

Project:
18/19 Social Housing
Construction Programme
12 x 1 Bedroom Apartments (3 x Platinum & 9 x Gold)



SCHEMATIC DESIGN

Project Number:
85262

GENERAL NOTES:

General Notes and Disclaimer

Do not scale from drawings. Dimensions are to be checked on site prior to commencement of work. Discrepancies to be brought to the attention of the author.
Electronic drawings are uncontrolled documents and are issued for information only.
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General Abbreviations

The abbreviations below are generically described and must be read in conjunction with relevant consultant drawings.

A/C	air conditioning condensor	FW	floor waste
BBQ	barbeque	GR	grab rail
BN	bench	HC	hose cock
BS	basin	HD	hand dryer
BIN	bin	HDG	hot dip galvanised
BT	bottle trap	HYD	fire hydrant
CFW	continuous fillet weld	INS	insulation
COL	column	MS	mild steel
COS	check on site	MW	microwave
DW	dishwasher	NGL	natural ground line
ENG	engineer	SS	stainless steel
FB	floor box	SNK	sink
FCL	finished ceiling level	SHR	shower
FFL	finished floor level	TBC	to be confirmed
FHR	fire hose reel	UNO	unless noted otherwise
FIP	fire isolation panel	UR	urinal
FR	refrigerator	VP	vent pipe
FSL	finished slab level	WC	water closet

PROJECT DATA:

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY NATIONAL, STATE AND LOCAL JURISDICTION, Current versions.

Australian Standards
Building Code of Australia (BCA)
National Construction Code (NCC)
Contract Documents

RPD: Lot 1 RP2464
BUILDING CLASS: 2
SITE AREA: 752 m²
BLDG USE: Residential
STOREYS: 3
CONST. TYPE: A
FIRE SPRINKLERS: No
BUILDING HEIGHT: 10.75m
SITE COVER: 556m²
GROSS FLOOR AREA: 834m²
LOCAL AUTHORITY: Ipswich City Council

CONSULTANT TEAM:

ARCHITECT:

Arkhefield
418 Adelaide Street, Brisbane,
QLD, 4000
3831 8510

CIVIL, ELECTRICAL AND
HYDRUALIC ENGINEERS:

STP Consultants
Level 01, 99 Bridge Street
Fortitude Valley, QLD, 4006
3257 3883

BUILDING CERTIFICATION SERVICES:

Bartley and Burns
Unit 1, 1027 Manly Road
Tingalpa, QLD, 4173
1300 051 189

QUANTITY SURVEYOR:

Mitchell Brandtman
29 Woodstock Rd,
Toowong, QLD, 4066
3327 5000

TOWN PLANNING:

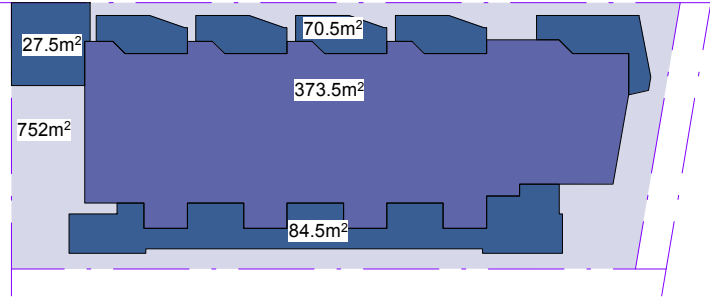
RPD:	Lot 1 RP2464
Site Area:	752m ²
Max Height:	Not applicable
Max Density:	Not applicable
Max Site Cover:	Not applicable
Proposed Site Cover:	Building Area: 373.5m ² Circulation: 84.5m ² Covered Areas: 98m ²
	Total Site Cover: 556m ²
Front Setback:	3.0m (to balcony) 4.2m (to ext. wall)
North Setback:	0.85m (to balcony) 2.45m (to ext. wall)
West Setback:	3.9m (to balcony) 4.85m (to ext. wall)
South Setback:	0.96m (to balcony) 4.35m (to ext. wall)

3 STOREYS
12 CARPARKS
3 PLATINUM UNITS TO LHA STANDARDS
9 GOLD UNITS TO LHA STANDARDS

SITE CONTEXT:



AREA SCHEDULE:



Site Cover Diagram
1:500



GROUND FLOOR:
1 x Platinum 1 Bed
1 x Gold 1 Bed

Total: 2 Apartments

FIRST FLOOR:
1 x Platinum 1 Bed
4 x Gold 1 Bed

Total: 5 Apartments

SECOND FLOOR:
1 x Platinum 1 Bed
4 x Gold 1 Bed

Total: 5 Apartments

TOTAL UNITS: 12

SITE AREA: 752m²
COVERED AREA: 556m²
PERCENTAGE COVERED: 73.9%

SHEET INDEX:

No.	Name	Rev	Date
A00.01	Cover Sheet	B	05.12.18
A00.02	Perspective View 01	B	05.12.18
A00.03	Perspective View 02	B	05.12.18
A01.01	External Works Plan	B	05.12.18
A02.01	General Arrangement Floor Plan- Ground Level	B	05.12.18
A02.02	General Arrangement Floor Plan- Level 01	B	05.12.18
A02.03	General Arrangement Floor Plan- Level 02	B	05.12.18
A02.04	General Arrangement Roof Plan	B	05.12.18
A02.05	Typical Unit Plans	B	05.12.18
A02.06	Typical Unit Plans	B	05.12.18
A04.01	Elevations- North	B	05.12.18
A04.02	Elevations- East	B	05.12.18
A04.03	Elevations- South and West	B	05.12.18
A05.01	Sections	B	05.12.18

Grand total: 14

LOCATION PLAN:



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
B	05.12.18	85262- SD Issue	AS

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MA 14/11/18

DRAWN DATE

DC 14/11/18

DISCIPLINE TEAM LEADER DATE

AS RPEQ No. if
Engineer

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2018/19 Social Housing Program

12 x 1 Bed Apartments

Cover Sheet

SCALE AT

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER

DRAWING NUMBER

85262/SD/A00.01

ISSUE

B

SHEET NO

1



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2018/19 Social Housing Program

12 x 1 Bed Apartments

Perspective View 01

SCALE AT

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO

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2018/19 Social Housing Program

12 x 1 Bed Apartments

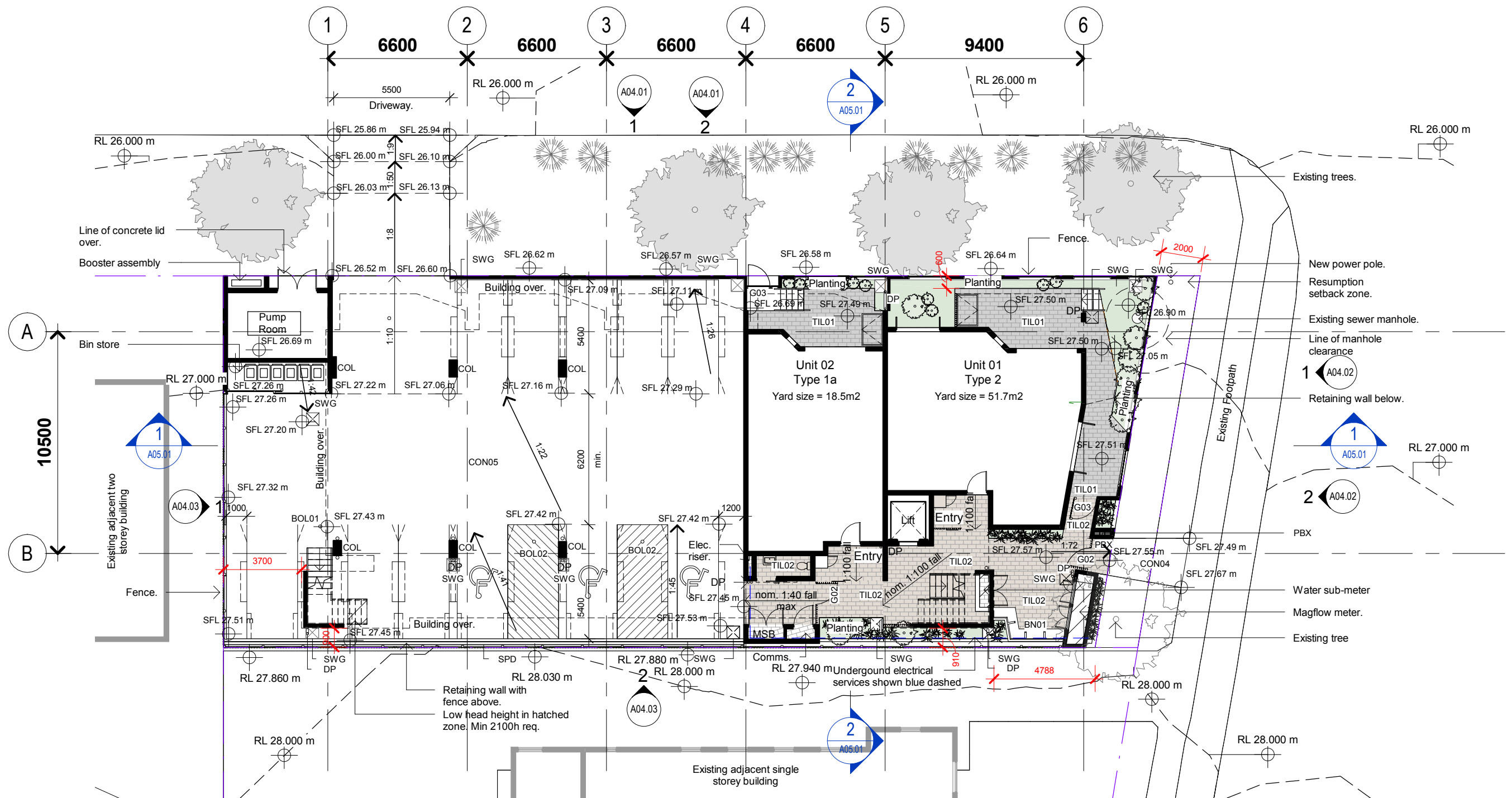
Perspective View 02

SCALE AT

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO

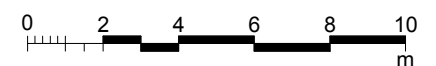
85262/SD/A00.03 B 3



1 Ground Level- External Works Plan
1 : 200

Code	Description
BN01	Concrete Bench Seat - 4.2m long, 0.6m deep
BOL01	Bollard - 90mm dia galvanised steel inground bollard - Colour - yellow
BOL02	Bollard - Removeable. 90mm dia galvanised steel inground bollard - Colour - yellow
COL	In situ concrete column 90/- fire rating- Columns - Charcoal paint finish
CON04	Coloured paving broom finish - colour TBC
CON05	Concrete paving broom finish - Grey

