

tiutc archite

CONTACT DETAILS

TIUTC ARCHITECTS
+61409936152
FURIKURI@LIVE.COM.MY

PROJECT NAME

NORTH EAST PRECINCT
AFFORDABLE HOUSING
REDEVELOPMENT

CHECKED BY

PHILIP BAY

DATE

4TH JUNE 2014
SUBMISSION FOR CONTRACT
DOCUMENTATION

(REVISION I)

FURTHER REVISION NEEDED
ANY ADDITIONAL INFO TO
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FOR PHASE ONE OF THE
PROJECT

ARCHITECTS INVOLVED

TIU TIEN CHUAN

DESCRIPTION

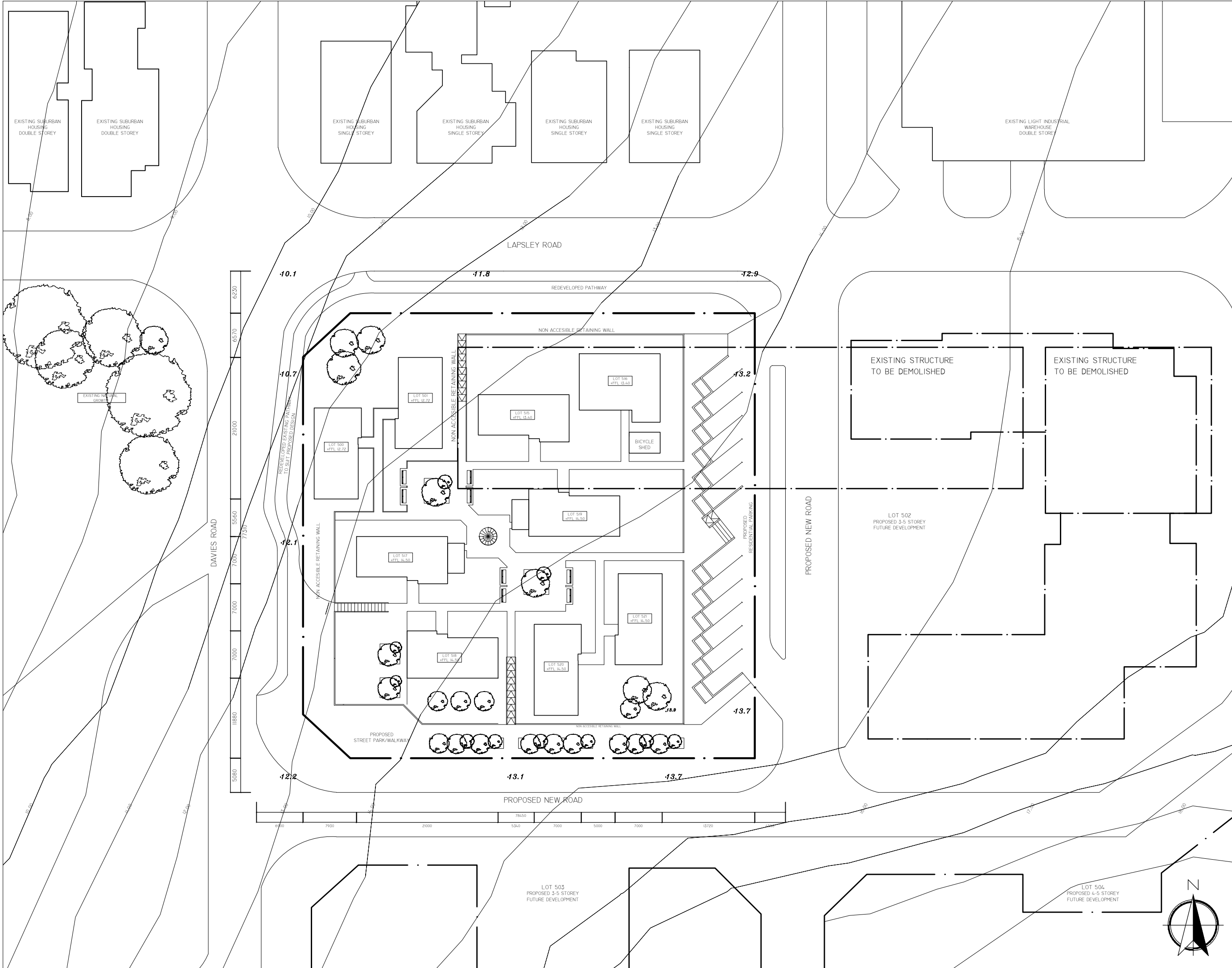
LOCATION PLAN TO SHOW
PROPOSED SITE PRECINCT IN
RELATION TO MAIN
INTERCONNECTING NODES AND
SUBURBS AROUND THE
PROPOSED SITE

DRAWING NAME

LOCATION PLAN
SCALE 1 - 2500

DRAWING NO.

FD01/ST01



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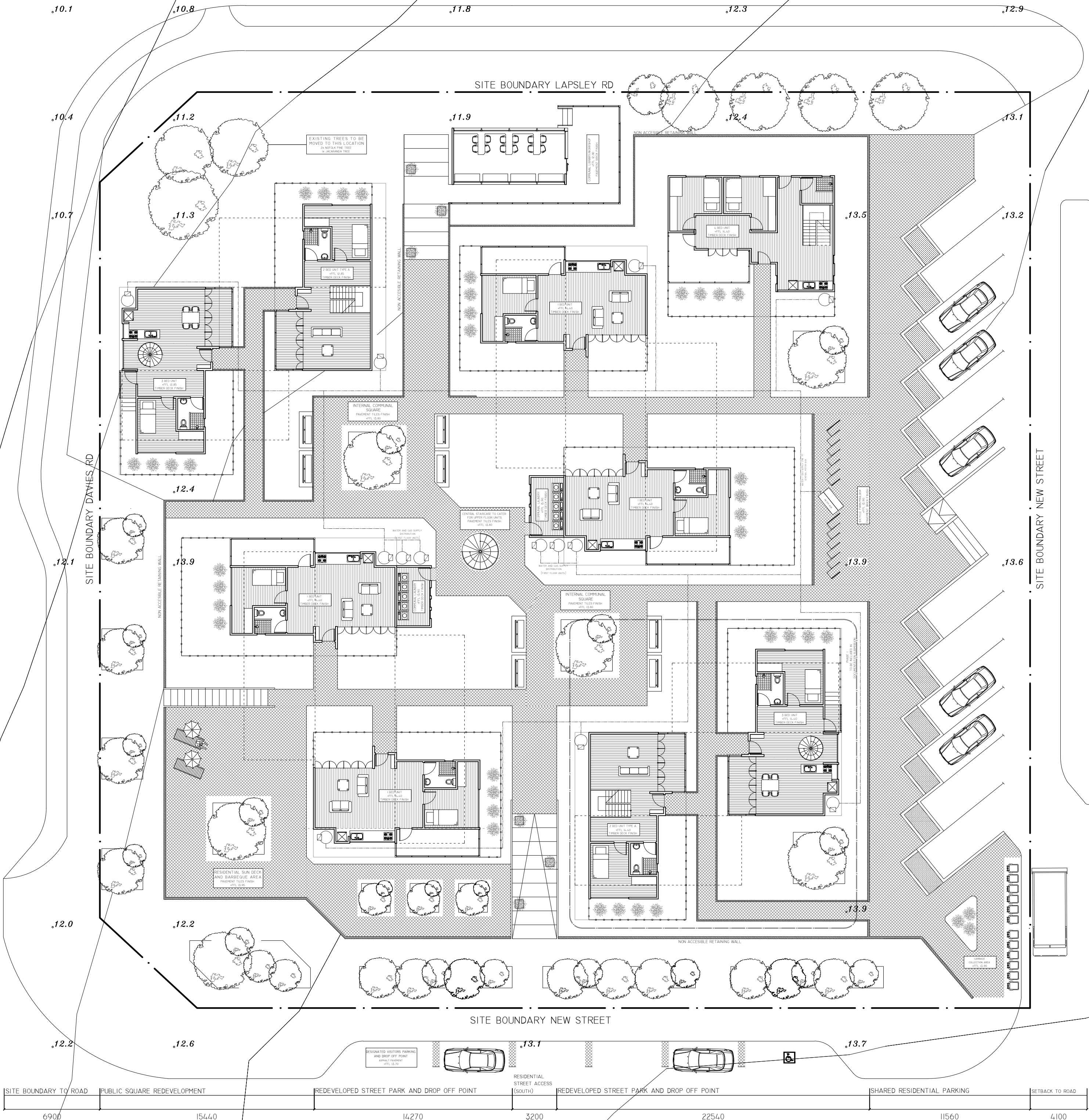
DEMOLITION PLAN TO INDICATE
THE ELEMENTS TO BE
REMOVED/RETAINED FOR THE
PROJECT TO COMMENCE.

DRAWING NAME

DEMOLITION PLAN
SCALE 1 - 500

DRAWING NO.

FD01/ST02



SITE BOUNDARY TO ROAD	6220
DEVELOPMENT SETBACK	6030
RESIDENTIAL SHARED PARKING	19570
MAIN RESIDENTIAL ACCESS PALEBOX WATER PETER LOCATION	13050
RESIDENTIAL SHARED PARKING	14770
GARBAGE BIN COLLECTION	12580
SITE BOUNDARY TO ROAD	5090



PROPOSED NEW DEVELOPMENT
RESIDENTIAL APARTMENT OPEN AREA

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DESCRIPTION
GROUND FLOOR BUILT UP PLAN
TO SHOW ALL SERVICES AND
COMMUNITY AREA TO BE
PROPOSED ON SITE
INCLUDES ALL UNITS AND
COMMUNITY AREAS

DRAWING NAME
GROUND FLOOR PLAN
SCALE 1 - 200

DRAWING NO.
FD01/ST03

NOTE



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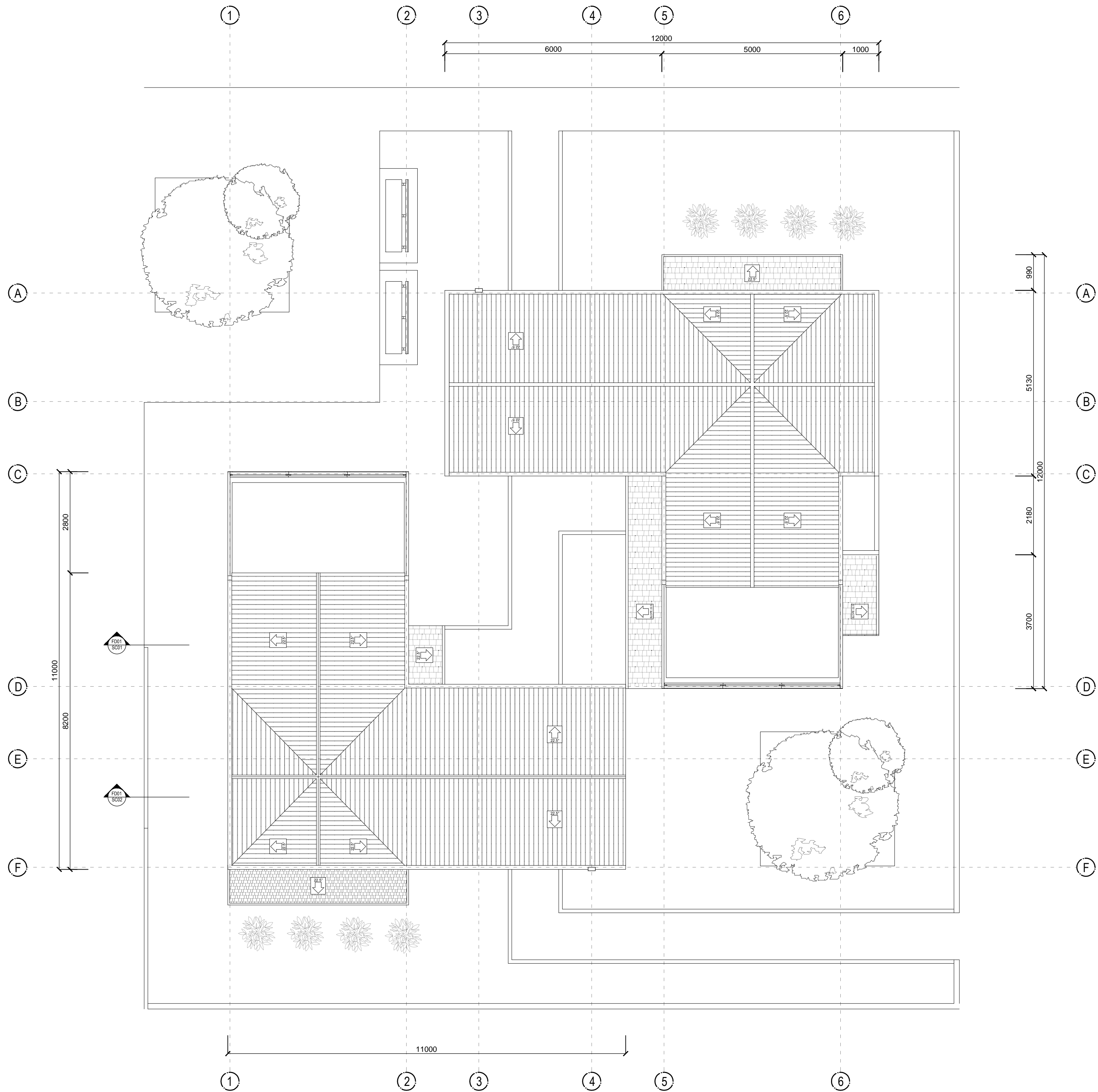
DESCRIPTION
FIRST FLOOR PLAN OF PROPOSED
HOUSING REDEVELOPMENT
DESIGN WITH INDICATIONS OF
ALL COMMUNAL SHARED SPACE
AS WELL AS INDICATION OF
PRIVATE BALCONIES.
INCLUDES FLOOR PLANS FOR ALL
UNITS

