

PROPOSED ALTERATION AND ADDITION

FINAL DESIGN for PRVATE at Lot 800 (#53) Mary Street, Highgate

A00 - COVER SHEET & GENERAL NOTES

A01 - TYPICAL ANNOTATIONS

A02 - FEATURE SURVEY (BY OTHERS)

A03 - EXISTING FLOOR PLANs & ELEVATIONS - 1:100

A04 - DEMOLITION SITE PLAN - 1:100

A05 - DEMOLITION FLOOR PLANS & ELEVATIONS - 1:100

A06 - PROPOSED SITE PLAN - 1:100

A07 - PROPOSED FLOOR PLANS - 1:100

A08 - PROPOSED ELEVATIONS - 1:100

A09 - SECTION A-A - 1:50

A10 - DOOR & WINDOW SCHEDULE

NOTES		TO COMPLY WITH SITE WIND RATING. GLAZING DESIGN TO BE IN ACCORDANCE WITH AS1288 & AS2047.		DIMENSIONS SHOWN NOMINAL SIZE. THE FABRICATOR SHALL ALLOW FOR TOLERANCES TO THE DOOR AND WINDOW FRAMES. CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION OF DOORS AND WINDOWS.	
1	GENERAL	2	SITE PREPARATION	8.01.03	DOORS AND WINDOWS AS SCHEDULED COMPONENTS AND FINISHES AS LISTED
1.01.01	STANDARDS	2.01.01	COMPLIANCE		
	ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE. USE REFERENCED AUSTRALIAN OR OTHER STANDARDS (INCLUDING AMENDMENTS) WHICH ARE CURRENT ONE MONTH BEFORE THE DATE OF THE CONTRACT EXCEPT WHERE OTHER EDITIONS OR AMENDMENTS ARE REQUIRED.	2.04.01	ENVIRONMENTAL PROTECTION		
1.01.02	VERIFICATION		PROVIDE EROSION, CONTAMINATION, AND SEDIMENTATION PROTECTION OF THE SITE. SURROUNDING AREAS, AND DRAINAGE SYSTEMS. KEEP THE SITE FREE OF WATER AND PREVENT WATER FLOW OVER FROM NEW WORK INTO NEIGHBOURING LOTS.		
	THE OWNER/BUILDER SUBCONTRACTOR SHALL: VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS. THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS.	2.07.01	SURFACE PREPARATION		
1.01.03	RESPONSIBILITY		BEFORE PLACING FILL, COMPACT THE GROUND TO ACHIEVE THE REQUIRED DENSITY AS PER ENGINEER'S DOCUMENTATION		
	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION AND SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT. KEEP THE SITE IN A CLEAN AND TIDY CONDITION THROUGHOUT CONSTRUCTION & AT THE COMPLETION OF WORK REMOVE ALL LITTER & DEBRIS TO THE SATISFACTION OF THE CLIENT/ARCHITECT.	2.08.01	SAND BED LAYER UNDER SLABS.		
1.01.04	READING		COMPACTED, WET DOWN BEFORE LAYING VAPOUR BARRIER.		
	THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY OTHER CONSULTANTS REFERRED TO WITHIN INCLUDING STRUCTURAL AND CIVIL ENGINEERING SPECIFICATIONS AND DRAWINGS	3	CONCRETE CONSTRUCTION		
1.01.05	CONSULTANTS	3.01.01	STANDARDS		
	ENGINEERS OR RELEVANT SUB-CONSULTANT DRAWINGS AND SPECIFICATIONS SHALL PRECEED THESE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.	3.01.02	ALL SLABS AND FOOTINGS SHALL BE CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF AS2870		
1.02.01	TERMITE MANAGEMENT SYSTEM		CONCRETE SHALL BE IN ACCORDANCE WITH AS3600, MAINTAIN SLAB THICKNESS & FOOTING DEPTH AT SETDOWNS- REFER DETAILS		
	IS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.4 & AS3660.1. INSTALLER TO PROVIDE CERTIFICATION OF SYSTEM INSTALLATION TO CURRENT EDITION OF AS 3660.1. THE SYSTEM SHALL BE ABLE TO REAPPLIED IN FUTURE, AND ANY PENETRATIONS/JOINTS ARE TO BE APPROPRIATELY PROTECTED. ENSURE THE FOLLOWING IS CONSIDERED BY TERMITE CONTRACTOR: WHERE CHEMICAL SPRAY IS USED, HOW THIS WILL BE REAPPLIED IN FUTURE TO CONCEALED AREAS E.G. BELOW CONCRETE PATHS. INC. CERTAIN CASES A TERMITE RETICULATION SYSTEM IS REQUIRED. PENETRATIONS THROUGH THE SLAB TO BE PROVIDED WITH BARRIERS TO PREVENT TERMITE ENTRY E.G. TERMITE COLLARS.	3.01.06	COMPACTED FILL SHALL NOT EXCEED 400MM IN DEPTH UNLESS IT IS CERTIFIED.		
1.02.04	CERTIFICATION	4	TIMBER & STEEL CONSTRUCTION		
	PROVIDE CERTIFICATION ON COMPLETION AND INSTALL A DURABLE SIGN IN THE METER BOX.	4.01.01	STANDARDS		
1.03.02	LIGHT WEIGHT FRL WALLS		ALL STRUCTURAL STEELWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 4100 - SSA STEEL STRUCTURAL CODE AND ASSOCIATED AUSTRALIAN STANDARDS. TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684 TIMBER FRAMING CONSTRUCTION.		
	TO COMPLY WITH NCC VOLUME 1 C209 AND SPECIFICATION 6. MANUFACTURERS TEST REPORT/ CERTIFICATION TO BE PROVIDED BY BUILDER TO BUILDING SURVEYOR	4.01.04	TIMBER		
1.03.11	WEATHERPROOF (COMMERCIAL)		STRUCTURAL TIMBER SHALL BE MINIMUM MPG10 (JUNO) IN ACCORDANCE WITH AS1720. TO BE INSTALLED IN ACCORDANCE WITH AS1684 & AS1604.		
	THE FOLLOWING DAMP AND WEATHERPROOFING REQUIREMENTS APPLY TO A BUILDING THAT IS REQUIRED TO BE WEATHERPROOF: EXTERNAL ABOVE GROUND MEMBRANES (F1D5) WATERPROOFING OF EXTERNAL ABOVE GROUND AREAS TO COMPLY WITH AS4684. ROOF COVERINGS (F3D2) - METAL ROOF SHEETING TO COMPLY WITH AS1562.1. SARKING (F3D6) - SARKING MATERIALS USED FOR WEATHERPROOFING OF ROOFS & WALLS MUST COMPLY WITH ASINZS 4200.1 & ASINZS 4200.1. WET AREAS (F2D2) - WATERPROOFING TO COMPLY TO NCC F2D2 & AS3740. DAMP-PROOFING (F1D6, F1D7) - VAPOUR BARRIER IN ACCORDANCE WITH AS2870 TO BE PROVIDED TO FLOOR OF A ROOM IS Laid ON GROUND, TO PREVENT MOISTURE FROM REACHING THE UPPER SURFACE OF THE FLOOR AND ADJACENT WALLS BY A VAPOUR BARRIER IN ACCORDANCE WITH AS2870. WEATHER PROOFING OF EXTERNAL WALLS TO NCC PERFORMANCE REQUIREMENT F3P1. GLAZED ASSEMBLIES (F3D4) TO COMPLY WITH F3D4 & AS2047.	4.04.01	CORROSION PROTECTION OF STEEL MEMBERS		
1.03.12	GLAZING SUITE		CORROSION PROTECTION OF STEEL IN MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700 & AS4773. CORROSION PROTECTION OF STEEL IN CONTACT WITH CONCRETE TO BE IN ACCORDANCE WITH AS4100, AS4600 & NASH.		
		4.07.01	TIMBER ROOF TRUSSES		
			INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND AS1720.5		
		4.08.01	LINTEL BEAM		
			PROVIDE SUITABLE LINTELS OVER OPENINGS AS PER ENGINEERS DOCUMENTATION. ALL EXTERNAL STEEL LINTELS TO BE HOT DIPPED GALVANISED, UNLESS NOTED OTHERWISE BY ENGINEER		
		5	BRICK CONSTRUCTION		
		5.01.01	MASONRY & ACCESSORIES		
			WORKS TO COMPLY WITH AS3700 MASONRY STRUCTURES OR AS4773 MASONRY FOR SMALL BUILDINGS PARTS 1 & 2. THE SPECIFIC REQUIREMENTS FOR DURABILITY OF MATERIALS EXPOSED TO THE OCEAN UNDER NCC PART 7.4 & AS 3700 SECTION 5 - DESIGN DURABILITY (EXPOSURE ENVIRONMENTS) ARE TO BE COMPLIED WITH.		
		5.02.01	MASONRY		
			USE GP GRADE BRICKS WHERE SURF COAST IS MORE THAN 1KM AND EXP GRADE WHERE SURF COAST IS WITHIN 1KM OR SITE IS SUSCEPTIBLE TO HIGH SALT CONDITIONS.		
		8	DOORS & WINDOWS		
		8.01.01	STANDARDS		
			ALL WINDOW AND SLIDING DOOR FRAMES, GLAZING, FIXINGS AND INSTALLATION TO BE DESIGNED AND CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH AS1288 & AS2047 AND TO MINIMUM WIND SPEED CLASSIFICATION AS NOMINATED BY THE STRUCTURAL ENGINEER		
		8.01.02	DIMENSIONING		



