

MATERIALS & COMPONENTS

DRAWINGS ARE APPLICABLE TO THE KIT BUILDING SUPPLIED BY IMAGINE KIT HOMES.
ALL CONSTRUCTION SHALL BE DESIGNED AND BUILT TO COMPLY WITH THE QLD DEVELOPMENT CODE (QDC) , THE BUILDING CODE OF AUSTRALIA (BCA) AND SUBSEQUENT AMENDMENTS TO DATE, AS 4100 - STEEL STRUCTURES AND AS/NZS-4600 - COLD FORMED STEEL STRUCTURES AND ALL THE CODES REFERRED TO HEREIN.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS ON JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY WORKSHOP DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
REFER TO STRUCTURAL ENGINEERS DETAILS FOR ALL STRUCTURAL COMPONENTS, INCLUDING BUT NOT LIMITED TO SLAB, FOOTING DESIGN, TRUSS LAYOUT, BRACING, TIE-DOWNS, RETAINING AND STRUCTURAL STEEL/TIMBER.

ITEM	COMPONENT	COMMENT
1	CONCRETE	CONCRETE SLABS AND FOOTINGS IN ACCORDANCE WITH AS2870, AND/OR ENGINEERS DETAILS
2	TERMITE PROTECTION	IF DWELLING IS FOUND TO BE WITHIN A TERMITE PRONE AREA TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660.1 AND INSTALLED TO MANUFACTURER'S SPECIFICATION AND CERTIFIED AS SUCH
3	DAMP PROOF COURSE	PROVIDE APPROVED DPC BETWEEN BOTTOM PLATES AND CONCRETE/MASONRY TO ALL EXTERNAL WALLS IN ACCORDANCE WITH AS/NZS2904- DAMP PROOF COURSES AND FLASHINGS
4	WALL FRAMING	PREFABRICATED STEEL WALL FRAMING IN ACCORDANCE WITH AS4100- STEEL STRUCTURES AND AS/NZS4600- COLD FORMED STEEL STRUCTURES
5	ROOF TRUSSES	SHEET METAL ROOF- ENGINEER DESIGNED PREFABRICATED ROOF TRUSSES @ 1200 CENTRES
6	ROOFING	SELECTED SHEET METAL FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC. (AS NOMINATED ON PLANS)
7	ROOF VENTILATION	IF EXHAUST FANS ARE VENTED INTO ROOF SPACE, ENSURE ROOF SPACE IS VENTILATED IN ACCORDANCE WITH BCA 3.8.5.2
8	GUTTER & FASCIA	SELECTED METAL GUTTER AND FASCIA AS PER AS/NZS2179.1- SPECIFICATIONS FOR RAINWATER GOODS, ACCESSORIES, FASTENERS
9	TIMBER DOORS & WINDOWS	TIMBER DOORS AND WINDOW FRAMES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPEC. AND SUPPLIED WITH WEATHER SEALS. TO COMPLY WITH AS 3959 FOR BAL 19 - SIZES AS SHOWN ON PLANS
10	DOORS	TIMBER ENTRY DOOR AND FRAME SHALL BE AS PER SPECIFICATIONS. WHERE WC DOORS DO NOT OPEN OUTWARDS (FROM THE WC ENCLOSURE) THEY SHALL BE PROVIDED WITH EXTERNAL REMOVABLE HINGES (AS PER BCA 3.8.3.3) PROVIDE WEATHER SEALS TO ALL EXTERNAL DOORS- SIZES AS SHOWN ON PLANS.
11	FLASHINGS	ALL EXTERNAL WINDOWS AND DOORS TO HAVE APPROPRIATE FLASHINGS IN ACCORDANCE WITH AS2904- DAMP PROOF COURSES AND FLASHINGS
12	EXTERNAL CLADDINGS	CLADDING WHERE NOMINATED REFERS TO FIBRE CEMENT CLADDING PRODUCTS (BOTH SHEET & BOARD CLADDINGS) FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC. AND SHALL BE FULLY SARKED WITH FOIL BACKED PAPER. REFER ELEVATIONS FOR EXTENT AND TYPE. TO COMPLY WITH AS 3959 FOR BAL 19
13	WALL & CEILING LININGS	10mm PLASTERBOARD (UNO) TO ALL WALLS AND CEILINGS FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC. 10mm WATER RESISTANT PLASTERBOARD TO WET AREAS.
14	WET AREAS	TO BE CONSTRUCTED IN ACCORDANCE WITH BCA 3.8.1 AND AS3740- WATERPROOFING WET AREAS
15	VENTILATION	INTERNAL WC ENCLOSURES, BATHROOMS AND L'DRY SHALL BE MECHANICALLY VENTED AS PER BCA 3.8.5 AND AS1668.2.
16	SMOKE ALARMS	SMOKE ALARMS MUST COMPLY WITH AS3786
17	ENERGY EFFICIENCY	REFER BASIX REPORT FOR REQUIREMENT
18	SUSTAINABLE BUILDING REQUIREMENTS	REFER BASIX REPORT FOR REQUIREMENT
19	ENERGY EFFICIENT LIGHTING	REFER BASIX REPORT FOR REQUIREMENT
20	WATER TANK	REFER BASIX REPORT FOR REQUIREMENT
21	KITCHEN	KITCHEN DETAILS TO BE CONFIRMED BY CABINET MAKER
22	POOL FENCE	POOL FENCE & GATES TO COMPLY WITH AS1926.1, QDC MP3.4 & BCA 3.9 REQUIREMENTS

