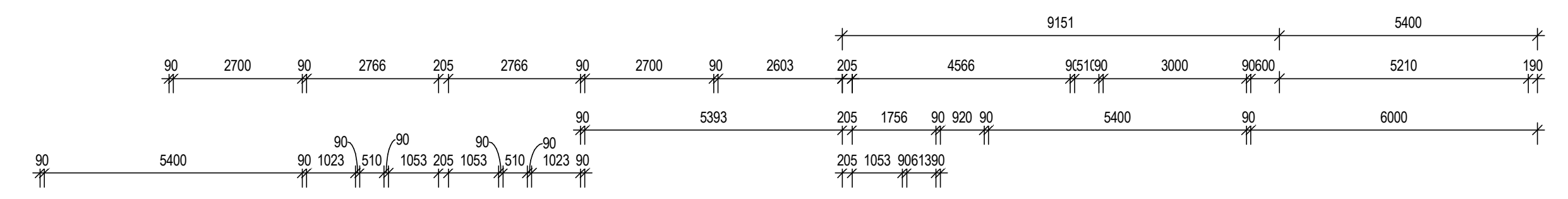
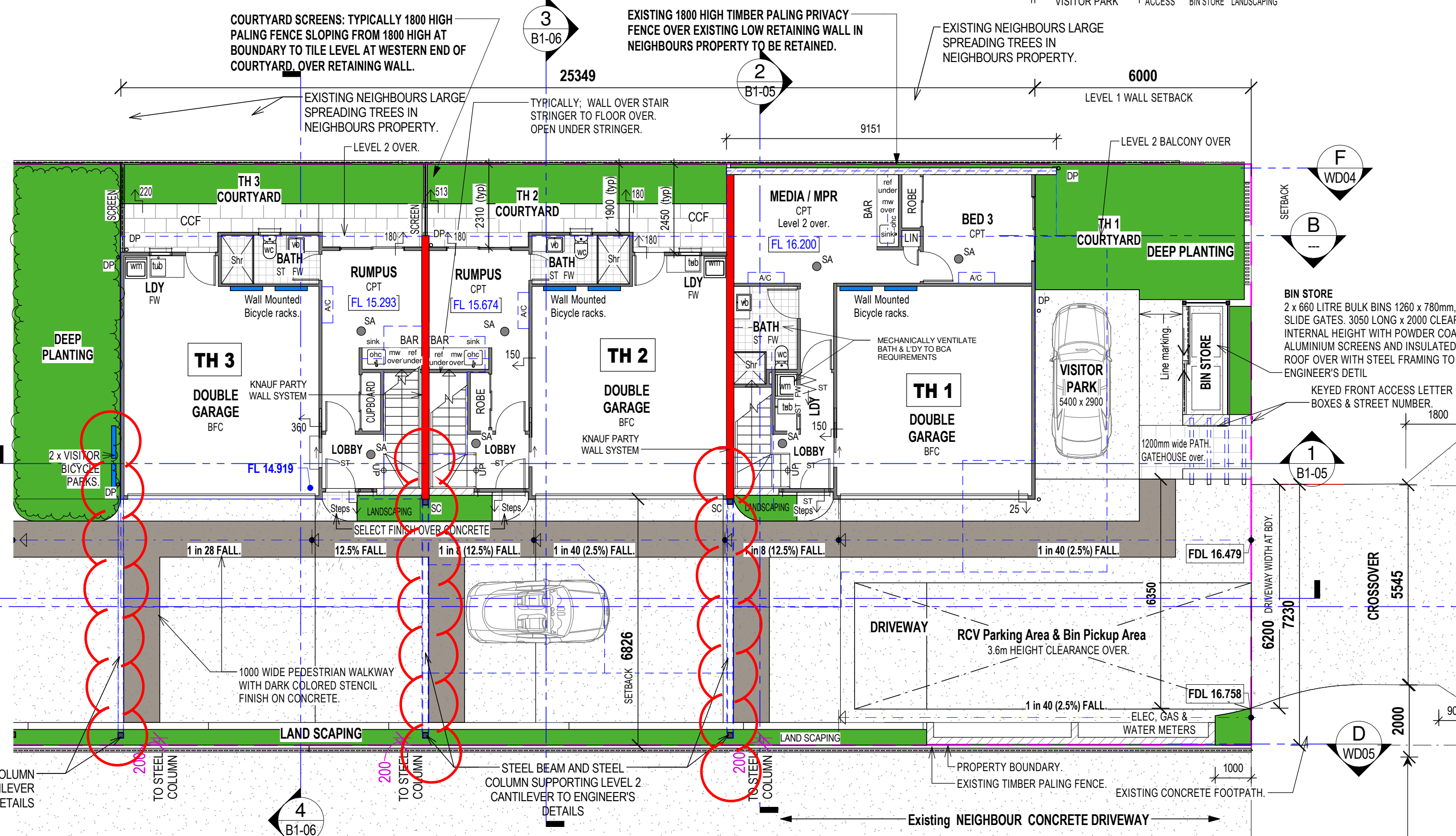


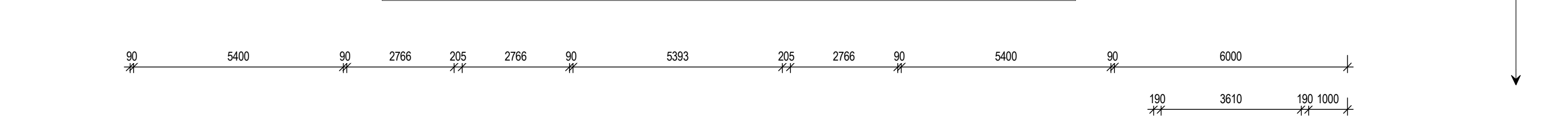
Scale 1:100 - Lengths are in Metres.



TWO STOREY RENDERED ATTACHED TOWNHOUSES



TWO STOREY RENDERED ATTACHED TOWNHOUSES



1 Building 1 - Proposed Level 1 Floor Plan 1:100

LEGEND

AS	AWNING SASH WINDOW	OBS	OBSCURE GLASS
CSD	CAVITY SLIDING DOOR	OHC	OVERHEAD CUPBOARD
DH	DOUBLE HUNG WINDOW	PS	PRIVACY SCREEN Window Privacy Screen up to min. 1500 above floor level.
ED	EXISTING DOOR - TO REMAIN IN-SITU.	SC	STEEL COLUMN
EFD	EXISTING FRENCH DOOR - TO REMAIN IN-SITU.	SD	SLIDING GLAZED PANEL DOOR EXTERNAL DOOR.
EW	EXISTING WINDOW - TO REMAIN IN-SITU.	SH	SHELF
FAS	FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS.	SH	SILL HEIGHT
FG	FIXED GLASS WINDOW	SW	SLIDING WINDOW
FLO	FAN LIGHT WINDOW OVER	TSH	TIMBER SHUTTERS
HR	SELECT HARDRAIL & BALUSTRADING	VMBS	VERTICAL METAL BLADE SCREEN
NFD	NEW FRENCH DOORS		

From 1 January 2017

The development approval process for new dwellings and substantial renovations will ensure that building approvals received on or after this date will bring dwellings into compliance with the new laws.

Smoke alarms in the dwelling must:

- i) be photoelectric (AS 3786-2014); and
- ii) not also contain an ionisation sensor; and
- iii) be hardwired to the mains power supply with a secondary power source (i.e. battery); and
- iv) be interconnected with every other smoke alarm in the dwelling so all activate together.

Smoke alarms must be installed on each storey:

- i) in each bedroom; and
- ii) in hallways which connect bedrooms and the rest of the dwelling; or
- iii) if there is no hallway, between the bedrooms and other parts of the storey; and
- iv) if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

PRESCRIBED LOCATIONS FOR INSTALLING SMOKE ALARMS

Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:

- i) within 300mm of a corner of a ceiling and a wall;
- ii) within 300mm of a light fitting;
- iii) within 400mm of an air-conditioning vent;
- iv) within 400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the Building Fire Safety Regulation 2008.

If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the dwelling.

GENERAL NOTES

- DESIGNED IN ACCORDANCE WITH THE B.C.A. 2005 VOLUME 2 (HEREIN NOTED AS "B.C.A.") AND STANDARD BUILDING REGULATIONS 1997.
- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
- THE DESIGN WIND SPEED FOR CALCULATIONS IS 111.1.
- SITE PREPARATION SHALL BE IN ACCORDANCE WITH PART 3.1 OF THE B.C.A. AND AS 3798.
- TERMITE MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 3.1.3 OF THE B.C.A. AND AS 3660.1:2000.
- CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.2 OF THE B.C.A. AND AS 2870.
- MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.3 OF THE B.C.A. AND AS 3700.
- ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH PART 3.4 OF THE B.C.A. AND AS 1684.2.
- STEELWORK SHALL BE IN ACCORDANCE WITH PART 3.4.2 & 3.4.4 OF THE B.C.A. AND AS 4100, AS 1111, AS 1112.
- SLAB AND FOOTING ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT AND THE ENGINEER'S DETAILS.
- FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.
- POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING - PART 3.2.2.6 OF B.C.A.
- SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.
- DAMP PROOF COURSE AND WEEP HOLES TO COMPLY WITH PART 3.3.4 OF THE B.C.A.
- SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE B.C.A.
- DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.
- SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS 1288.
- FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE B.C.A.
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A.
- ALL WET AREAS TO COMPLY WITH PART 3.8.1 OF THE B.C.A.
- ROOM HEIGHTS TO COMPLY WITH PART 3.8.2 OF THE B.C.A.
- CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 OF THE B.C.A.
- LIGHTING TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- SAFE MOVEMENT, ACCESS, STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE B.C.A.
- ALL FABRICATED ROOF TRUSSES TO BE ENGINEERED, DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- COLUMN SUPPORT END BEARINGS TO LAMINATED BEAMS TO BE MINIMUM WIDTH OF MEMBER.
- ALL BRACING WALLS SHALL BE 4.0 KN/M PLYWOOD UNLESS NOTED OTHERWISE, CONSTRUCTED FULLY IN ACCORDANCE WITH AS 1884.2.
- REQUIRED LENGTHS OF ALL BRACING WALLS SHOWN IN METRES ON PLAN.
- TIE DOWN BRACING WALLS SHALL BE M12 BOLTS TO EACH END WITHIN 50mm OF END STUDS AND AT 1200mm CENTRES MAXIMUM. DOUBLE SIDED BRACING WALLS TIE DOWN SHALL BE 2M12 BOLTS 50mm APART OR 1M16 BOLT TO EACH END.
- ALL BRACING PANELS SHALL BE FULL HEIGHT AND NAILED TO TOP AND BOTTOM PLATES WHERE THE WALL HEIGHT EXCEEDS SINGLE PLY SHEET THEN FIT COMMON JOGGING AND NAILS AS FOR TOP AND BOTTOM PLATES WHERE PANELS ARE MORE THAN 2.700 METRES HIGH. LOAD CAPACITY IS REDUCED BY 2.700 DIVIDED BY HEIGHT.
- MAXIMUM DESIGN LOADS FOR PANELS
 - 900mm MINIMUM LENGTH IS 4 KN/M
 - 600mm MINIMUM LENGTH IS 2 KN/M
 - 450mm MINIMUM LENGTH IS 1 KN/MTHE BRACING RESISTANCE FOR 600mm MINIMUM LENGTH PANELS MAYBE INCREASED TO 4 KN/M IF BOTH M12 CYCLONE RODS ARE INSTALLED TO EACH END OF BRACING PANEL AND M10 COACH SCREWS TO EACH OF THE 4 CORNERS OF THE PLYWOOD AND FIXING INTO TOP AND BOTTOM PLATES.
- ENERGY EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS PART J.

GENERAL LEGEND

AF	APPLIED FINISH	GS	GRADED SUMP	SA	SMOKE ALARM - TO AS3786 & B.C.A.
AP	ANCHOR PIER	HB	HANGING BEAM	SB	STRUTTING BEAM
AR	ANCHOR ROD	HC	HAND RAIL (min 1000mm above FFL)	SBS	STEEL BRACING SET
BC	BRACING COLUMN	HSB	HANGING STRUTTED BEAM	SC	STEEL COLUMN AS SCHEDULED
BL	BLOCKWORK	HWB	PAINTED HWD WEATHERBOARDS	SFG	SLOTTED FASCIA GUTTER
BP	BRICK PAVING ON SAND	HWS	HOT WATER SYSTEM	SKY	OPAL ACRYLIC VENTED SKYLIGHT
CM	COFFEE MACHINE	LB	HYNE LAMINATED BEAM 122	STP	SELECTED TIMBER PANNELLING
CFC	COMPRESSED FIBROUS CEMENT	LGR	LAMINATED GLASS ROOF	STPS	STAINED TIMBER BATTEN PRIVACY SCREEN
CRT	CONCRETE ROOF TILES	LP	LATICE PANEL	TASBEAM	TASBEAM LAMINATED BEAM F27
CT	CERAMIC TILES	MH	600x600 CEILING MANHOLE	TB	TIMBER BRACING SET
DP	DOWNPIPE 90 DIA UNLESS NOTED OTHERWISE	MRS	COLORBOND METAL ROOF	TD	TIMBER TIE DOWN COLUMN
DPS	DOWNPIPE WITH SPREADER	OBGRH	OBSCURE GLASS HAND RAIL	TD2	TIMBER TIE DOWN COLUMN
EFO	EXHAUST FAN OVER	P	PLASTERBOARD	TD3	REINFORCED CONCRETE TIE DOWN COLUMN
EJ	EXPANSION JOINT	PB	PAINTED FIBRE CEMENT WITH COVER STRIPS	TP	TIMBER POST - 90mm SQ F14 HWD DAR
EXR	EXPOSED RAFTERS	PFO	PLASTERBOARD	TRT	TERRACOTTA ROOF TILES
FB	FACE BRICKWORK	PFOC	PLUMBING BULKHEAD OVER STAIRS	UOS	UNLESS OTHERWISE SPECIFIED
FBL	FACE BLOCKWORK	Q	QUAD GUTTER	W	WROUGHT IRON
FC	FIBROUS CEMENT	QG	QUAD GUTTER	WR	WATER RESISTANT PARTICLEBOARD
FC	CONCRETE FILL FC COLUMN	R	RANKED CEILING	WTS	WIDTH TO SUIT
FE	FIRE EXTINGUISHER	RHO	RANGE HOOD OVER		
FP	FIREPLACE - JETMASTER 1050 U.N.O.	SB	STEEL BEARER		
FW	FLOOR WASTE	SD	SLIDING DOOR		
GG	GRADED GULLY	SG	SLIDING WINDOW		
GHR	GLASS BALUSTRADING WITH ALUMINIUM FRAMING	RG	ROLLER DOOR		
		SH	SHELVES		
		SHR	SHOWER		
		SS	SHOWER SCREEN		
		SSS	SLIDING SHOWER SCREEN		
		SV	SERVERY		
		UBO	UNDER BENCH OVEN		
		VB	VANITY BASIN UNIT		
		WB	WALL BASIN		
		WM	WASHING MACHINE SPACE		
		WO	WALL OVEN		
		WR	WARDROBE		
		REF	REFRIGERATOR SPACE		

