

FLOOR FINISHES LEGEND

- ◇ TILES TO DEVELOPERS DISCRETION AS SELECTED
- ◇ T1 CERAMIC TILES AS SELECTED
- ◇ T2 600 x 600 EXTERNAL CERAMIC TILES TO BALCONIES AS SELECTED
- ◇ CARP CARPET COMMERCIAL GRADE AS SELECTED
- ◇ CAR2 CORRIDOR CARPET COMMERCIAL GRADE AS SELECTED
- ◇ TM TIMBER FLOORBOARDS AS SELECTED
- ◇ C RAW CONCRETE FINISH
- ◇ D CONCRETE NON SQUEAK SEALED FINISH
- ◇ P PAVERS TO DEVELOPERS DISCRETION
- ◇ PB 13mm THICK PLASTERBOARD WITH SELECTED PAINT FINISH
- ◇ PB2 13mm THICK WATERPROOF PLASTERBOARD TO WET AREAS. SELECTED PAINT FINISH
- ◇ AL ALUCOBOND CLADDING COLOUR ANTI-RACISTE GREY OR SIMILAR APPROVED
- ◇ GT GLASS BALUSTRADE, TINTED TRANSPARENT
- ◇ GLASS BALUSTRADE, TRANSPARENT
- ◇ M METAL BATTENS, BLACK POWDERCOAT OR SIMILAR APPROVED
- ◇ MC METAL CANOPY, COLOUR BLACK POWDERCOAT OR SIMILAR APPROVED
- ◇ R SELECTED RENDERS
- ◇ T TILES TO DEVELOPERS DISCRETION
- ◇ B BLOCKWALL RAW FINISH

WALL FINISHES LEGEND

- ◇ LG LOUVERED GRILLED REFER TO MEE DWGS FOR FURTHER DETAILS

WALL TYPES LEGEND

- WT 1 INTERNAL PARTY WALLS BETWEEN APARTMENTS NON LOAD BEARING, HABILITABLE TO HABITABLE AREA, DRY AREAS
- WT 2 EXTERNAL OR INTERNAL CONCRETE
- WT 3 COMMON CORRIDOR/Lobbies/FIRE STAIR WALL ADJACENT TO APARTMENT
- WT 4 INTERNAL PARTY WALLS BETWEEN APARTMENTS AND COMMON AREAS
- WT 5 EXTERNAL LIGHTWEIGHT WALL
- WT 6 INTERNAL NON-LOADBEARING STUD WALL
- WT 7 140 OR 190mm BLOCKWALL
- WT 8 EXTERNAL APARTMENT CONCRETE WALL
- WT 9 INTERNAL NON-LOADBEARING STUD WALL BETWEEN RETAIL AREAS
- WT 10 150mm CONCRETE WALL IN BASEMENT
- WT 11 150mm CONCRETE WALL BETWEEN APARTMENT
- WT 12 150mm CONCRETE WALL BETWEEN APARTMENTS

ARCHITECTURAL SPECIFICATION
The owner/builder, subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencement of works or ordering materials and shall be responsible for ensuring that all building works shall comply with the BCA 2012, as codes (current editions), building regulations, local bylaws, town planning requirements and not limited to the following Australian Standards:
A.S. 5562-1992 - Design and installation of sheet roof and wall cladding Part 1 Metal
A.S. 1860-1998 - Installation of particle board and installations
A.S. 2901-2002 - Roof tiles
A.S. 2950-2002 - Installation of roof files
A.S. 2870-2011 - Residential slabs and footing construction
A.S. 2904-1995 - Damp proof courses and flashing
A.S. 3600-2009 - Concrete structures
A.S. 4100-1998 - Steel structures
A.S. 5156-1991/96 - Plastic roof and wall cladding materials.

