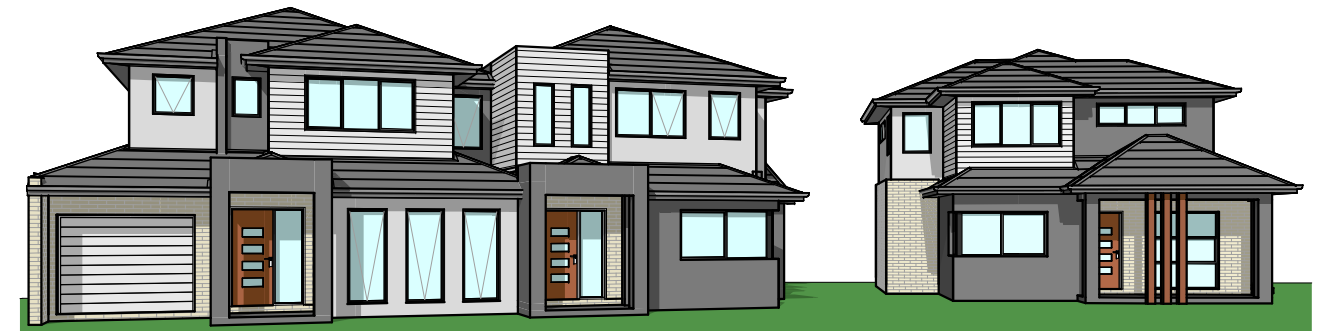


PROPOSED; **MULTI-UNIT DEVELOPMENT**



CLIENT; **PREMIER CONSTRUCTIONS P/L**

LOCATION; **No. 4 & 6 DUBBO STREET ,
ALBION**

» GENERAL NOTES «

(NCC 2019 BCA Vol 2)

-DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.

-THE OWNER, BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS AND ALL OTHE RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS OR OREDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

-ALL MATRIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

-UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 2

-ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS METTING THE PERFORMANCE REQUIREMENTS OF THE BCA.

-ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING **AUSTRALIAN STANDARDS**:
 A.S. 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
 A.S. 1562.1 - DESIGN AND INSTALLATION OF SHEET ROOF & WALL CLADDING.
 A.S. 1860 - INSTALLATION OF PARTICLEBOARD FLOORING.
 A.S. 2049 - ROOF TILES
 A.S. 2050 - INSTALLATION OF ROOFING TILES.
 A.S. 2870 - (Pt 1) RESIDENTIAL SLABS AND FOOTINGS.
 A.S./NZS 2904 - DAMP-PROOF COURSES AND FLASHINGS.
 A.S. 3600 - CONCRETE STRUCTURES.
 A.S. 3660.1 - TERMITE MANAGMENT - NEW BUILDING WORK
 A.S. - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
 A.S. 12239 - FIRE DETECTION & ALARM SYSTEMS - SMOKE ALARMS
 A.S. 4055 - WIND LOADING FOR HOUSING.
 A.S. 4100 - STEEL STRUCTURES.

-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.

-ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT **BUILDING SURVEYOR** AS MEETING THE PERFORMANCE REQUIREMNETS OF THE BCA.

-**GLAZING**, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:
 -BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
 -BCA VOL 1 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 AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.

-THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY **HOUSE ENERGY RATING (HERS) REPORT** AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.

-**SAFETY GLAZING** TO BE USED IN THE FOLLOWING CASES:
 i)ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR.
 ii)BATHROOMS - WITHIN 2000mm VERTICAL FROM THE BATH BASE.
 iii)LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM ALL DOORS.
 iv)DOORWAY - WITHIN 300mm HORIZONTAL FROM ALL DOORS.
 SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

-**WINDOW SIZES** NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

-**STORMWATER** TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

-**SEWER OR SEPTIC SYSTEM** SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

-**FOOTINGS** NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

-ALL **WET AREAS** TO COMPLY WITH B.C.A. CLAUSE 3.8.1.2 OR A.S. 3740 - 2010 WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm OF THE WALL.

-PROVIDE **WALL TIES** TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

STAINLESS STEEL OR GLASS FEATURE WALLS NEAR GAS COOKERS
 PROVIDE 200mm CLEARANCE FROM NEAREST BURNER TO THE STAINLESS STEEL OR GLASS WALL.
 OR THE SURFACE OF THE WALL IS TO BE PROTECTED AS PER AS 5601/AG 601, IF LESS THEN 200mm;
 STAINLESS STEEL - THE WALL MUST NOT CONTAIN COMBUSTIBLE MATERIALS CLAUSE 5.12.1.
 GLASS WALLS - A LETTER IS SUPPLIED BY THE GLASS SUPPLIER OR GLASS MANUFACTURE INDICATING THAT THE GLASS IS FIT FOR THE PURPOSE AT THE CLEARANCE STATED AND IF THE GLASS IS AFFIXED TO A COMBUSTIBLE SURFACE, THAT SURFACE IS TO BE PROTECTED AS PER AS 5601/AG601, CLAUSE 5.12.1. NOTE; THE RECOMMENDED MINIMUM CLEARANCE FROM THE NEAREST BURNER TO THE SURFACE OF THE GLASS IS 140mm.

-**SUB-FLOOR VENTS** TO PROVIDE A RATE OF 7500mm SQ. CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL MASONARY WALL AND 22000mm SQ. CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS.

-PROVIDE **CLEARANCE FROM UNDERSIDE OF BEARER** TO FINISH GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLE BOARD FLOORING.

-**STAIR REQUIREMENTS**:-
 STEP SIZES
 -RISERS (R) 190mm MAXIMUM AND 115mm MINIMUM
 -GOING (G) 355mm MAXIMUM AND 240mm MINIMUM
 -2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM
 -WITH LESS THE 125mm GAP BETWEEN OPEN TREADS

ALL TREADS, LANDINGS AND THE LIKE TO HAVE SLIP-RESISTANT CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS. PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) 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 BARRIER 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.

-**WIRE BALUSTRADE** CONSTRUCTION TO COMPLY WITH NCC 2016 BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2016 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

-TOP OF **HAND RAILS** TO BE MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

-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.

-**CONCRETE STUMPS**.
 -UP TO 1400mm LONG TO BE 100mm x 100mm (1 NO. H.D. WIRE)
 -1401mm TO 1800mm LONG TO BE 100mm x 100mm (2 NO. H.D. WIRES)
 -1801mm TO 3000mm LONG TO BE 125mm x 125mm (2 NO. H.D. WIRES)
 -100mm x 100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

-FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIROMENTS SHALL HAVE MASONARY UNITS, MOTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773. 1-2010 'MASONARY IN SMALL BUILDINGS' PART 1: DESIGN.

-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.

-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.

-**SMOKE ALARMS** TO BE SHOWN ON PLANS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-2014. AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1,2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.

-INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCTAED AT 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 ACHIEVE DESIGN GROUP FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT 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 AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.

-A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.

-THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF ACHIEVE DEISGN GROUP EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO ACHIEVE DESIGN GROUP.

-THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCPETED FOR THEIR USE.

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SPECIFICATIONS

CONCRETE

ALL CONCRETE FOOTINGS & SLABS WORKS SHALL COMPLY WITH AS 2870.1-2011 "RESIDENTIAL SLABS & FOOTINGS" PART 1: CONSTRUCTION IN THE ABSENCE OF ENGINEER'S DRAWINGS OR COMPUTATIONS

EXCAVATION

EXCAVATE FOOTINGS & DRAINS AS SHOWN. KEEP EXCAVATIONS DRY & BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS

BRICK VENEER WALLS

COMPLY WITH AS 3700 MASONRY IN BUILDINGS & AS 2904 DAMP PROOF COURSES & FLASHING. USE BRICKS AS SELECTED AND M3 (1:1:6) MORTAR. USE FACE FIXING CAVITY TIES TO AVOID HOLES IN FOIL INSULATION MATERIAL.

PROVIDE MASONRY CONTROL JOINTS AS RECOMMENDED BY SOIL TEST REPORT AND IN STRICT ACCORDANCE WITH TECHNICAL NOTE TN61 OF CEMENT & CONCRETE ASSOCIATION OF AUST.

SOIL CLASSIFICATION

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT.

FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT. THE H.G.F.L. RECOMMENDS THAT FOOTINGS/SLABS & DRAINAGE TO BE DESIGNED & INSPECTED BY AN ENGINEER TO SATISFY THEIR REQUIREMENTS.

TIMBER FLOOR, WALL AND ROOF FRAMING

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH AS 1684 "TIMBER FRAMING CODE" & SUPPLEMENTARY TABLES.

STORMWATER

90mm DIAM. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE AS DIRECTED BY CITY ENGINEER. PROVIDE INSPECTION OPENINGS AT 9000mm C/C & AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN.

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONC. AREAS
- 100mm UNDER UNREINFORCED CONC. OR PAVED DRIVEWAYS

75mm UNDER REINFORCED CONC. DRIVEWAYS

SAFETY GLAZING

SAFETY GLAZING TO BE USED IN FOLLOWING CASES:-

- ALL ROOMS- WITHIN 500mm VERTICAL FROM FLOOR
- BATHROOMS- WITHIN 2000mm VERTICAL FROM THE BATH BASE
- LAUNDRY- WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm VERTICAL OF TROUGH
- DOORWAY- WITHIN 300mm HORIZONTAL FROM ALL DOORS
- ENSUITE - AS PER BATHROOM
- SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS

PLASTER

PROVIDE 10 THICK PLASTERBOARD TO WALLS AND 10 THICK PLASTERBOARD TO CEILING. ALL WET AREAS SHALL HAVE AN APPROVED 10 THICK WATERPROOF PLASTERBOARD OR HARDIES VILABOARD INSTALLED IN STRICT ACCORDANCE WITH MANU. INSTRUCTIONS & SPECIFICATIONS

NOTE 1

PRIOR TO COMMENCEMENT OF WORKS, THE FOLLOWING PROVISIONS RELATING TO THE PROTECTION OF THE EXISTING STREET TREE, MUST BE UNDERTAKEN TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY:

- A SUITABLE TREE PROTECTION ZONE OF 2.5 METRE RADIUS WITH BARRIER FENCE MUST BE ESTABLISHED AROUND THE STREET TREE ON THE STREET FRONTAGE.
- THE TREE PROTECTION ZONE MUST BE ENCLOSED USING A 2 METRE HIGH TEMPORARY CYCLONE FENCE OR SIMILAR, WHICH MUST REMAIN IN PLACE THROUGH ALL STAGES OF THE DEVELOPMENT. THIS FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS AND A SIGN MUST BE ERECTED ON THE FENCE INFORMING THAT THE FENCE IS A 'TREE PROTECTION ZONE'.
- THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT & EQUIPMENT, MATERIALS, SOIL OR WASTE.
- NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST.

SITE AREA = 2586.59m²

SITE COVERAGE = 43.97%

PERMEABLE AREA = 832.61m² (32.18%)

ELECTRICAL COMPANY CONNECTIONS TO THE PROPOSED DWELLINGS TO BE PROVIDED UNDERGROUND

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS AND COMPUTATIONS BY..

PAVLOVIC & ASSOCIATES PTY LTD JOB No. 19148

ALSO SOIL REPORT AND RECOMMENDATIONS

ABH SOIL TESTING & SURVEYING JOB No. 11487

* - DENOTES DIMENSION TO BE CONFIRMED ON SITE
NOTE: CONTOURS & LEVELS ARE ALL APPROX. THEY SHOULD BE CONFIRMED ON SITE



LEGEND	
[Orange square]	LETTER BOX
[Blue circle]	WATER METER
[Green square]	METER BOX
[Yellow square]	GAS METER
[Red square]	HOT WATER SERVICE
[Blue line]	FOLD DOWN CLOTHESLINE

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Rev	Description	Date

Proposed **MULTI-UNIT DEVELOPMENT**

Location **No. 4 & 6 DUBBO STREET, ALBION**

Client **PREMIER CONSTRUCTIONS P/L**

Drg Name **SITE PLAN & SPECIFICATIONS**

drawn **R.C**

scale **1:300**

plotted **21/06/2019**

original sheet size **A3**

date **21/06/19**

job no **16/3608**

drg no **A1**

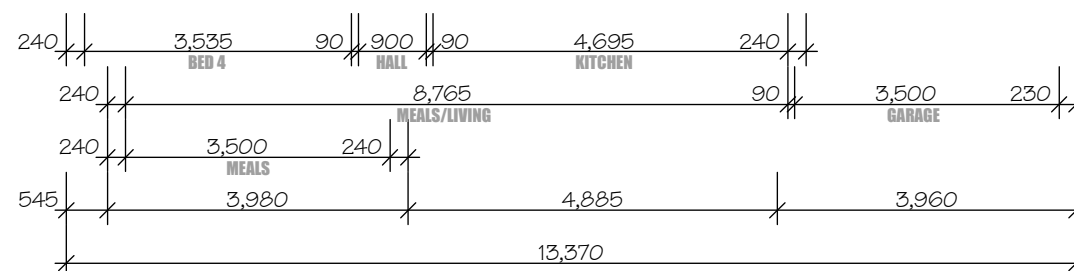
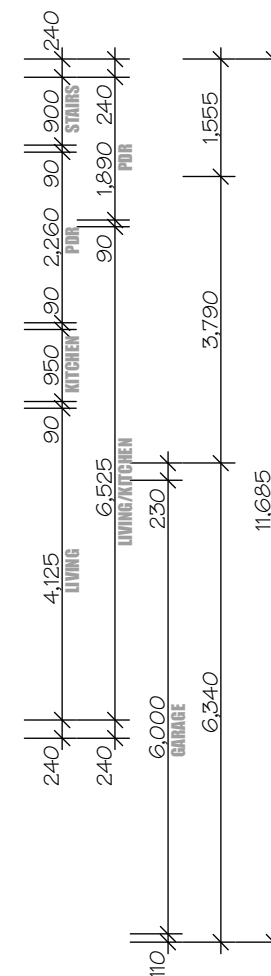
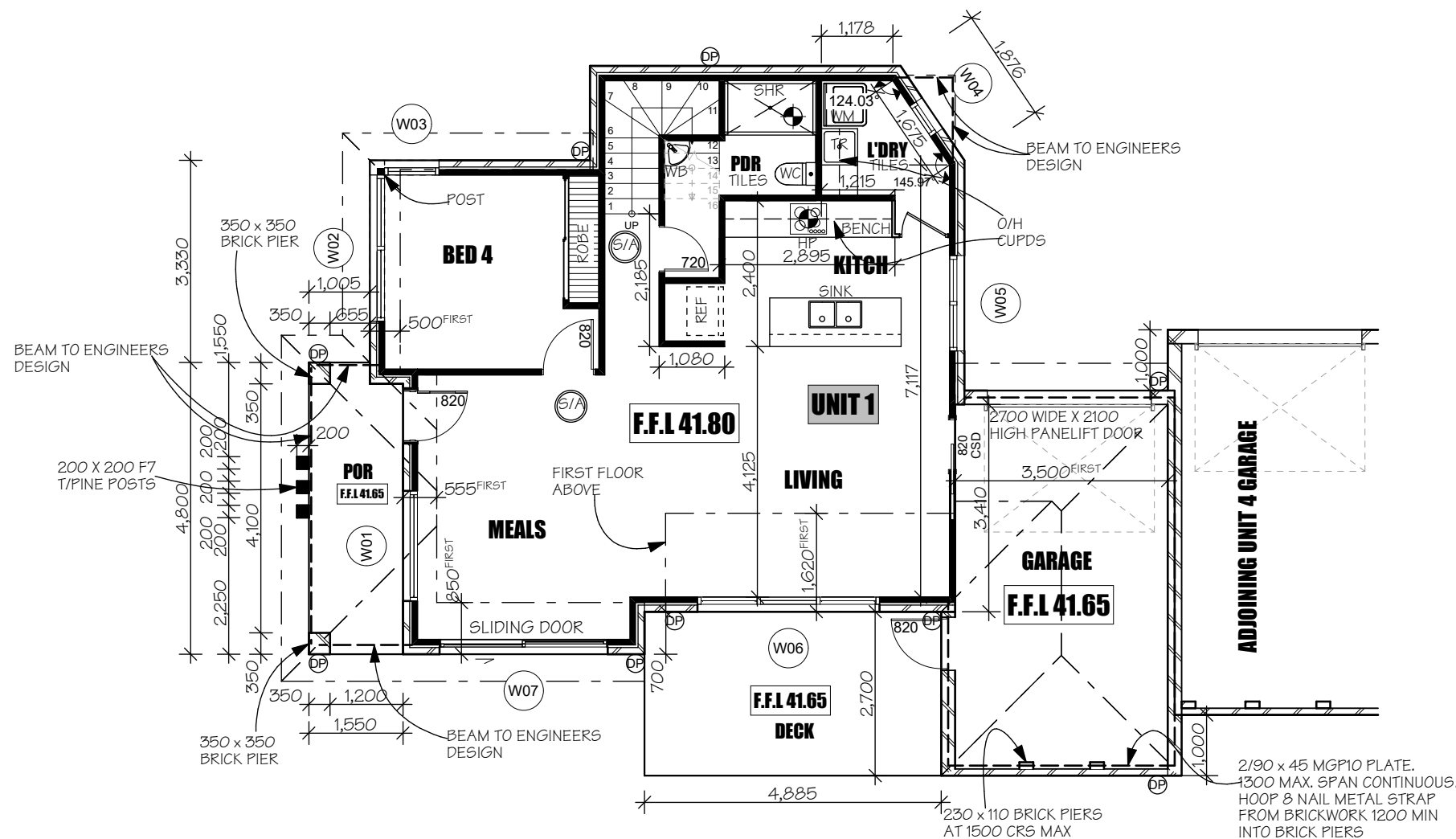
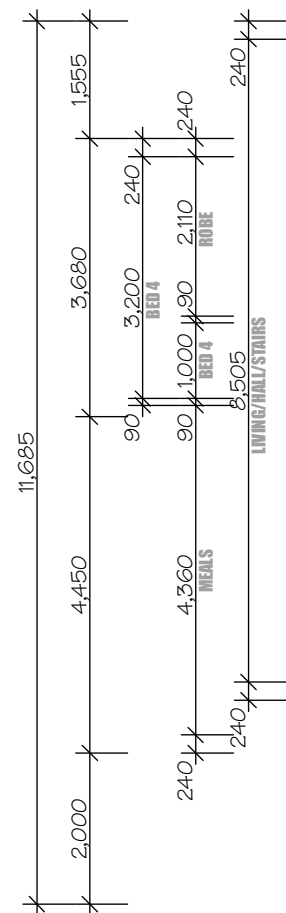
revision #

**CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THIS**

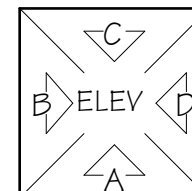
MECHANICAL VENTILATION MUST BE INSTALLED TO A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY AND HAVE A MINIMUM FLOW RATE OF -
 A. 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
 B. 40L/S FOR A KITCHEN OR LAUNDRY.
 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST BE DISCHARGED -
 A. DIRECTLY OR VIA A SHAFT OR DUCT TO OUTSIDE AIR, OR
 B. TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH PART 3.8.7.4. OF THE NCC 2019

(S/A) DENOTES SELF CONTAINED SMOKE DETECTOR CONNECTED TO MAINS POWER WITH BATTERY BACK-UP INTERCONNECTION OF ALL SMOKEALARMS TO THE DWELLING

NOTE: ISOLATED PIERS SUPPORTING TILED ROOFS MUST HAVE A BUILT IN 32x0.8mm GALV. STEEL STRAP FIXED TO THE ROOF STRUCTURE AND LOOPED AROUND A 10mm DIAM GALV STEEL ROD BUILT INTO THE PIER NOT LESS THAN SIX COURSES BELOW THE TOP OF THE PIER



NOTE: ALL WET AREAS TO HAVE TILED FLOORS
NOTE: CONTINUOUS HANDRAIL TO ONE SIDE OF STAIRCASE
REFER TO BOX GUTTER OVERFLOW DETAILS PAGE FOR ALL DOWNPIPES SERVING BOX GUTTERS



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UNIT 1	SqM	Sq's
GROUND	81.74	8.79
FIRST	65.03	7.00
PORCH	7.25	0.78
GARAGE	23.62	2.54
TOTAL	177.64 m²	19.11

Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET, ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **GROUND FLOOR PLAN UNIT 1**

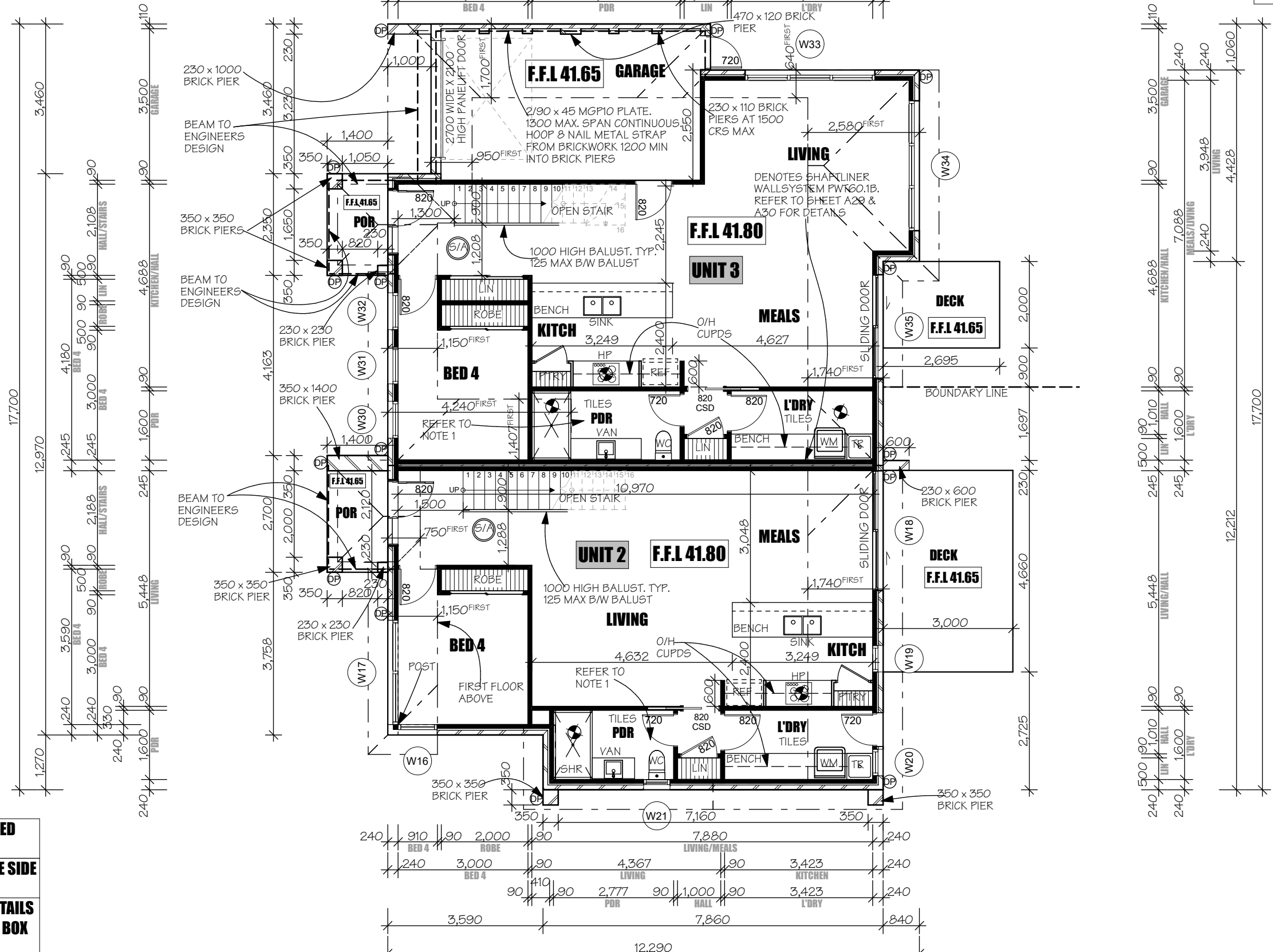
drawn **R.C** Job no **16/3608**
 scale **1:100** drg no
 plotted **21/06/2019**
 original sheet size **A3**
 date **21/06/19** revision #

CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THIS

MECHANICAL VENTILATION MUST BE INSTALLED TO A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY AND HAVE A MINIMUM FLOW RATE OF -
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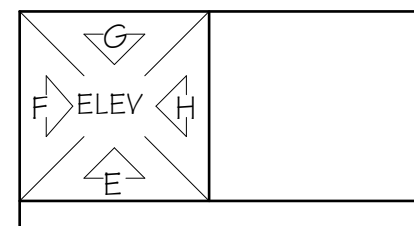
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NOTE: ISOLATED PIERS SUPPORTING TILED ROOFS MUST HAVE A BUILT IN 32x0.8mm GALV. STEEL STRAP FIXED TO THE ROOF STRUCTURE AND LOOPED AROUND A 10mm DIAM GALV STEEL ROD BUILT INTO THE PIER NOT LESS THAN SIX COURSES BELOW THE TOP OF THE PIER



NOTE 1:
 DOOR TO HAVE REMOVABLE HINGES TO ENABLE DOOR TO BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT OR THE DOOR MUST OPEN OUTWARDS. (AS PER BCA PART 3.8.3.3)

NOTE: ALL WET AREAS TO HAVE TILED FLOORS
NOTE: CONTINUOUS HANDRAIL TO ONE SIDE OF STAIRCASE
REFER TO BOX GUTTER OVERFLOW DETAILS PAGE FOR ALL DOWNPIPES SERVING BOX GUTTERS



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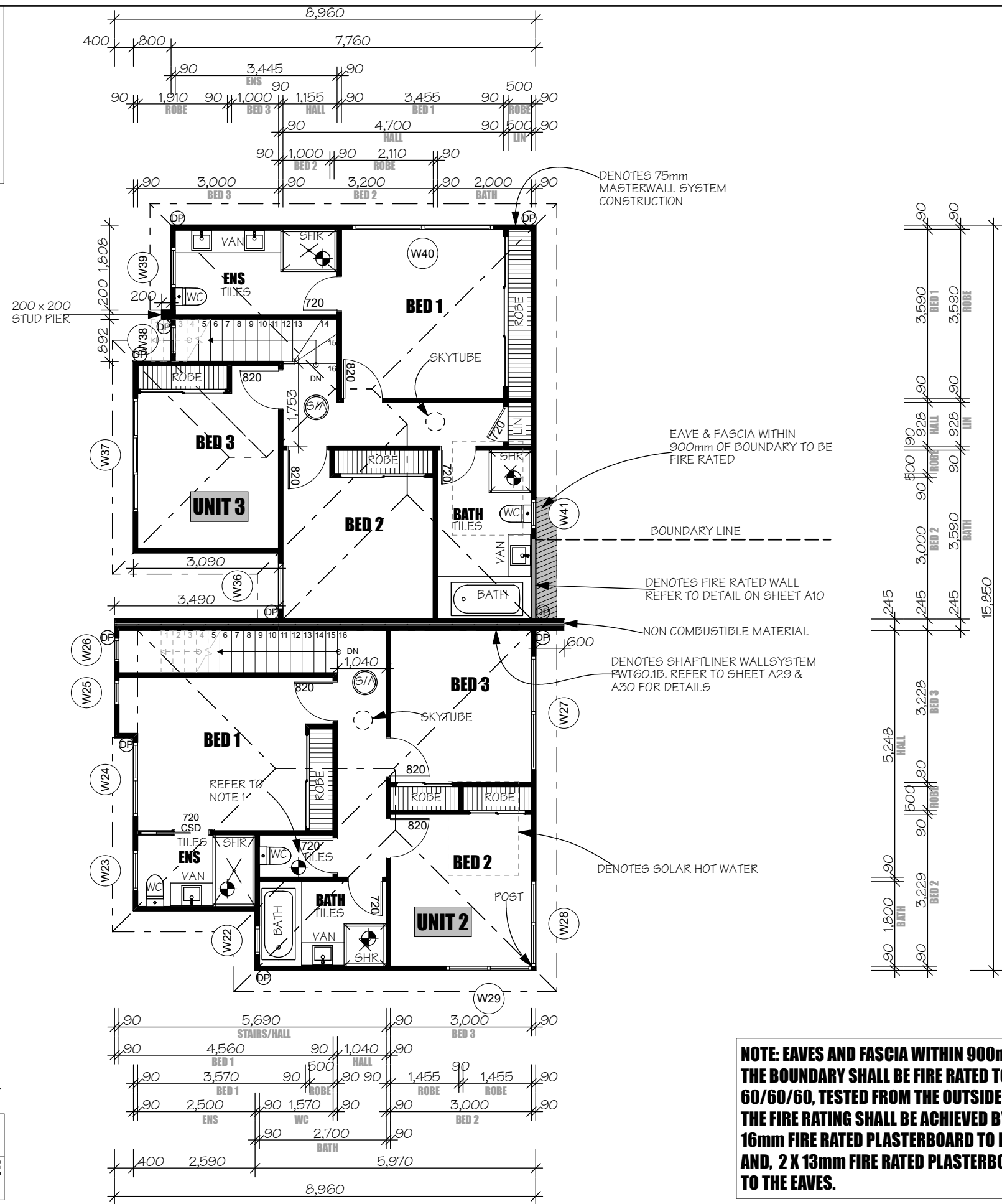
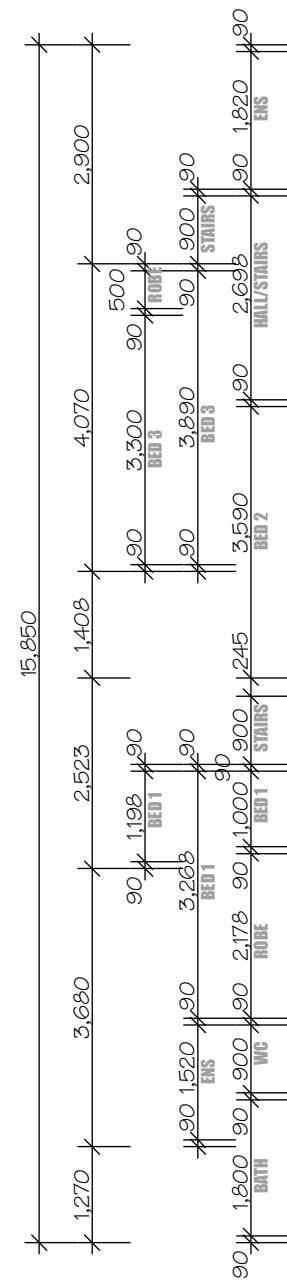
	UNIT 2	SqM	Sq's	UNIT 3	SqM	Sq's
GROUND	81.31	8.75	GROUND	90.11	9.70	
FIRST	61.02	6.57	FIRST	65.71	7.07	
PORCH	3.78	0.41	PORCH	3.29	0.35	
GARAGE	23.63	2.54	GARAGE	22.70	2.44	
	169.74 m²	18.27		181.81 m²	19.56	

Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET, ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **GROUND FLOOR PLAN UNIT 2 & 3**

drawn	R.C	job no	16/3608
scale	1:1, 1:100	drg no	
plotted	21/06/2019		
original sheet size	A3		
date	21/06/19	revision	#

**CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THUS**

MECHANICAL VENTILATION MUST BE INSTALLED TO A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY AND HAVE A MINIMUM FLOW RATE OF -
 A. 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
 B. 40L/S FOR A KITCHEN OR LAUNDRY.
 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST BE DISCHARGED -
 A. DIRECTLY OR VIA A SHAFT OR DUCT TO OUTSIDE AIR, OR
 B. TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH PART 3.8.7.4. OF THE NCC 2019



(S/A) DENOTES SELF CONTAINED SMOKE DETECTOR CONNECTED TO MAINS POWER WITH BATTERY BACK-UP INTERCONNECTION OF ALL SMOKEALARMS TO THE DWELLING

NOTE: ISOLATED PIERS SUPPORTING TILED ROOFS MUST HAVE A BUILT IN 32x0.8mm GALV. STEEL STRAP FIXED TO THE ROOF STRUCTURE AND LOOPED AROUND A 10mm DIAM GALV STEEL ROD BUILT INTO THE PIER NOT LESS THAN SIX COURSES BELOW THE TOP OF THE PIER

REFER TO BOX GUTTER OVERFLOW DETAILS PAGE FOR ALL DOWNPIPES SERVING BOX GUTTERS

NOTE: ALL FIRST FLOOR RENDERED WALL TO BE 75mm MASTERWALL SYSTEM CONSTRUCTION U.N.O

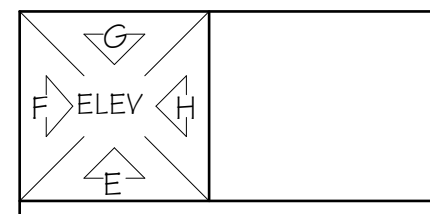
OBSCURE SECTIONS OF ALL HABITABLE ROOM WINDOWS MUST BE OF OBSCURE GLASS RATHER THAN A STICK-ON FILM

NOTE 1:
 DOOR TO HAVE REMOVABLE HINGES TO ENABLE DOOR TO BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT OR THE DOOR MUST OPEN OUTWARDS. (AS PER BCA PART 3.8.3.3)

NOTE: ALL WET AREAS TO HAVE TILED FLOORS

NOTE: CONTINUOUS HANDRAIL TO ONE SIDE OF STAIRCASE

NOTE: EAVES AND FASCIA WITHIN 900mm OF THE BOUNDARY SHALL BE FIRE RATED TO FRL 60/60/60, TESTED FROM THE OUTSIDE ONLY, THE FIRE RATING SHALL BE ACHIEVED BY 2 X 16mm FIRE RATED PLASTERBOARD TO FACIA AND, 2 X 13mm FIRE RATED PLASTERBOARD TO THE EAVES.