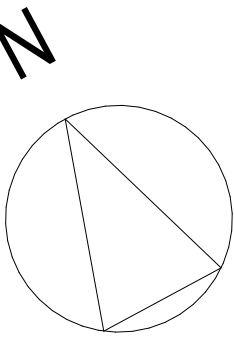
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DD-A	14/07/26	ISSUED FOR COMMENT	CLIENT	Checked: XX	Stage / Revision: FD-A
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				Drawing Number: A00	PAGE SIZE: A1

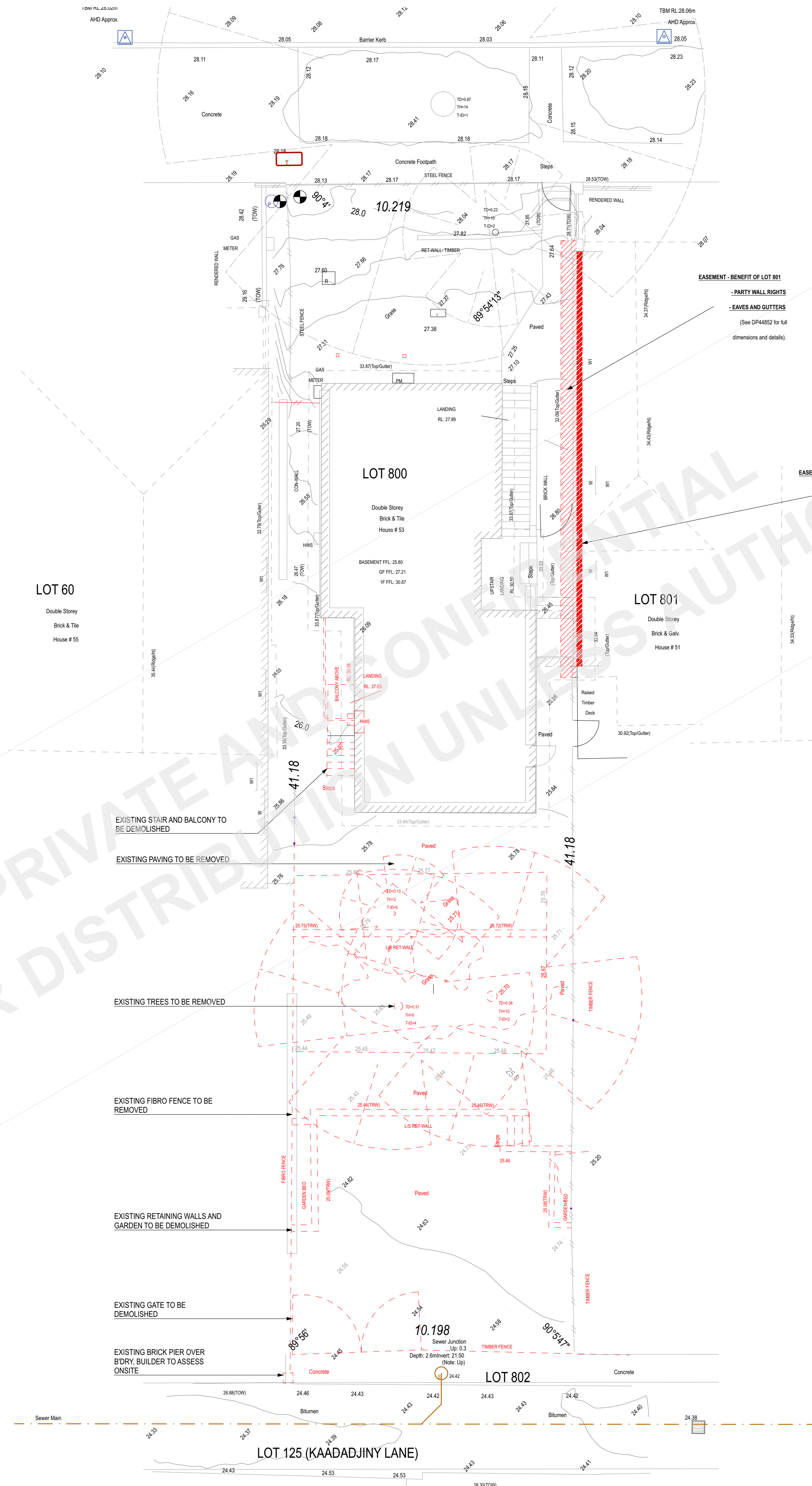
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6 PLUMBING & DRAINAGE
HCK EXISTING HOSECOCK

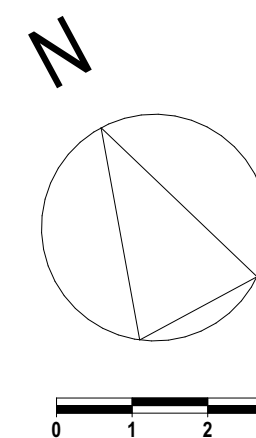
**TIMBER DECKING
WITH UNDERDECK DRAINAGE SYSTEM**