DRAWING NAME
FIRST FLOOR PLAN
SCALE 1 - 200

DRAWING NO.
FD01/ST04

NOTE





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DESCRIPTION

GROUND FLOOR PLAN OF
2BED UNIT TYPE A
3BED UNIT

INTERIOR ELEVATION
[IE/02] 2BED UNIT BATH #1
[IE/07] 2BED UNIT BEDROOM #1
[IE/03] 3BED UNIT KITCHEN

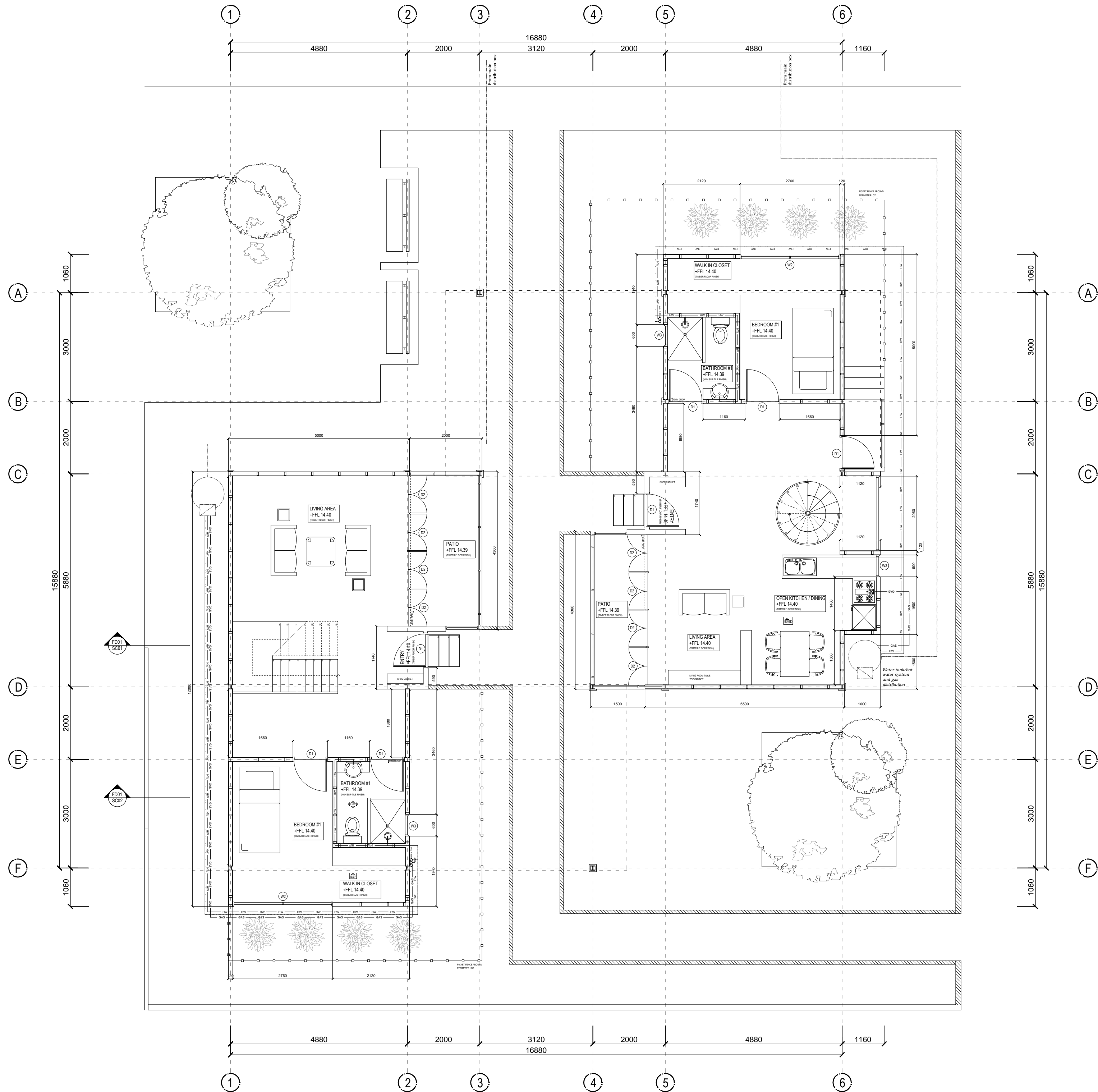
DRAWING NAME

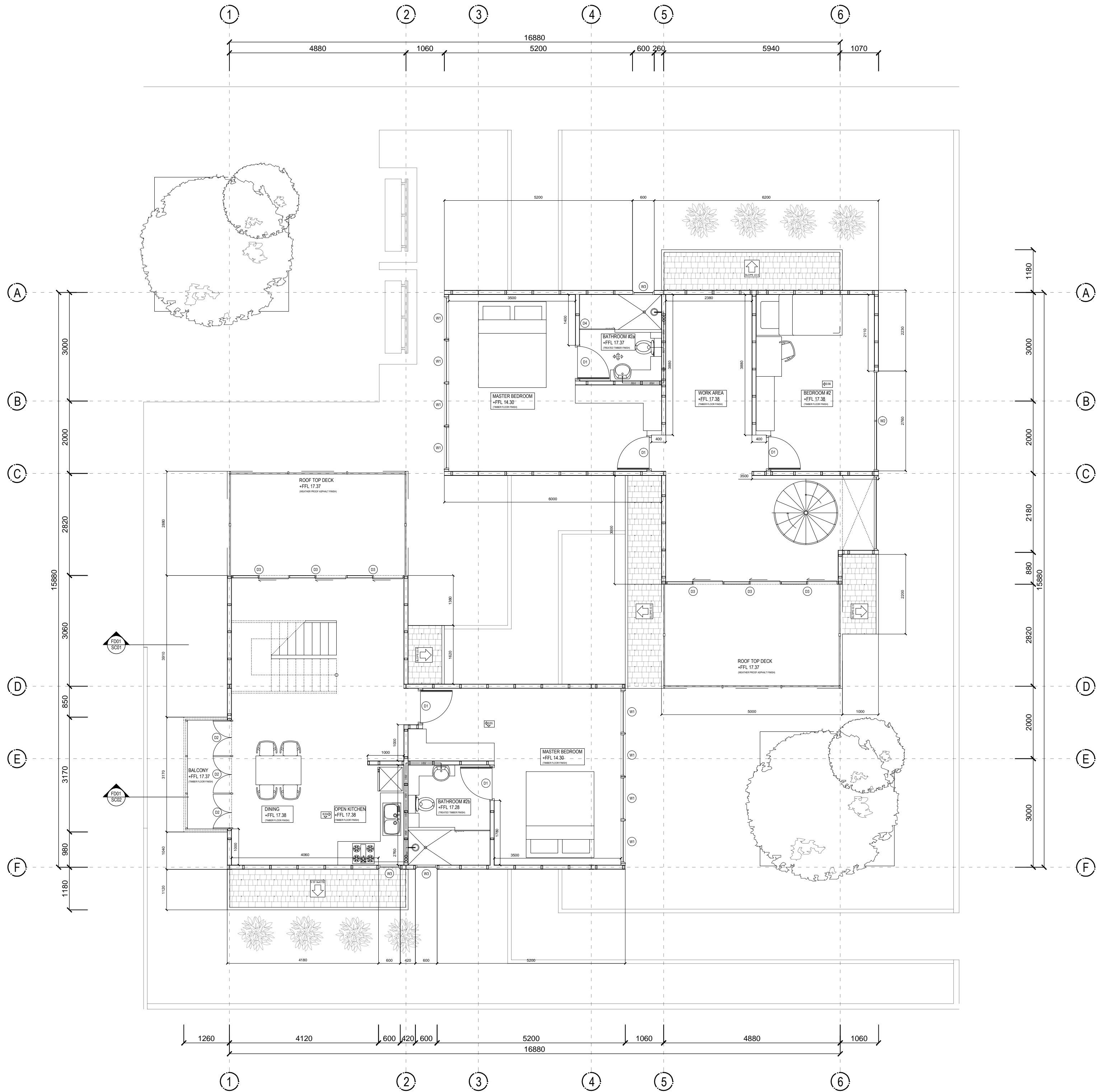
GROUND FLOOR PLAN
SCALE 1 - 75

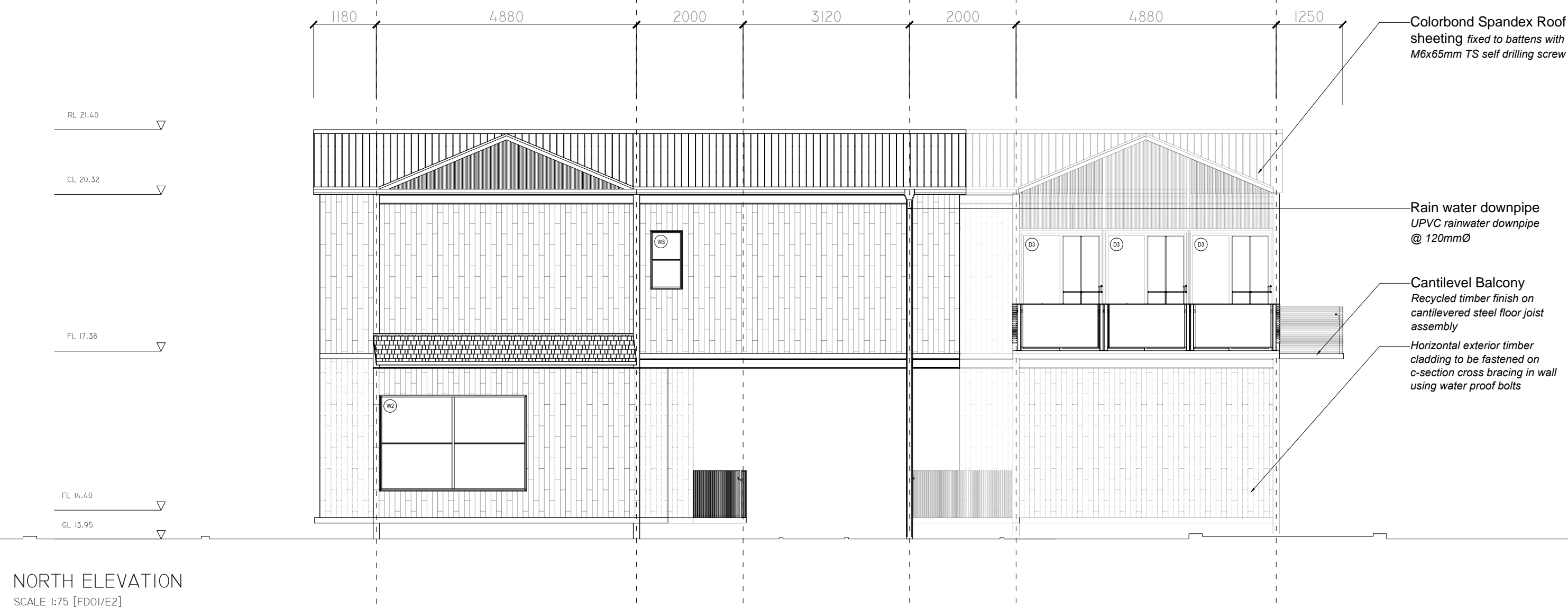
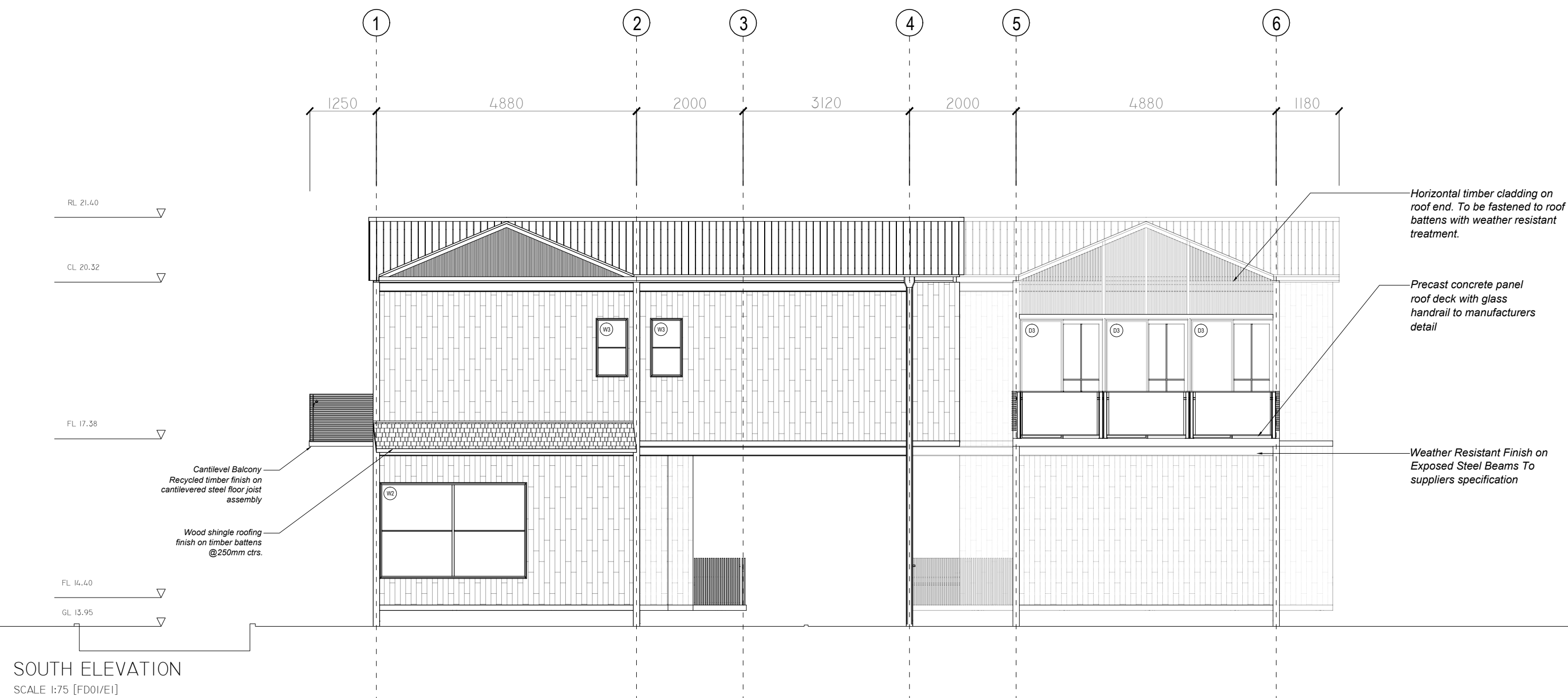
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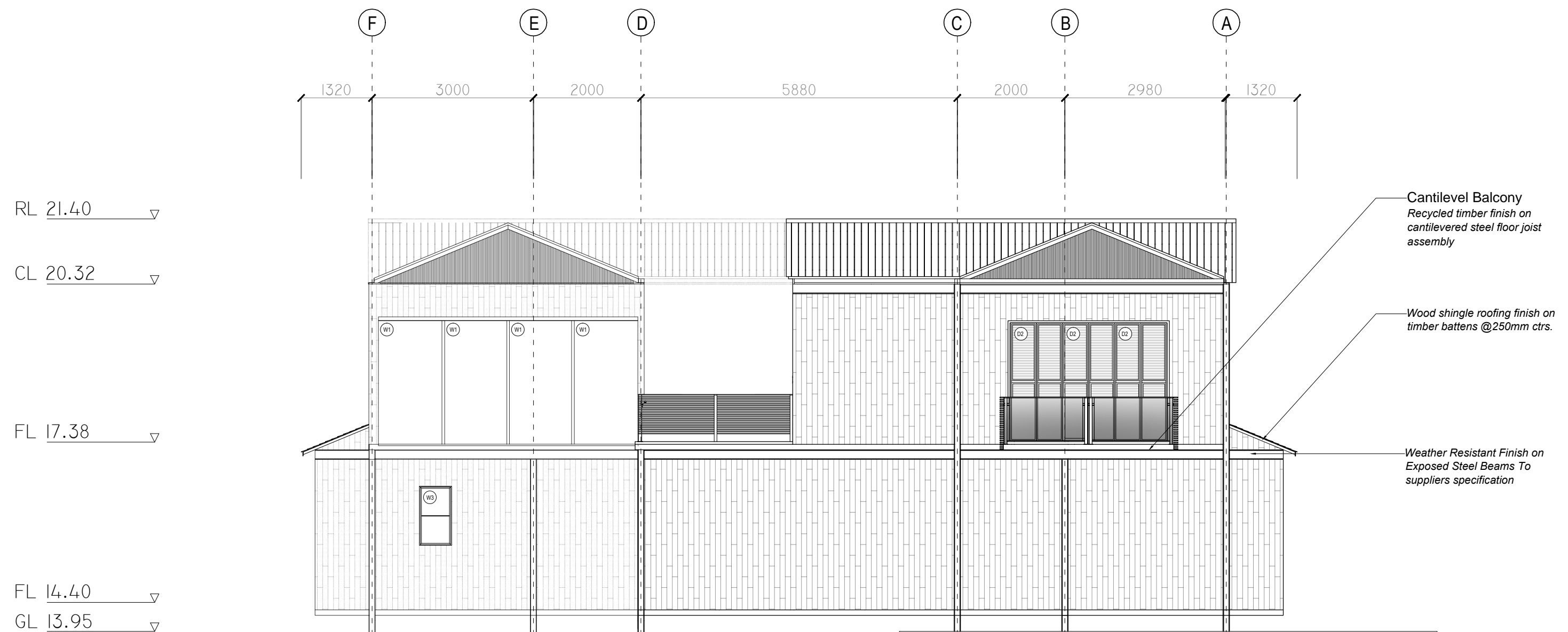
FD01/PF01

