

PROPOSED ALBURY CORE & CLUSTER WITH 7 DWELLINGS & COMMUNITY FACILITY

271 BERNHARDT STREET, EAST ALBURY NSW 2640

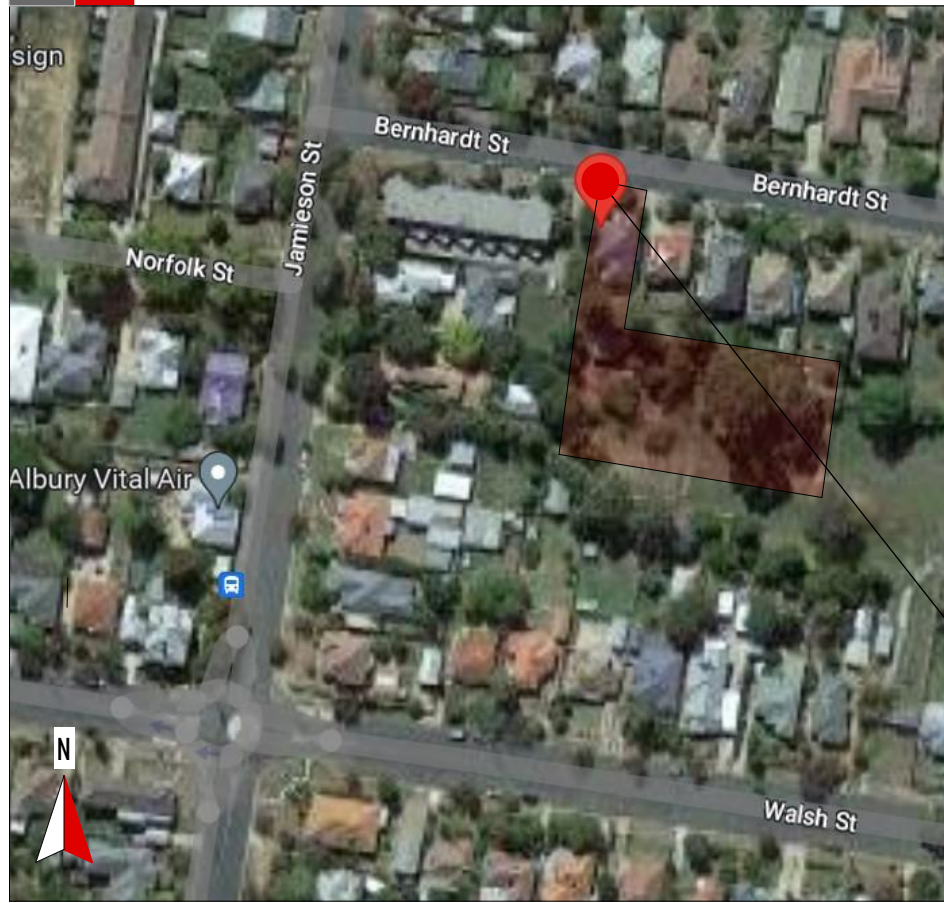


ARTIST IMPRESSION

PROPERTY DESCRIPTION
LOT 1 / DP38393
271 BERNHARDT STREET, EAST ALBURY
SITE AREA - 3,916.15m²

DRAWING INDEX	
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19	LANDSCAPE PLAN

SECTION J BCA REQUIREMENTS (TO BE READ IN CONJUNCTION WITH SECTION J REPORT)	
INSULATION	<ul style="list-style-type: none">• ROOF (LIGHT COLOUR WITH SA<0.45): REFLECTIVE SARKING / ANTICON BLANKET• CEILING: R3.5• EXTERNAL WALLS: R2.5 BULK INSULATION AND VAPOUR PERMEABLE SARKING• FLOOR SLAB: NIL• THERMAL BREAKS REQUIRED FOR STEEL FRAMED CONSTRUCTION: R0.2 (CLAD FRAMED WALLS ONLY)
EXTERNAL WINDOWS & GLASS DOORS	<ul style="list-style-type: none">• CORE BUILDING ALL FAÇADE: U-3.5 SHGC-0.30• COMMUNAL BUILDING ALL FAÇADE: U-2.7 SHGC-0.30• UNIT 1-7 ALL FAÇADE: U-3.1 SHGC-0.30• UNIT 7 SOUTH FAÇADE: U-3.1 SHGC-0.25• GLAZING TO COMPLY WITH AS2047
DRAUGHT SEALING	<ul style="list-style-type: none">• EXTERNAL DOORS TO HAVE FOAM SEAL AROUND PERIMETER, DRAUGHT STOPPER ALONG BOTTOM EDGE AND SELF-CLOSER.• BATHROOM EXHAUST FANS TO BE FITTED WITH A SELF-CLOSING DAMPER.
AIR CONDITIONING	<ul style="list-style-type: none">• TO COMPLY WITH PART J6 AS APPLICABLE• PACKAGE AC UNITS TO COMPLY WITH MEPS• SINGLE CONDITIONED ZONE OR WHEN SERVING MORE THAN 1 ZONE, THERMOSTATICALLY CONTROL THE TEMPERATURE OF EACH ZONE IN ACCORDANCE WITH J603• ALL AC UNITS WITH A HEATING OR COOLING CAPACITY OF MORE THAN 2kW TO HAVE A TIME SWITCH CONTROLLER (REFER TO SPEC 40 OF BCA FOR DETAILS)• DUCTWORK (IF INSTALLED) TO BE INSULATED TO R1.0• MECHANICAL FRESH AIR VENTILATION (IF INSTALLED) TO COMPLY WITH AS 1668.2 AND AS/NZS 3666• TO BE DEACTIVATED IN EACH ACCOMMODATION UNIT WHEN AN EXTERNAL DOOR IS OPEN FOR MORE THAN 1 MINUTE
INTERNAL LIGHTING & POWER CONTROL	<ul style="list-style-type: none">• OFFICE AREA - MAXIMUM ILLUMINATION POWER DENSITY OF 4.5 W/m²• COMMUNAL AREA - MAXIMUM ILLUMINATION POWER DENSITY OF 4.5 W/m²• ACCOMMODATION UNITS - MAXIMUM ILLUMINATION POWER DENSITY OF 5 W/m²• AN OCCUPANT ACTIVATED DEVICE SUCH AS A ROOM SECURITY DEVICE, MOTION SENSOR, CARD READER, CARD SWITCH OR THE LIKE IS TO BE INSTALLED TO CUT POWER TO LIGHTING, AIR CONDITIONER, EXHAUST FAN AND BATHROOM HEATER (IF PRESENT) WHEN AN ACCOMMODATION UNIT IS UNOCCUPIED.
EXTERNAL LIGHTING	<ul style="list-style-type: none">• ALL NEW EXTERNAL LIGHTING TO BE CONTROLLED BY EITHER A DAYLIGHT SENSOR OR TIME SWITCH AND WHERE TOTAL PERIMETER LIGHTING EXCEEDS 100W HAVE A MINIMUM OF 90% OF LIGHT FITTINGS TO BE LEDS OR BE CONTROLLED BY A MOTION SENSOR.• FAÇADE LIGHTING OR ILLUMINATED SIGNS TO BE CONTROLLED BY A TIME SWITCH OR DAYLIGHT SENSOR.
HOT WATER SUPPLY	<ul style="list-style-type: none">• HEATED SANITARY WATER SYSTEMS TO BE DESIGNED AND INSTALLED AS PER PART B2 NCC VOL. 3• TO BE CONTROLLED BY A TIME SWITCH.
BOILING / CHILLED WATER UNITS (IF ANY)	<ul style="list-style-type: none">• TO BE CONTROLLED BY A TIME SWITCH.
METERING OF GAS / ELECTRICITY	<ul style="list-style-type: none">• ELECTRICITY METER (AS PER SUPPLY AUTHORITY REQUIREMENTS) TO BE INSTALLED• MAIN SWITCHBOARD WITH PROVISION FOR FUTURE SOLAR PV/BATTERY SYSTEM• 20% OF ROOF SPACE LEFT CLEAR FOR FUTURE SOLAR PV SYSTEM• SUB METERING IS NOT REQUIRED

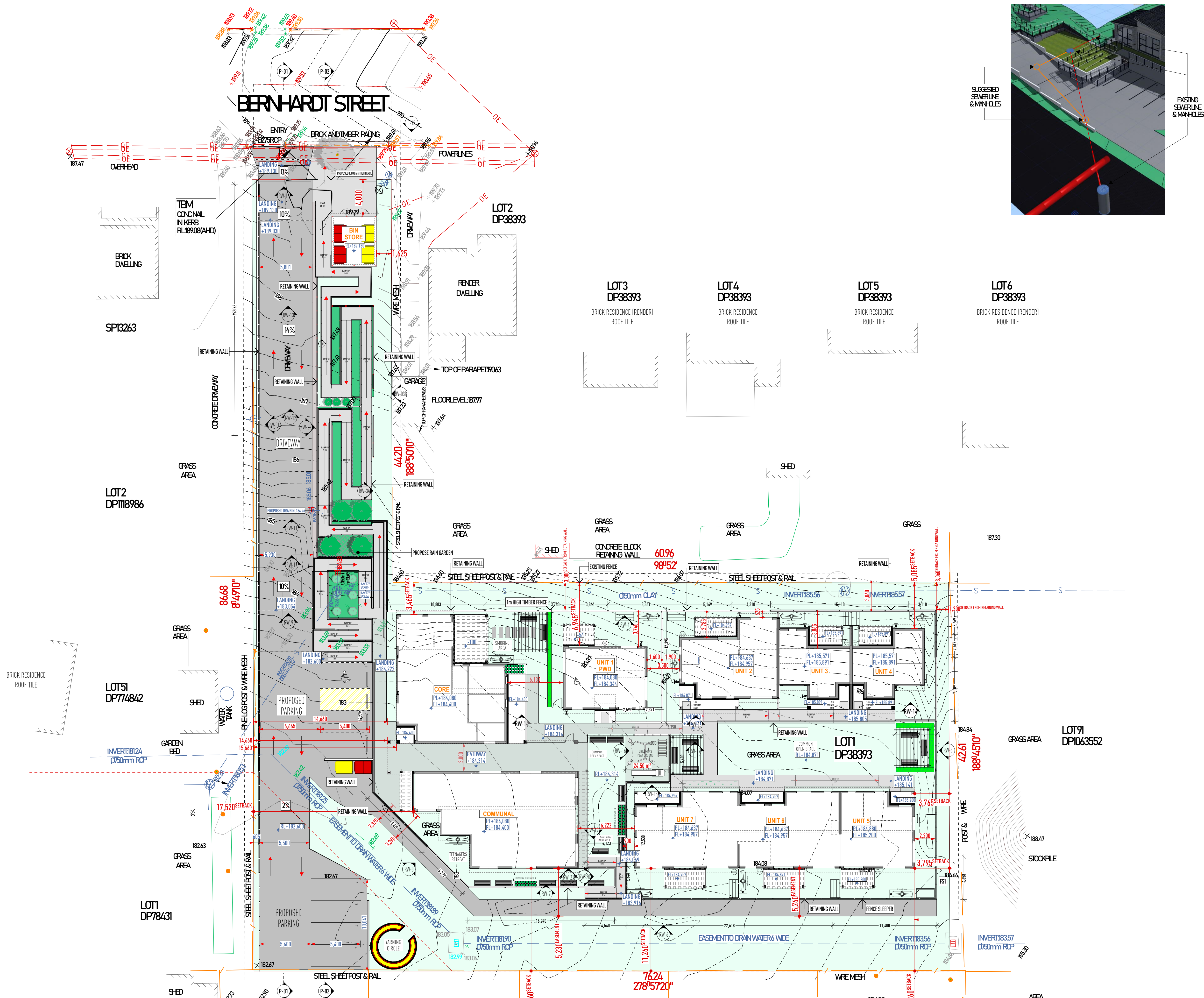


LOCATION PLAN

SUBJECT SITE

<div><div><div>Corporate Office</div><div>13 Bony Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au 602 83 142 459 461</div></div></div>	<div><div>• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</div><div>• THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF HOUSING PLUS.</div><div>• BUILDERS: WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FIXTURES.</div></div>	PROJECT ADDRESS 271 BERNHARDT STREET, EAST ALBURY NSW 2640 DP38393	DESIGN & ARCHITECTURE HOUSING PLUS PH: TBC	PROJECT MANAGER DARREN WOODING PH: TBC	BASIX CONSULTANT MICHAEL KIRO PH: 0400 680 815	PROJECT PROPOSED ALBURY CORE & CLUSTER WITH 7 DWELLINGS & COMMUNITY FACILITY	DRAWING TITLE COVER PAGE	DATE 21/08/23	AMENDMENT DA SUBMISSION	ISSUE REV A	BY CCR	PLAN STATUS DA REV B			
			HYDRAULIC TRICEND ENGINEERING PH: 13 227 676	STRUCTURAL/CIVIL TRICEND ENGINEERING PH: 13 227 676	LANDSCAPE CONSULTANT TBC PH: TBC			17/11/23	REFI AMENDMENTS/ACCESS RAMP/RETAINING DETAILS	REV B	CCW	JOB No. 001	REVISION B	SCALE N.T.S.	A
													DRAWN CCH	PRINT DATE 17/11/2023	DRAWING No. 1 of 19

NOTE:
REFER TO SHEETS 6 & 7 FOR
RETAINING WALL DETAILS



PROPERTY DESCRIPTION

LOT 1 / DP38393
271 BERNHARDT STREET, EAST ALBURY
SITE AREA - 3,916.15.m²

SITE NOTES

PAD LEVEL TO BE CONFIRMED ON SITE. SITE CUT/FILL BATTERS ARE APPROXIMATE ONLY AND MAY VARY TO SOILS AND SITE CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO STABILISE THE SITE INCLUDING BATTERS AND PROVIDE SEDIMENTATION CONTROL AFTER HANDOVER IF REQUIRED.

ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH
CURRENT NCC PLUMBING CODE OF AUSTRALIA VOL. 3
(SECTION D) IN ADDITION TO AS/NZS. 3500.

ENSURE 100mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SCREENED SILT PITS AS REQUIRED.

EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

SPoon DRAIN & EARTH BERM TO DIVERT OVERLAND SURFACE WATER AROUND BUILDING PAD.

THE HEIGHT OF OVERFLOW RELIEF GULLIES (ORG) RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100. DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.



































DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.



PROVIDE ABLEFLEX EXPANSION JOINT FILLER BETWEEN HOUSE AND DRIVEWAY/TERRACE/PORCH SLAB.

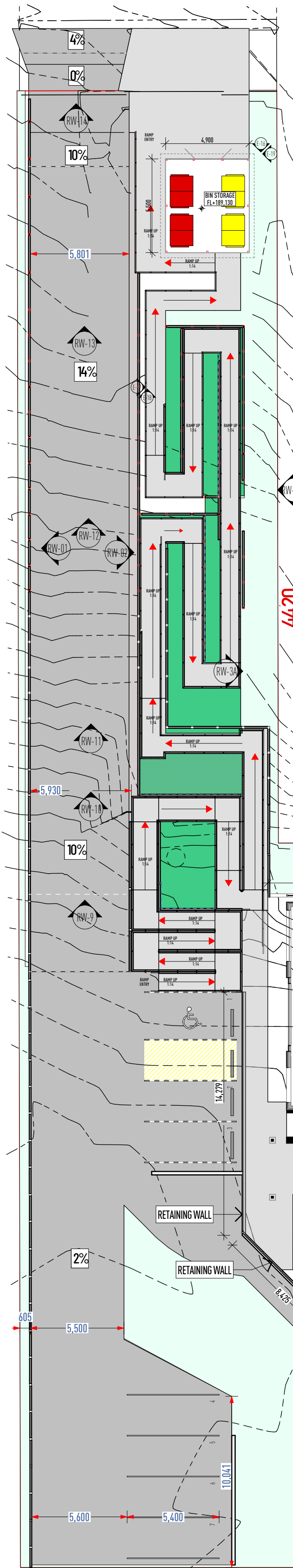
FILL BATTER GRADIENT @ 1 : 2 WHERE ACHIEVABLE (MAX. 1 : 1.5), CUT BATTER GRADIENT @ 1:1.5

SEDIMENT CONTROL BARRIER AS REQUIRED FOR
CONSTRUCTION PURPOSES ONLY

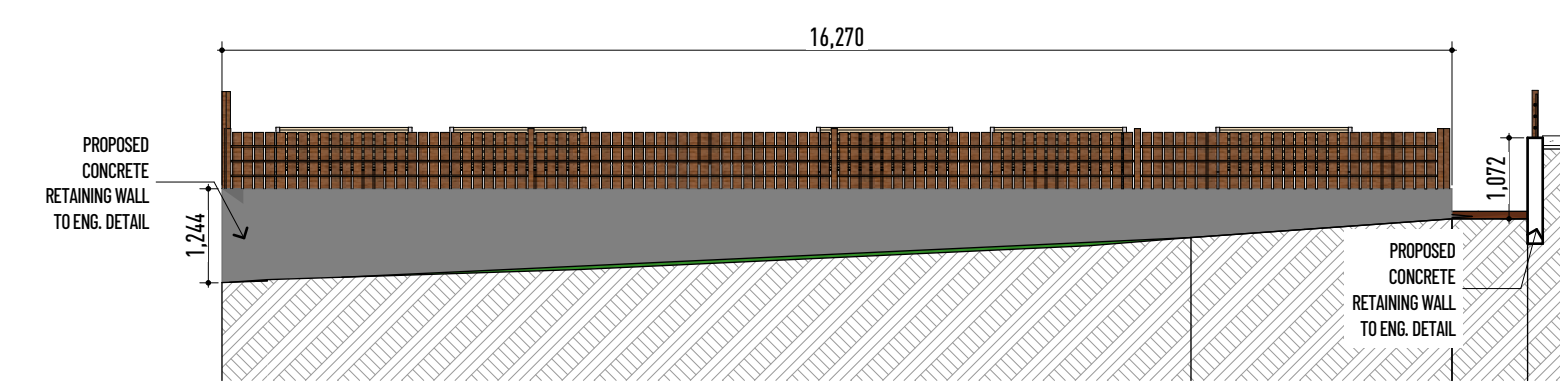
LEGEND	
PAD LEVEL	PL
FLOOR LEVEL	FL
REDUCED LEVEL	RL

SURVEY LEGEND	
	EXISTING SURFACE
	TREE TRUNK
	GRAATED PIT
	INVERT
	COMMUNICATIONS PIT
	COMMUNICATIONS MARKER POST
	GAS METER
	FIRE HYDRANT
	WATER METER
	WATER TAP
	UNCLASSIFIED PIT
	GATE
	SEWER PIT LID
	SEWER INSPECT SHAFT
	FENCE
	DRAIN
	CENTRELINE OF BITUMEN
	EDGE OF CONCRETE
	DRIVEWAY
	EDGE OF FORMATION
	BACK OF KERB
	INVERT OF KERB
	LIP OF KERB
	AWNING
	BUILDING
	HOUSE
	WOOD RETAINING WALL
	SHED
	TOE OF BANK
	TOP OF BANK
	VEGETATION
	OVERHEAD POWERLINES
	SEWER MAINS
	EXISTING DRAINAGE

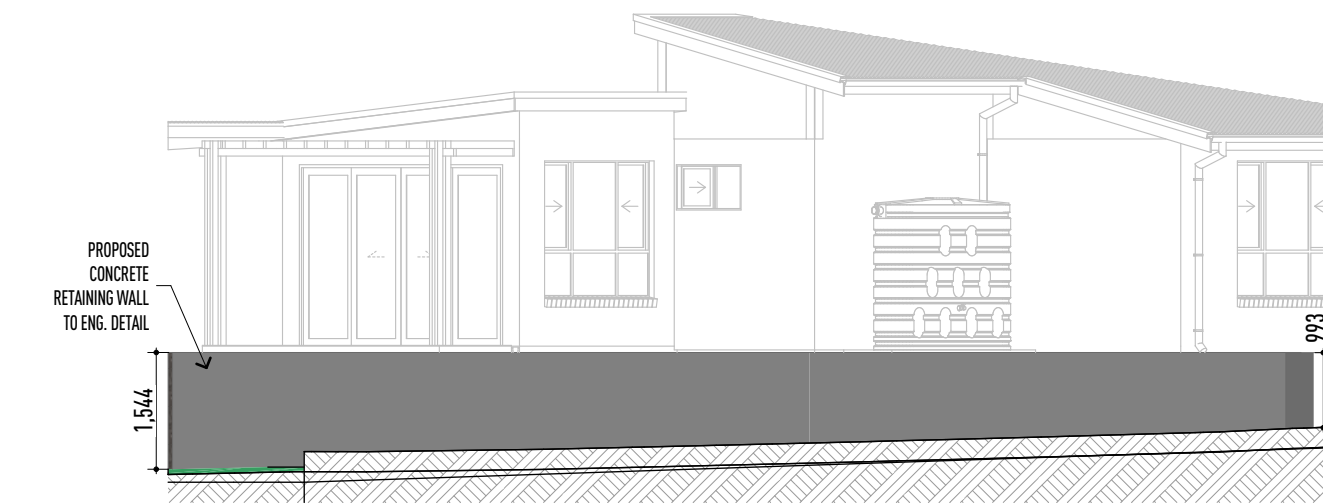
 <p>Housing Plus</p> <p>CORPORATE OFFICE 133 King Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au A/NZ 813 42 459 451</p>	<p>• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</p> <p>• NO WORKS PRESCRIBED IN THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF HOUSING PLUS.</p> <p>• BUILDERS MUST SPECIFY EXACTS TIME PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FINISHES.</p>		<p>PROJECT ADDRESS 271 BERNHARDT STREET, EAST ALBURY NSW 2640 DP38393</p>	<p>DESIGN & ARCHITECTURE HOUSING PLUS PH: TBC</p> <p>HYDRAULIC TRICEND ENGINEERING PH: 13 227 676</p>	<p>PROJECT MANAGER DARREN WOODING PH: TBC</p> <p>STRUCTURAL/CIVIL TRICEND ENGINEERING PH: 13 227 676</p>	<p>BASIC CONSULTANT MICHAEL KIHIO PH: 0400 680 815</p> <p>LANDSCAPE CONSULTANT TBC PH: TBC</p>	<p>PROJECT PROPOSED ALBURY CORE & CLUSTER WITH 7 DWELLINGS & COMMUNITY FACILITY</p>	<p>DRAWING TITLE PROPOSED SITE PLAN</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>AMENDMENT</th> <th>ISSUE</th> <th>BY</th> <th>PLAN STATUS</th> </tr> </thead> <tbody> <tr> <td>2/10/2023</td> <td>DA SUBMISSION</td> <td>REV A</td> <td>CCB</td> <td>DA REV B</td> </tr> <tr> <td>17/10/23</td> <td>RFT AMENDMENTS/ACCESS RAMP/RETAINING DETAILS</td> <td>REV B</td> <td>CCB</td> <td></td> </tr> </tbody> </table>	DATE	AMENDMENT	ISSUE	BY	PLAN STATUS	2/10/2023	DA SUBMISSION	REV A	CCB	DA REV B	17/10/23	RFT AMENDMENTS/ACCESS RAMP/RETAINING DETAILS	REV B	CCB		<table border="1"> <thead> <tr> <th>JOB No.</th> <th>REVISION</th> <th>SCALE</th> <th>AT</th> </tr> </thead> <tbody> <tr> <td>001</td> <td>B</td> <td>1:200</td> <td></td> </tr> <tr> <td>DRAWING CCB</td> <td>17/11/2023</td> <td>4 of 19</td> <td></td> </tr> </tbody> </table>	JOB No.	REVISION	SCALE	AT	001	B	1:200		DRAWING CCB	17/11/2023	4 of 19	
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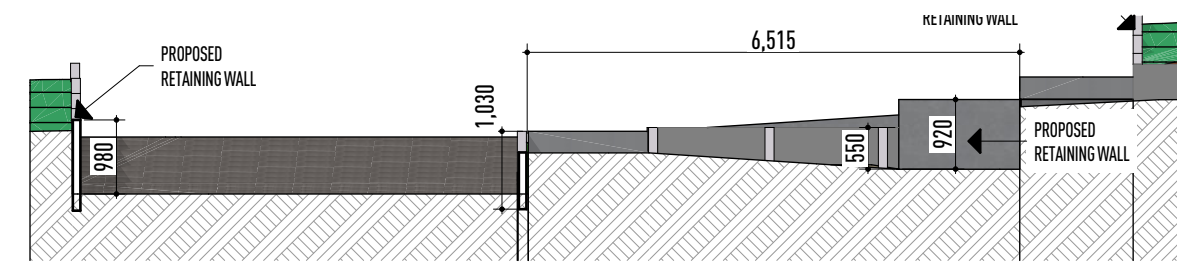
PROPOSED RETAINING WALL PLAN
Scale 1:200



