Attachment B2

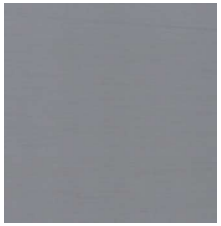
Selected Drawings

ASH

ASPHALT
NEW ASPHALT TO MATCH COUNCIL SPECIFICATION ON ADJACENT PATH

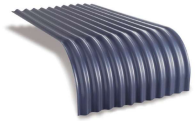
CI

CAST IRON
RAW UNFINISHED CAST IRON TO MATCH EXISTING



MDC1
MDR1

METAL DECK CLADDING / ROOFING
STANDING SEAM ZINC CLADDING
Blue Grey Zinc



MDC2
MDR2

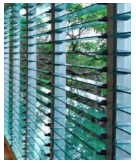
METAL DECK ROOFING / CLADDING
HOT DIPPED GALVANISED ROLLED STEEL
CUSTOM ORB CORRUGATED PROFILE TO MATCH EXISTING

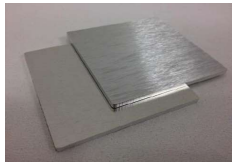
SP

STEEL PLATE
HOT DIPPED GALVANISED STEEL
- New stair elements
- Elevator steel framing
- Landing canopy
- Entry Gates

FG

Fixed Glazing





WJ

METAL WINDOW JOINERY.
- Clear finished anodised aluminium / Galvanised Steel metal window door joinery
- Glass louvres to have clear & transluscent glass to control privacy

PF Existing paint finishes to be made good. Match to existing colours
FB Existing brickwork to be matched where required for reinstatement work

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
- DIMENSIONS IN MILLIMETRES
- USE FIGURED DIMENSIONS ONLY
- DO NOT SCALE
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT
- COS = CONTROL ON SITE
- IF IN DOUBT ASK

CAD File: 1713_FS

LEGEND

ASH	ASPHALT	JU	JOINERY UNIT
BG	BOX GUTTER	LB	LETTER BOX
BK	BRICK	MB	METER BOARD
BW	BLOCKWORK	MDC	METAL DECK CLADDING
CI	CAST IRON	MDR	METAL DECK ROOFING
CT	CERAMIC TILE	RWO	RAINWATER OUTLET
CONC	CONCRETE	SP	STEEL PLATE
CPR	CARPET	SC	STEEL COLUMN
CTP	COOKTOP	SK	SINK
DP	DOWNPIPE	ST	STONE
EX-FL	EXISTING FLOORING	TF	TIMBER FLOOR
EXT	EXISTING	WJ	METAL WINDOW JOINERY
FB	EXISTING BRICKWORK		
FG	FIXED GLAZING		
FR	FRIDGE		
GM	GAS METER		

ISSUE	DATE	REVISION
M	13/7/18	ISSUE FOR D.A. LODGEMENT

DRAWN BY JG CHECKED BY GP
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED UNDER NMA QUALITY MANAGEMENT SYSTEM

1713- Lower Fort Street
30-42 Lower Fort St & 2-4 Trinity St, Dawes Point,Sydney, 2000
FOR **LFTMP Ltd.**

NEESON MURCUTT ARCHITECTS PTY LTD
L2 9 ROSLYN ST POTTS POINT 2011 T. 8297 3590 F. 8297 3510
NOMINATED ARCHITECT : RACHEL NEESON No. 6692

NO	REV	TITLE	PHASE	SCALE	DATE
LFS-129	M	MATERIAL PALETTE	DA	NTS @A3 NTS @A1	13/7/18

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Schedules

Hardworks Schedule

Walls			
Code	**Item**	**Description**	**Unit Size**
W2	*Precast Concrete block seat*	Supplier - Two Barrows Finish - slight blast Suface class - 2 Colour control - 1 Colour - Portland Grey	400 (w) x 800 (h) x length varies

Paving + Steps			
Code	**Item**	**Description**	**Unit Size**
P1	*Asphalt*	City of sydney specification	5-7mm thick
P2	*Precast concrete decking plank*	supplier - Rocla Finish - slight blast Suface class - 2 Colour control - 1 Colour - Portland Grey	100mm (d) x 400mm (w) x length varies
P3	*Gravel mulch*	blue stone gravel	7-10mm
P4	*Recycled brick*	cleaned	standard brick
P5	*Recycled asphalt*	random pieces - recover from backyards	random sites
P6	*Site stone*	site stone from backyards	random sites
P7	*Crushed tiles*	recovered from inside no. 4	50-100mm
P8	*Crushed brick*	recycled site brick	10mm
S1	*Precast concrete plank*	supplier - Rocla Finish - slight blast Suface class - 2 Colour control - 1 Colour - Portland Grey	150mm (d) x 300mm (w) x length varies

Edges			
Code	**Item**	**Description**	**Unit Size**
E1	*Steel edge*	stainless steel edge	100mm high x 20mm wide
E2	*Concrete edge*	insitu concrete edge	100mm high x 100mm wide

Fences			
Code	**Item**	**Description**	**Unit Size**
F1	*Timber fence*	Charcoal colour	1800mm high
F2	*Timber fence*	Charcoal colour	1400mm high

Pots				
Code	**Item**	**Description**	**Unit Size - mm**	**Location**
CP1	*SMARTLINE DARK GREY TROUGH L150CM*	MARTIN KELLOCK - S_T3-150DG	1500 (L) X 550 (W) X 500 (H)	courtyard - 30 & 32
CP2	*SMARTLINE DARK GREY TROUGH L120CM*	MARTIN KELLOCK - S_T2-120DG	1200 (L) X 450 (W) X 450 (H)	courtyard - 30 & 32
CP3	*SMARTLINE DARK GREY SQUARE W47CM*	MARTIN KELLOCK -SLS1-47GR	470 (L) X 470 (W) X 470 (H)	courtyard - 30 & 32
CP4	*SMARTLINE BLACK SQUARE W47CM*	MARTIN KELLOCK -SLS1-47BK	470 (L) X 470 (W) X 470 (H)	courtyard - 34 & 36
CP5	*SMARTLINE BLACK TROUGH L120CM*	MARTIN KELLOCK -SLS1-47GR	1200 (L) X 450 (W) X 450 (H)	courtyard - 34 & 36
CP6	*SMARTLINE BLACK EGG POT D90CM*	MARTIN KELLOCK -SLR1-90BK	900 (D) X 750 (H)	courtyard - 34 & 36
CP7	*SMARTLINE BLACK BOWL D100CM*	MARTIN KELLOCK -SLR2-100BK	1000 (D) X 480 (H)	courtyard - 34 & 36
CP8	*SMARTLINE BLACK SEATON D68CM*	MARTIN KELLOCK -SLR3-68BK	680 (D) X 800 (H)	courtyard - 34 & 36
CP9	*SMARTLINE GREY CYLINDER D90CM*	MARTIN KELLOCK -SLR4-90GR	900 (D) X 750 (H)	courtyard - 38 & 40
CP10	*SMARTLINE GREY CYLINDER D63CM*	MARTIN KELLOCK -SLR4-63GR	630 (D) X 530 (H)	courtyard - 38 & 40
CP11	*SMARTLINE GREY BOWL D100CM*	MARTIN KELLOCK -SLR2-100GR	1000 (D) X 480 (H)	courtyard - 38 & 40
CP12	*SMARTLINE BLACK CYLINDER D90CM*	MARTIN KELLOCK -SLR4-90BK	900 (D) X 750 (H)	courtyard - 42 & 2
CP13	*SMARTLINE BLACK TALL CYLINDER S6CM*	MARTIN KELLOCK -SLR5-56BK	560 (D) X 1000 (H)	courtyard - 42 & 2
CP14	*CONCRETE DRAINAGE PIPE USED AS PLANTER*	ROCLA	Outside Diameter - 1524mm Internal Diameter 1350mm Height 1220mm	private courtyard - 2

