

CONSTRUCTION NOTES

INTERLINKED SMOKE DETECTOR HARD WIRED TO MAINS WITH AN BATTERY BACK UP AS PER AS 3789

⊕ DENOTES CONTROL JOINTS REFER TO ENGINEERS DRAW FOR DETAILS OF PROTECTIVE JOINTS AND FINISHES. PROTECTING PERFORMANCE PROVIDED ADDITIONAL JOINTS AS MANUF.

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

PROVIDE EASILY REMOVABLE EXTERNAL HINGES TO ROOMS WITH WCS

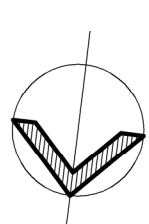
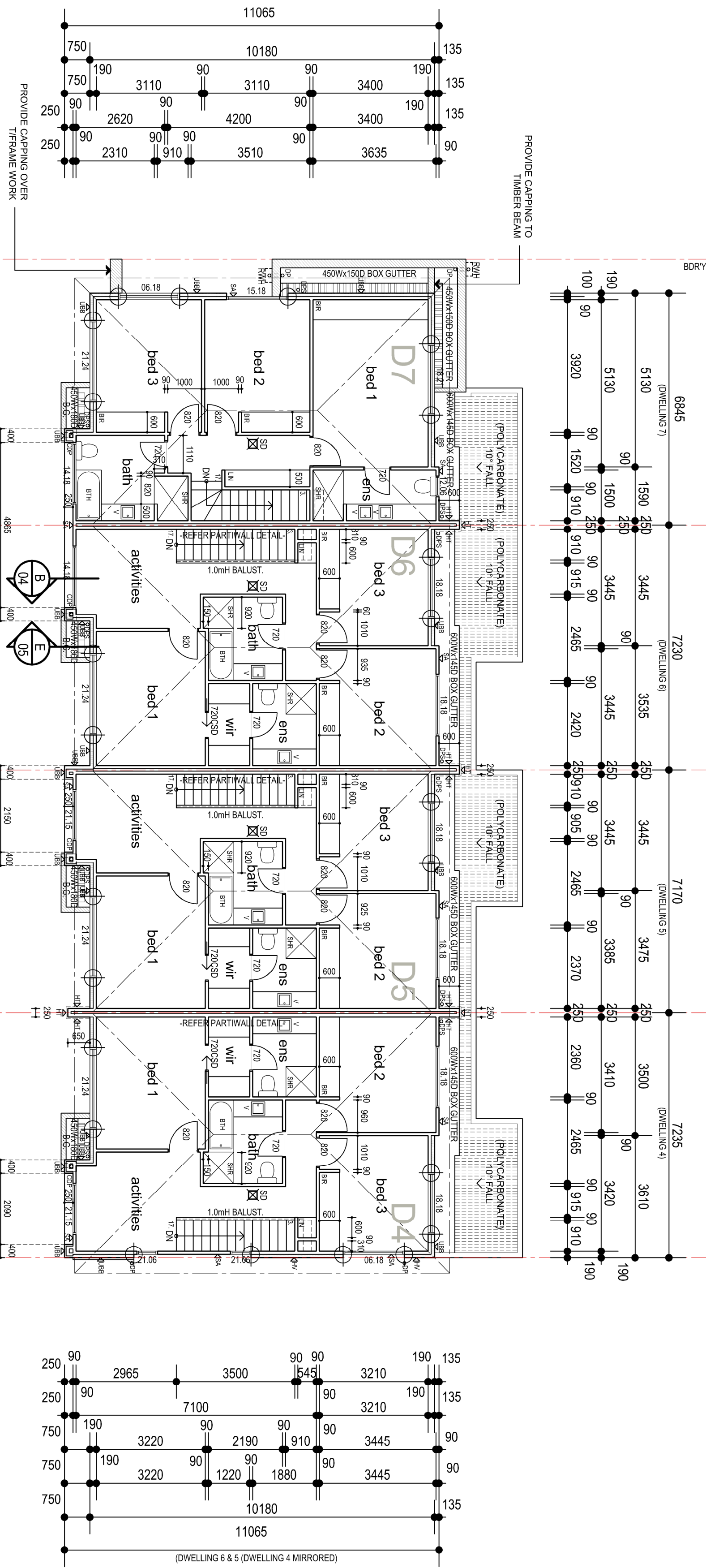
AREAS:

DWELLING 4-6	42.50
MAIN LIVING- UPPER FLOOR-	75.50
GARAGE-	18.50
ALFRESCO-	10.50
TOTAL-	147.00

DWELLING 4-6	43.00
MAIN LIVING-	71.50
UPPER FLOOR-	22.00
GARAGE-	10.50
ALFRESCO-	10.50
TOTAL-	147.00

UPPER FLOOR PLAN

DWELLINGS 4-7 SCALE 1:100
BORGAL Partwall SYSTEM (TYPE 25TP/1010A) SHAFT LINER
20" ROOF DECKING UNO.
450W SAIL DOWN EAVES UNO.



GROUND FLOOR PLAN

DWELLINGS 4-7 SCALE 1:100

HEBEL VENEER CONSTRUCTION UNO.
BORGAL Partwall SYSTEM (TYPE 25TP/1010A) SHAFT LINER
10" POLYCARBONATE/CLIP/NOOF DECKING (ALFRESCO)

STAIR NOTES

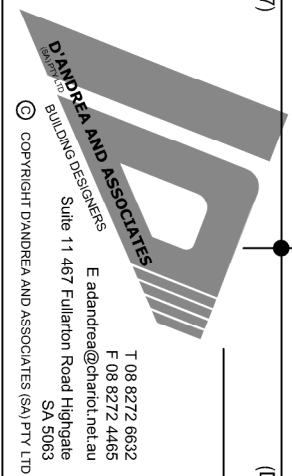
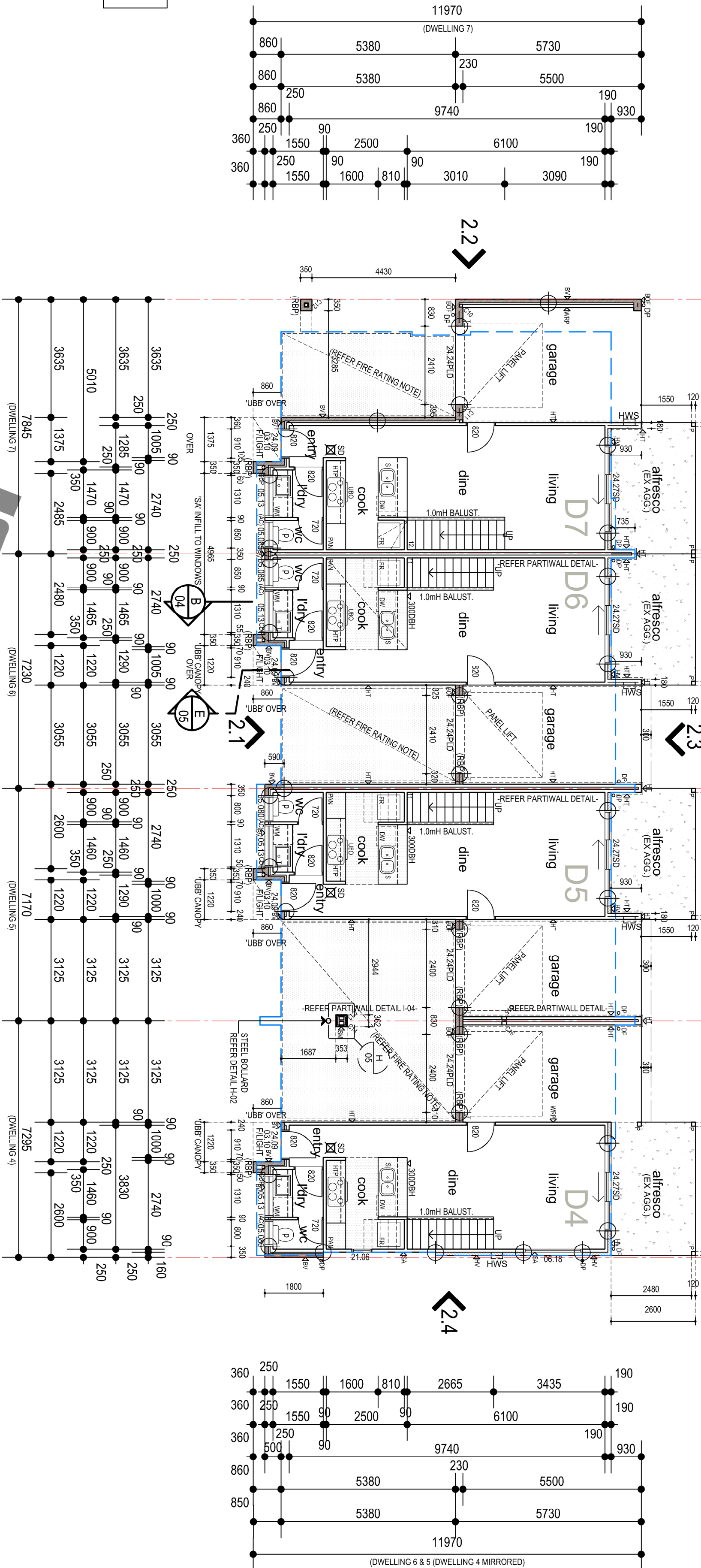
PROVIDE INTERNAL STAIRS AND BALUSTRADES BY *STAIR LOCK* PROVIDE 1.0m HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT
RISERS = 170 (83.87mm HIGH = 9122 (C.O.S))
PROVIDE APPROVED NON SLIP TREADS OR CARPET FINISH