JOINERY LEGEND

APC	APPLIANCE CUPBOARD	DO	DRYER OVER	RHO	RANGE HOOD OVER
BA	BATH	DW	DISHWASHER SPACE	SPA	SPA BATH
BB	BREAKFAST BAR	EHO	EXHAUST HOOD OVER	SH	SHELVES
BCU	BENCH WITH CPBD UNDER	FR	FREEZER SPACE	SHR	SHOWER
BDR	BANK OF DRAWERS	FW	FLOOR WASTE	SS	SHOWER SCREEN
BR	BROOM CUPBOARD	HP	HOTPLATES	SSS	SLIDING SHOWER SCREEN
BS	BAR SINK	IC	ROBINHOOD IRONING CENTRE	SV	SERVERY
CO	CUPBOARD OVER	LIN	LINEN CUPBOARD	UBO	UNDER BENCH OVEN
CPBD	FULL HEIGHT CUPBOARD	LS	LAUNDRY SHUTE	VB	VANITY BASIN UNIT
CR	CROCKERY CUPBOARD	LT	LAUNDRY TUB	WB	WALL BASIN
DBS	DOUBLE BOWL SINK	MO	MICROWAVE OVEN	WM	WASHING MACHINE SPACE
DLT	DOUBLE LAUNDRY TUB	PTY	PANTRY	WO	WALL OVEN
		REF	REFRIGERATOR SPACE	WR	WARDROBE

WINDOW AND DOOR LEGEND

ACP	ALUMINIUM COVERPLATE	EW	EXISTING WINDOW TO REMAIN	RD	ROLLER DOOR
AS	AWNING SASH	FD	FRENCH DOOR	SD	SLIDING DOOR
CS	CRIM-SAFE SECURITY WINDOW SCREEN	FG	FIXED GLASS	SMD	SLIDING MIRROR DOORS
CSD	CAVITY SLIDING DOOR	FOD	FIXED GLASS OVER	SOD	SECTIONAL OVERHEAD GARAGE DOOR
CW	CASEMENT WINDOW	GB	GLASS BLOCK	CSOD	COLORBOND SECTIONAL OVERHEAD GARAGE DOOR
DH	DOUBLE HUNG WINDOW	GD	GLAZED DOOR	SW	SLIDING WINDOW
ED	EXISTING DOOR TO REMAIN	HTS	HEIGHT TO SUIT	TD	TILTING DOOR
		LG	LOUVERED GLASS	WTS	WIDTH TO SUIT
		OG	OBSCURE GLASS		

FLOOR FINISHES LEGEND

CCF	COVERED CONCRETE FINISH	PTB	POLISHED TIMBER BOARDS
CPT	CARPET	PTF	12mm POLISHED TIMBER FLOORBOARDS OVER 18mm STRUCTURAL PLYWOOD TO TIMBER FRAMED FLOORS or DIRECT STICK TO R.C. SLAB FLOORS.
ST	SELECT TILES		NE FINISHED FLOOR HEIGHTS TO MATCH SHOT EDED HARDWOOD VERANDAH FLOOR BOARDS.
EAG	EXPOSED AGGREGATE		
SIF	CONCRETE, STEEL, TROWELED FINISH	SE-HWD	

Building 1 Floor Plans

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
03/12/2019
BCC DS

IAN WEBB ARCHITECT
60 BANKS ST. NEWMARKET Q. 4051
PH 07 3856 2855 FAX 07 3356 0419

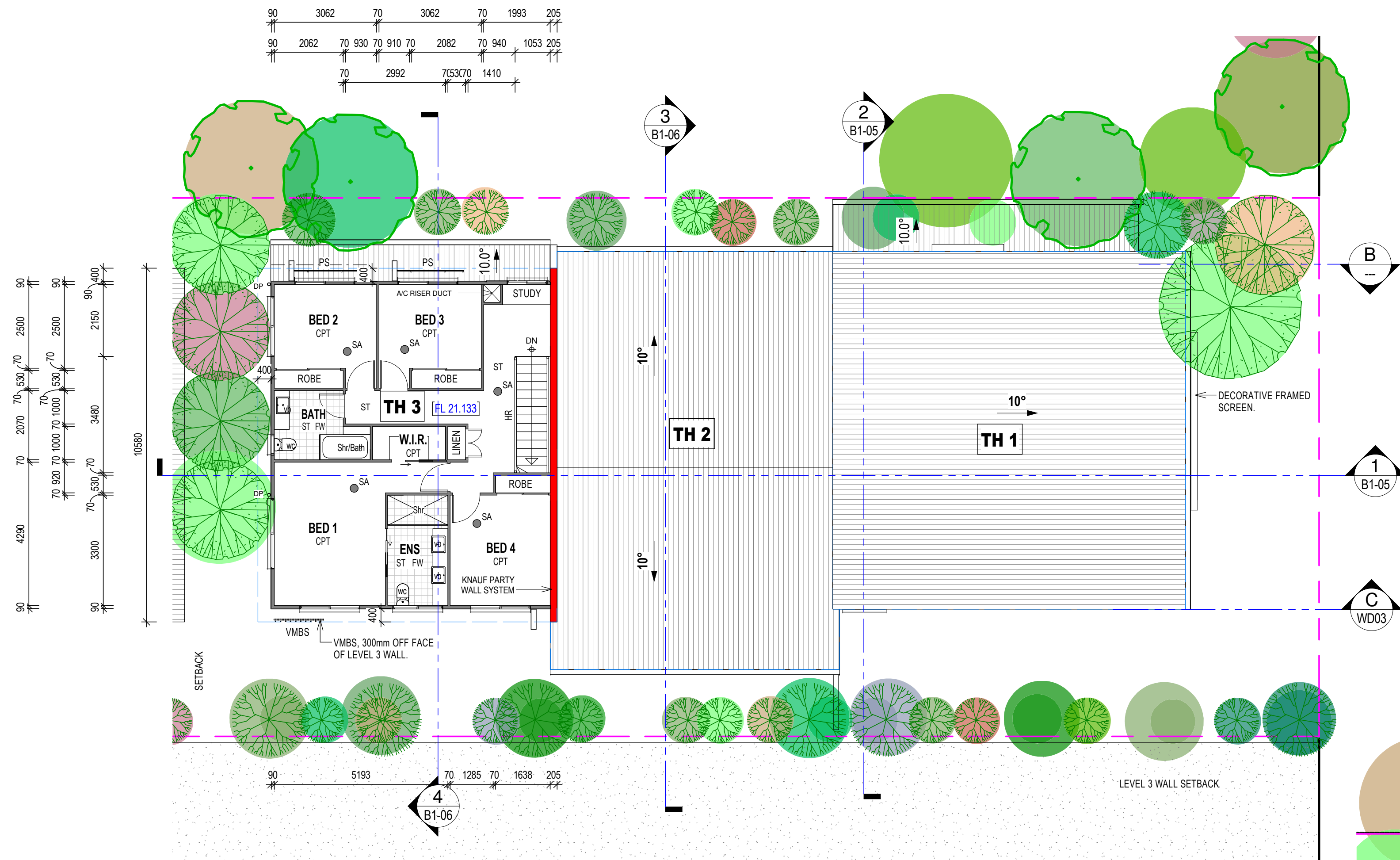
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

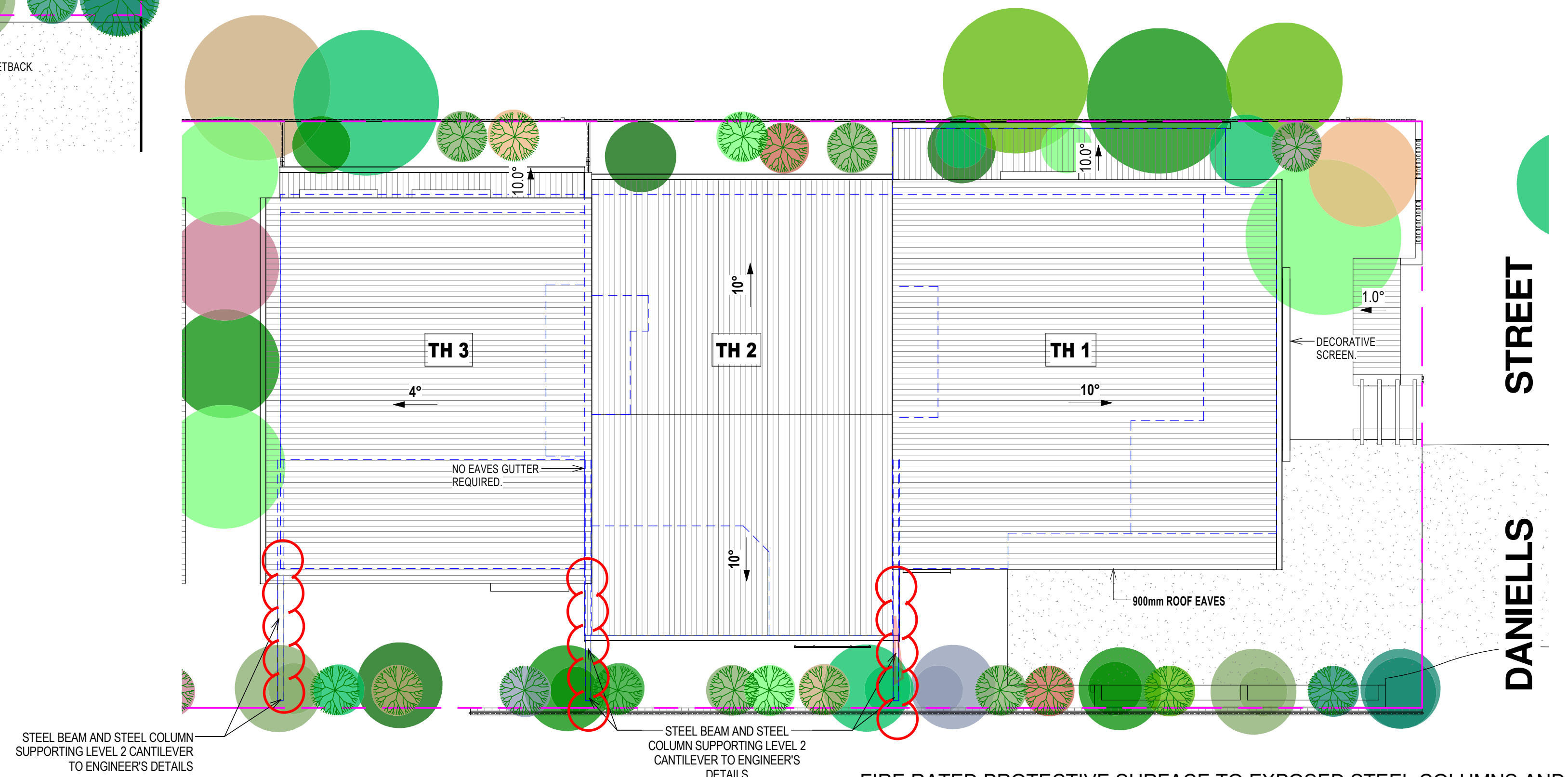
AMENDMENTS:

B	Retaining Wall added along driveway	11-04-18	TJA
C	Columns and Beams along South Property Boundary modified.	27-06-18	TJA
D	Courtyard Hardstand change. Party Wall System changed.	12-03-19	LM
E	Bins Store modified	06-06-19	TJA
F	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19	TJA
	Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B1-01
SCALE at A1:	1:100	REVISION:	F



1 Building 1 - Proposed Level 3 Floor Plan
1:100



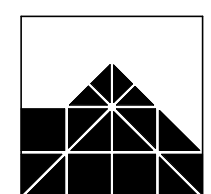
2 Building 1 - Proposed Roof Plan
1:100

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

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Received
03/12/2019
BCC DS



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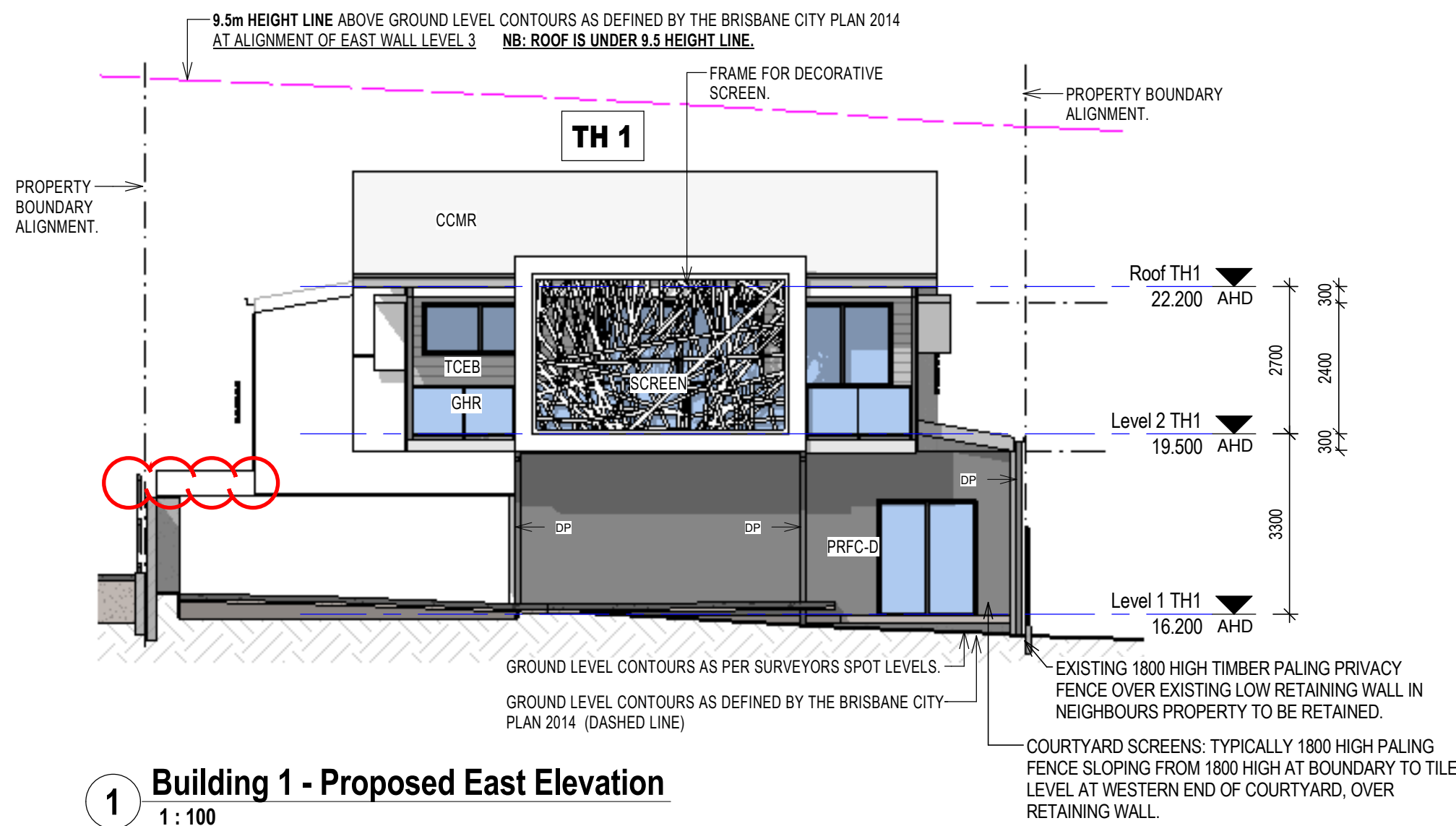
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

