

PROPOSED ALTERATIONS & ADDITIONS AT: 1 HAWTHORN ROAD, NORTHCOTE VIC 3070

GRIMBOS BUILDING SURVEYORS
(03) 9419 7000
**THIS DOCUMENT IS THE SUBJECT OF
BUILDING PERMIT NUMBER**
4748839105908
ISSUED ON - 06/07/2021

DRAWING SCHEDULE

DRAWING No.	DESCRIPTION	REV
A000	COVER SHEET	05
A001	PROPOSED SITE PLAN	05
A002	DEMOLITION PLAN	05
A003	DEMOLITION PLAN (GARAGE&REAR YARD)	05
A100	GROUND FLOOR PLAN	05
A101	GROUND FLOOR PLAN (GARAGE)	05
A102	FIRST FLOOR PLAN	05
A103	ROOF PLAN	05
A200	GROUND FLOOR FRONT RCP	05
A201	GROUND FLOOR MIDDLE RCP	05
A202	GROUND FLOOR REAR RCP	05
A203	FIRST FLOOR RCP	05
A300	ELEVATIONS (NORTH & SOUTH)	05
A301	ELEVATIONS (EAST & WEST)	05
A302	GARAGE ELEVATIONS	05
A400	SECTION 01	05
A401	SECTION 02	05
A402	SECTION 03	05
A403	SECTION 04	05
A500	STAIR DETAILS	05
A501	STAIR DETAILS	05
A502	STAIR DETAILS	05
A503	STAIR DETAILS	05
A510	WALL TYPE SCHEDULE	05
A520	DETAILS	05
A521	DETAILS	05
A530	PLAN DETAILS	05
A540	TYPICAL DETAILS	05
A541	TYPICAL DETAILS	05
A542	TYPICAL DETAILS	05
A600	WINDOW SCHEDULE	05
A601	WINDOW SCHEDULE	05
A602	WINDOW SCHEDULE	05
A603	WINDOW SCHEDULE	05
A604	DOOR SCHEDULE	05
A605	DOOR SCHEDULE	05
A606	DOOR SCHEDULE	05
A700	JOINERY - KITCHEN	05
A701	JOINERY - KITCHEN	05
A702	JOINERY - KITCHEN	05
A703	JOINERY - ISLAND BENCH	05
A704	JOINERY - LIVING	05
A705	JOINERY - LIVING SECTIONS	05
A706	JOINERY - PANTRY	05
A707	JOINERY - PANTRY	05
A708	JOINERY - LAUNDRY	05
A709	JOINERY - LAUNDRY	05
A710	JOINERY - LAUNDRY	05
A711	JOINERY - BATH	05
A712	JOINERY - BATH	05
A713	JOINERY - BATH	05
A714	JOINERY - ENSUITE	05
A715	JOINERY - ENSUITE	05
A716	JOINERY - ENSUITE	05

DEVELOPMENT SUMMARY

TOTAL SITE SIZE: 588 m2

GROUND FLOOR AREA: 229.6 m2
FIRST FLOOR AREA: 97.8 m2
GARAGE FLOOR AREA: 80.3 m2
TOTAL FLOOR AREA: 407.7 m2

HARD PAVED AREA: 112.2 m2
TOTAL GROUND FLOOR AREA + HARD PAVED AREA: 422.1 m2

TOTAL SITE PERMEABILITY (%): $((588 \text{ m}^2 - 422.1 \text{ m}^2) : 588 \text{ m}^2) \times 100\% = 28\%$

TOTAL SITE COVERAGE (%): $(351.35 \text{ m}^2 : 588 \text{ m}^2) \times 100\% = 59.7\%$

SPOs: 154.9 m2 POS: 112.2 m2
TOTAL POS + SPOs: 267.1 m2

TOTAL GARDEN AREA (%): $(254.6 \text{ m}^2 : 588 \text{ m}^2) \times 100\% = 43\%$



GENERAL NOTES

- STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH BCA PARTS 3.1.3, 3.5.3 AND AS3500.3-2018.
- GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH BCA PARTS 3.5.3 AND AS3500.3-2018.
- BOX GUTTERS MUST:
 - HAVE A MINIMUM WIDTH OF 200mm AND MINIMUM DEPTH OF 120mm
 - HAVE A CONSTANT LONGITUDINAL GRADIENT SLOPE BETWEEN 1:40 AND 1:200
 - BE STRAIGHT (WITHOUT A CHANGE IN DIRECTION)
 - DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE IN DIRECTION (I.E. NOT TO THE SIDE)
 - BE SEALED TO SUMPS AND RAINHEADS WITH A DESIGN FLOW NOT EXCEEDING 16L/s
- ROOF COVERINGS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING:
 - METAL ROOFING TO BE IN ACCORDANCE WITH BCA PART 3.5.1 AND AS1562.1-2018.
- EXTERNAL WALL CLADDINGS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING:
 - METAL WALL CLADDING TO BE IN ACCORDANCE WITH BCA CLAUSE 3.5.3.0 AND AS1562.1-1992.
 - FIBRE-CEMENT AND HARDBOARD WALL CLADDING BOARDS TO BE IN ACCORDANCE WITH BCA CLAUSE 3.5.3.3, AS2908.2-2000 OR ISO8336-1993E AND AS1859.4-2004.
 - FIBRE-CEMENT, HARDBOARD AND PLYWOOD SHEET WALL CLADDING TO BE IN ACCORDANCE WITH BCA CLAUSE 3.5.3.4, AS2908.2-2000 OR ISO8336-1993E, AS1859.4-2004 and AS2269.0-2012.
 - FIBRE-CEMENT SHEET EAVES ARE INSTALLED IN ACCORDANCE WITH BCA CLAUSE 3.5.3.5 AND AS2908.2-2000 OR ISO8336-1993E.
- MASONRY TO BE IN ACCORDANCE WITH AS3700. WEEPHOLES TO BE SPACED NO GREATER THAN 1200mm.
- PLIABLE BUILDING MEMBRANE INSTALLED IN AN EXTERNAL WALL MUST BE IN ACCORDANCE WITH NCC PART 3.8.7.2, AS4200.1-2017 & AS4200.2-2017 AND BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF THE WALL ASSEMBLIES.
- SMOKE ALARMS MUST BE IN ACCORDANCE WITH AS3786-2014, BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING AND BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.
- ALL BUILDING ELEMENTS IN WET AREAS MUST BE WATER-RESISTANT OR WATERPROOFED IN ACCORDANCE WITH NCC CLAUSE 3.8.1 TABLE 3.8.1.1 AND AS3740-2010.
- EXHAUST FANS OR OTHER MEANS OF MECHANICAL VENTILATION MUST BE IN ACCORDANCE WITH NCC CLAUSE 3.8.5.2 AND AS1668.2-2012. CONTAMINATED AIR EXHAUSTS MUST DISCHARGE DIRECTLY OUTSIDE OF THE BUILDING OR INTO THE ROOF SPACE IF THE ROOF SPACE IS A TILED ROOF WITHOUT SARKING OR SIMILAR MATERIALS OR IS PROVIDED WITH VENTILATED EAVES, AND/OR ROOF VENTS (I.E. WHIRLYBIRDS, COWLS, ROOF VENTILATORS). EXHAUST FANS IN BATHROOMS AND LAUNDRIES MUST HAVE A MINIMUM FLOW RATE OF 25L/S AND 40L/S RESPECTIVELY.
- WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS TO BE IN ACCORDANCE WITH AS1288-2006 AND AS2047-2014.
- GRADE A TOUGHENED SAFETY GLAZING TO BE USED TO ALL THE FOLLOWING LOCATIONS:
 - ALL ROOMS - WITHIN MINIMUM 500MM VERTICAL OF FLOOR LEVEL
 - BATHROOMS/ENSUITES - WITHIN 2000MM VERTICAL FROM FLOOR LEVEL TO ALL WINDOWS
 - LAUNDRY - WITHIN 1200MM VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300MM VERTICAL OF TROUGH
 - DOORWAY - WITHIN 300MM HORIZONTAL FROM ALL DOORS
 - ENSUITE - WITHIN 2000MM VERTICAL OF FLOOR LEVEL
 - SHOWER SCREENS - TO BE GRADE A SAFETY GLASS FOR FULL HEIGHT
- THE FIRE HAZARD PROPERTIES OF MATERIALS USED IN A CLASS 1 BUILDING, INCLUDING FLOOR OR CEILING SPACES COMMON WITH A CLASS 10 BUILDING, MUST COMPLY WITH THE FOLLOWING:
 - SARKING-TYPE MATERIALS USED IN THE ROOF MUST HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5
 - FLEXIBLE DUCTWORK USED FOR THE TRANSFER OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254.1-2012
- WATERPROOFING MEMBRANE MATERIAL, DESIGN AND INSTALLATION FOR ALL INTERNAL WET AREAS ARE TO BE IN ACCORDANCE WITH NCC TABLE 3.8.1.1 AND AS3740-2010.

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

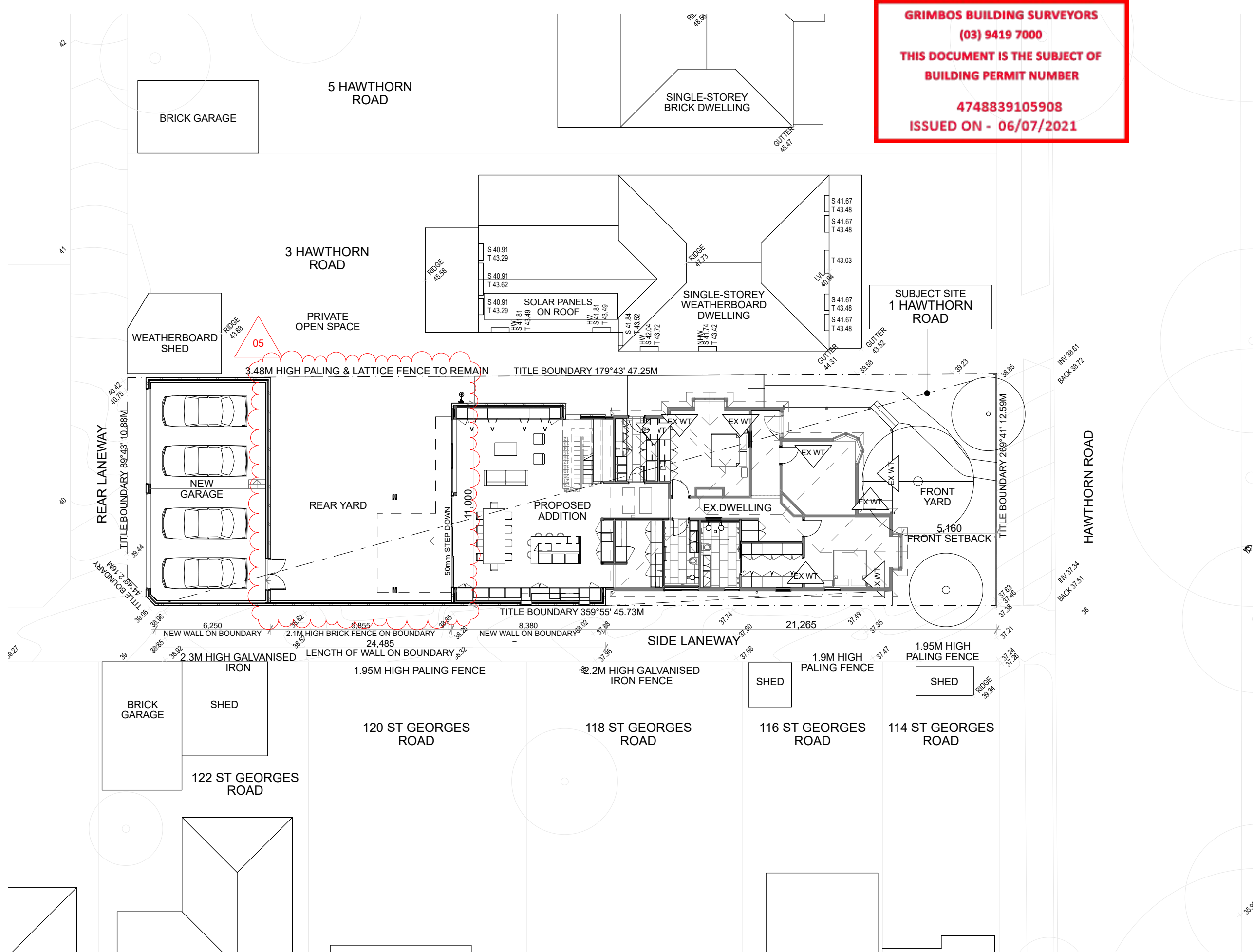
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ph. 9419 6017

PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
COVER SHEET

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:1	DRAWING NUMBER A000	REVISION NO. 05

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DRAWING
PROPOSED SITE PLAN

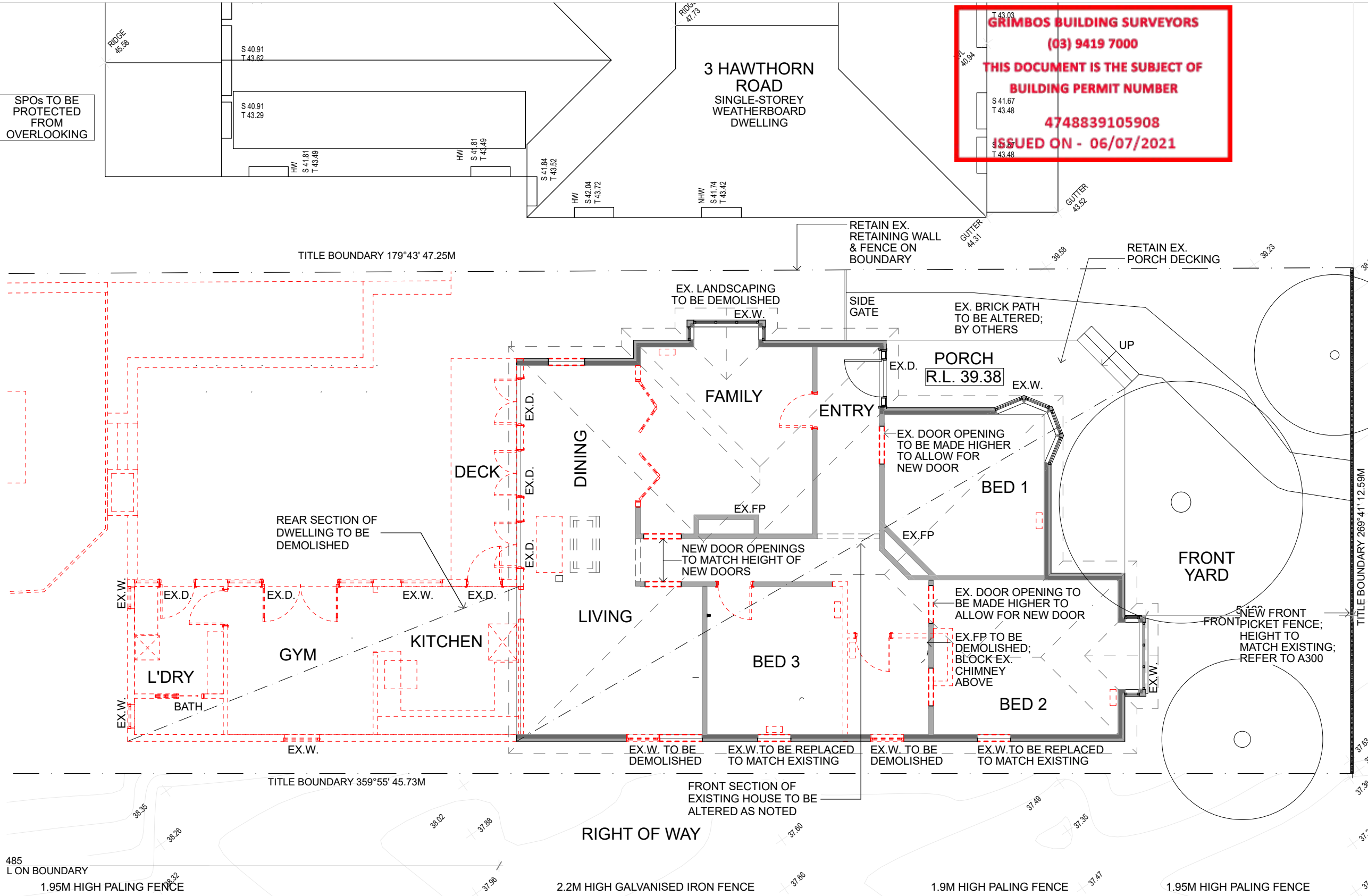
DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:200	DRAWING NUMBER A001	

01 PROPOSED SITE PLAN
 1:200

SPOs TO BE PROTECTED FROM OVERLOOKING

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3 HAWTHORN ROAD
 SINGLE-STOREY WEATHERBOARD DWELLING



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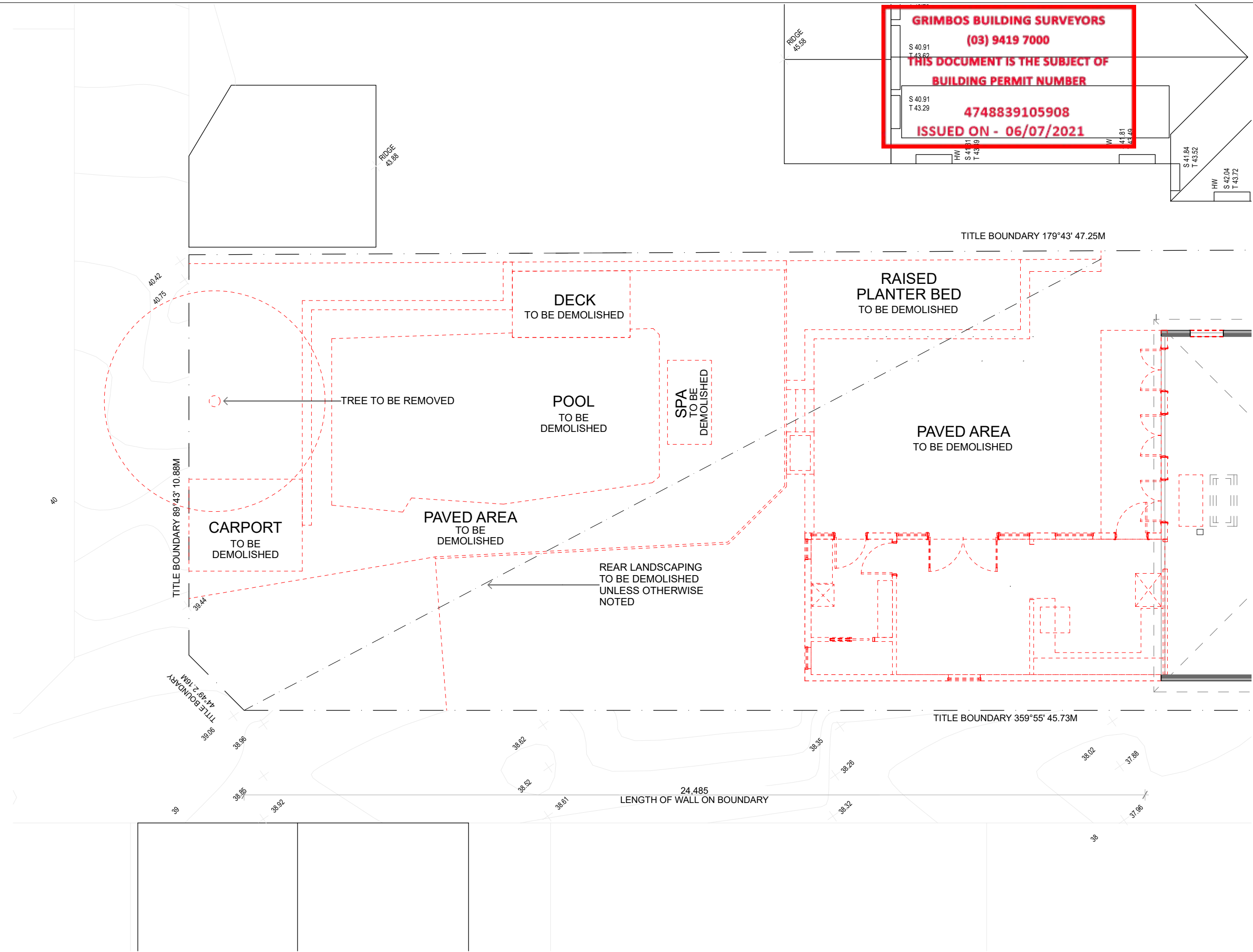
PROJECT
Alterations and Additions to 1 Hawthorn Road, Northcote

DRAWING
DEMOLITION PLAN

DRAWN BY **AC/MP** DATE **JUN 2021**

SCALE **1:100** DRAWING NUMBER **A002** REVISION NO. **05**

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PROJECT
**Alterations and Additions to
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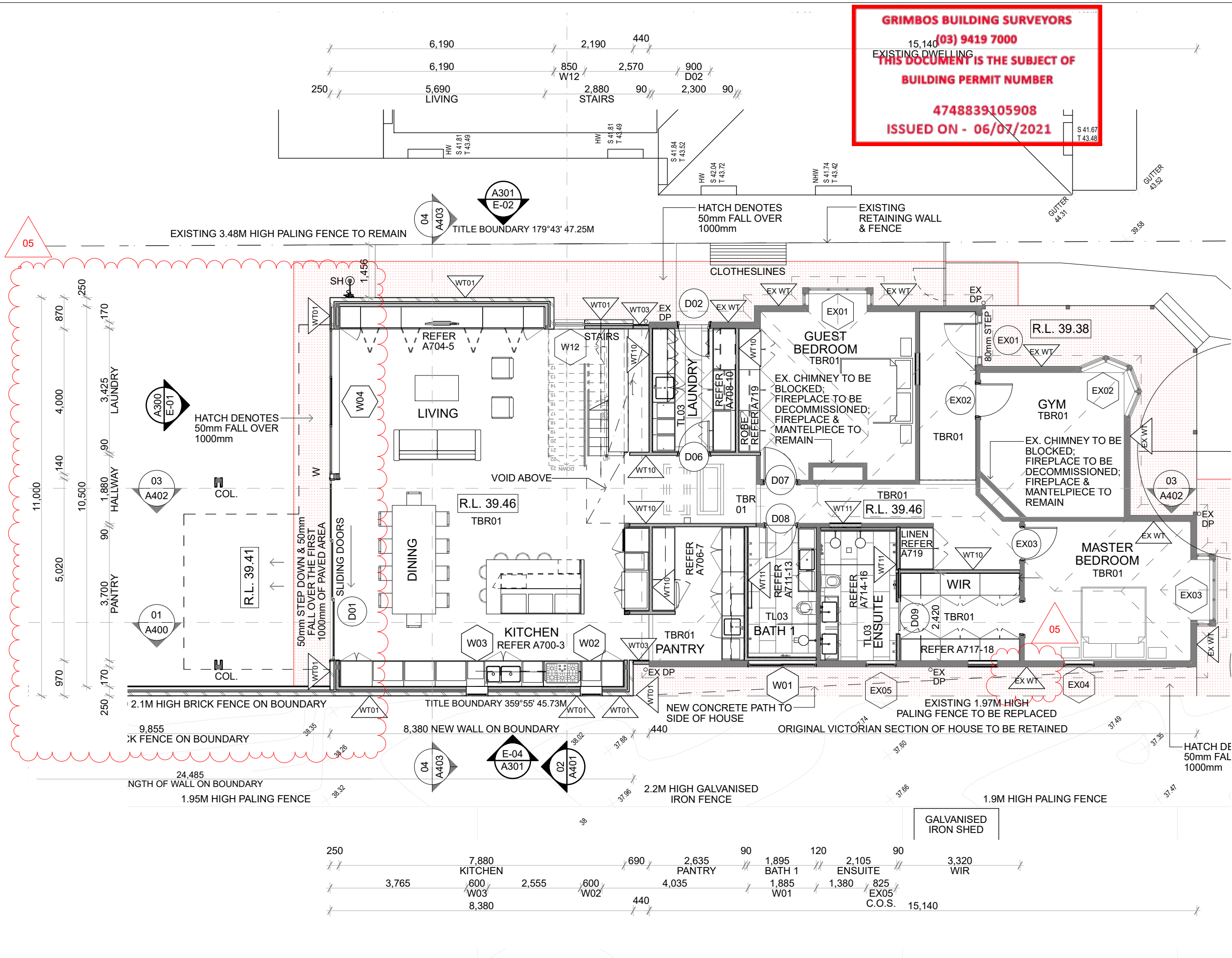
DRAWING
**DEMOLITION PLAN
 (GARAGE & REAR YARD)**

DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:100** DRAWING NUMBER: **A003** REVISION NO.: **05**

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**Alterations and Additions to
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DRAWING
GROUND FLOOR PLAN

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:100	DRAWING NUMBER A100	

GROUND FLOOR
 1:100

0.

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ISSUED ON 3 MAY 2021

3 HAWTHORN ROAD
WEATHERBOARD DWELLING WITH
TILED HIP ROOF

NEIGHBOURING SPOs
TO BE PROTECTED FROM
OVERLOOKING

TITLE BOUNDARY 179°43' 47.25M

04
A403

A301
E-02

A300
E-01

03
A402

E-07
A302

01
A400

TITLE BOUNDARY 359°55' 45.73M

04
A403

E-04
A301

02
A401

RIGHT OF WAY

OBSCURED GLAZING
UP TO 1.7M ABOVE
F.F.L. TO PREVENT
OVERLOOKING INTO
NEIGHBOURING SPOs

1.95M HIGH PALING FENCE

2.2M HIGH GALVANISED
IRON FENCE

1.9M HIGH PALING

GALVANISED
IRON SHED

NEIGHE
TO BE PI
OV

116 S

SIN
WEATHEF

122 ST GEORGES
ROAD

GALVANISED IRON SHED

1.

NEIGHBOURING SPOs
TO BE PROTECTED FROM
OVERLOOKING

FIRST FLOOR
1:100

NEW COLORI
ROOF; PROFI
MATCH EXIS
COLOUR T.

1M HIGH
BALUSTRADES;
REFER A500-A503;
NO CLIMBABLE
OBJECT ALLOWED
WITHIN 760mm OF
BALUSTRADES

EXISTING ROOF
SHEETING TO
REMAIN

EXISTING ROOF
BELOW

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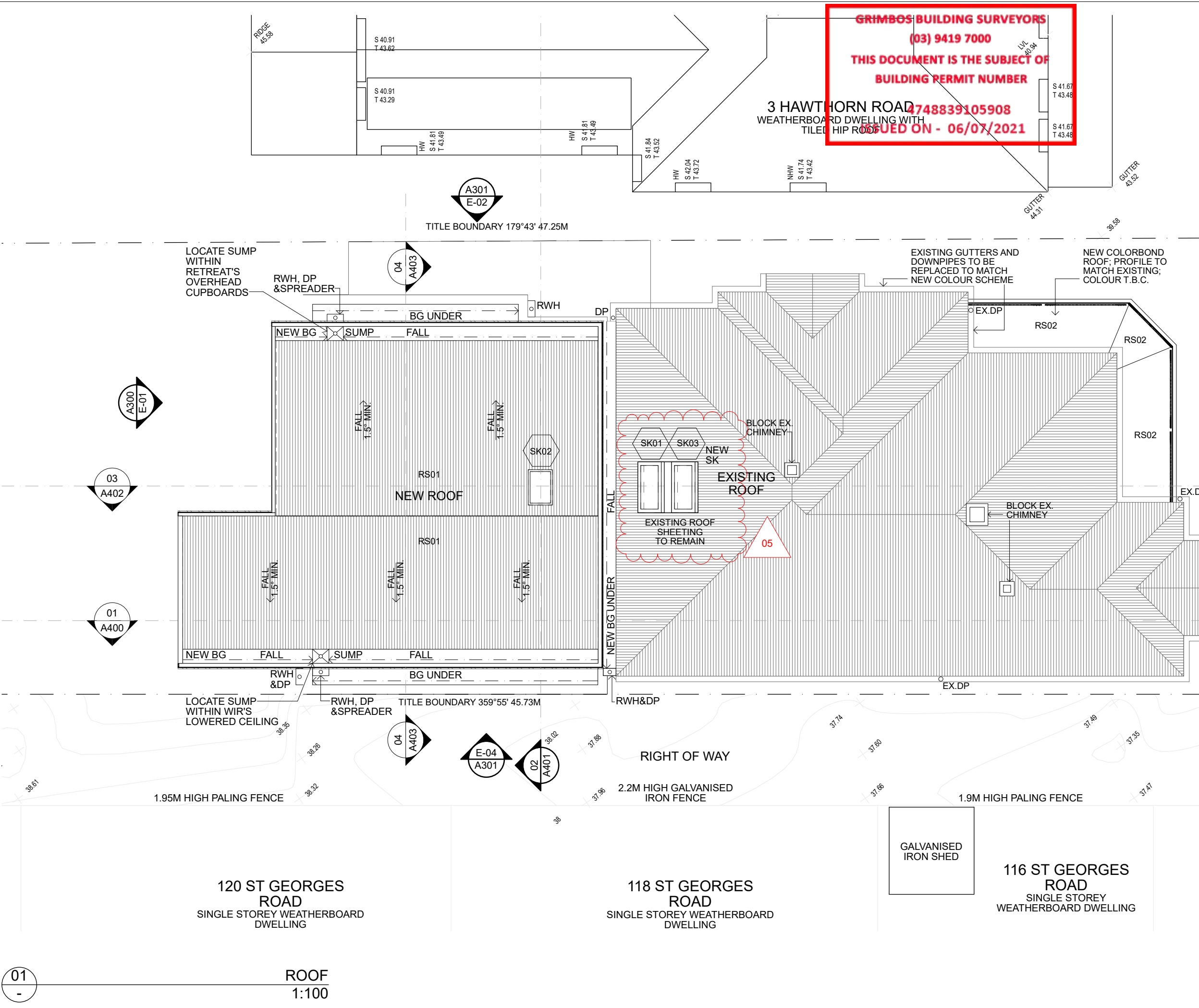
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**Alterations and Additions to
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DRAWING
FIRST FLOOR PLAN

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:100	DRAWING NUMBER A102	



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ISSUED ON - 06/07/2021

NOTES

EXISTING GUTTERS AND DOWNPIPES TO BE REPLACED TO MATCH NEW COLOUR SCHEME.

NOTES

FASCIAS, GUTTERS AND DOWNPIPES WITHIN 450mm OF A TITLE BOUNDARY OR 900mm OF ANOTHER BUILDING ON THE SAME ALLOTMENT ARE REQUIRED TO BE NON-COMBUSTIBLE MATERIAL.

EAVES, FLUES, CHIMNEYS, PIPES AND DOMESTIC FUEL TANKS, COOLING AND/OR HEATING APPLIANCES OR OTHER SERVICES ARE REQUIRED TO BE SET BACK A MIN. 450mm FROM A TITLE BOUNDARY AND 900mm FROM ANOTHER BUILDING ON THE SAME ALLOTMENT.

PLIABLE BUILDING MEMBRANE INSTALLED IN AN EXTERNAL WALL MUST BE IN ACCORDANCE WITH NCC PART 3.8.7.2, AS4200.1-2017 & AS4200.2-2017 AND BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF THE WALL ASSEMBLIES.

STORMWATER COLLECTED ON HIGHER CATCHMENT AREAS (FIRST FLOOR) MUST BE DISCHARGED TO AN APPROPRIATELY SIZED RAINHEAD OR SUMP OR A SPREADER PROVIDED THAT A MINIMUM WIDTH OF 1800mm EITHER SIDE OF THE POINT OF DISCHARGE IS SEALED FOR THE FULL LENGTH OF THE SIDE LAPS. THE DOWNPIPE AND GUTTERING SYSTEM OF THE LOWER CATCHMENT (GROUND FLOOR) MUST BE SIZED TO TAKE INTO ACCOUNT THE TOTAL FLOW FROM BOTH CATCHMENTS.

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: _____ DATE: _____
 BUILDER: _____ DATE: _____

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BUILDING PERMIT

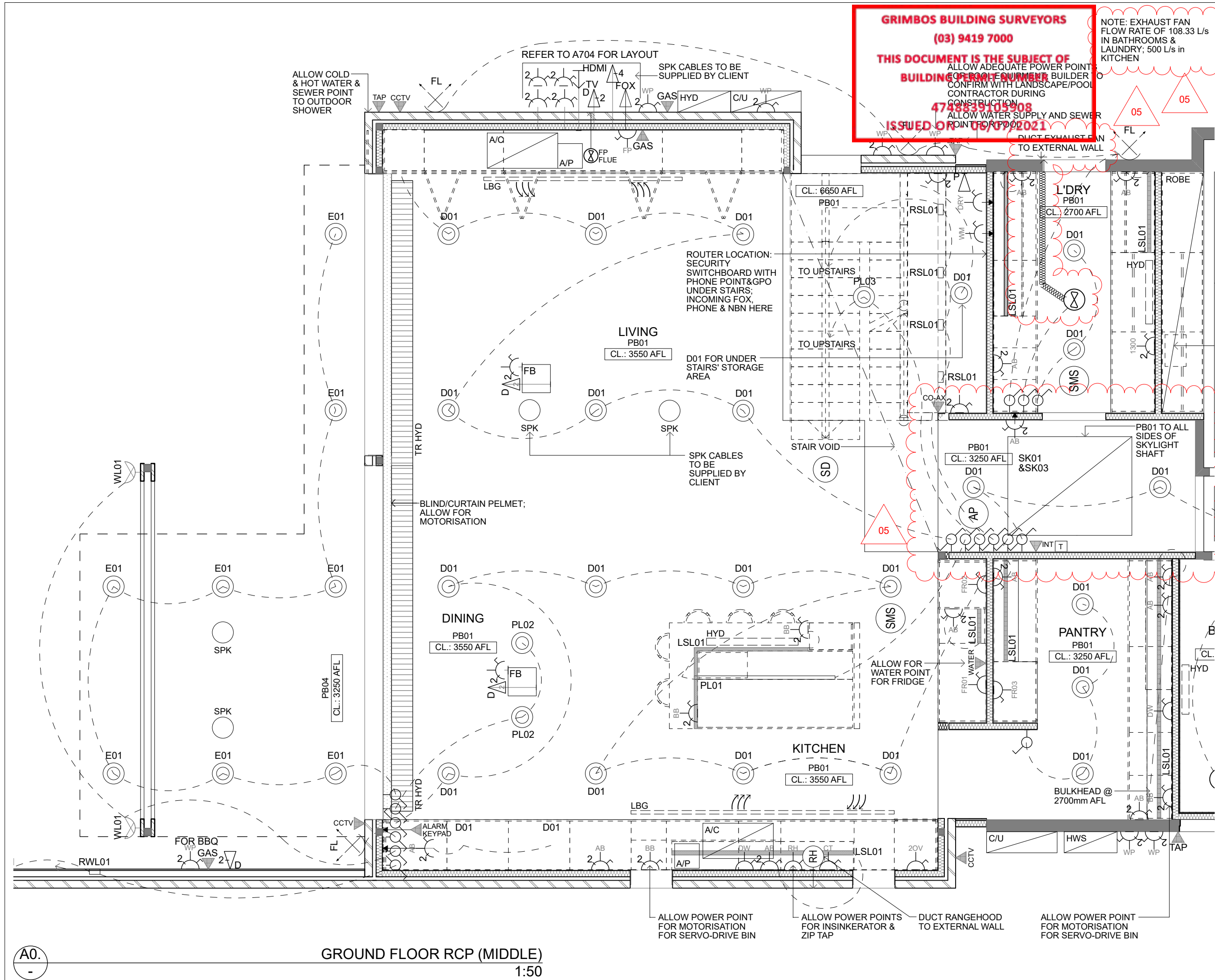
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PROJECT
**Alterations and Additions to
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DRAWING
ROOF PLAN

DRAWN BY: **AC/MP** DATE: **JUN 2021**
 SCALE: **1:100** DRAWING NUMBER: **A103** REVISION NO.: **05**

01
 -
ROOF
 1:100



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NOTE: EXHAUST FAN FLOW RATE OF 108.33 L/s IN BATHROOMS & LAUNDRY; 500 L/s in KITCHEN

ELECTRICAL SCHEDULE

	SINGLE GPO
	DOUBLE GPO
	DATA POINT
	TV POINT
	HDMI POINT
	LIGHT SWITCH (ONE-WAY)
	LIGHT SWITCH (TWO-WAY)
	SMOKE DETECTOR
	SECURITY MOTION SENSOR
	ACCESS POINT (WI-FI BOOSTER)
	EXHAUST FAN
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	RANGEHOOD
	WALL LIGHT
	WALL-MOUNTED FLOODLIGHT
	RECESSED LED STRIP LIGHT
	LED BATTEN LIGHT
	AIR CONDITIONING UNIT
	LINEAR BAR GRILLE
	ACCESS HATCH
	FLANGELESS FLUSH ACCESS HATCH
	AIR CONDITIONING VENT
	HYDRONIC HEATING PANEL
	HYDRONIC TRENCH CONVACTOR
	GAS POINT
	WATER TAP
	CCTV CAMERA
	INTERCOM

NOTES:
 LIGHT SWITCHES INSTALLED AT 1100mm ABOVE F.F.L. U.N.O.
 GPOs INSTALLED AT 300mm ABOVE F.F.L. U.N.O.
 AB = ABOVE BENCH BB = BELOW BENCH
 1400 = 1400mm AFFL WP = WEATHERPROOF

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DRAWING
GROUND FLOOR MIDDLE RCP

DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:50, 1:60 A201** DRAWING NUMBER: _____ REVISION NO.: **05**

A0.
GROUND FLOOR RCP (MIDDLE)
1:50

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PAINT COLOURS ARE T.B.C., ALLOW FOR CHANGE OF COLOUR: UNDERCOAT AND TWO COATS OF PAINT.

EXISTING GUTTERS AND DOWNPIPES TO BE REPLACED TO MATCH NEW COLOUR SCHEME.

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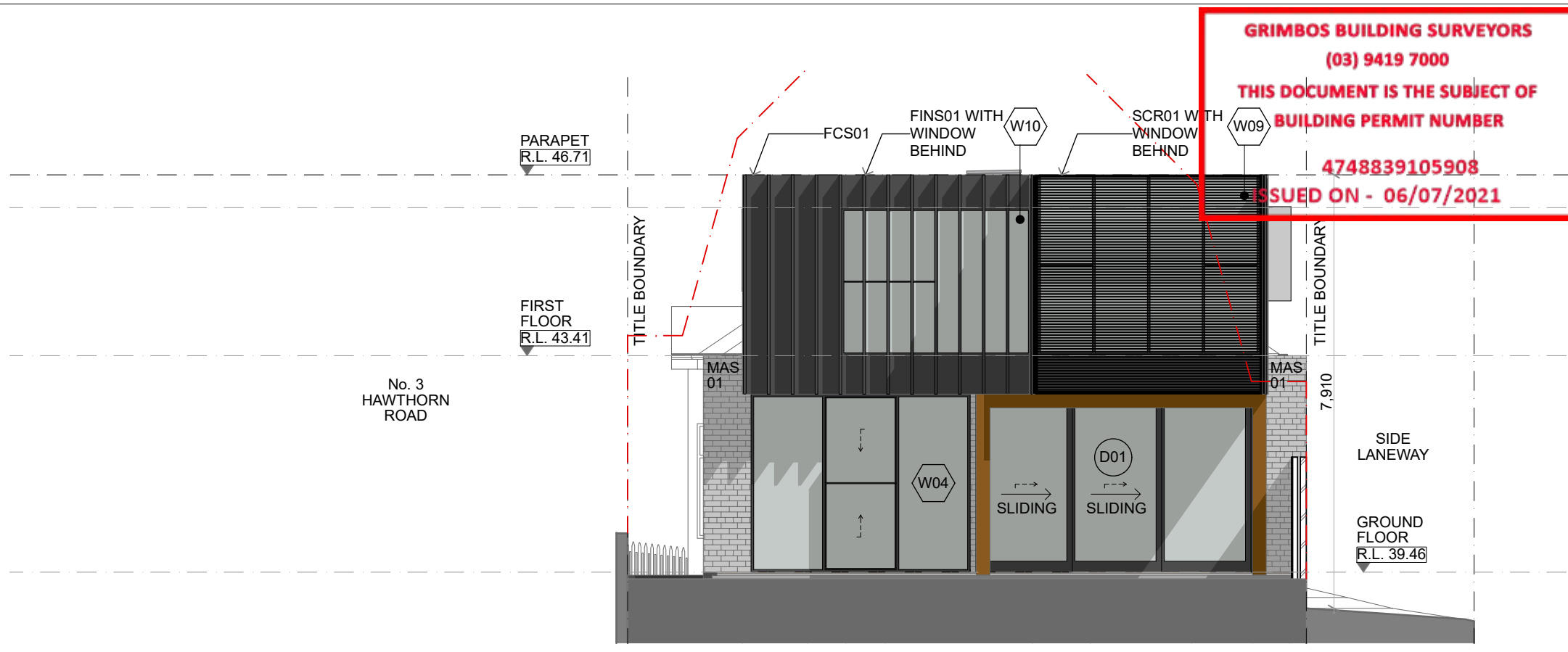
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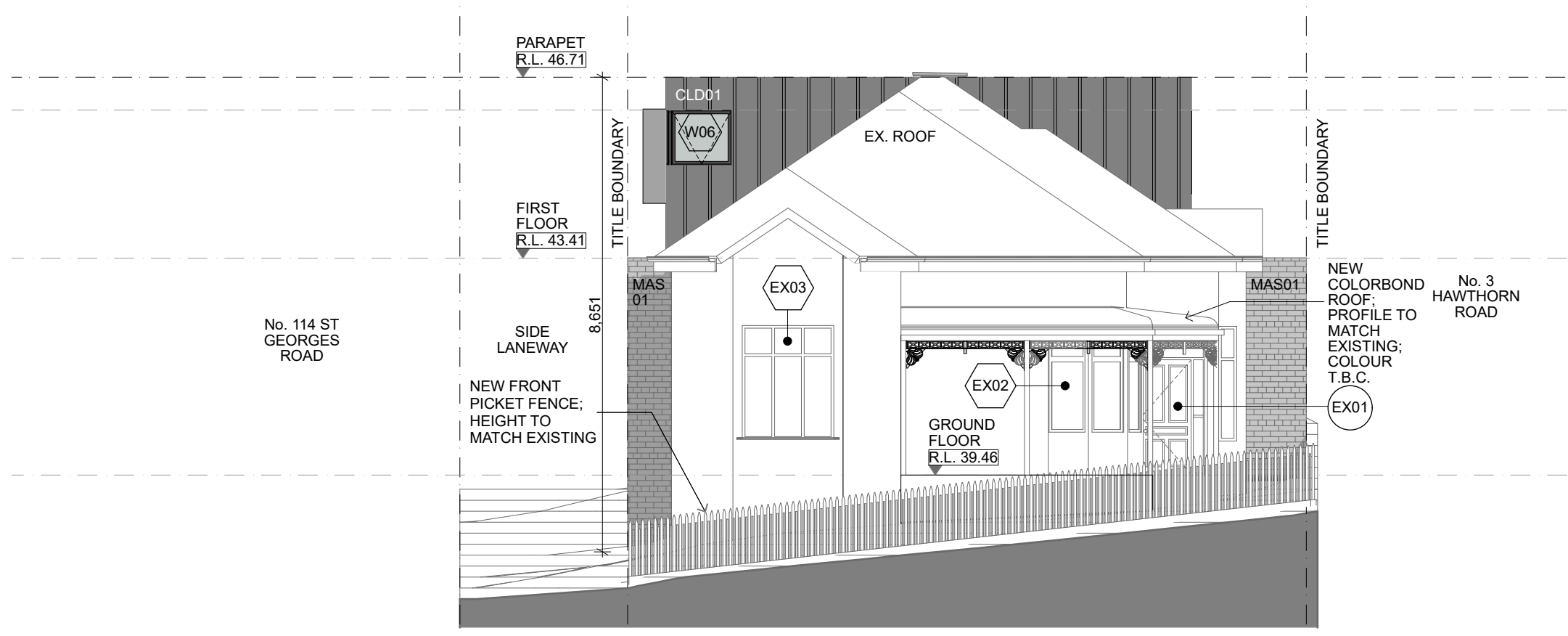
PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
**ELEVATIONS (NORTH &
 SOUTH)**