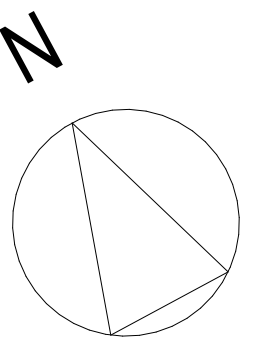
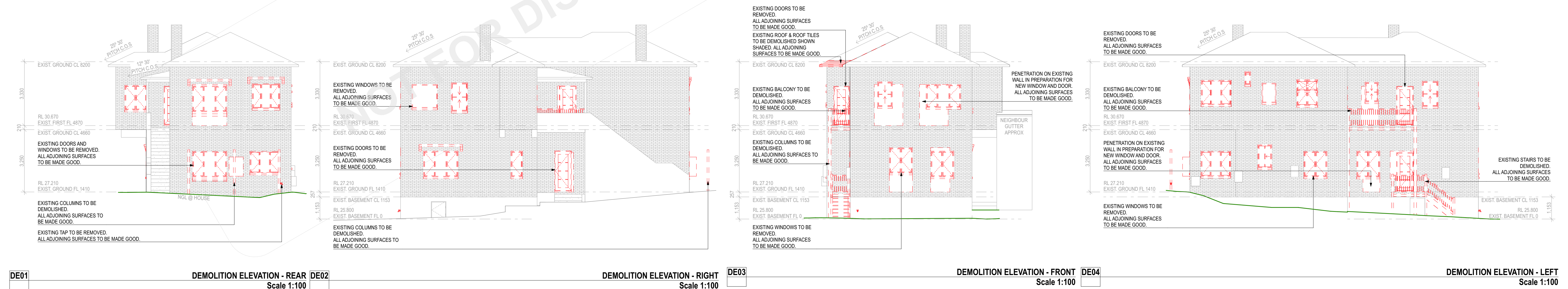
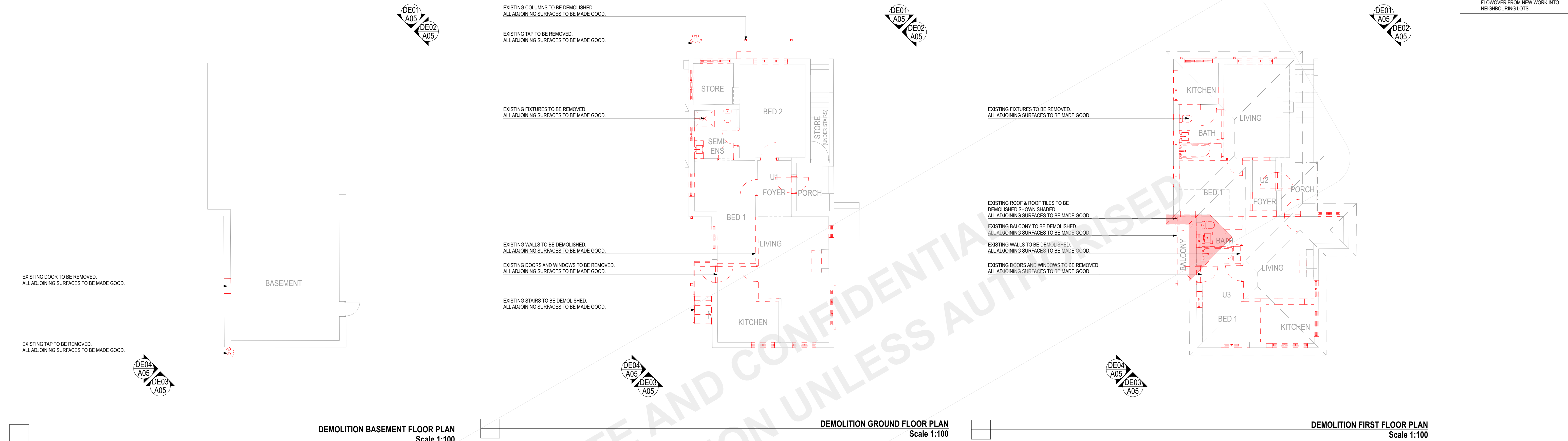
CS	EXISTING CONCRETE S'FAIRS
GM	EXISTING GAS METERBOX
HWU	EXISTING HOT WATER UNIT
	GAS
PM	EXISTING POWER METERBOX
RT	EXISTING ROOF TILES
TF	EXISTING TIMBER FRAMES
	WHITE PAINT FINISH
WTA	EXISTING WALL TYPE A
	EXISTING 1C FACEBRICK WORK
WTB	EXISTING WALL TYPE B
	LIMESTONE BLOCK WALL
R	FRIDGE
	PROVIDE WATER TAP TO REAR OF
	FRIDGE





DEMOLITION SITE PLAN
Scale 1:100





CLIENT INITIALS:

INITIALS:

PROPOSED SITE PLAN
Scale 1:100

FD-A05/08/26ISSUED FOR DA

DD-A14/07/26ISSUED FOR COMMENT

Rev.DateDescription

COUNCIL

CLIENT

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Drawn: KH

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Job No.: AC-202-26

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BUILDING AREAS

DESCRIPTION: TYPE: AREA M2:

EXISTING		
BASEMENT	136.27	
STAIRS	17.67	
STORE	17.73	
U1 BALCONY	100.00	
U1 EXIST	147.84	
U1 PORCH	100.00	
U1 STORE	100.01	
U2	118.85	
U2/3 PORCH	100.06	
U2/U3 BALCONY	15.05	
U3 EXIST	128.12	
	981.60 m²	
PROPOSED		
BALCONY	29.64	
GARAGE	71.25	
LIFT	4.21	
POOL	57.30	
	162.40 m²	
TOTAL BUILDING AREAS	1,144.00 m²	

SITE AREAS :

TOTAL LOT AREA	422.00m²	
BUILDING AREA (SITE COVER)	252.30m²	59.79%
OPEN SPACE	169.70m²	40.21%

SHADOWS AREAS :

NEIGHBOURS LOT AREA (APPROX.)	413.00m²
SHADOW CAST (BY PROPOSED RESIDENCE)	76.76m²
TOTAL SHADED AREA (OF NEIGHBOURING BLOCK)	18.59%

SOFT LANDSCAPE AREAS :

SOFT LANDSCAPE AREA (APPROX.)	100.48m²
SITE AREA	422.00m²
TOTAL SILANDSCAPE AREA (OF SITE)	23.81%

SKETCH/R-CODE NOTES :

LOCAL GOVERNMENT AUTHORITY	City of Vincent
ZONING/DENSITY	R50
SITE AREA	422.00m²
LOCAL PLANNING SCHEMES	LPS2
SUB-DIVISION GUIDELINES	N/A

1GENERAL

1.02.06NO PART OF THIS STRUCTURE IS TO ENROACH ONTO ADJOINING PROPERTIES. ALL PARTS INCLUDING FOOTINGS MUST BE WHOLLY CONTAINED WITHIN THE LEGAL PROPERTY BOUNDARIES OF THIS LOT.