A	TH 3 Bath & WIR layout modified	26-03-18	TJA
C	Columns and Beams along South Property Boundary modified.	27-06-18	TJA
D	Party Wall System changed.	12-03-19	L.M.
E	Decorative Screen & Handrail to Balconies modified	29-05-19	TJA
F	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kajala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19	TJA
Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface			

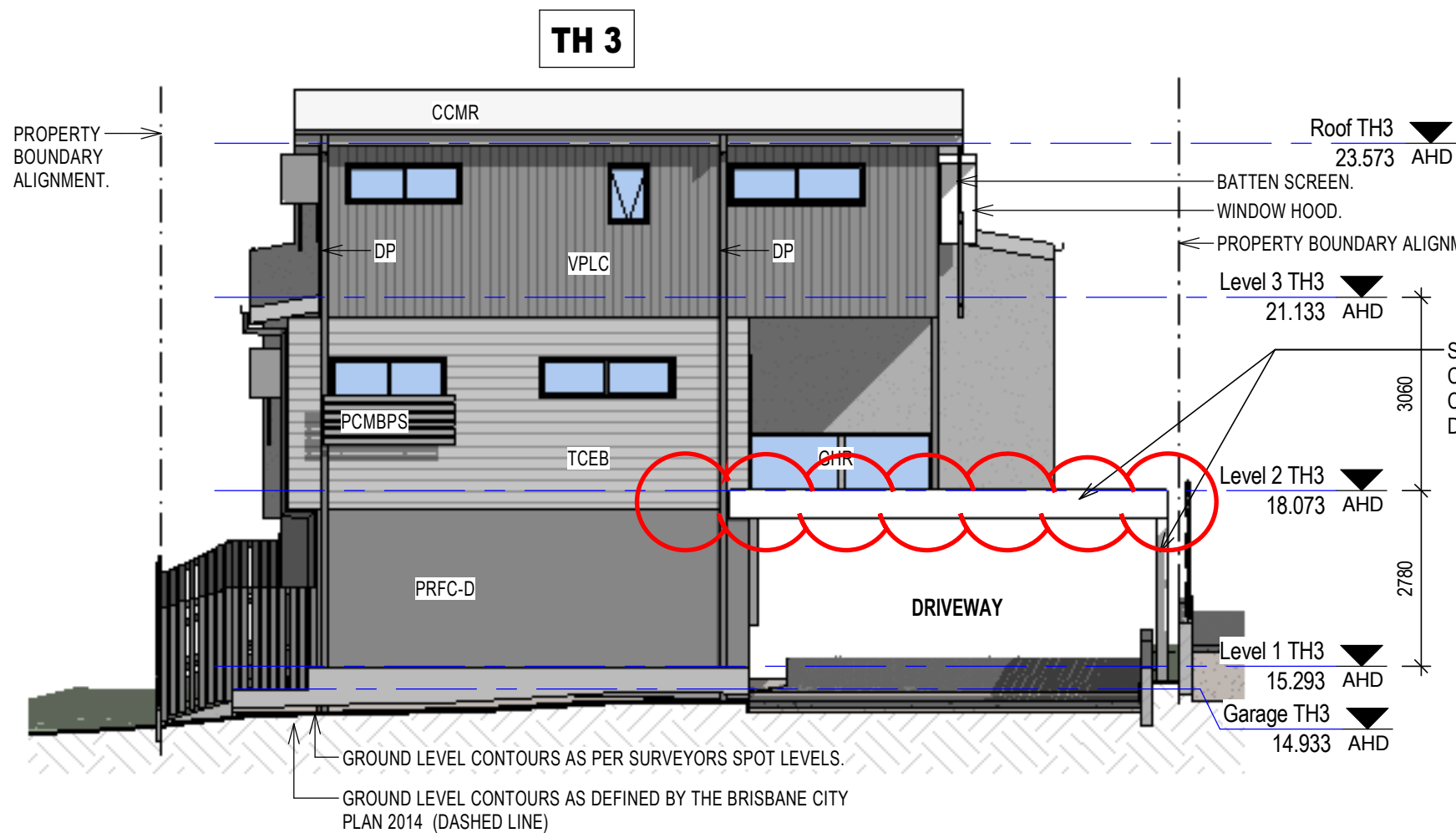
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DATE:	Mar 2018	SHEET No:	B1-03
SCALE at A1:	1:100	REVISION:	F



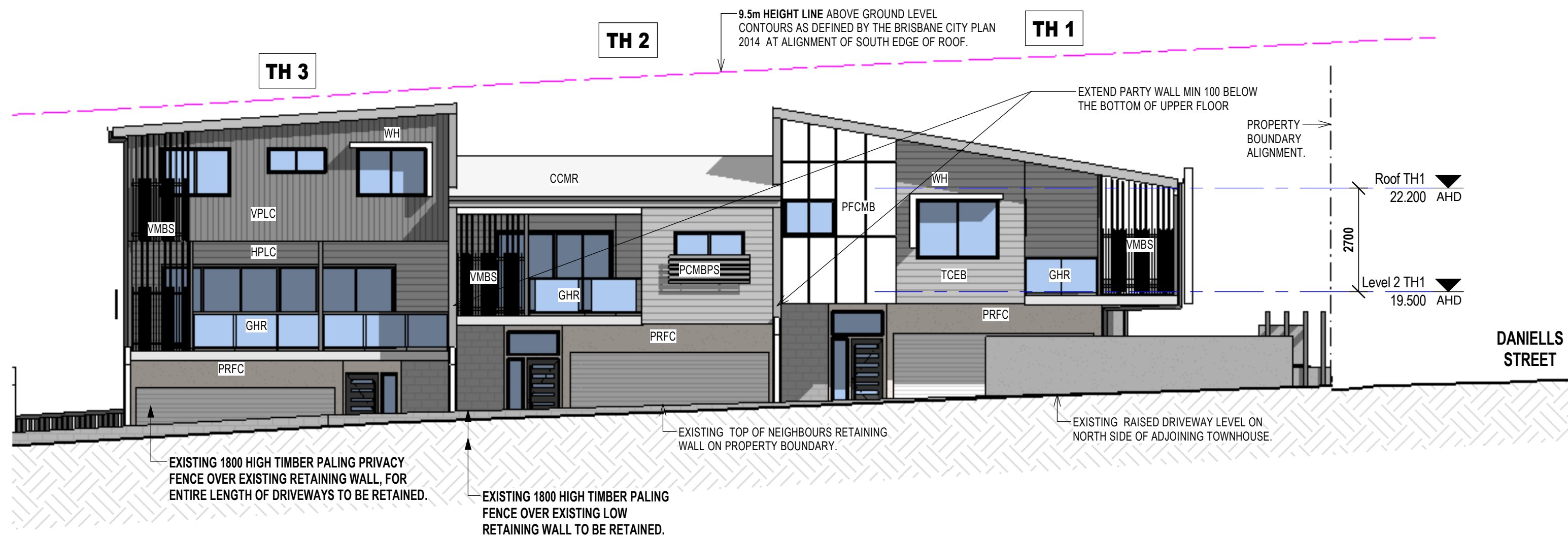
1 Building 1 - Proposed East Elevation
1 : 100

MATERIALS LEGEND

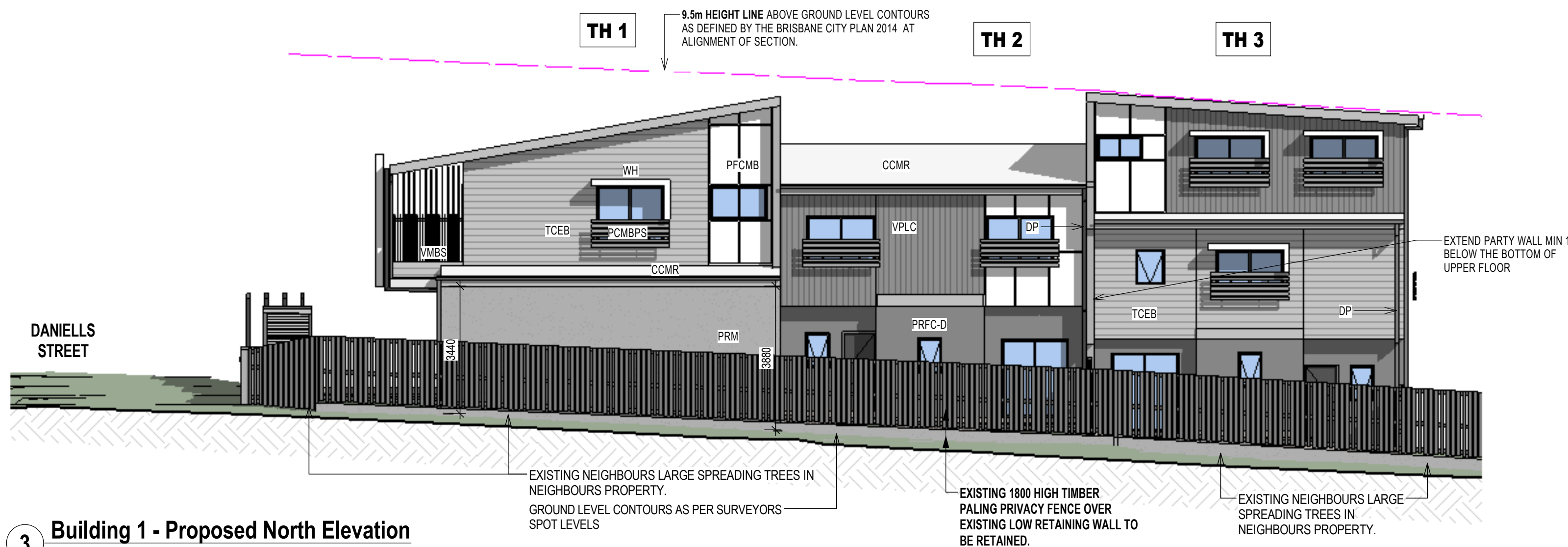
AFJ	ALUMINUM FRAMED JOINERY.
CCMR	COLORBOND CORRUGATED METAL ROOF SHEETING.
CSOD	COLORBOND SECTIONAL OVERHEAD DOOR.
GHR	GLASS BALUSTRADING WITH ALUMINIUM FRAMING.
HPLC	HORIZONTAL PROFILED LIGHTWEIGHT CLADDING.
PCMBPS	POWDERCOATED METAL BATTEN PRIVACY SCREEN. 80mm BATTENS SPACED 20mm APART. Window Privacy Screen up to minimum 1500 above floor level.
PFCMB	PAINTED FIBROUS CEMENT MATRIX BOARD with RECESSED JOINTS.
PRFC-D	PAINTED RENDERED FIBROUS CEMENT CLADDING, DARK COLORED.
PRM	PAINTED RENDERED MASONRY.
PRM-D	DARK COLORED PAINTED RENDERED MASONRY.
PRM-MD	MID COLORED PAINTED RENDERED MASONRY.
SSWHR	STAINLESS STEEL WIRE HANDRAIL.
TCEB	TIMBER COLOUR ENGINEERED BOARD.
VMBS	VERTICAL METAL BLADE SCREEN.
HMBS	HORIZONTAL METAL BLADE SCREEN.
VPLC	VERTICAL PROFILED LIGHTWEIGHT CLADDING.
WH	WINDOW HOOD.



2 Building 1 - Proposed West Elevation
1 : 100



4 Building 1 - Proposed South Elevation
1 : 100

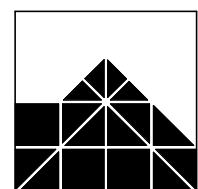


3 Building 1 - Proposed North Elevation
1 : 100

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION



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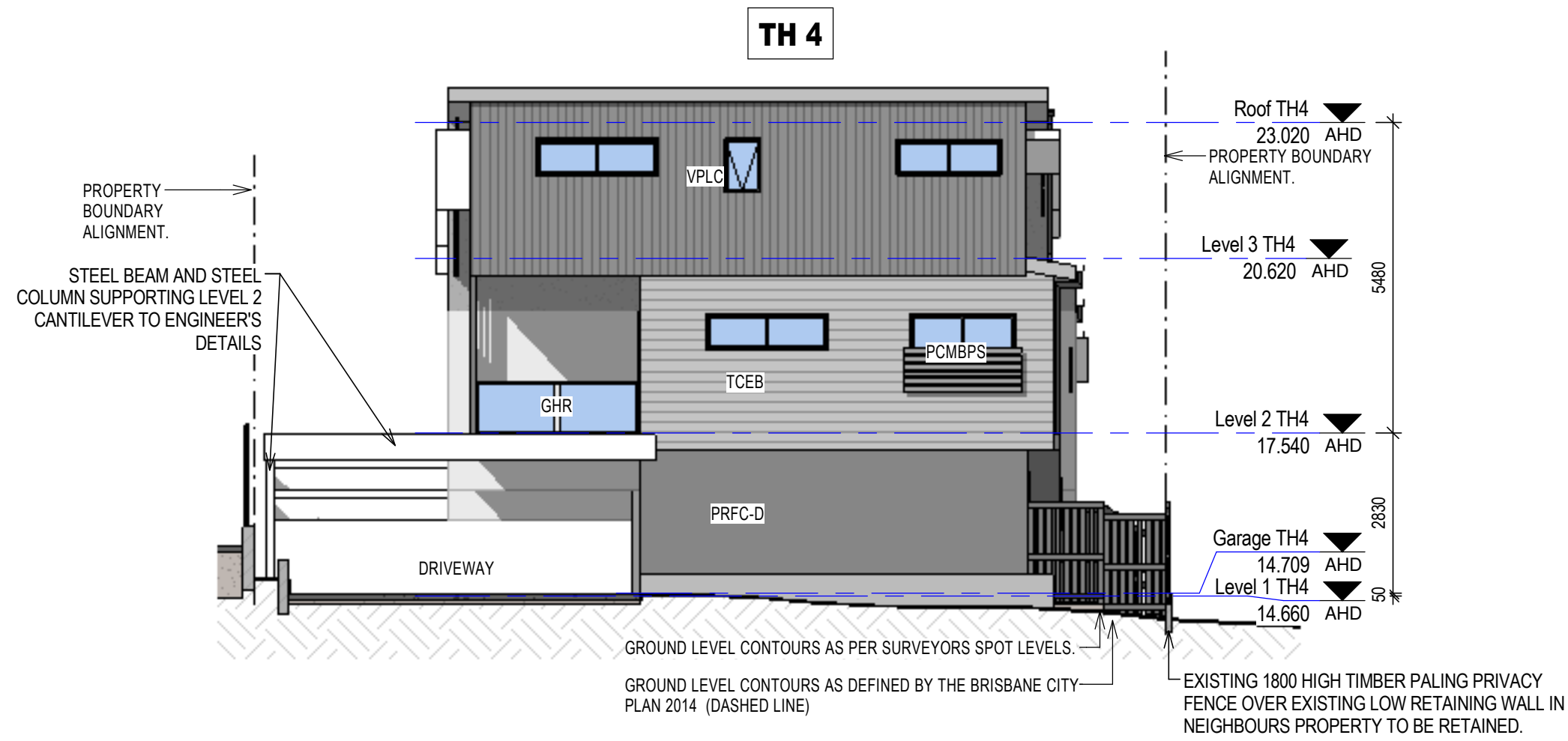
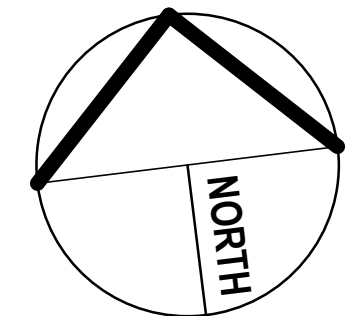
CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

