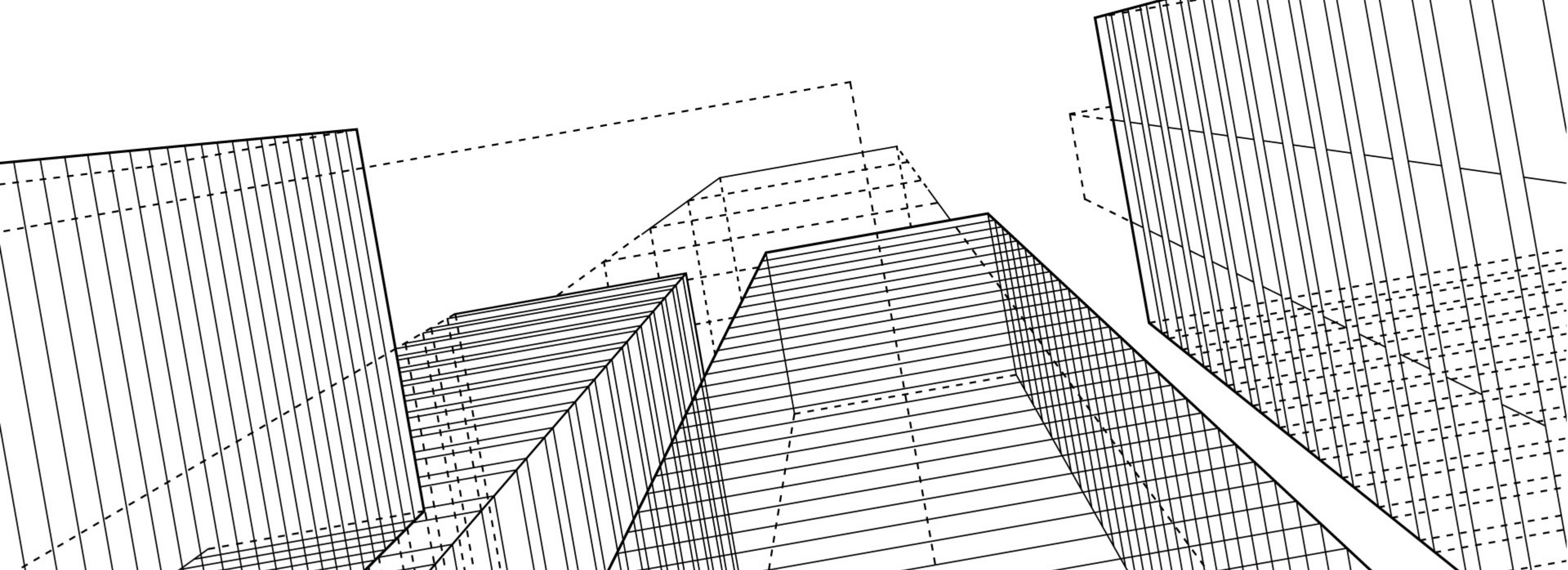


ARCHITECTURAL DRAFTING

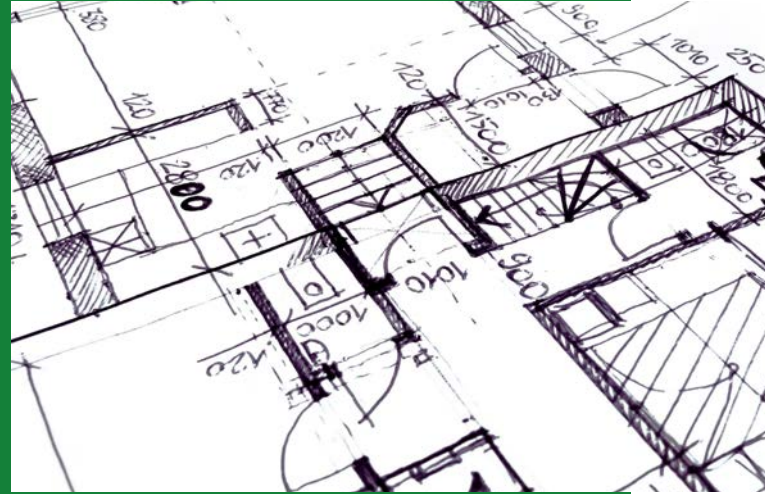


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Transform hand-sketch
to CDC, DA, CC submission



Commercial fit-out plan,
internal elevations



3D Render both Internal & External

Our
**Architectural
Drafting
Services**



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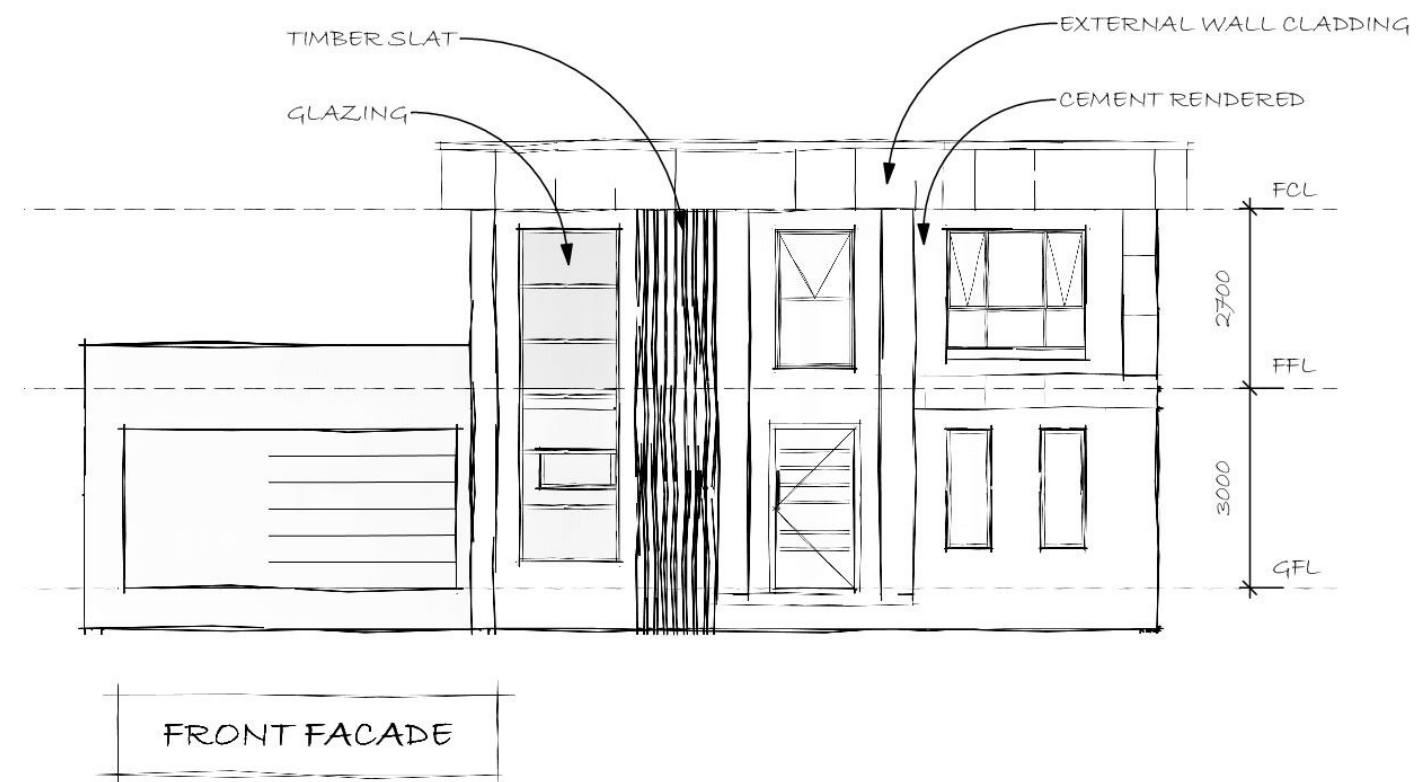
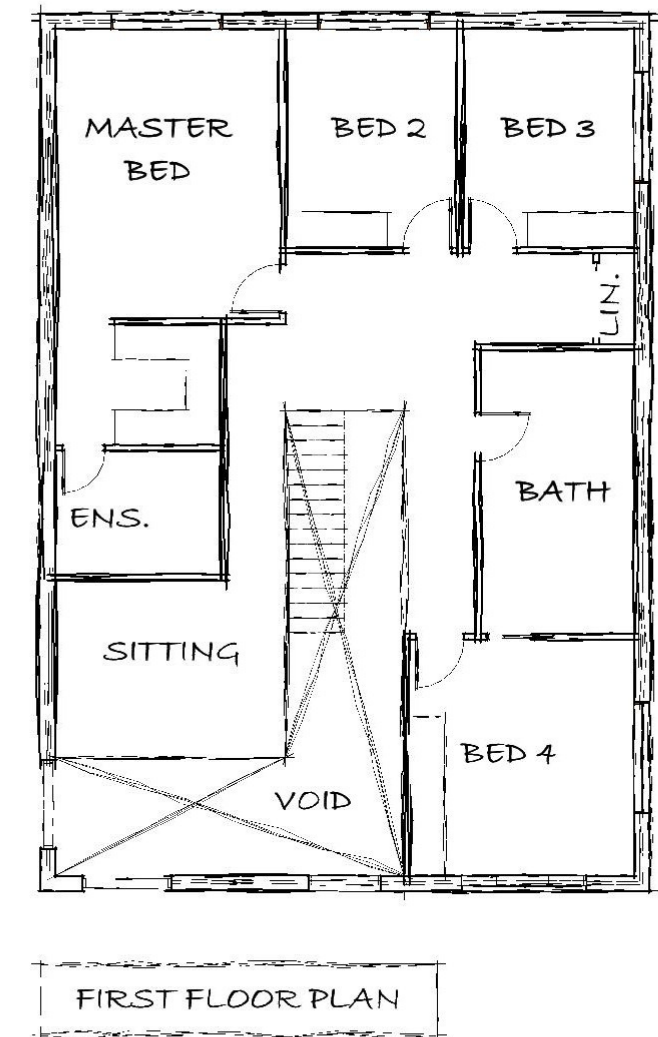
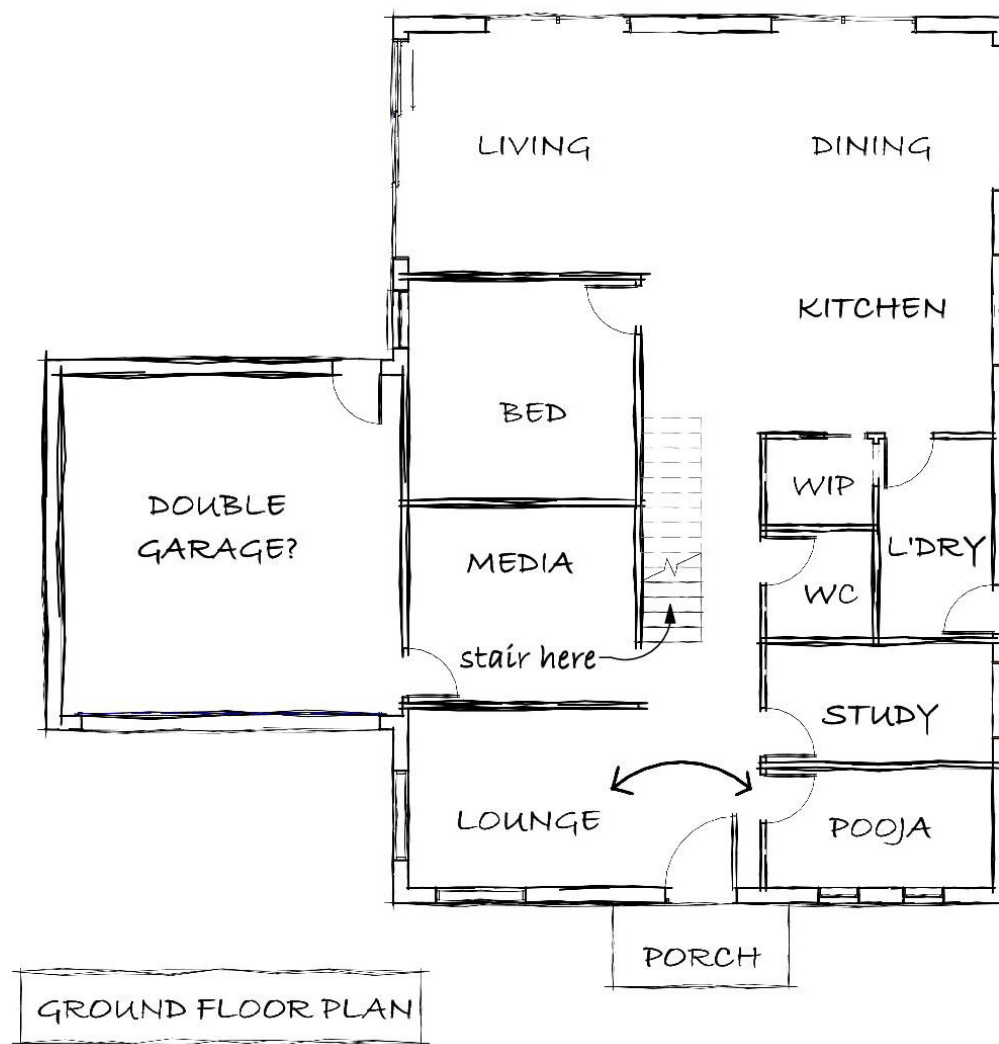
Proposed
Dwelling

Project Stages





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Hand-sketch
By Clients



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PROPOSED DOUBLE STOREY DWELLING



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FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE.

BUILDERS WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

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DETAILING - 3D MODELING & VISUALISATION - ESTIMATING

DRAWING:
FACADE
CLIENT & PROJECT:
PROPOSED DOUBLE STOREY DWELLING & SECONDARY DWELLING
DATE: 25/09/2019
DWG NO: CDD-00
SCALE: 1:100 (A3)

BUILDING SUSTAINABILITY SPECIFICATIONS - BASIC COMMENTS

CERTIFICATE NO:
THESE ARE THE SPECIFICATIONS UPON WHICH THE BATH CERTIFICATE IS BASED. IF THEY VARY FROM DRAWINGS OR OTHER WRITTEN SPECIFICATIONS, THESE SPECIFICATIONS SHALL TAKE PRECEDENCE. IF ONLY ONE SPECIFICATION IS DETAIL FOR A BUILDING ELEMENT, THAT SPECIFICATION APPLIES TO ALL INSTANCES OF THAT ELEMENT. IF ALTERNATE SPECIFICATIONS ARE DETAIL FOR A BUILDING ELEMENT, THE LOCATION AND EXTEND OF ALTERNATE SPECIFICATIONS MUST BE DETAIL BELOW AND OR CLEARLY INDICATED ON REFERENCED DOCUMENTS.