2SITE PREPARATION

2.01.02SITE BOUNDARIES & PEG LOCATIONS WHERE PEGS HAVE NOT BEEN IDENTIFIED ON THE SITE BY THE SURVEYOR, A RE-PEG MUST BE COMPLETED BEFORE COMMENCEMENT OF WORKS

2.01.03ACCESS TO NEIGHBOURING PROPERTY MUST BE COMPLETED BY A QUALIFIED THIRD PARTY ON ALL DIRECTLY AFFECTED NEIGHBOURING PROPERTIES

2.02.01DEMOLITION WORKS AS SHOWN PROVIDE ADEQUATE PROPPING, SUPPORT AND PROTECTION OF ADJACENT SURFACES. MAKE GOOD ALL DAMAGED FINISHES AND SURFACES AS REQUIRED.

2.03.01PROTECT TREES TO BE RETAINED ON THE SITE PROVIDE MARKING AND PROTECTION DURING WORKS, INCLUDING EXCAVATION. CONTRACTOR SUBJECT TO PUNISHMENTS AS FOR DAMAGES TO TREES WHICH ARE REQUIRED TO REMAIN

2.04.01ENVIRONMENTAL PROTECTION PROVIDE EROSION, CONTAMINATION, AND SEDIMENTATION PROTECTION OF THE SITE, SURROUNDING AREAS, AND DRAINAGE SYSTEMS. KEEP THE SITE FREE OF WATER AND PREVENT WATER FLOWOVER FROM NEW WORK INTO NEIGHBOURING LOTS.

2.06.02EXCAVATION NEAR COMMON BOUNDARIES MUST BE PERFORMED AS PER THE ALLOWANCES STATED IN THE NCC

16PLUMBING & DRAINAGE

16.01.07PLUMBING LINE SHOWN INDICATIVELY ONLY. TO BE CONFIRMED BY PLUMBER ON SITE

16.08.02STORMWATER STORMWATER DRAINAGE SYSTEM IS TO BE IN ACCORDANCE WITH AS/NZS 3500.2 AND LOCAL AUTHORITY REQUIREMENTS. SYSTEM TO BE REVIEWED AND CERTIFIED BY INSTALLER AND INSTALLATION CERTIFICATES MADE AVAILABLE.

16.08.06STORMWATER DRAINAGE TO CONNECT EXISTING STORMWATER SYSTEM, DESIGN AND CONSTRUCTION TO COMPLY WITH THE NCC, PART H2, THE ABCB HOUSING PROVISIONS, AS/NZS 3500, AND THE ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS.

20PAVING

20.01.01DRIVEWAY CROSSEVER CONSTRUCTED TO LOCAL COUNCIL REQUIREMENTS.

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Project: PROPOSED ALTERATION AND ADDITION
Client: PRIVATE
Address: Lot 800 (#53) Mary Street, Highgate