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Proposed **MULTI-UNIT DEVELOPMENT**

Location **No. 4 & 6 DUBBO STREET , ALBION**

Client **PREMIER CONSTRUCTIONS P/L**

Drg Name **FIRST FLOOR PLAN UNIT 2 & 3**

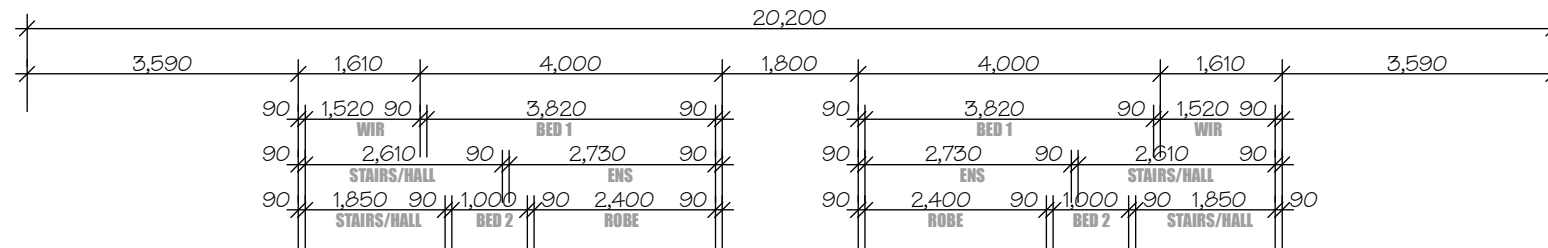
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date	21/06/19	revision	#

**CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THUS**

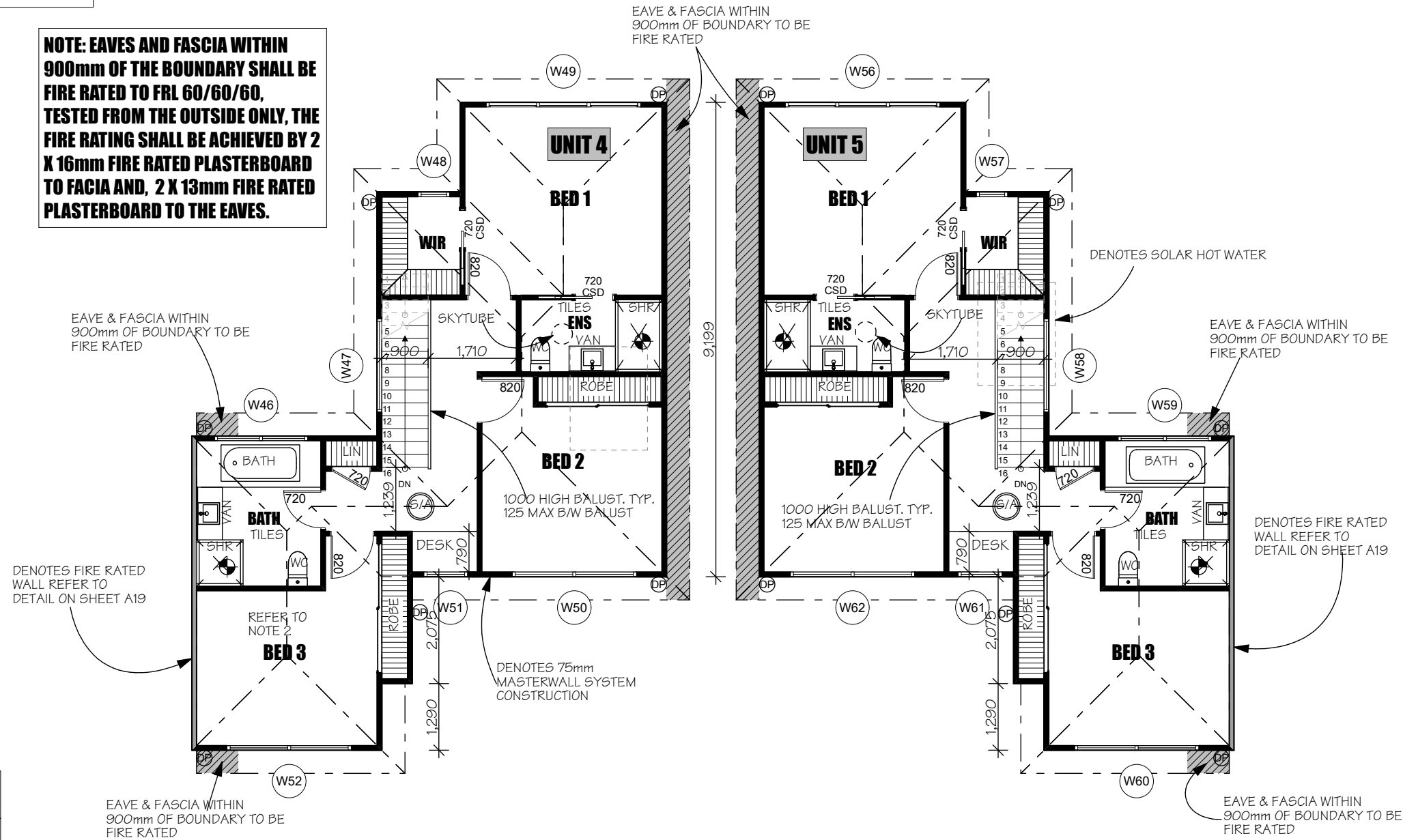
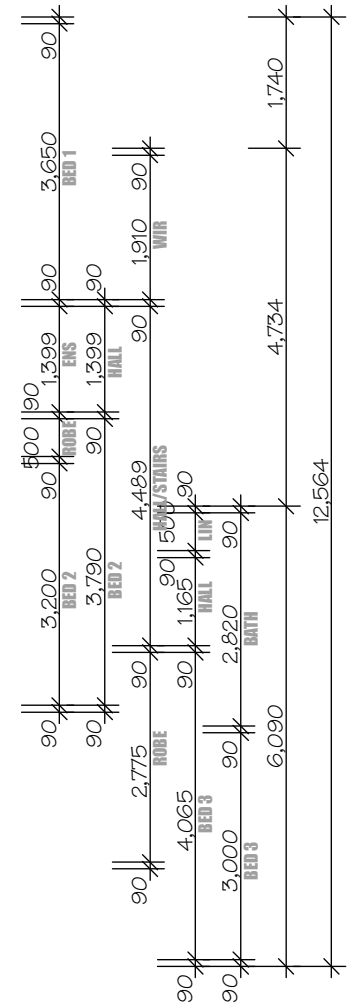
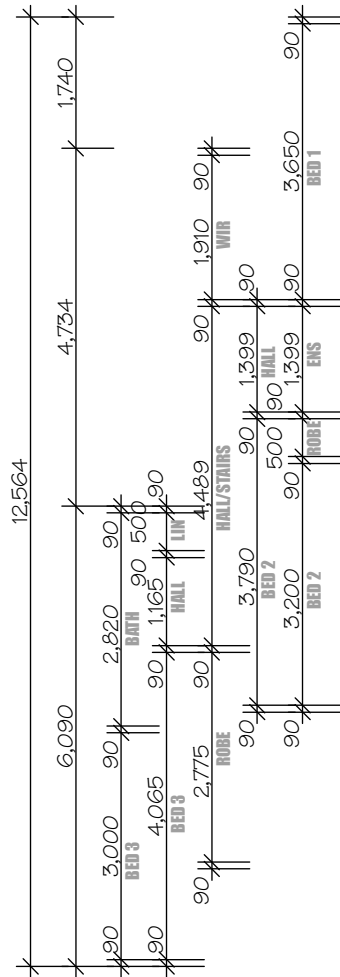
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 A. 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
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(S/A) DENOTES SELF CONTAINED SMOKE DETECTOR CONNECTED TO MAINS POWER WITH BATTERY BACK-UP INTERCONNECTION OF ALL SMOKEALARMS TO THE DWELLING

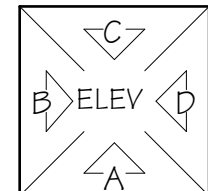
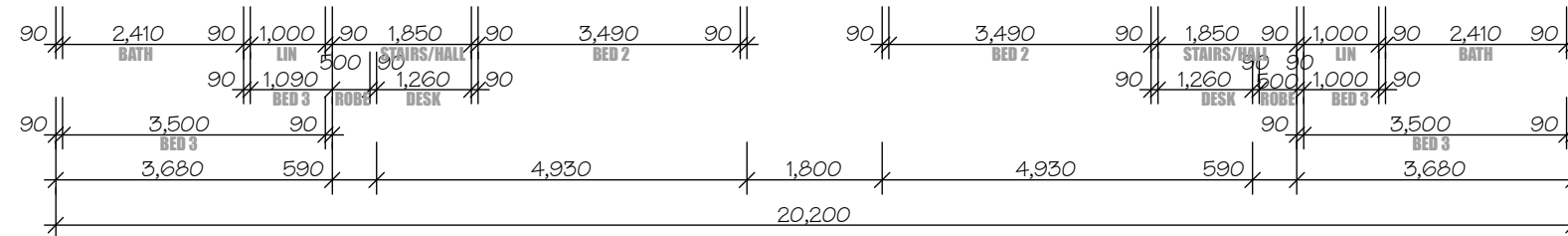
NOTE: ISOLATED PIERS SUPPORTING TILED ROOFS MUST HAVE A BUILT IN 32x0.8mm GALV. STEEL STRAP FIXED TO THE ROOF STRUCTURE AND LOOPED AROUND A 10mm DIAM GALV STEEL ROD BUILT INTO THE PIER NOT LESS THAN SIX COURSES BELOW THE TOP OF THE PIER



NOTE: EAVES AND FASCIA WITHIN 900mm OF THE BOUNDARY SHALL BE FIRE RATED TO FRL 60/60/60, TESTED FROM THE OUTSIDE ONLY, THE FIRE RATING SHALL BE ACHIEVED BY 2 X 16mm FIRE RATED PLASTERBOARD TO FACIA AND, 2 X 13mm FIRE RATED PLASTERBOARD TO THE EAVES.



- NOTE: ALL WET AREAS TO HAVE TILED FLOORS**
- NOTE: CONTINUOUS HANDRAIL TO ONE SIDE OF STAIRCASE**
- REFER TO BOX GUTTER OVERFLOW DETAILS PAGE FOR ALL DOWNPIPES SERVING BOX GUTTERS**
- NOTE: ALL FIRST FLOOR RENDERED WALL TO BE 75mm MASTERWALL SYSTEM CONSTRUCTION U.N.O**
- OBSCURE SECTIONS OF ALL HABITABLE ROOM WINDOWS MUST BE OF OBSCURE GLASS RATHER THAN A STICK-ON FILM**



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Proposed **MULTI-UNIT DEVELOPMENT**

Location **No. 4 & 6 DUBBO STREET , ALBION**

Client **PREMIER CONSTRUCTIONS P/L**

Drg Name **FIRST FLOOR PLAN UNIT 4 & 5**

drawn **R.C** Job no **16/3608**

scale **1:100** drg no

plotted **21/06/2019**

original sheet size **A3**

date **21/06/19** revision #

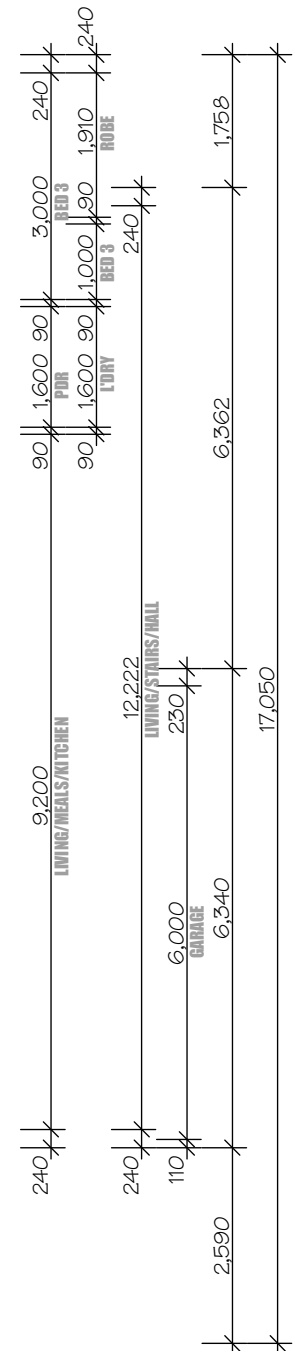
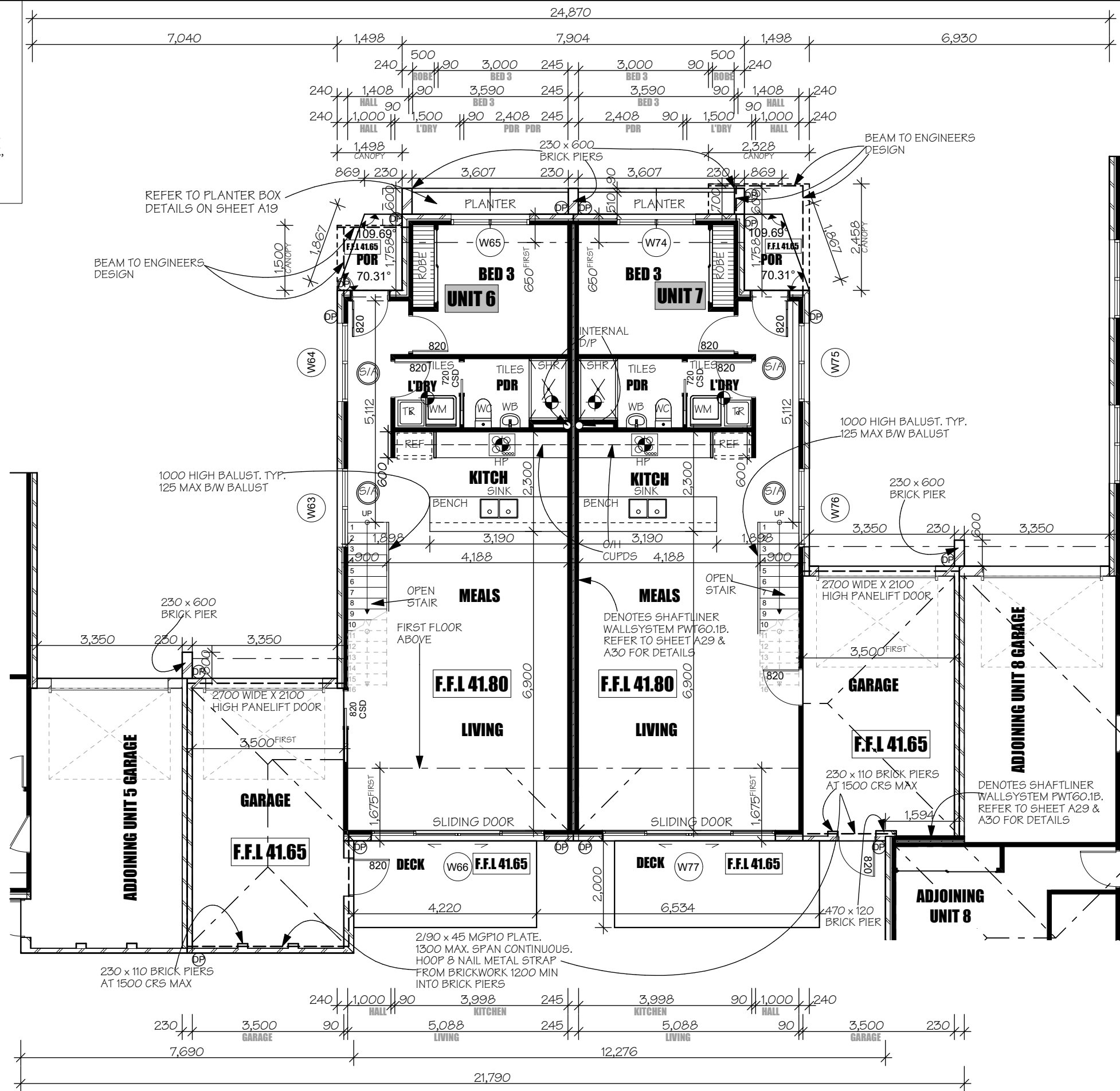
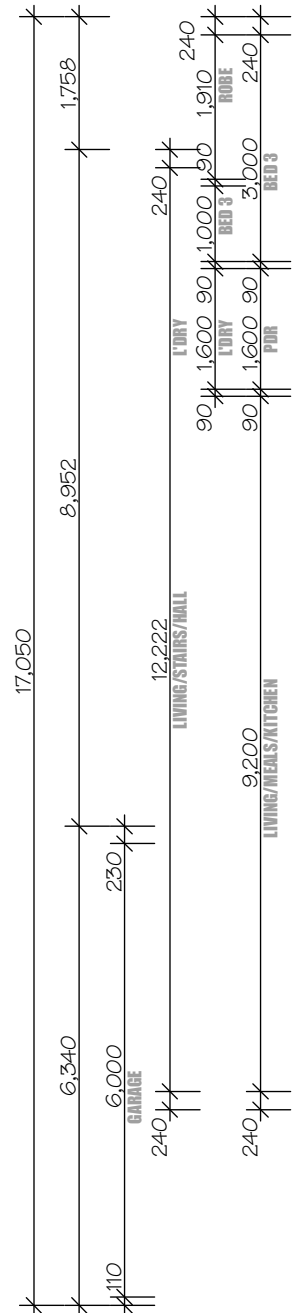
A7

**CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THUS**

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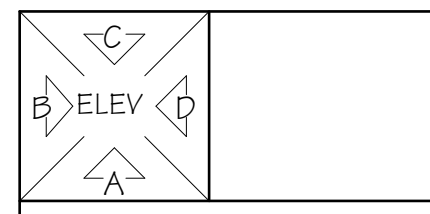
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NOTE: ALL WET AREAS TO HAVE TILED FLOORS

NOTE: CONTINUOUS HANDRAIL TO ONE SIDE OF STAIRCASE

REFER TO BOX GUTTER OVERFLOW DETAILS PAGE FOR ALL DOWNPIPES SERVING BOX GUTTERS



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	UNIT 6	SqM	Sq's	UNIT 7	SqM	Sq's
GROUND	75.65	8.14	GROUND	75.26	8.10	
FIRST	62.43	6.72	FIRST	62.43	6.72	
PORCH	2.08	0.22	PORCH	2.08	0.22	
GARAGE	23.51	2.53	GARAGE	22.70	2.44	
	163.67 m²	17.61		162.47 m²	17.48	

Proposed **MULTI-UNIT DEVELOPMENT**

Location **No. 4 & 6 DUBBO STREET , ALBION**

Client **PREMIER CONSTRUCTIONS P/L**

Drg Name **GROUND FLOOR PLAN UNIT 6 & 7**

drawn **R.C** Job no **16/3608**

scale **1:1, 1:100** drg no

plotted **21/06/2019**

original sheet size **A3**

date **21/06/19** revision #

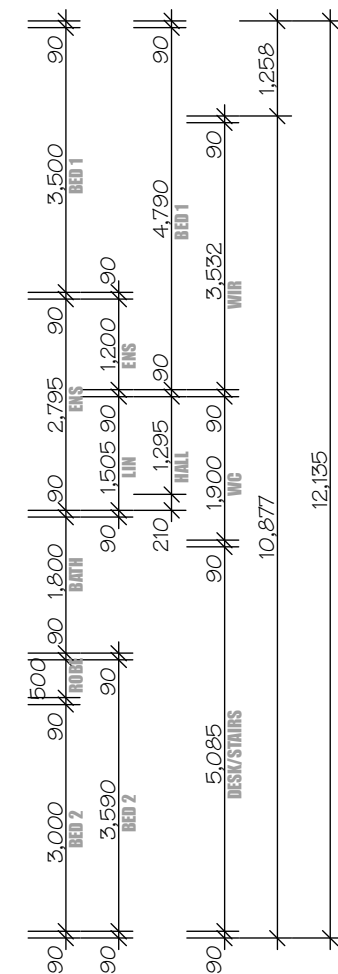
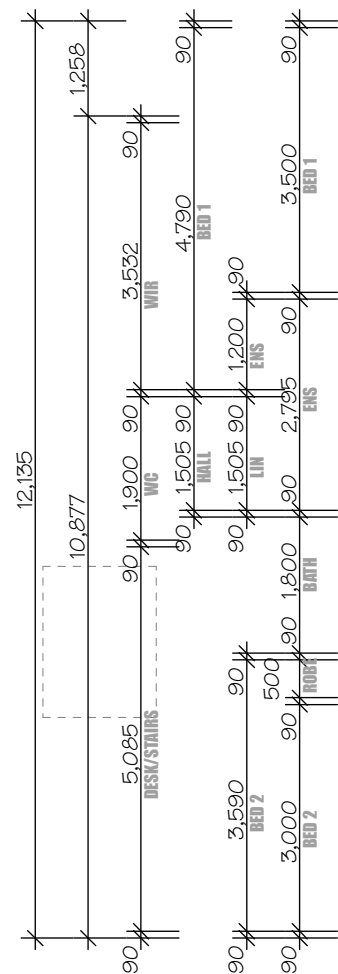
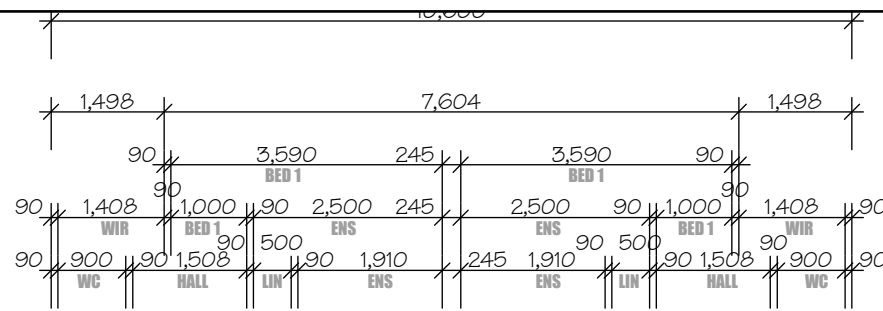
A8

CONDENSATION MANAGEMENT
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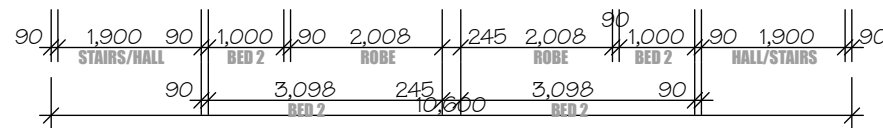
DENOTES 75mm MASTERWALL SYSTEM CONSTRUCTION

1000 HIGH BALUST. TYP. 125 MAX B/W BALUST

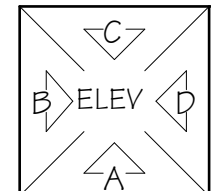
DENOTES SOLAR HOT WATER

1000 HIGH BALUST. TYP. 125 MAX B/W BALUST

DENOTES SHAFTLINER WALLSYSTEM PWT60.1B. REFER TO SHEET A29 & A30 FOR DETAILS



- NOTE: ALL WET AREAS TO HAVE TILED FLOORS**
- NOTE: CONTINUOUS HANDRAIL TO ONE SIDE OF STAIRCASE**
- REFER TO BOX GUTTER OVERFLOW DETAILS PAGE FOR ALL DOWNPIPES SERVING BOX GUTTERS**
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Proposed MULTI-UNIT DEVELOPMENT
 Location No. 4 & 6 DUBBO STREET, ALBION
 Client PREMIER CONSTRUCTIONS P/L
 Drg Name **FIRST FLOOR PLAN UNIT 6 & 7**

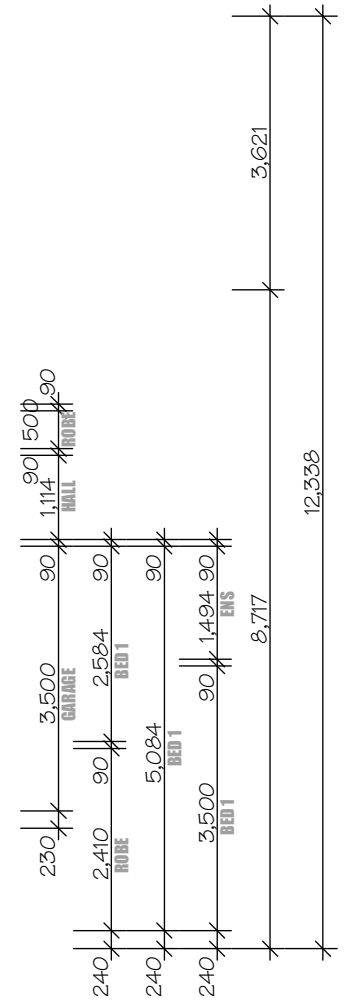
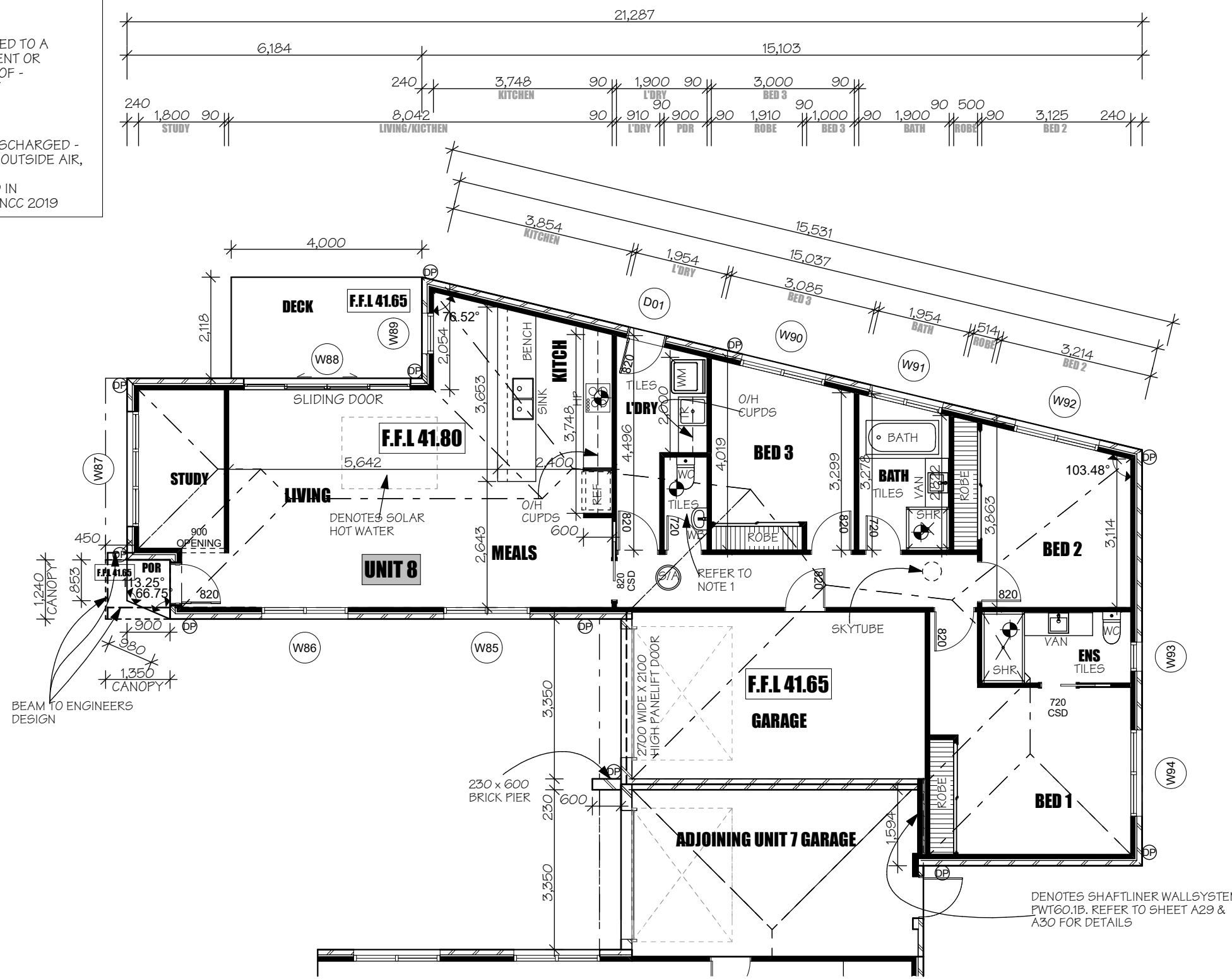
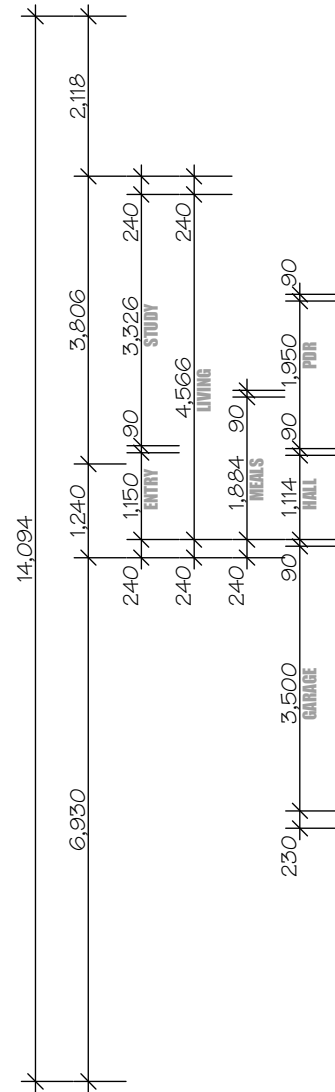
drawn R.C	job no 16/3608
scale 1:100	drg no
plotted 21/06/2019	A9
original sheet size A3	
date 21/06/19	
revision #	

**CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THIS**

MECHANICAL VENTILATION MUST BE INSTALLED TO A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY AND HAVE A MINIMUM FLOW RATE OF -
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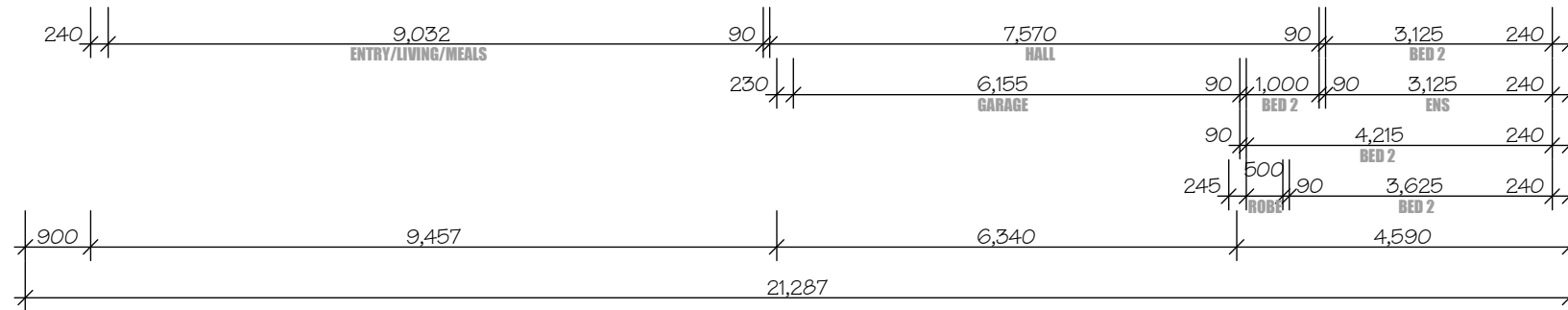
⊕/⊖ DENOTES SELF CONTAINED SMOKE DETECTOR CONNECTED TO MAINS POWER WITH BATTERY BACK-UP INTERCONNECTION OF ALL SMOKEALARMS TO THE DWELLING

NOTE: ISOLATED PIERS SUPPORTING TILED ROOFS MUST HAVE A BUILT IN 32x0.8mm GALV. STEEL STRAP FIXED TO THE ROOF STRUCTURE AND LOOPED AROUND A 10mm DIAM GALV STEEL ROD BUILT INTO THE PIER NOT LESS THAN SIX COURSES BELOW THE TOP OF THE PIER



NOTE 1:
DOOR TO HAVE REMOVABLE HINGES TO ENABLE DOOR TO BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT OR THE DOOR MUST OPEN OUTWARDS. (AS PER BCA PART 3.8.3.3)

**NOTE: ALL WET AREAS TO HAVE TILED FLOORS
REFER TO BOX GUTTER OVERFLOW DETAILS PAGE FOR ALL DOWNPIPES SERVING BOX GUTTERS**



DENOTES SHAFTLINER WALLSYSTEM PWT60.1B. REFER TO SHEET A29 & A30 FOR DETAILS

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UNIT 8	SqM	Sq's
GROUND	133.82	14.40
PORCH	0.94	0.10
GARAGE	23.03	2.48
TOTAL	157.79 m²	16.98

Proposed **MULTI-UNIT DEVELOPMENT**
Location **No. 4 & 6 DUBBO STREET , ALBION**
Client **PREMIER CONSTRUCTIONS P/L**
Drg Name **GROUND FLOOR PLAN UNIT 8**

drawn **R.C** Job no **16/3608**
scale **1:1, 1:100** drg no
plotted **21/06/2019**
original sheet size **A3**
date **21/06/19** revision #

