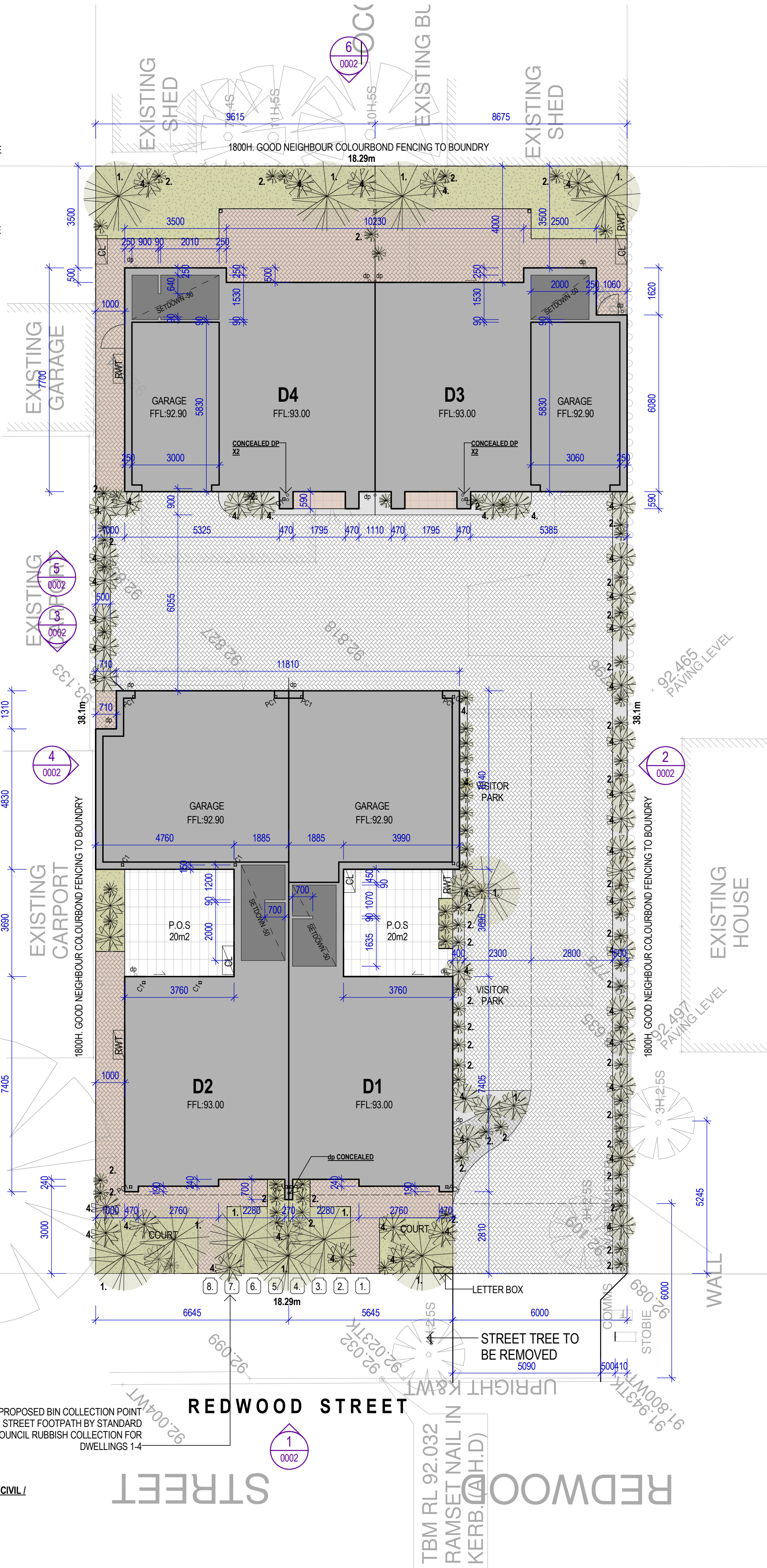


SITE NOTES:

1. ENSURE DAMP PROOF MEMBRANE IS LAPPED UP PAST EXTERNAL PAVING/CONCRETE HEIGHT WHERE PAVING INTERFACES MAIN BUILDING SLAB/FOOTINGS.
2. FOOTING CONTRACTOR TO CONFIRM FOOTING SETOUT AGAINST ARCHITECTURAL AND ENGINEERING DOCUMENTATION. ANY DISCREPANCIES WITH PROVIDED DIMENSIONS TO BE REPORTED TO THIS OFFICE PRIOR TO EXCAVATION
3. BOUNDARY IDENTIFICATION SURVEY BY LICENSED SURVEYOR TO BE COMPLETED PRIOR TO COMMENCEMENT ON SITE. ANY DISCREPANCIES BETWEEN THE BOUNDARY SURVEY / CERTIFICATE OF TITLE AND/OR ARCHITECTURAL SLAB SET-OUT DIMENSIONS ARE TO BE REPORTED TO THIS OFFICE PRIOR TO EXCAVATION
4. FULL CIVIL DESIGN & STORMWATER DESIGN, REFER TO ENGINEERS DOCUMENTATION AND CALCULATIONS
5. ENSURE 20MM REBATE TO SLAB BELOW SSL FOR GARAGE DOOR / DOOR TRACK. DEPTH FROM EDGE OF SLAB TBC BY GARAGE DOOR SUPPLIER
6. PROVIDE SEWER STRENGTH UPVC STORMWATER PIPE TO ALL RUNS UNDER CONC. FOOTINGS.

