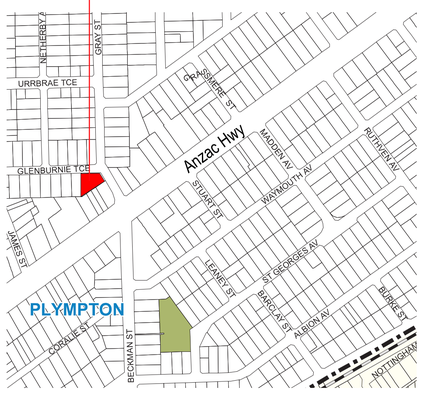
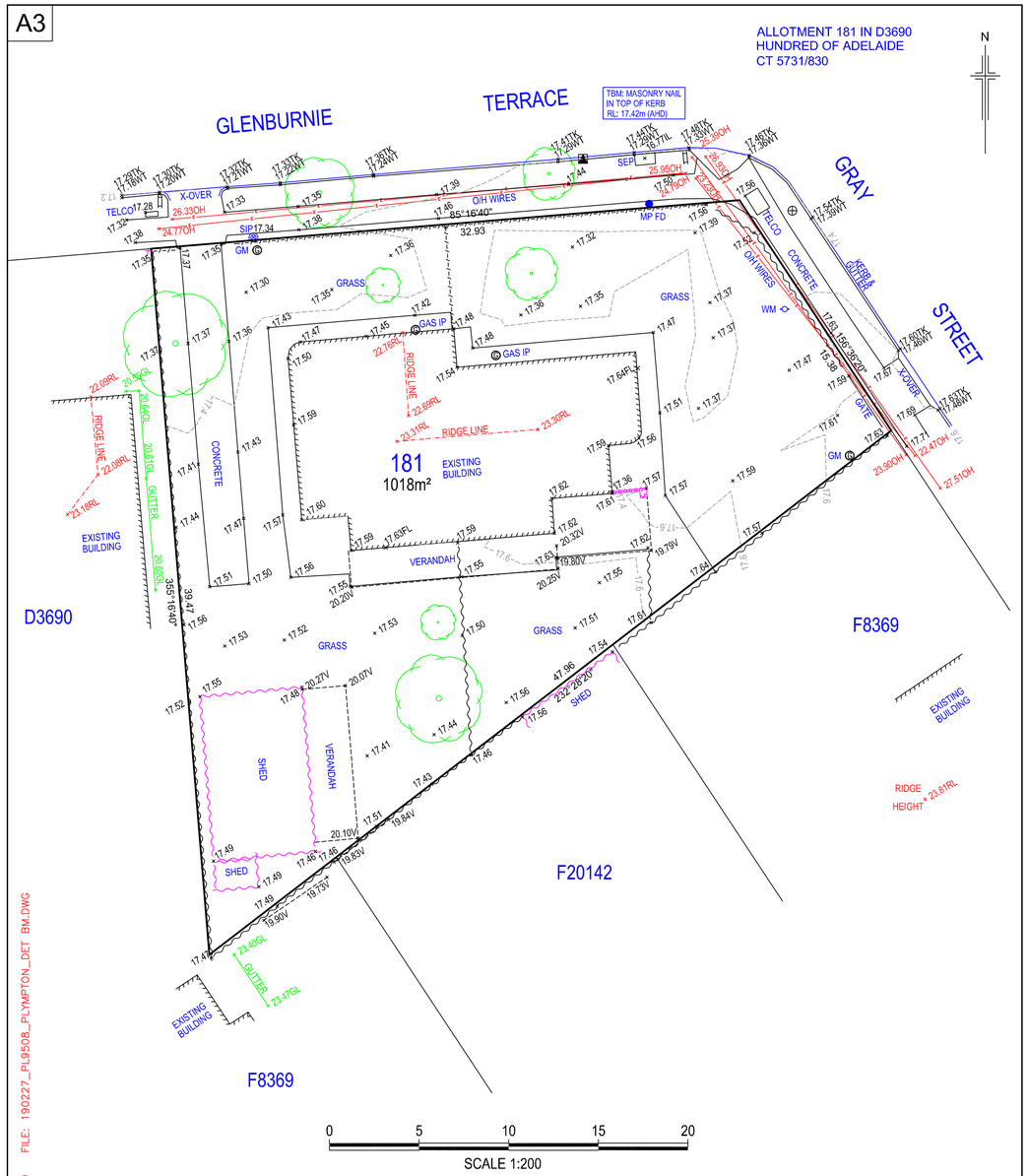
BUILDING APPLICATION
Proposed 32 apartments
1 Glenburnie Terrace PLYMPTON

BL-00	COVER
BL-01	Proposed Site Plan
BL-02	Ground Floor Plan
BL-02.1	Carpark Mezzanine
BL-03	Podium - Level 1Plan
BL-04	Levels 2 & 3 Apartments
BL-05	Level 4 Apartments
BL-06	Roof Plan/ Typical Apartment
BL-07	Elevations 1
BL-08	Elevations 2
BL-09	Section, Details

THE SITE





PRINTED: FEB. 27, 2019 FILE: 190227_PL9508_PLYMPTON_DET BM.DWG

LEGEND

SURVEY MARK, GI NAIL, SPIKE, BOLLARD, STOBIE, ETSA CONN, SIP, SMH, SEWER, FIRE HYDRANT, FIRE PLUG / STOP VALVE, GRATING, BRICK PAVERS, WALL, BUILDING, CENTRE OF CORNICE, BANK TOP, BANKBOT, EDGE BITUMEN, EDGE TRACK, GRATING, TREE, SHRUB, CABLE MARKER, TELCO PIT, ETSA METER, GM, GAS METER, ICV, IRRIGATION, TAP, BORE, SHRUB, EDGE TRACK, EDGE CONC, VERANDAH, ROOF LINE, WALL, EDGE VEGETATION, BUILDING GI, EDGE GARDEN, S, SIGN POST, WM, WATER METER, ROAD SIGN, LP, LIGHT POLE, FP, FUSE PIT, SW IP, DP, DOWNPIPE, FENCE (POST & WIRE), FENCE (GI), UNKNOWN, STORMWATER PIPE, SEWER, WATER, ELECTRICAL, TELSTRA, GAS, COMMUNICATIONS, WT WATERTABLE, TK TOP OF KERB, EB EDGE OF BITUMEN, RL ROOF LEVEL, FL FLOOR LEVEL, GL GUTTER LEVEL, EL EAVE LEVEL, TW TOP OF WALL, BW BOTTOM OF WALL, EC EDGE OF CONCRETE, NS NATURAL SURFACE

PyperLeaker surveying services
p 08 8373 3880
a 85 Goodwood Road Wayville SA 5034
e info@plsurvey.com.au

NOTES

NOTES:

PROPERTY BOUNDARIES PLOTTED HEREON HAVE BEEN SURVEYED, BUT NOT MARKED.

AUTHORITY FOR BOUNDARY DATA VIDE FX 20247. FINAL DIMENSIONS SUBJECT TO APPROVED CERTIFIED SURVEY.

INFO

SCALE:	1:200
SURVEY DATE:	21/02/2019
SURVEYED BY:	MC
COORDS BASED ON:	MGA94
PSM 6628/8076	RL:17.408m
HEIGHT DATUM:	AHD
CONTOUR INTERVAL:	0.20m

PROJECT

DETAIL & LEVELS SURVEY
1A & 1B GLENBURNIE TERRACE
PLYMPTON

PROJECT REF: PL 9508 SHT: 1 OF 1 REV: 0

Feature Survey
Not to scale

Rev B
Podium level raised 1500mm
Carpark mezzanine added with 27 stores
Stores removed from apartment floor plans.
Future roof top solar panels located.

REV	DATE	DESCRIPTION
B	30/05/2019	LEVELS RAISED MEZZANINE ADDED
A	29/04/2019	ISSUED FOR BCA ASSESSMENT - BUILDING PERMIT
–	18/01/2019	ISSUED FOR CONSULTANT DESIGN INPUT

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233 BAGOT RD SUBIACO 6008
PO Box 1940 SUBIACO 6904

The builder shall check and verify all dimensions refer any discrepancies to the Achitect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
DSF
Project Name
PROPOSED 32 APARTMENTS
1 Glenburnie Tce. Plympton
West Torrens

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Drawing Title:
Cover - Existing Site plan

