

PORPOSED MIXED USE DEVELOPMENT
LOT 359, 22 PROGRESS DRIVE, NIGHTCLIFF, DARWIN, N.T.



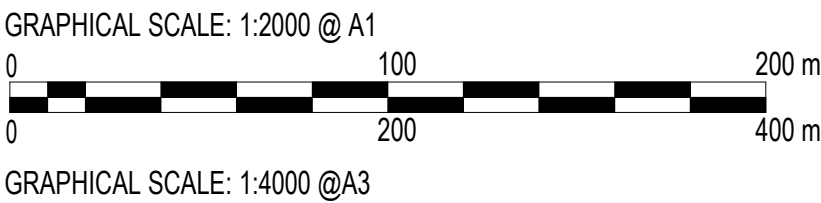
LOCATION OF WORKS



LOCALITY PLAN
1 : 2000 @ A1

SHEET LIST

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A000	COVER SHEET	A	FOR INFORMATION
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A002	GENERAL NOTES	A	FOR INFORMATION
A050	SITE LANDSCAPE PLAN	A	FOR INFORMATION
A100	FLOOR PLANS - GENERAL ARRANGEMENT PLAN	A	FOR INFORMATION
A101	FLOOR PLANS - GENERAL ARRANGEMENT PLAN	A	FOR INFORMATION
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A130	SECTION	A	FOR INFORMATION
A140	3D VIEWS	A	FOR INFORMATION



FOR INFORMATION

								ASHFORD LAMAYA ARCHITECTS		LANDSCAPE: NAME		INTERIORS: NAME		PORPOSED MIXED USE DEVELOPMENT 22 PROGRESS DRIVE - NIGHTCLIFF - DARWIN - N.T. COVER SHEET																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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GENERAL NOTES

- DO NOT SCALE OFF DRAWINGS
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
3. ALL REFERENCES TO AUSTRALIAN STANDARDS ARE TO THOSE CURRENTLY REFERENCED IN THE NCC.
4. ALL CONTRACTORS AND SUB CONTRACTORS ARE TO NOTIFY THE SUPERINTENDANT OF ANY DISCREPANCIES IMMEDIATELY. THE CONTRACTOR IS TO ALLOW FOR THE HIGHER VALUE SPECIFICATION UNLESS DIRECTED OTHERWISE.
5. ALL CONTRACTORS AND SUB CONTRACTORS WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE (NCC), LOCAL GOVERNMENT OR STATUTORY BODIES REQUIREMENTS
6. ALL WORKMANSHIP TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS BY STANDARDS ASSOCIATION OF AUSTRALIA
7. ALL PLANS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTS. WHERE RELEVANT REFER TO STRUCTURAL, ELECTRICAL, HYDRAULIC, MECHANICAL AND CIVIL ENGINEERS DRAWINGS FOR FURTHER INFORMATION REGARDING BUILDING SERVICES AND STRUCTURE.
8. CONTRACTOR TO SET OUT ALL WORKS ON SITE TO DETERMINE ANY CLASHES WITH ANY EXISTING SITE INFRASTRUCTURE AND UNDERGROUND SERVICES
9. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY ON SITE WORKS
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION & SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT
11. MANUFACTURERS AND SUB-CONTRACTORS ARE TO PROVIDE SHOP DRAWINGS FOR PROJECT SUPERINTENDANTS APPROVAL PRIOR TO FABRICATION AND INSTALLATION
12. ALL PROPRIETARY ITEMS SHALL BE CONSTRUCTED, INSTALLED OR FIXED AS PER MANUFACTURERS. SPECIFICATIONS OR RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE.
13. ANY ALTERNATIVES ARE TO BE APPROVED IN WRITING BY THE SUPERINTENDENT
14. THE PROPOSED SITE IS IN A CYCLONIC WIND REGION, ALL CLADDING MATERIALS AND ATTACHEMENTS TO THE BUILDING ARE TO BE FIXED IN ACCORDANCE WITH THE AN APPROVED 'DTC' MANUAL REFERENCE SHEET OR MANNER ENDORSED BY THE DESIGN ENGINEER
15. FLOOR LEVELS SHOWN ARE TO STRUCTURAL CONCRETE LEVELS AND NOT FINISHED SURFACE LEVELS (TYPICAL).
16. CONTRACTOR TO UNDERTAKE THE FOLLOWING:
 - a. ALL SET-OUTS TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF ANY SITE WORKS
 - b. PROVIDE CERTIFICATION TO PROJECT SUPERINTENDANT OF ALL DIMENSIONING PRIOR TO SITE SET-OUT
17. THE CONTRACTOR SHALL DESIGN AND CONSTRUCT NON-STRUCTURAL BUILDING PARTS AND COMPONENTS IN ACCORDANCE WITH SECTION 8 OF AS 1170.4 TO RESIST EARTHQUAKE ACTIONS. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION BY A STRUCTURAL ENGINEER REGISTERED IN THE NORTHERN TERRITORY AS A BUILDING PRACTITIONER IN THE APPROPRIATE CATEGORY.
18. CORROSION PROTECTION OF STEEL MEMBERS SHALL COMPLY WITH AS/NZS 4600 AND THE NASH STANDARD
19. THREE COATS OF ACRYLIC BASED PAINT OR ALTERNATE EXTERNAL MOISTURE BASED PROTECTION IN ACCORDANCE WITH AS 3700 2018 MUST BE INSTALLED TO EXTERNAL BLOCKWORK WALLS
20. STEELWORK SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE STRUCTURAL ENGINEER'S DESIGN AS 4100 / AS4600 AS APPROPRIATE.

DEMOLITION NOTES

1. ALL DEMOLITION WORKS SHALL BE IN ACCORDANCE WITH AS 2601 AND NT WORKSAFE REQUIREMENTS.
2. CONTRACTOR TO PROVIDE DEMOLITION REPORT TO CLIENT PRIOR TO DEMOLITION WORKS TO COMMENCE ON SITE
3. ITEMS TO BE DEMOLISHED OR MODIFIED ARE TYPICALLY SHOWN DASHED / HATCHED ON THE DEMOLITION PLAN
4. REFER TO OTHER SERVICES DOCUMENTATION FOR ANY ADDITIONAL DEMOLITION WORK
5. CONFIRM LOCATION OF ALL SERVICES LOCATIONS PRIOR TO NEW WORKS COMMENCING
6. SERVICES AFFECTED BY DEMOLITION WORKS ARE TO BE MADE GOOD OR CAPPED OFF AS REQUIRED, REMOVE ALL REDUNDANT FITTINGS, FIXTURES AND SERVICES BACK TO THEIR SOURCE
7. WHERE EXISTING SURFACES ARE DAMAGED BY DEMOLITION WORKS, THEY SHALL BE MADE GOOD TO MATCH EXISTING ADJACENT SURFACES AND PREPARED FOR NEW WORKS
8. ALLOW FOR TEMPORARY DUST PROOFING / HOARDING AROUND WORK AREA WHILE STILL PROVIDING SUITABLE EGRESS AND ACCESS TO ALL OCCUPIED AREAS
9. ADJACENT AREAS MUST REMAIN SECURE AND FREE OF DUST
10. WHEN WALLS ARE OPEN FOR INSTALLATION OF NEW WORKS PROVIDE SECURITY FROM UNAUTHORISED ENTRY INTO THE WORKS AREA
11. REGULARLY REMOVE ALL DEMOLISHED MATERIAL FROM SITE IN CLOSED WHEELIE BINS AND MAINTAIN A CLEAN & TIDY SITE THROUGHOUT CONSTRUCTION.
12. PROTECT ALL EXISTING RETAINED ADJACENT FLOOR, WALL & CEILING FINISHES THROUGHOUT DEMOLITION & CONSTRUCTION WORKS. LIAISE WITH THE CLIENT'S REPRESENTATIVE FOR PROTECTION OF ANY LIFT CARS
13. TAKE ALL PRACTICAL STEPS TO MINIMIZE NOISE RESULTING FROM WORKS
14. REMOVAL OF ASBESTOS SHALL BE BY SPECIALIST SUBCONTRACTORS. SEE ASBESTOS NOTES FOR MORE INFORMATION
15. DEMOLISH ALL EXISTING ROLLER & VENETIAN BLINDS & TRACKS TO ALL EXTERNAL WINDOWS & INTERNAL GLAZING
16. ALL EXTERNAL BUILDING FINISHES THAT ARE BEING RETAINED AND NOT RECEIVING A NEW FINISH SHOULD BE THOROUGHLY CLEANED. ANY VISIBLE DAMAGE TO THOSE SURFACES SHOULD BE REPORTED TO THE SUPERINTENDENT
17. REMOVE ALL REDUNDANT SURFACE MOUNTED EXPOSED DUCTS, CONDUITS & FIXINGS
18. LEAVE THE SITE IN A CLEAN AND TIDY STATE
19. ANY REDUNDANT SERVICE PENETRATIONS IN FIRE RESISTING CONSTRUCTION SHALL BE APPROPRIATELY FIRE STOPPED TO MAINTAIN THE FRL OF THE BUILDING ELEMENT IN ACCORDANCE WITH NCC PART C4D15.

