# COVER

## Building Permit - Unit Type C2 Mirrored

124-126 Lockhart St, Como, WA 6152

**CONTENT**


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**GENERAL NOTES**

1.ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.

2.WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

3.CONTRACTORS SHALL CARRY OUT WORK IN CONFORMANCE WITH B.C.A./N.C.C RELEVANT STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS.

4.THE MAIN CONMTRACTOR IS TO ENSURE THIS DRAWING IS READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICE CONSULTANT DOCUMENTATION TO ENSURE FULL CO-ORDINATION BETWEEN TRADES PRIOR TO WORK COMMENCEMENT.

5.LARGE SCALE DRAWINGS SHALL TAKE PRECEDECE OVER SMALL SCALE DRAWINGS.

6.SEEK CLARIFICATION FROM SUPERINTENDENT FOR ANY DISCREPANCY.

7.ALL EXTERNAL FLOOR SURFACES TO FALL AWAY FROM BUILDING.

8.REFER INTERIOR DOCUMENTATION FOR SETOUTS AND EXACT LOCATION OF CABINETRY, FITTINGS, FIXTURES, PLUMBING, FLOOR WASTES AND TILING..

9. ALL MATERIALS SHALL BE NEW AND COMFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES.

10.THE CONTRACTORS SHALL CHEK AND VERIFY ALL DIMNENSIONS ON SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ALL WINDOW DIMENSIONS ARE NOMINAL AND ARE TO BE MEASURED ON SITE.

11.THE CONTRACTOR SHALL VISIT THE SITE AND NOTE ALL SITE CONDITION AND ACCESS REQUIREMENTS.

12. REFER TO WALL TYPES PLANS FOR WALL AND STRUCTURAL COLUMN SETOURS.

13.REFER SLAB SETOUT PLANS FOR SLAB SETOUTS.

14.INSTALL FLASHINGS, EDGE TRIMS AND APPROPRIATE SEALS AS REQUIRED TO ACHIEVE WEATHER TIGHTNESS. FINISH TO BE SAME AS ADJACENT MATERIAL U.N.O.

15.REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING BUILDING TAGS:

- STRUCTURE SURFACE FINISHES
- FIXTURES AND FITTINGS
- FINISHES
- APPLIANCES
- TRIMS
- CEILINGS


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| DATE | REV | REASON FOR ISSUE | BY |
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| 29.09.26 | C | Issue for CDC | |
| 31.08.26 | B | CDC Issue for Review | |
| 29.07.26 | A | Re-Issue for Consultants | |
| 26.06.26 | - | Issue for Consultants | |

CONTRACTOR TO CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS. LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS.

COMO TOWNHOUSE DEVELOPMENT
124-126 Lockhart St, Como, WA 6152

Sheet Name

**Cover Page**

**Building Permit**

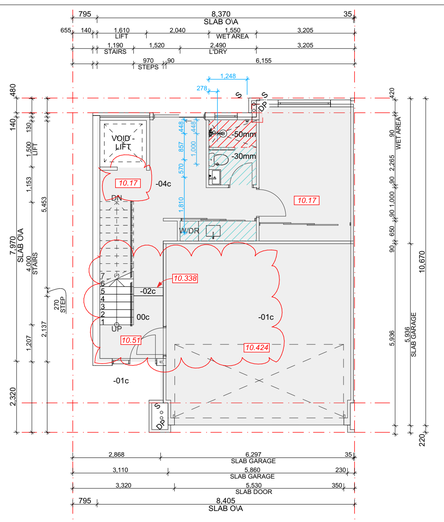
| | | | |
|---|---|---|---|
| DRAWN | ST | DESIGNED | zz |
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| Scale as shown - Half Scale @ A3 | | D0m.00 | Rev C |

**NOTES:**

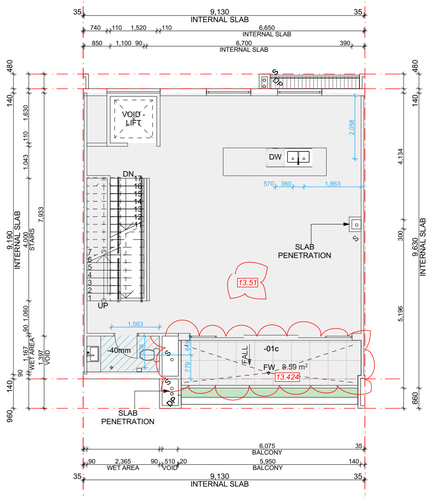
- STRUCTURAL ENGINEER DRAWINGS TAKE PRECEDENCE FOR SLAB THICKNESS.
- FIRE COLLAR TO SERVICE PENETRATION THROUGH SLAB. TYPICAL.
- SERVICES SHAFTS PENETRATING THROUGH S.O.U. MUST ACHIEVE FRL -/90/90.
- CROSS CHECK SLAB SETOUT WITH WALL SETOUT DRAWINGS.
- TYPICALLY, WET AREA SETDOWN ARE ALIGNED TO STUD FRAME FACE. PLASTERBOARD / FYRECHEK TO BE FLUSH AGAINST STUD AND SLAB SETDOWN FACE.
- TYPICALLY, EXTERNAL SLAB STEPS ARE TO EXTERNAL FYRECHEK FACE.
- DIMENSIONS PROVIDED ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.