Code	Description
DP	Downpipe - lysaght colourbond steel downpipe Colour - Monument - Size 110 dia
G02	Gate type 02- main entry security gate with SCR01 face
G03	Gate type 03- garden entry gate - Painted timber slats
PBX	Mailboxes - inset into blockwork - black finish - size and placement to meet Australia Post standards
SPD	Spoon Drain
SWG	Storm Water Gully
TIL01	Balcony Tiles - Min P2 slip resistance
TIL02	Entry Paving - Min P3 slip resistance



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<input type="checkbox"/> MASTER PLAN	



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2018/19 Social Housing Program

12 x 1 Bed Apartments

External Works Plan

SCALE AT

1 : 200

A3 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER

DRAWING NUMBER

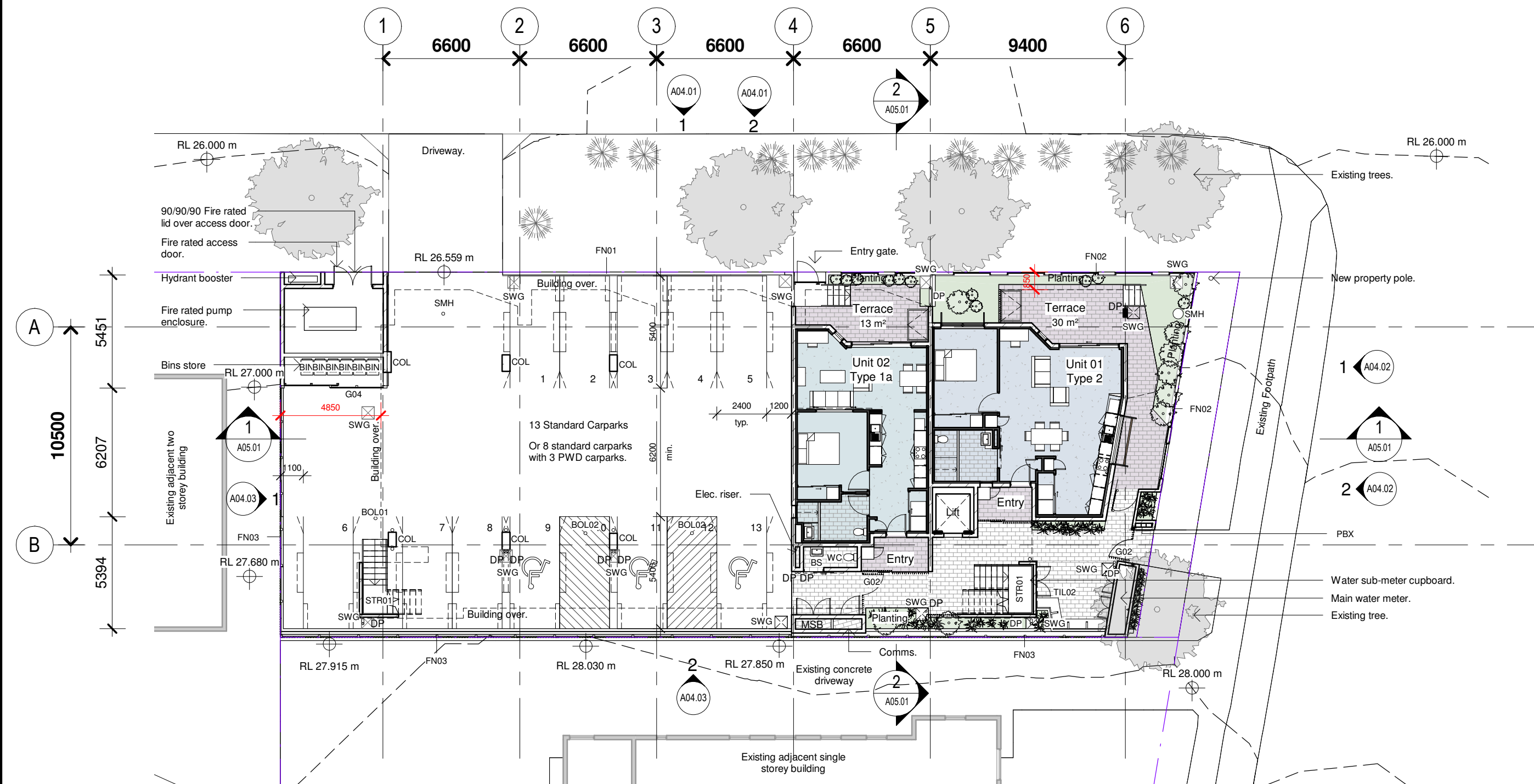
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B

4



1 General Arrangement Floor Plan- Ground Level
1 : 200

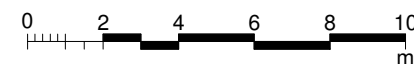
Code	Description
BIN	Waste bin storage - 240L
BOL01	Bollard - 90mm dia galvanised steel inground bollard - Colour - yellow
BOL02	Bollard - Removeable. 90mm dia galvanised steel inground bollard - Colour - yellow
BS	Basin & mixer
COL	In situ concrete column 90/- fire rating - Columns - Charcoal paint finish

Code	Description
DP	Downpipe - lysaght colourbond steel downpipe Colour - Monument - Size 110 dia
FN01	Fence type 01- BLK05 Blockwork with BLK04 Breezeblock infill. Nom 2100mm high.
FN02	Fence type 02- BLK05 Blockwork with Horizontal batten infill - Colour - Goanna Grey (PG2C8) - max gap 25mm. Nom 2100mm high.

Code	Description
FN03	Fence type 03- Vertical- acoustic lapped timber fencing - Paint finish - Goanna Grey (PG2C8) - max gap 25mm. Nom 2100mm high.
G02	Gate type 02- main entry security gate with SCR01 face
G04	Gate type 04- sliding bin enclosure gate - Painted FC face
PBX	Mailboxes - inset into blockwork - black finish - size and placement to meet Australia Post standards

Code	Description
SMH	Sewer Man Hole
STR01	Concrete Stair w/ BAL02 balustrade and AS1428.1 compliant S/S handrail, nosings and tactile indicators.
SWG	Storm Water Gully
TIL02	Entry Paving - Min P3 slip resistance
WC	Toilet

Note: All swing doors to be min 920mm wide



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2018/19 Social Housing Program

