

JS Bathroom Fixture Mark Up 28-8-2018

1 900 1 - SHR SIZE — = SHR SCREEN (FRAMELESS NIB 2000mm AFL) w U CHANNEL RECESSED INTO WGN

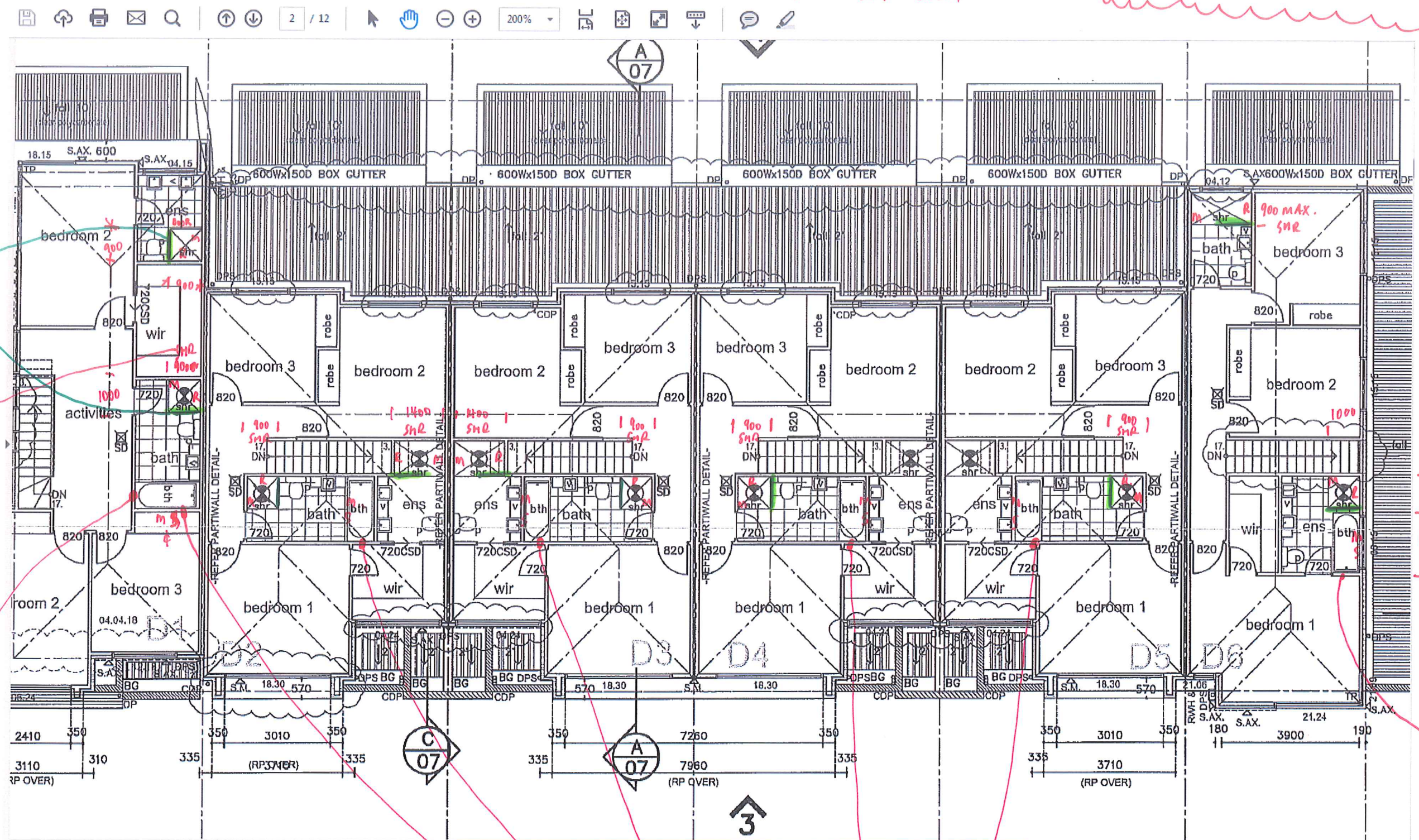
M - MIXER

R - SHOWER ROSE

S - BATH SPOUT

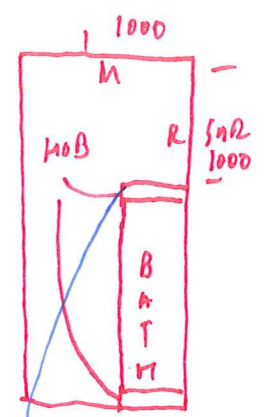
REFER TO CONSTRUCTION SPECIFICATIONS FOR HEIGHTS OF WATER OUTLET. MIXERS @ 1100mm

> Drawings 1-6 <



FRAMELESS FIN 2000mm HIGH

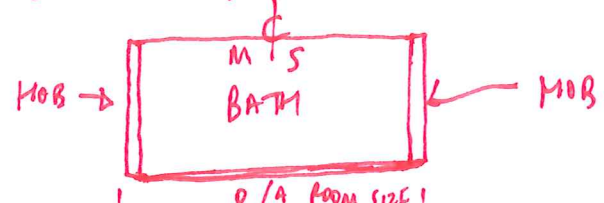
1000 SHR
BATH INSET 2700mm
+ MOB
BATH SPOUT