DRAWING LIST

DWG #	DRAWING NAME
W-000	COVER SHEET
W-001	SITE PLAN (OVERALL)
W-002	SITE PLAN (PARTIAL)
W-101	FLOOR PLAN
W-201	ELEVATIONS
W-202	ELEVATIONS
W-301	SECTIONS
W-441	SLAB PLAN
W-461	ELECTRICAL PLAN
W-501	DETAILS
W-701	BASIX COMMITMENTS

CONSTRUCTION TO
COMPLY WITH AS 3959
FOR BAL 19

LEGEND :-

TILE	SELECTED TILES
CPT	CARPET
CONC	CONCRETE
TIM	TIMBER FLOORING

B	BATH
V	VANITY BASIN
FW	FLOOR WASTE
SH	SOAP HOLDER
SHR	SHOWER
ST	SHOWER TAP AT 1150h
SH	SHOWER ROSE AT 1850h
BM	FLOOR MOUNTED BATH MIXER
T	LAUNDRY TUB
WC	WATER CLOSET PAN
WM	WASHING MACHINE

WET AREAS TO BE CONSTRUCTED
IN ACCORDANCE WITH BCA 3.8.1
CENTER OF TOILET PAN TO BE
460mm FROM NEAREST WALL UNO

REF	REFRIGERATOR
P	PANTRY
WO	WALL OVEN
MW	MICROWAVE
HP	HOTPLATE
RH	RANGEHOOD
SK	SINK
DW	DISHWASHER
GD	GARBAGE DISPOSAL
HWU	HOT WATER UNIT

WINDOW LEGEND :-

X	SLIDING PANEL
O	FIXED PANEL
AS	VIEWED FROM EXTERIOR
NR	NO REVEALS
PV	PERMANENT VENT
OBS	OBSCURE GLASS
FG	FIXED GLASS
AW	AWNING WINDOW
DH	DOUBLE HUNG
CB	COLONIAL BARS
ALL GLAZING TO BE CLEAR UNO	

DOOR LEGEND :-

DOOR FURNITURE TO BE 1040 ABOVE FFL	
PROVIDE LIFT OFF HINGES TO WC/PDR IN ACCORDANCE WITH BCA 3.8.3.3	
CSD	CAVITY SLIDING DOOR
FSD	FACE SLIDING DOOR
GD	GRATED DRAIN
TI	TACTILE INDICATOR

MH	MANHOLE
MANHOLE TO BE POSITIONED TO SUIT TRUSS LAYOUT. POSITION TRUSSES SO AS TO PROVIDE A CLEAR 565 x 565 OPENING. HAMPER HT = 2165mm UNO	
→ HC	HOSECOCK
DP	DOWNPIPE
DP+SP	DOWNPIPE + SPREADER
COL	COLUMN