12 x 1 Bed Apartments

General Arrangement Floor Plan- Ground Level

SCALE AT

1 : 200

A3 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER

DRAWING NUMBER

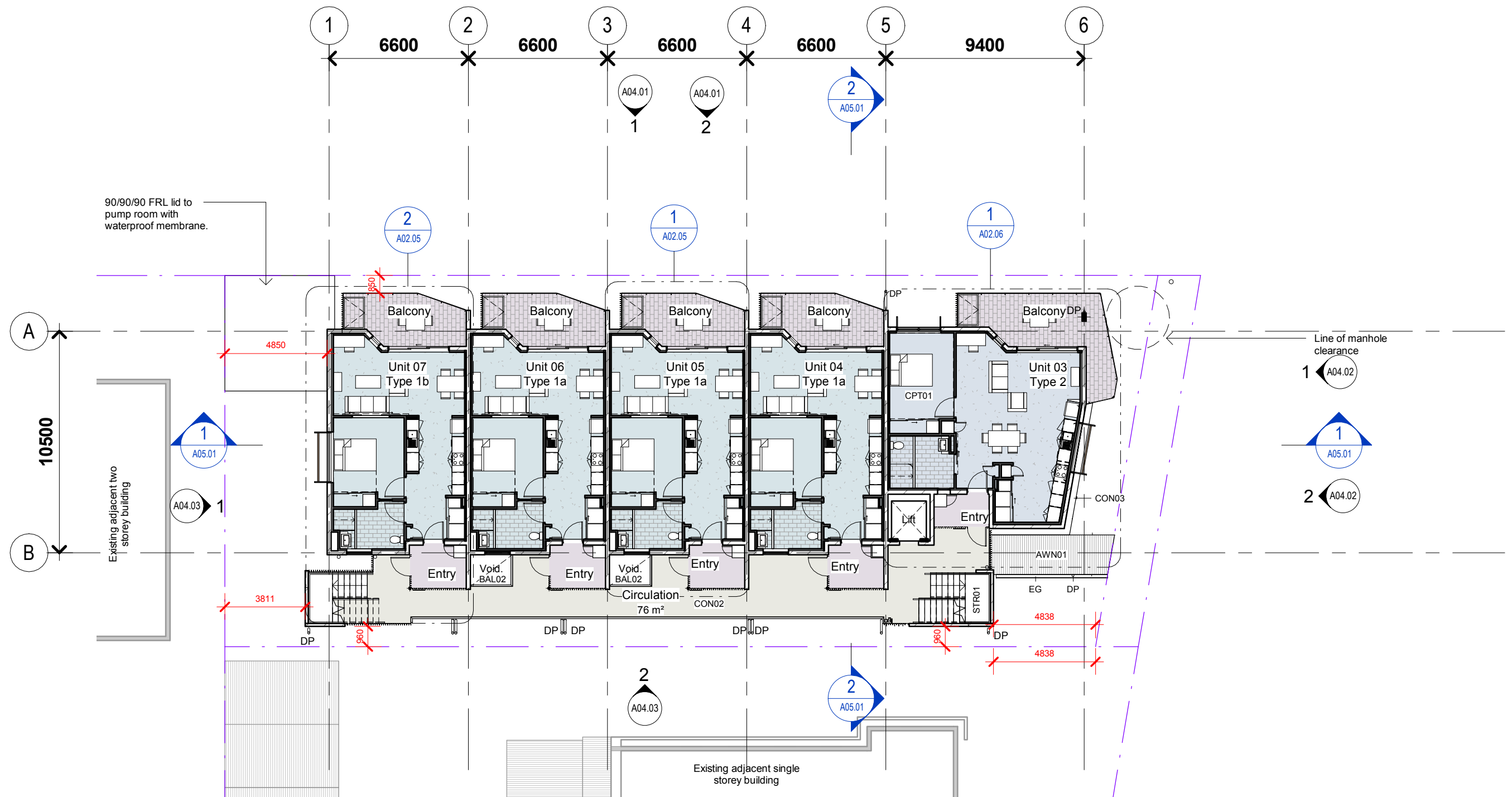
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B

5



1 General Arrangement Floor Plan- Level 01
1 : 200

Code	Description
AWN01	Entry Awning - Lysaght Custom Orb. Colour to be colourbond Monument. Galvanised powdercoated steel framing. Colour to match.
BAL02	Walkway balustrade - Powdercoated galvanised vertical steel flats @ max 100 ctrs in 1200w to 1200h AFL welded panels fixed to slab edge - Colour - Colourbond monument
CON02	In situ concrete walkway min 90/90/90 fire rating
CON03	In situ concrete- slab extension. Paint finish - colour TBC
CPT01	Carpet - Bedroom
DP	Downpipe - lysaght colourbond steel downpipe Colour - Monument - Size 110 dia

Code	Description
EG	Eaves gutter - colourbond steel gutter - Colour - Monument - Profile Lysaght Quad 175 eaves gutter.
STR01	Concrete Stair w/ BAL02 balustrade and AS1428.1 compliant S/S handrail, nosings and tactile indicators.

Note: All swing doors to be min 920mm wide



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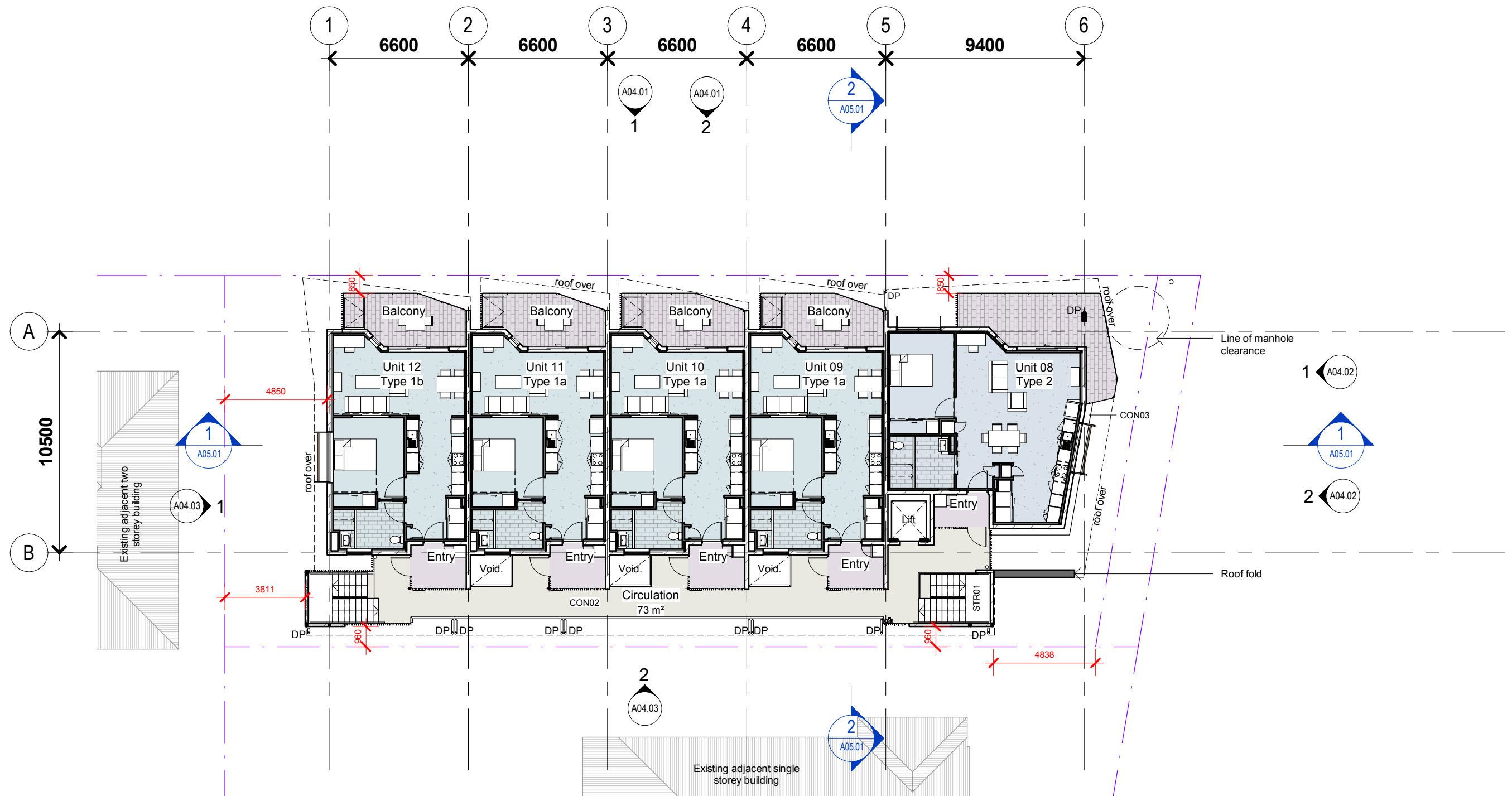
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2018/19 Social Housing Program

12 x 1 Bed Apartments

General Arrangement Floor Plan- Level 01

SCALE		AT	
1 : 200		A3 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
DRAWING NUMBER		ISSUE	SHEET NO
85262/SD/A02.02		B	6



1 General Arrangement Floor Plan- Level 02
1 : 200

Code	Description
CON02	In situ concrete walkway min 90/90/90 fire rating
CON03	In situ concrete- slab extension. Paint finish - colour TBC
DP	Downpipe - lysaght colourbond steel downpipe Colour - Monument - Size 110 dia
STR01	Concrete Stair w/ BAL02 balustrade and AS1428.1 compliant S/S handrail, nosings and tactile indicators.

