

# ARCO HOUSE

EXAMPLE  
EXAMPLE

## DRAWING LIST

| Sheet | Sheet Name                      | Revision |
|-------|---------------------------------|----------|
| A 01  | Cover Sheet                     | 4        |
| A 02  | General Notes                   | 4        |
| A 03  | Safety Notes                    | 4        |
| B 01  | Existing Site Plan              | 4        |
| B 02  | Site Plan                       | 4        |
| C 01  | Existing Floor Plan             | 4        |
| D 01  | Existing Elevations             | 4        |
| E 01  | Ground Floor Plan               | 4        |
| E 02  | Level 1 Floor Plan              | 4        |
| E 03  | Rooftop Plan                    | 4        |
| E 04  | Roof Plan                       | 4        |
| E 06  | Slab Plan                       | 4        |
| F 01  | Elevations                      | 4        |
| F 02  | Elevations                      | 4        |
| F 03  | Section A-A                     | 4        |
| F 04  | Section B-B                     | 4        |
| F 05  | Section C-C                     | 4        |
| G 01  | Area Plan                       | 4        |
| H01   | Door and Window Schedule J 013D | 4        |
|       | Perspective View                | 4        |
|       | Grand total: 20                 |          |



### Property Description

Lot No: LOT 18  
 Plan Number: RP139951  
 Plan Area: 667m2  
 Ward: VICTORIA POINT  
 Council: REDLAND CITY

### Cover Sheet

Sheet Number: **A 01**  
 Project number: LB 23-001  
 Drawn by: DA  
 Checked by: KD

### WORKING PLANS - NOT FOR CONSTRUCTION

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |

**4**  
ISSUE

**GENERAL NOTES**

•Any detailed Specifications or schedules override these notes unless overruled by a building certifier.

•At no point or at any stage do these plans permit any contractor, homeowner or consultant the ability to perform any building work without the requirement is usually expressed in the form of a stamped building approval plan from private certification.

•All works to be in accordance with the current National Construction Code (NCC) and relevant Australian Standards referenced in the Building Act. Contractor to ensure all works to comply with State and Local Authority legislation.

•Contractor to comply with all Workplace Health and Safety Regs - See Safety Notes for additional information.

•Notify the designer of any discrepancies in the plans and on site. Live Best Building Design does not accept any responsibility for errors or omissions on plans or designs that are not brought to the immediate attention of the designer.

•Approved plans to be on-site at all times during construction.

•No works are to commence prior to building approval. All works must be built to the "Construction Issue" plans.

•At practical completion of work contractor to obtain a Certificate of Classification from a registered building certifier.

•These notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations and unless expressly stated otherwise, are provided only as a guideline. No responsibility is accepted for their use.

•Live Best Building Design takes no responsibility for errors or emissions on these plans if not contacted on time to rectify

**CONSULTANTS**

•These drawings shall be read in conjunction with all building design and other consultants' documents associated with the project. Specifications and with such other written instructions may be issued during the course of the contract. Any discrepancy shall be referred to the designer before proceeding with works.

•Builder / contractor to compare the design plans with consultants plans and documentations. Any discrepancies between consultant's information should be discussed with the designer prior to construction.

•All Consultants information used for construction is to be "construction issue" prior to commencement of works. Consultant's documents are to be in accordance with relevant national and local codes and standards.

•All consultants working in conjunction with these plans are to be nationally recognised and industry registered. Live Best Building Design takes no responsibility for works completed by external consultants or third parties in conjunction with the design plans.

**WORKMANSHIP**

•Contractor to ensure all services are installed by a licensed tradesperson in accordance with the manufacturers specifications and relevant authority.

•Surfaces and materials to be protected where possible as to avoid damage to any works. Any damage caused by the contractor or tradesperson must reported and be rectified at the cost to the party at fault.

•Throughout construction all structures shall be maintained in a stable condition and no part shall be overloaded. Temporary bracing is provided by the Contractor to maintain all works and excavations.

**ENERGY EFFICIENCY**

•New development shall meet Australian and State energy requirements outlined in the NCC (National Construction Code) and shall reflect the information provided in the energy efficiency report. Energy star reports are to be performed by a registered energy efficiency consultant.

**DIMENSIONS**

•Do not scale off drawings - use figured dimensions only. Builder / contractor to confirm all dimensions prior to construction and fabrication. If discrepancies or errors are found refer to the designer and if in doubt of a size or dimension, ask the designer directly

•All existing dimensions are considered approximate only and shall be confirmed by a contractor prior to construction.

•Unless noted otherwise all measurements are in millimetres.

**AUSTRALIAN CODES AND STANDARDS**

All works shall be in accordance with but not limited to the following relevant Australian Standards referenced in the NCC (National Construction Code) unless overridden by state or local authority:

AS 2047Windows and external glazed doors in buildings

AS 1288Glass in buildings—Selection and installation

AS 1684Residential Timber Framed Construction

AS 1562Design and Installation of sheet roof and wall cladding

AS 2049 Roof Tiles

AS 2050Fixing of Roof Tiles

AS 2870Residential slabs and footings

AS 2904Damp proof courses and flashings

AS 3000Wiring Rules

AS 3500 Plumbing & Drainage

AS 3600Concrete Structures

AS 3660Protection of buildings from subterranean termites

AS 3700Masonry in buildings

AS 3740Waterproofing of wet areas in residential buildings

AS 3786Smoke Alarms

AS 3959Construction in a bushfire prone area

AS 4055Wind loadings for housing

AS 4100Steel structures

AS 4654Waterproofing membranes for external above ground use

AS 4586Slip resistance classification of new pedestrian surface material

**PRODUCTS AND MATERIALS**

•All products and materials to be installed as per manufacturer's specifications and in accordance with relevant Australian and local requirements.

•All products and materials used in construction are to be CodeMark Certified through ABCB (Australian Building and Codes Board). Products and materials not CodeMark Certified must provide a third party testing report ensuring the product or material meets Australian Building Standards. Live Best Building Design takes no responsibility for the performance of products or materials or any products or material not referenced in the plans.

•No substitutions of any structural elements or materials as shown on the drawings without written approval from the designer. Live Best Building Design reserves the right to decline and refuse the use of specific proposed alternative products and materials without reason.

**UTILITIES**

•Final positions of downpipes, water tanks, hot water systems, pool equipment septic systems, gas bottles, air conditioning units, meterbox, watermeter and similar services may differ to plan due to site conditions.

•Sewer septic and wastewater management to be in accordance with relevant local and state authorities.

**DRAINAGE**

•Stormwater and drainage shall be directed to a legal point of discharge as advised by the relevant council or private consultant. Gutters and downpipes sizes to be designed in accordance with AS 3500.

•If unsure on the point of discharge, contractor to contact local council for information.

•New works shall not redirect surface drainage or impact overland flow in a way that will further negatively affect neighbouring properties.

**ELECTRICAL**

•All electrical work to be in accordance with AS3000 and to be performed by a registered tradesperson.

•Electrical plans and layout are indicative only and are to be confirmed between the client and the contractor prior to construction.

**WET AREAS**

•Wet areas in accordance with AS3740.

•Walls where situated within in around showers to be impervious 1800mm above floor level. Walls within 75mm from baths, basins, sinks and other open water utilities to be impervious 300mm above said utility.

•Bathrooms and wet areas where floor waste shall have adequate fall in the floor directed to floor waste.

•Swing doors in WC areas within 1200mm of toilet pans to the door jamb shall have lift off hinges or are required to swing outwards.

**SITE AND SURVEYING**

•Site dimensions are approximate only and are subject to survey. Surveyors' plans shall take precedence over site information.

•Prior to construction the builder / contactor is to confirm exact siting and construction setout. Building heights and setbacks are to be located and confirmed by a licensed surveyor.

•Private and council infrastructure such as underground sewer and stormwater plotted on the plans is approximate only and the size and location must be confirmed prior to commencement of works.

•Live Best Building Design does its best effort to confirm the location of council infrastructure using council information. This information is often inaccurate and Live Best Building Design takes no responsibility of discrepancies or errors between council provided information and what is true to site.

•A licensed Surveyor is to be used to confirm location of all impacting site assets (power lines, retaining walls, tress...) prior to commencement of works.

•Where a licensed surveyor is unable to accurately locate underground infrastructure a registered service locator will be required to locate and confirm underground assets.

•Site works indicated on this plan are for construction purposes only. It is the clients responsibility to carry out all landscaping, site drainage, retaining walls after completion of construction. All retaining walls & embankments shown are to comply with the local and state authorities policy for retaining walls and embankments on residential building sites.

•Position of retaining walls and embankments may vary according to site works. Level of concrete floor slab to dwelling is to be verified by the builder to ensure that a minimum height above finished ground level is attained in accordance with the NCC, QDC and the Building Act - Amendment Act 1991 and Local Authority policy and to confirm cut and fill levels. The same principle is to be applied when considering the cavity between the lower floor ceiling and the upper floor to ensure adequate spacing for services.

**EXCAVATION AND SITE-WORKS**

•Detail of the cut & fill requirements for this building site is based on surface levels taken and the owner/builder specified requirements. Such details are subject to variation depending upon ground conditions encountered, soil test results and local authority requirements. Contours and R.Ls, where shown indicative only. Some levels may change due to actual conditions on site.

•Fill surfaces requires a maximum gradient of 1:2 and and Cut surfaces have a maximum gradient of 1:1

•Grade surfaces away from the building at 1:20 for a 1.2m minimum.

•Retaining walls above 1m high need and engineering certificate and approval. Base of bank or retaining wall to have drainage to divert water to legal point of discharge.

**VEHICLE CROSSOVER**

•Driveway and footpath crossover to be in accordance with local and state authorities. Slope of driveway to be maximum 1:4 inside the property boundary and 1:6 outside the property boundary.

**JOINERY**

•Contractor to consult and coordinate all joinery, appliances and equipment locations on site with relevant tradesperson. Installation and connection by the contractor. Tradesperson to confirm all joinery prior to fabrication.

•Dimensions shown on plans used for joinery are indicative only. All Joinery to be measured on-site once lining is in place. Contractor to confirm any discrepancies or errors prior to fabrication.

**FIRE SAFETY**

•Development to be in accordance with NCC Vol 2 3.7 - Fire Safety

•All penetration through fire elements is to be constructed in a way that ensures integrity of the elements being impacted.

**TERMITE PROTECTION**

•Termite protection to comply with AS 3660 and any other state of local authority.

•Footings and slabs to be monolithic and comply with AS 2870.

•All penetrations through concrete slab are monolithic (compliant with AS 2870) to have Termimesh system installed in compliance to manufacturer's specifications. eg. Steel posts, step downs, retaining walls, control joints, drainage pipes, water supply pipes, electrical conduit, masonry piers, any penetrations through slab.

•Timber framing and timber cladding on a concrete slab that complies with AS 2870 to be minimum of 75mm clear of external concrete path or external finished ground level. Where 75mm clearance to concrete or paved driveway/path is reduced, Termimesh is to be fixed to the main slab of dwelling with parging as per Termimesh installation details. Perimeter of slab to be protected with Termimesh to surrounding ground levels.

•Builder to install termite protection notice in electrical meterbox and on inside of kitchen cupboard door.

•Owners are to ensure inspections are carried out in accordance with Termimesh & maintenance schedule. eg annually.

•Warning piling or raising of garden to reduce the 75mm inspection zone will bridge the visual barrier system and place the structure at great risk of termite infestation and void all warranties.

•A durable notice must be installed in meterbox in accordance with NCC 3.1.3 and AS 3660.1

**SMOKE ALARMS**

Smoke Alarms to be provided and installed in accordance with AS3786

All smoke alarms to be:

- be photoelectric (AS3786-2014); 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.

The legislation requires smoke alarms must be installed in the following locations:

- on each storey; and
- in each bedroom; and
- in hallways that connect bedrooms and the rest of the dwelling; or
- if there is no hallway, between the bedroom 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

•Represents smoke alarm on plans.

Smoke alarms must be hardwired, or for existing dwellings, they can also be powered by a non-removable 10-year battery.

To get everyone out safely during a house fire, it is essential to also have a well-practised fire escape plan.

ARCO HOUSE

EXAMPLE  
EXAMPLE

|                |           |
|----------------|-----------|
| Sheet Number   | A 02      |
| Project number | LB 23-001 |
| Drawn by       | DA        |
| Checked by     | DA        |

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |



**1. Falls, Slips, Trips - Working at Heights**

**DURING CONSTRUCTION**

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

**DURING OPERATION OR MAINTENANCE**

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

**ANCHORAGE POINTS**

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

**FLOOR FINISHES Specified**

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

**FLOOR FINISHES By Owner**

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

**STEPS, LOOSE OBJECTS AND UNEVEN SURFACES**

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

**2. FALLING OBJECTS**

**LOOSE MATERIALS OR SMALL OBJECTS**

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

- 1.Prevent or restrict access to areas below where the work is being carried out.
- 2.Provide toeboards to scaffolding or work platforms.
- 3.Provide protective structure below the work area.
- 4.Ensure that all persons below the work area have Personal Protective Equipment (PPE).

**BUILDING COMPONENTS**

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

**3. TRAFFIC MANAGEMENT**

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

**4. SERVICES**

**GENERAL**

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

**5. MANUAL TASKS**

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer’s specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer’s specification.

**6. HAZARDOUS SUBSTANCES**

**ASBESTOS**

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

**POWDERED MATERIALS**

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

**TREATED TIMBER**

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

**VOLATILE ORGANIC COMPOUNDS**

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer’s recommendations for use must be carefully considered at all times.

**SYNTHETIC MINERAL FIBRE**

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

**TIMBER FLOORS**

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer’s recommendations for use must be carefully considered at all times.

**7. CONFINED SPACES**

**EXCAVATION**

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

**ENCLOSED SPACES**

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

**SMALL SPACES**

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

**8. PUBLIC ACCESS**

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

**9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS**

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of The Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

**NON-RESIDENTIAL BUILDINGS**

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

**10. OTHER HIGH RISK ACTIVITY**

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

# Safety Notes

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

## ARCO HOUSE

EXAMPLE EXAMPLE

Sheet Number **A 03**  
 Project number LB 23-001  
 Drawn by DA  
 Checked by DA

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | S21-10-2022     |

## Safety Notes

**4**  
ISSUE



Services and utilities shown are plotted from various sources as defined and should be considered approximate only. We strongly recommend a licensed surveyor confirming the location of assets prior to construction.