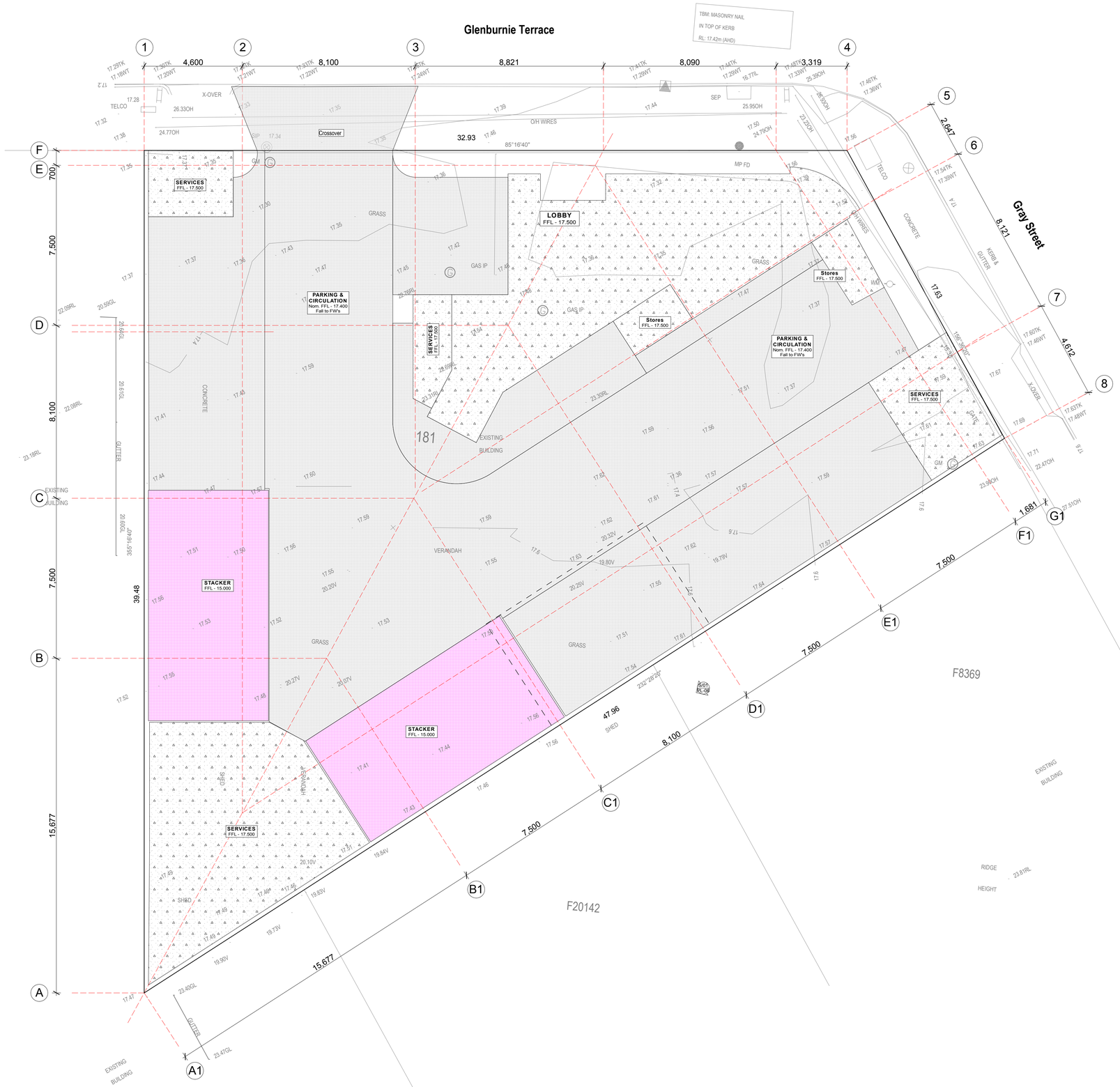
Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: 480- PLM
Revision: Rev-A	Drawing No.: BL-00
Plot Date:	30/05/2019

Griffin

HALF SCALE at A3
FULL SCALE at A1

Cover - Existing Site plan

For consultant design
Printed 30/05/2019



Proposed Site Plan
Scale 1:100

REV	DATE	DESCRIPTION
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1 Glenburnie Tce. Plympton
West Torrens

Drawing Title:
Proposed Site Plan

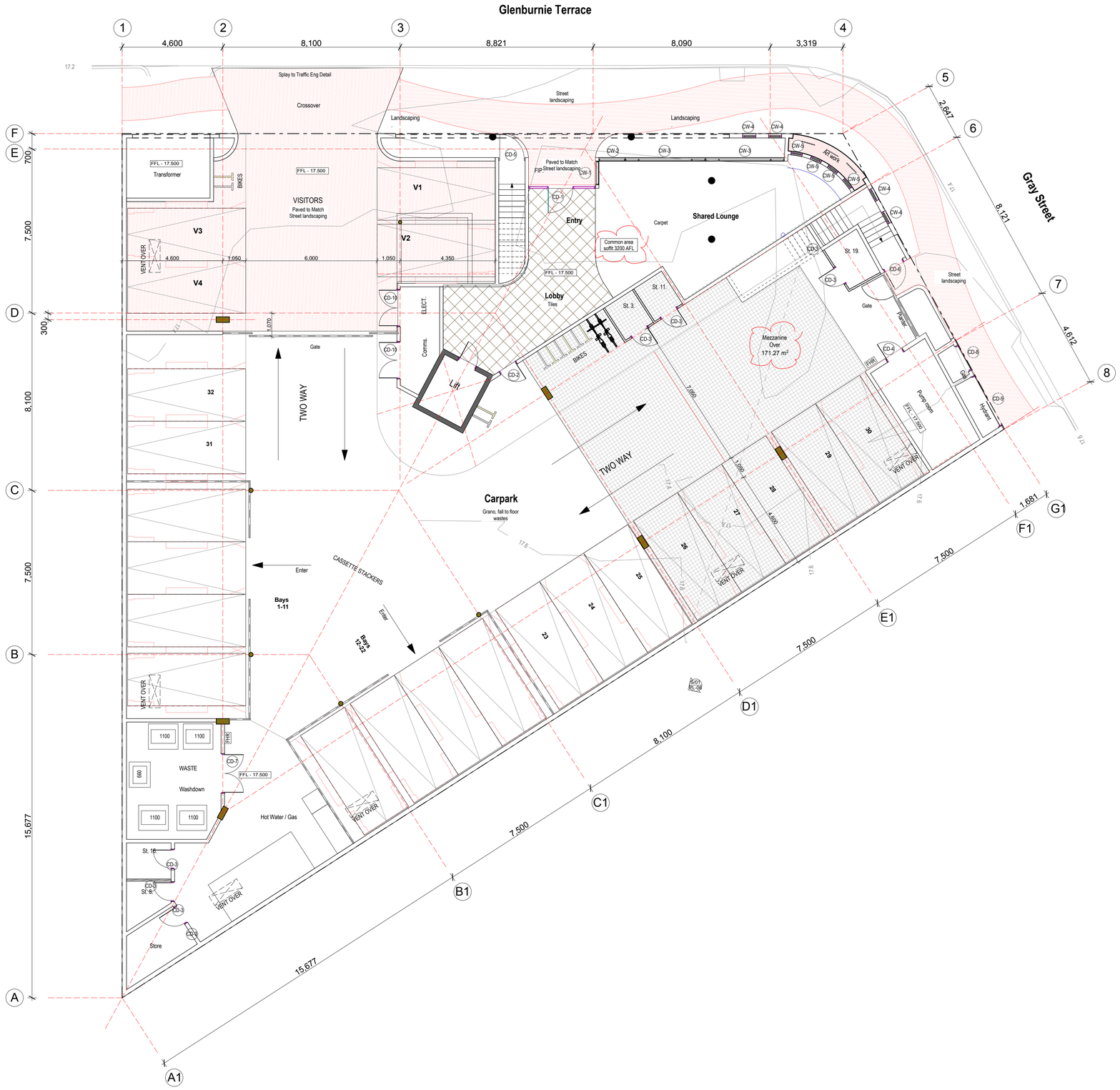
Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: 480- PLM
Revision: Rev-A	Drawing No.: BL-01
Plot Date: 30/05/2019	

Griffin

HALF SCALE at A3
FULL SCALE at A1

Proposed Site Plan

For consultant design
Printed 30/05/2019



Ground floor Plan
Scale 1:100

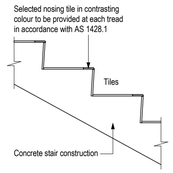
DOOR & WINDOW SCHEDULE 480 GRI , 1 Glenburnie Tce, Plympton
Rev 1 23-04-19
SCFD = Self Closing Fire Door - must be fitted with Hot Smoke Seals
All fire doors to be proprietary systems and must comply with AS1905.1 This door / window schedule to be read in conjunction with Fire engineer resport
All residential Glazed doors (double glazed) to achieve an accoustic rating of RW29 unless otherwise stated
All residential Glazed windows (double glazed) to achieve an accoustic rating of RW29 unless otherwise stated
Sliding Doors - manual operation under a force of not more 110N
Obscure glazing to all wet area windows

Ground Level

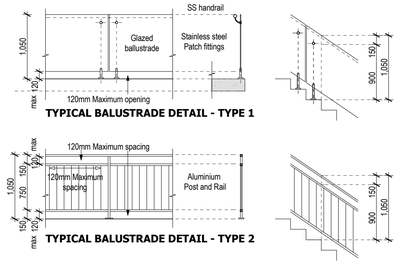
	Item	Qty	Dimensions	Description	Finish	BCA Compliance Requirements
Common	CD1	1	3050w x 3500h	Glazed door with sidelights and highlights	Powder coated **commercial** aluminium frame	Level transition at threshold. Recess sill as required. Resident entry security
	CD2	1	900w x 2100h	to suit 2040 x 820 Fire door	Steel frame, selected paint finish	SCFD. FRL -/120/30. Level transition at threshold. Resident entry security
	CD3	8	900w x 2400h	to suit 2340x820 Solid core single door	Steel frame, selected paint finish	
	CD4	1	900w x 2100h	to suit 2040 x 820 Fire door	Steel frame, selected paint finish	SCFD. FRL -/120/30. Level transition at threshold
	CD5	1	1200w x 3200h	Glazed door with highlight	Powder coated **commercial** aluminium frame	Latch or keyless operation from inside. Level transition at threshold.
	CD6	1	950w x 2400h	to suit 2340 x 820 Aluminium glazed door	Powder coated **commercial** aluminium frame	Latch or keyless operation from inside. Level transition at threshold.
	CD7	1	1700w x 2400h	to suit2x2340x820 Solid core double doors	Steel frame, selected paint finish	
	CD8	1	1300w x 2400h	to suit vented roller door	Steel frame, selected paint finish	Door to gas supply authority requirements
	CD9	1	2600w x 1500h	Hydrant cupboard doors	Steel frame, selected paint finish	Doors to fire brigade requirements
	CD10	2	1700w x 1500h	to suit2x820 Solid core double doors	Steel frame, selected paint finish	no combustible , smoke seals