Existing Tree Schedule

Code	Botanical Name	Common Name	height	spread	status
T1	Ficus benjamina	Weeping Fig	7	6	adjacent property recommend removal
T2	Ficus benjamina	Weeping Fig	16	12	remove
T3	Ficus rubiginosa	Port Jackson Fig	3.5	5	remove
T4	Magnolia soulangeana	Magnolia	6	4	remove
T5	Dypsis lutescens	Golden Cane Palm	6	4	remove
T6	Celtis sinensis	Chinese Hackberry	8	6	remove
T7	Ficus rubiginosa	Port Jackson Fig	5	8	remove
T8	Celtis sinensis	Chinese Hackberry	14	16	remove
T9	Schefflera arboricola	Umbrella Plant	6	8	remove
T10	Celtis sinensis	Chinese Hackberry	6	4	remove
T11	Ficus benjamina	Weeping Fig	14	12	remove
T12	Celtis sinensis	Chinese Hackberry	12	7	remove
T13	Jacaranda mimsifolia	Jacaranda	9	8	retain
T14	Celtis spp	Hackberry	12	11	retain
T15	Celtis spp	Hackberry	5	5	retain
T16	Celtis spp	Hackberry	7	6	retain
T17	Celtis sinensis	Chinese Hackberry	12	14	retain
T18	Celtis australis	European Hackberry	6	5	retain
T19	Celtis spp	Hackberry	7	8	retain

Planting Schedule

G1A - COURTYARD PLANTING MIX - 30-32

Code	Botanical Name	Common Name	Approx Height	Pot Size
Shrubs				
Co	*Ctenanthe oppenheimia*	Giant Bamburanta	0.9m	140mm
Zf	*Zamia furfuracea*	Cardboard Palm	1-2m	140mm

G1B - COURTYARD PLANTING MIX - 34-36

Code	Botanical Name	Common Name	Approx Height	Pot Size
Shrubs				
Ae	*Aspidistra elatior*	Cast Iron Plant	0.3-0.5m	140mm
Li	*Lastreopsis microsora*	Creeping Sheild Fern	0.2m	140mm
Trees				
Lm	*Linospadix monostachya*	Walking Stick Palm	3m	6L

G1C - COURTYARD PLANTING MIX - 38-40

Code	Botanical Name	Common Name	Approx Height	Pot Size
Shrubs				
Mc	*Macrozamia communis*	Cycad	1-2m	140mm
Pa	*Plectranthus argentatus*	Silver Spurflower	0.45m	140mm

G1D - COURTYARD PLANTING MIX - 42, 2 + 4

Code	Botanical Name	Common Name	Approx Height	Pot Size
Shrubs				
Am	*Asplenium australasicum*	Birds Nest Fern	1m	140mm
As	*Asplenium falcatum*	Spleenwort	0.1m	140mm
Cs	*Cordyline stricta*	Slender Palm Lily	5m	6L
Dc	*Dianella caerulea*	Blue Flax Lily	0.8m	140mm
Trees				
Cc	*Cercis canadensis 'Forest Pansy'*	Red Bud	4m	100L

G2 - BACKYARD PLANTING MIX

Code	Botanical Name	Common Name	Approx Height	Pot Size
Shrubs				
Am	*Asplenium australasicum*	Birds Nest Fern	1m	140mm
As	*Asplenium falcatum*	Spleenwort	0.1m	140mm
Bc	*Blechnum cartilaginerm*	Bracken	0.4m	140mm
Cd	*Culcita dubia*	False Bracken	1.5m	140mm
Hm	*Hypolepis muelleri*	Ground Fern	0.4m	140mm
Pa	*Plectranthus argentatus*	Silver Spurflower	0.45m	140mm

G3 - ROCK EDGE PLANTING MIX

Code	Botanical Name	Common Name	Approx Height	Pot Size
Aa	*Adiantum aethiopicum*	Common Maidenhair	0.45m	140mm
Af	*Adiantum formosum*	Maiden Hair Fern	0.9m	140mm
Ah	*Adiantum hispidulum*	Rough Maidenhair	0.45m	140mm
Cs	*Cheilanthes sieberi*	Rock Fern	0.3m	140mm
Da	*Doodia aspera*	Prickly Rasp Fern	0.4m	140mm
Gd	*Gleichenia dicarpa*	pouched coral fern	0.2m	140mm
Pr	*Pyrrosia rupestris*	Rock Felt Fern	0.4m	140mm
Li	*Lastreopsis microsora*	Creeping Sheild Fern	0.2m	140mm

G4 - GREEN MULCH PLANTING MIX

Code	Botanical Name	Common Name	Approx Height	Pot Size
Groundcovers				
Di	*Dichondra repens*	Dichondra	0.1m	tube
Vh	*Viola hederacea*	Native violet	0.2m	tube
Pp	*Pratia purpurascens*	Whiteroot	0.2m	tube
Hp	*Hydricotyle peducularis*	pennywort	0.2m	tube

Planting Preparation

G1 - New container planting: ensure the container is free draining before installation of soil. Top up with two part soil mixture including top soil suitable for containers and a second layer of free drainaing subbase material.