SITE NOTES

1. **FORMAL DETAILED SURVEY DEPICTING ALL SITE INFORMATION, BOUNDARIES, BEARINGS, LEVELS & CONTOURS TO BE PROVIDED BY CLIENT**
2. **CONTRACTOR TO UNDERTAKE GPR SURVEY TO VERIFY UNDERGROUND SERVICES.**
3. **GEOTECHNICAL INVESTIGATION TO BE PROVIDED BY CLIENT**
4. **STANDARD BOUNDARY WALL / FENCE HEIGHTS TO BE MEASURED ABOVE NATURAL GROUND**
5. **RETAIN / PROTECT / MAKE GOOD TO EXISTING ADJACENT PROPERTIES TO SUPERINTENDENTS SATISFACTION / APPROVAL**
6. **TEMPORARY FENCING AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS TO BE MAINTAINED AT ALL TIMES**
7. **ERECT AND MAINTAIN DUST PROOF HOARDING TO THE SHOP FRONT THROUGHOUT THE COURSE OF CONSTRUCTION/ FIT OUT OF WORKS**

STORMWATER AND SEDIMENT CONTROL

1. EROSION AND SILT RUN OFF PROTECTION TO BE MAINTAINED AT ALL TIMES TO COMPLY WITH RELEVANT LEGISLATION AND LOCAL GOVERNMENT REGULATIONS MINIMUM STANDARDS AT ALL TIMES
2. DO NOT ALLOW STORMWATER TO DISCHARGE INTO NEIGHBOURING PROPERTIES
3. STORMWATER DISCHARGE IS TO BE DIVERTED AWAY FROM THE BUILDINGS ON SITE AND ANY ADJOINING ALLOTMENT. GROUND AND PAVED SURFACES ADJACENT THE BUILDING ARE TO BE SET DOWN AND FALL AWAY FROM THE BUILDING.
4. DIVERSION DRAINS TO BE USED TO DIRECT SURFACE WATER AROUND BUILDING SITE. DRAINS SHOULD BE 150mm DEEP. CUT SOIL TO BE DEPOSITED ON THE LOW SIDE OF THE TRENCH. DRAIN SHOULD BE STABILISED USING GRASS, AGGREGATE OR MATTING TO SLOW VELOCITY OF WATER. DIVERTED WATER SHOULD BE DIRECTED ONTO A SUITABLE AREA OF ABSORPTION OR TO A PROTECTIVE MEASURE SUCH AS GEOTEXTILE SEDIMENT FENCE
5. APPROPRIATE EROSION TREATMENT TO BE INSTALLED BENEATH UNGUTTERED ROOF EDGES

CONCRETE NOTES

1. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH AS 3600 & AS 2870
2. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS 3600 & AS 2870.
3. PROVIDE DAMP-PROOF MEMBRANE (0.2mm THICK APPROVED POLETHYLENEMEMBRANE) TO BE INSTALLED TO THE UNDERSIDE OF FLOOR SLABS FULLY TAPED, LAPPED & SEALED IN ACCORDANCE WITH NCC PART F1D7.
4. C76SAW CUTS AT 1500MM CENTRES UNLESS NOTED OTHERWISE
5. CONTRACTION JOINTS, EXPANSION JOINTS, SAW CUT JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE ENDORSED STRUCTURAL ENGINEERS DOCUMENTATION.

TERMITE PROTECTION

1. FIPRONIL TERMITE MOISTURE BARRIER IS TO BE USED AS TERMITE PROTECTION (AS 3660.1) AND AS A DAMP PROOF MEMBRANE AS PER (AS 2870). IT IS TO BE INSTALLED BY A MANUFACTURERS ACCREDITED INSTALLER AS PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS AS SPECIFIED. CERTIFICATE TO BE PROVIDED UPON COMPLETION OF INSTALLATION.
2. TREAT THE SLAB EDGE TO THE EXTENT SHOWN ON THE DRAWINGS WITH A 'PART B' APPROVED IRRIGATED SYSTEM OR EQUAL APPROVED BY THE SUPERINTENDENT WITH A CONCRETE (PROTECTION STRIP) AS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH AS 3660.1.
3. TERMITE PROTECTION TO BE PERFORMED STRICTLY IN ACCORDANCE WITH AS3660.1.

ROOF NOTES

1. ALL ROOF SHEETING AND FLASHINGS TO BE AS PER AS 1562.2 MANUFACTURERS SPECIFICATIONS & RELEVANT NT DTC MANUAL SHEETS.
2. ALL PENETRATIONS THROUGH ROOF SHEETING TO BE FLASHED WITH FLASHING TO MATCH SELECTED ROOF SHEETING FINISH.
3. ALL COLORBOND TO BE STANDARD GRADE, UNLESS NOTED OTHERWISE
4. ALL EXTERNAL STEEL TO BE GALVANIZED 0.48 TCT UNLESS NOTED OTHERWISE
5. MINIMUM COVER:
 - RIDGE CAPPING: 200mm
 - APRON FLASHING AND BARGE CAPPING: 200mm
6. NEATLY SCRIBE FLASHING TO SUIT ROOF PROFILES.
7. PROVIDE "DEKITE" ROOF FLASHINGS OF MATCHING DIAMETER TO ALL PLUMBING ROOF PENETRATIONS SELECTED COLOUR TO MATCH ROOF SHEETING
8. TURN UP VALLEYS AT RIDGE & INSTALL PROFILED BITUMEN IMPREGNATED FOAM SEALING STRIP UNDER FLASHING.

9. EAVES GUTTER 0.6mm COLORBOND WITH GALVANISED STEEL BRACKET SUPPORTS, UNLESS NOTED OTHERWISE.
10. PROVIDE BONDED FOIL INSULATION TO ENTIRE ROOF (EXCLUDE ROOF OVERHANGS) TO PROVIDE THERMAL BREAK. PROVIDE GLASSWOOL THERMAL INSULATION OVER ALL ENCLOSED AREAS TO SPECIFIED R VALUES. REFER VAPOUR BARRIER NOTES FOR ADDITIONAL INFORMATION.
11. ROOF AND WALL FLASHINGS GENERALLY TO BE 0.6mm COLORBOND
12. PROVIDE ADDITIONAL FLASHINGS AS REQUIRED TO ACHIEVE A WEATHERPROOF ROOF SYSTEM.
13. FLASHINGS INDICATE ARCHITECTURAL INTENT ONLY. SITE CHECK DIMENSIONS OF ALL FLASHINGS PRIOR TO MANUFACTURE. OBTAIN APPROVAL FOR ANY VARIATIONS PRIOR TO PROCEEDING
14. ALL ROOF FASTENERS TO BE CLASS 4 FINISH.
15. EAVES GUTTERS TO HAVE A FALL TOWARDS OUTLET OF 1:500 MIN.
16. GUTTER HIGH POINT TO BE LOCATED AT MIDPOINT OR END OF GUTTER AS SHOWN ON THE ROOF PLAN
17. STORMWATER DRAINAGE DESIGN, INCLUDING ROOF WATER COLLECTION, MUST COMPLY WITH AS/NZS 3500.3

INSULATION

1. ALL INSULATION IN ACCORDANCE WITH THE CURRENT NTG STANDARDS FOR ENERGY EFFICIENCY AT THE TIME OF CONSTRUCTION
2. INSULATION / SARKING TYPE MATERIALS MUST HAVE A FLAMMABILITY INDEX OF 5 OR LESS TO COMPLY WITH SPECIFICATION 7 OF THE NCC.