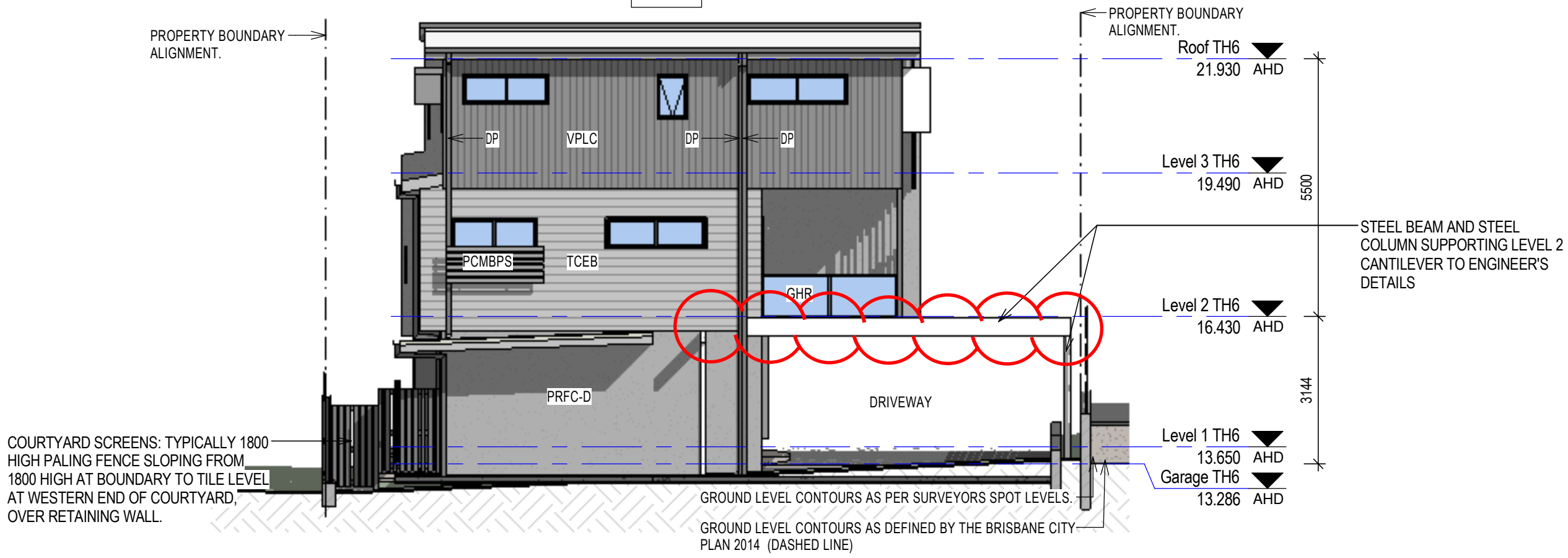
C	TH 1 & 3 Kitchen Window deleted.	10.05.18	TJA
D	Columns and Beams along South Property Boundary modified.	27.06.18	TJA
E	Decorative Screen & Handrail to Balconies modified	29.05.19	TJA
F	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kojala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25.09.19	TJA
	Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B1-04
SCALE at A1:	1 : 100	REVISION:	F

Scale 1:100 - Lengths are in Metres.



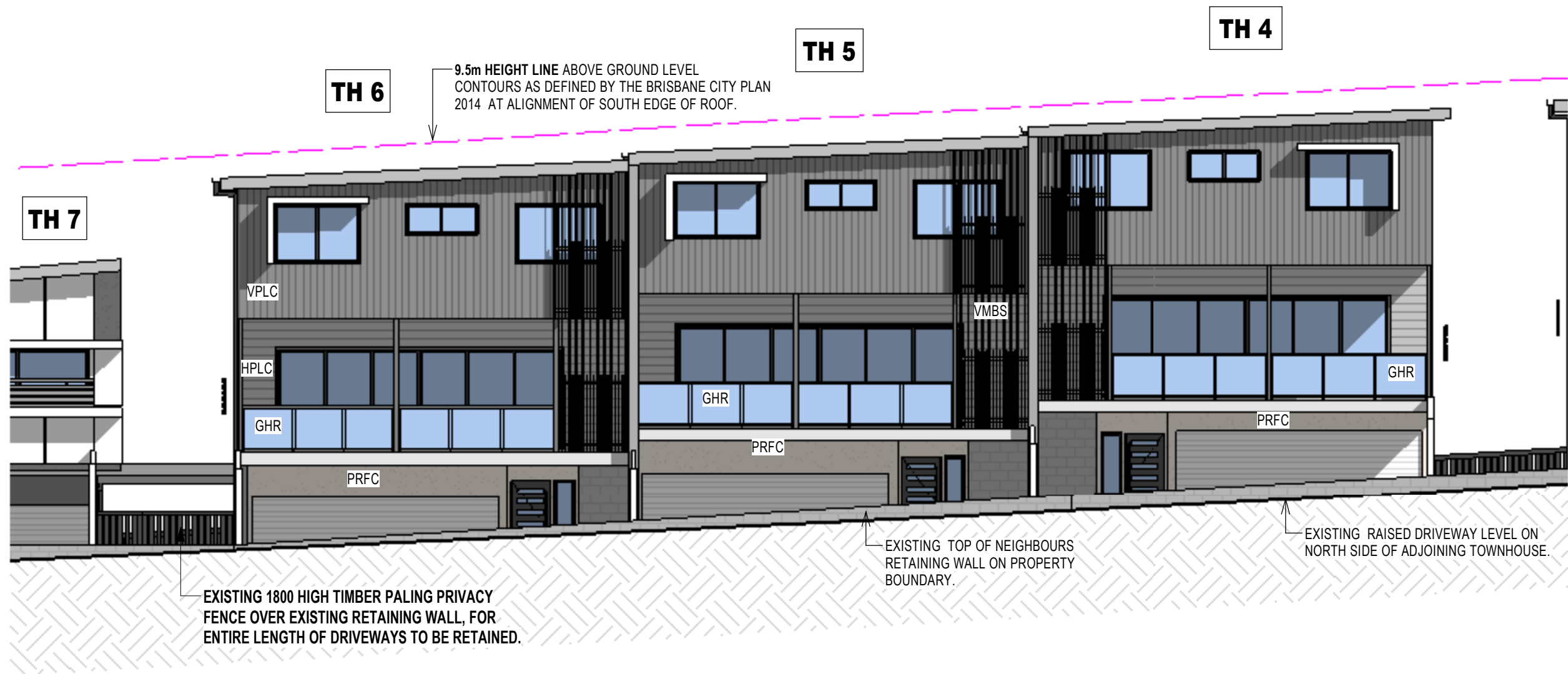
1 Building 2 - Proposed East Elevation
1:100



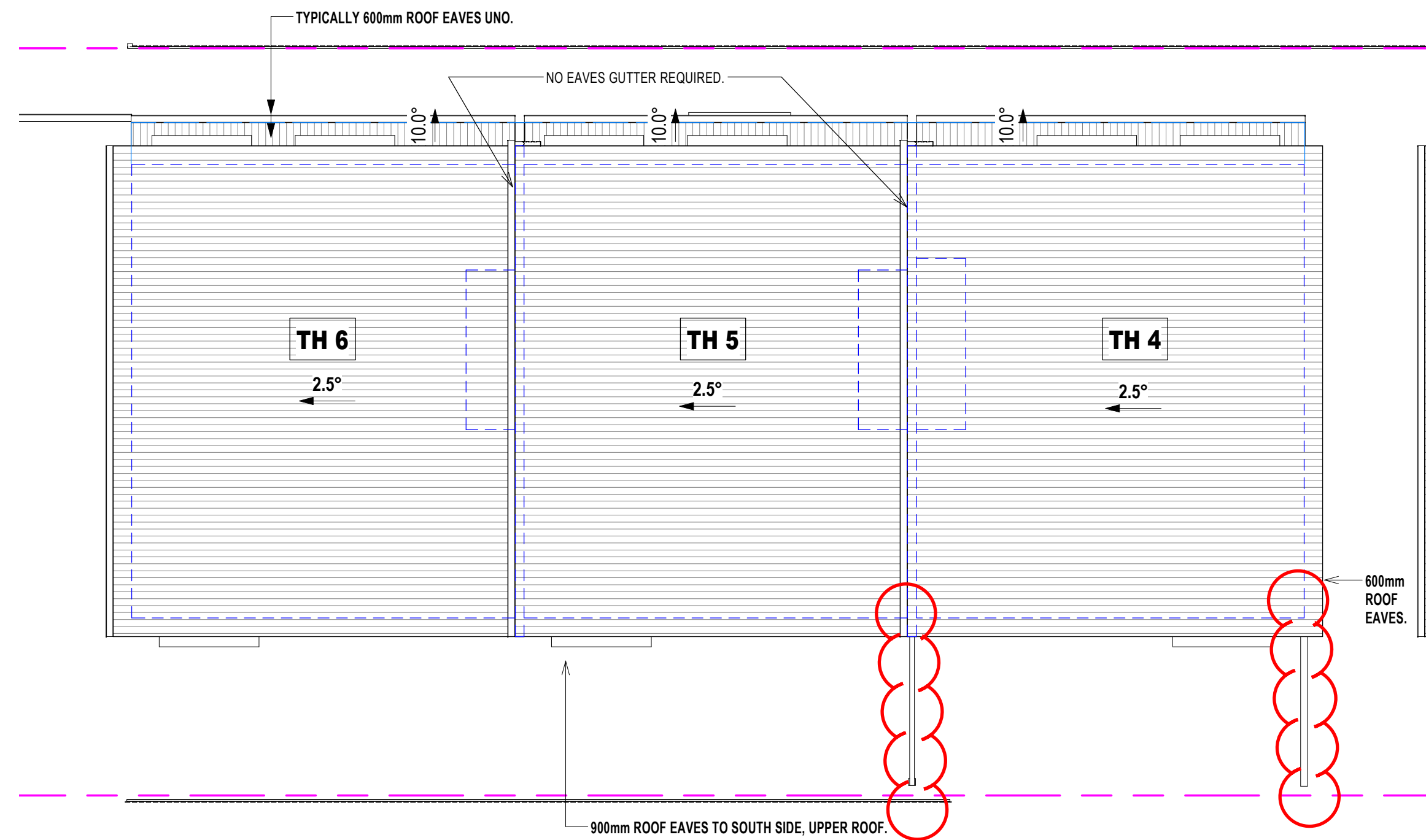
2 Building 2 - Proposed West Elevation
1:100

MATERIALS LEGEND

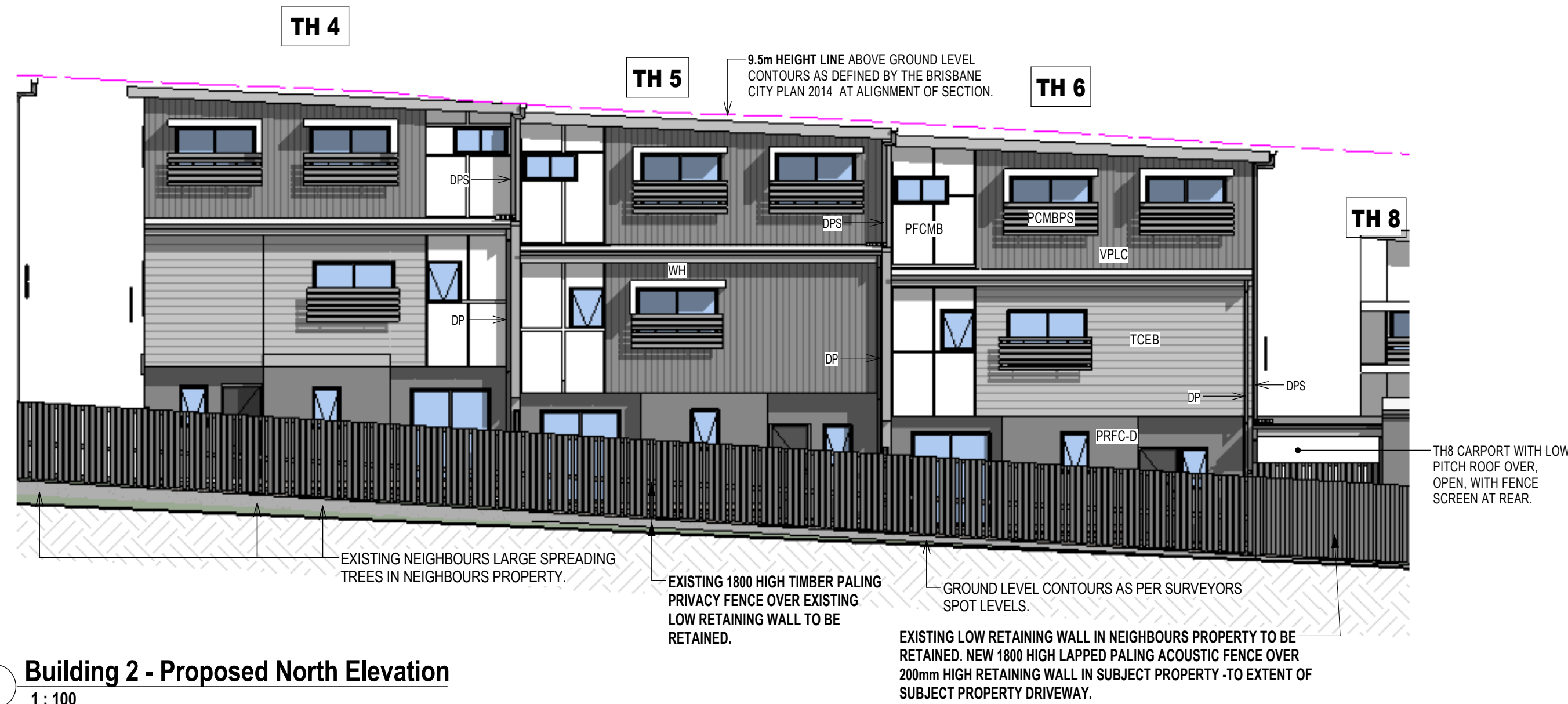
AFJ ALUMINUM FRAMED JOINERY.
CMR COLORBOND CORRUGATED METAL ROOF SHEETING.
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PRM-MD MID COLORED PAINTED RENDERED MASONRY.
SSWHR STAINLESS STEEL WIRE HANDRAIL.
TCEB TIMBER COLOUR ENGINEERED BOARD.
VMBS VERTICAL METAL BLADE SCREEN.
HMBS HORIZONTAL METAL BLADE SCREEN.
VPLC VERTICAL PROFILED LIGHTWEIGHT CLADDING.
WH WINDOW HOOD.



