

Building Permit - Unit Type A Mirrored

124-126 Lockhart St, Como, WA 6152

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B4m.02	Details	

1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. CONTRACTORS SHALL CARRY OUT WORK IN CONFORMANCE WITH B.C.A.N.C.C RELEVANT STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS.
4. THE MAIN CONTRACTOR IS TO ENSURE THIS DRAWING IS READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL CONSULTANT DRAWINGS TO ENSURE FULL CO-ORDINATION BETWEEN TRADES PRIOR TO WORK COMMENCEMENT.
5. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
6. SEEK CLARIFICATION FROM SUPERINTENDENT FOR ANY DISCREPANCY.
7. ALL EXTERNAL FLOOR SURFACES TO FALL AWAY FROM BUILDING.
8. REFER INTERIOR DOCUMENTATION FOR SETOUTS AND EXACT LOCATION OF CABBING, FITTINGS, FIXTURES, PLUMBING, FLOOR WASTES AND TILERY.
9. ALL MATERIALS SHALL BE NEW AND CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES.
10. THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK, ALL WINDOW DIMENSIONS ARE NOMINAL AND ARE TO BE MEASURED ON SITE.
11. THE CONTRACTOR SHALL VISIT THE SITE AND NOTE ALL SITE CONDITION AND ACCESS REQUIREMENTS.
12. REFER TO WALL TYPES PLANS FOR WALL AND STRUCTURAL COLUMN SETOUTS.
13. REFER SLAB SETOUT PLANS FOR SLAB SETOUTS.
14. INSTALL FLASHINGS, EDGE TRIMS AND APPROPRIATE SEALS AS REQUIRED TO ACHIEVE WEATHER TIGHTNESS. FINISH TO BE SAME AS ADJACENT MATERIAL U.N.O.
15. REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING BUILDING TAGS:
 1. STRUCTURE SURFACE FINISHES
 2. FIXTURES AND FITTINGS FINISHES
 3. APPLIANCES
 4. TRIMS
 5. CEILINGS

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31.08.26	B	CDC Issue for Review	
29.07.26	A	Re-Issue for Consultants	
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CONTRACTOR TO CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS.
LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS.

COMO TOWNHOUSE DEVELOPMENT
124-126 Lockhart St, Como, WA 6152

Sheet Name

Cover Page

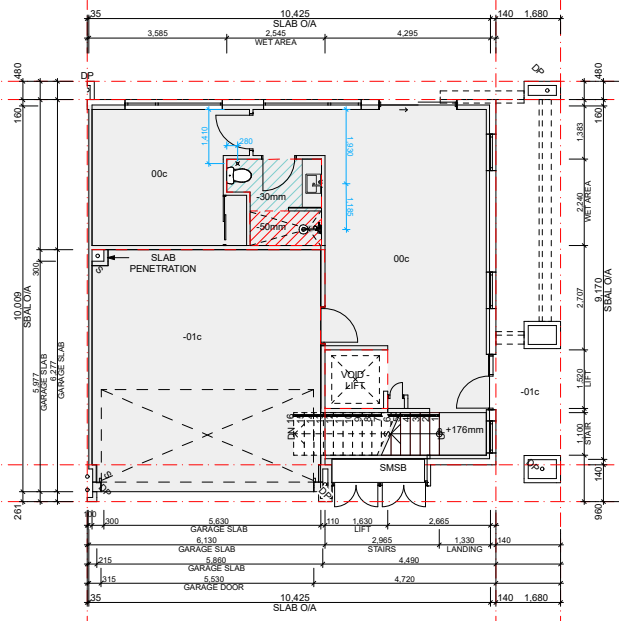
Building Permit

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CHECKED	SM	PRINCIPAL	
DATE	31/08/2026	Principal	
PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3		B0m.00	Rev A

NOTES:

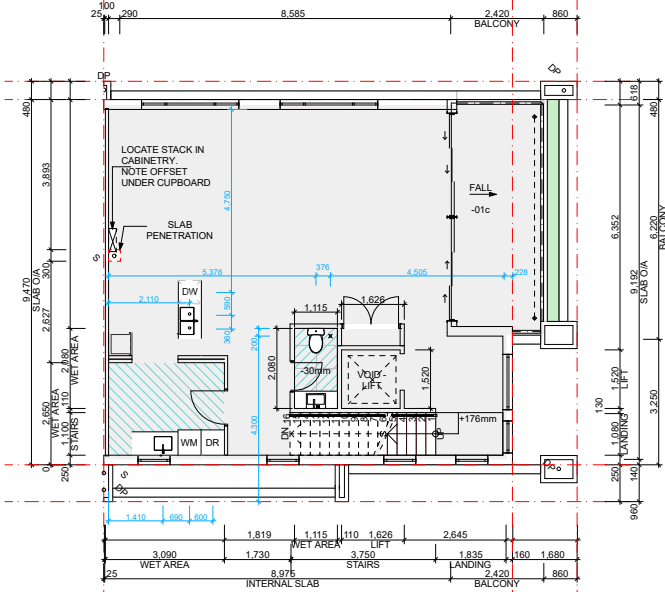
- STRUCTURAL ENGINEER DRAWINGS TAKE PRECEDENCE FOR SLAB THICKNESS.
- FIRE COLLAR TO SERVICE PENETRATION THROUGH SLAB. TYPICAL.
- SERVICES SHAFTS PENETRATING THROUGH S.O.U. MUST ACHIEVE FRL -/90/90.
- CROSS CHECK SLAB SETOUT WITH WALL SETOUT DRAWINGS.
- TYPICALLY, WET AREA SETDOWN ARE ALIGNED TO STUD FRAME FACE. PLASTERBOARD / FYRECHEK TO BE FLUSH AGAINST STUD AND SLAB SETDOWN FACE.
- TYPICALLY, EXTERNAL SLAB STEPS ARE TO EXTERNAL FYRECHEK FACE.
- DIMENSIONS PROVIDED ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.

