

COVER

Building Permit - Unit Type C1 Mirrored

124-126 Lockhart St, Como, WA 6152

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GENERAL NOTES

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 AND SERVICE CONSULTANT DOCUMENTATION TO ENSURE FULL CO-ORDINATION BETWEEN TRADES PRIOR TO WORK COMMENCEMENT.

5.LARGE SCALE DRAWINGS SHALL TAKE PRECEDECE 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 CABINETRY, FITTINGS, FIXTURES, PLUMBING, FLOOR WASTES AND TILING.

9. ALL MATERIALS SHALL BE NEW AND CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES.

10.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.

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 SETOURS.

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:

- STRUCTURE SURFACE FINISHES

- FIXTURES AND FITTINGS

- FINISHES

- APPLIANCES

- TRIMS

- CEILINGS

COMO TOWNHOUSE DEVELOPMENT

124-126 Lockhart St, Como, WA 6152

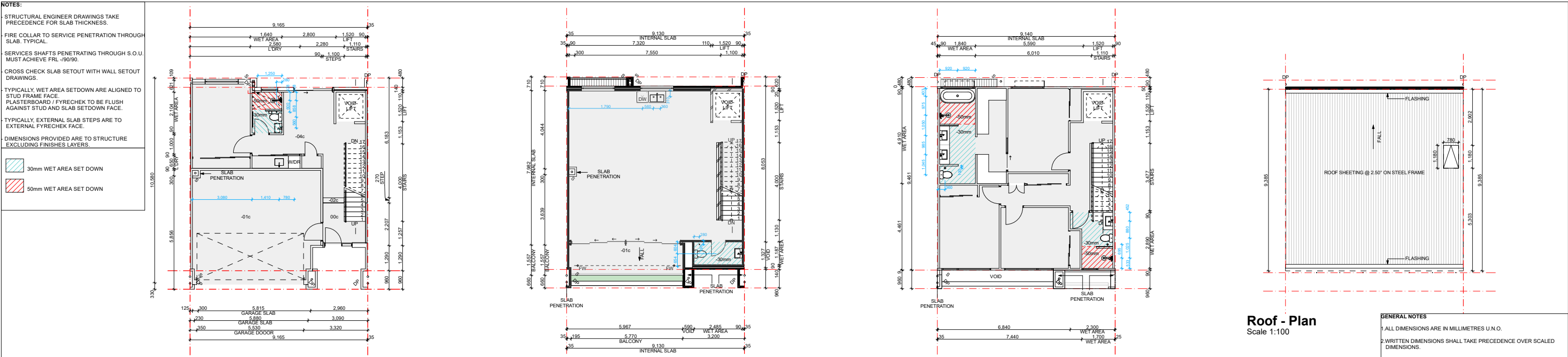
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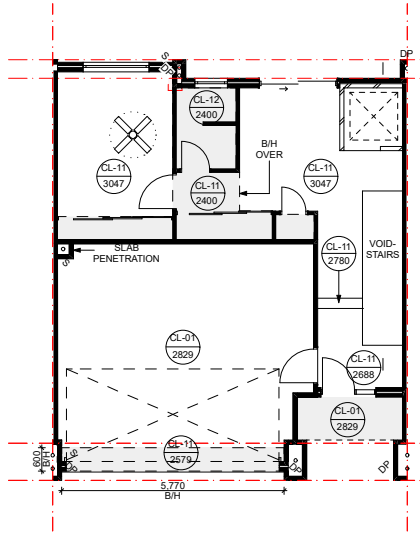
Cover Page

Building Permit

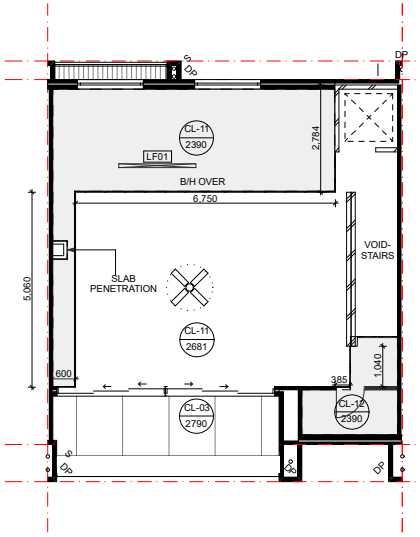
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PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3			C0m.00
			Rev A

31.08.26	B	CDC Issue for Review			
29.07.26	A	Re-Issue for Consultants			
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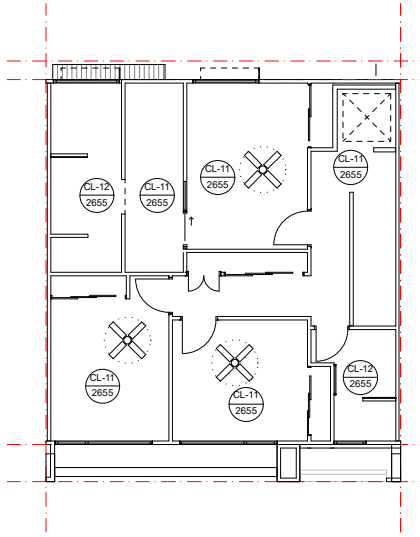




Ground Floor - Ceiling Plan
Scale 1:100



First Floor - Ceiling Plan
Scale 1:100



Second Floor - Ceiling Plan
Scale 1:100

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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:
 - STRUCTURE SURFACE FINISHES
 - FIXTURES AND FITTINGS
 - FINISHES
 - APPLIANCES
 - TRIMS
 - CEILING

Type C1		
Floor	Category	Area (m²)
Ground floor	Total	88.77
	Residence	48.99
	Garage	39.78
First floor	Total	86.95
	Residence	78.35
	Balcony	8.6
Second floor	Total	86.46
	Residence	86.46
Summary	Total Build	262.18
External		
	External paving	16.06
	Landscaping	15.72
	TOTAL	31.78

CEILING LEGEND

CEILING MATERIAL TYPE / CORNICE TYPE. REFER ARCH. MATERIALS SCHEDULE	
XXX XXX	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