NOTE



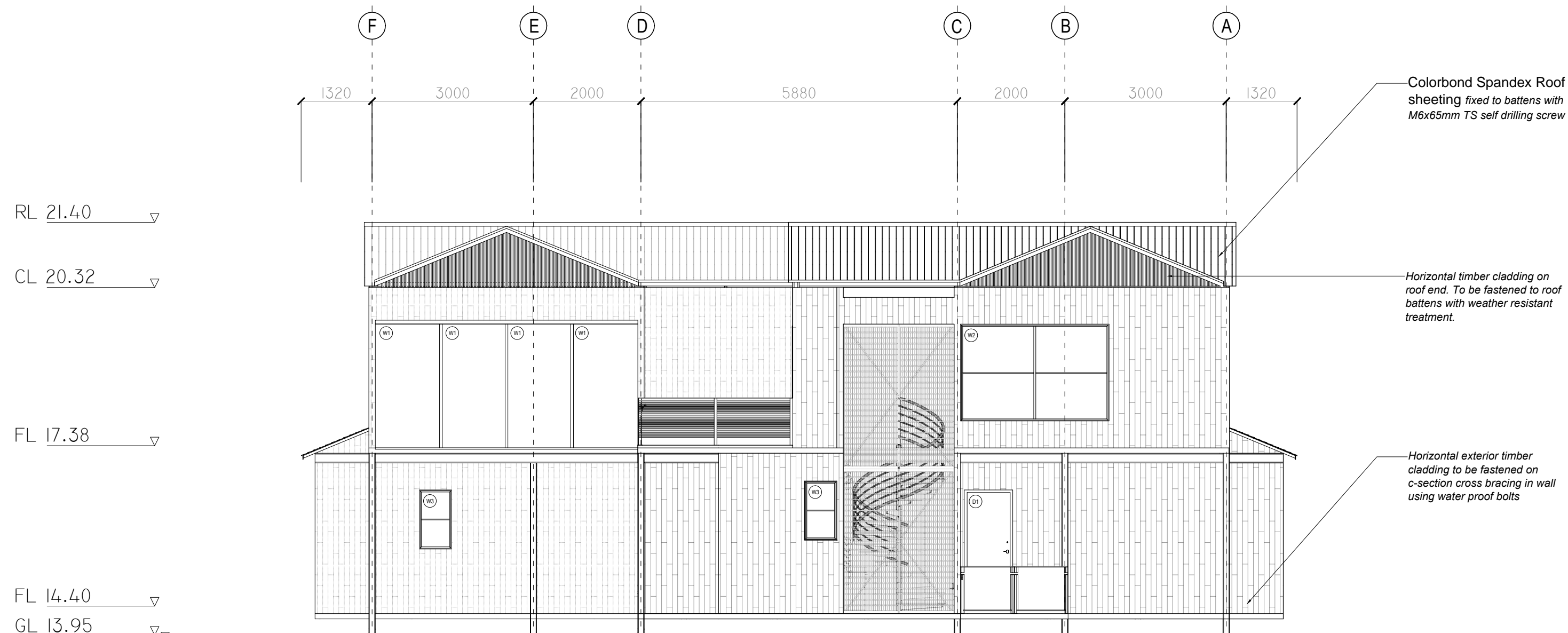






WEST ELEVATION

SCALE 1:75 [FD01/E3]



EAST ELEVATION

SCALE 1:75 [FD01/E4]

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DESCRIPTION

SECTION TO INDICATE
CONSTRUCTION DETAILS AND
SPECIFICATIONS OF SPECIFIC
CONSTRUCTION ELEMENTS.

DRAWING NAME

SECTION SC01
SCALE 1 - 50

DRAWING NO.

FD01/SC01

NOTE

Colorbond Spandex Roof
sheeting fixed to battens with
M6x65mm TS self drilling screw

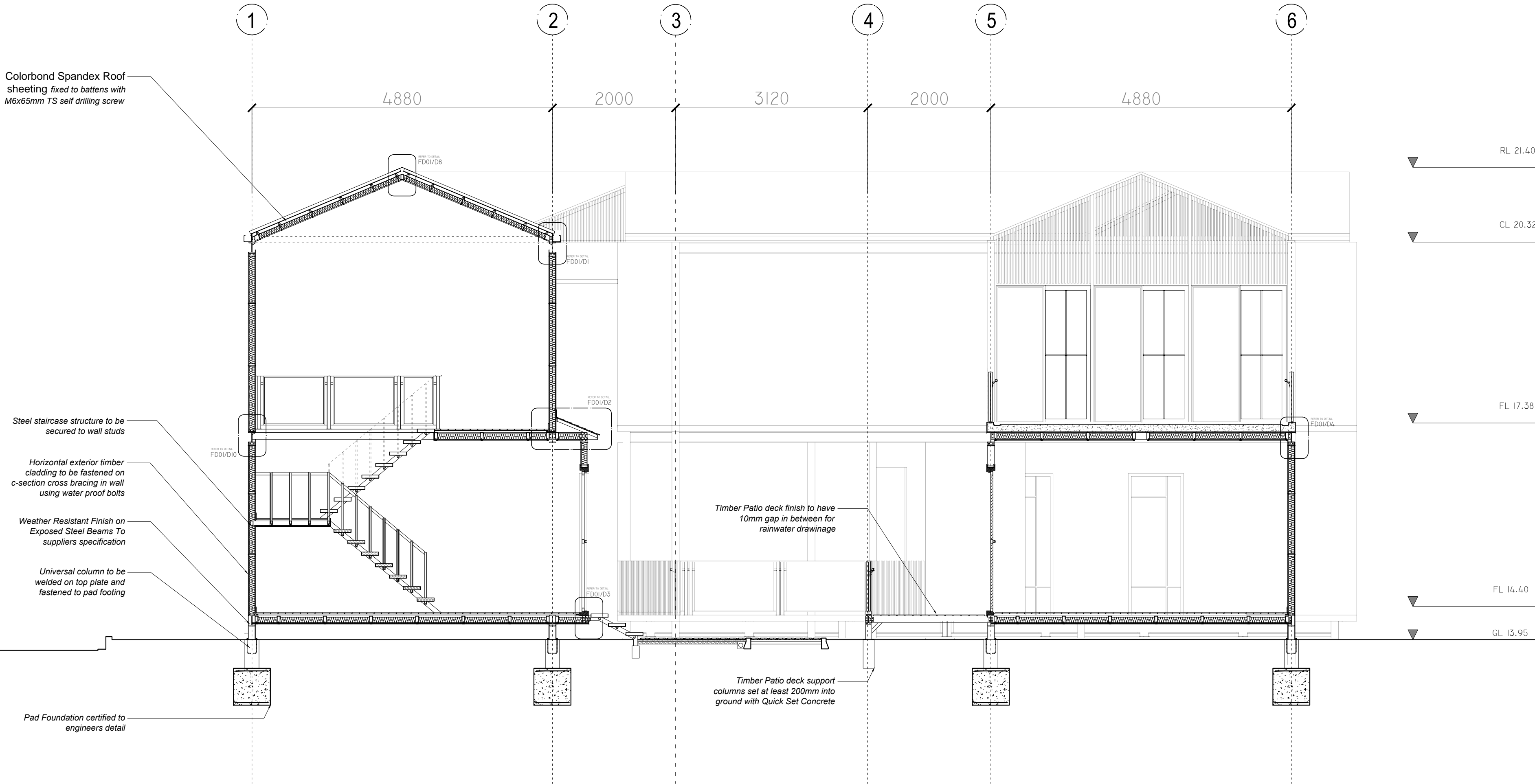
Steel staircase structure to be
secured to wall studs

Horizontal exterior timber
cladding to be fastened on
c-section cross bracing in wall
using water proof bolts

Weather Resistant Finish on
Exposed Steel Beams To
suppliers specification

Universal column to be
welded on top plate and
fastened to pad footing

Pad Foundation certified to
engineers detail



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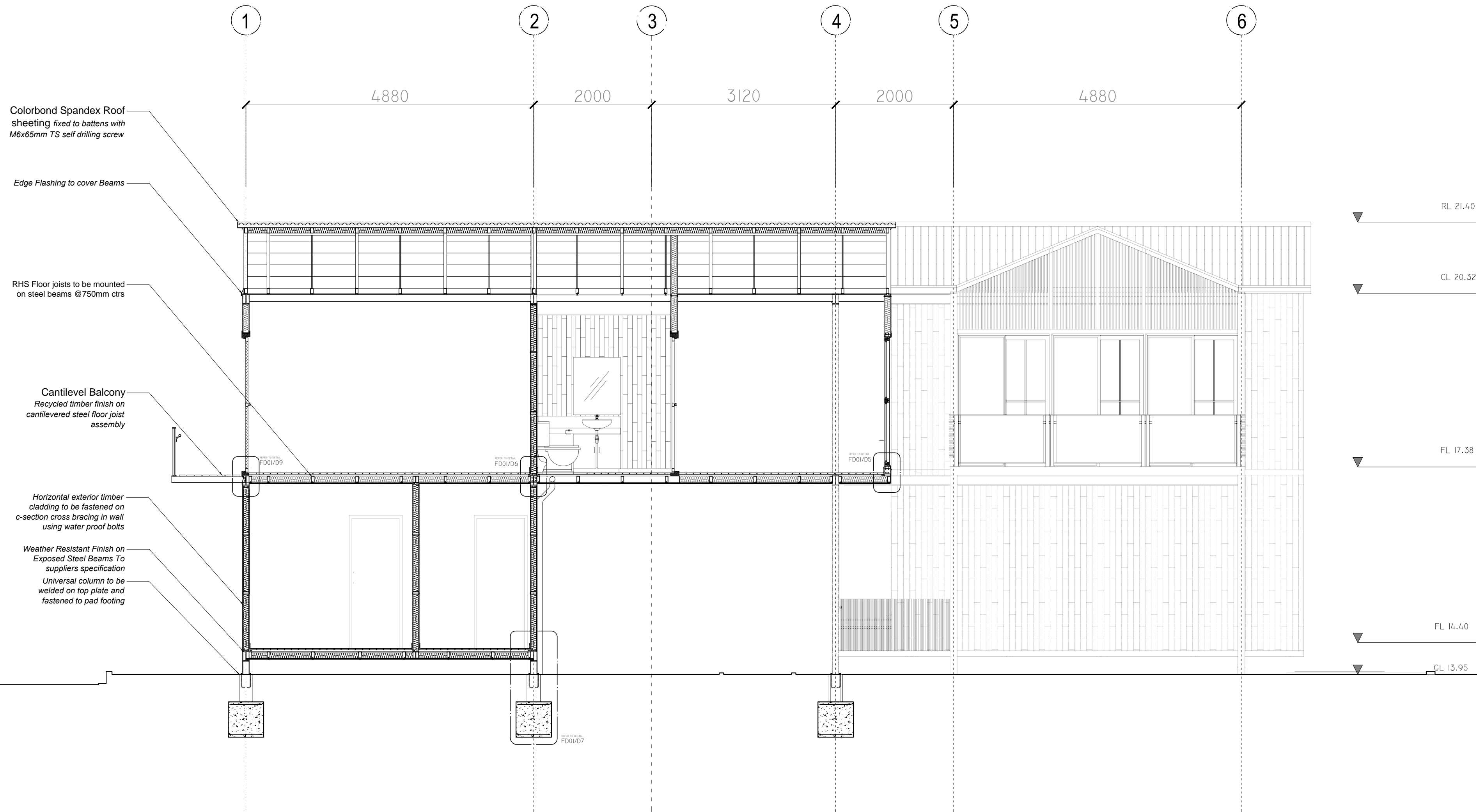
DRAWING NAME

SECTION SC01
SCALE 1 - 50

DRAWING NO.

FD01/SC02

NOTE



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DETAILS TO INDICATE
CONSTRUCTION SYSTEM

