SITE DETAILS	
STREET ADDRESS:	325 POI POI ST, BAMAGA, QLD, 4876
R.P DESCRIPTION:	LOT 325 ON SP273361
LOCAL AUTHORITY:	NORTH PENINSULA AREA REGIONAL COUNCIL
SITE AREA:	925 m²

FLOOR PLAN B1

CONSTRUCT TO WIND CLASSIFICATION C2

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phone: 07 4091 3367
web: www.bakerbuildingcert.com.au
address: 5/154 Robert Street, Atherton
postal: PO Box 1063, Tolga 4882

00006982

Clayton Baker

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KEY — SITE EXISTING

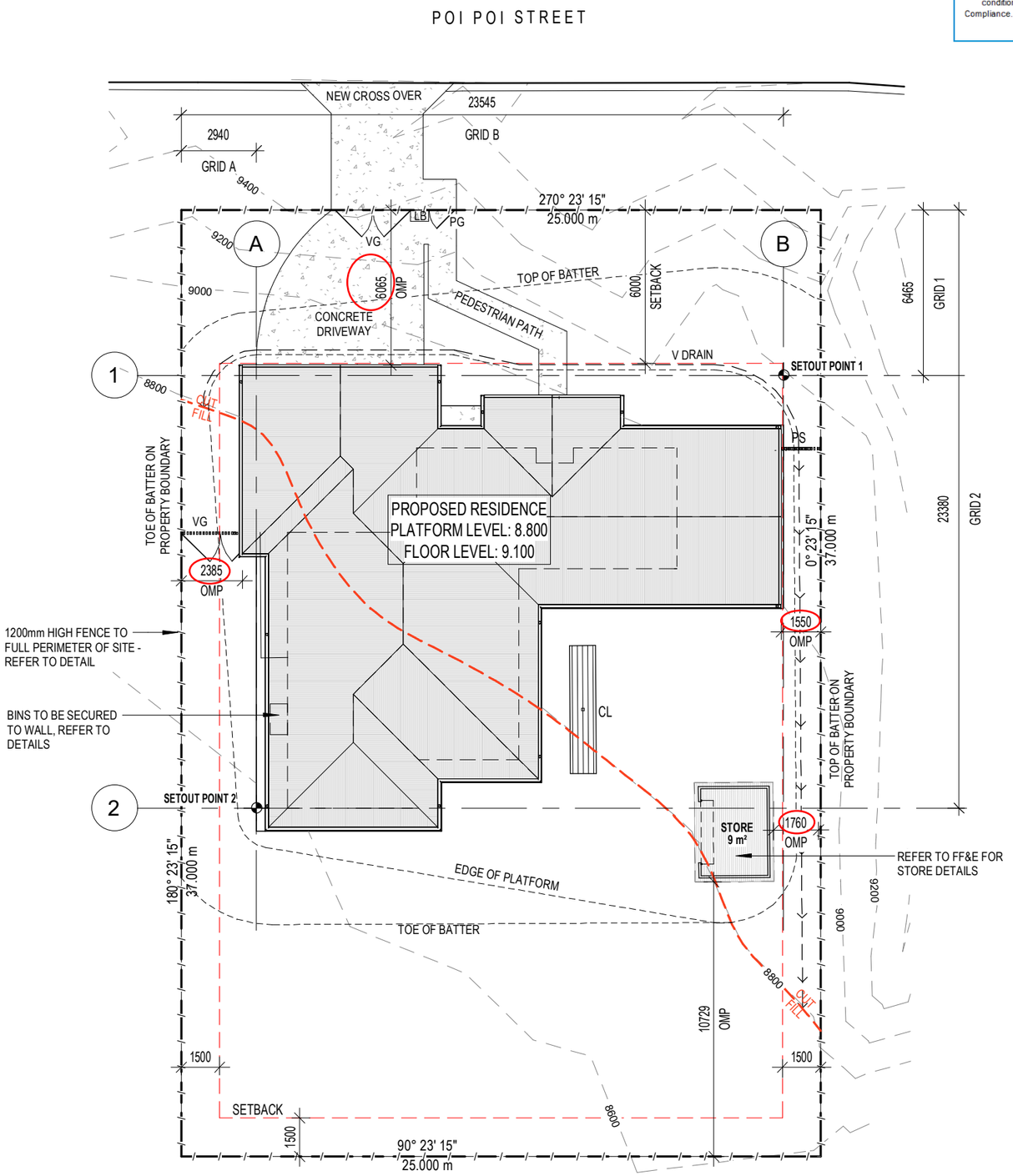
SYMBOL	DESCRIPTION
LB	LETTER BOX
VG	VEHICLE GATE
PG	PEDESTRIAN GATE
⊕	SLAB SETOUT POINT
CL	CLOTHES LINE
PS	PRIVACY SCREEN

AREA SCHEDULE	
NAME	AREA
CARPORT	37 m²
OUTDOOR LIVING	25 m²
PORCH	12 m²
PROPOSED FLOOR AREA	131 m²
WALKWAY	9 m²
GRAND TOTAL	213 m²

SITE EARTHWORKS & LANDSCAPE:
APPROX 25 cu.m. CUT 25 cu.m. FILL - BALANCED

BULK EARTHWORKS QUANTITIES ARE BASED ON BULK CUT AND TIGHT FILL VOLUMES.
THESE QUANTITIES ARE NOT GUARANTEED. THEY ARE PROVIDED FOR GUIDANCE ONLY.

BATTERS ARE PREFERRED AT 1:10 AND SHALL NOT EXCEED 1:4 IN ANY CIRCUMSTANCE.
THE PROVISION AND PLACEMENT OF 100mm OF TOPSOIL ACROSS THE PLATFORM AND BATTERS IS REQUIRED.
FINAL TRIM TO LOCAL GRADIENTS AND V-DRAINS IS TO BE COMPLETED TO ENSURE THAT NO PONDING OCCURS ON SITE PRIOR TO THE LAYING OF TURF.
TURF IS TO BE PROVIDED BY THE CONTRACTOR TO THE FULL EXTENT OF THE FRONT YARD AND TO THE EXTENT OF DISTURBED AREA INCLUSIVE OF THE BATTER TO THE REAR OF THE PROPERTY.



SITE PLAN
1 : 200

0 1m 2m 4m 6m 8m 10m
1:200

Struxi design

STRUXI DESIGN PTY LTD
p | 07 4638 4658 abn | 23115458958
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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	30.05.2024
B	PRE TENDER ISSUE	28.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION
PROJECT NAME: COMMUNITY HOUSING
STREET ADDRESS: 325 POI POI ST, BAMAGA, QLD, 4876
REAL PROPERTY DESCRIPTION: LOT 325 ON SP273361
CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: SITE PLAN

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 4:04:43 PM
SCALE	As indicated

AUTHORISATION: THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNERS SIGNATURE BELOW

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DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	SBE-002	C

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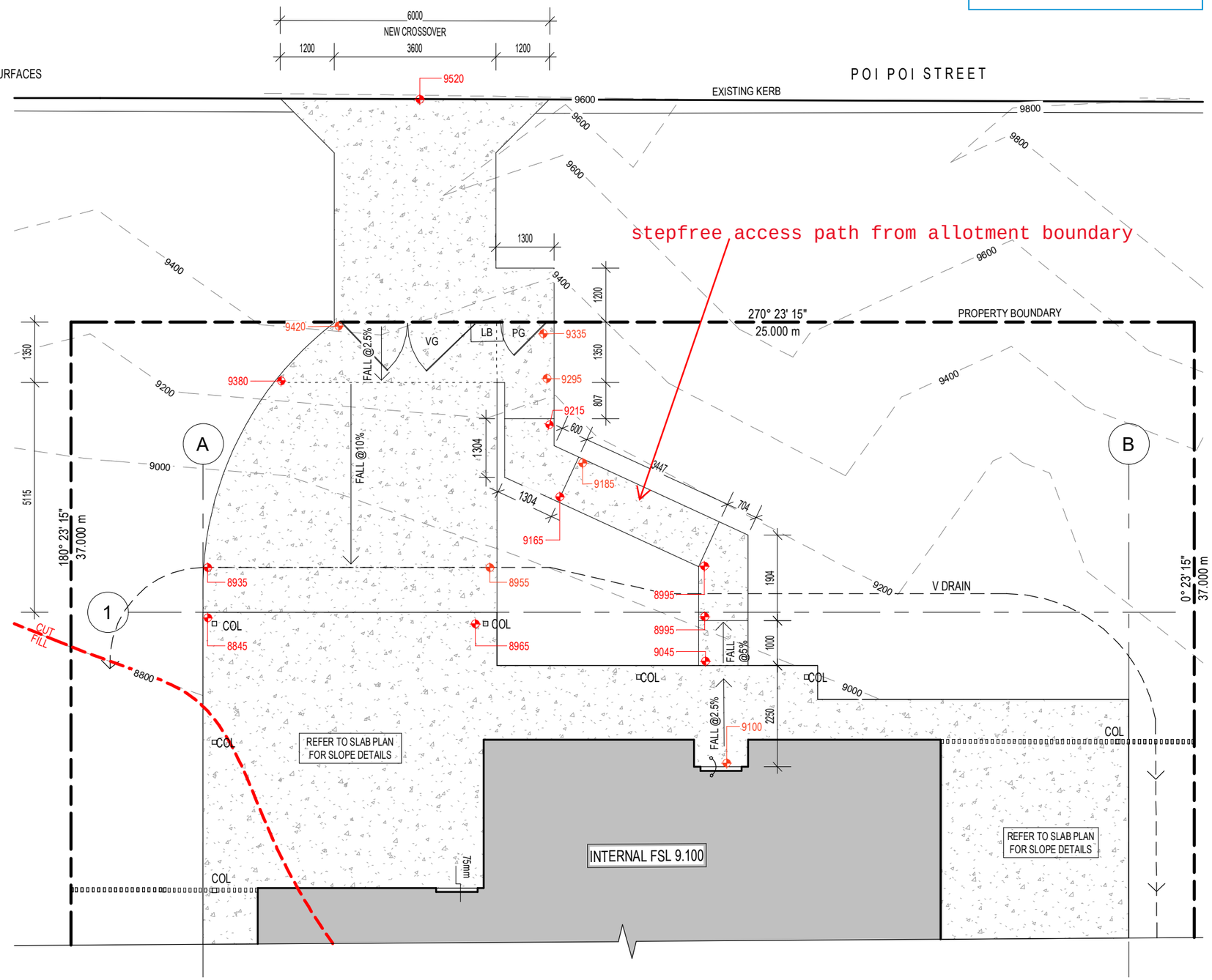
KEY	SITE WORKS
SYMBOL	DESCRIPTION
LB	LETTER BOX
VG	VEHICLE GATE
PG	PEDESTRIAN GATE
	FLUSH TRANSITION TO ADJACENT SURFACES
COL	COLUMN
FSL	FINSIHED SLAB LEVEL
→	FALL DIRECTION



SITE WORKS

1 : 100

0 1m 2m 3m 4m 5m

1:100

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Clayton Baker

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
A	TENDER ISSUE	30.05.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: 325 POI POI ST, BAMAGA, QLD, 4876

REAL PROPERTY DESCRIPTION: LOT 325 ON SP273361

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: SITE WORKS

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 4:04:46 PM
SCALE	1 : 100

AUTHORISATION: THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNERS SIGNATURE BELOW

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DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	SBE-003	A

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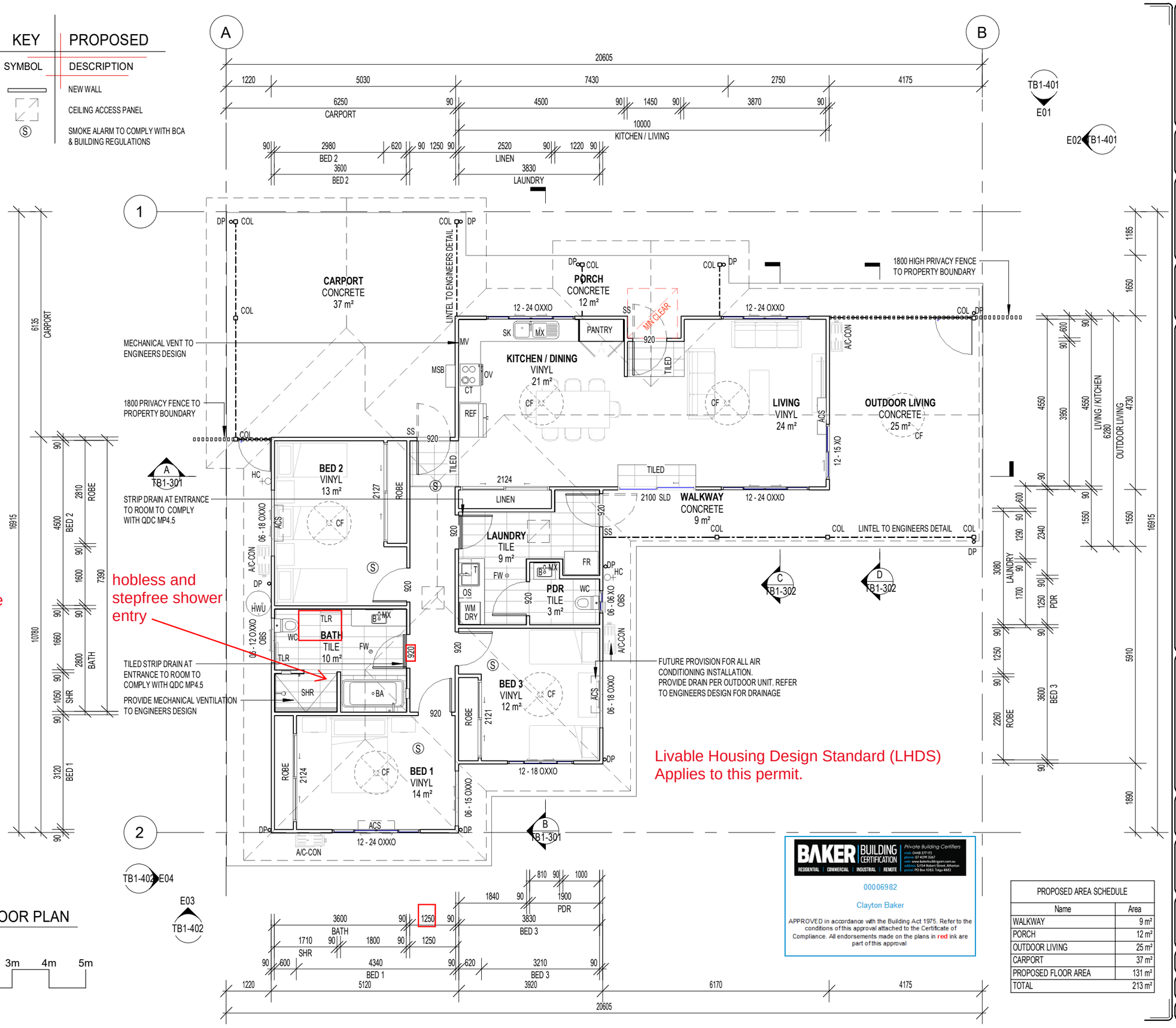
ABBREVIATION LEGEND	
TAG	DESCRIPTION
A/C-CON	AIR CONDITIONING CONDENSER UNIT
ACS	AIR-CONDITIONER SPLIT SYSTEM
B	BASIN
BA	BATH
CF	CEILING FAN
COL	COLUMN TO ENGINEER'S DESIGN
CT	COOK TOP
DP	DOWNPIPE
DRY	DRYER
FR	FRIDGE/FREEZER
FW	FLOOR WASTE
HC	HOSE COCK
HWU	HOT WATER UNIT
MSB	MAIN SWITCHBOARD
MV	MECHANICAL VENT
MX	TAP MIXER
OS	OPEN SHELVES
OV	OVEN
REF	REFRIGERATOR
SHR	SHOWER
SK	SINK
SLD	SLIDING DOOR
SS	SECURITY SCREEN
T	LAUNDRY TUB
TLR	TOWEL RAIL
WC	TOILET
WM	WASHING MACHINE

KEY	PROPOSED
SYMBOL	DESCRIPTION
	NEW WALL
	CEILING ACCESS PANEL
(S)	SMOKE ALARM TO COMPLY WITH BCA & BUILDING REGULATIONS

A durable notice must be permanently fixed to the building in a prominent location, such as in a meter box or the like stating the methods of termite management



Livable Housing Design Standard (LHDS) Applies to this permit.

PROPOSED FLOOR PLAN

1 : 100

0 1m 2m 3m 4m 5m

1:100

PROPOSED AREA SCHEDULE	
Name	Area
WALKWAY	9 m²
PORCH	12 m²
OUTDOOR LIVING	25 m²
CARPORT	37 m²
PROPOSED FLOOR AREA	131 m²
TOTAL	213 m²

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Clayton Baker

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005 MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: FLOOR PLAN

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:01 PM
SCALE	1 : 100

AUTHORISATION: THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNERS SIGNATURE BELOW

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DWG

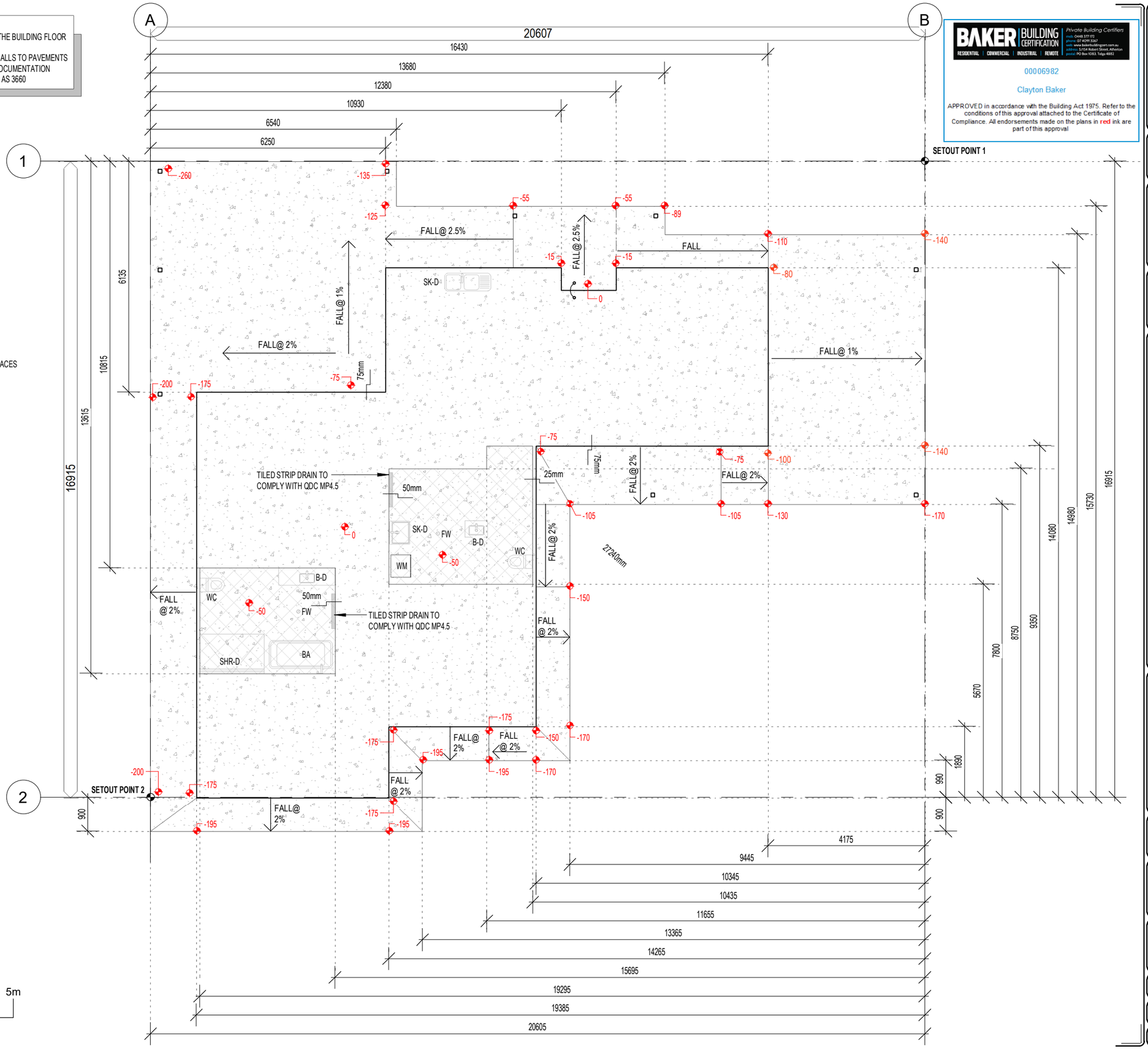
PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-101	C

STRUXI DESIGN PTY LTD

SLAB LAYOUT NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE BUILDING FLOOR PLAN AND SITE SPECIFIC LOCALITY & SITE PLAN
- REFER SITE WORKS PLAN FOR EXTERNAL STEPS & FALLS TO PAVEMENTS
- ALL SLABS & FOOTINGS TO ENGINEER'S DESIGN & DOCUMENTATION
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660

KEY SYMBOL	SLAB DESCRIPTION
B-D	BASIN DRAIN
FW	FLOOR WASTE DRAIN
SHR-D	SHOWER DRAIN
SK-D	SINK DRAIN
WM	WASHING MACHINE
	STEP DOWN IN SLAB SURFACE LEVEL
	FALL DIRECTION IN SLAB SURFACE
	SETOUT POINT
	FLUSH TRANSITION TO ADJACENT SURFACES



SLAB SETOUT PLAN

1 : 100

0 1m 2m 3m 4m 5m

1:100

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS
OPTION B1

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
SLAB SETOUT

SHEET DETAIL	
AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:06 PM
SCALE	1 : 100

