GENERAL NOTES - 'NATIONAL CONSTRUCTION CODE SERIES' (NCC) 2019 BUILDING CODE OF AUSTRALIA CLASS 1 AND CLASS 10 BUILDINGS: ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE MKT & ASSOCIATE'S ULDING BEGULATIONS 2018, THE 'NATIONAL CONSTRUCTION CODE 2019 (NCC) AND

ALL RELEVANT CURRENT 'AUSTRALIAN STANDARDS' (AS AMENDED).

GENERAL CONSTRUCTION NOTES

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS & ALL OTHER CONSULTANTS DRAWINGS / DETAILS INCLUDING ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SURVEY DRAWING FOR SETOUT PURPOSES. ANY DISCREPANCIES SHALL BE REFERRED TO THE PROJECT CO-ORDINATOR, PRIOR TO THE COMMENCEMENT OF THE WORK - ALL LEVELS ARE TO 'AUSTRALIAN HEIGHT DATUM' (AHD). ALL 'RELATIVE LEVELS' (RL) GIVEN ARE NOMINAL AND AS PER THE SURVEY DRAWING PREPARED BY THE RELEVANT LAND SURVEYOR. THE BUILDER SHALL CONFIRM ALL 'RELATIVE LEVELS' (RL) WITH THE PROJECT CO-ORDINATOR PRIOR TO COMMENCEMENT OF WORK. SITE PLAN AND LEVEL MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES 'UNLESS NOTED OTHERWISE' (U.N.O). - FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS

INDICATED AT ALL TIMES 'UNLESS NOTED OTHERWISE' (U.N.O) THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND / OR EXISTING STRUCTURES DURING ALL WORKS

- THE BUILDER AND ALL SUB-CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS. SETBACKS, LEVELS, SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. THE BUILDER SHALL REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS THE BUILDER AND ALL SUB-CONTRACTORS SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A 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 WARDLE DESIGN ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE

- THE APROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION - REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION FOR ALL TIMBER FRAMING, LINTELS AND LOAD-BEARING

MEMBERS MASONARY, BRICK AND CONCRETE BLOCK CONSTRUCTION IS TO COMPLY WITH THE RELEVANT STANDARD AS REFERENCED IN THE NATIONAL CONSTRUCTION CODE (NCC) 2019 VOLUME 2 AND AS 3700 2001 MASONRY STRUCTURES

- BUILDER SHALL VERIFY THE LOCATION AND VERTICALITY OF ADJOINING BUILDINGS AND INFORM THE PROJECT CO-ORDINATOR OF ANY ABNORMALITIES OR ENCROACHMENT INTO THE NEW BUILDING ENVELOPE ALL INTERNAL WALLS SHALL BE FULL HEIGHT UNLESS NOTED OTHERWISE. THE CONTRATOR SHALL ENSURE ALL WALLS ARE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMEDATIONS COMPLETE WITH; CONTROL JOINTS,

DEFLECTION HEADS, INSULATION (ACOUSTIC, THERMAL) & FIRE RESISTANCE LEVLS (FRL) - EXTERNAL & INTERNAL FINISHES - ALL EXTERNAL FINISHES: CONCRETE, BLOCKWORK, ETC. TO BE SEALED IN CLEAR HIGH ACRYLIC WATER BASED SEMI-SHEEN FINISH UNLESS NOTED OTHERWISE. ALL INTERNAL FINISHES: STEEL, PLASTERBOARD TO BE PAINTED, CONCRETE BLOCKWORK TO BE SEALED, GRAFFITI RESISTANT COATINGS TO BE APPLIED TO A HEIGHT OF 5M (MEASURED FROM ADJACENT GROUND LEVEL)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADMINISTRATION OF ALL APPLICATIONS TO THE RELEVANT AUTHORITIES AS REQUIRED FOR THE PURPOSE OF CONSTRUCTION

THIS PROJECT HAS BEEN CERTIFIED UNDER THE 'FIRST RATE 5' ASSESSMENT TOOL. ALL DOCUMENTATION SHALL BE READ IN CONJUNCTION WITH THE 'ENVIRONMENTALLY SUSTAINABLE DESIGN' (ESD) REPORT, SECTION J & THE ENERGY RATING REPORT. THE CONTRACTOR SHALL COMPLY WITH ALL ENVIRONMENTAL OBJECTIVES & CRITERIA SPECIFIED IN THE ARCHITECTURAL, ENGINEERING AND OTHER ASSOCIATED DOCUMENTATION. THE CONTRACTOR SHALL NOT ALTER, AMEND OR SUBSTITUTE WORKS WITHOUT PRIOR NOTIFICATION TO AND AGREEMENT BY THE PROJECT CO-ORDINATOR - ALL GIVEN DIMENSIONS ARE STRUCTURAL DIMENSIONS AND EXCLUDE ALL FINISHES, 'UNLESS NOTED OTHERWISE' (U.N.O) IN DETAIL DRAWINGS

- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL STRUCTURAL MEMBER INFORMATION WHERE THE BUILDING (EXCLUDES CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK. - PROVIDE A DAMP PROOF COURSE, CONSISTANT WITH AND INSTALLED IN ACCORDANCE WITH THE NCC 2019 PART 3.3

MASONRY - ENSURE DAMP PROOF COURSE/FLASHING RETURNS AND TERMINATES AT WEEP HOLES - WEEP HOLES @ 1.2M CTRS @ BASE OF BRICKWORK - REFER TO NCC 2019 PART 3.3 MASONRY

STRUCTURAL TIMBERWORK:

- ALL STRUCTURAL TIMBERWORK AND ASSOCIATED CONNECTIONS SHALL COMPLY WITH AS 1720 TIMBER STRUCTURES CODE - ALL TIMBER MEMBERS SHALL BE STRESS GRADED AND MARKED IN ACCORDANCE WITH AS 2858, AS 1748, AS 1749 ALL TIMBER FRANG INCLUDING FLOORS, WALLS AND ROOF, SHALL COMPLY WITH AS 1684 TIMBER FRAMING CODE AND NCC - ALL KDRP AND KDHW MEMBERS SHALL BE SEASONED TO NOT MORE THAN 15% MOISTURE CONTENT ARCHITECTURAL DRAWINGS DO NOT SHOW ALL STRUTTING BEAMS/HANGING BEAMS/RAFES/CEILING JOISTS ETC. - ANY ADDITIONAL MEMBERS REQUIRED MUST COMPLY WITH AS 1684 TIMBER FRAMING CODE - ALL TIMBER FRAMING INCLUDING FLOORS, WALLS AND ROOF, SHALL COMPLY WITH AS 1684 TIMBER FRAMING CODE

WALL BRACING:

- ALL WALL BRACING SHALL BE IN ACCORDANCE WITH AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION; - ALL WALL BRACING IN EXTERNAL WALLS SHALL BE LOCATED WITHIN THE CAVITY

DESIGN GUST WIND SPEED / WIND CLASSIFICATION:

BUILDING TIE-DOWNS ARE TO BE PROVIDED IN ACCORDANCE WITH AS1684-1999 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION; - REFER TO STRUCTURAL ENGINEERS DESIGN & AS1684 FOR CONSTRUCTION REQUIREMENTS.

PREFABRICATED TIMBER TRUSSES (INCLUDING TRUSS JOISTS & POSI-STRUTS):

THE CONTRACTOR SHALL ENGAGE A REGISTERED BUILDING PRACTITIONER CATEGORY/CLASS STRUCTURAL ENGINEER("THE TRUSS DESIGN ENGINEER") TO PROVIDE A CERTIFICATE OF COMPLIANCE-DOCUMENTS IN ACCORDANCE WITH THE BUILDING ACT 1993 AND REGULATON 15.7 (2) BUILDING REGULATIONS 1996. THE TRUSS DESIGN ENGINEER SHALL CARRY OUT THE DESIGN OF ALL PREFABRICATED TRUSSES, CONNECTION DETAILS OF ALL TIMBER TRUSSES TO STRUCTURAL SUPPORTS, CONNECTION OF ALL TIMBER TRUSSES TO TIMBER TRUSSES AND ANY ADDITIOAL BRACING TO THE TRUSS CHORDS AND SUBMIT THE RELEVANT DETAILS TO THE STRUCTURAL ENGINEER. THE BUILDER SHALL FORWARD TO THE RELEVANT BUILDING SURVEYOR A COPY OF THE TRUSS DESIGN AND ALL RELEVANT DOCUMENTATION PRIOR TO INSTALLATION.

IMPERVIOUS FINISHES:

CERAMIC FLOOR TILES WHERE SHOWN HATCHED ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740 AND CLAUSE 3.8.1.6 NCC 2019;

- A 3-5MM WIDE FLEXIBLE SEALANT IS TO BE PROVIDED EXTERNALLY TO ALL WALL & FLOOR JUNCTIONS AND JOINTS TO WET AREAS TYPICALLY THROUGHOUT - EG. WITHIN SHOWER RECESSES, AROUND SHOWER BASE, AROUND BATH / SPA TUBS, BEHIND SPLASHBACKS ETC.

- PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500MM OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800MM ABOVE FLOORS AND 150MM ABOVE BATH, SINKS, BASINS AND TROUGH SPLASH BACKS AND THE LIKE

STORMWATER:

INSERT STORMWATER SIZE 100MM DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 50MM UNDER PAVED OR CONCRETE AREAS

- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

BOX GUTTERS MUST:

- 100MM UNDER SOIL

- BE STRAIGHT (WITHOUT A CHANGE OF DIRECTION);

- HAVE A HORIZONTAL CONSTANT WIDTH BASE (SOLE) WITH VERTICAL SIDES IN A CROSS-SECTION; - HAVE A CONSTANT LONGITUDINAL SLOPE BETWEEN 1:200 AND 1:40:

- DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE OF DIRECTION;

- BE SEALED TO THE RAINHEADS AND SUMPS; THE SOLE WIDTH OF THE BOX GUTTER IS NOT TO BE REDUCED TOWARDS THE OUTLET WITHOUT A PROPORTIONAL INCREASE IN DEPTH; AND DISCHARGE THROUGH EITHER A RAINHEAD, SUMP OR BOTH.

TERMITE BARRIER: CONCRETE SLAB-ON-GROUND;

- ALL CONCRETE SLABS TO BE DESIGNED & CONSTRUCTED TO COMPLY WITH AS2870; - ALL PENETRATIONS AND THE PERIMETER OF THE SLAB MUST BE TREATED TO MINIMISE THE RISK OF ATTACK BY TERMITES TO PRIMARY BUILDING ELEMENTS IN ACCORDANCE WITH AS3660.1-2014 TERMITE MANAGEMENT - NEW BUILDING WORK; - ALL BEARERS TO HAVE A CLEARANCE OF 400MM ABOVE NATURAL GROUND LEVEL IN ACCORDANCE WITH AS3660.1-2014.

WINDOW & DOOR NOTES:

WINDOW FRAMES ARE TO BE ALUM. IMPROVED WITH CLEAR GLAZING (USED THROUGHOUT)

- WINDOW & DOOR FRAMES TO BE POWDERCOAT - GAPS & CRACKS AROUND DOORS, WINDOWS & SERVICE PENETRATIONS ARE TO BE SEALED - EXTERNAL DOORS FITTED WITH WEATHER STRIPS WINDOWS & SLIDING DOORS ARE FITTED WITH WEATHER SEALS



599 GILBERT ROAD, PRESTON VIC 3072 PH: 1300 933 744 E: info@wardledesign.com.au W: www.wardledesign.com.au

ADDITIONAL GENERAL NOTES

- WHILST ALL CARE IS TAKEN TO PREPARE THESE PLANS, WE HIGHLY RECOMMEND THE BUILDER, OWNER BUILDER OR TRADESPERSONS INVOLVED IN THIS PROJECT DOUBLE CHECK ALL MEASUREMENTS PRIOR TO ANY CONSTRUCTION IN FABRICATION TAKING PLACE OF ANY ITEM

- PLUMBERS ARE TO VERIFY ALL WORKS PRIOR TO CONSTRUCTION AND QUOTING, WE HIGHLY RECOMMEND PLUMBERS UNDERTAKE A FULL ASSESSMENT OF THIS PROJECT AS SOME ITEMS INCLUDING BOX GUTTERS, RAINHEADS AND SUMPS MAY BE REQUIRED IN CERTAIN INSTANCES THAT MAY NOT BE DETAILED ON THESE PLANS. SOME STRUCTURAL BEAMS MAY NEED TO BE ALTERED FOR BEAM PENETRATIONS - CONTACT THE ENGINEER FOR CLARIFICATION.

- WINDOW MANUFACTURERS ARE TO PROVIDE THEIR OWN WINDOW SCHEDULE AND ENSURE IT WORKS WITH THE RELEVANT CODES AND STANDARDS (IE: OVERLOOKING), WE ASK OWNER BUILDERS/BUILDERS OR TRADESPERSONS ORGANISING WINDOWS/GLAZING MEMBERS TO DOUBLE CHECK PLANS AND VERIFY IT IS ALL CORRECT. IF THERE IS A DISCREPANCY, CONTACT THIS OFFICE IMMEDIATELY

- ENGINEERING PLANS (STRUCTURAL OR CIVIL) ARE DESIGNED BY OTHER CONSULTANTS. WE CANNOT GUARANTEE WHETHER ANOTHER CONSULTANT HAS TAKEN CERTAIN DESIGN ASPECTS INTO ACCOUNT. WE HIGHLY RECOMMEND CHECKING THEIR PLANS, COMPS & CERTIFICATION PRIOR TO ANY WORK BEGINNING FOR A STRUCTURAL PURPOSE. PLEASE CONTACT THEM DIRECTLY FOR ANY QUERIES RELATING TO THEIR WORK.

AIR CONDITIONING, HEATING ELEMENTS. VENTS, DUCTS, RETURN AIRS ARE NOT TYPICALLY SHOWN ON OUR PLANS, BEFORE CONSTRUCTION COMMENCES, WE HIGHLY RECOMMEND OBTAINING A DESIGN BY A SUITABLE MECHANICAL DESIGNER/OR SIMILIAR PRIOR TO ANY WORKS TAKING PLACE TO ENSURE THE RIGHT THING IS ALLOWED FOR. SOME STRUCTURAL BEAMS MAY NEED TO BE ALTERED OR DIFFERENT AIR CONDITIONING UNITS OR HEATING UNITS MAY NEED TO BE ALLOWED FOR. WE WILL NOT BE HELD RESPONSIBLE FOR ANY CHANGE TO SYSTEMS DOWN THE TRACK IF THE BUILDER/OWNER BUILDER HAS NOT TAKEN THIS INTO ACCOUNT.

BOX GUTTER NOTES:

BOX GUTTER GRADIENTS SHALL NOT BE FLATTER THAN 1:200 FOR SOLE WIDTHS EQUAL TO OR LESS THAN 600MM WIDE. DEVIATIONS FROM THE GRADIENT MUST BE SMOOTH AND PREVENT PERMANENT PONDING.

SUPPORT SYSTEM BOX GUTTER SUPPORT SYSTEMS MUST:

• BE FABRICATED FROM A MATERIAL THAT IS COMPATIBLE WITH THE BOX GUTTER; • BE RESISTANT TO UV DEGRADATION WHERE EXPOSED TO DIRECT SUNLIGHT:

• BE SECURELY ATTACHED TO THE BUILDING STRUCTURE;

• NOT HAVE ANY OTHER SERVICES ATTACHED TO THE SUPPORT SYSTEM;

• BE PROTECTED AGAINST CORROSION WHERE EXPOSED TO A CORROSIVE ENVIRONMENT; • BE SECURELY ATTACHED TO PREVENT LONGITUDINAL MOVEMENT, UNLESS DESIGNED TO ALLOW FOR THERMAL

FFFFCT. • SUPPORT THE ENTIRE WEIGHT OF THE GUTTER AND SUMPS WHEN FULL OF WATER AS WELL AS A TRAFFICABLE LOAD AT ANY POINT IN THE GUTTER AND SUMPS.

BOX GUTTER OUTLERS MUST DISCHARGE THROUGH EITHER A RAINHEAD OR SUMP.

BOX GUTTERS MUST HAVE INDEPENDENT OVERFLOW PROVISION DISCHARGING TO THE ATMOSPHERE.

BOX GUTTERS MUST

• HAVE A MINUMUM WIDTH OF 300mm (FOR COMMERCIAL INSTALLATIONS) & 200mm (FOR DOMESTIC INSTALLATIONS); • HAVE A MINIMUM DEPTH OF 75mm AT THE HIGH END; • HAVE A SOLE WIDTH WHICH IS NOT REDUCED TOWARDS THE OUTLET WITHOUT A PROPORTIONAL INCREASE IN • DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE IN DIRECTION (i.e. NOT THE SIDE); • BE STRAIGHT (WITHOUT CHANGE IN DIRECTION):

• BE SEALED TO BAINHEADS AND SUMPS DURING SITE INSPECTIONS, BUILDING INSPECTORS SHOULD REFER DEVIATIONS FROM THE APPROVED BUILDING

PERMIT INVOLVING THE BOX GUTTER SYSTEM TO THE RELEVANT BUILDING SURVEYOR

BUILDERS, SITE SUPERVISORS AND PROJECT MANAGERS MUST ENSURE THAT THE BUILDING IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN.

PLUMBERS MUST INSTALL THE BOX GUTTER SYSTEM IN ACCORDANCE WITH AS/NZS 3500.3, AS/NZS 3500.5, HB 114 AND HB 39.

SAFETY GLAZING TO BE USED IN THE

FOLLOWING CASES: - AS1288 ALL GLAZING TO COMPLY WITH AS1288, GLASS IN BUILDINGS, SELECTION AND INSTALLATION 2006

i) ALL BOOMS - WITHIN 500MM VERTICAL OF FLOOR LEVEL

ii) BATHROOMS - WITHIN 2000MM VERTICAL FROM BATH VASE WITHIN 500MM HORIZONTAL FROM

BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES iii) LAUNDRY - WITHIN 1200MM VERTICAL FROM FLOOR LEVEL AND/OR WITH 300MM VERTICAL OF TROUGH

iv) DOORWAY - WITHIN 300MM HORIZONTAL FROM ALL DOORS

v) ENSUITE - AS FOR (II)

STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:-**PRIVATE STAIR;**

- RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM

- GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
- 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
- 125MM MAXIMUM GAP TO OPEN TREADS
- STAIR LANDING DETAIL - MIN. 2100MM HEAD HEIGHT CLEARANCE TO U/SIDE OF CEILING AT STAIR OPENING
- ALL STEPS LANDINGS AND THE LIKE TO HAVE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING. SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 DRY FOR INTERNAL STAIRS & P4 OR R11 WET FOR EXTERNAL STAIRS.

- WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE AND BENEATH BALUSTRADE THEN BALUSTRADES ARE TO BE:

- 1000MM MIN. ABOVE BALCONIES, LANDINGS OR THE LIKE, AND; 865MM MIN. ABOVE STAIR NOSING OR RAMP, AND; VERTICAL WITH A 125MM MAXIMUM GAP BETWEEN - HAND RAILS TO BE 865MM MINIMUM ABOVE STAIR NOSING AND LANDINGS

STUD WALLS:

- LOWER STOREY WALLS:
- 90 X 45 MGP10 TOP AND BOTTOM PLATE - 90 X 45 MGP10 STUDS AT 450 CTRS.
- 70 X 35 MGP10 NOGGINGS AT 1350 MAX. CTRS.
- UPPER STOREY WALLS
- 90 X 45 MGP10 TOP AND BOTTOM PLATE - 90 X 45 MGP10 STUDS AT 450 CTS.
- 70 X 35 MGP10 NOGGINGS AT 1350 MAX. CTS.

MULTIPLE STUDS AT SIDES OF OPENINGS PROVIDE DOUBLE STUDS NAIL LAMINATED TOGETHER WITH 3.8 MM DIAMETER NAILS AT 200 MM CENTRES AT THE SIDES OF OPENINGS GREATER THAN 1100 MM. ONE STUD SHAL E FULL HEIGHT AND NOT NOTCHED, HOWEVER, THE OTHER MAY BE NEATLY NOTCHED TO ACCOMMODATE THE LINTEL (2/90 X 45 MGP10).

LINTELS IN TIMBER STUD NON-LOAD BEARING WALLS PROVIDE LINTELS IN NON-

- LOAD BEARING WALLS AS FOLLOWS : - 90 X 35 MGP10 FOR CLEAR SPANS UP TO 1800 MM
- 120 X 35 MGP10 FOR CLEAR SPANS UP TO 2300 MM - 140 X 35 MGP10 FOR CLEAR SPANS UP TO 2700 MM
- 190 X 35 MGP10 FOR CLEAR SPANS UP TO 3600 MM - 240 X 35 MGP10 FOR CLEAR SPANS UP TO 4500 MM

ALL WINDOWS TO:

PRELIM SET TO BS

REVISED ISSUED TO B.S

AS 2047 2014: WINDOWS AND EXTERNAL GLAZED DOORS IN

ALL WINDOW FRAMES SIZES ARE NOMINAL ONLY

- WINDOW FRAME SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER

REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 27/10/2022

- WINDOWS TO BE FLASHED ALL AROUND.

Description

BUILDINGS - SELECTION AND INSTALLATION:

| TOWN PLANNING PERMIT N | BE READ IN CONJUNCTIO 0. WYP12997/21 | | | |
|---|---|--|--|--|
| AUTHORITIES / CONSULTAN | IT. | | | |
| | | | | |
| AUTHORITY/ CONSULTANT | | TELEPHONE | | |
| | | 03 9742 0777 | | |
| | | 13 44 99 | | |
| | MKT BUILDING SURVEYORS | 03 9379 0009 | | |
| | | 03 9700 7887 | | |
| CONSULTING STRUCTURAL ENGINEER | HARTLI CONSULTING ENGINEERS | 03 8414 9999 | | |
| THERMAL INSULATION & AC | | | | |
| REFER TO ENERGY RATING REQUIREMEN NOTE: SISALATION TO HAVE A FLAMMABII | | ING | | |
| SITE CLASSIFICATION - CLASS : P | - 300 ABOVE TROUGH | l | | |
| - REFER TO GEOTECHNICAL REPORT: FILE NO: HAR010622.1 DATE: 01 JUNE 2022 PREPARED BY: ALL METRO GEOTECHNICAL - 300 ABOVE BASINS - 600 ABOVE SINK AND KITCHEN BENCHES - 600 ABOVE BATH RIMS - 1800 ABOVE SHOWER BASES | | | | |
| PART 3.9.2.5 PROTECTION (SAFE MOVEMENT AND AC A WINDOW OPENING MUST BE PROVID WINDOW IN A BEDROOM IS 2.0M OR MC BE APPLIED WHERE THE LOWEST LEVI ABOVE THE FLOOR AND 2.0M ABOVE T - WINDOWS TO BE A MAXIMUM OPENIN - AVE ADEQUATE SCREENING BARRIEF SCREEN CAN BE REMOVED. REFER TO | ED WITH PROTECTION, IF THE FLOOR DRE ABOVE THE SURFACE BENEATH. EL OF THE WINDOW OPENING IS LESS HE OUTSIDE SURFACE LEVEL. G OF 125MM, OR 3 AND OR A CHILD PROOF MECHANISM | BELOW THE THIS IS TO S THAN 1.7M | | |
| PART 3.8.3.3 - CONSTRUCT THE DOOR TO A FULLY ENCLOSED SAN (A) OPEN OUTWARDS; OR (B) SLIDE; OR (C) BE READILY REMOVABLE FROM TH UNLESS THERE IS A CLEAR SPACE OF FIGURE 3.8.33, BETWEEN THE CLOSET DOORWAY - ALL DOORS TO COMPLY W | NITARY COMPARTMENT MUST - HE OUTSIDE OF THE COMPARTMENT, AT LEAST 1.2M, MEASURED IN ACCOP PAN WITHIN THE SANITARY COMPAR | RDANCE WITH TMENT AND THE | | |
| | | | | |
| IN-SITU SHOWER TANKING | G: | | | |
| IN-SITU SHOWER TANKING - FLOOR TILES - REINFORCED MOTAR BED, MIN. 30MM - BITUTHANE 3000 WATERPROOFING M - CONCRETE SLAB-ON-GROUND | THICK AND FALLS TO FLOOR WASTE | | | |

TERMITE RISK MANAGEMENT:

WHEN PROPOSING WORKS IN A TERMITE RISK AREA, BUILDER TO PROVIDE A TERMITE MANAGEMENT SYSTEM THAT MINIMISES THE BISK OF TERMITE ATTACK TO PRIMARY BUILDING FLEMENTS. IN ACCORDANCE WITH NCC CLAUSE 3.1.4 & AS AS3660.1-2014.

WHERE A TERMITE MANAGEMENT SYSTEM IS REQUIRED IT MUST -A - BE SELECTED APPROPRIATE TO TABLE 3.1.4.1; AND

B - COMPLY WITH -

AS 3660.1: OB

 HAVE BEEN TESTED AND PASSED THE TESTS REQUIRED BY SECTION 5 OF AS 3660.3; AND C - HAVE A DURABLE NOTICE INSTALLED IN ACCORDANCE WITH 3.1.4.4; AND

D - WHERE A CHEMICAL TERMITE MANAGEMENT SYSTEM IS USED, THE CHEMICAL MUST BE INCLUDED ON THE APPROPRIATE AUTHORITY'S PESTICIDES REGISTER.

