

GENERAL NOTES

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH DESIGN DOCUMENTATION FROM ALL OTHER SERVICES AND DESIGN CONSULTANTS INCLUDING BUT NOT LIMITED TO SCHEDULES, SPECIFICATIONS AND REPORTS ALL NEW BUILDING WORKS TO BE IN COMPLIANCE WITH MANDATORY DESIGN REQUIREMENTS: LEGISLATION, REGULATIONS, THE NATIONAL CONSTRUCTION CODE, THE BUILDING ACT, LOCAL AUTHORITY BY-LAWS & RELEVANT AUSTRALIAN STANDARD.

ALL DIMENSIONS TO BE CONFIRMED PRIOR TO CARRYING OUT ANY BUILDING WORKS. FIGURED DIMENSIONS ONLY - DO NOT SCALE. CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OR SETOUT ALL APPLIANCES AND SPECIFIC ITEMS ARE TO BE INSTALLED IN FULL COMPLIANCE OF THE MANUFACTURERS RECOMMENDATIONS – SUPPLY EXTRA PRODUCT/ACCESSORIES AND MATERIAL WHERE SPECIFIED FOR FUTURE REPLACEMENT.

BUILDER TO ENSURE THAT ALL NON-STRUCTURAL ELEMENTS LISTED IN AS1170.4 CLAUSE 8.1.4 HAVE BEEN DESIGNED AND CERTIFIED FOR SEISMIC LOADS IN THEIR DESIGN AND INSTALLATION TO COMPLY WITH NCC REQUIREMENTS.

ALL PARTITION WALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL SLAB OR ROOF FRAMING UNLESS NOTED OTHERWISE PLUMBER AND ELECTRICIAN (SUB-CONTRACTORS) TO READ DRAWINGS IN CONJUNCTION WITH JOINERY DRAWINGS DETAILS FOR ALL SERVICES SETOUT.

BUILDER SHALL BE RESPONSIBLE FOR THE WATER TIGHTNESS OF ALL WORKS, AND SHALL INCLUDE FLASHINGS, MEMBRANES AND DAMP PROOF COURSES NECESSARY TO PREVENT ENTRY OF MOISTURE AND DAMPNESS. FALLS IN SLAB TO COMPLY WITH AUSTRALIAN STANDARDS AND FALL AWAY FROM BUILDING NOT TO ALLOW ANY PONDING. PROVIDE FLOOR WASTES AND FALLS IN WETAREAS TO PREVENT PONDING IN INTERNAL SPACES.

ALL EXTERNAL FURNITURE, FIXTURES AND FITTINGS TO BE A HIGH DURABILITY AND BE VANDAL RESISTANT. EXPOSED EDGES (WALLS, SEATS ETC) TO BE INSTALLED WITH SKATEBOARD DETERENTS.

ALL MATERIALS, WORKMANSHIP, TESTING AND COMMISSIONING OF SITE SERVICES SHALL COMPLY WITH CURRENT AND RELEVANT AUSTRALIAN STANDARDS AND STATUTORY REQUIREMENTS.

THE USE OF COPPER CHROMIUM ARSENIC (CCA) TREATED TIMBER FOR LANDSCAPING ELEMENTS IS STRICTLY NOT PERMITTED.

ALL CRAWL SPACES TO BE VERMIN PROOF AND NOT ACCESSIBLE BY NATIVE FAUNA/ OTHER VERMIN.

LOCATIONS OF ALL UNDERGROUND SERVICES SHALL BE DOCUMENTED IN THE FORM OF 'AS BUILT' DRAWINGS AND PROVIDED AT PRACTICAL COMPLETION. AT PRACTICAL COMPLETION PROVIDE ALL TECHNICAL INFORMATION/ MAINTENANCE MANUALS, WARRANTIES AND CERTIFICATES AS PART OF OPERATIONS AND MAINTENANCE MANUAL.

SITE SERVICES

POSITION OF SERVICES ARE INDICATIVE ONLY. VERIFY ON SITE ALL SERVICES PRIOR TO CONSTRUCTION. WHERE NOTED FOR SERVICES DIVERSION, NOTIFY AND DISCUSS WITH SUPERINDEPENDENT IMMEDIATELY IF PATH ARE NOT CLEARLY SHOWN ON DOCUMENTS DURING TENDER.

REASONABLE COSTS MUST BE ALLOWED FOR TO EXTEND EXISTING CONDUITS /CABLING, TRENCHING AND PITS WHERE REQUIRED FOR COMPLIANCE WITH ALL RELEVANT STANDARDS

BIRD PROOFING

- ALLOW BLACK METAL WIRE BIRD PROOFING NETTING TO ALLOW HORIZONTAL PROTRUSIONS ABOVE 2.1M. ALLOW STAINLESS STEEL WOVEN CABLE PERIMETER LACING WITH EYE BOLTS TO SECURE MESH TO SURROUND STRUCTURE
- ALL EXPOSED FLANGES OF METAL FRAMING MEMBERS TO HAVE FOLDED METAL BIRD PROOF FLASHING. REFER TO DETAILS

PAINTING & WATERPROOFING

- ALLOW 3 COATS OF PAINT GENERALLY.
- PAINT TO BE LOW VOC. SUBMIT TEST CERTIFICATES FOR REVIEW PRIOR TO APPLICATION
- WET AREAS: PROVIDE WATER PROOFING TO AS3740 WHERE REQUIRED

TERMITE PROTECTION

- PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3660. SELECTED SYSTEM TO BE INSTALLED BY AN APPROVED SUPPLIER

DOORS

- DOOR SCHEDULE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL DETAILS AND SPECIFICATION
- ALLOW FOR MASTER KEYING TO THE EXISTING SYSTEM - FINAL KEYING DETAILS, SYSTEM PROFILE AND NOMINATED LOCKSMITH TO BE CONFIRMED. ALLOW FOR 3 KEYS PER LOCK
- ALLOW FOR THE SUPPLY AND REMOVAL OF TEMPORARY CONSTRUCTION LOCKS
- HARDWARE SCHEDULE TO BE CHECKED BY DISTRIBUTOR AND FABRICATORS AGAINST FLOOR PLANS, SCHEDULE AND SCOPE OF WORKS PRIOR TO ORDERING
- ALL EXTERNAL DOORS OR DOORS ADJOINING CONDITIONED AND NON-CONDITIONED ROOMS TO INCLUDE BUT NOT RESTRICTED TO HIGH QUALITY CLOSERS AND SEALS TO COMPLY WITH NCC PART J3.4 ALLOW 1.6mm BMT PRESSED METAL DOOR FRAMES TO ALL SOLID CORE DOORS UNLESS NOTED OTHERWISE. PAINT FINISH
- ALL EXTERNAL DOORS TO BE 40mm EXTERNAL GRADE SOLID CORE UNLESS NOTED OTHERWISE
- ALL INTERNAL DOORS TO BE 40mm INTERNAL SOLID CORE UNLESS NOTED OTHERWISE
- ANY PARTICLE BOARDS AND MDF USED IN DOOR CONSTRUCTION MUST CONFORM TO AS4266.16-2004 AND TESTED TO DEMONSTRATE A LEVEL EQUIVALENT TO OR BELOW E1 LIMITS OF FORMALDEHYDE EMISSIONS
- ANY PLY USED IN DOOR CONSTRUCTION MUST CONFORM TO AS2098.11-2005 AND TESTED TO DEMONSTRATE A LEVEL EQUIVALENT TO OR BELOW E1 LIMITS OF FORMALDEHYDE EMISSIONS

DEMOLITION NOTES

TO BE READ IN CONJUNCTION WITH SECONDARY/SUBCONSULTANT'S DOCUMENTATION

- DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH ASBESTOS DRAWINGS AND/OR REPORTS. SPECIFICATIONS AND BUILDING WORKS CONTRACT. BEFORE COMMENCEMENT OF DEMOLITION REFER TO EXISTING MECHANICAL, HYDRAULIC & ELECTRICAL DRAWINGS FOR SERVICES TO RELOCATE OR DEMOLISH. ENSURE CAREFUL ATTENTION IS GIVEN TO DEMOLITION OF FITTINGS / FIXTURES, ACCESSORIES ETC WHERE FIXED TO EXPOSED BRICKWORK, STONE CLADDING ETC. EXCESSIVE DAMAGE AND MAKE GOOD REQUIRED WILL BE CARRIED OUT AT CONTRACTOR'S EXPENSE.
- BEFORE DEMOLITION COMMENCES THE CONTRACTOR IS TO NOTIFY ANY DISCREPANCIES TO 'MODE DESIGN'.
- ANY DISCREPANCIES NOT PREVIOUSLY VERIFIED WITH 'MODE DESIGN' SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
- FOR ADDITIONAL NOTATION REFER TO DEMOLITION DRAWINGS.

ROOFING NOTES

- METAL ROOFING SYSTEM: ROOF SHEETING AND FASTENINGS TO AS 1562.1 FOR RESISTANCE TO CONCENTRATED LOAD AND TO WIND PRESSURE.
- FOAM FILLER: PURPOSE-MADE CLOSED CELL POLYETHYLENE FOAM PROFILED TO MATCH THE ROOFING PROFILE UNDER FLASHINGS TO RIDGES, EAVES AND LAPPED JOINTS IN ROOF SHEETINGS
- SAFETY MESH TO AS/NZS 4389 UNDER INSULATION AND SARKING. DRAP BETWEEN PURLINS.
- SHEETING METAL ROOFING - PREPAINTED AND ORGANIC FILM/METAL LAMINATE TO AS/NZS 2728.
- ROOF PLUMBING TO AS/NZS 3500.3. PROVIDE THE FLASHINGS, CAPPINGS, GUTTERS, RAINWATER HEADS, OUTLETS AND DOWNPIPES NECESSARY TO COMPLETE THE ROOF SYSTEM.
- ALLOW PROPRIETARY FRICTION BASED HEAVY DUTY DOWNPIPE SUPPORT BRACKETS. SCREW FIXES ARE NOT ALLOWED.

HAZARDOUS SUBSTANCES

ANY CONSTRUCTION WORK THAT INVOLVES ANY EXCAVATION OF GROUND MATERIAL OR ANY DEMOLITION OR DISTURBANCE OF EXISTING BUILDINGS, SHALL ASSUME THAT ASBESTOS CONTAINING MATERIALS MAY BE PRESENT AND SHALL COMPLY WITH RELEVANT LEGISLATION.

- ANY MATERIALS OR FINISHED PRODUCT (SUCH AS FIXED JOINERY OR LOOSE FURNITURE) THAT CONTAINS FORMALDEHYDE-BASED COMPOUNDS, INCLUDING GLUES IN RECONSTRUCTED WOOD BASED MATERIAL (SUCH AS PARTICLE BOARD, MDF, PIN BOARD, CORK BOARD) SHALL COMPLY WITH EMISSIONS CLASS 'E0' (E-ZERO) IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS FOR RECONSTITUTED WOOD-BASED PANELS (PARTICLEBOARD AND DRY-PROCESSED FIBREBOARDS) (SEE ALSO SECTION 2.1).
- MATERIALS AND PRODUCTS (INCLUDING PAINTS) SHALL BE LOW OR ZERO VOC EMISSION UNLESS APPROVED OTHERWISE. ANY MATERIAL THAT EMITS VOCs SHALL COMPLETE OFF-GASSING TO A SAFE LEVEL PRIOR TO OCCUPATION.
- STORAGE FACILITIES FOR HAZARDOUS SUBSTANCES SHALL COMPLY WITH RELEVANT AUSTRALIAN STANDARDS

BALUSTRADES & HANDRAILS

TO RAMPS AND STAIRS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, LEGISLATION AND CODES – BALUSTRADE ON FIRST AND UPPER FLOORS TO BE 1500mm MIN AFFL.

CONTRAST NOSING STRIP

- CONTRAST NOSING STRIP TO COMPLY WITH AS1428.1&2 FOR LUMINANCE CONTRAST AND SLIP RESISTANCE

TACTILE INDICATORS

- TACTILE INDICATORS TO BE ACHIEVE 45% LUMINANCE CONTRAST AS PER AS1428.4 AND CONFORM TO SLIP RESISTANCE REQUIREMENTS UNDER 4586

ROOF SAFETY SYSTEM NOTES

- SUPPLY AND INSTALL ROOF SAFETY SYSTEM TO AS/NZS 1891. MAINTAIN THE WATERPROOFING INTEGRITY OF ROOFING AND CLADDING WITHOUT DAMAGE OR DISTORTION. MAINTAIN THE STRUCTURAL INTEGRITY OF THE SUPPORTING ELEMENTS.
- PROVIDE THE DESIGN, SUPPLY, INSTALLATION, TESTING, CERTIFICATION, USER MANUALS AND TRAINING. SUBMIT DESIGN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOR FINISHES & SKIRTING

- REFER ROOM LAYOUT SHEETS AND INTERNAL FINISHES FOR SKIRTING TYPES.
- ALLOW ALUMINIUM TRIMS TO TRANSITION BETWEEN DIFFERENT FLOOR FINISHES.

GLAZING NOTES

- FOR GLASS, CODES, VISION / SPANDREL PANEL BREAK UP, AND SILL HEIGHTS REFER ELEVATIONS AND GLAZING SCHEDULE.
- ALL WINDOWS, DOORS & LOUVRES TO COMPLY WITH THE FOLLOWING:
 - 2.1 AS 2047
 - 2.2 WIND REPORT
 - 2.3 ACOUSTIC REPORT
 - 2.4 GREEN STAR PERFORMANCE CRITERIA
 - 2.5 MECHANICAL HEAT LOADINGS PERFORMANCE
 - 2.6 MECHANICAL AIRFLOW REQUIREMENT MINIMUM.
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF GLAZED UNITS.
- ALL AWNING WINDOWS MUST BE SELF CLOSING AND MUST HAVE CONCEALED AWNING HINGES AND STAYS THAT ARE UNABLE TO BE REMOVED. MAXIMUM OPENING 125mm. PROVIDE SECURITY SCREEN / SAFETY MESH TO AWNING BASH TO DETAIL.
- ALUMINIUM FRAMES TO BE POWDERCOATED UNLESS NOTED OTHERWISE
- ALL GLAZING TO BE LOW E TINTED 6.38MM LAMINATED GLASS MINIMUM UNLESS NOTED OTHERWISE
- ALLOW CRIMSAFE TYPE SCREENS TO ALL EXTERNAL GLAZING INCLUDING FIXED PANES.

SLAB SETDOWN, PENETRATION & COLUMN SETOUT PLAN NOTES

- FOR GRID SETOUT REFER TO FLOOR PLANS.
- WHERE NO SETOUT DIMENSIONS ARE PROVIDED FOR COLUMN SETOUT POINTS THE SETOUT IS GRID RELATED; EITHER ON A GRID/S OR ON THE INTERSECTION OF GRIDS.
- COLUMN SETOUT POINTS ARE COLUMN SPECIFIC (NOT GLOBAL). THEY ARE RELATED TO ONE COLUMN ONLY OR ARE FLOOR LEVEL SPECIFIC AND CHANGE WHERE STRUCTURAL REQUIREMENTS CHANGE AND COLUMN POSITIONS CHANGE OR ARE NOT ALWAYS AT THE CRITICAL FACE / POINT.
- BUILDER TO CONFIRM ALL SLAB PENETRATION SIZES AND LOCATIONS WITH SUBCONTRACTOR'S DOCUMENTS. REFER TO INTERNAL AND EXTERNAL FINISHES SCHEDULE FOR SPECIFIC COLOURS OR SURFACE FINISHES.
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FIRE EXTINGUISHERS

PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE BUILDING ACT, 1975 AND AS 2444. IN ADDITION TO THE PORTABLE EXTINGUISHERS AND BLANKETS REQUIRED TO MEET STATUTORY REQUIREMENTS, PORTABLE EXTINGUISHERS AND BLANKETS SHALL ALSO BE PROVIDED WHERE BRIEFED, TYPICALLY WHERE ACTIVITIES OF STAFF AND STUDENTS MAY INVOLVE THE RISKS OF INJURY FROM FIRE (E.G. FOOD AND CATERING KITCHENS, SCIENCE LABS, ART STUDIOS, INDUSTRIAL TECHNOLOGY AND DESIGN WORKSHOPS ETC.). FIRE EXTINGUISHERS TO BE HOUSED WITHIN LOCKABLE BOXES FIRE BLANKETS SHALL BE 1800MM X 1200MM WOVEN GLASS FIBRE FIRE BLANKETS IN QUICK RELEASE RED CONTAINER.