AUTHORISATION
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DWG	PROJECT NO.	PHASE	SHEET NO.	ISSUE
	232057	WD	TB1-102	C

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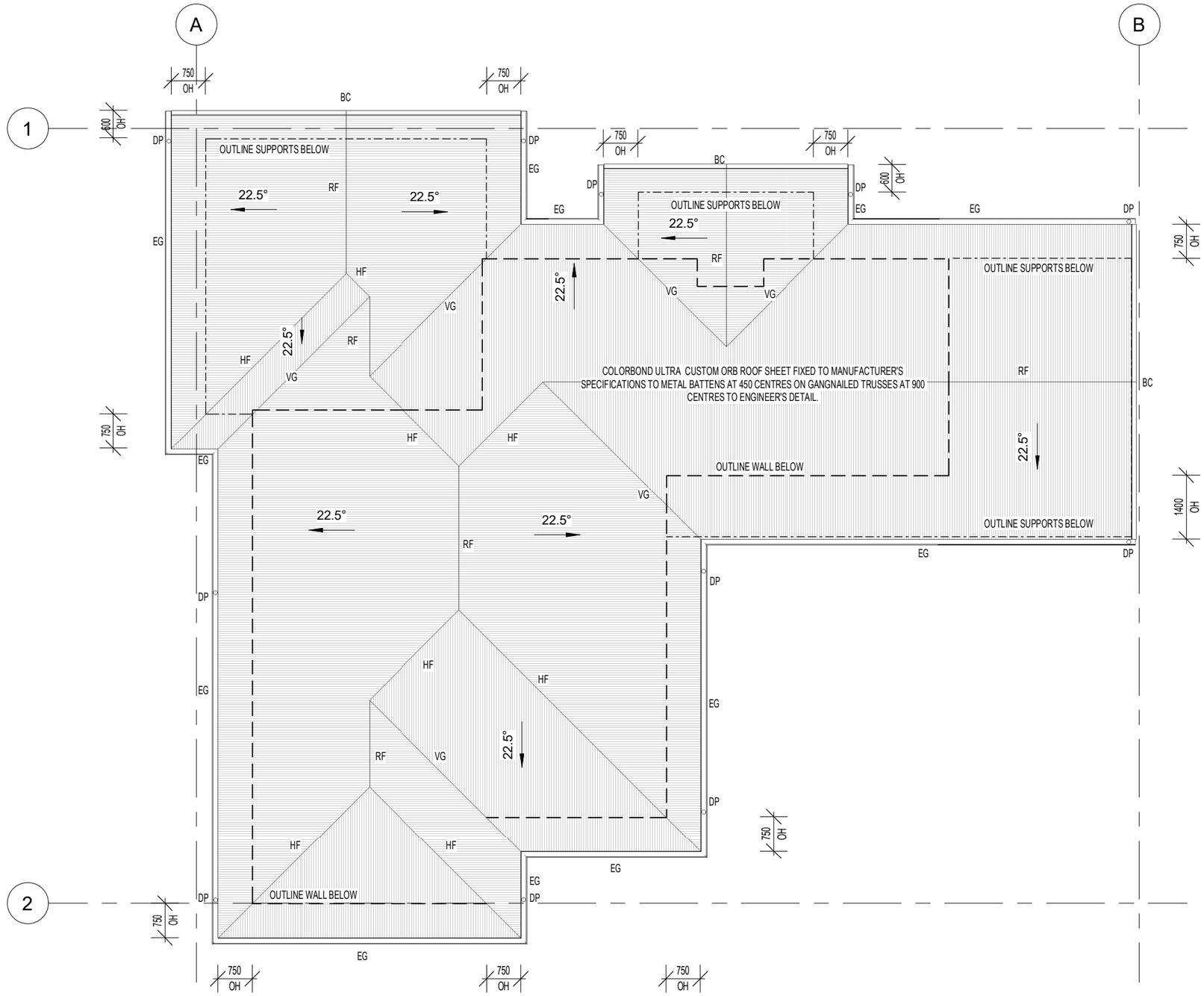
KEY | ROOF PLAN

SYMBOL	DESCRIPTION
DP	DOWNPIPE
EG	EAVES GUTTER
BC	BARGE CAPPING - COLORBOND ULTRA
RF	RIDGE FLASHING - COLORBOND ULTRA
HF	HIP FLASHING - COLORBOND ULTRA
VG	VALLEY GUTTER
— — —	OUTSIDE FACE OF WALL LINE BELOW
	METAL ROOF SHEETING - COLORBOND ULTRA
PITCH°	ROOF PITCH
	DIRECTION OF GUTTER FALL



ROOF PLAN

1 : 100

0 1m 2m 3m 4m 5m

1:100

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: ROOF PLAN

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:11 PM
SCALE	1 : 100

AUTHORISATION: THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNERS SIGNATURE BELOW

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-103	C

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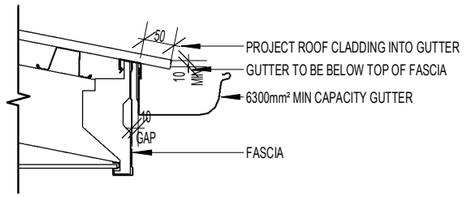
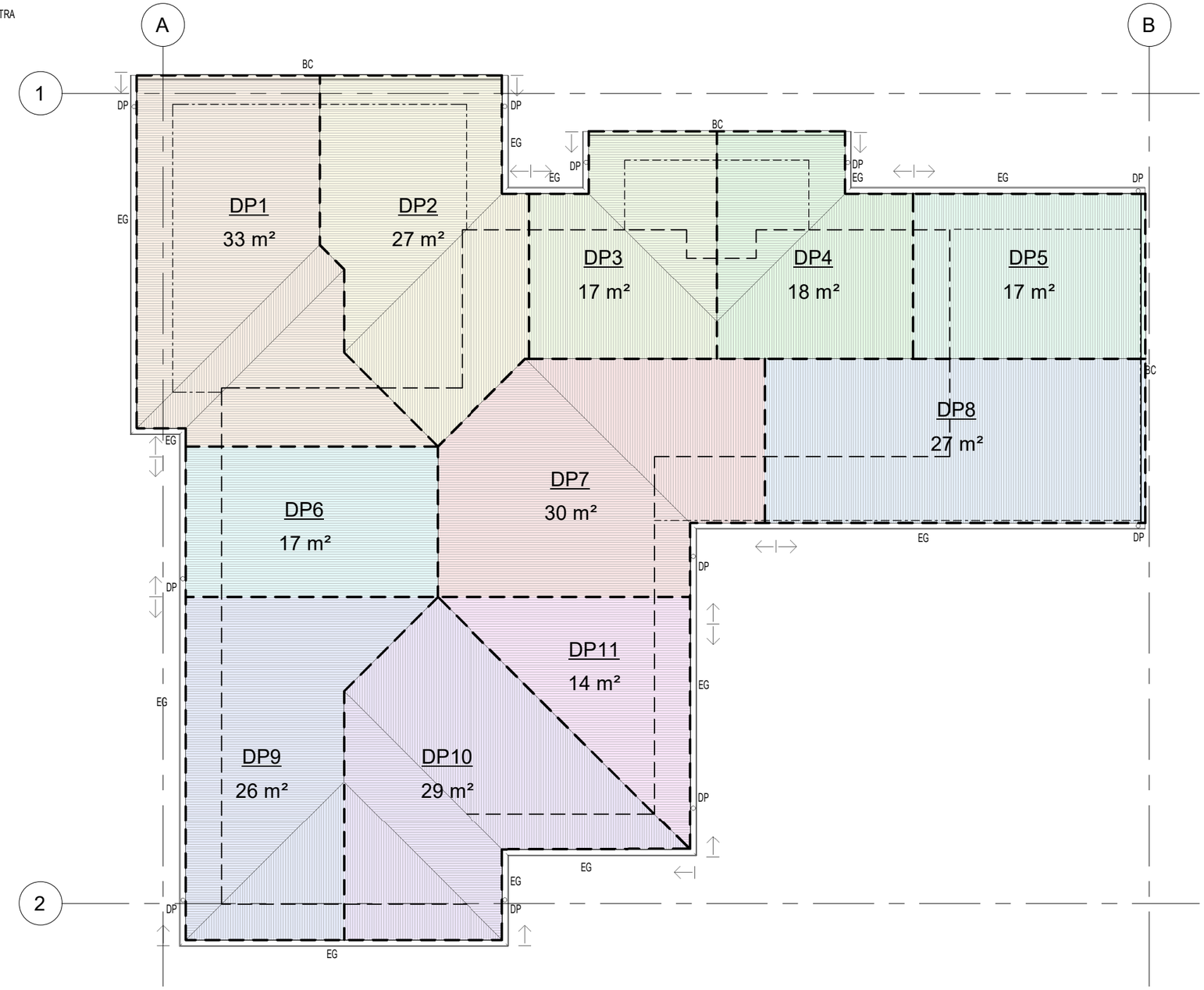
KEY	ROOF
SYMBOL	DESCRIPTION
DP	DOWNPIPE
EG	EAVES GUTTER
BC	BARGE CAPPING - COLORBOND ULTRA
— — —	OUTSIDE FACE OF WALL LINE BELOW
	METAL ROOF SHEETING - COLORBOND ULTRA
← |	DIRECTION OF GUTTER FALL





ROOF DRAINAGE PLAN

1 : 100

0 1m 2m 3m 4m 5m

1:100

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS
OPTION B1

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
ROOF DRAINAGE PLAN

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:16 PM
SCALE	As indicated

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-104	C

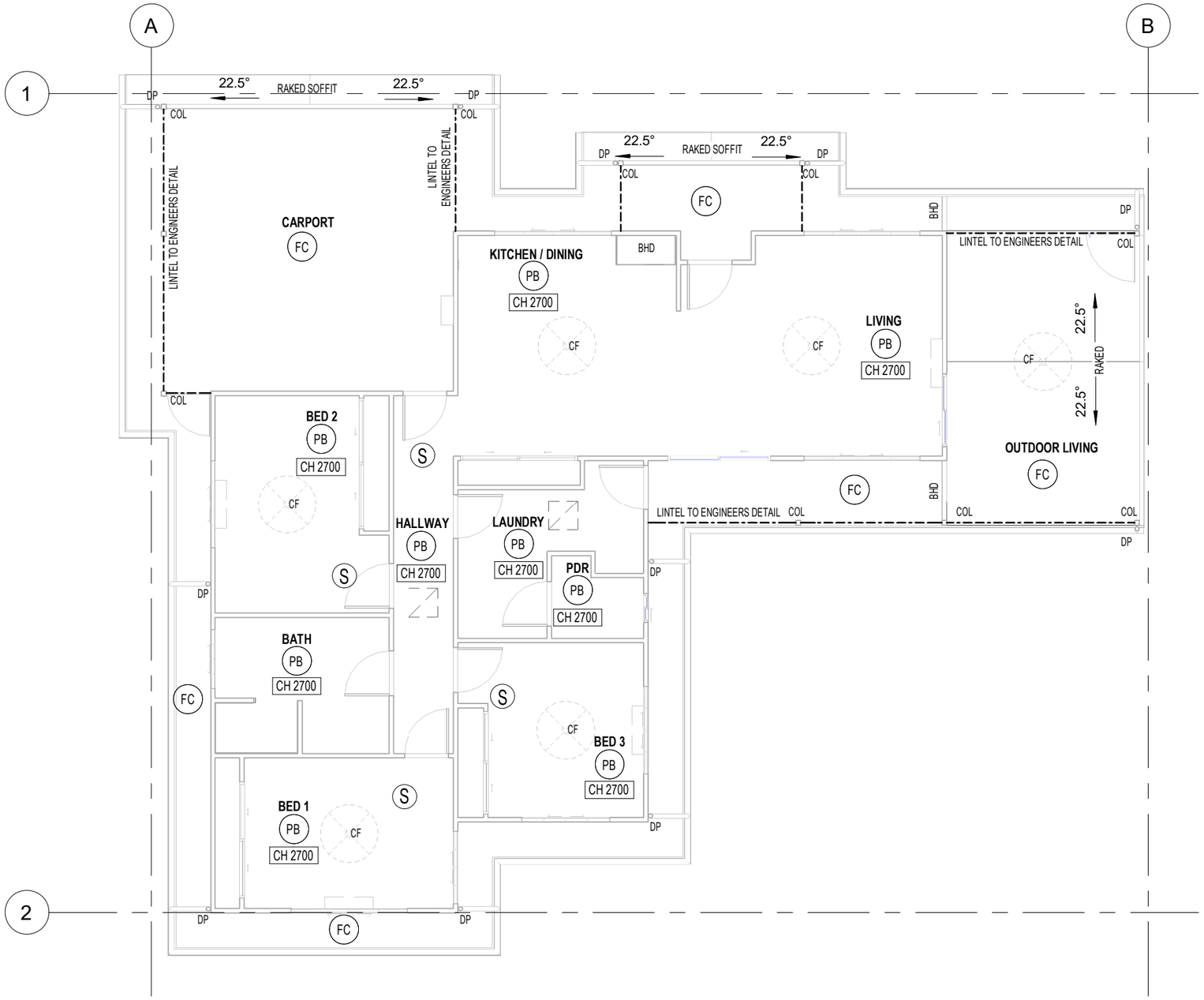
STRUXI DESIGN PTY LTD

KEY	RCP
SYMBOL	DESCRIPTION
PB	CEILING TYPE
CH 2400	CEILING HEIGHT
PB	FLUSH FINISH PLASTERBOARD. IMPACT RESISTANT
FC	FLUSH FINISH FIBER CEMENT
S	SMOKE ALARM TO COMPLY WITH BCA & BUILDING REGULATIONS
	CEILING ACCESS HATCH

CEILING NOTES:

- REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR MECHANICAL AND ELECTRICAL SERVICE LOCATIONS
- REFER TO FINISHES DRAWINGS FOR FINISHES SCHEDULE
- REFER TO ENGINEER'S DRAWINGS FOR DOWNPIPE DETAILS

ABBREVIATION LEGEND	
TAG	DESCRIPTION
BHD	BULKHEAD
CF	CEILING FAN
COL	COLUMN TO ENGINEER'S DESIGN
DP	DOWNPIPE



REFLECTED CEILING PLAN

1 : 100

0 1m 2m 3m 4m 5m

1:100

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MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
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B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS
OPTION B1

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
REFLECTED CEILING PLAN

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:22 PM
SCALE	As indicated

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DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-201	C

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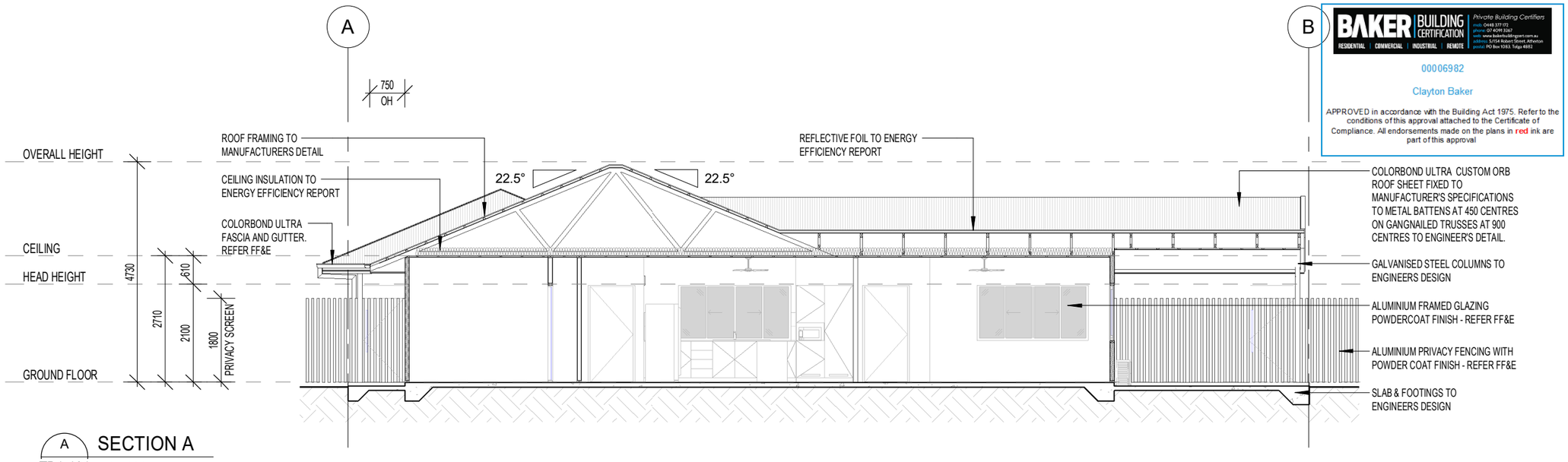

A TB1-101 **SECTION A** 1 : 100

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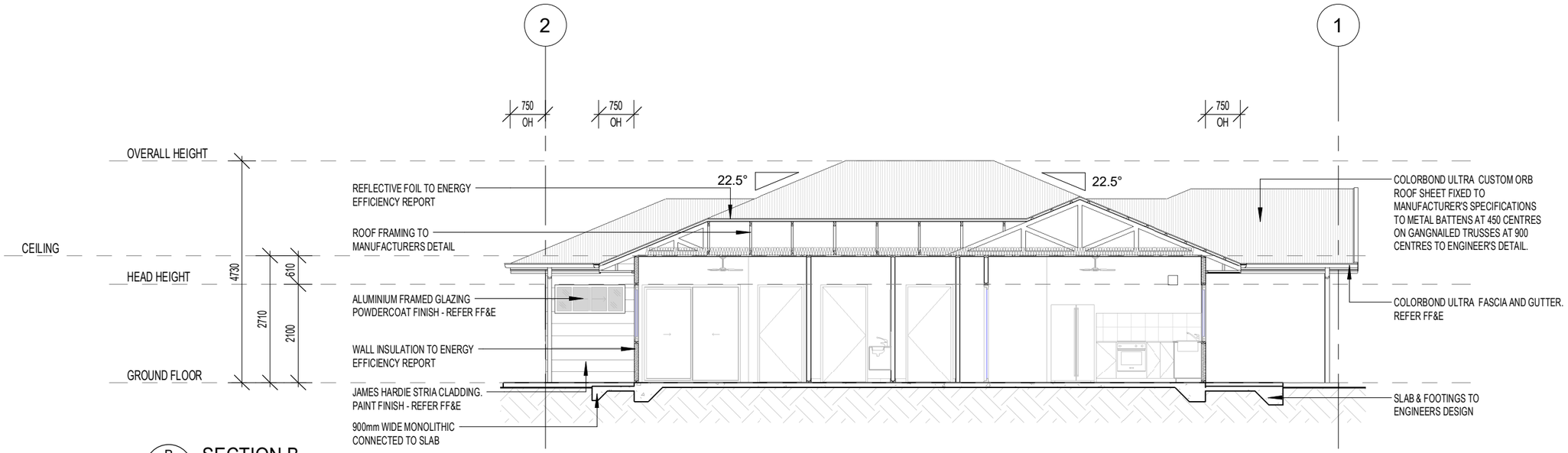
1:100



B TB1-101 **SECTION B** 1 : 100

0 1m 2m 3m 4m 5m
1:100

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phone: 07 4091 3267
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postal: PO Box 1063, Tolga 4882

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Clayton Baker

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Struxi design

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS
OPTION B1

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
BUILDING SECTIONS

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:26 PM
SCALE	1 : 100

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-301	C

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ABBREVIATION LEGEND	
TAG	DESCRIPTION
COL	COLUMN TO ENGINEER'S DESIGN

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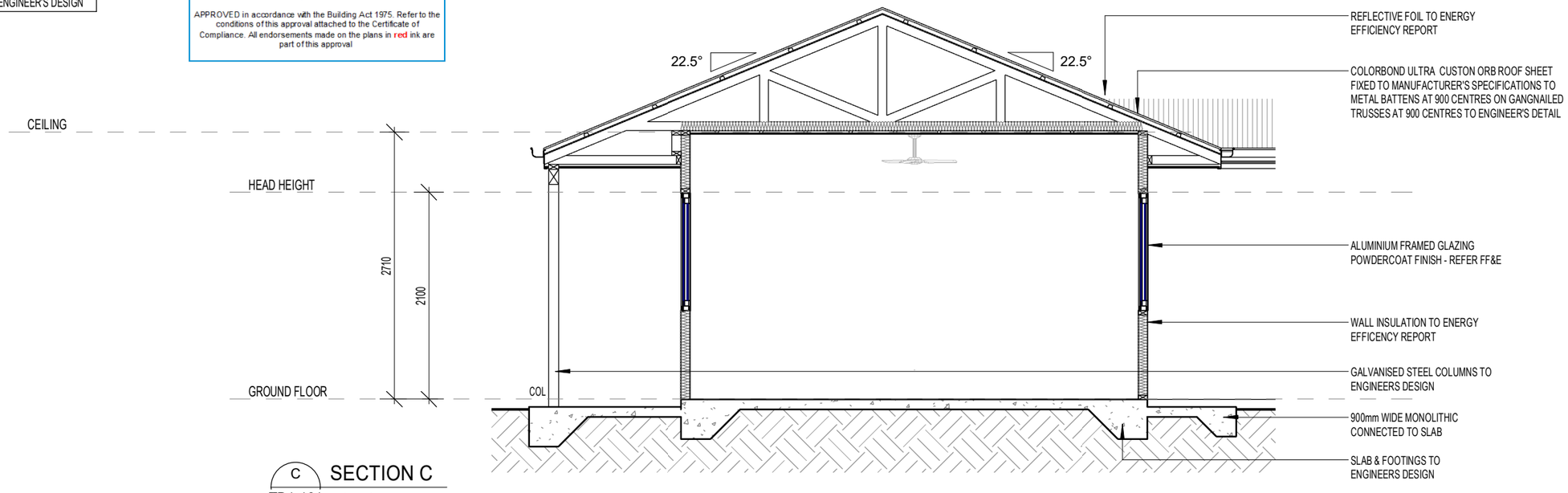