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CBDA

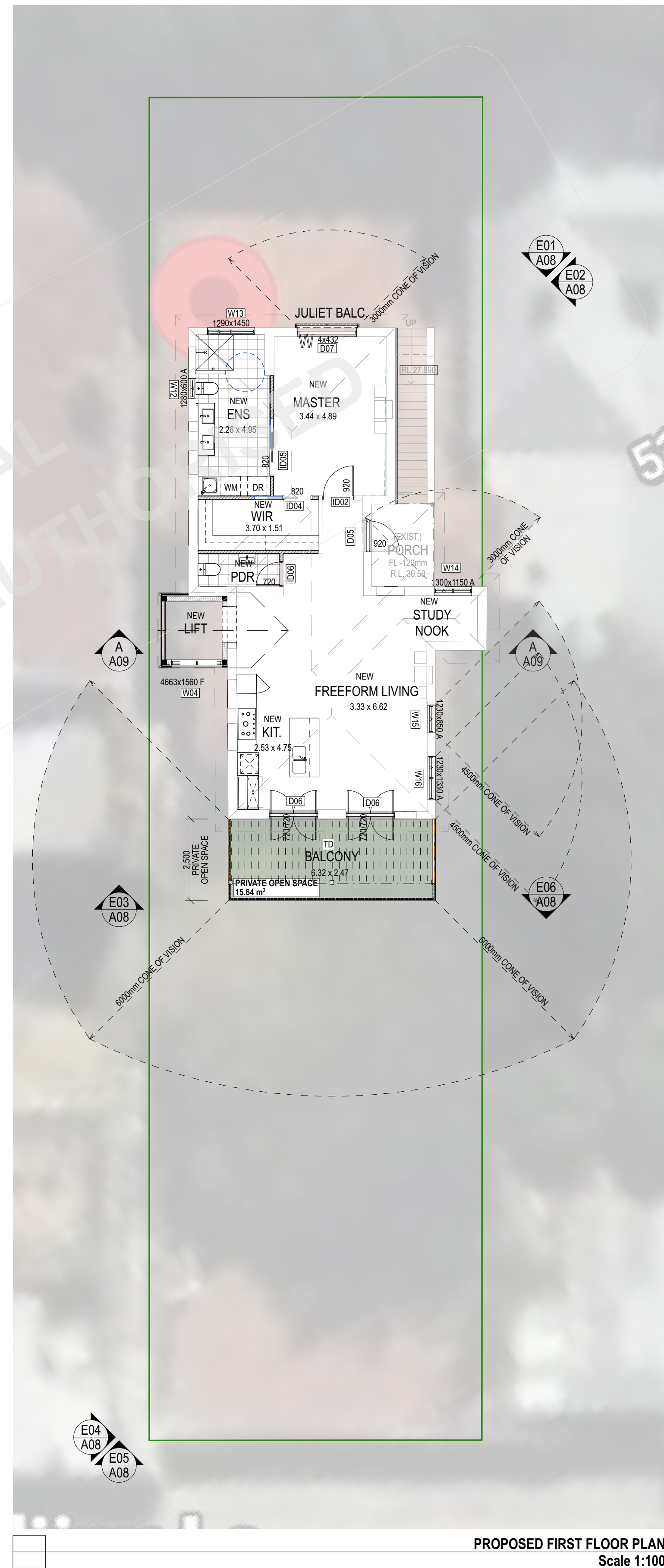
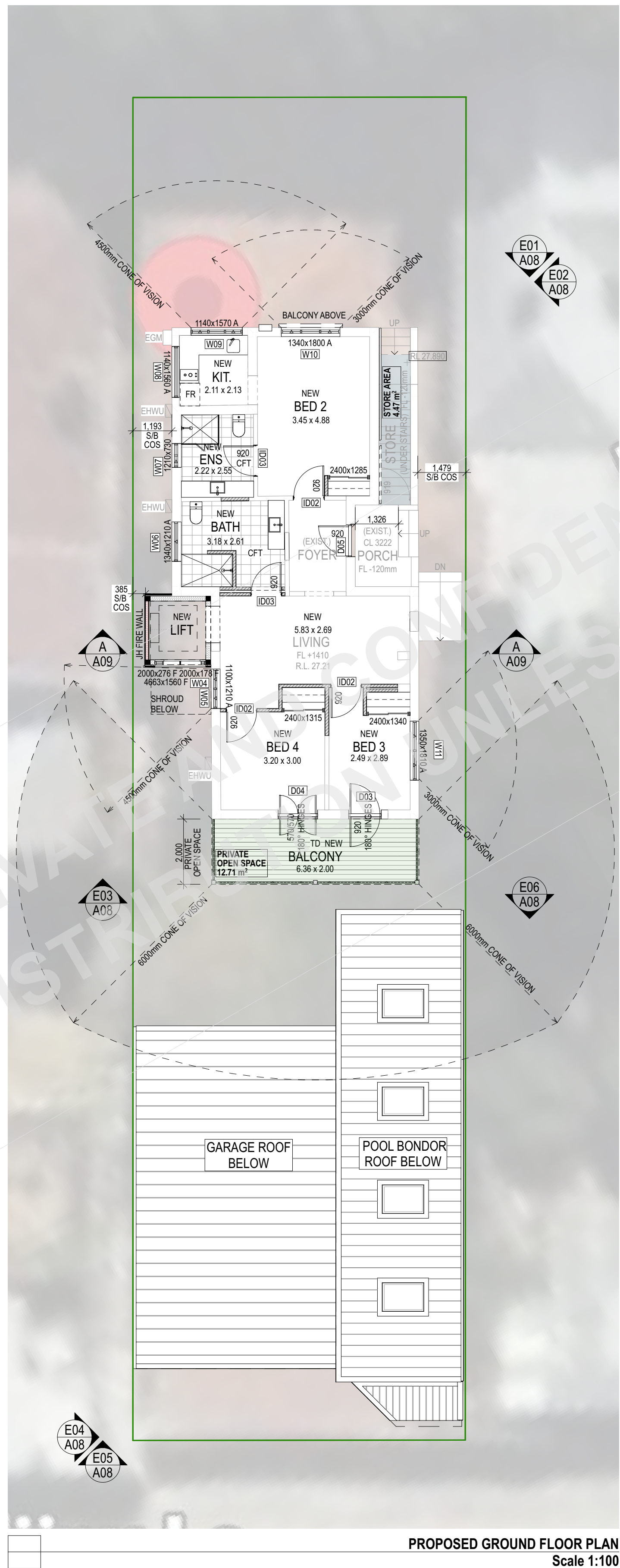
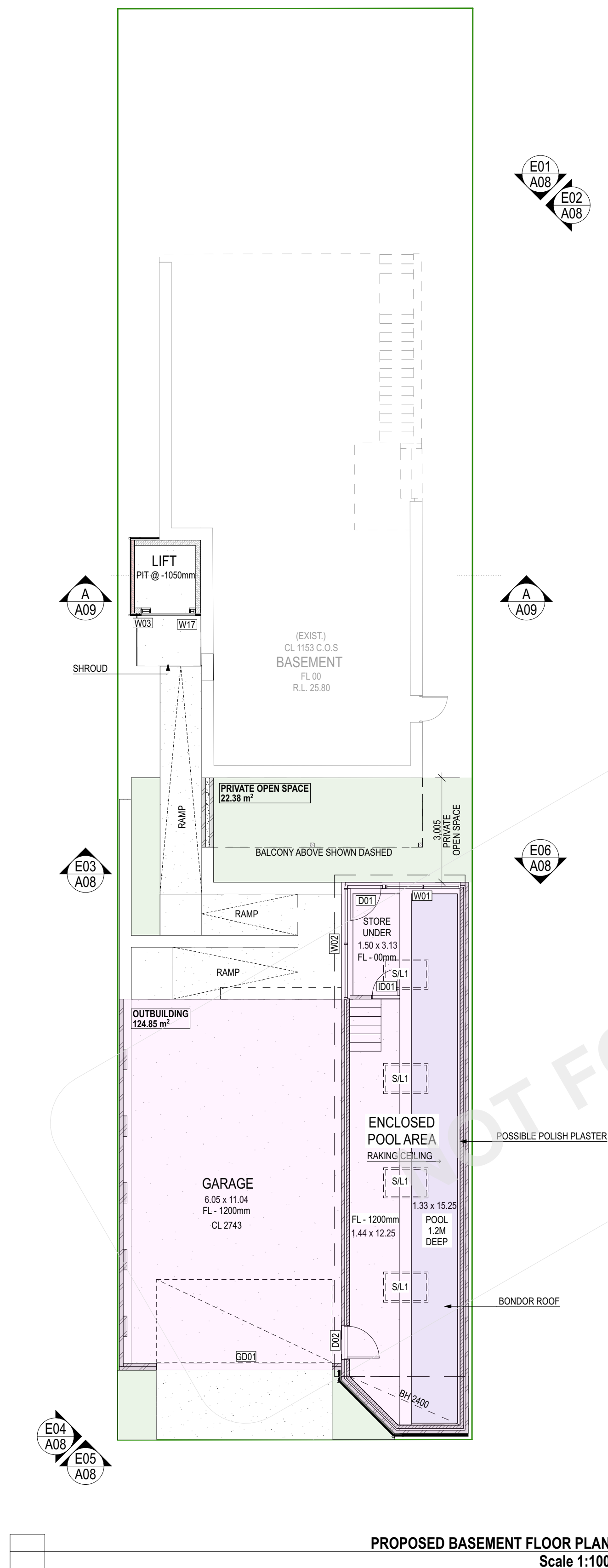
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North Arrow

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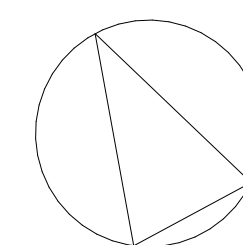
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NOTES

