

GMR

GMR Engineering Services

PRELIMINARY
(NOT FOR CONSTRUCTION)
14/11/2023

REDUCED SCALE

Koomerang Ski Club

Ensuite Alterations

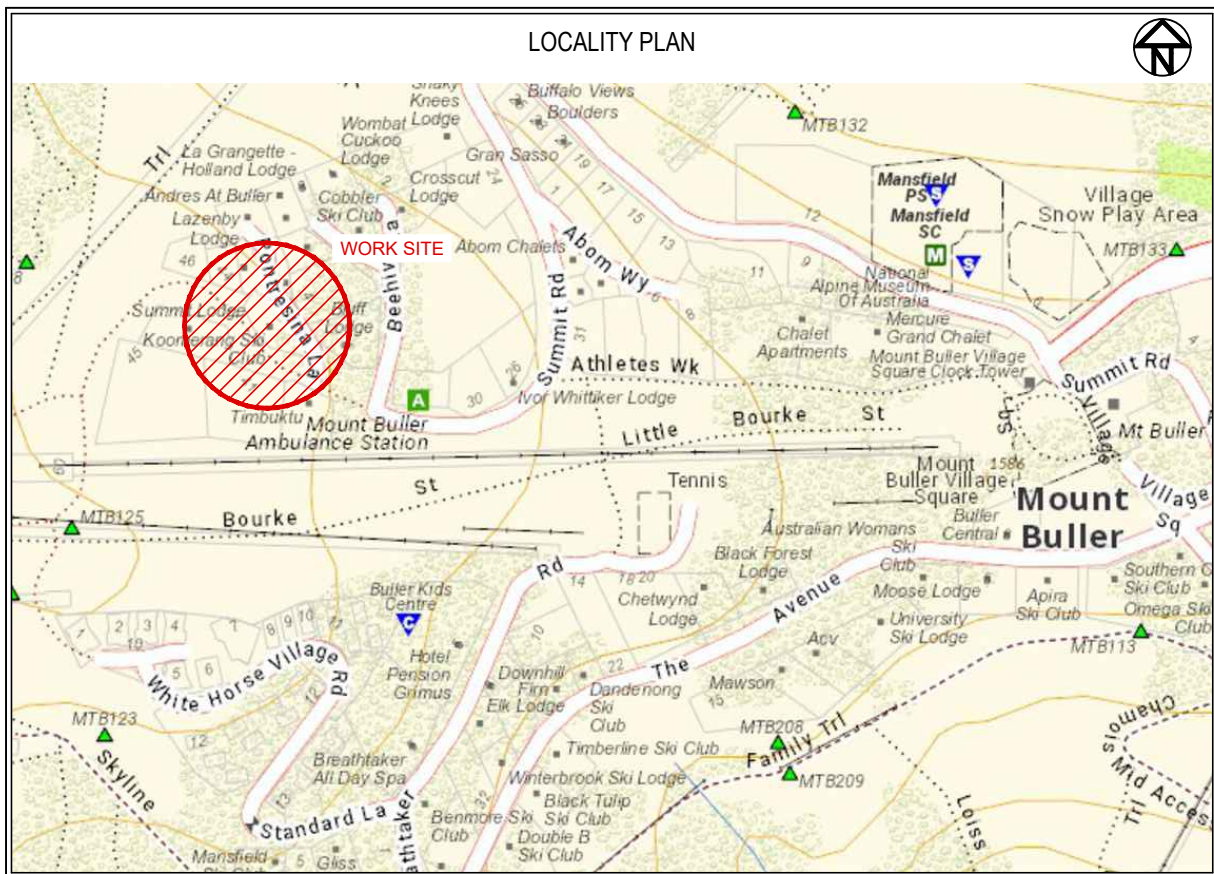
Site No. 180, Summit Road, Mt Buller



**koomerang
skiclub**

BULLER • FALLS • HOTHAM • THREDBO

LOCALITY PLAN

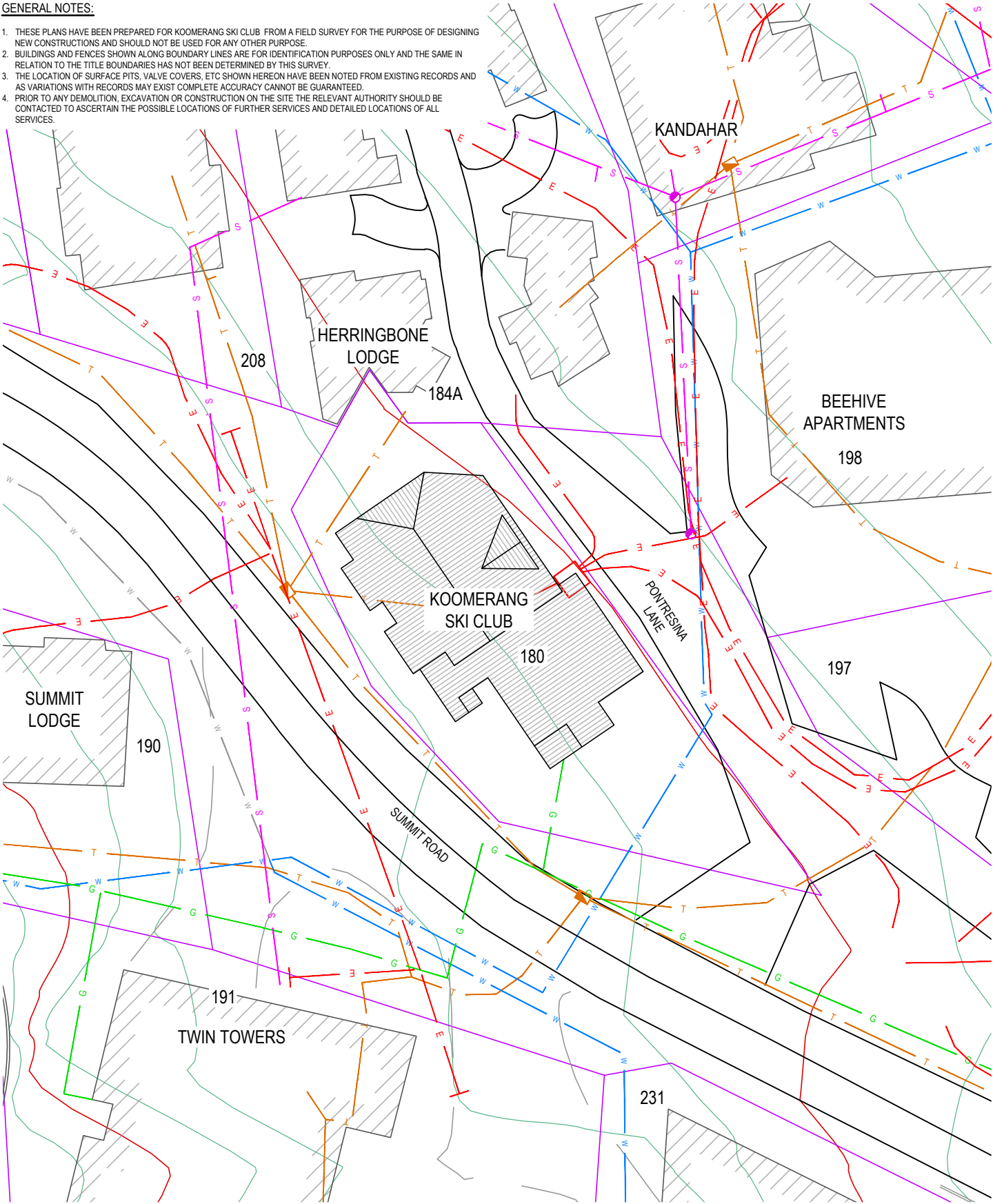


DRAWING SCHEDULE

DRAWING NUMBER	DRAWING TITLE	REVISION
GMR09001-24.3.01	Cover Sheet	
GMR09001-24.3.02	Existing Conditions	B
GMR09001-24.3.03	Existing Elevations	B
GMR09001-24.3.04	Existing Floor Plan - Ground Floor	B
GMR09001-24.3.05	Existing Floor Plan - First Floor	B
GMR09001-24.3.06	Existing Floor Plan - Second Floor	B
GMR09001-24.3.07 - 08	Existing Sections	B
GMR09001-24.3.09	Proposed Demolition Plan	E
GMR09001-24.3.10	Proposed Elevations	B
GMR09001-24.3.11	Proposed Floor Plan - Ground Floor	F
GMR09001-24.3.12	Proposed Floor Plan - First Floor	F
GMR09001-24.3.13	Proposed Floor Plan - Second Floor	G
GMR09001-24.3.14 - 15	Proposed Sections	D
GMR09001-24.3.16	Proposed Lighting & Electrical - Ground Floor	C
GMR09001-24.3.17	Proposed Lighting & Electrical - First Floor	C
GMR09001-24.3.18	Proposed Lighting & Electrical - Second Floor	C
GMR09001-24.3.19	Proposed Structural Plan	A
GMR09001-24.3.20	Proposed Sanitary Plan	A
GMR09001-24.3.21	Proposed Water & Ventilation Plan	A
GMR09001-24.3.22 - 24	Proposed Strip Plans	E
GMR09001-24.3.25	Proposed Details	D
GMR09001-24.3.26	General Notes	C

GENERAL NOTES:

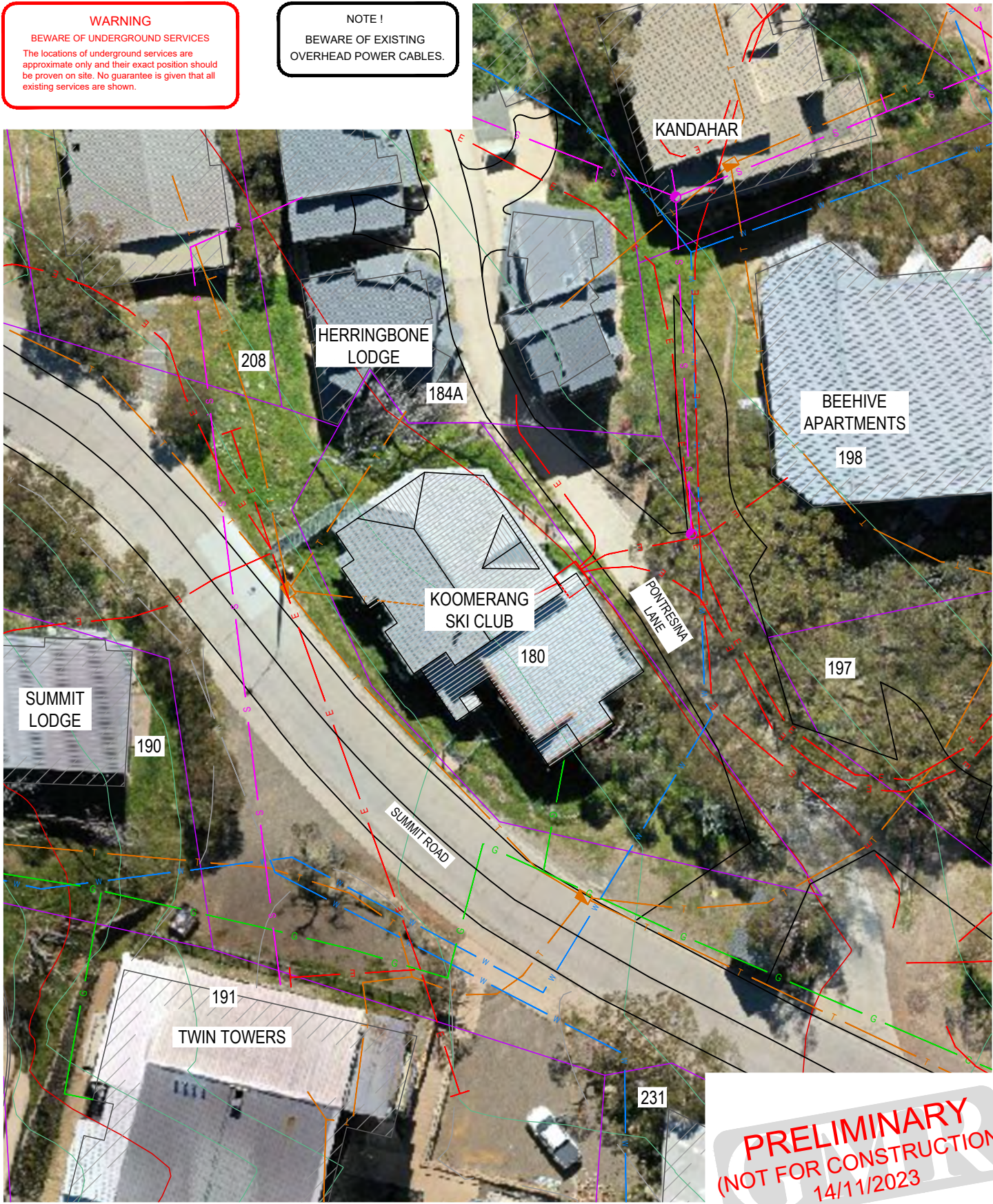
1. THESE PLANS HAVE BEEN PREPARED FOR KOOMERANG SKI CLUB FROM A FIELD SURVEY FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. BUILDINGS AND FENCES SHOWN ALONG BOUNDARY LINES ARE FOR IDENTIFICATION PURPOSES ONLY AND THE SAME IN RELATION TO THE TITLE BOUNDARIES HAS NOT BEEN DETERMINED BY THIS SURVEY.
3. THE LOCATION OF SURFACE PITS, VALVE COVERS, ETC SHOWN HEREON HAVE BEEN NOTED FROM EXISTING RECORDS AND AS VARIATIONS WITH RECORDS MAY EXIST COMPLETE ACCURACY CANNOT BE GUARANTEED.
4. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF FURTHER SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.



EXISTING CONDITIONS
SCALE 1:200 @ A1
SCALE 1:400 @ A3

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown.

NOTE !
BEWARE OF EXISTING OVERHEAD POWER CABLES.



EXISTING CONDITIONS - AERIAL
SCALE 1:200 @ A1
SCALE 1:400 @ A3

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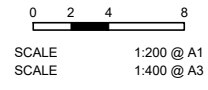
LEGEND.

- | | | | |
|-----------------------|-----------------------------|-------------------------|-------------------|
| STORMWATER PIPE | MINOR CONTOUR 0.2m INTERVAL | SIGN POST | FIBRE OPTIC CABLE |
| JUNCTION PIT | MAJOR CONTOUR 1.0m INTERVAL | OVERHEAD ELECTRICITY | TELSTRA CABLE |
| SIDE ENTRY PIT | TREE | UNDERGROUND ELECTRICITY | TELSTRA PIT |
| GRADED TOP ENTRY PIT | VEGETATION GROUP | ELECTRICITY POLE | TELSTRA PILLAR |
| KERB AND CHANNEL | DEAD TREE | LIGHT POLE | SEWER MAIN |
| CENTERLINE OF BITUMEN | PERMANENT SURVEY MARK | STAY POST | SEWER RISING MAIN |
| EDGE OF SEAL | SURVEY STATION MARK | WATER SERVICE | SEWER MANHOLE |
| INVERT OF TABLE DRAIN | SURVEY POINTS | SLUICE VALVE | GAS SERVICE |
| LINEMARKING | FENCELINE | FIRE HYDRANT | |
| PROPERTY BOUNDARY | GATE | FIRE PLUG | |
| EASEMENT | EDGE OF SHOULDER | WATER TAP | |

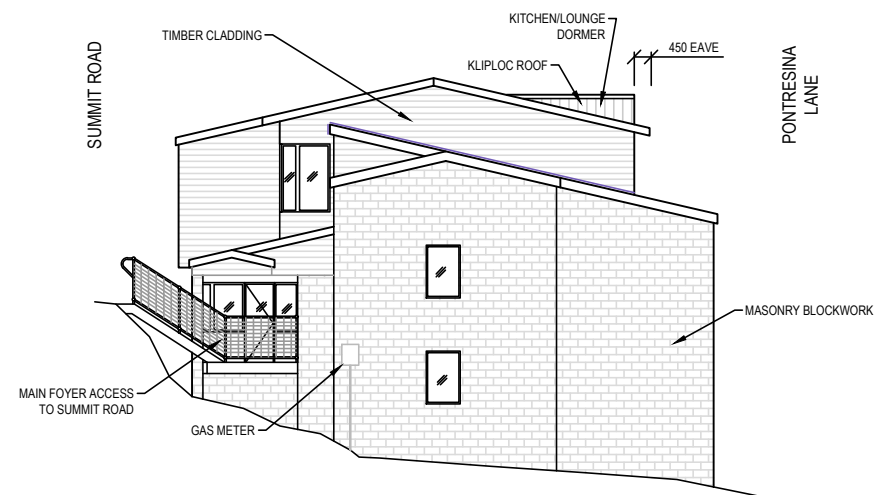


DESIGN BY: T.Ainsworth
DRAFTED BY: April 2023
VERIFIED BY: REG. No.:
AUTHORISED BY:

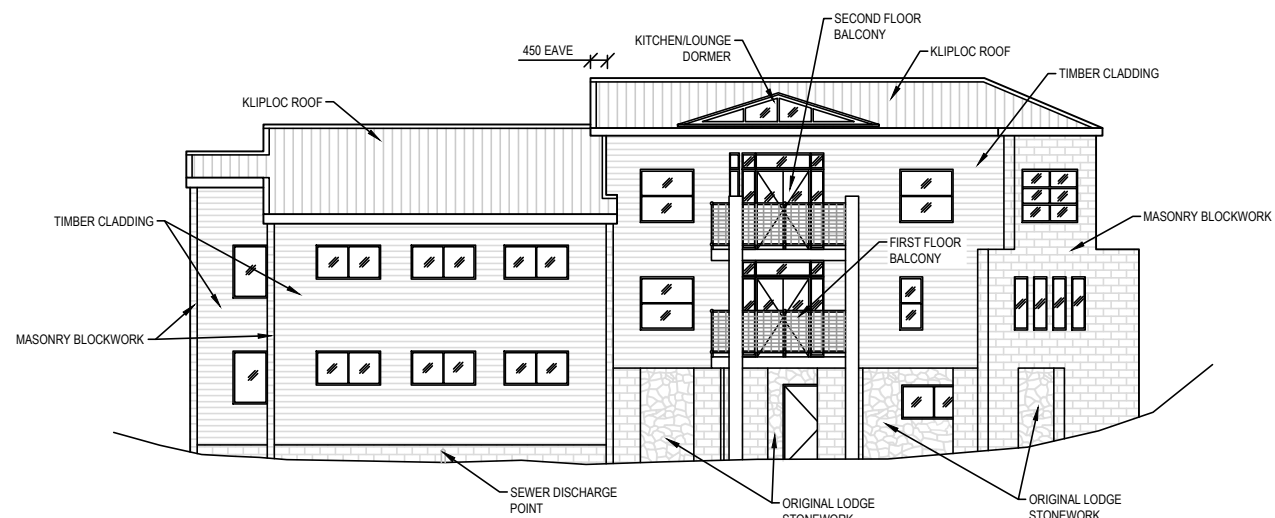
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A	INITIAL DRAFT	26/04/23	TA	-



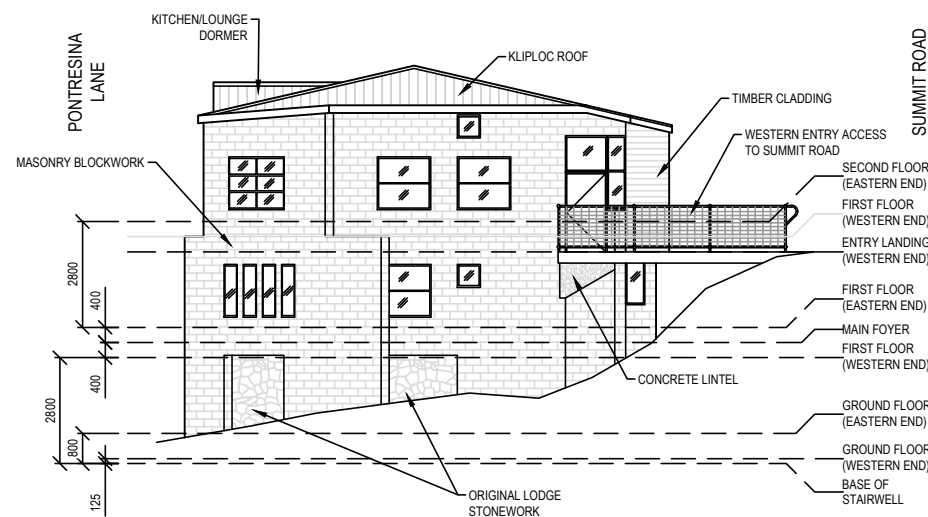
GMR Engineering Services
Koomerang Ski Club
Ensuite Alterations
Site No. 180, Summit Road, Mt Buller
Existing Conditions
Drawing No. GMR09001-24.3.02
Revision. A Sheet No. 02
GMR09001-24.3.02 Existing Conditions.dwg



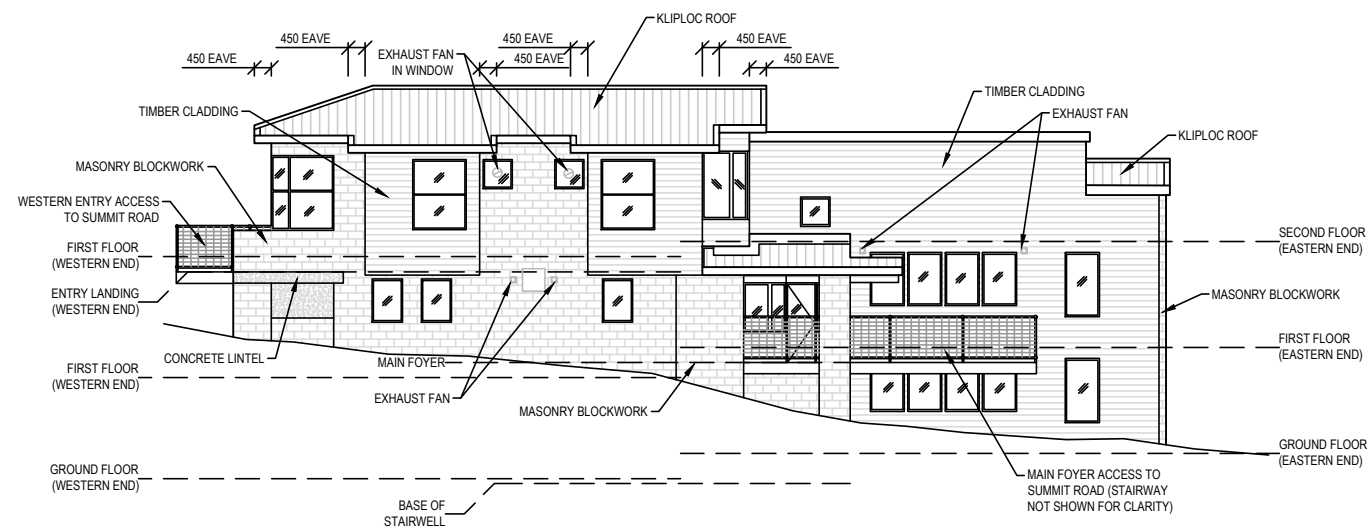
EXISTING EASTERN ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3



EXISTING NORTHERN ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

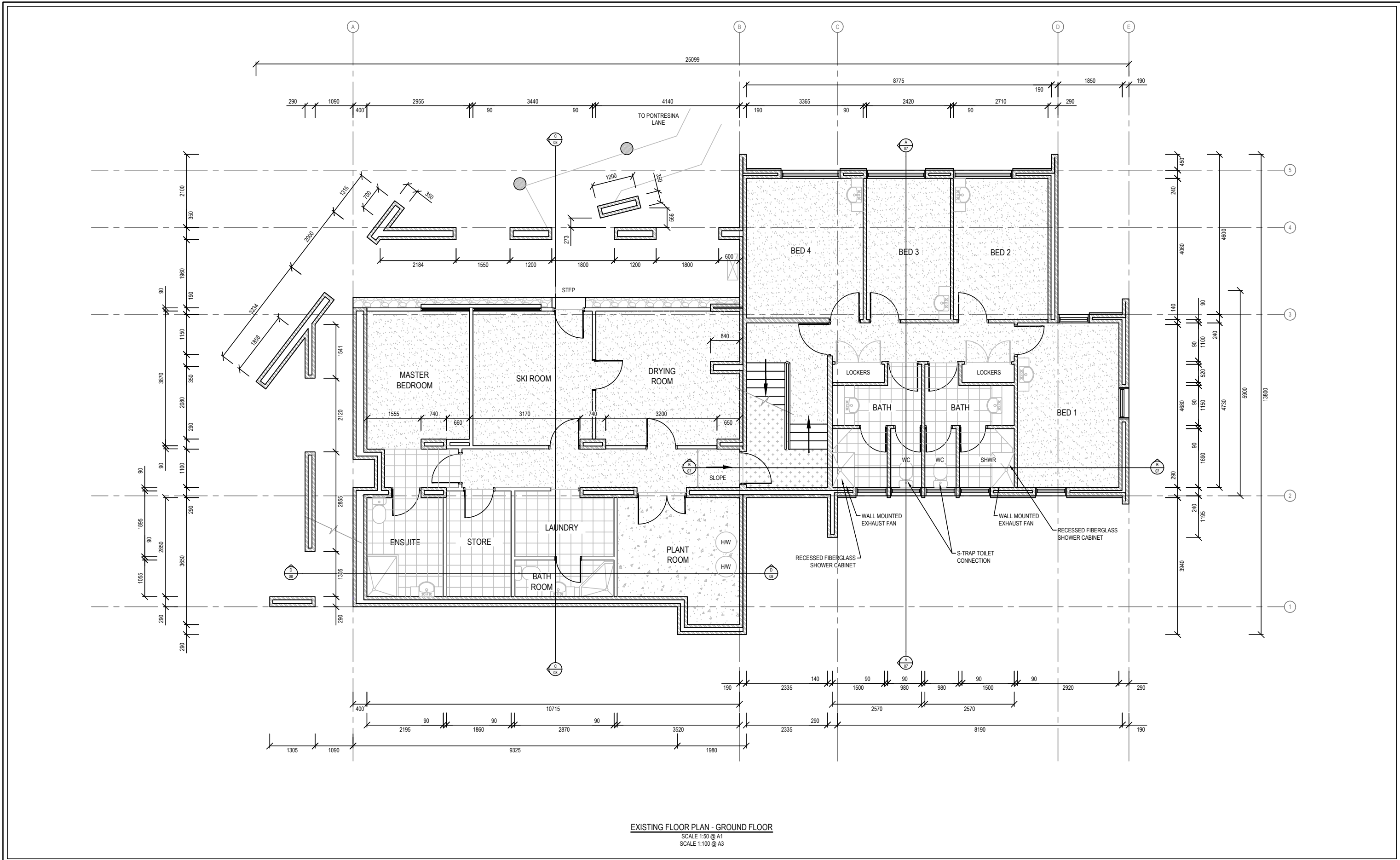


EXISTING WESTERN ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3



EXISTING SOUTHERN ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

REV	AMENDMENTS	DATE	DRN	ENG
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	-
A	INITIAL DRAFT	26/04/23	TA	-



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LEGEND.