C SECTION C
TB1-101 1 : 50

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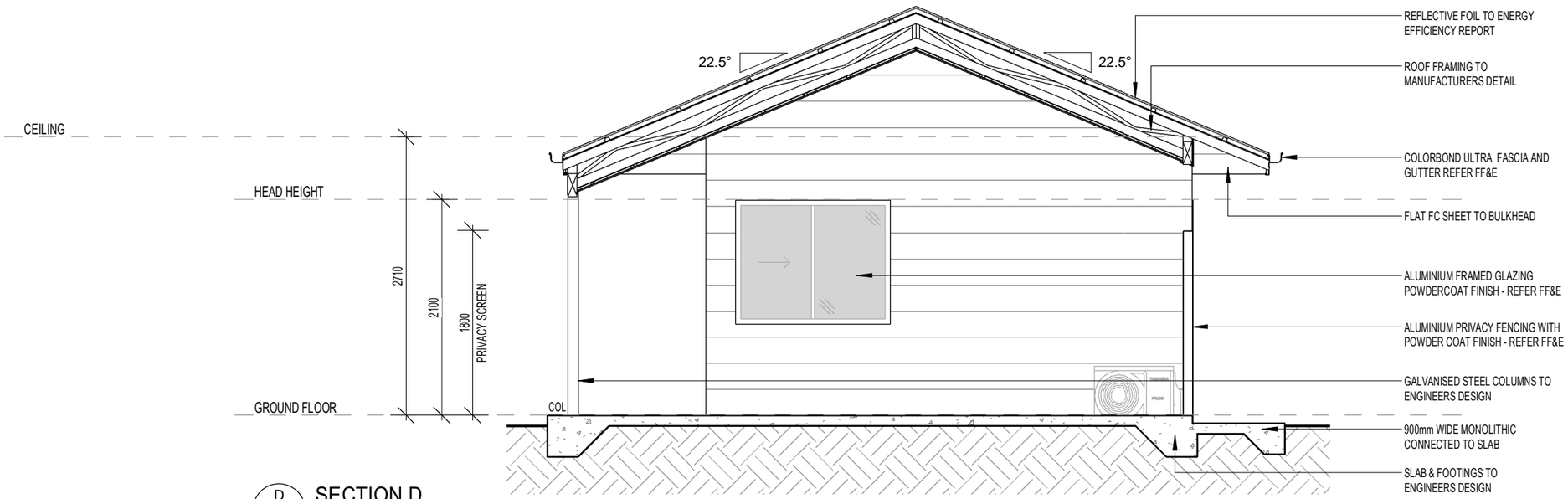
1:50



D SECTION D
TB1-101 1 : 50

0 0.5m 1m 2m
1:50

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS
OPTION B1

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
BUILDING SECTIONS

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:31 PM
SCALE	1 : 50

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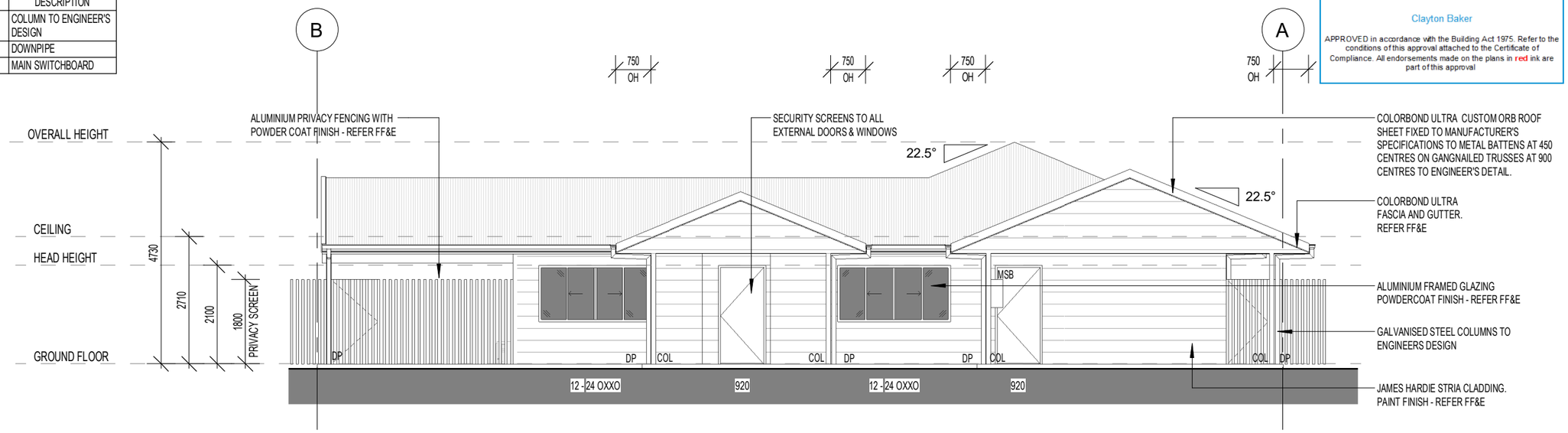
DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-302	C

STRUXI DESIGN PTY LTD

ABBREVIATION LEGEND	
TAG	DESCRIPTION
COL	COLUMN TO ENGINEER'S DESIGN
DP	DOWNPIPE
MSB	MAIN SWITCHBOARD



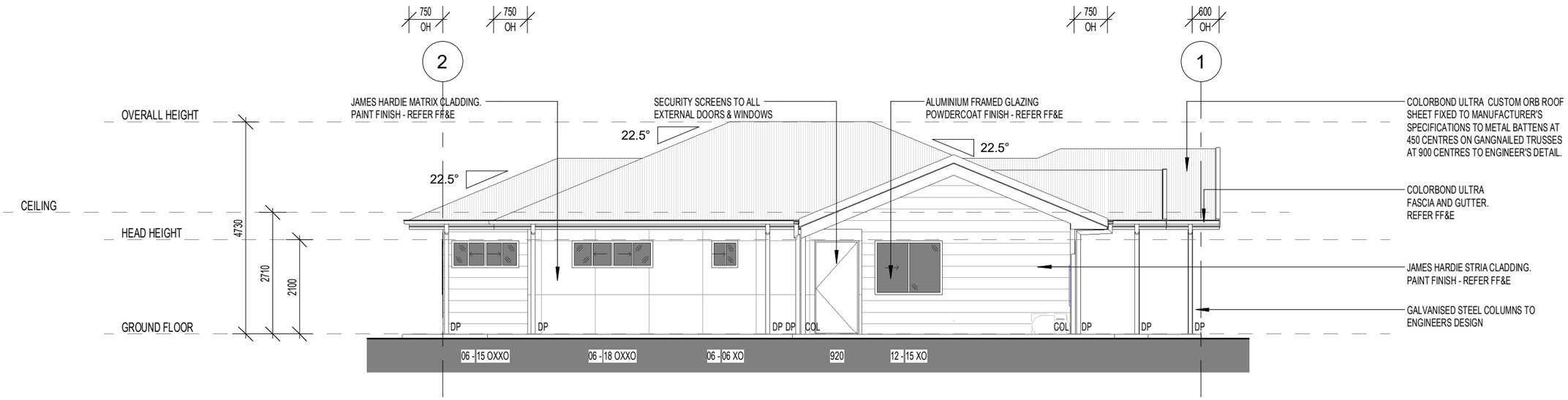
All wall openings to have eyebrow flashings and cladding systems to be installed in accordance with the cladding manufacturers specification in conjunction with NCC Part 7.5 of the housing provisions.

E01 TB1-101 PROPOSED NORTH ELEVATION

1 : 100

0 1m 2m 3m 4m 5m

1:100



E02 TB1-101 PROPOSED EAST ELEVATION

1 : 100

0 1m 2m 3m 4m 5m

1:100

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Clayton Baker

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS
OPTION B1

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
BUILDING ELEVATIONS

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:35 PM
SCALE	1 : 100

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-401	C

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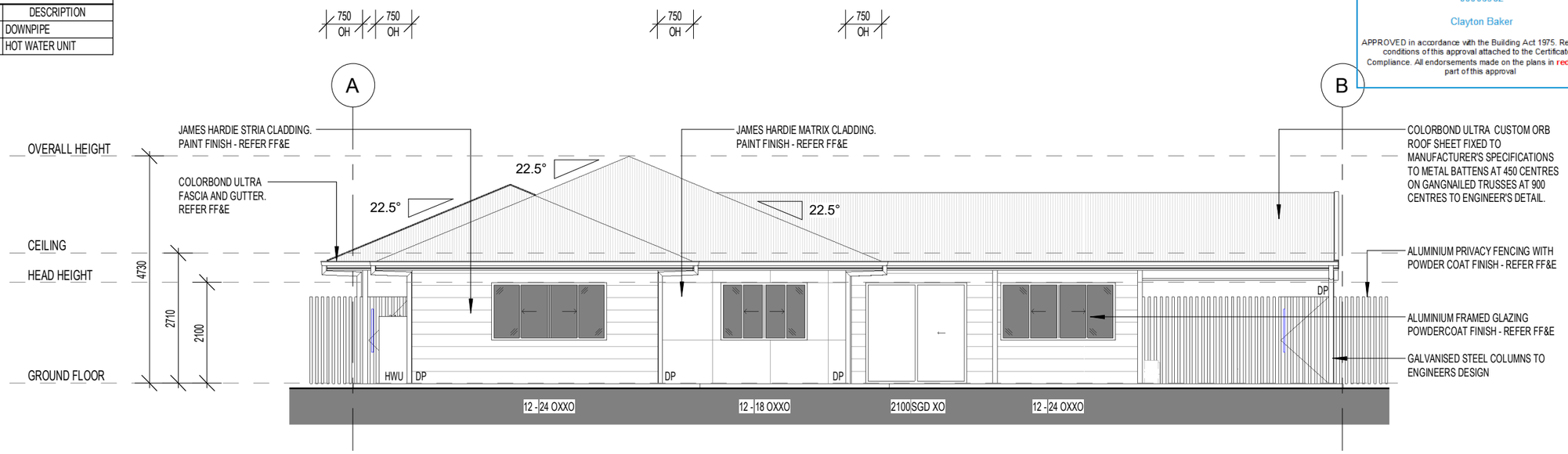
ABBREVIATION LEGEND	
TAG	DESCRIPTION
DP	DOWNPIPE
HWU	HOT WATER UNIT

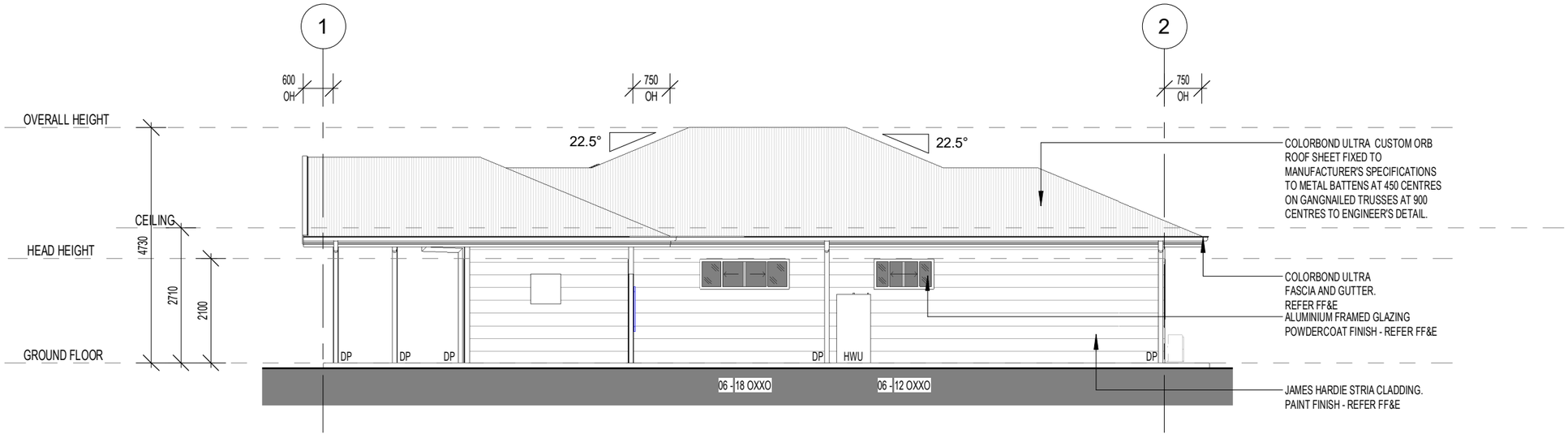


E03 TB1-101 **PROPOSED SOUTH ELEVATION**

1 : 100

0 1m 2m 3m 4m 5m

1:100



E04 TB1-101 **PROPOSED WEST ELEVATION**

1 : 100

0 1m 2m 3m 4m 5m

1:100

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005 MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: BUILDING ELEVATIONS

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:40 PM
SCALE	1 : 100

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-402	C

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ABBREVIATION LEGEND	
TAG	DESCRIPTION
CT	COOK TOP
MW	MICROWAVE
MX	TAP MIXER
OV	OVEN

ABBREVIATION LEGEND	
TAG	DESCRIPTION
REF	REFRIGERATOR
SK	SINK

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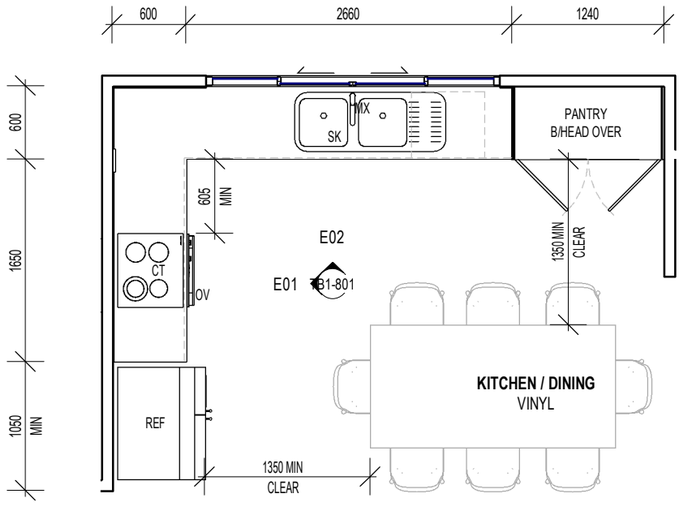
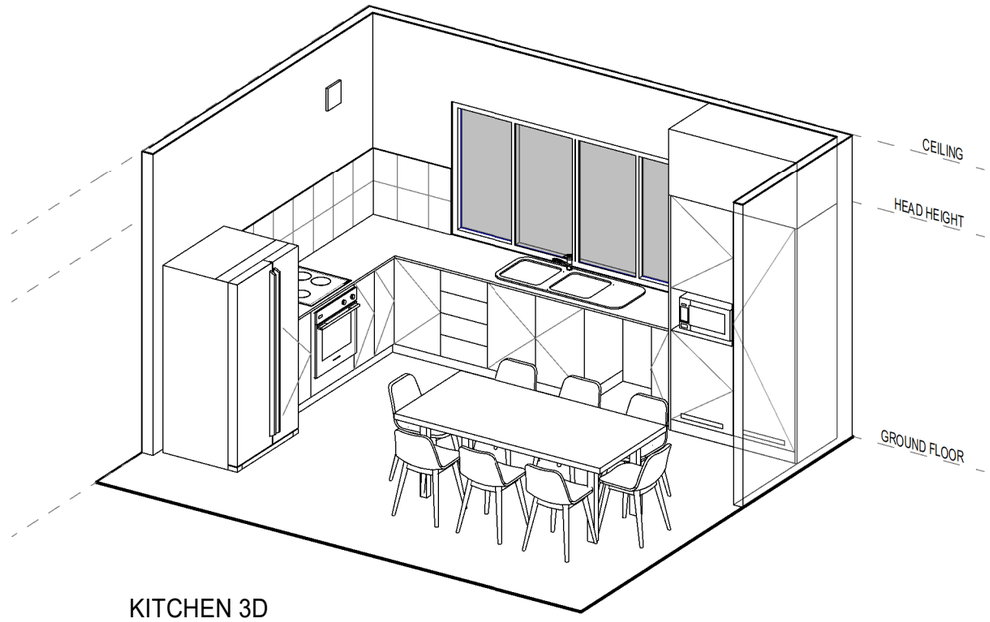
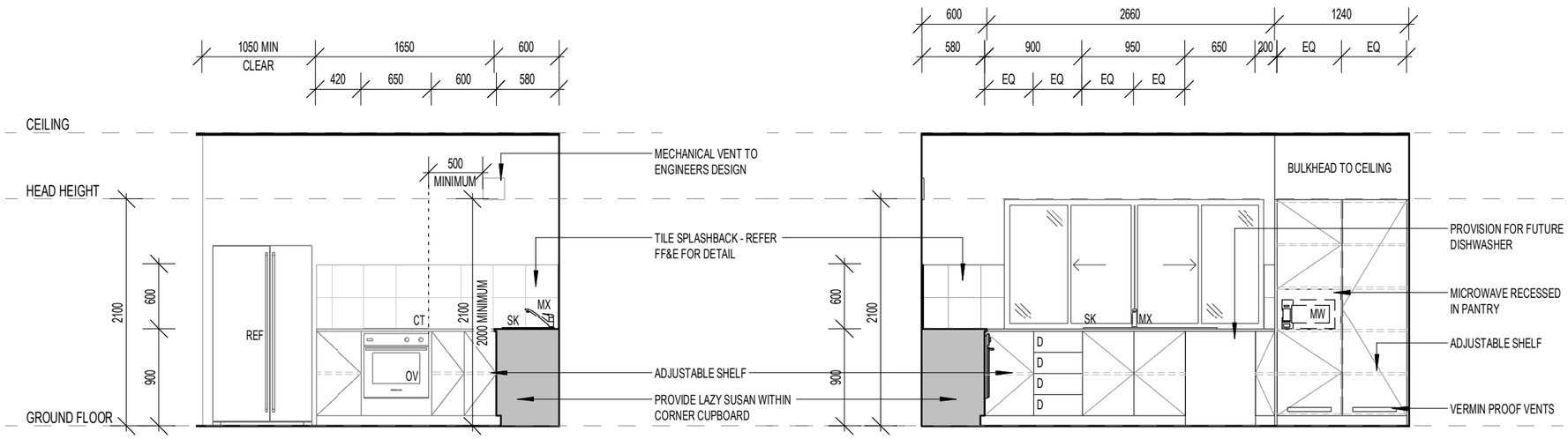


KITCHEN DETAIL PLAN

1 : 50



KITCHEN 3D



E01 TB1-801 KITCHEN ELEVATION

1 : 50

E02 TB1-801 KITCHEN ELEVATION

1 : 50

0 0.5m 1m 2m

1:50

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MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS
OPTION B1

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
JOINERY

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:45 PM
SCALE	1 : 50

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-801	C

STRUXI DESIGN PTY LTD

ABBREVIATION LEGEND	
TAG	DESCRIPTION
B	BASIN
BA	BATH
FW	FLOOR WASTE
MIR	MIRROR
MX	TAP MIXER

ABBREVIATION LEGEND	
TAG	DESCRIPTION
SHR	SHOWER
TLR	TOWEL RAIL
V	VANITY BASIN
WC	TOILET

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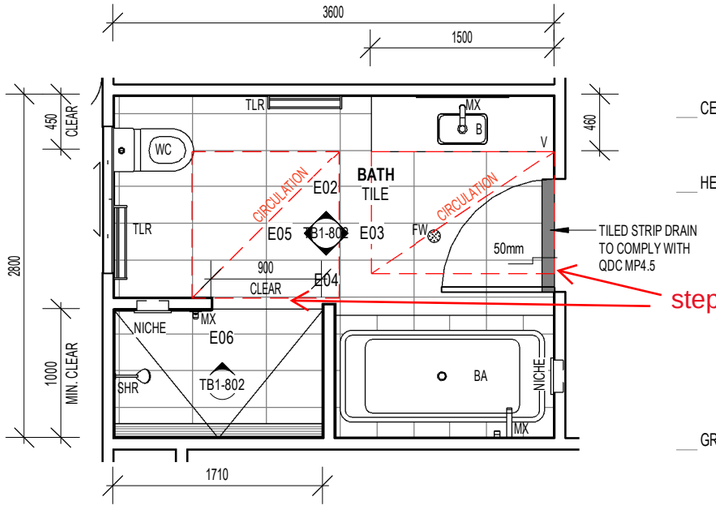
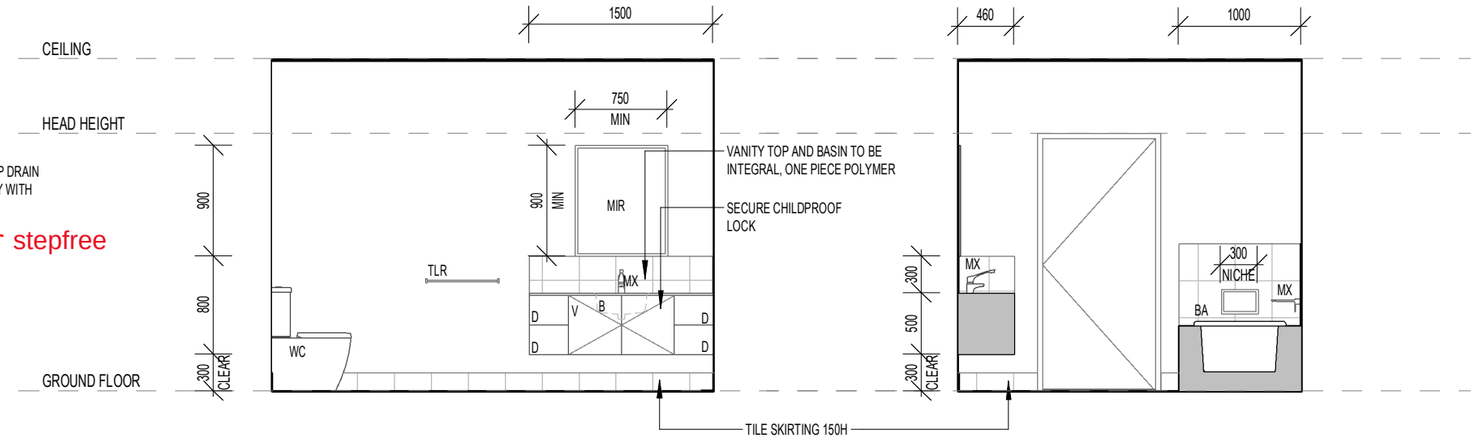


BATHROOM DETAIL PLAN

1 : 50

Floor falls to wastes and coverings of floors in wet areas to comply with AS3740:2021 and NCC, HP, 10.2. Includes bathrooms, toilets and laundrys.