**NOTES: GENERAL**

- BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
- CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY, PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE

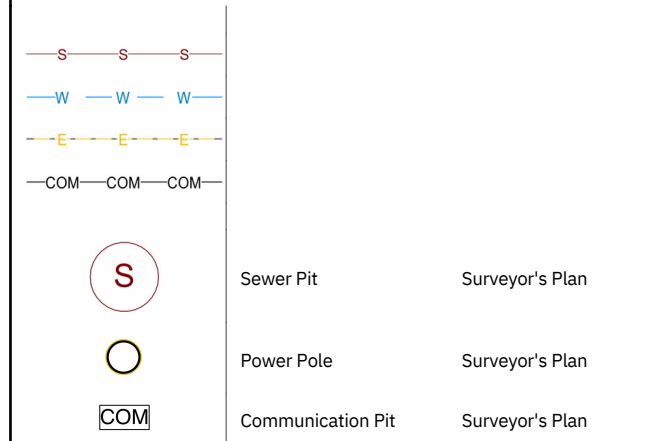
**Keynote Legend**

- DP DOWN PIPE
- ERS EXISTING ROOF SHEETING
- ETR EXISTING TILED ROOF

**Title Source**

- Sewer Line Surveyor's Plan
- Water Line Surveyor's Plan
- Electricity Line Surveyor's Plan
- Communication Line Surveyor's Plan

**Service and Utility Legend**



**SITE NOTES:**

- Downpipe locations are approximate only. All gutters and downpipes to comply with NCC and/or a hydraulic engineers details
- Stormwater and drainage shall be directed to a legal point of discharge as advised by the relevant council or private consultant.
- Refer to Hydraulic engineer for gutter and downpipe sizes
- New works shall not redirect surface drainage or impact overland flow in a way that will further negatively affect neighbouring properties.
- Fill surfaces requires a maximum gradient of 1:2 and and Cut surfaces have a maximum gradient of 1:1
- Grade surfaces away from the building at 1:20 for a 1.2m minimum.
- Retaining walls above 1m high need and engineering certificate and approval. Base of bank or retaining wall to have drainage to divert water to legal point of discharge.
- Final positions of downpipes, water tanks, hot water systems, pool equipment septic systems, gas bottles, air conditioning units, meterbox, watermeter and similar services may differ to plan due to site conditions.
- Sewer septic and wastewater management to be in accordance with relevant local and state authorities.
- Site dimensions are approximate only and are subject to survey. Surveyors' plans shall take precedence over site information.
- All existing dimensions are considered approximate only and shall be confirmed by a contractor prior to construction.
- Prior to construction the builder / contactor is to confirm exact siting and construction setout. Building heights and setbacks are to be located and confirmed by a licensed surveyor.
- Private and council infrastructure such as underground sewer and stormwater plotted on the plans is approximate only and the size and location must be confirmed prior to commencement of works.
- Driveway and footpath crossover to be in accordance with local and state authorities. Slope of driveway to be maximum 1:4 inside the property boundary and 1:6 outside the property boundary.

**SITE COVERAGE DATA**

|                      |                               |
|----------------------|-------------------------------|
| LOT:                 | LOT 18                        |
| LOT AREA:            | RP139951<br>667m <sup>2</sup> |
| EXISTING SITE AREA:  | 165m <sup>2</sup>             |
| TOTAL SITE AREA:     | <b>280m<sup>2</sup></b>       |
| TOTAL SITE COVERAGE: | <b>41.9%</b>                  |

1 EXISTING SITE PLAN  
SCALE 1 : 200

**ARCO HOUSE**

EXAMPLE  
EXAMPLE

Sheet Number **B 01**  
Project number LB 23-001  
Drawn by DA  
Checked by KD

**Existing Site Plan**

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |

**4**  
ISSUE



Services and utilities shown are plotted from various sources as defined and should be considered approximate only. We strongly recommend a licensed surveyor confirming the location of assets prior to construction.

**NOTES: GENERAL**

1. BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
2. CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY, PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE

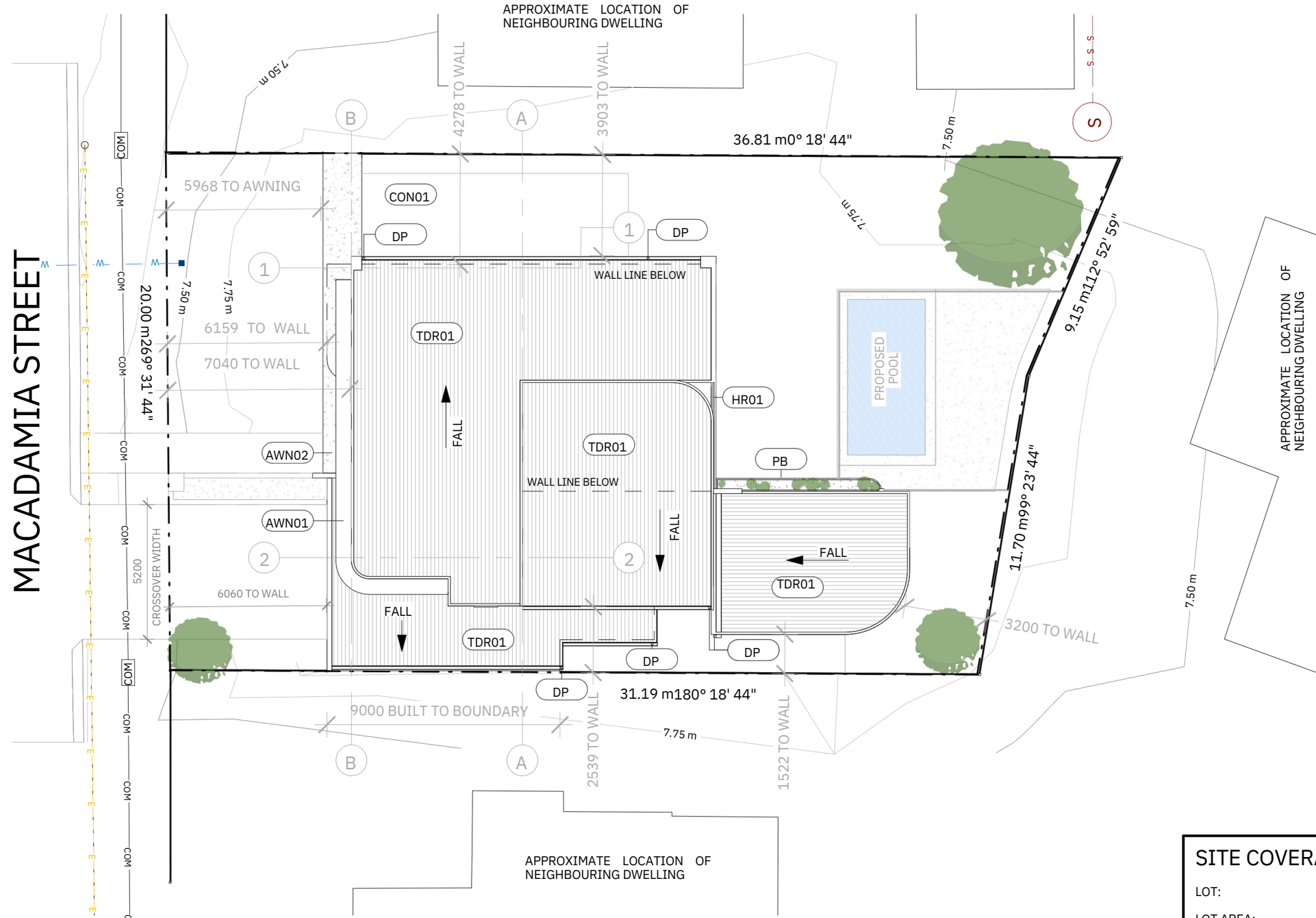
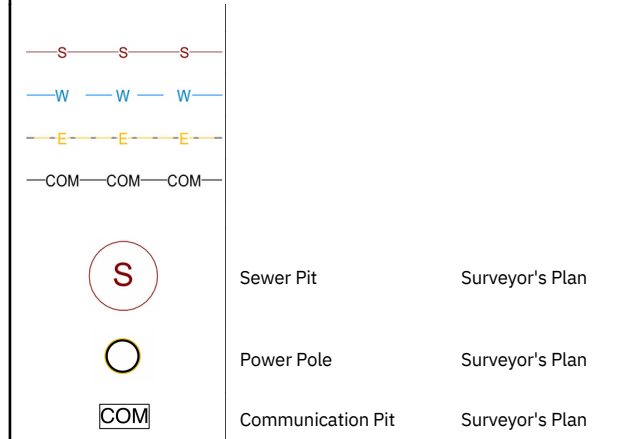
**Title Source**

- Sewer Line: Surveyor's Plan
- Water Line: Surveyor's Plan
- Electricity Line: Surveyor's Plan
- Communication Line: Surveyor's Plan

**Keynote Legend**

- AWN01 AWN02: EXPOSED CONCRETE FLOOR. TO ENGINEER DETAILS
- CON01: DOWN PIPE
- DP: HANDRAIL MIN 1000HT WITH MAX 125mm GAPS
- HR01: PLANTER BOX TO CLIENT SELECTION
- PB: TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES
- TDR01

**Service and Utility Legend**



**SITE NOTES:**

- Downpipe locations are approximate only. All gutters and downpipes to comply with NCC and/or a hydraulic engineers details
- Stormwater and drainage shall be directed to a legal point of discharge as advised by the relevant council or private consultant.
- Refer to Hydraulic engineer for gutter and downpipe sizes
- New works shall not redirect surface drainage or impact overland flow in a way that will further negatively affect neighbouring properties.
- Fill surfaces requires a maximum gradient of 1:2 and and Cut surfaces have a maximum gradient of 1:1
- Grade surfaces away from the building at 1:20 for a 1.2m minimum.
- Retaining walls above 1m high need and engineering certificate and approval. Base of bank or retaining wall to have drainage to divert water to legal point of discharge.
- Final positions of downpipes, water tanks, hot water systems, pool equipment septic systems, gas bottles, air conditioning units, meterbox, watermeter and similar services may differ to plan due to site conditions.
- Sewer septic and wastewater management to be in accordance with relevant local and state authorities.
- Site dimensions are approximate only and are subject to survey. Surveyors' plans shall take precedence over site information.
- All existing dimensions are considered approximate only and shall be confirmed by a contractor prior to construction.
- Prior to construction the builder / contractor is to confirm exact siting and construction setout. Building heights and setouts are to be located and confirmed by a licensed surveyor.
- Private and council infrastructure such as underground sewer and stormwater plotted on the plans is approximate only and the size and location must be confirmed prior to commencement of works.
- Driveway and footpath crossover to be in accordance with local and state authorities. Slope of driveway to be maximum 1:4 inside the property boundary and 1:6 outside the property boundary.

**SITE COVERAGE DATA**

|                      |                               |
|----------------------|-------------------------------|
| LOT:                 | LOT 18                        |
| LOT AREA:            | RP139951<br>667m <sup>2</sup> |
| EXISTING SITE AREA:  | 165m <sup>2</sup>             |
| TOTAL SITE AREA:     | <b>280m<sup>2</sup></b>       |
| TOTAL SITE COVERAGE: | <b>41.9%</b>                  |

1 SITE PLAN SCALE 1 : 200

**ARCO HOUSE**

EXAMPLE EXAMPLE

Sheet Number **B 02**  
 Project number LB 23-001  
 Drawn by DA  
 Checked by KD