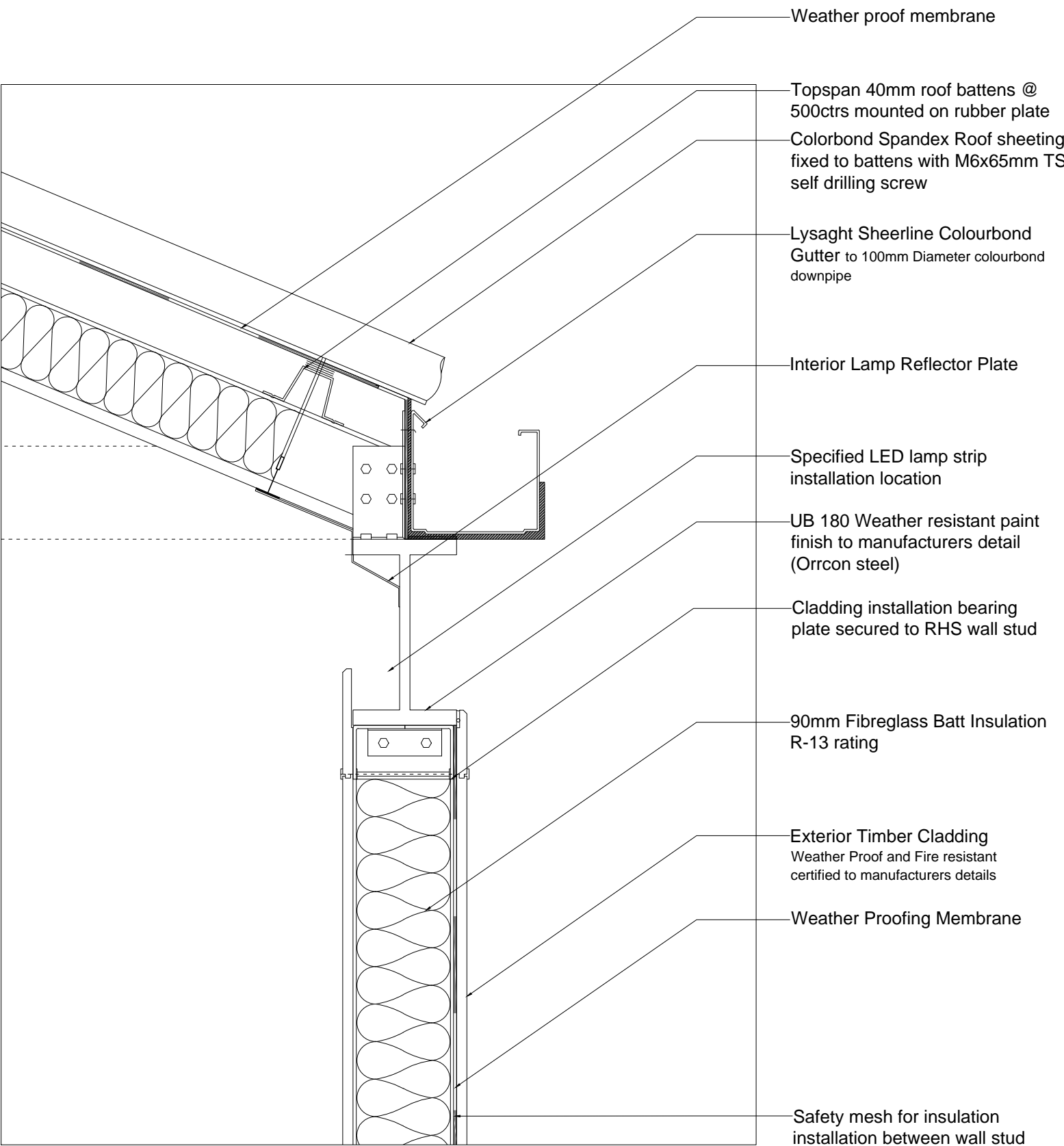
DRAWING NAME

DETAIL DRAWING D1/D2
SCALE 1 - 5

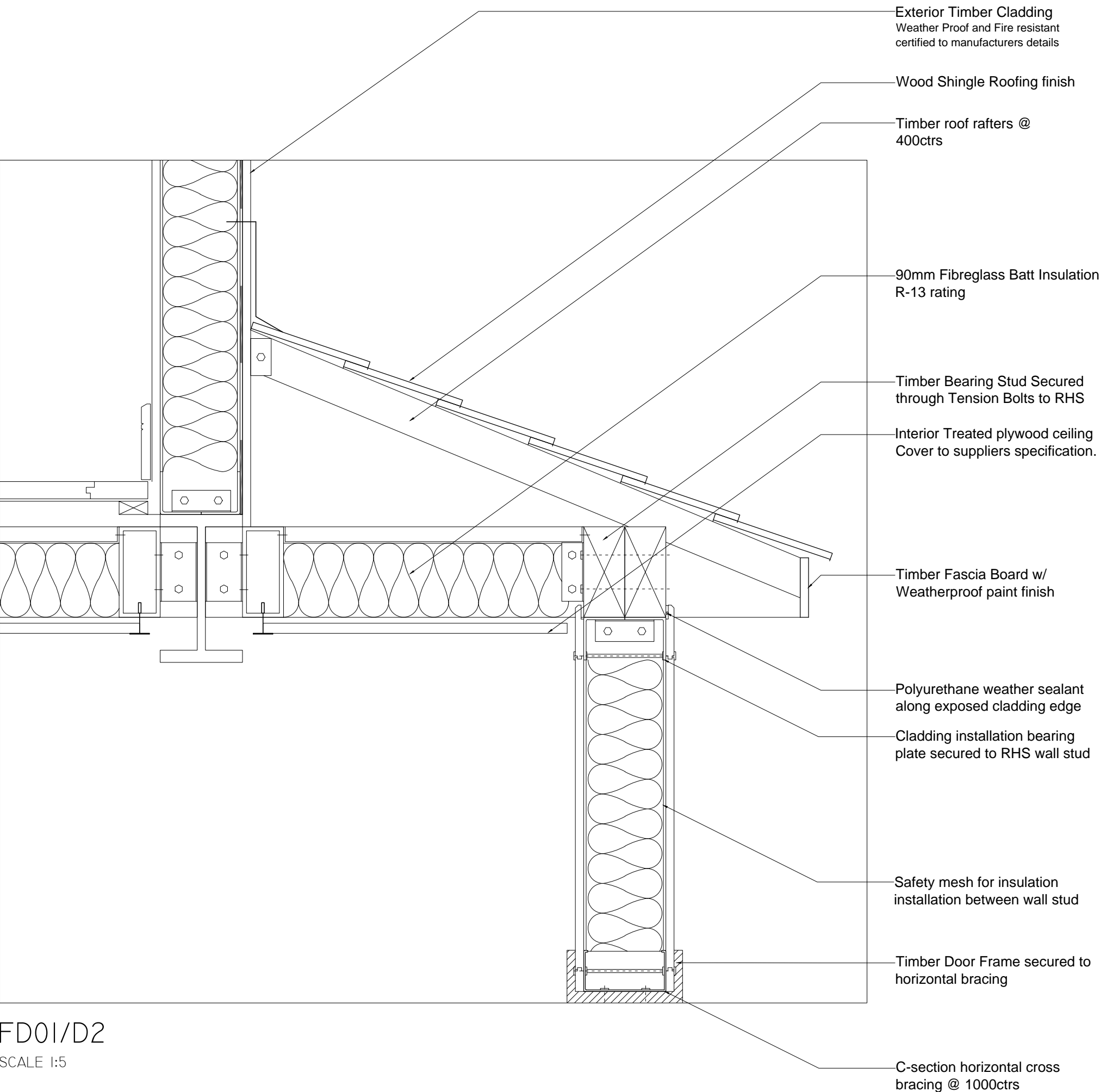
DRAWING NO.

FD01/D1/D2

NOTE



FD01/D1
SCALE 1:5



FD01/D2
SCALE 1:5

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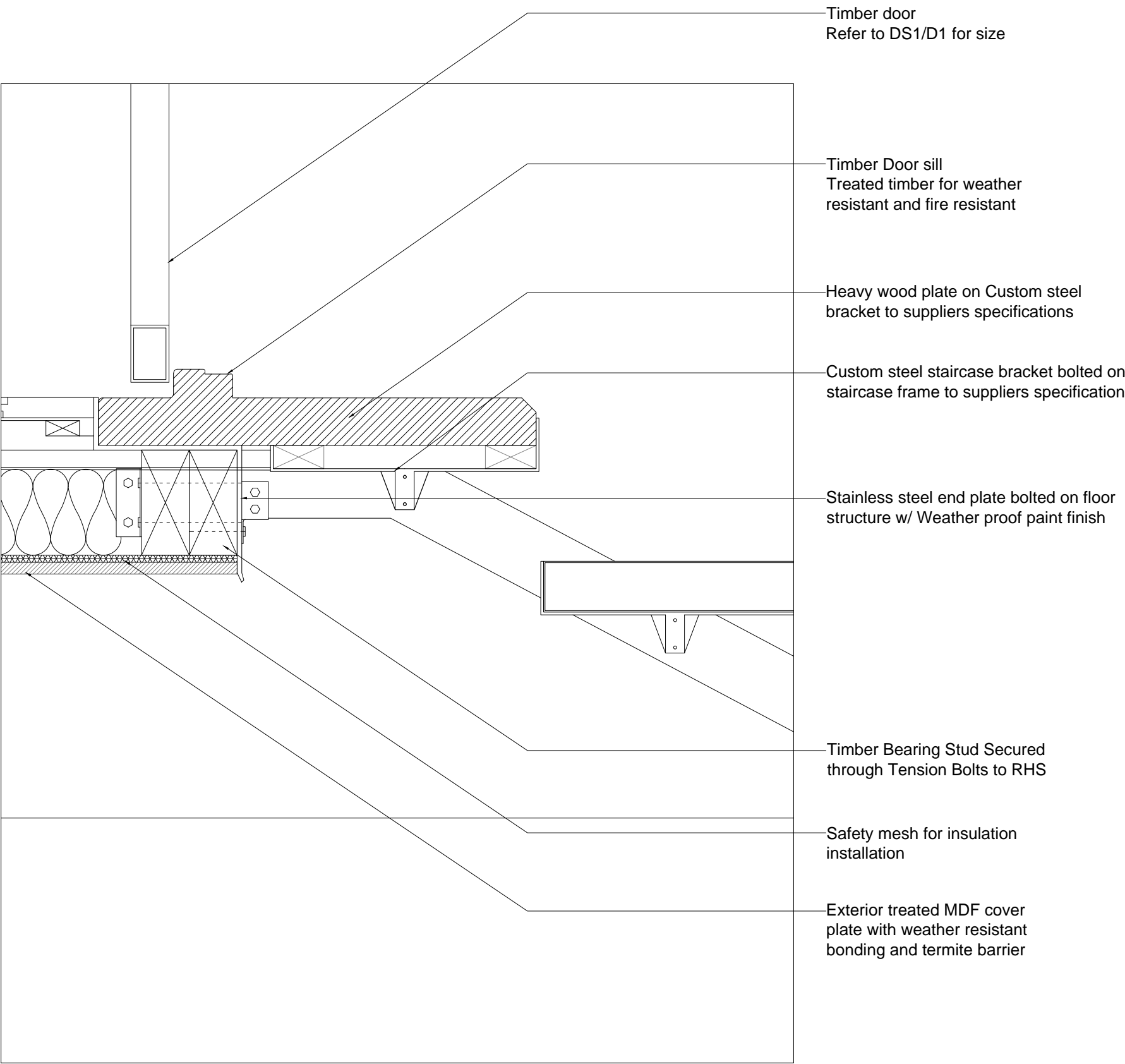
DRAWING NAME

DETAIL DRAWING D3/D4
SCALE 1 - 5

DRAWING NO.