30mm WET AREA SET DOWN

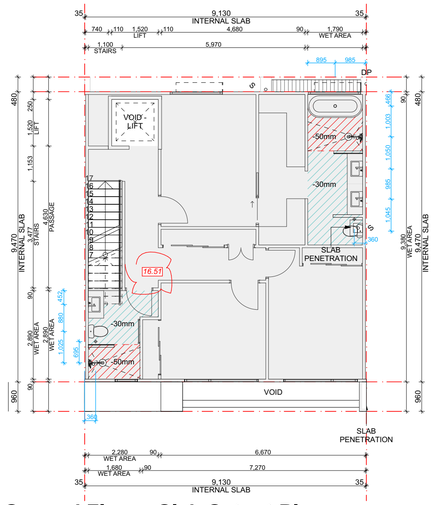
50mm WET AREA SET DOWN



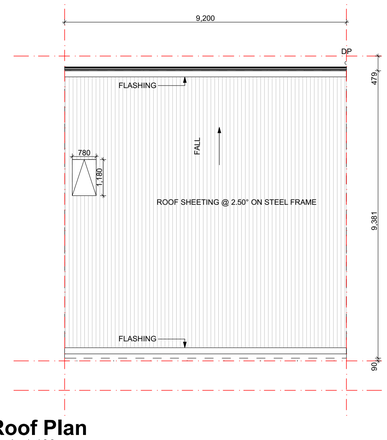

## Ground Floor - Slab Setout Plan
Scale 1:100




## First Floor - Slab Setout Plan
Scale 1:100



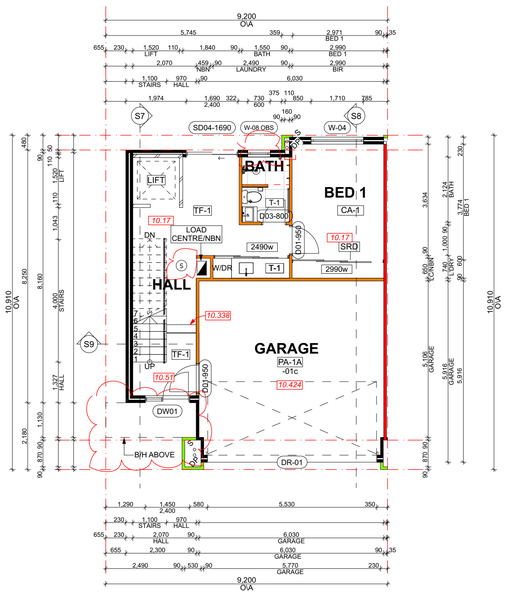

## Second Floor - Slab Setout Plan
Scale 1:100



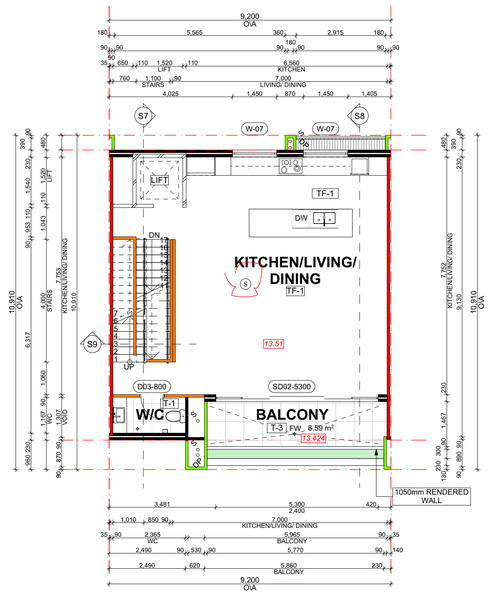

## Roof Plan
Scale 1:100

**NOTES:**

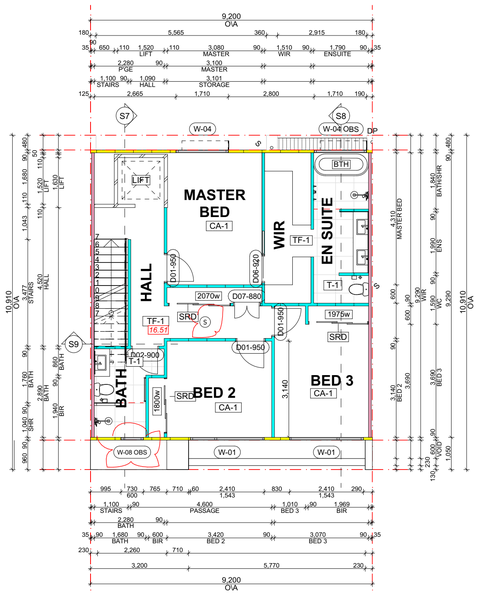
1. DIMENSIONS PROVIDED ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.
2. FOR ALL SHOWER LOW WALLS REFER INTERNAL FINISHES DRAWINGS FOR HEIGHTS.




## Ground Floor - Type C2
Scale 1:100




## First Floor - Type C2
Scale 1:100




## Second Floor - Type C2
Scale 1:100

| Wall List | | | | | | |
|---|---|---|---|---|---|---|
| | Type Mark | Type Comments | REQUIRED FRL | REQUIRED Rw+Ctr | Insulation | CSR DESIGN GUIDE |
| | WA 09 | 230mm 90mm CAVITY STEEL PARTITION WALL + 75 ACOUSTICGARD 11Kg + x2 13mm FYRCHEK PLASTERBOARD | 90/90/90 | ≥ 50 | 75mm Acoustigard | CSR 1355 |
| | WA 08 | 90mm ACOUSTIC MAXI BRICK + HWP INTERNAL + RENDERED TEXTURE COAT EXTERNAL | -/-/- | ≥ 50 | - | - |
| | WA 07 (LIFT) | 110mm ACOUSTIC MAXI BRICK + HWP INTERNAL | -/-/- | - | 75mm Acoustigard | CSR 1008 |
| | WA 07 (LIFT) | 110mm ACOUSTIC MAXI BRICK + HWP INTERNAL | -/-/- | ≥ 50 | - | - |
| | WA 06 | 90mm ACOUSTIC MAXI BRICK + 13mm HWP + 2mm PLASTER SET COAT (250mm PARTY WALL - 70mm CAVITY) | 60/60/60 | ≥ 50 | - | - |
| | WA 05 | 90mm STEEL FRAME + 75 ACOUSTICGARD 11Kg +10mm GYPROCK PLUS PLASTERBOARD | -/-/- | - | 75mm Acoustigard | CSR 1008 |
| | WA 04 | 90mm STEEL FRAME + 90mm R2.5 BATTS + HARDIE WEATHER BARRIER + 19mm HARDIE CAVITY BATTENS + 9mm JH EASYLAP. INTERNAL 10mm GYPROCK | -/-/- | ≥ 50 | 90mm R2.5 BATTS | JH GUIDELINES |
| | WA 03 | 90mm ACOUSTIC MAXI BRICK WITH RENDERED TEXTURE COAT | -/-/- | - | - | - |
| | WA 02 | 90mm ACOUSTIC MAXI BRICK WITH HWP BOTH SIDES | -/-/- | - | - | - |

**WALL NOTES:**

1. WET AREAS AND EXTERIOR PLASTERBOARD / FYRCHEK TO BE MOISTURE RESISTANT.
2. PROVIDE DEFLECTION HEAD TO ALL STUD FRAME WALLS.
3. FRL RATINGS ARE TO MEET OR EXCEED BOTH FIREE AND ACOUSTIC REQUIREMENTS, WHICHEVER IS HIGHER.
4. FINISHES TO RETURN INTO OPENING REVEALS U.N.O.
5. INSULATION TO BE READ IN CONJUNCTION WITH ACOUSTIC AND ESC REPORTS

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4. THE MAIN CONMTRACTOR IS TO ENSURE THIS DRAWING IS READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICE CONSULTANT DOCUMENTATION TO ENSURE FULL CO-ORDINATION BETWEEN TRADES PRIOR TO WORK COMMENCEMENT.
5. LARGE SCALE DRAWINGS SHALL TAKE PRECEDECE OVER SMALL SCALE DRAWINGS.
6. SEEK CLARIFICATION FROM SUPERINTENDENT FOR ANY DISCREPANCY.
7. ALL EXTERNAL FLOOR SURFACES TO FALL AWAY FROM BUILDING.
8. REFER INTERIOR DOCUMENTATION FOR SETOUTS AND EXACT LOCATION OF CABINETRY, FITTINGS, FIXTURES, PLUMBING, FLOOR WASTES AND TILING..
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- FIXTURES AND FITTINGS
- FINISHES
- APPLIANCES
- TRIMS
- CEILINGS

**NOTES:**
**DIMENSIONS PROVIDED ON GENERAL ARRANGEMENT PLANS ARE TO WALL STRUCTURE**

1. FLOOR PLANS:
   OVERALL SETOUTS, WINDOW AND DOOR TYPES.
   GENERAL UNIT LAYOUTS AND PLUMBING LOCATIONS
2. WALL TYPES:
   FULL SETOUT OF WALLS AND WINDOWS, WALL TYPES TAGGED FOR REFERENCE
3. SLAB SETOUT:
   LOCATION OF SLAB EDGES, SET DOWNS, PENETRATIONS AND PLUMBING SETOUT