VAPOUR BARRIER NOTES

1. SAFETY MESH: 300mm x 150mm GRID OF 2mm DIAMETER GALVANISED WIRE. INSTALL SAFETY MESH TO U/S OF ROOF INSULATION / VAPOUR BARRIER IN ACCORDANCE WITH AS/NZS 4389 AND RELEVANT WORK HEALTH & SAFETY REGULATIONS.
2. GLASSWOOL ROOF INSULATION: INSULATION BLANKET WITH BONDED PERFORATED REFLECTED FOIL LAMINATE FACING PROPRIETARY ITEM: BRADFORD ANTICON BLANKET WITH BONDED PERFORATED FACING OR EQUAL ALTERNATIVE. FLETCHER PERMASTOP WITH BONDED REFLECTIVE FOIL. LAY GLASSWOOL INSULATION BLANKET, BONDED FACE DOWN, CONTINUOUSLY OVER THE TOP OF THE PURLINS AND THE SAFETY MESH WITHIN THE ROOF RAISER SYSTEM"
3. VAPOUR BARRIER : PROPRIETARY ITEM: BRADFORD THERMOFOL 753 HEAVY DUTY & HIGH CLASSIFICATION OR EQUAL ALTERNATIVE. LAY VAPOUR BARRIER PARALLEL TO ROOF PURLINS AND FULLY SEAL LAPS WITH APPROVED TAPE AND ELASTOMETRIC SEALANT, BRING VAPOUR BARRIER TO EXTERNAL WALLS (HOT SIDE) AND MECHANICALLY FASTEN. LAP AND SEAL JOINTS IN WALL VAPOUR BARRIER PER ROOF VAPOUR BARRIER DETAIL.
4. SARKING REFLECTIVE FOIL LAMINATE : LAY SARKING OVER EAVES, VERANDAHS AND NON AIR-CONDITIONED INTERNAL SPACES. LAP SARKING WITH VAPOUR BARRIER AND FULLY SEAL, TERMINATE OTHER END TO ROOF OVERHANG. COMPLY WITH AS 1736
5. VAPOUR BARRIER/INSULATION : PROPRIETARY ITEM: KINGSPAN AIRCELL INSULBREAK65 LAYED OVER 40MM STEEL WALL BATTENS. INSTALLATION TO INCLUDE SPACER BISCUITS TO CREATE AN AIRGAP BETWEEN BRADFORD THERMOFOL AND THE WALL CLADDING. FULLY SEAL LAPS WITH APPROVED TAPE AND ELASTOMETRIC SEALANT, BRING VAPOUR BARRIER TO EXTERNAL WALLS (HOT SIDE) AND MECHANICALLY FASTEN TO BLOCKWORK WALL. LAP AND SEAL JOINTS IN WALL VAPOUR BARRIER PER ROOF VAPOUR BARRIER"
6. VAPOUR BARRIER PENETRATIONS: ALL PENETRATIONS THROUGH THE VAPOUR BARRIER TO BE FULLY SEALED AND MECHANICALLY FIXED
7. WHERE A PLIABLE BUILDING MEMBRANE IS USED IT MUST BE INSTALLED TO AS 4200.2, COMPLY WITH AS/NZS 4200.1 AND BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OR WALL ASSEMBLIES THAT FORM PART OF THE EXTERNAL ENVELOPE OF THE BUILDING.
4. IN THE EVENT OF A NOMINATED WINDOW SIZE NOT BEING ABLE TO MEET THE REQUIREMENTS OF THE LISTED AUSTRALIAN STANDARD CODES AND/OR THE NCC THE BUILDER/MANUFACTURER ARE TO ADVISE THE SUPERINTENDENT PRIOR TO PROCEEDING WITH FABRICATION
5. WINDOW MANUFACTURER TO DETERMINE LOCATION AND THICKNESS OF ALL SAFETY AND TOUGHENED GLASS TO THE REQUIREMENTS OF THE AS1288 & AS 2047
6. ALUMINIUM FRAMES TO BE SELECTED POWDERCOAT UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
7. ALL EXTERNAL WINDOWS ARE VIEWED FROM OUTSIDE AND ALL INTERNAL WINDOWS ARE VIEWED FROM OUTSIDE OF ROOM
8. GLAZING CAPABLE OF BEING MISTAKEN AS AN UNIMPEDED PATH OF TRAVEL MUST BE MARKED WITH SOLID AND NON-TRANSPARENT VISUAL INDICATOR (MIN 75mm wide AND BOTTOM EDGE 900-1000 AFL) THAT PROVIDES MIN 30% LUMINANCE CONTRAST AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2M OF THE GLAZING ON OPPOSITE SIDE IN ACCORDANCE WITH AS 1428.1
9. ALL WINDOWS AND DOORS TO BE PROVIDED WITH THE REQUIRED ADEQUATE WEATHER SEALS TO ACHIEVE WATER TIGHTNESS THROUGHOUT AND COMPLIANCE WITH ENERGY EFFICIENCY PROVISIONS.
10. PROVIDE SUB SILL FOR DRAINAGE TO EXTERNAL WINDOWS
11. ALL WINDOWS ARE TO BE RETRO FITTED INTO SUB FRAMES AFTER BLOCKWORK & RENDER IS COMPLETED. ALLOW FOR NECESSARY MATCHING TRIMS & CONCEALED FIXINGS WHERE POSSIBLE. ENSURE BLOCKWORK REVEALS ARE SEALED BEFORE INSTALLATION.
12. ALL ALUMINIUM FRAMED DOORS TO HAVE WIDE STILES TO SUIT SPECIFIED MORTICE LOCKS
13. FOR ALUMINIUM DOOR FRAMES GENERALLY USE EL6478 PLANT ON STOPS WHERE NO STOP IS SPECIFIED
14. ALL FIXED GLASS PANELS TO BE CLEAR GLASS UNLESS NOTED OTHERWISE
15. REFER TO MECHANICAL DRAWINGS FOR DOOR GRILLES
16. REFER TO SCHEDULE FOR HARDWARE
17. REMOVE & CLEAN ALL SEALANT FROM FRAMES, GLASS & SURROUNDING SURFACES
18. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWINGS

CEILING NOTES

1. THE CONTRACTOR SHALL CARRY OUT A TRIAL SETOUT OF ALL CEILINGS, CEILING GRIDS AND SOFFIT TYPES. VERIFY LAYOUT WITH SUPERINTENDENT PRIOR TO CONSTRUCTION OF CEILING SYSTEM
2. ALL PERIMETER GAPS AND PENETRATIONS IN FLUSH JOINTED PLASTERBOARD OR CEILING SYSTEMS TO BE SEALED WITH APPROVED MATERIAL COMPLYING WITH THE MANUFACTURERS REQUIREMENTS
3. CEILING HEIGHTS SHOWN ARE TAKEN FROM THE TOP OF THE INTERNAL CONCRETE FLOOR SLAB
4. FOR MECHANICAL AND ELECTRICAL LAYOUTS REFER TO ENGINEERS DRAWINGS
5. ALL PLASTERBOARD SHEETING TO AS 2589
6. ALL PLASTERBOARD TO BE FLUSH SET UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
7. EXPANSION JOINTS AT ALL CHANGES IN SUBSTRATE AS RECOMMENDED BY MANUFACTURER
8. ALL CEILING/ WALL JOINTS TO BE SQUARE SET UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
9. CONTRACTOR TO PROVIDE STRUCTURAL ENGINEERS CERTIFICATES FOR ALL SUSPENDED CEILING WORKS WHERE APPLICABLE

