



**23 NEXUS WAY,  
SOUTHPORT**

---

**PART 3 – PLANS**



RDX

RESEARCH AND DEVELOPMENT CENTRE OF EXCELLENCE

Consultants		
Head Contractor ICON CONSTRUCTIONS	Mechanical Contractor A. G. COOMBS	Building Certifier / DDA McKENZIE GROUP CONSULTING
Structural & Civil Engineers MPN	Plumbing Contractor BEAVIS & BARTELS	Fire Engineer SOLIS
Facade Contractor ALTOP	Electrical Contractor SDF ELECTRICAL	Town Planners URBIS
Landscape Architect O2LA	Fire Services Contractor PREMIER SERVICES GROUP	Traffic Engineer TTM CONSULTING

Developer



Head Contractor  
ICON Construction



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Location Plan

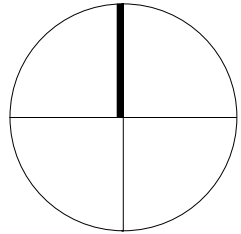


Architectural Drawings

AD SERIES	
0000 SERIES   GENERAL	
AD0000	COVER SHEET - LINK
AD0002	DRAWING LIST
1000 SERIES   GENERAL PLANS	
AD1101	SITE PLAN - PROPOSED
1200 SERIES   PLANS	
AD1201	LINK - PLAN - LEVEL 0
AD1202	LINK - PLAN - LEVEL 2
AD1203	LINK - ROOF PLAN
1300 SERIES   STRUCTURAL SETOUT PLANS	
AD1301	LINK LEVEL 0 STRUCTURAL SETOUT PLAN
AD1303	LINK ROOF STRUCTURAL SETOUT
2000 SERIES   ELEVATIONS OVERALL	
AD2101	LINK - OVERALL ELEVATIONS
AD2102	LINK - OVERALL ELEVATIONS
3000 SERIES   SECTIONS	
AD3101	LINK - OVERALL SECTIONS
3500 SERIES   DETAIL SECTIONS - FACADE	
AD3502	LINK - DETAIL SECTIONS
TOTAL SHEETS: 12	