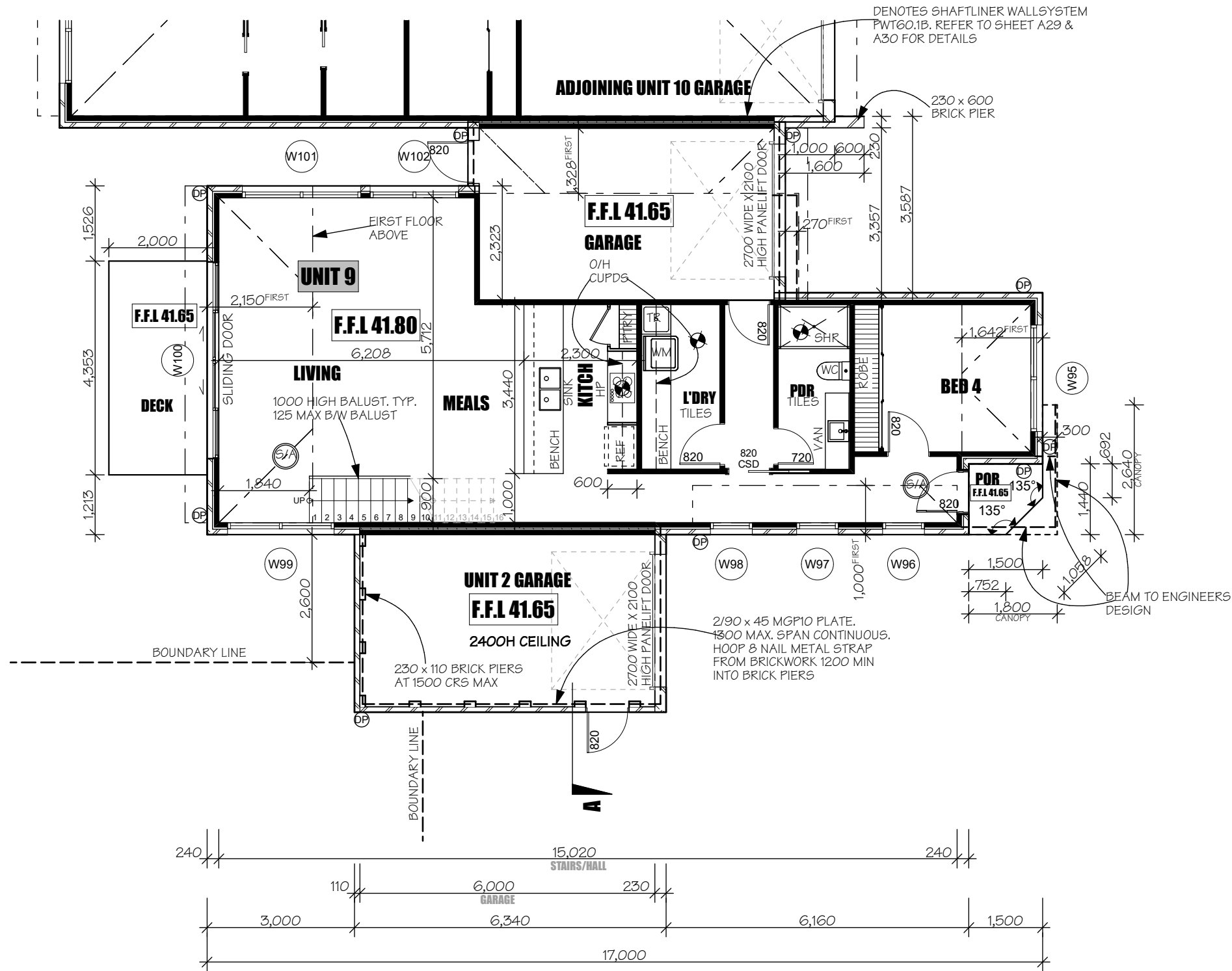
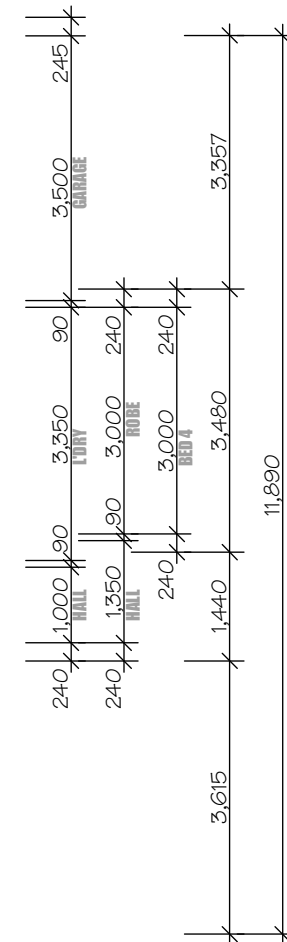
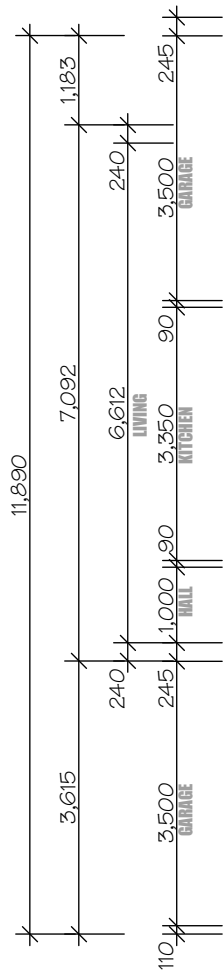
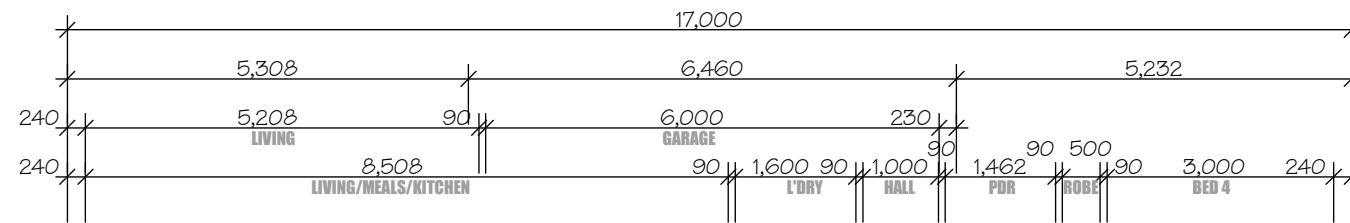
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**CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THUS**

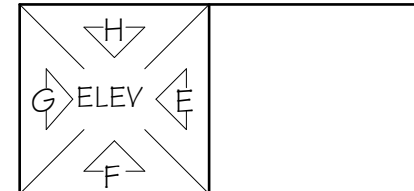
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UNIT 9	SqM	Sq's
GROUND	91.65	9.86
FIRST	77.84	8.38
PORCH	1.88	0.20
GARAGE	22.71	2.44
TOTAL	194.08 m²	20.88

Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET , ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **GROUND FLOOR PLAN UNIT 9**

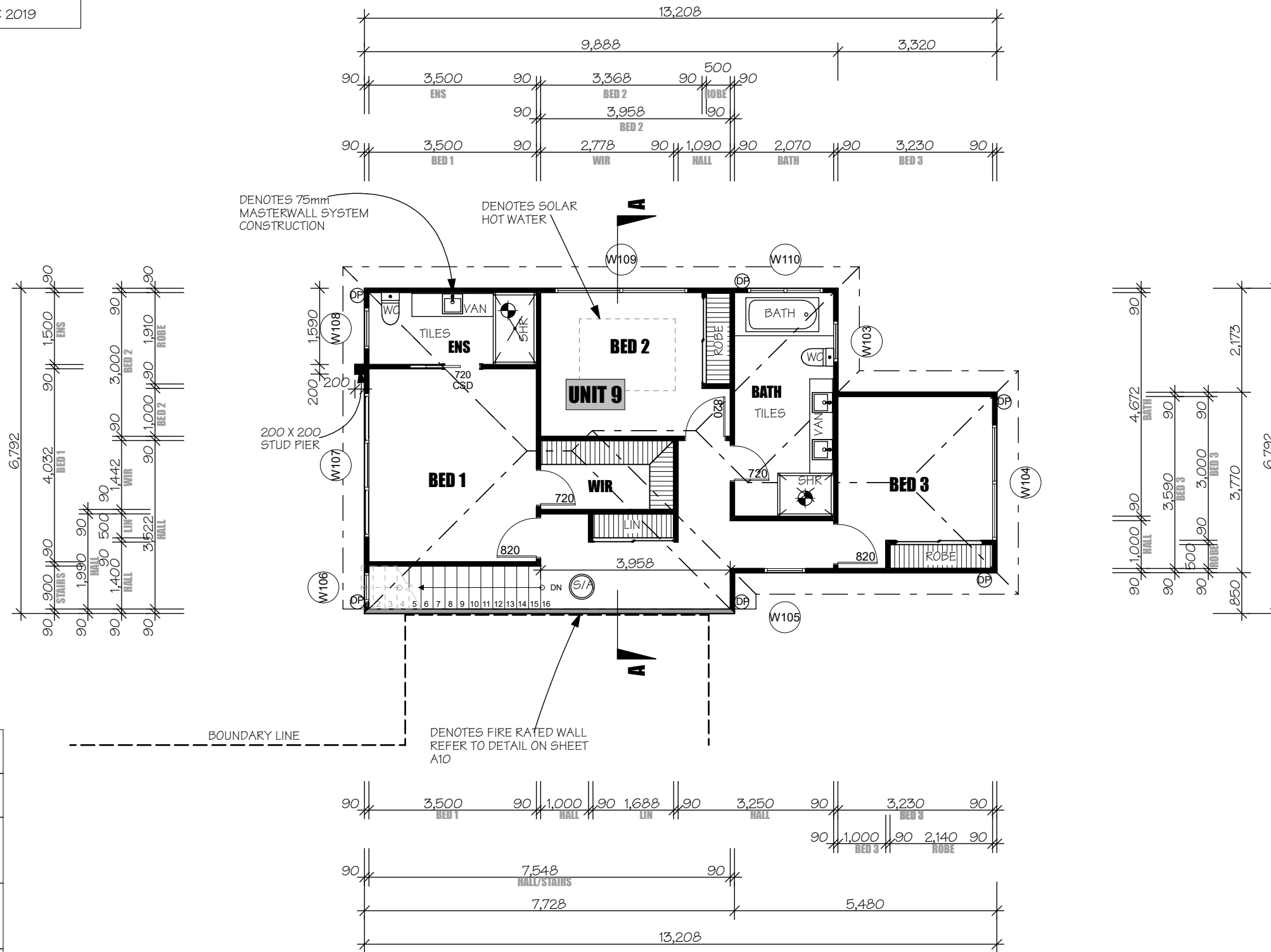
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 job no **16/3608**
 drg no **A11**
 revision #

**CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THIS**

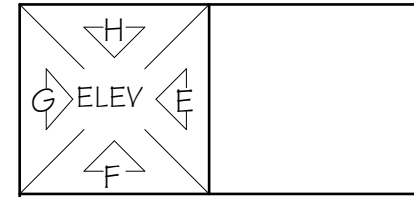
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Proposed MULTI-UNIT DEVELOPMENT
 Location No. 4 & 6 DUBBO STREET , ALBION
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **FIRST FLOOR PLAN UNIT 9**

drawn R.C
 scale 1:100
 plotted 21/06/2019
 original sheet size A3
 date 21/06/19

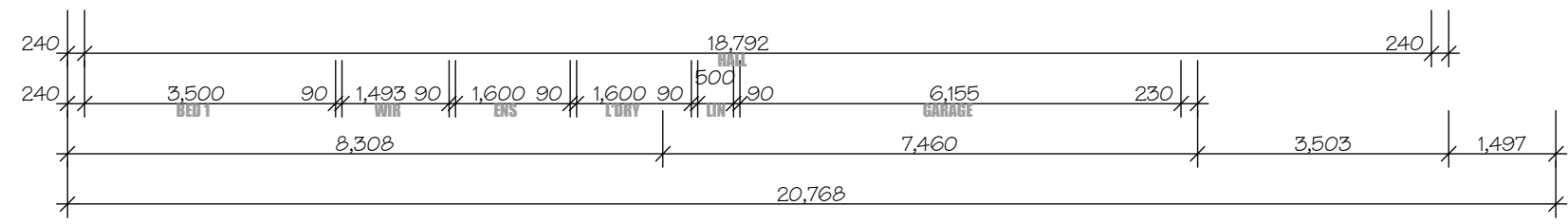
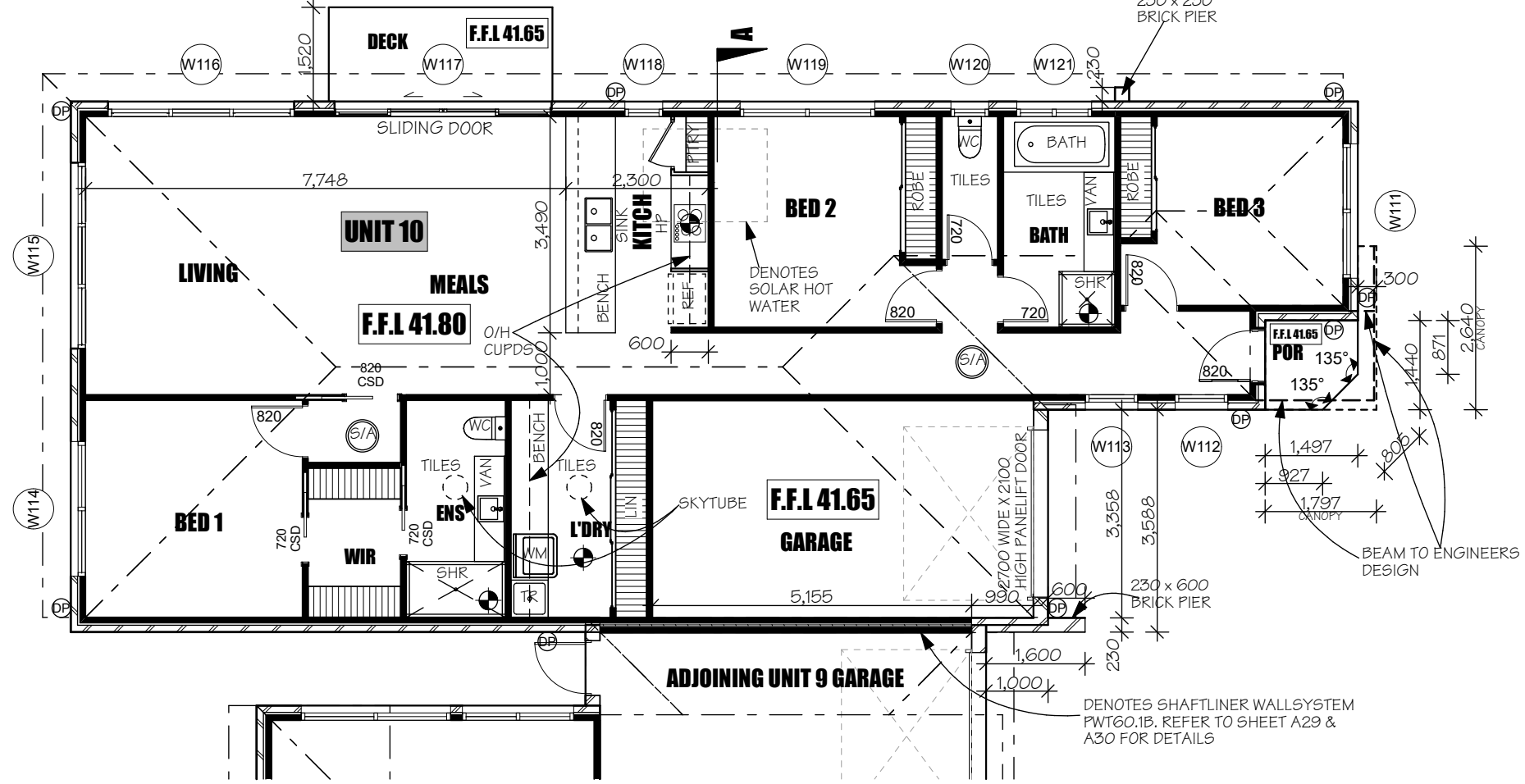
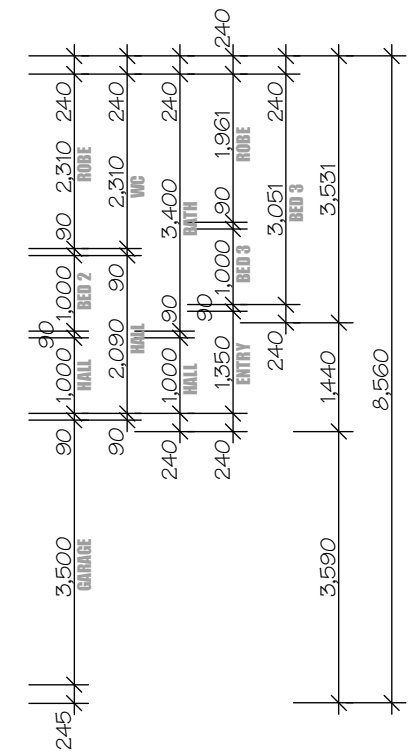
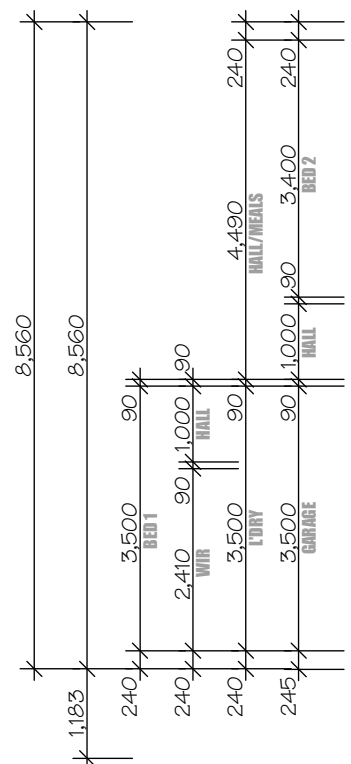
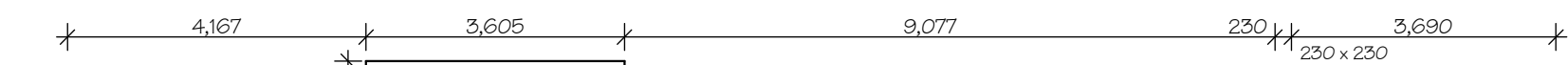
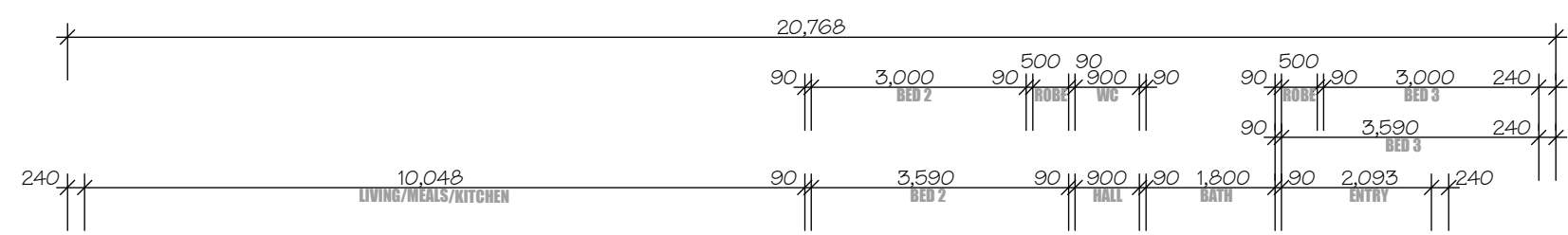
Job no 16/3608
 drg no **A12**
 revision #

CONDENSATION MANAGEMENT
EXHAUST FANS SHOWN THIS

MECHANICAL VENTILATION MUST BE INSTALLED TO A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY AND HAVE A MINIMUM FLOW RATE OF -
 A. 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
 B. 40L/S FOR A KITCHEN OR LAUNDRY.
 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST BE DISCHARGED -
 A. DIRECTLY OR VIA A SHAFT OR DUCT TO OUTSIDE AIR, OR
 B. TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH PART 3.8.7.4. OF THE NCC 2019

DENOTES SELF CONTAINED SMOKE DETECTOR CONNECTED TO MAINS POWER WITH BATTERY BACK-UP INTERCONNECTION OF ALL SMOKEALARMS TO THE DWELLING

NOTE: ISOLATED PIERS SUPPORTING TILED ROOFS MUST HAVE A BUILT IN 32x0.8mm GALV. STEEL STRAP FIXED TO THE ROOF STRUCTURE AND LOOPED AROUND A 10mm DIAM GALV STEEL ROD BUILT INTO THE PIER NOT LESS THAN SIX COURSES BELOW THE TOP OF THE PIER



NOTE: ALL WET AREAS TO HAVE TILED FLOORS
NOTE: CONTINUOUS HANDRAIL TO ONE SIDE OF STAIRCASE
REFER TO BOX GUTTER OVERFLOW DETAILS PAGE FOR ALL DOWNPIPES SERVING BOX GUTTERS



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IF IN DOUBT JUST ASK

UNIT 10	SqM	Sq's
GROUND	133.70	14.39
PORCH	1.99	0.21
GARAGE	23.10	2.49
	158.79 m²	17.09

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Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET , ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **GROUND FLOOR PLAN UNIT 10**

drawn R.C	job no 16/3608
scale 1:1, 1:100	drg no A13
plotted 21/06/2019	original sheet size A3
date 21/06/19	revision #

THRESHOLD NOTE:

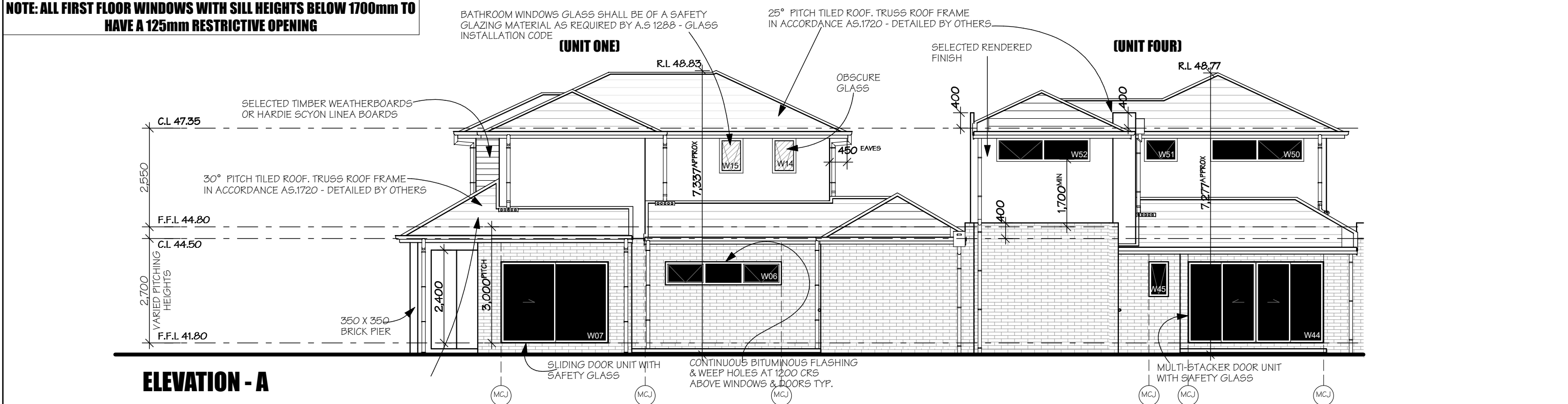
IF THE THRESHOLD SILL OF THE DOORWAY IS GREATER THAN 190mm ABOVE THE FINISHED SURFACE OF THE GROUND TO WHICH THE DOORWAY OPENS A LANDING SHALL BE PROVIDED NO LESS THAN WIDTH OF THE DOOR LEAF

NOTE: PROVIDE CONTINUOUS BITUMINOUS FLASHING IN MASONRY VENEER CONSTRUCTION, TURNED UP NOT LESS THAN 150mm AND FIXED TO THE FRAME WITH WEEPHOLES AT 1200 CRS ABOVE WINDOWS & DOORS NOT PROTECTED BY EAVES OR THE LIKE. NOTE WEEPHOLES NOT REQUIRED FOR HEAD OR SILL OPENINGS LESS THAN 1.0m WIDE

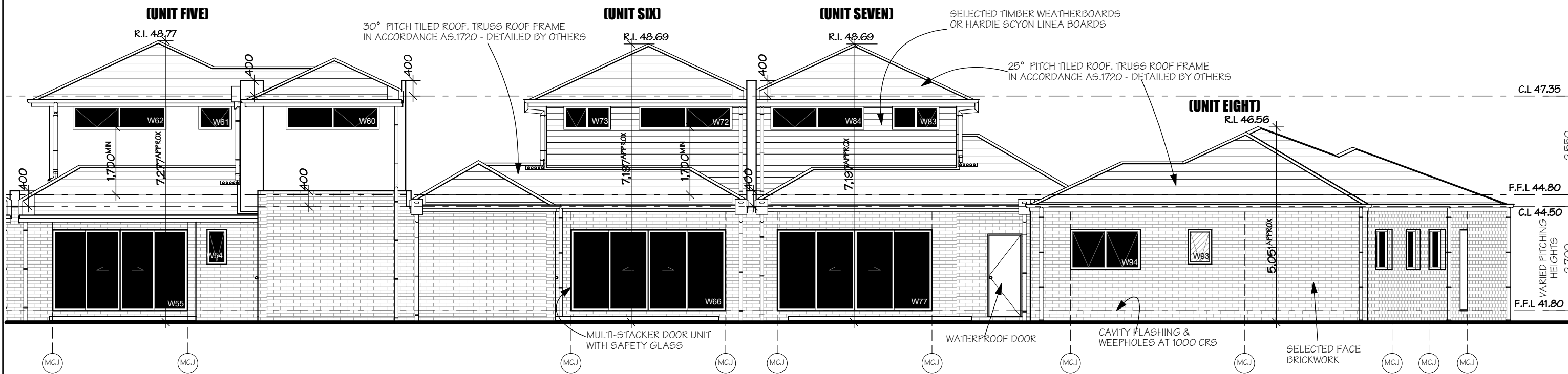
- OPENINGS IN EXTERNAL WALL CLADDING EXPOSED TO THE WEATHER MUST BE FLASHED AS FOLLOWS:
- a) ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904.
- b) FLASHINGS MUST BE SECURELY FIXED AT LEAST 25mm UNDER THE CLADDING AND EXTEND OVER THE ENDS AND EDGES OF THE FRAMING OF THE OPENING

MCJ DENOTES MASONRY CONTROL JOINTS. TO COMPLY WITH SOIL REPORT AND AS 3700:2018

NOTE: ALL FIRST FLOOR WINDOWS WITH SILL HEIGHTS BELOW 1700mm TO HAVE A 125mm RESTRICTIVE OPENING



ELEVATION - A



NOTE: ALL FIRST FLOOR RENDERED WALL TO BE 75mm MASTERWALL SYSTEM CONSTRUCTION U.N.O

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			<p>Benni Trajcevski DP-AD393 w.achievedesign.com.au</p>	

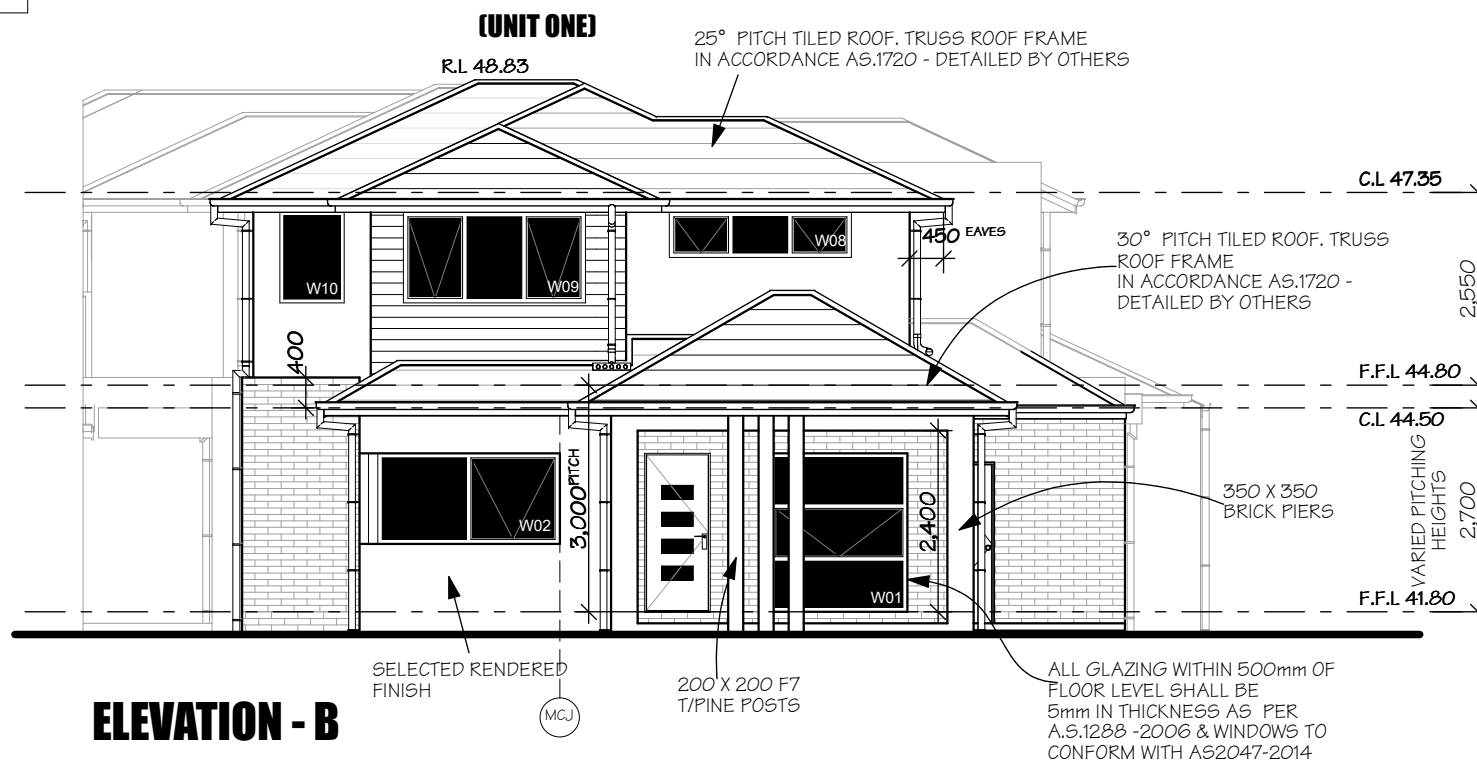
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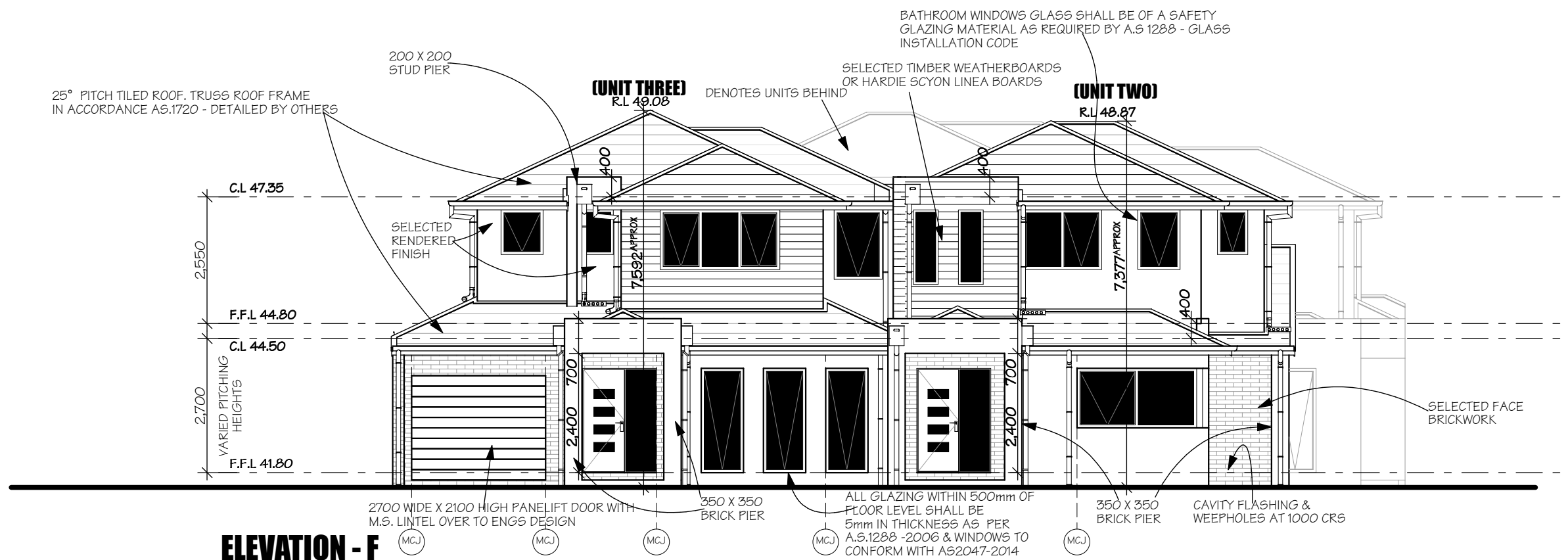
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MCJ DENOTES MASONRY CONTROL JOINTS. TO COMPLY WITH SOIL REPORT AND AS 3700:2018

NOTE: ALL FIRST FLOOR WINDOWS WITH SILL HEIGHTS BELOW 1700mm TO HAVE A 125mm RESTRICTIVE OPENING



ELEVATION - B



ELEVATION - F

NOTE: ALL FIRST FLOOR RENDERED WALL TO BE 75mm MASTERWALL SYSTEM CONSTRUCTION U.N.O



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Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET, ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **ELEVATIONS B & F**

drawn	R.C	job no	16/3608
scale	1:100	drg no	A15
plotted	21/06/2019	original sheet size	A3
date	21/06/19	revision	#