	Item	Qty	Dimensions	Description	Finish	BCA Compliance Requirements
NO Rw req.	CW1	1	1080w x 2900h	Fixed Glazed Window with highlight	Powder coated **commercial** aluminium frame	
	CW2	1	1200w x 2900h	Fixed Glazed Window with highlight	Powder coated **commercial** aluminium frame	
	CW3	2	3630w x 2900h	Fixed Glazed Window with sidelights & highlights	Powder coated **commercial** aluminium frame	
	CW4	4	600w x 1800h	Fixed Glazed Window	Powder coated **commercial** aluminium frame	
	CW5	4	600w x 1800h	Fixed Glazed Window	Powder coated **commercial** aluminium frame	

Ground Floor, Door Window Shedule
For more detail refer to the full schedule in the specification



Stair Section
Scale 1:20



Typical Balustrades
Scale 1:50

REV	DATE	DESCRIPTION
B	30/05/2019	LEVELS RAISED MEZZANINE ADDED
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DSF
Project Name
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1 Glenburnie Tce. Plympton
West Torrens

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master Wed 17/1.pm

Drawing Title:
Ground Floor plan

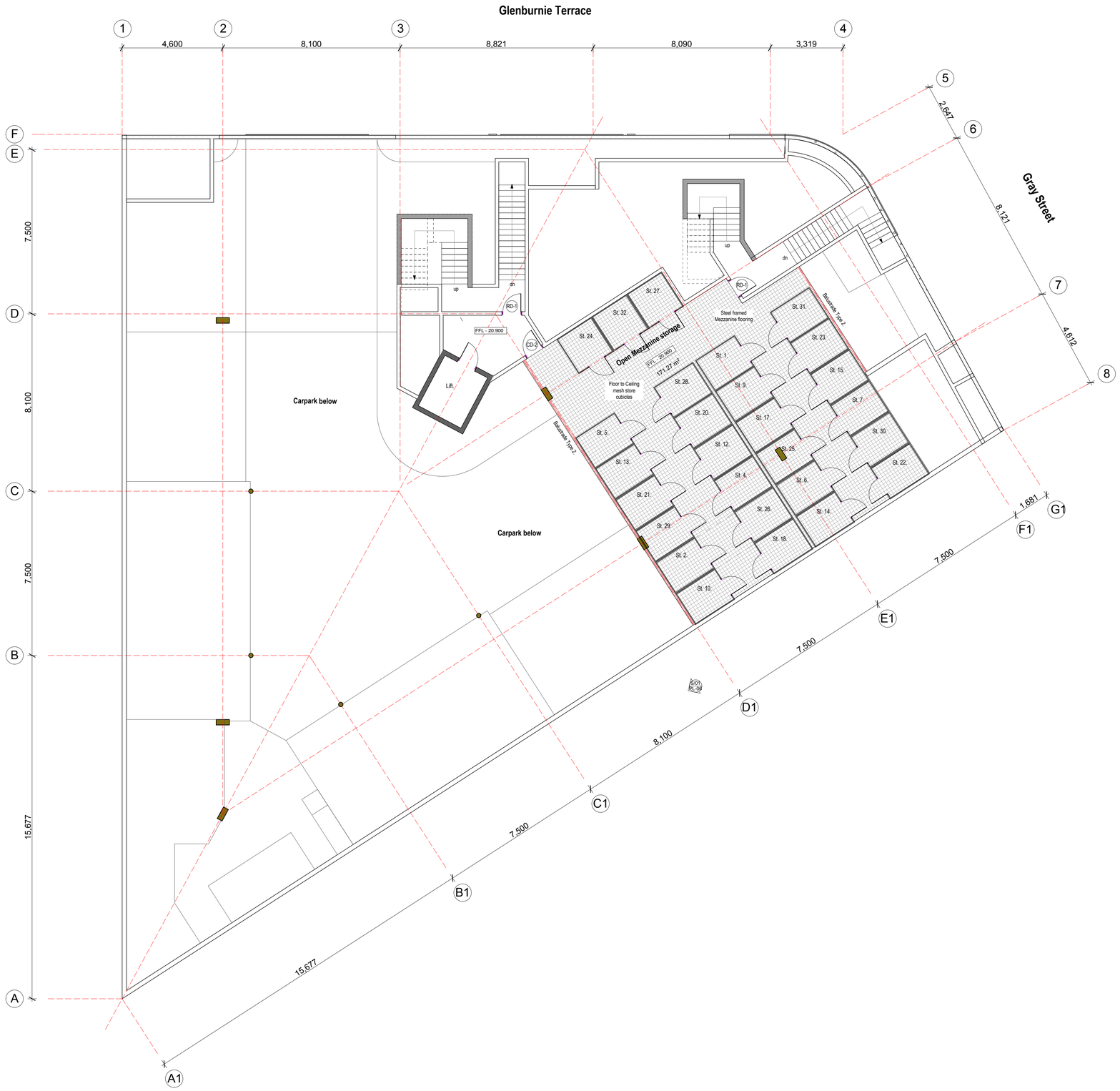
Scale: AS SHOWN | Date: 18-04-2019
Status: BCA | Job No.: **480- PLM**
Revision: **Rev-A** | Drawing No.: **BL-02**
Plot Date: 30/05/2019

Griffin

HALF SCALE at A3
FULL SCALE at A1

Ground Floor plan

For consultant design
Printed 30/05/2019



Carpark Mezzanine
Scale 1:100

DOOR & WINDOW SCHEDULE 480 GRI , 1 Glenburnie Tce, Plympton

Rev 2 30-05-19

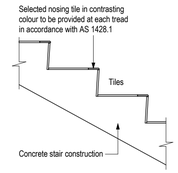
SCFD - Self Closing Fire Door - must be fitted with Hot Smoke Seals

All fire doors to be proprietary systems and must comply with AS1905.1 This door / window schedule to be read in conjunction with Fire engineer resport
All residential Glazed doors (double glazed) to achieve an accoustic rating of RW29 unless otherwise stated
All residential Glazed windows (double glazed) to achieve an accoustic rating of RW29 unless otherwise stated
Sliding Doors - manual operation under a force of not more 110N
Obscure glazing to all wet area windows

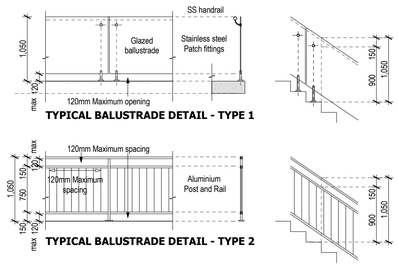
Mezzanine Level

	Item	Qty	Dimensions	Description	Finish	BCA Compliance Requirements
Common	CD2	3	900w x 2100h	to suit 2040 x 820 Fire door	Steel frame, selected paint finish	SCFD. FRL -/120/30. Level transition at threshold. Resident entry security

Carpark Mezzanine, Door Window Shedule
For more detail refer to the full schedule in the specification



Stair Section
Scale 1:20



Typical Balustrades
Scale 1:50

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West Torrens

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Drawing Title:
Carpark Mezzanine