MINIMUM GROUND CLEARANCE UNDER LOWEST HORIZONTAL MEMBER ARE AS FOLLOWS -

 TERMITE RISK AREA: 400MM TERMITE RISK AREA (SLOPING SITES): 400MM, HOWEVER 150MM WITHIN 2.0M OF EXTERNAL WALLS

CONDENSATION MANAGEMENT:

DEMONSTRATE COMPLIANCE WITH CONDENSATION MANAGEMENT;

(A) PLIABLE BUILDING MEMBRANE FOR EXTERNAL WALLS TO COMPLY WITH AS/NZS 4200

(B) FLOW RATE DISCHARGE FOR MECHANICAL VENTILATION OF 25L/S BATHROOMS AND SANITARY AND 40L/S KITCHEN OR LAUNDRY TO BE IN ACCORDANCE WITH NCC 2019 VOLUME TWO CLAUSE 3.8.7.3

(C) NOMINATE VENTILATION OF ROOF SPACES TO BE IN ACCORDANCE WITH NCC 2019 VOLUME TWO CLAUSE 3.8.7.4. IF EXHAUST IS VENTED INTO THE ROOF SPACE. ALTERNATIVELY, TO BE DUCTED TO OUTSIDE AIR.

| WATEF | R SENSITIVE UI (WSUD) NO | | TOTAL NUMBER OF T BACK TO RAIN | | | |
|--|--|--|--|---|--|--|
| ALL REQUIREI 'BESS' & 'STOI PROJECT NO.: ASSESSMENT TOT CONN D1: 85m2 (96% D2: 100m2 94 | DATE: 05/11/2021 | MENT AREA /ATER TANKS: FOOTPRINT) & FOOTPRINT) | DWELLING 1: DWELLING 2: DWELLING 3: DWELLING 3: DWELLING 5: DWELLING 6: DWELLING 6: DWELLING 8: DWELLING 8: DWELLING 9: DWELLING 10: DWELLING 11: DWELLING 12: | 3 TOILETS 3 TOILETS | | |
| D4: 81m2 (94%) D5: 84m2 (100) D6: 75m2 (100) D7: 86m2 (100) D8: 86m2 (100) D9: 86m2 (100) D9: 86m2 (100) D10: 85m2 (96) D11: 84m2 (96) D11: 84m2 (96) D12: 109m2 97) D13: 90m2 (97) D14: 97m2 (98) D15: 75m2 (98) | % OF TOTAL BUILDING % OF TOTAL BUILDING 1% OF TOTAL BUILDING 1% OF TOTAL BUILDINN 1% OF TOTAL BUILDINN 100% OF TOTAL BUILDINN 100% OF TOTAL BUILDINN | FOOTPRINT) G FOOTPRINT) | TO RAINWATER TANK <u>& CHARGED PIPE</u> 2. RAINWATER TANKS V CATCHMENT AREA A 3. RAINWATER TANKS (| 3 TOILETS 3 TOILETS 3 TOILETS 3 TOILETS 3 TOILETS 3 TOILETS ES TO BE CONNECTED BACK (S VIA <u>GRAVITY FED SYSTEM</u> VITH MINIMUM ROOF S PER VALUES ABOVE CONNECTED BACK TO ALL JRPOSE OF SANITARY | | |
| RAINWATER TANK SIZES: | | | FLUSHING. | | | |
| DWELLING | STYLE | LITRES | DOUBLE GLAZING TO B | | | |
| D1: D2: D3: | ABOVE GROUND ABOVE GROUND ABOVE GROUND | 2000 LT 2000 LT 2000 LT | HABITABLE ROOMS AS OUTLINED IN THE ACCOMPANIED BESS ASSESSMENT | | | |
| D3: D4: D5: D6: D7: D8: D9: D10: D11: D12: | ABOVE GROUND ABOVE GROUND ABOVE GROUND ABOVE GROUND ABOVE GROUND ABOVE GROUND ABOVE GROUND ABOVE GROUND ABOVE GROUND | 2000 LT 2000 LT 2000 LT 2000 LT 2000 LT 2000 LT 2000 LT 2000 LT 2000 LT | LIGHT A WALL MOUNTED LIGHT W BE INSTALLED ABOVE | ITH MOTION SENSOR TO | | |
| D13: D14: D15: | ABOVE GROUND ABOVE GROUND ABOVE GROUND | 2000 LT 2000 LT 2000 LT | BICYCLE | PARKING: | | |
| D16: D17: | ABOVE GROUND ABOVE GROUND | 2000 LT 2000 LT | EACH GARAGE TO BE WALL MOUNTE | | | |
| | | | SOLAR F | ANELS: | | |
| | | | INDICATIVE. AS THIS | 5 D LOCATION OF PANELS TO BE S IS SUBJECT TO CHANGE PANEL OUTPUT WATTAGE. THE ROOF OF UNITS 11 & 6 | | |

FIRE RATING REQUIREMENTS

THESES DRAWINGS ARE TO BE READ IN CONJUCTION WITH FIRE ENGINEERS REPORT PREPARED BY 'VP FIRE' PROJECT NUMBER 2210487 AND DATED 00/10/2022

DWELLINGS

COPYRIGHT © WARDLE DESIGN Pty/ Ltd

Date

29/08/2022

15/10/2022

ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS, ALL DRAWINGS ARE

NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED.

| PROJECT No. | 21-077 |
|-------------|---------|
| DRAWN BY | VC/ MaM |
| CHECKED BY | - |

| DATE | 27/10/2022 |
|-------|---------------------|
| SCALE | 1:100@A1/ 1:200 @A3 |
| ISSUE | FOR CONSTRUCTION |

- 4kW SOLAR PV SYSTEM ON THE ROOF OF REMAINING 14

BESS INITIATIVES

4 STAR WELS (>= 6.0 BUT <=7.0) MEDIUM SIZED CONTEMPORARY BATH 5 STAR WELS 5 STAR WELS **5 STARS WELS** 4 STAR WELS OCCUPANT TO INSTALL

98.0 MJ/sqm

20.0MJ/sqm 65 **REVERSE CYCLE SPACE** 3 STAR REFRIGERATIVE SPACE

3 STAR C ELECTRICA HEAT PUMP PRIVATE OUTDOOR

F CLOTHES DRYER 1 STARS

NOTES:

WATER:

BATH

WC

ENERGY

SHOWER HEADS

KITCHEN TAPS

DISHWASHER

LOADS - HEAT

LOADS - COOL

BATHROOM TAPS

WASHING MACHINE

NATHERS ANNUAL ENERYGY

NATHERS ANNUAL ENERYGY

HEATING SYSTEM EFFICIENCY

HEATING SYSTEM EFFICIENCY

TYPE OF HOT WATER SYSTEM

CLOTHES DRYER TO ALL DWELLINGS

NATHERS STAR RATING

TYPE OF HEATING

TYPE OF COOLING

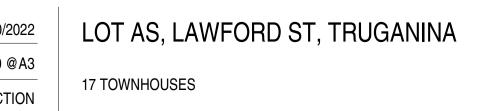
CLOTHES LINE

- RAINWATER TANKS CONNECTED BACK TO ALL TOILETS FOR THE PURPOSE OF SANITARY FLUSHING. RAINWATER TANKS CONNECTED BACK TO LAUNDRY FOR THE PURPOSE OF
- REUSE USE OF NATIVE OR DROUGHT TOLERANT SPECIES FOR LANDSCAPED AREA. WATERING WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED. IF IRRIGATION IS REQUIRED, IT WILL BE CONNECTED TO RAINWATER TANKS
- COMMITMENT TO 4W/m2 LIGHTING DENSITY IN THE DWELLING

| BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT: | | | | | |
|---|---|--|--|--|--|
| | BAL-12.5 | | | | |
| SUBFLOOR SUPPORTS | NO SPECIAL CONSTRUCTION REQUIREMENTS. | | | | |
| FLOORS | NO SPECIAL CONSTRUCTION REQUIREMENTS. | | | | |
| EXTERNAL WALLS | AS FOR BAL-19 | | | | |
| EXTERNAL WINDOWS | AS FOR BAL-19 EXCEPT THAT MM GRADE A SAFTEY GLASS CAN BE USED IN PLACE OF 5mm TOUGHENED GLASS | | | | |
| EXTERNAL DOORS | AS FOR BAL-19 EXCEPT THAT DOOR FRAMING CAN BE NATURALLY FIRE RESISTANT (HIGH DENSITY) TIMBER | | | | |
| ROOF | AS FOR BAL-19 | | | | |
| VERANDAHS DECK ETC | AS FOR BAL-19 | | | | |

REFER TO BUSH FIRE ASSESSMENT REPORT PREPAID BY: FAST INSPECT: DATED: 20/10/2022

| SHEET LIST | | | | | |
|---------------|--|--------------|--|--|--|
| SHEET NOS. | SHEET NAME | REV. NOS. | | | |
| A00 | | | | | |
| A00 A01 | GENERAL NOTES AND LEGEND SITE PLAN | C C | | | |
| A01 A02 | GROUND FLOOR PLAN (D1 - D3) | C C | | | |
| A02 A03 | GROUND FLOOR PLAN (D1 - D3) GROUND FLOOR PLAN (D4 - D6) | C | | | |
| A03 A04 | GROUND FLOOR PLAN (D4 - D6) GROUND FLOOR PLAN (D7 - D10) | C | | | |
| A04 A05 | GROUND FLOOR PLAN (D7 - D10) GROUND FLOOR PLAN (D11 -D14) | C | | | |
| A05 A06 | · · · · · · · · · · · · · · · · · · · | C C | | | |
| A06 A07 | GROUND FLOOR PLAN (D15 - D17) | C | | | |
| A07 A08 | FIRST FLOOR/ROOF PLAN (D1 - D3) | C C | | | |
| | FIRST FLOOR/ROOF PLAN (D4 - D6) | | | | |
| A09 | FIRST FLOOR/ROOF PLAN (D7 - D10) | C | | | |
| A10 | FIRST FLOOR/ ROOF PLAN (D11 - D14) | C | | | |
| A11 | FIRST FLOOR/ ROOF PLAN (D15 - D17) | C | | | |
| A12 | ELEVATIONS/SECTIONS (D1 - D3) | C | | | |
| A13 | ELEVATIONS/SECTIONS (D4-D6) | C | | | |
| A14 | ELEVATIONS/SECTIONS (D7 - D10) | C | | | |
| A15 | ELEVATIONS/ SECTIONS (D11 - D14) | C | | | |
| A16 | ELEVATIONS/SECTIONS (D15-D17) | C | | | |
| A17 | WINDOW SCHEDULE (D1 - D9) | С | | | |
| A18 | WINDOW SCHEDULE (D10 - D17) | C | | | |
| A19 | DETAILS | С | | | |



REVISION



| DEVELOPMENT SUMMARY | DWELLING 6: | DWELLING 12: | DOUBLE GLAZING NOTE: |
|--|---|--|---|
| SITE AREA: 3868m² SITE COVERAGE: 1334m² (34%) PERMEABLE AREA: 1297m² (33%) GARDEN AREA: 1411m² (36%) | GROUND FLOOR ^(INC. GARAGE) : 88m ² FIRST FLOOR: 74m ² TOTAL = 1162m ² (17.2SQ) | GROUND FLOOR ^(INC. GARAGE) : 79m ² FIRST FLOOR: 72m ² TOTAL = 151m² (16.2SQ) | DOUBLE GLAZING TO BE PROVIDED TO ALL HABITABLE ROOMS AS OUTLINED IN THE ACCOMPANIED BESS ASSESSMENT |
| GARDEN AREA ASSOCIATES P1/36%) NJMBER OF DWELLINGSting & urveyors CARSPACES 34 | - COURTYARD (SPOS): 42m ² PRIVATE OPEN SPACE: 46m ² | COURTYARD (SPOS): 42m ² | NOTE: |
| ARSPACES 34 ISSUED 15/11/2022 PERM2000/ATERAINWATERSTANK: | DWELLING 7: | DWELLING 13: | THE BUILDER TO COMPLETE ALL FIBRE |
| INSPECTION ALL DWELLENGS SHALL HAVE 9379 0009 OR STORMWATER COLLECTION (12000LTGWTP m) tctranks FOR STORMWATER | GROUND FLOOR ^(INC. GARAGE) : 88m ² FIRST FLOOR: 76m ² TOTAL = 164m ² (17.6SQ) | GROUND FLOOR ^(INC. GARAGE) : 99m ² FIRST FLOOR: 80m ² TOTAL = 179m² (19.2SQ) | CABLE ENTRY WORK IN ACCORDANCE WITH OPTICOMM GUIDELINES |
| AREA SCHEDULE: | COURTYARD (SPOS): 46m ² PRIVATE OPEN SPACE: 50m ² | COURTYARD (SPOS): 40m ² | NOTE: |
| WELLING 1: | DWELLING 8: | DWELLING 14: | WILL NOT EXCEED 65 dB Lamax AND 40 dB Laeg,8h FOR THE NIGHT PERIOD |
| GROUND FLOOR(INC. GARAGE): 94m ² IRST FLOOR: 85m ² TOTAL = 179m ² (19.2SQ) | GROUND FLOOR(INC. GARAGE): 88m ² FIRST FLOOR: 76m ² TOTAL = 164m ² (17.6SQ) | GROUND FLOOR(INC. GARAGE): 99m ² FIRST FLOOR: 82m ² TOTAL = 181m² (19.4SQ) | FROM 10PM TO 6AM |
| COURTYARD (SPOS): 33m ² PRIVATE OPEN SPACE: 57m ² | COURTYARD (SPOS): 50m ² PRIVATE OPEN SPACE: 55m ² | COURTYARD (SPOS): 40m ² | BUILDER TO CHECK ALL SURFACE LEVELS TO SECONDARY STREET SIDE BETWEEN |
| DWELLING 2: | DWELLING 9: | DWELLING 15: | HOUSE AND FENCE/FOOTPATH TO MAKE SURE THAT THERE IS NO OVERLOOKING, |
| GROUND FLOOR(INC. GARAGE): 71m ² IRST FLOOR: 66m ² TOTAL = 137m ² (14.7SQ) | GROUND FLOOR ^(INC. GARAGE) : 88m ² FIRST FLOOR: 76m ² TOTAL = 164m² (17.6SQ) | GROUND FLOOR(INC. GARAGE): 87m ² FIRST FLOOR: 72m ² TOTAL = 159m ² (17.1SQ) | OR ACCESS ISSUES FOR CUSTOMERS |
| COURTYARD (SPOS): 34m ² RIVATE OPEN SPACE: 79m ² | COURTYARD (SPOS): 54m ² PRIVATE OPEN SPACE: 59m ² | COURTYARD (SPOS): 40m ² PRIVATE OPEN SPACE: 63m ² | BL - BOLLARD LIGHTING |
| WELLING 3: | DWELLING 10: | DWELLING 16: | NOTE: |
| GROUND FLOOR ^(INC. GARAGE) : 103m ² IRST FLOOR: 85m ² TOTAL = 188m ² (20.2SQ) | GROUND FLOOR ^(INC. GARAGE) : 88m ² FIRST FLOOR: 75m ² TOTAL = 163m² (17.5SQ) | GROUND FLOOR ^(INC. GARAGE) : 87m ² FIRST FLOOR: 72m ² TOTAL = 159m² (17.1SQ) | INTERNAL FENCE: NEW 2.0M HIGH PALINGS |
| COURTYARD (SPOS): 30m ² RIVATE OPEN SPACE: 139m ² | COURTYARD (SPOS): 58m ² PRIVATE OPEN SPACE: 100m ² | COURTYARD (SPOS): 66m ² PRIVATE OPEN SPACE: 80m ² | |
| WELLING 4: | DWELLING 11: | DWELLING 17: | |
| ROUND FLOOR(INC. GARAGE): 80m ² IRST FLOOR: 73m ² TOTAL = 153.m ² (16.4SQ) | GROUND FLOOR(INC. GARAGE): 65m ² FIRST FLOOR: 59m ² TOTAL = 124m ² (13.3SQ) | GROUND FLOOR ^(INC. GARAGE) : 118m ² FIRST FLOOR: 81m ² TOTAL = 199m² (21.4SQ) | |
| OURTYARD (SPOS): 36m ² RIVATE OPEN SPACE: 129m ² | COURTYARD (SPOS): 35m ² | COURTYARD (SPOS): 140m ² PRIVATE OPEN SPACE: 195m ² | |
| WELLING 5: | 1 | | |
| GROUND FLOOR(INC. GARAGE): 87m ² IRST FLOOR: 76m ² TOTAL = 163m ² (17.5SQ) | | | |
| | | | |

- EXHAUST FAN (SELF CLOSING) EXHAUST FAN FLOW RATE:
- ENGINEER DOCUMENTATION. PROVIDE FIRE GRADE CAULKING TO ALL ARTICULATION JOINTS LOCATED ON THE BOUNDARY BETWEEN SEPARATE







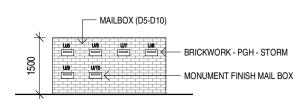
599 GILBERT ROAD, PRESTON VIC 3072 PH: 1300 933 744 E: info@wardledesign.com.au W: www.wardledesign.com.au

| No | Description | Date | COPYRIGHT © WARDLE DESIGN Ptv/ Ltd | PROJECT No. | 21-077 | DATE | 27/10/2022 |
|-----|--|------------|--|-------------|---------|-------|---------------------|
| A | PRELIM SET TO BS | 29/08/2022 | | PROJECT NO. | 21077 | | 27/10/2022 |
| В | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER | DRAWN BY | VC/ MaM | SCALE | 1:100@A1/ 1:200 @A3 |
| u C | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE | | | | |
| au | | | NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FOR CONSTRUCTION |

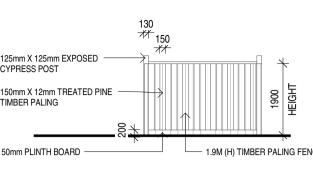


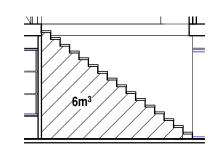


AS/ELEC METER DETAILS (D1-D10)

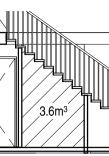


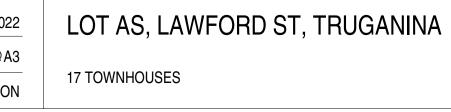
MAIL BOX DETAIL (D5-D10) SCALE: 1:100





STORAGE UNDER STAIRS - D3 SCALE: 1:100





REVISION

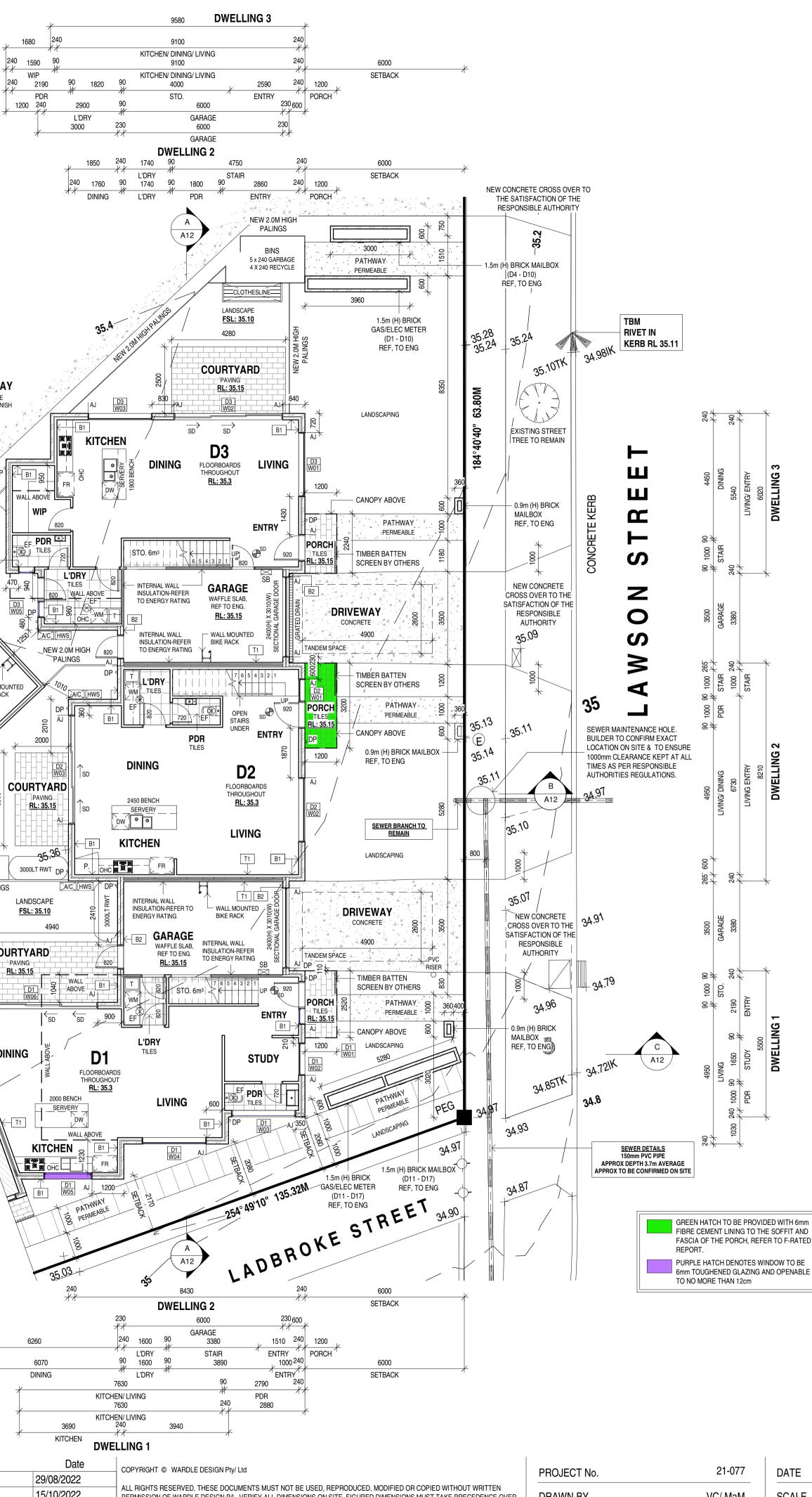
С

SHEET No. A01

MKT & ASSOCIATES PTY LTD T/A MKT Building Surveyors ISSUED 15/11/2022 **PERMIT NUMBER 9743273285866** INSPECTION BOOKINGS 9379 0009 OR 0402 619 929 nspections@mktconsultants.com.au

WARDL

DESI





| ATE | 27/10/2022 |
|------|---------------------|
| CALE | 1:100@A1/ 1:200 @A3 |
| SUE | FOR CONSTRUCTION |

ISS

-

CHECKED BY

CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS, ALL DRAWINGS ARE

NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED.

WALL TYPE SCHEDULE

REFER TO ENERGY RATING REPORT FOR ALL THERMAL INSULATION REQUIREMENTS

- B1 240MM BRICK VENEER EXTERNAL WALL CONSTRUCTION:
- A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK;
- B. 40MM CAVITY; C. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; D. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX. BRICK TIES CONNECTED TO THE EXTERNAL BRICK SKIN AT 600MM CTS
- MAX. HORIZONTALLY AND VERTICALLY: E. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; F. 10MM PLASTERBOARD LINING TO INTERNAL WALL FACE;
- MIN. FRL: 60/60/60 REFER TO ENERGY RATING REPORT
- B2 230MM - DOUBLE BRICK WALL CONSTRUCTION: A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK;
 - B. 10MM CAVITY; C. 1 X 230 X 110 X 76 CLAY BRICK; - MIN. FRL: 60/60/60
- T1 CSR2405 265MM GYPROCK PARTY WALL INTER-TENANCY WALL SYSTEM:
 - A. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING: B. 90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH
 - 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS; C. 30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL;
 - D. 25 MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL H-STUDS AT 600MM MAXIMUM CENTRES;
 - E.30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL; F.90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS;
 - G. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING; DISCONTINUOUS CONSTRUCTION, PKA PREDICTOR V16,
 - RW/RW + CTR = 65/53, FRL: 60/60/60 (FROM BOTH SIDES), - EWFA 45743, MIN. THICKNESS 285MM INCLUDING INTERNAL LINING
 - REFER TO CSR2405 GYPROCK 'THE RED BOOK' BOOK 1 DESIGN GUIDE, FIRE, ACOUSTIC & THERMAL
- T2 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION: A. EXTERNAL WALL CLADDING TO BE 75MM THICK RENDERED 'NRG GREENBOARD' POLYSTYRENE ON 25MM BATTENS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE;
 - B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
 - D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT;
 - E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;
- T3 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A. VERTICAL WEATHERTEX CLADDING 300MM DIRECT FIX. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE;
 - B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL
 - LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS
 - STAGGERED AT 1350MM CTS. MAX.; D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY
 - RATING REPORT: E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE
- T4 200MM HEBEL POWERPANEL-XL WALLS -TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A.75MM THICK HEBEL POWERPANEL-XL ON 35MM HEBEL TOP HATS.
 - REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1;
 - C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
 - 1350MM CTS MAX D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT:
 - E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;

HEBEL BASE SEALER TO BE APPLIED TO THE UNDERSIDE AND UP THE FACE OF THE HEBEL PANEL (ABOVE THE FINISHED GROUND LEVEL).

BUILDER TO ENSURE ABUTTING NGL MAX. 100MM ABOVE BASE OF PANEL

SYMBOL LEGEND:

SMOKE ALARM TO COMPLY WITH AS 3786. HARD WIRED TO SWITCHBOARD & Ð BATTERY BACK-UP. SMOKE ALARM/S TO BE INTERCONNECTED WITHIN BUILDING

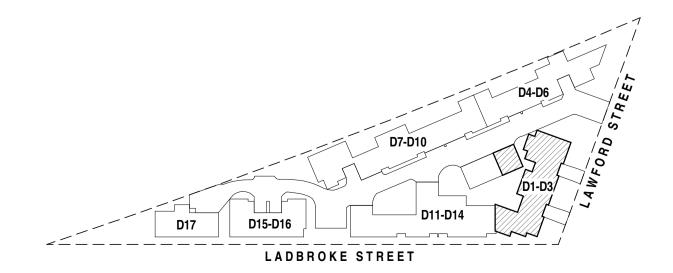
- EXHAUST FAN (SELF CLOSING) EXHAUST FROM BATHROOM , SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 EXHAUST FAN FLOW RATE: - 25 L/s FOR A BATHROOM OR SANITARY COMPARTMENT - 40 L/s FOR A KITCHEN OR LAUNDRY
- ARTICULATION JOINT AS INDICATED ON PLANS. REFER TO STRUCTURAL ENGINEER DOCUMENTATION. PROVIDE FIRE GRADE CAULKING TO ALL ARTICULATION JOINTS LOCATED ON THE BOUNDARY BETWEEN SEPARATE TENANCIES. ARTICULATION JOINT TO HAVE A 10mm GAP WHEN LOCATED ON THE SIDE OF A WINDOW

ELECTRIC METER BOX

- GAS INSTANTANIOUS HOT WATER SYSTEM REFER
- TO SPECIFICATION AND INSTALLATION DETAILS
- 75MM DIA DOWNPIPES AT 12.0M MAX. CTS 75MM DIA DOWNPIPES & SPREADER
- 75MM DIA DOWNPIPE & RAINWATER HEAD RWH-DF

A/C AIR CONDITIONING UNIT

- SP SOLAR PANELS FLUSH MOUNTED SYSTEM
- WHIRLY BIRDS
- BL BOLLARD LIGHTS
- ELECTRICAL SWITCH BOARD (FUSE BOX)



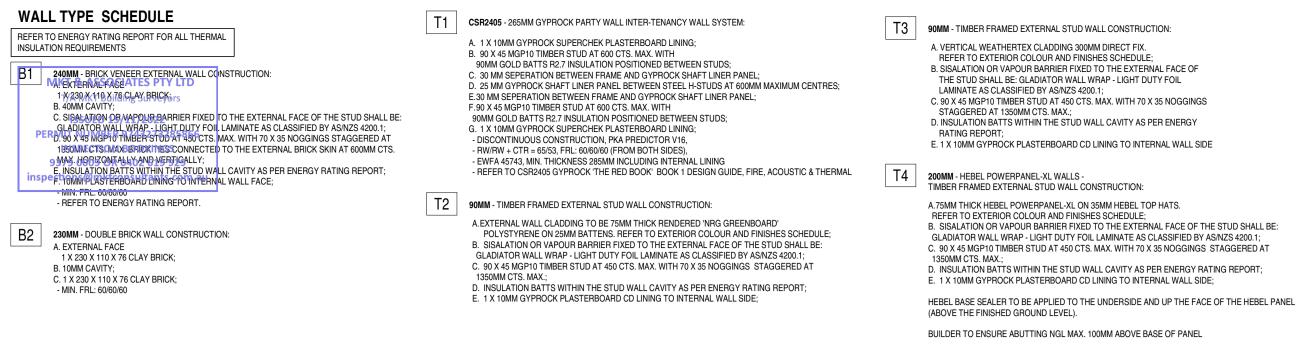
LOT AS, LAWFORD ST, TRUGANINA **17 TOWNHOUSES**

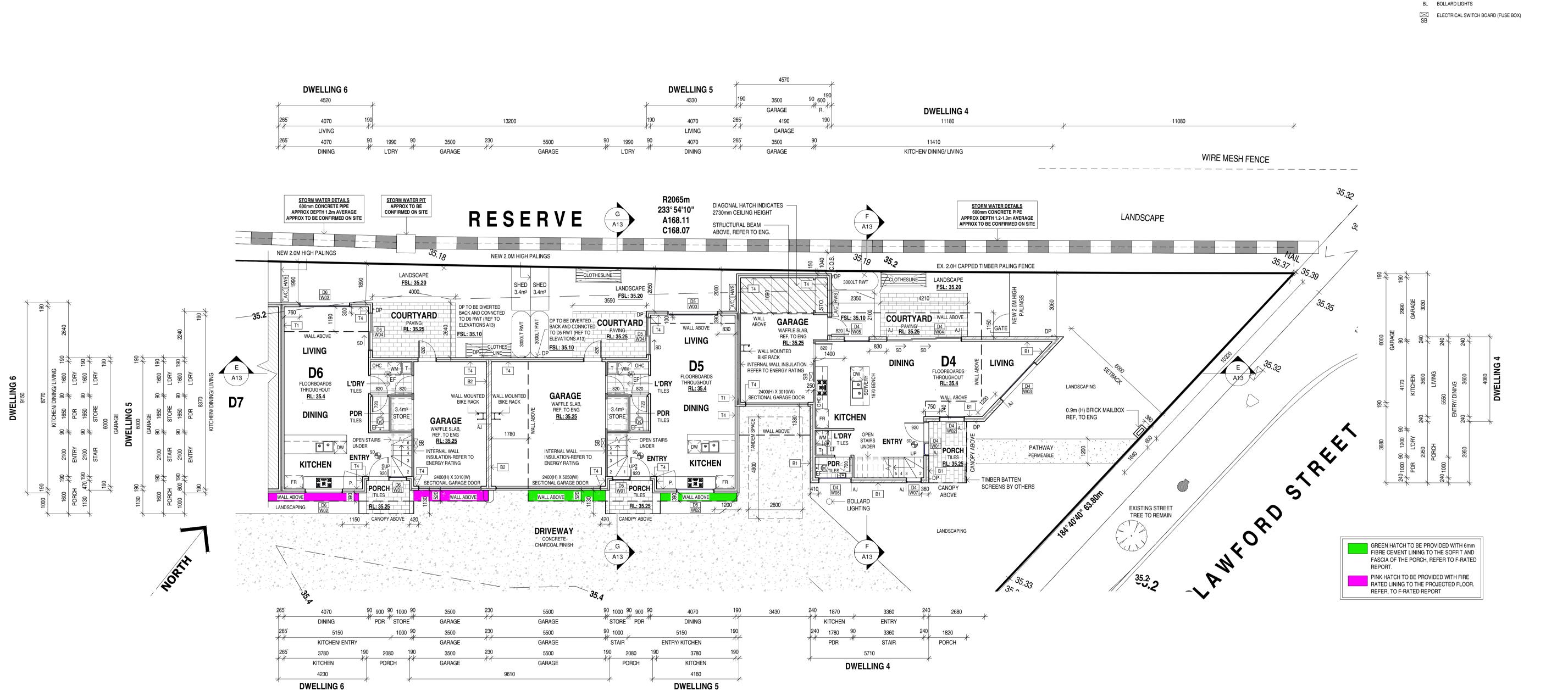
REVISION

С



SHEET No.





