

LEGEND

GENERAL

AP	ACCESS PANEL
B	BATH
BCA	BUILDING CODE OF AUSTRALIA
BFC	BROOM FINISHED CONCRETE
BHO	BULKHEAD OVER
BRM	BROOM CUPBOARD
CH	CEILING HEIGHT
CT	COOK TOP
DP	DOWNPIPE
DRY	CLOTHES DRYER ABOVE
DWU	DISHWASHER UNDER BENCH
EAC	EXPOSED AGGREGATE CONCRETE
EG	EAVES GUTTER
ENG.	ENGINEER
F.F.L.	FINISHED FLOOR LEVEL
FWG	FLOOR WASTE
HC	HOSE COCK
HT	HEIGHT
HWS	HOT WATER SERVICE
JD	JOINERY DOOR
L	LINEN
LT	LAUNDRY TUB
M/H	MANHOLE
P	PANTRY
PAV	PAVERS
R	ROBE
RH	RANGE HOOD OVER
REF	REFRIGERATOR
OHC	OVERHEAD CUPBOARD
OHS	OVERHEAD SHELF
OVN	OVEN
S	SINK
SH	SHOWER
SP	DOWNPIPE SPREADER
STF	STEEL TROWEL FINISHED CONCRETE
UBO	UNDER BENCH OVEN
UBM	UNDER BENCH CONVECTION MICROWAVE
UNO	UNLESS NOTED OTHERWISE
VB	VANITY BASIN
W	WASHING MACHINE
WB	WALL BASIN
WC	WATER CLOSET
WO	WALL OVEN
W.I.R.	WALK IN ROBE
WL	WALL LIGHT

MATERIAL

AL	ALUMINIUM
BW	BLOCKWORK
CB	COLORBOND
CTL	CERAMIC FLOOR TILES
CPT	CARPET FLOOR FINISH
FB	FACE BRICKWORK
FC	FIBER CEMENT
MRS	METAL ROOF SHEETING
PB	PLASTER BOARD
RT	ROOF TILE
TBR	TIMBER
WR	WEATHER RESISTANT PLASTERBOARD
VLB	VILLA BOARD

FINISH

P	PAINT
P.COAT	POWDERCOAT
R	RENDER
STIP	STIPPLED FINISH

ELEVATIONS LEGEND

MATERIAL

AL	ALUMINIUM
BW	BLOCKWORK
CB	COLORBOND
EPS	EXPANDED POLYSTYRENE SHEETING
EAC	EXPOSED AGGREGATE CONCRETE
FB	FACE BRICKWORK
RB	RENDERED BRICKWORK
FC	6mm 'HARDITEX' FIBRE CEMENT SHEET SELECTED FINISH
WB	WEATHERTEX CLADDING
MRS	METAL ROOF SHEETING

COLOUR

C1	COLOUR 1
C2	COLOUR 2
C3	COLOUR 3
C4	COLOUR 4
C5	COLOUR 5
	FASCIA & GUTTERS

TO MATCH ROOF

FINISH

P	PAINT
R	RENDER & PAINT
P.COAT	POWDERCOAT








DOOR / WINDOW LEGEND

AW	AWNING
BF	BI-FOLD
BH	BOTTOM HUNG
CVB	CONC. VENT. BLOCK
DH	DOUBLE HUNG
FG	FIXED GLASS
LVR	LOUVER
PL	PANEL LIFT
PV	PIVOT DOOR
SLD	SLIDER

NOTES

- * ALL PANES ARE CLEAR GLASS UNLESS OTHERWISE NOTED
- * EXTERNAL WINDOW & DOOR DIMENSIONS SHOWN ARE DAYLIGHT OPENINGS
- * ALL MEASUREMENTS ARE TO BE CHECKED ON SITE PRIOR TO MANUFACTURE
- * DOOR & WINDOW SWINGS ARE TO BE CONFIRMED ON PLAN & CHECKED WITH SITE FOREMAN & CONFIRMED WITH CLIENT PRIOR TO MANUFACTURE.

WALL LEGEND

	90 LIGHTWEIGHT STUD - PB LINING INTERNAL - GROUND FL
	70 LIGHTWEIGHT STUD - PB LINING INTERNAL - UPPER FL
	110 BRICK
	LOW HEIGHT WALL
	190 BLOCKWORK FULL HEIGHT WALL
	250 EXTERNAL WALL 110 BRICKWORK 50 CAVITY 90 STUD
	245mm PARTY WALL. Refer LAFARGE 'Interhome' system Spec. LIH2 WALL SYSTEM. 1 Layer 13mm 'Soundshield' both sides. R2 insulation in both cavities. Refer also WD11-WD14 90 STUD 20 CAVITY 25 'ShaftLiner' 20 CAVITY 90 STUD

GENERAL NOTES

- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 & AS3600.
- TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.13 OF THE BCA AND WITH AS3660.1
- TIMBER CONSTRUCTION TO COMPLY WITH AS1684.2, STEEL ROOFING TO COMPLY WITH AS1562.1.
- STEEL ROOF FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THE NOTED CONDITIONS.
- ROOF TILES TO COMPLY WITH AS2049 OR AS2050.
- TILED ROOF FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THE NOTED CONDITIONS.
- WET AREAS TO COMPLY WITH BCA 3.8.1, Vol II.
- WEEPHOLES IN MASONRY WALLS AT 900crs.
- GLASS INSTALLATION TO COMPLY WITH AS1288 & AS2047.
- DENOTES SMOKE DETECTOR; SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA.
- MANHOLE POSITION APPROX. ONLY- TO BE DETERMINED ON SITE.
- PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING & ZINCALUME VALLEY AS REQUIRED.
- HWC TO BE KEPT 100mm AWAY FROM WALLS.
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE BCA.
- PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE BCA.
- VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 3.3.1.8 OF THE BCA.
- DOWNPIPES TO COMPLY AS/NZS3500.3.2OR AS/NZ3500.5.
- GREEN EFFICIENT HOT WATER SYSTEMS TO COMPLY WITH BCA SUSTAINABLE BUILDING PRACTICES.
- AAA RATED SHOWER HEADS IN RETICULATED TOWN WATER TO COMPLY WITH BCA SUSTAINABLE BUILDING PRACTICES.
- ENERGY-EFFICIENT LIGHTING (I.E. FLUORESCENT OR COMPACT FLUORESCENT TO BE USED TO ILLUMINATE AT LEAST 40% OF INTERNAL FLOOR SPACE)
- DUAL FLUSH TOILETS
- WATER PRESSURE LIMITING DEVICES TO RESTRICT MAXIMUM WATER PRESSURE TO NO MORE THAN 500 KILOPASCALS.
- HOT WATER RETICULATION SHALL BE TEMPERATURE CONTROLLED TO 50° CELSIUS OR BELOW, TO BATHS, SHOWERS AND BASINS IN ACCORDANCE WITH AS.3500

DRAWING LIST

WD-01	Coverpage
WD-02	Site Plan
WD-03	Ground Floor Plan
WD-04	First Floor Plan
WD-05	Roof Plan
WD-06	Elevations
WD-07	Elevations
WD-08	Section
WD-09	RCP & Electrical GFL
WD-10	RCP & Electrical FFL
WD-11	'Lafarge' Partywall Specs
WD-12	'Lafarge' Partywall Specs
WD-13	'Lafarge' Partywall Specs
WD-14	FLOOD STORAGE
WD-14	'Lafarge' Partywall Specs

No. 8 Peter Parade, Miami
for Coastal Living Building Construction

Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group

All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.

Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES

- * Confirm all dimensions and levels on site before commencing work
- * Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING



61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W

120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 12 887 885 845

PROJECT

New Duplex Development
No. 8 Peter Parade, Miami

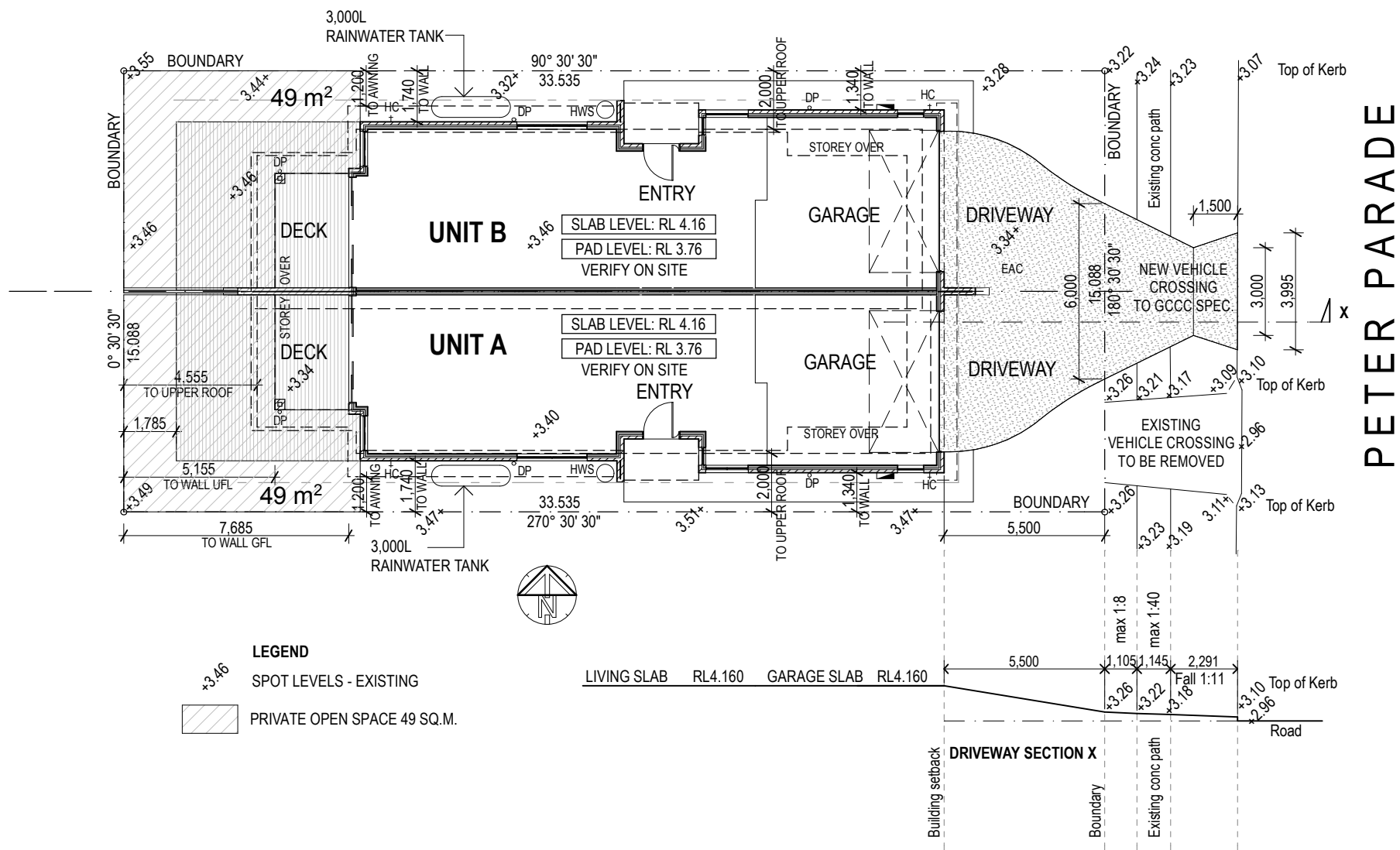
Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE

Coverpage

SCALE	DATE PLOTTED	DRAFTED BY
1:100, 1:1 @ A3	9/09/2010	GC

FILE - PROJECT	DRAWING NO	REV
10449	A-WD-01	D



GENERAL SITE NOTES

- THE BUILDING CODE OF AUSTRALIA (BCA) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUST. (AS). CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.
- CHECK ALL DIMENSIONS OF SITE AND BUILDING SET OUT PLANS AND CHECK AGAINST SURVEYORS SITE SET OUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPLIED VIDE TITLE.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.
- CHECK HYDRAULIC AND MECHANICAL PLANS FOR SET OUT AND SIZING OF SERVICE DUCTS WHERE APPLICABLE.
- CO-ORDINATE ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE RELEVANT CONSULTANTS PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.
- CHECK ON SITE- OPENINGS BEFORE FABRICATION OF DOORS, WINDOWS & ANY OTHER FIXTURES. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE.
- CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH RELEVANT CONSULTANT.
- REFER SPECIFIC CONDITIONS OF BUILDING APPROVAL FOR ANY ADDITIONAL REQUIREMENTS.
- ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING CODE OF AUSTRALIA F2.5 AND HAVE EITHER:
A) LIFT OFF HINGES FOR INWARD SWINGING DOORS OR
B) OUTWARDS SWINGING DOORS.
- ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER A.S.3660.1
- TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) PLUS ALL AMENDMENTS, AND THE 'LIGHT TIMBER FRAMING CODE' A.S.1684, PART 2 FOR NON-CYCLONIC AREA AND A.S.1684 PART 1 FOR CYCLONIC AREAS.

***NOTE STRUCTURAL BEAMS SHOWN ARE INDICATIVE ONLY REFER TO S.ENG. FOR SIZING , TYPE, MATERIAL & LOCATION**

RPD

LOT NO: 146
PLAN NO: RP95038
PARISH: GILSTON
COUNTY: WARD
LOCAL AUTHORITY: GOLD COAST CITY COUNCIL
ST ADDRESS: 8 PETER PARADE, MIAMI

PROPERTY DATA SCHEDULE

SITE COVER:
BUILDING FOOTPRINT 248 sq.mtrs
SITE AREA: 506 sq.mtrs
SITE COVER 49%

GFA:
GROUND FLOOR - U1+U2 238 sq.mtrs
1st FLOOR - U1+U2 (EXCL. VOID) 209 sq.mtrs
TOTAL GFA: 447 sq.mtrs

Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES
* Confirm all dimensions and levels on site before commencing work
* Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING

RAUNIK
design group

61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W

120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 12 887 885 845

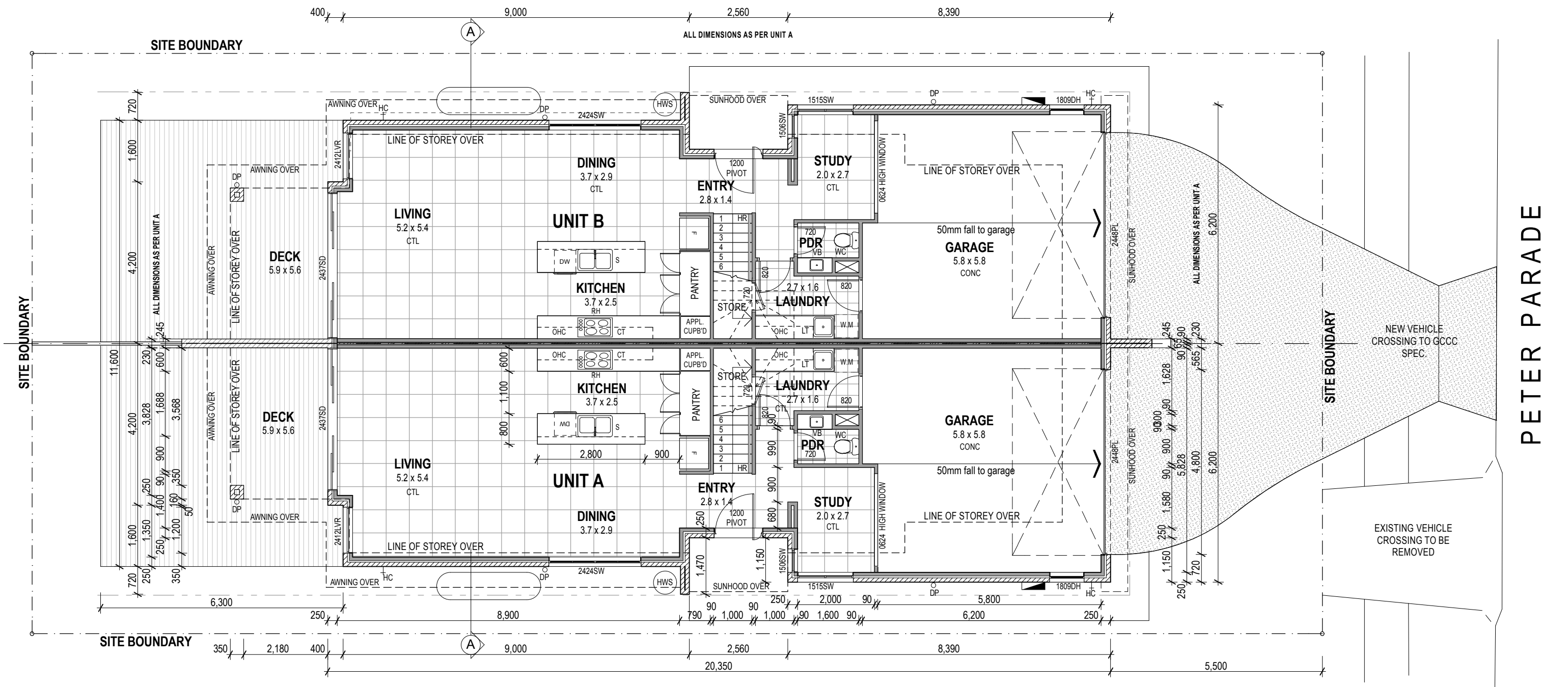
PROJECT
New Duplex Development
No. 8 Peter Parade, Miami

Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE
Site Plan

SCALE: 1:100, 1:200 @ A3 9/09/2010
DATE PLOTTED: 9/09/2010
DRAFTED BY: GC

FILE - PROJECT: 10449
DRAWING NO: A-WD-02
REV: D



WALL LEGEND

- 90 LIGHTWEIGHT STUD - PB LINING INTERNAL - GROUND FL
- 70 LIGHTWEIGHT STUD - PB LINING INTERNAL - UPPER FL
- 110 BRICK
- LOW HEIGHT WALL
- 190 BLOCKWORK
FULL HEIGHT WALL
- 250 EXTERNAL WALL
110 BRICKWORK
50 CAVITY
90 STUD
- 245mm PARTY WALL. Refer LAFARGE 'Interhome' system Spec.
LIH2 WALL SYSTEM. 1 Layer 13mm 'Soundshield' both sides.
R2 insulation in both cavities. Refer also WD11-WD14
90 STUD
20 CAVITY
25 'ShaftLiner'
20 CAVITY
90 STUD

NOTES

- Confirm all dimensions and levels on site before commencing work
- Figured dimensions shall take precedence over scaled dimensions

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



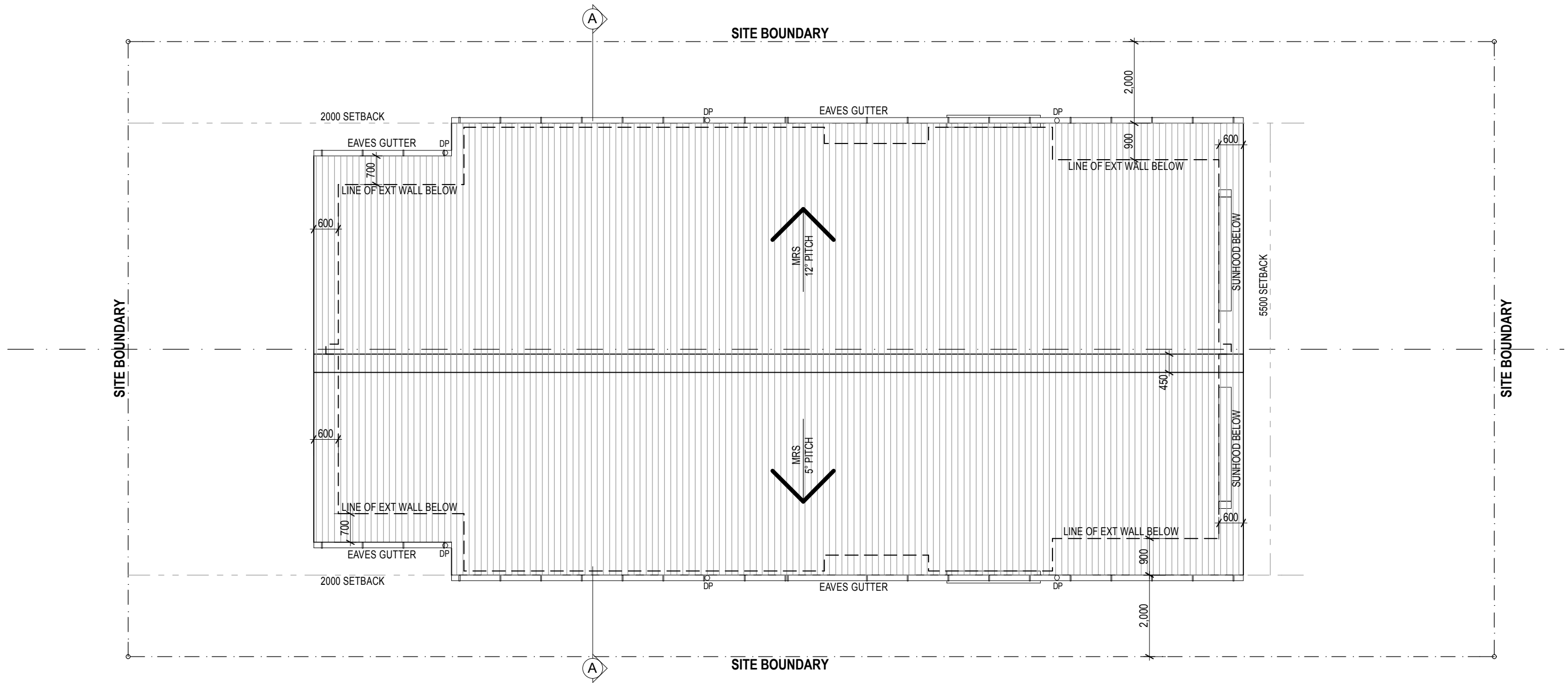
ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING

61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

PROJECT
**New Duplex Development
No. 8 Peter Parade, Miami**
Gold Coast Queensland
for
Coastal Living Building Construction

Planning Issue
NOT FOR CONSTRUCTION

DRAWING TITLE		
Ground Floor Plan		
SCALE	DATE PLOTTED	DRAFTED BY
1:100 @ A3	9/09/2010	GC
FILE - PROJECT	DRAWING NO	REV
10449	A-WD-03	D



Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group

All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.

Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES

- * Confirm all dimensions and levels on site before commencing work
- * Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING



61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W

120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 12 887 885 845

PROJECT

**New Duplex Development
No. 8 Peter Parade, Miami**

Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE

Roof Plan

SCALE	DATE PLOTTED	DRAFTED BY
1:100 @ A3	9/09/2010	GC

FILE - PROJECT	DRAWING NO	REV
10449	A-WD-05	D

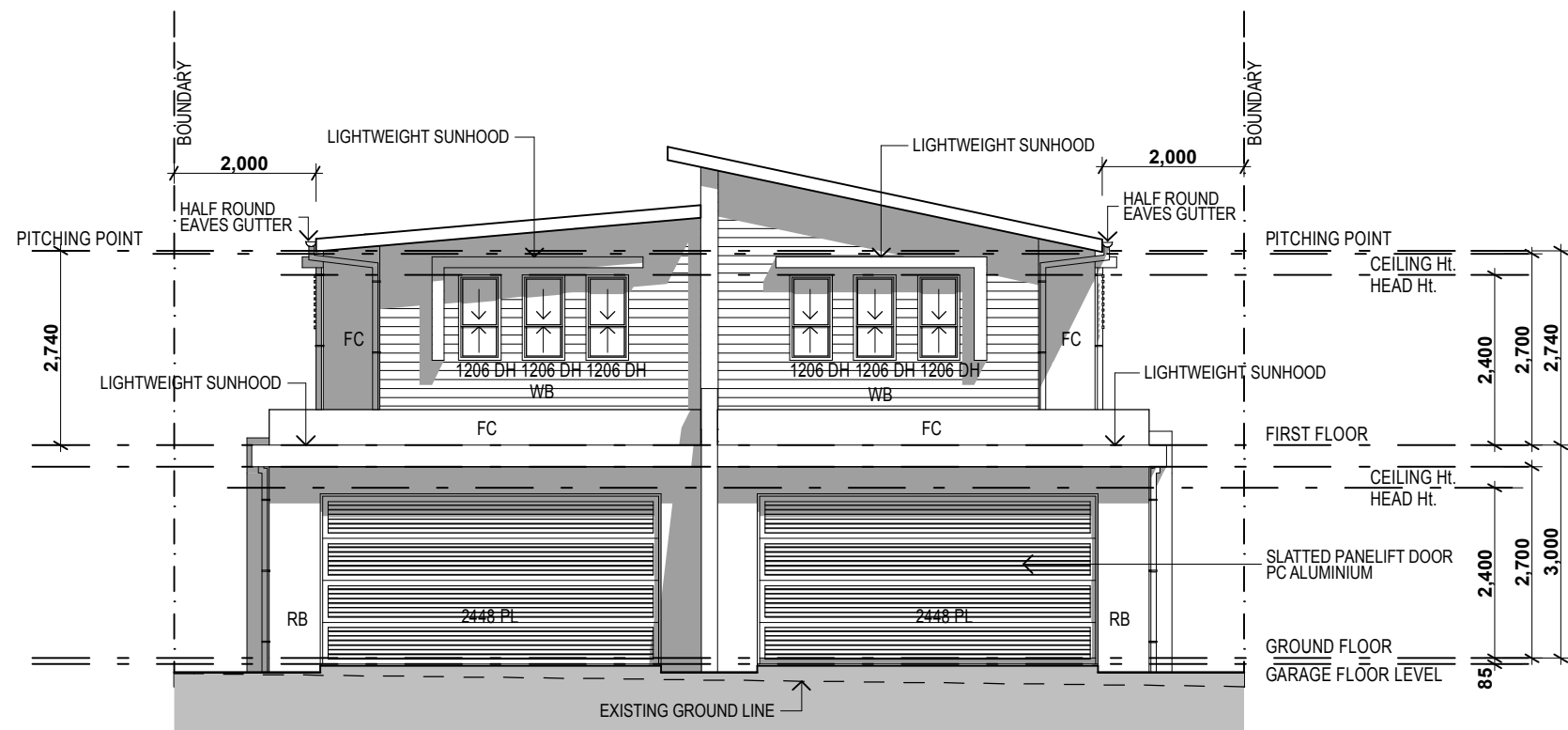




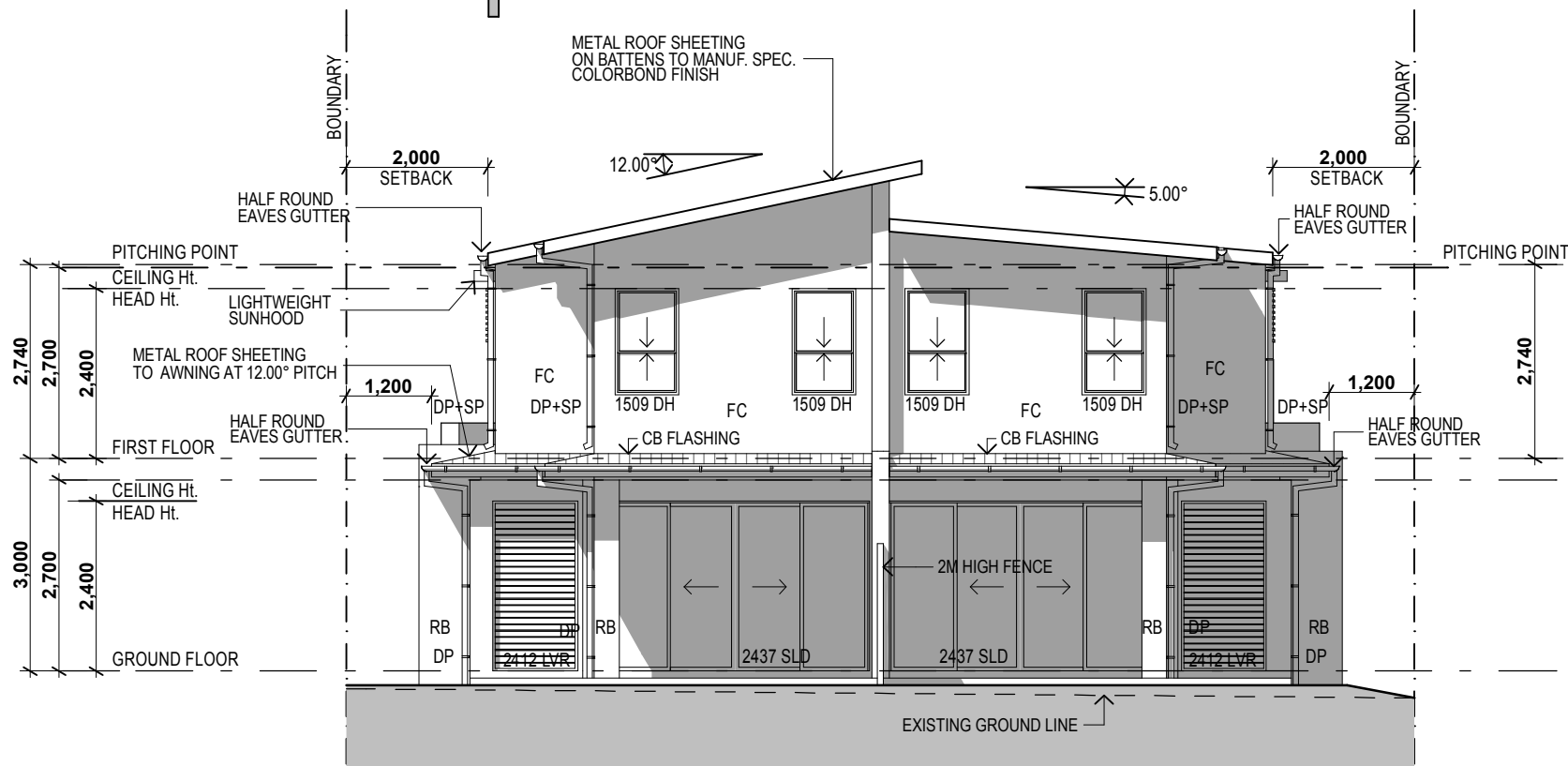
==NOT FOR CONSTRUCTION==

FILE - PROJECT	DRAWING NO	REV
10449	A-WD-06	D





EAST ELEVATION



WEST ELEVATION

ELEVATIONS LEGEND

- MATERIAL**
- AL ALUMINIUM
 - BW BLOCKWORK
 - CB COLORBOND
 - EPS EXPANDED POLYSTYRENE SHEETING
 - EAC EXPOSED AGGREGATE CONCRETE
 - FB FACE BRICKWORK
 - RB RENDERED BRICKWORK
 - FC 6mm 'HARDITEX' FIBRE CEMENT SHEET
 - WB WEATHERTEX CLADDING
 - MRS METAL ROOF SHEETING

