



1 Ground Level Floor Plan
REFER: A-1301
SCALE: 1 : 100

SYMBOLS - GENERAL

- CALLOUT MARKER
REFER TO DETAIL ###, SHEET DRN
- CALLOUT MARKER (SIMILAR DETAIL)
REFER TO DETAIL ###, SHEET DRN
- MAJOR ELEVATION/ SECTION MARKER
REFER TO DETAIL ###, SHEET DRN
- MINOR ELEVATION/ SECTION MARKER
REFER TO DETAIL ### (ON SAME SHEET)
- SURFACE FINISH TAG, TYPE XXXX
- WALL TAG, TYPE XXXX
- CEILING TAG
TYPE XXXX, L HEIGHT ABOVE AFFL
EDGE FINISHING DETAIL TYPE E
- DOOR TAG
TYPE TTT-XX, NUMBER N
- WINDOW TAG
TYPE TTT-XX, NUMBER N
- ROOM NAME
NUMBER
AREA
- ROOM TAG

ABBREVIATIONS

- WPB
WPF
WSP
MSF
MTH
TSF
WBF
WBL
WBR
- PLASTERBOARD LINING
PLASTERBOARD LINING, FIRE RATED
SHAFT PANEL
METAL STUD FRAMING
METAL TOP HATS
TIMBER STUD FRAMING
BLOCKWORK, FIRE RATED
BLOCKWORK
BRICKWORK

1. GENERAL ARCHITECTURAL NOTES
- 1.1 ARCHITECTURAL DOCUMENTATION
- 1.1.1 The Architectural Documentation includes the following separate documents: Architectural Drawings, Architectural Construction Schedule, Incorporating Architectural Trade Specification, Finishes, Fixtures, Fittings & Signage Schedule.
- 1.1.2 The Architectural Documentation shall be read in conjunction with all Project Consultants documentation including: Structural, Civil, Electrical, Mechanical, Hydraulic, Fire, Vertical Transport & Traffic Engineers documentation, Heritage, DDA, ESD Consultants documentation, drawings, specifications, reports & advice.
- 1.2 ARCHITECTURAL DRAWINGS
- 1.2.1 This Architectural Drawing was produced using Revit/AECO. Do not manually alter this drawing in any way. Do not reproduce in full or part without approval. Do not scale drawings. Figured dimensions take precedence. All dimensions are in millimetres. Any discrepancies shall be reported to the superintendent architect for action & resolution. Check & verify all dimensions on Site prior to any works. This drawing & its contents are subject to copyright laws & protection. Member of the Australian Institute of Architects (AIA). Any existing buildings, structure or services to be checked & confirmed on site, prior to commencing any new works.
- 1.2.2 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. JAWS SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.
- 1.2.3 INFORMATION OF OTHER SERVICES INDICATED ON PLAN ARE INDICATIVE ONLY FOR GENERAL COORDINATION. FINAL LOCATION OF ALL FITTINGS & FIXTURES ARE TO BE COORDINATED AND VERIFIED BY THE CONTRACTOR. ON SITE. COLOUR USED TO IDENTIFY (WHERE APPLICABLE) CRITICAL DETAILS OF THE DESIGN. NO RESPONSIBILITY OF ANY KIND WILL BE ACCEPTED IN CASE BLACK AND WHITE OR GREYSKALE PRINT OUTS ARE USED INSTEAD.
- 1.4 PRECAST CONCRETE
- 1.4.1 Refer also Structural Engineers Drawings, details, spec. & notes. Read in conjunction with Architectural Drawings. Check & verify all dimensions on Site prior to any works. Member type, size, level & detail to be read in conjunction with approved Structural Steel Shop Drawings. All exposed structural steelwork to be hot dipped galvanneal (UNO).
- 1.5 STRUCTURAL STEEL
- 1.5.1 Refer also Structural Engineers drawings, details spec. & notes. Read in conjunction with Architectural drawings. Check & verify all dimensions on Site prior to any works. Member type, size, level & detail to be read in conjunction with approved Structural Steel Shop Drawings. All exposed structural steelwork to be hot dipped galvanneal (UNO).
- 1.6 FIRE HYDRANTS & FIRE HOSE REELS
- 1.6.1 Refer also Fire Services Drawings for all details of fire hydrants and hose reels. Provide drip trays below all fire hydrants & fire hose reels within cupboards or rooms internally (UNO).
- 1.7 FIRE EXTINGUISHERS
- 1.7.1 Provide suitable portable Fire Extinguishers where required adjacent electrical switchboards, in accordance with BCA / NCC & current / relevant Australian Standards, including AS 1841, AS 1851 & AS 2044.
- 1.7.2 Fire Extinguishers to be mounted at a height no higher than 1200 to top & no lower than 100 to bottom AFFL. Fire Extinguishers to be mounted no closer than 20 to Electrical Switchboards & Distribution Boards & no further than 20M.
- 1.8 SUPPLY & INSTALLATION OF ALL MATERIALS & PRODUCTS
- 1.8.1 All materials, products, fixtures, fittings, claddings, fixings, equipment, fixings, finishes & miscellaneous items relevant to this project shall be supplied, delivered, stored & installed in full & strict accordance with all manufacturers details, instructions & recommendations for compliance, performance & to satisfy all applicable conditions for back-up, support & nominated warranties.
- 1.9 ACCESSIBILITY
- 1.9.1 For Accessibility any key switch, push button devices to be located not less than 500mm away from an internal corner.
- 1.9.2 For Accessibility ensure the force required to operate doors is to be not more than 20N force.
- 1.9.3 For Accessibility ensure all doors have a 30% luminance colour contrast between door or door face & adjacent wall, door frame or architrave.
- 1.9.4 For Accessibility changes in floor levels & different floor finishes to be no higher than 3.0mm vertically, 5.0mm rounded or beveled or above that height at a gradient of 1 in 8 & total maximum height of 10.0mm.