GROUND FLOOR PLAN (D4 - D6) SCALE: 1:100

| | | | | WARDLE DESIGN | (|
|--|--|--|--|------------------|-----------------|
|--|--|--|--|------------------|-----------------|

599 GILBERT ROAD, PRESTON VIC 3072 PH: 1300 933 744 E: info@wardledesign.com.au W: www.wardledesign.com.au

| No. | Description | Date | COPYRIGHT © WARDLE DESIGN Pty/ Ltd | | 01 077 | | |
|-----|--|------------|---|-------------|---------|-------|---------------------|
| A | PRELIM SET TO BS | 29/08/2022 | | PROJECT No. | 21-077 | DATE | 27/10/2022 |
| В | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER | DRAWN BY | VC/ MaM | SCALE | 1:100@A1/ 1:200 @A3 |
| C | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FOR CONSTRUCTION |

| INSULATION-REFER TO ENERGY RATING | 0 3 T4 2 1 | | Kľ |
|--|---|------------------|----------|
| 2400(H) X 5050(W) SECTIONAL GARAGE DOOR | | PORCH | P. 2011 |
| WALL ABOVE | W01 | <u>RL: 35.25</u> | R WALL A |
| DRIVEWAY CONCRETE CHARCOAL FINISH | 420 1 1 1 1 1 1 1 1 | NOPY ABOVE | A 4 4 4 |
| | A13 35.4 | | |
| 5500 | | 90 900 90 | 4070 |

| 3 | 5.4 | | 4 | a | | 1 % Tvi i 4 | | |
|----|---|---------------|------------|------|-------------|-------------|-----|-------|
| 0 | 90 1000 90 900 90 | 4070 | 190 k k | 3430 | 240 1870 | 3360 | 240 | 2680 |
| GE | ⁷¹ STORE ⁷¹ PDR ⁷¹ | DINING | | | KITCHEN | ENTRY | 11 | |
| 0 | 90 1000 | 5150 | 190 | | 240 1780 90 | 3360 | 240 | 1820 |
| GE | ⁷¹ STAIR ¹ E | NTRY/ KITCHEN | 17 | | PDR | STAIR | 11 | PORCH |
| 0 | 190 2080 190 | 3780 | 190 | | 5 | 710 | | |
| GE | PORCH | KITCHEN | | | DWEL | LING 4 | 1 | |
| | | 4160 | | | | | | |
| | 1 1 | DWELLING 5 | 1 | | | | | |

SYMBOL LEGEND:

SMOKE ALARM TO COMPLY WITH AS 3786. HARD WIRED TO SWITCHBOARD & BATTERY BACK-UP. SMOKE ALARM/S TO BE INTERCONNECTED WITHIN BUILDING

- EF EXHAUST FAN (SELF CLOSING) EXHAUST FROM BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 EXHAUST FAN FLOW BATE - 25 L/s FOR A BATHROOM OR SANITARY COMPARTMENT - 40 L/s FOR A KITCHEN OR LAUNDRY ARTICULATION JOINT AS INDICATED ON PLANS. REFER TO STRUCTURAL
- ENGINEER DOCUMENTATION. PROVIDE FIRE GRADE CAULKING TO ALL ARTICULATION JOINTS LOCATED ON THE BOUNDARY BETWEEN SEPARATE TENANCIES. ARTICULATION JOINT TO HAVE A 10mm GAP WHEN LOCATED ON THE SIDE OF A WINDOW

GAS INSTANTANIOUS HOT WATER SYSTEM - REFER

TO SPECIFICATION AND INSTALLATION DETAILS

75MM DIA DOWNPIPES AT 12.0M MAX. CTS.

75MM DIA DOWNPIPE & RAINWATER HEAD

75MM DIA DOWNPIPES & SPREADER

SP SOLAR PANELS - FLUSH MOUNTED SYSTEM

ELECTRIC METER BOX

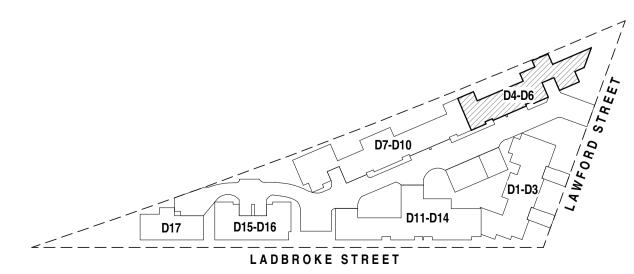
A/C AIR CONDITIONING UNIT

WHIRLY BIRDS

HWS

 $\left[\right]$

RWH-D

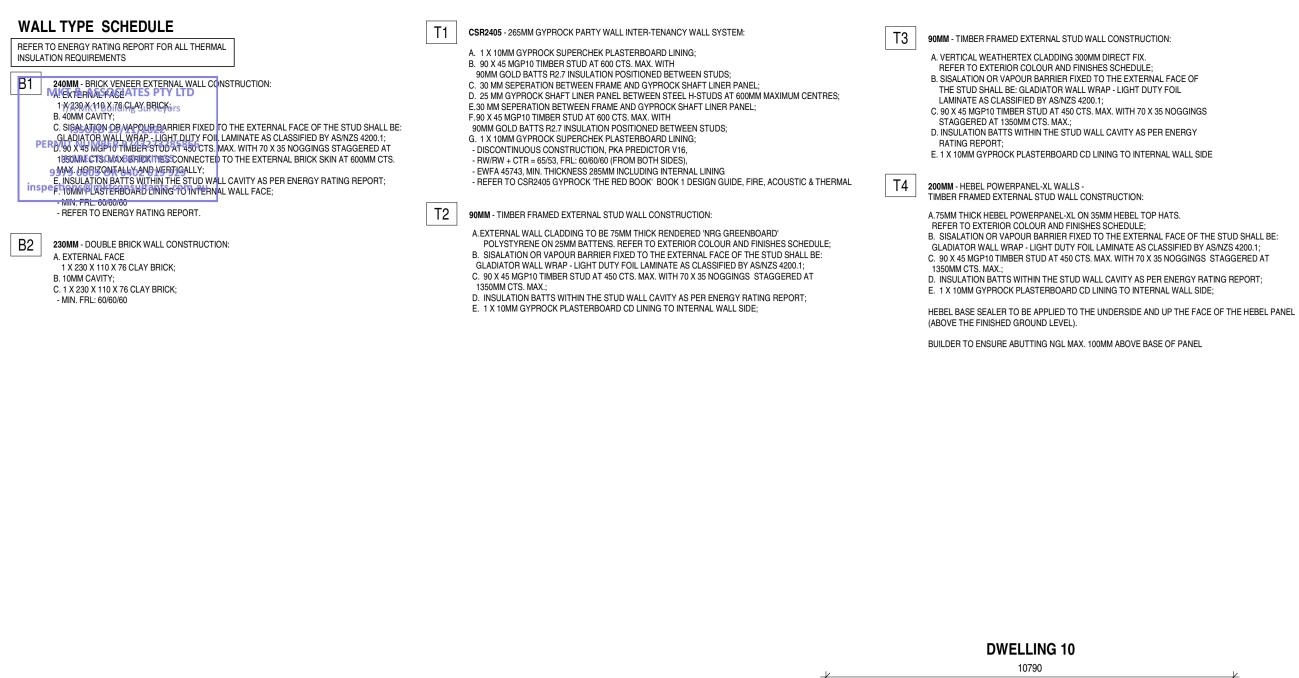


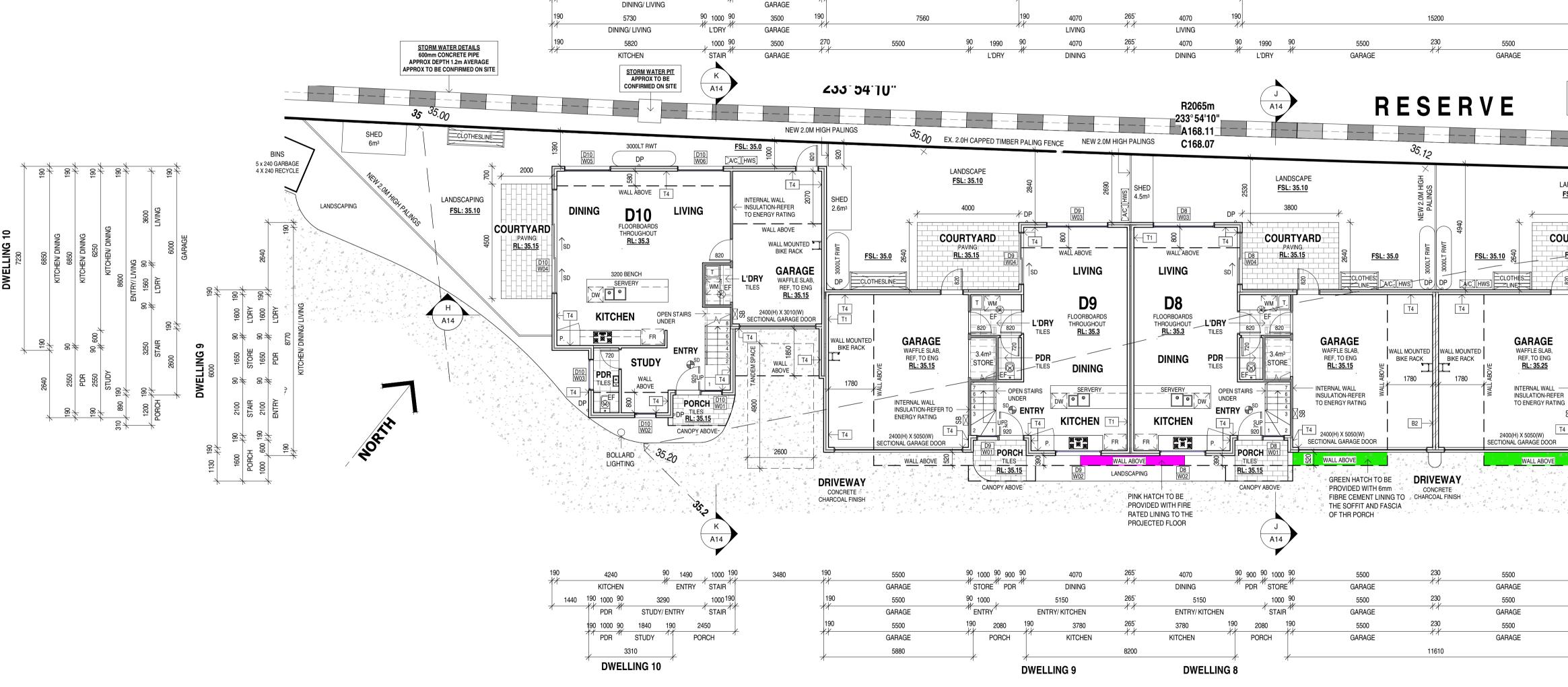


С



SHEET No.

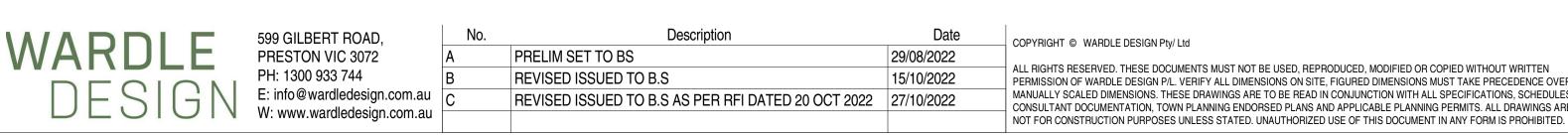




3500

6820

GROUND FLOOR PLAN (D7 - D10) SCALE: 1:100



DES

| IGHT © WARDLE DESIGN Pty/ Ltd | PROJECT No. | 21-077 |
|---|-------------|---------|
| CHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN SSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER LLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS. SCHEDULES. | DRAWN BY | VC/ MaM |
| LTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE DR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - |

| DATE | 27/10/2022 |
|-------|---------------------|
| SCALE | 1:100@A1/ 1:200 @A3 |
| ISSUE | FOR CONSTRUCTION |

DWELLING 9

8780

DWELLING 8

SYMBOL LEGEND:

SMOKE ALARM TO COMPLY WITH AS 3786. HARD WIRED TO SWITCHBOARD & SD BATTERY BACK-UP. SMOKE ALARM/S TO BE INTERCONNECTED WITHIN BUILDING

- EXHAUST FAN (SELF CLOSING) EXHAUST FROM BATHROOM , SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 EXHAUST FAN FLOW BATE - 25 L/s FOR A BATHROOM OR SANITARY COMPARTMENT - 40 L/s FOR A KITCHEN OR LAUNDRY ARTICULATION JOINT AS INDICATED ON PLANS. REFER TO STRUCTURAL ENGINEER DOCUMENTATION. PROVIDE FIRE GRADE CAULKING TO ALL ARTICULATION JOINTS LOCATED ON THE BOUNDARY BETWEEN SEPARATE
- TENANCIES. ARTICULATION JOINT TO HAVE A 10mm GAP WHEN LOCATED ON THE SIDE OF A WINDOW

GAS INSTANTANIOUS HOT WATER SYSTEM - REFER

TO SPECIFICATION AND INSTALLATION DETAILS

75MM DIA DOWNPIPES AT 12.0M MAX. CTS.

75MM DIA DOWNPIPE & RAINWATER HEAD

75MM DIA DOWNPIPES & SPREADER

SP SOLAR PANELS - FLUSH MOUNTED SYSTEM

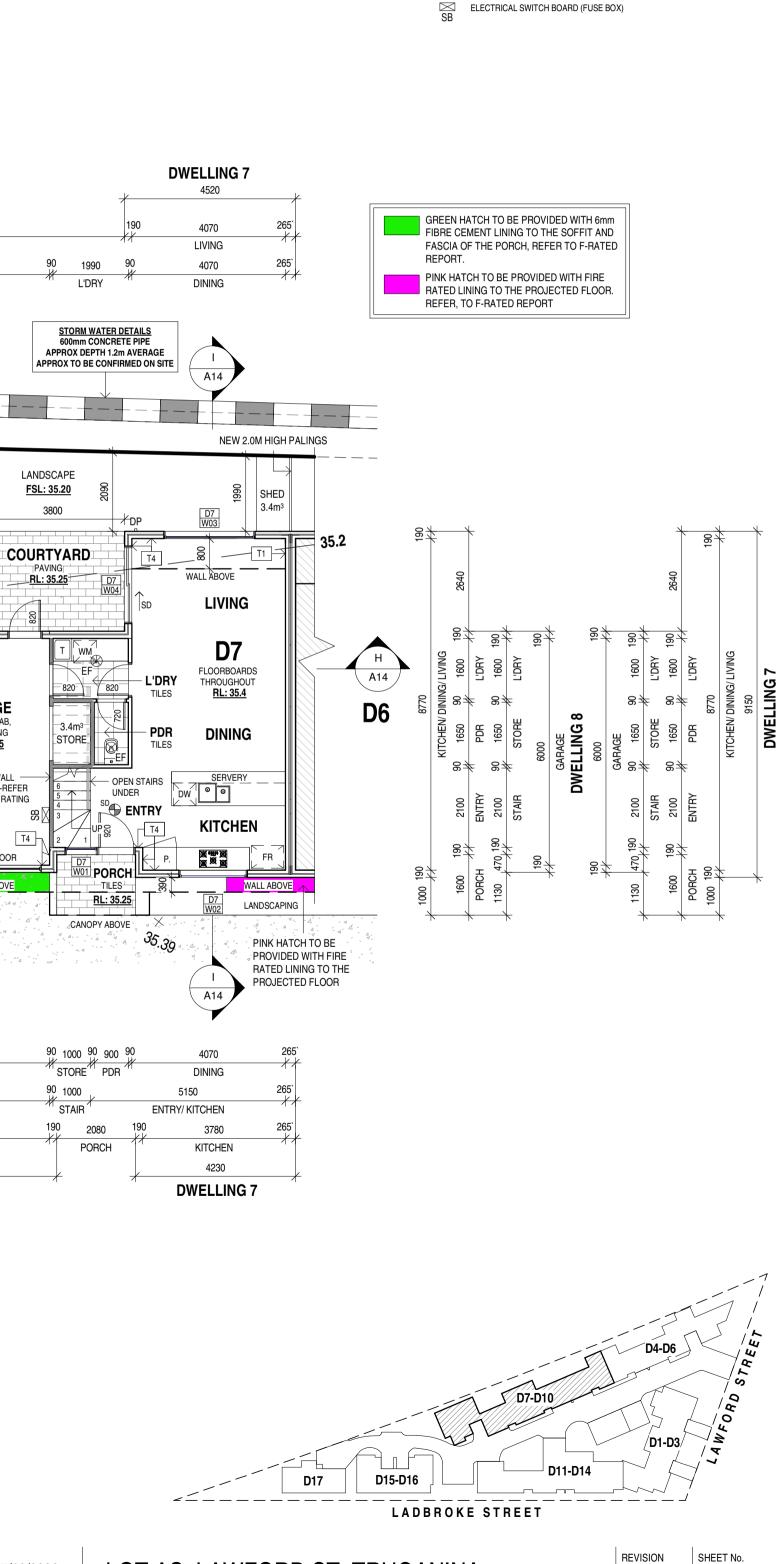
ELECTRIC METER BOX

A/C AIR CONDITIONING UNIT

WHIRLY BIRDS BL BOLLARD LIGHTS

HWS

RWH-D





С



2A3

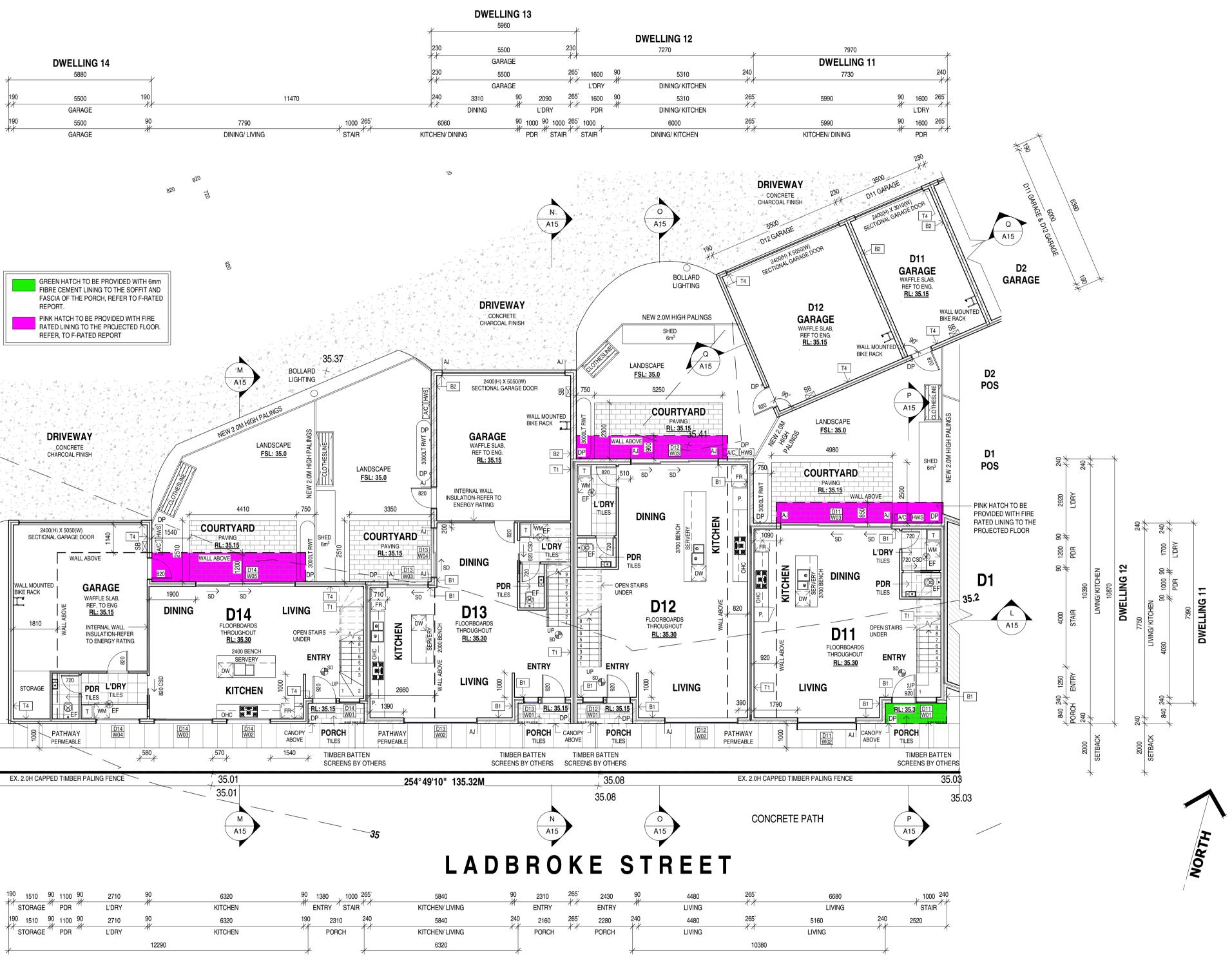
17 TOWNHOUSES

| DESIGN . | | (| WARDLE DESIGN | 599 (PRE PH: 1 E: inf W: w |
|----------|--|---|------------------|---|
|----------|--|---|------------------|---|

9 GILBERT ROAD, ESTON VIC 3072 : 1300 933 744 nfo@wardledesign.com.au www.wardledesign.com.au

| No. | Description | Date | | | 04 077 | | |
|-----|--|------------|---|-------------|---------|-------|---------------------|
| Α | PRELIM SET TO BS | 29/08/2022 | COPYRIGHT © WARDLE DESIGN Pty/ Ltd | PROJECT No. | 21-077 | DATE | 27/10/2022 |
| В | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER | DRAWN BY | VC/ MaM | SCALE | 1:100@A1/ 1:200 @A3 |
| | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FOR CONSTRUCTION |

| | 2/10 | | - X X |
|--------------------------|-------|--------------------|-------|
| STORAGE TOR TO | L'DRY | KITCHEN | 11 |
| | | 12290 | |
| GROUND F SCALE: 1:100 | | R PLAN (D11 - D14) | *1 |





WALL TYPE SCHEDULE

REFER TO ENERGY RATING REPORT FOR ALL THERMAL INSULATION REQUIREMENTS

- B1 240MM BRICK VENEER EXTERNAL WALL CONSTRUCTION:
- A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK; B. 40MM CAVITY;
- C. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; D. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX. BRICK TIES CONNECTED TO THE EXTERNAL BRICK SKIN AT 600MM CTS.
- MAX. HORIZONTALLY AND VERTICALLY; E. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; F. 10MM PLASTERBOARD LINING TO INTERNAL WALL FACE;
- MIN. FRL: 60/60/60 REFER TO ENERGY RATING REPORT
- B2 230MM DOUBLE BRICK WALL CONSTRUCTION: A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK;
 - B. 10MM CAVITY; C. 1 X 230 X 110 X 76 CLAY BRICK; - MIN. FRL: 60/60/60
- T1 CSR2405 265MM GYPROCK PARTY WALL INTER-TENANCY WALL SYSTEM:
 - A. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING: B. 90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH
 - 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS; C. 30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL;
 - D. 25 MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL H-STUDS AT 600MM MAXIMUM CENTRES;
 - E.30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL; F.90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS;
 - G. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING; DISCONTINUOUS CONSTRUCTION, PKA PREDICTOR V16,
 - RW/RW + CTR = 65/53, FRL: 60/60/60 (FROM BOTH SIDES),
 - EWFA 45743, MIN. THICKNESS 285MM INCLUDING INTERNAL LINING REFER TO CSR2405 GYPROCK 'THE RED BOOK' BOOK 1 DESIGN GUIDE, FIRE, ACOUSTIC & THERMAL
- T2 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION: A. EXTERNAL WALL CLADDING TO BE 75MM THICK RENDERED 'NRG GREENBOARD' POLYSTYRENE ON 25MM BATTENS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1;
 - C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
 - 1350MM CTS. MAX.; D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;
- T3 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A. VERTICAL WEATHERTEX CLADDING 300MM DIRECT FIX. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE:
 - B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL
 - LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS
 - STAGGERED AT 1350MM CTS. MAX.; D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY
 - BATING REPORT: E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE
- T4 200MM HEBEL POWERPANEL-XL WALLS -TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A.75MM THICK HEBEL POWERPANEL-XL ON 35MM HEBEL TOP HATS.
 - REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1;
 - C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
 - 1350MM CTS, MAX .: D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT:

E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;

HEBEL BASE SEALER TO BE APPLIED TO THE UNDERSIDE AND UP THE FACE OF THE HEBEL PANEL (ABOVE THE FINISHED GROUND LEVEL).