DRAINAGE CONNECTION (TO BE CONFIRMED)	
FLOORING - RAW CONCRETE	
FLOORING - VINYL	
FLOORING - TILE	
FLOORING - CARPET	
FLOORING - TIMBER	

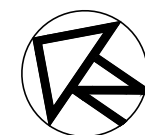
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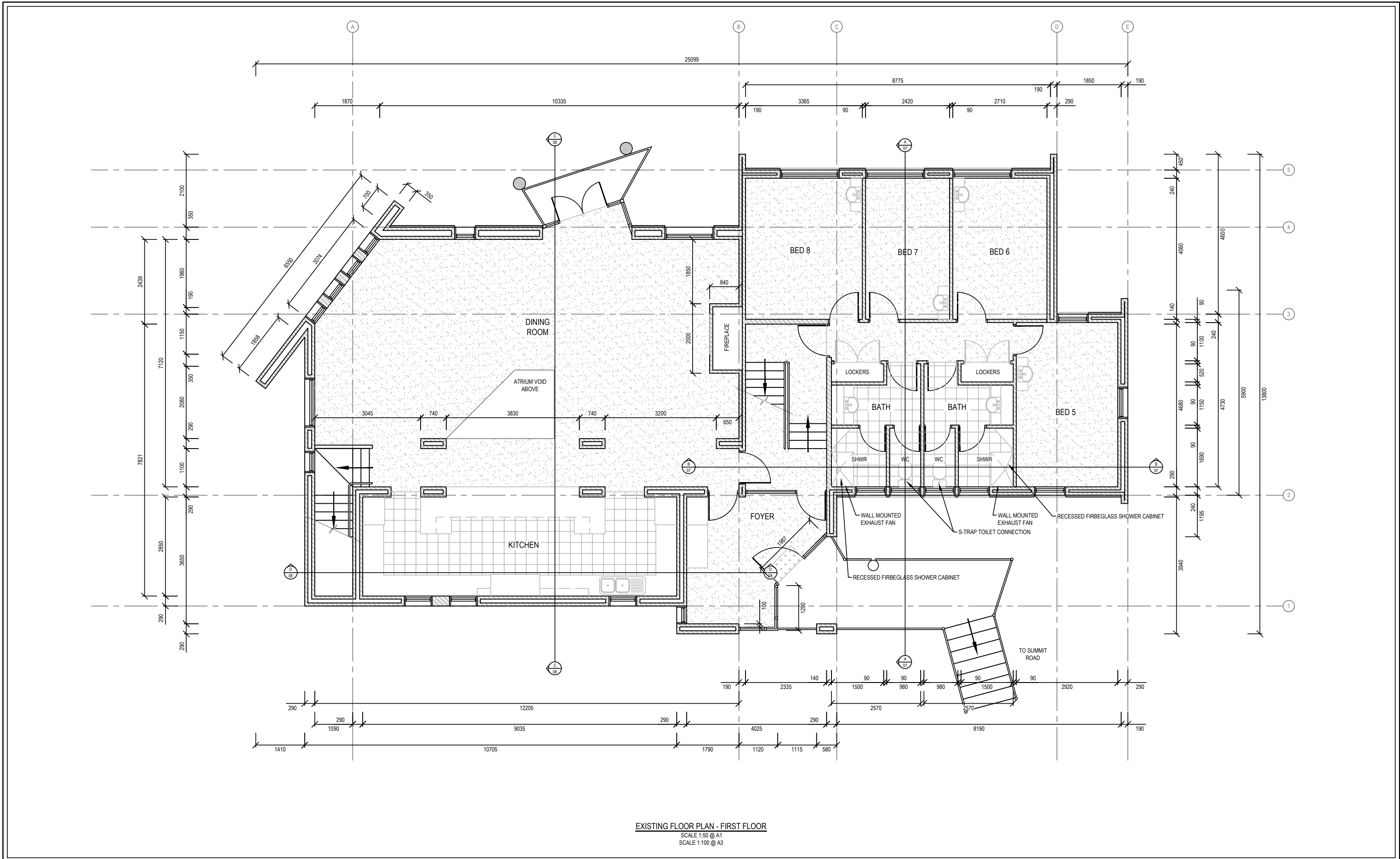
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REV	AMENDMENTS	DATE DRN ENG
B	AMENDED FROM DETAIL DESIGN	31/05/23 TA -
A	INITIAL DRAFT	26/04/23 TA -

0 0.5 1 2
 SCALE 1:50 @ A1
 SCALE 1:100 @ A3



GMR Engineering Services
Koomerang Ski Club
Ensuite Alterations
 Site No. 180, Summit Road, Mt Buller

Existing Floor Plan - Ground Floor
 Drawing No. GMR09001-24.03.04
 Revision. B Sheet No. 04
 GMR09001-24.3.03 Existing Arrangement.dwg



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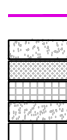
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LEGEND.

DRAINAGE CONNECTION
(TO BE CONFIRMED)

FLOORING - RAW CONCRETE
FLOORING - VINYL
FLOORING - TILE
FLOORING - CARPET
FLOORING - TIMBER



PRELIMINARY
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14/11/2023

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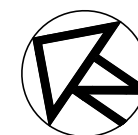


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REG. No.:

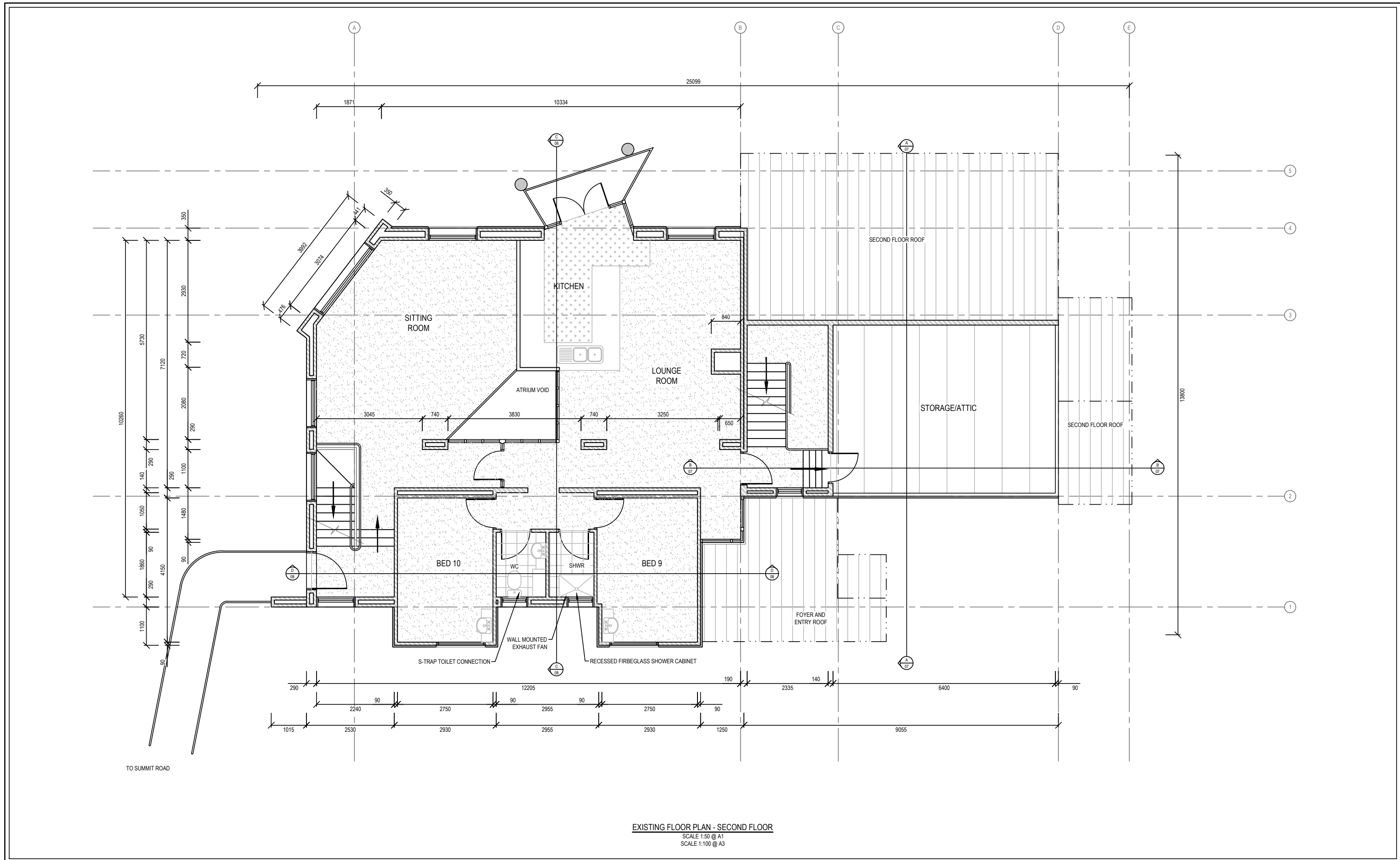
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SCALE
SCALE 1:50 @ A1
SCALE 1:100 @ A3

REV	AMENDMENTS	DATE	DRN	ENG
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	-
A	INITIAL DRAFT	26/04/23	TA	-



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Koomerang Ski Club
Ensuite Alterations
Site No. 180, Summit Road, Mt Buller

Existing Floor Plan - First Floor
Drawing No. GMR09001-24.03.05
Revision. B
Sheet No. 05
GMR09001-24.3.03 Existing Arrangement.dwg



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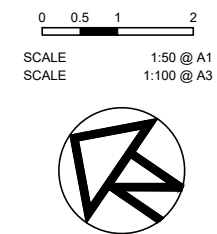
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FLOORING - RAW CONCRETE	
FLOORING - VINYL	
FLOORING - TILE	
FLOORING - CARPET	
FLOORING - TIMBER	

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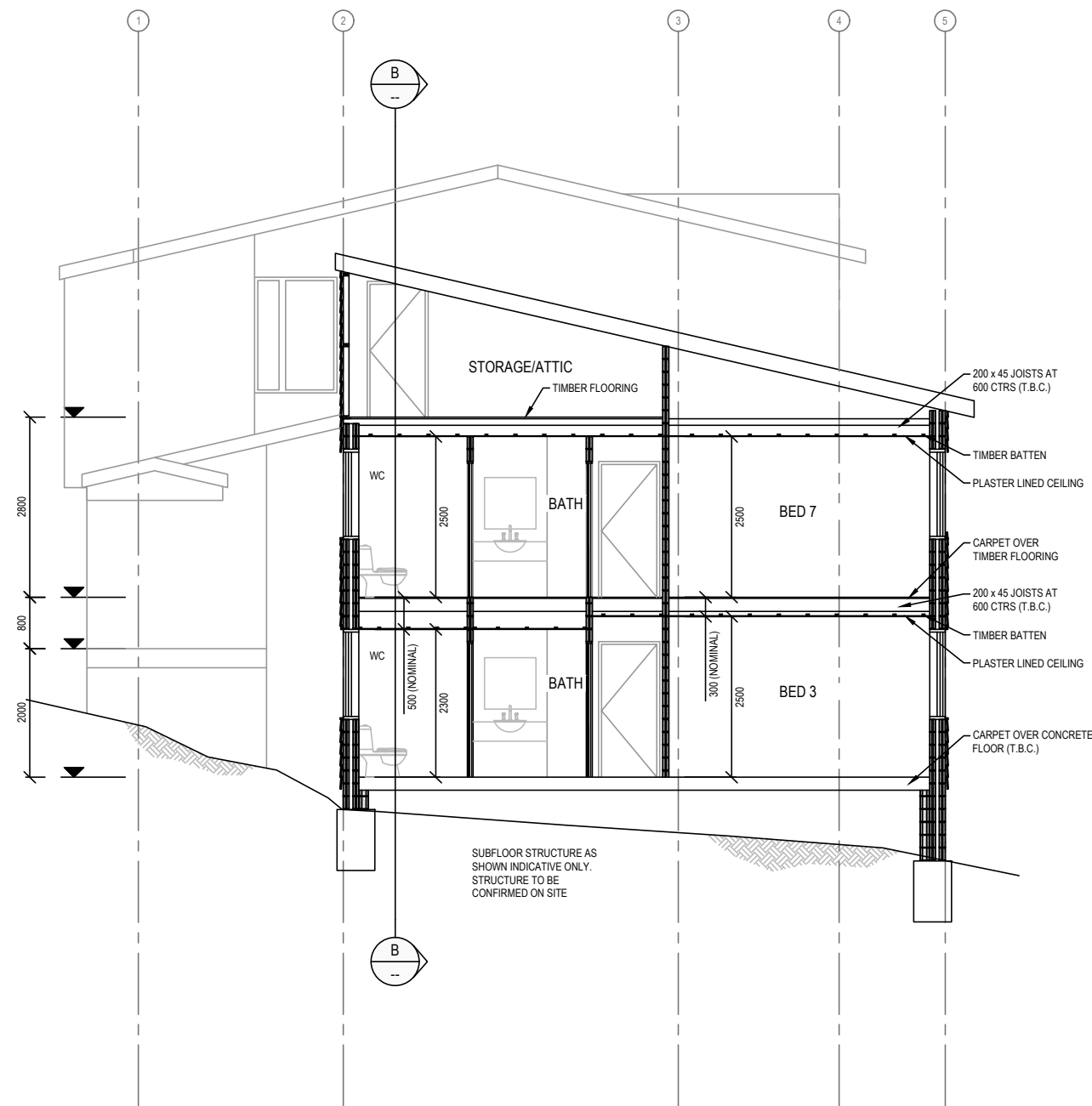


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A	INITIAL DRAFT	26/04/23 TA -

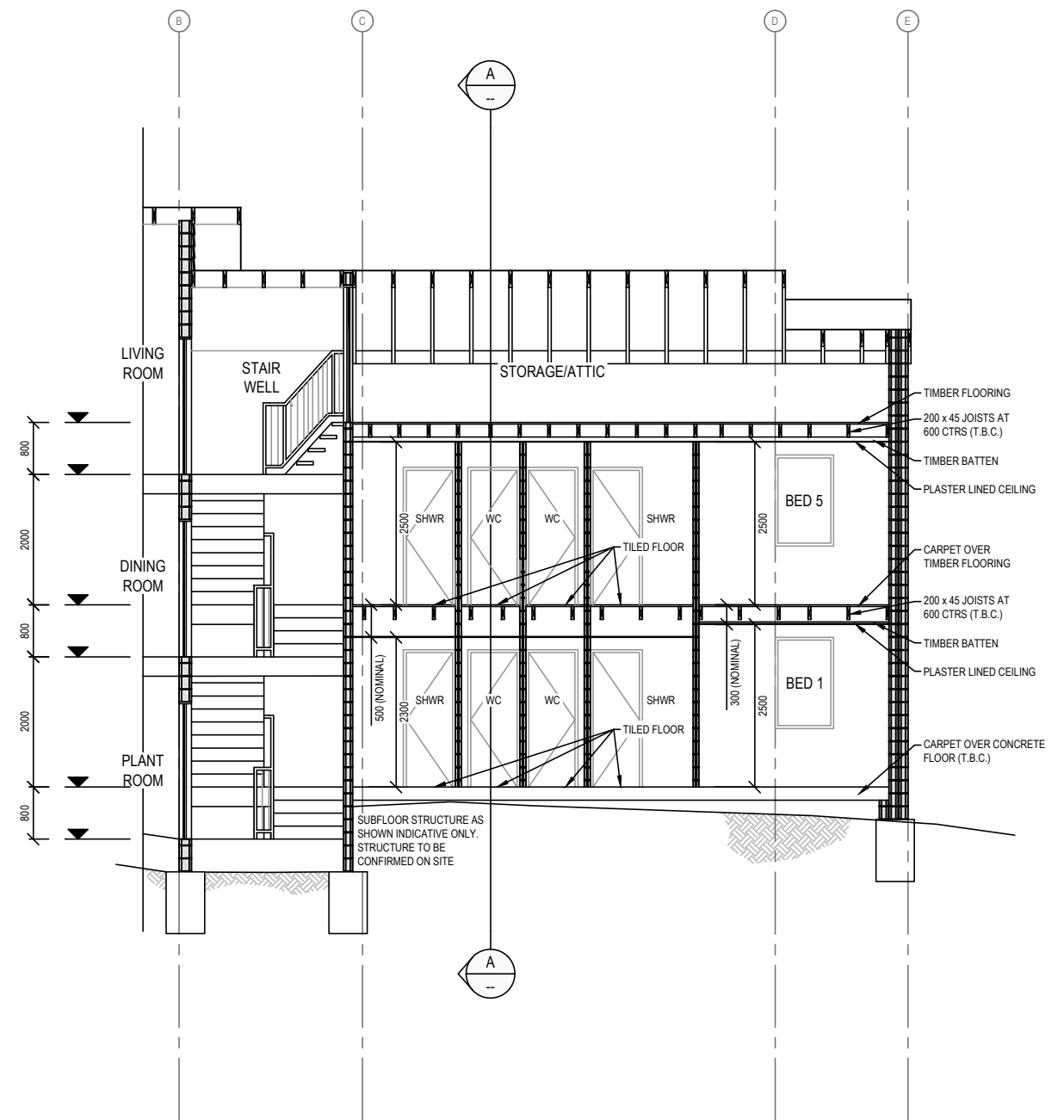


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Koomerang Ski Club
Ensuite Alterations
Site No. 180, Summit Road, Mt Buller

Existing Floor Plan - Second Floor
Drawing No. GMR09001-24.03.06
Revision. B
Sheet No. 06
GMR09001-24.3.03 Existing Arrangement.dwg

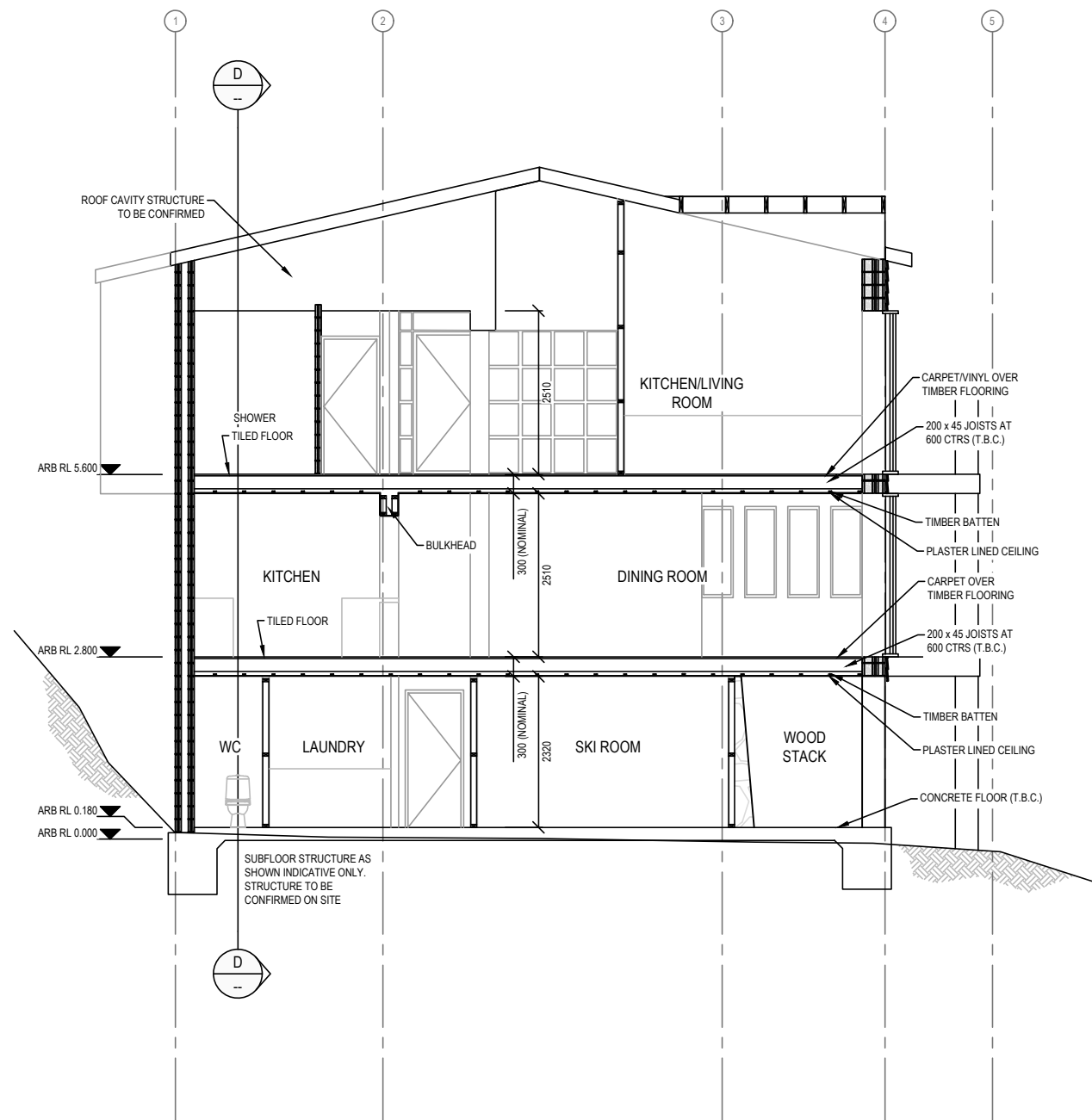


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SCALE 1:100 @ A3

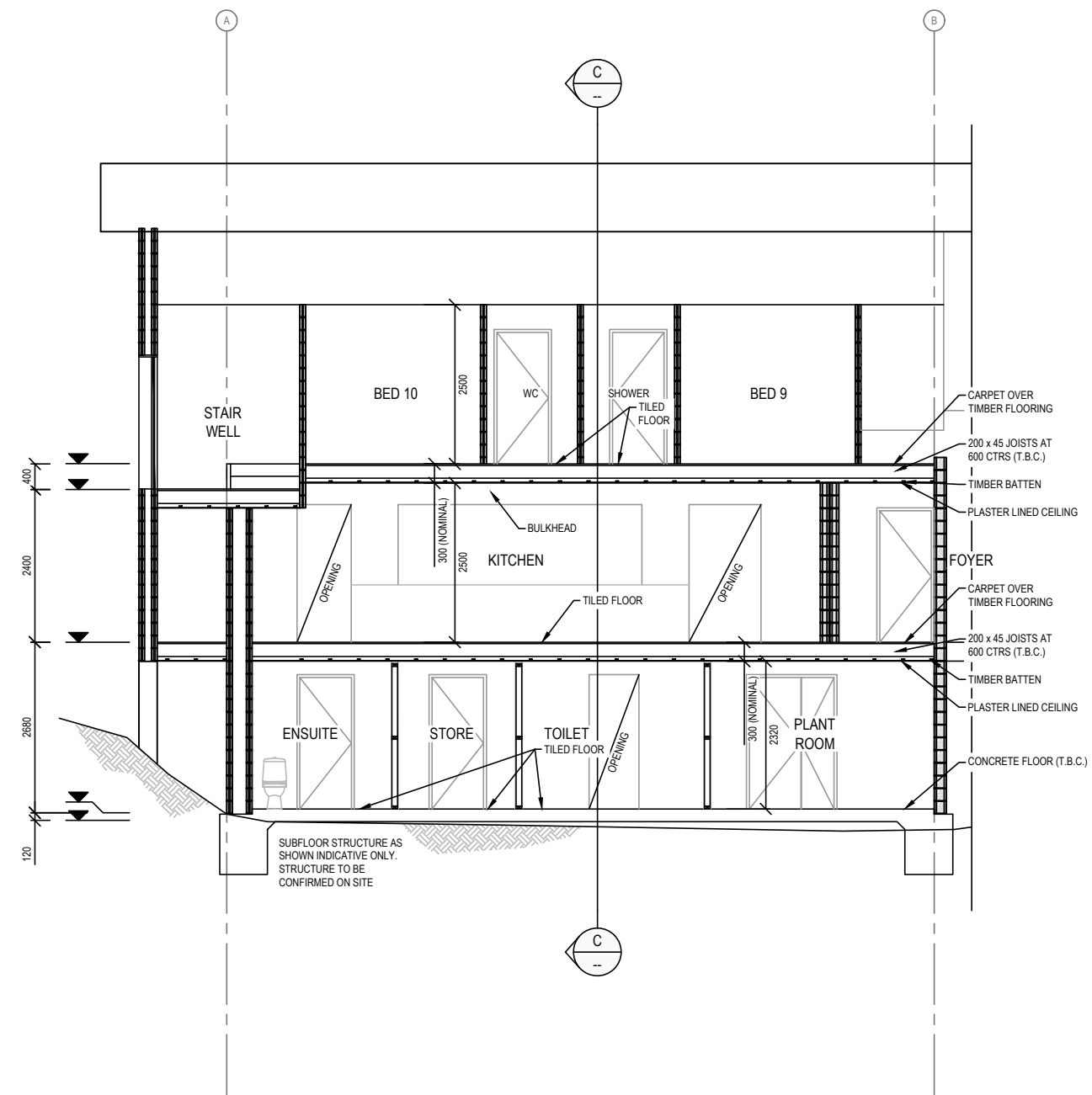


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SCALE 1:50 @ A1
SCALE 1:100 @ A3

