

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ & USED IN CONJUNCTION WITH SPECIFICATIONS, DETAILS, STRUCTURAL ENGINEERS DRGS & COMPUTATIONS
2. FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALE
3. C.O.S DENOTES CHECK ON SITE THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORKS, ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY
4. THE BUILDER SHALL BE RESPONSIBLE FOR SITE SITE WORKS AND SUPERVISION OF CONSTRUCTION, AND SHALL ENSURE THE SAFETY OF THE BUILDING AND ALL ADJOINING PROPERTIES IN THE AFFECTED VICINITY.
5. THE BUILDER SHALL BE RESPONSIBLE FOR CALLING OF ALL NECESSARY COUNCIL INSPECTIONS AS REQUIRED
6. ALL WORK TO BE DONE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, COUNCIL BY LAWS & REQUIREMENTS & RELEVANT CODES.

DIMENSIONS AND LEVELS

THE LAYOUT OF THE DRAWINGS ARE AS ACCURATE AS SITE DIMENSIONING WOULD ALLOW. THE CONTRACTOR SHALL VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING WORK. THE GROUND LEVELS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE BUT THE CONTRACTOR SHALL BEFORE COMMENCING WORK VERIFY THESE IN RELATION TO FLOOR LEVELS AND SHALL REFER ANY DISCREPANCIES FOUND TO THE CLIENT.

CONFLICTING DOCUMENTATION

THE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND HYDRAULIC SERVICES AND SITE WORKS DOCUMENTATION. WHENEVER REFERENCE IS MADE TO A PARTICULAR DETAIL OR METHOD OF CONSTRUCTION AS BEING INDICATED ELSEWHERE IN THE ARCHITECTURAL DOCUMENTATION, THE CONTRACTOR SHALL COMPLY ALSO WITH THE PROVISIONS FOR THAT ITEM IN ANY OTHER PART OF THE ABOVE DOCUMENTS.

DEMOLITION

PERFORM ALL DEMOLITION REQUIRED IN ORDER TO CARRY OUT THE WORKS, WHETHER OR NOT SUCH DEMOLITIONS ARE SHOWN ON THE DRAWINGS. PROVIDE ALL NECESSARY SHORING, STRUTTING AND THE LIKE TO EXISTING WORK OR PROPERTY RESULTING FROM THE DEMOLITION.

SOIL CLASSIFICATION

ALL FOUNDATIONS SHALL BE MAINTAINED IN ACCORD. WITH AS 2870 1996 AS REQUIRED THEREIN.

EXCAVATION

THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND EARTHWORKS NECESSARY FOR THE CONSTRUCTION AND SATISFACTORY COMPLETION OF THE WORKS, INCLUDING:- EXCAVATION FOR FOOTINGS. EXCAVATION, COMPACTION, LEVELLING, AND TRIMMING IN PREPARATION FOR CONCRETE SLABS. EXCAVATING FOR PITS AND SERVICE LINES.

BACKFILLING

PAVING AND ASPHALT WORKS

AFTER COMPLETION OF THE WORKS, FILLING HOLES AND GRADING THE SURROUNDING AREAS TO AN EVEN SURFACE FINISH.

REMOVAL OF EXCESS SOIL, ROCK ETC., FROM SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORTS FOR THE SIDES OF EXCAVATIONS AS NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE AND INSTABILITY

FOOTINGS

EXCAVATIONS SHALL BE TAKEN OUT TO THE REQUIRED SIZES AND SHAPES, AND TO THE DEPTHS NECESSARY TO REACH FIRM FOUNDATION OF THE REQUIRED BEARING CAPACITY. IF ANY EXCAVATION IS FOUND TO BE OVER SIZED THE CONTRACTOR MAY BE REQUIRED TO FORM AND FILL THE EXCESS SPACES WITH CONCRETE OF NOT LESS THAN 15 MPA COMPRESSIVE STRENGTH.

GRADES

THE GROUND SHALL BE EXCAVATED, FILLED, COMPACTED, GRADED, AND TRIMMED TO THE REQUIRED LEVELS, GRADES AND SHAPES. ALL LOW AREAS SHALL BE FILLED WITH TYPE B CRUSHED ROCK IN LAYERS NOT EXCEEDING 150MM AND EACH LAYER COMPACTED BEFORE THE FOLLOWING LAYER IS PLACED. POLYETHYLENE MEMBRANE UNDER THE SLAB IS TO BE 0.2MM THICK BRANDED AS CONCRETE UNDERLAY, CONTINUOUS, LAPPED 200 MM MINIMUM WHERE REQUIRED.

SEWER WORKS

EXCAVATIONS SHALL BE TAKEN OUT TO THE REQUIRED LEVELS AND GRADES AND BASES COMPACTED.

ADDITIONAL WIDTHS SHALL BE EXCAVATED AS NECESSARY TO PROVIDE FOR WORKING SPACES, JOINTING OF PIPES, AND ANY OTHER REQUIREMENTS NECESSARY FOR THE INSTALLATION OF SERVICES.

FORMWORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL FORMWORK, WHICH SHALL COMPLY IN ALL RESPECTS TO THE REQUIREMENTS OF AS 1504 FORMWORK CODE.

REINFORCEMENT

ALL STEEL REINFORCING BARS FOR CONCRETE SHALL CONFORM WITH AS 1302. HARD BLM STEEL WIRE FOR REINFORCED CONCRETE SHALL CONFORM WITH AS 1302. FABRIC FOR REINFORCED CONCRETE SHALL CONFORM WITH AS 1304. ELECTRIC ARC WELDING SHALL CONFORM WITH AS 1354-1974.

CONCRETE

ALL CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3600 AND SHALL CONSIST OF A NORMAL PORTLAND CEMENT, FINE AND COARSE AGGREGATE AND WATER.

CONCRETE SECTIONS SHOWN ARE MINIMUM SIZES AND DO NOT INCLUDE FINISHES. SIZES MUST NOT BE REDUCED IN ANY WAY FOR JOINTS, CHAS, CONDUITS, CHASIS ETC WITHOUT THE APPROVAL OF THE ENGINEER. DEPTHS OF BEAMS ARE GIVEN FIRST, AND INCLUDE SLAB THICKNESS. BEAMS AND SLAB SHALL BE POURD TOGETHER IN ONE OPERATION. FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3600 FORMWORK. SHALL REMAIN IN POSITION FOR A MINIMUM OF 28 DAYS AFTER POURING OF CONCRETE UNLESS WRITTEN APPROVAL BY THE ENGINEER STATING OTHERWISE IS OBTAINED. ALL PORTLAND CEMENT SHALL BE TESTED AND CERTIFIED IN ACCORDANCE WITH AS 1315 BEFORE DELIVERY TO THE SITE.

NO MIXING OR PLACING IN POSITION OF CONCRETE SHALL BE CARRIED OUT WITHOUT PRIOR AUTHORITY WHEN THE SHADE TEMPERATURE EXCEEDS 380C OR IS LESS 40C AND THE TEMPERATURE OF FRESHLY MIXED CONCRETE SHALL BE WITHIN THE RANGE OF 100C TO 240C.

DURING AND IMMEDIATELY AFTER PLACING THE CONCRETE SHALL BE THOROUGHLY COMPACTED BY MEANS OF VIBRATING TAMPERS, SPACERS AND SLICING.

ALL CONCRETE AND WORKMANSHIP SHALL COMPLY WITH AS3600 AND AS1314 AND SHALL HAVE A CHARACTERISTIC COMPRESSIVE STRENGTH AS FOLLOWS:

AB ON GROUND	F'c= 20 MPA
PIERS	F'c= 25 MPA
COLUMNS	F'c= 32 MPA
SUSPENDED SLABS AND BEAMS	F'c= 32 MPA

SLUMP TO BE 75 MM + 15 MM. ADDITIVES MUST NOT BE ADDED TO THE CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER. COVER TO ALL REINFORCEMENT INCLUDING FITMENTS (EXCLUDING FINISHES) SHALL BE AS FOLLOWS UNLESS OTHERWISE STATED.

ELEMENT	COVER	EXPOSURE CLASSIFICATION
FOOTINGS	50MM	A1
SLAB ON GROUND		
TOP	20MM	A1
TOP	30MM	A2, F'c= 25 MPA
BOTTOM	30MM	A1 ON POLYETHYLENE
COLUMNS	30MM	A1
SUSPENDED SLABS		
TOP	20MM	A1
TOP	30MM	A2, F'c= 25 MPA
BOTTOM	20MM	A2, F'c= 25 MPA
BEAMS	30MM	A1

MEMBERS MAY REQUIRE EXTRA COVER FOR FIRE-RATING PURPOSES. THIS WILL BE NOTED ON DRAWINGS WHERE APPLICABLE.

STRUCTURAL STEEL

ALL WORK SHALL CONFORM TO AUSTRALIAN STANDARD REFERRING TO THE WORK IN PARTICULAR:- AS 1163 STRUCTURAL STEEL HOLLOW SECTIONS. AS 1221 GENERAL REQUIREMENTS FOR THE SUPPLY OF HOT ROLLED STEEL PLATES, SECTIONS, FILLS, AND BARLS. AS 1222 GENERAL REQUIREMENTS FOR THE SUPPLY OF HOT ROLLED STEEL PLATES, SECTIONS, FILLS, AND BARLS.

STRUCTURAL PURPOSES.

AS 4100 STEEL STRUCTURES CODE.

AS 1511 SAA HIGH-STRENGTH STRUCTURAL BOLTING CODE.

AS 1530 SAA COLD-FORMED STEEL STRUCTURES CODE.

AS 1554 SAA STRUCTURAL STEEL WELDING CODE.

AS 1651 PLATFORMS, WALKWAYS AND LADDER CODE.

UNLESS OTHERWISE SPECIFIED, FABRICATE AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN AS 4100.

EXTERNALLY EXPOSED STEELWORK TO BE PAINTED, OR GALVANISED

BRICKWORK

ALL WORK SHALL CONFORM TO AUSTRALIAN STANDARD REFERRING TO THE WORK IN PARTICULAR:-

AS 1170 SAA LOADING CODE, PART 2. WIND FORCES

AS 1475 SAA BLOCKWORK CODE, PART 1.

AS 1480 SAA CONCRETE STRUCTURES CODE.

AS 1500 CONCRETE BUILDING BLOCKS

AS 1640 RULES FOR BRICKWORK IN BUILDING.

AS 1123 MORTAR FOR MASONRY CONSTRUCTION

AS 1315 SPECIFICATION & METHODS OF TEST FOR PORTLAND CEMENT.

AS 1316 MASONRY CEMENT

AS 1465 DENSE NATURAL AGGREGATES FOR CONCRETE.

AS 1672 BUILDING LINES.

SAA INT. - 324 METAL WALL TIES FOR BRICKWORK.

SAA INT. - 325 LIGHTWEIGHT REINFORCEMENT FOR BRICKWORK.

SAA INT. - 326 BITUMINOUS DAMP-PROOF COURSES WITH METAL CENTRE.

AS K54 COLOUR PIGMENTS FOR USE WITH PORTLAND CEMENT.

AS 1521 TWO PART POLYSULPHIDE BASED SEALING COMPOUNDS FOR THE BUILDING INDUSTRY.

ALL BRICKS SHALL BE FREE FORM DEFECTS, AND OF A GRADE WHICH WILL ACHIEVE THE REQUIRED COMPRESSIVE STRENGTH.

ALL FACING BRICKS SHALL BE OF SELECTED TYPE, MANUFACTURE, COLOUR AND TONE, AND SHALL BE CULLED FOR GOOD FACE SURFACES, FREE FROM CRACKS AND STAINS, AND WITH CLEAN UNCHIPPED ARRISSES. BAR MARKS AND SIMILAR DEFACEMENTS SHALL NOT BE PERMITTED ON FACEWORK.

WEEPHOLES, HALF HEIGHT OF PERPENDS AND FOR FULL THICKNESS OF EXTERNAL SKIN, SHALL BE FORMED IN EVERY THIRD PERPEND OF THE FIRST COURSE ABOVE EVERY CAVITY FLASHING AND DAMP-PROOF COURSE IN EXTERNAL CAVITY WALLS.

BRICK CONTROL JOINTS C.J.I. DENOTES BRICK CONTROL JOINTS BUILDER IS TO PROVIDE BRICK CONTROL JOINTS AFTER MANUFACTURERS SPECIFICATION AND LOCATED IN COMPLIANCE WITH RECOMMENDATIONS IN GEOTECHNICAL SITE INVESTIGATION REPORT AT MAX. CENTERS OF 6.0M MAX.

AND CAVITY FLASHINGS

MATERIAL USED SHALL BE SUPER GRADE BITUMEN COATED ALUMINIUM, WITH METAL THICKNESS NOT LESS THAN 0.45MM

LAPS AT ANGLES AND INTERSECTION SHALL BE EQUAL TO THE THICKNESS OF THE WORK AND NOT LESS THAN 150MM AT ALL OTHER JUNCTIONS.

CAVITY FLASHING AND DAMP-PROOF COURSES SHALL CONFORM TO FIGURES 1 TO 6 INCLUSIVE OF AS 1640 AS APPLICABLE, EXCEPT THAT CAVITY FLASHINGS SHALL EXTEND THROUGH THE FULL THICKNESS OF THE OUTER SKIN. WHERE THE DAMP-PROOF COURSE MATERIAL IS ALSO REQUIRED TO SERVE AS ANTI-TERMITE CAPPING, IT SHALL BE WIDE ENOUGH TO PROJECT 75MM INTO SUB-FLOOR SPACES.

FLASHINGS

ALL FLASHINGS BUILT IN SHALL BE BITUMEN COATED ALUMINIUM AS DESCRIBED FOR DAMP-PROOF COURSES AND CAVITY FLASHINGS.

FLASHINGS TO SIDES OF OPENINGS SHALL BE AT LEAST 150MM WIDE DRESSED BEHIND HEAD FLASHINGS AND OVER SILL FLASHINGS WHERE APPLICABLE.

HEAD AND SILL FLASHINGS SHALL BE SIMILAR TO CAVITY FLASHINGS, BUILT THROUGH OUTER SKINS OF CAVITY WALLS, CARRIED UP TWO COURSES AND TURNED INTO INNER SKINS. HEAD AND SILL FLASHINGS SHALL EXTEND AT LEAST 150MM BEYOND SIDES OF OPENINGS.

2.5.2 FLOOR VENTS

FOR TIMBER FLOORS, PROVIDE SUB-FLOOR VENTS AT THE RATE OF 1300MM SQ/M RUN OF WALL VENTS SHALL BE LOCATED ABOVE THE DAMP-PROOF COURSE, 700MM MAX FROM CORNERS

LINTELS

EACH SINGLE SKIN THICKNESS OF BRICKWORK SHALL BE SUPPORTED OVER OPENINGS BY LINTELS OF ADEQUATE STRENGTH TO CARRY THE FULL LOADING.

STANDARD BRICKWORK LINTELS

SPAN	STEEL SECTION	MINIMUM BEARING EACH END
UP TO 1100MM	10 X 100MM CAMBERED BAR	150MM
1100MM TO 1800MM	102 X 102MM X 6.5MM ANGLE	150MM
1800MM TO 3000MM	152 X 102 X 10MM ANGLE	230MM
	METRIG MODULAR BRICK, AND BLOCKWORK	
SPAN	STEEL SECTION	MINIMUM BEARING EACH END
UP TO 1100MM	10 X 80MM CAMBERED BAR	150MM
1100 TO 1800MM	102 X 76 X 6.5MM ANGLE	150MM
1800 TO 2200MM	127 X 76 X 8MM ANGLE	230MM
2200 TO 3000MM	152 X 84 X 10MM ANGLE	230MM

NB. THE FIRST DIMENSION SPECIFIED FOR STEEL MEMBERS SHALL BE VERTICAL.

VERTICAL JOINTS SHALL BE CONSTRUCTED IN THE FOLLOWING LOCATIONS WHERE APPLICABLE: AT JUNCTIONS BETWEEN BRICKWORK OF BLOCKWORK AND STRUCTURAL COLUMNS OR CONCRETE WALLS.

ABOVE EACH STRUCTURAL CONTROL JOINT WHICH IS CROSSED BY WALLS.

AT LOCATIONS INDICATED ON THE DRAWINGS.

AT EQUAL SPACES WHICH DO NOT EXCEED 9000MM INTERVALS.

CARPENTER AND JOINERY

STANDARDS

AS 1170 SAA LOADING CODE, PART 2. WIND FORCES

AS 1684 SAA LIGHT TIMBER FRAMING CODE

AS 1720 SAA TIMBER ENGINEERING CODE

AS 1320 GLUED-LAMINATED STRUCTURAL TIMBER

AS 1440 VISUALLY STRESS GRADED RADIATA PINE FOR STRUCTURAL PURPOSES

AS 1441 LAMINATED AND/OR FINGER/JOINTED RADIATA PINE SCANTLINGS

AS 2082 VISUALLY STRESS-GRADED HARDWOOD FOR STRUCTURAL PURPOSES

AS 0710 SAWN HOUSE STUMPS, SOLE PLATES, FENCE POSTS AND STRUTS FROM SOUTH-EASTERN

AUSTRALIAN HARDWOODS

AS 082 SAWN EASTERN AUSTRALIAN HARDWOODS

AS 083 SAWN SOUTH-EASTERN AUSTRALIAN EUCALYPT HARDWOODS

AS 3118 SEASONED SIZE TREATED TIMBERS TIMBER (INCLUDING TIMBER-GLUED PIECES FROM SOUTH-EASTERN AUSTRALIAN HARDWOODS

AS 0166 SAWN DOULAS FIR (ECCO) AND SAWN TIMBER, VENEER AND PLYWOOD

AS 2164 STRUCTURAL PLYWOOD

AS 1601 PRESERVATIVE-TREATED SAWN TIMBER, VENEER AND PLYWOOD

AS 1065 METHODS FOR SAMPLING AND ANALYSIS OF PRESERVATIVE TREATED WOOD

AS 1728 TYPES OF TIMBER SURFACES

AS 1521 FLOOR PRESSES PARTICLE BOARD

AS 1520 CODE OF PRACTICE FOR INSTALLATION OF PARTICLE BOARD FLOORING

AS 2170 INTERIOR PLYWOOD

AS 2171 EXTERIOR PLYWOOD

THE MOISTURE CONTENT OF ANY STRUCTURAL TIMBER SHALL NOT EXCEED 3%

ALL STUD WALLS ARE TO BE SECURELY CROSS BRACED AS SPECIFIED IN AS1684. ALL BEAMS AND LINTELS SHALL HAVE A MINIMUM OF 100 MM BEARING.

UNLESS NOTED OTHERWISE, ALL FRAMING IS TO BE TIED DOWN, NAILED AND ANCHORED IN ACCORDANCE WITH AS 1694 AND AS1204.

ROOF TRUSS DESIGN AND LAYOUT BY OTHERS. SHOP DRAWINGS AND COMPUTATIONS TO BE SUBMITTED.

ALL EXPOSED TIMBER TO BE PAINTED OR OTHERWISE PROTECTED FROM WEATHER.

WET AREAS

PROVIDE SELECTED IMPERVIOUS TILING LAID OVER 6MM CEMENT SHEETING THROUGHOUT FLOOR AREA & SHOWERS FOR 1800 A.F.L. & FOR 300MM ABOVE ALL VANITY BASINS, BATHS & TROUGHS.

STAIRS

STAIRS TREADS SHALL BE A MIN OF 250MM WIDE STAIR RISERS SHALL BE A MAX OF 190MM HIGH & A MIN OF 115MM HIGH. HANDRAILS TO LANDINGS TO BE 1000MM HIGH 865 ABOVE LINE OF STAIRS NOSINGS SPACING OF BALUSTRADES TO BE MAX 125MM. PROVIDE NON SLIP TREADS TO ALL STAIRS

ROOFING AND ROOF PLUMBING

STANDARDS

AS 1170 SAA LOADING CODE: PARTS 1 AND 2

AS 1347 HOT-DIPPED ZINC-COATED OR ALUMINIUM/ZINC COATED STEEL SHEET IN COIL AND CUT LENGTHS

AS 1445 76MM PITCH CORRUGATED HOT-DIPPED ZINC COATED OR ALUMINIUM/ZINC COATED SHEET STEEL

AS 1441 STAINLESS AND HEAT RESISTING STEEL PLATE, SHEET AND STRIP (COILS AND CUT LENGTHS)

AS 1562 CODE OF PRACTICE FOR DESIGN AND INSTALLATION OF SELF-SUPPORTING METAL ROOFING WITHOUT TRANSVERSE LAPS

AS 1136 CODE OF PRACTICE FOR FLIABLE ROOF SARKING

AS 1751 CONCRETE INTERLOCKING ROOFING TILES WITHOUT WEATHERING CHECK

AS 1758 CODE OF PRACTICE FOR THE FIXING OF CONCRETE INTERLOCKING ROOFING TILES WITH WEATHERING CHECK

AS 1754 CONCRETE INTERLOCKING ROOFING TILES WITH WEATHERING CHECK

AS 1760 CODE OF PRACTICE FOR THE FIXING OF CONCRETE INTERLOCKING ROOFING TILES WITH WEATHERING CHECK

AS 1903 REFLECTIVE FOIL LAMINATE

AS 1904 CODE OF PRACTICE FOR INSTALLATION OF REFLECTIVE FOIL LAMINATE IN BUILDINGS

AS 2044 TERRA COTTA ROOFING TILES

AS 2050 CODE OF PRACTICE FOR FIXING OF TERRA COTTA ROOFING TILES

AS 111 SOFT FLOORS

ROOF COVERINGS AND CAPPING SHALL BE FIXED IN ACCORDANCE WITH THE REQUIREMENTS, ADOPTED BY THE LOCAL AUTHORITY, TO PREVENT UPLIFT OF THE ROOF CLADDING BY THE WIND.

DOORS

THE BUILDER SHALL ALLOW FOR THE INSTALLATION OF ALL DOORS AND HARDWARE. ALL DOORS TO COMPLY WITH AS 1908.

KC DOORS TO BE FITTED WITH LIFT OFF HINGES WHEN OPENING INWARD WITHIN 1200mm OF PAN.

ALL MECHANICAL VENTILATION INCLUDING RANGEHOODS TO BE 200MM MIN FAN AND TO EXTRACT 25 LT./SEC. MIN DUCTED TO EXTERNAL AIR.

SMOKE DETECTORS

PROVIDE SMOKE DETECTORS AS PER MANUF. TYPE 83 RI MAINS SMOKE DETECTORS WITH BATTERY BACK UP AS RECOMMENDED LOCATED AS SHOWN ON PLAN

HANDRAILS AND BALUSTRADES

ALL HANDRAILS TO BE MIN 865MM ABOVE STAIR NOSE. ALL BALUSTRADES TO BE MIN 1000MM ABOVE FFL AND BE CONSTRUCTED AS SUCH THAT A 125MM DIAM SPHERE CANNOT PASS THROUGH AT ANY POINT

STANDARDS

AS 1554 SAA STRUCTURAL STEEL WELDING

AS 1621 METAL FINISHING - PREPARATION AND PRE-TREATMENT OF SURFACES

AS 16216 1944 CHEMICAL CONVERSION TREATMENT OF METALS

AS 1650 1944 HOT-DIPPED GALVANISED COATINGS ON FERROUS ARTICLES

AS 4100 1940 STEEL STRUCTURES

PLASTERING, CEILING AND LININGS

STANDARDS

AS 1315 SPECIFICATION AND METHODS OF TEST FOR PORTLAND CEMENT.