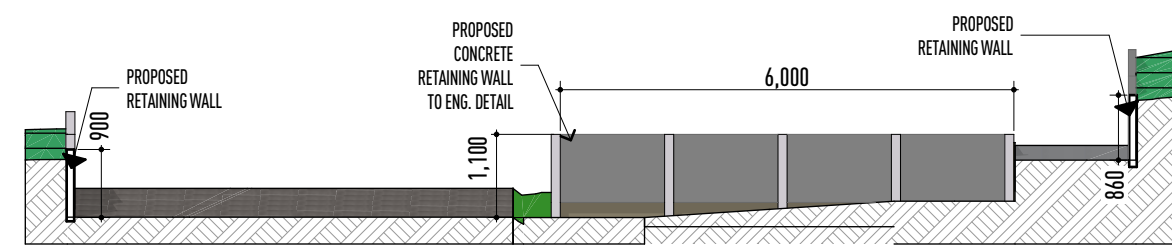
RW-7 RETAINING WALL ELEVATION
Scale 1:100



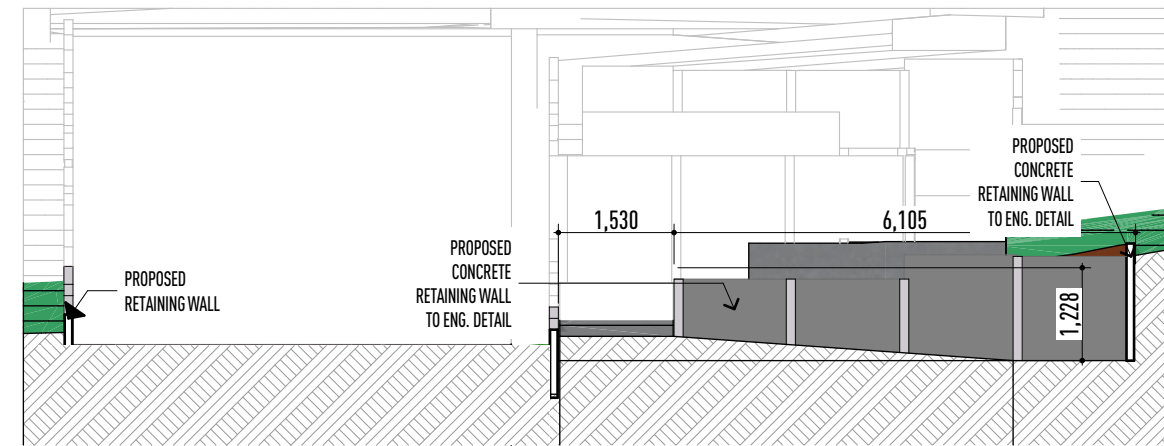
RW-8 RETAINING WALL ELEVATION
Scale 1:100



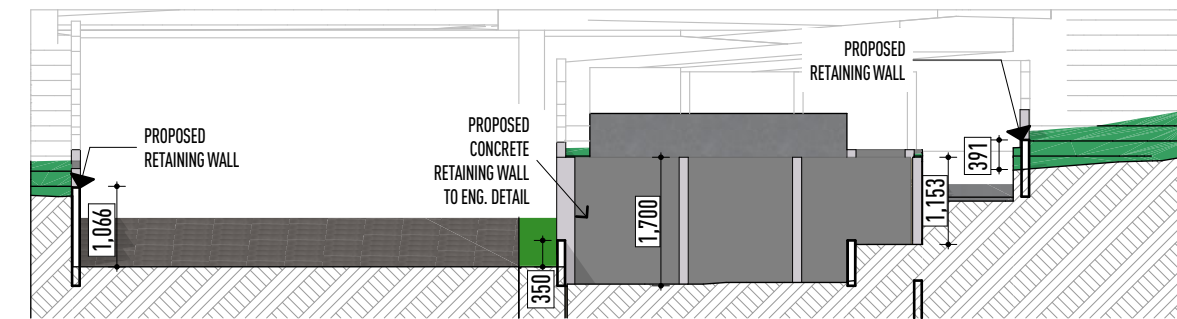
RW-9 RETAINING WALL ELEVATION
Scale 1:100



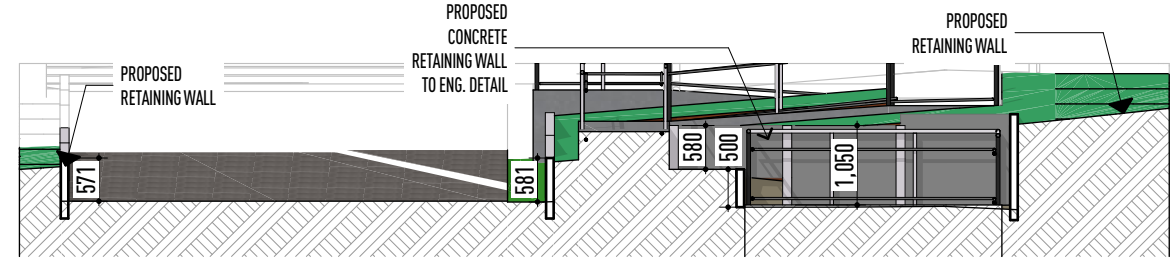
RW-10 RETAINING WALL ELEVATION
Scale 1:100



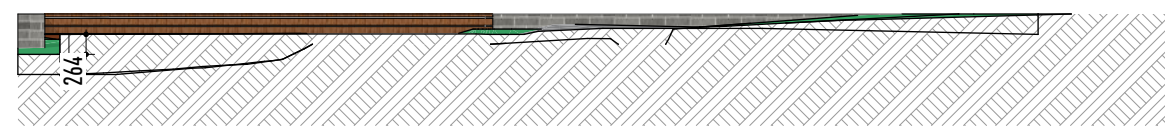
RW-11 RETAINING WALL ELEVATION
Scale 1:100



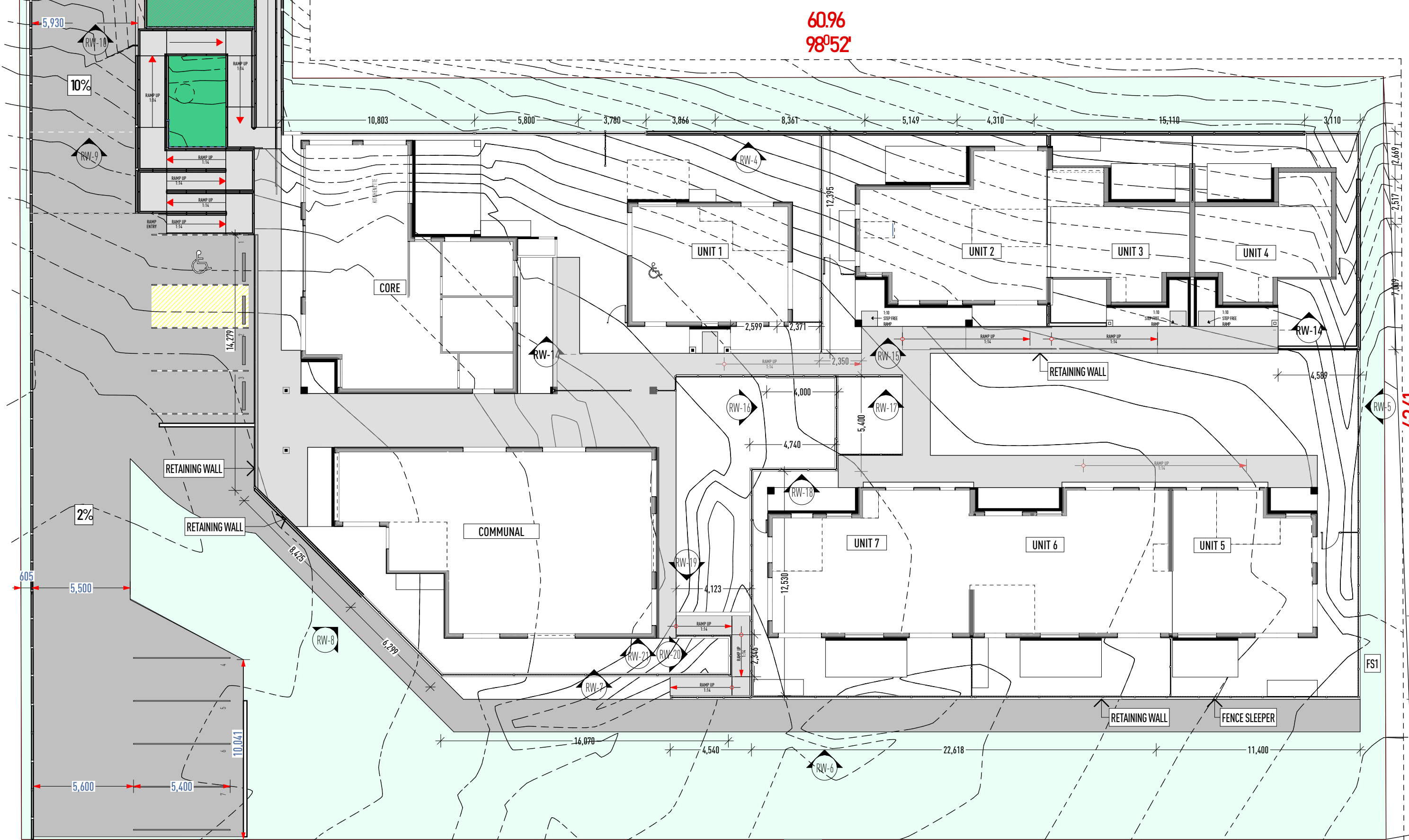
RW-12 RETAINING WALL ELEVATION 01
Scale 1:100



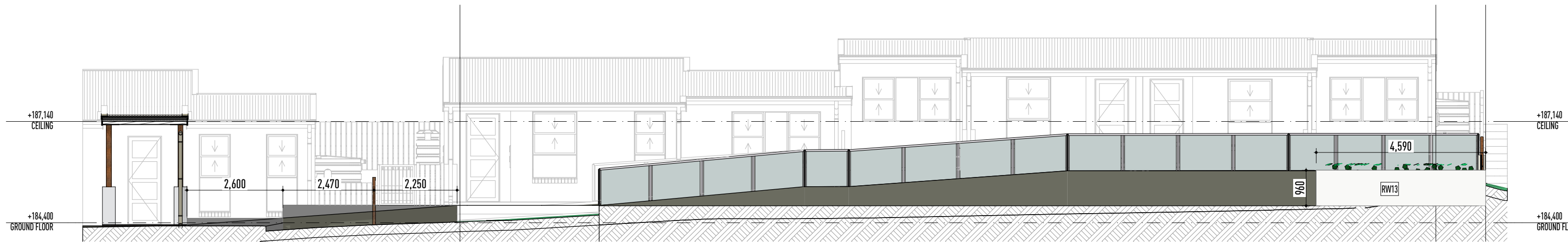
RW-13 RETAINING WALL ELEVATION 01
Scale 1:100



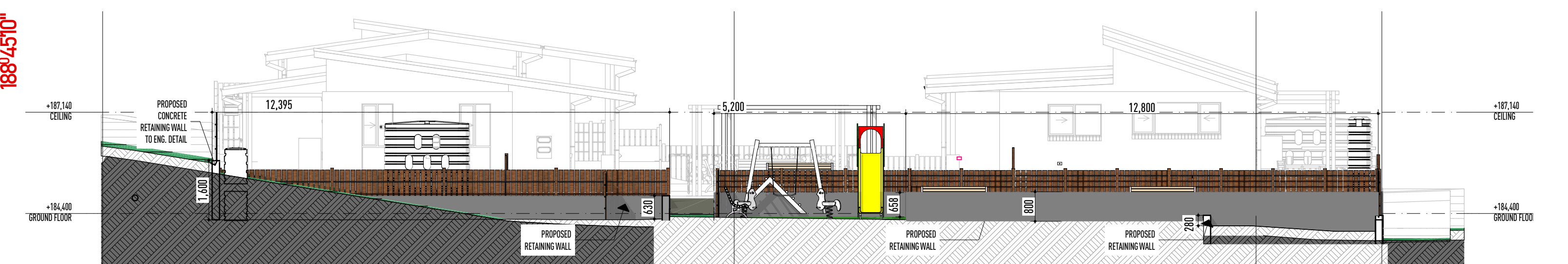
RW-14 RETAINING WALL ELEVATION 01
Scale 1:100



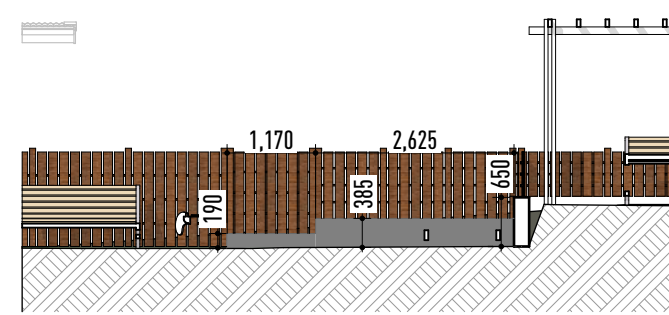
PROPOSED RETAINING WALL PLAN
Scale 1:200



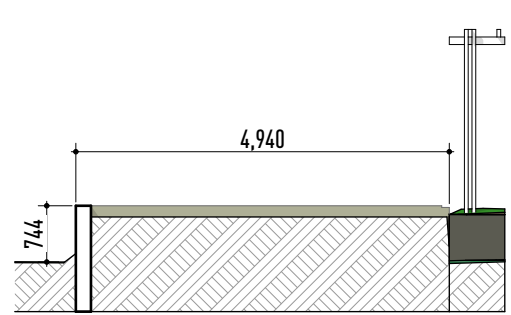
RW-15 RETAINING WALL ELEVATION 01
Scale 1:100



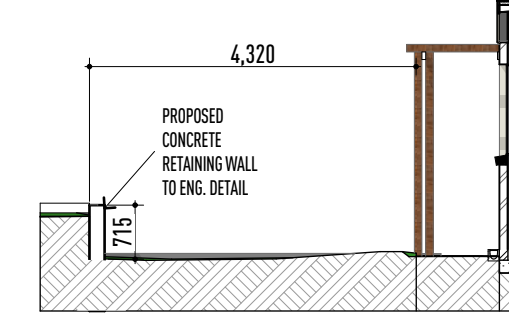
RW-16 RETAINING WALL ELEVATION 01
Scale 1:100



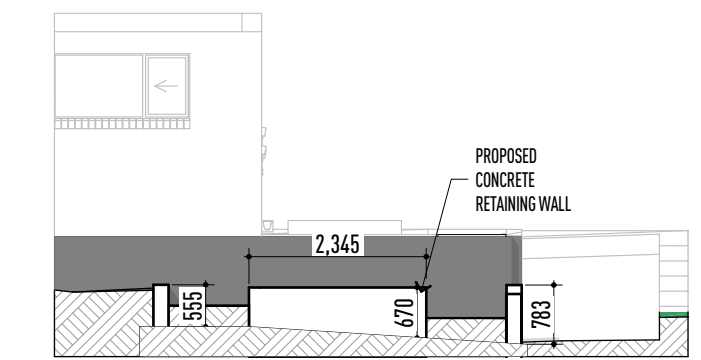
RW-17 RETAINING WALL ELEVATION
Scale 1:100



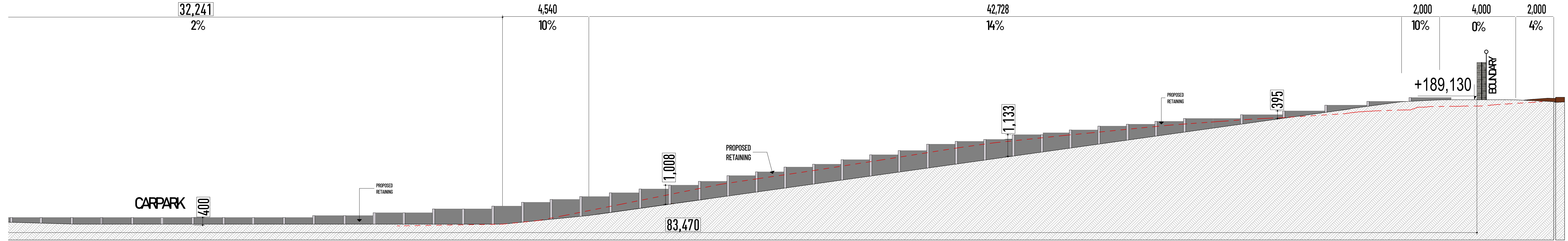
RW-18 RETAINING WALL ELEVATION
Scale 1:100



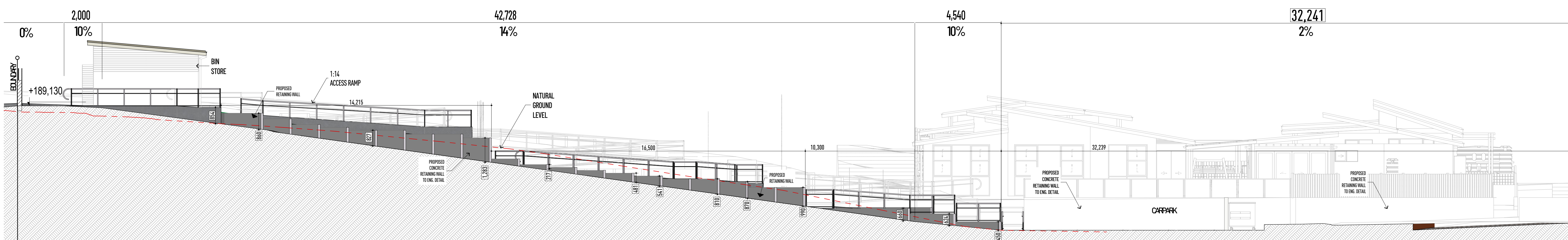
RW-19 RETAINING WALL ELEVATION
Scale 1:100



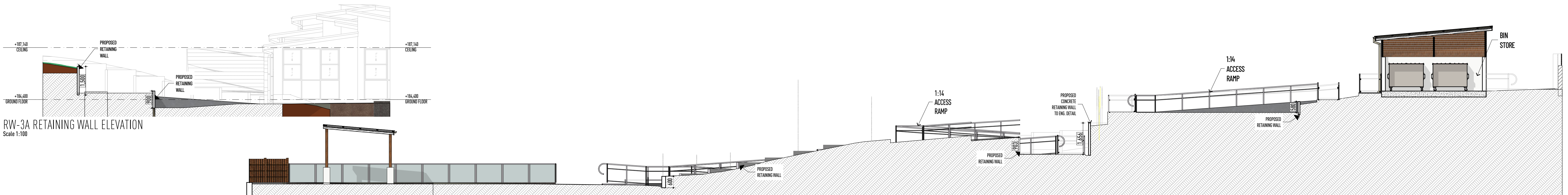
RW-20 RETAINING WALL ELEVATION
Scale 1:100



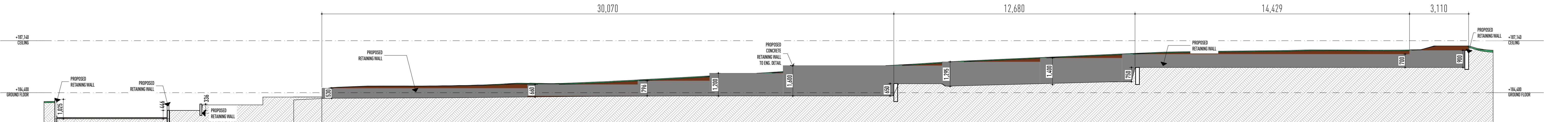
RW-01 RETAINING WALL ELEVATION
Scale 1:100



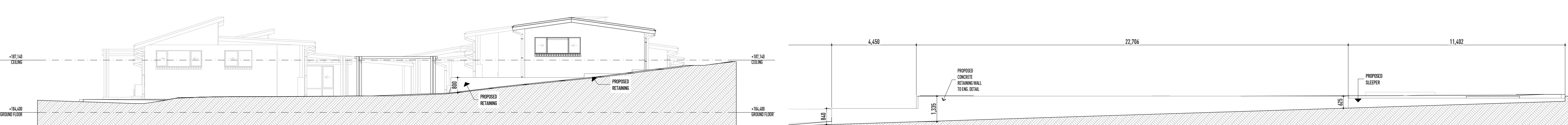
RW-02 RETAINING WALL ELEVATION
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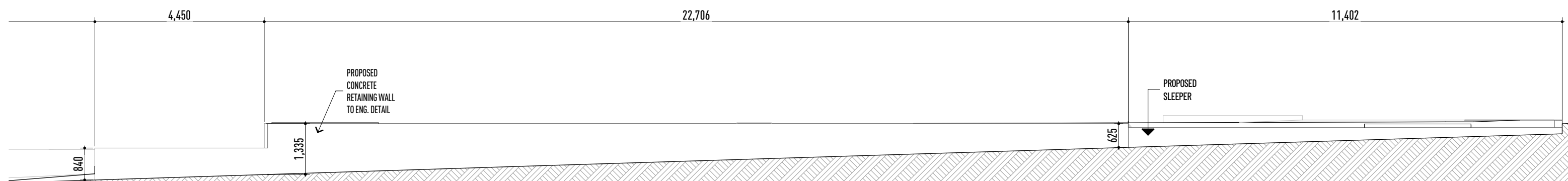
RW-03B Retaining Wall Elevation
Scale 1:100



RW-4 RETAINING WALL ELEVATION
Scale 1:100



RW-5 RETAINING WALL ELEVATION
Scale 1:100



RW-6 RETAINING WALL ELEVATION
Scale 1:100

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89.98

ROOF AREA		
PITCH	AREA	SURFACE AREA
3.00°	152.54	152.74
5.00°	186.11	186.82
8.00°	249.24	251.69
12.00°	173.90	176.57
10.00°	98.74	100.94
18.00°	140.17	147.39
	1,000.70 m ²	1,016.15 m ²