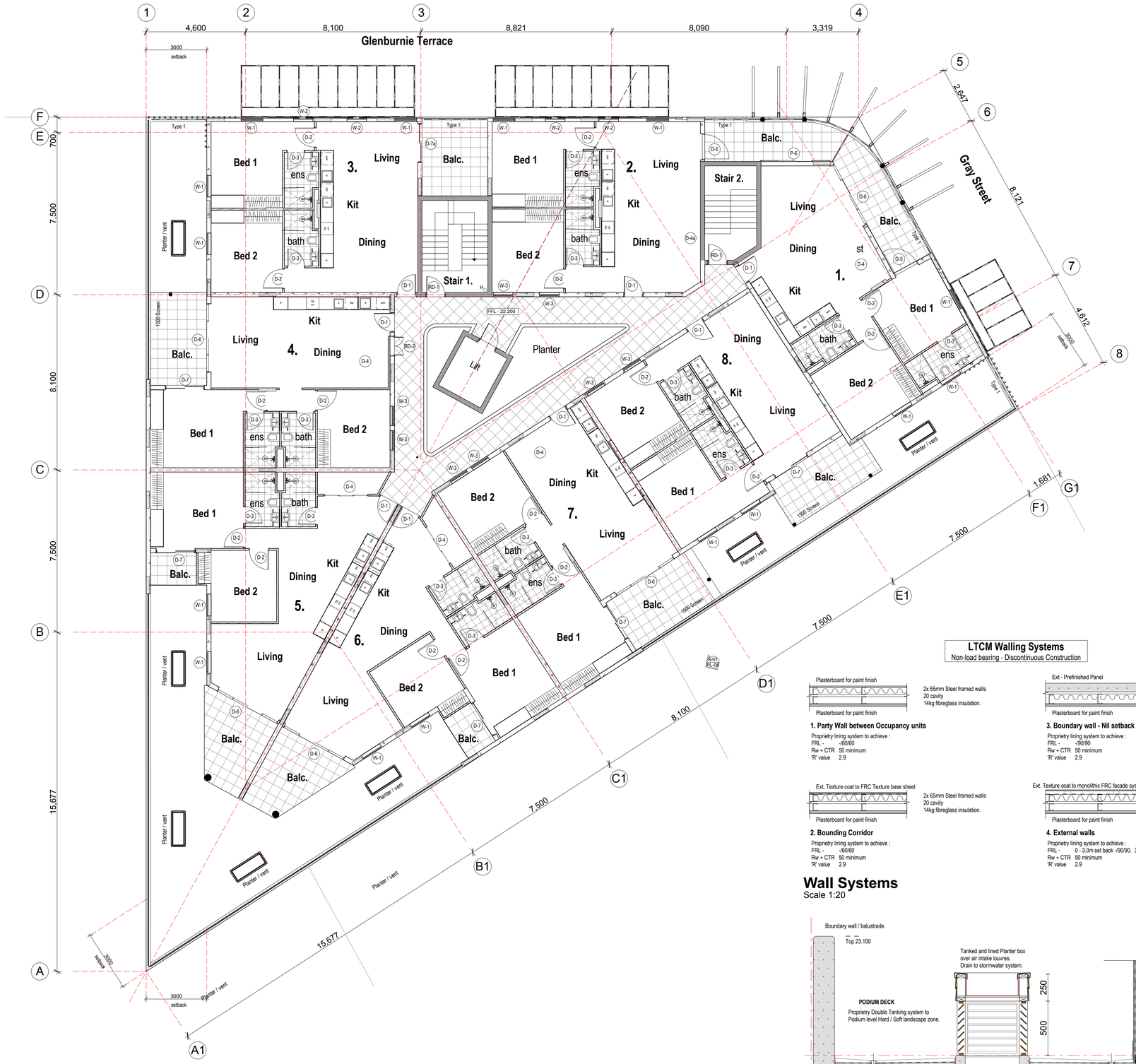
Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: 480- PLM
Revision: Rev-A	Drawing No.: BL-02.1
Plot Date:	30/05/2019

Griffin

HALF SCALE at A3
FULL SCALE at A1

Carpark Mezzanine

For consultant design
Printed 30/05/2019



Podium - Level 1 Apartments
Scale 1:100

DOOR & WINDOW SCHEDULE 480 GRI , 1 Glenburnie Tce, Plympton
Rev 1 23-04-19
SCFD = Self Closing Fire Door - must be fitted with Hot Smoke Seals
All fire doors to be proprietary systems and must comply with AS1905.1 This door / window schedule to be read in conjunction with Fire engineer resport
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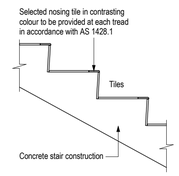
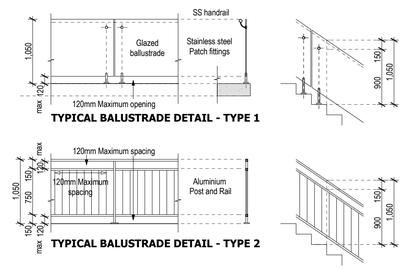
All residential Glazed windows (double glazed) to achieve an accoustic rating of RW29 unless otherwise stated
Sliding Doors - manual operation under a force of not more 110N
Obscure glazing to all wet area windows

TYPICAL APARTMENT	Item	Dimensions	Description	Finish	BCA Compliance Requirements
	D1	900w x 2400h	to suit 2340x820 Fire door	Steel frame, selected paint finish	SCFD. FRL -/60/30. Latch or keyless operation from inside. Level transition at threshold. Minimum sound transmission rating of no less than 30Rw
	D2	900w x 2400h	to suit 2340 x 820 single door	Steel frame, selected paint finish	
	D3	800w x 2400h	to suit 2340 x 720 single door	Steel frame, selected paint finish	
	D4	2000w x 2400h	to suit 2340 x 650 Panel sliding doors	By Cabinet maker	
	D5	1200w x 2400h	to suit 2340x1120 Aluminium glazed door	Powder coated aluminium frame, clear glazed	
	D6	3150w x 2400h	Aluminium, Centre Sliding door	Powder coated aluminium frame, clear glazed	
	D7	1800w x 2400h	Aluminium, Sliding door	Powder coated aluminium frame, clear glazed	
	W1	1000w x 1600h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm
	W2	900w x 1900h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm
	W3	900w x 900h	Aluminium, Awning window	Powder coated aluminium frame	1500 sill, Maximum opening 120mm
	W4	1600w x 1000h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm

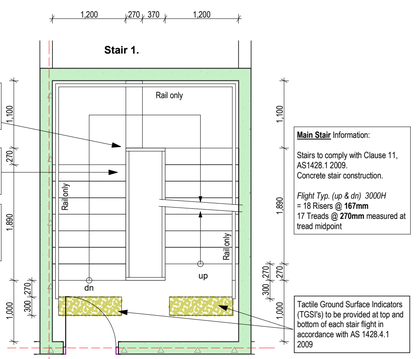
Typical Apartment Door Window Shedule
For more detail refer to the full schedule in the specification



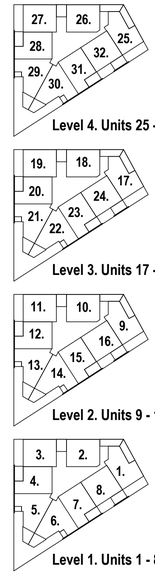
Stair Section
Scale 1:20

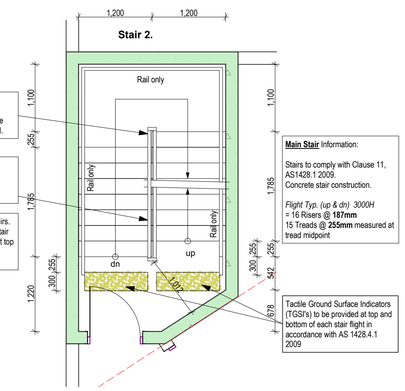


Typical Balustrades
Scale 1:50



Stair 1.
Scale 1:50

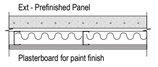




Stair 2.
Scale 1:50

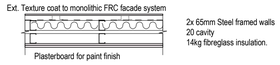
LTCM Walling Systems
Non-load bearing - Discontinuous Construction

1. Party Wall between Occupancy units
Proprietry lining system to achieve :
FRL - -/60/60
Rw + CTR 50 minimum
'R' value 2.9



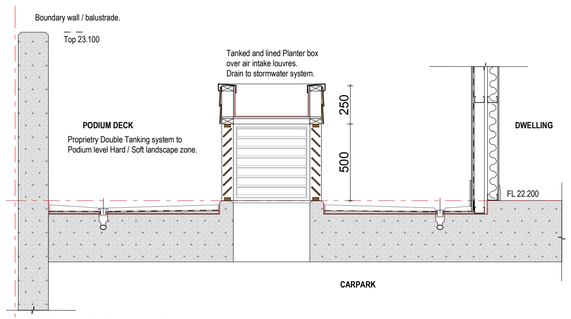
3. Boundary wall - Nil setback
Proprietry lining system to achieve :
FRL - -/90/90
Rw + CTR 50 minimum
'R' value 2.9

2. Bounding Corridor
Proprietry lining system to achieve :
FRL - -/60/60
Rw + CTR 50 minimum
'R' value 2.9



4. External walls
Proprietry lining system to achieve :
FRL - 0 - 3.0m set back -/90/90. 3.0m + setback -/-/-
Rw + CTR 50 minimum
'R' value 2.9

Wall Systems
Scale 1:20



Podium Planter/Vent
Scale 1:20

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West Torrens

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Drawing Title:
Podium - Level 1 Plan