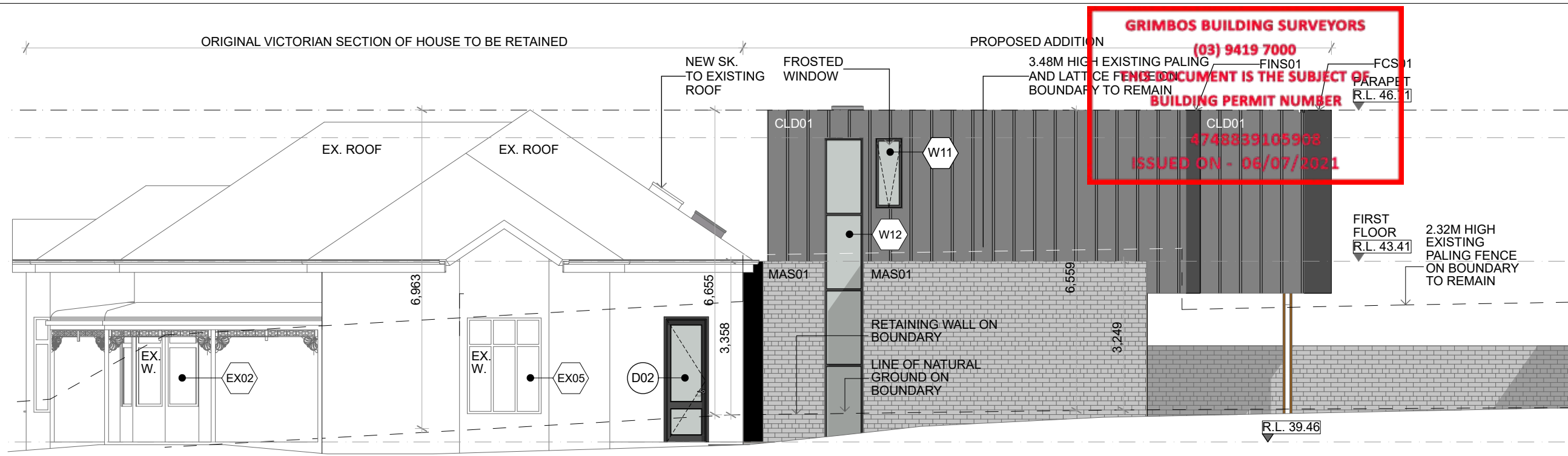
DRAWN BY	DATE	
AC/MP	JUN 2021	
SCALE	DRAWING NUMBER	REVISION NO.
1:100	A300	05



E-01
A100 NORTH ELEVATION
 1:100



E-03
A100 SOUTH ELEVATION
 1:100



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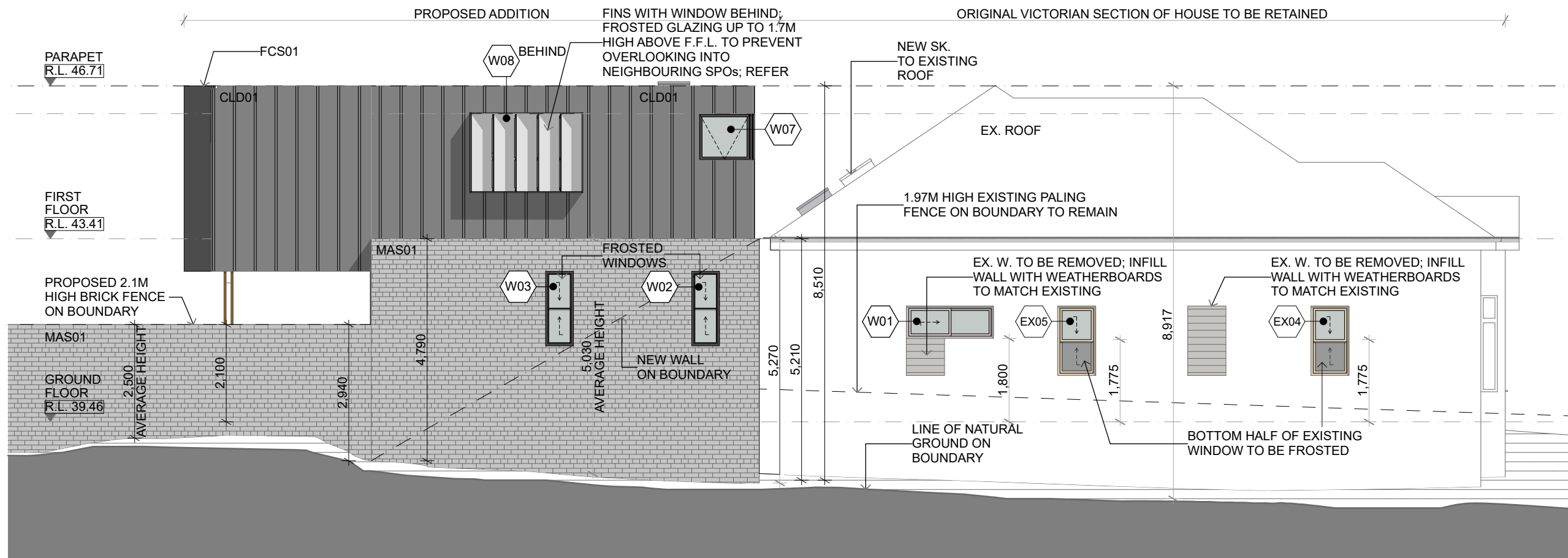
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E-02
A100 EAST ELEVATION
1:100



E-04
A100 WEST ELEVATION
1:100

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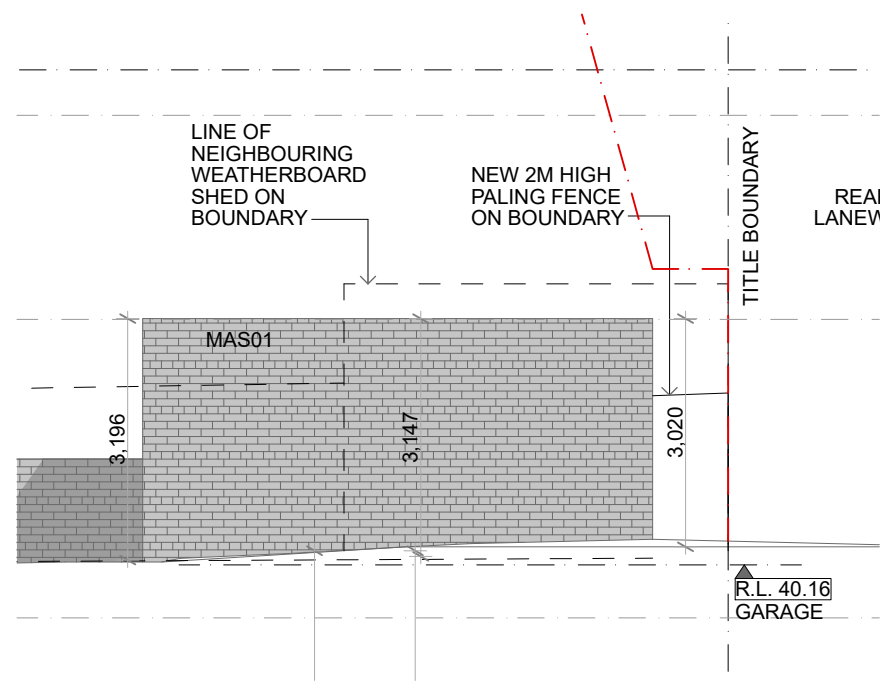
PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
ELEVATIONS (EAST & WEST)

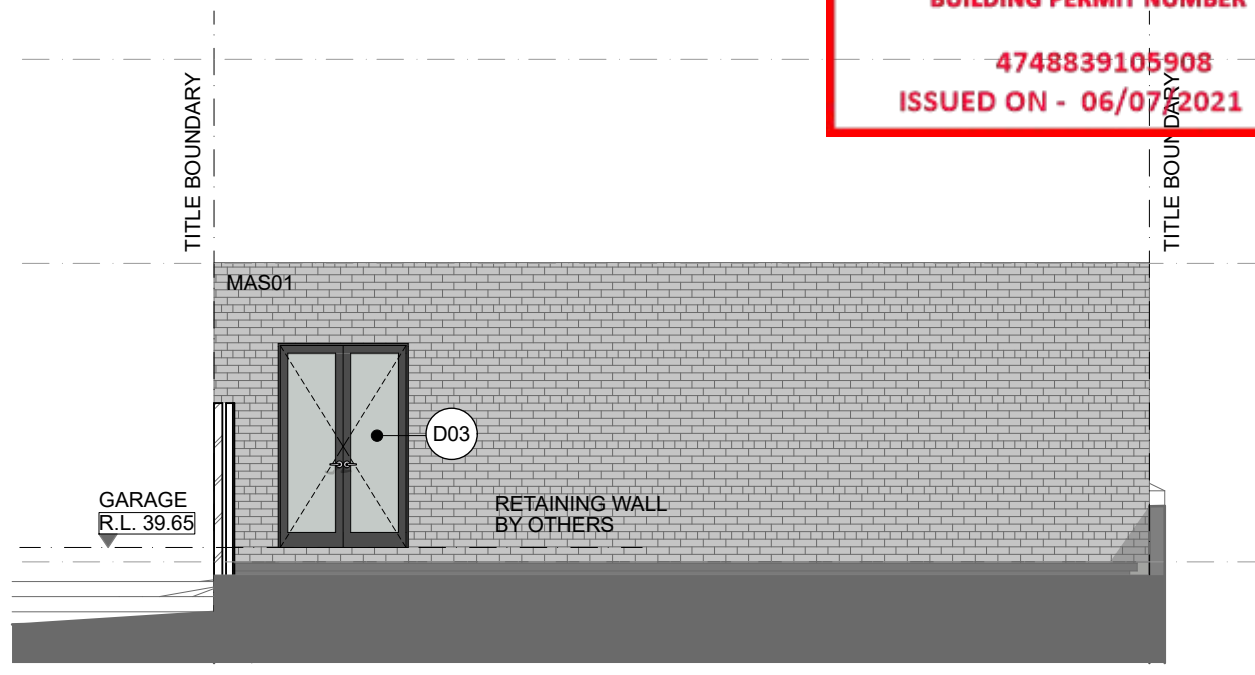
DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:100 A301 05

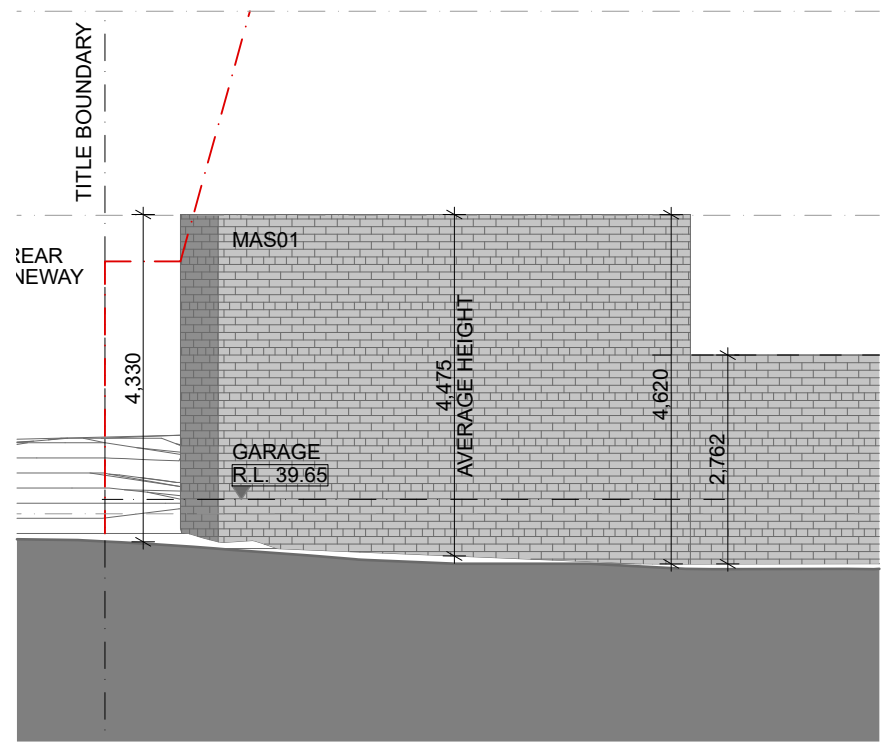
GRIMBOS BUILDING SURVEYORS
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 4748839105908
 ISSUED ON - 06/07/2021



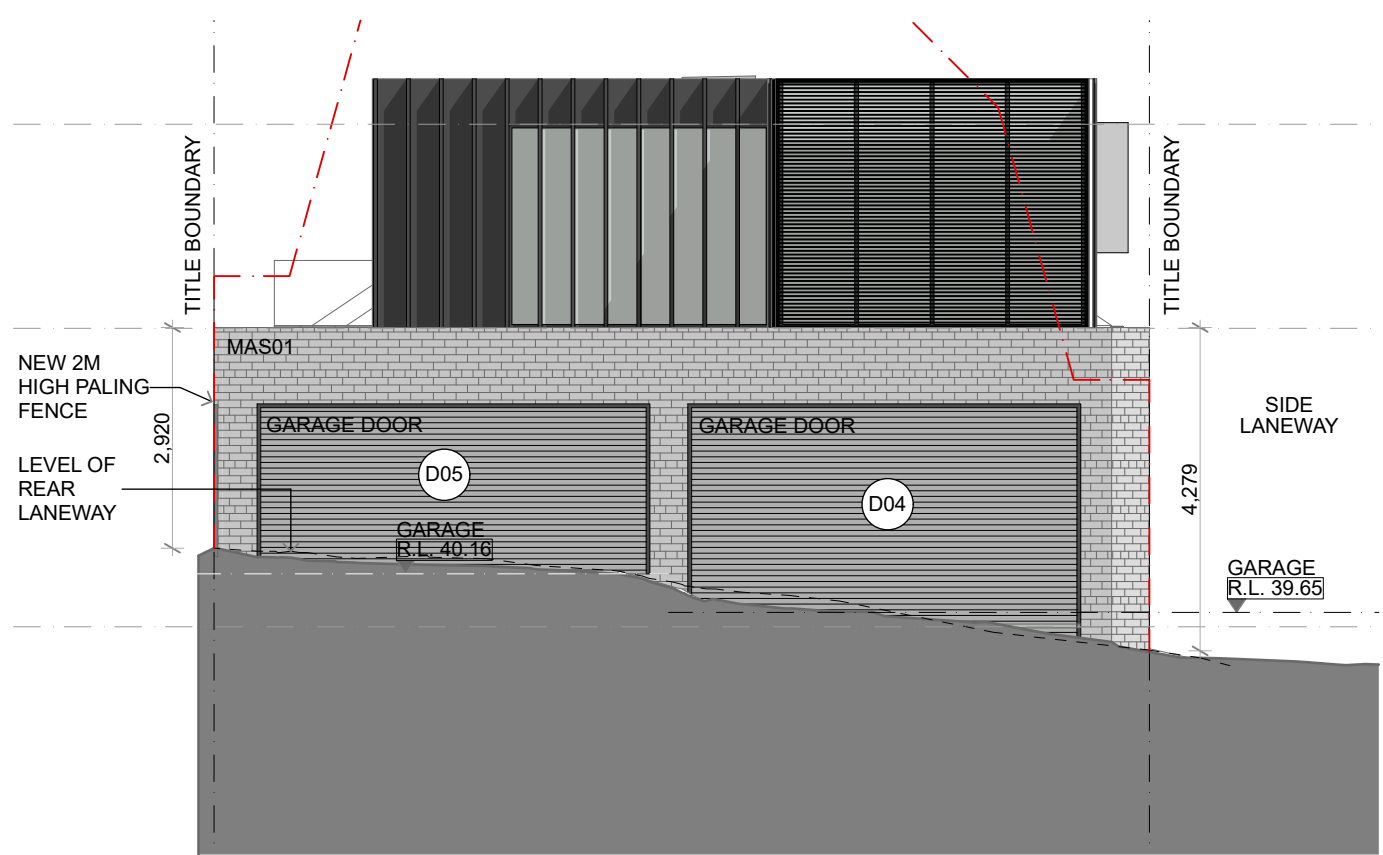
E-02
A100 EAST ELEVATION (GARAGE)
1:100



E-07
A101 ELEVATION
1:100



E-04
A100 WEST ELEVATION (GARAGE)
1:100



E-05
A101 NORTH ELEVATION (GARAGE)
1:100

THESE DRAWINGS FORM A PART OF THE
 AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

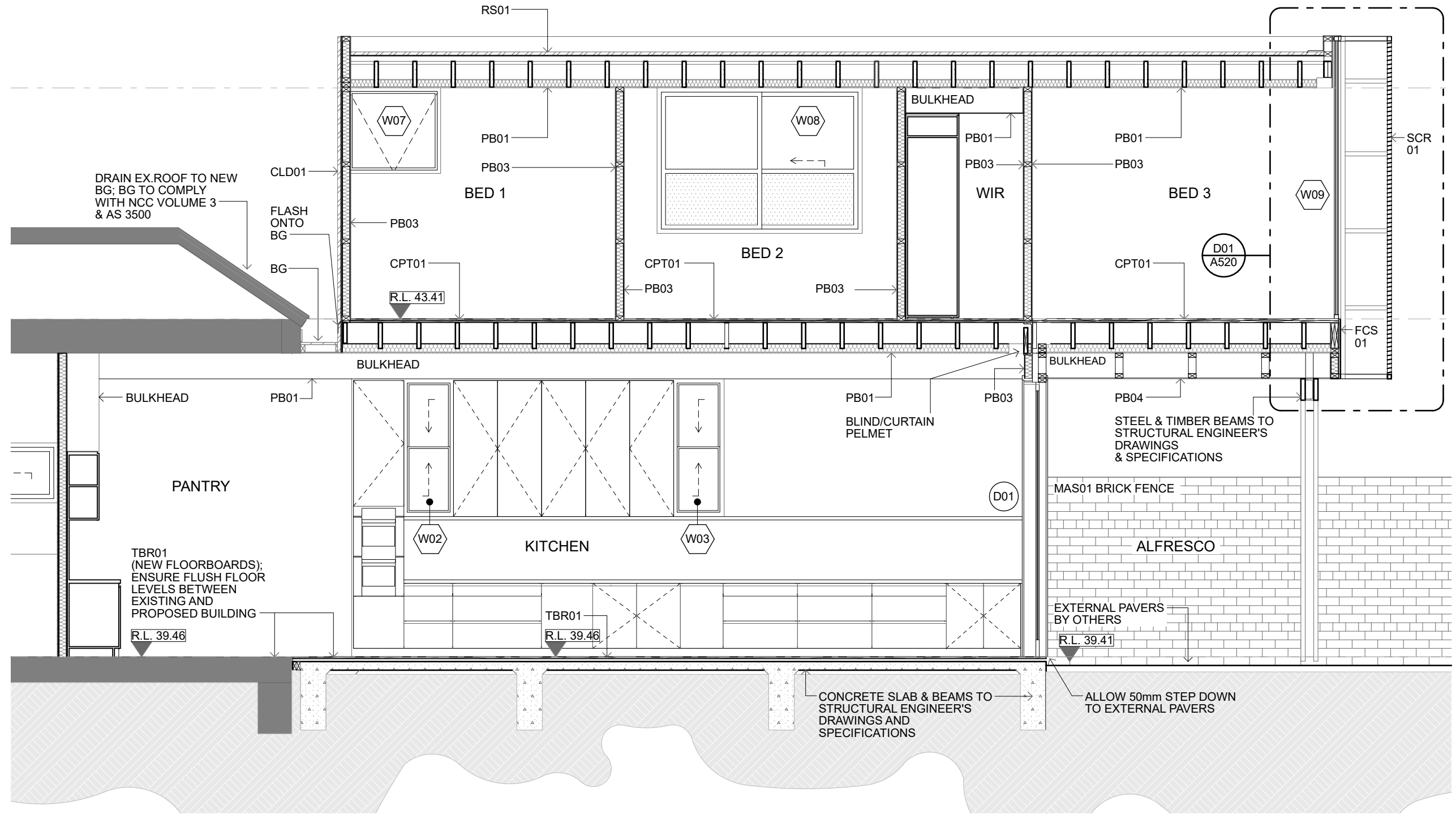
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
GARAGE ELEVATIONS

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:100	DRAWING NUMBER A302	

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
SECTION 01

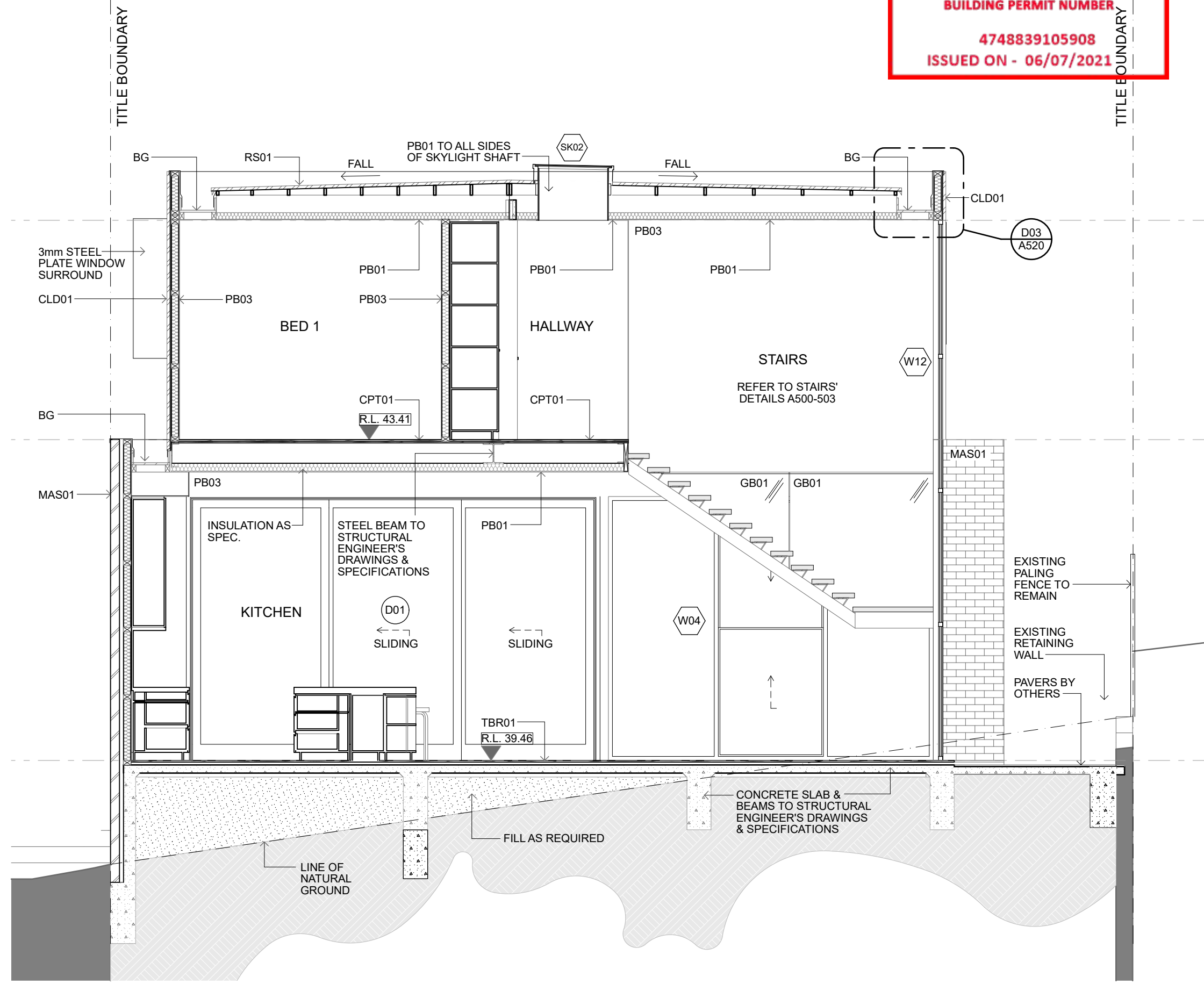
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SCALE: **1:50** DRAWING NUMBER: **A400** REVISION NO.: **05**

01
-

SECTION 01
1:50

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
SECTION 02

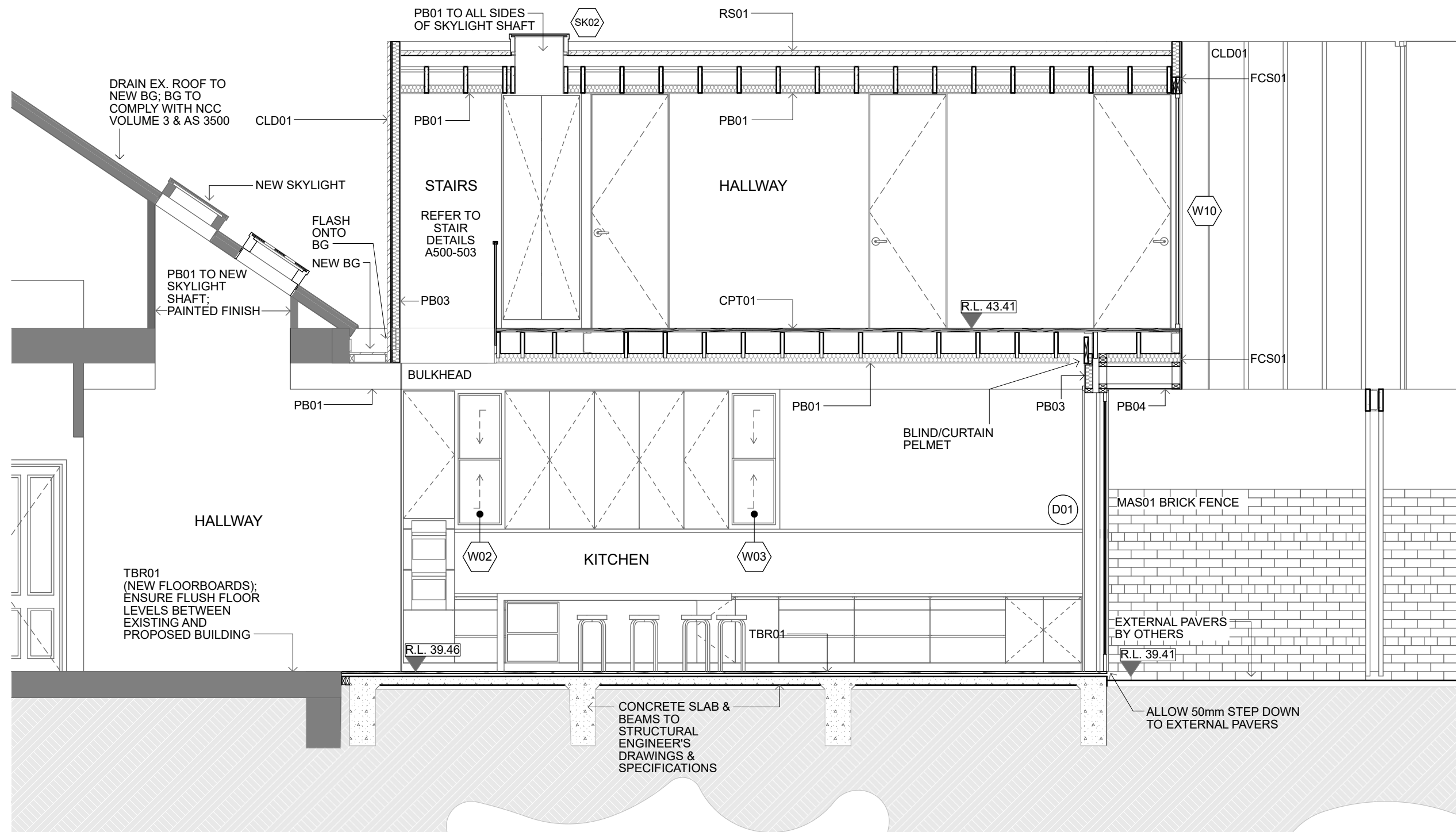
DRAWN BY **AC/MP** DATE **JUN 2021**

SCALE **1:50** DRAWING NUMBER **A401** REVISION NO. **05**

02

SECTION 02
1:50

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03
-

SECTION 03
1:50

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
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BUILDING PERMIT

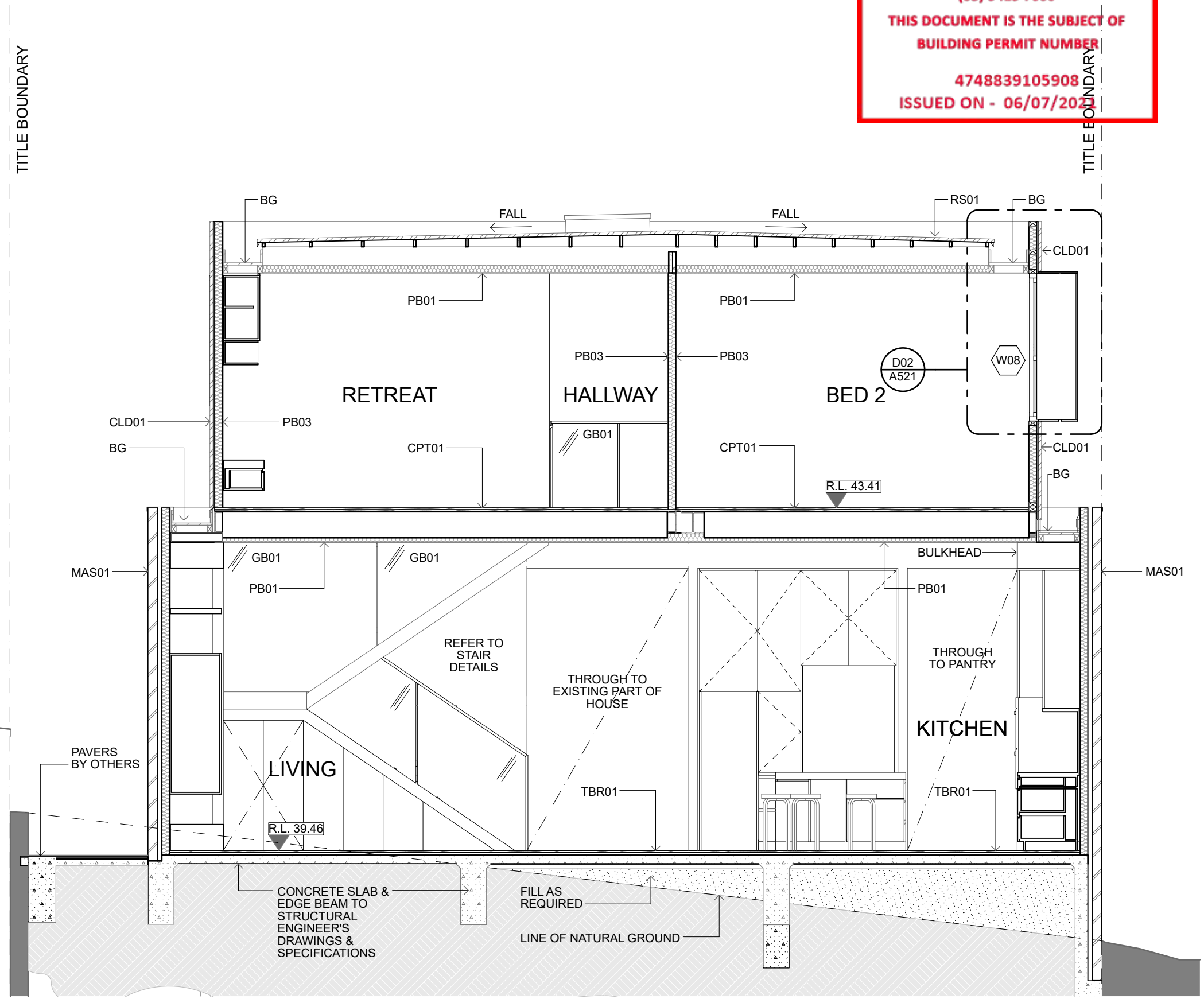
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
SECTION 03

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:50	DRAWING NUMBER A402	

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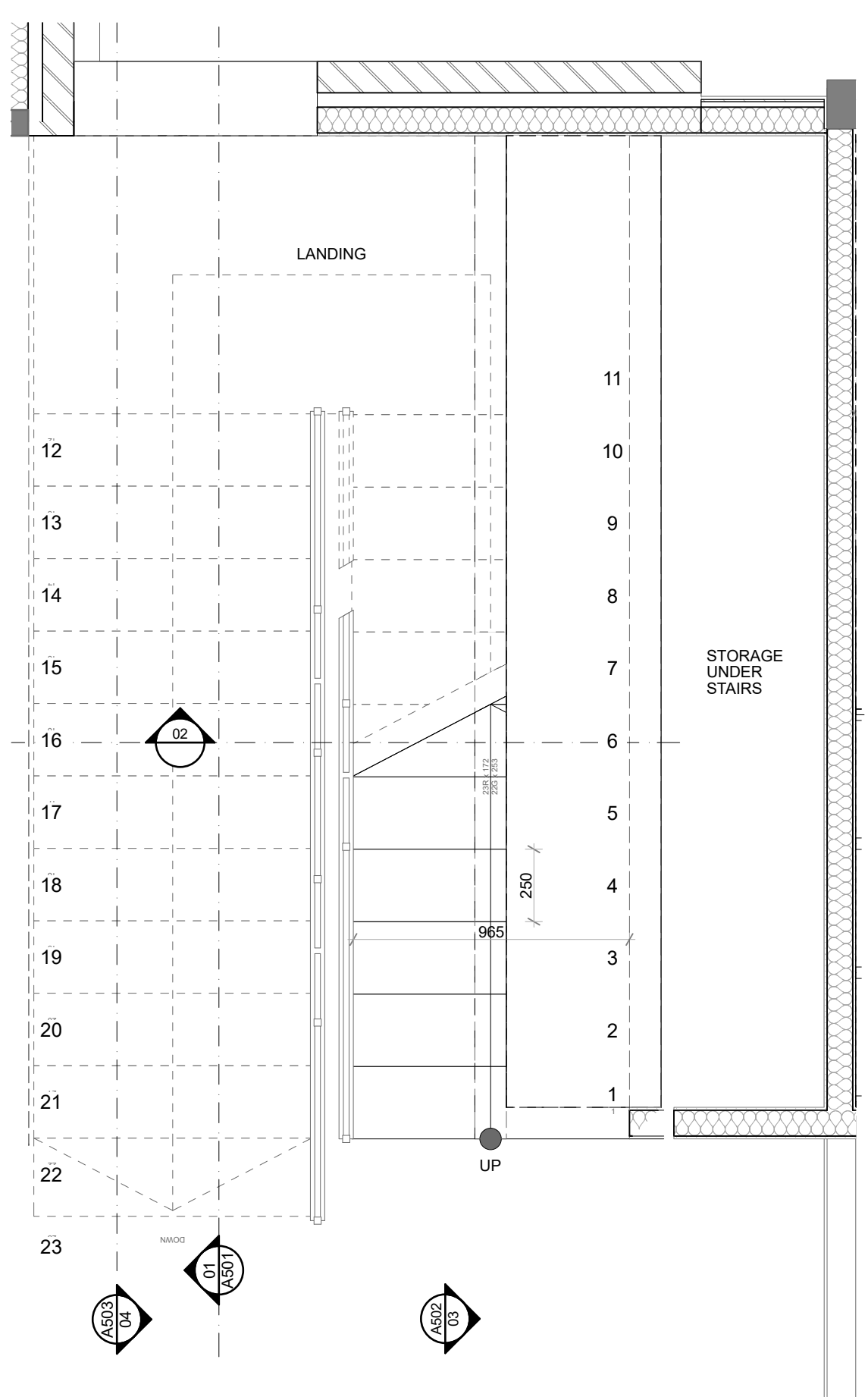
PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
SECTION 04

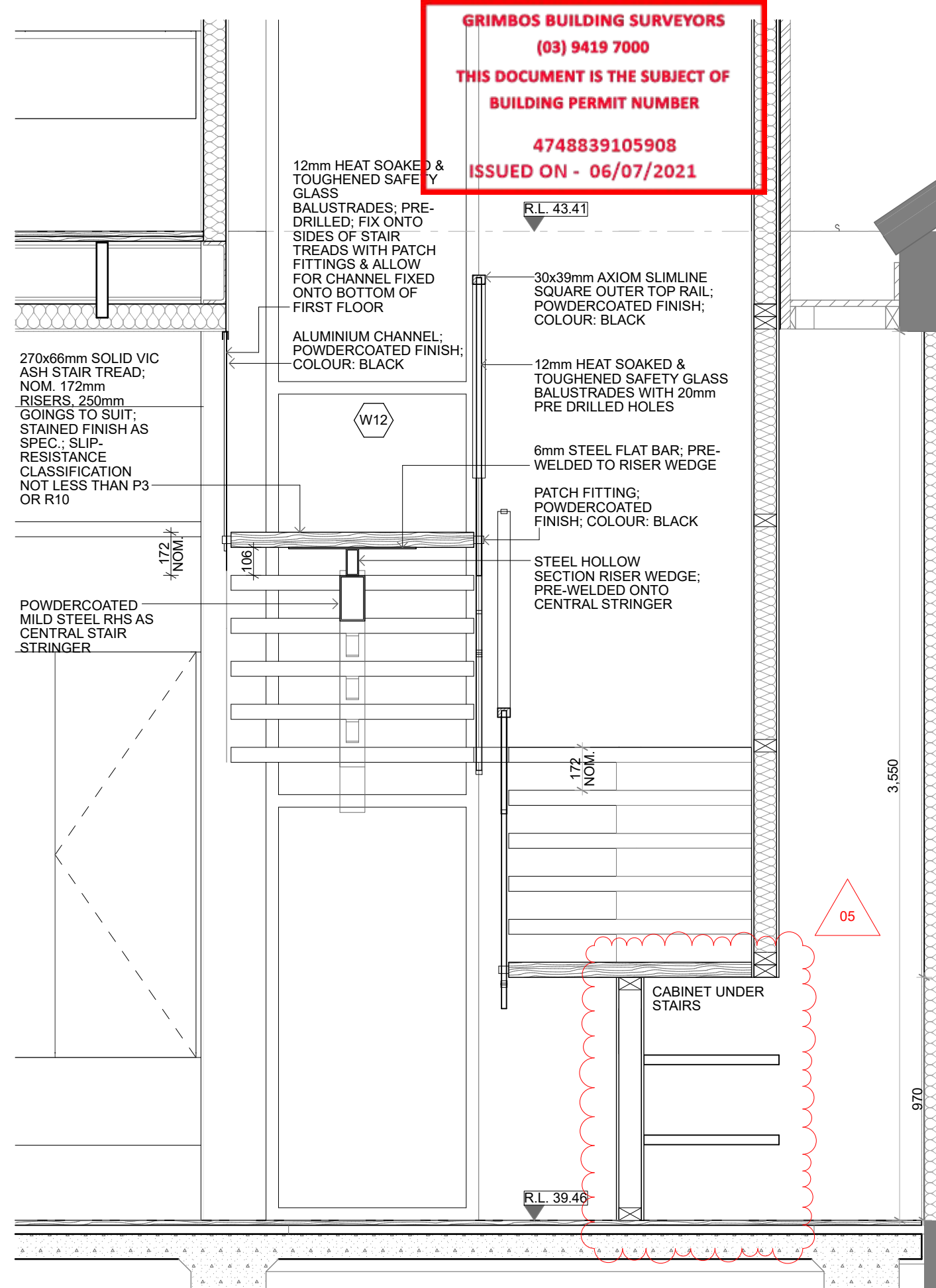
DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:50	DRAWING NUMBER A403	

04
-

SECTION 04
1:50



STAIRS' DETAILS PLAN
1:20



STAIRS' DETAILS
1:20

GRIMBOS BUILDING SURVEYORS
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NOTES

RISERS AND GOINGS MUST BE CONSTANT THROUGHOUT EACH FLIGHT.

OPENINGS WITHIN STAIRWAYS MUST NOT PERMIT A SPHERE GREATER THAN 125mm TO PASS THROUGH.

PROVIDE A SLIP RESISTANCE OF NOT LESS THAN P3 OR R10 (P3 NOSING STRIPS ON TREADS ONLY) FOR DRY SURFACES OR P4 OR R11 (P4 NOSING STRIPS ON TREADS ONLY) FOR WET SURFACES WHEN TESTED IN ACCORDANCE WITH AS4586.

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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BUILDING PERMIT

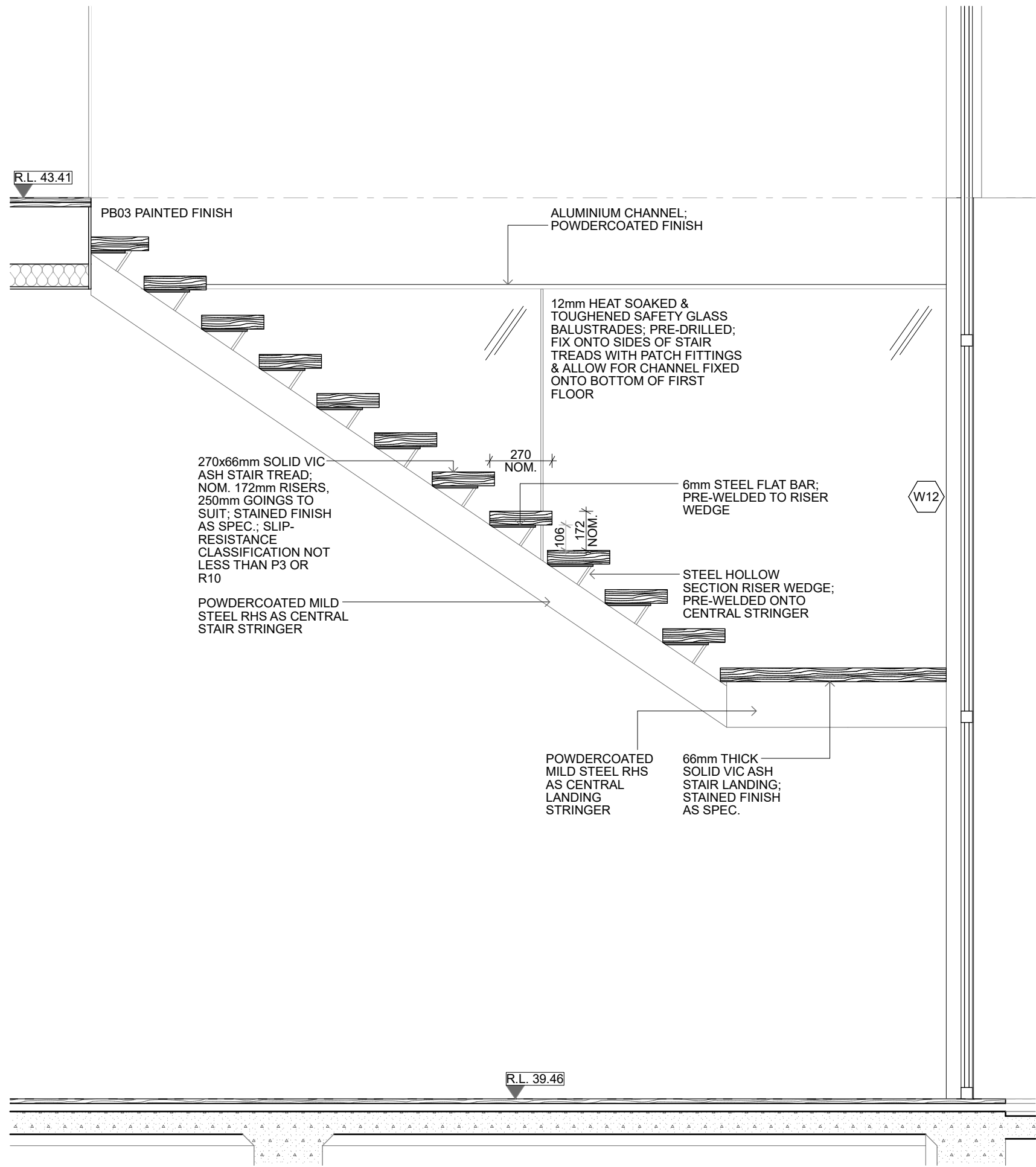
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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
STAIR DETAILS

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:20	DRAWING NUMBER A500	

GRIMBOS BUILDING SURVEYORS
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PROVIDE A SLIP RESISTANCE OF NOT LESS THAN P3 OR R10 (P3 NOSING STRIPS ON TREADS ONLY) FOR DRY SURFACES OR P4 OR R11 (P4 NOSING STRIPS ON TREADS ONLY) FOR WET SURFACES WHEN TESTED IN ACCORDANCE WITH AS4586.

