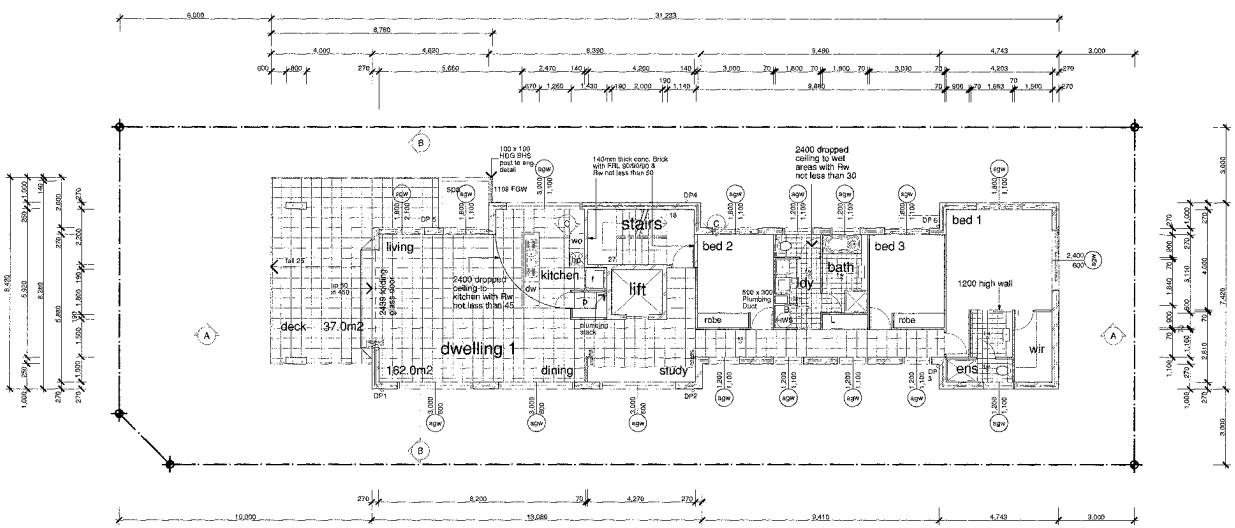


First Floor Plan

Scale 1:100

BUILDING CLASSIFICATION
First and second stories CLASS 2

CONSTRUCTION REQUIRED TYPE A

EXTERNAL WALLS
loadbearing
where distance to fire-source feature
is less than 1.5m 90/90/90 brick cavity
where distance to fire-source feature
is 1.5 to less than 3.0m 90/60/60 brick cavity
where distance to fire-source feature
is 3m or more 90/60/60 brick cavity
non-loadbearing
where distance to fire-source feature
is less than 1.5m -/90/90 brick cavity
where distance to fire-source feature
is 1.5 to less than 3.0m -/60/60 brick cavity
where distance to fire-source feature
is 3m or more -/-/- brick cavity

EXTERNAL COLUMNS
not incorporated in external wall
where distance to fire-source feature
is less than 3m 90/-/- concrete
where distance to fire-source feature
is 3m or more -/-/- HDG steel

COMMON WALLS AND FIRE WALLS 90/90/90 concrete brick

INTERNAL WALLS
loadbearing
Stair shafts 90/90/90 140 concrete brick
Ventilating, and pipe shafts 90/90/90 110 concrete brick
bounding public corridors 90/90/90 140 concrete brick
between or bounding sole-occupancy units 90/90/90 140 concrete brick

non-loadbearing
Stair shafts -/90/90 140 concrete brick
Ventilating, and pipe shafts -/90/90 110 concrete brick
bounding public corridors -/60/60 140 concrete brick
between or bounding sole-occupancy units -/60/60 140 concrete brick

OTHER INTERNAL LOADBEARING
Walls/beams and columns 90/-/- 110 concrete brick/concrete

