

COVER

Building Permit - Unit Type C1

124-126 Lockhart St, Como, WA 6152

CONTENT		
C0.00	Cover Page	
C1.01	Floor Plans	1:100
C1.02	Floor Plans	1:100
C1.03	Internal Finishes	1:50
C2.01	Elevations and window schedule	1:50
C3.01	Sections	1:50
C3.02	Stairs + Lift details	1:50, 1:10
C4.01	Details	
C4.02	Details	

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 DIMNENSIONS 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

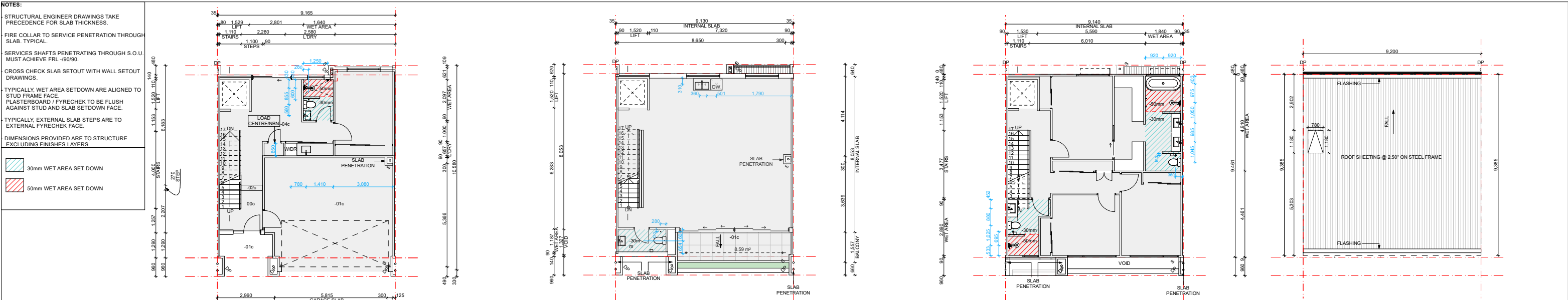
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Building Permit

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Scale as shown - Half Scale @ A3		C0.00	Rev A

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

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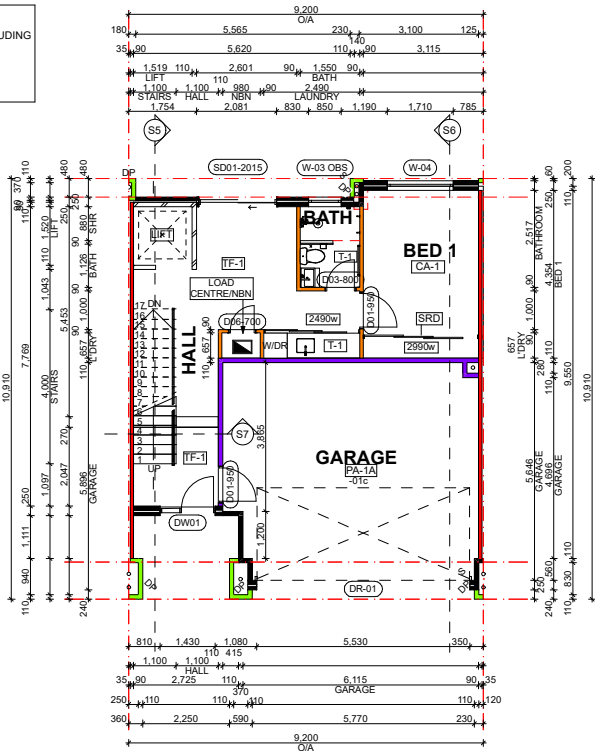
NOTES: DIMENSIONS PROVIDED ON GENERAL ARRANGEMENT PLANS ARE TO WALL STRUCTURE

1. FLOOR PLANS:
 - OVERALL SETOUTS, WINDOW AND DOOR TYPES.
 - GENERAL UNIT LAYOUTS AND PLUMBING LOCATIONS
2. WALL TYPES:
 - FULL SETOUT OF WALLS AND WINDOWS, WALL TYPES TAGGED FOR REFERENCE
3. SLAB SETOUT:
 - LOCATION OF SLAB EDGES, SET DOWNS, PENETRATIONS AND PLUMBING SETOUT