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SCALE BAR:
0 1000 2000 5000
SCALE: 1:100

NORTH:
N

SCALE AT A1:
As indicated

CHK: XX
DES: XX

APP: XX
DRW: XX

DRAWING SERIES:
10 GA Plans

DRAWING TITLE:
Ground Level Floor plan

DRAWING NUMBER:
(Revit Sheet Number)

Project Originator Volume Level Type Role - Number

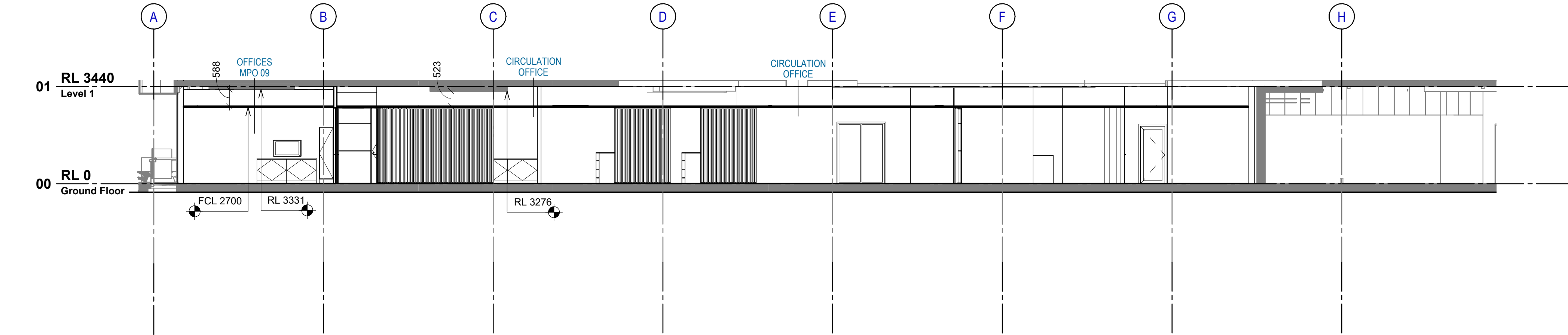
XXX - JWS - 01 - 00 - DR - A-2200

STATUS:
A1

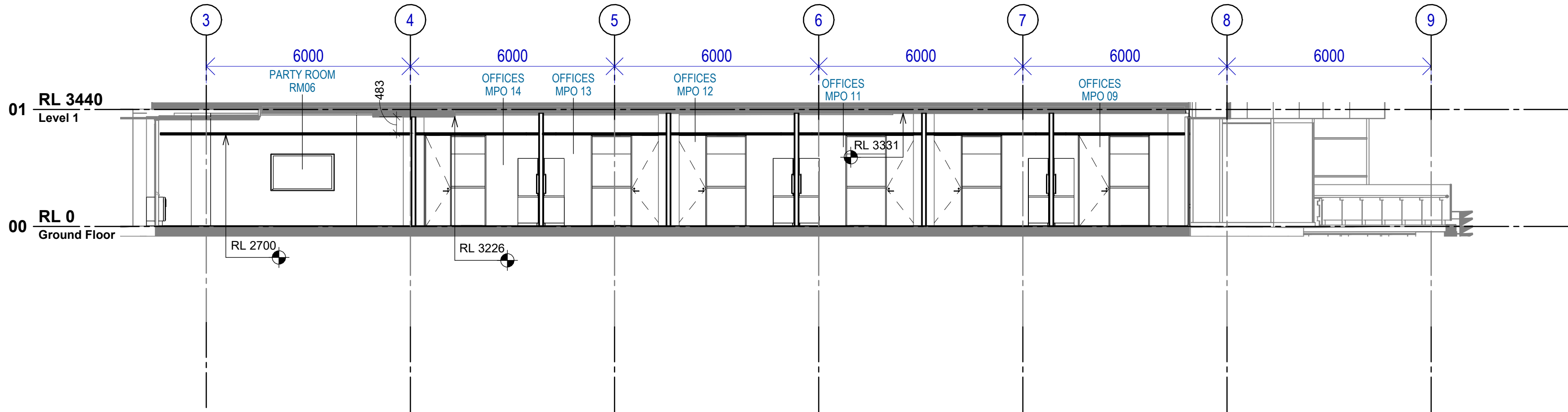
REV:
C01

| ST | REV | DESCRIPTION | DATE |
|----|--------|-----------------|------------|
| S0 | P01.01 | Initial Status | 11/09/2024 |
| A1 | C01 | For Information | 28/11/24 |

