LOT 99 - FRONT VIEW

LOT 99 - REAR VIEW

NOTE:
ALL ABOVE IMAGES ARE FOR GENERAL ILLUSTRATIVE PURPOSES ONLY. DRAWINGS & SPECIFICATIONS TAKE PRECEDENT

GENERAL NOTES:

GENERAL
- All levels and boundary setbacks to be confirmed on site.
- On-site trees to be retained wherever possible if not marked for removal in landscaping documents.
- Refer to Town Planning Conditions and approved town planning documents as required.

BUILDING DESCRIPTION
- Building Use - Residential
- Class of Building - 2
- Type of Construction - C
- Rise in Storeys - 2
- No. of Storeys - 2
- Effective Height - 3.6m

SCREENING
- Provide screening in accordance with the development approval.

STRUCTURE - SLABS & FALLS
- All slab set downs refer to floor plans.
- All paving to fall away from building.
- All grades to comply with planning policy 18.06

EXTERNAL FIXTURES
- Any attachments to the exterior of the building including pergolas, facades, sunshades etc. to comply with Clause 2.4 of Spec C1.1 BCA 2019.

FIRE RESISTANCE - COMPARTMENTATION AND SEPARATION
- Each storey of units to be separated by floors achieving FRL 30/30/30.
- Refer to Table 5 of Spec. C1.1 BCA for general FRL's to Class 2 buildings of Type C construction.
- Fire rated bounding construction to extend from a floor with the required FRL to the underside of the floor above with the required FRL, or to the underside of non-combustible roof sheeting, or a ceiling immediately below the roof which has a resistance to the incipient spread of fire to the space above of not less than 60 minutes. Unless otherwise specified on drawings.
- Walls between or bounding sole occupancy units in Class 2 buildings of Type C construction must be fire rated to achieve 90/90/90 to loadbearing walls.
- Fire walls to extend to the underside of the non-combustible roof sheeting including eaves. They shall finish hard against the external wall separated by a damp proof membrane. No timber or combustible material is to cross the separation wall. Roof battens are permitted to cross, provided they are no greater than 75 x 50mm and have the gap between the top of the wall and the underside of the roof sheeting packed with mineral wool fibre or similar fire resistant material.

PROTECTION OF OPENINGS
- Any openings in walls required to have an FRL and within 3m of a fire source feature must be protected in accordance with Part C3.2 and C3.4 BCA.
- Penetrations through building elements that are required to achieve FRL's are to be protected to comply with Part 3.12 or Part 3.15 and Spec. C3.15 BCA e.g. fire collars to PVC soil and waste pipes, fire dampers to mechanical ventilation ducts.
- Gas penetrations - No gas pipes to penetrate through floors.

FIRE HAZARD PROPERTIES
- Floor linings, floor coverings, wall linings, ceiling linings, air handling equipment, sarking and insulation materials must comply with Specification C1.10 Fire hazard properties of BCA Volume One 2019.

HEALTH & AMENITY, SANITARY & OTHER FACILITIES
- Floor wastes to all wet areas (bathrooms/ensuites and laundries) unless wet areas fall to shower traps and all sanitary ware have overflows.
- Part F1.1I BCA requires the provision of floor wastes to bathrooms and laundries including laundry cupboards in all units located above another unit or public space.
- Part F1.7 BCA requires all wet areas of building to be waterproofed.
- Waterproofing should be in accordance with the requirements of AS3740.
- Sanitary compartments or rooms containing closet pans to comply with part F2.5 BCA with doors fitted with lift off hinges where required.

LIGHT & VENTILATION
- Bathrooms/ ensuites/ powder rooms and laundries not provided with an openable window to provide natural ventilation complying with Part F4.6 BCA, to be mechanically ventilated to comply with AS1668.2
- Location of exhaust outlets in relation to external openings in units and neighbouring properties to comply with AS1668.2

CEILING HEIGHTS
- To habitable rooms min. 2.4m
- To kitchens, bathrooms, corridors and non-habitable rooms min. 2.1m

ACCESS & EGRESS CONSTRUCTION OF EXITS
- Paths of travel from building discharge point to road frontage to comply with D1.10 BCA - minimum 1.0m wide with stairs and ramps complying with BCA at any change in level along path of travel

STAIRS, RAMPS & BALUSTRADING
- Balustrades are required to be provided to open edges of floors and stairs (D2.16) minimum height of 1.0m above floors (865mm stair nosing) with maximum 125mm gaps. To ensure compliance with this clause, all balustrades to achieve a minimum of 1050mm above finished ground levels.
- Where glazing is to act as a balustrade the glazing and related fixings should be designed to meet the AS1170 loading requirements for a balustrade
- Where floors exceed 4.0m above the surface below, balustrades are not to contain horizontal or climbable elements between 150mm and 760mm above the floor level or have fixed building parts within a radial arc of 1200mm from the base of the balustrade that are on an angle closer than 90degrees to it.
- Where an openable window is located on a floor more than 4.0m above the surface below it must have its sill located a minimum 865mm above the floor D2.16(1)(iii)(c) and not have climbable elements such as ledges or glazing framing located between 150 and 760mm above the floor
- Air conditioning condensers must not be placed near balustrades to form climbable elements min. 1200mm clear of balustrades
- Stairways to comply with D2.13 BCA throughout, landings to comply with D2.14
- Part D2.21 requires all doors are to be operable without a key from the side that faces a person seeking egress. All door hardware is to be located between 900mm and 1200mm above the floor
- Part D2.15 stipulates the provisions for thresholds require a level landing no less than the width of the door leaf
- The construction of stairs, walkways or ladders giving access to plant rooms and the like must comply with the requirements of AS 1657
- Openable windows located where the floor below is greater than 2m or more above the surface beneath in a bedroom of a Class 2 building, and where the lowest level of the window opening is less than 1.7m above the floor, the window must have a device capable of restricting the window opening to not more than 125mm, or be fitted with security screens.
- All provisions of BCA D2.24 will need to be complied with for windows that fall into this category.

GLAZING & DOORS
- Glazing must be designed to meet the requirements of AS1288 and AS2047.
- Full height glazing to comply with S1428.1-2009 Clause 6.6
- Luminance contrast to doorways on accessway to comply with AS1428.1-2009 Clause 13.
- Doorways opening onto driveway common area shall have a minimum luminance contrast of 30% provided between:
  a) door leaf and jamb; or
  b) door leaf and adjacent wall; or
  c) architrave and wall; or
  d) door leave and architrave; or
  e) door jamb and adjacent wall.
- The minimum width of the area of luminance control shall be 50mm.

SMOKE DETECTION AND ALARM SYSTEM
- Automatic smoke alarm system to be installed to comply with Clause 3 of Spec E2.2a BCA connected to consumer mains power.
- Smoke Alarm System to comply with AS3786.

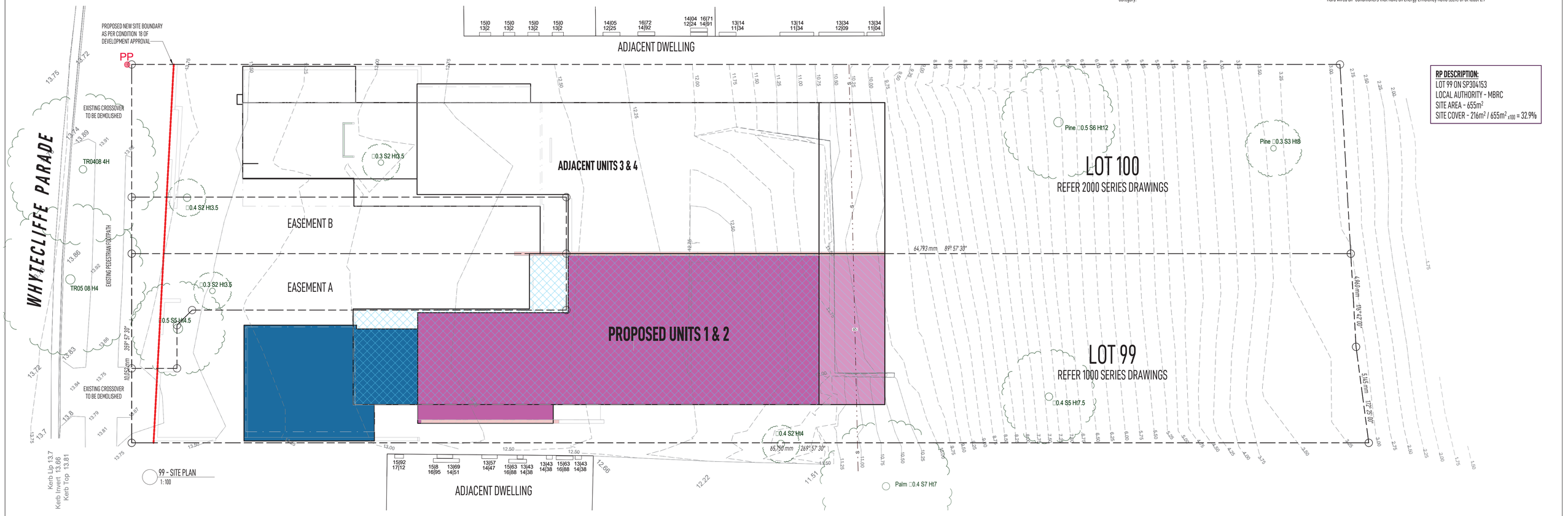
SOUND TRANSMISSION AND INSULATION ACOUSTIC SEPARATION
- Sound insulation requirements to comply with Part F5 BCA
- Floors separating sole occupancy units to have R_w+C_{tr} not less than 50 and $L_{n,w}$ not more than 62.
- Walls separating sole occupancy units from one another to have R_w+C_{tr} not less than 50.
- Walls separating a bathroom, toilet, laundry or kitchen in one unit from a habitable room in an adjoining unit to have R_w+C_{tr} not less than 50 and must be constructed of discontinuous construction (refer to detail).
- If a duct, soil or waste pipe, located in a wall or floor cavity, serves or passes through more than one sole occupancy unit, the service must be separated from the rooms of any sole-occupancy unit by construction with an R_w+C_{tr} not less than:
  i) 40 if the adjacent room is a habitable room (other than a kitchen); or
  ii) 25 if the adjacent room is a kitchen or any other room.
- Refer acoustic wall details for specification.

WALLS & ROOFS
- All roof penetrations to be flashed.
- Gutters & Downpipes - refer to hydraulic and architectural drawings.
- Wall and roof insulation R value to meet 6 star BERS rating. Refer Energy Consultants Report.
- Roof insulation - Glass wool, mineral wool, polyester, natural wool batts or blankets .
- Wall insulation - Reflective foil membrane or "air cell" type insulation or reflective foil in combination with bulk thermal insulation where required.

TERMITE PROTECTION
- All termite protection to timber to comply with B1.4(i) BCA 2019 Vol. 2 & AS3660.1
- Where barrier protection is required provide 'Termimesh' installed to manufacturers instructions.
- For built to boundary walls refer to manufacturer nstructions.

CONSTRUCTION PERIOD FIRE PROTECTION SERVICES
- During construction fire protection services to be provided to comply with E1.9 BCA 2019.
- A portable fire extinguisher to be provided on each storey beside each required exit.

ENERGY EFFICIENCY - CLASS 2 BUILDINGS
- 4-star Water Efficiency Labelling and Standards (WELS) Scheme rated toilets
- Minimum 3-star WELS rated tap ware for shower roses, kitchen sinks, bathroom basins and laundry troughs.
- 80 per cent energy efficient globes to all fixed internal lighting for class 2 buildings.
- Hard wired air-conditioners that have an Energy Efficiency Ratio (EER) of at least 2.9



RP DESCRIPTION:
LOT 99 ON SP304153
LOCAL AUTHORITY - MBRC
SITE AREA - 655m²
SITE COVER - 216m² / 655m² x100 = 32.9%

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No.	DATE	REVISION
A	1-10-20	PRELIMINARY ISSUE
B	06-10-20	PRELIMINARY CLIENT ISSUE
C	19-10-20	CLIENT REVIEW
D	19-11-20	CONSULTANT ISSUE
E	11-12-20	QUOTATION ISSUE
F	10-03-21	GENERAL REVIEW
1	13-04-21	ISSUED FOR CONSTRUCTION

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

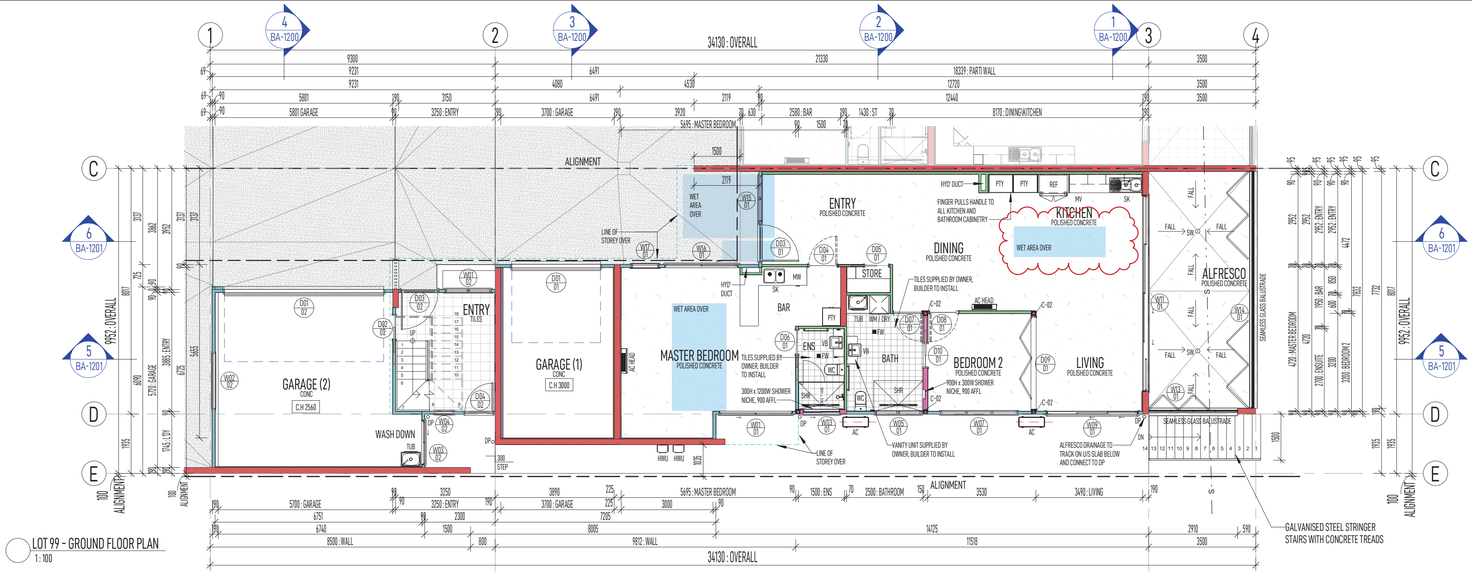
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

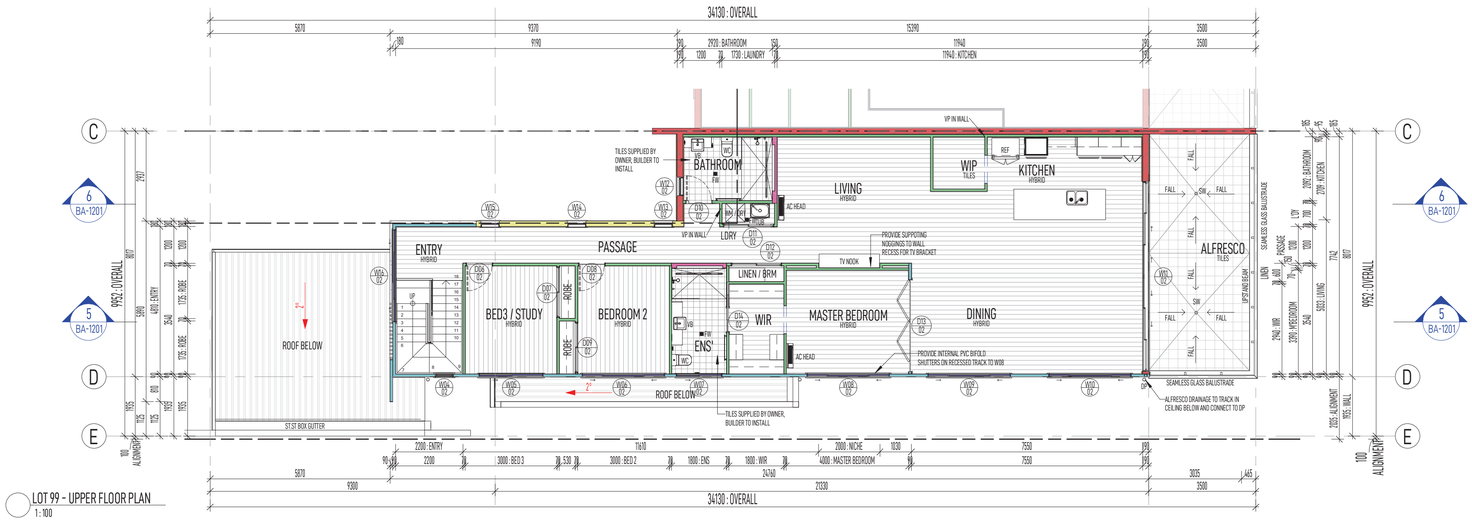
TITLE:
LOT 99 - GENERAL NOTES AND SITE PLAN