WINDOWS, DOORS AND GLAZING

1. ALL WINDOW AND GLAZING, FIXINGS AND INSTALLATION TO BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH AS 1288, AND AS 2047 AND TO BE CERTIFIED BY A STRUCTURAL ENGINEER FOR DESIGN
2. DIMENSIONS SHOWN ARE NOMINAL STRUCTURAL OPENING SIZES ONLY. ALL MEASUREMENTS SHALL BE TAKEN FROM SITE BEFORE ANY FABRICATION
3. THE PROJECT STRUCTURAL ENGINEERS DOCUMENTATION INDICATE THE DESIGN CRITERIA AND FIXING TYPE AND SPACING FOR THE WINDOW DESIGN. THE BUILDER IS TO CONFIRM ALL PRESSURES WITH THE PROJECT ENGINEER PRIOR TO ORDERING AND FABRICATION
4. IN THE EVENT OF A NOMINATED WINDOW SIZE NOT BEING ABLE TO MEET THE REQUIREMENTS OF THE LISTED AUSTRALIAN STANDARD CODES AND/OR THE NCC THE BUILDER/MANUFACTURER ARE TO ADVISE THE SUPERINTENDENT PRIOR TO PROCEEDING WITH FABRICATION
5. WINDOW MANUFACTURER TO DETERMINE LOCATION AND THICKNESS OF ALL SAFETY AND TOUGHENED GLASS TO THE REQUIREMENTS OF THE AS1288 & AS 2047
6. ALUMINIUM FRAMES TO BE SELECTED POWDERCOAT UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
7. ALL EXTERNAL WINDOWS ARE VIEWED FROM OUTSIDE AND ALL INTERNAL WINDOWS ARE VIEWED FROM OUTSIDE OF ROOM
8. GLAZING CAPABLE OF BEING MISTAKEN AS AN UNIMPEDED PATH OF TRAVEL MUST BE MARKED WITH SOLID AND NON-TRANSPARENT VISUAL INDICATOR (MIN 75mm WIDE AND BOTTOM EDGE 900-1000 AFL) THAT PROVIDES MIN 30% LUMINANCE CONTRAST AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2M OF THE GLAZING ON OPPOSITE SIDE IN ACCORDANCE WITH AS 1428.1
9. ALL WINDOWS AND DOORS TO BE PROVIDED WITH THE REQUIRED ADEQUATE WEATHER SEALS TO ACHIEVE WATER TIGHTNESS THROUGHOUT AND COMPLIANCE WITH ENERGY EFFICIENCY PROVISIONS.
10. PROVIDE SUB SILL FOR DRAINAGE TO EXTERNAL WINDOWS
11. ALL WINDOWS ARE TO BE RETRO FITTED INTO SUB FRAMES AFTER BLOCKWORK & RENDER IS COMPLETED. ALLOW FOR NECESSARY MATCHING TRIMS & CONCEALED FIXINGS WHERE POSSIBLE. ENSURE BLOCKWORK REVEALS ARE SEALED BEFORE INSTALLATION.
12. ALL ALUMINIUM FRAMED DOORS TO HAVE WIDE STILES TO SUIT SPECIFIED MORTICE LOCKS
13. FOR ALUMINIUM DOOR FRAMES GENERALLY USE EL6478 PLANT ON STOPS WHERE NO STOP IS SPECIFIED
14. ALL FIXED GLASS PANELS TO BE CLEAR GLASS UNLESS NOTED OTHERWISE
15. REFER TO MECHANICAL DRAWINGS FOR DOOR GRILLES
16. REFER TO SCHEDULE FOR HARDWARE
17. REMOVE & CLEAN ALL SEALANT FROM FRAMES, GLASS & SURROUNDING SURFACES
18. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWINGS

20. PAINT SEAL / WATERPROOF ALL WINDOW & DOOR OPENING REVEALS PRIOR TO INSTALLING FRAMES
21. ALL PRESSED METAL FRAMES ARE BUILT INTO BLOCKWORK AS WORK PROCEEDS UNLESS NOTED OTHERWISE.
22. ALL PRESSED METAL FRAMES TO SOLID CORE DOORS TO HAVE RECESSED HINGE EXCEPT FOR PLATES FOR 100mm HINGES UNLESS NOTED OTHERWISE
23. REFER TO SCHEDULE FOR PRESSED METAL FRAMES PAINT FINISHES
24. DOOR HARDWARE COMPLYING WITH NCC PART D3D26 SHALL ALSO COMPLY WITH AS1428.1-2009 (I.E. D TYPE LEVER HARDWARE OR D TYPE HANDLES)
25. ALL GLASS IN IMPACT AREAS SHALL BE GRADE 'A' SAFETY GLASS IN ACCORDANCE WITH AS 1288.
26. ALL NON-BLOCKWORK DOOR FRAMES WITH ACOUSTIC SEALS TO HAVE FRAMES PACKED WITH 38kg/m3 ROCKWOOL.
27. ALL EXTERNAL DOORS TO HAVE THRESHOLD SEALS AGAINST WEATHER AND VERMIN AND COMPLY WITH AS1428.1 FOR ACCESSIBILITY
28. ALL DOORS WHERE DISABLED ACCESS IS REQUIRED TO HAVE MINIMUM 850mm WIDE CLEAR OPENING WIDTH (MIN 920 LEAF) MEASURED FROM THE OPEN FACE OF DOOR AND A COMPLIANT THRESHOLD RAMP AS PER AS1428.1
29. STAINLESS STEEL KICK PLATES TO BOTH SIDES OF DOOR AS SCHEDULED. GLUE AND COUNTERSUNK SCREW FIX TO DOOR
30. PROVIDE LIFT OFF HINGES TO INWARD OPENING SANITARY COMPARTMENT DOORS WHERE THERE IS LESS THAN 1200MM BETWEEN THE PAN AND THE DOORWAY HINGE
31. PROVIDE SAFETY GLASS TO ALL GLAZED DOORS, GLAZED SIDE PANELS OR WINDOWS WITHIN 300MM OF A DOOR LESS THAN 1200MM ABOVE FLOOR, GLAZING WITHIN 500MM OF A SHOWER SCREEN AND WITHIN 100MM OF A SHOWER BASE OR BATH.
32. GLAZING REQUIREMENTS TO BE READ IN CONJUNCTION WITH NCC SECTION J AND PART 3.12 ENERGY EFFICIENCY

HYDRAULIC NOTES

1. ALL PLUMBING TO COMPLY WITH AS 3500.
2. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3.
3. WHERE PLUMBING FIXTURES ARE TO BE INSTALLED TO ACCESSIBLE AREAS THEY MUST BE INSTALLED TO AS1428.1 SPECIFICATIONS.
4. ALL STORMWATER FROM DOWNPIPES TO BE CONNECTED TO STORMWATER PITS, CONNECTED TO STORMWATER SYSTEMS AND DISCHARGED TO COUNCIL APPROVAL.
5. PLUMBER TO SUPPLY CERTIFICATES OF COMPLIANCE AT COMPLETION FOR OCCUPANCY PERMIT ISSUE

FLOOR FINISHES

1. PROVIDE MINIMUM WIDTH SS TRANSITION STRIPS BETWEEN DIFFERENT FLOOR FINISHES SET FLUSH WITH FINISHED FLOOR LEVEL
2. ENSURE SPECIFIED FLOOR FINISH COMPLYS WITH RELEVANT NCC CLAUSES, AUSTRALIAN STANDARDS AND LOCAL HEALTH AUTHORITY'S APPROVAL ON WATERPROOFING, SLIP-RESISTANCE AND NON-TOXICITY
3. ALL TILING TO AS 3958.1 & TILING SETOUTS TO BE CONFIRMED WITH SUPERINTENDANT PRIOR TO INSTALLATION
4. EXPANSION JOINTS AT ALL CHANGES TO SUBSTRATE TO AS 3958.1
5. ALL SKIRTING AS SELECTED IN FINISHES SCHEDULE