3 Building 2 - Proposed South Elevation
1:100



5 Building 2 - Proposed Roof Plan
1:100



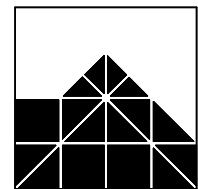
4 Building 2 - Proposed North Elevation
1:100

Building 2 Elevations and Roof Plan

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

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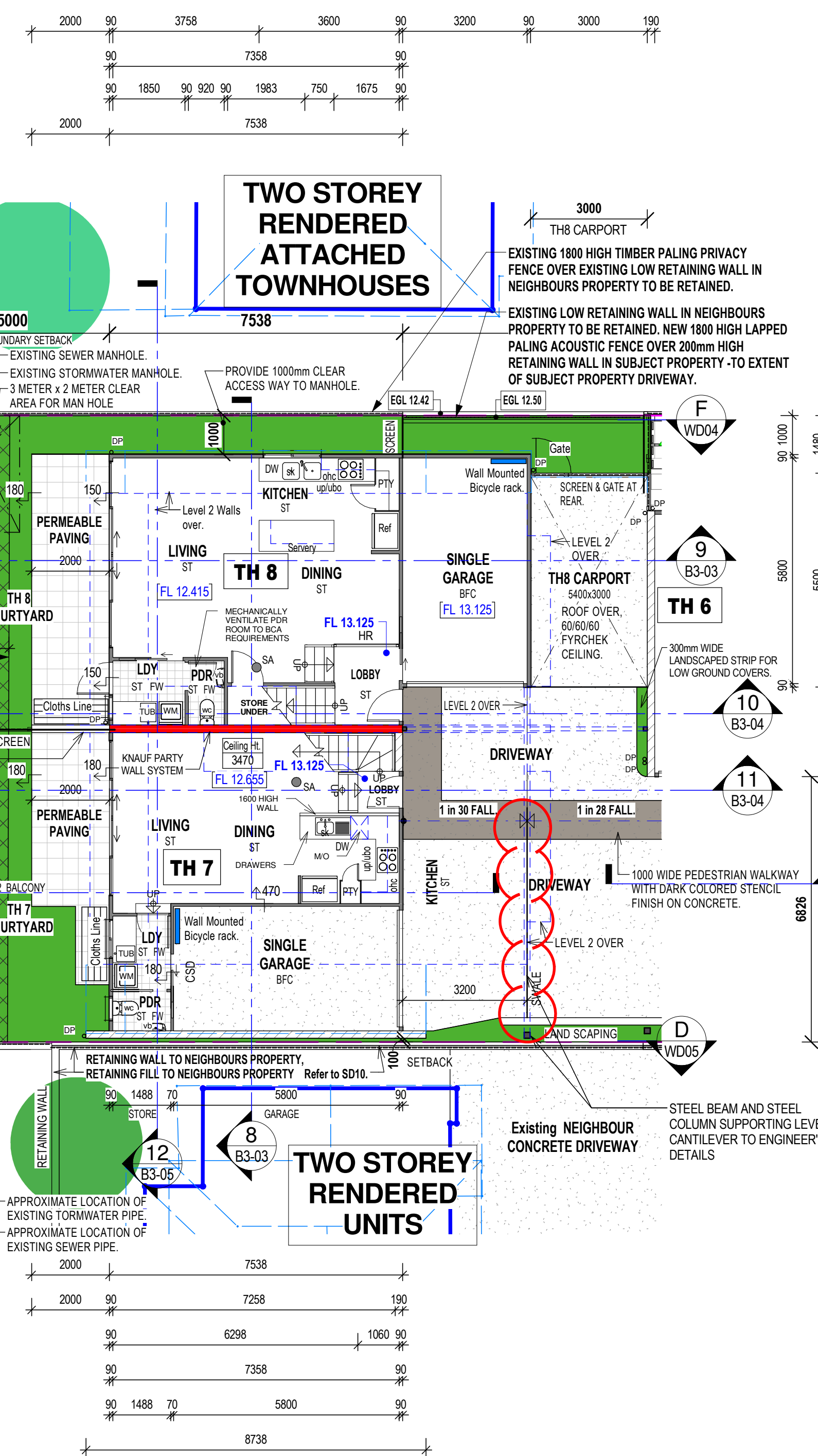
CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

C	TH 1, 2 & 3 Kitchen window deleted.	10.05.18	TJA
D	Columns and Beams along South Property Boundary modified.	27.06.18	TJA
E	Decorative Screen & Handrail to Balconies modified	29.05.19	TJA
F	Steel Beams and Steel Columns shown supporting cantilevered structure above Driveway in accordance with Tom Kapala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25.09.19	TJA
Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface			

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B2-03
SCALE at A1:	1:100	REVISION:	F

Scale 1:100 - Lengths are in Metres.



1 Building 3 - Proposed Level 1 Floor Plan
1:100

LEGEND

AS	AWNING SASH WINDOW.	OBS	OBSCURE GLASS.
CSD	CAVITY SLIDING DOOR.	OHC	OVERHEAD CUPBOARD.
DH	DOUBLE HUNG WINDOW.	PS	PRIVACY SCREEN. Window Privacy Screen up to min. 1500 above floor level.
ED	EXISTING DOOR - TO REMAIN IN-SITU.	SC	STEEL COLUMN.
EFD	EXISTING FRENCH DOOR - TO REMAIN IN-SITU.	SD	SLIDING GLAZED PANEL DOOR EXTERNAL DOOR.
EW	EXISTING WINDOW - TO REMAIN IN-SITU.		If Bedroom Robe, SOLID PANEL DOOR.
FAS	FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS.	SH	SHELF.
FG	FIXED GLASS WINDOW.	SHT	SILL HEIGHT.
FLO	FAN LIGHT WINDOW OVER.	SW	SLIDING WINDOW.
HR	SELECT HARDRAIL & BALUSTADING	TSH	TIMBER SHUTTERS.
NFD	NEW FRENCH DOORS.	VMBS	VERTICAL METAL BLADE SCREEN.

2 Building 3 - Proposed Level 2 Floor Plan
1:100

From 1 January 2017

The development approval process for new dwellings and substantial renovations will ensure that building approvals received on or after this date will bring dwellings into compliance with the new laws.

Smoke alarms in the dwelling must:

- be photoelectric (AS 3786-2014); and
- not also contain an ionisation sensor; and
- be hardwired to the mains power supply with a secondary power source (i.e. battery); and
- be interconnected with every other smoke alarm in the dwelling so all activate together.

Smoke alarms must be installed on each storey:

- in each bedroom; and
- in hallways which connect bedrooms and the rest of the dwelling; or
- if there is no hallway, between the bedrooms and other parts of the storey; and
- if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

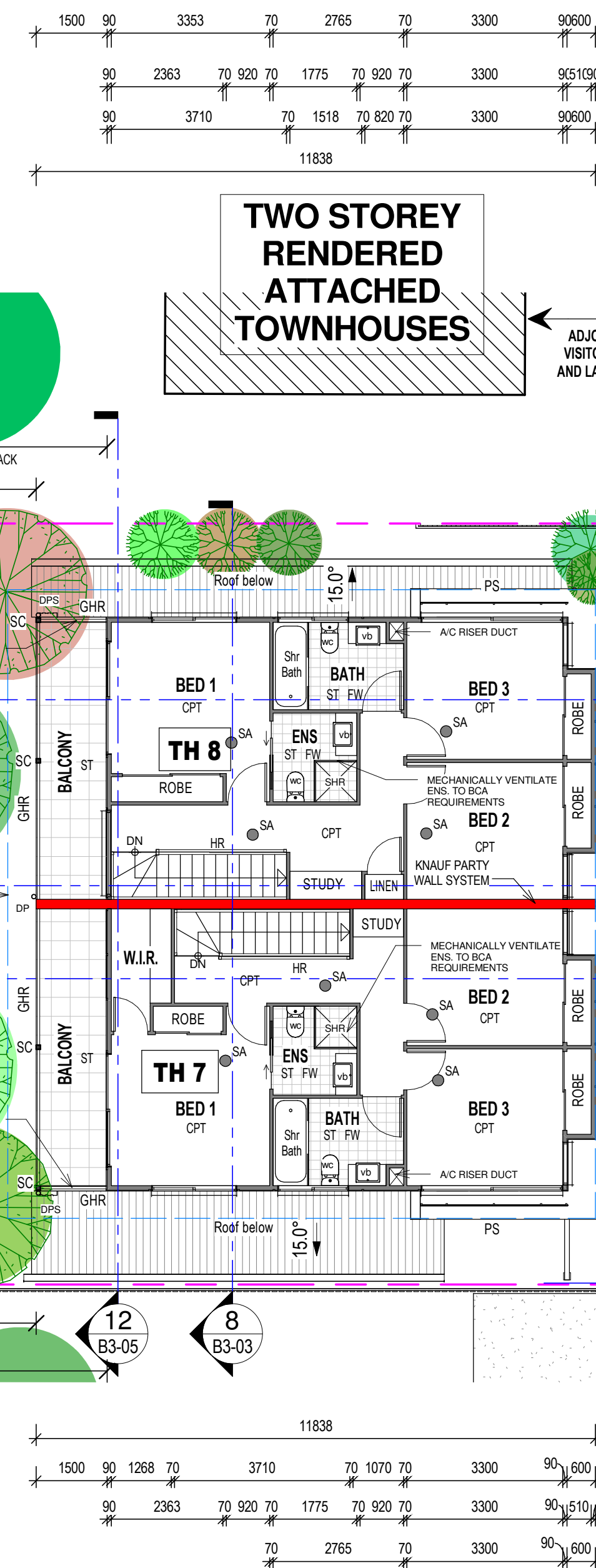
PRESCRIBED LOCATIONS FOR INSTALLING SMOKE ALARMS

Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:

- within 300mm of a corner of a ceiling and a wall;
- within 300mm of a light fitting;
- within 400mm of an air-conditioning vent;
- within 400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the Building Fire Safety Regulation 2008.

If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the dwelling.



GENERAL NOTES

- DESIGNED IN ACCORDANCE WITH THE B.C.A. 2005 VOLUME 2 (HEREIN NOTED AS "B.C.A.") AND STANDARD BUILDING REGULATIONS 1997.
- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
- THE DESIGN WIND SPEED FOR CALCULATIONS IS 110 km/h.
- SITE PREPARATION SHALL BE IN ACCORDANCE WITH PART 3.1 OF THE B.C.A. AND AS 3708.
- TERMITE MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 3.1.3 OF THE B.C.A. AND AS 3661.2:2000.
- CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.2 OF THE B.C.A. AND AS 2870.
- MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.3 OF THE B.C.A. AND AS 3700.
- ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH PART 3.4 OF THE B.C.A. AND AS 1684.2.
- STEELWORK SHALL BE IN ACCORDANCE WITH PART 3.4.2 & 3.4.4 OF THE B.C.A. AND AS 4100, AS 1111, AS 1112.
- SLAB AND FOOTING ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT AND THE ENGINEER'S DETAILS.
- FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.
- POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING - PART 3.2.2.6 OF B.C.A.
- SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.
- DAMP PROOF COURSE AND WEIR HOLES TO COMPLY WITH PART 3.3.4 OF THE B.C.A.
- SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE B.C.A.
- DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.
- SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS 1288.
- FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE B.C.A.
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A.
- ALL WET AREAS TO COMPLY WITH PART 3.8.1 OF THE B.C.A.
- ROOM HEIGHTS TO COMPLY WITH PART 3.8.2 OF THE B.C.A.
- CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 OF THE B.C.A.
- LIGHTING TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- SAFE MOVEMENT, ACCESS, STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE B.C.A.
- ALL FABRICATED ROOF TRUSSES TO BE ENGINEERED, DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- COLUMN SUPPORT END BEARING TO LAMINATED BEAMS TO BE MINIMUM WIDTH OF MEMBER.
- ALL BRACING WALLS SHALL BE 4.0 KN/M PLYWOOD UNLESS NOTED OTHERWISE, CONSTRUCTED FULLY IN ACCORDANCE WITH AS 1884.2.
- REQUIRED LENGTHS OF ALL BRACING WALLS SHOWN IN METRES ON PLAN.
- THE DOWN BRACING WALLS SHALL BE M12 BOLTS TO EACH END WITH 50mm OF END STUDS AND AT 1200mm CENTRES MAXIMUM. DOUBLE SIDED BRACING WALLS TIE DOWN SHALL BE 2M12 BOLTS 50mm APART OR 1M16 BOLT TO EACH END.
- ALL BRACING PANELS SHALL BE FULL HEIGHT AND NAILED TO TOP AND BOTTOM PLATES WHERE THE WALL HEIGHT EXCEEDS SINGLE PLY SHEET THEN FIT COMMON JOGGING AND NAIL AS FOR TOP AND BOTTOM PLATES WHERE PANELS ARE MORE THAN 2.700 METRES HIGH. LOAD CAPACITY IS REDUCED BY 2.700 DIVIDED BY HEIGHT.
- MAXIMUM DESIGN LOADS FOR PANELS:
 - 900mm MINIMUM LENGTH IS 4 KN/M
 - 600mm MINIMUM LENGTH IS 2 KN/M
 - 450mm MINIMUM LENGTH IS 1 KN/M
- THE BRACING RESISTANCE FOR 600mm MINIMUM LENGTH PANELS MAYBE INCREASED TO 4 KN/M IF BOTH M12 CYCLONE RODS ARE INSTALLED TO EACH END OF BRACING PANEL AND M10 COACH SCREWS TO EACH OF THE 4 CORNERS OF THE PLYWOOD AND FIXING INTO TOP AND BOTTOM PLATES.
- ENERGY EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS PART J.

