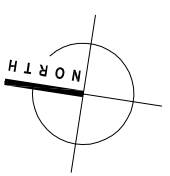
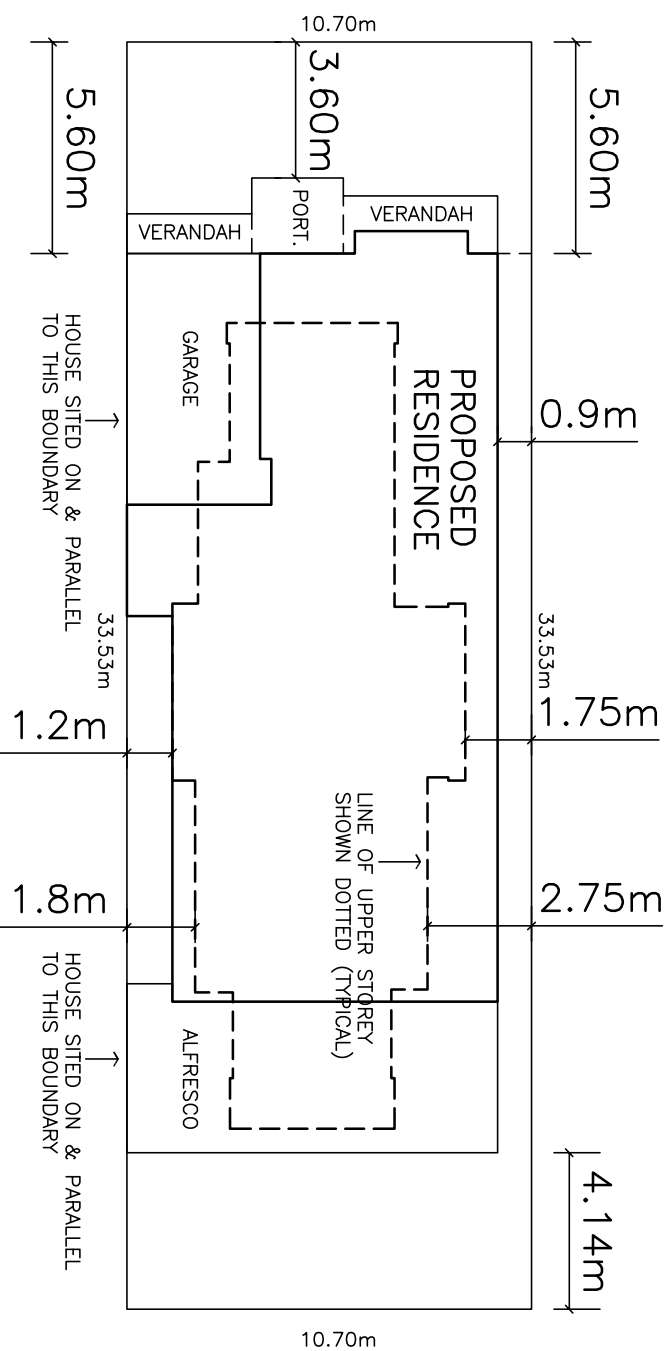


NOTE :
 SITE WORKS , LEVELS & STORM WATER
 DRAINAGE AS PER ENGINEERS
 DESIGN & DETAIL

CONCRETE NOTE :
 AND
 ELECTRICIAN NOTE :
 POWER TO KITCHEN
 ISLAND BAR

GORDON STREET

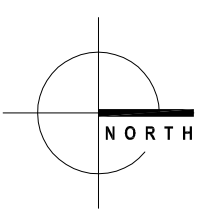


MATERIAL CORROSION PROTECTION PROVISION
 AS PER AS3700 TABLE 5.1 & APP.F REQUIRE.
 M4 (1:0.5:4.5) MORTAR, S/STEEL TIES &
 LINTELS TO DURABILITY CLASS R4.
 PROVISION FOR THE CORROSION PROTECTION
 FOR THE STRUCTURE TO COMPLY WITH
 BCA TABLE 3.4.4.2

S I T E P L A N

BUSH FIRE: N/A
WIND SPEED N2 (W33)

CLIENT: NATHAN SANDERS
PROPOSAL: RESIDENCE
**SITE: No 49 (Res 3)
 GORDON ST;
 GLENELG**



DATE: 09/01/14
SHEET 1 OF 9
SCALE 1:100 ON A3
DRAWN: A.P.



AMEND: 01/10/14(T.D.)RFI

NOTES:

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NOTES :

NOTE : W.C. DOOR TO BE INSTALLED WITH HINGES WHICH ARE READILY REMOVABLE FROM THE OUTSIDE - OTHERWISE DOOR TO SWING OUTWARDS

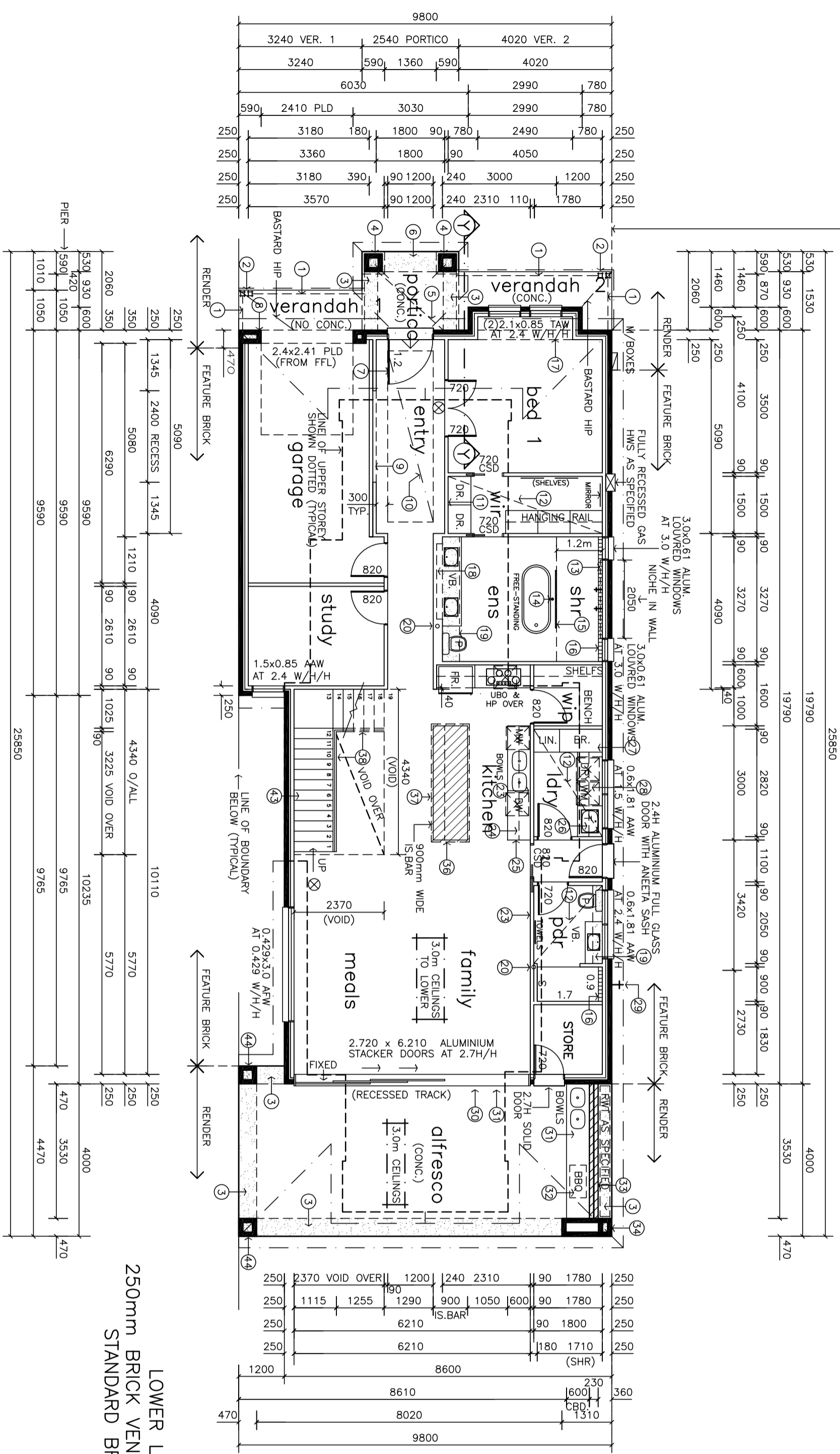
⊗ DENOTES:
 SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993, CONNECTED TO CONSUMER MAINS POWER & WITH A 9V BATTERY BACKUP & INTERCONNECTED

