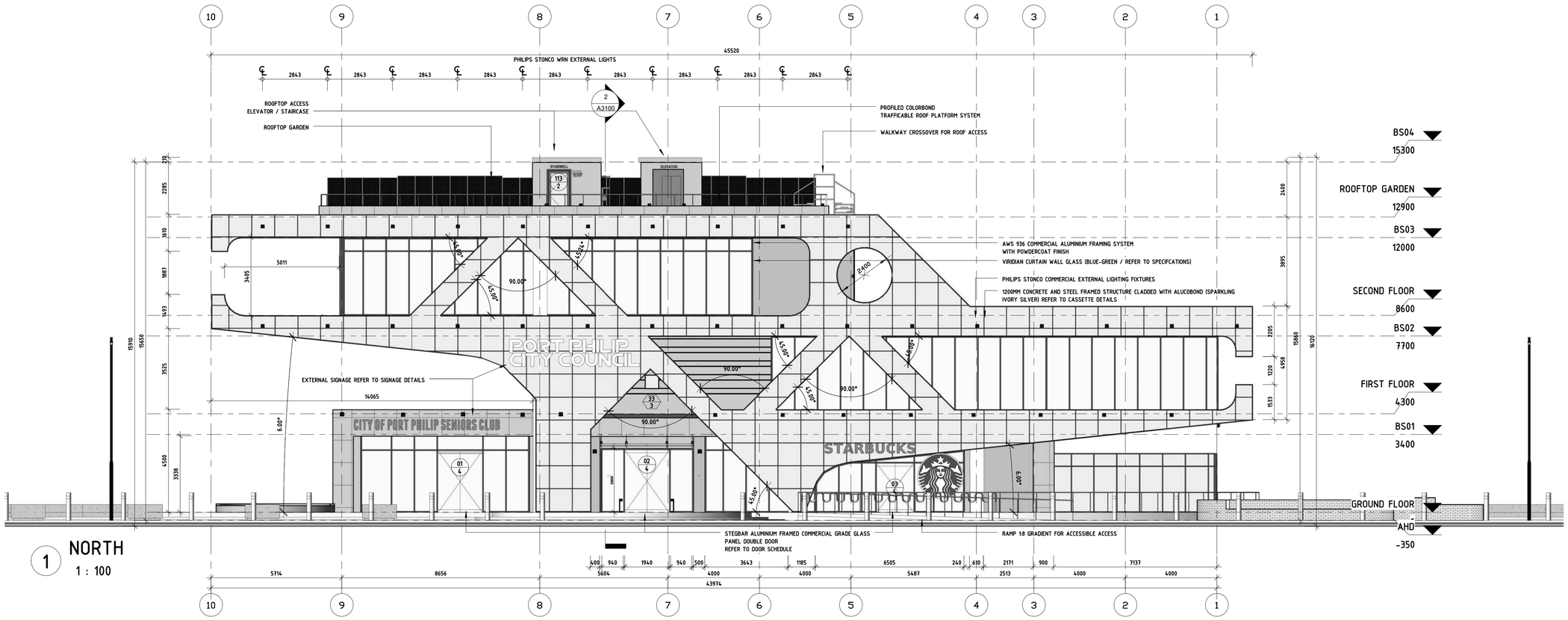
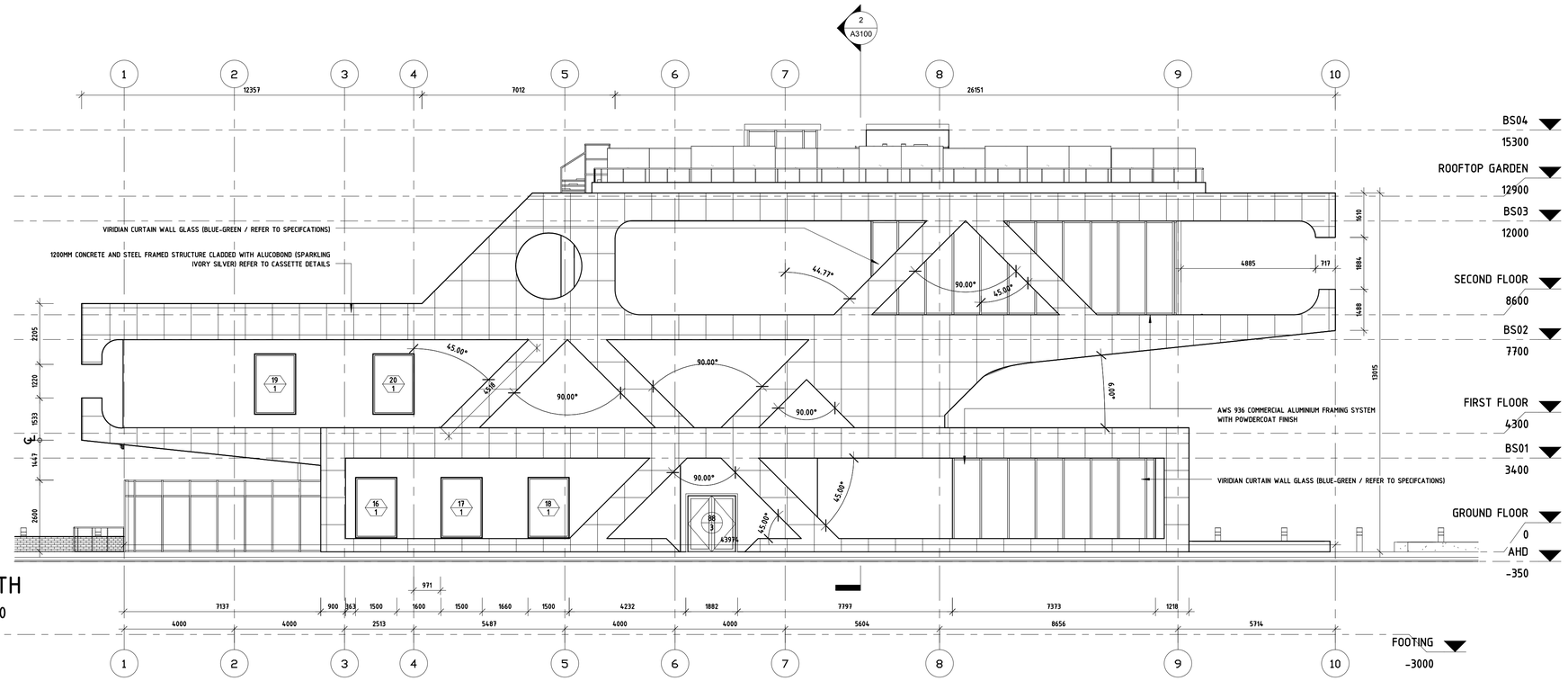


1 NORTH
1 : 100



2 SOUTH
1 : 100

AUTODESK.

MOREY-HOWARTH INTERNATIONAL CONSTRUCTION CONGLOMERATE

MOREY-HOWARTH CORP

CONSTRUCTION SPECIFICATIONS

ALL GLASS PROVIDED BY VIRIDIAN GLASS
VIRIDIAN EVANTAGE BLUE-GREEN SOLAR CONTROL LOW E LAMINATE SPECIFIED FOR CURTAIN WALL SYSTEM.
REFER TO PROJECT MASTER SPECIFICATIONS.

AWS 936 ALUMINIUM CURTAIN WALL FRAMING SYSTEM INSTALLED AS PER MANUFACTURERS AND DETAILED SPECIFICATIONS.
REFER TO PROJECT MASTER SPEFICATIONS.

EXTERNAL LIGHTWEIGHT CLADDING PROVIDED BY ALUCOBOND. CUSTOM ALUCOBOND SPARKLING IVORY SILVER FIXED TO CASSETTE SYSTEM AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS.

OFFICE GRADE COMMERCIAL CARPET PROVIDED BY GODFREY HIRST AND APPLIED AS PER MANUFACTURERS SPECIFICATIONS.

COMMERCIAL GRADE OAK LAMINATE FLOORING APPLIED TO SENIOR CITIZENS CLUB AND MULTI PURPOSE HALL MODULES.
REFER TO ROOM SCHEDULES FOR PLACEMENT AND LOCATION.

INTERNAL WALLS CLADDED WITH GYPSUM 12MM PLASTERBOARD. FINISHED WITH DULUX WINTER WHITE PAINT.

CONSULTANTS

STRUCTURAL ENGINEER
MATTHEW TAIT

matthew.tait@taitstructural.com

DRAFTING SUPERVISOR
ABBOTT & ABBOTT DRAFTING TECHNICIANS

0411 456 856
abbottandabbott@abbottandabbott.com

FIRE ENGINEER
RED FIRE ENGINEERS

No.	Description	Date

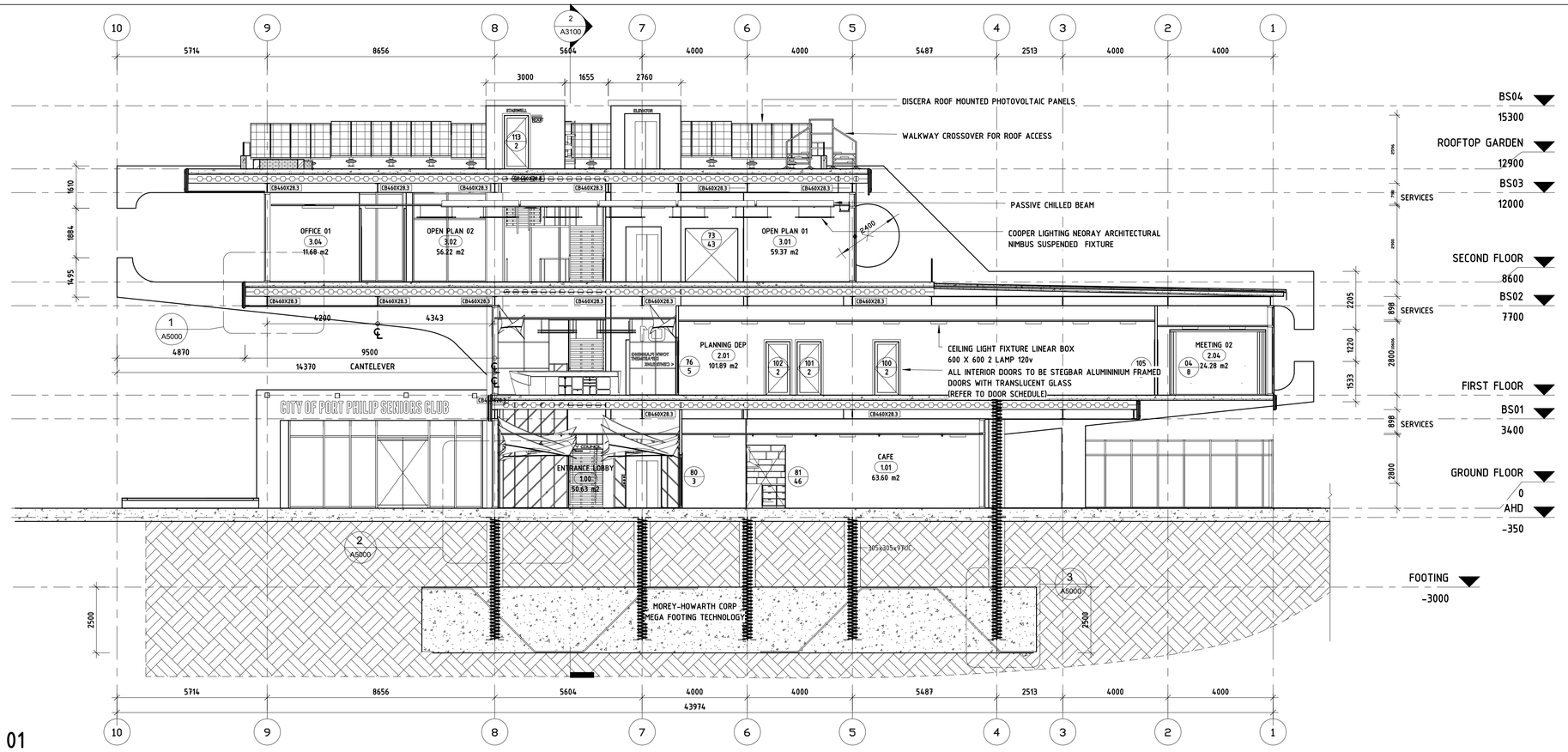
PORT PHILIP CITY COUNCIL

LOT 19 - 25 PORT MELBOURNE

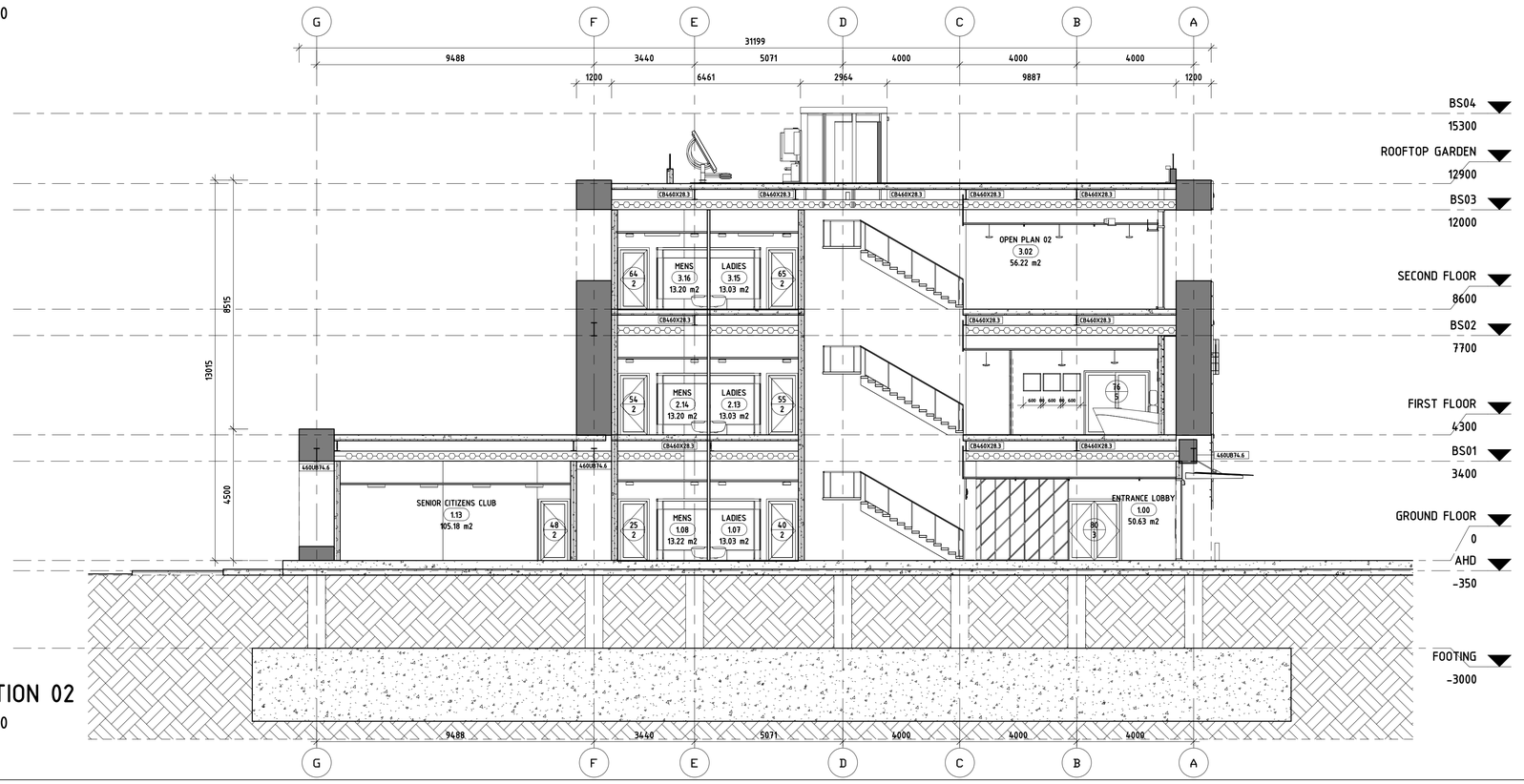
ELEVATION NORTH & SOUTH

PROJECT NUMBER	01
DATE	2016
DRAWN BY	DAVID BIRO
CHECKED BY	TOM BULIC
	A3000
SCALE	1 : 100

17/06/2016 4:00:08 PM



1 SECTION 01
1 : 100



2 SECTION 02
1 : 100

AUTODESK.