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |

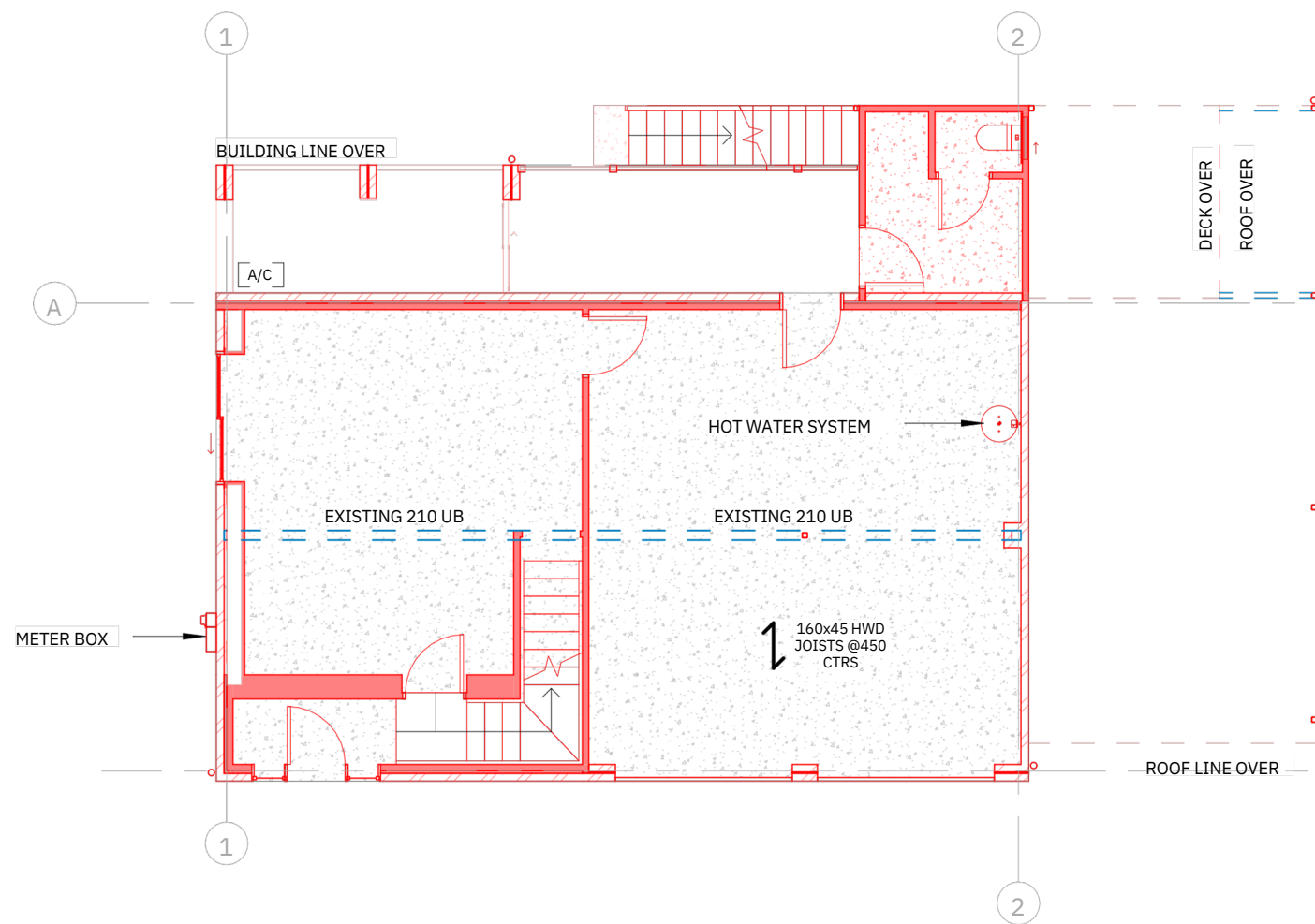
Site Plan

**4**  
ISSUE

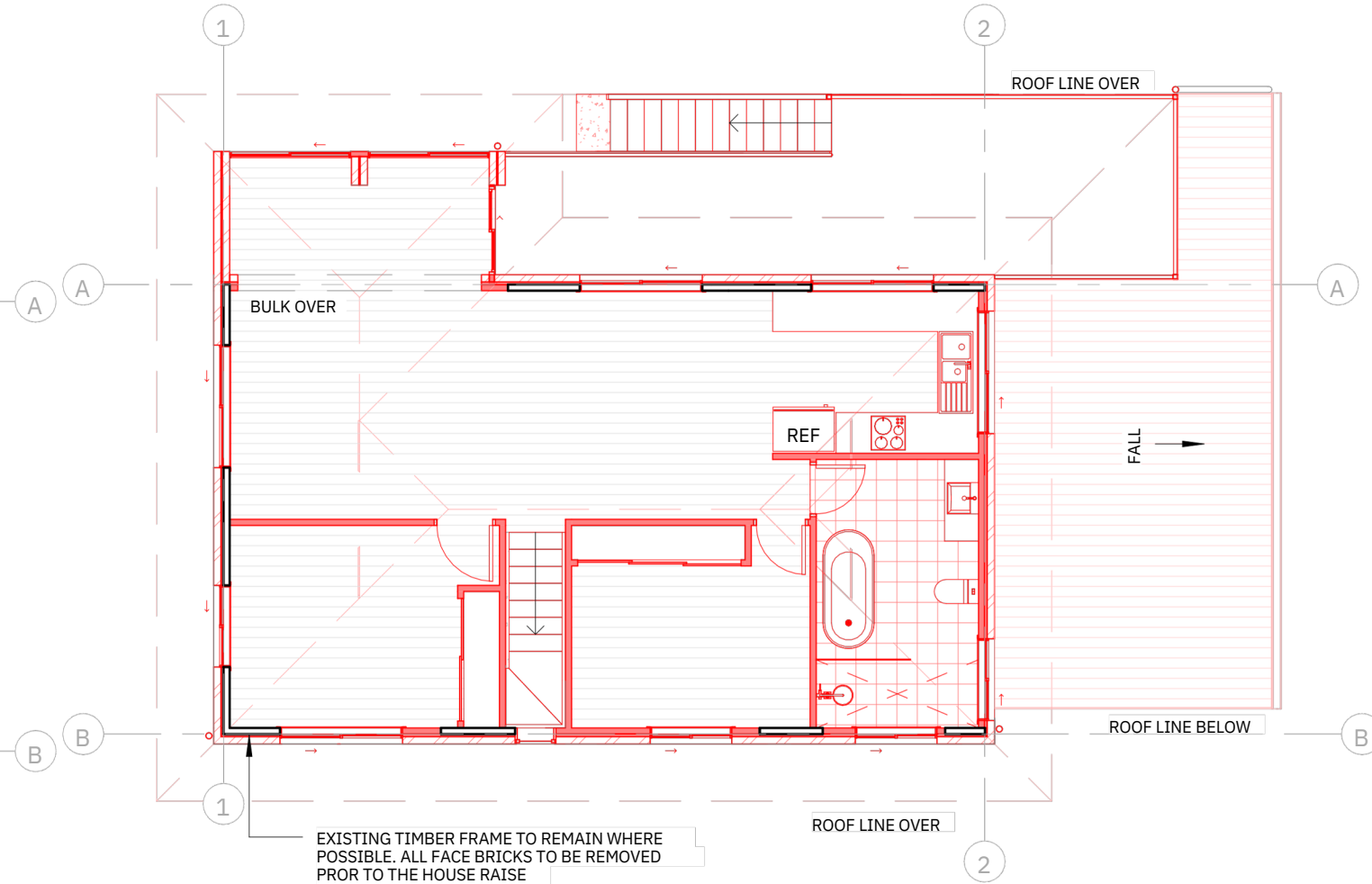


**DEMOLITION NOTE:**  
ALL EXISTING OBJECTS HIGHLIGHTED IN RED TO BE  
DEMOLISHED AND CLEARED FROM SITE.

**DEMOLITION NOTE:**  
ALL EXISTING OBJECTS HIGHLIGHTED IN RED TO BE  
DEMOLISHED AND CLEARED FROM SITE.



**1** EXISTING GROUND FLOOR PLAN  
SCALE 1 : 100



**2** EXISTING LEVEL 1 FLOOR PLAN  
SCALE 1 : 100

# ARCO HOUSE

EXAMPLE  
EXAMPLE

Sheet Number **C 01**  
Project number LB 23-001  
Drawn by DA  
Checked by KD

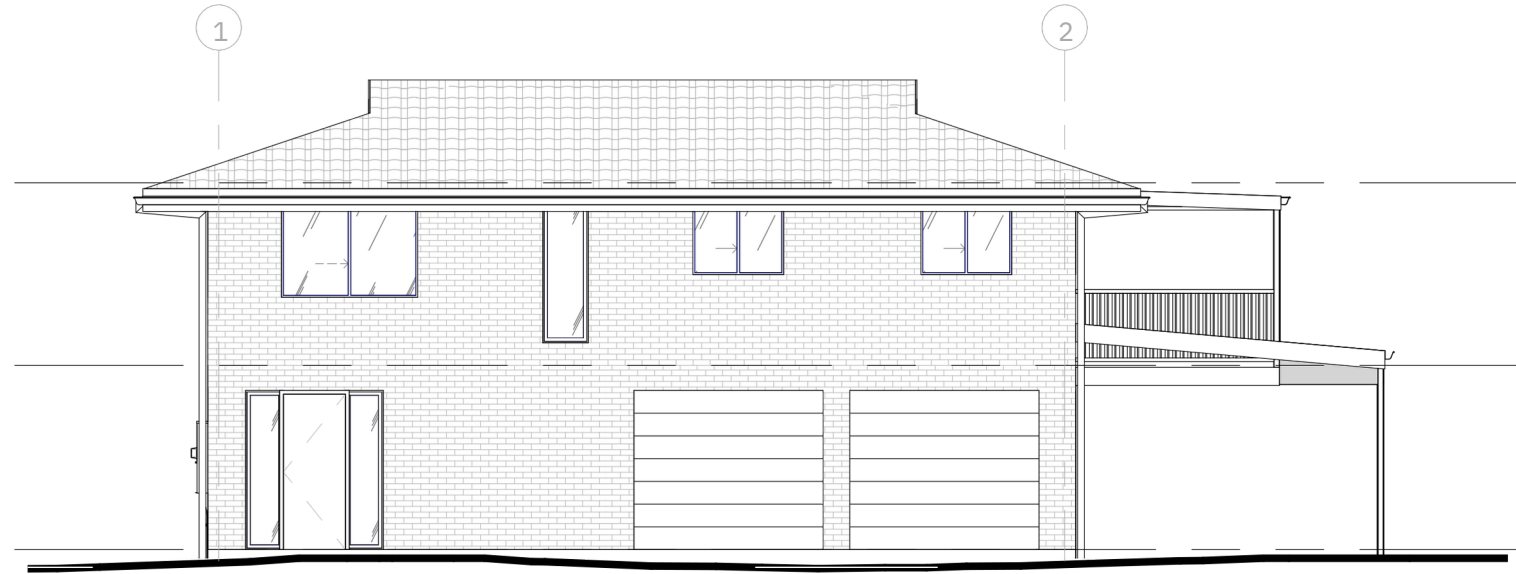
## Existing Floor Plan

Issue Description Date

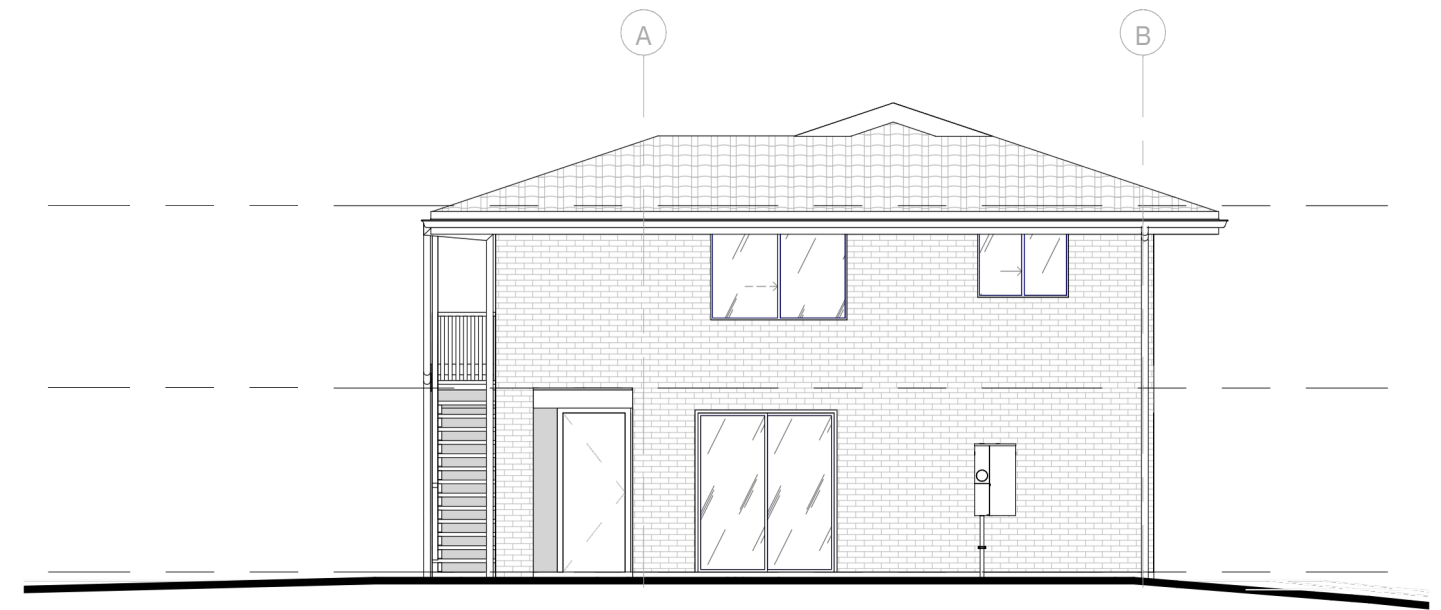
- |   |                  |                 |
|---|------------------|-----------------|
| 1 | EXISTING         | PLANS12-08-2022 |
| 2 | CONCEPT          | PLANS30-08-2022 |
| 3 | DEVELOPMENT      | PLANS30-09-2022 |
| 4 | WORKING DRAWINGS | 21-10-2022      |

**4**  
ISSUE





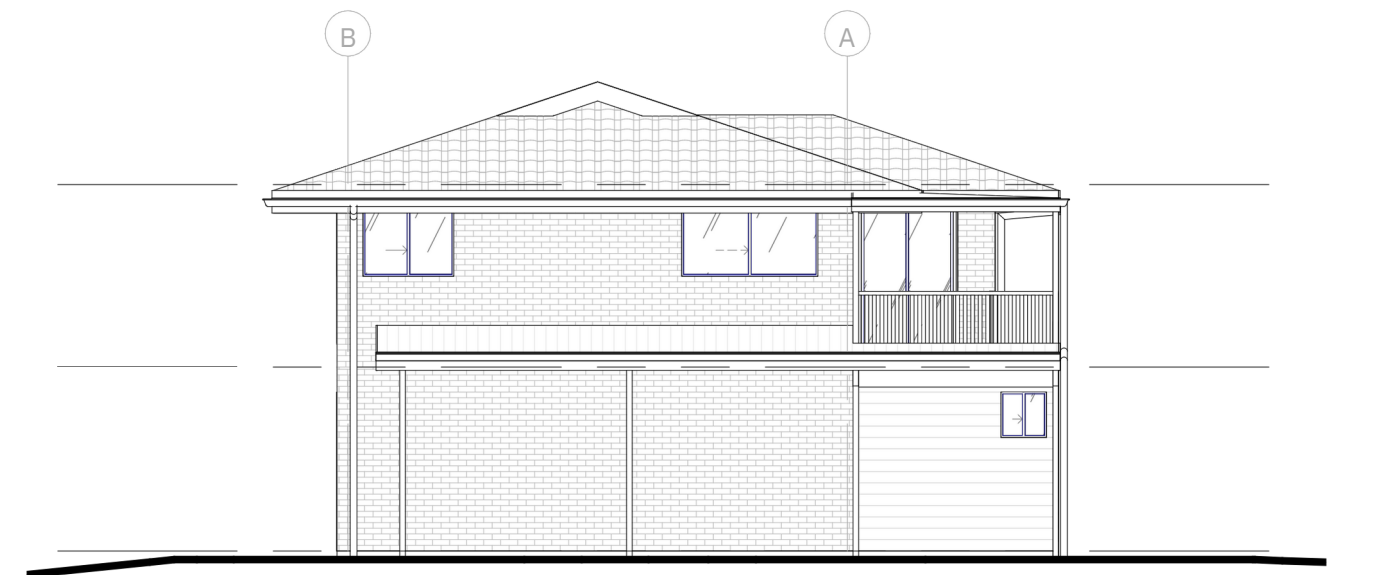
**1** EXISTING FRONT ELEVATION  
SCALE 1 : 100



**2** EXISTING LEFT-SIDE ELEVATION  
SCALE 1 : 100



**3** EXISTING REAR ELEVATION  
SCALE 1 : 100



**4** EXISTING RIGHT-SIDE ELEVATION  
SCALE 1 : 100

## ARCO HOUSE

EXAMPLE  
EXAMPLE

Sheet Number **D 01**  
Project number LB 23-001  
Drawn by DA  
Checked by KD

## Existing Elevations

Issue Description Date

|   |                  |                 |
|---|------------------|-----------------|
| 1 | EXISTING         | PLANS12-08-2022 |
| 2 | CONCEPT          | PLANS30-08-2022 |
| 3 | DEVELOPMENT      | PLANS30-09-2022 |
| 4 | WORKING DRAWINGS | 21-10-2022      |