**WALL TYPES NOTES**

**NOTES: EXTERNAL AND INTERNAL WALL TYPES**

1. PROVIDE CAVITY FLASHINGS TO PREVENT MOISTURE INGRESS TO INTERIORS.
2. CUSTOM PROFILES COLORBOND PARAPET CAPPING, U.N.O.
3. COLORBOND OVER-FLASHING TO PARAPET WALL BETWEEN COLORBOND PARAPET CAPPING AND COLORBOND APRON-FLASHING, TPICAL.
4. WATERPROOF MEMBRANE TO RETAINING WALLS, PLANTER WALLS, SHOWERS, BATHS AND OTHER AREAS AS REQUIRED.
5. COREFLUTE, GEOTEXTILE AND DRAINAGE CELLS TO INSIDE PLANTERS.
6. FINAL FINISHED WALL SURFACES OF LINING MATERIAL VARYING IN THICKNESS TO BE ALIGNED AND TAPED TO ACHIEVE FLUSHED SURFACE W/O STEPPING..
7. UNIT BOUNDING WALLS EXTENT TO U/S OF ROOF.
8. ALL STUD FRAME WALLS TO BE REINFORCED TO BE SUITABLE FOR MOUNTING CABINETRY, BASIN, BENCHES, FIXTURES, FITTINGS AND THE LIKE.
9. CONFIRM GLAZING FRAME WIDTHS AND PACK OUT ANY INTERMEDIARY COLUMNS / SUPPORTS TO ACHIEVE FLUSH FINISH.
10. ALL EXTERNAL LOADBEARING STEEL COLUMNS SHALL BE FIRE PROTECTED.
11. CROSS CHECK WITH INTERIOR DRAWINGS FOR SHOWER WALL HEIGHTS.
12. DIMENSIONS PROVIDED ON WALL TYPE PLANS AND SLAB SETOUT PLANS ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.

**Type C2**

| Floor | Category | Area (m²) |
|---|---|---|
| **Ground floor** | **Total** | **86.22** |
| | Residence | 46.44 |
| | Garage | 39.78 |
| **First floor** | **Total** | **86.72** |
| | Residence | 78.12 |
| | Balcony | 8.6 |
| **Second floor** | **Total** | **86.46** |
| | Residence | 86.46 |
| Summary | **Total Build** | **259.4** |
| **External** | | |
| | External paving | 15.38 |
| | Landscaping | 11.87 |
| | **TOTAL** | **27.25** |

(S) SMOKE ALARMS IN ACCORDANCE WITH BCA PART 3.2.7 AND AS3786-2023 TO BE CONNECTED WITH ALL OTHER SMOKE ALARMS IN THE BUILDING AND USING SCATTERED LIGHT, TRASMITTED LIGHT OR IONIZATION


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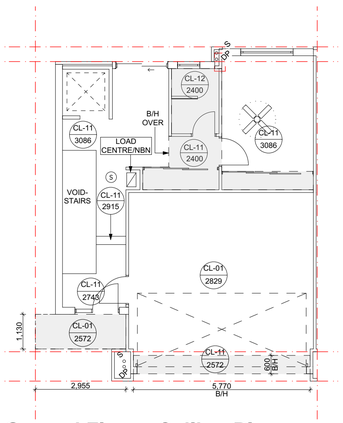
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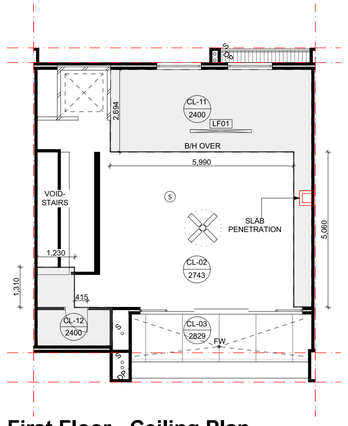
**Floor Plans**

**Building Permit**

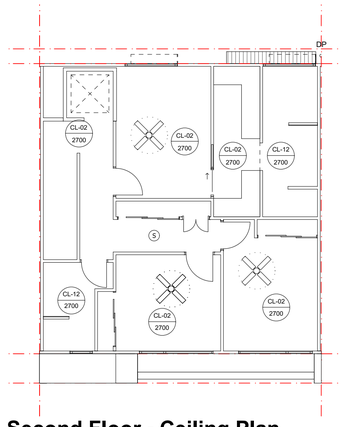
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## Ground Floor - Ceiling Plan
Scale 1:100




## First Floor - Ceiling Plan
Scale 1:100




## Second Floor - Ceiling Plan
Scale 1:100

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| Floor | Category | Area (m²) |
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| Summary | **Total Build** | **259.4** |
| **External** | | |
| | External paving | 15.38 |
| | Landscaping | 11.87 |
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**CEILING LEGEND**

XXX
XXX
CEILING MATERIAL TYPE / CORNICE TYPE. REFER ARCH. MATERIALS SCHEDULE
FINISHES HEIGHT ABOVE RESPECTIVE INTERNAL STRUCTURAL FLOOR LEVEL

| | |
|---|---|
| CL-01 | CONCRETE SOFFIT<br>FINISH: EXPOSED BARE CONCRETE |
| CL-02 | CONCRETE SOFFIT<br>FINISH: SKIMCOAT FINISH |
| CL-03 | FC SHEETING - NEGATIVE JOINTS<br>FINISH: SKIMCOAT FINISH |
| CL-11 | GENERAL AREAS<br>10mm PLASTERBOARD FLUSHED AND PAINTED |
| CL-12 | WET AREAS<br>10mm MR PLASTERBOARD FLUSHED AND PAINTED |

**CEILING NOTES**

1.NOMINATED CEILING HEIGHTS ARE TAKEN FROM RESPECTIVE FLOOR PLAN SFL,U.N.O.

2.ALL INTERNAL PLASTERBOARD CEILINGS AND BULKHEADS FLUSHED AND PAINTED, U.N.O.
REFER INTERIOR SCHEDULE FOR COLOUR.

3.ALL EXTERNAL SOFFIT LINING NEGATIVE JOINTS AND PAINTED,U.N.O.

4.LUMINAIRE SELECTIONS MAY REQUIRE CANISTERS FOR RECESSING INTO CONCRETE SOFFIT BUILDER TO ALLOW.

5.PLASTERBOARD CEILINGS WITHIN WET AREAS AND EXTERNAL ARE TO BE MOISTURE RESISTANT.

6.WHERE THERE IS A DROP CEILING TO A HIGH CEILING CORNICE TO THE HIGH CEILING ONLY SQUARE-SET CORNICE FOR DROP CEILING (ie . KITCHENS, ROBES WITH SLIDING DOORS & LAUNDRY CUPBOARDS)

7.CORNICES TO FULL CEILING PERIMETER INCLUDING WHERE CEILING MEETS BULKHEAD/DROPPED CEILINGS EXCEPTIONS AS BELOW:
- WHERE CABINET TOPS FINISH AT CEILING LEVEL STOP CORNICE AT CABINET TOP TRIMS/SCRIBER (DO NOT CONTINUE IN FRONT OF TOP TRIMS)
- WHERE THERE IS A BLIND RECESS

8.REFER TO SERVICE CONSULTANT DRAWINGS FOR FULL EXTENT OF ELECTRICAL AND MECHANICAL SERVICES INCLUDING:

- LIGHTING LAYOUT
- POWER, DATE AND COMMS
- DRY FIRE SERVICE EQUIPMENT
- MECHANICAL SERVICES
- CEILING ACCESS PANELS FOR SERVICES WITHIN CEILING SPACE
- WET AREA EXHAUST

Ⓢ SMOKE ALARMS IN ACCORDANCE WITH BCA PART 3.2.7 AND AS3786-2023 TO BE CONNECTED WITH ALL OTHER SMOKE ALARMS IN THE BUILDING AND USING SCATTERED LIGHT, TRASMITTED LIGHT OR IONIZATION

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Sheet Name
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**REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:**