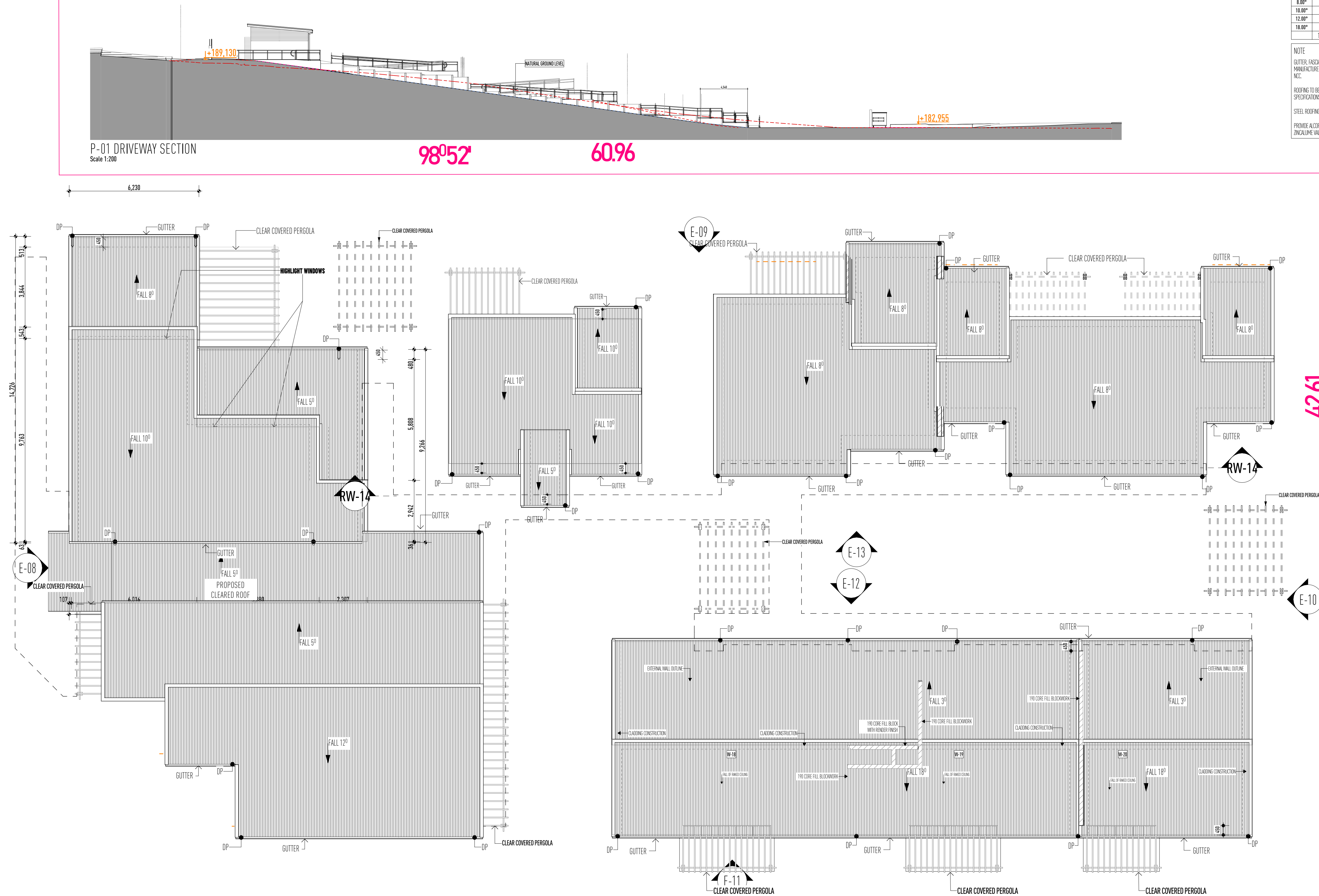
NOTE

GUTTER, FASCIA AND DOWNPIPS TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT MCC.

ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR ROOFER'S WIND RATING CONDITIONS

STEEL ROOFING TO COMPLY WITH AS1562.1

PROMOTE A CORR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.




98°52'

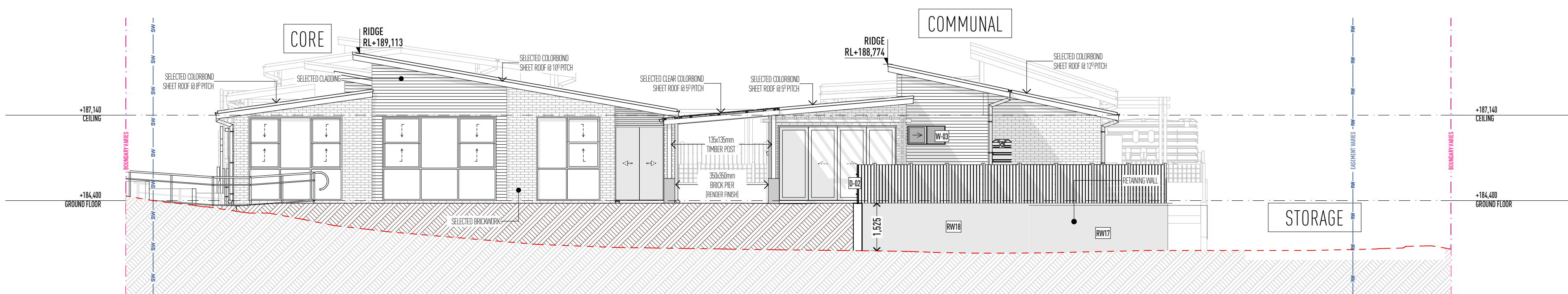
60.96

42.61
188°45'10"

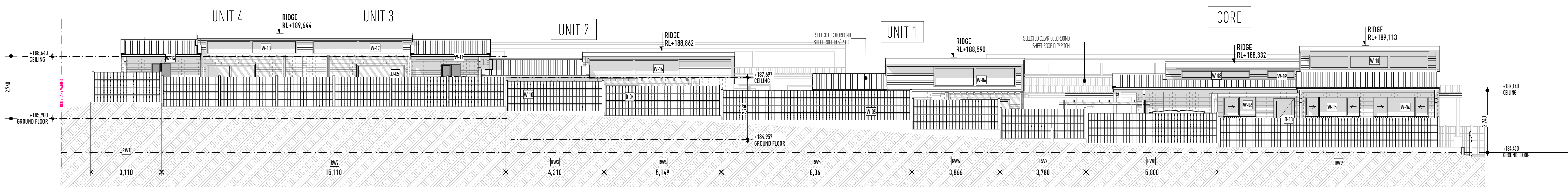
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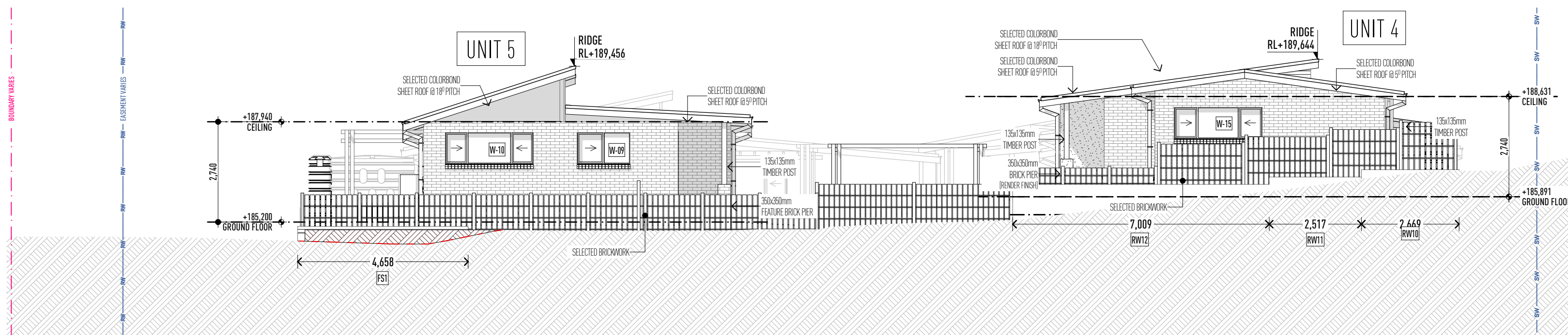
 <p>Housing Plus</p> <p>CORPORATE OFFICE 13 Bryn Street, Orange NSW 2800 (E: design@housingplus.com.au W: www.housingplus.com.au / ABN: 93 432 497 463)</p>	<p>• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</p> <p>• ALL MEANS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF HOUSING PLUS.</p> <p>• CHANGES TO THE DRAWING ARE COVERED BY PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FIXTURES.</p>		<p>PROJECT ADDRESS</p> <p>271 BERNHARDT STREET, EAST ALBURY NSW 2640</p> <p>DP38393</p>	<p>DESIGN & ARCHITECTURE</p> <p>HOUSING PLUS</p> <p>PH: TBC</p>	<p>PROJECT MANAGER</p> <p>DARREN WOODING</p> <p>PH: TBC</p>	<p>BASICO CONSULTANT</p> <p>MICHAEL KIRO</p> <p>PH: 0400 680 815</p>	<p>PROJECT</p> <p>PROPOSED ALBURY CORE & CLUSTER</p> <p>WITH 7 DWELLINGS & COMMUNITY FACILITY</p>	<p>DRAWING TITLE</p> <p>PROPOSED ROOF PLAN AND DRIVEWAY SECTION</p>	<p>DATE</p> <p>21/08/23</p>	<p>AMENDMENT</p> <p>DA SUBMISSION</p>	<p>ISSUE</p> <p>REV A</p>	<p>BY</p> <p>CCN</p>	<p>PLAN STATUS</p> <p>DA REV B</p>		
			<p>17/10/23</p>	<p>RFI AMENDMENTS/ACCESS RAMP/RETAINING DETAILS</p>	<p>REV B</p>	<p>CCN/CC</p>			<p>JOB No.</p> <p>001</p>	<p>REVISION</p> <p>B</p>	<p>SCALE</p> <p>1:100</p>	<p>AT</p>			
				<p>HYDRAULIC</p> <p>TRICEND ENGINEERING</p> <p>PH: 13 227 676</p>	<p>STRUCTURAL/CIVIL</p> <p>TRICEND ENGINEERING</p> <p>PH: 13 227 676</p>	<p>LANDSCAPE CONSULTANT</p> <p>TBC</p> <p>PH: TBC</p>							<p>DRAWING No.</p> <p>CCH</p>	<p>PRINT DATE</p> <p>17/11/2023</p>	<p>DRAWING No.</p> <p>9 of 19</p>



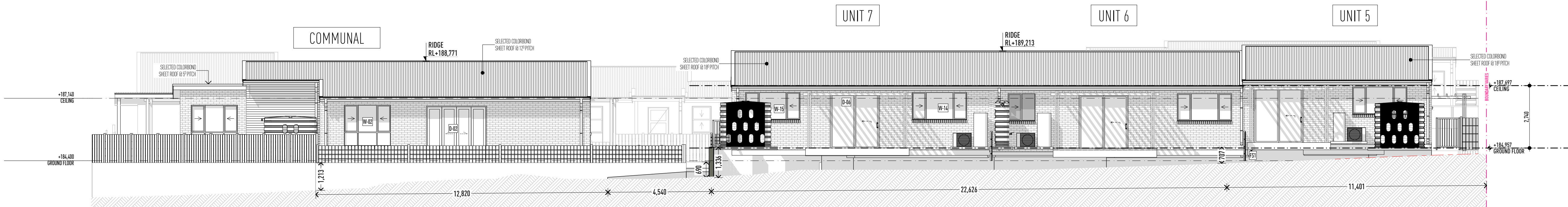
E-08 WEST ELEVATION
Scale 1:100



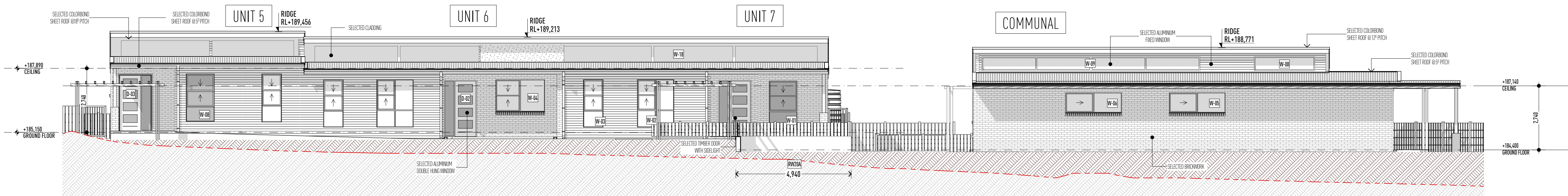
E-09 NORTH ELEVATION
Scale 1:100



E-10 EAST ELEVATION
Scale 1:100



E-11 SOUTH ELEVATION
Scale 1:100



E-12 NORTH ELEVATION
Scale 1:100

LEGEND	
CUT FILL	
PAD LEVEL	PL
FLOOR LEVEL	FL
REDUCED LEVEL	RL
NOTE	
GUTTER, FLASHING AND DOWNPIPS TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.	
ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ENGINEERS WIND RATING CONDITIONS.	
STEEL ROOFING TO COMPLY WITH AS1562.1	
PROVIDE A CORNER BARrier BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.	
NOTE	
TIMBER CONSTRUCTION TO COMPLY WITH AS1684-2010	
ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD	
TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REVISION 2014	
W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC F3.3.3.3	
PAT AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC F3.8.1.2	
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC F3.7.7	
ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN F.R. OF NOT LESS THAN A30/A4 WHEN EXPOSED FROM THE OUTSIDE. AND PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY AS PER NCC 3.7	
REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS	
RECESS ALL EXTERIOR DOOR TRACKS/SILLS	
FINISHED FLS TO BE CONFIRMED ON SITE	
TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.	
THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURER'S DETAILS TO MAINTAIN WARRANTY.	
STRUCTURAL, FLS & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE.	
ALL STEP-DOWNS & REBATES TO BE CONFIRMED ON SITE.	
FLOOR FINISHES MUST BE AS PER AS/NZS 4589:2019	
WALL AND CEILING FINISHES MUST MEET AS/NZS 4:2014	
PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS/NZS 4:2014	
SECURITY DOOR TO ALL FRONT/ENTRY DOOR	

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PROJECT ADDRESS
271 BERNHARDT STREET, EAST ALBURY NSW 2640
DP38393

DESIGN & ARCHITECTURE
HOUSING PLUS
PH: TBC

HYDRAULIC
TRICEND ENGINEERING
PH: 13 227 676

PROJECT MANAGER
DARREN WOODING
PH: TBC

STRUCTURAL/CIVIL
TRICEND ENGINEERING
PH: 13 227 676

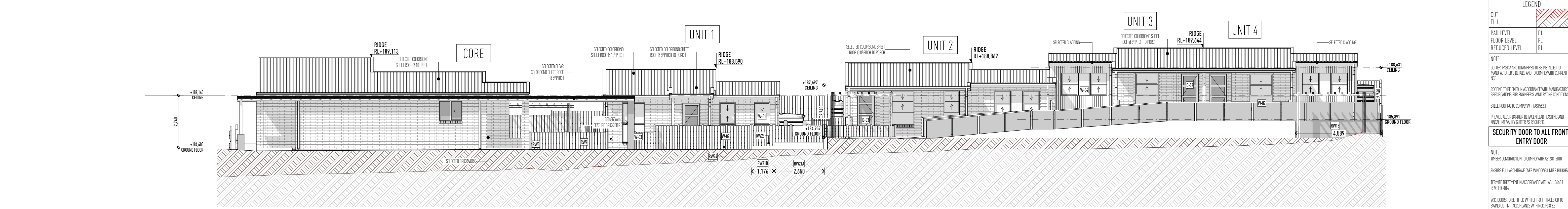
BASIC CONSULTANT
MICHAEL KIRO
PH: 0400 680 815

LANDSCAPE CONSULTANT
TBC
PH: TBC

PROJECT
PROPOSED ALBURY CORE & CLUSTER
WITH 7 DWELLINGS & COMMUNITY FACILITY

DRAWING TITLE
PROPOSED SITE ELEVATIONS

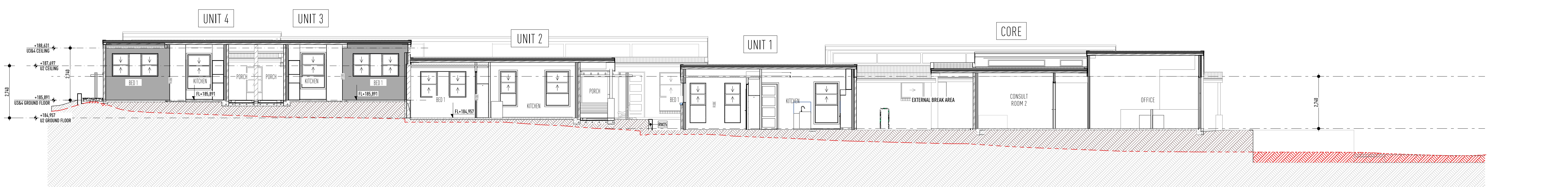
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07/11/23	RFI AMENDMENTS/ACCESS RAMP/RETAINING DETAILS			REV B	CCR/CC	001	8	1:100
						DRAWN	PRINT DATE	DRAWING No.
						CCH	17/11/2023	11 of 19



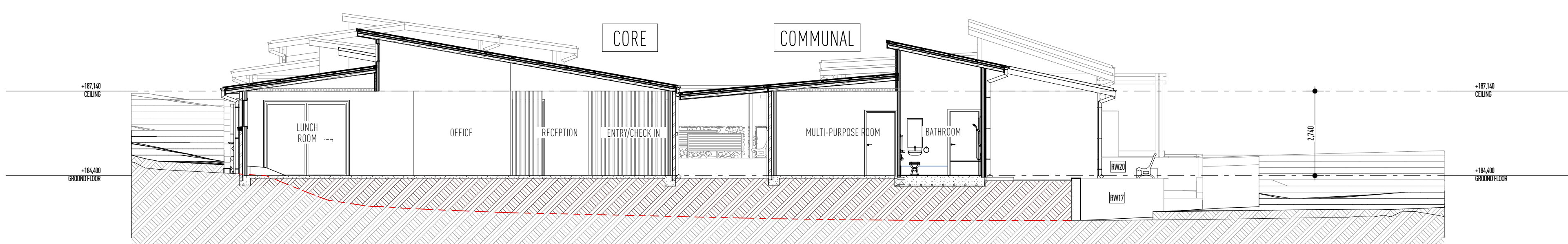
E-13 SOUTH ELEVATION
Scale 1:100



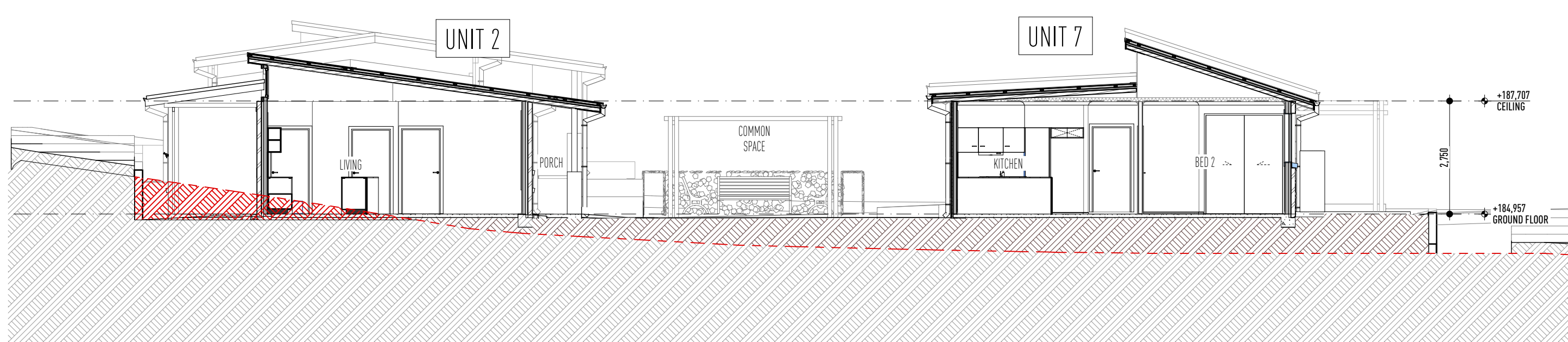
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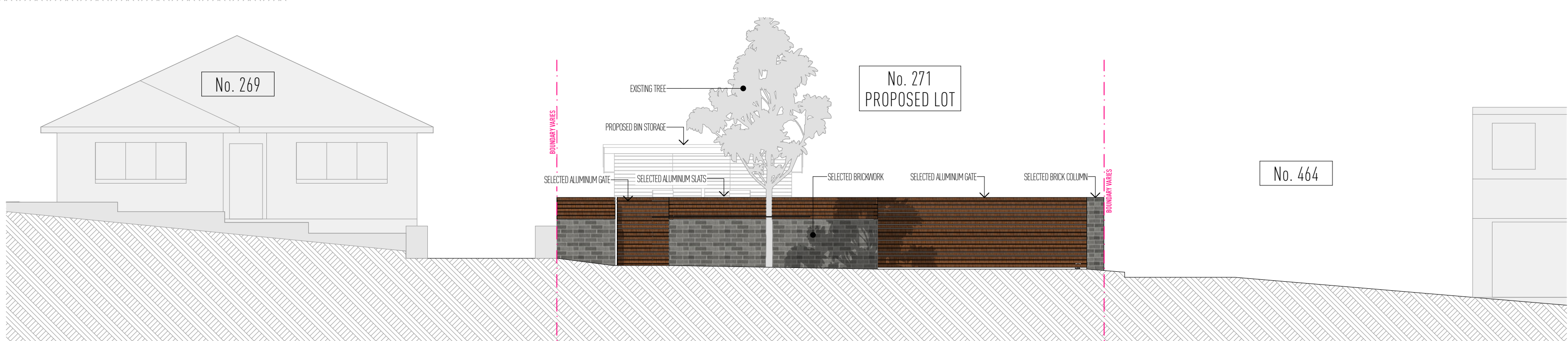
S-02 SECTION
Scale 1:100