General Notes

- 1) "ARCHITECT / ARCH." WHEN STATED ANYWHERE IN THE DRAWINGS SHALL MEAN THE ARCHITECT AS DEFINED IN THE CONDITIONS OF CONTRACT. WHERE "APPROVAL" IS STATED THE ARCHITECT'S WRITTEN APPROVAL IS REQUIRED.
- 2) THE CONTRACTOR IS TO BE FAMILIAR WITH ALL ENDORSEMENTS REQUIRED BY AGENCIES HAVING JURISDICTION AND TO ENSURE THAT THE BUILDING WHEN CONSTRUCTED, COMPLY WITH THESE REQUIREMENTS, AND THAT ALL REQUIRED GOVERNMENT APPROVALS & INSPECTIONS ARE COMPLETED.
- 3) ALL DIMENSIONS INDICATED ARE IN MILLIMETERS (MM) AND ARE TO FACE OF FINISHES UNLESS OTHERWISE NOTED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, THE CONTRACTOR IS TO CONSULT THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- 4) THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORKS, AND COORDINATE THE WORK OF ALL TRADES & SUPPLIERS.
- 5) ANY DISCREPANCIES IN ARCHITECTURAL DRAWINGS & SPECIFICATIONS OR IN DRAWINGS & SPECIFICATIONS OF THE VARIOUS TRADES AND/OR FROM THE DIFFERENT DISCIPLINES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORKS. THE ARCHITECT'S DECISION SHALL BE FINAL.
- 6) DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE DESIGN INTENT, PROFILES AND DETAILING REQUIRED FOR THE WORK. THE CONTRACTOR IS TO FOLLOW PROPOSED MANUFACTURER'S DETAILS AND INSTALLATION METHODS SO AS TO MAINTAIN THE OPTIMUM PERFORMANCE AND WARRANTY OF THE PRODUCT. CONFLICTS BETWEEN THE DRAWN DETAILS AND MANUFACTURER'S DETAILS AND / OR REQUIREMENTS ARE TO BE HIGHLIGHTED TO THE ARCHITECT FOR RESOLUTION.
- 7) DETAILS OF CONSTRUCTION NOT EXPLICITLY SHOWN ARE TO BE CONSISTENT WITH THE MATERIALS, TECHNIQUES, AESTHETICS, COST, COMPLEXITY AND EXTENT OF THE PROJECT CONSIDERED AS A WHOLE. THE CONTRACTOR IS TO HIGHLIGHT DURING TENDER PROCESS FOR CLARIFICATION ANY AREAS WHERE THE DESIGN INTENT IS NOT CLEAR, OR WHERE DEVIATIONS ARE PROPOSED.
- 8) DETAILS AND PRODUCTS, WHICH IN THE OPINION AND EXPERIENCE OF THE CONTRACTOR, ARE NOT CONSISTENT WITH GOOD PRACTICE OR HAVE BEEN SHOWN TO BE UNRELIABLE, MUST BE HIGHLIGHTED TO THE CONSULTANTS DURING TENDER PROCESS FOR RESOLUTION. IN FOLLOWING THE DETAILS AND PRODUCTS SPECIFIED, THE CONTRACTOR IS DEEMED TO HAVE, AS A SKILLED PROFESSIONAL IN CONSTRUCTION, ACCEPTED FULL RESPONSIBILITY FOR THE SUITABILITY AND PERFORMANCE OF SUCH DETAILS AND PRODUCTS.
- 9) THE CONTRACTOR SHALL PROVIDE FINISHED MOCK-UPS AND SAMPLES FOR ALL FINISHES, PREFABRICATED WORK AND MEP CEILING LAYOUTS, CLADDING SYSTEMS FOR ARCHITECT'S APPROVAL PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
- 10) FOR SITE INFORMATION AND EXISTING CONDITIONS, REFER TO THE SURVEY DRAWINGS PROVIDED BY OWNER, THE CONSULTANTS ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED BY OWNER.
- 11) PROVIDE SHOP DRAWINGS PRODUCT DATA, MATERIAL SAMPLES AND MOCKUPS FOR ARCHITECT'S APPROVAL OF ALL DOORS, WINDOWS, METAL SPECIALTY WORK, GLAZING SYSTEMS, EXTERIOR FINIS, SHADES AND ANY OTHER PRE-FABRICATED PORTIONS OF THE PROJECT.
- 12) PROVIDE SHOP DRAWINGS OF THE LOCATIONS OF SEISMIC & CONTROL JOINTS FOR SPECIFIC MATERIALS, CONSTRUCTION TECHNIQUES AND ANTICIPATED LOADS, MOVEMENT AND ENVIRONMENTAL CONDITIONS FOR BOTH INTERIOR AND EXTERIOR PARTS OF THE BUILDINGS.
- 13) ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS, FLOORS AND FOUNDATIONS, ROOF, PANELS AND PENETRATION OF SERVICES THROUGH THE ENVELOPE SHALL BE SEALED TO PREVENT LEAKAGE / INFILTRATION. SUBMIT PRODUCT DATA TO ARCHITECT FOR APPROVAL FOR ALL CAULKS & SEALANTS; COLOURS TO BE SELECTED BY THE ARCHITECT.
- 14) PROVIDE COMPLETE AND CONTINUOUS SEALS AT THE INTERFACE OF ALL PARTITIONS TO FLOORS, CEILLINGS, STRUCTURE, LIFT FIXINGS, DOORS, ADJACENT SPACES, AND AROUND ALL PLENUMS AND SERVICES PENETRATING PARTITIONS TO ALLOW PROPER PRESSURIZATION AND FIRE RATINGS OF FIRE LIFT LOBBIES AND STAIR SHAFTS. FIRE-STOP SEALS ALL INTERIOR SLAB & WALL PENETRATIONS.
- 15) ALL ROOFED AND PAVED AREAS SHALL BE SLOPED TO FALL AND PROVIDED WITH SUITABLE DRAINAGE EVEN IF NOT EXPLICITLY SHOWN SO AS TO AVOID PONDING, STAINING AND STAGNANT WATER. PROVIDE SHOP DRAWINGS & PRODUCT DATA FOR ALL PROPOSED ROOFING ASSEMBLIES.
- 16) ALL INTERNAL DRAINING ROOFED AREAS SURROUNDED BY PARAPETS SHALL HAVE SUFFICIENT ALTERNATIVE OVERFLOW DRAINS OR SCUPPERS LOCATED SO AS TO AVOID FLOODING THE INTERIOR IF THE ROOF PLUMBING SYSTEM SHOULD BECOME BLOCKED. PROPOSED LOCATIONS ARE TO BE APPROVED BY ARCHITECT'S / CLIENT'S REPRESENTATIVE.
- 17) EXTERIOR PAINT SHALL BE EXTERIOR GRADE, ELASTOMERIC AT CEMENT RENDER SUBSTRATE PROVIDE 3-COAT PAINT SYSTEMS, SUITABLE FOR INTENDED PURPOSE AND SUBSTRATES. PROVIDE SUBMITTAL FOR APPROVAL.
- 18) THE CONTRACTOR IS TO INVESTIGATE, VERIFY & MAP OUT IN DETAIL ALL EXISTING SERVICES, SEWERLINES, DRAINLINES, INSPECTION CHAMBERS, MANHOLES AND ITS DISCHARGE POINTS INCLUDING ALL PLATFORM AND INVERT LEVELS AND TO TAKE ALL NECESSARY PRECAUTIONS WHILE CONSTRUCTION WORKS ARE BEING CARRIED OUT ON SITE, TO ENSURE THAT THESE EXISTING SERVICES WHICH ARE IN USE ARE ADEQUATELY PROTECTED & NOT DAMAGED.
- 19) ALL EXISTING AC/MH AND SEWER/ DRAINLINES THAT ARE TO BE RETAINED ARE TO BE MADE GOOD OR REPLACED IF DAMAGED AND ALL EXISTING IC/MH COVERS REPLACED SHALL COMPLY WITH ALL RELEVANT LOCAL AUTHORITIES' REQUIREMENTS.
- 20) ALL EXISTING APRONS ARE TO BE RECONSTRUCTED AND THE EXISTING SURFACE DRAIN DISCHARGE POINTS TO THE PUBLIC DRAINS TO BE MADE GOOD.
- 21) THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND OTHER BUILDING ELEMENTS THAT ARE TO BE RETAINED FROM DAMAGE. THE CONTRACTOR WILL HAVE TO RECTIFY AND MAKE GOOD AT HIS OWN COST IF THESE ARE DAMAGED.
- 22) PROVIDE SLAB SHOP DRAWINGS SHOWING SLAB EDGE DIMENSIONS EMBEDDED WORK, CURBS & ELEVATIONS FOR APPROVAL.



DESIGN DEVELOPMENT

NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
A	AD FOR INFORMATION	22.01.24	AM	NC

Architect

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www.dwp.com

Head Contractor

ICON Construction

Developer

NorthWest Healthcare Properties

Location

LOT 61, NEXUS WAY,  
SOUTHPORT, QLD 4215

Project

RDX

Drawing

DRAWING LIST

Scale (A1)