- STRUCTURE SURFACE FINISHES
- FIXTURES & FITTINGS
- WATERPROOFING SYSTEMS
- FINISHES
- APPLIANCES
- TRIMS

**NOTE:**

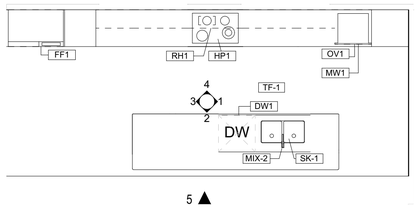
1.GLASS SCREEN IS RAISED 10mm ABOVE THE TILING

2.WASTE-1 TO ALL BATHROOMS, ENSUITE AND POWDER ROOM

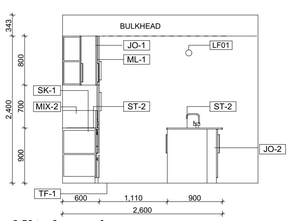
3.CISTERN STOP (CS) LOCATION TO BE CONFIRMED

4.ALL VANITIES ARE WALL MOUNTAD AND WASTE PIPES ARE TO BE RUN IN THE WALLS AND NOT BELOW THE VANITY

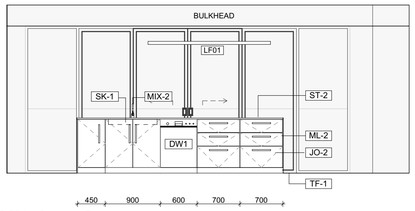
4.ALL KITCHEN WASTE PIPES TO BE CAST INTO THE SLAB WHERE POSSIBLE



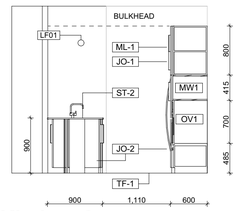

## Type C2- Kitchen/Pty/Laundry
Scale 1:50



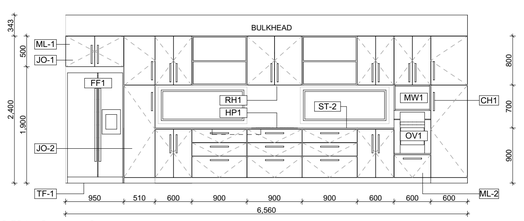

## Kitchen 1
Scale 1:50



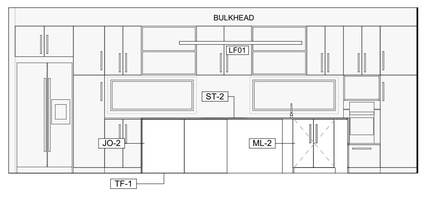

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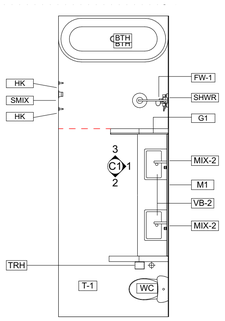

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Scale 1:50



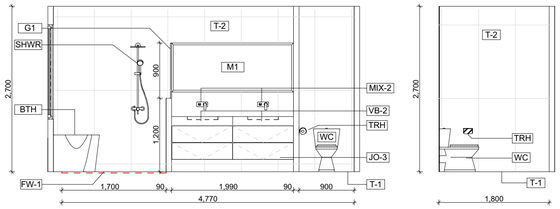

## Kitchen 4
Scale 1:50




## Kitchen 5
Scale 1:50



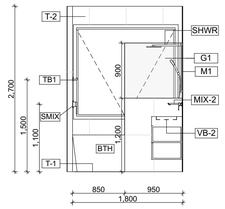

## Type C2- Ensuite
Scale 1:50



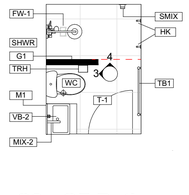

## Ensuite 01
Scale 1:50



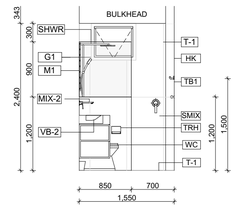

## Ensuite 02
Scale 1:50



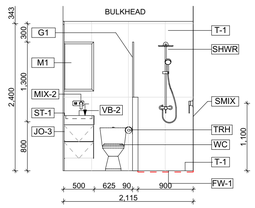

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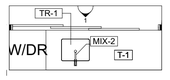

## Type C2 - GF Bath
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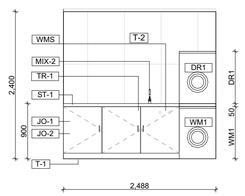

## GF Bath 01
Scale 1:50



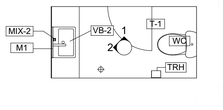

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Scale 1:50



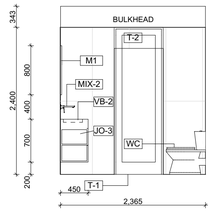

## Type C2 - Laundry
Scale 1:50



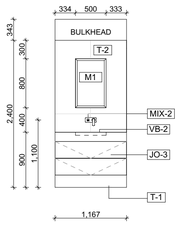

## GF Laundry 01
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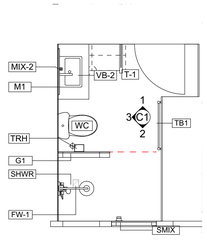

## Type C2- FF floor W/C
Scale 1:50



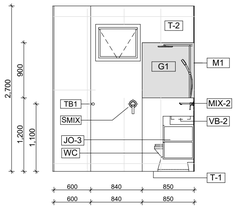

## FF WC 01
Scale 1:50



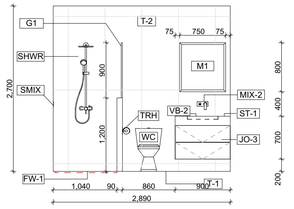

## FF WC 02
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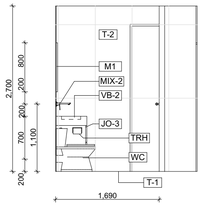

## Type C2- Ensuite
Scale 1:50




## 2F Bath 01
Scale 1:50




## 2F Bath 02
Scale 1:50




## 2F Bath 03
Scale 1:50

**GENERAL NOTES:**

1.ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.

2.IF FIGURED DIMENSIONS OR HEIGHT IS NOT SHOWN, REPORT AND CONFIRM WITH ARCHITECT. ANY DISCREPANCIES WITH DRAWINGS REFER TO ARCHITECT. APPLICABLE AUSTRALIAN STANDARDS

3.CONTRACTOR SHALL CARRY OUT WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A., APPLICABLE AUSTRALIAN STANDARDS, AND LOCAL AUTHORITY REQUIREMENTS. ALLOW FOR TOLERANCES AS INDICATED IN AUSTRALIAN STANDARDS + CODES.

4.ALL MATERIALS SHALL BE NEW + CONFIRM TO WHAT IS SHOWN ON THE DRAWNGS AND IN THE SPECIFICATION.

5.ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SERVICE CONSULTANT DRAWINGS + SPECIFICATION.

6.SUBMIT SHOPDRAWINGS TO SUPERINTENDANT FOR APPROVAL PRIOR TO COMMENCING FABRICATION OF CABINETRY, SCREENS, ETC.

7.LOCATION AND LOAD CAPACITY OF ALL SELECTED APPLIANCES AND ASSOCIATED GPOs TO BE CONFIRMED ON SITE.

8.ALL EXHAUST + EXTRACTION FAN DUCT SIZING + LOCATIONS TO BE CO-ORDINATED PRIOR TO FABRICATION OF CABINETS.

9.ALL APPLIANCES TO BE CHECKED FOR BUILT IN OPENING REQUIREMENTS + TOLERANCE PRIOR TO FABRICATION OF CABINETS.