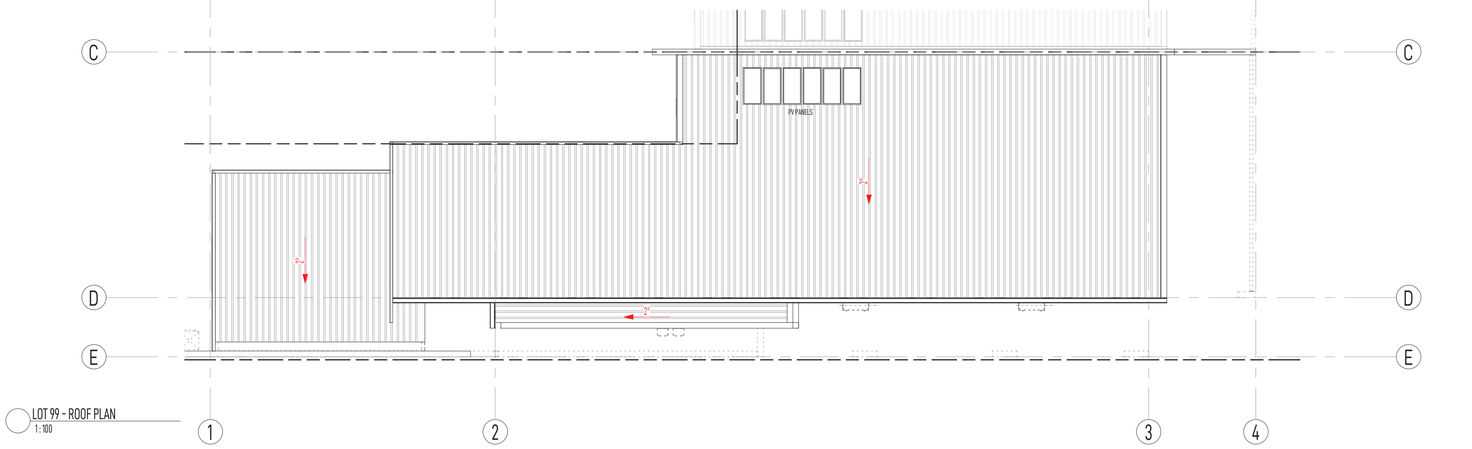
ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	13-04-21	BSP

PROJECT No.	SHEET	ISSUE
20042	BA-1001	1







WALL LEGEND

ID	TYPE	DESCRIPTION	NOMINAL STRUCTURAL THICKNESS	FRL	ACOUSTIC (Rw)
WT-01	TIMBER FRAMED WALL	70mm TIMBER FRAME REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	70mm	--/--/--	-
WT-02	TIMBER FRAMED WALL	90mm TIMBER FRAME REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	90mm	--/--/--	-
WT-03	TIMBER FRAMED WALL	2x70mm TIMBER FRAME OR 150mm TIMBER FRAME REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	150mm	--/--/--	-
WT-04	STEEL BATTEN WALL	28mm FURRING CHANNEL REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	25mm	--/--/--	-
WT-05	TIMBER FRAMED WALL	2x90mm TIMBER FRAME REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	180mm	--/--/--	-
WT-06	MASONRY WALL	190mm BLOCKWORK WALL - 200 COURSING REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	190mm	90/90/90	-

COLUMN LEGEND

ID		TYPE	DESCRIPTION	FRL
C-01		90mm SHS COLUMN	STANDARD SHS COLUMN	-/-/-
C-02		90mm SHS COLUMN	BORAL PLIBD SYSTEM **PSC13F** TO DETAIL H 1 x 13mm FIRESTOP PLIBD TO PERIPHERY RONDO PN142 TRACK TO FORM GAP AROUND STEEL SHS COLUMN. REFER TYPICAL STEEL COLUMN DETAIL.	30/-/-

WINDOW SCHEDULE - 99

#	W	H	DESCRIPTION	GLAZING	REMARKS
01					
W01/01	2400	2400	0X TYPE SLIDING GLASS DOOR - AL. FRAME		
W02/01	2400	450	#2 BAY LOUVRE HIGHLIGHT - AL. FRAME		
W03/01	1200	900	0X TYPE SLDING GLASS WINDOW - AL. FRAME	OBSCURE	
W04/01	1200	450	#2 BAY LOUVRE HIGHLIGHT - AL. FRAME	OBSCURE	
W05/01	1500	2300	#2 BAY LOUVRE WINDOW - AL. FRAME	OBSCURE	
W06/01	1500	450	#2 BAY LOUVRE HIGHLIGHT - AL. FRAME	OBSCURE	
W07/01	2500	2300	#3 BAY LOUVRE WINDOW - AL. FRAME		
W08/01	2500	450	#3 BAY LOUVRE HIGHLIGHT - AL. FRAME		
W09/01	3000	2400	0XX TYPE SLIDING GLASS STACKER DOOR - AL. FRAME		
W10/01	3000	450	#3 BAY LOUVRE HIGHLIGHT - AL. FRAME		
W11/01	6400	2400	0XXX0 TYPE SEAMLESS SLIDING GLASS DOOR - AL. FRAME		
W12/01	6400	450	#6 BAY LOUVRE HIGHLIGHT - AL. FRAME		
W13/01	2900	3150	CONCERTINA WINDOW - 4 PANEL		RECESSED SILL TRACK TO CONCRETE HOBE
W14/01	7732	3050	CONCERTINA WINDOW - 8 PANEL		RECESSED SILL TRACK TO CONCRETE HOBE
W15/01	1500	2100	#2 BAY LOUVRE WINDOW - AL. FRAME		
W16/01	2400	2400	0X TYPE SLIDING GLASS DOOR - AL. FRAME		
W17/01	900	2400	#1 BAY LOUVRE WINDOW - AL. FRAME		
02					
W01/02	1500	2300	#2 BAY LOUVRE WINDOW - AL. FRAME		
W02/02	1800	600	AWNING WINDOW - AL. FRAME		
W03/02	1450	2365	0X TYPE SLIDING GLASS DOOR - AL. FRAME		
W04/02	600	2100	DOUBLE HUNG WINDOW - TOP & BOTTOM SASH OPERABLE - AL. FRAME		
W05/02	2100	900	0X TYPE SLDING GLASS WINDOW - AL. FRAME		
W06/02	2700	900	X0X TYPE SLIDING GLASS WINDOW - AL. FRAME		
W07/02	1500	900	0X TYPE SLDING GLASS WINDOW - AL. FRAME		
W08/02	2700	1500	X0X TYPE SLIDING GLASS WINDOW - AL. FRAME		OPENING LIMITER
W09/02	2700	1500	X0X TYPE SLIDING GLASS WINDOW - AL. FRAME		OPENING LIMITER
W10/02	2700	2400	X0X TYPE SLIDING GLASS WINDOW W/ 900 LOWLIGHT - AL. FRAME		OPENING LIMITER
W11/02	6200	2365	0XXX0 TYPE SEAMLESS SLIDING GLASS DOOR - AL. FRAME		
W12/02	600	2100	DOUBLE HUNG WINDOW - TOP SASH OPERABLE - AL. FRAME		
W13/02	600	2100	DOUBLE HUNG WINDOW - TOP SASH OPERABLE - AL. FRAME		
W14/02	600	2100	DOUBLE HUNG WINDOW - TOP SASH OPERABLE - AL. FRAME		
W15/02	600	2100	DOUBLE HUNG WINDOW - TOP SASH OPERABLE - AL. FRAME		
W16/02	3010	1243	X0X TYPE SLIDING GLASS WINDOW - AL. FRAME		OPENING LIMITER

WINDOW NOTES

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DOOR SCHEDULE - 99

#	H	W	DESCRIPTION	FINISH	COMMENTS
01					
D01/01	2400	2900	PANEL LIFT GARAGE DOOR - SELECT STYLE		
D03/01	2340	1200	EXTERIOR GRADE ENTRY DOOR - SELECT PANEL		
D04/01	2340	920	INTERIOR GRADE SWING DOOR - SELECT PROFILE		
D05/01	2340	820	INTERIOR GRADE HOLLOW CORE IN CAVITY SLIDING FRAME - SELECT PROFILE		
D06/01	2340	820	INTERIOR GRADE HOLLOW CORE IN CAVITY SLIDING FRAME - SELECT PROFILE		
D07/01	2340	920	INTERIOR GRADE SWING DOOR - SELECT PROFILE		
D08/01	2340	920	INTERIOR GRADE SWING DOOR - SELECT PROFILE		
D09/01	2400	3000	#4 PANEL BI-FOLD DOOR - ALL ONE WAY - WHITE PLANTATION SHUTTER PANELS		
D10/01	2340	820	INTERIOR GRADE HOLLOW CORE IN CAVITY SLIDING FRAME - SELECT PROFILE		
02					
D01/02	2200	5200	PANEL LIFT GARAGE DOOR - SELECT STYLE		
D02/02	2340	820	INTERIOR GRADE HOLLOW CORE IN CAVITY SLIDING FRAME - SELECT PROFILE		
D03/02	2400	1200	EXTERIOR GRADE ENTRY DOOR - SELECT PANEL		HUME NEWINGTON JSTI
D04/02	2340	920	EXTERIOR GRADE SWING DOOR - SELECT PROFILE		
D06/02	2340	820	INTERIOR GRADE SWING DOOR - SELECT PROFILE		
D07/02	2400	1600	#2 SLIDING ROBE DOORS		
D08/02	2340	820	INTERIOR GRADE SWING DOOR - SELECT PROFILE		
D09/02	2400	1600	#2 SLIDING ROBE DOORS		
D10/02	2340	820	INTERIOR GRADE SWING DOOR - SELECT PROFILE		
D11/02	2400	1600	#2 SLIDING ROBE DOORS		
D12/02	2400	1600	#2 SLIDING ROBE DOORS		
D13/02	2400	3000	#4 PANEL BI-FOLD DOOR - ALL ONE WAY - WHITE PLANTATION SHUTTER PANELS		
D14/02	2340	820	INTERIOR GRADE HOLLOW CORE IN CAVITY SLIDING FRAME - SELECT PROFILE		

DOOR NOTES

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D	13-11-20	CLIENT REVIEW
E	18-11-20	CONSULTANT ISSUE
F	11-12-20	QUOTATION ISSUE
1	13-04-21	ISSUED FOR CONSTRUCTION
2	18-11-21	GENERAL REVISION
3	19-01-22	GENERAL REVISION

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Associate: Josh White. Reg.No 4589

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

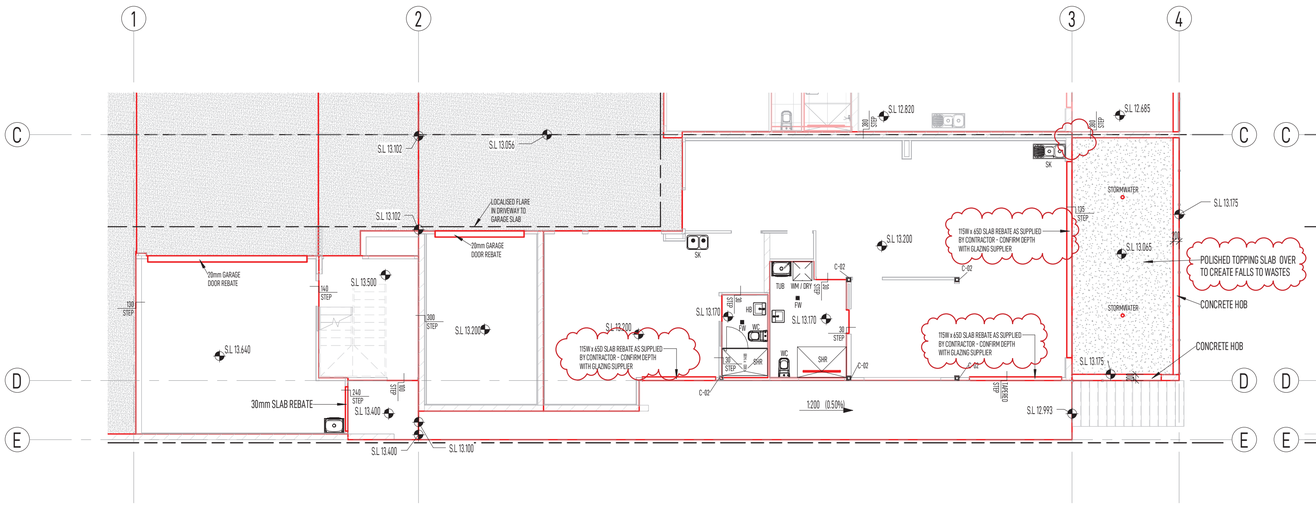
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE
LOT 99 - FLOOR AND ROOF PLANS, WINDOW AND DOOR SCHEDULES

ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-01-22	BSP

PROJECT No.	SHEET	ISSUE
20042	BA-1010	3



99 - GROUND FLOOR SLAB PLAN
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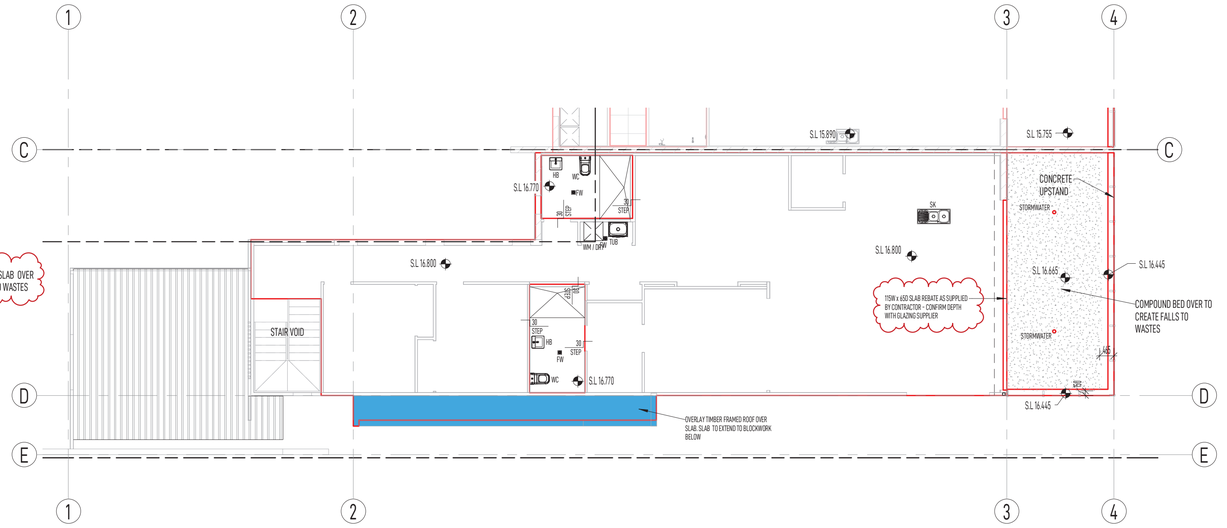