JONERY NOTE:
REFER TO JONERY PLANS FOR ALL JONERY DETAILS AND BALUSTRADES

ENERGY EFFICIENCY NOTES

CONFORM TO AS/NZS 4842
BY OTHERS FOR ALL ENERGY EFFICIENCY REQUIREMENTS

FIRE RATING NOTE:
ALL COMPARTMENT WALLS UP TO ACHIEVE A RFL OF 60/60/60 AS DETAILED & SPECIFIED BY CSR SYSTEM 6028 SHOWN DOTTED



PROPOSED 7 TWO STOREY DWELLINGS
AT 50-52 WINDSOR ST MAGILL
FOR: WP PROPERTY GROUP

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION, SCHEDULES & BAA. ALL DIMENSIONS AND LEVELS TO BE COVERED FROM TO THE DISCREPANCY TO BE REPORTED TO THE OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONSTRUCTION
PLANNING APPLICATION
BUILDING APPLICATION
COUNCIL
SCALE

AMENDMENTS:
REVISION
DATE
COMMENTS

FLOOR PLANS
DWELLINGS 4 - 7
A = 02
CERTIFICATION ISSUE

STORM WATER LEGEND
DP - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE
COP - DENOTES 900 UPVC STORM WATER GRADE CONCEALED DOWN PIPE AS DETAILED
PPS - DENOTES 900 UPVC STORM WATER GRADE DOWN PIPE WITH SPREADER
RWH - 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.

MATERIALS LEGEND
BV - BRICK VENEER CONSTRUCTION (250THK O/A)
HV - HEBEL VENEER CONSTRUCTION UNO. (190THK O/A)
SM - 90mm T/FRAKE CLAD WITH SCYON IMA/TRAUX (120THK O/A) UNO.
LIBB - LINTEX LINTEX BASE BOARD 'RENOVA PANEL' NOTE USE 50mmTHK BASE BOARD TO ALL SPANNERS/CLAD IN LINTEX
SA - SCYON AXON CLADDING FIXED TO 50mm T/FRAKE VIA 25mm TOP LAY
SA1 - SCYON AXON CLADDING FIXED TO 200mm T/FRAKE STUDS (180THK O/A)
LIT - JAMES HARDIE HARDIETEX CLADDING FIX TO 90mm T/FRAKE
WIP - DENOTES WATER RESISTANT PASTERBOARD 90mm T/FRAKE
AC - ALUMINIUM CAPPING TO MATCH WINDOW JONERY
SELECTED PRODUCT/MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUF. SPECIFICATION
EIGHTING CONTRACTOR NOTE:
[BBP] DENOTES STEEL REINFC. CONIC FILLED BRICK PRESS TO ENG. DESIGN & DETAIL. REFER TO ENG. FOR LOCATIONS