10.ALL SINKS, WASTES, TAP HOLES + HOT /COLD WATER SUPPLY TO BE CHECKED FOR SUITABILITY AGAINST DRAWN CABINET LAYOUTS PRIOR TO FABRICATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

11.ALLOW ARCHITECT TO VIEW FULL SCALE ASSEMBLAGE OF ALL CABINETS, APPLIANCES, SELECTED FIXTURES + FITTING IN THE WORKSHOP PRIOR TO INSTALLATION. CONTRACTOR TO CO-ORDINATE SHOP SITE VISITS.

12.ALLOW FOR 20MM SCRIBES WHERE CABINETRY MEETS ADJACENT PERPENDICULAR SURFACES.

13.MITRE JOINTS TO ALL TILED WALL JOINTS.

14.TILE TRIMS TO MATCH TILE COLOUR + BE USED AT THE FOLLOWING TYPICAL LOCATIONS:

HORIZONTAL SURFACES:

-ALONG THE CHANGE OF FINISHES

-ALONG FREE-EDGE END TERMINATIONS

-ALONG EXTERNAL CORNER JUNCTIONS OF HORIZONTAL + VERTICAL SURFACES

-VERTICAL SURFACES:

-ALONG FREE-EDGE END TERMINATIONS

15.WALL TILES TO BE TRUE TO LINE HORIZONTALLY + VERTICALLY + ALIGN DOWN CORNER JOINTS. SET-OUTS AS NOTED FOR EACH ELEVATION.

16.FLOOR TILES TO BE TRUE TO LINE + SET-OUT AS SHOWN FOR BOTH ROOM + SEPERATE SHOWER RECESS.

17.MASTIC SEALS WHERE REQUIRED ARE TO MATCH ADJACENT SURFACE COLOUR AS CLOSELY AS POSSIBLE. CONFIRM COLOUR ONSITE WITH SUPERINTENDANT PRIOR TO INSTALL.

18.TILE FINISH OF WET AREAS TO BE FLUSH AT THRESHOLD OF ADJACENT ROOM FLOOR FINISH.

19.INTERIOR WALL FINISH TO RETURN INTO DOOR + WINDOW REVEALS.

20.SUBMIT TILE SET-OUT SHOPDRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

**JOINERY NOTE:**

1.CABINETWORRK DETAILS SHOULD BE READ IN CONJUNCTION WITH SPECIFICATIONS, ROOM ELEVATIONS AND FINISHES SCHEDULE.

2.ANY CHANGES TO THE SPECIFIED FINISHES OR MATERIALS MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORKS.

3.BENCH TOPS AND CUPBOARD END WHICH ARE EXPOSED AN BUTT UP TO WALLS ARE TO BE SCRIBED TO PROFILE OF WALL AND JUNCTION FILLED WITH APPROVED SEALANT.

4.ENSURE STUDWORK WALL HAS ADEQUATE SUPPORT TO HOLD OVERHEAD CABINETS. CO-ORDINATE LOCATION ON-SITE.

5.CABINET HINGES AND ANGLES TO BE CO-ORDINATED AND CHECKED ON-SITE.

6.ALL SILICON SEAL IN WET AREAS TO BE ANTI-MICROBIAL, ANTI-FUNGICIDAL.

7.SOFT CLOSE HINGES AND RUNNERS TO ALL CABINETRY.

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| 26.06.26 | - | Issue for Consultants | |

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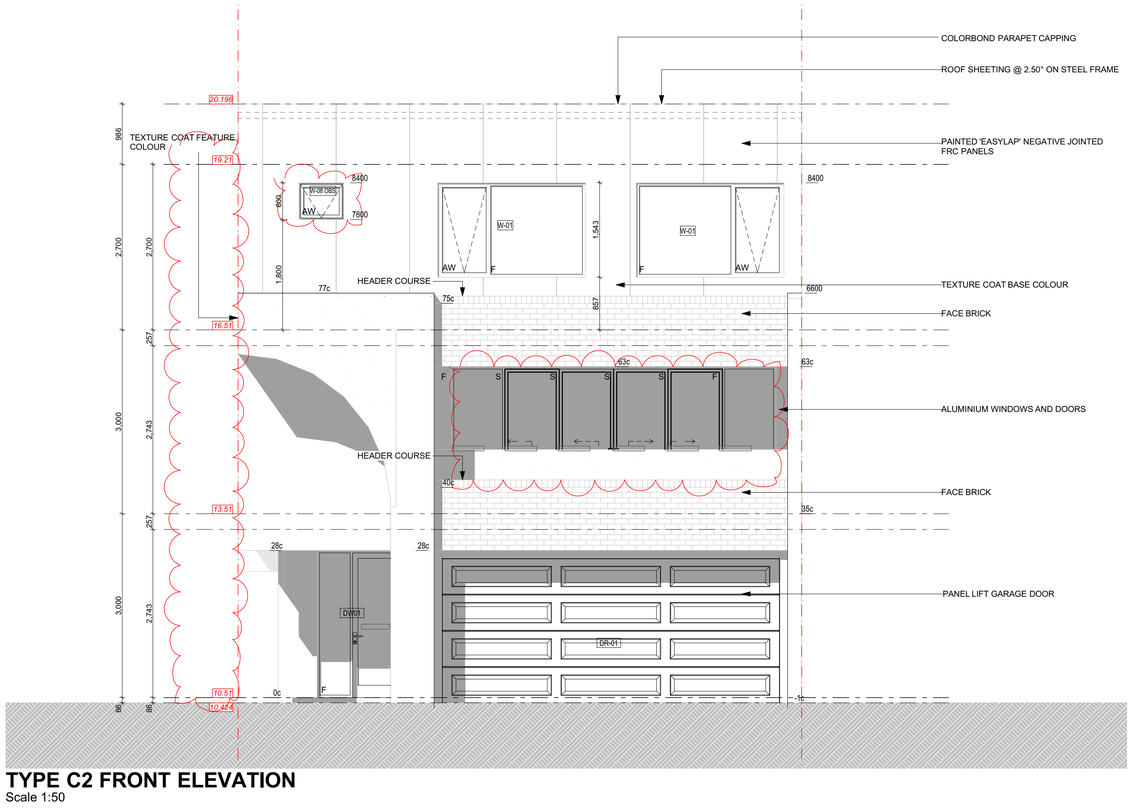
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Sheet Name