As indicated

Date Printed

22/01/2024 4:54:10 PM

Project Number

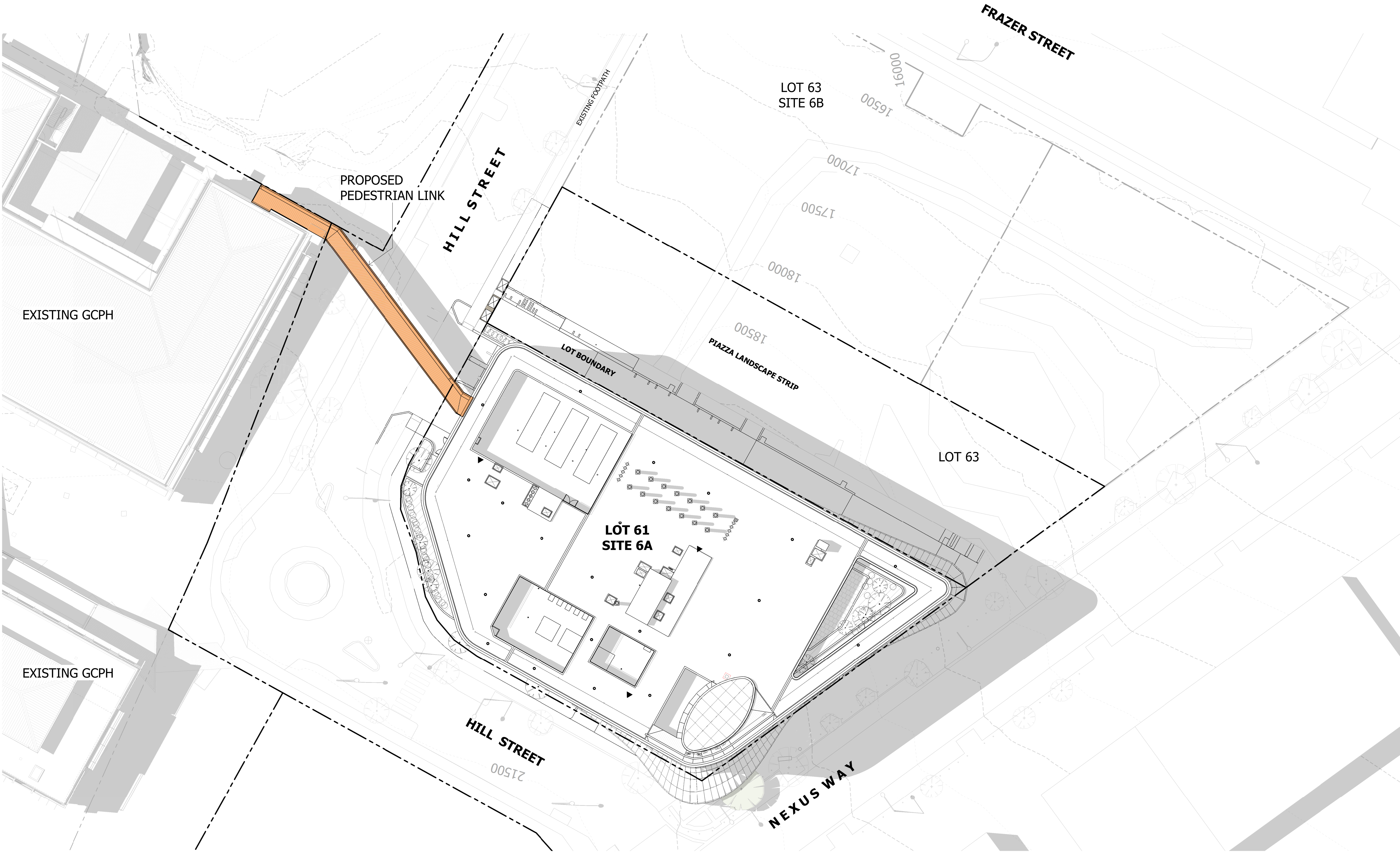
22-0483

Drawing Number

AD0002

dwp





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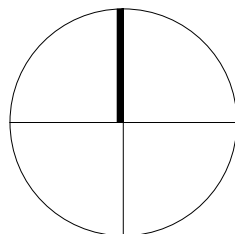
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Architect  
**dwp**  
[www.dwp.com](http://www.dwp.com)

Head Contractor  
**ICON Construction**

Developer  
**NorthWest Healthcare Properties**

Location  
LOT 61, NEXUS WAY,  
SOUTHPORT, QLD 4215

Project  
**RDX**

Drawing  
**SITE PLAN - PROPOSED**

Scale (A1)  
1 : 250

Date Printed  
22/01/2024 4:55:11 PM

Project Number  
**22-0483**  
Drawing Number  
**AD1101**





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**FIRE COMPARTMENT LEGEND**

--- = 2HR FIRE COMPARTMENT WALL / ROOF  
--- = SMOKE COMPARTMENT WALL / ROOF

\*THIS COMPARTMENT PLAN IS FOR DIAGRAMMATIC PURPOSES ONLY.

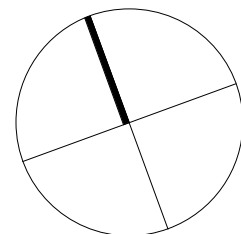
NOTE: LAYOUTS FOR TENANCIES ARE INDICATIVE ONLY. FINAL LAYOUTS TO BE CONFIRMED.

**SITE SERVICES LEGEND**

ELECTRICAL SERVICE	---	E	---	E	---
FENCE	---	/	---	/	---
GAS SERVICE	---	G	---	G	---
SEWER SERVICE	---	S	---	S	---
STORMWATER SERVICE	---	SW	---	SW	---
TELECOM SERVICE	---	T	---	T	---
WATER SERVICE	---	W	---	W	---

**NOTE:**

- UNDERGROUND SERVICES SHOWN ARE TO BE READ IN CONJUNCTION WITH SURVEY DRAWINGS.
- ALL EXISTING UNDERGROUND SERVICES TO BE CONFIRMED ON SITE.



**DESIGN DEVELOPMENT**

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Issue	Description	Date	Chk	Auth
A	FOR INFORMATION	29.06.22		
B	LINK BRIDGE FOR INFORMATION	01.07.22		
C	FOR INFORMATION	06.07.22		
D	DRAFT TENDER ISSUE	13.07.22		
E	FOR INFORMATION	20.07.22		
F	FOR GMP PRICING	27.07.22		
G	GMP PRICING ADDENDUM	24.08.22		
H	FOR INFORMATION	01.02.23	AH	NC
J	50% DD ISSUE	24.02.23	VG	NC
K	FOR INFORMATION	11.09.23	KJ	NC
L	ADDED UG SERVICES - LINK LEVEL 0	22.12.23	AC	NC
M	AD FOR INFORMATION	22.01.24	AM	NC

Architect

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Head Contractor

ICON Construction

Developer

NorthWest Healthcare  
Properties

Location

LOT 61, NEXUS WAY,  
SOUTHPORT, QLD 4215

Project

RDX

Drawing

LINK - PLAN - LEVEL 0

Scale (A1)