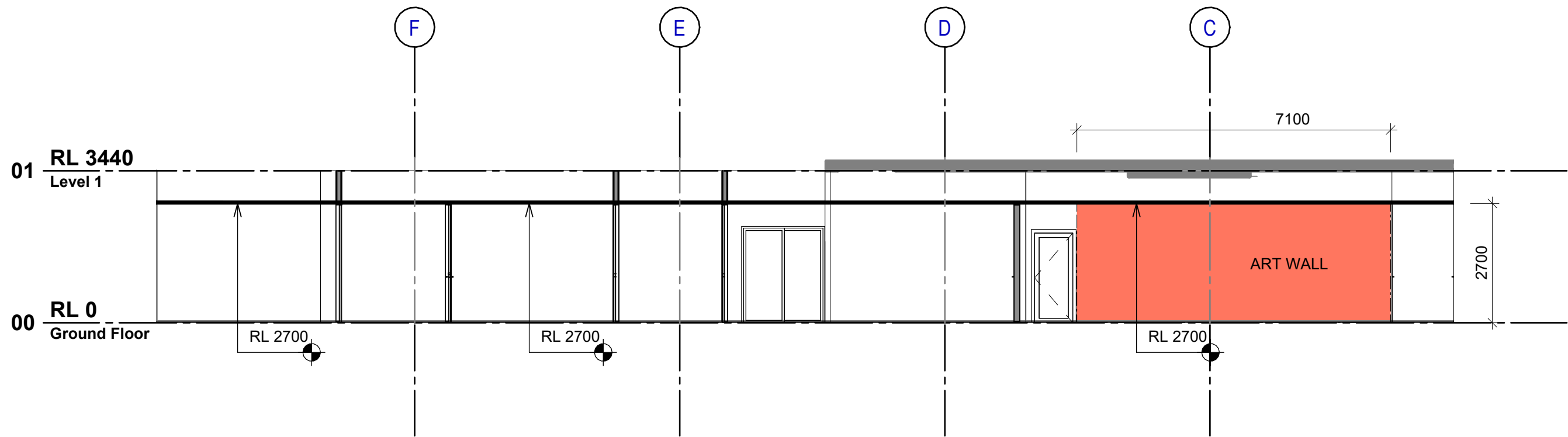
| 8. ELEVATIONS, SECTIONS & DETAILS NOTES | |
|---|--|
| 8.1 | GENERAL |
| 8.1.1 | The Builder shall check & verify all dimensions, heights & RL's shown & noted prior to construction on site. |
| 8.1.2 | Refer Construction Schedule & Finishes Schedule for all references to material Type & Finishes. |
| 8.1.3 | UNO, all visible surfaces to be painted, pre-finished, pre-treated, Colorbond or powder coated as selected. |
| 8.1.4 | Zincalume & galvanneal finishes shall not be visible. UNO. |
| 8.2 | WALLS |
| 8.2.1 | Precast concrete wall panels shall have surface quality for intended finish, including selected paint finish, colour & approved application system. |
| 8.2.2 | Coating to precast concrete walls to match the selected paint finish or surface finish or be able to be painted to match the selected paint finish & colour. |
| 8.2.3 | Provide nominated anti-graffiti protection coating to nominated height or at least 3000mm AGL. Coating to be applied over paint or surface finish or part of paint system. |
| 8.3 | WINDOWS |
| 8.3.1 | Refer Window Schedule for full details, size, dimensions, break-up, frame system & finish of all shopfronts, windows, doors & automatic sliding doors etc. |
| 8.3.2 | All windows & doors to include head deflection channels, windows to include sub-sills & doors to include weather seals & thresholds. |
| 8.4 | DOORS |
| 8.4.1 | All external doors exposed to the weather to be external grade solid core doors sealed & painted as required. All external door hinges to be SS, concealed non lift off, fixed pin type & welded for security. |
| 8.4.2 | All external doors to be fitted with doors seals (jamb, head & sill) to seal against entry of dust, moisture, fumes & insects etc. |
| 8.4.3 | All external doors exposed to the weather shall be fitted with aluminium door head flashings above. |
| 8.4.4 | All External & Exit Doors to have all required signage to comply with NCC / BCA & Design Briefs. |
| 8.5 | GLASS & GLAZING |