**Internal Finishes**

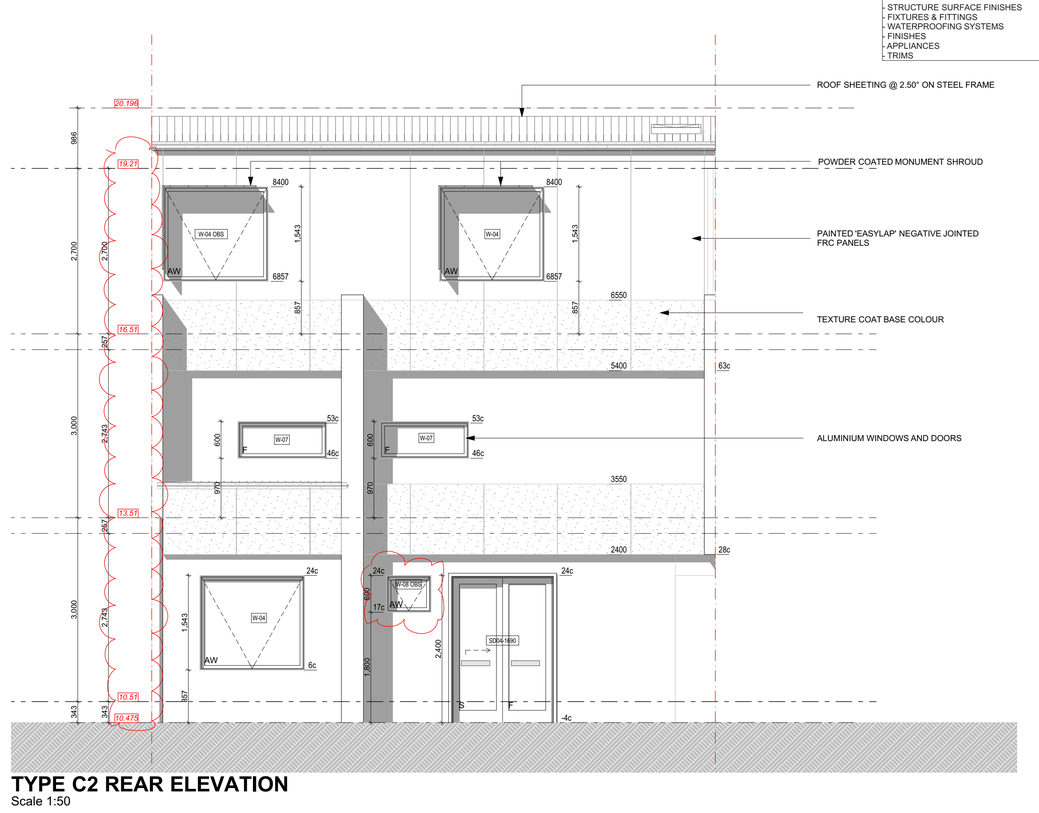
**Building Permit**

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| CHECKED | SM | PRINCIPAL | Principal |
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| PROJECT No. | 630-GRI | DRAWING No. | D1m.03 |
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## TYPE C2 FRONT ELEVATION

Scale 1:50

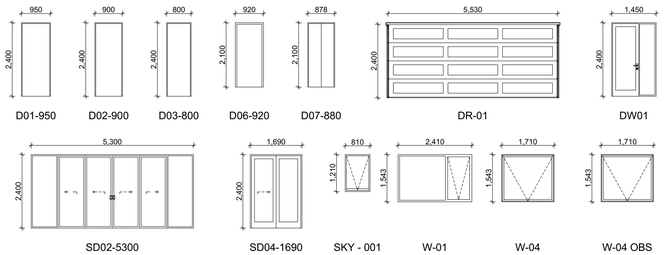



## TYPE C2 REAR ELEVATION

Scale 1:50

**Door & Window Schedule**

| Storey | Item | Qty | Type | Frame | Nominal W x H Size | Glazing | Remarks |
|---|---|---|---|---|---|---|---|
| Ground Floor | | | | | | | |
| | D01-950 | 2 | Internal door | Steel | 950×2,400 | GL-01 | |
| | D03-800 | 1 | Internal door | Steel | 800×2,400 | GL-01 | |
| | DR-01 | 1 | Garage door | Steel | 5,530×2,400 | GL-01 | |
| | DW01 | 1 | Entry door | Steel | 1,450×2,400 | GL-01 | |
| | SD04-1690 | 1 | External slider | Steel | 1,690×2,400 | GL-01 | |
| | W-04 | 1 | Awning window | Aluminium | 1,710×1,543 | GL-01 | |
| | W-08 OBS | 1 | Awning window | Aluminium | 730×600 | GL-01 | OBSCURE |
| First Floor | | | | | | | |
| | D03-800 | 1 | Internal door | Steel | 800×2,400 | GL-01 | |
| | SD02-5300 | 1 | 3-panel sliding door | Aluminium | 5,300×2,400 | GL-01 | |
| | W-07 | 2 | Fixed window | Aluminium | 1,450×600 | GL-01 | |
| Second Floor | | | | | | | |
| | D01-950 | 3 | Internal door | Steel | 950×2,400 | GL-01 | |
| | D02-900 | 1 | Internal door | Steel | 900×2,400 | GL-01 | |
| | D06-920 | 1 | Cavity slider | Steel | 920×2,100 | GL-01 | |
| | D07-880 | 1 | Internal door | Aluminium | 878×2,100 | GL-01 | STORAGE |
| | W-01 | 2 | Awning window | Aluminium | 2,410×1,543 | GL-01 | |
| | W-04 | 1 | Awning window | Aluminium | 1,710×1,543 | GL-01 | |
| | W-04 OBS | 1 | Awning window | Aluminium | 1,710×1,543 | GL-01 | OBSCURE |
| | W-08 OBS | 1 | Awning window | Aluminium | 730×600 | GL-01 | OBSCURE |
| Roof | | | | | | | |
| | SKY - 001 | 1 | Fixed window | Aluminium | --- | GL-01 | SKYLIGHT |




**GENERAL NOTES (DOORS & WINDOWS):**

1.ELEVATIONS SHOWN ARE AS SEEN FROM EXTERNAL OR OUTSIDE OF THE DESIGNATED ROOM U.N.O.

2.REFER FLOOR PLANS FOR DOOR HANDING, TYPE OF WALLS RECEIVING DOOR AND/OR WINDOW FRAMES.

3.REFER ELEVATIONS FOR HANDING AND POSITION OF WINDOWS.

4.REFER DOOR HARDWARE SCHEDULE FOR LOCK AND HARDWARE.

5.REFER FINISHES SCHEDULE FOR COLOURS AND FINISHES.

6.ALUM. AND PVC DOOR/WINDOW SUITES SHALL BE CONCEAL FIXED (I.E. NO VISIBLE POP RIVETS, SCREWS AND THE LIKE).

7.SEEK SUPERINTENDENT'S INSTRUCTION FOR ANY DISCREPANCIES.

8.STEEL AND ALUMINIUM DOOR FRAMES SHALL BE FITTED WITH STIFFENING PLATES OF THE SAME FRAMING MATERIAL TO LOCK, HINGE AND DOOR CLOSER FIXING POINTS.

9.STEEL DOOR FRAMES TO BE PROVIDED WITH CUTOUTS AND BACKPLATES TO SUIT SCHEDULED HINGES. PROVIDE INTEGRATED HINGES OTHERWISE.

10.SUPPLY & INSTALL FLASHING TO ALL EXTERNAL OPENINGS.

11.SUPPLY & INSTALL MATCHING COVER TRIMS, AS REQUIRED.

12.DOOR HANDLES SHALL BE @1050 AFFL, U.N.O.

13.FLOOR MOUNTED DOOR STOPS FOR ALL HINGED DOORS.

14.EXTERIOR WINDOWS AND DOOR & WINDOW SUITES SHALL BE INSTALLED WITH SUBSILL AND 70mm HIGH WATER STOP ANGLE ON INTERIOR SIDE OF SILL.

15.ALL EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS TO BE FITTED WITH BLACK ALUMINIUM INSECT MESH WITH MAX 2MM APERTURE, REMOVABLE FOR CLEANING, U.N.O.

16.ALL EXTERIOR OPERABLE WINDOWS, DOORS AND GATES TO BE KEY LOCKABLE, U.N.O.

17.PROPRIETARY FRAME INTEGRATED PERIMETER SEALS FOR EXTERIOR OPERABLE OPENINGS.

18.GLAZING TO COMPLY WITH RELEVANT AUSTRALIAN GLAZING STANDARDS AND CODES.