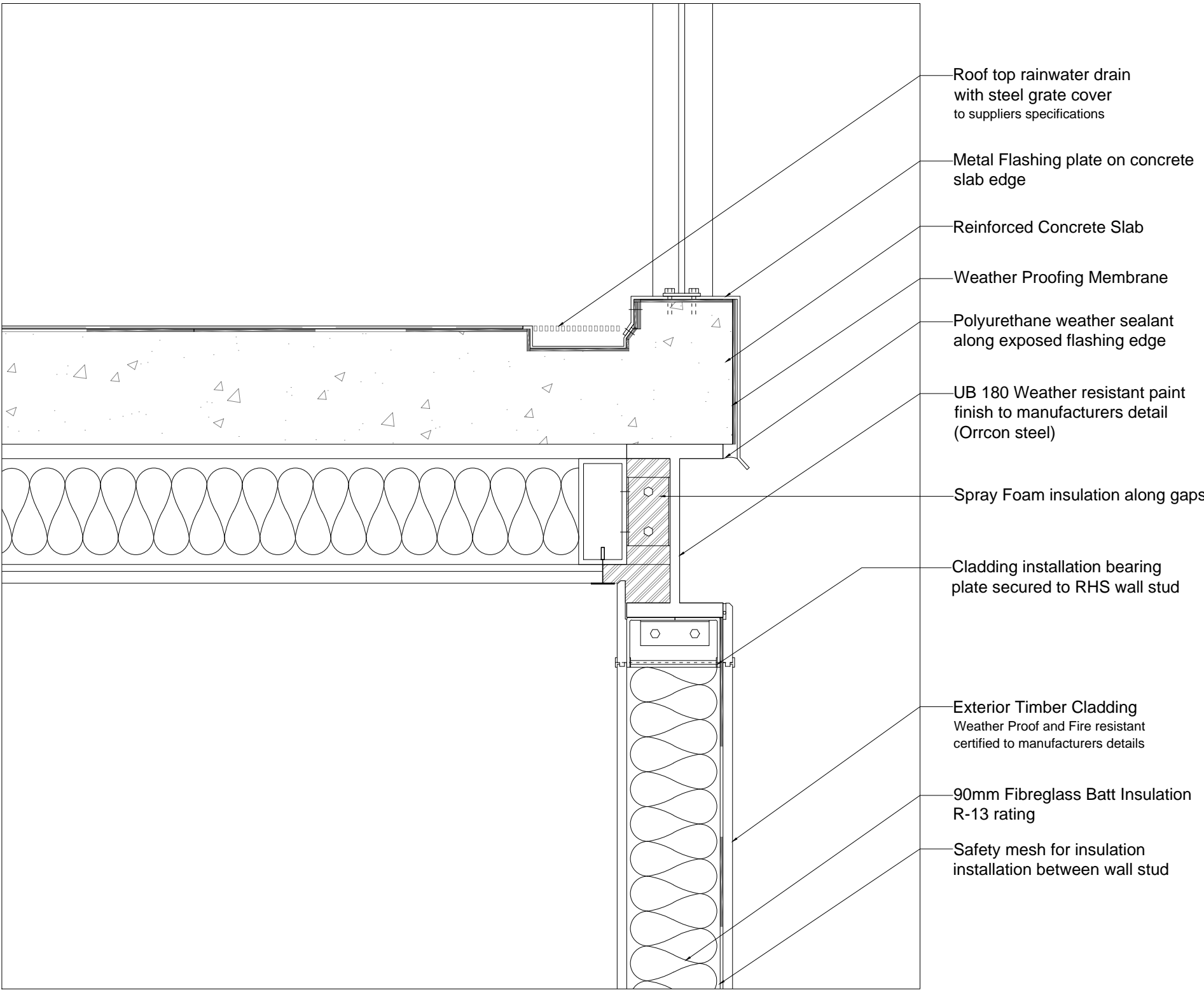
FD01/D3/D4

NOTE



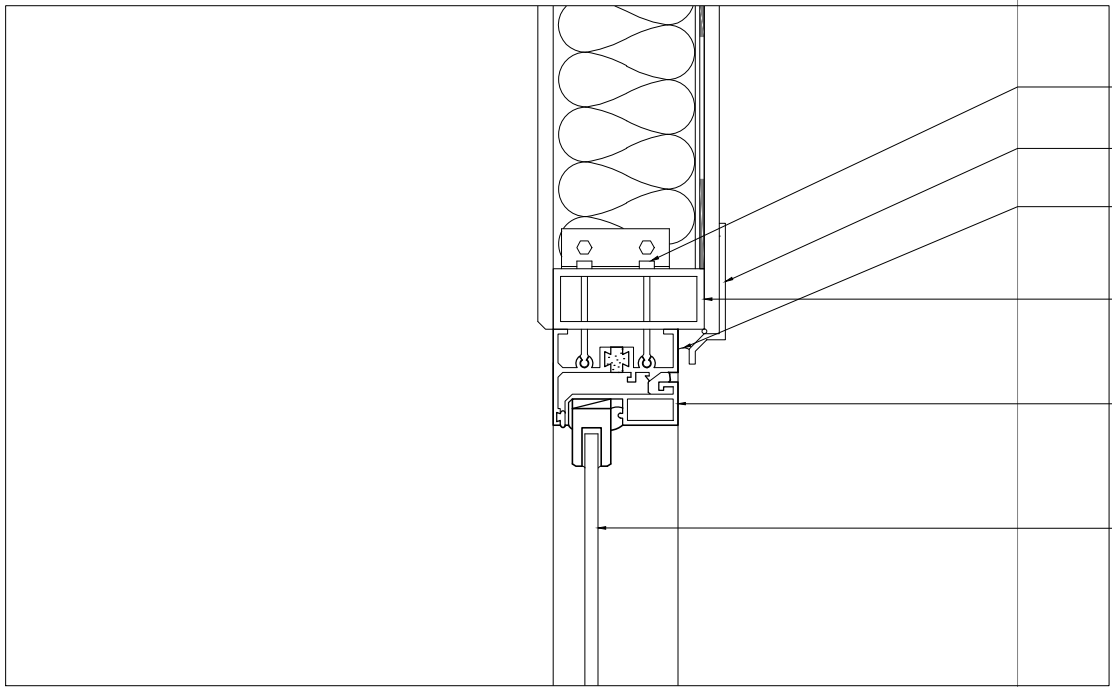
FD01/D3

SCALE 1:5

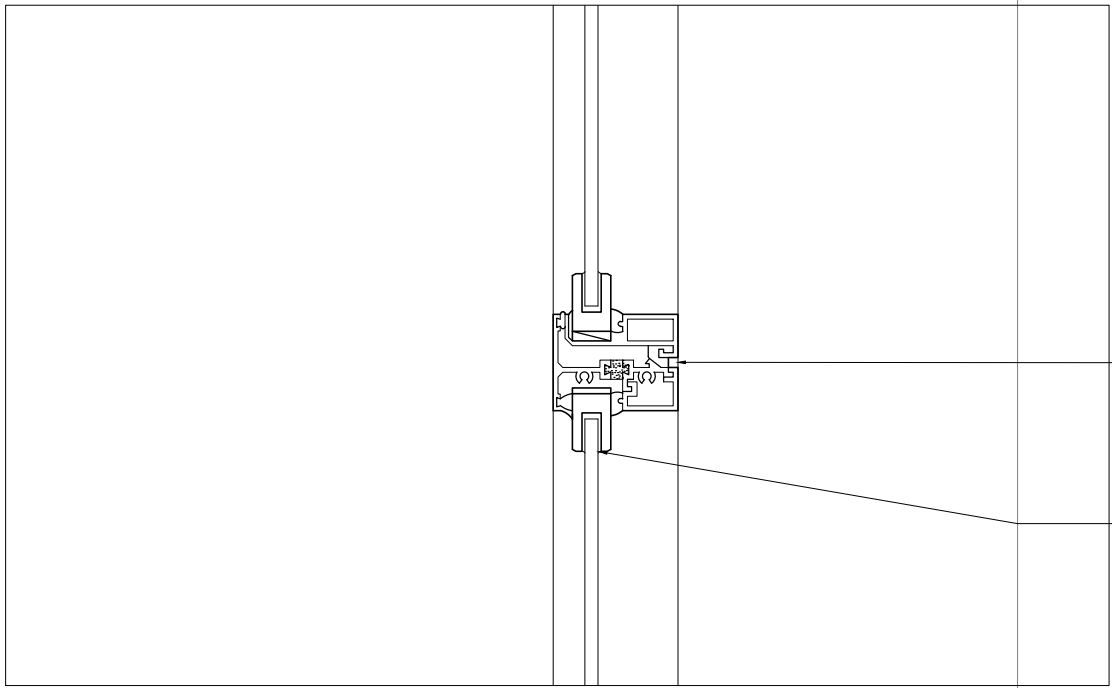


FD01/D4

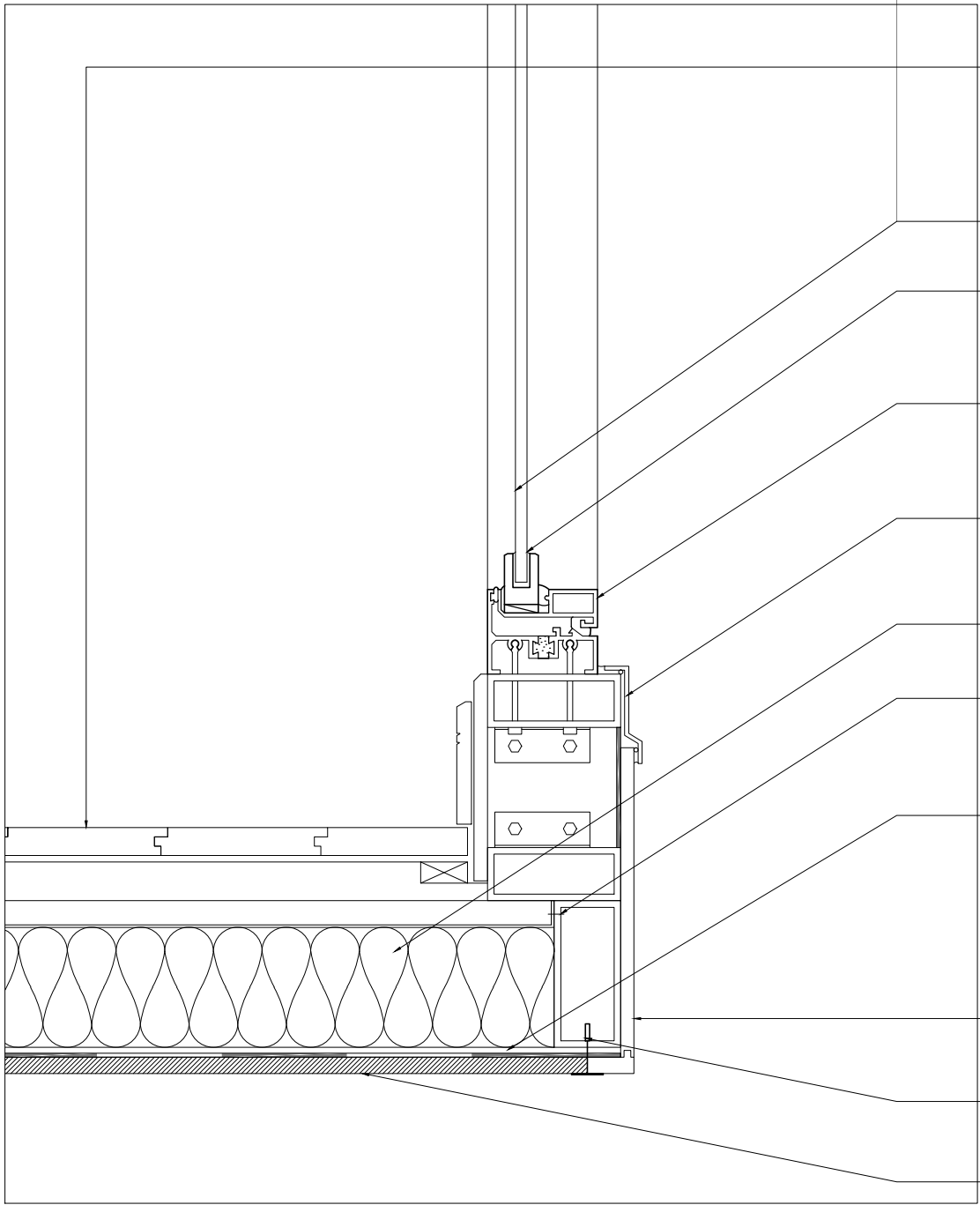
SCALE 1:5



- Clip on harness to manufactures detail
- Edge flashing along window frame
- polyurethane edge sealant along edge flashing
- RHS horizontal bracing bolted to window frame
- Aluminum casement window (head) assembly to manufacturers detail
Size to refer to window Schedule item W2
- 5mm Clear Float glass on aluminum casement window

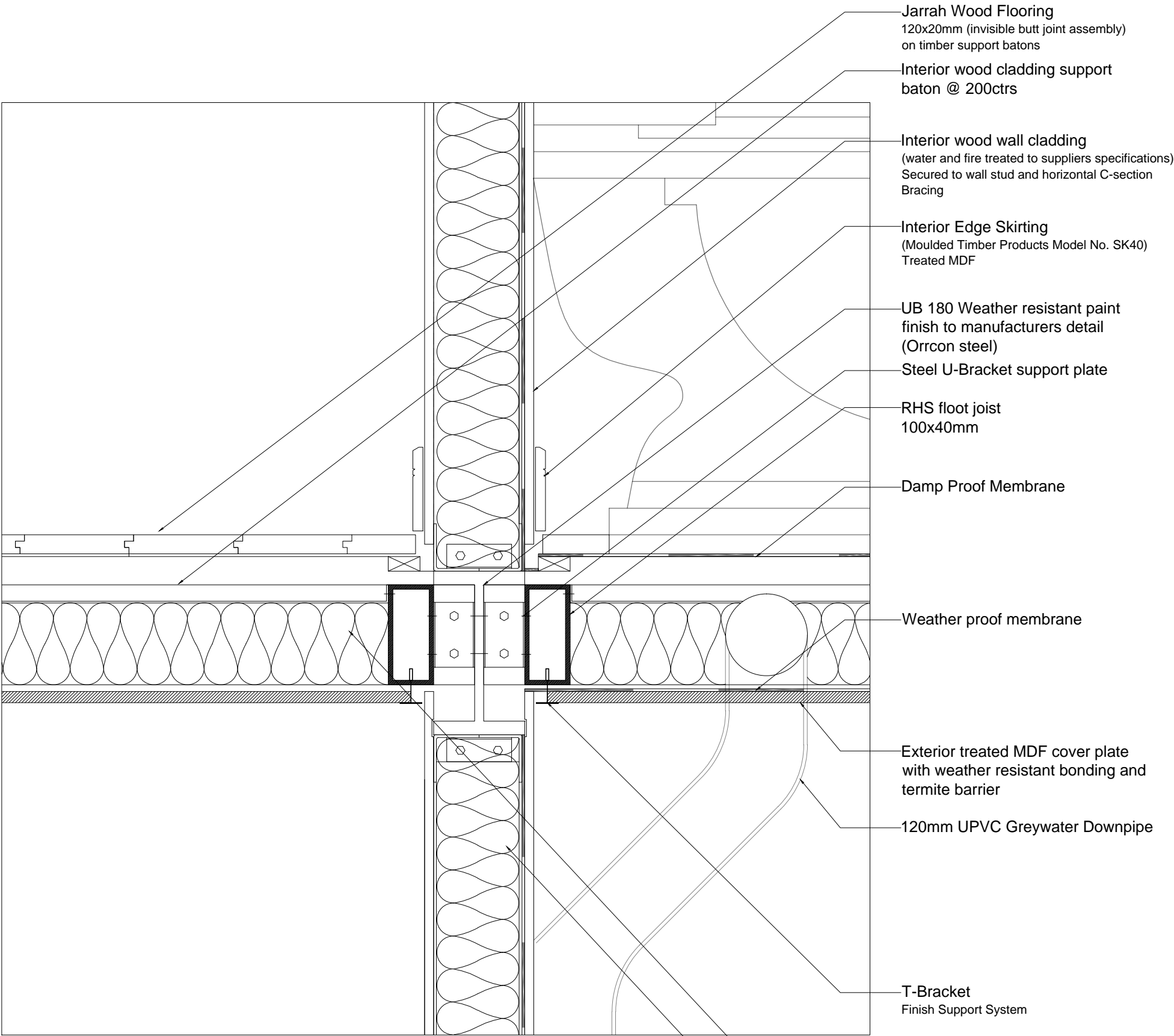


- Aluminum casement window (meeting rail) assembly to manufacturers detail
Size to refer to window Schedule item W2
- Polyurethane weather sealant along glass edge



- Jarrah Wood Flooring 120x20mm (invisible butt joint assembly) on timber support batons
- 5mm Cleat Float Glass on Aluminum casement window
- Poly urethane sealant along exposed glass edge
- Aluminum casement window (sill) assembly to manufacturers detail
Size to refer to window Schedule item W2
- Edge Flashing along window frame
- 90mm Fibreglass Batt Insulation R-13 rating
- RHS edge assembly to floor joist and edge flashing
- Safety mesh for insulation installation
- Exterior Timber Cladding Weather Proof and Fire resistant certified to manufacturers details
- T-Bracket finish Support system
- Exterior treated MDF cover plate with weather resistant bonding and termite barrier

FD01/D5
SCALE 1:5



- Jarrah Wood Flooring 120x20mm (invisible butt joint assembly) on timber support batons
- Interior wood cladding support baton @ 200ctr
- Interior wood wall cladding (water and fire treated to suppliers specifications) Secured to wall stud and horizontal C-section Bracing
- Interior Edge Skirting (Moulded Timber Products Model No. SK40) Treated MDF
- UB 180 Weather resistant paint finish to manufacturers detail (Orcon steel)
- Steel U-Bracket support plate
- RHS floor joist 100x40mm
- Damp Proof Membrane
- Weather proof membrane
- Exterior treated MDF cover plate with weather resistant bonding and termite barrier
- 120mm UPVC Greywater Downpipe
- T-Bracket Finish Support System
- 89mm Acoustical Batt Insulation
- 90mm Fibreglass Batt Insulation R-13 rating

FD01/D6
SCALE 1:5

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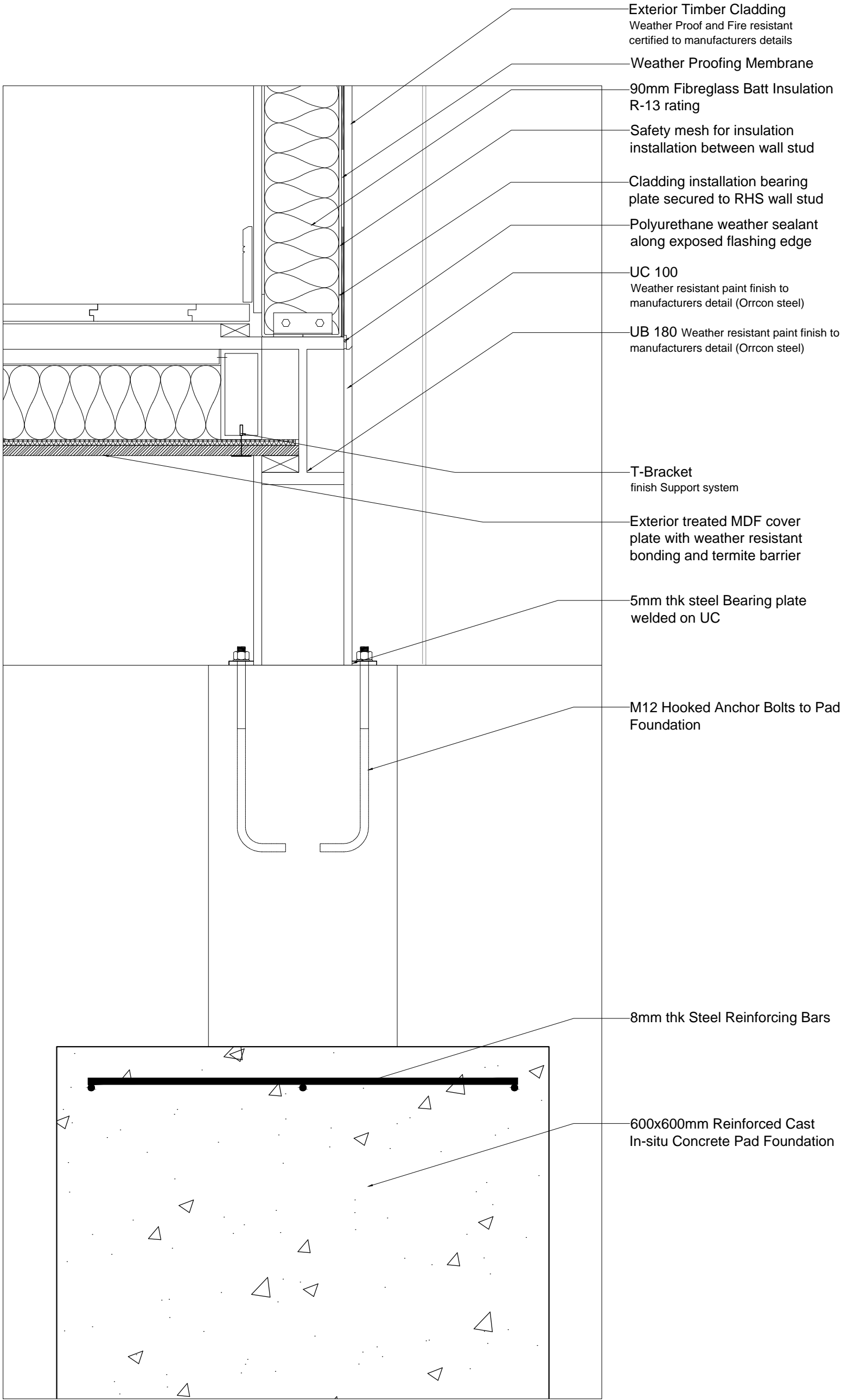
DRAWING NAME