FIXED SHADING/EAVES/PERGOLAS/VERANDAHS/AMININGS:
Eaves: 450mm

EXTERNAL WALLS
Material: Brick veneer Insulation: 1.86 (or 2.40 including construction)

INTERNAL WALLS:
Materials: Timber wall framed / Plasterboard

WINDOWS:
Glazing: Clear Glazing Frame: Standard - Aluminium Internal cover: Blinds

ROOF: GABLE ROOF
Material: Colorbond Insulation: fullarking
Color: light (solar absorbance <0.475)

CEILING:
Material: Plasterboard Insulation: R2.82-3.5

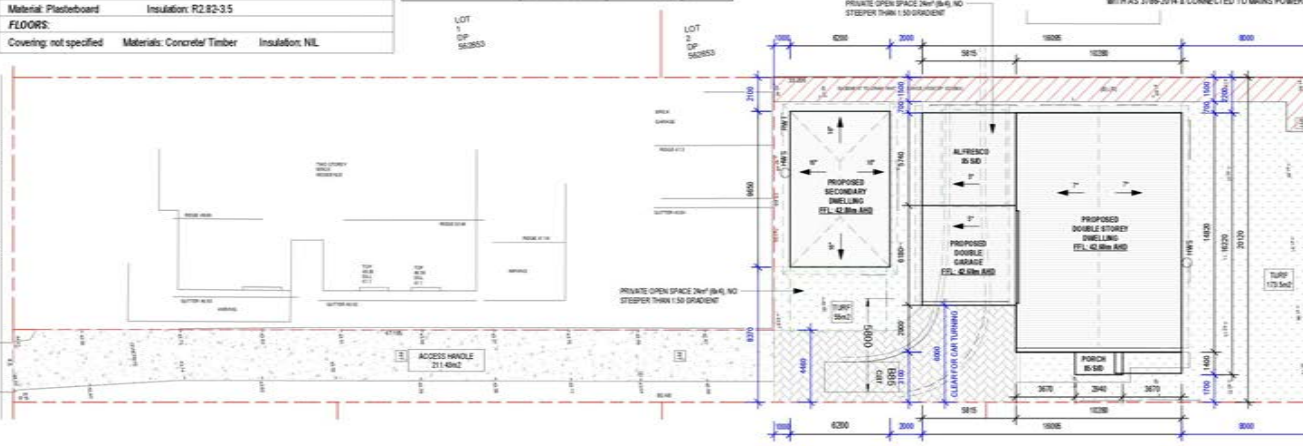
FLOORS:
Covering: not specified Materials: Concrete/Timber Insulation: NIL

SITE AREA 668.78 SQM	PROPOSED	REQUIRED	COMPLY
PROPOSED GROUND FLOOR	137.29 sqm		
PROPOSED FIRST FLOOR	117.31 sqm		
PROPOSED 2ND DWELLING	80 sqm		
PROPOSED GARAGE	34.32 sqm	EXCLUDE 15m2	
TOTAL FLOOR AREA	368.7 sqm	335 sqm (Min)	YES
PRIVATE OPEN SPACE	24 sqm	24 sqm (Min)	YES
LANDSCAPE AREA	272.87 sqm	30 % (Min)	YES

SITE CALCULATIONS - SEEP 2009			
SITE AREA: 668.78 SQM	PROPOSED	REQUIRED	COMPLY
PROPOSED GROUND FLOOR	149.9 sqm		
PROPOSED FIRST FLOOR	127.6 sqm		
PROPOSED 2ND DWELLING	80 sqm		
PROPOSED GARAGE	34.32 sqm		
TOTAL FLOOR AREA	371.82 sqm	388 sqm (Min.)	YES
PRIVATE OPEN SPACE	24 sqm	24 sqm (Min.)	YES
SITE COVERAGE	(270.61 sqm) 40.47%	50 % (Min.)	YES
LANDSCAPE AREA	(272.87 sqm) 40.71%	30 % (Min.)	YES

PROPOSED DOUBLE STOREY DWELLING

- NOTES:
- CHECK DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK OF THE CONTRACT. NOTIFY BUILDING DESIGNER OF OMISSIONS OR CONFLICT IN DRAWINGS OR SPECIFICATIONS.
 - FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE. DO NOT SCALE OFF DRAWINGS.
 - ALL CONSTRUCTION WORK IS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE NCC.
 - REFER TO ACCOMPANYING BASIC CERTIFICATE REFERENCES FOR COMMENTS FOR THIS DEVELOPMENT.
 - SA: SMOKE ALARM
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2016 & CONNECTED TO MAINS POWER.



1: PROPOSED SITE / ROOF PLAN
1: 200

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FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE.

BUILDERS WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

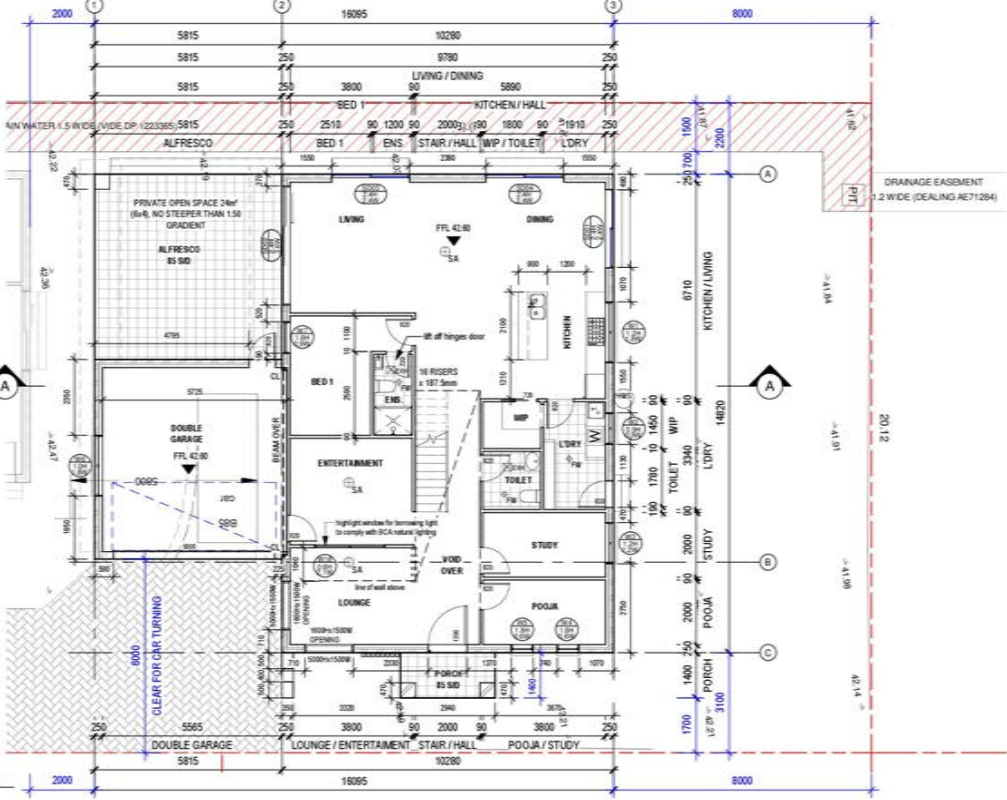
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DETAILING - 3D MODELING & VISUALISATION - ESTIMATING

DRAWING:
SITE / ROOF PLAN
CLIENT & PROJECT:
PROPOSED DOUBLE STOREY DWELLING & SECONDARY DWELLING
DATE: 25/09/2019
DWG NO: CDD-01
SCALE: As indicated (A3)

- SA: SMOKE ALARM TO COMPLY WITH AS 3786
- FW: FLOOR WASTE
- L.W.O: LINE OF WALL OVER
- B.O: BEAM OVER



1: GROUND FLOOR PLAN
1: 100

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BUILDERS WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date

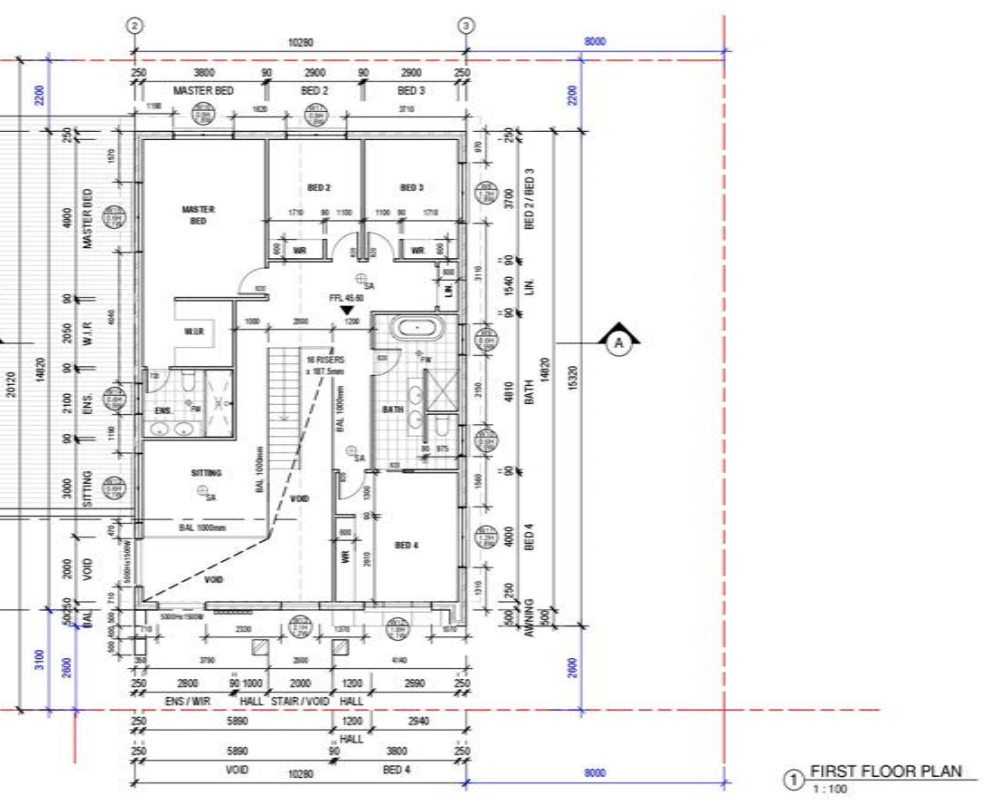
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DETAILING - 3D MODELING & VISUALISATION - ESTIMATING

DRAWING:
GROUND FLOOR PLAN
CLIENT & PROJECT:
PROPOSED DOUBLE STOREY DWELLING & SECONDARY DWELLING
DATE: 25/09/2019
DWG NO: CDD-00
SCALE: 1:100 (A3)

- SA: SMOKE ALARM TO COMPLY WITH AS 3786
- FW: FLOOR WASTE
- L.W.O: LINE OF WALL OVER
- B.O: BEAM OVER



1: FIRST FLOOR PLAN
1: 100

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BUILDERS WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

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DETAILING - 3D MODELING & VISUALISATION - ESTIMATING

DRAWING:
FIRST FLOOR PLAN
CLIENT & PROJECT:
PROPOSED DOUBLE STOREY DWELLING & SECONDARY DWELLING
DATE: 25/09/2019
DWG NO: CDD-01
SCALE: 1:100 (A3)