19.SUBMIT SHOP DRAWINGS TO SUPERINTENDENT FOR APPROVAL PRIOR TO COMMENCING FABRICATION OF DOORS, DOOR WINDOWS, WINDOWS, SKYLIGHTS, GATES, FRIEZE, SCREENS & LOUVRES.

20.ALL OPERABLE WINDOWS TO BE EQUIPPED WITH OPENING RESTRICTORS IN ACCORDANCE WITH CODES AND STANDARDS.

21.DOOR GRILLES - CROSS CHECK WITH MECHANICAL DRAWINGS ON EXTENT.

22.DOOR UNDERCUTS - REFER MECHANICAL DRAWINGS FOR EXTENT.

23.ALL WEATHER STRIPS TO BE SUPPLIED & INSTALLED BY BUILDER.

24.CROSS CHECK WITH ELECTRICAL DRAWINGS FOR RELATED SYSTEMS.

**DOOR AND WINDOW REMARKS**

1.PROPRIETARY CAVITY SLIDING DOOR FRAMING SYSTEM COMPLETE WITH INTERNAL FRAME, NOGGINGS, TRACK & WHEEL, HEADER & JAMBS.

2.SOFT-CLOSE TO BOTH LATCH AND CAVITY SIDES

3.DOOR TO CLEAR FFL MAX 10MM

4.PRIVACY LOCK WITH EMERGENCY RELEASE TO ENS, BATH & PDR.

5.PRIVACY LOCK WITH EMERGENCY RELEASE TO ENS & BATH & PDR

6.CONTRACTOR TO ADVISE IF ADDITIONAL MULLIONS / TRANSOMS REQUIRED FOR WIND LOAD.

7.ACCESS CONTROL. REFER TO ELECTRIC DOCUMENTATION.

8.DOOR CLOSER TO INTERIOR SIDE.

9.OBSCURED GLAZING

10.KEY LOCKABLE, WEATHER SEAL.

11.KEY LOCKABLE, SMOKE SEAL.

12.KEY LOCKABLE.

13.PROVIDE PACKER ABOVE BETWEEN HEAD AND SOFFIT.

14.ALL SLIDING DOORS ARE TO BE PROVIDED AN OPAQUE BAND TO ABCB HOUSING PROVISIONS 2022 SECTION 8.4.7

**GLAZING AND FRAMING TYPE:**

REFER TO ESD & ACOUSTIC REPORT FOR FURTHER INFORMATION

**REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:**

- STRUCTURE SURFACE FINISHES
- FIXTURES & FITTINGS
- WATERPROOFING SYSTEMS
- FINISHES
- APPLIANCES
- TRIMS

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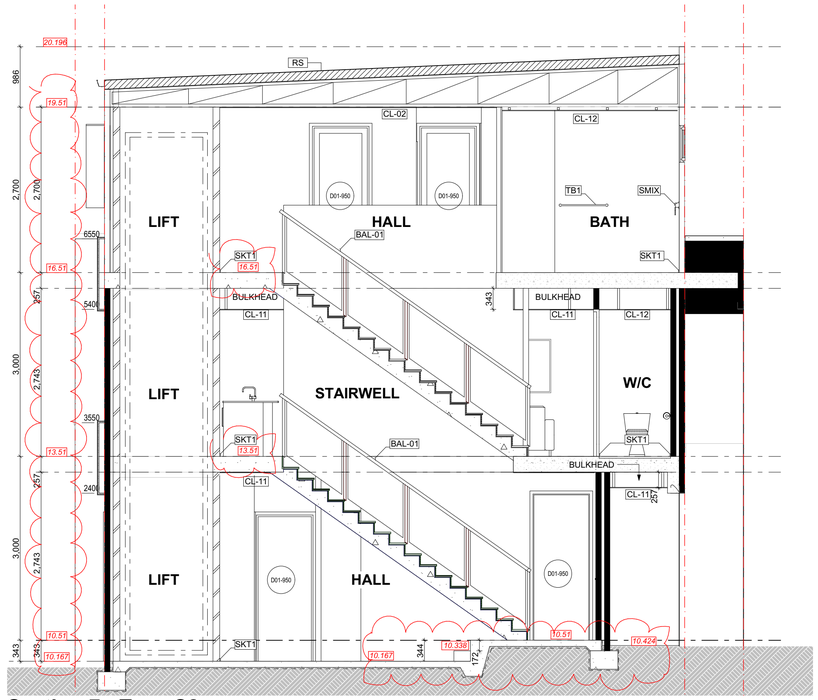
**Elevations and window schedule**

**Building Permit**

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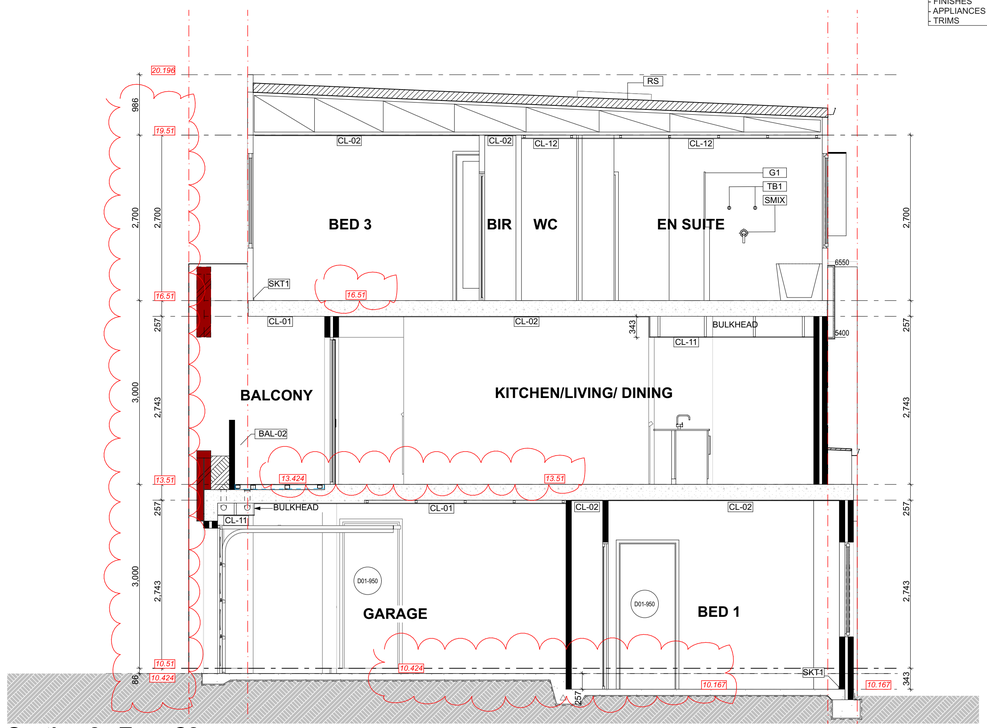
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- WATERPROOFING SYSTEMS
- FINISHES
- APPLIANCES
- TRIMS




## Section 7 - Type C2

Scale 1:50




## Section 8 - Type C2

Scale 1:50

**CEILING LEGEND**

XXX
XXX

CEILING MATERIAL TYPE / CORNICE TYPE.
REFER ARCH.
MATERIALS SCHEDULE

FINISHES HEIGHT ABOVE RESPECTIVE INTERNAL
STRUCTURAL FLOOR LEVEL

| | |
|---|---|
| CL-01 | CONCRETE SOFFIT<br>FINISH: EXPOSED BARE CONCRETE |
| CL-02 | CONCRETE SOFFIT<br>FINISH: SKIMCOAT FINISH |
| CL-03 | FC SHEETING - NEGATIVE JOINTS<br>FINISH: SKIMCOAT FINISH |
| CL-11 | GENERAL AREAS<br>10mm PLASTERBOARD FLUSHED AND PAINTED |
| CL-12 | WET AREAS<br>10mm MR PLASTERBOARD FLUSHED AND PAINTED |