SITE

170 MORGAN ROAD
BELROSE

CLIENT

PAMELA SHAW
MONDOLIVING

PODIUM LEVEL 1, 40 ASTOR TERRACE SPRING HILL QLD 4000
admin@mondoliving.com.au T 07 3838 1616 F 07 3838 1688
Original Drawings Documented by Mondo Architects Pty Ltd
ACN 085 992 990 ©Mondo Living Holding Pty Ltd ACN 104 288 511 ATF

DATE

DESCRIPTION

BY

REV

SHEET

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A3

11.02.15

CONSTRUCTION ISSUE

JF

A

W-000

10.03.15

BASIX ISSUE

JF

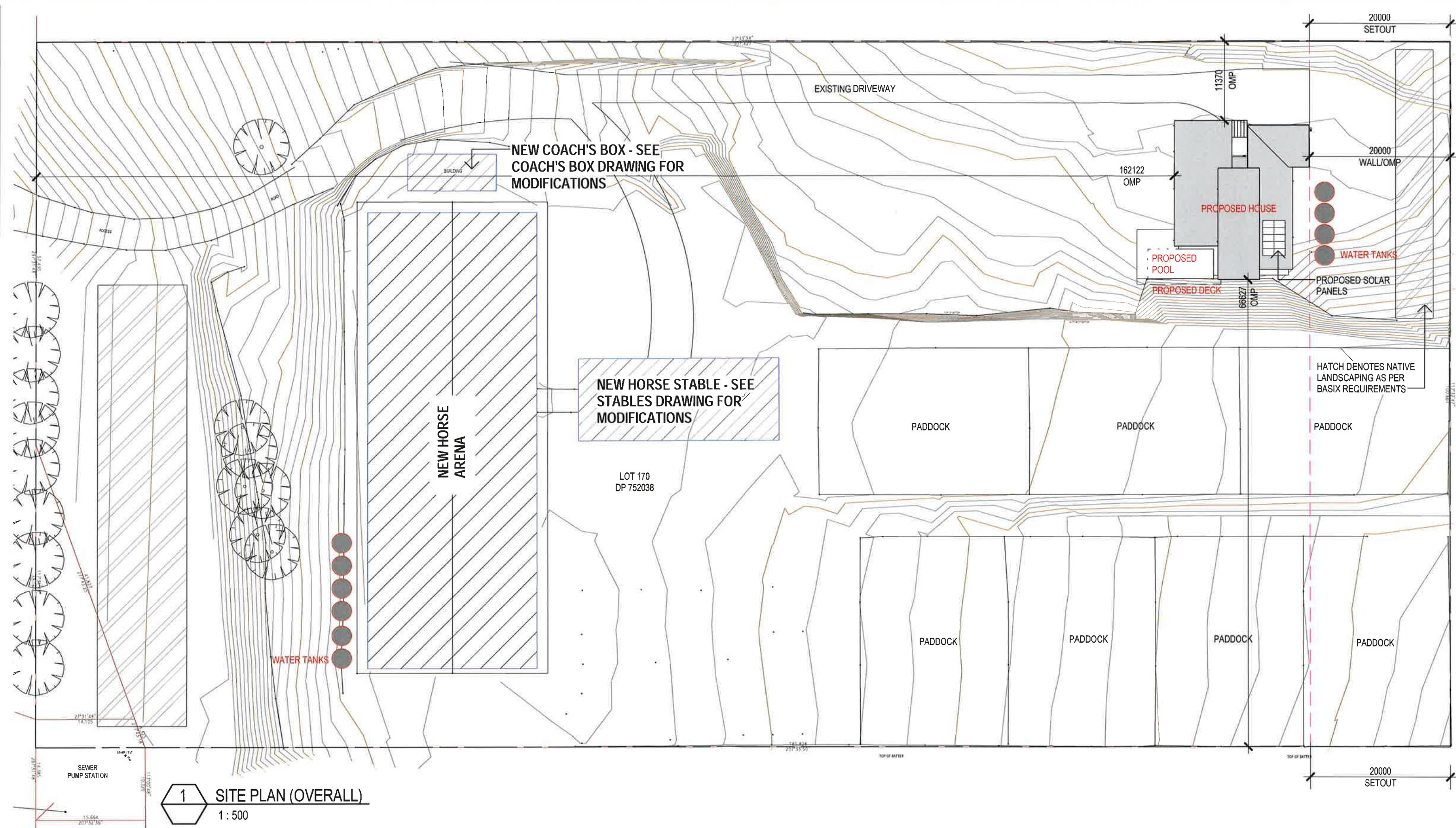
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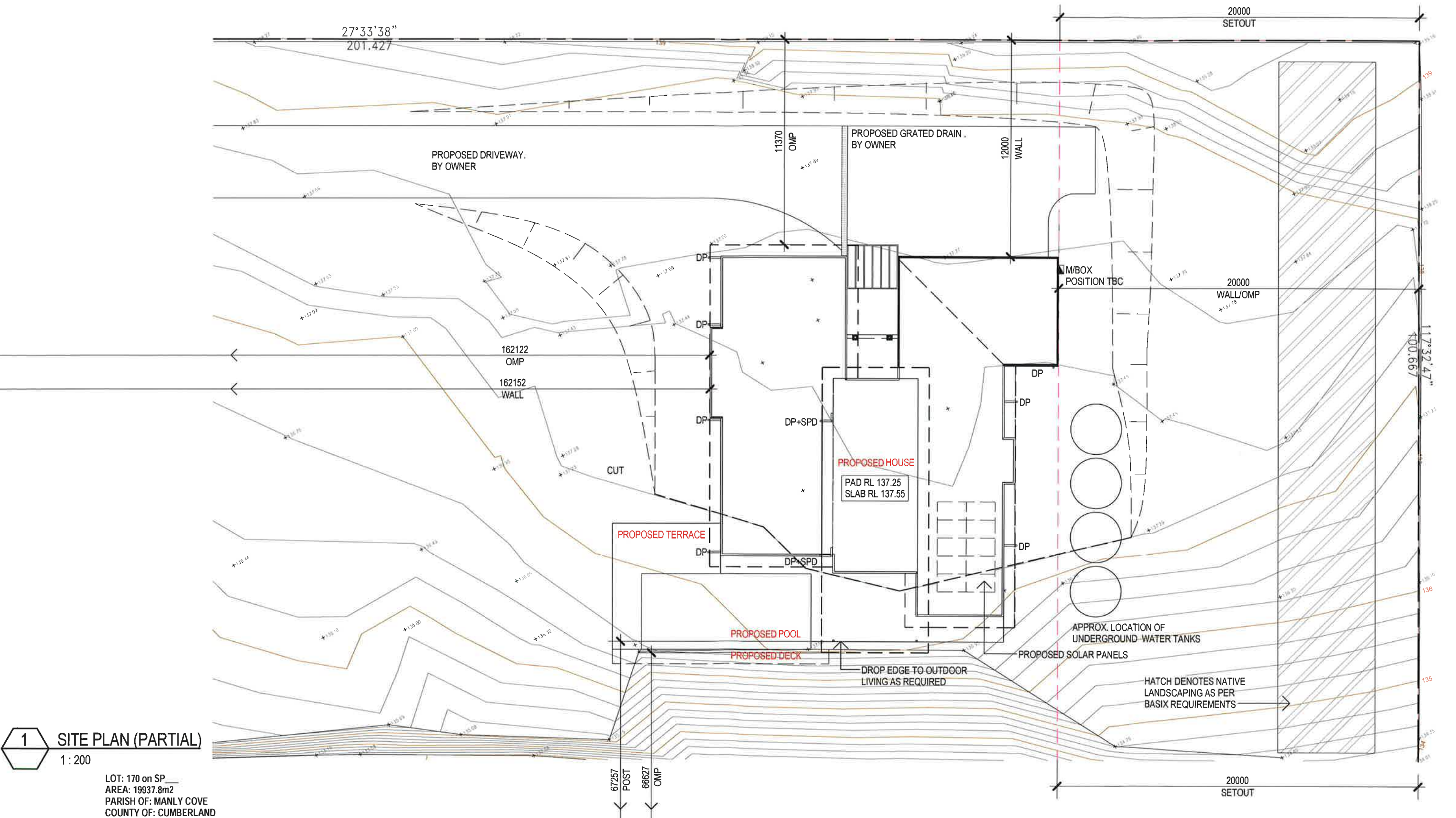
COVER SHEET

