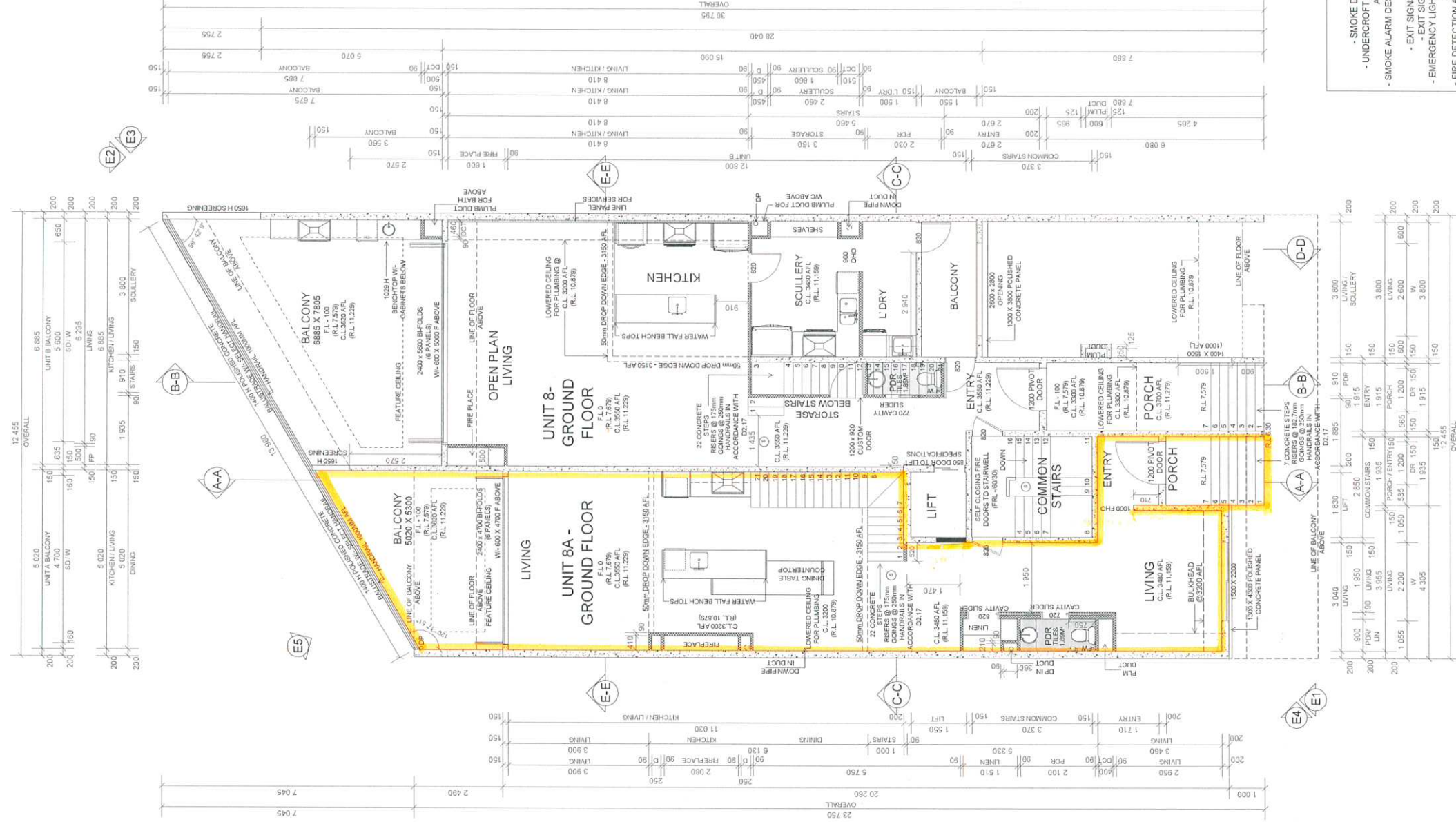




Tegan Louise
DESIGNS

AREAS	
LOT AREA	532.55M ²
PERMISSIBLE DEVELOPMENT AREA	730M ²
ALLOWABLE PLOT RATIO	1.37
TOTAL PLOT RATIO AREA	416.65M ²
TOTAL PLOT RATIO	0.78
BASEMENT	3.75M ²
GROUND FLOOR	19.27M ²
UPPER FLOOR	210.56M ²
DETECTORS	
① HARDWIRED LINKED SMOKE	