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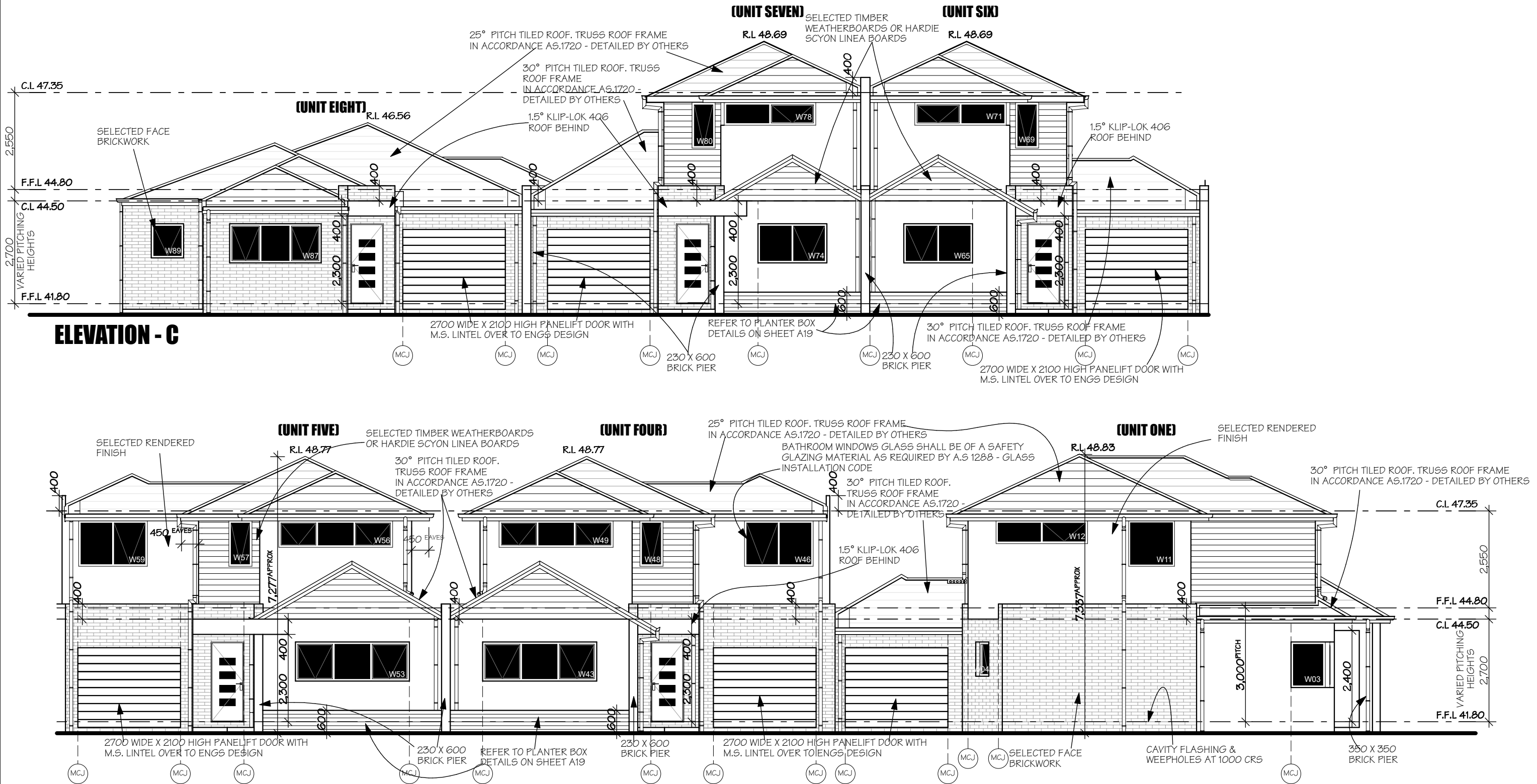
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MCJ DENOTES MASONRY CONTROL JOINTS. TO COMPLY WITH SOIL REPORT AND AS 3700:2018

NOTE: ALL FIRST FLOOR WINDOWS WITH SILL HEIGHTS BELOW 1700mm TO HAVE A 125mm RESTRICTIVE OPENING



NOTE: ALL FIRST FLOOR RENDERED WALL TO BE 75mm MASTERWALL SYSTEM CONSTRUCTION U.N.O

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	<p>Benni Trajceviski DP-AD393 w.achievedesign.com.au</p>				

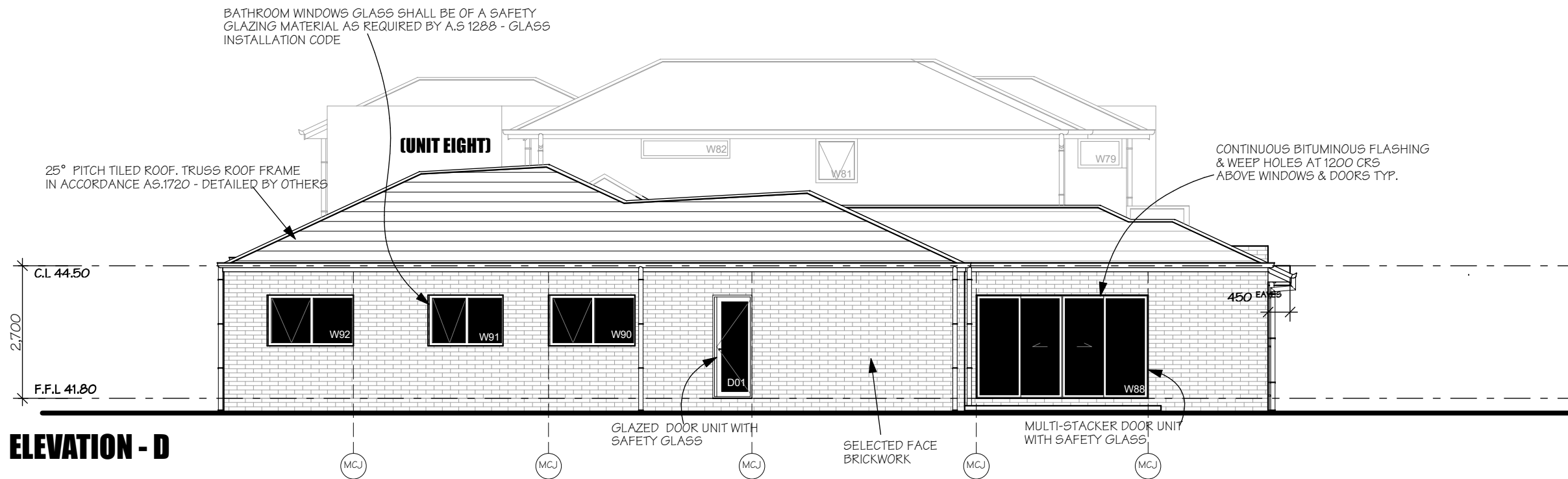
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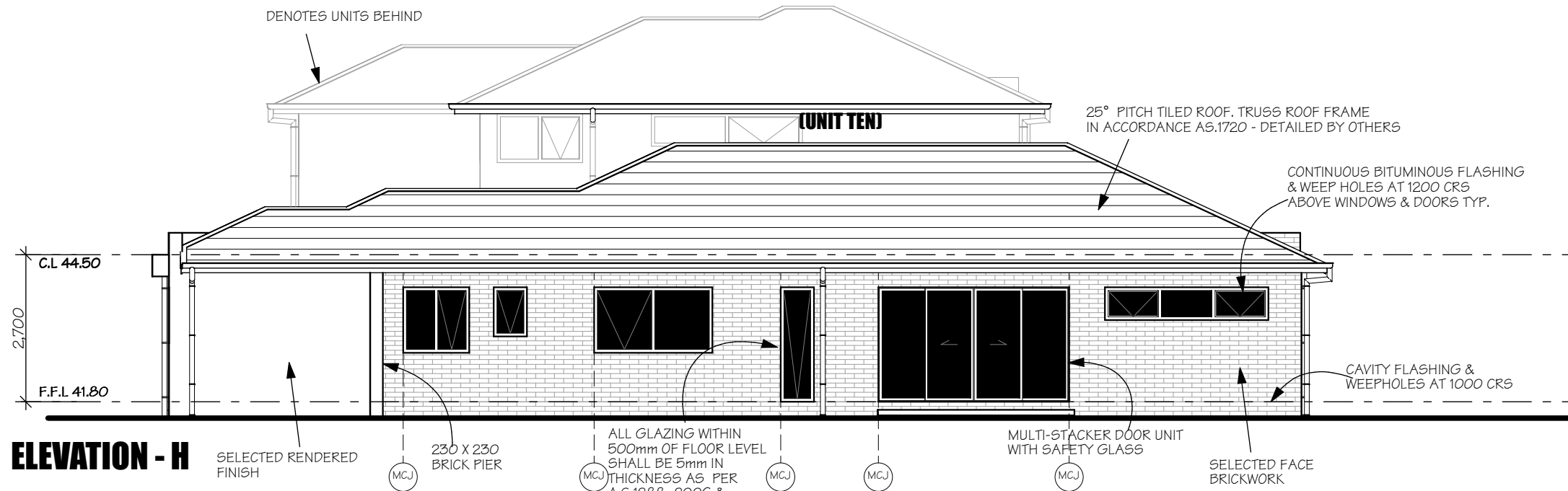
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MCJ DENOTES MASONRY CONTROL JOINTS. TO COMPLY WITH SOIL REPORT AND AS 3700:2018

NOTE: ALL FIRST FLOOR WINDOWS WITH SILL HEIGHTS BELOW 1700mm TO HAVE A 125mm RESTRICTIVE OPENING



ELEVATION - D



ELEVATION - H

NOTE: ALL FIRST FLOOR RENDERED WALL TO BE 75mm MASTERWALL SYSTEM CONSTRUCTION U.N.O

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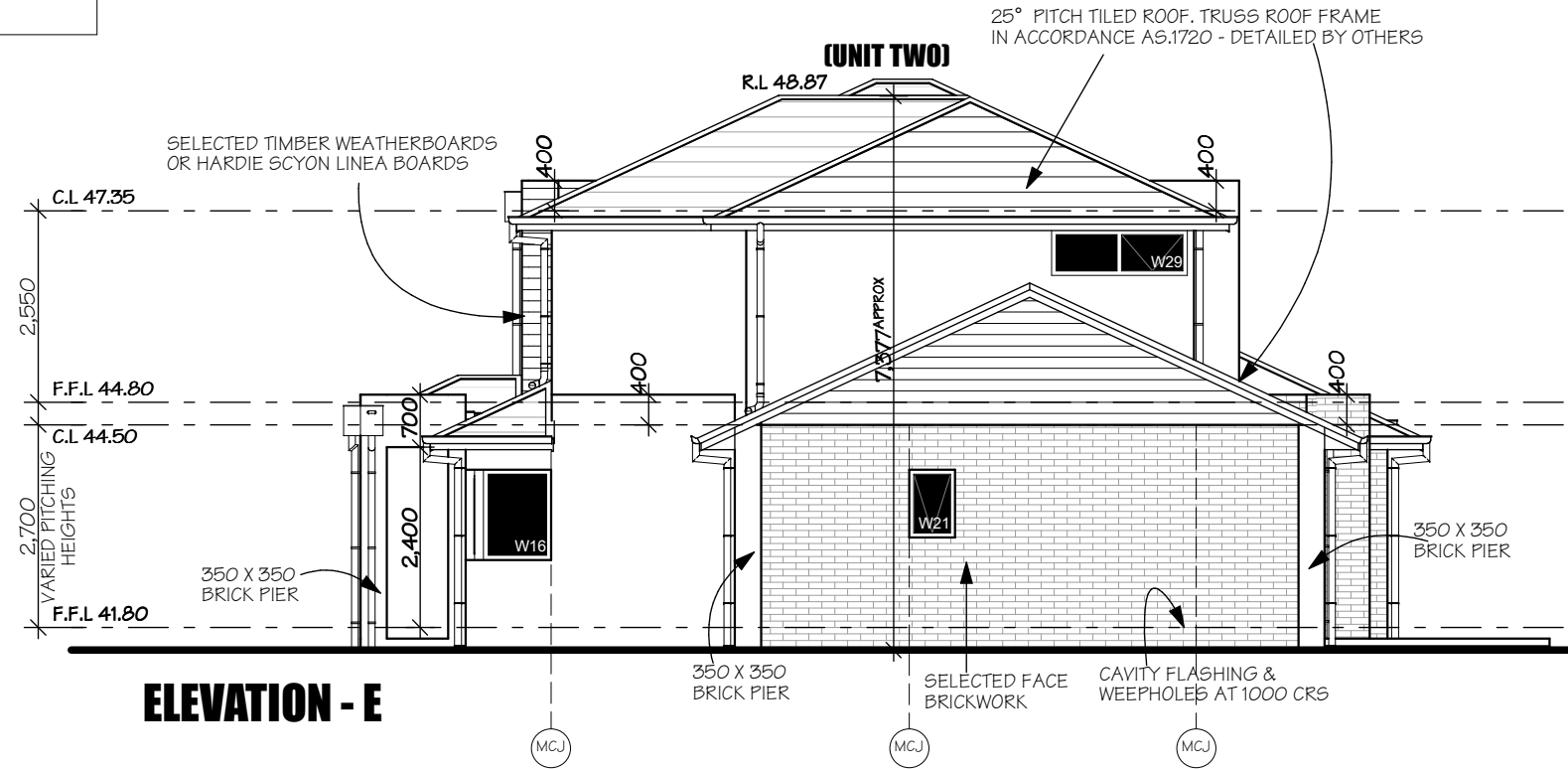
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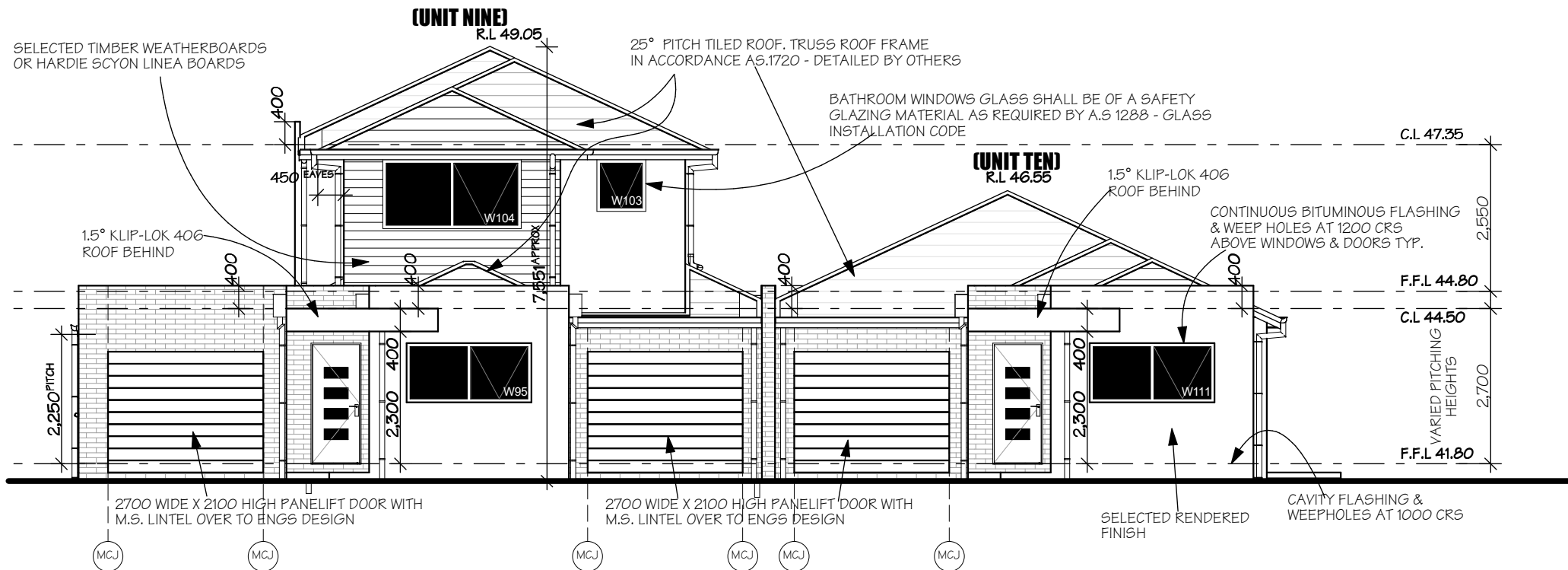
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MCJ DENOTES MASONRY CONTROL JOINTS. TO COMPLY WITH SOIL REPORT AND AS 3700:2018

NOTE: ALL FIRST FLOOR WINDOWS WITH SILL HEIGHTS BELOW 1700mm TO HAVE A 125mm RESTRICTIVE OPENING



ELEVATION - E



NOTE: ALL FIRST FLOOR RENDERED WALL TO BE 75mm MASTERWALL SYSTEM CONSTRUCTION U.N.O



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Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET, ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **ELEVATIONS E**

drawn	R.C	job no	16/3608
scale	1:100	drg no	A18
plotted	21/06/2019	revision	#
original sheet size	A3		
date	21/06/19		

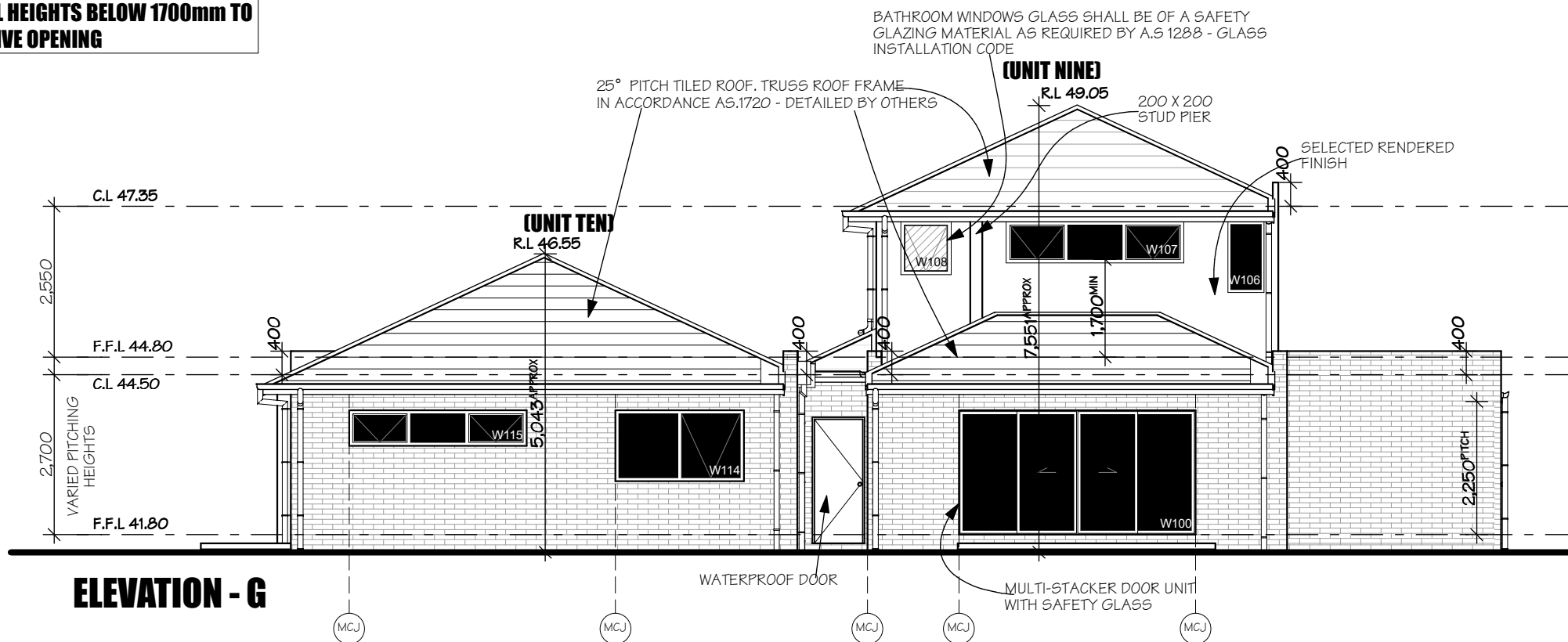
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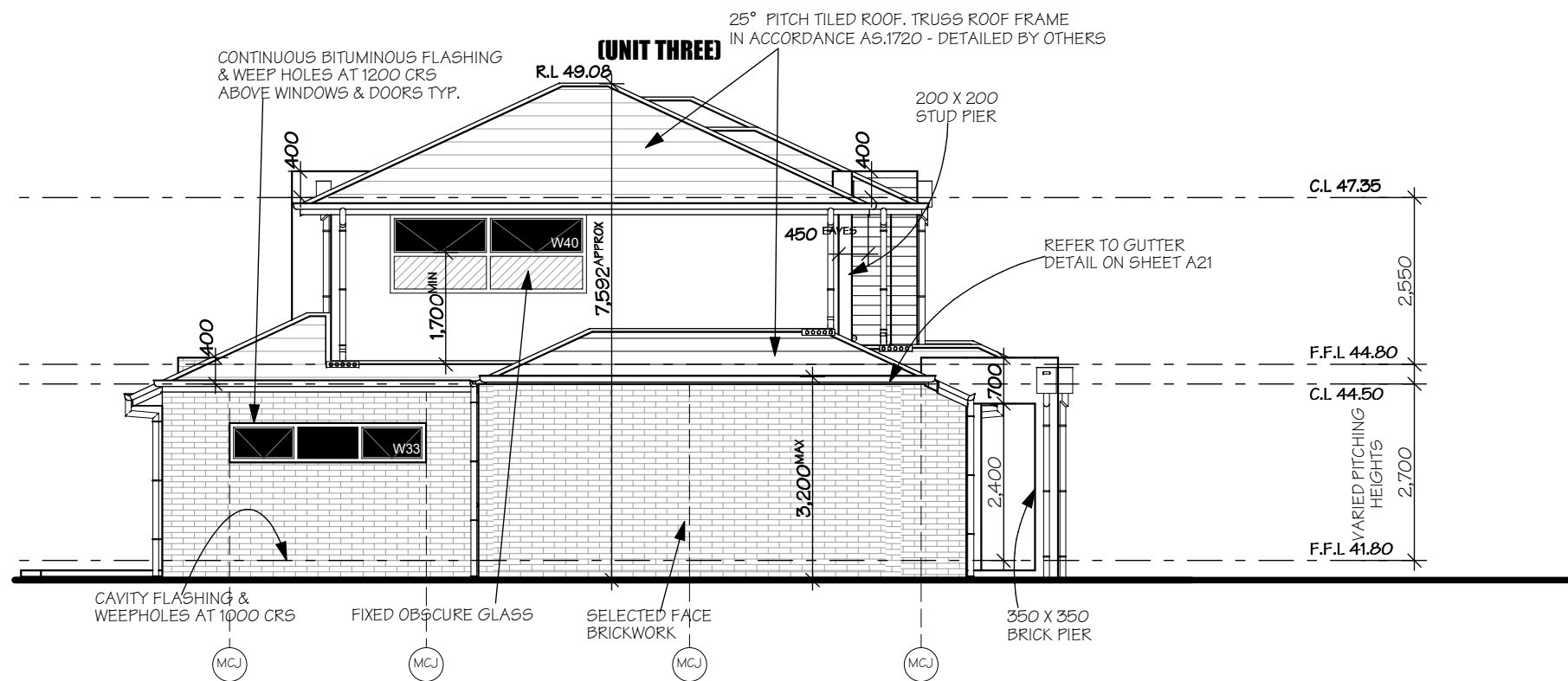
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MCJ DENOTES MASONRY CONTROL JOINTS. TO COMPLY WITH SOIL REPORT AND AS 3700:2018

NOTE: ALL FIRST FLOOR WINDOWS WITH SILL HEIGHTS BELOW 1700mm TO HAVE A 125mm RESTRICTIVE OPENING



ELEVATION - G



NOTE: ALL FIRST FLOOR RENDERED WALL TO BE 75mm MASTERWALL SYSTEM CONSTRUCTION U.N.O



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Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET, ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **ELEVATIONS G**

drawn	R.C	job no	16/3608
scale	1:100	drg no	A19
plotted	21/06/2019	revision	#
original sheet size	A3		
date	21/06/19		

THERMAL INSULATION

BASED ON YOUR ENERGY RATING ASSESSMENT THERMAL INSULATION REQUIREMENTS ARE AS FOLLOWS:

- UNIT 1**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R5.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 2**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R4.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 3**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R5.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 4**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R5.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 5**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R5.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 6**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R5.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 7**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R4.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 8**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R4.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 9**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R5.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- UNIT 10**
 - GROUND FLOOR FLOORING - R0.0
 - FIRST FLOOR FLOORING - R0.0
 - EXTERNAL WALLS - R2.5 & DOUBLE SIDED SISALATION
 - INTERIOR GARAGE WALLS - R2.5
 - CEILING/ROOF - R4.0
 - WINDOW FRAMES - ALUMINIUM IMPROVED FRAMES
 - WINDOW GLAZING - REFER TO ELEVATIONS,
 ENERGY REPORT & WINDOW GLAZING LEGEND BELOW
- NOTE: THE ENERGY REPORT WILL HAVE A WALL VALUE R0.5 GREATER, THIS IS YOUR GARAGE WALLS THAT CONNECT TO THE HOUSE. YOU DO NOT NEED TO ADD EXTRA INSULATION TO THE WALLS, THEY WILL HAVE A BETTER RATING BECAUSE THEY ARE NOT EXPOSED TO THE ELEMENTS. REFER TO BCA VIC 1 2 3 AND RFL TO AS/NZ 4200.2 AND HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.

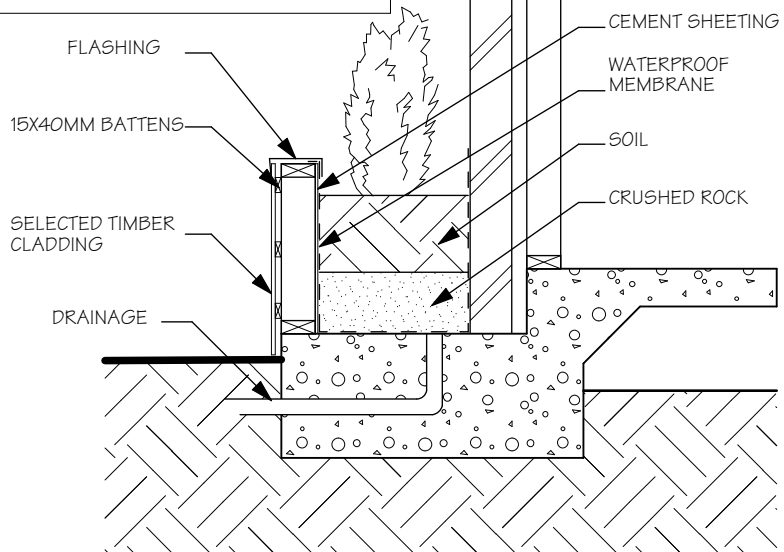
ENERGY RATINGS

UTILITY AREAS - GENERALLY BATHROOMS, LAUNDRY'S AND TOILETS, BATHROOMS WHICH HAVE A DOOR TO BEDROOMS; ROOMS WITH CENTRAL HEATING OR ARE ONLY MECHANICALLY VENTILATED ARE NOT A UTILITY (EG. ENSUITE)

EXHAUST FANS - A SEALED EXHAUST FAN HAS LOUVRES THAT CLOSE TIGHTLY WHEN NOT IN USE AND DOES NOT OPEN EASILY WITH WIND. (DOES NOT APPLY TO UTILITIES.)

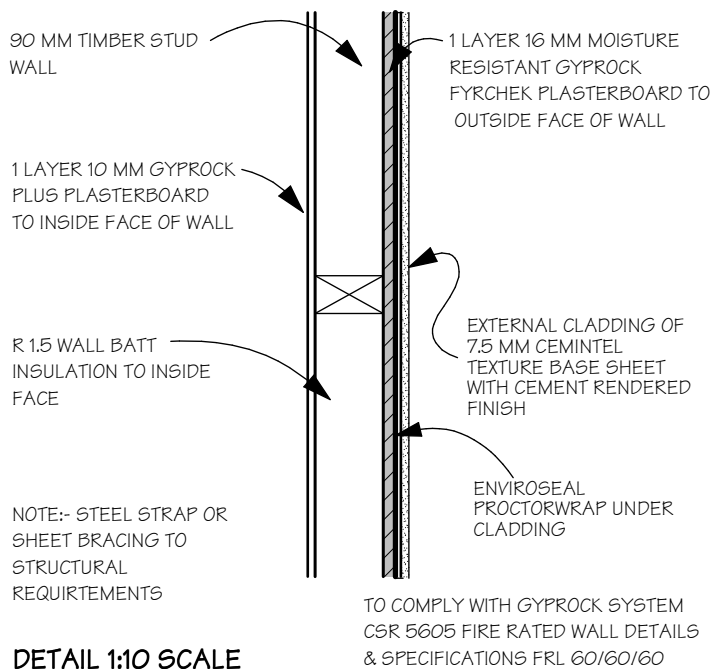
SEALED DOORS - HAVE AT LEAST ONE WEATHER-STRIP FITTED TO THE BOTTOM OF THE DOOR.

NOTE:
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEERS STRUCTURAL DRAWINGS & COMPUTATIONS



PLANTER BOX DETAIL 1:20

RENDERED FIRE RATED TIMBER WALL DETAIL FRL 60/60/60



DETAIL 1:10 SCALE

TIMBER FRAMING SCHEDULE

FLOORING MATERIAL	GRADE	JOIST SPACING	
19 THICK VICTORIAN HW	STANDARD	620	
19 THICK RADIATA PINE	STANDARD	510	
PARTICLEBOARD SHEET FLOORING	600 SERIES	600	

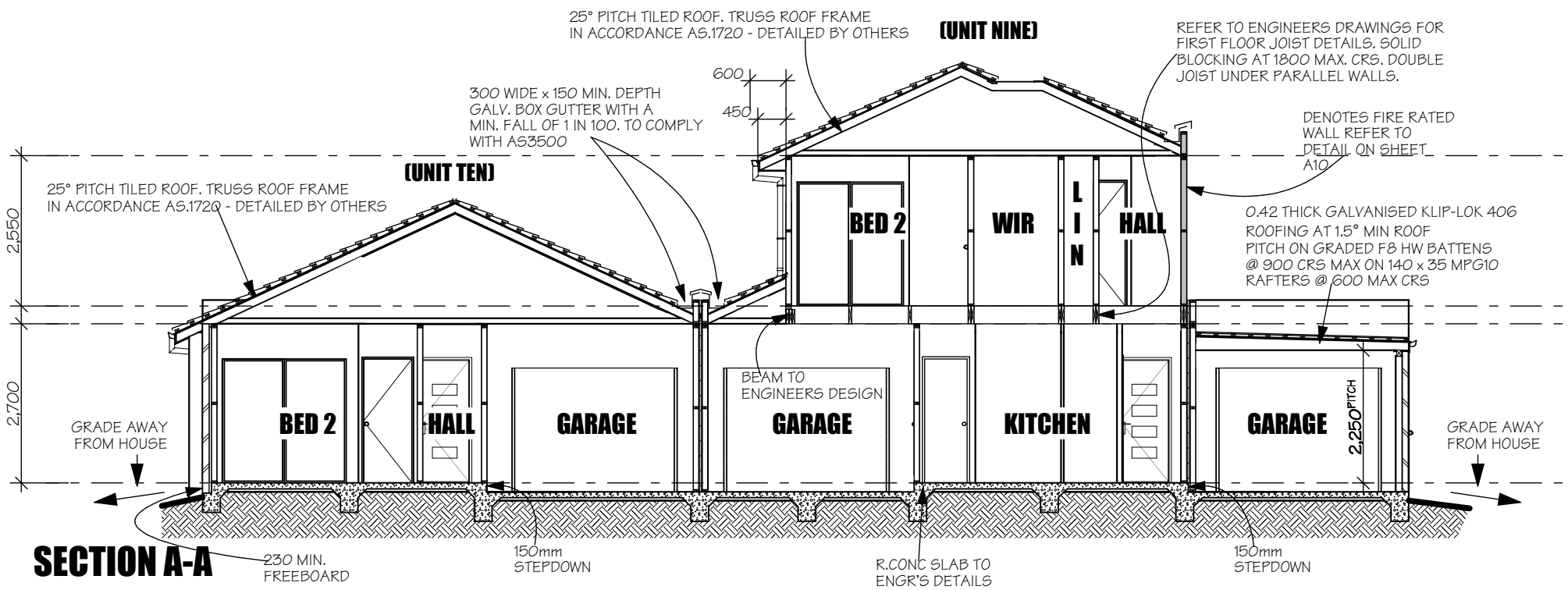
FRAMING MEMBER	SIZE	MAX SPAN		MAX. STRESS GRADE
		SUPP AT 2 POINTS	CONT. OVER 2 SPANS	
CEILING HEIGHT - 2700				
EFFECTIVE ROOF LENGTH - 12000				

SIZES FOR SINGLE STOREY AND UPPER STOREY OF 2 STOREY CONSTRUCTION				
BOTTOM PLATE	90 x 45	600	600	F5
TOP PLATE	90 x 70	600	600	F5
STUDS - COMMON	90 x 35	2400	2400	F5
	90 x 35	2700	2700	F5
	90 x 45	3000	3000	F5
STUDS - AT SIDES OF OPENINGS	90 x 70	2400	2400	F5
	90 x 90	2400	2400	F5
	90 x 70	2700	2700	F5
	90 x 90	2700	2700	F5
LINTELS (REFER TRUSS DESIGN)	90 x 35	900	-	F17
	140 x 45	1400	-	F17
	190 x 45	1900	-	F17
	240 x 35	2200	-	F17
	240 x 45	2400	-	F17
MOGGINGS	290 x 45	3900	-	F17
	2/290 x 45	3600	-	F17
BRACING	METAL STRAP - REFER A.S. 1684			
ROOF BATTENS	50 x 25	600	330	F8

SIZES FOR LOWER STOREY OF 2 STOREY CONSTRUCTION				
TOP & BOTTOM PLATE	90 x 70	600	600	F5
STUDS - COMMON	90 x 45	2400	-	F5
	90 x 45	2700	-	F5
	90 x 70	3000	-	F5
STUDS - AT SIDES OF OPENINGS	90 x 70	2400	2400	F5
	90 x 90	2700	2700	F5
	90 x 45	2700	2700	F17
	90 x 70	2700	2700	F17
LINTELS	REFER TO ENGINEERS DETAILS			
FLOOR JOISTS	REFER TO ENGINEERS DETAILS			

STRESS GRADE F17 REFERS TO SEASONED HARDWOOD
 STRESS GRADE F8 REFERS TO UN-SEASONED HARDWOOD
 STRESS GRADE F7 REFERS TO UN-SEASONED OREGON
 STRESS GRADE F5 REFERS TO SEASONED RADIATA PINE