BUILDER TO ENSURE ABUTTING NGL MAX. 100MM ABOVE BASE OF PANEL

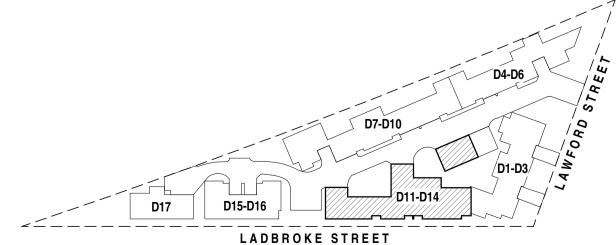
SYMBOL LEGEND:

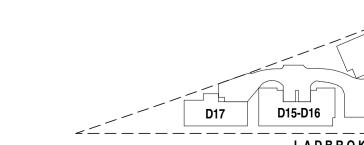
SMOKE ALARM TO COMPLY WITH AS 3786. HARD WIRED TO SWITCHBOARD & Ð BATTERY BACK-UP. SMOKE ALARM/S TO BE INTERCONNECTED WITHIN BUILDING

- EXHAUST FAN (SELF CLOSING) EXHAUST FAIN (SELF CLOSING) EXHAUST FROM BATHROOM , SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 EXHAUST FAN FLOW RATE: - 25 L/s FOR A BATHROOM OR SANITARY COMPARTMENT - 40 L/s FOR A KITCHEN OR LAUNDRY
- ARTICULATION JOINT AS INDICATED ON PLANS. REFER TO STRUCTURAL ENGINEER DOCUMENTATION. PROVIDE FIRE GRADE CAULKING TO ALL ARTICULATION JOINTS LOCATED ON THE BOUNDARY BETWEEN SEPARATE TENANCIES. ARTICULATION JOINT TO HAVE A 10mm GAP WHEN LOCATED ON THE SIDE OF A WINDOW

ELECTRIC METER BOX

- HWS GAS INSTANTANIOUS HOT WATER SYSTEM - REFER
- TO SPECIFICATION AND INSTALLATION DETAILS
- 75MM DIA DOWNPIPES AT 12.0M MAX. CTS. 75MM DIA DOWNPIPES & SPREADER
- \Box
- 75MM DIA DOWNPIPE & RAINWATER HEAD RWH-DF
- A/C AIR CONDITIONING UNIT
- SP SOLAR PANELS FLUSH MOUNTED SYSTEM
- WHIRLY BIRDS
- BL BOLLARD LIGHTS
- ELECTRICAL SWITCH BOARD (FUSE BOX)

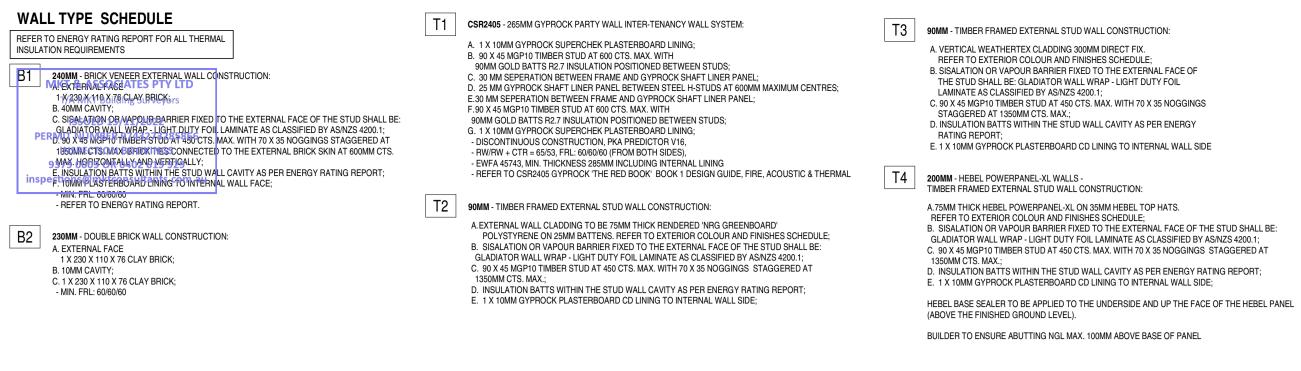


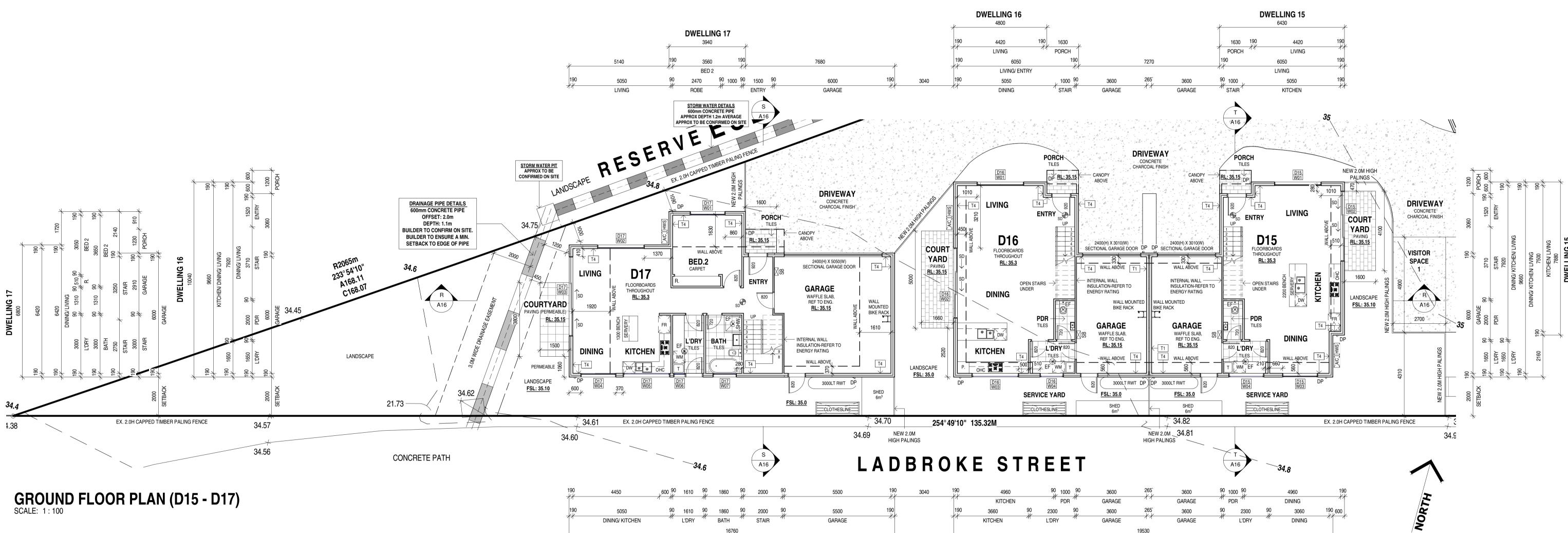




С

17 TOWNHOUSES

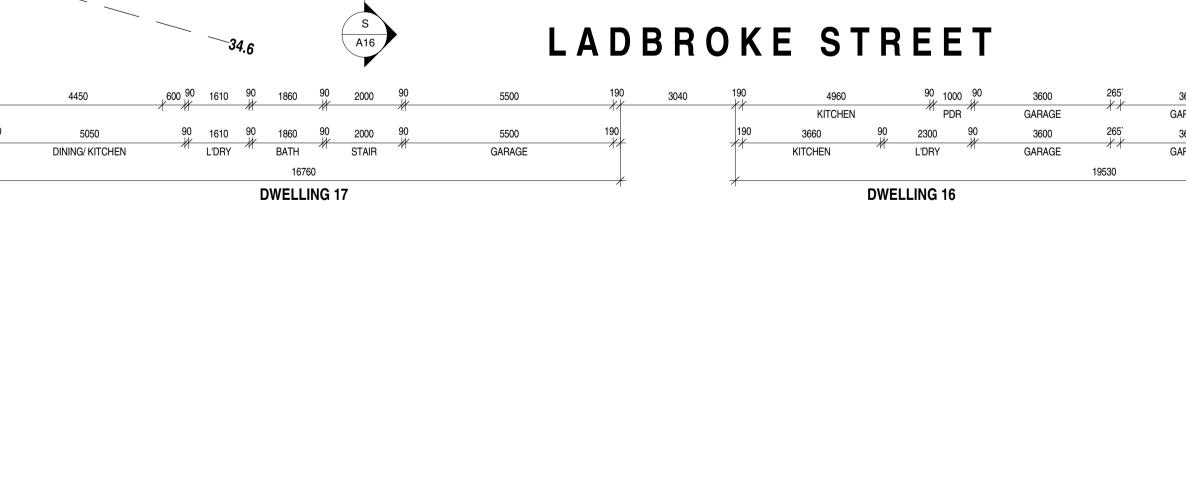






599 GILBERT ROAD, PRESTON VIC 3072 PH: 1300 933 744 E: info@wardledesign.com.au W: www.wardledesign.com.au

| No. | Description PRELIM SET TO BS | Date | COPYRIGHT © WARDLE DESIGN Pty/ Ltd | PROJECT No. | 21-077 | DATE | |
|-----|--|--------------------------|---|-------------|---------|-------|-----|
| B | REVISED ISSUED TO B.S | 29/08/2022 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS. SCHEDULES. | DRAWN BY | VC/ MaM | SCALE | 1:1 |
| | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FC |



SYMBOL LEGEND:

SMOKE ALARM TO COMPLY WITH AS 3786. HARD WIRED TO SWITCHBOARD & BATTERY BACK-UP. SMOKE ALARM/S TO BE INTERCONNECTED WITHIN BUILDING

- EF EXHAUST FAN (SELF CLOSING) EXHAUST FROM BATHROOM , SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 EXHAUST FAN ELOW BATE - 25 L/s FOR A BATHROOM OR SANITARY COMPARTMENT - 40 L/s FOR A KITCHEN OR LAUNDRY
- ARTICULATION JOINT AS INDICATED ON PLANS. REFER TO STRUCTURAL ENGINEER DOCUMENTATION. PROVIDE FIRE GRADE CAULKING TO ALL ARTICULATION JOINTS LOCATED ON THE BOUNDARY BETWEEN SEPARATE TENANCIES. ARTICULATION JOINT TO HAVE A 10mm GAP WHEN LOCATED ON THE SIDE OF A WINDOW

ELECTRIC METER BOX



- $\left[\right]$
- 75MM DIA DOWNPIPE & RAINWATER HEAD BWH-D

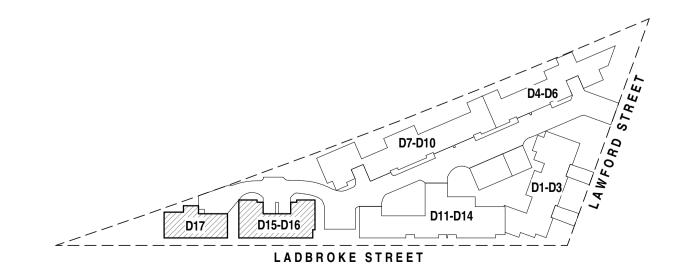
A/C AIR CONDITIONING UNIT

SP SOLAR PANELS - FLUSH MOUNTED SYSTEM

WHIRLY BIRDS

BL BOLLARD LIGHTS ELECTRICAL SWITCH BOARD (FUSE BOX)







17 TOWNHOUSES

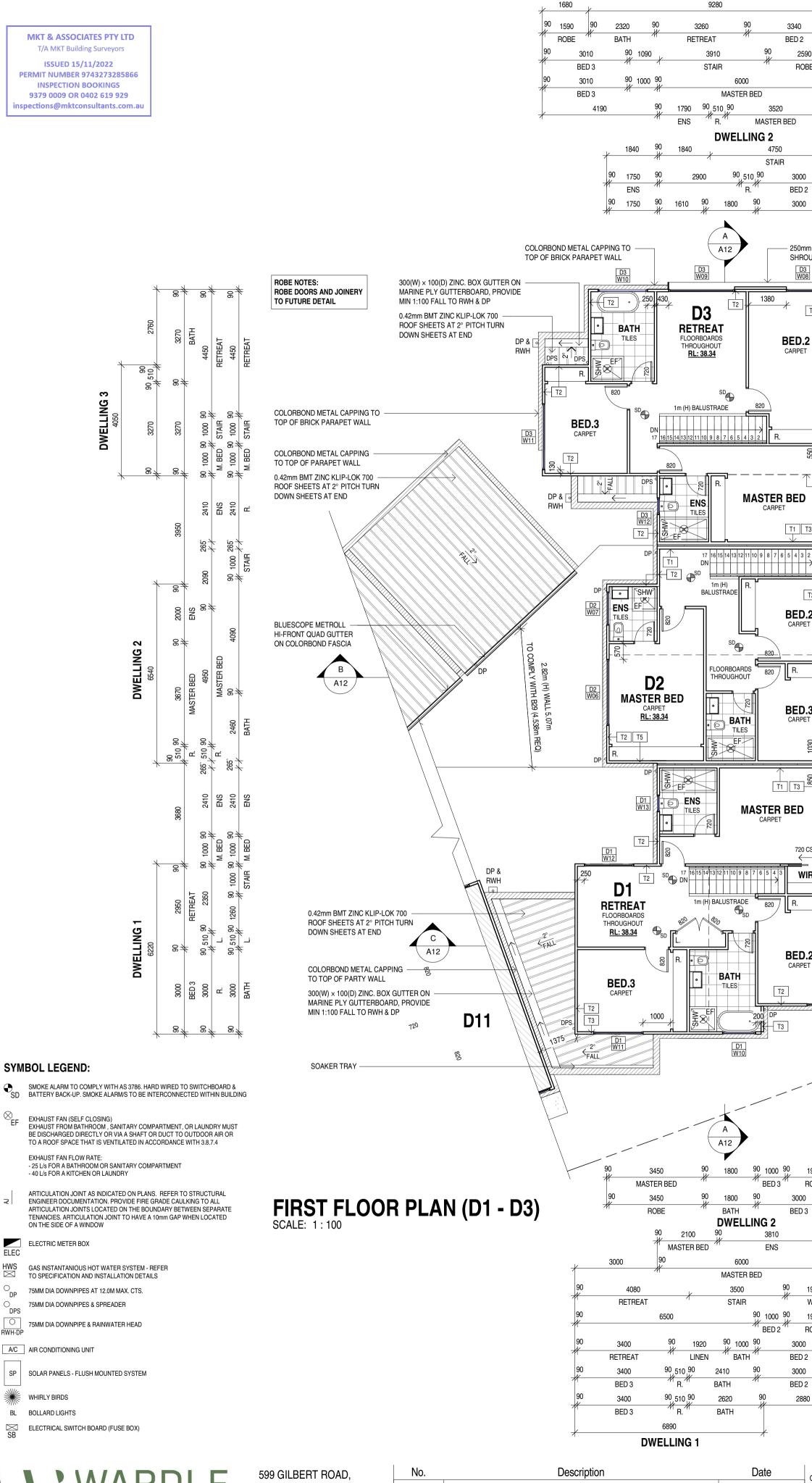
С



SHEET No.

1:100@A1/ 1:200 @A3 FOR CONSTRUCTION

27/10/2022



ISSUED 15/11/2022 PERMIT NUMBER 9743273285866 INSPECTION BOOKINGS 9379 0009 OR 0402 619 929 nspections@mktconsultants.com.au

RWH-DP

PRESTON VIC 3072 PH: 1300 933 744 E: info@wardledesign.com.au W: www.wardledesign.com.au

design

| No. | Description | Date | COPYRIGHT © WARDLE DESIGN Ptv/ Ltd |
|-----|--|------------|--|
| Α | PRELIM SET TO BS | 29/08/2022 | |
| В | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER |
| С | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION. TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE |
| | | | NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. |

DWELLING 3

3340

BED 2

3000

BED 2

3000

D3 W08

CARPET

CARPE

CARPE

CARPET

BED 3

90

1910

ROBE

3000

BED 2

3000

BED 2

2880

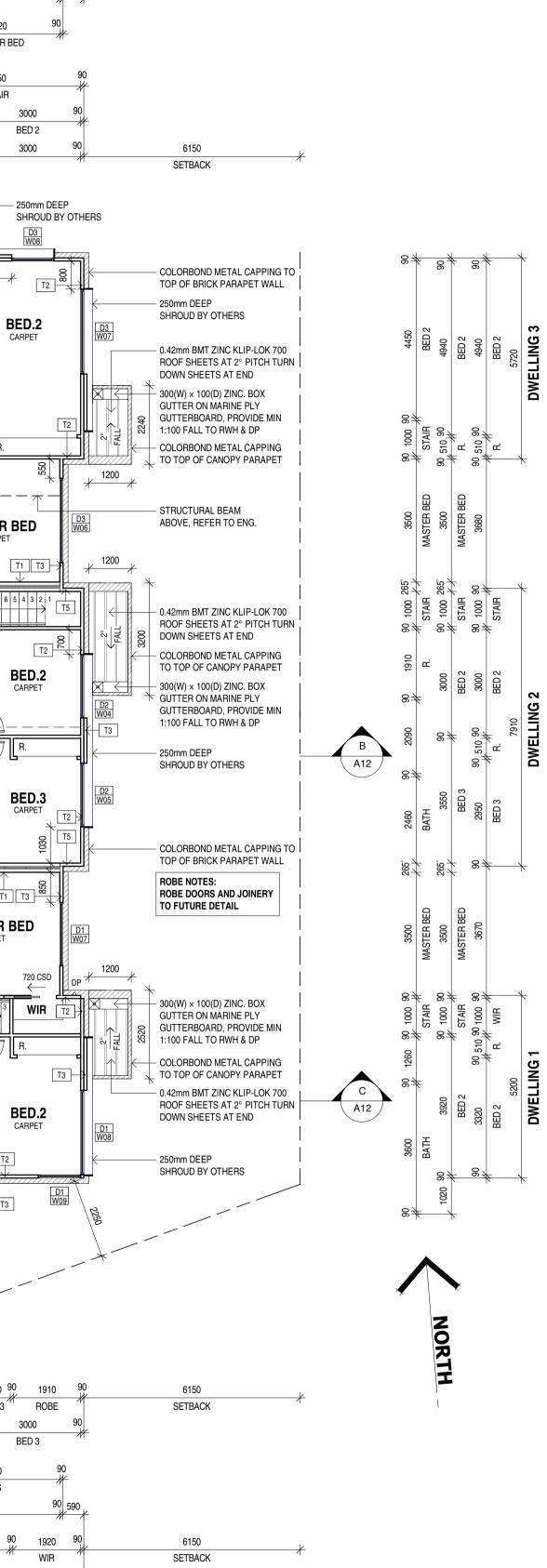
2590

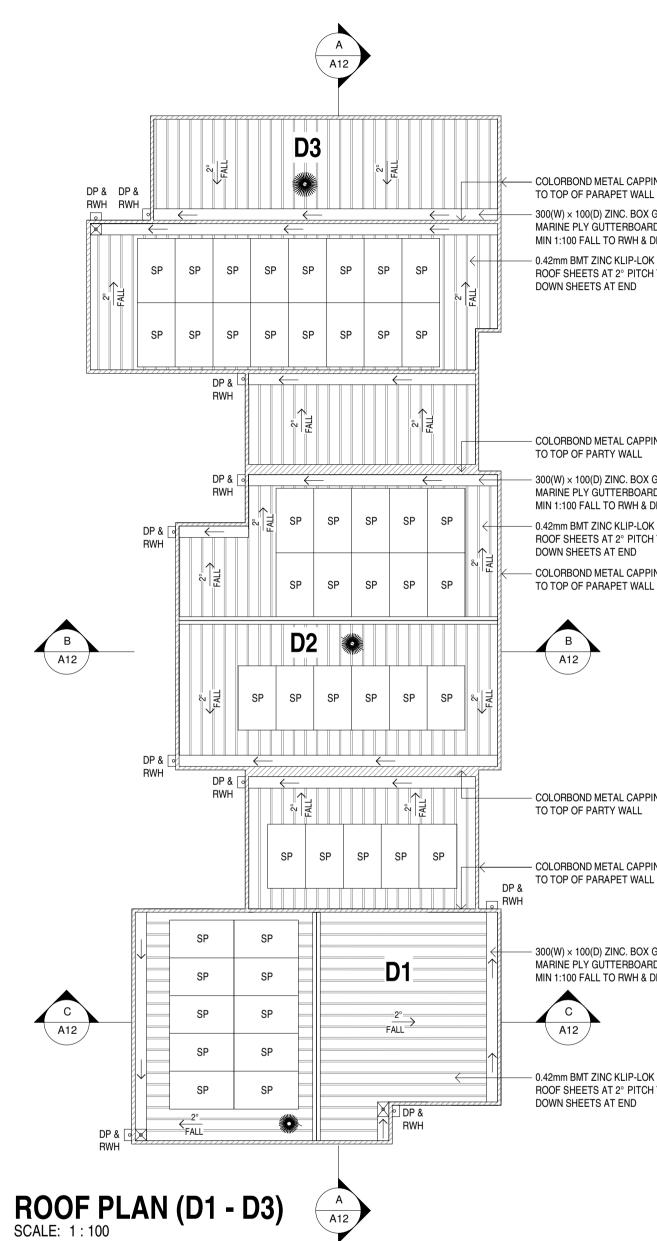
ROBE

90 5

6150

SETBACK





| IGHT | C | WARDLE DESIGN Pty/ Ltd | |
|------|---|------------------------|--|

| PROJECT No. | 21-077 |
|-------------|---------|
| DRAWN BY | VC/ MaM |
| CHECKED BY | - |

| DATE | |
|-------|--|
| SCALE | |
| ISSUE | |

| | 27/10/2022 |
|-----------|------------|
| 1:100@A1/ | 1:200 @A3 |
| FOR CONS | TRUCTION |

WALL TYPE SCHEDULE

REFER TO ENERGY RATING REPORT FOR ALL THERMAL INSULATION REQUIREMENTS

- B1 240MM BRICK VENEER EXTERNAL WALL CONSTRUCTION:
- A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK;
- B. 40MM CAVITY; C. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; D. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX. BRICK TIES CONNECTED TO THE EXTERNAL BRICK SKIN AT 600MM CTS.
- MAX. HORIZONTALLY AND VERTICALLY: E. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; F. 10MM PLASTERBOARD LINING TO INTERNAL WALL FACE;
- MIN. FRL: 60/60/60 - REFER TO ENERGY RATING REPORT.
- B2 230MM DOUBLE BRICK WALL CONSTRUCTION: A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK;
- B. 10MM CAVITY; C. 1 X 230 X 110 X 76 CLAY BRICK; - MIN. FRL: 60/60/60
- T1 CSR2405 265MM GYPROCK PARTY WALL INTER-TENANCY WALL SYSTEM:
 - A. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING; B. 90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH
 - 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS; C. 30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL;
 - D. 25 MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL H-STUDS AT 600MM MAXIMUM CENTRES; E.30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL;
 - F.90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS;
 - G. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING; DISCONTINUOUS CONSTRUCTION, PKA PREDICTOR V16, - RW/RW + CTR = 65/53, FRL: 60/60/60 (FROM BOTH SIDES),
 - EWFA 45743, MIN. THICKNESS 285MM INCLUDING INTERNAL LINING - REFER TO CSR2405 GYPROCK 'THE RED BOOK' BOOK 1 DESIGN GUIDE, FIRE, ACOUSTIC & THERMAL
- T2 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A. EXTERNAL WALL CLADDING TO BE 75MM THICK RENDERED 'NRG GREENBOARD' POLYSTYRENE ON 25MM BATTENS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE;
 - B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
 - D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;
- T3 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A. VERTICAL WEATHERTEX CLADDING 300MM DIRECT FIX. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE:
 - B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL
 - LAMINATE AS CLASSIFIED BY AS/NZS 4200.1: C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS
 - STAGGERED AT 1350MM CTS. MAX.;
 - D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY BATING REPORT:
- E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE
- T4 200MM HEBEL POWERPANEL-XL WALLS -TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A.75MM THICK HEBEL POWERPANEL-XL ON 35MM HEBEL TOP HATS.
 - REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
 - 1350MM CTS MAX D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT:

E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE; HEBEL BASE SEALER TO BE APPLIED TO THE UNDERSIDE AND UP THE FACE OF THE HEBEL PANEL (ABOVE THE FINISHED GROUND LEVEL).