NOTE : ALL GLAZING TO COMPLY WITH THE GLAZING CODE AS1298-2008

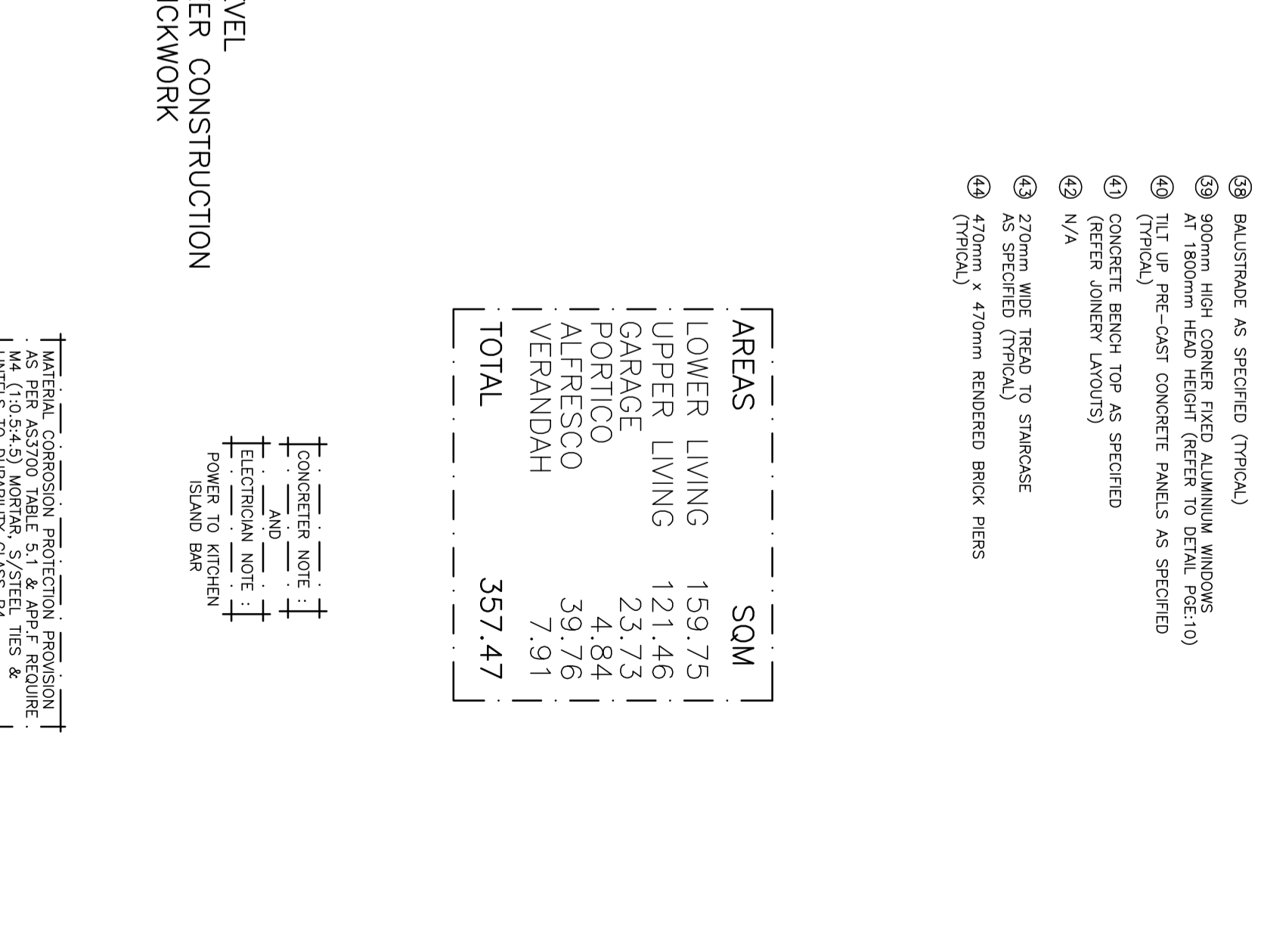
TERMITE PROTECTION AS PER AS3660.1-2000

WET AREA DETAILS SHALL BE IN ACCORDANCE WITH BCA-TABLE 3.8.1.1 AS3740-2004

NOTE : ALL EXTERNAL DIMENSIONS ARE TO MAIN WALL LINE NOT PROJECTING BRICK BASE COURSE (FRONT ELEVATION ONLY)



GROUND FLOOR PLAN



250mm BRICK VENEER CONSTRUCTION
 STANDARD BRICKWORK

AREAS	SQM
LOWER LIVING	159.75
UPPER LIVING	121.46
GARAGE	23.73
PORTICO	4.84
ALFRESCO	39.76
VERANDAH	7.91
TOTAL	357.47

CONCRETE NOTE :
 AND
 ELECTRICIAN NOTE :
 POWER TO KITCHEN ISLAND BAR

MATERIAL CORROSION PROTECTION PROVISION AS PER AS3700 TABLE 5.1 & APP.F REQUIRE. M4 (1:0.5:4.5) MORTAR, S/STEEL TIES & UNTELS TO DURABILITY CLASS R4. PROVISION FOR THE CORROSION PROTECTION BOA TABLE 3.4.2.