Finalised
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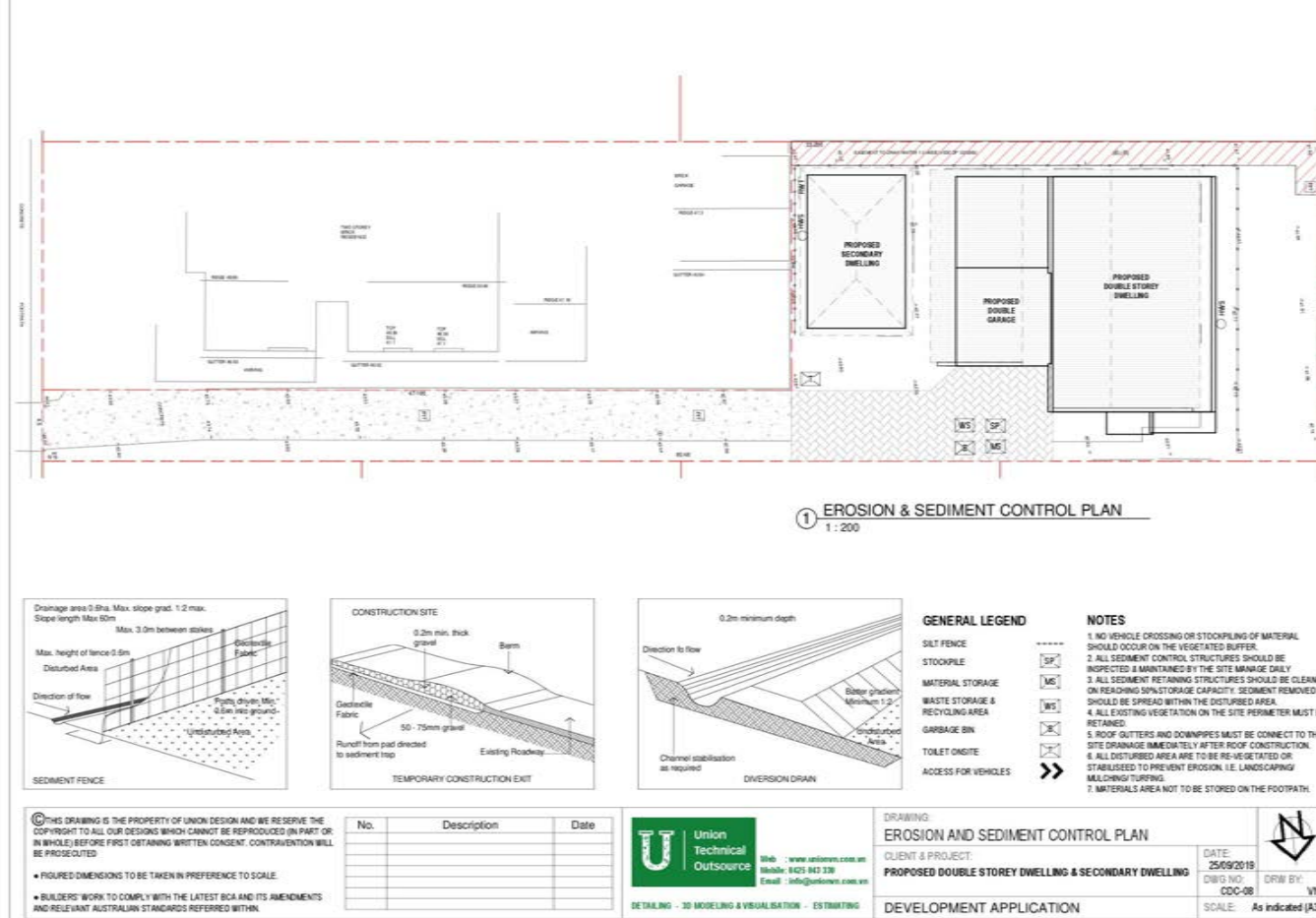
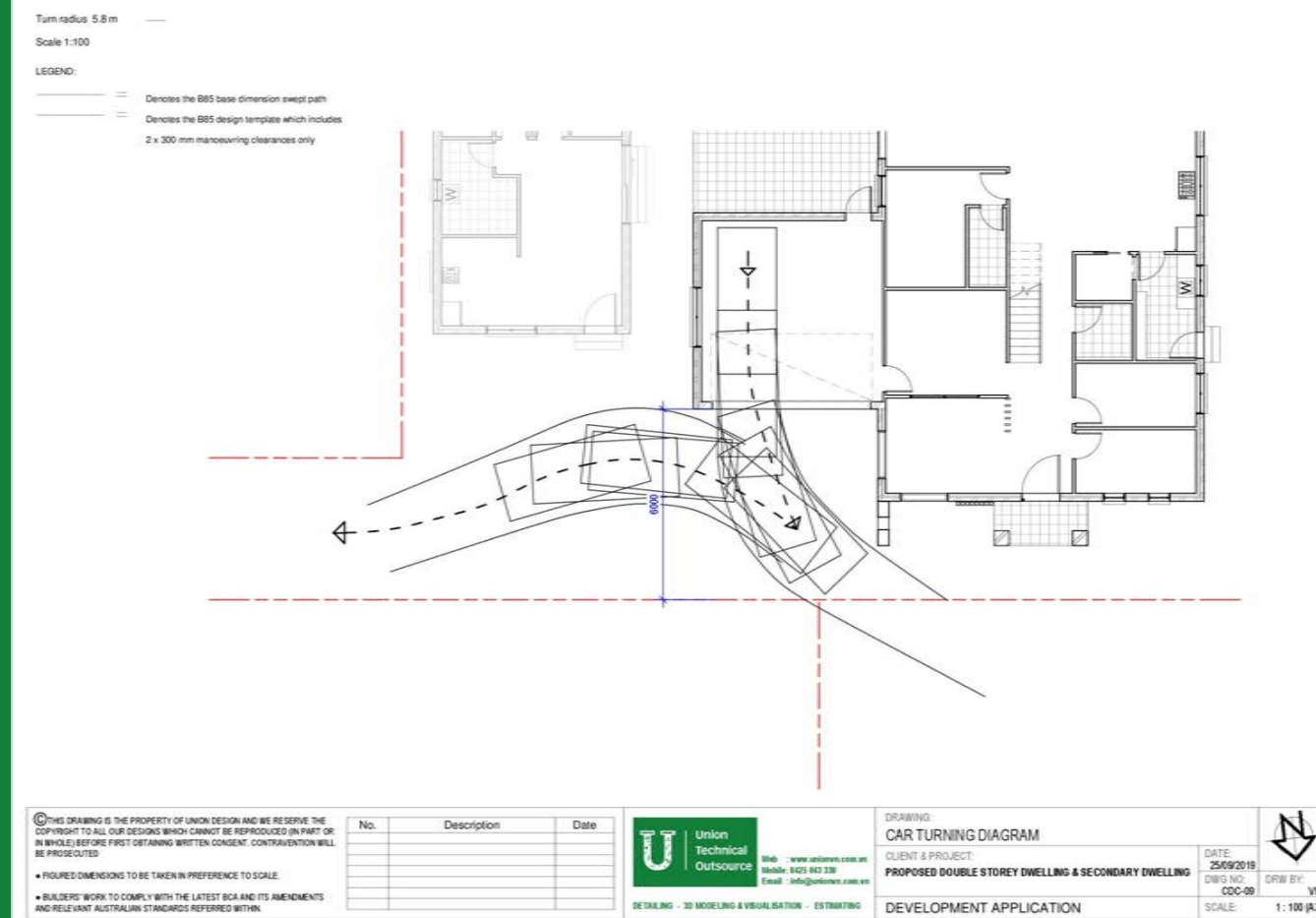


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**Proposed
Alterations & Additions**



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Existing
Plans





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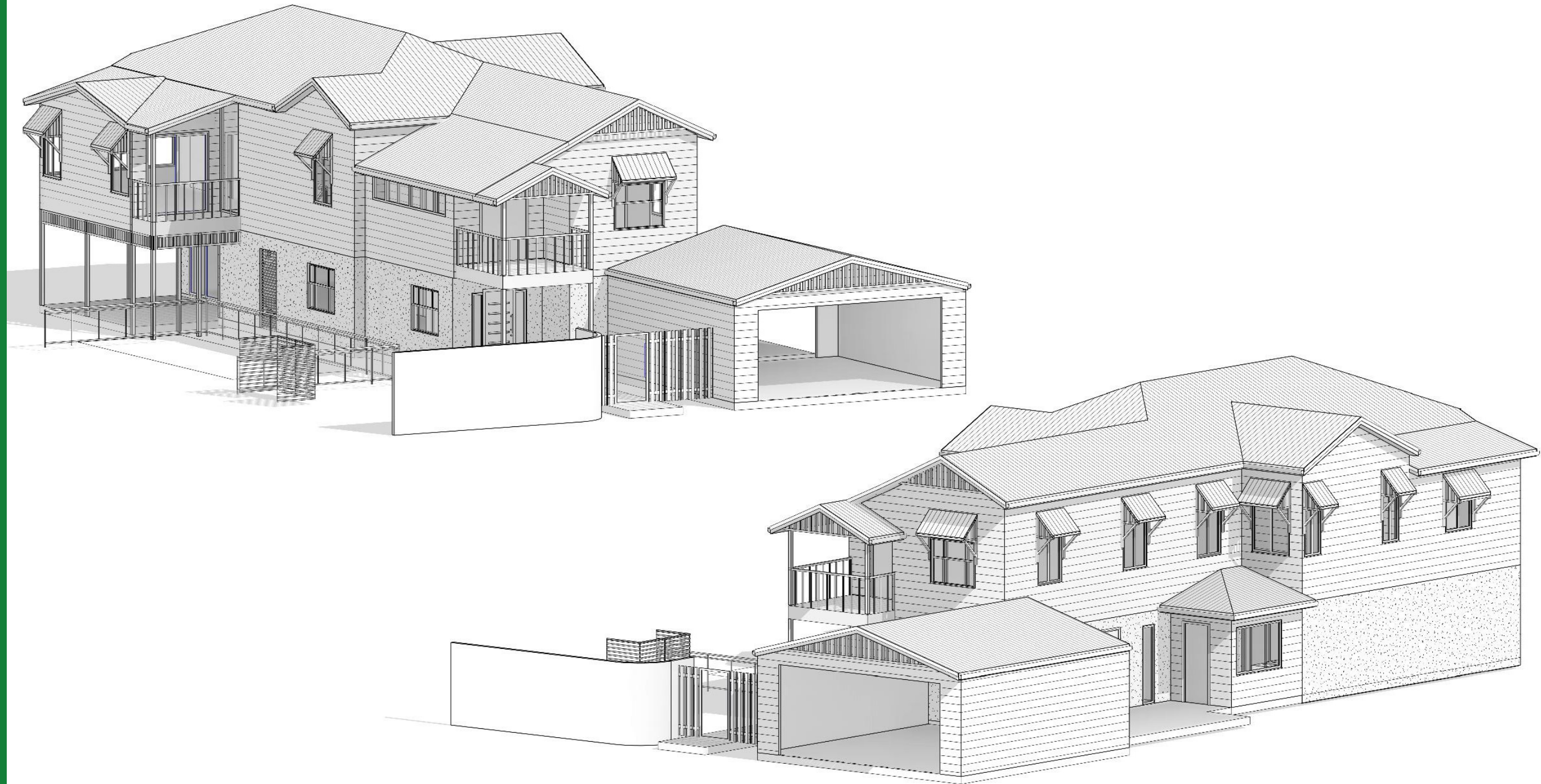
Existing
Site Photos



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3D Views

DEMOLITION OF EXISTING & PROPOSED ALTERATIONS & ADDITIONS TO THE EXISTING HOUSE



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• BUILDERS' WORK TO COMPLY WITH THE LATEST BCA AND ITS AMENDMENTS AND RELEVANT AUSTRALIAN STANDARDS REFERRED WITHIN.

No.	Description	Date



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DETAILING - 3D MODELING & VISUALISATION - ESTIMATING

DRAWING:
3D VIEWS

CLIENT & PROJECT:
DEMOLITION & PROPOSED ALTERATIONS & ADDITIONS TO THE EXISTING HOUSE

DEVELOPMENT APPLICATION

DATE:
23/06/2021
DWG NO:
DWG-0A

SCALE:



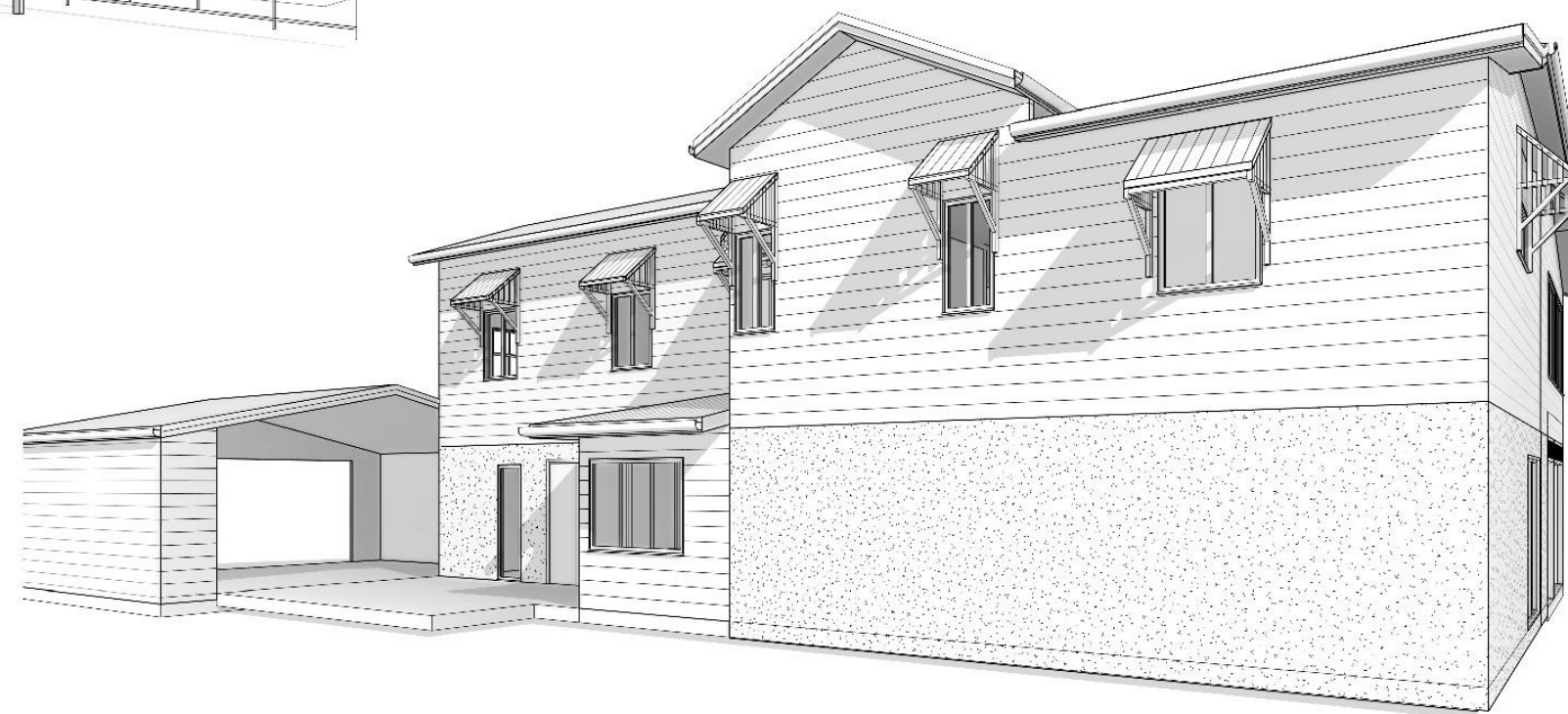
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(A3)



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3D Views

DEMOLITION OF EXISTING & PROPOSED ALTERATIONS & ADDITIONS TO THE EXISTING HOUSE



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No.	Description	Date



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DETAILING - 3D MODELING & VISUALISATION - ESTIMATING

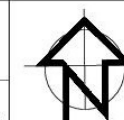
DRAWING:
3D VIEWS

CLIENT & PROJECT:
DEMOLITION & PROPOSED ALTERATIONS & ADDITIONS TO THE EXISTING HOUSE

DEVELOPMENT APPLICATION

DATE:
23/06/2021
DWG NO:
DWG-0B

SCALE:

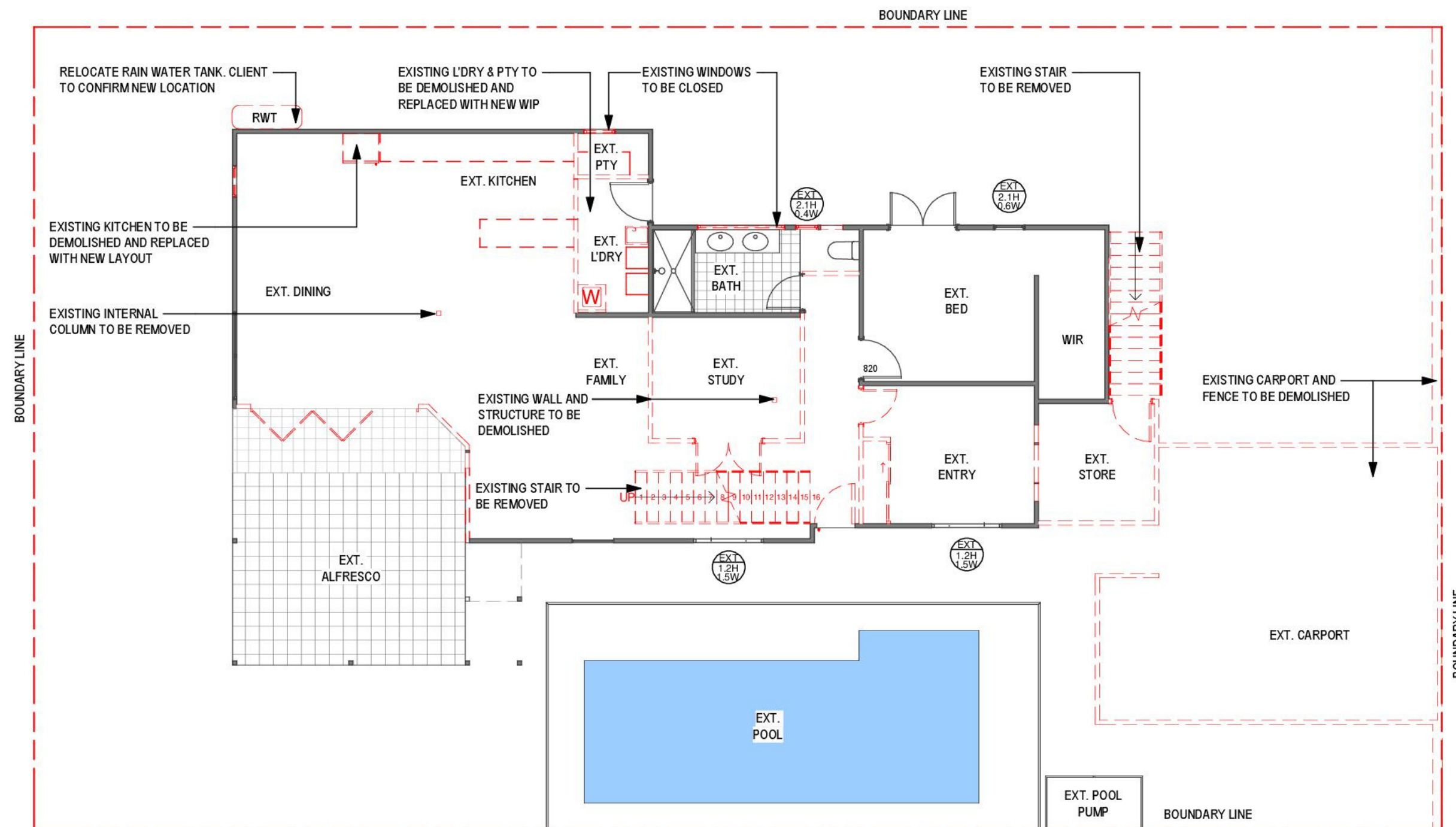
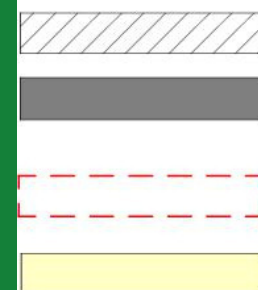


DRW BY:
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(A3)



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Finalised By Drafters Demolition Plan



① EXISTING & DEMOLITION GROUND FLOOR PLAN
1: 100

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No.	Description	Date



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DRAWING:
EXISTING & DEMOLITION GROUND FLOOR PLAN

CLIENT & PROJECT:
DEMOLITION & PROPOSED ALTERATIONS & ADDITIONS TO THE

DATE:
23/06/2023
DWG NO:



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Finalised By Drafters Demolition Plan

LEGEND

EXISTING BUILDING	
EXISTING WALL / STRUCTURES TO BE RETAINED	
EXISTING WALL / STRUCTURES TO BE DEMOLISHED	
NEW WALL	

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No.	Description	Date



DETAILING - 3D MODELING & VISUALISATION - ESTIMATING

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DRAWING:
EXISTING & DEMOLITION FIRST FLOOR PLAN

CLIENT & PROJECT:
DEMOLITION & PROPOSED ALTERATIONS & ADDITIONS TO THE EXISTING HOUSE

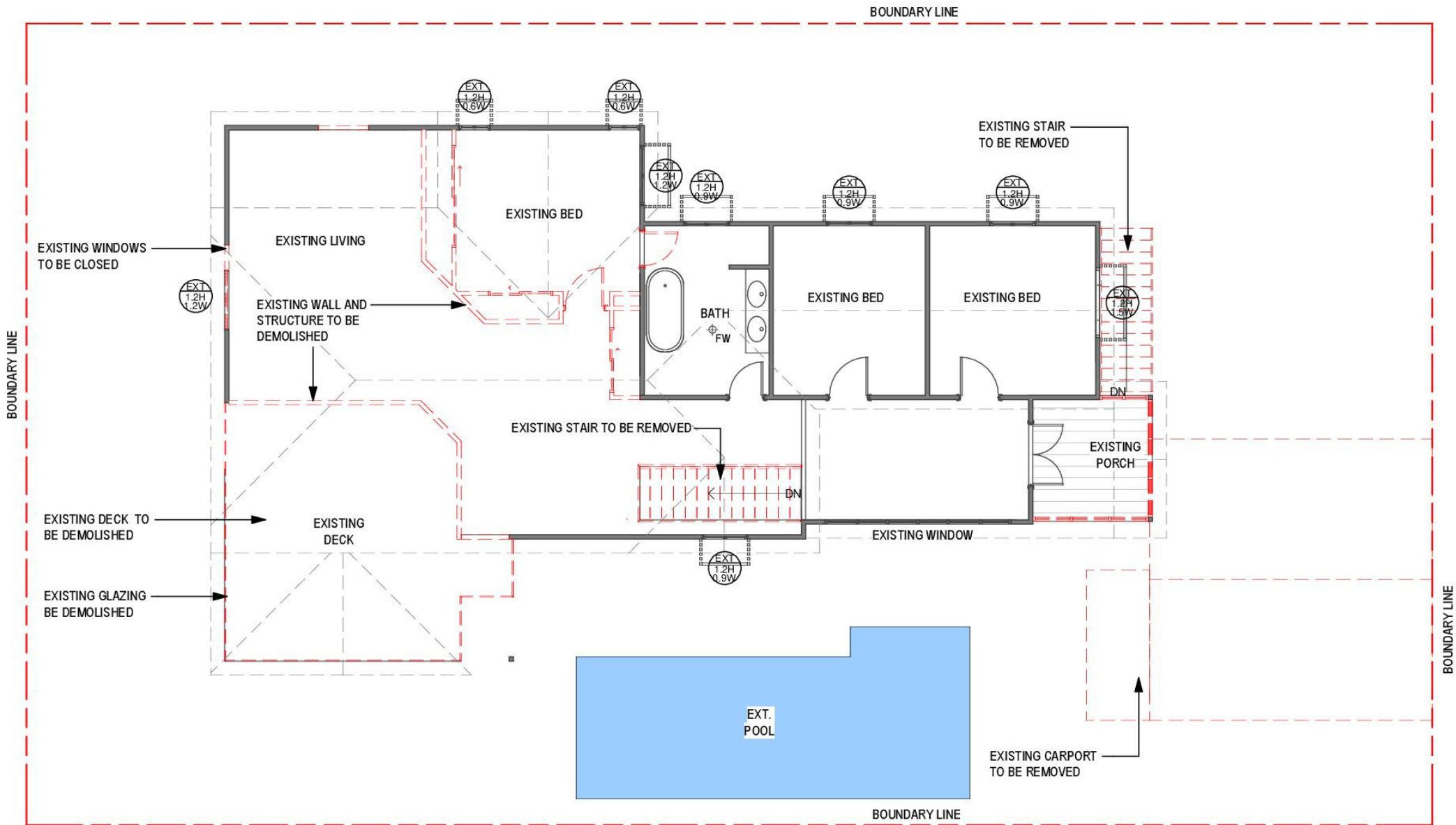
DEVELOPMENT APPLICATION

DATE:
23/06/2021
DWG NO:
DWG-03

SCALE: 1: 100 (A3)



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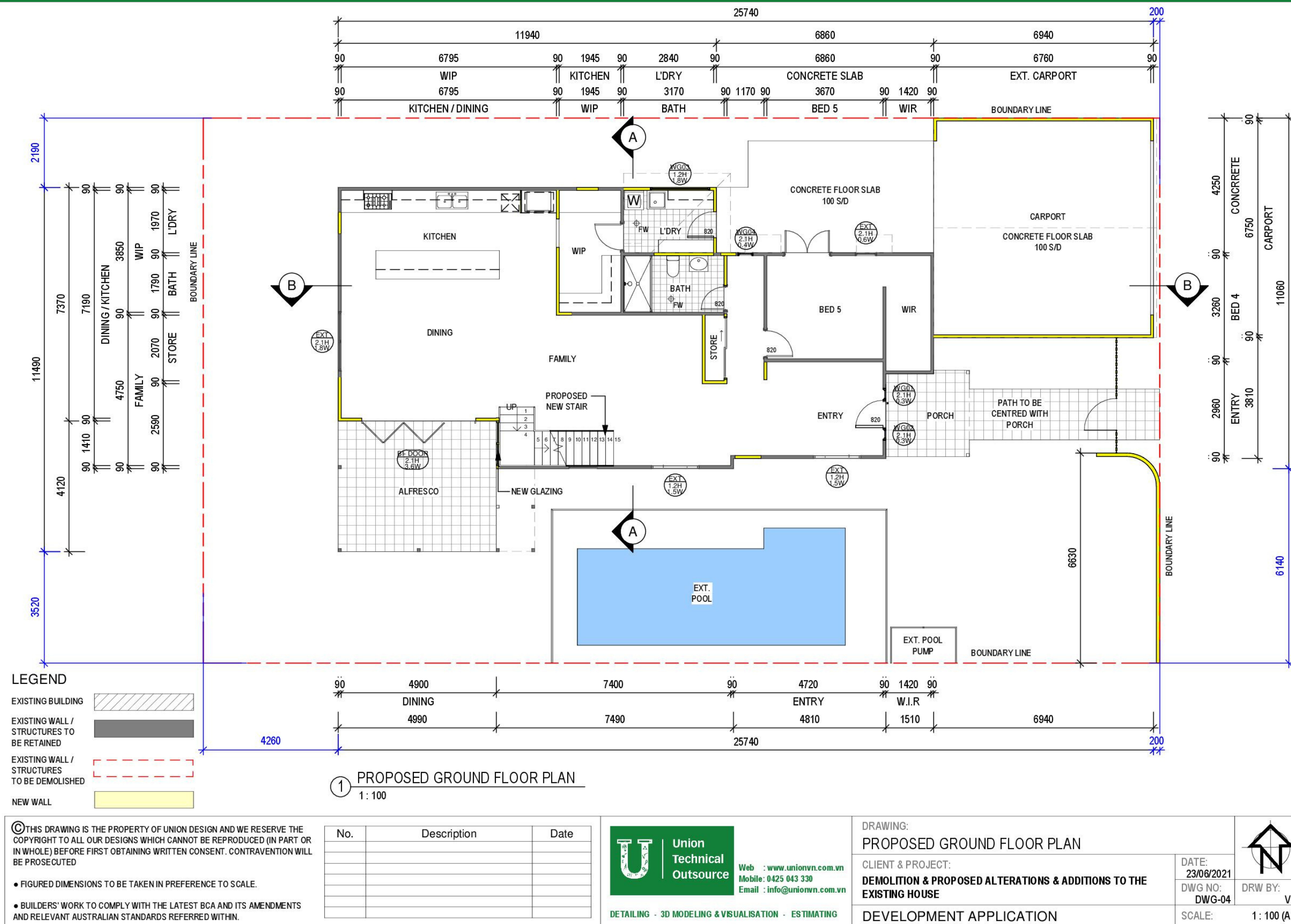


① EXISTING & DEMOLITION FIRST FLOOR PLAN
1: 100



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Finalised
By Drafters
Floor Plan





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Finalised By Drafters Floor Plan

LEGEND

EXISTING BUILDING	
EXISTING WALL / STRUCTURES TO BE RETAINED	
EXISTING WALL / STRUCTURES TO BE DEMOLISHED	
NEW WALL	

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No.	Description	Date



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DETAILING - 3D MODELING & VISUALISATION - ESTIMATING

DRAWING:

PROPOSED FIRST FLOOR PLAN

CLIENT & PROJECT:

DEMOLITION & PROPOSED ALTERATIONS & ADDITIONS TO THE EXISTING HOUSE

DEVELOPMENT APPLICATION

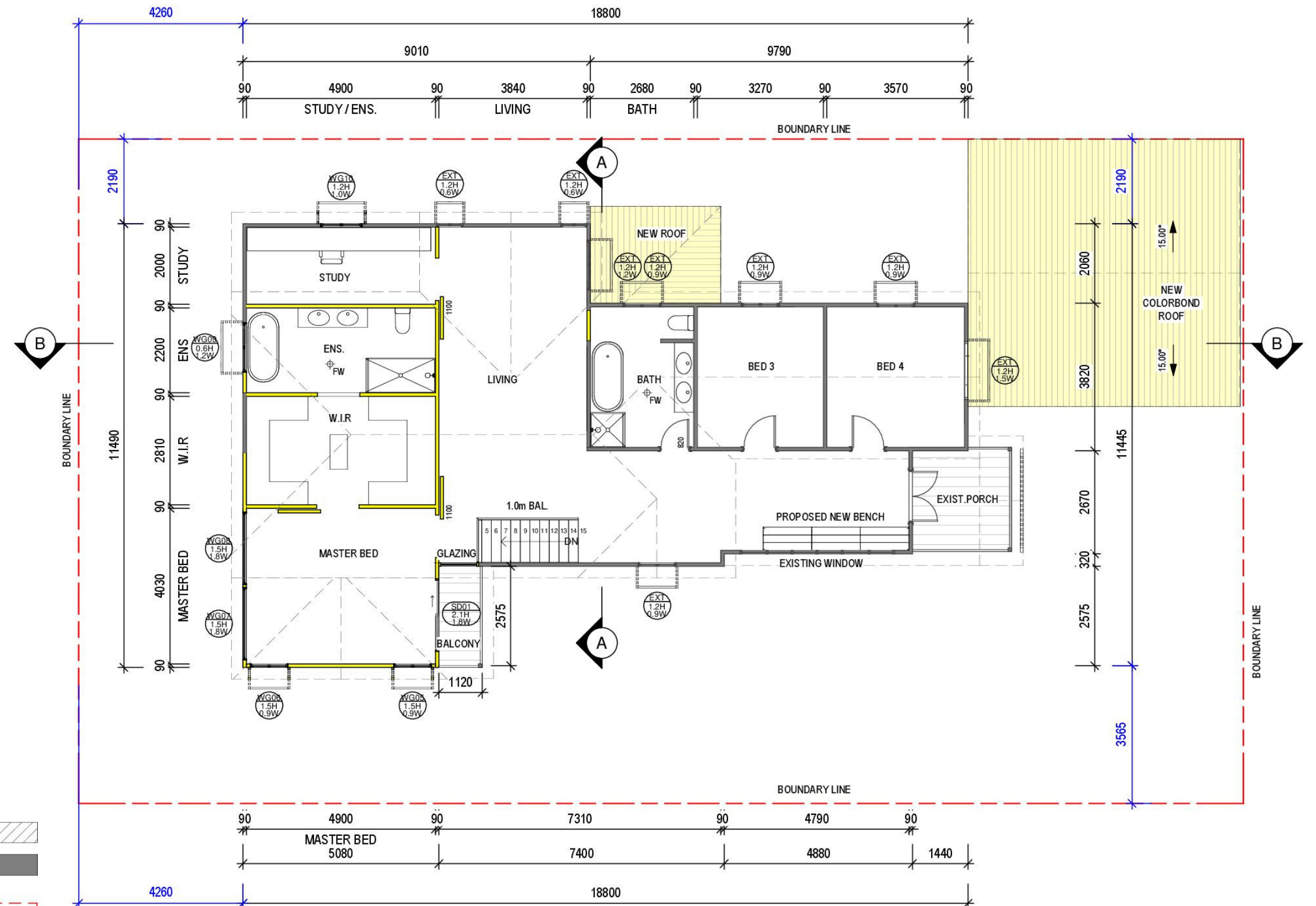
DATE:
23/06/2021

DWG NO:
DWG-05

SCALE:
1 : 100 (A3)