S-03 SECTION
Scale 1:100



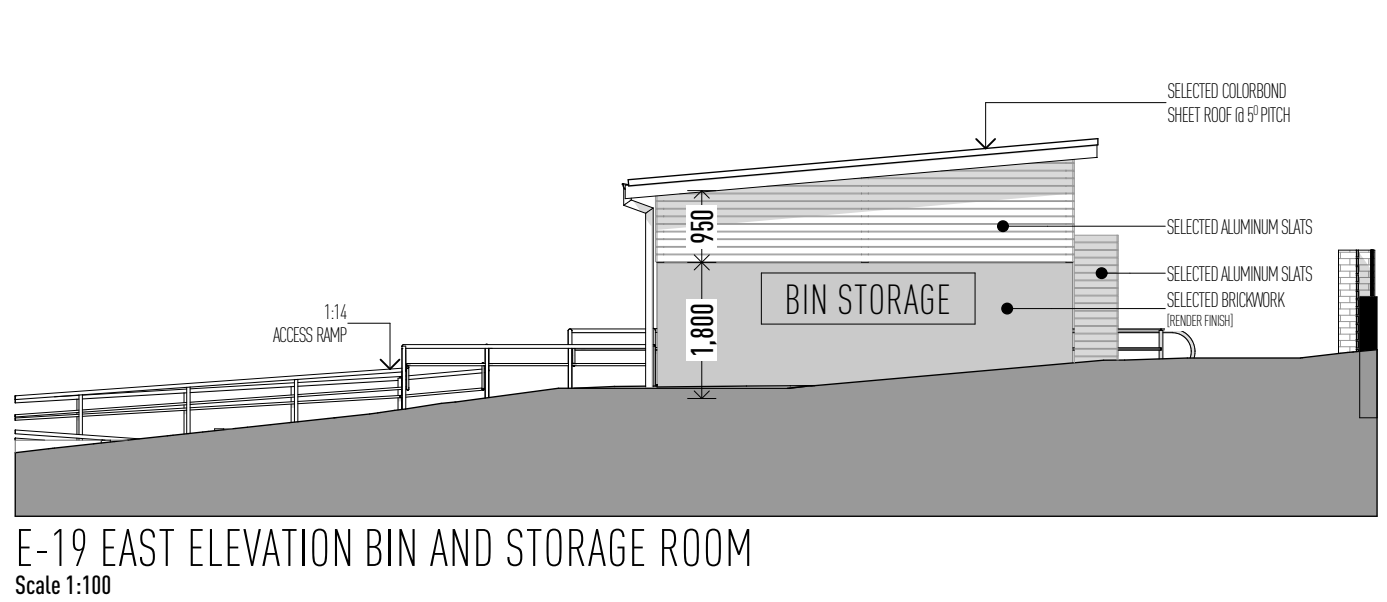
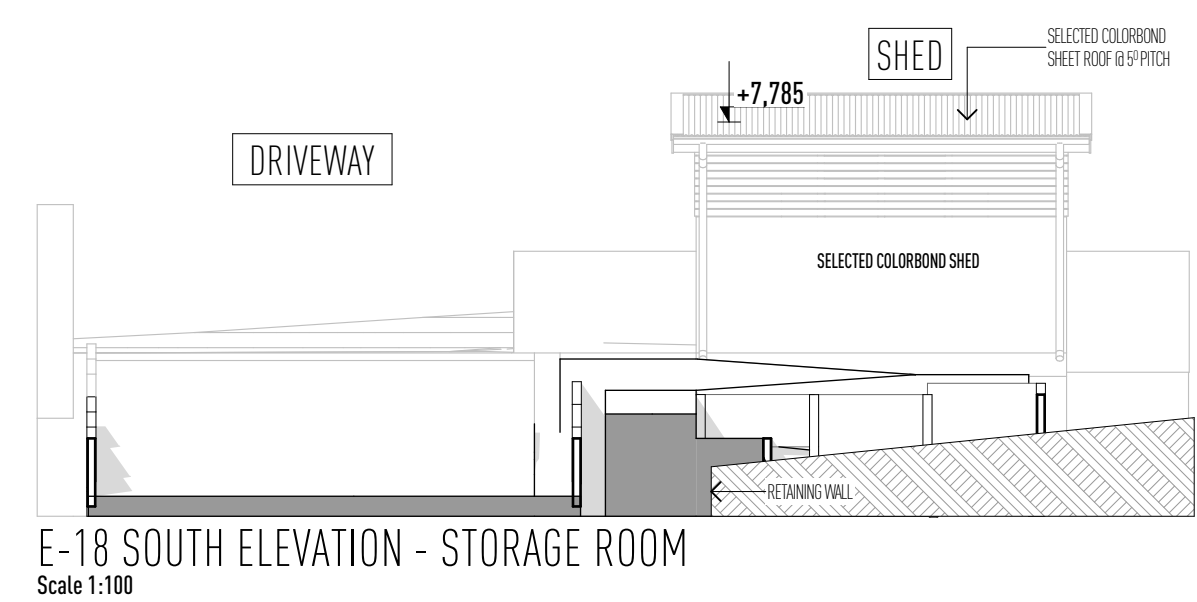
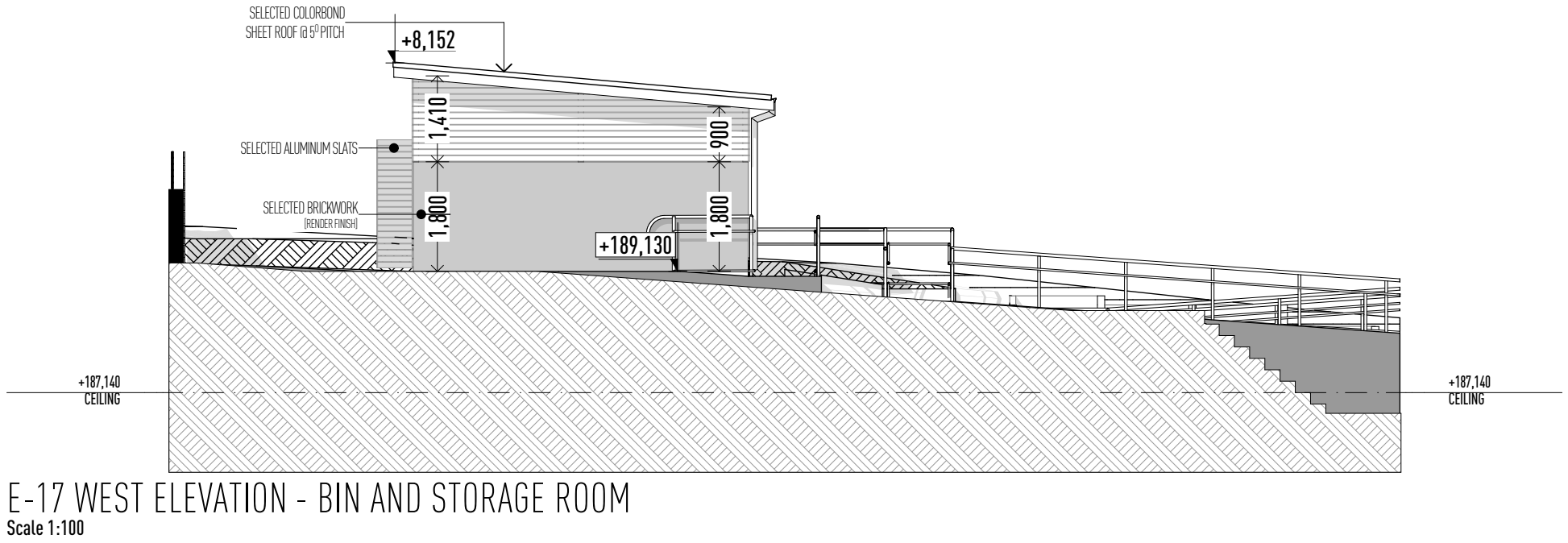
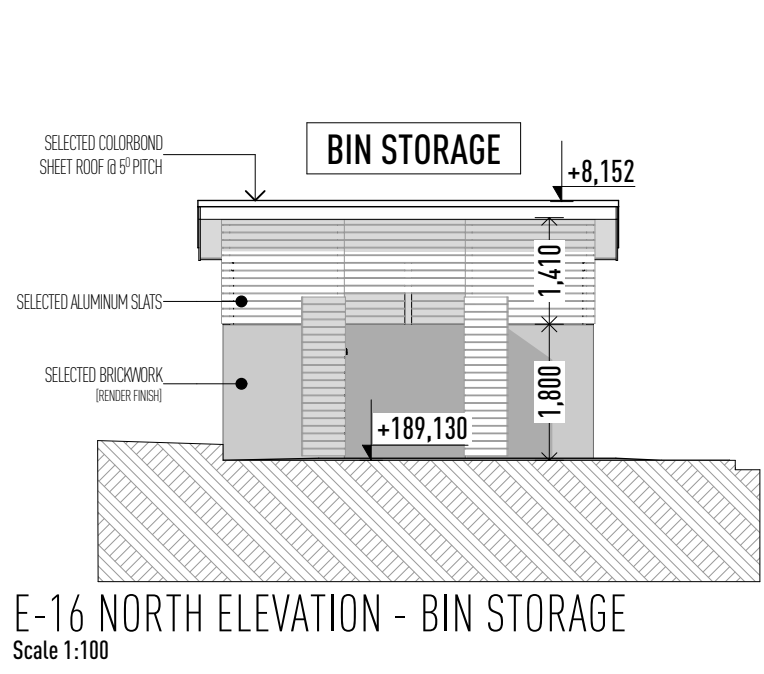
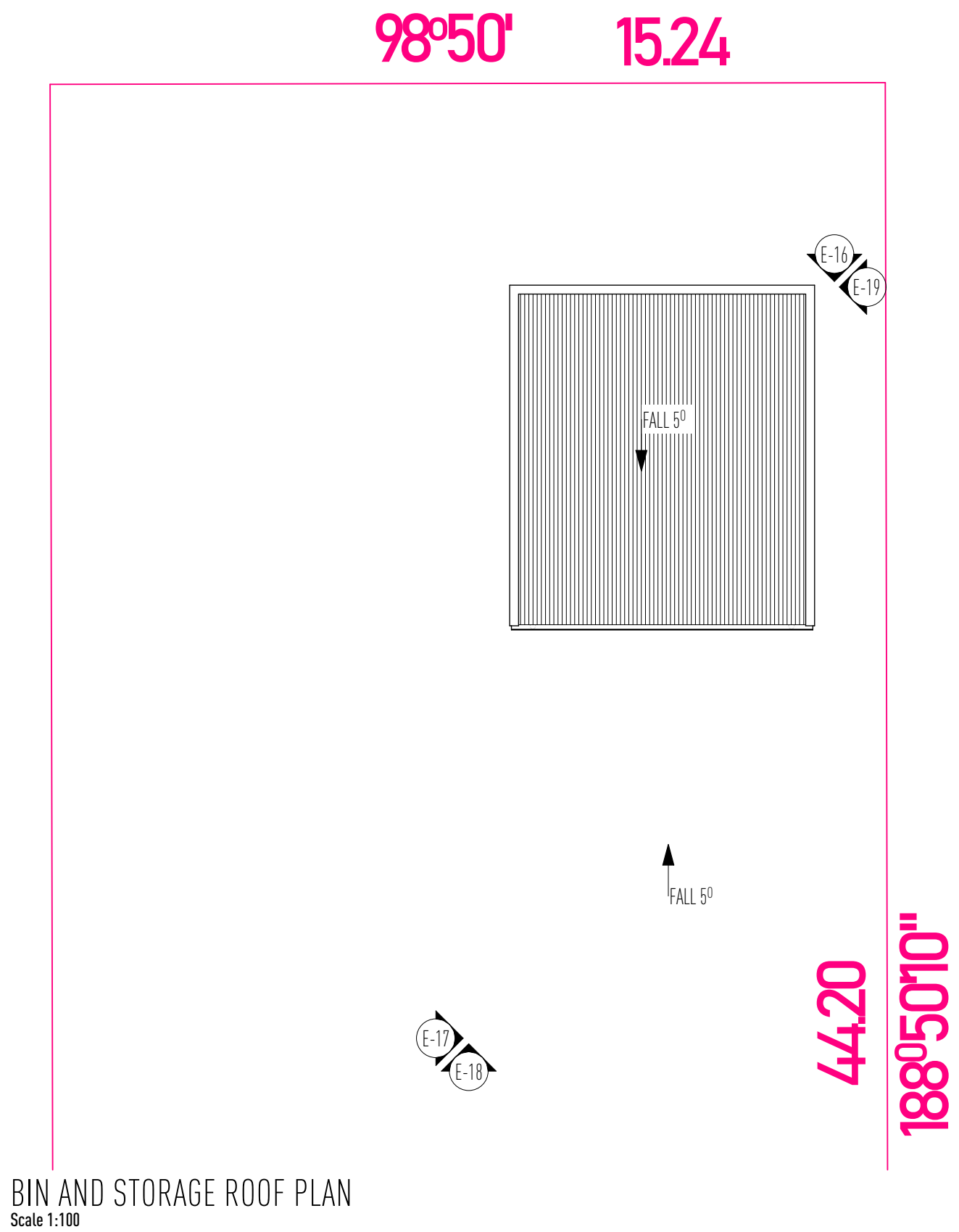
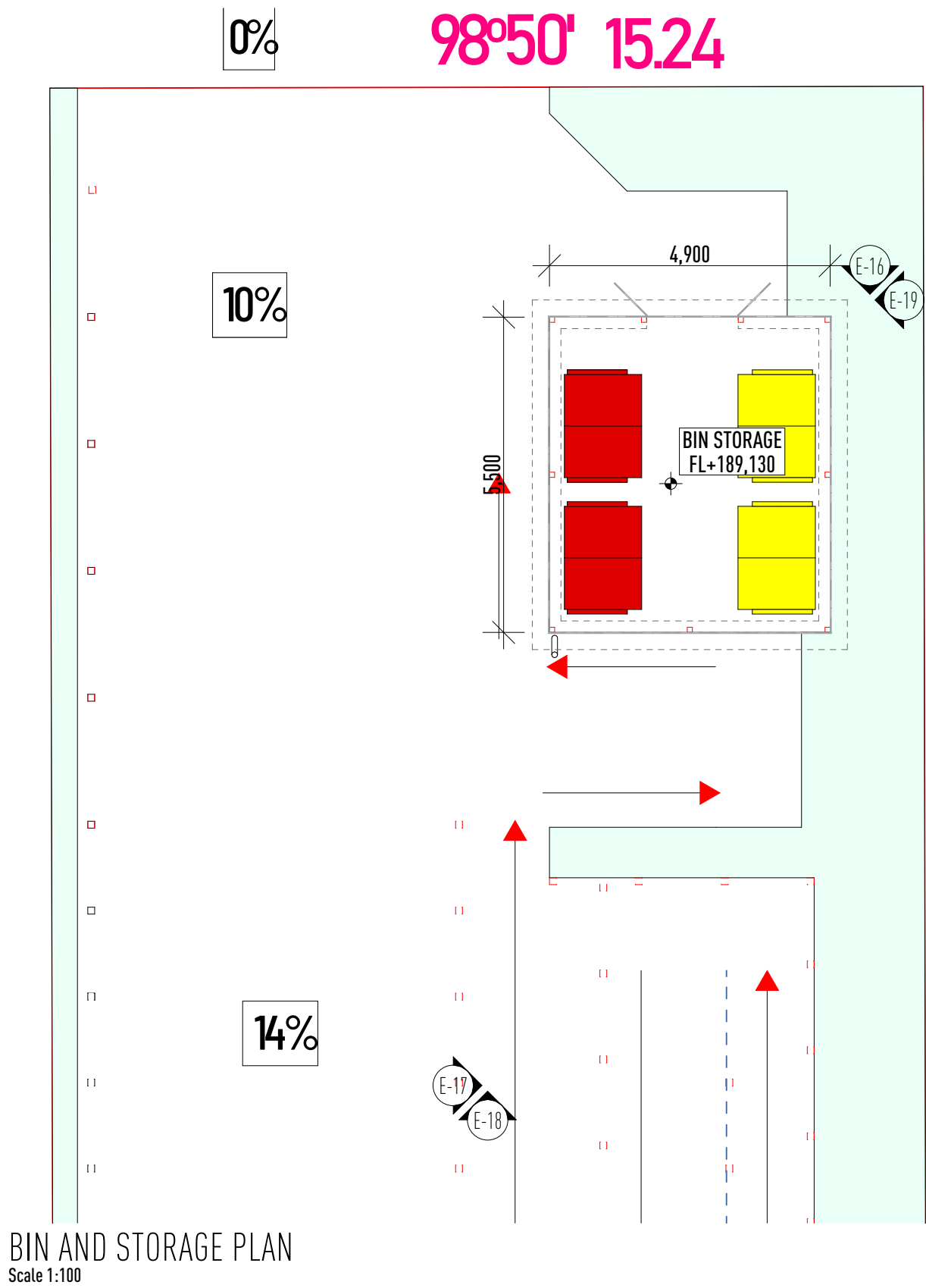
S-04 SECTION
Scale 1:100



E-15 STREETSCAPE ELEVATION
Scale 1:100

LEGEND	
CUT	
FILL	
PAD LEVEL	PL
FLOOR LEVEL	FL
REDUCED LEVEL	RL
NOTE	
GUTTER, FLASHING AND DOWNPIPS TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.	
ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ENGINEERS WIND RATING CONDITIONS.	
STEEL ROOFING TO COMPLY WITH AS4621.	
PROVIDE A COR BRIDGE BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.	
SECURITY DOOR TO ALL FRONT/ENTRY DOOR	
NOTE	
TIMBER CONSTRUCTION TO COMPLY WITH AS4686:2010.	
ENSURE FULL ACETATE OVER WINDOWS UNDER BULKHEAD.	
TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REISED 2014.	
WVC DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC F3.8.3.3.	
WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC F3.8.1.2.	
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC F3.7.2.	
ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN AS4686 WHEN TESTED FROM THE OUTSIDE AND PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY AS PER NCC 3.3.	
REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS.	
NECESSARY EXTERIOR DOOR TRACKS/ROLLERS.	
FINISHED R/S TO BE CONFIRMED ON SITE.	
TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.	
THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURERS DETAILS TO MAINTAIN WARRANTY.	
STRUCTURAL R/S & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE.	
ALL STEP-DOWNS & REBATES TO BE CONFIRMED ON SITE.	
FLOOR FINISHES MUST BE AS4686:2010.	
WALL AND CEILING FINISHES MUST MEET AS4686:2014.	
PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS4686.	

<div></div> <div>CORPORATE OFFICE 13 Bony Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au ADV: 02 432 439 441</div>	<div>• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. • THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF HOUSING PLUS. • BUILDERS' WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FINISHES AND FIXTURES.</div>	<div>PROJECT ADDRESS 271 BERNHARDT STREET, EAST ALBURY NSW 2640 DP38393</div>	<div>DESIGN & ARCHITECTURE HOUSING PLUS PH: TBC HYDRAULIC TRICEND ENGINEERING PH: 13 227 676</div>	<div>PROJECT MANAGER DARREN WOODING PH: TBC STRUCTURAL/CIVIL TRICEND ENGINEERING PH: 13 227 676</div>	<div>BASIX CONSULTANT MICHAEL KIRO PH: 0400 680 815 LANDSCAPE CONSULTANT TBC PH: TBC</div>	<div>PROJECT PROPOSED ALBURY CORE & CLUSTER WITH 7 DWELLINGS & COMMUNITY FACILITY</div>	<div>DRAWING TITLE PROPOSED SITE ELEVATION AND SECTIONS</div>	DATE		AMENDMENT		ISSUE BY	PLAN STATUS	DA REV B		
								21/08/23	DA SUBMISSION	REV A	CCR			JOB No.	REVISION	SCALE
								17/11/23	RFI AMENDMENTS/ACCESS RAMP/RETAINING DETAILS	REV B	CCN/CC			001	8	1:100
														DRAWN	PRINT DATE	DRAWING No.



SECURITY DOOR TO ALL FRONT/ ENTRY DOOR

NOTE
GUTTER, FLASHING AND DOWNPIPES TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.

ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ENGINEERS WIND RATING CONDITIONS.

STEEL ROOFING TO COMPLY WITH AS1562.1

PROMOTE A CORRELATION BETWEEN FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.

NOTE
TIMBER CONSTRUCTION TO COMPLY WITH AS468:2010.

ENSURE FULL ARCHITECTURE OVER WINDOWS UNDER BULKHEAD.

TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REPEATED 2014.

PVC DOORS TO BE FITTED WITH LIFT OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC, F3.0.3.3.

PAT AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC, F3.0.1.2.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC, F3.0.2.

ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOWED BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 1/2/120 WHEN TESTED FROM THE OUTSIDE. NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY AS PER NCC 3.7.

REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS.

RECESS ALL EXTERIOR DOOR TRACKS/SCILLS.

FINISHED FLS TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURER'S DETAILS TO MAINTAIN WEATHERTIGHT.


STRUCTURAL PLS & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE.

ALL STEP-DOWNS & REBATES TO BE CONFIRMED ON SITE.

FLOOR FINISHES MUST BE AS PER 02/09.

WALL AND CEILING FINISHES MUST MEET AS PER 03/04 & 2014.

PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS454.

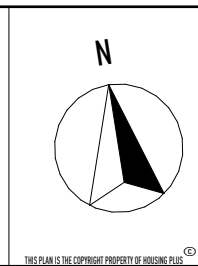


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TRICEND ENGINEERING
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BASIC CONSULTANT
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PH: 0400 680 815

LANDSCAPE CONSULTANT
TBC
PH: TBC

PROJECT
PROPOSED ALBURY CORE & CLUSTER
WITH 7 DWELLINGS & COMMUNITY FACILITY

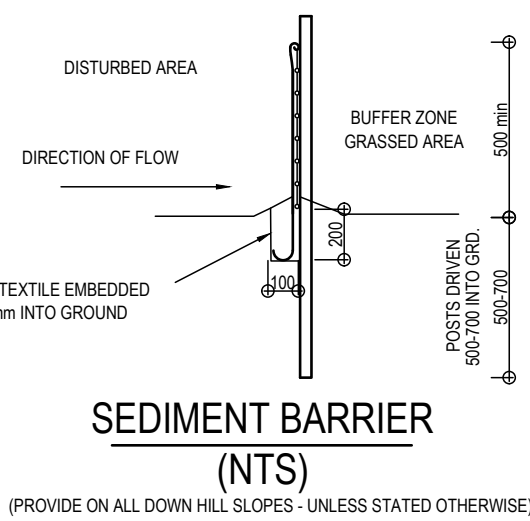
DRAWING TITLE
PROPOSED BIN & STORAGE ROOM BUILDING

DATE	AMENDMENT	ISSUE	BY	PLAN STATUS
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07/11/23	RFI AMENDMENTS/ACCESS RAMP/RETAINING DETAILS	REV B	CCM/CC	

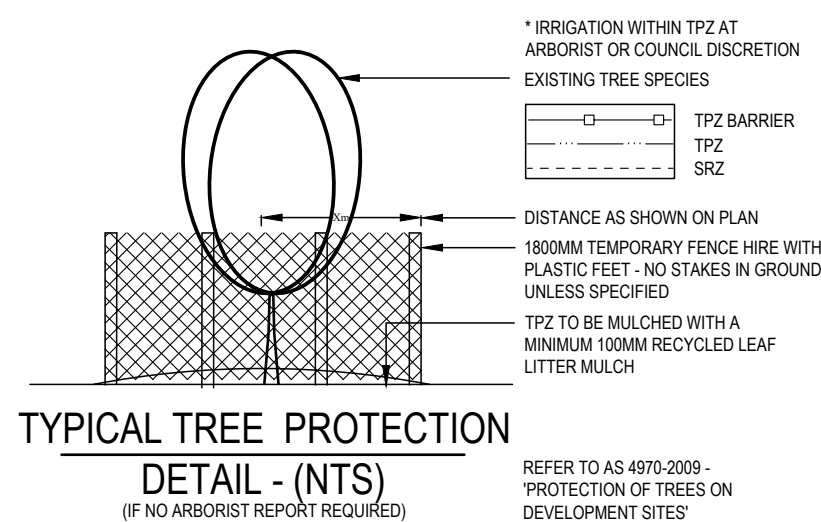
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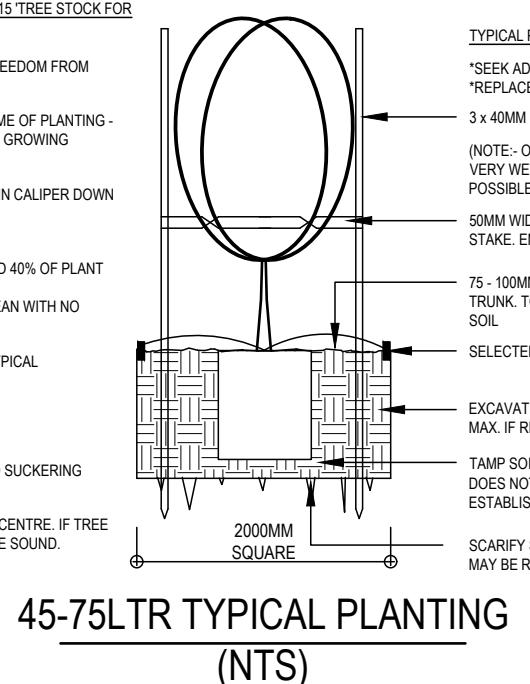
BERNHARDT STREET