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**Sections**

**Building Permit**

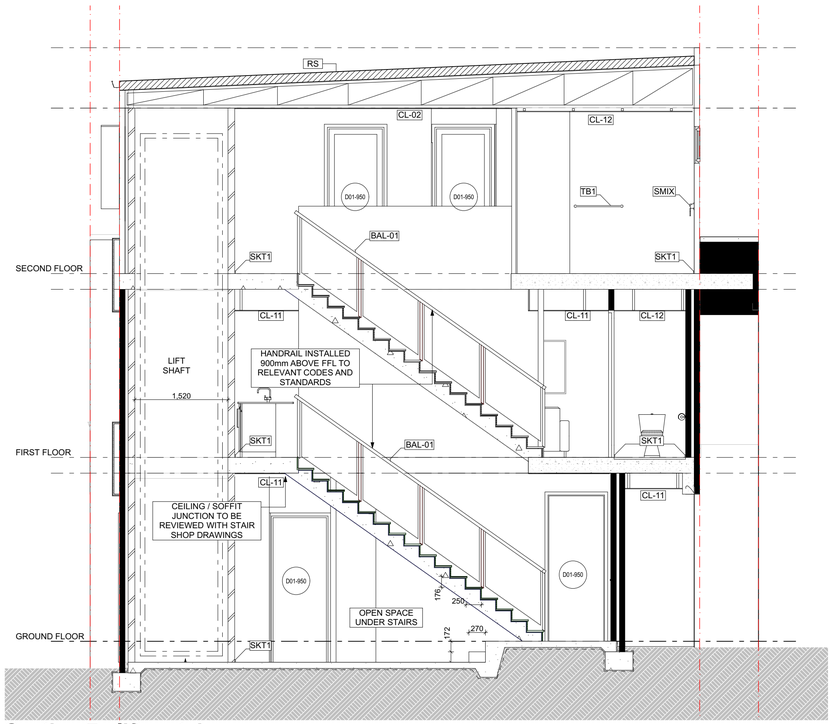
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**REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:**

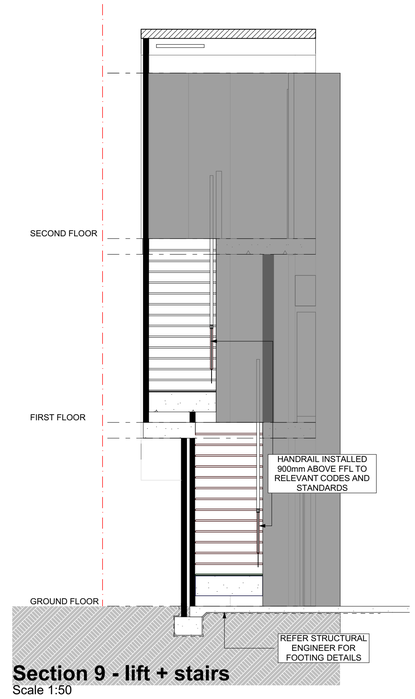
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- TRIMS

**NOTES:**

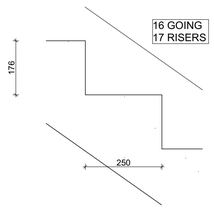
- LIFT SHAFT OPENINGS ARE TO BE IN ACCORDANCE WITH LIFT MANUFACTURER'S SHOP DRAWINGS
- STAIR NOSING AS SPECIFIED




## Section 7 - lift + stairs
Scale 1:50



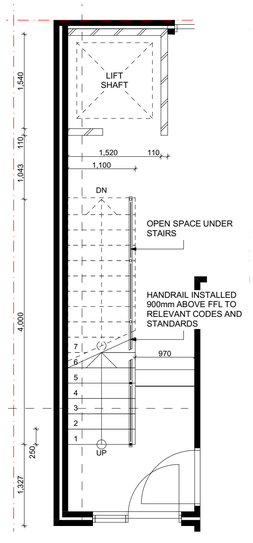

## Section 9 - lift + stairs
Scale 1:50



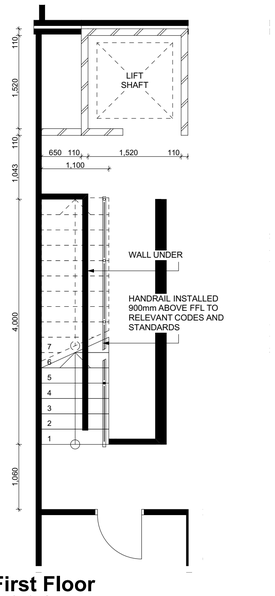

## STAIRS DETAIL
Scale 1:10

**Stair**
Stair construction is in accordance with NCC/ ABCB Housing Provisions 2022 Part 11.2 - Stairways and Ramp construction

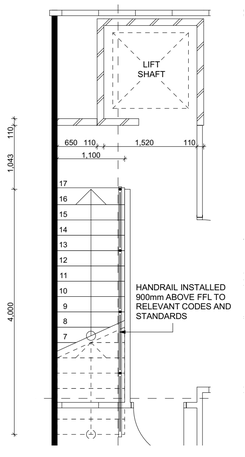
| | | | |
|---|---|---|---|
| Riser | Max | Min | Actual |
| | 190mm | 115mm | 176mm |
| Going | Max | Min | Actual |
| | 355mm | 140mm | 250mm |
| Slope relationship (2R+G) | | | |
| | Max | Min | Actual |
| | 700mm | 550mm | 602mm |



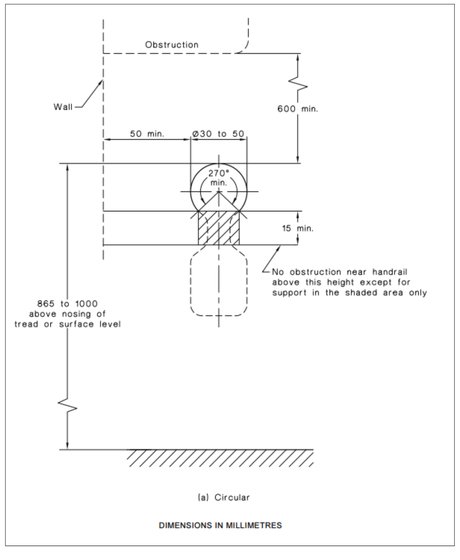

## Ground Floor
Scale 1:50




## First Floor
Scale 1:50




## Second Floor
Scale 1:50




URBANIZE
(08) 6243 6405
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| DATE | REV | REASON FOR ISSUE | BY |
|---|---|---|---|
| 29.09.26 | C | Issue for CDC | |
| 31.08.26 | B | CDC Issue for Review | |
| 29.07.26 | A | Re-Issue for Consultants | |
| 26.06.26 | - | Issue for Consultants | |

CONTRACTOR TO CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS. LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS.

COMO TOWNHOUSE DEVELOPMENT
124-126 Lockhart St, Como, WA 6152

Sheet Name

**Stairs + Lift details**

**Building Permit**

| | | | |
|---|---|---|---|
| DRAWN | ST | DESIGNED | zz |
| CHECKED | SM | PRINCIPAL | Principal |
| DATE | 29/09/2026 | | |
| PROJECT No. | 630-GRI | DRAWING No. | D3m.02 |
| Scale as shown - Half Scale @ A3 | | REV. | Rev C |