DETAIL DRAWING D5/D6
SCALE 1 - 5

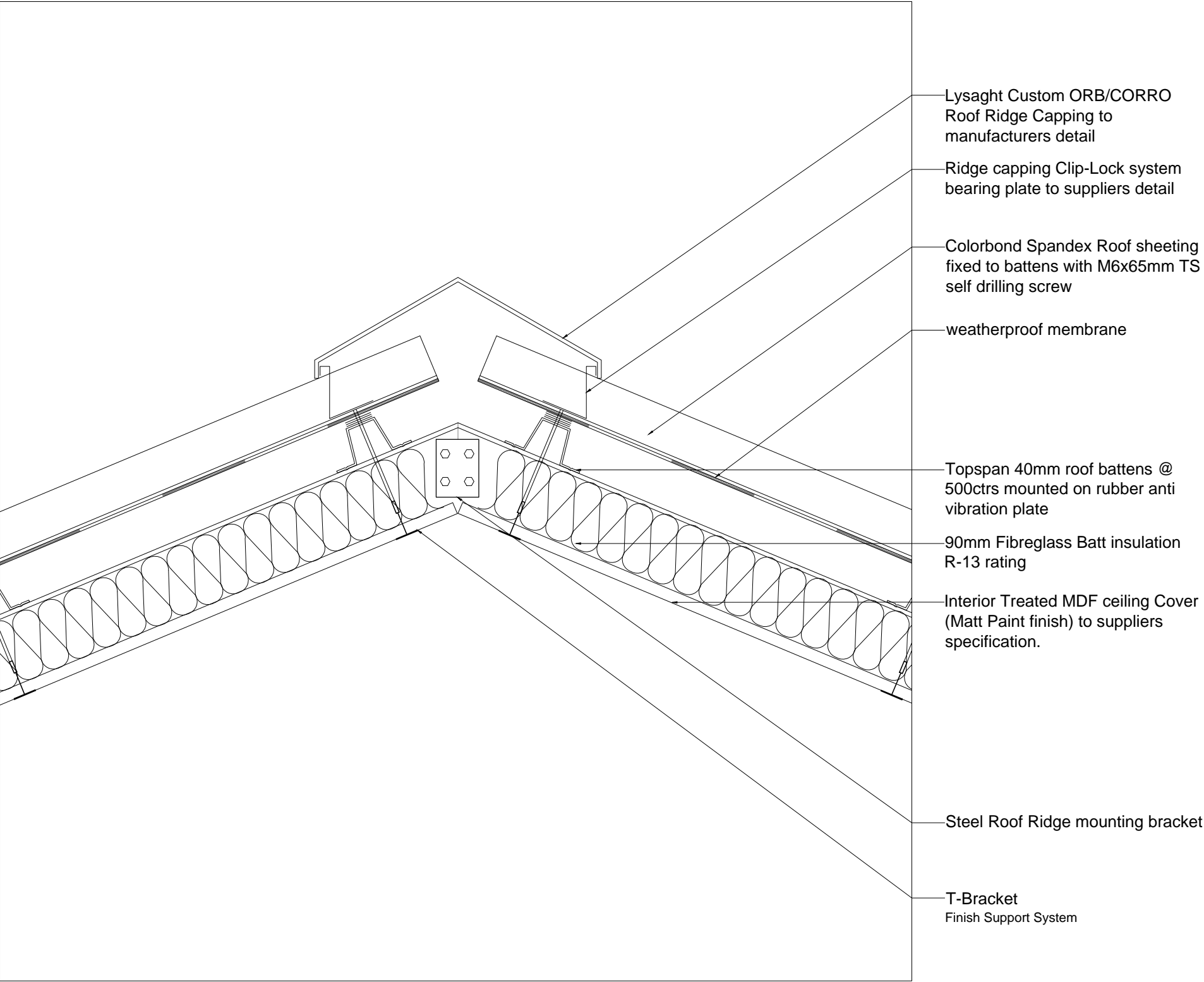
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FD01/D5/D6

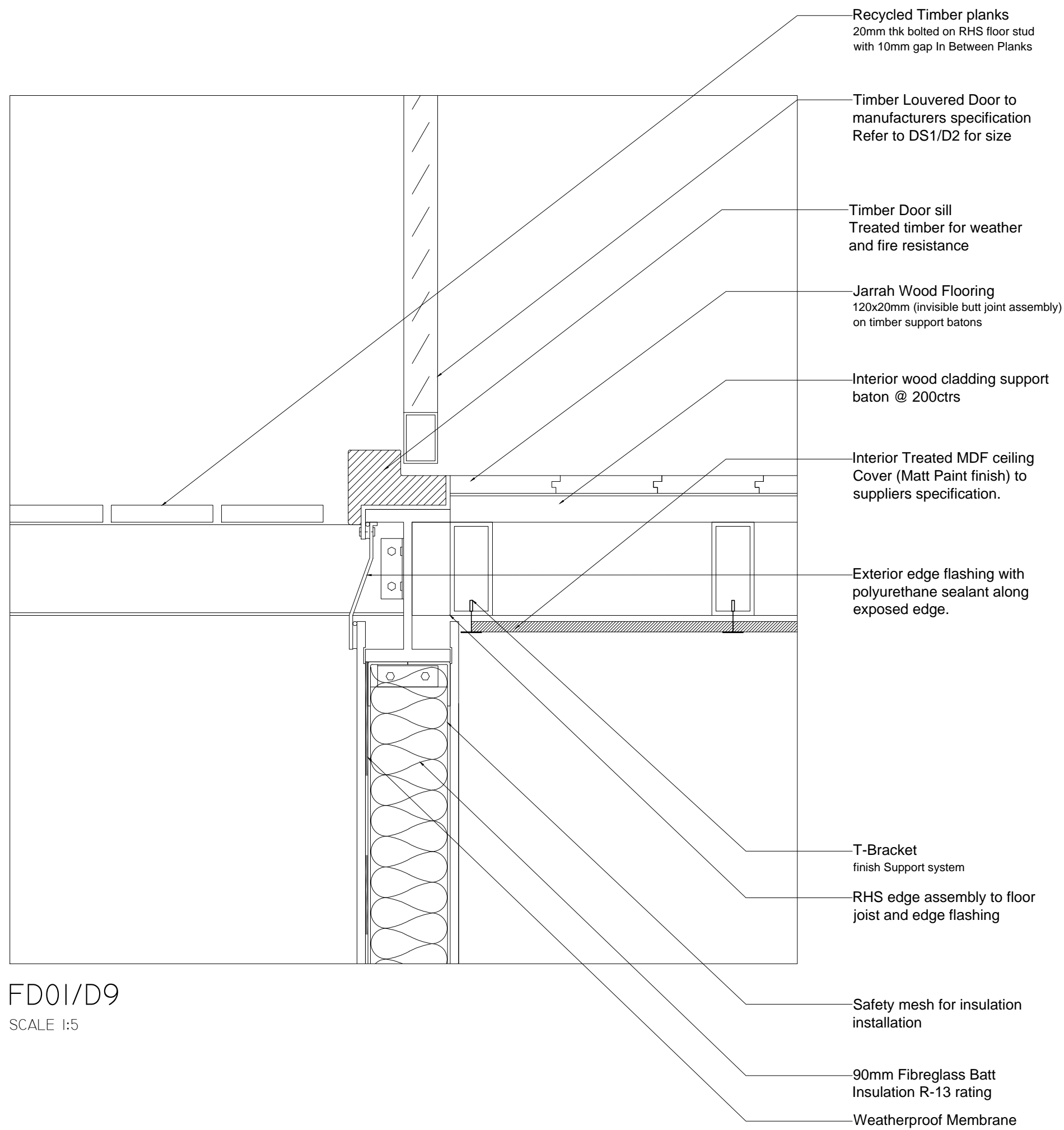
NOTE



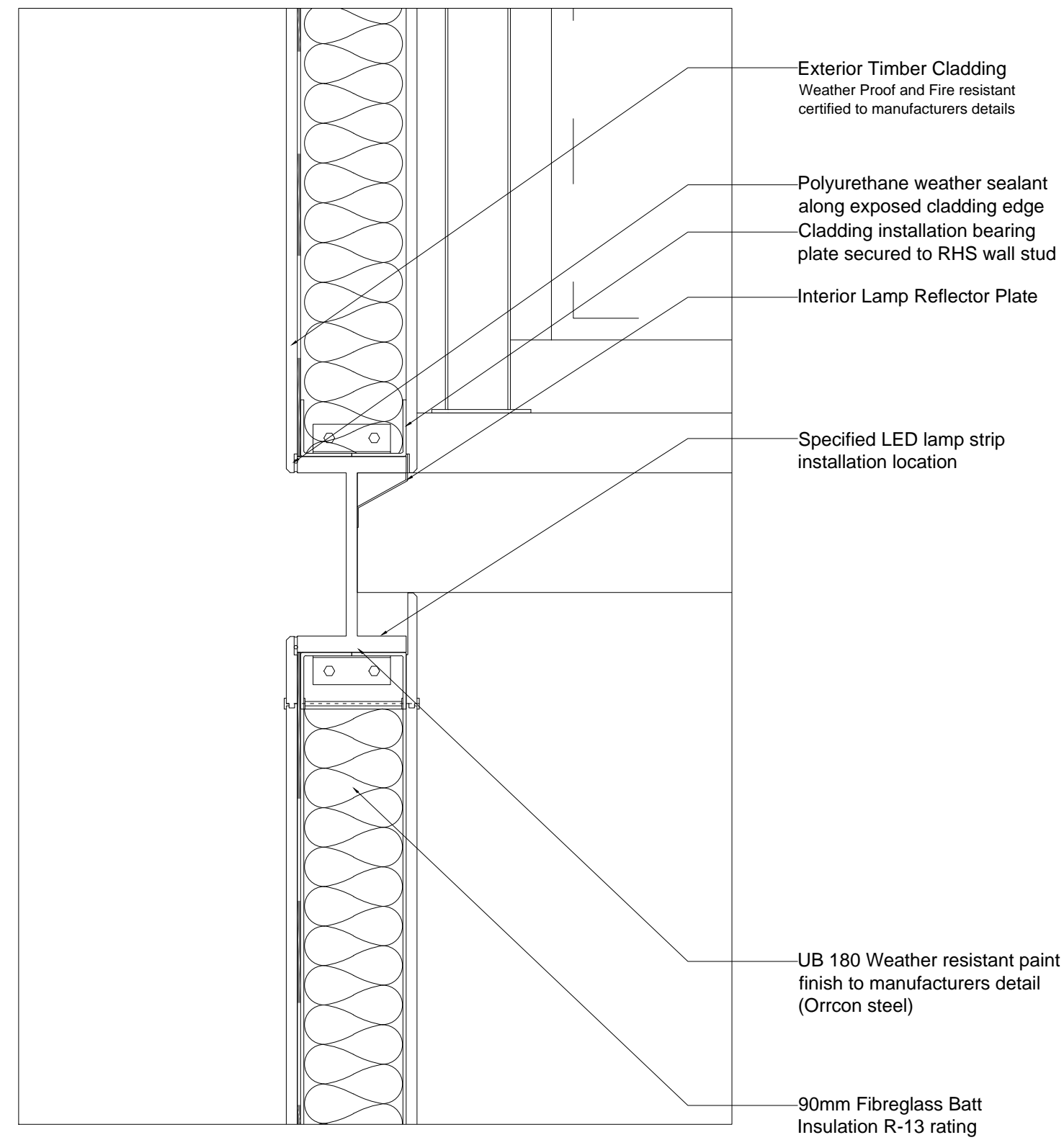
FD01/D7
SCALE 1:5



FD01/D8
SCALE 1:5



FD01/D9
SCALE 1:5



FD01/D10
SCALE 1:5

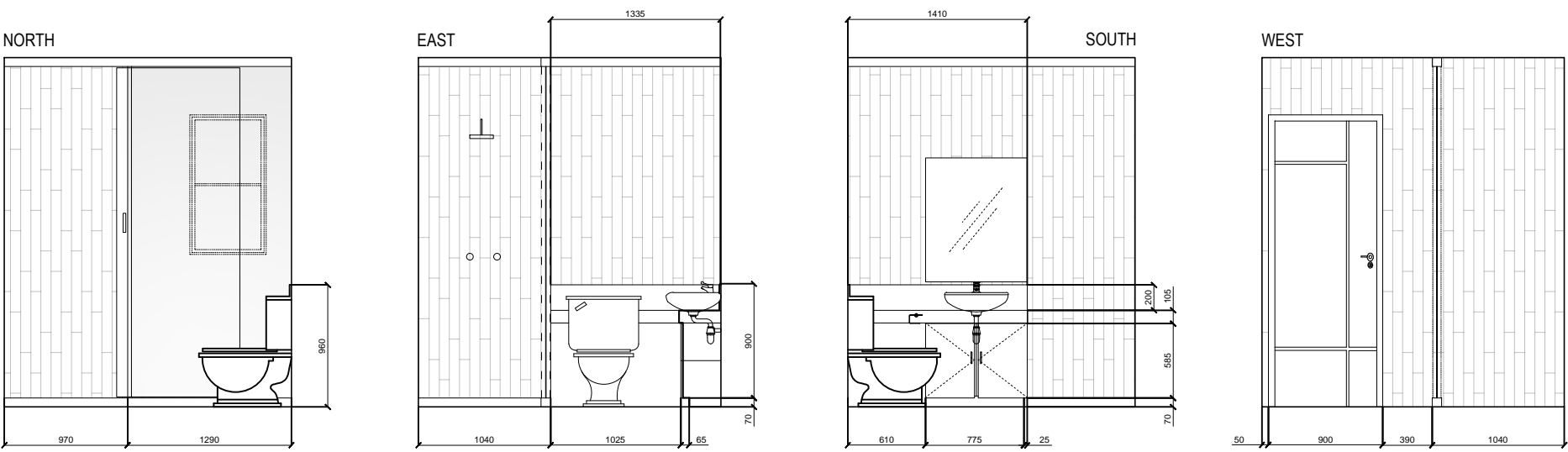
SCHEDULE OF PROPRIETARY BATHROOM ITEMS

No	Description	Supplier Brand	Model	Quantity
1	Basin	Imperial	REFRESH 650MM CARE WALL BASIN 331381W - 1 tap hole Australian Standard AS 1428.1 meets disabled requirements.	18
2	Taps	Caroma	Nordic Care Basin Mixer - Hot/Cold - chrome 90965C5A Complies with Australian Standards: AS 1428.1	18
3	Toilet Pan, Cistern and seat system	Imperial	ECONOMY CARE TOILET SUITE 371304WK - S Trap Economy Care Suite 311840W - Avon Deluxe Care S Trap pan 384381W - Novad Care Seat A350810W - Cleo Care Cistern 4.5/3lt Complies with Australian Standards: AS 1172.1, AS 1172.2 & 1428.1	18
4	Rail Grabs	Eisegrip	Type T2A Toilet Grab Rail EGT2A.10. PC - Powder Coated 304 grade Stainless Steel Complies with Australian Standards: AS 1428.1	18
5	Toilet Roll holder	Sussex	Meo - Double Toilet Roll Holder	18
6	Shower heads	Nikles	Pure Overhead Shower 105 2f	18