**4**  
ISSUE

E 01  
4 ISSUE

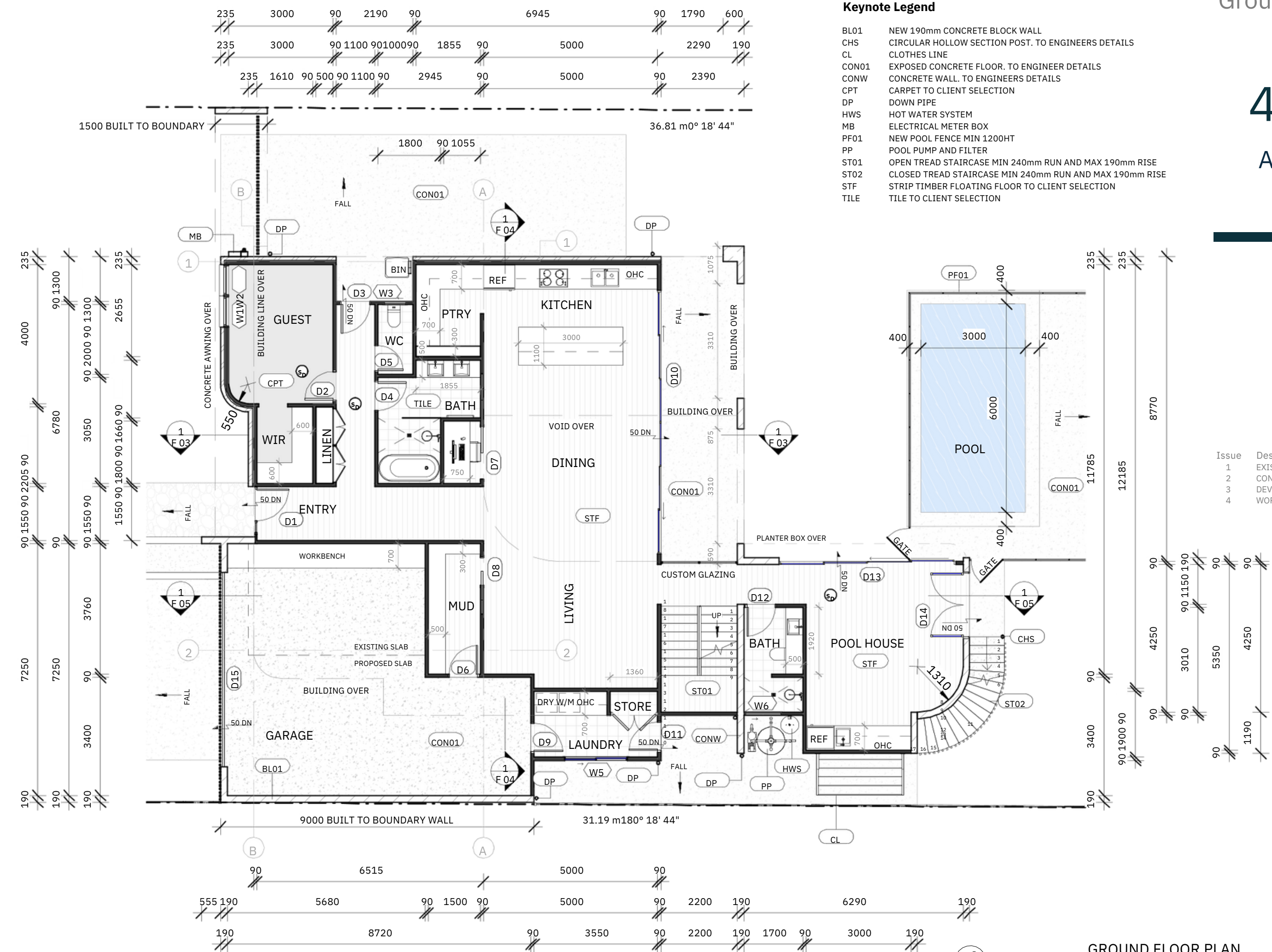
ARCO HOUSE

EXAMPLE

EXAMPLE

Keynote Legend

- BL01 NEW 190mm CONCRETE BLOCK WALL
- CHS CIRCULAR HOLLOW SECTION POST. TO ENGINEERS DETAILS
- CL CLOTHES LINE
- CON01 EXPOSED CONCRETE FLOOR. TO ENGINEER DETAILS
- CONW CONCRETE WALL. TO ENGINEERS DETAILS
- CPT CARPET TO CLIENT SELECTION
- DP DOWN PIPE
- HWS HOT WATER SYSTEM
- MB ELECTRICAL METER BOX
- PF01 NEW POOL FENCE MIN 1200HT
- PP POOL PUMP AND FILTER
- ST01 OPEN TREAD STAIRCASE MIN 240mm RUN AND MAX 190mm RISE
- ST02 CLOSED TREAD STAIRCASE MIN 240mm RUN AND MAX 190mm RISE
- STF STRIP TIMBER FLOATING FLOOR TO CLIENT SELECTION
- TILE TILE TO CLIENT SELECTION



| Issue | Description       | Date                  |
|-------|-------------------|-----------------------|
| 1     | EXISTING PLANS    | 12-08-                |
| 2     | CONCEPT PLANS     | 2022 30-              |
| 3     | DEVELOPMENT PLANS | 08-2022               |
| 4     | WORKING DRAWINGS  | 30-09-2022 21-10-2022 |

GENERAL NOTES

TILING TO WET AREAS - THE WALLS OF SANITARY COMPARTMENTS (KITCHEN, LAUNDRY, W.C., BATHROOMS, ENSUITES) SHALL BE FINISHED WITH FULLY COMPRESSED FIBRE CEMENT TILES OR OTHER IMPERVIOUS FINISHES.

WATERPROOFING AREAS - WATERPROOFING OF WET AREAS, BATHROOM, SHOWERS, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH A.S.3740 - WATERPROOFING OF WET AREAS WITHIN THE BUILDING

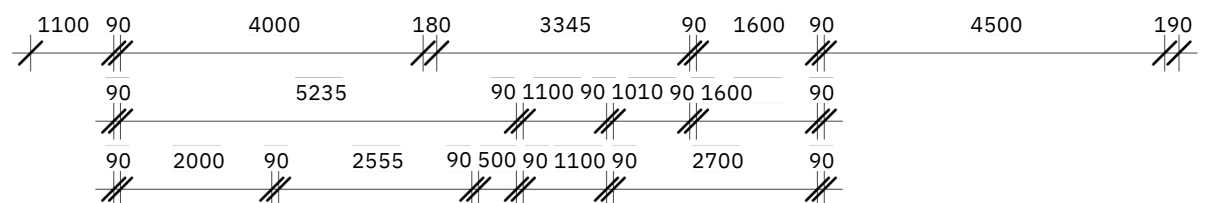
MECHANICAL VENTILATION IS TO BE DISCHARGED TO THE OUTSIDE AIR AND NOT INTO THE ROOF UNLESS THE ROOF IS OPEN IN ACCORDANCE WITH CURRENT NCC REQUIREMENTS

SWING DOORS IN WC AREAS WITHIN 1200MM OF TOILET PANS TO THE DOOR JAMB SHALL HAVE LIFT OFF HINGES OR ARE REQUIRED TO SWING OUTWARDS. IN ACCORDANCE WITH PARTS 3.8.3.3 OF THE NCC VOL 2

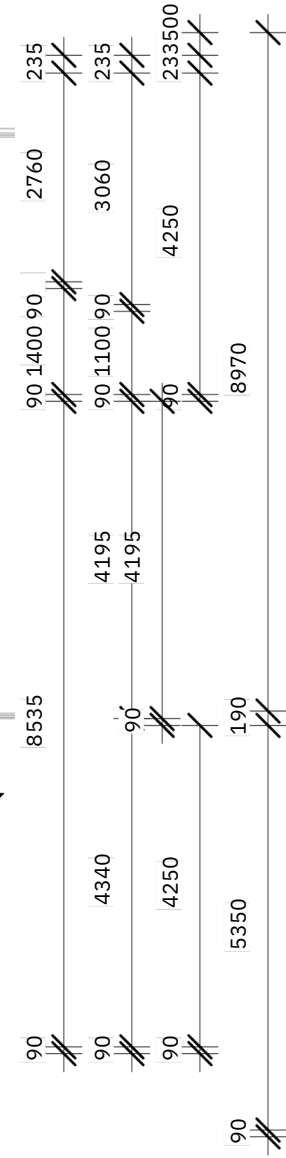
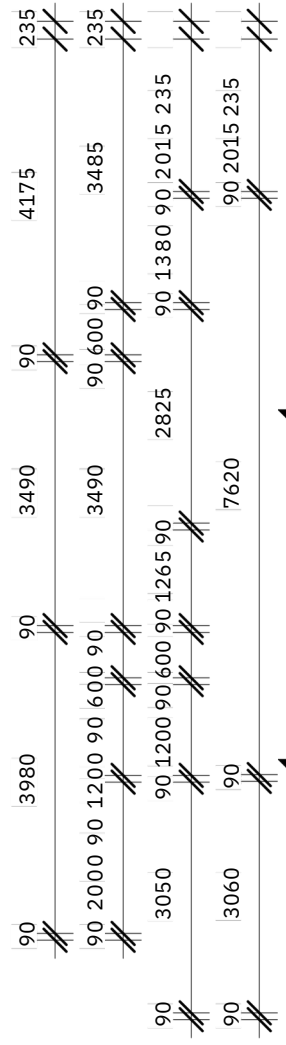
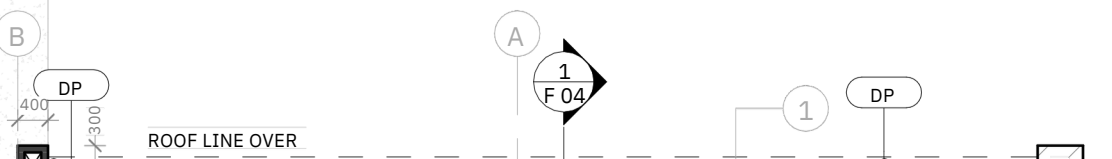
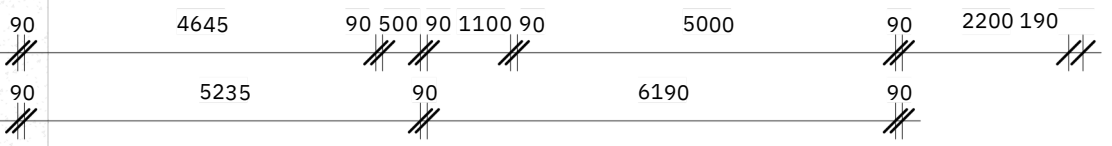
SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786







36.81 m0° 18' 44"



**Keynote Legend**

- AWN02
- BT01 42x42 POWDER COATED ALUMINIUM BATTENS SCREENING
- CHS CIRCULAR HOLLOW SECTION POST. TO ENGINEERS DETAILS
- CONW CONCRETE WALL. TO ENGINEERS DETAILS
- CPT CARPET TO CLIENT SELECTION
- DP DOWN PIPE
- ETF EXISTING TIMBER FLOOR
- HR01 HANDRAIL MIN 1000HT WITH MAX 125mm GAPS
- PB PLANTER BOX TO CLIENT SELECTION
- ST01 OPEN TREAD STAIRCASE MIN 240mm RUN AND MAX 190mm RISE
- STF STRIP TIMBER FLOATING FLOOR TO CLIENT SELECTION
- TDR01 TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES
- TILE TILE TO CLIENT SELECTION
- TWPD TILED WATERPROOFED DECK AS PER ENGINEERS DESIGN

**ARCO HOUSE**  
EXAMPLE

**Level 1 Floor Plan**

E 02



| Issue | Description       | Date                  |
|-------|-------------------|-----------------------|
| 1     | EXISTING PLANS    | 12-08-                |
| 2     | CONCEPT PLANS     | 2022 30-              |
| 3     | DEVELOPMENT PLANS | 08-2022               |
| 4     | WORKING DRAWINGS  | 30-09-2022 21-10-2022 |

**GENERAL NOTES**

- TILING TO WET AREAS - THE WALLS OF SANITARY COMPARTMENTS KITCHEN, LAUNDRY, W.C., BATHROOMS, ENSUITES) SHALL BE FINISHED WITH FULLY COMPRESSED FIBRE CEMENT TILES OR OTHER IMPERVIOUS FINISHES.
- WATERPROOFING AREAS - WATERPROOFING OF WET AREAS, BATHROOM, SHOWERS, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH A.S.3740 - WATERPROOFING OF WET AREAS WITHIN THE BUILDING
- MECHANICAL VENTILATION IS TO BE DISCHARGED TO THE OUTSIDE AIR AND NOT INTO THE ROOF UNLESS THE ROOF IS OPEN IN ACCORDANCE WITH CURRENT NCC REQUIREMENTS
- SWING DOORS IN WC AREAS WITHIN 1200MM OF TOILET PANS TO THE DOOR JAMB SHALL HAVE LIFT OFF HINGES OR ARE REQUIRED TO SWING OUTWARDS. IN ACCORDANCE WITH PARTS 3.8.3.3 OF THE NCC VOL 2
- SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786

**Keynote Legend**

- AWN01 42x42 POWDER COATED ALUMINIUM BATTENS SCREENING
- BT01 42x42 POWDER COATED ALUMINIUM BATTENS SCREENING
- CHS CIRCULAR HOLLOW SECTION POST. TO ENGINEERS DETAILS
- CONW CONCRETE WALL. TO ENGINEERS DETAILS
- DP DOWN PIPE
- HR01 HANDRAIL MIN 1000HT WITH MAX 125mm GAPS
- ST01 OPEN TREAD STAIRCASE MIN 240mm RUN AND MAX 190mm RISE
- STF STRIP TIMBER FLOATING FLOOR TO CLIENT SELECTION
- TDR01 TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES
- TWPD TILED WATERPROOFED DECK AS PER ENGINEERS DESIGN

**ARCO HOUSE**

EXAMPLE

EXAMPLE

**Rooftop Plan**

E 03



| Issue | Description       | Date                          |
|-------|-------------------|-------------------------------|
| 1     | EXISTING PLANS    | 12-08-                        |
| 2     | CONCEPT PLANS     | 2022 30-                      |
| 3     | DEVELOPMENT PLANS | 08-2022                       |
| 4     | WORKING DRAWINGS  | 30-09-<br>2022 21-<br>10-2022 |