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 CLIENT: DATE:
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REV	DESCRIPTION	DATE
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BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
STAIR DETAILS

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:20	DRAWING NUMBER A501	

01
A500

STAIRS' DETAILS
 1:20

GRIMBOS BUILDING SURVEYORS
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ISSUED ON - 06/07/2021

NOTES

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REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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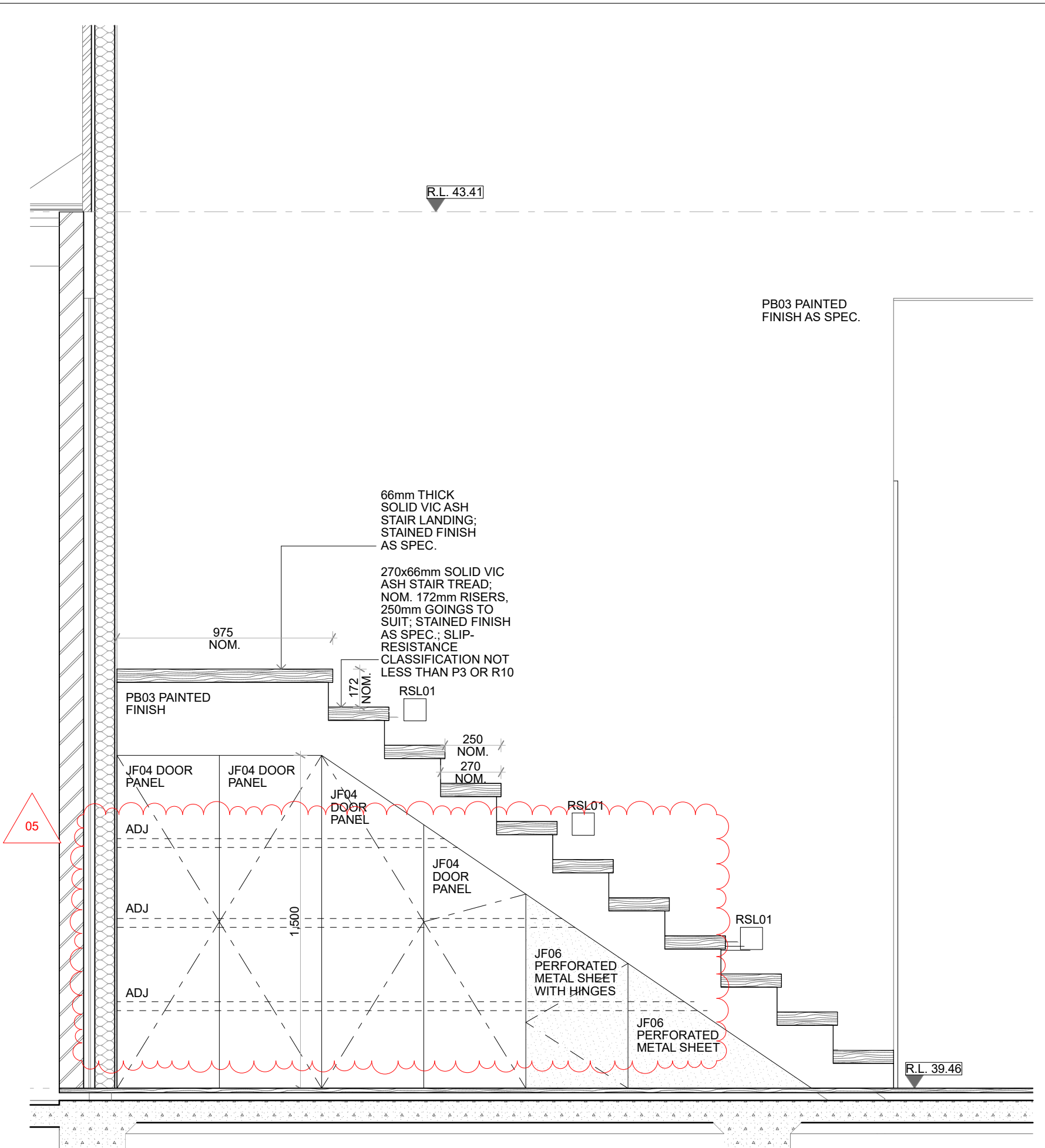
BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

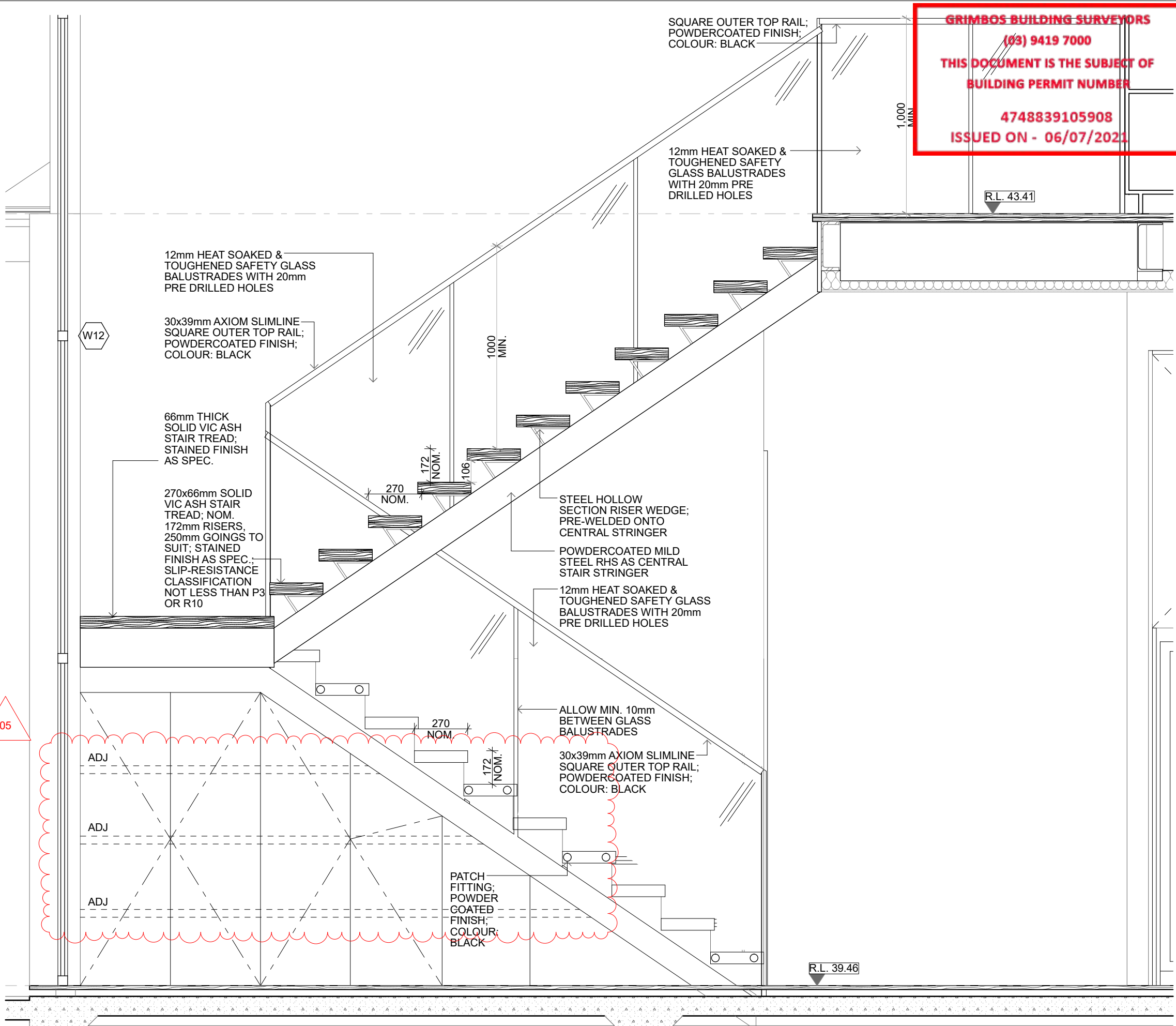
DRAWING
STAIR DETAILS

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:20	DRAWING NUMBER A502	



03
A500

STAIRS' DETAILS
1:20



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 CLIENT: DATE:
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REV	DESCRIPTION	DATE
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
STAIR DETAILS

DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:20** DRAWING NUMBER: **A503** REVISION NO.: **05**

04
A500

STAIR DETAILS
1:20

WALL TYPE SCHEDULE

WALL CODE	WALL TYPE	WALL DESCRIPTION	PLAN VIEW	WALL THICKNESS (INSIDE FACE)	WALL THICKNESS (OUTSIDE FACE)
EX WT	EXISTING EXTERNAL WEATHERBOARD WALL	EXISTING BLOCK/HORIZONTAL WEATHERBOARDS + BATTENS + 90mm EXISTING TIMBER STUD WALL + EXISTING PLASTERBOARD		10	8
WT01	EXTERNAL BRICK VENEER WALL	110mm BRICK + 50mm CAVITY + 90mm TIMBER STUD WALL + 10mm PLASTERBOARD AS SPEC.		10	110
WT02	EXTERNAL BRICK VENEER WALL	110mm BRICK + 50mm CAVITY + 90mm TIMBER STUD WALL + 10mm VILLABOARD LINING AS SPEC.		10	110
WT03	EXTERNAL LIGHTWEIGHT CLADDING STUD WALL	8mm SCYON MATRIX CLADDING PANEL + 19mm SCYON CAVITY TRIM + 90mm TIMBER STUD WALL + 10mm PLASTERBOARD AS SPEC.		10	8
WT04	EXTERNAL LIGHTWEIGHT CLADDING STUD WALL	38mm THICK COLORBOND MATT IN METROLL NAIL STRIP PROFILE + PLYWOOD SUBSTRATE + 90mm TIMBER STUD WALL + 10mm PLASTERBOARD AS SPEC.		10	40
WT10	INTERNAL STUD WALL	10mm PLASTERBOARD AS SPEC. + 90mm TIMBER STUD WALL + 10mm PLASTERBOARD AS SPEC.		10	10
WT11	INTERNAL STUD WALL	10mm PLASTERBOARD AS SPEC. + 90mm TIMBER STUD WALL + 10mm MOISTURE-RESISTANT BOARD + WATERPROOF MEMBRANE + SELECTED WALL TILES		10	10

GRIMBOS BUILDING SURVEYORS
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05

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
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BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
WALL TYPE SCHEDULE

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:1	DRAWING NUMBER A510	

METAL FLASHING TO WRAP AROUND BUILDING FACADE

25mm PLYWOOD AS SUBSTRATE

FLAT COLORBOND SHEET PANEL FIXED ON TO PLYWOOD SUBSTRATE; ENSURE FLUSH FINISH WITH VILLABOARD LINING

ROOF SHEETING AS SPEC.

STRUCTURAL TIMBER BEAM; REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS

50x50x4mm SHS FRAME & OUTRIGGERS; REFER TO STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATIONS; HOT DIPPED GALVANISED, COLD PRIMED & PAINTED ON SITE; COLOUR: BLACK

INSULATION AS SPEC.

10mm PLASTERBOARD ON 20mm MDF INFILL PIECE; PAINTED FINISH AS SPEC.; ALLOW FOR PRE-PAINTING AS REQUIRED

EVAYA EV80 MOTORISED EXTERNAL ALUMINIUM VENETIAN BLINDS WITH 80C ROLLED EDGE SLATS IN MATTE BLACK & SIDE CHANNELS TYPE 'B' IN MATTE BLACK; ALLOW FOR MOTORISATION

10mm PLASTERBOARD; PAINTED FINISH AS SPEC.

ROLLER BLIND/ CURTAIN; SUPPLIED & INSTALLED BY CLIENT

ALUMINIUM WINDOW SUITE AS SPEC.

EZCONCEPT 150mm WIDE EZY-PELMET SECTION WITH EZY-PELMET WALL TRACK; ALLOW BLOCKING FOR SUPPORT AS REQUIRED

CARPET FINISH AS SPEC.

STRUCTURAL TIMBER BEAM; REFER TO STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATIONS

8mm SCYON MATRIX CLADDING AS SPEC.

10mm PLASTERBOARD; PAINTED FINISH AS SPEC.

STRUCTURAL STUB COLUMN BEHIND; REFER TO STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATIONS

50x50x4mm SHS FRAME & OUTRIGGERS; REFER TO STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATIONS; HOT DIPPED GALVANISED, COLD PRIMED & PAINTED ON SITE; COLOUR: BLACK

STRUCTURAL TIMBER & STEEL BEAMS; REFER TO STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATIONS

EDGE DRIP
25mm PLYWOOD AS SUBSTRATE
10mm VILLABOARD LINING; PAINTED FINISH AS SPEC.

FLAT COLORBOND SHEET PANEL FIXED ON TO PLYWOOD SUBSTRATE; ENSURE FLUSH FINISH WITH VILLABOARD LINING

D01
A400

DETAIL
1:10

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BOX GUTTER ON PLYWOOD GUTTER BOARD; COLOUR TO MATCH ADJACENT ROOF SHEETING

ROOF SHEETING AS SPEC.

ROOFING BATTEN AS REQUIRED

METAL FLASHING TO WRAP AROUND TO BOX GUTTER

INSULATION AS SPEC.

VAPOUR PERMEABLE MEMBRANE

D03
A401

TYPICAL BOX GUTTER DETAIL
1:10

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
DETAILS

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:10	DRAWING NUMBER A520	REVISION NO. 05

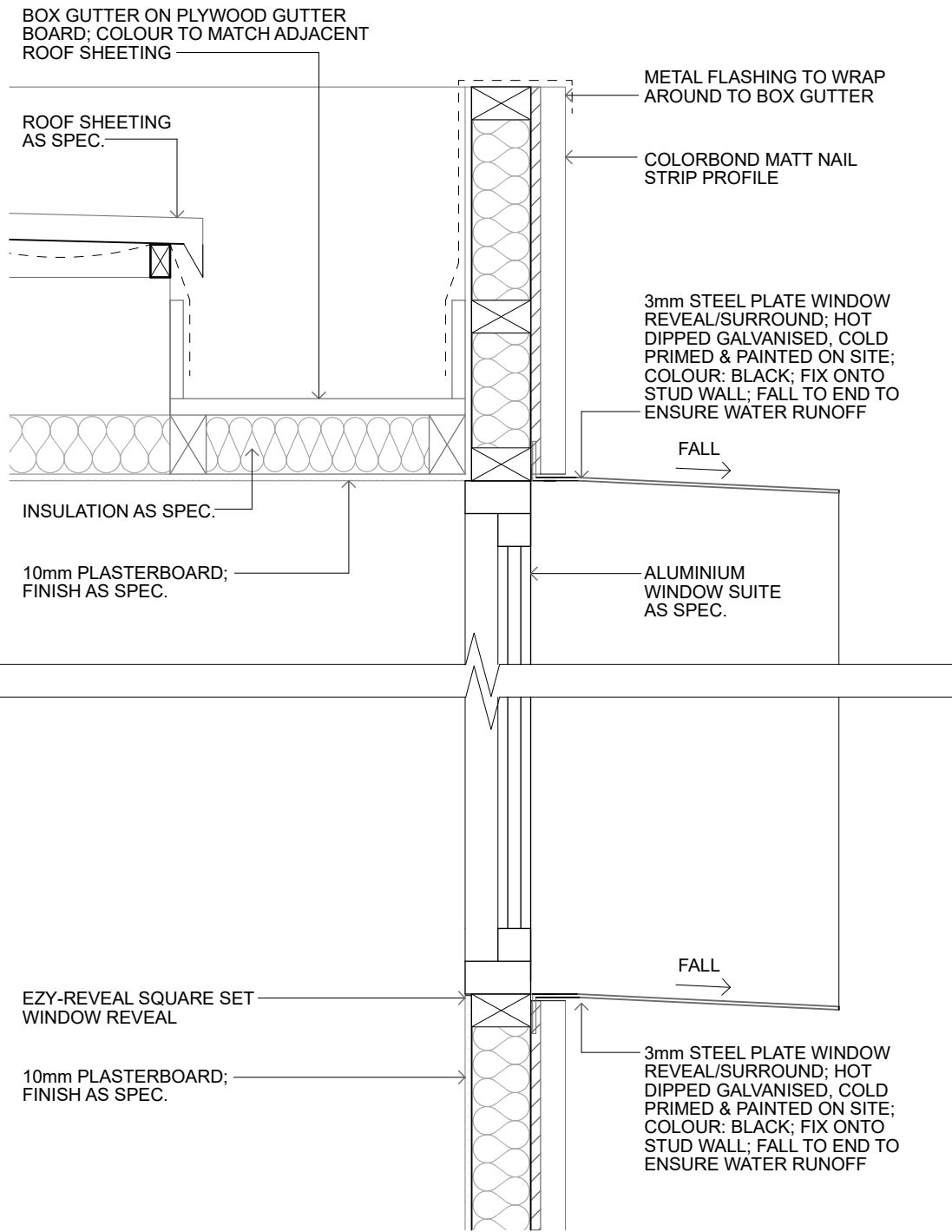
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D02
A402

DETAIL
1:10

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BUILDING PERMIT

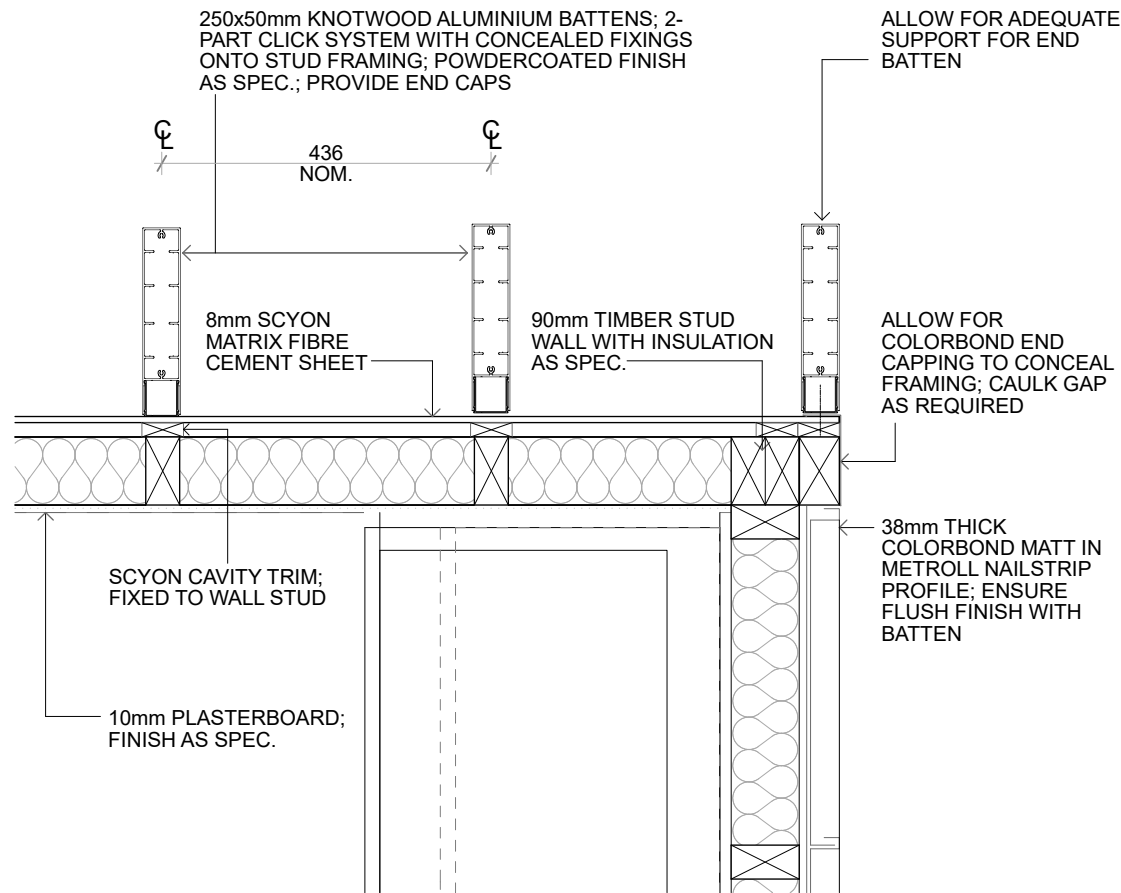
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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

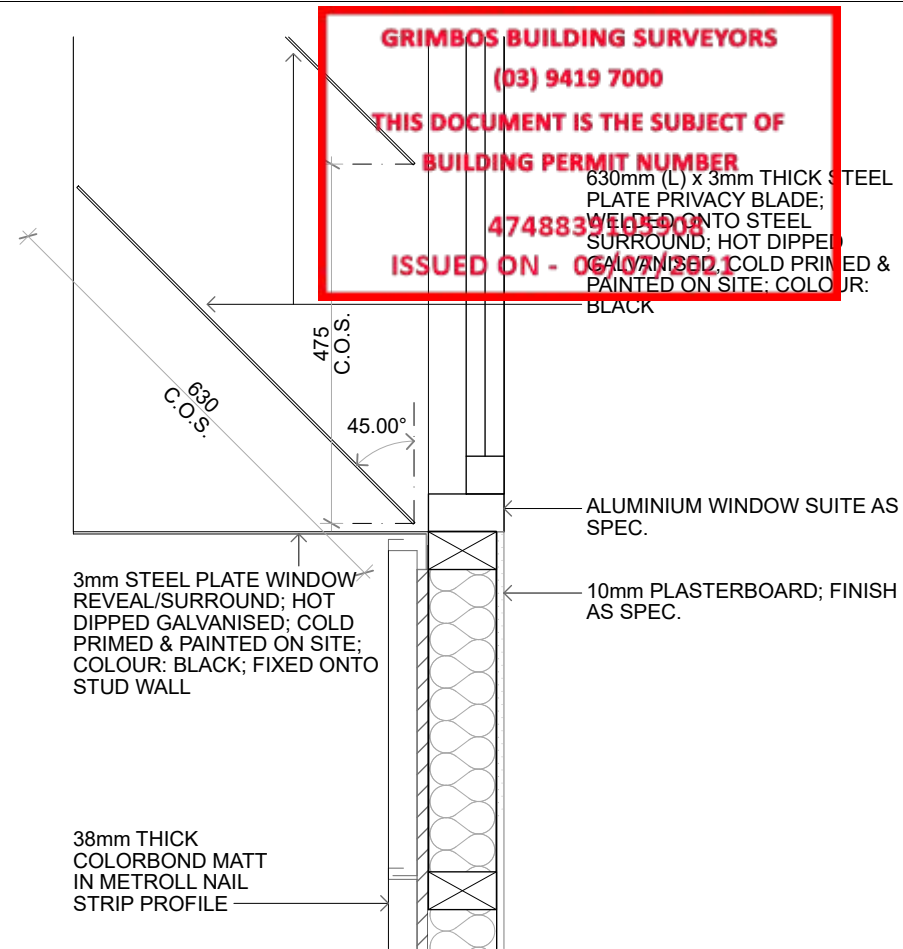
DRAWING
DETAILS

DRAWN BY DATE
AC/MP JUN 2021

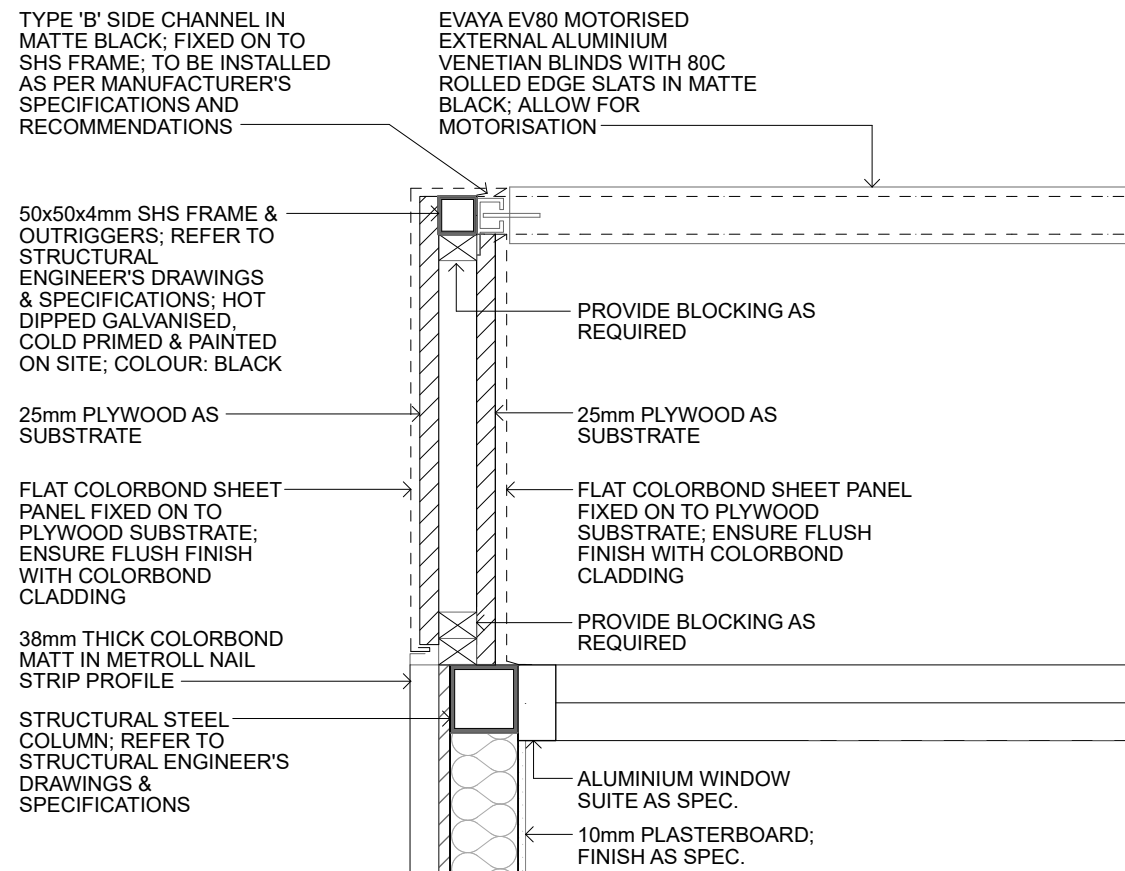
SCALE DRAWING NUMBER REVISION NO.
1:10 A521 05



D04
A102 PLAN DETAIL 1:10



D05
A102 PLAN DETAIL 1:10



D06
A102 PLAN DETAIL 1:10

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
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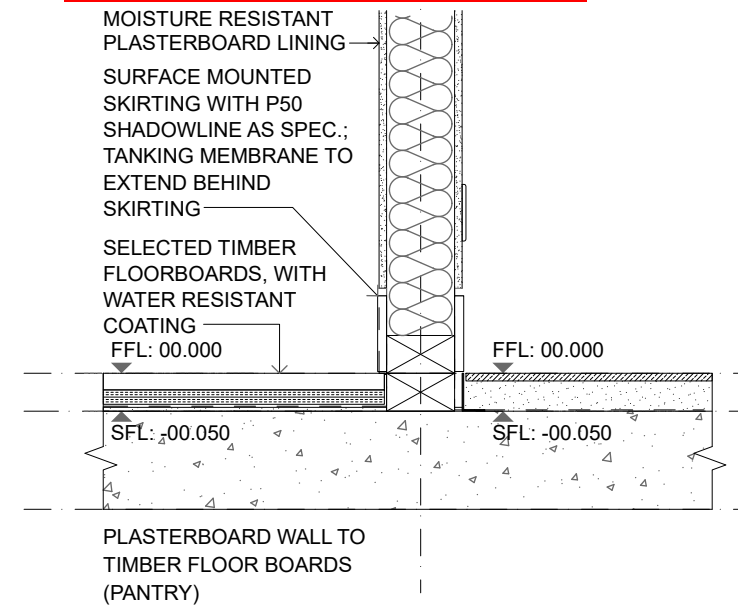
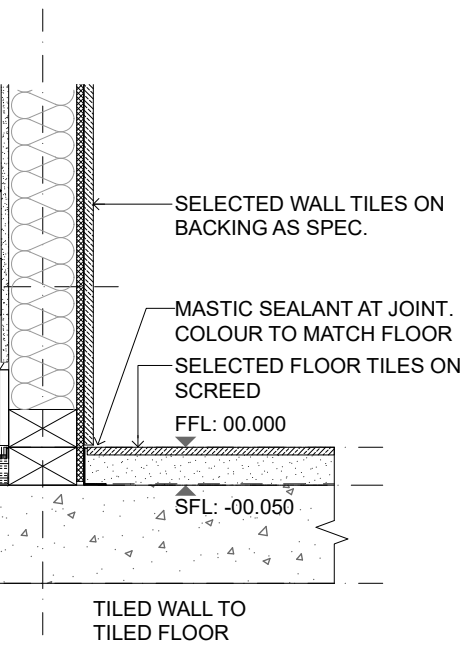
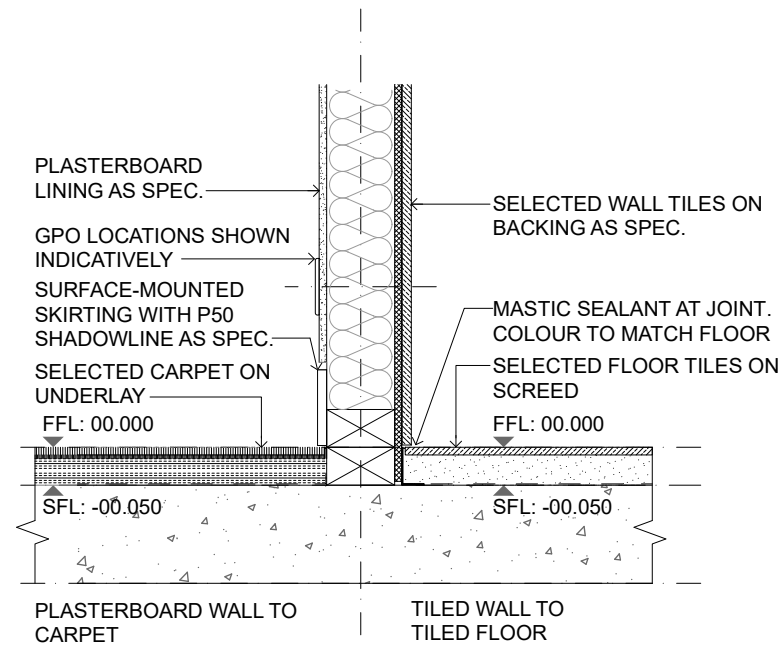
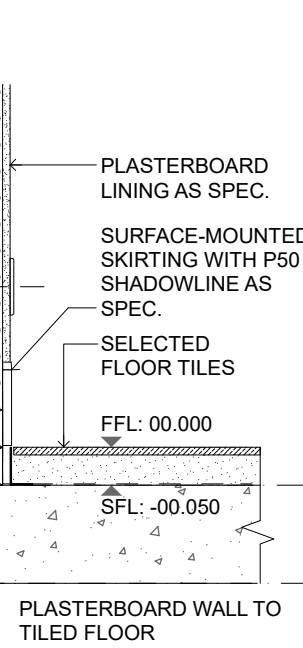
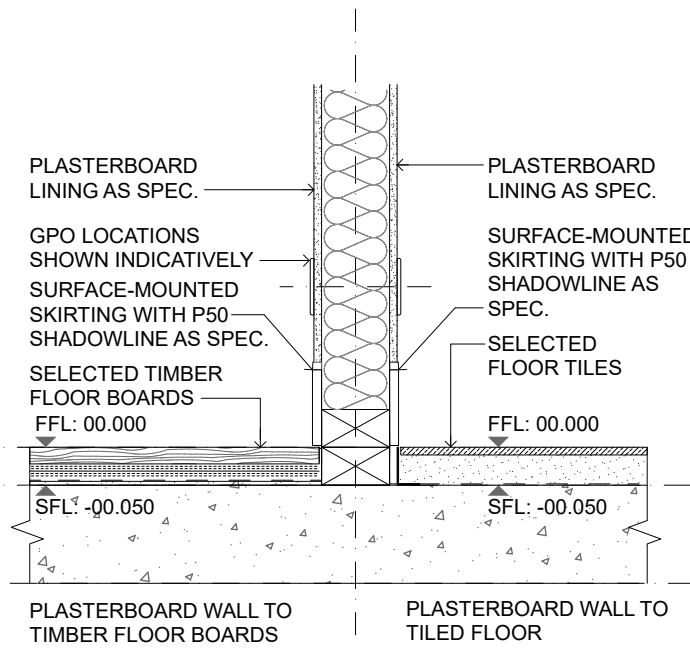
PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
PLAN DETAILS

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:10 A530 05

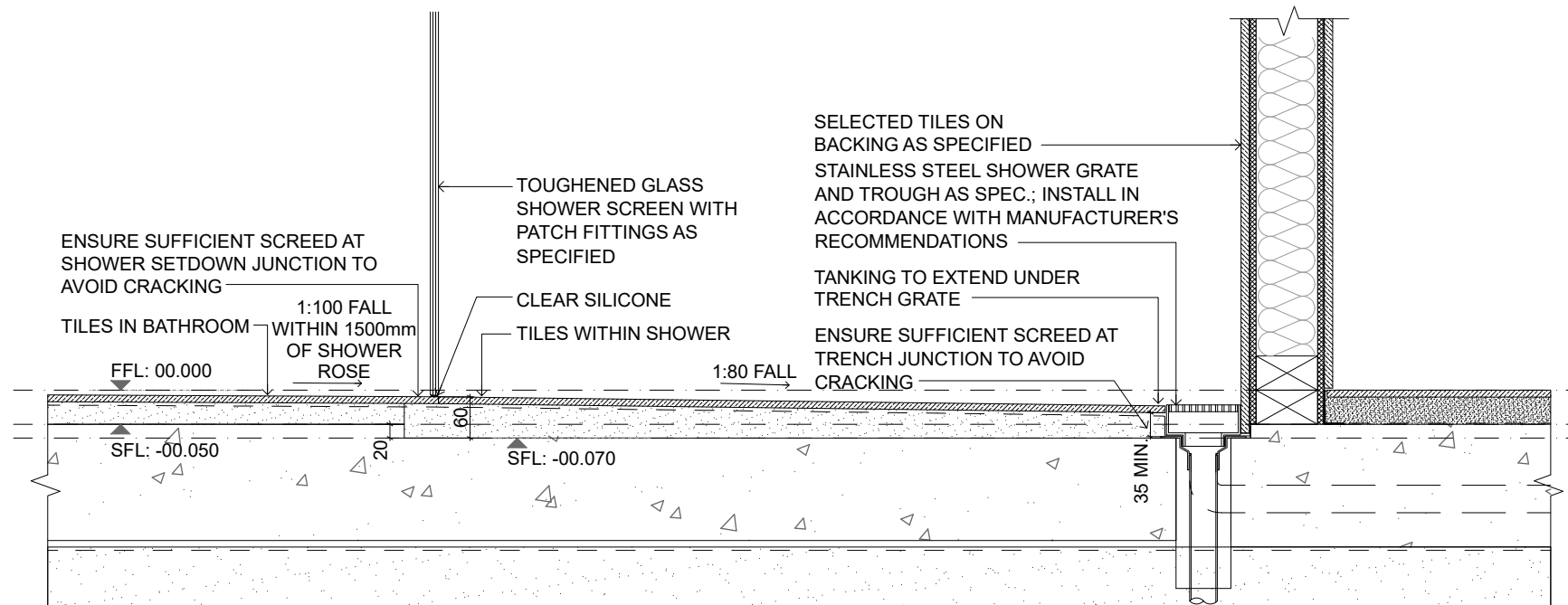
SKIRTING DETAILS



NOTE: TANKING MEMBRANE REQUIRED ABOVE CONCRETE SLAB, UNDER FLOOR BOARD SUBSTRATE.

GRIMBOS BUILDING SURVEYORS
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SHOWER SETDOWN DETAIL



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 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
03	POST-TENDER (VM01)	6/05/2021
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

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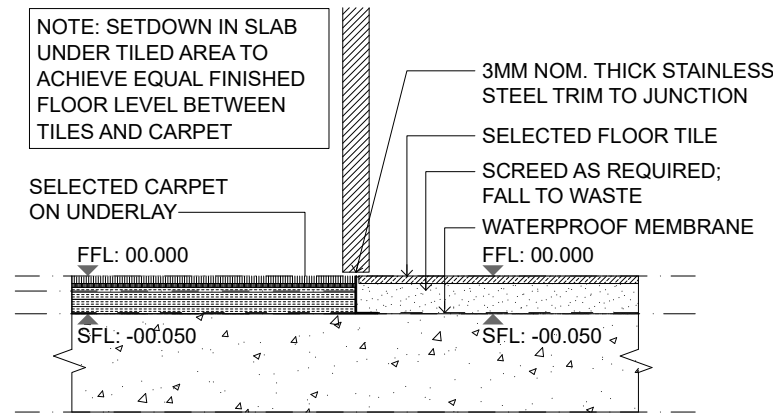
PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
TYPICAL DETAILS

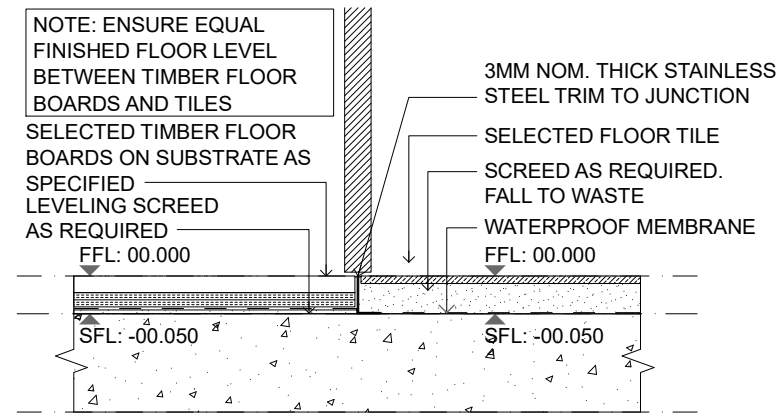
DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:10 A540 05

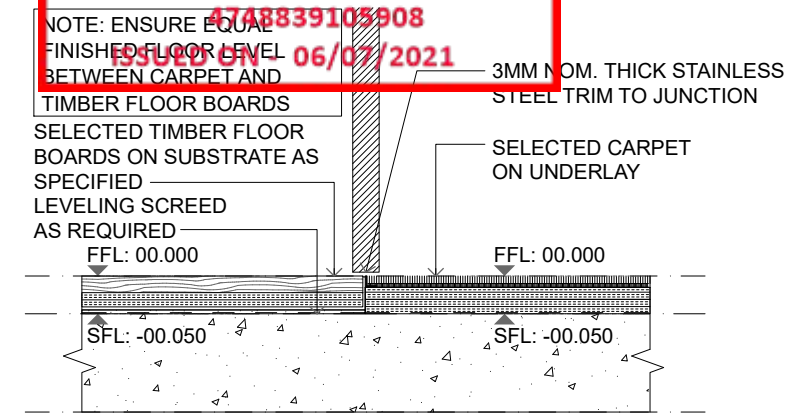
THRESHOLD DETAILS



CARPET - TILES

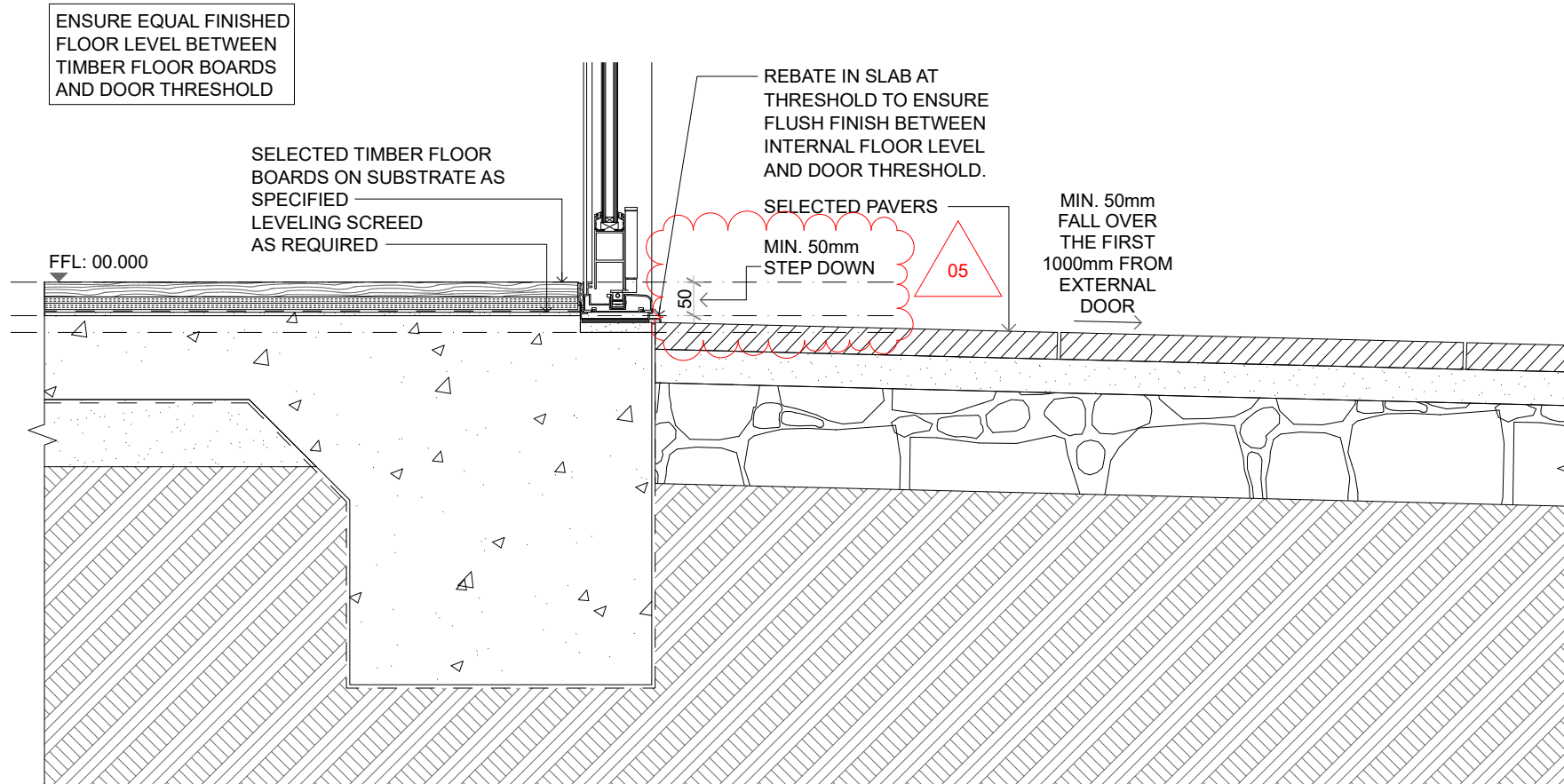


TIMBER - TILES



TIMBER - CARPET

EXTERNAL THRESHOLD DETAILS



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01	TENDER REVIEW	16/11/2020
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04	CONTRACT ISSUE	6/05/2021
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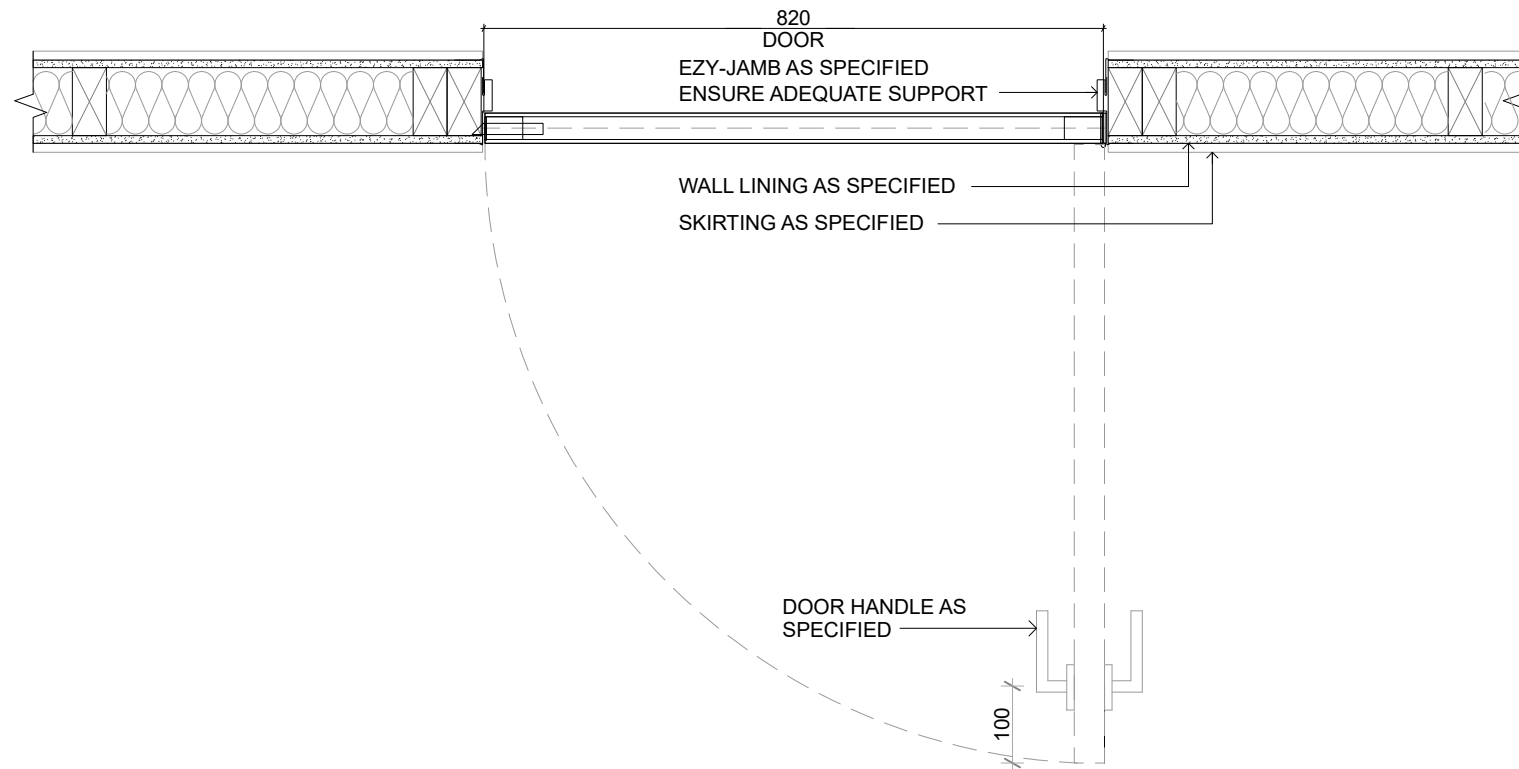
PROJECT
Alterations and Additions to
1 Hawthorn Road, Northcote

DRAWING
TYPICAL DETAILS

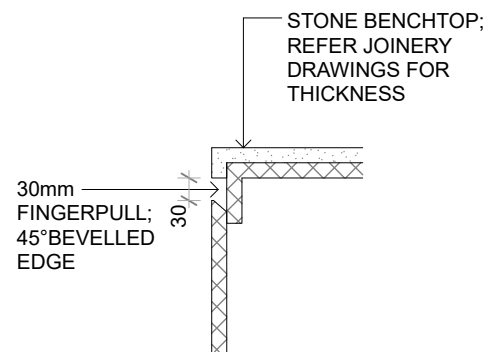
DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:10 A541 05

**TYPICAL DOOR JAMB DETAILS
(EZY-JAMB)**



TYPICAL FINGERPULL DETAIL



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BUILDING PERMIT

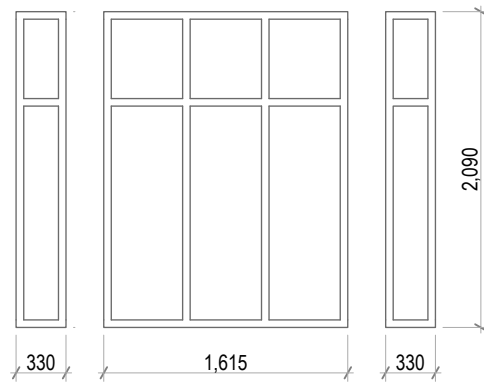
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PROJECT
**Alterations and Additions to
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DRAWING
TYPICAL DETAILS

DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:10** DRAWING NUMBER: **A542** REVISION NO.: **05**



EX01

WINDOW DESCRIPTION: EXISTING WINDOW TO GUEST BEDROOM

FRAME TYPE: AS PER EXISTING

FRAME FINISH: TO BE REPAINTED AS SPEC.