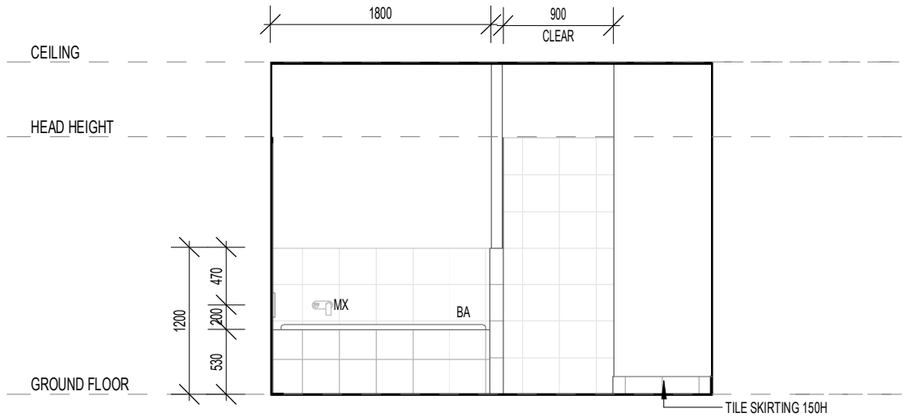


E02 TB1-802 BATHROOM ELEVATION

1 : 50

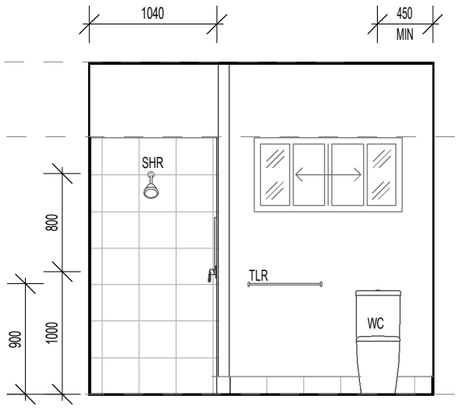
E03 TB1-802 BATHROOM ELEVATION

1 : 50



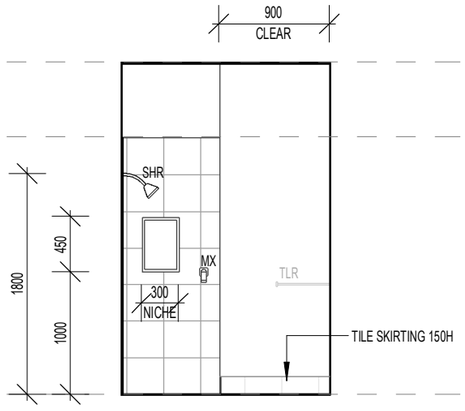
E04 TB1-802 BATHROOM ELEVATION

1 : 50



E05 TB1-802 BATHROOM ELEVATION

1 : 50



E06 TB1-802 BATHROOM ELEVATION

1 : 50

0 0.5m 1m 2m
1:50

STRUXI design

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005 MEMBER NUMBER: 730

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ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: JOINERY

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:50 PM
SCALE	1 : 50

AUTHORISATION: THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNERS SIGNATURE BELOW

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DWG PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-802	C

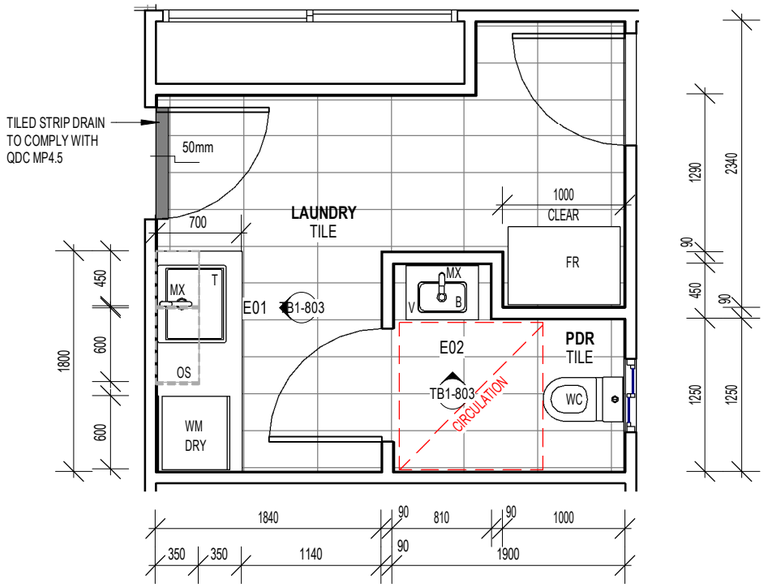
STRUXI DESIGN PTY LTD

ABBREVIATION LEGEND	
TAG	DESCRIPTION
B	BASIN
DRY	DRYER
FR	FRIDGE/FREEZER
MIR	MIRROR
MX	TAP MIXER
OS	OPEN SHELVES

ABBREVIATION LEGEND	
TAG	DESCRIPTION
T	LAUNDRY TUB
V	VANITY BASIN
WC	TOILET
WM	WASHING MACHINE

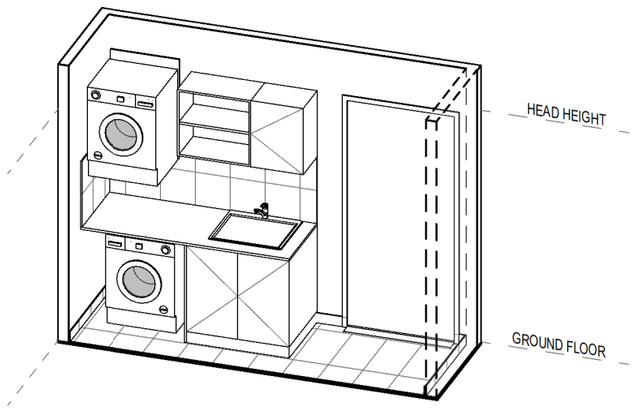
DETAILS NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE LIVIBLE HOUSING DETAILS

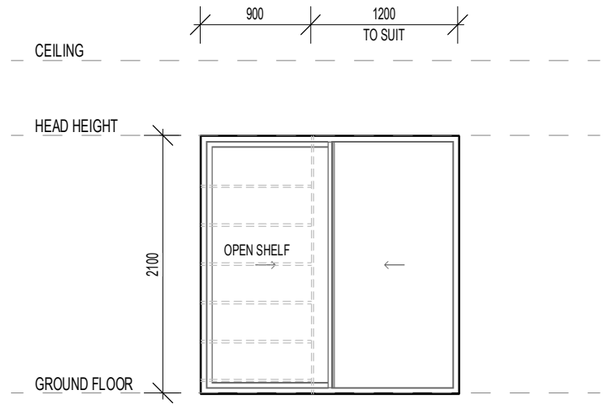


LAUNDRY DETAIL PLAN

1 : 50

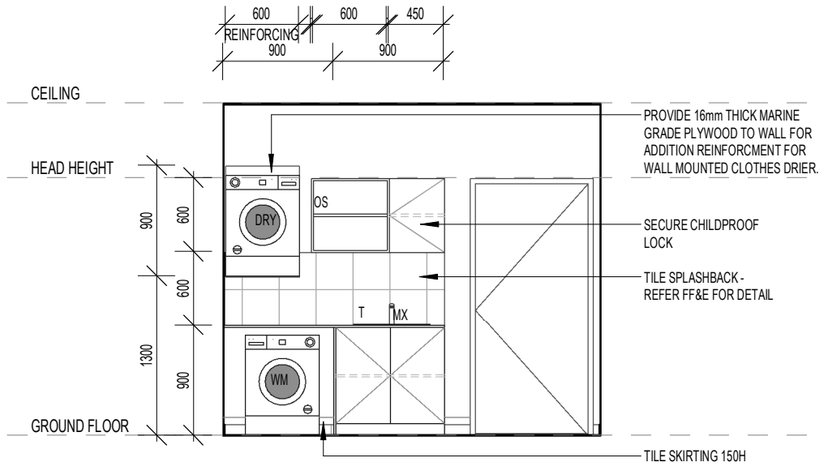


LAUNDRY 3D



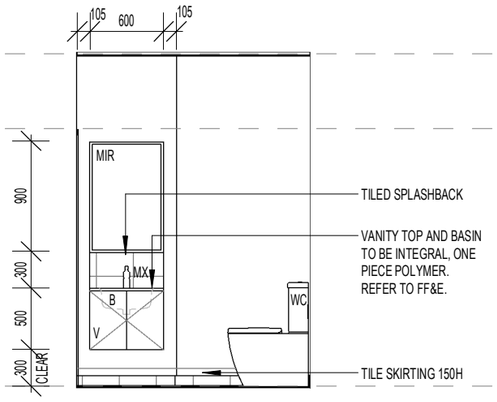
TYPICAL ROBE ELEVATION

1 : 50



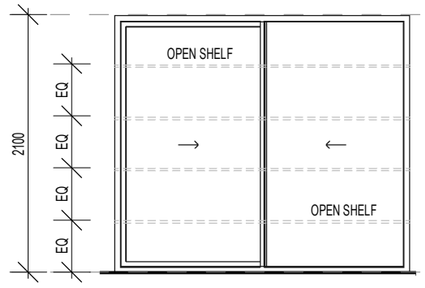
E01 TB1-803 LAUNDRY ELEVATION

1 : 50



E02 TB1-803 LAUNDRY PDR ELEVATION

1 : 50



TYPICAL LINEN ELEVATION

1 : 50

0 0.5m 1m 2m

1:50

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
C	TENDER ISSUE	31.05.2024
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: JOINERY

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 1:36:55 PM
SCALE	As indicated

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DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-803	C

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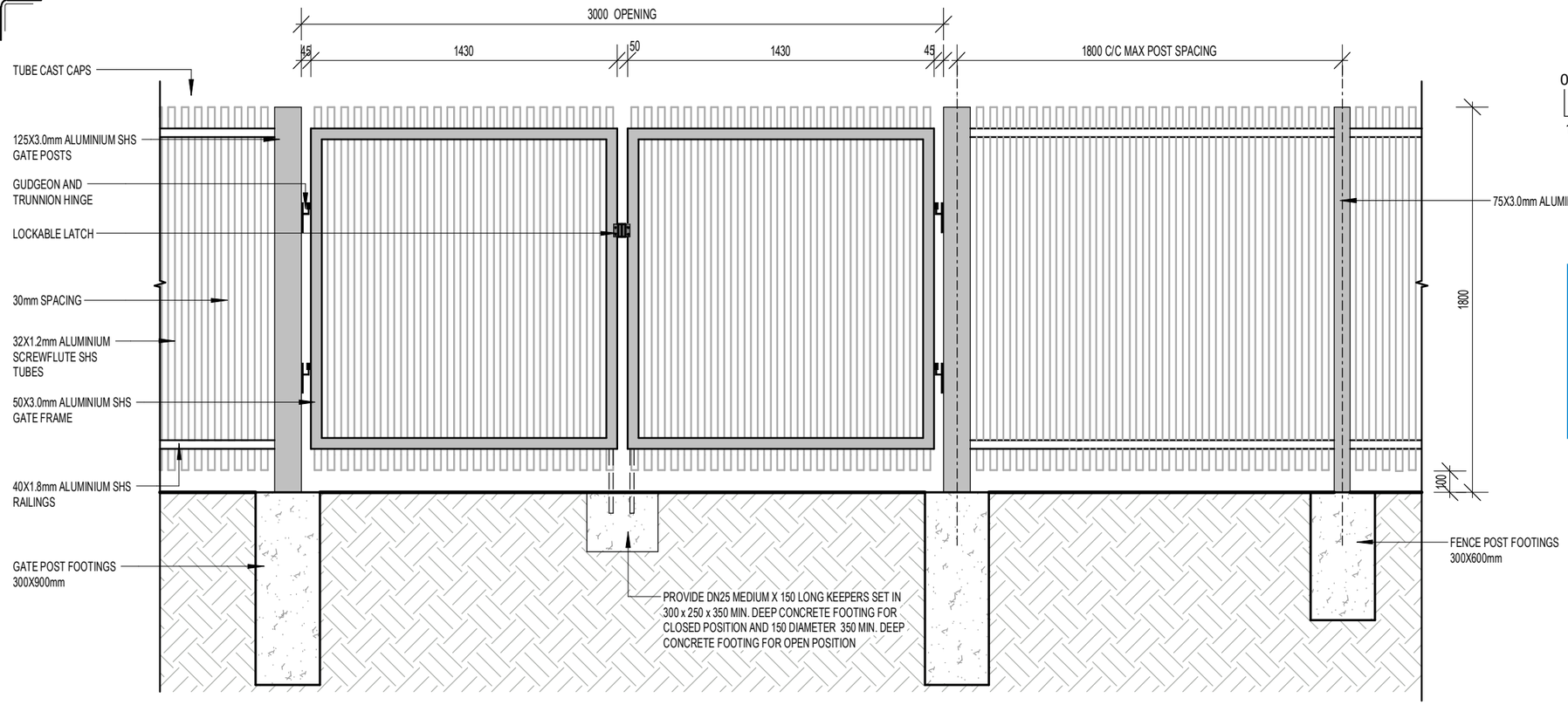
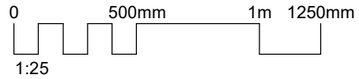
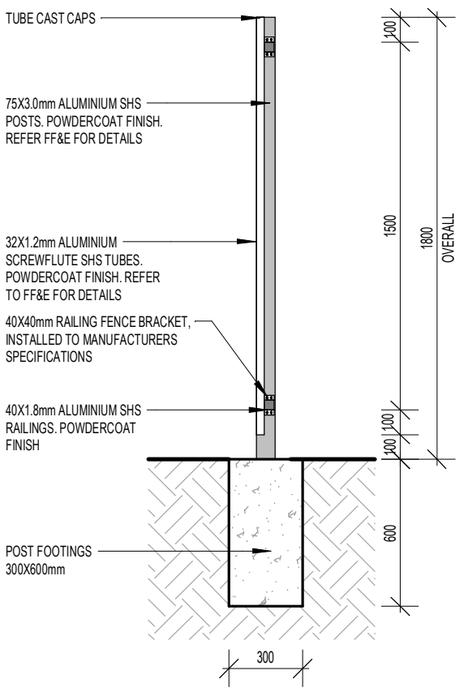




PRODUCT: OXWORKS ALUMINIUM RADIATOR BATTEN FENCING. POWDERCOAT FINISH. REFER FF&E FOR DETAIL. INSTALL TO MANUFACTURERS SPECIFICATIONS.

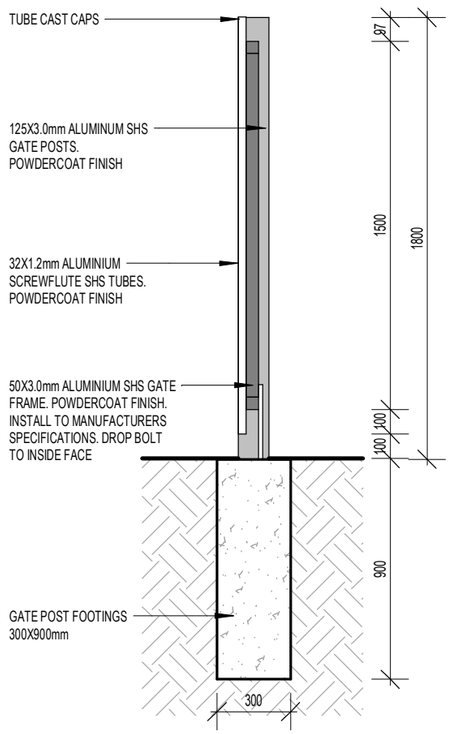
DETAIL - PRIVACY SCREEN VEHICLE GATE

1 : 25



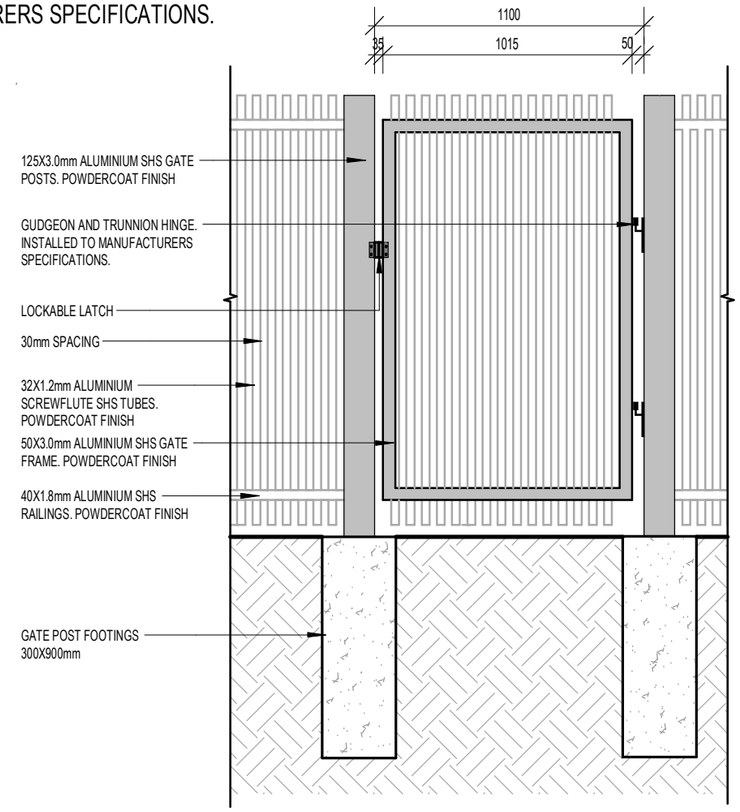
DETAIL - PRIVACY SCREEN POST SECTION

1 : 25



DETAIL - PRIVACY SCREEN GATE SECTION

1 : 25



DETAIL - PRIVACY SCREEN PEDESTRIAN GATE

1 : 25

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Clayton Baker

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005 MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	PRE TENDER ISSUE	28.05.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS:

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: DETAILS - PRIVACY SCREEN

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:40:56 PM
SCALE	1 : 25

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DWG	PROJECT NO.	PHASE	SHEET NO.	ISSUE
	232057	WD	XSW-600	B

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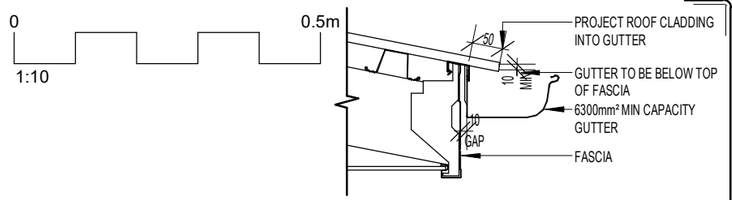
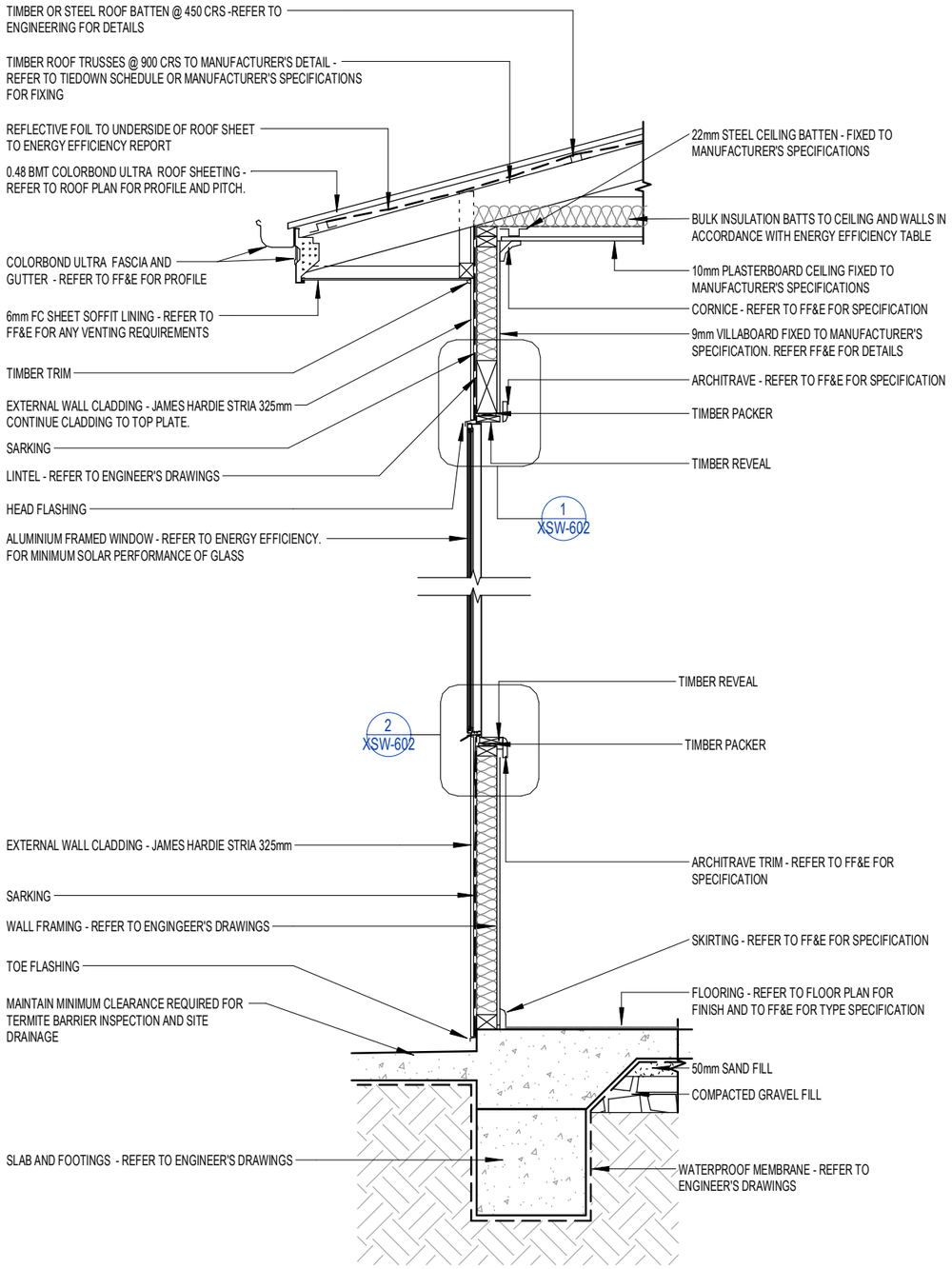