- 8 DOORS & WINDOWS
- 8.01.05 WATER CLOSET DOORS
LIFT OFF HINGES REQUIRED TO
INWARD OPENING WC DOORS THAT DO
NOT HAVE A 1200MM MINIMUM CLEAR
DISTANCE BETWEEN THE PAN AND
HINGE EDGE OF THE DOOR
- 8.07.07 EXTERNAL GLAZING
TO COMPLY WITH NCC F304 AND
AS2047. GLAZING CONTRACTOR TO
DESIGN AND CERTIFY SYSTEM BASED
ON WIND CLASSIFICATION.
CERTIFICATE TO BE PROVIDED AS PER
AS2047
- 9 CLADDING & LINING
- 9.01.01 CLADDING
ALL CLADDING SYSTEM TO BE
INSTALLED STRICTLY IN ACCORDANCE
WITH MANUFACTURER REQUIREMENTS
- ANY QUERIES/DISCREPANCIES TO BE
REFERRED TO THE MANUFACTURER
FOR ADVICE
- 12 JOINERY & FIXTURES
- 12.12.06 BARRIERS
WHERE CHANGE OF LEVEL IS GREATER
THAN 1M BELOW A BALCONY OR DECK,
BARRIERS ARE REQUIRED TO BE
INSTALLED TO A HEIGHT OF NOT LESS
THAN 1M HIGH, WITH NO GAPS
GREATER THAN 125MM AND DESIGNED
TO TAKE LOADS IN ACCORDANCE WITH
AS/NZS 1170.1
- 12.12.08 SCREEN BALUSTRADE
THE SCREEN STRUCTURE AT THE TOP
OF STAIRS ACTS AS A BALUSTRADE
(ALSO WHERE THERE IS A DROP OF
MORE THAN 1M TO THE FLOOR BELOW)
AND AS SUCH AS REQUIRED TO
COMPLY WITH THE LOADING
REQUIREMENTS FOR A BALUSTRADE.
THE SCREENING IS TO COMPLY WITH
THE LOADING REQUIREMENTS OF AS
1170.0. WHERE THE MANUFACTURER
CANNOT DEMONSTRATE THIS (I.E. AS
PART OF A TEST SYSTEM, STRUCTURAL
ENGINEER ADVICE IS TO BE OBTAINED.
- 22 FINISHES
- 22.01.01 CERAMIC FLOOR TILES
AS SELECTED BY CLIENT. INSTALLED
WITH KERAKOLL BASED PRODUCTS OR
SIMILAR APPROVED
TIMBER DECKING
WITH UNDERDECK DRAINAGE SYSTEM
- 23 LEGEND
- DR DRYER SPACE
DRYER WIDTH TO BE CONFIRMED WITH
CLIENT.
- EGM EXISTING GAS METERBOX
- EHWU EXISTING HOT WATER UNIT
- FR FRIDGE
PROVIDE WATER TAP TO REAR OF
FRIDGE
- HAF HEATING APPLIANCE & ASSOCIATE
FLUE
TO BE INSTALLED IN ACCORDANCE
WITH NCC, PART H705 OR
MANUFACTURERS DIRECTIONS IN
ACCORDANCE WITH AS/NZS2918
- SL1 SKYLIGHT
870X1275 VELLUX (VCS) SOLAR SENSOR
SKYLIGHT
- WM WASHING MACHINE SPACE
PROVIDE HOLE ON SIDE OF CABINETRY
FOR GPO & TAP PROVISION. WASHING
MACHINE WIDTH TO BE CONFIRMED
WITH CLIENT.

N



0 1 2 3m



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PROPOSED ALTERATION AND ADDITION
Client:
PRIVATE
Address:
Lot 800 (#53) Mary Street, Highgate

FD-A	05/08/26	ISSUED FOR DA	COUNCIL	Drawn: KH	Drawing Number: A07	Job No.: AC-202-26
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INITIALS:

SCHEDULE OF FINISHES

	COLORBOND MONUMENT
	GLASS
	BRICK - TO MATCH EXISTING
	METROLL MAC DISTINCTION
	EPOXY FLOOR
	EXISTING LIMESTONE BLOCKS
	ACRYLIC RENDER - LEXICON FINISH
	JAMES HARDIE OBLIQUE CLADDING 300mm

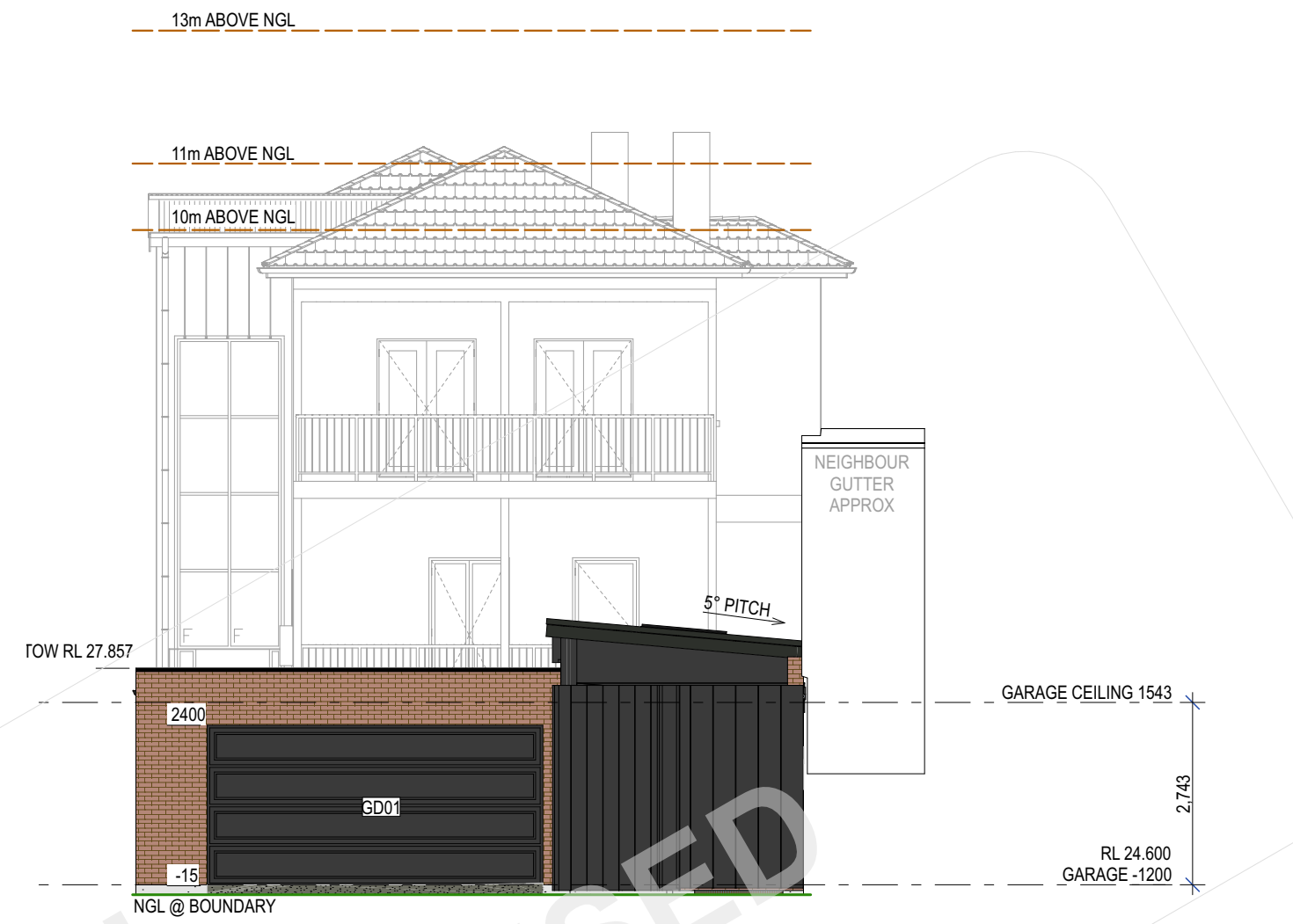
WINDOW & DOOR DIMENSION
- KEEP EXISTING LINTEL
WHERE POSSIBLE,
DIMENSION TBC ON SITE