MOREY-HOWARTH INTERNATIONAL CONSTRUCTION CONGLOMERATE

MOREY-HOWARTH CORP

CONSTRUCTION SPECIFICATIONS

ALL GLASS PROVIDED BY VIRIDIAN GLASS
VIRIDIAN EVANTAGE BLUE-GREEN SOLAR CONTROL LOW E LAMINATE SPECIFIED FOR CURTAIN WALL SYSTEM.
REFER TO PROJECT MASTER SPECIFICATIONS.

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CONSULTANTS

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matthew.tait@taitstructural.com

DRAFTING SUPERVISOR
ABBOTT & ABBOTT DRAFTING TECHNICIANS

0411 456 856
abbottandabbott@abbottandabbott.com

FIRE ENGINEER
RED FIRE ENGINEERS

No.	Description	Date

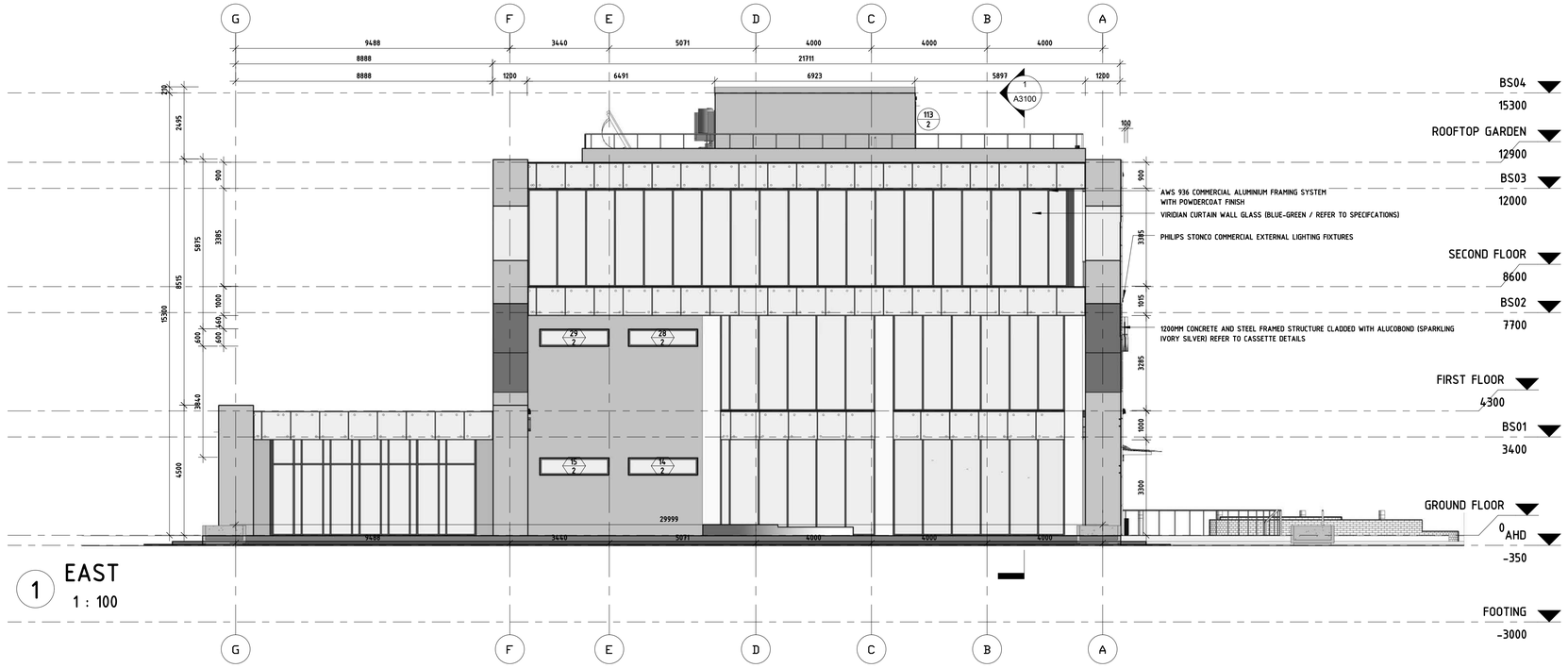
PORT PHILIP CITY COUNCIL

LOT 19 - 25 PORT MELBOURNE

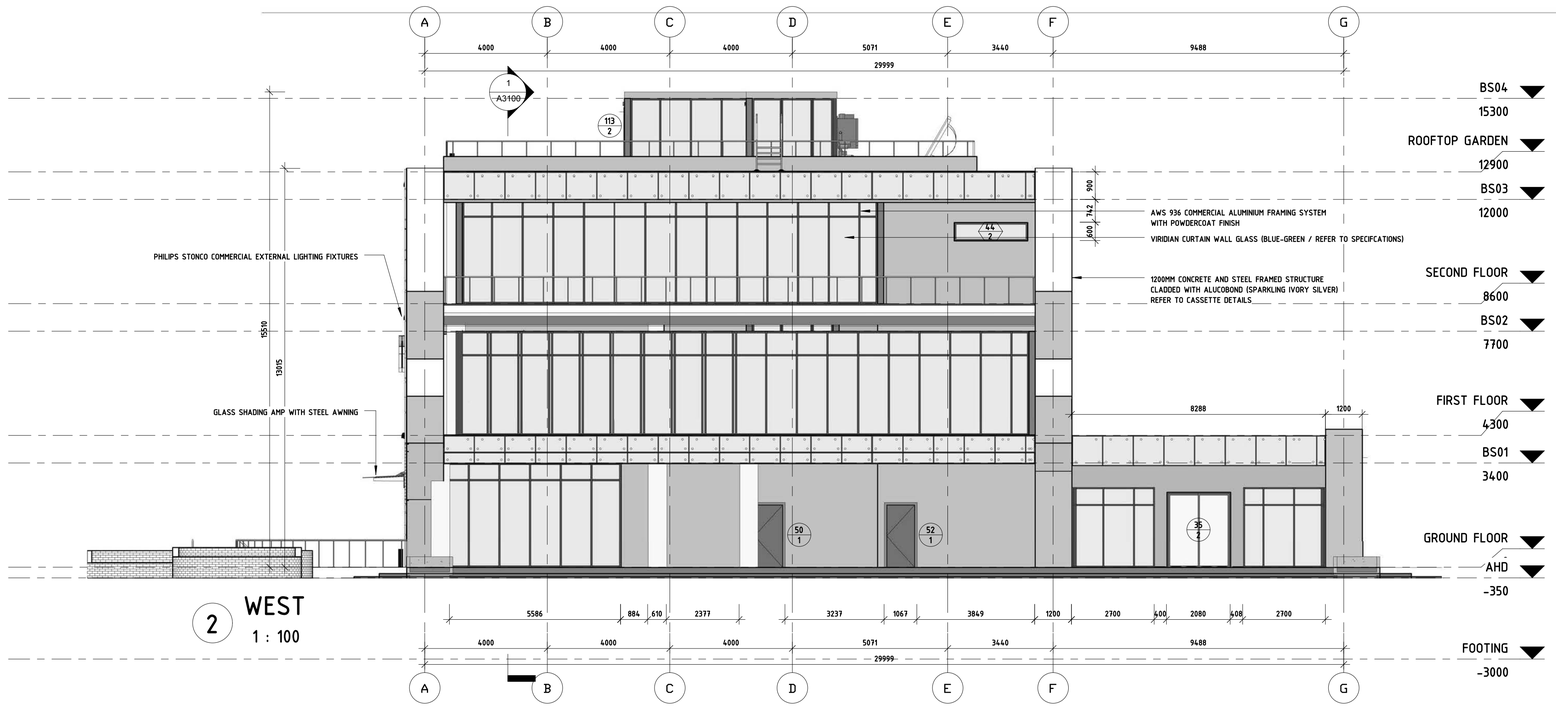
SECTIONS 01

PROJECT NUMBER	01
DATE	2016
DRAWN BY	DAVID BIRO
CHECKED BY	TOM ABBOTT
	A3100
SCALE	1 : 100

24/06/2016 5:23:16 PM



1 EAST
1 : 100



2 WEST
1 : 100

AUTODESK.

MOREY-HOWARTH INTERNATIONAL CONSTRUCTION CONGLOMERATE

MOREY-HOWARTH CORP

CONSTRUCTION SPECIFICATIONS

ALL GLASS PROVIDED BY VIRIDIAN GLASS
VIRIDIAN EVANTAGE BLUE-GREEN SOLAR CONTROL LOW E
LAMINATE SPECIFIED FOR CURTAIN WALL SYSTEM.
REFER TO PROJECT MASTER SPECIFICATIONS.

AWS 936 ALUMINIUM CURTAIN WALL FRAMING SYSTEM INSTALLED
AS PER MANUFACTURERS AND DETAILED SPECIFICATIONS.
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AND DETAILS.

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AND APPLIED AS PER MANUFACTURERS SPECIFICATIONS.

COMMERCIAL GRADE OAK LAMINATE FLOORING APPLIED TO SENIOR
CITIZENS CLUB AND MULTI PURPOSE HALL MODULES.
REFER TO ROOM SCHEDULES FOR PLACEMENT AND LOCATION.

INTERNAL WALLS CLADDED WITH GYPSUM 12MM PLASTERBOARD.
FINISHED WITH DULUX WINTER WHITE PAINT.

CONSULTANTS

STRUCTURAL ENGINEER
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matthew.tait@taitstructural.com

DRAFTING SUPERVISOR
ABBOTT & ABBOTT DRAFTING TECHNICIANS

0411 456 856
abbottandabbott@abbottandabbott.com

FIRE ENGINEER
RED FIRE ENGINEERS

No.	Description	Date

PORT PHILIP CITY COUNCIL

LOT 19 - 25 PORT MELBOURNE

ELEVATION EAST & WEST

PROJECT NUMBER	01
DATE	2016
DRAWN BY	DAVID BIRO
CHECKED BY	Checker
	A3002
SCALE	1 : 100

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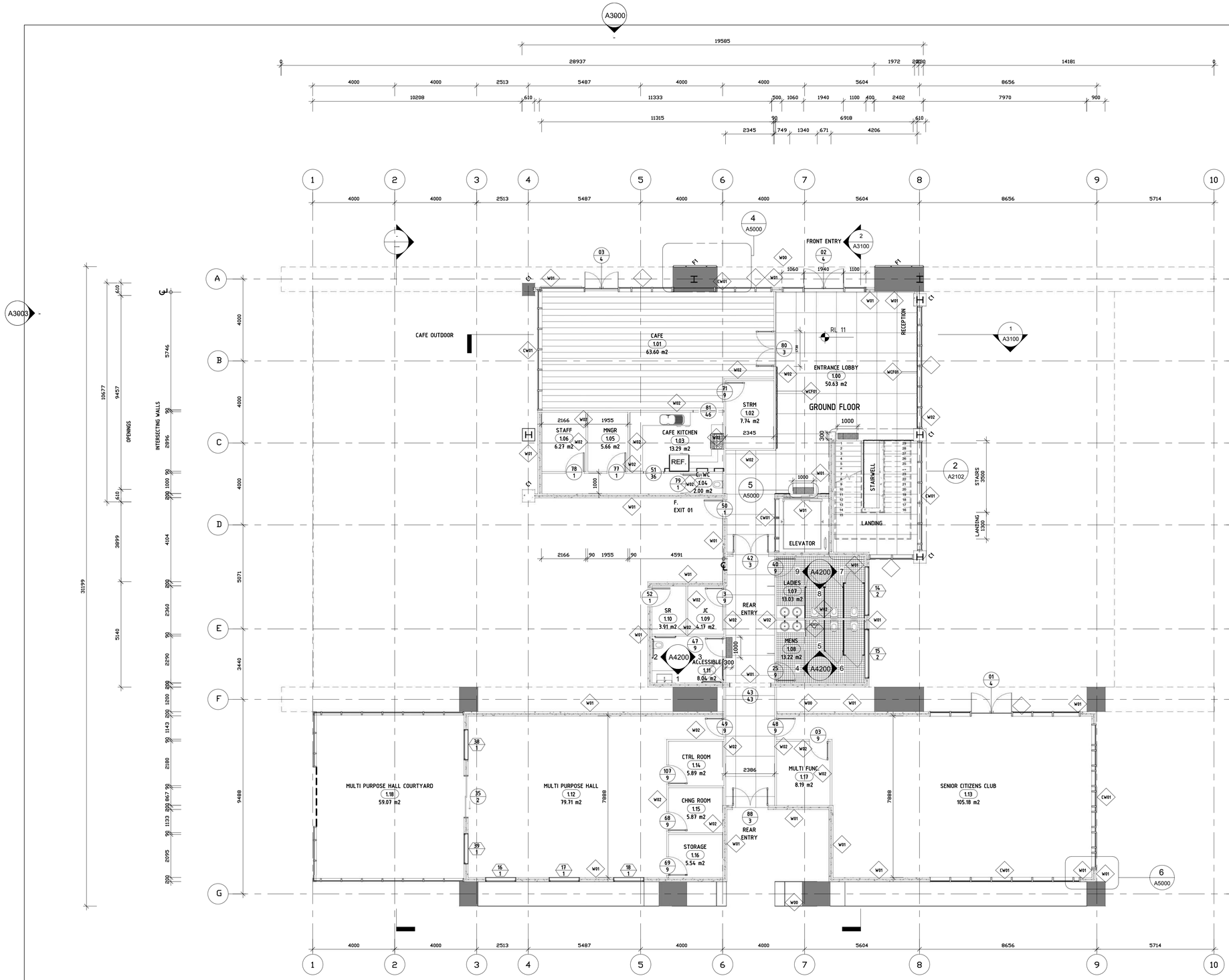

1 GROUND FLOOR W

1 : 100

ROOM SCHEDULE GROUND

ROOM NAME	FLOOR	AREA	ID
ENTRANCE LOBBY	GROUND FLOOR	51 m²	1.00
CAFE	GROUND FLOOR	64 m²	1.01
STRM	GROUND FLOOR	8 m²	1.02
CAFE KITCHEN	GROUND FLOOR	13 m²	1.03
C. WC	GROUND FLOOR	2 m²	1.04
MNGR	GROUND FLOOR	6 m²	1.05
STAFF	GROUND FLOOR	6 m²	1.06
LADIES	GROUND FLOOR	13 m²	1.07
MENS	GROUND FLOOR	13 m²	1.08
JC	GROUND FLOOR	4 m²	1.09
SR	GROUND FLOOR	4 m²	1.10
ACCESSIBLE	GROUND FLOOR	8 m²	1.11
MULTI PURPOSE HALL	GROUND FLOOR	80 m²	1.12
SENIOR CITIZENS CLUB	GROUND FLOOR	105 m²	1.13
CTRL ROOM	GROUND FLOOR	6 m²	1.14
CHNG ROOM	GROUND FLOOR	6 m²	1.15
STORAGE	GROUND FLOOR	6 m²	1.16
MULTI FUNC.	GROUND FLOOR	8 m²	1.17
MULTI PURPOSE HALL COURTYARD	GROUND FLOOR	59 m²	1.18

AUTODESK.

MOREY-HOWARTH INTERNATIONAL CONSTRUCTION CONGLOMERATE

MOREY-HOWARTH CORP

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INTERNAL WALLS CLADDED WITH GYPSUM 12MM PLASTERBOARD.
FINISHED WITH DULUX WINTER WHITE PAINT.