FOR INFORMATION

							LANDSCAPE: NAME	INTERIORS: NAME	PORPOSED MIXED USE DEVELOPMENT 22 PROGRESS DRIVE - NIGHTCLIFF - DARWIN - N.T. GENERAL NOTES						
							STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME							
							CIVIL: NAME	SURVEYOR: NAME							
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A	FOR INFORMATION		07/07/2026	ALA	BR										
No.		DESCRIPTION	DATE	DRAWN	CHECKED										
AMENDMENTS									JOB No. RA2604	SHEET No. A001	OF	-	AMENDMENT A	SHEET SIZE A1	

ELECTRICAL/ COMMUNICATIONS

1. GENERAL POWER OUTLETS AND COMMUNICATIONS POINT LOCATIONS TO BE CONFIRMED WITH CLIENT
2. LIGHTING FIXTURE LOCATIONS TO BE CONFIRMED WITH CLIENT (EMERGENCY LIGHTING TO BE AS PER DRAWINGS UNLESS OTHERWISE APPROVED BY BUILDING CERTIFIER)
3. ELECTRICAL FIXTURES TO BE CO-ORDINATED WITH JOINER
4. REFER TO CLIENT EQUIPMENT MANUFACTURERS FOR ALL REQUIRED GPOS. ELECTRICIAN TO ALLOW FOR SUPPLY AND INSTALLATION OF GPO'S OR OTHER SPECIAL POWER SUPPLY TO ALL OTHER ITEMS REQUIRING POWER
5. REFER ELECTRICAL ENGINEERS DOCUMENTATION IN ALL CASES. ALL ELECTRICAL WORKS TO COMPLY WITH NCC & AS 3000
6. EMERGENCY LIGHTS AND EXIT SIGNS TO BE IN ACCORDANCE WITH NCC E4D2, E4D4, E4D5, E4D6 AND AS/NZS 2293.1
7. ALL ELECTRICAL WIRING AND OTHER CABLING TO BE CONCEALED WITHIN JOINERY
8. NOT ALL LIGHT FITTINGS ARE SHOWN - CONTRACTOR TO BE AWARE THAT LIGHT FITTINGS INDICATED ARE NOT EXHAUSTIVE
9. ALL SWITCHES WALL MOUNTED AT BETWEEN 900-1100mm ABOVE FFL AND NOT CLOSER THAN 500MM TO AN INTERNAL CORNER, TO COMPLY WITH AS1428.1-2009.
10. GPO'S FIXED AT SKIRTING LEVEL UNLESS NOTED OTHERWISE
11. ABOVE BENCH (AB) MOUNTING LEVEL IS ABOVE JOINERY/BENCH, ENSURE 200mm CLEARANCE FROM TOP OF THE BENCH TO UNDERSIDE OF GPO
12. ALL EXPOSED SWITCHES/GPO'S SHALL BE:HPM EXCEL WITH STAINLESS STEEL COVER PLATE OR SIMILAR INTERNAL/ EXTERNAL GRADE DOUBLE POWER OUTLET
13. ALL NON-EXPOSED SWITCHES/ GPO'S SHALL BE: HPM EXCEL STANDARD WHITE OR SIMILAR INTERNAL/ EXTERNAL GRADE DOUBLE POWER OUTLET
14. ARTIFICIAL LIGHTING TO BE PROVIDED AND TO COMPLY WITH AS 1680.0.
15. ALL LIGHTING REQUIREMENTS TO BE READ IN CONJUNCTION WITH NCC NT PART J1.
16. ELECTRICIAN TO SUPPLY CERTIFICATES OF COMPLIANCE AT COMPLETION FOR OCCUPANCY PERMIT ISSUE

FIRE NOTES

1. ALL SMOKE ALARMS/DETECTORS ARE TO BE HARD WIRED/CONNECTED TO MAINS SUPPLY WITH A BATTERY BACKUP. AND SHALL COMPLY WITH AS 3786 WHERE MORE THAN 1 ALARM IS INSTALLED WITHIN A SOLE OCCUPANCY UNIT THE ALARMS ARE TO BE INTERCONNECTED.
2. ELECTRICAL SWITCHBOARD LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN METAL OR OTHER NON-COMBUSTIBLE CABINETS WITH SMOKE PROOF DOORS TO COMPLY WITH NCC PART D3D8.
3. FIRE HAZARD PROPERTIES OF ALL MATERIALS, LININGS, ASSEMBLIES AND SURFACE FINISHES SHALL COMPLY WITH SPECIFICATION 7 OF THE NCC. CONTRACTOR TO PROVIDE COPIES OF FIRE INDICES TEST CERTIFICATES.
4. FIRE RESISTING CONSTRUCTION SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE TESTED PROTOTYPE SYSTEM. ANY GAPS OR PENETRATIONS ARE TO MAINTAIN THE FRL OF THE ELEMENT IN QUESTION.
5. ANY PENETRATIONS OF FIRE RATED FLOORS, WALLS, SYSTEMS AND THE LIKE ARE TO BE PROTECTED IN ACCORDANCE WITH SPECIFICATION NCC C4D15 TO ENSURE THE FIRE RATING IS MAINTAINED. EG. FIRE COLLARS TO NEW PVC PENETRATIONS ETC
6. ALL TAP, VENT PIPES, WASTE PIPES, CABLES AND AIRCONDITIONING REFRIGERANT PIPEWORK ARE TO BE CONCEALED WITHIN THE WALLS
7. ALTERATIONS TO THE SPRINKLER SYSTEM TO BE CARRIED OUT IN ACCORDANCE WITH AS 2118 SUITE OF STANDARDS AS APPROPRIATE.
8. ALTERATIONS TO THE SPRINKLER SYSTEM TO BE DOCUMENTED INSPECTED AND APPROVED AS COMPLYING WITH AS 2118 BY THE HYDRAULIC SERVICES ENGINEER.
9. ALL DOORWAYS TO HAVE A MIN. UNOBSTRUCTED HEIGHT OF 2.0M
10. EXHAUST FANS ARE TO DISCHARGE AIR DIRECTLY TO OUTSIDE AIR AT A RATE OF NO LESS THAN 25L/S

11. EXIT DOORS WHICH SWING AGAINST THE DIRECTION OF EXIT TRAVEL ARE TO BE CAPABLE OF BEING HELD IN THE OPEN POSITION.
12. ALL EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO EXITS (INCLUDING ROLLER SHUTTER GRILLES) ARE TO BE CAPABLE OF BEING OPENED AT ALL TIMES FROM THE SIDE FACING A PERSON SEEKING EGRESS FROM THE BUILDING WITH A SINGLE-HANDED DOWNWARD ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY AND LOCATED BETWEEN 900MM AND 1100MM ABOVE FINISHED FLOOR LEVEL IN ACCORDANCE WITH CLAUSE NCC D3D26
13. EXIT SIGN AND EMERGENCY LIGHTING TO COMPLY WITH AS/NZS 2293.1.
14. EXIT SIGN TO BE MOUNTED AT A HEIGHT OF 2.7M OR AS OTHERWISE APPROVED BY THE RELEVANT BUILDING SURVEYOR.
15. WHERE CHANGE IN CEILING HEIGHTS ARE PROPOSED TO EXISTING HEIGHTS EXTEND ALL MECHANICAL DUCTWORK, SPRINKLERS. HYDRAULIC SERVICES ETC. TO SUIT THE PROPOSED WORKS UNLESS OTHERWISE DOCUMENTED
16. FINAL LOCATION OF GENERAL SPRINKLER HEADS, SMOKE DETECTORS, EMERGENCY LIGHTS, SWITCHBOARD TO BE DETERMINED BY THE SERVICES ENGINEER.
17. ALL NEW AND ALTERATION WORKS TO BE CARRIED OUT BY A REGISTERED FIRE SERVICES CONTRACTOR AND ARE TO COMPLY WITH AS2118.1
18. A 1.0M MINIMUM CLEAR EXIT PATH IS REQUIRED TO BE MAINTAINED THROUGHOUT THE BUILDING/ TENANCY /STOREY

MECHANICAL

1. ALL NEW & ALTERATION WORKS TO BE CARRIED OUT ARE TO COMPLY WITH AS 1668.2. & AS 3666.1
2. MECHANICAL EXHAUST: REFER MECHANICAL ENGINEERS DRAWINGS FOR SPECIFICATIONS AND LOCATION
3. MECHANICAL GRILLES TO MECHANICAL ENGINEERS SPECIFICATIONS. GRILLE FINISH POWDER COATED TO MATCH SURROUNDING WALL
4. MECHANICAL SERVICES TO BE CO-ORDINATED WITH OTHER SERVICES & CONTRACTORS
5. ALLOW SUFFICIENT VENTILATION FOR ALL EQUIPMENT AS REQUIRED BY RELEVANT MANUFACTURERS
6. MECHANICAL INSTALLATION TO BE CERTIFIER BY SUITABLY QUALIFIED AND REGISTERED CERTIFYING ENGINEER. A COPY OF THE CONSTRUCTION CERTIFICATE IS TO BE PROVIDED AS A PART OF THE OCCUPANCY PERMIT APPLICATION.