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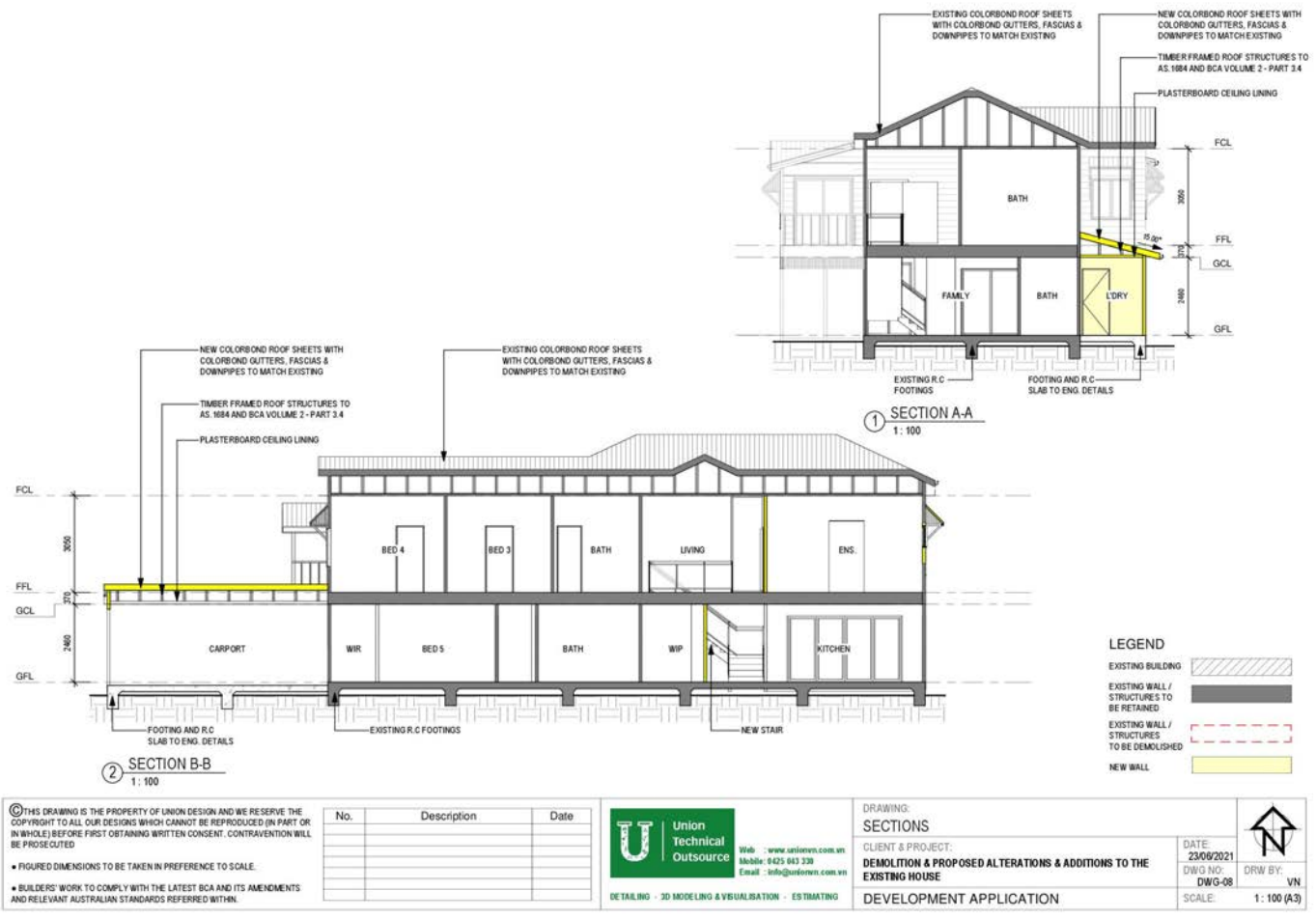
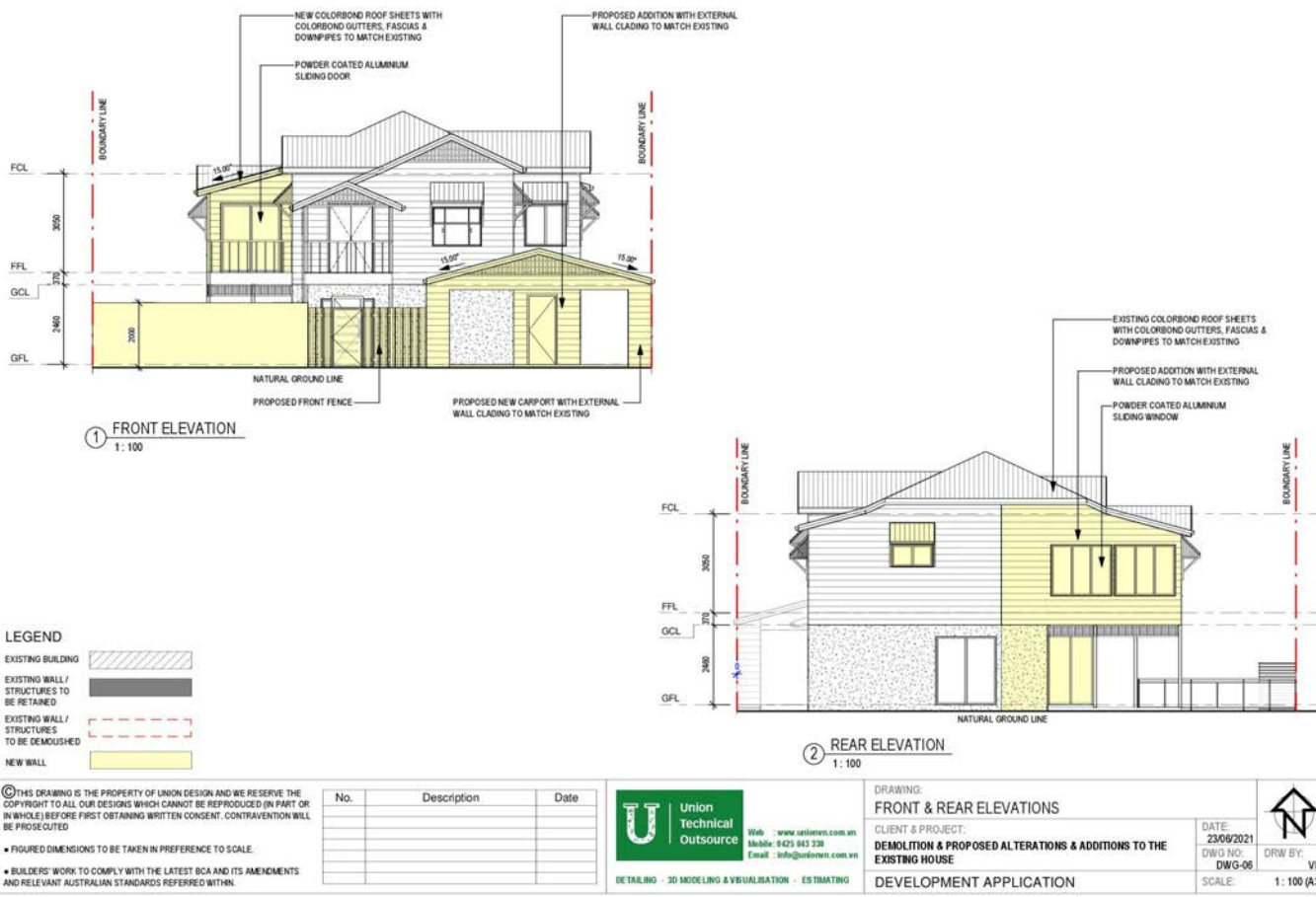
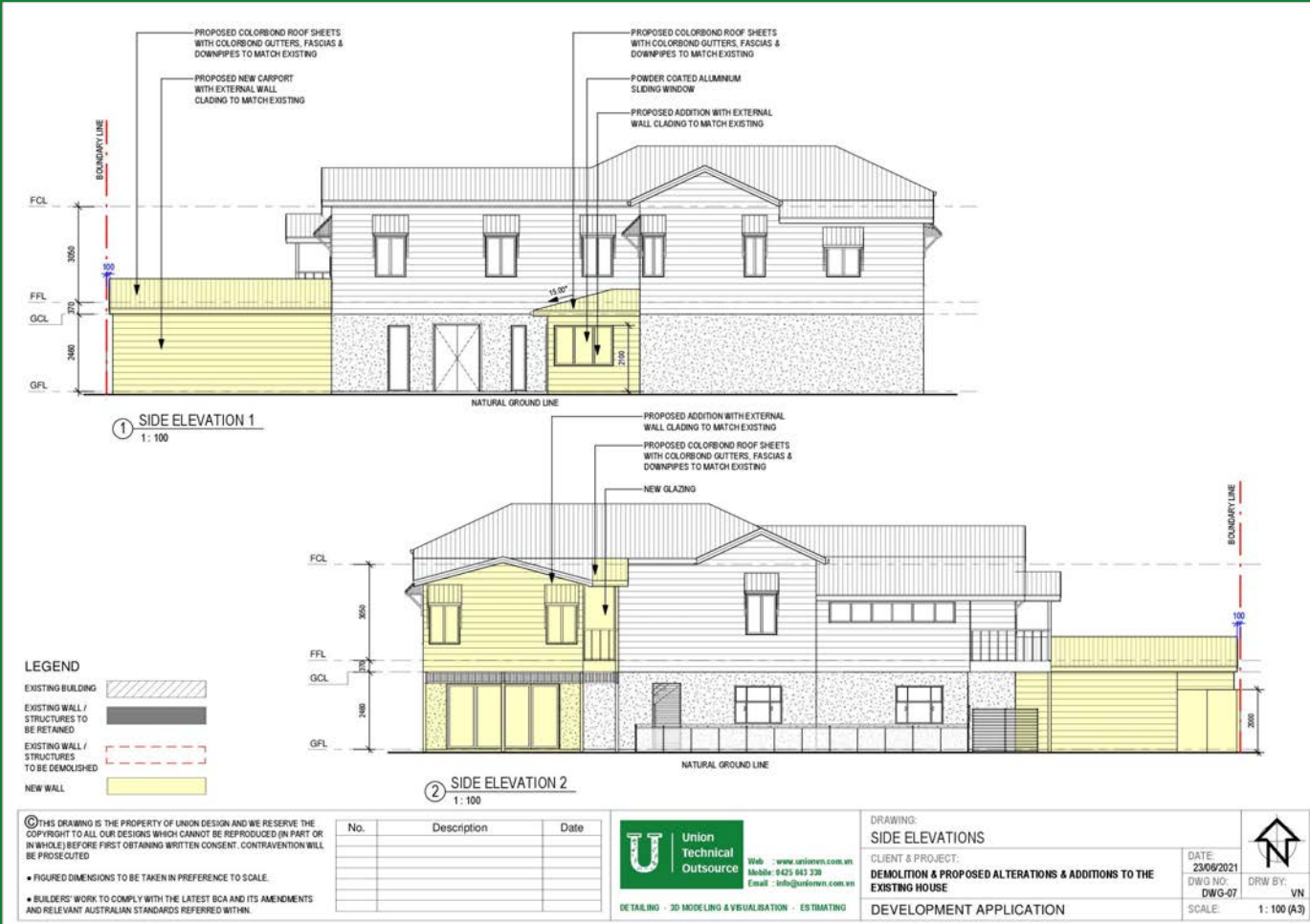


① PROPOSED FIRST FLOOR PLAN
1: 100



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**Elevations
& Sections**





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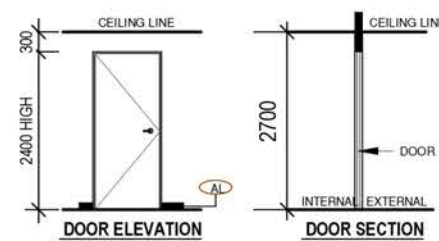
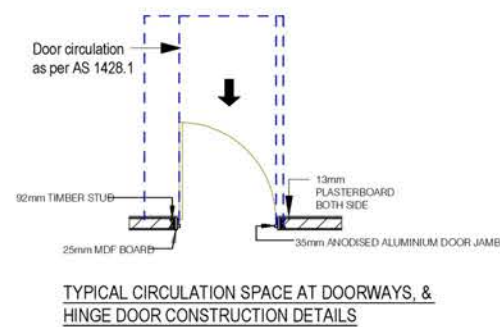
**Medical
Centre**