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B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	-
A	INITIAL DRAFT	26/04/23	TA	-



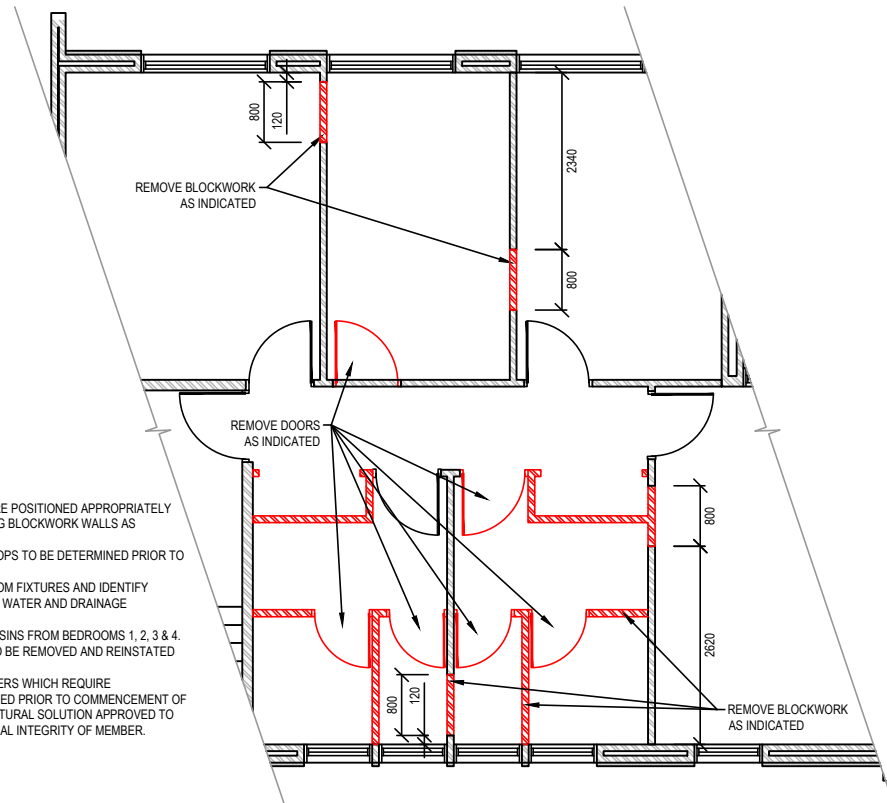
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EXISTING SECTION D-D
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SCALE 1:100 @ A3

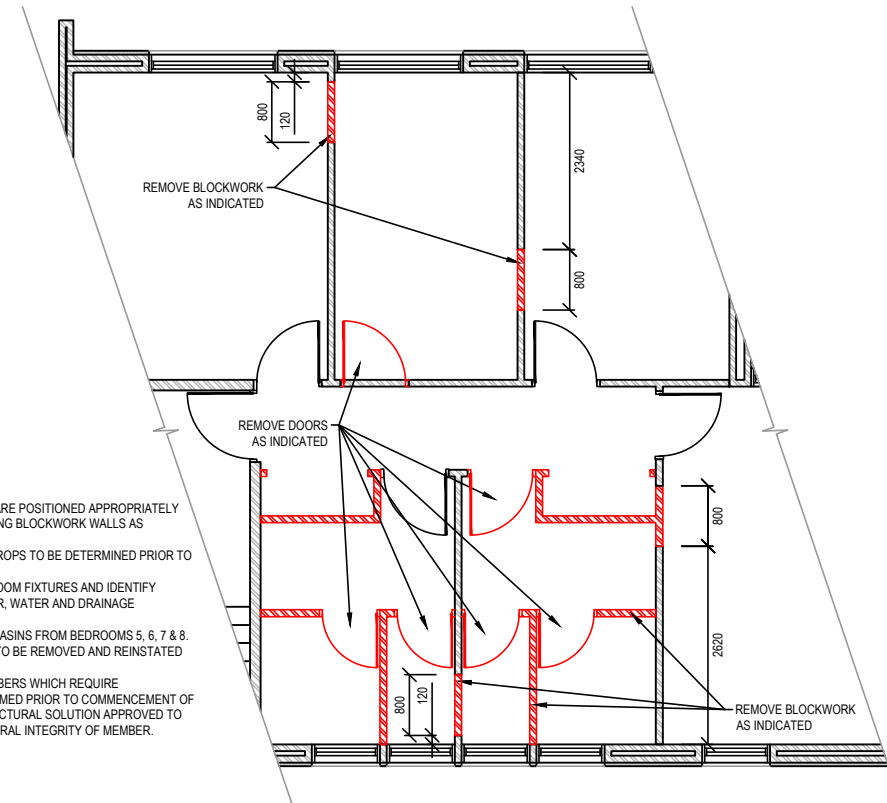
REV	AMENDMENTS	DATE	DRN	ENG
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	-
A	INITIAL DRAFT	26/04/23	TA	-

- NOTES:**
1. ENSURE TEMPORARY PROPS ARE POSITIONED APPROPRIATELY PRIOR TO REMOVAL OF EXISTING BLOCKWORK WALLS AS INDICATED.
 2. LOCATIONS OF TEMPORARY PROPS TO BE DETERMINED PRIOR TO COMMENCEMENT OF WORKS.
 3. REMOVE ALL EXISTING BATHROOM FIXTURES AND IDENTIFY LOCATION OF EXISTING POWER, WATER AND DRAINAGE CONNECTIONS.
 4. REMOVE ALL EXISTING HAND BASINS FROM BEDROOMS 1, 2, 3 & 4.
 5. EXISTING FLOOR COVERINGS TO BE REMOVED AND REINSTATED AS REQUIRED.
 6. IDENTIFIED STRUCTURAL MEMBERS WHICH REQUIRE MODIFICATIONS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS AND A SUITABLE STRUCTURAL SOLUTION APPROVED TO ENSURE CONTINUED STRUCTURAL INTEGRITY OF MEMBER.



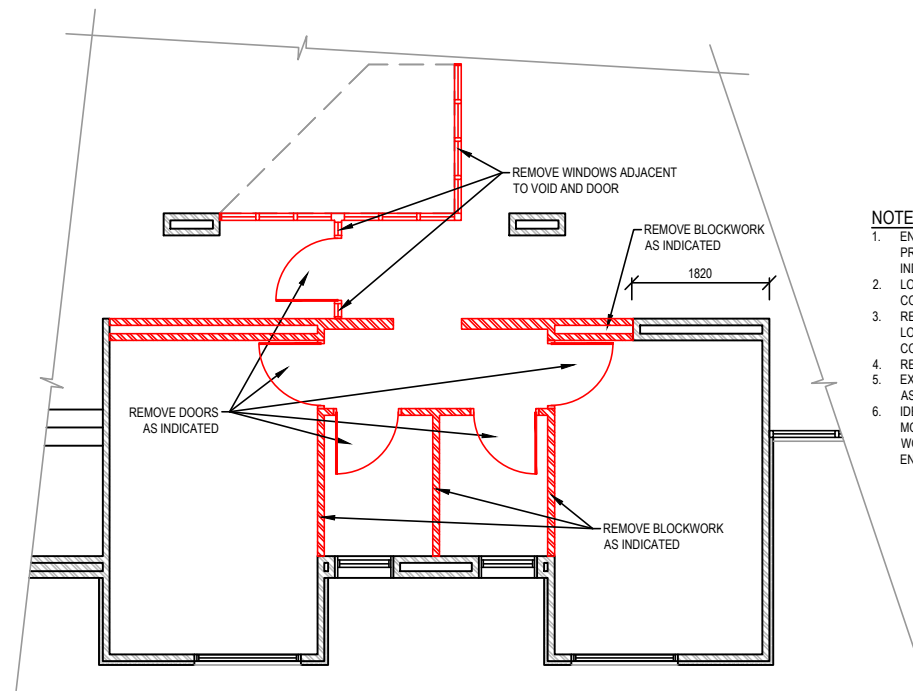
PROPOSED DEMOLITION PLAN - GROUND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

- NOTES:**
1. ENSURE TEMPORARY PROPS ARE POSITIONED APPROPRIATELY PRIOR TO REMOVAL OF EXISTING BLOCKWORK WALLS AS INDICATED.
 2. LOCATIONS OF TEMPORARY PROPS TO BE DETERMINED PRIOR TO COMMENCEMENT OF WORKS.
 3. REMOVE ALL EXISTING BATHROOM FIXTURES AND IDENTIFY LOCATION OF EXISTING POWER, WATER AND DRAINAGE CONNECTIONS.
 4. REMOVE ALL EXISTING HAND BASINS FROM BEDROOMS 5, 6, 7 & 8.
 5. EXISTING FLOOR COVERINGS TO BE REMOVED AND REINSTATED AS REQUIRED.
 6. IDENTIFIED STRUCTURAL MEMBERS WHICH REQUIRE MODIFICATIONS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS AND A SUITABLE STRUCTURAL SOLUTION APPROVED TO ENSURE CONTINUED STRUCTURAL INTEGRITY OF MEMBER.



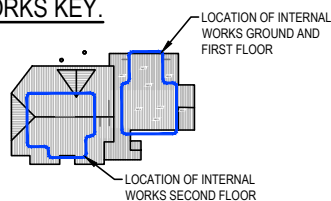
PROPOSED DEMOLITION PLAN - FIRST FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

- NOTES:**
1. ENSURE TEMPORARY PROPS ARE POSITIONED APPROPRIATELY PRIOR TO REMOVAL OF EXISTING BLOCKWORK WALLS AS INDICATED.
 2. LOCATIONS OF TEMPORARY PROPS TO BE DETERMINED PRIOR TO COMMENCEMENT OF WORKS.
 3. REMOVE ALL EXISTING BATHROOM FIXTURES AND IDENTIFY LOCATION OF EXISTING POWER, WATER AND DRAINAGE CONNECTIONS.
 4. REMOVE ALL EXISTING HAND BASINS FROM BEDROOMS 9 & 10.
 5. EXISTING FLOOR COVERINGS TO BE REMOVED AND REINSTATED AS REQUIRED.
 6. IDENTIFIED STRUCTURAL MEMBERS WHICH REQUIRE MODIFICATIONS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS AND A SUITABLE STRUCTURAL SOLUTION APPROVED TO ENSURE CONTINUED STRUCTURAL INTEGRITY OF MEMBER.



PROPOSED DEMOLITION PLAN - SECOND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

WORKS KEY.



LEGEND.

- DRAINAGE CONNECTION
(TO BE CONFIRMED)
- DEMOLITION - WALLS
- DEMOLITION - DOORS
- DEMOLITION - WINDOWS



PRELIMINARY
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14/11/2023

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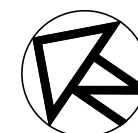


DESIGN BY: S. Pollard
DRAFTED BY: T. Ainsworth
VERIFIED BY:
AUTHORISED BY: G. Ryan

April 2023
April 2023
REG. No.:

REV	AMENDMENTS	DATE	DRN	ENG
E	AMENDED AS PER CLIENT REQUEST	14/11/23	TA	SMP
D	AMENDED AS PER CLIENT REQUEST	14/09/23	TA	SMP
C	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	SMP
A	INITIAL DRAFT	26/04/23	TA	SMP

0 1 2 4
SCALE
1:100 @ A1
1:200 @ A3



GMR Engineering Services

**Koomerang Ski Club
Ensuite Alterations**

Site No. 180, Summit Road, Mt Buller

Proposed Demolition Plan
Drawing No. GMR09001-24.3.09

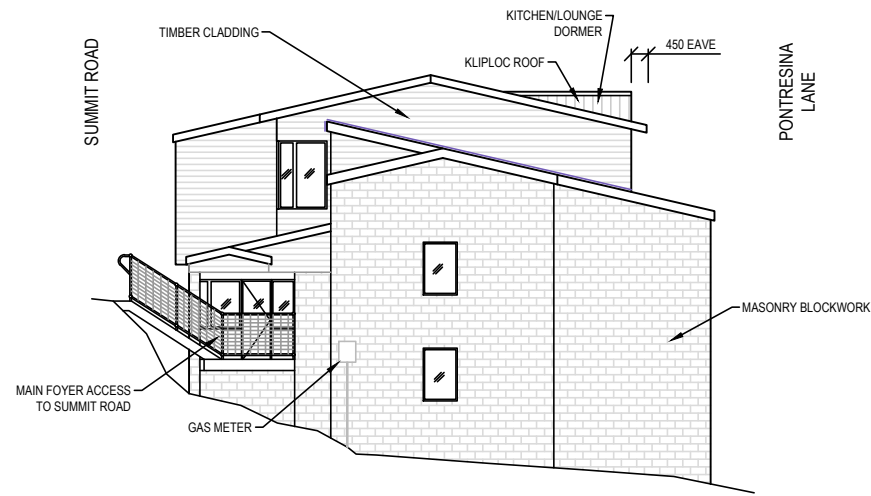
Revision. E Sheet No. 09

GMR09001-24.3.04 Proposed Demolition.dwg

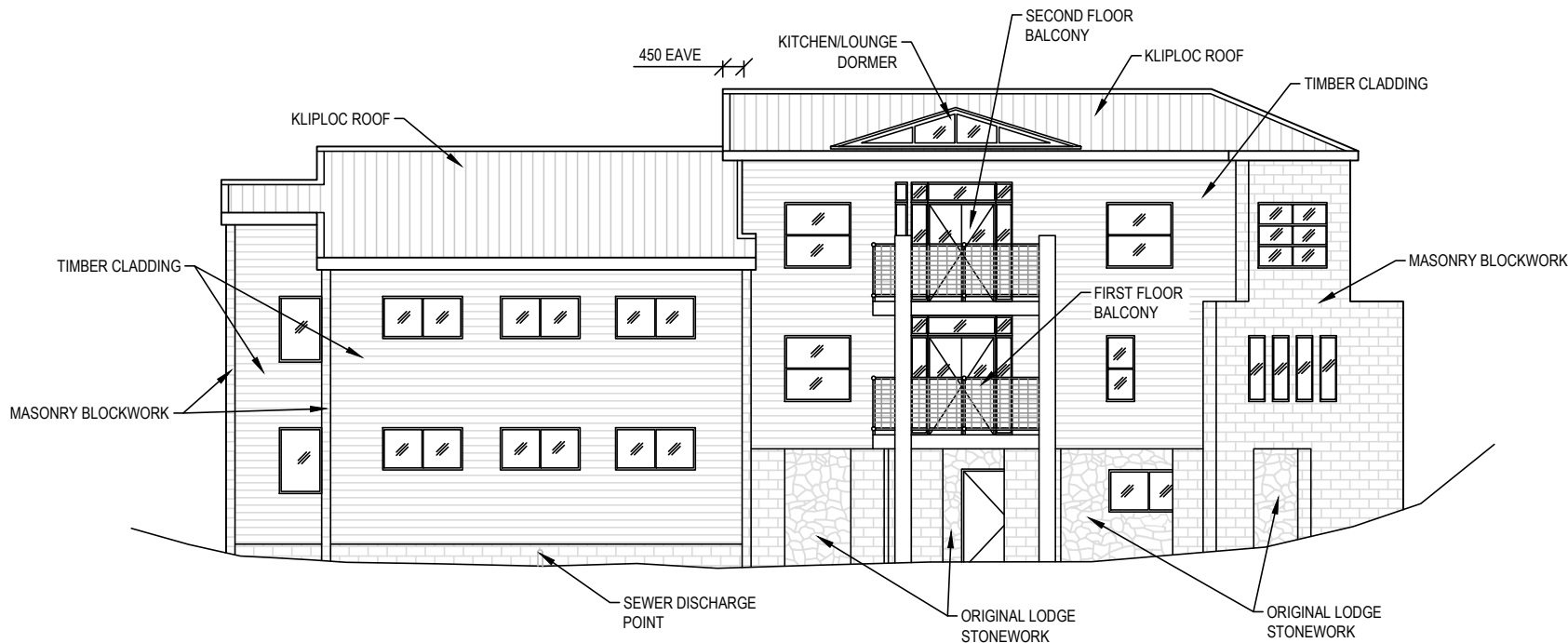
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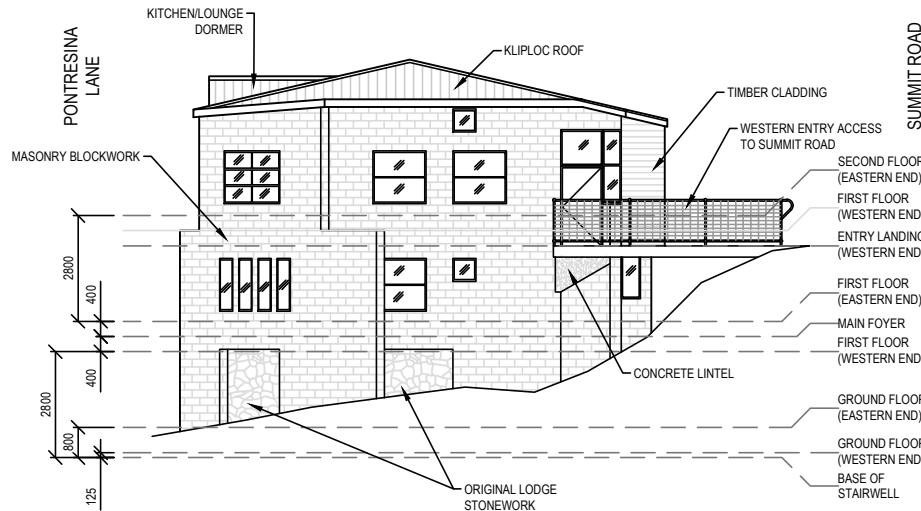
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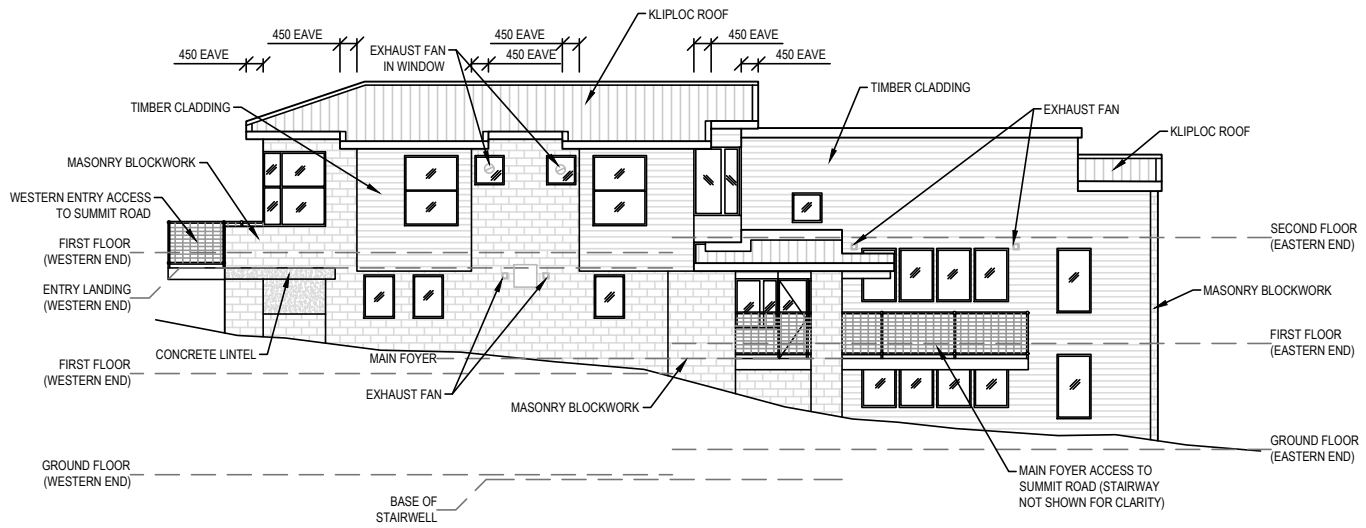
PROPOSED EASTERN ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3



PROPOSED NORTHERN ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3



PROPOSED WESTERN ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3



PROPOSED SOUTHERN ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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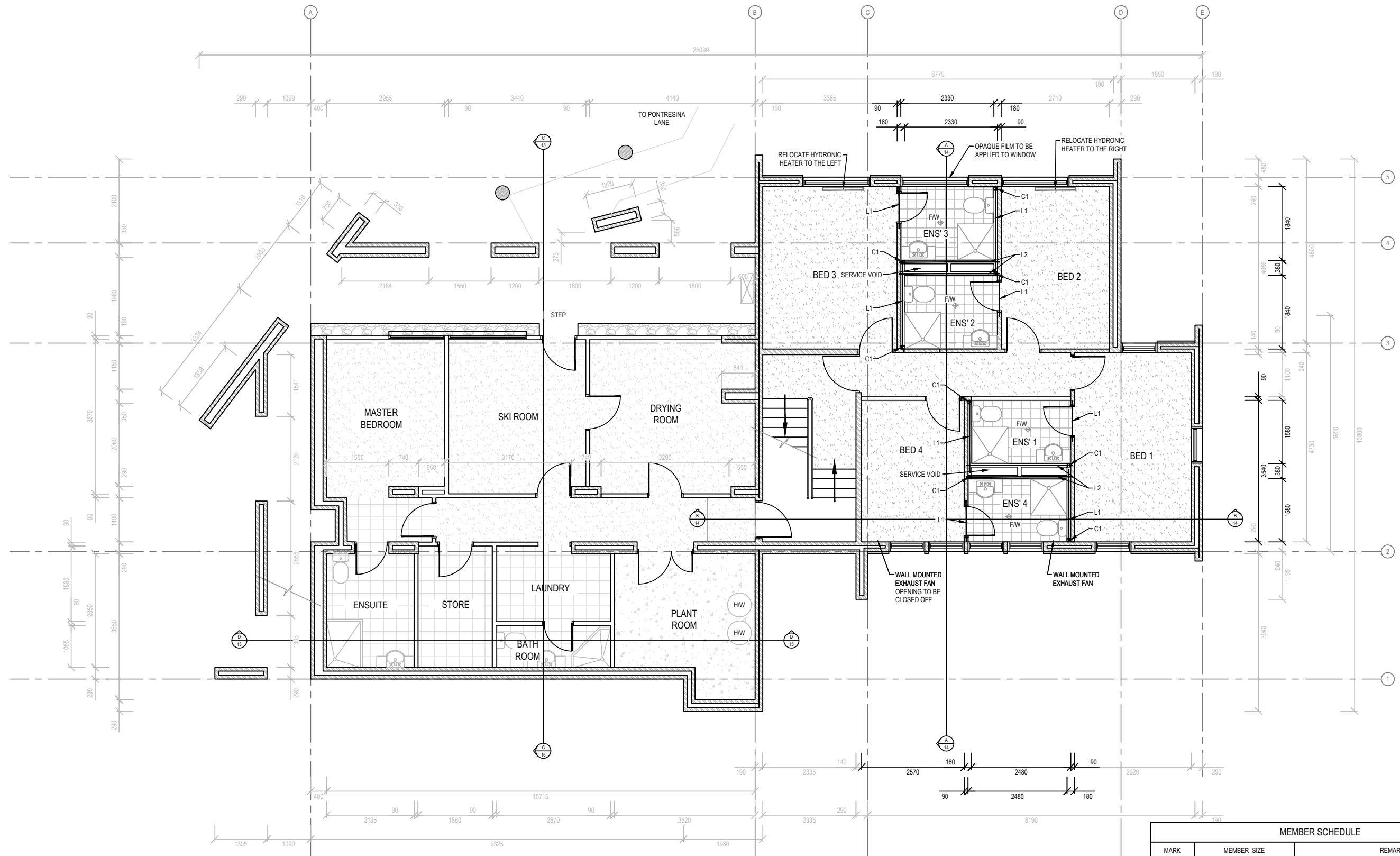
DESIGN BY: S.Pollard
DRAFTED BY: T.Ainsworth
VERIFIED BY:
AUTHORISED BY: G.Ryan

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REV	AMENDMENTS	DATE	DRN	ENG
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	SMP
A	INITIAL DRAFT	26/04/23	TA	SMP

0 1 2 4
SCALE
SCALE 1:100 @ A1
SCALE 1:200 @ A3

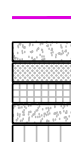
GMR Engineering Services
Koomerang Ski Club
Ensuite Alterations
Site No. 180, Summit Road, Mt Buller
Proposed Elevations
Drawing No. GMR09001-24.3.10
Revision. B Sheet No. 10
GMR09001-24.3.05 Proposed Arrangement.dwg



PROPOSED FLOOR PLAN - GROUND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

LEGEND.