BUILDER TO ENSURE ABUTTING NGL MAX. 100MM ABOVE BASE OF PANEL

- T5 CSR5613 90MM FIRE-RATED TIMBER FRAMED EXTERNAL WALL CONSTRUCTION: A. EXTERNAL WALL CLADDING TO BE 7.5MM CEMINTEL TEXTURE BASE SHEET WITH APPLIED SMOOTH RENDER FINISH. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE GYPROCK FYRCHEK MR PLASTERBOARD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL
 - LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 1 X 16MM GYPROCK FYRCHEK MR PLASTERBOARD TO EXTERNAL WALL SIDE;
 - D. 90 X 45 MGP10 TIMBER STUD AT 600MM CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED
 - AT 1350MM CTS. MAX.; E. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT;
 - F. 1 X 10MM GYPROCK AQUACHEK PLASTERBOARD LINING TO INTERNAL WALL SIDE:
 - PKA-A119, WALL THICKNESS: 127MM FRL: 60/60/60 - FROM OUTSIDE ONLY
 - FAR 2303, THERMAL: RT(SUM) 2.7, RT(WIN) 2.9; REFER TO CSR5613 GYPROCK 'THE RED BOOK' FIRE & FIRE ACOUSTIC & THERMAL DESIGN
 - GUIDE, ADDENDUM, NOVEMBER 2017

- COLORBOND METAL CAPPING TO TOP OF PARAPET WALL - 300(W) × 100(D) ZINC. BOX GUTTER ON MARINE PLY GUTTERBOARD, PROVIDE MIN 1:100 FALL TO RWH & DP - 0.42mm BMT ZINC KLIP-LOK 700 ROOF SHEETS AT 2° PITCH TURN

COLORBOND METAL CAPPING TO TOP OF PARTY WALL

- 300(W) × 100(D) ZINC. BOX GUTTER ON MARINE PLY GUTTERBOARD, PROVIDE MIN 1:100 FALL TO RWH & DP

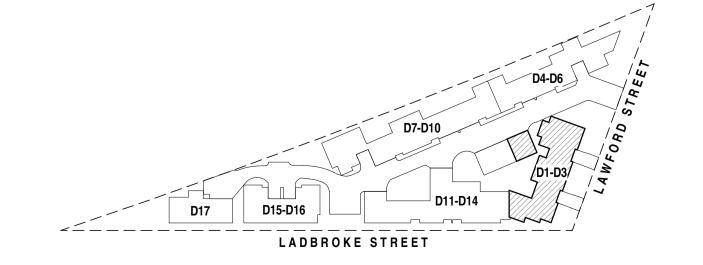
- 0.42mm BMT ZINC KLIP-LOK 700 ROOF SHEETS AT 2° PITCH TURN

- COLORBOND METAL CAPPING

COLORBOND METAL CAPPING

- COLORBOND METAL CAPPING TO TOP OF PARAPET WALL

0.42mm BMT ZINC KLIP-LOK 700 ROOF SHEETS AT 2° PITCH TURN DOWN SHEETS AT END





REVISION

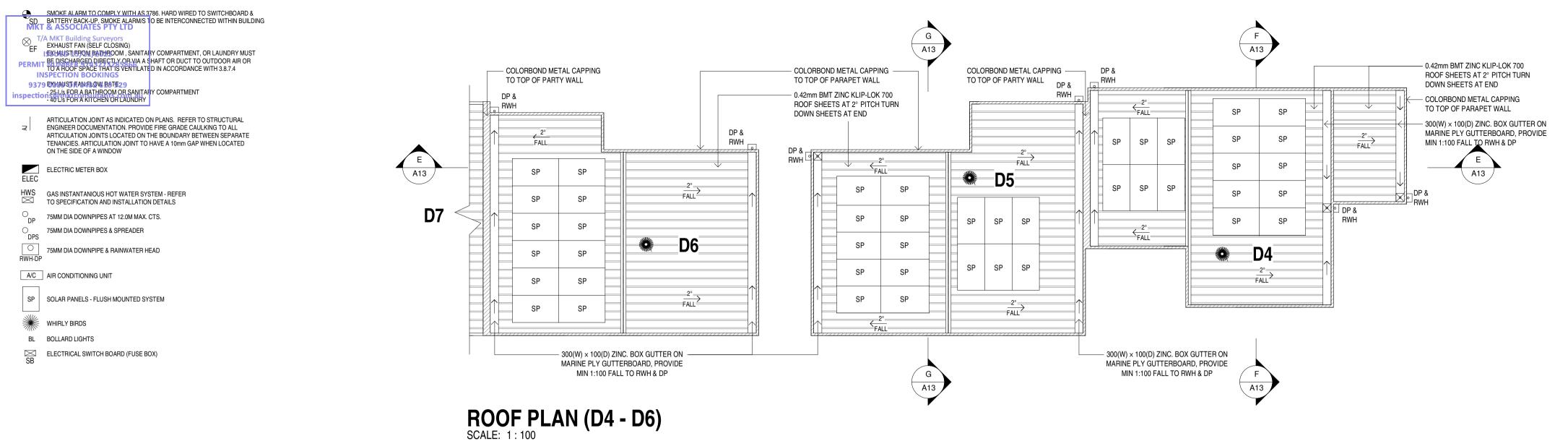


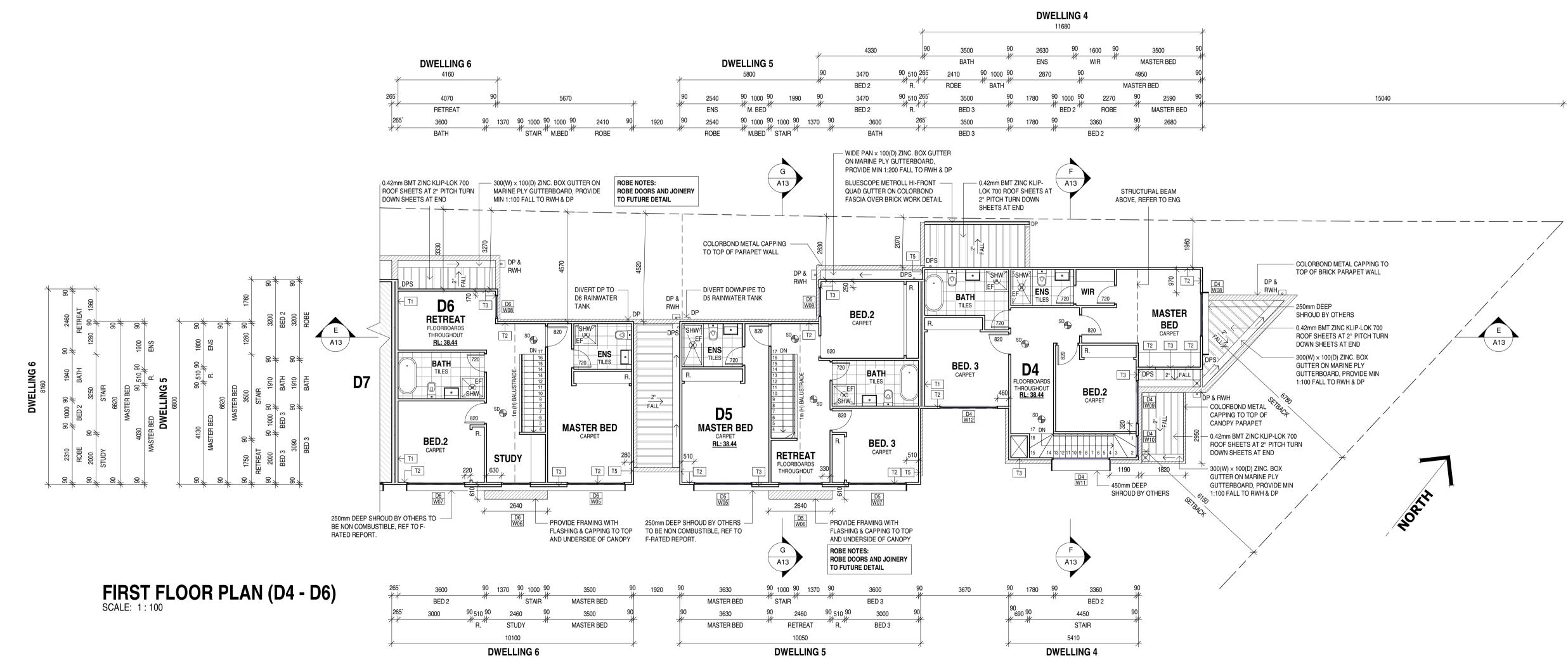
SHEET No.



300(W) × 100(D) ZINC. BOX GUTTER ON MARINE PLY GUTTERBOARD, PROVIDE MIN 1:100 FALL TO RWH & DP

SYMBOL LEGEND:





| | WARDLE |
|--|--------|
| | DESIGN |

599 GILBERT ROAD, PRESTON VIC 3072 PH: 1300 933 744 E: info@wardledesign.com.au W: www.wardledesign.com.au

| No. | Description | Date | COPYRIGHT © WARDLE DESIGN Pty/ Ltd | | 21-077 | DATE | 07/10/0000 |
|-----|--|------------|--|-------------|---------|-------|---------------------|
| A | PRELIM SET TO BS | 29/08/2022 | | PROJECT No. | 21-077 | DATE | 27/10/2022 |
| В | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER | DRAWN BY | VC/ MaM | SCALE | 1:100@A1/ 1:200 @A3 |
| С | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION. TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE | | | | |
| | | | NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FOR CONSTRUCTION |

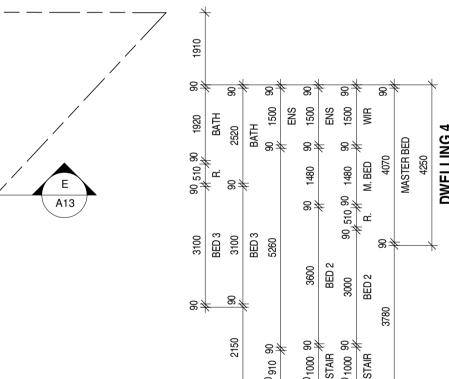
| | TO ENERGY RATING REPORT FOR ALL THERMAL TION REQUIREMENTS |
|----|---|
| B1 | 240MM - BRICK VENEER EXTERNAL WALL CONSTRUCTION: A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK; B. 40MM CAVITY; C. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; D. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX. BRICK TIES CONNECTED TO THE EXTERNAL BRICK SKIN AT 600MM CTS. MAX. HORIZONTALLY AND VERTICALLY; E. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; F. 10MM PLASTERBOARD LINING TO INTERNAL WALL FACE; MIN. FRL: 60/60/60 REFER TO ENERGY RATING REPORT. |
| B2 | 230MM - DOUBLE BRICK WALL CONSTRUCTION: A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK; B. 10MM CAVITY; C. 1 X 230 X 110 X 76 CLAY BRICK; - MIN. FRL: 60/60/60 |
| T1 | CSR2405 - 265MM GYPROCK PARTY WALL INTER-TENANCY WALL SYSTEM: A. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING; B. 90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS; C. 30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL; D. 25 MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL H-STUDS A 600MM MAXIMUM CENTF E.30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL; F.90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS; G. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING; DISCONTINUOUS CONSTRUCTION, PKA PREDICTOR V16, RW/RW + CTR = 65/53, FRL: 60/60/60 (FROM BOTH SIDES), EWFA 45743, MIN. THICKNESS 285MM INCLUDING INTERNAL LINING |
| T2 | - REFER TO CSR2405 GYPROCK 'THE RED BOOK' BOOK 1 DESIGN GUIDE, FIRE, ACOUSTIC & TH 90MM - TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION: A. EXTERNAL WALL CLADDING TO BE 75MM THICK RENDERED 'NRG GREENBOARD' POLYSTYRENE ON 25MM BATTENS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX; D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE; |
| Τ3 | 90MM - TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION: A. VERTICAL WEATHERTEX CLADDING 300MM DIRECT FIX. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX.; D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE |
| T4 | 200MM - HEBEL POWERPANEL-XL WALLS - TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION: A.75MM THICK HEBEL POWERPANEL-XL ON 35MM HEBEL TOP HATS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT |

E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;

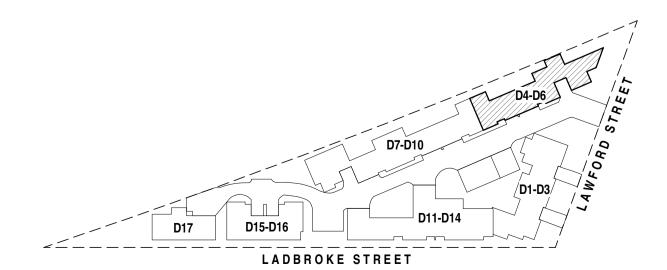
BUILDER TO ENSURE ABUTTING NGL MAX. 100MM ABOVE BASE OF PANEL

(ABOVE THE FINISHED GROUND LEVEL).

HEBEL BASE SEALER TO BE APPLIED TO THE UNDERSIDE AND UP THE FACE OF THE HEBEL PANEL



<u>84</u> 84, 84



LOT AS, LAWFORD ST, TRUGANINA

С

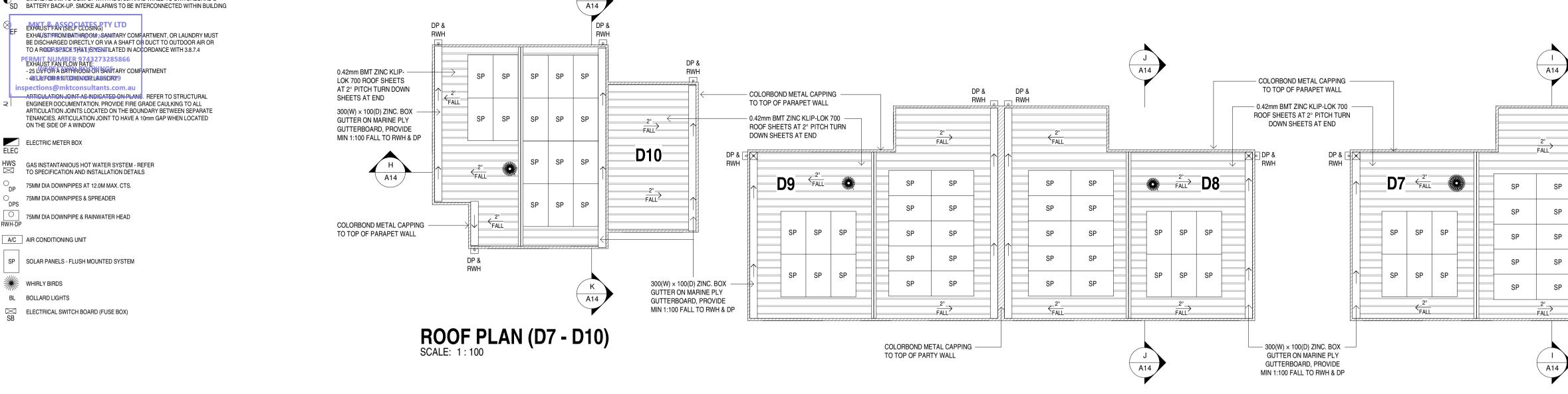


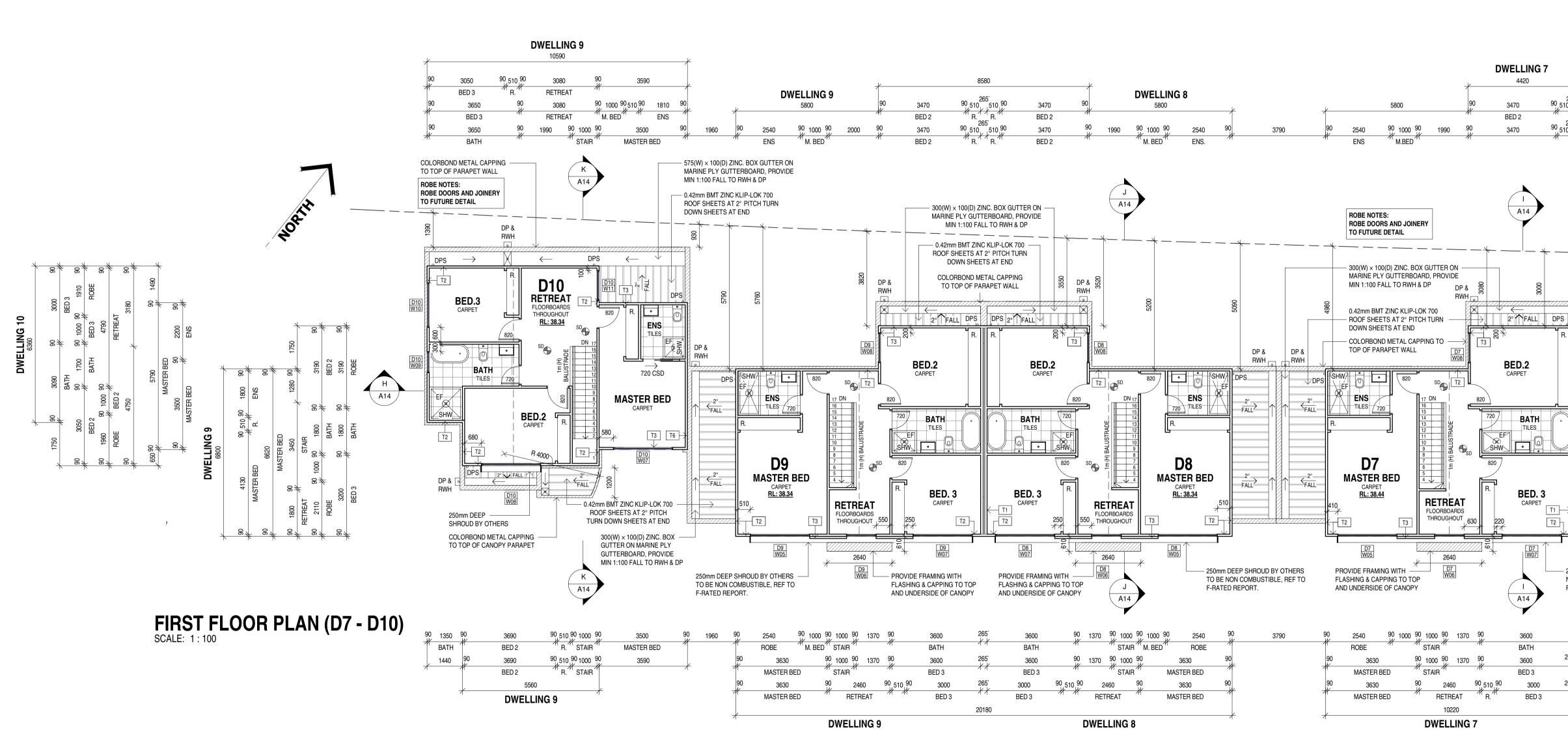
A08

17 TOWNHOUSES

SYMBOL LEGEND:

SMOKE ALARM TO COMPLY WITH AS 3786. HARD WIRED TO SWITCHBOARD &

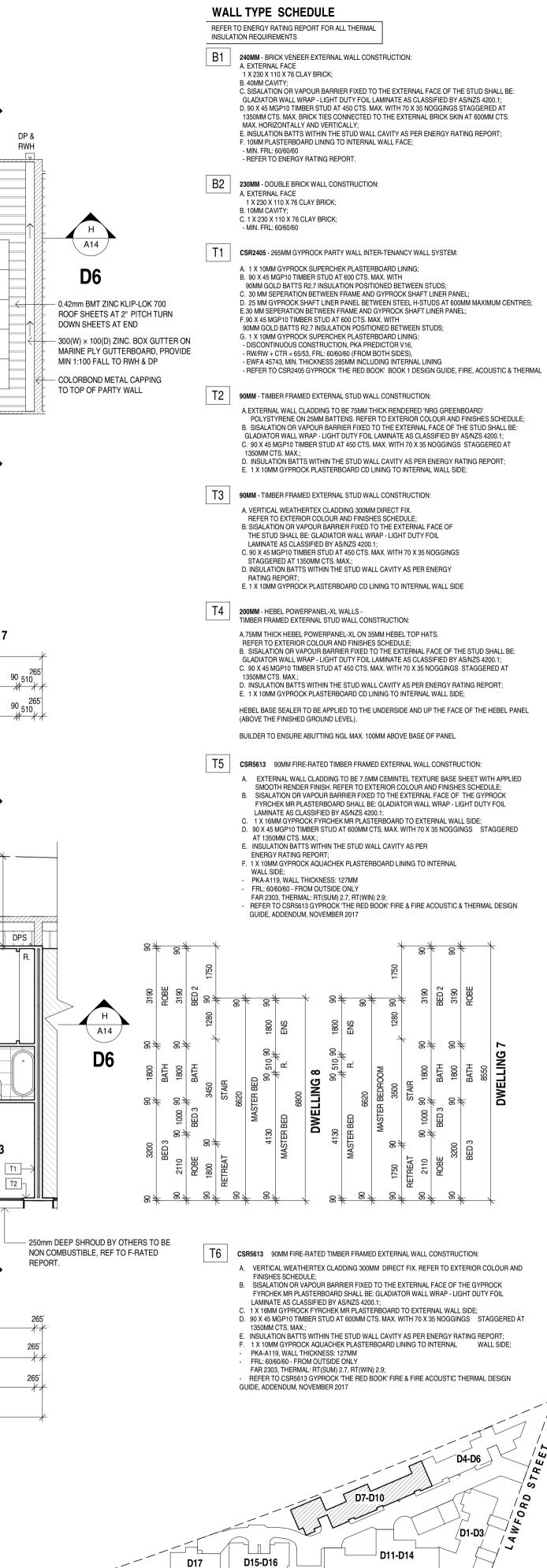






599 GILBERT ROAD, PRESTON VIC 3072 PH: 1300 933 744 E: info@wardledesign.com.au W: www.wardledesign.com.au

| No. | Description | Date | COPYRIGHT © WARDLE DESIGN Pty/ Ltd | | 21-077 | | 07/10/0000 |
|-----|--|------------|--|-------------|---------|-------|---------------------|
| Α | PRELIM SET TO BS | 29/08/2022 | | PROJECT No. | 21-077 | DATE | 27/10/2022 |
| В | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER | DRAWN BY | VC/ MaM | SCALE | 1:100@A1/ 1:200 @A3 |
| L C | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION. TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE | | | | |
| u | | | NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FOR CONSTRUCTION |



LOT AS, LAWFORD ST, TRUGANINA

REVISION



A09

17 TOWNHOUSES

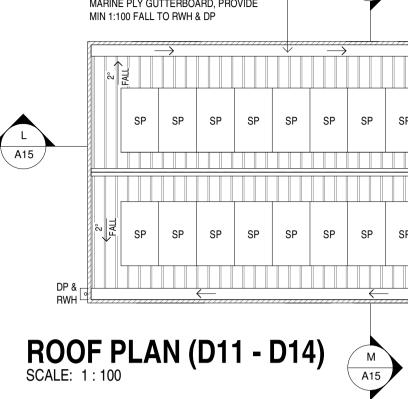
C

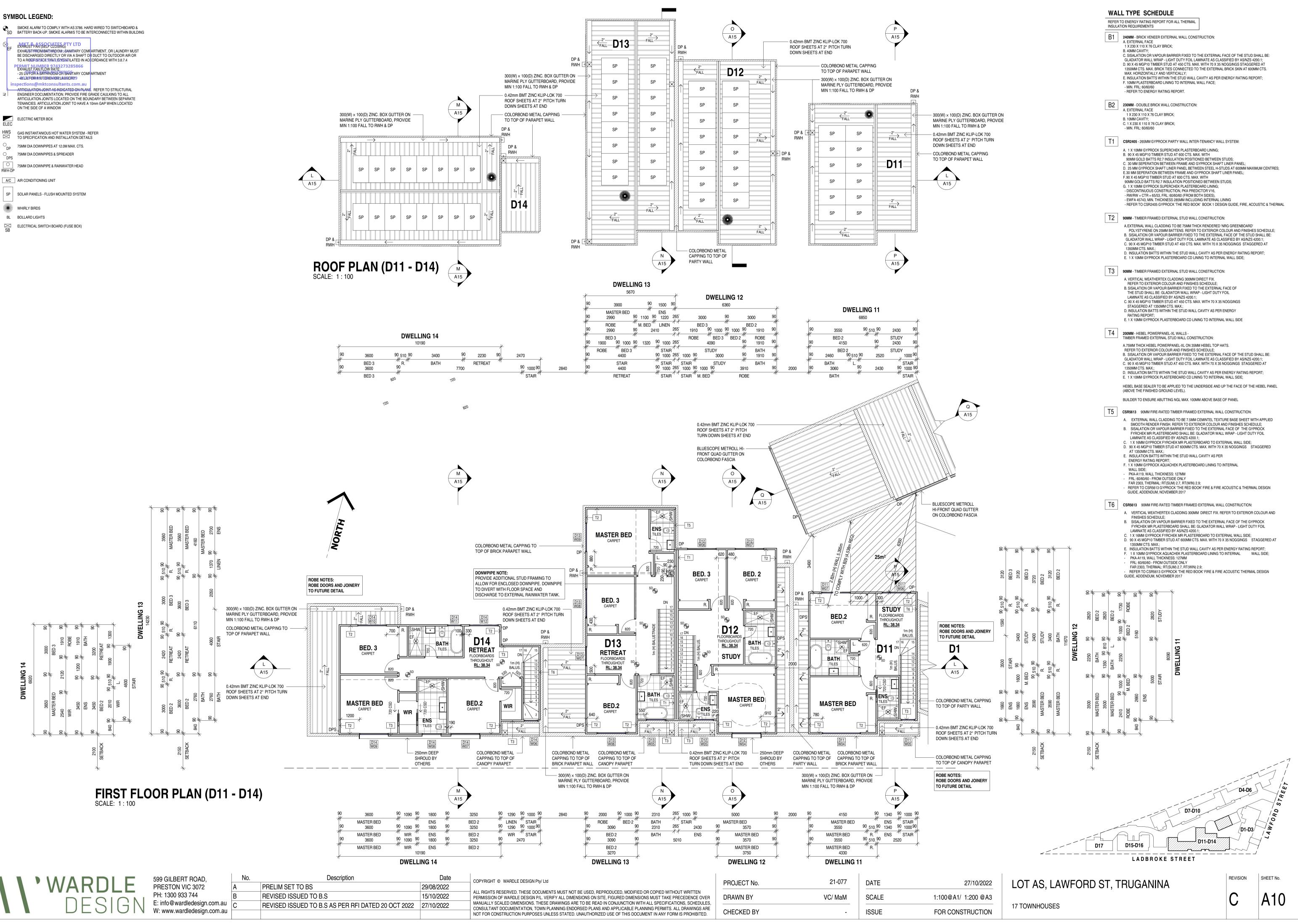
LADBROKE STREET

SYMBOL LEGEND:

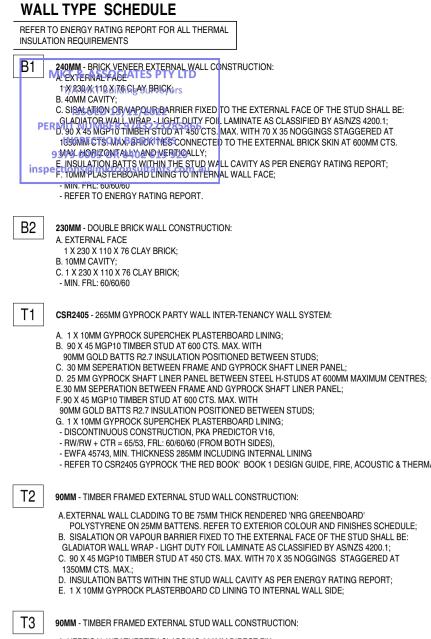
| € _{SD} | SMOKE ALARM TO COMPLY WITH AS 3786. HARD WIRED TO SWITCHBOARD & BATTERY BACK-UP. SMOKE ALARM/S TO BE INTERCONNECTED WITHIN BUILDING |
|-----------------|---|
| ⊗) EF | EXHAUST FAN (SELF COSING) EXHAUST FAN (SELF COSING) EXHAUST FROMBATHROOM; SANITARY COMFARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR OR TO A ROOFISPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 |
| P | EXHAUST FAN FLOW RATE: - 25 US FOR A BATHROOM OR SANITARY COMPARTMENT - 49 US FOR A KITCHENIOR LAUNDRY9 |
| a ins | ARTICULATION JOINT AS INDICATED ON PLANS. REFER TO STRUCTURAL ENGINEER DOCUMENTATION. PROVIDE FIRE GRADE CAULKING TO ALL ARTICULATION JOINTS LOCATED ON THE BOUNDARY BETWEEN SEPARATE TENANCIES. ARTICULATION JOINT TO HAVE A 10mm GAP WHEN LOCATED ON THE SIDE OF A WINDOW |
| ELEC | ELECTRIC METER BOX |
| HWS | GAS INSTANTANIOUS HOT WATER SYSTEM - REFER TO SPECIFICATION AND INSTALLATION DETAILS |
| | 75MM DIA DOWNPIPES AT 12.0M MAX. CTS. |
| ODPS | 75MM DIA DOWNPIPES & SPREADER |
| O RWH-DP | 75MM DIA DOWNPIPE & RAINWATER HEAD |
| A/C | AIR CONDITIONING UNIT |
| SP | SOLAR PANELS - FLUSH MOUNTED SYSTEM |
| | |

- ELECTRICAL SWITCH BOARD (FUSE BOX)



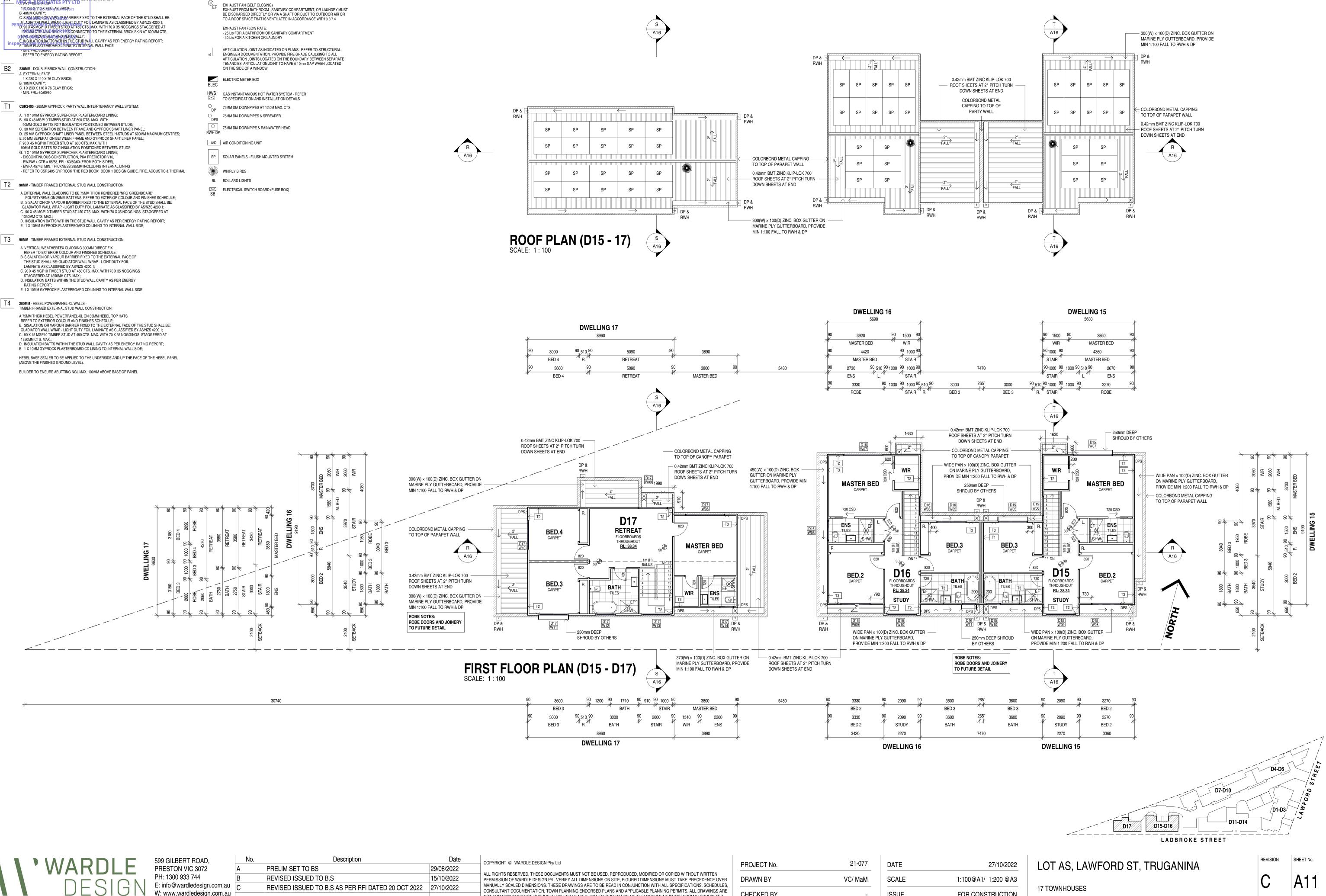


| DP & C | SP | SP | , |
|------------------------|------------|--------------|---|
| ROOF F SCALE: 1:100 | PLA | \ N (| C |