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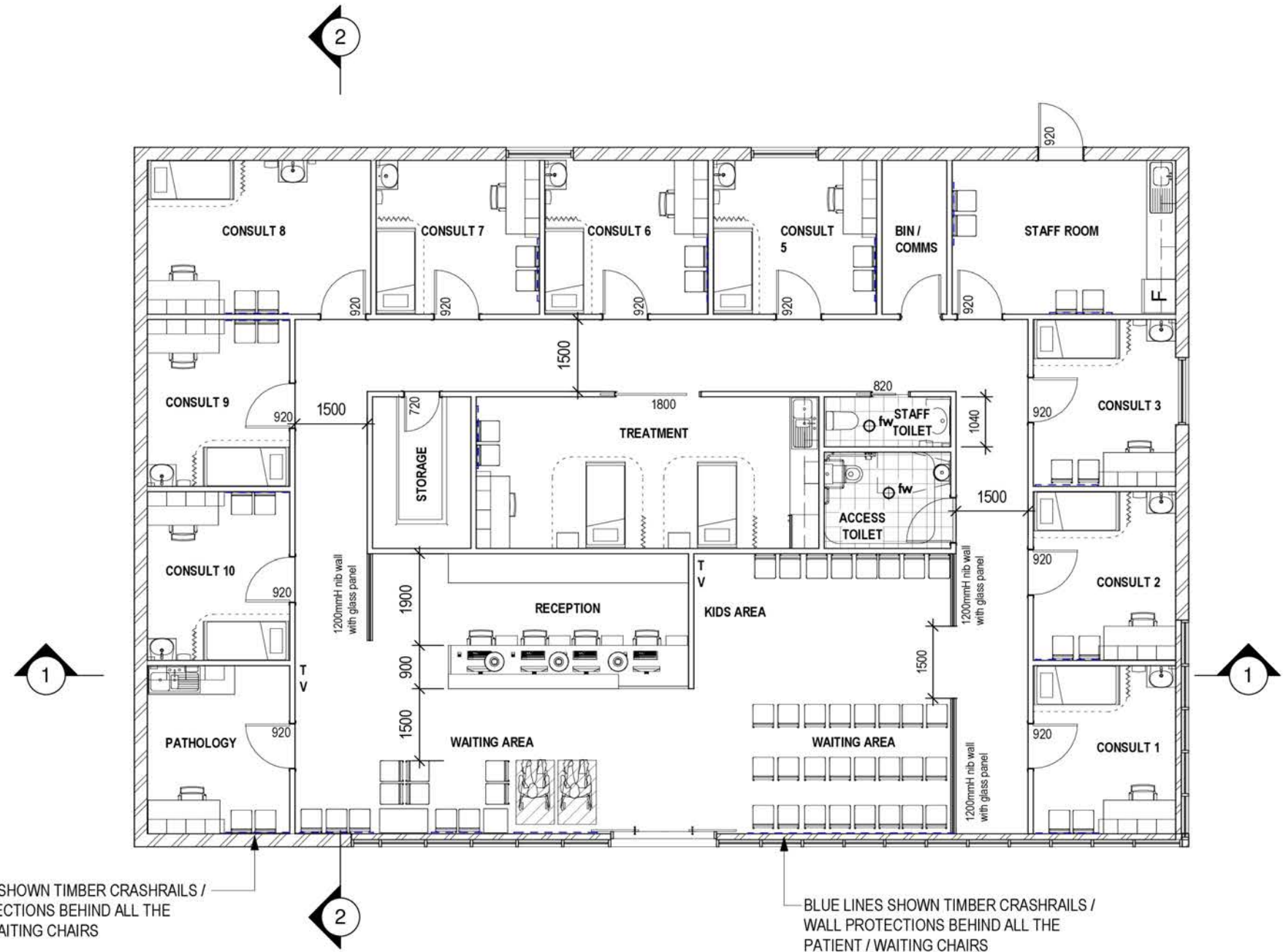
CONSTRUCTION NOTES

- ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS AND EXTENT OF WORK AS NO VARIATION WILL BE ALLOWED DUE TO EXISTING SITE CONDITIONS
- ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING ANY DISCREPANCY SHALL BE REPORTED PRIOR TO CONTINUATION OF THE WORK
- DO NOT SCALE DIMENSIONS FROM THIS DRAWING
- PARTITIONS ARE PROPRIETY STEEL STUD WORK TO COMPLY WITH RELEVANT AS CODES
- PLASTERBOARD STANDARD OR FIRE GRADE TO COMPLY WITH AS 2185 CODE & ERECTION & FIXING OF FIBROUS PLASTER PRODUCTS TO AS 1288 CODE
- ALL GLAZING TO COMPLY WITH AS 2208 CODE AND INSTALLATION OF GLAZING TO AS 1288 CODE
- ALL NEW MATERIALS USED WILL HAVE FIRE HAZARD PROPERTIES IN ACCORDANCE WITH SPECIFICATIONS C1.10 OR C1.10a OF THE BCA
- ALL NEW DOOR HARDWARE WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH E1.6 AND AS 2444
- WHERE NEW PARTITIONS ARE ERECTED BUTTING UP TO EXISTING WALL,
- ALL JOINTS TO BE TAPED AND SET TO MANUFACTURERS RECOMMENDED SPECIFICATION OR AS DETAILED
- ALL FLOOR LEVELS TO BE EQUALISED TO REMOVE RAMPS EXCEPT TERRACE & MEETING ROOM
- ALL CORRIDORS TO COMPLY WITH AS1428.1 & SECTION J OF BCA IN RELATION TO LIGHTING & HEATING / COOLING



BLUE LINES SHOWN TIMBER CRASHRAILS /
WALL PROTECTIONS BEHIND ALL THE
PATIENT / WAITING CHAIRS

1 PROPOSED FLOOR PLAN
1 : 100





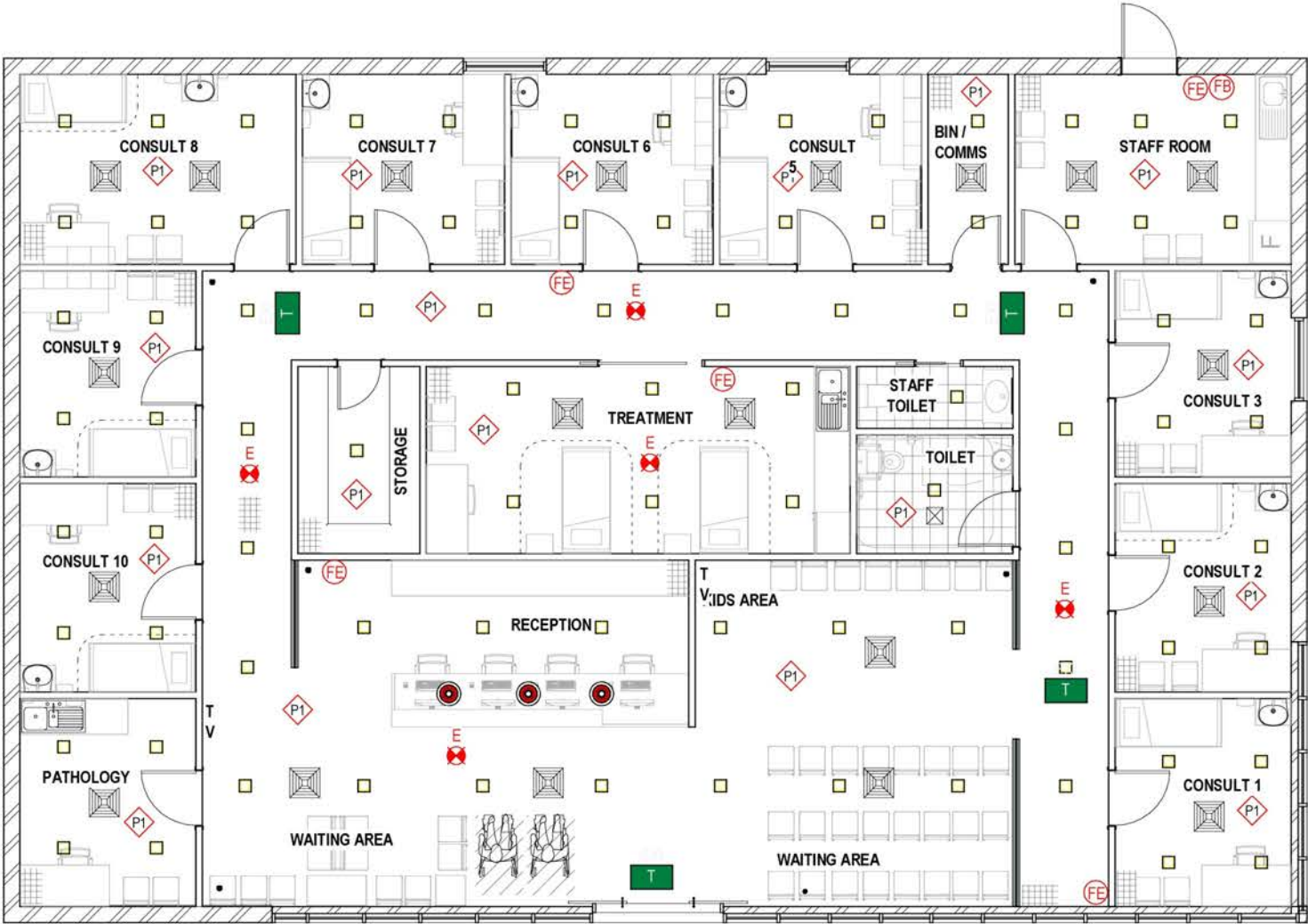
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LIGHTING LEGEND

	MATRIX MA052(TRE-MA05235 IX 35W CDMRI I LAMPS- DAYLIGHTCOOL		PENDENT LIGHTS TO BE SUPPLIED BY CLIENT		CCTV CAMERA
	13W COMPACT ENERGY SAVING COOL DAYLIGHT FLURO DOWNLIGHT		EMERGENCY LIGHTING		
	8W LED LIGHT WALL WASHERS AS SPECIFIED		FIRE EXTINGUISHER		
	Domus - Warm White LED Power Puk 04 I x 13W LED- LIGHTING.COM.AU		FIRE BLANKET		
	DOUBLE FLUORESCENT BATTEN RECESS MOUNTED TO CEILING 1200MM LENGTH		A/C REGISTER IN WHITE PLASTIC FINISH.		
	TV ANTENNAE POINT WITH ONE DGPO		RETURN AIR GRILL (INDICATIVE ONLY)		
	EXIT LIGHT FITTING		ACCESS PANEL-INDICATIVE ONLY(LOCATION BY MECH ENGG -)		
			MECHANICAL VENTILATION SYSTEM		

NOTE: ALL SWITCHING REQUIREMENTS TO BE CONFIRMED WITH CLIENT.
ALL ELECTRICAL SERVICES MUST BE IN ACCORDANCE WITH BCA OF AS 1680-2009.
EXIT SIGN TO AS2293.1-2005&2011 CLAUSES E4.2,E4.4
TO BE CERTIFIED AT THE END OF WORKS
ALL SWITCHBOARDS TO BE ENCLOSED CABINET @ 1400 H

WALL FINISHES LEGEND				
	MATERIAL	CODE / FINISH	LOCATION	SUPPLIER
	NATURAL WHITE	FLAT FINISH	INTERIOR / CEILING/ WALLS	Dulux
	NATURAL WHITE	LOW SHEEN	INTERIOR / WALLS	Dulux
	NATURAL OAK	LOW SHEEN / TIMBER FEATURE/ NO PAINTING	RECEPTION	Polytech - PATTERN WITH 20mm SPACING

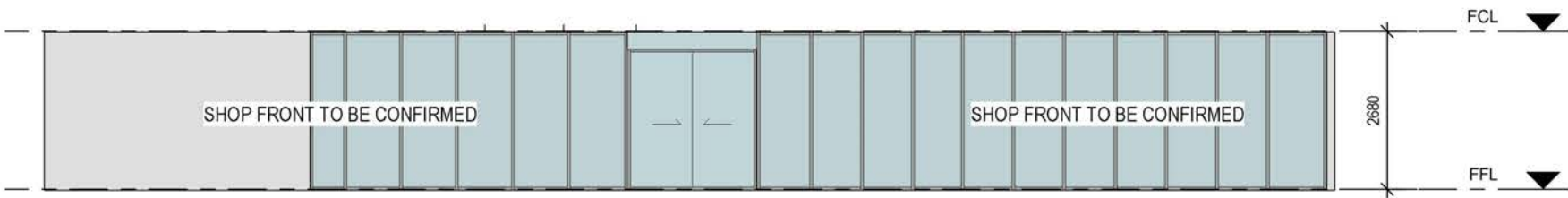


1 REFLECTED CEILING PLAN - MEDICAL CENTRE
1 : 100

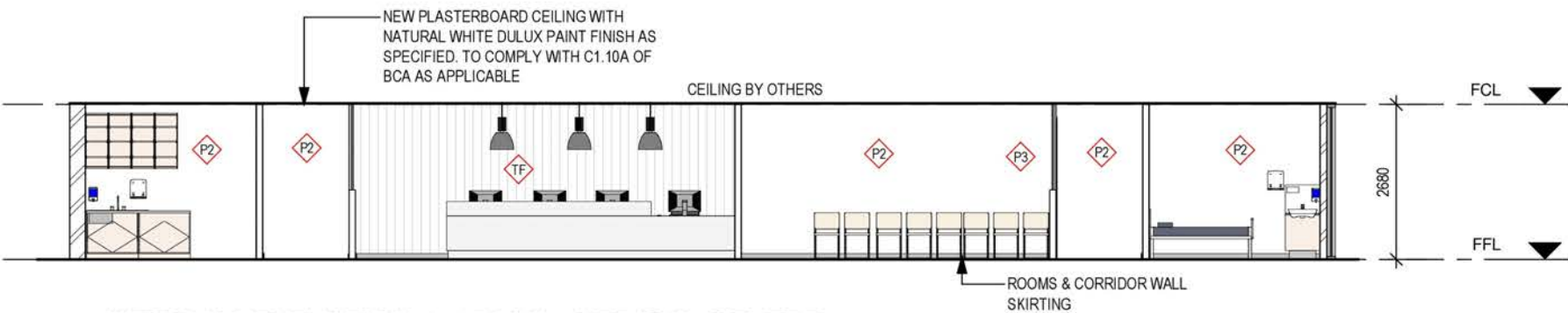
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By Drafters
Ceiling
Plan



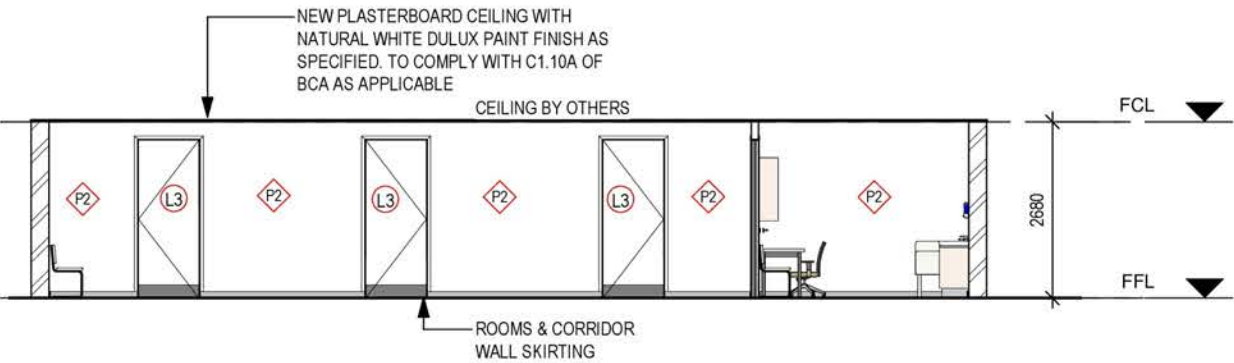
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① EXISTING SHOP FRONT
1 : 100



② INTERNAL ELEVATION 1-1 PLAN - MEDICAL CENTRE
1 : 100



③ INTERNAL ELEVATION 2-2 PLAN - MEDICAL CENTRE
1 : 100

WALL FINISHES LEGEND				
	MATERIAL	CODE / FINISH	LOCATION	SUPPLIER
	NATURAL WHITE	FLAT FINISH	INTERIOR / CEILING/ WALLS	Dulux
	NATURAL WHITE	LOW SHEEN	INTERIOR / WALLS	Dulux
	NATURAL OAK	LOW SHEEN / TIMBER FEATURE/ NO PAINTING	RECEPTION	Polytech - PATTERN WITH 20mm SPACING