1500mm INSET BATH WITH MOB

GENERAL NOTE:
ALL WET AREAS TO HAVE FLOOR TRAP IN SHR + FLOOR (x2 FOR WET AREA)

MIXER / BATH SPOUT / MOB BATH TO BE LOCATED TO ROOM



TOILET SUITE - DANTE BTW
GENERALLY ALLOW 900mm (450mm FROM WGN)

SH SCREEN TO SIT ON MOB

CONSTRUCTION NOTES

- INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH SV BATTERY BACK UP AS PER AS 3706
- DENOTES CONTROL JOINTS REFER TO ENGINEERS REPORT FOR DETAILS, CONTROL JOINTS SHOWN ARE A MIN. ONLY FOR FOOTING PERFORMANCE, PROVIDE ADDITIONAL JOINTS AS REQUIRED BY SPECIFIED WALLING SYSTEM MANUF.
- DENOTES EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.
- PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH WCs

STAIR NOTES

PROVIDE INTERNAL STAIRS AND BALUSTRADES BY 'TOP STAIRS' PROVIDE 1.0m HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT RISERS = 17@183.47mm HIGH = 3122 (G.O.S.) GOINGS = 250mm WIDE PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

ENERGY EFFICIENCY NOTES

PLEASE REFER ENERGY EFFICIENCY REPORT PRODUCED BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS

WINDOW NOTE:
ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH ALL WINDOW HEAD HEIGHTS TO BE AT 2400mm FROM FFL U.N.O.
DO NOTES 2700H HEAD HEIGHT.
BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

BULKHEAD NOTE:
PROVIDE 2400H DROPPED BULKHEADS OVER ALL B.I.R. LINEN & OVER HEAD CUBS TO KITCHEN & LAUNDRY U.N.O.