2 STOREY - SLAB ON GROUND - TILED TRUSSED ROOF



SECTION A-A



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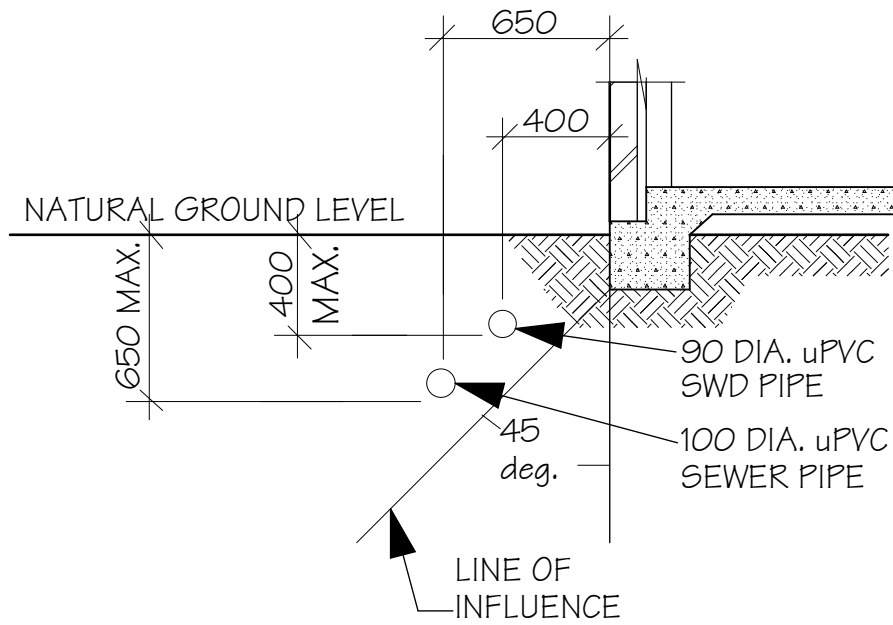
IF IN DOUBT JUST ASK

Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET, ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **SECTIONS**

drawn **R.C.** Job no **16/3608**
 scale **1:1.33** drg no
 plotted **1:20, 1:100**
 original sheet size **A3**
 date **21/06/2019** revision #

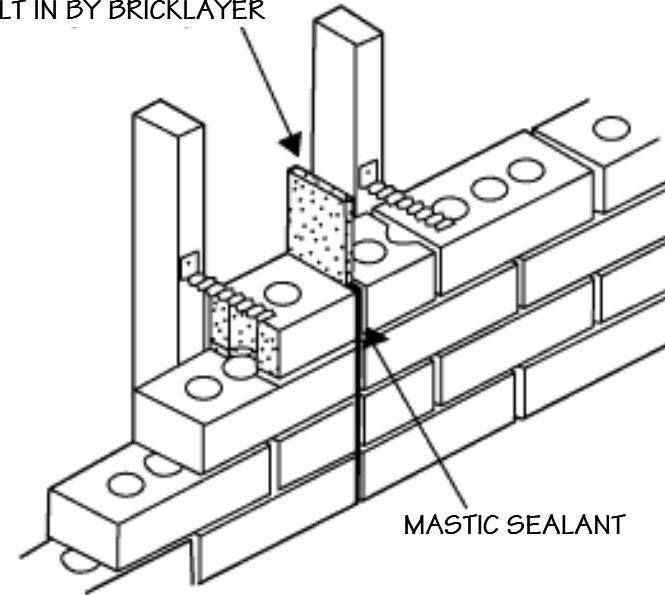


TYPICAL LINE OF INFLUENCE DETAIL



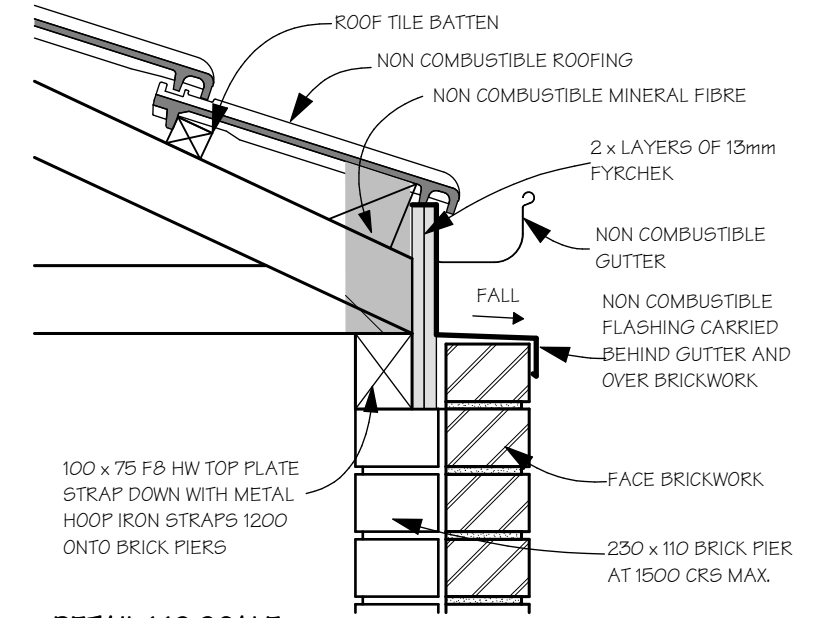
CONTROL JOINTS SEALED WITH FILLER

COMPRESSIBLE FOAM JOINT FILLER AND MASTIC-BACKING BUILT IN BY BRICKLAYER



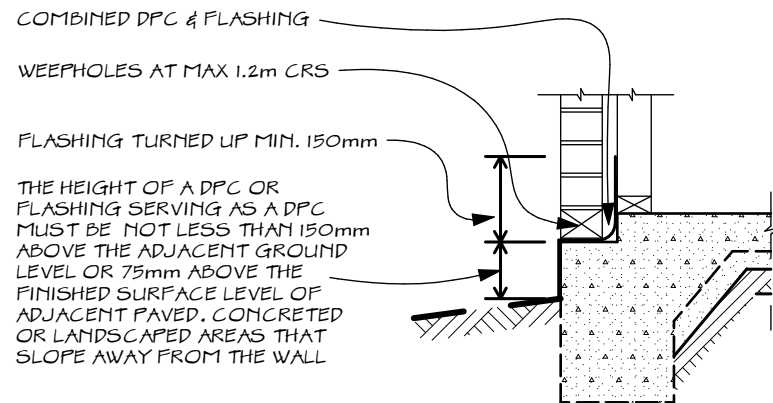
TILED ROOF BOUNDARY GUTTER DETAIL

* NO COMBUSTABLE MATERIAL TO PENETRATE ROOF, FLASHING OR WALL.



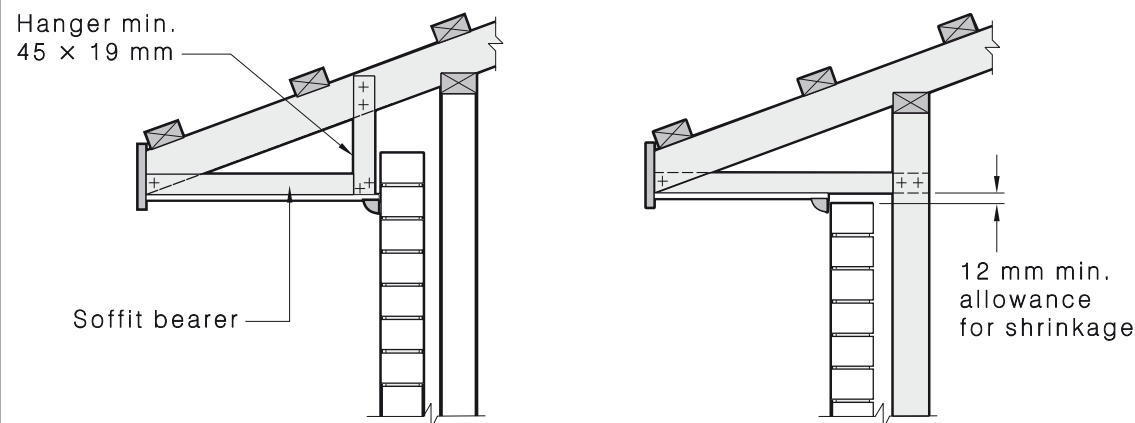
DETAIL 1:10 SCALE

DPC & FLASHING DETAIL



DETAIL 1:20 SCALE

TYPICAL BOXED EAVES CONSTRUCTION



DECK NOTE

A 25mm INSPECTION GAP IS TO BE MAINTAINED BETWEEN THE DECK AND THE DWELLING (SECTION 3.5 AS3660.1)

CONVENTIONAL TIMBER DECK FRAMING SUPPORTING FLOORING ONLY

FLOOR JOIST - 90x45 (F7) KD TREATED PINE @ 450 CRS MAXIMUM SPAN 1400mm SUPPORTED @ TWO POINTS OR 90x45 (F7) KD TREATED PINE @ 450 CRS MAXIMUM SPAN 1500mm CONTINUOUS TWO BAY MINIMUM

BEARERS - 2 No. 90x45 (F7) KD TREATED PINE MAX SPAN OF BEARER 1300mm (SINGLE OR CONT. SPAN) MAXIMUM BEARER SPACING 1500mm

UNIT 1

UNIT 1

ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
2D Window View										
Nominal W x H Size	1,810x2,100	2,410x1,200	900x1,200	610x900	1,570x900	3,000x600	2,770x2,100	2,410x600	2,410x1,200	850x1,200
Description	Awning Window	Awning Window	Fixed Window	Awning Window	Awning Window	Awning Window	Sliding Door	Awning Window	Awning Window	Fixed Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,290	2,290	2,290
Double Glazing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

ID	W11	W12	W13	W14	W15
2D Window View					
Nominal W x H Size	1,210x1,200	2,410x600	2,410x600	610x900	610x900
Description	Fixed Window	Awning Window	Awning Window	Awning Window	Awning Window
Nominal Head Height	2,290	2,290	2,290	2,290	2,290
Double Glazing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: WINDOWS UNTICKED () ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL WINDOWS TICKED () ARE TO BE GENERIC DOUBLE GLAZED U4.80 / SHGC 0.51

NOTE: SLIDING DOOR TICKED () IS TO BE GENERIC DOUBLE GLAZED U4.80 / SHGC 0.59

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

UNIT 2

UNIT 2

ID	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27
2D Window View												
Nominal W x H Size	900x1,200	2,410x1,200	2,770x2,100	610x2,100	610x900	610x900	610x900	850x1,200	1,570x1,200	500x1,500	500x1,500	2,410x600
Description	Fixed Window	Awning Window	Sliding Door	Awning Window	Awning Window	Awning Window	Awning Window	Awning Window	Awning Window	Fixed Window	Fixed Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,290	2,290	2,290	2,290	2,290	2,290

ID	W28	W29
2D Window View		
Nominal W x H Size	1,810x600	1,810x600
Description	Awning Window	Awning Window
Nominal Head Height	2,290	2,290

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

UNIT 3

UNIT 3

ID	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39
2D Window View										
Nominal W x H Size	850x2,100	850x2,100	850x2,100	3,000x600	3,000x600	2,410x2,100	970x1,400	2,410x1,200	610x900	850x900
Description	Awning Window	Awning Window	Awning Window	Awning Window	Awning Window	Sliding Door	Awning Window	Awning Window	Fixed Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,290	2,290	2,290	2,290

ID	W40	W41
2D Window View		
Nominal W x H Size	3,000x1,200	610x900
Description	Awning Window	Awning Window
Nominal Head Height	2,290	2,290

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

UNIT 4

UNIT 4

ID	W42	W43	W44	W45	W46	W47	W48	W49	W50	W51
2D Window View										
Nominal W x H Size	850x2,100	3,000x1,030	3,500x2,100	500x900	1,810x1,200	1,810x400	610x1,200	3,000x700	2,410x600	850x600
Description	Awning Window	Awning Window	Sliding Door	Awning Window	Awning Window	Fixed Window	Awning Window	Awning Window	Awning Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,290	2,290	2,290	2,290	2,290	2,290

ID	W52
2D Window View	
Nominal W x H Size	2,410x600
Description	Awning Window
Nominal Head Height	2,290

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

UNIT 5

UNIT 5

ID	W53	W54	W55	W56	W57	W58	W59	W60	W61
2D Window View									
Nominal W x H Size	3,000x1,030	500x900	3,500x2,100	3,000x700	610x1,200	1,810x400	1,810x1,200	2,410x600	850x600
Description	Awning Window	Awning Window	Sliding Door	Awning Window	Awning Window	Fixed Window	Awning Window	Awning Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,290	2,290	2,290	2,290	2,290	2,290

ID	W62
2D Window View	
Nominal W x H Size	2,410x600
Description	Awning Window
Nominal Head Height	2,290

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

UNIT 6

UNIT 6

ID	W63	W64	W65	W66	W67	W68	W69	W70	W71	W72
2D Window View										
Nominal W x H Size	1,810x600	1,810x600	1,810x1,030	4,000x2,100	1,810x400	850x900	610x1,200	900x600	2,410x600	2,410x600
Description	Awning Window	Awning Window	Awning Window	Sliding Door	Fixed Window	Awning Window	Awning Window	Fixed Window	Awning Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,290	2,290	2,290	2,290	2,290	2,290

ID	W73
2D Window View	
Nominal W x H Size	1,210x600
Description	Awning Window
Nominal Head Height	2,290

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

UNIT 7

UNIT 7

ID	W74	W75	W76	W77	W78	W79	W80	W81	W82	W83
2D Window View										
Nominal W x H Size	1,810x1,030	1,810x600	1,810x600	4,000x2,100	2,410x600	900x600	610x1,200	850x900	1,810x400	1,210x600
Description	Awning Window	Awning Window	Awning Window	Sliding Door	Awning Window	Fixed Window	Awning Window	Awning Window	Fixed Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,290	2,290	2,290	2,290	2,290	2,290

ID	W84
2D Window View	
Nominal W x H Size	2,410x600
Description	Awning Window
Nominal Head Height	2,290

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

UNIT 8

UNIT 8

ID	W85	W86	W87	W88	W89	W90	W91	W92	W93	W94
2D Window View										
Nominal W x H Size	1,810x600	1,810x600	2,410x1,030	3,500x2,100	850x900	1,810x1,030	1,570x1,030	1,810x1,030	610x900	1,810x1,030
Description	Awning Window	Awning Window	Awning Window	Sliding Door	Awning Window	Awning Window	Awning Window	Awning Window	Awning Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

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ALL GLAZING WITHIN 500mm OF FLOOR LEVEL SHALL BE 5mm IN THICKNESS AS PER A.S.1288 -2006 & WINDOWS TO CONFORM WITH AS2047-2014

Proposed MULTI-UNIT DEVELOPMENT
Location No. 4 & 6 DUBBO STREET , ALBION
Client **PREMIER CONSTRUCTIONS P/L**
Drg Name **WINDOW SCHEDULE**

drawn R.C	job no 16/3608
scale 1:1	drg no
plotted 21/06/2019	A25
original sheet size A3	
date 21/06/19	revision #

UNIT 9

ID	W95	W96	W97	W98	W99	W100	W101	W102	W103	W104
2D Window View										
Nominal W x H Size	2,170x1,030	850x2,100	850x2,100	850x2,100	2,170x1,030	4,000x2,100	2,410x600	1,800x600	850x900	2,410x1,200
Description	Awning Window	Awning Window	Awning Window	Awning Window	Awning Window	Sliding Door	Awning Window	Awning Window	Awning Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,290	2,290

ID	W105	W106	W107	W108	W109	W110
2D Window View						
Nominal W x H Size	850x900	610x1,200	3,000x700	850x900	2,770x600	1,570x900
Description	Awning Window	Fixed Window	Awning Window	Awning Window	Awning Window	Awning Window
Nominal Head Height	2,290	2,290	2,290	2,290	2,290	2,290

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

UNIT 9

UNIT 10

ID	W111	W112	W113	W114	W115	W116	W117	W118	W119	W120
2D Window View										
Nominal W x H Size	2,170x1,030	850x2,100	850x2,100	2,170x1,200	3,000x600	3,000x600	3,500x2,100	610x2,100	2,170x1,200	610x900
Description	Awning Window	Awning Window	Awning Window	Awning Window	Awning Window	Awning Window	Sliding Door	Awning Window	Awning Window	Awning Window
Nominal Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100

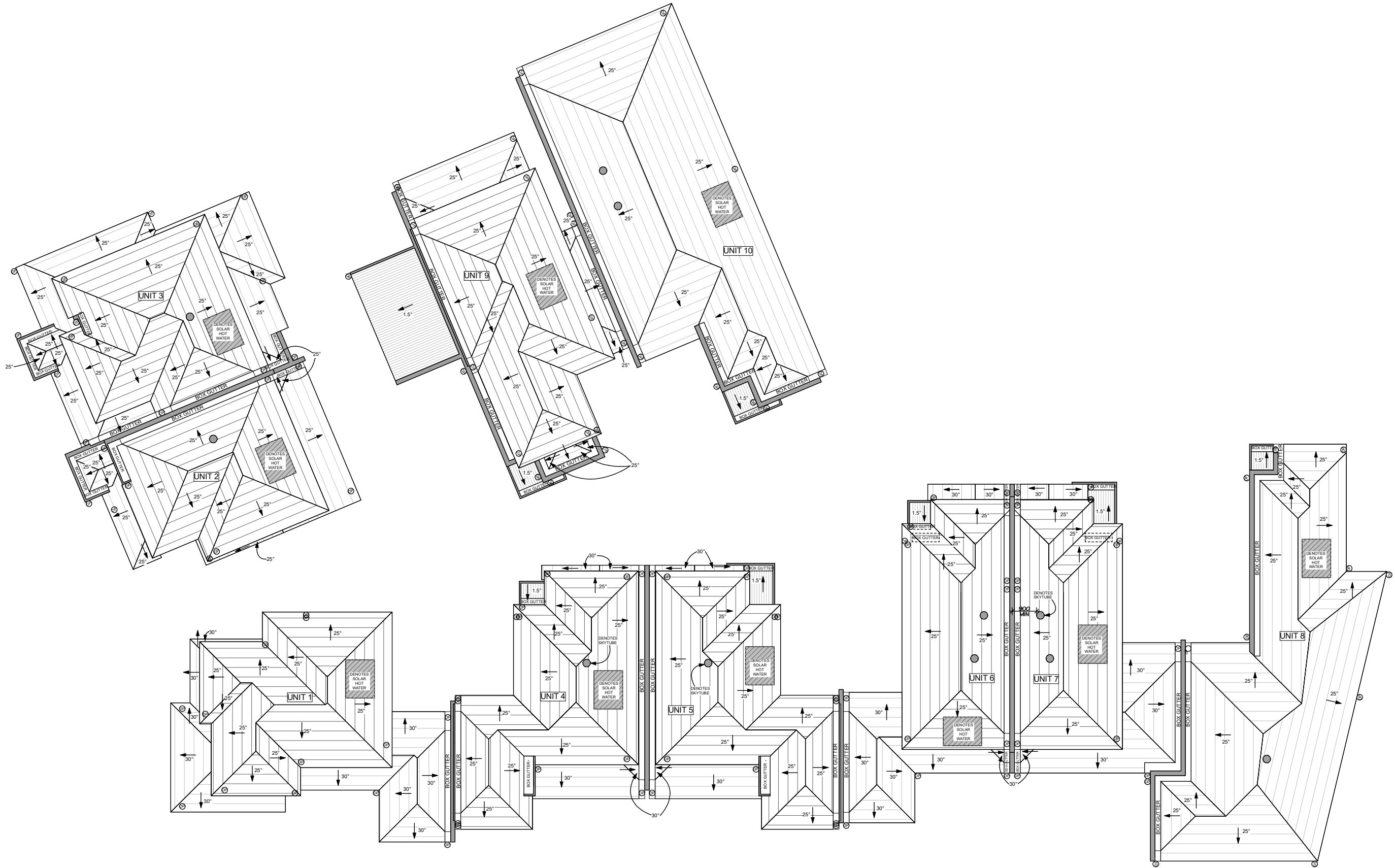
ID	W121
2D Window View	
Nominal W x H Size	1,210x1,200
Description	Awning Window
Nominal Head Height	2,100

NOTE: ALL WINDOWS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.57

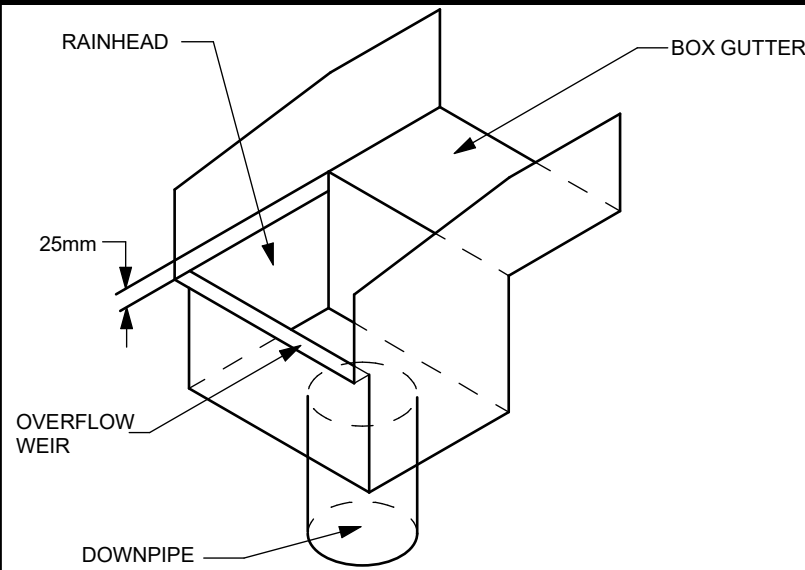
NOTE: ALL SLIDING DOORS ARE TO BE GENERIC SINGLE GLAZED U6.70 / SHGC 0.70

NOTE: WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS AND ENERGY REPORT

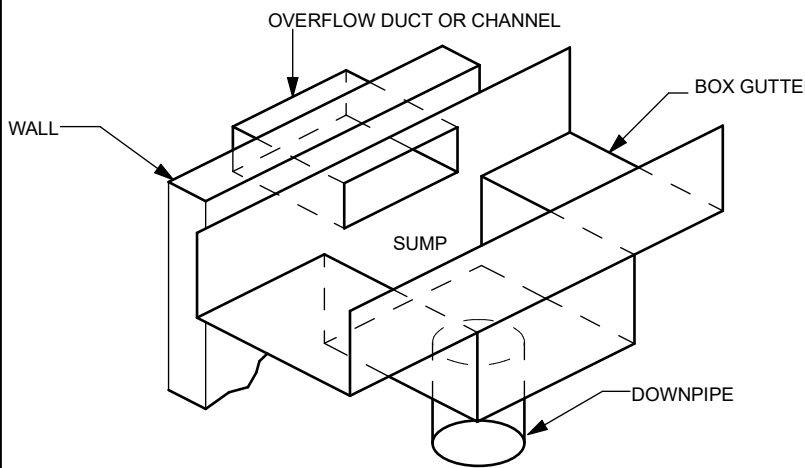
UNIT 10



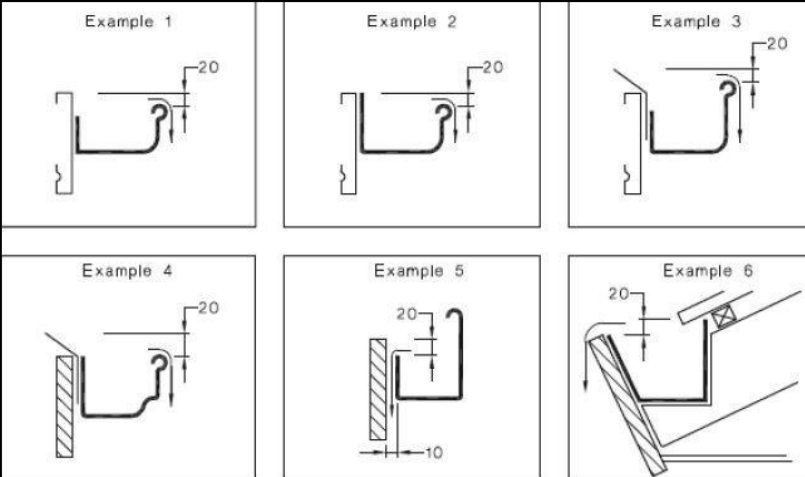
RAINHEAD FIGURE 1



SUMP WITH A SIDE OVERFLOW DEVICE FIGURE 3



OVERFLOW MEASURES ARE REQUIRED TO ALL EAVE GUTTERS SO THAT OVERFLOWING WATER WILL NOT FLOW INTO THE BUILDING BUT FALL TO THE GROUND



NOTE: The gutter is designed to overflow as indicated by the arrow.

GENERAL NOTES

PLUMBERS ARE REMINDED THAT ROOF DRAINAGE SYSTEMS NEED TO BE DESIGNED AND INSTALLED WITH APPROPRIATE OVERFLOW PROVISION. FAILING TO INSTALL APPROPRIATELY SIZED AND POSITIONED OVERFLOW DEVICES CAN LEAD TO SERIOUS DAMAGE TO BUILDINGS AND CONTENTS, OFTEN RESULTING IN HEFTY INSURANCE CLAIMS.

TO AVOID PROBLEMS, PLUMBERS NEED TO CALCULATE THE HYDRAULIC CAPACITY OF A BOX GUTTER AND WHEN DESIGNING OVERFLOW DEVICES, CONSIDER WHETHER THE DISCHARGE OF THE BOX GUTTER IS TO:

- A) A RAINHEAD
- B) A SUMP WITH A SIDE OVERFLOW DEVICE; OR
- C) A SUMP WITH A HIGH-CAPACITY OVERFLOW DEVICE.

ALL OF THE ABOVE OPTIONS PROVIDE OVERFLOW PROVISION TO THE BOX GUTTER. THE HYDRAULIC CAPACITY OF THESE OVERFLOW DEVICES MUST NOT BE LESS THAN THE DESIGN FLOW FOR THE ASSOCIATED GUTTER OUTLET AND MUST DISCHARGE TO ATMOSPHERE. AS/NZS 3500.3 PLUMBING AND DRAINAGE PART 3: STORMWATER DRAINAGE, ASSUMES AN AVERAGE RECURRENCE INTERVAL (ARI) OF 100 YEARS FOR BOX GUTTERS IN AUSTRALIA.

RAINHEADS

OVERFLOW DEVICES THAT DISCHARGE FROM A RAINHEAD DO NOT REQUIRE AN INCREASE IN DEPTH OF FLOW IN THE BOX GUTTER.

TO ENSURE THAT ADEQUATE OVERFLOW PROVISION IS MADE AND ANY SURCHARGE IS ACCOMMODATED, THE OVERFLOW WEIR OF THE RAINHEAD IS TO BE 25MM BELOW THE SOLE OF THE GUTTER AND BE FULLY OPEN ABOVE THE WEIR AT THE FRONT OF THE RAINHEAD (SEE FIGURE 1).

AS AN ALTERNATIVE, THE TOP OF THE RAINHEAD MAY BE INSTALLED SO THAT IT IS NO HIGHER THAN 50 PER CENT OF THE FLOW DEPTH OF THE BOX GUTTER, CONSISTENT WITH SAA HB39 INSTALLATION CODE FOR METAL ROOF AND WALL CLADDING SECTION 5 CLAUSE 5.7.3, AND FIGURE 5.7.3 TO PREVENT INTERNAL FLOODING OR DAMAGE TO THE BUILDING OR CONTENTS (SEE FIGURE 2).

THE WIDTH OF THE RAINHEAD IS TO BE AT LEAST EQUAL TO THE WIDTH OF THE BOX GUTTER AND THE BOX GUTTER NEEDS TO BE SEALED TO THE RAINHEAD. THE HYDRAULIC CAPACITY OF THE OVERFLOW DEVICE MUST BE NO LESS THAN THE DESIGN FLOW FOR THE ASSOCIATED BOX GUTTER OUTLET. OVERFLOW DEVICES NEED TO DISCHARGE TO THE ATMOSPHERE IN SUCH A WAY AS TO PREVENT DAMAGE TO BUILDINGS AND PROPERTY.

SUMP WITH A SIDE OVERFLOW DEVICE

SUMPS DO REQUIRE AN INCREASE IN THE DEPTH OF FLOW IN THE BOX GUTTER AND GUTTERS ARE TO BE FITTED WITH EITHER SIDE OVERFLOWS (SEE FIGURE 3) OR HIGH CAPACITY OVERFLOWS (SEE FIGURE 4).

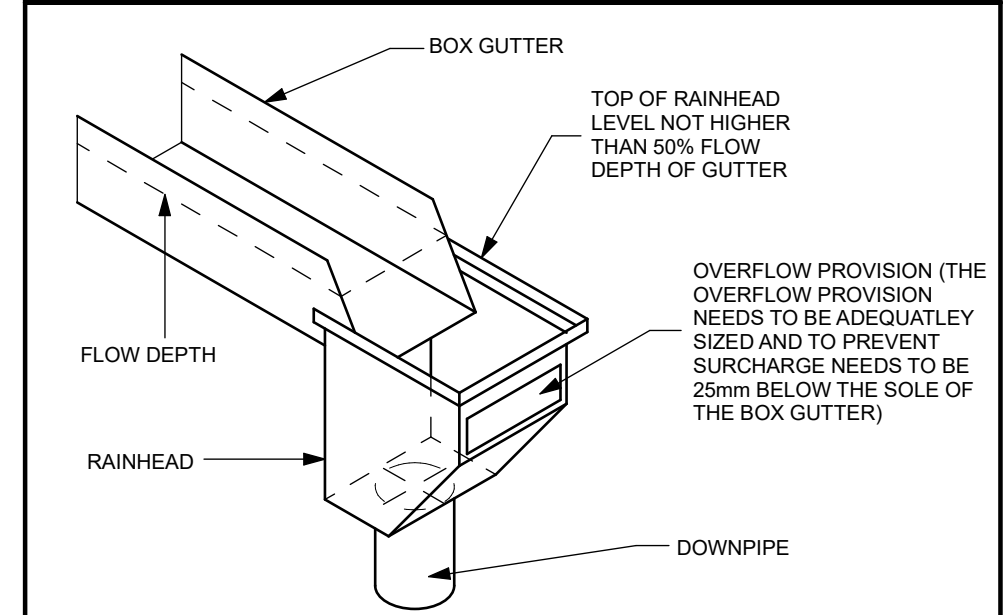
SUMP WITH A HIGH CAPACITY OVERFLOW DEVICE

WHERE HIGH CAPACITY OVERFLOWS ARE FITTED, IN THE EVENT OF A BLOCKAGE IN THE NORMAL VERTICAL DOWNPIPE (A), THE WATER LEVEL IN THE PRIMARY SUMP (B) WILL RISE TO AND OVERTOP THE OVERFLOW WEIRS C1 AND C2 (EACH WEIR LENGTH IS EQUAL TO THE WIDTH OF THE ADJACENT BOX GUTTER). IT WILL FLOW EITHER DIRECTLY OR INDIRECTLY VIA THE OVERFLOW CHANNEL (D) TO THE SECONDARY SUMP (E) AND THEN TO THE OVERFLOW VERTICAL DOWNPIPE (F).

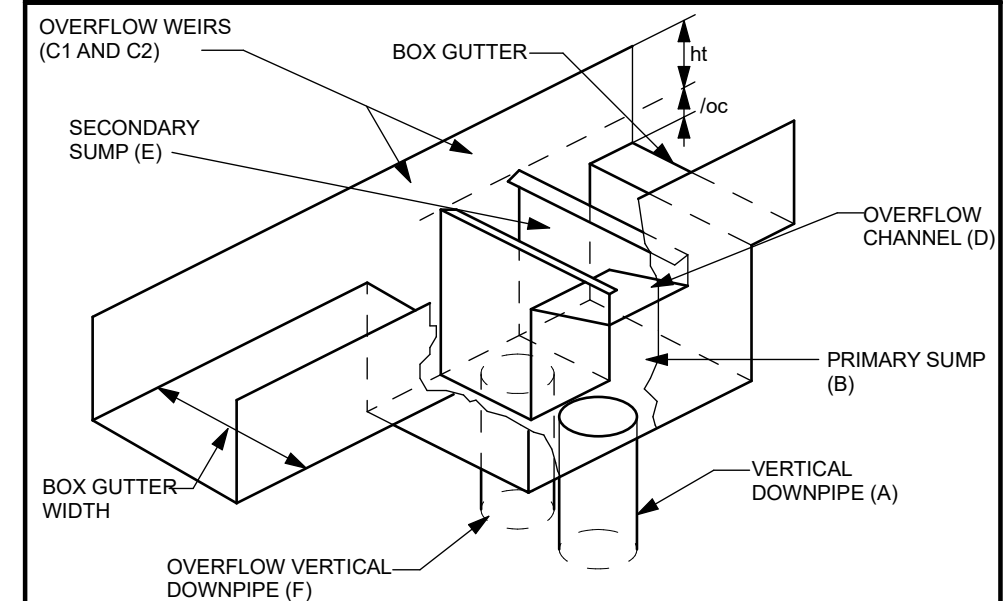
NOTES:

- THE LAYOUT OF A SUMP / SIDE OVERFLOW DEVICE MAY HAVE TO BE VARIED DUE TO BUILDING CONSTRAINTS.
- WHERE DESIRED, THE SIDES OF THE SUMP / HIGH-CAPACITY OVERFLOW DEVICE MAY BE PERFORATED TO FLUSH THE OVERFLOW DOWNPIPE (F).
- THE NORMAL VERTICAL DOWNPIPE OUTLET (A) MAY BE MOVED LONGITUDINALLY TO CLEAR THE OVERFLOW CHANNEL TO ENABLE BETTER INSPECTION AND MAINTENANCE ACCESS.