AS 1443 STYPSON PLASTER FOR BUILDING PURPOSES.

AS 1672 BUILDERS LINES.

AS CA21 CODES OR RECOMMENDED PRACTICE FOR INTERNAL PLASTERING ON SOLID BACKGROUND.

AS 1465 DENSE NATURAL AGGREGATES FOR CONCRETE. ALL SAND USED FOR PLASTER BASE

COAT SHALL BE WASHED, CLEAN, SHARP AND FREE FROM LOAM, ORGANIC MATERIALS, AND SOLUBLE IMPURITIES. UNLESS OTHERWISE SPECIFIED, GRADING OF SAND SHALL CONFORM TO EITHER TABLE I OR TABLE II OR THE APPENDIX TO AS CA21 AS APPLICABLE TO THE TYPE OF PLASTER MIX USED. METRIC SIEVES OF APPROXIMATELY EQUIVALENT SIZES MAY BE USED INSTEAD OF THE SIEVES SPECIFIED.

AS K 54 COLOUR PIGMENTS FOR USE WITH PORTLAND CEMENT.

JUNCTIONS BETWEEN PLASTERBOARD SHEETS SHALL BE SEALED WITH REINFORCED TAPE AND JOINTING COMPOUND, AND FINISHED SMOOTH AND FLUSH WITH ADJACENT PLASTERBOARD SURFACES. ALL NAILS SHALL BE WELL PUNCHED AND SCREWS DEEPLY COUNTERSUNK. ALL HOLES IN EXPOSED PLASTERBOARD SURFACES, INCLUDING ALL METAL STRIPPING AND SURFACE IRREGULARITIES, SHALL BE FILLED WITH JOINTING COMPOUND OR STOPPING PLASTER, AND FINISHED TO A SMOOTH FLUSH SURFACE.

THE PLASTERBOARD SHALL BE CUT TO REQUIRED SHAPES AND SIZES, AND FIXED TO FRAMING USING APPROPRIATE CORROSION RESISTANT SPECIAL COUNTERSUNK HEAD NAILS, PHILLIPS HEAD RECESSED, OR BUGLE HEAD SCREWS.

WHERE BATTENING IS REQUIRED FOR FIXING OF PLASTERBOARD TO SOLID WALL OR COLUMN SURFACES, THE FOLLOWING TYPES OF BATTENS MAY BE USED AS APPROPRIATE:-

STANDARD PATTERN GALVANIZED STEEL FURRING CHANNEL OF NOMINAL 50 X 10MM AND 50 X 25MM OVERALL DIMENSIONS.

MERCHANTABLE GRADE OREGON OR STANDARD GRADE KDRHW BATTENS NOT LESS THAN 50 X 25MM CROSS SECTION.

GLAZING

STANDARDS

AS 1288 INSTALLATION OF GLASS IN BUILDINGS.

AS 1170 SAA LOADING CODE, PART 2 WIND FORCES

AS 1263 OIL BASED PUTTY.

AS 2208 SAFETY GLAZING MATERIALS FOR USE IN BUILDINGS.

BS 4255 PART 1 "NON CELLULAR GASKETS".

ALL GLAZING PANELS TO 500MM ABOVE F.F.L. TO BE SAFETY GLASS AS PER AS 1288-1994

WALL FRAMES

TOP PLATES 45 x 90 F5 & 2/45 x 90 F.5. FOR TRUSS ROOF.

WALL STUDS 90 x 35 F5 AT 450 cts (2.7 max ht) WALL STUDS 90 x 45 F5 AT 450

cts (3.0 max ht)

EACH STUD 45 x 90 F5 NOGGIN 35 x 90 F5 (AT MIDSPAN) or 1350max cts.

STUDS AT SIDES (single or upper storey load bearing walls). OF OPENINGS 90 x 90

F5 up to 1500 opening RVL 6600.

BRACING SPEED BRACE (REF AS1684) D.S. (DOUBLE STUDS) 2/90 x 45 F5

FLOOR FRAMING

BEARERS 2/90 x 45 FIT CONT. 1800 MAX cts

FLOOR JOISTS 90 x 45 FIT CONT. 450 MAX cts

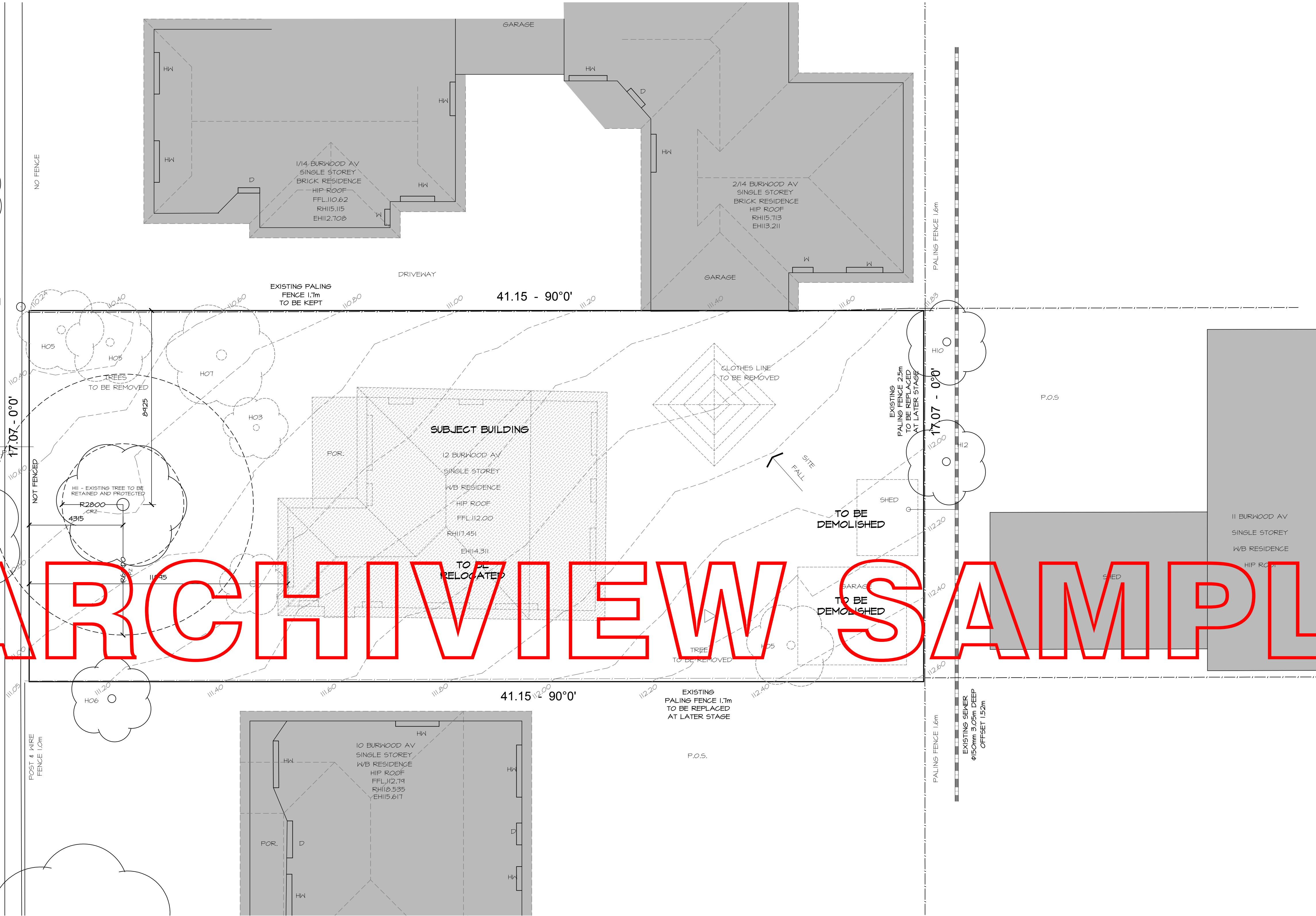
TIE-DOWN FIXINGS - GENERAL

BOTTOM PLATE TO JOIST

- 2/ 3.05 NAILS DRIVEN THROUGH PLATE INTO JOIST

BURWOOD AVENUE

TBM RIVET IN KERB RL110.54 (AHD)



AREA SUMMARY (m²)						
SITE	102.43					
BUILT AREA	430.73	61.35%				
IMPERVIOUS	425.66	61.15%				
PERMEABLE SURFACES	216.71	30.85%				
BASEMENT	GROUND FLOOR		FIRST FLOOR			
433.12	371.30		301.33			
GROUND FLOOR						
UNIT	UNIT 1	UNIT 3	UNIT 4	UNIT 5	UNIT 2	
AREA	68.75	71.50	73.14	74.93	42.42	
POS	12.65	34.84	40.00	65.75	10.23	
FIRST FLOOR						
UNIT	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 2	
AREA	67.35	67.13	67.22	57.65	36.24	
POS	4.10	8.87	8.87	4.86	13.04	

GENERAL NOTES:

- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N°100212-G - MAY/13) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
- REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N°100212-G - MAY/13) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
- REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NORTON ENGINEERING SERVICES (JOB N°01574 - MAY/13) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
- BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARDCON AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
- ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR STUD WALLS AND DO NOT INCLUDE ANY GLADDING OR LINING.
- NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
- PUBLIC SAFETY FOR ALL PEDESTRAINS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- FLOOR COVERINGS & WALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA CL10.
- EXTERNAL WALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA CL11.

LEGEND

- EXISTING TREE TO BE RETAINED AND PROTECTED (HEIGHT 5m)
- EXISTING TREE TO BE REMOVED
- DASHED LINE REPRESENT WORKS TO BE DEMOLISHED
- EXISTING THINER PALING FENCE TO BE RETAINED
- EXISTING BUILDING TO BE RELOCATED BY SPECIFIC CONTRACTOR.

P.O.S. PRIVATE OPEN SPACE
HK HABITABLE ROOM WINDOW
W WINDOW

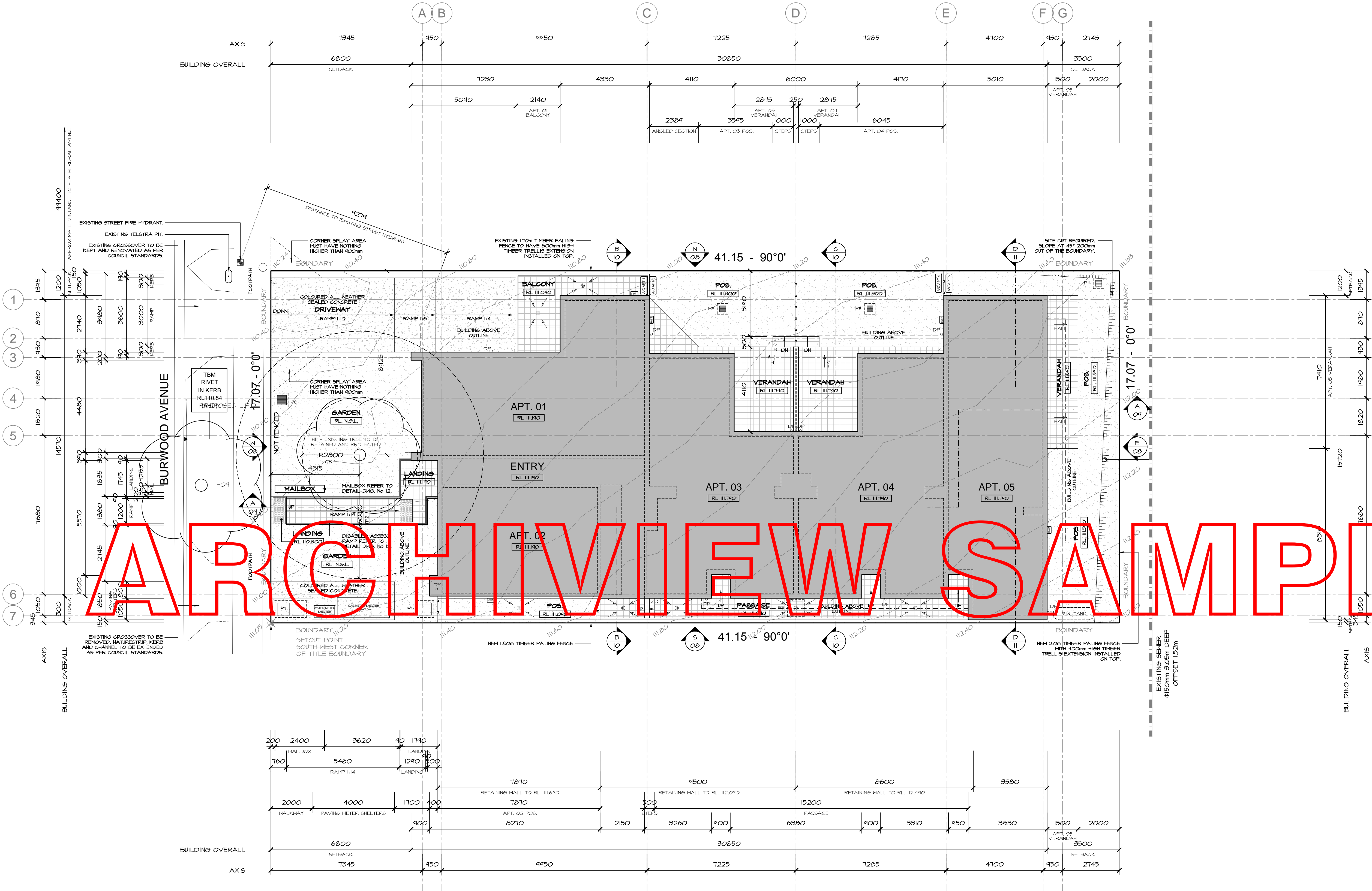
GO-ORDINATES ARBITRARY ± 50mm
LEVELS AHD ± 20mm
CONTOUR INTERVAL 0.2m 1m INDEX

NOTES:

- EXCAVATION LEVEL ALLOWS FOR 150mm SLAB PLUS 50mm SAND BED.
- PUBLIC SAFETY FOR ALL PEDESTRAINS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- TEMPORARY RETAINING WALL TO BE INSTALLED AS SHOWN AFTER FIRST SITE CUT.

STAMP

ARCHIVEWORKING DRAWING SAMPLE
DEMOLITION PLAN



ENERGY RATING REQUIREMENTS

THE FOLLOWING SUMMARISES THE FIRST RATE HOUSE ENERGY RATING REQUIREMENTS

TYPICAL TO ALL

FLOOR INSULATION:
-CONCRETE SUSPENDED SLAB TO GROUND FLOOR ABOVE BASEMENT.
-TIMBER FRAMED ABOVE TO FIRST FLOOR - R2.5 INSULATION.
-TIMBER FRAMED ABOVE TO SECOND FLOOR - R2.5 INSULATION.
EXTERNAL WALL INSULATION:
-CONCRETE BLOCK WALLS - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-30mm G1 ECO-SERIES PANEL OR SIMILAR - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-INTERNAL PARTY WALL - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
ROOF AND CEILING:
-CEILING - R2.5 INSULATION AT CEILING LEVEL.
-METAL ROOF - R2.5 INSULATION AT CEILING LEVEL PLUS S6 REFLECTIVE FOIL TO UNDERSIDE OF ROOF SHEET.
WINDOW FRAMES:
-ALUMINIUM IMPROVED WINDOW FRAMES ARE USED THROUGHOUT.
WINDOW GLAZING:
-DOUBLE CLEAR GLAZING TO ALL WINDOWS AND SLIDING DOOR BLINDS.
-HOLLAND BLIND TO ALL WINDOWS AND SLIDING DOORS FOR INTERNAL SHADING.
EXTERNAL DOORS FITTED WITH A HEATHER STRIP
WINDOWS AND SLIDING DOORS ARE FITTED WITH HEATHER SEALS
GAPS AND CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS TO BE SEALED
EXHAUST FANS TO BE SELF CLOSING, DRAFTSTOPPA OR SIMILAR

NOTE:
REFER TO ENERGY RATINGS REPORT BY BOSSAC BUILDING DESIGN 4
THERMAL PERFORMANCE ASSESSMENTS FROM 12/22/2012

AREA SUMMARY (m²)						
SITE	702.43					
BUILT AREA	430.73	61.35%				
IMPERVIOUS	485.66	69.15%				
PERMEABLE SURFACES	216.77	30.85%				
BASEMENT		GROUND FLOOR		FIRST FLOOR		
433.12		371.38		381.33		
GROUND FLOOR						
UNIT	UNIT 1	UNIT 3	UNIT 4	UNIT 5	UNIT 2	
AREA	68.75	71.58	73.14	74.93	42.42	
POS	16.17	34.84	40.08	65.75	10.23	
FIRST FLOOR						
UNIT	UNIT 1	UNIT 3	UNIT 4	UNIT 5	UNIT 2	
AREA	61.35	67.13	67.22	57.65	36.24	
POS	4.53	8.87	8.87	9.86	13.04	

GENERAL NOTES:

- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N100212-C - MAY/13) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
- REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N100212-C - MAY/13) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
- REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NEWTON ENGINEERING SERVICES (JOB N10154 - MAY/13) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
- BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARDCON AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
- ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR STUD WALLS AND DO NOT INCLUDE ANY CLADDING OR LINING.
- NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
- PUBLIC SAFETY FOR ALL PEDESTRIANS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- FLOOR COVERINGS & HALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA 6.10.
- EXTERNAL WALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA 6.11.

NOTES:

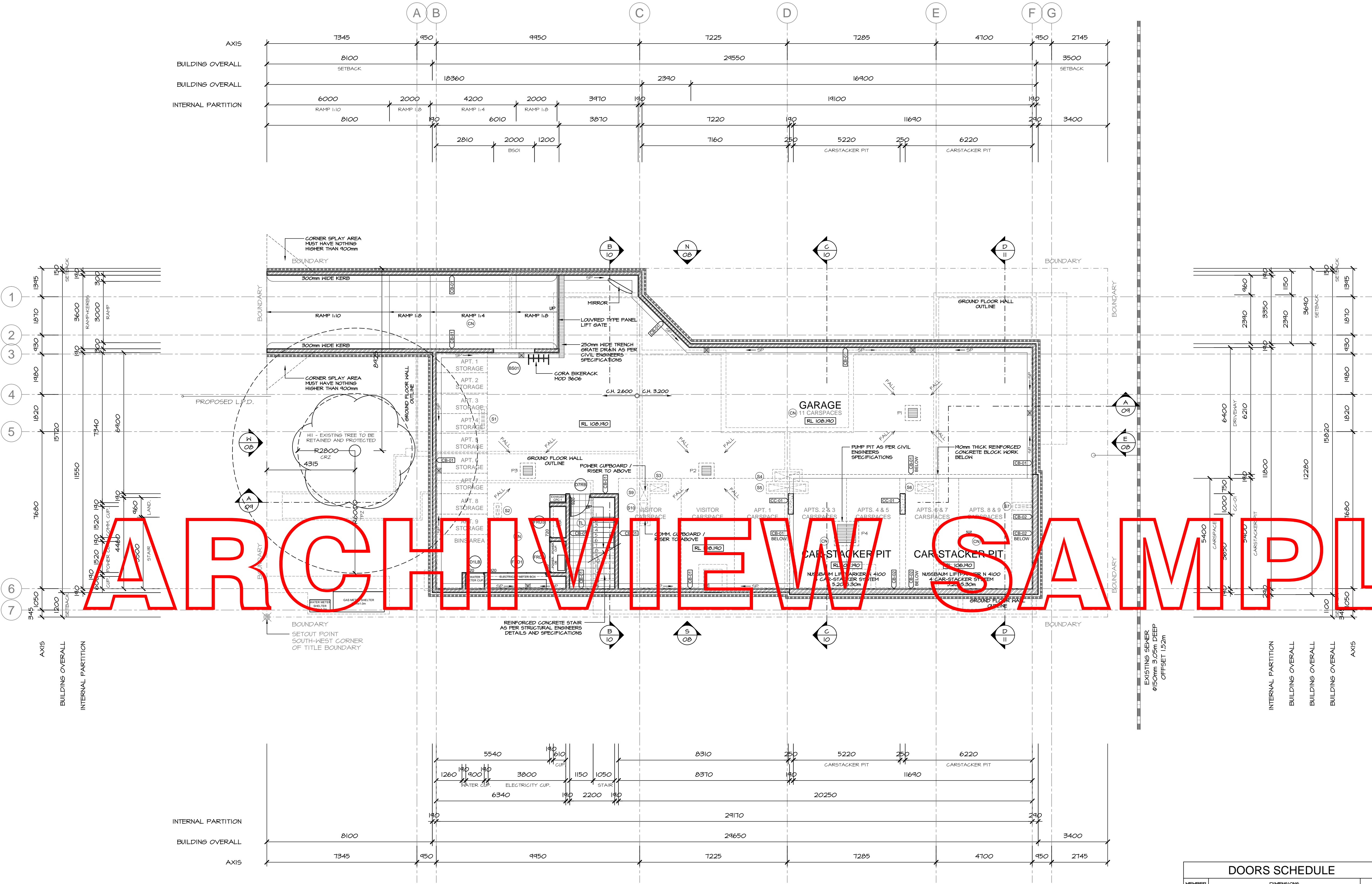
- ALL WALLS CONSTRUCTED ON BOUNDARIES SHALL BE CLEANED AND FINISHED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- CAR PARKING AREAS AND ACCESS WAYS AS SHOWN ON THE ENDORSED DRAWINGS SHALL BE FORMED TO SUCH LEVELS SO THAT THEY MAY BE USED IN ACCORDANCE WITH THE PLANS AND SHALL BE PROPERLY CONSTRUCTED, SURFACED AND DRAINED. CAR PARK AND DRIVEWAY SHALL BE MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- ALL EXTERNAL LIGHTING MUST BE OF A LIMITED INTENSITY TO ENSURE NO NUISANCE IS CAUSED TO ADJOINING PROPERTIES OR NEARBY RESIDENTS AND MUST BE PROVIDED WITH APPROVED Baffles.

LEGEND

- DP DOWNPIPE
100mm FLOOR WASTE AS SELECTED
GRATE/SPOON DRAIN DISCHARGE POINT
GRATE DRAIN AS PER ENGINEERS SPECIFICATIONS
450x450mm DRAINAGE PIT AS PER CIVIL ENGINEERS SPECIFICATIONS
600x600mm DRAINAGE PIT AS PER CIVIL ENGINEERS SPECIFICATIONS
600x1000mm DRAINAGE PIT AS PER CIVIL ENGINEERS SPECIFICATIONS
SI INF. TANK
ATLANTIS INFILTRATION TANK
MIN. 2000mm AWAY FROM BUILDING LINE
SEE CIVIL DWG5 FOR FURTHER DETAIL.