*SD DENOTES CUSTOM PUSH MECHANISM 'STORE DOOR' UNDER STAIR, SIZE TO BE CONFIRMED ON SITE

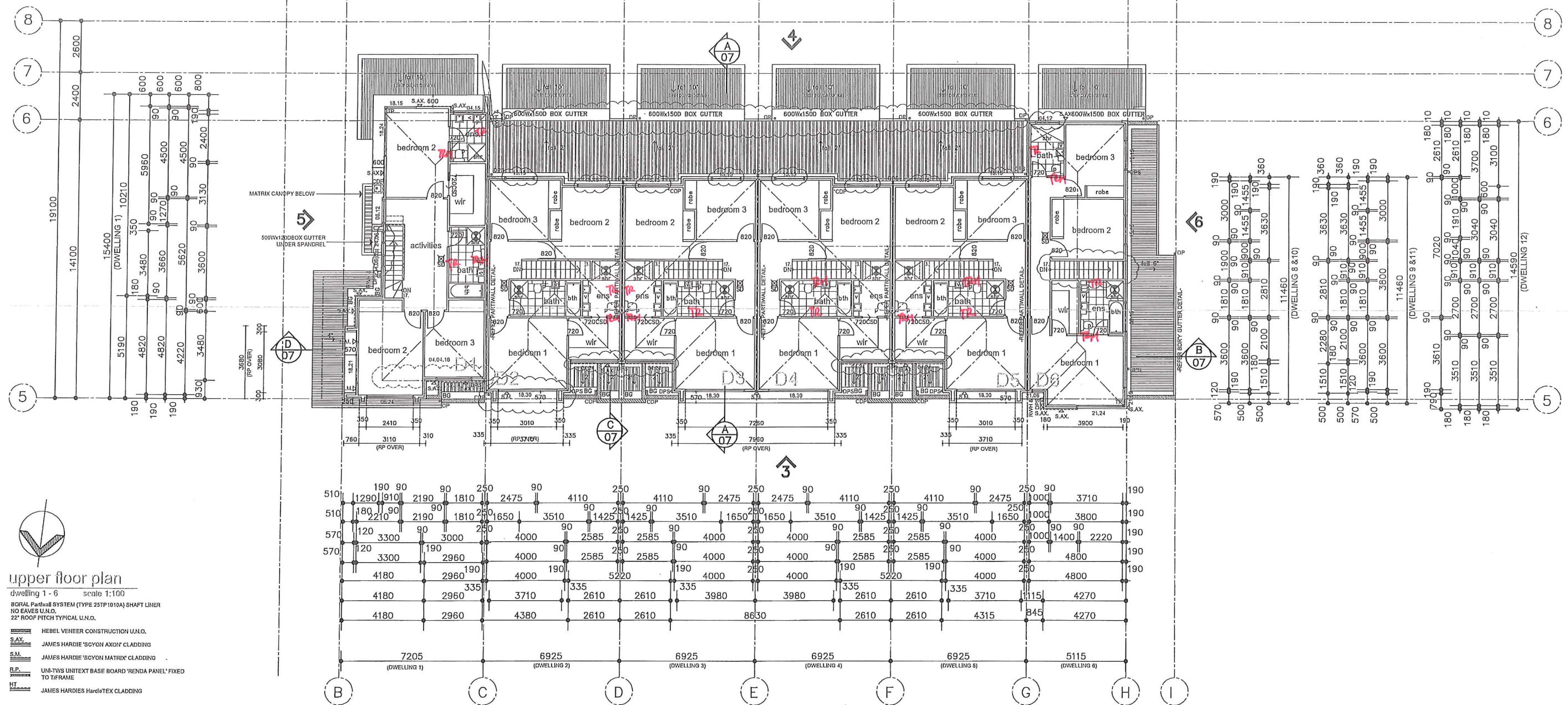
JS 28-8-2018 1 of 2

BATHROOM ACCESSORIES -

TAM - TOILET ROLL HOLDER 700mm APZ

TR - TOWEL RAIL 1100mm APZ

MT - MANN TOWEL (TAL ON SITE)



upper floor plan
dwelling 1 - 6 scale 1:100
BORAL Partial System (TYPE 25TP1010A) SHAFT LINER NO EAVES U.N.O.
22° ROOF PITCH TYPICAL U.N.O.

- HEBEL VENEER CONSTRUCTION U.N.O.
- JAMES HARDIE 'SCYON AXON' CLADDING
- JAMES HARDIE 'SCYON MATRIX' CLADDING
- UN-TWIS UNITEXT BASE BOARD 'RENDA PANEL' FIXED TO T/F RAME
- JAMES HARDIE HardiTex CLADDING
- ZINCALUME MINI ORB WALL INFILL
- DENOTES 120° PAINTED TIMBER POST

CDP - DENOTES 500 STORM WATER GRADE CONCEALED DOWN PIPE
NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.



PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG
FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SCL REPORT & MIA SPECIFICATION
ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK, ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONSTRUCTION
PLANNING APPLICATION
BUILDING APPLICATION
DATE: 04-01-2018
DRAWN: [blank]
CHECKED: [blank]
SCALE: [blank]

AMENDMENTS:
ISSUE DATE: 04/04/13
REVISION: A
CONTENTS: BUILDERS QUOTIES

UPPER FLOOR PLAN
DWELLINGS 1 - 6
CERTIFICATION ISSUE
A - 02

CONSTRUCTION NOTES

- INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH SV BATTERY BACK UP AS PER AS 3785
- DENOTES CONTROL JOINTS REFER TO ENGINEERS REPORT FOR DETAILS. CONTROL JOINTS SHOWN ARE A MIN. ONLY FOR FOOTING PERFORMANCE. PROVIDE ADDITIONAL JOINTS AS REQUIRED BY SPECIFIED WALLING SYSTEM MANUF.
- DENOTES EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.
- PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH WCs

STAIR NOTES

PROVIDE INTERNAL STAIRS AND BALUSTADES BY 'TOP STAIRS' PROVIDE 1.0m HIGH BALUSTADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT RISERS = 17@183.647mm HIGH = 3122 (C.O.S.) GOINGS = 250mm WIDE PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