ENSURE DPC EXTENDS ABOVE EXTERNAL PAVING LEVEL BY 75MM

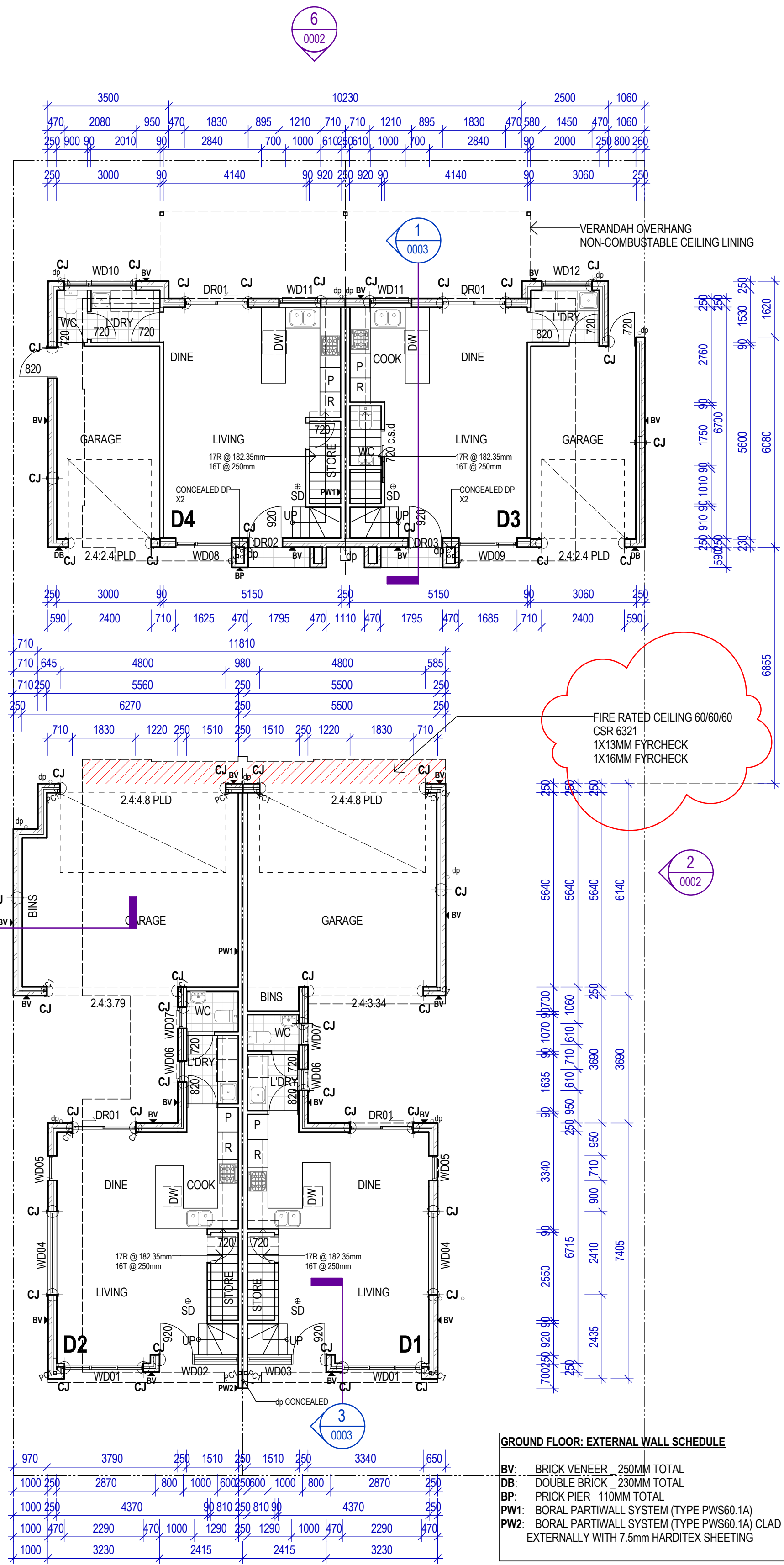


GENERAL NOTES 'TYPICAL':