- EXISTING 150mm UPVC SEWER PIPE
100mm UPVC DRAINAGE PIPE
1000 ASH DRAINAGE PIPE
MIN. 5000L RAIN WATER TANK AS PER CIVIL ENGINEERS SPECIFICATIONS.
PROPOSED FENCE TIMBER PALING FENCE
1.8m HIGH UNLESS SPECIFIED OTHERWISE
EXISTING TIMBER PALING FENCE
PRIVATE OPEN SPACE
HABITABLE ROOM WINDOW
WINDOW
CO-ORDINATES
LEVELS
CONTOUR INTERVAL
ARBITRARY
± 50mm
AND
± 20mm
0.2m
1m INDEX

STAMP



SERVICE SHAFTS SCHEDULE	
SHAFT	SERVICE TYPE
S1	SEWER STACK APARTMENTS 1 AND 6
S2	SEWER STACK APARTMENT 2
S3	SEWER STACK APARTMENTS 3 AND 7
S4	CARPARK EXHAUST RISER
S5	SEWER STACK APARTMENTS 3, 4, 7 AND 8
S6	SEWER STACK APARTMENTS 3 AND 7
S7	SEWER STACK APARTMENTS 4 AND 8
S8	SEWER STACK APARTMENTS 5 AND 9
S9	POWER CUPEBOARD / RISER
S10	COMMUNICATIONS CUPEBOARD / RISER

- FLOOR FINISHES:
- (C) CONCRETE FINISHED AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
 - (A) CARPET AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
 - (T) TIMBER FLOORING AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
 - (F) CERAMIC TILES AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.

NOTE:
FLOOR COVERINGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA C110.

ENERGY RATING REQUIREMENTS

THE FOLLOWING SUMMARISES THE FIRST RATE HOUSE ENERGY RATING REQUIREMENTS

TYPICAL TO ALL

- FLOOR INSULATION:
-CONCRETE SUSPENDED SLAB TO GROUND FLOOR ABOVE BASEMENT.
-TIMBER FRAISED ABOVE TO FIRST FLOOR - R2.5 INSULATION.
-TIMBER FRAMED ABOVE TO SECOND FLOOR - R2.5 INSULATION.
EXTERNAL WALL INSULATION:
-CONCRETE BLOCK WALL - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-50mm OT ECO-SERIES PANEL OR SIMILAR - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-INTERNAL PARTY WALL - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
ROOF AND CEILING:
-METAL ROOF - R2.5 INSULATION AT CEILING LEVEL PLUS S5 REFLECTIVE FOIL TO UNDERSIDE OF ROOF SHEET.
-ALUMINIUM IMPROVED WINDOW FRAMES ARE USED THROUGHOUT.
WINDOW GLAZING:
-DOUBLE GLAZED WINDOWS TO ALL WINDOWS AND SLIDING DOOR.
BLINDS:
-HOLLAND BLIND TO ALL WINDOWS AND SLIDING DOORS FOR INTERNAL SHADING.
EXTERNAL DOORS FITTED WITH A HEATHER STRIP.
WINDOWS, SLIDING DOORS ARE FITTED WITH HEATHER SEALS.
GAPS AND CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS TO BE SEALED.
EXHAUST FANS TO BE SELF CLOSING, DRAFTSTOPPA OR SIMILAR.

NOTE:
REFER TO ENERGY RATING REPORT BY BOSSAK BUILDING DESIGN & THERMAL PERFORMANCE ASSESSMENTS FROM 12/12/2012

AREA SUMMARY (m ²)					
SITE	102.43				
BUILT AREA	430.13	61.35%			
IMPERVIOUS	485.66	64.15%			
PERMEABLE SURFACES	216.77	30.85%			
BASEMENT		GROUND FLOOR		FIRST FLOOR	
433.12		377.36		387.33	
GROUND FLOOR					
UNIT	UNIT 1	UNIT 3	UNIT 4	UNIT 5	UNIT 2
AREA	68.75	71.50	73.14	74.93	42.42
POS	12.65	31.84	40.08	65.75	10.23
FIRST FLOOR					
UNIT	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 2
AREA	67.35	67.13	67.22	57.65	36.24
POS	9.50	8.87	8.87	9.86	13.04

- GENERAL NOTES:
- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N100012-C - MAY/13) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
 - REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N100012-C - MAY/13) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
 - REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NEWTON ENGINEERING SERVICES (JOB N10154 - MAY/13) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
 - BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARDCON AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
 - ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR STUD WALLS AND DO NOT INCLUDE ANY GLADDING OR LINING.
 - NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
 - PUBLIC SAFETY FOR ALL PEDESTRAINS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
 - FLOOR COVERINGS & WALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA C110.
 - EXTERNAL WALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA C11.

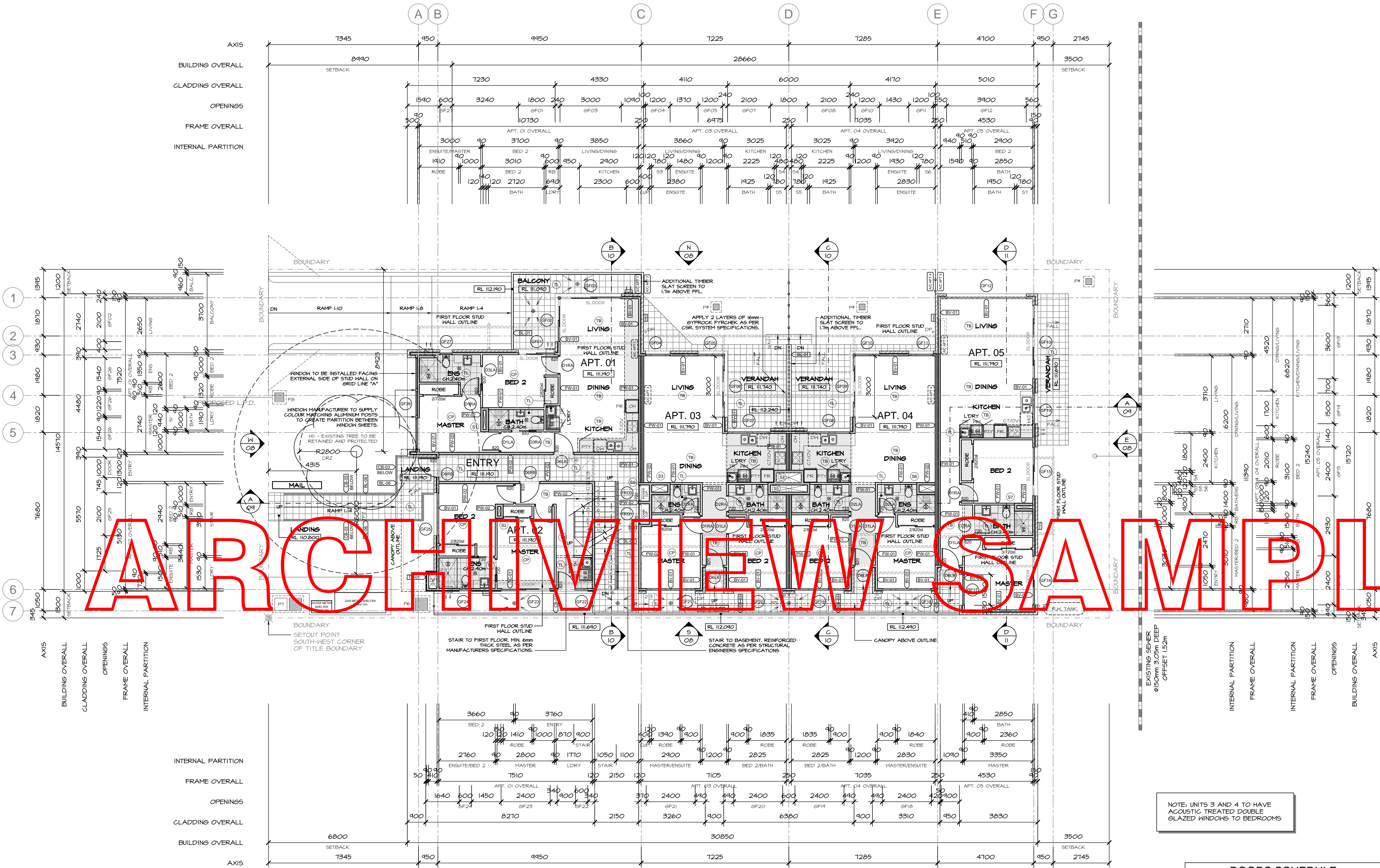
- SPECIFIC NOTES:
- NO PART OF ANY FOOTING OR STRUCTURE TO ENCRUSCH ON TITLE BOUNDARY.
 - CONTRACTOR TO CONFIRM ALL EXISTING LEVEL ON SITE PRIOR TO CONSTRUCTION.
 - ALL WORK ON BOUNDARIES TO BE PROFESSIONALLY CLEANED.
 - AREAS OUTSIDE OF PAVEMENT SHALL BE LOCALLY GRADED TO EXISTING NATURAL GROUND LEVEL.
 - REFER TO FLOOR PLAN LEVEL ABOVE FOR HIDDEN DOWNPIPPES.
 - EXHAUST FANS TO BE VENTED TO EXTERNAL AIR.

- LEGEND
- ⊙ DENOTES EXHAUST FAN LOCATION TO BE PROVIDED AND INSTALLED AS PER ENS. SPECIFICATIONS.
 - ⊙ 100mm FLOOR WASTE AS SELECTED GRATE DRAIN DISCHARGE POINT
 - ⊙ 100# ASI DRAINAGE PIPE
 - SP SPOON DRAIN AS PER CIVIL ENGINEERS SPECIFICATIONS AND DETAILS.
 - ⊙ DOWNPIPE
 - ⊙ SLAB PENETRATION TO SERVICE DUCT AT PAVEMENT ABOVE
 - ⊙ 450x450mm GRATED PIT AS PER ENGINEERS SPECIFICATIONS
 - ⊙ 900x900mm GRATED PUMP PIT AS PER ENGINEERS SPECIFICATIONS

- WALL TYPE LEGEND
- CB-01 - TYPICAL EXTERNAL/INTERNAL WALL 150mm. 100mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. F.R.L. 60/60/60.
 - CB-02 - TYPICAL EXTERNAL/INTERNAL WALL 230mm. 210mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. F.R.L. 60/60/60.
 - CC-01 - 1000x250mm WIDE CONCRETE COLUMN AS PER ENGINEERS SPECIFICATION.

- DOORS SCHEDULE
- | MEMBER | DIMENSIONS | | TYPE | QUANT. |
|--------|--------------------------|------------------|-----------|--------|
| | FRAME (mm) | SHEET (mm) | | |
| | (WIDTH x HEIGHT x DEPTH) | (WIDTH x HEIGHT) | | |
| D1LA | 400 2100 110 | 820 2040 | HNS LEFT | |
| D1RA | 400 2100 110 | 820 2040 | HNS RIGHT | |
| D1LB | 400 2100 140 | 820 2040 | HNS LEFT | |
| D1RB | 400 2100 140 | 820 2040 | HNS RIGHT | |
| D2LA | 800 2100 110 | 120 2040 | HNS LEFT | |
| D2RA | 800 2100 110 | 120 2040 | HNS RIGHT | |
| D2LB | 800 2100 140 | 120 2040 | HNS LEFT | |
| D2RB | 800 2100 140 | 120 2040 | HNS RIGHT | |
| D3LA | 400 2100 110 | 820 2040 | SLD LEFT | |
| D3RA | 400 2100 110 | 820 2040 | SLD RIGHT | |
| D4LA | 800 2100 110 | 120 2040 | SLD LEFT | |
| D4RA | 800 2100 110 | 120 2040 | SLD RIGHT | |
| FRD1 | 1000 2100 140 | 420 2040 | HNS - | |
| FRD2 | 400 2100 140 | 820 2040 | HNS - | |
| FRD3 | 800 2100 140 | 120 2040 | HNS - | |
| D6LB | 1000 2100 140 | 420 2040 | HNS LEFT | |
| D6RB | 1000 2100 140 | 420 2040 | HNS RIGHT | |
| D7RB | 1000 2100 140 | 420 2040 | HNS RIGHT | |
| D8RB | 1000 2100 140 | 420 2040 | HNS RIGHT | |
- NOTES: 1- FRD1, FRD2 & FRD3 TO BE FIRE RATED TO ACHIEVE A MINIMUM F.R.L. 30/30/30.
2- D6LB & D6RB TO BE SELF CLOSING TIGHT FITTING SOLID CORE DOORS MIN 30mm THICK AND BE SOUND INSULATED TO ACHIEVE A R.W. OF NOT LESS THAN 50 AS PER BCA C311.
3- D7RB TO BE SELF CLOSING TIGHT FITTING SOLID CORE DOORS F.R.L. 60/30.
4- D7RB & D8RB TO BE FITTED WITH CONFORMING EXIT DOOR HARDWARE TO BE OPERABLE AT ALL TIMES WITHOUT KEYS FROM INSIDE.
- HNS=HINGED / SLD=SLIDING

STAMP



SERVICE SHAFTS SCHEDULE	
SHAFT	SERVICE TYPE
S1	SEWER STACK APARTMENTS 1 AND 6
S2	SEWER STACK APARTMENT 2
S3	SEWER STACK APARTMENTS 3 AND 7
S4	CARPARK EXHAUST RISER
S5	SEWER STACK APARTMENTS 3, 4, 7 AND 8
S6	SEWER STACK APARTMENTS 3 AND 7
S7	SEWER STACK APARTMENTS 4 AND 8
S8	SEWER STACK APARTMENTS 5 AND 9
S9	POWER CU/BOARD / RISER
S10	COMMUNICATIONS CU/BOARD / RISER

- FLOOR FINISHES:
- (1) CONCRETE FINISHED AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
 - (2) CARPET AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
 - (3) TIMBER FLOORING AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
 - (4) CERAMIC TILES AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.

NOTE:
FLOOR COVERINGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA 4.10.

ENERGY RATING REQUIREMENTS

THE FOLLOWING SUMMARISES THE FIRST RATE HOUSE ENERGY RATING REQUIREMENTS

TYPICAL TO ALL

- FLOOR INSULATION:
-CONCRETE SUSPENDED SLAB TO SECOND FLOOR ABOVE BASEMENT.
-TIMBER FRAMED ABOVE TO FIRST FLOOR - R2.5 INSULATION.
-TIMBER FRAMED ABOVE TO SECOND FLOOR - R2.5 INSULATION.
-CONCRETE BLOCK WALL - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-30mm OF ECO-SERIES PANEL OR SIMILAR - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-INTERNAL PARTY WALL - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-ROOF AND CEILING:
-METAL ROOF - R2.5 INSULATION AT CEILING LEVEL PLUS S5 REFLECTIVE FOIL TO UNDERSIDE OF ROOF SHEET.
-ALUMINIUM IMPROVED WINDOW FRAMES ARE USED THROUGHOUT.
-WINDOW GLAZING:
-DOUBLE GLAZING TO ALL WINDOWS AND SLIDING DOOR.
-BLINDS:
-HOLLAND BLIND TO ALL WINDOWS AND SLIDING DOORS FOR INTERNAL SHADING.
-EXTERNAL DOORS FITTED WITH A HEATHER STRIP.
-WINDOWS AND SLIDING DOORS ARE FITTED WITH HEATHER SEALS.
-GAPS AND CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS TO BE SEALED.
-EXHAUST FANS TO BE SELF CLOSING, DRAFTSTOPPA OR SIMILAR.

NOTE:
REFER TO ENERGY RATING REPORT BY BOSSACK BUILDING DESIGN & THERMAL PERFORMANCE ASSESSMENTS FROM 12/02/2012

AREA SUMMARY (m ²)						
SITE	102.43					
BUILT AREA	430.73	61.35%				
IMPERVIOUS	485.66	64.15%				
PERMEABLE SURFACES	216.77	30.85%				
BASEMENT		GROUND FLOOR			FIRST FLOOR	
433.12		371.36			381.33	
GROUND FLOOR						
UNIT	UNIT 1	UNIT 3	UNIT 4	UNIT 5	UNIT 2	
AREA	68.75	71.50	73.14	74.43	42.42	
POS	12.65	31.84	40.08	65.75	10.23	
FIRST FLOOR						
UNIT	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 2	
AREA	67.35	67.13	67.22	57.65	36.24	
POS	4.50	8.87	8.87	4.86	13.04	

- GENERAL NOTES:
- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N°100212-C - MAY/13) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
 - REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N°100212-S - MAY/13) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
 - REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NEWTON ENGINEERING SERVICES (JOB N°0154 - MAY/13) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
 - BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARX/CDN AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
 - ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR STUD WALLS AND DO NOT INCLUDE ANY CLADDING OR LINING.
 - NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
 - PUBLIC SAFETY FOR ALL PEDESTRIANS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
 - FLOOR COVERINGS & WALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA 4.10.
 - EXTERNAL WALLS AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA 4.11.

- SPECIFIC NOTES:
- NO PART OF ANY FOOTING OR STRUCTURE TO ENCRUMB ON TITLE BOUNDARY.
 - CONTRACTOR TO CONFIRM ALL EXISTING LEVEL ON SITE PRIOR TO CONSTRUCTION.
 - ALL WORK ON BOUNDARIES TO BE PROFESSIONALLY CLEANED.
 - AREAS OUTSIDE OF PAVEMENT SHALL BE LOCALLY GRADED TO EXISTING NATURAL GROUND LEVEL.
 - REFER TO FLOOR PLAN LEVEL ABOVE FOR HIDDEN DOWNPIPES.
 - EXHAUST RINS AND RANGEHOODS TO BE VENTED TO EXTERNAL AIR.
 - ALL JOINERY AS PER MANUFACTURERS SPECIFICATIONS.
 - ENSUITE, BATHROOM AND WC DOORS TO BE UNDERCUT 10mm.
 - WC DOORS TO BE PROVIDED WITH LIFT OFF HINGES.
 - PROVIDE WATER SUPPLY AND WASTE WATER OUTLET FOR DISHWASHER AND WASHING MACHINE.
 - ALL BALUSTRADES MUST COMPLY WITH BCA D2.16 REQUIREMENTS.

- LEGEND
- TR: STAINLESS STEEL TROUGH
 - HM: WASHING MACHINE
 - DM: DISH WASHER
 - OV: OVERHEAD CU/BOARDS
 - BUILT IN UNDER BENCH OVEN
 - GF: GAS COOKTOP
 - PT: PANTRY TO MANUFACTURERS SPEC.
 - HR: WALK-IN ROBE
 - HR: GAS HOT WATER UNIT AS PER CLIENT SELECTION
 - AC: AIR CONDITIONER CONDENSER UNIT
 - AC: 100mm FLOOR WASTE AS SELECTED
 - EX: EXHAUST FAN LOCATION TO BE PROVIDED AND INSTALLED AS PER ENS SPECIFICATIONS.
 - DP: DOWNPIPE
 - PROPOSED FENCE TIMBER PALING FENCE 1.80m HIGH UNLESS SPECIFIED OTHERWISE
 - PROJECTION OF CONSTRUCTION WORKS ABOVE
 - PROJECTION OF ROOF OR CANOPY ABOVE
 - HATCHED AREA DENOTES BULKHEAD OR LOWERED CEILING ABOVE TO 2.4m FROM FFL.

- WALL TYPE LEGEND
- BL-01 - TYPICAL 1.1m HIGH BALUSTRADE. PAINTED FINISHED 9mm FC SHEET TO EACH EXTERNAL SIDE TO 40mm TIMBER STUD AT MAX. 600mm CTRS.
 - BL-02 - TYPICAL 1.1m HIGH BALUSTRADE. TUBULAR STAINLESS STEEL FRAME WITH WIRE INFILL BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
 - BL-06 - TYPICAL 400mm HIGH BALUSTRADE. TUBULAR STAINLESS STEEL FRAME WITH INTERMEDIATE HANDRAIL TO COMPLY WITH AS. 1420-1200 BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
 - EV-01 - TYPICAL EXTERNAL WALL 240mm/250mm. BRICK WORK AS SELECTED. 40mm GAP TO 40mm TIMBER STUDS AT MAXIMUM 600mm CTRS. TO 1.1m GYFROCK. PYROCK PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (b) AS PER SYSTEM TABLE. CSR 420 WALL SYSTEM - FRL 60/60/60
 - CB-03 - TYPICAL EXTERNAL RETAINING WALL 40mm. MAX. 800mm HIGH 10mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS.
 - PH-01 - TYPICAL INTERNAL FITOUT WALL 10mm/10mm. 40mm TIMBER STUD AT MAX. 600mm CTRS. 1x10mm PLASTERBOARD TO EACH SIDE OF STUD.
 - PH-02 - TYPICAL PARTY WALL 250mm/302mm. 1x10mm GYFROCK PYROCK + 1x10mm GYFROCK PLASTERBOARD CD TO EACH EXTERNAL SIDE. 240mm TIMBER STUD AT MAX. 600mm CTRS TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (b) AS PER SYSTEM TABLE. CSR 478 WALL SYSTEM - FRL 60/60/60
 - PH-03 - TYPICAL PARTY WALL 120mm/152mm. 1x10mm GYFROCK PYROCK TO EACH EXTERNAL SIDE. 120mm STAGGERED TIMBER STUD AT MAX. 600mm CTRS TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (b) AS PER SYSTEM TABLE. CSR 455 WALL SYSTEM - FRL 60/60/60
 - TC-01 - TYPICAL EXTERNAL WALL 40mm/16mm. HORIZONTALLY LAID 16mm THICK SHAPCLAD TIMBER CLADDING PANEL VAPOUR BARRIER TO 35x15mm TIMBER BATTENS TO 1.1m GYFROCK PYROCK TO 40mm TIMBER STUD AT MAX. 600mm CTRS. TO 1.1m GYFROCK PYROCK PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (b) AS PER SYSTEM TABLE. CSR 401 WALL SYSTEM - FRL 60/60/60