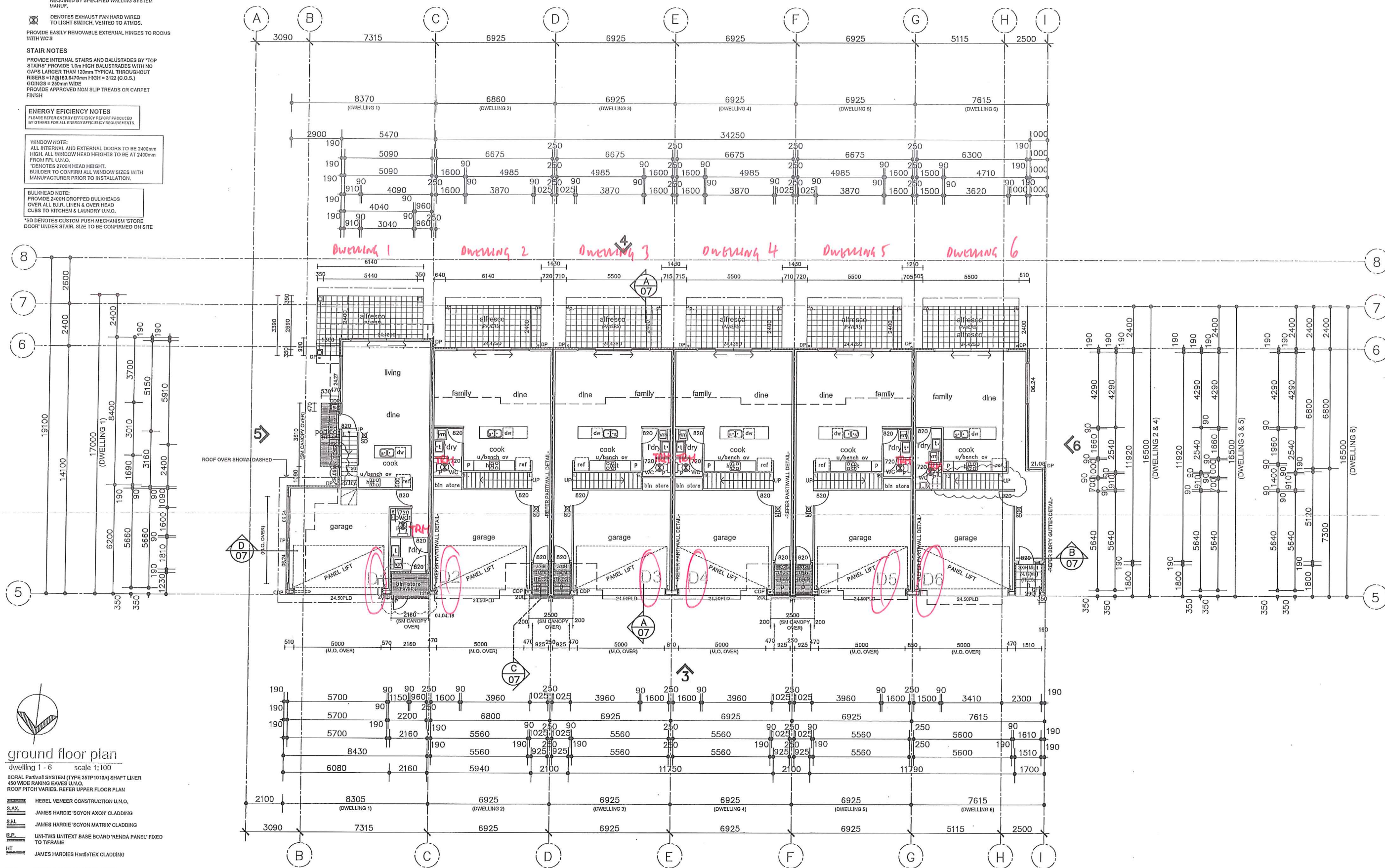
ENERGY EFFICIENCY NOTES

PLEASE REFER ENERGY EFFICIENCY REPORT PROVIDED BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS.

WINDOW NOTE:
ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH. ALL WINDOW HEAD HEIGHTS TO BE AT 2400mm FROM FFL U.N.O.
DENOTES 2700H HEAD HEIGHT.
BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

BULKHEAD NOTE:
PROVIDE 2400H DROPPED BULKHEADS OVER ALL B.A.R. LINEN & OVER HEAD CUBS TO KITCHEN & LAUNDRY U.N.O.
SD DENOTES CUSTOM PUSH MECHANISM 'STORE DOOR' UNDER STAIR. SIZE TO BE CONFIRMED ON SITE

CERTIFICATION ISSUE 24-7-2018 JS
JS 28-8-2018 2 OF 2



ground floor plan
dwelling 1 - 6 scale 1:100
BORAL Partall SYSTEM (TYPE 25TP1010A) SHAFT LINER
450 WIDE RAKING RAVERS U.N.O.
ROOF PITCH VARIES. REFER UPPER FLOOR PLAN

HEBEL VENEER CONSTRUCTION U.N.O.
SAX JAMES HARDIE 'SCYON AXON' CLADDING
SAL JAMES HARDIE 'SCYON MATRIX' CLADDING
R.P. UNI-TWIS UNITEXT BASE BOARD 'RENDA PANEL' FIXED TO T/F FRAME
HT JAMES HARDIE HardiTex CLADDING

M.O. ZINCALUME MINI ORB WALL INFILL
P. DENOTES 120° PAINTED TIMBER POST

CDP - DENOTES 900 STORM WATER GRADE CONCEALED DOWN PIPE

NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.

STEEL FRAMING NOTE:
REFER TO ENGINEERING BY GINOS ENGINEERS FOR ALL STEEL COLUMN & BEAM LOCATIONS



PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG
FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S REPORT & U.S.A. SPECIFICATION
ALL DWELLINGS AND LEVELS TO BE CONFIRMED FROM TO THE COMPLETION OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONSTRUCTION
PLANNING APPLICATION
BUILDING APPLICATION
DATE: 01-06-2018
SHEET: 1
SCALE:

AMENDMENTS:
ISSUE DATE: 01-06-2018
REVISION: A
COMMENTS: BUILDERS CHECKS

GROUND FLOOR PLAN
DWELLINGS 1-6
CERTIFICATION ISSUE

A - 01

JS Bathroom Fixture Mark Up 28-8-2018

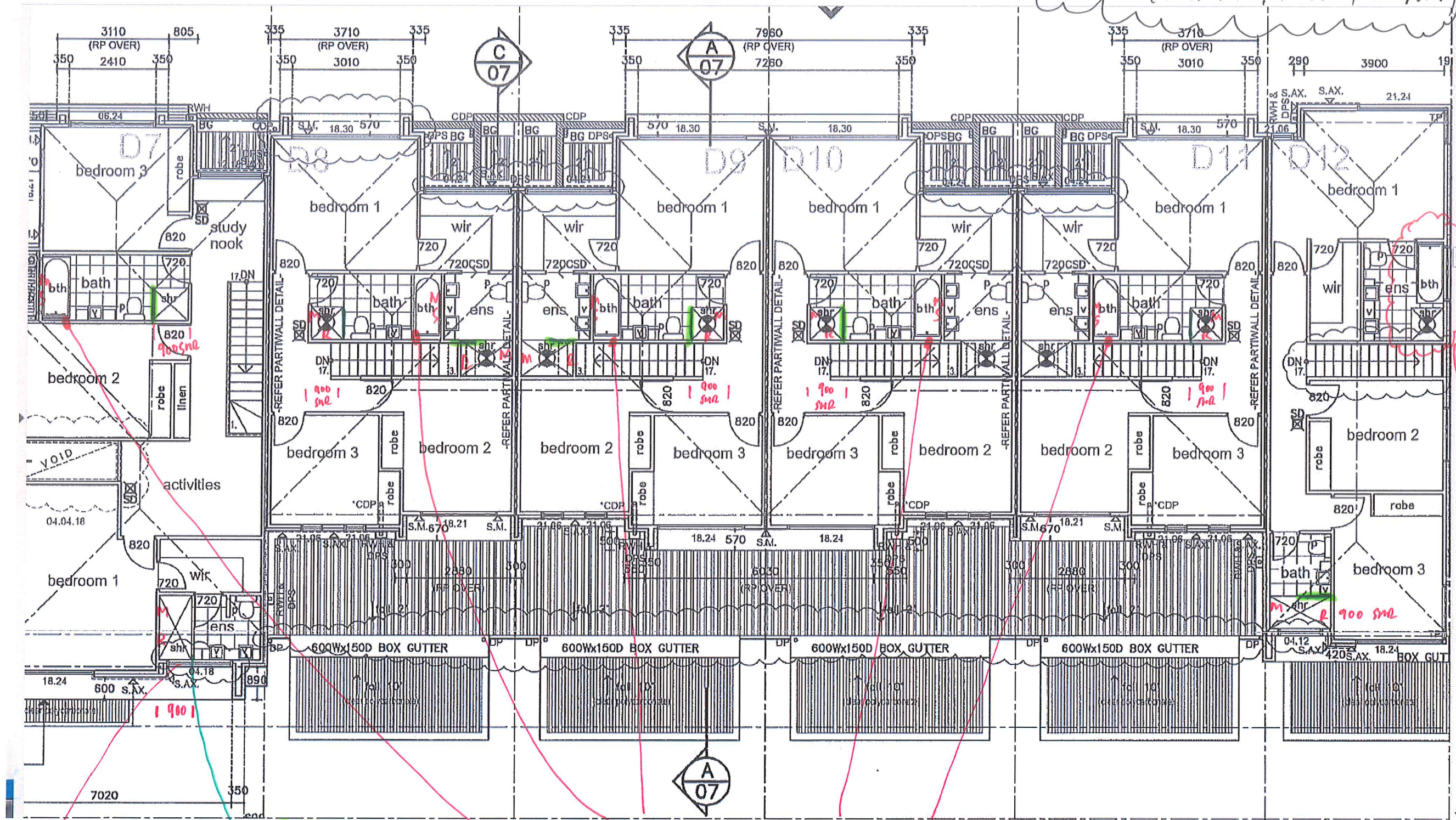
1 900 1 SHR SIZE

SHR SCREEN (FRAMINGS MB)
2000mm AFL RECESSED INTO WAIN

M - MIXER
R - SHOWER ROSE
S - BATH SPOUT

> Drawings 7-12

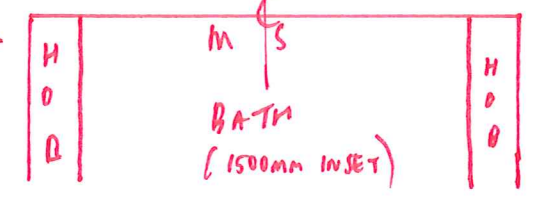
AW NOT ALLOW TO HAVE 2 X FRODO TRAPS
(1 IN SHR, 1 IN OF FLOOR)



WOODEN W/IN
CLASH W/ SHOWER
ROSE

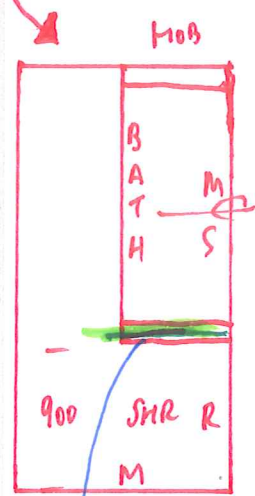
ADD WAIN FOR
HEIGHT IN LIEU OF
SHR SCREEN

MIXER / BATH SPOUT / HOB & TO ROOM



1810mm

TOILET SUITE - DANTE BTW
GENERALLY ALLOW 900mm (450mm FROM WAIN)



SHR SCREEN
TO SIT ON
HOB

CONSTRUCTION NOTES

INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH 9V BATTERY BACK UP AS PER AS 3786

DENOTES CONTROL JOINTS REFER TO ENGINEERS REPORT FOR DETAILS. CONTROL JOINTS SHOWN ARE A MIN. ONLY FOR FOOTING PERFORMANCE. PROVIDE ADDITIONAL JOINTS AS REQUIRED BY SPECIFIED WALLING SYSTEM MANUF.