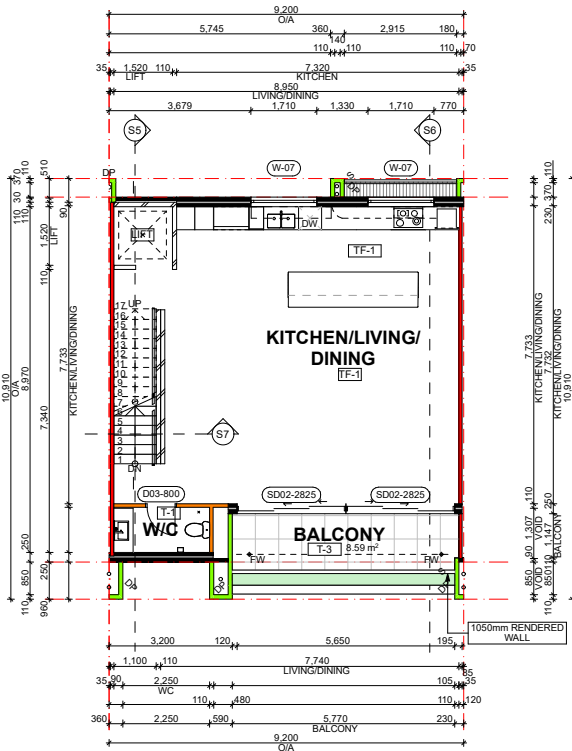
NOTES: EXTERNAL AND INTERNAL WALL TYPES

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

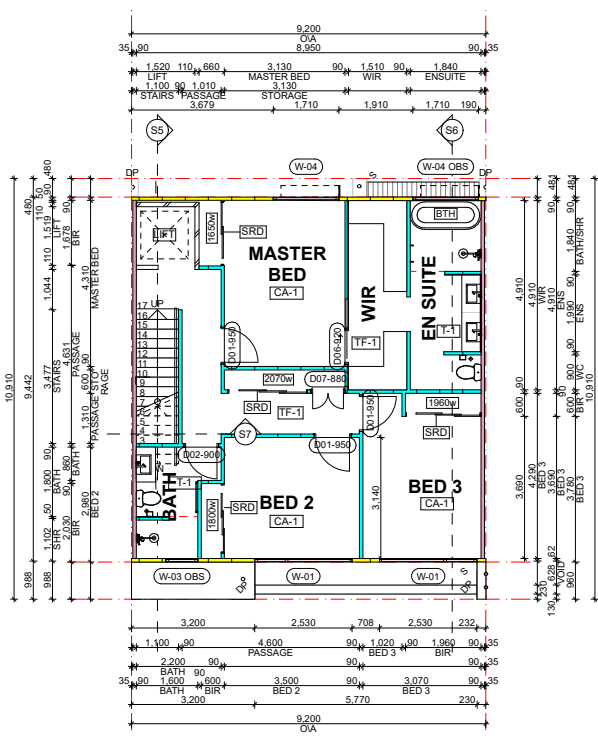
- NOTES:
1. DIMENSIONS PROVIDED ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.
 2. FOR ALL SHOWER LOW WALLS REFER INTERNAL FINISHES DRAWINGS FOR HEIGHTS.



Ground Floor - Type C1
Scale 1:100



First Floor - Type C1
Scale 1:100



Second Floor - Type C1
Scale 1:100

Wall List					WALL NOTES:			
Type Mark	Type Comments	FRL	Rw+Ctr	Insulation	CSR DESIGN GUIDE	1. WET AREAS AND EXTERIOR PLASTERBOARD / FYRECHECK TO BE MOISTURE RESISTANT.	2. PROVIDE DEFLECTION HEAD TO ALL STUD FRAME WALLS.	3. FRL RATINGS ARE TO MEET OR EXCEED BOTH FIRE AND ACOUSTIC REQUIREMENTS, WHICHEVER IS HIGHER.
WA 011	230mm 90mm CAVITY STEEL PARTITION WALL + 50 ACOUSTICGARD 14Kg + 16mm GYROCK PLUS FYRECHECK + 10	90/90/90	≥ 50	75mm Acoustigard	CSR 1355	4. FINISHES TO RETURN INTO OPENING REVEALS U.N.O.	5. INSULATION TO BE READ IN CONJUNCTION WITH ACOUSTIC AND ESC REPORTS	
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 GYROCK PLUS PLASTERBOARD	-/-	≥ 30	75mm Acoustigard	CSR 1008			
WA 05	90mm STEEL FRAME + 90mm R2.5 BATTS + HARDIE WEATHER BARRIER + 19mm HARDIE CAVITY BATTENS + 9mm JH EASYLAP INTERNAL 10mm GYROCK	-/-	-	90mm R2.5 BATTS	JH GUIDELINES			
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 TM + 13mm HWP	90/90/90	-	-	-			