GENERAL LEGEND

AF	APPLIED FINISH.	GS	GRATED SUMP.	SA	SMOKE ALARM - TO AS3786 & B.C.A.
AP	ANCHOR ROD.	HB	HANGING BEAM.	SB	STRUTTING BEAM.
BC	BRACING COLUMN.	HC	HORSECOCK (1000mm ABOVE GND).	SBS	STEEL BRACING SET.
BL	BLOCKWORK.	HSB	HAND RAIL (min 1000mm above FFL).	SC	STEEL COLUMN AS SCHEDULED.
BP	BROCK PAVING ON SAND.	HWB	PAINTED HWD WEATHERBOARDS.	SFG	SLOTTED FASCIA GUTTER.
CM	COMPRESSED FIBROUS CEMENT.	HWS	HOT WATER SYSTEM.	SKP	OPAL ACRYLIC VENTED SKYLIGHT.
CRT	CONCRETE ROOF TILES.	LM	LAMINATED BEAM 122.	SR	SHOWER ROSE.
CT	CERAMIC TILES.	LGR	LAMINATED GLASS ROOF.	STP	SELECTED TIMBER PANNELLING.
DP	DOWNPIPE 90 DIA unless noted otherwise.	LP	LATICE PANEL.	STPS	STAINED TIMBER BATTEN PRIVACY SCREEN.
DPS	DOWNPIPE WITH SPREADER.	MH	600/600 CEILING MANHOLE.	TASB	TASSELM LAMINATED BEAM F27.
EFO	EXHAUST FAN OVER.	MRS	COLORBOND METAL ROOF.	TBS	TIMBER BRACING SET.
EJ	EXPANSION JOINT.	MS	MECHANICALLY VENTILATE ENS TO BKA REQUIREMENTS.	TD	TIMBER TIE DOWN COLUMN.
ENR	ENCLOSED RAFTERS.	NS	NON-SLIP SURFACE.	TD2	TIMBER TIE DOWN COLUMN.
FB	FACE BRICKWORK.	OB	OBSCURE GLASS HAND RAIL.	TD3	REINFORCED CONCRETE TIE DOWN COLUMN.
FBL	FACE BLOCKWORK.	P	PLASTERBOARD.	TP	TERRACOTTA ROOF TILES.
FC	FIBROUS CEMENT.	PB	PAINTED FIBRE CEMENT WITH COVER STRIPS.	UOS	UNLESS OTHERWISE SPECIFIED.
FE	FIRE EXTINGUISHER.	PFCC	PLUMBING BULKHEAD OVER.	W	WROUGHT IRON.
FP	FIREPLACE - JETMASTER 1050 U.N.O.	PS	PAINTED FIBRE CEMENT WITH COVER STRIPS.	WR	WATER RESISTANT PARTICLEBOARD.
FW	FLOOR WASTE.	Q	QUAD GUTTER.	WTS	WIDTH TO SUIT.
GG	GRADED GULLY.	R	RAKED CEILING.		
GHR	GLASS BALUSTADING WITH ALUMINIUM FRAMING.	RHO	RANGE HOOD OVER.		
		SH	SHELVES.		
		SHR	SHOWER.		
		SS	SLIDING SCREEN.		
		SSS	SLIDING SHOWER SCREEN.		
		SV	SERVICERY.		
		UBO	UNDER BENCH OVER.		
		VB	VANITY BASK UNIT.		
		WB	WALL BASKING.		
		WM	WASHING MACHINE SPACE.		
		WO	WALL OVEN.		
		WR	WARDROBE.		

JOINERY LEGEND

APC	APPLIANCE CUPBOARD.	DO	DRYER OVER.	RHO	RANGE HOOD OVER.
BA	BATH.	DW	DISHWASHER SPACE.	SPA	SPA BATH.
BB	BREAKFAST BAR.	EHO	EXHAUST HOOD OVER.	SH	SHELVES.
BCU	BENCH WITH CPBD UNDER.	FR	FREEZER SPACE.	SHR	SHOWER.
BDR	BANK OF DRAWERS.	FW	FLOOR WASTE.	SS	SLIDING SCREEN.
BS	BROOM CUPBOARD.	HP	HOTPLATES.	SSS	SLIDING SHOWER SCREEN.
BS	BAR SINK.	IC	ROBINHOOD IRONING CENTRE.	SV	SERVICERY.
CO	CUPBOARD OVER.	LN	LINEN CUPBOARD.	UBO	UNDER BENCH OVER.
CPBD	FULL HEIGHT CUPBOARD.	VB	VANITY BASK UNIT.	WB	WALL BASKING.
CR	CROCKERY CUPBOARD.	LT	LAUNDRY TUB.	WM	WASHING MACHINE SPACE.
DBS	DOUBLE BOWL SINK.	LO	LOUVERED GLASS.	WO	WALL OVEN.
DLT	DOUBLE LAUNDRY TUB.	LG	LOUVERED GLASS.	WR	WARDROBE.
		REF	REFRIGERATOR SPACE.		

WINDOW AND DOOR LEGEND

APC	ALUMINIUM COVERPLATE.	EW	EXISTING WINDOW TO REMAIN.	RD	ROLLER DOOR.
AS	AWNING SASH.	FD	FRENCH DOOR.	SD	SLIDING DOOR.
CS	CRIM-SAFE SECURITY WINDOW SCREEN.	FG	FIXED GLASS.	SMD	SLIDING MIRROR DOORS.
ED	EXISTING DOOR - TO REMAIN IN-SITU.	FEO	FIXED GLASS OVER.	SOD	SECTIONAL OVERHEAD GARAGE DOOR.
EW	EXISTING WINDOW - TO REMAIN IN-SITU.	GB	GLASS BLOCK.	SW	COLORBOND SECTIONAL OVERHEAD GARAGE DOOR.
FAS	FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS.	GD	GLAZED DOOR.	CS	COLORBOND SECTIONAL OVERHEAD GARAGE DOOR.
FG	FIXED GLASS WINDOW.	HTS	HEIGHT TO SUIT.	CSW	SLIDING WINDOW.
FLO	FAN LIGHT WINDOW OVER.	LG	LOUVERED GLASS.	TD	TILTING DOOR.
HR	SELECT HARDRAIL & BALUSTADING	LG	LOUVERED GLASS.	WTS	WIDTH TO SUIT.
NFD	NEW FRENCH DOORS.	OB	OBSCURE GLASS.		

FLOOR FINISHES LEGEND

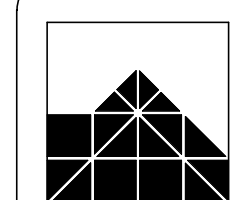
CCF	COVERCONCRETE CONCRETE FINISH.	PTB	POLISHED TIMBER BOARDS.
CPT	CARPET.	PTF	12mm POLISHED TIMBER FLOORBOARDS OVER 18mm STRUCTURAL PLYWOOD TO TIMBER FRAMED FLOORS or DIRECT STICK TO R.C. SLAB FLOORS.
EAG	EXPOSED AGGREGATE.	NE	NOMINATED FLOOR FINISHES TO MATCH.
SIF	CONCRETE, STEEL, TROWELED FINISH.	SE-HWD	SHOT GUNDED HARDWOOD VERANDAH FLOOR BOARDS.

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
03/12/2019
BCC DS



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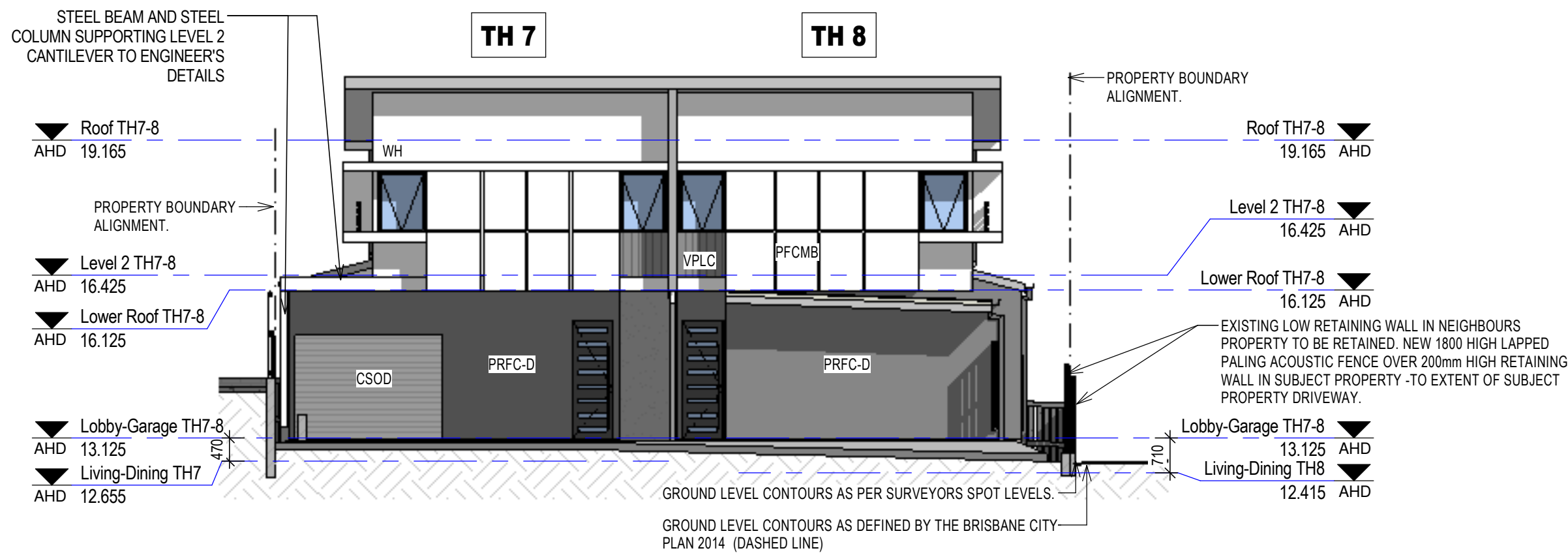
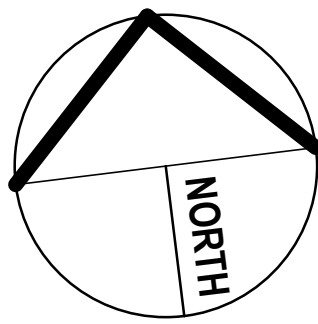
CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

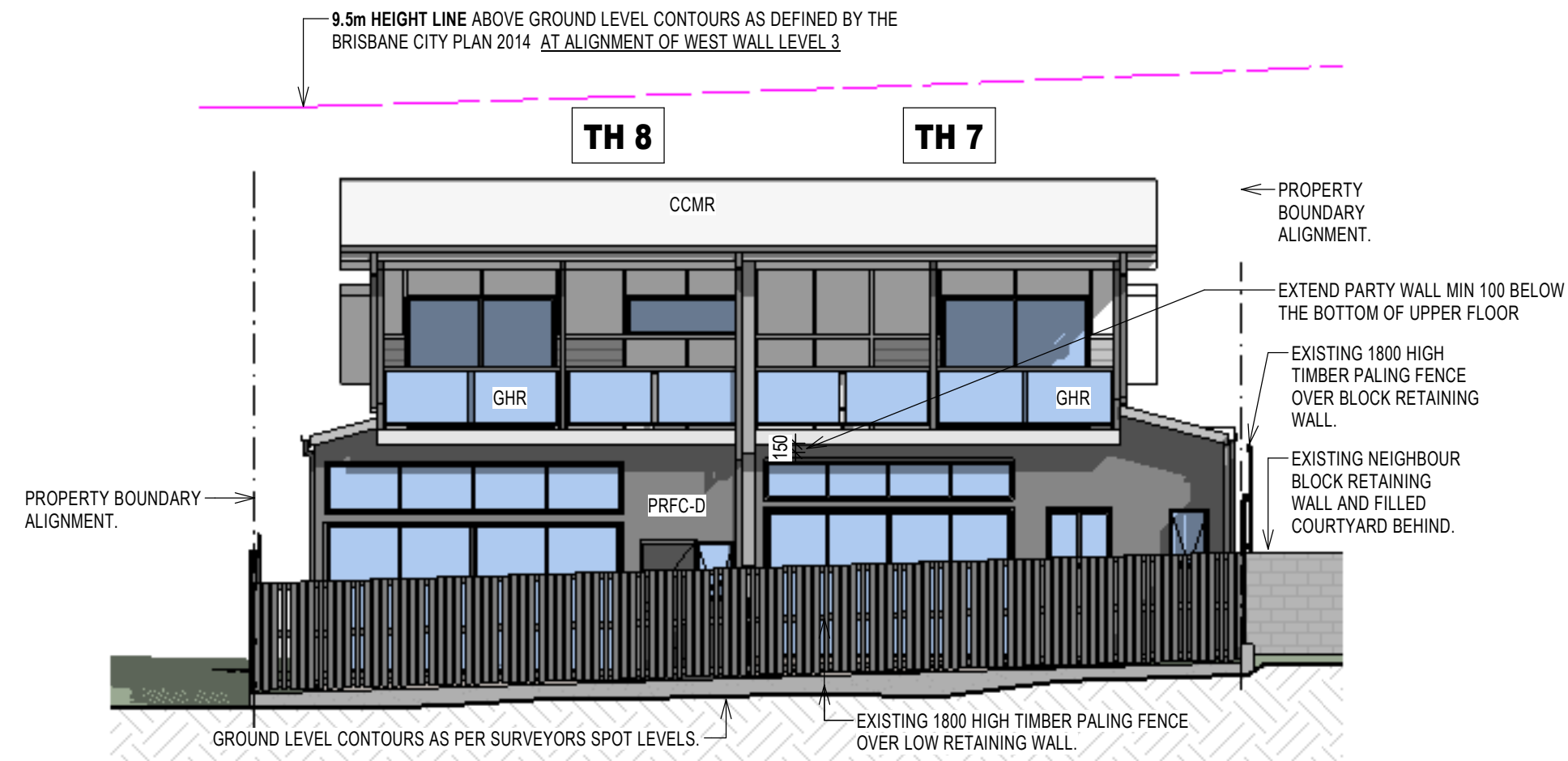
B	TH 7 Kitchen Layout modified.	10.05.18	TJA
C	Column and Beam modified.	27.06.18	TJA
D	TH7 Upper Floor Powder Room changed into Walk-In-Robe.	12.03.19	LM
E	Roof pitches nominated	29.05.19	TJA
F	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25.09.19	TJA
	Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B3-01
SCALE:	At 1:100	REVISION:	F