PROJECT

4748

PORTIFINO 401 MOD





1 SITE PLAN (PARTIAL)

1:200

LOT: 170 on SP
AREA: 19937.8m²
PARISH OF: MANLY COVE
COUNTY OF: CUMBERLAND

GENERAL NOTES

- SITE INFO BASED ON CONTOUR SURVEY PROVIDED BY CLIENT
- CHECK ALL LEVELS ON SITE PRIOR TO CONSTRUCTION
- FINAL SITE PLAN SUBJECT TO POSITION OF SERVICES
- ALL SITEWORKS, DRIVEWAY FALLS, BATTERS & RETAINING TO BE CONFIRMED ON SITE BY OWNER PRIOR TO CONSTRUCTION
- RETAINING WALLS OVER 1m HIGH TO BE DESIGNED BY ENGINEER AND REQUIRES 1m HIGH BARRIER
- FINAL DRAWINGS ARE SUBJECT TO CONVENANT APPROVAL (IF APPLICABLE)

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BUILDER

SITE 170 MORGAN ROAD
BELROSE

CLIENT PAMELA SHAW

MONDO LIVING

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DATE	DESCRIPTION
11.02.15	CONSTRUCTION ISSUE
19.02.15	SITE AMENDMENTS
10.03.15	GENERAL AMENDMENTS
10.03.15	BASIX ISSUE