POLISHED CONCRETE FLOORING

CONSULTANTS

STRUCTURAL ENGINEER
MATTHEW TAIT

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DRAFTING SUPERVISOR
ABBOTT & ABBOTT DRAFTING TECHNICIANS

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abbottandabbott@abbottandabbott.com

FIRE ENGINEER
RED FIRE ENGINEERS

SERVICES ENGINEER
BSDG Pty Ltd

No.	Description	Date

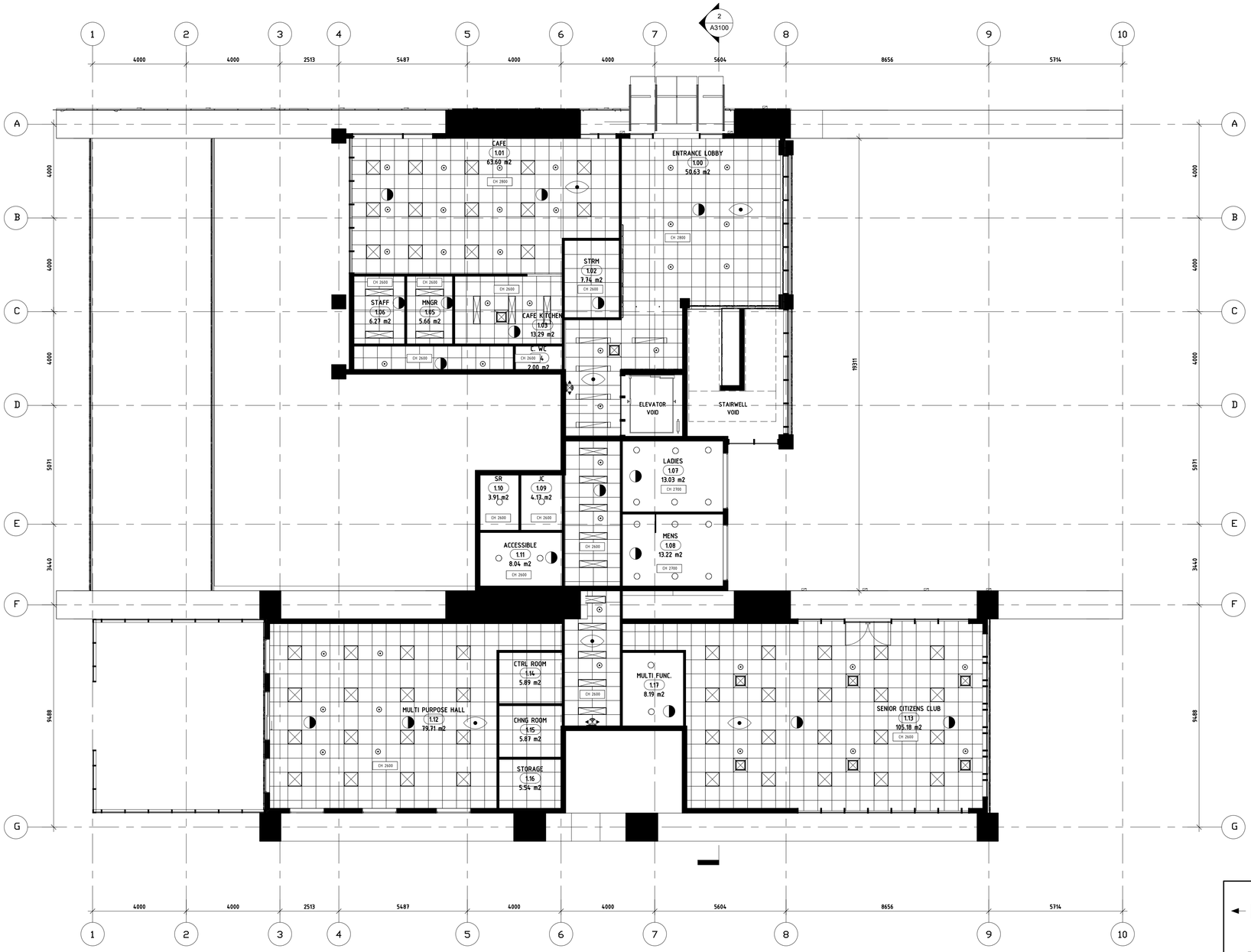
PORT PHILIP CITY COUNCIL

LOT 19 - 25 PORT MELBOURNE

GROUND FLOOR

PROJECT NUMBER	01
DATE	2016
DRAWN BY	DAVID BIRO
CHECKED BY	TOM BULIC
	A2200
SCALE	1 : 100

7/06/2016 4:42:28 AM



1 RCP GROUND FLOOR
1 : 100

600 x 600 AIR DIFFUSER / TERMINAL
EXIT SIGN FIXTURE
600 x 600 2 LAMP CEILING LIGHT FIXTURE 27TV LINEAR BOX
COOPER LIGHTING SUSPENDED NIMBU ARCHITECTURAL LIGHT FIXTURE
300 x 1200 2 LAMP CEILING LIGHT FIXTURE 120V LINEAR BOX
FLAMESTOP FIRE SPRINKLER
FLAMESTOP ORBIS FIRE / SMOKE DETECTOR
FIRE ALARM
EMERGENCY LIGHTING
SPEAKER SYSTEM

AUTODESK.

MOREY-HOWARTH INTERNATIONAL CONSTRUCTION CONGLOMERATE

MOREY-HOWARTH CORP

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ABBOTT & ABBOTT DRAFTING TECHNICIANS

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abbottandabbott@abbottandabbott.com

FIRE ENGINEER
RED FIRE ENGINEERS

No.	Description	Date

PORT PHILIP CITY COUNCIL

LOT 19 - 25 PORT MELBOURNE

RCP GROUND FLOOR

PROJECT NUMBER	01
DATE	2016
DRAWN BY	DAVID BIRO
CHECKED BY	TA
	A2400
SCALE	1 : 100

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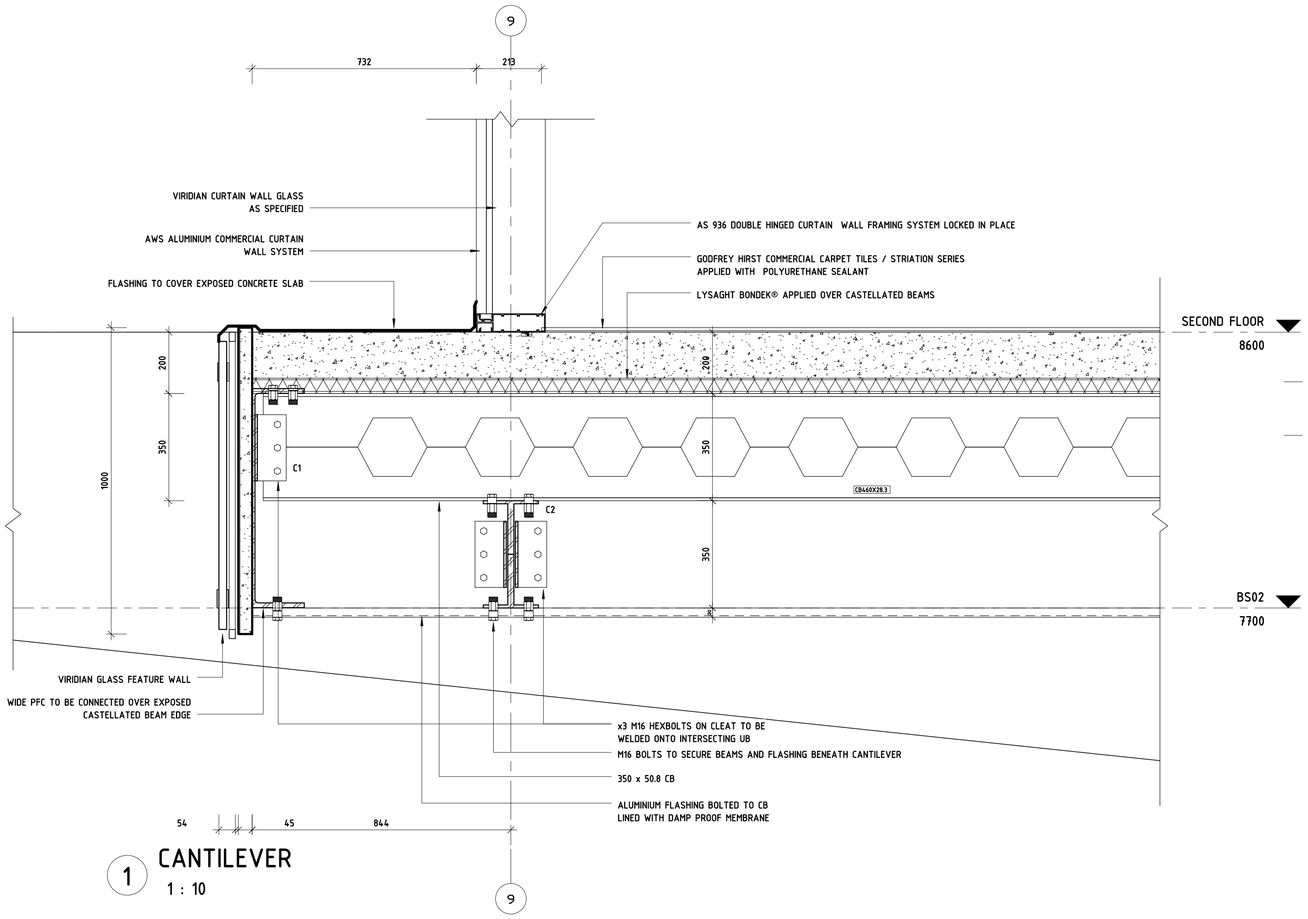

1 CANTILEVER
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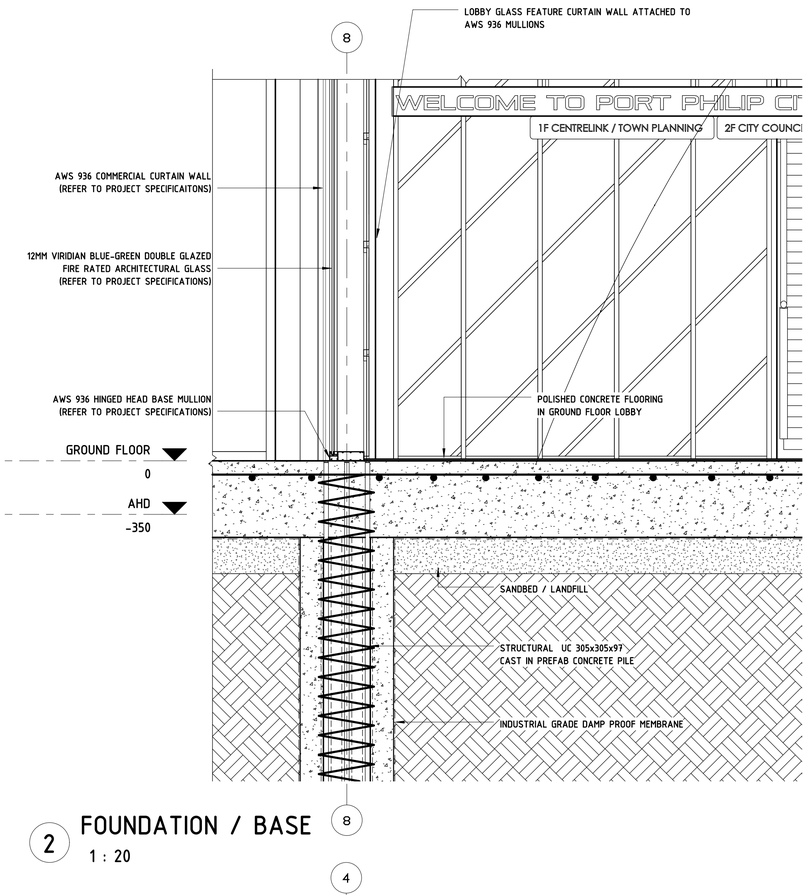
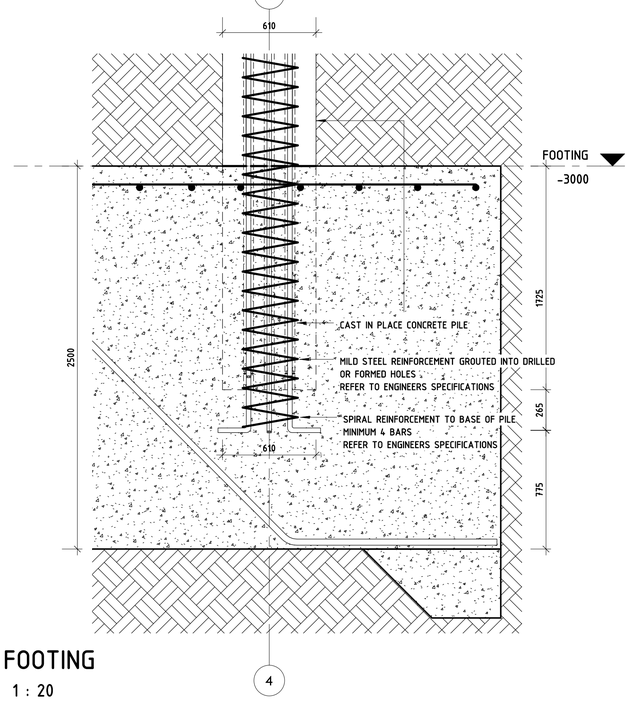


2 FOUNDATION / BASE
1 : 20



3 FOOTING
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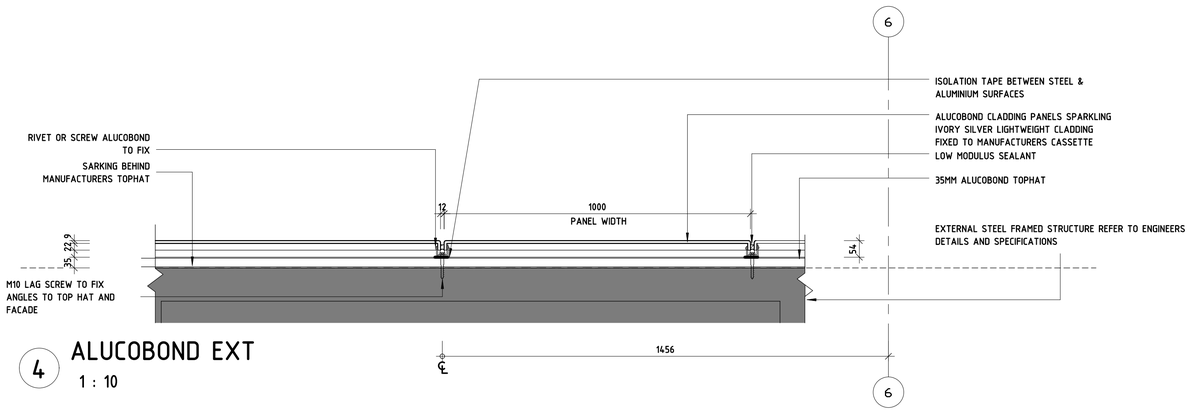

4 ALUCOBOND EXT
1 : 10

AUTODESK.