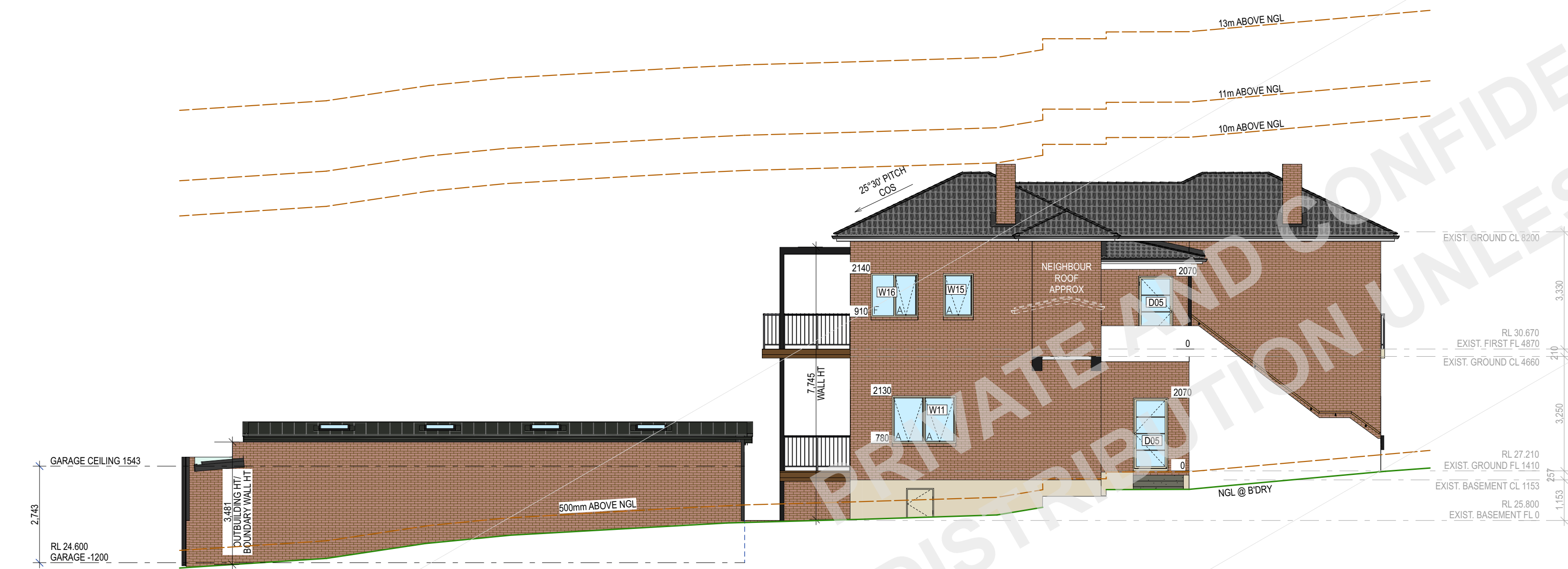
ELEVATION - NORTH
Scale 1:100



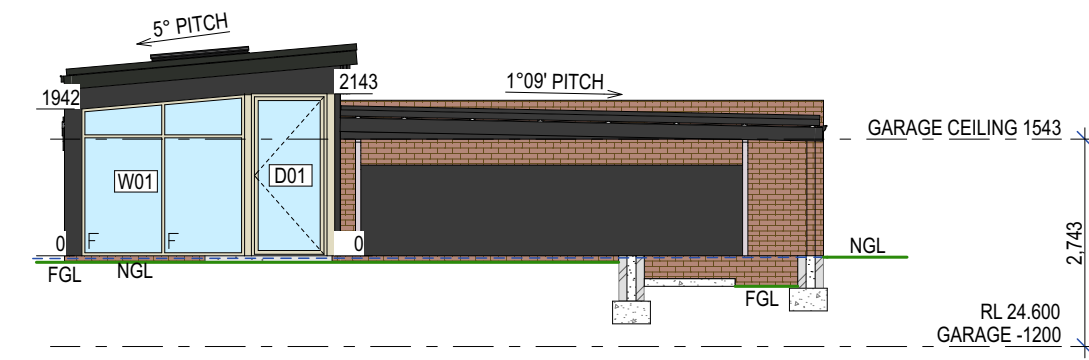
ELEVATION - SOUTH
Scale 1:100



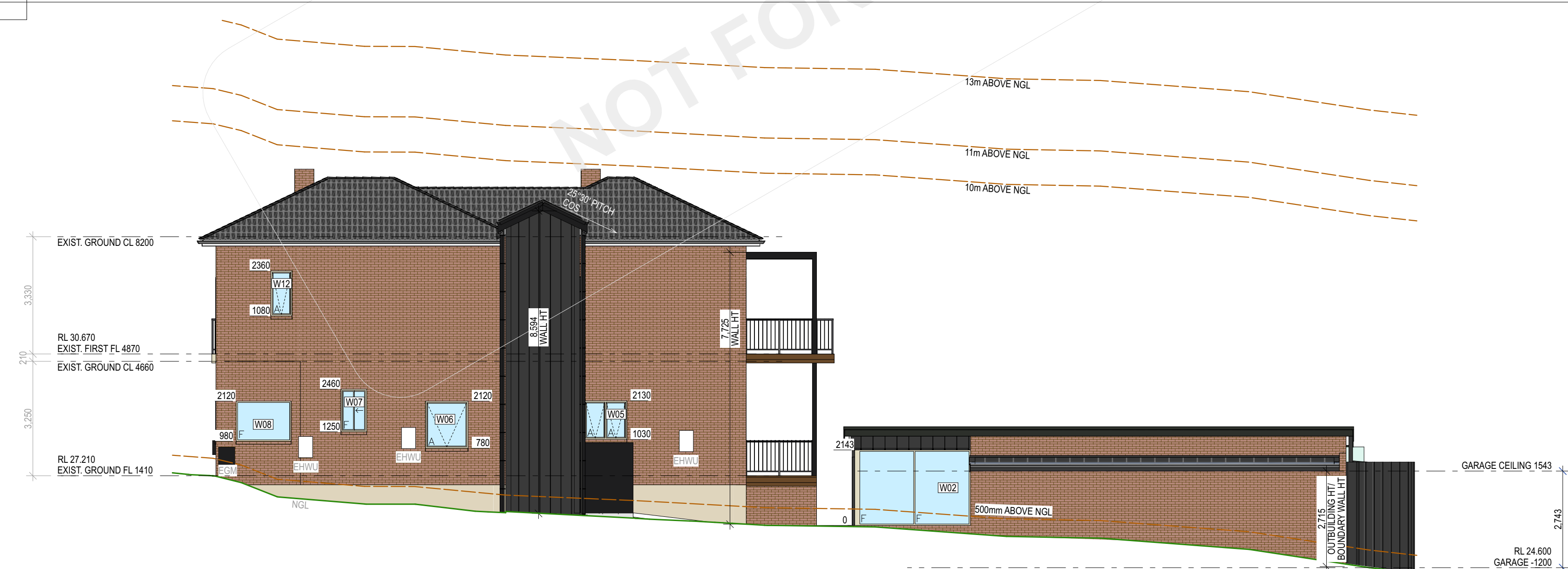
ELEVATION - SOUTH (LANEWAY)
Scale 1:100



ELEVATION - EAST
Scale 1:100



ELEVATION - NORTH
Scale 1:100



ELEVATION - WEST
Scale 1:100

INITIALS: _____



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2005
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Registration #3378