1. INTERNAL WALLS 'REFER STEEL FRAMING DOCUMENTATION 'BY OTHERS'.
2. 10MM MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREA LOCATIONS - 6MM VILLBOARD TO FLOOR TO CEILING TILE LOCATIONS
3. PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL STEEL COLUMN/BEAM DESIGN. REFER STEEL FRAMING DESIGN DOCUMENTATION FOR ALL FRAMING 'BY OTHERS'
4. ALUMINIUM FRAMED WINDOWS & DOORS, ALL PROPOSED GLASS TO COMPLY WITH AUSTRALIAN STANDARD AS1288.
5. ALL WET AREAS TO COMPLY WITH BUILDING CODE OF AUSTRALIA (BCA PART 3.8.1.1) & AUSTRALIAN STANDARD AS3740-12010. FLOOR WASTE PROVIDED TO COMPLY IN ACCORDANCE WITH SA3.2.2
6. ALL INTERNAL FINISHES/FITTINGS & FIXTURES TO BE CONFIRMED WITH CLIENT PRIOR TO COMMENCING ON SITE.
7. PROVIDE 'TERMIMESH' TERMITE MANAGEMENT SYSTEM IN STRICT ACCORDANCE WITH ATTACHED SPECIFICATION FOR PROPOSED EXTENSION
8. ALL INSULATION AS PER ENERGY EFFICIENCY REPORT
9. PROVIDE SISAL FOIL TO EXTERNAL WALLS & ROOF TYPICAL.
10. ALL CONTROL JOINT LOCATIONS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS FOOTING LAYOUT PLAN. ALL GROUND FLOOR CONTROL JOINT LOCATIONS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS FOOTING LAYOUT PLAN. ALL UPPER LEVEL CONTROL JOINTS TO BE IN STRICT ACCORDANCE WITH EXTERNAL WALL MANUFACTURERS MINIMUM REQUIREMENTS.
11. PLEASE ENSURE ALL DOWNLIGHTS TO BE SEALED AND ALL EXHAUST FANS TO WET AREAS/WC'S TO HAVE DAMPERS
12. SMOKE ALARMS TO BE INTERCONNECTED TO PROVIDE A COMMON ALARM & CONNECTED TO CONSUMER MAINS POWER IN ACCORDANCE WITH BCA 3.7.2. & AS3786
13. REFER STRUCTURAL ENGINEERS PLANS FOR CONFIRMATION ON ALL STEEL LOCATIONS AND SIZES / RETAINING WALL TYPES AND SLAB / FOOTING DESIGN.
14. MECHANICAL VENTILATION MUST BE PROVIDED TO INTERNAL TOILETS AND THE LIKE AND IN ACCORDANCE WITH CLAUSE 3.8.5 OF VOLUME TWO OF THE NATIONAL CONSTRUCTION CODE MUST DISCHARGE TO THE ATMOSPHERE OR TO A WELL VENTILATED ROOF
15. ALL VANITY BASIN SELECTIONS WITHIN POWDER ROOMS WHERE A SEPARATE FLOOR WASTE HAS NOT BEEN PROVIDED ARE REQUIRED TO HAVE BUILT IN OVERFLOW PROVISIONS.
16. NOTE: ALL PRODUCTS AND MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION
17. DOORS SWINGING INTO INDIVIDUAL TOILETS WHEREBY THE DISTANCE BETWEEN THE DOOR AND FACE OF TOILET IS LESS THAN 1.8M, LIFT OFF HINGES TO WC DOOR TO COMPLY WITH CLAUSE 3.8.3.3 OF THE NCC VOLUME 2
18. PARAPET CAPPING MUST BE PURPOSE MADE, MACHINE-FOLDED SHEET METAL, AT A MINIMUM 5 DEGREES WHILE EXTEND NOT LESS THAN 50MM DOWN THE SIDE OF THE PARAPET. BE SEPARATED FROM THE SUPPORTING FRAMING BY A VAPOUR PERMEABLE SARKING AND BE FIXED WITH EITHER SELF-DRILLING SCREWS OR RIVETS WITH RUBBER WASHERS AT INTERVALS OF NOT MORE THAN 500MM THAT DO NOT PENETRATE THE TOP OF CAPPINGS. ALL PARAPETS TO BE FULLY SARKED TO FULL HEIGHT OF WALL BEHIND CLADDING AND CAPPED IN ACCORDANCE WITH BCA-P2.2.2.
19. NOTE: ALL MECHANICAL VENTILATION/EXTRACTION LOCATIONS TO TOILET / BATHROOM / LAUNDRY / KITCHEN ETC ARE VIA A FLEXIBLE DUCT FROM THE SELECTED UNIT DIRECTLY VENTILATED TO THE ATMOSPHERE VIA AN EAVE VENT IN ACCORDANCE WITH BCA-P2.4.5.
20. ROOF SPACE TO BE VENTILATED VIA A WHIRLYBIRD LOCATED NEAR RIDGE / HIGHEST POINT OF ROOF SPACE AND REMAINDER BY EAVE VENTS IN ACCORDANCE WITH BCA-P2.4.5
21. SARKING TO ALL EXTERNAL WALL LOCATIONS / ROOF TO BE INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER. THE PLIABLE BUILDING MEMBRANE INSTALLED IN THE EXTERNAL WALL MUST COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2, AS REQUIRED UNDER PART 3.8.7.2 OF NCC 2019 VOLUME 2.

**STAIRS:**  
PROVIDE INTERNAL STAIRS AND BALUSTRADES BY 'STAIRLOCK' TBC & APPROVED BY CLIENT/ARCHITECT  
PROVIDE 1M HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120MM  
PROVIDE APPROVED NON SLIP TREADS & NOSINGS COMPLYING WITH BCA - TABLE 3.9.1.3 WHEN TESTED IN ACCORDANCE WITH AS4586  
TIMBER HANDRAIL PAINTED 144 STRENGTH GHOSTING.  
17R @ 182.35mm  
16T @ 250mm

'ALL FRAMING - STEEL FRAMING' AS PER AUSTRUCT DESIGN/ DOCUMENTATION & CALCULATIONS.