MOREY-HOWARTH INTERNATIONAL CONSTRUCTION CONGLOMERATE

MOREY-HOWARTH CORP

CONSTRUCTION SPECIFICATIONS

ALL GLASS PROVIDED BY VIRIDIAN GLASS
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CONSULTANTS

STRUCTURAL ENGINEER
MATTHEW TAIT

matthew.tait@taitstructural.com

DRAFTING SUPERVISOR
ABBOTT & ABBOTT DRAFTING TECHNICIANS

0411 456 856
abbottandabbott@abbottandabbott.com

FIRE ENGINEER
RED FIRE ENGINEERS

No.	Description	Date

PORT PHILIP CITY COUNCIL

LOT 19 - 25 PORT MELBOURNE

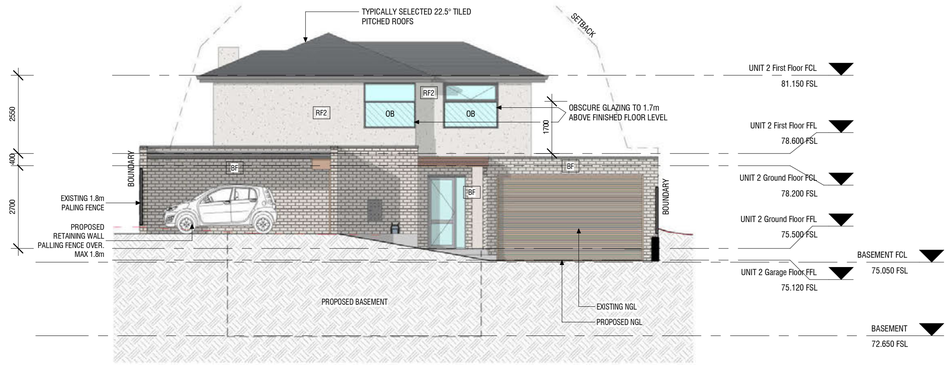
DETAILS

PROJECT NUMBER	01
DATE	2016
DRAWN BY	DAVID BIRO
CHECKED BY	Checker
	A5000
SCALE	As indicated

20/06/2016 3:58:29 PM

1 UNIT 1 EXISTING - SOUTH ELEVATION

1 : 100



2 UNIT 2 - NORTH ELEVATION

1 : 100

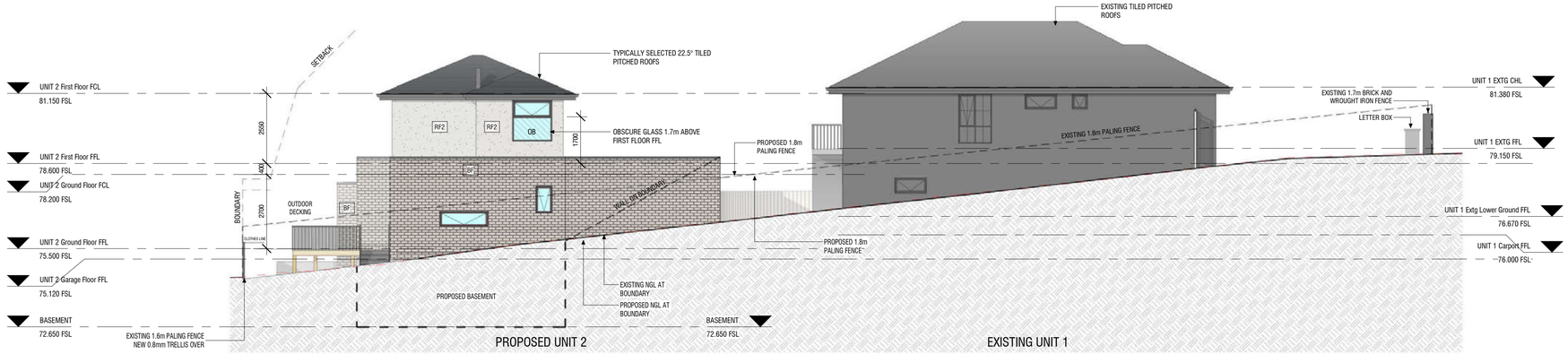
SCHEDULE OF FINISHES

BF	BRICK FACE FINISH
RF2	RENDER FINISH TYPE 2. RENDEROC' SMOOTH TROWELED APPLIED FINISH OVER APPROVED 75mm THICK POLYSTYRENE WALL CLADDING SYSTEM AS PER MANUFACTURER'S SPECIFICATIONS.

GUTTERS, DOWNPIPES FLASHINGS & THE LIKE:
SELECTED "COLORBOND" TYPE.

ROOFS:
SELECTED TILE ROOF.

WINDOW:
SELECTED POWDER COATED ALUMINUM TYPE.



3 EAST ELEVATION

1 : 100

LEGEND

HAB. W	- HABITABLE WINDOW
W	- NON HABITABLE WINDOW
RWT	- 2000L RAIN WATER TANK
OB	- OBSCURED FROSTED GLASS
MB	- ELECTRICAL METER BOX
MAIL	- MAIL BOX
GAS	- GAS METER
BINS	- ALLOCATED BIN PLACEMENT
POS	- PRIVATE OPEN SPACE

- EXISTING TREE/ TREE TO BE RETAINED OR PROPOSED AS NOTED

- EXISTING TREE REMOVED

NOTES:

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWING

archten
design - construction - project management
Ground Floor
160A Drummond Street
Oakleigh VIC 3133
Ph/Fax: (03) 9569 4305
www.arch10.com.au
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CLIENT
JIM ROUSSOS

PROJECT
PROPOSED DUAL OCCUPANCY DEVELOPMENT

REVISION	DESCRIPTION	DATE

TITLE
ELEVATIONS

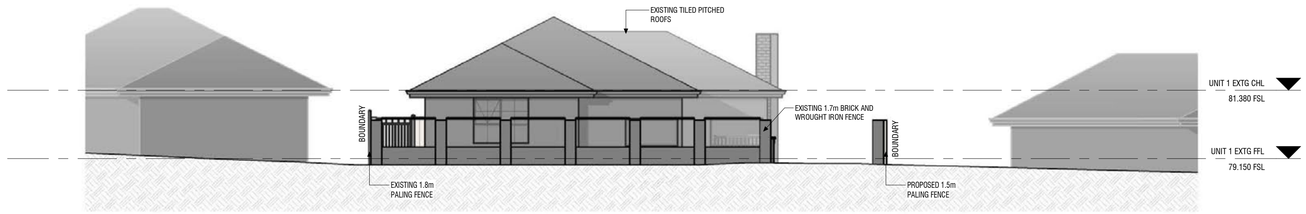
ADDRESS
20 Selby Street, Mt.Waverley

PROJECT NUMBER	10-192
DRAWN	DB
DESIGNED	DF
STATUS	TP
DATE	25/09/2015
SCALE	As indicated
REVISION	
DRAWING NO.	TP008

22 SELBY STREET
EXISTING BUILDING

20 SELBY STREET
EXISTING UNIT-1

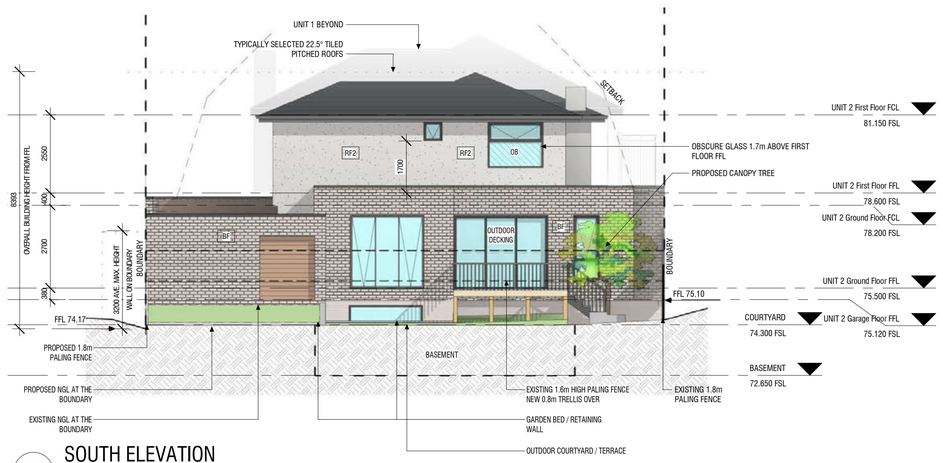
18 SELBY STREET
EXISTING BUILDING



2 NORTH ELEVATION / STREETSCAPE VIEW

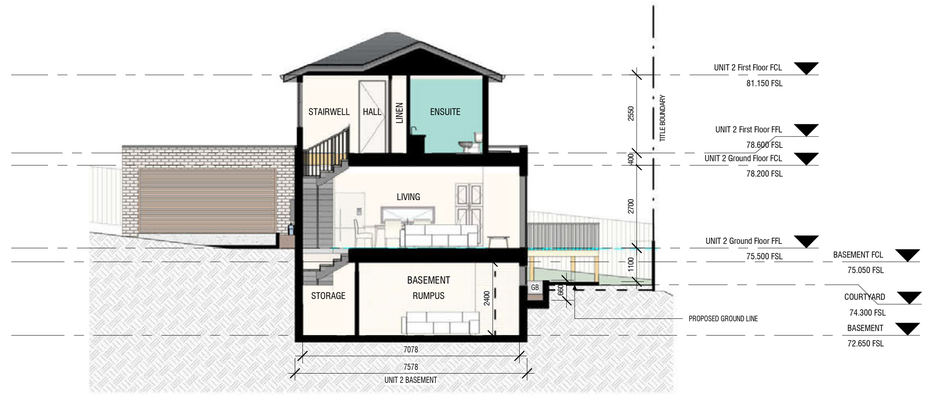
1 : 100

SELBY STREET



3 SOUTH ELEVATION

1 : 100



1 BASEMENT SECTION

1 : 100

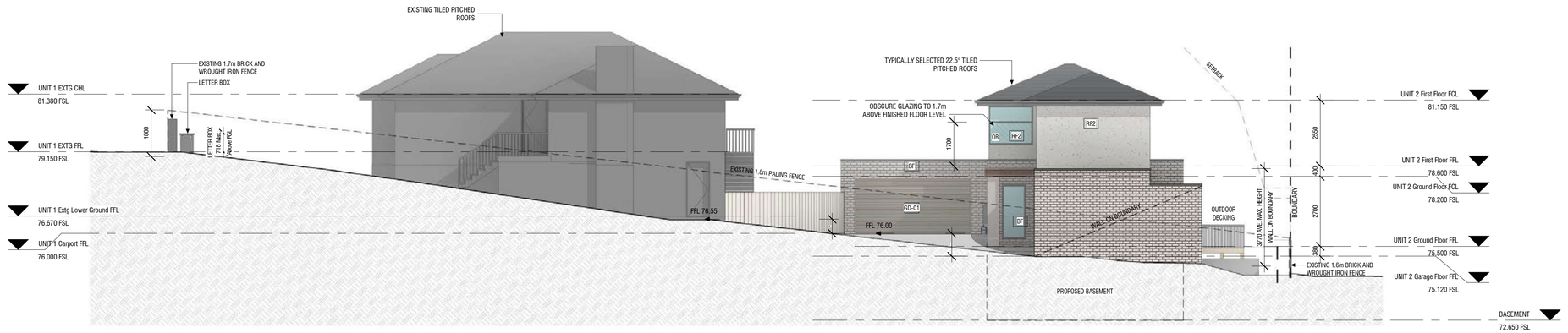
SCHEDULE OF FINISHES

BF	BRICK FACE FINISH
GD-01	GARAGE DOOR TYPE 1. SELECTED TIMBER STYLE FINISH SECTIONAL PANEL LIFT GARAGE DOOR.
RF2	RENDER FINISH TYPE 2. RENDEROC SMOOTH TROWELED APPLIED FINISH OVER APPROVED 75mm THICK POLYSTYRENE WALL CLADDING SYSTEM AS PER MANUFACTURER'S SPECIFICATIONS.

GUTTERS, DOWNPIPES FLASHINGS & THE LIKE:
SELECTED "COLORBOND" TYPE.

ROOFS:
SELECTED TILE ROOF.

WINDOW:
SELECTED POWDER COATED ALUMINUM TYPE.



4 WEST ELEVATION

1 : 100

LEGEND

HAB. W	- HABITABLE WINDOW
W	- NON HABITABLE WINDOW
RWT	- 2000L RAIN WATER TANK
OB	- OBSCURED FROSTED GLASS
MB	- ELECTRICAL METER BOX
MAIL	- MAIL BOX
GAS	- GAS METER
BINS	- ALLOCATED BIN PLACEMENT
POS	- PRIVATE OPEN SPACE

- EXISTING TREE/ TREE TO BE RETAINED OR PROPOSED AS NOTED

- EXISTING TREE REMOVED

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www.arch10.com.au

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CLIENT
JIM ROUSSOS

PROJECT
PROPOSED DUAL OCCUPANCY DEVELOPMENT

REVISION	DESCRIPTION	DATE
B	ISSUE FOR ENDORSEMENT	29/08/2016
A	TOWN PLANNING AMENDMENTS	10/11/2015

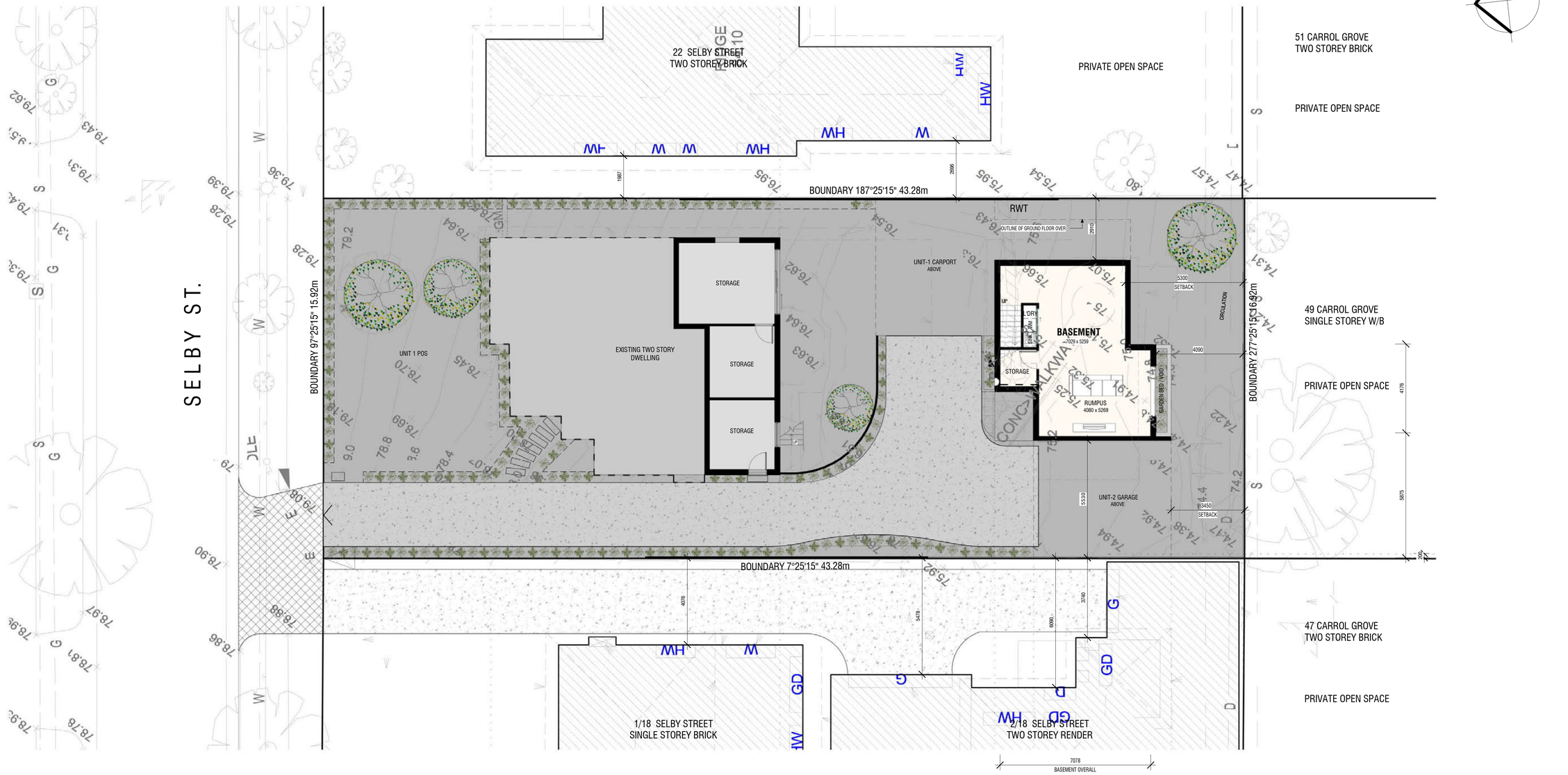
TITLE
ELEVATIONS & BASEMENT SECTION

ADDRESS
20 Selby Street, Mt.Waverley

PROJECT NUMBER	10-192	STATUS	TP
DRAWN	DB		
DESIGNED	PM	DATE	25/09/2015
		SCALE	As indicated

REVISION B

DRAWING NO. TP007



1 PROPOSED BASEMENT
1 : 100

NOTES:

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CLIENT
JIM ROUSSOS

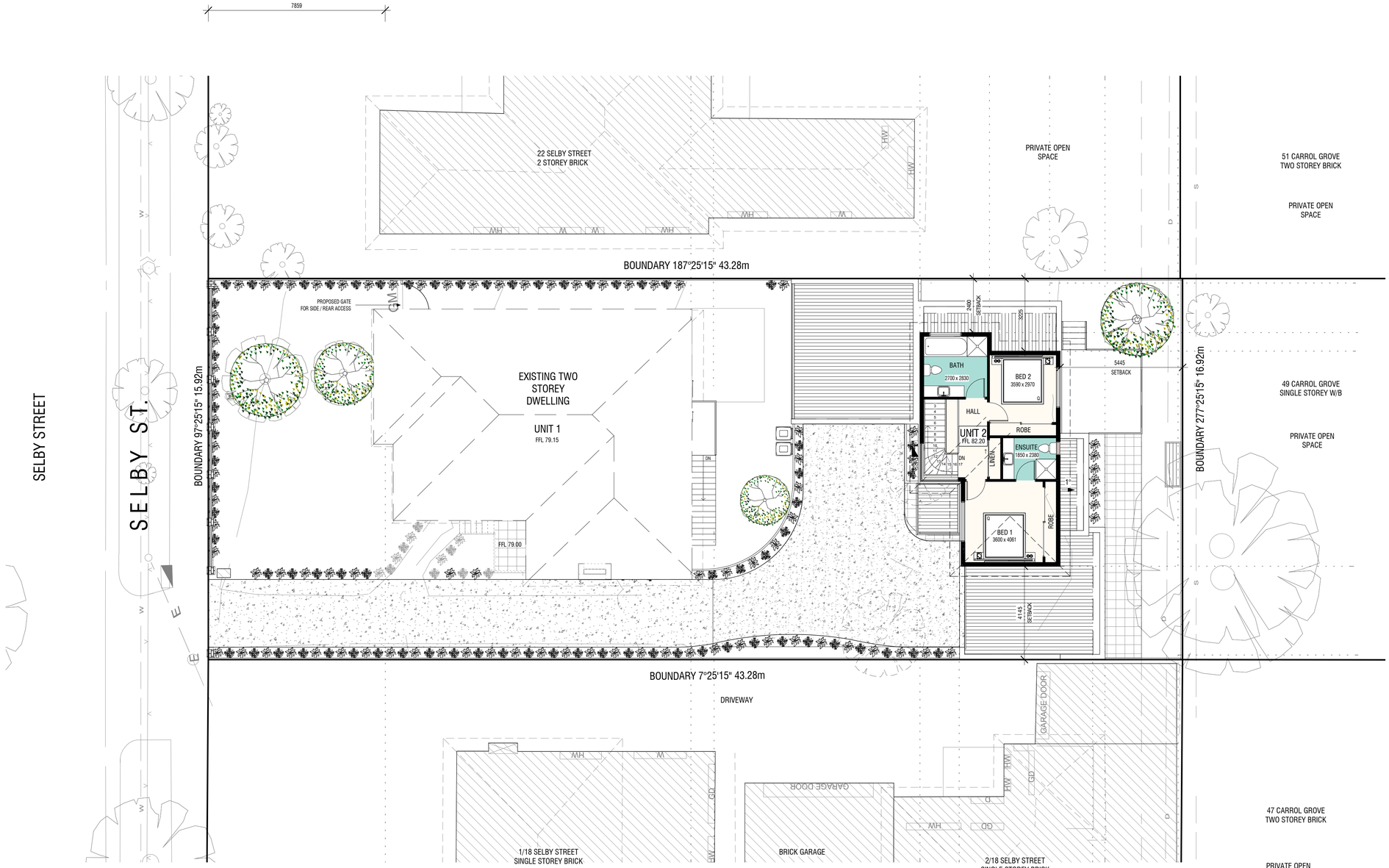
PROJECT
PROPOSED DUAL OCCUPANCY DEVELOPMENT

REVISION	DESCRIPTION	DATE

TITLE
SITE LAYOUT - BASEMENT FLOOR PLAN

ADDRESS
20 Selby Street, Mt.Waverley

PROJECT NUMBER	10-192
DRAWN	DB
DESIGNED	DF
STATUS	TP
DATE	25/09/2015
SCALE	1 : 100
REVISION	
DRAWING NO.	TP006



1 PROPOSED FIRST FLOOR

1 : 100

AREA ANALYSIS:

SITE TOTAL:	732 m²
SITE COVERAGE :	408 m² / 55.74%
BUILDING COVERAGE:	324 m² / 44.26%
UNIT 1 TOTAL:	178 m²
UNIT 2 TOTAL:	146 m²
DRIVEWAY:	137m²
UNIT 1	
GROUND FLOOR	130m²
CARPORT	36m²
P.O.S	18m²
PORCH	8m²
GROUND FLOOR	70m²
GARAGE	34m²
BASEMENT	55m²
FIRST FLOOR	55m²
PORCH	5m²

LEGEND

HAB. W	- HABITABLE WINDOW
W	- NON HABITABLE WINDOW
RWT	- 2000L RAIN WATER TANK
OB	- OBSCURED FROSTED GLASS
MB	- ELECTRICAL METER BOX
MAIL	- MAIL BOX
GAS	- GAS METER
BINS	- ALLOCATED BIN PLACEMENT
POS	- PRIVATE OPEN SPACE

- EXISTING TREE/ TREE TO BE RETAINED OR PROPOSED AS NOTED

- EXISTING TREE REMOVED

NOTES:

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWING

archten
design - construction - project management
Ground Floor
160A Drummond Street
Oakleigh VIC 3133
Ph/Fax: (03) 9569 4305
www.arch10.com.au

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CLIENT
JIM ROUSSOS

PROJECT
PROPOSED DUAL OCCUPANCY DEVELOPMENT

REVISION	DESCRIPTION	DATE

TITLE
DESIGN RESPONSE - FIRST FLOOR PLAN

ADDRESS
20 Selby Street, Mt.Waverley

PROJECT NUMBER	10-192
DRAWN	DB
DESIGNED	PM
STATUS	TP
DATE	25/09/2015
SCALE	As indicated
REVISION	
DRAWING NO.	TP005

1 PROPOSED GROUND
1 : 100

AREA ANALYSIS:

SITE TOTAL:	732 m²
SITE COVERAGE :	408 m² / 55.74%
BUILDING COVERAGE:	324 m² / 44.26%
UNIT 1 TOTAL:	178 m²
UNIT 2 TOTAL:	146 m²
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GROUND FLOOR	130m²
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GARAGE	34m²
BASEMENT	55m²
FIRST FLOOR	55m²
PORCH	5m²
SPOS	75m²

HARD SURFACE AREAS

NAME	AREA	PERMEABILITY	RATIO
DRIVEWAY	128 m²	No	16%
UNIT-1 BUILDING	149 m²	No	19%
UNIT-2 BUILDING	191 m²	No	25%
No			60%
BASEMENT	47 m²	Yes	6%
UNIT-1 PERMEABLE	174 m²	Yes	22%
UNIT-2 PERMEABLE	8 m²	Yes	1%
UNIT-2 PERMEABLE	82 m²	Yes	10%
Yes			40%

LEGEND

HAB. W	- HABITABLE WINDOW
W	- NON HABITABLE WINDOW
RWT	- 2000L RAIN WATER TANK
OB	- OBSCURED FROSTED GLASS
MB	- ELECTRICAL METER BOX
MAIL	- MAIL BOX
GAS	- GAS METER
BINS	- ALLOCATED BIN PLACEMENT
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- EXISTING TREE/ TREE TO BE RETAINED OR PROPOSED AS NOTED

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CLIENT
JIM ROUSSOS

PROJECT
PROPOSED DUAL OCCUPANCY DEVELOPMENT

B REVISION — ISSUE FOR ENDORSEMENT — DESCRIPTION — 29/08/2016 DATE

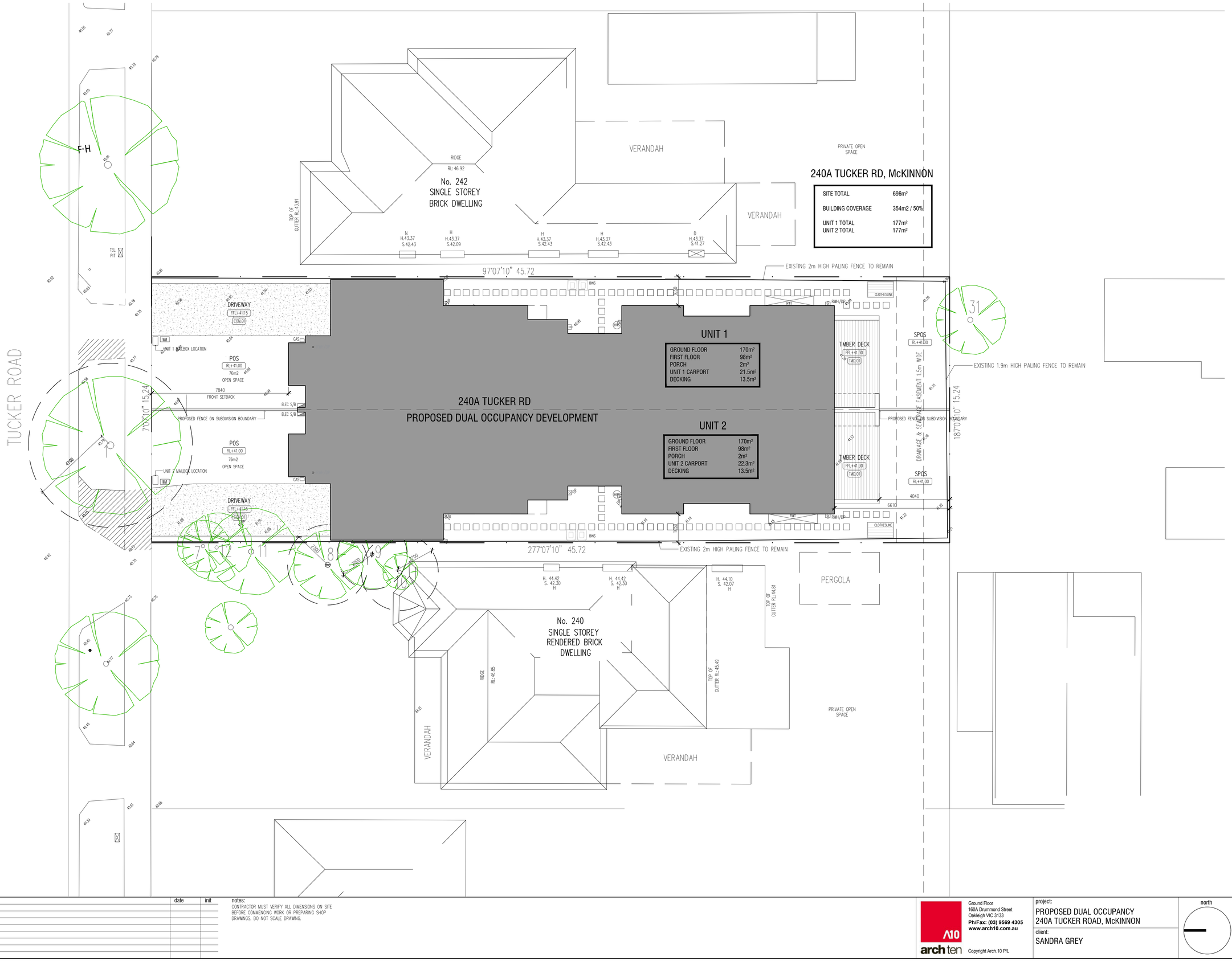
TITLE
SITE LAYOUT - GROUND FLOOR PLAN

ADDRESS
20 Selby Street, Mt.Waverley

PROJECT NUMBER 10-192
DRAWN DB
DESIGNED PM

STATUS TP
DATE 25/09/2015
SCALE As indicated

REVISION B
DRAWING NO. TP004



SITE PLAN LEGEND

FHR	FIRE HOSE REEL
HYD	FIRE HYDRANT
FW	FLOOR WASTE
RWO	RAIN WATER OUTLET
PBD	PLANTER DRAINAGE POINT
EXT	FIRE EXTINGUISHER
DP	DOWN PIPE
FLUE	EXHAUST FLUE
FIP	FIRE INDICATOR PANEL
CW	COLD WATER TAP
HW	HOT WATER TAP
GB	GARDEN BED
RGB	RAISED GARDEN BED

SITE PLAN SYMBOLS

CONT	MATERIAL/FINISH
WATER	WATER METER
GAS	GAS METER
	ELECTRICAL METER
TELSTRA	TELSTRA LEAD IN
CONDENSER	AIR-CON CONDENSER
GAS	BAYONET GAS FITTING
HP	RADIANT HEATING PANEL
GL	GARDEN LIGHT
SP	WATER TAP (STAND PIPE)
HWU	HOT WATER UNIT
	HYDRONIC TRENCH GRATE
TP	EXISTING TELECOMMUNICATIONS PIT
EP	EXISTING ELECTRICAL POLE
	EXISTING TREES
SSL+100.00	STRUCTURAL SLAB LEVEL
RL+100.00	PROPOSED NEW LEVEL
×100.00	EXISTING SURFACE LEVEL
FSL+100.00	FINISHED SURFACE LEVEL
FFL+100.00	FINISHED FLOOR LEVEL

LAND SURVEYORS DOCUMENTS

REFER TO LAND SURVEYOR'S DRAWING FOR ALL EXISTING SITE DETAILS INCLUDING THE FOLLOWING TITLE BOUNDARY, TITLE DIMENSIONS, DISTANCE TO NEAREST STREET CORNER, EXISTING FENCE LOCATIONS AND HEIGHTS, EXISTING SITE LEVELS, EASEMENTS, EXISTING TREES AND OTHER FEATURES SUCH AS ADJOINING BUILDINGS, OUT BUILDINGS, TREES, ETC. THE LAND SURVEYOR'S DOCUMENTS TAKE PRECEDENCE OVER THE ARCHITECTURAL DOCUMENTS FOR ALL SURVEY WORK.

PROTECTION WORKS

CARRY OUT ALL PROTECTION WORKS IN ACCORDANCE WITH PROTECTION WORKS AGREEMENTS AND ENGINEER'S DOCUMENTS AND RECOMMENDATIONS (REFER SPECIFICATION).
THE BUILDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJOINING PROPERTIES AND CONSTRUCTION WORKS, AND SHALL REPLACE ANY DAMAGED WORK WITHOUT COST TO THE PROPRIETOR. THE BUILDER SHALL MAINTAIN THE SITE IN A CLEAN CONDITION BY REMOVING WASTE MATERIALS AT REGULAR INTERVALS. ENSURE THAT NO WASTE MATERIAL IS DUMPED ON ADJOINING PROPERTIES.