GROUND FLOOR	
TOTAL BUILDING AREA	127.36M ²
COMMON LIFE	1.56M ²
COMMON STAIRWELL	10.56M ²
UNIT A	49.85M ²
BALCONY	19.27M ²
UNIT B	104.71M ²
BALCONY	14.36M ²



UNIT 8A

- FIRE SAFETY NOTES:**
- SMOKE DETECTORS HARDWIRED AND LINKED IN ACCORDANCE WITH AS 3786 & BCA REQUIREMENTS.
 - UNDERCROFT SMOKE DETECTION AND ALARM DESIGN IN ACCORDANCE WITH AS 1670.1
 - SMOKE ALARM DESIGN FOR APARTMENTS IN ACCORDANCE WITH AS 3786
 - EXIT SIGNS AS INDICATED IN ELECTRICAL PLANS
 - EXIT SIGNS INCLUDE EMERGENCY LIGHTING
 - EMERGENCY LIGHTING AS INDICATED IN ELECTRICAL PLANS TO ILLUMINATE ESCAPE ROUTES TO EXITS
 - FIRE DETECTION ALARMS TO BE INSTALLED TO COMMON STAIRS OR 1000mm ABOVE AMBIENT LEVEL
 - THERMAL DETECTORS TO AS 1670.1 MAX DISTANCE FROM WALL 3.6m WITH MAX DISTANCE OF 7.2m BETWEEN DETECTORS
 - SELF CLOSING FIRE DOORS TO COMMON STAIRWELL (FRL -60/3/0) ENERGY EFFICIENCY NOTES:
- NINE GLAZED DOORS ON THE GROUND/UPPER FLOORS ONLY TO LOW-E GLAZING (EXCLUDING BATH GLAZING)

- CONSTRUCTION NOTES**
1. DOWNPIPES TO BE LOCATED AT ROOF PLUMBERS DISCRETION.
 2. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786 & BCA REQUIREMENTS.
 3. EXHAUST FANS ARE TO BE LIMITED TO EXTERNAL AIR WHERE REQUIRED.
 4. GLAZING TO WINDOWS TO BE INSTALLED IN ACCORDANCE WITH AS 1288 & BCA REQUIREMENTS.
 5. TIMBER ROOF FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS 1842.2 -2010
 6. ALL FLASHINGS TO BRICK WALLS AND ROOF FRAMEWORK TO BE INSTALLED IN ACCORDANCE WITH BCA REQUIREMENTS.
- GENERAL NOTES**
1. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS OR ORDERING ANY MATERIALS.
 2. ALL DIMENSIONS ARE IN METRIC MM. (UNLESS OTHERWISE NOTED)
 3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AS NOTED ON DRAWINGS.
 4. DRAWINGS MUST BE READ WITH ALL OTHER RELEVANT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL ETC.
 5. ANY DISCREPANCIES OR CONFLICTING INFORMATION MUST BE RESOLVED PRIOR TO COMMENCING ANY WORKS.

BALCONY NOTE

EXERT FROM THE WHARF- STAGE 6- MINDARIE KEYS. DESIGN GUIDELINES BY MIRVAC. PAGE 6

SETBACKS FOR LOTS 537 TO 540

BUILDINGS SHALL NOT BE FORWARD OF THE BUILDING FRONT SETBACK LINE, EXCEPT FOR SPECIFIC PERMITTED ELEMENTS AS NOTED BELOW.

CANTILEVERED STRUCTURES, SUCH AS BALCONIES, WITHOUT GROUND BASED SUPPORTS ARE POSSIBLE FORWARD OF THE BUILDING FRONT SETBACK LINE.