- 1 2400mm TO UNDERSIDE OF PITCHING BEAM (TYPICAL)
- 2 2 x 100mm x 100mm TIMBER LOAD BEARING POSTS AS SPECIFIED (TYPICAL)
- 3 LIGHTWEIGHT BULKHEAD OVER AT 2700mm AFL (TYPICAL)
- 4 500mm x 500mm x 343mm HIGH BRICK BASE WITH 470mm HIGH BRICK PIER ABOVE, FULLY RENDERED (TYPICAL)
- 5 DROPPED CEILING OVER AT 3310mm AFL AS SHOWN TO PORTICO ONLY
- 6 LIGHTWEIGHT BULKHEAD OVER AT 2700mm AFL
- 7 2700mm HIGH x 1210mm OVERALL WIDE TIMBER DOOR FRAME (2.7H DOOR AS SPECIFIED)
- 8 BRICK PIERS CONCRETE FILLED & REINFORCED (TYPICAL)
- 9 DISPLAY RECESS 2400mm HIGH x 1500mm WIDE WITH SILL AT 900mm AFL
- 10 RAISED CEILING LEVEL AT 3350mm AFL (C.O.S) BLYTHE FLOOR JOISTS & SPACERS TO BE SPECIFIED WITH LIGHT PELMET TO PERIMETER (REFER DETAIL)
- 11 HIGH LEVEL WALL MOUNTED RETURN AIR INLET THROUGH TO PASSAGE AS REQUIRED (REFER A/C LAYOUT)
- 12 DROPPED CEILING WILL BE REQUIRED AS SHOWN FOR A/C DUCTING & RETURN AIR (C.O.S.) REFER A/C LAYOUT
- 13 FEATURE WALL AS SPECIFIED TO CEILING & BETWEEN WINDOWS ONLY
- 14 FLOOR MOUNTED WATER SPOUT INCLUDING TAPS AS SPECIFIED
- 15 3000mm HIGH x 1510mm WIDE FIXED GLASS SCREEN WALL AS SPECIFIED
- 16 STAINLESS STEEL FLOOR DRAIN AS SPECIFIED (TYPICAL)
- 17 BRICK VENEER WALL OVER AS REQUIRED
- 18 MIRROR RECESS 900mm HIGH x 1980mm WIDE WITH SILL AT 1200mm AFL
- 19 PLASTERBOARD BULKHEAD OVER AT 2700mm AFL
- 20 180mm OVERALL THICK STAGGERED STUD WALL FOR PLUMBING CAVITY FOR UPPER FLOOR WASTE REFER DETAIL (PAGE:6)
- 21 CUSTOM BUILT STAINLESS STEEL LEDGE OVER WITH RANGEROOD (REFER JOINERY LAYOUTS)
- 22 DENOTES : FEATURE BRICK WALL AS SHOWN HATCHED (REFER A/C LAYOUT) TYPICAL
- 23 LINEAR SLOT A/C OUTLETS OVER FROM ROOM BEHIND (REFER A/C LAYOUT) TYPICAL
- 24 SHELVES OVER (REFER JOINERY LAYOUTS)
- 25 ZIP TAP PROVISION AS SPECIFIED (REFER JOINERY LAYOUTS)
- 26 INSET TROUGH AS SPECIFIED
- 27 FULL HEIGHT CUPBOARDS (REFER JOINERY LAYOUTS)
- 28 WASHING MACHINE & DRYER UNDER BENCH & OVERHEADS TO CEILING (REFER JOINERY LAYOUTS)
- 29 SHOWER WITH HOT, COLD & WASTE AS SPECIFIED
- 30 UNITEX BASE BOARD WALL SYSTEM (75mm FOAM) REFER DETAIL AS PER MANUFACTURERS DETAILS & SPECIFICATIONS ABOVE OPENING WITH APPROVED ACRYLIC RENDER
- 31 2720mm HIGH x 6210mm WIDE OVERALL ALUMINIUM STACKER DOORS WITH 3 x APPROX. 1960mm WIDE PANELS (2.7H/H AS SPECIFIED) (TO BE CONFIRMED)
- 32 GAS POINT FOR BBQ WITH BAYONET FITTING AS SPECIFIED
- 33 2000mm HIGH x 230mm THICK RENDERED CAVITY BRICK WALL (STANDARD BRICKWORK)
- 34 470mm x 1310mm RENDERED BRICK PIER CONCRETE FILLED & REINFORCED
- 35 N/A
- 36 LIGHT PELMET OVER AT 2700mm AFL (REFER DETAIL PAGE:6)
- 37 PROVIDE POWER AS REQUIRED TO ISLAND BENCH
- 38 BALUSTRADE AS SPECIFIED (TYPICAL)
- 39 900mm HIGH CORNER FIXED ALUMINIUM WINDOWS AT 1800mm HEAD HEIGHT (REFER TO DETAIL PAGE:10)
- 40 TILT UP PRE-CAST CONCRETE PANELS AS SPECIFIED (TYPICAL)
- 41 CONCRETE BENCH TOP AS SPECIFIED (REFER JOINERY LAYOUTS)
- 42 N/A
- 43 270mm WIDE TREAD TO STAIRCASE AS SPECIFIED (TYPICAL)
- 44 470mm x 470mm RENDERED BRICK PIERS (TYPICAL)

CLIENT: **NATHAN SANDERS**

PROPOSAL: **RESIDENCE**

SITE: **No 49 (Res 3) GORDON ST. GLENELG**

DATE: 09/01/14

SHEET 2 OF 9

SCALE 1:100 ON A2

DRAWN: A.P.

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 01/10/14(T.D.)RF1

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BUSH FIRE: N/A

WIND SPEED N2 (W33)

NOTES :

NOTE : W.C. DOOR TO BE INSTALLED WITH HINGES WHICH ARE READILY REMOVABLE FROM THE OUTSIDE - OTHERWISE DOOR TO SWING OUTWARDS

⊗ DENOTES:
 SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993, CONNECTED TO CONSUMER MAINS POWER & WITH A 9v BATTERY BACKUP & INTERCONNECTED

NOTE : ALL GLAZING TO COMPLY WITH THE GLAZING CODE AS1288-2006

TERMITE PROTECTION AS PER AS3660.1-2000

WET AREA DETAILS SHALL BE IN ACCORDANCE WITH BCA-TABLE 3.8.1.1 AS3740-2004

BUSH FIRE: N/A
WIND SPEED N2 (W33)

INTERNAL DOORS 2400mm HIGH UNLESS NOMINATED OTHERWISE & EXTERNAL DOORS AS NOMINATED

WINDOW POSITIONS SHOWN ARE NOMINAL ONLY & MAY CHANGE ON SITE TO SUIT BRICK SIZING. IF EXACT WINDOW LOCATIONS ARE REQUIRED SET OUT DIMENSIONS MUST BE SPECIFIED ON PLANS

ALL FIXTURES, FITTINGS AND DOOR LOCATIONS ARE INDICATIVE ONLY AND MAY VARY ON SITE. IF EXACT LOCATIONS ARE REQUIRED, DIMENSIONS MUST BE SPECIFIED ON PLANS.