GROUND FLOOR: EXTERNAL WALL SCHEDULE

BV: BRICK VENEER 250MM TOTAL  
DB: DOUBLE BRICK 230MM TOTAL  
BP: PRICK PIER, 110MM TOTAL  
PW1: BORAL PARTI WALL SYSTEM (TYPE PWS60.1A)  
PW2: BORAL PARTI WALL SYSTEM (TYPE PWS60.1A) CLAD EXTERNALLY WITH 7.5mm HARDITE SHEETING

| # | Status                   | Description                    | Date        |
|---|--------------------------|--------------------------------|-------------|
| 1 | COUNCIL                  | ADDITIONAL INFORMATION REQUEST | 20/04/20147 |
| 2 | COUNCIL                  | COUNCIL CHANGES                | 15/08/2017  |
| 3 | CLIENT                   | FOR CONSTRUCTION ISSUE - STEEL | 15/08/2019  |
| 4 | CERTIFIER/CLIENT/BUILDER | CERTIFIER CHANGES              | Date 4      |

Notes & Legend  
Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

LANDSCAPING SCHEDULE: - Aust. Natives

1. NANDINA DOMESTICA (chlorophytum comosum) 2.1mH x 2.0S
2. GREVILLEA MINI MARVEL 200mmH x 1.0mS
3. GREVILLEA LITTLE DRUMMER BOY 300mmH x 1.0mS
4. VERBEINA BONARIENSIS 1.8mH x 9.00S

CL: CLOTHES LINE 2.2x0.4m

RWT: DENOTES 200L RAINWATER/ DETENTION TANK 1000L STORAGE PLUMBED TO WC

REFER TO ENGINEER'S SITE WORKS AND DRAINAGE PLAN FOR ALL SITE WORKS AND DRAINAGE

AREA SCHEDULE:

DWELLING 1 & 2

|                       |                     |
|-----------------------|---------------------|
| GROUND MAIN LIVING:   | 47M2                |
| GARAGE:               | 33.5M2 / 37m2 to D2 |
| COURT:                | 8M2 / 10.5M2 TO D2  |
| P.O.S                 | 20M2                |
| UPPER MAIN LIVING D1: | 73.5M2              |
| UPPER MAIN LIVING D2: | 66M2                |

BALCONY D1:

9M2

BALCONY D2:

6.8M2

DWELLING 3

|                     |        |
|---------------------|--------|
| GROUND MAIN LIVING: | 42M2   |
| GARAGE:             | 19.5M2 |
| UPPER MAIN LIVING:  | 45M2   |

DWELLING 4

|                     |        |
|---------------------|--------|
| GROUND MAIN LIVING: | 43.5M2 |
| GARAGE:             | 19.5M2 |
| UPPER MAIN LIVING:  | 51.5M2 |

TOTAL SITE B'DRY AREA: 696.8M2

Project  
PROPOSED RESIDENTIAL DEVELOPMENT AT: 4 REDWOOD ST, ROSTREVOR

Client  
MR COSCIA

Issuer  
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| Project number | Size check |            |
| Project Number | 25mm       |            |
| Checked        | Approved   | Sheet size |
| Checker        | Approver   | A1         |
| Sheet title    | Scale      | 1 : 100    |