99 - UPPER FLOOR SLAB PLAN
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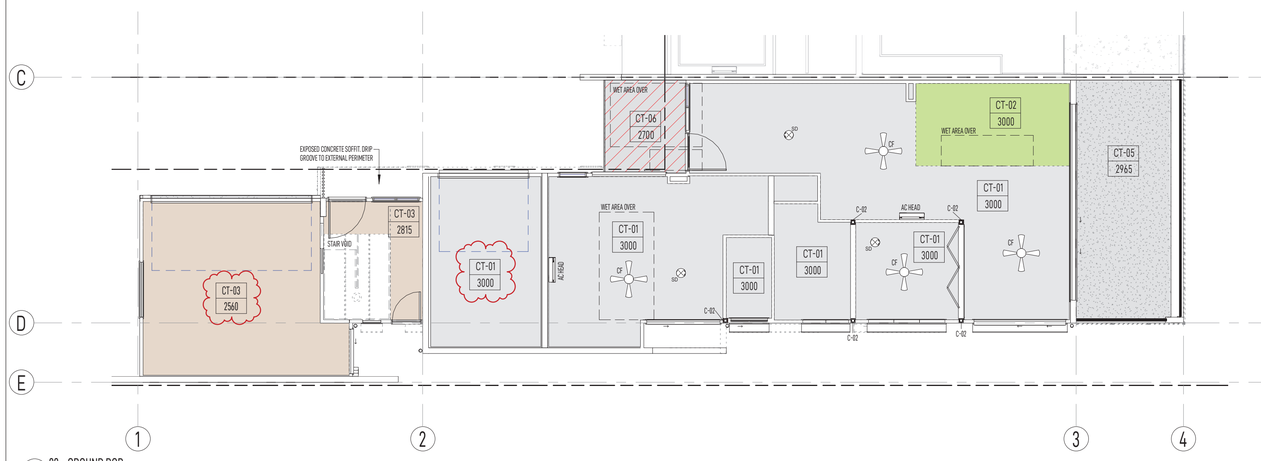

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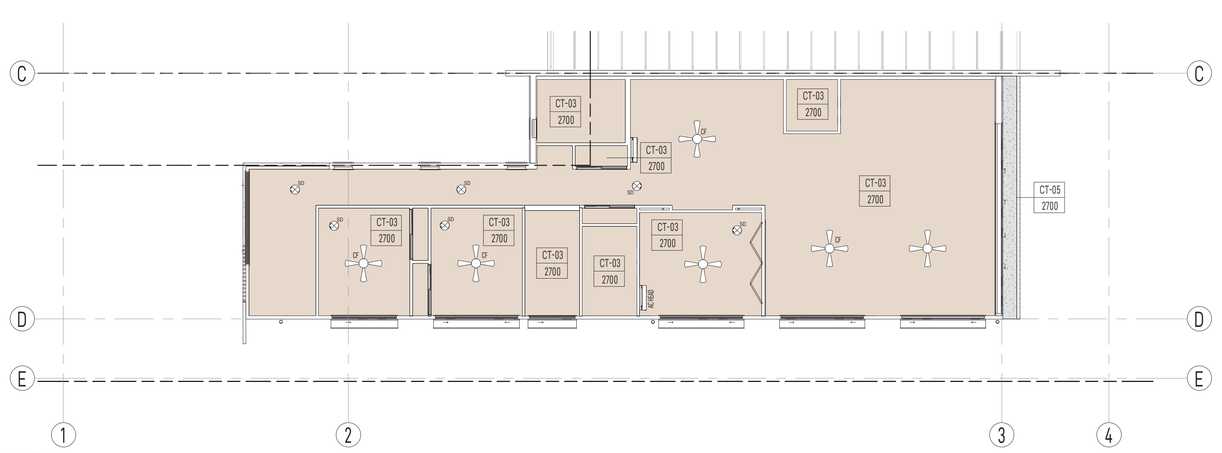

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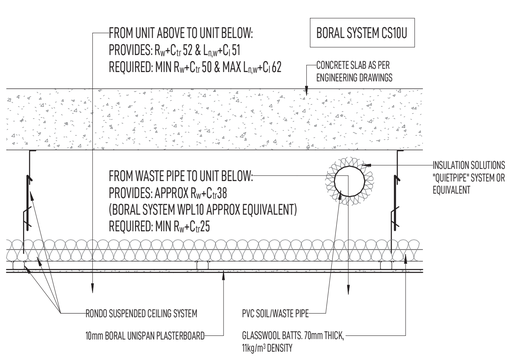

CT-01 TYPICAL CEILING DETAIL
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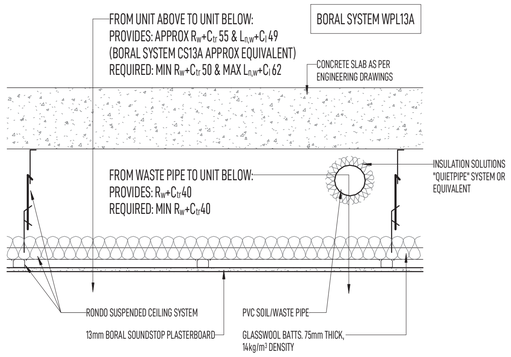

CT-02 TYPICAL CEILING DETAIL
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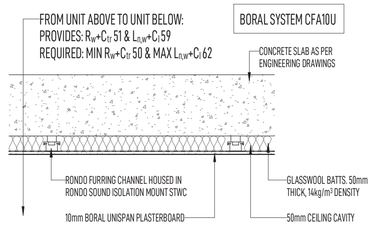

CT-04 TYPICAL CEILING DETAIL
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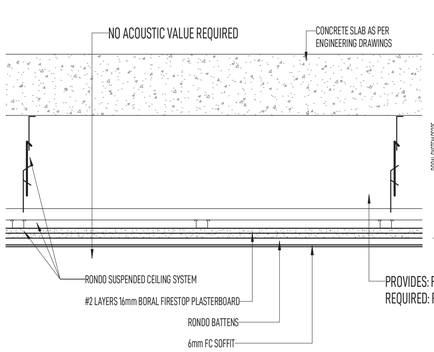

CT-06 TYPICAL CEILING DETAIL
1: 10

CEILING LEGEND

TYPE	DESCRIPTION	ACOUSTIC (R_w+ C_{tr})	ACOUSTIC ($L_{n,w}$+C_i)	FRL	INSULATION TYPE
CT-01	SUSPENDED CEILING UNDER BARE CONCRETE FLOOR #1 / 10mm BORAL UNISPAN PLASTER BOARD MIN. 100mm CEILING CAVITY	52	51	--	70mm THICK GLASSWOOL BATT, 11kg/m³ DENSITY
CT-02	SUSPENDED CEILING UNDER BARE CONCRETE FLOOR #1 / 13mm BORAL SOUNDSTOP PLASTER BOARD CAVITY INSULATION TO EXTEND MIN. 1200 EACH SID OF PIPE	40	--	--	75mm THICK GLASSWOOL BATT, 14kg/m³ DENSITY
CT-03	CEILING FIXED TO TRUSS\CONCRETE FLOOR THROUGH FURRED CHANNEL #1/ 10 BORAL STANDARD CORD PLASTER BOARD	--	--	--	REFER ENERGY REPORT FOR INSULATION REQUIREMENT
CT-04	CEILING FIXED TO CONCRETE FLOOR THROUGH FURRED CHANNEL. ACOUSTIC MOUNT #1/ 10mm BORAL UNISPAN PLASTER BOARD	51	59	--	50mm THICK GLASSWOOL BATT, 11kg/m³ DENSITY
CT-05	SOFFIT FIXED TO TRUSS\CONCRETE FLOOR THROUGH FURRED CHANNEL #1/ 6mm FLUSH JOINT FIBRE CEMENT SHEETING	--	--	--	--
CT-06	SUSPENDED CEILING UNDER BARE CONCRETE FLOOR #2 / 16mm BORAL FIRESTOP PLASTER BOARD MIN. 100mm CEILING CAVITY	--	--	90/90/90	--

-- / 2400 — DENOTES HEIGHT FROM FFL BELOW

NOTE:
- SQUARE SET CEILINGS THROUGHOUT

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No.	DATE	REVISION
A	1-10-20	PRELIMINARY ISSUE
B	06-10-20	PRELIMINARY CLIENT ISSUE
C	18-11-20	CONSULTANT ISSUE
D	11-12-20	QUOTATION ISSUE
1	13-04-21	ISSUED FOR CONSTRUCTION
2	18-11-21	GENERAL REVISION

NORTH

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Associate: Josh White. Reg.No 4589

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

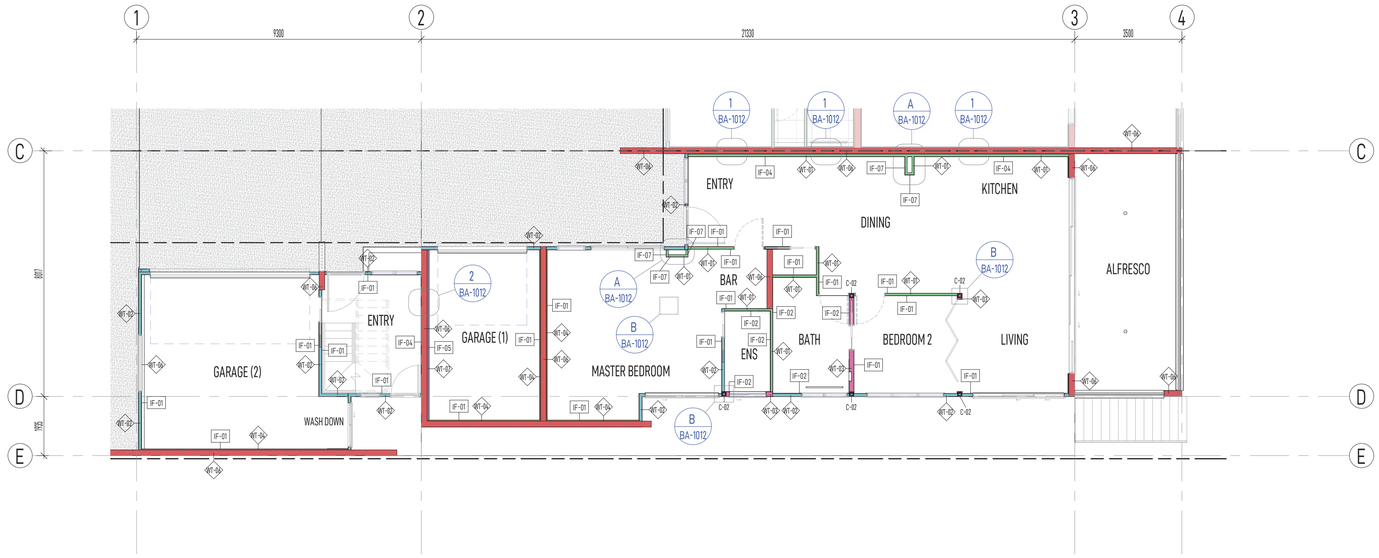
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE:
LOT 99 - SLAB, REFLECTED CEILING, LIGHTING AND ELECTRICAL PLANS

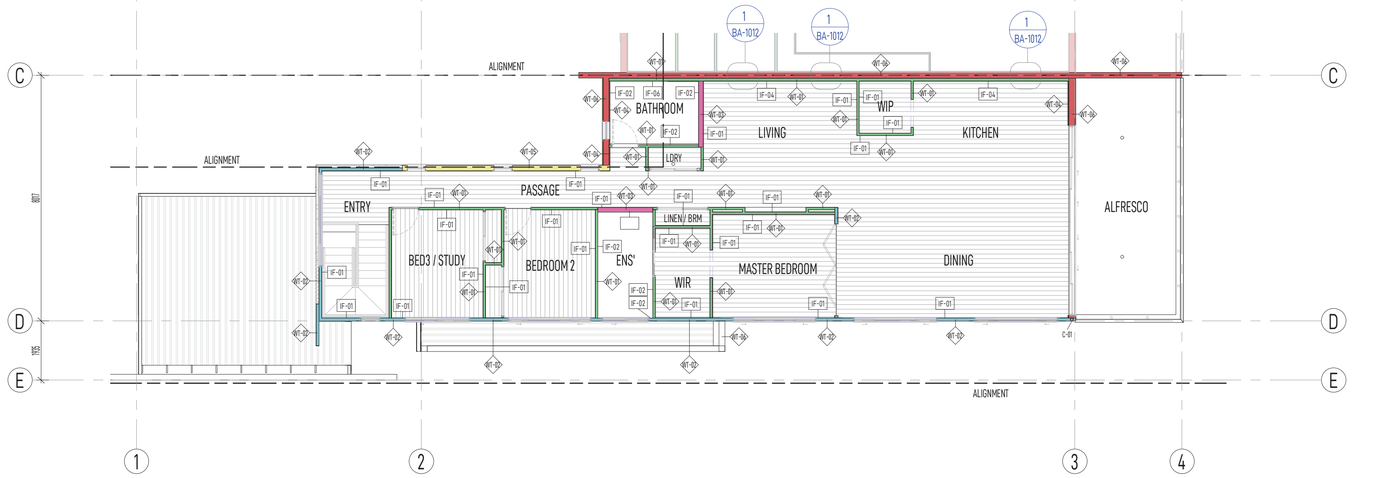
ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-11-21	BSP

PROJECT No.	SHEET	ISSUE
20042	BA-1011	2



LOT 99 - GROUND FLOOR PLAN
1 : 100



LOT 99 - UPPER FLOOR PLAN
1 : 100

WALL LEGEND

ID	TYPE	DESCRIPTION	NOMINAL STRUCTURAL THICKNESS	FRL	ACOUSTIC (Rw)
WT-01	TIMBER FRAMED WALL	70mm TIMBER FRAME REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	70mm	--/--/--	-
WT-02	TIMBER FRAMED WALL	90mm TIMBER FRAME REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	90mm	--/--/--	-
WT-03	TIMBER FRAMED WALL	2x70mm TIMBER FRAME OR 150mm TIMBER FRAME REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	150mm	--/--/--	-
WT-04	STEEL BATTEN WALL	28mm FURRING CHANNEL REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	25mm	--/--/--	-
WT-05	TIMBER FRAMED WALL	2x90mm TIMBER FRAME REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	180mm	--/--/--	-
WT-06	MASONRY WALL	190mm BLOCKWORK WALL - 200 COURSING REFER WALL FINISH PLANS FOR INTERNAL LININGS REFER ELEVATIONS FOR EXTERIOR CLADDING	190mm	90/90/90	-

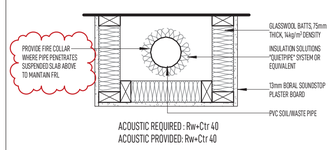
COLUMN LEGEND

ID	TYPE	DESCRIPTION	FRL
C-01	90mm SHS COLUMN	STANDARD SHS COLUMN	-/-/-
C-02	90mm SHS COLUMN	BORAL PL/BD SYSTEM **PSC13F** TO DETAIL H 1 x 13mm FIRESTOP PL/BD TO PERIPHERY RONDO PN142 TRACK TO FORM GAP AROUND STEEL SHS COLUMN. REFER TYPICAL STEEL COLUMN DETAIL.	30/-/-

INTERNAL FINISH LEGEND

ID	DESCRIPTION
IF-01	10mm PLASTERBOARD, PAINT FINISH
IF-02	10mm BORAL 'WETSTOP' PLASTERBOARD OR SIMILAR, PAINT FINISH
IF-03	VJ WALL PANEL, PAINT FINISH
IF-04	13mm BORAL Std CORE PLASTERBOARD, PAINT FINISH
IF-05	2 x 13mm BORAL Std CORE PLASTERBOARD, PAINT FINISH
IF-06	13mm BORAL 'WETSTOP' PLASTERBOARD, PAINT FINISH
IF-07	13mm BORAL 'SOUNDSTOP' PLASTERBOARD, PAINT FINISH

BORAL SYSTEM WPA13A

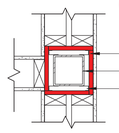


ACOUSTIC REQUIRED : Rw+Ctr 40
ACOUSTIC PROVIDED: Rw+Ctr 40

A BA-1012 TYPICAL HYD' DUCT DETAIL A
1 : 10

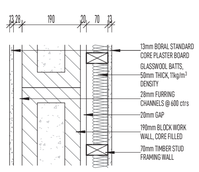
NOTE:
ALL INTERNAL COLUMNS TO HAVE A *FIRE-PROTECTIVE COVERING* IN ACCORDANCE WITH CLAUSE 5.1e(ii) OF SPEC C1.1 BCA

BORAL PL/BD SYSTEM PSC13F TO PROVIDE FRL 30/--/--



B BA-1012 TYPICAL STEEL COLUMN DETAIL
1 : 10

BORAL SYSTEM M20.01CF

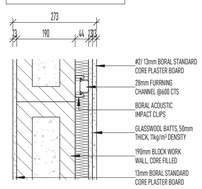


ACOUSTIC REQUIRED : Rw+Ctr 50 + DISCONTINOUS CONSTRUCTION
ACOUSTIC PROVIDED: Rw+Ctr 54

NOTE: 'WETSTOP' PL/BD TO ALL WET AREAS

1 BA-1012 TYPICAL WALL DETAIL 1
1 : 10

BORAL SYSTEM M20.01CF



ACOUSTIC REQUIRED : Rw+Ctr 50
ACOUSTIC PROVIDED: Rw+Ctr 55

2 BA-1012 TYPICAL WALL DETAIL 2
1 : 10

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No.	DATE	REVISION
A	11-12-20	QUOTATION ISSUE
1	13-04-21	ISSUED FOR CONSTRUCTION
2	18-11-21	GENERAL REVISION