| 8.5.1 | All glass and glazing to comply with applicable Australian Standards including AS 1288. |
| 8.5.2 | All glazing to be safety glass where required & include safety decals / manifestation as required to doors, side panels etc. & where a risk of damage is possible. |
| 8.5.3 | Generally, all glass to be clear. UNO. Refer Project Glazing Calculator & Window Schedule. |
| 8.6 | RAINWATER ELEMENTS |
| 8.6.1 | Exposed downpipes to be avoided where possible & practical. Otherwise they shall be boxed or concealed. |
| 8.6.2 | Preferably all exposed downpipes should be boxed or enclosed in a painted zincalume steel, Colorbond steel, compressed cement sheet or SS enclosure. Otherwise minimum treatment is to paint exposed downpipes & swallows to match adjacent wall colour. |
| 8.6.3 | Provide Syton System below SS covers to overflow outlets whether system is syphonic or gravity fed. Otherwise provide aluminium or SS square cover panels to conceal overflows. Refer DC Standard Details. |
| 8.6.4 | All parapet & fascia copings, flashings etc. to be Colorbond or painted zincalume. UNO. |
| 8.6.5 | All roof mounted equipment, signage, condensers, decks, exhaust fan units etc. shall be concealed behind suitable screens, louvers etc. |
| 8.7 | SIGNAGE & GRAPHICS |
| 8.7.1 | All major illuminated & non-illuminated signage & graphics to be in accordance with Planning Approval & Design Briefs, shop drawings & signage drawings. |
| 8.7.2 | Provide electrical power supply to all illuminated signage & graphics as required, including switching, time clocks, lights sensors. All conduits to be fully concealed. Refer also Electrical & Signage Documentation. |
| 8.7.3 | All major signage & graphics to be set out carefully, to the approval of the architect, including height, location & alignment with adjacent building elements, signage & graphics. |
| 8.7.4 | All signage & graphics to be commercial quality, sealed & securely mounted in accordance with manufacturers details & recommendations. |