DETAIL - GUTTER OVERFLOW

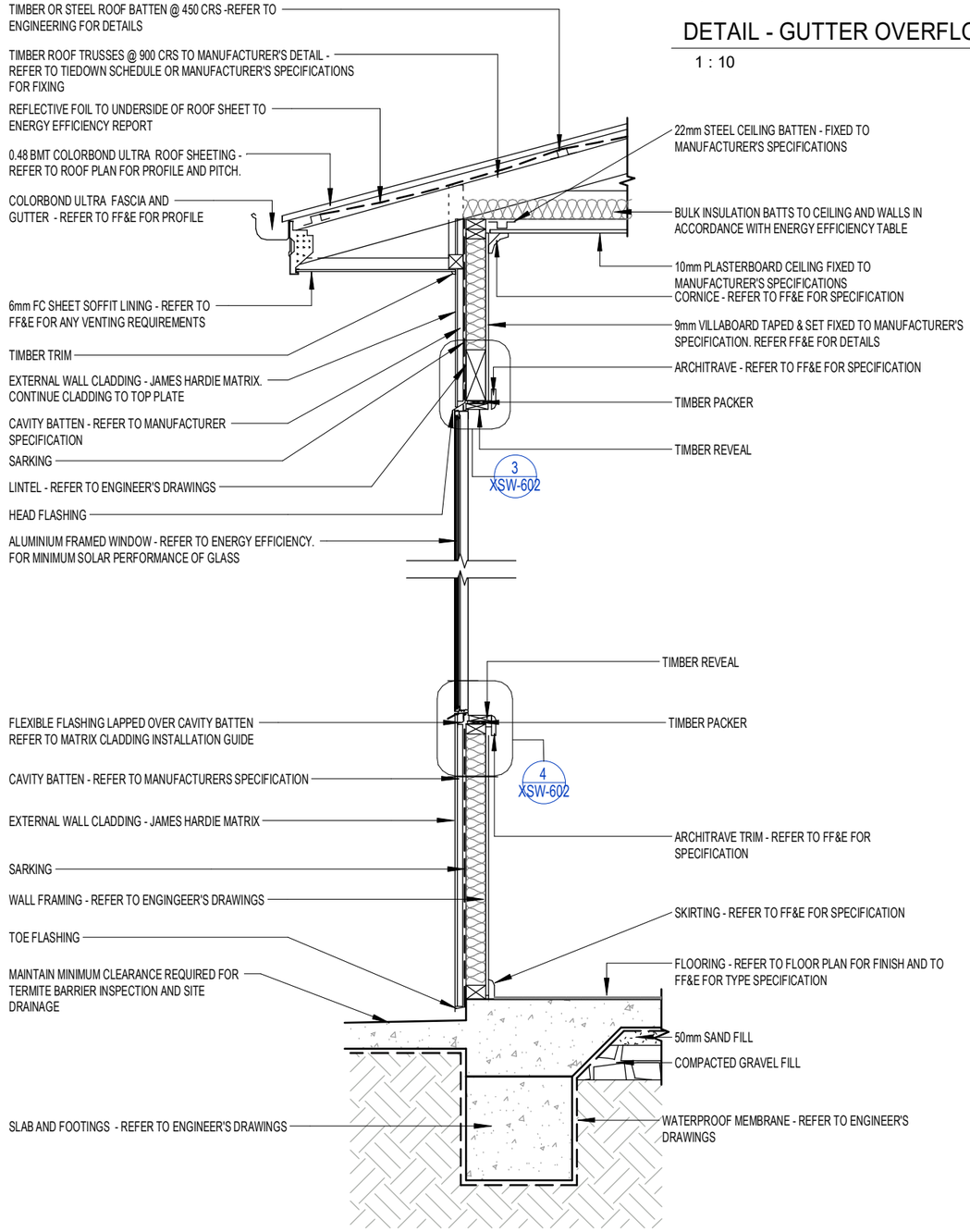
1 : 10



DETAIL - TYPICAL WALL SECTION - STRIA CLADDING

1 : 20

0 0.5m 1m
1:20



DETAIL - TYPICAL WALL SECTION - MATRIX CLADDING

1 : 20

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	PRE TENDER ISSUE	28.05.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS:

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: DETAILS - WALL SECTIONS

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:00 PM
SCALE	As indicated

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DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-601	B

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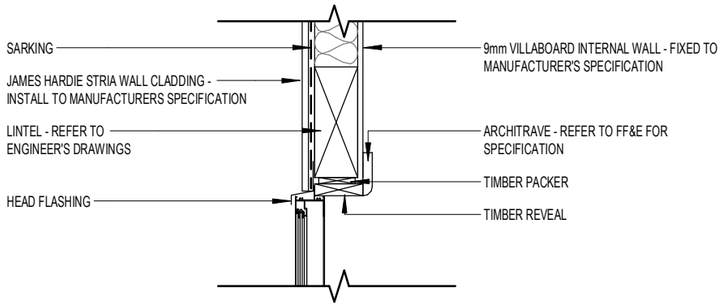

1 XSW-601 DETAIL - STRIA CLADDING WINDOW HEAD SECTION

1 : 10

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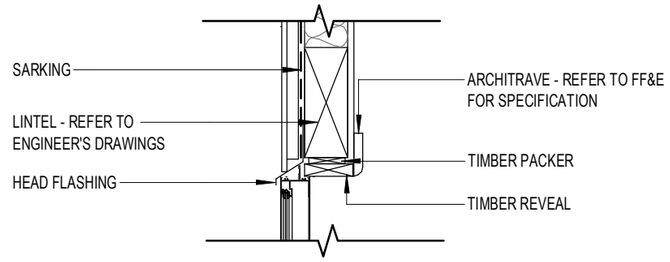
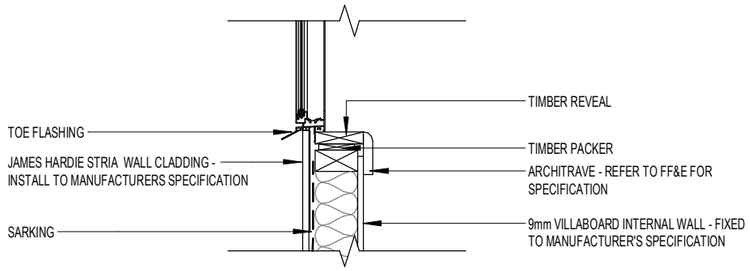


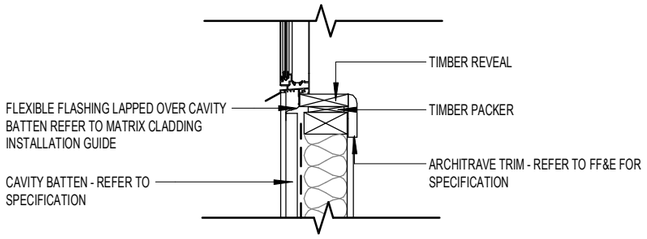
3 XSW-601 DETAIL - MATRIX CLADDING WINDOW HEAD SECTION

1 : 10



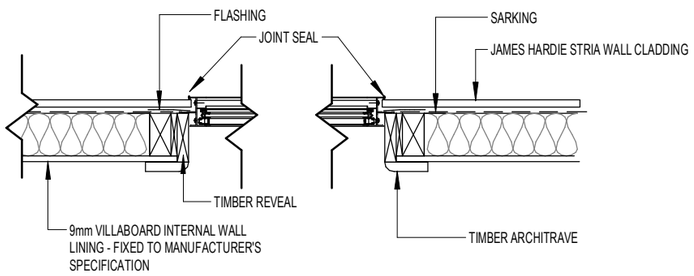
2 XSW-601 DETAIL - STRIA CLADDING WINDOW SILL SECTION

1 : 10



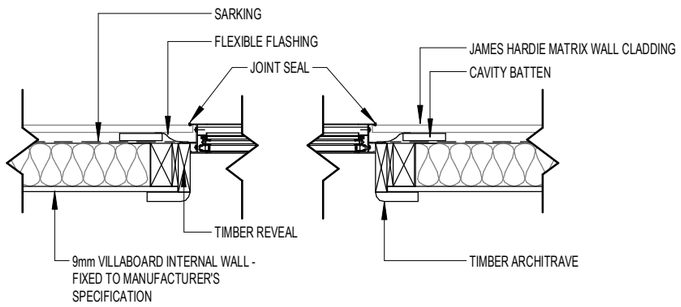
4 XSW-601 DETAIL - MATRIX CLADDING WINDOW SILL SECTION

1 : 10



TYP WINDOW JAMBS - STRIA CLADDING

1 : 10



TYP WINDOW JAMBS - MATRIX CLADDING

1 : 10

0 0.5m

1:10

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	PRE TENDER ISSUE	28.05.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
DETAILS - WINDOWS

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:04 PM
SCALE	1 : 10

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-602	B

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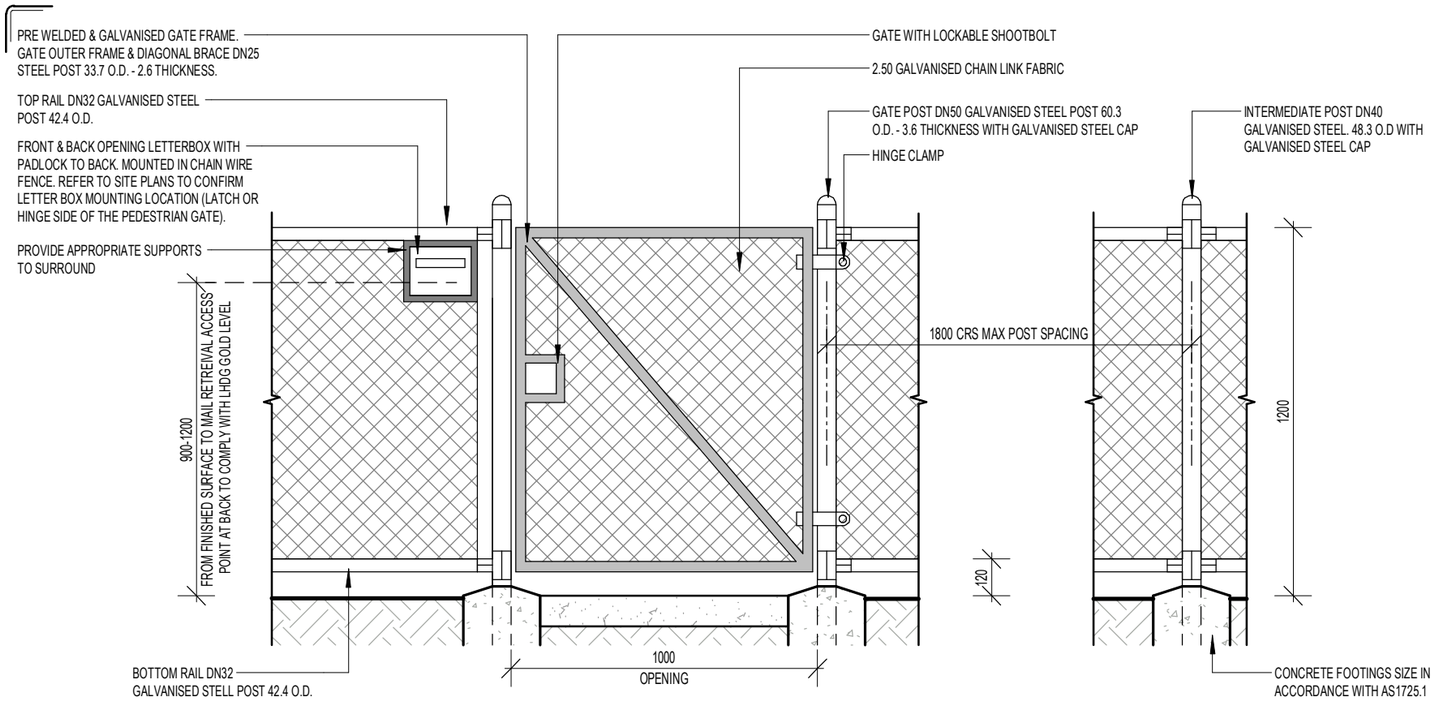
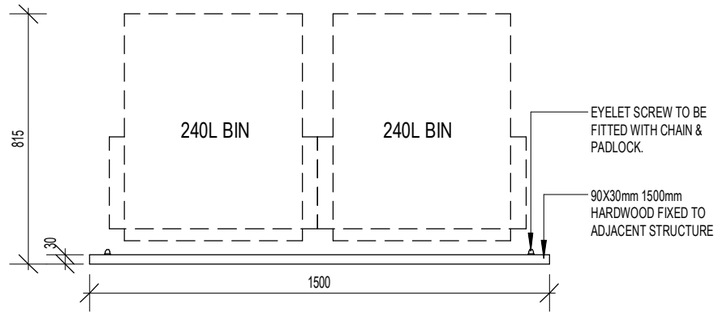
CHAIN LINK FENCE DETAILS DERIVED FROM AS1725.1 TYPE 1 FENCE



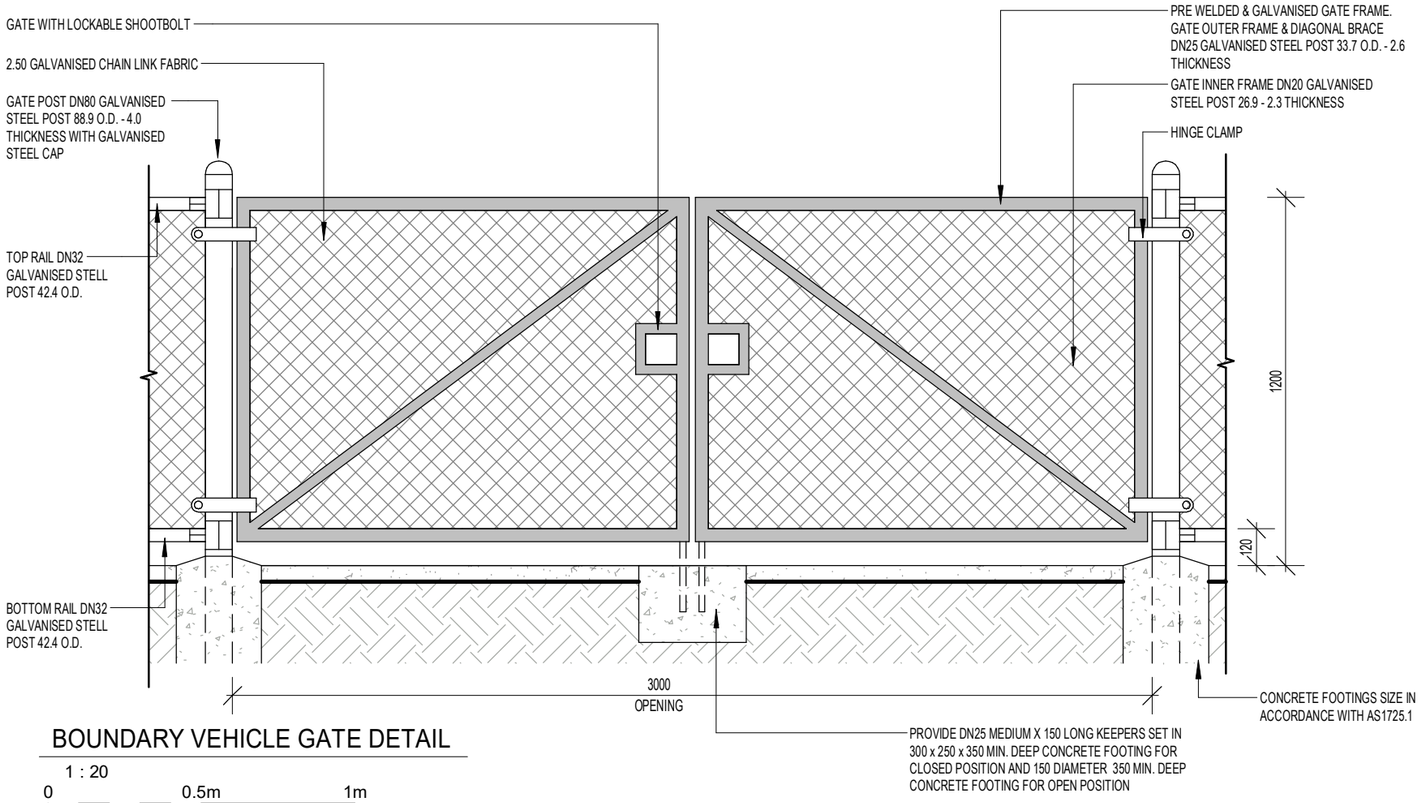
BOUNDARY FENCE, PEDESTRIAN GATE & LETTERBOX

1 : 20



BIN TIE DOWN DETAIL

1 : 20

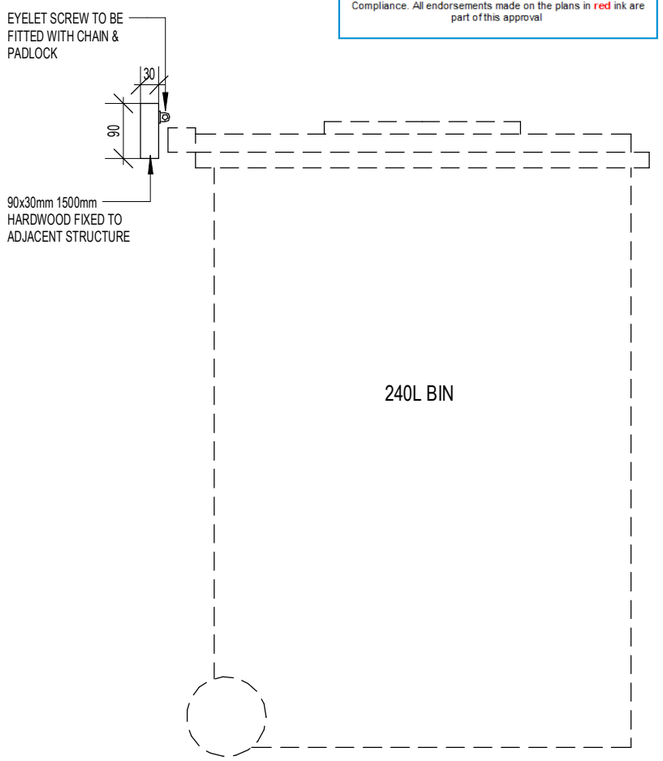


BOUNDARY VEHICLE GATE DETAIL

1 : 20

0 0.5m 1m

1:20



BIN TIE DOWN ELEVATION

1 : 10

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MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	PRE TENDER ISSUE	28.05.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS:

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: DETAILS - SITE

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:07 PM
SCALE	As indicated

AUTHORISATION: THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNERS SIGNATURE BELOW

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-604	B

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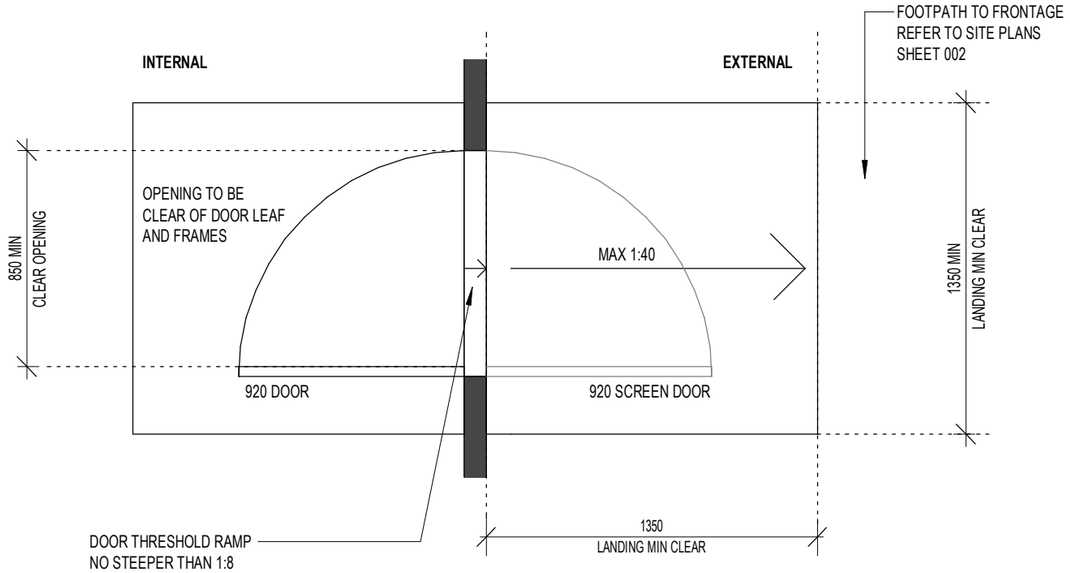
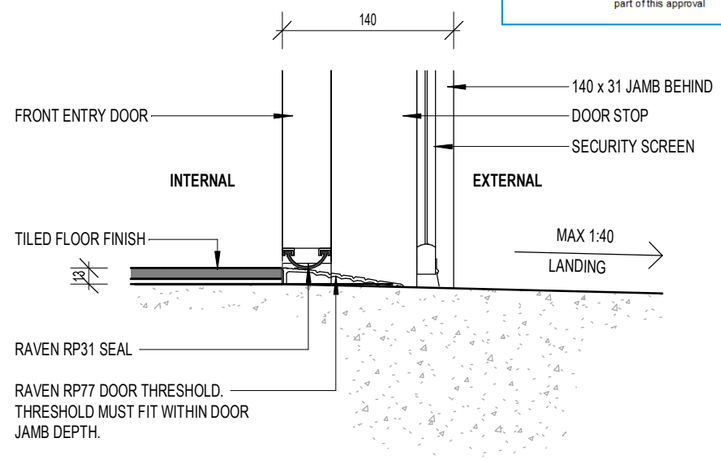