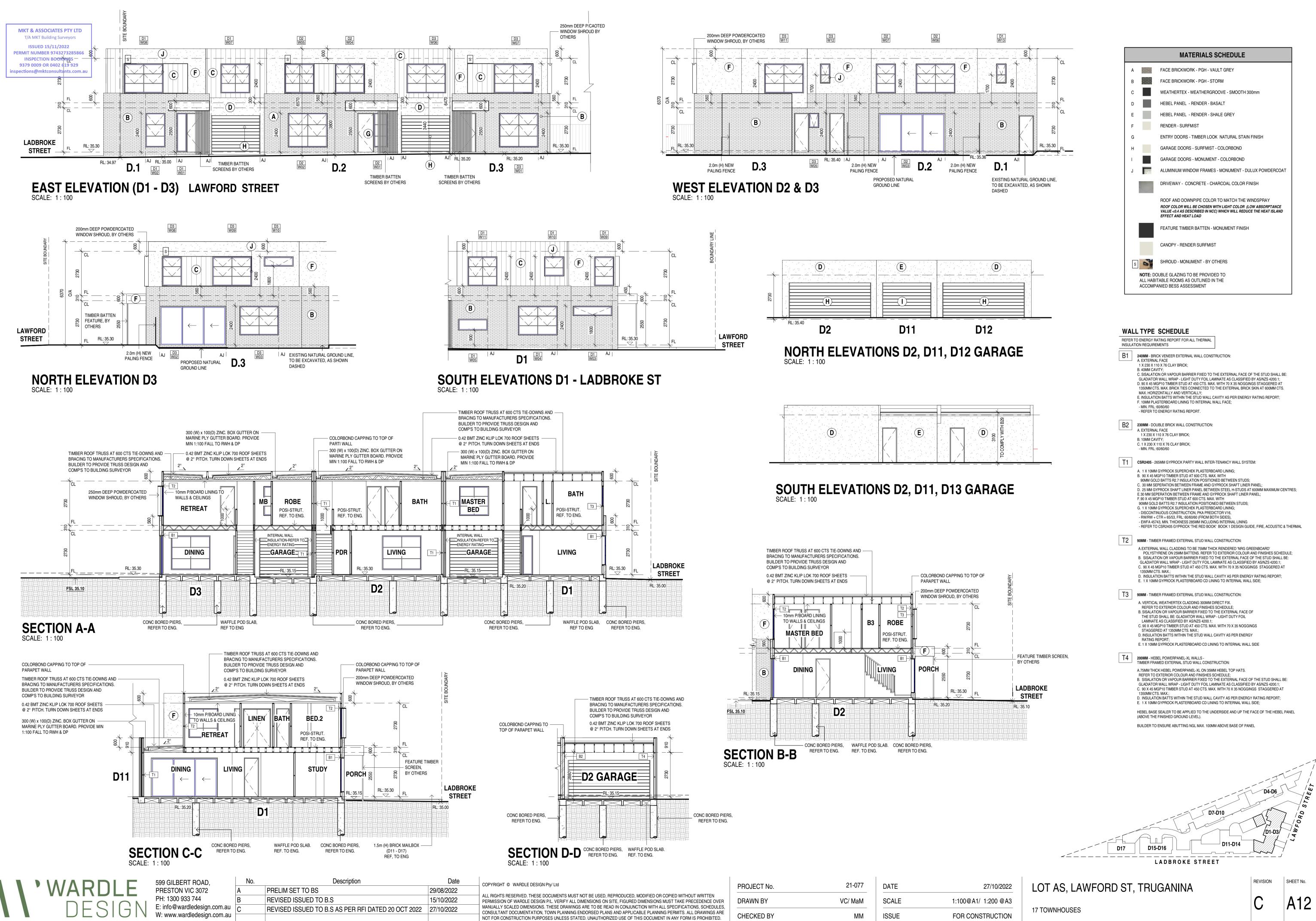


- SYMBOL LEGEND:
- SMOKE ALARM TO COMPLY WITH AS 3786, HARD WIRED TO SWITCHBOARD & BATTERY BACK-UP. SMOKE ALARM/S TO BE INTERCONNECTED WITHIN BUILDING
- BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 EXHAUST FAN FLOW RATE:
- ARTICULATION JOINT AS INDICATED ON PLANS. REFER TO STRUCTURAL ENGINEER DOCUMENTATION. PROVIDE FIRE GRADE CAULKING TO ALL

- STAGGERED AT 1350MM CTS. MAX.;
- BATING REPORT:



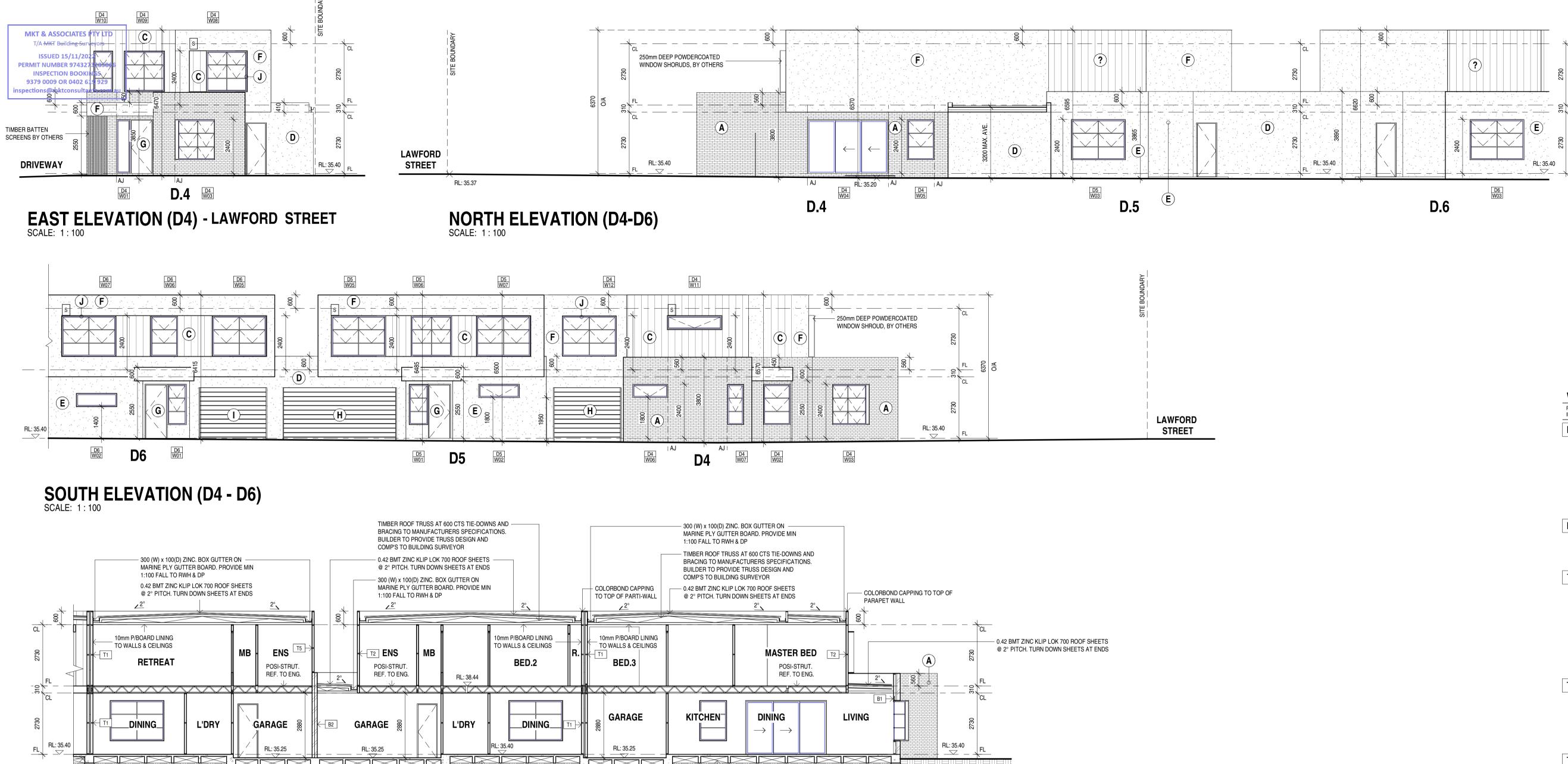
| COPYRIGHT © WARDLE DESIGN Pty/ Ltd | PROJECT No. | 21-077 | DATE | 27/10/2022 |
|---|-------------|---------|-------|---------------------|
| ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS. SCHEDULES. | DRAWN BY | VC/ MaM | SCALE | 1:100@A1/ 1:200 @A3 |
| CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FOR CONSTRUCTION |

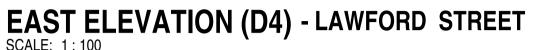


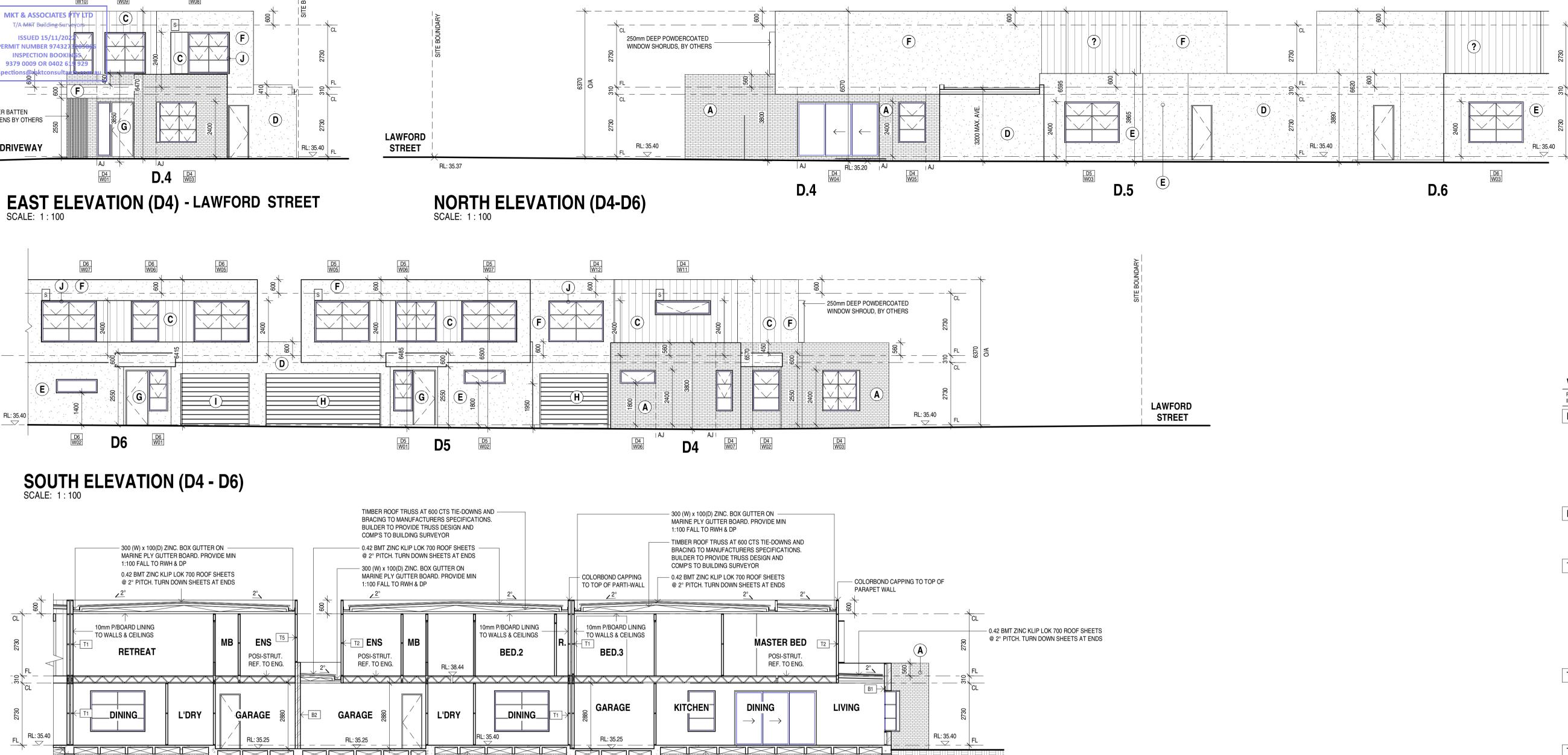
| | | | 1 |
|---|-------------|---------|-----|
| | PROJECT No. | 21-077 | DAT |
| | DRAWN BY | VC/ MaM | SCA |
| ' | | N A N A | 100 |

| DATE | 27/ |
|-------|---------------|
| SCALE | 1:100@A1/ 1:2 |
| ISSUE | FOR CONSTR |

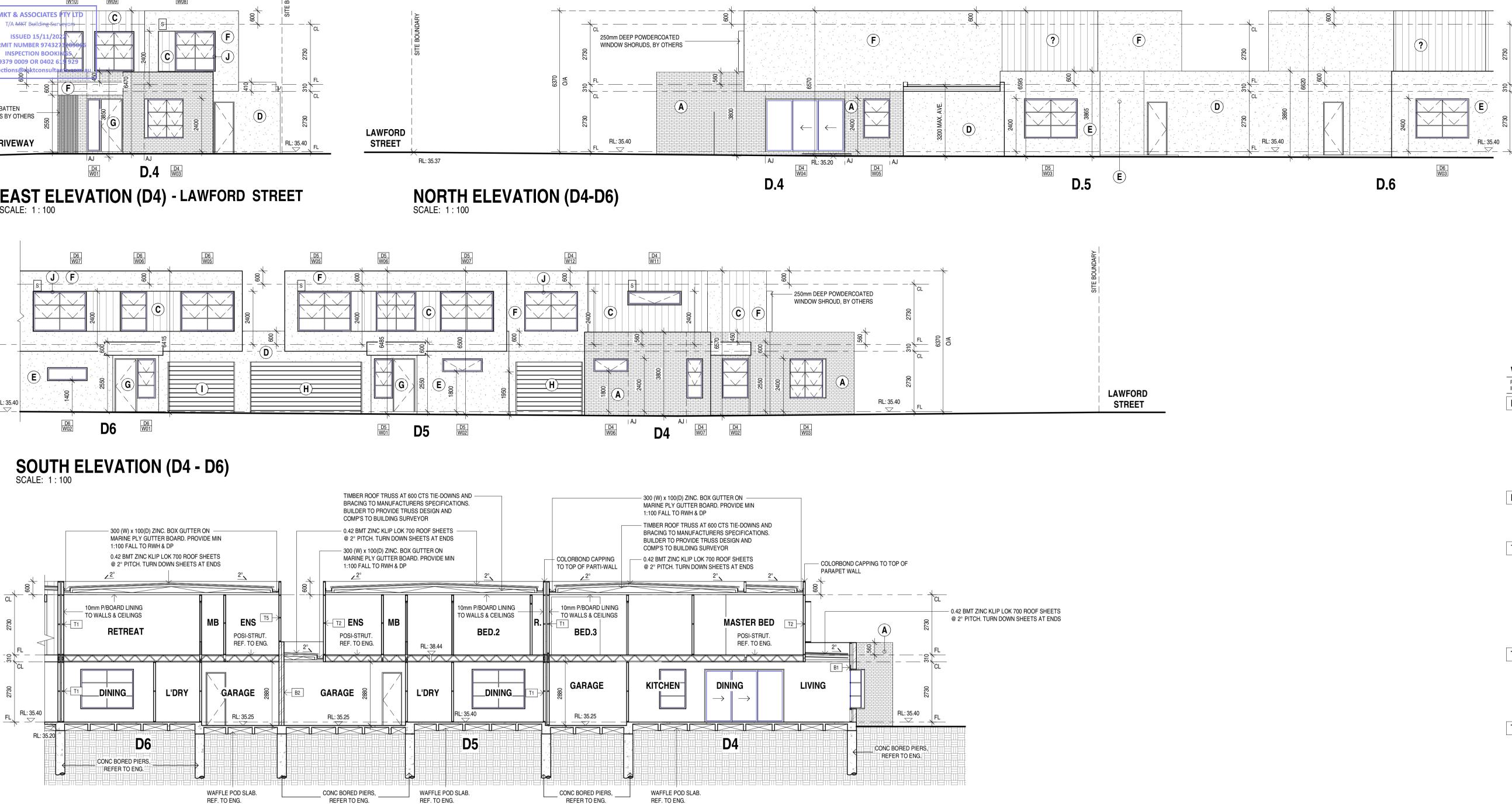
| • | 1.1.1 | | | |
|---|-------|--|--|--|
| A | | FACE BRICKWORK - PGH - VAULT GREY | | |
| В | | FACE BRICKWORK - PGH - STORM | | |
| С | | WEATHERTEX - WEATHERGROOVE - SMOOTH 300mm | | |
| D | | HEBEL PANEL - RENDER - BASALT | | |
| Е | | HEBEL PANEL - RENDER - SHALE GREY | | |
| F | | RENDER - SURFMIST | | |
| G | | ENTRY DOORS - TIMBER LOOK NATURAL STAIN FINISH | | |
| н | | GARAGE DOORS - SURFMIST - COLORBOND | | |
| T | | GARAGE DOORS - MONUMENT - COLORBOND | | |
| J | | ALUMINIUM WINDOW FRAMES - MONUMENT - DULUX POWDERCOAT | | |
| | | DRIVEWAY - CONCRETE - CHARCOAL COLOR FINISH | | |
| | | ROOF AND DOWNPIPE COLOR TO MATCH THE WINDSPRAY ROOF COLOR WILL BE CHOSEN WITH LIGHT COLOR (LOW ABSORPTANCE VALUE <0.4 AS DESCRIBED IN NCC) WHICH WILL REDUCE THE HEAT ISLAND EFFECT AND HEAT LOAD | | |
| | | FEATURE TIMBER BATTEN - MONUMENT FINISH | | |
| | | CANOPY - RENDER SURFMIST | | |
| S | 6 | SHROUD - MONUMENT - BY OTHERS | | |
| NOTE: DOUBLE GLAZING TO BE PROVIDED TO ALL HABITABLE ROOMS AS OUTLINED IN THE ACCOMPANIED BESS ASSESSMENT | | | | |



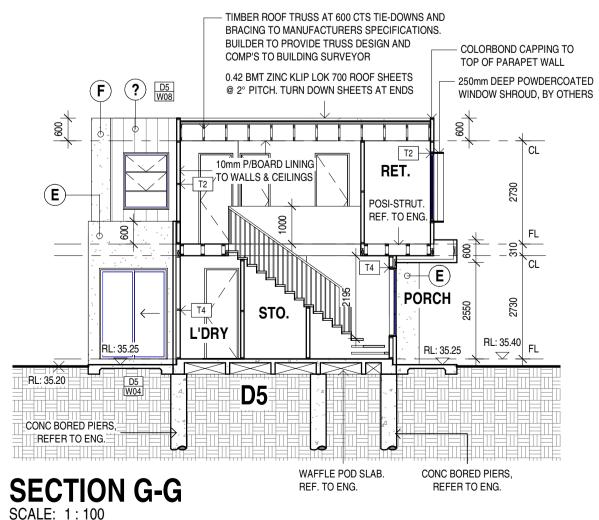




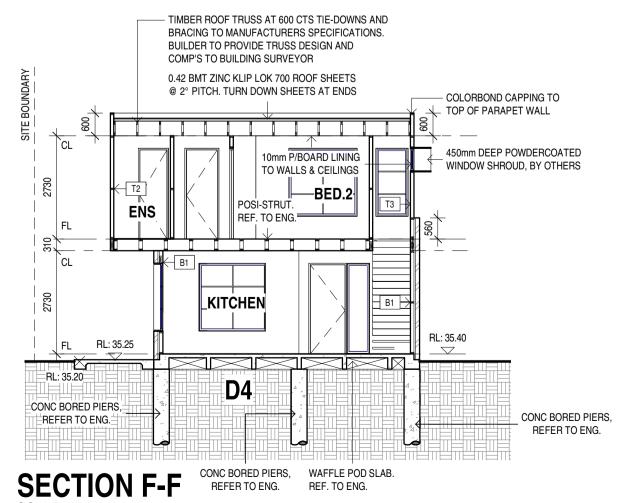








REF. TO ENG.



REFER TO ENG.

SCALE: 1:100



| 599 GILBERT ROAD, | |
|-----------------------------|---|
| PRESTON VIC 3072 | Α |
| PH: 1300 933 744 | В |
| E: info@wardledesign.com.au | С |
| W: www.wardledesign.com.au | |

| No. | Description | Date | COPYRIGHT © WARDLE DESIGN Pty/ Ltd |
|-----|--|------------|---|
| | PRELIM SET TO BS | 29/08/2022 | |
| | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OV |
| | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDUL CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS A |
| | | | NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED |

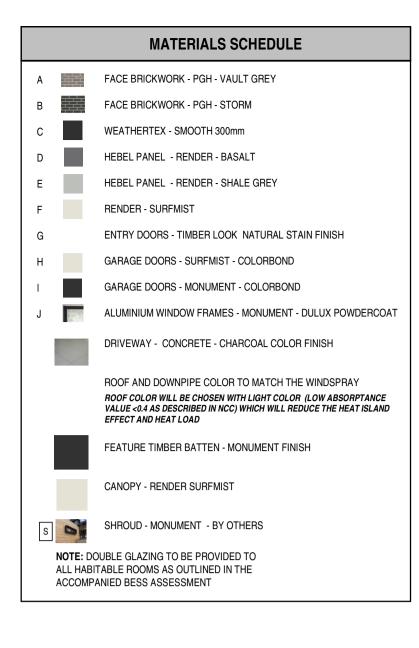
REF. TO ENG.