ACCESSIBLE FACILITIES / FEATURES

1. FLOOR GRADIENTS IN ACCESSIBLE PERSONS TOILET TO BE BETWEEN 1 in 60 & 1 in 80 FOR SHOWERS AND BETWEEN 1 in 80 & 1 in 100 FOR GENERAL AREAS
2. SET-OUT DIMENSIONS OF ALL FIXTURES & FITTINGS TO BE FROM FINISHED FLOOR AND WALL SURFACES AND MUST COMPLY WITH AS 1428.1-2009. ALLOW FOR THESE FINISHES WHEN SETTING OUT FROM BASE (UNFINISHED) WALLS & FLOORS
3. BRAILLE EXIT SIGNAGE IS TO BE PROVIDED AT ALL DOORS TO BE PROVIDED WITH AN EXIT SIGN (PRESCRIBED UNDER NCC PART E4D5). SIGNS SHALL READ 'EXIT LEVEL X' AND BE MOUNTED IN ACCORDANCE WITH NCC PART D4D7
4. DOORS TO ACCESSIBLE FACILITIES TO HAVE AN IN-USE INDICATOR. SNIB TYPE LATCHES ARE TO BE A MIN 45MM LENGTH
5. DOOR TO ACCESSIBLE FACILITIES TO BE REMOVABLE FROM OUTSIDE
6. PROVIDE AT LEAST 30% MIN LUMINANCE CONTRAST (BETWEEN DOOR LEAF v. DOOR FRAME or DOOR LEAF v. ADJACENT WALL) AT ALL DOORWAYS WHERE DISABLED ACCESSIBILITY IS REQUIRED IN ACCORDANCE WITH AS 1428.1

WET AREAS

1. FLOOR WASTES TO BE PROVIDED IN ALL WET AREAS. ENSURE WATERPROOFING WITH AN APPROVED MEMBRANE IS APPLIED TO ALL FLOORS FITTED WITH FLOOR WASTE.
2. FALL FLOORS WITH A FLOOR WASTE TO COMPLY WITH NCC PART F2D4.

JOINERY NOTES

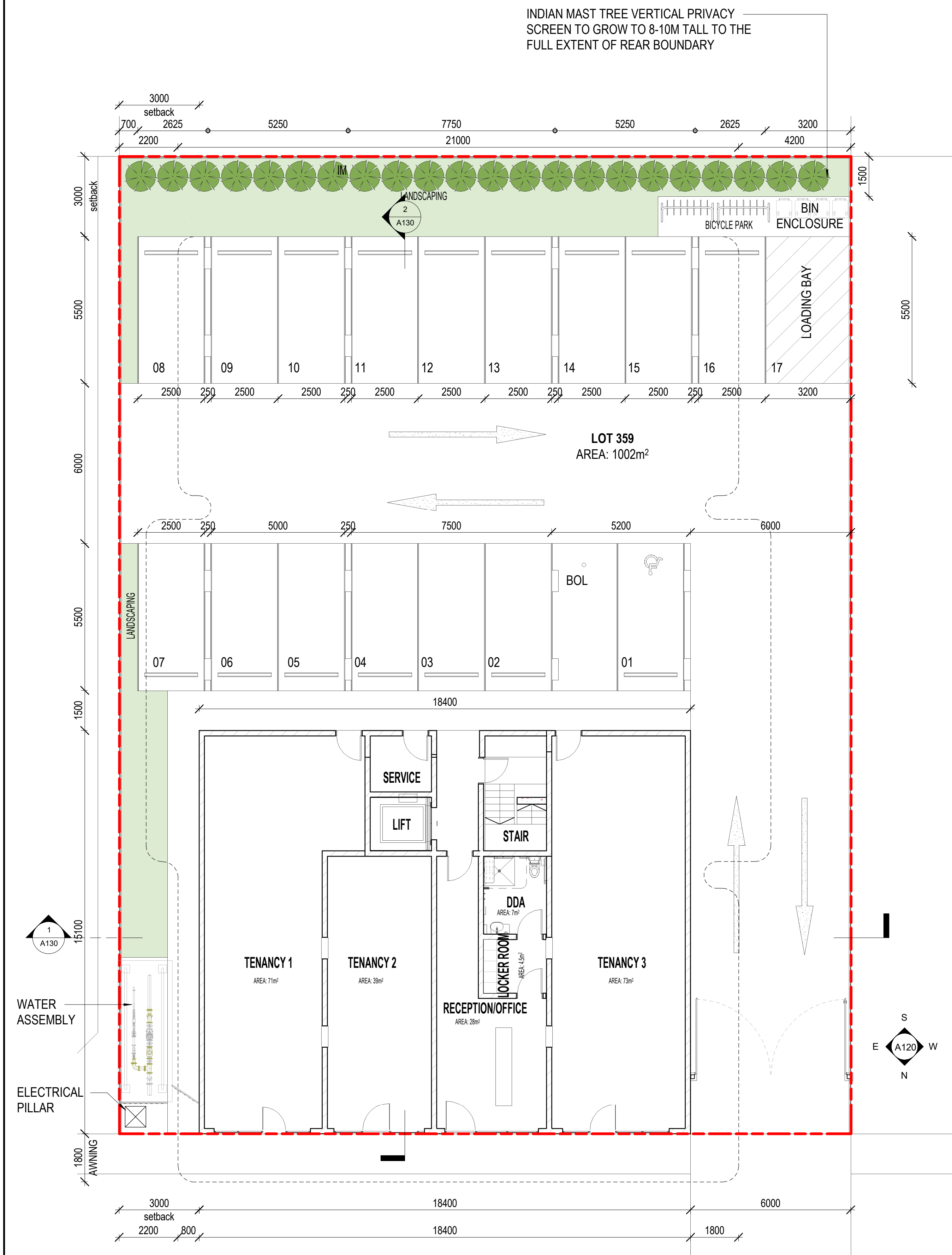
1. REFER TO JOINERY DRAWINGS & FINISHES SCHEDULE FOR DETAILS
2. ALL ARCHITECTURAL DRAWINGS SHOWING JOINERY AND FABRICATED ITEMS ARE FOR PRICING PURPOSES ONLY
3. CLIENT TO CONFIRM/ SUPPLY SCHEDULE FOR FINISHES AND JOINERY HARDWARE
4. CONTRACTOR TO ALLOW FOR THE SUPPLY, MANUFACTURE AND INSTALLATION OF JOINERY AND HARDWARE
5. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
6. ALL JOINERY SURFACES TO BE FINISHED INCLUDING UNDER BENCHTOP
7. COORDINATE JOINERY WITH SERVICES AND PARTITIONS
8. JOINER TO ENSURE STRUCTURAL INTEGRITY OF ALL ITEMS
9. DRAWERS TO INCORPORATE FULL EXTENSION RUNNERS WITH ANTI-TILT MECHANISMS UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
10. ADJUSTABLE SHELVES ON BRASS PINS AT 50mm INCREMENTS, ADJUSTABLE TO FIVE POSITIONS UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
11. CARCASSES TO BE CONSTRUCTED FROM 18MM MR/MDF UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES WITH MATCHING SQUARE SELF EDGE STRIPPING TO EXPOSED LEADING EDGE
12. BENCHTOPS TO CABINETS/ JOINERY UNITS TO BE CONSTRUCTED FROM 32 MR/ MDF UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
13. ALL METAL FIXINGS TO BE FULLY CONCEALED AND NON-CORROSIVE
14. CONFIRM ALL CUT-OUT DIMENSIONS FOR EQUIPMENT INSTALLATION WITHIN JOINERY UNITS PRIOR TO CONSTRUCTION
15. ALL FIXTURES, FITTINGS AND APPLIANCES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
16. CONFIRM ALL GPO LOCATIONS WITH THE CLIENT WITHIN JOINERY UNITS PRIOR TO CONSTRUCTION