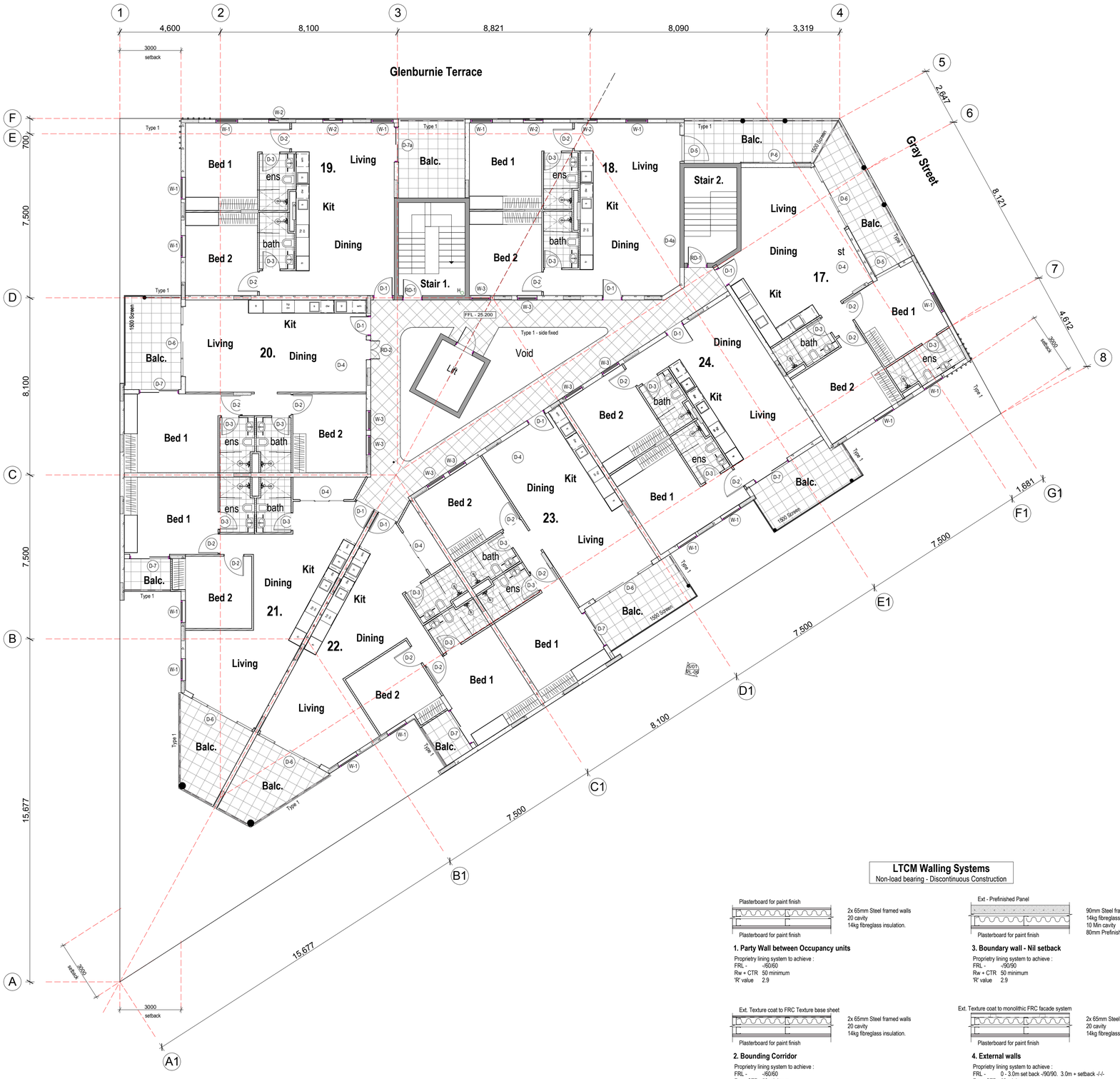
Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: 480- PLM
Revision: Rev-A	Drawing No.: BL-03
Plot Date: 30/05/2019	

Griffin

HALF SCALE at A3
FULL SCALE at A1

Podium - Level 1 Plan

For consultant design
Printed 30/05/2019



Levels 2 & 3 Apartments
Scale 1:100

DOOR & WINDOW SCHEDULE 480 GRI , 1 Glenburnie Tce, Plympton
Rev 1 23-04-19
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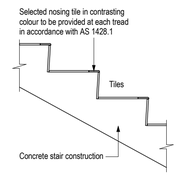
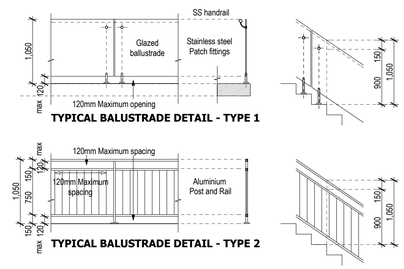
Obscure glazing to all wet area windows

TYPICAL APARTMENT	Item	Dimensions	Description	Finish	BCA Compliance Requirements
	D1	900w x 2400h	to suit 2340x820 Fire door	Steel frame, selected paint finish	SCFD. FRL -/60/30. Latch or keyless operation from inside. Level transition at threshold. Minimum sound transmission rating of no less than 30Rw
	D2	900w x 2400h	to suit 2340 x 820 single door	Steel frame, selected paint finish	
	D3	800w x 2400h	to suit 2340 x 720 single door	Steel frame, selected paint finish	
	D4	2000w x 2400h	to suit 2340 x 650 Panel sliding doors	By Cabinet maker	
	D5	1200w x 2400h	to suit 2340x1120 Aluminium glazed door	Powder coated aluminium frame, clear glazed	
	D6	3150w x 2400h	Aluminium, Centre Sliding door	Powder coated aluminium frame, clear glazed	
	D7	1800w x 2400h	Aluminium, Sliding door	Powder coated aluminium frame, clear glazed	
	W1	1000w x 1600h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm
	W2	900w x 1900h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm
	W3	900w x 900h	Aluminium, Awning window	Powder coated aluminium frame	1500 sill, Maximum opening 120mm
	W4	1600w x 1000h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm

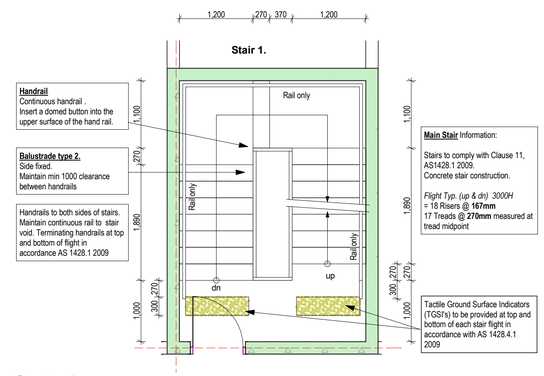
Typical Apartment Door Window Shedule
For more detail refer to the full schedule in the specification



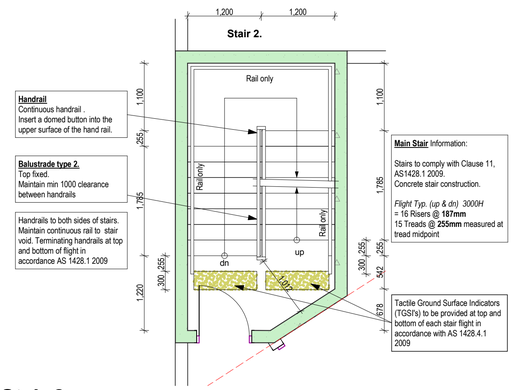
Stair Section
Scale 1:20



Typical Balustrades
Scale 1:50



Stair 1.
Scale 1:50



Stair 2.
Scale 1:50

LTCM Walling Systems
Non-load bearing - Discontinuous Construction

2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

1. Party Wall between Occupancy units
Proprietry lining system to achieve :
FRL - -/60/60
Rw + CTR 50 minimum
'R' value 2.9

90mm Steel framed wall
14kg fibreglass insulation.
10 Min cavity
80mm Prefinish concrete panel

3. Boundary wall - Nil setback
Proprietry lining system to achieve :
FRL - -/90/90
Rw + CTR 50 minimum
'R' value 2.9

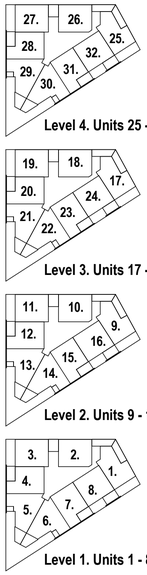
2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

2. Bounding Corridor
Proprietry lining system to achieve :
FRL - -/60/60
Rw + CTR 50 minimum
'R' value 2.9

2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

4. External walls
Proprietry lining system to achieve :
FRL - 0 - 3.0m set back -/90/90. 3.0m + setback -/-/-
Rw + CTR 50 minimum
'R' value 2.9

Wall Systems
Scale 1:20



REV	DATE	DESCRIPTION
B	30/05/2019	LEVELS RAISED MEZZANINE ADDED
A	29/04/2019	ISSUED FOR BCA ASSESSMENT - BUILDING PERMIT
–	18/01/2019	ISSUED FOR CONSULTANT DESIGN INPUT

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Client
DSF
Project Name
PROPOSED 32 APARTMENTS
1 Glenburnie Tce. Plympton
West Torrens