-  30mm WET AREA SET DOWN
-  50mm WET AREA SET DOWN



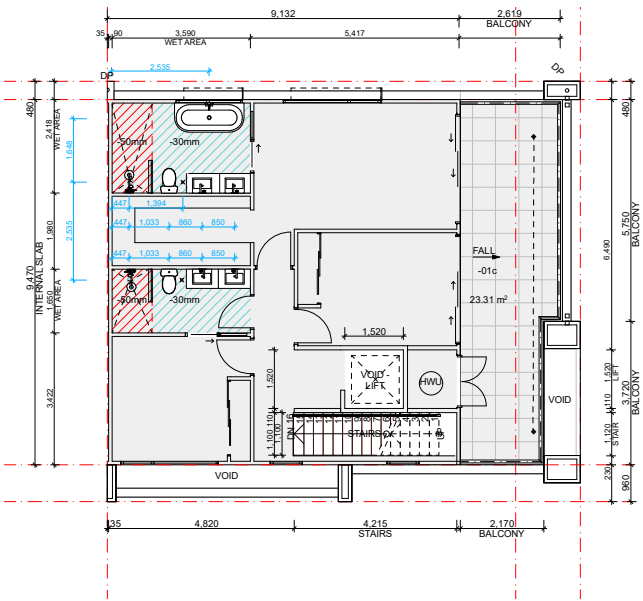
Ground Floor - Slab Setout Plan

Scale 1:100



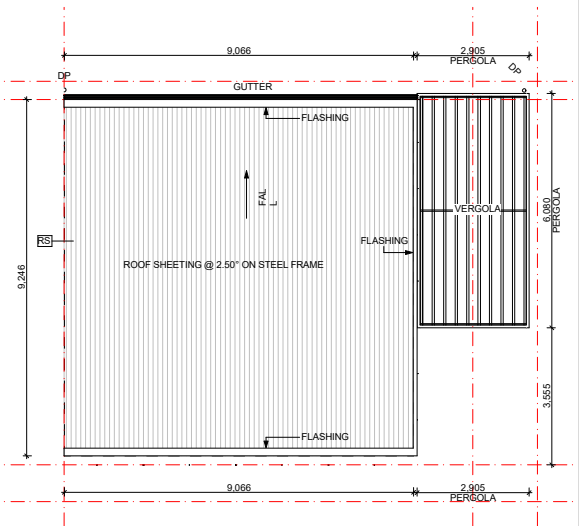
First Floor - Slab Setout Plan

Scale 1:100



Second Floor - Slab Setout Plan

Scale 1:100



Roof Plan

Scale 1:100

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTORS SHALL CARRY OUT WORK IN CONFORMANCE WITH S.C.A.N.C.C. RELEVANT STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS.
- THE MAIN CONTRACTOR IS TO ENSURE THIS DRAWING IS READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICE CONSULTANT DOCUMENTATION TO ENSURE FULL CO-ORDINATION BETWEEN TRADES PRIOR TO WORK COMMENCEMENT.
- LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- SEEK CLARIFICATION FROM SUPERINTENDENT FOR ANY DISCREPANCY.
- ALL EXTERNAL FLOOR SURFACES TO FALL AWAY FROM BUILDING.
- REFER INTERIOR DOCUMENTATION FOR SETOUTS AND EXACT LOCATION OF CABINETRY, FITTINGS, FIXTURES, PLUMBING, FLOOR WASTES AND TILING.
- ALL MATERIAL S SHALL BE NEW AND CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES.
- THE CONTRACTORS SHALL CHEK AND VERIFY ALL DIMENSIONS ON SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ALL WINDOW DIMENSIONS ARE NOMINAL AND ARE TO BE MEASURED ON SITE.
- THE CONTRACTOR SHALL VISIT THE SITE AND NOTE ALL SITE CONDITION AND ACCESS REQUIREMENTS.
- REFER TO WALL TYPES PLANS FOR WALL AND STRUCTURAL COLUMN SETOUTS.
- REFER SLAB SETOUT PLANS FOR SLAB SETOUTS.
- INSTALL FLASHINGS, EDGE TRIMS AND APPROPRIATE SEALS AS REQUIRED TO ACHIEVE WEATHER TIGHTNESS. FINISH TO BE SAME AS ADJACENT MATERIAL U.N.O.
- REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING BUILDING TAGS:
 - STRUCTURE SURFACE FINISHES
 - FIXTURES AND FITTINGS
 - FINISHES
 - APPLIANCES
 - TRIMS
 - CEILING

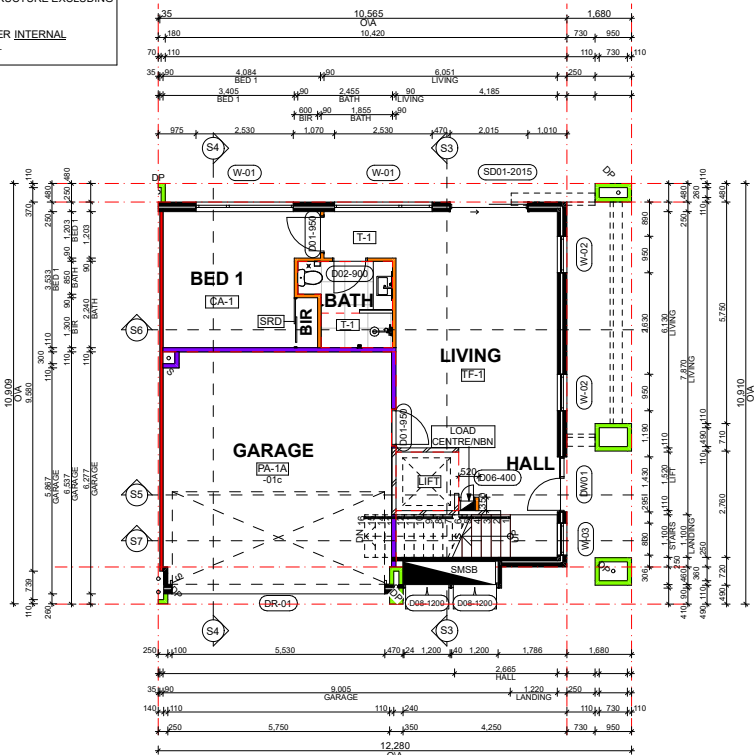
NOTES:

- DIMENSIONS PROVIDED ON GENERAL ARRANGEMENT PLANS ARE TO WALL STRUCTURE**
- FLOOR PLANS:
 - OVERALL SETOUTS, WINDOW AND DOOR TYPES.
 - GENERAL UNIT LAYOUTS AND PLUMBING LOCATIONS
 - WALL TYPES:
 - FULL SETOUT OF WALLS AND WINDOWS, WALL TYPES TAGGED FOR REFERENCE
 - SLAB SETOUT:
 - LOCATION OF SLAB EDGES, SET DOWNS, PENETRATIONS AND PLUMBING SETOUT

- WALL TYPES NOTES**
- PROVIDE CAVITY FLASHINGS TO PREVENT MOISTURE INGRESS TO INTERIORS.
 - CUSTOM PROFILES COLORBOND PARAPET CAPPING, U.N.O.
 - COLORBOND OVER-FLASHING TO PARAPET WALL BETWEEN COLORBOND PARAPET CAPPING AND COLORBOND APRON-FLASHING, TPICAL.
 - WATERPROOF MEMBRANE TO RETAINING WALLS, PLANTER WALLS, SHOWERS, BATHS AND OTHER AREAS AS REQUIRED.
 - COREFLUTE, GEOTEXTILE AND DRAINAGE CELLS TO INSIDE PLANTERS.
 - FINAL FINISHED WALL SURFACES OF LINING MATERIAL VARYING IN THICKNESS TO BE ALIGNED AND TAPED TO ACHIEVE FLUSHED SURFACE W/O STEPPING.
 - UNIT BOUNDING WALLS EXTENT TO UIS OF ROOF.
 - ALL STUD FRAME WALLS TO BE REINFORCED TO BE SUITABLE FOR MOUNTING CABINETRY, BASIN, BENCHES, FIXTURES, FITTINGS AND THE LIKE.
 - CONFIRM GLAZING FRAME WIDTHS AND PACK OUT ANY INTERMEDIARY COLUMNS / SUPPORTS TO ACHIEVE FLUSH FINISH.
 - ALL EXTERNAL LOADBEARING STEEL COLUMNS SHALL BE FIRE PROTECTED.
 - CROSS CHECK WITH INTERIOR DRAWINGS FOR SHOWER WALL HEIGHTS.
 - DIMENSIONS PROVIDED ON WALL TYPE PLANS AND SLAB SETOUT PLANS ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.