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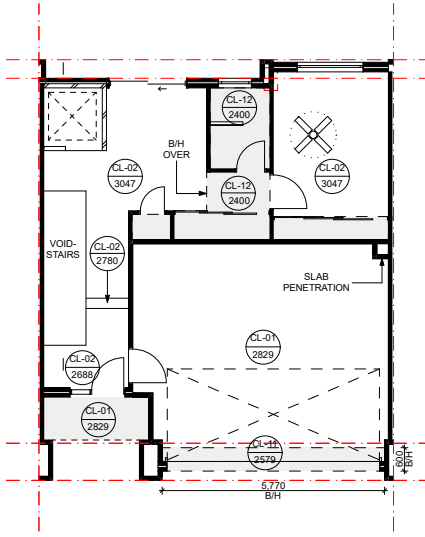
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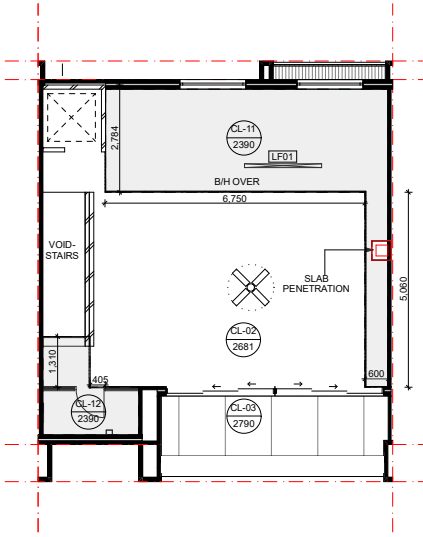
Floor Plans

Building Permit

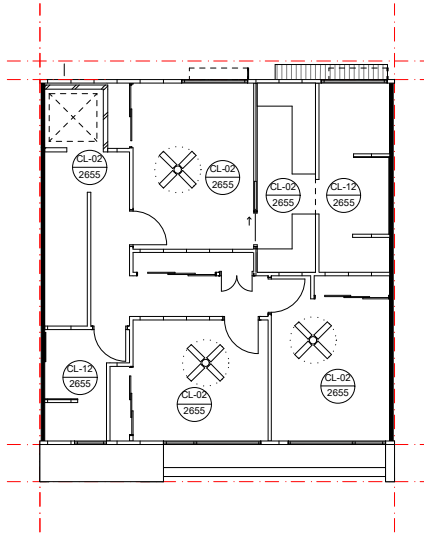
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Scale as shown - Half Scale @ A3		C1.01	Rev A



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 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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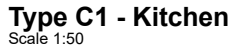
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Floor Plans

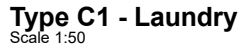
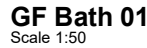
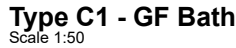
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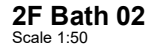
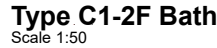