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Associate: Josh White. Reg.No 4589

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

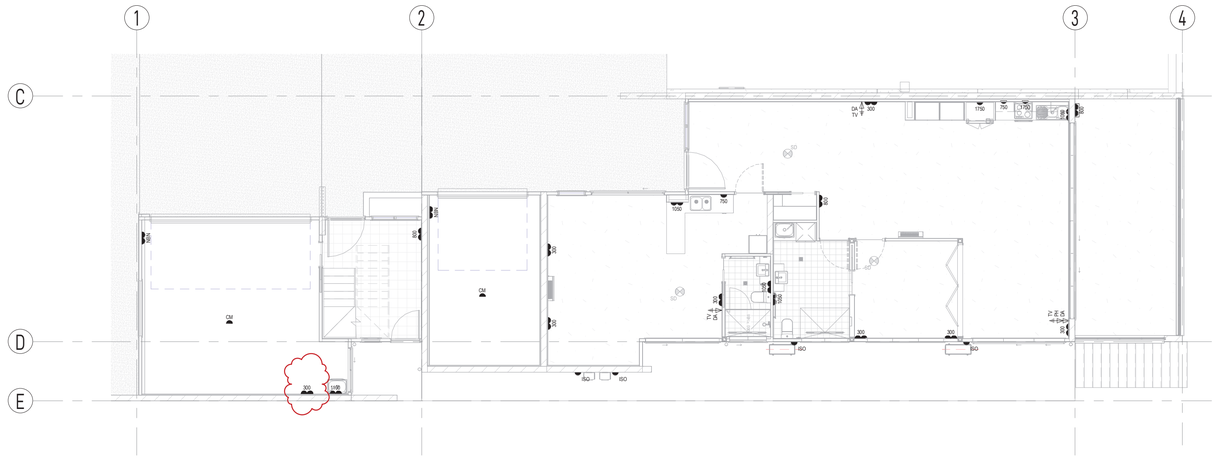
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE:
LOT 99 - WALL FINISH PLANS

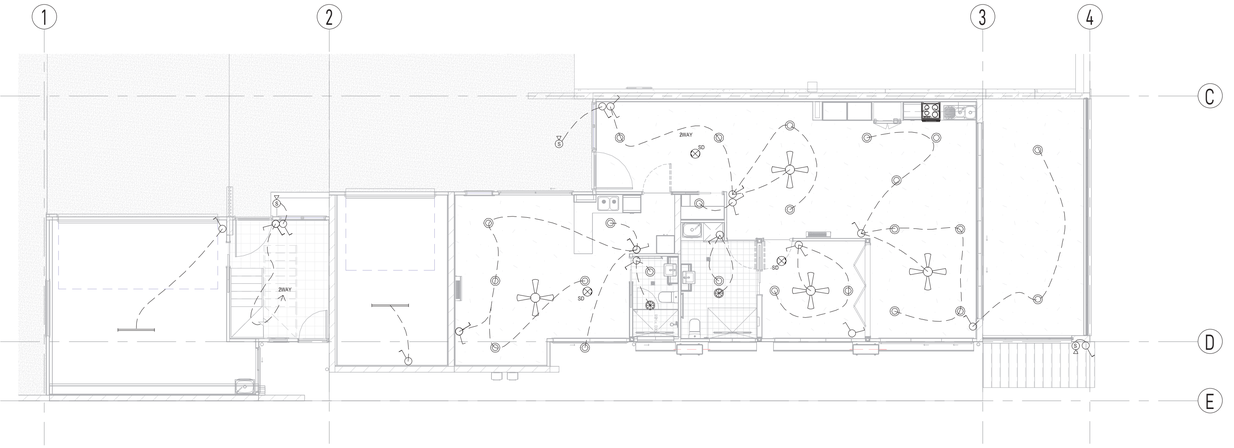
ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-11-21	BSP

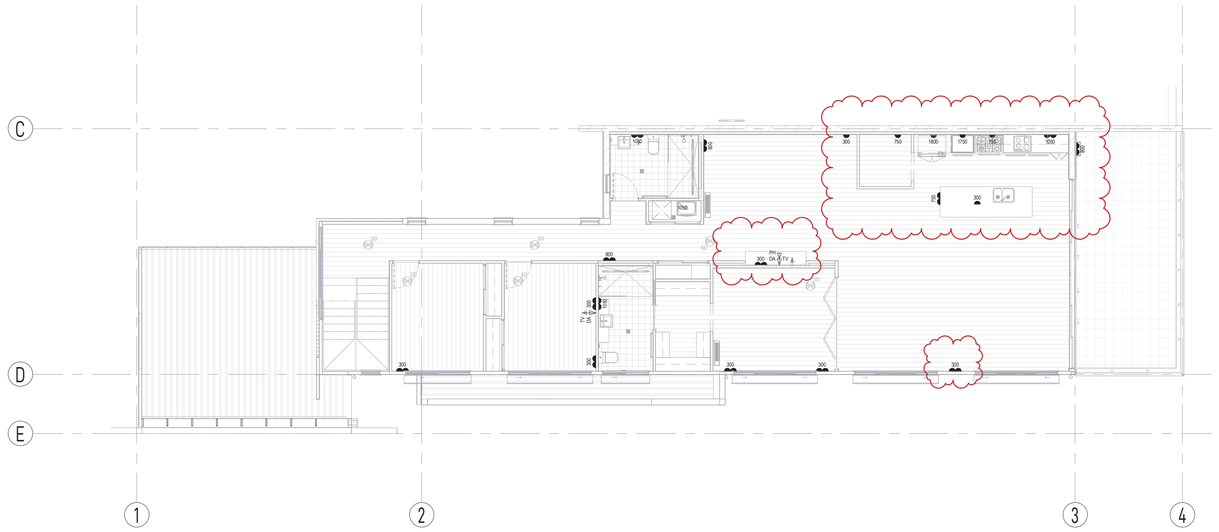
PROJECT No.	SHEET	ISSUE
20042	BA-1012	2



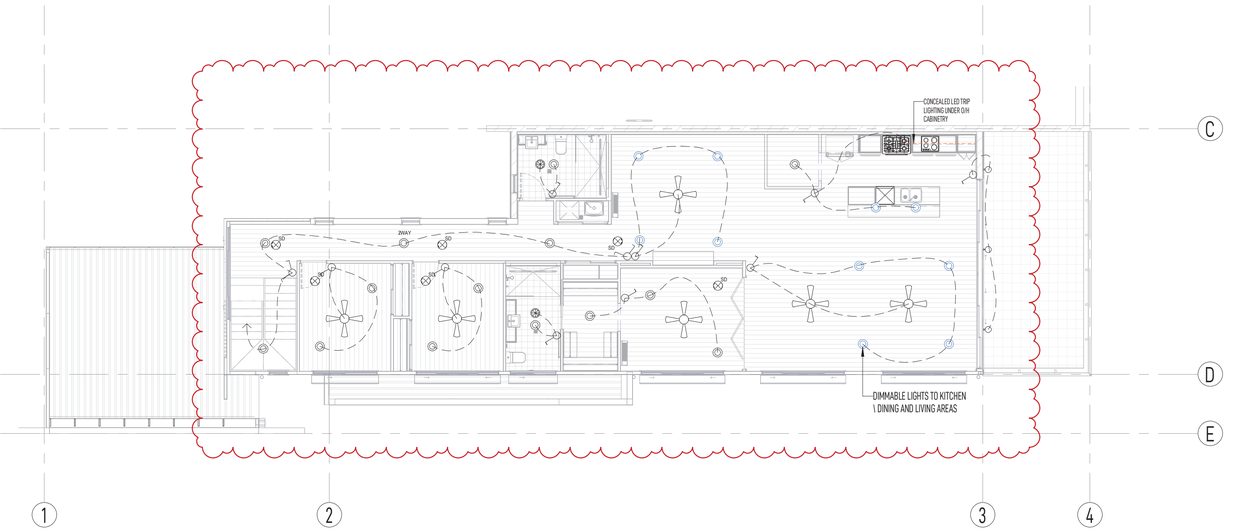
99 - ELECTRICAL PLAN - GROUND
1: 100



LOT 99 - LIGHTING PLAN - GROUND
1: 100



99 - ELECTRICAL PLAN - UPPER
1: 100



LOT 99 - LIGHTING PLAN - UPPER
1: 100

ELECTRICAL LEGEND

300	SINGLE G.P.O @ NOMINATED HEIGHT
300	DOUBLE G.P.O @ NOMINATED HEIGHT
PH	TELEPHONE OUTLET
TV	TELEVISION OUTLET
DA	DATA POINT
CM	SINGLE G.P.O - CEILING MOUNT
ISO	ISOLATION SWITCH
300	WPROOF DOUBLE G.P.O @ NOMINATED HEIGHT
NBN	NBN CONNECTION DEVICE
SD	HARDWIRED SMOKE DETECTOR
METERS	ELECTRICAL METER BOX

NOTE:
LAYOUT & POSITION OF ALL G.P.O LIGHTING ETC TO BE ROUGH-IN OF ALL SERVICES
ALL ELECTRICAL TO BE CARRIED OUT AS PER ALL RELEVANT AUSTRALIAN STANDARDS
SMOKE ALARMS HARDWIRED & INTERCONNECTED AS PER NCC & AS3786-1993
ALLOW FOR OPTICAL FIBRE CONDUIT TO RUN TO INTERNAL ONT LOCATION

LIGHTING LEGEND

	LED DOWNLIGHT
	CEILING FAN
	DOUBLE BATTENS LED LIGHT
	EXTRACTOR FAN VENT TO EXTERNAL AIR VIA DUCTING
SD	HARDWIRED SMOKE DETECTOR
	LIGHT SWITCH
	LIGHT SWITCH- 2 WAY
	SOLAR SKT LIGHT
	EXTERNAL SENSOR LIGHT
	3 WAY TASTIC
	EXTERNAL WALL LIGHT
	LED STRIP LIGHTING

NOTE:
LAYOUT & POSITION OF ALL G.P.O LIGHTING ETC TO BE ROUGH-IN OF ALL SERVICES
LIGHT SWITCHES @1100 ABOVE FINISH LEVEL
SMOKE ALARMS HARDWIRED & INTERCONNECTED AS PER NCC & AS3786-1993

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No.	DATE	REVISION
A	16-12-20	QUOTATION ISSUE
1	13-04-21	ISSUED FOR CONSTRUCTION
2	18-01-22	GENERAL REVISION

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Associate: Josh White. Reg.No 4589

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PROJECT
PROPOSED UNITS

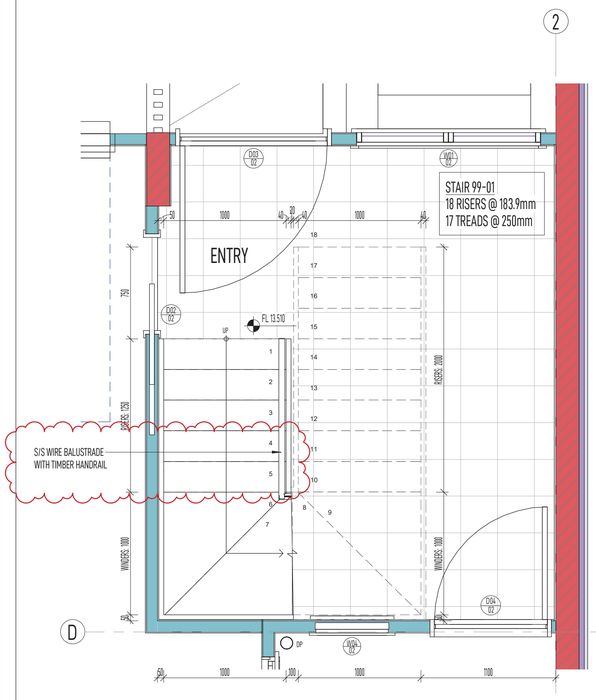
CLIENT
THOMPSON SUSTAINABLE HOMES

SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

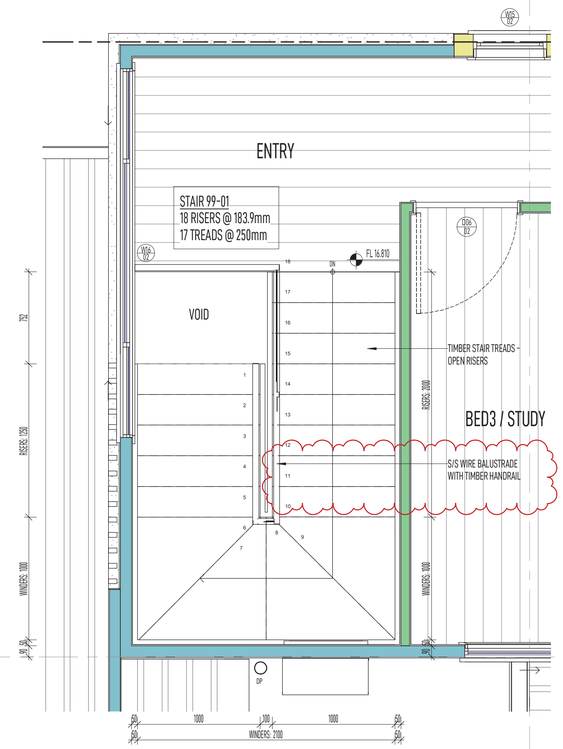
TITLE
LOT 99 - LIGHTING AND ELECTRICAL PLANS

ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-01-22	KC
PROJECT No.	SHEET	ISSUE
20042	BA-1013	2



02 - STAIR LAYOUT - GROUND
1:25



02 - STAIR LAYOUT - UPPER
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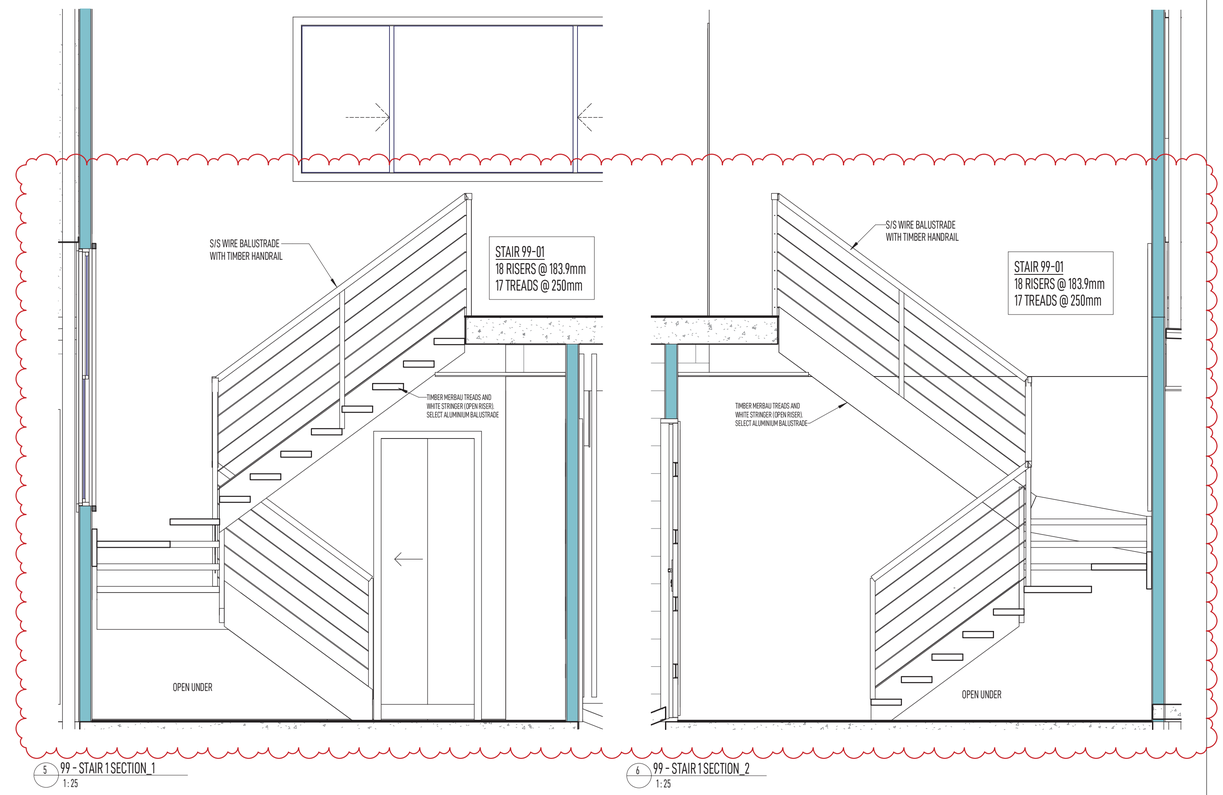