WINDOW TYPE: AS PER EXISTING

WINDOW FINISH: TO BE REPAINTED AS SPEC.

HINGES/HARDWARE: AS PER EXISTING



EX02

WINDOW DESCRIPTION: EXISTING WINDOW TO GYM

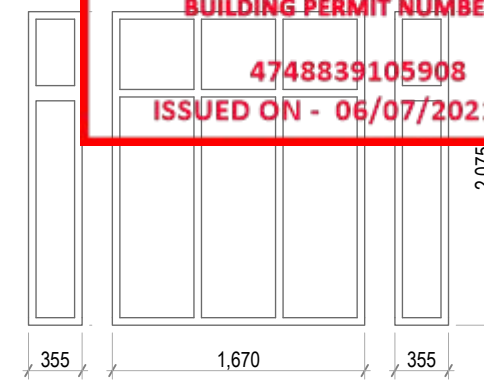
FRAME TYPE: AS PER EXISTING

FRAME FINISH: TO BE REPAINTED AS SPEC.

WINDOW TYPE: AS PER EXISTING

WINDOW FINISH: TO BE REPAINTED AS SPEC.

HINGES/HARDWARE: AS PER EXISTING



EX03

WINDOW DESCRIPTION: EXISTING WINDOW TO MASTER BEDROOM

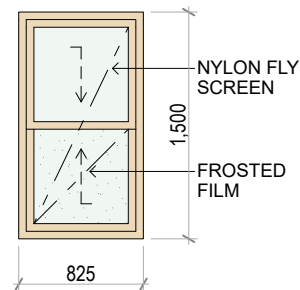
FRAME TYPE: AS PER EXISTING

FRAME FINISH: TO BE REPAINTED AS SPEC.

WINDOW TYPE: AS PER EXISTING; EXISTING DECORATIVE WINDOW PANELS TO BE REPAIRED OR REPLACED AS REQUIRED TO MATCH EXISTING

WINDOW FINISH: TO BE REPAINTED AS SPEC.

HINGES/HARDWARE: AS PER EXISTING



EX04

WINDOW DESCRIPTION: EXISTING WINDOW TO MASTER BEDROOM

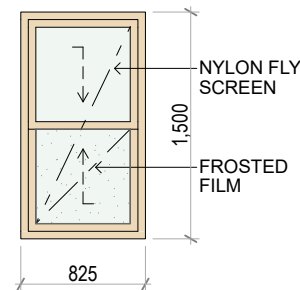
FRAME TYPE: TO BE REPLACED WITH TIMBER (KDHW) FRAME TO MATCH EXISTING

FRAME FINISH: TO BE PAINTED TO MATCH EXISTING

WINDOW TYPE: TO BE REPLACED WITH TIMBER (KDHW) FRAMED DOUBLE GLAZED DOUBLE HUNG WINDOW TO MATCH EXISTING

WINDOW FINISH: TO BE PAINTED TO MATCH EXISTING

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN; ALLOW FOR FROSTED FILM



EX05

WINDOW DESCRIPTION: EXISTING WINDOW TO MASTER ENSUITE

FRAME TYPE: TO BE REPLACED WITH TIMBER (KDHW) FRAME TO MATCH EXISTING

FRAME FINISH: TO BE PAINTED TO MATCH EXISTING

WINDOW TYPE: TO BE REPLACED WITH TIMBER (KDHW) FRAMED DOUBLE GLAZED DOUBLE HUNG WINDOW TO MATCH EXISTING

WINDOW FINISH: TO BE PAINTED TO MATCH EXISTING

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN; ALLOW FOR FROSTED FILM

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EXISTING WINDOW SCHEDULE

- WINDOW & DOOR NOTES**
- ALL GLAZING TO BE DOUBLE GLAZED AND COMPLY WITH AS 1288, AS2208, AS2047 AND OTHER RELEVANT STANDARDS UNLESS OTHERWISE STATED
 - ALL GLAZING TO BE GRADE A SAFETY GLASS
 - ALLOW FOR LOW-E COATING TO ALL NEW GLAZED WINDOWS AND DOORS.
 - ALL GLAZING TO COMPLY WITH ENERGY RATING REPORT
 - ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO FABRICATION
 - DIMENSIONS ARE OF EXTERNAL OPENINGS
 - ALL GAPS AND CRACKS TO WINDOW/DOOR FRAMES TO BE SEALED ON CONSTRUCTION
 - BUILDER TO ALLOW FOR ADDITIONAL FRAME WIDTH AND HEIGHT FOR INSTALLATION
 - BUILDER TO ALLOW FOR EZYJAMB AND EZYCAVITY SYSTEMS TO INTERNAL DOORS AS PER THE WINDOW & DOOR SCHEDULE
 - BUILDER TO ALLOW TO FIT LOCKS & DOOR FURNITURE TO ALL NEW WINDOWS AND DOORS
 - BUILDER TO ALLOW FOR INSTALLATION OF DOOR HARDWARE; ALL DOOR HARDWARE TO BE SUPPLIED BY CLIENT
 - REFER TO FLOOR PLAN FOR DIRECTION OF DOOR SWINGS
 - ALL EXTERNAL DOORS TO HAVE ALUMINIUM THRESHOLDS
 - LIFT-OFF HINGES TO BE IN ACCORDANCE WITH BCA VOLUME 2, 2016 PART 3.8.3.3 CONSTRUCTION OF SANITARY COMPARTMENTS
 - WINDOW RESTRICTORS TO BE IN ACCORDANCE WITH BCA VOLUME 2, 2016 PART 3.9.2.5 PROTECTION OF OPENABLE WINDOWS
 - GLAZING MANIFESTATIONS/DECALS ARE TO BE PROVIDED FOR FULL-HEIGHT GLAZED WINDOWS AND DOORS; DECALS ARE TO BE MIN. 20mm HIGH & BE LOCATED BETWEEN 700-1200mm ABOVE F.F.L.
 - ALL WINDOWS AND DOORS TO BE MANUFACTURED IN CONJUNCTION WITH ENERGY REPORT REF.: SXR1280 & NATHERS CERTIFICATE NO. 5A19VUC1CX

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REV	DESCRIPTION	DATE
01	FOR ENDORSEMENT	26/11/2019
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
03	POST-TENDER (VM01)	6/05/2021
04	CONTRACT ISSUE	6/05/2021
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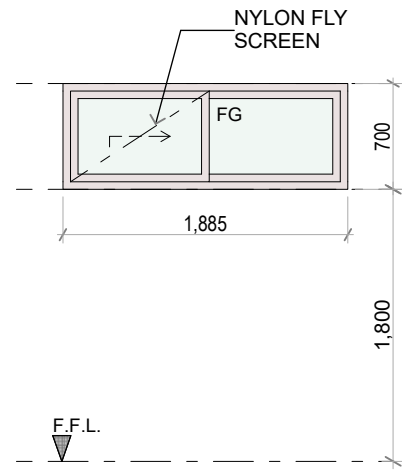
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
WINDOW SCHEDULE

DRAWN BY: **AC/MP** DATE: **JUN 2021**
 SCALE: **1:1, 1:100 A600** DRAWING NUMBER: **A600** REVISION NO.: **05**

PROPOSED WINDOW SCHEDULE



W01

WINDOW DESCRIPTION: WINDOW TO MASTER ENSUITE

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

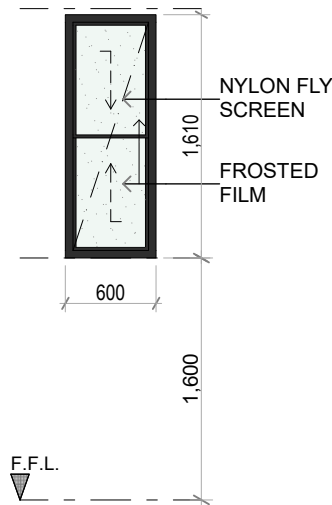
FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'COTTAGE GREEN' OR 'HAWTHORN GREEN' TO MATCH EXISTING (T.B.C.)

WINDOW TYPE: AWS ELEVATE COMMERCIAL SERIES THERMALHEART SLIDING WINDOW OR APPROVED EQUIVALENT

WINDOW FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'COTTAGE GREEN' OR 'HAWTHORN GREEN' (T.B.C.)

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN



W02
W03

WINDOW DESCRIPTION: WINDOW TO KITCHEN

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

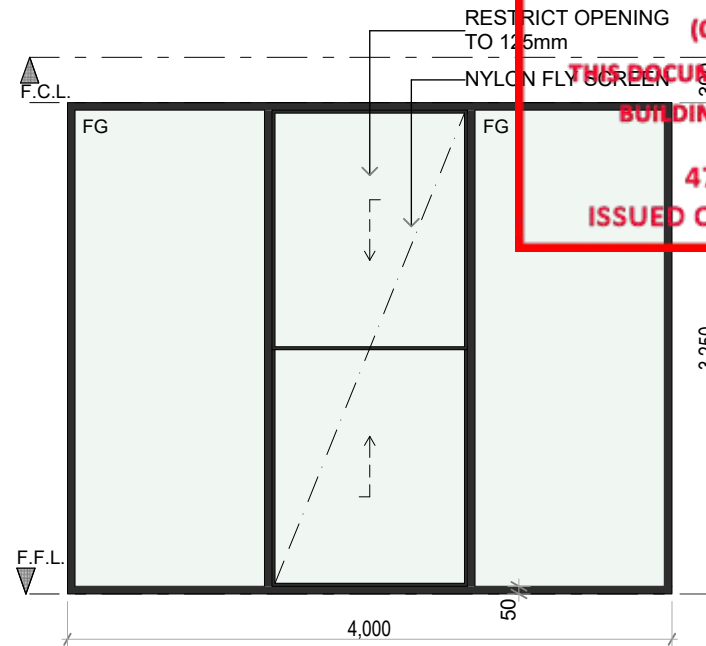
FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

WINDOW TYPE: ANEETA INTERLOCKING DOUBLE GLAZED DOUBLE HUNG WINDOW

WINDOW FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN; ALLOW FOR FROSTED FILM



W04

WINDOW DESCRIPTION: WINDOW TO LIVING ROOM

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

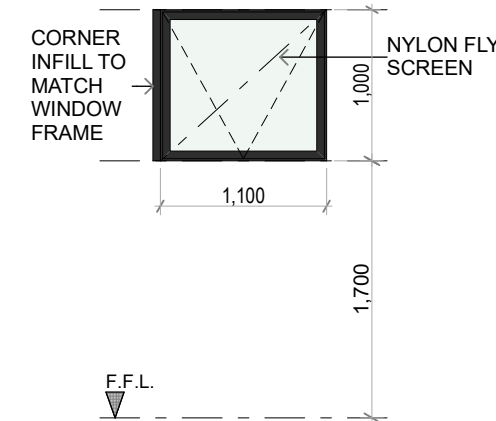
WINDOW TYPE: ANEETA INTERLOCKING DOUBLE GLAZED DOUBLE HUNG WINDOW

WINDOW FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN; RESTRICT OPENING TO 125mm; ENSURE COMPLIANCE AS POOL BARRIER

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W06
W07

WINDOW DESCRIPTION: WINDOW TO BED 1

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

WINDOW TYPE: AWS ELEVATE COMMERCIAL SERIES THERMALHEART AWNING WINDOW OR APPROVED EQUIVALENT

WINDOW FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN

- WINDOW & DOOR NOTES**
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PROJECT
**Alterations and Additions to
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DRAWING
WINDOW SCHEDULE

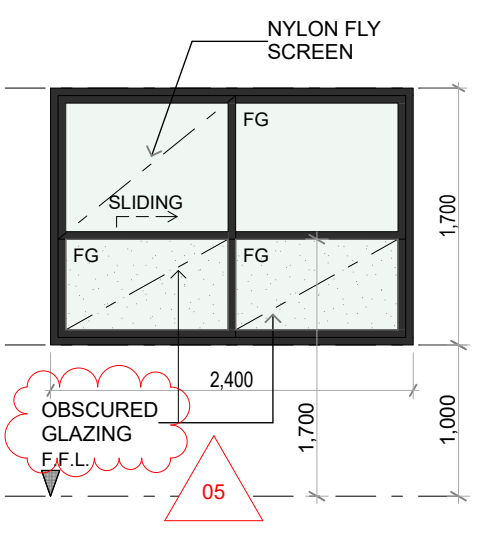
DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:1, 1:100 A601** DRAWING NUMBER: **05** REVISION NO.

PROPOSED WINDOW SCHEDULE

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 - ALL WINDOWS AND DOORS TO BE MANUFACTURED IN CONJUNCTION WITH ENERGY REPORT REF.: SXR1280 & NATHERS CERTIFICATE NO. 5AI9VUC1CX



W08

WINDOW DESCRIPTION: WINDOW TO BED 2

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

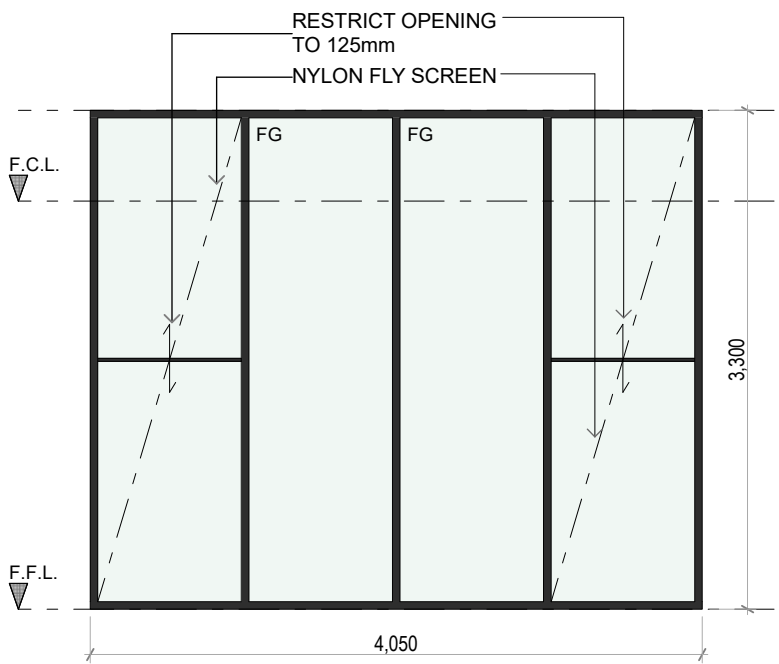
WINDOW TYPE: AWS ELEVATE COMMERCIAL SERIES THERMALHEART SLIDING WINDOW OR APPROVED EQUIVALENT

WINDOW FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN; ALLOW FOR OBSCURED GLAZING

05



W09

WINDOW DESCRIPTION: WINDOW TO BED 3

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

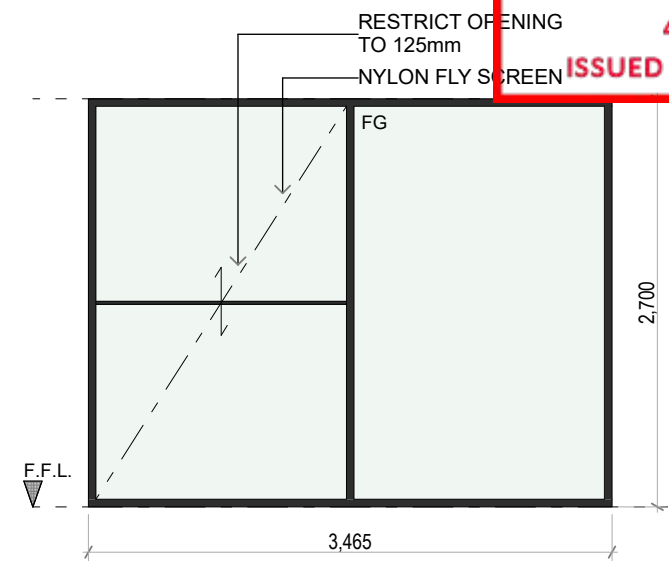
FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

WINDOW TYPE: ANEETA INTERLOCKING DOUBLE GLAZED DOUBLE HUNG WINDOW

WINDOW FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN; RESTRICT OPENING TO 125mm



W10

WINDOW DESCRIPTION: WINDOW TO RETREAT

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

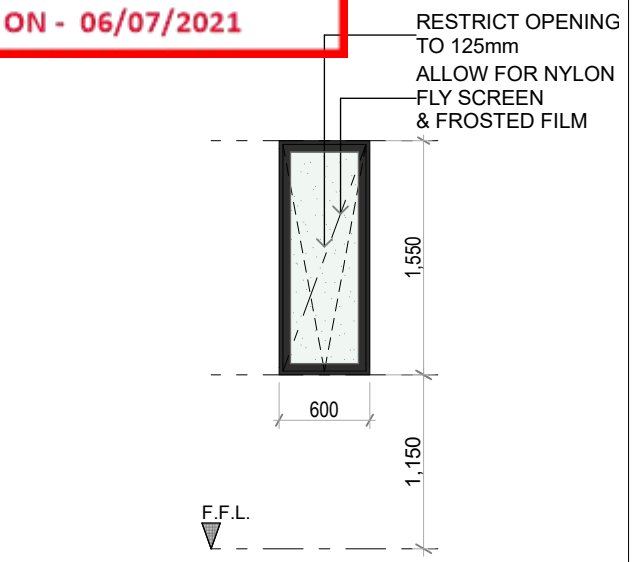
FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

WINDOW TYPE: ANEETA INTERLOCKING DOUBLE GLAZED DOUBLE HUNG WINDOW

WINDOW FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN; RESTRICT OPENING TO 125mm



W11

WINDOW DESCRIPTION: WINDOW TO BATH 2

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

WINDOW TYPE: AWS DESIGNER SERIES THERMALHEART AWNING WINDOW OR APPROVED EQUIVALENT

WINDOW FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN; RESTRICT OPENING TO 125mm; ALLOW FOR FROSTED FILM

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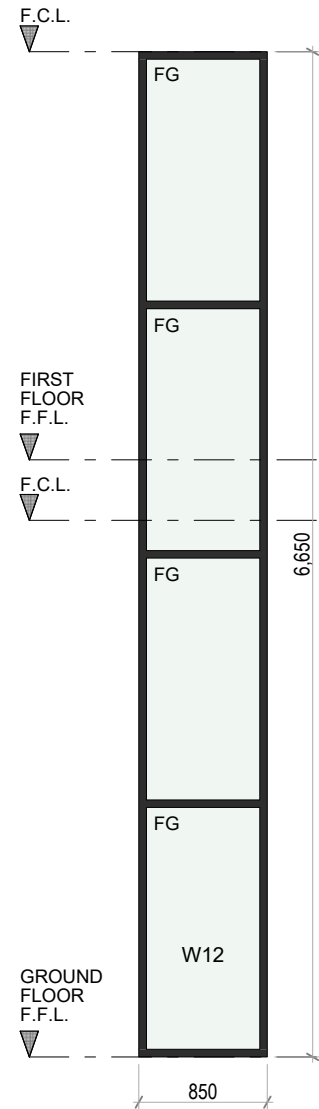
PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
WINDOW SCHEDULE

DRAWN BY **AC/MP** DATE **JUN 2021**

SCALE **1:1, 1:100 A602** DRAWING NUMBER **05** REVISION NO.

PROPOSED WINDOW SCHEDULE



W12

WINDOW DESCRIPTION: WINDOW TO STAIRS

FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 804 THERMALHEART OR APPROVED EQUIVALENT

FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

LIGHT & VENTILATION SCHEDULE

ROOM NAME	FLOOR AREA (M2)	LIGHT (M2)	LIGHT (%)	VENTILATION (M2)	VENTILATION (%)
MASTER BEDROOM	18.54	4.91	26	1.14	6
GYM	15.49	4.97	32	3.57	23
GUEST BEDROOM	19.94	4.81	24	1.10	5.5
KITCHEN/LIVING/DINING	64.32	31.24	48	13.99	21
RETREAT	17.74	9.34	52	2.33	13
BED 1	10.49	2.2	20	2.2	20
BED 2	12.88	4.08	31	1.2	9
BED 3	14.09	13.36	94	3.3	23

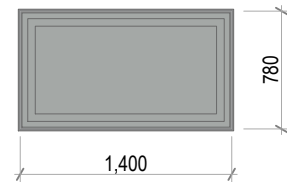
GRIMBOS BUILDING SURVEYORS

(03) 9419 7000

THIS DOCUMENT IS THE SUBJECT OF BUILDING PERMIT NUMBER

4748839105908

ISSUED ON - 06/07/2021



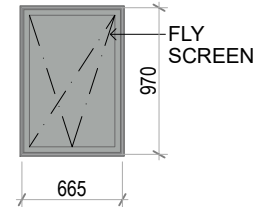
SK01
SK03

DESCRIPTION: SKYLIGHT TO HALLWAY

FRAME TYPE: VELUX FS 2004 M08 FIXED SKYLIGHT (780x1400mm)

FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047



SK02

DESCRIPTION: SKYLIGHT TO HALLWAY UPSTAIRS

FRAME TYPE: VELUX VCS 2234 2008 CM SOLAR/ELECTRIC SKYLIGHT (665x970mm)

FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'

GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047

NOTE: ALLOW FOR ELECTRIC OPENING; ALLOW FOR FLY SCREEN; ALLOW FOR RAIN SENSOR



WINDOW & DOOR NOTES

- ALL GLAZING TO BE DOUBLE GLAZED AND COMPLY WITH AS 1288, AS2208, AS2047 AND OTHER RELEVANT STANDARDS UNLESS OTHERWISE STATED
- ALL GLAZING TO BE GRADE A SAFETY GLASS
- ALLOW FOR LOW-E COATING TO ALL NEW GLAZED WINDOWS AND DOORS.
- ALL GLAZING TO COMPLY WITH ENERGY RATING REPORT
- ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO FABRICATION
- DIMENSIONS ARE OF EXTERNAL OPENINGS
- ALL GAPS AND CRACKS TO WINDOW/DOOR FRAMES TO BE SEALED ON CONSTRUCTION
- BUILDER TO ALLOW FOR ADDITIONAL FRAME WIDTH AND HEIGHT FOR INSTALLATION
- BUILDER TO ALLOW FOR EZYJAMB AND EZYCAVITY SYSTEMS TO INTERNAL DOORS AS PER THE WINDOW & DOOR SCHEDULE
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- BUILDER TO ALLOW FOR INSTALLATION OF DOOR HARDWARE; ALL DOOR HARDWARE TO BE SUPPLIED BY CLIENT
- REFER TO FLOOR PLAN FOR DIRECTION OF DOOR SWINGS
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- ALL WINDOWS AND DOORS TO BE MANUFACTURED IN CONJUNCTION WITH ENERGY REPORT REF.: SXR1280 & NATHERS CERTIFICATE NO. 5A19VUC1CX

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
03	POST-TENDER (VM01)	6/05/2021
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05	BUILDING PERMIT ISSUE	28/06/2021

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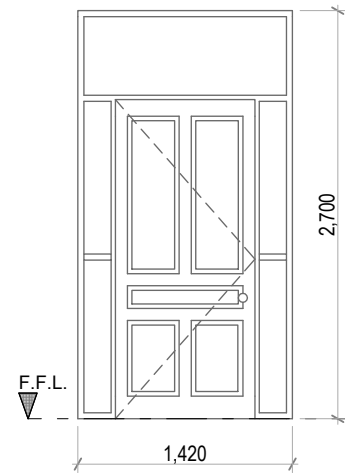
PROJECT
Alterations and Additions to 1 Hawthorn Road, Northcote

DRAWING
WINDOW SCHEDULE

DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:1, 1:100 A603** DRAWING NUMBER: **05** REVISION NO.

EXISTING DOOR SCHEDULE



EX01

DOOR DESCRIPTION: EXISTING FRONT ENTRY DOOR

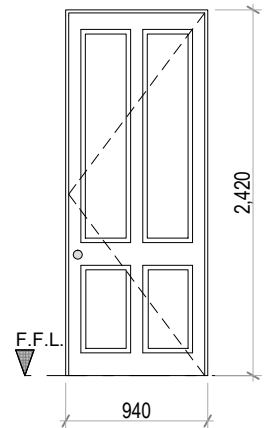
FRAME TYPE: AS PER EXISTING

FRAME FINISH: TO BE REPAINTED AS SPEC.

LEAF TYPE: AS PER EXISTING

LEAF FINISH: TO BE REPAINTED AS SPEC.

HINGES/HARDWARE: AS PER EXISTING



EX02

DOOR DESCRIPTION: EXISTING SWING DOOR TO GYM

FRAME TYPE: NEW TIMBER (KDHV) FRAME TO MATCH EXISTING

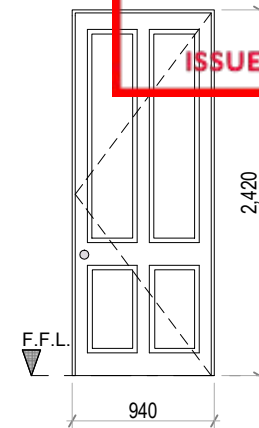
FRAME FINISH: TO BE PAINTED AS SPEC.

LEAF TYPE: NEW 38mm SOLID-CORE DOOR PANEL TO MATCH EXISTING

LEAF FINISH: TO BE PAINTED AS SPEC.

HINGES/HARDWARE: REFER TO DOOR HARDWARE SCHEDULE

NOTE: BUILDER TO ALLOW HIGHER WALL OPENING FOR NEW DOOR & FRAME



EX03

DOOR DESCRIPTION: EXISTING SWING DOOR TO MASTER BEDROOM

FRAME TYPE: NEW TIMBER (KDHV) FRAME TO MATCH EXISTING

FRAME FINISH: TO BE PAINTED AS SPEC.

LEAF TYPE: NEW 38mm SOLID-CORE DOOR PANEL TO MATCH EXISTING

LEAF FINISH: TO BE PAINTED AS SPEC.

HINGES/HARDWARE: REFER TO DOOR HARDWARE SCHEDULE

NOTE: BUILDER TO ALLOW HIGHER WALL OPENING FOR NEW DOOR & FRAME

GRIMBOS BUILDING SURVEYORS

(03) 9419 7000

THIS DOCUMENT IS THE SUBJECT OF BUILDING PERMIT NUMBER

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ISSUED ON - 06/07/2021

WINDOW & DOOR NOTES

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BUILDER: DATE:

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05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

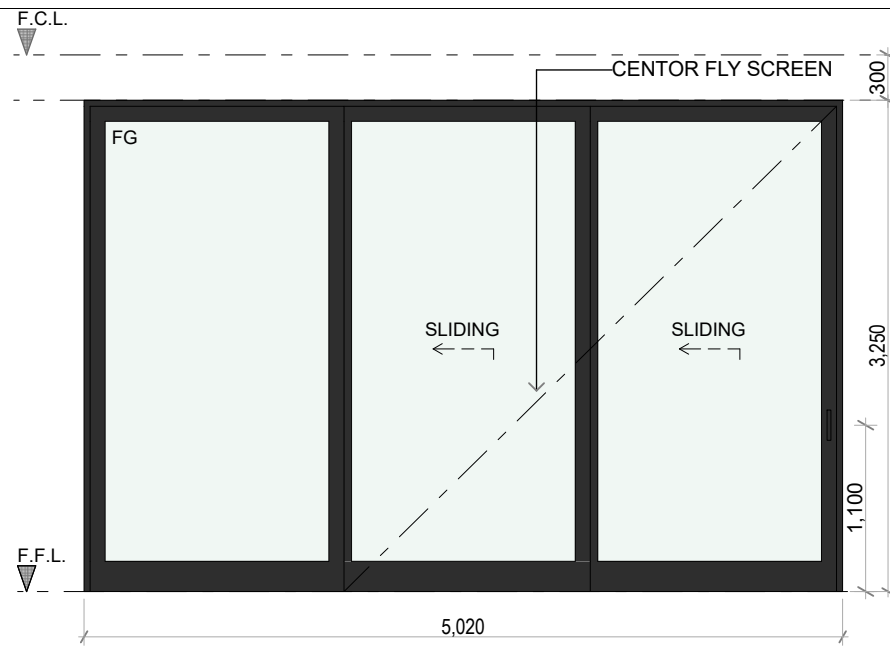
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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
DOOR SCHEDULE

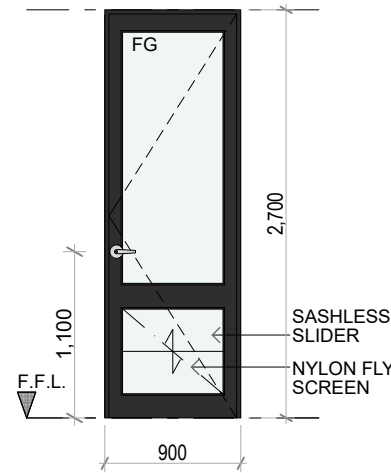
DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:1, 1:100 A604 05



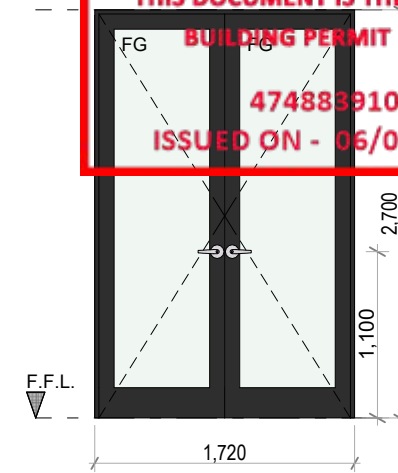
D01

DOOR DESCRIPTION: EXTERNAL TOP-HUNG SLIDING DOORS TO LIVING ROOM
 FRAME TYPE: TOP-HUNG; AWS ELEVATE ARCHITECTURAL SERIES 704T (TOP-HUNG) OR APPROVED EQUIVALENT
 FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'
 DOOR TYPE: AWS ELEVATE ARCHITECTURAL SERIES 704T (TOP-HUNG) SLIDEMASTER SLIDING DOORS
 DOOR FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'
 GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047
 NOTE: ALLOW FOR LOCKS; ALLOW FOR CENTOR FLY SCREEN; ENSURE TOP OF SILL TO SIT FLUSH WITH INTERNAL FINISHED FLOOR LEVEL



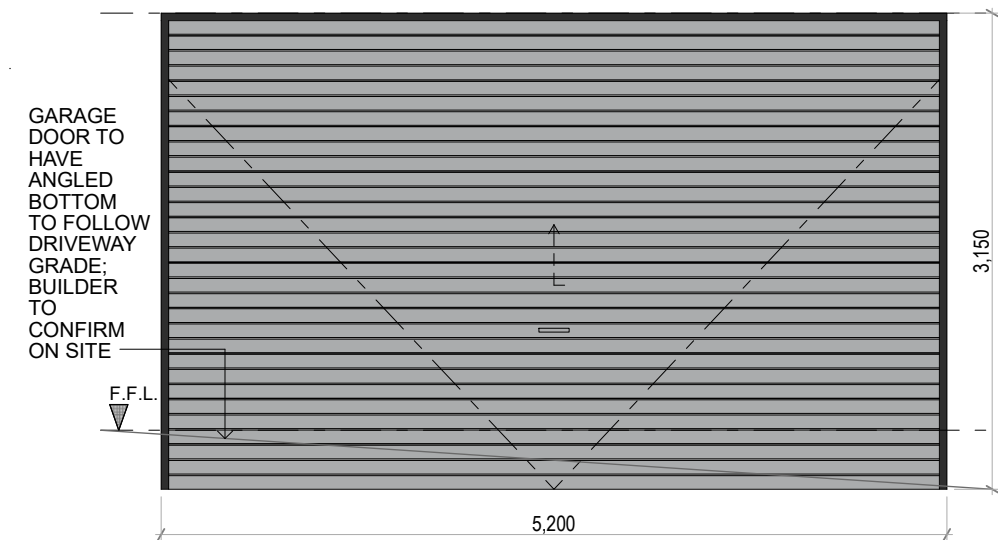
D02

DOOR DESCRIPTION: EXTERNAL SWING DOOR TO LAUNDRY
 FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 424 THERMALHEART OR APPROVED EQUIVALENT
 FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'
 DOOR TYPE: AWS COMMERCIAL SERIES THERMALHEART HINGED DOOR WITH ALUMINIUM STILES OR APPROVED EQUIVALENT
 DOOR FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'
 GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047
 NOTE: ALLOW FOR LOCKS; ALLOW FOR NYLON FLY SCREEN



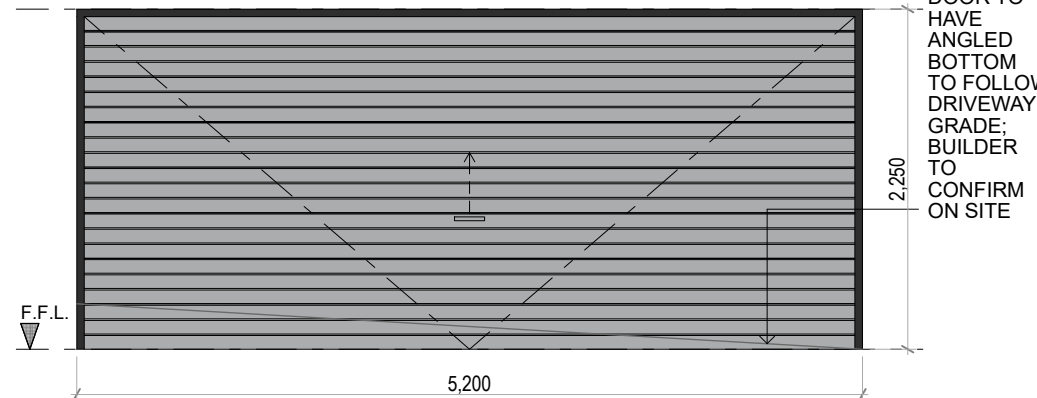
D03

DOOR DESCRIPTION: EXTERNAL SWING DOUBLE DOORS TO GARAGE
 FRAME TYPE: AWS ELEVATE COMMERCIAL SERIES 424 THERMALHEART OR APPROVED EQUIVALENT
 FRAME FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'
 DOOR TYPE: AWS COMMERCIAL SERIES THERMALHEART HINGED DOORS WITH ALUMINIUM STILES OR APPROVED EQUIVALENT
 DOOR FINISH: DULUX DURALLOY POWDERCOAT; COLOUR: DULUX 'NIGHT SKY'
 GLASS TYPE/THICKNESS: DOUBLE GLAZED AS SPEC.; IN ACCORDANCE WITH AS1288 & AS2047
 NOTE: ALLOW FOR LOCKS



D04

DOOR DESCRIPTION: GARAGE ROLLER DOOR
 DOOR TYPE: B&D ROLL-A-DOOR MOTORISED ROLLER DOOR OR APPROVED EQUIVALENT
 CURTAIN TYPE: 0.425mm THICK, CONTINUOUS, ROLL-FORMED, DEEP-PROFILE STEEL SHEET
 CURTAIN FINISH: PRE-PAINTED STEEL FINISH OR ZINC-COATED
 NOTE: ALLOW FOR LOCKS; CENTRE LIFT-LOCK; KEYED ON EXTERNAL FACE & LATCHED ON INTERNAL FACE; ALLOW FOR MOTORISATION



D05

DOOR DESCRIPTION: GARAGE ROLLER DOOR
 DOOR TYPE: B&D ROLL-A-DOOR MOTORISED ROLLER DOOR OR APPROVED EQUIVALENT
 CURTAIN TYPE: 0.425mm THICK, CONTINUOUS, ROLL-FORMED, DEEP-PROFILE STEEL SHEET
 CURTAIN FINISH: PRE-PAINTED STEEL FINISH OR ZINC-COATED
 NOTE: ALLOW FOR LOCKS; CENTRE LIFT-LOCK; KEYED ON EXTERNAL FACE & LATCHED ON INTERNAL FACE; ALLOW FOR MOTORISATION

GRIMBOS BUILDING SURVEYORS
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BUILDING PERMIT NUMBER
4748839105908
ISSUED ON - 05/07/2021

PROPOSED EXTERNAL DOOR SCHEDULE

WINDOW & DOOR NOTES
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 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	FOR ENDORSEMENT	26/11/2019
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
03	POST-TENDER (VM01)	6/05/2021
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

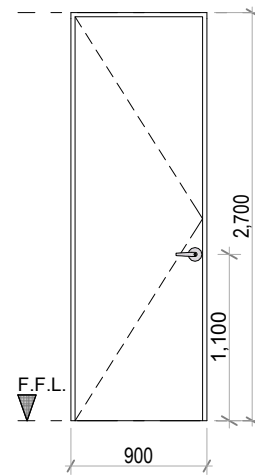
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
DOOR SCHEDULE

DRAWN BY: **AC/MP** DATE: **JUN 2021**
 SCALE: **1:1, 1:100 A605** DRAWING NUMBER: **A605** REVISION NO.: **05**



D06

DOOR DESCRIPTION: INTERNAL SWING DOOR TO LAUNDRY

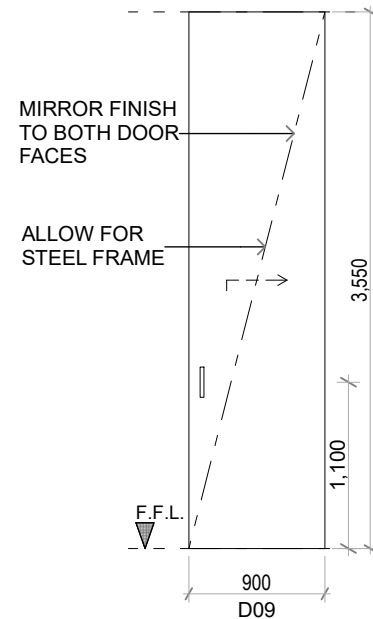
FRAME TYPE: EZY JAMB; NO TOP HEAD

FRAME FINISH: TO BE PAINTED AS SPEC.

LEAF TYPE: 38mm SEMI-SOLID FLUSH DOOR PANEL

LEAF FINISH: TO BE PAINTED AS SPEC.

HINGES/HARDWARE: REFER TO DOOR HARDWARE SCHEDULE



D09

DOOR DESCRIPTION: INTERNAL SLIDING DOOR TO MASTER ENSUITE

FRAME TYPE: 120mm JOEY ZERO CAVITY SLIDER OR APPROVED EQUIVALENT; NO TOP HEAD

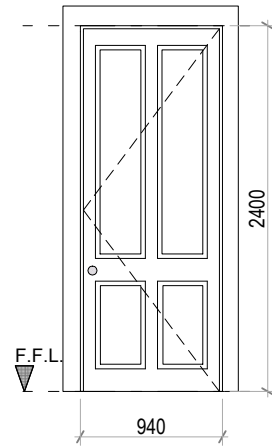
FRAME FINISH: TO BE PAINTED AS SPEC.

LEAF TYPE: 38mm SEMI-SOLID FLUSH DOOR PANEL

LEAF FINISH: TO BE PAINTED AS SPEC.

HINGES/HARDWARE: REFER TO DOOR HARDWARE SCHEDULE

NOTE: ALLOW FOR LOCKS; ALLOW FOR STEEL FRAME TO PREVENT BOWING; ALLOW FOR MIRROR FINISH ON BOTH FACES



D07

DOOR DESCRIPTION: INTERNAL SWING DOOR TO GUEST BEDROOM

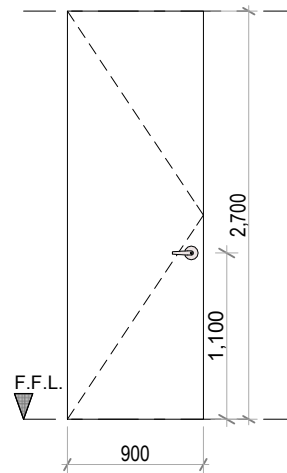
FRAME TYPE: NEW TIMBER (KDHV) FRAME TO MATCH EXISTING

FRAME FINISH: TO BE PAINTED AS SPEC.

LEAF TYPE: NEW 38mm SOLID-CORE DOOR PANEL TO MATCH EXISTING

LEAF FINISH: TO BE PAINTED AS SPEC.

HINGES/HARDWARE: REFER TO DOOR HARDWARE SCHEDULE



D11, D12, D13, D14, D15

DOOR DESCRIPTION: INTERNAL SWING DOOR

FRAME TYPE: EZY JAMB; NO TOP HEAD

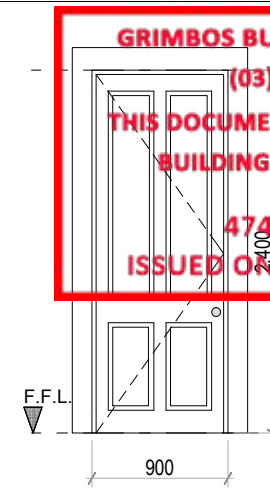
FRAME FINISH: TO BE PAINTED AS SPEC.

LEAF TYPE: 38mm SEMI-SOLID FLUSH DOOR PANEL

LEAF FINISH: TO BE PAINTED AS SPEC.

HINGES/HARDWARE: REFER TO DOOR HARDWARE SCHEDULE

NOTE: REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING; ALLOW FOR LOCKS TO D14 & D15; ALLOW FOR LIFT-OFF HINGES TO D14



D08

DOOR DESCRIPTION: INTERNAL SWING DOOR TO BATH

FRAME TYPE: NEW TIMBER (KDHV) FRAME TO MATCH EXISTING

FRAME FINISH: TO BE PAINTED AS SPEC.

LEAF TYPE: NEW 38mm SOLID-CORE DOOR PANEL TO MATCH EXISTING

LEAF FINISH: TO BE PAINTED AS SPEC.