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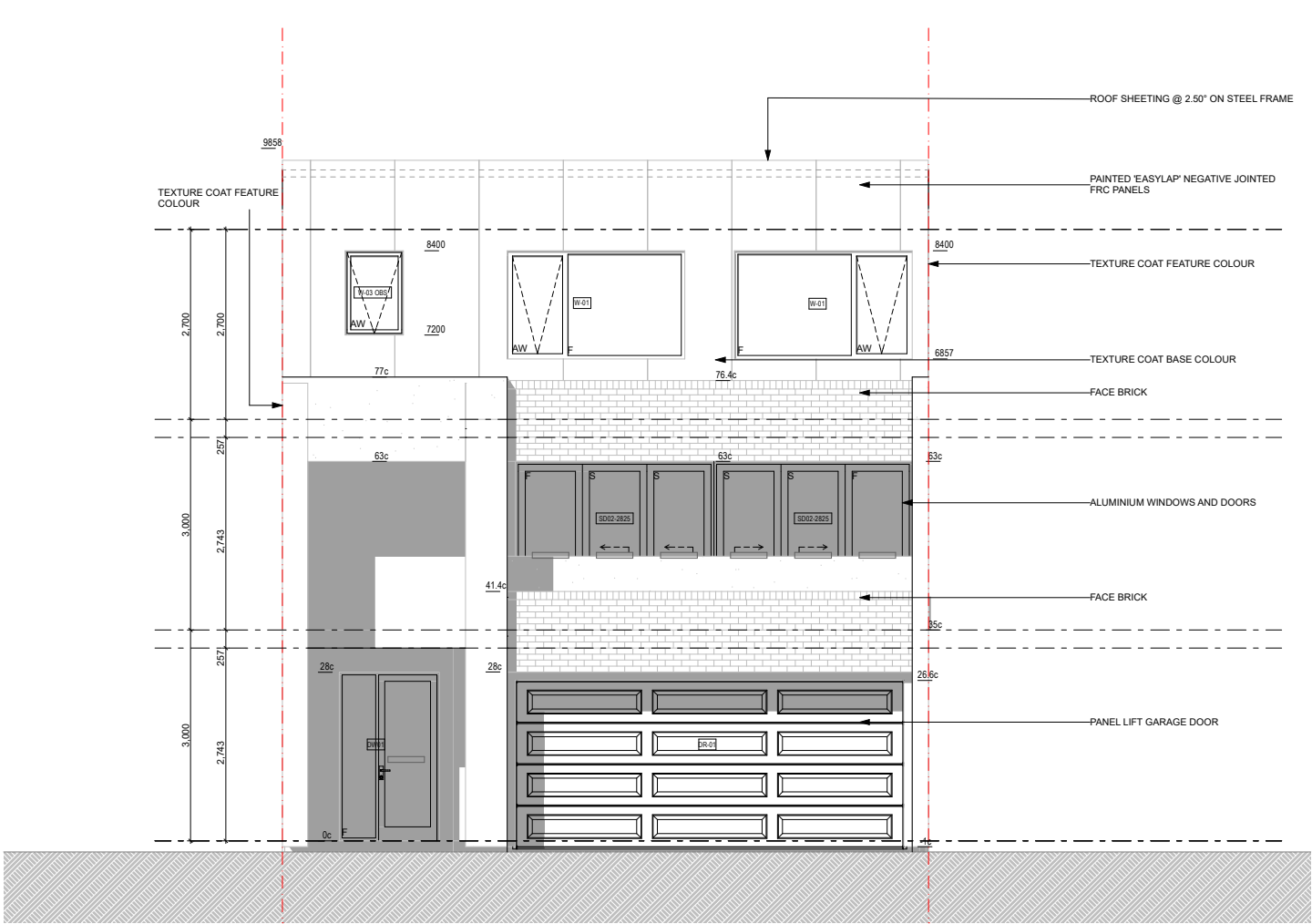
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