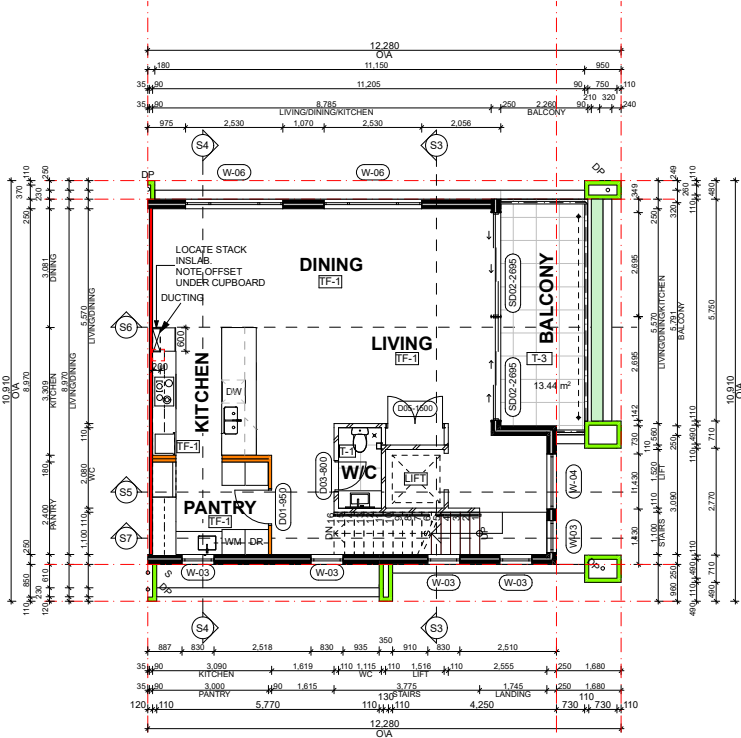
NOTES:

- DIMENSIONS PROVIDED ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.
- FOR ALL SHOWER LOW WALLS REFER INTERNAL FINISHES DRAWINGS FOR HEIGHTS.



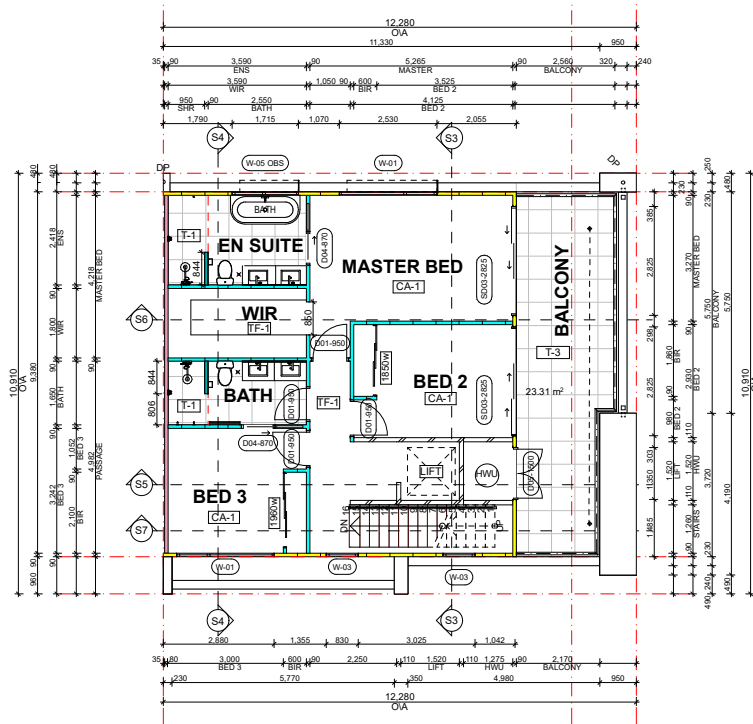
Ground Floor - Type A

Scale 1:100



First Floor - Type A

Scale 1:100



Second Floor - Type A

Scale 1:100

Wall List					
	Type Mark	Type Comments	FRL	Rw+Ctr	Insulation
	WA 011	230mm 90mm CAVITY STEEL PARTITION WALL + 50 ACOUSTICGARD 14Kg + 16mm GYPROCK FYRCHKEK + 10 GYPROCKPLUS	90/90/90	≥ 50	75mm Acoustigard
	WA 09	110mm BRICK RENDER + HWP INTERNAL + RENDERED TEXTURE COAT EXTERNAL	90/90/90	≥ 45	-
	WA 08 (LIFT)	110mm BRICKWORK + HWP INTERNAL	90/90/90	≥ 45	-
	WA 08	110mm BRICKWORK + HWP INTERNAL	90/90/90	≥ 45	-
	WA 07	250mm 90mm ACOUSTIC MAXI BRICK + 13mm HWP + 2mm PLASTER SET COAT	90/90/90	≥ 50	-
	WA 06	90mm STEEL FRAME + 75 ACOUSTICGARD 11Kg +10mm GYPROCK PLUS PLASTERBOARD	-/-/-	≥ 30	75mm Acoustigard
	WA 05	90mm STEEL FRAME + 90mm R2.5 BATTS + HARDIE WEATHER BARRIER + 19mm HARDIE CAVITY BATTENS + 9mm JH EASYLAP. INTERNAL 10mm GYPROCK	-/-/-	-	90mm R2.5 BATTS
	WA 04	110mm FACE PARTITION BRICK WITH RENDERED TEXTURE COAT	90/90/90	≥ 45	-
	WA 03	110mm MAXI BRICK WITH HWP INSIDE GARAGE	90/90/90	≥ 45	-
	WA 02	90mm MAXI BRICK WITH HWP BOTH SIDES	90/90/90	≥ 45	-
	WA 01	250mm 110mm MAXI BRICK + Kingspan AIR-CELL Permican™ + 13mm HWP	90/90/90	≥ 50	-

WALL NOTES:

- WET AREAS AND EXTERIOR PLASTERBOARD / FYRCHKEK TO BE MOISTURE RESISTANT.
- PROVIDE DEFLECTION HEAD TO ALL STUD FRAME WALLS.
- FRL RATINGS ARE TO MEET OR EXCEED BOTH FIRE AND ACOUSTIC REQUIREMENTS, WHICHEVER IS HIGHER.
- FINISHES TO RETURN INTO OPENING REVEALS U.N.O.
- INSULATION TO BE READ IN CONJUNCTION WITH ACOUSTIC AND ESC REPORTS