**GENERAL NOTES**

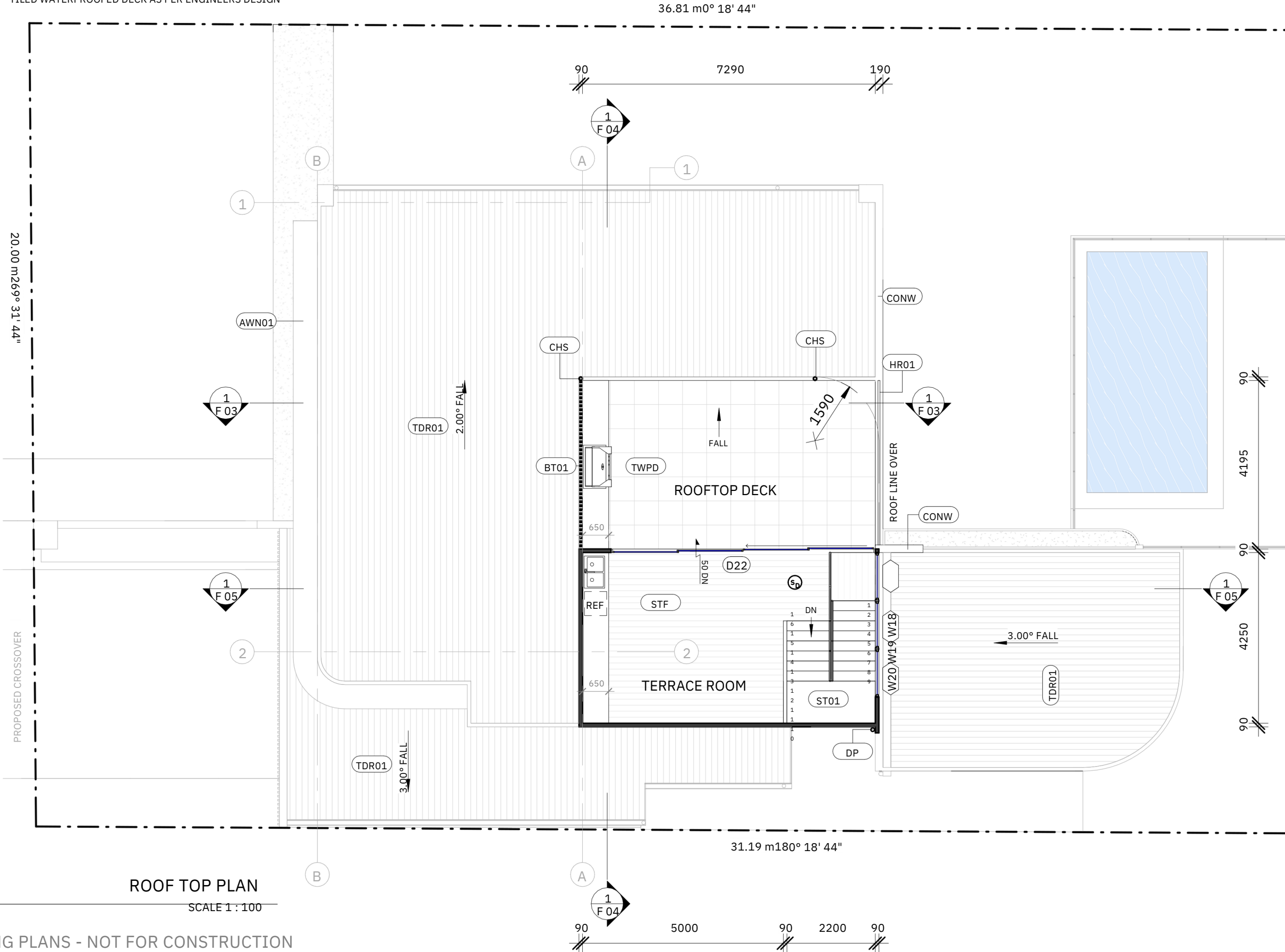
TILING TO WET AREAS - THE WALLS OF SANITARY COMPARTMENTS KITCHEN, LAUNDRY, W.C., BATHROOMS, ENSUITES) SHALL BE FINISHED WITH FULLY COMPRESSED FIBRE CEMENT TILES OR OTHER IMPERVIOUS FINISHES.

WATERPROOFING AREAS - WATERPROOFING OF WET AREAS, BATHROOM, SHOWERS, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH A.S.3740 - WATERPROOFING OF WET AREAS WITHIN THE BUILDING

MECHANICAL VENTILATION IS TO BE DISCHARGED TO THE OUTSIDE AIR AND NOT INTO THE ROOF UNLESS THE ROOF IS OPEN IN ACCORDANCE WITH CURRENT NCC REQUIREMENTS

SWING DOORS IN WC AREAS WITHIN 1200MM OF TOILET PANS TO THE DOOR JAMB SHALL HAVE LIFT OFF HINGES OR ARE REQUIRED TO SWING OUTWARDS. IN ACCORDANCE WITH PARTS 3.8.3.3 OF THE NCC VOL 2

SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786



**ROOF TOP PLAN**

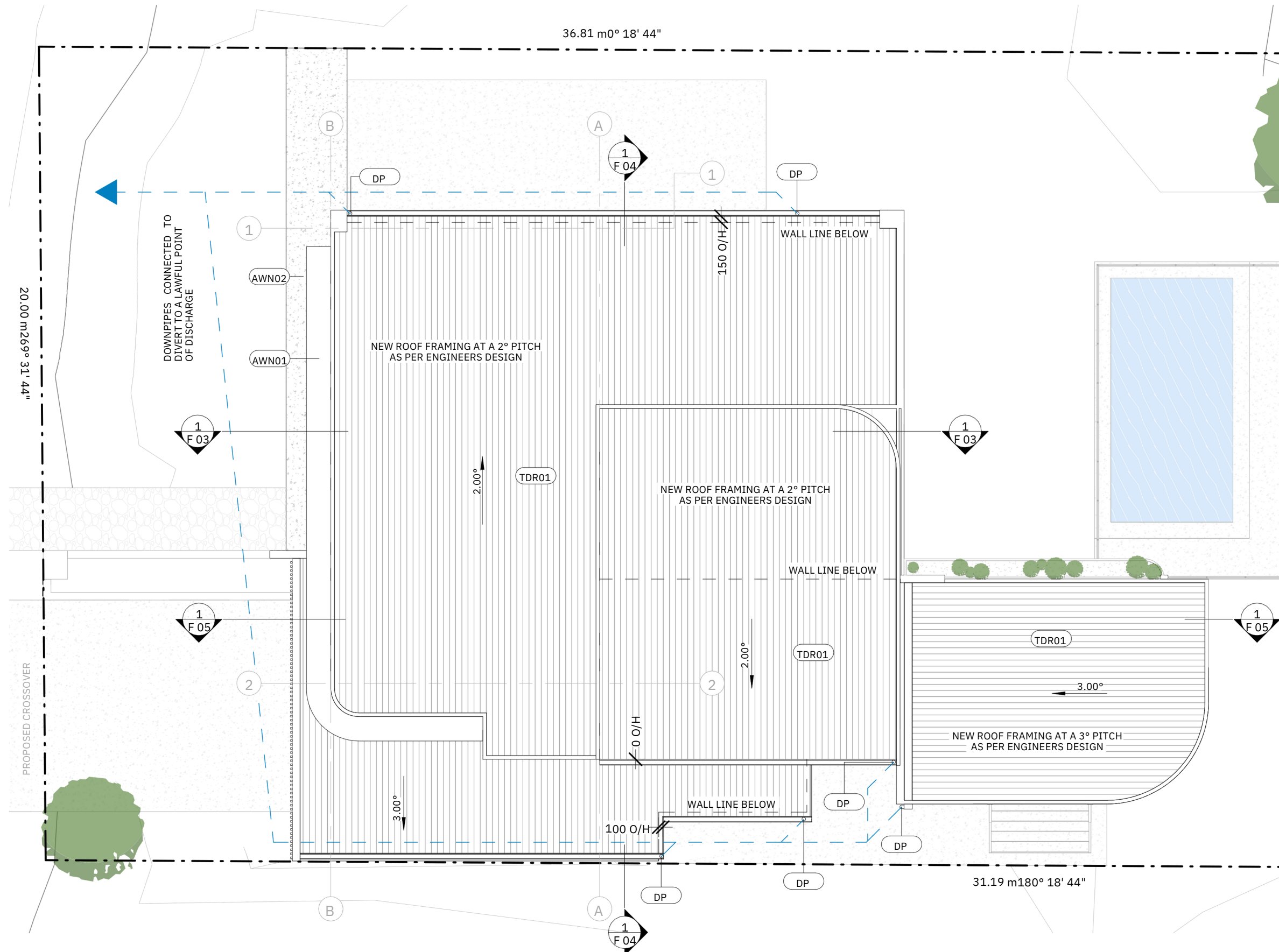
SCALE 1 : 100

1

WORKING PLANS - NOT FOR CONSTRUCTION

**Keynote Legend**

- AWN01
- AWN02
- DP DOWN PIPE
- TDR01 TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES



# ARCO HOUSE

EXAMPLE

EXAMPLE

## Roof Plan

E 04

4

ISSUE



| Issue | Description       | Date                          |
|-------|-------------------|-------------------------------|
| 1     | EXISTING PLANS    | 12-08-                        |
| 2     | CONCEPT PLANS     | 2022 30-                      |
| 3     | DEVELOPMENT PLANS | 08-2022                       |
| 4     | WORKING DRAWINGS  | 30-09-<br>2022 21-<br>10-2022 |

DOWNPIPE LOCATIONS ARE APPROXIMATE ONLY. ALL GUTTERS AND DOWNPIPES TO COMPLY WITH NCC AND/OR A HYDRAULIC ENGINEERS DETAILS

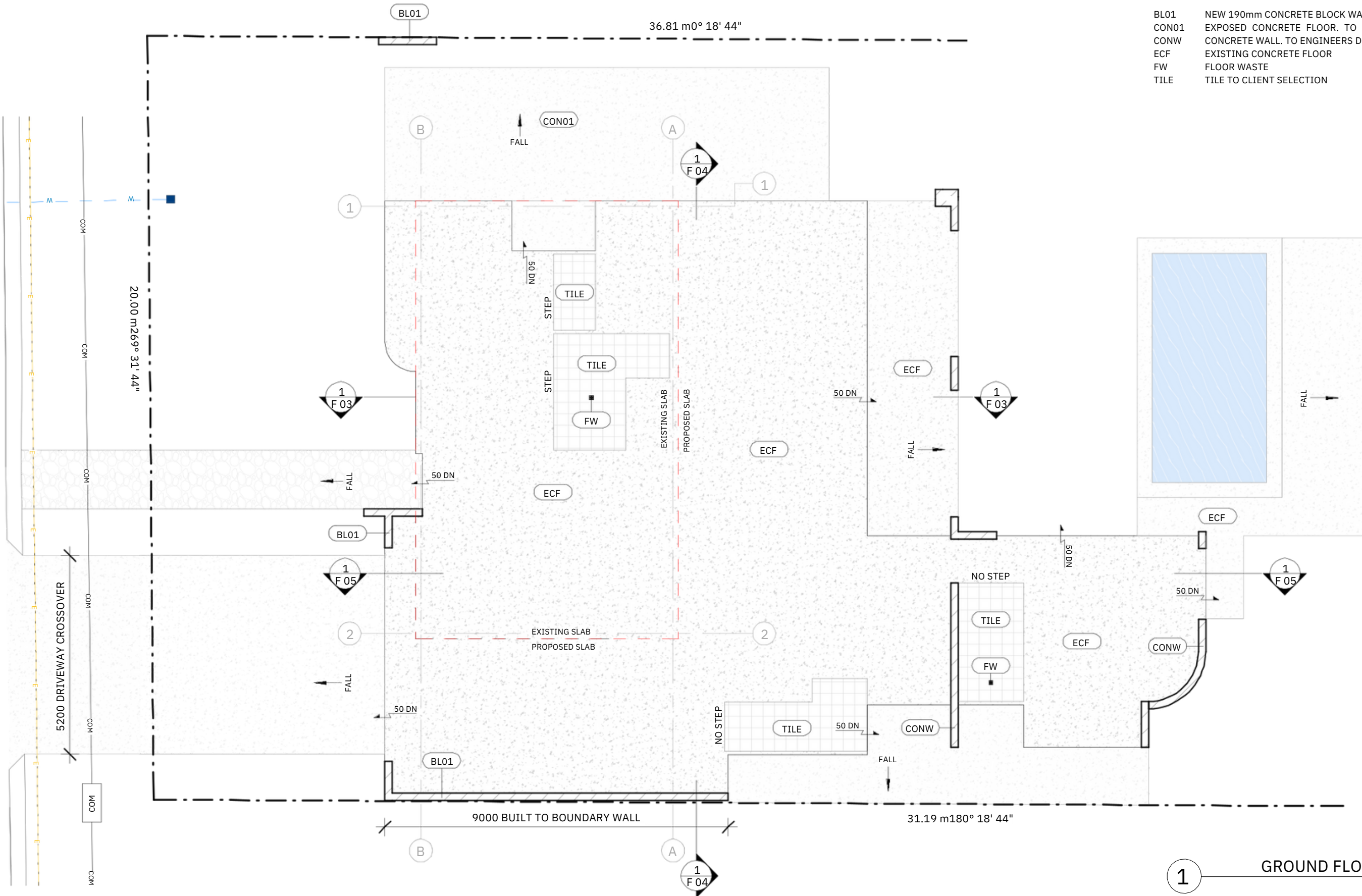
STORMWATER AND DRAINAGE SHALL BE DIRECTED TO A LEGAL POINT OF DISCHARGE AS ADVISED BY THE RELEVANT COUNCIL OR PRIVATE CONSULTANT.

REFER TO HYDRAULIC ENGINEER FOR GUTTER AND DOWNPIPE SIZES

**Keynote Legend**

- BL01 NEW 190mm CONCRETE BLOCK WALL
- CON01 EXPOSED CONCRETE FLOOR. TO ENGINEER DETAILS
- CONW CONCRETE WALL. TO ENGINEERS DETAILS
- ECF EXISTING CONCRETE FLOOR
- FW FLOOR WASTE
- TILE TILE TO CLIENT SELECTION