- ① LINEAR SLOT A/C WALL REGISTER (DUCT FROM ROOF FROM ROOF VOID BEHIND (REFER A/C LAYOUT))
- ② RAKED CEILINGS OVER AS REQUIRED (TYPICAL)
- ③ VELUX ROOF WINDOWS OVER AS SPECIFIED (TYPICAL)
- ④ HANGING RAIL OVER AS SPECIFIED (REFER JOINERY LAYOUT)
- ⑤ HIGH LEVEL WALL MOUNTED RETURN AIR INLET (DUCTED FROM ROOF VOID BEHIND (REFER A/C LAYOUT))
- ⑥ UNITEK BASE BOARD WALL SYSTEM (75mm FOAM) REFER DETAIL AS PER MANUFACTURERS DETAILS & SPECIFICATIONS ON 90mm TIMBER FRAMED STUD WALL & BATTENS (TYPICAL)
- ⑦ RAKED CEILING OVER WITH MIN. 2100mm HEIGHT (TYPICAL)

- ⑧ SHOWER RECESS 300mm HIGH x 300mm WIDE WITH SILL AT 1200mm AFL
- ⑨ STAINLESS STEEL FLOOR DRAIN AS SPECIFIED (TYPICAL)
- ⑩ MIRROR RECESS 900mm HIGH x 1000mm WIDE WITH SILL AT 1200mm AFL
- ⑪ VENTED SKYLIGHTS OVER AS SPECIFIED (TYPICAL)
- ⑫ BULKHEAD OVER AT 2710mm AFL
- ⑬ BALUSTRADE AS SPECIFIED (TYPICAL)
- ⑭ BULKHEAD OVER AT 2410mm AFL (TRP.)
- ⑮ 270mm WIDE TREAD TO STAIRCASE AS SPECIFIED (TYPICAL)
- ⑯ CEILING FAN (BY OWNER)
- ⑰ PROVIDE SEPARATE HIGH WALL SPLIT OVER ON BULKHEAD (REFER A/C LAYOUT)
- ⑱ 250mm BRICK VENEER WALL (FEATURE BRICK) (REFER TO ELEVATION)

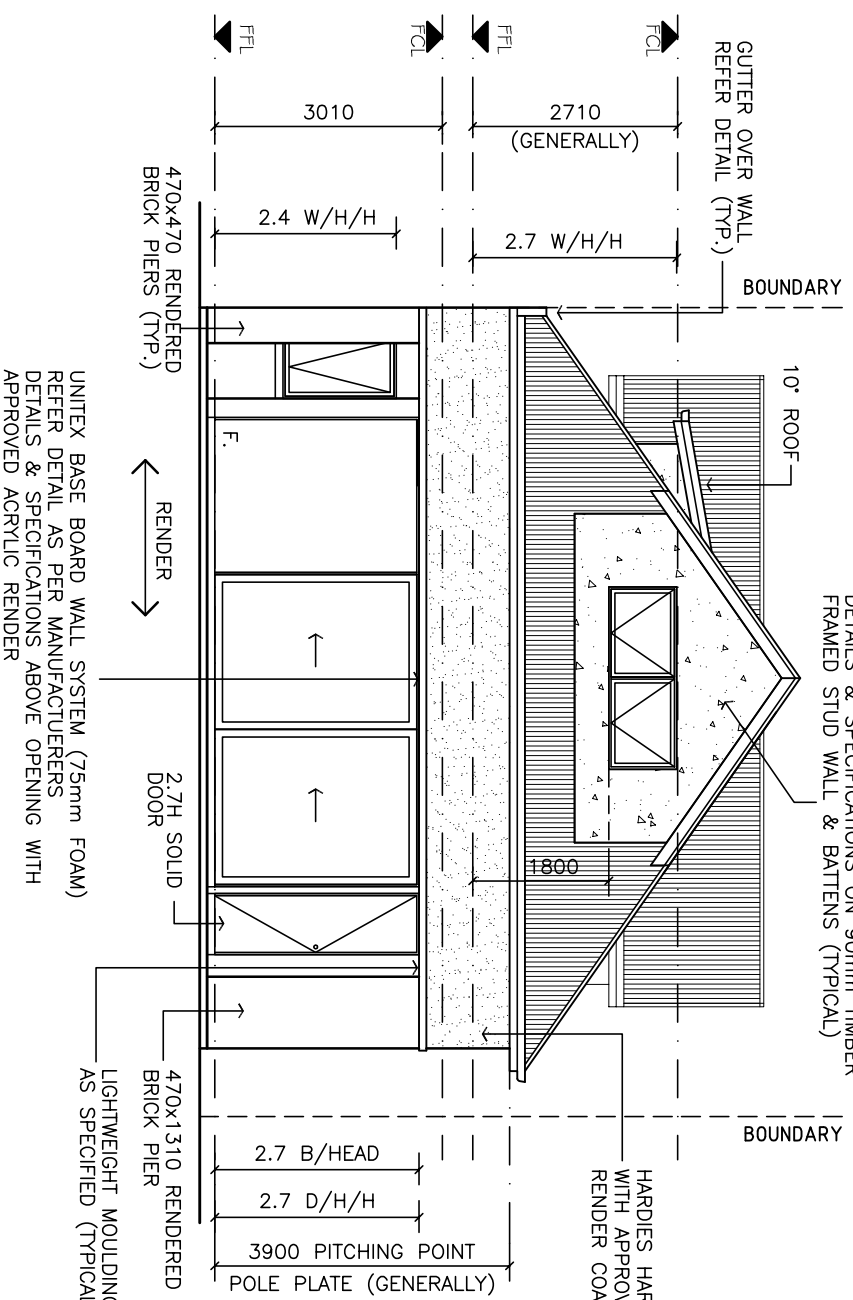
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WINDOWS

TIMBER WINDOWS TO FRONT ONLY.
ALUMINIUM TO REMAINDER GENERALLY.