ALL STRUCTURES FORWARD OF THE BUILDING FRONT SETBACK LINE SHALL REQUIRE MIRVAC'S ENDORSEMENT AND STATUTORY APPROVAL FROM THE RELEVANT AUTHORITIES.

BALCONY NOTE

EXERT FROM THE WHARF- STAGE 6- MINDARIE KEYS. DESIGN GUIDELINES BY MIRVAC. PAGE 6

SETBACKS FOR LOTS 537 TO 540

BUILDINGS SHALL NOT BE FORWARD OF THE BUILDING FRONT SETBACK LINE, EXCEPT FOR SPECIFIC PERMITTED ELEMENTS AS NOTED BELOW.

CANTILEVERED STRUCTURES, SUCH AS BALCONIES, WITHOUT GROUND BASED SUPPORTS ARE POSSIBLE FORWARD OF THE BUILDING FRONT SETBACK LINE.

ALL STRUCTURES FORWARD OF THE BUILDING FRONT SETBACK LINE SHALL REQUIRE MIRVAC'S ENDORSEMENT AND STATUTORY APPROVAL FROM THE RELEVANT AUTHORITIES.

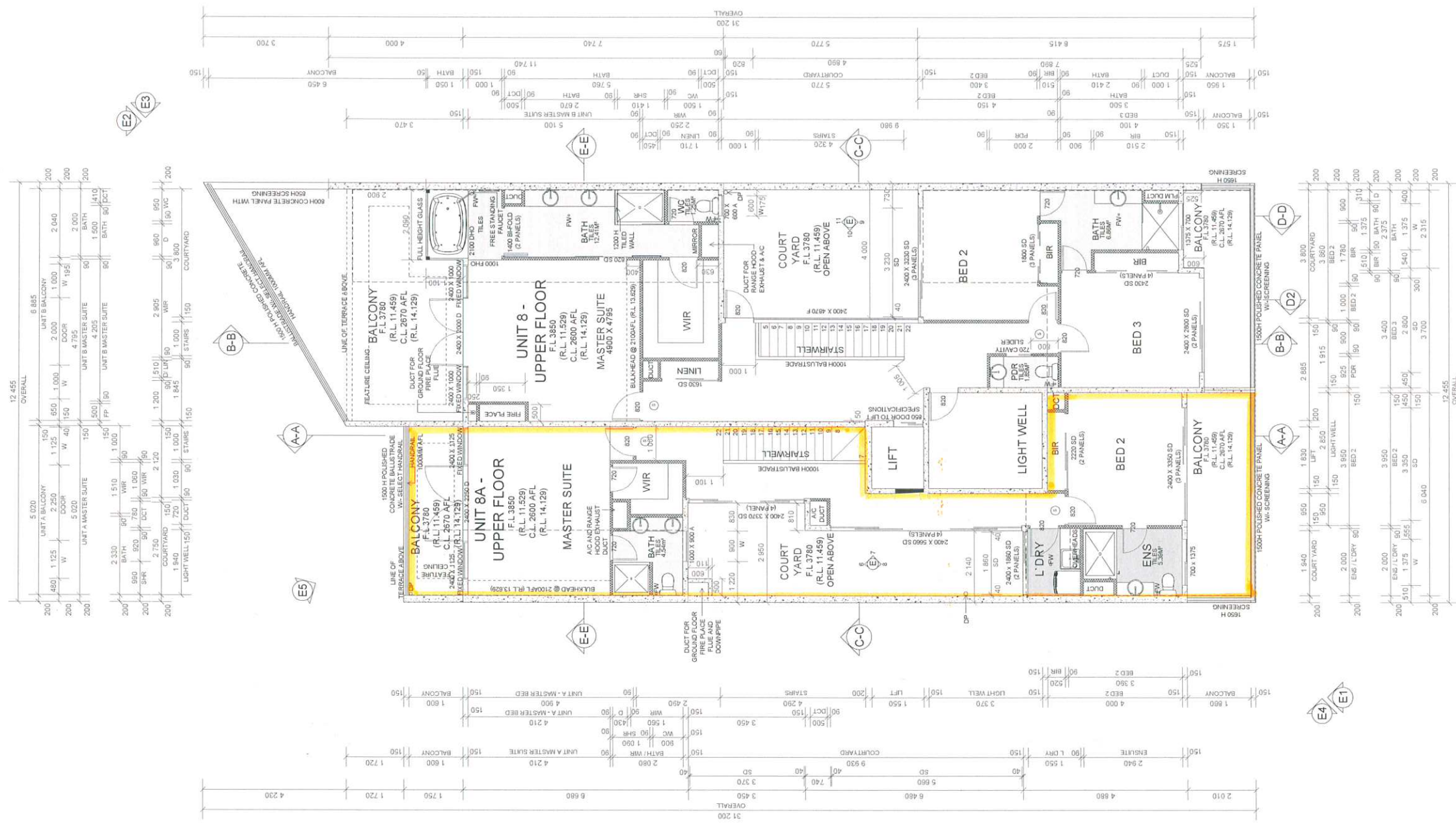
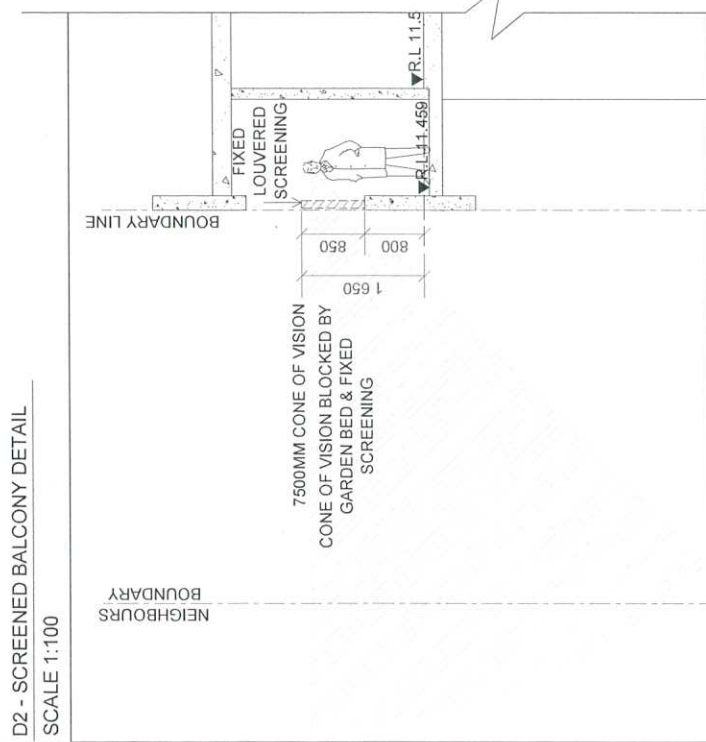
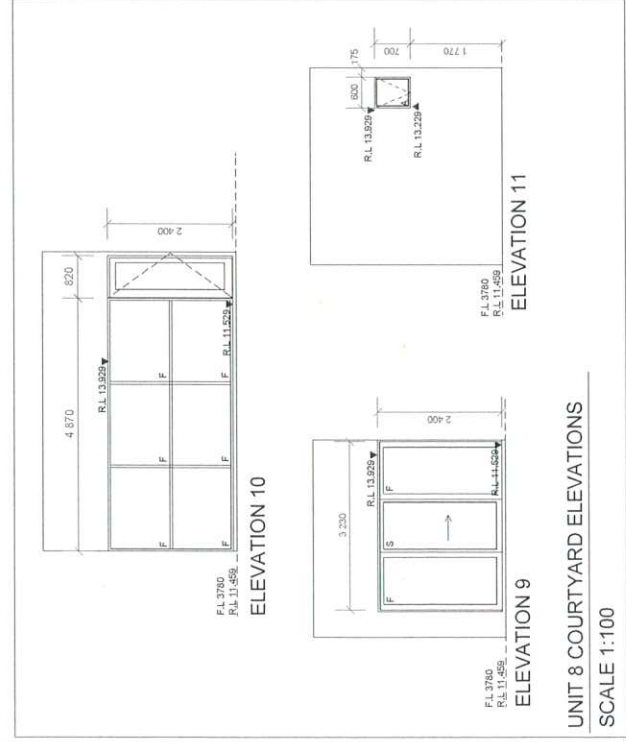
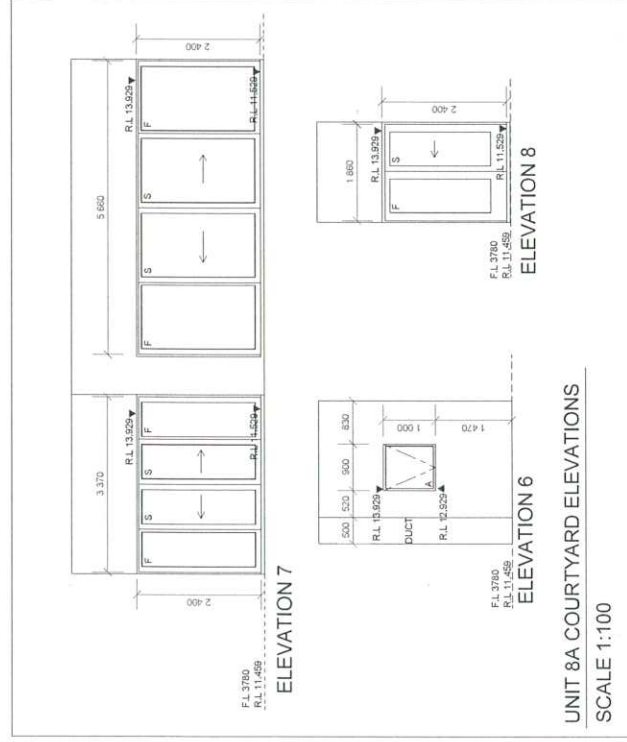
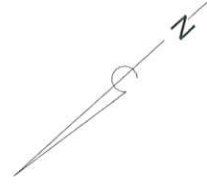
DATE	REV	AMENDMENTS
21/02/2015	A	MODIFICATIONS TO UNIT B AND WALL LENGTHS
07/03/2015	B	ADJUST BALCONY DECKING & WALLS CEILING
20/11/2015	C	MODIFICATIONS TO FOR COUNCIL APPROVAL