GENERAL NOTES
1. Confirm all dimensions and levels on site prior to commencement of works.
2. Do not scale drawings. Figured dimensions are to take precedence.
3. These plans shall be read in conjunction with any structural or civil engineering drawings, soil reports and any relevant consultant computations.
4. All sections of the specification and drawings shall be read in conjunction and any provisions or clauses in any one section shall be taken as referring to all other sections, if such provisions and clauses are in any way applicable.
5. Where an item is usual or necessary or is reasonable or properly referred in the type of work generalised in this specification but not specifically mentioned, it shall be deemed to be included in the documents. All works must comply with the Building Code of Australia and all other relevant by-laws and authorities.
6. No footings or any part of the buildings shall encroach site boundaries and easements lines. Footing to be founded at the minimum depths indicated in the soil report.
7. The builder shall take all steps necessary to ensure the stability of new and existing structures during all works. The builder shall ensure for the general water tightness of all new and existing works.
8. All exposed steelwork shall be hot dip galvanised unless otherwise approved.
9. All timber works to comply with AS 1684.2-2010, National Timber Framing Code.
10. Connect 90mm² storm water drains to legal point of discharge as approved by local authorities. Provide inspection openings at 9 meter centres along drain and at changes of direction. Grade pipes 1 in 100.
11. For all door details refer to door schedule.
12. Toilet doors are to be fitted with lift of hinges where less than 12m from the door to the closet pan.
13. Provide head, sill - jamb flashing at all openings.
14. Provide protection to comply AS 3660.1-2006, Protection of building against subterranean termites Part 1 new buildings.
15. For stainless steel or glass splashbacks provide a fire resistant board behind the glass or stainless steel splashback that complies with the requirements of AS 5601/AG 601 Gas installations, Appendix C substrate.

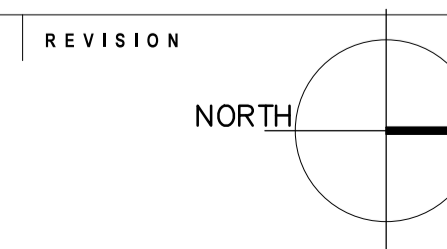
GLAZING
1. Glazing shall comply with AS 1288-2006 and AS 2047-1999 in external walls for resistance to water penetration. Safety glazing to be used in the following cases:
- Rooms within 500mm vertical of the floor
- Bathrooms within 1500mm vertical from the bath base
- Laundry within 1200mm vertical from floor and/or within 300mm horizontal from all doors
- Doorway within 300mm horizontal from all doors
- Shower screens shall be grade A safety glass.
2. For all windows refer to window schedule.
STORMWATER & SERVICES: Stormwater shall comply with AS/NZS3500.3-2003
1. Storm water shall be taken to legal point of discharge to the satisfaction of the relevant authority.
2. Sewer or septic system shall be in accordance with the relevant authorities requirements.
3. STORMWATER TO BE USED FOR TOILET FLUSHING OR GARDEN WATERING.
CORROSION: For buildings in SEVERE areas (less than 1km from breaking surf or less than 100m from saltwater not subject to breaking surf or in heavy industrial areas) the method of corrosion protection to be applied for steel members will be:
INTERNAL: Option 1: 2 coats alkyl primer
Option 2: 2 coats alkyl primer
EXTERNAL: Inorganic zinc primer plus 2 coats vinyl glass finishing coats
Option 1: Hot dip galvanne 300 g/m²
Option 2: Hot dip galvanne 180 g/m² min plus
a) 2 coats solvent based vinyl primer, or
b) 2 coats vinyl glass or alkyl
c) 2 coats zinc rich primer, or
engineered polymer ties.
WET AREAS:
1. All wet areas to comply with Part 3.8.1 BCA Vol 2 and AS3740-2010.
2. Provide moisture resistant plasterboard to all wet areas.
3. Wall finishes shall be water resistant to a height of 1800mm above shower base (if shower is unenclosed) for a length of 1500mm from other side of the shower head. 150mm above baths, basins, sinks and troughs if within 75mm of the wall.
4. Timber floors including particleboard and plywood in areas adjacent to baths and spas and outside shower areas to be waterproofed as per Part 3.8.1 BCA Vol 2 and AS3740-2010.
5. A waterstop must be installed so that its vertical leg finishes flush with the floor level to a 500mm on either side of the shower head. Junctions of water stop and walls must be waterproof.
6. All surface water shall be drained away from building.