FIRE EXTINGUISHERS

1. PROVIDE A 3A:40B:(E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT THE EXITS. INSTALLED AS PER AS 2444
2. PROVIDE TYPE F FIRE EXTINGUISHERS OR FIRE BLANKETS IN KITCHEN AREAS WHERE COOKING OILS AND FATS WILL BE USED IN ACCORDANCE WITH AS 2444.
3. PROVIDE 2A 20B(E) FIRE EXTINGUISHER OR 2A 40B(E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT TO ANY KITCHEN/BAR AREAS AND ADJACENT TO THE ELECTRICAL SWITCHBOARD - ALL IN ACCORDANCE WITH NCC E1.6 AND AS2444.

FOR INFORMATION

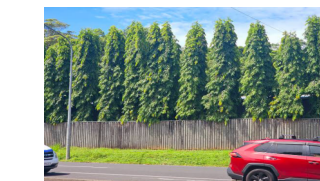
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No.	DESCRIPTION				DATE			DRAWN	CHECKED								
AMENDMENTS																	



SPATHIPHYLLUM MAUNA LOA SUPREME



FP - FIJIAN FIRE PLANT



IM - INDIAN MAST TREE



CRYTOSTACHYS LAKK



OC - ORANGE CRAB CLAW



HYMENOCALLIS SPECIOSA



DICHONDRA SILVER FALLS



CASUARINA GLAUCA PROSTRATE



DI - DEVILS IVY

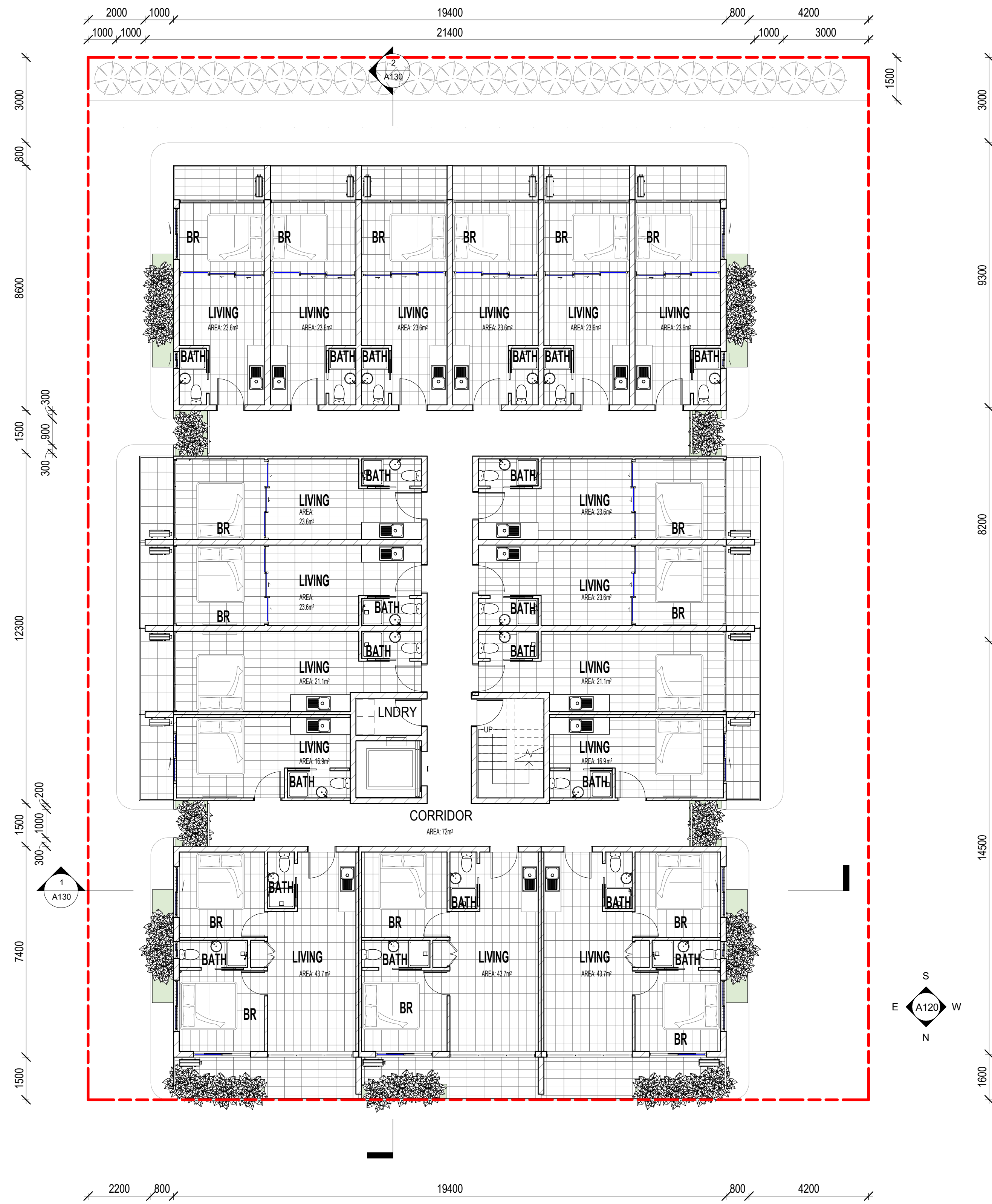
GROUND FLOOR LANDSCAPE AREA : 104m²

FIRST FLOOR LANDSCAPE AREA : 22m²

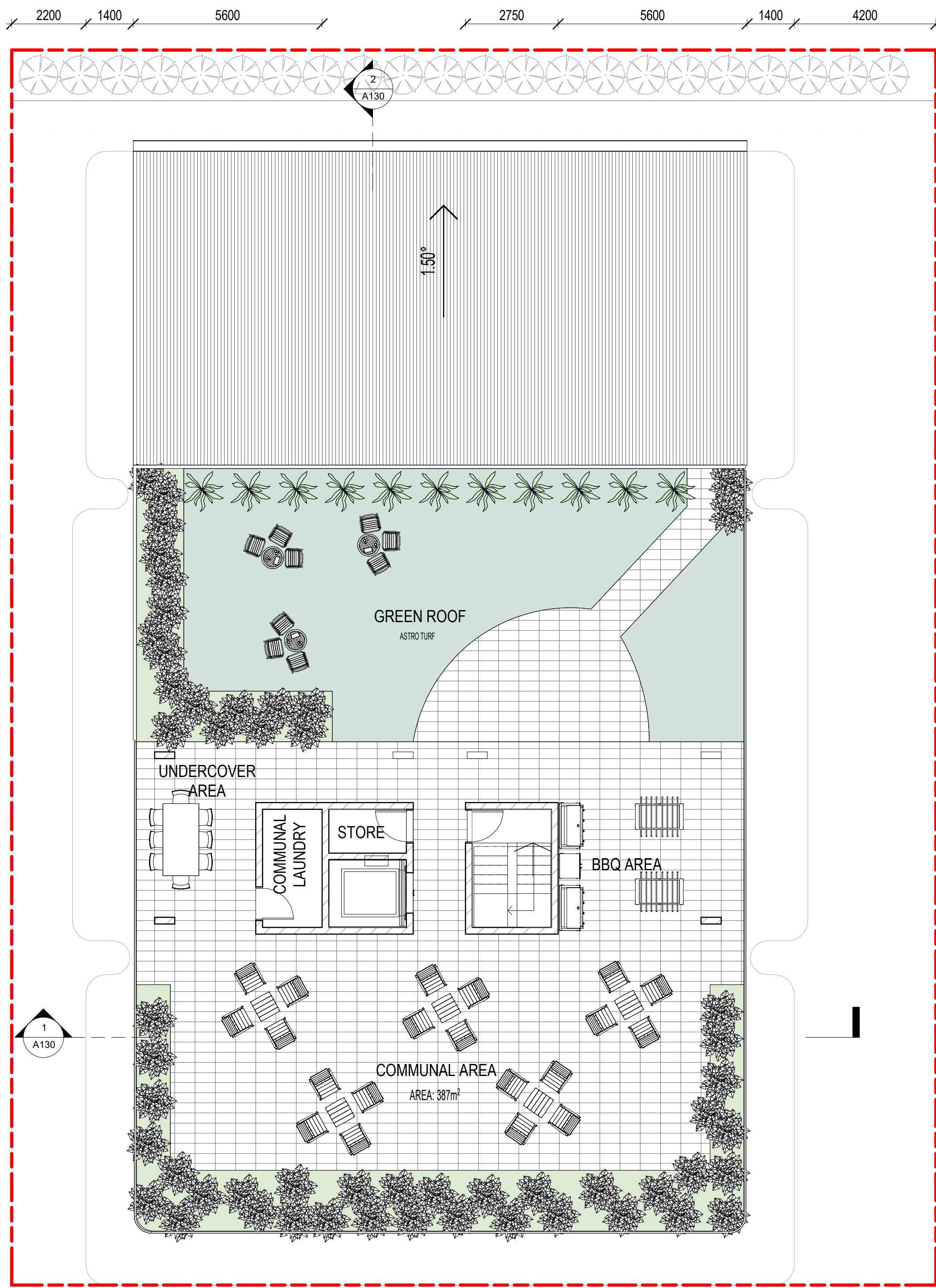
SECOND FLOOR LANDSCAPE AREA : 22m²

ROOF TOP LANDSCAPE AREA · 18m²

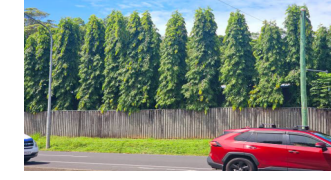
GRAND TOTAL : 166m²



LEVEL 02 - GENERAL ARRANGEMENT PLAN
1 : 100 @ A1



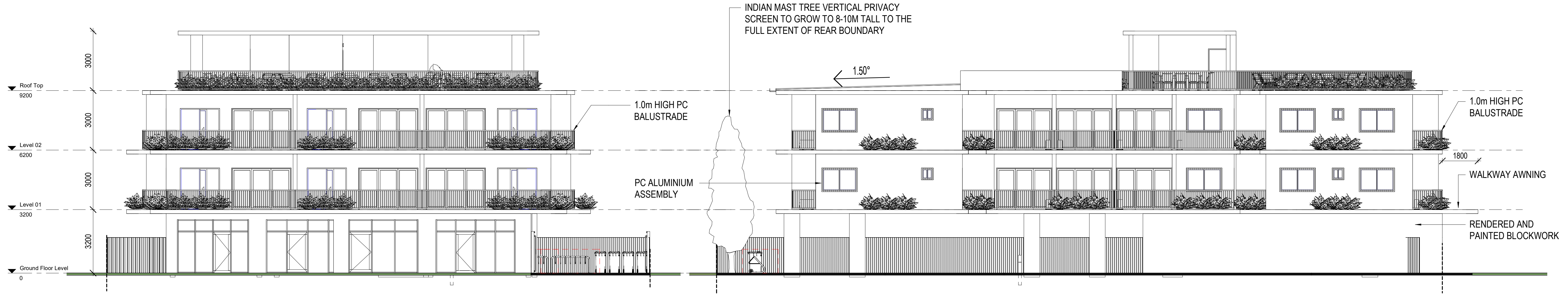
ROOF TOP - GENERAL ARRANGEMENT PLAN
1 : 100 @ A1

-  SPATHIPHYTELLUM MAUNA LOA SUPREME
BP - BIRD OF BARADISE
-  ACALYPHA WIKESIANA 'JAVA WHITE'
FP - FUJIAN FIRE PLANT
-  POLYALTHIA LONGIFOLIA 'PENDULA'
IM - INDIAN MAST TREE
-  CRYPTOSTACHYS LAKKA
LP - LIPSTICK PALM