NOTE: UNITS 3 AND 4 TO HAVE ACOUSTIC TREATED DOUBLE GLAZED WINDOWS TO BEDROOMS

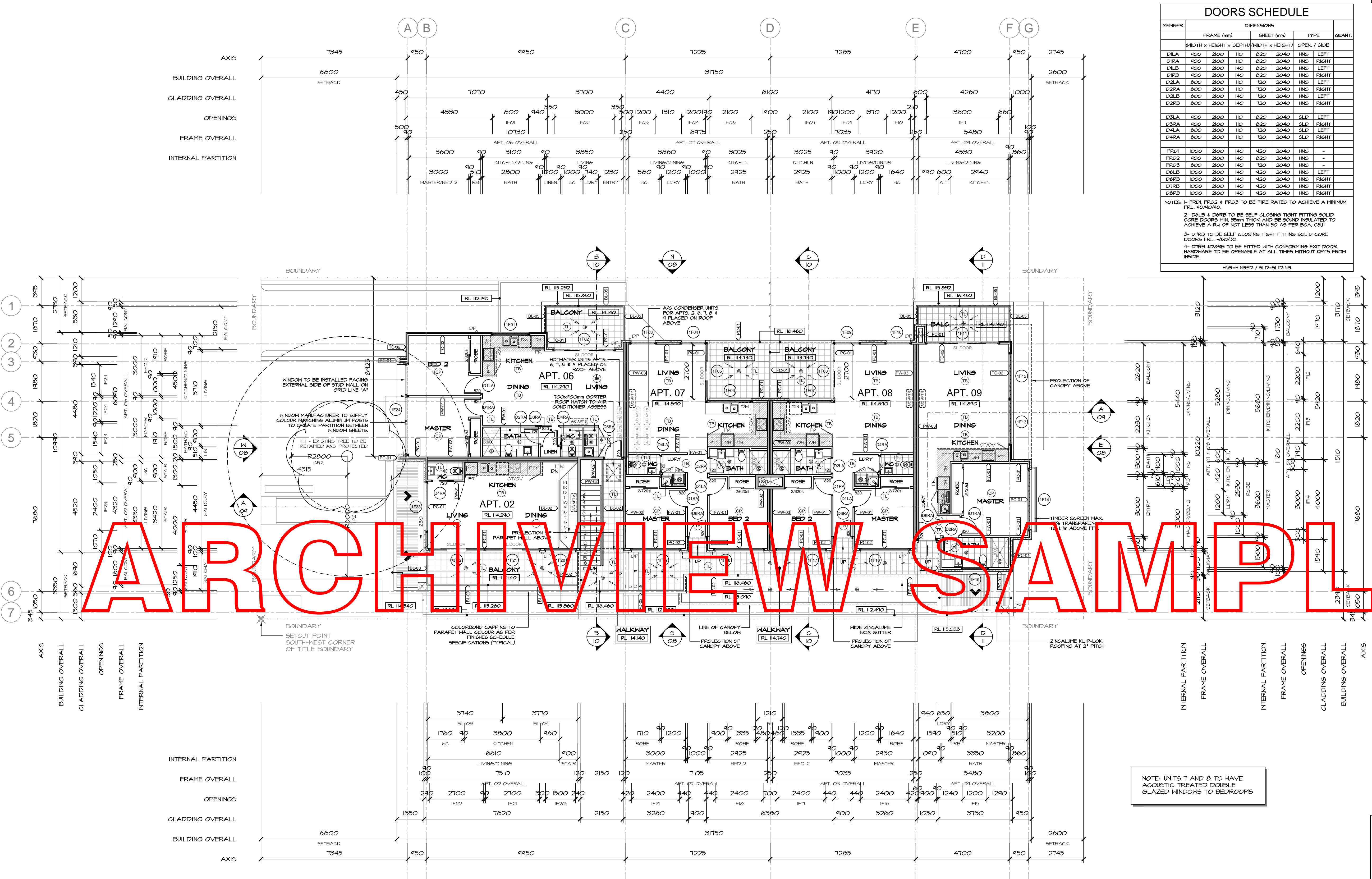
DOORS SCHEDULE					
MEMBER	DIMENSIONS				QUANT.
	FRAME (mm)	SHEET (mm)	TYPE		
	(WIDTH x HEIGHT x DEPTH)	(WIDTH x HEIGHT)	OPEN / SIDE		
D1LA	400 2100 110	820 2040	HNS	LEFT	
D1RA	400 2100 110	820 2040	HNS	RIGHT	
D1LB	400 2100 140	820 2040	HNS	LEFT	
D1RB	400 2100 140	820 2040	HNS	RIGHT	
D2LA	800 2100 110	120 2040	HNS	LEFT	
D2RA	800 2100 110	120 2040	HNS	RIGHT	
D2LB	800 2100 140	120 2040	HNS	LEFT	
D2RB	800 2100 140	120 2040	HNS	RIGHT	
D3LA	400 2100 110	820 2040	SLD	LEFT	
D3RA	400 2100 110	820 2040	SLD	RIGHT	
D4LA	800 2100 110	120 2040	SLD	LEFT	
D4RA	800 2100 110	120 2040	SLD	RIGHT	
FRD1	1000 2100 140	420 2040	HNS	-	
FRD2	400 2100 140	820 2040	HNS	-	
FRD3	800 2100 140	120 2040	HNS	-	
DLB1	1000 2100 140	420 2040	HNS	LEFT	
D6RB	1000 2100 140	420 2040	HNS	RIGHT	
D7RB	1000 2100 140	420 2040	HNS	RIGHT	
D8RB	1000 2100 140	420 2040	HNS	RIGHT	

NOTES: 1- FRD1, FRD2 & FRD3 TO BE FIRE RATED TO ACHIEVE A MINIMUM FRL 30/30/30.
2- D6LB & D6RB TO BE SELF CLOSING TIGHT FITTING SOLID CORE DOORS MIN 35mm THICK AND BE SOUND INSULATED TO ACHIEVE A RW OF NOT LESS THAN 50 AS PER BCA 4.3.11.
3- D7RB TO BE SELF CLOSING TIGHT FITTING SOLID CORE DOORS FRL -/60/30.
4- D7RB & D8RB TO BE FITTED WITH CONFORMING EXIT DOOR HARDWARE TO BE OPERABLE AT ALL TIMES WITHOUT KEYS FROM INSIDE.

HNS=HINGED / SLD=SLIDING

STAMP

ARCHIVE
WORKING DRAWING SAMPLE
GROUND FLOOR PLAN



DOORS SCHEDULE									
MEMBER	DIMENSIONS					TYPE	QUANT.		
	FRAME (mm)	SHEET (mm)	OPEN / SIDE	OPEN / SIDE	OPEN / SIDE				
D1LA	900	2100	110	820	2040	HNS LEFT			
D1RA	900	2100	110	820	2040	HNS RIGHT			
D1LB	900	2100	140	820	2040	HNS LEFT			
D1RB	900	2100	140	820	2040	HNS RIGHT			
D2LA	800	2100	110	720	2040	HNS LEFT			
D2RA	800	2100	110	720	2040	HNS RIGHT			
D2LB	800	2100	140	720	2040	HNS LEFT			
D2RB	800	2100	140	720	2040	HNS RIGHT			
D3LA	900	2100	110	820	2040	SLD LEFT			
D3RA	900	2100	110	820	2040	SLD RIGHT			
D4LA	800	2100	110	720	2040	SLD LEFT			
D4RA	800	2100	110	720	2040	SLD RIGHT			
FRD1	1000	2100	140	920	2040	HNS	-		
FRD2	900	2100	140	820	2040	HNS	-		
FRD3	800	2100	140	720	2040	HNS	-		
D4LB	1000	2100	140	920	2040	HNS	-		
D4RB	1000	2100	140	920	2040	HNS	-		
D4LB	1000	2100	140	920	2040	HNS	-		
D4RB	1000	2100	140	920	2040	HNS	-		
NOTES: 1- FRD1, FRD2 & FRD3 TO BE FIRE RATED TO ACHIEVE A MINIMUM FRL 40/60/60. 2- D4LB & D4RB TO BE SELF CLOSING TIGHT FITTING SOLID CORE DOORS MIN. 35mm THICK AND BE SOUND INSULATED TO ACHIEVE A Ra OF NOT LESS THAN 30 AS PER BCA. G311 3- D1RB TO BE SELF CLOSING TIGHT FITTING SOLID CORE DOORS FRL -60/60. 4- D1RB & D4RB TO BE FITTED WITH CONFORMING EXIT DOOR HARDWARE TO BE OPERABLE AT ALL TIMES WITHOUT KEYS FROM INSIDE.									

SERVICE SHAFTS SCHEDULE	
SHAFT	SERVICE TYPE
S1	SEWER STACK APARTMENTS 1 AND 6
S2	SEWER STACK APARTMENT 2
S3	SEWER STACK APARTMENTS 3 AND 7
S4	CARPARK EXHAUST RISER
S5	SEWER STACK APARTMENTS 3, 4, 7 AND 8
S6	SEWER STACK APARTMENTS 3 AND 7
S7	SEWER STACK APARTMENTS 4 AND 8
S8	SEWER STACK APARTMENTS 5 AND 9
S9	POWER CU/BOARD / RISER
S10	COMMUNICATIONS CU/BOARD / RISER

FLOOR FINISHES:

- CONCRETE FINISHED AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
- CARPET AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
- TIMBER FLOORING AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.
- CERAMIC TILES AS PER FINISHES SCHEDULE SPECIFICATIONS OR CLIENT SELECTION.

NOTE:

FLOOR COVERINGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA G10.

ENERGY RATING REQUIREMENTS

THE FOLLOWING SUMMARISES THE FIRST RATE HOUSE ENERGY RATING REQUIREMENTS

TYPICAL TO ALL

FLOOR INSULATION:
-CONCRETE SUSPENDED SLAB TO GROUND FLOOR ABOVE BASEMENT.
-TIMBER FRAISED ABOVE TO FIRST FLOOR - R2.5 INSULATION.
-TIMBER FRAISED ABOVE TO SECOND FLOOR - R2.5 INSULATION.
-CONCRETE BLOCK WALL - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-30mm OF ECO-SERIES PANEL OR SIMILAR - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-INTERNAL PARTY WALL - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-ROOF AND CEILING:
-METAL ROOF - R2.5 INSULATION AT CEILING LEVEL PLUS 55 REFLECTIVE FOIL TO UNDERSIDE OF ROOF SHEET.
-ALUMINIUM IMPROVED WINDOW FRAMES ARE USED THROUGHOUT.
-WINDOW GLAZING:
-DOUBLE GLAZING TO ALL WINDOWS AND SLIDING DOOR.
-BLINDS:
-HOLLAND BLIND TO ALL WINDOWS AND SLIDING DOORS FOR INTERNAL SHADING.
-EXTERNAL DOORS FITTED WITH A HEATHER STRIP.
-WINDOWS AND SLIDING DOORS ARE FITTED WITH HEATHER SEALS.
-GAPS AND CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS TO BE SEALED.
-EXHAUST FANS TO BE SELF CLOSING, DRAFTSTOPPA OR SIMILAR.

NOTE:

REFER TO ENERGY RATING REPORT BY BOSSAC BUILDING DESIGN & THERMAL PERFORMANCE ASSESSMENTS FROM 12/12/2012

AREA SUMMARY (m ²)						
SITE	102.43					
BUILT AREA	430.73	61.35%				
IMPERVIOUS	405.66	64.15%				
PERMEABLE SURFACES	216.77	30.85%				
BASEMENT	GROUND FLOOR			FIRST FLOOR		
433.12	371.36			381.33		
GROUND FLOOR						
UNIT	UNIT 1	UNIT 3	UNIT 4	UNIT 5	UNIT 2	
AREA	68.75	71.50	73.14	74.93	42.42	
POS	12.65	31.84	40.08	65.75	10.23	
FIRST FLOOR						
UNIT	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 2	
AREA	67.35	67.13	67.22	57.65	36.24	
POS	9.50	8.87	8.87	8.86	13.04	

GENERAL NOTES:

- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N100212-C - MAY/13) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
- REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N100212-S - MAY/13) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
- REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NEWTON ENGINEERING SERVICES (JOB N10154 - MAY/13) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
- BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARX/CON AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
- ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
- PUBLIC SAFETY FOR ALL PEDESTRIANS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- FLOOR COVERINGS & WALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA G10.
- EXTERNAL WALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA G11.

SPECIFIC NOTES:

- EXHAUST FANS AND RANGEHOODS TO BE VENTED TO EXTERNAL AIR.
- REFER TO FLOOR PLAN LEVEL ABOVE FOR HIDDEN DOWNPIPES.
- ALL JOINERY AS PER MANUFACTURERS SPECIFICATIONS.
- ENSUITE, BATHROOM AND HC DOORS TO BE UNDERCUT 10mm.
- HC DOORS TO BE PROVIDED WITH LIFT OFF HINGES.
- PROVIDE WATER SUPPLY AND WASTE WATER OUTLET FOR DISHWASHER AND WASHING MACHINE.
- ALL BALUSTRADES MUST COMPLY WITH BCA D216 REQUIREMENTS.

LEGEND

- STAINLESS STEEL TROUGH
- WASHING MACHINE
- DISH WASHER
- OVERHEAD CUPBOARDS
- BUILT IN UNDER BENCH OVEN
- GAS COOKTOP
- PANTRY TO MANUFACTURERS SPEC.
- WALK-IN ROBE
- GAS HOT WATER UNIT AS PER CLIENT SELECTION
- AIR CONDITIONER CONDENSER UNIT
- 400mm FLOOR WASTE AS SELECTED
- IDENTIFY EXHAUST FAN LOCATION TO BE PROVIDED AND INSTALLED AS PER ENG. SPECIFICATIONS.
- ZINCALUME BOX GUTTER SIZE 400mm WIDE X 150mm DEEP (UNLESS SPECIFIED OTHERWISE)
- 400x400x150mm DEEP SUMP
- DOWNPipe
- RAIN WATER HEAD AS SELECTED
- TO BE PROVIDED WITH OVERFLOW OUTLET.
- ROOF FALL

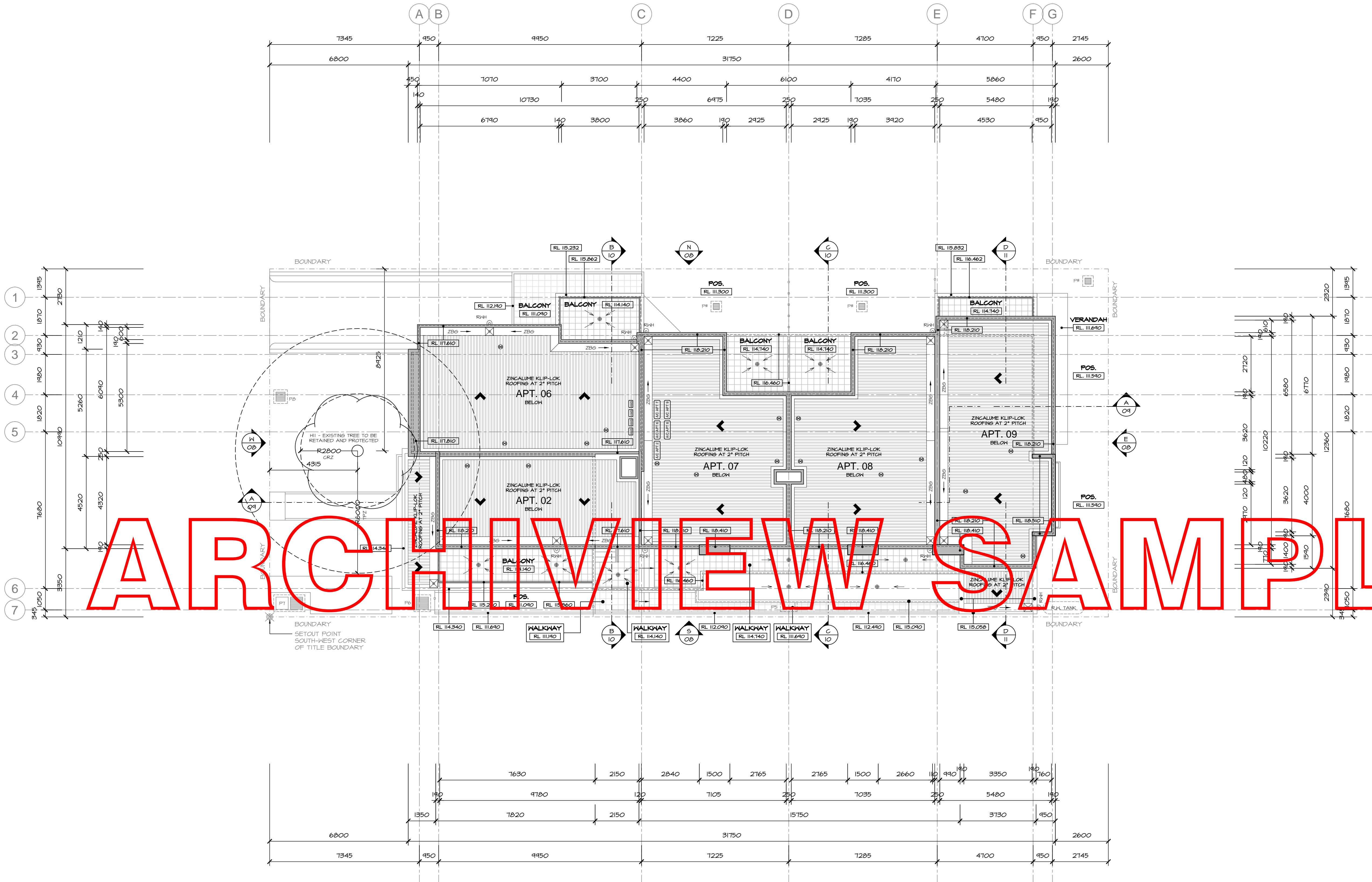
WALL TYPE LEGEND

- BL-02 - TYPICAL 1m HIGH BALUSTRADE, 1m HIGH TUBULAR STAINLESS STEEL FRAME WITH WIRE INFILL BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- BL-03 - TYPICAL 1m HIGH BALUSTRADE, 1m HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS.
- BL-04 - TYPICAL 1.5m HIGH BALUSTRADE, 1.5m HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS.
- BL-05 - TYPICAL 1.5m HIGH BALUSTRADE, 600mm HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS TO BE INSTALLED ON TOP OF GROUND FLOOR WALL BY-01.
- PH-01 - TYPICAL INTERNAL FITOUT WALL 90mm/100mm, 90mm TIMBER STUD AT MAX. 600mm ctrs. 1x10mm PLASTERBOARD TO EACH SIDE OF STUD.

NOTE: UNITS 1 AND 8 TO HAVE ACOUSTIC TREATED DOUBLE GLAZED WINDOWS TO BEDROOMS

STAMP

ARCHIVE
WORKING DRAWING SAMPLE
FIRST FLOOR PLAN



ENERGY RATING REQUIREMENTS

THE FOLLOWING SUMMARISES THE FIRST RATE HOUSE ENERGY RATING REQUIREMENTS

TYPICAL TO ALL

- FLOOR INSULATION:
-CONCRETE SUSPENDED SLAB TO GROUND FLOOR ABOVE BASEMENT.
-TIMBER FRAMED ABOVE TO FIRST FLOOR - R2.5 INSULATION.
-TIMBER FRAMED ABOVE TO SECOND FLOOR - R2.5 INSULATION.
EXTERNAL WALL INSULATION:
-CONCRETE BLOCK WALLS - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-50mm OF ECO-SERIES PANEL OR SIMILAR - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
-INTERNAL PARTY WALL - R2.5 INSULATION PLUS D5 REFLECTIVE FOIL TO EXTERNAL FACE OF STUDS.
ROOF AND CEILING:
-METAL ROOF - R2.5 INSULATION AT CEILING LEVEL PLUS 55 REFLECTIVE FOIL TO UNDERSIDE OF ROOF SHEET.
-ALUMINIUM IMPROVED WINDOW FRAMES ARE USED THROUGHOUT.
WINDOW GLAZING:
-DOUBLE GLAZING TO ALL WINDOWS AND SLIDING DOOR
BLINDS:
-HOLLAND BLIND TO ALL WINDOWS AND SLIDING DOORS FOR INTERNAL SHADING.
EXTERNAL DOORS FITTED WITH A HEATHER STRIP
GAPS AND CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS TO BE SEALED
EXHAUST FANS TO BE SELF CLOSING, DRAFTSTOPPA OR SIMILAR

NOTE:
REFER TO ENERGY RATING REPORT BY BOSSAK BUILDING DESIGN & THERMAL PERFORMANCE ASSESSMENTS FROM 12/12/2012

AREA SUMMARY (m ²)						
SITE	102.43					
BUILT AREA	430.73	61.35%				
IMPERVIOUS	405.66	64.15%				
PERMEABLE SURFACES	216.71	30.85%				
BASEMENT		GROUND FLOOR			FIRST FLOOR	
433.12		371.36			307.33	
GROUND FLOOR						
UNIT	UNIT 1	UNIT 3	UNIT 4	UNIT 5	UNIT 2	
AREA	60.75	71.58	73.14	74.43	42.42	
POS	12.65	31.84	40.08	65.75	10.23	
FIRST FLOOR						
UNIT	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 2	
AREA	67.35	67.13	67.22	57.65	36.24	
POS	9.50	0.81	0.82	4.86	13.04	

GENERAL NOTES:

- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N100012-G - MAY/13) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
- REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N100012-G - MAY/13) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
- REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NEXTON ENGINEERING SERVICES (JOB N10154 - MAY/13) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
- BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARCHDCC AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
- ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR STUD WALLS AND DO NOT INCLUDE ANY GLADDING OR LINING.
- NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
- PUBLIC SAFETY FOR ALL PEDESTRAINS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- FLOOR COVERINGS & HALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA C10.
- EXTERNAL HALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA C11.

NOTES:

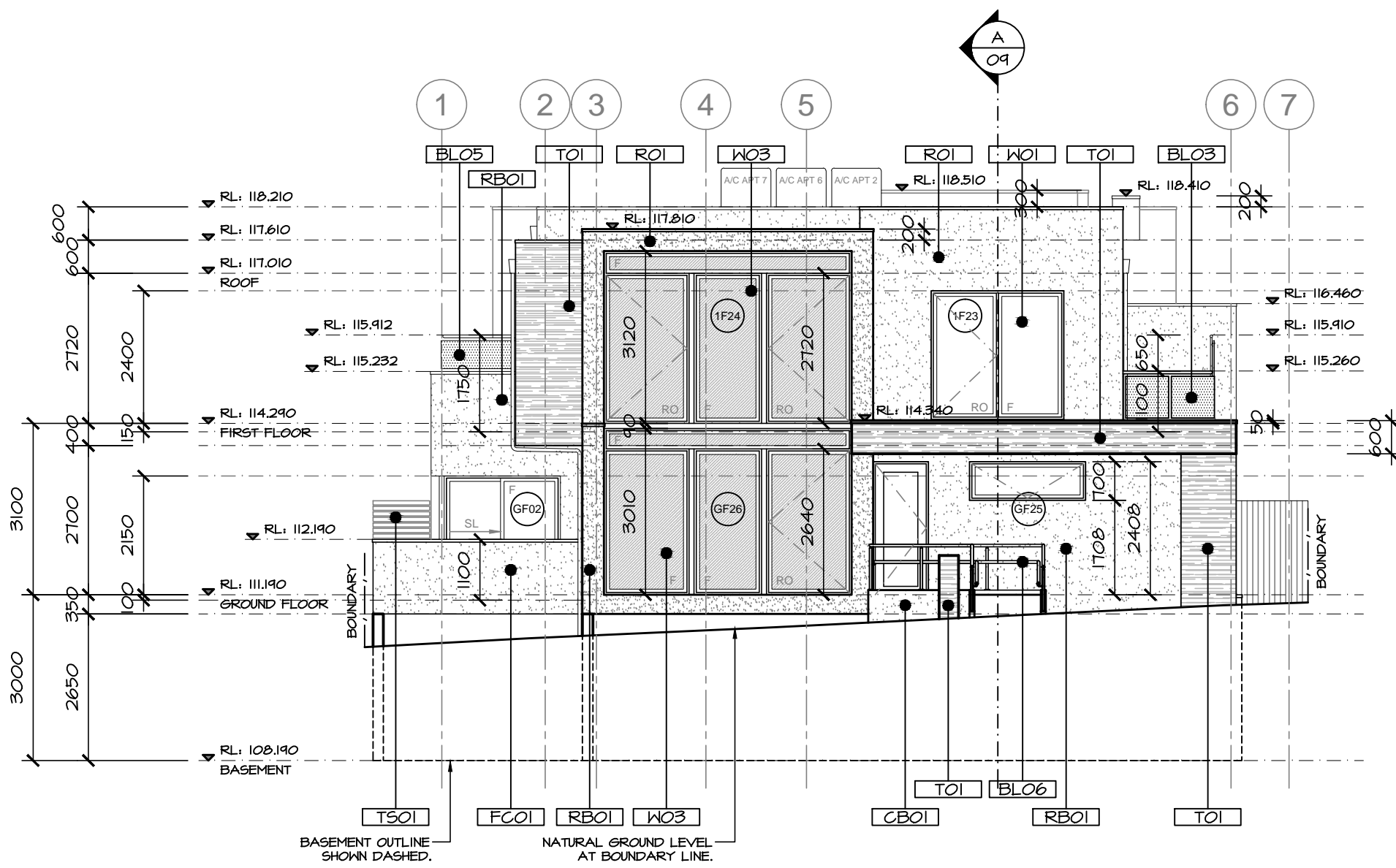
- ALL WALLS CONSTRUCTED ON BOUNDARIES SHALL BE CLEANED AND FINISHED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- CAR PARKING AREAS AND ACCESS WAYS AS SHOWN ON THE ENDORSED DRAWINGS SHALL BE FORMED TO SUCH LEVELS SO THAT THEY MAY BE USED IN ACCORDANCE WITH THE PLANS AND SHALL BE PROPERLY CONSTRUCTED, SURFACED AND DRAINED. CAR PARK AND DRIVEWAY SHALL BE MAINTAINED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
- ALL EXTERNAL LIGHTING MUST BE OF A LIMITED INTENSITY TO ENSURE NO NUISANCE IS CAUSED TO ADJOINING PROPERTIES OR NEARBY RESIDENTS AND MUST BE PROVIDED WITH APPROVED Baffles.