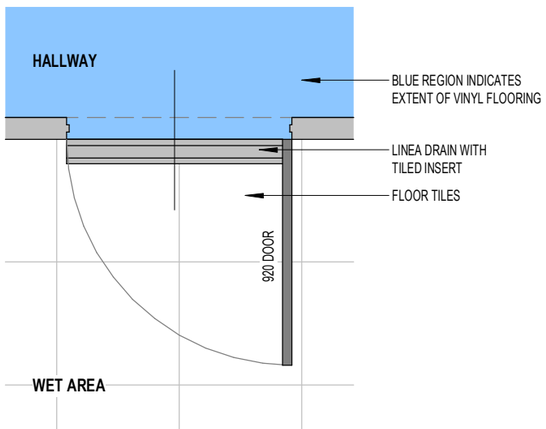
DETAIL - DWELLING ENTRANCE

1 : 25



SECTION - DWELLING ENTRANCE

1 : 5

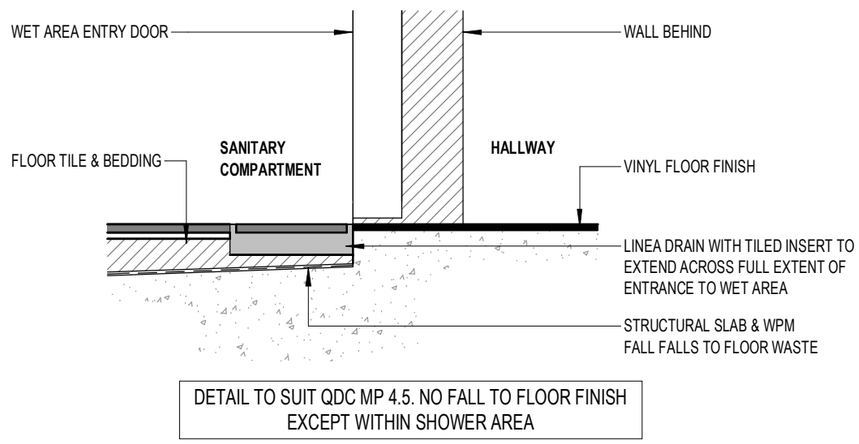


DETAIL - WET AREA ENTRANCE

1 : 25

0 500mm 1m 1250mm

1:25



DETAIL TO SUIT QDC MP 4.5. NO FALL TO FLOOR FINISH
EXCEPT WITHIN SHOWER AREA

SECTION - WET AREA ENTRANCE

1 : 5

0 50mm 100mm 200mm

1:5

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postal: PO Box 1063, Tolga 4882

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Clayton Baker

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	PRE TENDER ISSUE	28.05.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS:

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: DETAILS - DOOR & CHANNEL DRAINAGE

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:10 PM
SCALE	As indicated

AUTHORISATION

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DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-605	B

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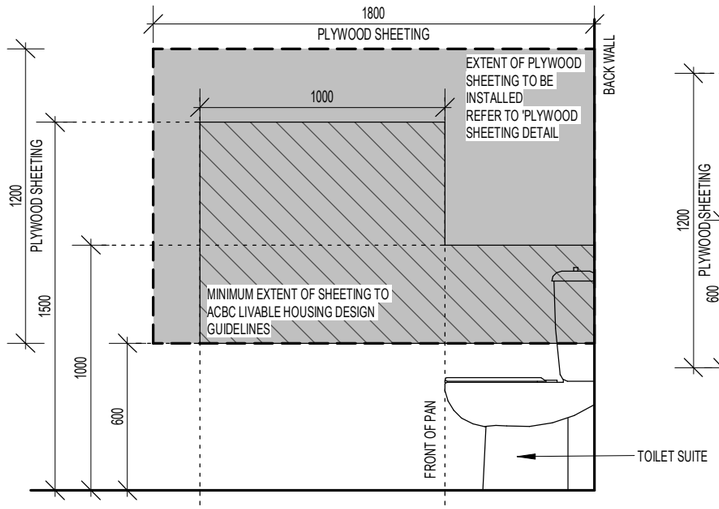

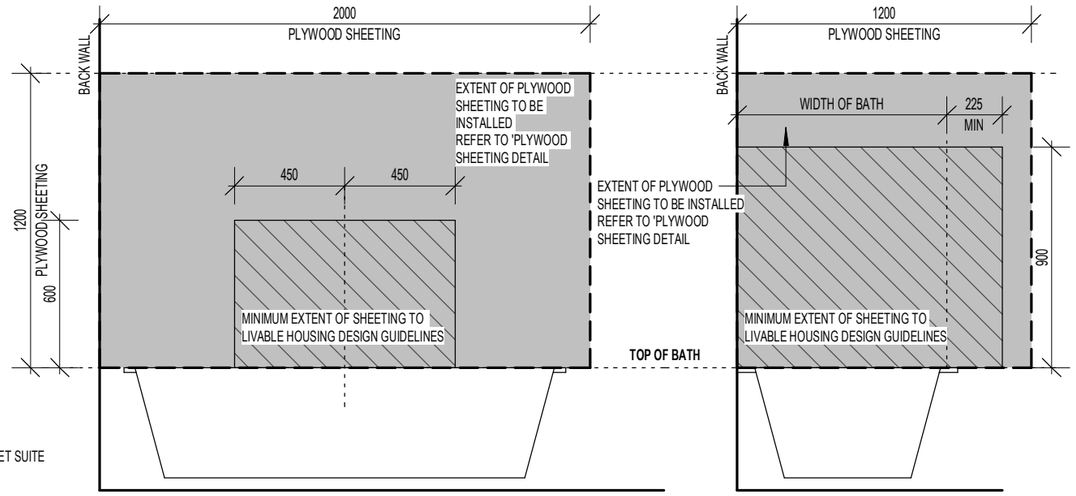

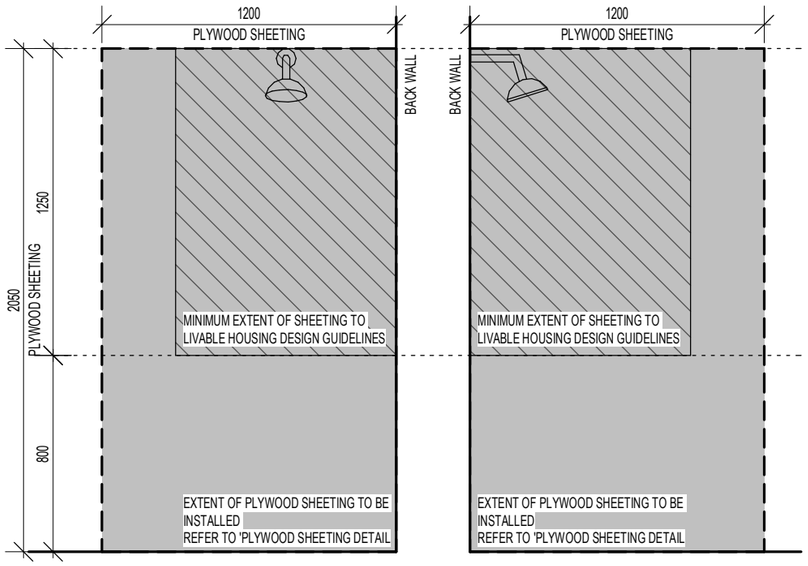

SANITARY COMPARTMENTS - REINFORCEMENT DETAIL

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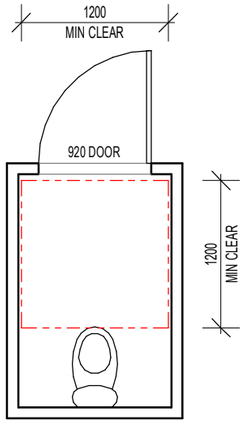
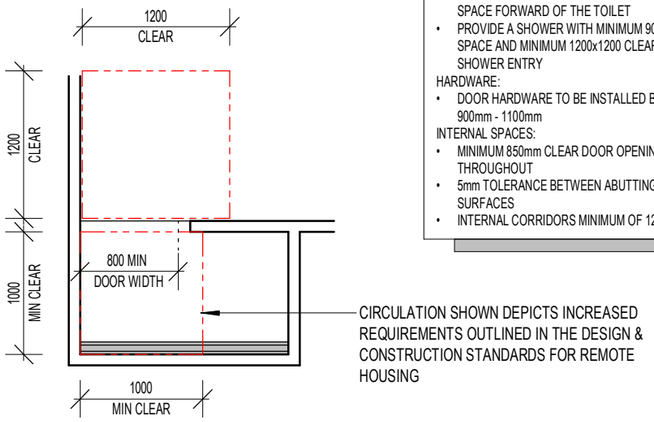


PDR CIRCULATION DETAIL

1 : 50



SHR CIRCULATION DETAIL

1 : 50

LIVABLE HOUSING GOLD LEVEL DESIGN GUIDELINES

DWELLING ACCESS & PARKING:
- EACH DWELLING IS REQUIRED TO HAVE ONE COVERED PARKING SPACE WITH A MINIMUM VERTICAL CLEARANCE OF 2500mm. ACCESS TO THE DWELLING FROM THIS CARPARK IS TO BE A CONTINUOUS STEP-FREE PATHWAY TO ONE ENTRY DOOR
- CONTINUOUS STEP-FREE PATH OF TRAVEL (MINIMUM 1100mm WIDE) FROM THE FRONT BOUNDARY OF THE PROPERTY TO AN ENTRY DOOR AND MUST COMPLY WITH NCC LHD 1.1
- DWELLING ENTRANCE MUST BE PROVIDED WITH A LEVEL LANDING AREA OF 1350x1350mm
- STEP-FREE ENTRY IS TO BE PROVIDED TO AN ENTRANCE DOOR AND MUST COMPLY WITH NCC LHD 2.2

KITCHEN:
- MINIMUM OF 1200 CLEAR IN FRONT OF FIXED BENCHES AND APPLIANCES (EXCLUDES JOINERY HARDWARE).

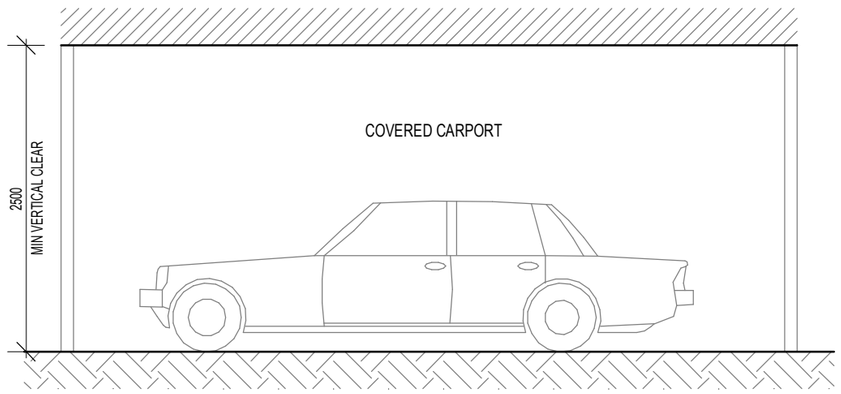
LAUNDRY:
- MINIMUM OF 1200 CLEAR IN FRONT OF FIXED BENCHES AND APPLIANCES (EXCLUDES JOINERY HARDWARE).

BEDROOM:
- 1000mm CLEAR TO AT LEAST ONE SIDE OF THE BED

BATHROOMS & TOILETS:
- MINIMUM CLEAR 1200x1200 CLEAR CIRUCLATION SPACE FORWARD OF THE TOILET
- PROVIDE A SHOWER WITH MINIMUM 900x900 CLEAR SPACE AND MINIMUM 1200x1200 CLEAR SPACE AT THE SHOWER ENTRY

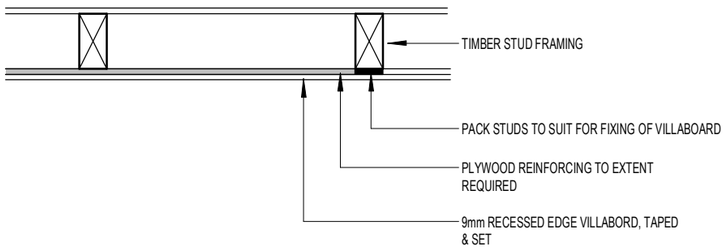
HARDWARE:
- DOOR HARDWARE TO BE INSTALLED BETWEEN 900mm - 1100mm

INTERNAL SPACES:
- MINIMUM 850mm CLEAR DOOR OPENINGS THROUGHOUT
- 5mm TOLERANCE BETWEEN ABUTTING FLOOR SURFACES
- INTERNAL CORRIDORS MINIMUM OF 1200mm CLEAR



DETAIL - LIVABLE HOUSING - PARKING CLEARANCE

1 : 50



PLYWOOD SHEETING

1 : 10

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0 500mm 1m 1250mm
1:25

0 0.5m 1m 2m
1:50

StruXi design

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	PRE TENDER ISSUE	28.05.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
DETAILS - LIVABLE HOUSING

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:13 PM
SCALE	As indicated

AUTHORISATION
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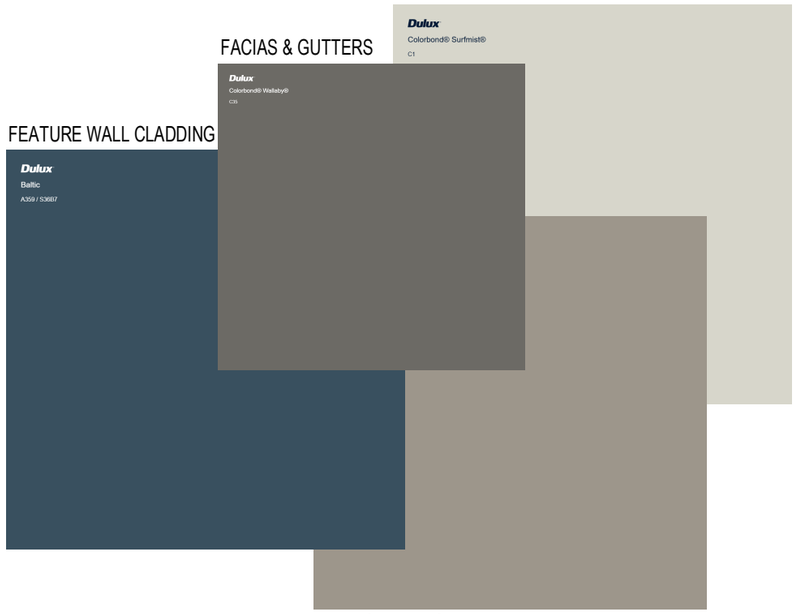
DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-606	B

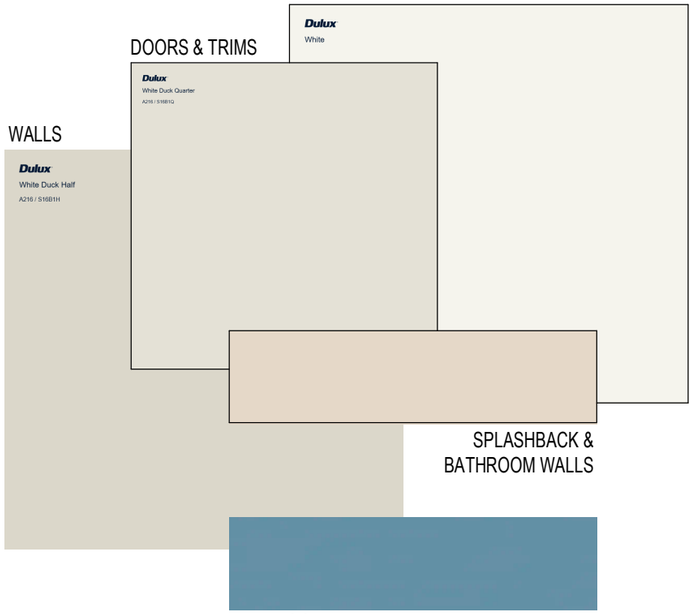
STRUXI DESIGN PTY LTD

COLOUR THEME 1

EXTERIOR FINISHES



INTERIOR LININGS & TRIMS



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JOINERY FINISHES

FLOORING FINISHES

Struxi design

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS:

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: COLOUR BOARDS - THEME 1

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:17 PM
SCALE	

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-F01	B

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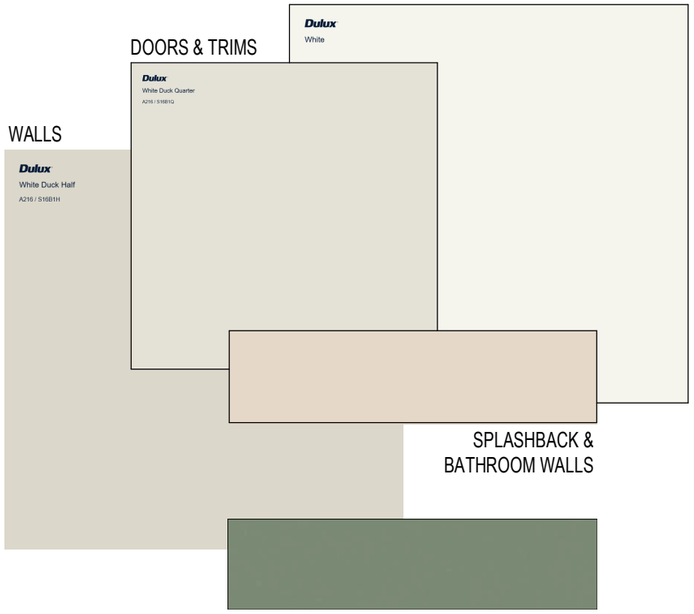
COLOUR THEME 2

EXTERIOR FINISHES

INTERIOR WALLS & TRIMS



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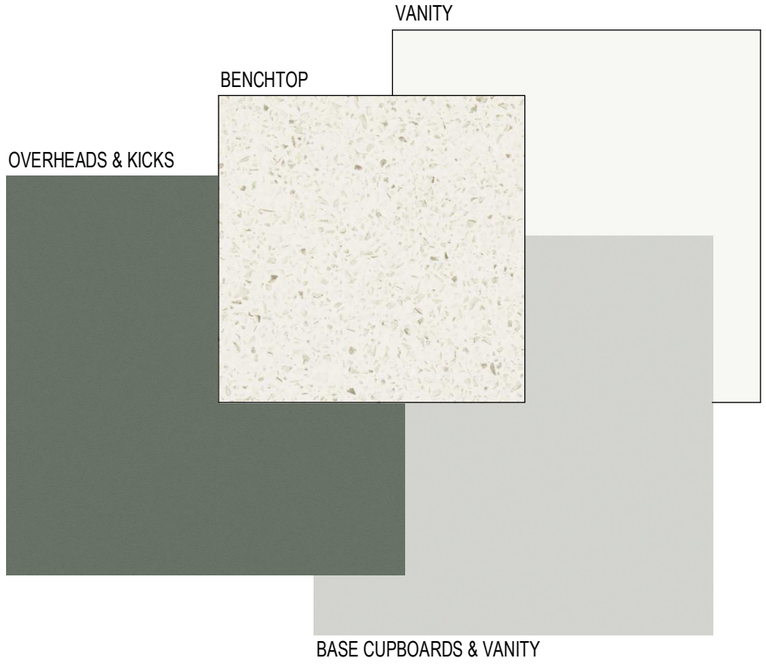
JOINERY FINISHES



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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
COLOUR BOARDS - THEME 2

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:25 PM
SCALE	

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-F02	B

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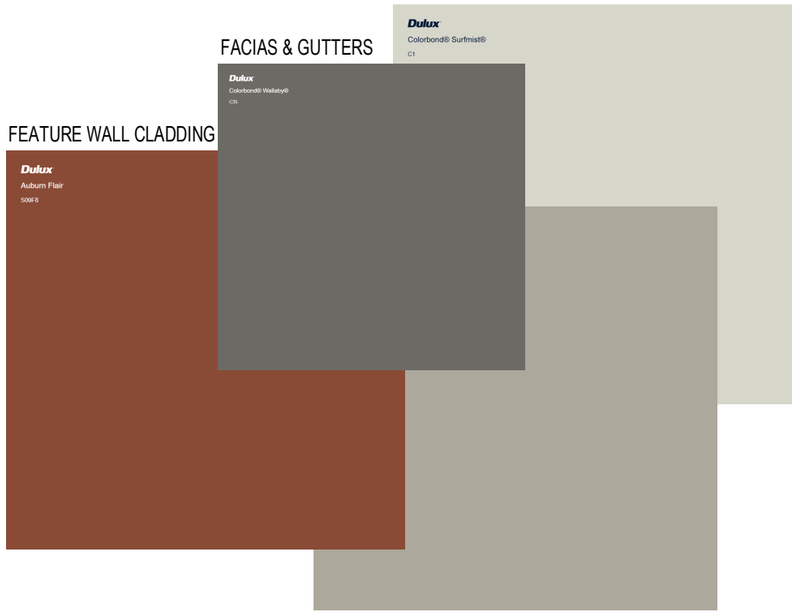
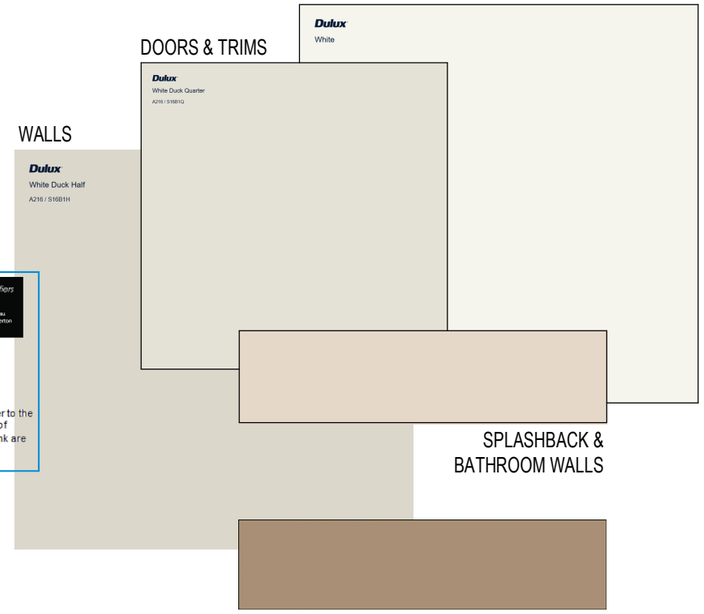
COLOUR THEME 3

EXTERIOR FINISHES



INTERIOR WALLS & TRIMS



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FLOORING FINISHES

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
COLOUR BOARDS - THEME 3

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:33 PM
SCALE	

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-F03	B

STRUXI DESIGN PTY LTD

FLOORING (ALL THEMES)

ITEM	BRAND	RANGE	COLOUR / NOTES
VINYL	POLYFLOR	FOREST FX PUR VINYL SHEET.	**COLOUR:** FRENCH WALNUT MUST ACHIEVE MINIMUM P2 / R9 SLIP RATING.
TILE	CLASSIC CERAMICS	FELIX 300x300 TILE WITH DAVCO ELITE COLOUR GROUT.	**TILE COLOUR:** NEBBIA **GROUT COLOUR:** TBA ACHIEVES P2 /P4 DRY/WET SLIP RATING.
TILE SKIRTING		150mm HIGH TILE SKIRTING. REFER TO TILE FINISH	
SKIRTING	INTRIM OR EQUIVALENT	66x18mm HALF SPLAYED, PRIMED PINE SKIRTING WITH DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & DULUX AQUANAMEL GLOSS WITH ANTI MOULD ADDITIVE.	**COLOUR:** WHITE DUCK QUARTER. 1 COAT DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & 2 COATS DULUX AQUANAMEL GLOSS WITH ANTI MOULD ADDITIVE.