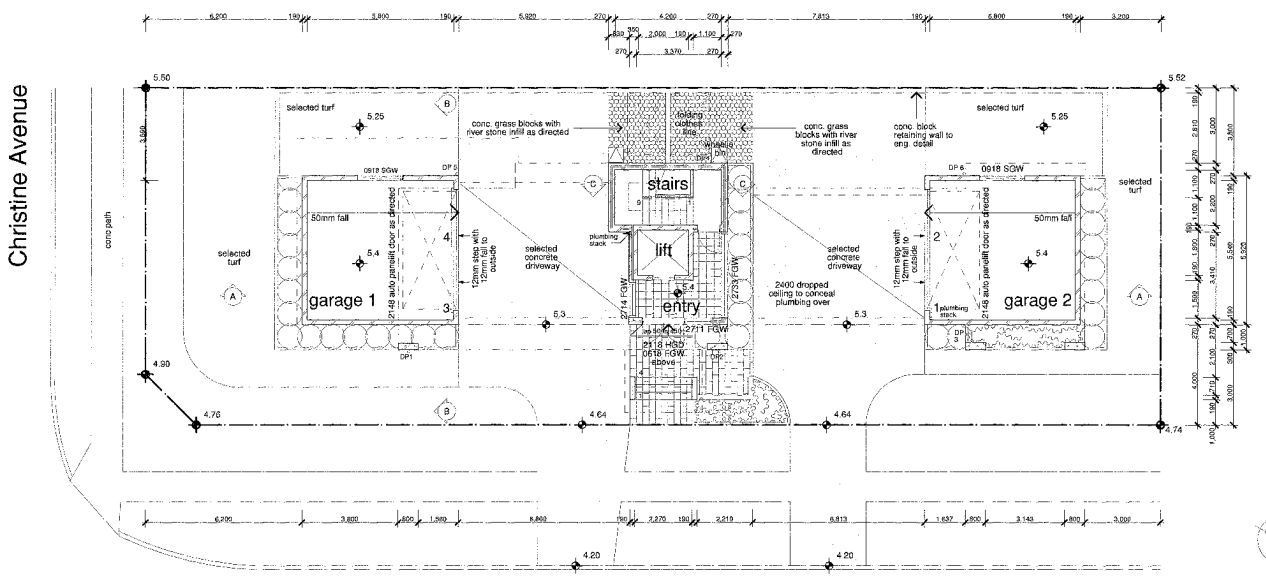
FLOORS 90/90/900 reinforced concrete

ROOF -/-/- metal roof deck

DIVIDING WALL NOTES:
PROVIDE 140MM THICK CONCRETE BRICK DIVIDING WALL BETWEEN UNITS AND STAIR AREA FROM FLOOR LEVEL UP TO UNDERSIDE OF FLOOR SLAB ABOVE WITH FRL 90/90/90 AND Rw (AIRBORNE) NOT LESS THAN 50. LINE BOTH SIDES OF ALL DIVIDING WALLS WITH ONE LAYER 10MM PLASTERBOARD.

DROPPED CEILINGS: PROVIDE DROPPED CEILINGS UNDER ALL EXPOSED PLUMBING WITHIN SOLE OCCUPANCY UNITS. CEILINGS TO BE A MINIMUM 2400MM ABOVE FLOOR LEVEL AND TO ATTAIN A Rw+CTR (AIRBORNE) NOT LESS THAN 25 IN BATHROOMS, TOILETS AND LAUNDRIES AND A Rw+CTR (AIRBORNE) OF NOT LESS THAN 40 IN HABITABLE ROOMS.

PLUMBING, ELECTRICAL AND MECHANICAL DUCTS:
DUCTS WITHIN BATHROOMS, TOILETS AND LAUNDRIES TO CONFORM WITH CSR SHAFTWALL CSR 970 SYSTEM AND PROVIDE A FRL OF -/90/60 AND A Rw OF NOT LESS THAN 30 WITH 1 LAYER OF 25MM GYPROCK SHAFT LINER PANEL FIXED TO INSIDE OF 64MM C-H METAL STUDS AT MAX. 600MM C/S WITH 1 LAYER 16MM GYPROCK FYRCHEK PLASTERBOARD FIXED TO OUTSIDE OF FRAME.
DUCTS IN OTHER AREAS TO CONFORM WITH CSR SHAFTWALL CSR 971 SYSTEM AND PROVIDE A FRL OF -/90/90 AND A Rw OF NOT LESS THAN 45 WITH 1 LAYER OF 25MM GYPROCK SHAFT LINER PANEL FIXED TO INSIDE OF 64MM C-H METAL STUDS AT MAX. 600MM C/S WITH 2 LAYERS 16MM GYPROCK FYRCHEK PLASTERBOARD FIXED TO OUTSIDE OF FRAME..



Ground Floor Plan

Scale 1:100

BUILDING CLASSIFICATION
Ground floor garage CLASS 7a

CONSTRUCTION REQUIRED TYPE A

EXTERNAL WALLS
loadbearing
where distance to fire-source feature
is less than 1.5m 120/120/120 concrete block/rein. conc.
where distance to fire-source feature
is 1.5 to less than 3.0m 120/90/90 concrete block/rein. conc.
where distance to fire-source feature
is 3m or more 120/60/90 concrete block/rein. conc.
non-loadbearing
where distance to fire-source feature
is less than 1.5m -/120/120 concrete block/rein. conc.
where distance to fire-source feature
is 1.5 to less than 3.0m -/90/90 concrete block/rein. conc.
where distance to fire-source feature
is 3m or more -/-/- concrete block/rein. conc.

EXTERNAL COLUMN
not incorporated in external wall
where distance to fire-source feature
is less than 3m 120/-/- reinforced concrete
where distance to fire-source feature
is greater than 3m -/-/- reinforced concrete

COMMON WALLS AND FIRE WALLS 120/120/120 concrete block

INTERNAL WALLS
Loadbearing
Stair shaft 120/120/120 concrete block
Ventilating and pipe shafts 120/90/90 concrete block
Non-loadbearing
Ventilating and pipe shafts -/90/90 concrete block

OTHER INTERNAL LOADBEARING
Walls/beams and columns 120/-/- concrete block/concrete

FLOORS 120/120/120 reinforced concrete

Please verify all dimensions and levels, before commencing work or ordering materials.
Levels shown are approximate only. Where a discrepancy arises on these documents or between these documents and another consultants, request clarification with PAT TWOHILL DESIGNS PTY. LIMITED before proceeding with any affected work or ordering materials.
Site levels are shown as a guide only. To determine accurate levels refer to survey levels prepared by REGISTERED surveyor.

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All work to comply with Building Code of Australia

B 30/06/04	downpipes added, dimensions amended
A 17/06/04	sound insulation amended
	AMENDMENTS

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scale:	AS SHOWN
date:	MAY 2004
drawn:	AMK
dwg. no:	6103/WD/02B
cad ref	6103 SitePlanWD