JOB No.	DWG TITLE	SCALE @ A2	DATE	PAGE:
15-034	GROUND FLOOR	1:100	21-02-2016	03 of 17
CLIENT	PROJECT ADDRESS	CHECKED BY:	DESIGNED BY:	
No:bn	Lot 540 #6 SOUTHAMPTON LANE, MINDARIE	TEGAN HARRISON	KERRA MCKENZIE	CORAL BURLEY

AREAS	
LOT AREA	532.85MP
ALLOWABLE PLOT RATIO AREA	13.58MP
TOTAL PLOT RATIO AREA	465.85MP
COVERED	76
GROUND FLOOR	202.22MP
UPPER FLOOR	210.56MP

⑥ HARDWIRED & LINKED SMOKE DETECTORS

UPPER FLOOR	
TOTAL BUILDING AREA	710.25MP
COMMON STAIRWELL	10.56MP
UNIT 7	83.56MP
LIGHT WELL	24.06MP
BALCONIES	19.06MP
UNIT 8	127.06MP
LIGHT WELL	23.06MP
BALCONIES	45.16MP



ENERGY EFFICIENCY NOTES:

- NINE GLAZED DOORS ON THE GROUND/UPPER FLOORS ONLY TO LOW-E GLAZING (EXCLUDING BATH GLAZING)

CONSTRUCTION NOTES:

- DOWNPIPES TO BE LOCATED AT ROOF PLUMBERS DISCRETION.
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786 & BCA REQUIREMENTS.
- EXHAUST FANS ARE TO BE FLUMED TO EXTERNAL AIR WHERE REQUIRED.
- GLAZING TO WINDOWS TO BE INSTALLED IN ACCORDANCE WITH AS 1288 & BCA REQUIREMENTS.
- TIMBER ROOF FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS 1684.2 - 2010
- ALL FLASHINGS TO BRICK WALLS AND ROOF FRAMEWORK TO BE INSTALLED IN ACCORDANCE WITH BCA REQUIREMENTS.