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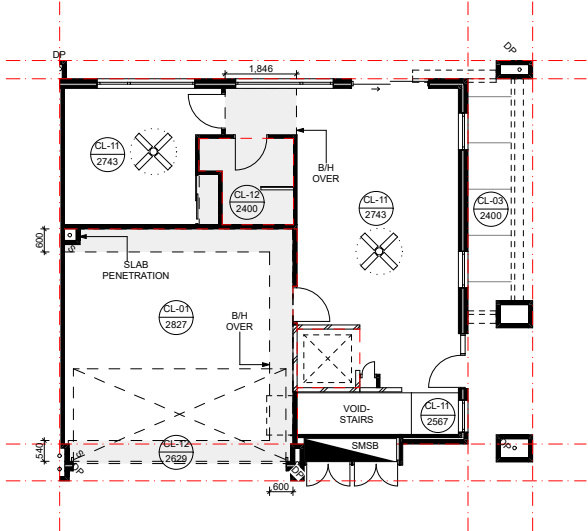
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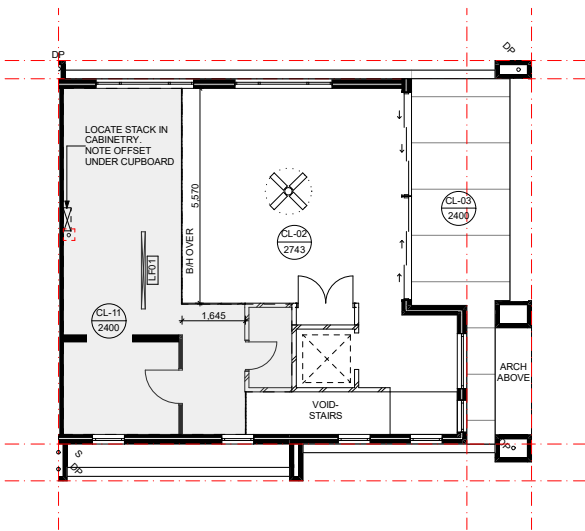
Floor plans

Building Permit

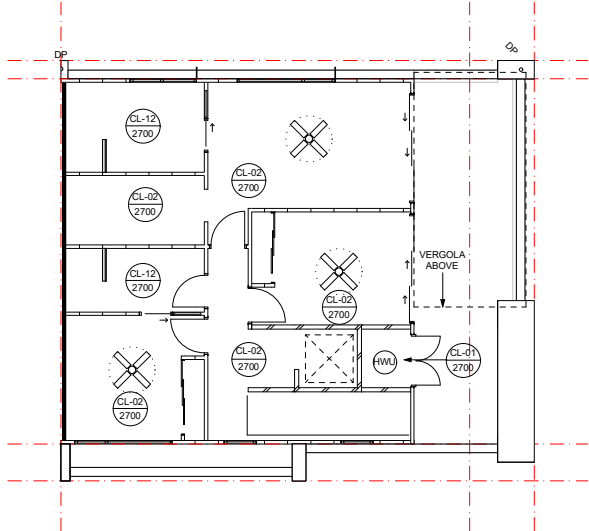
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Ground Floor - Ceiling Plan
Scale 1:100



First Floor - Ceiling Plan
Scale 1:100



Second Floor - Ceiling Plan
Scale 1:100

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Type A		
Floor	Category	Area (m²)
Ground floor	Total	104.22
	Residence	65.42
	Garage	38.8
First floor	Total	105.34
	Residence	91.9
	Balcony	13.44
Second floor	Total	110.02
	Residence	86.71
	Balcony	23.31
Summary	Total Build	319.58
External		
	External paving	35.09
	Landscaping	54.1
	TOTAL	89.19

CEILING LEGEND

xxx xxx	CEILING MATERIAL TYPE / CORNICE TYPE. REFER ARCH. MATERIALS SCHEDULE
	FINISHES HEIGHT ABOVE RESPECTIVE INTERNAL STRUCTURAL FLOOR LEVEL
CL-01	CONCRETE SOFFIT FINISH: EXPOSED BARE CONCRETE
CL-02	CONCRETE SOFFIT FINISH: SKIMCOAT FINISH
CL-03	FC SHEETING - NEGATIVE JOINTS FINISH: SKIMCOAT FINISH
CL-11	GENERAL AREAS 10mm PLASTERBOARD FLUSHED AND PAINTED
CL-12	WET AREAS 10mm MR PLASTERBOARD FLUSHED AND PAINTED

CEILING NOTES

1. NOMINATED CEILING HEIGHTS ARE TAKEN FROM RESPECTIVE FLOOR PLAN SFL.U.N.O.
2. ALL INTERNAL PLASTERBOARD CEILINGS AND BULKHEADS FLUSHED AND PAINTED, U.N.O.
REFER INTERIOR SCHEDULE FOR COLOUR.
3. ALL EXTERNAL SOFFIT LINING NEGATIVE JOINTS AND PAINTED.U.N.O.
4. LUMINAIRE SELECTIONS MAY REQUIRE CANISTERS FOR RECESSING INTO CONCRETE SOFFIT BUILDER TO ALLOW.
5. PLASTERBOARD CEILINGS WITHIN WET AREAS AND EXTERNAL ARE TO BE MOISTURE RESISTANT.
6. WHERE THERE IS A DROP CEILING TO A HIGH CEILING CORNICE TO THE HIGH CEILING ONLY SQUARE-SET CORNICE FOR DROP CEILING (ie - KITCHENS, ROBES WITH SLIDING DOORS & LAUNDRY CUPBOARDS)
7. CORNICES TO FULL CEILING PERIMETER INCLUDING WHERE CEILING MEETS BULKHEAD/DROPPED CEILINGS EXCEPTIONS AS BELOW:
 - WHERE CABINET TOPS FINISH AT CEILING LEVEL STOP CORNICE AT CABINET TOP TRIMS/SCRIBER (DO NOT CONTINUE IN FRONT OF TOP TRIMS)
 - WHERE THERE IS A BLIND RECESS
8. REFER TO SERVICE CONSULTANT DRAWINGS FOR FULL EXTENT OF ELECTRICAL AND MECHANICAL SERVICES INCLUDING:
 - LIGHTING LAYOUT
 - POWER, DATE AND COMMS
 - DRY FIRE SERVICE EQUIPMENT
 - MECHANICAL SERVICES
 - CEILING ACCESS PANELS FOR SERVICES WITHIN CEILING SPACE
 - WET AREA EXHAUST