(08) 6243 6405

0438420344

urbanize@urbanize.com.au

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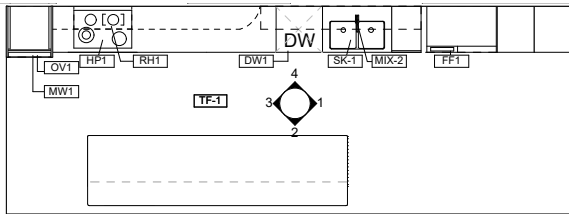
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Sheet Name

Floor Plans

Building Permit

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Scale as shown - Half Scale @ A3		C1m.02	Rev A



Type C1- Kitchen
Scale 1:50

REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:

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

NOTE:

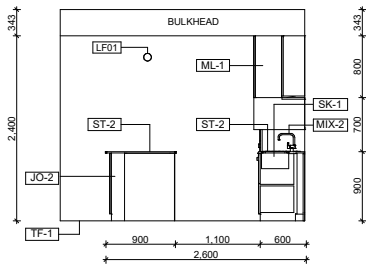
1.GLASS SCREEN IS RAISED 10mm ABOVE THE TILING

2.WASTE-1 TO ALL BATHROOMS, ENSUITE AND POWDER ROOM

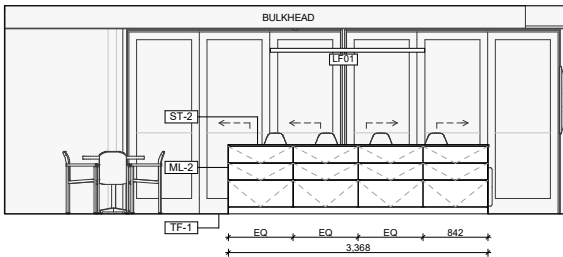
3.CISTERN STOP (CS) LOCATION TO BE CONFIRMED