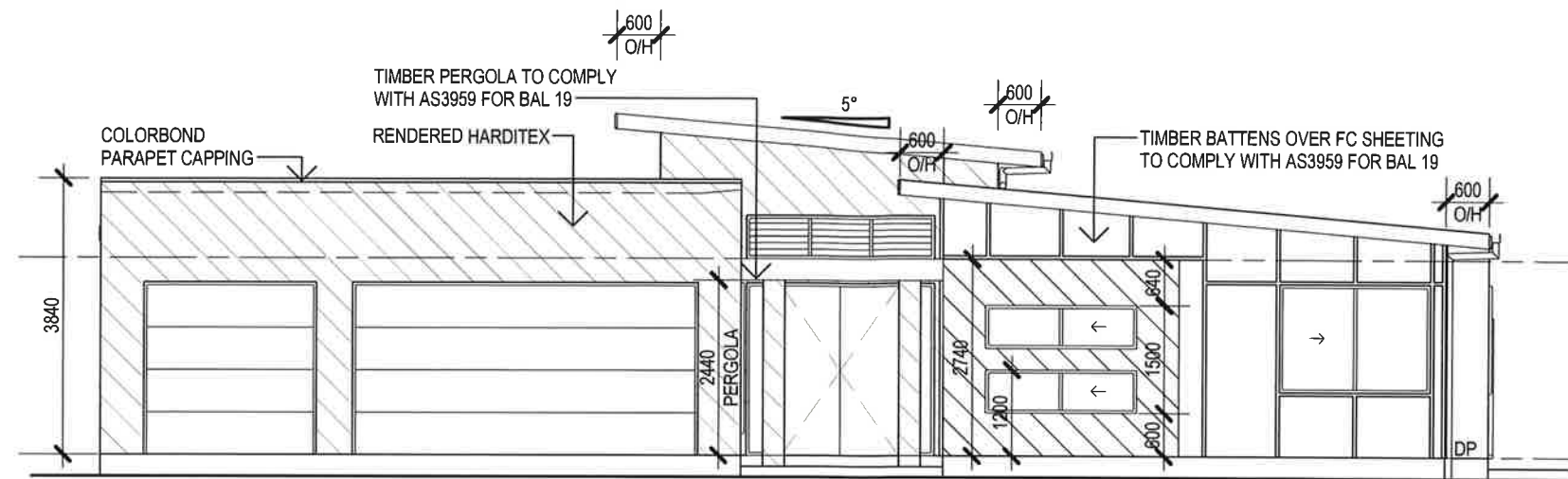
BY	REV
JF	A
JF	B
JF	C
JF	D

SHEET
W-002

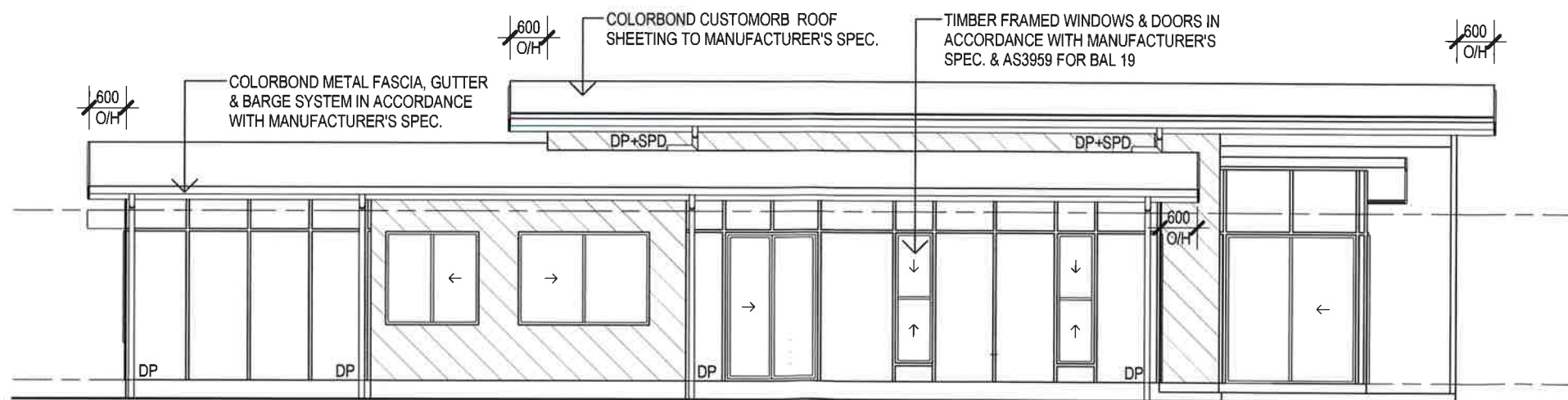
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SITE PLAN (PARTIAL)

PORTIFINO 401 MOD



1 WEST ELEVATION
1:100



2 SOUTH ELEVATION
1:100

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SITE 170 MORGAN ROAD
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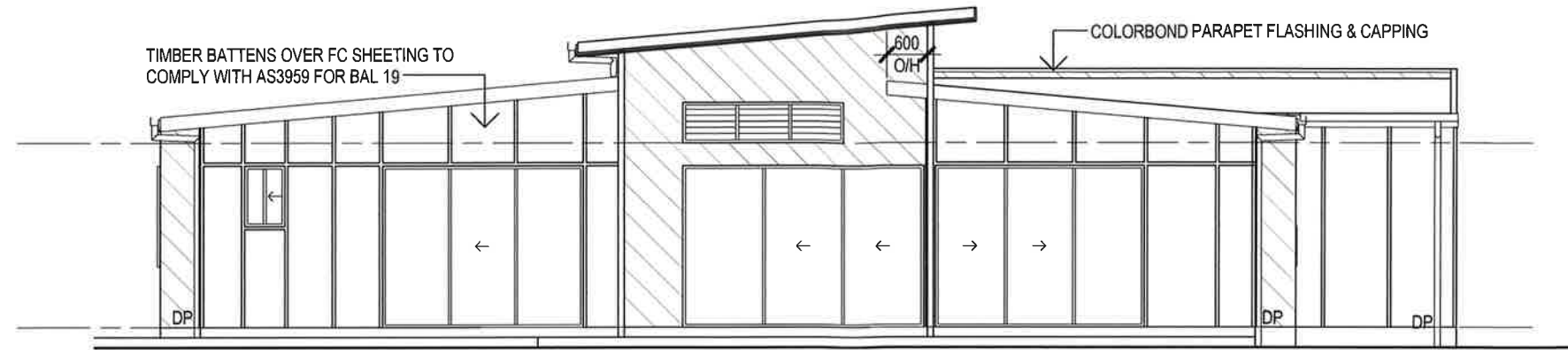
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REV A