RAINHEAD FIGURE 2



SUMP WITH HIGH CAPACITY OVERFLOW DEVICE FIGURE 4



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Proposed MULTI-UNIT DEVELOPMENT
Location No. 4 & 6 DUBBO STREET , ALBION
Client PREMIER CONSTRUCTIONS P/L
Drg Name BOX GUTTER OVERFLOW DETAILS

drawn R.C
scale
plotted 21/06/2019
original sheet size A3
date 21/06/19
Job no 16/3608
drg no
revision #



PWT60.1

ACOUSTIC RATINGS BASIS: RT&A TE405-05F19

FIRE RESISTANCE LEVEL
LB 60/60/60
FROM BOTH SIDES

FRL Basis: FCO-2256

SYSTEM	LINING SIDE 1	LINING SIDE 2	NOM WIDTH mm	STUD SIZE (GAP) mm	70 (20)		70 (40) or 90 (20)	
					R _w	R _w +C _{tr}	R _w	R _w +C _{tr}
PWT60.1B	1x13mm SOUNDSTOP	1x13mm SOUNDSTOP	231	R2,0 GW Wall Batts (both cavities)	62	52	NA	NA
					NA	NA	64	55
			271	110mm USG Boral PARTIWALL Acoustic Batt (one cavity only)	NA	NA	59	51

SYSTEM DESCRIPTION

Side 1:

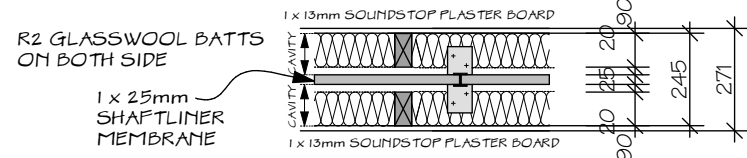
- Non fire resistant lining (refer to table)
- Timber framing
- 20mm min gap between timber frame and fire barrier
- Insulation (refer to table)

Fire Barrier:

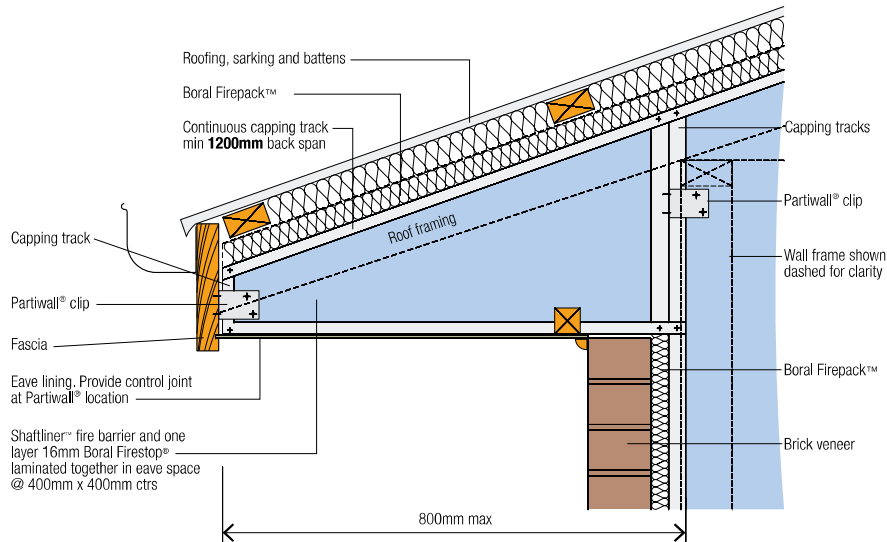
- 1x25mm SHAFTLINER between 25mm H-studs @ 600mm ctrs

Side 2:

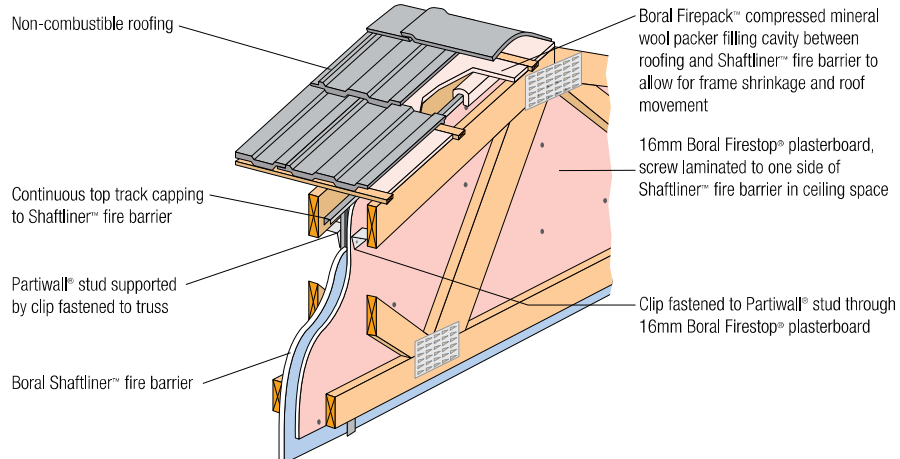
- Non fire resistant lining (refer to table)
- Timber framing
- 20mm min gap between timber frame and fire barrier
- Insulation (refer to table)



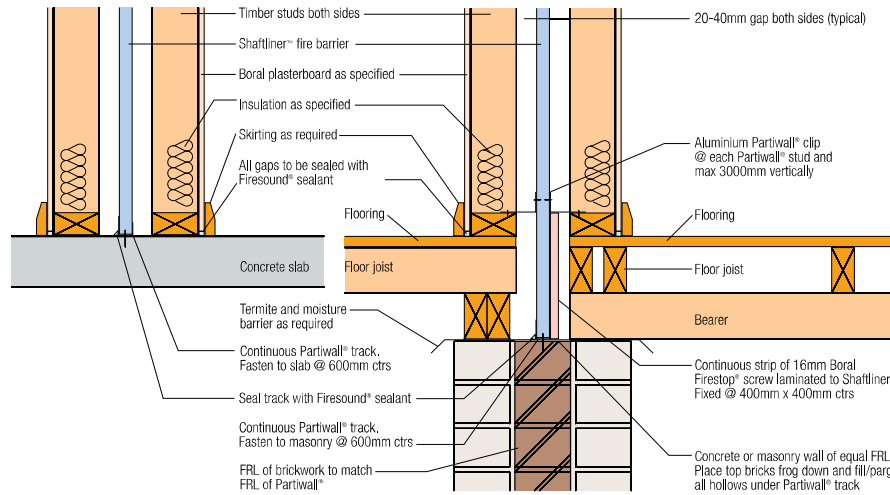
PARTITION WALL DETAIL
SCALE 1:20



Eave Closure Detail - FRL 60/60/60 (PW03)

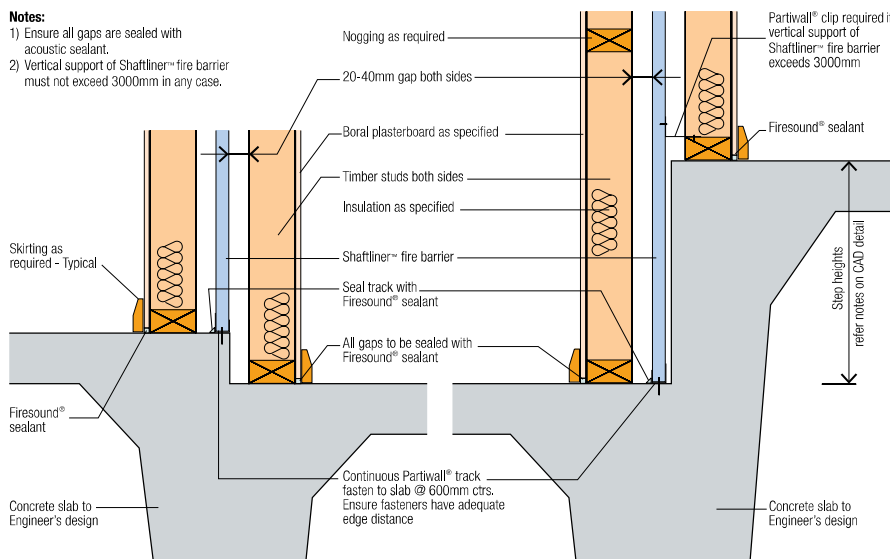


Perspective - Section at Roof



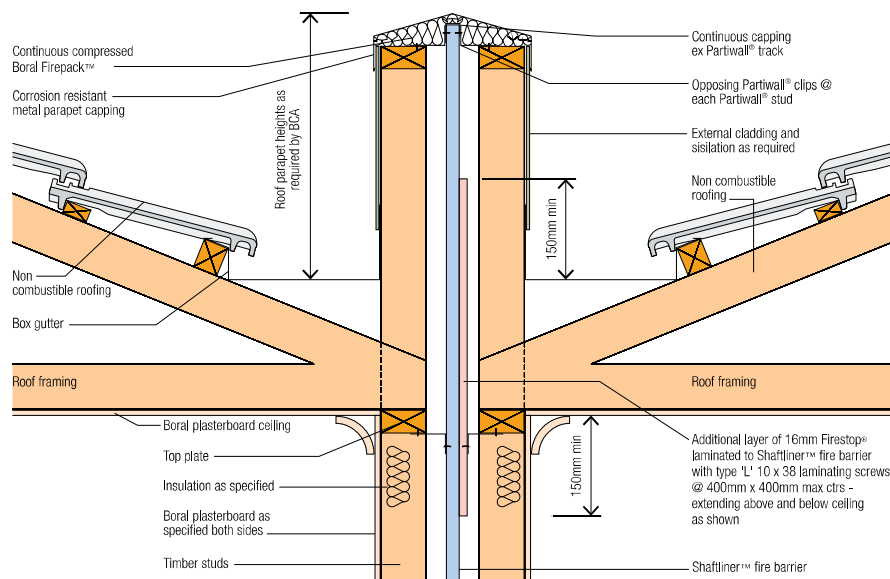
Concrete Base Detail - FRL 60/60/60 (PW02a)

Masonry Base Detail - FRL 60/60/60 (PW02b)

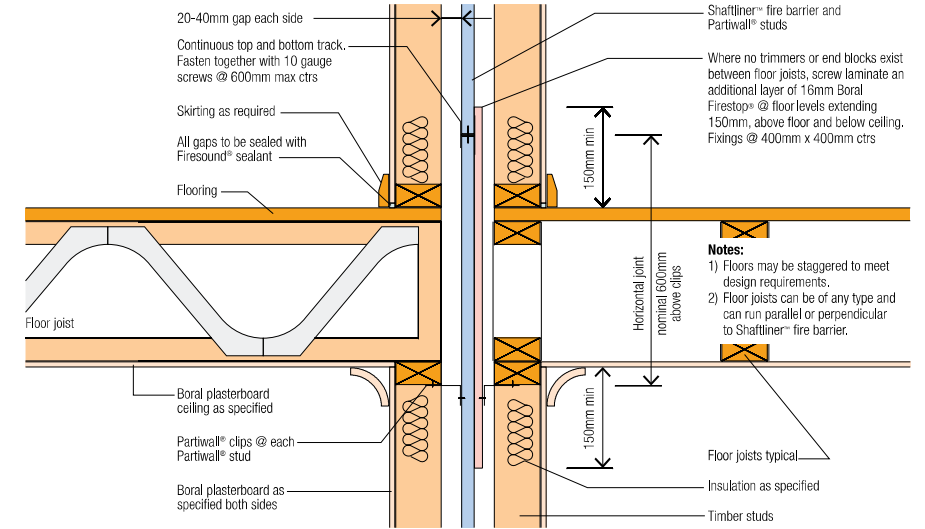


Step in Slab Detail - FRL 60/60/60 (PW04a)

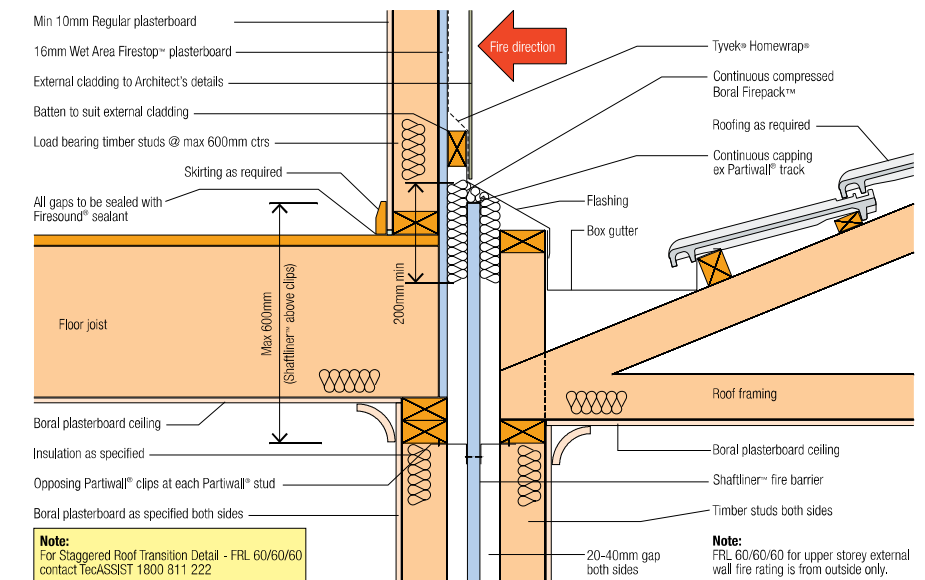
Step in Slab Detail - FRL 60/60/60 (PW04b)



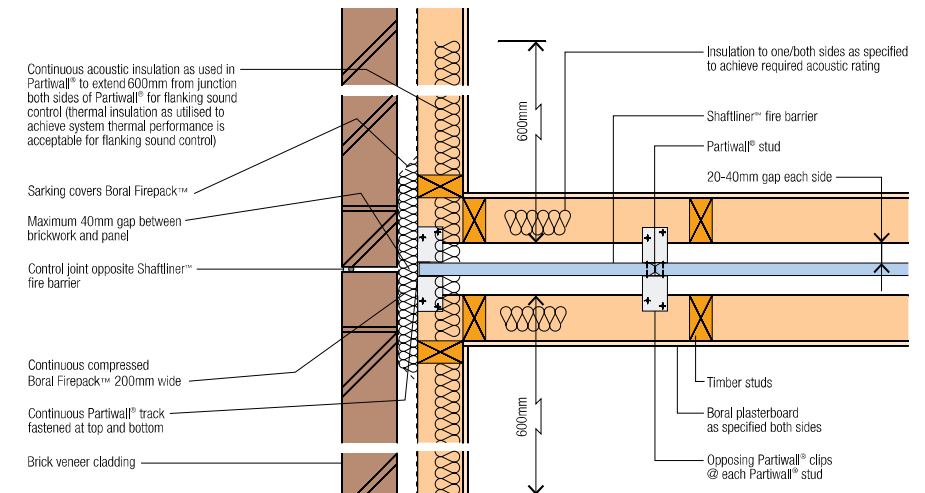
Roof Parapet - Junction Detail - FRL 60/60/60 (PW15)



Typical Floor/Wall Junction - FRL 60/60/60 (PW01)



Partiwall® to OutRwall® - Transition Detail 1 - FRL 60/60/60 (PW05)



Brick Veneer Wall - Junction Detail 1 - FRL 60/60/60 (PW07)



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Proposed **MULTI-UNIT DEVELOPMENT**
Location **No. 4 & 6 DUBBO STREET, ALBION**
Client **PREMIER CONSTRUCTIONS P/L**
Drg Name **SHAFTLINER DETAILS**

drawn **R.C**
scale
plotted **21/06/2019**
original sheet size **A3**
date **21/06/19**
job no **16/3608**
drg no **A29**
revision #

Figure 21: External to Internal Partiwall® Detail - FRL 60/60/60

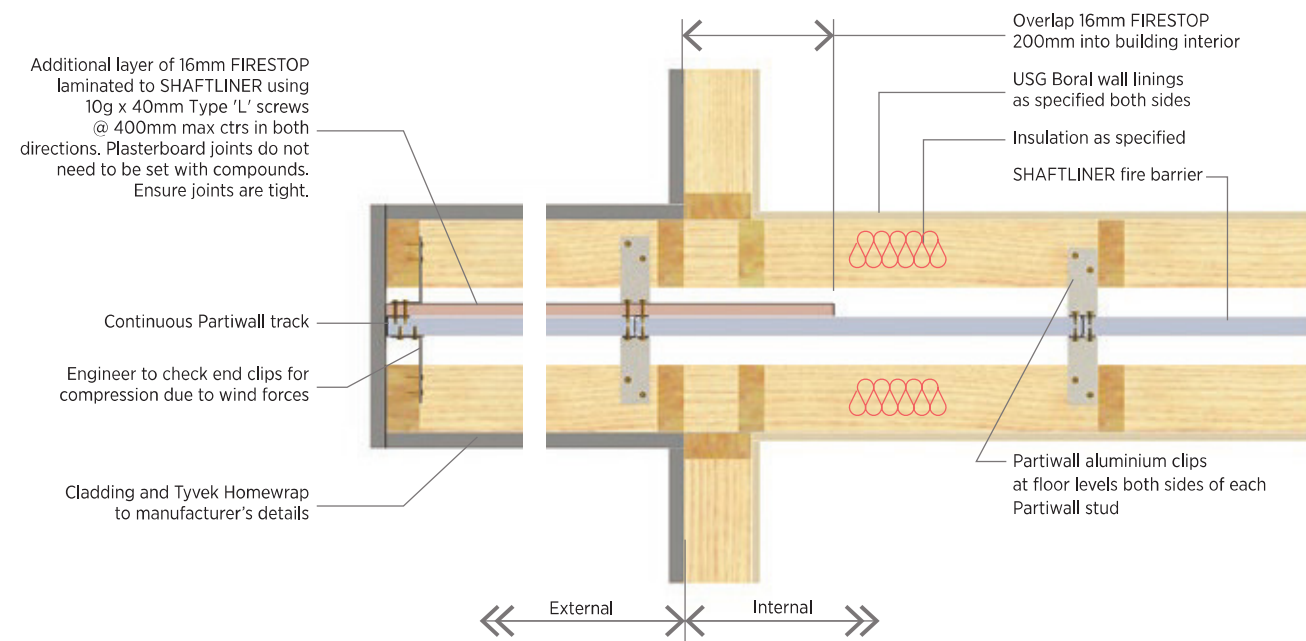
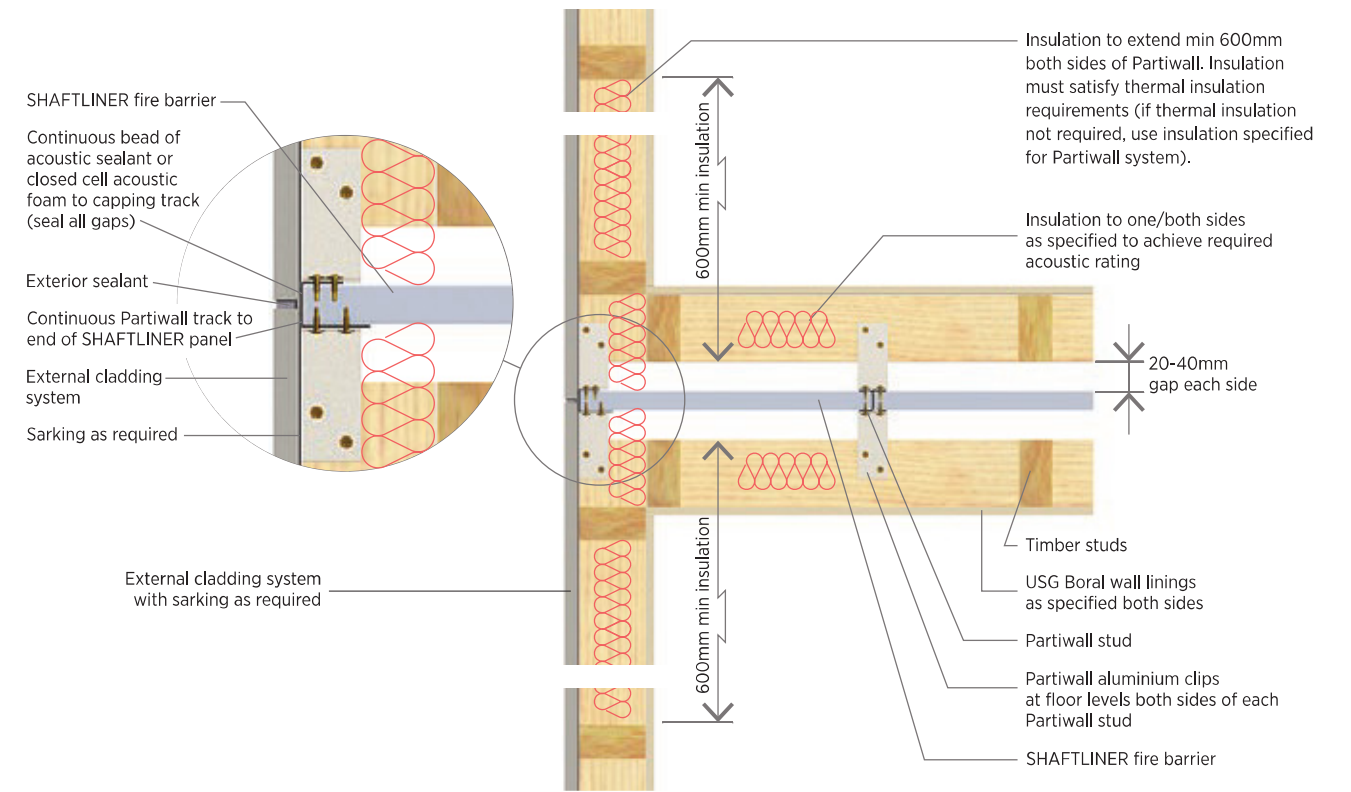
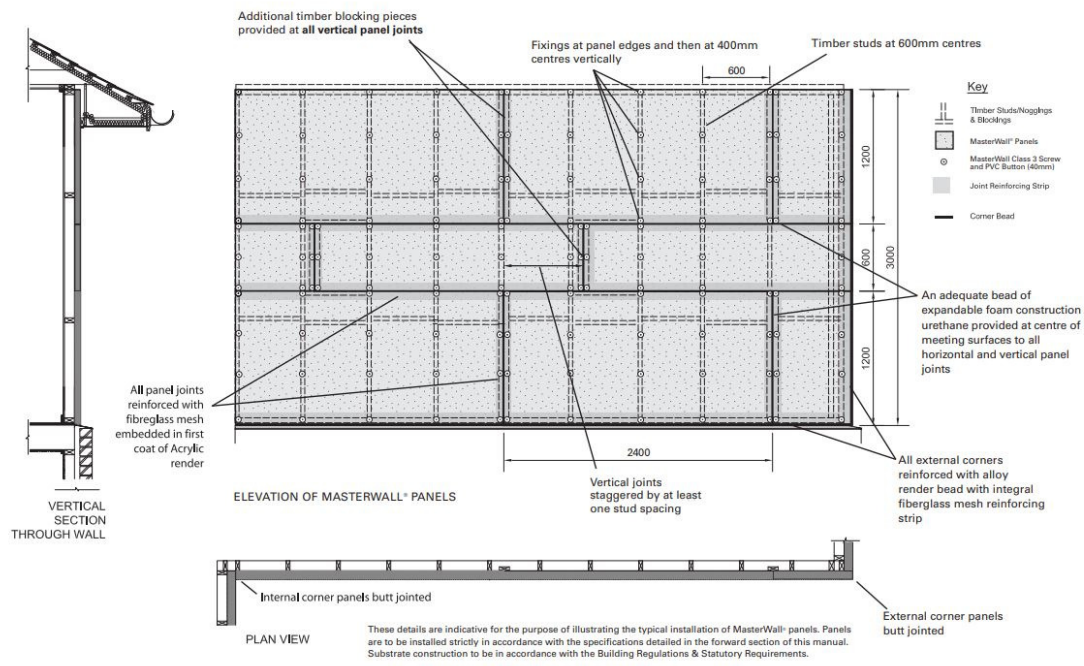


Figure 22: Clad Wall Junction Detail - FRL 60/60/60



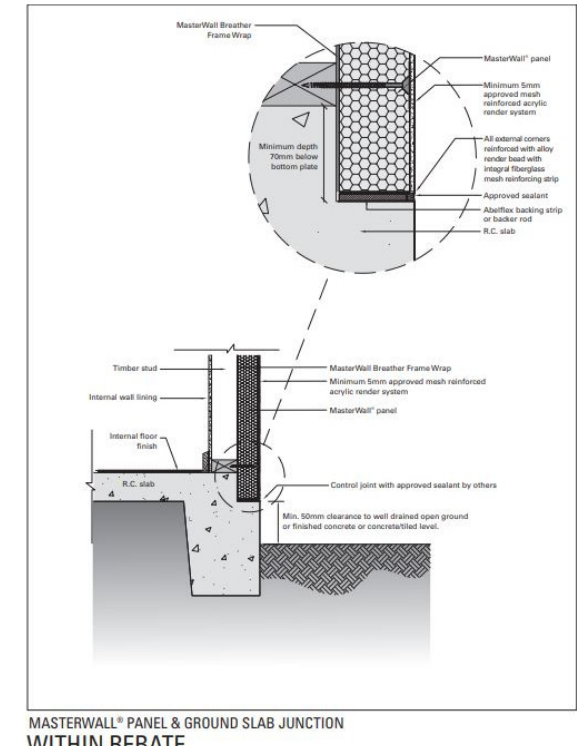
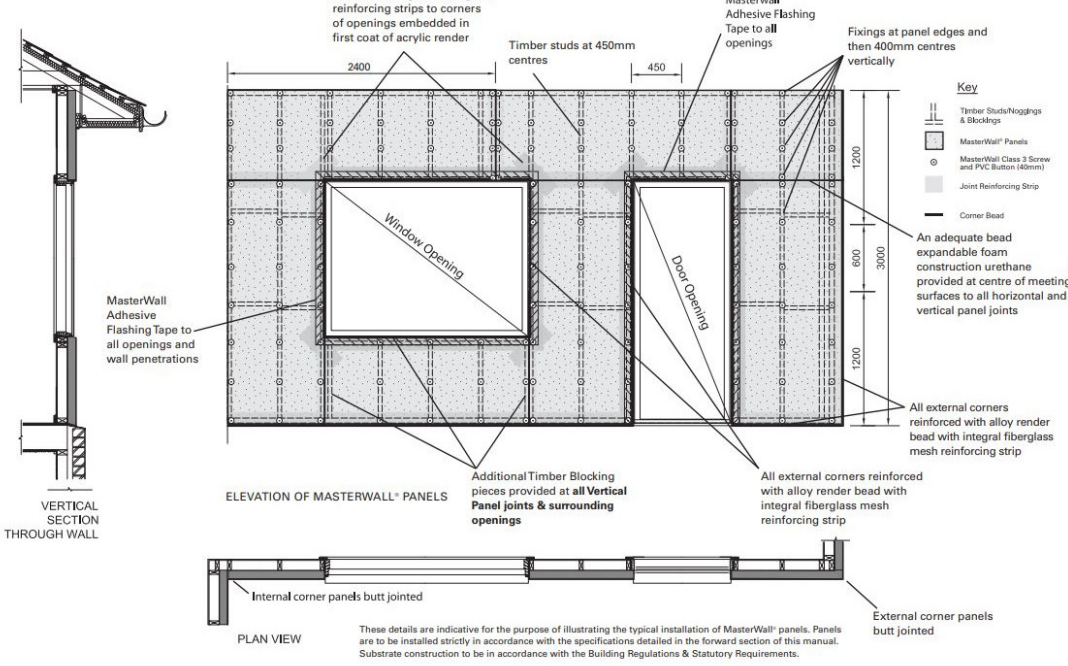
SET OUT ADVICE FOR 600 CENTRED STUD WALL:

75, 100 & 125mm MASTERWALL®

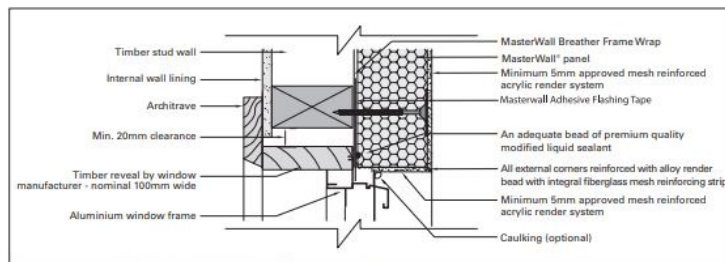


SET OUT ADVICE FOR OPENINGS:

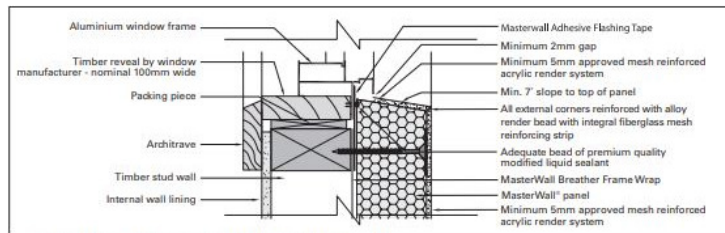
50, 75, 100 & 125mm MASTERWALL®



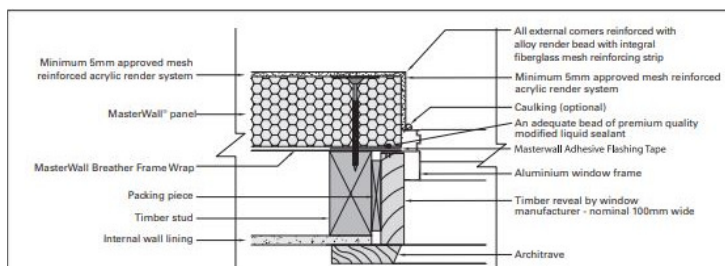
MASTERWALL® PANEL & GROUND SLAB JUNCTION WITHIN REBATE



MASTERWALL® PANEL / ALUMINIUM WINDOW: TYPICAL HEAD DETAIL



MASTERWALL® PANEL / ALUMINIUM WINDOW: TYPICAL SILL DETAIL



MASTERWALL® PANEL / ALUMINIUM WINDOW: TYPICAL SIDE JAMB DETAIL

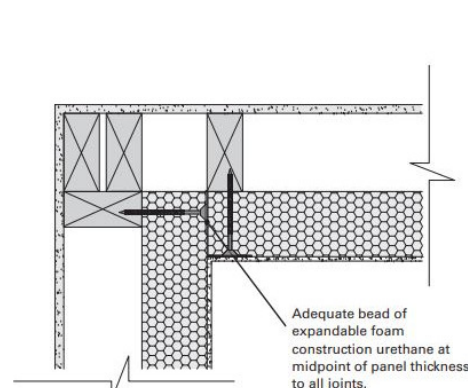
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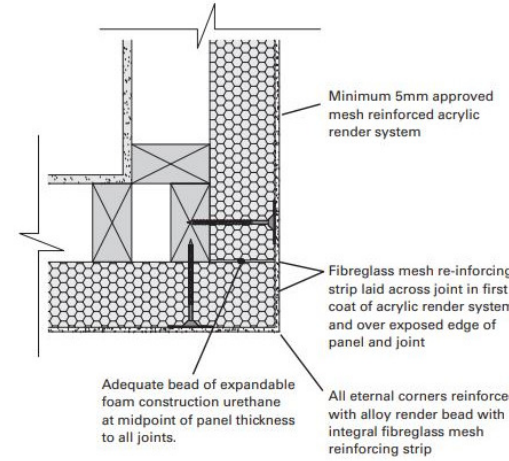
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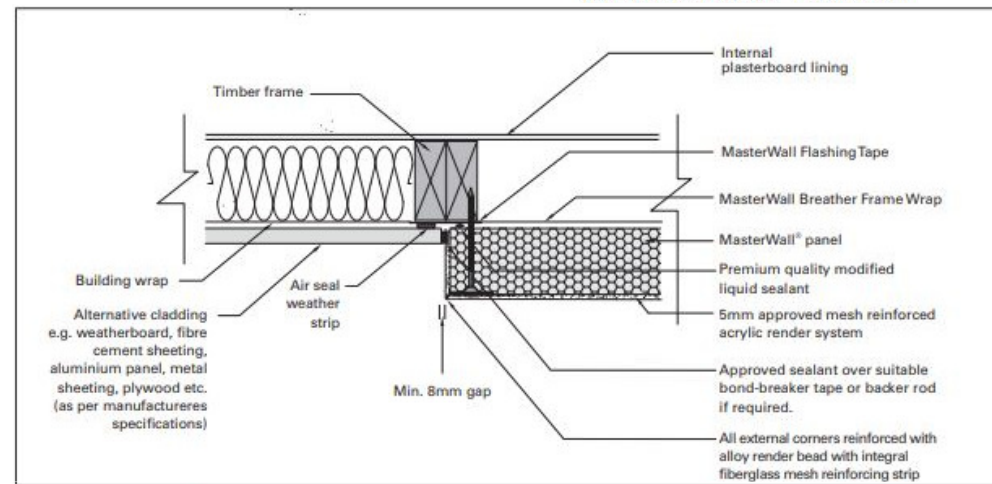
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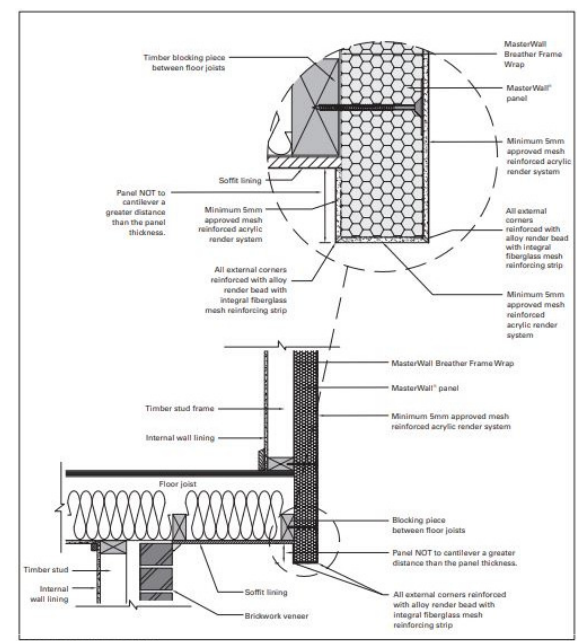
MASTERWALL® Panels Butt Jointed INTERNAL CORNER - PLAN VIEW