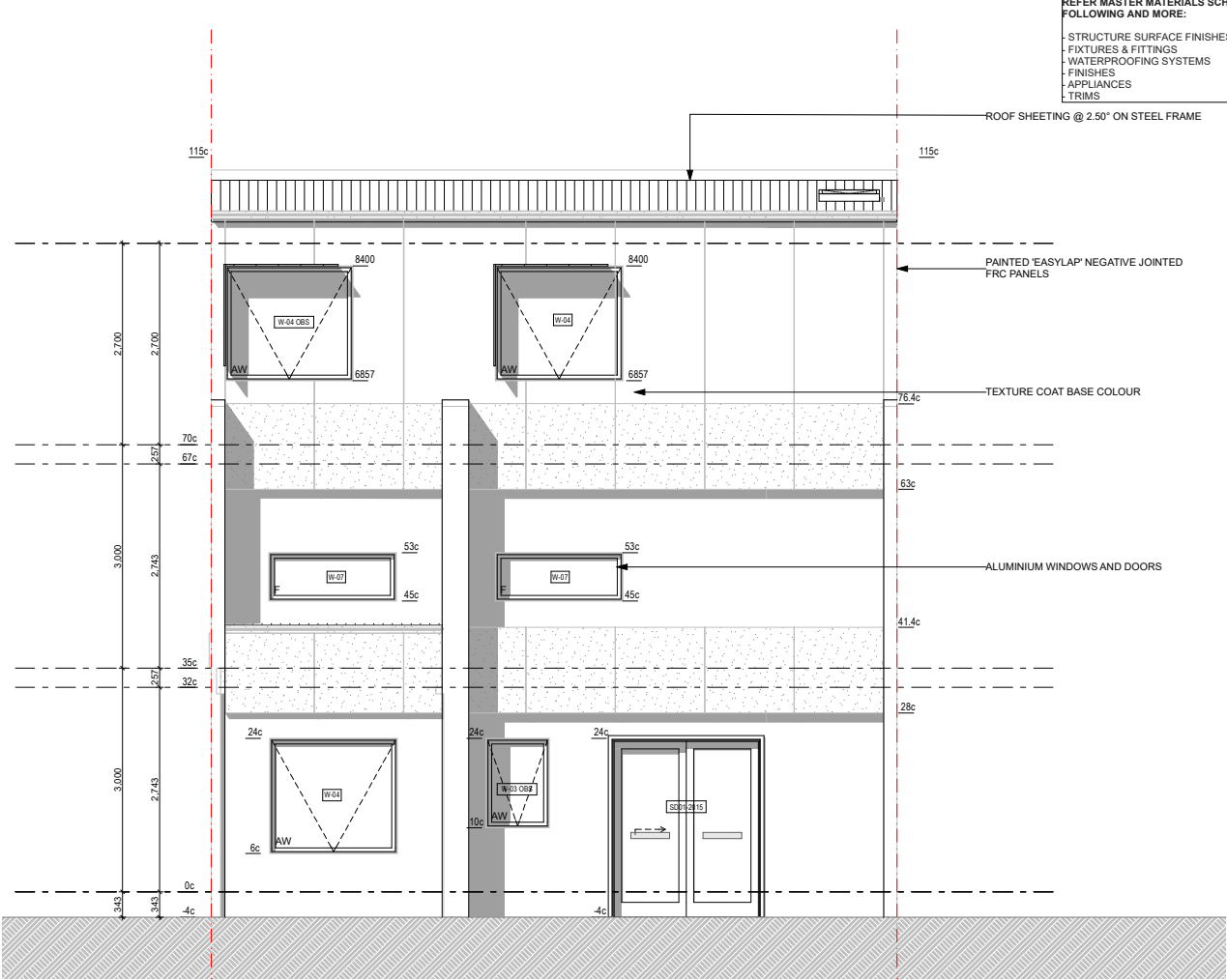
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TYPE C1 FRONT ELEVATION
Scale 1:50