4.ALL VANITIES ARE WALL MOUNTAD AND WASTE PIPES ARE TO BE RUN IN THE WALLS AND NOT BELOW THE VANITY

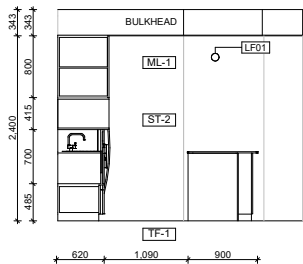
4 ALL KITCHEN WASTE PIPES TO BE CAST INTO THE SLAB WHERE POSSIBLE



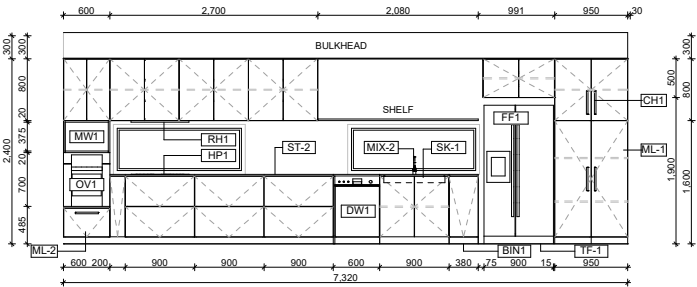
Kitchen 1
Scale 1:50



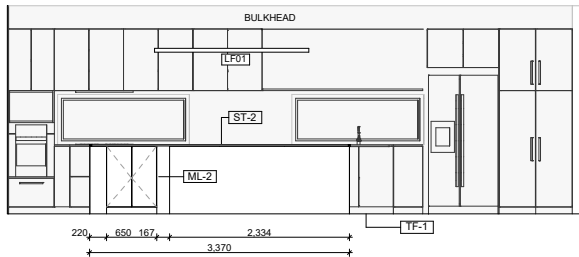
Kitchen 2
Scale 1:50



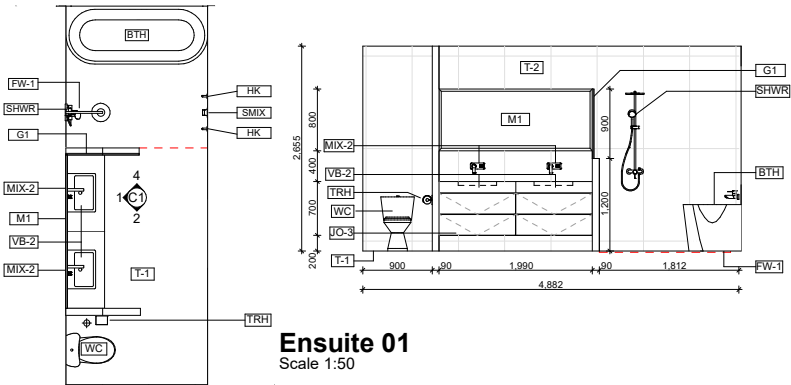
Kitchen 3
Scale 1:50



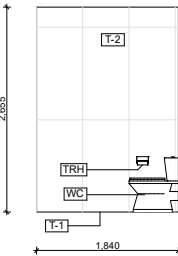
Kitchen 4
Scale 1:50



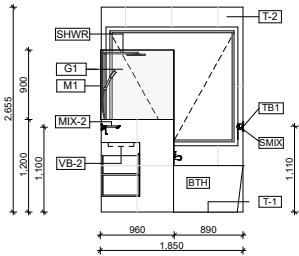
Kitchen 5
Scale 1:50



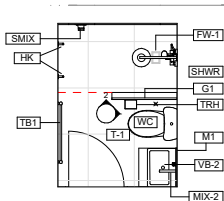
Ensuite 01
Scale 1:50



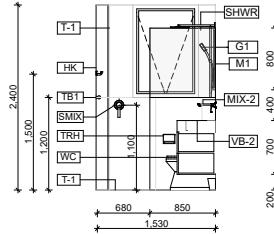
Ensuite 02
Scale 1:50



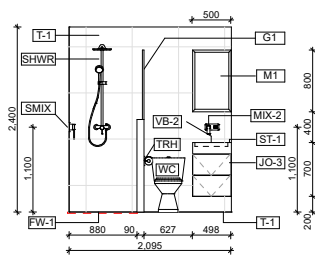
Ensuite 03
Scale 1:50



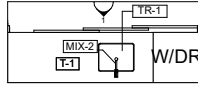
Type A - GF Bath
Scale 1:50



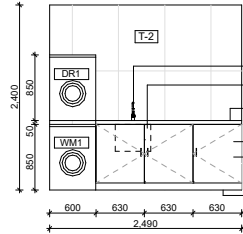
GF Bath 01
Scale 1:50



GF Bath 02
Scale 1:50

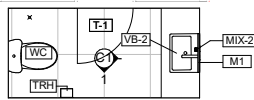


Type C1 - Laundry
Scale 1:50

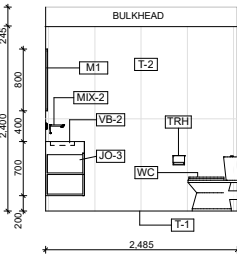


GF Laundry 01
Scale 1:50

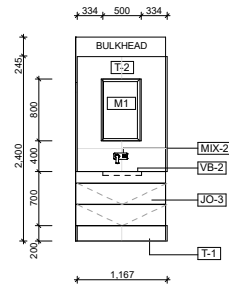
Type C1 - Ensuite
Scale 1:50



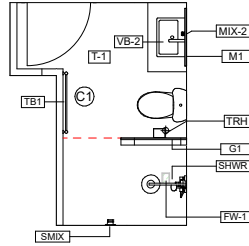
Type C1 - FF floor W/C
Scale 1:50



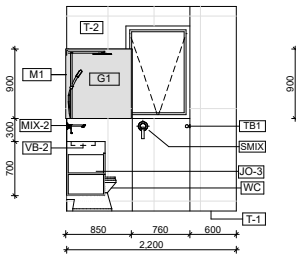
FF WC 01
Scale 1:50



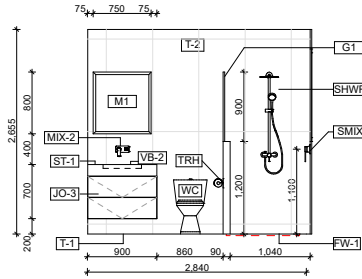
FF WC 02
Scale 1:50



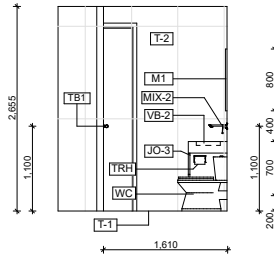
Type C1 - 2F Bath
Scale 1:50



2F Bath 01
Scale 1:50



2F Bath 02
Scale 1:50



2F Bath 03
Scale 1:50

GENERAL NOTES:		
1.ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.	6.SUBMIT SHOPDRAWINGS TO SUPERINTENDANT FOR APPROVAL PRIOR TO COMMENCING FABRICATION OF CABINETRY, SCREENS, ETC.	12.ALLOW FOR 20MM SCRIBES WHERE CABINETRY MEETS ADJACENT PERPENDICULAR SURFACES.
2.IF FIGURED DIMENSIONS OR HEIGHT IS NOT SHOWN, REPORT AND CONFIRM WITH ARCHITECT. ANY DISCREPANCIES WITH DRAWINGS REFER TO ARCHITECT. APPLICABLE AUSTRALIAN STANDARDS	7.LOCATION AND LOAD CAPACITY OF ALL SELECTED APPLIANCES AND ASSOCIATED GPOs TO BE CONFIRMED ON SITE.	13.MITRE JOINTS TO ALL TILED WALL JOINTS.
3.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.	8.ALL EXHAUST + EXTRACTION FAN DUCT SIZING + LOCATIONS TO BE CO-ORDINATED PRIOR TO FABRICATION OF CABINETS.	14.TILE TRIMS TO MATCH TILE COLOUR + BE USED AT THE FOLLOWING TYPICAL LOCATIONS:
4.ALL MATERIALS SHALL BE NEW + CONFIRM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION.	9.ALL APPLIANCES TO BE CHECKED FOR BUILT IN OPENING REQUIREMENTS + TOLERANCE PRIOR TO FABRICATION OF CABINETS.	HORIZONTAL SURFACES:
5.ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SERVICE CONSULTANT DRAWINGS + SPECIFICATION.	10.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.	-ALONG THE CHANGE OF FINISHES
	11.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.	-ALONG FREE-EDGE END TERMINATIONS
		-ALONG EXTERNAL CORNER JUNCTIONS OF HORIZONTAL + VERTICAL SURFACES
		-VERTICAL SURFACES:
		-ALONG FREE-EDGE END TERMINATIONS

JOINERY NOTE:		
1.CABINETWORK DETAILS SHOULD BE READ IN CONJUNCTION WITH SPECIFICATIONS, ROOM ELEVATIONS AND FINISHES SCHEDULE.	2.ANY CHANGES TO THE SPECIFIED FINISHES OR MATERIALS MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORKS.	3.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.
4.ENSURE STUDWORK WALL HAS ADEQUATE SUPPORT TO HOLD OVERHEAD CABINETS. CO-ORDINATE LOCATION ON-SITE.	5.CABINET HINGES AND ANGLES TO BE CO-ORDINATED AND CHECKED ON-SITE.	6.ALL SILICON SEAL IN WET AREAS TO BE ANTI-MICROBIAL, ANTI-FUNGICIDAL
7.SOFT CLOSE HINGES AND RUNNERS TO ALL CABINETRY.		