MASTERWALL® Panels Butt Jointed EXTERNAL CORNER - PLAN VIEW



MASTERWALL® PANEL: UNIVERSAL JUNCTION



MASTERWALL® PANEL: OVERHANGING FIRST FLOOR LEVEL

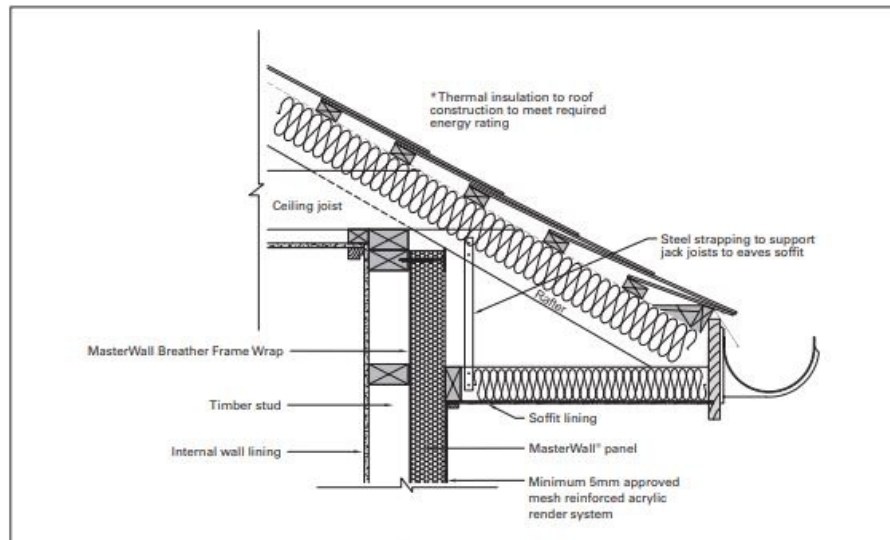
Frame & Masonry Substrates		Wind Classification to AS 4055				
Stud spacing	Location (mm)	N1	N2	N3	N4	N5
450	Within 1200 of building edge	400	400	400	300	200
	Elsewhere	400	400	400	400	400
600	Within 1200 of building edge	400	400	400	200	N/A
	Elsewhere	400	400	400	400	N/A

AD
achieve design GROUP

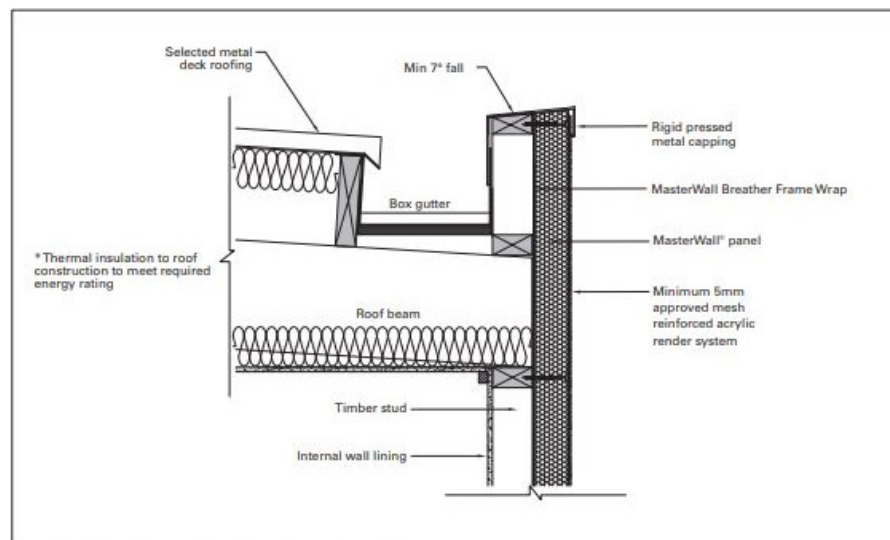
Proposed **MULTI-UNIT DEVELOPMENT**
Location **No. 4 & 6 DUBBO STREET, ALBION**
Client **PREMIER CONSTRUCTIONS P/L**
Drg Name **MASTERWALL SYSTEM**

drawn **R.C**
scale
plotted **21/06/2019**
original sheet size **A3**
date **21/06/19**

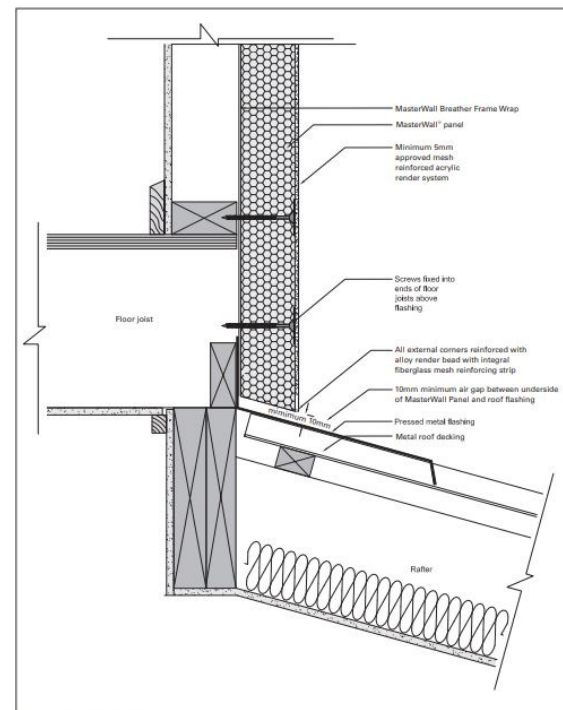
Job no **16/3608**
drg no
A31
revision #



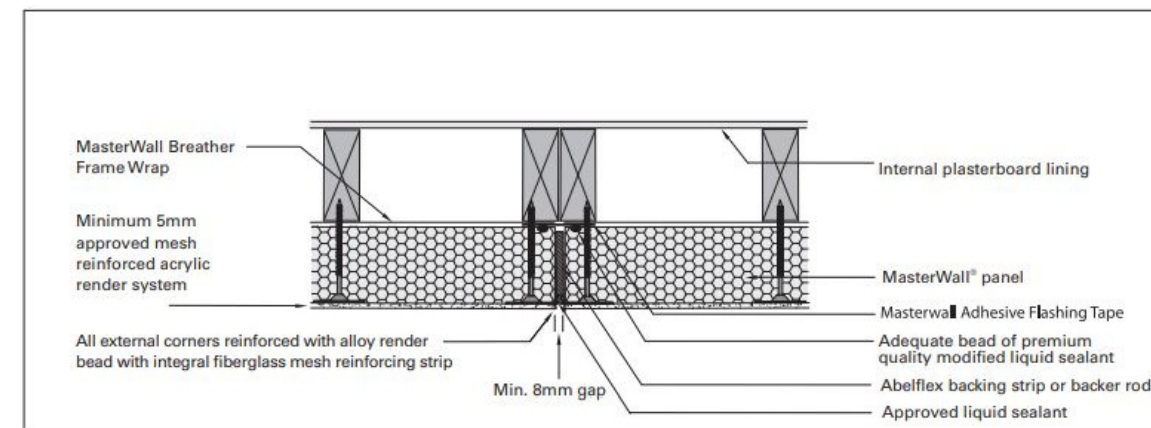
MASTERWALL® PANEL / ROOF JUNCTION:
PITCHED ROOF WITH SOFFIT LINING



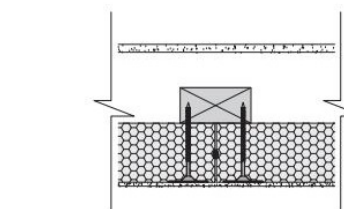
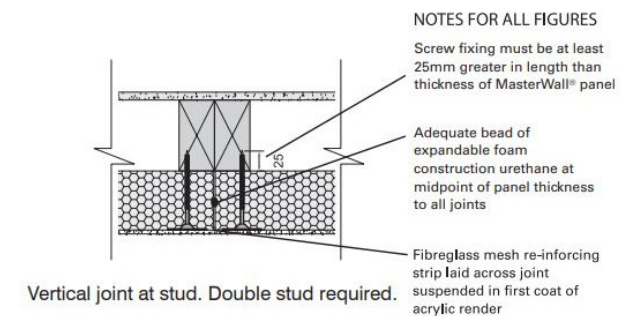
MASTERWALL® PANEL / ROOF JUNCTION:
PARAPET WALL



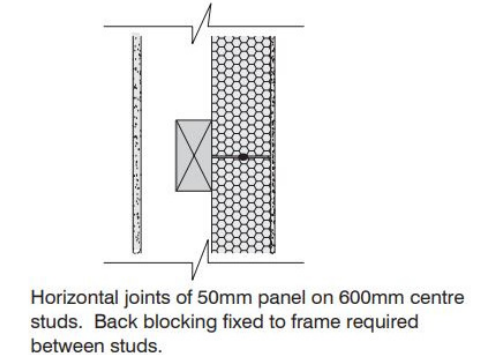
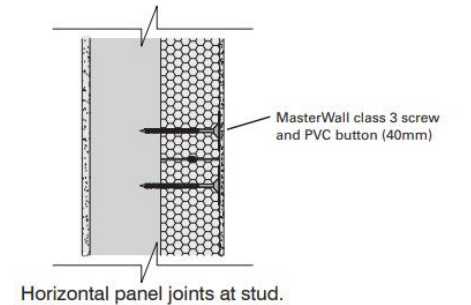
MASTERWALL® PANEL:
LOWER ROOF JUNCTION - REAR FLASHED



MASTERWALL® PANEL / MASTERWALL® PANEL:
CONSTRUCTION CONTROL JOINT



VERTICAL JOINTS - PLAN VIEW



HORIZONTAL JOINTS - SECTION VIEW

NOTES FOR ALL FIGURES
Screw fixing must be at least 25mm greater in length than thickness of MasterWall® panel
Adequate bead of expandable foam construction urethane at midpoint of panel thickness to all joints
Fibreglass mesh re-inforcing strip laid across joint suspended in first coat of acrylic render

CONTROL JOINTS AND ARTICULATION RELIEF JOINTS

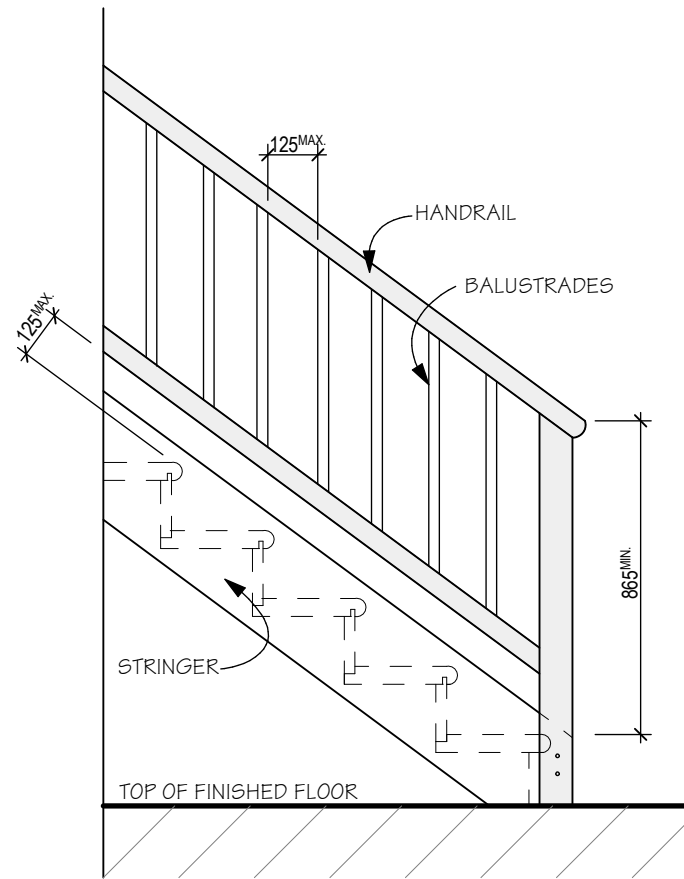
CONTROL JOINTS FOR EXPANSION SHOULD COINCIDE WITH CONTROL JOINTS WITHIN THE BUILDING STRUCTURE AND SUBSTRATE, AND SHOULD BE PLACED AT ALL PERCEIVED STRESS POINTS OR WEAK AREAS OF EXCESSIVE MOVEMENT WITHIN THE BUILDING STRUCTURE. CONTROL JOINTS SHOULD BE PLACED AT A MAXIMUM OF WALLS THAT ARE OVER 20 METERS LONG AND AT ALL MID-FLOOR BREAKS. IT IS RECOMMENDED THAT PANEL AREA BELOW WINDOWS THAT IS LESS THAN 300MM IN HEIGHT SHOULD BE RELIEVED WITH 'ARTICULATION RELIEF JOINTS' OF THE RENDER COATING, AT THE CORNERS OF THE OPENING. CONTACT MASTERWALL AUSTRALIA FOR FURTHER INFORMATION.

ARTICULATION RELIEF JOINTS OF THE RENDER COATING ARE TO BE FORMED BY CUTTING OR FORMING A 'V' GROOVE INTO THE COMPLETED BASE COATS, ONLY TO 70% DEPTH OF THE RENDER, NOT INTO THE MASTERWALL® PANEL. THE APPLIED TOP COATS SHALL REPLICATE THE 'V' GROOVE TO LEAVE A VISIBLE LINE.

WHERE CONTROL JOINTS ARE PART OF THE BUILDING CONSTRUCTION, THE JOINT IS TO BE EXPRESSED IN THE MASTERWALL® PANELS AS AN OPEN JOINT, FREE OF CONSTRUCTION URETHANE, AND FINISHED AS FOR ALL OTHER OPEN EDGES (INCLUDING EXTERNAL CORNERS APPLIED TO EACH EDGE).

PANEL TO PANEL CONTROL JOINTS SHOULD BE LOCATED ON DOUBLE STUDS, WHICH ARE THEN TO BE SEALED WITH FLASHING TAPE, WHICH IS THEN SEALED TO THE REAR OF EACH PANEL WITH THE USE OF A PREMIUM QUALITY MODIFIED LIQUID SEALANT.

ALL CONTROL JOINTS SHOULD FEATURE EITHER ABLEFLEX (OR SIMILAR) OR BACKER ROD AS THE PRIMARY SEAL, WHICH SHOULD BE SET BACK IN THE CONTROL JOINT A MINIMUM OF 8MM WHERE IT MUST BE CAULKED BY OTHERS AFTER THE RENDER PROCESS HAS BEEN COMPLETED. – SEE CONSTRUCTION DETAILS MANUAL. ALL CONTROL JOINTS SHOULD BE FREE OF RENDER PRODUCTS.



SIDE ELEVATION

GENERAL STAIR NOTES

-STAIR REQUIREMENTS:-

STEP SIZES

- RISERS (R) 190mm MAXIMUM AND 115mm MINIMUM
- GOING (G) 355mm MAXIMUM AND 240mm MINIMUM
- $2R + 1G = 700$ mm MAXIMUM AND 550mm MINIMUM
- WITH LESS THE 125mm GAP BETWEEN OPEN TREADS

ALL TREADS, LANDINGS AND THE LIKE TO HAVE SLIP-RESISTANT CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.

PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) 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 BARRIER 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.

-WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2019 BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2019 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

-TOP OF HAND RAILS TO BE MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

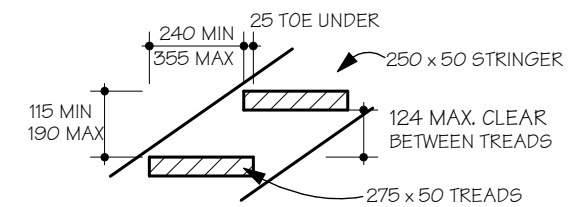
STAIR DETAIL

GENERAL

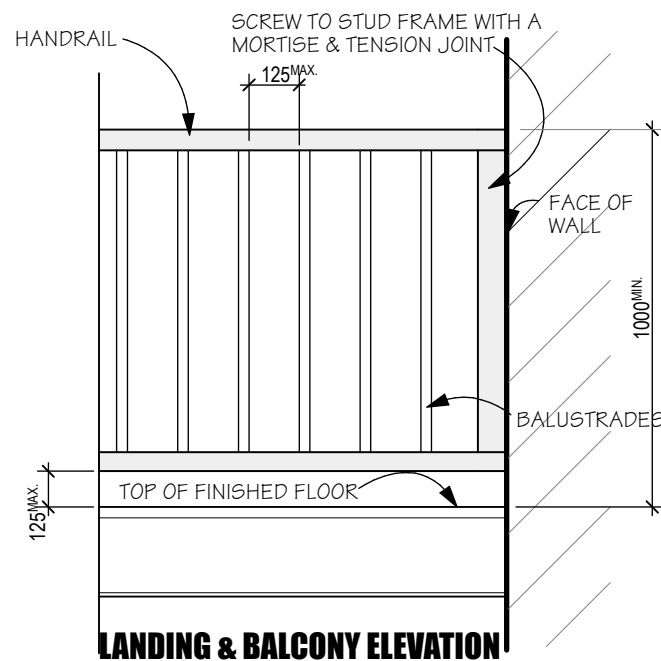
- THE SIZE OF TREADS AND RISERS SHALL BE CONSTANT AND THE SUM OF 2 TIMES RISER HEIGHT PLUS GOING ($2R + G$) SHALL BE GREATER THAN 550 AND LESS THAN 700.
- HANDRAILS SHALL BE AT A MINIMUM HEIGHT OF 865 ABOVE TREAD NOSINGS OR 1000 ABOVE ADJACENT RAMPS AND OTHER FLOOR SURFACES.
- WHERE A HANDRAIL IS NOT ADJACENT TO A WALL PROVIDE A BOTTOM RAIL 124 MAX ABOVE TREAD NOSINGS OR FLOOR, PROVIDE 124 MAX CLEAR BETWEEN RAILS OR BALUSTERS, HORIZONTAL RAILS SHALL NOT BE PLACED BETWEEN 150 AND 760 ABOVE THE FLOOR OR TREAD NOSINGS. THE WIDTH OF A STAIR (MEASURED CLEAR OF HANDRAILS AND OBSTRUCTIONS) SHALL BE CONSTANT HEIGHT OF 2000 ABOVE TREAD NOSINGS AND LANDINGS.

TIMBER

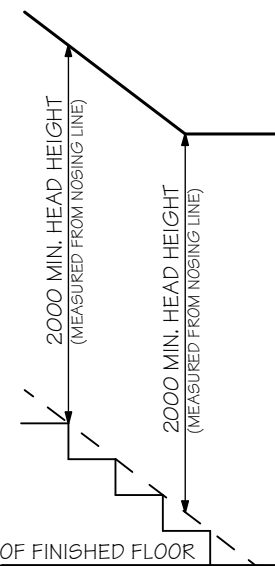
- SHALL HAVE MINIMUM THICKNESS OF 44mm
- TO BE NOT LESS THAN 'F5' STRESS GRADE.
- CHECKING OF TREADS & STRINGERS SHALL BE ACCURATE AND NOT ALLOW MOVEMENT BETWEEN RECIPROCAL MEMBERS.



DETAIL 1:20 SCALE



LANDING & BALCONY ELEVATION



STAIR HEAD HEIGHT DETAIL

NOTE:

THESE ARE TYPICAL STAIR DETAILS. DESIGN OF BALUSTRADES OR HANDRAILS MAY DIFFER BUT THE MINIMUM AND MAXIMUM HAVE TO REMAIN

NOTE (INTERNAL):

SLIP RESISTANT TREAD SURFACE OR NOSING IN ACCORDANCE WITH AS 4586. USE - INTERGRAIN ENVIROPRO ENDURE IN ACCORDANCE WITH P3, R10 OR P4

NOTE (EXTERNAL):

SLIP RESISTANT TREAD SURFACE OR NOSING IN ACCORDANCE WITH AS 4586. DY-MARK TREAT RITE SLIP RESISTANT COATING

NOTE:

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA 2019 VOLUME 2 PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND BCA 2019 VOLUME 1 PART D2.16 FOR OTHER CLASS OF BUILDINGS

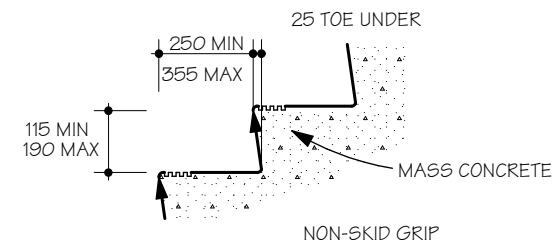
CONCRETE STEP DETAIL

GENERAL

- THE SIZE OF TREADS AND RISERS SHALL BE CONSTANT AND THE SUM OF 2 TIMES RISER HEIGHT PLUS GOING ($2R + G$) SHALL BE GREATER THAN 550 AND LESS THAN 700.
- HANDRAILS SHALL BE AT A MINIMUM HEIGHT OF 865 ABOVE TREAD NOSINGS OR 1000 ABOVE ADJACENT RAMPS AND OTHER FLOOR SURFACES.
- WHERE A HANDRAIL IS NOT ADJACENT TO A WALL PROVIDE BOTTOM RAIL 124 MAX. ABOVE TREAD NOSINGS OR FLOOR, PROVIDE 124 MAX CLEAR BETWEEN RAILS OR BALUSTERS, HORIZONTAL RAILS SHALL NOT BE PLACED BETWEEN 150 AND 760 ABOVE THE FLOOR OR TREAD NOSINGS.

TIMBER

- SHALL BE 150 MINIMUM THICK, EXCLUSIVE OF TOPPING
- SHALL BE OF MINIMUM 20 GRADE MASS CONCRETE
- SHALL BE STEEL TROWELLED GRANOLITHIC FINISH



DETAIL 1:20 SCALE

DRAINAGE REQUIREMENTS

GENERAL:

Defective surface drainage is a common factor in reactive clay foundation movement problems. The effective drainage of the site is a prerequisite for satisfactory performance of footing system. Problems can arise where the landscaping and other finishing earthworks are not part of the builder's contract, even though drainage requirements have been stipulated as part of the footing design.

In such cases the builder is to make the owner aware of these requirements. Note these drainage requirements form part of the footing design.

- All surface drainage works shall be installed in accordance with the engineers design detail for the selected footing system and soil classification and in accordance with Clause 5.6.3 Drainage Requirements of AS2870-2011, wherein for buildings on Moderately, Highly and Reactive sites:
 - Surface drainage shall be controlled throughout construction and be completed by the finish of construction.
 - The base of trenches shall slope away from the building.
 - Where pipes pass under the footing systems, clay plugs are adopted to prevent the ingress of water.
- For buildings on Highly and Reactive sites, the Drainer shall provide drainage articulation to all stormwater, sanitary plumbing drains and discharge pipes in accordance with Clause 5.6.4 Plumbing Requirements, wherein flexible joints immediately outside the footing and commencing within 1m of the building perimeter are required to accommodate the required differential movement based on the soil classification.

DRAINAGE REQUIREMENTS:

- Surface drainage shall be controlled from the start of site preparation and construction. The drainage system shall be completed by the finish of construction of the building.
- The site should be graded or drained so that the water cannot pond against or near the building. The ground immediately adjacent to the building should be graded to a uniform fall of 50mm minimum away from the building over the first metre. Where this is achieved by filling, permeable materials shall not be placed on the underlying clay.
- The subfloor space for buildings with suspended floors should be graded or drained to prevent ponding under the dwelling. (AS2870 C1.8.2.3(a))
- Subsurface drains (e.g. agricultural (aqqi.) pipes) to remove groundwater shall not be used within 1.5m of the building unless noted otherwise.
- Subsurface drains are to be 100 Ø slotted PVC agriculture (aqqi.) pipe wrapped in geofabric sock, laid to a minimum slope of 1:100 on a bed of stiff clay. The trench is to be filled with 10 mm crushed rock, min. 300 mm thick around the pipe (excluding bed material) and extended to the surface. The low end of each run of pipe is to be drained through silt pit and connected to the stormwater system. The upper end of each run of pipe is to be brought to the surface and capped.

PLUMBING REQUIREMENTS:

- The base of trenches shall be sloped away from the building. Trenches shall be backfilled with clay in the top 300 mm within 1.5 m of the building. The clay used for backfilling shall be compacted. Where pipes pass under the footing system, the trench shall be backfilled full depth with clay or concrete to restrict the ingress of water beneath the footing system. Penetrations of the edge beams or the perimeter strip footings shall be avoided where practicable, but where necessary shall be as detailed. (AS 2870 C1. 5.6.4(a))
- Drains attached to or emerging from underneath the building shall incorporate flexible joints immediately outside the footing and commencing within 1 m of the building perimeter to accommodate different soil movement direction equal to the μ_s value on the soil report. The fittings or devices provided to allow for movement shall be set at the mid-position of their range of possible movement at the time of installation, so as to allow for movement both upwards and downwards. This requirement applies to all storm water and sanitary plumbing drains and discharge pipes. (AS 2870 C1. 5.6.4(b))
- On-site wastewater treatment units and associated land application areas shall be located to minimize soil moisture increase within the foundation. (AS 2870 C1. 5.6.4(c))
- Drainage under a slab shall be avoided where practicable. (AS 2870 C1. 5.6.4(d))
- Water service pipes installed under concrete slabs shall comply with the relevant requirements of AS 3500.1.
- Heated water service pipes installed under concrete slabs shall comply with the requirements of AS 3500.4 (AS 2870 C1.5.6.4 note)
- Cold water pipes and heated or hot pipes shall not be installed under the slab, unless the pipes are installed within a conduit so that if the pipe leaks water it will be noticed above the slab or outside the slab and will not leak unnoticed under the slab. (AS 2870 C1. 5.6.4(e))
- For stormwater drains under buildings the thickness of the overlay between the top of the pipe and the underside of a reinforced concrete slab shall not be less than 25 mm and there shall be adequate protection from mechanical damage. (AS 3500.3 C1. 7.3.7)

LANDSCAPING:

- The developer of the gardens shall not interfere with the drainage requirements, subfloor ventilation and weephole drainage systems. Garden beds adjacent to the building shall be avoided. Care shall be taken to avoid overwatering of gardens close to the building footings. (AS 2870 C1. B2.3(b))
- Planting of trees shall be avoided near the foundation of a building or neighbouring building as they can cause damage due to drying of the clay at substantial distances. To reduce, but not eliminate, the possibility of damage, trees should be restricted to a distance from the house as follows.
 - $1\frac{1}{2}$ x mature height for Class E sites.
 - 1 x mature height for Class H1 and Class H2 sites.
 - $\frac{3}{4}$ x mature height for Class M sites.
 Where rows or groups of trees are involved, the distance from the building should be increased. Removal of trees from the site can also cause similar problems. (AS 2870 B2.3(c))

MAINTENANCE:

- Leaks in plumbing, including stormwater and sewerage drainage shall be repaired promptly. (AS 2870 B2.3 (d))
- The owner is responsible for routine inspection of the drainage system. An inspection of silt traps on an annual basis is a min. requirement. Build up of silty materials within the silt trap is to be cleaned out. A heavy build up of silt may require flushing out the aqqi. line where applicable.

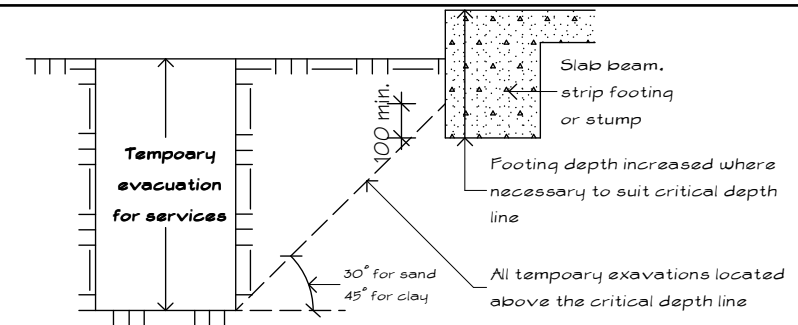


FIGURE 3 - EXCAVATION FOR DRAINS ADJACENT TO FOOTINGS

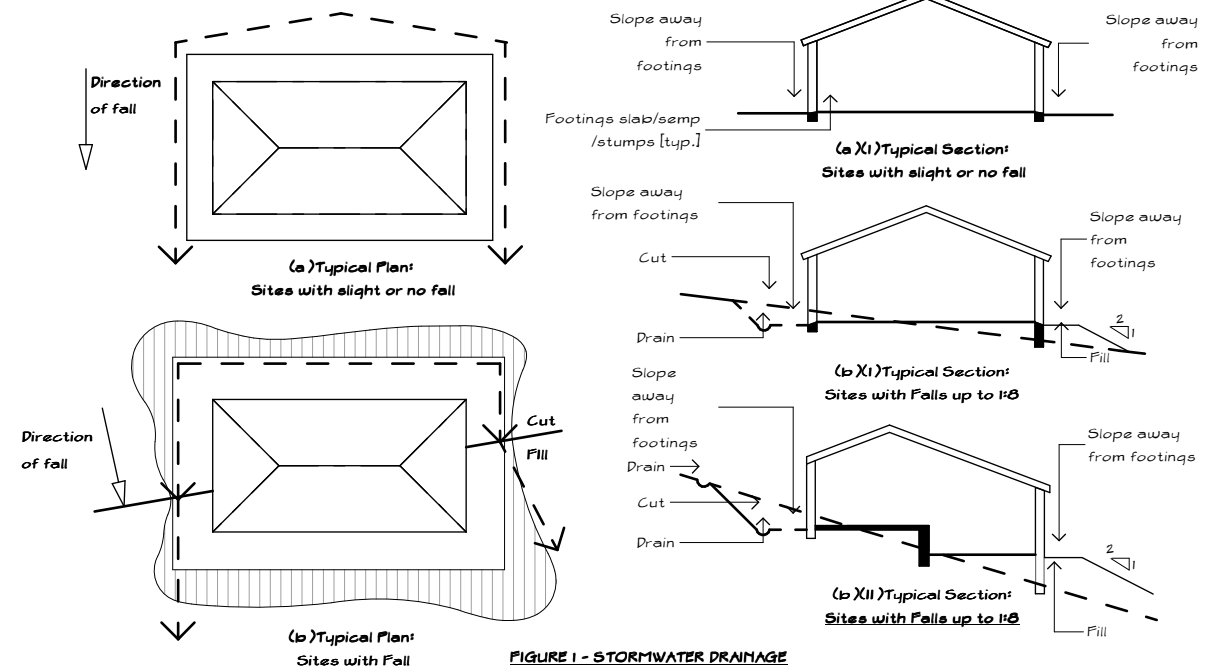
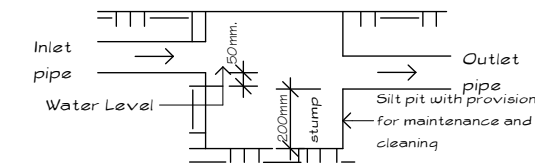


FIGURE 1 - STORMWATER DRAINAGE



(a) Typical Silt Pit Section

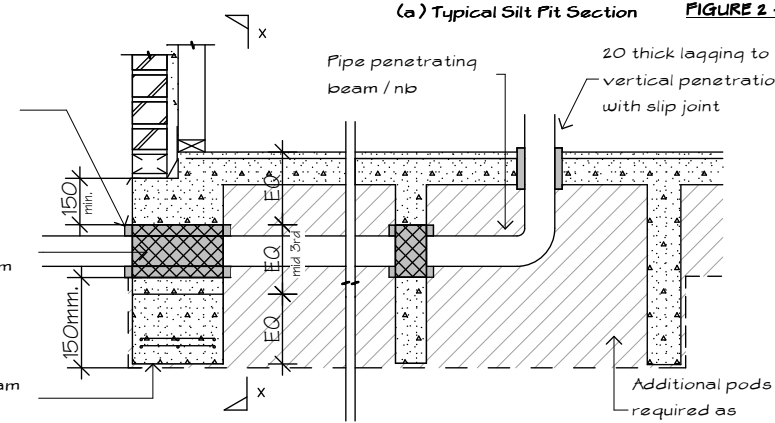
Nominal size of outlet pipe	Rectangular		Circular	Depth below invert of outlet
	Width	Length	Ø	
≤ 150	600	1000	1000	450
225	700	1000	1000	450
300	800	1000	1000	450
375	1000	1000	1200	550

(b) Min. Internal Dimensions for Silt Pits

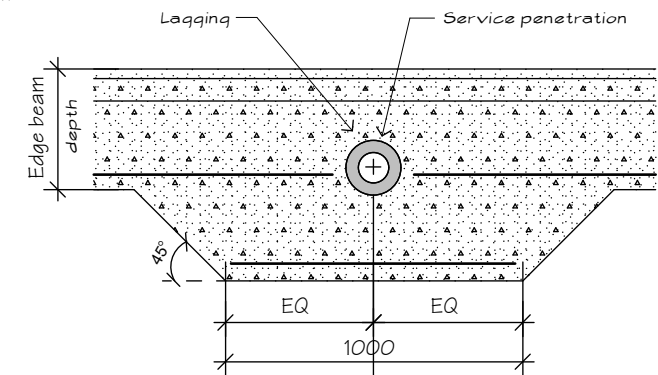
Closed-cell polyethylene lagging, 20 thick for Class H1 sites and below, 40 thick for Class H, H2, E and P sites. Sleeves allowing equivalent movements may be used as an alternative to lagging.

Hatching denotes zone of permitted service penetrations; middle third of beam depth, provided top and bottom edge distances are met.