- COLOUR**
- C1 COLOUR 1
 - C2 COLOUR 2
 - C3 COLOUR 3
 - C4 COLOUR 4
 - C5 COLOUR 5
 - FASCIA & GUTTERS
 - TO MATCH ROOF

- FINISH**
- P PAINT
 - R RENDER & PAINT
 - P.COAT POWDERCOAT

DOOR / WINDOW LEGEND

- AW AWNING
- BF BI-FOLD
- BH BOTTOM HUNG
- CVB CONC. VENT. BLOCK
- DH DOUBLE HUNG
- FG FIXED GLASS
- LVR LOUVER
- PL PANEL LIFT
- PV PIVOT DOOR
- SLD SLIDER

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

- NOTES**
- * Confirm all dimensions and levels on site before commencing work
 - * Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING

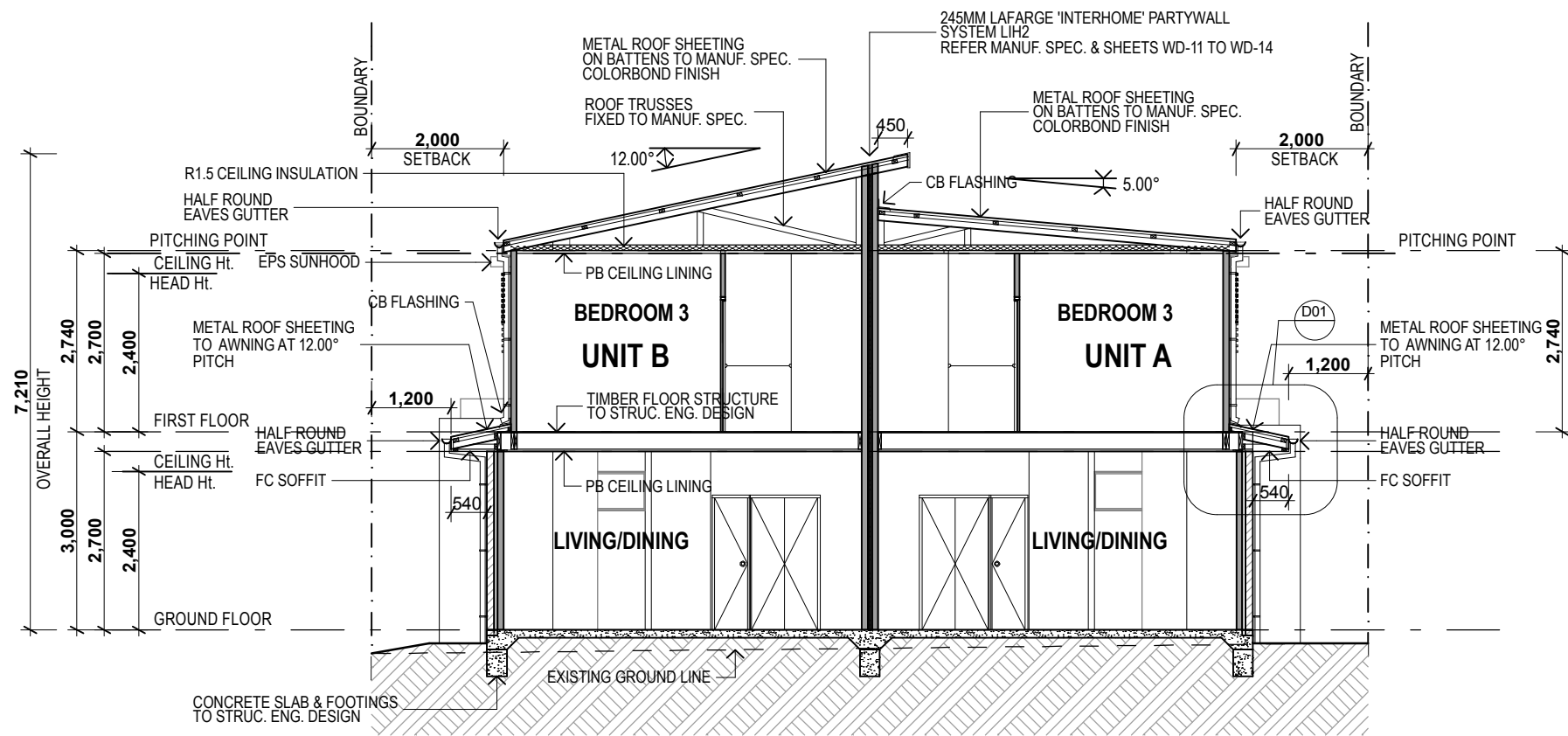


61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

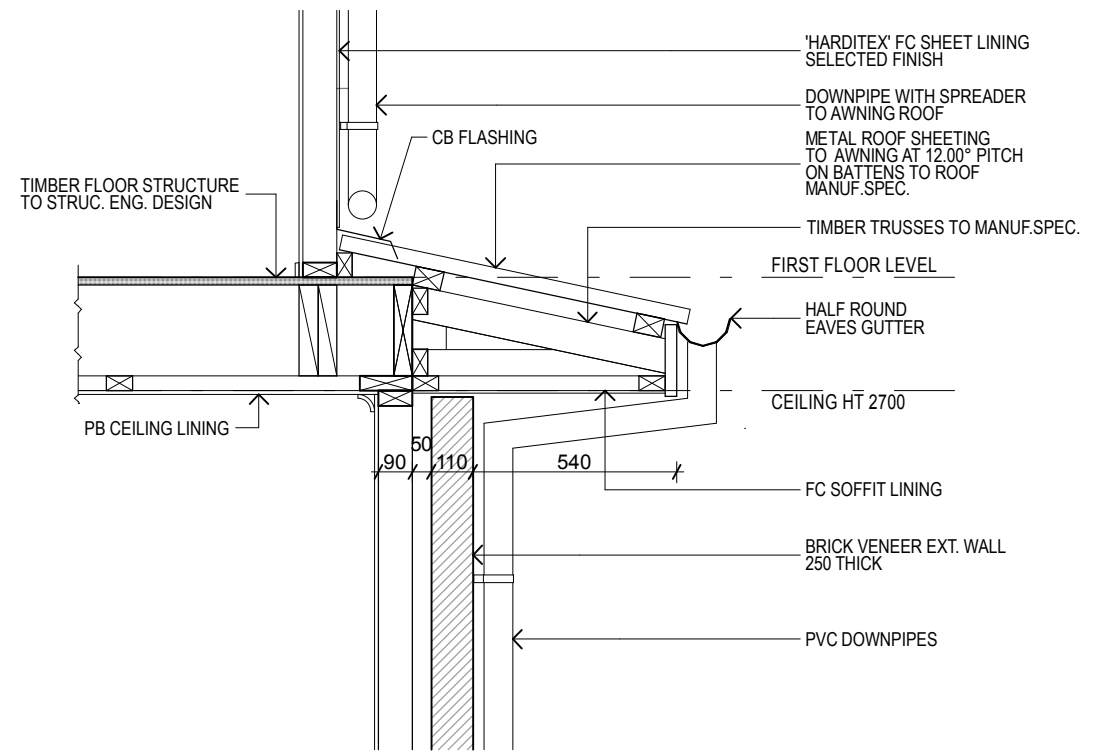
PROJECT
New Duplex Development
No. 8 Peter Parade, Miami
Gold Coast Queensland
for
Coastal Living Building Construction

Planning Issue
NOT FOR CONSTRUCTION

FILE - PROJECT	DATE PLOTTED	DRAFTED BY
10449	9/09/2010	GC
FILE - PROJECT	DRAWING NO	REV
10449	A-WD-07	D



SECTION A-A



DETAIL D01

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES
* Confirm all dimensions and levels on site before commencing work
* Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING

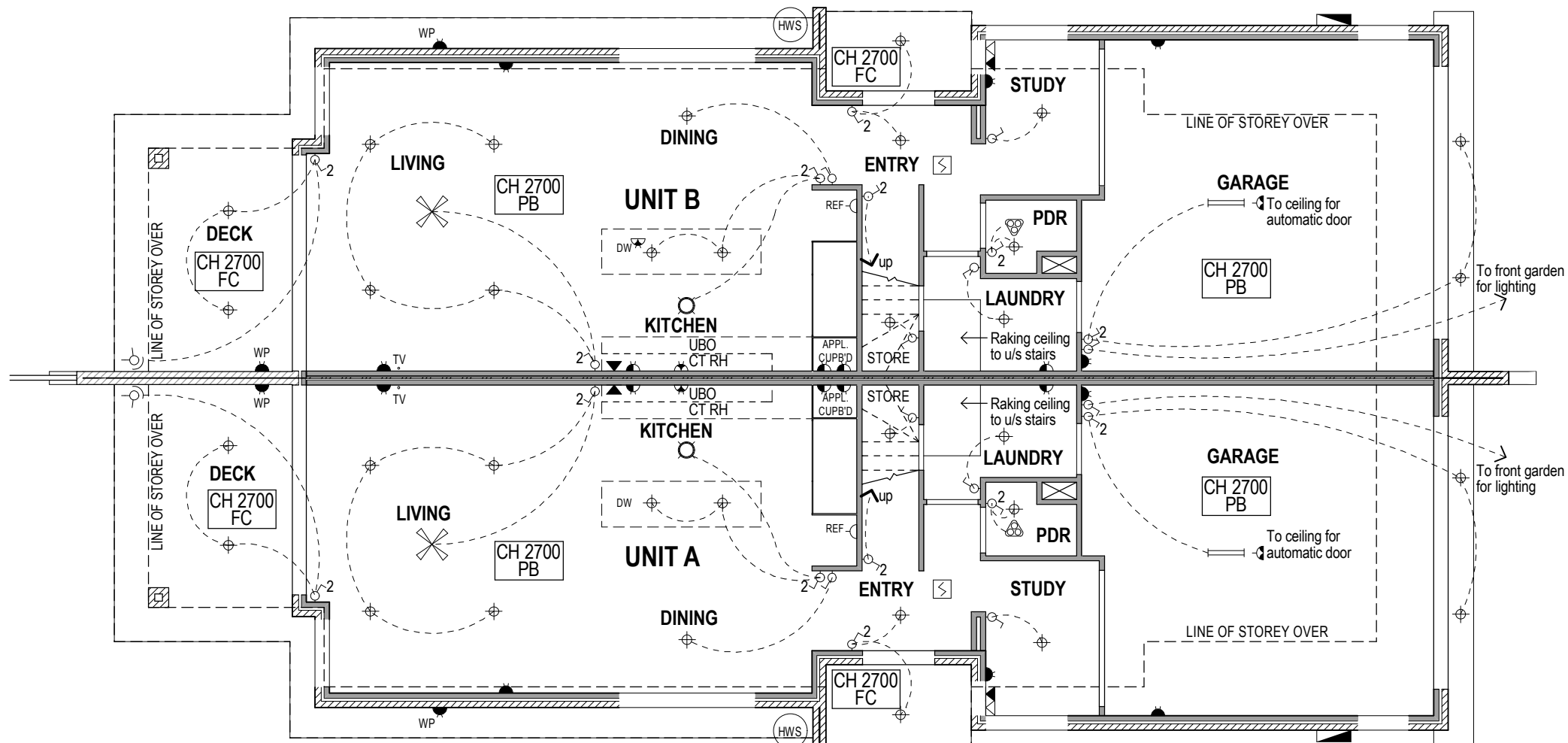


61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

PROJECT
**New Duplex Development
No. 8 Peter Parade, Miami**
Gold Coast Queensland
for
Coastal Living Building Construction

Planning Issue
NOT FOR CONSTRUCTION

DRAWING TITLE		
Section		
SCALE	DATE PLOTTED	DRAFTED BY
1:100, 1:20 @ A3	9/09/2010	GC
FILE - PROJECT	DRAWING NO	REV
10449	A-WD-08	D



electrical legend

double GPO at 300		hot water system electric	
double GPO at 1050, laundry double GPO variable		lights switched 2 way (refers to actual No. of circuits switched) wall plate ,1050 above F.F.L.	
single GPO (fridge) at 1800		lights switched 1 way	
single underbench GPO		double GPO at 300 Ext. W/proof	
single GPO (garage) to ceiling for automatic door, set min 3.0m back from door		double fluorescent 1200 long	
under bench oven & cook top, with single GPO over for range hood		circular fluorescent oyster 300 dia.	
telephone outlet		selected fluorescent downlight	
computer/data outlets		selected pendant light	
television outlet at 400		combination light / heat lamp / exhaust fan	
television & cable television outlet height is dictated by pipe locations		oyster light	
smoke detector		wall mounted light	
ceiling fan as specified		paraflod	
		electric meterboard / sub board	

ENERGY-EFFICIENT LIGHTING (I.E. FLUORESCENT OR COMPACT FLUORESCENT TO BE USED TO ILLUMINATE AT LEAST 40% OF INTERNAL FLOOR SPACE

PROVIDE PROVISION ONLY FOR A/C SPLIT SYTEM

Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES
* Confirm all dimensions and levels on site before commencing work
* Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING

RAUNIK
design group

61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

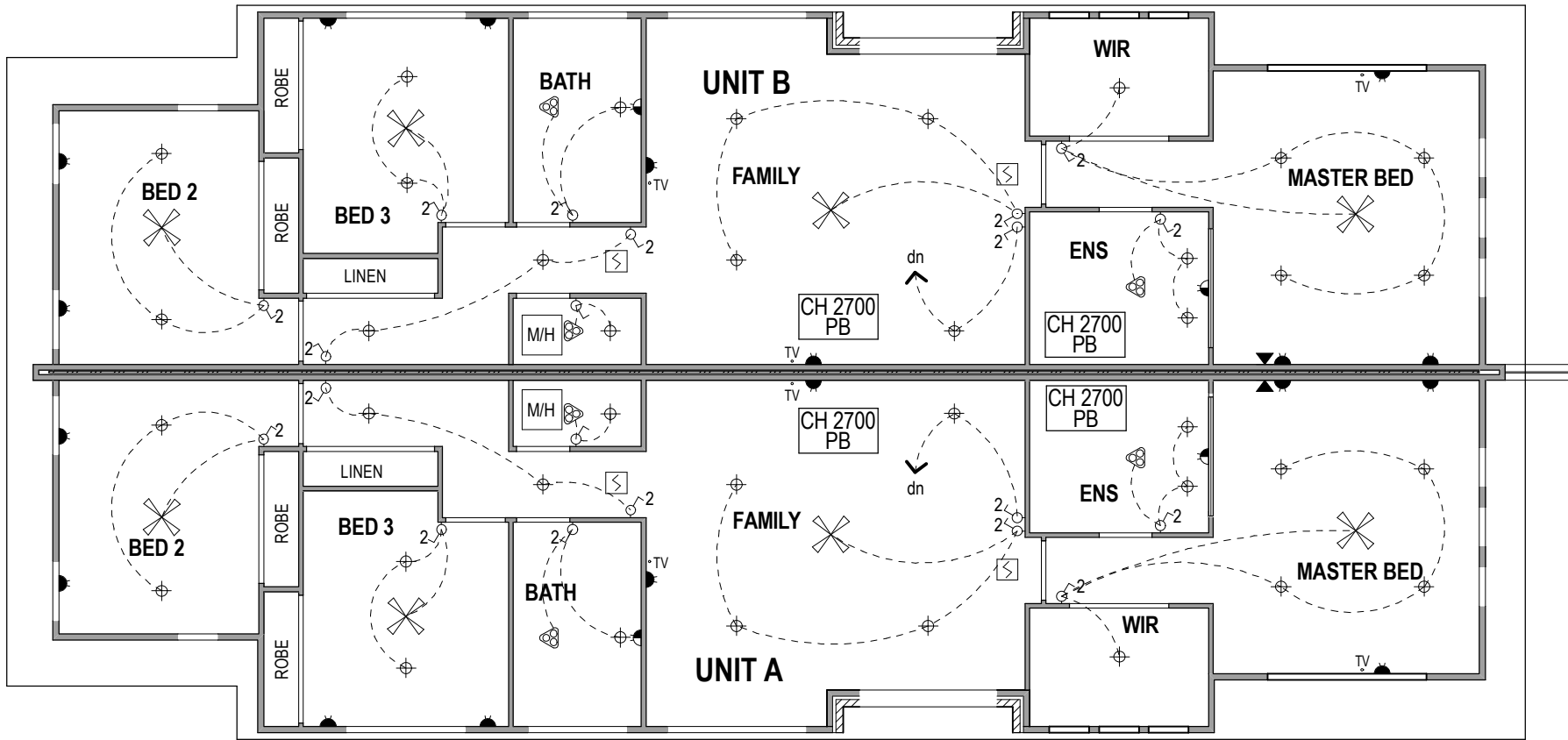
PROJECT
**New Duplex Development
No. 8 Peter Parade, Miami**

Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE
RCP & Electrical GFL

SCALE DATE PLOTTED DRAFTED BY
1:100 @ A3 9/09/2010 GC

FILE - PROJECT DRAWING NO REV
10449 A-WD-09 D



electrical legend

double GPO at 300		hot water system electric	
double GPO at 1050, laundry double GPO variable		lights switched 2 way (refers to actual No. of circuits switched)	
single GPO (fridge) at 1800		wall plate ,1050 above F.F.L.	
single underbench GPO		lights switched 1 way	
single GPO (garage) to ceiling for automatic door, set min 3.0m back from door		double GPO at 300 Ext. W/proof	
under bench oven & cook top,with single GPO over for range hood		double fluorescent 1200 long	
telephone outlet		circular fluorescent oyster 300 dia.	
computer/data outlets		selected fluorescent downlight	
television outlet at 400		selected pendant light	
television & cable television outlet height is dictated by pipe locations		combination light / heat lamp / exhaust fan	
smoke detector		oyster light	
ceiling fan as specified		wall mounted light	
		paraflod	
		electric meterboard / sub board	

ENERGY-EFFICIENT LIGHTING (I.E. FLUORESCENT OR COMPACT FLUORESCENT TO BE USED TO ILLUMINATE AT LEAST 40% OF INTERNAL FLOOR SPACE
PROVIDE PROVISION ONLY FOR A/C SPLIT SYTEM

Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES
* Confirm all dimensions and levels on site before commencing work
* Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING



61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

PROJECT
**New Duplex Development
No. 8 Peter Parade, Miami**
Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE RCP & Electrical FFL		
SCALE 1:100 @ A3	DATE PLOTTED 9/09/2010	DRAFTED BY GC
FILE - PROJECT 10449	DRAWING NO A-WD-10	REV D

Describing InterHOME™

There are 4 specific design elements that set **InterHOME™** apart from conventional separating wall systems.

A CENTRAL FIRE BARRIER SUPPORTED BY ALUMINIUM CLIPS

InterHOME™ differs from a conventional double stud separating wall as it contains a central fire barrier built between timber or steel house frames.

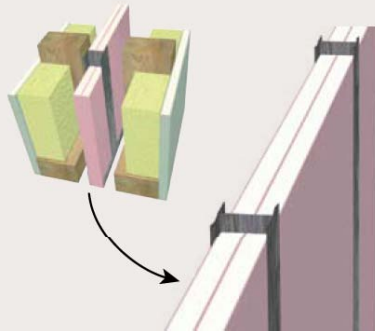
THE CENTRAL FIRE BARRIER IS:

- › Composed of 2 layers of 13mm **FireShield** or 1 layer of 25mm **ShaftLiner**
- › Encased in InterHome **H-Studs** spaced at 600mm centres
- › Structurally supported by InterHome aluminium clips to the double stud frame.

The central fire barrier limits the spread of fire from one dwelling to adjoining dwellings.
[FIGURES 1 & 2]

InterHome **Aluminium Clips** are used to structurally support the central fire barrier and are purposely made from aluminium. They are designed to melt in a fire, so the frame of the dwelling exposed to the fire can detach from the central fire barrier. The dwelling affected by the fire may therefore degrade, and even collapse, without spreading the fire to the adjoining dwelling.