GENERAL NOTES:

- ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS OR ORDERING ANY MATERIALS.
- ALL DIMENSIONS ARE IN METRIC MM. (UNLESS OTHERWISE NOTED)
- ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS.
- DRAWINGS MUST BE READ WITH ALL OTHER RELEVANT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL ETC.
- ANY DISCREPANCIES OR CONFLICTING INFORMATION MUST BE RESOLVED PRIOR TO COMMENCING ANY WORKS.

FIRE SAFETY NOTES:

- SMOKE DETECTORS HARDWIRED AND LINKED WITH AS1670.1
- UNDERCROFT SMOKE DETECTION AND ALARM DESIGN IN ACCORDANCE WITH AS1670.1
- SMOKE ALARM DESIGN FOR APARTMENTS IN ACCORDANCE WITH AS3786
- EXIT SIGNS AS INDICATED IN ELECTRICAL PLANS
- EMERGENCY LIGHTING AS INDICATED IN ELECTRICAL PLANS TO AS2293.1 - LED TO CEILING
- FIRE DETECTION ALARM SPEAKERS TO ACHIEVE MINIMUM 650BA OR 100BA ABOVE AMBIENT
- THERMAL DETECTORS TO AS1670.1. MAX DISTANCE FROM WALL 3.6m WITH 0.2m CLEARANCE TO COMMON STAIRWELL (R.L. -60.93)
- SELF CLOSING FIRE DOORS TO COMMON STAIRWELL (R.L. -60.93)

SCALE @ A2

DATE: 21-02-2016
AS NOTED

PAGE: 04 of 17

DESIGNED BY: DRAGON BY:
KEVIN MCNEILSON CORAL BUREY

CHECKED BY: TEGAN HARRISON

DWG TITLE: FIRST FLOOR

PROJECT ADDRESS: Lot 540 #6 SOUTHAMPTON LANE, MINDARIE

CLIENT: Nobis

JOB No.: 15-034

DATE REV: 2011/2015

AMENDMENTS:

A MODIFICATIONS TO UNIT 8 AND WALL LENGTHS
B ADJUST GLAZING HEIGHTS & ADJUST CEILING HEIGHTS
C MODIFICATIONS TO FOR COUNCIL APPROVAL

NOTES:

THIS PLAN IS THE PROPERTY OF TEGAN LOUISE DESIGNS AND SHALL NOT BE COPIED OR USED WITHOUT THEIR PERMISSION.