-  HELICONIA PSITTACORUM DWARD ORANGE
OC - ORANGE CRAB CLAW
-  HYMENOCALLIS SPECIOSA
SL - SPIDER LILLY
-  DICHONDRA SILVER FALLS
SF - SILVER FALLS
-  CASUARINA GLAUCA PROSTRATE
CG - CASUARINA GLAUCA
-  EPIPREMNUM DEVILS IVY
DI - DEVILS IVY

GROUND FLOOR LANDSCAPE AREA : 104m²
FIRST FLOOR LANDSCAPE AREA : 22m²
SECOND FLOOR LANDSCAPE AREA : 22m²
ROOF TOP LANDSCAPE AREA : 18m²
GRAND TOTAL : 166m²

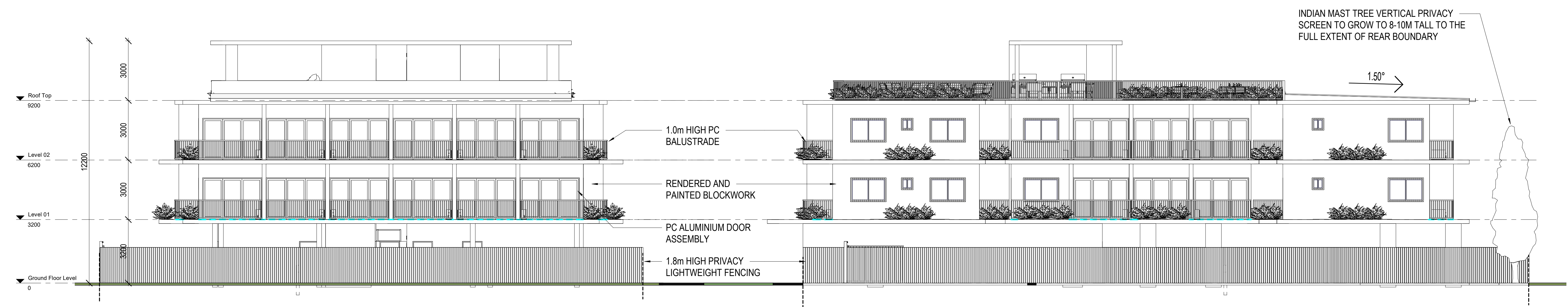
NORTH **FOR INFORMATION**

							ASHFORD LAMAYA ARCHITECTS	LANDSCAPE: NAME	INTERIORS: NAME	PORPOSED MIXED USE DEVELOPMENT 22 PROGRESS DRIVE - NIGHTCLIFF - DARWIN - N.T. FLOOR PLANS - GENERAL ARRANGEMENT PLAN					
						STRUCTURAL: NAME		BUILDING CERTIFICATION: NAME							
						CIVIL: NAME		SURVEYOR: NAME							
						MECHANICAL: NAME		GEOTECHNICAL: NAME							
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No.		DESCRIPTION	DATE	DRAWN	CHECKED			JOB No.	SHEET No.		AMENDMENT	SHEET SIZE			
		AMENDMENTS						RA2604	A101	OF -	A	A1			



S SOUTH ELEVATION
A100 1 : 100

W WEST ELEVATION
A100 1 : 100



N NORTH ELEVATION
A100 1 : 100

E EAST ELEVATION
A100 1 : 100

FOR INFORMATION

A FOR INFORMATION		07/07/2026		ALA	BR	ASHFORD LAMAYA ARCHITECTS	LANDSCAPE: NAME	INTERIORS: NAME	PORPOSED MIXED USE DEVELOPMENT 22 PROGRESS DRIVE - NIGHTCLIFF - DARWIN - N.T. ELEVATIONS		
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									STRUCTURAL: NAME:	BUILDING CERTIFICATION: NAME:				
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											JOB No. RA2604	SHEET No. A130 OF -	AMENDMENT A	SHEET SIZE A1

Ver. Aug 2023