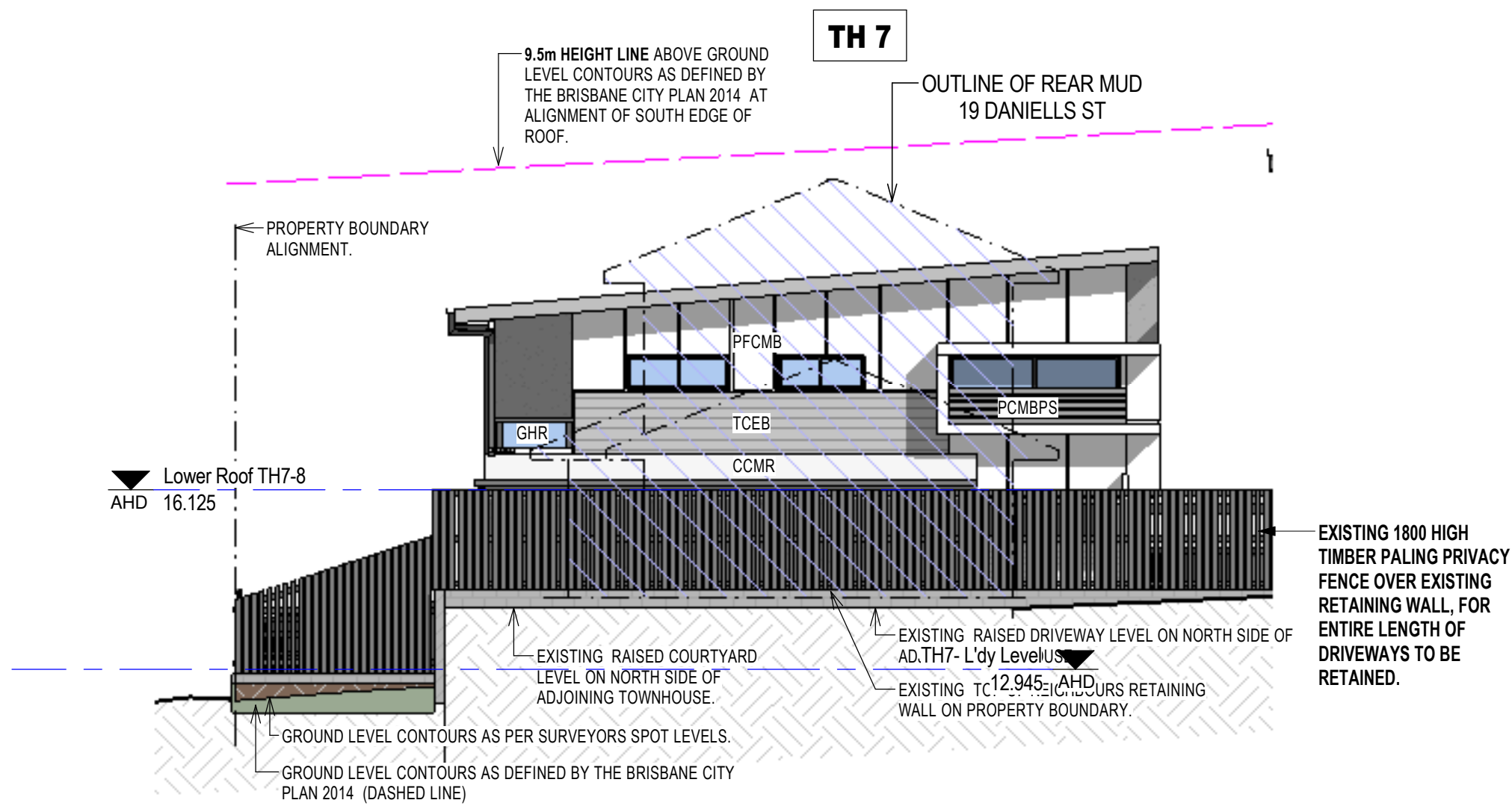
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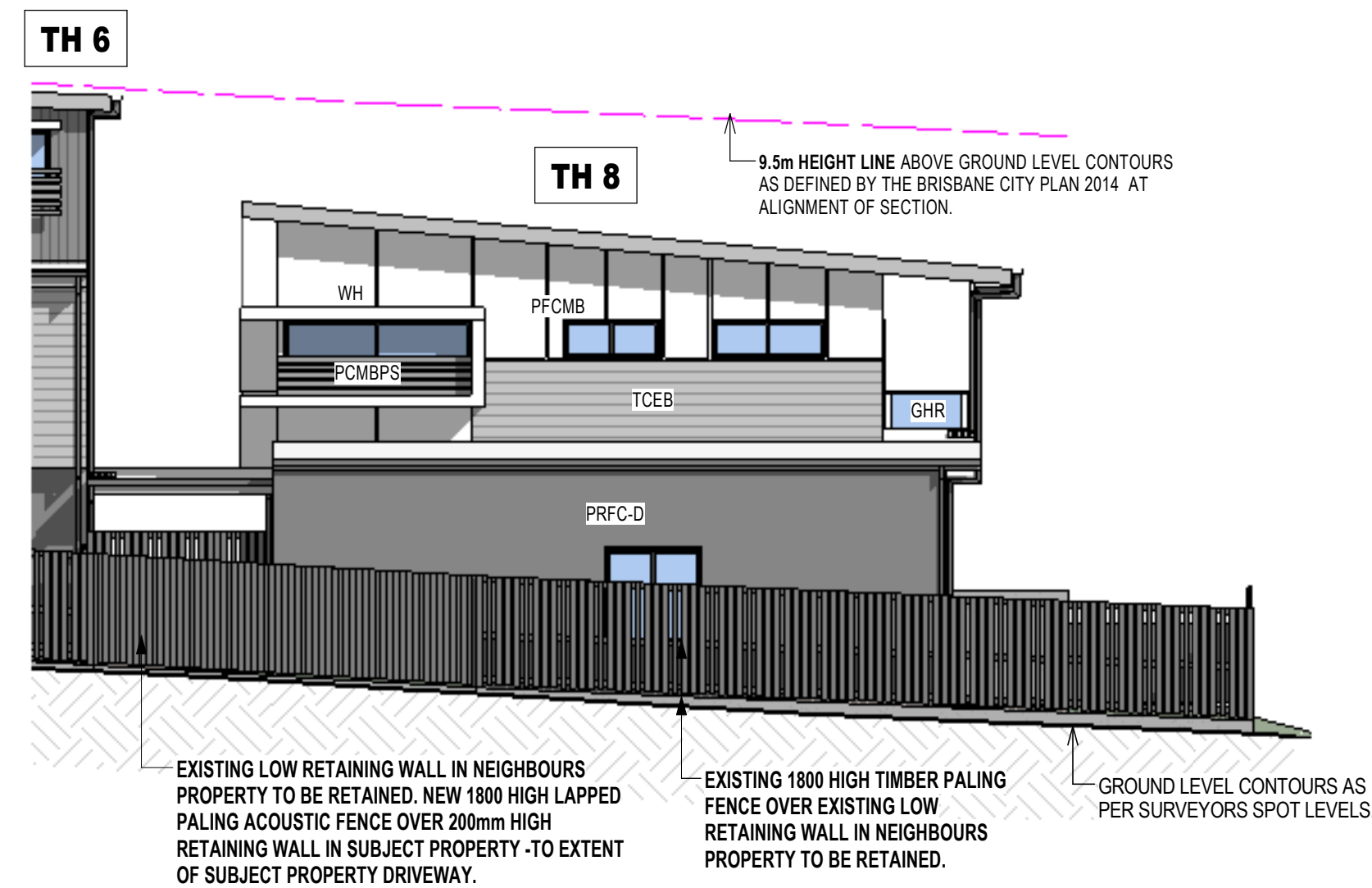
1 Building 3 - Proposed East Elevation
1 : 100



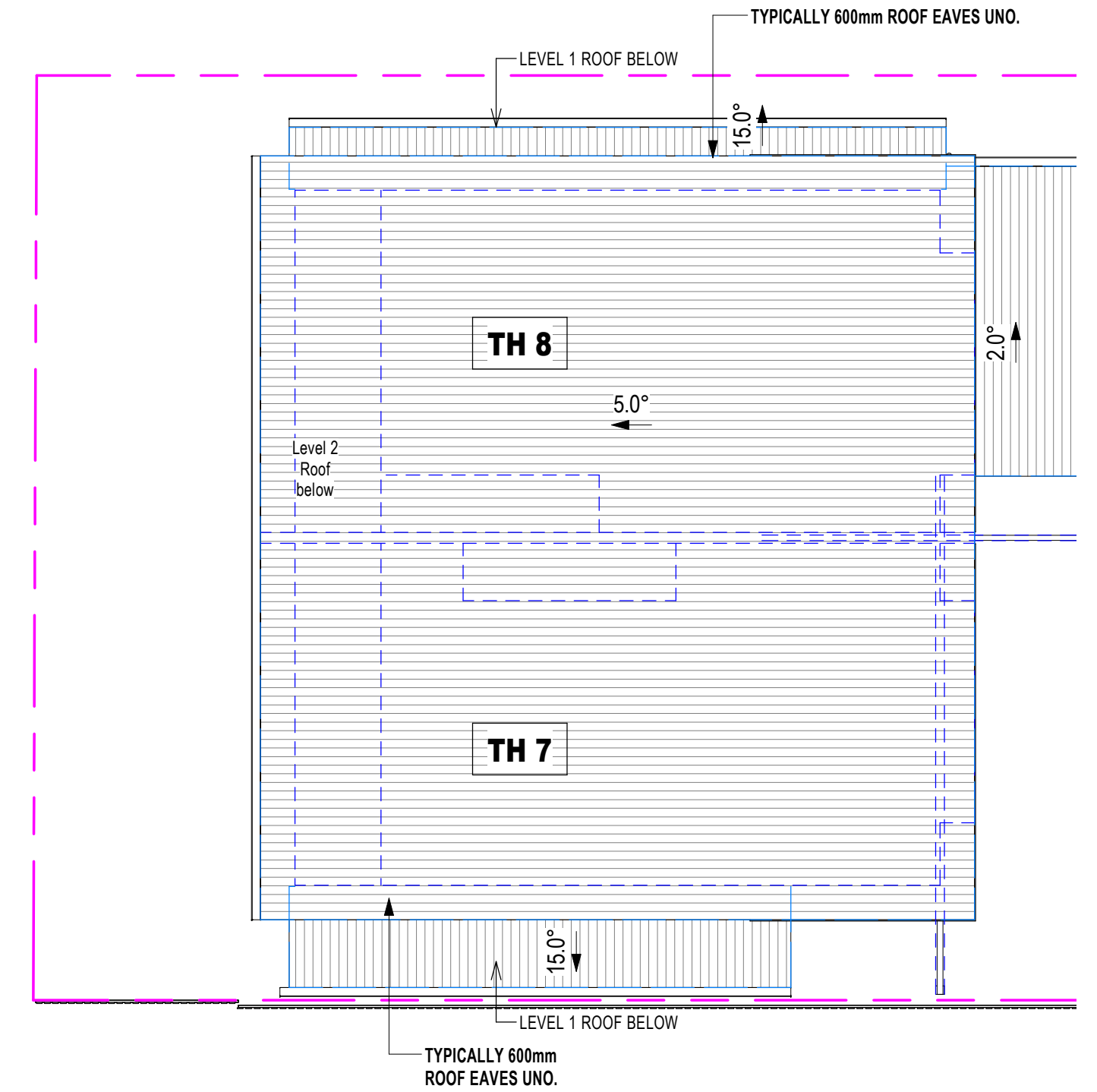
2 Building 3 - Proposed West Elevation
1 : 100



3 Building 3 - Proposed South Elevation
1 : 100



4 Building 3 - Proposed North Elevation
1 : 100



5 Building 3 - Proposed Roof Plan
1 : 100

MATERIALS LEGEND

AFJ	ALUMINUM FRAMED JOINERY.
CCMR	COLORBOND CORRUGATED METAL ROOF SHEETING.
CSOD	COLORBOND SECTIONAL OVERHEAD DOOR.
GHR	GLASS BALUSTRADING WITH ALUMINIUM FRAMING.
HPLC	HORIZONTAL PROFILED LIGHTWEIGHT CLADDING.
PCMBPS	POWDERCOATED METAL BATTEN PRIVACY SCREEN. 80mm BATTENS SPACED 20mm APART. Window Privacy Screen up to minimum 1500 above floor level.
PFCMB	PAINTED FIBROUS CEMENT MATRIX BOARD WITH RECESSED JOINTS.
PRFC-D	PAINTED RENDERED FIBROUS CEMENT CLADDING, DARK COLORED.
PRM	PAINTED RENDERED MASONRY.
PRM-D	DARK COLORED PAINTED RENDERED MASONRY.
PRM-MD	MID COLORED PAINTED RENDERED MASONRY.
SSWHR	STAINLESS STEEL WIRE HANDRAIL.
TCEB	TIMBER COLOUR ENGINEERED BOARD.
VMBS	VERTICAL METAL BLADE SCREEN.
HMBS	HORIZONTAL METAL BLADE SCREEN.
VPLC	VERTICAL PROFILED LIGHTWEIGHT CLADDING.
WH	WINDOW HOOD.

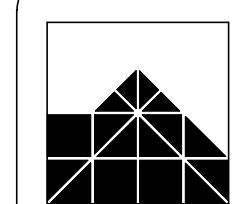
Building 3 Elevations and Roof Plan

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
03/12/2019
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:			
B	Column and Beam modified.	27-06-18	TJA
C	Roof Pitches nominated	29-05-19	TJA
D	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kajala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19	TJA
Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface			

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B3-02
SCALE at A1:	1 : 100	REVISION:	D

Prior to any demolition, excavation or construction on the site, the relevant authorities should be contacted for accurate location of all services.

SITE: 15 Daniells Street, Carina
Lot 6 on RP 72193

REVISIONS			
			C
			B
23/02/17	Add Stormwater MH/Line as advised by client. The position SL/IL are all approximate only.	LJS	A

LEVEL DATUM:
AHD
 DERIVED FROM PSM 7606
 (RL 4.431m)

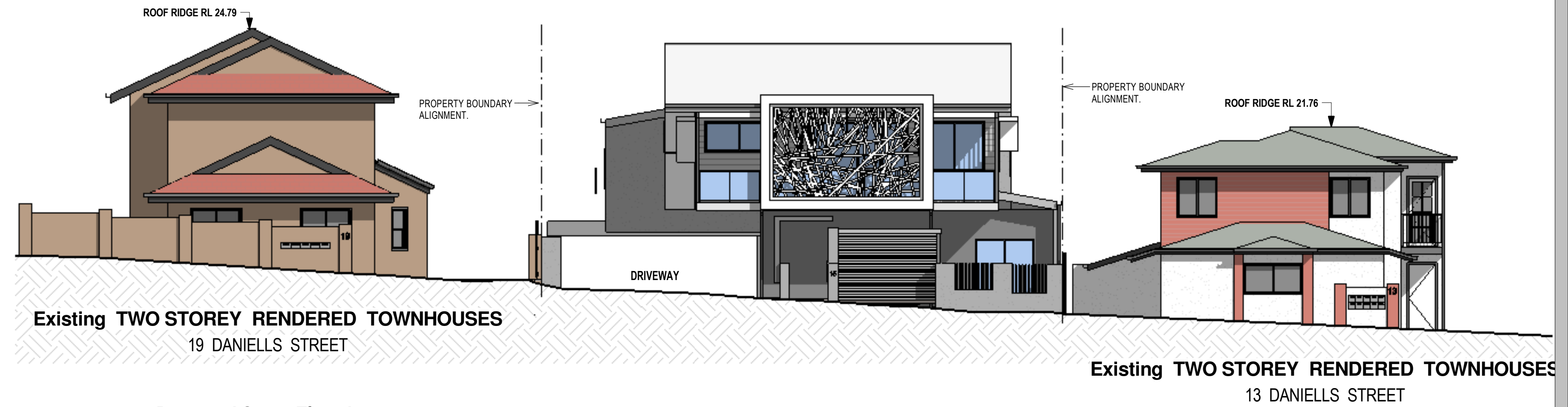
PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY. **Existing Site Plan**