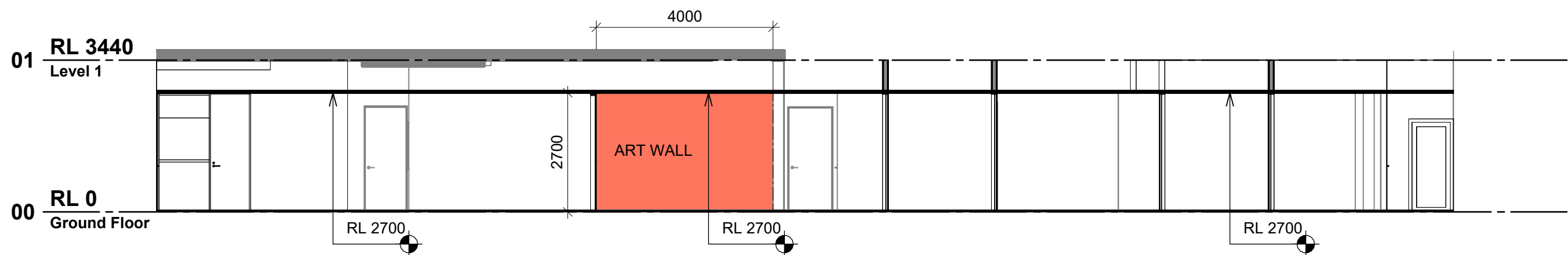
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REFER: A-1200
SCALE: 1 : 100



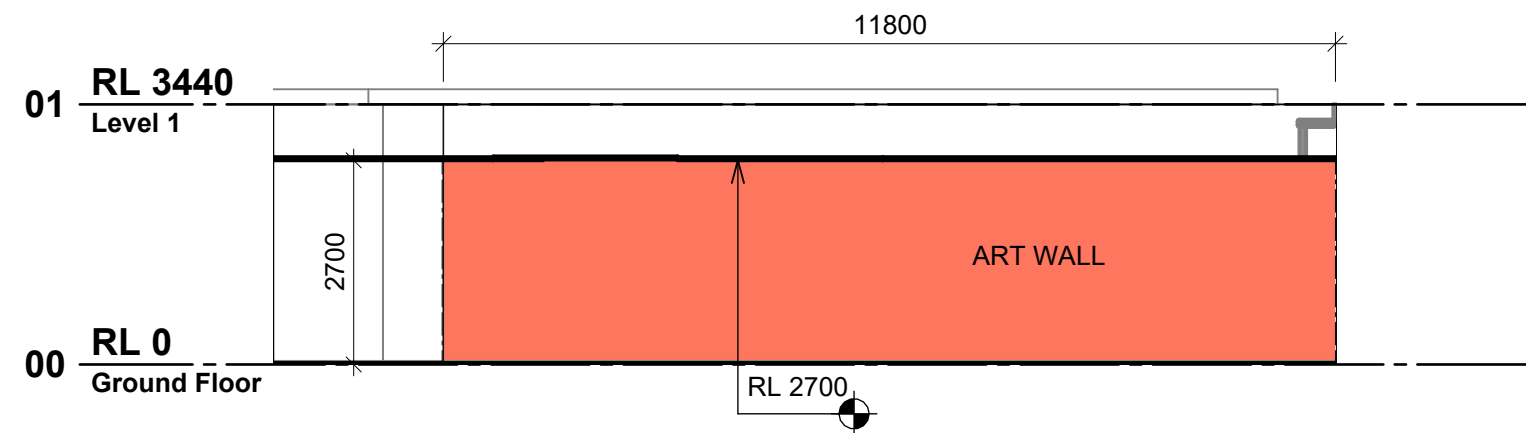
2 Section B-B
REFER: A-1200
SCALE: 1 : 100



3 Elevation 1 - A
REFER: A-2200
SCALE: 1 : 100



4 Elevation 1 - B
REFER: A-2200
SCALE: 1 : 100



5 Elevation 1 - C
REFER: A-2200
SCALE: 1 : 100

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| SCALE AT A1: 1 : 100 | CHK: XX DES: XX | APP: XX DRW: XX |
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DRAWING SERIES:
30 Building Elevations

DRAWING TITLE:
Building Elevations

DRAWING NUMBER:
(Revit Sheet Number)

Project Originator Volume Level Type Role - Number

XXX - JWS - 01 - ZZ - DR - A-3201

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| STATUS: A1 | REV: C01 |
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| ST | REV | DESCRIPTION | DATE |
|----|-----|-----------------|----------|
| A1 | C01 | For Information | 28/11/24 |