Note: All swing doors to be min 920mm wide

AMENDMENTS

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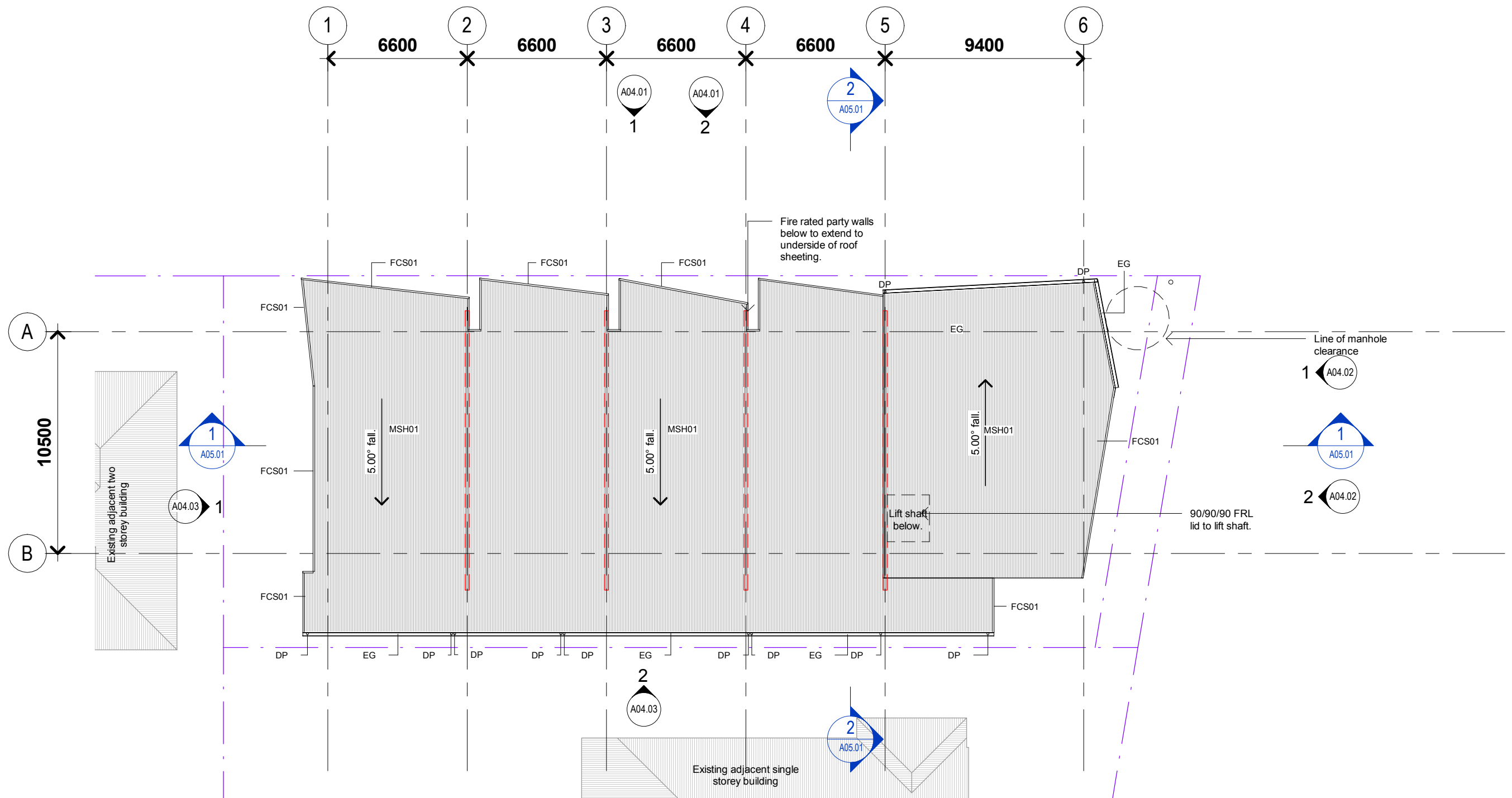
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2018/19 Social Housing Program

12 x 1 Bed Apartments

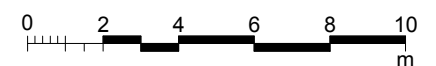
General Arrangement Floor Plan- Level 02

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MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
DRAWING NUMBER		ISSUE	SHEET NO
85262/SD/A02.03		B	7



1 General Arrangement Roof Plan
1 : 200

Code	Description
DP	Downpipe - lysaght colourbond steel downpipe Colour - Monument - Size 110 dia
EG	Eaves gutter - colourbond steel gutter - Colour - Monument - Profile Lysaght Quad 175 eaves gutter.
FCS01	Fascia - Colourbond folded metal fascia- Colour - Monument
MSH01	Metal sheeting- Lysaght Custom Orb. Colour to be colourbond Surfmist. Final colour to have have an SRI greater than 64. Full roof system to have R3.2 or greater.



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2018/19 Social Housing Program

12 x 1 Bed Apartments

General Arrangement Roof Plan

SCALE AT

1 : 200

A3 SIZE

MASTER SITE NUMBER

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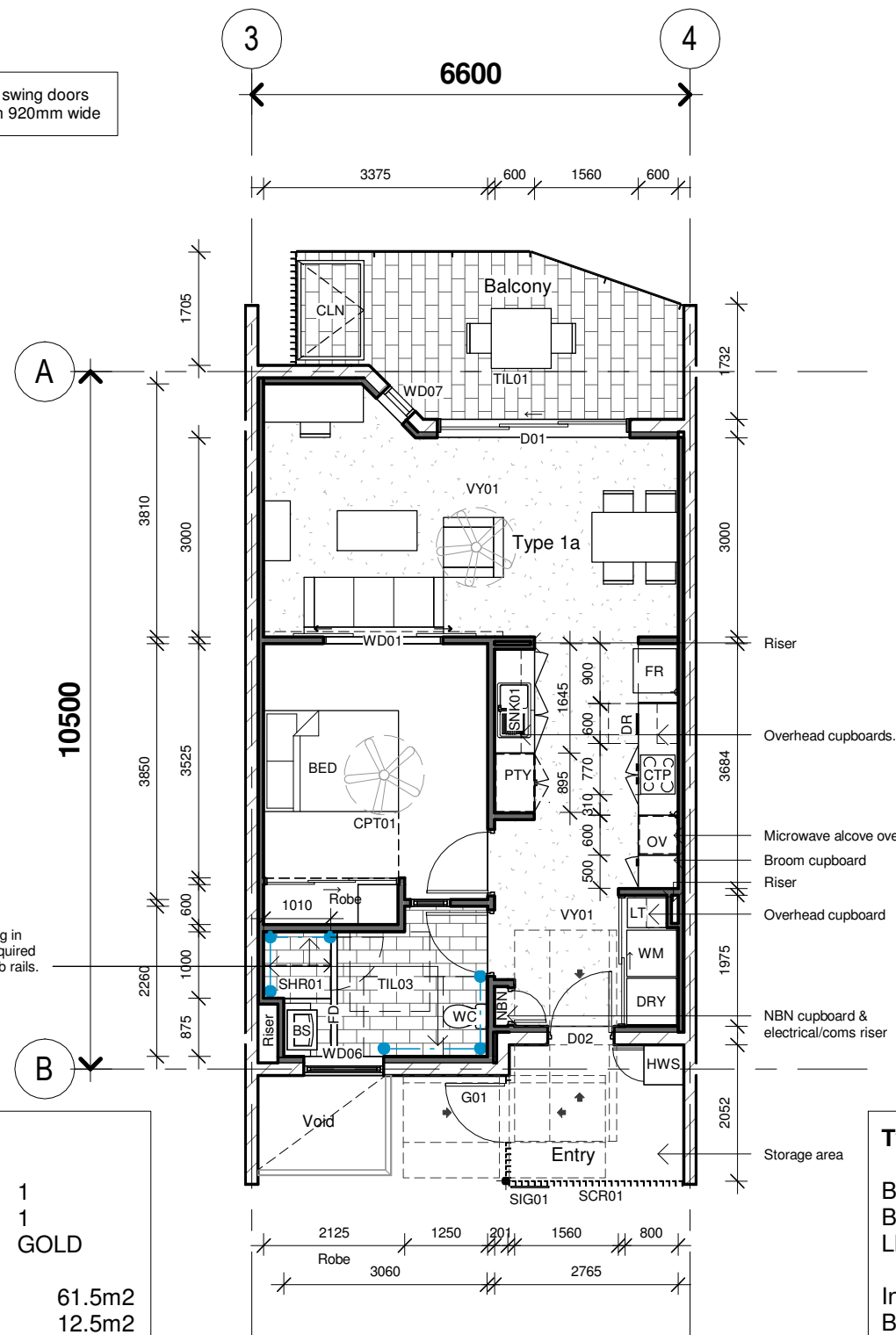
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8