LEGEND

- ROOF FALL
ZBG
100mm DEEP UNLESS SPECIFIED OTHERWISE
100mm FLOOR WASTE AS SELECTED
DOWNPIPE
RAIN WATER HEAD AS SELECTED TO BE PROVIDED WITH OVERFLOW OUTLET
400x400x150mm DEEP SUMP
300x300mm DRAINAGE PIT AS PER CIVIL ENGINEERS SPECIFICATIONS
450x450mm DRAINAGE PIT AS PER CIVIL ENGINEERS SPECIFICATIONS
600x600mm DRAINAGE PIT AS PER CIVIL ENGINEERS SPECIFICATIONS
600x1300mm DRAINAGE PIT AS PER CIVIL ENGINEERS SPECIFICATIONS
GRATE DRAIN AS PER ENGINEERS SPECIFICATIONS

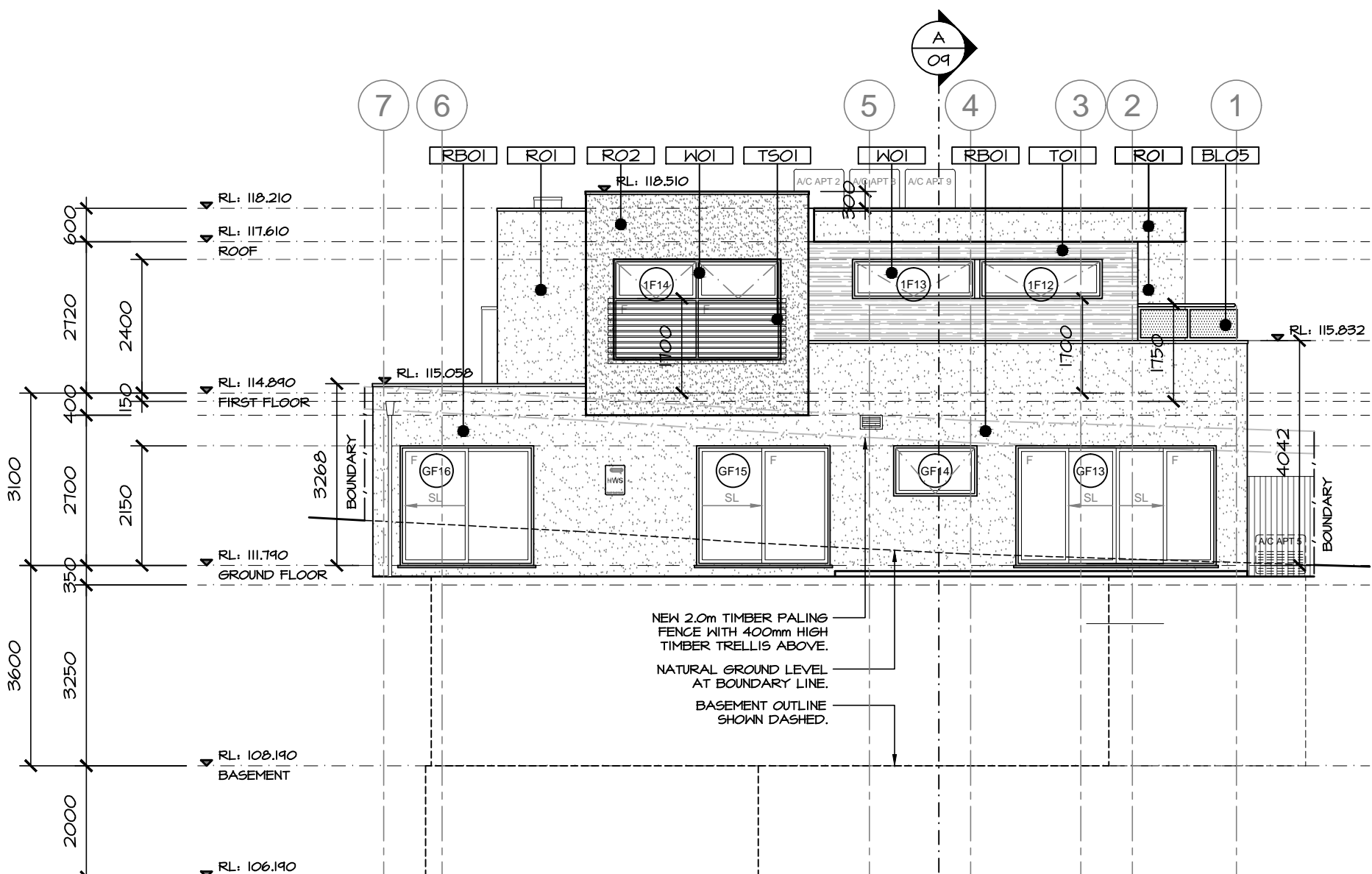
- EXISTING 150mm UPVC SEWER PIPE
100mm UPVC DRAINAGE PIPE
100mm ASH DRAINAGE PIPE
MIN. 3000L RAIN WATER TANK AS PER CIVIL ENGINEERS SPECIFICATIONS
DENOTES EXHAUST ROOF MOUNTED COIL TYPICAL TO FIRST FLOOR EXHAUST FANS AND RANGEHOOD.
PROPOSED FENCE TIMBER PALING FENCE 1.80m HIGH UNLESS SPECIFIED OTHERWISE
EXISTING TIMBER PALING FENCE
PRIVATE OPEN SPACE
HABITABLE ROOM WINDOW
WINDOW
CO-ORDINATES
LEVELS
CONTOUR INTERVAL
ARBITRARY
AND
0.2m
± 50mm
± 20mm
1m INDEX

STAMP



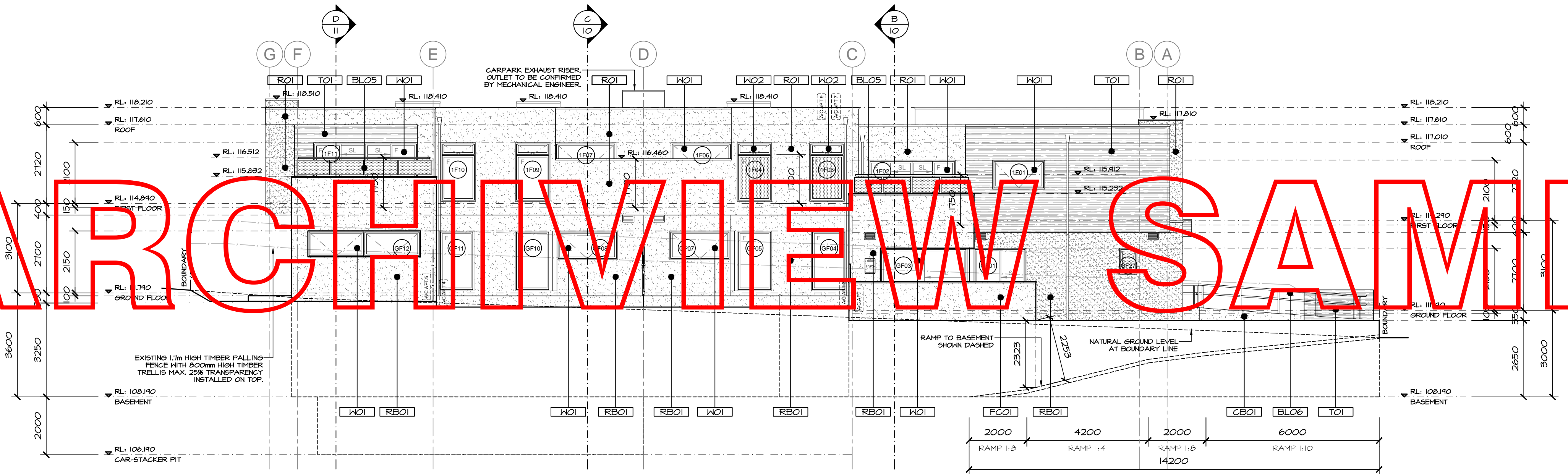
WEST ELEVATION

Scale: 1:100



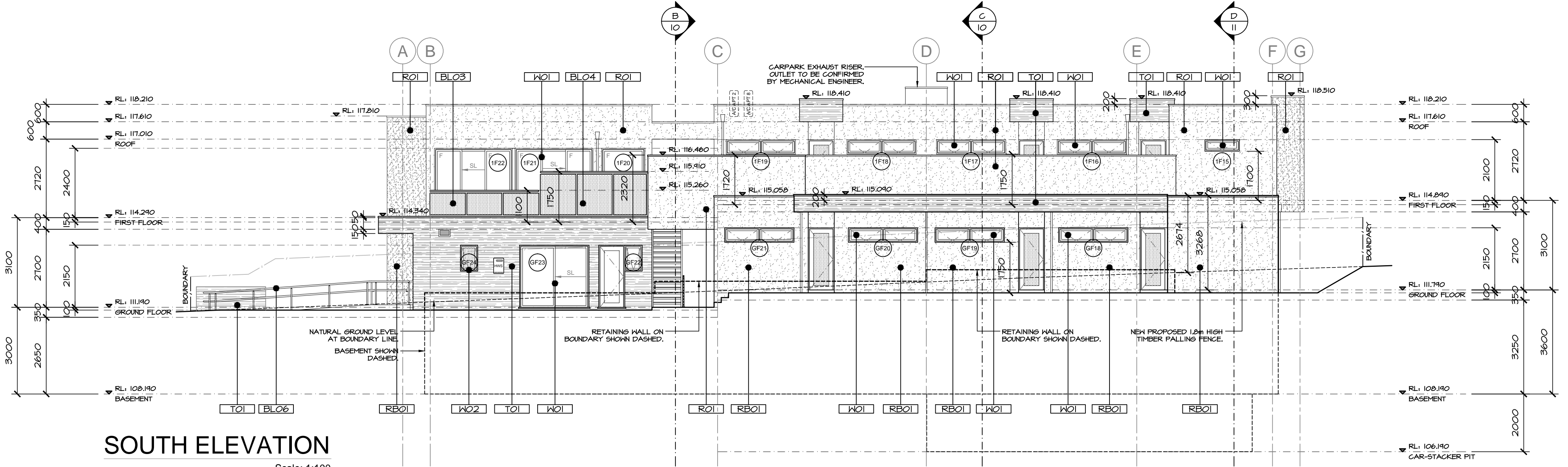
EAST ELEVATION

Scale: 1:100



NORTH ELEVATION

Scale: 1:100



SOUTH ELEVATION

Scale: 1:100

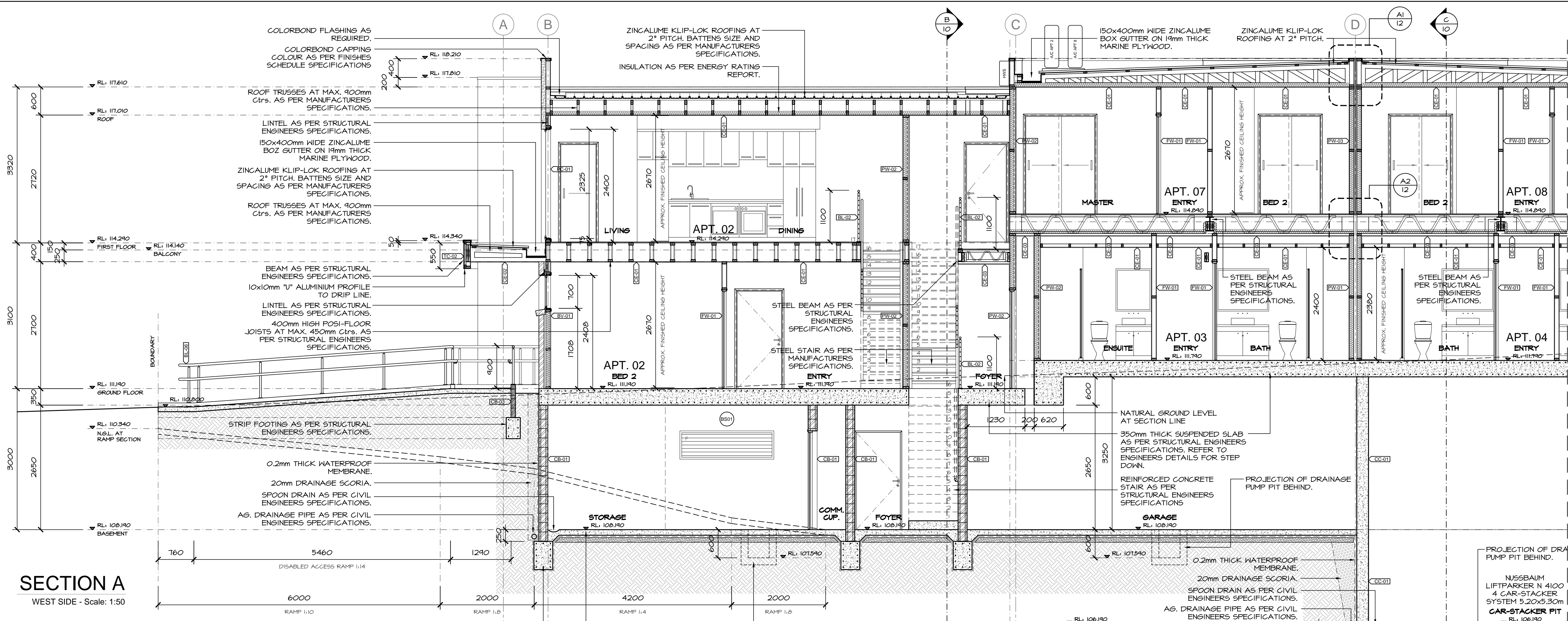
LEGEND

- FC01 4mm FIBRE CEMENT SHEET WITH 10mm EXPRESSED JOINTS. COLOR: AS SELECTED
- RO1 ACRYLIC RENDERED FINISH TO POLYSTYRENE GLAZING. COLOR: AS SELECTED
- REB01 ACRYLIC RENDERED FINISH TO BRICKWORK. COLOR: AS SELECTED
- TO1 SHADOWCLAD TIMBER GLAZING. HORIZONTALLY LAID. COLOR: AS SELECTED
- W01 ALUMINUM WINDOWS WITH CLEAR GLAZING. COLOR: AS SELECTED
- W02 ALUMINUM WINDOWS WITH OBTURED GLAZING (FROSTED TYPE) TO 1.70m ABOVE FFL. COLOR: AS SELECTED
- W03 ALUMINUM WINDOWS WITH REFLEXIVE GLAZING. COLOR: AS SELECTED
- BLO3 1100mm HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS.
- BLO4 1750mm HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS TO BE INSTALLED ON TOP OF GROUND FLOOR WALL.
- BLO5 1750mm HIGH BALUSTRADE. 800mm HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
- BLO6 TYPICAL 900mm HIGH BALUSTRADE. TUBULAR STAINLESS STEEL FRAME WITH INTERMEDIATE HANDRAIL TO COMPLY WITH AS 4283.1-2001. BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- EXHAUST GRILLE EXHAUST GRILLE TO SUIT MECHANICAL VENTILATION DESIGN AS PER MECHANICAL ENGINEERS SPECIFICATIONS.

NOTES:

- F - DENOTES WINDOWS OR SLIDING DOORS FIXED PANELS.
- RO - DENOTES WINDOWS TO HAVE OPEN-ABLE PANEL RESTRICTED TO A MAXIMUM 500mm GAP.
- SL - DENOTES WINDOWS OR SLIDING DOORS SLIDING PANELS.

STAMP



SECTION A
WEST SIDE - Scale: 1:50

WALL TYPE LEGEND

- BL-01 - TYPICAL 1.1m HIGH BALUSTRADE. PAINTED FINISHED 9mm FC SHEET TO EACH EXTERNAL SIDE TO 40mm TIMBER STUD AT MAX. 600mm Ctrs.
- BL-02 - TYPICAL 1.1m HIGH BALUSTRADE. TUBULAR STAINLESS STEEL FRAME WITH HIRE INFILL BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- BL-03 - TYPICAL 1.1m HIGH BALUSTRADE. 1.1m HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS.
- BL-04 - TYPICAL 1.75m HIGH BALUSTRADE. 1.75m HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS.
- BL-05 - TYPICAL 1.75m HIGH BALUSTRADE. 600mm HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS TO BE INSTALLED ON TOP OF GROUND FLOOR WALL BY-01.
- BL-06 - TYPICAL 900mm HIGH BALUSTRADE. TUBULAR STAINLESS STEEL FRAME WITH INTERMEDIATE HANDRAIL TO COMPLY WITH AS. 1428-2001 BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- BY-01 - TYPICAL PARTY WALL 240mm/250mm. BRICK WORK AS SELECTED. 40mm GAP TO 40mm TIMBER STUDS AT MAXIMUM 600mm Ctrs. TO 1x 16mm GYPROCK. FYRCHER PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 420 WALL SYSTEM - FRL 60/60/60.
- CB-01 - TYPICAL EXTERNAL/INTERNAL WALL 190mm. 190mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. FRL 60/60/60.
- CB-02 - TYPICAL EXTERNAL/INTERNAL WALL 250mm. 250mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. FRL 60/60/60.
- CB-03 - TYPICAL EXTERNAL RETAINING WALL 400mm. MAX. 800mm HIGH 400mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS.
- CC-01 - 1000x200mm HIDE CONCRETE COLUMN AS PER ENGINEERS SPECIFICATION.
- FK-01 - TYPICAL INTERNAL FITOUT WALL 90mm/100mm. 40mm TIMBER STUD AT MAX. 600mm Ctrs. 1x10mm PLASTERBOARD TO EACH SIDE OF STUD.
- PC-01 - TYPICAL EXTERNAL WALL 90mm/140mm. RENDERED FINISHED 30mm UNTIL POLYSTYRENE CLADDING. VAPOUR BARRIER TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. CAVITY INSULATION (a) AS PER ENERGY RATING REPORT, 10mm PLASTERBOARD.
- PC-02 - TYPICAL 1.7m HIGH EXT. WALL 90mm/140mm. RENDERED FINISHED 30mm UNTIL POLYSTYRENE CLADDING TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. TO 4mm PAINTED FINISHED FC SHEET.
- PH-01 - TYPICAL PARTY WALL 250mm/300mm. 1x16mm GYPROCK FYRCHER + 1x10mm GYPROCK PLASTERBOARD TO EACH EXTERNAL SIDE. 200mm TIMBER STUD AT MAX. 600mm Ctrs. TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 618 WALL SYSTEM - FRL 60/60/60.
- PH-02 - TYPICAL PARTY WALL 120mm/152mm. 1x16mm GYPROCK FYRCHER TO EACH EXTERNAL SIDE. 120mm STAGGERED TIMBER STUD AT MAX. 600mm Ctrs. EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 455 WALL SYSTEM - FRL 60/60/60.
- PH-03 - TYPICAL PARTY WALL 250mm/210mm. 1x16mm GYPROCK SOUNDCHER TO EACH EXTERNAL SIDE. 1x16mm TIMBER STUDS AT MAX. 600mm Ctrs. TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. 20mm GYPROCK SHAFT LINER PANEL BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 500 WALL SYSTEM - FRL 60/60/60.
- TC-01 - TYPICAL EXTERNAL WALL 90mm/140mm. HORIZONTALLY LAID 12mm THICK SHADOWCLAD TIMBER CLADDING PANEL. VAPOUR BARRIER TO 35x10mm TIMBER BATTENS TO 1x 16mm GYPROCK PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 401 WALL SYSTEM - FRL 60/60/60.
- TC-02 - TYPICAL EXTERNAL WALL 90mm/140mm. HORIZONTALLY LAID 12mm THICK SHADOWCLAD TIMBER CLADDING PANEL. VAPOUR BARRIER TO 35x10mm TIMBER BATTENS TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. TO 10mm PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION AS PER ENERGY RATING REQUIREMENTS.

CEILING TYPE LEGEND

- CE-01 - 10mm PLASTERBOARD ATTACHED TO FLOOR JOISTS OR ROOF TRUSSES OR RAFTERS ABOVE. (INTERNAL AREAS ONLY).
- CE-02 - 9mm FIBRE CEMENT SHEET ATTACHED TO ROOF TRUSSES AND OR RAFTERS ABOVE. (EXTERNAL AREAS AND BALCONIES ONLY).
- CE-03 - CSR 824 FLOOR/CEILING SYSTEM. FRL 60/60/60. CAVITY INFILL TYPE (b). (1x13mm + 1x16mm GYPROCK FYRCHER PLASTERBOARD) ATTACHED TO FLOOR JOISTS ABOVE WITH RESILIENT MOUNT CLIPS TO 20mm FURRING CHANNEL.

GENERAL NOTES:

- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N108212-C - MAY/19) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
- REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N108212-S - MAY/19) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
- REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NEXTON ENGINEERING SERVICES (JOB N101514 - MAY/19) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
- BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARDCON AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
- ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR STUD WALLS AND DO NOT INCLUDE ANY CLADDING OR LINING.
- NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
- PUBLIC SAFETY FOR ALL PEDESTRIANS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- FLOOR COVERINGS & WALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA 6.10.
- EXTERNAL WALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA 6.11.