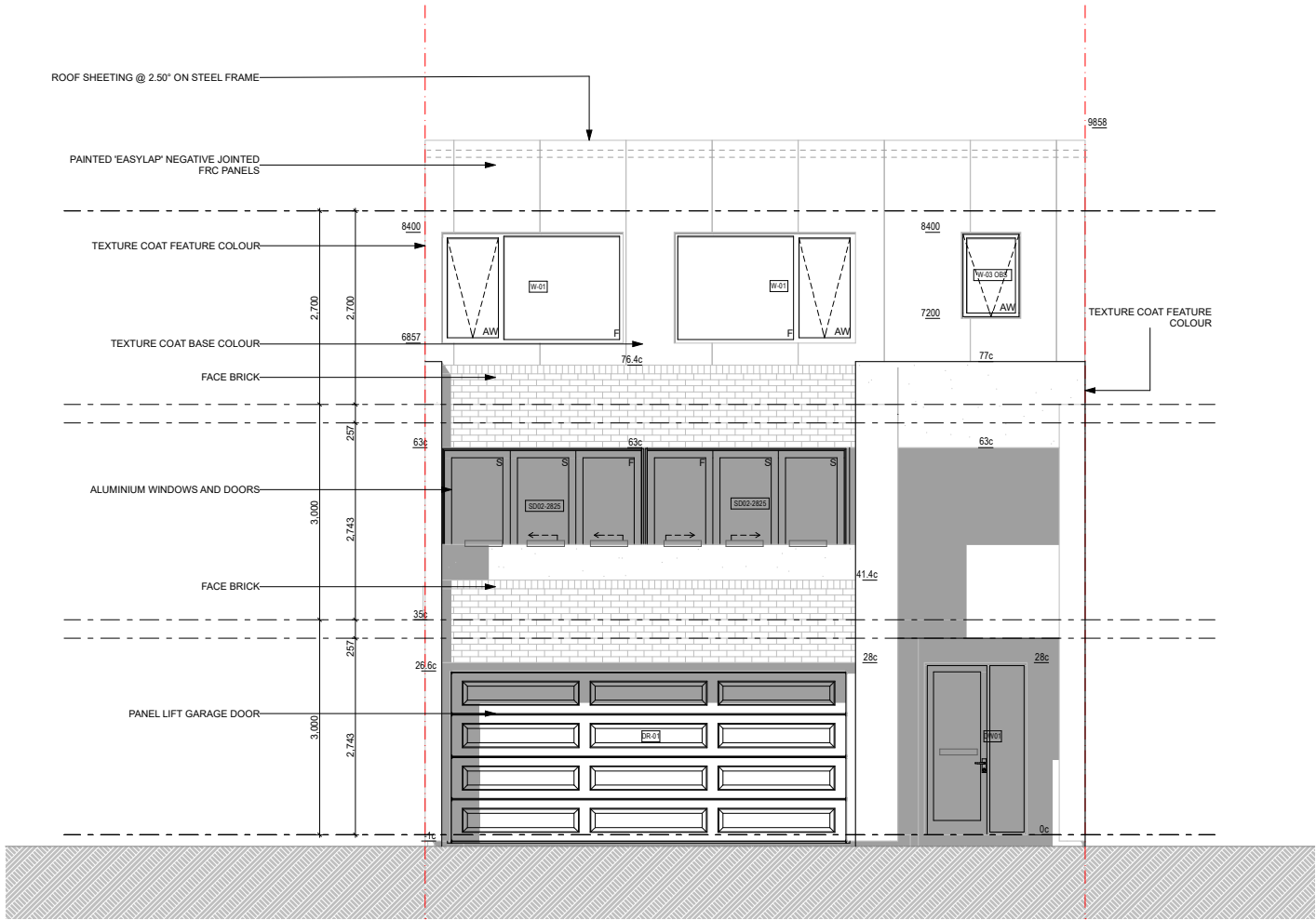
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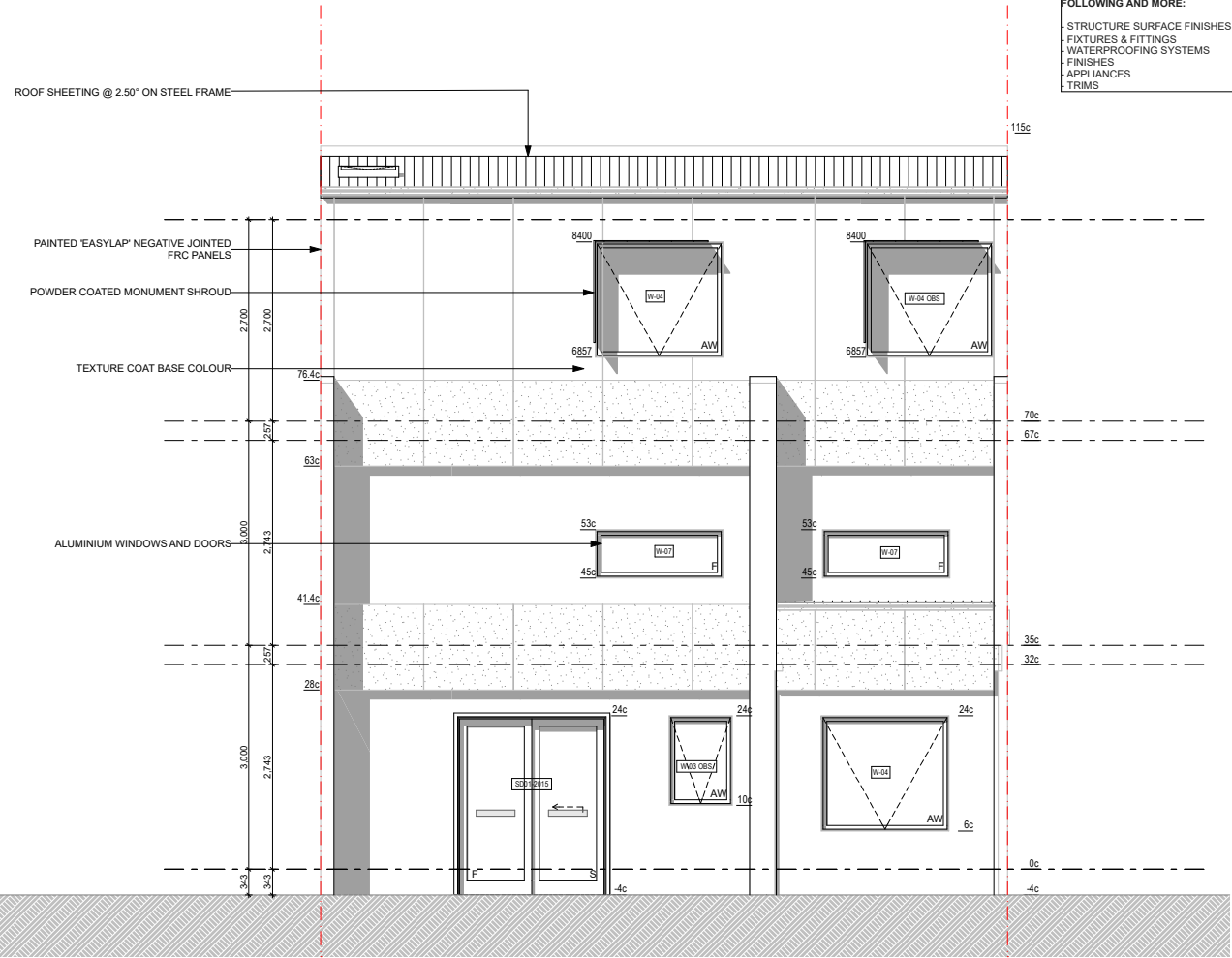
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FRONT ELEVATION
Scale 1:50