MACADAMIA STREET



**1** GROUND FLOOR SLAB PLAN  
SCALE 1 : 100

**ARCO HOUSE**

EXAMPLE  
EXAMPLE

Sheet Number **E 06**  
Project number LB 23-001  
Drawn by DA  
Checked by KD

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |

**Slab Plan**

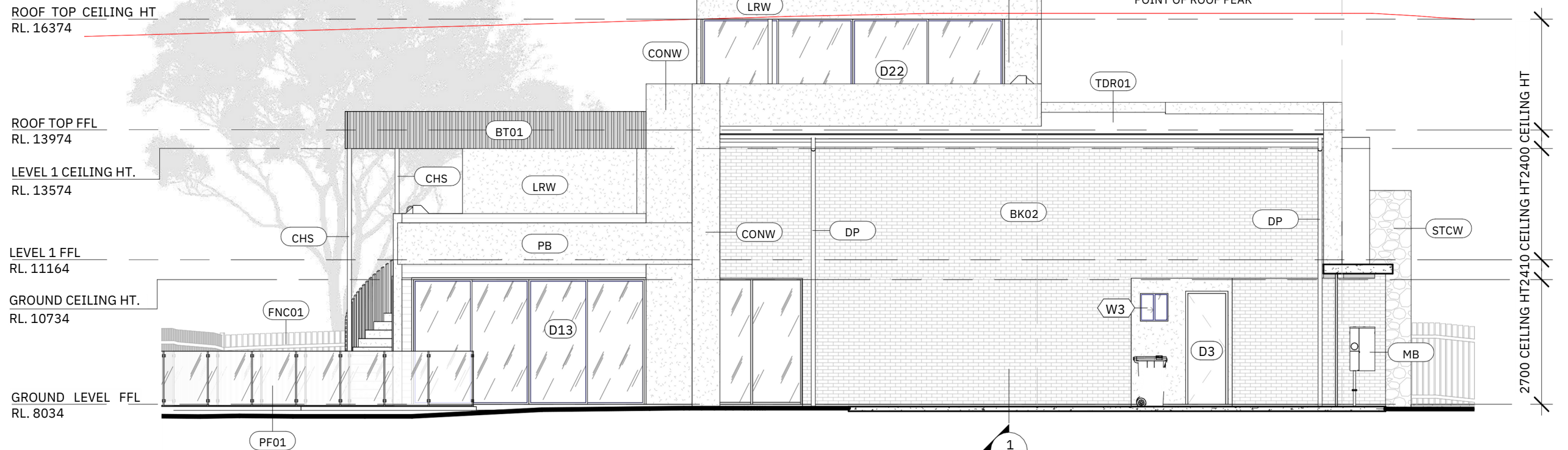
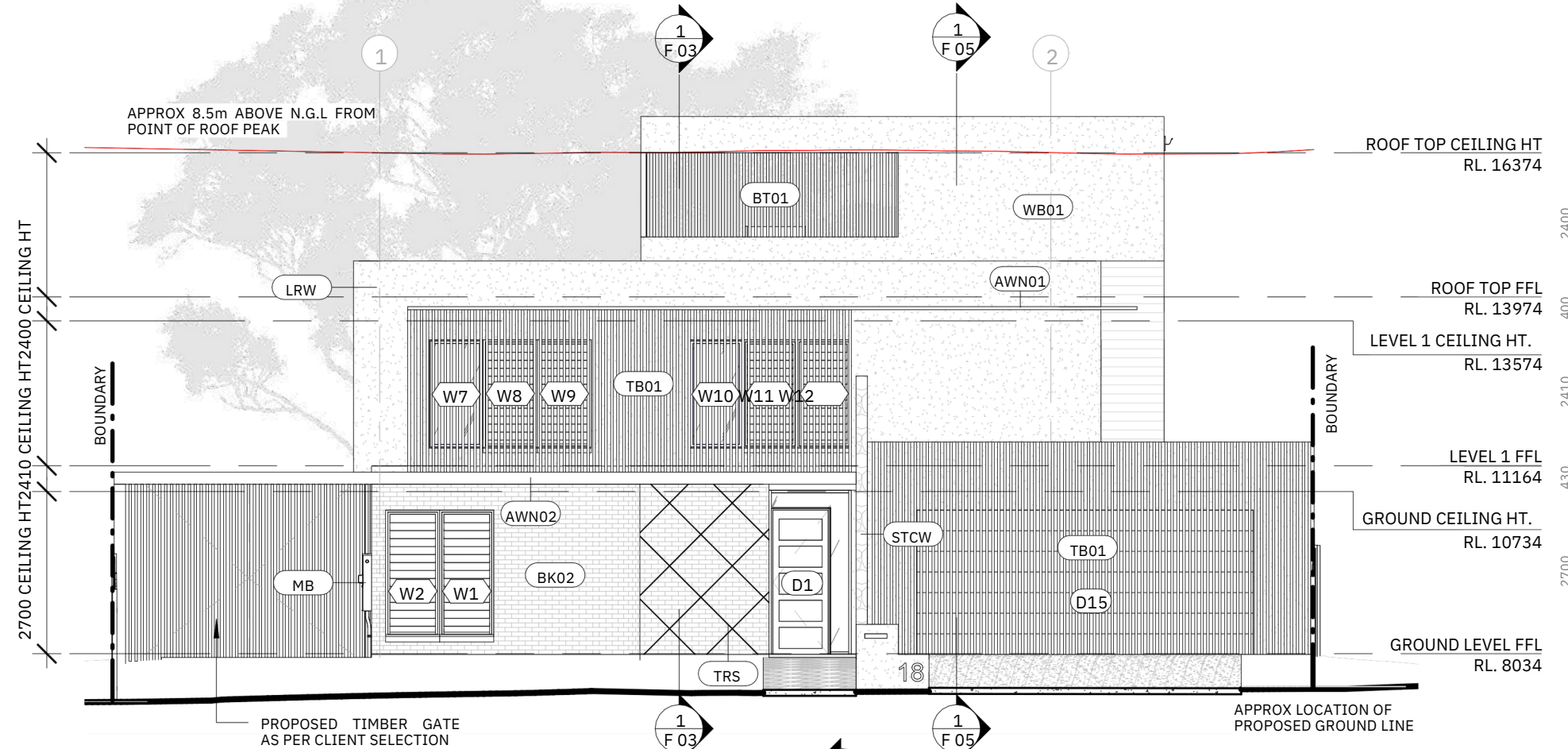
**4**  
ISSUE



**Keynote Legend**

- AWN01
- AWN02
- BK02 BRICK VENEER WALL
- BT01 42x42 POWDER COATED ALUMINIUM BATTENS SCREENING
- CHS CIRCULAR HOLLOW SECTION POST. TO ENGINEERS DETAILS
- CONW CONCRETE WALL. TO ENGINEERS DETAILS
- DP DOWN PIPE
- FNC01 TIMBER FENCE TO CLIENT SELECTION
- LRW NEW LIGHTWEIGHT WALL WITH RENDERED FINISH
- MB ELECTRICAL METER BOX
- PB PLANTER BOX TO CLIENT SELECTION
- PF01 NEW POOL FENCE MIN 1200HT
- STCW CONCRETE WALL WITH STONE CLAD FINISH OR SIMILAR
- TB01 42x42 TIMBER BATTENS SCREENING
- TDR01 TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES
- TRS TRELLIS TO CLIENT SELECTION
- WB01 NEW WEATHERBOARD OR SIMILAR

**1** FRONT ELEVATION  
SCALE 1 : 100



**2** LEFT-SIDE ELEVATION  
SCALE 1 : 100

**ARCO HOUSE**

EXAMPLE  
EXAMPLE

Sheet Number **F 01**  
Project number LB 23-001  
Drawn by DA  
Checked by KD

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |

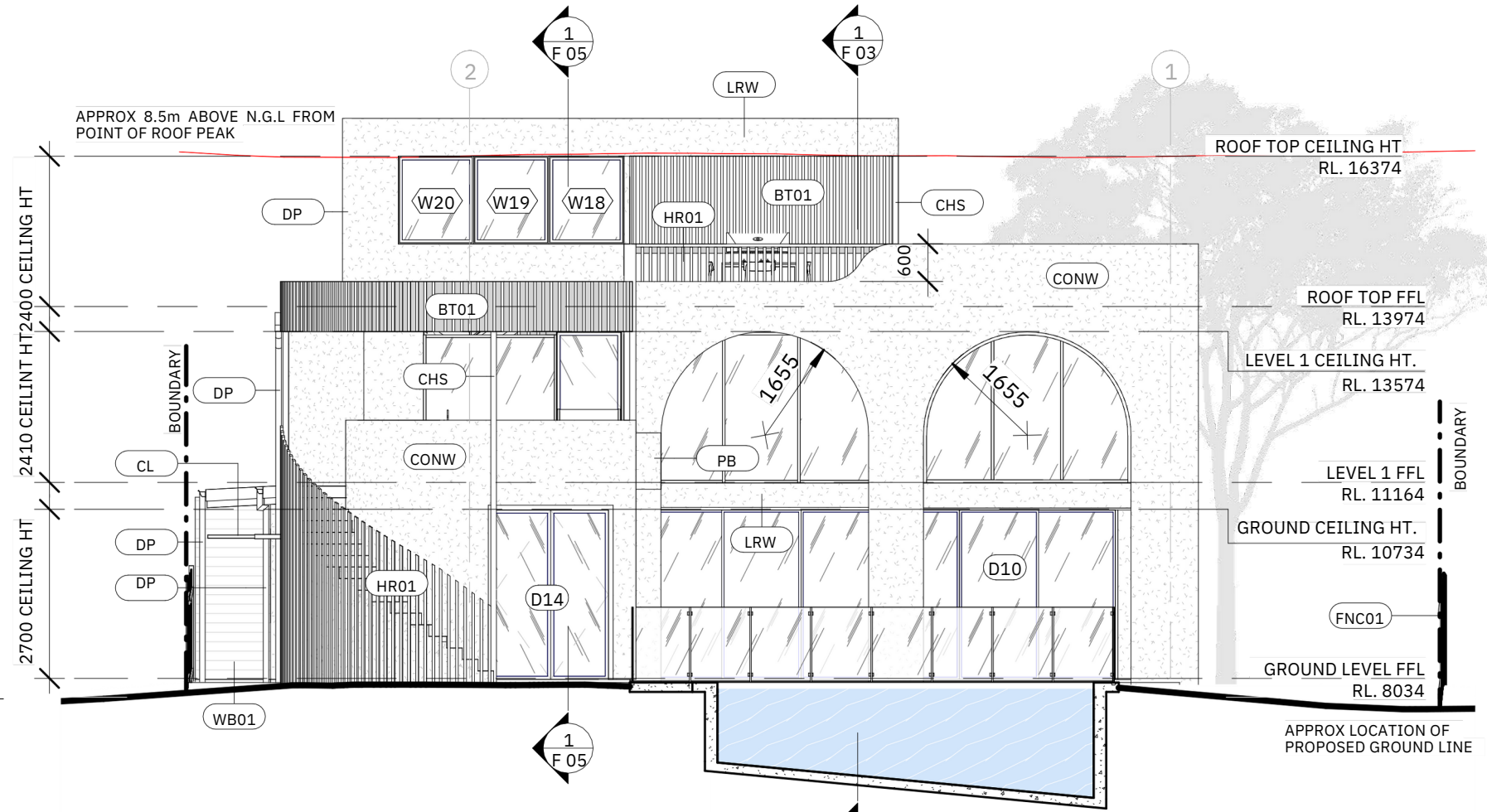
**Elevations**

**4**  
ISSUE



**Keynote Legend**

- AWN01 NEW 190mm CONCRETE BLOCK WALL
- BL01 42x42 POWDER COATED ALUMINIUM BATTENS SCREENING
- BT01 CIRCULAR HOLLOW SECTION POST. TO ENGINEERS DETAILS
- CHS CLOTHES LINE
- CONW CONCRETE WALL. TO ENGINEERS DETAILS
- DP DOWN PIPE
- FNC01 TIMBER FENCE TO CLIENT SELECTION
- HR01 HANDRAIL MIN 1000HT WITH MAX 125mm GAPS
- HWS HOT WATER SYSTEM
- LRW NEW LIGHTWEIGHT WALL WITH RENDERED FINISH
- PB PLANTER BOX TO CLIENT SELECTION
- PP POOL PUMP AND FILTER
- STCW CONCRETE WALL WITH STONE CLAD FINISH OR SIMILAR
- TDR01 TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES
- WB01 NEW WEATHERBOARD OR SIMILAR