FD-A	05/08/26	ISSUED FOR DA	COUNCIL	Drawn: KH	A09 Drawing Number: Job No.: AC-202-26
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ELEVATION														
ID	D01	D02	D03	D04	D05	D06	D07	GD01	ID01	ID02	ID03	ID04	ID05	ID06
QUANTITY	1	1	1	1	2	2	1	1	1	4	2	1	1	1
LEAF DIMENSIONS	920x2,083	920x2,030	920x2,250	1,140x2,250	920x1,967	1,440x2,040	1,728x2,040	5,050x2,415	770x925	920x2,340	920x2,340	820x2,340	820x2,340	720x2,340
FINISH	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
DOOR FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	STEEL	STEEL	EZY JAMB	EZY JAMB	EZY JAMB	EZY JAMB	EZY JAMB
DOOR PANEL MATERIAL	GLAZED ALUMINIUM	GLAZED ALUMINIUM	GLAZED ALUMINIUM	GLAZED ALUMINIUM	GLAZED ALUMINIUM	GLAZED ALUMINIUM	GLAZED ALUMINIUM	AS SELECTED BY CLIENT	DURACOTE	SOLID CORE	SOLID CORE, DURACOTE	HOLLOW CORE	DURACOTE	DURACOTE
GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HARDWARE	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SUBJECT TO MANUFACTURER	PASSAGE SET	PRIVACY SET	PRIVACY SET	PASSAGE SET	PRIVACY SET	PRIVACY SET
HINGES	BUTT HINGE	BUTT HINGE	PARLIAMENT HINGES TO ALLOW FOR 180° OPENING, MAGNETIC INTEGRAL BLINDS	PARLIAMENT HINGES TO ALLOW FOR 180° OPENING, MAGNETIC INTEGRAL BLINDS	REFER TO FLOOR PLAN FOR SWING DIRECTION	PARLIAMENT HINGES TO ALLOW FOR 180° OPENING	PARLIAMENT HINGES TO ALLOW FOR 180° OPENING	MAGNETIC INTEGRAL BLINDS	STORAGE DOOR UNDER FLOOR AT POOL AREA, SIZE TBC	CONCEALED HINGE	CONCEALED HINGE	SLIDER-SET	SLIDER-SET	CONCEALED HINGE
SPECIAL NOTES														

DOOR SCHEDULE

ELEVATION																	
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17
QUANTITY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
SILL HEIGHT	0	0	0	940	1,030	780	1,250	980	980	760	780	1,080	890	800	910	910	0
WINDOW FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FINISH	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT
GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	DOUBLE GLAZING
HARDWARE	N/A	N/A	N/A	N/A	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	N/A	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	SECURITY LOCK	N/A
FLYSCREENS	N/A	N/A	N/A	N/A	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	N/A	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	N/A
SPECIAL NOTES																	

WINDOW SCHEDULE

ELEVATION	
ID	S/L
QUANTITY	4
GLAZING	DOUBLE GLAZING
SPECIAL NOTES	SOLAR SENSOR VELUX SKYLIGHT

S/L SCHEDULE

NOTES

8 DOORS & WINDOWS

- 8.01.01 STANDARDS
ALL WINDOW AND SLIDING DOOR FRAMES, GLAZING, FIXINGS AND INSTALLATION TO BE DESIGNED AND CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH AS 1288 & AS2047 AND TO MINIMUM WIND SPEED CLASSIFICATION AS NOMINATED BY THE STRUCTURAL ENGINEER
- 8.01.02 DIMENSIONS
DIMENSIONS SHOWN NOMINAL SIZE. THE FABRICATOR SHALL ALLOW FOR TOLERANCES TO THE DOOR AND WINDOW FRAMES. CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF FABRICATION OF DOORS AND WINDOWS.
- 8.01.04 WINDOW & DOOR SETOUT
REFER TO FLOOR PLANS FOR DOOR SWINGS AND DOOR/WINDOW NUMBERS
- 8.01.05 WATER CLOSET DOORS
LIFT OFF HINGES REQUIRED TO INWARD OPENING W/C DOORS THAT DO NOT HAVE A 1200MM MINIMUM CLEAR DISTANCE BETWEEN THE PAN AND HINGE EDGE OF THE DOOR.
- 8.01.06 PROTECTION OF OPENABLE WINDOWS
PROTECTION OF OPENABLE WINDOWS ROOMS OTHER THAN BEDROOMS (A) A WINDOW OPENING IN A ROOM OTHER THAN A BEDROOM MUST BE PROVIDED WITH PROTECTION WHERE THE FLOOR BELOW THE WINDOW IS 4M OR MORE ABOVE THE SURFACE BENEATH. (B) THE OPENABLE PART OF THE WINDOW COVERED BY (A) MUST BE PROTECTED WITH A BARRIER WITH A HEIGHT OF NOT LESS THAN 850MM ABOVE THE FLOOR. (C) A BARRIER REQUIRED BY (B) MUST NOT (i) PERMIT A 125MM SPHERE TO PASS THROUGH IT AND (ii) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150MM AND 750MM ABOVE THE FLOOR THAT CAN FACILITATE CLIMBING
- 8.01.07 BEDROOM WINDOWS
WITH OPERABLE PARTS LESS THAN 1700MM ABOVE FLOOR LEVEL BELOW THE WINDOW IN THE BEDROOM 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IS REQUIRED TO COMPLY WITH NCC VOLUME 2, 11.3.7 IE MUST HAVE A RESTRICTING DEVICE TO PREVENT THE WINDOW OPENING MORE THAN 125MM OR HAVE A SCREEN WITH SECURE FIXINGS. DEVICE OR SCREEN MUST RESIST AN OUTWARD HORIZONTAL ACTION OF 250N
- 8.02.01 EXTERNAL DOORS
TO BE FITTED WITH WEATHER SEALS & SECURITY SCREEN DOORS.
- 8.05.01 HARDWARE AS SELECTED
ALL LOCKS TO BE KEYED ALIKE. SUPERINTENDANT TO APPROVE ALL HARDWARE PRIOR TO ORDERING
- 8.07.02 GLAZING
TO BE IN ACCORDANCE WITH AS1288 & AS2047, TINTING AS SELECTED.
- 8.07.03 SAFETY GLASS
GLAZING INCLUDING MIRRORS WITHIN 2000MM ABOVE FLOOR LEVEL IN BATHROOMS AND ENSUITES SHALL BE SAFETY GLASS IN ACCORDANCE WITH AS1288.
- 8.07.04 MIRRORS
MIRRORS SUBJECT TO RISK OF HUMAN IMPACT TO BE SAFETY GLASS IN ACCORDANCE WITH AS1288
- 8.07.05 VISUAL SAFETY
PROVIDE AN OPAQUE BAND TO GLASS SLIDING DOORS AND PANELS THAT CAN BE MISTAKEN FOR A DOORWAY OR OPENING IN ACCORDANCE WITH AS1288.
- 8.07.07 EXTERNAL GLAZING
TO COMPLY WITH NCC F3D4 AND AS2047. GLAZING CONTRACTOR TO DESIGN AND CERTIFY SYSTEM BASED ON WIND CLASSIFICATION. CERTIFICATE TO BE PROVIDED AS PER AS2047
- 8.08.02 INSECT SCREENS
TYPICALLY PROVIDED TO ALL OPENINGS UNLESS NOTED OTHERWISE

WINDOW & DOOR DIMENSION

- KEEP EXISTING LINTEL WHERE POSSIBLE, DIMENSION TBC ON SITE