JOINERY

- ALL ADHESIVES, PAINTS AND SEALANTS USED TO BE LOW VOC AND MUST MEET GBCA MAXIMUM VOC LIMITS
- ALL COMPOSITE AND ENGINEERED WOOD PRODUCTS TO BE LOW FORMALDEHYDE AND MUST MEET GBCA LIMITS
- ALLOW HIGH QUALITY SOFT CLOSING TYPE HARDWARE UNLESS NOTED OTHERWISE

SIGNAGE LEGEND

FOR CODES & ABBREVIATIONS REFER TO SIGNAGE SCHEDULE

DOOR HARDWARE LEGEND

FOR CODES & ABBREVIATIONS REFER TO DOOR SCHEDULE

DOOR & DOOR FRAME LEGEND

FOR CODES & ABBREVIATIONS REFER TO DOOR DETAILS

EXTERIOR FINISHES LEGEND

FOR CODES & ABBREVIATIONS REFER TO EXTERIOR FINISHES SCHEDULE

INTERIOR FINISHES LEGEND

FOR CODES & ABBREVIATIONS REFER TO INTERIOR FINISHES SCHEDULE

FIXTURES, FITTINGS & EQUIPMENT LEGEND

FOR CODES & ABBREVIATIONS REFER TO FIXTURES, FITTINGS, & EQUIPMENT SCHEDULE

MATERIAL LIST	
CODE	DETAIL
	ALUMINIUM
AL	ALUMINIUM
AP-1	ACOUSTIC PANEL - TYPE 1
AP-2	ACOUSTIC PANEL - TYPE 2
AP-3	ACOUSTIC PANEL - TYPE 3
AP-4	ACOUSTIC PANEL - TYPE 4
AP-5	ACOUSTIC PANEL - TYPE 5
BTMT-01	APPLIED FINISH - TYPE 2
BW-01	190mm BLOCKWORK (CORE-FILLED)
BW-01	190mm BLOCKWORK
CoBr	CONCRETE - BROOM FINISH
COFF-01	INSITU CONCRETE
CT1-01	CARPET TILE - TYPE 1
CT4-02	CARPET TILE - TYPE 2
EP-1	APPLIED FINISH - EPOXY
EP-01	EPOXY/ RESIN
GL	GLASS
LM	LAMINATE

CODE LIST - SCHEDULE	
Item_Code	Item_Description
A.FB	FIRE BLANKET
A.FE	FIRE EXTINGUISHER
A.GA	GRAB RAIL: AMBULANT WC
A.GD	GRAB RAIL: PWD/ UNIVERSAL WC
A.GS	GRAB RAIL: SHOWER
A.MH	MAINTENANCE: HATCH
A.RT	RAMP: THRESHOLD
AP	
B.BI	BALUSTRADE: INFILL/ PANEL
B.EB01	EQUIPMENT: BOLLARD
B.EB02	EQUIPMENT: BOLLARD REMOVABLE
B.RH	RAIL: HANDRAIL
B.WB-1	WASTE: BIN (SIZE TO SUIT LAYOUT) - BY OTHERS
B.WS	WASTE: BIN (SANITARY) - BY OTHERS
BAL01	
BEM1	
BR	
BTMT-01	COMMON ELEMENTS: MULLION (SQUARE) - ALUMINIUM, TYPE 04
CC1	COLUMN
CL.FC601	LINING - FIBRE CEMENT, TYPE 2400x1200@9mm
CL.M601	CUSTOM ORG METAL SHEETING
CL.PB601	LINING - FIBRE CEMENT, TYPE ##
CL.TL601	600 x 1200 ACOUSTIC CEILING TILE ON SUSPENSION SYSTEM
CoBr-01	CONCRETE SLAB
COL	COLUMN
CT4-02	CARPET TILE
D	DOOR
D1	
D1.1	DOOR - TYPE 1.1 - REFER SCHEDULE
D1.2	DOOR - TYPE 1.2 - REFER SCHEDULE
D2.1	DOOR - TYPE 2.1 - REFER SCHEDULE
D2.2	DOOR - TYPE 2.2 - REFER SCHEDULE
D2a	DOOR - TYPE 3a - REFER SCHEDULE
D3.1	DOOR - TYPE 3.1 - REFER SCHEDULE
D4.1	DOOR
D4.2	DOOR
D4.2	DOOR - TYPE 4.2 - REFER SCHEDULE
D5.4	DOOR
D6.13	
D7.4	DOOR
D.IHL	HANDLE: LEVER
D.P	DOOR: PANEL
DP	ROOF & RAINWATER: PIPE
E.BS	EQUIPMENT: BANDSAW - BY OTHERS
E.D	EQUIPMENT: DRYER (CLOTHES)
E.DH-1	EQUIPMENT: HAND DRYER- TYPE 1
E.DW	EQUIPMENT: WASHER (CLOTHES)
E.KC	KITCHEN: COOKTOP (PLUG IN TYPE) - BY OTHERS
E.KD-1	KITCHEN: DISHWASHER - TYPE 1
E.KD-2	KITCHEN: DISHWASHER - TYPE 2
E.KH-1	KITCHEN: HOOD (RANGE HOOD-ISLAND)
E.KM	KITCHEN: MICROWAVE (OVEN) - BY OTHERS
E.KO	KITCHEN: OVEN
E.KR-1	KITCHEN: REFRIGERATOR (KITCHEN) - BY OTHERS
E.KR-2	KITCHEN: REFRIGERATOR (HOME EC) - BY OTHERS
E.LA	EQUIPMENT: LAMINSHR - BY OTHERS
EMS8	
E.OG	OUTLET: GPO
E.OH	
EP.CD	ELECTRICAL BOARD
E.VF	VENTILATION FAN
EBD	ELECTRICAL BOARD
EM1	
EM2	
EX1	
FHR	FIRE HOSE REEL
FRM	FRAMING/ FRAMING MEMBER (STRUCTURAL)
G1.1	DOOR
G1.2	GATE - TYPE 2 - REFER SCHEDULE
G02	GATE - TYPE 2 - REFER SCHEDULE
G3.2	DOOR
G.W01	SLIDING WINDOW - REFER SCHEDULE
G.W05	
G.ZM-AL04	COMMON ELEMENTS: MULLION (SQUARE) - ALUMINIUM, TYPE 04
H.DC	DRAINAGE: CHANNEL (WITH GRATE)
H.DF	
H.DF	DRAINAGE: FLOOR WASTE
H.PB-1	PLUMBING: BASIN - TYPE 1
H.PB-2	PLUMBING: BASIN - TYPE 2 (PWD)
H.PB-3	PLUMBING: BASIN - TYPE 3
H.PB-4	PLUMBING: BASIN - TYPE 4
H.PDE	PLUMBING: DRENCH & EYE WASH
H.PL	PLUMBING: LAUNDRY (WASH) TUB
H.PS-1	PLUMBING: SINK - TYPE 1 (CLEANERS)
H.PS-2	PLUMBING: SINK - TYPE 2 (KITCHEN)
H.PS-4	PLUMBING: SINK - TYPE 4 (D&T KITCHEN - DISHWASHING)
H.PS-5	PLUMBING: SINK - TYPE 5 (WORKSHOP)
H.PWA	PLUMBING: WC: AMBULANT
H.PWC	PLUMBING: WC: COMMON
H.PWD	PLUMBING: WC: ACCESSIBLE
H.RG	H.RG
H.SP	STORMWATER: PIT
H.TH	TAPWARE: HOSE COCK
H.TM-2	TAPWARE: MIXER - TYPE 2 (BASIN)
H.TM-3	TAPWARE: MIXER - TYPE 3 (PWD BASIN)
H.TM-4	TAPWARE: MIXER - TYPE 4 (PWD SHOWER)

MATERIAL LIST	
CODE	DETAIL
LM-1	LAMINATE - TYPE 1
LM-2	LAMINATE - TYPE 2
LM-3	LAMINATE - TYPE 3
LM-5	LAMINATE - TYPE 5
LM-6	LAMINATE - TYPE 6
LM-01	LAMINATE - TYPE 4
M.CO-1	METAL SHEETING (CEILING)
MSPF01	9mm COMPRESSED FIBRE CEMENT SHEET
MWS-01	27mm PROFILED METAL SHEETING
PT	PAINT
PT04	13mm PLASTERBOARD SHEET
PT04	PLASTERBOARD (STANDARD)
PT05	9mm FIBRE CEMENT SHEET
PT-1	92mm METAL STUD FRAME
PT-1	PAINT FINISH - TYPE 1 (GENERAL WALL COLOUR)
SB-1	SPLASH BACK
SK-2	TRIM: SKIRTING - TYPE 2
SS	STAINLESS STEEL
VNF-07	VINYL FLOOR - TYPE 2
WB	WHITE BOARD

CODE LIST - SCHEDULE	
Item_Code	Item_Description
H.TM-5	TAPWARE: MIXER - TYPE 5 (SINK)
H.TM-6	TAPWARE: MIXER - TYPE 6 (LAUNDRY)
H.TM-7	TAPWARE: SINK MIXER - TYPE 7 (KITCHEN)
H.TS	TAPWARE: SHOWER HEAD WITH GRABRAIL (PWD)
H.TT-1	TAPWARE: TAP SET (CLEANERS)
H.TT-2	TAPWARE: TAP (BOILING/CHILLED WATER)
H.R01	RAIL: HANDRAIL
H.WU-1	HOT WATER UNIT - TYPE 1
H.WU-2	HOT WATER UNIT - TYPE 2
L.BW-2	BOARD: WHITEBOARD - 1200W x 1200H
LC-1	CABINET: STORAGE (TOOL)
LC-2	CABINET: STORAGE/ SHELVING (PROPRIETARY)
LDP-1	DISPENSER: PAPER TOWEL - TYPE 1
DS	DISPENSER: SOAP
LFC	FURNITURE: CHAIR - BY OTHERS
LFC-01	FURNITURE: CHAIR
LHE-1	HOOK EQUIPMENT - TYPE 1
LHM	HOLDER: MOP/ BROOM
LHS	HOLDER: SOAP (DISH)TRAY
LHT	HOLDER: TOILET ROLL
LMP	MOBILE UNIT: PEDESTAL
IPC	PARTITIONING: CURTAIN SYSTEMS
LPS	PARTITIONING: SHOWER CURTAIN (WITH TRACK)
LPW	PARTITIONING: WASHROOM SYSTEMS (TOILET)
LSS	SEAT: SHOWER
L.SW	SHELVING: WIRE MESH
J.B-SS-2	JOINERY: BENCHTOP - STAINLESS STEEL - METAL FRAME UNDER, 150H SPLASHBACK
J.B-SS-3	JOINERY: BENCHTOP - STAINLESS STEEL, COMPACT LAMINATE CUPBOARDS UNDER
J.BC	SERVERY STAINLESS STEEL BENCH TOP
J.CF	CUPBOARD: FLOOR/ FULL HEIGHT
J.CO	CUPBOARD: OVERHEAD
J.CU-1	CUPBOARD: UNDERBENCH FLOOR UNIT (WITH MID-SHELF)
J.CU-2	CUPBOARD: UNDERBENCH FLOOR UNIT (WITHOUT MID-SHELF)
J.D-CL	JOINERY: DESK - COMPACT LAMINATE
J.DU	DRAWERS: UNDERBENCH FLOOR UNIT
J.OO-1	OPEN CUPBOARD: OVERBENCH/ WALL UNIT (OVER FRIDGE)
J.OO-2	OPEN CUPBOARD: OVERBENCH/ WALL UNIT (MICROWAVE)
J.OO-3	OPEN CUPBOARD: OVERBENCH/ WALL UNIT
J.PG	PANEL: GABLE
J.PK	PANEL: KICK
J.SF.1	SHELVES: FULL HEIGHT WALL SHELVES
J.SF.2	SHELVES: FULL HEIGHT WALL SHELVES
J.SF.3	SHELVES: FULL HEIGHT WALL SHELVES
J.TW	JOINERY: TEACHING WALL CUPBOARDS
J.VU	JOINERY: VANITY UNIT WITH BASIN
L3	
L.BF	BARRIER: FENCING
L.BF01	BARRIER: PALISADE FENCE
M	
MRS-01	PROFILED METAL SHEETING WITH INSULATION AND SISLATION TO COMPLY WITH SECTION J
NTD	
MSS-01	LINING - FIBRE CEMENT, TYPE ##
MWS-01	EXTERIOR CLADDING - METAL SHEETING, TYPE ##
MWS-02	LIGHTWEIGHT FRAMING WITH CLADDING ON BATTENS
MWS-03	EXTERIOR CLADDING - METAL SHEETING, TYPE ##
NTO	
R-F.Scr	MRS-01
R-F.Scr	Mrs-01
RD1	
RD2	
RG	
S	
SC7	89X6 SHS FIRE RATED COL.
SK04	
T.FR	BOARD: FASCIA
TL01	
TS01	
TW-1	
V.BR	BICYCLE: RACK
V.PA	PWD 2400x6400
VL-01	GENERAL 2800x6400
VL-02	PARKING: EXCLUSION BAY (ACCESSIBILITY)
VNF-02	VINYL FLOORING, Type 02 - General Flooring
VNF-03	VINYL FLOORING, Type 02 - Non-Slip
VNF-07	VINYL FLOORING, Type 07 - Sport & Non Sport Activites
W	
WF5	FIXED WINDOW - REFER SCHEDULE
WL1.1	
WL1.2	
WL2.1	
WL2.2	
WL2.3	
WL2.4	
WL2.6	
WL3.1	
WL4.3	
WL4.6	
WS	SLIDING WINDOW - REFER SCHEDULE
X.AT (BB)	ATHLETIC/ SPORT EQUIPMENT: TARGET (BASKETBALL)
X.FS	FURNITURE: SEAT/ BENCH
X.S-1	
X.S-1	
X.S-1	EXTERIOR: SCREENING - TYPE 2
X.S-2	
X.SH	SCREENS & SHADING: HORIZONTAL
X.SV	EXTERNAL BATTEN SCREEN

BUILDING ELEMENTS

DOORS AND WINDOWS

0

0.009

0.009

0.009

DOOR TYPE
DOOR NUMBER
WINDOW TYPE
WINDOW NUMBER

C.X-XXXX

3600

CEILING TYPE
HEIGHT ABOVE LEVEL

CEILING TYPE
HEIGHT ABOVE LEVEL

OTHER BUILDING ELEMENTS

REFER CLOUDING SYSTEM

MATERIALS/ FINISHES

REFER CODING SYSTEM

REVISION

REVISION

22

DESCRIPTION

REVISION CLOUD
REVISION NUMBER
REVISION DESCRIPTION

SETOUT

GRID HEAD

0

LEVEL

FALL

1: 50

SLOPE

STEP

REFERENCING

ROOM NUMBER SYSTEM

A.G.01

BUILDING ZONE LEVEL ROOM NUMBER

VIEW NUMBER

2

PLAN

A202

Scale: 1 : 100

REFERENCE SHEET

ELEVATION/ SECTION TITLE

VIEW NUMBER

2

ELEVATION

A202

Scale: 1 : 100

REFERENCE SHEET

ELEVATION REFERENCE

VIEW NUMBER

A101

A101

REFERENCE SHEET

ROOM ELEVATIONS

VIEW NUMBER

00

A101

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A101

00

00

REFERENCE SHEET

SECTION REFERENCES

VIEW NUMBER

A101

A101

REFERENCE SHEET

PERFORMANCE REQUIREMENTS

ACOUSTIC PERFORMANCE

ACOUSTIC RATING A
ACOUSTIC RATING B
ACOUSTIC RATING C
ACOUSTIC RATING D

</



LOT 8011 ON SP298744

Address: 30 BARINGA DRIVE
Locality: BARINGA (4551)
Local Authority: SUNSHINE COAST R. C.