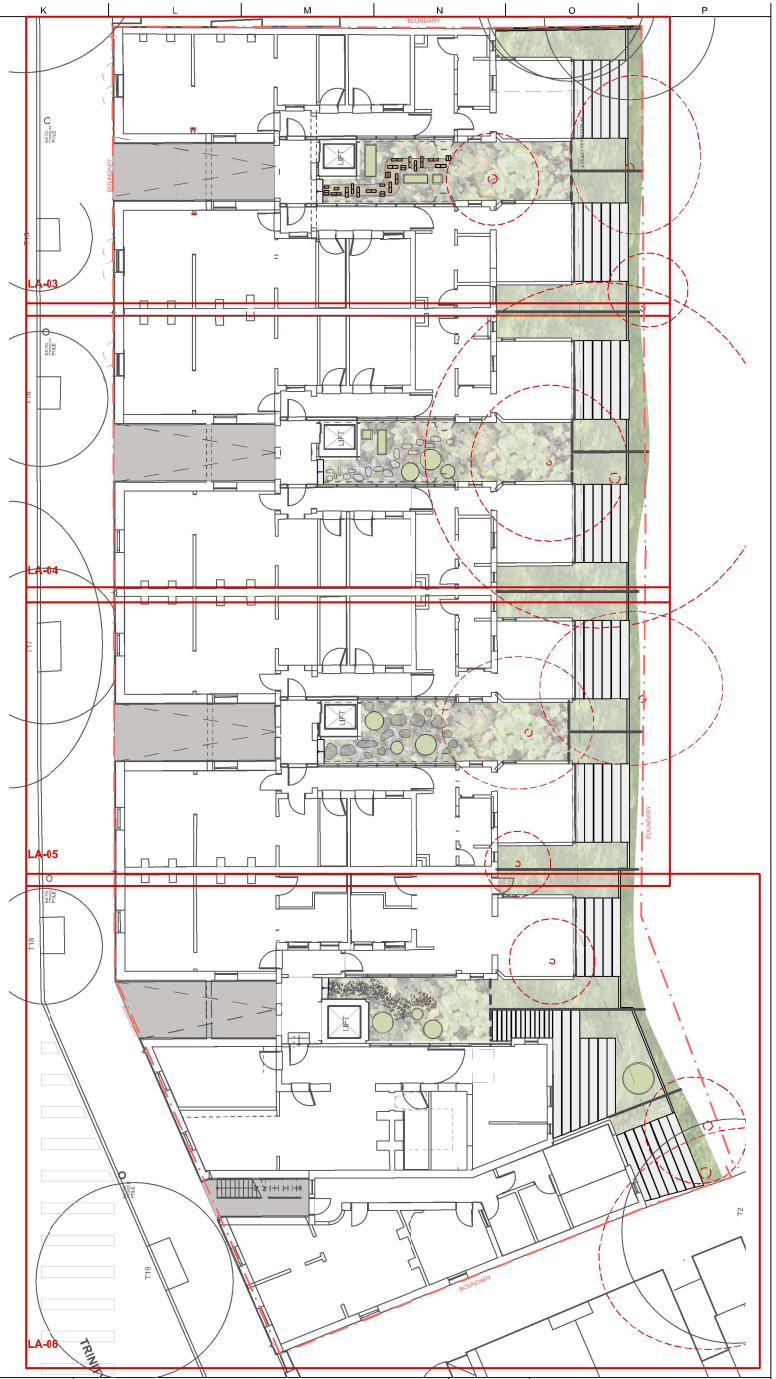
G2 - Retain existing surface levels and plant in pockets, cultivate by hand to break up compaction - ensure bed is free draining before installation of any additional soil. Gravel mulch to be installed after planting.

G3 - Remove weed growth and build up planting pockets where possible. Repair concrete planting pockets along wall to allow for new soil and provision of adequate growing depth.

G4 - Hand excavate to form planting pockets in existing surface levels. Locally install new soil to area immediately surrounding plants.

Drawing List

LA-01 - GENERAL ARRANGEMENT + SCHEDULES
LA-02 - DEMOLITION PLAN
LA-03 - LANDSCAPE PLAN - 30 & 32
LA-04 - LANDSCAPE PLAN - 34 & 36
LA-05 - LANDSCAPE PLAN - 38 & 40
LA-06 - LANDSCAPE PLAN - 42 & 2
LA-07 - LANDSCAPE PLAN - 42 & 2 - IMAGES
LA-08 - LANDSCAPE SECTIONS + DETAILS



Issue	Description	Date	By
E	REVISED LEVELS AND STEP ADDED	21/2/19	HL
D	REISSUE DA	28/11/18	LC
C	REISSUE DA	11/7/18	LC
B	ISSUED FOR DEVELOPMENT APPLICATION	19/6/18	LC
A	DRAFT ISSUE	30/5/18	LC

Drafted By: LC Drafting Checked: JI

- Dimension in millimetres.
- Confirm all dimensions and levels on site prior to commencing work.
- Use figured dimensions only.
- Do not scale.
- Comply with relevant authorities requirements, the building Code of Australia and all relevant Australian Standards when executing works described in this drawing.

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CLIENT
David Boyer
LFTMP Pty Ltd
PO Box 553
Edgecliff NSW 2027

PROJECT TITLE
Lower Fort Street
30-42 Lower Fort Stret & 4 Trinity Avenue Dawes Point

DRAWING TITLE
General Arrangement + Schedules

Scale @ A3	
1:250	
Job No	Drawing Status
180502	CONCEPT DESIGN
Drawing No	Issue
LA-01	E