REGULATORY NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE NCC 2016 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
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  - –NCC PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
  - –NCC PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH A.S 3740–2004: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
  - RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
  - GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
  - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
  - WITH LESS THAN 125MM GAP BETWEEN RISERS TREADS.
- PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000MM MIN. ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:
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  - –865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
  - –VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND
  - –ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
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- THE BUILDER AND SUB–CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION
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- THE BUILDER AND SUB–CONTRACTORS SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF ARCH.10 P/L ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
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rev.	description	date	init

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project:
PROPOSED DUAL OCCUPANCY
240A TUCKER ROAD, McKINNON

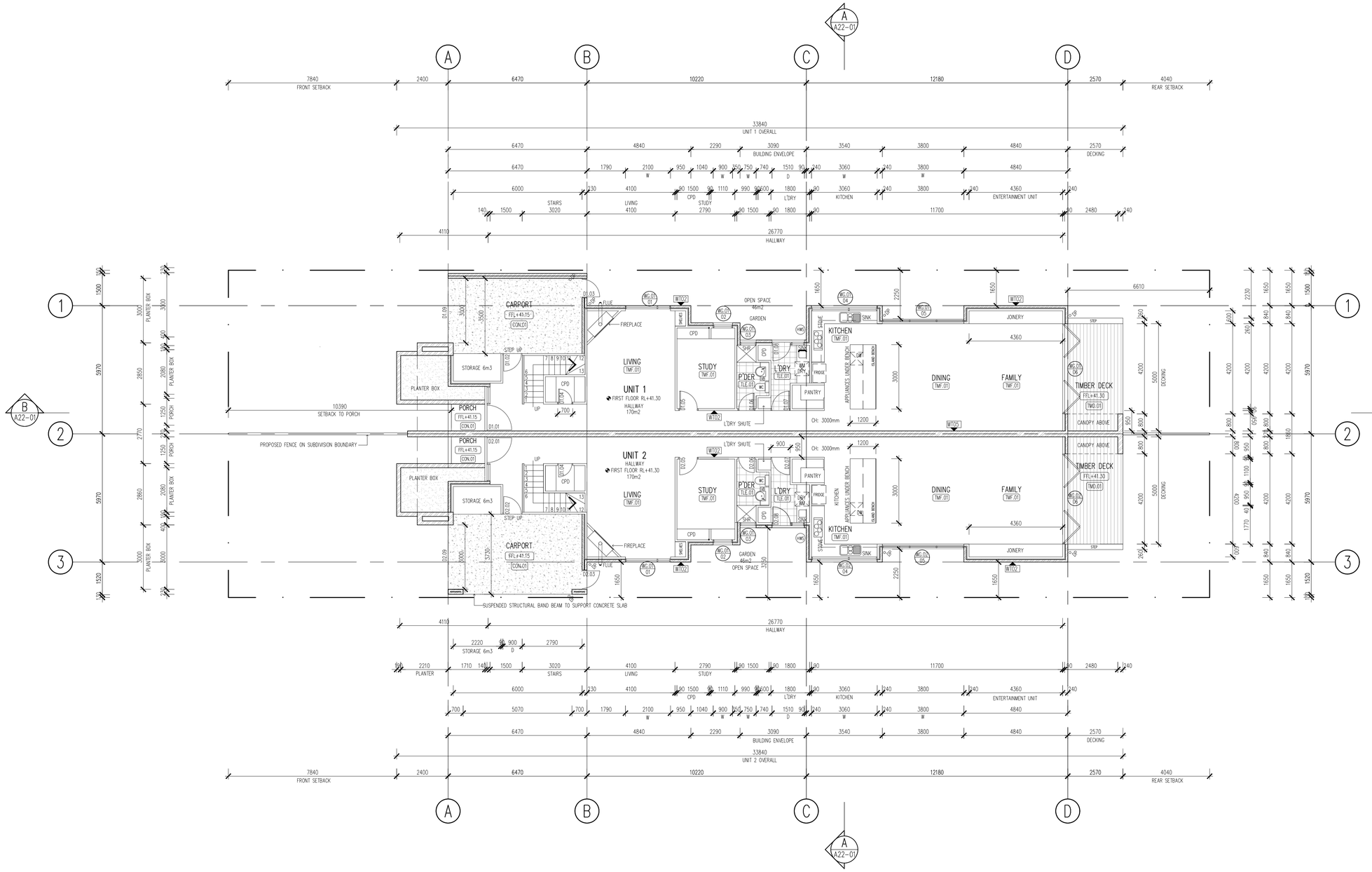
client:
SANDRA GREY

north

drawn: DB	date: JUNE 2016	drawing no: A00-03	
checked: DZP	scale: 1:100 @ A1		
project no: 10-237	rev: -		

drawing title: PROPOSED SITE PLAN

FOR INFORMATION ONLY



SYMBOLS LEGEND

HP	HOT PLATE
SINK	KITCHEN SINK
ROBE	WARDROBE
VB	VANITY BASIN
REF	REFRIGERATOR
PAN	PANTRY
STUDY	STUDY ALCOVE
WC	WATER CLOSET/TOILET
SHW	SHOWER
WM	WASHING MACHINE
TR	LAUNDRY TROUGH
DW	DISHWASHER
GB	GARDEN BEDS

CON.01	MATERIALS/FINISH
FFL+103.80	FINISHED FLOOR LEVEL
SSL+103.80	STRUCTURAL SLAB LEVEL
RL+103.80	GENERAL LEVEL
BEDRM / FFL+103.80 / CON.01	ROOM LABEL
WT01	WALL TYPE TAG
W.01 / 01	UNIT NUMBER / WIN NUMBER
D.01 / GF	DOOR NUMBER / FLOOR LEVEL

SERVICES LEGEND

FHR	FIRE HOSE REEL
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GAS	BAYONET GAS FITTING
HP	RADIANT HEATING PANEL
SP	WATER TAP (STANDPIPE)
HWU	HOT WATER UNIT
HP	HYDRONIC TRENCH GRATE

FINISHES LEGEND

CON.01	CONCRETE, FINISH TYPE 1
CRP.01	CARPET, FINISH TYPE 1
TLE.01	FLOOR TILE, TYPE 1
TMF.01	TIMBER FLOOR, TYPE 1
TMD.01	TIMBER DECKING, TYPE 1
MTR.01	METAL ROOF, TYPE 1
BLK.01	BLOCKWORK, TYPE 1
BRK.01	BRICKWORK, TYPE 1
MTL.01	STEEL/METAL FINISH
CRD.01	STEEL GRIDMESH
REN.01	CEMENT RENDER, TYPE 1
TMC.01	TIMBER CLADDING, TYPE 1
TMB.01	TIMBER BATTENS, TYPE 1
ALU.01	ALUMINIUM CLADDING, TYPE 1
GLZ.01	GLASS/GLAZING, TYPE 1
LVR.01	LOUVRES, TYPE 1
PNT.01	PAINT FINISH TYPE 1
GRV.01	GRAVEL/PEBBLES
PAV.01	PAVING, TYPE 1
FCS.01	FIBRE CEMENT SHEET

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project:
PROPOSED DUAL OCCUPANCY
240A TUCKER ROAD, McKINNON

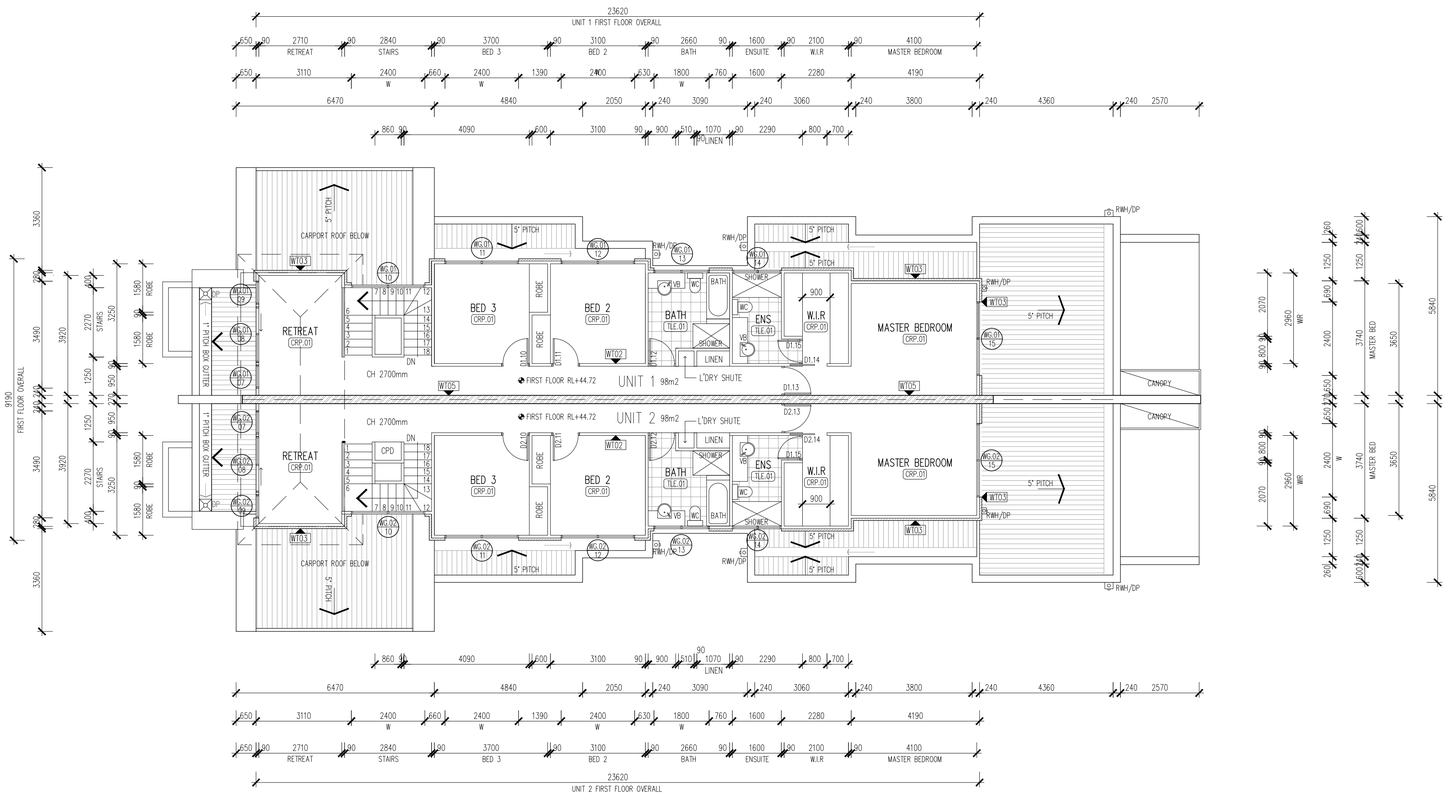
client:
SANDRA GREY

north

drawn: DB	date: 23/08/2016	drawing no: A10-01	
checked: DF	scale: 1:100		
project no: 10-237	rev: -		

drawing title: GROUND FLOOR PLAN

FOR INFORMATION ONLY



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project:
PROPOSED DUAL OCCUPANCY
240A TUCKER ROAD, McKINNON

client:
SANDRA GREY

north

drawn: DB	date: JUNE 2016	drawing no: A10-02
checked: DF	scale: 1:100 @ A1	
project no: 10-237	rev: -	

drawing title: FIRST FLOOR PLAN

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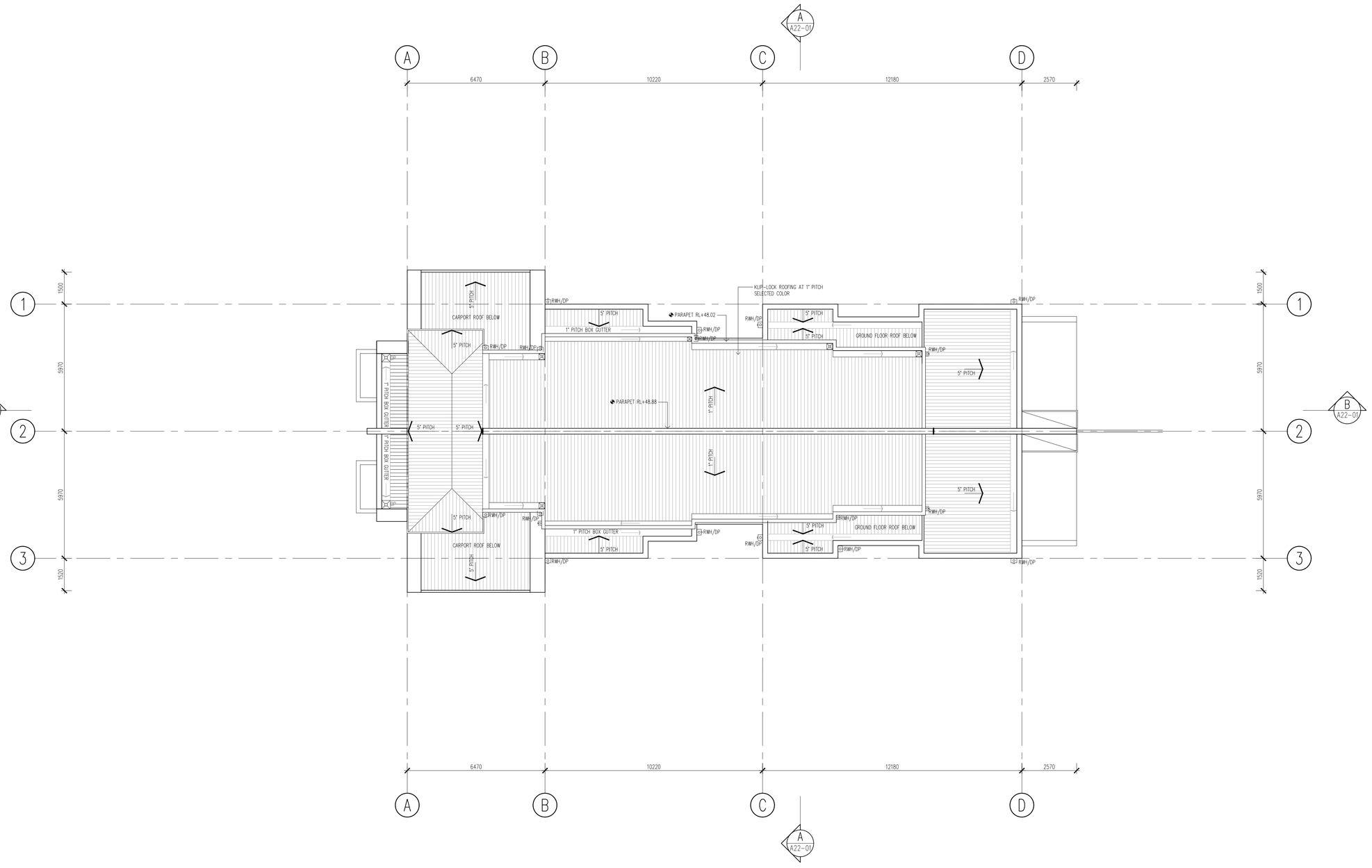

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drawn: DB	date: AUG 2016	drawing no: A10-03	
checked: DF	scale: 1:100		
project no: 10-237	rev: -		

drawing title: ROOF PLAN

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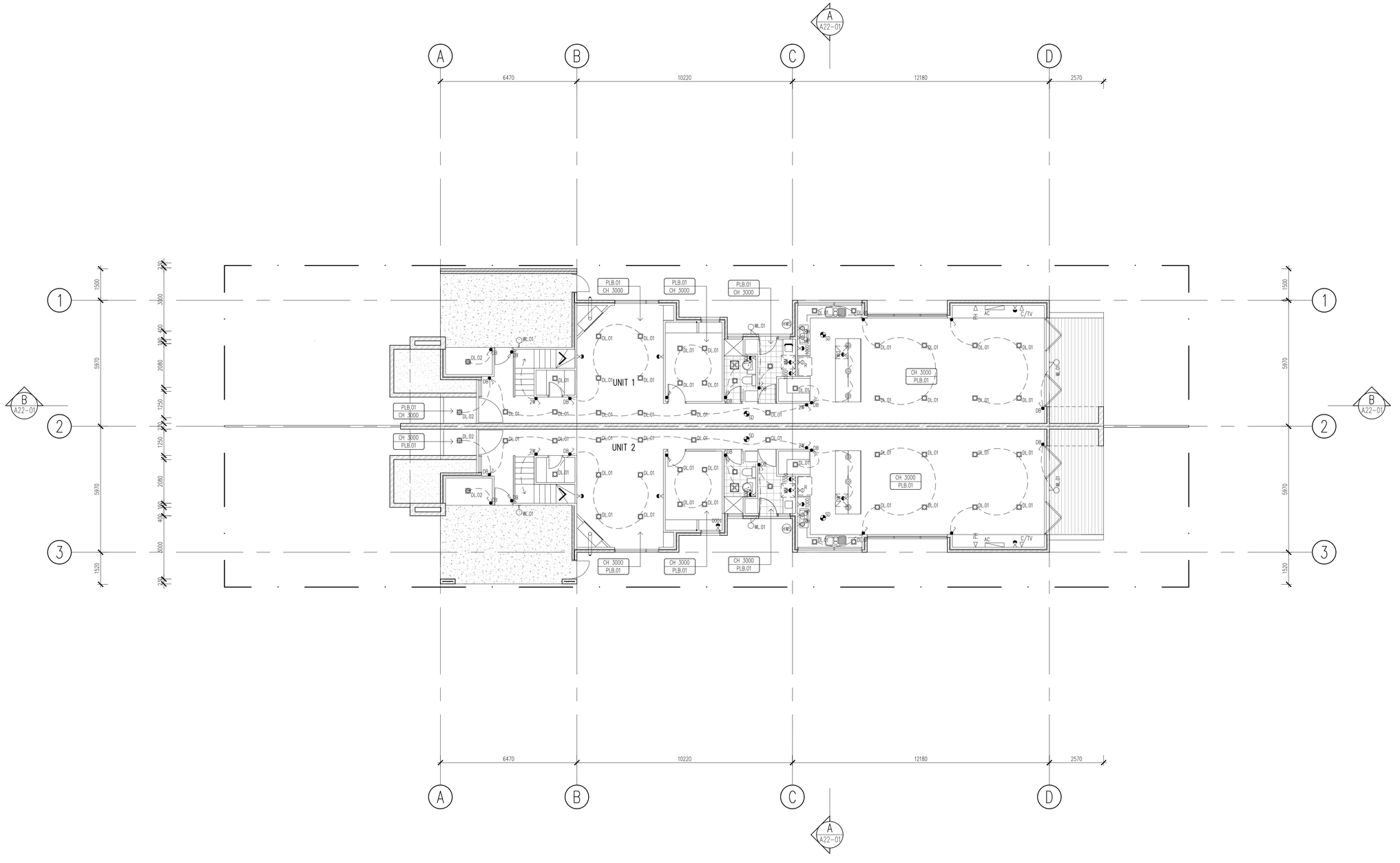