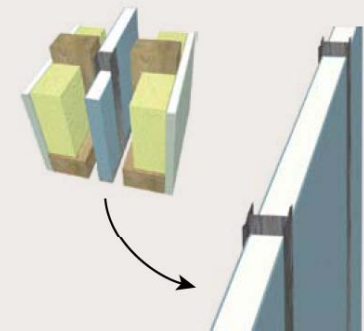
FIGURE 1 Central fire barrier using 2 layers of 13mm FireShield



LAMINATING METHOD FOR PROTECTING FLOOR JUNCTIONS AND ROOF CAVITIES

The laminating method is an important feature of **InterHOME™** fire protection of floor junctions and roof cavities. It prevents complicated conventional construction methods where fire rated plasterboard has to be fixed to timber trusses or secondary wall frames built above ceiling level.

FIGURE 2 Central fire barrier using 1 layer of 25mm ShaftLiner



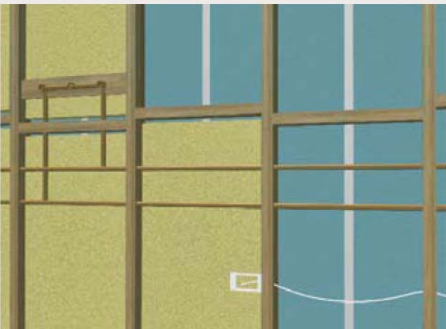
INTEGRATED SERVICES AND PENETRATIONS

InterHOME™ is an easier solution when it comes to installing penetrations for electrical and plumbing services. With masonry and conventionally framed separating walls, incorporation of services like electrical cables, power-points and plumbing pipes is always a difficulty. Maintaining the fire protection and sound insulation performance in these cases can be an issue. These conventional systems are time-consuming to install and are difficult to inspect once completed.

InterHome uses the central fire barrier to maintain fire protection and sound insulation performance. Services may run through the wall cavity [FIGURE 3] and penetrations [FIGURE 4] may be made in the outer layers of plasterboard without the need for fire baffles in the cavity. There is no requirement for fire rated power-point boxes and fire collars around PVC pipes.*

In addition, installation of back-to-back services has been verified in the fire and acoustic testing conducted on InterHome, without degrading performance.

FIGURE 3 Services installed in the wall cavity

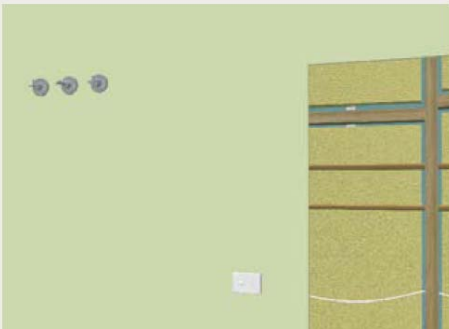


NON-FIRE RATED INSTALLATION OF OUTER WALL LININGS

The outer layers of all **InterHOME™** systems are installed using non-fire rated installation techniques. The outer plasterboard lining also adds to the acoustic performance of the system to meet the BCA's requirements for sound insulation between separated dwellings.

* Services must not be installed through or be in contact with the central fire barrier except in the roof cavity.
[Refer to PAGE 16: INSTALLING INTERHOME - Services and Penetrations]

FIGURE 4 Services with the outer layer of plasterboard installed



Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES
* Confirm all dimensions and levels on site before commencing work
* Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING



61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

PROJECT
New Duplex Development
No. 8 Peter Parade, Miami

Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE		
'Lafarge' Partywall Specs		
SCALE	DATE PLOTTED	DRAFTED BY
1:1.3 @ A3	9/09/2010	GC
FILE - PROJECT	DRAWING NO	REV
10449	A-WD-11	D

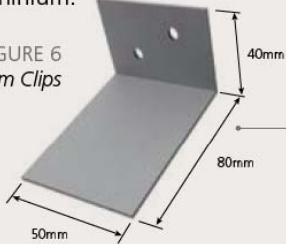
INTERHOME H-STUD

- Designed with an innovative flange that is used to encase 2 layers of 13mm FireShield or 25mm ShaftLiner in the central fire barrier
- 0.55mm BMT Z275 galvanised steel.

INTERHOME ALUMINIUM CLIPS

- Used to support the central fire barrier
- Critical to InterHome system fire performance. Using any other material will detrimentally effect the fire performance of the system
- 1.6mm thick aluminium.

FIGURE 6
InterHome Aluminium Clips



MASTIC

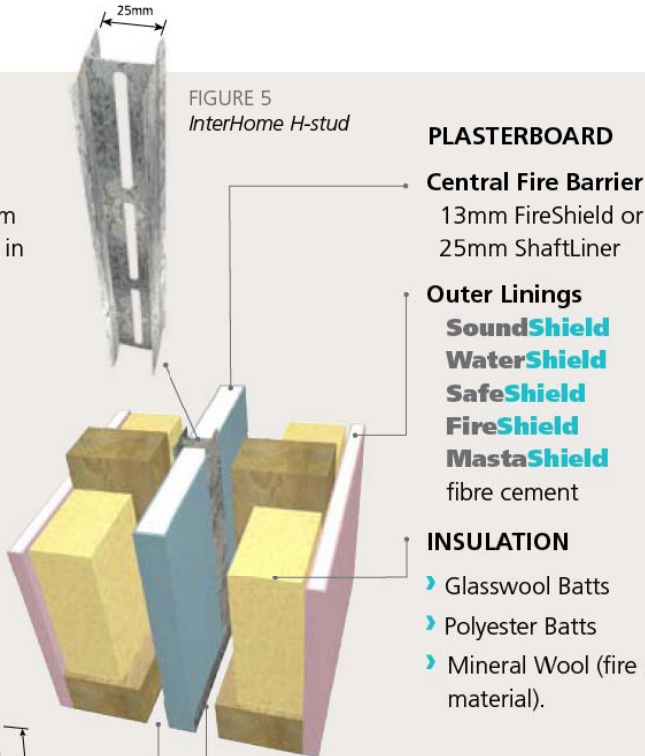
Wet area sealant or fire rated mastic must be used on all systems.

FASTENERS

LINING	FASTENER TYPE
FIXING OUTER LAYERS TO SOFTWOOD TIMBER FRAME	
6mm fibre cement	30mm x 2.8 HDG Nail
10mm Lafarge plasterboard	40mm x 2.8 HDG Nail or 30mm x 2.8 HDG Ring Shank Nail or 25mm – 6g W Screw
13mm Lafarge plasterboard	40mm x 2.8 HDG Nail or 30mm x 2.8 HDG Ring Shank Nail or 30mm – 6g W Screw
FIXING INTERHOME ALUMINIUM CLIPS	
Aluminium Clips to softwood timber frame	30mm x 2.8 HDG Nail or 25mm – 6g W Screw
Aluminium Clips to steel H-Stud	16mm – 10g Drill-point wafer-head Screw
Aluminium Clips to steel H-Stud through laminated FireShield	30mm – 10g Drill-point wafer-head Screw
FIXING J-TRACK TOGETHER	
Back-to-back J-track	16mm – 10g Drill-point wafer-head Screw
LAMINATING	
Laminating FireShield to central fire barrier	40mm – 10g Laminating Screw

lafargeplasterboard.com.au

FIGURE 5
InterHome H-stud



PLASTERBOARD

Central Fire Barrier
13mm FireShield or
25mm ShaftLiner

Outer Linings

SoundShield
WaterShield
SafeShield
FireShield
MastaShield
fibre cement

INSULATION

- Glasswool Batts
- Polyester Batts
- Mineral Wool (fire resisting material).

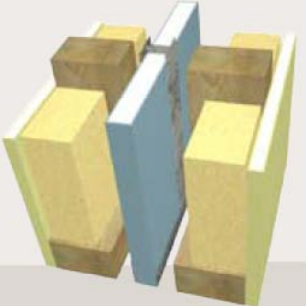
J-TRACK

- J-Profile track used in the central fire barrier
- 0.55mm Z275 galvanised steel (Rondo P140).

FIGURE 7 J-track

LIH2

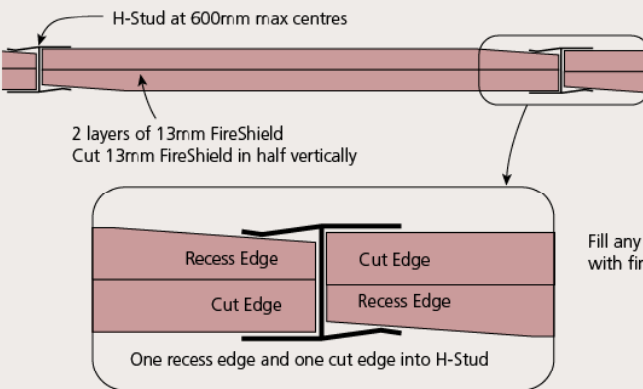
WALL LINING 13mm SoundShield [both sides]
FRAME Timber studs with cavity insulation
Minimum 20mm air-gap to central fire barrier
CENTRAL FIRE BARRIER 2 layers of 13mm FireShield or
1 layer 25mm ShaftLiner encased in
InterHome H-Studs at 600mm maximum centres
[16mm FireShield laminated to one side of central fire barrier at sub-floor area,
floor junctions and roof cavity]



FRL	STUD SIZE (mm)	WALL WIDTH (mm)	ACOUSTICS R_w (R_w + Ctr)				Day Design 3094-42 Note: Impact Sound Resistant - Discontinuous Construction
			2 x R2.0 Glasswool	2 x R2.5 Glasswool	2 x R1.5 Polyester	2 x R2.0 Polyester	
60/60/60 rated from both sides FAR2760	70	231	67 (52)	68 (53)	62 (50)	64 (51)	
	90	271	67 (55)	69 (56)	63 (52)	65 (53)	