Site Area: 4664m²
Site Coverage: 51% (2410m²)
Combined Outdoor Rec. Area: 955m²

Carparks Provided: 37 (2 x PWD)

GFA: 2,313m²
- Multi-Purpose Hall: 513m²
- Educational Facility (Ground Floor): 890m²
- Educational Facility (First Floor): 910m²

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
1	50% DD ISSUE	EH	AP	13.05.26
2	80% DD ISSUE	EH	AP	01.06.26
3	100% DD ISSUE	EH	AP	22.06.26

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2026/CAS/4694
Date: 03 September 2026



STATUS
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0m 1 2 3 4 5



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bne@modedesign.com.au
ABN: 65 112 807 931

CLIENT
YCAR (SOUTH EAST
QUEENSLAND)

PROJECT
YCAR NEW
EDUCATIONAL FACILITY
LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE
SITE LOCATION PLAN

DRAWN Author ISSUE 22/06/2026 5:23:43 PM	CHECKED AP SCALE @ A1 1 : 750	SCALE @ A3 1 : 200
PROJECT No 24018	STAGE DRAWING No AR - 0011	REVISION 3

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REV	DESCRIPTION	AUTH	CHK	DATE
1	COORDINATION ISSUE	JM	AP	01.05.26
2	50% DD ISSUE	EH	AP	13.05.26
3	COORDINATION ISSUE	EH	AP	28.05.26
4	80% DD ISSUE	EH	AP	01.06.26
5	100% DD ISSUE	EH	AP	22.06.26

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

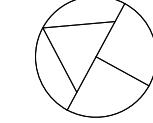
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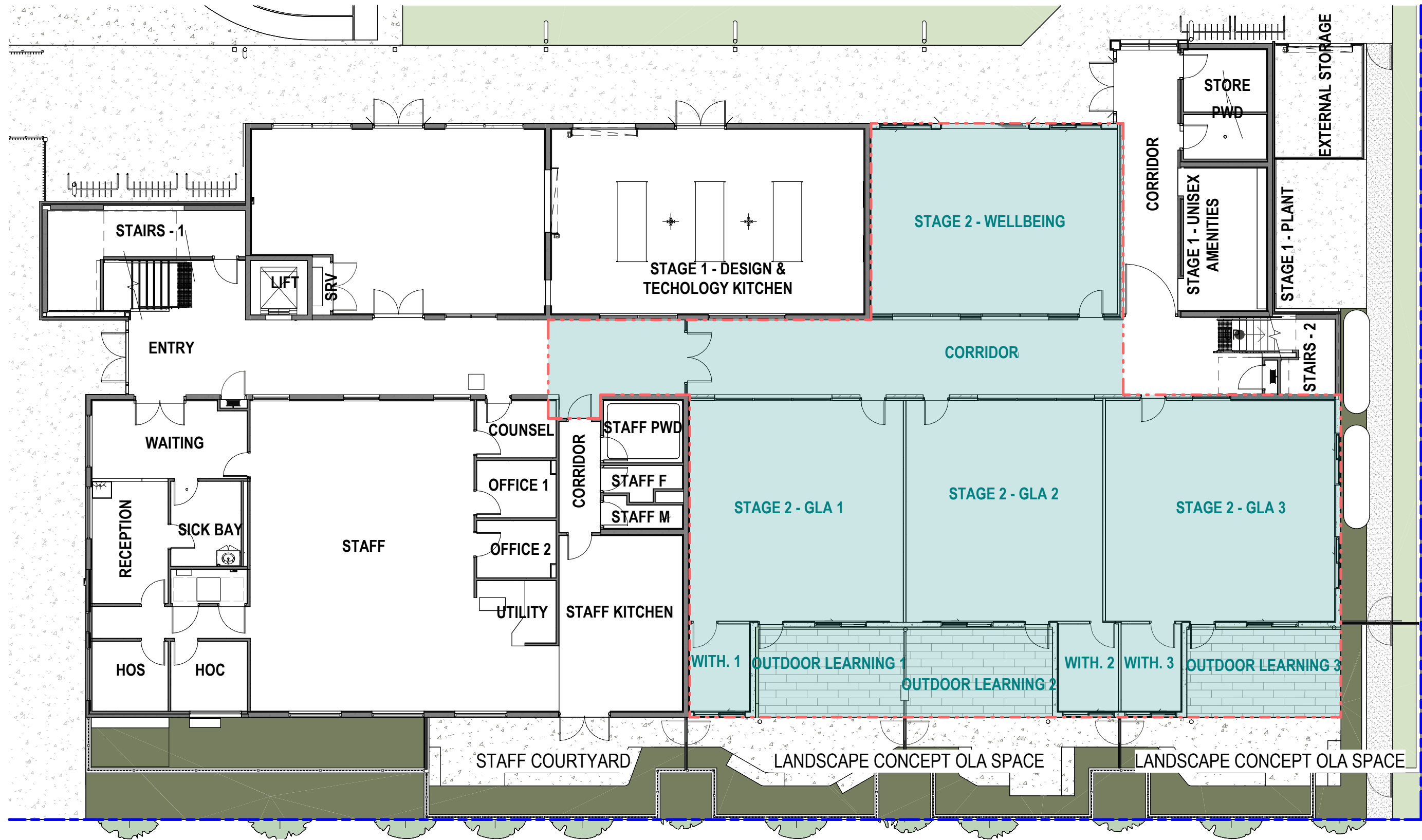
CLIENT
**YCARE (SOUTH EAST
QUEENSLAND)** 

PROJECT
**YCARE NEW
EDUCATIONAL FACILITY**
LOT 8011, BARINGA DRIVE, BARINGA

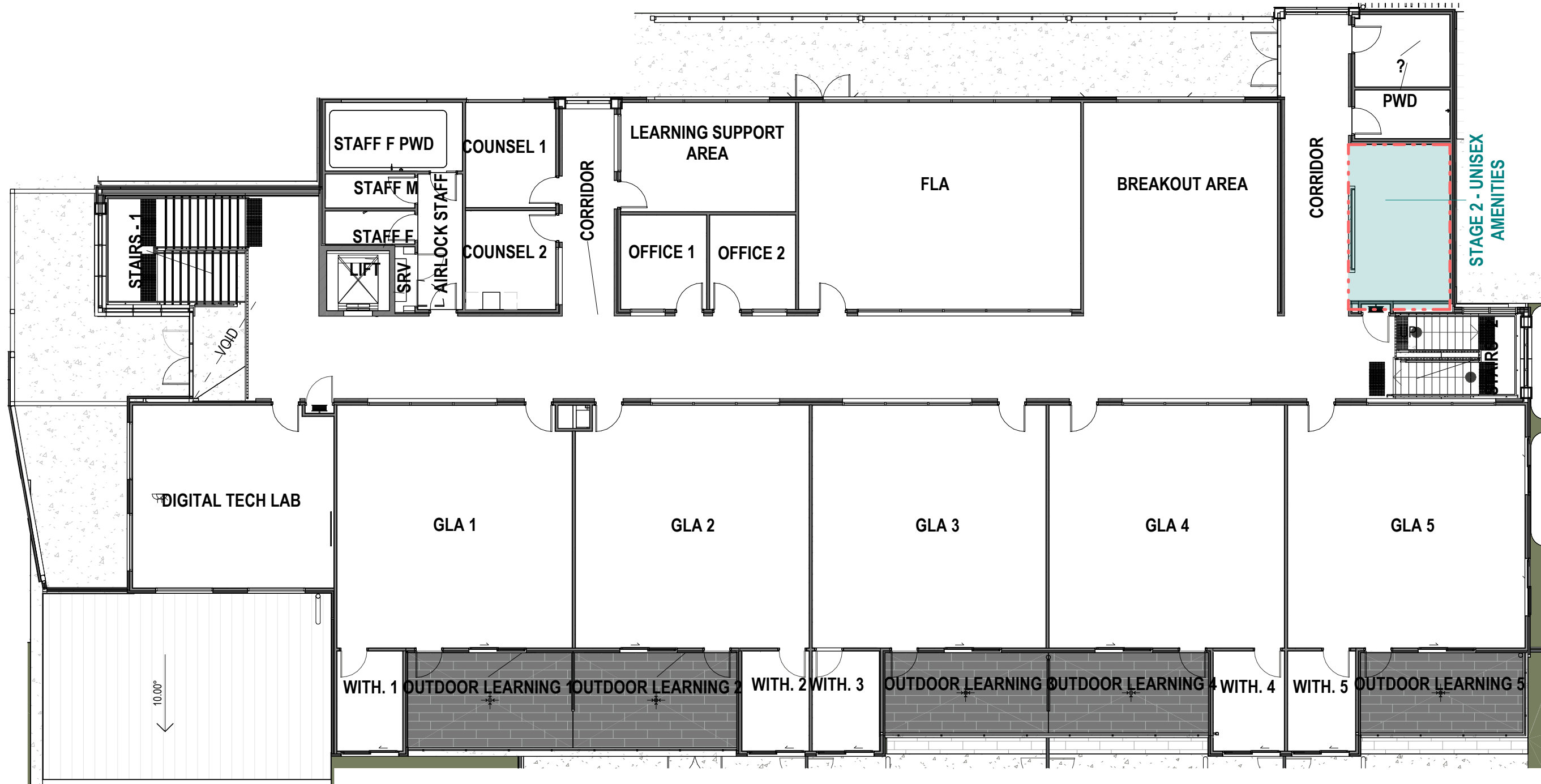
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SITE PLAN - PROPOSED

DRAWN JM	CHECKED AP
ISSUE 22/06/2026 5:24:01 PM	SCALE @ A1 1 : 200
PROJECT No 24018	STAGE AR - 0120
DRAWING No AR - 0120	REVISION 5

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1 GROUND FLOOR - STAGING Copy 1
0200 1:150



2 FIRST FLOOR - STAGING Copy 1
0200 1:150

STAGE 2 INFILL EXTENT

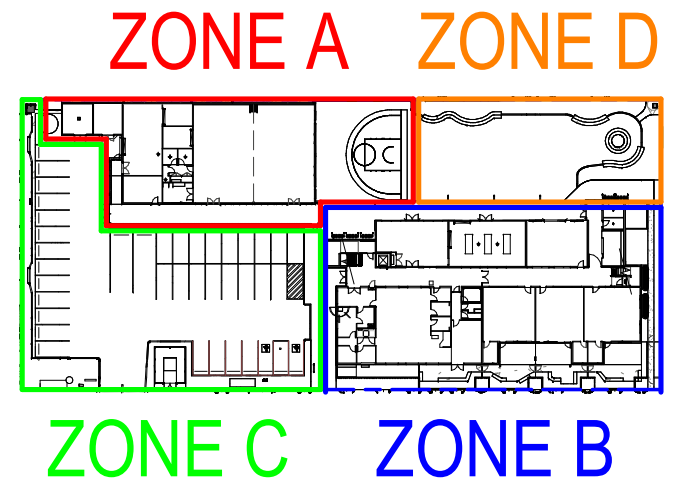
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REV	DESCRIPTION	AUTH	CHK	DATE
1	50% DD ISSUE	EH	AP	13.05.26
2	80% DD ISSUE	EH	AP	01.06.26
3	100% DD ISSUE	EH	AP	22.06.26

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PROJECT

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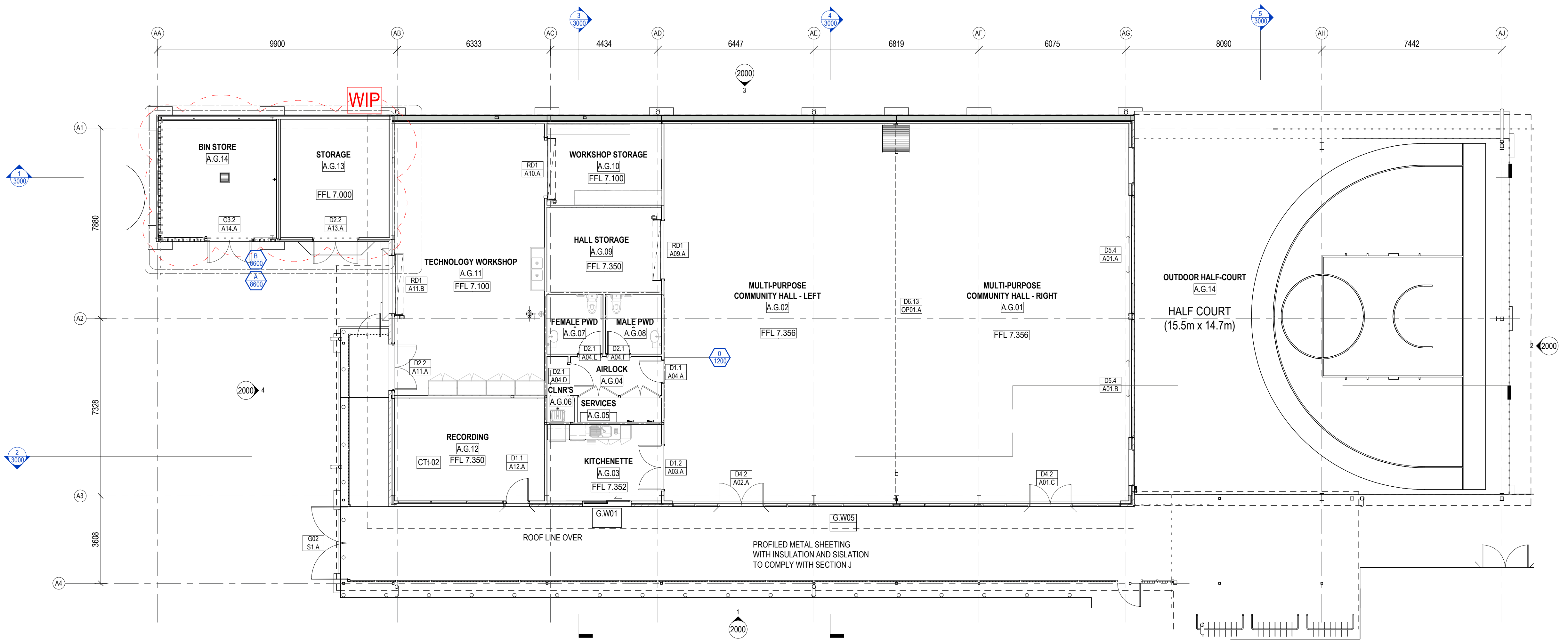
LOT 8011, BARINGA DRIVE, BARINGA