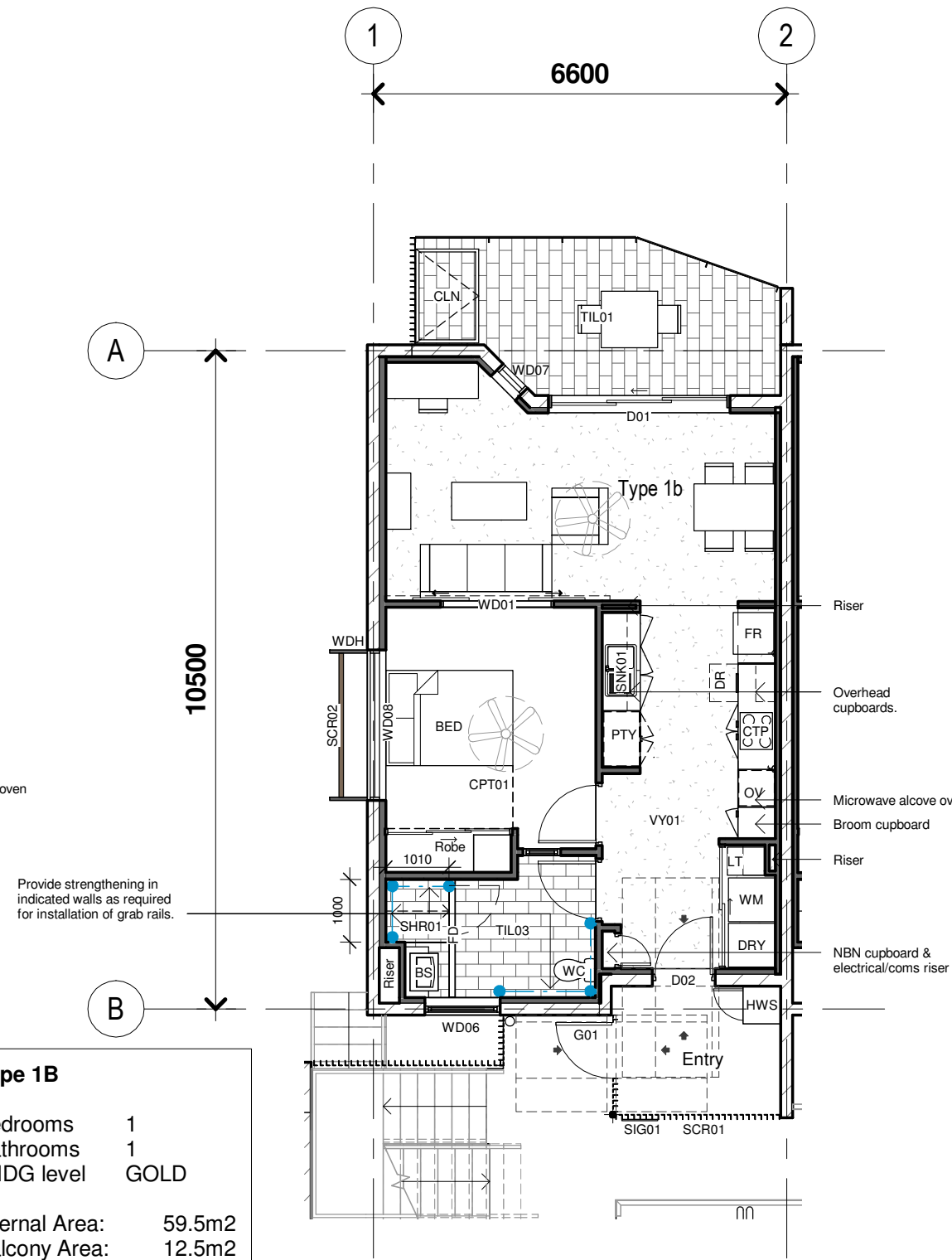
Code	Description
BED	Bed
BS	Basin & mixer
CLN	Clothesline - Fold down - mounted 1800 AFFL Charcoal finish
CPT01	Carpet - Bedroom
CTP	Cooktop
D01	Sliding balcony door - 2800w x 2100h black powdercoated aluminium frame. AS1428.1 compliant threshold
D02	Entry door - Solid core, Paint finish. Colour Dulux Goanna Grey (PG2C8) - Fire rated where required to meet NCC. AS1428.1 compliant threshold. Ensure final colour selection complies with LRV contrast as specified in AS1428.1
DR	Drawer - 4x soft close drawer runners
DRY	Dryer
FD	Floor Strip Drain Min P3 slip resistance
FR	Refrigerator
G01	Gate type 01- entry court door - with SCR01 face
HWS	Hot water system in 600w x 600d x 950h powdercoated cabinet w/ vented doors. Final dimensions to be confirmed with hot water system selection
LT	Laundry tub and cabinet and tapware
PTY	Pantry - soft close hinges
SCR01	Screen type 01- Vertical screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 50mm
SCR02	Screen type 02- Horizontal privacy screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 25mm
SHR01	Shower: Gold units 1000w x 1000d min. Glass shower screen, tapware rail and rose set
SIG01	Unit number signage - White aluminium lettering on black aluminium backing plate
SNK01	Sink & kitchen mixer
TIL01	Balcony Tiles - Min P2 slip resistance
TIL03	Bathroom Tiles - Min P3 slip resistance
VY01	Vinyl plank flooring - generally - Min P2 slip resistance
WC	Toilet
WD01	Barn door style window. Solid, face sliding double door panels. Paint finish. Colour TBC
WD06	Gold bathroom window - 1800h sill 1200w 900h louvre window. Black powdercoated aluminium frame. Provide fixed security flyscreen in colour matched frame.
WD07	Gold living room window. 750h AFL sill 550w x 1400h fixed glass window. black powdercoated aluminium frame.
WD08	Gold bedroom window. 1200h AFL sill 2400w x 900h sliding window - black powdercoated aluminium frame. Provide fixed security flyscreen in colour matched frame
WDH	Window Hood -aluminium extruded blades, 600d. Powdercoat finish. Colour Colourbond Monument. Conceal fixed.
WM	Washing machine

Note: All swing doors to be min 920mm wide



Type 1A	
Bedrooms	1
Bathrooms	1
LHDG level	GOLD
Internal Area:	61.5m ²
Balcony Area:	12.5m ²
Entry Area:	6.2m ²
Total Area:	80.2m ²

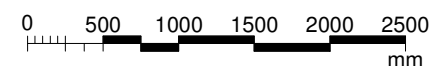
1 Typical Unit Plan- Type 1A
A02.02 1 : 100



Type 1B	
Bedrooms	1
Bathrooms	1
LHDG level	GOLD
Internal Area:	59.5m ²
Balcony Area:	12.5m ²
Entry Area:	6.2m ²
Total Area:	78.2m ²

2 Typical Unit Plan- Type 1B
A02.02 1 : 100

NOTE: Dimensions as per Typical Unit Type 1A



AMENDMENTS

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<input type="checkbox"/> MASTER PLAN	



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2018/19 Social Housing Program

12 x 1 Bed Apartments

Typical Unit Plans

SCALE AT	
1 : 100	A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
DRAWING NUMBER	ISSUE SHEET NO
85262/SD/A02.05	B 9

Note: All swing doors to be minimum 920 wide UNO

Provide strengthening in indicated walls as required for installation of grab rails.
Line of curtain shown dashed

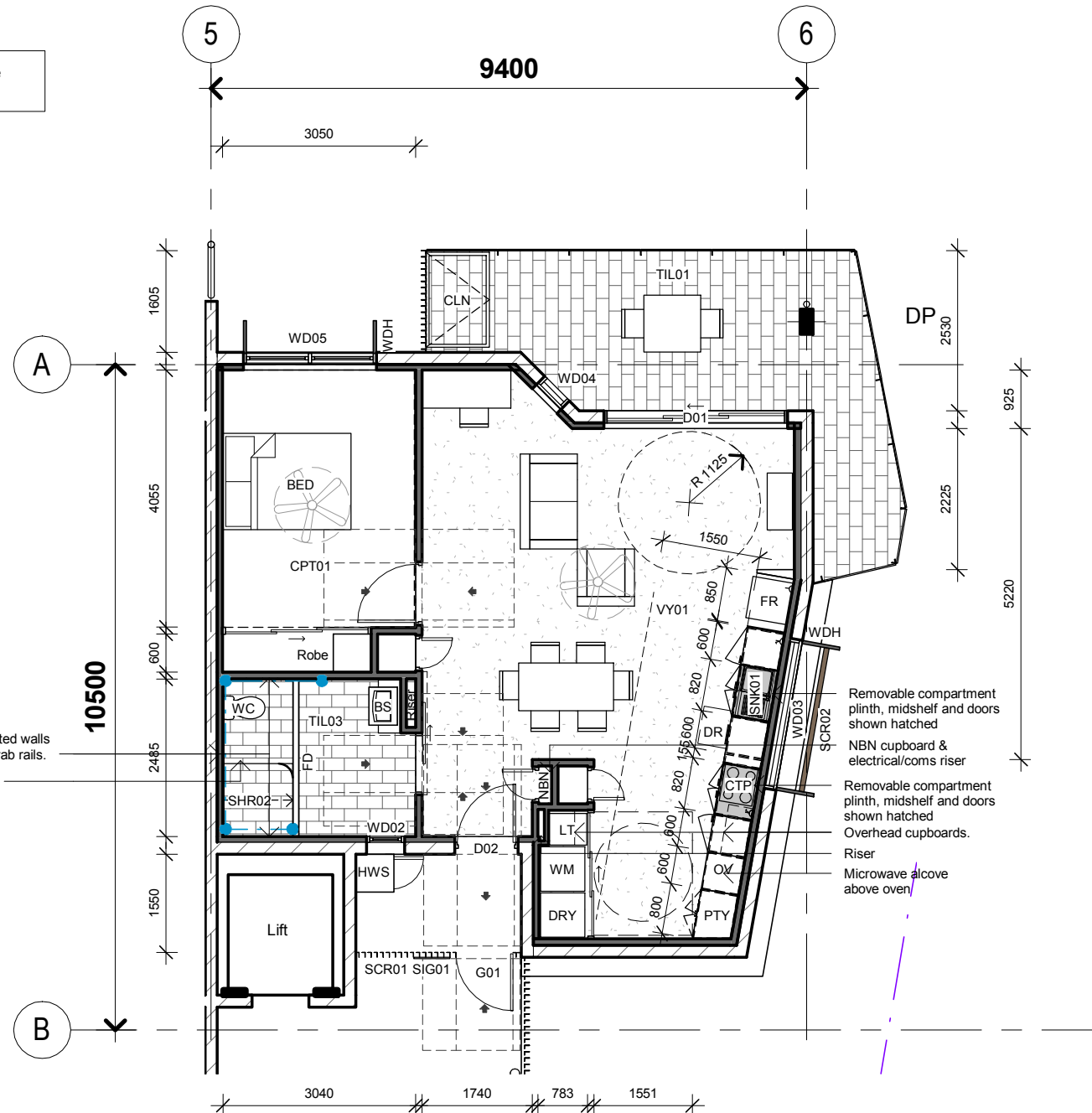
Type 2

Bedrooms 1
Bathrooms 1
LHDG level PLATINUM

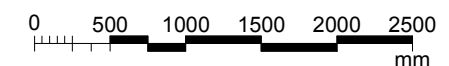
Internal Area: 67.5m²
Balcony Area: 19.5m²
Entry Area: 4m²