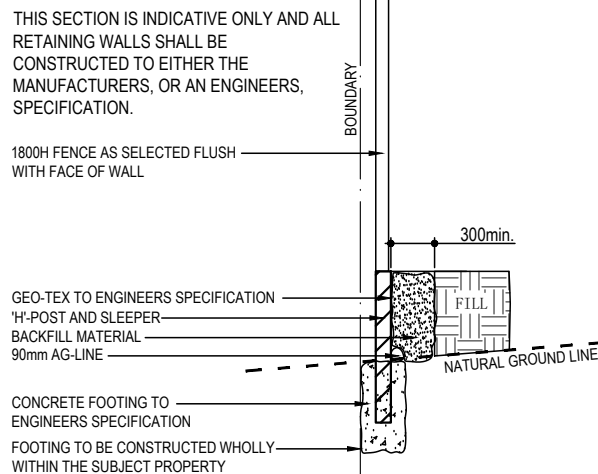
SEDIMENT BARRIER (NTS)
(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)



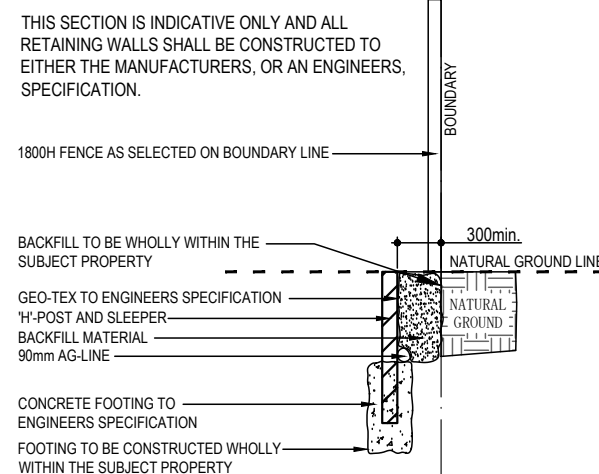
TYPICAL TREE PROTECTION DETAIL - (NTS)
(IF NO ARBORIST REPORT REQUIRED)



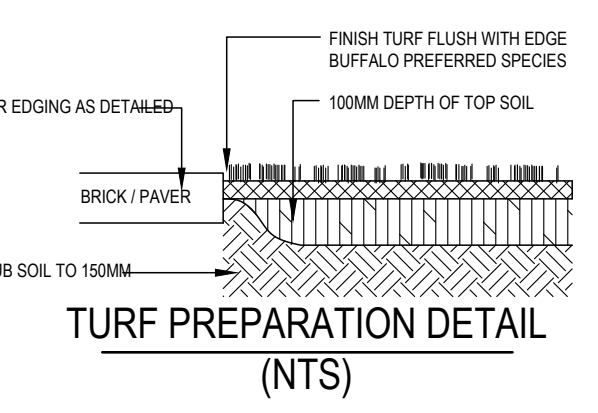
45-75LTR TYPICAL PLANTING (NTS)



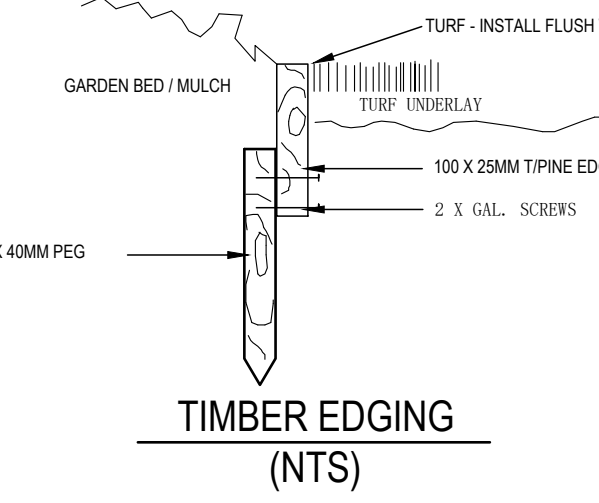
INDICATIVE FILL RETAINING WALL SECTION (NTS)



INDICATIVE CUT RETAINING WALL SECTION (NTS)



TURF PREPARATION DETAIL (NTS)



TIMBER EDGING (NTS)

PLANT SCHEDULE				
TREES	SYMBOL	QUANTITY	POT SIZE	HEIGHT
ACACIA DEALBATA (SILVER WATTLE)*#	AD	1	25L	4.6
ACACIA IMPLEXA (LIGHTWOOD)*#	AI	15	25L	4.6
ALLOCASUARNA VERTICALATA (DROOPING SHE-OAK)*#	AV	2	25L	4.6
BRACHYCHITON POPULNEUS (KURRAJOONS)*#	BP	3	45L	8-12
CALLISTEMON DAWSON RIVER WEEPER (BOTTLEBRUSH)*#	CD	6	45L	6-10
CERATOPHE TALUM (GUMMIFERUM) (NEW JAS BUSH)*#	CG	1	25L	4.6
ELEOCHARIS RETICULATUS (BLUEBERRY ASH)*#	ER	5	25L	4.6
EUCALYPTUS MELLIODORA (YELLOW BOX)*#	EY	9	25L	12-15
EUCALYPTUS MANNIERI (BOTTLE BRUSH)*#	EM	2	25L	12-15
MELALEUCA DECORA (PAPERBARK)*#	MD	1	25L	8-12
NAME				
AUSTRODANTHONIA CAESPITOSA (WALLBY GRASS)*#	AD	75	TUBE	0.5
BANKSIA 'BRODSONG' (BANKSIA)*#	BB	11	150MM	1
CALLISTEMON HANNAH RAY (BOTTLEBRUSH)*#	CH	26	200MM	3
CALLISTEMON SEIBER (RIVER BOTTLEBRUSH)*#	CS	12	150MM	2
CAREX APPRESSA (TALL SEDGE)*#	CA	6	TUBE	1
CALLISTEMON GLAUCOPHYLLA (WHITE CYPRESS PINE)*#	CC	39	200MM	4
CORREA REFLEXA (NATIVE FUCHSIA)*#	CR	8	150MM	1
DIANELLA LONGIFOLIA (FLAX LILY)*#	DL	273	TUBE	0.5
DIANELLA TASMANICA (FLAX LILY)*#	DT	155	150MM	0.3
GREVILLEA 'CAMBERA GEM' (GREVILLEA)*#	GC	1	150MM	1
GREVILLEA LANGERA (WOOLLY GREVILLEA)*#	GL	7	150MM	1
GREVILLEA ROSMARINIFOLIA (GREVILLEA)*#	GR	33	150MM	1.5
HAECA SALICIFOLIA (SILKY HAECA)*#	HS	15	200MM	3
HERBERTA OBUSIFOLIA (GUINEA FLOWER)*#	HO	6	150MM	0.3
LOMANDRA MULTIFLORA (FLOWERING MAT RUSH)*#	LM	283	150MM	0.5
MICROLAENA STIPHOIDES (WEeping MEADOW GRASS)*#	MS	308	TUBE	0.3
PENNISETUM PURPLE LEA (SWAMP FOXTAIL)*#	PP	4	150MM	1.5
POA KINGSDALE (TUSSOCK GRASS)*#	PK	126	TUBE	0.5
POA SEIBERIANA (COMMON TUSSOCK GRASS)*#	PS	150	TUBE	0.3
SYZYGIUM RESILIENCE (LILLY PILLY)*#	SR	31	200MM	3
THEMEDA TRIANDRA (KANGAROO GRASS)*#	TT	186	TUBE	1
GRASS MIX (RANDOMLY PLANTED)				
THEMEDA TRIANDRA*#		171	TUBE	VARIES
POA SEIBERIANA*#				
MICROLAENA STIPHOIDES*#				
AUSTRODANTHONIA*#				
RANGARDEN SPECIES				
JUNCUS USTULATUS		60	TUBE	VARIES
CAREX APPRESSA*				
GAMIA SEIBER*				
ISOLERS WOODS*				

* NATIVE SPECIES
= SPECIES INDIGENOUS TO THE ALBURY REGION

ALL PAVEMENTS SHALL COMPLY WITH AS/NZS 4586:1999 STANDARDS CLASS W (LOW) FOR SLIP RESISTANCE ON PUBLIC AND PRIVATE PROPERTY.

TREES AND SHRUBS TO NOT COMPROMISE 'ASPECTS SUCH AS SIGHT DISTANCES TO BOTH PEDESTRIANS AND OTHER VEHICLES...DURING THE LIFE OF THE PLANTINGS' - AS 2890:1-2004

REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD / DWAFF WALL DETAILS - MULCH OSD WITH NON FLOATABLE DECORATIVE GRAVEL.

ALL FINISHED GROUND LEVELS AS PER HYDRAULICS ENGINEERS DETAILS.

RETAINING WALL NOTES

- RETAINING WALL SECTIONS LOCATIONS SHOWN ARE INDICATIVE ONLY.
- RETAINING WALL MATERIAL SELECTION AND CONSTRUCTION ARE THE OWNERS/CONTRACTORS RESPONSIBILITY.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED TO THE MANUFACTURERS/ENGINEERS SPECIFICATION, AND BE CONSISTENT WITH AS 4970-2002
- ALL RETAINING WALLS SHALL BE PROVIDED WITH SUFFICIENT DRAINAGE TO MANUFACTURERS/ENGINEERS AND COUNCIL SPECIFICATION. DRAINAGE SHALL NOT CONNECT TO ANY PIPES LEADING TO A RAINWATER TANK.
- ALL RETAINING WALL CONSTRUCTION SHALL TAKE INTO ACCOUNT SITE CONDITIONS AND ADAPT ACCORDINGLY.
- IF SERVICES ARE FOUND TO BE LOCATED WITHIN THE ZONE OF INFLUENCE OF PROPOSED RETAINING WALLS THE SERVICES OF A QUALIFIED AND REGISTERED ENGINEER AND/OR ADVISE FROM SERVICE PROVIDER SHOULD BE SOUGHT.
- ALL RETAINING WALLS AND ASSOCIATED WORKS SHALL BE INSPECTED AT REGULAR (ONCE YEARLY MINIMUM) INTERVALS AND ALL ISSUES AND BLOCKAGES RECTIFIED IMMEDIATELY FOR THE LIFE OF THE WALL.

PLANTING/MAINTENANCE NOTES

- GLAZED OR POLISHED PLANTING HOLES, PARTICULARLY IN CLAY SOILS SHOULD BE AVOIDED. PLANTS TO BE MOUNDING WITHIN THESE SOIL TYPES.
- CONTRACTOR SHALL CHECK AND AMEND pH AS REQUIRED BY SITE CONDITIONS.
- SOIL MIX SHALL MEET AS 4415-2016, AND SOIL CONDITIONS, MULCHES, AND COMPOSTS SHALL MEET AS 4454-2012.
- TREE STOCK SHALL MEET AS 2303-2016.
- PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE.
- PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING, ONCE WEEKLY FOR A PERIOD OF NO LESS THAN 12 MONTHS, AND A MINIMUM ONCE MONTHLY THEREAFTER. THE VOLUME OF WATER SHALL BE THE SAME AS THE POT SIZE AT PLANTING TIME.
- PLANTINGS SHOULD BE AVOIDED AT THE HEIGHT OF SUMMER (DECEMBER - JANUARY).
- WATER CRYSTAL MAY BE USED TO REDUCE THE AMOUNT OF WATER STRESS SUFFERED BY THE PLANT.
- IF A FERTILISER IS TO BE APPLIED, A SLOW RELEASE 8 - 9 MONTH PLANT FOOD PREFERRED. LOW PHOSPHORUS FERTILISER SHALL BE USED FOR ALL NATIVE SPECIES.
- THE OWNER, OR THEIR REPRESENTATIVE, IS TO MAINTAIN THE HEALTH OF THE LANDSCAPE AREAS FOR THE LIFE OF THE DEVELOPMENT.
- ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED. PERMISSION SHOULD BE SOUGHT BEFORE ALTERING THE PLANT SPECIES LIST (ON MOST OCCASIONS NURSERIES CAN SUBSTITUTE).
- STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS AND NOT POT BOUND.
- REPLACEMENT PLANTS SHOULD BE MADE AVAILABLE FOR ANY LOSSES OF PLANT STOCK THAT MAY OCCUR FOR A MINIMUM 12 MONTH PERIOD.
- WEEDS SHOULD BE TREATED/REMOVED ON A FORTHWITHING BASIS, IN ACCORDANCE WITH BIODIVERSITY CONSERVATION ACT 2016 AND ANY LOCAL COUNCIL POLICY.
- PEST OR DISEASE SAMPLES SHOULD BE TAKEN TO THE LOCAL NURSERY FOR IDENTIFICATION AND APPROPRIATE REMEDY.

NOTES

- PRIOR TO COMMENCEMENT OF WORKS CLIENT SHALL VERIFY THAT CONTRACTORS ARE LICENSED AND INSURED TO CARRY OUT ALL WORKS.
- LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION AND STAMPED LANDSCAPE PLAN PRIOR TO WORKS COMMENCING.
- CONTRACTOR TO LOCATE AND PROTECT ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS. ALL SERVICE LIDS, PITS, AND VENTS ARE TO BE LEFT EXPOSED AND UNCOVERED BY LANDSCAPE WORKS. ON-SITE ADJUSTMENT OF SERVICES TO ACCOMMODATE LANDSCAPE WORKS SHALL BE WITH THE APPROVAL, AND AT THE DIRECTION, OF THE RELEVANT REGULATORY BODY. ANY DAMAGE TO SERVICES CAUSED BY WORKS SHALL BE MADE GOOD BY CONTRACTOR, AT CONTRACTORS EXPENSE, AND TO PROJECT MANAGER, OR REGULATORY BODIES, SATISFACTION.
- ALL LANDSCAPE WORKS SHALL COMPLY WITH ALL COUNCIL DA & CC SPECIFICATION, AND AUS-SPEC-1-NSW C273 'LANDSCAPING' SPECIFICATION.
- ALL IRRIGATION SHALL COMPLY WITH ALL RELEVANT WATER AUTHORITY REGULATIONS, AS WELL AS AS 2098 SPECIFICATION.
- ALL MATERIALS SHALL BE FIXED TO MANUFACTURERS SPECIFICATION.
- ALL GARDEN BEDS NOT DIRECTLY IN CONTACT WITH THE SOIL SHALL BE PROVIDED WITH SUFFICIENT DRAINAGE.
- EDGING TO BE PROVIDED TO ALL MEETINGS OF DIFFERENT MATERIALS UNLESS OTHERWISE STATED. TRIP HAZARDS ARE TO BE IDENTIFIED AND RECTIFIED AS PART OF THE CONSTRUCTION PROCESS.
- WEEDMATS SUGGESTED UNDERNEATH GRAVEL PATHWAYS.
- GARDEN BEDS IN OSD BASINS TO BE NON-FLOATABLE DECORATIVE GRAVEL.
- BUFFALO OR KNOX TURF SUGGESTED.
- CONTRACTOR TO MAKE GOOD NATURE STRIP TURF TO COUNCIL SPECIFICATION.
- REFER TO HYDRAULICS PLAN FOR OSD BASIN, DRAINAGE DESIGN FINAL LEVELS, ALL SITE WORKS AND DRAINAGE ARE TO BE SUBJECT TO ENGINEERS DETAILS AND CERTIFICATION IN THE ABSENCE OF ENGINEERS SPECIFICATION ALL SITE AREAS ARE TO BE PROVIDED WITH SUFFICIENT PITS AND DRAINAGE, AND ALL AREAS TO BE GRADED TOWARDS SUCH PITS.
- DIMENSIONS SHOULD ALWAYS TAKE PRECEDENCE OVER SCALING.
- ARCHITECTURAL SET OUT NOT TO BE TAKEN FROM LANDSCAPE PLANS.
- ALL PLANS, DESIGNS, AND IDEAS ARE TO BE CARRIED OVER WITHOUT THE WRITTEN PERMISSION FROM THE OWNER.

DISCLAIMERS

- SITE SURVEY PROVIDED BY OTHERS. ALL DISCLAIMERS CARRIED BY PROVIDED SURVEY ARE CARRIED OVER TO THIS DOCUMENT.
- ALL LEVELS AND LOCATIONS OF SERVICES MUST BE LOCATED AND PROTECTED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. 'DIAL BEFORE YOU DIG' SHOULD BE CONTACTED FOR RELEVANT INFORMATION.
- EXISTING TREE SPREAD APPROXIMATE ONLY.
- CALCULATED AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION OR TENDERING. STANDARD PERCENTAGES SHOULD BE ALLOWED FOR CUTTING AND WASTAGE.
- NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS, DAMAGE, HARM, OR INJURY, WHETHER SPECIAL, CONSEQUENTIAL, DIRECT, OR INDIRECT, SUFFERED BY YOU OR ANY OTHER PERSON AS A RESULT OF THE USE OF THIS DRAWING.
- D.A. LANDSCAPE PLANS TAKES NO RESPONSIBILITY FOR ANY VARIATIONS IN DESIGN, CONSTRUCTION METHODS, MATERIALS OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL.

ALL LEVELS, AND LOCATION AND HEIGHTS OF RETAINING WALLS, BY OTHERS. PLEASE REFER TO ARCHITECTURAL SET

NOT FOR CONSTRUCTION PURPOSES

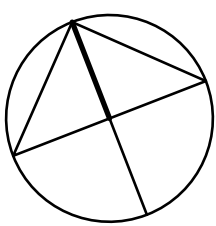


AMENDMENTS:		DRAWN:
DATE:	AMENDMENT	
2023-07-26	B-AMEND PLAN	CJ



PROJECT:		REF #:
DATE:	22 MAY 23	
DRAWN:	CJ	SHEET #:
SCALE: 1:200 @ A1		1 of 1

TITLE:	
LANDSCAPE CONCEPT	
ADDRESS:	
271 BERNHARDT STREET EAST ALBURY	
CLIENT:	
HOUSING PLUS	



NOTE: D.A. LANDSCAPE PLANS RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.

NOTE: TO BE COMPLIANT WITH BASIS OF APPLICATION, PLANTS WHERE APPLICABLE HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL'S 'SHRUB PLANT LIST'.

NOTE: LOCATION OF SEWER MAINS (LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

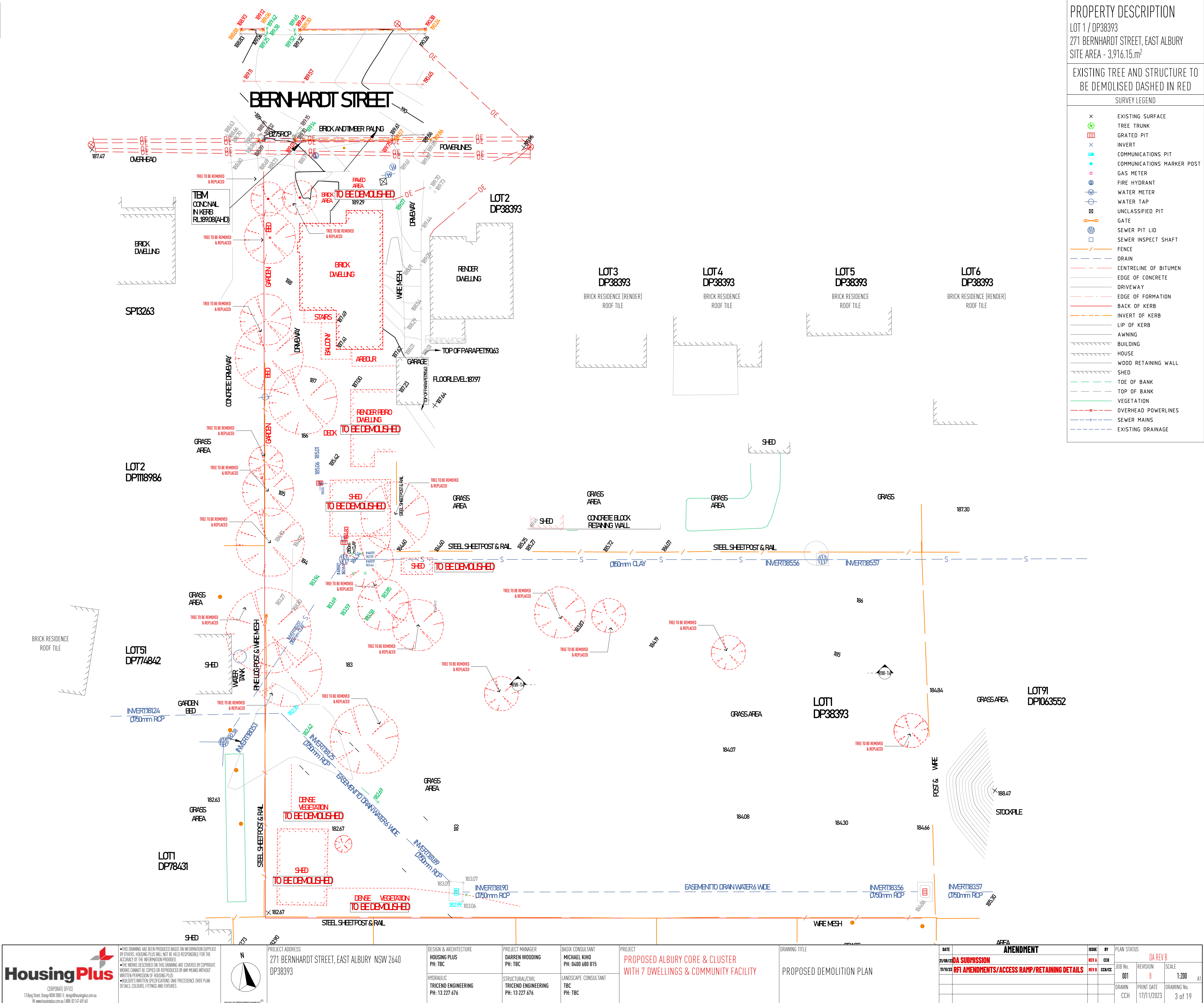
CONTRACTORS NOTE: CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.

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FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM D.A. LANDSCAPE PLANS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.

UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2000 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.

NOTE:
RED DENOTES ELEMENTS TO BE DEMOLISHED



SECURITY DOOR TO ALL FRONT/ENTRY DOOR

NOTE
DUCTED A/C TO CORE ADMIN & COMMUNAL SPACE

NOTE
TIMBER CONSTRUCTION TO COMPLY WITH AS1684-2010

ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD

TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REVISED 2014

W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC. F3.8.3.3

WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC. F3.8.1.2

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC. F.3.7.2

ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC 3.7

REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS

RECESS ALL EXTERIOR DOOR TRACKS/SILLS

FINISHED RL'S TO BE CONFIRMED ONSITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURERS DETAILS TO MAINTAIN WARRANTY.

STRUCTURAL RL'S & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE.

ALL STEP-DOWNS & REBATES TO BE CONFIRMED ONSITE.