DRAINAGE CONNECTION
(TO BE CONFIRMED)
FLOORING - RAW CONCRETE
FLOORING - VINYL
FLOORING - TILE
FLOORING - CARPET
FLOORING - TIMBER



PRELIMINARY
(NOT FOR CONSTRUCTION)
14/11/2023

REDUCED SCALE

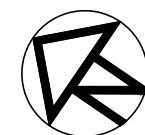


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E	AMENDED AS PER CLIENT REQUEST	14/09/23	TA	SMP
D	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
C	AMENDED AS PER CLIENT REQUEST	13/07/23	TA	SMP
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	SMP
A	INITIAL DRAFT	26/04/23	TA	SMP

0 0.5 1 2
SCALE
1:50 @ A3
1:100 @ A1



GMR Engineering Services

**Koomerang Ski Club
Ensuite Alterations**

Site 180, Summit Road, Mt Buller

Proposed Floor Plan - Ground Floor

Drawing No. GMR09001-24.3.11

Revision. F

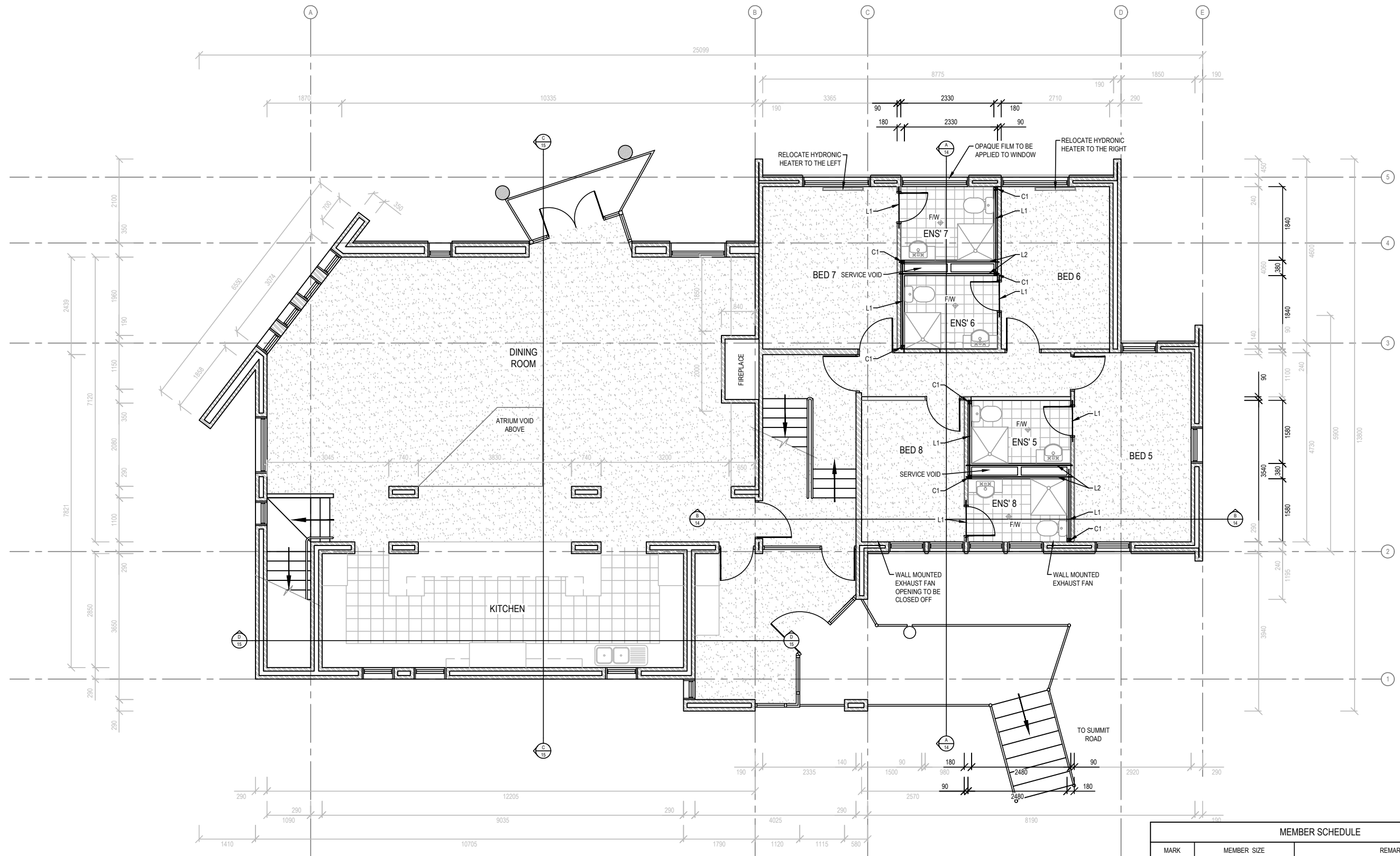
GMR09001-24.3.05 Proposed Arrangement.dwg

A1



Phone: (03) 5822 0333
Fax: (03) 5822 0033
Website: gmreng.com.au

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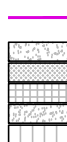


PROPOSED FLOOR PLAN - FIRST FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

MEMBER SCHEDULE		
MARK	MEMBER SIZE	REMARK
L1	200 x 63 HYSpan	DOORWAY LINTEL
L2	200 x 45 HYSpan	SUPPORT LINTEL
C1	90 x 90 F17 HARDWOOD	SUPPORT COLUMN
C2	75 x 5 SHS	SUPPORT COLUMN

LEGEND.

DRAINAGE CONNECTION
(TO BE CONFIRMED)
FLOORING - RAW CONCRETE
FLOORING - VINYL
FLOORING - TILE
FLOORING - CARPET
FLOORING - TIMBER



PRELIMINARY
(NOT FOR CONSTRUCTION)
14/11/2023

REDUCED SCALE

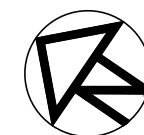


DESIGN BY: S. Pollard
DRAFTED BY: T. Ainsworth
VERIFIED BY:
AUTHORISED BY: G. Ryan

April 2023
April 2023
REG. No.:

REV	AMENDMENTS	DATE	DRN	ENG
F	AMENDED AS PER CLIENT REQUEST	14/11/23	TA	SMP
E	AMENDED AS PER CLIENT REQUEST	14/09/23	TA	SMP
D	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
C	AMENDED AS PER CLIENT REQUEST	13/07/23	TA	SMP
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	SMP
A	INITIAL DRAFT	26/04/23	TA	SMP

0 0.5 1 2
SCALE
1:50 @ A3
1:100 @ A1



GMR Engineering Services

**Kooserang Ski Club
Ensuite Alterations**

Site 180, Summit Road, Mt Buller

Proposed Floor Plan - First Floor

Drawing No. GMR09001-24.3.12

Revision. F

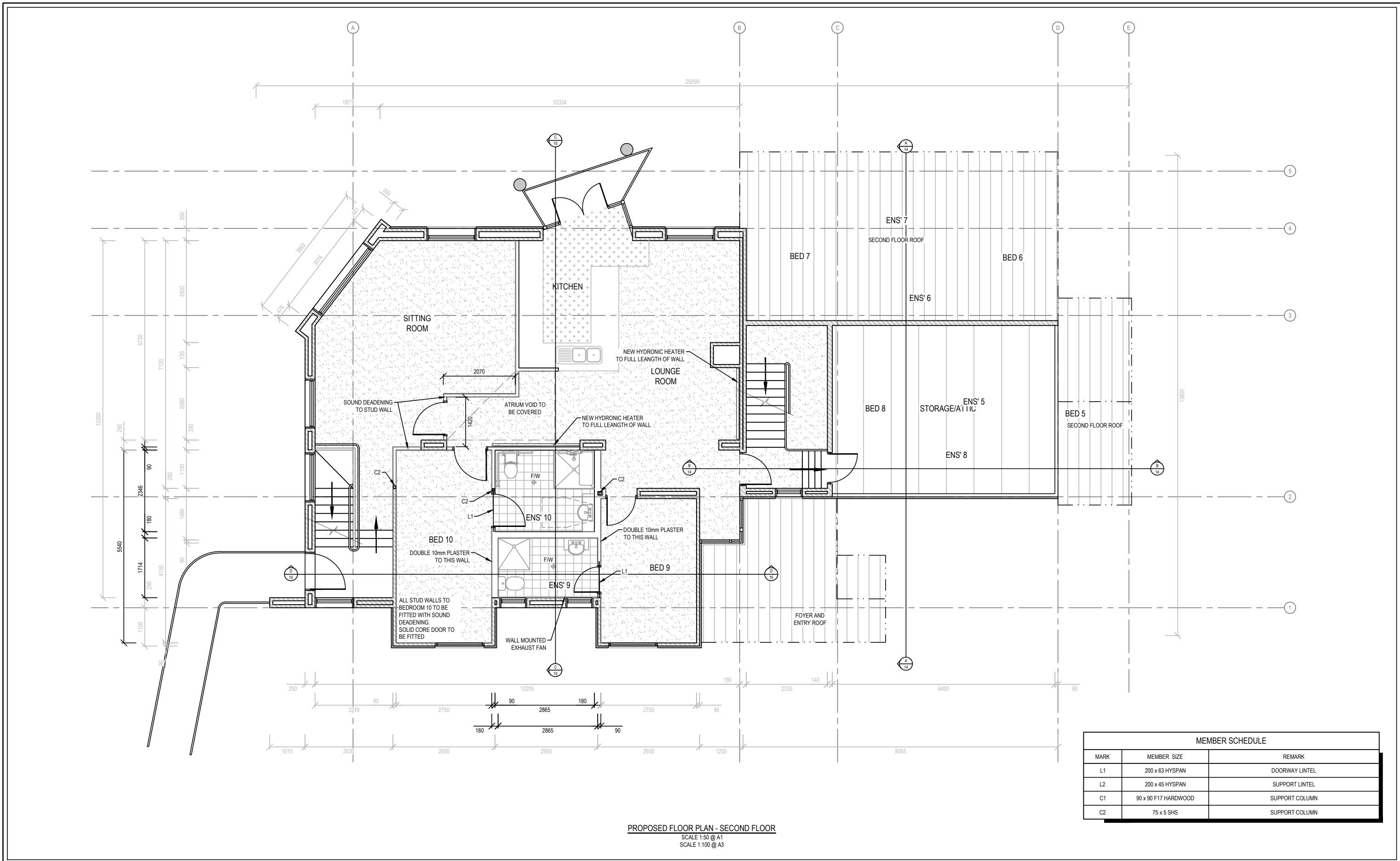
GMR09001-24.3.05 Proposed Arrangement.dwg

A1



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PROPOSED FLOOR PLAN - SECOND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

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LEGEND.

DRAINAGE CONNECTION
(TO BE CONFIRMED)

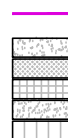
FLOORING - RAW CONCRETE

FLOORING - VINYL

FLOORING - TILE

FLOORING - CARPET

FLOORING - TIMBER



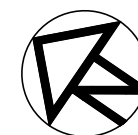
PRELIMINARY
(NOT FOR CONSTRUCTION)
14/11/2023

REDUCED SCALE



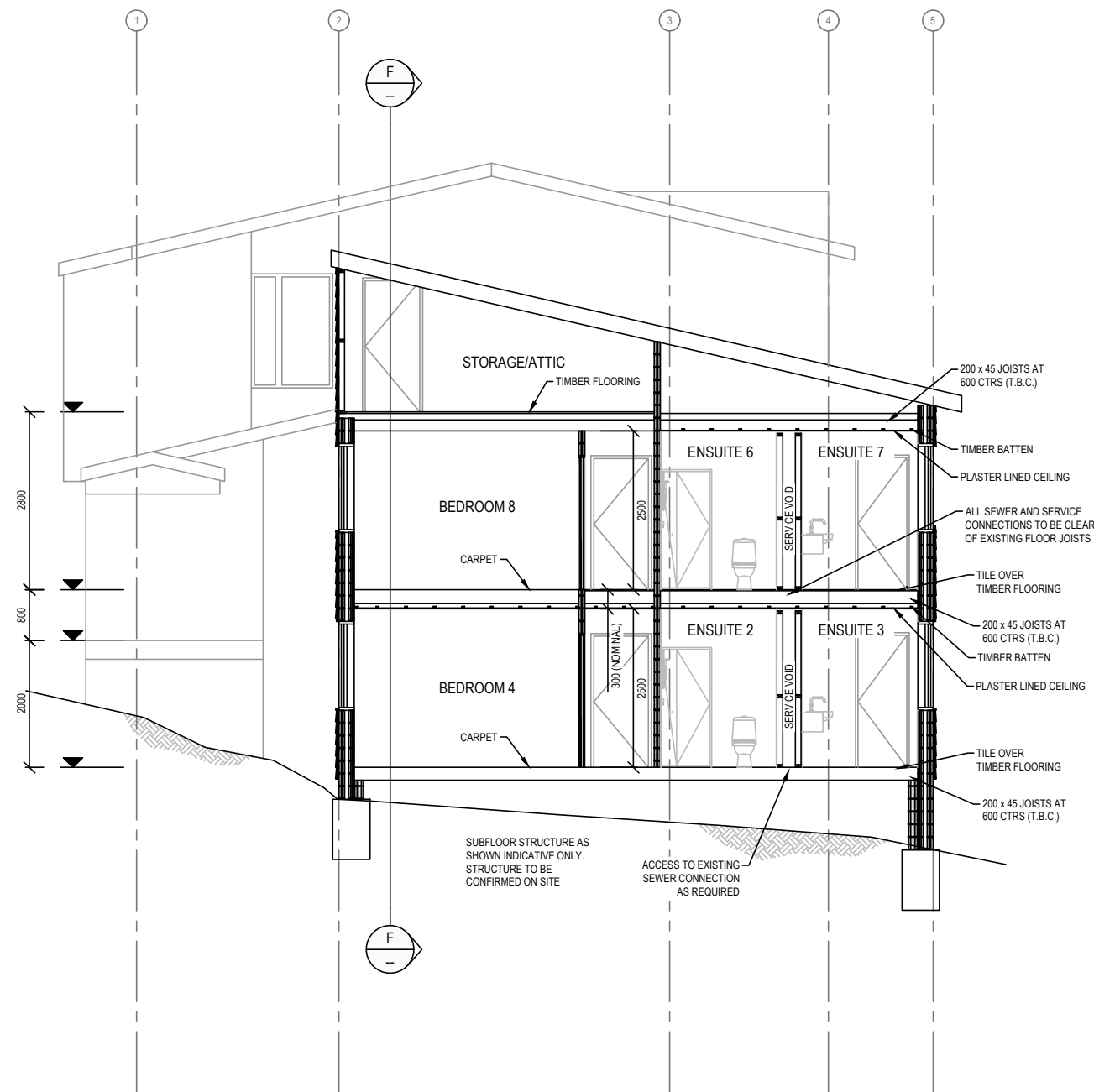
DESIGN BY:	S.Pollard	April 2023
DRAFTED BY:	T.Ainsworth	April 2023
VERIFIED BY:		
AUTHORISED BY:	G.Ryan	REG. No.:
G	AMENDED AS PER CLIENT REQUEST	14/11/23
F	AMENDED AS PER CLIENT REQUEST	14/09/23
E	AMENDED AS PER CLIENT REQUEST	01/09/23
D	AMENDED AS PER CLIENT REQUEST	02/08/23
C	AMENDED AS PER CLIENT REQUEST	13/07/23
A	INITIAL DRAFT	26/04/23
REV	AMENDMENTS	DATE

0 0.5 1 2
SCALE 1:50 @ A3
1:100 @ A1

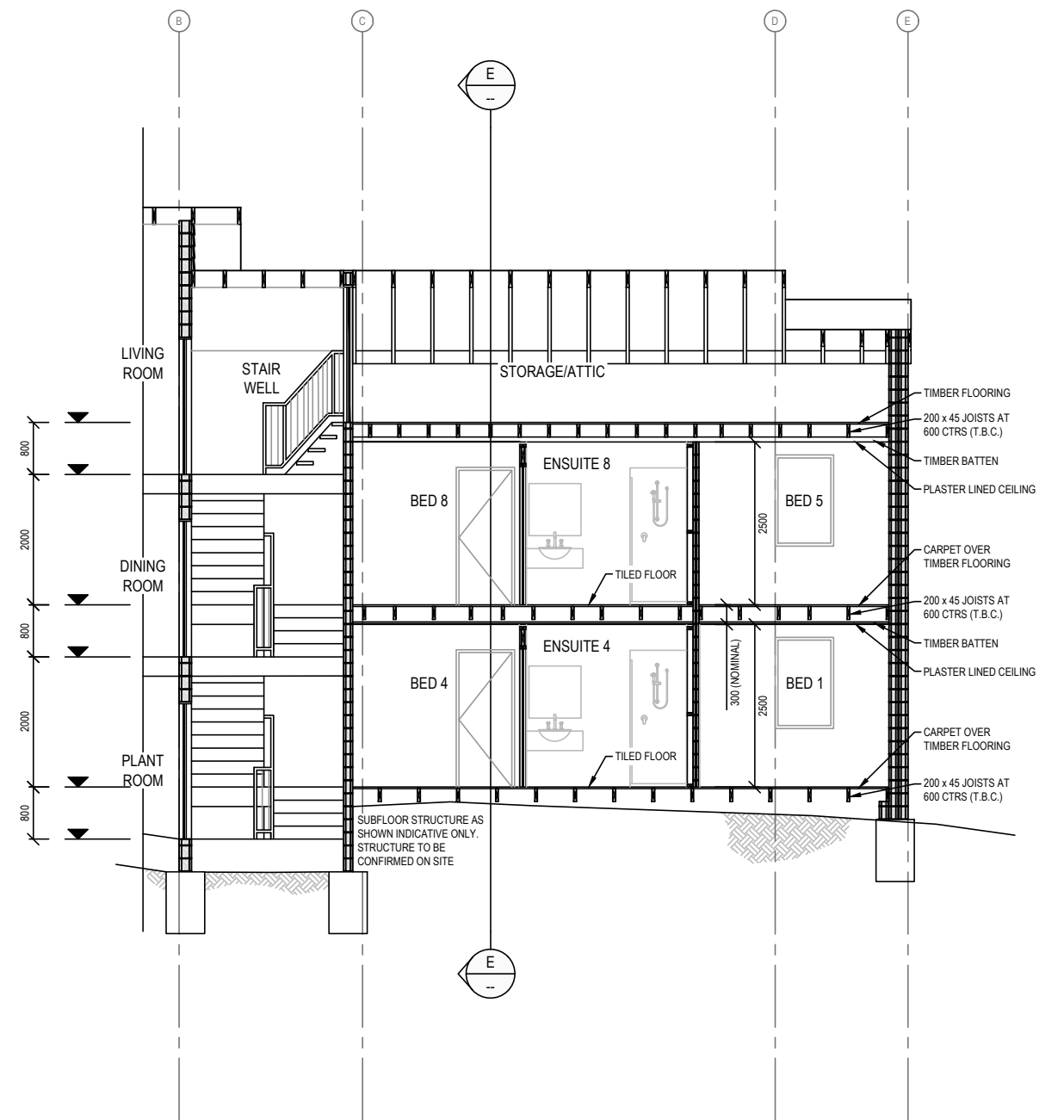


GMR Engineering Services
Koomerang Ski Club
Ensuite Alterations
Site 180, Summit Road, Mt Buller

Proposed Floor Plan - Second Floor
Drawing No. GMR09001-24.3.13
Revision. G Sheet No. 13
GMR09001-24.3.05 Proposed Arrangement.dwg

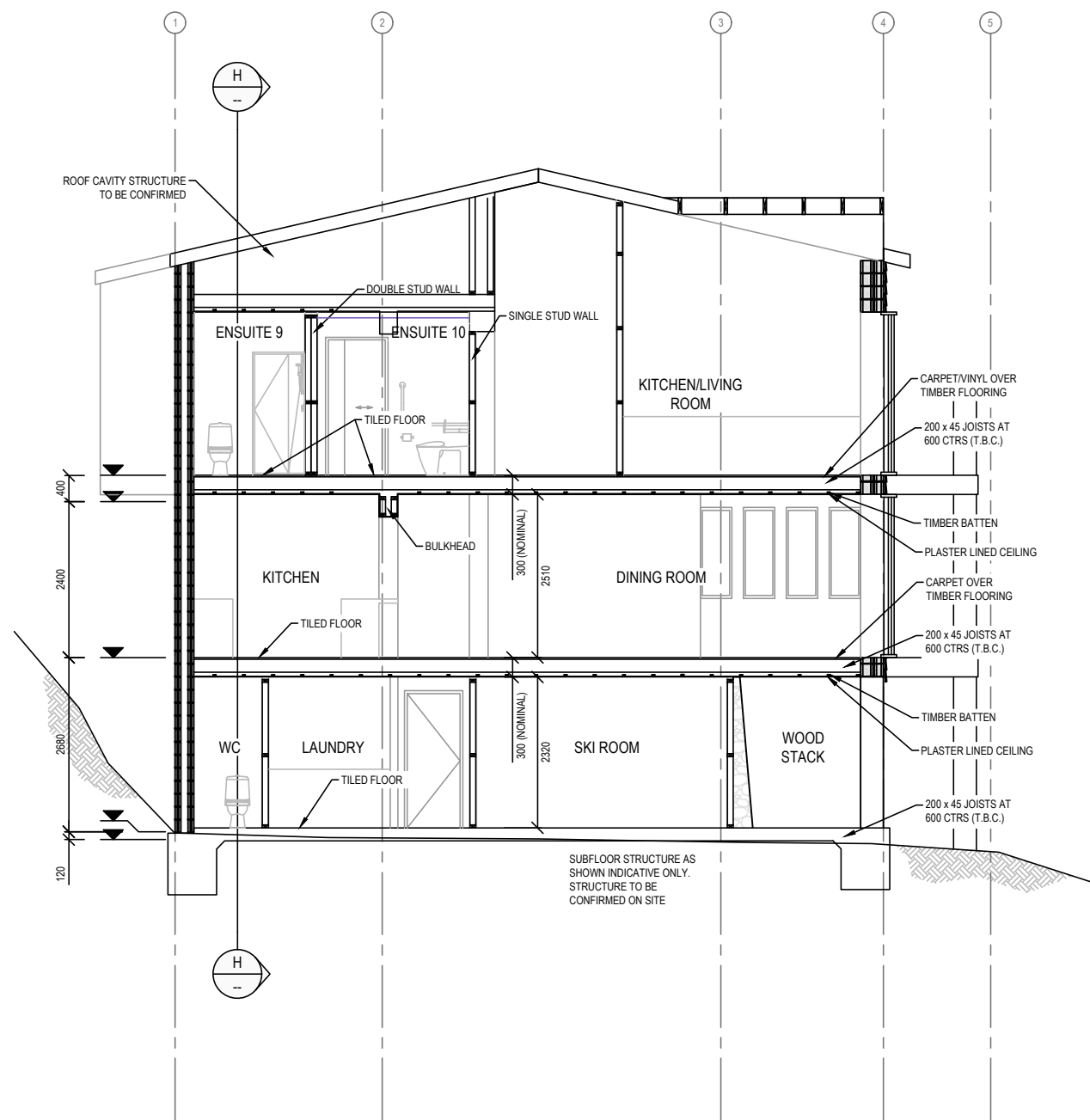


PROPOSED SECTION E-E
SCALE 1:50 @ A1
SCALE 1:100 @ A3

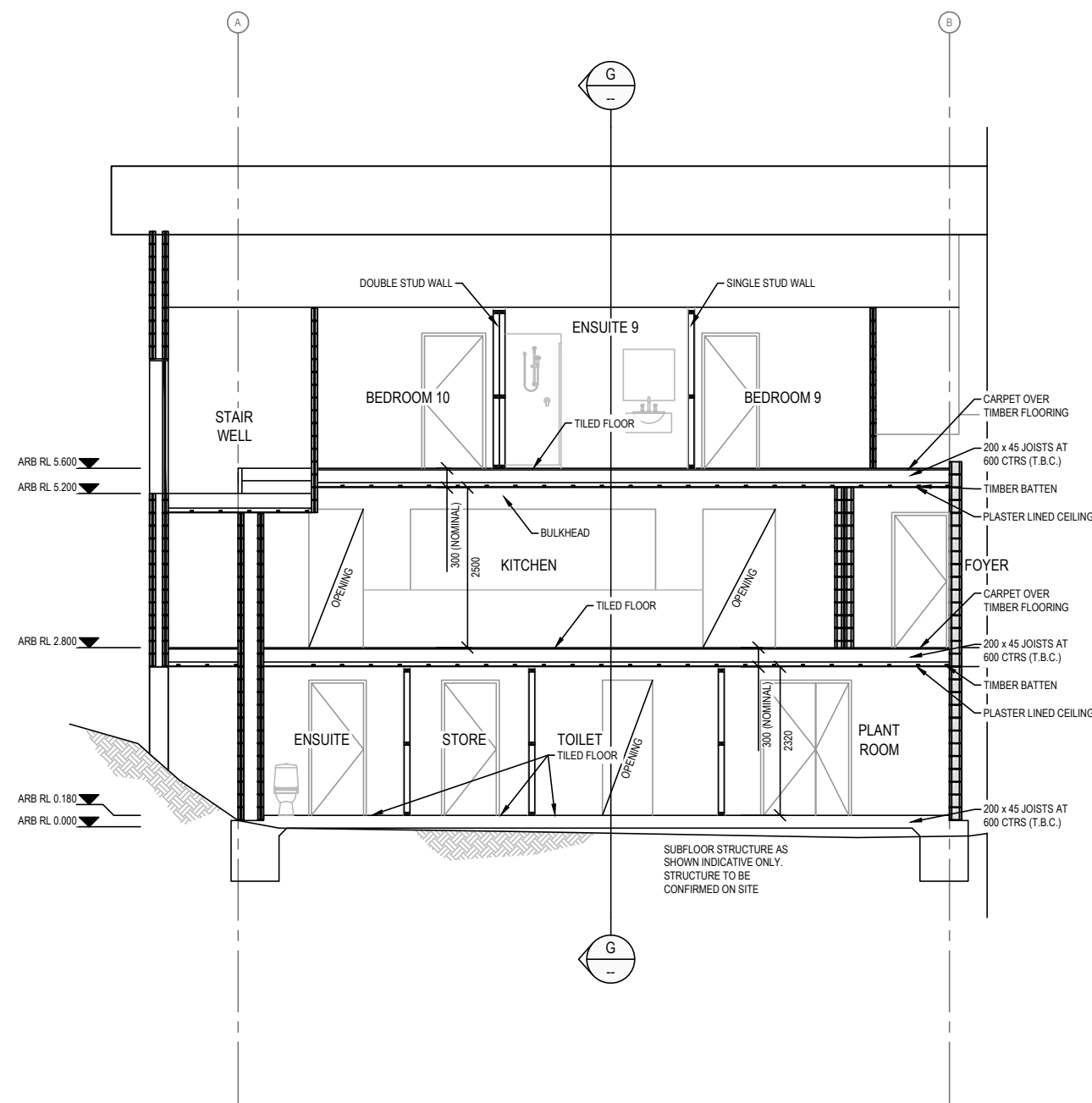


PROPOSED SECTION F-F
SCALE 1:50 @ A1
SCALE 1:100 @ A3

REV	AMENDMENTS	DATE	DRN	ENG
D	AMENDED AS PER CLIENT REQUEST	14/11/23	TA	SMP
C	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	SMP
A	INITIAL DRAFT	26/04/23	TA	SMP