HINGES: REFER TO DOOR HARDWARE SCHEDULE

GRIMBOS BUILDING SURVEYORS
 (03) 9419 7000
PROPOSED INTERNAL DOOR SCHEDULE
 THIS DOCUMENT IS THE SUBJECT OF
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 ISSUED ON - 06/07/2021

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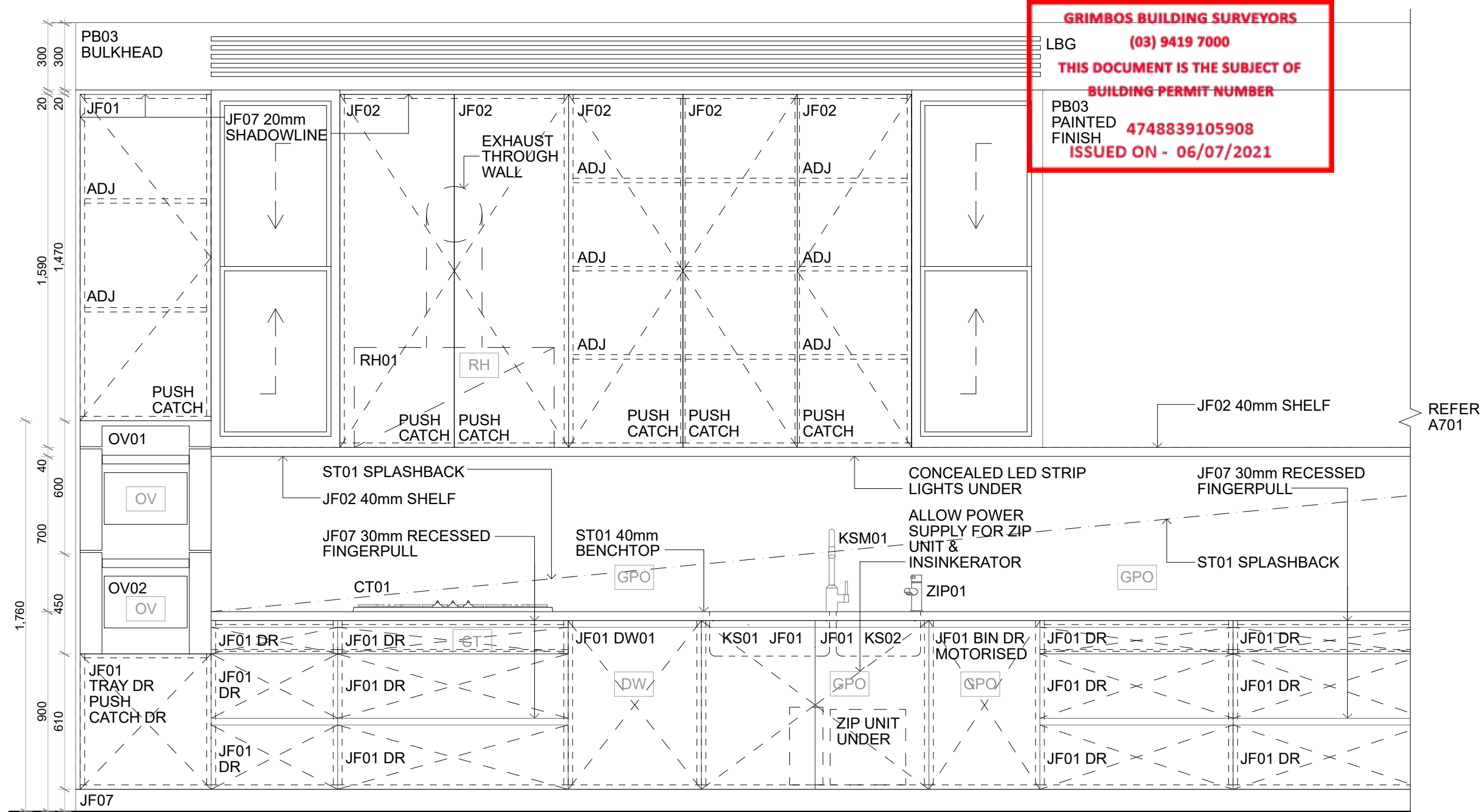
PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
DOOR SCHEDULE

DRAWN BY **AC/MP** DATE **JUN 2021**

SCALE **1:1, 1:100 A606** DRAWING NUMBER **05** REVISION NO.

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 (03) 9419 7000
 THIS DOCUMENT IS THE SUBJECT OF
 BUILDING PERMIT NUMBER
 PB03 PAINTED FINISH 4748839105908
 ISSUED ON - 06/07/2021



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PROJECT
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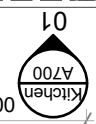
DRAWING
JOINERY - KITCHEN

DRAWN BY: **AC/MP** DATE: **JUN 2021**

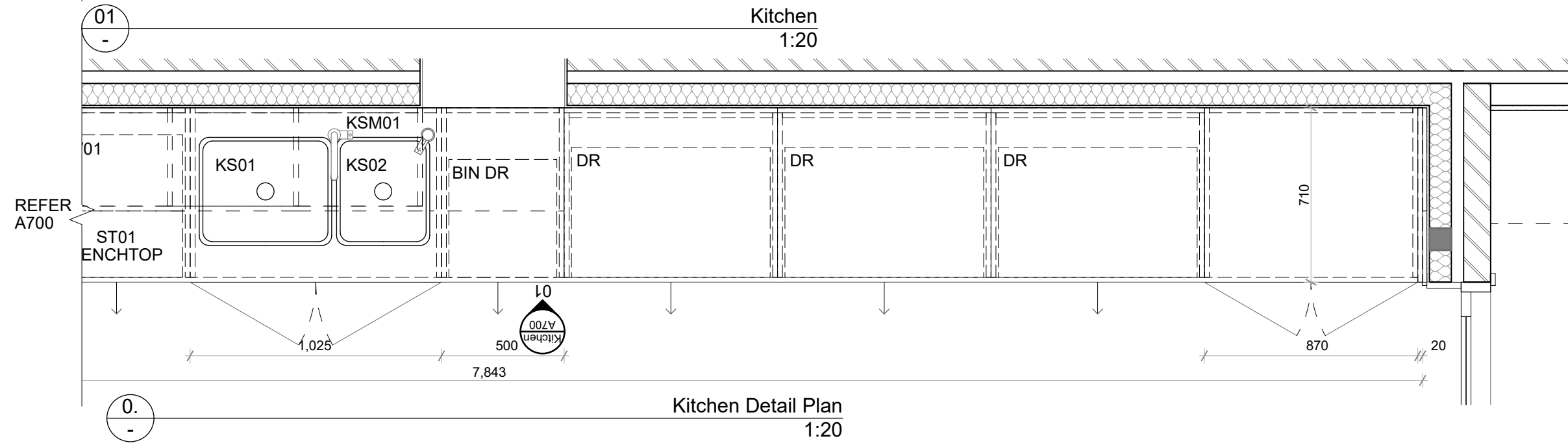
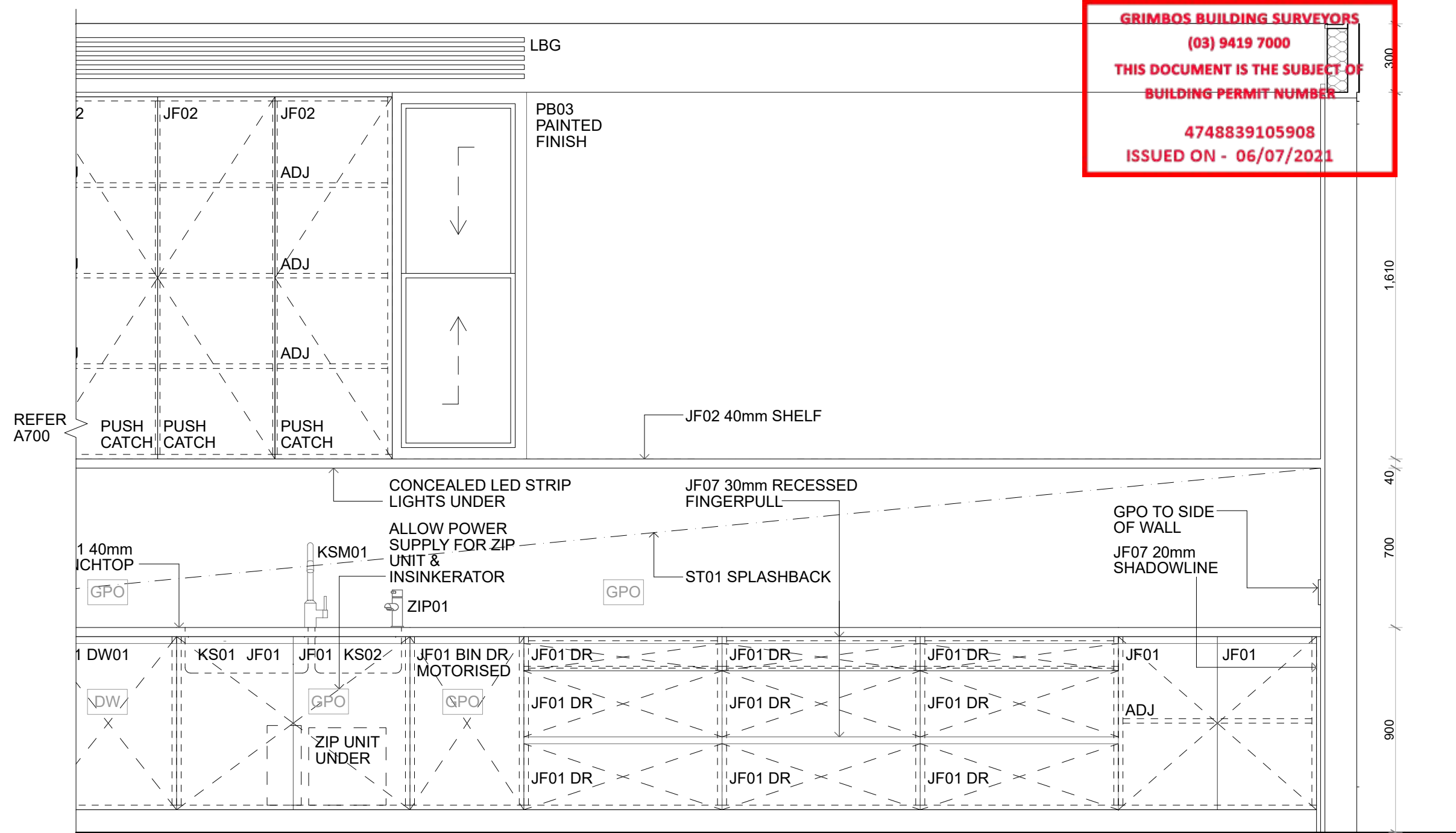
SCALE: **1:20** DRAWING NUMBER: **A700** REVISION NO.: **05**

REFER A701

REFER A701



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BUILDING PERMIT

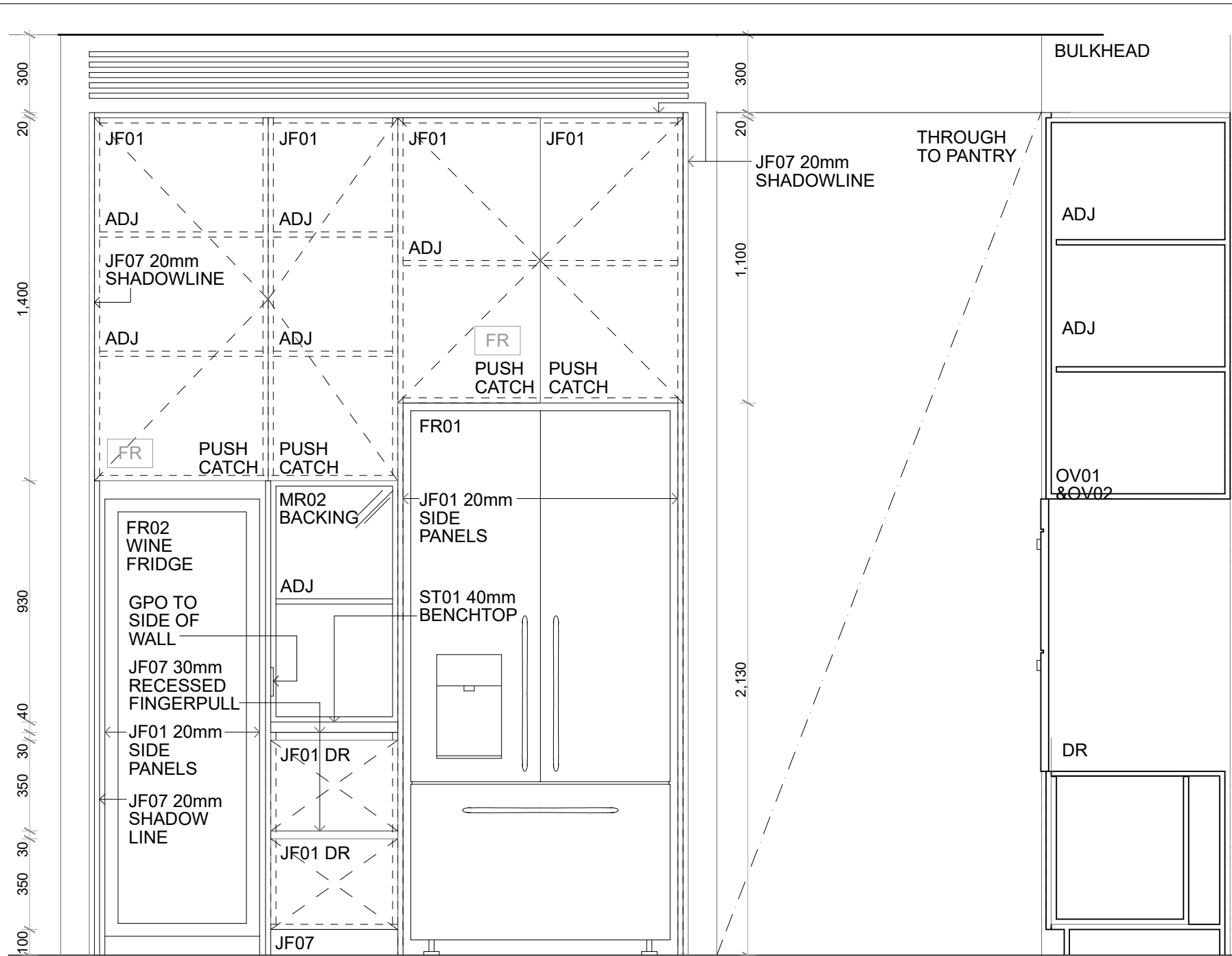
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - KITCHEN

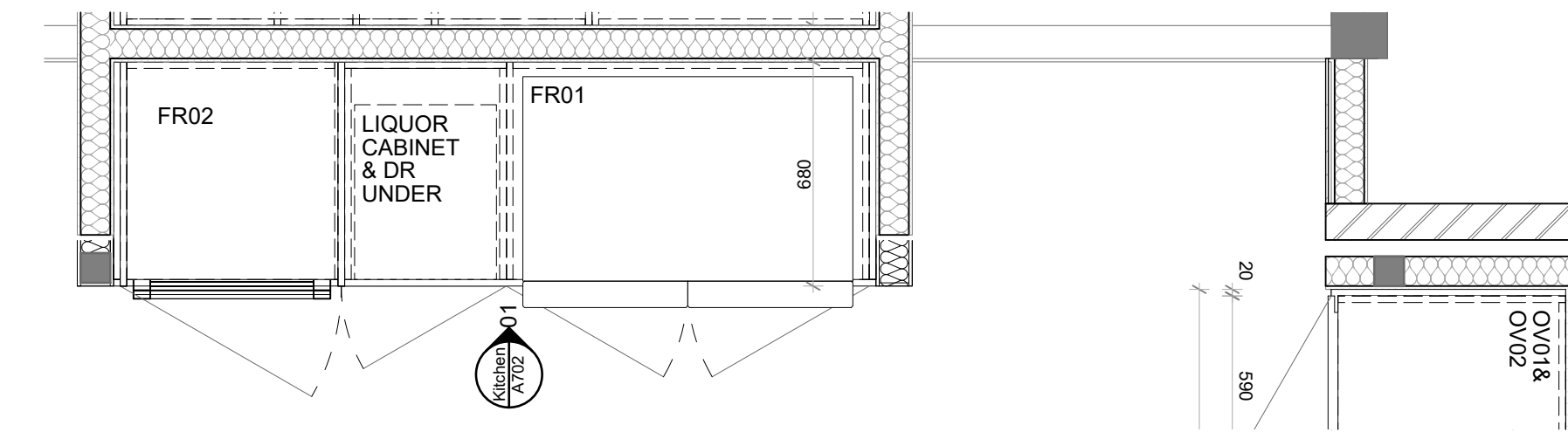
DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:20** DRAWING NUMBER: **A701** REVISION NO.: **05**



GRIMBOS BUILDING SURVEYORS
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 4748839105908
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01
Kitchen
1:20



0.
Kitchen Plan Detail
1:20

THESE DRAWINGS FORM A PART OF THE
 AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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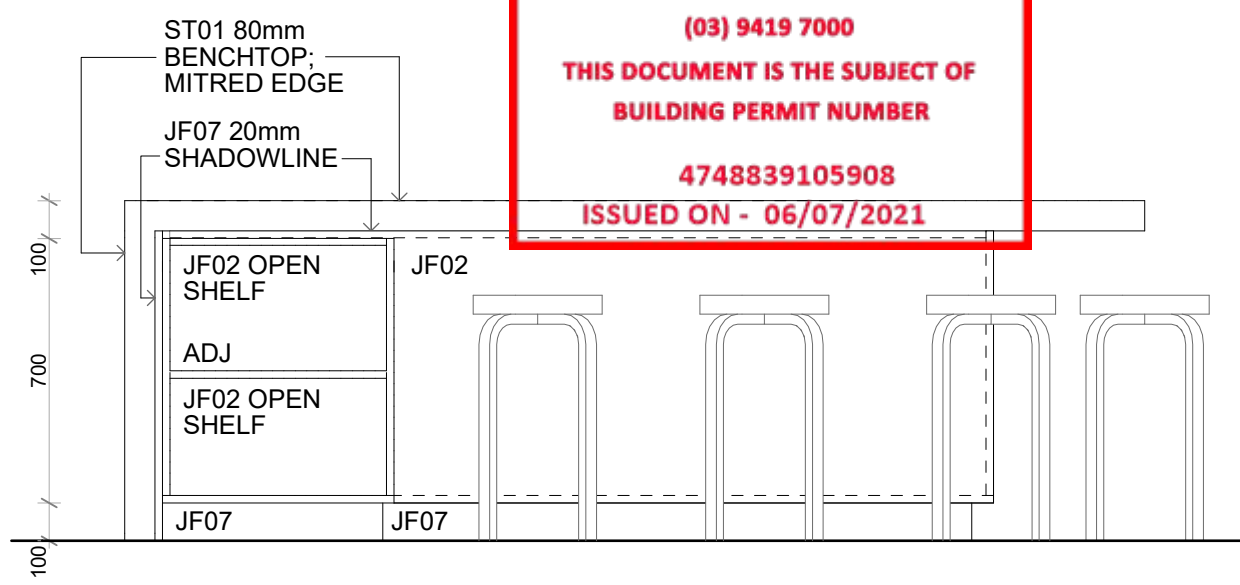
PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - KITCHEN

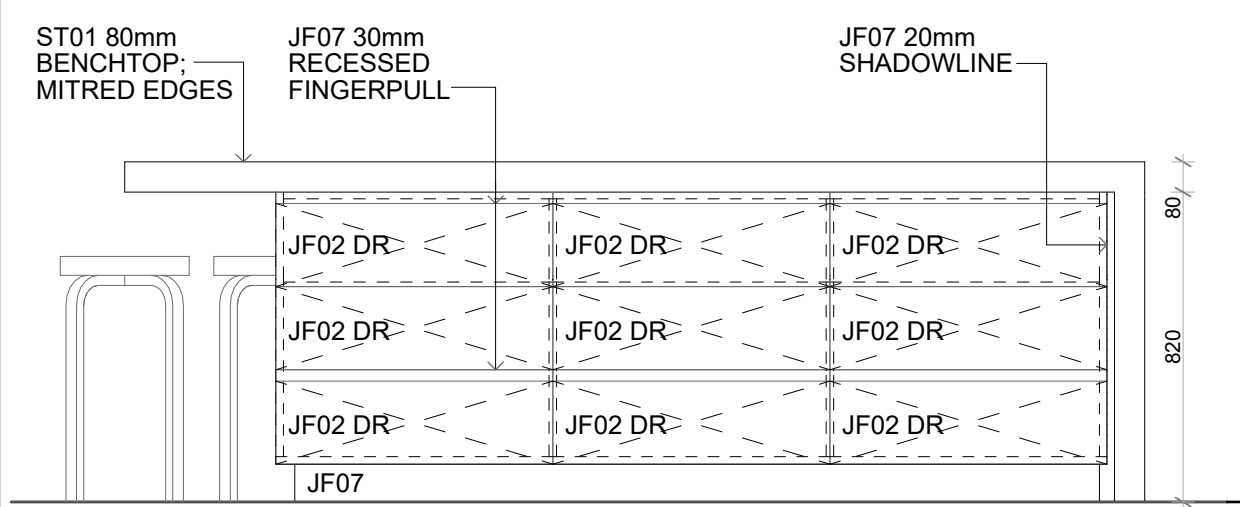
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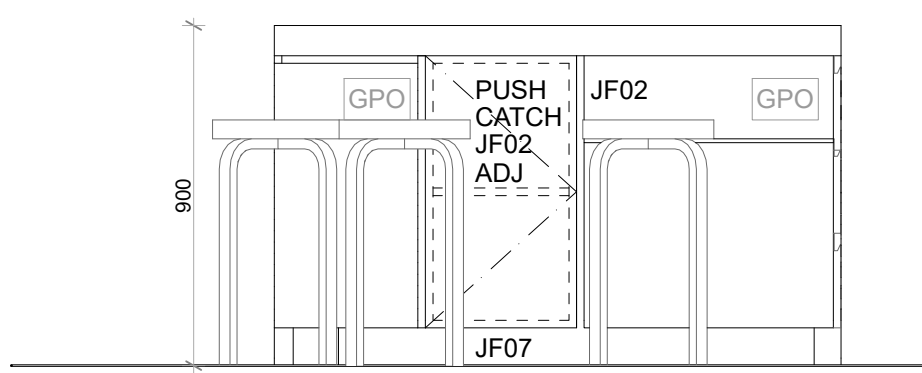
GRIMBOS BUILDING SURVEYORS
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BUILDING PERMIT NUMBER
4748839105908
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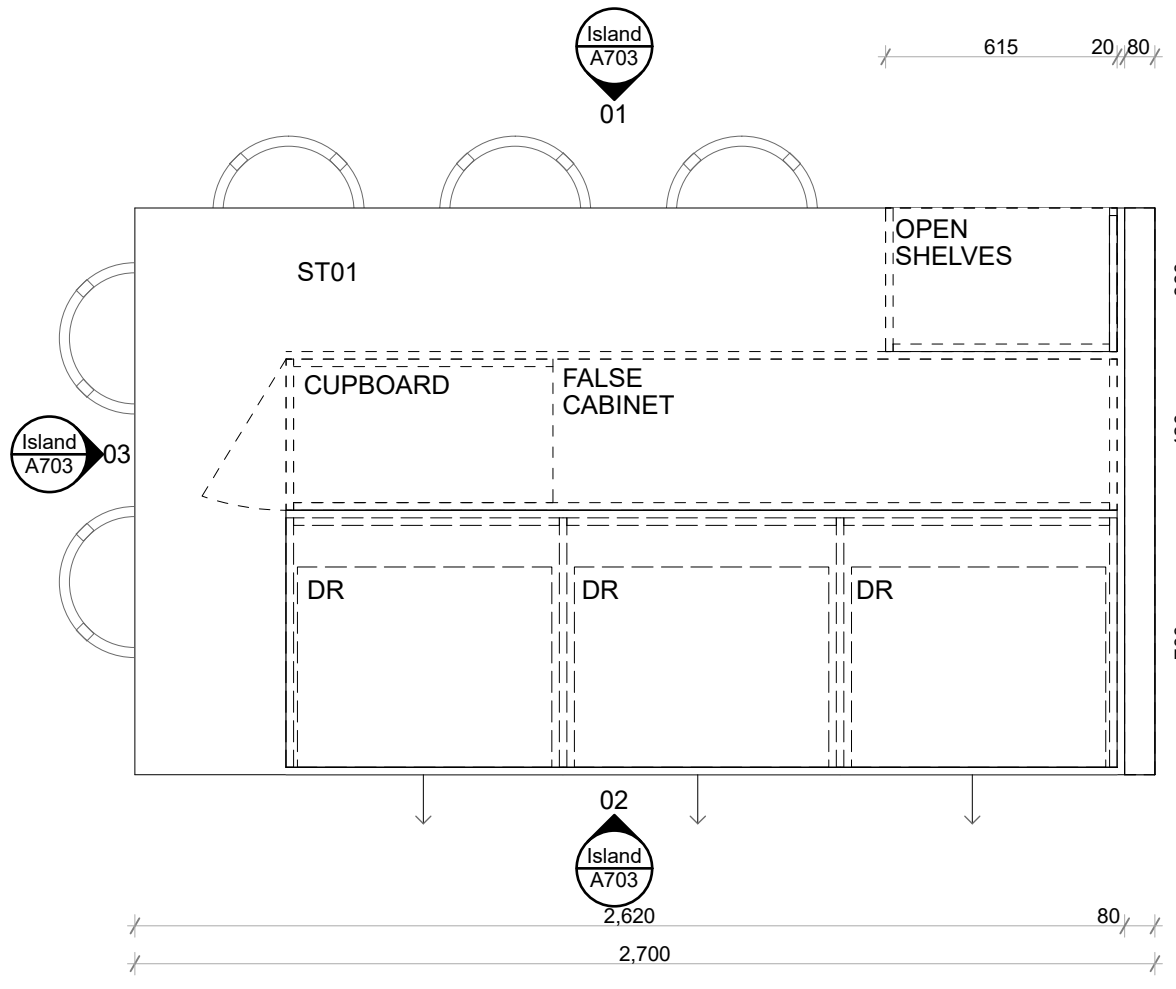
01 Island Bench 1:20



02 Island Bench 1:20



03 Island Bench 1:20



0. Island Bench Plan Detail 1:20

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
 BUILDER: DATE:

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04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

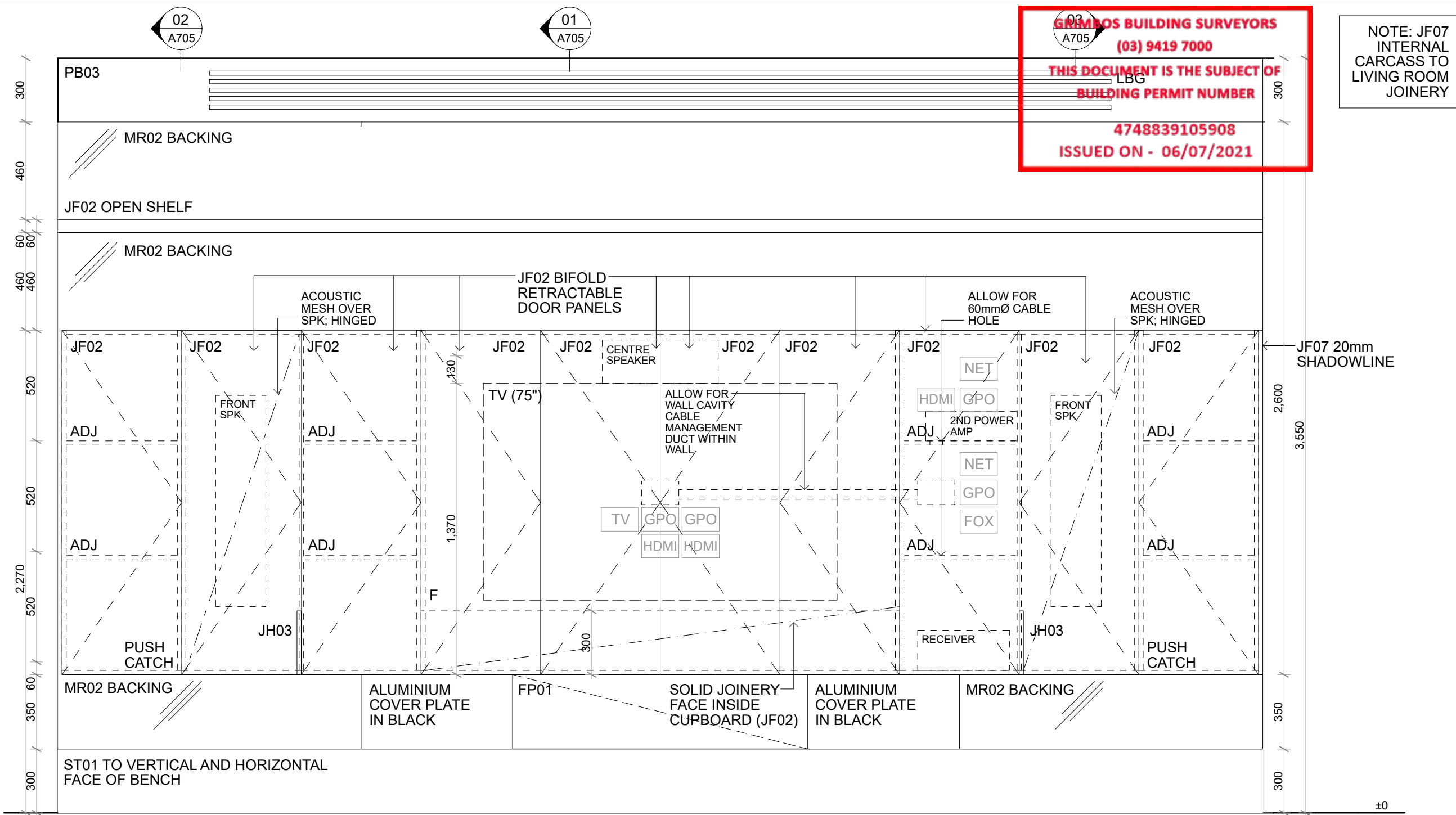
BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - ISLAND BENCH

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:20	DRAWING NUMBER A703	



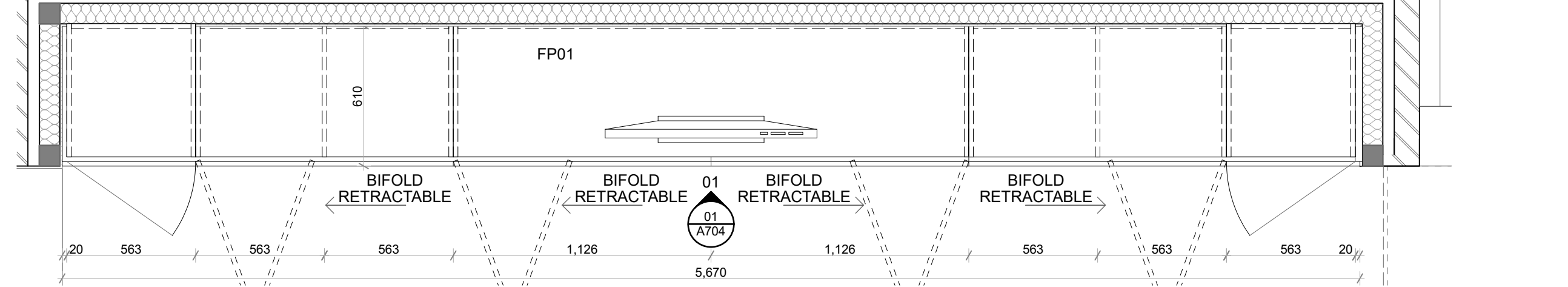
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NOTE: JF07
 INTERNAL
 CARCASS TO
 LIVING ROOM
 JOINERY

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 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
03	POST-TENDER (VM01)	6/05/2021
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

Living Room Joinery
 1:20



Living Room Plan Detail
 1:20

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
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DRAWING
JOINERY - LIVING

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:20	DRAWING NUMBER A704	

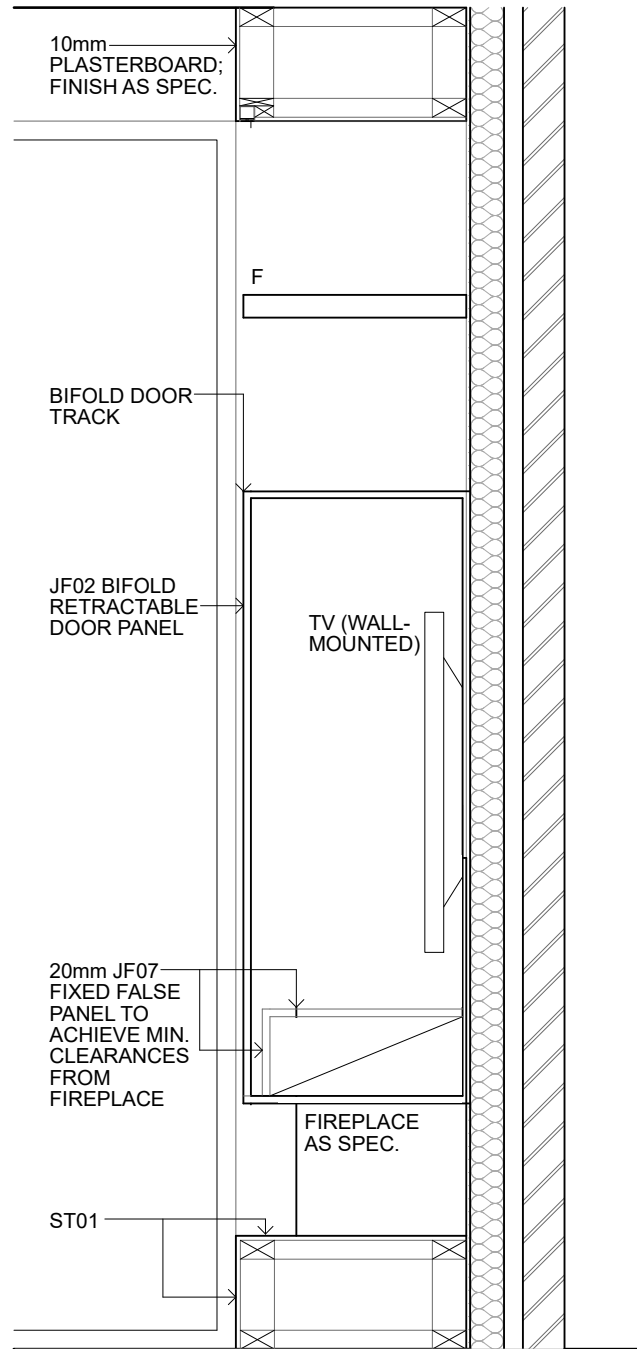
GRIMBOS BUILDING SURVEYORS

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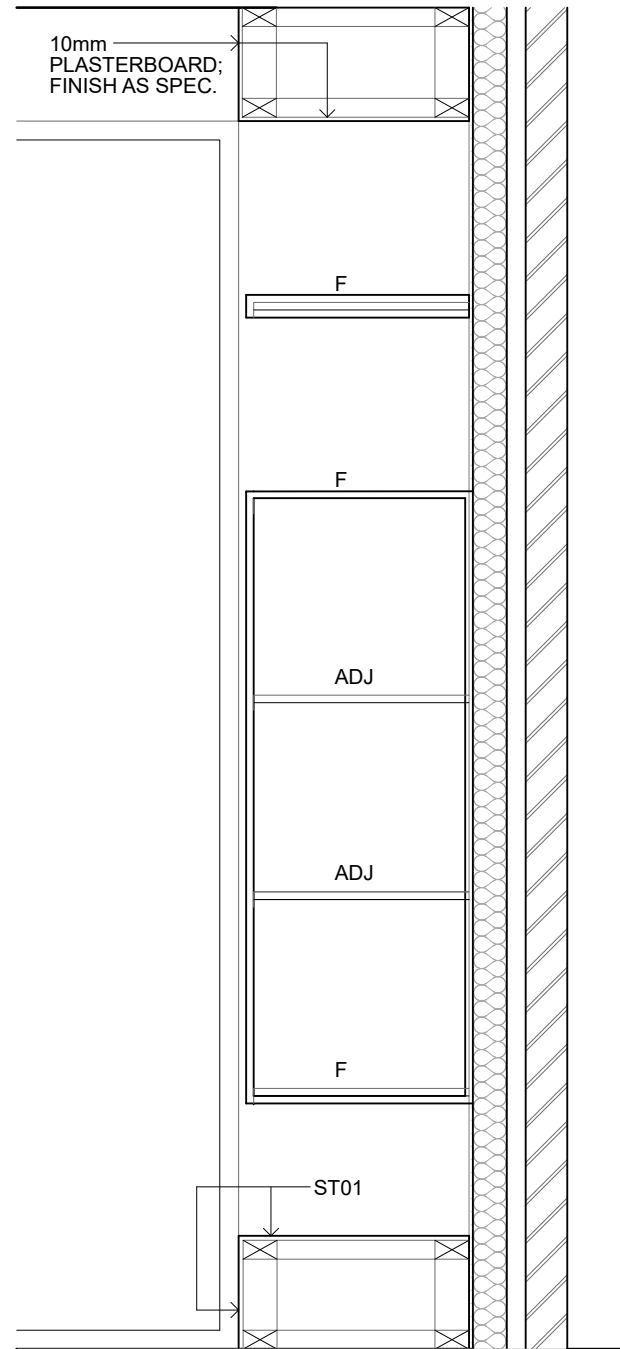
THIS DOCUMENT IS THE SUBJECT OF
BUILDING PERMIT NUMBER

4748839105908

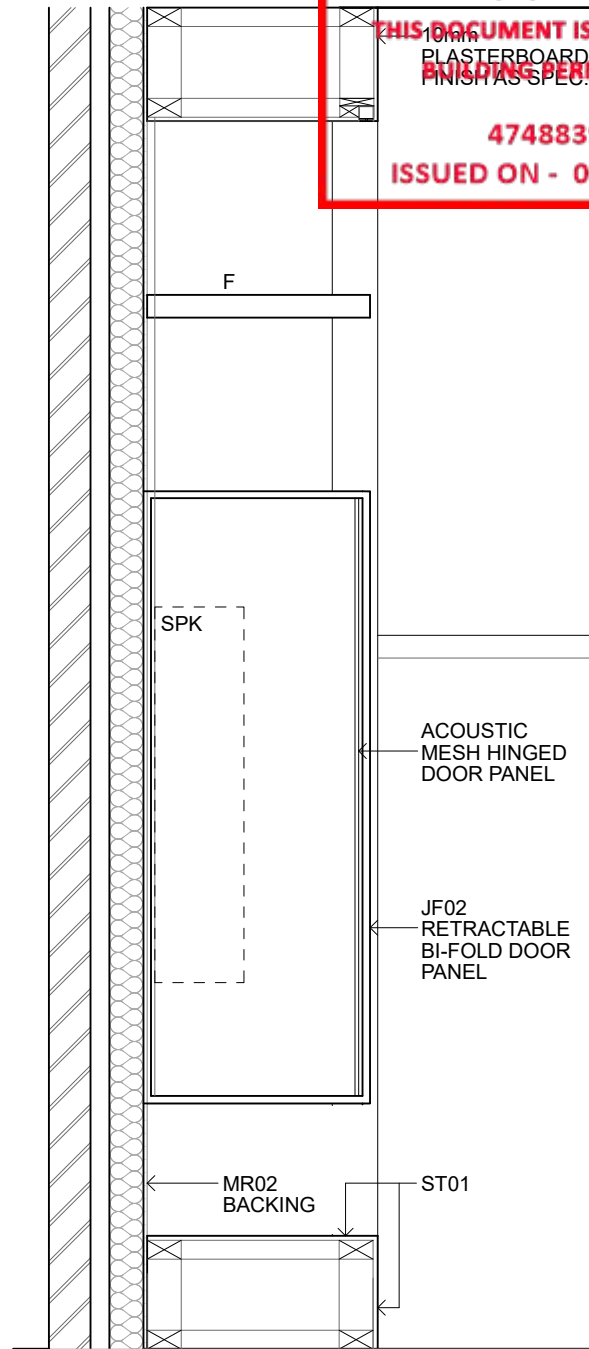
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01 Living Section 1:20
A704



02 Living Section 1:20
A704



03 Living Section 1:20
A704

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BUILDER: DATE:

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BUILDING PERMIT

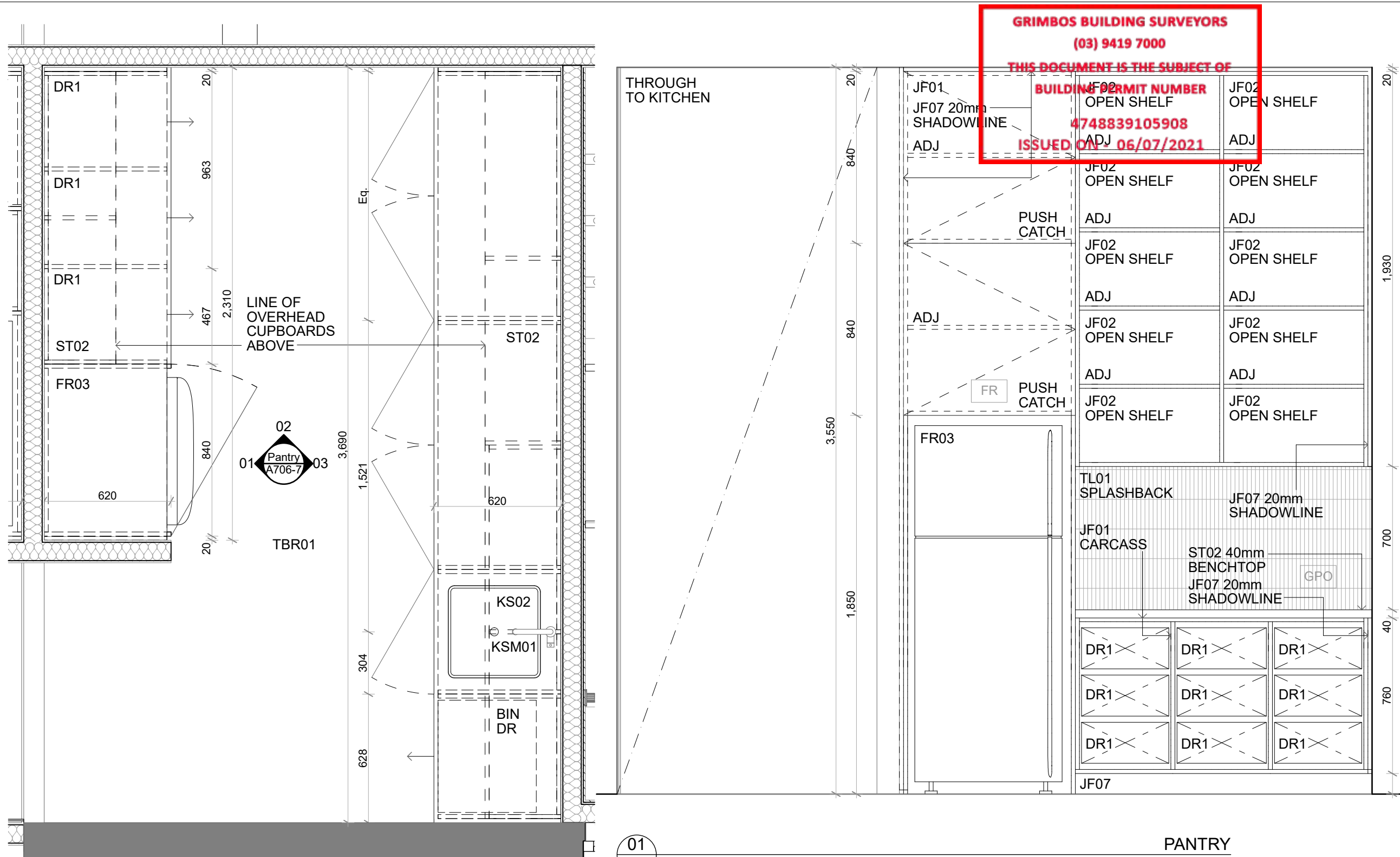
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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
JOINERY - LIVING SECTIONS

DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:20** DRAWING NUMBER: **A705** REVISION NO.: **05**



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0. - GROUND FLOOR 1:20

01 -

PANTRY 1:20

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 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - PANTRY