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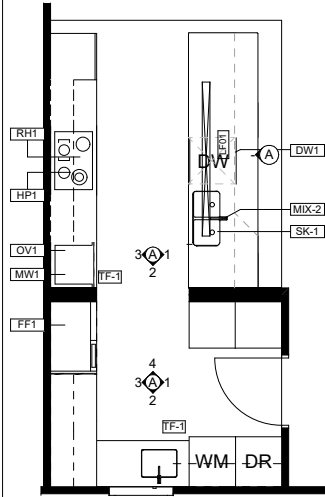
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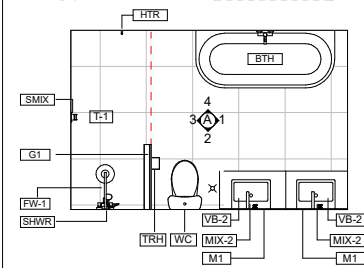
Floor plans

Building Permit

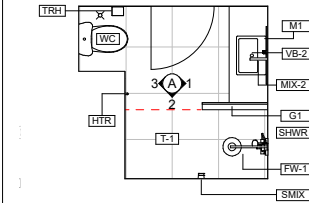
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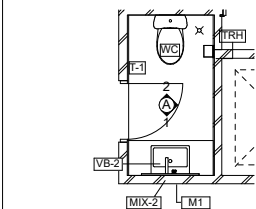
Type A - Kitchen/Pty/Laundry
Scale 1:50



Type A - 2F Ensuite
Scale 1:50



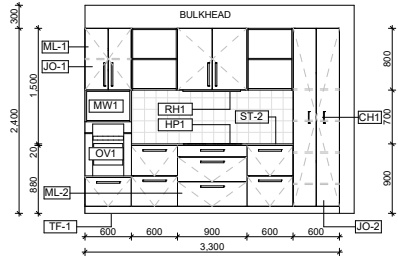
Type A - GF Bath
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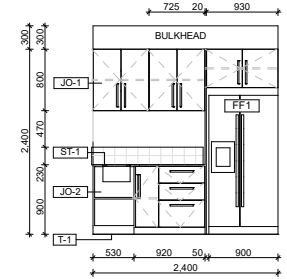
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GENERAL NOTES:

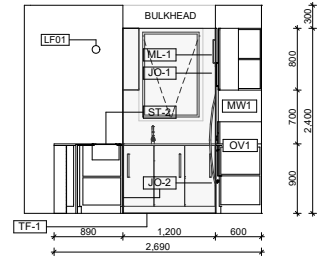
- ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
- IF FIGURED DIMENSIONS OR HEIGHT IS NOT SHOWN, REPORT AND CONFIRM WITH ARCHITECT. ANY DISCREPANCIES WITH DRAWINGS REFER TO ARCHITECT. APPLICABLE AUSTRALIAN STANDARDS
- CONTRACTOR SHALL CARRY OUT WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A., APPLICABLE AUSTRALIAN STANDARDS, AND LOCAL AUTHORITY REQUIREMENTS. ALLOW FOR TOLERANCES AS INDICATED IN AUSTRALIAN STANDARDS + CODES.
- ALL MATERIALS SHALL BE NEW + CONFIRM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION.
- ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SERVICE CONSULTANT DRAWINGS + SPECIFICATION.
- SUBMIT SHOPDRAWINGS TO SUPERINTENDANT FOR APPROVAL PRIOR TO COMMENCING FABRICATION OF CABINETRY, SCREENS, ETC.
- LOCATION AND LOAD CAPACITY OF ALL SELECTED APPLIANCES AND ASSOCIATED GPOs TO BE CONFIRMED ON SITE.
- ALL EXHAUST + EXTRACTION FAN DUCT SIZING + LOCATIONS TO BE CO-ORDINATED PRIOR TO FABRICATION OF CABINETS.
- ALL APPLIANCES TO BE CHECKED FOR BUILT IN OPENING REQUIREMENTS + TOLERANCE PRIOR TO FABRICATION OF CABINETS.
- ALL SINKS, WASTES, TAP HOLES + HOT/COLD WATER SUPPLY TO BE CHECKED FOR SUITABILITY AGAINST DRAWN CABINET LAYOUTS PRIOR TO FABRICATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALLOW ARCHITECT TO VIEW FULL SCALE ASSEMBLAGE OF ALL CABINETS, APPLIANCES, SELECTED FIXTURES + FITTING IN THE WORKSHOP PRIOR TO INSTALLATION. CONTRACTOR TO CO-ORDINATE SHOP SITE VISITS.
- ALLOW FOR 20MM SCRIBES WHERE CABINETRY MEETS ADJACENT PERPENDICULAR SURFACES.
- MITRE JOINTS TO ALL TILED WALL JOINTS.
- TILE TRIMS TO MATCH TILE COLOUR + BE USED AT THE FOLLOWING TYPICAL LOCATIONS:
 - HORIZONTAL SURFACES:
 - ALONG THE CHANGE OF FINISHES
 - ALONG FREE-EDGE END TERMINATIONS
 - ALONG EXTERNAL CORNER JUNCTIONS OF HORIZONTAL + VERTICAL SURFACES
 - VERTICAL SURFACES:
 - ALONG FREE-EDGE END TERMINATIONS
- WALL TILES TO BE TRUE TO LINE HORIZONTALLY + VERTICALLY + ALIGN DOWN CORNER JOINTS. SET-OUTS AS NOTED FOR EACH ELEVATION.
- FLOOR TILES TO BE TRUE TO LINE + SET-OUT AS SHOWN FOR BOTH ROOM + SEPERATE SHOWER RECESS.
- MASTIC SEALS WHERE REQUIRED ARE TO MATCH ADJACENT SURFACE COLOUR AS CLOSELY AS POSSIBLE. CONFIRM COLOUR ONSITE WITH SUPERINTENDANT PRIOR TO INSTALL.
- TILE FINISH OF WET AREAS TO BE FLUSH AT THRESHOLD OF ADJACENT ROOM FLOOR FINISH.
- INTERIOR WALL FINISH TO RETURN INTO DOOR + WINDOW REVEALS.
- SUBMIT TILE SET-OUT SHOPDRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.



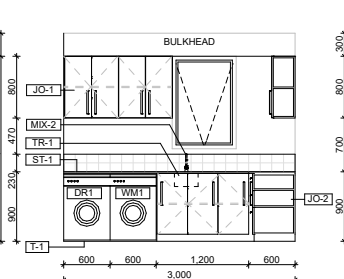
Kitchen 01
Scale 1:50



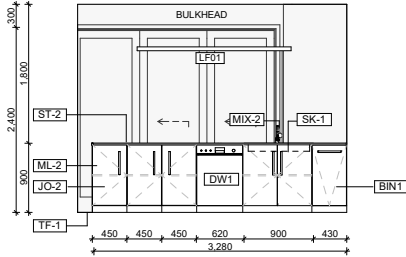
Pty/Laundry 01
Scale 1:50



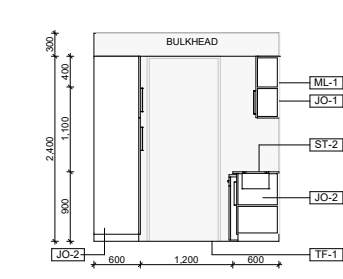
Kitchen 02
Scale 1:50



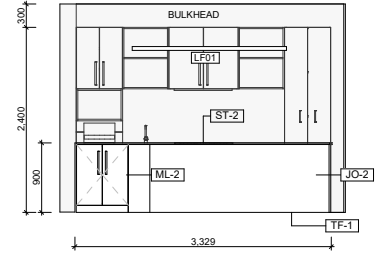
Pty/Laundry 02
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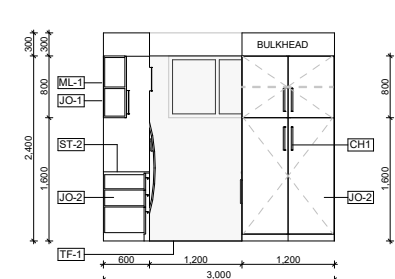
Kitchen 03
Scale 1:50