SHEET
W-201

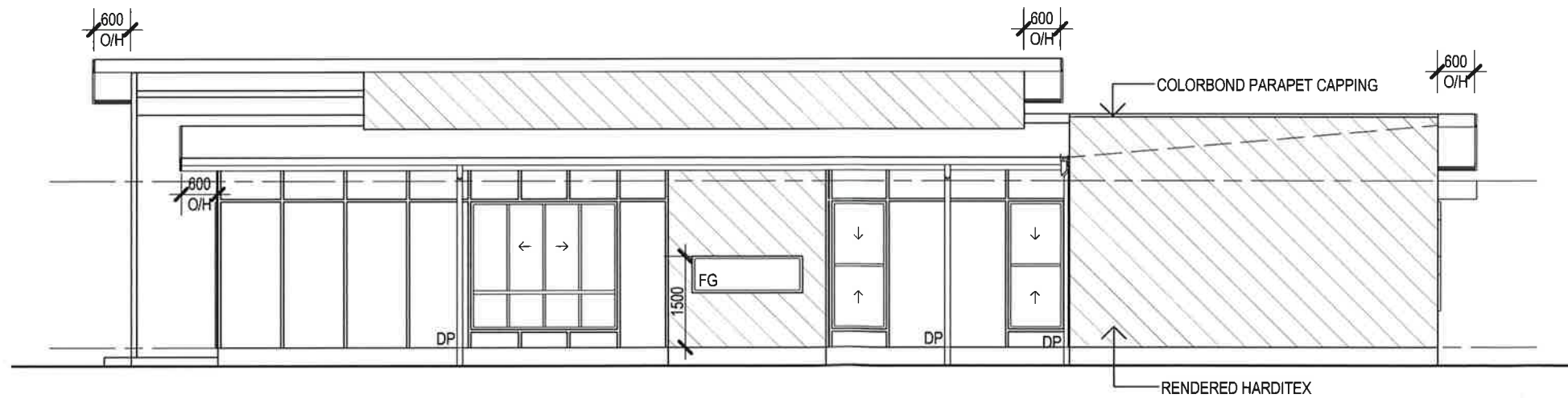
ELEVATIONS

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PORTIFINO 401 MOD



1 EAST ELEVATION
1:100



2 NORTH ELEVATION
1:100

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