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:20 A706 05

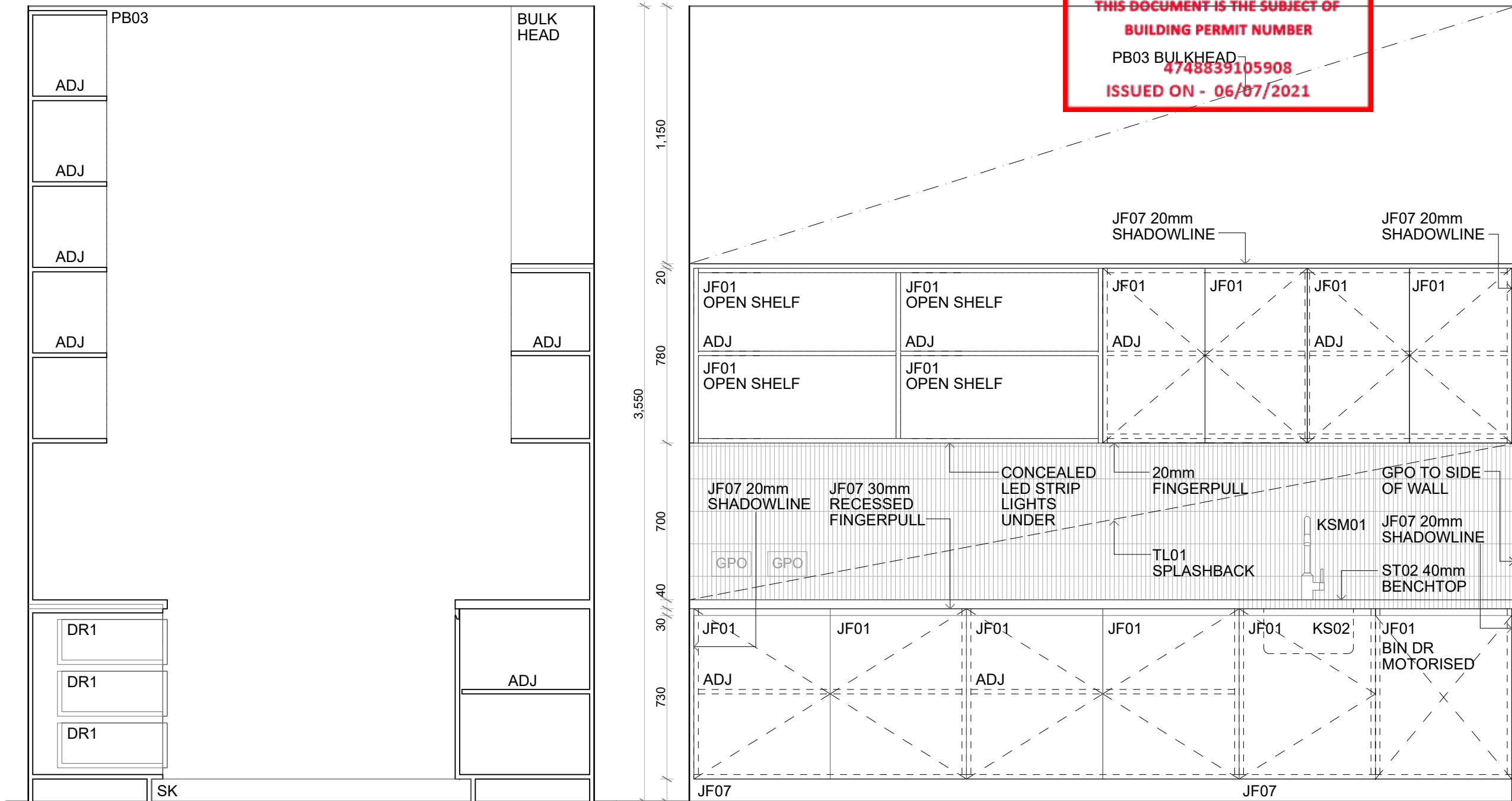
GRIMBOS BUILDING SURVEYORS

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BUILDING PERMIT NUMBER

PB03 BULKHEAD
4748839105908

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CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

02
-

PANTRY
1:20

03
-

Pantry
1:20

BUILDING PERMIT

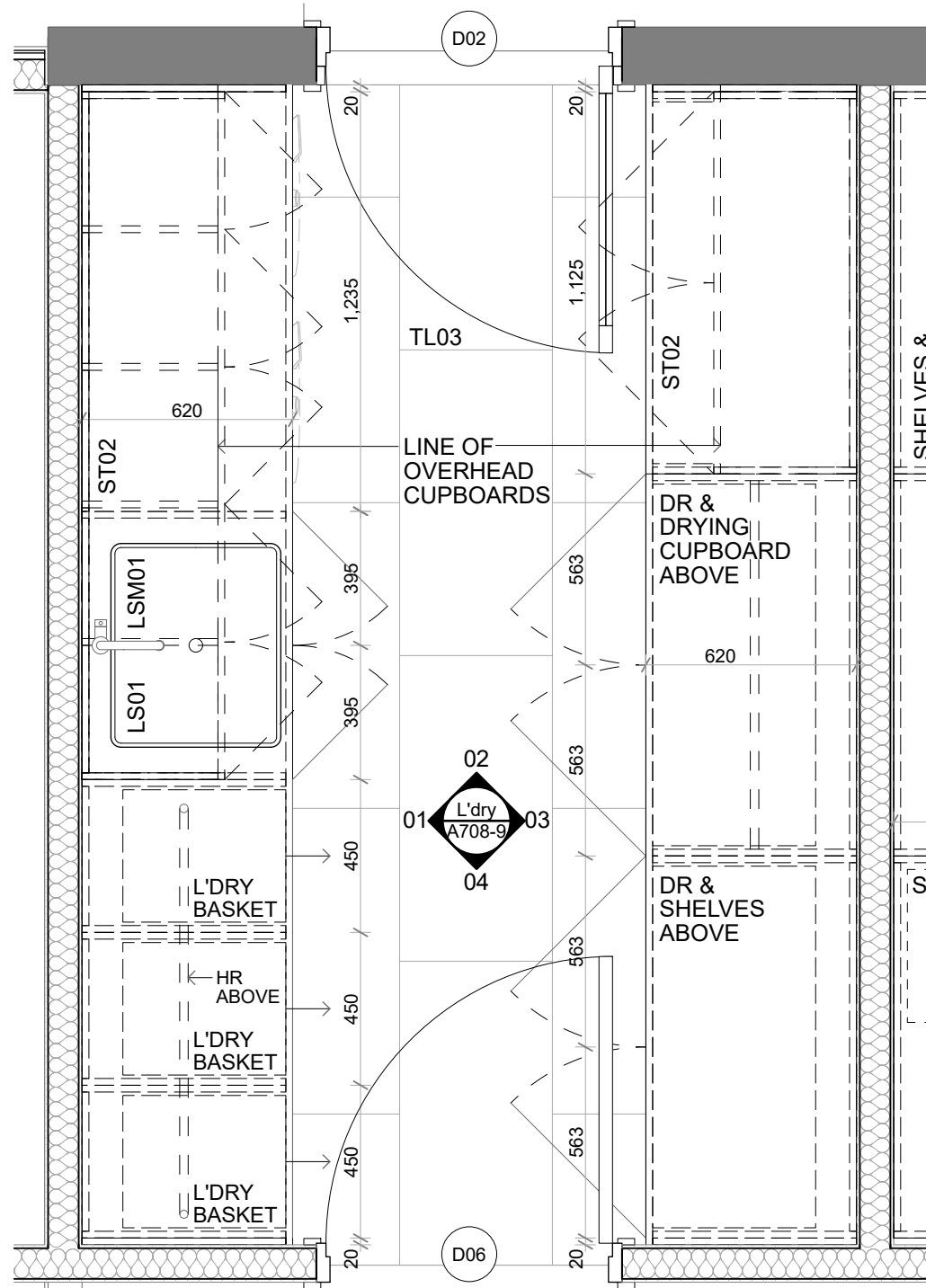
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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

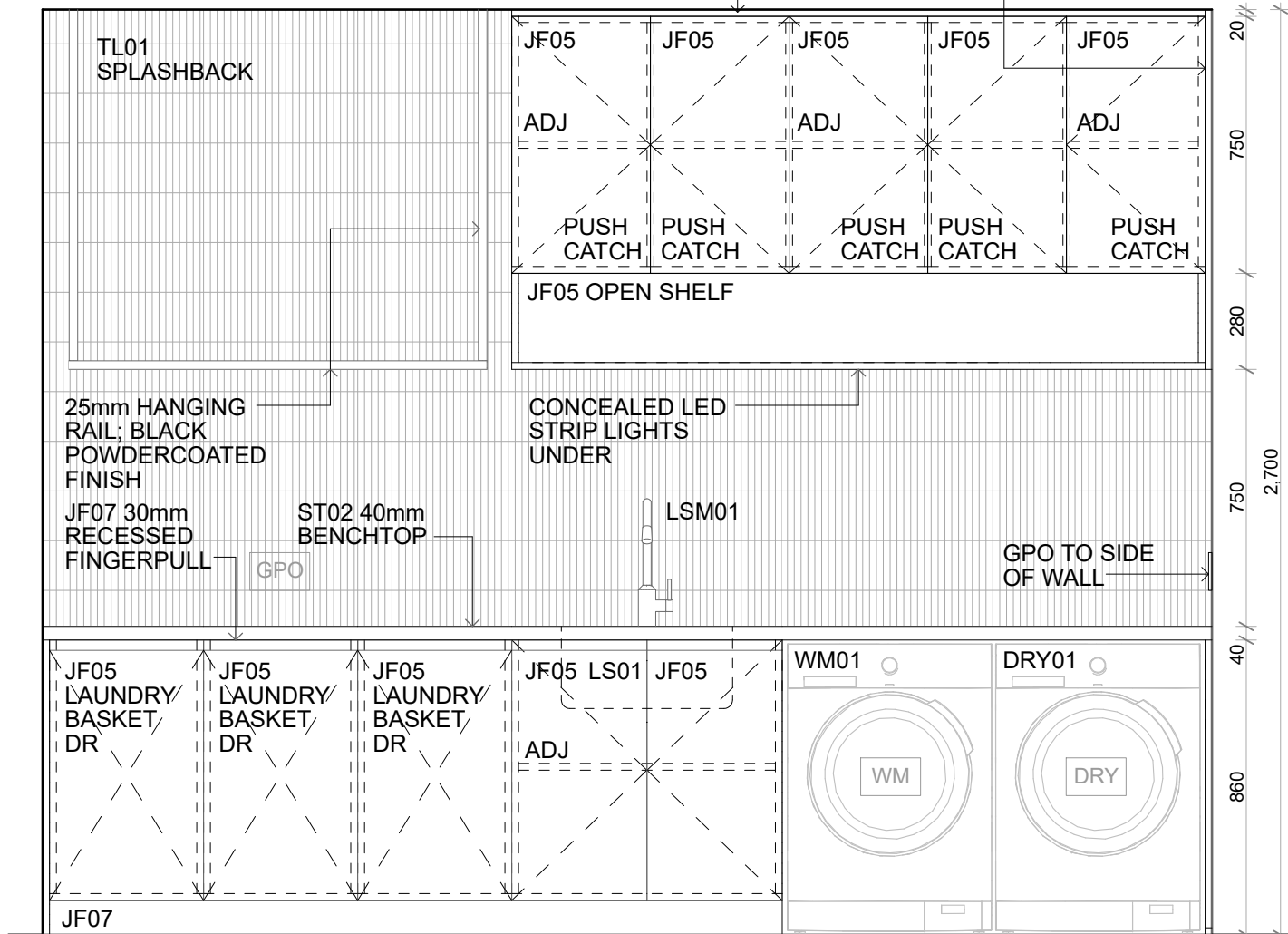
DRAWING
JOINERY - PANTRY

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:20 A707 05



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1:20

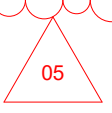


01 Laundry
1:20

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BUILDING PERMIT NUMBER
4748839105908
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NOTES
WATERPROOFING MEMBRANE MATERIAL, DESIGN AND INSTALLATION FOR ALL INTERNAL WET AREAS ARE TO BE IN ACCORDANCE WITH NCC TABLE 3.8.1.1 AND AS3740-2010.

NOTES
WATERPROOFING MEMBRANE IS TO BE ARDEX WPM 155.



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CLIENT: DATE:
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01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
JOINERY - LAUNDRY

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:20 A708 05

GRIMBOS BUILDING SURVEYORS

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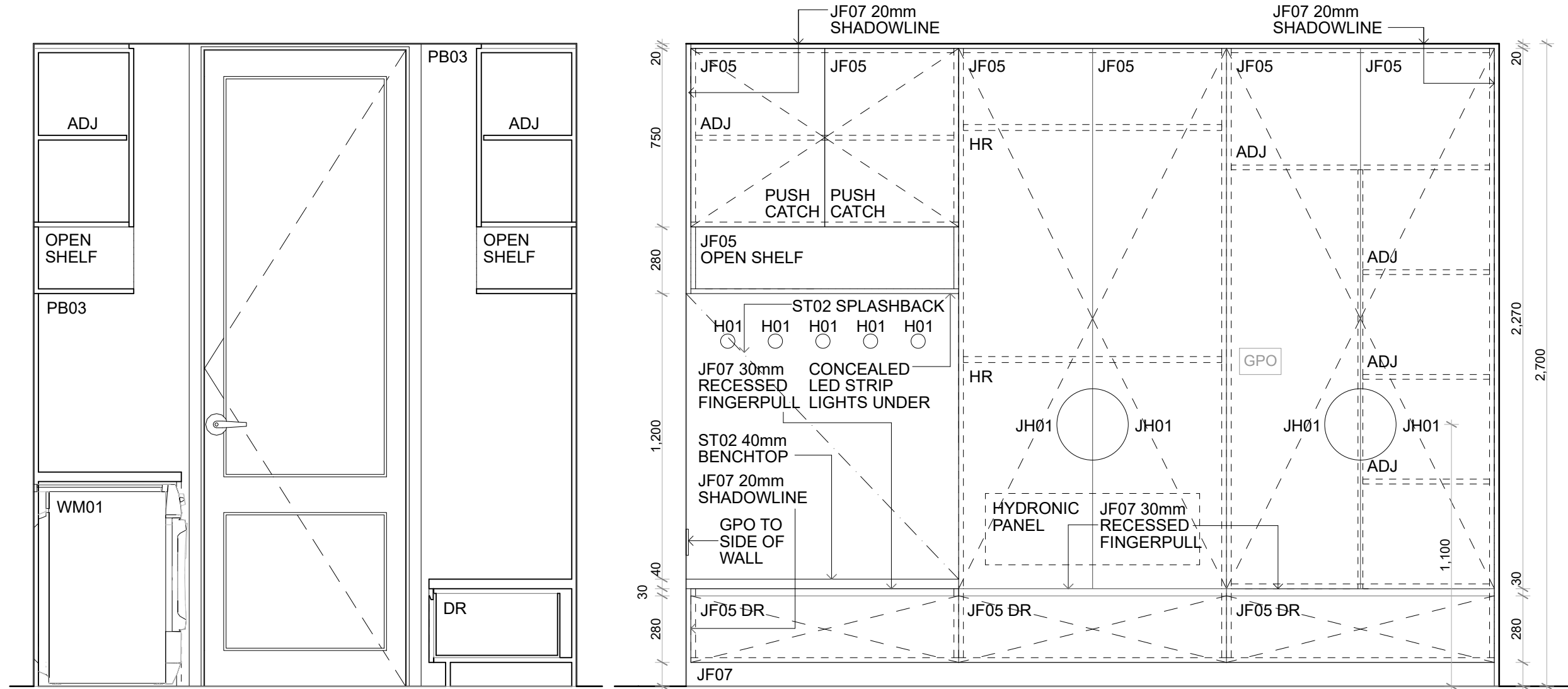
4748839105908

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NOTES
WATERPROOFING MEMBRANE
MATERIAL, DESIGN AND
INSTALLATION FOR ALL INTERNAL
WET AREAS ARE TO BE IN
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3.8.1.1 AND AS3740-2010.

NOTES
WATERPROOFING MEMBRANE IS TO
BE ARDEX WPM 155.

05



02
-

Laundry
1:20

03
-

Laundry
1:20

THESE DRAWINGS FORM A PART OF THE
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CLIENT: DATE:
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05	BUILDING PERMIT ISSUE	28/06/2021

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**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING

JOINERY - LAUNDRY

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SCALE DRAWING NUMBER REVISION NO.
1:20 A709 05

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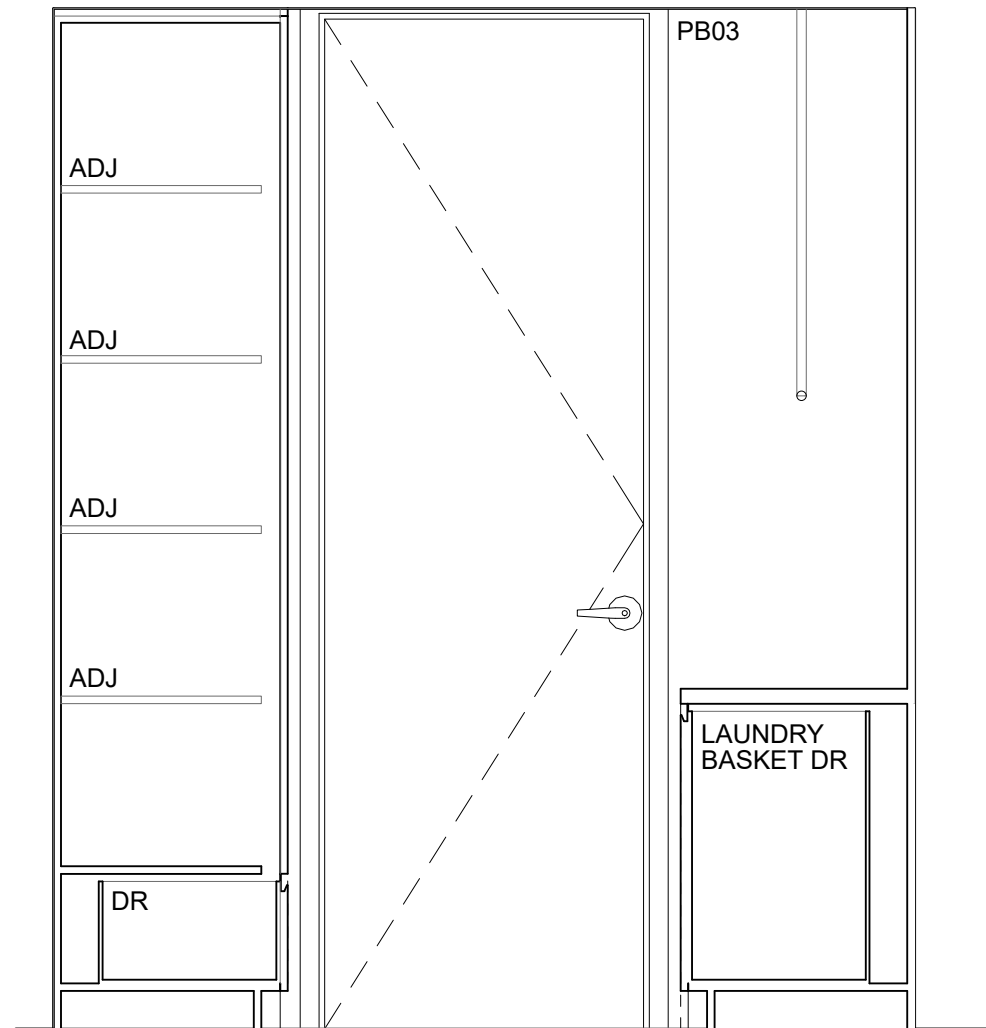
4748839105908

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NOTES
WATERPROOFING MEMBRANE
MATERIAL, DESIGN AND
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WET AREAS ARE TO BE IN
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NOTES
WATERPROOFING MEMBRANE IS TO
BE ARDEX WPM 155.

05



04
-

Laundry
1:20

THESE DRAWINGS FORM A PART OF THE
AGREED CONTRACT ABIC-SW2018 H VIC
CLIENT: DATE:
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REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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05	BUILDING PERMIT ISSUE	28/06/2021

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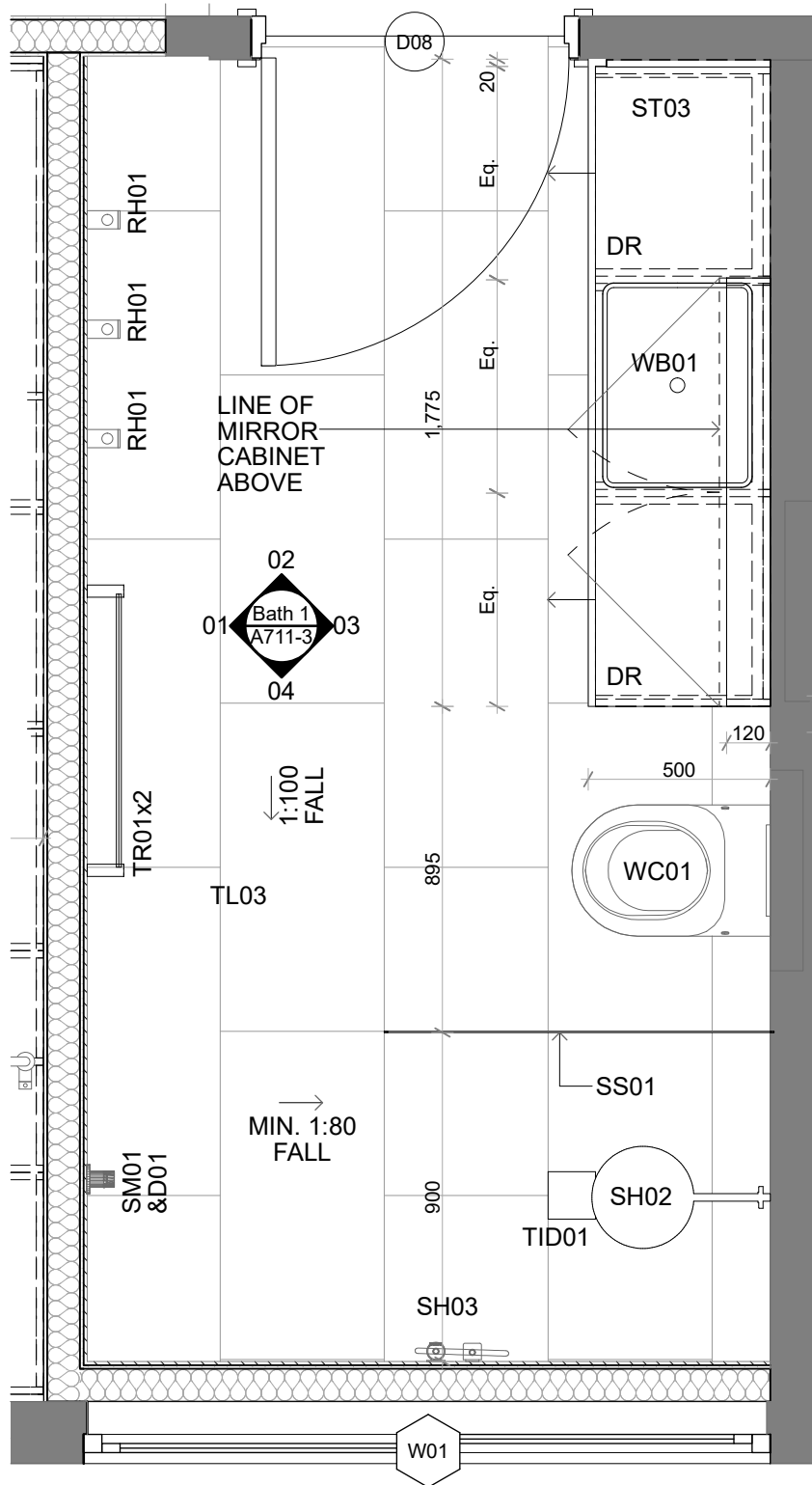
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING

JOINERY - LAUNDRY

DRAWN BY DATE
AC/MP JUN 2021

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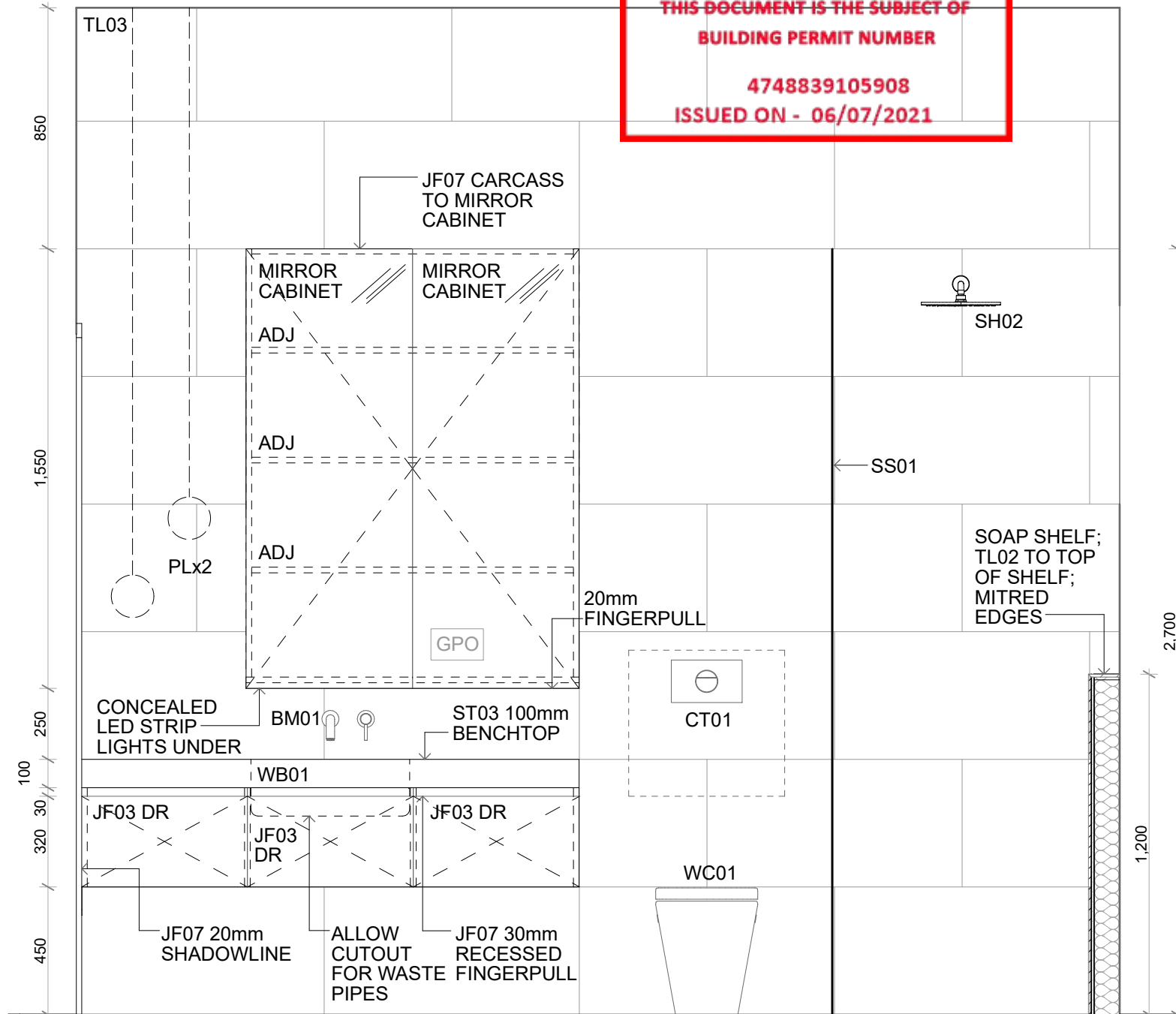


Bath 1 Plan Detail
1:20

0.

03

Bath 1
1:20



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NOTES
WATERPROOFING MEMBRANE MATERIAL, DESIGN AND INSTALLATION FOR ALL INTERNAL WET AREAS ARE TO BE IN ACCORDANCE WITH NCC TABLE 3.8.1.1 AND AS3740-2010.

NOTES
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05

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
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05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
JOINERY - BATH

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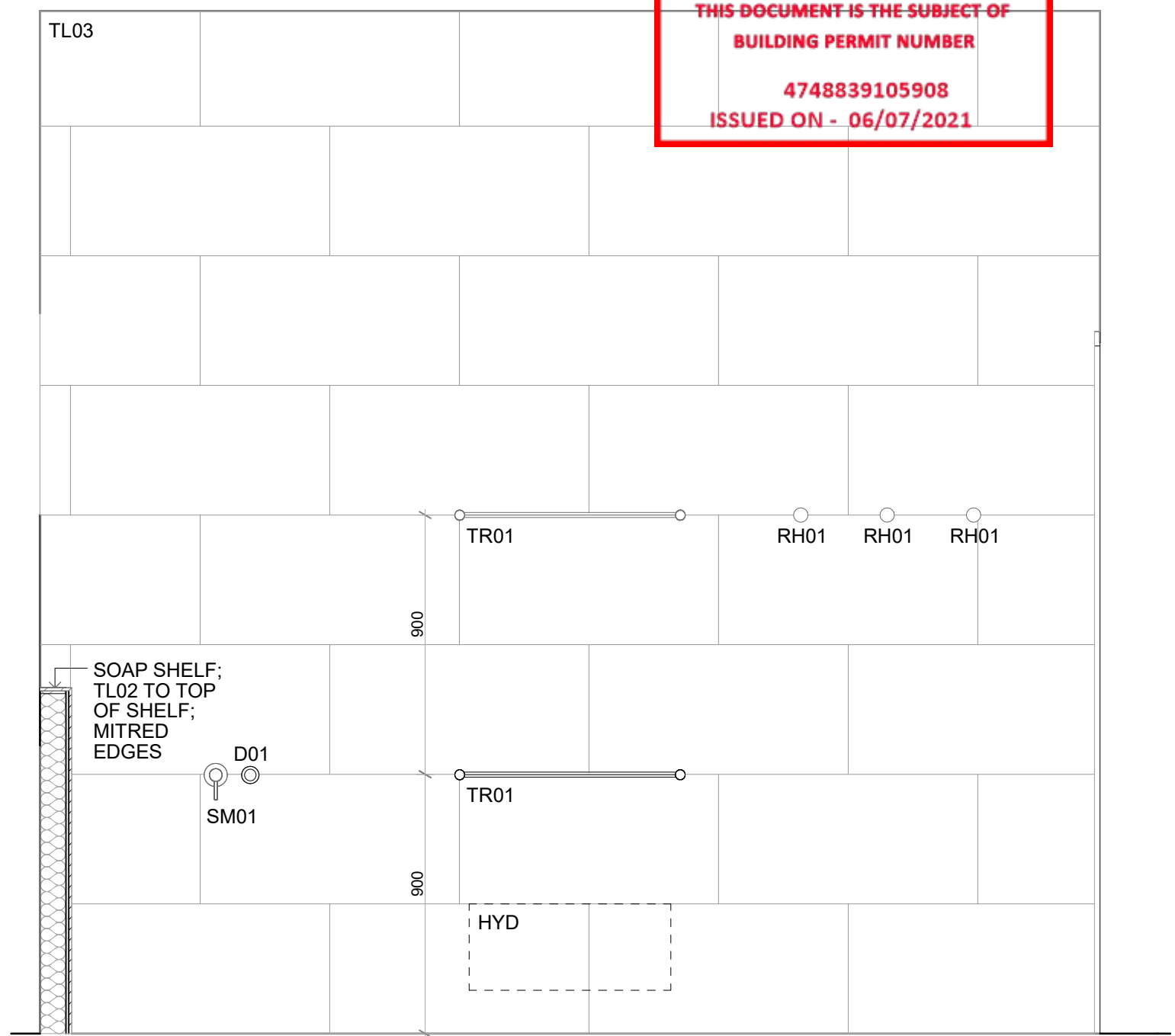
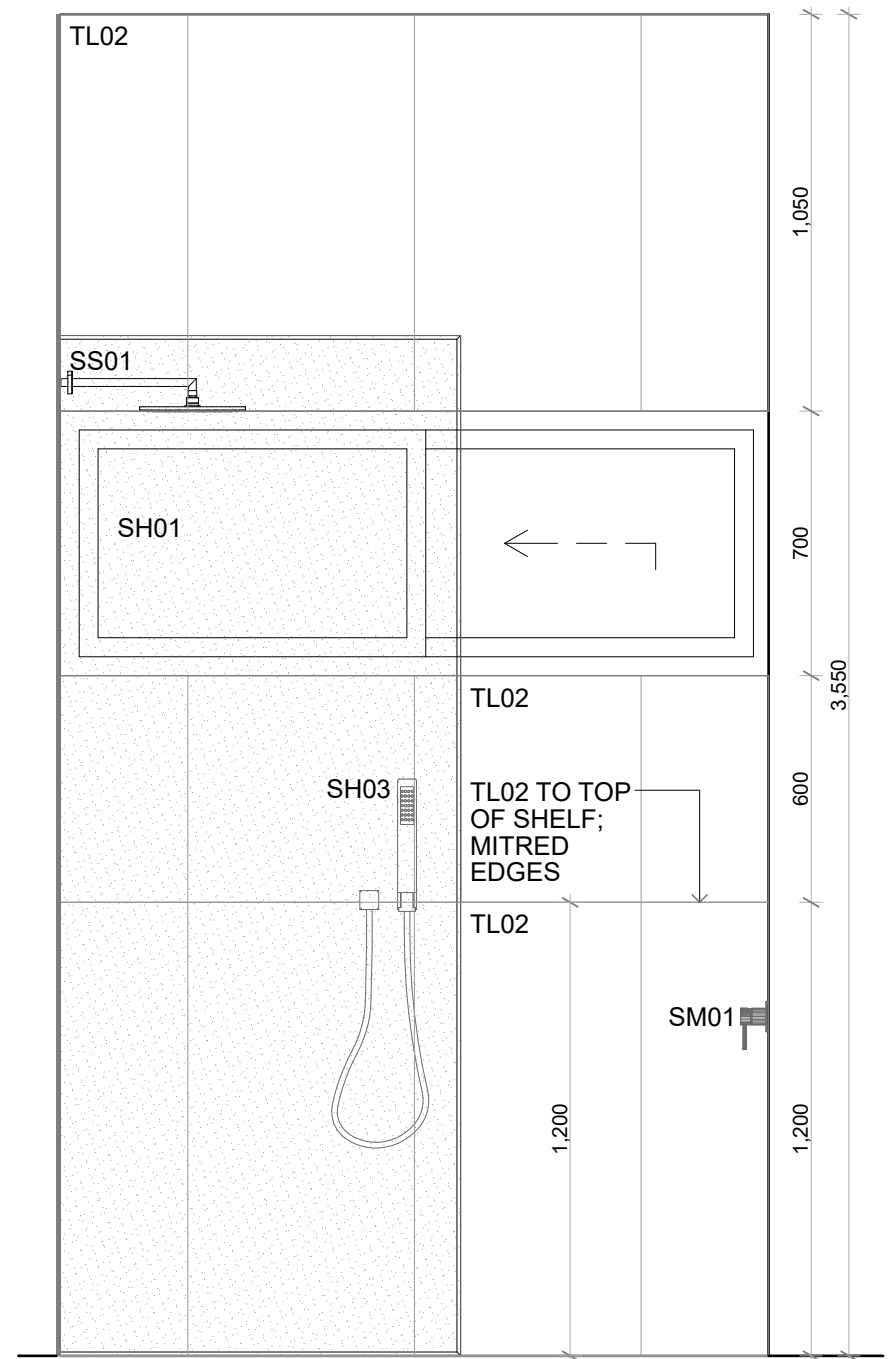
SCALE DRAWING NUMBER REVISION NO.
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NOTES
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NOTES
 WATERPROOFING MEMBRANE IS TO BE ARDEX WPM 155.

05



04 - Bath 1 1:20

01 - Bath 1 1:20

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - BATH

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SCALE: **1:20** DRAWING NUMBER: **A712** REVISION NO.: **05**

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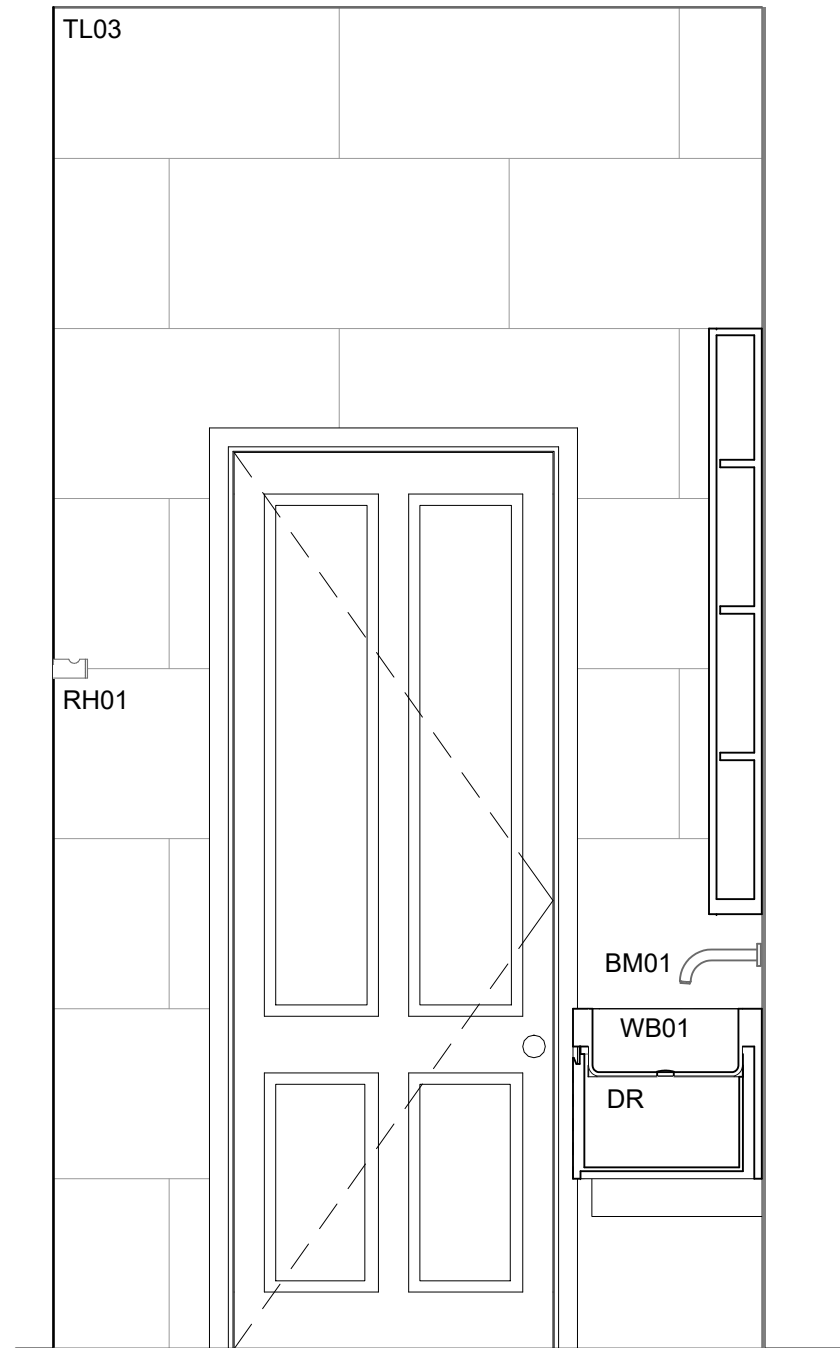
4748839105908

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NOTES
WATERPROOFING MEMBRANE
MATERIAL, DESIGN AND
INSTALLATION FOR ALL INTERNAL
WET AREAS ARE TO BE IN
ACCORDANCE WITH NCC TABLE
3.8.1.1 AND AS3740-2010.

NOTES
WATERPROOFING MEMBRANE IS TO
BE ARDEX WPM 155.

05



02
-

Bath 1
1:20

THESE DRAWINGS FORM A PART OF THE
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CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING

JOINERY - BATH

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JUN 2021



SCALE

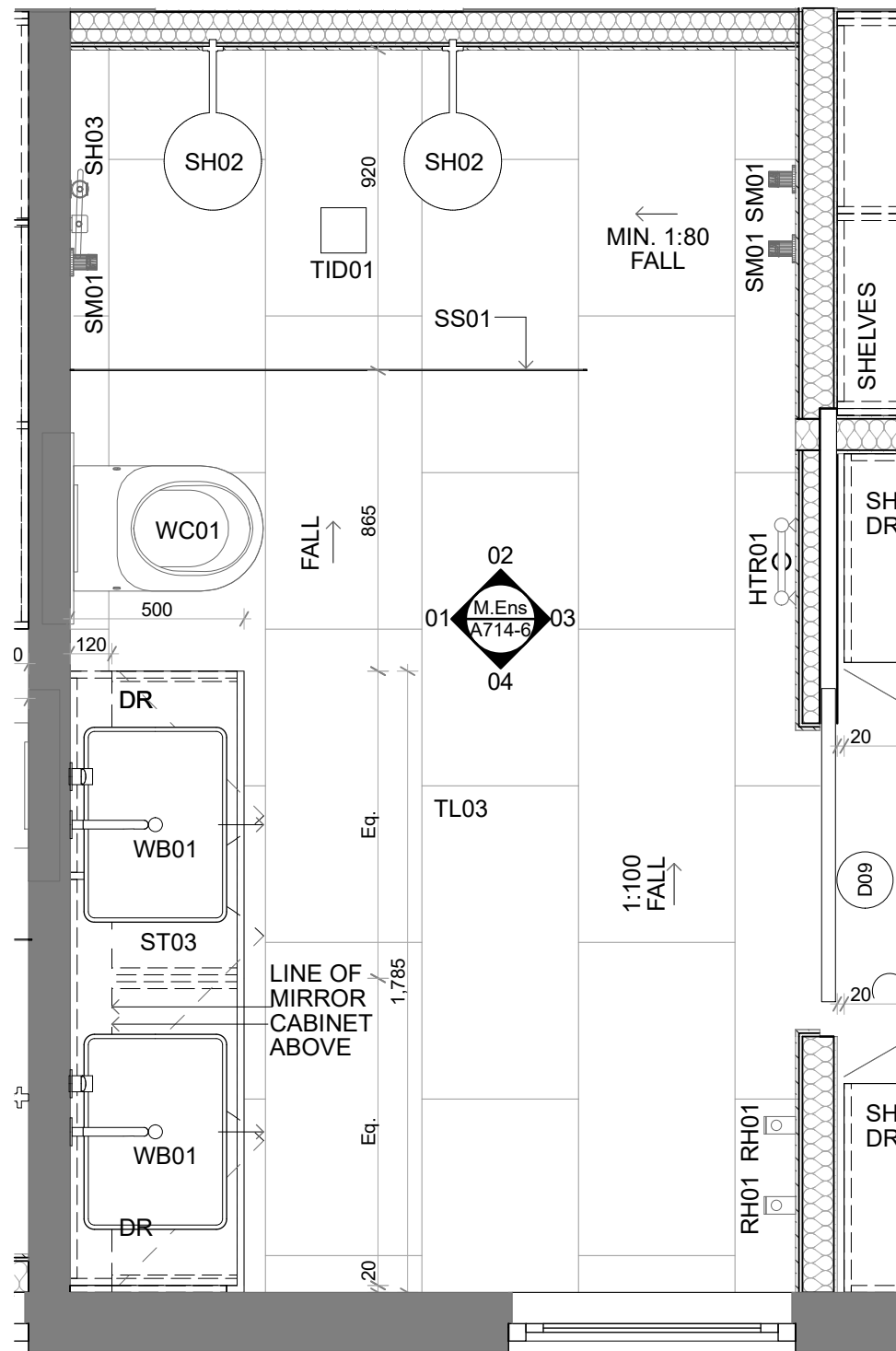
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DRAWING NUMBER

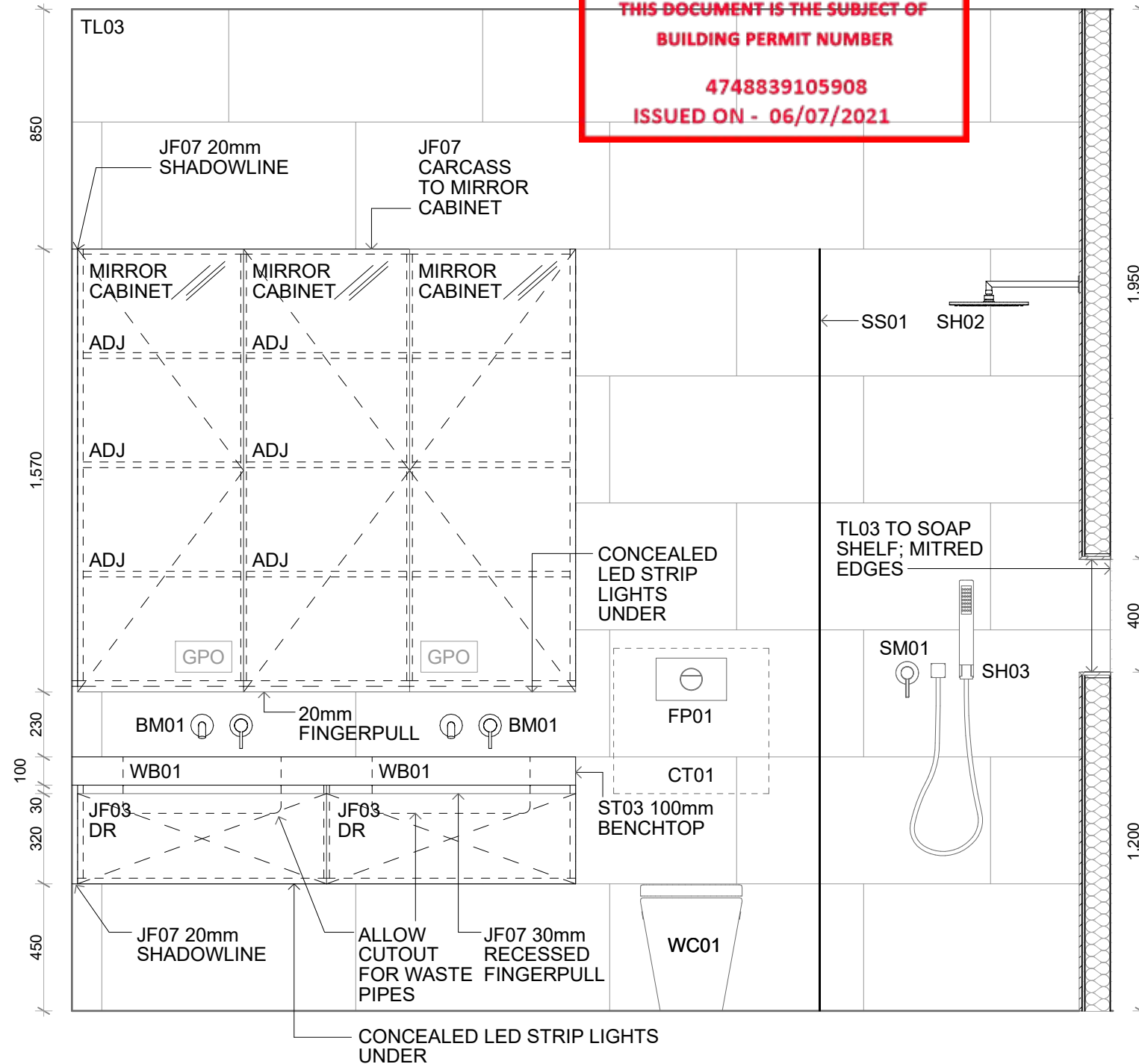
A713

REVISION NO.