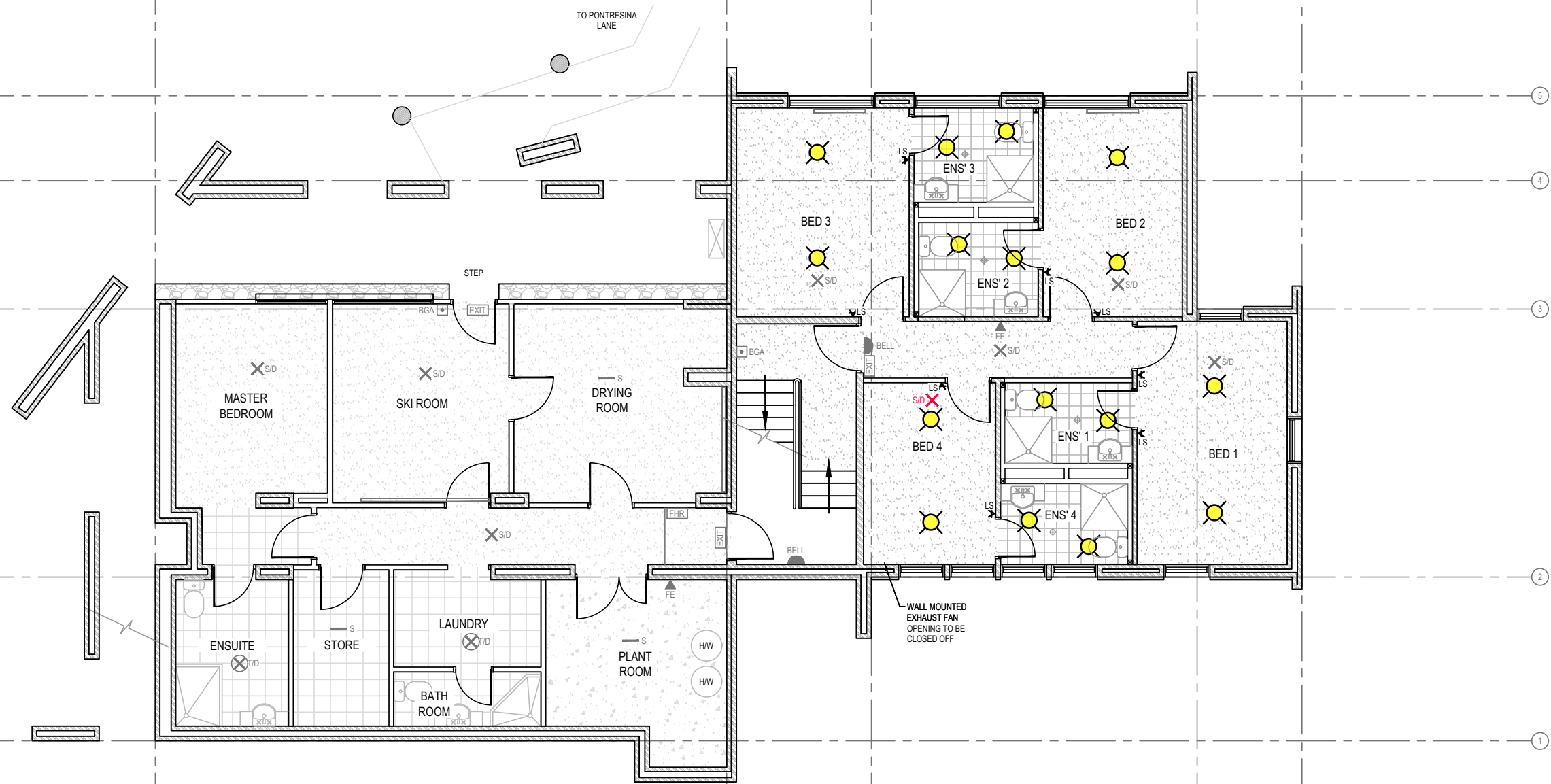
PROPOSED SECTION G-G
SCALE 1:50 @ A1
SCALE 1:100 @ A3



PROPOSED SECTION H-H
SCALE 1:50 @ A1
SCALE 1:100 @ A3

REV	AMENDMENTS	DATE	DRN	ENG
D	AMENDED AS PER CLIENT REQUEST	14/11/23	TA	SMP
C	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
B	AMENDED FROM DETAIL DESIGN	31/05/23	TA	SMP
A	INITIAL DRAFT	26/04/23	TA	SMP

- NOTES:
1. PLACEMENT OF 2 x GPO PER BEDROOM WITH ADDITIONAL USB CONNECTION IN A SUITABLE LOCATION TO BE DETERMINED ON SITE.
 2. SUITABLE LOCATIONS FOR WIFI EXTENDERS TO BE SELECTED.
 3. LIGHTING PLAN AS INDICATED TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 4. CENTRALLY CONTROLLED ROLL OUT HEATING MATS TO BE INSTALLED TO EACH ENSUITE.



PROPOSED LIGHTING & FIRE SERVICE - GROUND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

LEGEND.

EXISTING SMOKE DETECTOR
EXISTING THERMAL DETECTOR
EXISTING FIRE HOSE REAL
EXISTING BREAK GLASS ALARM
EXISTING ALARM BELL
EXISTING FIRE EXTINGUISHER
EXISTING SPRINKLER
EXISTING FIRE PANEL
EXISTING EXIT SIGN

X S/D
X T/D
FHR
BGA
BELL
FE
S
FIP
EXIT

PROPOSED SMOKE DETECTOR
PROPOSED ALARM BELL
PROPOSED EXIT SIGN
PROPOSED DOWN LIGHT

X S/D
BELL
EXIT
X

PRELIMINARY
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14/11/2023

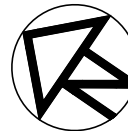
REDUCED SCALE



DESIGN BY: S. Pollard
DRAFTED BY: T. Ainsworth
VERIFIED BY:
AUTHORISED BY: G. Ryan
August 2023
August 2023
REG. No.:

REV	AMENDMENTS	DATE	DRN	ENG
B	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
A	INITIAL DRAFT	02/08/23	TA	SMP

0 0.5 1 2
SCALE
1:50 @ A1
1:100 @ A3



GMR Engineering Services
Koomerang Ski Club
Ensuite Alterations
Site No. 180, Summit Road, Mt Buller

Proposed Lighting & Electrical - Ground Floor
Drawing No. GMR09001-24.3.16
Revision. B
GMR09001-24.3.06 Proposed Services.dwg

Sheet No. 16

A1

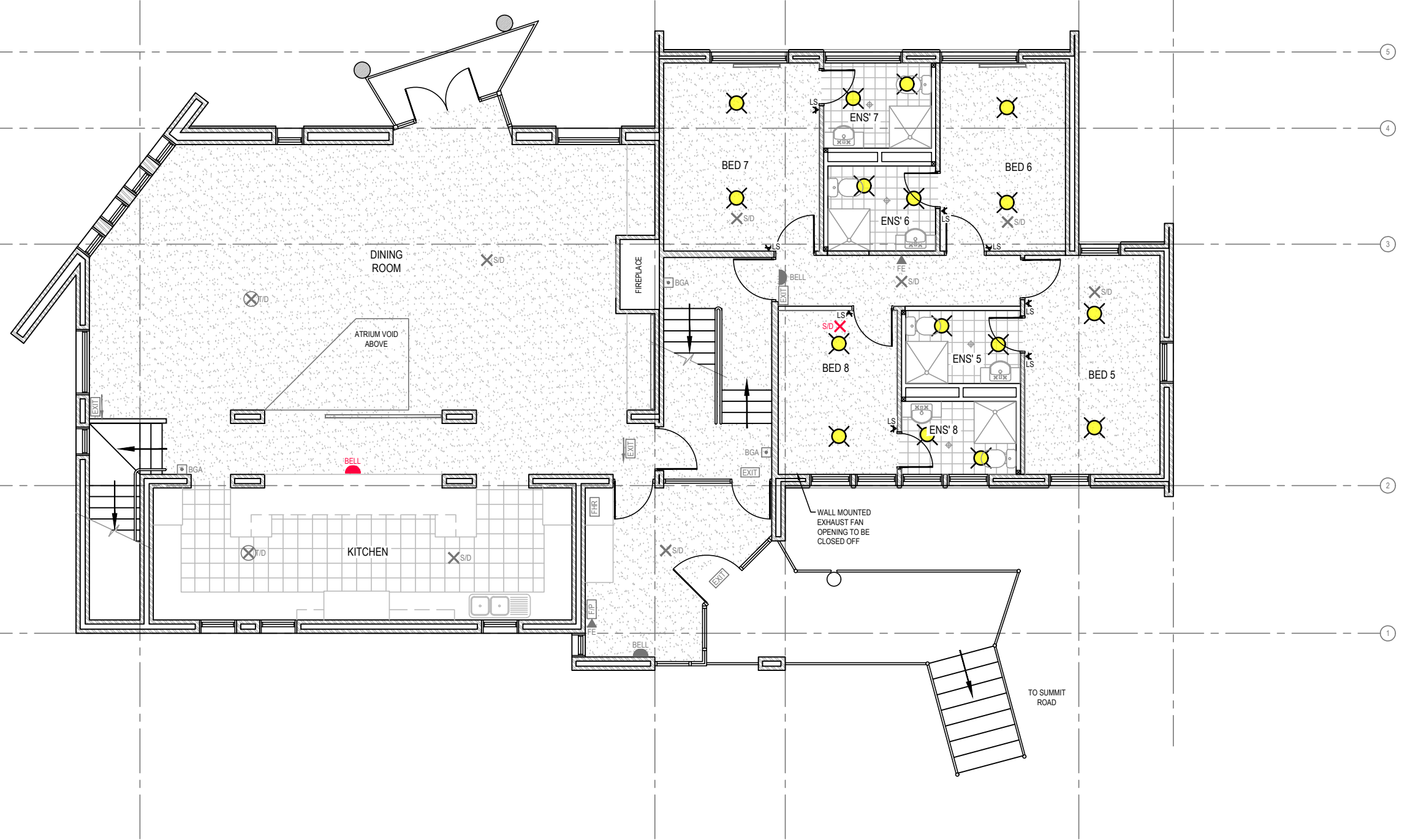
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Engineering Services

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- NOTES:
1. PLACEMENT OF 2 x GPO PER BEDROOM WITH ADDITIONAL USB CONNECTION IN A SUITABLE LOCATION TO BE DETERMINED ON SITE.
 2. SUITABLE LOCATIONS FOR WIFI EXTENDERS TO BE SELECTED.
 3. LIGHTING PLAN AS INDICATED TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 4. CENTRALLY CONTROLLED ROLL OUT HEATING MATS TO BE INSTALLED TO EACH ENSUITE.



PROPOSED LIGHTING & FIRE SERVICE - FIRST FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

LEGEND.

- | | | | |
|----------------------------|-------|-------------------------|-------|
| EXISTING SMOKE DETECTOR | X S/D | PROPOSED SMOKE DETECTOR | X S/D |
| EXISTING THERMAL DETECTOR | T/D | PROPOSED ALARM BELL | BELL |
| EXISTING FIRE HOSE REEL | FHR | PROPOSED EXIT SIGN | EXIT |
| EXISTING BREAK GLASS ALARM | BGA | PROPOSED DOWN LIGHT | DL |
| EXISTING ALARM BELL | BELL | | |
| EXISTING FIRE EXTINGUISHER | FE | | |
| EXISTING SPRINKLER | S | | |
| EXISTING FIRE PANEL | FIP | | |
| EXISTING EXIT SIGN | EXIT | | |

PRELIMINARY
(NOT FOR CONSTRUCTION)
14/11/2023

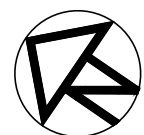
REDUCED SCALE



DESIGN BY: S. Pollard
DRAFTED BY: T. Ainsworth
VERIFIED BY:
AUTHORISED BY: G. Ryan

August 2023
August 2023
REG. No.:

0 0.5 1 2
SCALE
1:50 @ A1
1:100 @ A3



REV	AMENDMENTS	DATE	DRN	ENG
B	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
A	INITIAL DRAFT	02/08/23	TA	SMP

GMR Engineering Services
Koomerang Ski Club
Ensuite Alterations
Site No. 180, Summit Road, Mt Buller

Proposed Lighting & Electrical - First Floor
Drawing No. GMR09001-24.3.17
Revision. B
GMR09001-24.3.06 Proposed Services.dwg

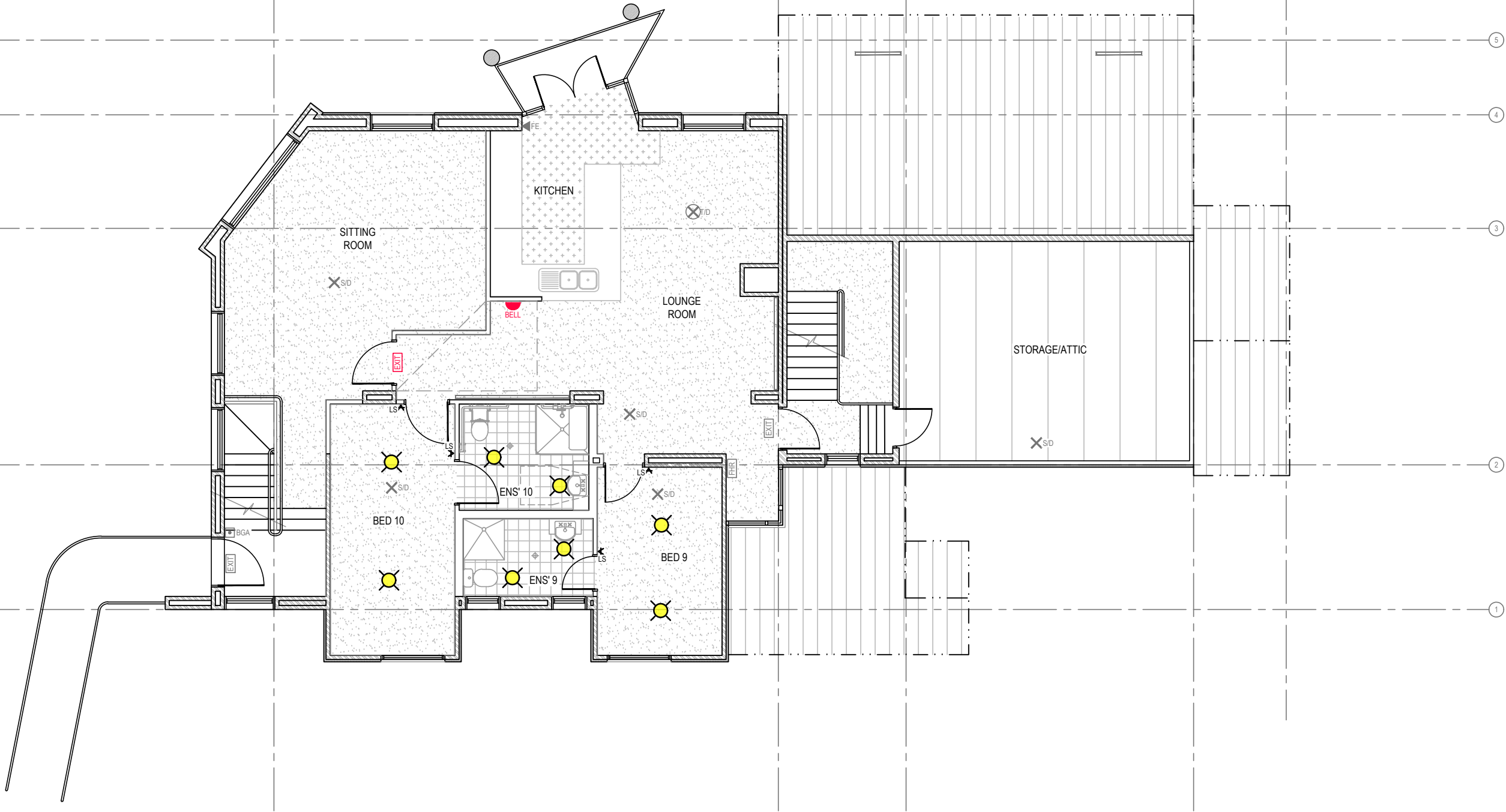
Sheet No. 17

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Website: gmreng.com.au

- NOTES:
1. PLACEMENT OF 2 x GPO PER BEDROOM WITH ADDITIONAL USB CONNECTION IN A SUITABLE LOCATION TO BE DETERMINED ON SITE.
 2. SUITABLE LOCATIONS FOR WIFI EXTENDERS TO BE SELECTED.
 3. LIGHTING PLAN AS INDICATED TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 4. CENTRALLY CONTROLLED ROLL OUT HEATING MATS TO BE INSTALLED TO EACH ENSUITE.
 5. SMOKE/FIRE DETECTION UNITS TO BE ADJUSTED TO SUIT REVISED ROOM ARRANGEMENT AND ADJUSTED WHERE REQUIRED ON SITE TO COMPLY WITH BUILDING CODE AND FIRE STANDARDS.



PROPOSED LIGHTING & FIRE SERVICE - SECOND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

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Website: gmreng.com.au

LEGEND.	
EXISTING SMOKE DETECTOR	X S/D
EXISTING THERMAL DETECTOR	X T/D
EXISTING FIRE HOSE REEL	[FHR]
EXISTING BREAK GLASS ALARM	[BGA]
EXISTING ALARM BELL	[BELL]
EXISTING FIRE EXTINGUISHER	[FE]
EXISTING SPRINKLER	[S]
EXISTING FIRE PANEL	[FP]
EXISTING EXIT SIGN	[EXIT]
PROPOSED SMOKE DETECTOR	X S/D
PROPOSED ALARM BELL	[BELL]
PROPOSED EXIT SIGN	[EXIT]
PROPOSED DOWN LIGHT	[X]

PRELIMINARY
(NOT FOR CONSTRUCTION)
14/11/2023

REDUCED SCALE



DESIGN BY: S.Pollard
DRAFTED BY: T.Ainsworth
VERIFIED BY:
AUTHORISED BY: G.Ryan

August 2023
August 2023

REG. No.:

REV	AMENDMENTS	DATE	DRN	ENG
C	AMENDED AS PER CLIENT REQUEST	14/11/23	TA	SMP
B	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
A	INITIAL DRAFT	02/08/23	TA	SMP

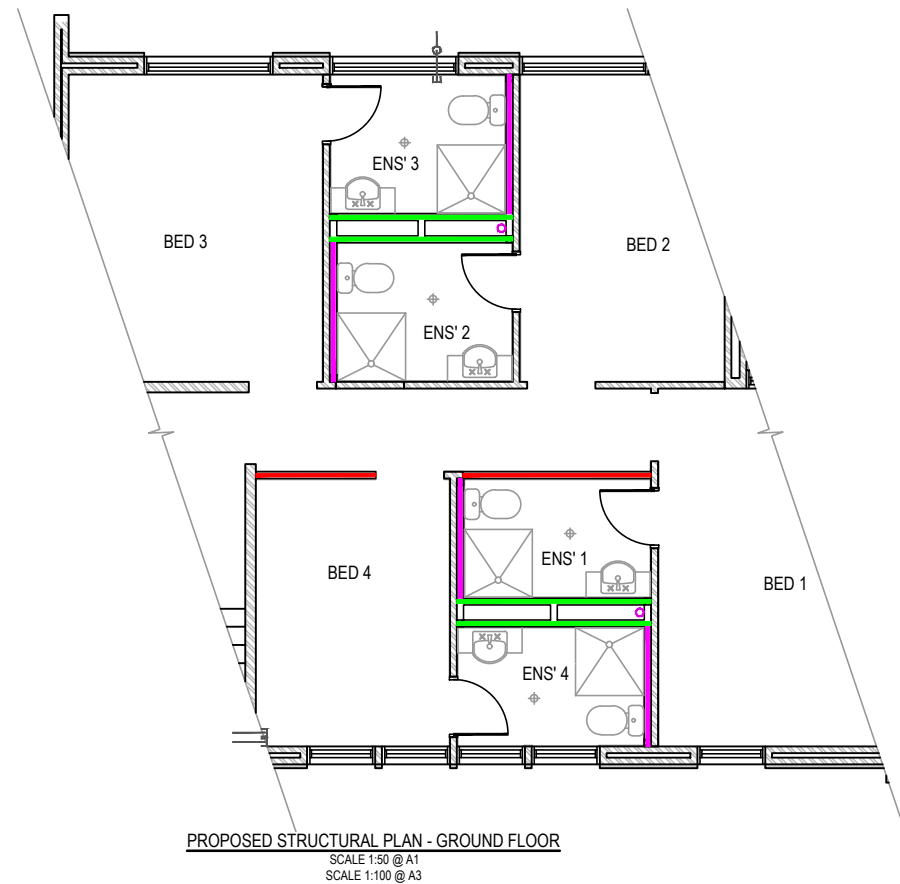
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SCALE
1:50 @ A1
1:100 @ A3



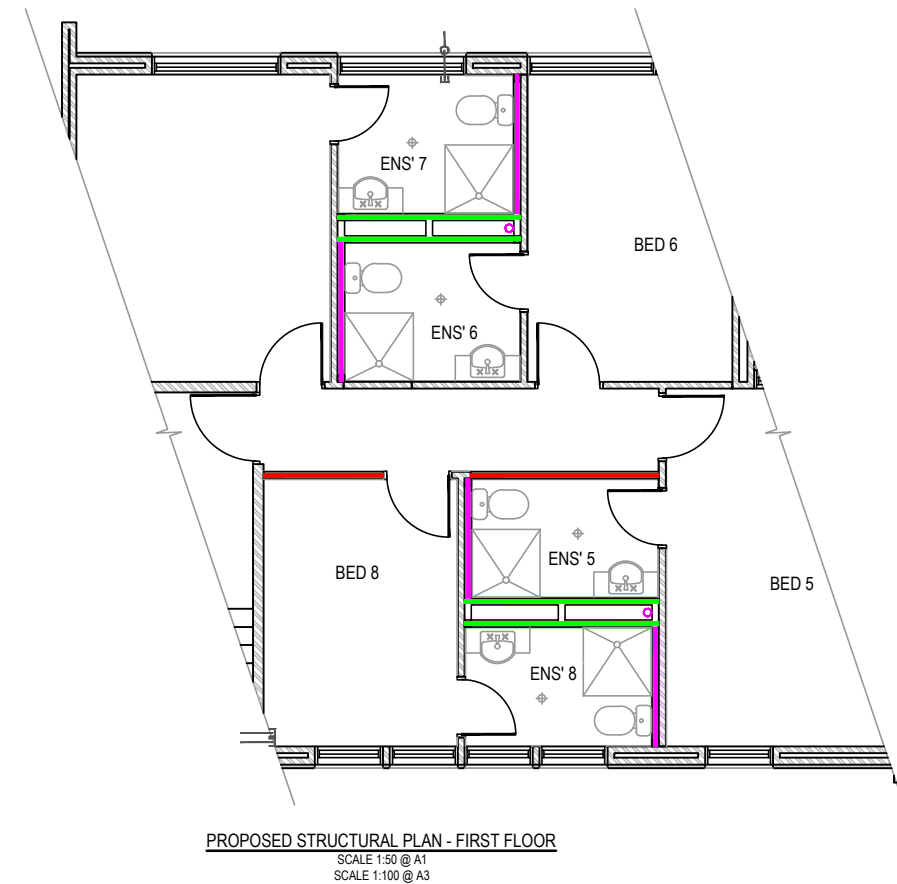
GMR Engineering Services
Koomerang Ski Club
Ensuite Alterations
Site No. 180, Summit Road, Mt Buller

Proposed Lighting & Electrical - Second Floor
Drawing No. GMR09001-24.3.18
Revision. C
GMR09001-24.3.06 Proposed Services.dwg

Sheet No. 18
A1



PROPOSED STRUCTURAL PLAN - GROUND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