Total Area: 91m²

1 Typical Unit Plan- Type 2
A02.02 1 : 100



Code	Description
BED	Bed
BS	Basin & mixer
CLN	Clothesline - Fold down - mounted1800 AFFL Charcoal finish
CPT01	Carpet - Bedroom
CTP	Cooktop
D01	Sliding balcony door - 2800w x 2100h black powdercoated aluminium frame. AS1428.1 compliant threshold
D02	Entry door - Solid core, Paint finish. Colour Dulux Goanna Grey (PG2C8) - Fire rated where required to meet NCC. AS1428.1 compliant threshold. Ensure final colour selection complies with LRV contrast as specified in AS1428.1
DR	Drawer - 4x soft close drawer runners
DRY	Dryer
FD	Floor Strip Drain Min P3 slip resistance
FR	Refridgerator
G01	Gate type 01- entry court door - with SCR01 face
HWS	Hot water system in 600w x 600d x 950h powdercoated cabinet w/ vented doors. Final dimensions to be confirmed with hot water system selection
LT	Laundry tub and cabinet and tapware
PTY	Pantry - soft close hinges
SCR01	Screen type 01- Vertical screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 50mm
SCR02	Screen type 02- Horizontal privacy screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 25mm
SHR02	Shower: Platinum units 1100w x1150d min. Shower curtain, tapware rail and rose set
SIG01	Unit number signage - White aluminium lettering on black aluminium backing plate
SNK01	Sink & kitchen mixer
TIL01	Balcony Tiles - Min P2 slip resistance
TIL03	Bathroom Tiles - Min P3 slip resistance
VY01	Vinyl plank flooring - generally - Min P2 slip resistance
WC	Toilet
WD02	Internal bathroom window - 1500h AFL sill 900h x 600w frosted glass louvre window. Frame finish TBC
WD03	Platinum kitchen window. 1200h AFL sill 2400w x 900h sliding window - black powdercoated aluminium frame. Provide fixed security flyscreen in colour matched frame
WD04	Platinum living room window. 750h AFL sill 550w x 1400h fixed glass window. black powdercoated aluminium frame.
WD05	Platinum bed room sliding window. 880h AFL sill 2100w x 1200h. Black powdercoated aluminium frame. Provide fixed security flyscreen in colour matched frame.
WDH	Window Hood -aluminium extruded blades, 600d. Powdercoat finish. Colour Colourbond Monument. Conceal fixed.
WM	Washing machine



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<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
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<input type="checkbox"/> MASTER PLAN	



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2018/19 Social Housing Program

12 x 1 Bed Apartments

Typical Unit Plans

SCALE AT

1 : 100

A3 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER

DRAWING NUMBER

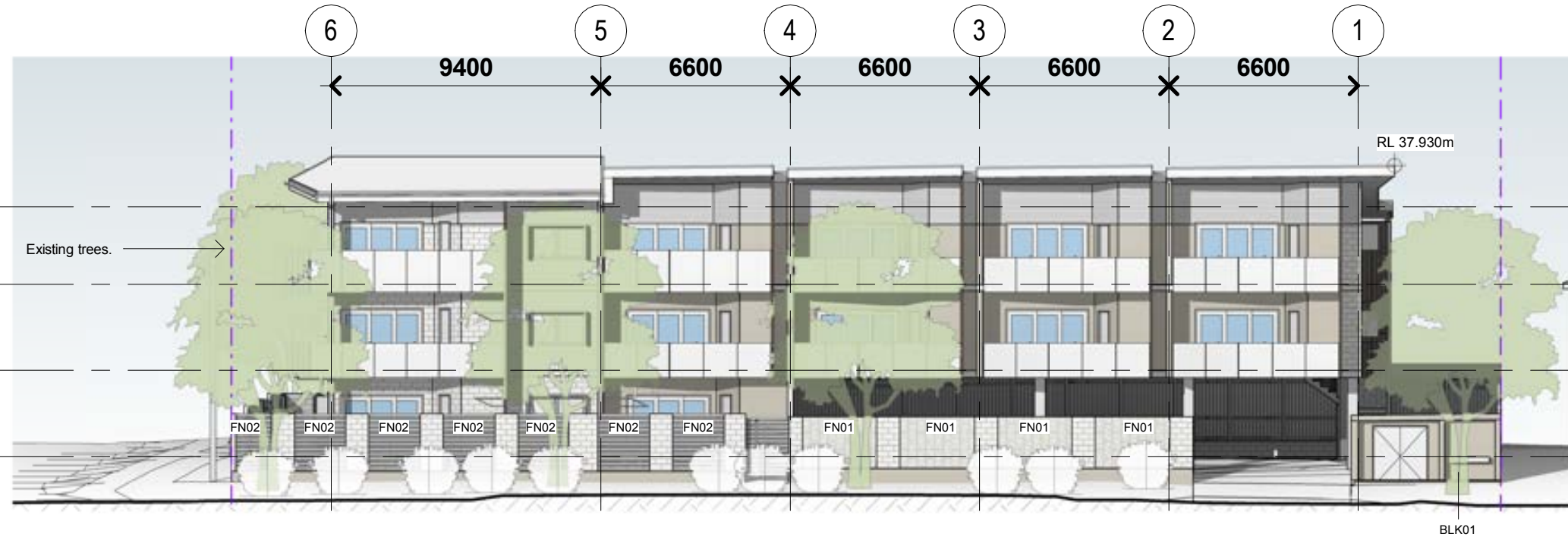
ISSUE

SHEET NO

85262/SD/A02.06

B

10



Level 3	▼
36190	
Level 2	▼
33490	
Level 1	▼
30490	
Ground Level	▼
27490	

1 Street Elevation- North Elevation
1 : 200



Level 3	▼
36190	
Level 2	▼
33490	
Level 1	▼
30490	
Ground Level	▼
27490	
Natural Ground Line.	
Booster assembly.	
Fire pump room.	

2 Building Elevation- North Elevation
1 : 200

Code	Description
BAL01	Balcony balustrade - Powdercoated galvanised steel stanchions - Colour - to match infill panels. Powdercoated perforated Aluminium infill panels max 1200w to 1200 AFL colour TBC
BLK01	Blockwork- 190mm Rendered Block - Texture coat finish - Colour to be Dulux - white duck half - P16B1H. Fire rated where required to meet NCC. Final colour selection to be lower than 0.6 SA.
BLK02	Blockwork- 190mm Split Face Block - Austral GB split face series. Colour - Porcelain or agreed equivalent, fire rated where required to meet NCC. Final colour selection to be lower than 0.6 SA
BLK05	Blockwork- 140mm Honed Face Block. Colour - TBC.
CLD01	Upper Level Cladding - Horizontal grooved FC external cladding - paint finish- colour colourbond Wallaby
COL	In situ concrete column 90/- fire rating- Columns - Charcoal paint finish
EG	Eaves gutter - colourbond steel gutter - Colour - Monument - Profile Lysaght Quad 175 eaves gutter.
FCS01	Fascia - Colourbond folded metal fascia- Colour - Monument
FN01	Fence type 01- BLK05 Blockwork with BLK04 Breezeblock infill. Nom 2100mm high.
FN02	Fence type 02- BLK05 Blockwork with Horizontal batten infill - Colour - Goanna Grey (PG2C8) - max gap 25mm. Nom 2100mm high.
FN03	Fence type 03- Vertical- accoustic lapped timber fencing - Paint finish - Goanna Grey (PG2C8) - max gap 25mm. Nom 2100mm high.
MSH01	Metal sheeting- Lysaght Custom Orb. Colour to be colourbond Surfist. Final colour to have have an SRI greater than 64. Full roof system to have R3.2 or greater.
SCR01	Screen type 01- Vertical screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 50mm
SOF01	External Soffit - FC external lining with D profile coverstrips- Paint finish - Colour Dulux - Linseed - S15B3
WDH	Window Hood -aluminium extruded blades, 600d. Powdercoat finish. Colour Colourbond Monument. Conceal fixed.



AMENDMENTS			
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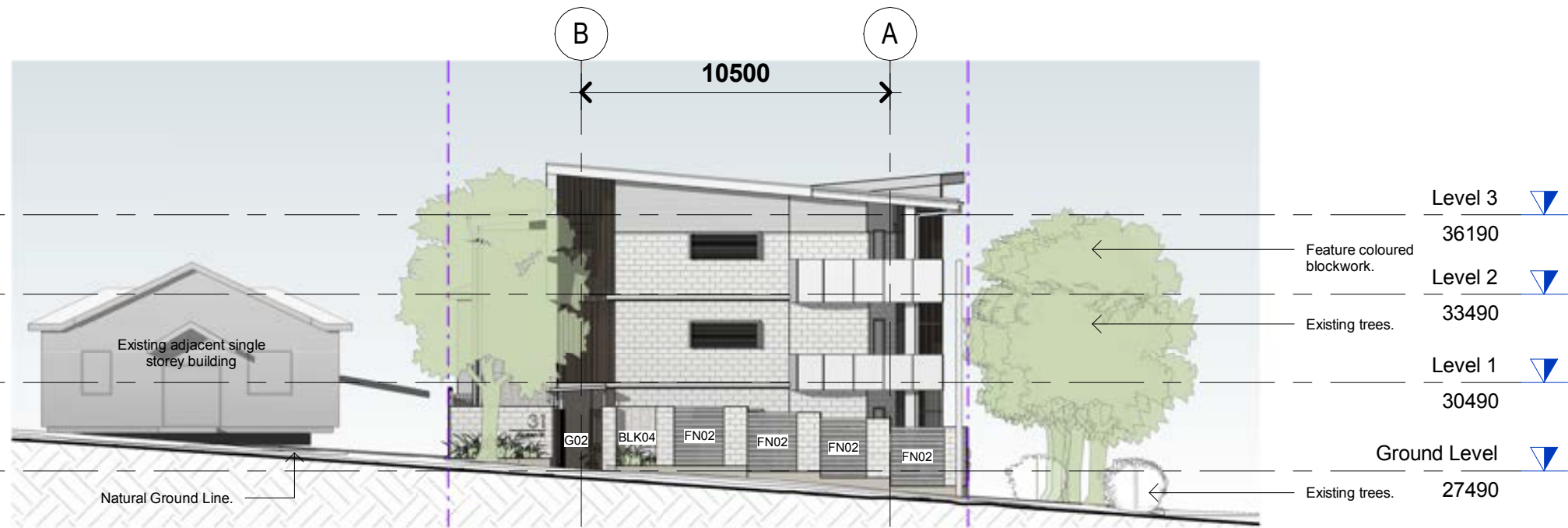
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2018/19 Social Housing Program