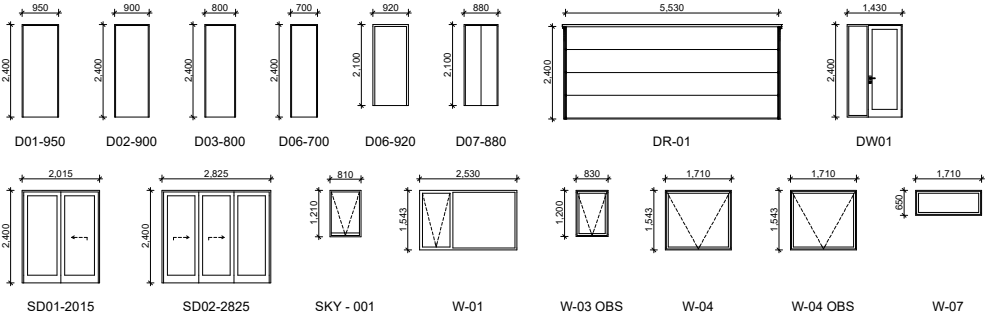


REAR ELEVATION
Scale 1:50

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

Door & Window Schedule							
Storey	Item	Qty	Type	Frame	Nominal W x H Size	Glazing	Remarks
Ground Floor	D01-950	2	Internal door	Steel	950x2,400	GL-01	
	D03-800	1	Internal door	Steel	800x2,400	GL-01	
	D06-700	1	Internal door	Steel	700x2,400	GL-01	NBN CABINET
	DR-01	1	Garage door	Steel	5,530x2,400	GL-01	
	DW01	1	Entry door	Steel	1,430x2,400	GL-01	
	SD01-2015	1	External slider	Aluminium	2,015x2,400	GL-01	
	W-03 OBS	1	Awning window	Aluminium	850x1,200	GL-01	OBSCURE
First Floor	W-04	1	Awning window	Aluminium	1,710x1,543	GL-01	
	D03-800	1	Internal door	Steel	800x2,400	GL-01	
	SD02-2825	2	External slider	Steel	2,825x2,400	GL-01	
Second Floor	W-07	2	Fixed window	Aluminium	1,710x650	GL-01	
	D01-950	3	Internal door	Steel	950x2,400	GL-01	
	D02-900	1	Internal door	Steel	900x2,400	GL-01	
	D06-920	1	Cavity slider	Steel	920x2,100	GL-01	
	D07-880	1	Internal door	Steel	880x2,100	GL-01	STORAGE
	W-01	2	Awning window	Aluminium	2,530x1,543	GL-01	
	W-03 OBS	1	Awning window	Aluminium	830x1,200	GL-01	OBSCURE
	W-04	1	Awning window	Aluminium	1,710x1,543	GL-01	
	W-04 OBS	1	Awning window	Aluminium	1,710x1,543	GL-01	OBSCURE
Roof	SKY - 001	1	Awning window	Aluminium	--	GL-01	SKYLIGHT



GENERAL NOTES (DOORS & WINDOWS):

- ELEVATIONS SHOWN ARE AS SEEN FROM EXTERNAL OR OUTSIDE OF THE DESIGNATED ROOM U.N.O.
- REFER FLOOR PLANS FOR DOOR HANDING, TYPE OF WALLS RECEIVING DOOR AND/OR WINDOW FRAMES.
- REFER ELEVATIONS FOR HANDING AND POSITION OF WINDOWS.
- REFER DOOR HARDWARE SCHEDULE FOR LOCK AND HARDWARE.
- REFER FINISHES SCHEDULE FOR COLOURS AND FINISHES.
- ALUM. AND PVC DOOR/WINDOW SUITES SHALL BE CONCEAL FIXED (I.E. NO VISIBLE POP RIVETS, SCREWS AND THE LIKE).
- SEEK SUPERINTENDENT'S INSTRUCTION FOR ANY DISCREPANCIES.
- STEEL AND ALUMINIUM DOOR FRAMES SHALL BE FITTED WITH STIFFENING PLATES OF THE SAME FRAMING MATERIAL TO LOCK, HINGE AND DOOR CLOSER FIXING POINTS.
- STEEL DOOR FRAMES TO BE PROVIDED WITH CUTOUTS AND BACKPLATES TO SUIT SCHEDULED HINGES. PROVIDE INTEGRATED HINGES OTHERWISE.
- SUPPLY & INSTALL FLASHING TO ALL EXTERNAL OPENINGS.
- SUPPLY & INSTALL MATCHING COVER TRIMS, AS REQUIRED.
- DOOR HANDLES SHALL BE @1050 AFFL. U.N.O.
- FLOOR MOUNTED DOOR STOPS FOR ALL HINGED DOORS.
- EXTERIOR WINDOWS AND DOOR & WINDOW SUITES SHALL BE INSTALLED WITH SUBSILL AND 70mm HIGH WATER STOP ANGLE ON INTERIOR SIDE OF SILL.
- 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.
- ALL EXTERIOR OPERABLE WINDOWS, DOORS AND GATES TO BE KEY LOCKABLE, U.N.O.
- PROPRIETARY FRAME INTEGRATED PERIMETER SEALS FOR EXTERIOR OPERABLE OPENINGS.
- GLAZING TO COMPLY WITH RELEVANT AUSTRALIAN GLAZING STANDARDS AND CODES.
- SUBMIT SHOP DRAWINGS TO SUPERINTENDENT FOR APPROVAL PRIOR TO COMMENCING FABRICATION OF DOORS, DOOR WINDOWS, WINDOWS, SKYLIGHTS, GATES, FRIEZE, SCREENS & LOUVRES.
- ALL OPERABLE WINDOWS TO BE EQUIPPED WITH OPENING RESTRICTORS IN ACCORDANCE WITH CODES AND STANDARDS.
- DOOR GRILLES - CROSS CHECK WITH MECHANICAL DRAWINGS ON EXTENT.
- DOOR UNDERCUTS - REFER MECHANICAL DRAWINGS FOR EXTENT.
- ALL WEATHER STRIPS TO BE SUPPLIED & INSTALLED BY BUILDER.
- CROSS CHECK WITH ELECTRICAL DRAWINGS FOR RELATED SYSTEMS.