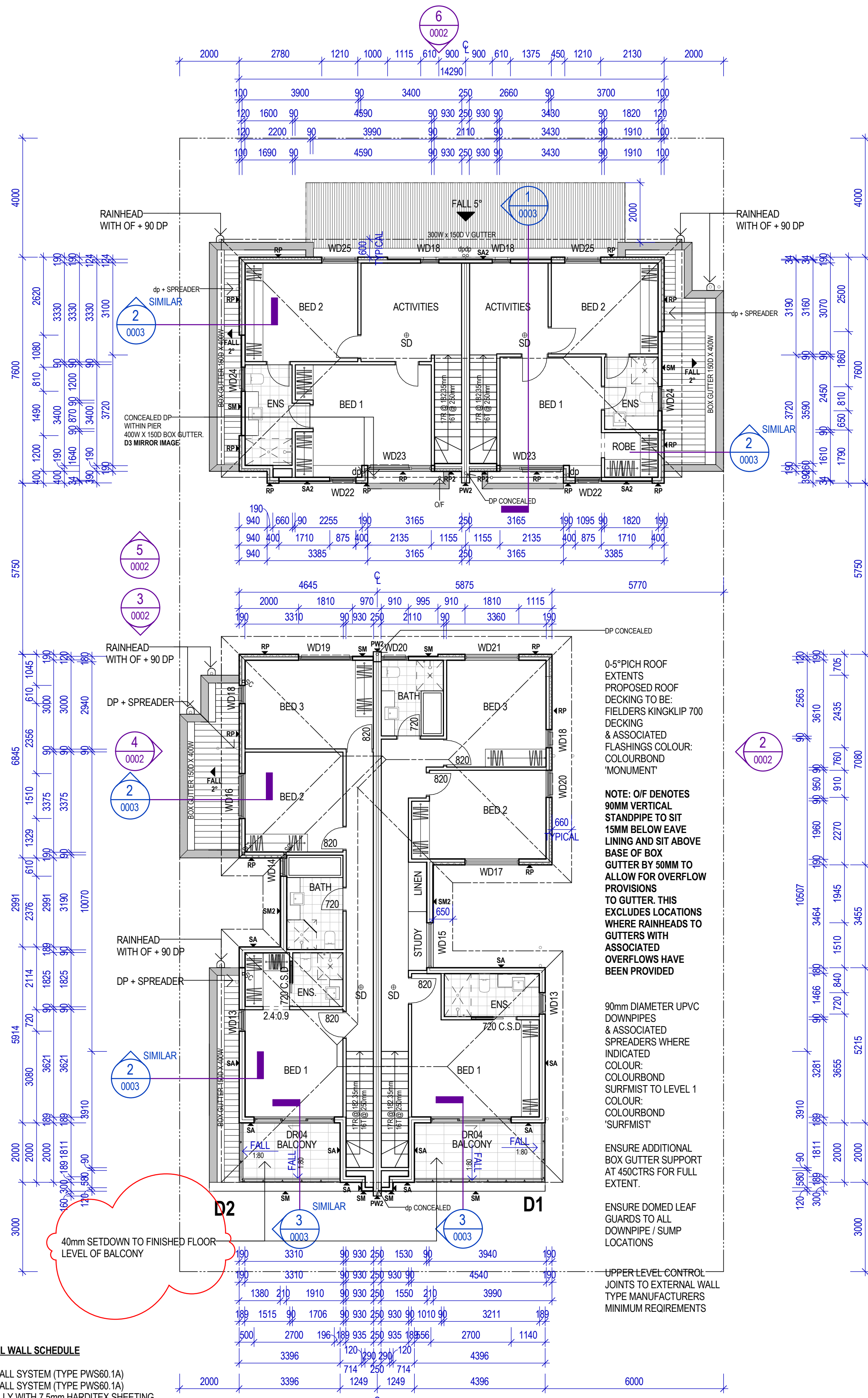
FLOOR PLANS

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Revision  
**4**



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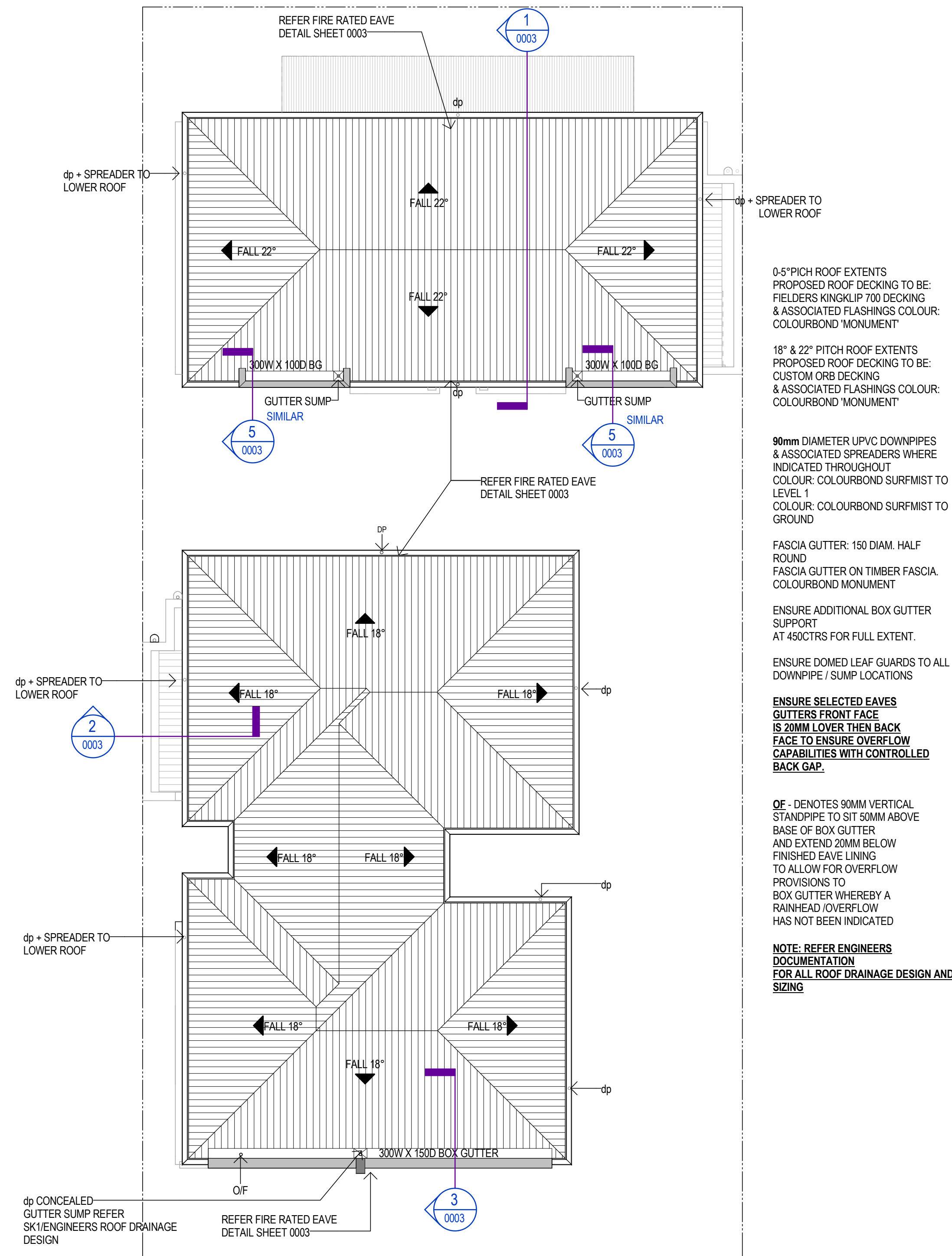
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SCALE 1:100