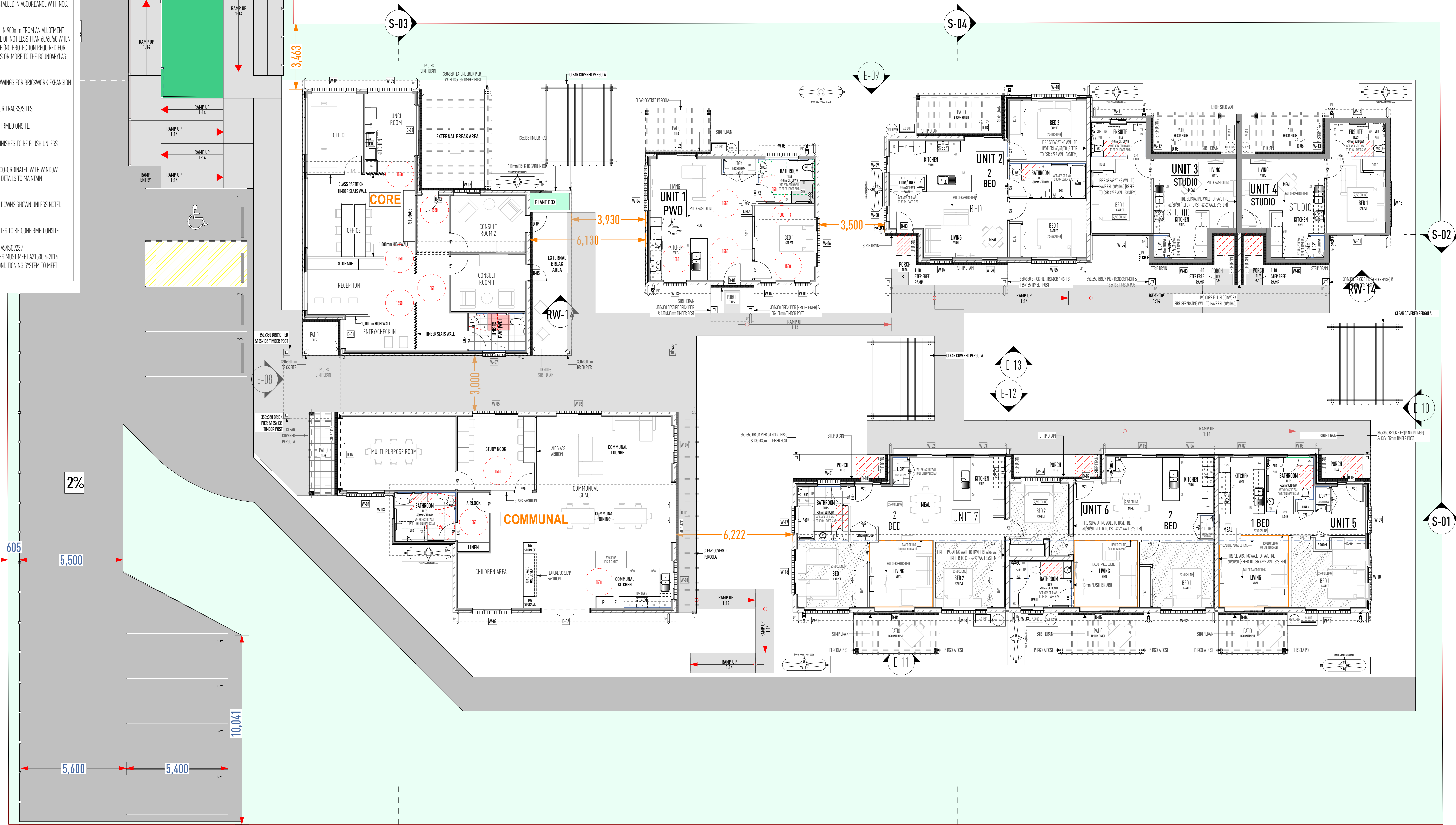
FLOOR FINISHES MUST BE AS/S09239

WALL AND CEILING FINISHES MUST MEET A2/1530.4-2014

PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS4254

P-02 PATHWAY SECTION
Scale 1:200

60.96
98°52'



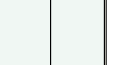




42.61
188°45'10"

76.24
278°57'20"

PROPOSED FLOOR PLAN
Scale 1:100

<div><p>13 Bony Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au ADV: 02 432 429 421</p></div>	<div><div><div>• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS; HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</div><div>• THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF HOUSING PLUS.</div><div>• ALL OTHERS' WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FIXTURES.</div></div><div></div></div>	<div><div>PROJECT ADDRESS</div><div>271 BERNHARDT STREET, EAST ALBURY NSW 2640</div><div>DP38393</div></div>	<div><div>DESIGN & ARCHITECTURE</div><div>HOUSING PLUS</div><div>PH: TBC</div></div> <div><div>HYDRAULIC</div><div>TRICEND ENGINEERING</div><div>PH: 13 227 676</div></div>	<div><div>PROJECT MANAGER</div><div>DARREN WOODING</div><div>PH: TBC</div></div> <div><div>STRUCTURAL/CIVIL</div><div>TRICEND ENGINEERING</div><div>PH: 13 227 676</div></div>	<div><div>BASIX CONSULTANT</div><div>MICHAEL KIRO</div><div>PH: 0400 680 815</div></div> <div><div>LANDSCAPE CONSULTANT</div><div>TBC</div><div>PH: TBC</div></div>	<div>PROJECT</div> <div>PROPOSED ALBURY CORE & CLUSTER</div> <div>WITH 7 DWELLINGS & COMMUNITY FACILITY</div>	<div>DRAWING TITLE</div> <div>PROPOSED FLOOR PLAN</div>	<table><tr><th>DATE</th><th>AMENDMENT</th><th>ISSUE</th><th>BY</th><th>PLAN STATUS</th></tr><tr><td>21/08/23</td><td>DA SUBMISSION</td><td>REV A</td><td>CCR</td><td>DA REV B</td></tr><tr><td>17/11/23</td><td>RFI AMENDMENTS/ACCESS RAMP/RETAINING DETAILS</td><td>REV B</td><td>CCR/CCE</td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	DATE	AMENDMENT	ISSUE	BY	PLAN STATUS	21/08/23	DA SUBMISSION	REV A	CCR	DA REV B	17/11/23	RFI AMENDMENTS/ACCESS RAMP/RETAINING DETAILS	REV B	CCR/CCE																						<table><tr><th>JOB No.</th><th>REVISION</th><th>SCALE</th><th></th></tr><tr><td>001</td><td>8</td><td></td><td>A1</td></tr></table>	JOB No.	REVISION	SCALE		001	8		A1
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DRAWN	PRINT DATE	DRAWING No.																																																		
CCH	17/11/2023	8 of 19																																																		



DOOR LIST					
ID	D-01	D-02	D-03	D-04	D-05
W x H	1,570-2,400	2,700-2,400	920-2,400	920-2,400	920-2,400
ELEVATION					
QTY	1	1	1	1	1
NOTES			OBSCURE GLAZING	OBSCURE GLAZING	OBSCURE GLAZING

SECURITY DOOR TO ALL FRONT/ENTRY DOOR

NOTE

GUTTER, FLASHING AND DOWNPOPS TO BE INSTALLED TO PREVENT OVERSIGHTS LEAKAGE AND TO COMPLY WITH CURRENT NCC.

DOOR TO BE FIXED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS FOR INDOOR USE AND MEETING COMPLAINTS.

STEEL READING TO COMPLY WITH AS1521

PROVIDE A LATCH BAR BETWEEN LEFT FLASHING AND RIGHT FLASHING WELDED FORTS TO BE COMPLY WITH AS1521

NOTE

TEMPER CONSTRUCTION TO COMPLY WITH AS1526: 2014

ENSURE FULL ALUMINIUM OVER WINDOW OR WINDOW BLANKED

TEMPER TREATMENT IN ACCORDANCE WITH 360.1 REVISION 2014

W/ DOORS TO BE FITTED WITH LIFT OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC: F3.8.3

W/ AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC: F3.8.2

SHOBE READING TO BE INSTALLED IN ACCORDANCE WITH NCC: F.3.7.2

ALL EXTERNAL UNITS WITHIN 900mm FROM ALL ADJACENT BOUNDARY TO HAVE A FLAT OR NOT MORE THAN 450mm TYPICAL FROM THE OUTSIDE AND PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY AT 90 DEGREES

REFER TO ENGINEER'S DRAWINGS FOR DIMENSIONS EXPANSION Joints

RECESS ALL EXTERIOR DOOR THROUSLES

FINISHED FLOOR TO BE COMPLETED ON SITE

TYP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

THRESHOLD FLOOR TO BE CO-ORDINATED WITH WINDOW OR DOOR MATERIALS TO MATCH TO MINIMUM VARIATION.

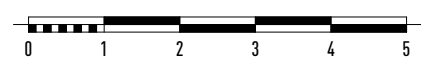
STRUCTURAL SLAB IS 2 STEP CONCRETE SHOWN UNLESS NOTED OTHERWISE.

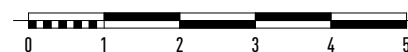
ALL STEP DOWN'S & RISES TO BE COMPLETED ON SITE.

ALL STEP DOWN'S MUST BE AS1529:2014

W/ AND CEILING FINISHES MUST BE AS1526: 2014

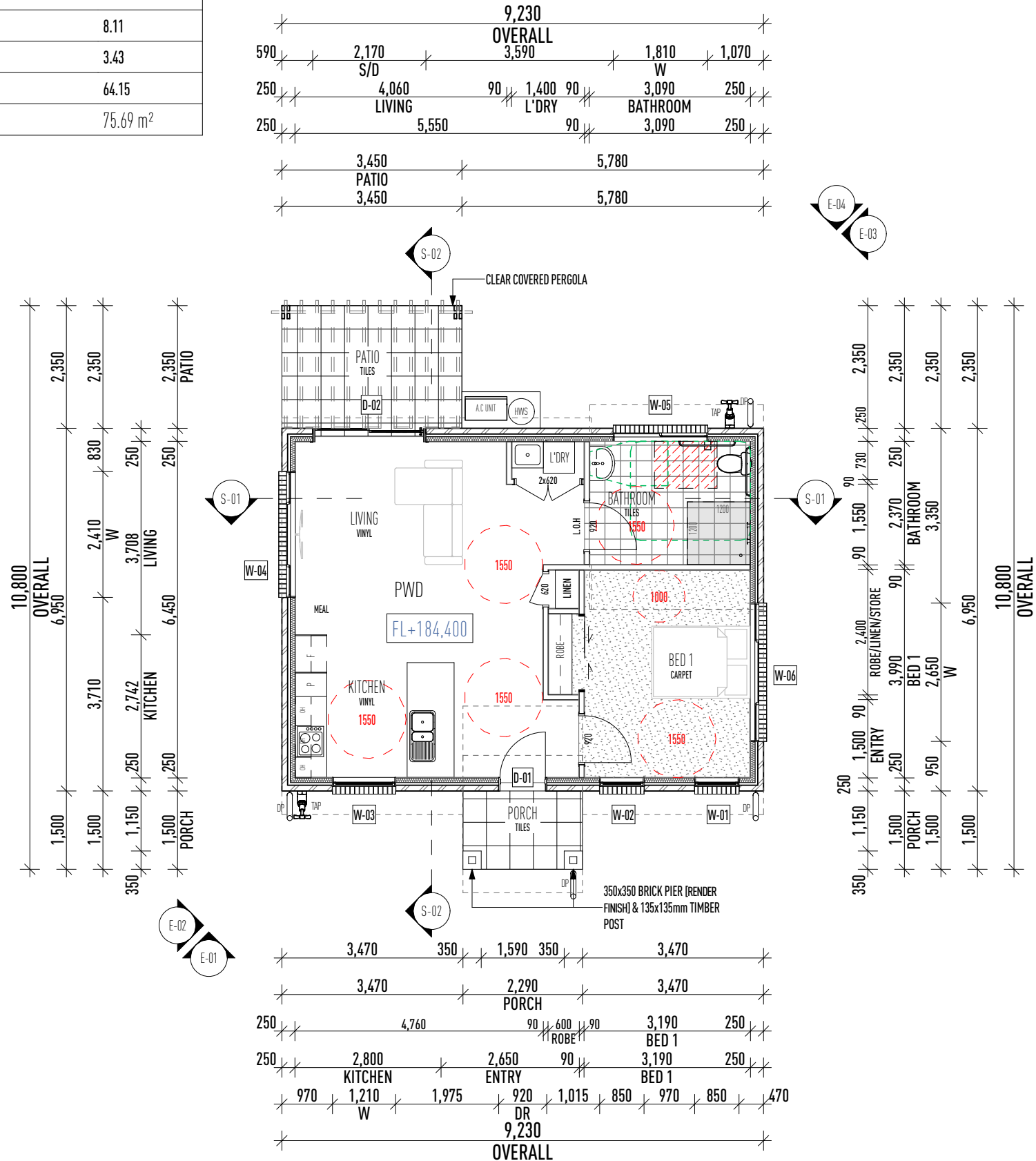
W/ AND CEILING FINISHES TO BE COMPLETED ON SITE WITH NCC: AS1524



[illegible]

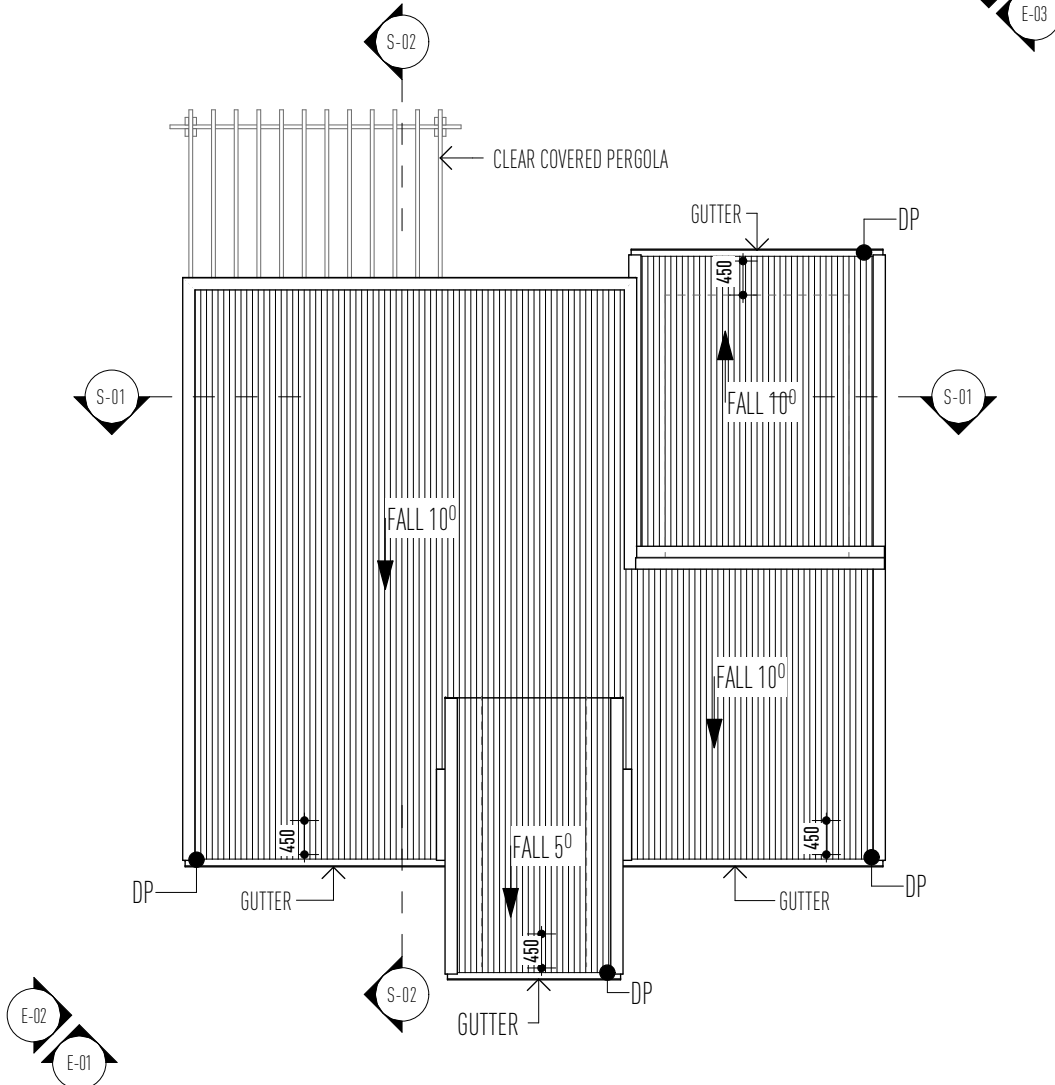
<div><div><div><div>Corporate Office</div><div>13/99 Street, Orange NSW 2800 E: enquiries@housingplus.com.au</div><div>M: 02803142457</div><div>www.housingplus.com.au</div></div></div></div>	<div><div><div><div>• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</div><div>• THE WORKS DESCRIBED IN THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF HOUSING PLUS.</div><div>• ARCHITECTS' WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FINISHES.</div></div></div></div>	<div><div><div><div>N</div><div></div></div></div></div>	<div>PROJECT ADDRESS</div> <div>271 BERNHARDT STREET, EAST ALBURY NSW 2640</div> <div>DP38393</div>	<div>DESIGN & ARCHITECTURE</div> <div>HOUSING PLUS</div> <div>PH: TBC</div>	<div>PROJECT MANAGER</div> <div>DARREN WOODING</div> <div>PH: TBC</div>	<div>BASIC CONSULTANT</div> <div>MICHAEL KIRO</div> <div>PH: 0400 680 815</div>	<div>PROJECT</div> <div>PROPOSED ALBURY CORE & CLUSTER</div> <div>WITH 7 DWELLINGS & COMMUNITY FACILITY</div>	<div>DRAWING TITLE</div> <div>PROPOSED COMMUNAL BUILDING</div>	<div>DATE</div> <div>21/08/23</div>	<div>AMENDMENT</div> <div>DA SUBMISSION</div>	<div>ISSUE</div> <div>REV A</div>	<div>BY</div> <div>CCH</div>	<div>PLAN STATUS</div> <div>DA REV B</div>	<div>JOB NO.</div> <div>001</div>	<div>REVISION</div> <div>B</div>	<div>SCALE</div> <div>1:100</div>	<div>DRAWN</div> <div>CCH</div>	<div>PRINT DATE</div> <div>17/11/2023</div>	<div>DRAWING No.</div> <div>14 of 19</div>
			<div>DATE</div> <div>17/11/23</div>	<div>AMENDMENT</div> <div>RFI AMENDMENTS/ACCESS RAMP/RETAINING DETAILS</div>	<div>ISSUE</div> <div>REV B</div>	<div>BY</div> <div>CCH/CCE</div>													

UNIT 1 AREA CALCULATION	
PATIO	8.11
PORCH	3.43
UNIT 1	64.15
	75.69 m ²



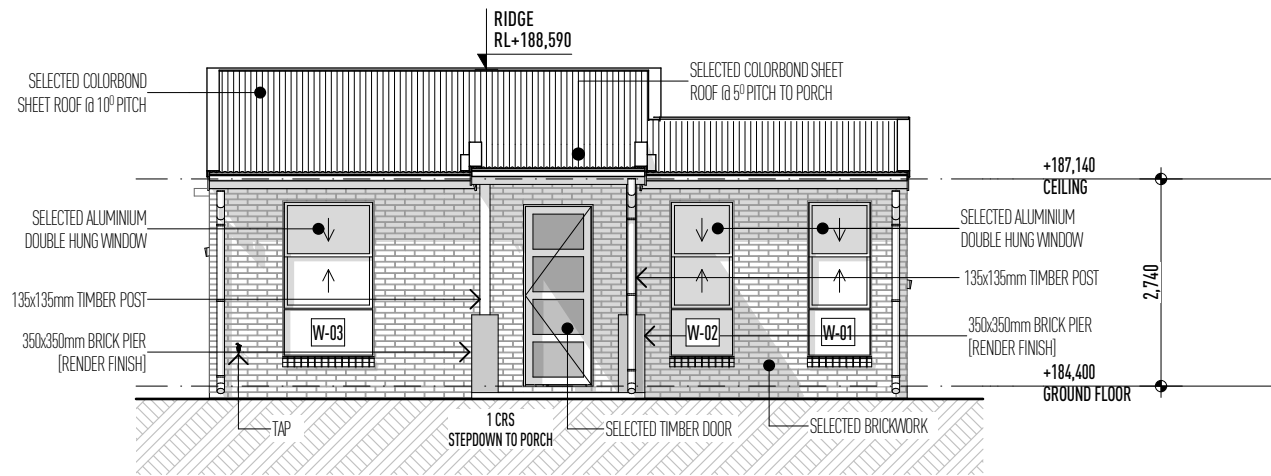
PROPOSED UNIT 1 FLOOR PLAN
Scale 1:100

ROOF AREA		
PITCH	AREA	SURFACE AREA
5.00°	8.19	8.22
10.00°	68.50	69.55
	76.69 m ²	77.77 m ²

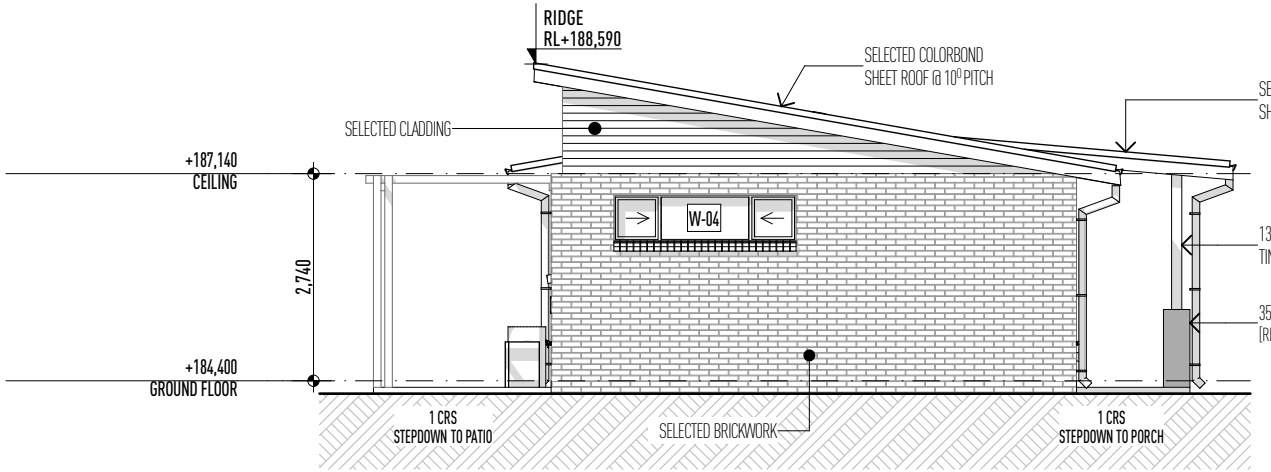


PROPOSED UNIT 1 FLOOR PLAN

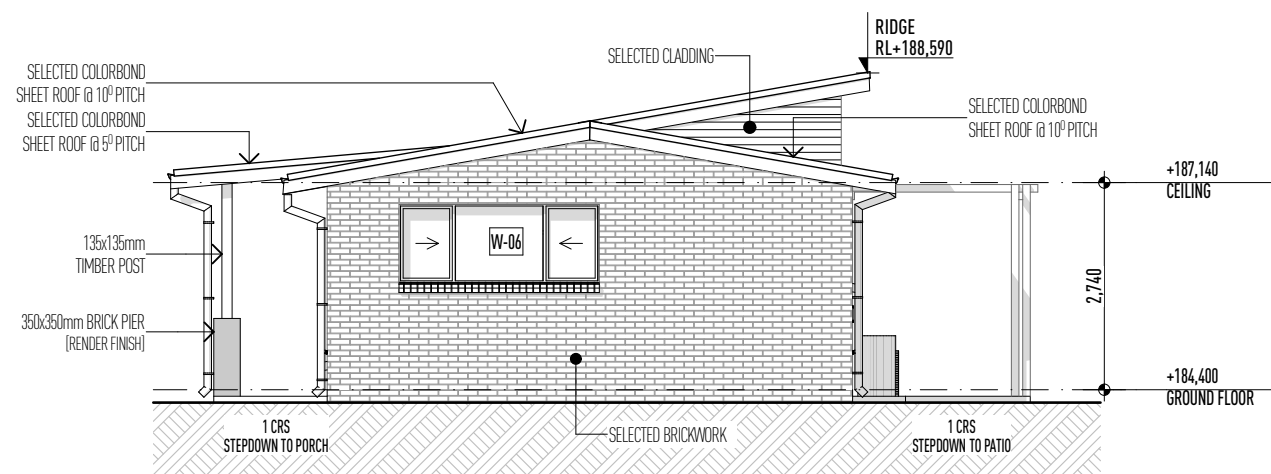
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E-01 FRONT ELEVATION
Scale 1:100