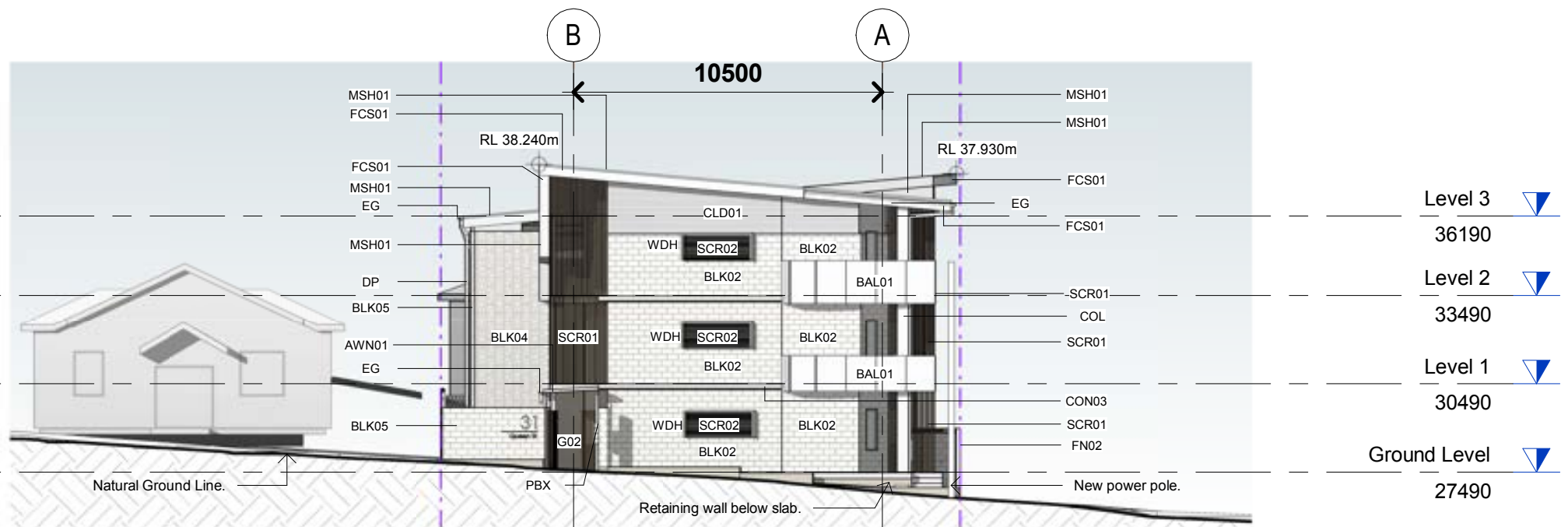
12 x 1 Bed Apartments

Elevations- North

SCALE		AT	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
DRAWING NUMBER		ISSUE	SHEET NO
85262/SD/A04.01		B	11

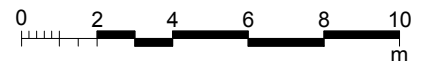


1 Street Elevation- East Elevation
A01.01 1 : 200



2 Building Elevation- East Elevation
A01.01 1 : 200

Code	Description
AWN01	Entry Awning - Lysaght Custom Orb. Colour to be colourbond Monument. Galvanised powdercoated steel framing. Colour to match.
BAL01	Balcony balustrade - Powdercoated galvanised steel stanchions - Colour - to match infillpanels. Powdercoated perforated Aluminium infill panels max 1200w to 1200 AFL colour TBC
BLK02	Blockwork- 190mm Split Face Block - Austral GB split face series. Colour - Porcelain or agreed equivalent, fire rated where required to meet NCC. Final colour selection to be lower than 0.6 SA
BLK04	Blockwork- 140mm Breezeblock - Austral Breeze block Diamond & Wedge series - Colour Porcelain or agreed equivalent
BLK05	Blockwork- 140mm Honed Face Block. Colour - TBC.
CLD01	Upper Level Cladding - Horizontal grooved FC external cladding - paint finish- colour colourbond Wallaby
COL	In situ concrete column 90/- fire rating- Columns - Charcoal paint finish
CON03	In situ concrete- slab extension. Paint finish - colour TBC
DP	Downpipe - lysaght colourbond steel downpipe Colour - Monument - Size 110 dia
EG	Eaves gutter - colourbond steel gutter - Colour - Monument - Profile Lysaght Quad 175 eaves gutter.
FCS01	Fascia - Colourbond folded metal fascia- Colour - Monument
FN02	Fence type 02- BLK05 Blockwork with Horizontal batten infill - Colour - Goanna Grey (PG2C8) - max gap 25mm. Nom 2100mm high.
G02	Gate type 02- main entry security gate with SCR01 face
MSH01	Metal sheeting- Lysaght Custom Orb. Colour to be colourbond Surfmist. Final colour to have have an SRI greater than 64. Full roof system to have R3.2 or greater.
PBX	Mailboxes - inset into blockwork - black finish - size and placement to meet Australia Post standards
SCR01	Screen type 01- Vertical screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 50mm
SCR02	Screen type 02- Horizontal privacy screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 25mm
WDH	Window Hood -aluminium extruded blades, 600d. Powdercoat finish. Colour Colourbond Monument. Conceal fixed.



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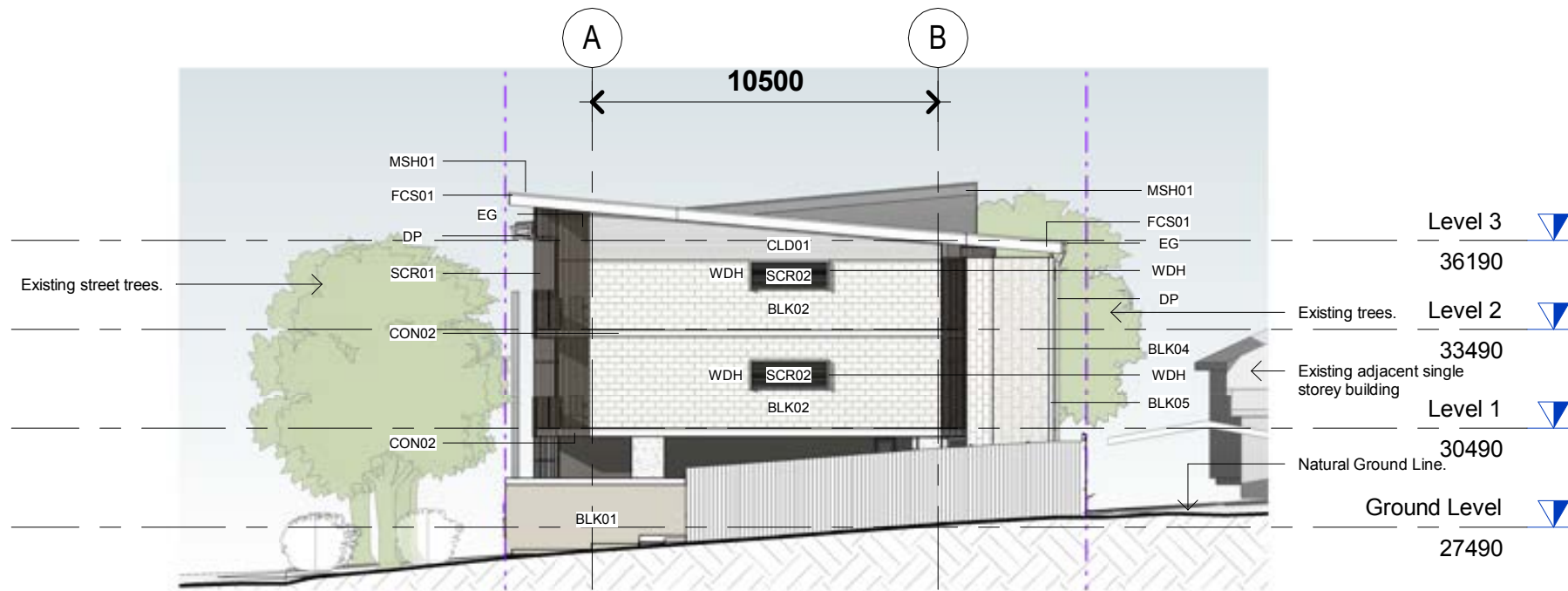
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2018/19 Social Housing Program