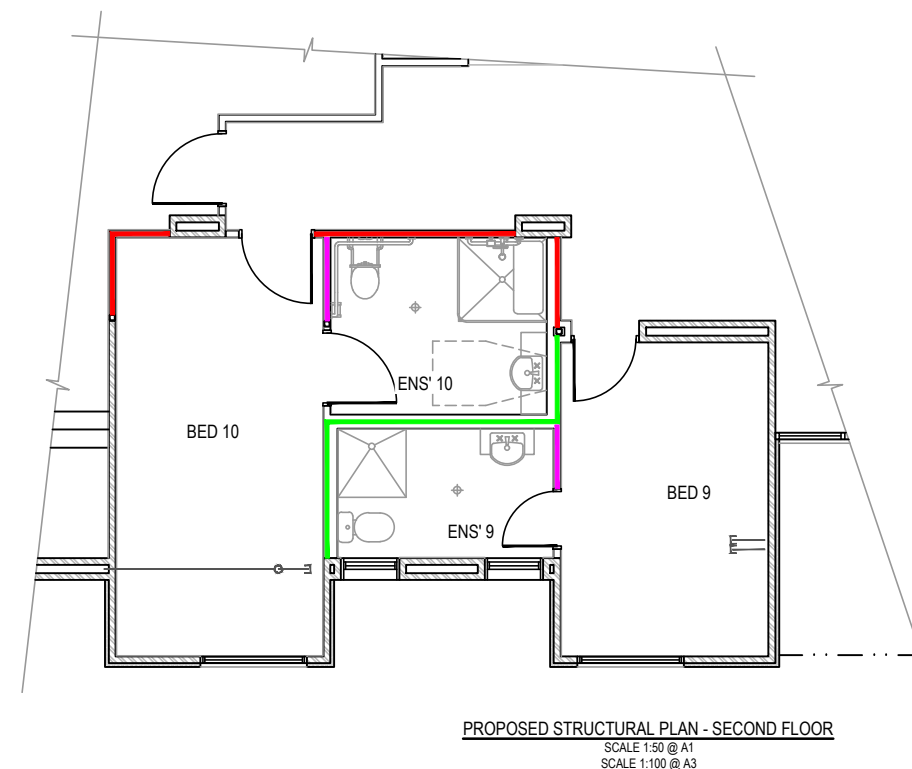
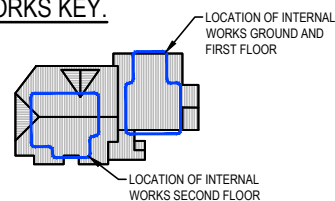


PROPOSED STRUCTURAL PLAN - FIRST FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

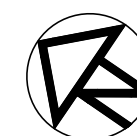
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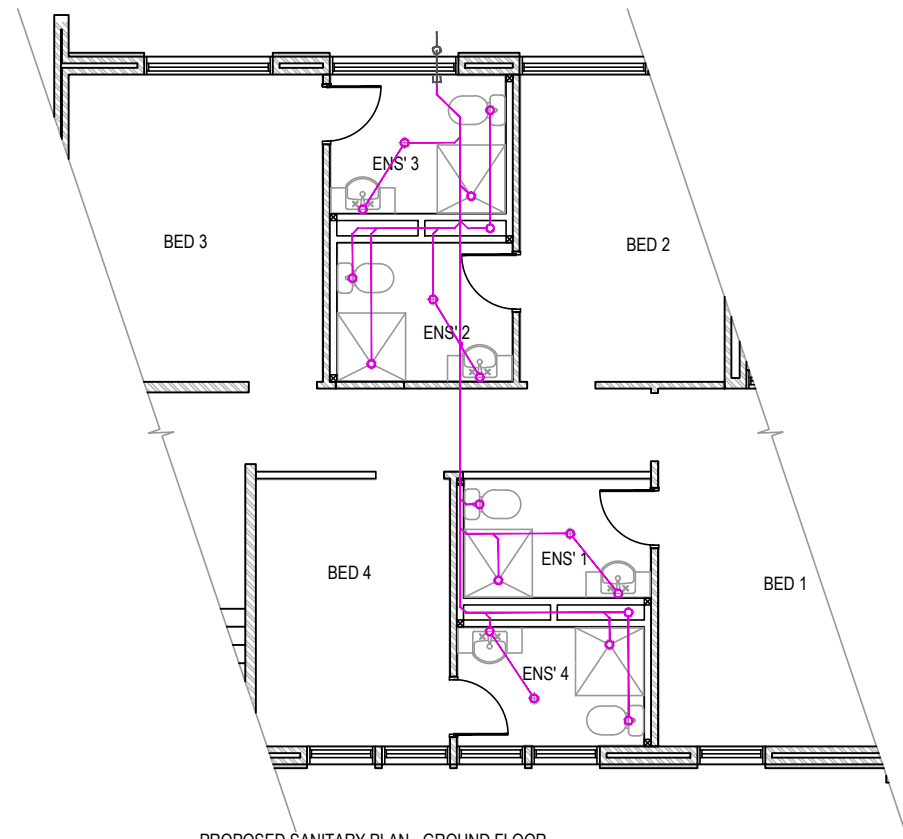
1. ALL NEW FLOORS IN BEDROOMS AND BATHROOMS TO BE 19mm THK K-FLOOR TOUNG AND GROOVE.
2. ALL DOORS ARE TO BE SELF CLOSING AND SHALL BE -/60/30 FIRE RATED.
3. ALL NEW CEILING LINING SHALL BE 2 LAYERS WITH ONE BEING 10mm THK K-CLAD (TE10) INTERIOR AND ONE BEING 10mm THK K-CLAD (SE10) EXTERIOR WHERE REQUIRED. JOINTS OF SHEETING TO BE OFFSET BY 50mm/75mm. CEILING GLASS WOOL BATTS R5.0 TO BE PLACED ABOVE CEILING LINING FOR ACOUSTIC REQUIREMENTS.
4. ALL WALLS DEPICTED ' ' 2 LAYER 10mm THK K-CLAD (TE10) INTERIOR ON HALLWAY SIDE FOR ACOUSTIC INSULATION, 90mm STUD WALL WITH GLASS WOOL BATTS R2.5 IN BETWEEN STUDS, 1 LAYER 10mm THK K-CLAD (TE10) INTERIOR.
5. ALL WALLS DEPICTED ' ' 1 LAYER 10mm THK K-CLAD (TE10) INTERIOR ON HALLWAY SIDE FOR ACOUSTIC INSULATION, 90mm STUD WALL WITH GLASS WOOL BATTS R2.5 IN BETWEEN STUDS, 1 LAYER 10mm THK K-CLAD (TE10) INTERIOR.
6. ALL WALLS DEPICTED ' ' 1 LAYER 10mm THK K-CLAD (TE10) INTERIOR ON HALLWAY SIDE FOR ACOUSTIC INSULATION, 90mm STUD WALL.
7. ALL K-CLAD TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
8. ALL WALL PENETRATIONS TO BE PROTECTED BY FIRE RATED 'FIRE COLLARS' AS PER MANUFACTURERS REQUIREMENTS.
9. ALL DOORS TO HAVE A SUITABLE WALL MOUNTED DOOR STOP FITTED TO ENSURE WALLS ARE PROTECTED FROM DAMAGE.
10. DOOR HARDWARE TO BE CONFIRMED ONSITE PRIOR TO FITMENT OF DOORS.
11. ALL EXISTING BEDROOM STORAGE UNITS TO BE ADJUSTED AND MODIFIED WHERE REQUIRED TO SUIT REVISED ROOM ARRANGEMENTS.
12. ALL ENSUITES TO BE FITTED WITH ELECTRIC FLOOR HEATING ELEMENTS AS SPECIFIED BY CLIENT.

WORKS KEY.

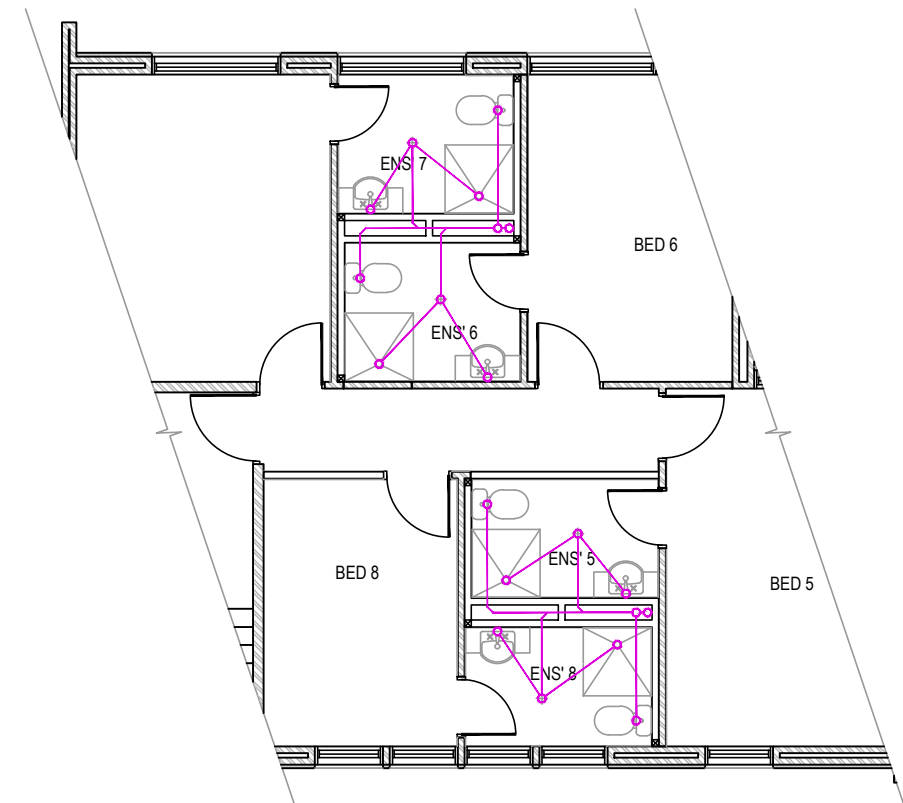


PROPOSED STRUCTURAL PLAN - SECOND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3





PROPOSED SANITARY PLAN - GROUND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3



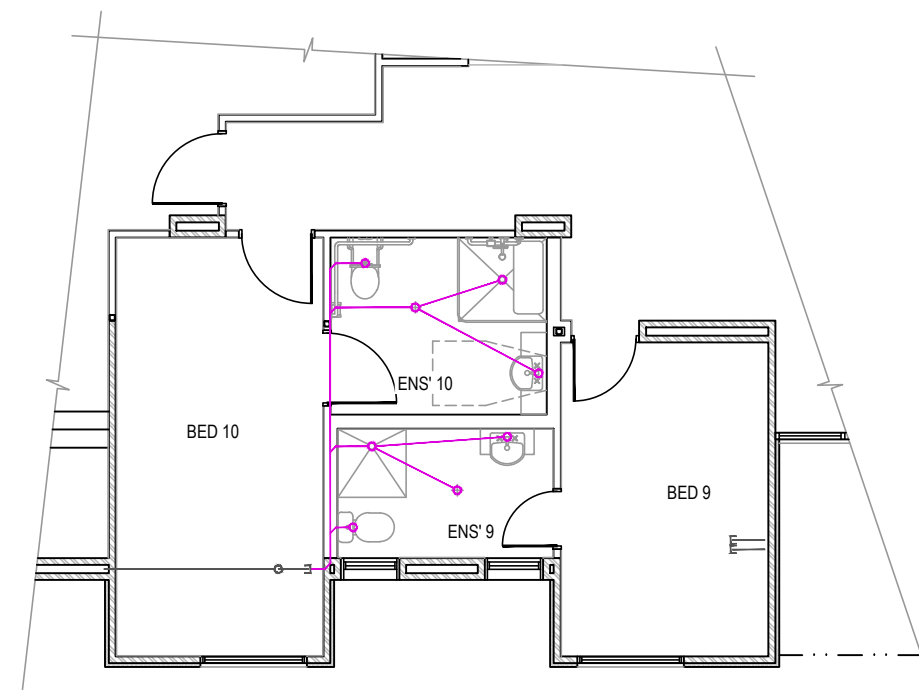
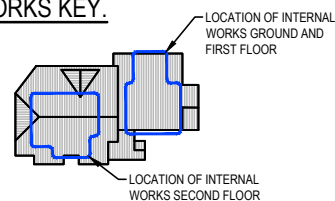
PROPOSED SANITARY PLAN - FIRST FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

NOTES:

1. ALL CONNECTIONS TO EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

WASTE FIXTURE SCHEDULE			
FIXTURE	TRAP SIZE	WASTE SIZE	COMMENT
BASIN	Ø40	Ø40	RISER IN WALL
FLOOR WASTE	Ø100	Ø100	Ø100 FLOOR GRATE
SHOWER	Ø100	Ø100	Ø100 FLOOR GRATE
WATER CLOSET	Ø100	Ø100	SETOUT T.B.C.

WORKS KEY.



PROPOSED SANITARY PLAN - SECOND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

LEGEND.

SANITARY SERVICE
SANITARY CONNECTION POINT



PRELIMINARY
(NOT FOR CONSTRUCTION)
14/11/2023

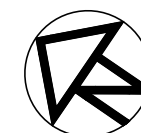
REDUCED SCALE



DESIGN BY: S.Pollard
DRAFTED BY: T.Ainsworth
VERIFIED BY:
AUTHORISED BY: G.Ryan

November 2023
November 2023
REG. No.:

0 0.5 1 2
SCALE
1:50 @ A1
1:100 @ A3



REV	AMENDMENTS	DATE	DRN	ENG
A	INITIAL DRAFT	14/11/23	TA	SMP

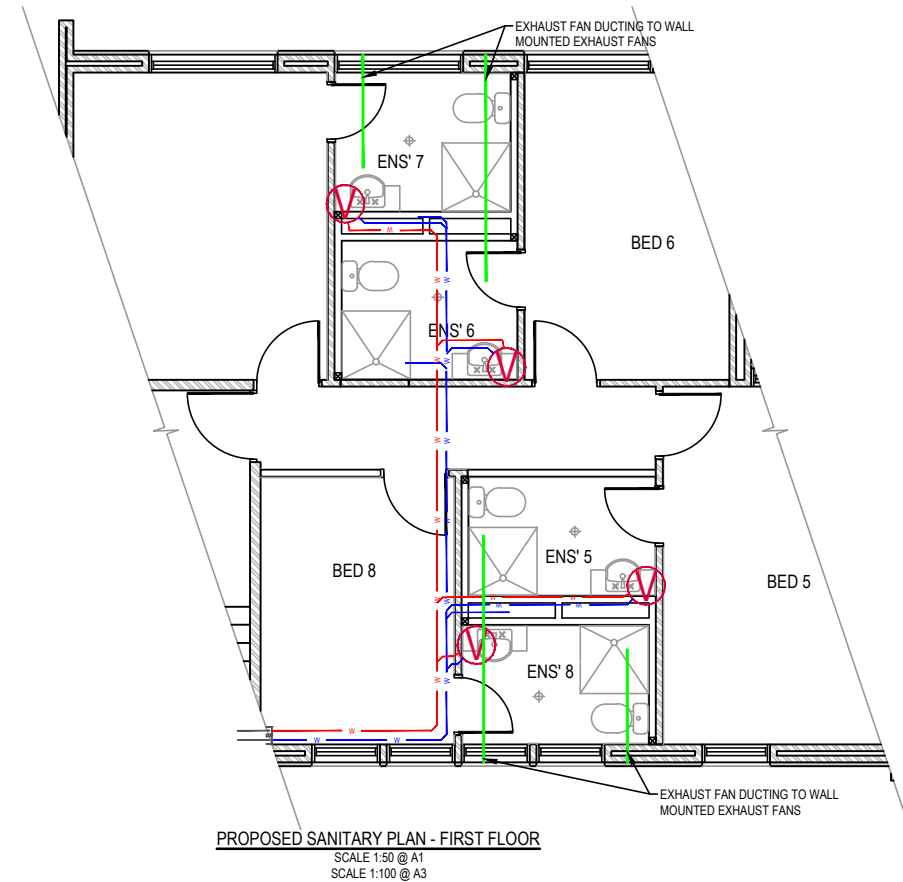
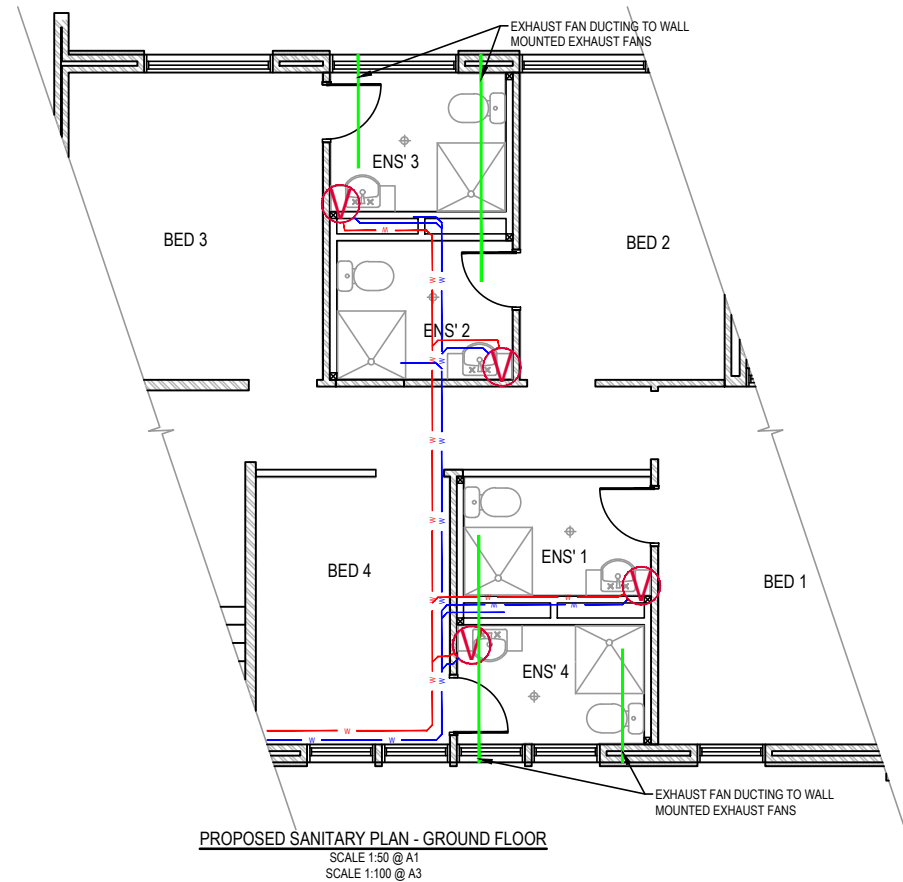
GMR Engineering Services

Koomerang Ski Club Ensuite Alterations

Site No. 180, Summit Road, Mt Buller

Proposed Sanitary Plan
Drawing No. GMR09001-24.3.20
Revision. A

Sheet No. 20
GMR09001-24.3.06 Proposed Services.dwg

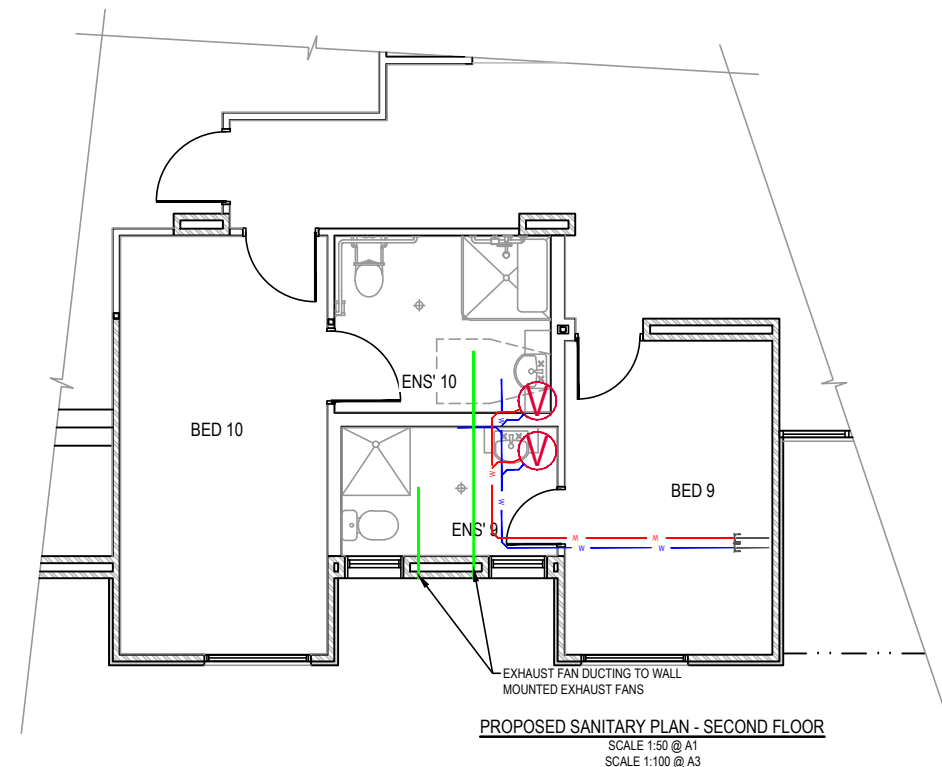
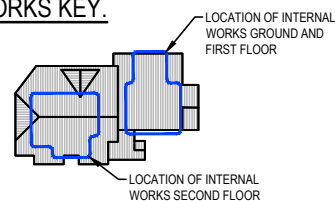


NOTES:

1. ALL CONNECTIONS TO EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. CONNECT TO EXISTING HOT & COLD WATER PIPEWORK SUPPLYING THE EXISTING DEMOLISHED BATHROOMS AND EXTEND TO NEW FIXTURES AND TEMPERING VALVES.
3. HOT WATER TEMPERING VALVE FIXED WITHIN VANITY CABINET BELOW BENCH AND PRE SET TO 50 °C, TYPICAL.
4. ALL WATER POINTS TO BE FITTED WITH A WATER STOP.
5. VENTILATION DUCTWORK TO BE SEPARATE TO EACH ENSUITE, POSITIONED TO CEILING CAVITY AND ENCASED IN 10mm THK K-CKAD (TE10) INTERIOR.
6. ALL ENSUITE EXHAUST FANS TO BE FITTED TO EXTERNAL WALLS AND TO HAVE A MIN. 100l/s AIR FLOW.
7. EXHAUST FANS TO BE FITTED WITH TIMER. TIME LIMIT TO BE SET TO SUIT REQUIREMENTS OF CLIENT ON SITE.

WATER SERVICES SCHEDULE			
FIXTURE	HOT WATER MINI-STOP	COLD WATER MINI-STOP	COMMENT
BASIN	Ø15 (W.W)	Ø15	600 A.F.F.L.
SHOWER	Ø15 FLICK MIXER (W.W)		950 A.F.F.L.
WATER CLOSET	N/A	Ø15	200 A.F.F.L. (T.B.C. ON SITE)

WORKS KEY.



LEGEND.

WATER SERVICE - COLD
WATER SERVICE - HOT
TEMPERING VALVE



PRELIMINARY
(NOT FOR CONSTRUCTION)
14/11/2023

REDUCED SCALE



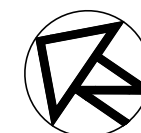
DESIGN BY: S.Pollard
DRAFTED BY: T.Ainsworth
VERIFIED BY:
AUTHORISED BY: G.Ryan

November 2023
November 2023

REG. No.:

0 0.5 1 2
SCALE
1:50 @ A1
1:100 @ A3

REV	AMENDMENTS	DATE	DRN	ENG
A	INITIAL DRAFT	14/11/23	TA	SMP



GMR Engineering Services

Koomerang Ski Club Ensuite Alterations

Site No. 180, Summit Road, Mt Buller

Proposed Water & Ventilation Plan

Drawing No. GMR09001-24.3.21

Revision. A Sheet No. 21

GMR09001-24.3.06 Proposed Services.dwg

A1

PROPOSED ENSUITE FINISHES		
MARK	MEMBER SIZE	REMARK
FL1	FLOOR TILES	OMNIFORM CHARCOAL TEXTURED
TW1	150mm HIGH SKIRTING TILES	ENDEARING WHITE SATIN FINISH
TW2	SHOWER RECESS TILES	ENDEARING WHITE SATIN FINISH
TW3	SPLASHBACK TILES	ENDEARING WHITE SATIN FINISH

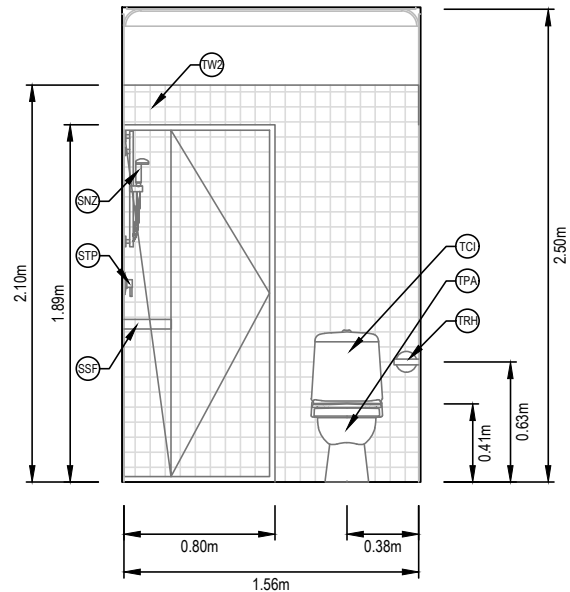
NOTES:

- SHOWER RECESS TO BE SEMI FRAMELESS SCREEN, WALLS AND DOOR, WITH CROSS BRACE AT TOP OF SCREEN.
- NOGGIN TO BE FITTED BEHIND PLASTER TO SUIT ALL WALL MOUNTED ITEMS.
- ALL ENSUITE ITEMS ARE NOTED TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS.