Waffle raft or stiffened raft edge beam or strip footing



(a) Main Section of Pipe Penetration



(b) Section X-X of pipe penetration

Penetrations through edge beams shall be awarded where practicable, but where necessary shall be shown

FIGURE 4 - PIPE PENETRATIONS

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Proposed **MULTI-UNIT DEVELOPMENT**

Location **No. 4 & 6 DUBBO STREET , ALBION**

Client **PREMIER CONSTRUCTIONS P/L**

Drg Name **DRAINAGE NOTES**

drawn **R.C** Job no **16/3608**

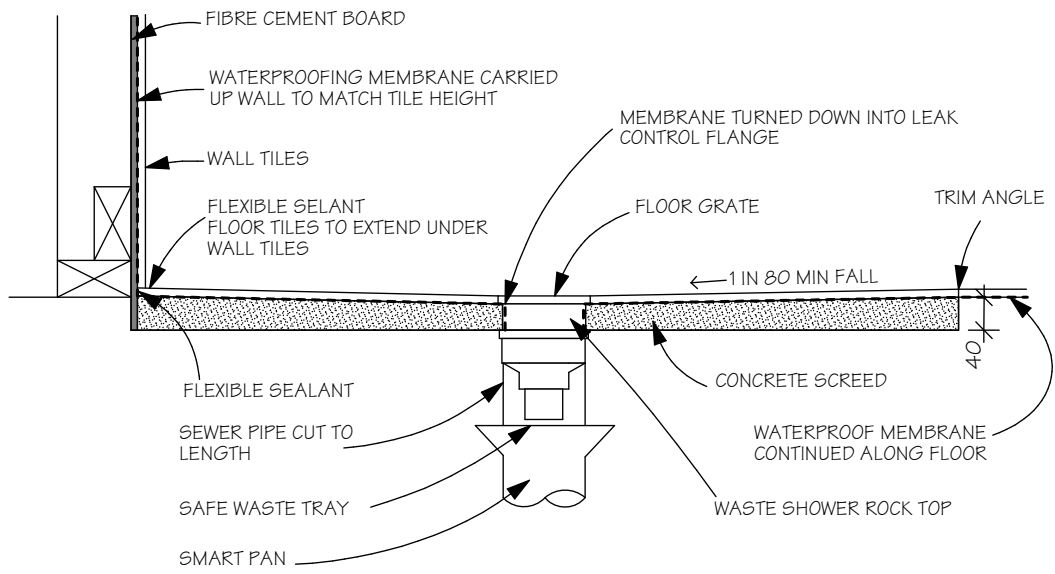
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plotted **21/06/2019**

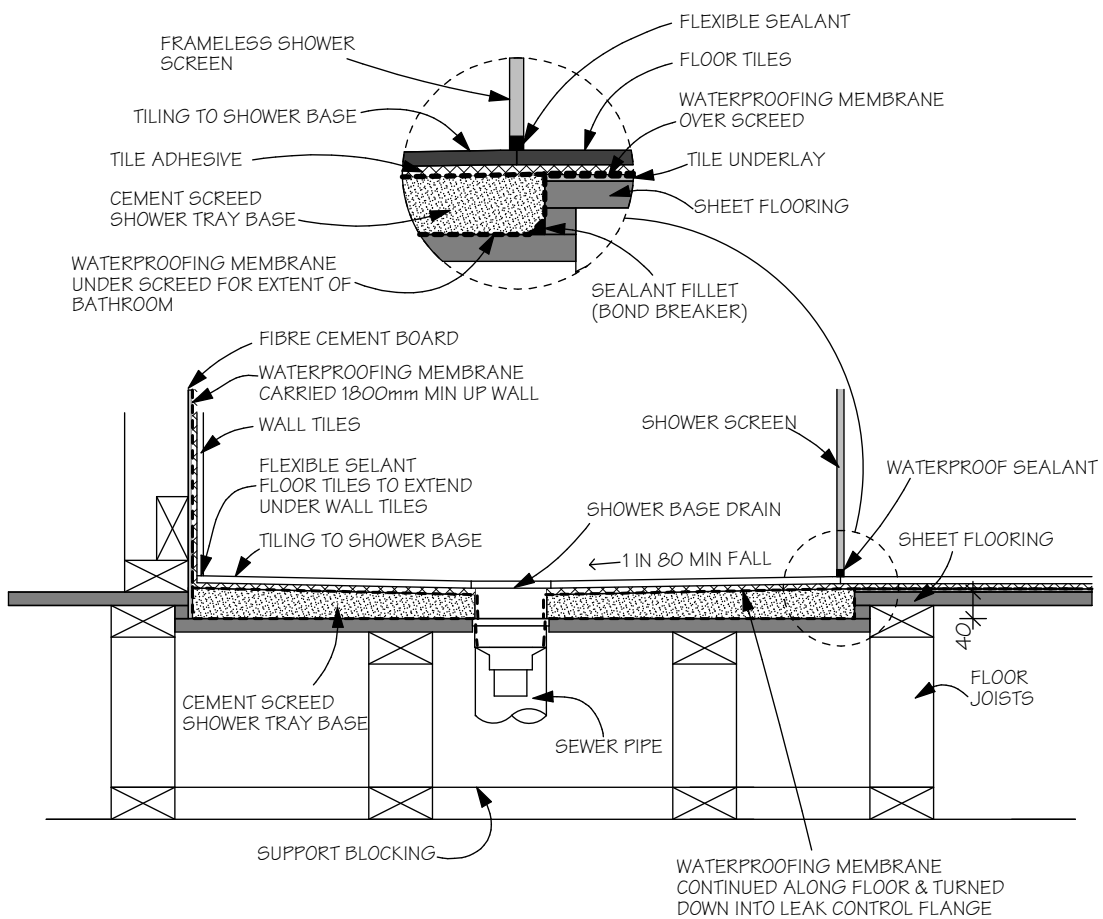
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date **21/06/19** revision #

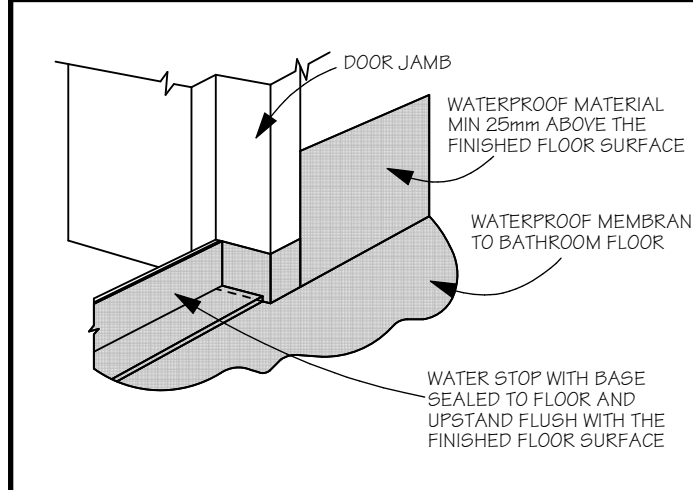
TYPICAL CONCRETE SLAB INSITU SHOWER BASE DETAIL



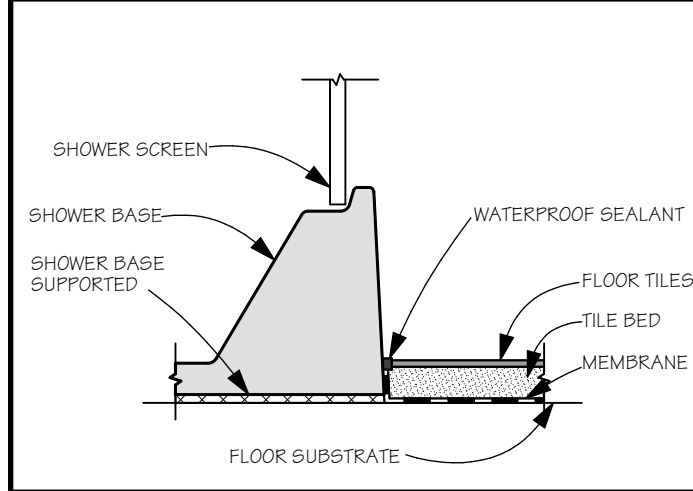
TYPICAL FIRST FLOOR INSITU SHOWER BASE DETAIL



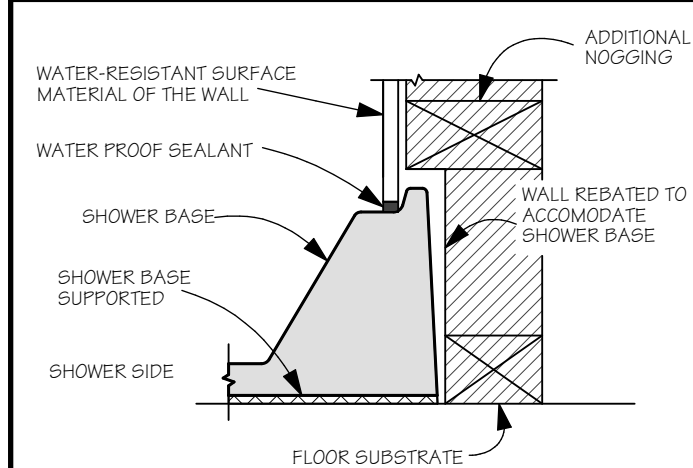
TYPICAL WATERPROOFING BATHROOM DOOR DETAIL



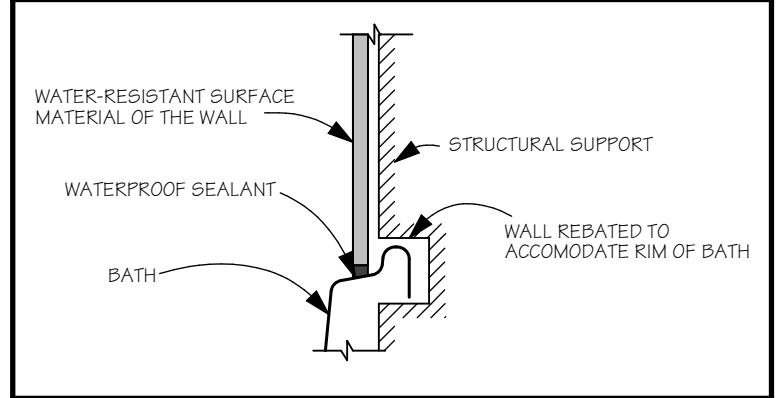
TYPICAL PREFORMED SHOWER BASE FLOOR JUNCTION



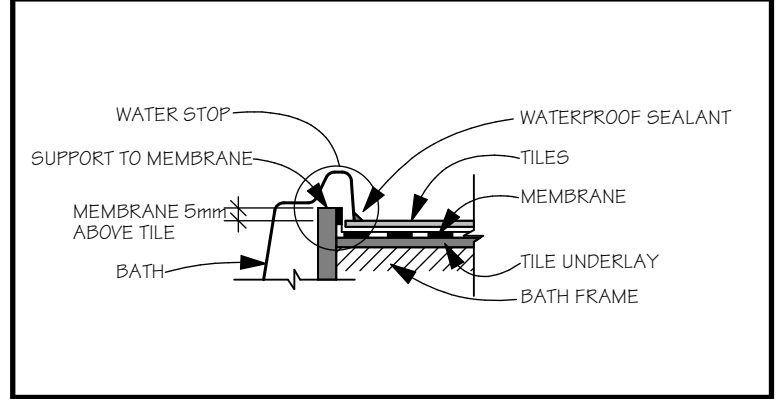
TYPICAL PREFORMED SHOWER BASE WALL / FLOOR JUNCTION



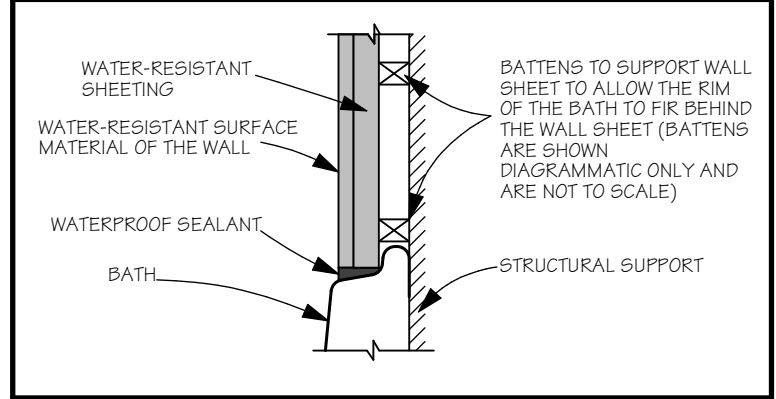
TYPICAL BATH / WALL JUNCTION



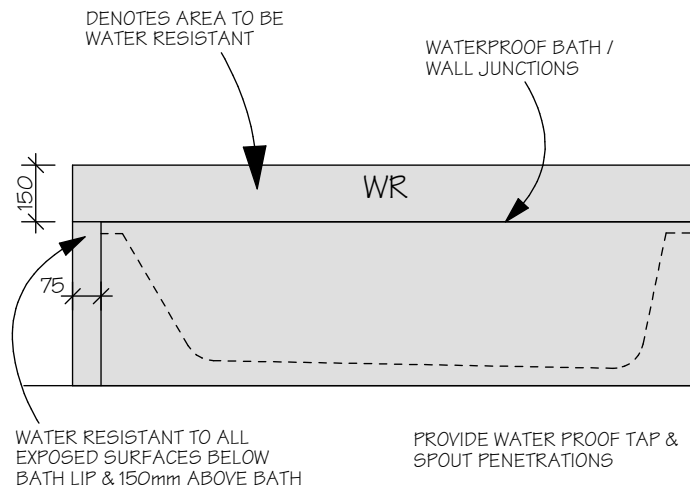
TYPICAL BATH HOB JUNCTION



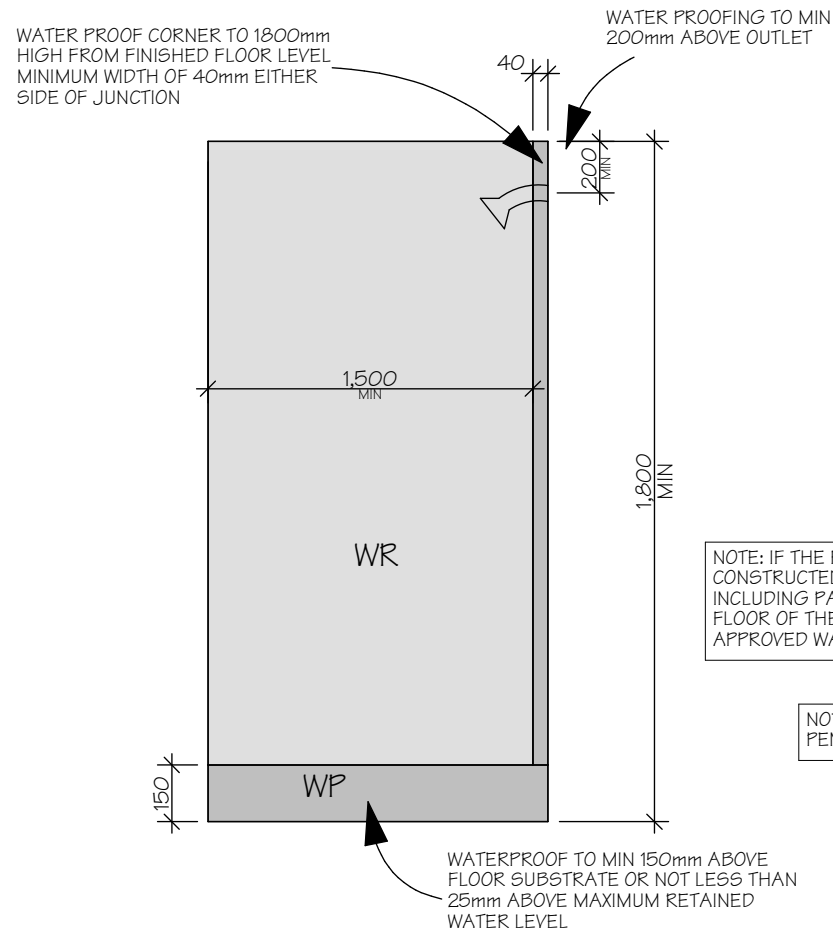
TYPICAL BATTENED BATH / WALL JUNCTION



BATH WATERPROOFING



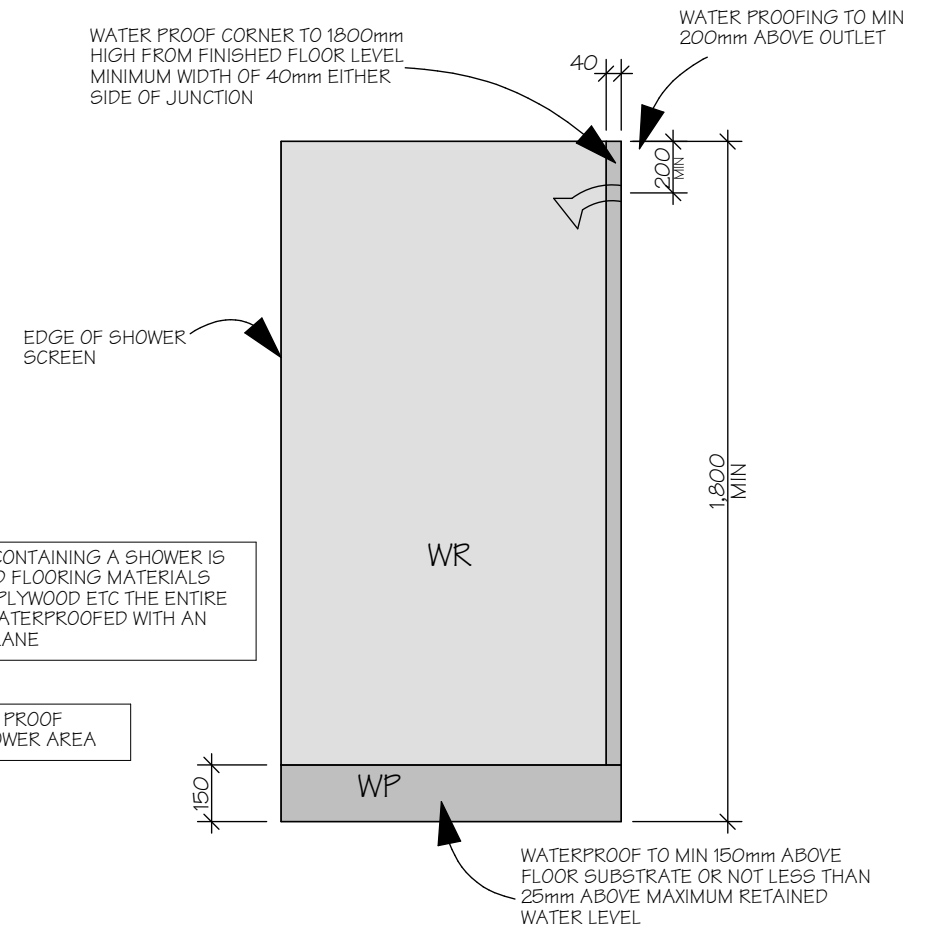
UNENCLOSED SHOWER SIDE VIEW



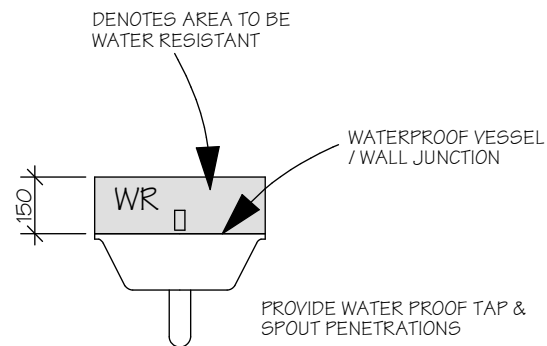
NOTE: IF THE FLOOR TO A ROOM CONTAINING A SHOWER IS CONSTRUCTED OF TIMBER BASED FLOORING MATERIALS INCLUDING PARTICLE BOARD OR PLYWOOD ETC THE ENTIRE FLOOR OF THE ROOM MUST BE WATERPROOFED WITH AN APPROVED WATERPROOF MEMBRANE

NOTE: PROVIDE WATER PROOF PENETRATIONS IN SHOWER AREA

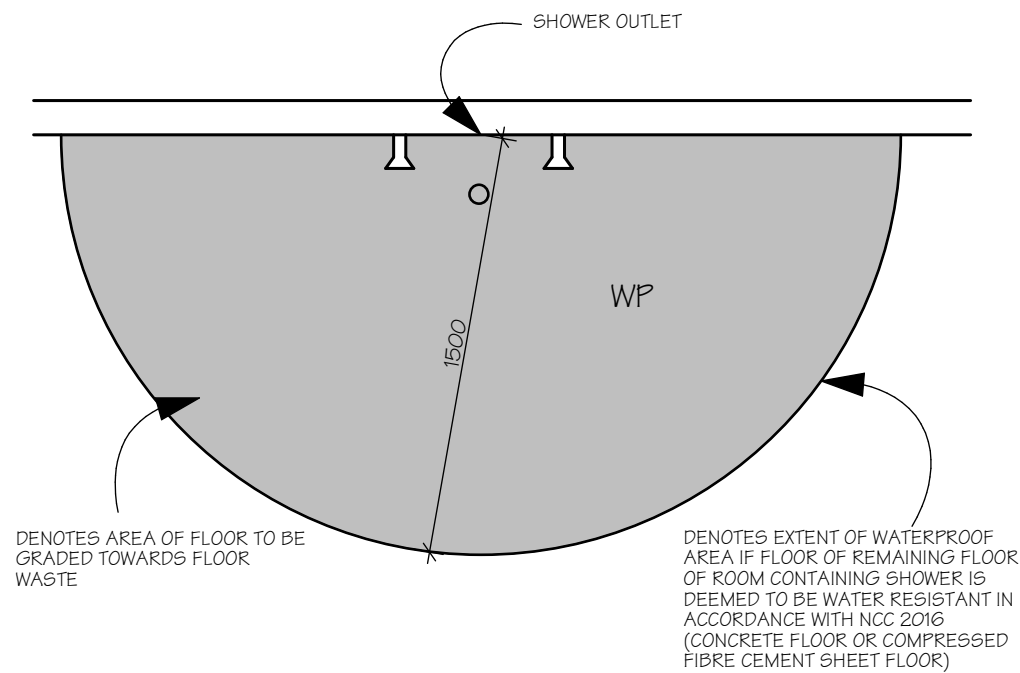
ENCLOSED SHOWER SIDE VIEW



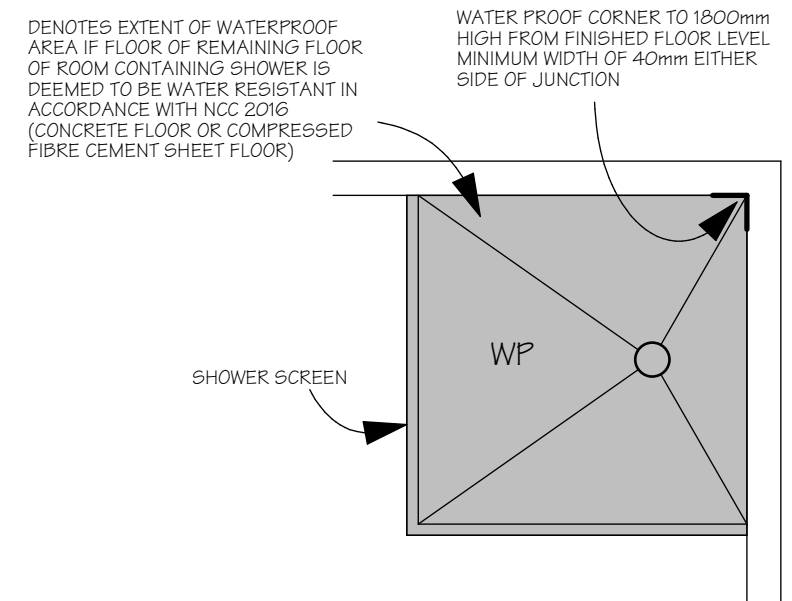
VESSEL ABUTTING WALL



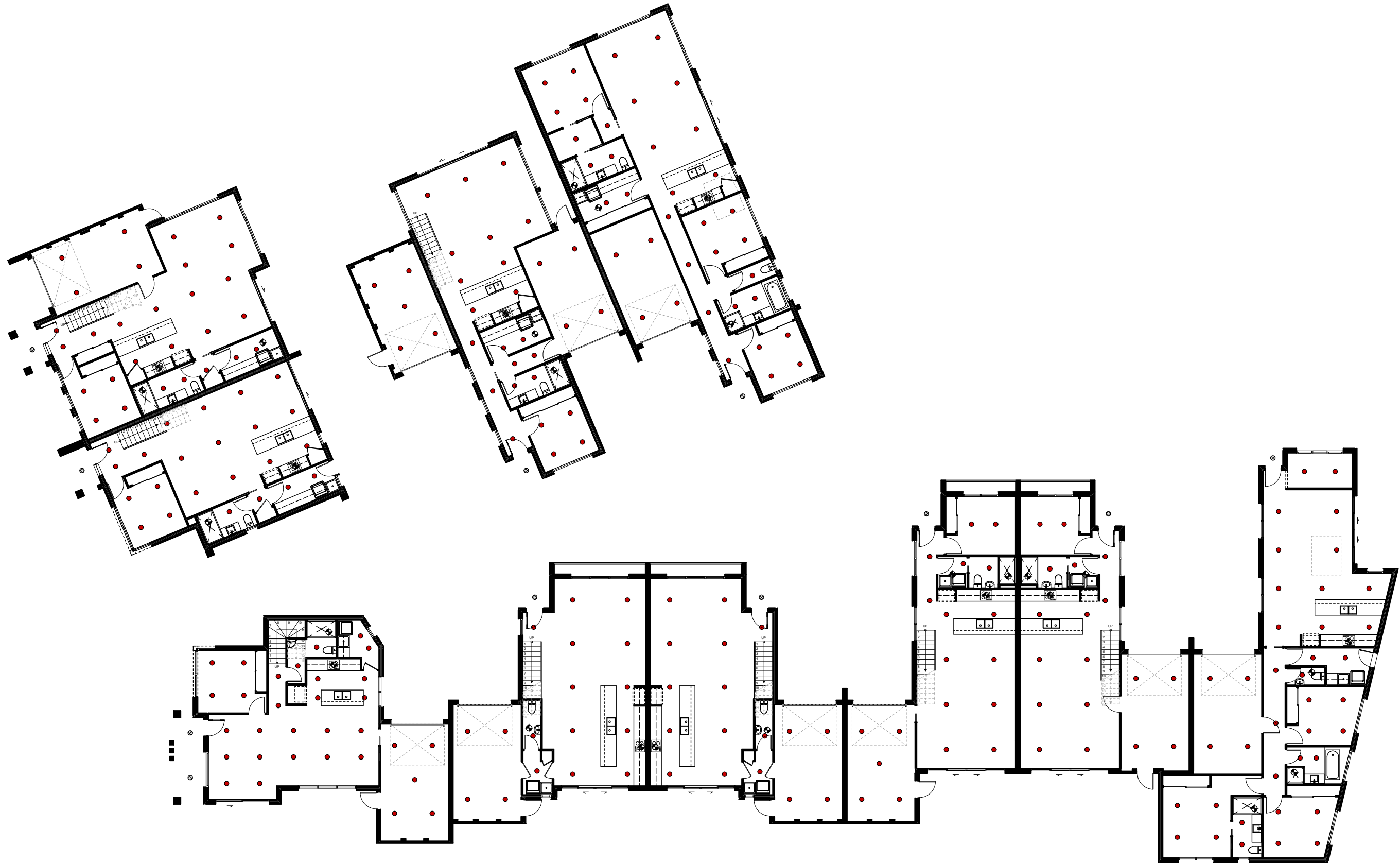
UNENCLOSED SHOWER PLAN VIEW



ENCLOSED SHOWER PLAN VIEW



**NOTE: THIS LIGHTING PLAN IS ONLY A GUIDE TO THE MAXIMUM AMOUNT OF LIGHTING ALLOWED TO THE SPECIFIED WATTAGE.
 THIS IS NOT AN ELECTRICAL PLAN WITH EXACT LOCATIONS.
 IF YOU WISH TO HAVE LESS LIGHTS OR CHANGE THE WATTAGE, JUST FOLLOW THE MATHAMATICAL EQUATION OF 5 WATTS PER SQUARE METER**



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Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET , ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **LIGHT DENSITY PLAN**

drawn **R.C**
 scale **1:200**
 plotted **21/06/2019**
 original sheet size **A3**
 date **21/06/19**

job no **16/3608**
 drg no **A37**
 revision #

**NOTE: THIS LIGHTING PLAN IS ONLY A GUIDE TO THE MAXIMUM AMOUNT OF LIGHTING ALLOWED TO THE SPECIFIED WATTAGE.
THIS IS NOT AN ELECTRICAL PLAN WITH EXACT LOCATIONS.**

IF YOU WISH TO HAVE LESS LIGHTS OR CHANGE THE WATTAGE, JUST FOLLOW THE MATHAMATICAL EQUATION OF 5 WATTS PER SQUARE METER

LIGHTING ALLOWANCE IS BASED ON NEW REGULATION AS FOLLOWS:
 DWELLINGS (GROUND & FIRST) = MAXIMUM OF 5 WATTS PER SQUARE METER
 PORCH / ALFRESCO / BALCANY = MAXIMUM OF 4 WATTS PER SQUARE METER
 GARAGE / SHEDS = MAXIMUM OF 3 WATTS PER SQUARE METER
NOTE: EXTERNAL LIGHTING AND BATHROOMS DO NOT FALL UNDER LIGHTING RESTRICTIONS

UNIT 1	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND & FIRST FLOOR	146.77sqm X 5 watts/sqm = 733.85 MAX WATTS ÷ 14 = 52	52	TOTAL 49 686 WATTS
GARAGE	23.62sqm X 3 watts/sqm = 70.86 MAX WATTS ÷ 14 = 5	5	TOTAL 5 70 WATTS
PORCH	7.25sqm X 4 watts/sqm = 29 MAX WATTS ÷ 10 = 2	2	TOTAL 2 20 WATTS
UNIT 2	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND & FIRST FLOOR	142.33sqm X 5 watts/sqm = 711.65 MAX WATTS ÷ 14 = 50	50	TOTAL 44 616 WATTS
GARAGE	23.63sqm X 3 watts/sqm = 70.89 MAX WATTS ÷ 14 = 5	5	TOTAL 5 70 WATTS
PORCH	3.78sqm X 4 watts/sqm = 15.12 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS
UNIT 3	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND & FIRST FLOOR	155.82sqm X 5 watts/sqm = 779.10 MAX WATTS ÷ 14 = 55	55	TOTAL 40 560 WATTS
GARAGE	22.70sqm X 3 watts/sqm = 68.10 MAX WATTS ÷ 14 = 4	4	TOTAL 4 56 WATTS
PORCH	3.29sqm X 4 watts/sqm = 13.16 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS
UNIT 4	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND & FIRST FLOOR	143.63sqm X 5 watts/sqm = 718.15 MAX WATTS ÷ 14 = 51	51	TOTAL 34 476 WATTS
GARAGE	23.29sqm X 3 watts/sqm = 69.87 MAX WATTS ÷ 14 = 4	4	TOTAL 4 56 WATTS
PORCH	2.01sqm X 4 watts/sqm = 8.04 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS
UNIT 5	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND & FIRST FLOOR	143.63sqm X 5 watts/sqm = 718.15 MAX WATTS ÷ 14 = 51	51	TOTAL 33 462 WATTS
GARAGE	23.14sqm X 3 watts/sqm = 69.42 MAX WATTS ÷ 14 = 4	4	TOTAL 4 56 WATTS
PORCH	2.01sqm X 4 watts/sqm = 8.04 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS
UNIT 6	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND & FIRST FLOOR	138.08sqm X 5 watts/sqm = 690.40 MAX WATTS ÷ 14 = 49	49	TOTAL 33 462 WATTS
GARAGE	23.51sqm X 3 watts/sqm = 70.53 MAX WATTS ÷ 14 = 5	5	TOTAL 5 70 WATTS
PORCH	2.08sqm X 4 watts/sqm = 8.32 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS
UNIT 7	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND & FIRST FLOOR	137.69sqm X 5 watts/sqm = 688.45 MAX WATTS ÷ 14 = 49	49	TOTAL 33 462 WATTS
GARAGE	22.70sqm X 3 watts/sqm = 68.10 MAX WATTS ÷ 14 = 4	4	TOTAL 4 56 WATTS
PORCH	2.08sqm X 4 watts/sqm = 8.32 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS
UNIT 8	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND FLOOR	133.82sqm X 5 watts/sqm = 669.10 MAX WATTS ÷ 14 = 47	47	TOTAL 34 476 WATTS
GARAGE	23.03sqm X 3 watts/sqm = 69.09 MAX WATTS ÷ 14 = 4	4	TOTAL 4 56 WATTS
PORCH	0.94sqm X 4 watts/sqm = 3.76 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS
UNIT 9	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND & FIRST FLOOR	169.49sqm X 5 watts/sqm = 847.45 MAX WATTS ÷ 14 = 60	60	TOTAL 45 630 WATTS
GARAGE	22.7sqm X 3 watts/sqm = 68.13 MAX WATTS ÷ 14 = 4	4	TOTAL 4 56 WATTS
PORCH	1.88sqm X 4 watts/sqm = 7.52 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS

UNIT 10	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS/WATTAGE USED
GROUND FLOOR	133.70sqm X 5 watts/sqm = 668.50 MAX WATTS ÷ 14 = 47	47	TOTAL 34 476 WATTS
GARAGE	23.10sqm X 3 watts/sqm = 69.30 MAX WATTS ÷ 14 = 4	4	TOTAL 4 56 WATTS
PORCH	1.99sqm X 4 watts/sqm = 7.96 MAX WATTS ÷ 10 = 1	1	TOTAL 1 10 WATTS

SYMBOL DISCRPTION

●	14 WATT LED DOWNLIGHT
○	10 WATT LED DOWNLIGHT

NOTE: THIS PLAN IS ONLY A GUIDE AND NOT AN ACTUAL ELECTRICAL PLAN TO THE MAXIMUM NUMBER OF LIGHTS USING STANDARD, AFFORDABLE GLOBES AND LOCATIONS
IF YOU WISH TO HAVE LESS LIGHTS OR CHANGE THE GLOBE WATTAGE JUST FOLLOW THE MATHAMATICAL EQUATION SHOWN ABOVE
FOR EXAMPLE: IF YOU HAVE GROUND & FIRST AREA OF 250sqm AND YOU WANTED TO USE 20 WATT GLOBES THE WORKING OUT WOULD BE AS FOLLOWS:
 250sqm X 5 watts/sqm = 1250.00 MAX WATTS ÷ 20 WATT GLOBE = 62.50 20WATT GLOBES WOULD BE ALLOWED IN THAT AREA



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Proposed **MULTI-UNIT DEVELOPMENT**
 Location **No. 4 & 6 DUBBO STREET , ALBION**
 Client **PREMIER CONSTRUCTIONS P/L**
 Drg Name **LIGHT DENSITY PLAN**

drawn **R.C**
 scale 1:200
 plotted 21/06/2019
 original sheet size A3
 date 21/06/19

job no **16/3608**
 drg no **A38**
 revision #