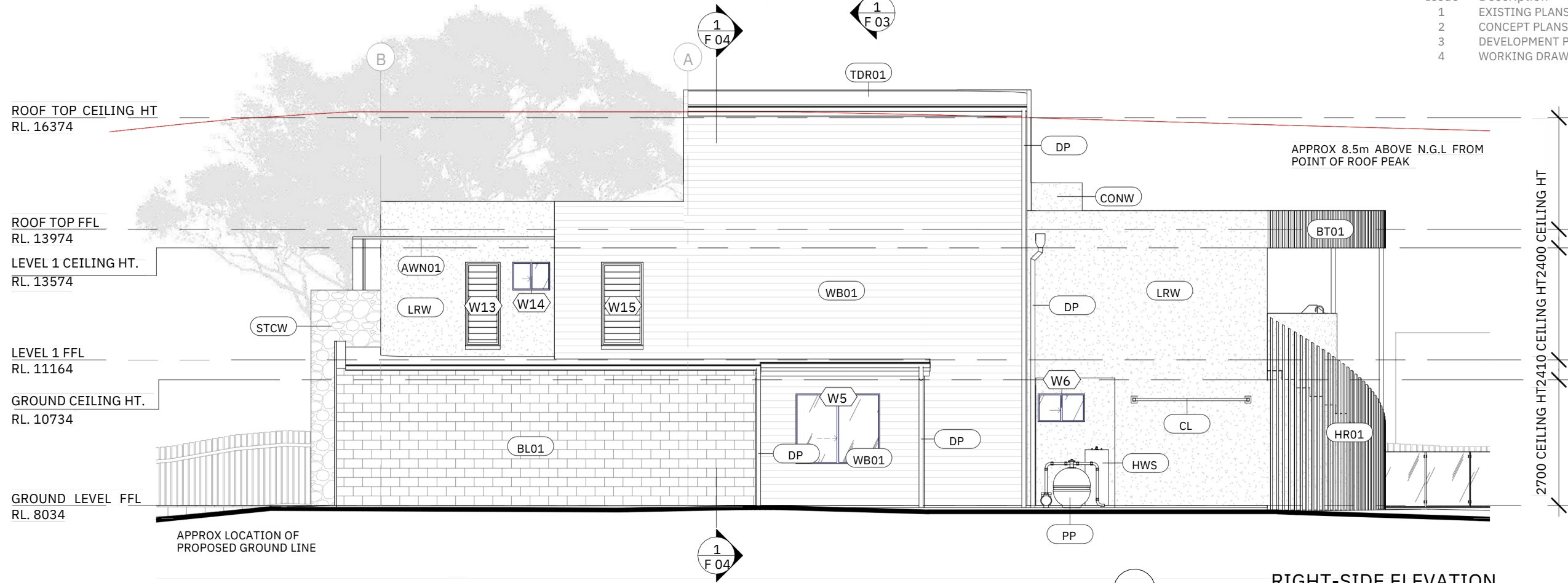
**REAR ELEVATION**  
SCALE 1 : 100

**ARCO HOUSE**  
EXAMPLE  
EXAMPLE

Elevations

F 02  
**4ISSUE**

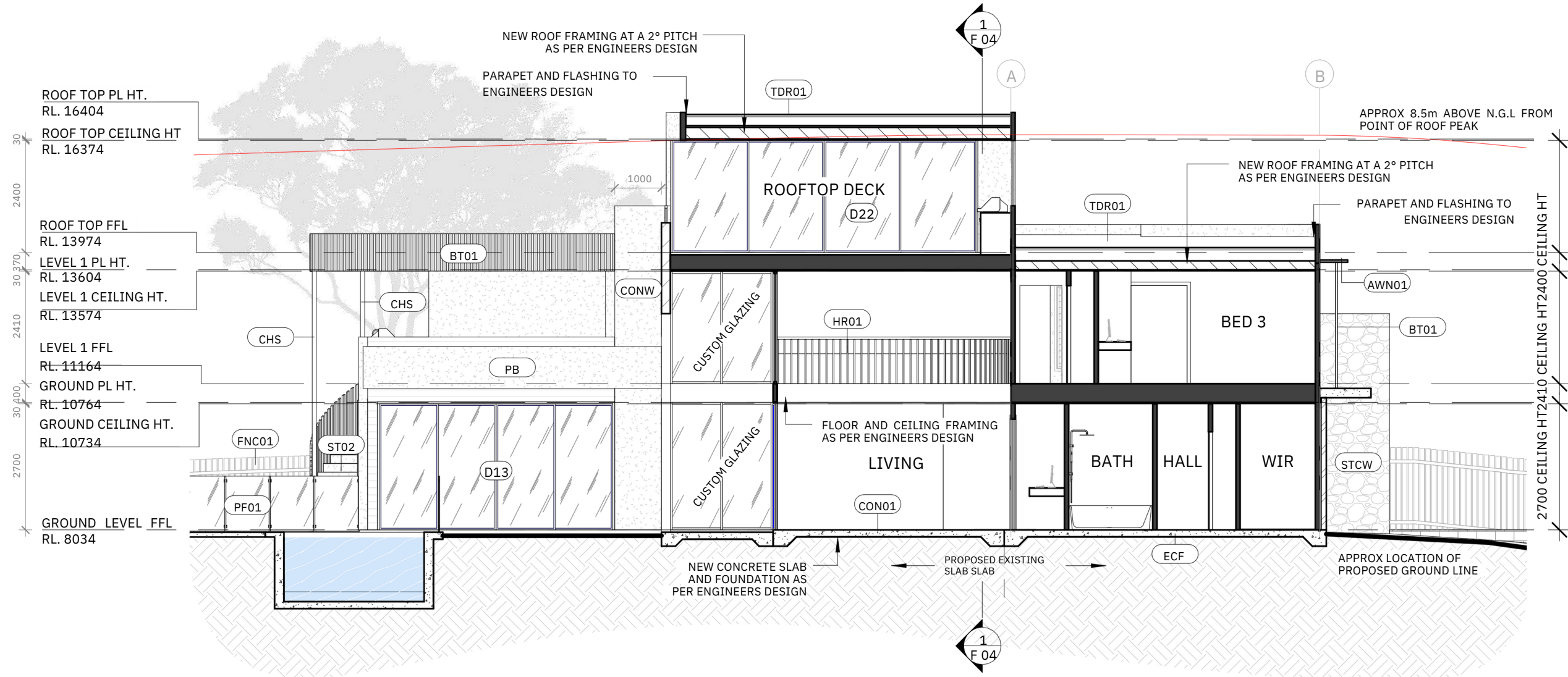
| Issue | Description       | Date                          |
|-------|-------------------|-------------------------------|
| 1     | EXISTING PLANS    | 12-08-                        |
| 2     | CONCEPT PLANS     | 2022 30-                      |
| 3     | DEVELOPMENT PLANS | 08-2022                       |
| 4     | WORKING DRAWINGS  | 30-09-<br>2022 21-<br>10-2022 |



**RIGHT-SIDE ELEVATION**  
SCALE 1 : 100

**Keynote Legend**

- AWN01 42x42 POWDER COATED ALUMINIUM BATTENS SCREENING
- BT01 CIRCULAR HOLLOW SECTION POST. TO ENGINEERS DETAILS
- CHS EXPOSED CONCRETE FLOOR. TO ENGINEER DETAILS
- CON01 CONCRETE WALL. TO ENGINEERS DETAILS
- CONW EXISTING CONCRETE FLOOR
- ECF TIMBER FENCE TO CLIENT SELECTION
- FNC01 HANDBRAIL MIN 1000HT WITH MAX 125mm GAPS
- HR01 PLANTER BOX TO CLIENT SELECTION
- PB NEW POOL FENCE MIN 1200HT
- PF01 CLOSED TREAD STAIRCASE MIN 240mm RUN AND MAX 190mm RISE
- ST02 CONCRETE WALL WITH STONE CLAD FINISH OR SIMILAR
- STCW TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES
- TDR01



**SECTION A-A**  
SCALE 1 : 100

**ARCO HOUSE**

EXAMPLE  
EXAMPLE

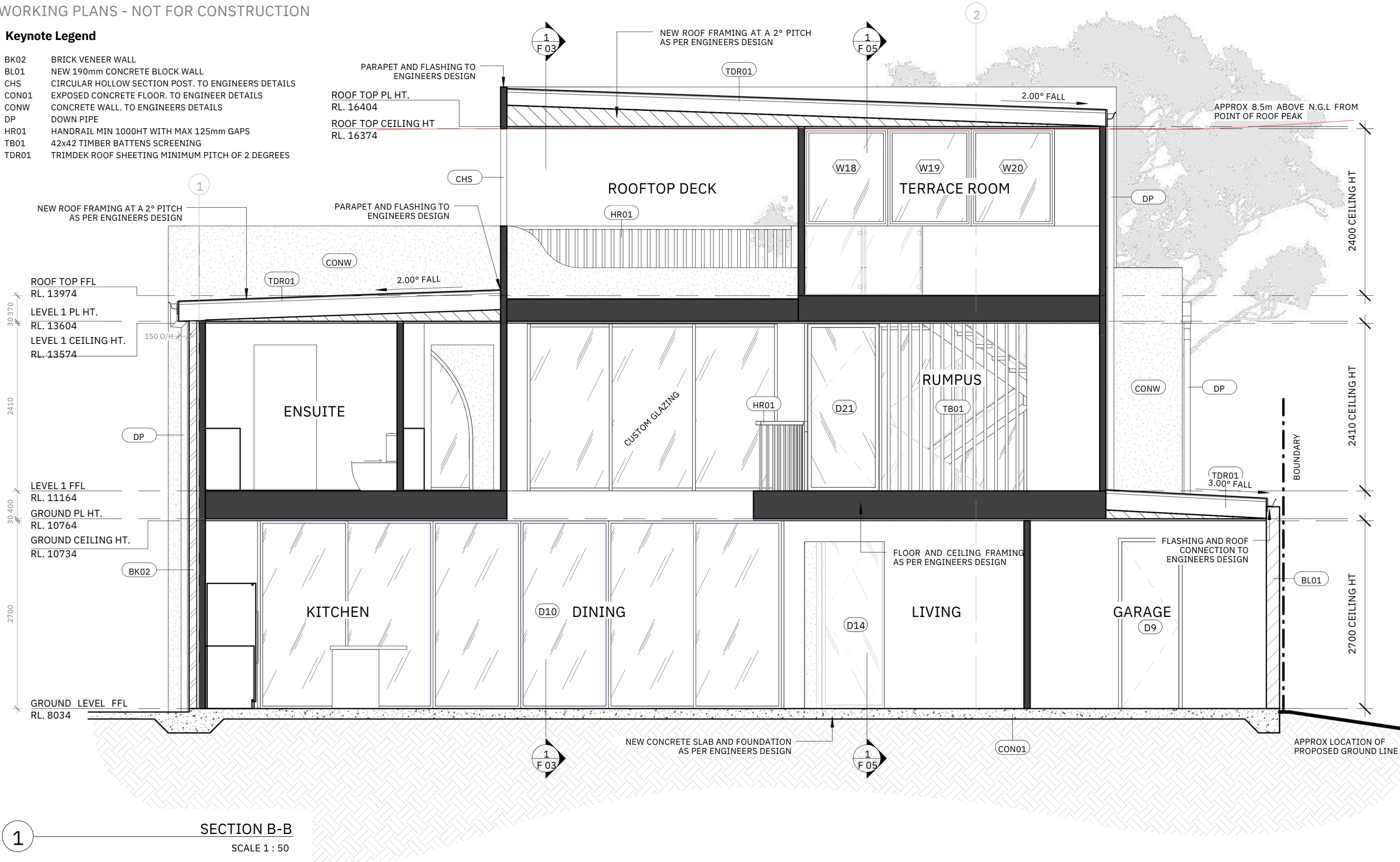
Sheet Number **F 03**  
Project number LB 23-001  
Drawn by DA  
Checked by KD

**Section A-A**

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |

**Keynote Legend**

- BK02 BRICK VENEER WALL
- BL01 NEW 190mm CONCRETE BLOCK WALL
- CHS CIRCULAR HOLLOW SECTION POST. TO ENGINEERS DETAILS
- CON01 EXPOSED CONCRETE FLOOR. TO ENGINEER DETAILS
- CONW CONCRETE WALL. TO ENGINEERS DETAILS
- DP DOWN PIPE
- HR01 HANDRAIL MIN 1000HT WITH MAX 125mm GAPS
- TB01 42x42 TIMBER BATTENS SCREENING
- TDR01 TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES



**SECTION B-B**  
SCALE 1 : 50

**ARCO HOUSE**

EXAMPLE  
EXAMPLE

Sheet Number **F 04**  
Project number LB 23-001  
Drawn by DA  
Checked by KD

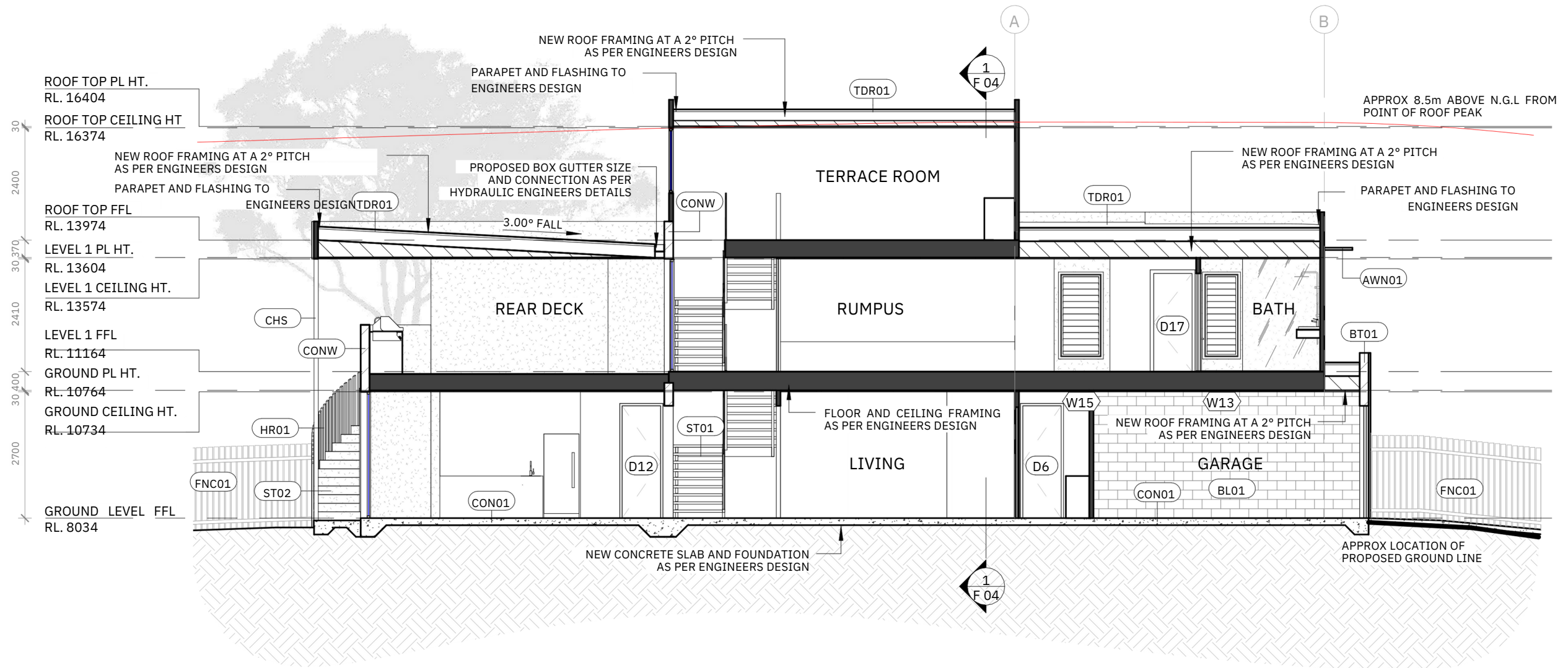
**Section B-B**

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |



**Keynote Legend**

- AWN01 NEW 190mm CONCRETE BLOCK WALL
- BL01 42x42 POWDER COATED ALUMINIUM BATTENS SCREENING
- BT01 CIRCULAR HOLLOW SECTION POST. TO ENGINEERS DETAILS
- CHS EXPOSED CONCRETE FLOOR. TO ENGINEER DETAILS
- CON01 CONCRETE WALL. TO ENGINEERS DETAILS
- CONW CONCRETE WALL. TO ENGINEERS DETAILS
- FNC01 TIMBER FENCE TO CLIENT SELECTION
- HR01 HANDRAIL MIN 1000HT WITH MAX 125mm GAPS
- ST01 OPEN TREAD STAIRCASE MIN 240mm RUN AND MAX 190mm RISE
- ST02 CLOSED TREAD STAIRCASE MIN 240mm RUN AND MAX 190mm RISE
- TDR01 TRIMDEK ROOF SHEETING MINIMUM PITCH OF 2 DEGREES



**1** SECTION C-C  
SCALE 1 : 100

**ARCO HOUSE**

EXAMPLE  
EXAMPLE

Sheet Number **F 05**  
Project number LB 23-001  
Drawn by DA  
Checked by KD

Section C-C  
Date

| Issue | Description      | Date            |
|-------|------------------|-----------------|
| 1     | EXISTING         | PLANS12-08-2022 |
| 2     | CONCEPT          | PLANS30-08-2022 |
| 3     | DEVELOPMENT      | PLANS30-09-2022 |
| 4     | WORKING DRAWINGS | 21-10-2022      |

### Ground Floor Areas

| Name                 | Area               |
|----------------------|--------------------|
| GROUND INTERNAL AREA | 231 m <sup>2</sup> |
| GROUND EXTERNAL AREA | 21 m <sup>2</sup>  |
| POOL AREA            | 54 m <sup>2</sup>  |

### Internal Areas

| Name                  | Area               |
|-----------------------|--------------------|
| GROUND INTERNAL AREA  | 231 m <sup>2</sup> |
| LEVEL 1 INTERNAL AREA | 151 m <sup>2</sup> |
| ROOFTOP INTERNAL AREA | 25 m <sup>2</sup>  |

### Level 1 Areas

| Name                  | Area               |
|-----------------------|--------------------|
| LEVEL 1 EXTERNAL AREA | 42 m <sup>2</sup>  |
| LEVEL 1 INTERNAL AREA | 151 m <sup>2</sup> |

### External Areas

| Name                  | Area              |
|-----------------------|-------------------|
| GROUND EXTERNAL AREA  | 21 m <sup>2</sup> |
| POOL AREA             | 54 m <sup>2</sup> |
| LEVEL 1 EXTERNAL AREA | 42 m <sup>2</sup> |
| ROOFTOP OUTDOOR AREA  | 32 m <sup>2</sup> |

### Rooftop Areas

| Name                  | Area              |
|-----------------------|-------------------|
| ROOFTOP OUTDOOR AREA  | 32 m <sup>2</sup> |
| ROOFTOP INTERNAL AREA | 25 m <sup>2</sup> |