DENOTES EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.

PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH WCs

STAIR NOTES

PROVIDE INTERNAL STAIRS AND BALUSTADES BY 'TOP STAIRS' PROVIDE 1.0m HIGH BALUSTADES WITH NO GAPS LARGER THAN 120mm TYPICAL. THROUGHOUT RISERS = 17@183.6470mm HIGH = 3122 (C.O.S.) GOINGS = 220mm WIDE

PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

ENERGY EFFICIENCY NOTES

PLEASE REFER ENERGY EFFICIENCY REPORT PRODUCED BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS.

WINDOW NOTE:

ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH. ALL WINDOW HEAD HEIGHTS TO BE AT 2400mm FROM FFL U.N.O.

*DENOTES 2700mm HEAD HEIGHT. BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

BULKHEAD NOTE:

PROVIDE 2400mm DROPPED BULKHEADS OVER ALL B.I.R. LINEN & OVER HEAD CUBS TO KITCHEN & LAUNDRY U.N.O.

*SD DENOTES CUSTOM PUSH MECHANISM 'STORE DOOR' UNDER STAIR. SIZE TO BE CONFIRMED ON SITE

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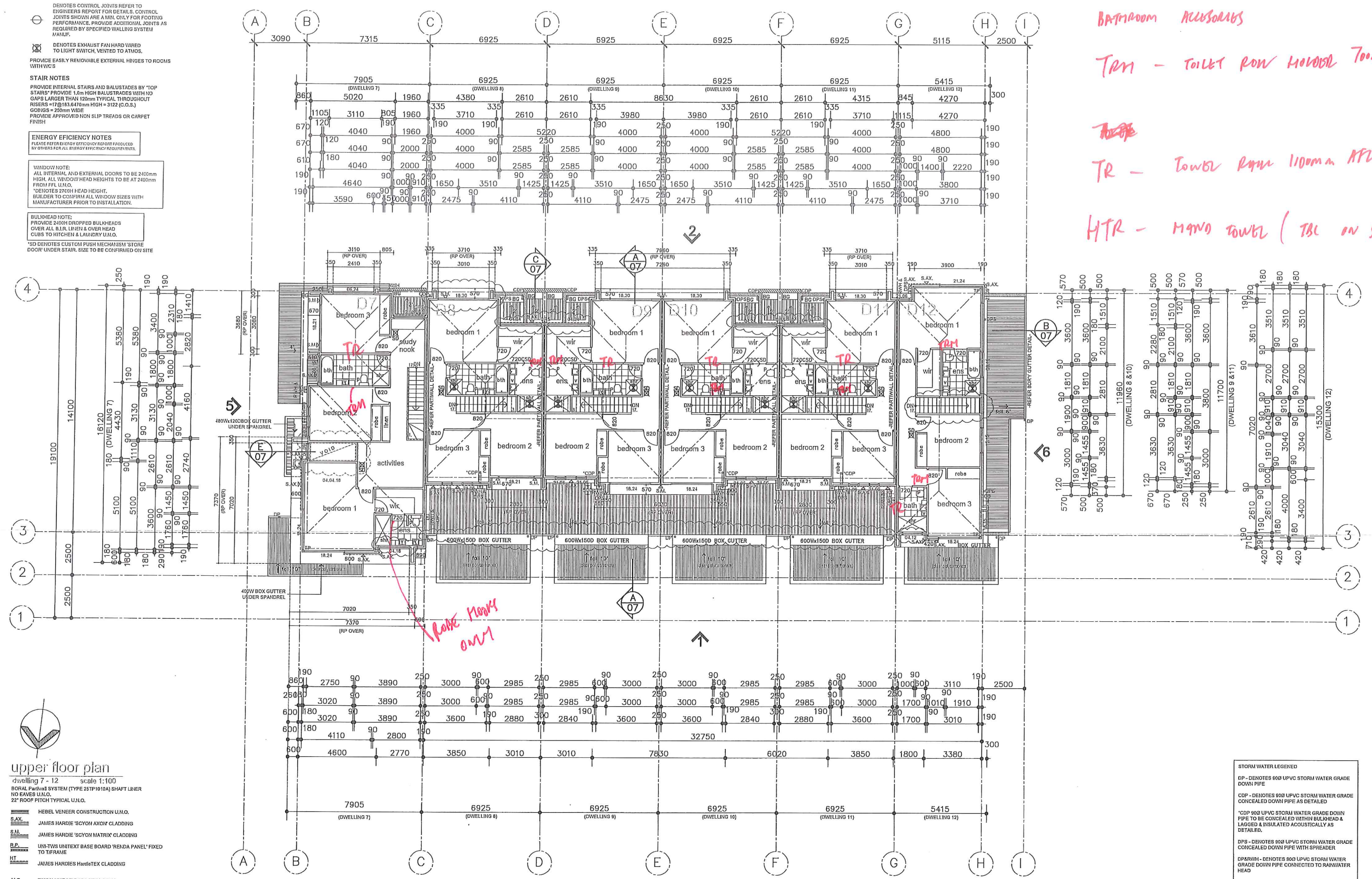
BATHROOM ACCESSORIES

TRM - TOILET ROW 1100mm AFF

TR

TR - Towel Rack 1100mm AFF

HTR - HAND TOWEL (TBL ON SITE)



upper floor plan

Dwellings 7 - 12 scale 1:100

BORAL Partwall SYSTEM (TYPE 25TP1010A) SHAFT LINER NO EAVES U.N.O.