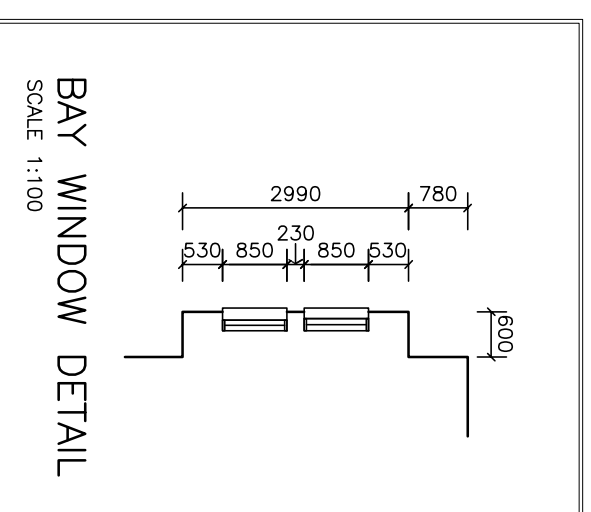
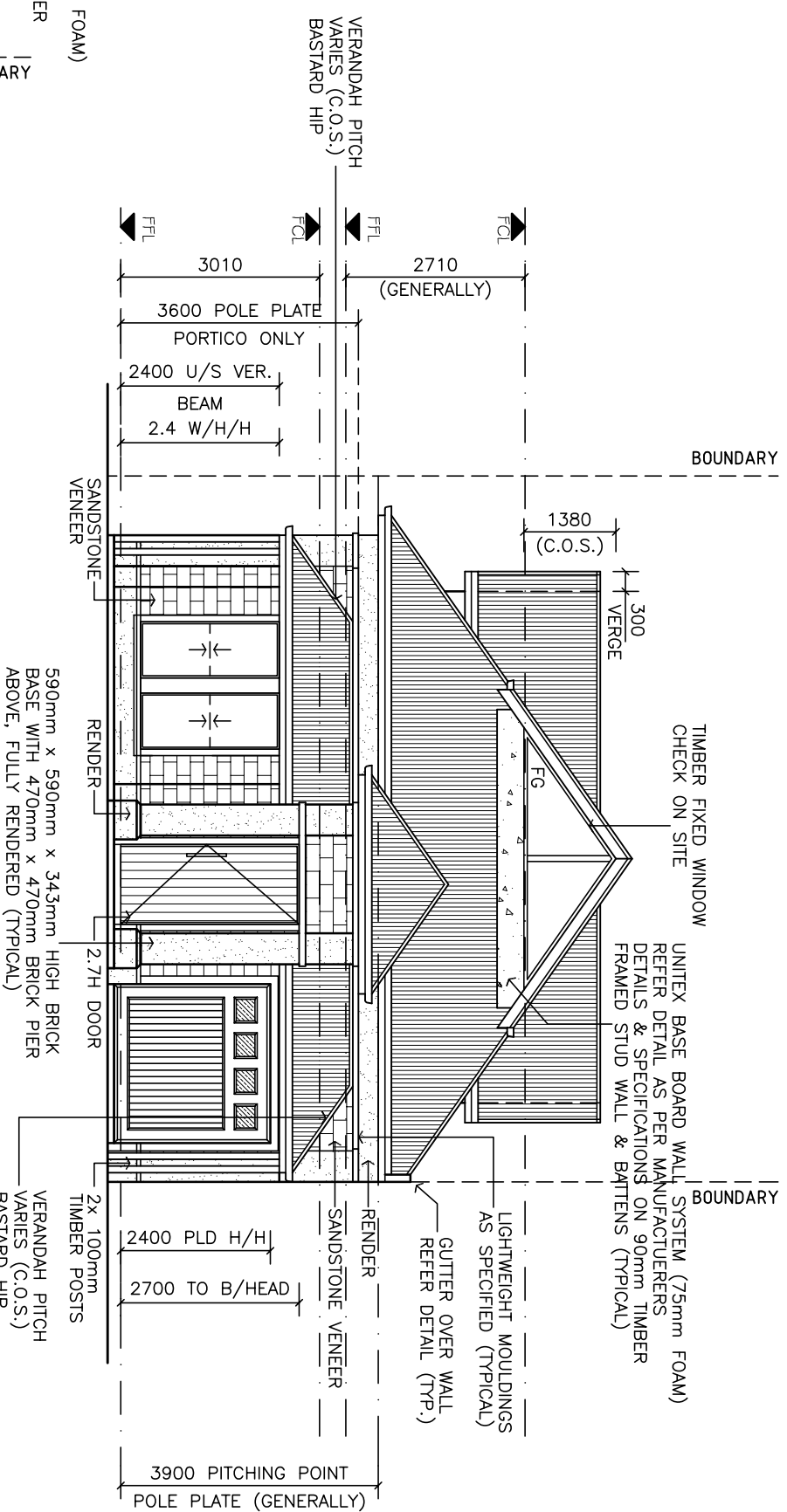
RENDERED QUOINS, BASE COURSE,
WINDOW SURROUNDS & SCALLOPPED
PIERS TO FRONT AS SHOWN.

MATERIAL CORROSION PROTECTION PROVISION
AS PER AS3700 TABLE 5.1 & APP.F REQUIRE.
M4 (1:0.5:4.5) MORTAR, S/STEEL TIES &
UNITELS TO DURABILITY CLASS R4.
PROVISION FOR THE CORROSION PROTECTION
FOR THE STRUCTURE TO COMPLY WITH
BCA TABLE 3.4.4.2



WEST ELEVATION

EAST ELEVATION



WIND SPEED N2 (W33)

CLIENT: **NATHAN SANDERS**

PROPOSAL: **RESIDENCE**

SITE: **No 49 (Res 3)
GORDON ST;
GLENELG**

DATE: 09/01/14

SHEET 4 OF 9
SCALE 1:100 ON A3

DRAWN: A.P.



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AMEND:

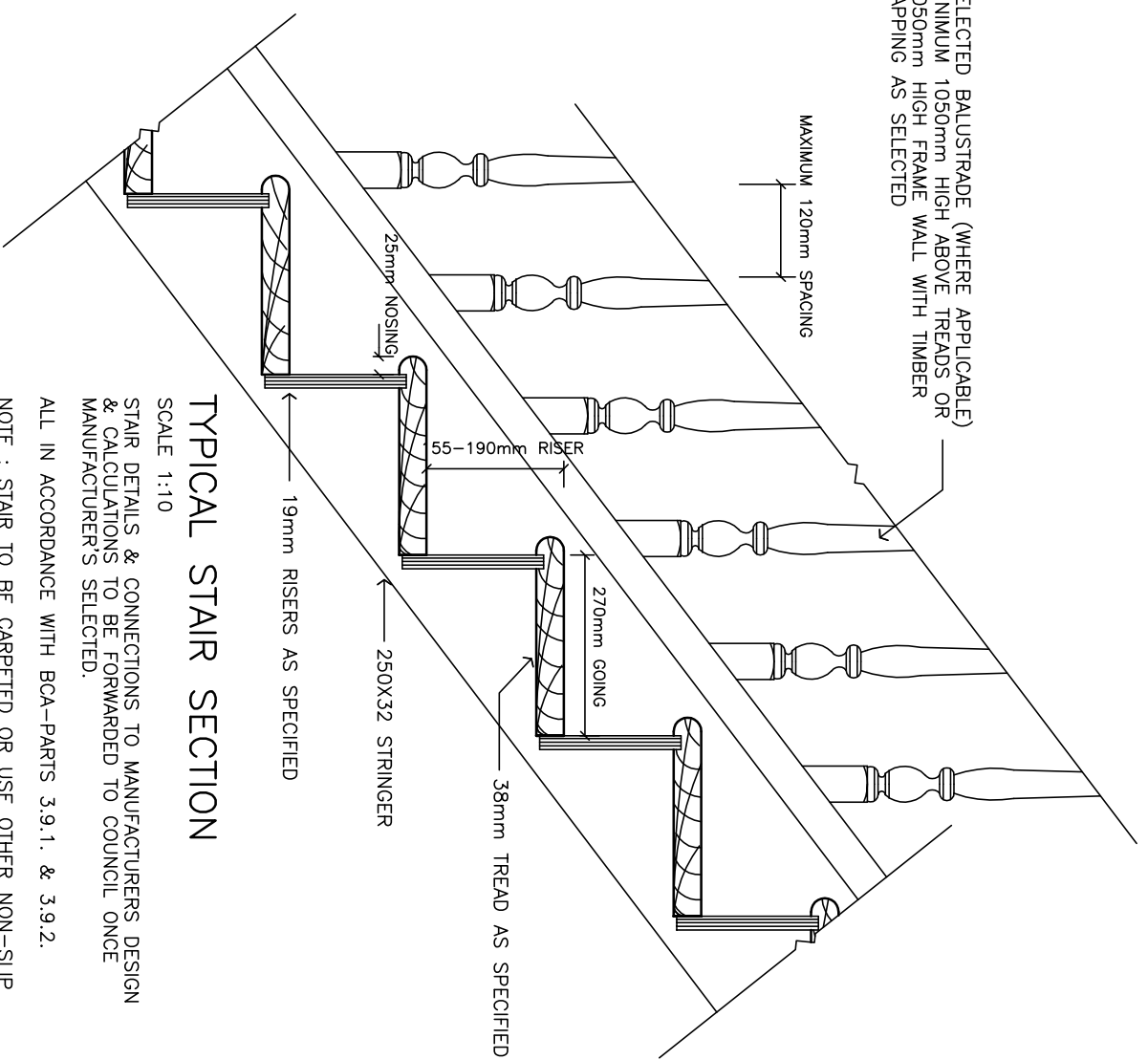
01/10/14(T.D.)RFI

NOTES:

ALL GLAZING TO COMPLY WITH
THE GLAZING CODE AS1288-2006 &
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SELECTED BALUSTRADE (WHERE APPLICABLE)
 MINIMUM 1050mm HIGH ABOVE TREADS OR
 1050mm HIGH FRAME WALL WITH TIMBER
 CAPPING AS SELECTED



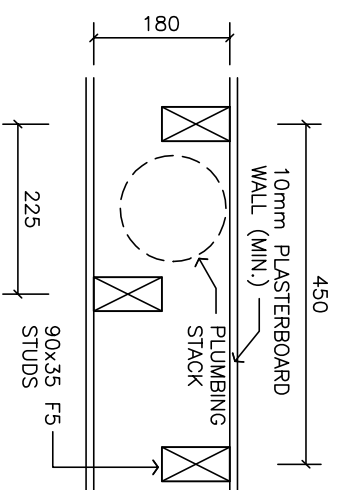
TYPICAL STAIR SECTION

SCALE 1:10

STAIR DETAILS & CONNECTIONS TO MANUFACTURERS DESIGN & CALCULATIONS TO BE FORWARDED TO COUNCIL ONCE MANUFACTURER'S SELECTED.

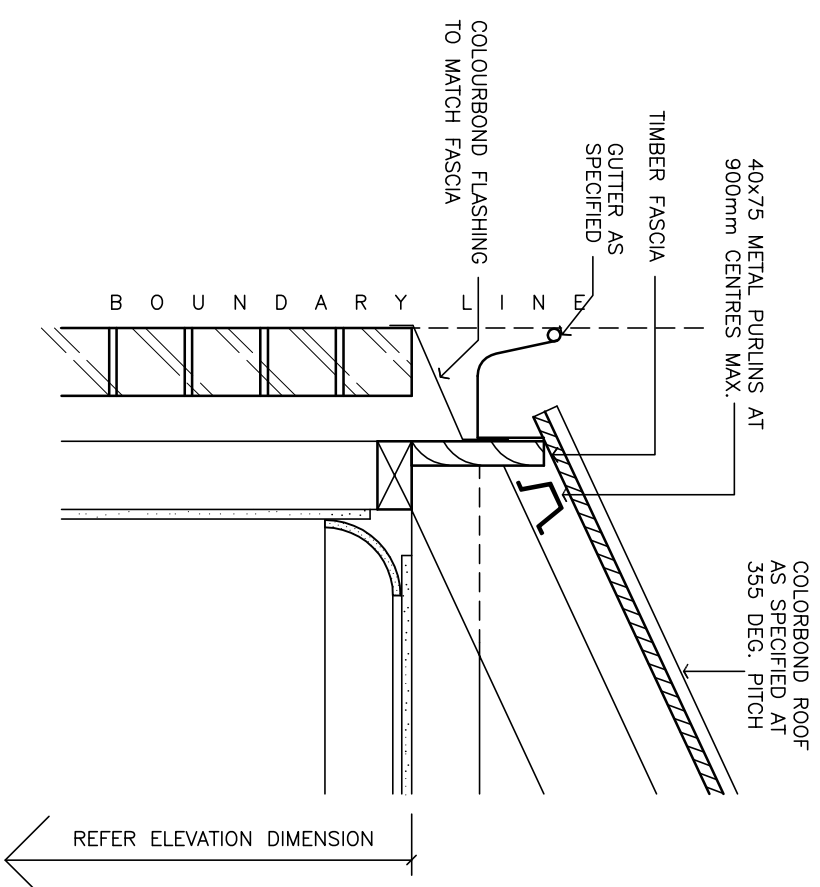
ALL IN ACCORDANCE WITH BCA-PARTS 3.9.1. & 3.9.2.

NOTE : STAIR TO BE CARPETED OR USE OTHER NON-SLIP APPROVED COVERING



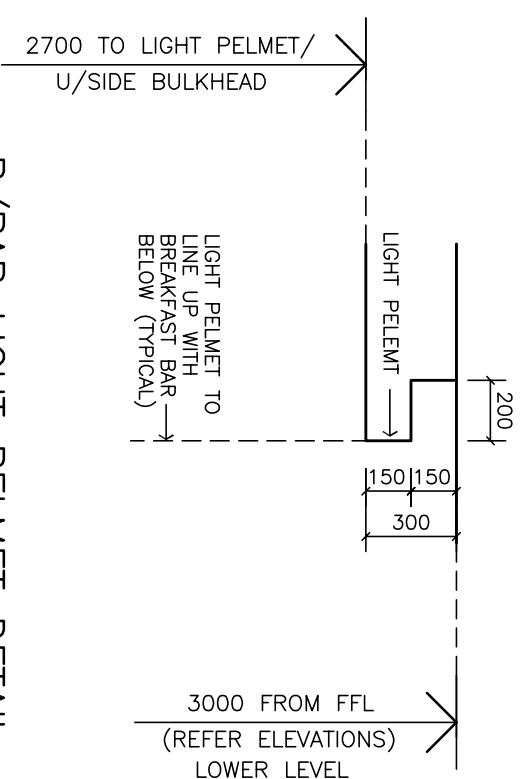
STAGGERED STUD DETAIL

SCALE 1:10



GUTTER OVER WALL DETAIL

SCALE 1:10



B/BAR LIGHT PELMET DETAIL

SCALE 1:25

DETAILS & SECTIONS

CLIENT: **NATHAN SANDERS**

PROPOSAL: **RESIDENCE**

SITE: **No 49 (Res 3)
GORDON ST;
GLENELG**

DATE: 09/01/14

SHEET 6 OF 9
SCALE AS SHOWN

DRAWN: A.P.