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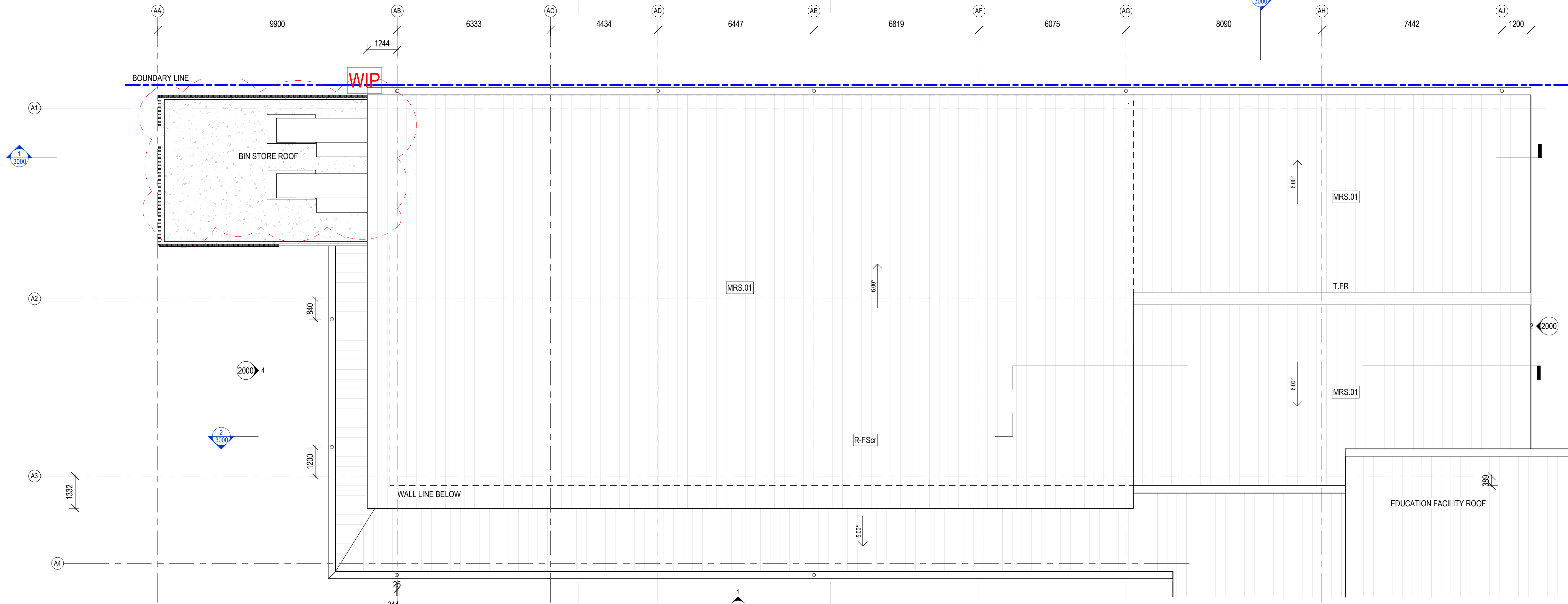
CONSTRUCTION STAGING & ZONES

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ISSUE 22/06/2026 5:24:18 PM	SCALE @ A1 As indicated
PROJECT No 24018	STAGE AR - 0200
DRAWING No AR - 0200	REVISION 3

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1 ZONE A - GROUND FLOOR PLAN
1:100



2 ZONE A - ROOF PLAN
1:100

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REV	DESCRIPTION	AUTH	CHK	DATE
1	FOR INFORMATION	EH		21.04.26
2	50% DD ISSUE	EH	AP	13.05.26
3	COORDINATION ISSUE	EH	AP	26.05.26
4	80% DD ISSUE	EH	AP	01.06.26
5	100% DD ISSUE	EH	AP	22.06.26

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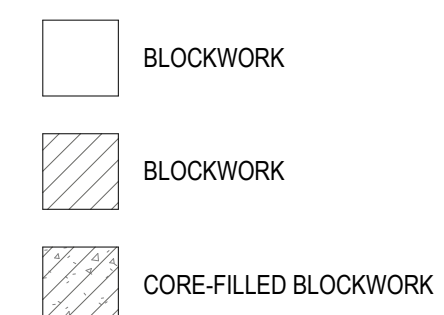
LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE

ZONE A - GROUND FLOOR & ROOF PLAN

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PROJECT No 24018	STAGE DRAWING No AR - 1020
	REVISION 5

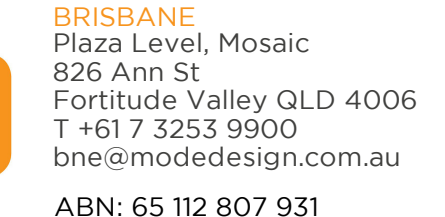
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AMENDMENTS				
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3	COORDINATION ISSUE	EH	AP	19.05.26
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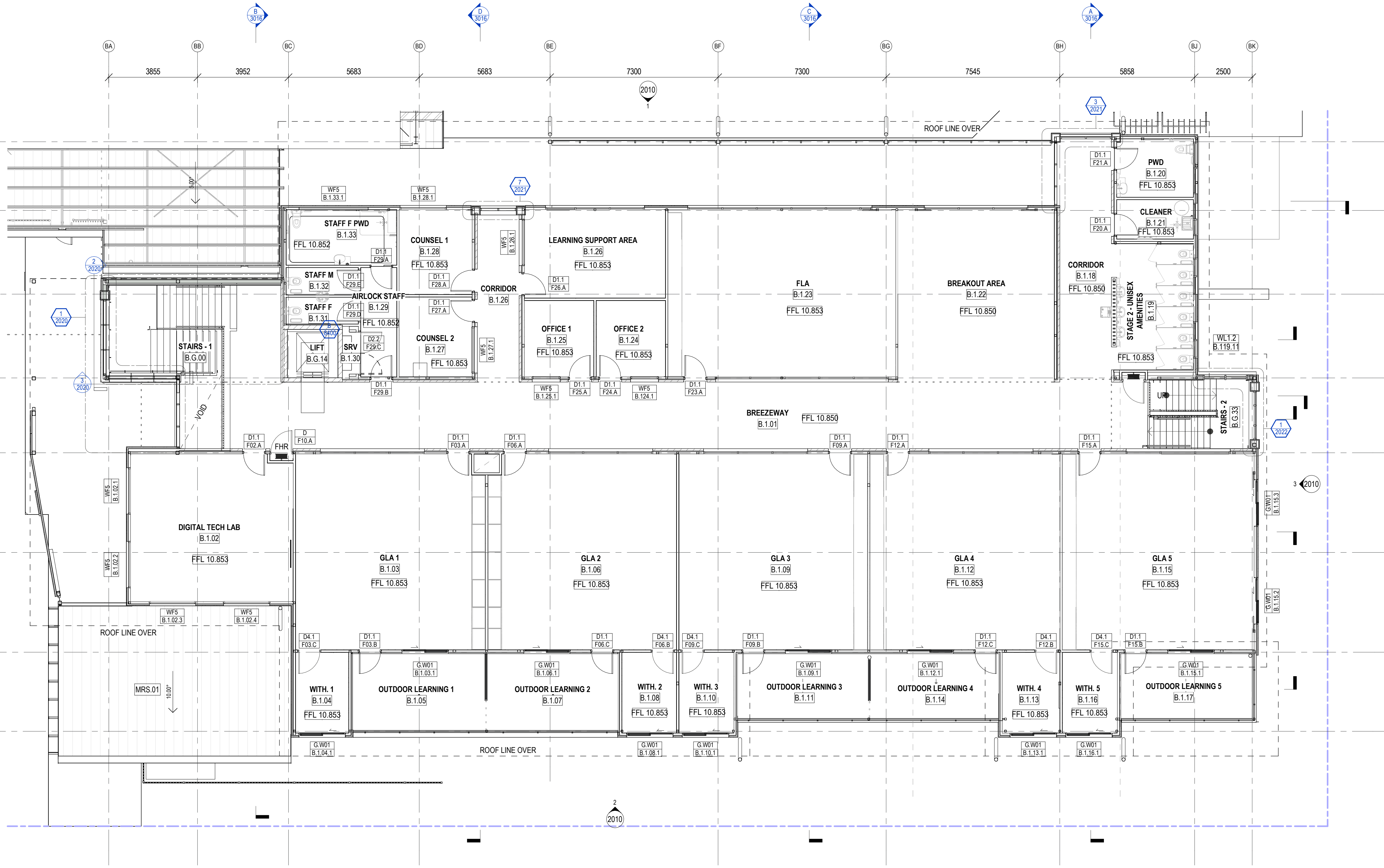
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YACARE (SOUTH EAST
QUEENSLAND)

PROJECT No	STAGE	DRAWING No	REVISION
24018		AR - 1030	6

REVISION
6



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3	COORDINATION ISSUE	EH	AP	19.05.26
4	80% DD ISSUE	EH	AP	01.06.26
5	100% DD ISSUE	EH	AP	22.06.26

- BLOCKWORK
- BLOCKWORK
- CORE-FILLED BLOCKWORK

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ZONE B - FIRST FLOOR PLAN

DRAWN JM	CHECKED AP
ISSUE 22/06/2026 5:25:01 PM	SCALE @ A1 1 : 100
PROJECT No 24018	STAGE DRAWING No AR - 1031
	REVISION 5

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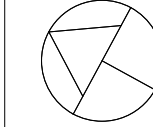


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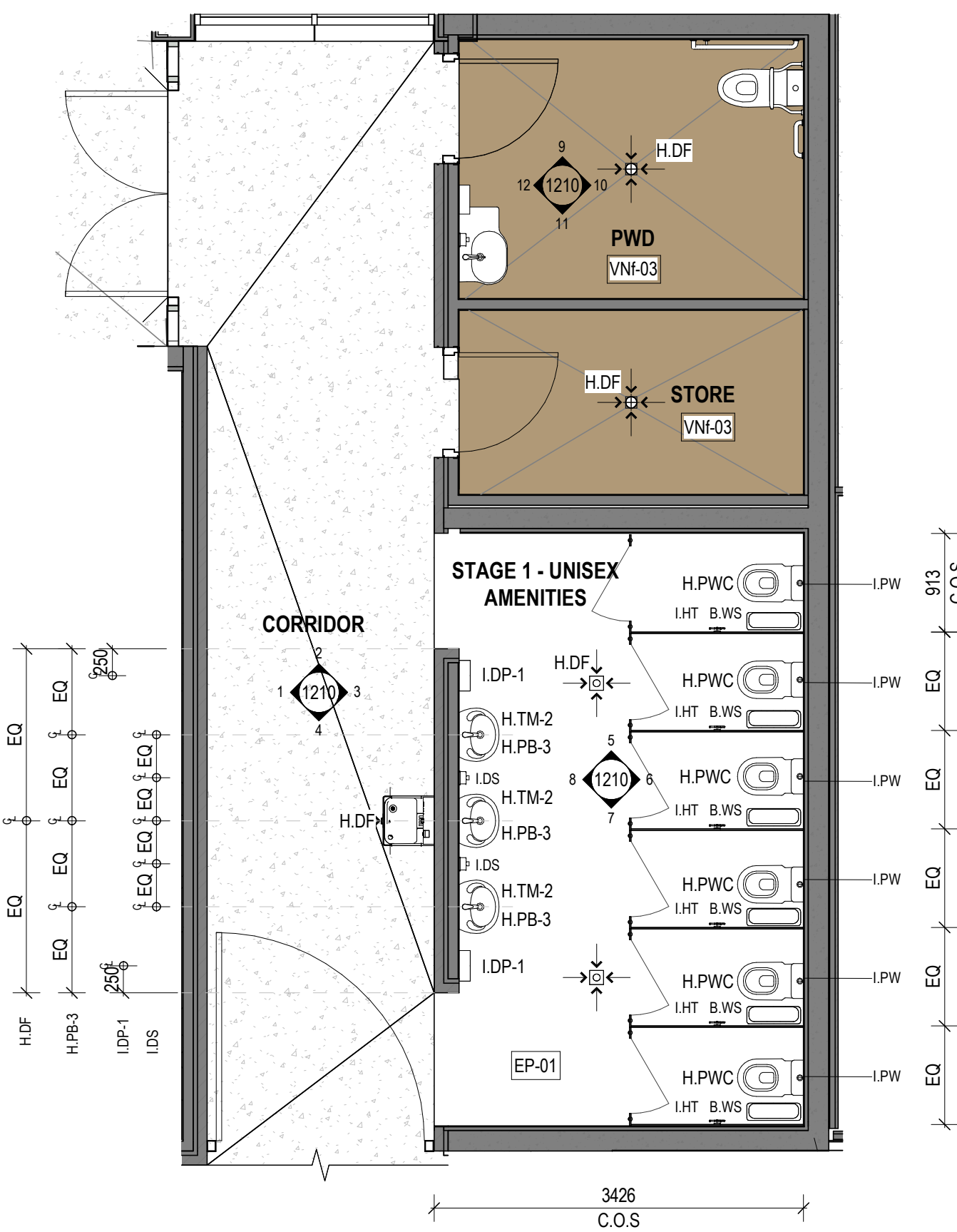
YCARE NEW
EDUCATIONAL FACILITY
LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE

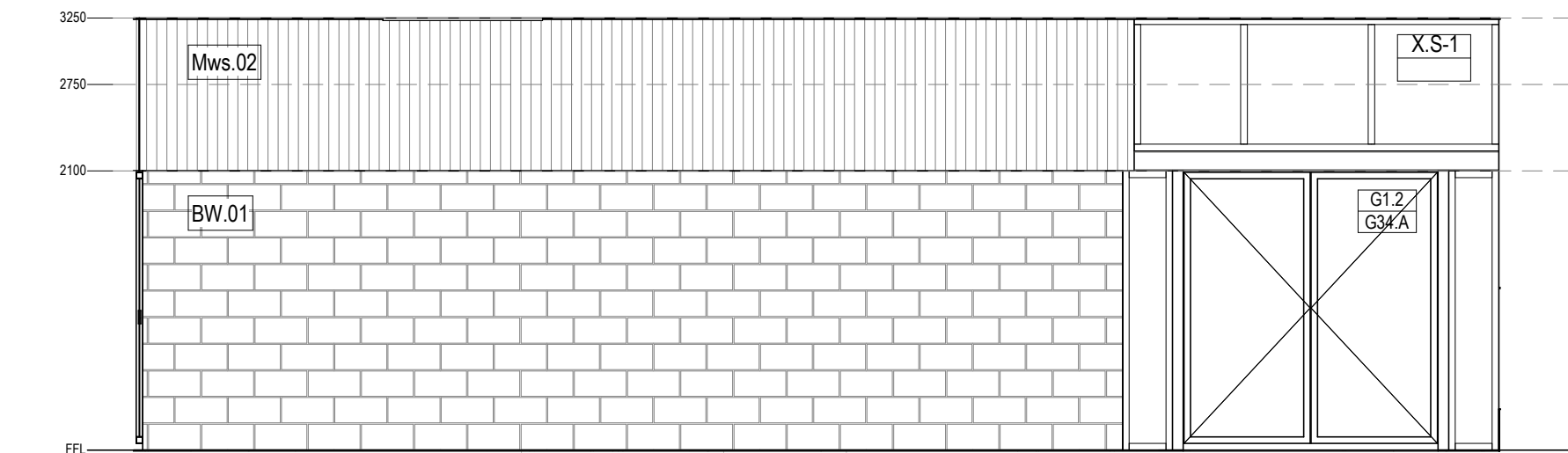
ZONE B - ROOF PLAN

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PROJECT No 24018	STAGE DRAWING No AR - 1032
	REVISION 4