1 : 100

Date Printed

22/01/2024 6:12:24 PM

Project Number

22-0483

Drawing Number

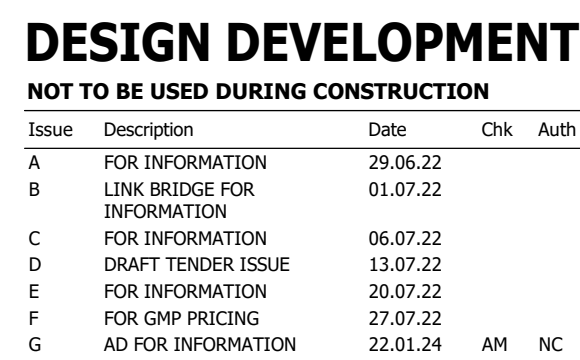
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Issue

M







Project  
**RDX**

Drawing  
**LINK - ROOF PLAN**

Scale (A1)  
**1 : 100**

Date Printed  
**22/01/2024 4:55:32 PM**



Issue  
G

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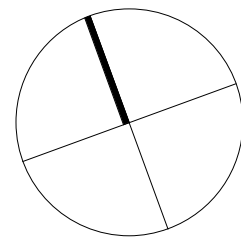
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LEGEND

GENERAL NOTES

- COLUMNS CENTERED ON GRID UNLESS OTHERWISE NOTED AND DIMENSIONED
- REFER TO CIVIL ENGINEERS DETAILS FOR PAVEMENT AND CARPARK FALLS AND RL'S
- SET OUT OF DOWNPIPES AND HYDRAULIC ELEMENTS TO BE CO-ORDINATED ON SITE
- REFER TO STRUCTURAL ENGINEER'S DOCUMENTS FOR LOCATION OF SLAB CONTROL JOINTS
- STRUCTURAL SETOUT PLANS TO BE READ IN CONJUNCTION WITH WATERPROOFING PLANS
- PROVIDE DRIP GROOVE SETBACK FROM EDGE OF CONCRETE SLABS.



DESIGN DEVELOPMENT

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Issue	Description	Date	Chk	Auth
A	FOR GMP PRICING	27.07.22		
B	AD FOR INFORMATION	22.01.24	AM	NC

Architect

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www.dwp.com

Head Contractor

ICON Construction

Developer

NorthWest Healthcare  
Properties

Location

LOT 61, NEXUS WAY,  
SOUTHPORT, QLD 4215

Project

RDX

Drawing

LINK LEVEL 0  
STRUCTURAL SETOUT  
PLAN

Scale (A1)

As indicated

Date Printed

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Project Number

22-0483

Drawing Number

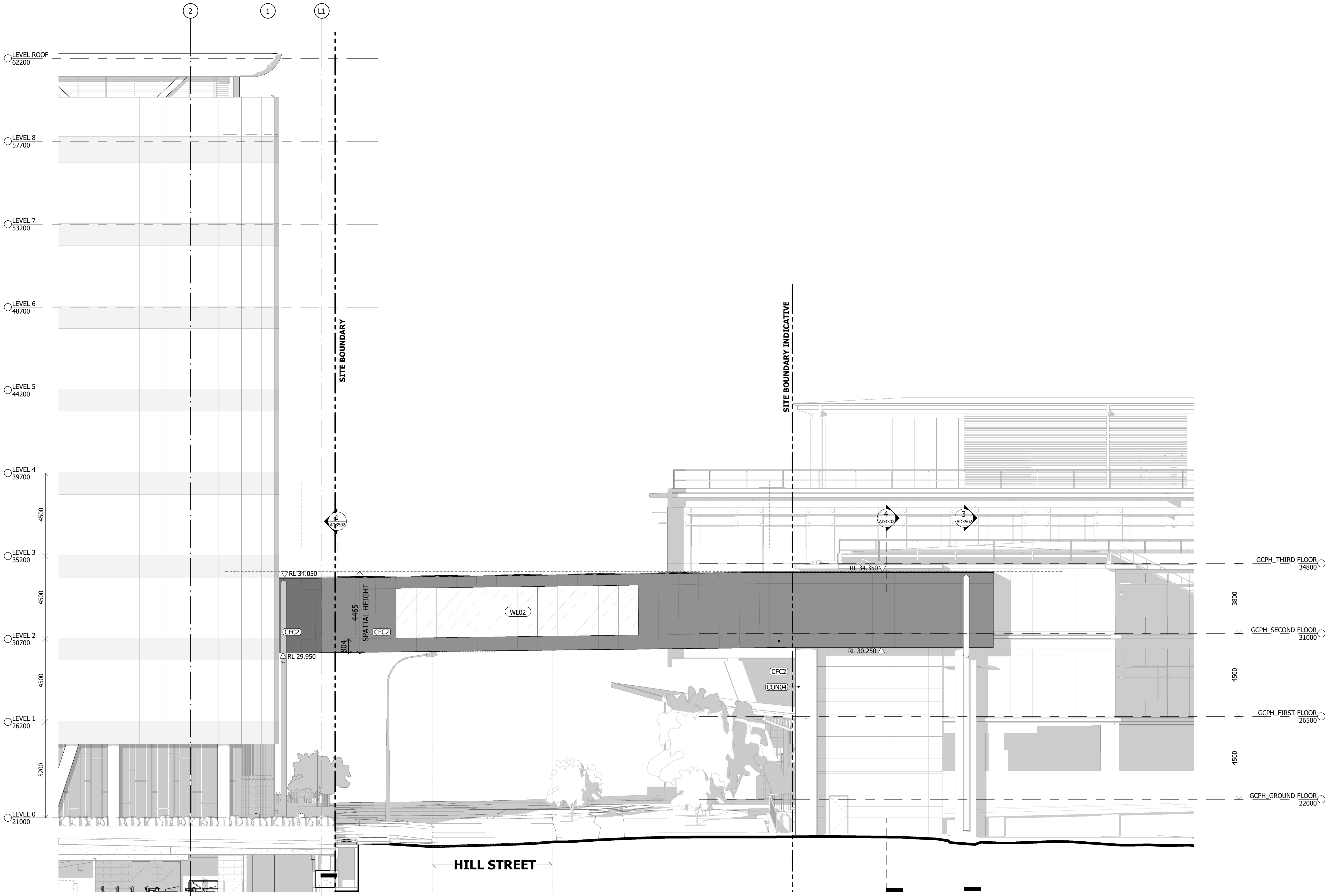
AD1301



Issue

B





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F	FOR GMP PRICING	27.07.22		
G	FOR INFORMATION	01.02.23	AH	NC
H	FOR INFORMATION	11.09.23	KJ	NC
I	FOR INFORMATION	22.01.24	AM	NC
J	AD FOR INFORMATION	01.02.24	AC	NC