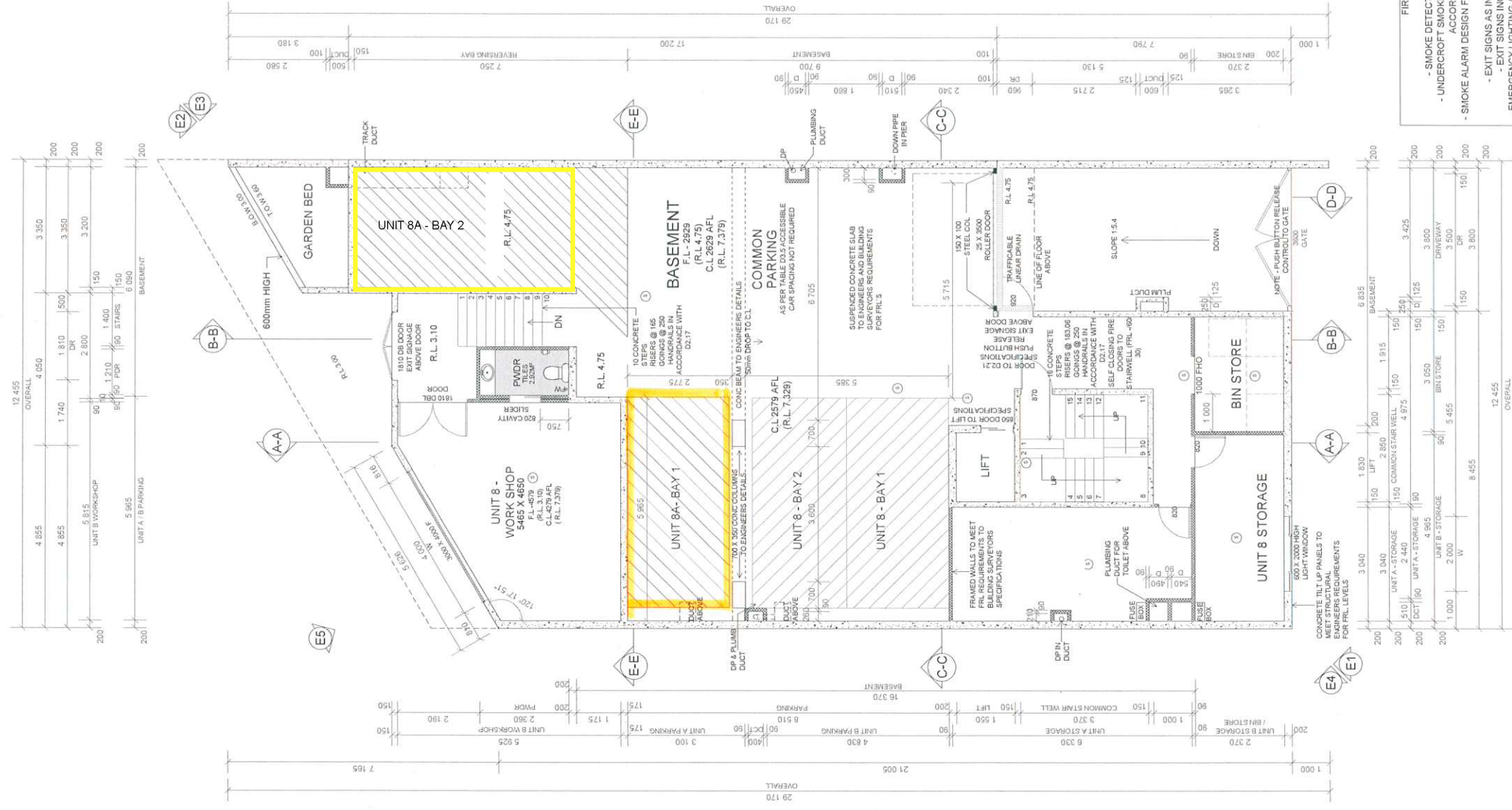
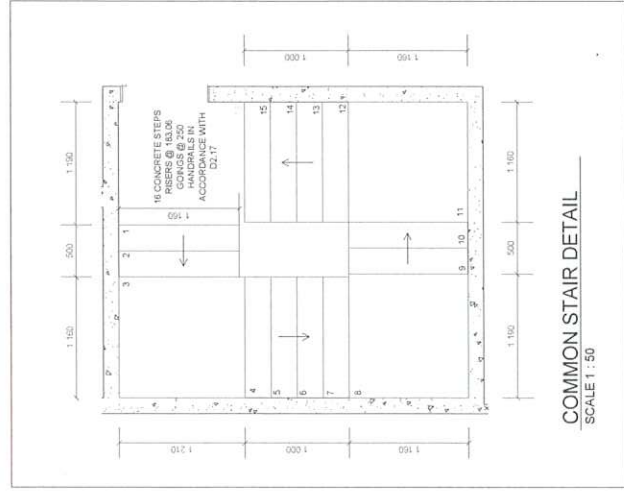
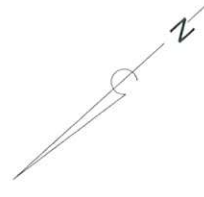
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. TEGAN LOUISE DESIGNS is not liable for errors once construction begins. While every effort has been made in the preparation of this drawing, the contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