CEILINGS (ALL THEMES)

ITEM	BRAND	PRODUCT	COLOUR / NOTES
PLASTERBOARD	GYPROCK OR EQUIVALENT PLUS DULUX FINISH	10mm FLUSHSET IMPACT RESISTANT PLASTERBOARD. GYPROCK HD FINISHED WITH DULUX PROFESSIONAL ACRYLIC SEALER UNDERCOAT & DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN WITH ANTI MOULD ADDITIVE.	**COLOUR:** CEILING WHITE. 1 COAT PROFESSIONAL ACRYLIC SEALER UNDERCOAT & 2 COATS DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN WITH ANTI-MOULD ADDITIVE. REFER DRAWINGS FOR LOCATION.
CORNICE	GYPROCK OR EQUIVALENT	75mm COVE CORNICE WITH DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN WITH ANTI MOULD ADDITIVE.	**COLOUR:** CEILING WHITE. 1 COAT PROFESSIONAL ACRYLIC SEALER UNDERCOAT & 2 COATS DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN WITH ANTI-MOULD ADDITIVE. REFER DRAWINGS FOR LOCATION.

DOORS & WINDOWS

ITEM	BRAND	PRODUCT	COLOUR / NOTES
HINGED HOLLOW CORE DOORS - INTERNAL	-	FLAT PANEL HOLLOW CORE DOOR WITH EXTERNAL GRADE TIMBER FRAME. DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & DULUX AQUANAMEL GLOSS WITH ANTI-MOULD ADDITIVE.	**FRAMES & DOOR LEAF -** WHITE DUCK QUARTER 1 COAT DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & 2 COATS DULUX AQUANAMEL GLOSS WITH ANTI-MOULD ADDITIVE.
HINGED SOLID CORE DOORS - EXTERNAL	-	SOLID CORE HARDBOARD FACE TIMBER DOOR WITH PROPRIETARY METAL FRAME. **FRAME:** DULUX METAL SHIELD PAINT FINISH. **LEAF:** DULUX PRECISION MAX STRENGTH ADHESION PRIMER & DULUX AQUANAMEL GLOSS.	**FRAMES & DOOR LEAF -** COLORBOND WALLABY. **FRAME:** 1 COAT DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & 2 COAT DULUX METAL SHIELD PAINT FINISH. **LEAF:** 1 COAT DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & 2 COATS DULUX AQUANAMEL GLOSS WITH ANTI-MOULD ADDITIVE.
WARDROBE DOORS	G JAMES OR EQUIVALENT	801 SERIES SLIDING WARDROBE DOOR. VINYL COATED PLASTERBOARD FINISH.	**FRAME -** WHITE. **VINYL -** WHITE
GLAZING & GLAZED DOORS	G JAMES OR EQUIVALENT	POWDERCOAT ALUMINIUM FRAMED GLAZING	**FRAMES** - COLORBOND WALLABY. REFER TO DRAWINGS FOR OPERATIONS. REFER TO ENERGY EFFICIENCY REPORT FOR GLAZING REQUIREMENTS.
ROLLER DOOR	B&D OR EQUIVALENT	WIND-RATED ROLLER DOOR. TRADITIONAL PROFILE.	**COLOUR -** COLORBOND WALLABY. REFER TO DRAWINGS FOR SIZE & LOCATION.
SCREENS	CRIMSAFE	CRIMSAFE CLASSIC SECURITY SCREEN.	**SCREEN -** BLACK **FRAME -** WALLABY INSTALL SECURITY SCREENS TO OPERABLE PARTS OF ALL WINDOWS & DOORS.
CURTAINS & CURTAIN RAILS	TBC	TBC	TBC. CURTAINS TO BE FIRE RETARDANT AND WASHABLE.
DOOR HARDWARE - BEDROOM, BATH & PDR	TBC	PRIVACY LOCKSET.	**COLOUR -** CHROME
DOOR HARDWARE - GENERAL	TBC	PASSAGE SET.	**COLOUR -** CHROME
DOOR HARDWARE - EXTERNAL DOORS	TBC	LEVER WITH KEY TO LOCK EXTERNAL AND SNIB TO LOCK INTERNAL PLUS DEADBOLT.	**COLOUR -** CHROME
DOOR HARDWARE - SLIDING GLASS DOORS	BY DOOR MANUFACTURER	D HANDLE AND KEYED LOCK BOTH SIDES.	**COLOUR -** ANODISED.
ARCHITRAVES	INTRIM OR EQUIVALENT	66x18mm HALF SPLAYED, PRIMED PINE SKIRTING WITH DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & DULUX AQUANAMEL GLOSS WITH ANTI MOULD ADDITIVE.	**COLOUR:** WHITE DUCK QUARTER. 1 COAT DULUX PRECISION MAX STRENGTH SEALER ADHESION PRIMER & 2 COATS DULUX AQUANAMEL GLOSS.

PLUMBING AND ACCESSORIES

ITEM	BRAND	PRODUCT	COLOUR / NOTES
BATHROOM VANITY & BASIN	FIENZA	VANESSA UNICAB 1500 SINGLE BOWL WALL-HUNG VANITY. WITH HANDLES.	**COLOUR -** GLOSS WHITE. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. BASIN MUST BE INTEGRATED AND MADE OF A POLYMER MATERIAL. P TRAP.
POWDER VANITY & BASIN	FIENZA	VANESSA UNICAB 600 WALL-HUNG VANITY. WITH HANDLES.	**COLOUR -** GLOSS WHITE. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. BASIN MUST BE INTEGRATED AND MADE OF A POLYMER MATERIAL. P TRAP.
BASIN MIXER	CAROMA	STYLUS BASIN MIXER WITH LEVER	**COLOUR -** CHROME PLATED. INSTALL IN ACCORDANCE WITH AS1428.1
SHOWER	CAROMA	VENECIA MULTIFUNCTION ADJUSTABLE WALL SHOWER	**COLOUR -** CHROME PLATED. INSTALL IN ACCORDANCE WITH AS1428.1
SHOWER MIXER	CAROMA	STYLUS SHOWER MIXER	**COLOUR -** CHROME PLATED. INSTALL IN ACCORDANCE WITH AS1428.3
BATH	TRADELINK	ESTI 1700mm PRESSED STEEL BATH WITH ENAMELLED WHITE FINISH	**COLOUR -** WHITE. BATH MUST BE PRESSED STEEL WITH ENAMELLED FINISH TO COMPLY WITH DESIGN AND CONSTRUCTION STANDARDS FOR REMOTE HOUSING 2016.
BATH MIXER	CAROMA	STYLUS WALL BASIN/BATH MIXER	**COLOUR -** CHROME PLATED. INSTALL IN ACCORDANCE WITH AS1428.3
MIRROR	TBC	FRAMED SURFACE MOUNTED MIRROR	**FRAME -** STAINLESS STEEL
TOILET SUITE - STANDARD	CAROMA	LUNA WALL FACED TOILET SUITE. BOTTOM INLET. PROVIDE STANDARD RIGHT-ANGLE CHROME PLATED CISTERN TAP AND CHROME PLATED SUPPLY PIPE.	**COLOUR -** WHITE VITREOUS CHINA. S TRAP. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
TOILET ROLL HOLDER	CAROMA	STYLUS TOILET ROLL HOLDER	**COLOUR -** CHROME
RECESS SOAP HOLDER		RECESSED SOAP HOLDER	REFER TO DRAWINGS FOR DETAILS.
TOWEL RAIL	CAROMA	ELEGANCE DOUBLE TOWEL RAIL	**COLOUR -** CHROME WALLS ARE TO BE REINFORCED TO ENSURE TOWEL RAILS ARE SUITABLE FOR USE AS A GRABRAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
SINK	CAROMA	RADIANT 1.75 END BOWL SINK WITH DRAINER	**COLOUR -** STAINLESS STEEL CONTRACTOR TO CONFIRM BOWL SIDE PRIOR TO ORDERING.
LAUNDRY TUB	TRADELINK	LAUNDRY TUB INSET W/BYPASS. 70L STAINLESS STEEL.	**COLOUR** - STAINLESS STEEL.
SINK / LAUNDRY TUB MIXER	CAROMA	FLAME SINK MIXER.	**COLOUR -** CHROME.

BAKER BUILDING CERTIFICATION | Private Building Certifiers
RESIDENTIAL | COMMERCIAL | INDUSTRIAL | REMOTE
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00006982

Clayton Baker

APPROVED in accordance with the Building Act 1975. Refer to the conditions of this approval attached to the Certificate of Compliance. All endorsements made on the plans in red ink are part of this approval

Struxi design

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	FOR REVIEW	2.05.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
FINISHES SCHEDULE

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:43 PM
SCALE	

AUTHORISATION
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FOR TENDER
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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-F04	B

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INTERNAL WALL LININGS/ SURFACES (THEME 1)

ITEM	BRAND	PRODUCT	COLOUR / NOTES
WALLS - GENERAL	JAMES HARDIE PLUS DULUX FINISH	9mm RECESSED EDGE VILLABOARD. TAPED AND SET FINISHED WITH DULUX PROFESSIONAL ACRYLIC SEALER UNDERCOAT & DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN WITH ANTI-MOULD ADDITIVE.	**COLOUR:** WHITE DUCK HALF 1 COAT DULUX PROFESSIONAL ACRYLIC SEALER UNDERCOAT & 2 COATS DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN WITH ANTI-MOULD ADDITIVE. REFER TO DRAWINGS FOR DESIGN AND LAYOUT
WALL TILES & SPLASHBACKS	CLASSIC CERAMICS	CROMIA 100x400 GLOSS, CERAMIC TILE. WITH DAVCO ELITE COLOUR GROUT HORIZONTAL OFFSET LAY.	**BASE TILE (85%) -** CROMIA 5 **FEATURE TILE (15%)** - CROMIA 13. FEATURE COLOUR TO BE PLACED RANDOMLY THROUGHOUT AREA. **GROUT** - TBA REFER TO DRAWINGS FOR LOCATION

JOINERY - THEME 1

ITEM	BRAND	PRODUCT	COLOUR / NOTES
BENCHTOP	LAMINEX	25mm MR MDF WITH HPL FINISH. POSTFORMED EDGE, 5mm RADIUS TOP AND BOTTOM.	**COLOUR -** PIETRA CLOUD, NATURAL
OVERHEAD CUPBOARDS	LAMINEX	MR MDF BOARD WITH HPL FINISH AND MATCHING ABS EDGING. HARDWARE AS REQUIRED.	**COLOUR -** WINTER SKY, NATURAL
LOWER CUPBOARDS	LAMINEX	MR MDF BOARD WITH HPL FINISH AND MATCHING ABS EDGING. HARDWARE AS REQUIRED.	**COLOUR -** PEARL GREY, NATURAL
CARCASS	LAMINEX	16mm MELAMINE	**COLOUR -** WHITE, NATURAL FINISH
KICKS	LAMINEX	MR MDF BOARD WITH LAMINATE FINISH	**COLOUR -** WINTER SKY, NATURAL
BATHROOM VANITY	REFER PLUMBING FIXTURES.		
POWDER VANITY	REFER PLUMBING FIXTURES.		
HARDWARE		TBA	**COLOUR -** CHROME

EXTERNAL FINISHES - THEME 1

ITEM	BRAND	PRODUCT/ PAINT SYSTEM	COLOUR / NOTES
CONCRETE	CONCRETE COLOUR SYSTEM	STANDARD GREY CONCRETE BROOM FINISH WITH STREETSCAPE SEALER	**CONCRETE** - NATURAL **SEALER** - CLEAR MUST ACHIEVE MINIMUM P4/R10 SLIP RATING IN ACCORDANCE WITH SA HB 198:2014. REFER DRAWINGS FOR DETAILS INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
CLADDING	JAMES HARDIE OR EQUIVALENT	STRIA CLADDING WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** WINTER CASTLE 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. HORIZONTAL LAY. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
CLADDING - FEATURE	JAMES HARDIE OR EQUIVALENT	600 x 1200 EXPRESS JOINT MATRIX CLADDING WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** BALTIC BLUE 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. VERTICAL LAY. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
CLADDING FLASHINGS		PREFINISHED COLORBOND ULTRA FLASHINGS	**COLOUR -** TO MATCH ADJACENT WALLS
STEEL COLUMNS		SHS FINISHED WITH DULUX PROTECTIVE COATING TO ENGINEERS SPECIFICATIONS	**COLOUR -** COLORBOND WALLABY REFER TO DRAWINGS FOR DETAIL AND LOCATION
ROOF CLADDING	LYSAGHT	PREFINISHED COLORBOND ULTRA CUSTOM ORB ROOF SHEETING	**COLOUR -** COLORBOND SURFMIST
ROOF FLASHINGS		PREFINISHED COLORBOND ULTRA FLASHINGS	**COLOUR -** COLORBOND SURFMIST
SOFFITS	JAMES HARDIE OR EQUIVALENT	2400x1200 HARDIE FLEX WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** WINTER CASTLE 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
FASCIA	-	PREFINISHED COLORBOND ULTRA FASCIA	**COLOUR -** COLORBOND WALLABY REFER TO DRAWING FOR DETAIL
GUTTERS	-	PREFINISHED COLORBOND ULTRA GUTTER	**COLOUR -** COLORBOND WALLABY REFER TO DRAWING FOR DETAIL
DOWNPIPES		PVC. PAINTED	**COLOUR -** TO MATCH ADJACENT WALLS REFER TO DRAWINGS FOR SIZES AND LOCATION
GARDEN STORE (WHERE SEPARATE TO DWELLINGS)	STRATCO	STUBBIE STORAGE SHED. 3.16m x 3.16m x 2.4m HIGH DESIGNED TO SUIT C2 WIND CLASSIFICATION.	**COLOUR** - COLORBOND WALLABY. REFER TO SITE PLANS FOR LOCATION. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
FENCING		POWDERCOATED ALUMINIUM PRIVACY FENCE	**COLOUR -** COLORBOND WALLABY REFER TO DRAWINGS FOR DETAIL AND LOCATION

INTERNAL WALL LININGS/ SURFACES (THEME 2)

ITEM	BRAND	PRODUCT	COLOUR / NOTES
WALLS - GENERAL	JAMES HARDIE PLUS DULUX FINISH	9mm RECESSED EDGE VILLABOARD. TAPED AND SET FINISHED WITH DULUX PROFESSIONAL ACRYLIC SEALER UNDERCOAT & DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN WITH ANTI-MOULD ADDITIVE.	**COLOUR:** WHITE DUCK HALF 1 COAT DULUX PROFESSIONAL ACRYLIC SEALER UNDERCOAT & 2 COATS DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN. REFER TO DRAWINGS FOR DESIGN AND LAYOUT
WALL TILES & SPLASHBACKS	CLASSIC CERAMICS	CROMIA 100x400 GLOSS, CERAMIC TILE. WITH DAVCO ELITE COLOUR GROUT HORIZONTAL OFFSET LAY	**BASE TILE (85%) -** CROMIA 5 **FEATURE TILE (15%)** - CROMIA 11. FEATURE COLOUR TO BE PLACED RANDOMLY THROUGHOUT AREA. **GROUT** - TBA REFER TO DRAWINGS FOR LOCATION

JOINERY - THEME 2

ITEM	BRAND	PRODUCT	COLOUR / NOTES
BENCHTOP	LAMINEX	25mm MR MDF WITH HPL FINISH. POSTFORMED EDGE, 5mm RADIUS TOP & BOTTOM.	**COLOUR -** MINERAL STONE II, NATURAL
OVERHEAD CUPBOARDS	LAMINEX	MR MDF BOARD WITH HPL FINISH AND MATCHING ABS EDGING. HARDWARE AS REQUIRED.	**COLOUR -** GREEN SLATE, MATTE.
LOWER CUPBOARDS	LAMINEX	MR MDF BOARD WITH HPL FINISH AND MATCHING ABS EDGING. HARDWARE AS REQUIRED.	**COLOUR -** OYSTER GREY, NATURAL
CARCASS	LAMINEX	16mm MELAMINE	**COLOUR -** WHITE, NATURAL FINISH
KICKS	LAMINEX	MR MDF BOARD WITH LAMINATE FINISH	**COLOUR -** GREEN SLATE, MATTE.
BATHROOM VANITY	REFER PLUMBING FIXTURES.		
POWDER VANITY	REFER PLUMBING FIXTURES.		
HARDWARE	TBA	TBA	**COLOUR -** CHROME

EXTERNAL FINISHES - THEME 2

ITEM	BRAND	PRODUCT/ PAINT SYSTEM	COLOUR / NOTES
CONCRETE	CONCRETE COLOUR SYSTEM	STANDARD GREY CONCRETE BROOM FINISH WITH STREETSCAPE SEALER	**CONCRETE** - NATURAL **SEALER** - CLEAR MUST ACHIEVE MINIMUM P4/R10 SLIP RATING IN ACCORDANCE WITH SA HB 198:2014. REFER DRAWINGS FOR DETAILS INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
CLADDING	JAMES HARDIE OR EQUIVALENT	STRIA CLADDING WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** GREY PORT 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. HORIZONTAL LAY. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
CLADDING - FEATURE	JAMES HARDIE OR EQUIVALENT	600 x 1200 EXPRESS JOINT MATRIX CLADDING WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** CORIOLE GREEN 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. VERTICAL LAY. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
CLADDING FLASHINGS		PREFINISHED COLORBOND ULTRA FLASHINGS	**COLOUR -** TO MATCH ADJACENT WALLS
STEEL COLUMNS		SHS FINISHED WITH DULUX PROTECTIVE COATING TO ENGINEERS SPECIFICATIONS	**COLOUR -** COLORBOND WALLABY REFER TO DRAWINGS FOR DETAIL AND LOCATION
ROOF CLADDING	LYSAGHT	PREFINISHED COLORBOND ULTRA CUSTOM ORB ROOF SHEETING	**COLOUR -** COLORBOND SURFMIST
ROOF FLASHINGS		PREFINISHED COLORBOND ULTRA FLASHINGS	**COLOUR -** COLORBOND SURFMIST
SOFFITS	JAMES HARDIE OR EQUIVALENT	2400x1200 HARDIE FLEX WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** GREY PORT 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
FASCIA	-	PREFINISHED COLORBOND ULTRA FASCIA	**COLOUR -** COLORBOND WALLABY REFER TO DRAWING FOR DETAIL
GUTTERS	-	PREFINISHED COLORBOND ULTRA GUTTER	**COLOUR -** COLORBOND WALLABY REFER TO DRAWING FOR DETAIL
DOWNPIPES		PVC. PAINTED	**COLOUR -** TO MATCH ADJACENT WALLS REFER TO DRAWINGS FOR SIZES AND LOCATION
GARDEN STORE (WHERE SEPARATE TO DWELLINGS)	STRATCO	STUBBIE STORAGE SHED. 3.16m x 3.16m x 2.4m HIGH DESIGNED TO SUIT C2 WIND CLASSIFICATION.	**COLOUR** - COLORBOND WALLABY. REFER TO SITE PLANS FOR LOCATION. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
FENCING		POWDERCOATED ALUMINIUM PRIVACY FENCE	**COLOUR -** COLORBOND WALLABY REFER TO DRAWINGS FOR DETAIL AND LOCATION