YRIGHT © WARDLE DESIGN Pty/ Ltd

| PROJECT No. | 21-077 |
|-------------|---------|
| DRAWN BY | VC/ MaM |
| CHECKED BY | MM |

| DATE | |
|-------|-----------|
| SCALE | 1:100@A1/ |
| ISSUE | FOR CONS |

FOR CONSTRUCTION



WALL TYPE SCHEDULE

REFER TO ENERGY RATING REPORT FOR ALL THERMAL INSULATION REQUIREMENTS

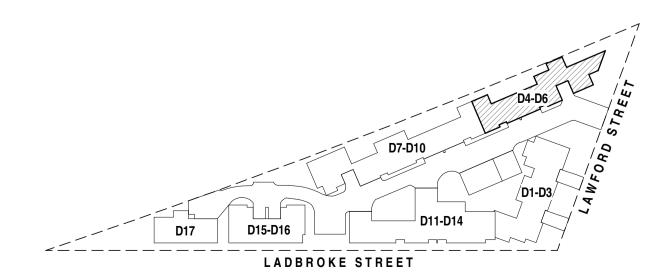
- B1 240MM - BRICK VENEER EXTERNAL WALL CONSTRUCTION:
- A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK;
- B. 40MM CAVITY: C. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE:
- GLADIATOR WALL WRAP LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; D. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX. BRICK TIES CONNECTED TO THE EXTERNAL BRICK SKIN AT 600MM CTS. MAX. HORIZONTALLY AND VERTICALLY;
- E. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; F. 10MM PLASTERBOARD LINING TO INTERNAL WALL FACE; - MIN. FRL: 60/60/60
- REFER TO ENERGY RATING REPORT
- B2 230MM DOUBLE BRICK WALL CONSTRUCTION: A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK;
- B. 10MM CAVITY; C. 1 X 230 X 110 X 76 CLAY BRICK;
- MIN. FRL: 60/60/60
- T1 CSR2405 265MM GYPROCK PARTY WALL INTER-TENANCY WALL SYSTEM:
 - A. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING;
 - B. 90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS;
 - C. 30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL: D. 25 MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL H-STUDS AT 600MM MAXIMUM CENTRES;
 - E.30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL; F.90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH
 - 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS: G. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING;
 - DISCONTINUOUS CONSTRUCTION, PKA PREDICTOR V16 - RW/RW + CTR = 65/53, FRL: 60/60/60 (FROM BOTH SIDES),
 - EWFA 45743, MIN. THICKNESS 285MM INCLUDING INTERNAL LINING - REFER TO CSR2405 GYPROCK 'THE RED BOOK' BOOK 1 DESIGN GUIDE, FIRE, ACOUSTIC & THERMAL
- T2 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A.EXTERNAL WALL CLADDING TO BE 75MM THICK RENDERED 'NRG GREENBOARD' POLYSTYRENE ON 25MM BATTENS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE
 - B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1:
 - C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX.;
 - D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;
- T3 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A. VERTICAL WEATHERTEX CLADDING 300MM DIRECT FIX.
 - REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF
 - THE STUD SHALL BE: GLADIATOR WALL WRAP LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1;
 - C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX.;
 - D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY BATING REPORT
 - E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE

T4 200MM - HEBEL POWERPANEL-XL WALLS -TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:

- A.75MM THICK HEBEL POWERPANEL-XL ON 35MM HEBEL TOP HATS.
- REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1;
- C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX.;

D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE; HEBEL BASE SEALER TO BE APPLIED TO THE UNDERSIDE AND UP THE FACE OF THE HEBEL PANEL

(ABOVE THE FINISHED GROUND LEVEL). BUILDER TO ENSURE ABUTTING NGL MAX. 100MM ABOVE BASE OF PANEL

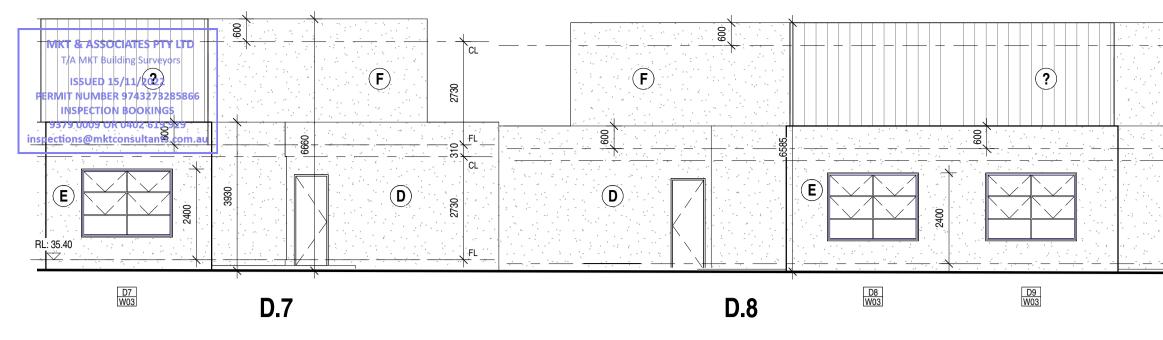




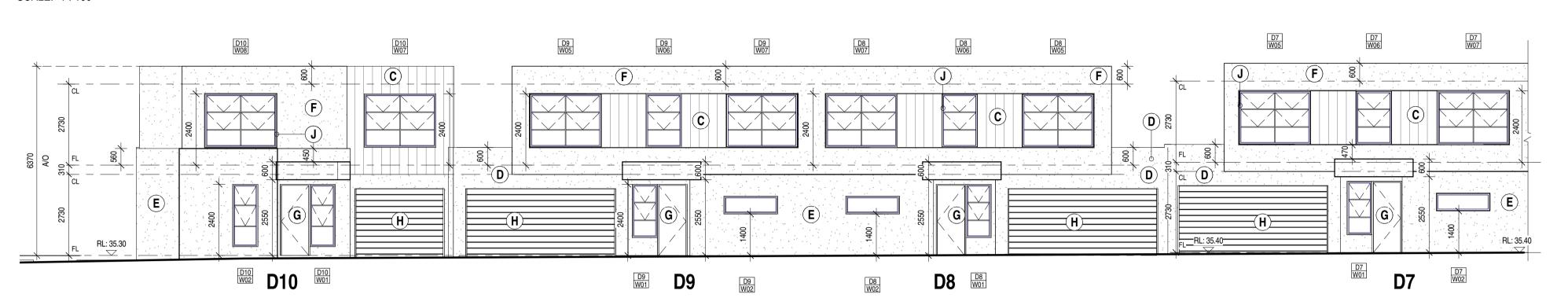


U

A13



NORTH ELEVATION (D7-D10) SCALE: 1:100



 (\mathbf{F})

D.9

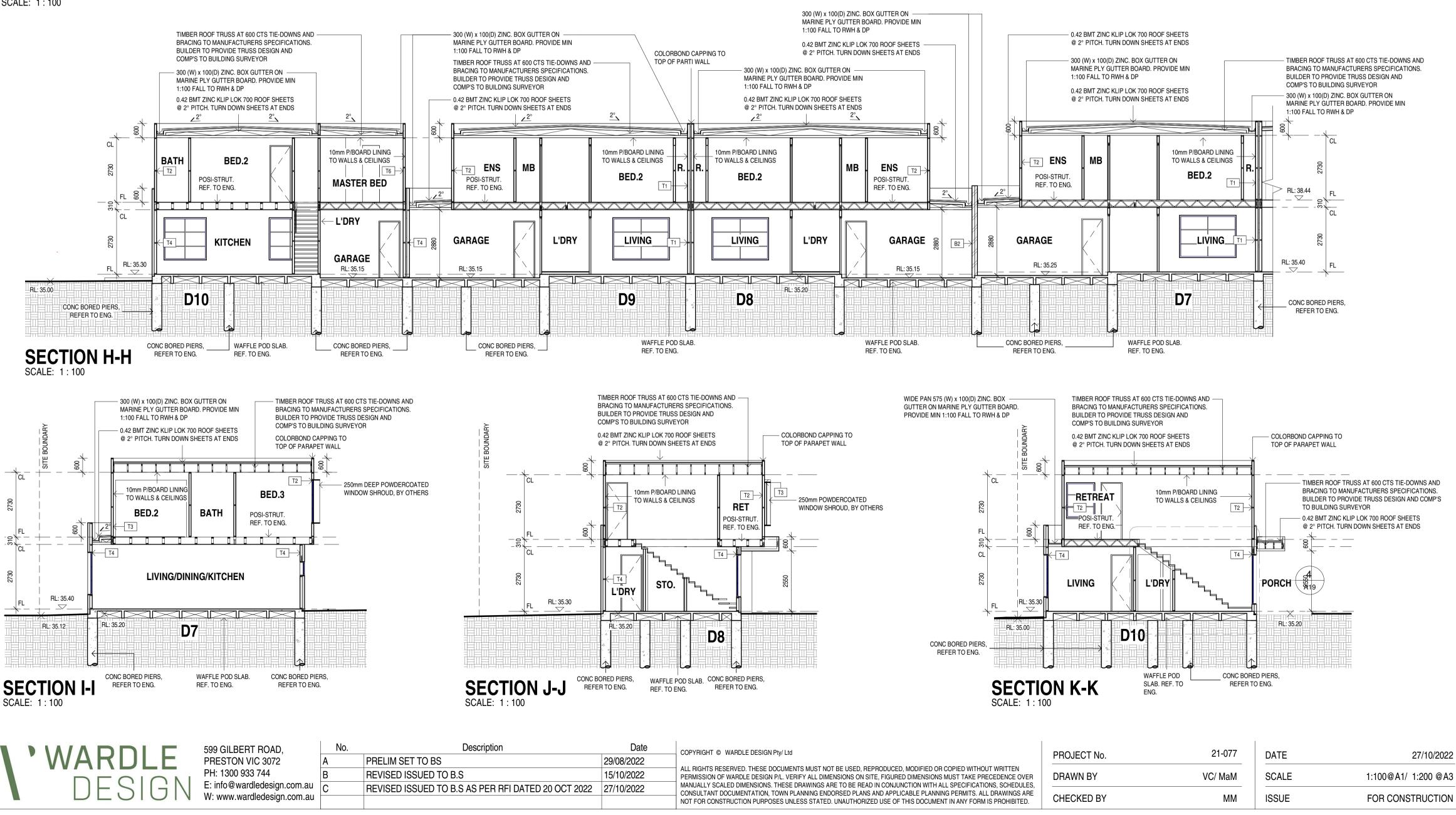
(**C**)

(**D**)

(F`

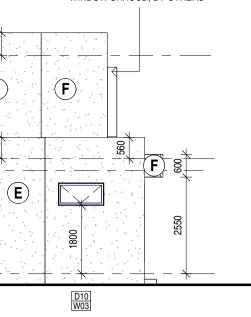
D10 W06

SOUTH ELEVATION (D7 -10) SCALE: 1:100





200mm DEEP POWDERCOATED WINDOW SHROUD, BY OTHERS



| MATERIALS SCHEDULE | | | | | | |
|--|----|---|--|--|--|--|
| A | | FACE BRICKWORK - PGH - VAULT GREY | | | | |
| В | | FACE BRICKWORK - PGH - STORM | | | | |
| С | | WEATHERTEX - SMOOTH 300mm | | | | |
| D | | HEBEL PANEL - RENDER - BASALT | | | | |
| Е | | HEBEL PANEL - RENDER - SHALE GREY | | | | |
| F | | RENDER - SURFMIST | | | | |
| G | | ENTRY DOORS - TIMBER LOOK NATURAL STAIN FINISH | | | | |
| Н | | GARAGE DOORS - SURFMIST - COLORBOND | | | | |
| I | | GARAGE DOORS - MONUMENT - COLORBOND | | | | |
| J | a. | ALUMINIUM WINDOW FRAMES - MONUMENT - DULUX POWDERCOAT | | | | |
| | | DRIVEWAY - CONCRETE - CHARCOAL COLOR FINISH | | | | |
| ROOF AND DOWNPIPE COLOR TO MATCH THE WINDSPRAY ROOF COLOR WILL BE CHOSEN WITH LIGHT COLOR (LOW ABSORPTANCE VALUE <0.4 AS DESCRIBED IN NCC) WHICH WILL REDUCE THE HEAT ISLAND EFFECT AND HEAT LOAD | | | | | | |
| | | FEATURE TIMBER BATTEN - MONUMENT FINISH | | | | |
| | | CANOPY - RENDER SURFMIST | | | | |
| S | 0 | SHROUD - MONUMENT - BY OTHERS | | | | |
| NOTE: DOUBLE GLAZING TO BE PROVIDED TO ALL HABITABLE ROOMS AS OUTLINED IN THE ACCOMPANIED BESS ASSESSMENT | | | | | | |

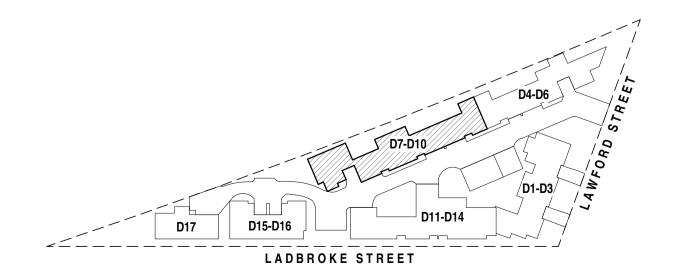
WALL TYPE SCHEDULE

REFER TO ENERGY RATING REPORT FOR ALL THERMAL INSULATION REQUIREMENTS

- B1 240MM BRICK VENEER EXTERNAL WALL CONSTRUCTION:
- A. EXTERNAL FACE 1 X 230 X 110 X 76 CLAY BRICK;
- B. 40MM CAVITY; C. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1;
- D. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
- 1350MM CTS. MAX. BRICK TIES CONNECTED TO THE EXTERNAL BRICK SKIN AT 600MM CTS. MAX. HORIZONTALLY AND VERTICALLY; E. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT; F. 10MM PLASTERBOARD LINING TO INTERNAL WALL FACE;
- MIN. FRL: 60/60/60 REFER TO ENERGY RATING REPORT.
- B2 230MM DOUBLE BRICK WALL CONSTRUCTION: A. EXTERNAL FACE
- 1 X 230 X 110 X 76 CLAY BRICK; B. 10MM CAVITY; C. 1 X 230 X 110 X 76 CLAY BRICK;
- MIN. FRL: 60/60/60
- T1 CSR2405 265MM GYPROCK PARTY WALL INTER-TENANCY WALL SYSTEM:
 - A. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING;
 - B. 90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH 90MM GOLD BATTS B2.7 INSULATION POSITIONED BETWEEN STUDS:
 - C. 30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL; D. 25 MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL H-STUDS AT 600MM MAXIMUM CENTRES;
 - E.30 MM SEPERATION BETWEEN FRAME AND GYPROCK SHAFT LINER PANEL: F.90 X 45 MGP10 TIMBER STUD AT 600 CTS. MAX. WITH
 - 90MM GOLD BATTS R2.7 INSULATION POSITIONED BETWEEN STUDS;
 - G. 1 X 10MM GYPROCK SUPERCHEK PLASTERBOARD LINING; DISCONTINUOUS CONSTRUCTION, PKA PREDICTOR V16, - RW/RW + CTR = 65/53, FRL: 60/60/60 (FROM BOTH SIDES),
- EWFA 45743, MIN. THICKNESS 285MM INCLUDING INTERNAL LINING - REFER TO CSR2405 GYPROCK THE RED BOOK' BOOK 1 DESIGN GUIDE, FIRE, ACOUSTIC & THERMAL
- T2 90MM - TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION: A.EXTERNAL WALL CLADDING TO BE 75MM THICK RENDERED 'NRG GREENBOARD' POLYSTYRENE ON 25MM BATTENS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE;
 - B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
 - 1350MM CTS, MAX.: D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT;
 - E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;
- T3 90MM TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
 - A. VERTICAL WEATHERTEX CLADDING 300MM DIRECT FIX. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF
 - THE STUD SHALL BE: GLADIATOR WALL WRAP LIGHT DUTY FOIL
 - LAMINATE AS CLASSIFIED BY AS/NZS 4200.1: C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS
 - STAGGERED AT 1350MM CTS. MAX.;
 - D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT: E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE
- T4 200MM HEBEL POWERPANEL-XL WALLS -
- TIMBER FRAMED EXTERNAL STUD WALL CONSTRUCTION:
- A.75MM THICK HEBEL POWERPANEL-XL ON 35MM HEBEL TOP HATS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE; B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE:
- GLADIATOR WALL WRAP LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1;
- C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS, MAX.: D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT;
- E. 1 X 10MM GYPROCK PLASTERBOARD CD LINING TO INTERNAL WALL SIDE;

HEBEL BASE SEALER TO BE APPLIED TO THE UNDERSIDE AND UP THE FACE OF THE HEBEL PANEL (ABOVE THE FINISHED GROUND LEVEL).

BUILDER TO ENSURE ABUTTING NGL MAX. 100MM ABOVE BASE OF PANEL

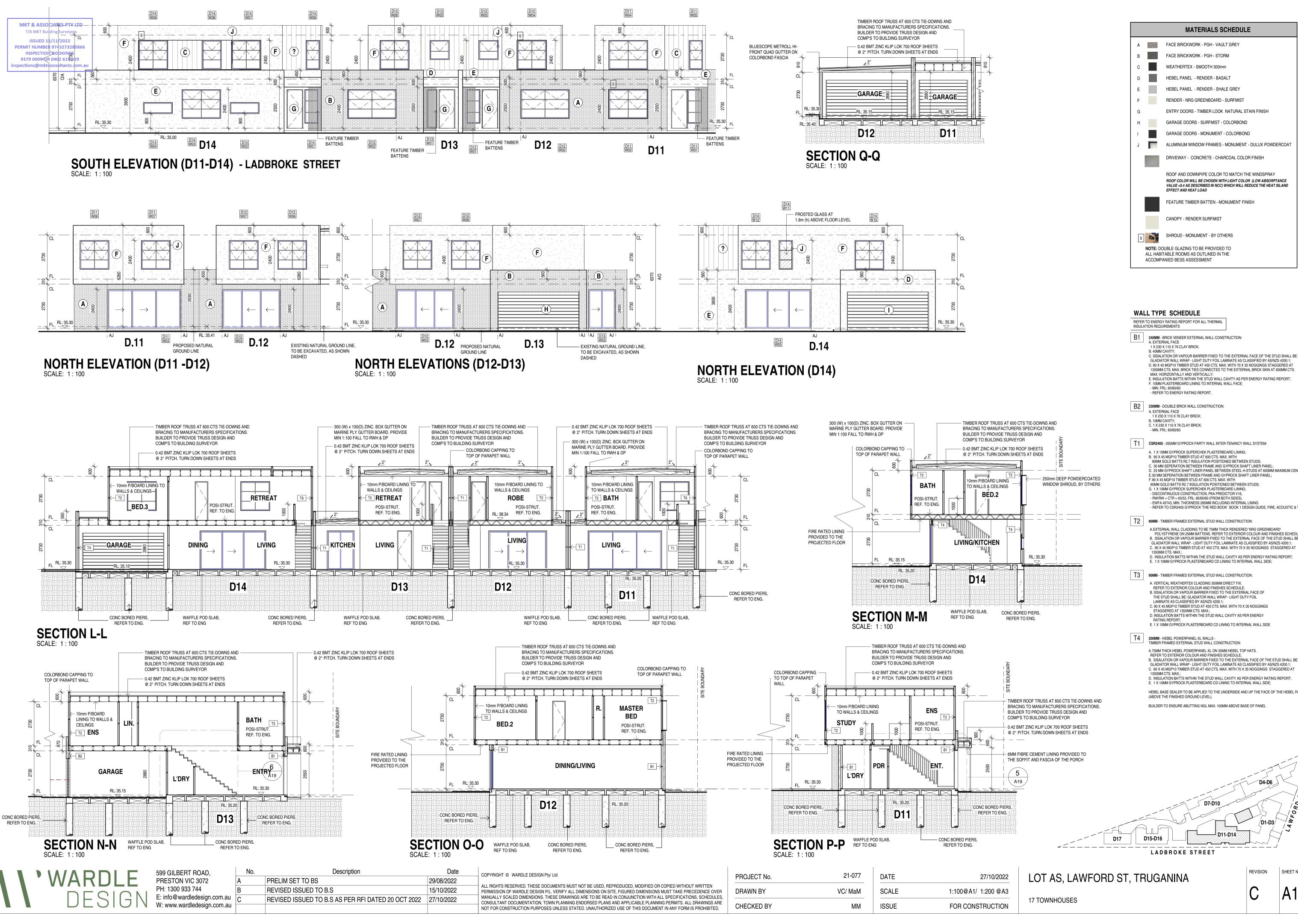


LOT AS, LAWFORD ST, TRUGANINA



REVISION

A14



| | MATERIALS SCHEDULE | | | | | |
|---|--|--|--|--|--|--|
| A | FACE BRICKWORK - PGH - VAULT GREY | | | | | |
| В | FACE BRICKWORK - PGH - STORM | | | | | |
| С | WEATHERTEX - SMOOTH 300mm | | | | | |
| D | HEBEL PANEL - RENDER - BASALT | | | | | |
| E | HEBEL PANEL - RENDER - SHALE GREY | | | | | |
| F | RENDER - NRG GREENBOARD - SURFMIST | | | | | |
| G | ENTRY DOORS - TIMBER LOOK NATURAL STAIN FINISH | | | | | |
| Н | GARAGE DOORS - SURFMIST - COLORBOND | | | | | |
| I I | GARAGE DOORS - MONUMENT - COLORBOND | | | | | |
| J | ALUMINIUM WINDOW FRAMES - MONUMENT - DULUX POWDERCOAT | | | | | |
| | DRIVEWAY - CONCRETE - CHARCOAL COLOR FINISH | | | | | |
| | ROOF AND DOWNPIPE COLOR TO MATCH THE WINDSPRAY ROOF COLOR WILL BE CHOSEN WITH LIGHT COLOR (LOW ABSORPTANCE VALUE <0.4 AS DESCRIBED IN NCC) WHICH WILL REDUCE THE HEAT ISLAND EFFECT AND HEAT LOAD | | | | | |
| | FEATURE TIMBER BATTEN - MONUMENT FINISH | | | | | |
| | CANOPY - RENDER SURFMIST | | | | | |
| S | SHROUD - MONUMENT - BY OTHERS | | | | | |
| NOTE: DOUBLE GLAZING TO BE PROVIDED TO ALL HABITABLE ROOMS AS OUTLINED IN THE ACCOMPANIED BESS ASSESSMENT | | | | | | |

- D. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT 1350MM CTS. MAX. BRICK TIES CONNECTED TO THE EXTERNAL BRICK SKIN AT 600MM CTS.
- E. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT

- D. 25 MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL H-STUDS AT 600MM MAXIMUM CENTRES:

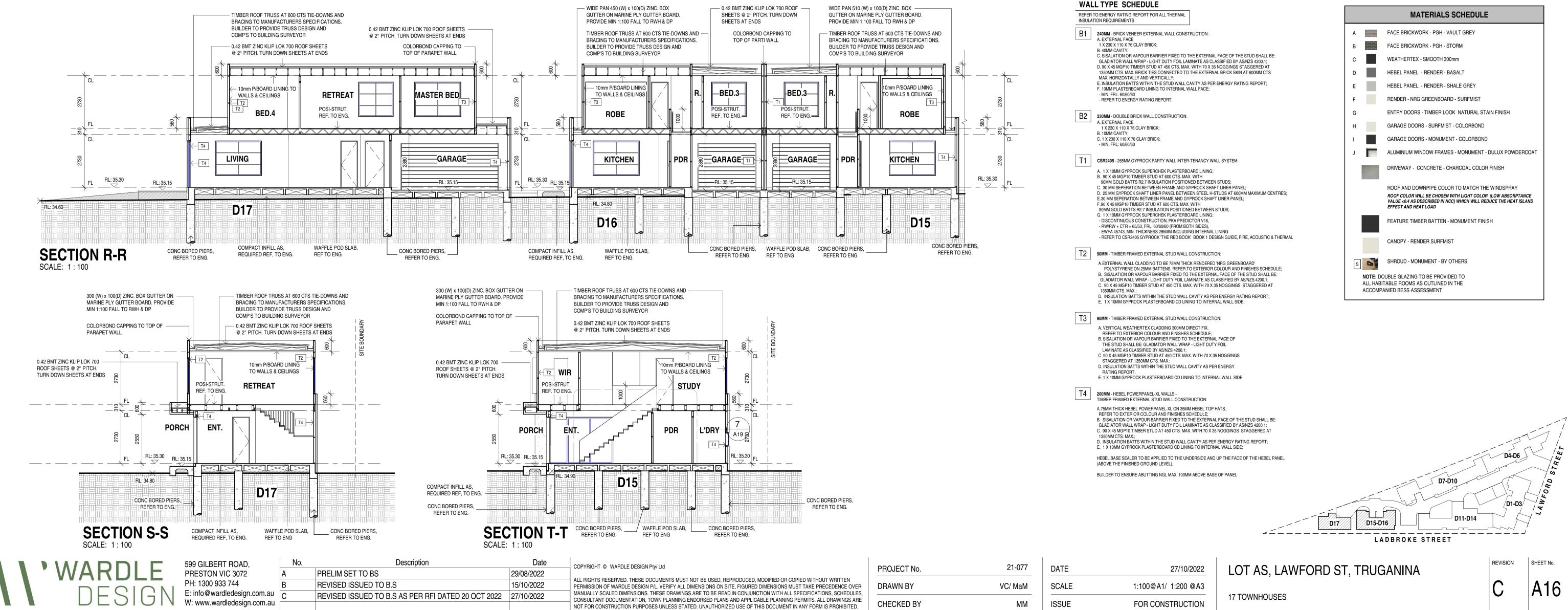
- REFER TO CSR2405 GYPROCK 'THE RED BOOK' BOOK 1 DESIGN GUIDE, FIRE, ACOUSTIC & THERMAL
- POLYSTYRENE ON 25MM BATTENS. REFER TO EXTERIOR COLOUR AND FINISHES SCHEDULE B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE:
- GLADIATOR WALL WRAP LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1; C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
- D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT;
- - D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY

- B. SISALATION OR VAPOUR BARRIER FIXED TO THE EXTERNAL FACE OF THE STUD SHALL BE: GLADIATOR WALL WRAP - LIGHT DUTY FOIL LAMINATE AS CLASSIFIED BY AS/NZS 4200.1;
- C. 90 X 45 MGP10 TIMBER STUD AT 450 CTS. MAX. WITH 70 X 35 NOGGINGS STAGGERED AT
- D. INSULATION BATTS WITHIN THE STUD WALL CAVITY AS PER ENERGY RATING REPORT;
- HEBEL BASE SEALER TO BE APPLIED TO THE UNDERSIDE AND UP THE FACE OF THE HEBEL PANEL