DOOR AND WINDOW REMARKS

- PROPRIETARY CAVITY SLIDING DOOR FRAMING SYSTEM COMPLETE WITH INTERNAL FRAME, NOGGINGS, TRACK & WHEEL, HEADER & JAMBS.
- SOFT-CLOSE TO BOTH LATCH AND CAVITY SIDES
- DOOR TO CLEAR FFL MAX 10MM
- PRIVACY LOCK WITH EMERGENCY RELEASE TO ENS, BATH & PDR.
- PRIVACY LOCK WITH EMERGENCY RELEASE TO ENS & BATH & PDR
- CONTRACTOR TO ADVISE IF ADDITIONAL MULLIONS / TRANSOMS REQUIRED FOR WIND LOAD.
- ACCESS CONTROL. REFER TO ELECTRIC DOCUMENTATION.
- DOOR CLOSER TO INTERIOR SIDE.
- OBSCURED GLAZING
- KEY LOCKABLE, WEATHER SEAL.
- KEY LOCKABLE, SMOKE SEAL.
- KEY LOCKABLE.
- PROVIDE PACKER ABOVE BETWEEN HEAD AND SOFFIT.
- ALL SLIDING DOORS ARE TO BE PROVIDED AN OPAQUE BAND TO ABCB HOUSING PROVISIONS 2022 SECTION 8.4.7

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

URBANIZE

(08) 6243 6405
0438420344

urbanize@urbanize.com.au

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.