22° ROOF PITCH TYPICAL U.N.O.

HEBEL VENEER CONSTRUCTION U.N.O.

JAMES HARDIE 'SCYON AXON' CLADDING

JAMES HARDIE 'SCYON MATRIX' CLADDING

UNI-TWS UNITEXT BASE BOARD 'RENDA PANEL' FIXED TO T/F RAME

JAMES HARDIE HardieTEX CLADDING

ZINCALUME MINI ORB WALL R/FLL

DENOTES 120° PAINTED TIMBER POST

CDP - DENOTES 900 STORM WATER GRADE CONCEALED DOWN PIPE

NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.

STORM WATER LEGEND

DP - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE

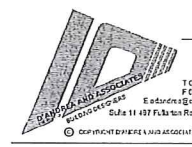
CDP - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE AS DETAILED

*CDP 900 UPVC STORM WATER GRADE DOWN PIPE TO BE CONCEALED WITHIN BULKHEAD & LAGGED & INSULATED ACOUSTICALLY AS DETAILED.

DPS - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE WITH SPREADER

DP/ARWH - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE CONNECTED TO RAINWATER HEAD

NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.



PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SOIL REPORT & UBA SPECIFICATION

ALL DIMENSIONS AND LEVELS TO BE CORROBORATED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONVEYANCE

PLANNING APPLICATION

BUILDING APPLICATION

DATE: 04-01-2018

SCALE:

AMENDMENTS:

REVISE DATE	REVISION	COMMENTS
04/01/18	A	BUILDERS QUOTES

UPPER FLOOR PLAN DWELLINGS 7 - 12

CERTIFICATION ISSUE

A - 04

CONSTRUCTION NOTES

- INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH 9V BATTERY BACK UP AS PER AS 3786
- EXPANDED CONTROL JOINTS REFER TO EXHIBITERS REPORT FOR DETAILS. CONTROL JOINTS SHOWN ARE A MIN. ONLY FOR FOOTING PERFORMANCE. PROVIDE ADDITIONAL JOINTS AS REQUIRED BY SPECIFIED WALLING SYSTEM MANUF.
- EXPANDED EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.
- PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH WGS

STAIR NOTES

PROVIDE INTERNAL STAIRS AND BALUSTRADES BY TOP STAIRS PROVIDE 1.0m HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT RISERS = 17@183.6470mm HIGH = 3122 (C.O.S.) GOINGS = 250mm WIDE PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