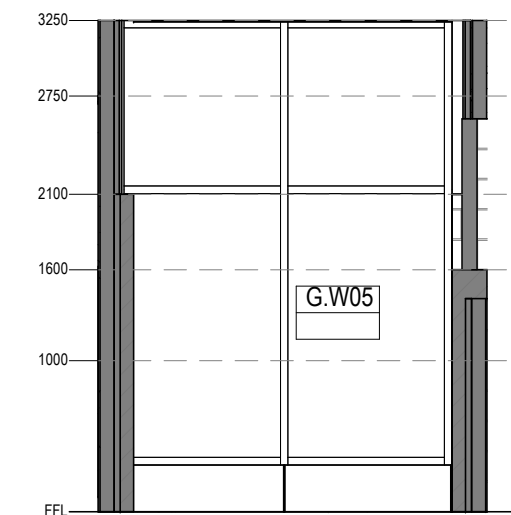
NOT FOR CONSTRUCTION



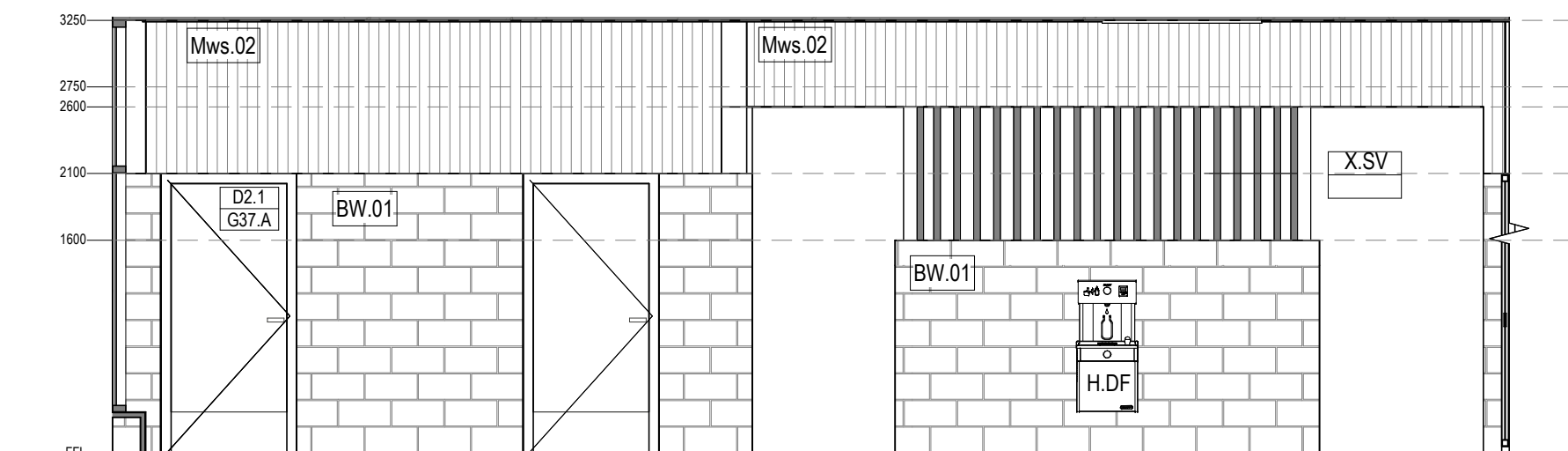
0 ROOM PLAN - GROUND FLOOR AMENITIES
1210 1:50
1ST FLOOR WET AREAS SIMILAR



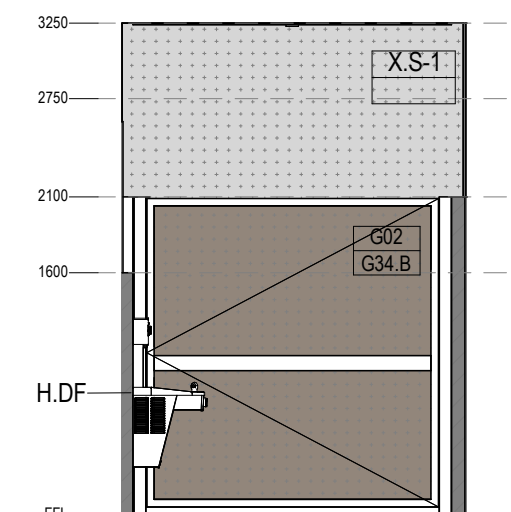
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1210 1:50



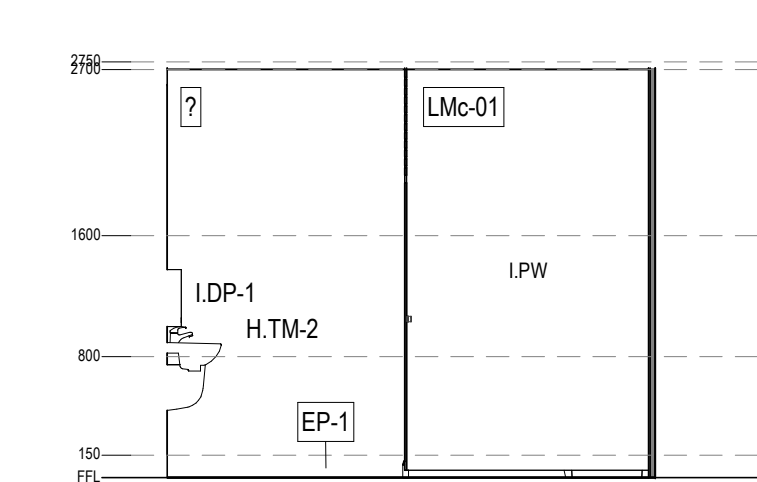
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1210 1:50



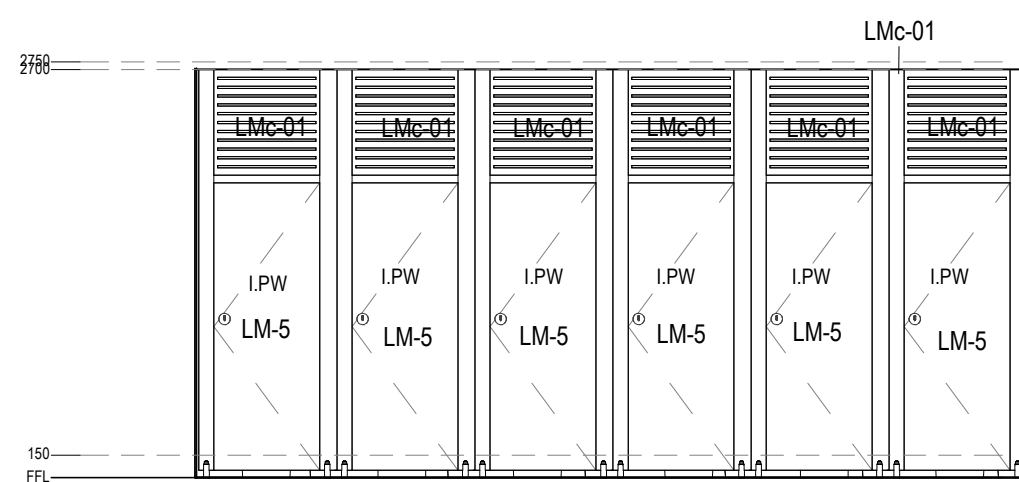
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1210 1:50



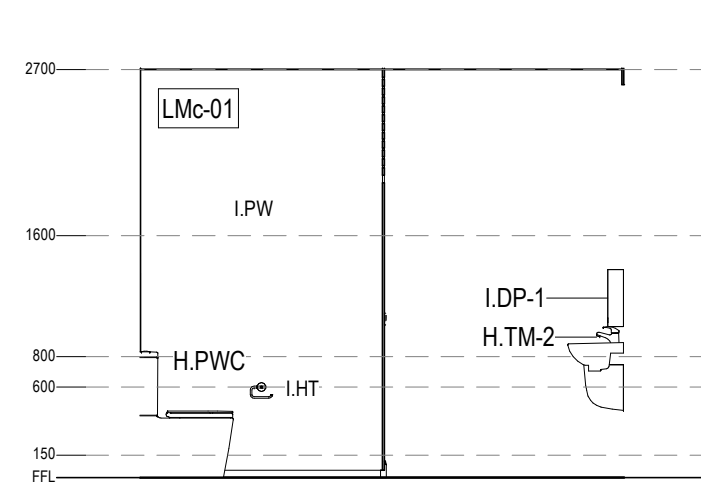
4 ELEVATION CORRIDOR A - 4
1210 1:50



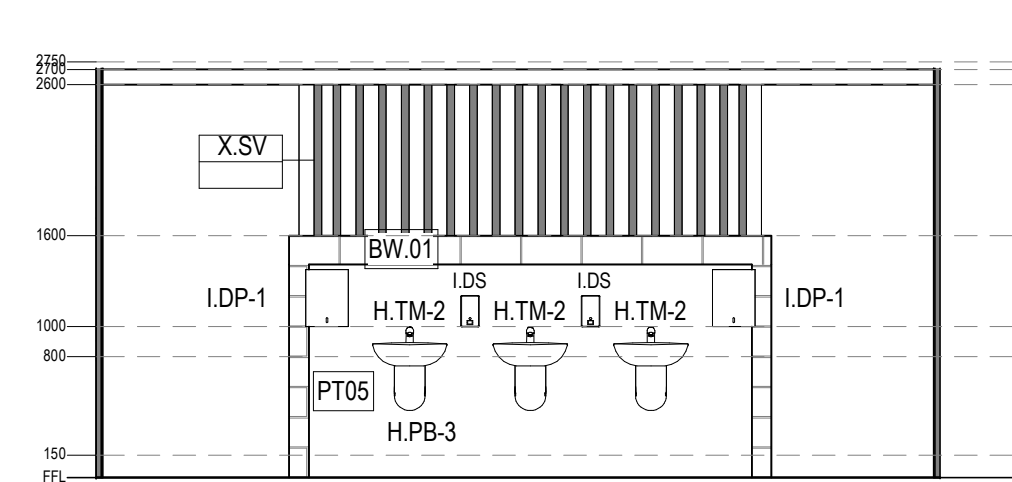
5 ELEVATION UNISEX AMENITIES - 1
1210 1:50



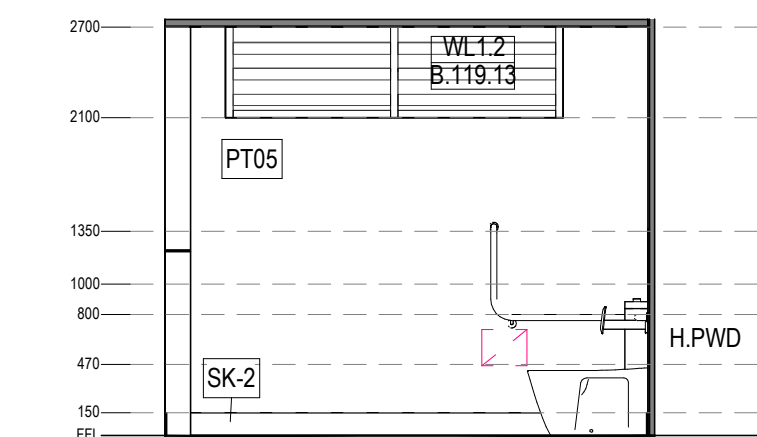
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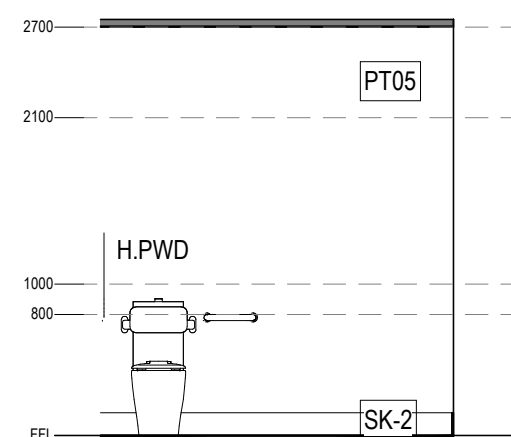
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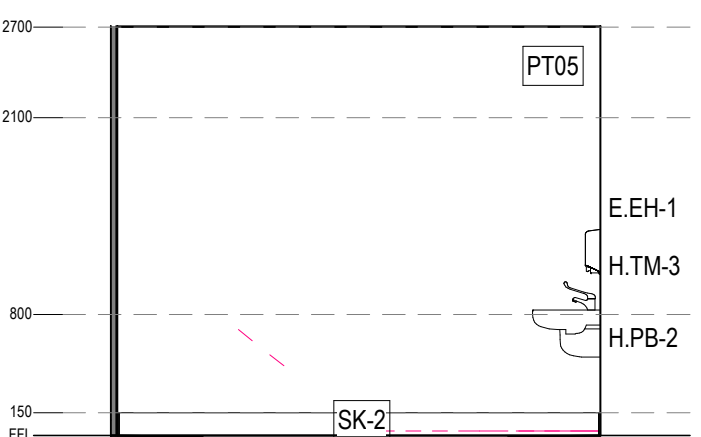
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1210 1:50



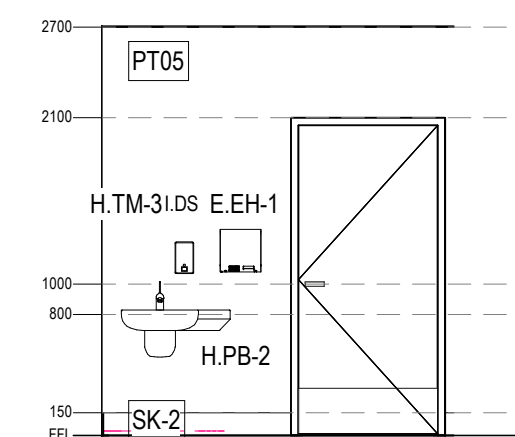
9 ELEVATION PWD - 1
1210 1:50



10 ELEVATION PWD - 2
1210 1:50



11 ELEVATION PWD - 3
1210 1:50



12 ELEVATION PWD - 4
1210 1:50

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1	80% DD ISSUE	EH	AP	01.06.26
2	100% DD ISSUE	EH	AP	22.06.26

FINISHES LEGEND

FLOOR WALL MATERIALS	XX(x)-##
TRIMS	XX-##
CEILING MATERIALS	XX.XXX##
PAINT / JOINERY FINISHES	XX##

FFE LEGEND

JOINERIES	J.XX-##
PLUMBING FIXTURES	H.XX-##
FIXED FIXTURES / PROPRIETARY FURNITURE	I.XX-##
FIXED FITTINGS	E.XX-##

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LOT 8011, BARINGA DRIVE, BARINGA

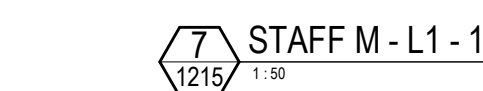
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ZONE B - UNISEX AMENITIES & PWD - GROUND

DRAWN Author
ISSUE 22/06/2026 5:25:16 PM

CHECKED Checker
SCALE @ A1
As indicated

PROJECT No 24018
STAGE
DRAWING No AR - 1210
REVISION 2

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[illegible]

FLOOR WALL MATERIALS	XX(x)-##
TRIMS	XX-##
CEILING MATERIALS	XX.XXx##
PAINT / JOINERY FINISHES	XX##

JOINERIES	J.XX-##
PLUMBING FIXTURES	H.XX-##
FIXED FIXTURES / PROPRIETARY FURNITURE	I.XX-##
FIXED FITTINGS	E.XX-##



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DRAWING TITLE

**ZONE B - STAFF
AMENITIES & PWD**

PROJECT No 24018	STAGE	DRAWING No AR - 1215	REVISION 2
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- | AMENDMENTS | | | | |
|------------|--------------------|------|-----|----------|
| REV | DESCRIPTION | AUTH | CHK | DATE |
| 1 | 50% DD ISSUE | EH | AP | 13.05.20 |
| 2 | COORDINATION ISSUE | EH | AP | 26.05.20 |
| 3 | 80% DD ISSUE | EH | AP | 01.06.20 |
| 4 | 100% DD ISSUE | EH | AP | 22.06.20 |
| | | | | |
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PROJECT No 24018	STAGE	DRAWING No AR - 1900	REVIS 4
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1	80% DD ISSUE	EH	AP	01.06.26
2	100% DD ISSUE	EH	AP	22.06.26

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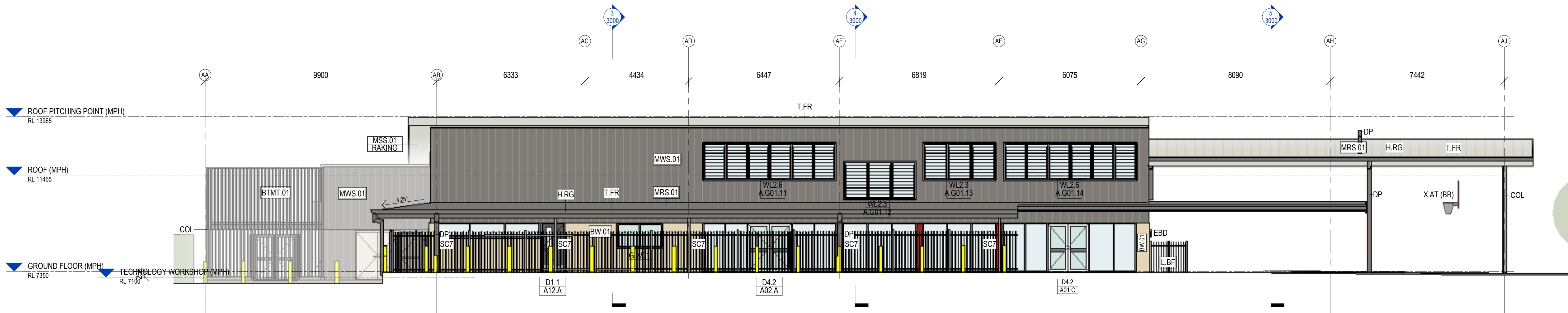
PROJECT
YCAR NEW EDUCATIONAL FACILITY
LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE
ZONE D - SITE SETOUT