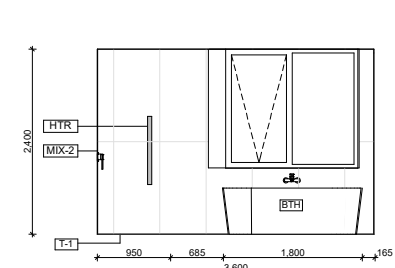
Pty/Laundry 03
Scale 1:50



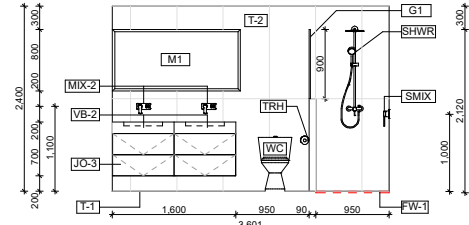
Kitchen 04
Scale 1:50



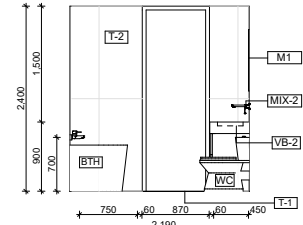
Pty/Laundry 04
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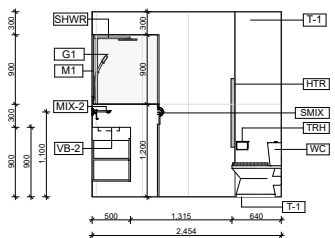
2F Ensuite 4
Scale 1:50



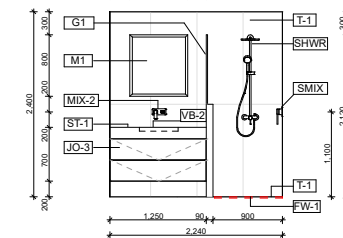
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Scale 1:50



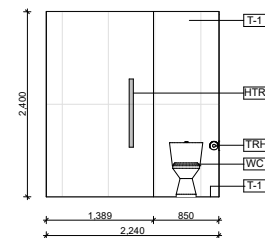
2F Ensuite 3
Scale 1:50



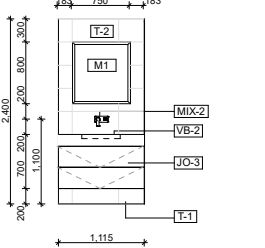
GF Bath 02
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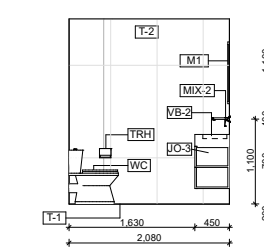
GF Bath 03
Scale 1:50



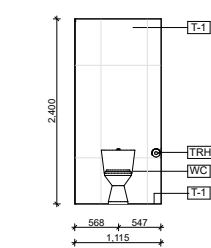
GF Bath 01
Scale 1:50



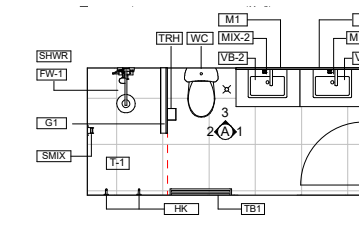
FF WC 01
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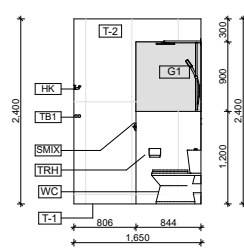
FF WC 02
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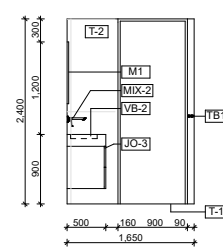
FF WC 03
Scale 1:50



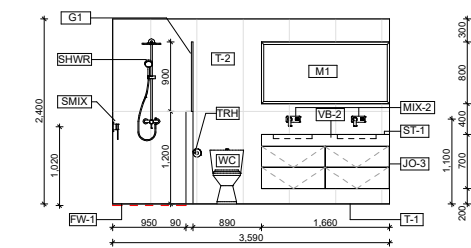
Type A - 2F Bath
Scale 1:50



2F Bath 1
Scale 1:50



2F Bath 2
Scale 1:50



2F Bath 3
Scale 1:50

- REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:**
- STRUCTURE SURFACE FINISHES
 - FIXTURES & FITTINGS
 - WATERPROOFING SYSTEMS
 - FINISHES
 - APPLIANCES
 - TRIMS
- NOTE:**
- GLASS SCREEN IS RAISED 10mm ABOVE THE TILING
 - WASTE-1 TO ALL BATHROOMS, ENSUITE AND POWDER ROOM
 - CISTERN STOP (CS) LOCATION TO BE CONFIRMED
 - ALL VANITIES ARE WALL MOUNTAD AND WASTE PIPES ARE TO BE RUN IN THE WALLS AND NOT BELOW THE VANITY
 - ALL KITCHEN WASTE PIPES TO BE CAST INTO THE SLAB WHERE POSSIBLE
- JOINERY NOTE:**
- CABINETWORK DETAILS SHOULD BE READ IN CONJUNCTION WITH SPECIFICATIONS, ROOM ELEVATIONS AND FINISHES SCHEDULE.
 - ANY CHANGES TO THE SPECIFIED FINISHES OR MATERIALS MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORKS.
 - BENCH TOPS AND CUPBOARD END WHICH ARE EXPOSED AN BUTT UP TO WALLS ARE TO BE SCRIBED TO PROFILE OF WALL AND JUNCTION FILLED WITH APPROVED SEALANT.
 - ENSURE STUDWORK WALL HAS ADEQUATE SUPPORT TO HOLD OVERHEAD CABINETS. CO-ORDINATE LOCATION ON-SITE.
 - CABINET HINGES AND ANGLES TO BE CO-ORDINATED AND CHECKED ON-SITE.
 - ALL SILICON SEAL IN WET AREAS TO BE ANTI-MICROBIAL, ANTI-FUNGICIDAL.
 - SOFT CLOSE HINGES AND RUNNERS TO ALL CABINETRY.