Architect  
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www.dwp.com

Head Contractor  
ICON Construction

Developer  
NorthWest Healthcare Properties

Location  
LOT 61, NEXUS WAY,  
SOUTHPORT, QLD 4215

Project  
RDX

Drawing  
LINK - OVERALL ELEVATIONS

Scale (A1)  
1 : 100

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Project Number  
22-0483

Drawing Number  
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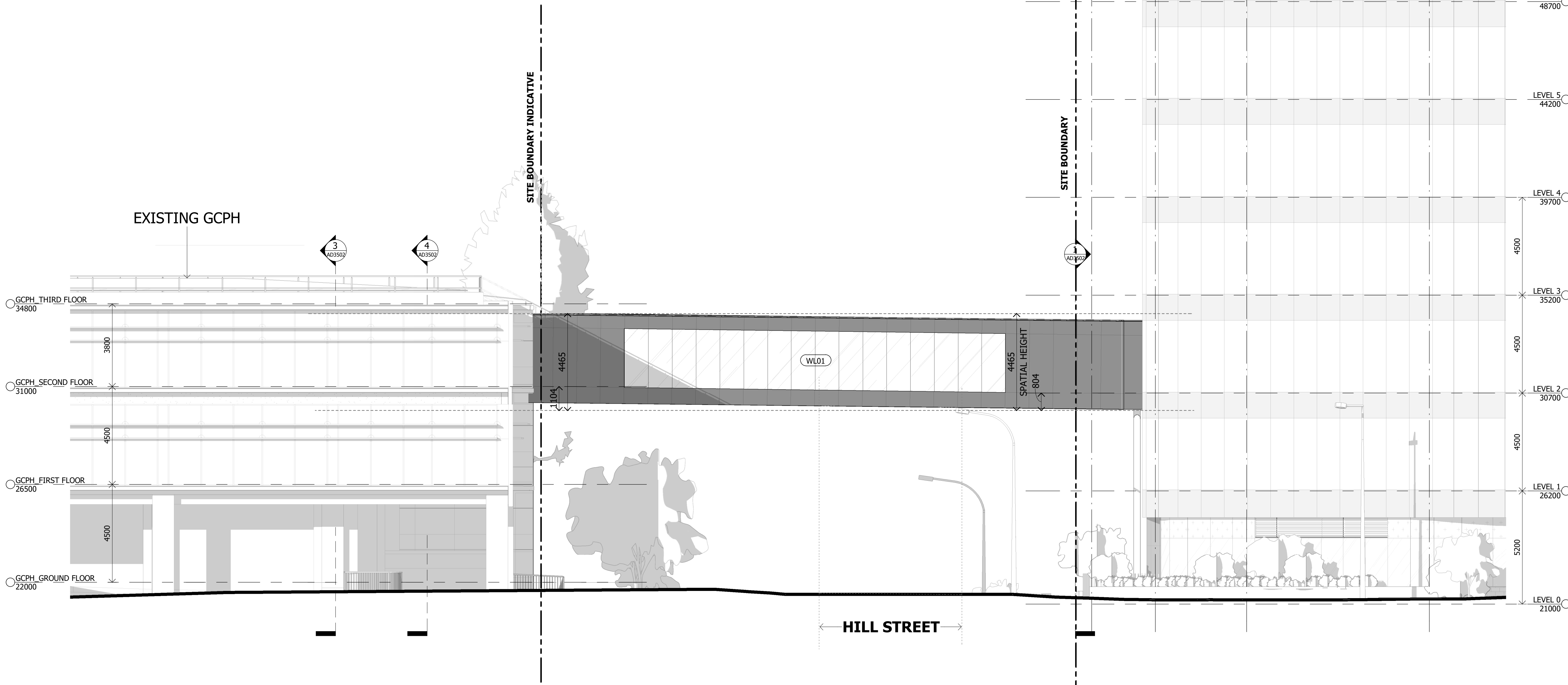
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F	FOR INFORMATION	01.02.23	AH	NC
G	FOR INFORMATION	11.09.23	KJ	NC
H	AD FOR INFORMATION	22.01.24	AM	NC
J	FOR INFORMATION	01.02.24	AC	NC

Architect

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Head Contractor

ICON Construction

Developer

NorthWest Healthcare  
Properties

Location

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SOUTHPORT, QLD 4215

Project

RDX

Drawing

LINK - OVERALL  
ELEVATIONS

Scale (A1)