VENTILATION:
1. Mechanical ventilation to be installed in accordance with part 3.8.5 of BCA and comply with AS 1668 parts 1&2.
2. Provide clearance from underside of beams to finished ground level of 150mm for floor with strip flooring or 200mm for floors with particleboard flooring OR 300mm WHERE IN TERMITE PRONE AREA.
3. Where applicable, sub floor vents to provide a rate of 6000mm² sq clear ventilation per 1000mm run of external masonry wall.
4. Provide min. 25 air changes per minute to all toilets and bathrooms.

INSULATION:
1. Thermal insulation to be provided as follows for slab construction (refer to energy rating report).
2. R.F. 1 to have flaming index not exceeding 5.
3. Thermal insulation shall comply with part F6.2, tables F6.1 and F6.2 of the BCA. Ceiling insulation R3 bulk insulation, wall insulation R1.5 bulk insulation and double sided reflective foil laminate fixed to external face of studs.
STAIRS AND BALUSTRADES: Stairs, stairways and balustrades to comply with BCA 3.9.1 and 3.9.2. Stair requirements (other than spiral stairs):
- Risers: 190mm maximum, 15mm minimum.
- Treads: 355mm maximum, 24mm minimum.
- Private stairs (and 250mm for public stairs), risers and treads shall be constant size throughout flight.
- Provide continuous handrail 1000mm minimum. Handrails shall be 865mm min. above treads and continuous to one side of each stair compliant with Part 3.9.2.4 of the BCA 2012.
- Provide non slip finish to stair treads or suitable non skid strip near edge of nosings. Gap between open stair treads to be not more than 125mm or use closed risers.
- Provide 200mm min head clearance above all steps and stairs.
- Provide balustrades where a change of level exceed 1000mm.
- Balustrades shall be 1000mm high on balconies or landings.
- 865mm above stair nosing or ramps.
- Maximum opening between balustrades not to exceed 125mm.

LIGHTING: Artificial lighting to comply with AS/NZ 1688.0-2009 and to be installed in accordance with AS 3723.5-2008. All brick works shall comply with AS 1640. Provide approved damp proof course placed above ground level and below floor level.
THRESHOLDS: If the threshold sill of the doorway is greater than 190mm above the finished surface of the ground to which the doorway opens, a landing shall be provided no less than the width of the door leaf or 900mm wide x 900mm long, which ever is greater.
SMOKE ALARMS: Location of smoke alarms to be provided and installed in accordance with A.S. 3786-1993 and Part 3.7.2 of the BCA 2012 and shall be hard wired with battery backup.
MASONRY:
1. Masonry is to comply with Clause 3.5.2 of AS3700-2011 for a marine environment 1. AS3732-2008. All brick works shall comply with AS 1640. Provide approved damp proof course placed above ground level and below floor level.
2. Provide wall ties to brickwork as per 3.3.2.2 BCA. Generally wall ties to be 600mm ctrs in each direction for cavity masonry, for masonry veneer 400x450 for 450 stud walls and 600x600 for 600 stud walls and within 300mm of articulation joints.
3. Provide wall ties to brickwork at maximum 500mm ctrs in each direction and within 300mm of articulation joints 2200mm sq clear ventilation per 1000mm run of internal dwarf walls.
4. Spacing of wall ties to top and sides of opening to be halved.
NOTES:
LANDSCAPE INDICATIVE ONLY. FOR FURTHER LANDSCAPE DETAILS REFER TO LANDSCAPE DRAWINGS.

01 GROUND FLOOR PLAN
1:100



NOTES
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Contractors shall verify job dimensions before any work commences. Work shall conform to the specifications, other drawings and all job dimensions. All shop drawings shall be submitted to the Architect/Consultant for approval and manufacture is to be commenced only on the return of the inspected drawings signed by the Architect/Consultant.

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SCALE 1:100@A1

DRAWN **CHECKED** **JOB NO.** 2014-36

PROJECT MULTIRESIDENTIAL DEVELOPMENT 3-15 HIGH STREET, PRESTON

DRAWING TITLE GROUND FLOOR PLAN

DRAWING NO. A21 G.01

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PRELIMINARY ISSUE

BBP ARCHITECTS