5 99 - STAIR 1 SECTION_1
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6 99 - STAIR 1 SECTION_2
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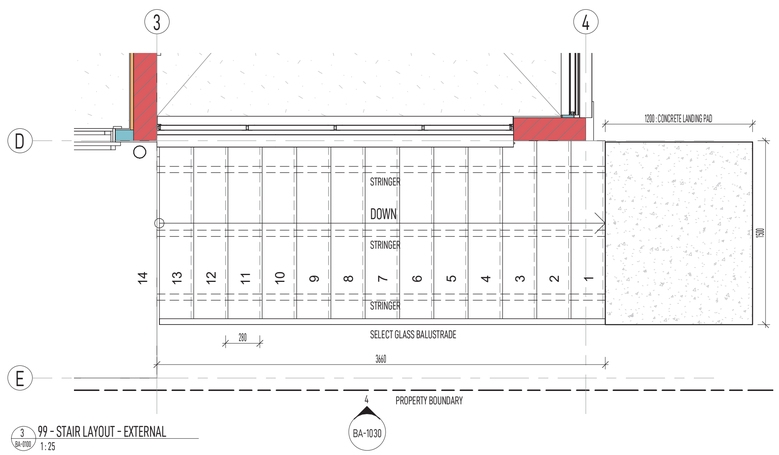
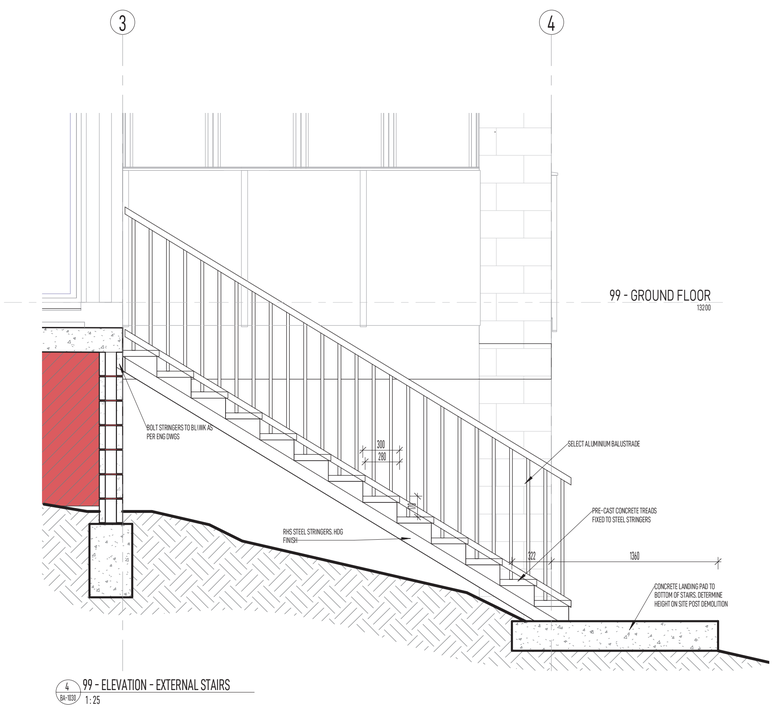


3 (BA-1030) 99 - STAIR LAYOUT - EXTERNAL
1:25



4 (BA-1030) 99 - ELEVATION - EXTERNAL STAIRS
1:25

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No.	DATE	REVISION
A	06-10-20	PRELIMINRY CLIENT ISSUE
B	11-12-20	QUOTATION ISSUE
1	13-04-21	ISSUED FOR CONSTRUCTION
2	18-01-22	GENERAL REVISION

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE:
LOT 99 - STAIR DETAILS

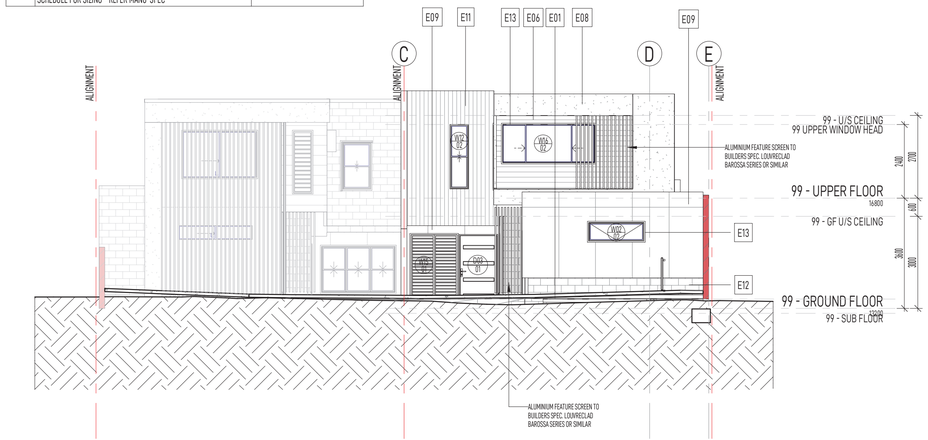
ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-01-22	BSP

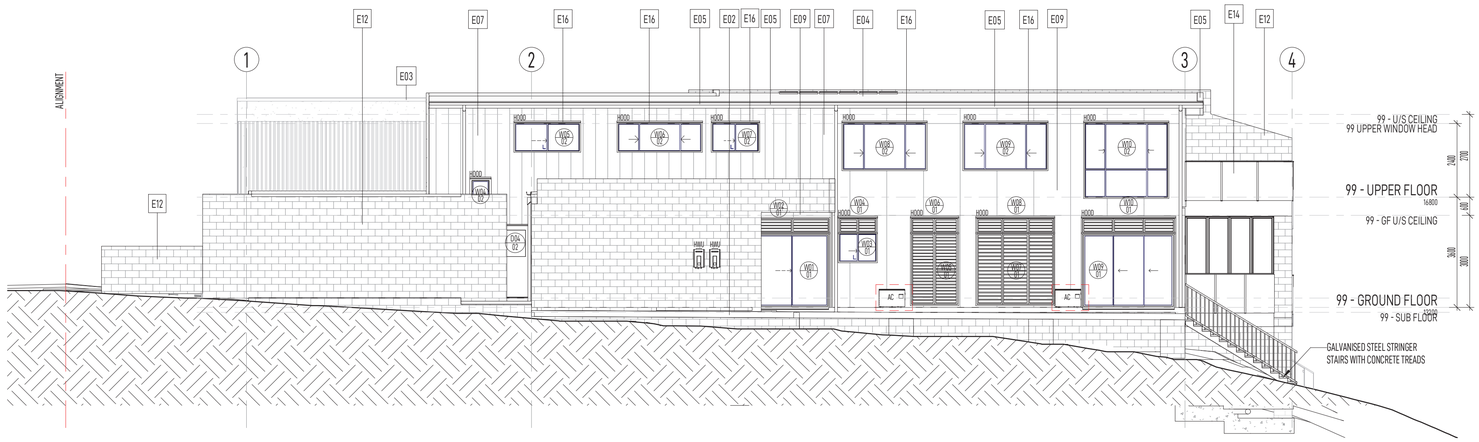
PROJECT No.	SHEET	ISSUE
20042	BA-1030	2

EXTERNAL FINISHES LEGEND		
ID	Description	Finish\Colour
E01	EXPOSED RC SLAB EDGE	NATURAL
E02	EXTERNAL CONCRETE SLAB	BROOM SWEPT
E03	SELECT METAL FLASHINGS / CAPPING	COLORBOND - SELECT COLOUR
E04	METAL ROOF SHEETING, TRIMDEK	COLORBOND - SELECT COLOUR
E05	SELECT COLORBOND FASCIA GUTTER	COLORBOND - SELECT COLOUR
E06	HARDIES PRIMELINE 'NEWPORT' CLADDING	ACRYLIC PAINT - SELECT COLOUR
E07	HARDIES 'AXON' 400 SMOOTH PROFILE CLADDING	ACRYLIC PAINT - SELECT COLOUR
E08	HARDIETEX EXTERIOR CLADDING - SPONGED SMOOTH SEAMLESS RENDERED FINISH. EXPANSION JOINTS AS PER MANU SPEC.	ACRYLIC PAINT - SELECT COLOUR
E09	HARDIES 'EASYLAP' CLADDING	ROLLED MEDIUM TEXTURE ACRYLIC PAINT - SELECT COLOUR
E10	HARDIES 'STRIA' 325 PROFILE CLADDING	ACRYLIC PAINT - SELECT COLOUR
E11	HARDIES 'AXON' 133 SMOOTH PROFILE CLADDING	ACRYLIC PAINT - SELECT COLOUR
E12	MASONRY BLOCK WALL - RENDERED FINISH	SELECT COLOUR
E13	42mm x 31mm TIMBER PICTURE FRAME WINDOW SURROUND	ACRYLIC PAINT - SELECT COLOUR
E14	SELECT GLASS BALUSTRADE	CLEAR
E15	SELECT GLASS BALUSTRADE	OPAQUE
E16	HH300 STANDARD STRAIGHT HEKA WINDOW HOOD - REFER MANU' SPEC	SELECT COLOUR
E17	HH600 STANDARD 'L' SHAPED HEKA WINDOW HOOD - REFER WINDOW SCHEDULE FOR SIZING - REFER MANU' SPEC	SELECT COLOUR
E18	HH300 STANDARD 'L' SHAPED HEKA WINDOW HOOD - REFER WINDOW SCHEDULE FOR SIZING - REFER MANU' SPEC	SELECT COLOUR

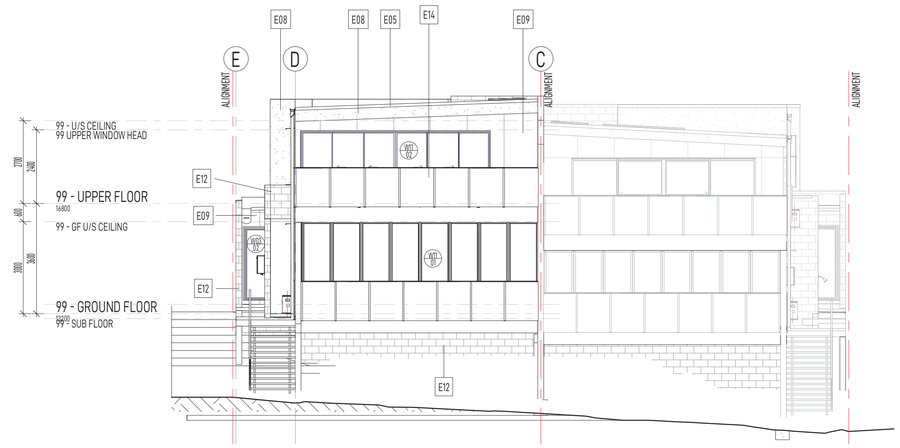
NOTE:
- ALUMINIUM PRIVACY SCREENS TO BUILDERS SPEC. PRIVACY SCREENS FROM WINDOW SILL TO 1500 UP FFL TO ACHIEVE MIN 50% TRANSPERANCY.
- TIMBER PICTURE FRAME WINDOW SURROUND TO ALL EXTERNAL WINDOWS.
- REFER ELEVATIONS FOR EXTENT OF ALUMINIUM FEATURE SCREENING.
- BATTENS TO FACADE TO BE INSTALLED ON ANGLE TO BE CONFIRMED WITH CLIENT



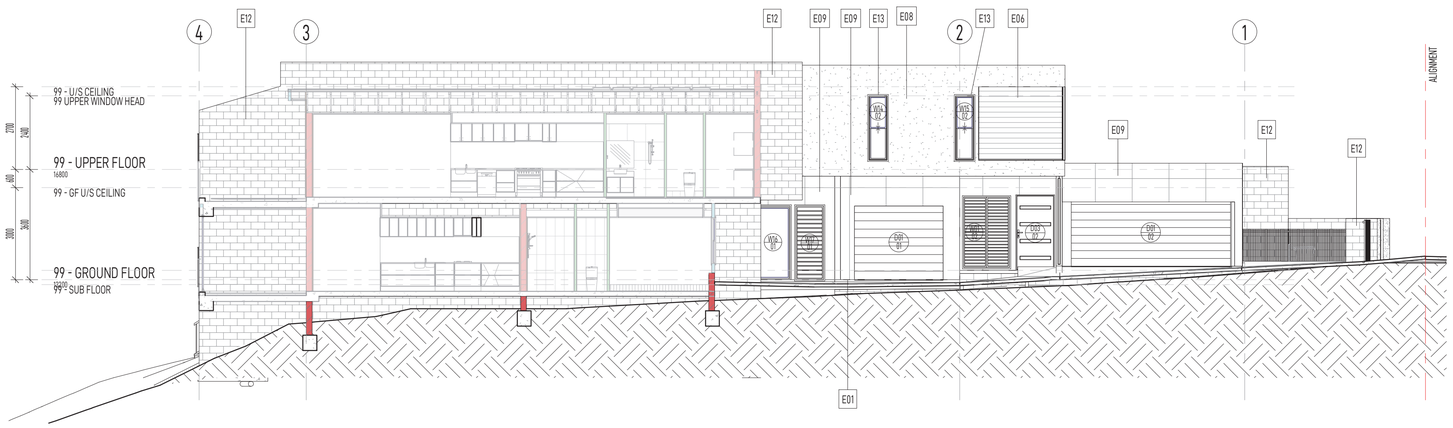
99 - ELEVATION - WEST
1: 100



99 - ELEVATION - SOUTH
1: 100



99 - ELEVATION - EAST
1: 100



99 - ELEVATION - NORTH
1: 100

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A	1-10-20	PRELIMINARY ISSUE
B	06-10-20	PRELIMINARY CLIENT ISSUE
C	19-10-20	CLIENT REVIEW
D	13-11-20	CLIENT REVIEW
E	18-11-20	CONSULTANT ISSUE
F	11-12-20	QUOTATION ISSUE
1	13-04-21	ISSUED FOR CONSTRUCTION
2	18-11-21	GENERAL REVISION

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Associate: Josh White. Reg.No 4589

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PROJECT
PROPOSED UNITS

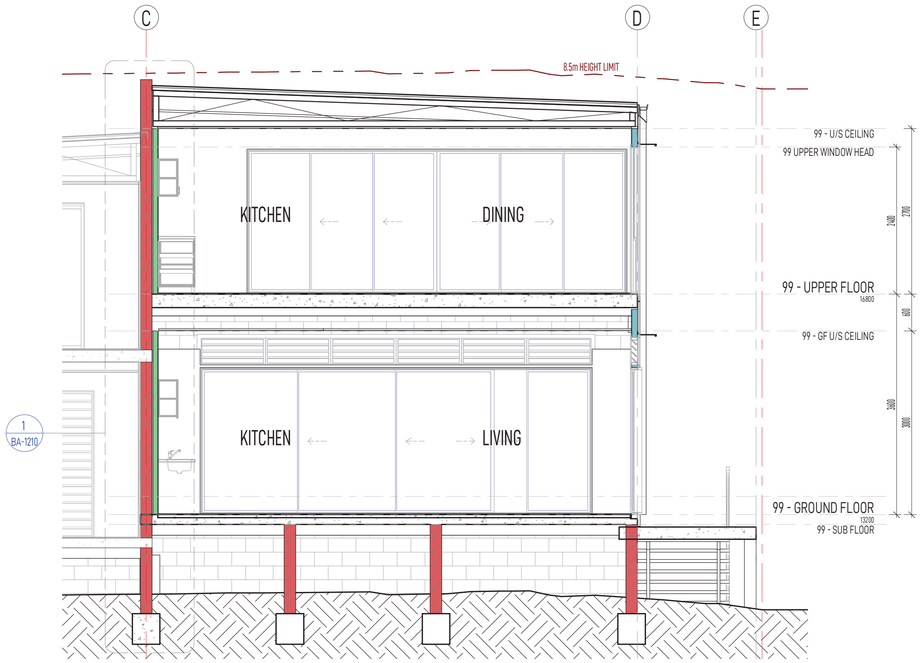
CLIENT
THOMPSON SUSTAINABLE HOMES

SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE:
LOT 99 - ELEVATIONS

ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-11-21	BSP
PROJECT No.	SHEET	ISSUE
20042	BA-1100	2