Drawing Title:
Levels 2 & 3 Apartments

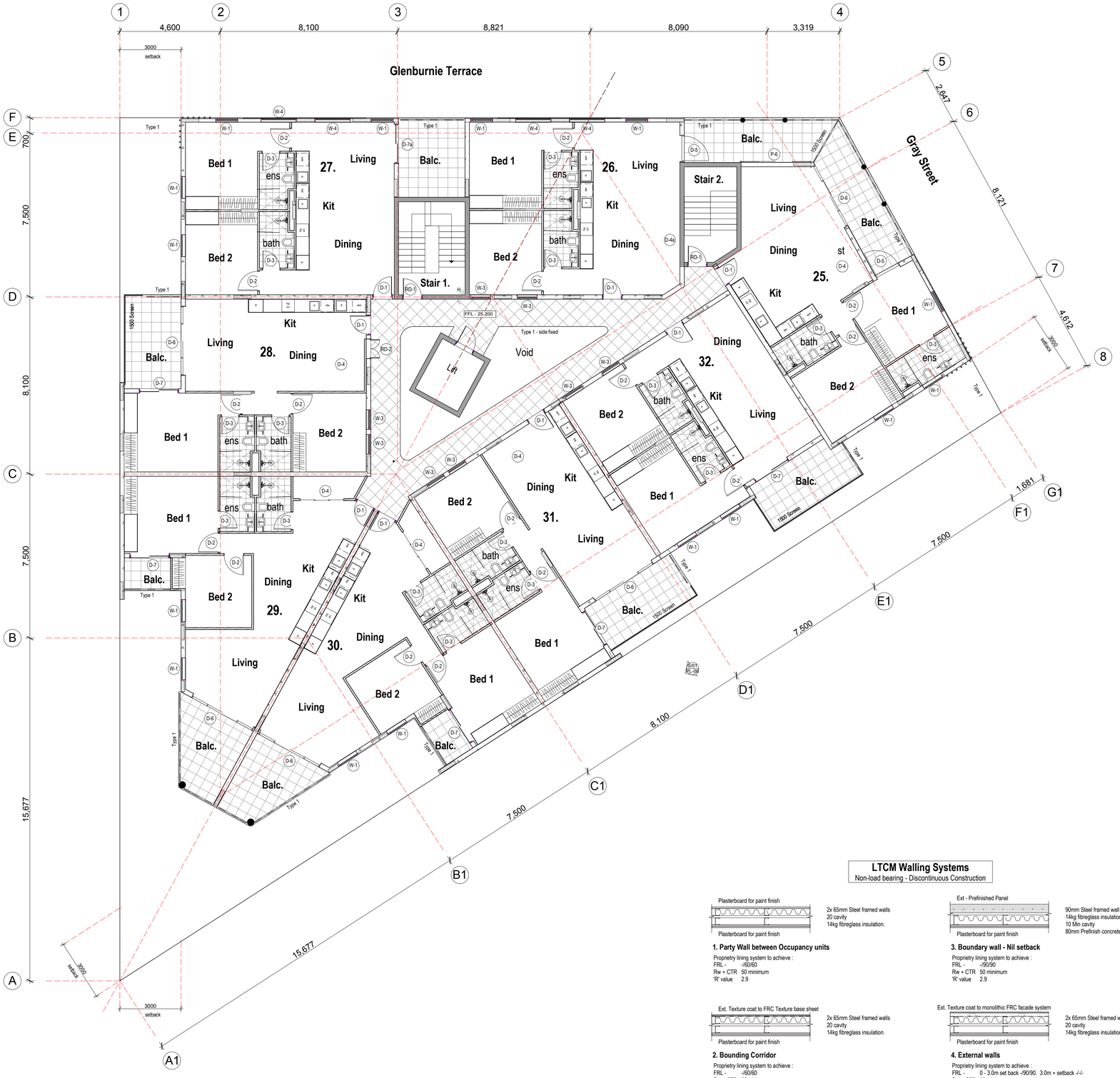
Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: 480- PLM
Revision: Rev-A	Drawing No.: BL-04
Plot Date:	30/05/2019

Griffin

HALF SCALE at A3
FULL SCALE at A1

Levels 2 & 3 Apartments

For consultant design
Printed 30/05/2019

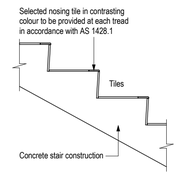


Level 4 Apartments
Scale 1:100

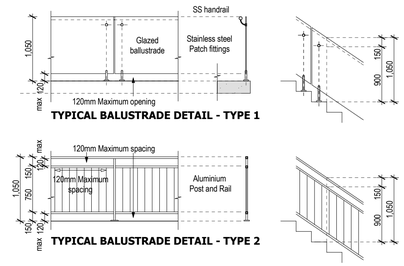
DOOR & WINDOW SCHEDULE 480 GRI , 1 Glenburnie Tce, Plympton
Rev 1 23-04-19
SCFD = Self Closing Fire Door - must be fitted with Hot Smoke Seals
All fire doors to be proprietary systems and must comply with AS1905.1 This door / window schedule to be read in conjunction with Fire engineer resport
All residential Glazed doors (double glazed) to achieve an accoustic rating of RW29 unless otherwise stated
All residential Glazed windows (double glazed) to achieve an accoustic rating of RW29 unless otherwise stated
Sliding Doors - manual operation under a force of not more 110N
Obscure glazing to all wet area windows

TYPICAL APARTMENT	Item	Dimensions	Description	Finish	BCA Compliance Requirements
	D1	900w x 2400h	to suit 2340x820 Fire door	Steel frame, selected paint finish	SCFD. FRL -/60/30. Latch or keyless operation from inside. Level transition at threshold. Minimum sound transmission rating of no less than 30Rw
	D2	900w x 2400h	to suit 2340 x 820 single door	Steel frame, selected paint finish	
	D3	800w x 2400h	to suit 2340 x 720 single door	Steel frame, selected paint finish	
	D4	2000w x 2400h	to suit 2340 x 650 Panel sliding doors	By Cabinet maker	
	D5	1200w x 2400h	to suit 2340x1120 Aluminium glazed door	Powder coated aluminium frame, clear glazed	
	D6	3150w x 2400h	Aluminium, Centre Sliding door	Powder coated aluminium frame, clear glazed	
	D7	1800w x 2400h	Aluminium, Sliding door	Powder coated aluminium frame, clear glazed	
	W1	1000w x 1600h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm
	W2	900w x 1900h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm
	W3	900w x 900h	Aluminium, Awning window	Powder coated aluminium frame	1500 sill, Maximum opening 120mm
	W4	1600w x 1000h	Aluminium, Awning window	Powder coated aluminium frame	Maximum opening 120mm

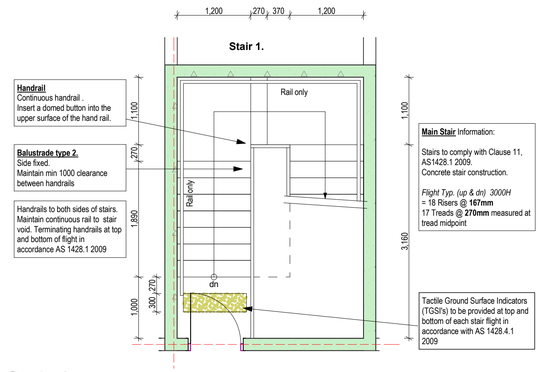
Typical Apartment Door Window Shedule
For more detail refer to the full schedule in the specification



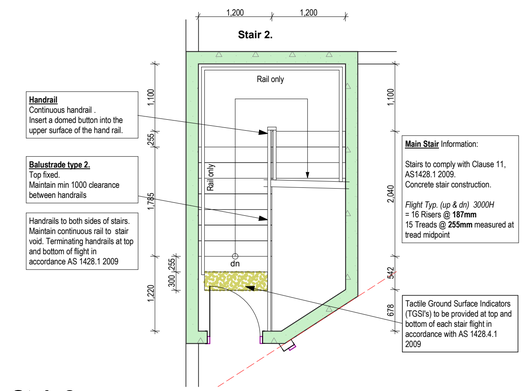
Stair Section
Scale 1:20



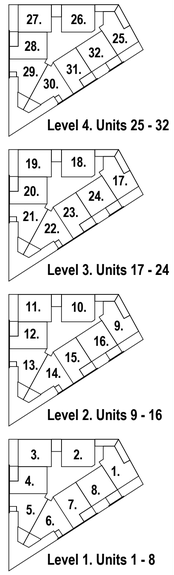
Typical Balustrades
Scale 1:50



Stair 1.
Scale 1:50



Stair 2.
Scale 1:50



LTCM Walling Systems
Non-load bearing - Discontinuous Construction

2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

1. Party Wall between Occupancy units
Proprietry lining system to achieve :
FRL - -/60/60
Rw + CTR 50 minimum
'R' value 2.9

90mm Steel framed wall
14kg fibreglass insulation.
10 Min cavity
80mm Prefinish concrete panel

3. Boundary wall - Nil setback
Proprietry lining system to achieve :
FRL - -/90/90
Rw + CTR 50 minimum
'R' value 2.9

2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

2. Bounding Corridor
Proprietry lining system to achieve :
FRL - -/60/60
Rw + CTR 50 minimum
'R' value 2.9

2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

4. External walls
Proprietry lining system to achieve :
FRL - 0 - 3.0m set back -/90/90. 3.0m + setback -/-/-
Rw + CTR 50 minimum
'R' value 2.9

Wall Systems
Scale 1:20

REV	DATE	DESCRIPTION
B	30.05.2019	LEVELS RAISED MEZZANINE ADDED
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–	18.01.2019	ISSUED FOR CONSULTANT DESIGN INPUT

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Client
DSF
Project Name
PROPOSED 32 APARTMENTS
1 Glenburnie Tce. Plympton
West Torrens

C:\Users\ 3 1\OPTIMA\ DATA\ DRAWINGS\ PLN 1\ Revit\ Imports\ revit cad\ 2019\ 480 GRI 1 GLEN - BLOCK - MEZZ - MODEL - central - master title (T1).pln