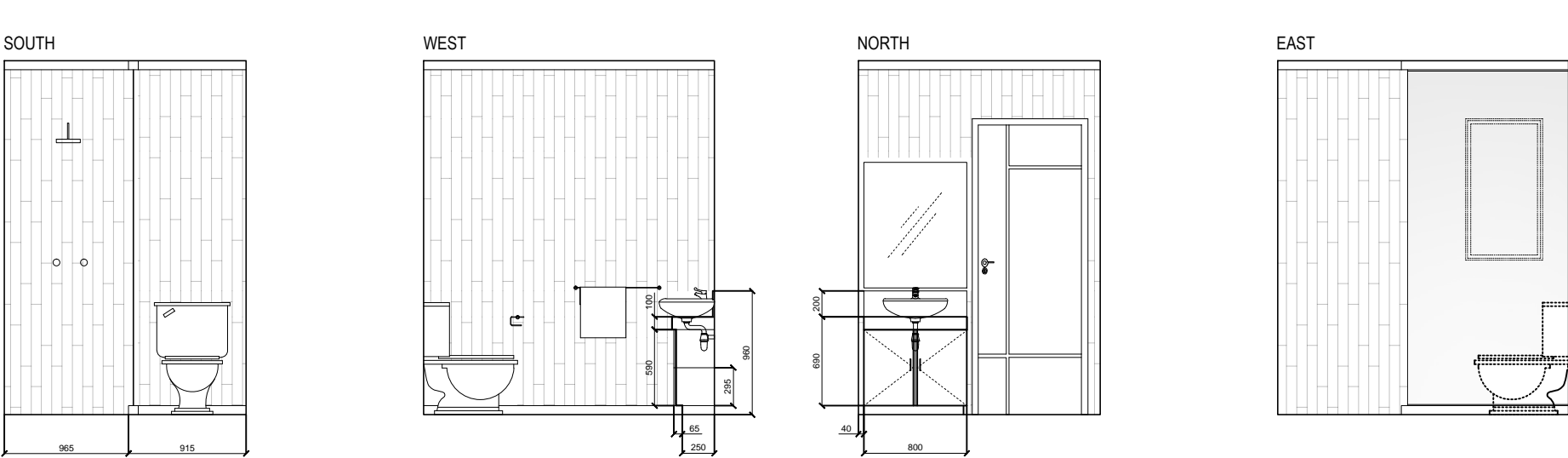
SCHEDULE OF PROPRIETARY KITCHEN ITEMS

No	Description	Supplier Brand	Model	Quantity
1	Kitchen Sink	AFA	AFA Cube Line 304 Grade Stainless steel 2 tap hole 32.7ltr Bowl Capacity 230mm Bowl depth	9
2	Taps	Pheonix	Pheonix Gen X - Hot/Cold - 200 Gooseneck Hob Sink Set	9
3	Air Ventilator	Qasair	Qasair Heritage Range Hoods Model NO. 600HL-1	9
4	Cooktops	ARC Appliances	600mm Stainless steel Gas Cook top Model NO. ACD6SG1	9

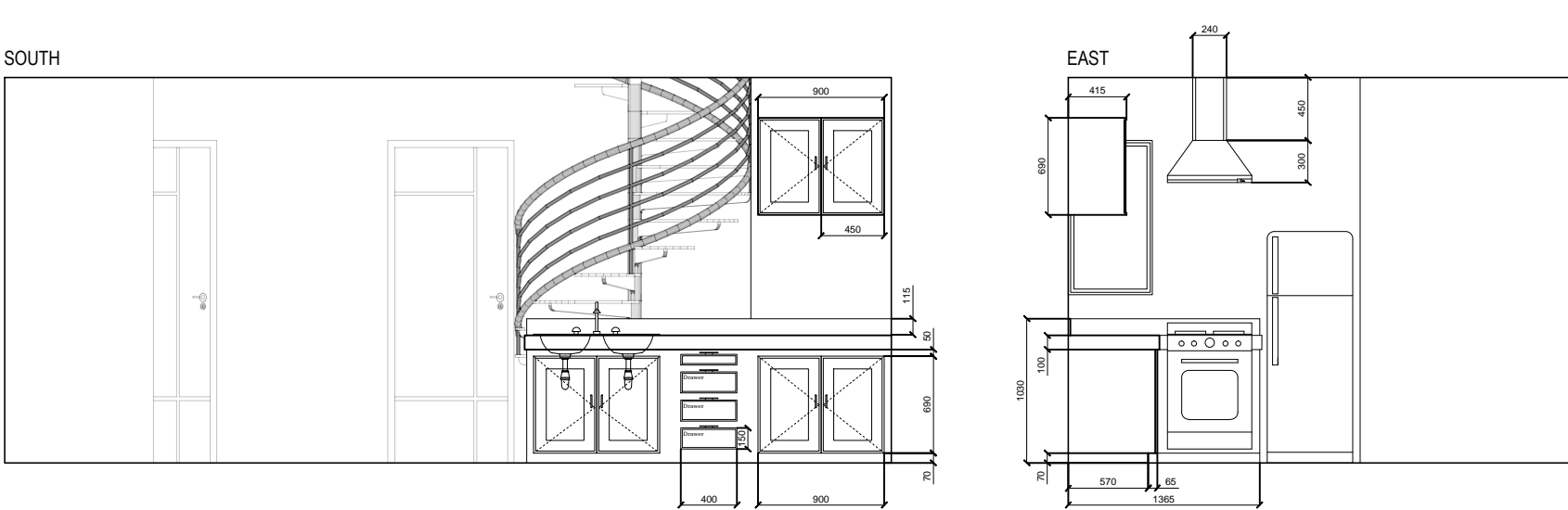
BATHROOM #2a [INTERIOR ELEVATION] IE/01



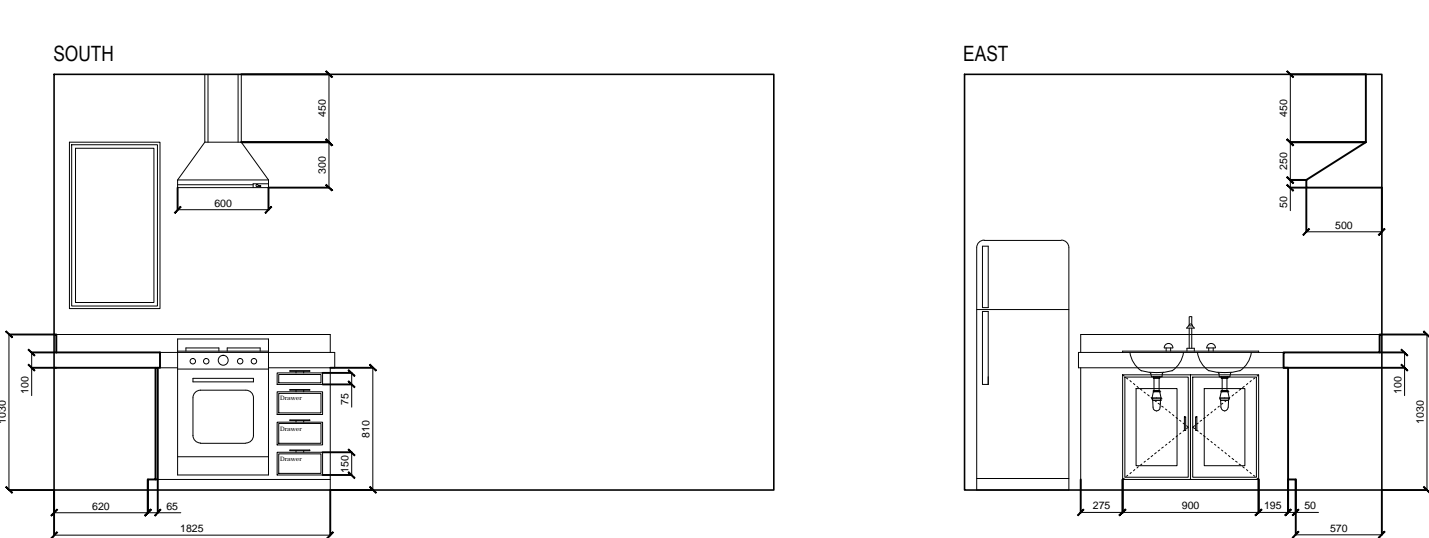
BATHROOM #1 [INTERIOR ELEVATION] IE/02



OPEN KITCHEN TYPE A [INTERIOR ELEVATION] IE/03



OPEN KITCHEN TYPE B [INTERIOR ELEVATION] IE/04



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INTERIOR ELEVATIONS TO
INDICATE CABINET WORK AND
FITTING LOCATION

SCHEDULES TO SPECIFY ITEM
TO BE INSTALLED

DRAWING NAME

INTERIOR ELEVATIONS
IE 1-4
SCALE 1 - 50

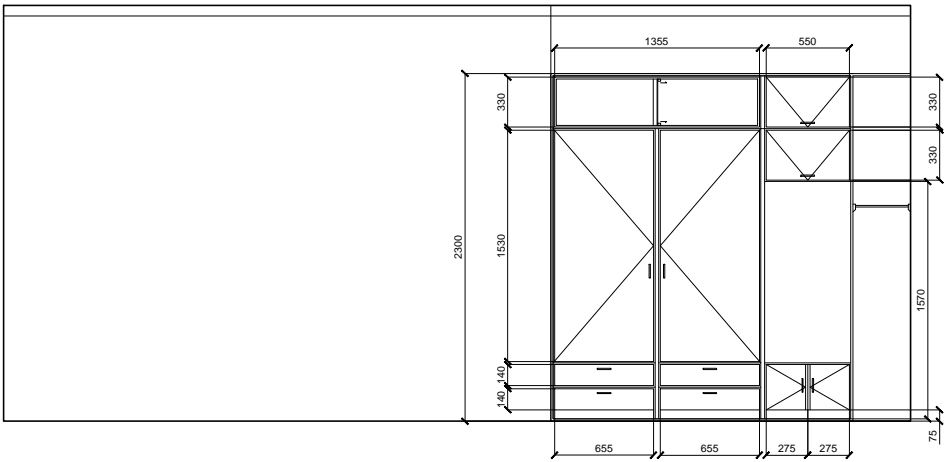
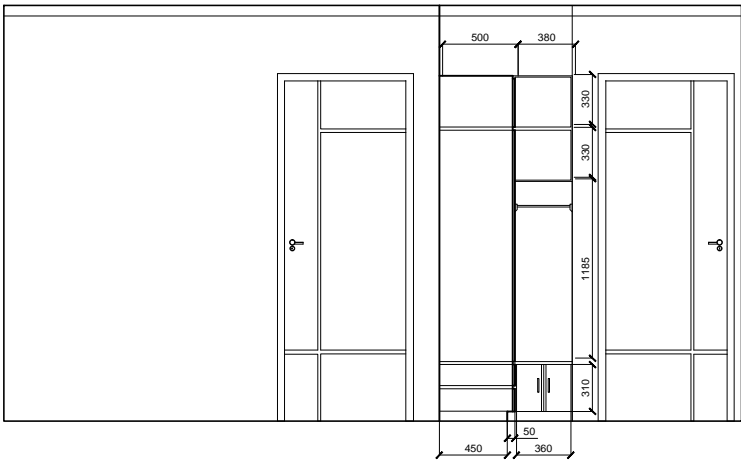
DRAWING NO.

FD01/IE 1-4

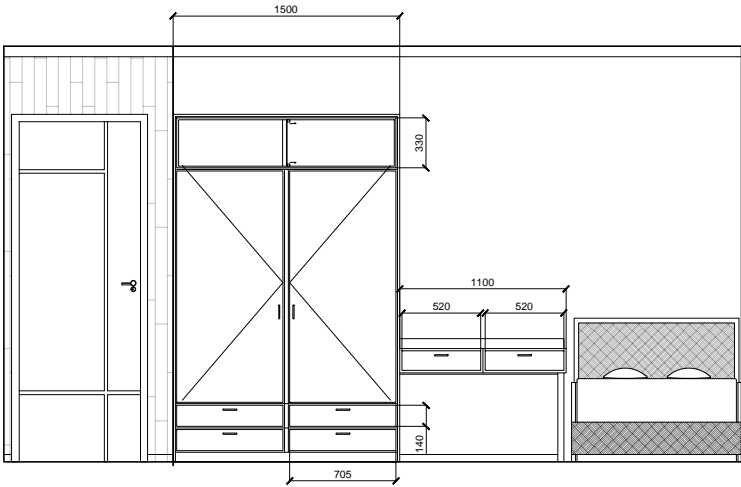
NOTE

INTERIOR ELEVATIONS CONTINUED

MASTER BEDROOM [INTERIOR ELEVATION] IE/05



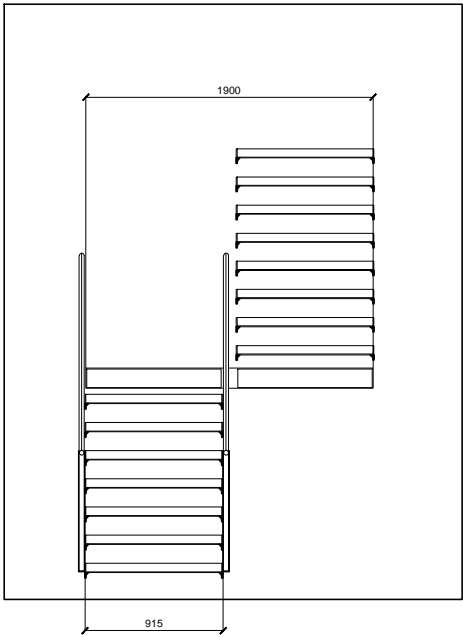
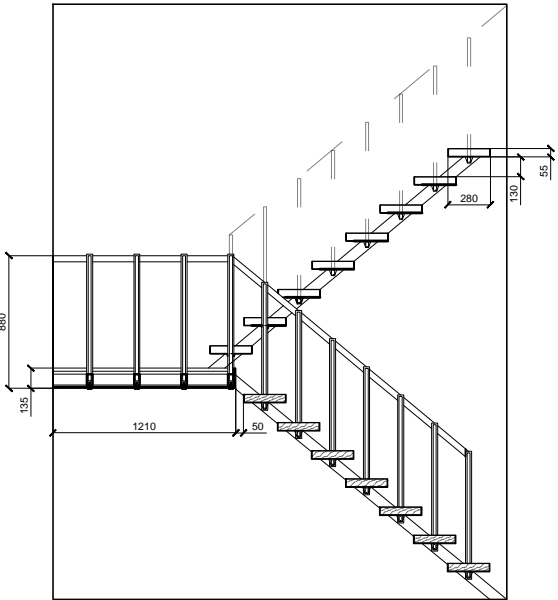
BEDROOM #2 [INTERIOR ELEVATION] IE/06