1 99 - BUILDING SECTION
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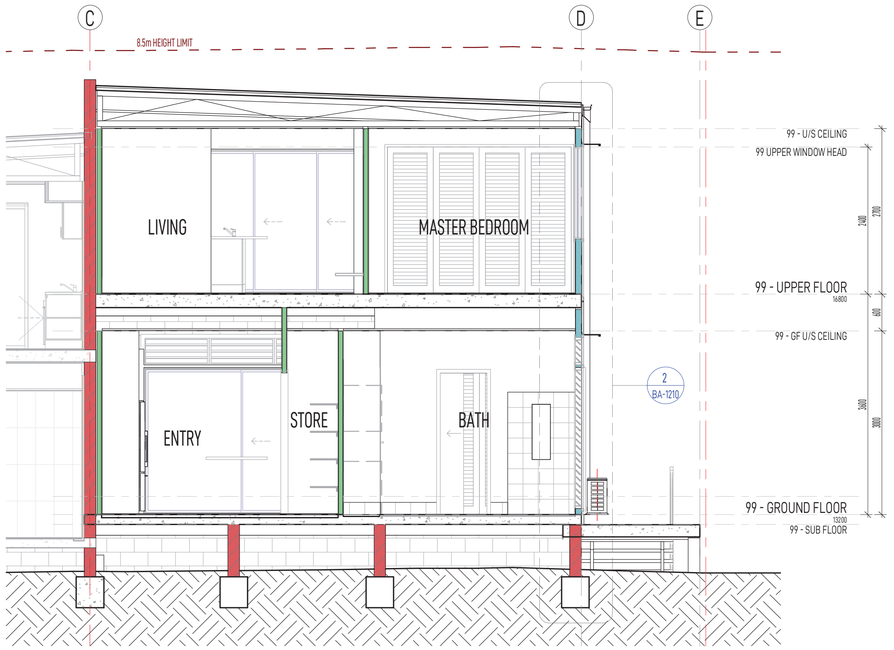

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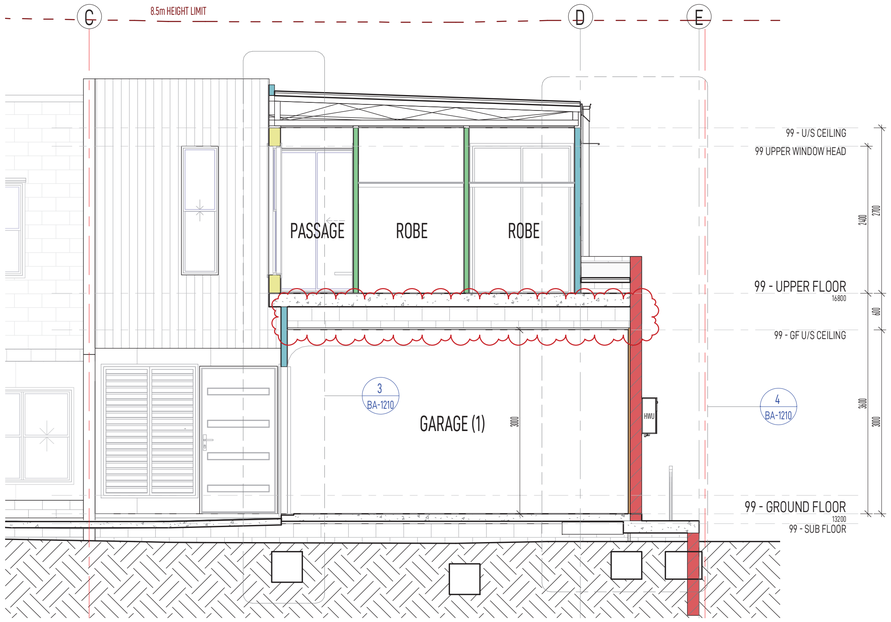

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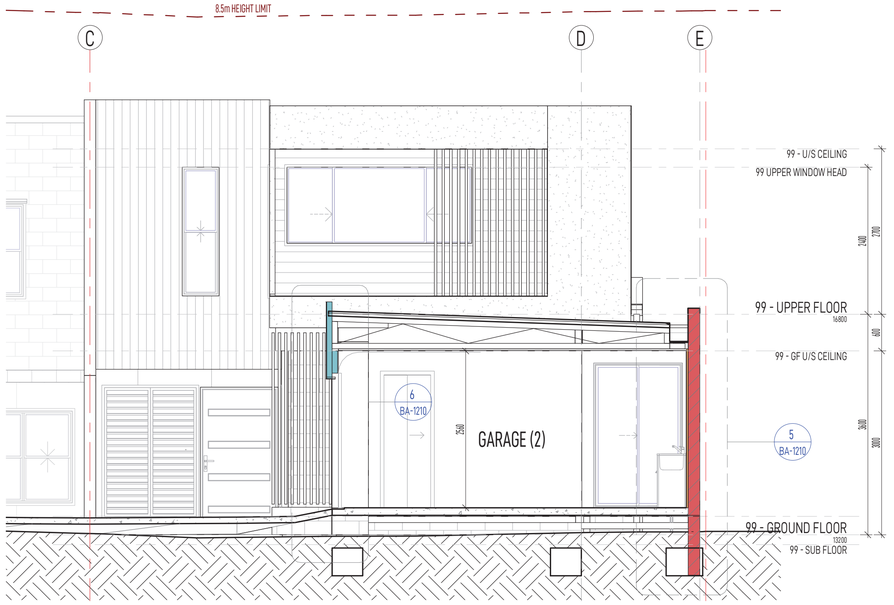

4 99 - BUILDING SECTION
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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

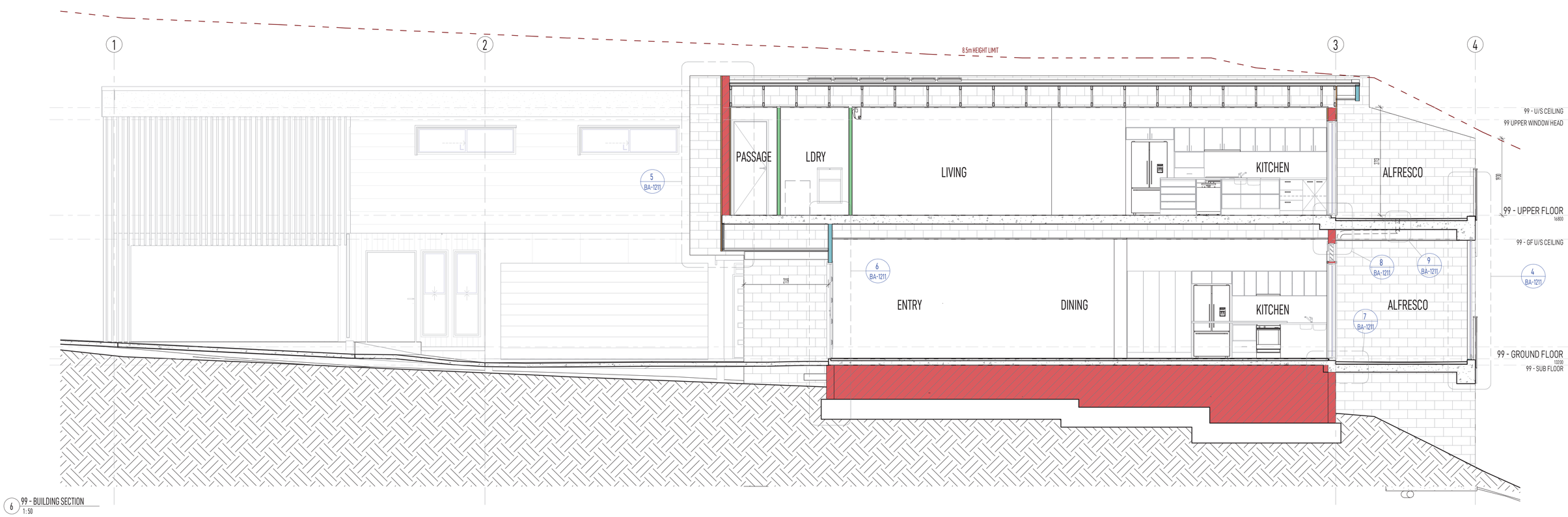
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE:
LOT 99 - SECTIONS

ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-11-21	BSP
PROJECT No.	SHEET	ISSUE
20042	BA-1200	2

5 99 - BUILDING SECTION
1 : 50



6 99 - BUILDING SECTION
1 : 50

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PROJECT
PROPOSED UNITS

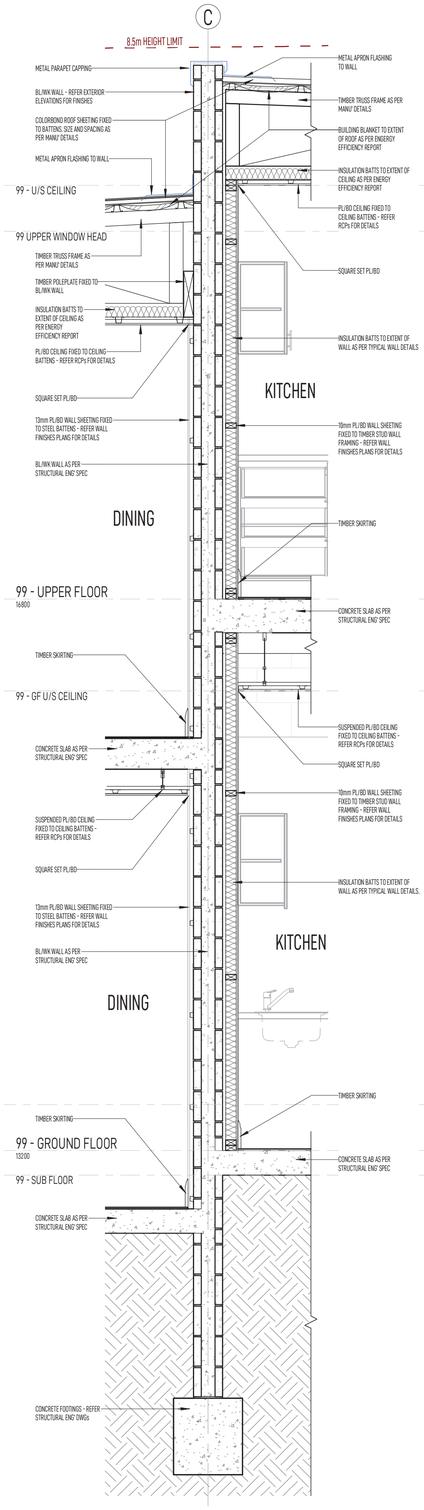
CLIENT
THOMPSON SUSTAINABLE HOMES

SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE
LOT 99 - SECTIONS

ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-11-21	BSP
PROJECT No.	SHEET	ISSUE
20042	BA-1201	2



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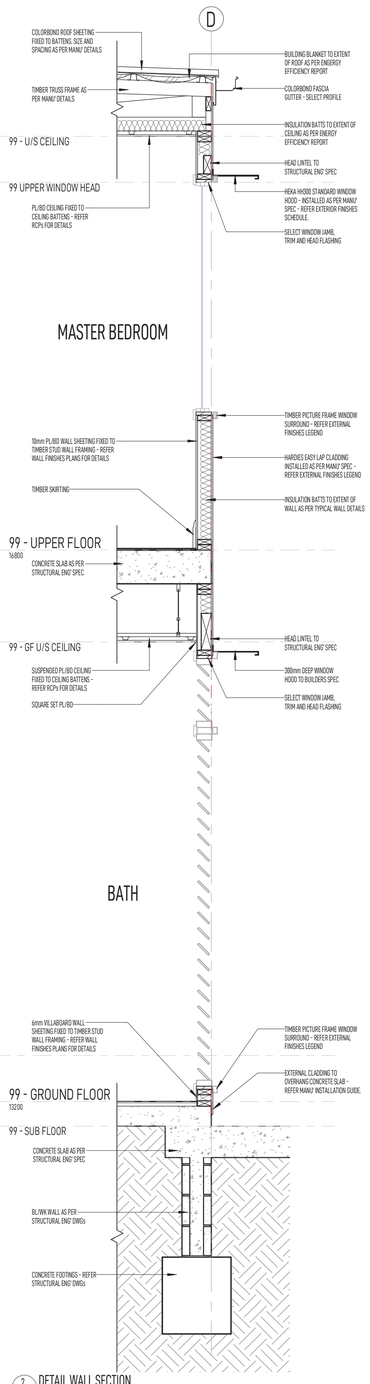
1 : 20



2 BA-1208 DETAIL WALL SECTION
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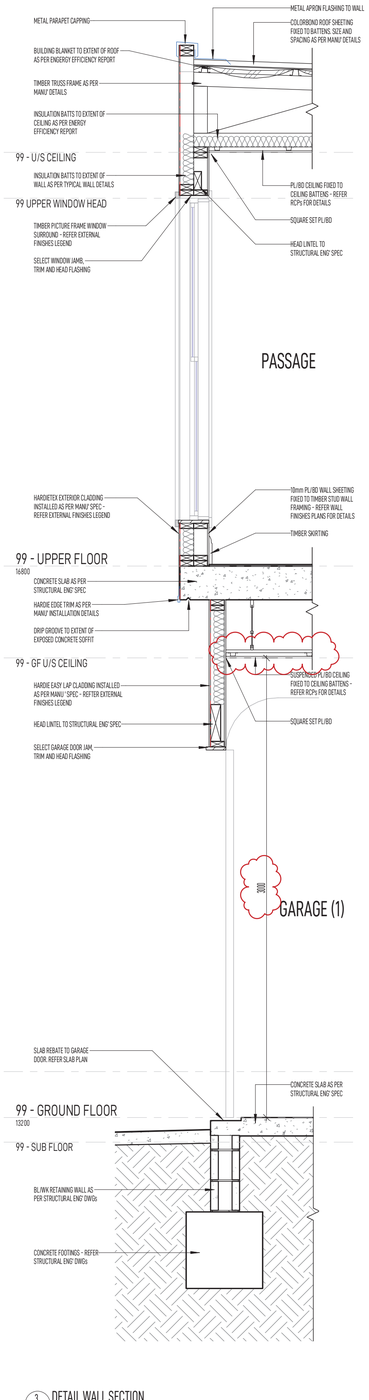

3 BA-1208 DETAIL WALL SECTION
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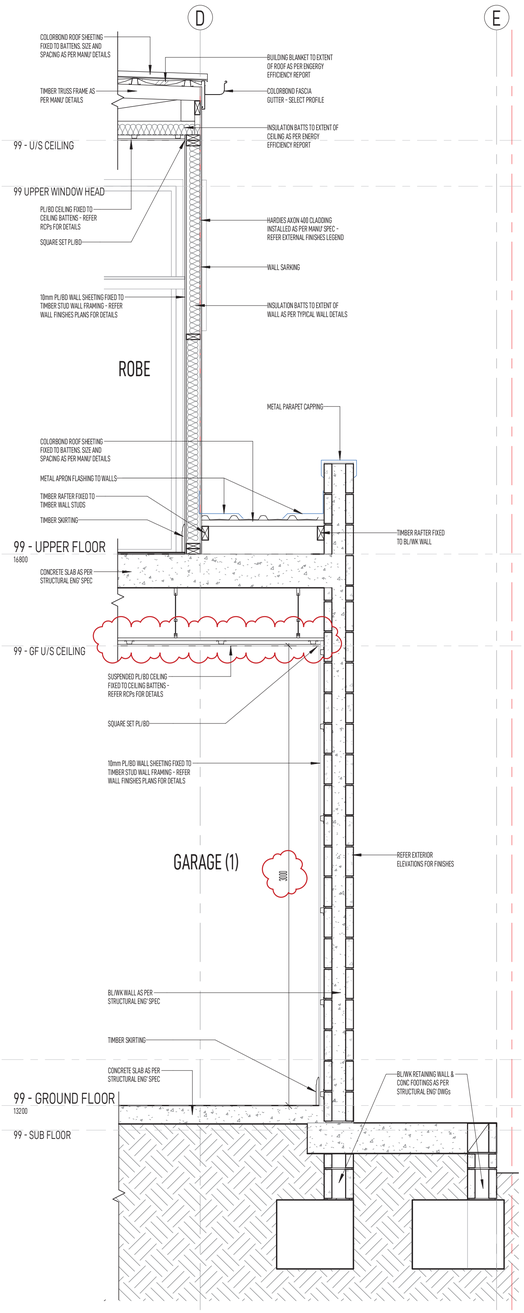
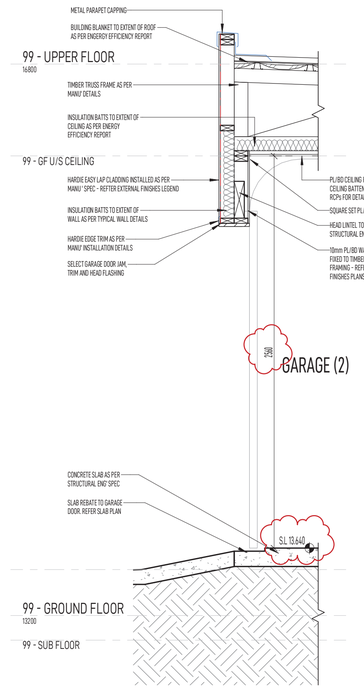