1 : 100

Date Printed

1/02/2024 12:45:10 PM

Project Number

22-0483

Drawing Number

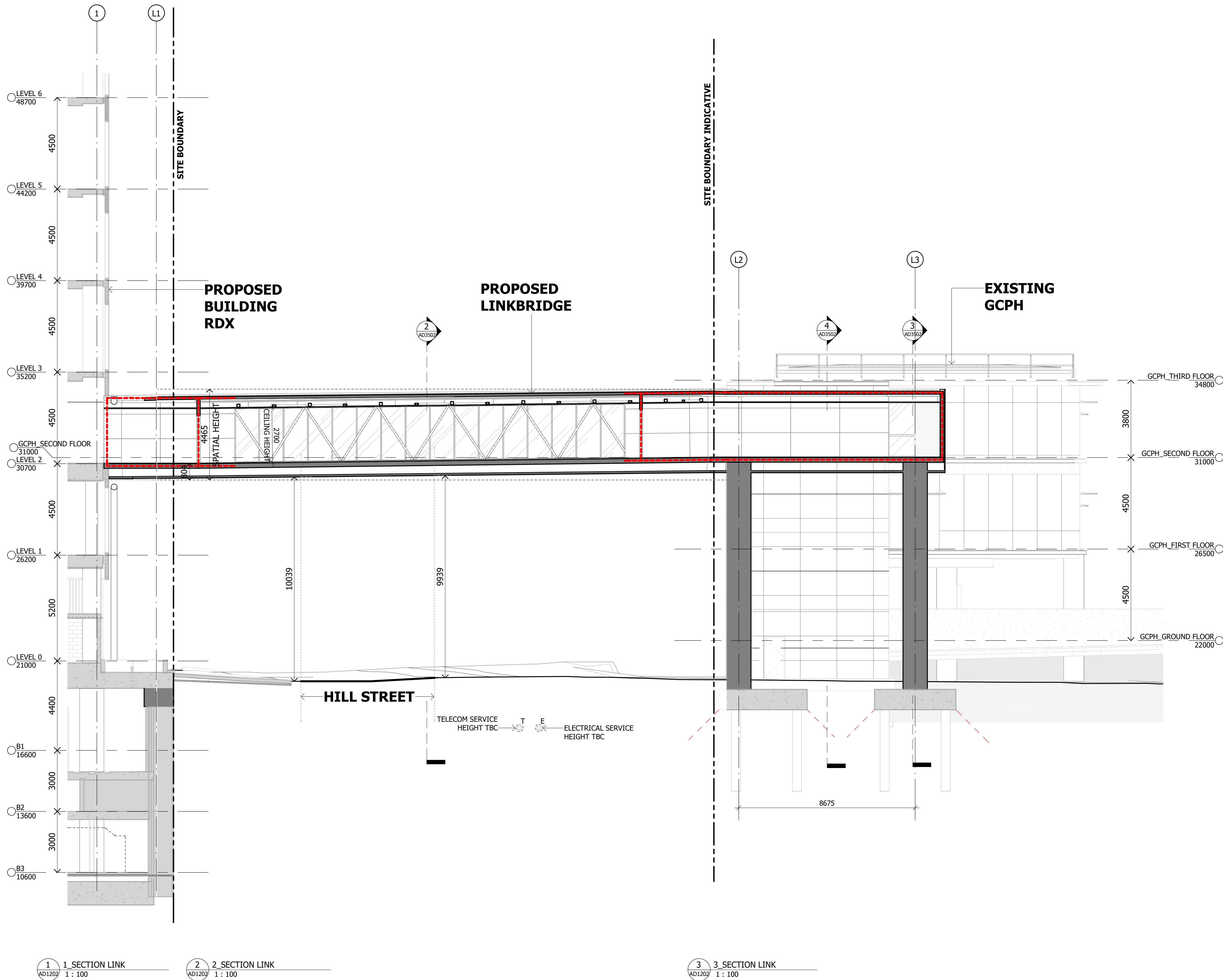
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Issue

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File Name: Autodesk Docs\1722-0483\_RDX\1722-0483-AD-RDX-BUILDING-R22.rvt





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**FIRE COMPARTMENT LEGEND**

--- = 2HR FIRE COMPARTMENT WALL / ROOF

--- = SMOKE COMPARTMENT WALL / ROOF

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F	FOR INFORMATION	01.02.23	AH	NC
G	FOR INFORMATION	11.09.23	KJ	NC
H	AD FOR INFORMATION	22.01.24	AM	NC
J	FOR INFORMATION	01.02.24	AC	NC

Architect

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Head Contractor

ICON Construction

Developer

NorthWest Healthcare  
Properties

Location

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SOUTHPORT, QLD 4215

Project

RDX

Drawing

LINK - OVERALL  
SECTIONS

Scale (A1)  
1 : 100

Date Printed  
1/02/2024 12:45:17 PM

Project Number

22-0483

Drawing Number

AD3101

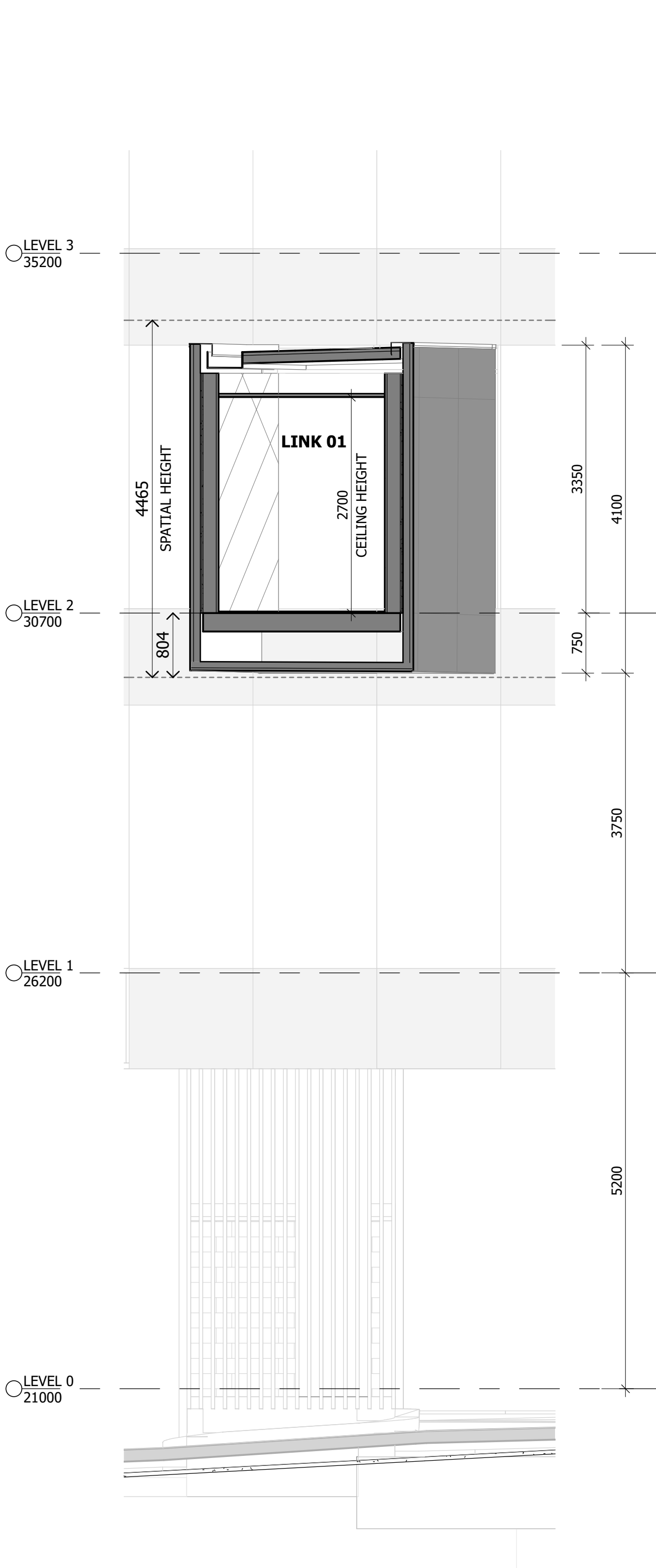
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Issue