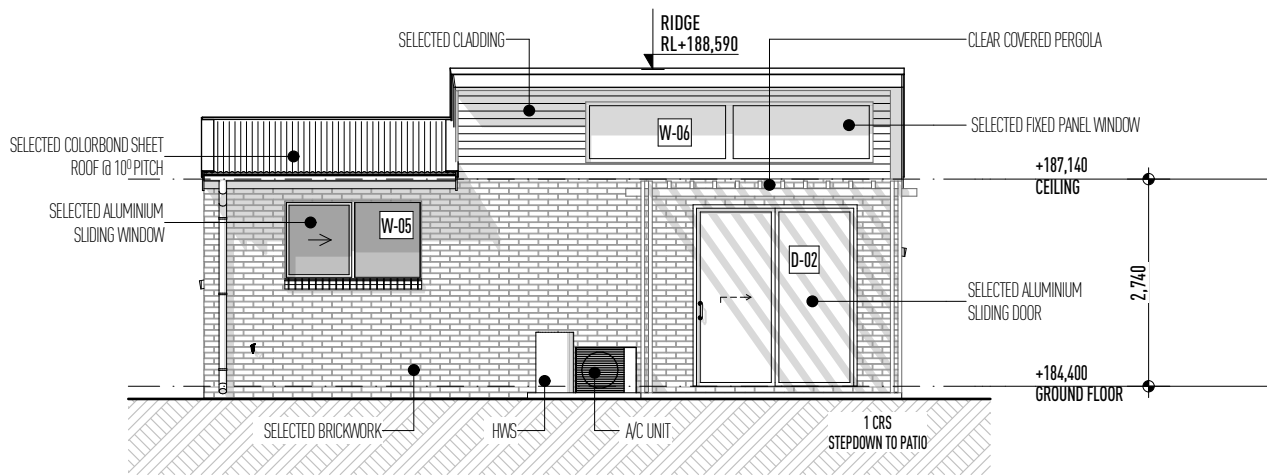


E-02 SIDE ELEVATION
Scale 1:100

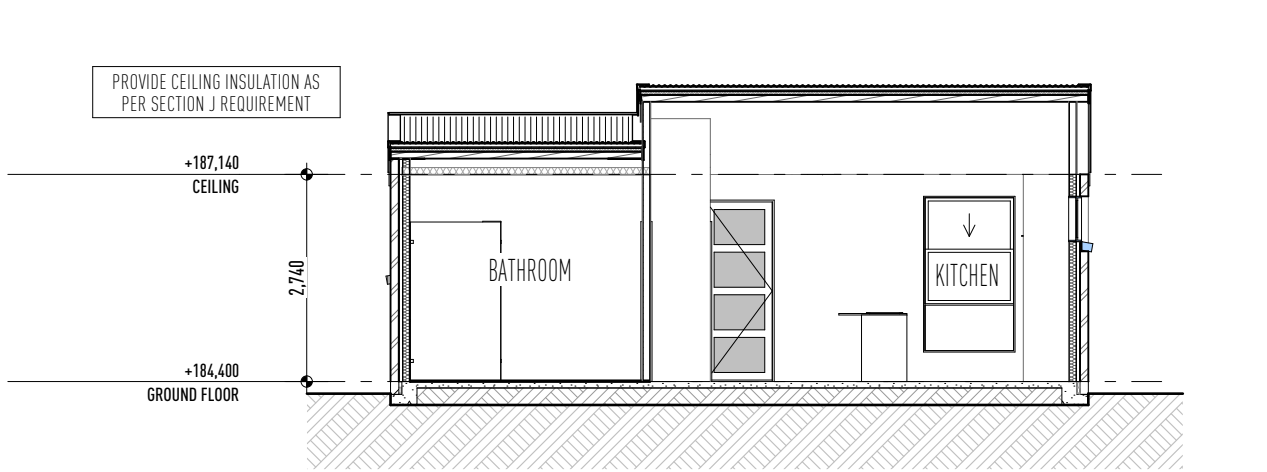


E-03 SIDE ELEVATION
Scale 1:100

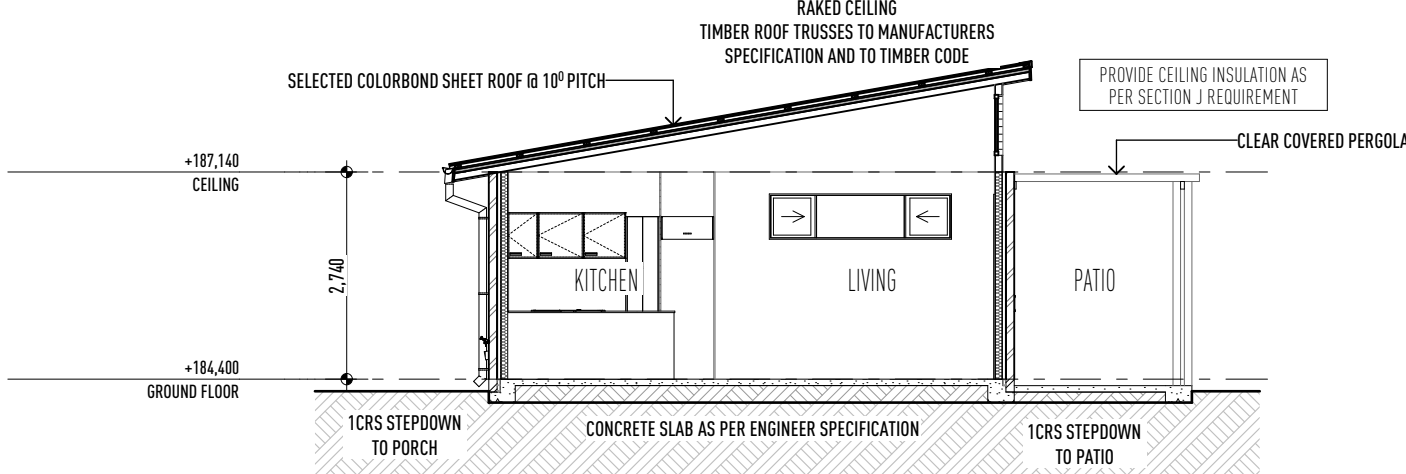
WINDOW LIST							
ID	W-01	W-02	W-03	W-04	W-05	W-06	W-06
W x H	850-2,600	850-2,600	1,210-2,600	2,410-600	1,810-1,029	2,650-1,029	3,800-600
HEAD HEIGHT	2,450	2,450	2,450	2,450	2,450	2,450	1,021
ELEVATION							
AREA	1.75	1.75	2.49	1.45	1.86	2.73	3.04
QTY	1	1	1	1	1	1	1
NOTES	OBSOLETE GLASS						





E-04 REAR ELEVATION
Scale 1:100



S-01 SECTION 01
Scale 1:100



S-02 SECTION 02
Scale 1:100

DOOR LIST		
ID	D-01	D-02
W x H	920x2,400	2,170x2,400
ELEVATION		
QTY	1	1
NOTES	SECURITY SCREEN REQUIRED	

SECURITY DOOR TO ALL FRONT/ ENTRY DOOR

NOTE

GUTTER, FASCIA AND DOWNSPIPS TO BE INSTALLED TO MANUFACTURERS DETAILS AND TO COMPLY WITH CURRENT NCC.

ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR DRAINAGES WITH FASCIA CONTINUING.

STEEL ROOFING TO COMPLY WITH AS1562.1

WIND UPLIFT BARRIER BETWEEN LINING AND FASCIA AND WIND UPLIFT DISTRIBUTION TO COMPLY WITH AS1562.1

NOTE

WIND UPLIFT DISTRIBUTION TO COMPLY WITH AS1562.1:2010

ENGINEER FULL ALUMINIUM DOUBLE WINDOWS UNDER BULKHEAD

TERMINATE DRAINAGE IN ACCORDANCE WITH AS 3601 REVISION 2014

DOORS TO BE FITTED WITH LEFT HAND SWING TO SUIT CLOSING OUT TO EXTERIOR WITH F.F.S.3.8.3

WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC. 5.3.2.2

SHOWER ALUMINUM TO BE REVEALED IN ACCORDANCE WITH NCC. 5.3.2.2

ALL EXTERIOR WALLS WITHIN 900MM FROM AN ADJACENT BUILDING TO HAVE AN R OF 0.05 LESS THAN ADJACENT BUILDING TO BE CONSIDERED FOR EXTERIOR WALLS OF 900MM OR MORE TO THE ADJACENCY AS PER NCC 5.7

REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS

RESEAL ALL EXTERIOR DOOR THRESHOLDS

FINISHED FLOORS TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH WITH SITE TOP FINISHES.

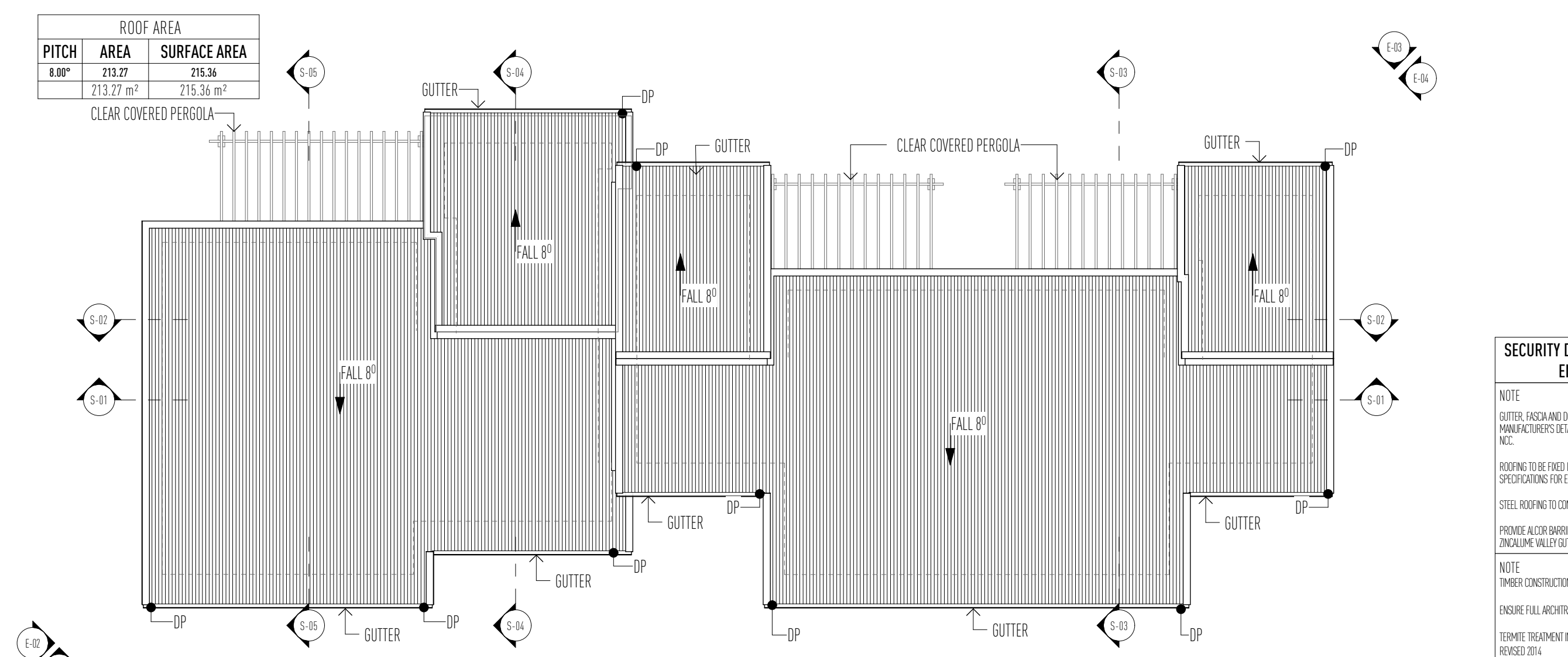
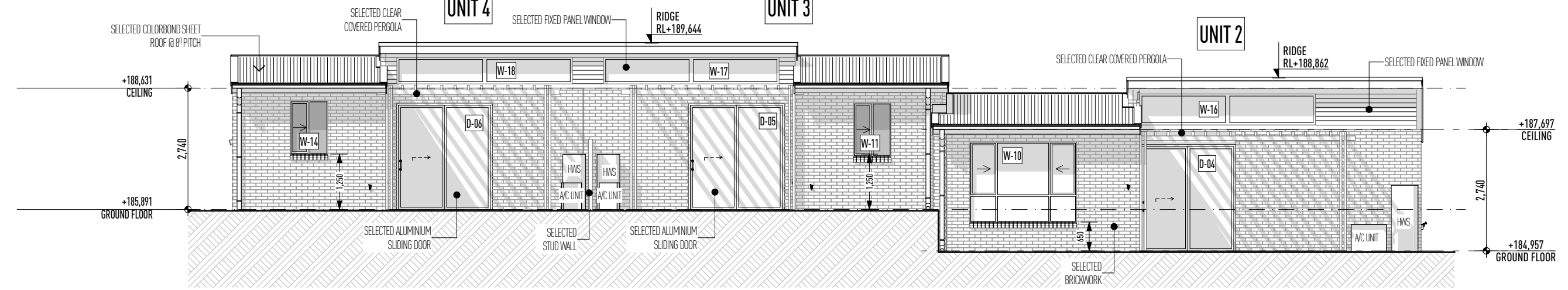
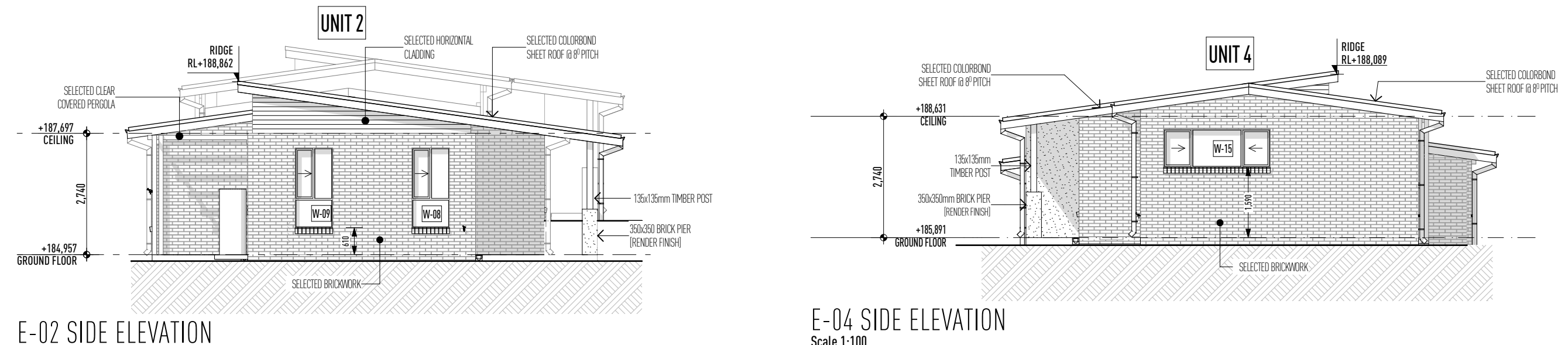
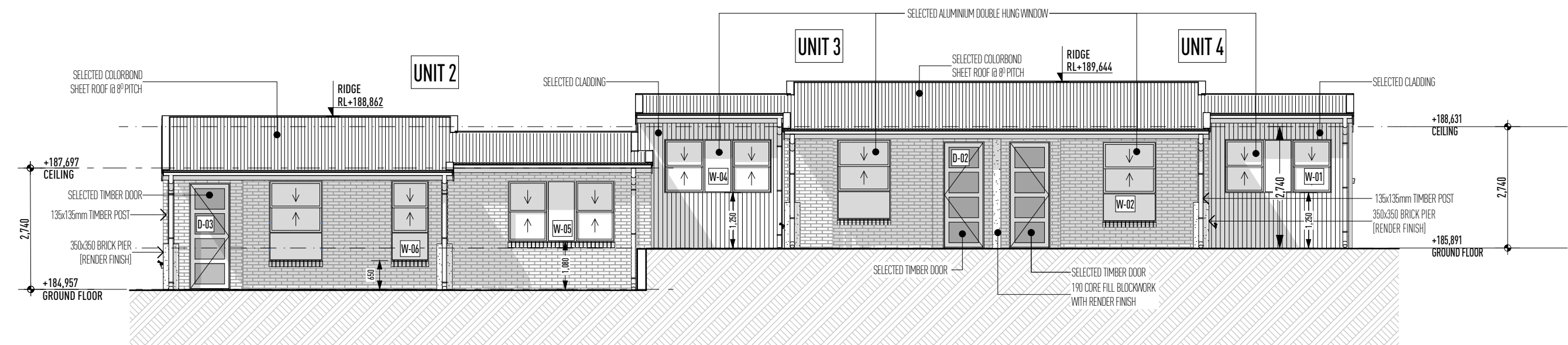
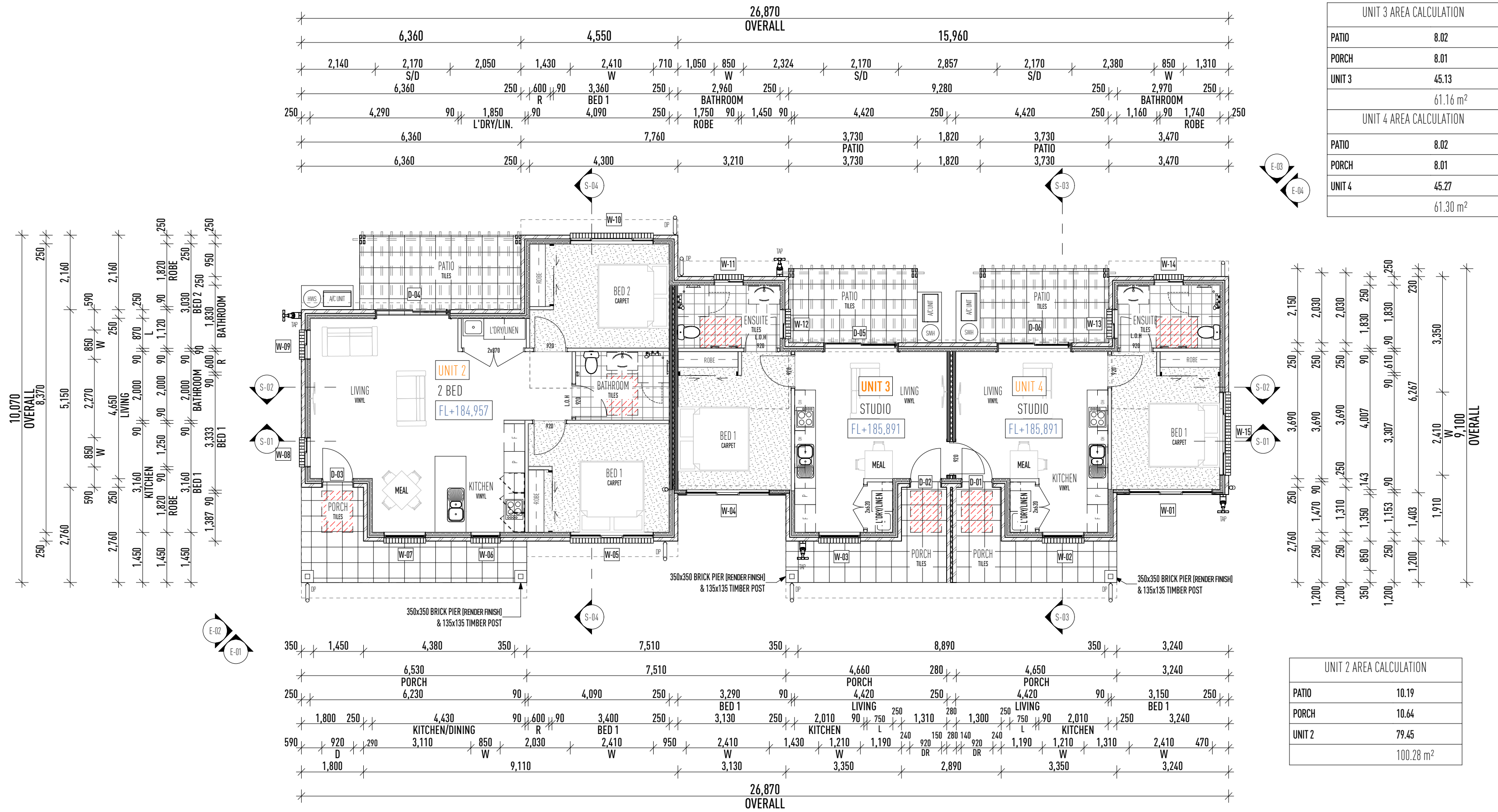
THRESHOLD DETAIL TO BE CO-ORDINATED WITH HANDOVER OF INTERIOR FINISHES TO MAINTAIN FINISHES.

STRUCTURAL RIS & STEPS/DOWNS SHOWN UNLESS NOTED OTHERWISE.