4 BA-1208 DETAIL WALL SECTION
1 : 20



6 BA-1208 DETAIL WALL SECTION
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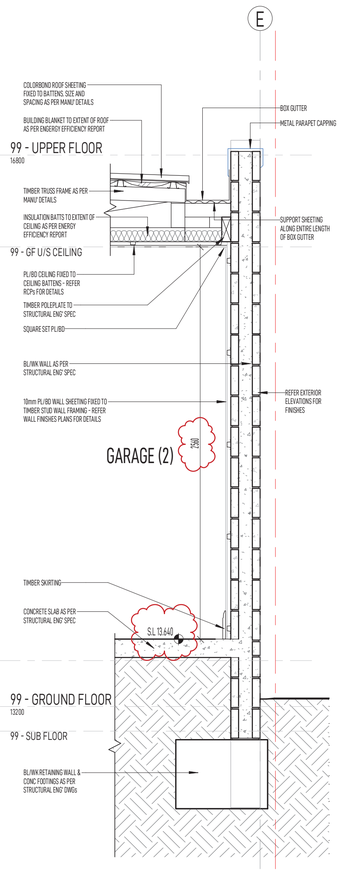

5 BA-1208 DETAIL WALL SECTION
1 : 20

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

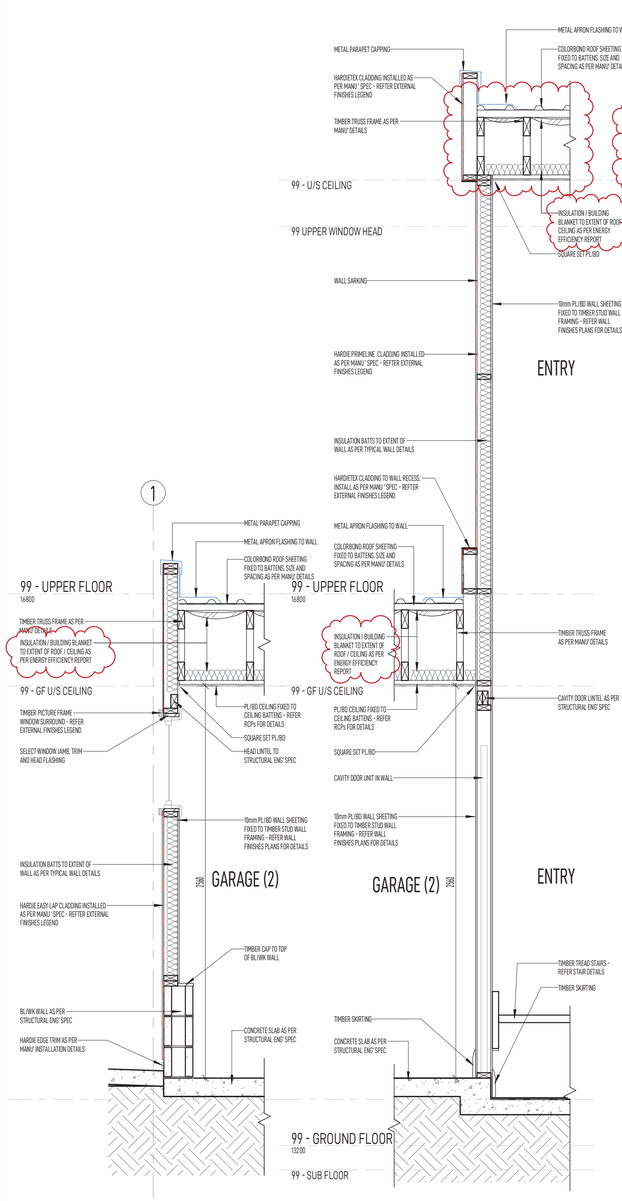
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE:
LOT 99 - WALL SECTIONS

ISSUED FOR CONSTRUCTION

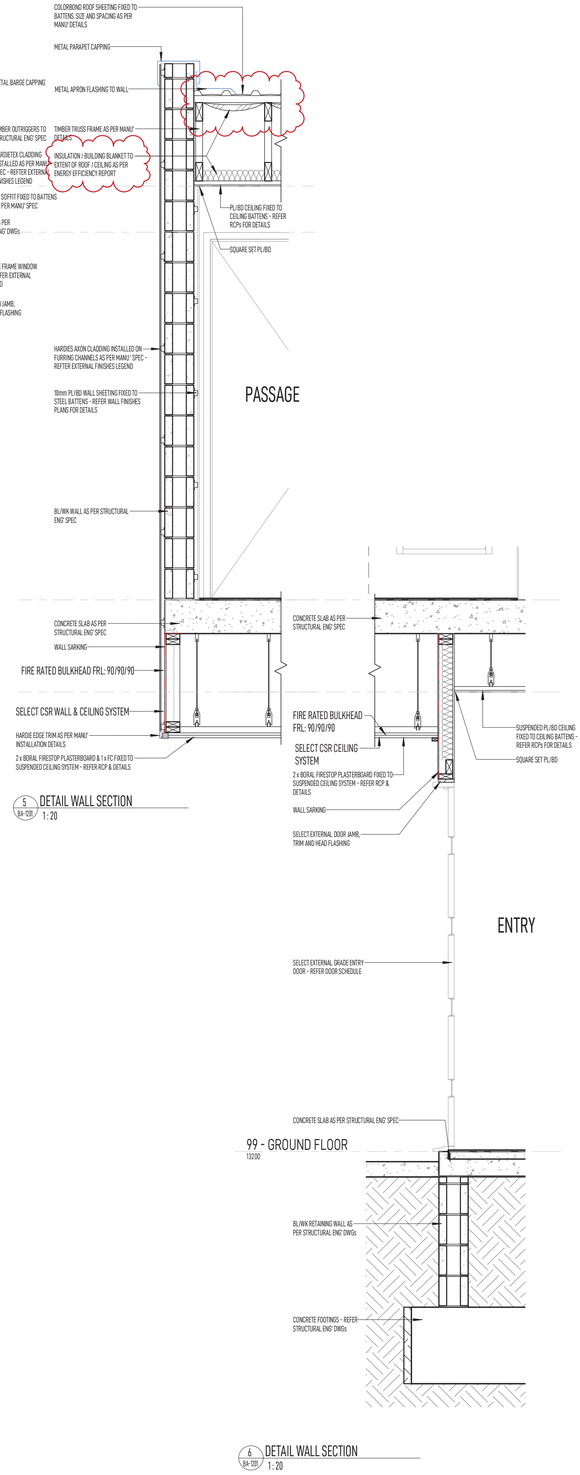
SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-11-21	BSP

PROJECT No.	SHEET	ISSUE
20042	BA-1210	2



1 BA-1211 DETAIL WALL SECTION
1: 20

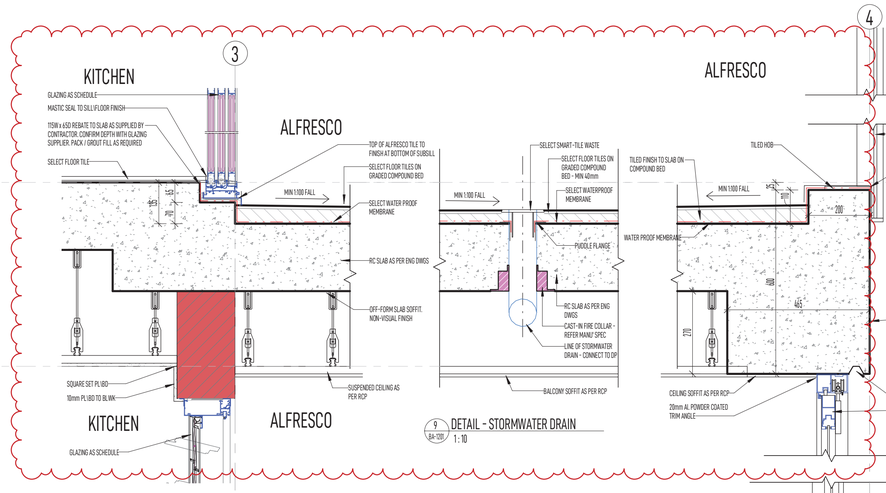
2 BA-1211 DETAIL WALL SECTION
1: 20



3 BA-1211 DETAIL WALL SECTION
1: 20

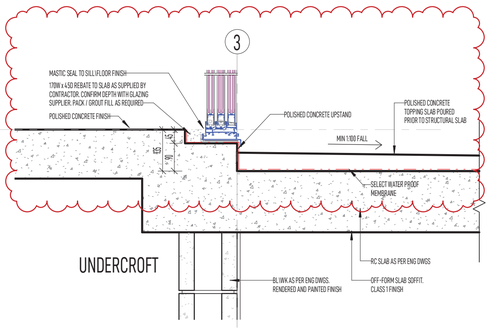
5 BA-1211 DETAIL WALL SECTION
1: 20

6 BA-1211 DETAIL WALL SECTION
1: 20

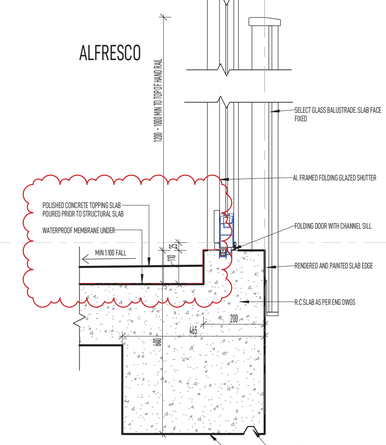


8 BA-1211 DOOR THRESHOLD - UPPER
1: 10

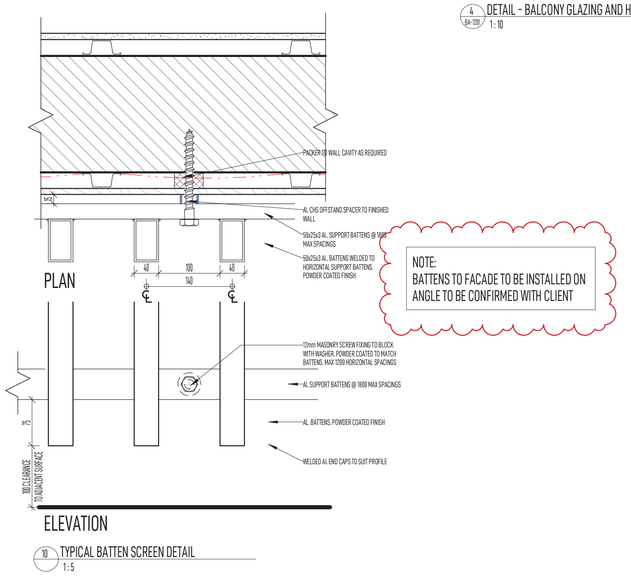
9 BA-1211 DETAIL - STORMWATER DRAIN
1: 10



7 BA-1211 DOOR THRESHOLD - LOWER
1: 10



4 BA-1211 DETAIL - BALCONY GLAZING AND HANDRAIL
1: 10



NOTE:
BATTENS TO FACADE TO BE INSTALLED ON ANGLE TO BE CONFIRMED WITH CLIENT

10 TYPICAL BATTEN SCREEN DETAIL
1: 5

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

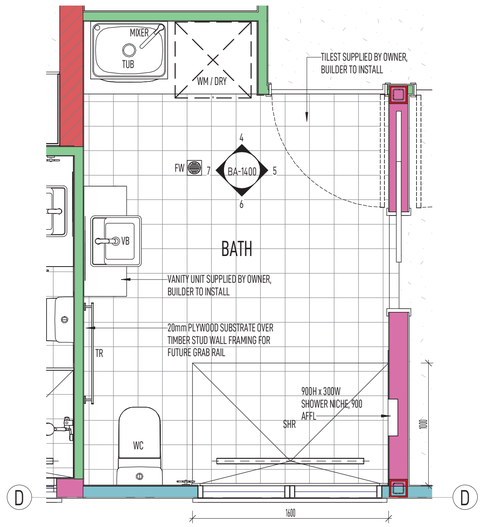
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE
LOT 99 - WALL SECTIONS AND DETAILS

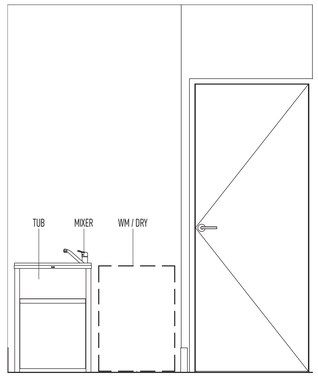
ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-11-21	BSP

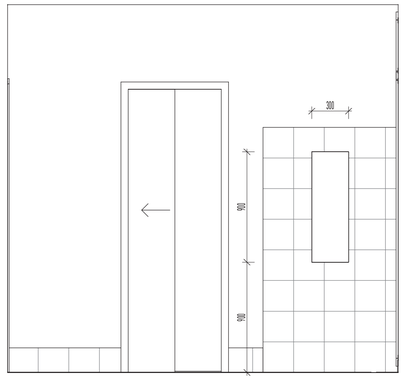
PROJECT No.	SHEET	ISSUE
20042	BA-1211	2



01 - BATHROOM LAYOUT
1:25



4 BA-1400 BATHROOM 1 ELEVATION
1:25



5 BA-1400 BATHROOM 1 ELEVATION
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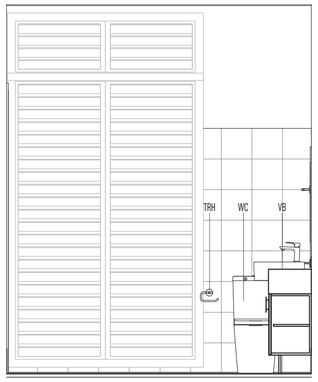

6 BA-1400 BATHROOM 1 ELEVATION
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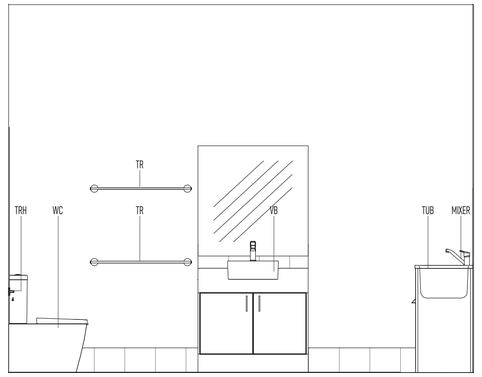

7 BA-1400 BATHROOM 1 ELEVATION
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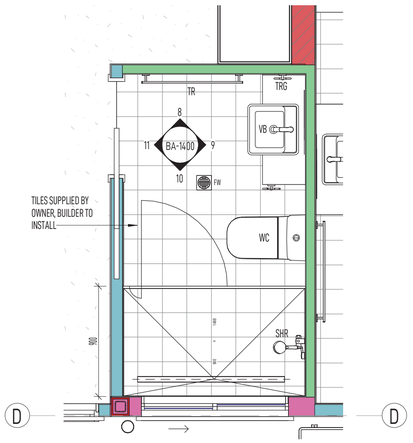
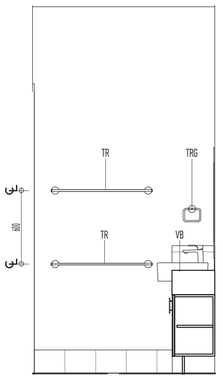