StruXi design

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

BAKER BUILDING CERTIFICATION — Private Building Certifiers
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Clayton Baker

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ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	FOR REVIEW	2.05.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
FINISHES SCHEDULE

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
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SCALE	

AUTHORISATION
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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-F05	B

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INTERNAL WALL LININGS/ SURFACES (THEME 3)

ITEM	BRAND	PRODUCT	COLOUR / NOTES
WALLS - GENERAL	JAMES HARDIE OR EQUIVALENT PLUS DULUX FINISH	9mm RECESSED EDGE VILLABOARD. TAPED AND SET FINISHED WITH DULUX PROFESSIONAL ACRYLIC SEALER UNDERCOAT & DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN WITH ANTI-MOULD ADDITIVE.	**COLOUR:** WHITE DUCK HALF 1 COAT DULUX PROFESSIONAL ACRYLIC SEALER UNDERCOAT & 2 COATS DULUX PREMIUM WASH AND WEAR INTERIOR LOW SHEEN. REFER TO DRAWINGS FOR DESIGN AND LAYOUT
WALL TILES & SPLASHBACKS	CLASSIC CERAMICS	CROMIA 100x400 GLOSS, CERAMIC TILE. WITH DAVCO ELITE COLOUR GROUT HORIZONTAL OFFSET LAY	**BASE TILE (85%) -** CROMIA 5 **FEATURE TILE (15%) -** CROMIA 6. FEATURE COLOUR TO BE PLACED RANDOMLY THROUGHOUT AREA. **GROUT** - TBA REFER TO DRAWINGS FOR LOCATION

JOINERY - THEME 3

ITEM	BRAND	PRODUCT	COLOUR / NOTES
BENCHTOP	LAMINEX	25mm MR MDF WITH HPL FINISH. POSTFORMED EDGE, 5mm RADIUS TOP & BOTTOM.	**COLOUR -** MARMO GRIGIO, NATURAL
OVERHEAD CUPBOARDS	LAMINEX	MR MDF BOARD WITH HPL FINISH AND MATCHING ABS EDGING. HARDWARE AS REQUIRED.	**COLOUR -** PERUVIAN CLAY, NATURAL
LOWER CUPBOARDS	LAMINEX	MR MDF BOARD WITH HPL FINISH AND MATCHING ABS EDGING. HARDWARE AS REQUIRED.	**COLOUR -** ASH WHITE, NATURAL
CARCASS	LAMINEX	16mm MELAMINE	**COLOUR -** WHITE, NATURAL FINISH
KICKS	LAMINEX	MR MDF BOARD WITH LAMINATE FINISH	**COLOUR -** ASH WHITE, NATURAL
BATHROOM VANITY	REFER PLUMBING FIXTURES.		
POWDER VANITY	REFER PLUMBING FIXTURES.		
HARDWARE	TBA	TBA	**COLOUR -** CHROME

EXTERNAL FINISHES - THEME 3

ITEM	BRAND	PRODUCT/ PAINT SYSTEM	COLOUR / NOTES
CONCRETE	CONCRETE COLOUR SYSTEM	STANDARD GREY CONCRETE BROOM FINISH WITH STREETSCAPE SEALER	**CONCRETE** - NATURAL **SEALER** - CLEAR MUST ACHIEVE MINIMUM P4/R10 SLIP RATING IN ACCORDANCE WITH SA HB 198:2014. REFER DRAWINGS FOR DETAILS INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
CLADDING	JAMES HARDIE OR EQUIVALENT	STRIA CLADDING WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** SPIRITED FALCON 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. HORIZONTAL LAY. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
CLADDING - FEATURE	JAMES HARDIE OR EQUIVALENT	600 x 1200 EXPRESS JOINT MATRIX CLADDING WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** AUBURN FLAIR 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. VERTICAL LAY. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
CLADDING FLASHINGS		PREFINISHED COLORBOND FLASHINGS	**COLOUR -** TO MATCH ADJACENT WALLS
STEEL COLUMNS		SHS FINISHED WITH DULUX PROTECTIVE COATING TO ENGINEERS SPECIFICATIONS	**COLOUR -** COLORBOND WALLABY REFER TO DRAWINGS FOR DETAIL AND LOCATION
ROOF CLADDING	LYSAGHT	PREFINISHED COLORBOND ULTRA CUSTOM ORB ROOF SHEETING	**COLOUR -** COLORBOND SURFMIST
ROOF FLASHINGS		PREFINISHED COLORBOND ULTRA FLASHINGS	**COLOUR -** COLORBOND SURFMIST
SOFFITS	JAMES HARDIE OR EQUIVALENT	2400x1200 HARDIE FLEX WITH DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & WEATHERSHIELD EXTERIOR LOW-SHEEN PAINT FINISH.	**COLOUR -** SPIRITED FALCON 1 COAT DULUX PROFESSIONAL ACRYLIC PRIMER UNDERCOAT & 2 COAT WEATHERSHIELD EXTERIOR LOW-SHEEN. REFER TO DRAWINGS FOR DETAIL. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
FASCIA	-	PREFINISHED COLORBOND ULTRA FASCIA	**COLOUR -** COLORBOND WALLABY REFER TO DRAWING FOR DETAIL
GUTTERS	-	PREFINISHED COLORBOND ULTRA GUTTER	**COLOUR -** COLORBOND WALLABY REFER TO DRAWING FOR DETAIL
DOWNPIPES		PVC. PAINTED	**COLOUR -** TO MATCH ADJACENT WALLS REFER TO DRAWINGS FOR SIZES AND LOCATION
GARDEN STORE (WHERE SEPARATE TO DWELLINGS)	STRATCO	STUBBIE STORAGE SHED. 3.16m x 3.16m x 2.4m HIGH DESIGNED TO SUIT C2 WIND CLASSIFICATION.	**COLOUR** - COLORBOND WALLABY. REFER TO SITE PLANS FOR LOCATION. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
FENCING		POWDERCOATED ALUMINIUM PRIVACY FENCE	**COLOUR -** COLORBOND WALLABY REFER TO DRAWINGS FOR DETAIL AND LOCATION

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Private Building Certifiers
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STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
FINISHES SCHEDULE

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	30/05/2024 5:41:56 PM
SCALE	

AUTHORISATION
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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	XSW-F06	B

STRUXI DESIGN PTY LTD

THE HOUSE DESIGNS AS DOCUMENTED GENERALLY COMPLY WITH, OR EXCEED, THE "GOLD" LEVEL STANDARDS OUTLINED IN THE FOLLOWING DOCUMENTS:

1. **LIVABLE HOUSING DESIGN GUIDELINES**
2. **QUEENSLAND GOVERNMENT INDICATIVE FLOOR PLANS FOR SOCIAL HOUSING PROJECTS AND**
3. **DESIGN AND CONSTRUCTION STANDARDS FOR REMOTE HOUSING**

THE CITED "GOLD" STANDARD OF 1 & 3, IS A MINIMUM STANDARD THAT MUST BE MAINTAINED WITH ALL WORKS.

DOMESTIC SITE PLAN NOTES:

- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK
- EARTHWORKS ARE TO COMPLY WITH NCC VOLUME TWO PART H1D3 DEEMED TO SATISFY
- ONLY THE VEGETATION WITHIN THE AREA REQUIRED TO CONSTRUCT THE PAD PLATFORM IS TO BE REMOVED
- BUILDER IS TO REMOVE EVERYTHING ON OR ABOVE THE SITE SURFACE, INCLUDING RUBBISH, SCRAP, GRASS, VEGETABLE MATTER AND ORGANIC DEBRIS, SCRUB, TIMBER, STUMPS, BOULDERS AND RUBBLE.
- REMOVE GRASS TO A DEPTH JUST SUFFICIENT TO INCLUDE THE ROOT ZONE.
- REMOVE THE TOPSOIL LAYER OF THE NATURAL GROUND WHICH CONTAINS SUBSTANTIAL ORGANIC MATTER OVER THE AREAS TO BE OCCUPIED BY CONSTRUCTION AND PAVING.
- STOCKPILE SITE TOPSOIL REQUIRED FOR RE-USE. PROTECT STOCKPILES FROM CONTAMINATION BY OTHER EXCAVATED MATERIAL, WEEDS AND BUILDING DEBRIS
- BUILDER IS TO PROVIDE APPROPRIATE TEMPORARY & PERMANENT FENCING TO THE SITE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- BUILDER TO ENSURE SITE ACCESS, TRAFFIC MANAGEMENT, WATER STORAGE AREA & SEDIMENT CONTROL COMPLY WITH THE BCA, ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- CROSSOVER TO COMPLY WITH COUNCIL REGULATIONS
- REFER TO ENGINEER'S DRAWINGS FOR LOCATION OF RETAINING WALLS
- SURFACE WATER MANAGEMENT TO COMPLY WITH NCC VOLUME TWO PART H2P1 PERFORMANCE REQUIREMENT
- ALL STORMWATER DISCHARGE FROM ROOF IS TO COMPLY WITH AS 3500.3
- NEW RESIDENCES TO BE FITTED WITH A 5,000 LITRE RAINWATER TANK OR 45,000 LITRE (WHERE THERE IS NO COUNCIL RETICULATION) & COMPLY WITH TRC REGULATIONS
- THE RAINWATER TANK OVERFLOW IS TO BE CONNECTED TO THE TOOWOOMBA REGIONAL COUNCIL STORMWATER RETICULATION SYSTEM VIA UNDERGROUND PIPING IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS
- RAINWATER TANK IS TO COMPLY WITH QDC MP 4.2
- SWIMMING POOL TO COMPLY WITH NCC VOLUME TWO PART H7P1 PERFORMANCE REQUIREMENT
- POOL FENCING & SURROUNDS ARE TO COMPLY QDC MP3.4
- SWIMMING POOL DRAINAGE TO COMPLY WITH NCC VOLUME TWO PART H2P3 & H2P4 PERFORMANCE REQUIREMENT H2P4

GENERAL NOTES:

- BUILDER IS TO ENSURE WATER TIGHTNESS OF THE BUILDING IN ACCORDANCE WITH NCC VOLUME TWO PART H2P3 PERFORMANCE REQUIREMENT
- ABOVE GROUND WATERPROOFING MEMBRANES TO COMPLY WITH NCC VOLUME TWO PART H2D8 DEEMED TO SATISFY (AS 4654.1 & AS 4654.2)
- ALL GLAZING TO COMPLY WITH NCC VOLUME TWO PART H1D8 DEEMED TO SATISFY
- PROVIDE FALL PREVENTION BARRIERS TO WINDOWS WHERE THE SILL IS 2m HIGH (OR HIGHER) IN ACCORDANCE WITH NCC VOLUME TWO PART H5P2 PERFORMANCE REQUIREMENT
- INSULATION TO BE IN ACCORDANCE WITH THE ENERGY EFFICIENCY REPORT & NCC VOLUME TWO PART H6P1 PERFORMENCE REQUIREMENT
- PLUMBING FITTINGS ARE TO COMPLY WITH QDC MP 4.1 A7, A8 & A9
- WET AREAS ARE TO COMPLY WITH NCC VOLUME TWO PART H4P1 PERFORMENCE REQUIREMENT & AS 3740
- ALL FLOOR, STAIR & RAMP SURFACES TO COMPLY WITH CSIRO HB 198 SLIP RESISTANCE & AS 4586
- STAIRS ARE TO COMPLY WITH NCC VOLUME TWO PART H5P1 PERFORMENCE REQUIREMENT:
  - RISERS TO BE A MAXIMUM 180mm HIGH
  - TREAD DEPTH (GOINGS) TO BE A MINIMUM 250mm
- BALUSTRADING IS TO COMPLY WITH NCC VOLUME TWO PART H5P2 PERFORMANCE REQUIREMENT
- GLAZED BALUSTRADING IS TO COMPLY WITH AS 1288 & AS 1170
- BUILDER TO CONFIRM SETDOWNS TO SUIT DOORS AND ROLLER DOORS

DRAWINGS:

- DISCREPANCIES BETWEEN CONSULTANTS DOCUMENTATION ARE TO BE RESOLVED BEFORE WORKS OR MANUFACTURE.
- VERIFY ALL DIMENSIONS ON SITE BEFORE WORKS OR MANUFACTURE.
- DIMENSIONS TO WALLS ARE TO THE FACE OF STUD/ BLOCK, CONCRETE, ETC, AND DO NOT INCLUDE WALL LININGS OR FINISHES
- FINISHED FLOOR LEVELS (FFL) ARE TO TOP OF FLOOR FINISHES
- CEILING LEVELS ARE TO UNDERSIDE OF CEILING LININGS
- ANY FF&E SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY AND ARE FOR ILLUSTRATIVE PURPOSES. REFER TO THE FF&E AND FINISHES SCHEDULE FOR EXACT ITEMS AND THEIR LOCATIONS. ALL FF&E ARE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND RECOMMENDATIONS

ELECTRICAL:

- LIGHTING TO BE 80% ENERGY EFFICIENT IN ACCORDANCE WITH QDC MP 4.1 A3 (b)
- LIGHTING ILLUMINATION TO COMPLY WITH ABCB HOUSING PROVISION PART 13.7.6
- HOT WATER SYSTEM TO COMPLY WITH QUEENSLAND PLUMBING & WASTEWATER CODE
- FIT SMOKE ALARMS IN COMPLIANCE WITH NCC VOLUME TWO PART H3P2 PERFORMENCE REQUIREMENT, AS 3786 & QFES LEGISLATION (REFER INFORMATION SHEET VER 08/2018). FOR ALTERATIONS AND/OR ADDITIONS, FIT SMOKE ALARMS THROUGHOUT EXISTING RESIDENCE
- NEW AIRCONDITIONERS TO HAVE AN EER OF 2.9 OR HIGHER IN ACCORDANCE WITH QDC MP 4.1 A6

SUB FLOOR VENTILATION:

- SUB FLOOR VENTILATION TO COMPLY WITH NCC VOLUME TWO PART H2D5 DEEMED TO SATISFY
- SUB FLOOR TO BE CLEAR OF DEBRIS & VEGETATION
- BE CROSS VENTILATED WITH EVENLY SPACED VENTS/ OPENINGS & CONTAIN NO DEAD AIR SPACES
- PROVIDE 4000mm² VENTILATION AREA PER METRE OF SUB FLOOR WALL
- GROUND SURFACE TO BE GRADED TO PREVENT SURFACE WATER PONDING UNDER THE FLOOR
- THE UNDERSIDE OF ALL FLOOR FRAMING MEMBERS MUST BE A MINIMUM OF:
  - 150mm FROM THE GROUND SURFACE AT THE PERIMETER WALLS
  - 400mm FROM THE GROUND SURFACE AT A MAXIMUM OF 2m AWAY FROM THE PERIMETER WALLS

ROOF PLAN NOTES:

- ROOFER TO SUPPLY AND FIT ALL NECESSARY FLASHINGS AND CAPPINGS TO ENSURE A GOOD, WATER TIGHT FINISH.
- FLASH PROJECTIONS ABOVE AND THROUGH THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND AN OVER-FLASHING, WITH AT LEAST 100mm VERTICAL OVERLAP. PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN THE ROOF AND THE PROJECTION.
- SARKING TO BE PROVIDED. SARKING MEMBRANE TO BE IN ACCORDANCE WITH AS 4200 PARTS 1 & 2.
- CLOSE OFF RIBS AT TOP OF SHEETS BY MECHANICAL MEANS OR BY PURPOSE-MADE FILLERS OR END CAPS. VERMIN PROOF BOTTOM OF SHEETS BY PURPOSE MADE FILLERS, SCREWING EVERY RIB OR PROVIDING ADEQUATE BIRD WIRE.
- EAVES GUTTER OVERFLOW CAPACITIES TO ABCB HOUSING PROVISIONS PART 7.4
- TOOWOOMBA 5 MINUTE RAINFALL INTENSITY (100 yrs) 268mm/h.
- PROVIDE A 10mm SPACE BETWEEN ALL GUTTERS AND FASCIAS ON A CLASS 1 BUILDING AS PER ABCB HOUSING PROVISIONS PART 7.4.6 (CONTROLLED BACK GAP); OVERFLOW CAPACITY 1.5 l/s/m. FIT GUTTER WITH STRATCO 'TORRENT' SPACER TYPE GUTTER CLIP (OR EQUIVALENT) TO MANUFACTURER'S SPECIFICATION.
- EAVE GUTTERS TO HAVE A MINIMUM CROSS SECTION OF 6300mm²
- MINIMUM SLOPE OF EAVE GUTTERS: 1:500
- MINIMUM SLOPE OF BOX GUTTERS: 1:100
- MINIMUM WIDTH OF VALLEY GUTTERS (ROOF PITCH >12.5°): 400mm
- PROJECT ROOF SHEETING 50mm INTO GUTTERS
- DOWNPIPES TO BE ø75mm OR 100x50mm MIN (INTERNAL)
- 50% MIN OF ROOF WATER TO BE DIRECTED TO ON SITE RAIN WATER TANK/S. DOWNPIPES DIRECTED TO RAIN WATER PIPES TO BE DETERMINED ON SITE.
- ROOF INSULATION TO COMPLY WITH ENERGY EFFICIENCY REPORT

DOOR NOTES:

- PROVIDE INDUSTRY STANDARD WITH NCC COMPLIANT DOOR HARDWARE.
- ENSURE ALL EXTERNAL DOORS ARE VERMIN & WEATHERPROOF.
- INSTALL FLASHINGS, WEATHER BARS, DRIPS, STORM MOULDS, CAULKING AND POINTING SO THAT WATER IS PREVENTED FROM PENETRATING THE BUILDING BETWEEN FRAMES AND THE BUILDING STRUCTURE

WINDOW NOTES:

- WINDOW FRAMES TO CLIENTS SELECTION.
- GLAZING TO COMPLY WITH NCC VOLUME TWO PART H1D8 DEEMED TO SATISFY
- PROVIDE FALL PREVENTION BARRIERS TO WINDOWS WHERE THE SILL IS 2m HIGH (OR HIGHER) IN ACCORDANCE WITH NCC VOLUME TWO PART H5P2 PERFORMANCE REQUIREMENT
- ENSURE ALL WINDOWS ARE VERMIN & WEATHERPROOF.
- SUPPLY SECURITY & FLYSCREENS TO ALL OPERABLE WINDOWS AT CLIENTS DIRECTION.
- REFER ENERGY EFFICIENCY REPORT FOR SPECIAL GLAZING TYPES

GLAZING NOTES

- WINDOWS TO BE ALUMINIUM FRAMED WITH TIMBER REVEALS & ARCHITRAVES WITH POWDERCOAT FINISH - UNLESS NOTED OR DETAILED OTHERWISE
- EXTERNAL GLAZING TO BE MINIMUM 5mm TOUGHEND CLEAR UNLESS A HIGHER GRADE IS REQUIRED FOR STRUCTURAL, WIND LOADS OR SAFETY - UNLESS NOTED OTHERWISE
- PROVIDE SECURITY SCREENS TO ALL OPERABLE WINDOWS.
- GLAZING TO COMPLY WITH NCC VOLUME TWO PART H1D8 DEEMED TO SATISFY
- ALL GLAZING TO COMPLY WITH AS2047
- ALL ANODISING (WHERE APPLICABLE) TO COMPLY WITH AS1231
- ALL POWDERCOATING (WHERE APPLICABLE) TO COMPLY WITH AS 3715
- PROVIDE FALL PREVENTION BARRIERS TO WINDOWS WHERE THE SILL IS 2m HIGH (OR HIGHER) IN ACCORDANCE WITH NCC VOLUME TWO PART H5P2 PERFORMANCE REQUIREMENT
- SCREENS TO BE TRANSLUSCENT, PERFORATED OR SLATTED WITH A MAXIMUM OF 25% & 50mm OPENINGS IN ACCORDANCE WITH QDC MP1.1
- BUILDER TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO THE ORDERING OR FABRICATION OF WINDOWS
- WINDOW SUPPLIER TO PROVIDE ADDITIONAL SUPPORT MULLIONS, HEADS, SILLS AND JAMBS TO WINDOWS AND DOORS AS REQUIRED

JOINERY NOTES:

- JOINERY FABRICATION TO COMPLY WITH ACCEPTED INDUSTRY METHODS OF CONSTRUCTION
- CARCASS CONSTRUCTION OUT OF MELAMINE FACED HMR-PB OR MR-MDF UNLESS OTHERWISE NOTED ON DRAWINGS
- EXTERNAL FINISHES - REFER FINISHES SCHEDULE
- 2mm PVC EDGING TO EXPOSED EDGES, EDGE TAPE IN ALL OTHER INSTANCES
- POSTFORMED TOPS ARE REQUIRED TO HAVE 180° EDGES WHERE SEEN. EXPOSED CORNERS ARE REQUIRED TO BE CHAMFERED
- VERIFY ROOM SIZES AND EQUIPMENT DIMENSIONS PRIOR TO FABRICATION OF JOINERY

BAKER BUILDING CERTIFICATION
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Clayton Baker

APPROVED in accordance with the Building Act 1975. Refer to the conditions of this approval attached to the Certificate of Compliance. All endorsements made on the plans in red ink are part of this approval

Struxi design

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PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	TENDER ISSUE	31.05.2024
A	PRE TENDER ISSUE	28.05.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
GENERAL NOTES

SHEET DETAIL

AUTHOR	BEC
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	31/05/2024 12:09:42 PM
SCALE	1 : 100

AUTHORISATION
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