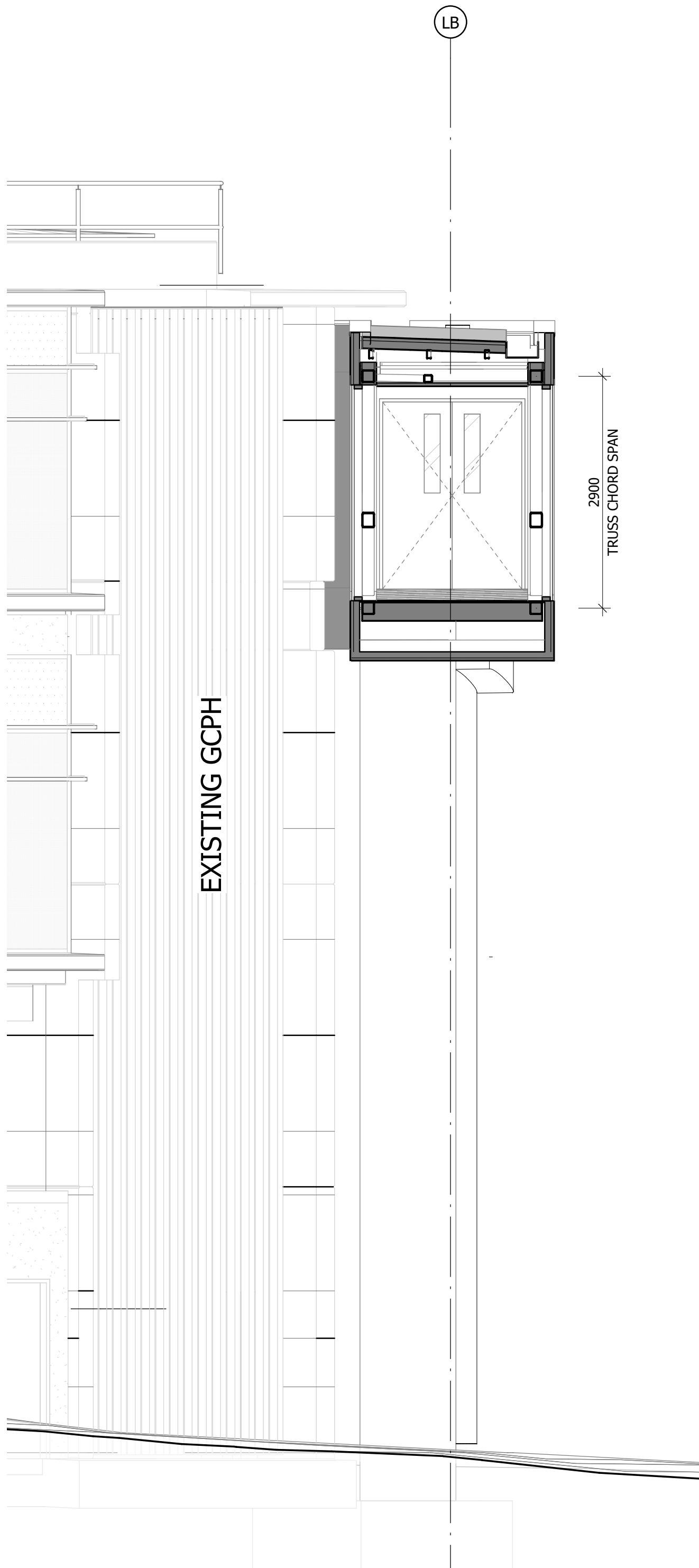
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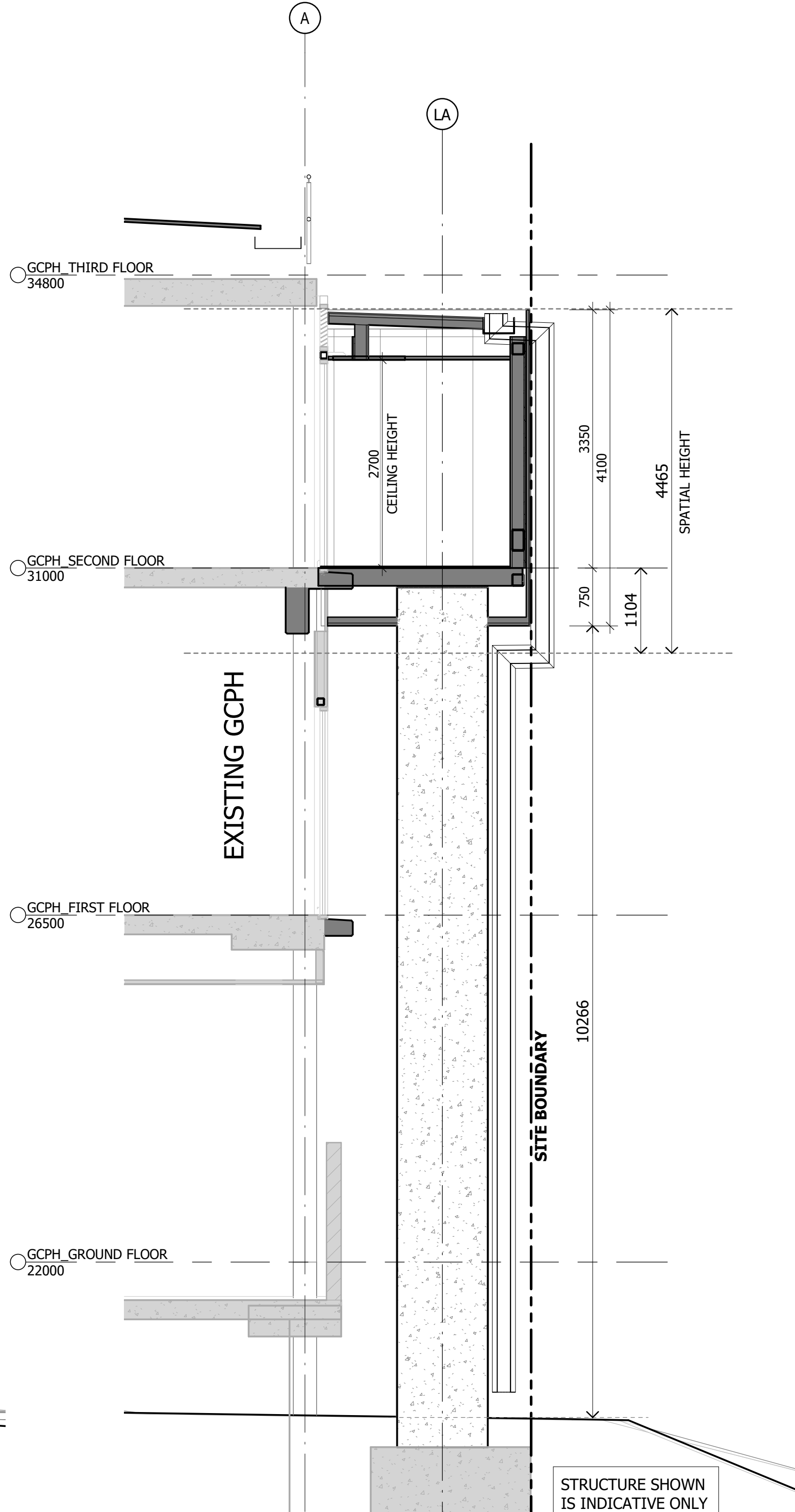