FIGURE 16
Plasterboard configurations in central fire barrier – plan view

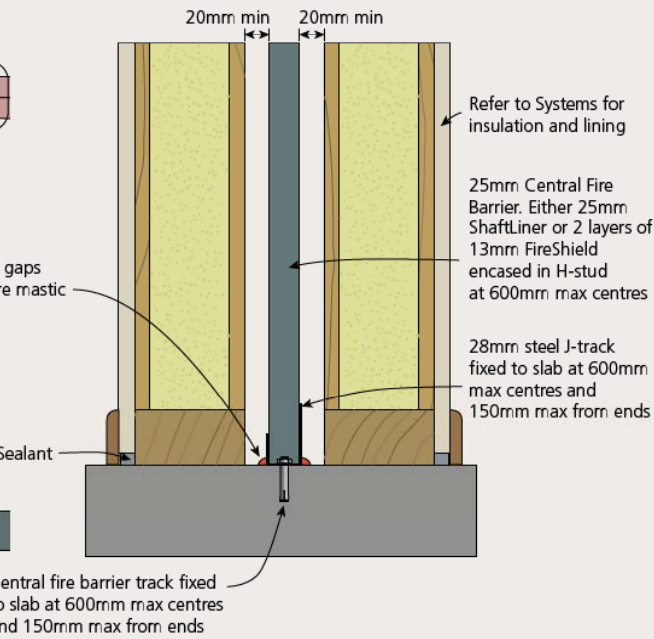
Option 1: 2 layers of 13mm FireShield



Option 2: 1 layer of 25mm ShaftLiner



FIGURE 17
Wall to slab detail – elevation



Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES
* Confirm all dimensions and levels on site before commencing work
* Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING

RAUNIK
design group

61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

PROJECT
**New Duplex Development
No. 8 Peter Parade, Miami**

Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE 'Lafarge' Partywall Specs		
SCALE 1:1.1, 1:1 @ A3	DATE PLOTTED 9/09/2010	DRAFTED BY GC
FILE - PROJECT 10449	DRAWING NO A-WD-12	REV D

FIGURE 21
Central fire barrier
over eaves – elevation

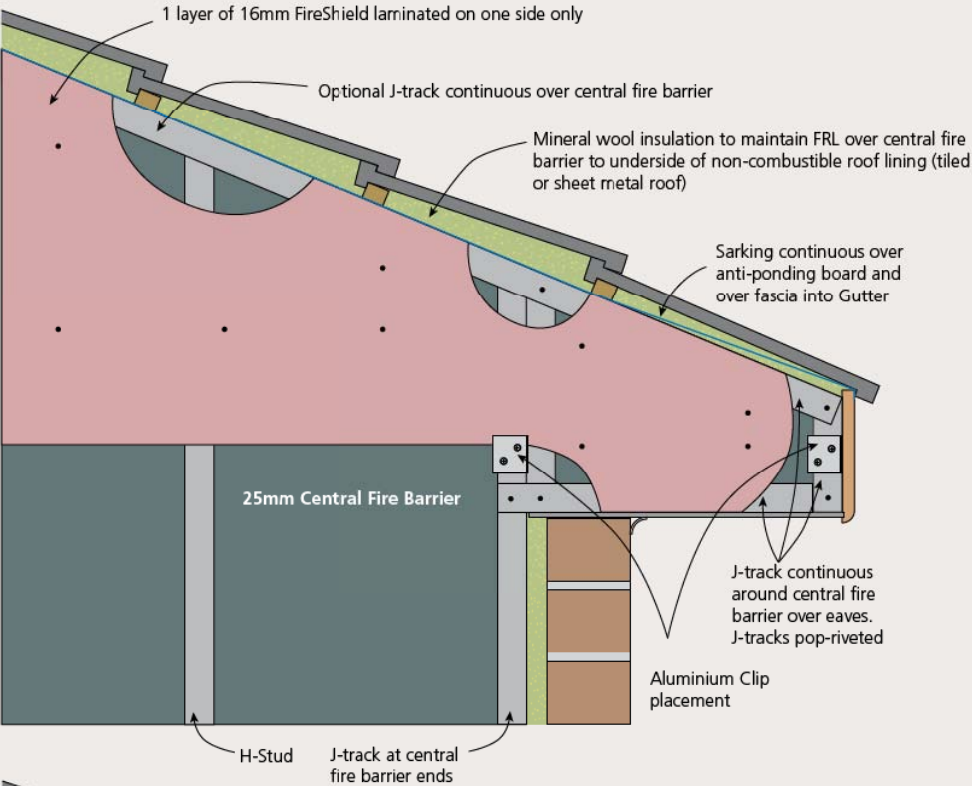


FIGURE 22
Central fire barrier
over eaves with next
timber frame installed – elevation

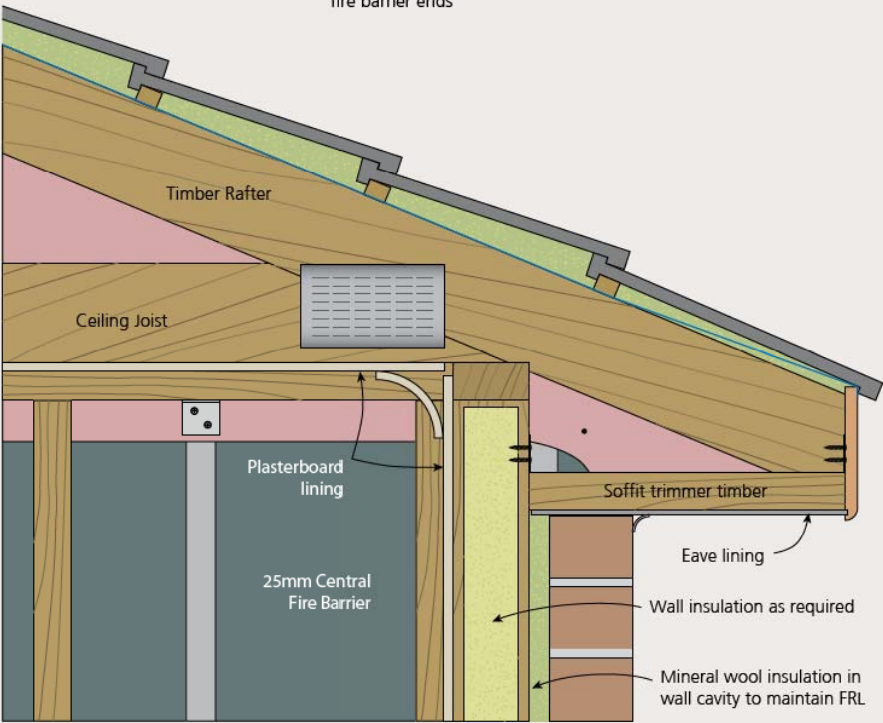
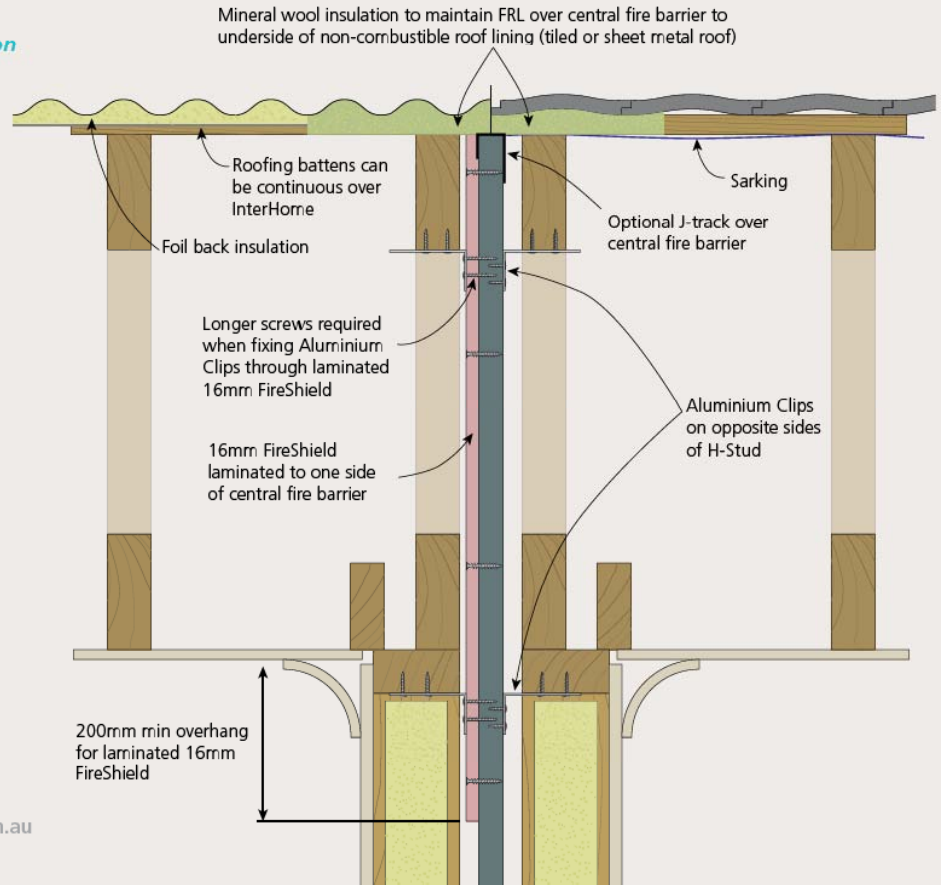
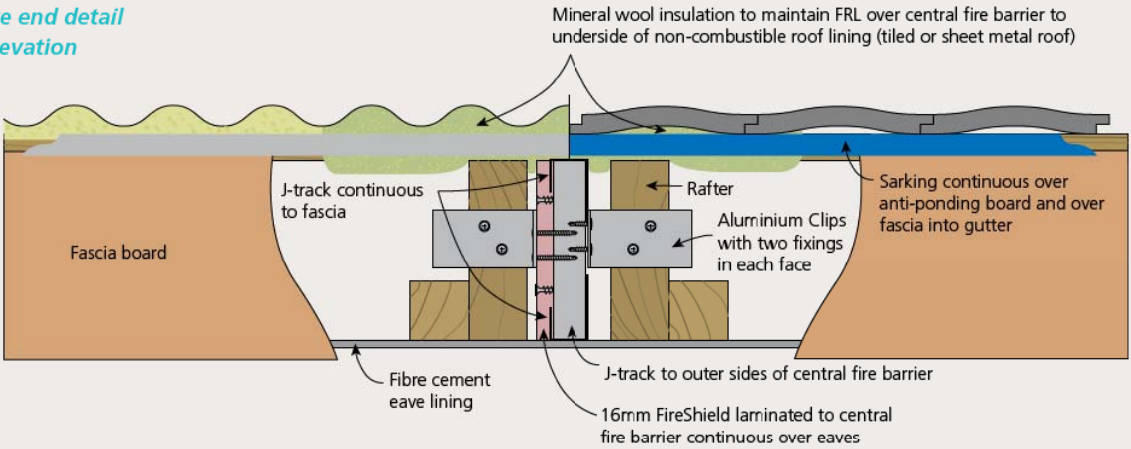