AREAS	SIZE (SQM)
LOT AREA	532.56M ²
ALLOWABLE LOT RATIO AREA - 17.5M ²	70
ALLOWABLE LOT RATIO	13.25%
TOTAL FLOOR RATIO AREA	158.85M ²
TOTAL FLOOR RATIO	29.84%
BASEMENT	13.90M ²
GROUND FLOOR	202.22M ²
UPPER FLOOR	212.56M ²

③ HARDCWIRED & LINKED SMOKE DETECTORS

UNDERCROFT	AREA (SQM)
TOTAL BUILDING AREA	206.23M ²
COMMON AREA	2.84M ²
LIFT	2.84M ²
COMMON STAIRWELLS	18.00M ²
UNDERCOVER PARKING	158.90M ²
UNIT A	18.20M ²
STORAGE	18.20M ²
UNIT B	28.18M ²
WORKSHOP	2.84M ²
PROMENADE	2.84M ²
TOTAL COMMON AREA	28.18M ²
COMMON MARINE ACCESS	18.20M ²



- FIRE SAFETY NOTES:**
- SMOKE DETECTORS HARDCWIRED AND LINKED
 - UNDERCROFT SMOKE DETECTION AND ALARM DESIGN IN ACCORDANCE WITH AS1670.1
 - SMOKE ALARM DESIGN FOR APARTMENTS IN ACCORDANCE WITH AS3786
 - EXIT SIGNS AS INDICATED IN ELECTRICAL PLANS
 - EMERGENCY LIGHTING AS INDICATED IN ELECTRICAL PLANS TO AS2283.1 - LED TO CEILING
 - FIRE DETECTION ALARM SYSTEMS TO ACHIEVE MINIMUM 65DBA OVER THE ENTIRE COMMON STAIRWELL
 - THERMAL DETECTORS TO AS1670.1 MAX DISTANCE FROM WALL 3.6m WITH MAX DISTANCE OF 7.2m BETWEEN DETECTORS
 - SELF CLOSING FIRE DOORS TO COMMON STAIRWELL (FRL -60/30) ENERGY EFFICIENCY NOTES
 - NINE GLAZED DOORS ON THE GROUND/UPPER FLOORS ONLY TO LOW-E GLAZING (EXCLUDING BATH GLAZING)

CONSTRUCTION NOTES

1. DOWNPIPES TO BE LOCATED AT ROOF PLUMBERS DISCRETION.
2. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786 & BCA REQUIREMENTS.
3. EXHAUST FANS ARE TO BE FLUMED TO EXTERNAL AIR WHERE REQUIRED.
4. GLAZING TO WINDOWS TO BE INSTALLED IN ACCORDANCE WITH AS 1288 & BCA REQUIREMENTS.
5. TIMBER ROOF FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS 1884.2 - 2010
6. ALL FLASHINGS TO BRICK WALLS AND ROOF FRAMEWORK TO BE INSTALLED IN ACCORDANCE WITH BCA REQUIREMENTS.

- GENERAL NOTES**
1. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS OR ORDERING ANY MATERIALS.
 2. ALL DIMENSIONS ARE IN METRIC MM, (UNLESS OTHERWISE NOTED)
 3. DO NOT SCALE FROM DRAWINGS.
 4. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS. MUST BE READ WITH ALL OTHER RELEVANT DOCUMENTS, INCLUDING CONDITIONS OF CONTRACT, ETC.
 5. ANY DISCREPANCIES OR CONFLICTING INFORMATION MUST BE RESOLVED PRIOR TO COMMENCING ANY WORKS.

DATE	REV	AMENDMENTS	JOB NO.	DWG TITLE	SCALE	DATE	PAGE
27/03/2015	A	MODIFICATIONS TO UNIT B AND WALL LENGTHS	15-034	UNDERCROFT	1:100	21-03-2016	02 of 17
27/03/2015	B	ADJUST SLOPE THICKNESSES & FOOT CEILING					
20/11/2015	C	MODIFICATIONS TO FOR COUNCIL APPROVAL					

PROJECT ADDRESS
Lot 540 #8 SOUTHAMPTON LANE, MINDARIE

CHECKED BY:
TEGAN HARRISON

DESIGNED BY:
KEIRA NICHOLSON

CLIENT
NOBN