DATE	REV	REASON FOR ISSUE	BY
31.08.26	B	CDC Issue for Review	
29.07.26	A	Re-Issue for Consultants	
26.06.26	-	Issue for Consultants	

CONTRACTOR TO CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS. LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS.

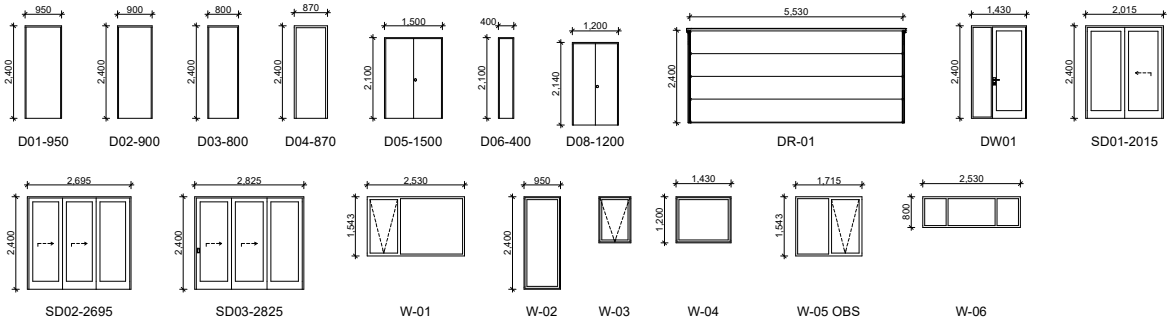
COMO TOWNHOUSE DEVELOPMENT
124-126 Lockhart St, Como, WA 6152
Sheet Name
Internal Finishes

Building Permit

DRAWN	CM	DESIGNED	zz
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DATE	31/08/2026	Principal	
PROJECT No.	630-GRI	DRAWING No.	REV.
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1. ELEVATIONS SHOWN ARE AS SEEN FROM EXTERNAL OR OUTSIDE OF THE DESIGNATED ROOM U.N.O.
2. REFER FLOOR PLANS FOR DOOR HANDING, TYPE OF WALLS RECEIVING DOOR AND/OR WINDOW FRAMES.
3. REFER ELEVATIONS FOR HANDING AND POSITION OF WINDOWS.
4. REFER DOOR HARDWARE SCHEDULE FOR LOCK AND HARDWARE.
5. REFER FINISHES SCHEDULE FOR COLOURS AND FINISHES.
6. ALUM. AND PVC DOOR/WINDOW SUITES SHALL BE CONCEAL FIXED (I.E. NO VISIBLE POB RIVETS, SCREWS AND THE LIKE).
7. SEEK SUPERINTENDENT'S INSTRUCTION FOR ANY DISCREPANCIES.
8. STEEL AND ALUMINIUM DOOR FRAMES SHALL BE FITTED WITH STIFFENING PLATES OF THE SAME FRAMING MATERIAL TO LOCK, HINGE AND DOOR OR CLOSER FIXING POINTS.
9. STEEL DOOR FRAMES TO BE PROVIDED WITH CUTOUTS AND BACKPLATE TO SUIT SCHEDULED HINGES. PROVIDE INTEGRATED HINGES OTHERWISE.
10. SUPPLY & INSTALL FLASHING TO ALL EXTERNAL OPENINGS.
11. SUPPLY & INSTALL MATCHING COVER TRIMS, AS REQUIRED.
12. DOOR HANDLES SHALL BE @ 1050 AFFL. U.N.O.
13. FLOOR MOUNTED DOOR STOPS FOR ALL HINGED DOORS.
14. EXTERIOR WINDOWS AND DOOR & R/WINDOW SUITES SHALL BE INSTALLED WITH SUBSILL AND 70mm HIGH WATER STOP ANGLE ON INTERIOR SIDE OF SILL.
15. ALL EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS TO BE FITTED WITH BLACK ALUMINIUM INSECT MESH WITH MAX 2MM APERTURE, REMOVABLE FOR CLEANING. U.N.O.
16. ALL EXTERIOR OPERABLE WINDOWS, DOORS AND GATES TO BE KEY LOCKABLE. U.N.O.
17. PROPRIETARY FRAME INTEGRATED PERIMETER SEALS FOR EXTERIOR OPERABLE OPENINGS.
18. GLAZING TO COMPLY WITH RELEVANT AUSTRALIAN GLAZING STANDARDS AND CODES.
19. SUBMIT SHOP DRAWINGS TO SUPERINTENDENT FOR APPROVAL PRIOR TO COMMENCING FABRICATION OF DOORS, DOOR WINDOWS, WINDOWS, SKYLIGHTS, GATES, FRIEZE, SCROLLS & LOUVRES.
20. ALL OPERABLE WINDOWS TO BE EQUIPPED WITH OPENING RESTRICTORS IN ACCORDANCE WITH CODES AND STANDARDS.
21. DOOR GRILLES - SUBMIT DRAWING WITH MECHANICAL DRAWINGS ON EXTENT.
22. DOOR UNDERCUTS - REFER MECHANICAL DRAWINGS FOR EXTENT.
23. ALL WEATHER STRIPS TO BE SUPPLIED & INSTALLED BY BUILDER.
24. CROSS CHECK WITH ELECTRICAL DRAWINGS FOR RELATED SYSTEMS.



GLAZING AND FRAMING TYPE:
REFER TO ESD & ACOUSTIC REPORT FOR
FURTHER INFORMATION

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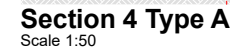
Sheet Name

Elevations and window schedule

Building Permit

DRAWN	CM	DESIGNED	zz
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PROJECT No. 630-GRI		DRAWING No.	REV.
Scale as shown - Half Scale @ A3		B2m.01	Rev A

- STRUCTURE SURFACE FINISHES
- FIXTURES & FITTINGS
- WATERPROOFING SYSTEMS
- FINISHES
- APPLIANCES
- TRIMS



CEILING LEGEND	
	
CL-01	CONCRETE SOFFIT FINISH: EXPOSED BARE CONCRETE
CL-02	CONCRETE SOFFIT FINISH: SKIMCOAT FINISH
CL-03	FC SHEETING - NEGATIVE JOINTS FINISH: SKIMCOAT FINISH
CL-11	GENERAL AREAS 10mm PLASTERBOARD FLUSHED AND PAINTED
CL-12	WET AREAS 10mm MR PLASTERBOARD FLUSHED AND PAINTED

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0438420344
urbanize@urbanize.com.au