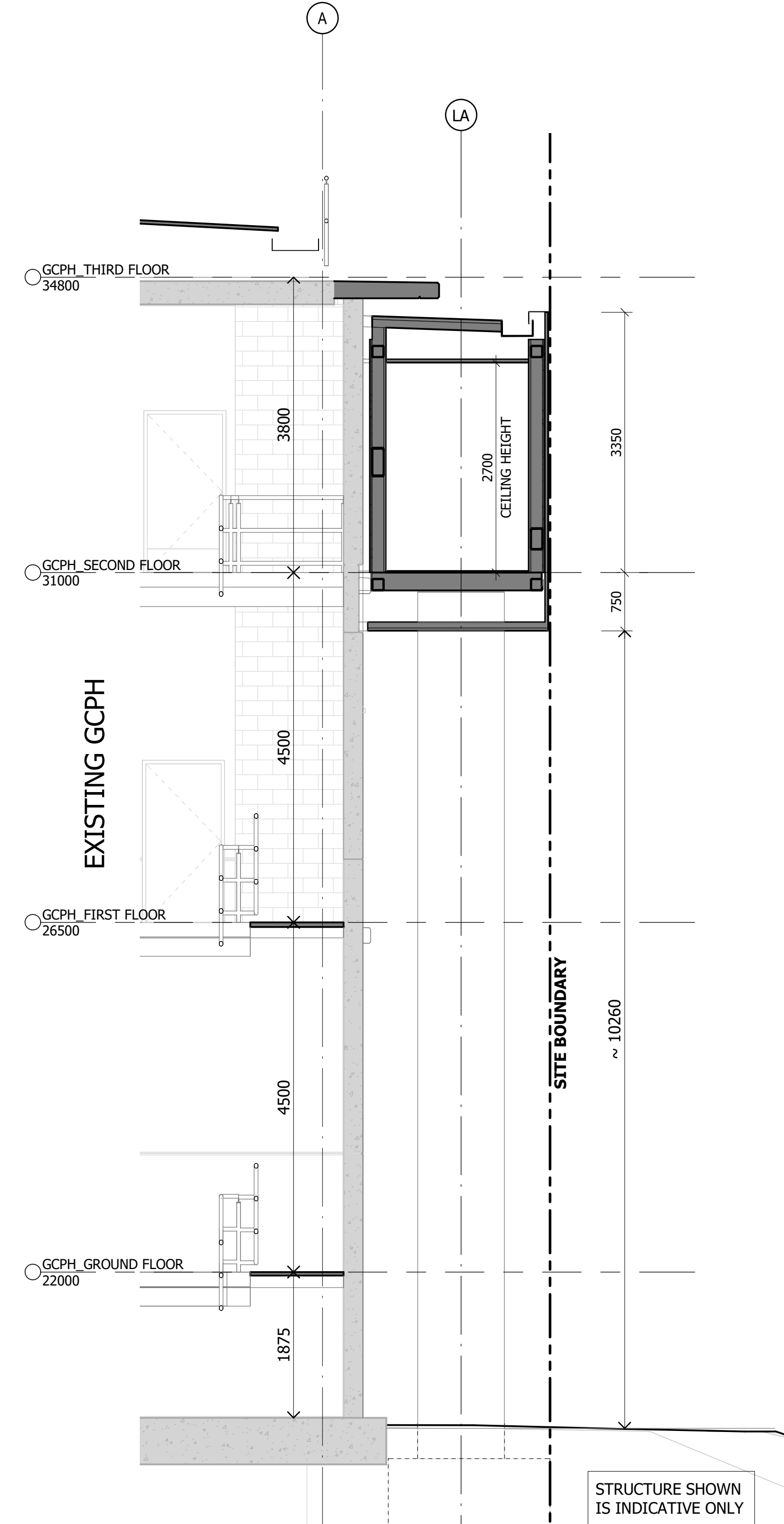
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1 : 50



2 AD3502\_DETAIL SECTION 5\_LINK  
1 : 50



3 AD3502\_DETAIL SECTION 6\_LINK  
1 : 50



4 AD3502\_DETAIL SECTION 7\_LINK  
1 : 50

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D	FOR INFORMATION	20.07.22		
E	FOR GMP PRICING	27.07.22		
F	FOR INFORMATION	11.09.23	KJ	NC
G	AD FOR INFORMATION	22.01.24	AM	NC

Architect

dwp  
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Head Contractor

ICON Construction

Developer

NorthWest Healthcare  
Properties

Location

LOT 61, NEXUS WAY,  
SOUTHPORT, QLD 4215

Project

RDX

Drawing

LINK - DETAIL  
SECTIONS

Scale (A1)

1 : 50

Date Printed

22/01/2024 6:13:08 PM

Project Number

22-0483

Drawing Number

AD3502

dwp

Issue

G