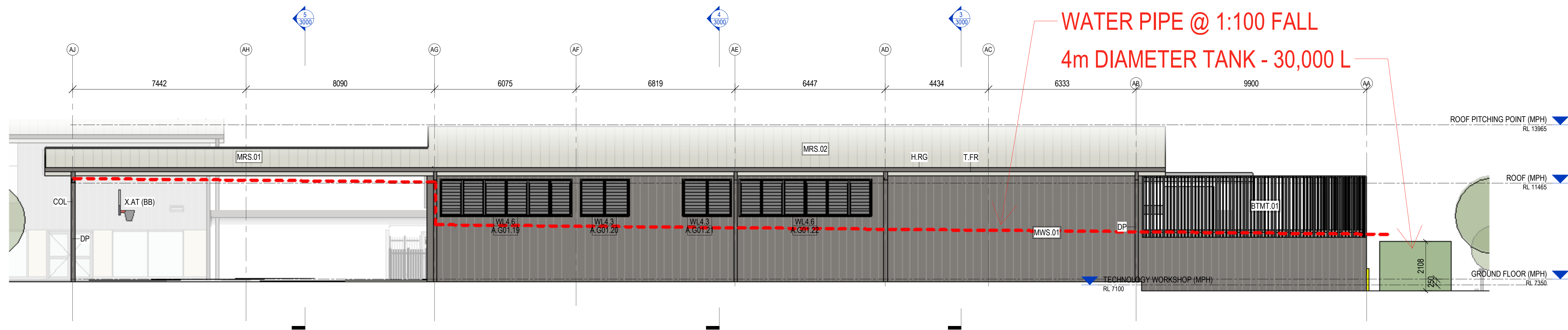
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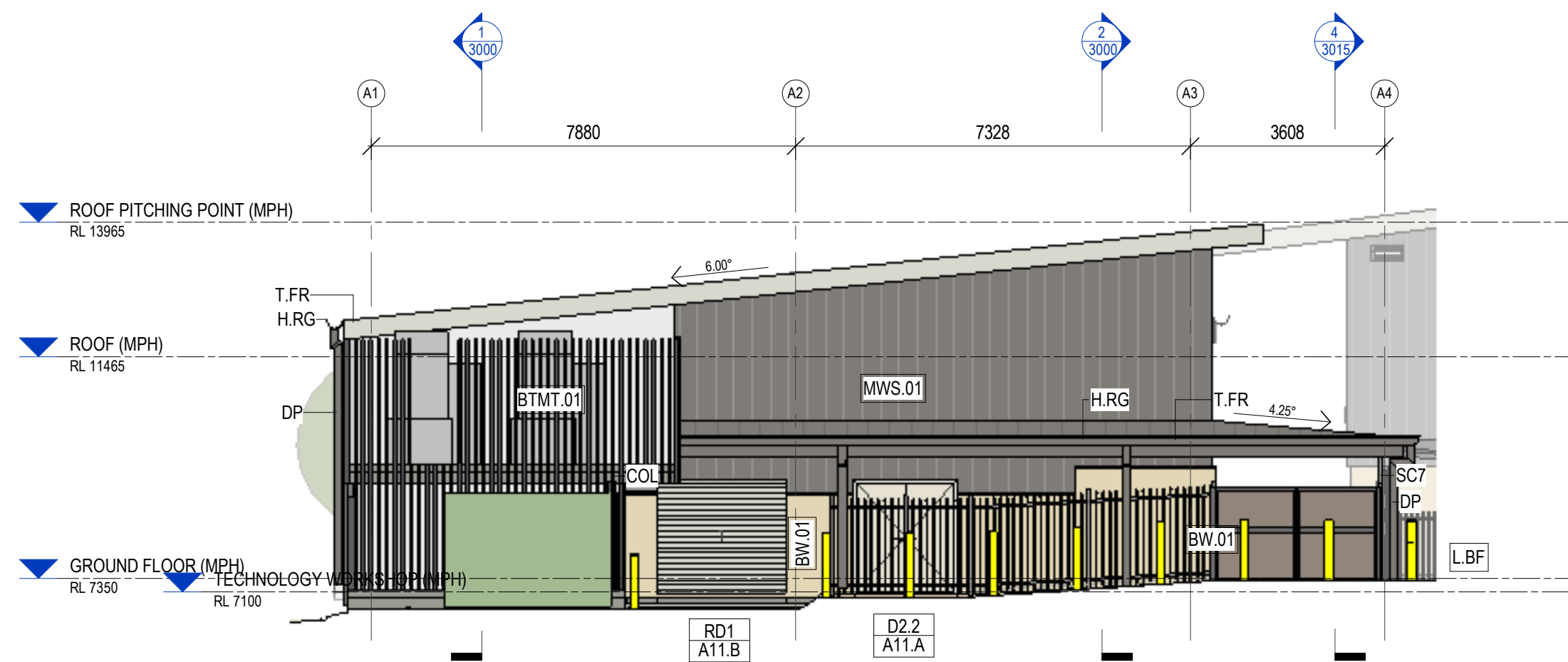




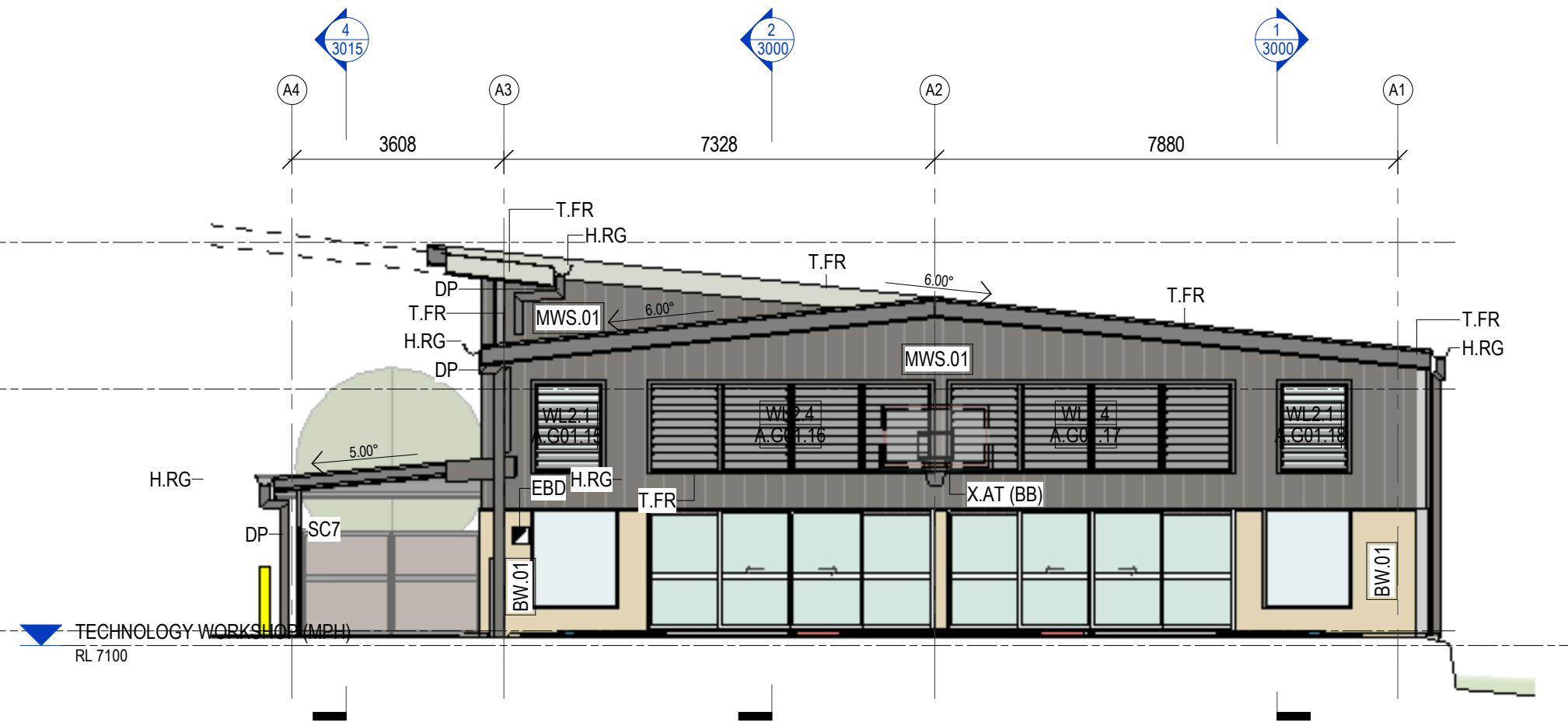
1 ZONE A - SOUTH WEST ELEVATION
1:100



3 ZONE A - NORTH EAST ELEVATION
1:100



4 ZONE A - NORTH WEST ELEVATION
1:100



2 ZONE A - SOUTH EAST ELEVATION
1:100

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4	100% DD ISSUE	EH	AP	22.06.26

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**YCAR NEW
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LOT 8011, BARINGA DRIVE, BARINGA

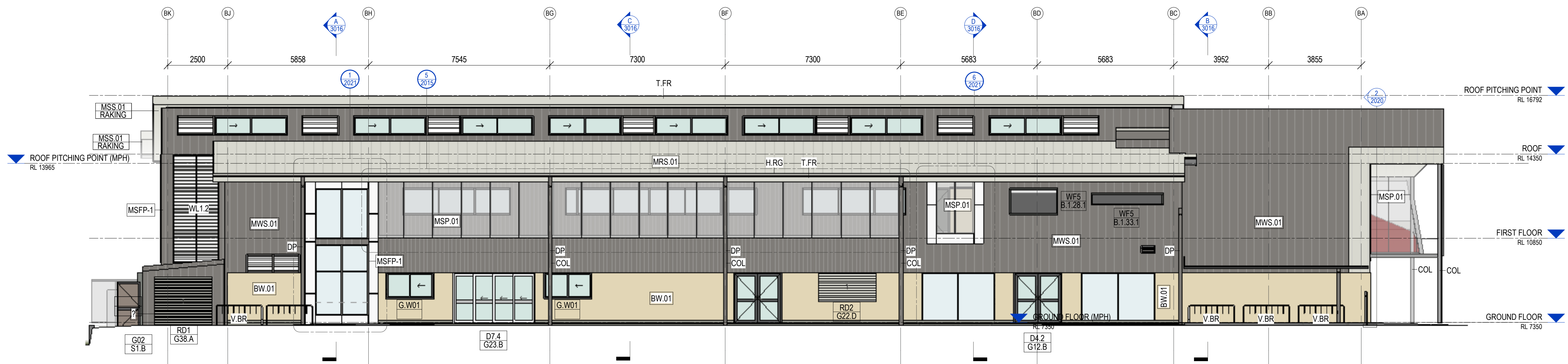
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**ZONE A - BUILDING
ELEVATION**

DRAWN JM	CHECKED AP	SCALE @ A1 1:100	SCALE @ A3 1:200
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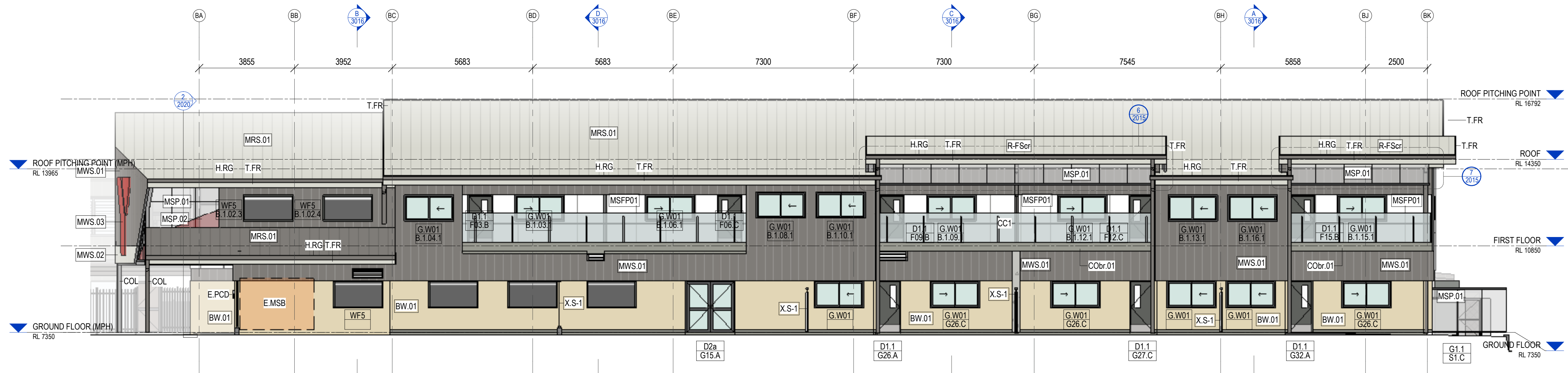
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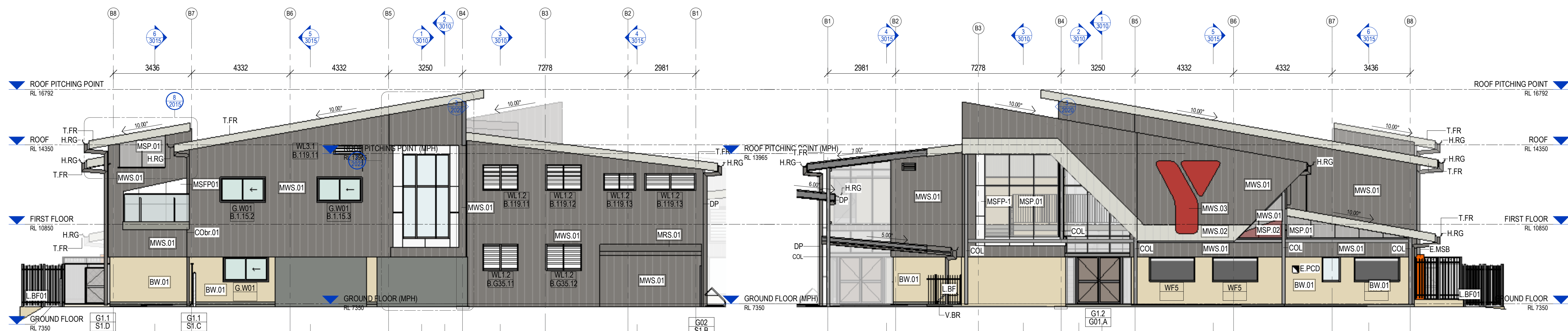
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2	50% DD ISSUE	EH	AP	13.05.26
3	80% DD ISSUE	EH	AP	01.06.26
4	100% DD ISSUE	EH	AP	22.06.26