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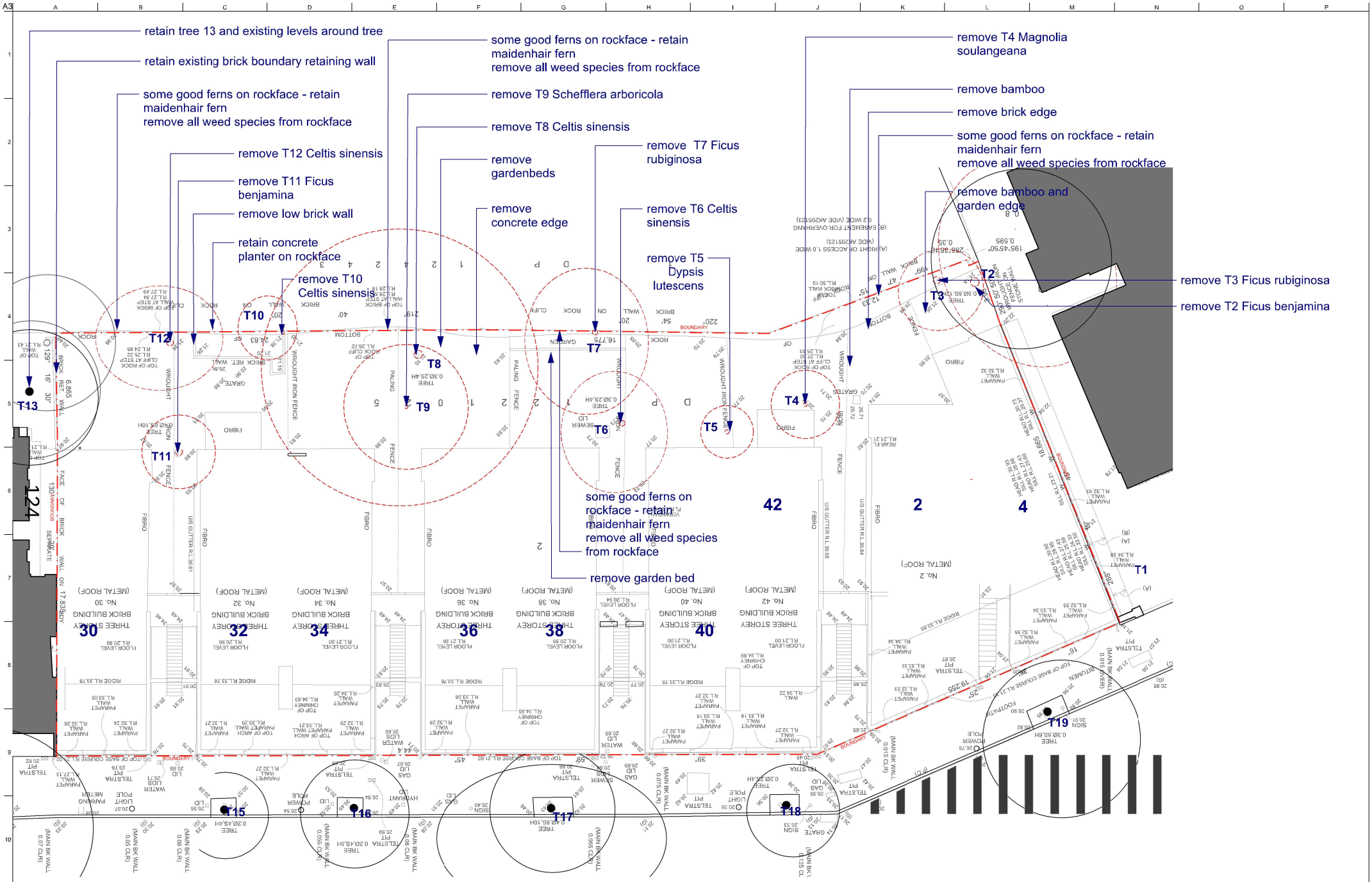

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C	DA ISSUE	11/7/18	LC
B	ISSUED FOR DEVELOPMENT APPLICATION	19/6/18	LC
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PROJECT TITLE

Lower Fort Street

30-42 Lower Fort Stret & 4 Trinity Avenue Dawes Point

DRAWING TITLE

Demolition Plan

Scale @ A3: 1:200
Job No: 180502
Drawing Status: CONCEPT DESIGN
Drawing No: LA-02
Issue: D

Drafted By: LC
Drafting Checked: JI

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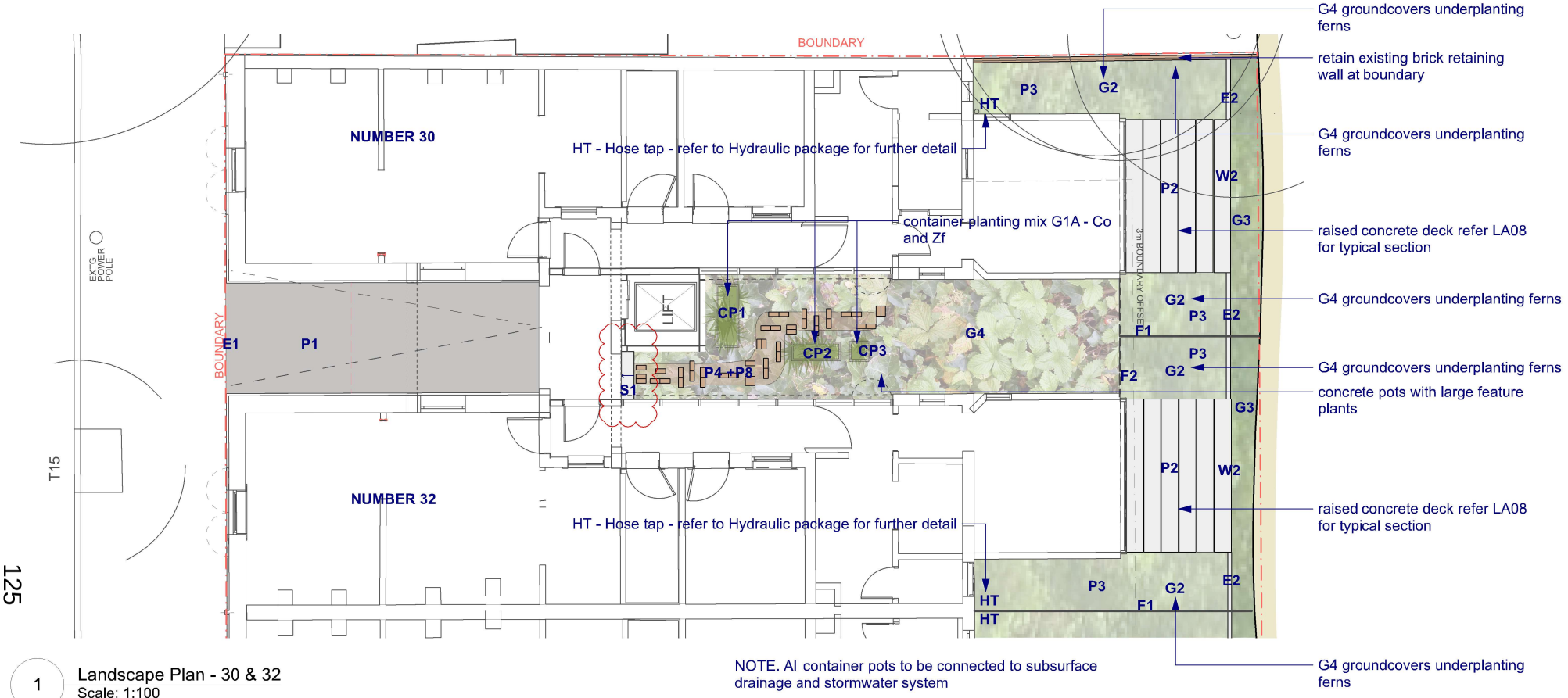

1 Landscape Plan - 30 & 32
Scale: 1:100

NOTE. All container pots to be connected to subsurface drainage and stormwater system

Backyard 30

Backyard 32

Issue	Description	Date	By
F	REVISED LEVELS AND STEP ADDED	21/2/19	HL
E	REISSUE DA	28/11/18	LC
D	ISSUED FOR DA	17/7/18	LC
C	ISSUED FOR DA	9/7/18	LC
B	ISSUED FOR DEVELOPMENT APPLICATION	19/6/18	LC
A	DRAFT ISSUE	30/5/18	LC