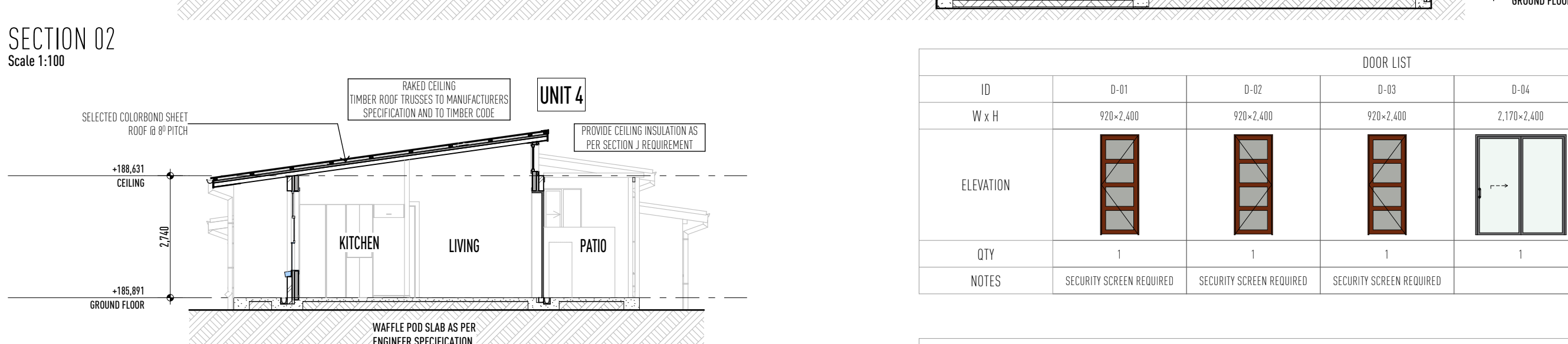
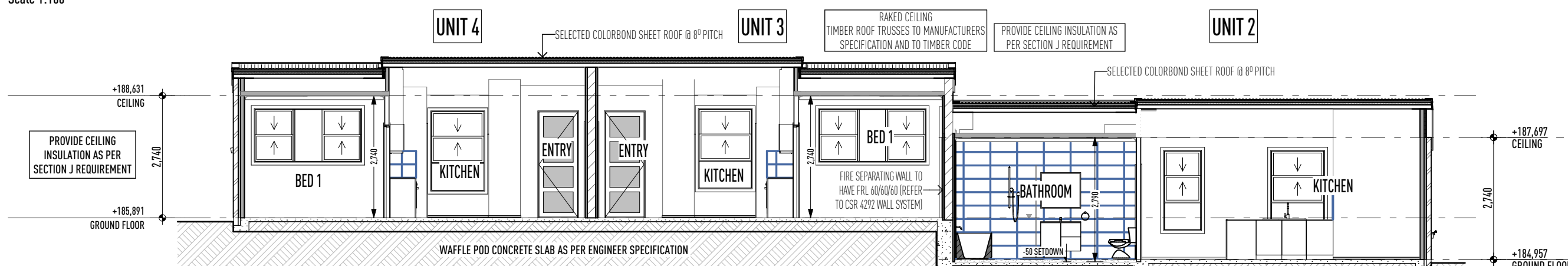
ALL FLOOR DOWNS & RISSES TO BE CONFIRMED ON SITE.

ALL STEP DOWNS & RISSES TO BE AS1562.2029

WALL AND CEILING FINISHES MUST MEET AS1562.2029 DETAIL TO BE CO-ORDINATED WITH HANDOVER OF INTERIOR FINISHES TO MAINTAIN FINISHES



SECTION 01
Scale 1:100



DOOR LIST						
ID	D-01	D-02	D-03	D-04	D-05	D-06
W x H	920-2,400	920-2,400	920-2,400	2,170-2,400	2,170-2,400	2,170-2,400
ELEVATION						
QTY	1	1	1	1	1	1
NOTES	SECURITY SCREEN REQUIRED	SECURITY SCREEN REQUIRED	SECURITY SCREEN REQUIRED			

WINDOW LIST																	
ID	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08	W-09	W-10	W-11	W-12	W-13	W-14	W-15	W-16	W-17
W x H	2,410-1,200	1,210-1,800	1,210-1,800	2,410-1,200	2,410-1,372	850-1,800	1,210-1,800	850-1,800	850-1,800	2,410-1,800	850-1,800	850-1,800	850-1,800	850-1,800	2,410-800	4,000-700	4,000-600
HEAD HEIGHT	2,770	2,450	2,450	2,770	2,450	2,450	2,450	2,410	2,410	2,450	2,450	2,450	2,450	2,450	2,453	804	696
ELEVATION																	
AREA (m ²)	2.89	2.18	2.18	2.89	3.31	1.53	2.18	1.53	1.53	4.34	1.53	1.53	1.53	1.53	2.07	2.80	2.40
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
NOTES																	

SECURITY DOOR TO ALL FRONT/ENTRY DOOR

NOTE
GUTTER, FASCIA AND DOWNPIPS TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.

ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ENGINEERS AND WINDING CONDITIONS.

STEEL ROOFING TO COMPLY WITH AS/NZS 4600.

PROVIDE ALUMINUM BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.

NOTE
TIMBER CONSTRUCTION TO COMPLY WITH AS/NZS 3010.

ENSURE FULL ARCHITECTURE OVER WINDOWS UNDER BULKHEAD.

TERMITE TREATMENT IN ACCORDANCE WITH AS 3686.1 REPEATED 2014.

WVC DOORS TO BE FITTED WITH LIFT-UP HINGES OR TO SHING OUT IN ACCORDANCE WITH NCC, F38.3.3.

MEET AREAS TO BE INTERFERED WITH IN ACCORDANCE WITH NCC, F38.1.2.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC, F3.7.2.

ALL EXTERNAL WALLS WITHIN 900mm OF EXTERNAL ALUMINUM BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60MIN WHEN TESTED FROM THE OUTSIDE AND PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY AS PER NCC 3.7.

REFER TO ENGINEER'S DRAWINGS FOR BROOKLYN EXPANSION JOINTS.

RECESSAL EXTERIOR DOOR TRACKS/GILLS.

FINISHED R/S TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

FINISHED CEILING TO BE CEILING FINISHES WITH WINDOW & DOOR MANUFACTURER'S DETAILS TO MATCH WINDOW WARRANTY.

STRUCTURAL R/S & STEP-DOWN SHOWN UNLESS NOTED OTHERWISE.

ALL STEP-DOWN & R/S TO BE CONFIRMED ON SITE.

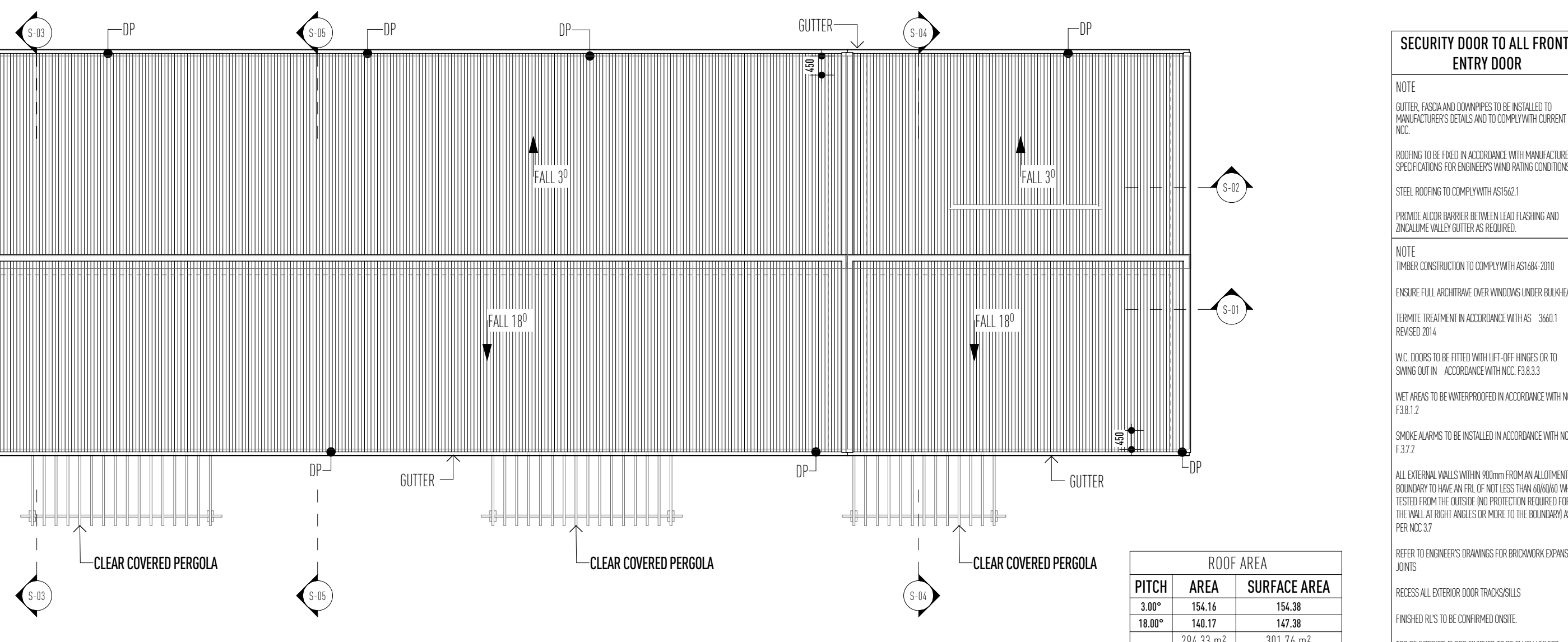
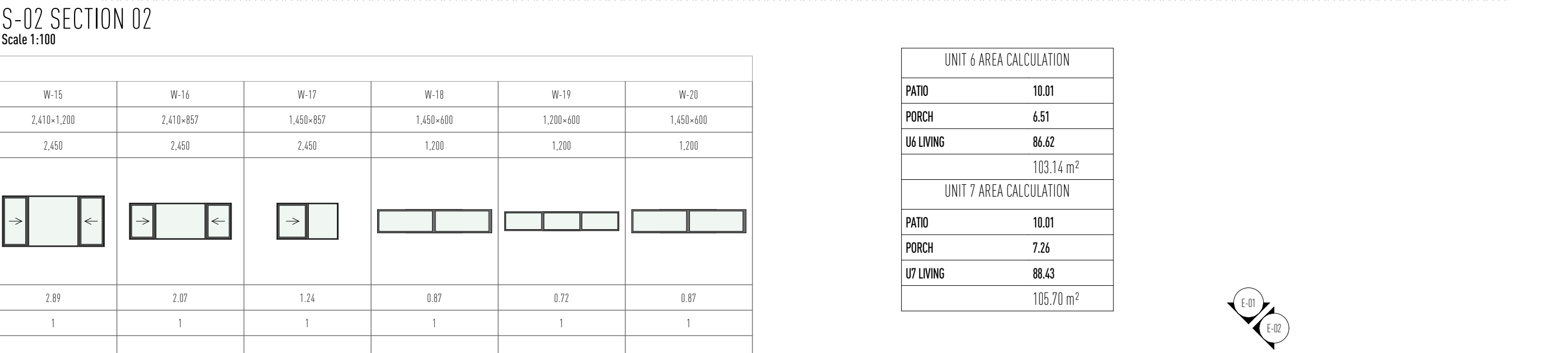
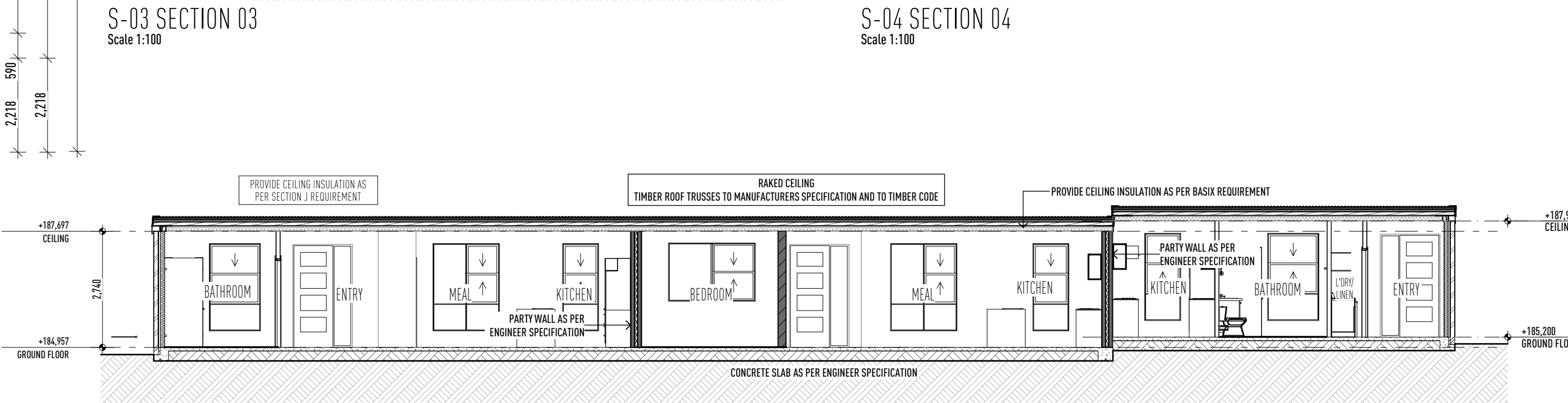
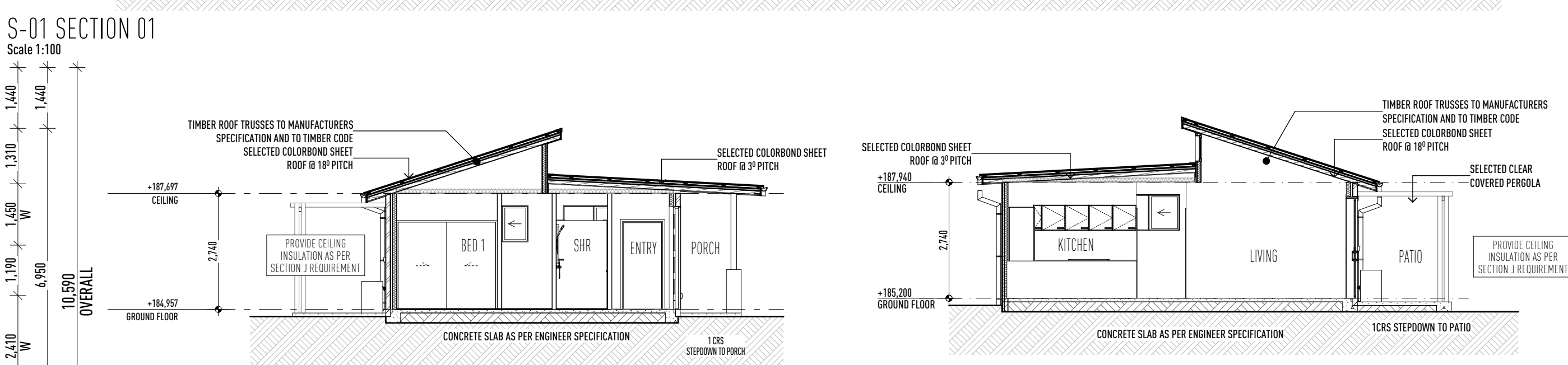
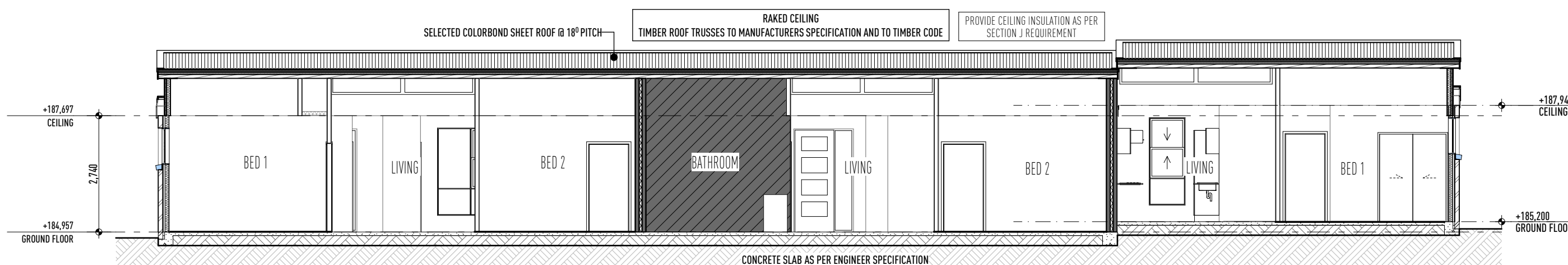
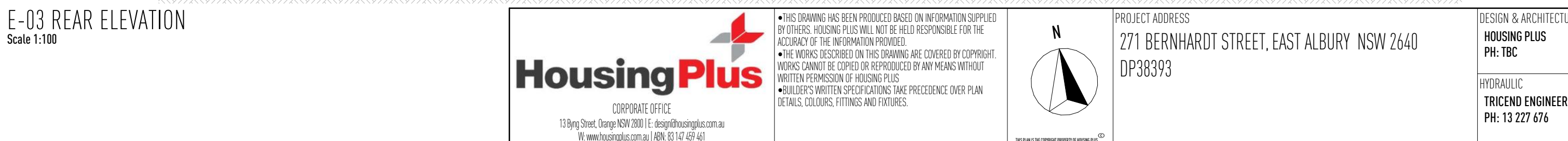
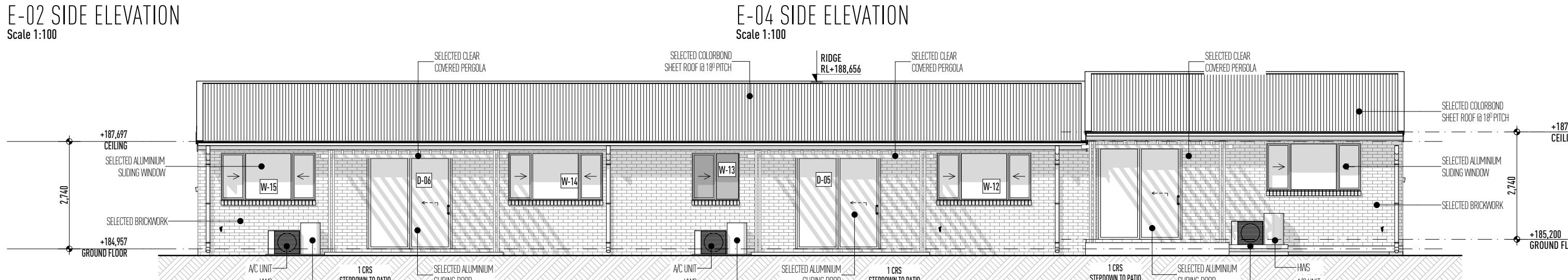
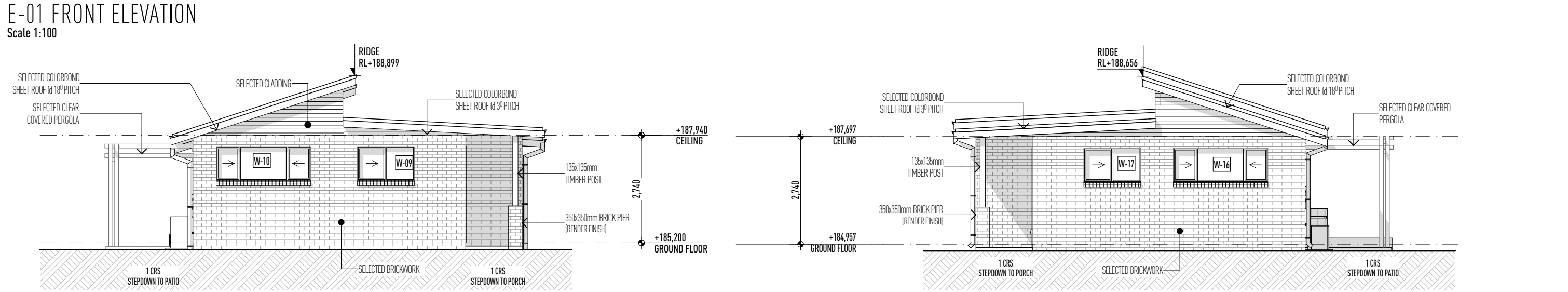
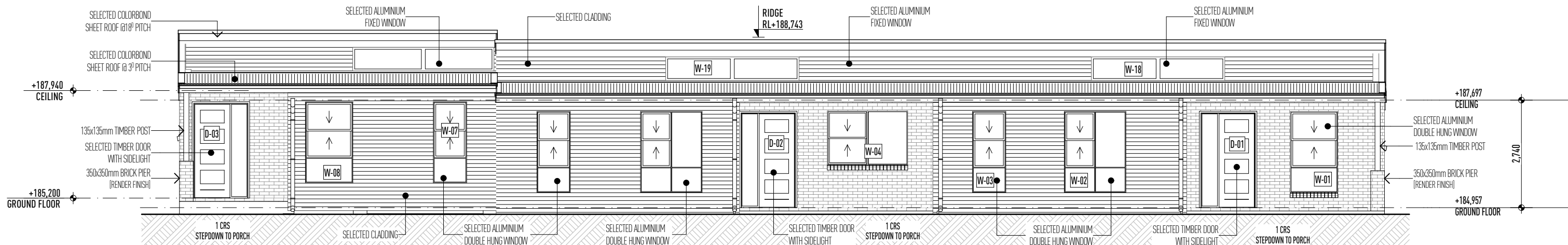
FLOOR FINISHES MUST BE AS SPECIFIED.

WALL AND CEILING FINISHES MUST MEET AS PER AS/NZS 3010 PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS/NZS 3010.



PROPOSED U5, 6 & 7 FLOOR PLAN
Scale 1:100

WINDOW LIST																				
ID	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08	W-09	W-10	W-11	W-12	W-13	W-14	W-15	W-16	W-17	W-18	W-19	W-20
W x H	1,210x2,060	1,210x2,060	1,210x2,060	850x2,060	1,210x2,060	850x2,060	1,210x2,060	1,210x2,060	1,450x857	2,410x857	2,410x1,200	2,410x857	2,050x857	2,410x1,200	2,410x1,200	2,410x857	1,450x857	1,450x800	1,200x800	1,450x800
HEAD HEIGHT	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	1,200	1,200	1,200
ELEVATION																				
AREA (m²)	2.49	2.49	2.49	1.75	2.49	1.75	2.49	2.49	1.24	2.07	2.89	2.07	1.76	2.89	2.89	2.07	1.24	0.87	0.72	0.87
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
NOTES	OBSCURE GLAZING							OBSCURE GLAZING												



		DOOR LIST		ROOF AREA	
ID	D-01	D-02	D-03	D-04	D-05
W x H	920x2,400	920x2,400	920x2,400	2,170x2,400	2,170x2,400
ELEVATION					
QTY	1	1	1	1	1
NOTES	SECURITY SCREEN REQUIRED	SECURITY SCREEN REQUIRED	SECURITY SCREEN REQUIRED		

SECURITY DOOR TO ALL FRONT/ ENTRY DOOR

NOTE

GUTTER, FRASC AND DOWNPIPS TO BE INSTALLED TO MANUFACTURERS DETAILS AND TO COMPLY WITH CURRENT NCC.

ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND TO TIMBER CODE

STEEL ROOFING TO COMPLY WITH AS1661

PROVIDE ALUM BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.

NOTE

TIMBER CONSTRUCTION TO COMPLY WITH AS1661-2010

ENSURE FULL ARCHITECTURE OVER WINDOWS UNDER BULKHEAD

TERMITE TREATMENT IN ACCORDANCE WITH AS 3668.1 REVISION 2014

WIC DOORS TO BE FITTED WITH LIFT OFF HINGES TO SHUT OUT IN ACCORDANCE WITH NCC F3.8.1.3

WIC AREAS TO BE FITTED WITH LIFT OFF HINGES TO SHUT OUT IN ACCORDANCE WITH NCC F3.8.1.3

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC F3.7.2

ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOWED BOUNDARY TO HAVE AN FR. OF NOT LESS THAN 30MIN WHEN TESTED FROM THE OUTSIDE AND PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY AS PER NCC F3.7

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

FINISHED R/S TO BE CONFIRMED ON SITE.

STRUCTURE, R/S & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE.

ALL STEP-DOWNS & R/S TO BE CONFIRMED ON SITE.

FLOOR FINISHES MUST BE AS SPECIFIED

WALL AND CEILING FINISHES MUST MEET AS PER AS1661-2010 PROPOSED DUCTED AIR CONDITIONING SYSTEM TO MEET AS1661