1 ZONE B - NORTH EAST ELEVATION
1:100



2 ZONE B - SOUTH WEST ELEVATION
1:100



3 ZONE B - SOUTH EAST ELEVATION
1:100

4 ZONE B - NORTH WEST ELEVATION
1:100

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CLIENT

YCAR (SOUTH EAST
QUEENSLAND) the

PROJECT

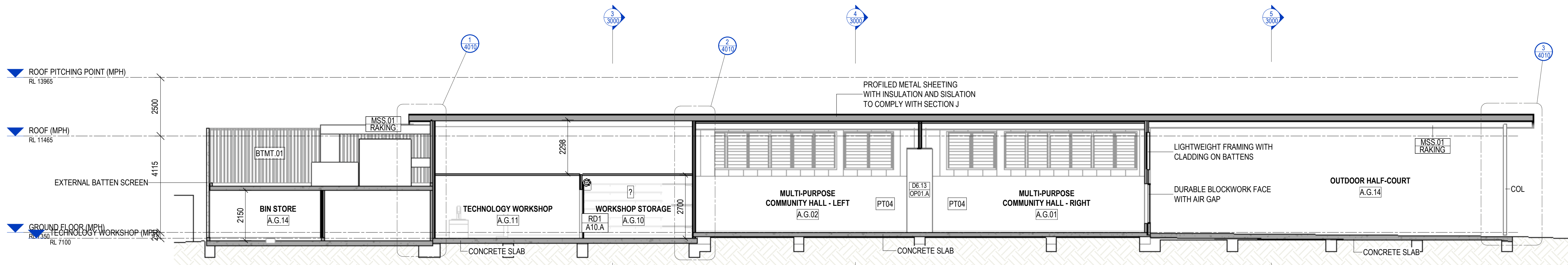
YCAR NEW
EDUCATIONAL FACILITY
LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE

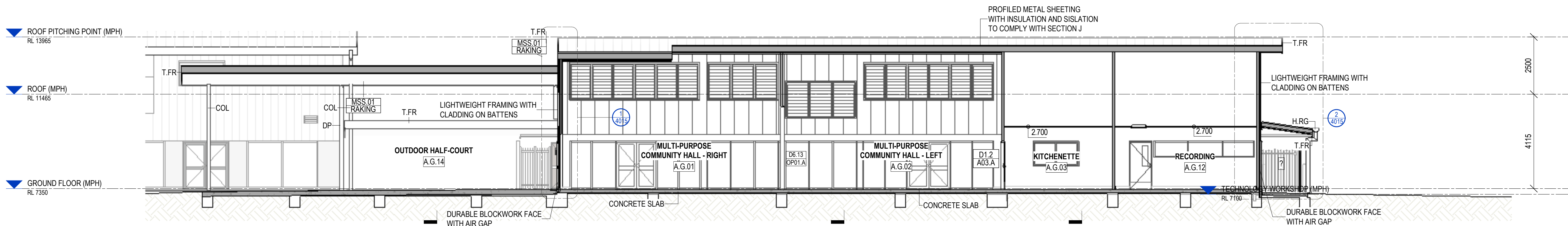
ZONE B - BUILDING
ELEVATIONS

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PROJECT No 24018	STAGE AR - 2010	REVISION 4

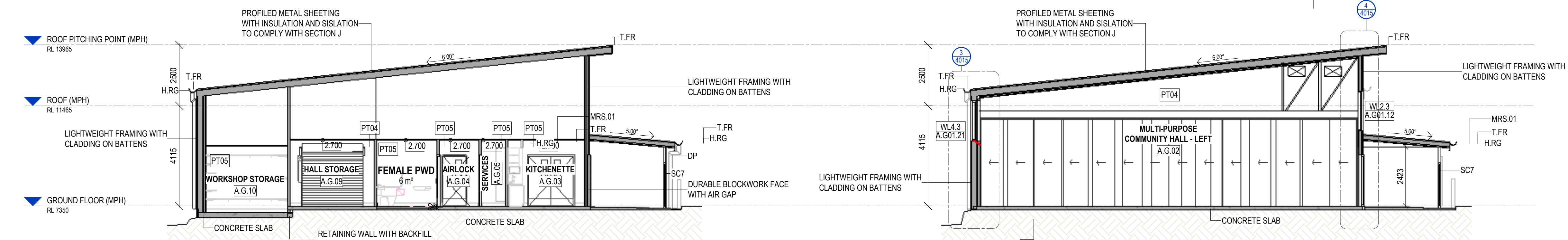
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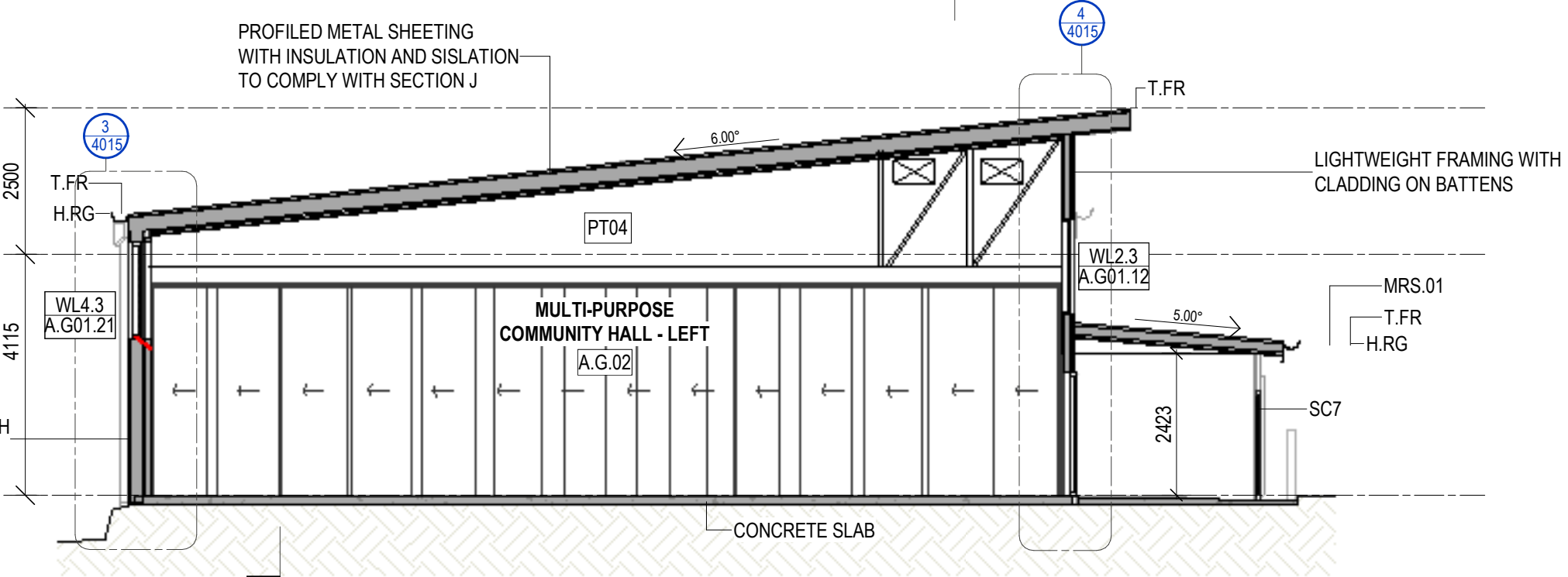
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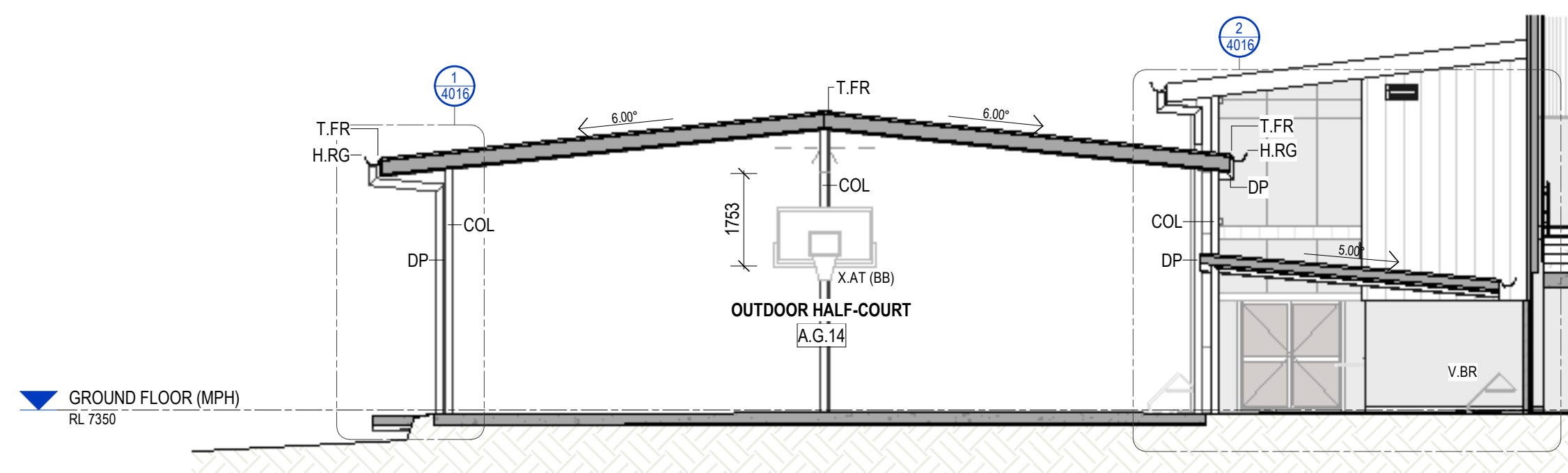
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3 ZONE A - HALL CROSS SECTION A
1:100



4 ZONE A - HALL CROSS SECTION B
1:100



5 ZONE A - HALL CROSS SECTION C
1:100

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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
1	FOR INFORMATION	EH	AP	21.04.26
2	50% DD ISSUE	EH	AP	13.05.26
3	80% DD ISSUE	EH	AP	01.06.26
4	100% DD ISSUE	EH	AP	22.06.26

PLANS AND DOCUMENTS
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Approval no: DEV2026/CAS/4694
Date: 03 September 2026



STATUS
PRELIMINARY TENDER

0m 1 2 3 4 5



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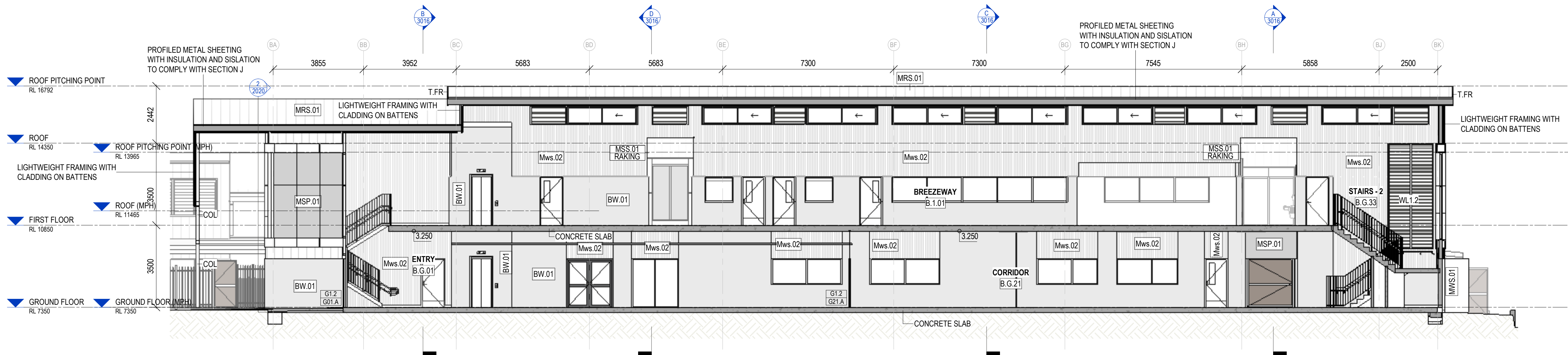
CLIENT
**YCAR (SOUTH EAST
QUEENSLAND)** the

PROJECT
**YCAR NEW
EDUCATIONAL FACILITY**
LOT 8011, BARINGA DRIVE, BARINGA

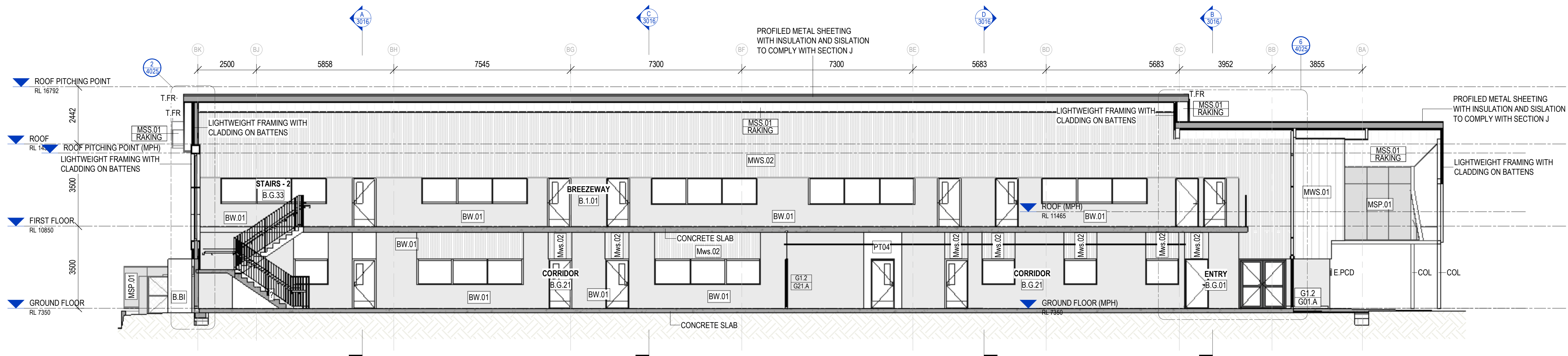
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**ZONE A - BUILDING
SECTIONS**

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ISSUE 22/06/2026 5:29:18 PM	PROJECT No 24018	STAGE AR - 3000	REVISION 4

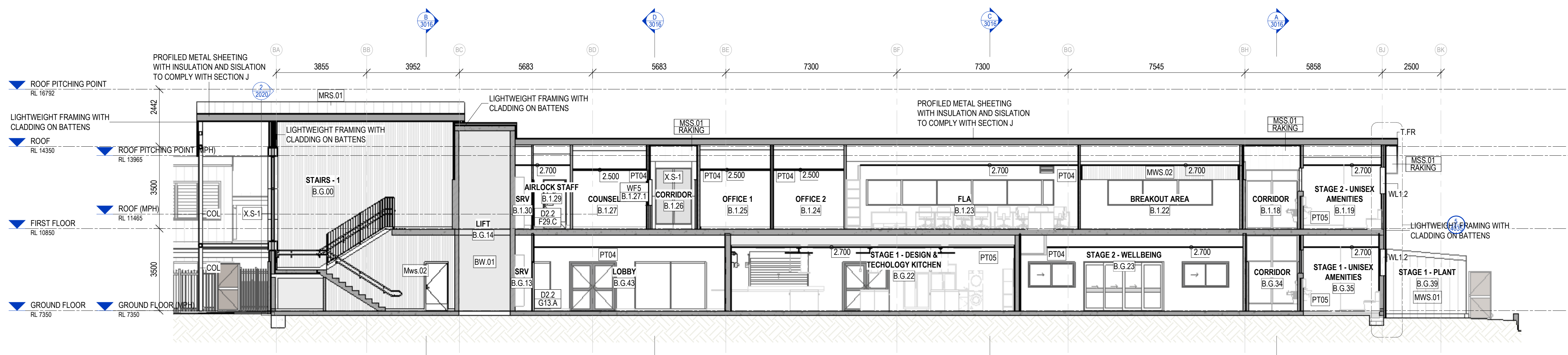
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1 ZONE B - SECTION 1
3010 1:100



2 ZONE B - SECTION 2
3010 1:100



3 ZONE B - SECTION 3
3010 1:100

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3	80% DD ISSUE	EH	AP	01.06.26
4	100% DD ISSUE	EH	AP	22.06.26