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PROJECT TITLE
Lower Fort Street
30-42 Lower Fort Stret & 4 Trinity Avenue Dawes Point

DRAWING TITLE
Landscape Plan - 30 & 32

Scale @ A3: 1:100
Job No: 180502
Drawing Status: CONCEPT DESIGN
Drawing No: LA-03
Issue: F

Drafted By: LC
Drafting Checked: JI

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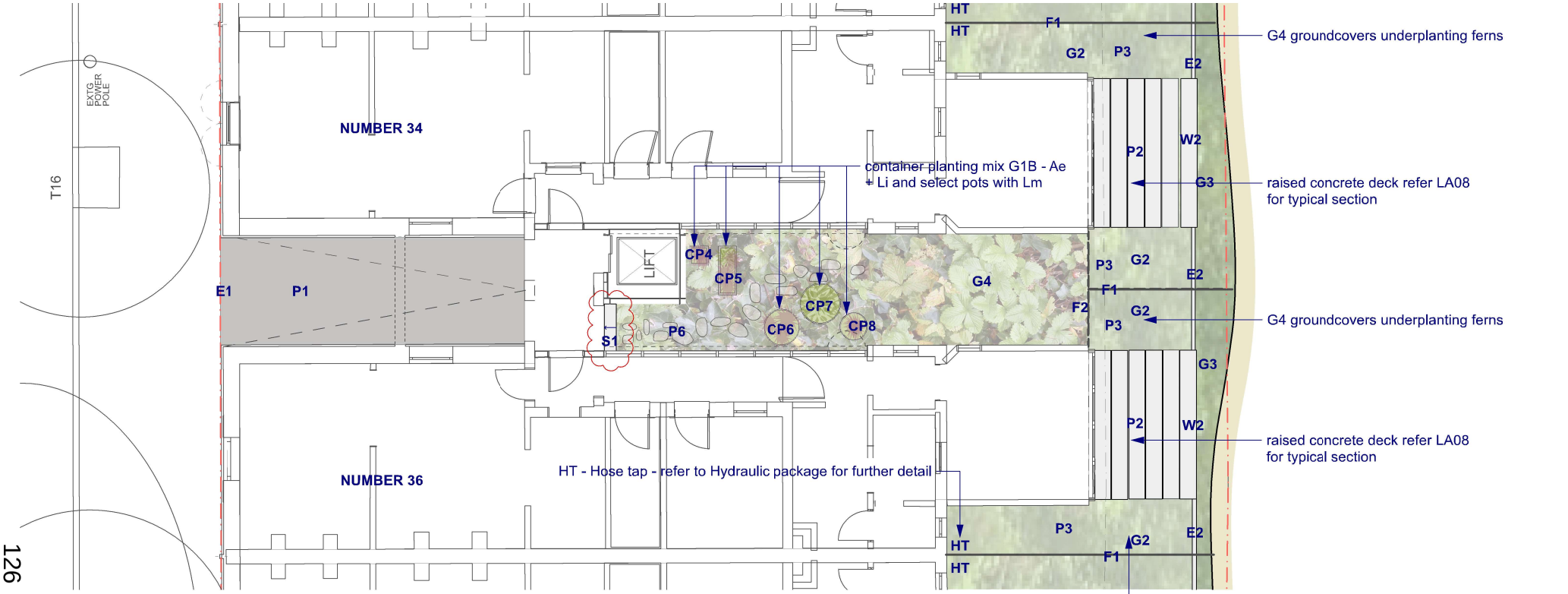

126

1 Landscape Plan - 34 & 36
Scale: 1:100

NOTE. All container pots to be connected to subsurface drainage and stormwater system

Backyard 34

Backyard 36

Issue	Description	Date	By
E	REVISED LEVELS AND STEP ADDED	21/2/19	HL
D	REISSUE DA	28/11/18	LC
C	ISSUED FOR DA	9/7/18	LC
B	ISSUED FOR DEVELOPMENT APPLICATION	19/6/18	LC
A	DRAFT ISSUE	30/5/18	LC

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PROJECT TITLE
Lower Fort Street
30-42 Lower Fort Stret & 4 Trinity Avenue Dawes Point

DRAWING TITLE
Landscape Plan - 34 & 36

Scale @ A3: 1:100
Job No: 180502
Drawing Status: CONCEPT DESIGN
Drawing No: LA-04
Issue: E

Drafted By: LC
Drafting Checked: JI

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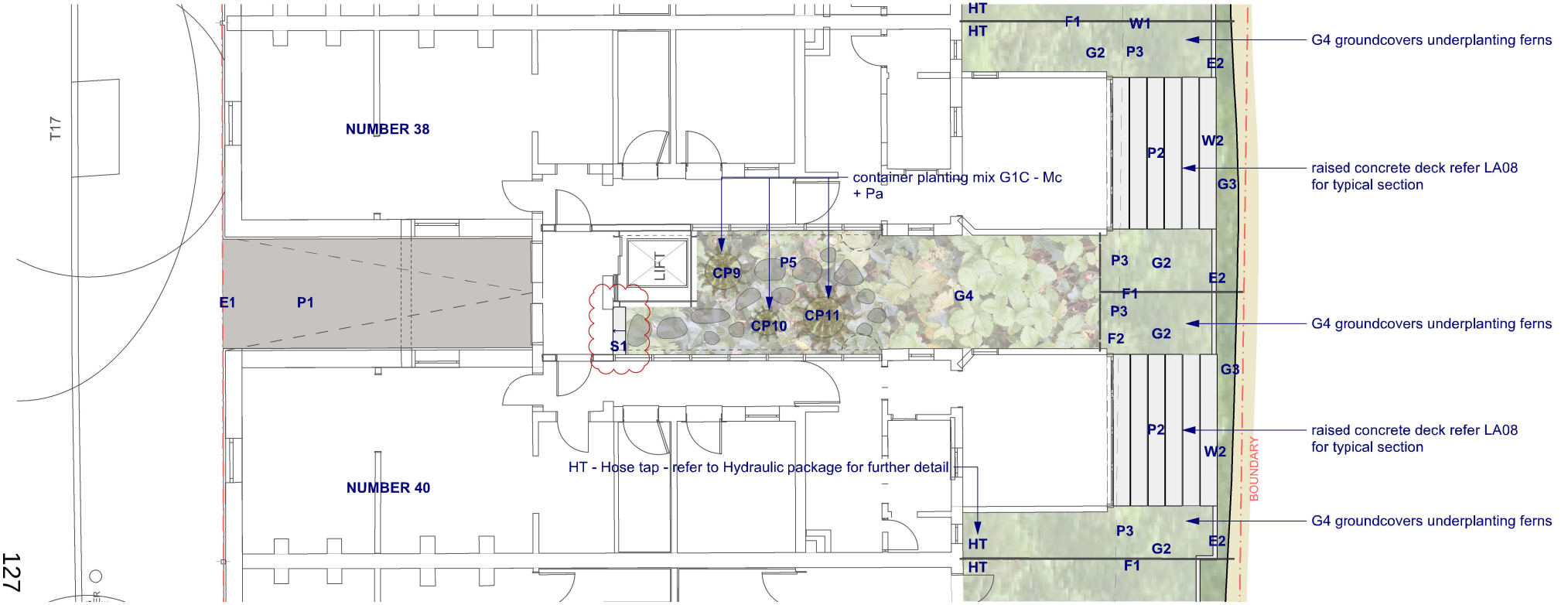