FIRST FLOOR: EXTERNAL WALL SCHEDULE

- PW1: BORAL PARTI WALL SYSTEM (TYPE PWS60.1A)  
PW2: BORAL PARTI WALL SYSTEM (TYPE PWS60.1A)  
CLAD EXTERNALLY WITH 7.5mm HARDITEX SHEETING  
SM: SCYON MATRIX PROPRIETARY SYSTEM, 30MM  
FIXED TO 90MM STUD FRAMING  
SM2: SCYON MATRIX PROPRIETARY SYSTEM, 30MM  
FIXED TO 2X90MM STUD FRAMING  
SA: SCYON AXON PROPRIETARY 2 SYSTEM, 9MM FIXED TO  
2X90MM STUD FRAMING  
SA2: SCYON AXON PROPRIETARY 2 SYSTEM, 9MM FIXED TO  
25MM TOP HAT, 90MM STUD FRAMING  
RP: 75MM RENDEX POLYSTYRENE FOAM PANEL ON 25MM TOP HATS  
FIXED TO 90MM TIMBER STUD FRAMING. M GRADE FOAM  
RP2: 75MM RENDEX POLYSTYRENE FOAM PANEL ON 25MM TOP HATS  
FIXED TO 60MM PACKING, 90MM TIMBER STUD FRAMING. M GRADE FOAM

REFER STRUCTURAL ENGINEERS  
CALCULATIONS AND DESIGN FOR ALL  
BOX GUTTER AND RAINHEAD SIZING

'ALL FRAMING - STEEL FRAMING' AS PER  
'AUSTRICT' DESIGN DOCUMENTATION &  
CALCULATIONS.



2 ROOF PLAN  
SCALE 1:100

REDWOOD AVENUE

Project  
PROPOSED RESIDENTIAL  
DEVELOPMENT AT: 4 REDWOOD  
ST, ROSTREVOR

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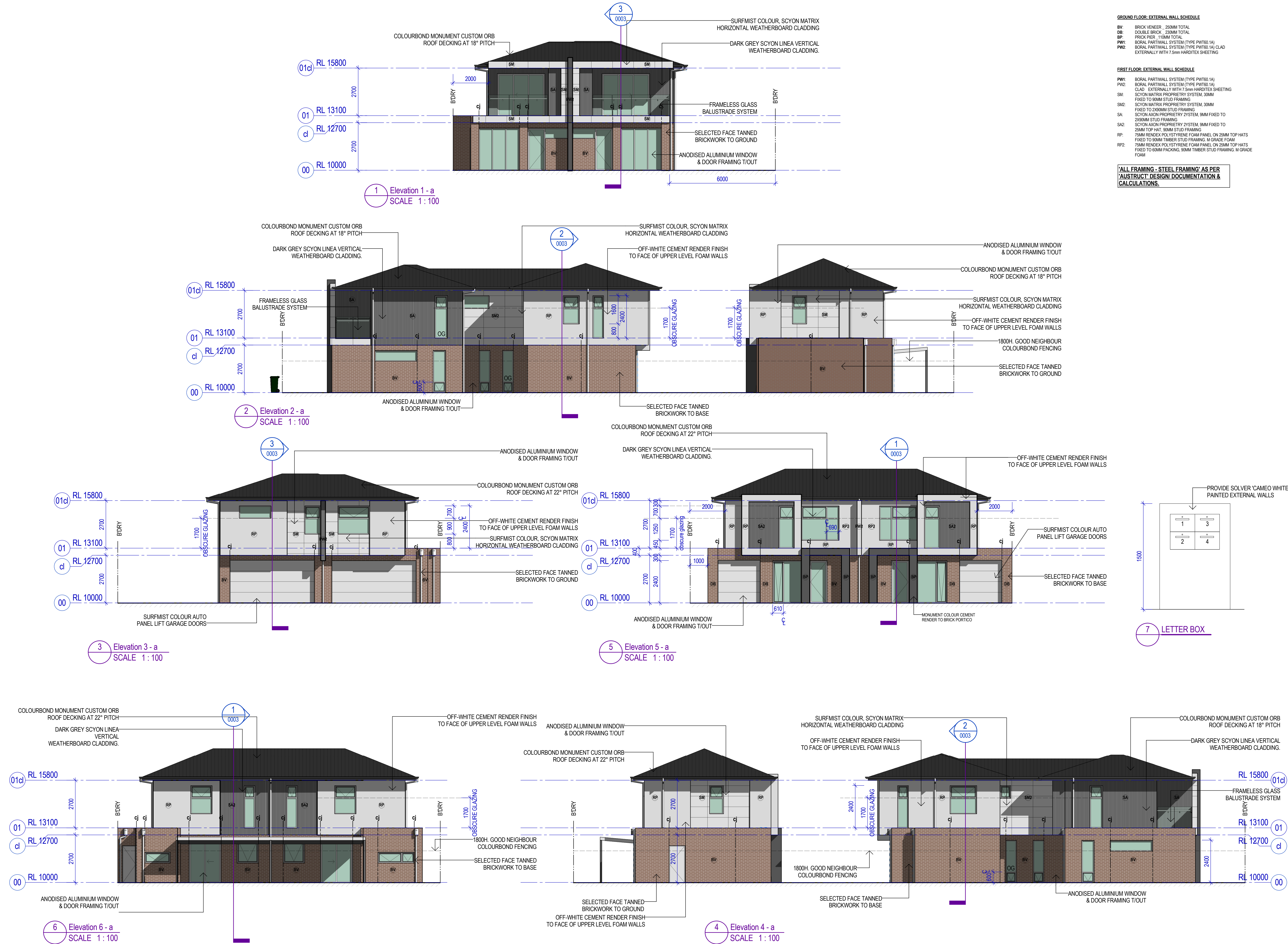
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FLOOR PLANS