01 - ENSUITE LAYOUT
1:25



8 BA-1400 ENSUITE 1 ELEVATION
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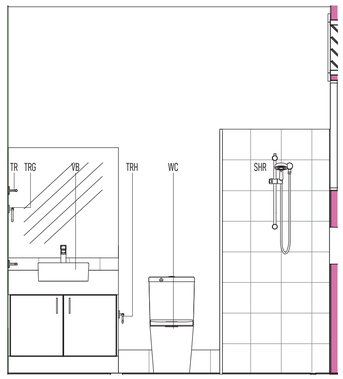
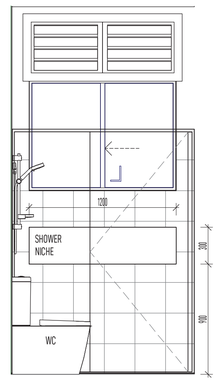
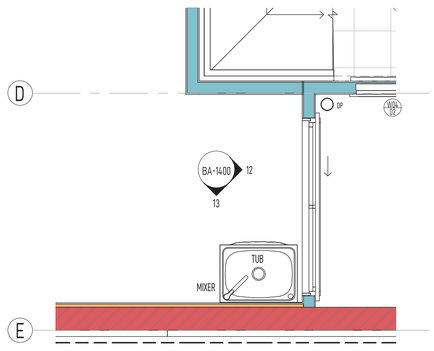


9 BA-1400 ENSUITE 1 ELEVATION
1:25



10 BA-1400 ENSUITE 1 ELEVATION
1:25

11 BA-1400 ENSUITE 1 ELEVATION
1:25



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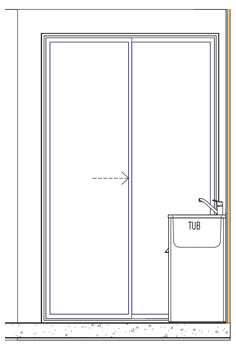
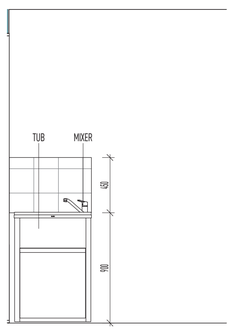


12 BA-1838 WASH DOWN ELEVATION
1:25



13 BA-1400 WASH DOWN ELEVATION
1:25

NOTE:
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1	13-04-21	ISSUED FOR CONSTRUCTION
2	18-11-21	GENERAL REVISION

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Principal: Craig A Stack. Reg.No 2850
Associate: Josh White. Reg.No 4589

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

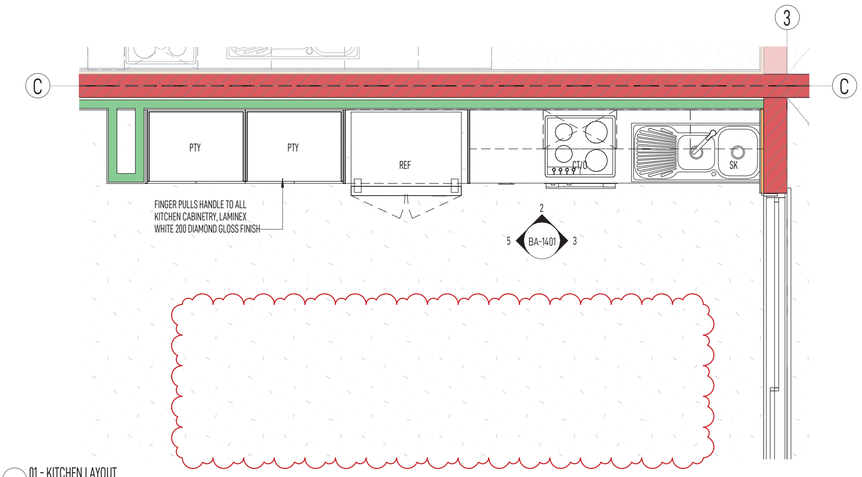
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE
LOT 99 - DETAIL PLANS AND ELEVATIONS

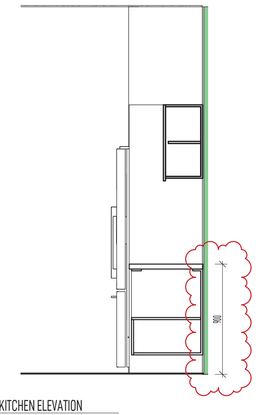
ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-11-21	BSP

PROJECT No.	SHEET	ISSUE
20042	BA-1400	2

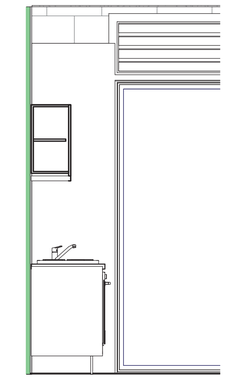


01 - KITCHEN LAYOUT
1:25



5 BA-1401 KITCHEN ELEVATION
1:25

2 BA-1401 KITCHEN ELEVATION
1:25



3 BA-1401 KITCHEN ELEVATION
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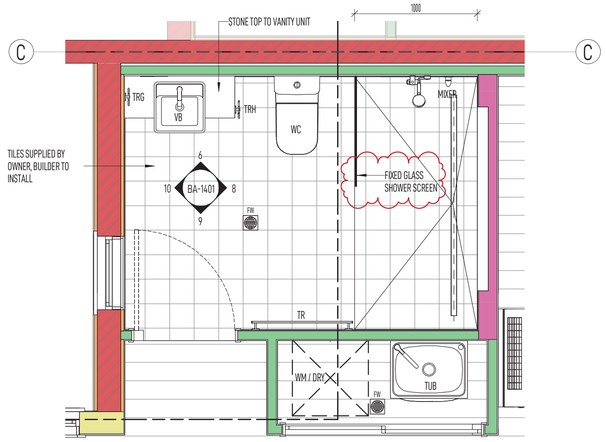
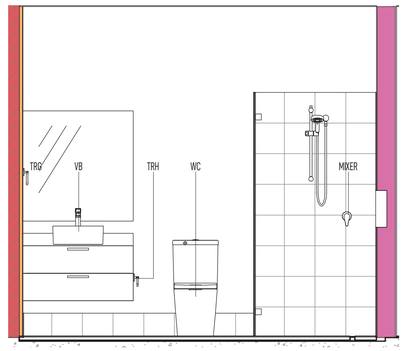
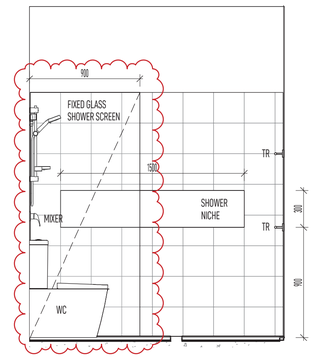


02 - BATHROOM LAYOUT
1:25



6 BA-1401 BATHROOM 2 ELEVATION
1:25



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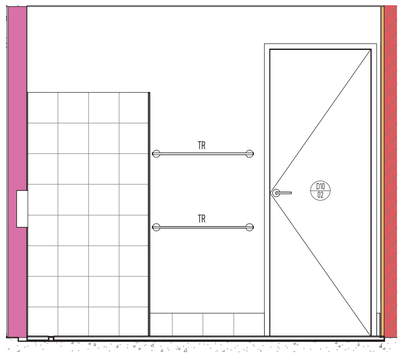

9 BA-1401 BATHROOM 2 ELEVATION
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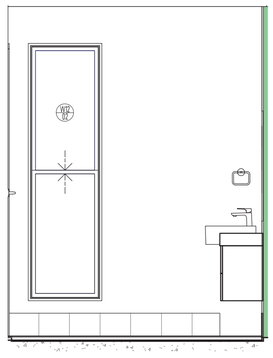

10 BA-1401 BATHROOM 2 ELEVATION
1:25

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Associate: Josh White. Reg.No 4589

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PROJECT
PROPOSED UNITS

CLIENT
THOMPSON SUSTAINABLE HOMES

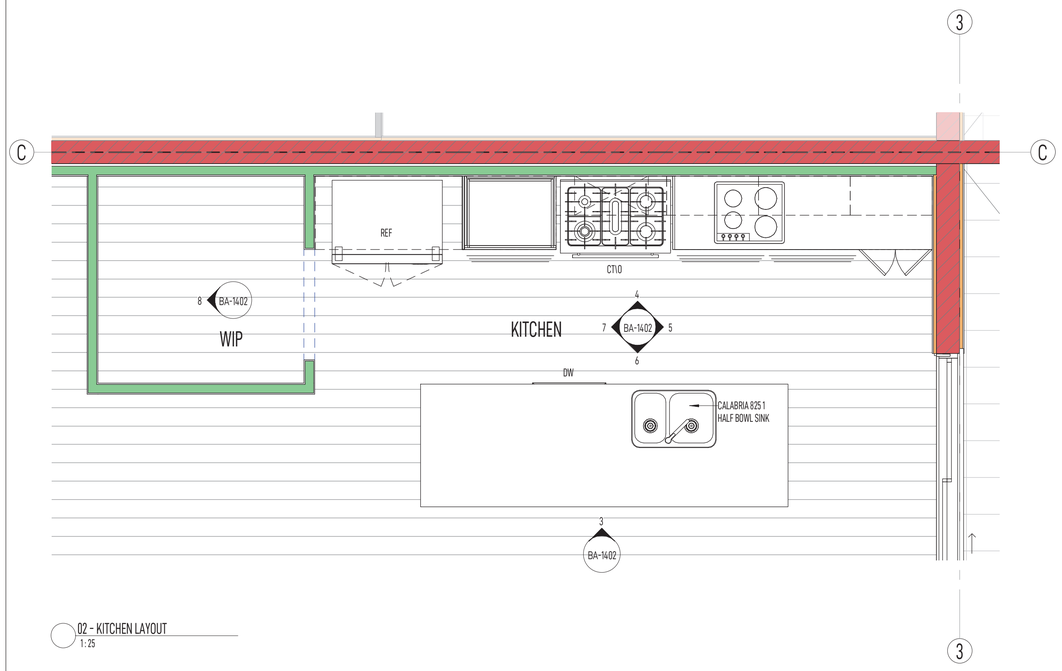
SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE:
LOT 99 - DETAIL PLANS AND ELEVATIONS

ISSUED FOR CONSTRUCTION

SCALE:	DATE:	DRAWN BY:
AS SHOWN	18-01-22	BSP

PROJECT No.	SHEET	ISSUE
20042	BA-1401	3



02 - KITCHEN LAYOUT
1:25

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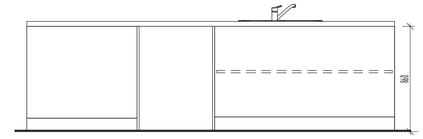
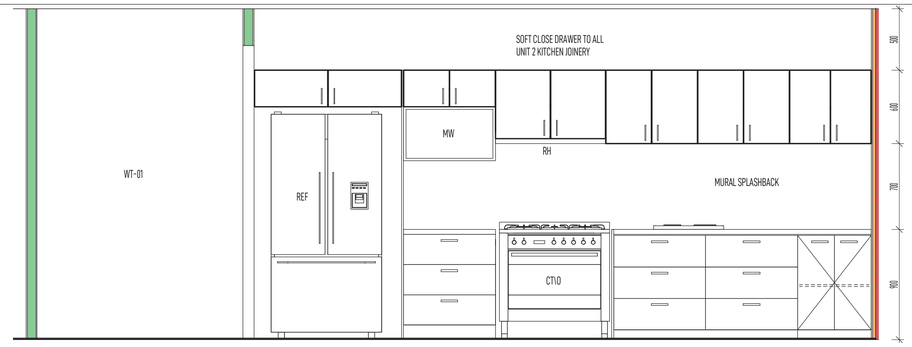
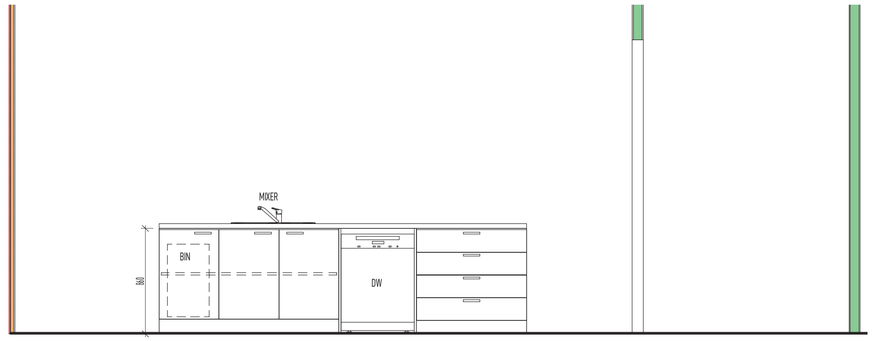


3 BA-1402 KITCHEN 2 ELEVATION
1:25



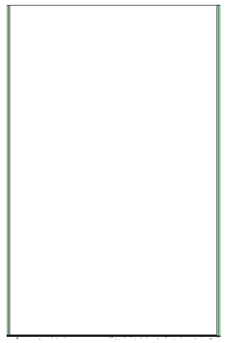
4 BA-1402 KITCHEN 2 ELEVATION
1:25

5 BA-1402 KITCHEN 2 ELEVATION
1:25



6 BA-1402 KITCHEN 2 ELEVATION
1:25

7 BA-1402 KITCHEN 2 ELEVATION
1:25



8 BA-1402 KITCHEN 2 ELEVATION
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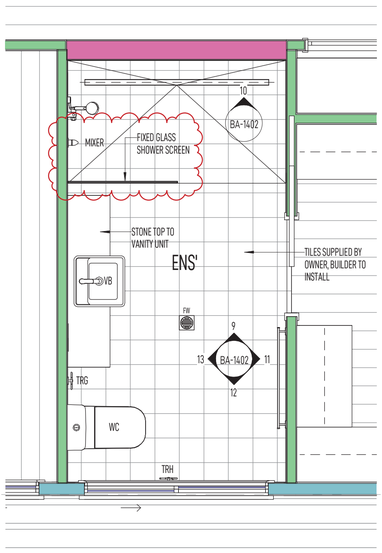
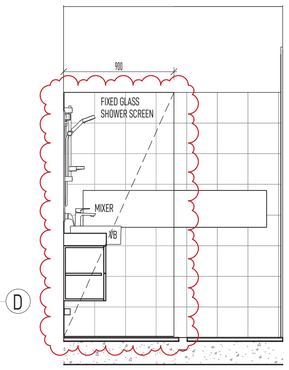


02 - ENSUITE LAYOUT
1:25



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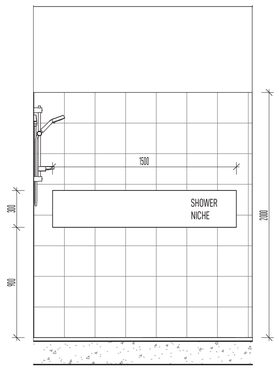

10 BA-1402 ENSUITE 2 ELEVATION
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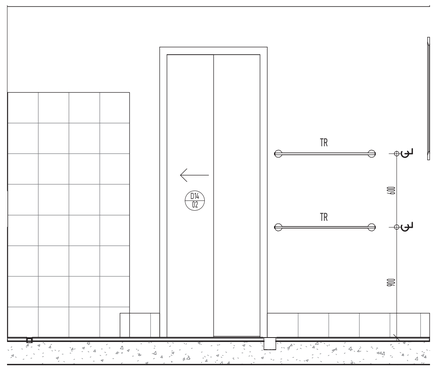

11 BA-1402 ENSUITE 2 ELEVATION
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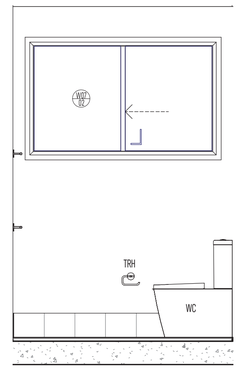
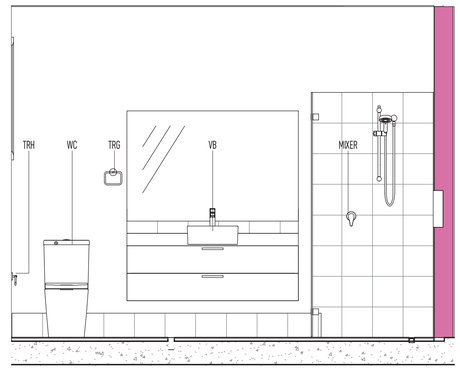


12 BA-1402 ENSUITE 2 ELEVATION
1:25



13 BA-1402 ENSUITE 2 ELEVATION
1:25

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PROJECT
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THOMPSON SUSTAINABLE HOMES

SITE ADDRESS
52 WHYTECLIFFE PARADE, WOODY POINT

TITLE
LOT 99 - DETAIL PLANS AND ELEVATIONS

ISSUED FOR CONSTRUCTION

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AS SHOWN	18-01-22	BSP

PROJECT No.	SHEET	ISSUE
20042	BA-1402	3