SECTION A
EAST SIDE - Scale: 1:50

STAMP

SECTION B

Scale: 1:50

SECTION C

Scale: 1:50

WALL TYPE LEGEND

- BL-01 - TYPICAL 1.1m HIGH BALUSTRADE. PAINTED FINISHED 9mm FC SHEET TO EACH EXTERNAL SIDE TO 40mm TIMBER STUD AT MAX. 600mm Ctrs.
- BL-02 - TYPICAL 1.1m HIGH BALUSTRADE. TUBULAR STAINLESS STEEL FRAME WITH HIRE INFILL BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- BL-03 - TYPICAL 1.1m HIGH BALUSTRADE. 1.1m HIGH FRAMELESS FROSTED TYPE GLASS. TIMBER STUDS AT MAXIMUM 600mm Ctrs. TO 1x 6mm ØPYROCK. PYROCK PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 420 WALL SYSTEM - FRL 60/60/60.
- BL-04 - TYPICAL 1.75m HIGH BALUSTRADE. 1.75m HIGH FRAMELESS FROSTED TYPE GLASS. BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS.
- BL-05 - TYPICAL 1.75m HIGH BALUSTRADE. 600mm HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS TO BE INSTALLED ON TOP OF GROUND FLOOR WALL BY-01.
- BL-06 - TYPICAL 1.00m HIGH BALUSTRADE. TUBULAR STAINLESS STEEL FRAME WITH INTERMEDIATE HANDRAIL TO COMPLY WITH AS 1428-2001. BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- BY-01 - TYPICAL EXTERNAL WALL 240mm/250mm. BRICK WORK AS SELECTED. 40mm GAP TO 40mm TIMBER STUDS AT MAXIMUM 600mm Ctrs. TO 1x 6mm ØPYROCK. PYROCK PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 420 WALL SYSTEM - FRL 60/60/60.
- CB-01 - TYPICAL EXTERNAL/INTERNAL WALL 190mm. 190mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. F.R.L. 60/60/60.
- CB-02 - TYPICAL EXTERNAL/INTERNAL WALL 250mm. 250mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. F.R.L. 60/60/60.
- CB-03 - TYPICAL EXTERNAL RETAINING WALL 40mm. MAX. 800mm HIGH 40mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS.
- CC-01 - 1000x200x200mm HIDE CONCRETE COLUMN AS PER ENGINEERS SPECIFICATION.
- FK-01 - TYPICAL INTERNAL FLOUT WALL 40mm/10mm. 40mm TIMBER STUD AT MAX. 600mm Ctrs. 10mm PLASTERBOARD TO EACH SIDE OF STUD.
- PC-01 - TYPICAL EXTERNAL WALL 40mm/140mm. RENDERED FINISHED 30mm INTER POLYSTYRENE GLASSING. VAPOUR BARRIER TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. CAVITY INSULATION (a) AS PER ENERGY RATING REPORT. 10mm PLASTERBOARD.
- PC-02 - TYPICAL 1.7m HIGH EXT. WALL 40mm/140mm. RENDERED FINISHED 30mm INTER POLYSTYRENE GLASSING TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. TO 4mm PAINTED FINISHED FC SHEET.
- PH-01 - TYPICAL PARTY WALL 250mm/200mm. 140mm ØPYROCK PYROCK + 140mm ØPYROCK PLASTERBOARD CD TO EACH EXTERNAL SIDE. 200mm TIMBER STUD AT MAX. 600mm Ctrs. TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 618 WALL SYSTEM - FRL 60/60/60.
- PH-02 - TYPICAL PARTY WALL 120mm/52mm. 140mm ØPYROCK PYROCK TO EACH EXTERNAL SIDE. 120mm STAGGERED TIMBER STUD AT MAX. 600mm Ctrs. TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 455 WALL SYSTEM - FRL 60/60/60.
- PH-03 - TYPICAL PARTY WALL 250mm/210mm. 140mm ØPYROCK PYROCK TO EACH EXTERNAL SIDE. 200mm TIMBER STUDS AT MAX. 600mm Ctrs. TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. 20mm ØPYROCK SHAFT LINER PANEL BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 500 WALL SYSTEM - FRL 60/60/60.
- TC-01 - TYPICAL EXTERNAL WALL 40mm/140mm. HORIZONTALLY LAID 12mm THICK SHADOWCLAD TIMBER CLADDING PANEL. VAPOUR BARRIER TO 35x10mm TIMBER BATTENS TO 1x 6mm ØPYROCK PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 401 WALL SYSTEM - FRL 60/60/60.
- TC-02 - TYPICAL EXTERNAL WALL 40mm/140mm. HORIZONTALLY LAID 12mm THICK SHADOWCLAD TIMBER CLADDING PANEL. VAPOUR BARRIER TO 35x10mm TIMBER BATTENS TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. TO 10mm PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (a) AS PER ENERGY RATING REQUIREMENTS.

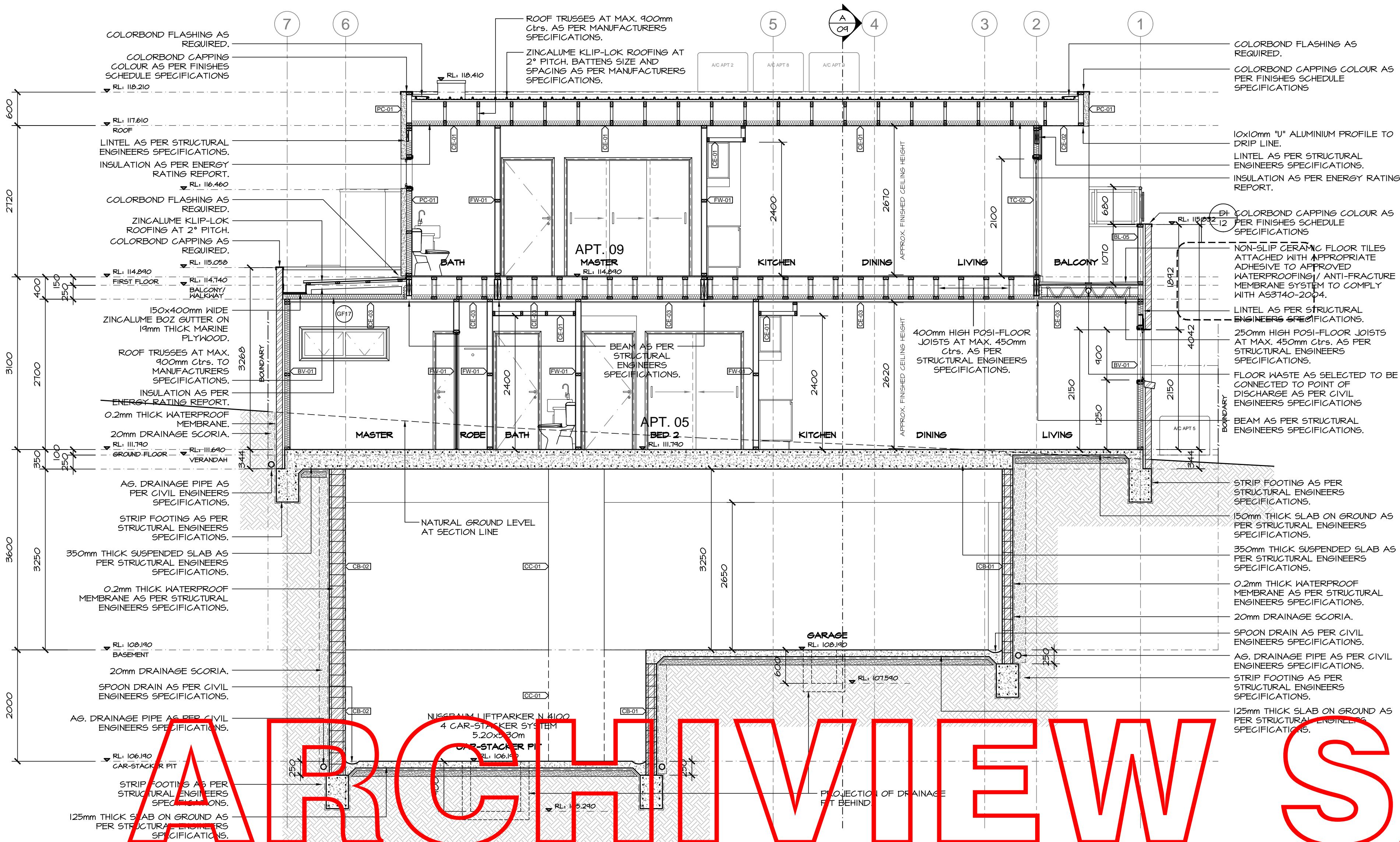
CEILING TYPE LEGEND

- CE-01 - 10mm PLASTERBOARD ATTACHED TO FLOOR JOISTS OR ROOF TRUSSES OR RAFTERS ABOVE. (INTERNAL AREAS ONLY).
- CE-02 - 9mm FIBRE CEMENT SHEET ATTACHED TO ROOF TRUSSES AND/OR RAFTERS ABOVE. (EXTERNAL AREAS AND BALCONIES ONLY).
- CE-03 - CSR 824 FLOOR/CEILING SYSTEM. FRL 60/60/60. CAVITY INFILL TYPE (b). (100mm + 10mm ØPYROCK PYROCK PLASTERBOARD) ATTACHED TO FLOOR JOISTS ABOVE WITH RESILIENT MOUNT CLIPS TO 20mm FURRING CHANNEL.

GENERAL NOTES:

- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N108212-0 - MAY/19) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
- REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N108212-5 - MAY/19) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
- REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NEXTON ENGINEERING SERVICES (JOB N10514 - MAY/19) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
- BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARX AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
- ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR STUD WALLS AND DO NOT INCLUDE ANY GLASSING OR LINING.
- NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
- PUBLIC SAFETY FOR ALL PEDESTRIANS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- FLOOR COVERINGS & WALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA G10.
- EXTERNAL WALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA G10.

STAMP



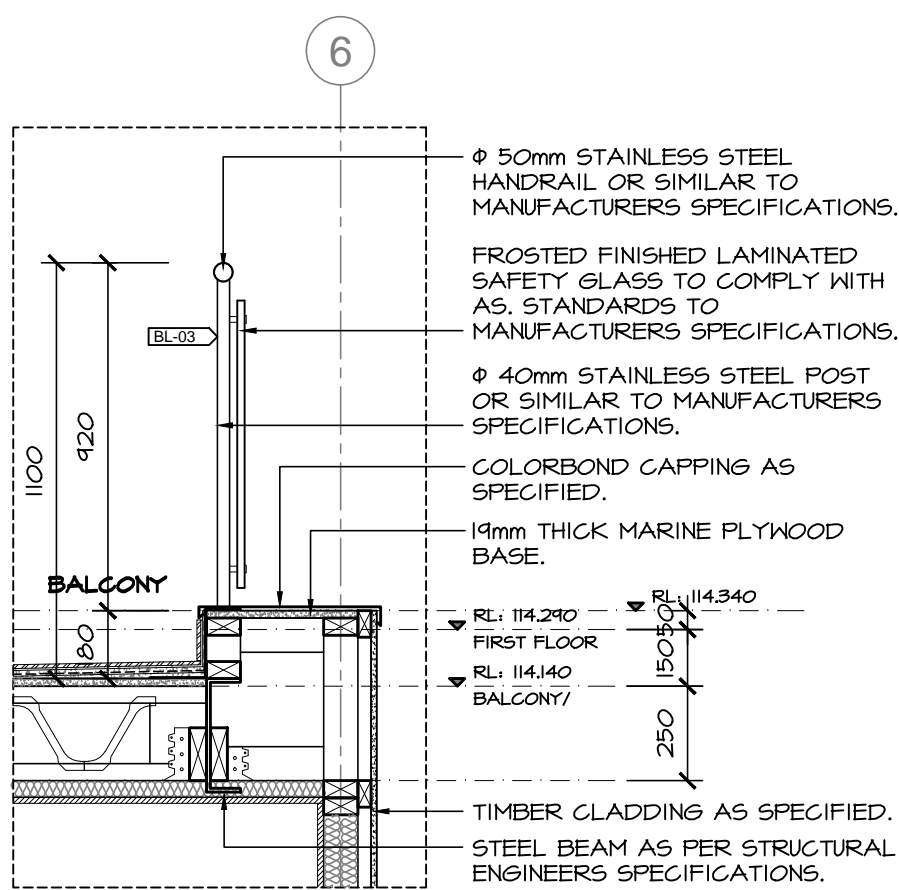
SECTION D

Scale: 1:50

OPENINGS SCHEDULE - GROUND FLOOR									
MEMBER	QUANTITY	TYPE	DIMENSIONS				GLASS TYPE	MECHANISM TYPE	REFER TO SPECIFIC NOTES BELOW
			ALUMINUM FRAME SIZE (WIDTH x HEIGHT)		HEIGHTS	HEAD / SILL			
GF01	01	SL. DOOR	1800	2150	2150	0	CLEAR	SLIDING/FIXED	
GF02	01	SL. DOOR	2100	2150	2150	0	CLEAR	SLIDING/FIXED	
GF03	01	SL. DOOR	3000	2150	2150	0	CLEAR	SLIDING/FIXED	
GF04	01	HINDON	1200	2075	2150	75	CLEAR	FIXED	
GF05	01	HINDON	1200	2075	2150	75	CLEAR	FIXED	
GF06	01	SL. DOOR	3000	2150	2150	0	CLEAR	SLIDING/FIXED	
GF07	01	HINDON	2100	1000	2150	1150	CLEAR	ANNING	
GF08	01	HINDON	2100	1000	2150	1150	CLEAR	ANNING	
GF09	01	SL. DOOR	3000	2150	2150	0	CLEAR	SLIDING/FIXED	
GF10	01	HINDON	1200	2075	2150	75	CLEAR	FIXED	
GF11	01	HINDON	1200	2075	2150	75	CLEAR	FIXED	
GF12	01	HINDON	2100	1000	2150	1150	CLEAR	ANNING	
GF13	01	SL. DOOR	3600	2150	2150	0	CLEAR	SLIDING/FIXED	
GF14	01	HINDON	1500	1000	2150	1150	CLEAR	ANNING	
GF15	01	SL. DOOR	2400	2150	2150	0	CLEAR	SLIDING/FIXED	
GF16	01	SL. DOOR	2400	2150	2150	0	CLEAR	SLIDING/FIXED	
GF17	01	HINDON	1500	1000	2150	1150	CLEAR	ANNING	
GF18	01	HINDON	2400	1000	2150	1150	CLEAR	ANNING	
GF19	01	HINDON	2400	1000	2150	1150	CLEAR	ANNING	
GF20	01	HINDON	2400	1000	2150	1150	CLEAR	ANNING	
GF21	01	HINDON	2400	1000	2150	1150	CLEAR	ANNING	
GF22	01	HINDON	600	900	2150	1250	CLEAR	ANNING	
GF23	01	SL. DOOR	2400	2150	2150	0	CLEAR	SLIDING/FIXED	
GF24	01	HINDON	600	900	2150	1250	FROSTED	ANNING	
GF25	01	HINDON	2100	1000	2150	1150	CLEAR	ANNING	
GF26	01	HINDON	1540	3010	3010	0	REFLEX	FIXED	
GF27	01	HINDON	1220	3010	3010	0	REFLEX	FIXED	
GF28	01	HINDON	1540	3010	3010	0	REFLEX	CASEMENT	
GF29	01	HINDON	600	900	2150	1250	FROSTED	ANNING	

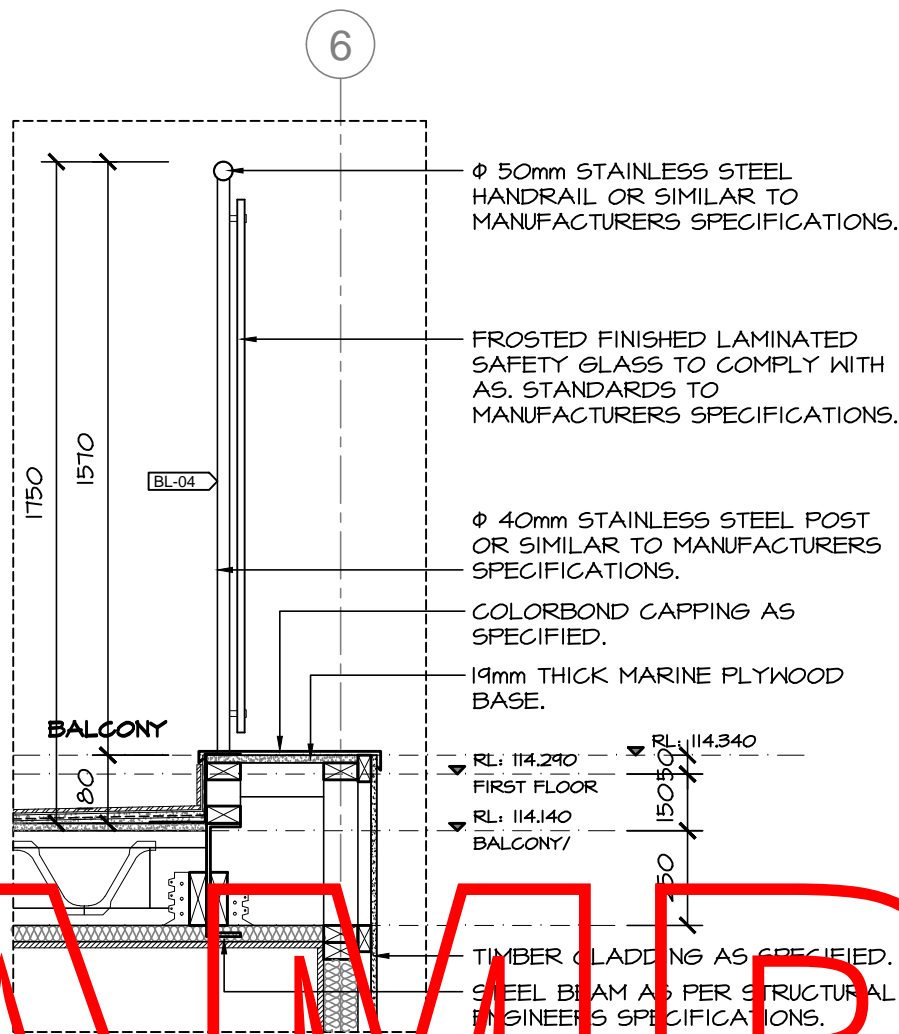
- SPECIFIC NOTES:**
- HINDON MANUFACTURER TO PROVIDE HINDON TO SUIT AND COMPLY WITH CLAUSES 3.2 AND 3.4 OF BCA, OR HINDONS TO BE ASSESSED AND APPROVED BY FIRE ENGINEER.
- GENERAL NOTES:**
- (T.B.C.) DIMENSION TO BE CONFIRMED ON SITE.
 - HINDON MANUFACTURER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR MANUFACTURING ANY HINDON OR SLIDING DOOR.
 - DIMENSIONS SHOWN ON TABLE ABOVE ARE FROM HINDON FRAME, BUILDER TO ALLOW FOR 30mm GAP ALL AROUND FOR OPENINGS ON TIMBER STUD WALLS TO ACCOMMODATE REVEAL AND DO ANY NECESSARY ADJUSTMENT.

OPENINGS SCHEDULE - FIRST FLOOR									
MEMBER	QUANTITY	TYPE	DIMENSIONS				GLASS TYPE	MECHANISM TYPE	REFER TO SPECIFIC NOTES BELOW
			ALUMINUM FRAME SIZE (WIDTH x HEIGHT)		HEIGHTS	HEAD / SILL			
IF01	01	HINDON	1800	1000	2100	1100	CLEAR	ANNING	
IF02	01	SL. DOOR	3000	2100	2100	0	CLEAR	SLIDING/FIXED	
IF03	01	HINDON	1200	2025	2100	75	FROSTED	FIXED/ANNING	
IF04	01	HINDON	1200	2025	2100	75	FROSTED	FIXED/ANNING	
IF05	01	SL. DOOR	2100	2100	2100	0	CLEAR	SLIDING/FIXED	
IF06	01	HINDON	2100	1000	2100	1100	CLEAR	ANNING	
IF07	01	HINDON	2100	1000	2100	1100	CLEAR	ANNING	
IF08	01	SL. DOOR	2100	2100	2100	0	CLEAR	SLIDING/FIXED	
IF09	01	HINDON	1200	2025	2100	75	CLEAR	FIXED/ANNING	
IF10	01	HINDON	1200	2025	2100	75	CLEAR	FIXED/ANNING	
IF11	01	SL. DOOR	3600	2100	2100	0	CLEAR	SLIDING/FIXED	
IF12	01	HINDON	2200	1000	2400	1700	CLEAR	ANNING	
IF13	01	HINDON	2200	1000	2400	1700	CLEAR	ANNING	
IF14	01	HINDON	3000	1800	2400	600	CLEAR	FIXED/ANNING	
IF15	01	HINDON	1200	400	2100	1700	CLEAR	ANNING	
IF16	01	HINDON	2400	500	2100	1600	CLEAR	ANNING	
IF17	01	HINDON	2400	500	2100	1600	CLEAR	ANNING	
IF18	01	HINDON	2400	500	2100	1600	CLEAR	ANNING	
IF19	01	HINDON	2400	500	2100	1600	CLEAR	ANNING	
IF20	01	HINDON	1500	2825	2400	75	CLEAR	FIXED	
IF21	01	SL. DOOR	2100	2400	2400	0	CLEAR	SLIDING/FIXED	
IF22	01	SL. DOOR	2100	2400	2400	0	CLEAR	SLIDING/FIXED	
IF23	01	HINDON	2400	2825	2400	75	CLEAR	FIXED	
IF24	01	HINDON	1540	3120	3120	0	REFLEX	CASEMENT	RESTRICTED OPENING
	01	HINDON	1220	3120	3120	0	REFLEX	FIXED	RESTRICTED OPENING
	01	HINDON	1540	3120	3120	0	REFLEX	CASEMENT	RESTRICTED OPENING



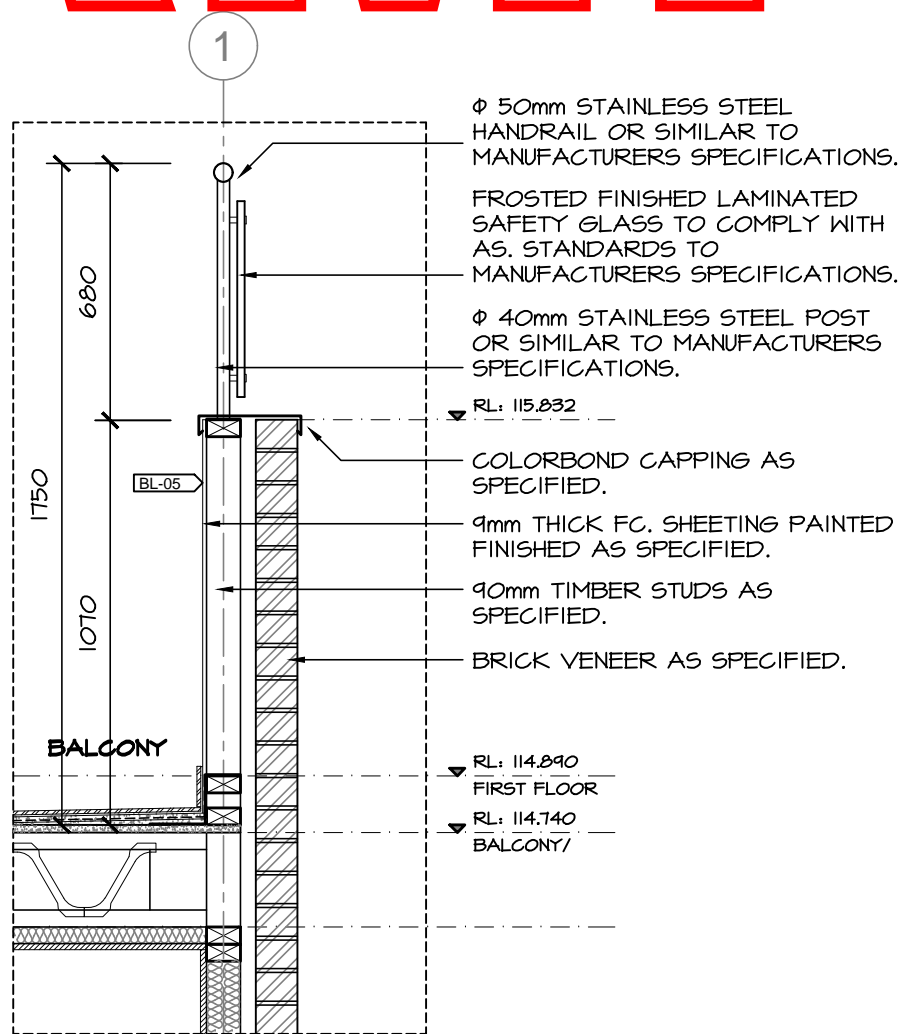
BL-03 TYPICAL DETAIL

Scale: 1:20



BL-04 TYPICAL DETAIL

Scale: 1:20



BL-05 TYPICAL DETAIL

Scale: 1:20

GENERAL NOTES:

- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N102022-0 - MAY/19) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
- REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ARX CONSULTING ENGINEERS (JOB N102022-0 - MAY/19) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
- REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NES NEXTON ENGINEERING SERVICES (JOB N10154 - MAY/19) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES INFORMATION AND DETAILS.
- BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF ANY CHANGE IS REQUIRED IS TO ADVISE ARX/CCO AND THE STRUCTURAL ENGINEER PRIOR ANY MODIFICATION.
- ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL MEMBERS OR STUD WALLS AND DO NOT INCLUDE ANY CLADDING OR LINING.
- NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINES MUST BE LOCATED FROM SETOUT POINT ONLY.
- PUBLIC SAFETY FOR ALL PEDESTRIANS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- FLOOR COVERINGS & WALL LININGS AS PER FINISHES SCHEDULE SPECIFICATIONS TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA G10.
- EXTERNAL WALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER BCA G10.