Sheet number  
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Status  
FOR CONSTRUCTION

Revision  
4





GROUND FLOOR - EXTERNAL WALL SCHEDULE

BV: BRICK VENER - 250MM TOTAL  
DB: DOUBLE BRICK - 230MM TOTAL  
BP: BRICK PIER - 110MM TOTAL  
PW1: BORAL PARTIALL SYSTEM (TYPE PW160 1A)  
PW2: BORAL PARTIALL SYSTEM (TYPE PW160 1A) CLAD EXTERNALLY WITH 7.5mm HARDITEX SHEETING

FIRST FLOOR - EXTERNAL WALL SCHEDULE

PW1: BORAL PARTIALL SYSTEM (TYPE PW160 1A)  
PW2: BORAL PARTIALL SYSTEM (TYPE PW160 1A)  
CLAD: EXTERNALLY WITH 7.5mm HARDITEX SHEETING  
SM: SCYON MATRIX PROPRIETARY SYSTEM, 30MM FIXED TO 90MM STUD FRAMING  
SM2: SCYON MATRIX PROPRIETARY SYSTEM, 30MM FIXED TO 280MM STUD FRAMING  
SA: SCYON AXON PROPRIETARY SYSTEM, 9MM FIXED TO 280MM STUD FRAMING  
SA2: SCYON AXON PROPRIETARY SYSTEM, 9MM FIXED TO 25MM TOP HAT, 30MM STUD FRAMING  
RP: 75MM RENDIX POLYSTYRENE FOAM PANEL ON 25MM TOP HATS FIXED TO 90MM TIMBER STUD FRAMING, M GRADE FOAM  
RP2: 75MM RENDIX POLYSTYRENE FOAM PANEL ON 25MM TOP HATS FIXED TO 90MM TIMBER STUD FRAMING, M GRADE FOAM

'ALL FRAMING - STEEL FRAMING' AS PER 'A/STRUCT: DESIGN DOCUMENTATION & CALCULATIONS.'

| # | Status  | Description                    | Date       |
|---|---------|--------------------------------|------------|
| 1 | COUNCIL | ADDITIONAL INFORMATION REQUEST | 20/04/2017 |
| 2 | COUNCIL | COUNCIL CHANGES                | 15/08/2017 |
| 3 | CLIENT  | FOR CONSTRUCTION ISSUE - STEEL | 15/08/2019 |

Notes & Legend  
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Project  
PROPOSED RESIDENTIAL DEVELOPMENT AT: 4 REDWOOD ST, ROSTREVOR

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Approver  
Sheet size  
A1  
Scale  
As indicated

Sheet title

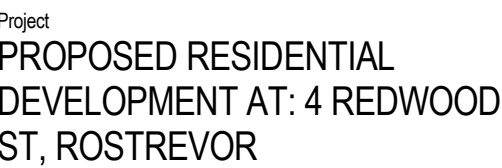
ELEVATIONS

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0002  
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FOR CONSTRUCTION

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3




**Notes & Legend**  
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**Project Number** 25mm   
 Checked \_\_\_\_\_ Approved \_\_\_\_\_ Sheet size \_\_\_\_\_ Scale \_\_\_\_\_  
 Checker \_\_\_\_\_ Approver \_\_\_\_\_ A1 As indicated