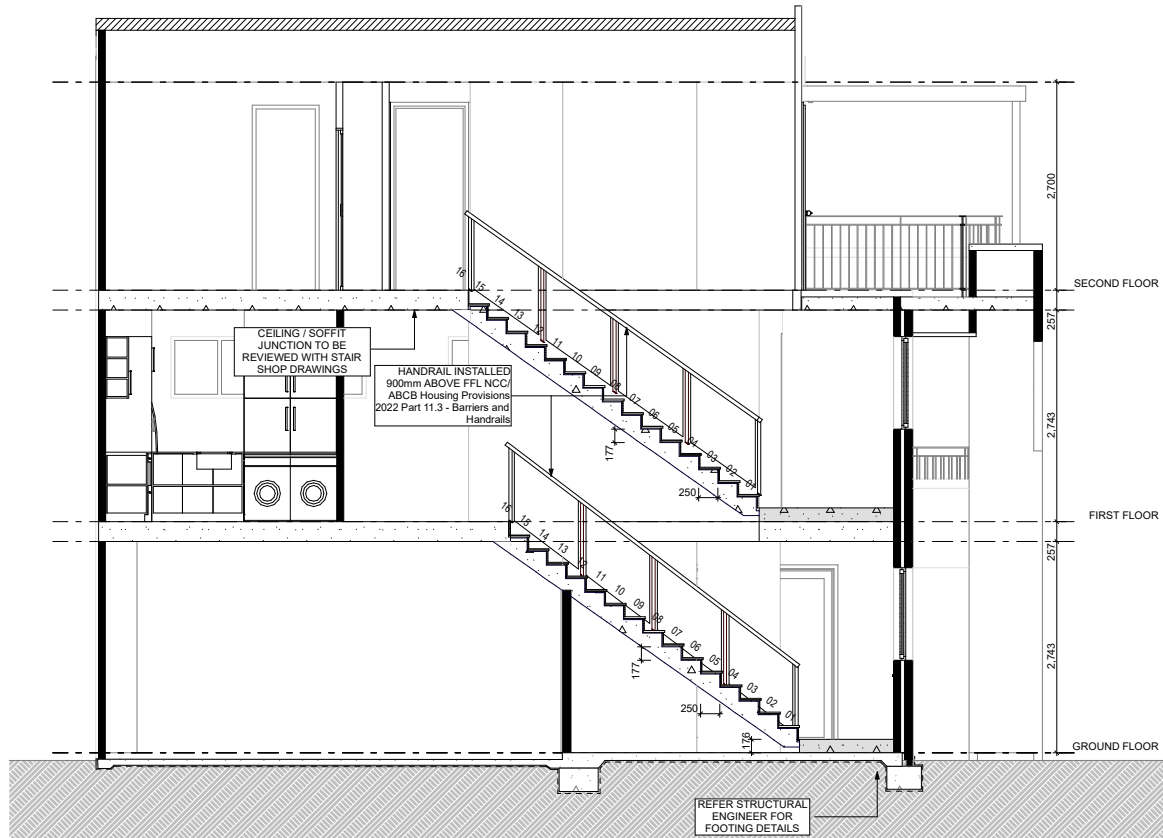
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Sections

Building Permit

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DATE		31/08/2026	Principal	
PROJECT No.		630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3			B3m.01	Rev A



Section 7 - Lift + Stairs
Scale 1:50



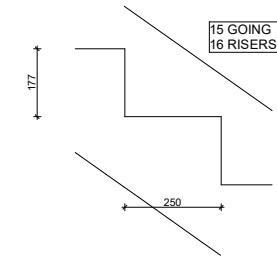
Section 3 - Lift + Stairs
Scale 1:50

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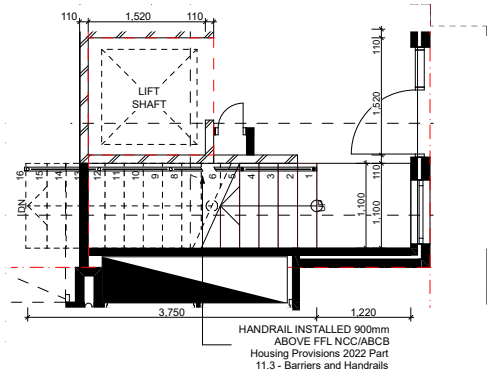
NOTES:

- LIFT SHAFT OPENINGS ARE TO BE IN ACCORDANCE WITH LIFT MANUFACTURER'S SHOP DRAWINGS
- STAIR NOSING AS SPECIFIED

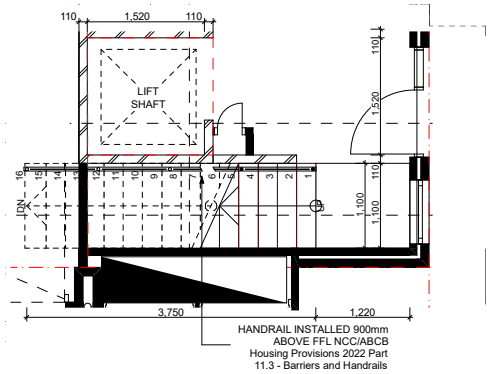


STAIRS DETAIL
Scale 1:10

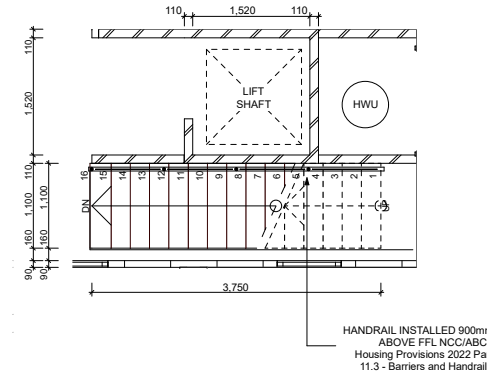
Stair construction is in accordance with NCC/ABC Housing Provisions 2022 Part 11.2 - Stairways and Ramp construction			
Riser	Max	Min	Actual
Going	Max	Min	Actual
Slope relationship (2R+G)			
	Max	Min	Actual



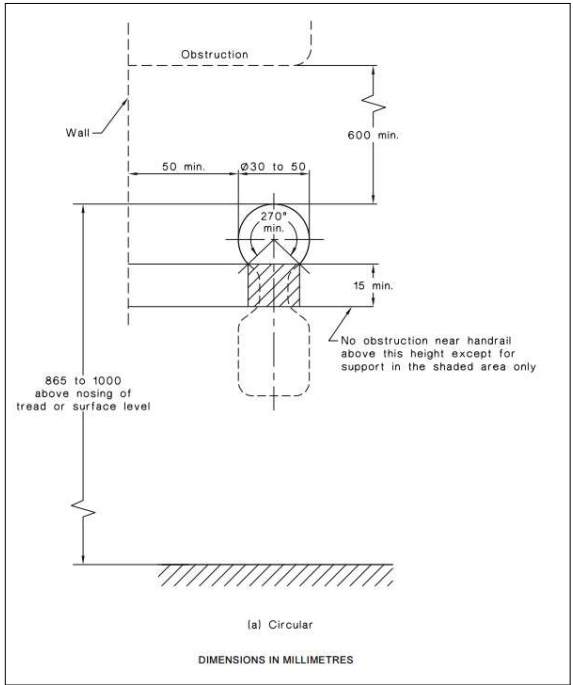
Ground Floor
Scale 1:50



First Floor
Scale 1:50



Second Floor
Scale 1:50



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Sheet Name
Stairs + Lift details

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