ISSUED FOR CONSTRUCTION

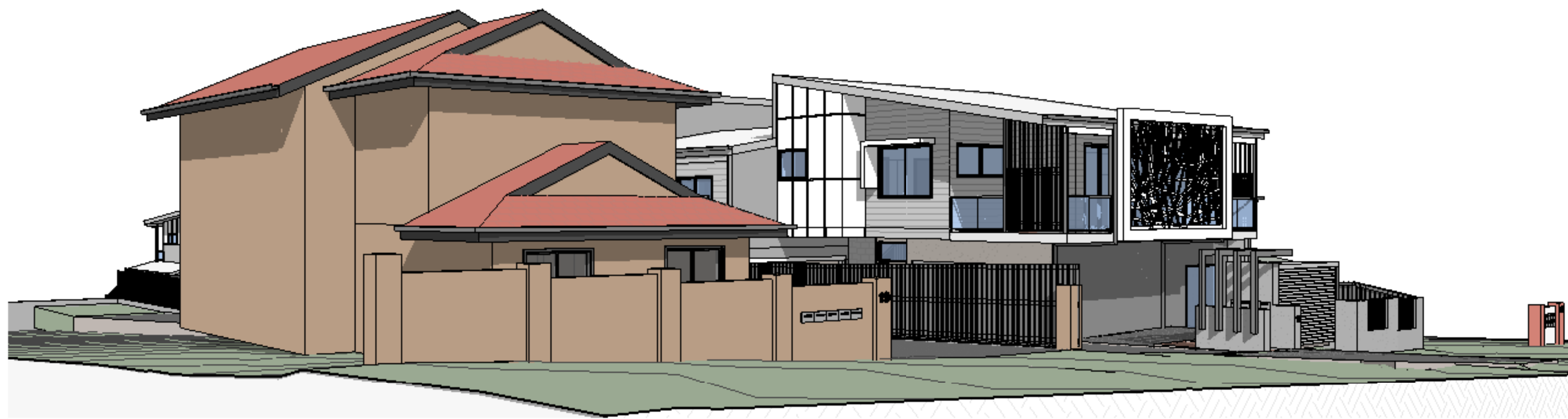
AMENDMENTS:

DRAWN BY: Tarun	JOB No: 4058
DATE: Mar 2018	SHEET No: WD01
SCALE at A1: 1 : 125	REVISION: -

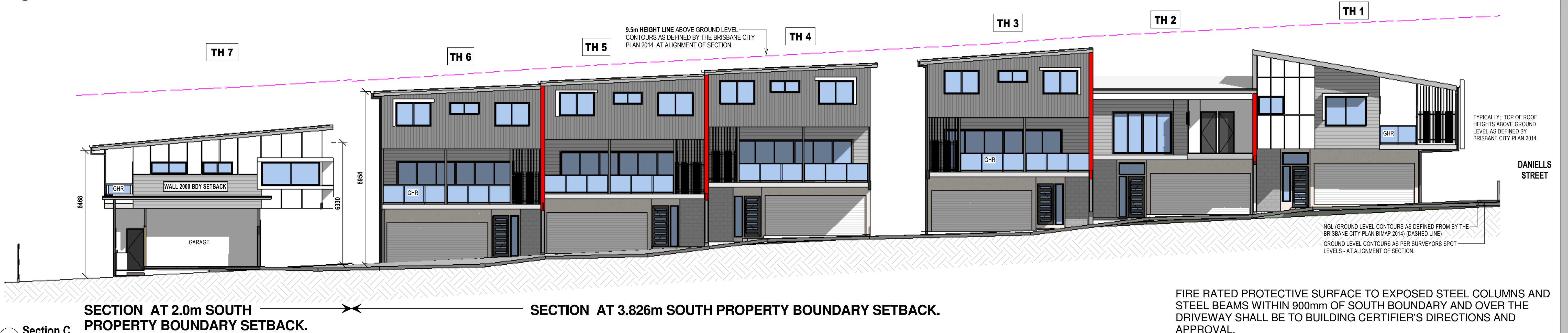
Scale 1:100 - Lengths are in Metres.



1 Proposed Street Elevation
1:100



3 Streetscape Perspective

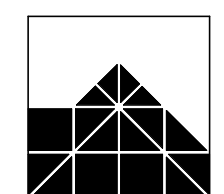


2 Section C
1:100

Received
03/12/2019
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for 19 Daniells Street

ISSUED FOR CONSTRUCTION



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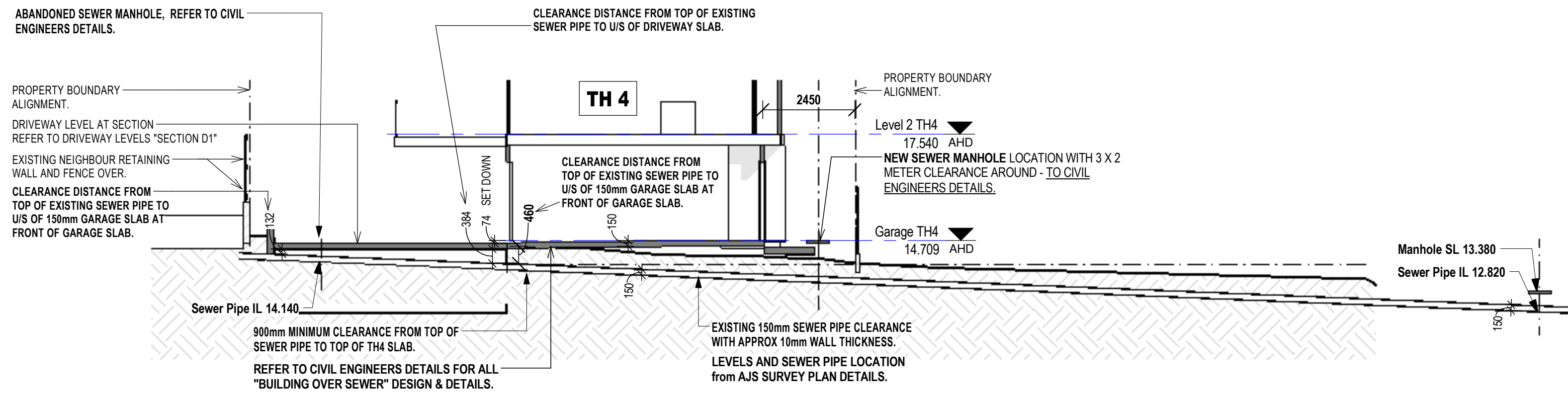
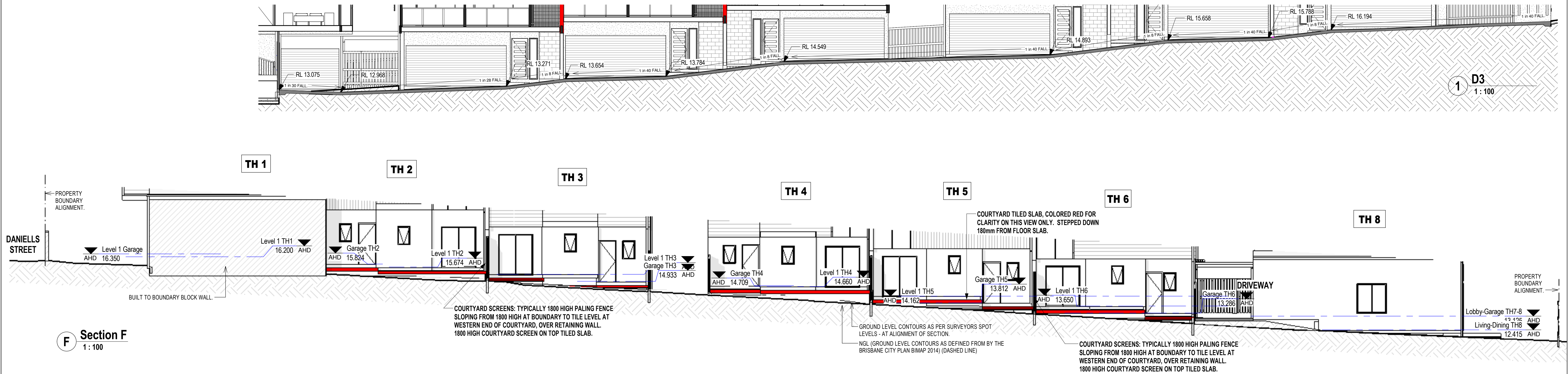
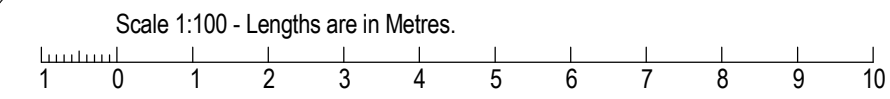
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:		
B	Columns and Beams modified.	27-06-18 TJA
C	Bins Store modified	29-05-19 TJA
D	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kajala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19 TJA
Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		

DRAWN BY: LM	JOB No: 4058
DATE: Mar 2018	SHEET No: WD03
SCALE at A1: 1:100	REVISION: D

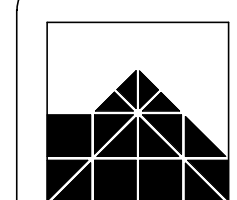


FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
03/12/2019
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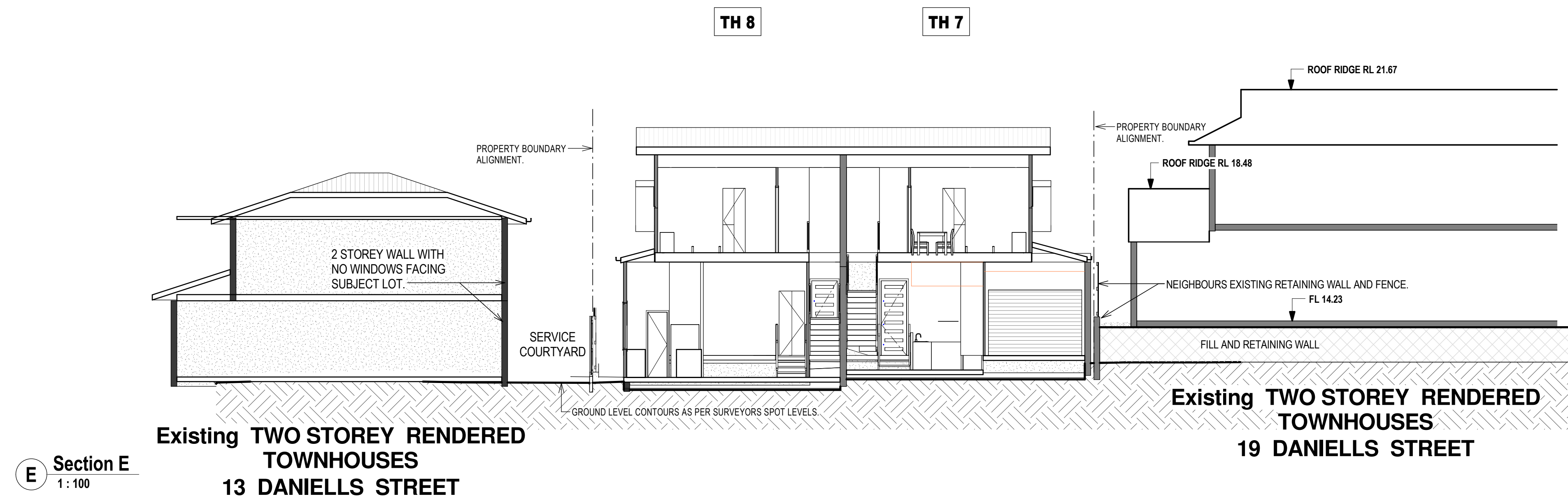
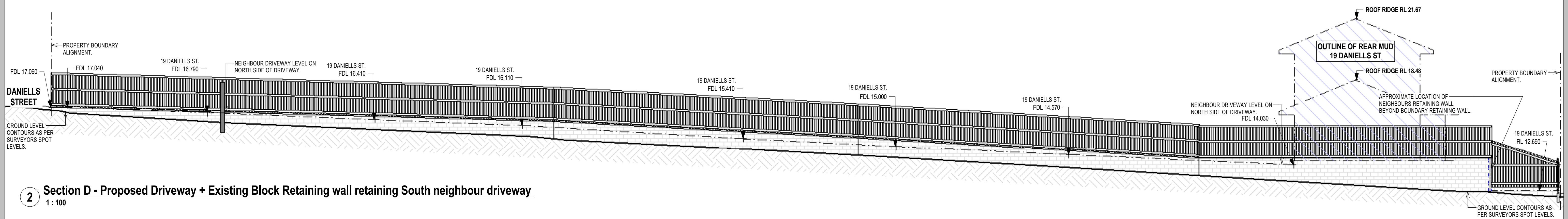
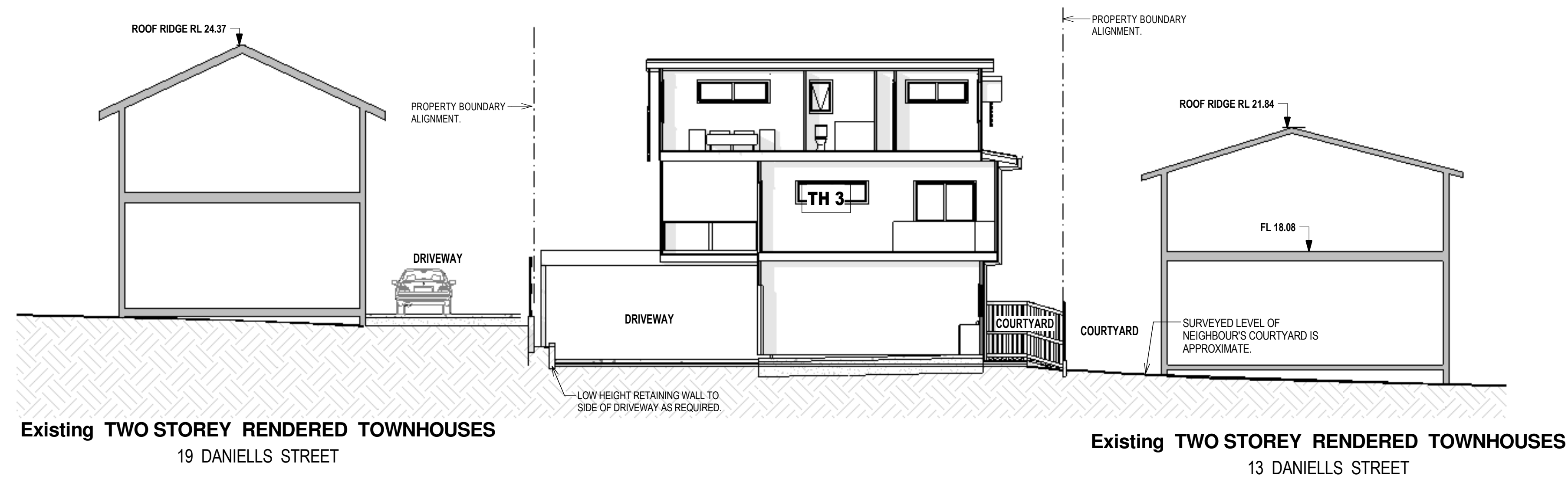
CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

A	Columns and Beams modified.	27-06-18	TJA
B	Steel Beams and Steel Columns shown supporting cantilevered structure above Driveway in accordance with Tom Kijala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19	TJA
	Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	WD04
SCALE at A1:	1:100	REVISION:	B

Scale 1:100 - Lengths are in Metres.

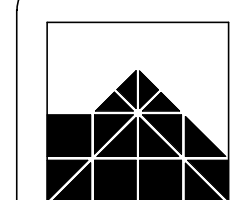


FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
03/12/2019
BCC DS



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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

A	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19	TJA
	Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	WD05
SCALE at A1:	1:100	REVISION:	A