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Internal
Elevations



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Joinery
Plans

CONSTRUCTION NOTES

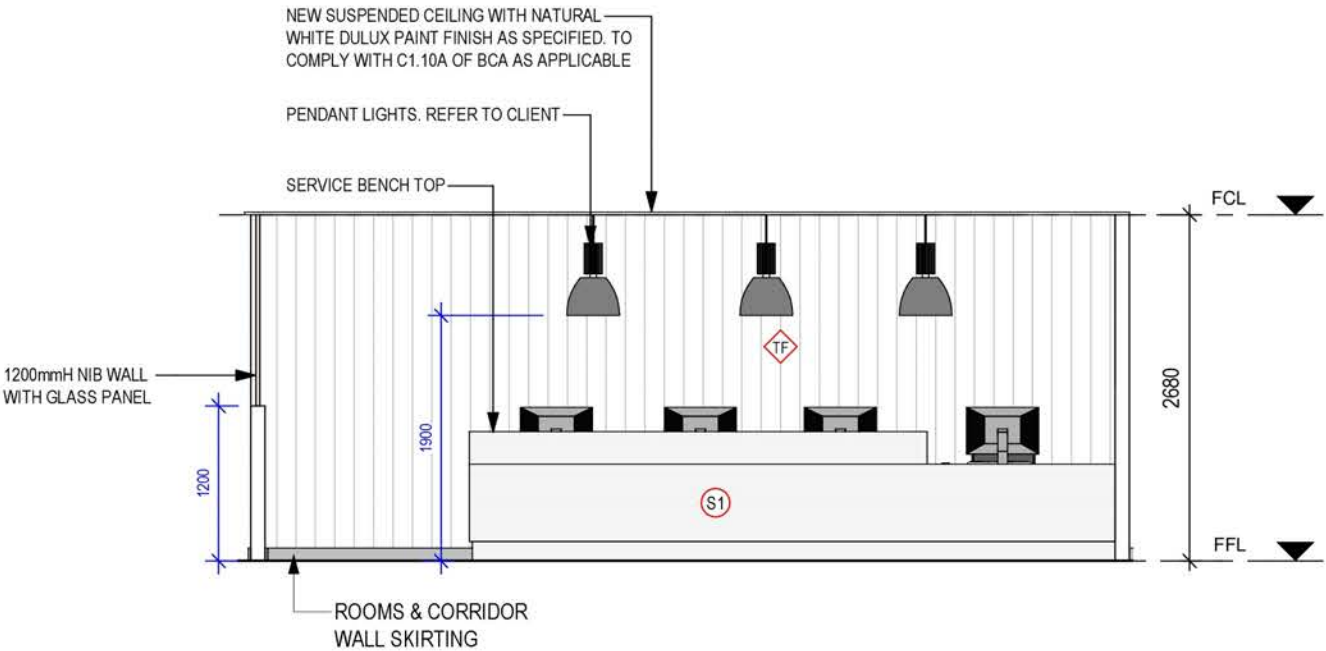
- ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS AND EXTENT OF WORK AS NO VARIATION WILL BE ALLOWED DUE TO EXISTING SITE CONDITIONS
- ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING ANY DISCREPANCY SHALL BE REPORTED PRIOR TO CONTINUATION OF THE WORK
- DO NOT SCALE DIMENSIONS FROM THIS DRAWING
- PARTITIONS ARE PROPRIETY STEEL STUD WORK TO COMPLY WITH RELEVANT AS CODES
- PLASTERBOARD STANDARD OR FIRE GRADE TO COMPLY WITH AS 2185 CODE & ERECTION & FIXING OF FIBROUS PLASTER PRODUCTS TO AS 1288 CODE
- ALL GLAZING TO COMPLY WITH AS 2208 CODE AND INSTALLATION OF GLAZING TO AS 1288 CODE
- ALL NEW MATERIALS USED WILL HAVE FIRE HAZARD PROPERTIES IN ACCORDANCE WITH SPECIFICATIONS C1.10 OR C1.10a OF THE BCA
- ALL NEW DOOR HARDWARE WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH E1.6 AND AS 2444
- WHERE NEW PARTITIONS ARE ERECTED BUTTING UP TO EXISTING WALL.
- ALL JOINTS TO BE TAPED AND SET TO MANUFACTURERS RECOMMENDED SPECIFICATION OR AS DETAILED
- ALL FLOOR LEVELS TO BE EQUALISED TO REMOVE RAMPS EXCEPT TERRACE & MEETING ROOM
- ALL CORRIDORS TO COMPLY WITH AS1428.1 & SECTION J OF BCA IN RELATION TO LIGHTING & HEATING / COOLING

FINISHES LEGEND

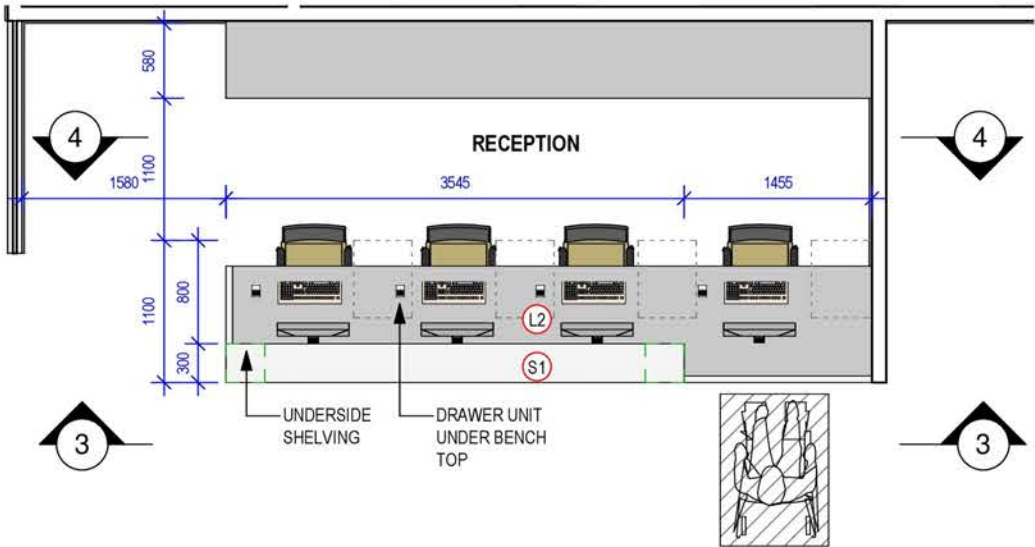
(L1)	LAMINEX - TORNADO FINISH - CABINETS
(L2)	LAMINEX - MOLESKIN FINISH - BENCHTOP
(L3)	NATURAL WHITE - LOW SHEEN FINISH - DOORS
(L4)	POLYTECH LAMINATE - STONE GREY - BENCHTOP
(L5)	POLYTECH LAMINATE - NATURAL OAK - CABINETS
(S1)	QUANTUM QUARTZ STONE - CALACUTTA FINISH - RECEPTION DESK FRONT

WALL FINISHES LEGEND

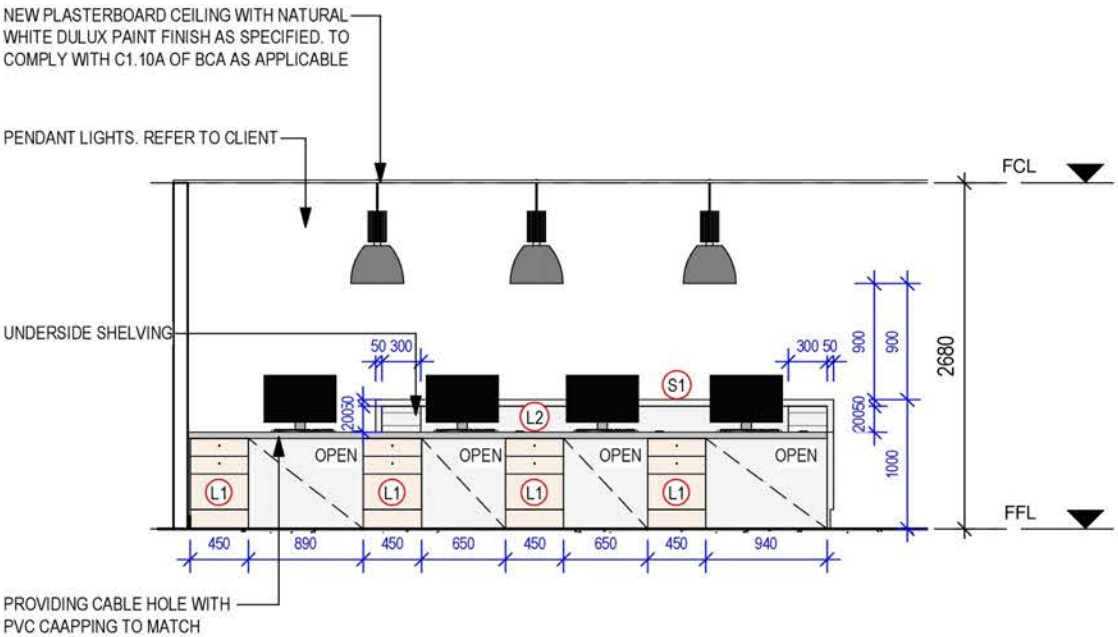
	MATERIAL	CODE / FINISH	LOCATION	SUPPLIER
(P1)	NATURAL WHITE	FLAT FINISH	INTERIOR / CEILING/ WALLS	Dulux
(P2)	NATURAL WHITE	LOW SHEEN	INTERIOR / WALLS	Dulux
(TF)	NATURAL OAK	LOW SHEEN / TIMBER FEATURE/ NO PAINTING	RECEPTION	Polytech - PATTERN WITH 20mm SPACING



② SECTION 3-3
1 : 50



① JOINERY PLAN - RECEPTION DESK - MEDICAL CENTRE
1 : 50



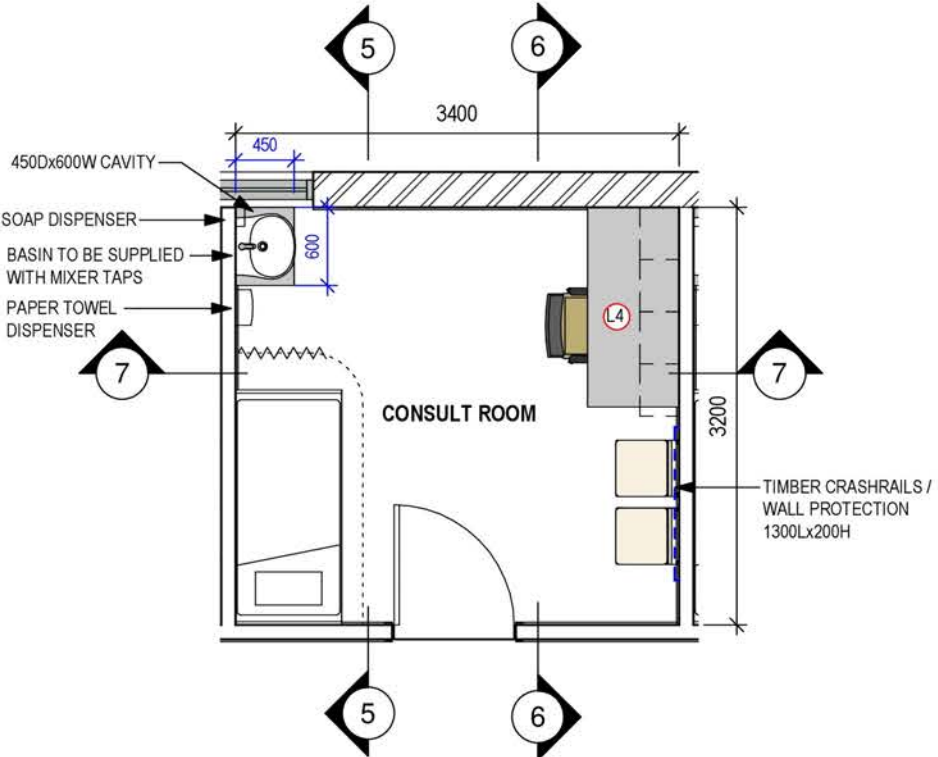
③ SECTION 4-4
1 : 50



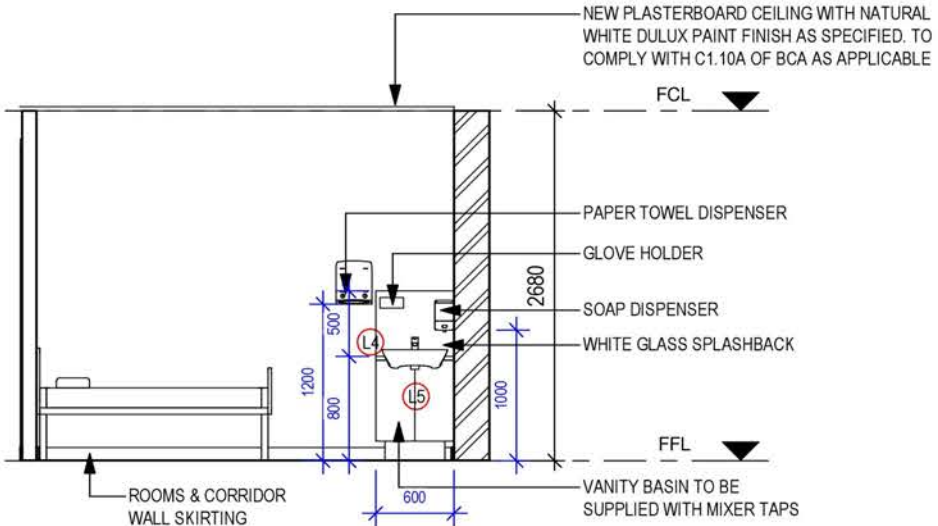
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CONSTRUCTION NOTES

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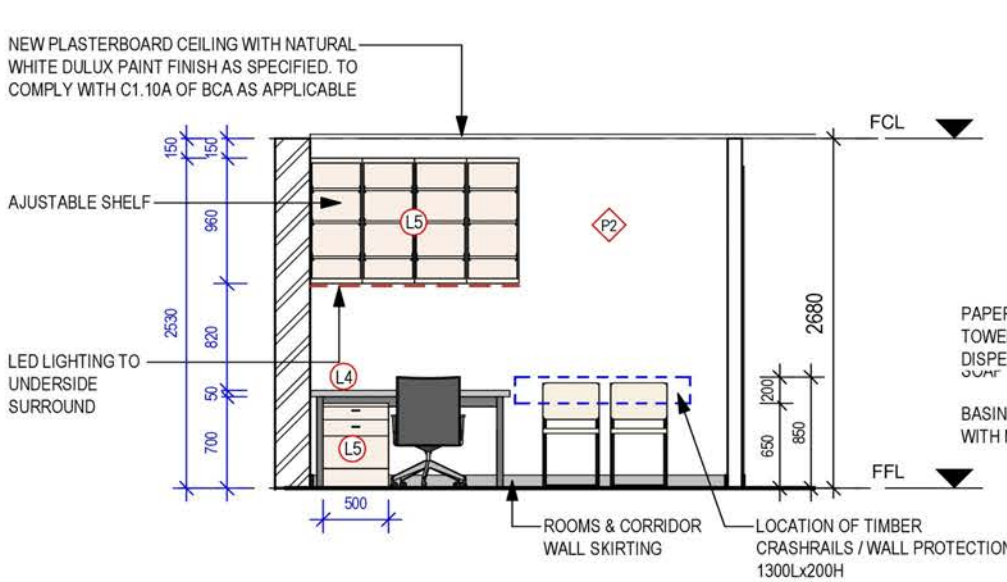