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AMEND:

02/05/14(T.D.)
 01/10/14(T.D.)RFI

NOTES:

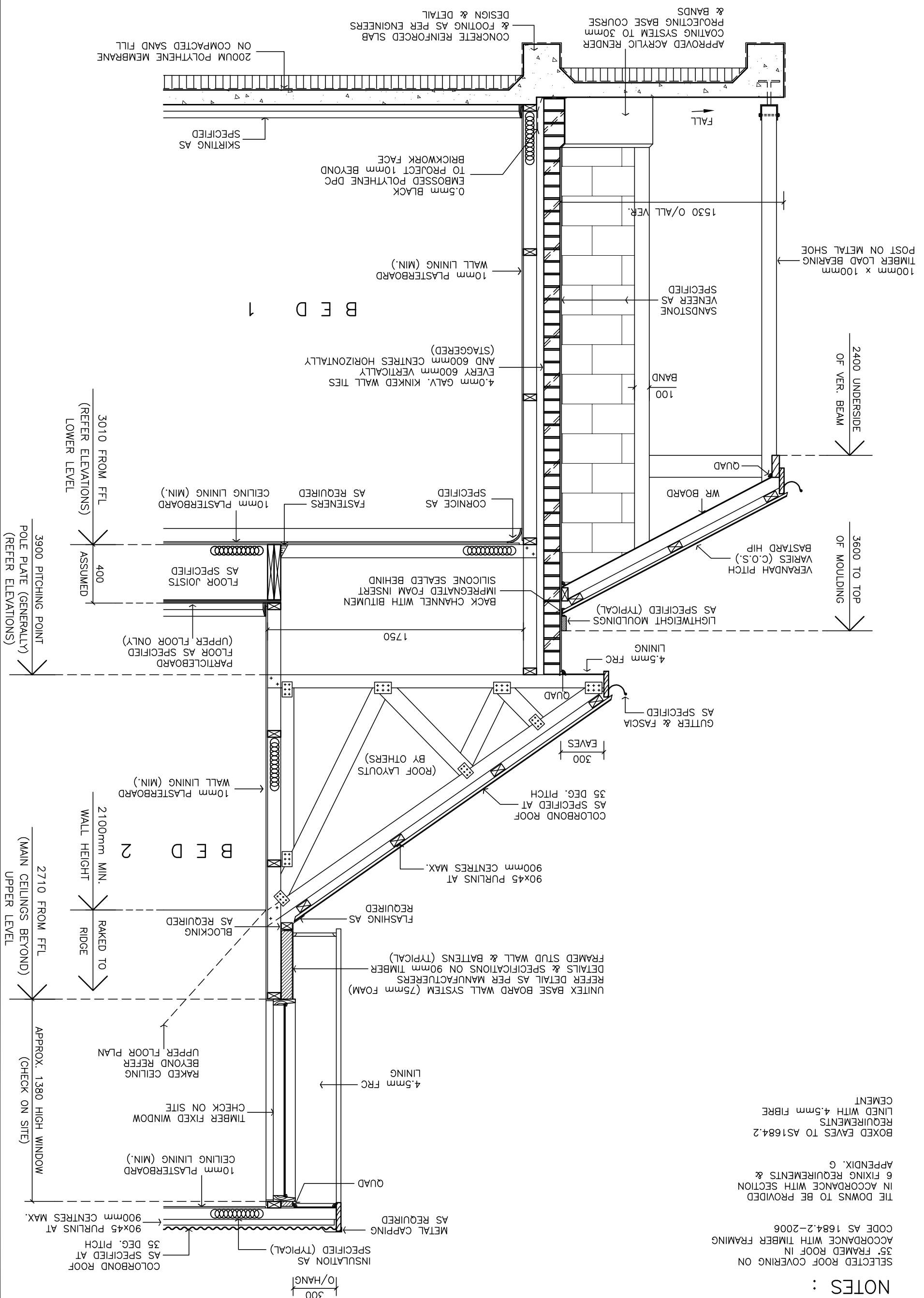
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DETAILS & SECTIONS

SECTION 'Y-Y' 1:25 ON A3



NOTES :

SELECTED ROOF COVERING ON ACCORDANCE WITH TIMBER FRAMING CODE AS 1684.2-2006

THE DOWNS TO BE PROVIDED IN ACCORDANCE WITH SECTION 6 FIXING REQUIREMENTS & APPENDIX G

BOXED EAVES TO AS1684.2 REQUIREMENTS LINED WITH 4.5mm FIBRE CEMENT

CLIENT: NATHAN SANDERS

PROPOSAL: RESIDENCE

SITE: No 49 (Res 3) GORDON ST; GLENELG

DATE: 09/01/14

SHEET 7 OF 9

DRAWN: A.P.



23 CROYDON ROAD, KESWICK S.A. 5035
P: 0402 117445 E: info@designtechstudio.com.au
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AMEND: 01/10/14(T.D.)RFI

NOTE: ALL GLAZING TO COMPLY WITH THE GLAZING CODE AS1288-2006

NOTES:

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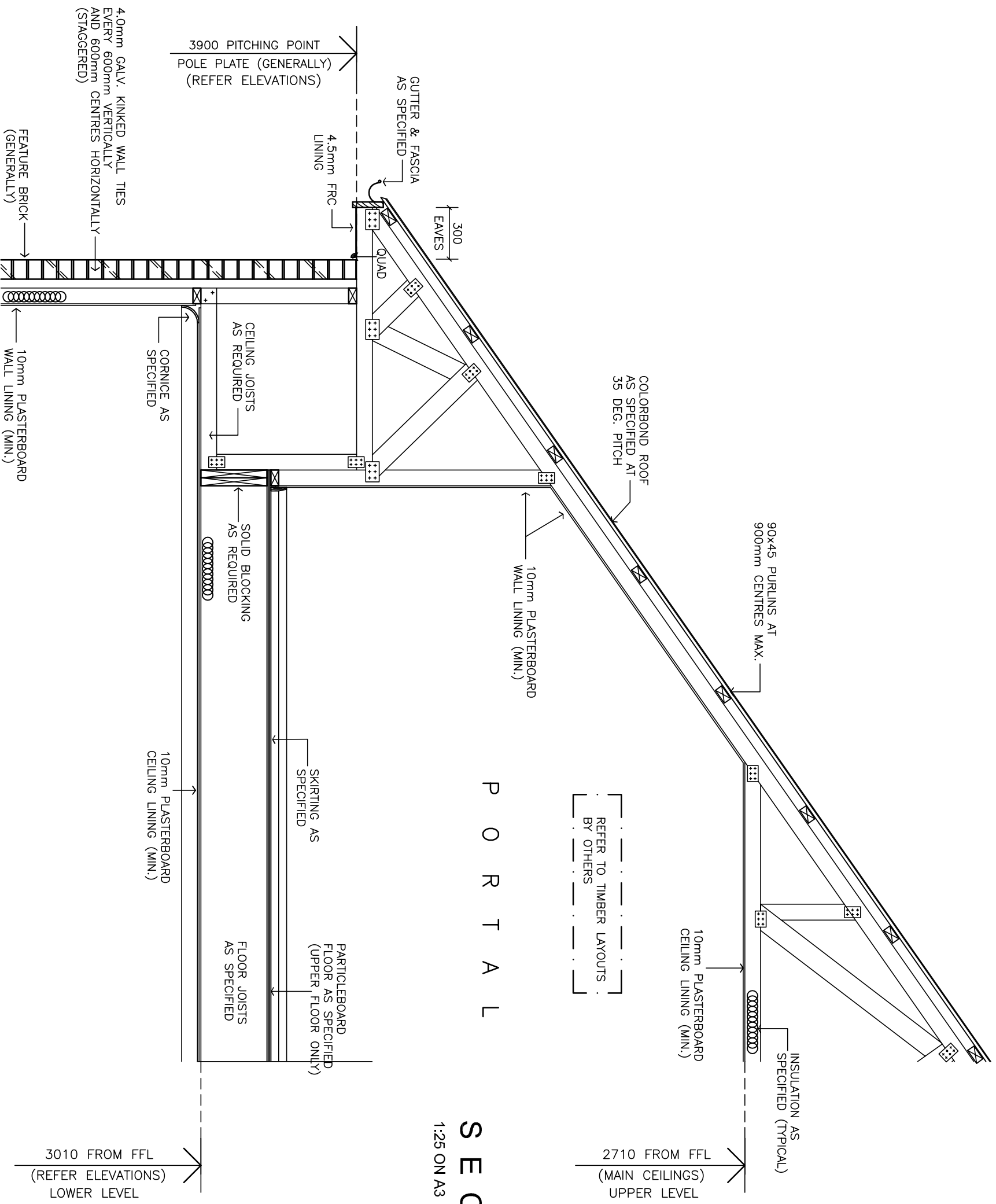
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NOTES :