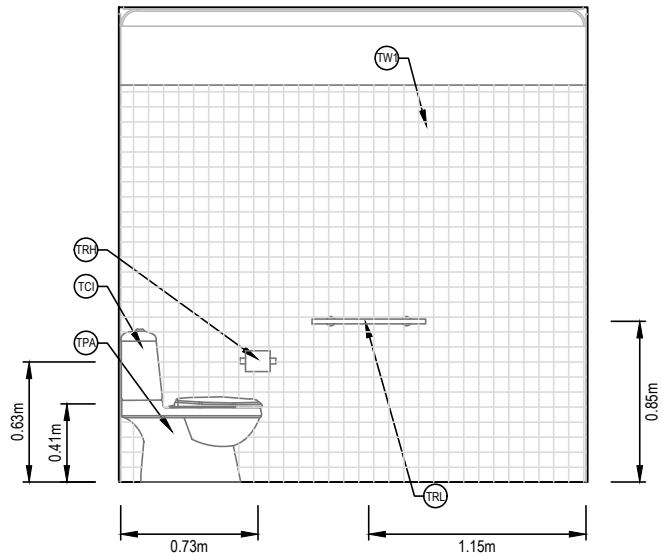
PROPOSED ENSUITE PLUMBING FIXTURES		
MARK	MEMBER SIZE	REMARK
BAS	HAND BASIN	REBA GLOSS WHITE ABOVE COUNTER
TCI	CISTERN	(REFER TO PAN)
TPA	PAN	CAROMA LUNA CLEANFLUSH TOILET SUITE
--	SHOWER BASE	RECESSED WITH POLY MARBLE FINISH

PROPOSED ENSUITE FITTINGS		
MARK	MEMBER SIZE	REMARK
DPP	DOUBLE POWER POINT	(TO BE SELECTED)
MIR	MIRROR	(TO BE SELECTED)
SNZ	SHOWER NOZZLE	POSH BRISTOL SINGLE SHOWER RAIL
STP	SHOWER TAP WARE	GROHE BAUEDEGE SHOWER/BATH MIXER
TAP	BASIN TAP WARE	CAROMA CHROME JADE TOWER BASIN MIXER
VAN	VANITY CABINET	ALINA FLUTED SCANDI OAK

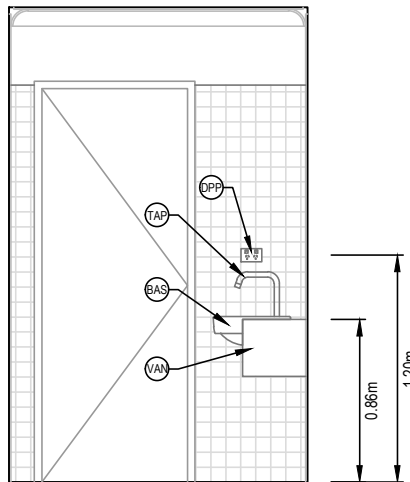
PROPOSED ENSUITE HARDWARE		
MARK	MEMBER SIZE	REMARK
SSF	SHOWER SHELF	PHEONIX CHROME APLO SHOWER SHELF
SSH	SHOWER SOAP HOLDER	(TO BE SELECTED)
TRH	TOILET ROLL HOLDER	MONDELLA RESONANCE TOILET PAPER HOLDER
TRL	HEATED TOWEL RAIL	(TO BE SELECTED)
TRR	TOWEL RING	CAROMA COSMO CHROME TOWEL RING
WVT	WALL VENT	(TO BE SELECTED)



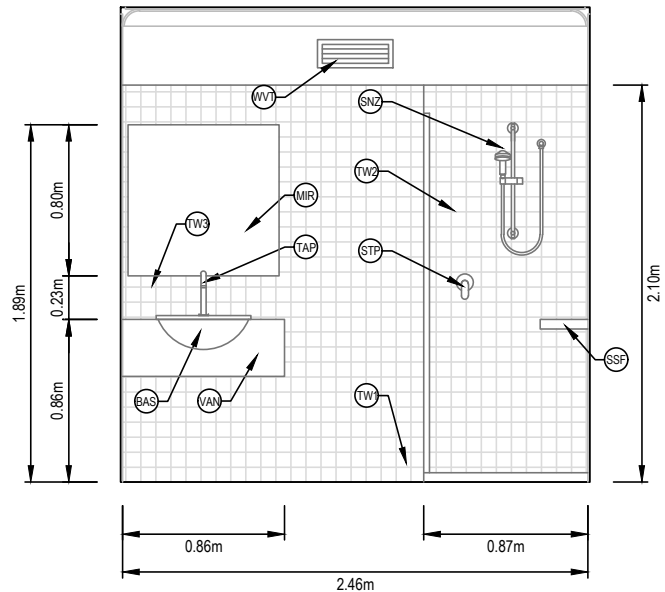
ENSUITE 1 & 5 EAST ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



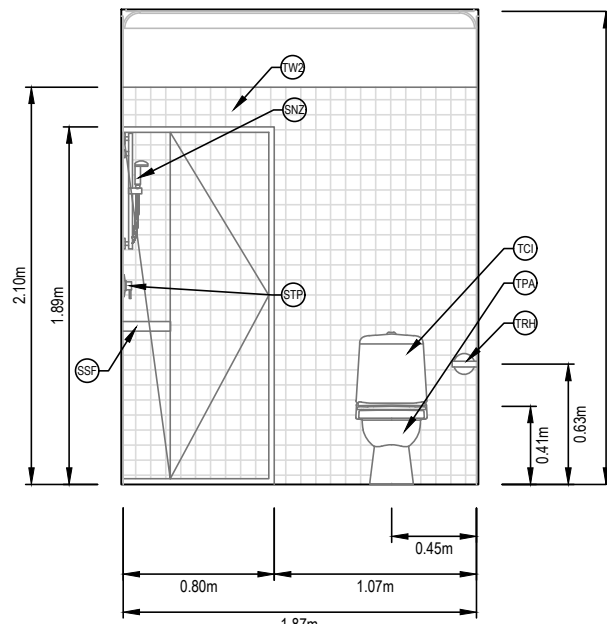
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SCALE 1:20 @ A1
SCALE 1:40 @ A3



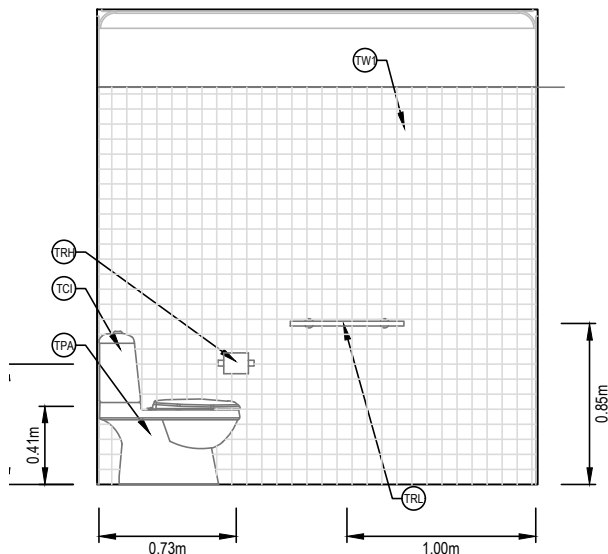
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SCALE 1:40 @ A3



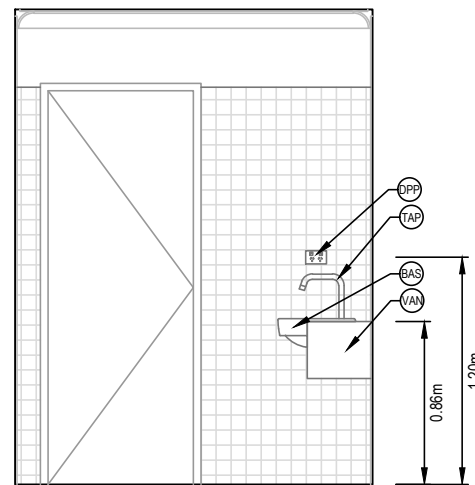
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SCALE 1:20 @ A1
SCALE 1:40 @ A3



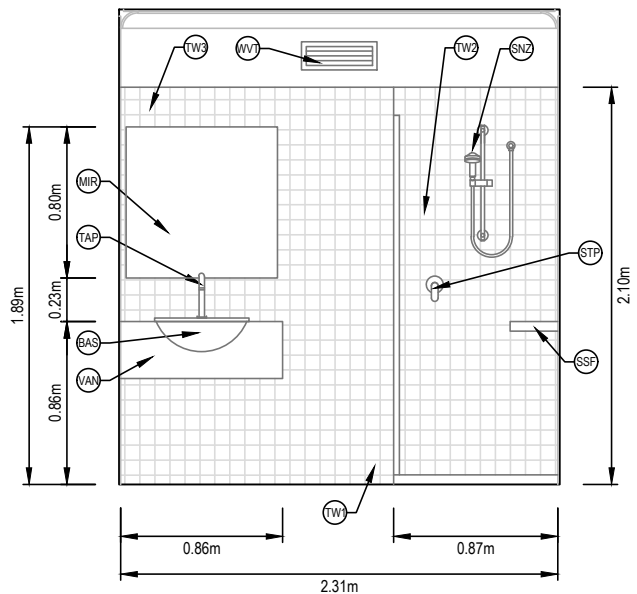
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SCALE 1:40 @ A3



ENSUITE 2 & 6 NORTH ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



ENSUITE 2 & 6 EAST ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



ENSUITE 2 & 6 SOUTH ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3

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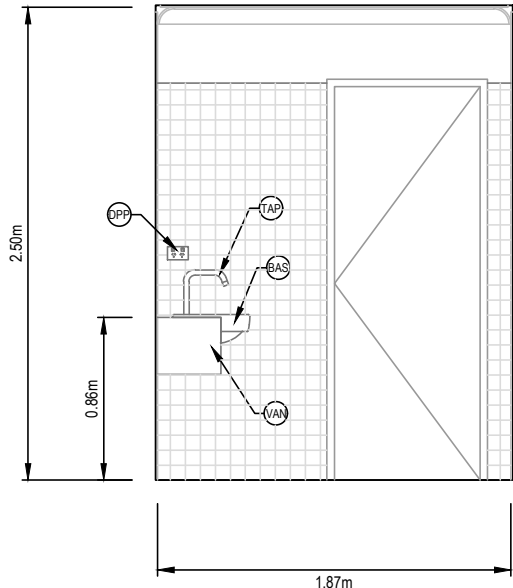
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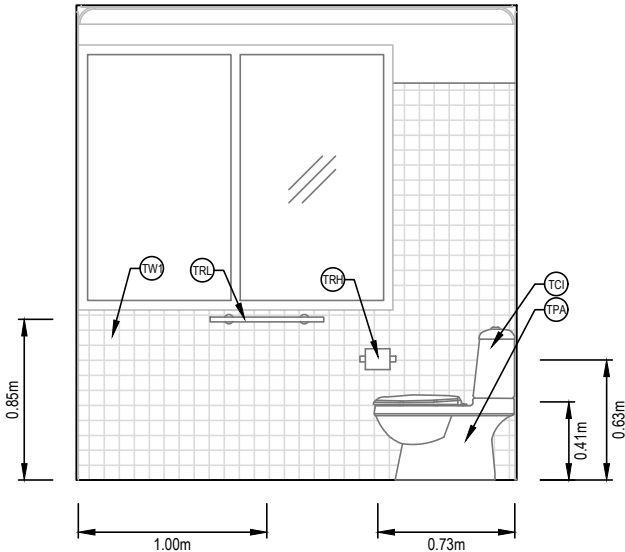
PROPOSED ENSUITE PLUMBING FIXTURES		
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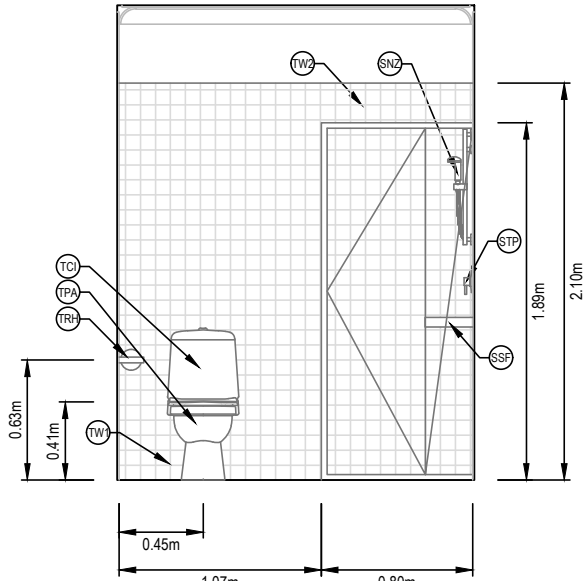
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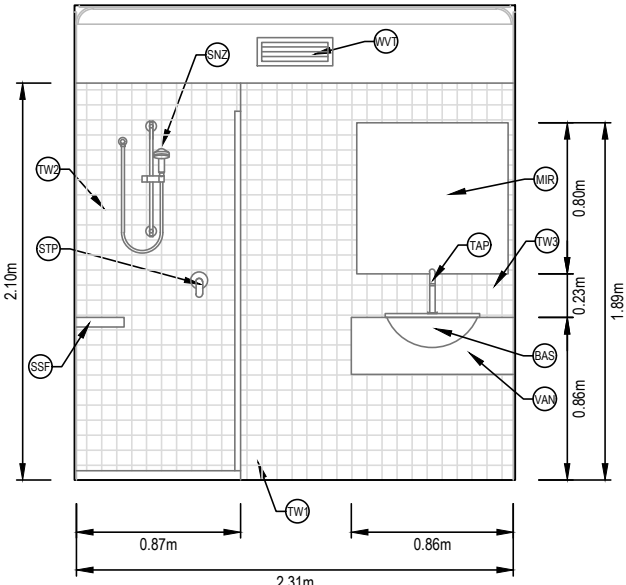
ENSUITE 3 & 7 EAST ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



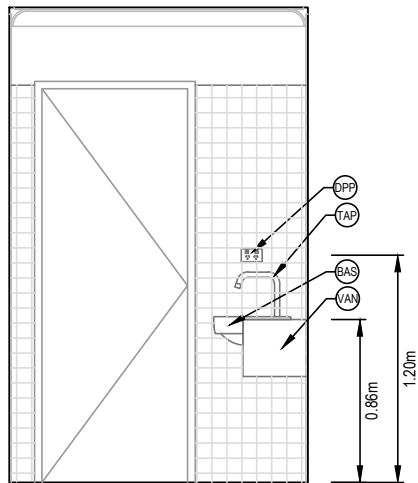
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SCALE 1:40 @ A3



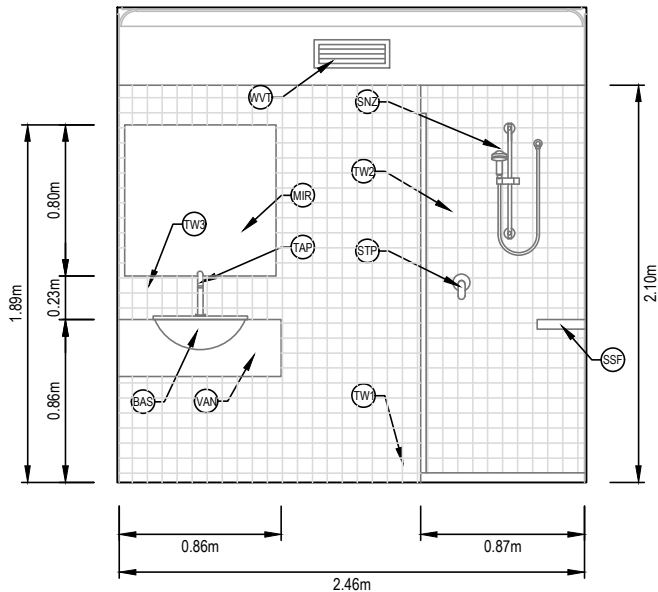
ENSUITE 3 & 7 EAST ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



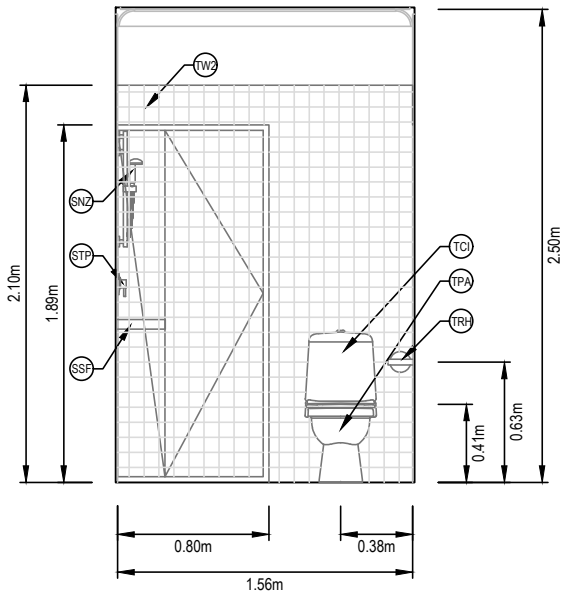
ENSUITE 3 & 7 SOUTH ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



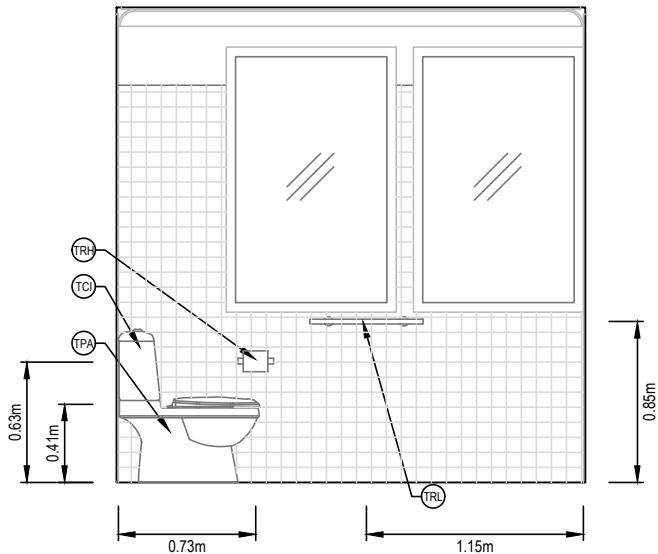
ENSUITE 4 & 8 EAST ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



ENSUITE 4 & 8 NORTH ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



ENSUITE 4 & 8 EAST ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



ENSUITE 4 & 8 SOUTH ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3

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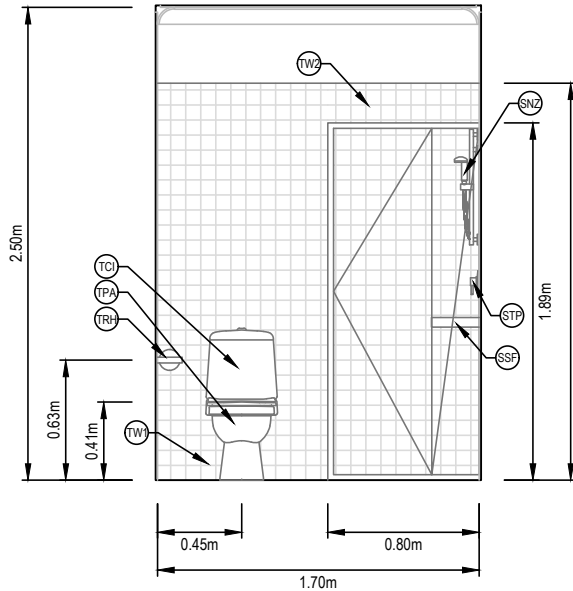
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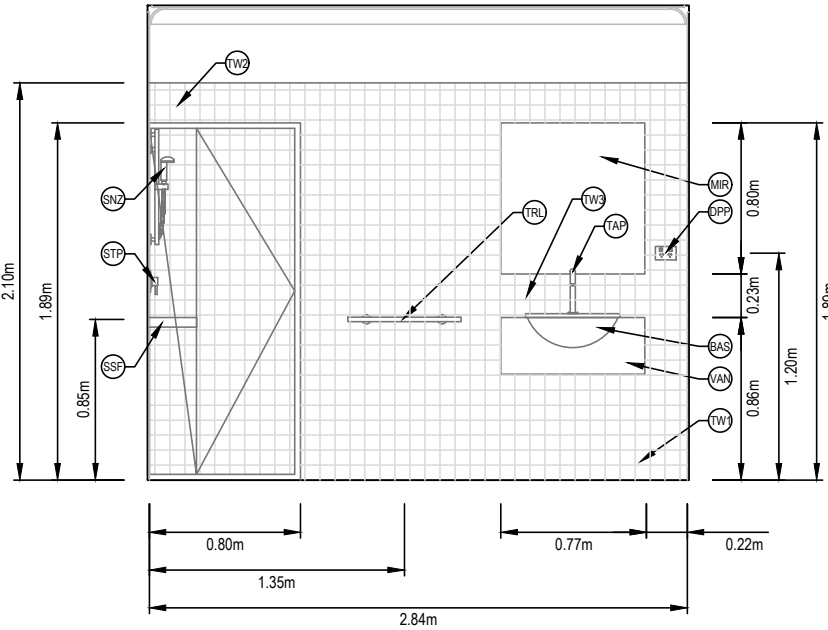
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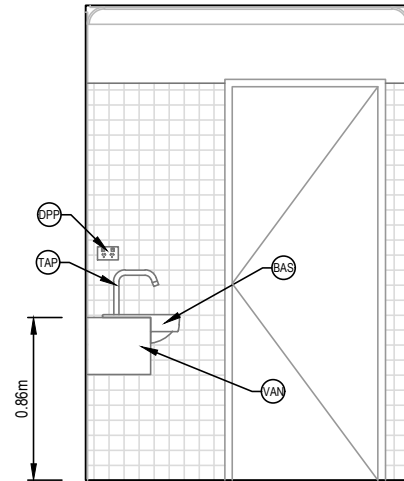
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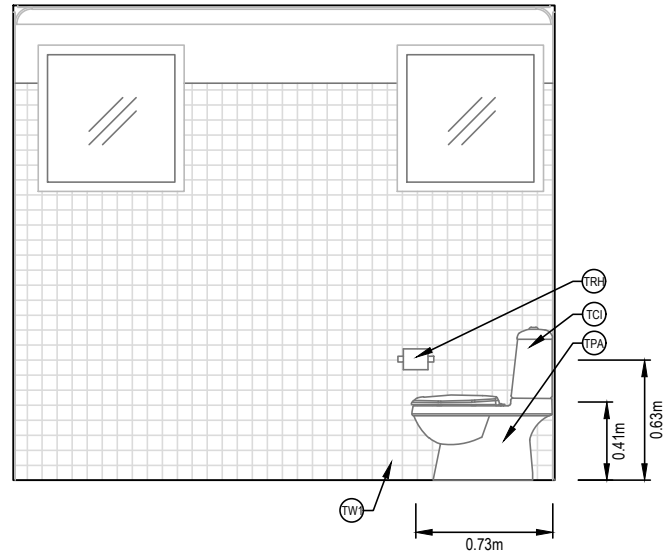
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SCALE 1:40 @ A3



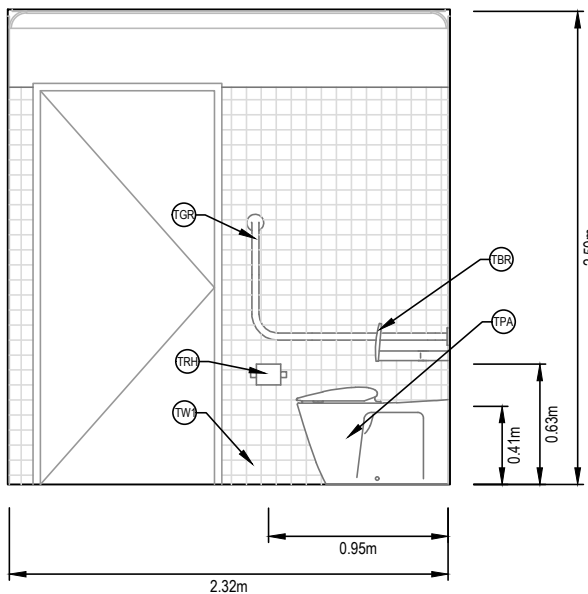
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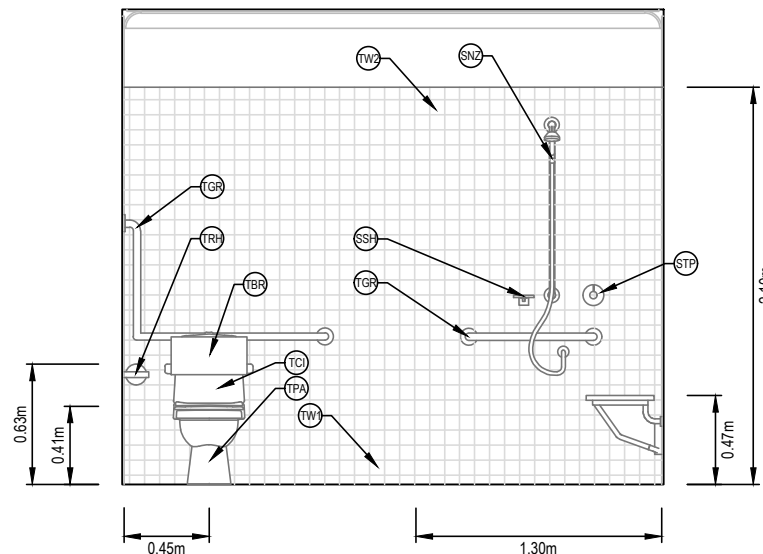
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SCALE 1:20 @ A1
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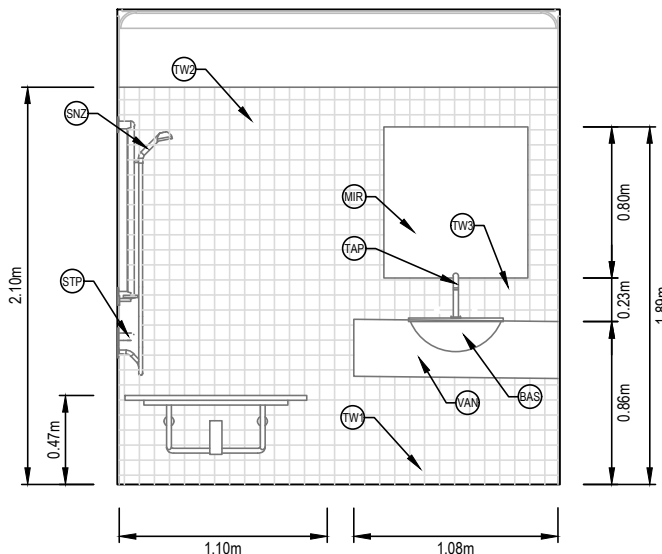
ENSUITE 9 SOUTH ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