1 FLOOR PLAN - CONSULT ROOM - MEDICAL CENTRE
1 : 50

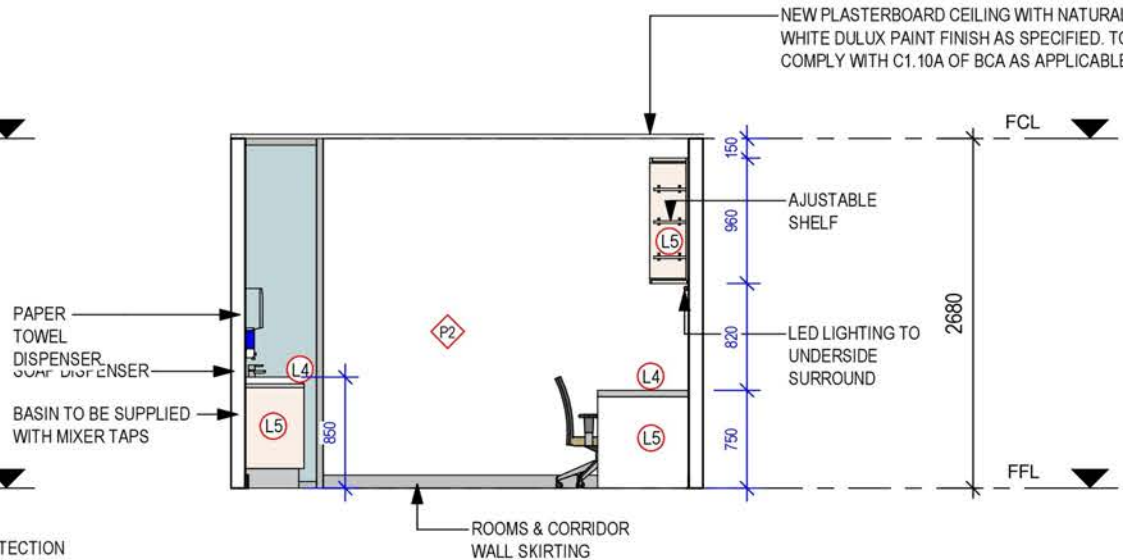


2 SECTION 5-5
1 : 50

FINISHES LEGEND	
(L1)	LAMINEX - TORNADO FINISH - CABINETS
(L2)	LAMINEX - MOLESKIN FINISH - BENCHTOP
(L3)	NATURAL WHITE - LOW SHEEN FINISH - DOORS
(L4)	POLYTECH LAMINATE - STONE GREY - BENCHTOP
(L5)	POLYTECH LAMINATE - NATURAL OAK - CABINETS
(S1)	QUANTUM QUARTZ STONE - CALACUTTA FINISH - RECEPTION DESK FRONT



3 SECTION 6-6
1 : 50



4 SECTION 7-7
1 : 50

WALL FINISHES LEGEND				
	MATERIAL	CODE / FINISH	LOCATION	SUPPLIER
P1	NATURAL WHITE	FLAT FINISH	INTERIOR / CEILING/ WALLS	Dulux
P2	NATURAL WHITE	LOW SHEEN	INTERIOR / WALLS	Dulux
TF	NATURAL OAK	LOW SHEEN / TIMBER FEATURE/ NO PAINTING	RECEPTION	Polytech - PATTERN WITH 20mm SPACING

Finalised
By Drafters
Joinery
Plans

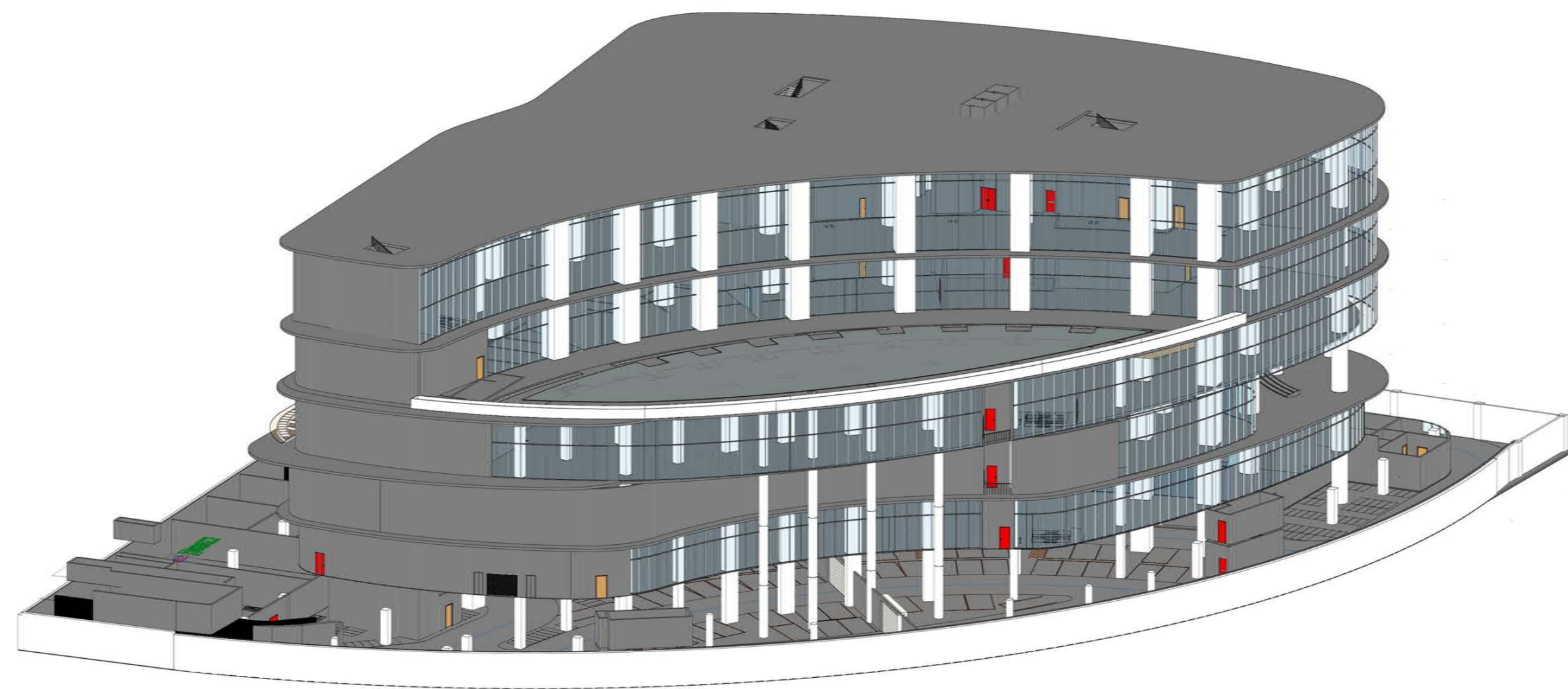


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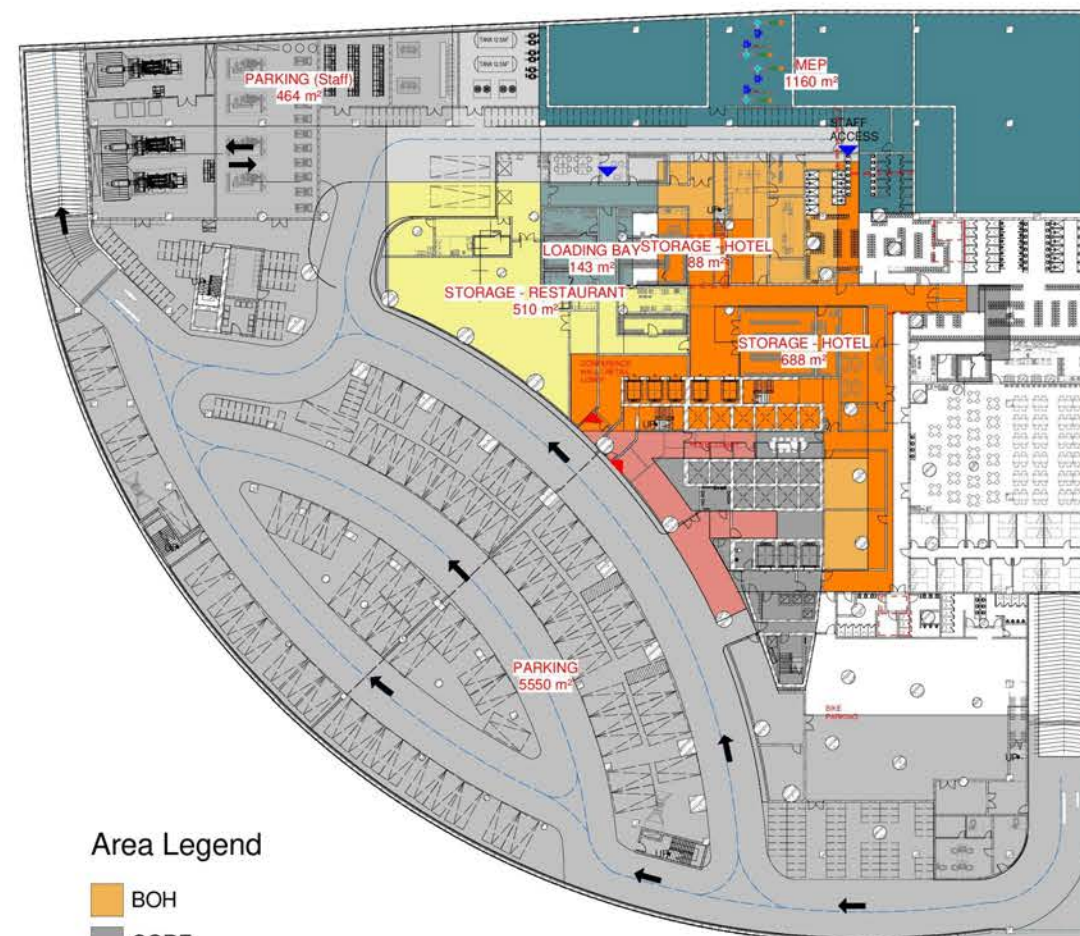


3D
Modeling



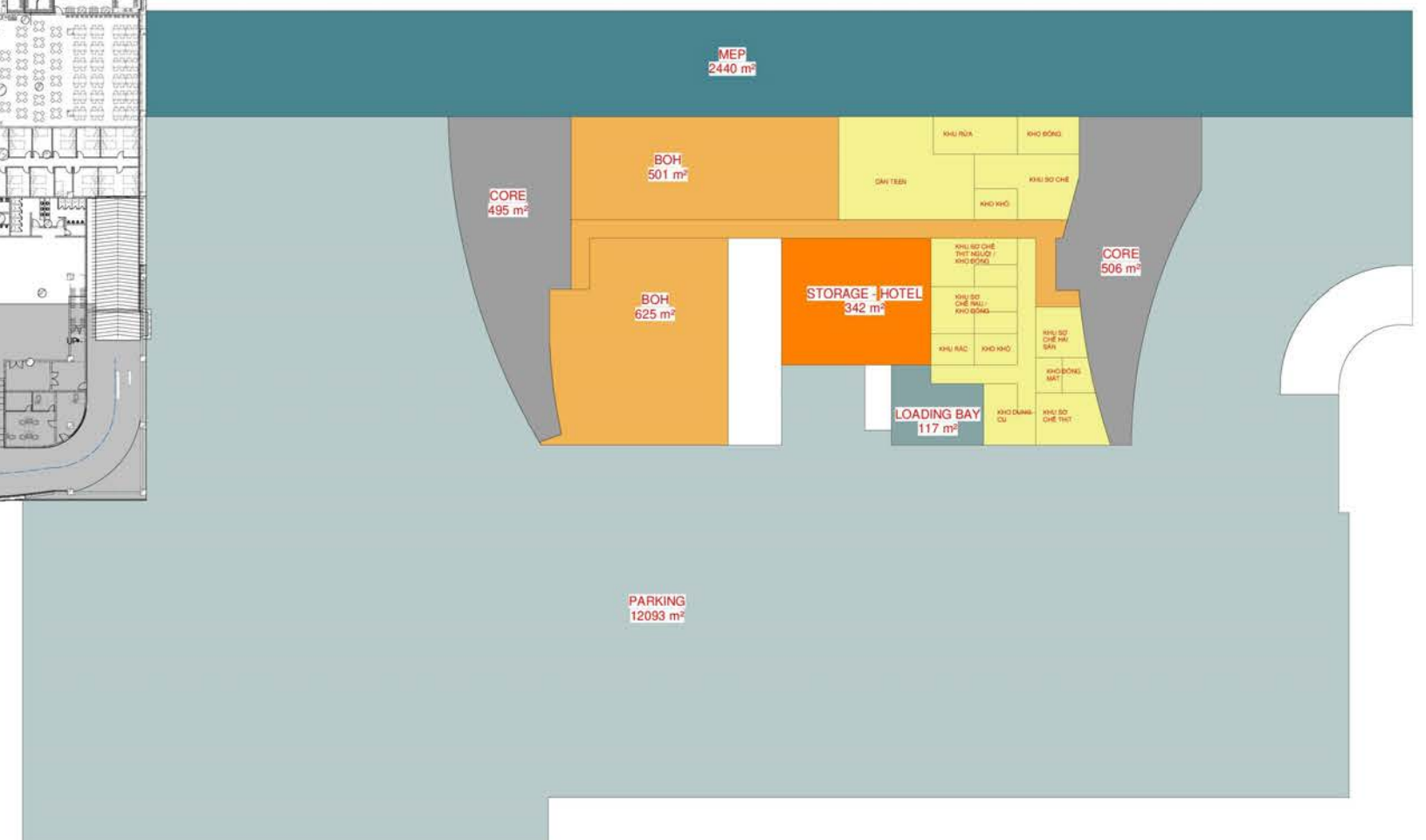
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2D Floor Plan



Area Legend

- BOH
- CORE
- HOTEL
- LOADING BAY
- MEP
- PARKING
- PARKING (Staff)
- PRIVATE CIRCULATION
- STORAGE - HOTEL
- STORAGE - RESTAURANT





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2D Floor Plan