SELECTED ROOF COVERING ON
35° FRAMED ROOF IN
ACCORDANCE WITH TIMBER FRAMING
CODE AS 1684.2-2006

TIE DOWNS TO BE PROVIDED
IN ACCORDANCE WITH SECTION
6 FIXING REQUIREMENTS &
APPENDIX G

BOXED EAVES TO AS1684.2
REQUIREMENTS
LINED WITH 4.5mm FIBRE
CEMENT



P O R T A L

S E C T I O N ' Z-Z'

1:25 ON A3

D E T A I L S & S E C T I O N S

CLIENT: **NATHAN SANDERS**
PROPOSAL: **RESIDENCE**
SITE: **No 49 (Res 3)
GORDON ST;
GLENELG**

DATE: 09/01/14
SHEET 8 OF 9
SCALE AS SHOWN
DRAWN: A.P.

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AMEND: 21/03/14 (T.D.)
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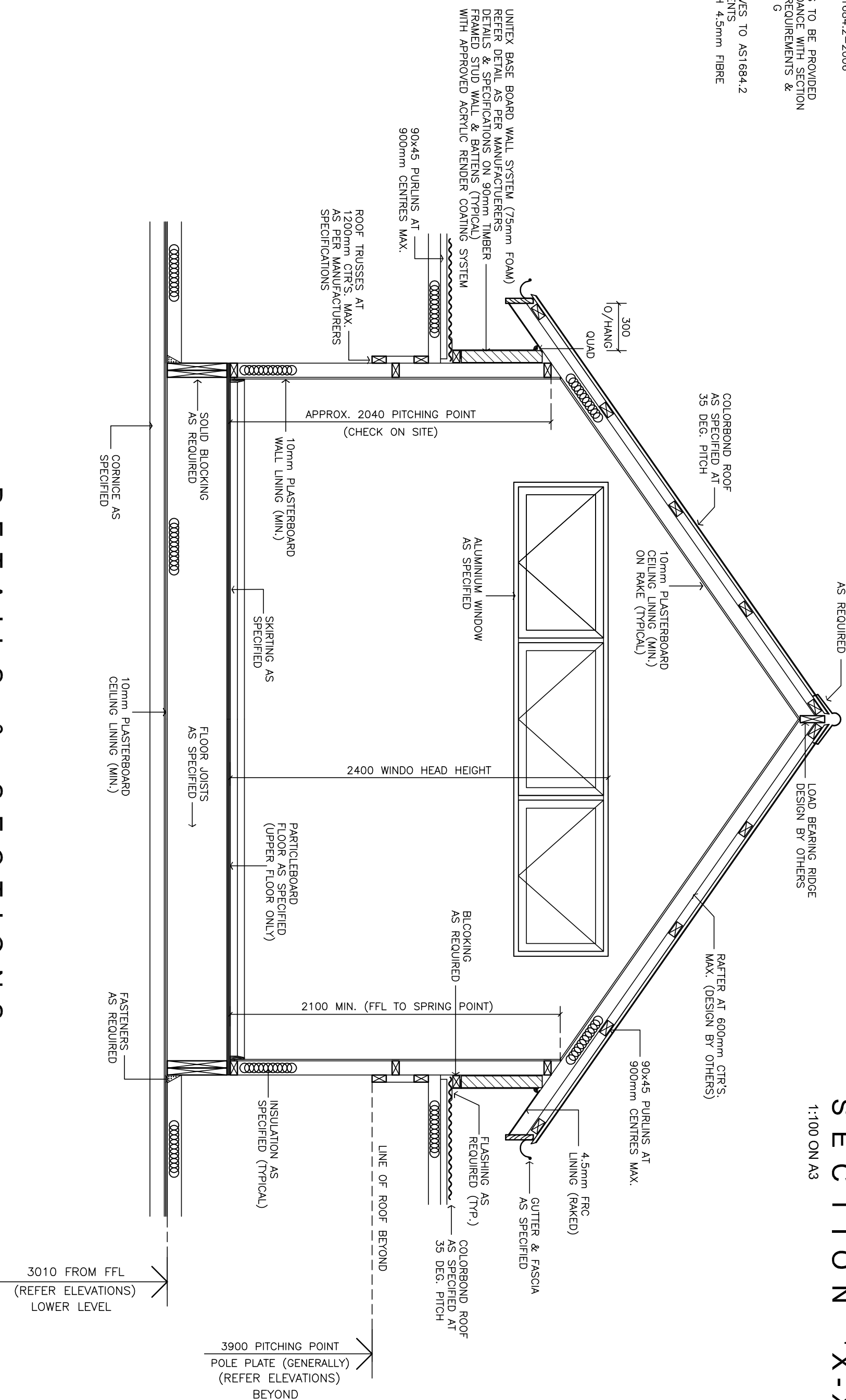
NOTES :

SELECTED ROOF COVERING ON 35° TRUSS FRAMED ROOF IN ACCORDANCE WITH TIMBER FRAMING CODE AS 1684.2-2006

TIE DOWNS TO BE PROVIDED IN ACCORDANCE WITH SECTION 6 FIXING REQUIREMENTS & APPENDIX G

BOXED EAVES TO AS1684.2 REQUIREMENTS LINED WITH 4.5mm FIBRE CEMENT

SECTION 'X-X'
1:100 ON A3



DETAILS & SECTIONS

CLIENT: **NATHAN SANDERS**
PROPOSAL: **RESIDENCE**
SITE: **No 49 (Res 3) GORDON ST; GLENELG**

DATE: 09/01/14
SHEET 9 OF 9
SCALE AS SHOWN
DRAWN: A.P.



AMEND: 02/05/14(T.D.)
01/10/14(T.D.)RFI

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