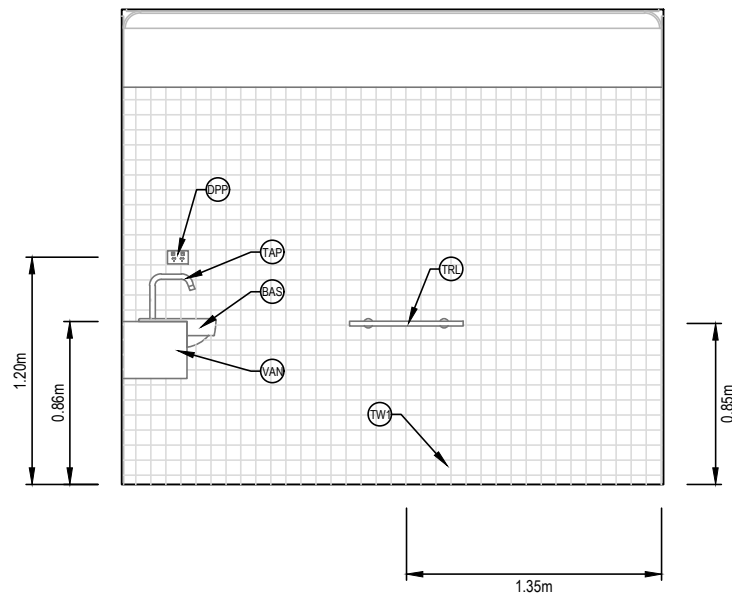
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SCALE 1:20 @ A1
SCALE 1:40 @ A3



ENSUITE 10 NORTH ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3

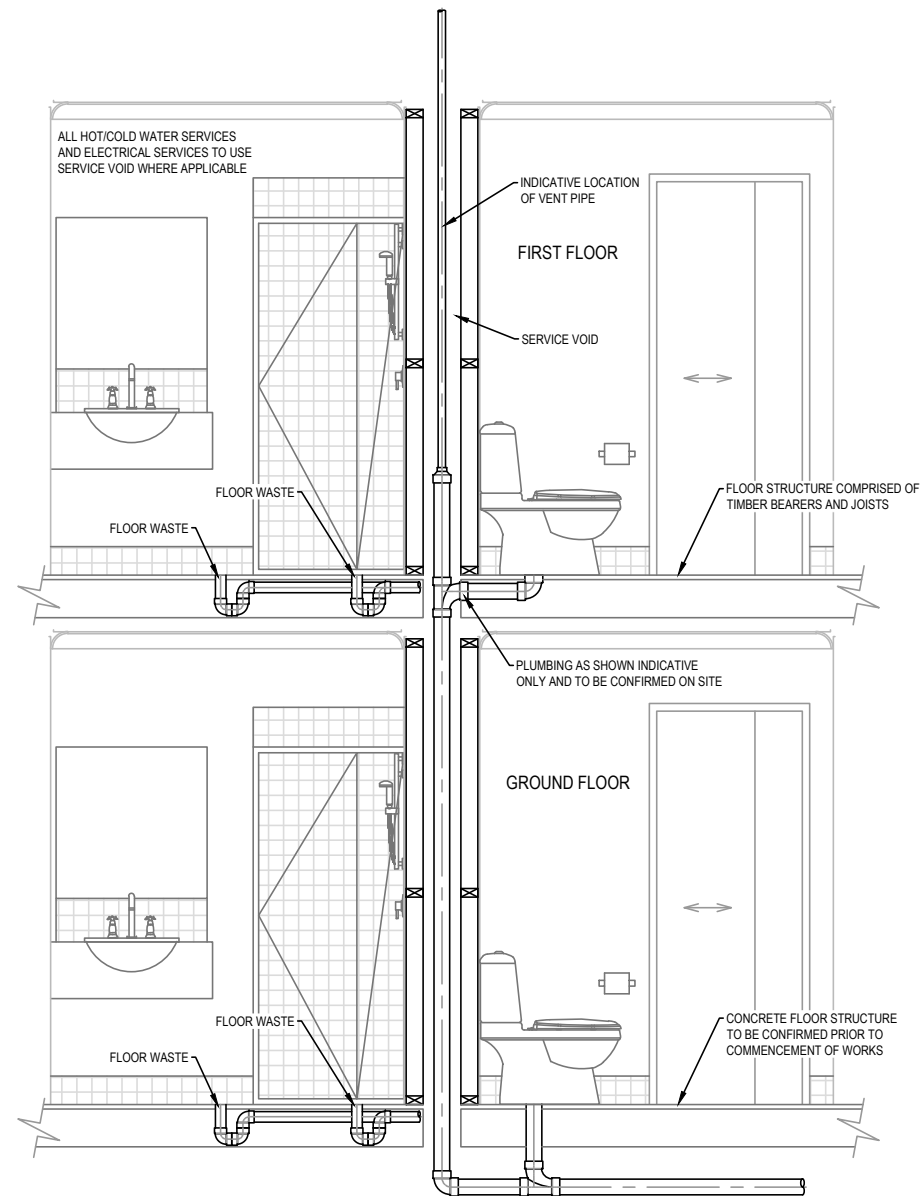


ENSUITE 10 EAST ELEVATION
SCALE 1:20 @ A1
SCALE 1:40 @ A3



ENSUITE 10 SOUTH ELEVATION
SCALE 1:20 @ A1
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INDICATIVE PLUMBING ARRANGEMENT
SCALE 1:20 @ A1
SCALE 1:40 @ A3

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GENERAL NOTES:

1. PRIOR TO SETTING OUT / CONSTRUCTING THESE WORKS THE PROPERTY BOUNDARIES TO BE CONFIRMED BY A LICENSED SURVEYOR (IF REQUIRED).
2. THE ALIGNMENT GEOMETRY SHALL BE ADJUSTED TO SUIT. NO LAND ACQUISITION OR PROPERTY ADJUSTMENTS REQUIRED.
3. PIT LID LEVELS SHALL MATCH TOP OF ADJACENT SURFACE LEVELS FOR JUNCTION PITS AND GRATED TOP ENTRY PITS. ALL PIT LIDS TO MATCH LEVEL AND GRADE OF DESIGN SURFACE IN WHICH LOCATED.
4. THE CONTRACTOR SHALL CONFIRM CONDUIT LOCATION PRIOR TO EXCAVATION AND PLACEMENT.
5. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION AND LEVEL SHOULD BE PROVEN ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.
6. STRIP TOPSOIL TO A DEPTH OF 75mm AND STOCKPILE AT AN APPROVED LOCATION FOR LATER REUSE.
7. EXCAVATE ALONGSIDE EXISTING JUNCTION PITS & BREAKAWAY SIDE WALL. CONSTRUCT NEW PIT AS DETAILED IN DRAWINGS. REMOVE OFF SITE.
8. EXISTING ELECTRICITY MAIN TO BE DEPETHED UPON BEGINNING OF CONTRACT. ELECTRICITY MAIN TO COMPLY WITH AUTHORITY CLEARANCES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO REQUIREMENTS OF AUTHORITY STANDARDS AND ADJUST IF REQUIRED.
9. ELECTRICAL CONTRACTOR TO DISCONNECT AND DISMANTLE EXISTING LIGHTING. STORE OFF SITE AT A LOCATION DIRECTED BY SUPERINTENDENT.
10. EXISTING SEWER MAIN AND SERVICES TO BE LOCATED UPON BEGINNING OF CONTRACT. SEWER SERVICES TO COMPLY WITH RELEVANT AUSTRALIAN STANDARD CLEARANCES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO AUSTRALIAN STANDARDS AND ADJUST IF REQUIRED.
10. EXISTING WATER MAIN AND SERVICES TO BE LOCATED UPON BEGINNING OF CONTRACT. WATER SERVICES TO COMPLY WITH RELEVANT AUSTRALIAN STANDARD CLEARANCES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO AUSTRALIAN STANDARDS AND ADJUST IF REQUIRED.
10. EXISTING TELECOMMUNICATIONS MAIN AND SERVICES TO BE LOCATED UPON BEGINNING OF CONTRACT. TELECOMMUNICATIONS SERVICES TO COMPLY WITH RELEVANT AUSTRALIAN STANDARD CLEARANCES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO AUSTRALIAN STANDARDS AND ADJUST IF REQUIRED.
10. EXISTING GAS MAIN AND SERVICES TO BE LOCATED UPON BEGINNING OF CONTRACT. GAS SERVICES TO COMPLY WITH RELEVANT AUSTRALIAN STANDARD CLEARANCES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO AUSTRALIAN STANDARDS AND ADJUST IF REQUIRED.
11. EXCAVATED MATERIAL TO BE STORED AT AN APPROVED LOCATION AND RECOVERED FOR REUSE (IF SUITABLE) AFTER TESTING AS APPROVED BY SUPERINTENDENT.
12. RECOVER EXISTING SUITABLE TOPSOIL, SCREEN, SPREAD AND COMPACT TO DESIGN LEVELS AS SPECIFIED.
13. ON COMPLETION OF WORKS SPREAD RECOVERED TOPSOIL TO ALL LANDSCAPED AREAS. ENSURE SURFACES ARE FREELY DRAINING, EVENLY GRADED AND HAVE SMOOTH INTERFACE.

STRUCTURAL STEELWORK NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100.
2. ALL HOT ROLLED SECTIONS ARE TO BE GRADE 300 PLUS.
3. ALL STRUCTURAL HOLLOW SECTIONS ARE TO BE GRADE 350 MPA.
4. WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554, INSPECTED AND CERTIFIED BY A QUALIFIED PERSON AS DESCRIBED IN AS 2214.
5. THE BOLTING PROCEDURES ARE TO BE IN ACCORDANCE WITH AS 1111 AND AS 1252.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND LEAVE IN PLACE UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED. SUCH TEMPORARY BRACING AS IS NECESSARY TO STABILISE THE STRUCTURE.
7. THE ENDS OF ALL HOLLOW SECTION MEMBERS ARE TO BE SEALED WITH NOMINAL THICKNESS PLATES AND CONTINUOUS FILLET WELD UNLESS OTHERWISE SHOWN.
8. UNLESS OTHERWISE SPECIFIED STEELWORK SHALL BE PAINTED ONE SHOP COAT OF RED OXIDE ZINC PHOSPHATE PRIMER. MEMBERS ENCASED IN CONCRETE, FIRE SPRAYED OR FRICTION GRIP BOLTED CONNECTIONS MUST NOT BE PAINTED.
9. PAINTING, AS SPECIFIED BY THE PRINCIPAL, SHALL BE IN ACCORDANCE WITH AS 2312, TO SUIT SITE EXPOSURE CONDITIONS.
10. EXCEPT WHERE OTHERWISE SHOWN, WELDS ARE TO BE 6mm CONTINUOUS FILLET WELDS. ALL WELDS ARE TO BE STRUCTURAL PURPOSE U.N.O.
11. UNLESS OTHERWISE SHOWN, PROVIDE SINGLE LINE OF BOLTS CLEAT CONNECTIONS, 10mm CLEAT PLATE, 6mm CONTINUOUS FILLET WELD AND M20 8.8/5 BOLTS. PROVIDE 2 NO. BOLTS TO MEMBERS 200mm DEEP & LESS. A.I.S.C. STANDARDIZED STRUCTURAL CONNECTIONS.
12. REMOVE ALL BURRS, SHARP EDGES, DAGS, SLAG, DUST, RUST, DIRT, MILL SCALE AND OTHER DEBRIS.

TYPICAL STEEL CONNECTION NOTES:

1. ALL PLATES AND PLATS SHALL BE GRADE 350 AND SHALL BE 10mm THK (MIN) - UNO.
2. ALL WELDS SHALL BE 6CFW ALL AROUND, BOTHSIDES - UNO.
3. ALL BOLTS SHALL BE M16 8.8S - UNO.
4. ALL STEEL CONNECTIONS SHALL BE GALVANISED
5. PROVIDE A MINIMUM OF TWO BOLTS PER FIXING - UNO.
6. WHERE OVERSIZE HOLES HAVE BEEN USED FOR ERECTION TOLERANCE - SITE WELD MATING PLATE TOGETHER WITH 100mm LENGTH OF 6CFW (MIN) AFTER BOLTING. MAKE GOOD ALL DAMAGED PAINTWORK.

DEFLECTION MANAGEMENT DURING CONSTRUCTION NOTES:

1. DURING ERECTION PROVISION SHALL BE MADE TO LIMIT DEFLECTIONS TO DEAD LOADS ONLY. THE CONSTRUCTOR SHALL ENSURE THE STRUCTURE IS ADEQUATELY SUPPORTED WITH TEMPORARY PROPS AND FALSEWORK DURING CONSTRUCTION/ERECTION TO CONTROL DEFLECTIONS.
2. NO TEMPORARY CONSTRUCTION LOADS, PACKS OF MATERIALS OR OTHER SURCHARGES SHALL BE IMPOSED UPON THE STRUCTURE DURING ERECTION.
3. THE CONSTRUCTOR SHALL WARRANTEE THAT THE DEFLECTIONS OF PRINCIPAL MEMBERS UPON COMPLETION DO NOT EXCEED THE DESIGNERS STATED 'DEAD LOAD DEFLECTION'.

TIMBER NOTES:

1. ALL TIMBER SHALL BE NEW, UNLESS AGREED OTHERWISE AND SHALL BE SELECT GRADE ONLY AND SHALL BE FREE FROM DEFECTS, GUM VEINS, SHAKES, SPLITS, CRACKS AND TWISTS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
2. ALL STRUCTURAL TIMBER TO BE GRADED, DESIGNED AND LOADED TO BE IN ACCORDANCE WITH AS1720, AS1684, AS2082, AS2858, AS3818 AND OTHER RELEVANT AUSTRALIAN STANDARDS.
3. ALL STRUCTURAL PLYWOOD TO BE IN ACCORDANCE WITH AS2269, AS2754 AND OTHER RELEVANT AUSTRALIAN STANDARDS.
4. ALL STRUCTURAL GLUED LAMINATED TIMBER TO BE IN ACCORADNCE WITH AS1328 AND OTHER RELEVANT AUSTRALIAN STANDARDS.
5. FIELD CUTTING, DRILLING OR FABRICATION SHOULD BE DONE AWAY FROM THE RIVER & OTHER SENSITIVE AREAS, WHERE PRACTICABLE. ALL WASTE SHALL BE COLLECTED & DISPOSED OF APPROPRIATELY & ON A REGULAR BASIS.
6. ALL SAWN TIMBER SHALL BE OB, NOT DRESSED.
7. ALL EXPOSED SURFACES SHALL HAVE ARRASES REMOVED, AND SHALL BE MADE SPLINTER FREE AND ROUGH SANDED.
8. A MINIMUM OF TWO APPLICATIONS OF COPPER NAPHTHENATE SOLUTION IS TO BE APPLIED TO ALL IN-SITU TIMBER IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS TO PROTECT THE TIMBER AGAINST FUNGAL DECAY AND BORERS.
9. COPPER NAPHTHENATE HAS BEEN DEEMED NON ENVIRONMENTALLY HAZARDOUS AS OPPOSED TO THE CONVENTIONAL CCA (COPPER CHROMIUM ARSENIC) TREATMENT. THE ACTIVE CONSTITUENT IN COPPER NAPHTHENATE IS EXEMPT FROM THE POISON SCHEDULING UNDER THE NATIONAL HEALTH AND MEDICAL RESEARCH COUNCIL'S UNIFORM POISON STANDARD (1987).
10. ALL REPLACEMENT TIMBERS SHALL HAVE SAPWOOD REMOVED PRIOR TO TREATMENT & BE PRE-TREATED WITH AN APPROVED PRESERVATIVE, BEING NON-TOXIC AND CERTIFIED SUITABLE FOR USE IN A POTABLE WATER CATCHMENT ENVIRONMENT. A MATERIAL SAFETY DATA SHEET SHALL BE PROVIDED FROM THE SUPPLIER CONFIRMING THE SUITABILITY OF THE MATERIAL PRIOR TO USE. PRIOR TO TREATMENT THE WOOD SHALL BE INSPECTED TO ENSURE IT IS REASONABLY CLEAN AND FREE OF DIRT AND SAWDUST. A MINIMUM OF TWO APPLICATIONS OF COPPER NAPHTHENATE, ONE BEFORE INSTALLATION AND THE SECOND AFTER ASSEMBLY WILL BE APPLIED BY HAND, NO SPRAYS WILL SHALL BE USED.
11. ALL END GRAINS AND FRESHLY CUT OR EXPOSED INNER SURFACES OF ANY CHECKOUTS, MORTICES, REBATES OR HOLES DRILLED THOUGH OR INTO TIMBER ELEMENTS SHALL BE TREATED WITH AT LEAST TWO APPLICATIONS OF HOT PETROLEUM JELLY, IMMEDIATELY AFTER INSTALLATION AND WHERE POSSIBLE A PVC LAYER SHOULD BE PLACED BETWEEN THE GROUND AND THE TIMBERS WHERE THEY COME INTO CONTACT AT GROUND LEVEL.
12. MEMBERS ENCASED IN CONCRETE, FIRE SPRAYED OR FRICTION GRIP BOLTED CONNECTIONS MUST NOT BE PAINTED.
13. ALL SUPPORTING SURFACES WILL HAVE NEW DPC THROUGHOUT. DPC SHALL BE 3mm BITUMINOUS FELT, MALTHOID AND SHALL DRAPE OVER EACH OBJECT AT LEAST 20mm ALONG THE EDGES OF THE OBJECT BEING PROTECTED. EXPOSED STRINGERS AND CROSS BEAMS WILL ALSO BE FITTED WITH DPC AND ADDITIONAL 1.4mm THICK GALVANISED STEEL SHEETING FITTED OVER THE DPC. SHEETING WILL BE ATTACHED TO THE ELEMENT IT IS PROTECTING TO PREVENT IT BEING DISLODGED.
14. CARE SHALL BE TAKEN TO AVOID PRESERVATIVE RESIDUES ENTERING THE WATERWAYS OR SPILLAGES ON THE GROUND OR VEGETATION SURFACES.
15. A VISUAL INSPECTION SHALL BE PERFORMED TO VERIFY THE TREATED PRODUCT MEETS THE CRITERIA SPECIFIED ABOVE.

CARTER HOLT HARVEY TIMBER NOTES:

1. ALL CARTER HOLT HARVEY TIMBER SECTIONS WILL COMPLY WITH ACCORDANCE TO AS1328.1, AS1604, AS1684, AS1720.1, AS 366.1 & AS4357.
2. FINISHINGS AND SURFACE COATING OF ALL CARTER HOLT HARVEY TIMBER SECTION SHALL COMPLY WITH CARTER HOLT HARVEY TIMBER TECHNICAL SPECIFICATIONS.
3. STORAGE AND HANDLING OF ALL CARTER HOLT HARVEY TIMBER SECTIONS SHALL STRICTLY COMPLY WITH CARTER HOLT HARVEY TIMBER TECHNICAL SPECIFICATIONS.
4. ALL CARTER HOLT HARVEY TIMBER PRODUCTS TREATED TO H3 THAT HAVE BEEN MODIFIED IN THE FORM OF CUTTING, REBATING OR DRILLING MUST BE RESEALED WITH A SUITABLE SITE APPLICATION OF TIMBER PRESERVATIVE.

STUD WALL NOTES:

F5 (OR MGP10) PINE STUD WALLS.

1. COMMON STUDS - 90 x 35mm PINE @ 450 CTRS - UNO.
2. JAMB STUDS - 90 x 45mm PINE - UNO.
3. DOUBLE STUDS USED AT SUPPORTS FOR ALL BEAMS AND LINTELS OVER LARGE OPENINGS IE. UP TO 3,000mm. STEEL POSTS FOR SPANS OVER 3,000mm - UNO.
4. ALL WALLS TO HAVE 90 x 45mm PINE PLATES TOP AND BOTTOM - UNO.
5. ALL LOAD BEARING WALLS TO HAVE DOUBLE TOP PLATES UNDER TRUSSES / RAFTERS - UNO.
6. ALL TRUSSES / RAFTERS SHALL BE LOCATED OVER OR ADJACENT TO STUDS - UNO.
7. PLYWOOD BRACING TO BE INSTALLED AS PER AS1684.2 TABLE 8.18 PAT G TO ALL INDEPENDENT STUD WALLS.

WALL NOGGINGS:

8. MAXIMUM 1,350mm VERTICAL SPACING BETWEEN PLATES AND NOGGINGS - UNO.

INTERNAL CLADDING & FINISHES:

1. WALLS - 10mm PLASTERBOARD LINING.
2. CEILINGS - 10mm UNISPAN OR SIMILAR APPROVED PLASTERBOARD.
3. WET AREAS - WATER RESISTANT GRADE. THE WALL SURFACE OF A SHOWER ENCLOSURE SHALL BE IMPERVIOUS TO WATER TO A HEIGHT OF 1,800mm ABOVE THE FLOOR AND IMMEDIATELY ADJACENT OR BEHIND A BATH, BASIN OR SINK OR A HEIGHT OF NO LESS THAN 150mm ABOVE THE FIXTURES IN ACCORDANCE WITH PART 3.8.1 OF BUILDING CODE OF AUSTRALIA.

TILING / VINYL NOTES:

1. FLOOR FINISHES AS INDICATED ON FLOOR PLANS. REFER WET AREA DETAILS FOR COVING / SKIRTING REQUIREMENTS
2. WALL TILES TO SHOWER WALLS TO A MINIMUM HEIGHT OF 1800mm & ABOVE BASINS, TROUGHS & BATHS TO A HEIGHT OF 600mm UNLESS NOTED OTHERWISE, REFER TO WET AREA DETAILS

IMPERVIOUS FINISHES:

1. FLOOR TILES TO ALL WET AREAS (ALL BATHROOMS, LAUNDRIES AND WC'S)
2. ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740 AND CLAUSE 3.8.1.2 NCC 2019.
3. A 3-SMM WIDE FLEXIBLE SEALANT IS TO BE PROVIDED EXTERNALLY TO ALL WALL & FLOOR JUNCTIONS AND JOINTS TO WET AREAS TYPICALLY THROUGHOUT - EG. WITHIN SHOWER RECESSES AROUND SHOWER BASE, AROUND BATH/SPA TUBS, BEHIND SPLASH BACKS, ETC
4. PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500MM OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800MM ABOVE FLOORS.

MECHANICAL VENTILATION:

1. ALL MECHANICAL EXHAUST VENTILATION TO COMPLY WITH PART F6 & F8D4 OF VOLUME 1 - BUILDING CODE OF AUSTRALIA, AS 1668.2 AND AS/NZS 3666.1.
2. LAUNDRIES, BATHROOMS, ENSUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, AS WELL AS KITCHEN RANGEHOODS, SHALL BE PROVIDED WITH MECHANICAL VENTILATION DUCTED TO THE EXTERNAL ENVIRONMENT.

PLUMBING & SEWER NOTES:

1. ALL WATER SERVICES FITTINGS, CONNECTIONS, TESTING AND COMMISSIONING WORKS TO COMPLY WITH THE RELEVANT SECTIONS OF BUILDING CODE OF AUSTRALIA AND AS/NZS 3500.1:2021 PLUMBING AND DRAINAGE PART 1: WATER SERVICES AND OTHER RELEVANT AUSTRALIAN STANDARDS.
2. ALL SEWER, SANITARY PLUMBING AND DRAINAGE FITTINGS, CONNECTIONS, TESTING AND COMMISSIONING WORKS TO COMPLY WITH THE RELEVANT SECTIONS OF BUILDING CODE OF AUSTRALIA, AS/NZS 3500.2:2021 PLUMBING AND DRAINAGE PART 2: SANITARY PLUMBING AND DRAINAGE AND OTHER RELEVANT AUSTRALIAN STANDARDS.
3. ALL MATERIALS AND PRODUCTS SHALL BE SELECTED TO ENSURE THEY ARE FIT FOR THEIR INTENDED PURPOSE.
4. ALL PIPES, FITTINGS AND BENDS SHALL BE INSPECTED FOR DAMAGE PRIOR TO COMMISSIONING AND REPLACED AS REQUIRED.

B	AMENDED AS PER CLIENT REQUEST	01/09/23	TA	SMP
A	INITIAL DRAFT	26/05/23	TA	SMP
REV	AMENDMENTS	DATE	DRN	ENG