Drawing Title:
Level 4 Apartments

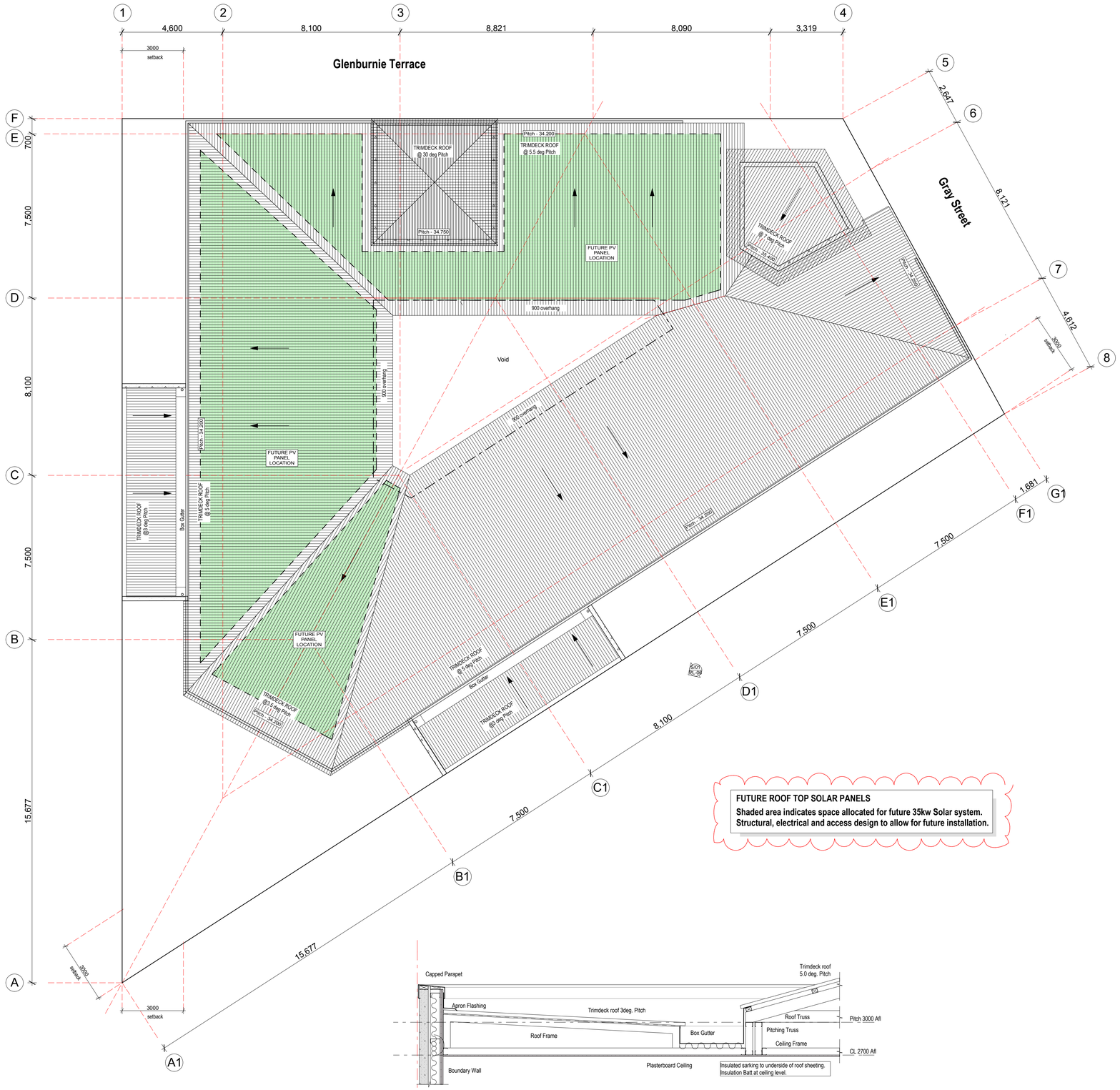
Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No. : 480- PLM
Revision: Rev-A	Drawing No.: BL-05
Plot Date:	30/05/2019

Griffin

HALF SCALE at A3
FULL SCALE at A1

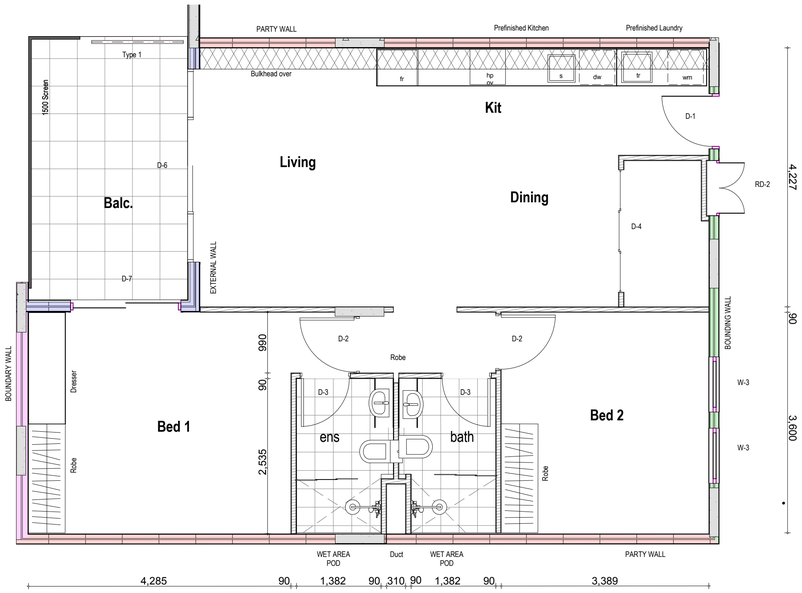
Level 4 Apartments

For consultant design
Printed 30/05/2019

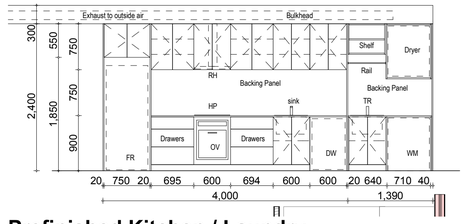


Roof Plan
Scale 1:100

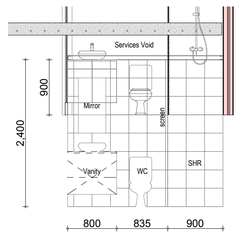
Typical Box Gutter Section - LTCM System
Scale 1:20



Typical Apartment
Scale 1:50

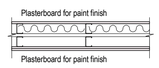


Prefinished Kitchen / Laundry
Scale 1:50



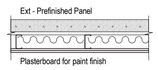
Bathroom Pod
Scale 1:50

LTCM Walling Systems
Non-load bearing - Discontinuous Construction



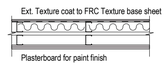
2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

1. Party Wall between Occupancy units
Proprietry lining system to achieve :
FRL - -/60/60
Rw + CTR 50 minimum
'R' value 2.9



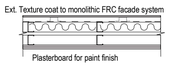
90mm Steel framed wall
14kg fibreglass insulation.
10 Min cavity
80mm Prefinish concrete panel

3. Boundary wall - Nil setback
Proprietry lining system to achieve :
FRL - -/90/90
Rw + CTR 50 minimum
'R' value 2.9



2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

2. Bounding Corridor
Proprietry lining system to achieve :
FRL - -/60/60
Rw + CTR 50 minimum
'R' value 2.9



2x 65mm Steel framed walls
20 cavity
14kg fibreglass insulation.

4. External walls
Proprietry lining system to achieve :
FRL - 0 - 3.0m set back -/90/90. 3.0m + setback -/-/-
'R' value 2.9

Wall Systems
Scale 1:20

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Client
DSF
Project Name
PROPOSED 32 APARTMENTS
1 Glenburnie Tce. Plympton
West Torrens

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Drawing Title:
Roof Plan / Typical Apartment

Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: 480- PLM
Revision: Rev-A	Drawing No.: BL-06

Plot Date: 30/05/2019

Griffin

HALF SCALE at A3
FULL SCALE at A1

Roof Plan / Typical Apartment

For consultant design
Printed 30/05/2019

North Elevation
Scale 1:100

West Elevation
Scale 1:100

External Finishes

- Heritage and/or recycled face brick.
- Adelaide sandstone corbelling.
- White Acrylic Texture coat applied finish Dulux reference colour Type 1.
- Pre finished panels reference colour Type FP1.
- Colourbond Roof Sheeting. Selection Type CB1.
- Pre finished panels reference colour Type FP2.

WINDOWS
Powdercoat commercial frames - Colour Selection W1.

RAINHEADS & DOWNPIPES
Galv. painted to match windows - Colour Selection W1.

ALUMINIUM FENCING PANELS, GATES
Powdercoat to match windows - Colour Selection W1.

AWNING STRUCTURE
Galv. painted to match windows - Colour Selection W1.

Balustrading
Glazed, Patch fixed.

REV	DATE	DESCRIPTION
B	30/05/2019	LEVELS RAISED MEZZANINE ADDED
A	29/04/2019	ISSUED FOR BCA ASSESSMENT - BUILDING PERMIT
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West Torrens

C:\SWON STUFF\480-GH-SKABS-PLN\1Models\Architect\480 2019\480-GH-01-001-planning-model - master file (15).pln

Drawing Title:
Elevations 1

Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: **480- PLM**
Revision: **Rev-A**	Drawing No.: **BL-07**
Plot Date:	30/05/2019

Griffin

HALF SCALE at A3
FULL SCALE at A1

Elevations 1

For consultant design
Printed 30/05/2019

South Elevation
Scale 1:100

East Elevation
Scale 1:100

External Finishes

- Heritage and/or recycled face brick.
- Adelaide sandstone corbelling.
- White Acrylic Texture coat applied fininsh Dulux reference colour Type 1.
- Pre finished panels reference colour Type FP1.
- Colourbond Roof Sheeting. Selection Type CB1.
- Pre finished panels reference colour Type FP2.

WINDOWS
Powdercoat commercial frames - Colour Selection W1.

RAINHEADS & DOWNPIPES
Galv. painted to match windows - Colour Selection W1.

ALUMINIUM FENCING PANELS, GATES
Powdercoat to match windows - Colour Selection W1.

AWNING STRUCTURE
Galv. painted to match windows - Colour Selection W1.