FIGURE 20
Roof cavity – elevation



19

FIGURE 25
Eave end detail
– elevation



Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES

- * Confirm all dimensions and levels on site before commencing work
- * Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING

RAUNIK
design group

61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

PROJECT
**New Duplex Development
No. 8 Peter Parade, Miami**
Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE		
'Lafarge' Partywall Specs		
SCALE	DATE PLOTTED	DRAFTED BY
1:1 @ A3	9/09/2010	GC
FILE - PROJECT	DRAWING NO	REV
10449	A-WD-13	D

FIGURE 29
Brick veneer external wall
return – plan view

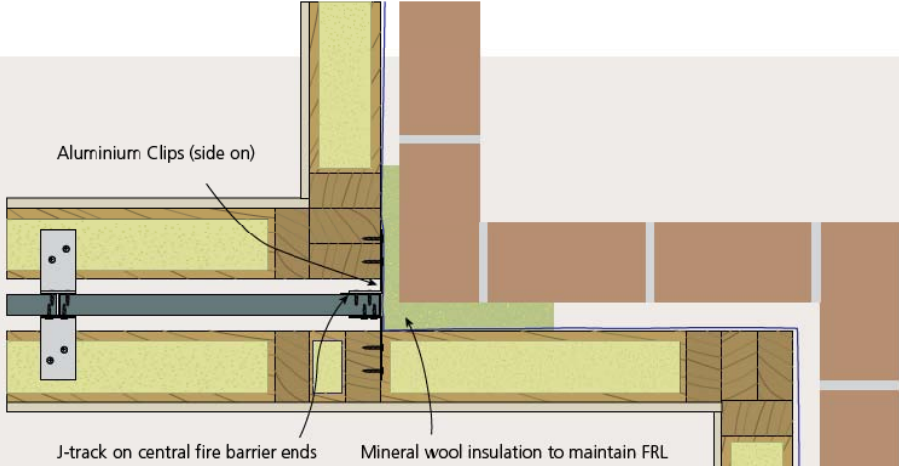


FIGURE 32
Brick veneer external wall
with steel frame – plan view

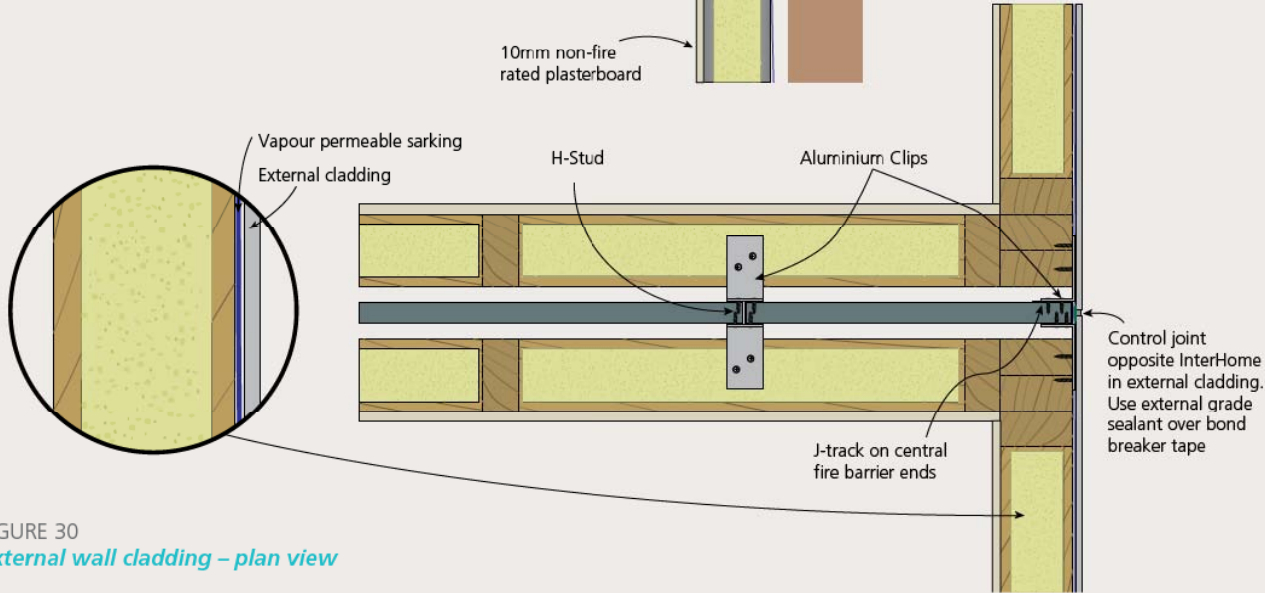
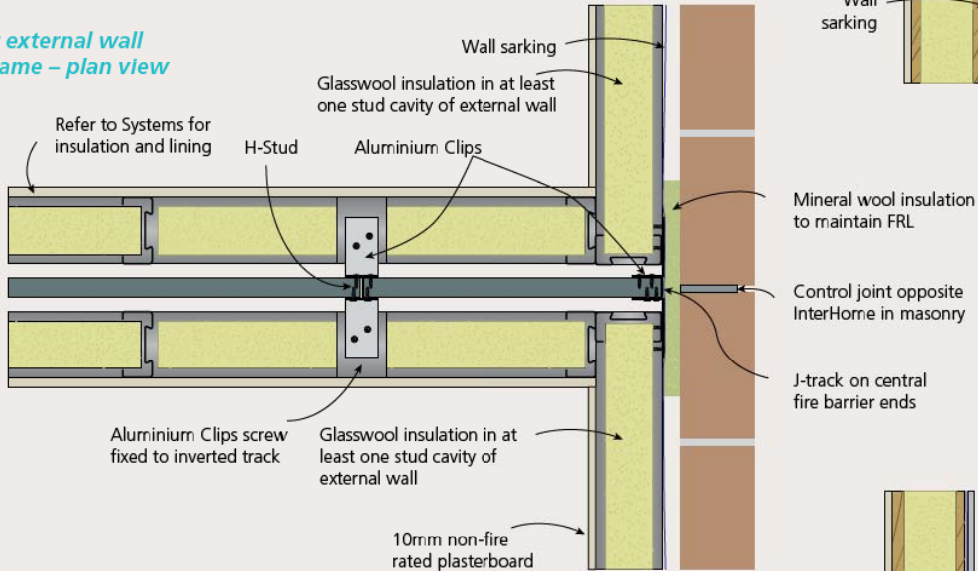


FIGURE 30
External wall cladding – plan view

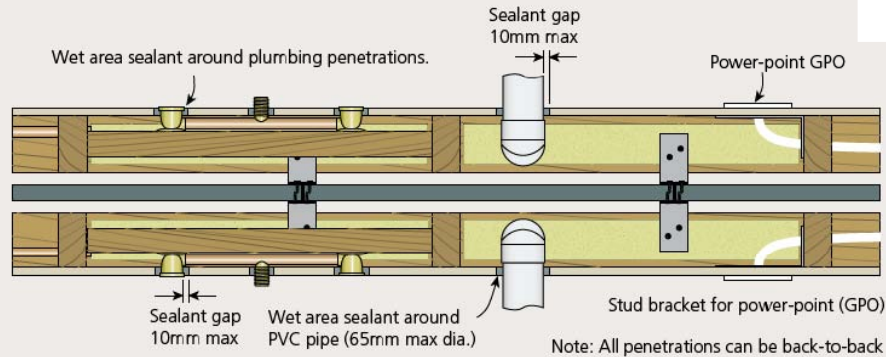


FIGURE 26
Penetrations in wall – plan view

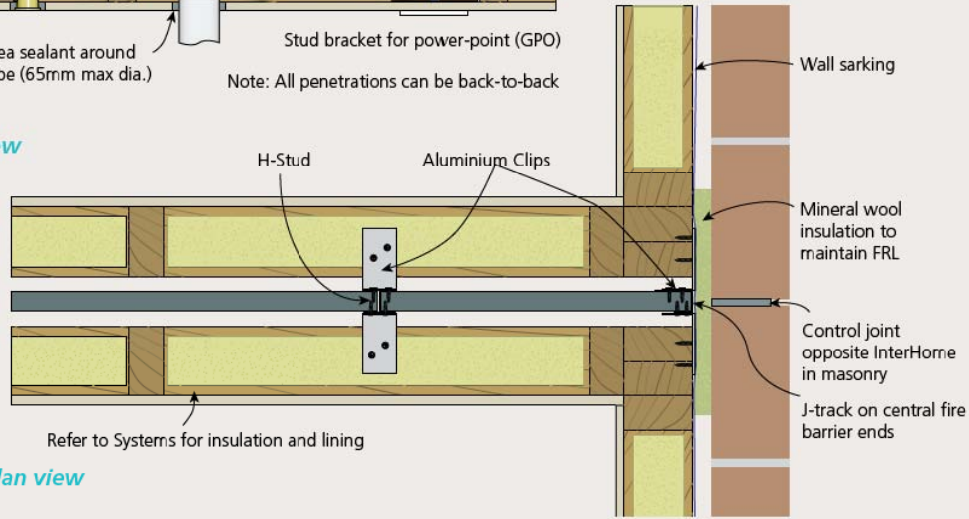


FIGURE 28
Brick veneer external wall – plan view

Planning Issue

NOT FOR CONSTRUCTION

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

NOTES
* Confirm all dimensions and levels on site before commencing work
* Figured dimensions shall take precedence over scaled dimensions

REV	DATE	BY	DESCRIPTION
A	20/07/10	GC	PRELIM ISSUE TO STRUC. ENG.
B	22/07/10	GC	PRELIM ISSUE TO CLIENT
C	26/07/10	GC	PLANNING SUBMISSION
D	09/09/10	GC	SLAB & PAD LEVELS RAISED, CLIENT REVISIONS



ARCHITECTURE, INTERIOR DESIGN, MASTER PLANNING

RAUNIK
design group

61 7 5564 9482 P
61 7 5564 9267 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
120 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

PROJECT
**New Duplex Development
No. 8 Peter Parade, Miami**
Gold Coast Queensland
for
Coastal Living Building Construction

DRAWING TITLE
'Lafarge' Partywall Specs

SCALE DATE PLOTTED DRAFTED BY
1:1 @ A3 9/09/2010 GC

FILE - PROJECT DRAWING NO REV
10449 A-WD-14 D