Sheet title

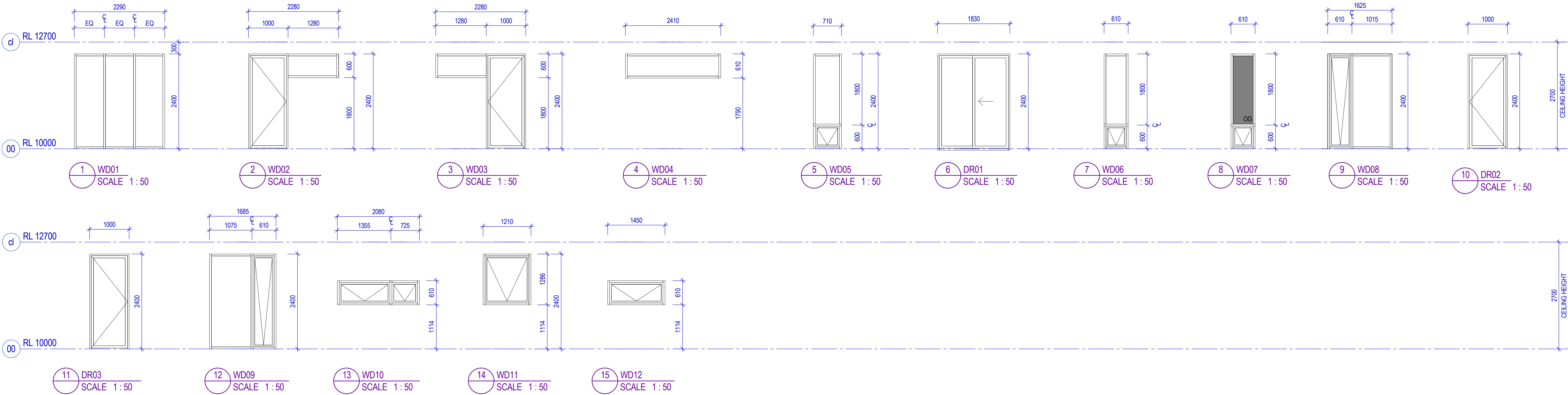
## DETAILS

Sheet number **0003** Revision **4**  
Status **FOR CONSTRUCTION**



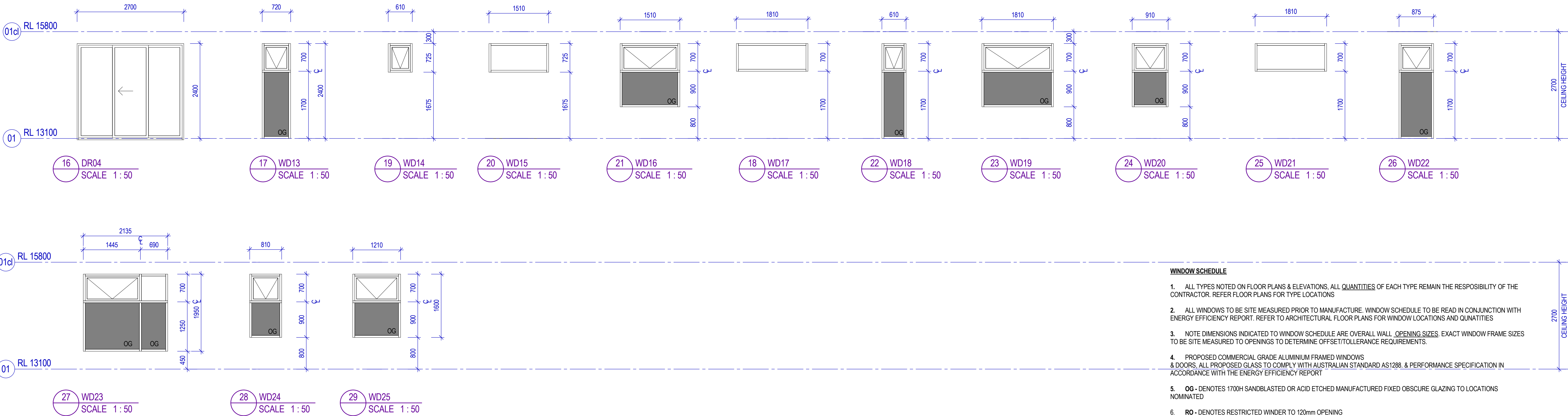
GROUND FLOOR

NOTE: ALL TYPES NOTED BELOW, ALL QUANTITIES OF EACH TYPE REMAIN THE RESPOSIBILITY OF THE CONTRACTOR. REFER FLOOR PLANS FOR TYPE LOCATIONS



FIRST FLOOR

NOTE: ALL TYPES NOTED BELOW, ALL QUANTITIES OF EACH TYPE REMAIN THE RESPOSIBILITY OF THE CONTRACTOR. REFER FLOOR PLANS FOR TYPE LOCATIONS



WINDOW SCHEDULE

- ALL TYPES NOTED ON FLOOR PLANS & ELEVATIONS, ALL QUANTITIES OF EACH TYPE REMAIN THE RESPOSIBILITY OF THE CONTRACTOR. REFER FLOOR PLANS FOR TYPE LOCATIONS
- ALL WINDOWS TO BE SITE MEASURED PRIOR TO MANUFACTURE. WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT. REFER TO ARCHITECTURAL FLOOR PLANS FOR WINDOW LOCATIONS AND QUNATITIES
- NOTE DIMENSIONS INDICATED TO WINDOW SCHEDULE ARE OVERALL WALL OPENING SIZES. EXACT WINDOW FRAME SIZES TO BE SITE MEASURED TO OPENINGS TO DETERMINE OFFSET/TOLERANCE REQUIREMENTS.
- PROPOSED COMMERCIAL GRADE ALUMINIUM FRAMED WINDOWS & DOORS, ALL PROPOSED GLASS TO COMPLY WITH AUSTRALIAN STANDARD AS1288. & PERFORMANCE SPECIFICATION IN ACCORDANCE WITH THE ENERGY EFFICIENCY REPORT
- OG - DENOTES 1700H SANDBLASTED OR ACID ETCHED MANUFACTURED FIXED OBSCURE GLAZING TO LOCATIONS NOMINATED
- RO - DENOTES RESTRICTED WINDER TO 120mm OPENING

| Recent revision history | Description                    | Date       |
|-------------------------|--------------------------------|------------|
| # Status                |                                |            |
| 3 CLIENT                | FOR CONSTRUCTION ISSUE - STEEL | 15/08/2019 |

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DEVELOPMENT AT: 4 REDWOOD  
ST, ROSTREVOR

Client  
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Sheet size  
A1

Scale  
1:50

Sheet title  
**WINDOW SCHEDULE**

Sheet number  
**0004**

Revision  
**3**

Status  
**FOR CONSTRUCTION**