TYPE C1 REAR ELEVATION
Scale 1:50

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	
	W-07	2	Fixed window	Aluminium	1,710x650	GL-01	
Second Floor	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	
Roof	W-04 OBS	1	Awning window	Aluminium	1,710x1,543	GL-01	OBSCURE
	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.

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

Sheet Name

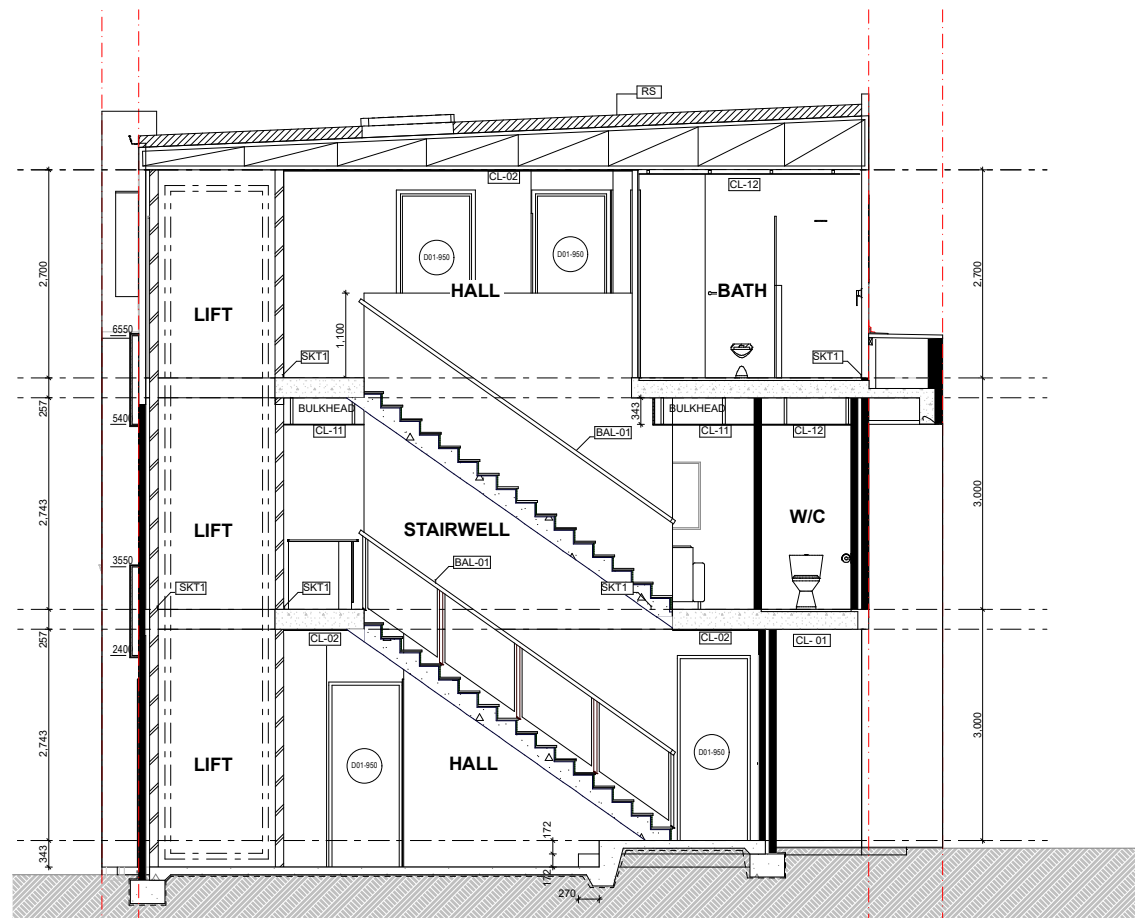
Elevations and window schedule

Building Permit

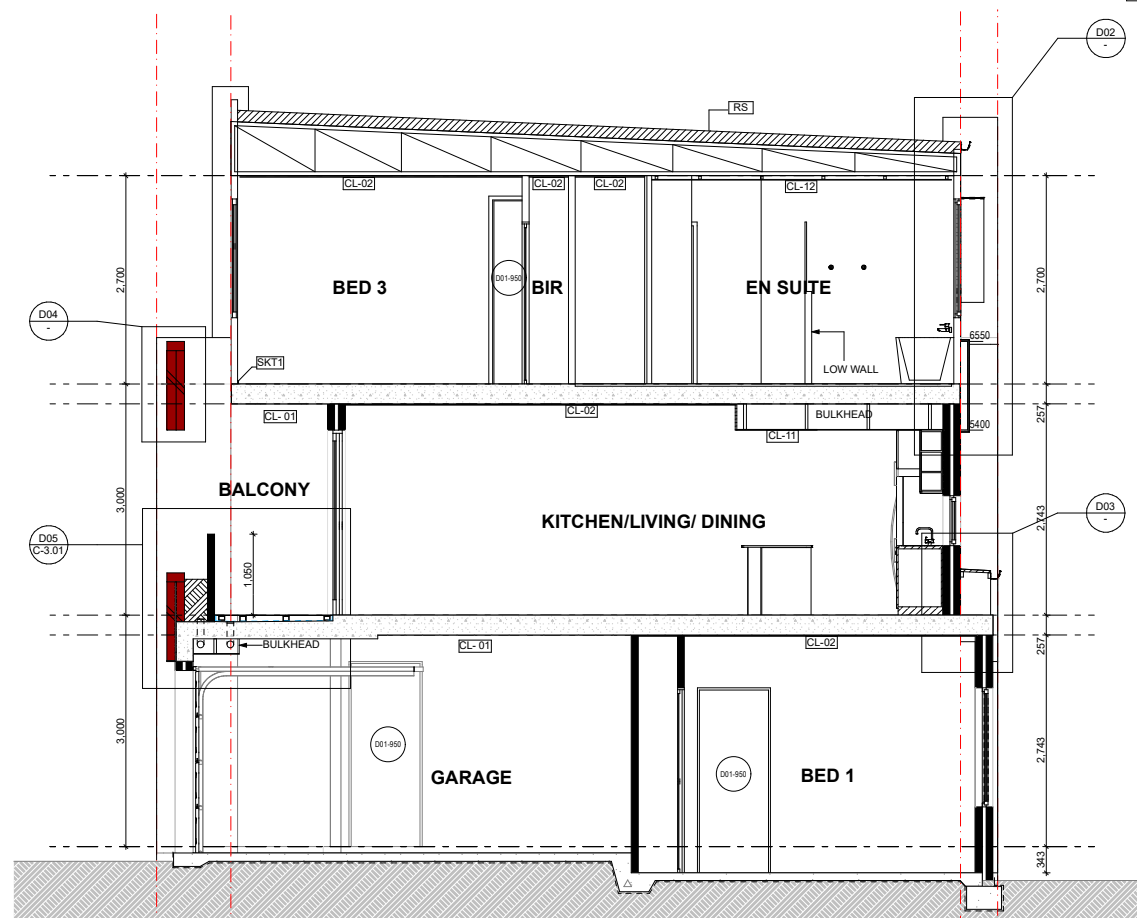
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CHECKED	SM	PRINCIPAL	
DATE	31/08/2026	Principal	
PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3		C2.01	Rev A

REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:

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



Section 5 - Type C1



Section 6 - Type C1

CEILING LEGEND	
	CEILING MATERIAL TYPE / CORNICE TYPE. REFER ARCH. MATERIALS SCHEDULE FINISHES HEIGHT ABOVE RESPECTIVE INTERNAL STRUCTURAL FLOOR LEVEL
CL-01	CONCRETE EXPOSED FINISH: EXPOSED BARE CONCRETE
CL-02	CONCRETE SMOOTH 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

Building Permit

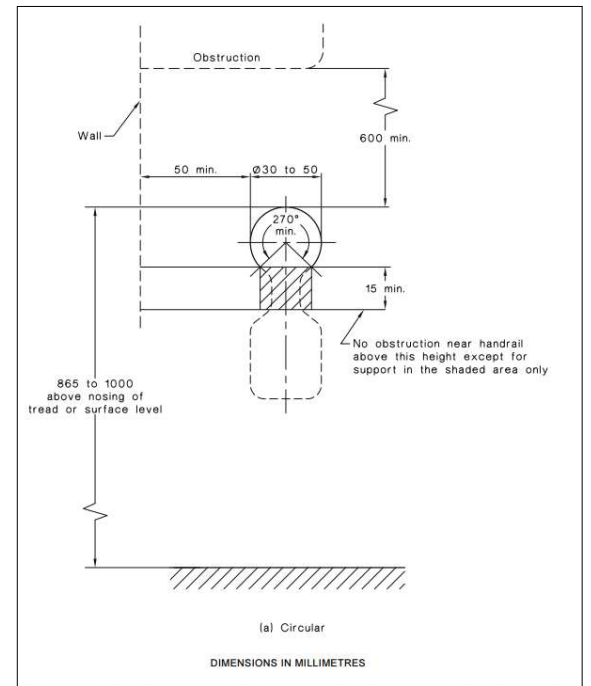
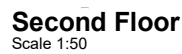
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- STRUCTURE SURFACE FINISHES
- FIXTURES & FITTINGS
- WATERPROOFING SYSTEMS
- FINISHES
- APPLIANCES
- TRIMS

LIFT SHAFT OPENINGS ARE TO BE IN ACCORDANCE WITH
LIFT MANUFACTURER'S SHOP DRAWINGS



Stair			
Stair construction is in accordance with NCC/ABC Housing Provisions 2022 Part 11.2 - Stairways and Ramp construction			
Riser	Max	Min	Actual
	190mm	115mm	176mm
Gang	Max	Min	Actual
	355mm	140mm	250mm
Slope relationship (2R+G)			
	Max	Min	Actual
	700mm	550mm	602mm



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Stairs + Lift details

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