501 + A.503

D.02
Frameless glass sliding door
with automatic operator.

FFL 14.13
Existing First Floor Level

D.03 + D.04

D.05, D.06, D.07

WORK IN SHADED AREAS
SUBJECT TO SEPARATE
SECTION 60 APPLICATION

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Date:
09/05/2017

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o	column	mtr	metal roofing	- - - -	To be demolished
con	concrete	pb	plasterboard	---	Existing structure
cm	copper mesh	ply	plywood	---	New wall
ct	ceramic tiles	pv	paving	---	Water service
cl	door	s	steel	---	Sewer service
dp	downpipe	sp	stone pavers		
ex	existing	tb	timber boards		
exh	exhaust	td	timber deck		
fc	fire cement	tf	timber floor		
fg	fixed glass	lm	limber		
fw	floor waste	w	window		

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Project Ref. No.
1607

Drawing Title
Door + Signage Schedule

Drawing No.
SSDA 401

Scale:	Date:	Drawn:	Checked:	Issue:
1:50 at A3	May 2017	AS	CM	-