Balustrading
Glazed, Patch fixed.

REV	DATE	DESCRIPTION
B	30/05/2019	LEVELS RAISED MEZZANINE ADDED
A	25/04/2019	ISSUED FOR BCA ASSESSMENT – BUILDING PERMIT
–	18/01/2019	ISSUED FOR CONSULTANT DESIGN INPUT

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DSF
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PROPOSED 32 APARTMENTS
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West Torrens

C:\SWORK STUFF\480-GR-DEAD PLY Nadia\workgroup\cad DRAUGHTSMAN\DOC MAP\planning\480-master title (TS).pln

Drawing Title:
Elevations 2

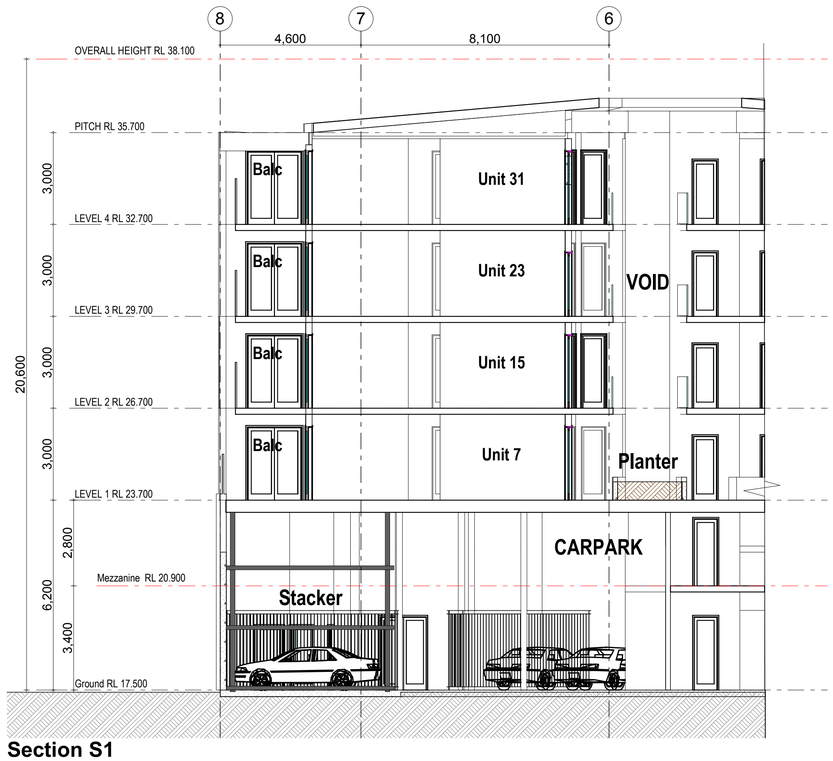
Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: **480- PLM**
Revision: **Rev-A**	Drawing No.: **BL-08**
Plot Date:	30/05/2019

Griffin

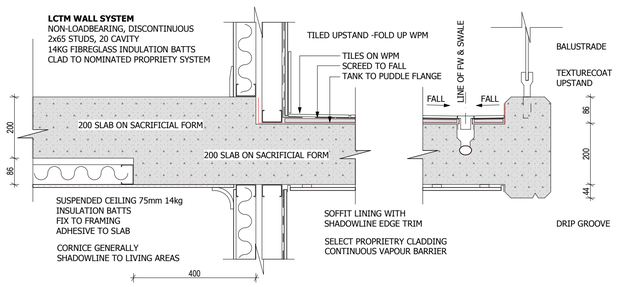
HALF SCALE at A3
FULL SCALE at A1

Elevations 2

For consultant design
Printed 30/05/2019

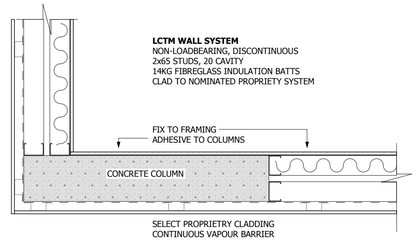


Section S1
Scale 1:100

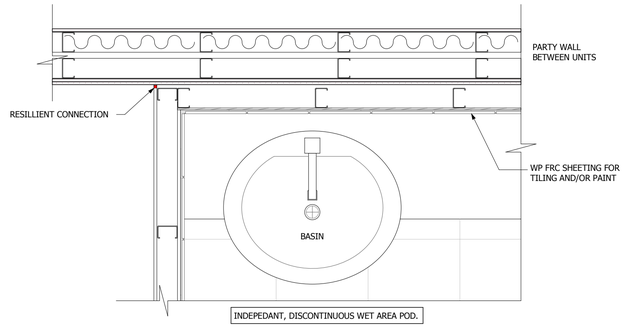


Typical Balcony
Scale 1:10

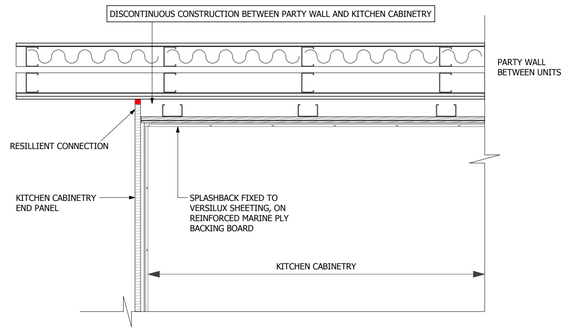
SECTIONS



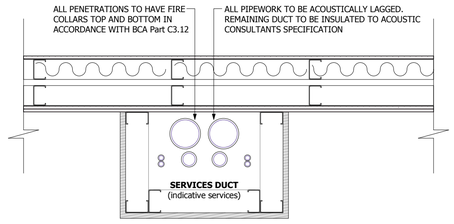
LTCM Wall System
Scale 1:10



Discontinuous Wet Area Pod
Scale 1:10



Discontinuous Kitchen / Laundry Cabinetry
Scale 1:10



Service Ducts to achieve FRL 120/120/120
Acoustic Rw + Ctr (Airbourne) 40

Access Panels to Service Ducts to achieve FRL -/60/30

Penetrating Services in Walls & Floors in FRL rated elements need to be protected with a material that will maintain the required FRL. The Builder is to provide protection to these penetrations as required by all consultants, conforming with the BCA and relevant Australian Standards

Typical Plumbing / Service duct.
Scale 1:10

PLAN DETAILS

CONSTRUCTION NOTES

Floors - to structural engineers detail
On Ground: Reinforced concrete slab on ground
Above Ground: Level 1 suspended concrete transfer slab
LTCM system - Level 2,3,4 suspended concrete slab on sacrificial form.

Walls
Ground: Concrete panels, Load bearing blockwork, Steel framing as nominated. FRLs as nominated. Flushed or lined to habital areas for paint finish. Off form paint finish to carpark and service areas.
Levels 1-4: **LTCM system** -Non load bearing, discontinuous construction, Double steel studs. Single steel stud to internal walls of each occupancy unit.

Ceilings
Ground: Off form concrete soffit to arpark and service areas. Suspended plasterboard ceiling to Habital / common areas.
Residential: **LTCM system** - *Levels 1,2 & 3* .Suspended plasterboard ceiling on independant C section framing. *Level 4.* Plasterboard ceiling to underside of roof structure with R3.0 bulk insulation.

Wet Area Pods
Bath / Ensuite: **LTCM system** - *Fully Prefinished pods* .Steel framed walls, floors and ceilings. Tiling, fittings, fixtures, Electrical and Mechanical services in place prior to instalation. Ceiling discontinous from, and nom 300mm below, slab soffit above.

Roof
Timber framed roof structure to AS 1684. Selected colorbond sheeting over insulated sarking.

Environmental
All exhaust fans to be sealed and fitted with self closing dampers.
All doors and windows to be fitted with air seals.
All tap fittings and sanitary dual flush systems to be 4 Star WELS rated.
All shower heads to be minimum 3 Star WELS rated.

Windows and Doors
Powdercoated, Aluminium framed Sliding doors and Awning windows.
Doors and windows double glazed.

Balconies
Tiled.
Patch fixed glass balustrades.
Feature soffits. LED lighting.

Security
Video entrance Intercom and Secured parking

Heating and Cooling
Split system, reverse cycle. Living area and Master Bedroom.
Bed room ceiling fans.
Laundry, bathrooms and Kitchen cooktop exhausted to external air.

CONSTRUCTION NOTES

REV	DATE	DESCRIPTION
B	30/05/2019	LEVELS RAISED MEZZANINE ADDED
A	29/04/2019	ISSUED FOR BCA ASSESSMENT - BUILDING PERMIT
-	18/01/2019	ISSUED FOR CONSULTANT DESIGN INPUT

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The builder shall check and verify all dimensions refer any discrepancies to the Achitect
Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
DSF
Project Name
PROPOSED 32 APARTMENTS
1 Glenburnie Tce. Plympton
West Torrens

C:\BIMCM STUFF\480-GH-SA480-PLM-Basilio@urbanarchitect.com@Revit@480-GH-SA480-PLM-planning@urbanarchitect.com-master-106-115.rvt

Drawing Title:
Section , Details

Scale: AS SHOWN	Date: 18-04-2019
Status: BCA	Job No.: 480- PLM
Revision: Rev-A	Drawing No.: BL-09
Plot Date:	30/05/2019

For consultant design
Printed 30/05/2019

Griffin

HALF SCALE at A3
FULL SCALE at A1

Section , Details