1 Landscape Plan - 38 & 40
Scale: 1:100

NOTE. All container pots to be connected to subsurface drainage and stormwater system

Backyard 38

Backyard 40

Issue	Description	Date	By
E	REVISED LEVELS AND STEP ADDED	21/2/19	HL
D	REISSUE DA	28/11/18	LC
C	ISSUED FOR DA	9/7/18	LC
B	ISSUED FOR DEVELOPMENT APPLICATION	19/6/18	LC
A	DRAFT ISSUE	30/5/18	LC

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PROJECT TITLE
Lower Fort Street
30-42 Lower Fort Stret & 4 Trinity Avenue Dawes Point

DRAWING TITLE
Landscape Plan - 38 & 40

Scale @ A3	1:100
Job No	180502
Drawing Status	CONCEPT DESIGN
Drawing No	LA-05
Issue	E

Drafted By: LC
Drafting Checked: JI

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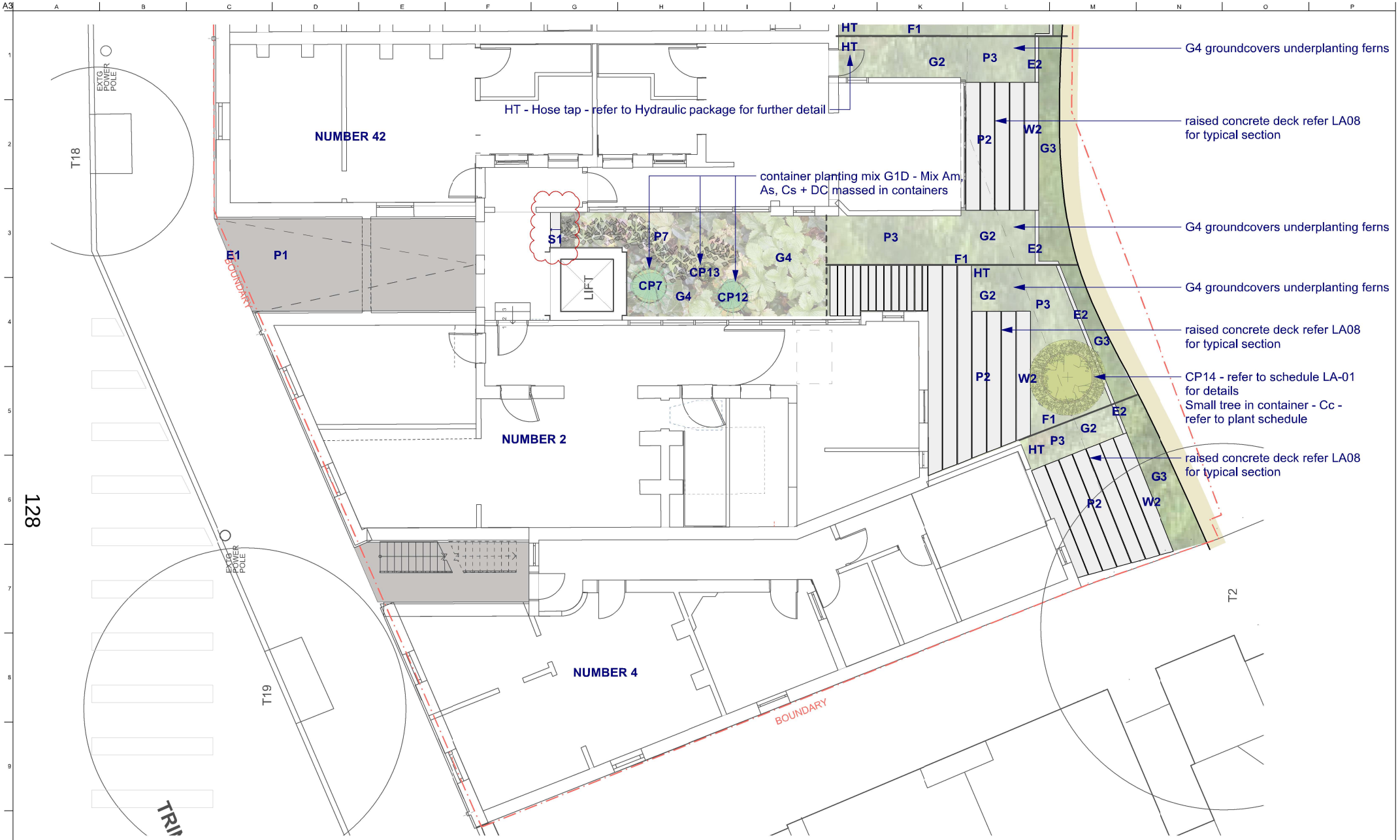

1 Landscape Plan - 42 & 2
Scale: 1:100

NOTE. All container pots to be connected to subsurface drainage and stormwater system

Issue	Description	Date	By
F	REVISED LEVELS AND STEP ADDED	21/2/19	HL
E	REISSUE DA	28/11/18	LC
D	REISSUE DA	11/7/18	LC
C	ISSUED FOR DA	9/7/18	LC
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A	DRAFT ISSUE	30/5/18	LC

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PROJECT TITLE
Lower Fort Street
30-42 Lower Fort Stret & 4 Trinity Avenue Dawes Point

DRAWING TITLE
Landscape Plan - 42 & 2

Scale @ A3	1:100
Job No	180502
Drawing Status	CONCEPT DESIGN
Drawing No	LA-06
Issue	F