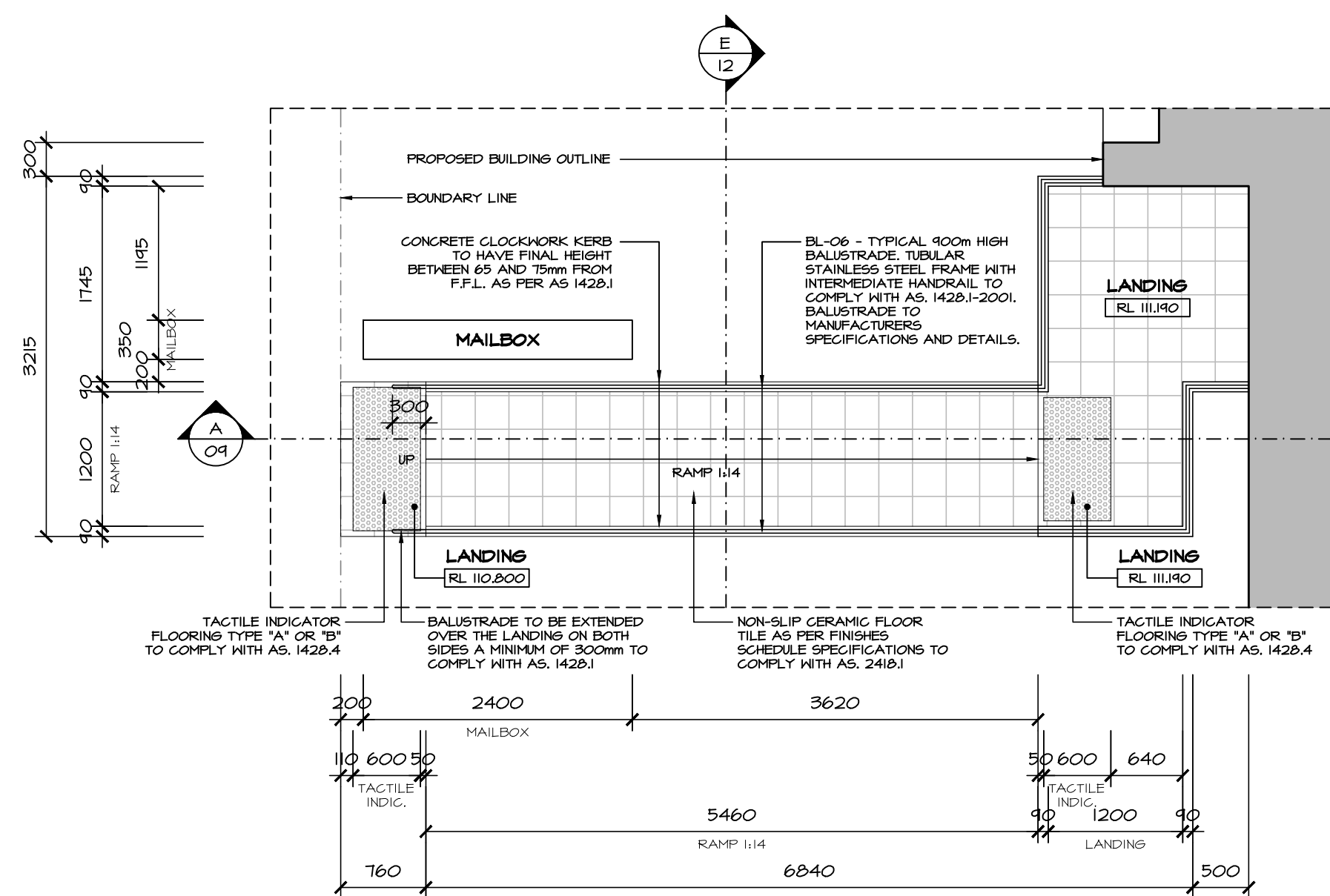
WALL TYPE LEGEND

- BL-01 - TYPICAL 1.1m HIGH BALUSTRADE. PAINTED FINISHED 9mm FC SHEET TO EACH EXTERNAL SIDE TO 40mm TIMBER STUD AT MAX. 600mm Ctrs.
- BL-02 - TYPICAL 1.1m HIGH BALUSTRADE. TUBULAR STAINLESS STEEL FRAME WITH WIRE INFILL BALUSTRADE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- BL-03 - TYPICAL 1.1m HIGH BALUSTRADE. 1.1m HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS.
- BL-04 - TYPICAL 1.1m HIGH BALUSTRADE. 1.1m HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS.
- BL-05 - TYPICAL 1.1m HIGH BALUSTRADE. 600mm HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS TO BE INSTALLED ON TOP OF GROUND FLOOR WALL BY-01.
- BL-06 - TYPICAL 1.1m HIGH BALUSTRADE. 1.1m HIGH FRAMELESS FROSTED TYPE GLASS BALUSTRADE WITH STRUCTURALLY INDEPENDENT HANDRAIL AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
- BY-01 - TYPICAL EXTERNAL WALL 240mm/250mm. BRICK WORK AS SELECTED. 40mm GAP TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. TO 1x 16mm GYPROC. PYRCHER PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 420 WALL SYSTEM - FRL 60/60/60.
- CB-01 - TYPICAL EXTERNAL/INTERNAL WALL 190mm. 190mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. FRL 60/60/60.
- CB-02 - TYPICAL EXTERNAL/INTERNAL WALL 250mm. 250mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. FRL 60/60/60.
- CB-03 - TYPICAL EXTERNAL RETAINING WALL 40mm. MAX. 800mm HIGH 40mm THICK CORE-FILLED CONCRETE BLOCK AS PER ENGINEERS SPECIFICATIONS. FRL 60/60/60.
- CC-01 - 1000x200mm HIDE CONCRETE COLUMN AS PER ENGINEERS SPECIFICATION.
- FK-01 - TYPICAL INTERNAL FLOUT WALL 40mm/10mm. 40mm TIMBER STUD AT MAX. 600mm Ctrs. 1x10mm PLASTERBOARD TO EACH SIDE OF STUD.
- PC-01 - TYPICAL EXTERNAL WALL 40mm/10mm. RENDERED FINISHED 12mm UNTA POLYSTYRENE CLADDING. VAPOUR BARRIER TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. CAVITY INSULATION AS PER ENERGY RATING REPORT. 10mm PLASTERBOARD.
- PC-02 - TYPICAL 1.1m HIGH EXT. WALL 40mm/10mm. RENDERED FINISHED 12mm UNTA POLYSTYRENE CLADDING TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. TO 4mm PAINTED FINISHED FC. SHEET.
- PH-01 - TYPICAL PARTY WALL 250mm/20mm. 1x10mm GYPROC PYRCHER + 1x10mm GYPROC PLASTERBOARD TO EACH EXTERNAL SIDE. 200mm TIMBER STUD AT MAX. 600mm Ctrs. TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 618 WALL SYSTEM - FRL 60/60/60.
- PH-02 - TYPICAL PARTY WALL 120mm/52mm. 1x10mm GYPROC PYRCHER + 1x10mm GYPROC PLASTERBOARD TO EACH EXTERNAL SIDE. 120mm STAGGERED TIMBER STUD AT MAX. 600mm Ctrs. TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 455 WALL SYSTEM - FRL 60/60/60.
- PH-03 - TYPICAL PARTY WALL 250mm/20mm. 1x10mm GYPROC PYRCHER TO EACH EXTERNAL SIDE. 200mm TIMBER STUD AT MAX. 600mm Ctrs. TO EACH SIDE WITH 10mm GAP BETWEEN STUDS. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 500 WALL SYSTEM - FRL 60/60/60.
- TC-01 - TYPICAL EXTERNAL WALL 40mm/10mm. HORIZONTALLY LAID 12mm THICK SHADONCLAD TIMBER CLADDING PANEL. VAPOUR BARRIER TO 35x10mm TIMBER BATTENS TO 1x 16mm GYPROC PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION (a) AS PER SYSTEM TABLE. CSR 401 WALL SYSTEM - FRL 60/60/60.
- TC-02 - TYPICAL EXTERNAL WALL 40mm/10mm. HORIZONTALLY LAID 12mm THICK SHADONCLAD TIMBER CLADDING PANEL. VAPOUR BARRIER TO 35x10mm TIMBER BATTENS TO 40mm TIMBER STUD AT MAX. 600mm Ctrs. TO 10mm PLASTERBOARD ON INTERNAL SIDE. CAVITY INSULATION AS PER ENERGY RATING REQUIREMENTS.

CEILING TYPE LEGEND

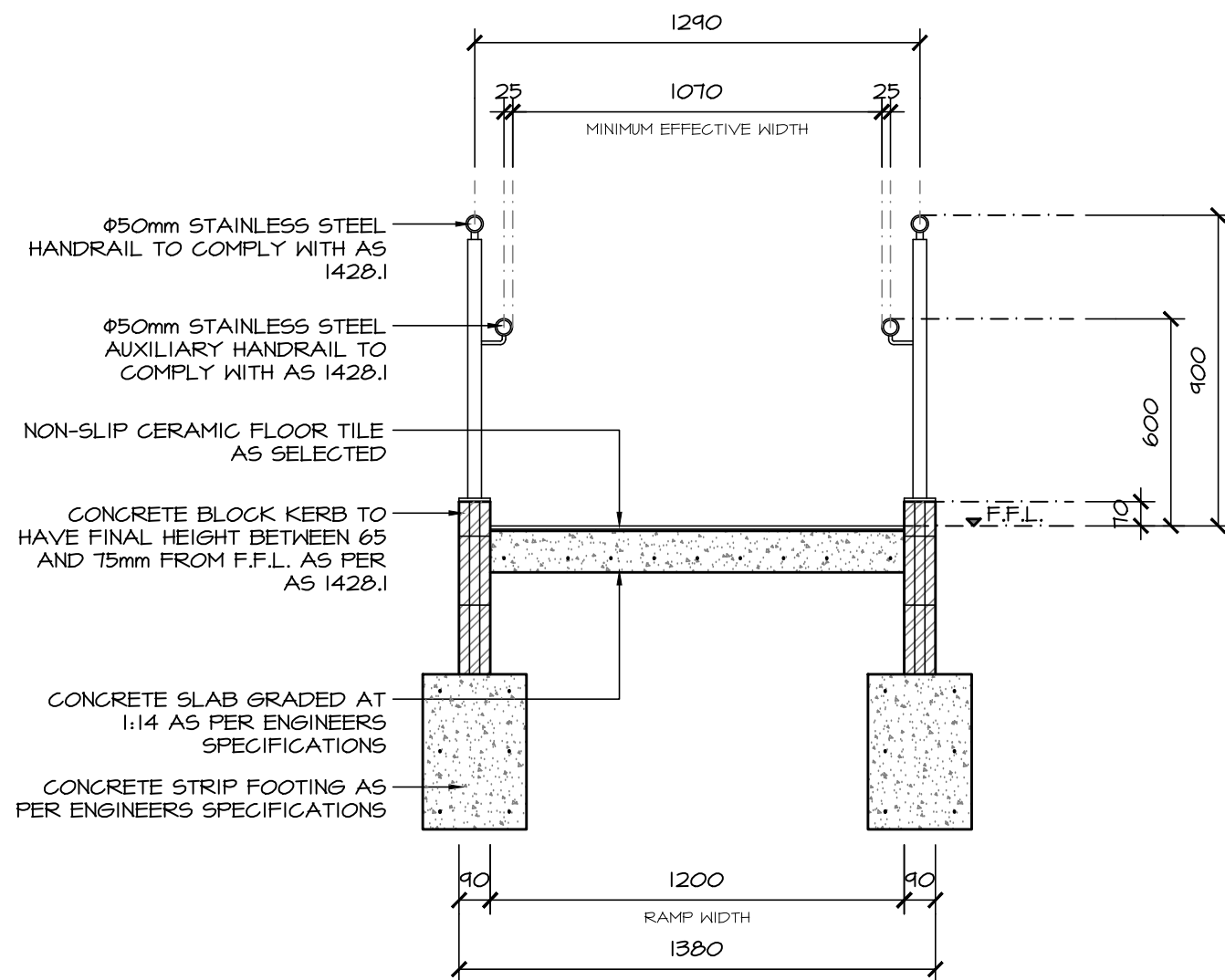
- CE-01 - 10mm PLASTERBOARD ATTACHED TO FLOOR JOISTS OR ROOF TRUSSES OR RAFTERS ABOVE. (INTERNAL AREAS ONLY).
- CE-02 - 9mm FIBRE CEMENT SHEET ATTACHED TO ROOF TRUSSES AND/OR RAFTERS ABOVE. (EXTERNAL AREAS ONLY).
- CE-03 - CSR 824 FLOOR/CEILING SYSTEM. FRL 60/60/60. CAVITY INFILL TYPE (b). (1x10mm + 1x10mm GYPROC PYRCHER PLASTERBOARD) ATTACHED TO FLOOR JOISTS ABOVE WITH RESILIENT MOUNT CLIPS TO 20mm FURRING CHANNEL.

STAMP



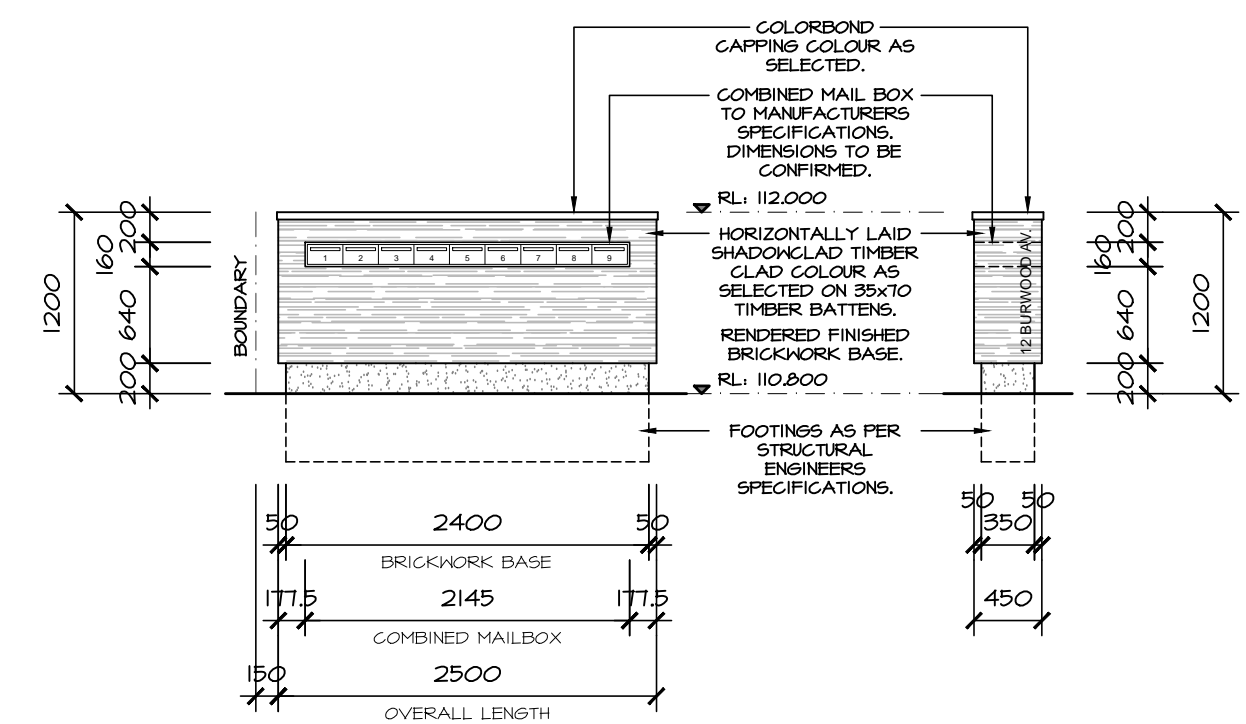
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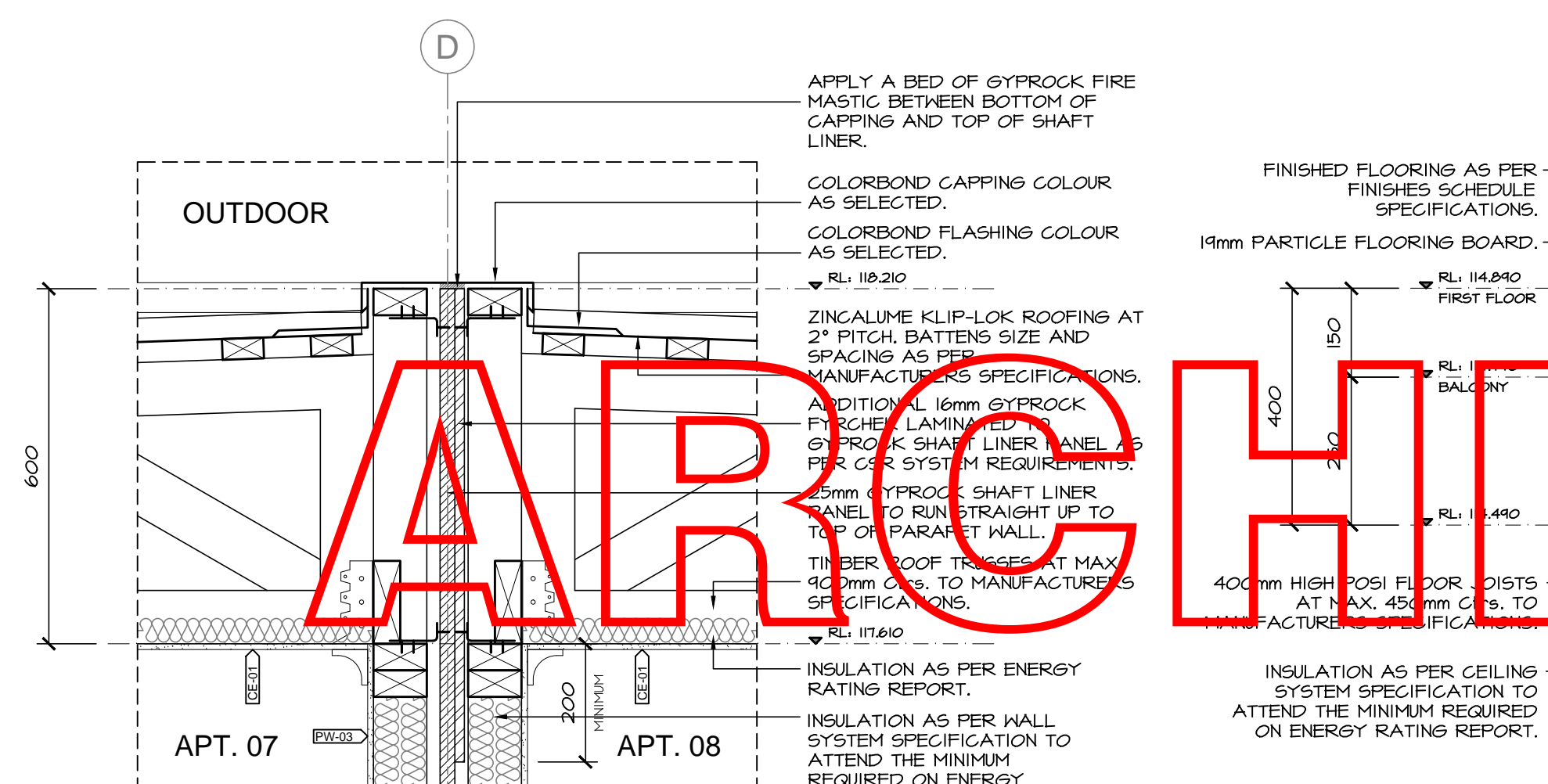
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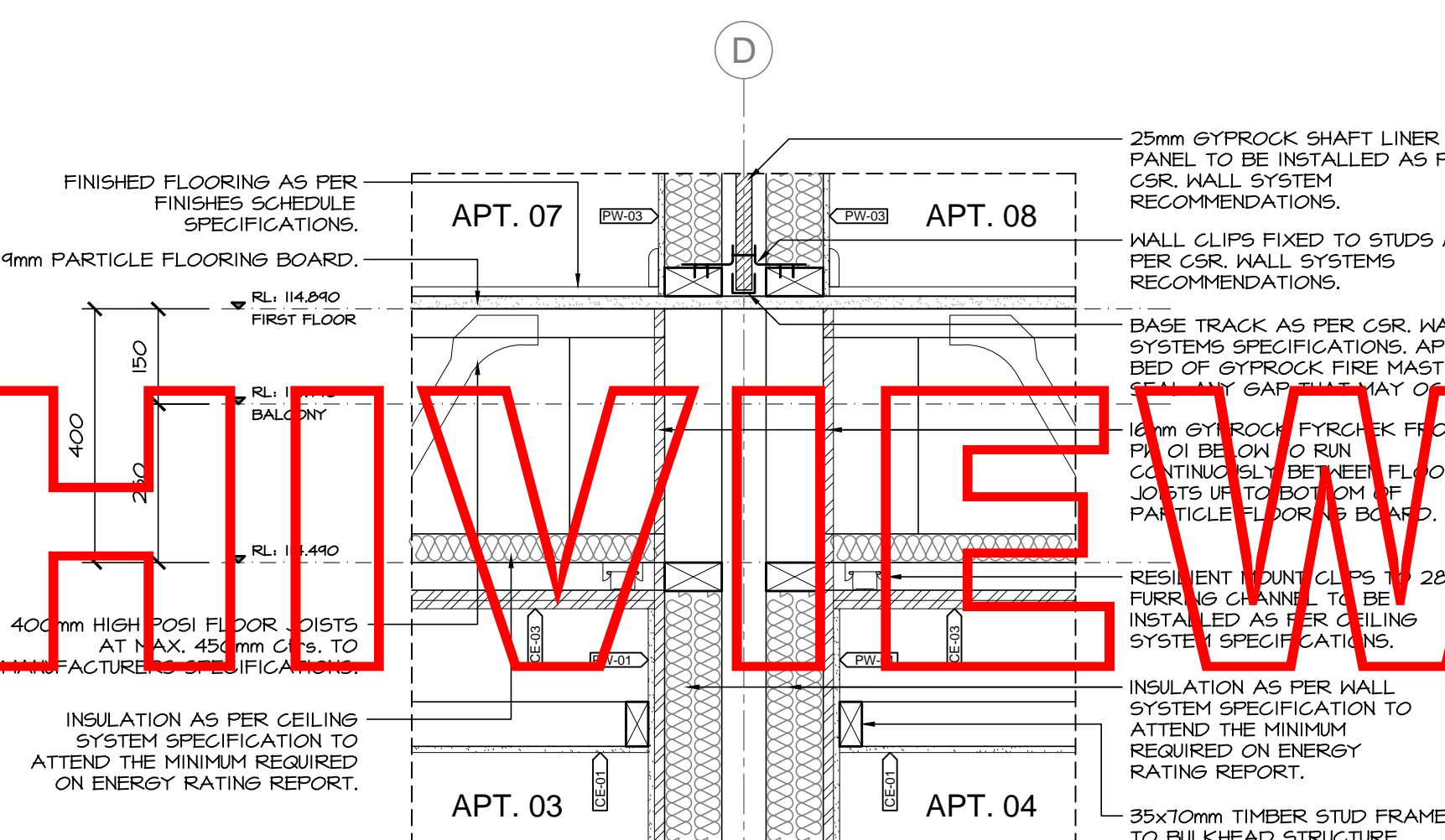
MAILBOX DETAIL