05



0 Master Ensuite Plan Detail
1:20

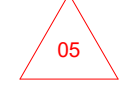


01 Master Ensuite
1:20

GRIMBOS BUILDING SURVEYORS
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REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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BUILDING PERMIT

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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
JOINERY - ENSUITE

DRAWN BY DATE
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SCALE DRAWING NUMBER REVISION NO.
1:20 A714 05

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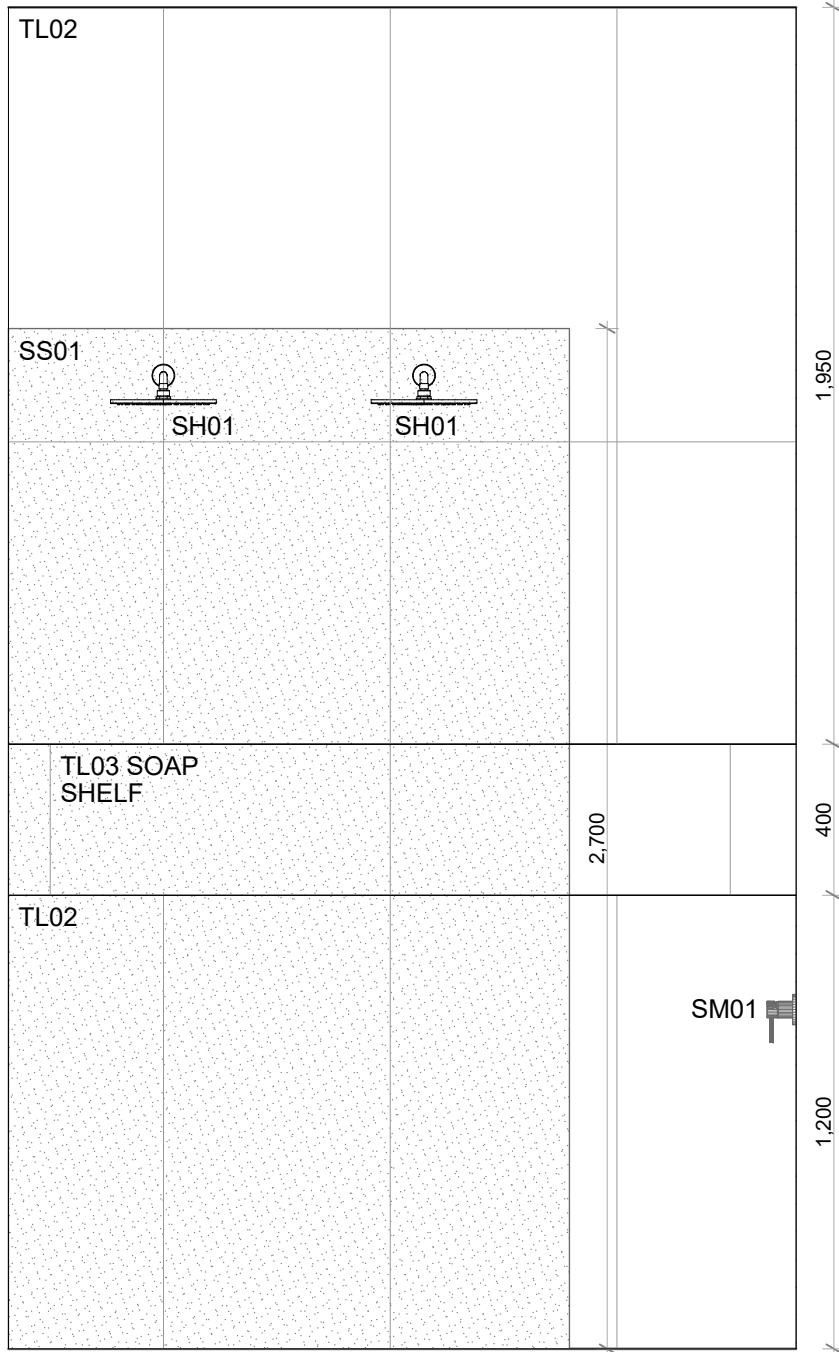
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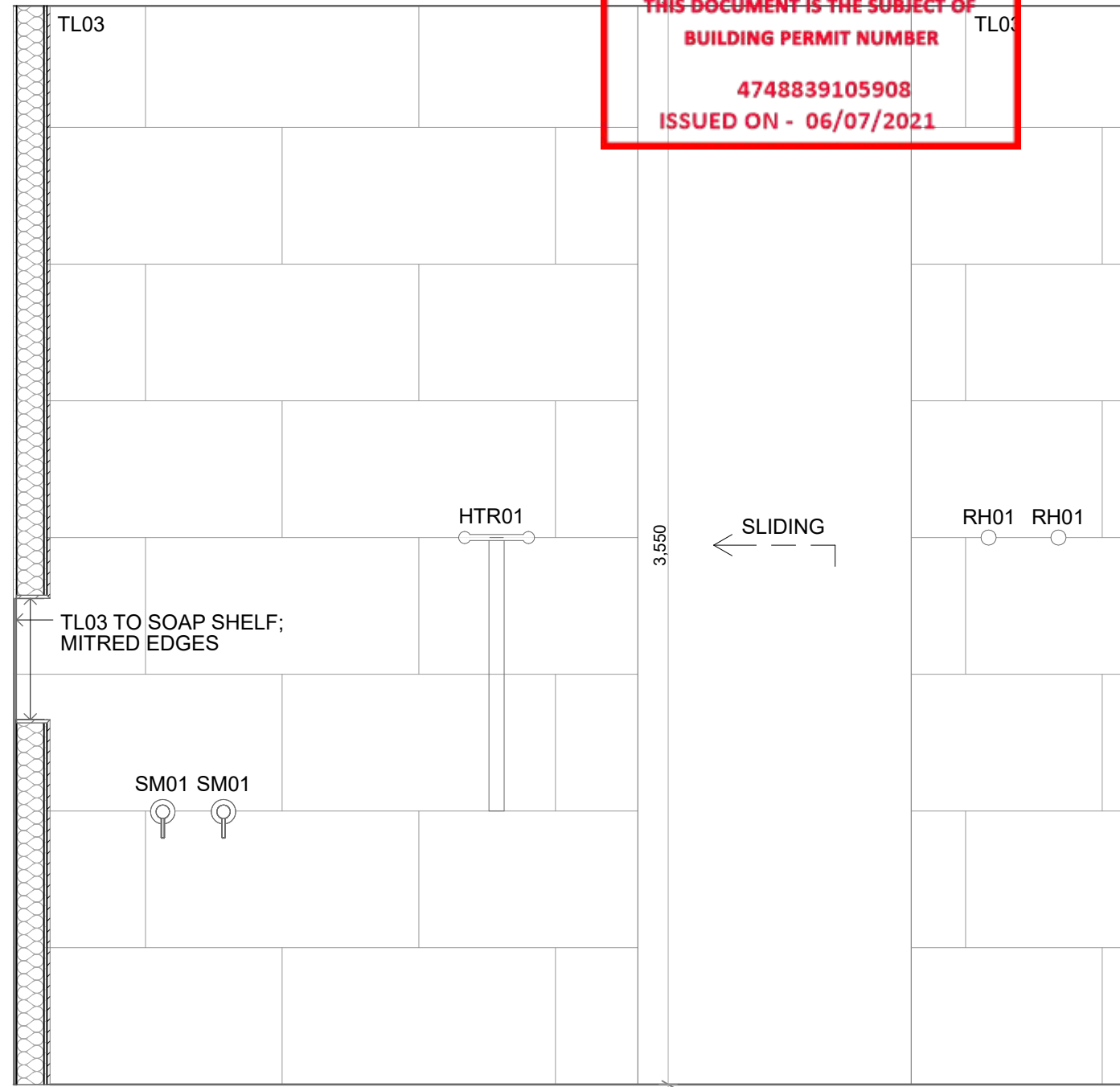
NOTES
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WET AREAS ARE TO BE IN
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NOTES
WATERPROOFING MEMBRANE IS TO
BE ARDEX WPM 155.

05



02
-
Master Ensuite
1:20



03
-
Master Ensuite
1:20

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BUILDING PERMIT

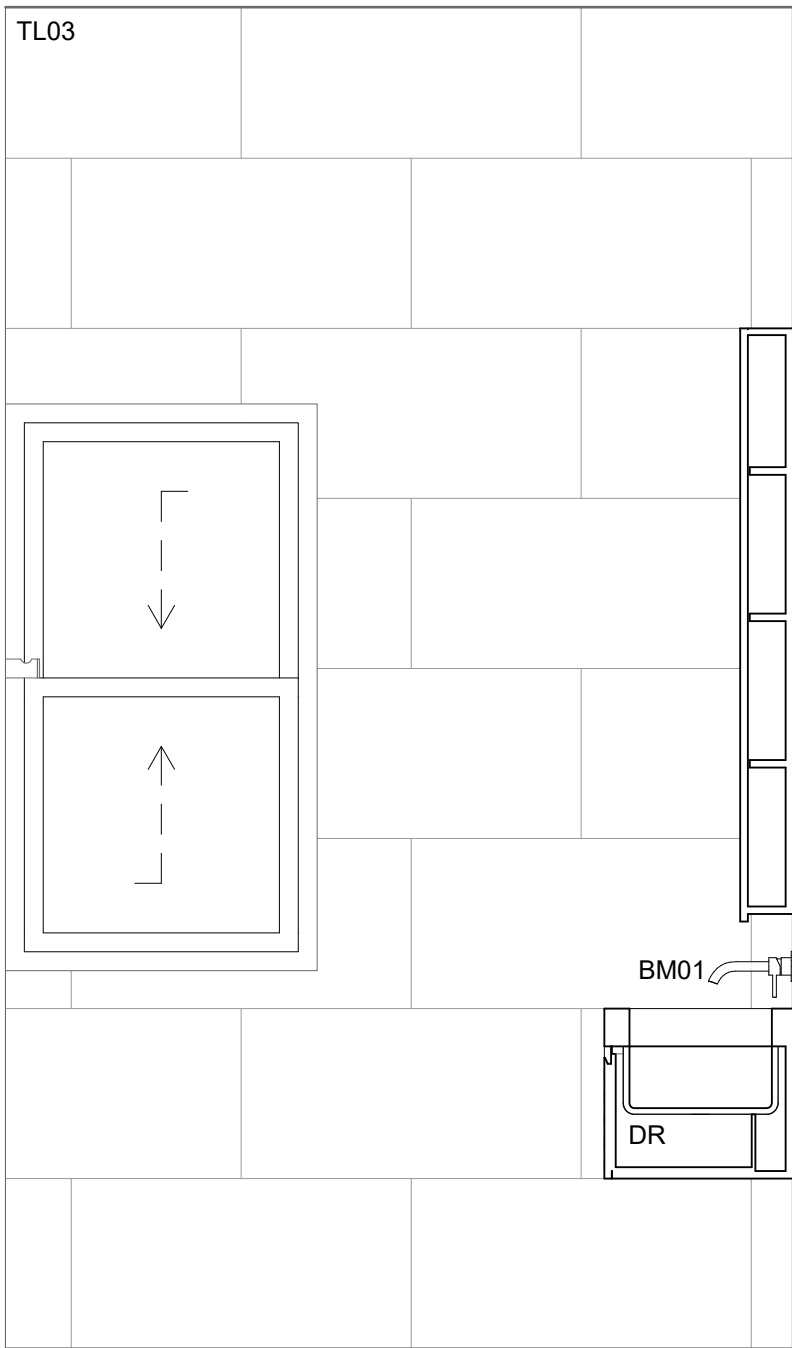
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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
JOINERY - ENSUITE

DRAWN BY DATE
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SCALE DRAWING NUMBER REVISION NO.
1:20 A715 05



04
-

Master Ensuite
1:20

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05

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05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

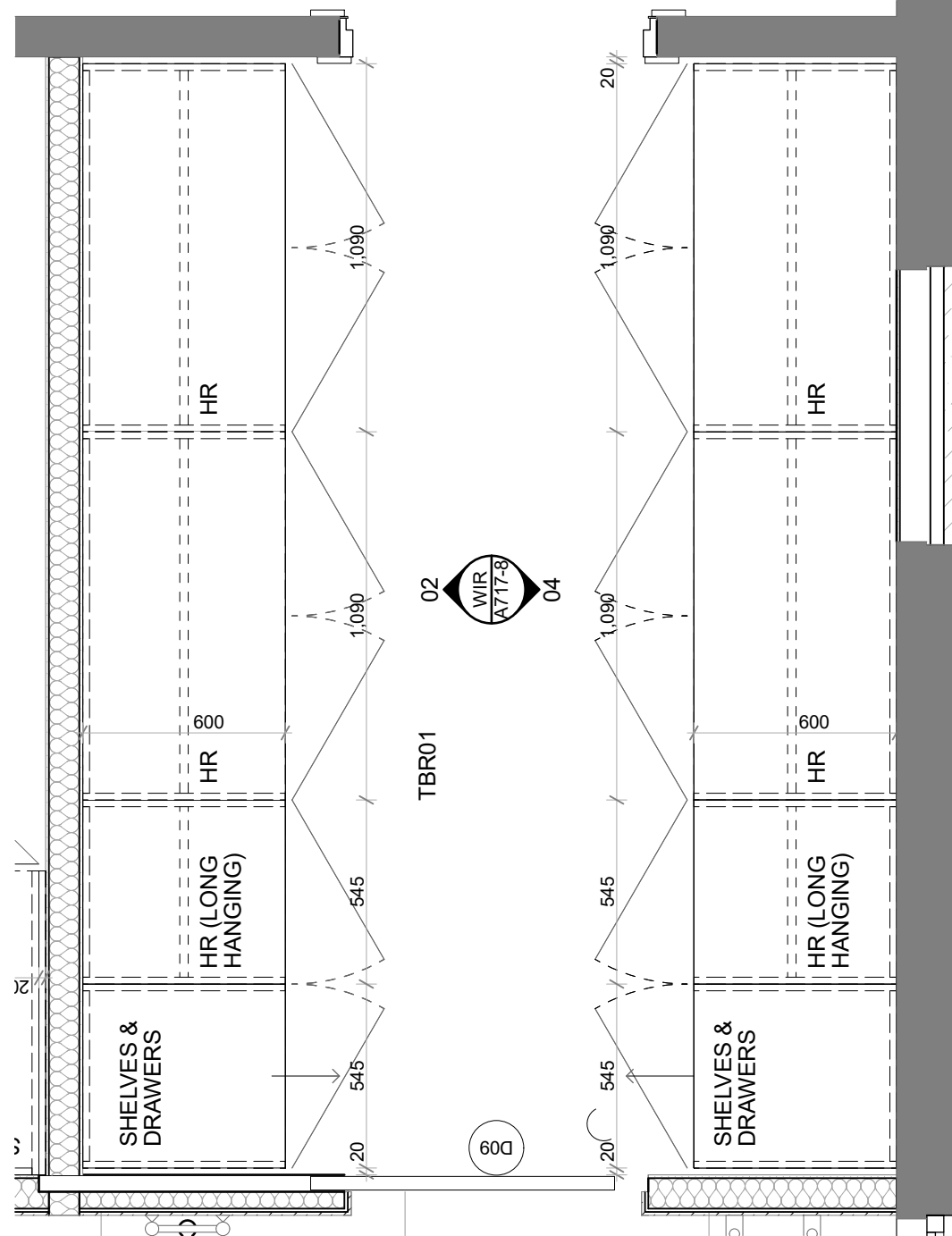
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

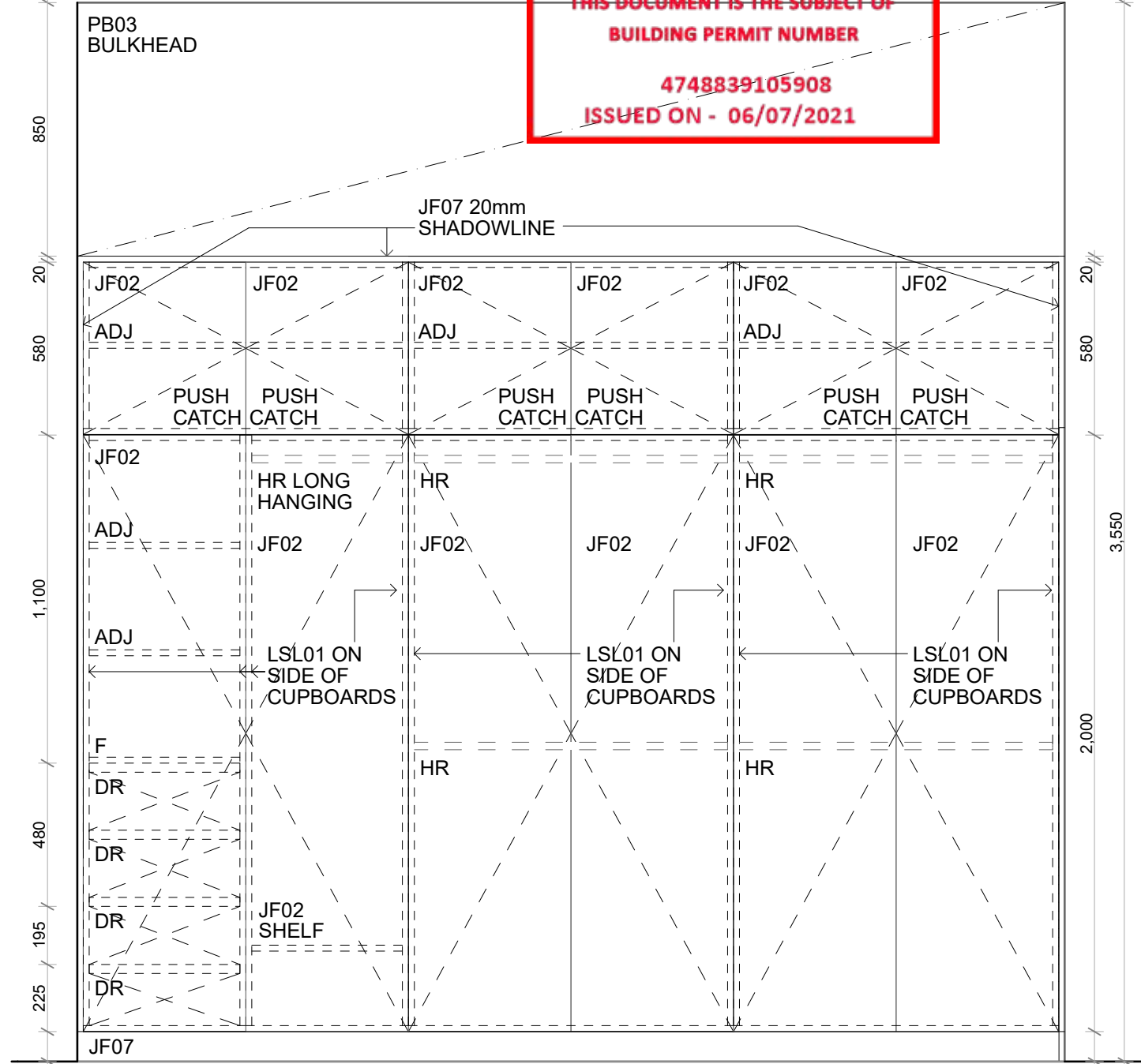
DRAWING
JOINERY - ENSUITE

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:20 A716 05



WIR Plan Detail
1:20



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BUILDING PERMIT NUMBER
4748839105908
ISSUED ON - 06/07/2021

Master WIR
1:20

THESE DRAWINGS FORM A PART OF THE
AGREED CONTRACT ABIC-SW2018 H VIC
CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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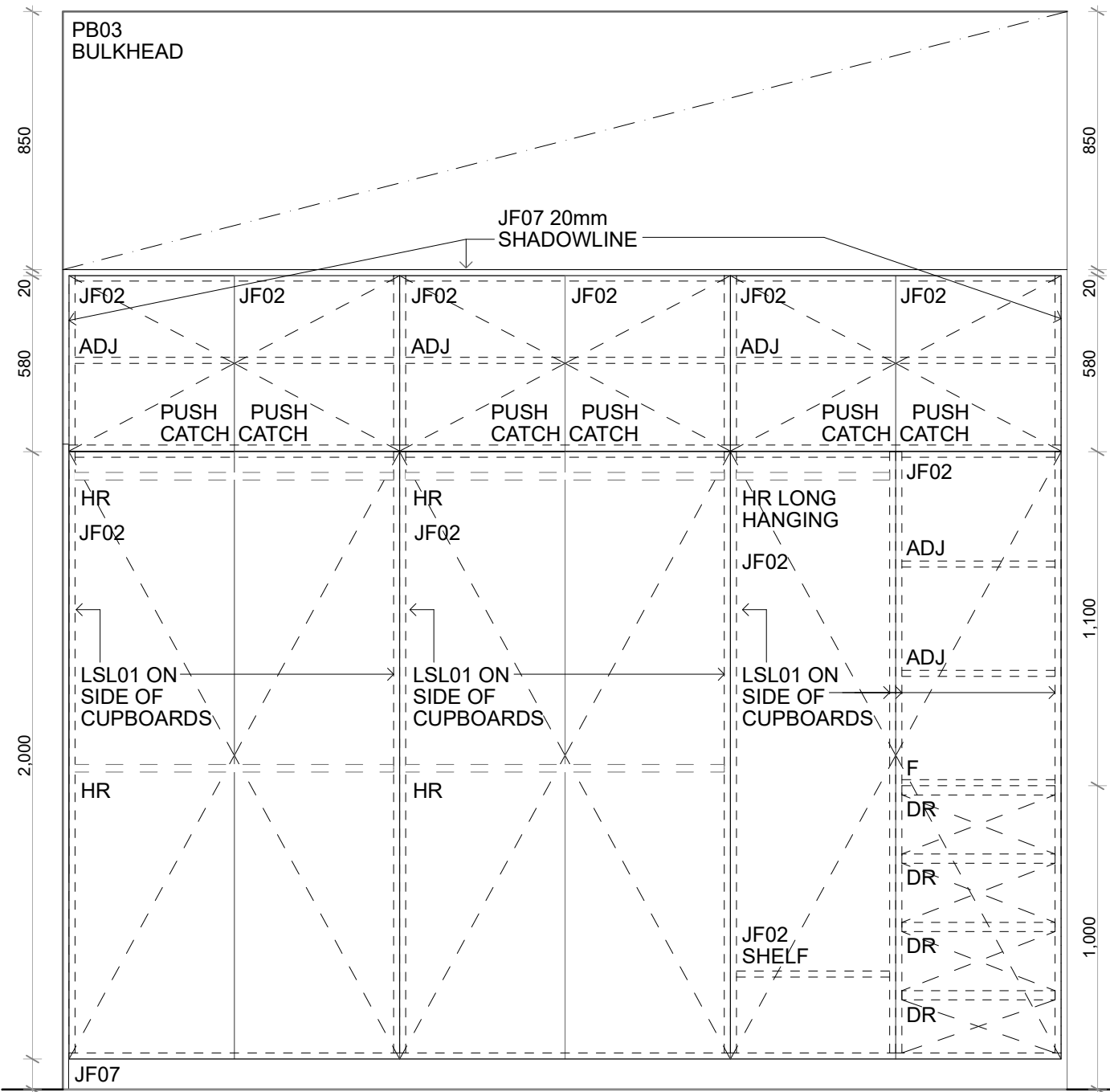
PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
JOINERY - WIR

DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:20** DRAWING NUMBER: **A717** REVISION NO.: **05**

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 ISSUED ON - 06/07/2021



04

Master WIR
1:20

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 AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

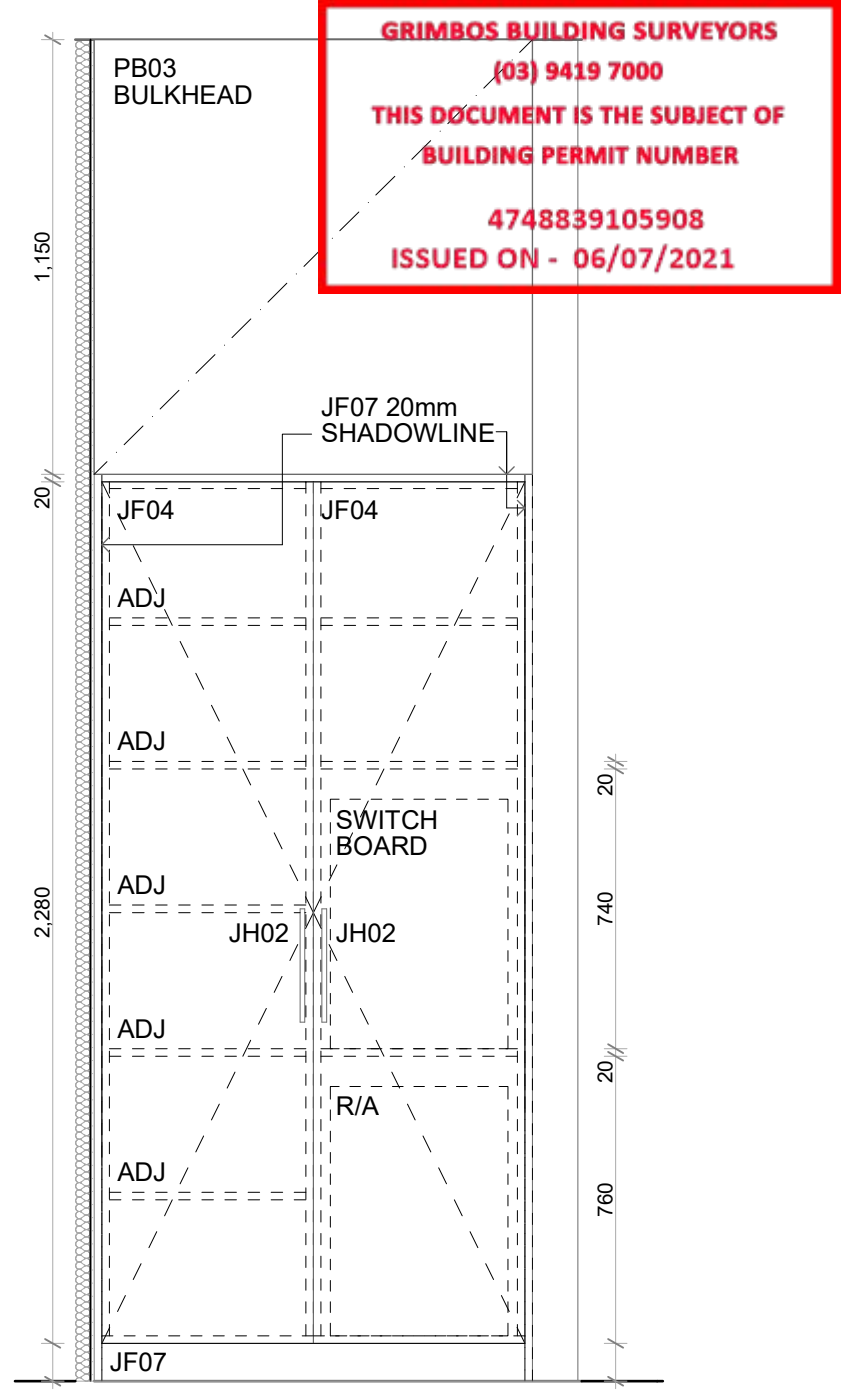
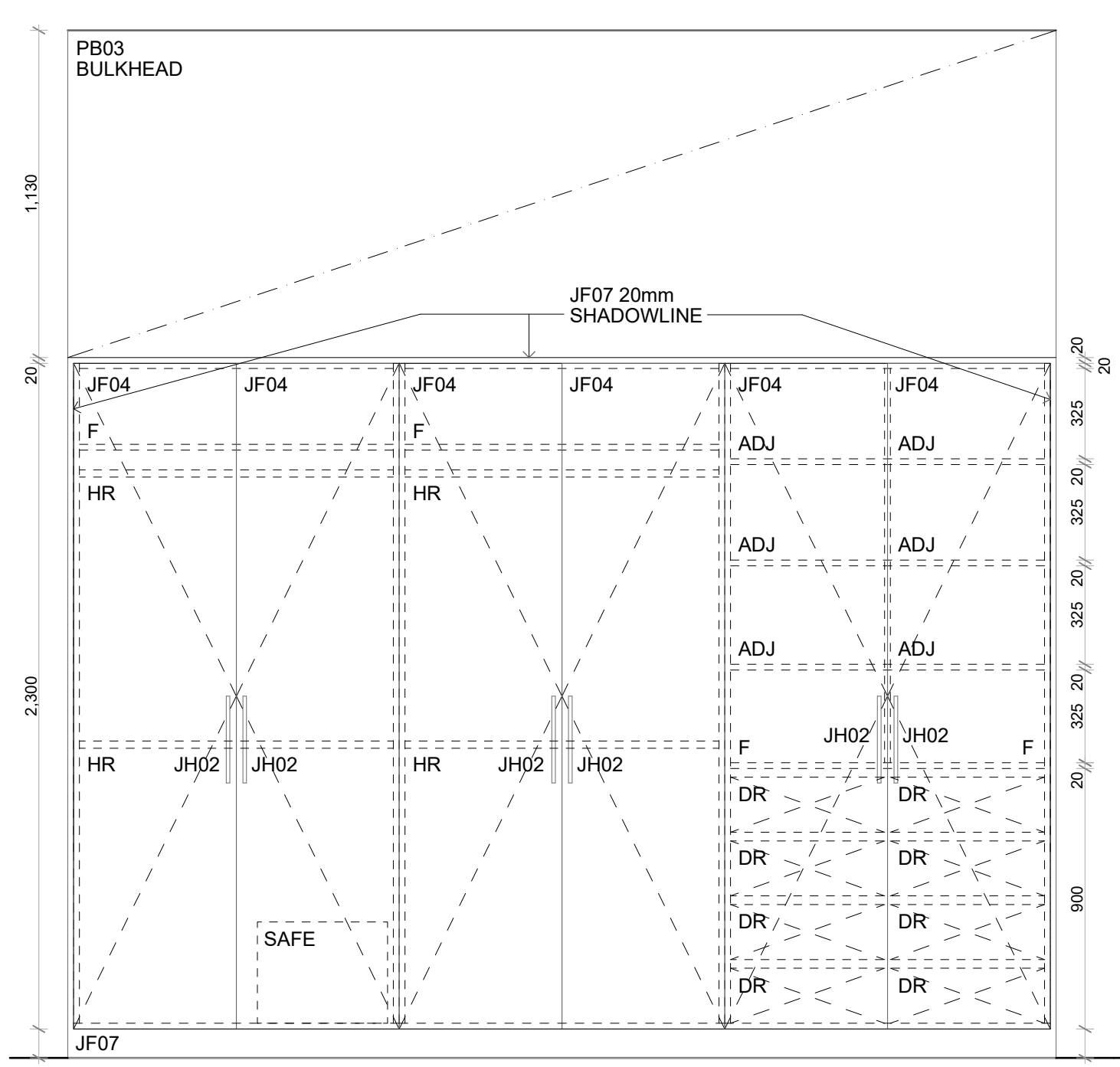
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

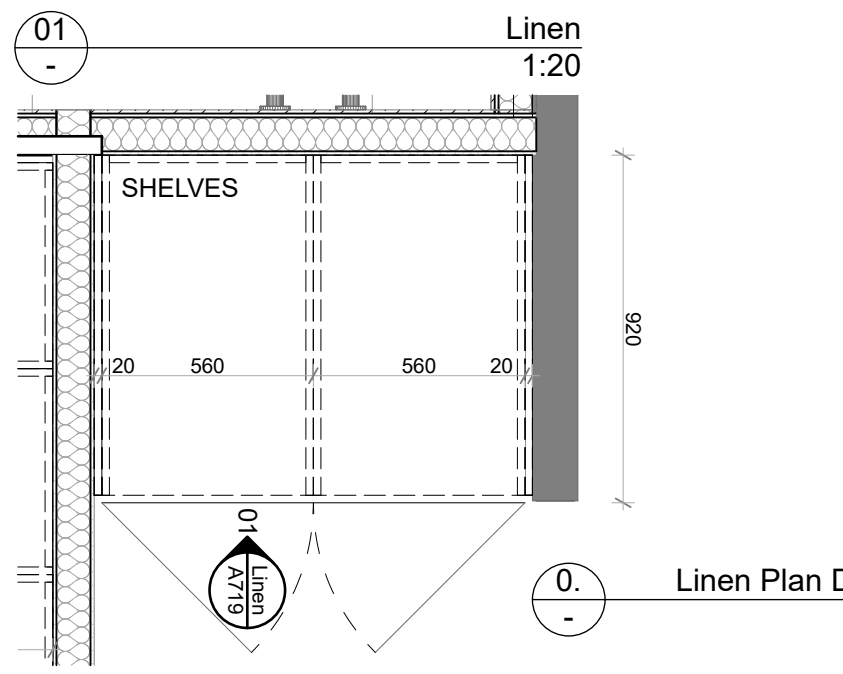
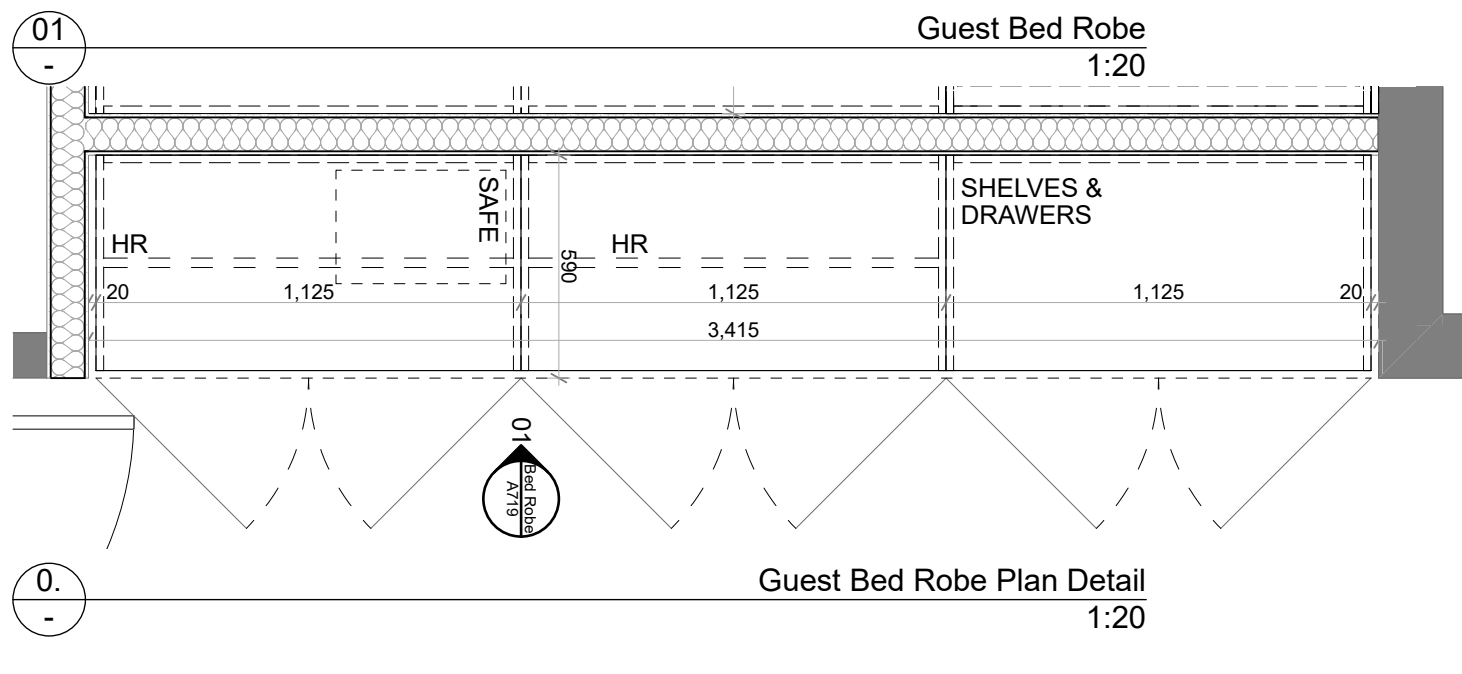
DRAWING
JOINERY - WIR

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:20 A718 05



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 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
**JOINERY - GUEST BED
 ROBE & LINEN**

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:20 A719 05

GRIMBOS BUILDING SURVEYORS

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BUILDING PERMIT NUMBER**

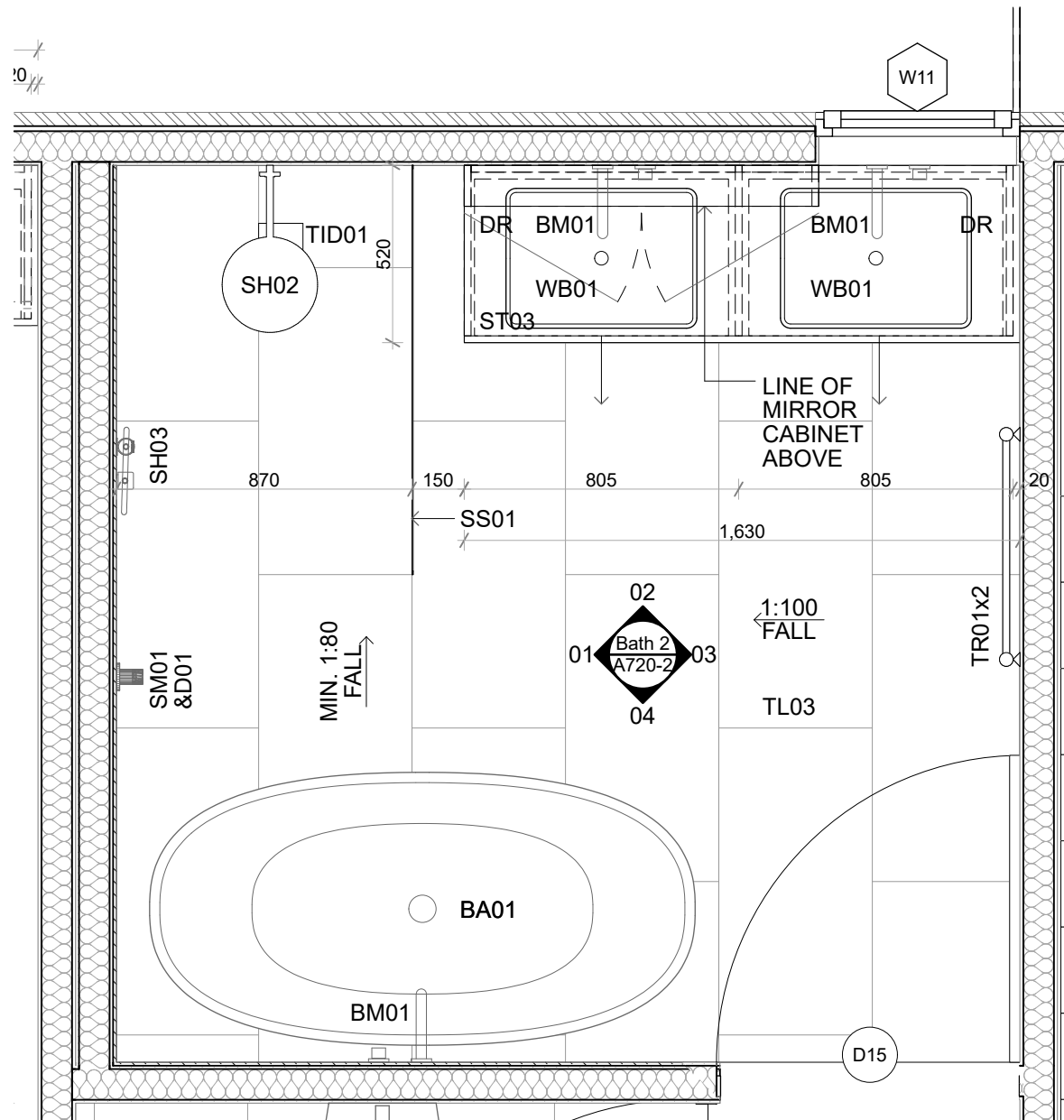
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ISSUED ON - 06/07/2021

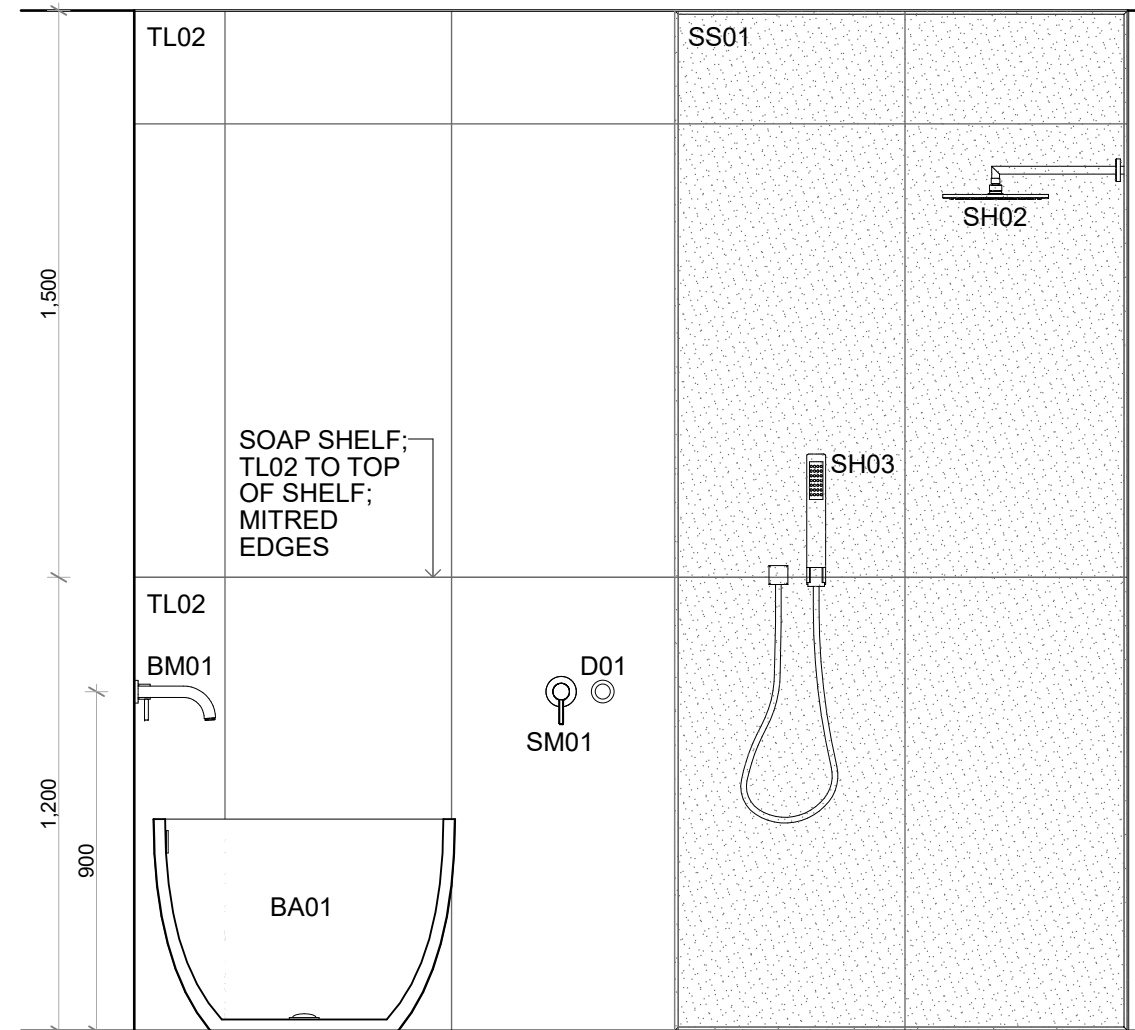
NOTES
WATERPROOFING MEMBRANE
MATERIAL, DESIGN AND
INSTALLATION FOR ALL INTERNAL
WET AREAS ARE TO BE IN
ACCORDANCE WITH NCC TABLE
3.8.1.1 AND AS3740-2010.