Drafted By: LC
Drafting Checked: JI

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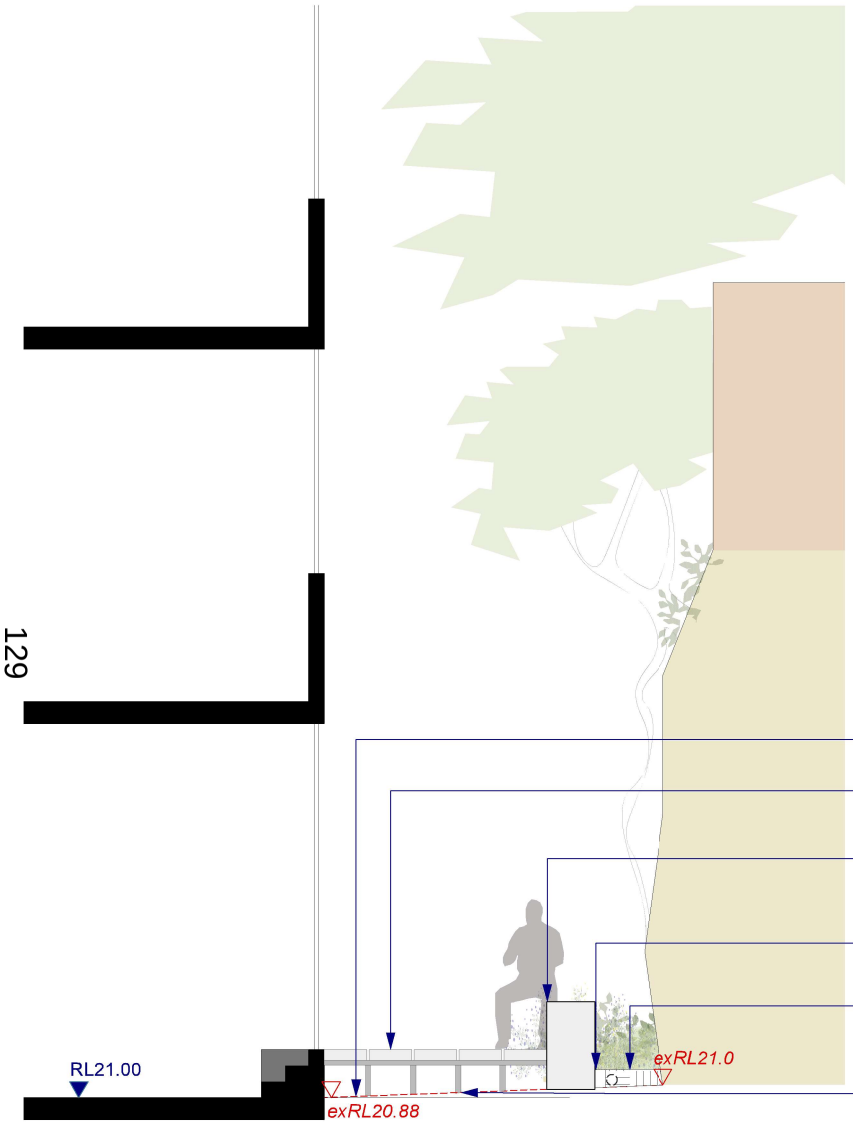

1 Typical Courtyard Section
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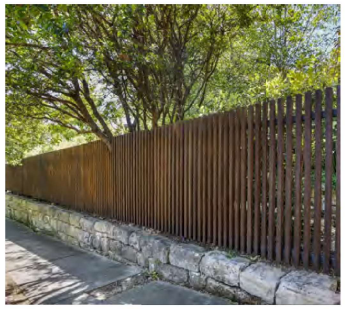
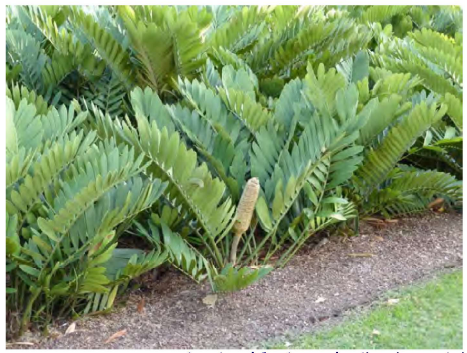


simple robust materials

feature planting in pots with mass planting of groundcovers



structural feature planting in containers within communal courtyards

shade tolerant groundcovers

Issue	Description	Date	By
C	REISSUE DA	28/11/18	LC
B	ISSUED FOR DEVELOPMENT APPLICATION	19/6/18	LC
A	DRAFT ISSUE	30/5/18	LC

- Dimension in millimetres.
- Confirm all dimensions and levels on site prior to commencing work.
- Use figured dimensions only.
- Do not scale.
- Comply with relevant authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing.

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Web www.jila.net.au

CLIENT
David Boyer
LFTMP Pty Ltd
PO Box 553
Edgecliff NSW 2027

PROJECT TITLE
Lower Fort Street
30-42 Lower Fort Stret & 4 Trinity Avenue Dawes Point

DRAWING TITLE
Landscape Sections + Details

Scale @ A3: 1:100
Job No: 180502
Drawing Status: CONCEPT DESIGN
Drawing No: LA-08
Issue: C

Drafted By: LC
Drafting Checked: JI

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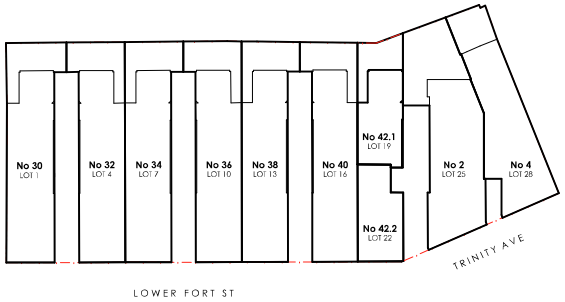

GROUND
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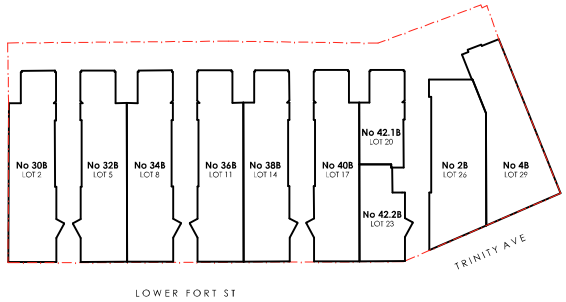
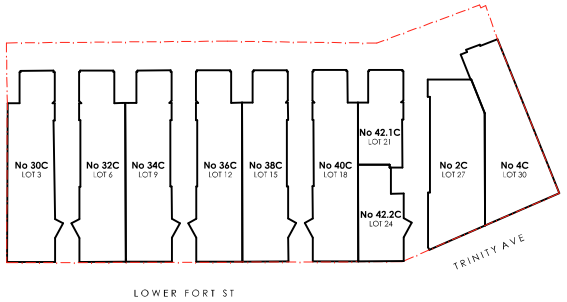


FIRST FLOOR
1:300



SECOND FLOOR
1:300

130

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
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- COS = CONFIRM ON SITE
- IF IN DOUBT ASK