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Sheet Name

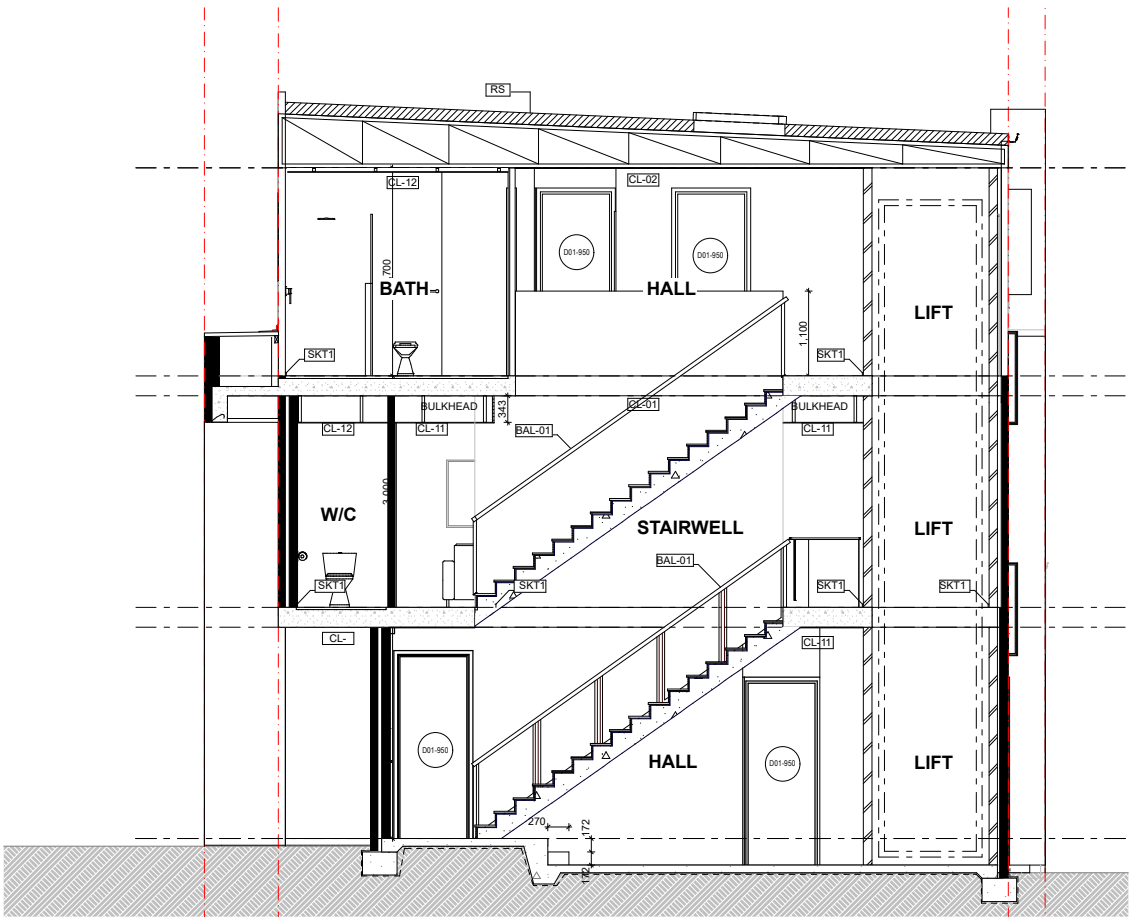
Elevations and window schedule

Building Permit

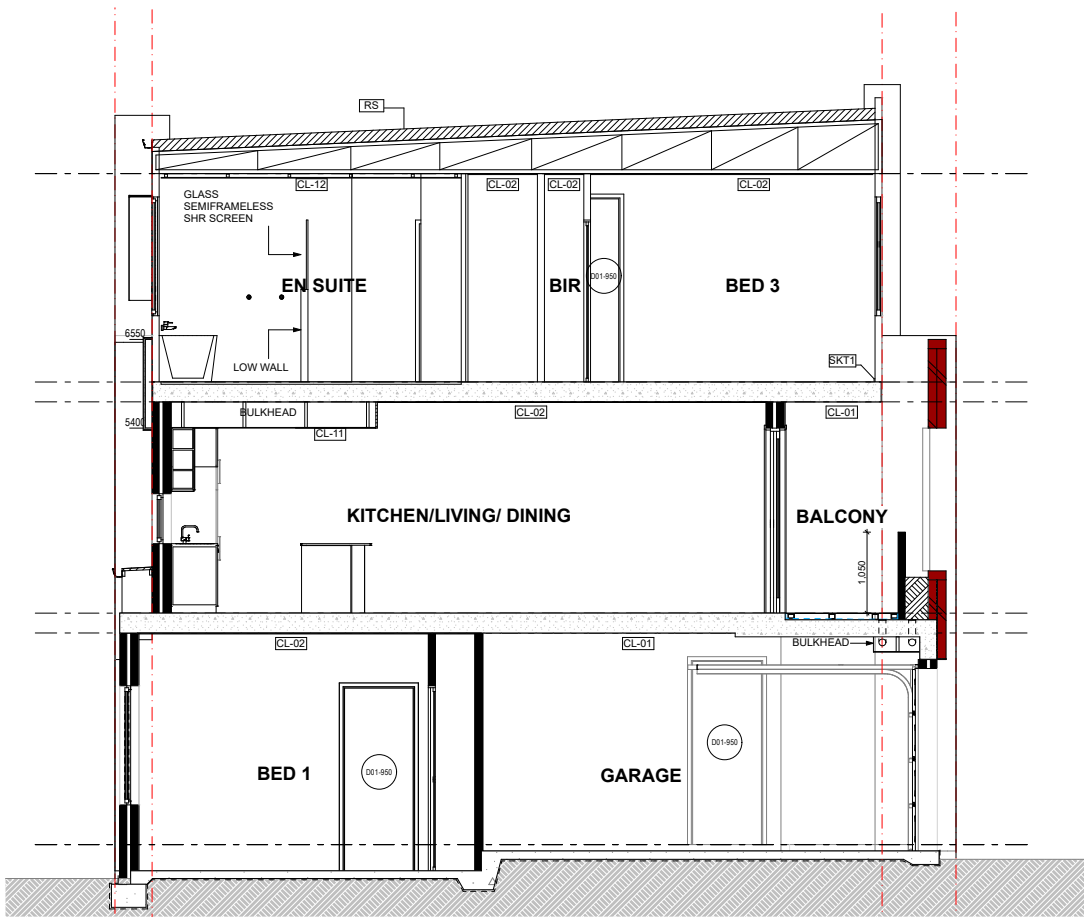
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DATE	31/08/2026	Principal	
PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3		C2m.01	Rev A

REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:

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



Section 5 - Type C1
Scale 1:50



Section 6 - Type C1
Scale 1:50

CEILING LEGEND			
	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		



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Sheet Name
Sections

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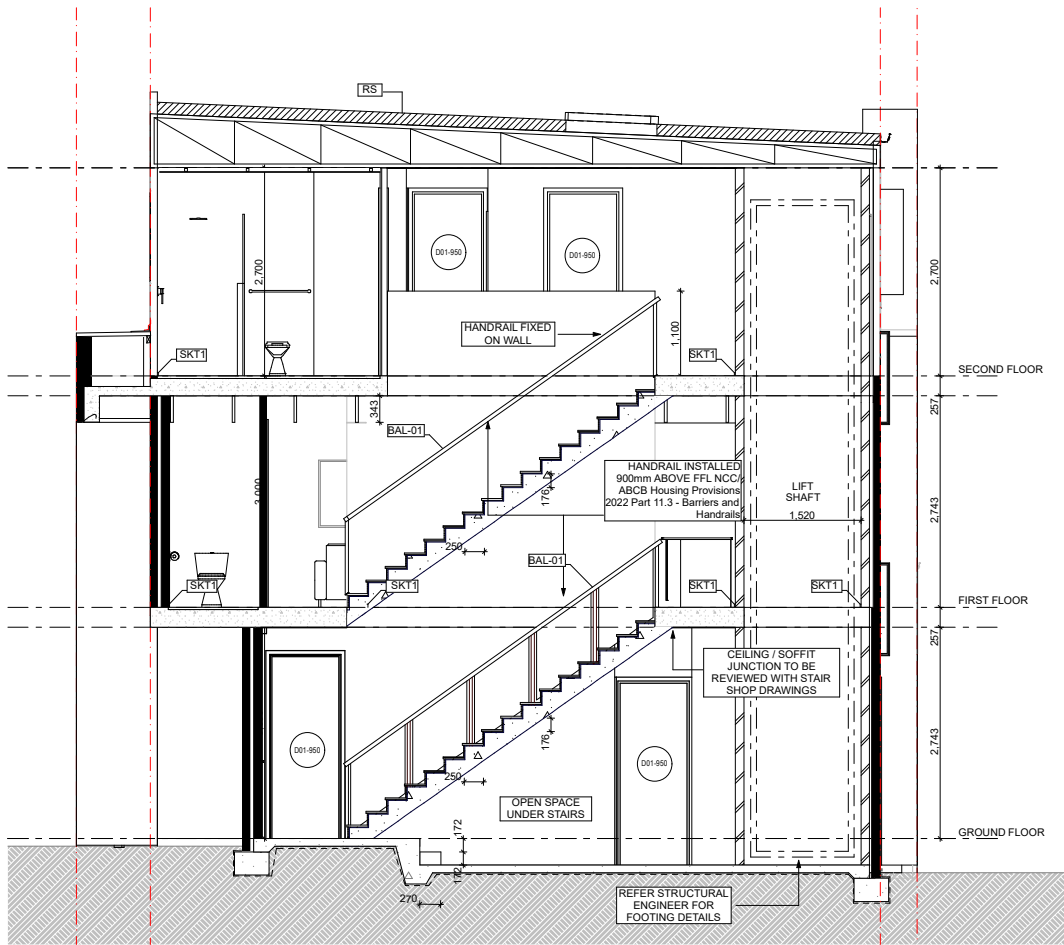
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PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3		C3m.01	Rev A

REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:

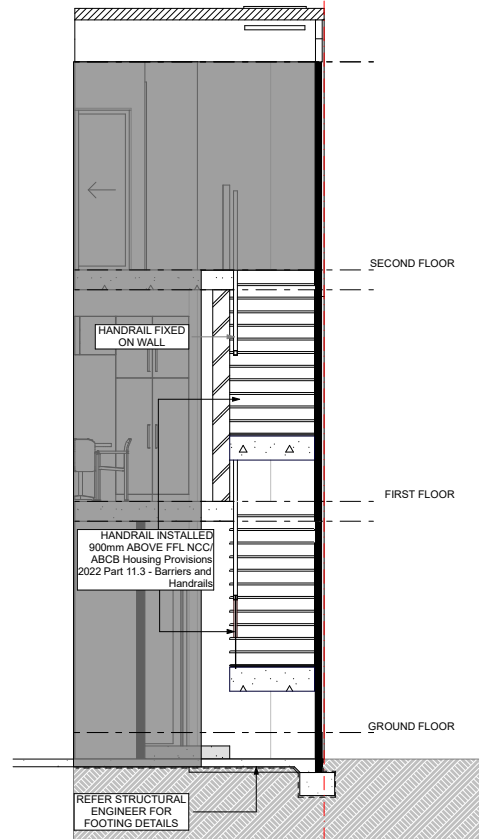
- STRUCTURE SURFACE FINISHES
- FIXTURES & FITTINGS
- WATERPROOFING SYSTEMS
- FINISHES
- APPLIANCES
- TRIMS

NOTES:

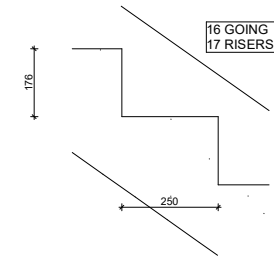
- LIFT SHAFT OPENINGS ARE TO BE IN ACCORDANCE WITH LIFT MANUFACTURER'S SHOP DRAWINGS
- STAIR NOSING AS SPECIFIED



Section 5 - lift + stairs
Scale 1:50

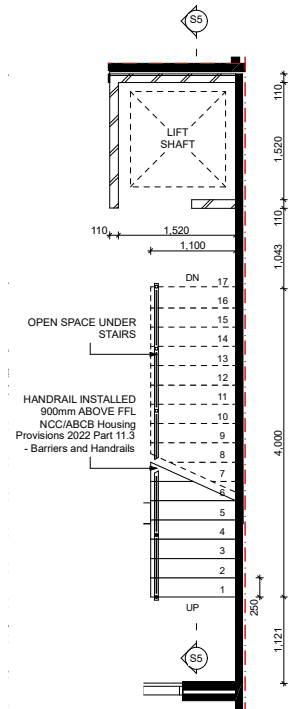


Section 7 - lift + stairs
Scale 1:50

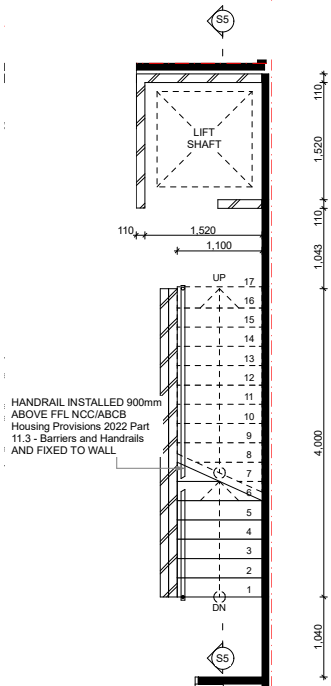


STAIRS DETAIL
Scale 1:10

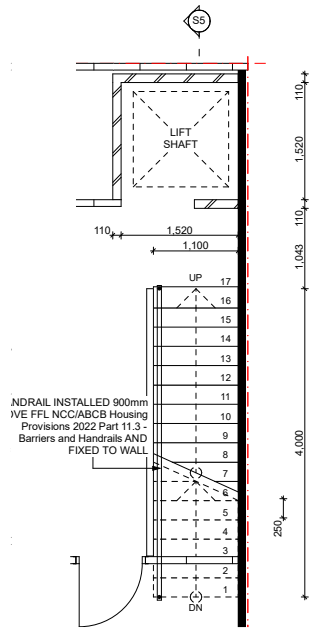
Stair construction is in accordance with NCC/ABC Housing Provisions 2022 Part 11.2 - Stairways and Ramp construction			
Riser	Max	Min	Actual
Going	Max	Min	Actual
Slope relationship (2R+G)	Max	Min	Actual
	700mm	550mm	602mm



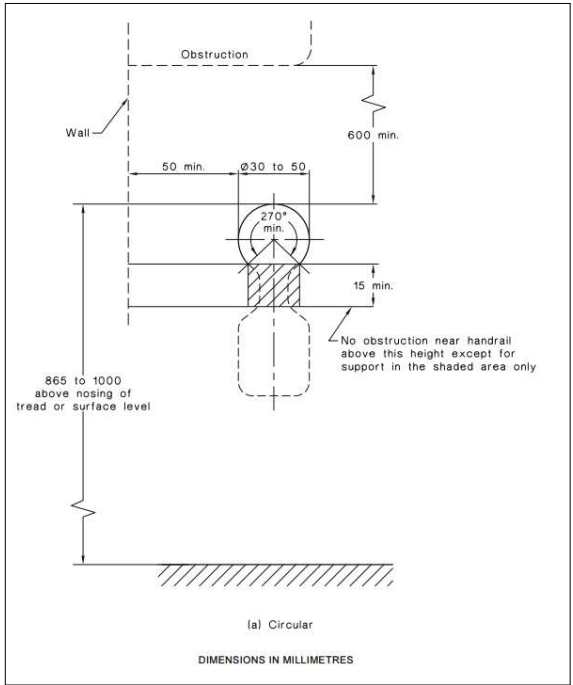
Ground Floor
Scale 1:50



First Floor
Scale 1:50



Second Floor
Scale 1:50



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Stairs + Lift details

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