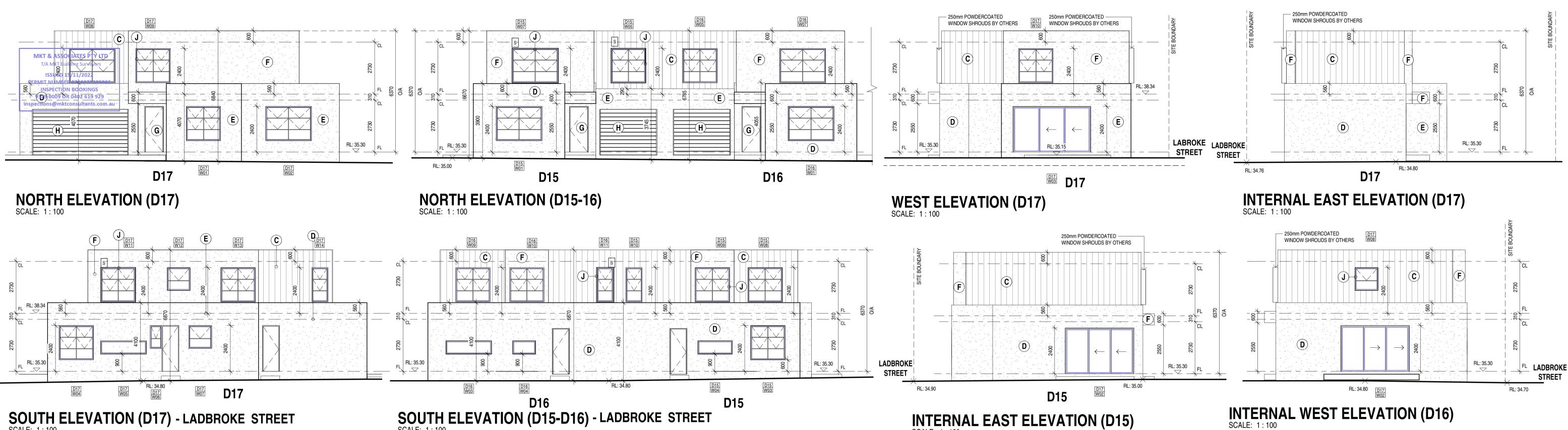
BUILDER TO ENSURE ABUTTING NGL MAX. 100MM ABOVE BASE OF PANEL



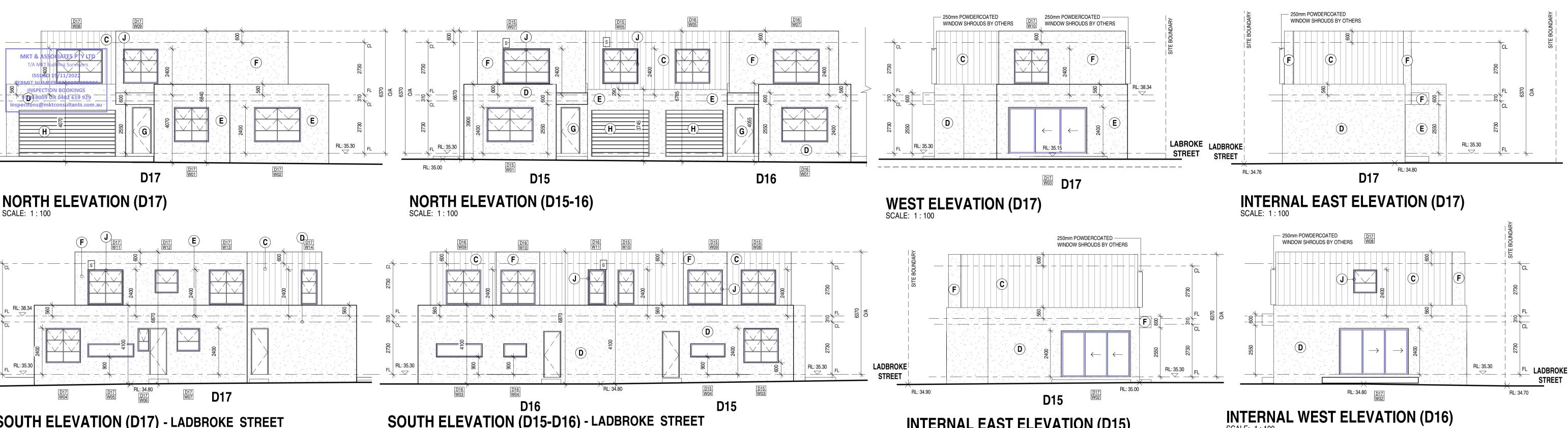




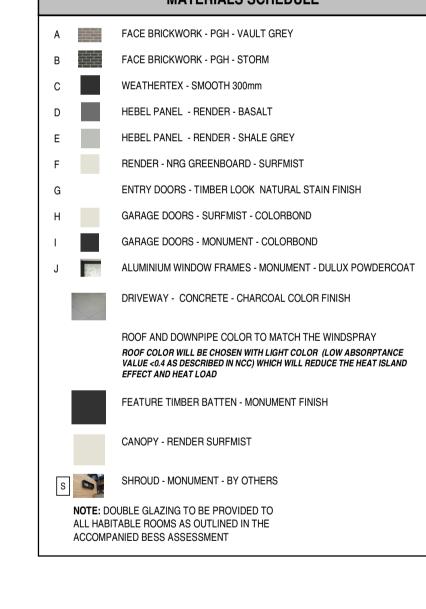
SOUTH ELEVATION (D17) - LADBROKE STREET

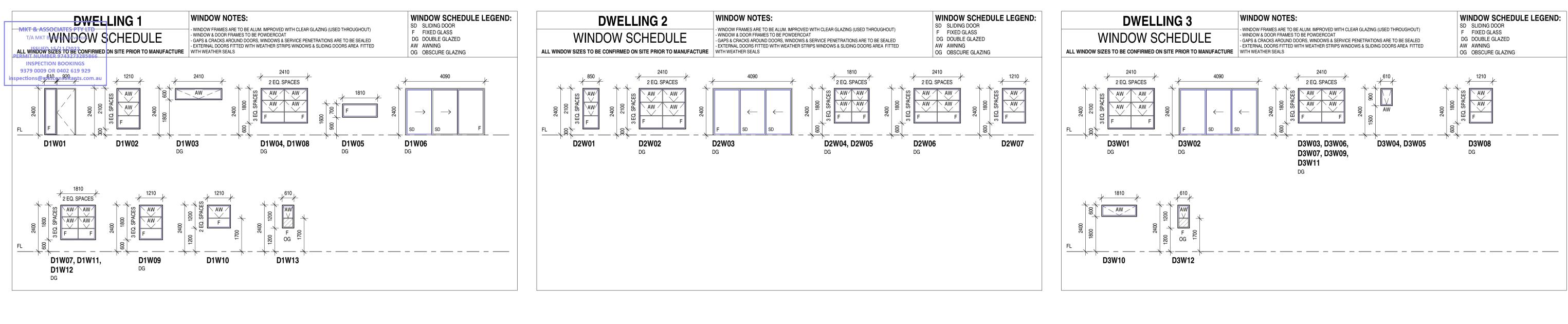


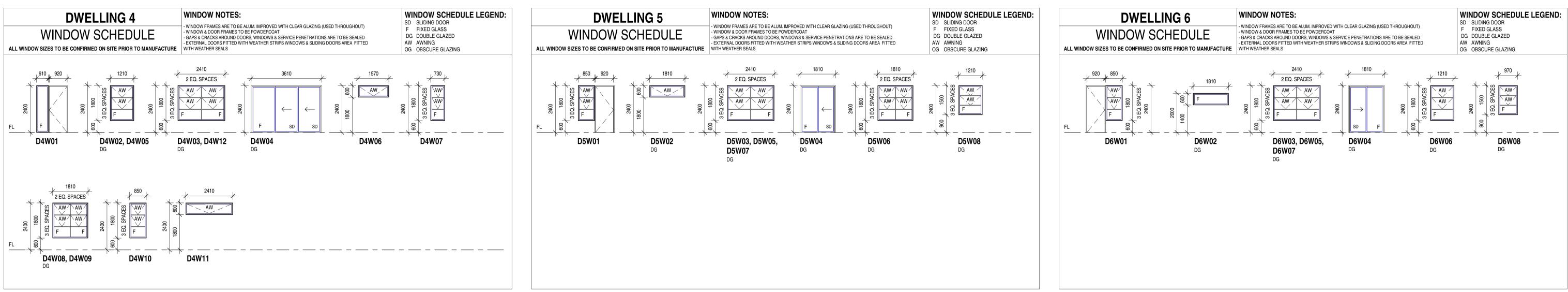
SCALE: 1:100

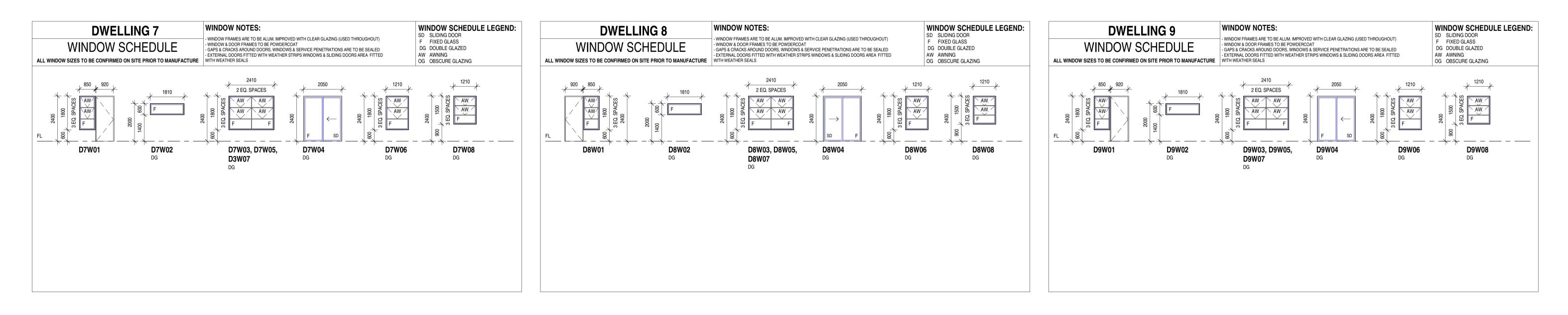


SCALE: 1:100









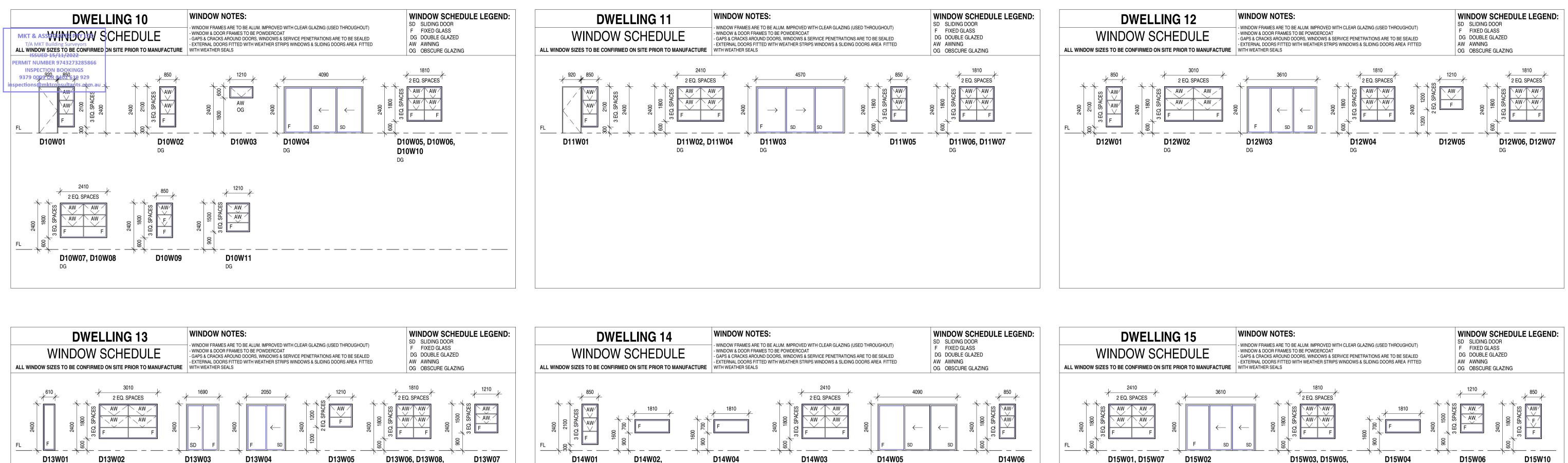
| | 599 GILBERT ROAD, | No. | Description | Date | COPYRIGHT © WARDLE DESIGN Pty/ Ltd | PROJECT No. | 21-077 | DATE | 27/10/202 |
|---------|-----------------------------|-----|--|------------|--|-------------|---------|-------|--------------------|
| VVARULE | PRESTON VIC 3072 | A | PRELIM SET TO BS | 29/08/2022 | · | | 21 077 | | 27/10/202 |
| | PH: 1300 933 744 | В | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER | DRAWN BY | VC/ MaM | SCALE | 1:100@A1/ 1:200 @A |
| | E: info@wardledesign.com.au | | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE | | | | |
| DLOIO | W: www.wardledesign.com.au | | | | NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FOR CONSTRUCTIO |

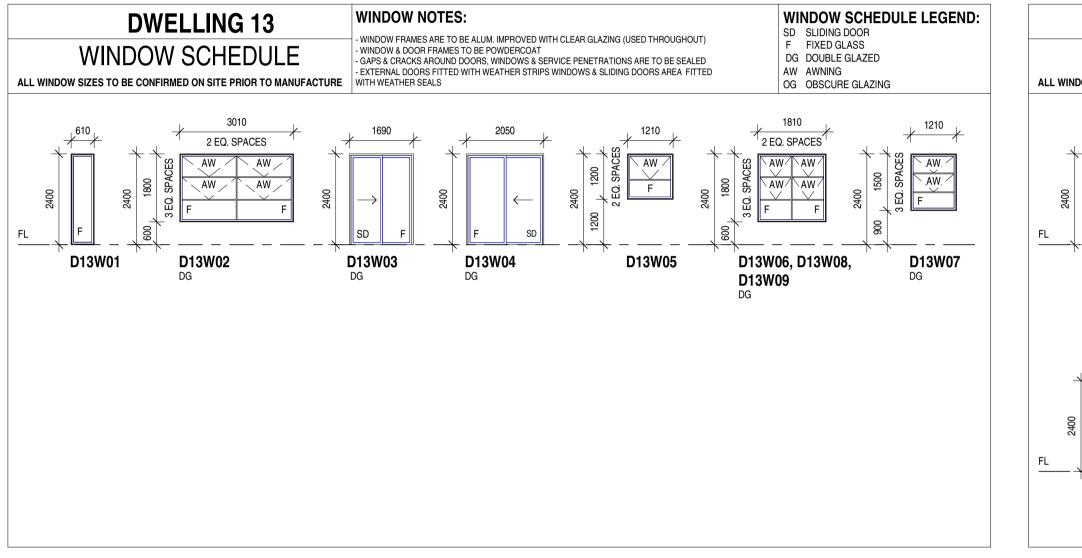


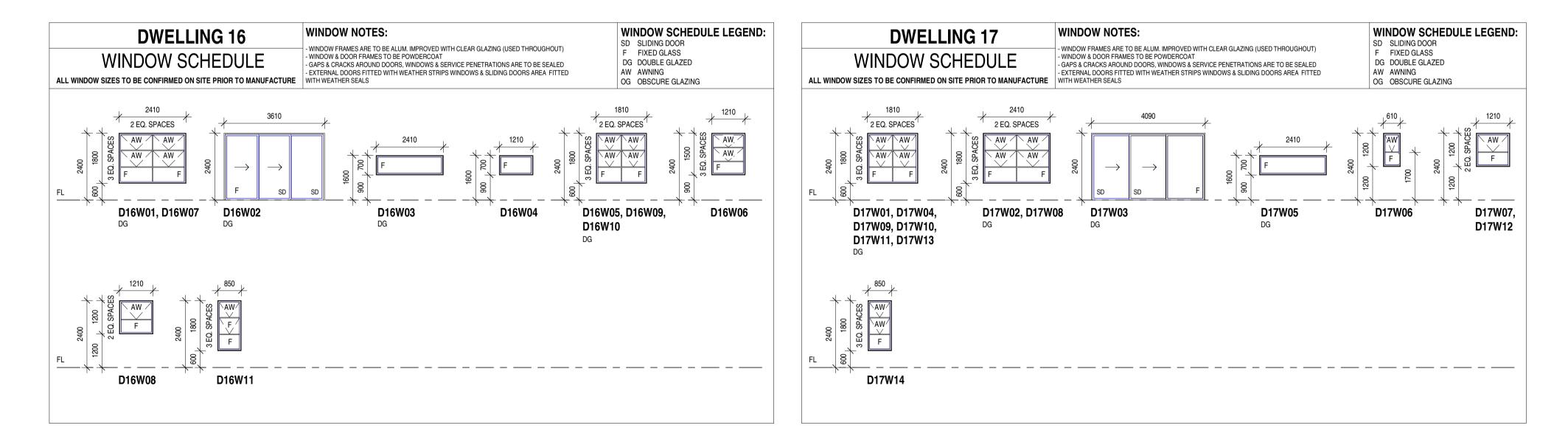
REVISION

С



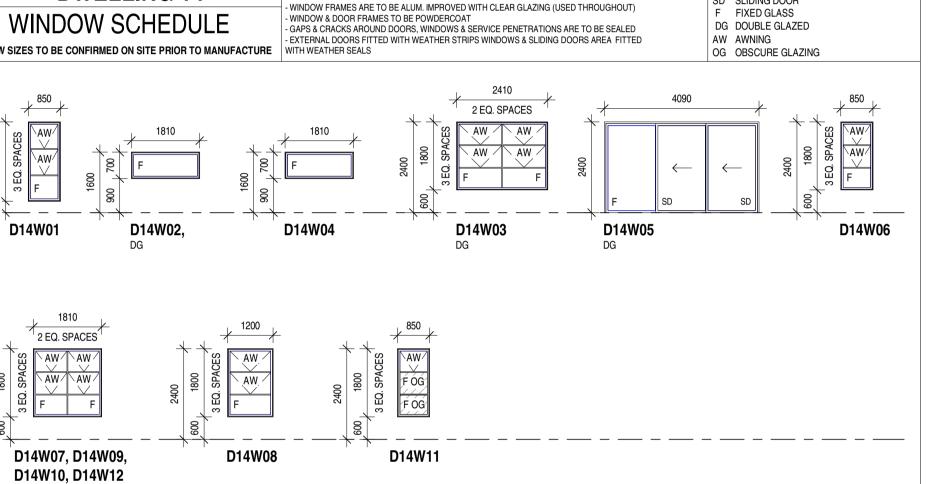


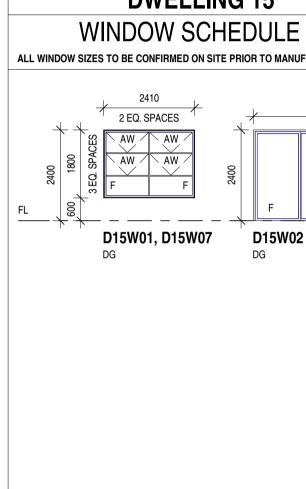




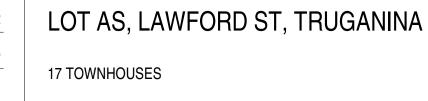
DG

| | 599 GILBERT ROAD, | No. | Description | Date | COPYRIGHT © WARDLE DESIGN Pty/ |
|-------------------------------------|-----------------------------|-----|--|------------|---|
| ' WARDLE | PRESTON VIC 3072 | А | PRELIM SET TO BS | 29/08/2022 | |
| | PH: 1300 933 744 | | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCU PERMISSION OF WARDLE DESIGN P/L. |
| $\square \vdash S \square \dashv N$ | E: info@wardledesign.com.au | 0 | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THE CONSULTANT DOCUMENTATION, TOW |
| DECION | W: www.wardledesign.com.au | | | | NOT FOR CONSTRUCTION PURPOSES |





| N Pty/ Ltd | PROJECT No. | 21-077 | DATE | 27/10/2022 |
|--|-------------|---------|-------|---------------------|
| DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN IN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER S. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, | DRAWN BY | VC/ MaM | SCALE | 1:100@A1/ 1:200 @A3 |
| , TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE OSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | - | ISSUE | FOR CONSTRUCTION |



D15W03, D15W05,

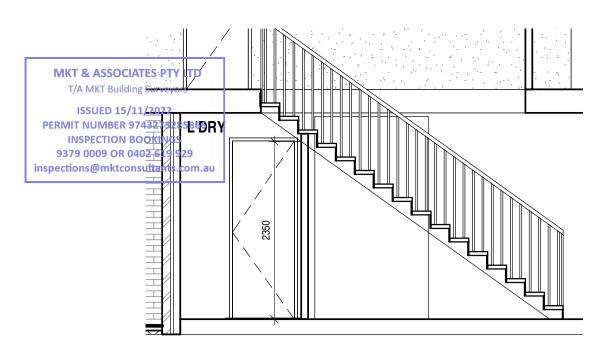
D15W08, D15W09

REVISION

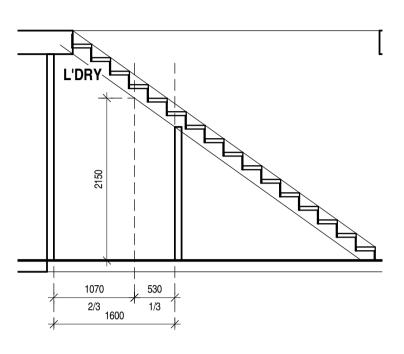
С

SHEET No.

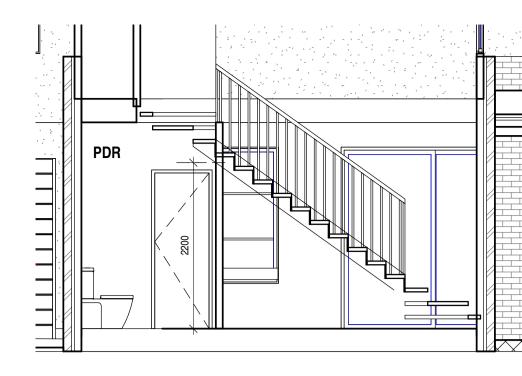




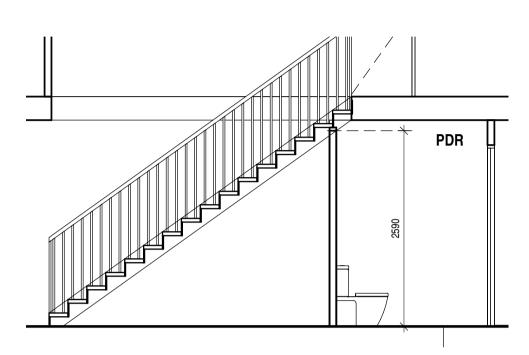
D1 - STAIR SECTION DETAIL SCALE: 1:50



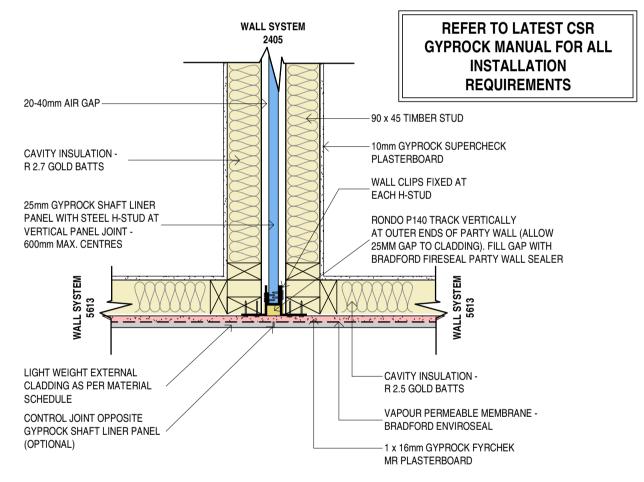
D13 - STAIR SECTION DETAIL SCALE: 1:50



D4 - STAIR SECTION DETAIL SCALE: 1:50



D15 & D16 - STAIR SECTION DETAIL SCALE: 1:50



CSR 2405/5613 JUNCTION WALL DETAIL (TYP.) SCALE: 1:10

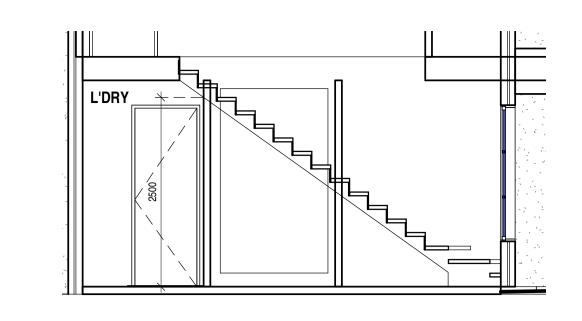


| No. | Description | Date | | | 01.077 | | |
|-----|--|------------|--|-------------|--------|-------|---------------------|
| A | PRELIM SET TO BS | 29/08/2022 | COPYRIGHT © WARDLE DESIGN Pty/ Ltd | PROJECT No. | 21-077 | DATE | 27/10/2022 |
| В | REVISED ISSUED TO B.S | 15/10/2022 | ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED, REPRODUCED, MODIFIED OR COPIED WITHOUT WRITTEN PERMISSION OF WARDLE DESIGN P/L. VERIFY ALL DIMENSIONS ON SITE, FIGURED DIMENSIONS MUST TAKE PRECEDENCE OVER | DRAWN BY | VC/MaM | SCALE | 1:100@A1/ 1:200 @A3 |
| С | REVISED ISSUED TO B.S AS PER RFI DATED 20 OCT 2022 | 27/10/2022 | MANUALLY SCALED DIMENSIONS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, SCHEDULES, CONSULTANT DOCUMENTATION, TOWN PLANNING ENDORSED PLANS AND APPLICABLE PLANNING PERMITS. ALL DRAWINGS ARE | | | | |
| | | | NOT FOR CONSTRUCTION PURPOSES UNLESS STATED. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED. | CHECKED BY | MM | ISSUE | FOR CONSTRUCTION |
| | | | | | | | |

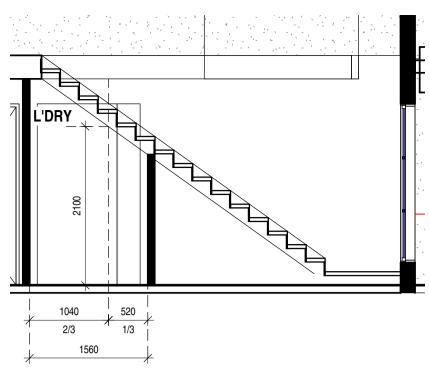


.

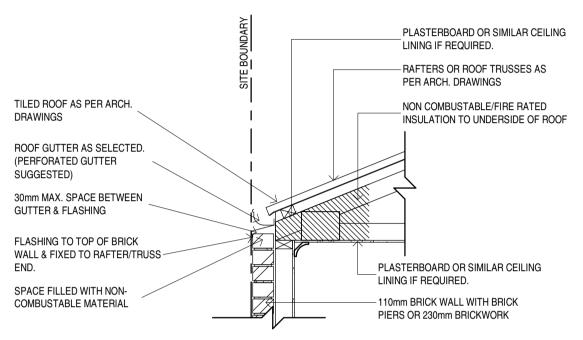
Y Y Y Y Y Y Y Y Y Y Y Y Y







D10 - STAIR SECTION DETAIL SCALE: 1:50



TYPICAL GUTTER & WALL ON BOUNDARY SCALE: 1:20

FLOOR FINISHED BARE OR WITH CARPET AND UNDERLAY 1 x 19mm OR 22mm PARTICALBOARD OR TIMBER FLOORING OR FIBRE CEMENT SHEET OF AT LEAST 15kg/m²

TIMBER OR STEEL JOISTS AT 600mm MAXIMUM CENTRES

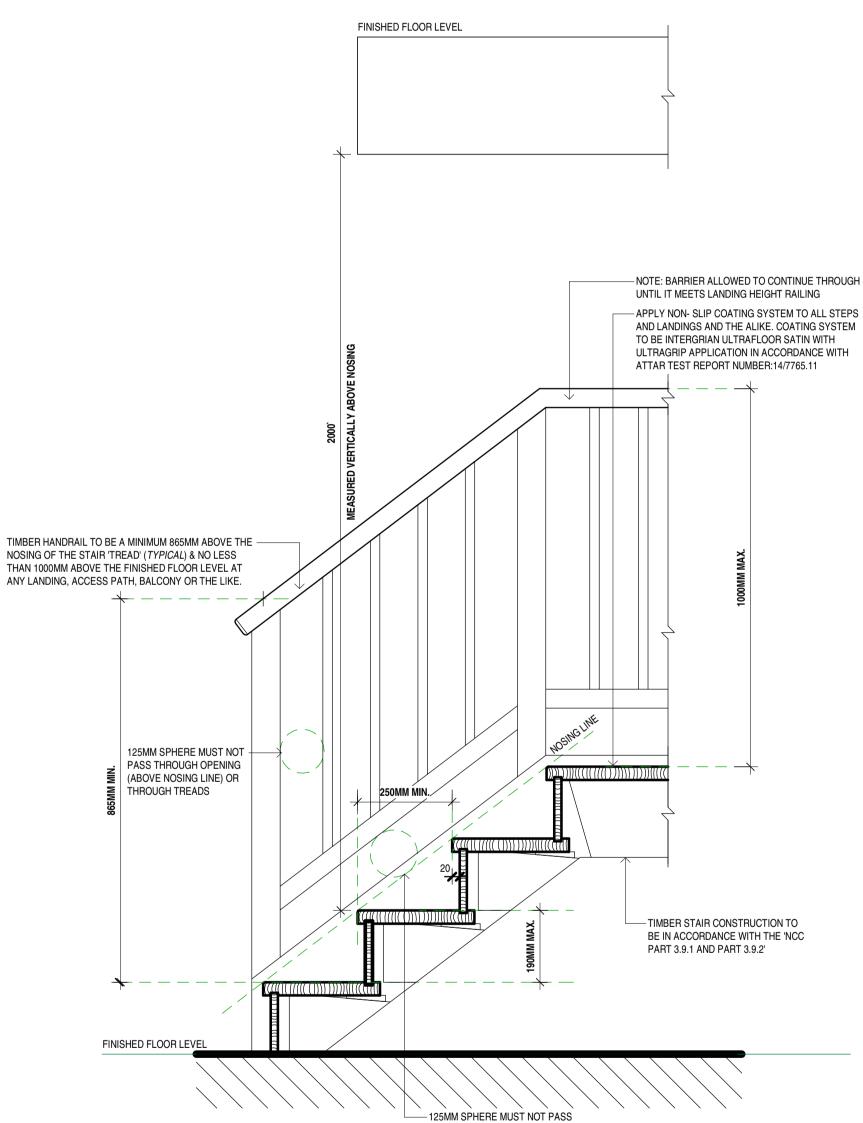
MINIMUM 190mm CAVITY DEPTH

CAVITY INFILL - 90 GOLD BATTS 2.0

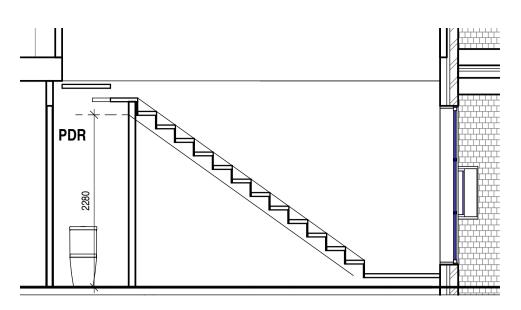
- 1 x 13mm GYPROCK FYRCHEK PLASTERBOARD

JAMES HARDIE 4.5mm HARDIFLEX LINING TO ALL EXTERNAL SIDES

CSR 6025 - 30/30/30 FLOOR/CEILING JOISTS - DIRECT FIX PLASTER BOARD

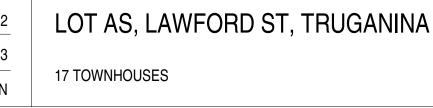


TYPICAL STAIR DETAIL SCALE: 1:10



D11 - STAIR SECTION DETAIL SCALE: 1:50

THROUGH OPENING (ABOVE NOSING LINE) OR THROUGH TREADS



REVISION

С

A19

SHEET No.