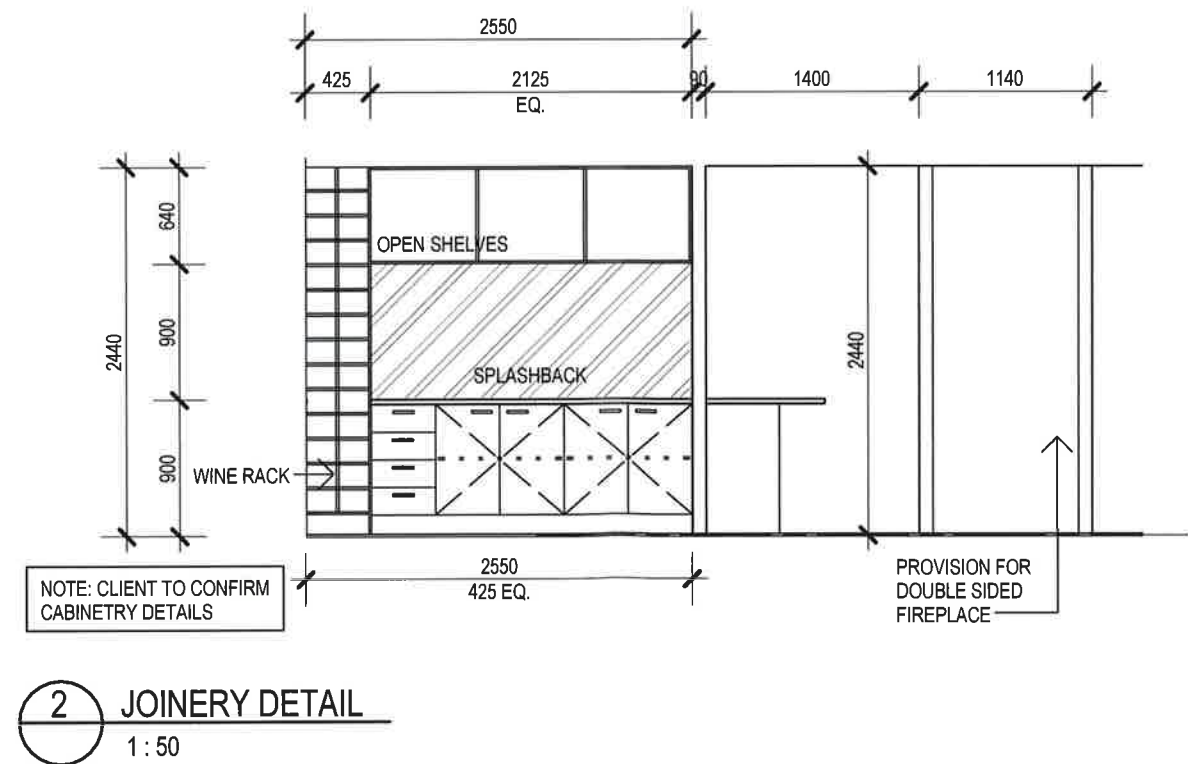
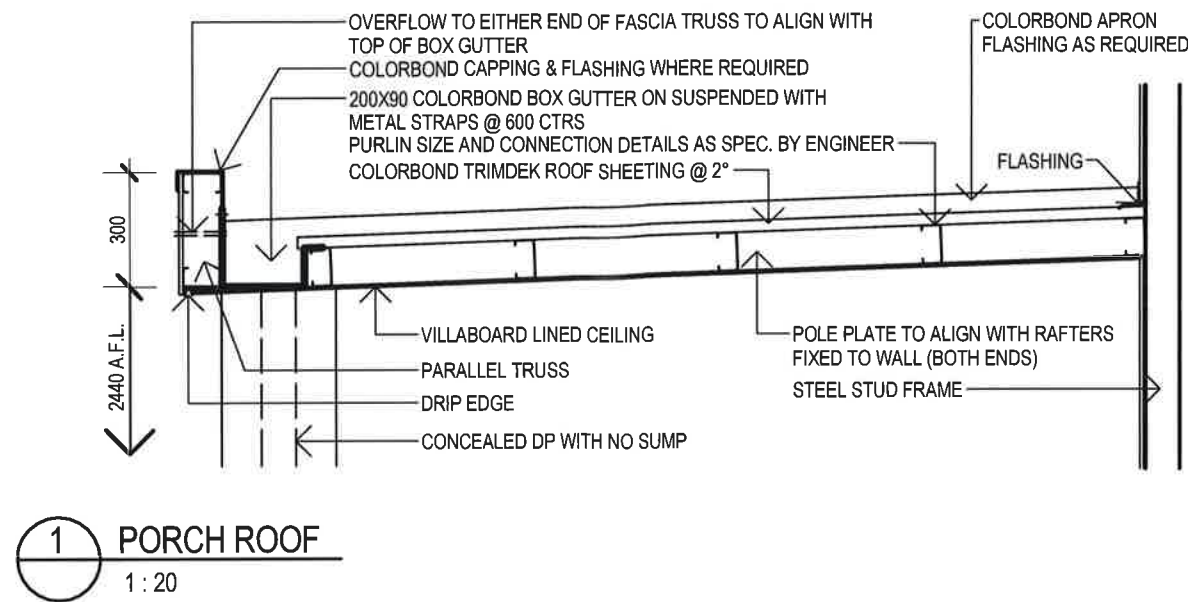
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ELEVATIONS



BUILDER

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