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north

drawn: DB	date: SEP 2016	drawing no: A12-01
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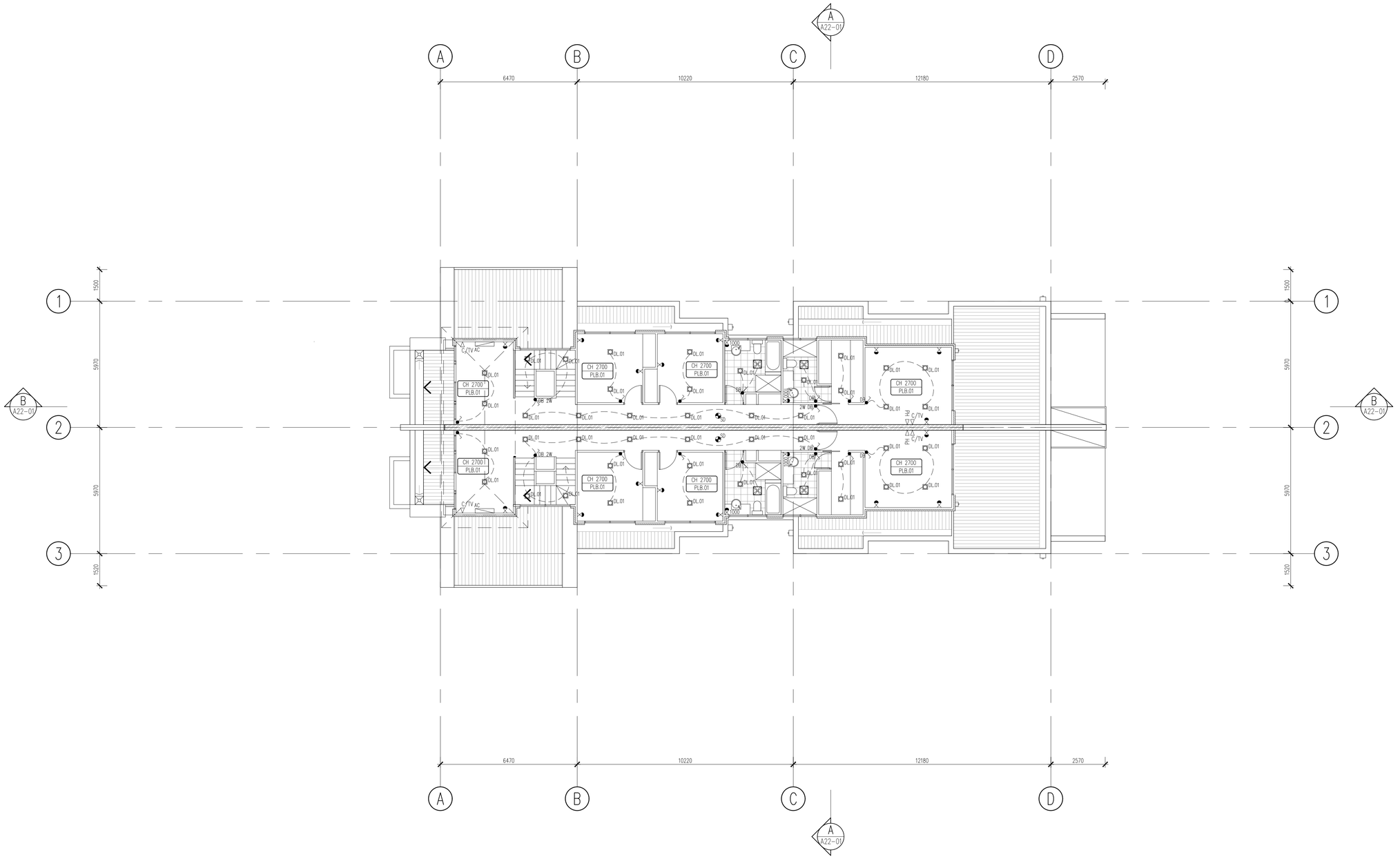

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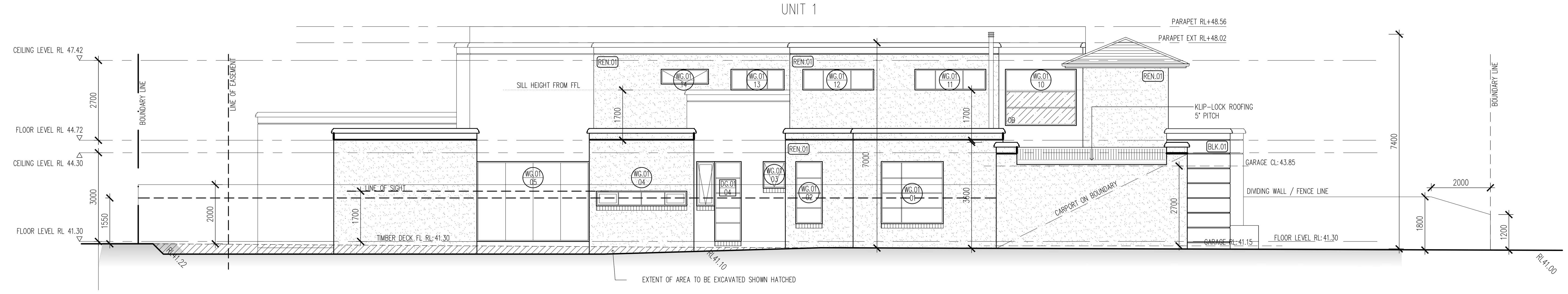
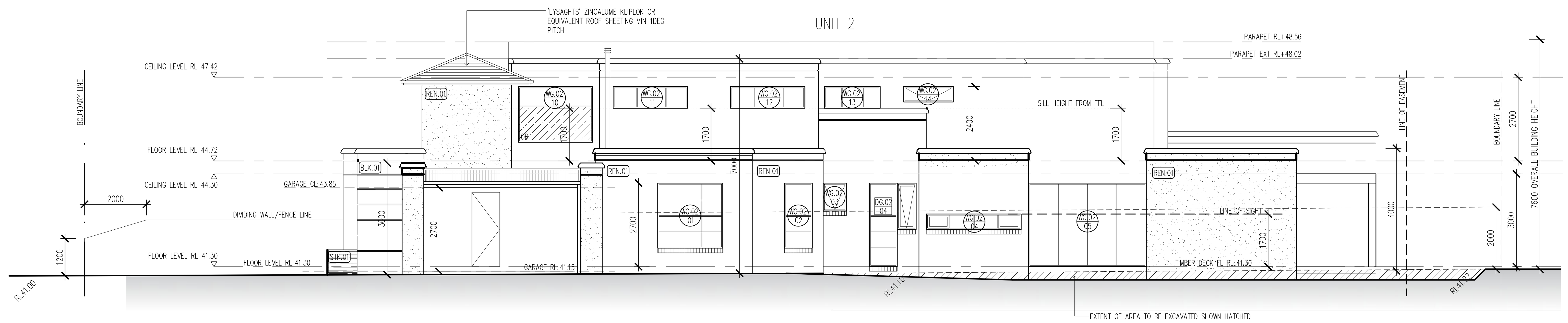


NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
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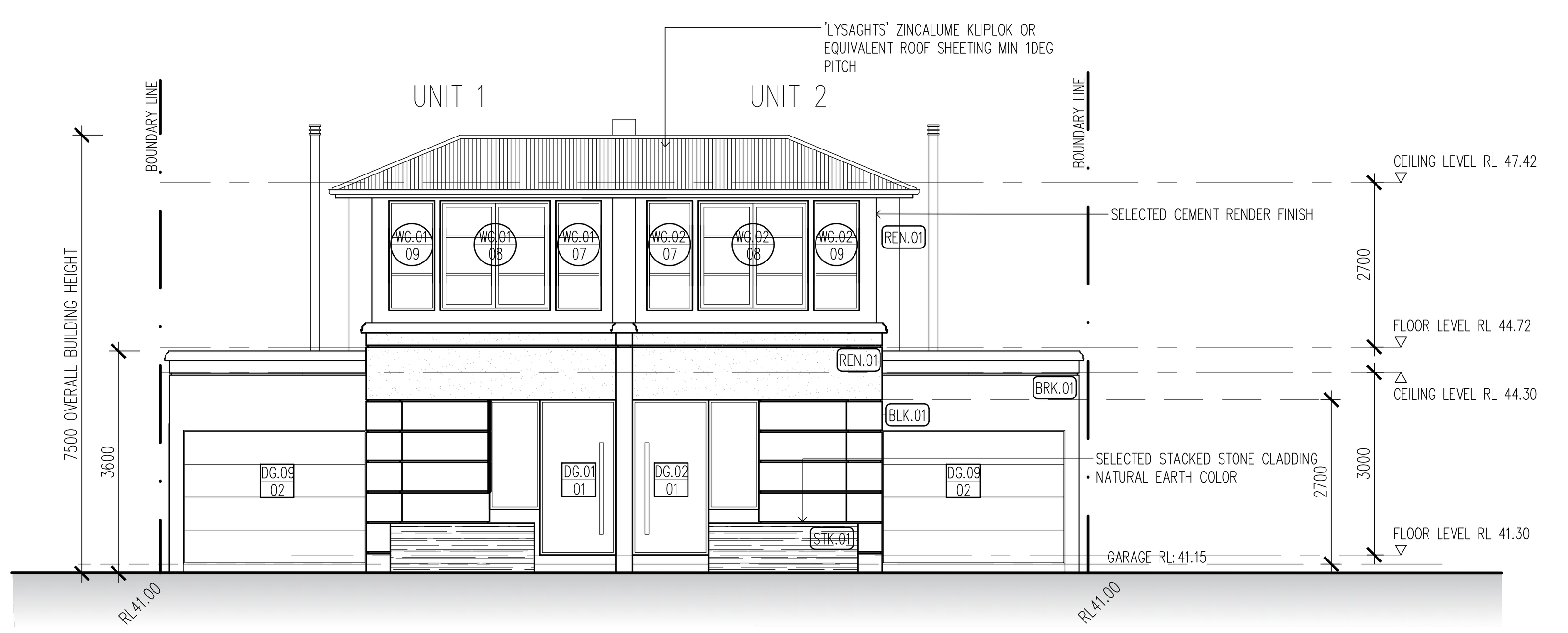

WEST ELEVATION
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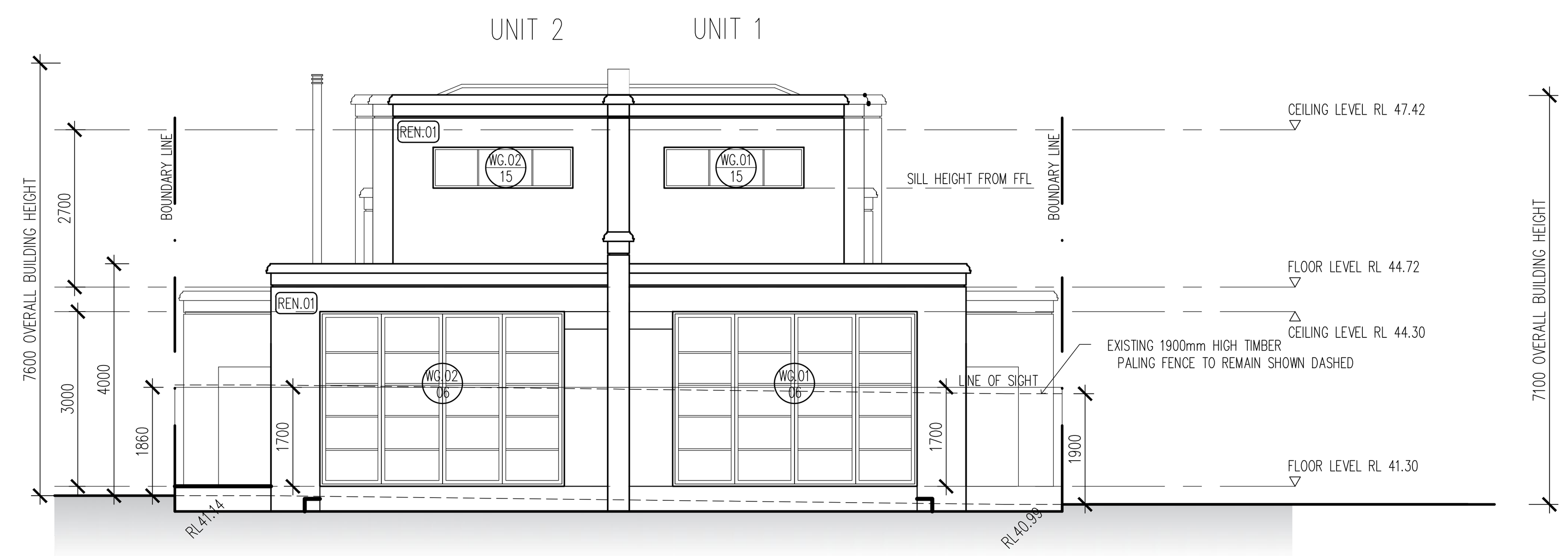

EAST ELEVATION
SCALE: 1:100

SYMBOLS LEGEND

HP	HOT PLATE	CON.01	MATERIALS/FINISH
SINK	KITCHEN SINK	FFL+103.80	FINISHED FLOOR LEVEL
ROBE	WARDROBE	SSL+103.80	STRUCTURAL SLAB LEVEL
VB	VANITY BASIN	RL+103.80	GENERAL LEVEL
REF	REFRIGERATOR	BEDRM FFL+103.80 CON.01	ROOM LABEL
PAN	PANTRY		
STUDY	STUDY ALCOVE		
WC	WATER CLOSET/TOILET		
SHW	SHOWER	WT01	WALL TYPE TAG
WM	WASHING MACHINE	W.01	UNIT NUMBER
TR	LAUNDRY TROUGH	01	WIN NUMBER
DW	DISHWASHER	D.01	DOOR NUMBER
GB	GARDEN BEDS	GF	FLOOR LEVEL

SERVICES LEGEND

FHR	FIRE HOSE REEL	WATER	WATER METER
HYD	FIRE HYDRANT	GAS	GAS METER
FW	FLOOR WASTE	ELEC	ELECTRICAL METER
RWO	RAIN WATER OUTLET	TELSTRA	TELSTRA LEAD IN
PBD	PLANTER BOX DRAIN	CONDENSER	AIR-CON CONDENSER
EXT	FIRE EXTINGUISHER	SD	SMOKE DETECTOR INTERCONNECTED
DP	DOWN PIPE	GAS	BAYONET GAS FITTING
SP	DOWNPIPE & SPREADER	HP	RADIANT HEATING PANEL
FLUE	EXHAUST FLUE	SP	WATER TAP (STANDPIPE)
FIP	FIRE INDICATOR PANEL	HWU	HOT WATER UNIT
CW	COLD WATER TAP	HP	HYDRONIC TRENCH GRATE
HW	HOT WATER TAP		

FINISHES LEGEND

CON.01	CONCRETE. FINISH TYPE 1	REN.01	CEMENT RENDER. TYPE 1
CRP.01	CARPET. FINISH TYPE 1	TMC.01	TIMBER CLADDING. TYPE 1
TLE.01	FLOOR TILE. TYPE 1	TMB.01	TIMBER BATTENS. TYPE 1
TMF.01	TIMBER FLOOR. TYPE 1	ALU.01	ALUMINIUM CLADDING. TYPE 1
TMD.01	TIMBER DECKING. TYPE 1	GLZ.01	GLASS/GLAZING. TYPE 1
MTR.01	METAL ROOF. TYPE 1	LVR.01	LOUVRES. TYPE 1
BLK.01	BLOCKWORK. TYPE 1	PNT.01	PAINT FINISH TYPE 1
BRK.01	BRICKWORK. TYPE 1	GRV.01	GRAVEL/PEBBLES
MTL.01	STEEL/METAL FINISH	PAV.01	PAVING. TYPE 1
GRD.01	STEEL GRIDMESH	FCS.01	FIBRE CEMENT SHEET

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- PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000MM MIN. ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:

  -1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
  -865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
  -VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND

  -ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.
- FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS 3700-2001 MASONRY STRUCTURES.
- ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- SITE PLAN MEASUREMENTS IN METERS - ALL OTHER MEASUREMENTS IN MILLIMETERS U.N.O.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE BUILDER AND SUB-CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION .
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUB-CONTRACTORS SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF ARCH.10 P/L ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORIZATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

rev.	description	date	init

notes:
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWING.