NOTES
WATERPROOFING MEMBRANE IS TO
BE ARDEX WPM 155.

05



Bath 2 Plan Detail
1:20



Bath 2
1:20

THESE DRAWINGS FORM A PART OF THE
AGREED CONTRACT ABIC-SW2018 H VIC
CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
03	POST-TENDER (VM01)	6/05/2021
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
JOINERY - BATH 2

DRAWN BY: **AC/MP** DATE: **JUN 2021**

SCALE: **1:20** DRAWING NUMBER: **A720** REVISION NO.: **05**

GRIMBOS BUILDING SURVEYORS

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BUILDING PERMIT NUMBER

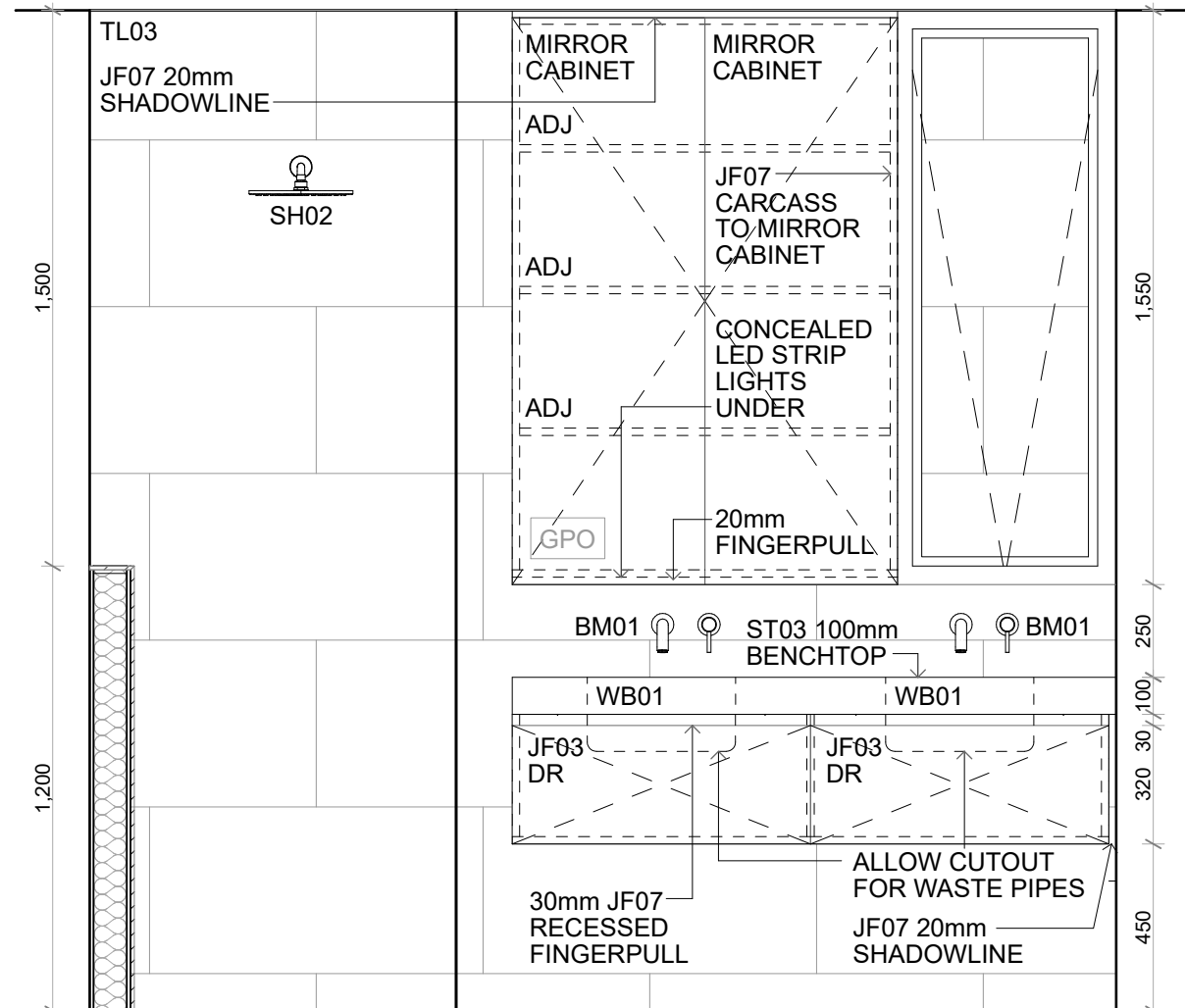
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ISSUED ON - 06/07/2021

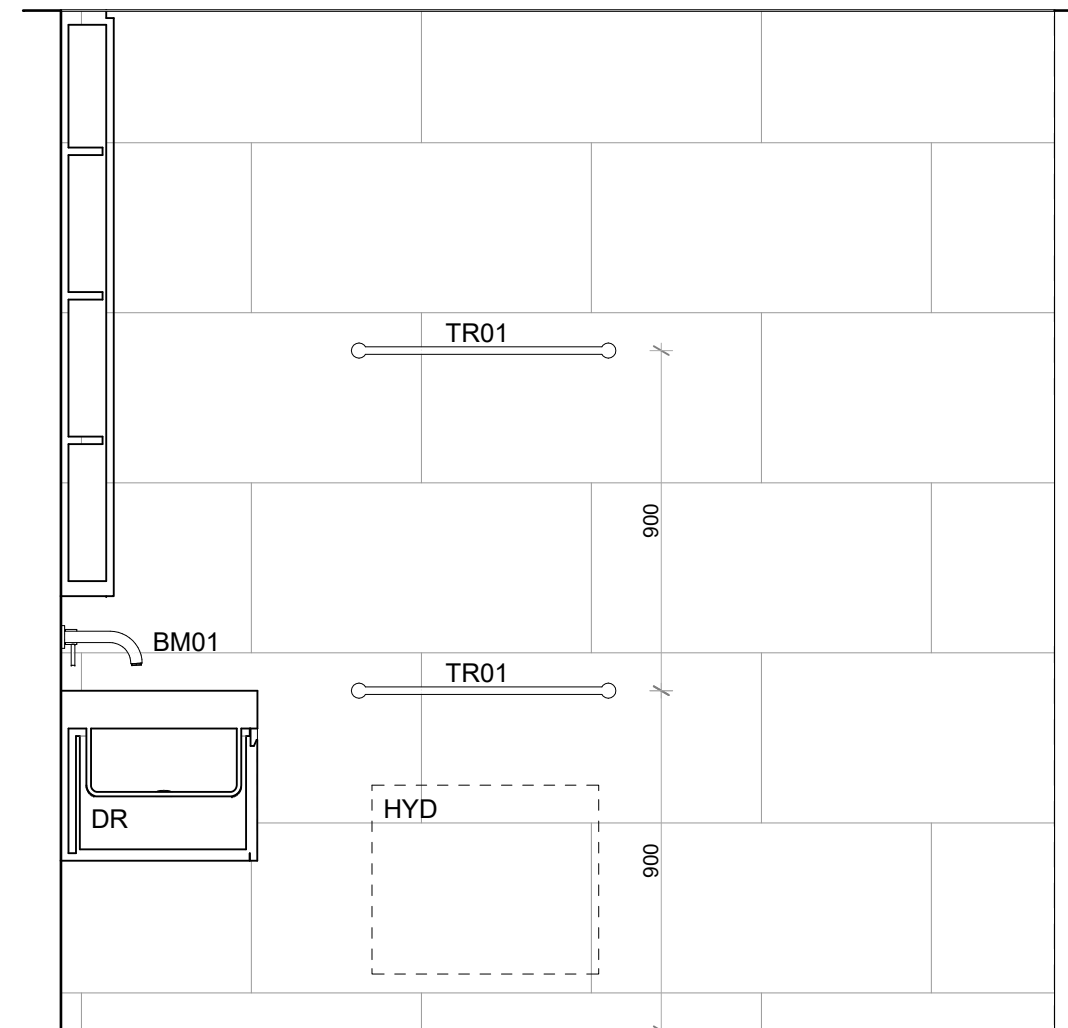
NOTES
WATERPROOFING MEMBRANE
MATERIAL, DESIGN AND
INSTALLATION FOR ALL INTERNAL
WET AREAS ARE TO BE IN
ACCORDANCE WITH NCC TABLE
3.8.1.1 AND AS3740-2010.

NOTES
WATERPROOFING MEMBRANE IS TO
BE ARDEX WPM 155.

05



Bath 2
1:20



Bath 2
1:20

THESE DRAWINGS FORM A PART OF THE
AGREED CONTRACT ABIC-SW2018 H VIC
CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING
JOINERY - BATH 2

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:20 A721 05

GRIMBOS BUILDING SURVEYORS

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BUILDING PERMIT NUMBER**

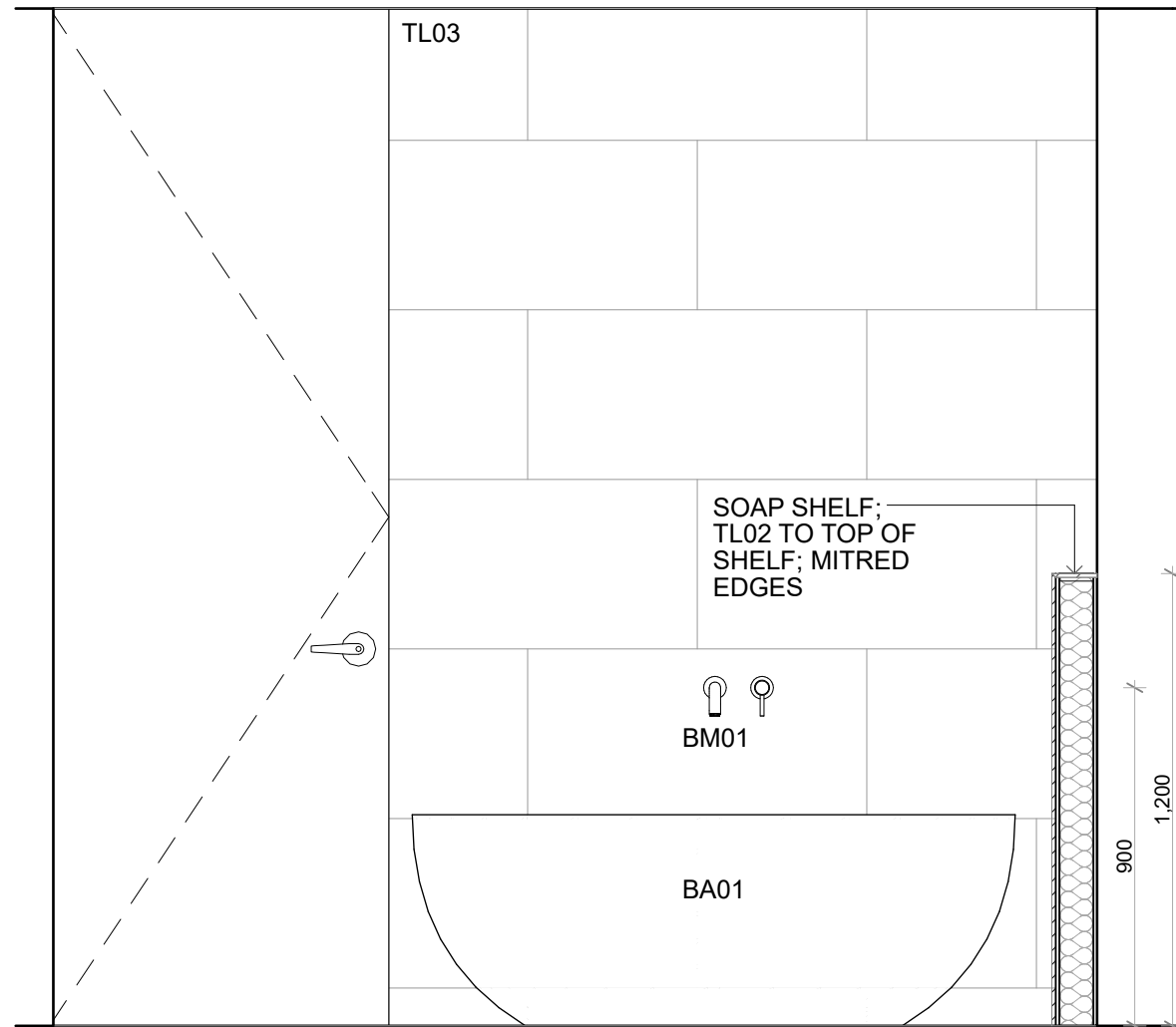
4748839105908

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NOTES
WATERPROOFING MEMBRANE
MATERIAL, DESIGN AND
INSTALLATION FOR ALL INTERNAL
WET AREAS ARE TO BE IN
ACCORDANCE WITH NCC TABLE
3.8.1.1 AND AS3740-2010.

NOTES
WATERPROOFING MEMBRANE IS TO
BE ARDEX WPM 155.

05



04
-

Bath 2
1:20

THESE DRAWINGS FORM A PART OF THE
AGREED CONTRACT ABIC-SW2018 H VIC
CLIENT: DATE:
BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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BUILDING PERMIT

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PROJECT

**Alterations and Additions to
1 Hawthorn Road, Northcote**

DRAWING

JOINERY - BATH 2

DRAWN BY

AC/MP

DATE

JUN 2021



SCALE

1:20

DRAWING NUMBER

A722

REVISION NO.

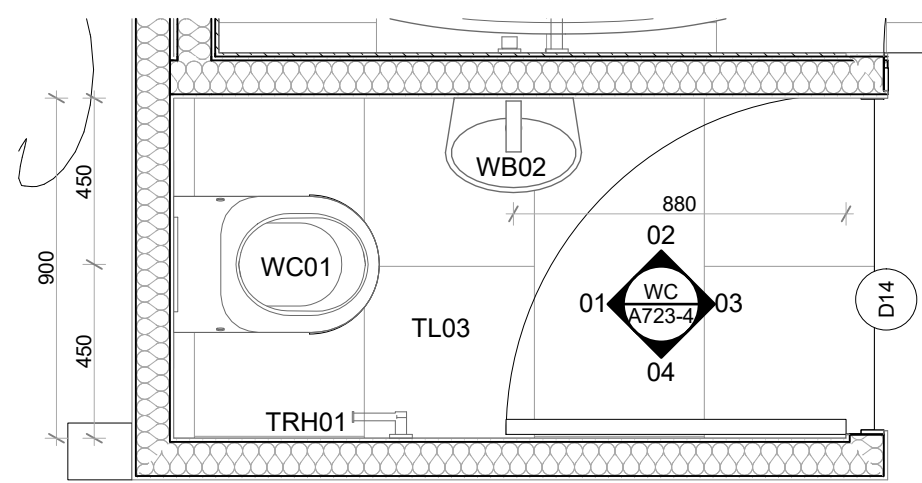
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GRIMBOS BUILDING SURVEYORS
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BUILDING PERMIT NUMBER
4748839105908
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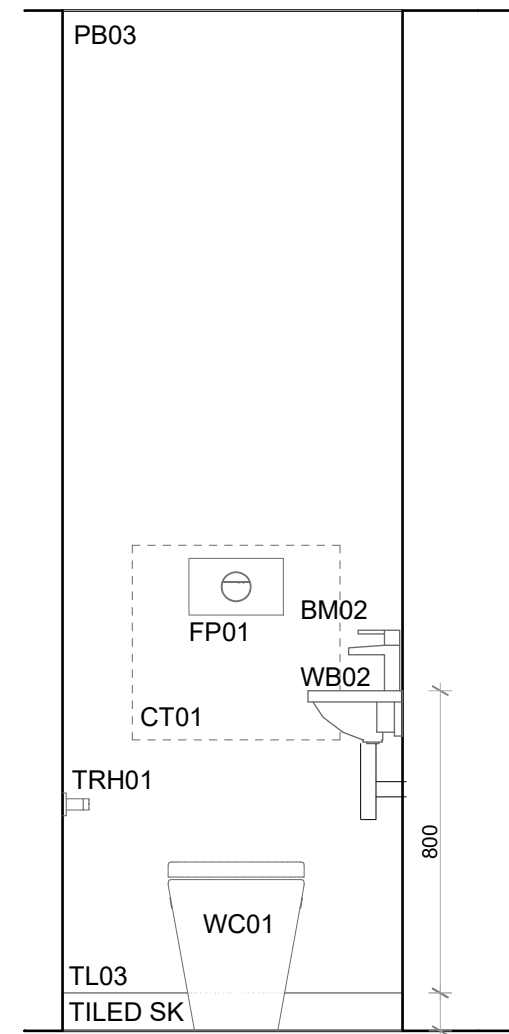
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 WATERPROOFING MEMBRANE MATERIAL, DESIGN AND INSTALLATION FOR ALL INTERNAL WET AREAS ARE TO BE IN ACCORDANCE WITH NCC TABLE 3.8.1.1 AND AS3740-2010.

NOTES
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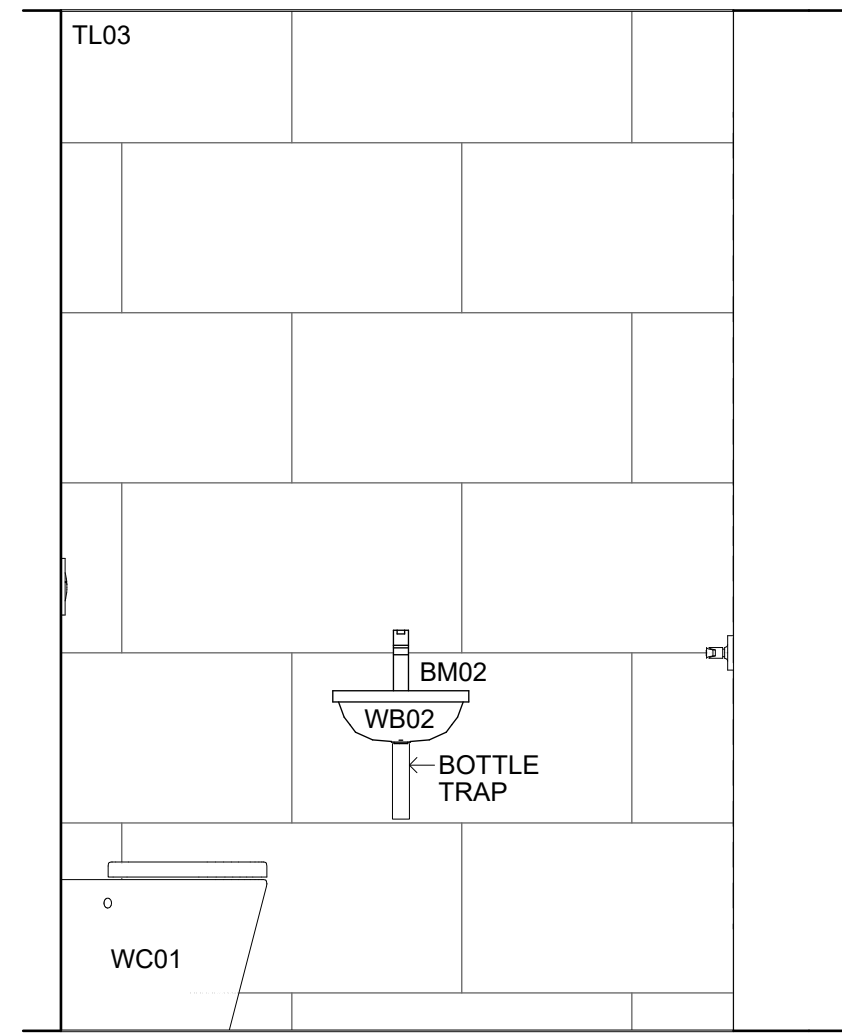
05



W.C. Plan Detail
 1:20



W.C.
 1:20



W.C.
 1:20

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - WC

DRAWN BY DATE
AC/MP JUN 2021

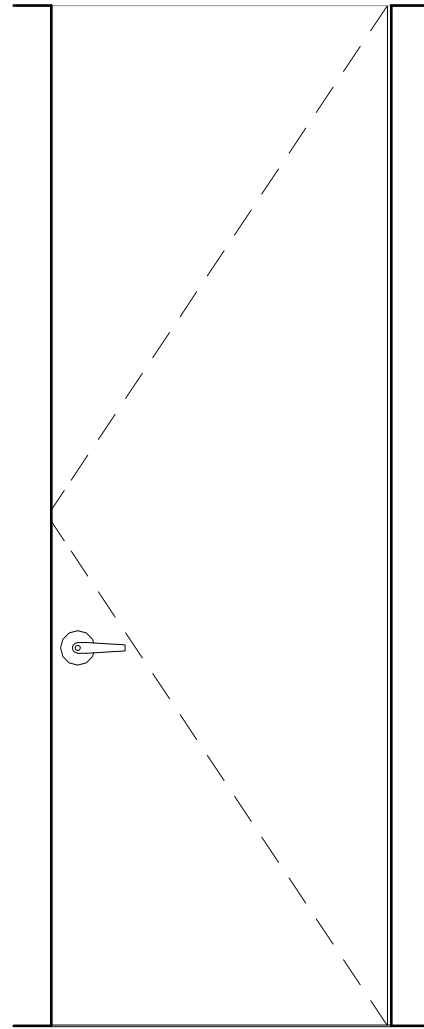
SCALE DRAWING NUMBER REVISION NO.
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BUILDING PERMIT NUMBER
4748839105908
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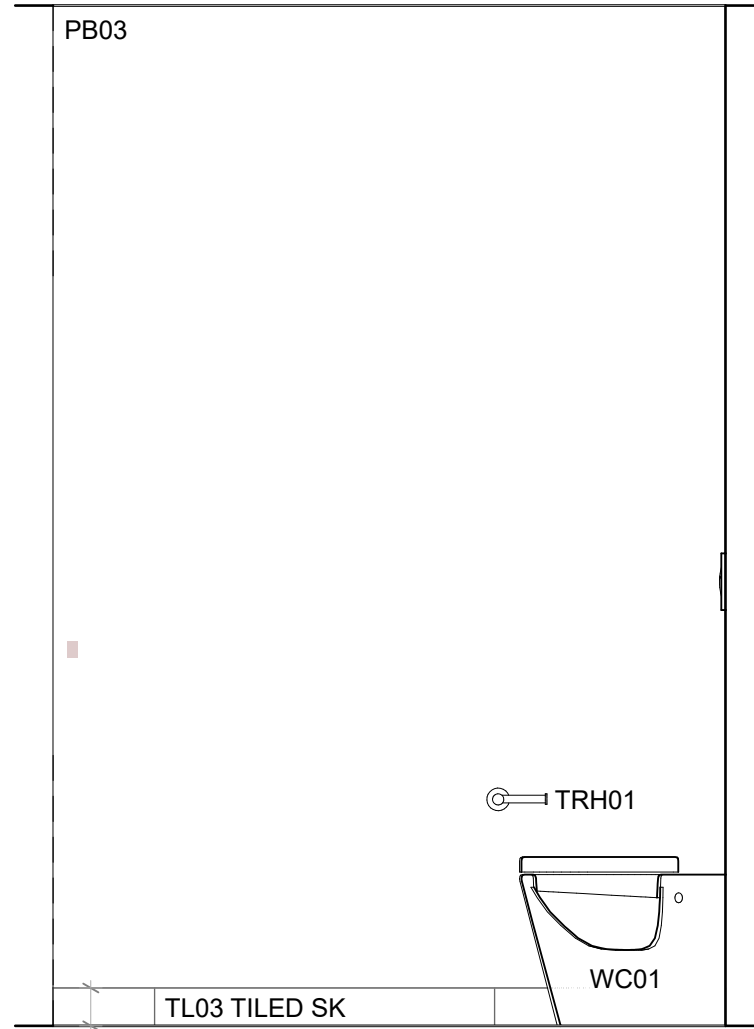
NOTES
 WATERPROOFING MEMBRANE MATERIAL, DESIGN AND INSTALLATION FOR ALL INTERNAL WET AREAS ARE TO BE IN ACCORDANCE WITH NCC TABLE 3.8.1.1 AND AS3740-2010.

NOTES
 WATERPROOFING MEMBRANE IS TO BE ARDEX WPM 155.

05



03
-
W.C.
1:20



04
-
W.C.
1:20

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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BUILDING PERMIT

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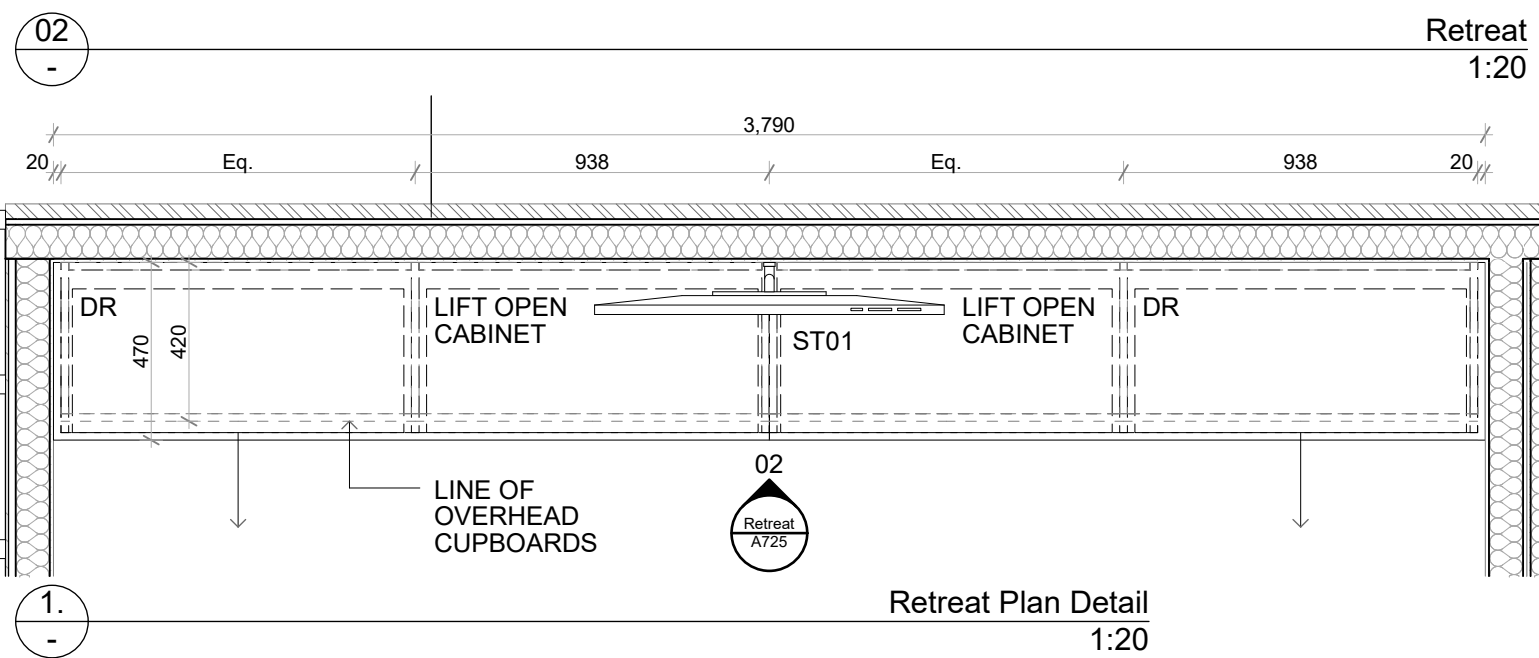
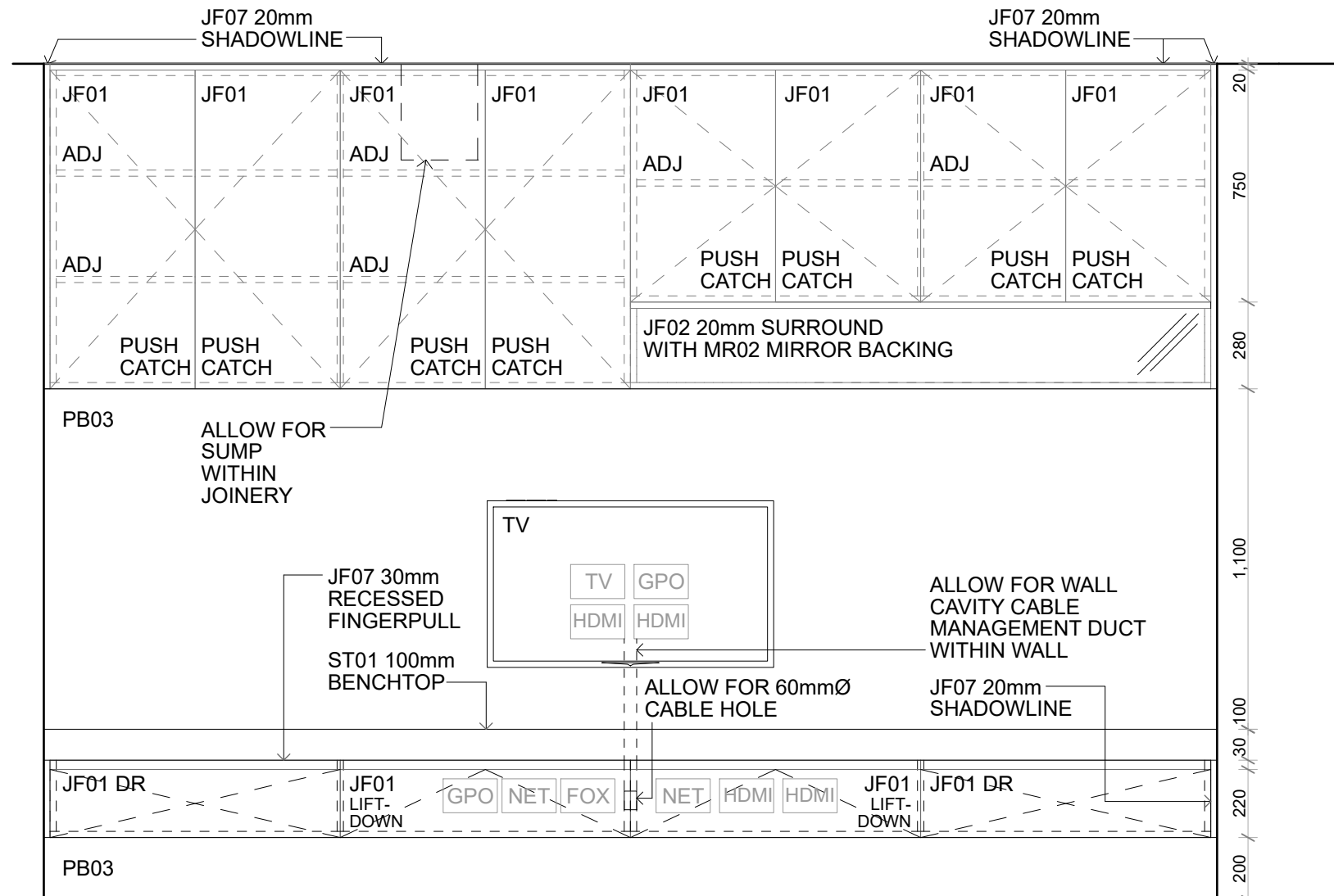
PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - WC

DRAWN BY DATE
AC/MP JUN 2021

SCALE DRAWING NUMBER REVISION NO.
1:20 A724 05

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 AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
 BUILDER: DATE:

REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
02	TENDER ISSUE	19/11/2020
04	CONTRACT ISSUE	6/05/2021
05	BUILDING PERMIT ISSUE	28/06/2021

BUILDING PERMIT

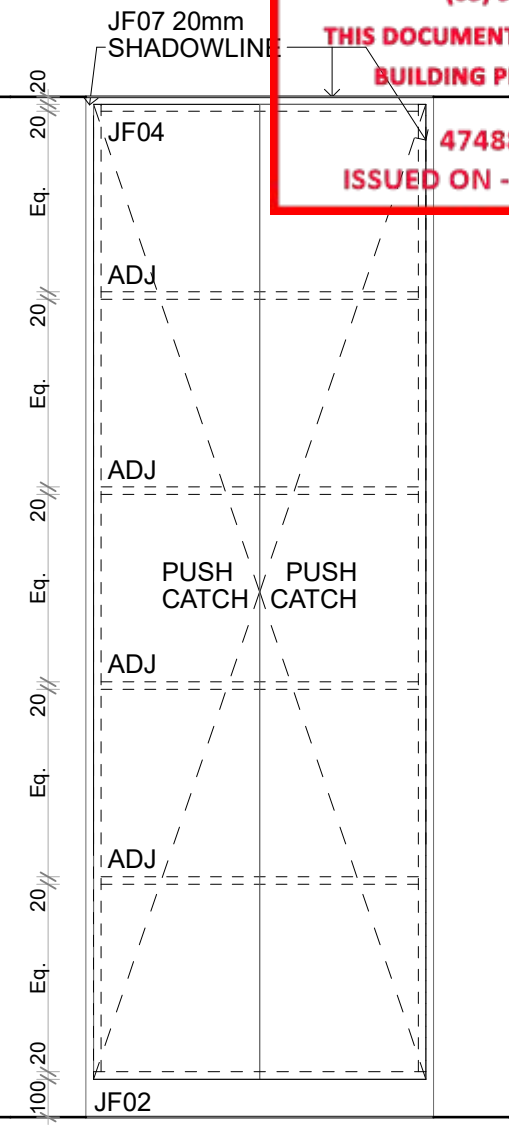
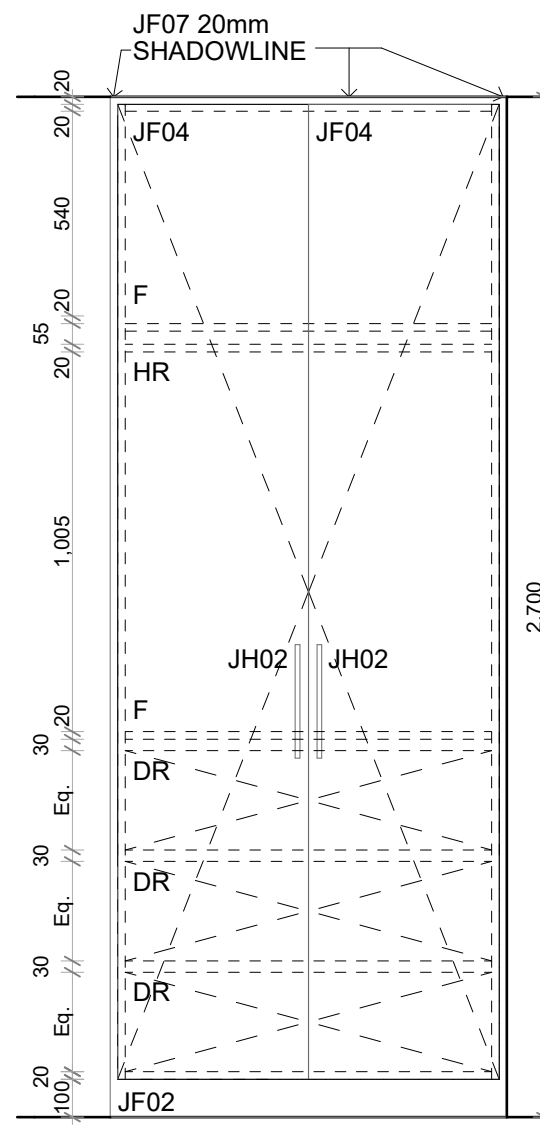
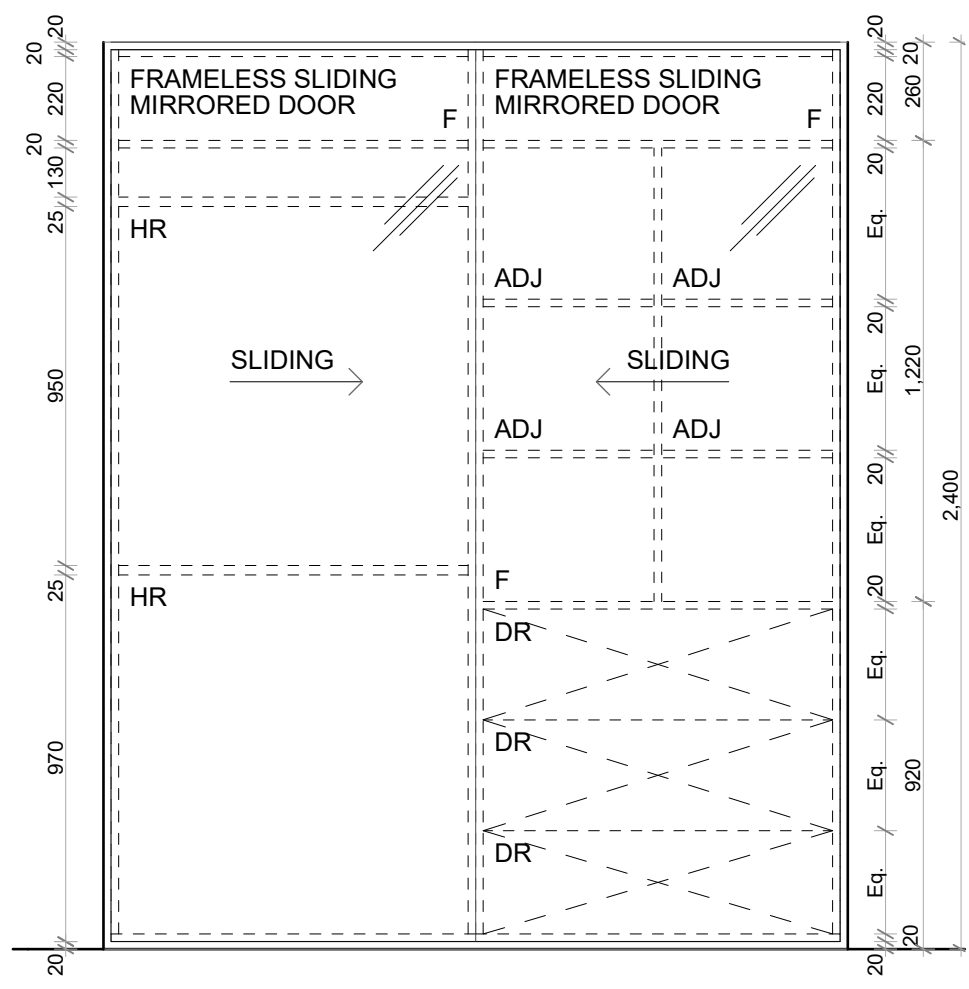
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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - RETREAT

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:20	DRAWING NUMBER A725	

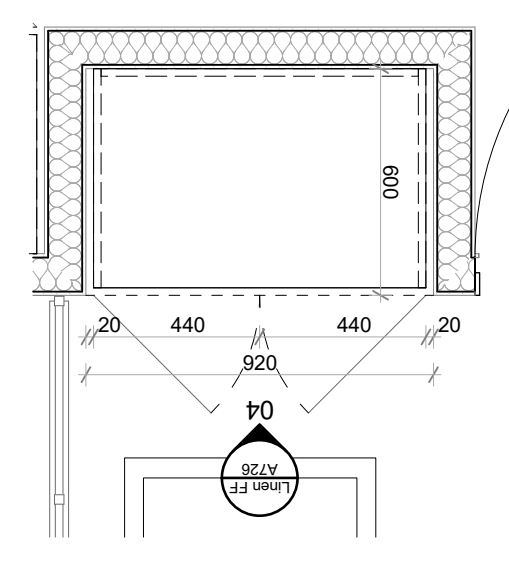
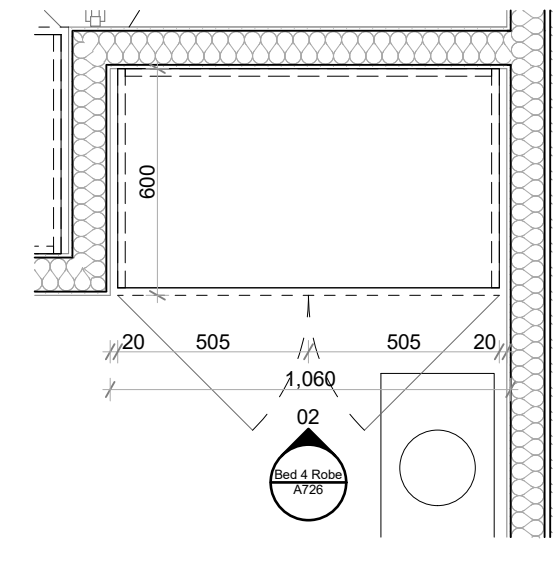
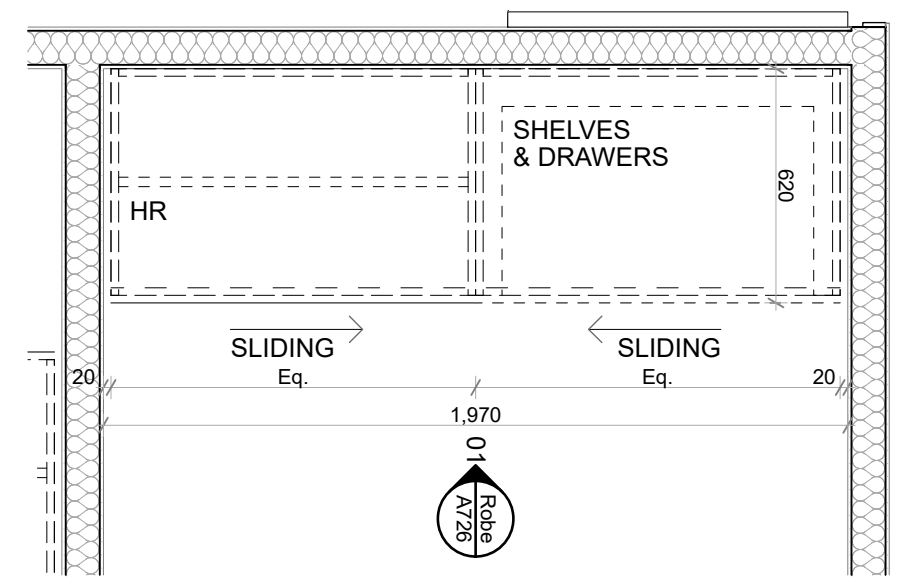
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ISSUED ON - 06/07/2021



01 - Robe (Typical) 1:20

02 - Bed 4 Robe 1:20

04 - Linen FF 1:20



1. - Robe (Typ.) Plan Detail 1:20

1. - Bed 4 Robe Plan Detail 1:20

1. - Linen FF Plan Detail 1:20

THESE DRAWINGS FORM A PART OF THE AGREED CONTRACT ABIC-SW2018 H VIC
 CLIENT: DATE:
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REV	DESCRIPTION	DATE
01	TENDER REVIEW	16/11/2020
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BUILDING PERMIT

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PROJECT
**Alterations and Additions to
 1 Hawthorn Road, Northcote**

DRAWING
JOINERY - ROBE & LINEN FF

DRAWN BY AC/MP	DATE JUN 2021	
SCALE 1:20	DRAWING NUMBER A726	