# ARCO HOUSE

EXAMPLE

EXAMPLE

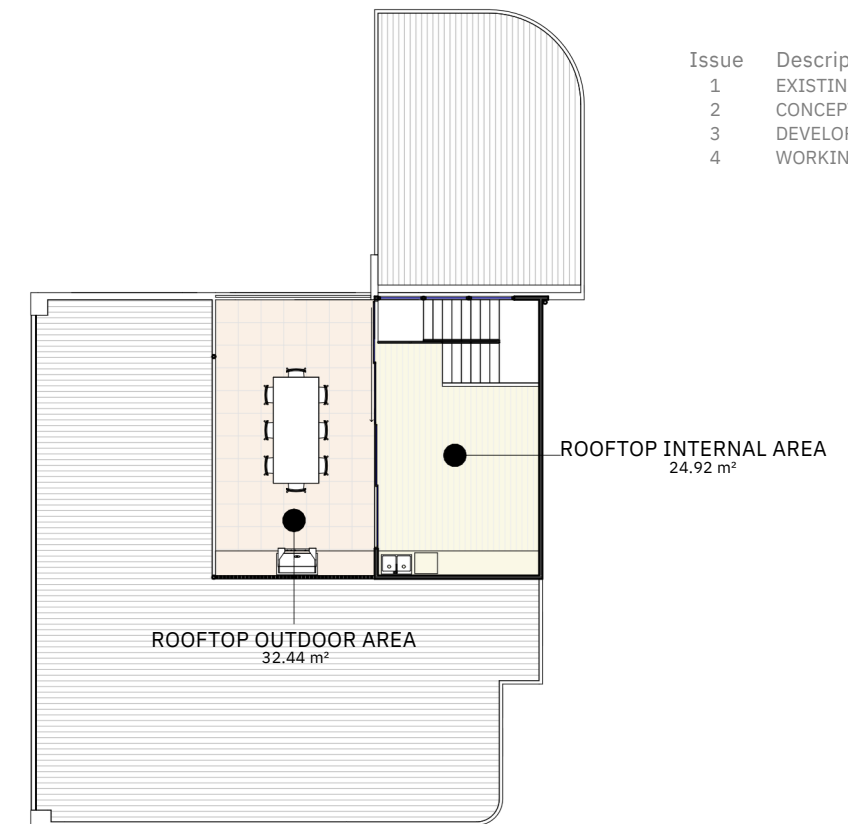
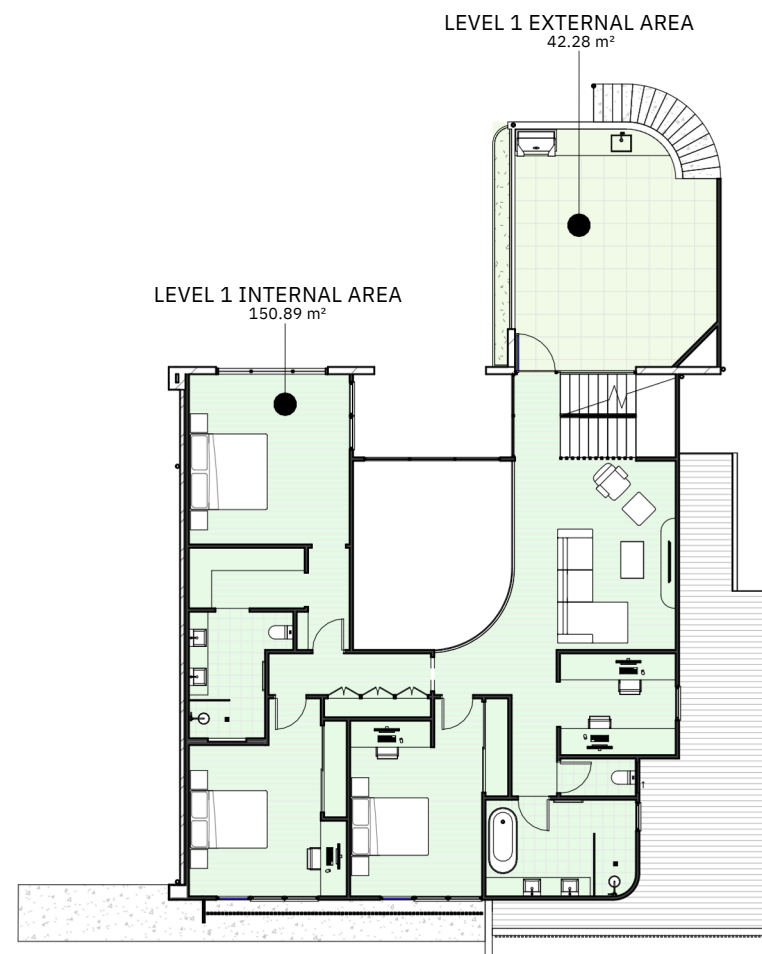
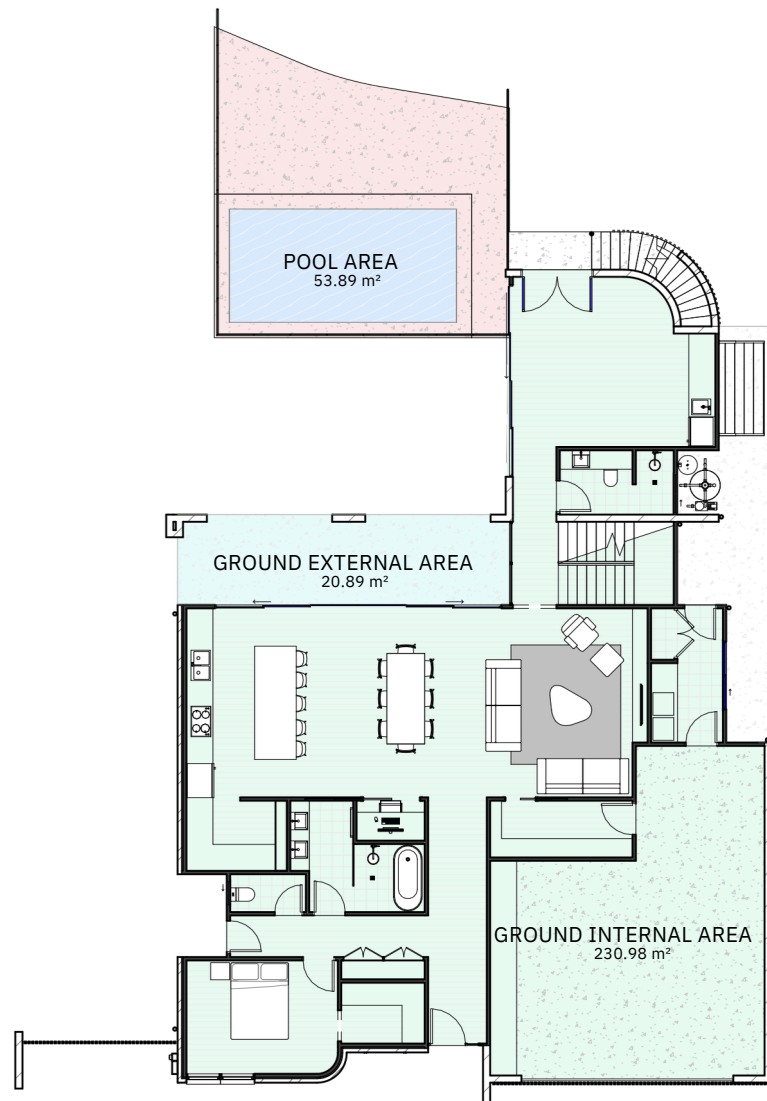
## Area Plan

G 01

# 4ISSUE



| Issue | Description       | Date                          |
|-------|-------------------|-------------------------------|
| 1     | EXISTING PLANS    | 12-08-                        |
| 2     | CONCEPT PLANS     | 2022 30-                      |
| 3     | DEVELOPMENT PLANS | 08-2022                       |
| 4     | WORKING DRAWINGS  | 30-09-<br>2022 21-<br>10-2022 |



1 GROUND LEVEL AREA PLAN  
SCALE 1 : 200

2 LEVEL 1 AREA PLAN  
SCALE 1 : 200

3 ROOF TOP AREA PLAN  
SCALE 1 : 200

**Window Schedule**

| Mark             | Type        | Height | Width | Head Height | Comments |
|------------------|-------------|--------|-------|-------------|----------|
| GROUND LEVEL FFL |             |        |       |             |          |
| W1               | Louvre      | 210    | 900   | 240         |          |
| W2               | Louvre      | 0      | 900   | 0           |          |
| W3               | Sliding x 2 | 210    | 600   | 240         |          |
| W5               | Sliding x 2 | 0      | 180   | 0           |          |
| W6               | Sliding x 2 | 600    | 0     | 240         |          |
|                  |             | 150    | 100   | 0           |          |
| LEVEL 1 FFL      |             |        |       |             |          |
| W7               | Fixed       | 0      | 0     | 240         |          |
| W8               | Louvre      | 0      | 90    | 210         |          |
| W9               | Louvre      | 0      | 0     | 240         |          |
| W9               | Louvre      | 180    | 90    | 210         |          |
| W10              | Fixed       | 0      | 0     | 0           |          |
| W11              | Louvre      | 180    | 90    | 210         |          |
| W12              | Louvre      | 0      | 0     | 0           |          |
| W13              | Louvre      | 180    | 90    | 210         |          |
| W14              | Sliding x 2 | 0      | 0     | 0           |          |
| W15              | Louvre      | 180    | 90    | 210         |          |
| W16              | Louvre      | 0      | 0     | 0           |          |
| W17              | Louvre      | 180    | 90    | 210         |          |
|                  |             | 0      | 0     | 0           |          |
| ROOF TOP FFL     |             |        |       |             |          |
| W18              | Fixed       | 180    | 75    | 210         |          |
| W18              | Fixed       | 240    | 120   | 240         |          |
| W19              | Fixed       | 600    | 80    | 210         |          |
| W20              | Fixed       | 180    | 120   | 240         |          |
|                  |             | 0      | 0     | 210         |          |
|                  |             | 240    | 120   | 240         |          |
|                  |             | 0      | 0     | 210         |          |
|                  |             | 0      | 90    | 210         |          |
|                  |             | 0      | 0     | 0           |          |

**Door Schedule**

| Mark             | Type                     | Height | Width | Comments |
|------------------|--------------------------|--------|-------|----------|
| GROUND LEVEL FFL |                          |        |       |          |
| D1               | Feature Swing            | 240    | 920   |          |
| D2               | Single Flush Door        | 0      | 820   |          |
| D3               | Single Flush Door        | 240    | 820   |          |
| D4               | Single Flush Door        | 0      | 820   |          |
| D5               | Single Flush Door        | 240    | 720   |          |
| D6               | Single Flush Door        | 0      | 820   |          |
| D7               | Cavity Sliding Door      | 240    | 152   |          |
| D8               | Cavity Sliding Door      | 0      | 0     |          |
| D9               | Single Flush Door        | 240    | 820   |          |
| D10              | Sliding - 6 Panel Centre | 0      | 820   |          |
| D11              | Single Flush Door        | 240    | 750   |          |
| D12              | Single Flush Door        | 0      | 0     |          |
| D13              | Sliding - 4 Panel Centre | 240    | 820   |          |
| D14              | Dual Glass Door          | 0      | 820   |          |
| D15              | Garage Door              | 240    | 500   |          |
|                  |                          | 0      | 0     |          |
| LEVEL 1 FFL      |                          |        |       |          |
| D16              | Single Flush Door        | 240    | 184   |          |
| D16              | Single Flush Door        | 210    | 820   |          |
| D17              | Single Flush Door        | 270    | 820   |          |
| D18              | Single Flush Door        | 210    | 820   |          |
| D19              | Single Flush Door        | 240    | 820   |          |
| D20              | Single Flush Door        | 210    | 820   |          |
| D21              | Single Glass             | 240    | 102   |          |
|                  |                          | 210    | 0     |          |
| ROOF TOP FFL     |                          |        |       |          |
| D22              | Sliding - 4 Panel Centre | 240    | 6500  |          |
|                  |                          | 270    |       |          |
|                  |                          | 240    |       |          |
|                  |                          | 240    |       |          |
|                  |                          | 0      |       |          |

**Door and Window Legend**

|     |                     |
|-----|---------------------|
| SW  | Sliding Window      |
| AW  | Awning Window       |
| DH  | Double Hung Window  |
| C   | Single Casement     |
| DC  | Double Casement     |
| TC  | Triple Casement     |
| LVR | Louvre Window       |
| FX  | Fixed Window        |
| SKY | Sky Light Window    |
| SD  | Sliding Door        |
| FD  | French Door         |
| BF  | BI-Folding Door     |
| PL  | Panel Lift Door     |
| CSD | Cavity Sliding Door |
| FSD | Face Sliding Door   |
| PV  | Pivot Door          |

**Door and Window Notes**

- All door and Window sizes are nominal only and can vary depending on the manufacturer / supplier. For exact sizing the client / builder should confirm all door and window sizes with the manufacturer / supplier prior to construction.
- Windows and doors to be flashed all around
- All windows and glazed doors must comply with the requirements of NCC Part 3.6 - Glazing
- Window frame material / finish is as per the clients specification if not already stated.
- All door and window glazing to be clear unless stated standard in plans or in the energy efficiency report.
- Glazing to meet minimum specifications as outlined in the energy efficiency report.
- Doors and windows to be installed as per the manufacturer's details and shall also be installed inline with the energy efficiency report's specifications around seals and thermal breaks.
- All window openings to comply with the NCC 3.9.2.6 - Protection of openable windows - bedrooms. This ensures specific windows with a maximum opening that a sphere of 125mm diameter can pass through is used where specifically outlined. Refer to figure 3.9.2.5 and figure 3.9.2.6
- All existing door and window size and locations are to be checked and verified on site prior to the commencement of any building work. Contractor to check and verify ALL window and door sizes prior to ordering. Any discrepancies to be reported.
- All design and construction methods and materials to be in accordance with: The National Construction Code (NCC), the Queensland Development Code (QDC), the building act 1975, current issues of Australian standards & manufacturer's specifications and installation details for materials and product used.

Door and Window  
Schedule H01 Issue  
Description Date

ARCO HOUSE

EXAMPLE  
EXAMPLE

Sheet Number  
Project number LB 23-001  
Drawn by DA  
Checked by DA

1  
2  
3  
4

EXISTING PLANS12-08-2022  
CONCEPT PLANS30-08-2022  
DEVELOPMENT PLANS30-09-2022  
WORKING DRAWINGS21-10-2022

4  
ISSUE





# ARCO HOUSE

EXAMPLE  
EXAMPLE

Sheet Number **J 01**  
 Project number LB 23-001  
 Drawn by DA  
 Checked by KD

## 3D Perspective View

| Issue Description Date |                             |
|------------------------|-----------------------------|
| 1                      | EXISTING PLANS12-08-2022    |
| 2                      | CONCEPT PLANS30-08-2022     |
| 3                      | DEVELOPMENT PLANS30-09-2022 |
| 4                      | WORKING DRAWINGS21-10-2022  |

# 4

ISSUE