12 x 1 Bed Apartments

Elevations- East

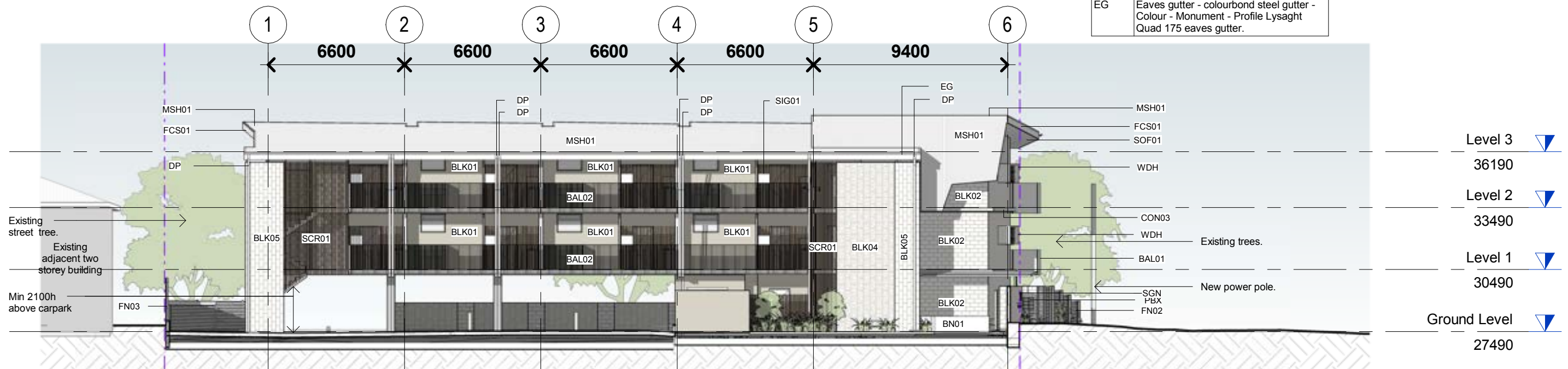
SCALE AT	
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
DRAWING NUMBER	ISSUE SHEET NO
85262/SD/A04.02	B 12



1 Building Elevation- West Elevation
A01.01 1 : 200

Code	Description
BAL01	Balcony balustrade - Powdercoated galvanised steel stanchions - Colour - to match infillpanels. Powdercoated perforated Aluminium infill panels max 1200w to 1200 AFL colour TBC
BAL02	Walkway balustrade - Powdercoated galvanised vertical steel flats @ max 100 ctrs in 1200w to 1200h AFL welded panels fixed to slab edge - Colour - Colourbond monument
BLK01	Blockwork- 190mm Rendered Block - Texture coat finish - Colour to be Dulux - white duck half - P16B1H. Fire rated where required to meet NCC. Final colour selection to be lower than 0.6 SA.
BLK02	Blockwork- 190mm Split Face Block - Austral GB split face series. Colour - Porcelain or agreed equivalent, fire rated where required to meet NCC. Final colour selection to be lower than 0.6 SA
BLK04	Blockwork- 140mm Breezeblock - Austral Breeze block Diamond & Wedge series - Colour Porcelain or agreed equivalent
BLK05	Blockwork- 140mm Honed Face Block. Colour - TBC.
BN01	Concrete Bench Seat - 4.2m long, 0.6m deep
CLD01	Upper Level Cladding - Horizontal grooved FC external cladding - paint finish- colour colourbond Wallaby
CON02	In situ concrete walkway min 90/90/90 fire rating
CON03	In situ concrete- slab extension. Paint finish - colour TBC
DP	Downpipe - lysaght colourbond steel downpipe Colour - Monument - Size 110 dia
EG	Eaves gutter - colourbond steel gutter - Colour - Monument - Profile Lysaght Quad 175 eaves gutter.

Code	Description
FCS01	Fascia - Colourbond folded metal fascia- Colour - Monument
FN02	Fence type 02- BLK05 Blockwork with Horizontal batten infill - Colour - Goanna Grey (PG2C8) - max gap 25mm. Nom 2100mm high.
FN03	Fence type 03- Vertical- acoustic lapped timber fencing - Paint finish - Goanna Grey (PG2C8) - max gap 25mm. Nom 2100mm high.
MSH01	Metal sheeting- Lysaght Custom Orb. Colour to be colourbond Surfsmist. Final colour to have an SRI greater than 64. Full roof system to have R3.2 or greater.
PBX	Mailboxes - inset into blockwork - black finish - size and placement to meet Australia Post standards
SCR01	Screen type 01- Vertical screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 50mm
SCR02	Screen type 02- Horizontal privacy screen - Aluminium unequal angles 50 x 75 - Bronze Powdercoat finish. Max gap spacing 25mm
SGN	Building Signage Lazer cut aluminium figures. Numbers 450h. Letters 150h - black finish
SIG01	Unit number signage - White aluminium lettering on black aluminium backing plate
SOF01	External Soffit - FC external lining with D profile coverstrips- Paint finish - Colour Dulux - Linseed - S15B3
WDH	Window Hood -aluminium extruded blades, 600d. Powdercoat finish. Colour Colourbond Monument. Conceal fixed.



2 Building Elevation- South Elevation
A01.01 1 : 200



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2018/19 Social Housing Program

12 x 1 Bed Apartments

Elevations- South and West

SCALE AT

1 : 200

A3 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER

DRAWING NUMBER

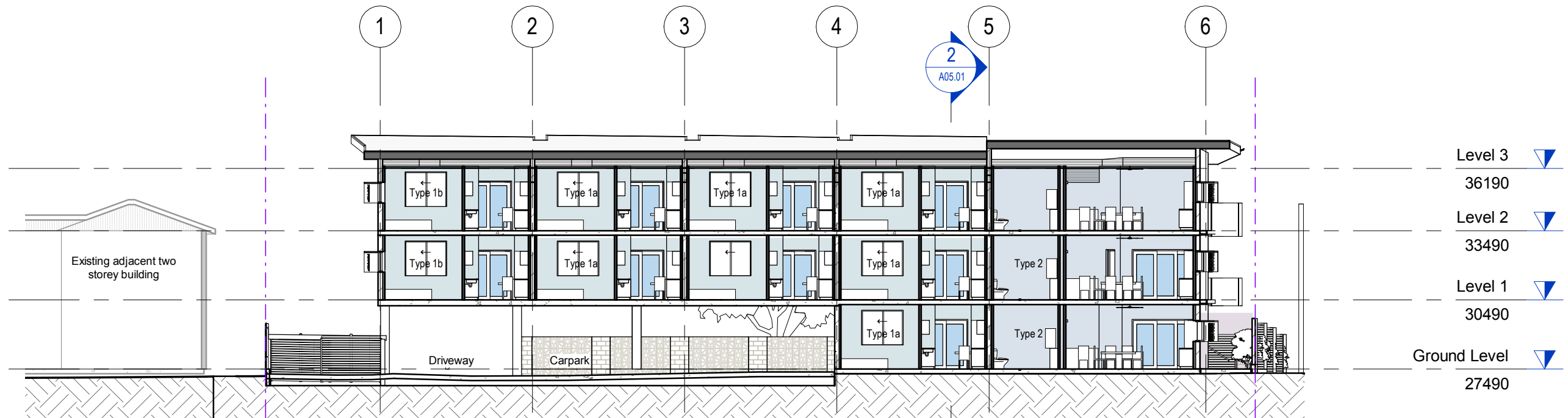
ISSUE

SHEET NO

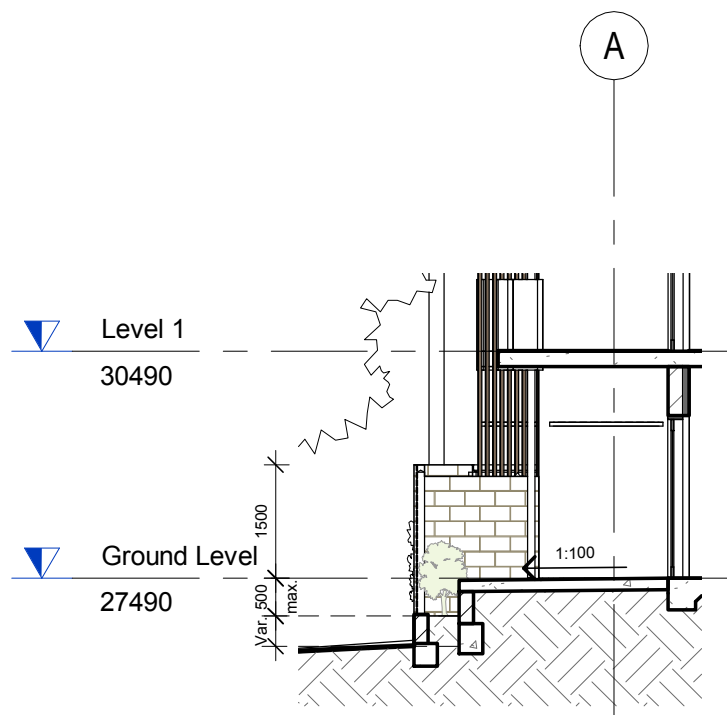
85262/SD/A04.03

B

13



1 Building Section- Long Section 01
A05.01 1 : 200



3 Building Section-
A05.01 1 : 100

2 Building Section- Short Section 01
A05.01 1 : 200



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2018/19 Social Housing Program

12 x 1 Bed Apartments

Sections

SCALE AT

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER

DRAWING NUMBER

85262/SD/A05.01

ISSUE

B

SHEET NO

14