Scale: 1:50



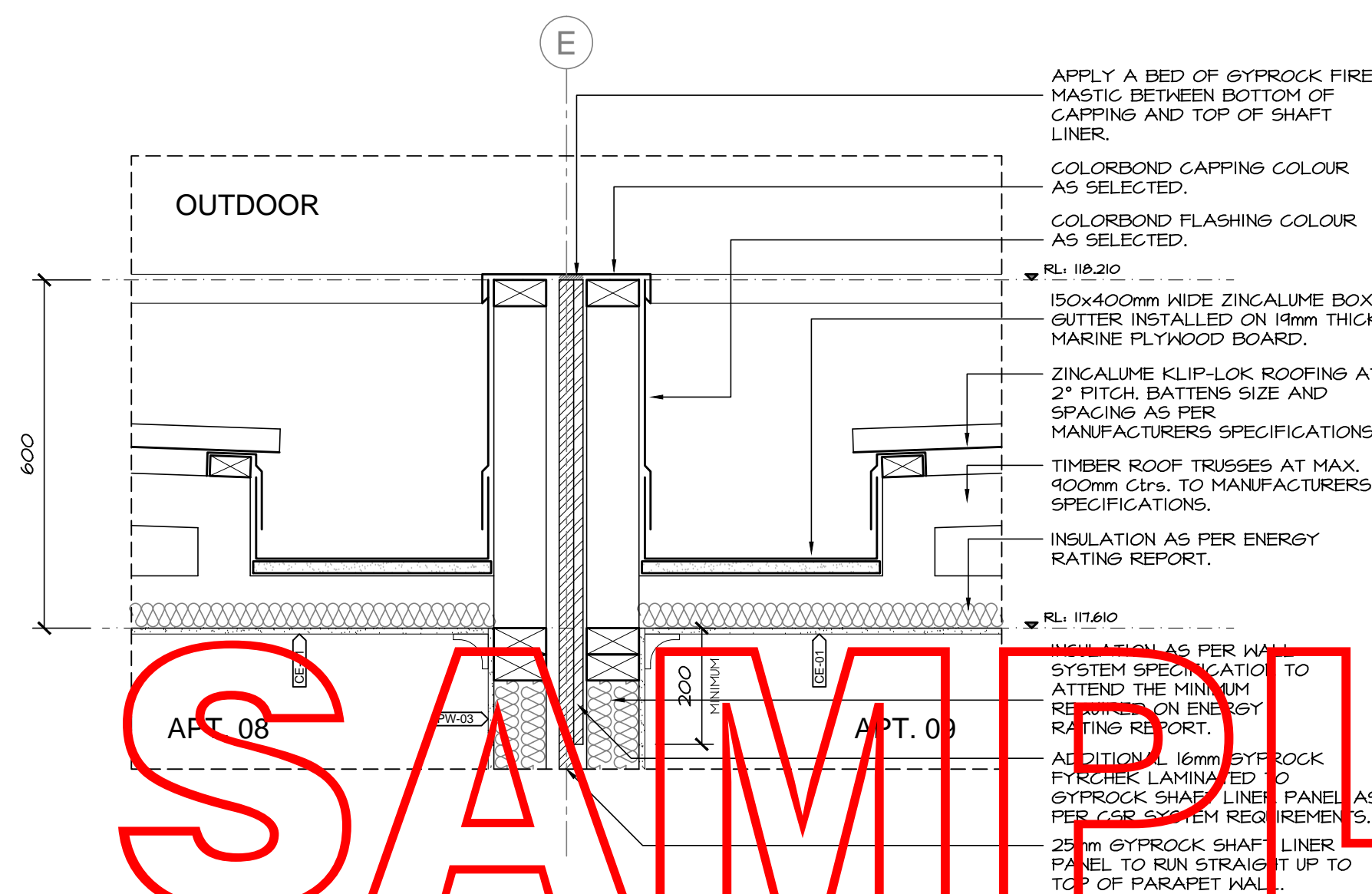
A1 FIRE RATING CONSTRUCTION DETAIL

Scale: 1:10



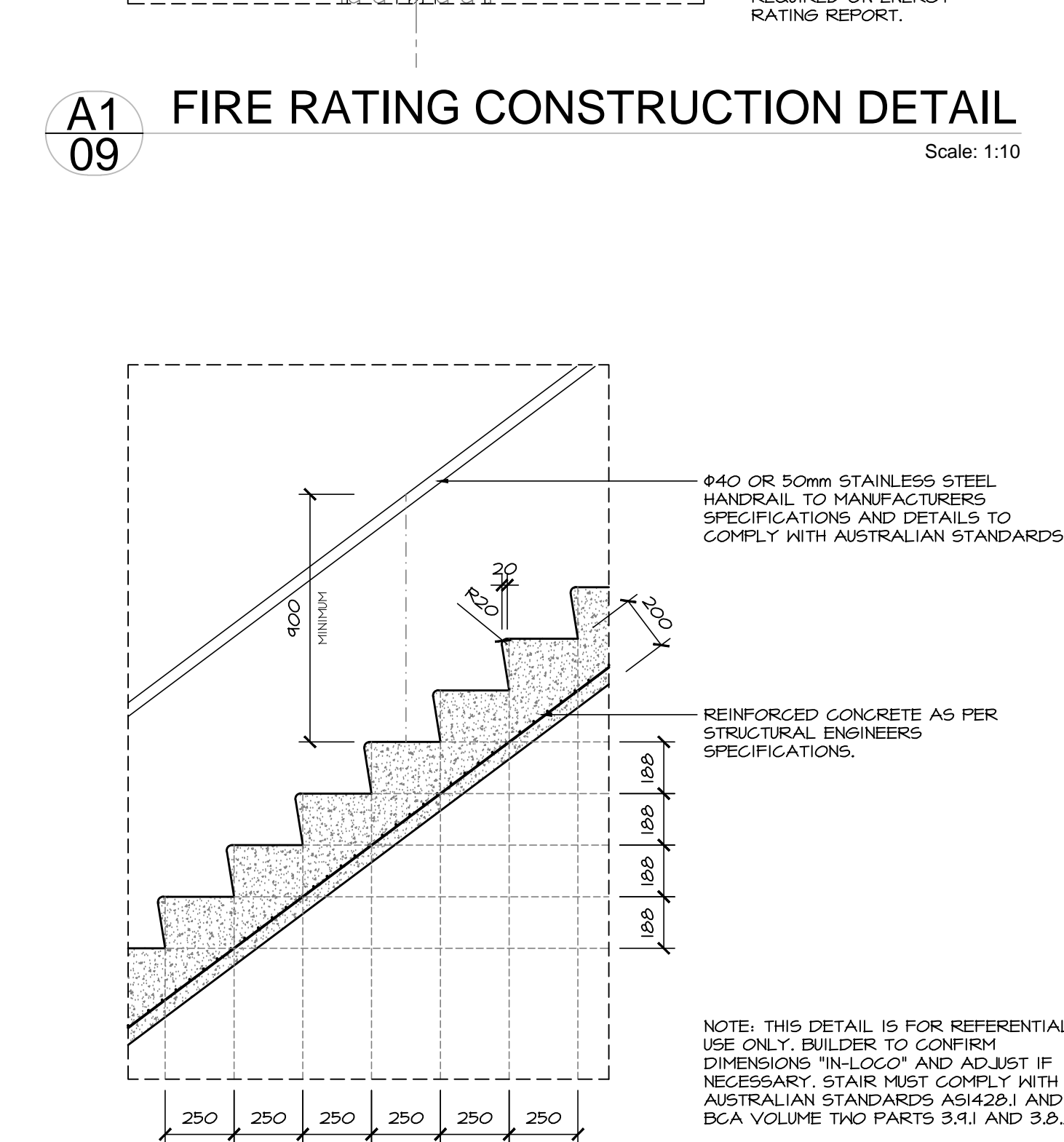
A2 FIRE RATING CONSTRUCTION DETAIL

Scale: 1:10



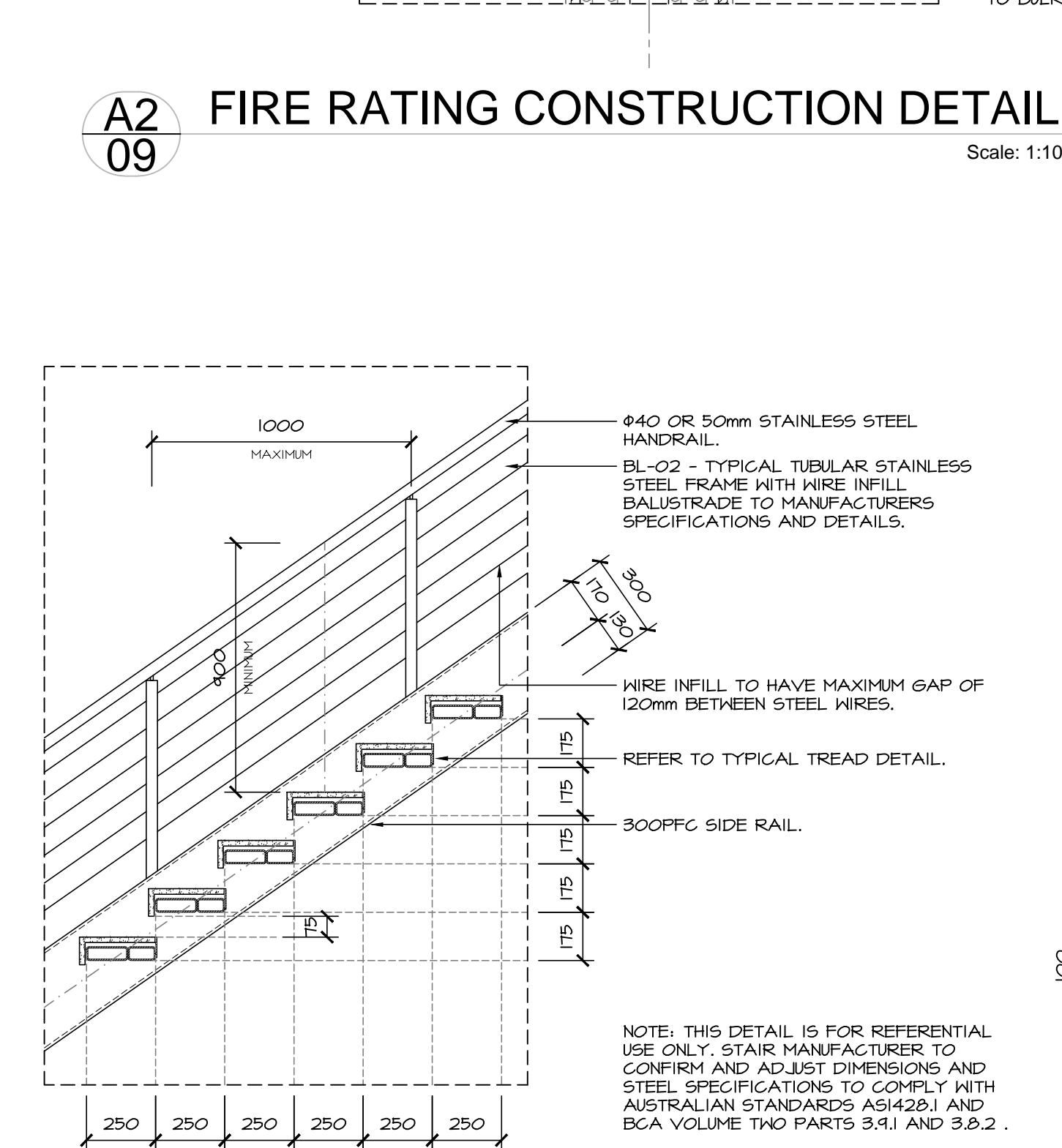
A3 FIRE RATING CONSTRUCTION DETAIL

Scale: 1:10



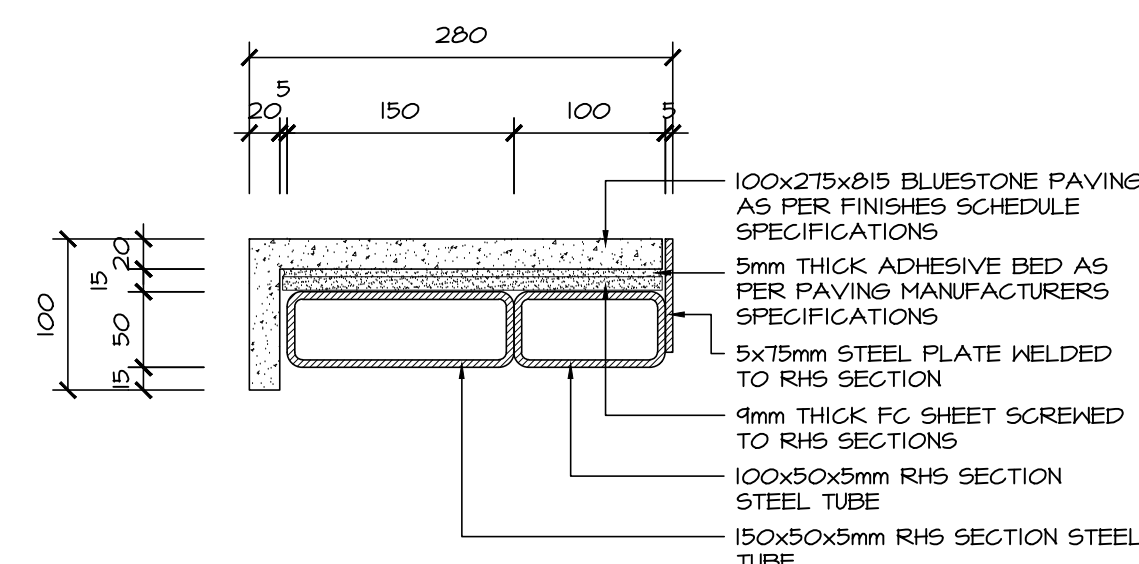
B1 TYPICAL STEEL STAIR DETAIL

Scale: 1:20



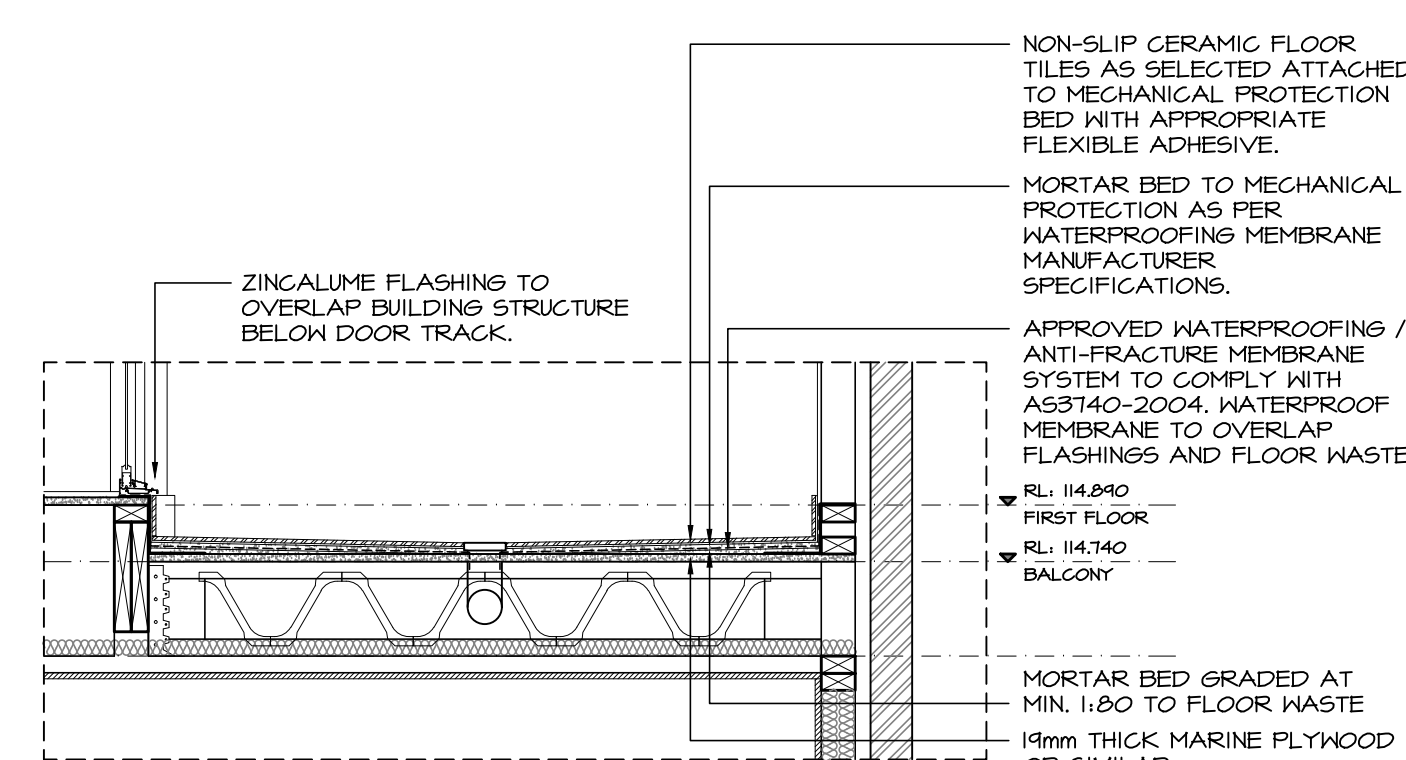
B2 TYPICAL STEEL STAIR DETAIL

Scale: 1:20



TYPICAL STAIR TREAD DETAIL

STEEL STAIR CASE - Scale: 1:5



D1 BALCONY WATERPROOFING DETAIL

Scale: 1:20

GENERAL NOTES:

- 1- REFER TO APPROVED CIVIL ENGINEERING DRAWINGS BY ASX CONSULTING ENGINEERS (JOB N02002-02 - MAY/03) FOR FURTHER STORMWATER AND DRAINAGE DETAILS.
- 2- REFER TO APPROVED STRUCTURAL ENGINEERING DRAWINGS BY ASX CONSULTING ENGINEERS (JOB N02002-02 - MAY/03) FOR FURTHER STRUCTURE INFORMATION AND DETAILS.
- 3- REFER TO APPROVED MECHANICAL, HYDRAULIC AND ELECTRICAL DRAWINGS BY NEW ZEALAND POWER (JOB N020014 - MAY/03) FOR FURTHER MECHANICAL, HYDRAULIC AND ELECTRICAL SERVICES.
- 4- BUILDING CONTRACTOR TO REVIEW THE PLANS AND ASSESS THE REQUIREMENTS FOR HEATING AND COOLING EQUIPMENT AND IF THIS IS REQUIRED TO BE PROVIDED TO THE OWNER AND THE STRUCTURAL ENGINEER FOR ANY MODIFICATION.
- 5- ALL DIMENSIONS SHOWN ON PLANS ARE FROM STRUCTURAL REINFORCEMENT OR STEP WALLS AND DO NOT INCLUDE ANY CLADDING OR LINING.
- 6- NO DIMENSIONS TO BE TAKEN FROM BOUNDARIES BUILDING AND GRID LINE MUST BE LOCATED TO IDENTIFY POINT ONLY.
- 7- ADEQUATE SAFETY FENCE CONSTRAINTS AND VEHICULAR TRAFFIC MUST BE GIVEN AT ALL TIMES.
- 8- FLOOR COVERINGS & WALL LININGS AS PER FINISHES SCHEDULE ARE TO BE SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER B.C. 610.
- 9- EXTERNAL WALL AS SPECIFIED TO COMPLY WITH FIRE HAZARD PROPERTY REQUIREMENTS AS PER B.C. 610.

WALL TYPE LEGEND

- [illegible]

CEILING TYPE LEGEND

- CE-01 - 10mm PLASTERBOARD ATTACHED TO FLOOR JOISTS OR ROOF TRUSSES OR RAFTERS ABOVE. (INTERNAL AREAS ONLY).
- CE-02 - 4mm FIBRE CEMENT SHEET ATTACHED TO ROOF TRUSSES OR RAFTERS ABOVE. (EXTERNAL AREAS AND BALCONIES ONLY).
- CE-03 - CSR B29 FLOOR/CEILING SYSTEM. FRL: 60/60/60. CAVITY INFILL TYPE (B). (ix3mm + ix16mm HYDROCK FIBRE CEMENT PLASTERBOARD) ATTACHED TO FLOOR JOISTS ABOVE WITH RESILIENT MOUNT CLIPS TO 28mm FURRING CHANNEL.

STAMP

ARCHIVIEW
WORKING DRAWING SAMPLE
CONSTRUCTION DETAILS