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project:
PROPOSED DUAL OCCUPANCY
240A TUCKER ROAD, McKINNON

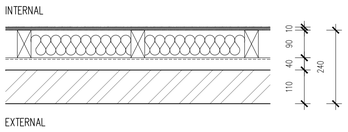
client:
SANDRA GREY

drawn: DB	date: SEP 2016	drawing no: A20-01
checked: DF	scale: 1:100 @ A1	
project no: 10-237	rev: -	

drawing title: ELEVATIONS

FOR INFORMATION ONLY

WT01
LOAD BEARING EXTERNAL WALLS



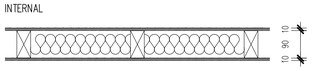
MIN FRL: N/A
ACOUSTIC RATING: N/A

BUILT FABRIC
90mm TIMBER FRAME STUD WALL
STUDS SPACING MAX 450mm CENTERS.
90mm INSULATION Btw STUDS TBA.
40mm AIR GAP CAVITY & SISIALATION
110mm BRICK WORK

EXTERNAL
FACE BRICKWORK

INTERNAL
1x10mm PAINTED PLASTERBOARD
(MOISTURE RESISTANT TO WET AREAS)

WT02
LOAD BEARING EXTERNAL WALLS



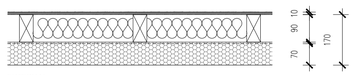
MIN FRL: N/A
ACOUSTIC RATING: N/A

BUILT FABRIC
90mm TIMBER FRAME STUD WALL
STUDS SPACING MAX 450mm CENTERS.
90mm R2.7 HD GOLD BATT INSULATION
Btw STUDS.
SISALATION MEMBRANE

EXTERNAL
SELECTED WEATHERBOARD CLADDING
SISALATION MEMBRANE.
APPROVED ACRYLIC RENDER

INTERNAL
1x10mm PAINTED PLASTERBOARD
(MOISTURE RESISTANT TO WET AREAS)

WT03
LIGHTWEIGHT EXTERNAL WALLS



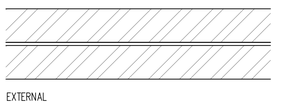
MIN FRL: N/A
ACOUSTIC RATING: N/A

BUILT FABRIC
90mm TIMBER FRAME STUD WALL
STUDS SPACING MAX 450mm CENTERS.
90mm R2.7 HD GOLD BATT INSULATION
Btw STUDS.
SISALATION MEMBRANE
FIRE RESISTANT BOARD TBA

EXTERNAL
PROPRIETARY FOAMBOARD BASE PANEL
SISALATION MEMBRANE.
APPROVED ACRYLIC RENDER

INTERNAL
1x10mm PAINTED PLASTERBOARD
(MOISTURE RESISTANT TO WET AREAS)

WT04
LOAD BEARING EXTERNAL WALLS



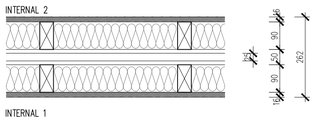
MIN FRL: N/A
ACOUSTIC RATING: N/A

BUILT FABRIC
110mm BRICK WORK
50mm CAVITY
110mm BRICK WORK

EXTERNAL
PROPRIETARY FOAMBOARD BASE PANEL
SISALATION MEMBRANE.
APPROVED ACRYLIC RENDER

INTERNAL
1x10mm PAINTED PLASTERBOARD
(MOISTURE RESISTANT TO WET AREAS)

WT05
LOAD BEARING INTERNAL PARTY WALLS



MIN FRL: 60/60/60
ACOUSTIC RATING: RW/RW+CTR = 60/51

BUILT FABRIC
2 X 90mm TIMBER FRAME STUD WALLS.
STUDS SPACING MAX 450mm CENTERS.
R2.0 BATT INSULATION Btw STUDS
50mm CAVITY W/
1 X 25mm SHAFTLINER PANEL

INTERNAL 1
1x16mm FYRCHEK PLASTERBOARD
(MOISTURE RESISTANT TO WET AREAS)

INTERNAL 2
1x16mm FYRCHEK PLASTERBOARD
(MOISTURE RESISTANT TO WET AREAS)

WALL TYPE NOTES

ALL FIRE AND ACOUSTIC RATINGS SHOWN ARE MINIMUM PERFORMANCE REQUIREMENTS. CHANGES TO THE OVERALL REQUIREMENTS OF THE WALL MAY IN TURN AFFECT EITHER OF THESE RATINGS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT REPORTS INCLUDING BUT NOT EXCLUSIVE TO: FIRE, ACOUSTIC, ESD, AND BUILDING SURVEYOR, WHICH OUTLINE MIN VALUES REQUIRED.

WALLS IN WET AREAS TO BE MOISTURE RESISTANT. WITH ALL SURROUNDING WALLS TO INSULATED WITH A MINIMUM OF 90MM R2.5 HD BULK INSULATION.

PROPRIETARY SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND TO MEET THE PROJECT PERFORMANCE REQUIREMENTS.

ASSUME ALL WALLS ARE FULL HEIGHT WITH LINING TO BOTH SIDES TO UNDERSIDE OF SLAB, TO ACHIVE FIRE RESISTANCE, ACOUSTIC RATING AND THERMAL INSULATION REQUIREMENTS.

GLASSWOOL INSULATION CAN BE SUBSTITUTED FOR A SIMILAR APPROVED POLYESTER INSULATION.

ASSUME WALLS ARE FULL HEIGHT TO UNDERSIDE OF SLAB. WHERE DOOR OPENINGS OCCUR, ASSUME STANDARD DOOR HEIGHT OF 2100mm AND ALLOW FOR LINTELS/WALLS OVER TO SUIT.

WALL TYPES STUDS, GAUGE, CENTRES (SPACINGS), NOGGINGS, DEFLECTION TRACKS ETC TO BE CONFIRMED WITH MANUFACTURERS TO SUIT HEIGHTS REQUIRED.

ALL PRECAST PANELS CLASS 2 MIN U.N.O

PANEL PROFILES AND EXPRESSED JOINTS TO CONTINUE AROUND ALL EXPOSED PANEL ENDS AND OPENINGS (EXCEPT WINDOW REVEALS) TYPICALLY U.N.O

ALL PROFILES AND JOINTS TO ALIGN WITH SIMILAR ON ADJACENT PANELS

ALL DOOR AND WINDOW HIEGHT ARE NOMINAL. OPENINGS TO BE COORDIANTED WITH PRECAST PROFILE PATTERNS & JOINTS. ENSURE OPENINGS ALIGHT WITH OTHERS ADJACENT.

WHERE REQUIRED CAPPING JOINTS TO ALIGN WITH PANEL OR SHEET JOINTS

REGULATORY NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE NCC 2016 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
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  - –NCC PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH A.S 3740–2004: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
  - – RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
  - – GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
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  - – ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
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rev.	description	date	init

notes:
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www.arch10.com.au

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project:
PROPOSED DUAL OCCUPANCY
240A TUCKER ROAD, McKINNON

client:
SANDRA GREY

north

drawn: DB		date: JUNE 2016	drawing no: A00-03
checked: DZP		scale: 1:100 @ A1	
project no: 10-237		rev: -	

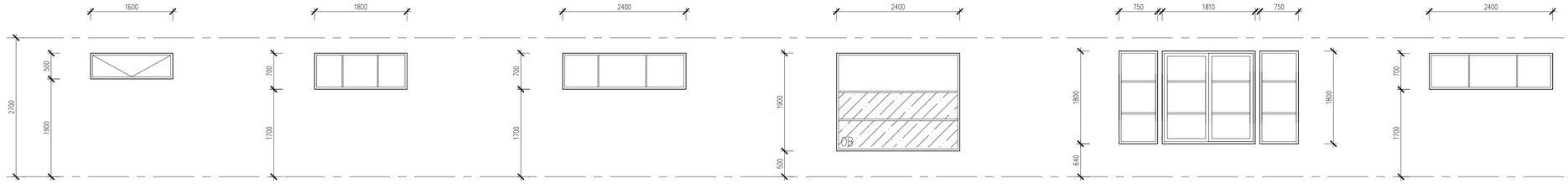
drawing title: WALL TYPE SCHEDULE

FOR INFORMATION ONLY

FIRST FLOOR

CEILING LEVEL RL 47.42

FLOOR LEVEL RL 44.72



DESCRIPTION: CLEAR GLAZED AWNING WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: OBSCURE & CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

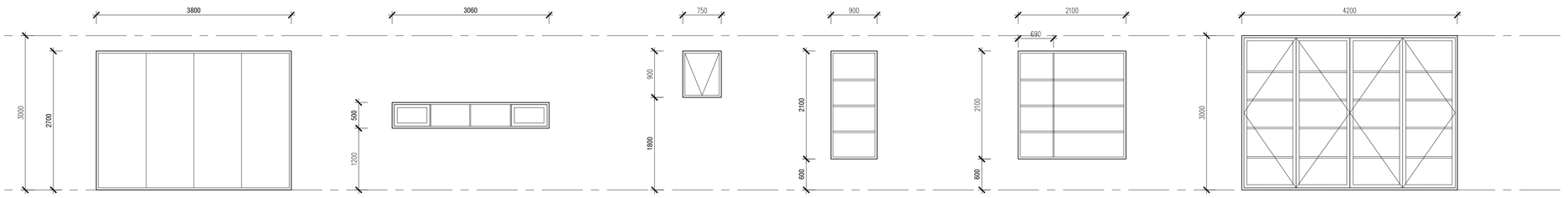
DESCRIPTION: CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

GROUND FLOOR

CEILING LEVEL RL 44.30

FLOOR LEVEL RL 41.30



DESCRIPTION: CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED FIXED HIGHLIGHT WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

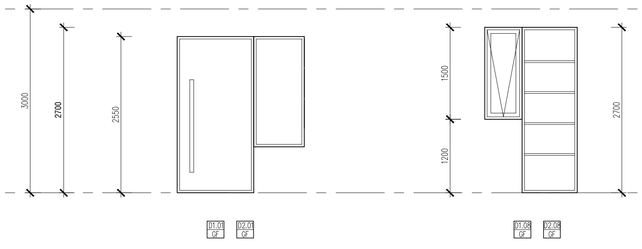
REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED BI-FOLD DOORS
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

CEILING LEVEL RL 44.30

FLOOR LEVEL RL 41.30



DESCRIPTION: CLEAR GLAZED DOOR CLEAR GLAZED FIXED WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

DESCRIPTION: CLEAR GLAZED DOOR CLEAR GLAZED AWNING WINDOW
FRAME: IMPROVED ALUMINUM
EXTERNAL FINISH: POWDERCOAT (SELECTED COLOR)
GLASS: -
U-VALUE - SHGC -

REFER CONSTRUCTION DETAILS & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
ALL GLAZING TO AS1288

WINDOW LEGEND

O	OPENABLE
FG	FIXED GLASS
AW	AWNING WINDOW
CW	CASEMENT WINDOW
SL	SLIDING WINDOW
PV	PIVOT WINDOW
DH	DOUBLE HUNG
B	BI-FOLD WINDOW
OG	OBSCURE GLAZING

WINDOW NOTES

DIMENSIONS SHOWN ON DRAWINGS ARE TO BE USED AS PRICE GUIDE ONLY. NOMINATED WINDOW MANUFACTURER TO CONFIRM AND VERIFY ALL WINDOW OPENINGS ON SITE PRIOR TO FABRICATION AND INSTILLATION.

ALL GLAZING SHALL BE IN ACCORDANCE WITH AS 1288. WHERE GLAZING WITHIN 500mm OF FINISHED FLOOR LEVEL TO BE 5MM THICKENED ANNEALED.
GLAZED DOORS AND ASSOCIATED SIDELIGHTS SHALL BE 5.38mm LAMINATED.

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- ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- SITE PLAN MEASUREMENTS IN METERS - ALL OTHER MEASUREMENTS IN MILLIMETERS U.N.O.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE BUILDER AND SUB-CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, "SETBACKS," "LEVELS" AND "SPECIFICATIONS" AND "ALL" "OTHER" RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION .
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUB-CONTRACTORS SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF ARCH.10 P/L ("THE DESIGNER") FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORIZATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

ENERGY RATING

REFER TO ENERGY RATERS FIRST RATE 5 REPORT FOR ALL ENERGY RATING REQUIREMENTS THROUGHOUT.

PROPOSED DWELLING - ACHIEVES 6.0 STARS

ROOF :
-R6.0 BULK INSULATION
-SARKING TO UNDERSIDE OF METAL ROOF INCLUDING GARAGE ROOF.

FLOORS :
-GROUND FLOOR (CONCRETE SLAB) EXCEPT GARAGE FLOOR TO HAVE A MINIMUM OF R1.30 INSULATION
-FIRST FLOOR (TIMBER FLOOR) MINIMUM OF R4.0 BULK INSULATION

WALLS:
-EXTERNAL BRICK VENEER WALLS (WT01) 90MM R2.7 HD COLD BATT INSULATION + DS FOIL OR ALTERNATIVE
-EXTERNAL LIGHTWEIGHT WALLS (WT02, WT03, WT06, WT07) 90MM R2.7 HD COLD BATT INSULATION + DS FOIL OR ALTERNATIVE
-INTERNAL WALLS SURROUNDING WET AREAS 90MM R2.5 HD BULK INSULATION
-GARAGE WALLS DOUBLE BRICK NO INSULATION REQUIRED
-ALL REMAINING INTERNAL WALLS: NO INSULATION REQUIRED

ARTIFICIAL LIGHTING TO COMPLY WITH ENERGY RATING REPORT ISSUED BY NORTHERN ENVIRONMENTAL DESIGN ON THE 8 JULY 2016 FILE N° 1716

rev.	description	date	init

notes:
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWING.

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project:
PROPOSED DUAL OCCUPANCY
240A TUCKER ROAD, McKINNON

client:
SANDRA GREY

drawn: DB	date: JUNE 2016	drawing no: A90-01
checked: DF	scale: 1:50 @ A1	
project no: 10-237	rev: P1	

drawing title: WINDOW SCHEDULE

FOR INFORMATION ONLY

MAPPLETHORPE
AS 1668.1
my DOG
DAVID BIRO 2016

WELCOME TO PORT PHILIP CITY COUNCIL
1F CENTRELINK / TOWN PLANNING.
2F CITY COUNCIL QUARTERS
FUNCTION ROOM
DAVID BIRO 2016

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