



NOTES

- UNLESS OTHERWISE NOTED ALL WORKS SHOWN ON THIS DRAWING SHALL BE THE BUILDERS WORK.
- THE BUILDER SHALL BRING TO THE NOTICE OF BEACHCOMBER BUILDING SOLUTIONS PTY LTD ANY DISCREPANCIES WHICH MAY BE FOUND IN THIS DRAWING PRIOR TO COMMENCEMENT OF WORKS.
- THE BUILDER SHALL BE RESPONSIBLE TO ENSURE THAT ALL THE PROPOSED BUILDING WORK SHOWN ON THIS DRAWING IS TO COMPLY WITH ALL ASPECTS OF THE STANDARD & SPECIAL CONDITIONS OF THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS & CODES. LOCAL GOVERNMENT AUTHORITIES, ANY OTHER BODIES HAVING JURISDICTION OVER THE WORKS.
- COMPLY WITH MANUFACTURER'S WRITTEN SPECIFICATIONS FOR THE CONSTRUCTION APPLICATION, INSTALLATION, ETC. FOR PRODUCTS AND MATERIALS SPECIFIED.
- REFER TO STRUCTURAL ENGINEERS DRAWING FOR ALL STRUCTURAL CONCRETE, MASONRY AND STEEL WORK.
- TERMINATE TREATMENT TO COMPLY WITH BUILDING CODE OF AUSTR. AND AS3660.1
- REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR ALL RAINWATER SULLAGE, SEWERAGE DRAINAGE, HOT & COLD WATER
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR KITCHEN EXHAUST & MAKE AIR
- REFER TO ELECTRICAL ENGINEERS DRAWINGS FOR ALL ELECTRICAL LAYOUTS, WIRING, LIGHTING, EXIT SIGNS, SMOKE DETECTORS, POWER, TV CABLEING & P.A.B.X.

NOTE: ALL RLs ARE STRUCTURAL LEVELS UNDO. RELATIVE TO DATUM AS PER SURVEY

NOTE: REFER BDA FIRE - FIRE SAFETY REPORT BDA-FSR-7087 & ASSOCIATED DWGS

NOTE: POOL STRUCTURE & ASSOCIATED WALLS BY OTHERS

NOTE: FOLD LINES INDICATE NOMINAL CHANGE IN GRADE - DO NOT CUT TILES FORM SMOOTH TRANSITION IN TILES BETWEEN SURFACES TO MAINTAIN FLUSH JOINTS

ALUMINIUM GATE & PANEL SCHEDULE

Note: "Stone Gray" Powder Coated Aluminium 80 x 4.0 x 3mm Framing with 65 x 15mm Horizontal Slats with a 30mm Gap to all Gates & Panels. All dimensions to be confirmed on site before fabrication.

- (G1) Hinged Driveway Gates 2450W x 1700H x 2.150 x 3mm Flat Bar welded to back for bracing if required.
 - (G2) Hinged Bin Enclosure Gates 1000W x 1250H x 4.1 Post @ 1500H & 2 Z Lakk Latches required.
 - (G3) Hinged Gate Courtyard & Pool Plant 900W x 1700H. Gate to be fitted with lever lock set & striker plate.
 - (G4) Powder Coated Aluminium 80 x 40mm Framed Glazed Entry Gate 900W x 1650H & Slotted Frosted Glass Panels. Gate to be fitted with floor spring closer & lever lockset with striker plate.
 - (G5) Pool Plant Fixed Panel 1200W x 1700H x 1
 - (G6) Pool Plant Fixed Panel 900W x 1700H x 1.1 Post @ 1800H & 1 Gate Latch required.
 - (G7) Battery Shade Screen 3250W x 4750H x 2.150 x 3mm Flat Bar welded to back for bracing if required.
 - (G8) Corner Bench Seat 475W x 1600L with a 475 x 800L return to be under braced back to masonry wall x 1.
 - (G9) Garden Fence Panels @ 1500H Double Flat Top Profile.
- FRAMELESS POOL FENCING & GATES SCHEDULE**
- (F1) 12mm clear float toughened fixed panel supported by 2 powder coated aluminium side rails 600W x 1200H x 12mm clear float toughened gate with powder coated glass to glass hinges & pool steel latch. x1
 - (F2) 12mm clear float toughened fixed panel supported by 3 powder coated aluminium side rails 600W x 1200H x 12mm clear float toughened gate with powder coated glass to wall hinges & pool steel latch. x 2

LEGEND

- 200 SERIES CONCRETE MASONRY WALLS
- 150 SERIES CONCRETE MASONRY WALLS
- 100 SERIES CONCRETE MASONRY WALLS
- STUD FRAMED WALLS
- CONCRETE COLUMNS

CONCRETE FINISHES

- SHR SPA BATH
- SPT RAINWATER SPITTER
- SI- HYDRAULIC STACK
- TF TIMBER FLOORING
- TUB LAUNDRY TUB
- W/W WASHING MACHINE RECESS
- W/C+H TOILET FLOOR MOUNTED
- W/C+H TOILET WALL HUNG
- WCL WINE COOLER RECESS

TILES AS SPECIFIED BY DEVELOPER

- TT TILE HONED
- TTZ TILE TEXTURED
- TTZ FEATURE TILE TEXTURED (FILL HEIGHT)
- TTZ LOBBY AND LIFT WALLS (FILL HEIGHT)
- TTZ HEAVY TEXTURED TILE (POOL AREAS)
- TTZ TILE POLISHED (300x600)
- TTZ TILE POLISHED (300x600) FEATURE TILE POLISHED

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REV	DESCRIPTION	DATE
K	ISSUED FOR TENDER	4.04.08
J	CONSULTANT REVIEW	4.04.08
G	ISSUED FOR PRE-TENDER REVIEW	20.03.08

CLIENT
DEVELOP SOLUTIONS Pty. Ltd.

PROJECT
24 HARBOURSIDE (STAGE 1), TRINITY PARK

DRAWING TITLE
STAGE 1 - HARD LANDSCAPING/SITE PLAN

Scale: 1:100 @ A2

Date: JULY 2007

Dwg. No.: A-101

Rev: K

Scale: 1:100 @ A2

Date: JULY 2007

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