CAD File: 1713_FS

LEGEND

ASH	ASPHALT	JU	JOINERY UNIT
BG	BOX GUTTER	LB	LETTER BOX
BK	BRICK	MB	METER BOARD
BW	BLOCKWORK	MGC	METAL DECK CLADDING
CB	CASTRON	MDR	METAL DECK ROOFING
CT	CERAMIC TILE	RWO	RAINWATER OUTLET
CONC	CONCRETE	SP	STEEL PLATE
CPR	CARPET	SC	STEEL COLUMN
CTP	COOKTOP	SK	SINK
DP	DOWNPIPE	ST	STONE
EX-FL	EXISTING FLOORING	TF	TIMBER FLOOR
EXT	EXISTING	WJ	METAL WINDOW JOINERY
FB	EXISTING BRICKWORK		
FG	FIXED GLAZING		
FR	FRIDGE		
GM	GAS METER		

LEGEND

SITE BOUNDARY

LOT BOUNDARY

ISSUE	DATE	REVISION
C	13/7/18	ISSUE FOR D.A. LODGEMENT

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30-42 Lower Fort St & 2-4 Trinity St, Dawes Point,Sydney, 2000

FOR **LFTMP Ltd.**

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NOMINATED ARCHITECT : RACHEL NEESON No. 6692

NO	REV	TITLE	PHASE	SCALE	DATE
				1:600 @A3	
LFS-130	C	DRAFT STRATA SUB DIVISION PLAN	DA	1:300 @A1	13/7/18

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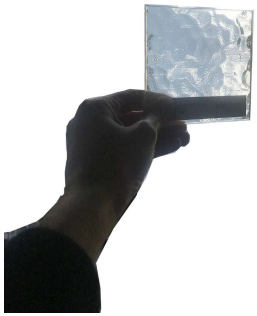
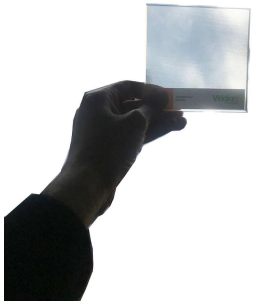
DESIGN INTENT - HALLWAY / INTERUNIT PRIVACY & CLOTHES DRYING
NTS

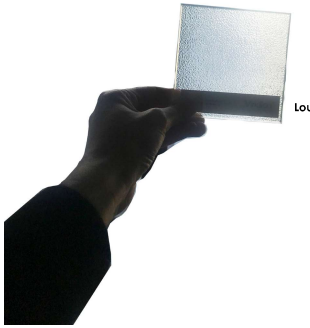
Interunit privacy - design intent
Alternating glass Louvre blades to diffuse light & provide controllable privacy / ventilation.



Louvre glass type 1



Louvre glass type 2



Louvre glass type 3

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- IF IN DOUBT ASK

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LEGEND

ASH	ASPHALT	JU	JOINERY UNIT
BG	BOX GUTTER	LDY	LAUNDRY LOCATION
BK	BRICK	LB	LETTER BOX
BW	BLOCKWORK	MB	METER BOARD
CB	CASTIRON	MDC	METAL DECK CLADDING
CT	CERAMIC TILE	MDR	METAL DECK ROOFING
CONC	CONCRETE	RWO	RAINWATER OUTLET
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FB	FIRTING BRICKWORK	WJ	METAL WINDOW JOINERY
FG	FIXED GLAZING		
FR	FRIDGE		
GM	GAS METER		

ISSUE	DATE	REVISION
A	29/11/18	D.A. RFI - Response to letter dated 5.11.2018

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NO	REV	TITLE	PHASE	SCALE	DATE
LFS-131	A	INTERUNIT PRIVACY DESIGN INTENT	DA	1:600 @A3 @A1	29/11/18

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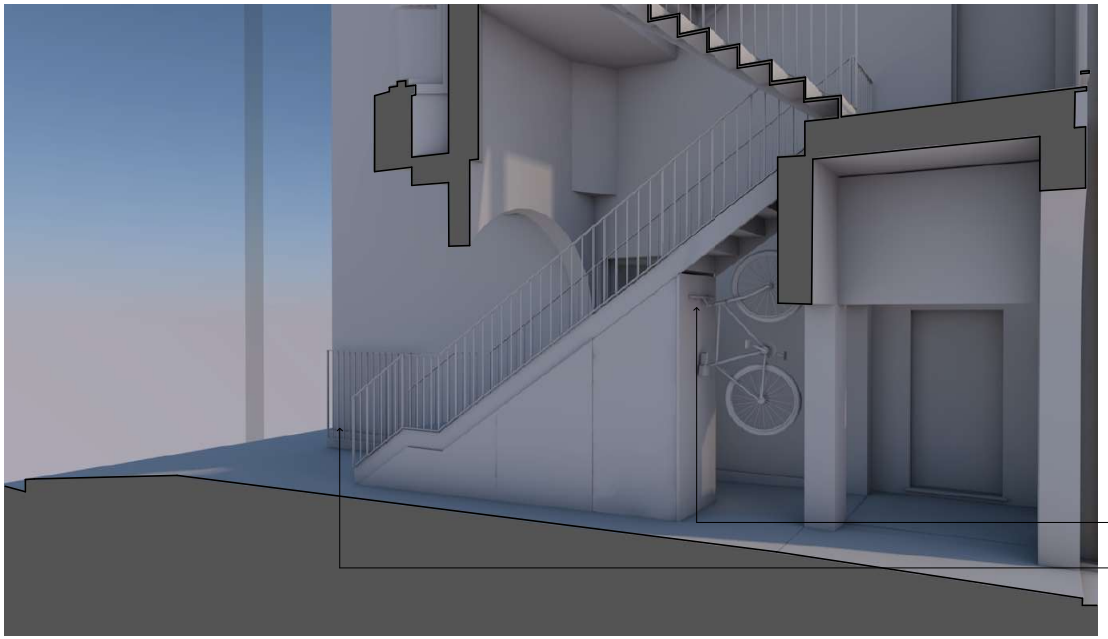

DESIGN INTENT - HALLWAY / INTERUNIT PRIVACY & CLOTHES DRYING
NTS

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- IF IN DOUBT ASK

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LEGEND

ASH	ASPHALT	JU	JOINERY UNIT
BG	BOX GUTTER	LDY	LAUNDRY LOCATION
BK	BRICK	LB	LETTER BOX
BW	BLOCKWORK	MB	METER BOARD
CB	CASTIRON	MDC	METAL DECK CLADDING
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FR	FRIDGE		
GM	GAS METER		

LEGEND

ISSUE	DATE	REVISION
A	29/11/18	D.A. RFI - Response to letter dated 5.11.2018

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NO	REV	TITLE	PHASE	SCALE	DATE
LFS-132	A	BICYCLE STORAGE DESIGN INTENT	DA	1:600 @A3 @A1	29/11/18

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