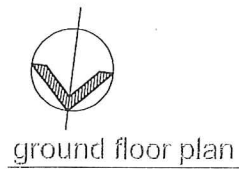
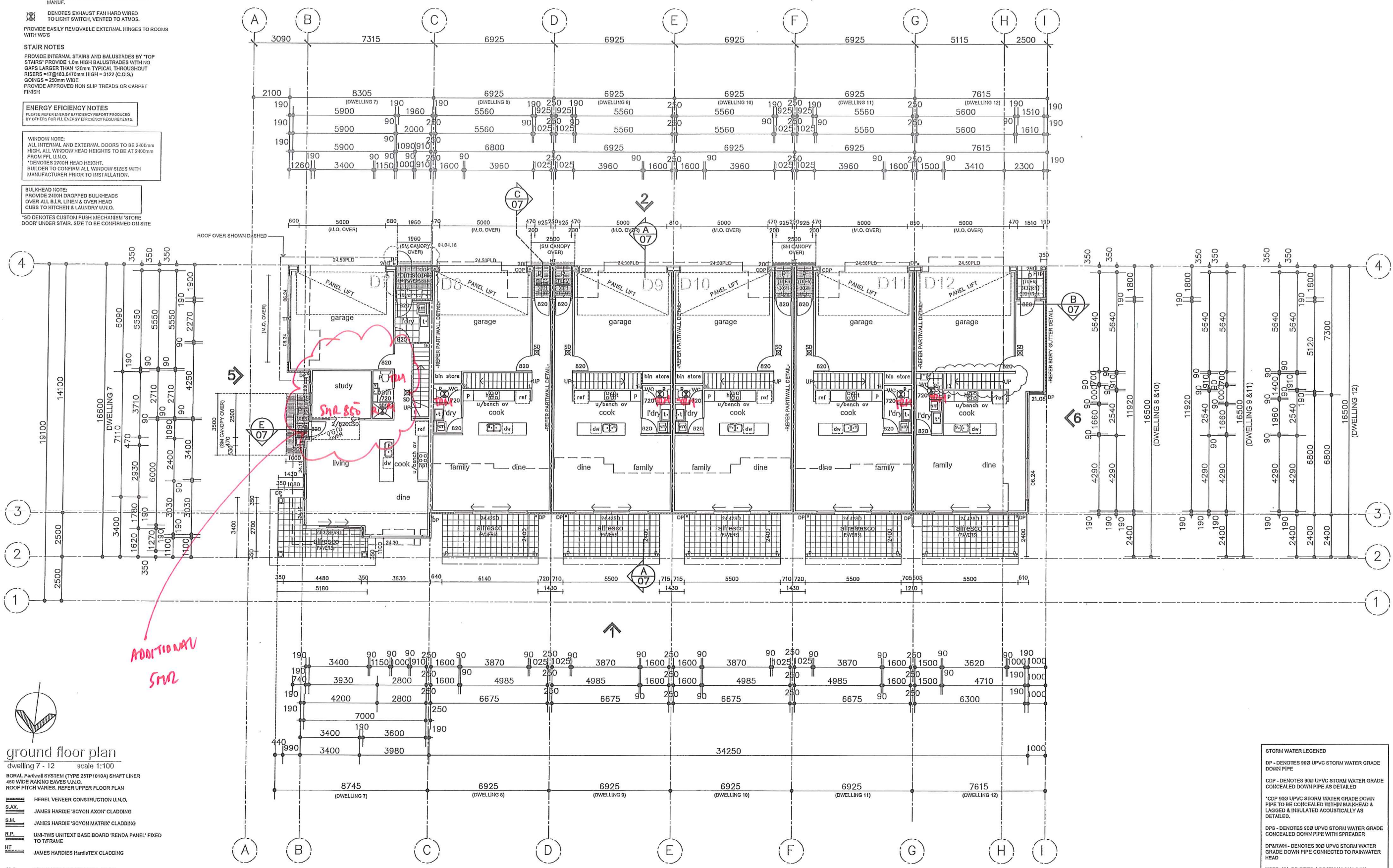
ENERGY EFFICIENCY NOTES

PLEASE REFER ENERGY EFFICIENCY REPORT PROVIDED BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS.

WINDOW NOTE:
ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH. ALL WINDOW HEAD HEIGHTS TO BE AT 2100mm FROM FFL U.N.O.
*DENOTES 2700mm HEAD HEIGHT.
BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

BULKHEAD NOTE:
PROVIDE 2400mm DROPPED BULKHEADS OVER ALL B.L.R. LINEN & OVER HEAD CUBS TO KITCHEN & LAUNDRY U.N.O.
*SD DENOTES CUSTOM PUSH MECHANISM STORE DOOR UNDER STAIR. SIZE TO BE CONFIRMED ON SITE

JS 28-8-2018 2 of 2



ground floor plan

dwellings 7 - 12 scale 1:100

BORAL Partial SYSTEM (TYPE 25TP1010A) SHAFT LINER 450 WIDE RAKING EAVES U.N.O. ROOF PITCH VARIES. REFER UPPER FLOOR PLAN

- HEBEL VENEER CONSTRUCTION U.N.O.
- JAMES HARDIE 'SCYON AXON' CLADDING
- JAMES HARDIE 'SCYON MATRIX' CLADDING
- UNI-TWS UNITEXT BASE BOARD 'RENDA PANEL' FIXED TO FRAME
- JAMES HARDIE HardiTex CLADDING

M.O. ZINCALUME MINI ORB WALL INFILL

dp. DENOTES 120° PAINTED TIMBER POST

CDP - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE

NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.

STEEL FRAMING NOTE:
REFER TO ENGINEERING BY GINOS ENGINEERS FOR ALL STEEL COLUMN & BEAM LOCATIONS

STORM WATER LEGEND
DP - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE
CDP - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE AS DETAILED
*CDP 900 UPVC STORM WATER GRADE DOWN PIPE TO BE CONCEALED WITHIN BULKHEAD & LAGGED & INSULATED ACoustically AS DETAILED.
DPS - DENOTES 400 UPVC STORM WATER GRADE CONCEALED DOWN PIPE WITH SPREADER
DPAW - DENOTES 800 UPVC STORM WATER GRADE DOWN PIPE CONNECTED TO RAINWATER HEAD
NOTE: ALL DP SIZES, LOCATIONS AND BOX GUTTER SIZES TO BE CONFIRMED BY ENG.



PROPOSED 12 DWELLINGS AT: NO. 576 ANZAC HWY GLENELG FOR: KEN WONG

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S SOIL REPORT & HBA SHEET/CAUSEWAY
ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONSTRUCTION
PLANNING APPLICATION
BUILDING APPLICATION
DATE: 09-05-2018
SHEET: 1
SCALE:

AMENDMENTS:
ISSUE DATE: 21/04/13
REVISION: A
CORRECTIONS: BOLDERS CLADDING

GROUND FLOOR PLAN DWELLINGS 7 - 12
CERTIFICATION ISSUE
A - 03