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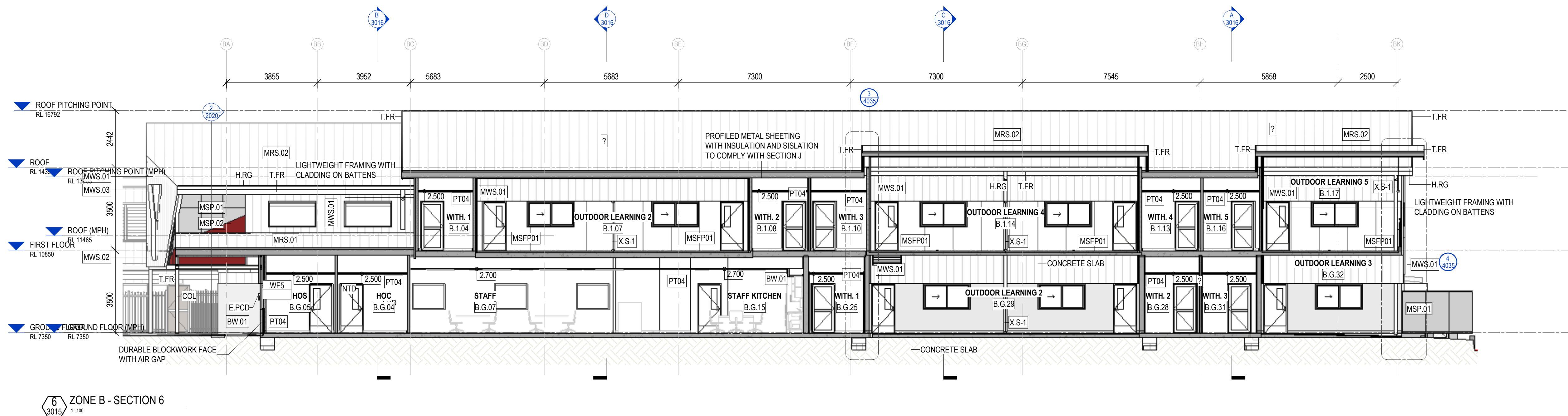
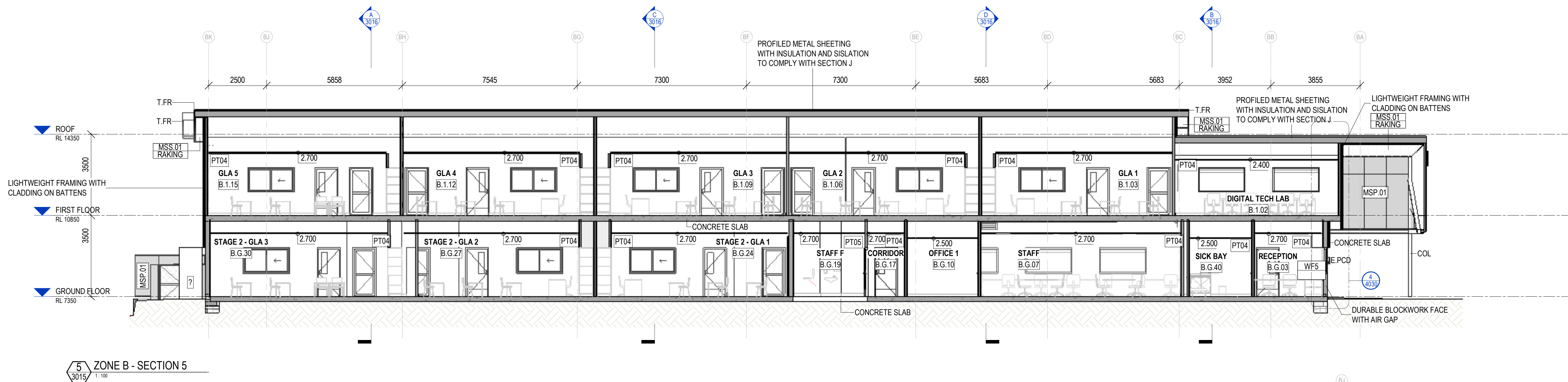
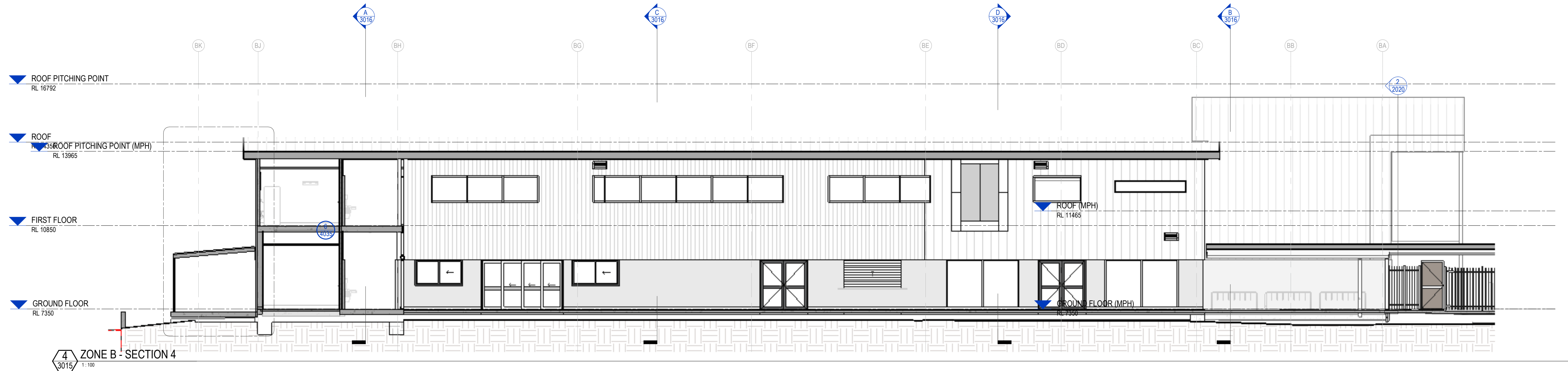
CLIENT
YCAR (SOUTH EAST QUEENSLAND)

PROJECT
YCAR NEW EDUCATIONAL FACILITY
LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE
ZONE B - BUILDING SECTIONS - SHEET 1

DRAWN Author	CHECKED AP	SCALE @ A1 1:100	SCALE @ A3 1:200
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PROJECT No 24018	STAGE AR - 3010	DRAWING No	REVISION 4

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1	FOR INFORMATION	EH		21.04.26
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4	100% DD ISSUE	EH	AP	22.06.26

PLANS AND DOCUMENTS
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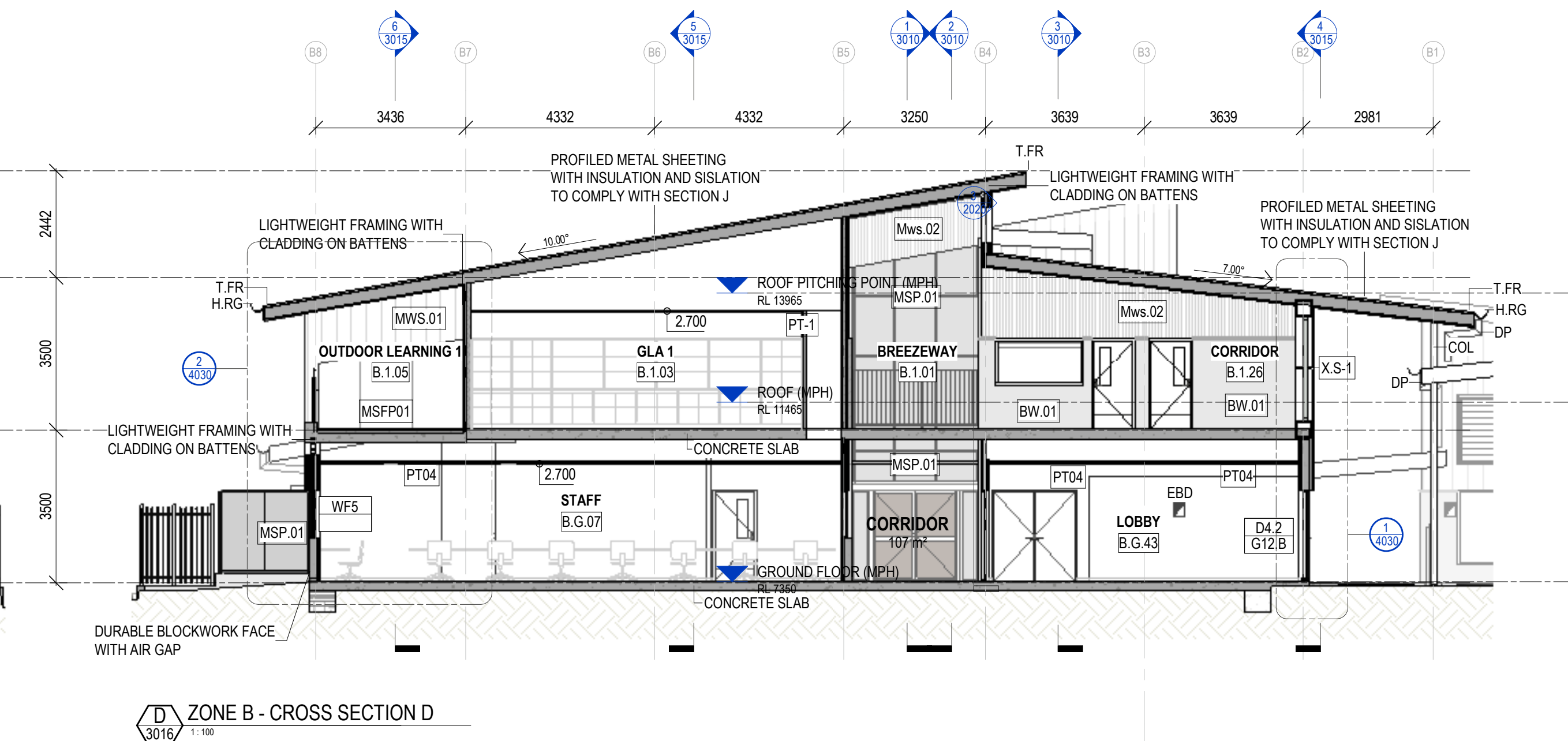
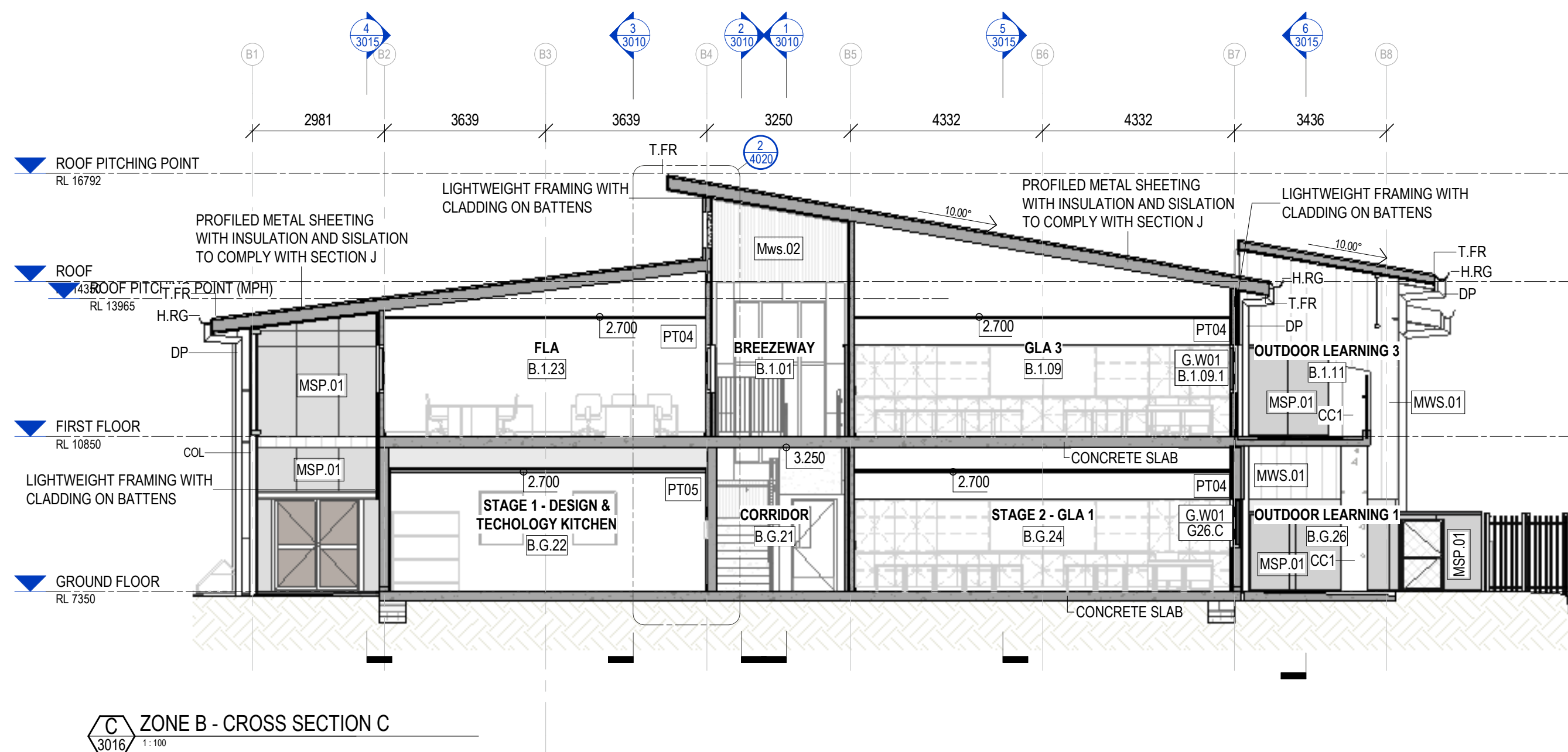
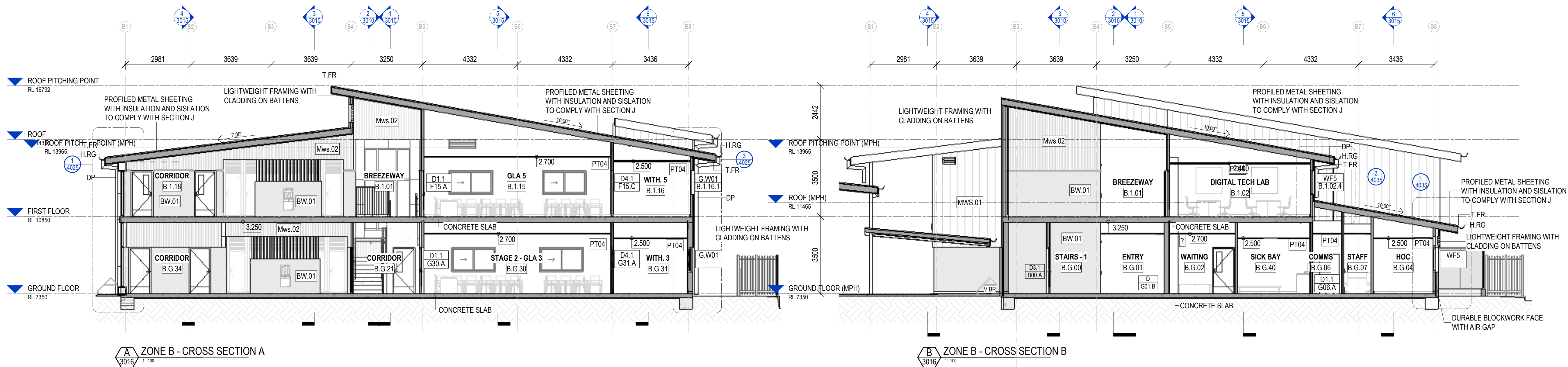
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YACARE (SOUTH EAST
QUEENSLAND)

PROJECT
YACARE NEW
EDUCATIONAL FACILITY
LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE
ZONE B - BUILDING
SECTIONS - SHEET 2

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PROJECT No 24018	STAGE AR - 3015
DRAWING No AR - 3015	REVISION 4

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3	80% DD ISSUE	EH	AP	01.06.26
4	100% DD ISSUE	EH	AP	22.06.26

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Approval no: DEV2026/CAS/4694
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QUEENSLAND)

PROJECT
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DRAWING TITLE
ZONE B - BUILDING
SECTIONS - SHEET 3

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Author
22/06/2026 5:30:36 PM

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1 : 100

PROJECT No
24018

STAGE
AR - 3016

DRAWING No
AR - 3016

REVISION
4

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