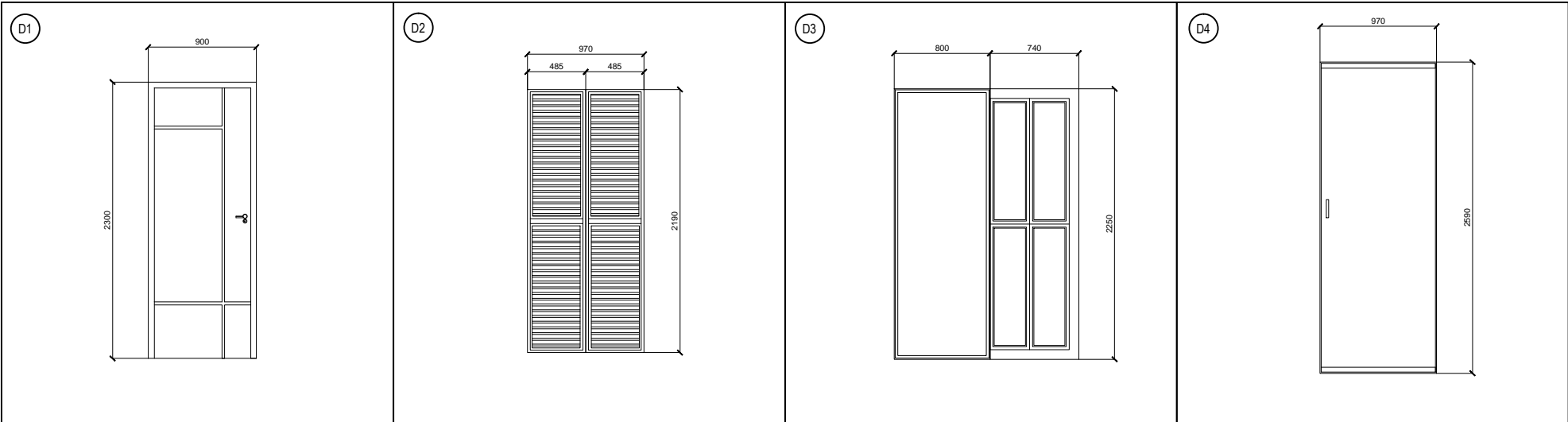
BEDROOM #1 [INTERIOR ELEVATION] IE/07



STAIRCASE DIMENSION DETAIL
FOR 2 BED UNIT TYPE A



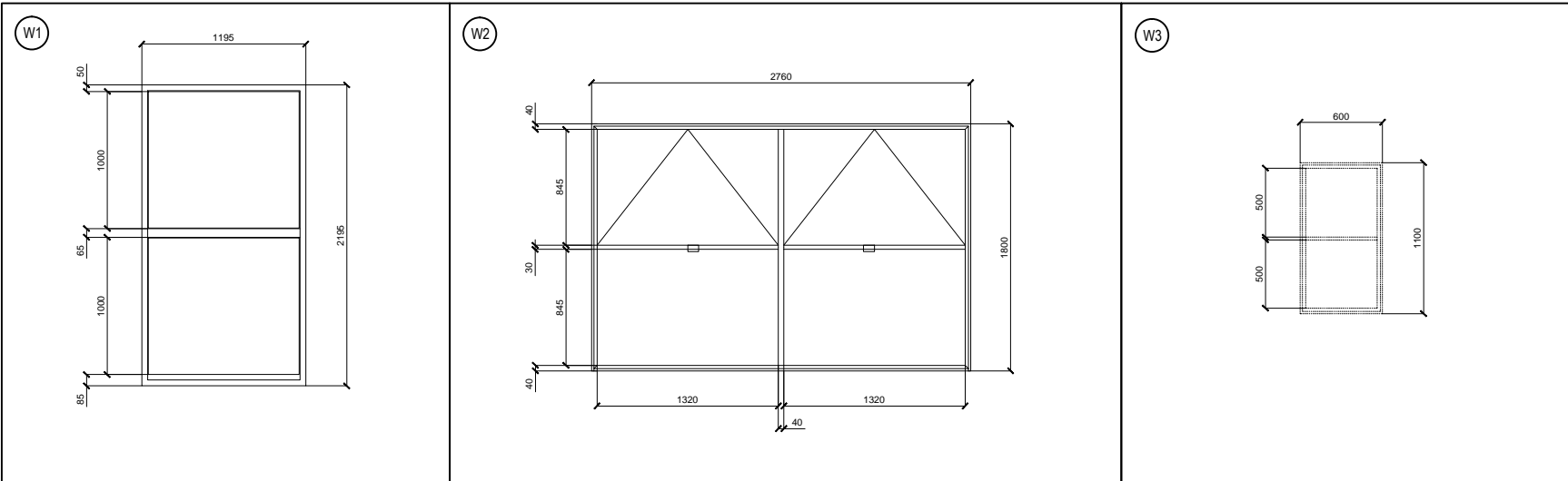
DOOR SCHEDULE



no.	QUANTITY	WIDTH	HEIGHT	THKNESS	OPERATION	MATERIALS DESCRIPTION	FINISH
D1	68	900	2300	45	SWING	Flush Door - Honeycomb Core Hume Door & Timber (water resistant)	Flush Door - Honeycomb Core Painted (Matte) Finish
D2	44	970	2190	45	SWING	Timber frame louver door (water resistant coating)	Timber Gloss Oiled Finish
D3	12	1520	2250	90	SLIDING	Aluminum glass casement sliding door (water resistant w/ Polyurethane sealant along exposed edges)	Brushed aluminum Finish
D4	4	970	2590	25	SLIDING	Glass bath Door with chrome lining on top edge and bottom edge (water resistant)	Polished chrome and glass

*Location as indicated in floor plans

WINDOW SCHEDULE



no.	QUANTITY	WIDTH	HEIGHT	THKNESS	OPERATION	MATERIALS DESCRIPTION	FINISH
W1	36	1195	2195	120	FIXED	Aluminum Fixed casement window (water resistant w/ polyurethane sealant along exposed edges)	Brushed aluminum Finish
W2	14	2760	1800	120	TOP HUNG	Semi Fixed aluminum casement window with top hung element as indicated in diagram. (water resistant)	Brushed aluminum Finish
W3	24	600	1100	90	SLIDING	Aluminum glass casement sliding window (water resistant)	Brushed aluminum Finish

*Location as indicated in floor plans

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DESCRIPTION

INTERIOR ELEVATIONS TO
INDICATE CABINET WORK AND
FITTING LOCATION

SCHEDULES TO SPECIFY WINDOW
AND DOOR SIZES TO BE PRE
MANUFACTURED

STAIRCASE DETAIL TO INDICATE
STAIRCASE DIMENSIONS TO BE
CONSTRUCTED

DRAWING NAME

INTERIOR ELEVATIONS IE 1-4
DOOR/WINDOW SCHEDULES
SCALE 1 - 50

DRAWING NO.

FD01/IE 5-7

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PROJECT

ARCHITECTS INVOLVED

TIU TIEN CHUAN

DESCRIPTION

DRAWING NAME

Material schedule

DRAWING NO.

FD01/PF CONTD

ROOM TYPE	WALL FINISH	DESCRIPTION	FLOOR FINISH	DESCRIPTION	CEILING FINISH	DESCRIPTION
Bedroom 1	Timber Panel	Radiata Pine Lining 321 (Regency) 140x12mm GUNNERSEN Timber Panel Supply	Timber Flooring	Jarrah wood Lining T&G end 120x20mm GUNNERSEN Timber Panel Supply	Plywood Lining	Interior hardwood [Meranti] plywood made using 'C' bond glues 1830x915mm cut to fit on site mounted on specified T Brackets GUNNERSEN Timber Panel Supply
Bedroom 2	Timber Panel	Radiata Pine Lining 321 (Regency) 140x12mm GUNNERSEN Timber Panel Supply	Timber Flooring	Jarrah wood Lining T&G end 120x20mm GUNNERSEN Timber Panel Supply	Plywood Lining	Interior hardwood [Meranti] plywood made using 'C' bond glues 1830x915mm cut to fit on site mounted on specified T Brackets GUNNERSEN Timber Panel Supply
Living Area	Timber Panel	Radiata Pine Lining 321 (Regency) 140x12mm GUNNERSEN Timber Panel Supply	Timber Flooring	Jarrah wood Lining T&G end 120x20mm GUNNERSEN Timber Panel Supply	Plywood Lining	Interior hardwood [Meranti] plywood made using 'C' bond glues 1830x915mm cut to fit on site mounted on specified T Brackets GUNNERSEN Timber Panel Supply
Bathroom 1	Plywood lining	Marine plywood Manufactured with Type-A-bond glue and no core gaps. Uses selected species with minimum stress grade F14 with 'A' grade, sanded face and back. 140x12mm Complys to Standard BS 1088 Gunnensen Timber Panel Supply	Plywood lining	Marine plywood Manufactured with Type-A-bond glue and no core gaps. Uses selected species with minimum stress grade F14 with 'A' grade, sanded face and back. 140x12mm Complys to Standard BS 1088 Gunnensen Timber Panel Supply	Plywood lining	Marine plywood Manufactured with Type-A-bond glue and no core gaps. Uses selected species with minimum stress grade F14 with 'A' grade, sanded face and back. 140x12mm Complys to Standard BS 1088 Gunnensen Timber Panel Supply
Bathroom 2	Plywood lining	Marine plywood Manufactured with Type-A-bond glue and no core gaps. Uses selected species with minimum stress grade F14 with 'A' grade, sanded face and back. 140x12mm Complys to Standard BS 1088 Gunnensen Timber Panel Supply	Plywood lining	Marine plywood Manufactured with Type-A-bond glue and no core gaps. Uses selected species with minimum stress grade F14 with 'A' grade, sanded face and back. 140x12mm Complys to Standard BS 1088 Gunnensen Timber Panel Supply	Plywood lining	Marine plywood Manufactured with Type-A-bond glue and no core gaps. Uses selected species with minimum stress grade F14 with 'A' grade, sanded face and back. 140x12mm Complys to Standard BS 1088 Gunnensen Timber Panel Supply
Dining	Timber Panel	Radiata Pine Lining 321 (Regency) 140x12mm GUNNERSEN Timber Panel Supply	Timber Flooring	Jarrah wood Lining T&G end 120x20mm GUNNERSEN Timber Panel Supply	Plywood Lining	Interior hardwood [Meranti] plywood made using 'C' bond glues 1830x915mm cut to fit on site mounted on specified T Brackets GUNNERSEN Timber Panel Supply

ROOM TYPE	WALL FINISH	DESCRIPTION	FLOOR FINISH	DESCRIPTION	CEILING FINISH	DESCRIPTION
Patio	-	-	Timber Flooring	Recycled Jarrah wood Lining T&G end 130x19mm Recycled Timber Company	-	-

CONTACT DETAILS

TIUTC ARCHITECTS
+61409936152
FURIKURI@LIVE.COM.MY

PROJECT NAME

NORTH EAST PRECINCT
AFFORDABLE HOUSING
REDEVELOPMENT

DATE

4TH JUNE 2014
SUBMISSION FOR CONTRACT
DOCUMENTATION

(REVISION 1)

FURTHER REVISION NEEDED
ANY ADDITIONAL INFO TO
BE PROVIDED UPON REQUEST

NOTE: THIS SUBMISSION IS
FOR PHASE ONE OF THE
PROJECT

ARCHITECTS INVOLVED

TIU TIEN CHUAN

CHECKED BY

PHILIP BAY

DESCRIPTION

SCHEMATIC LIGHTING PLAN TO
INDICATE LIGHTING DESIGN
LOCATIONS.

LED LAMP STRIPS IN
PARTICULAR ARE DESIGNED TO
BE TUCKED IN BETWEEN STEEL
BEAM AND INTERIOR CLADDING
TO HIDE ITS PRESENCE WHILE
DELIVERING CALM AMBIENT
LIGHTING TO THE ROOM

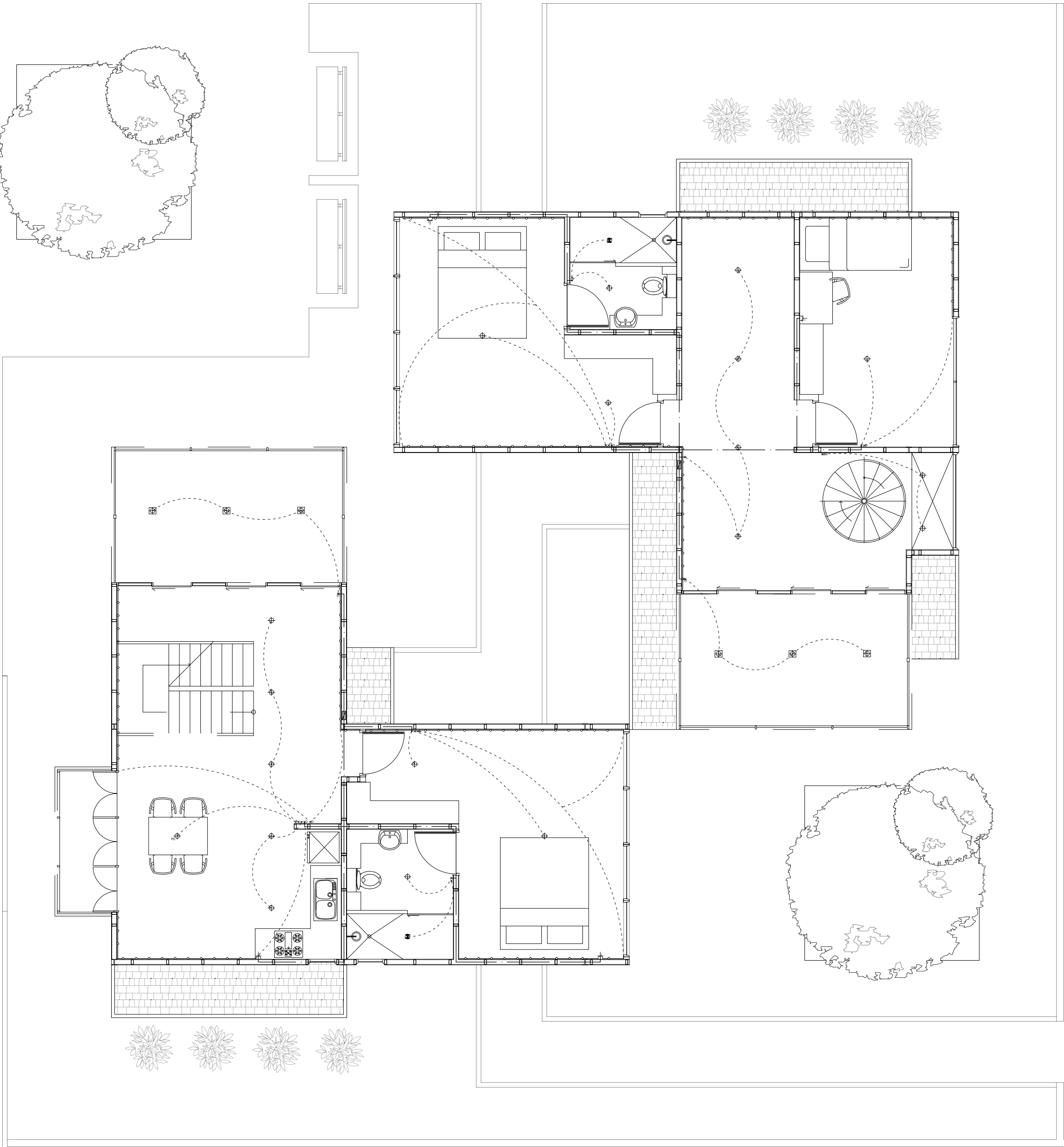
DRAWING NAME

SCHEMATIC LIGHTING
PLAN [FIRST FLOOR]
SCALE 1 : 75

DRAWING NO.

FD01/PF05

NOTE



LEGEND

- x D DIMMER SWITCH
- x WALL SWITCHES
- x2w 2 WAY WALL SWITCH
- E EXHAUST FAN RANGE HOOD
CEILING MOUNTED
- D DOWN LIGHT
- L LED STRIP LAMP
- P P PENDANT LAMP
- S SMOKE DETECTOR
- B DOOR BELL
- F FLOOR MOUNTED LAMP
- M MULTIPLE WALL SOCKET
- S SINGLE WALL SOCKET
- C CEILING FAN
- PIT PHONE AND INTERNET POINT
- TV TELEVISION POINT
- M MAIN SWITCH BOX



CONTACT DETAILS
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FURIKURI@LIVE.COM.MY

PROJECT NAME
NORTH EAST PRECINCT
AFFORDABLE HOUSING
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DATE
4TH JUNE 2014
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TIU TIEN CHUAN

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DESCRIPTION

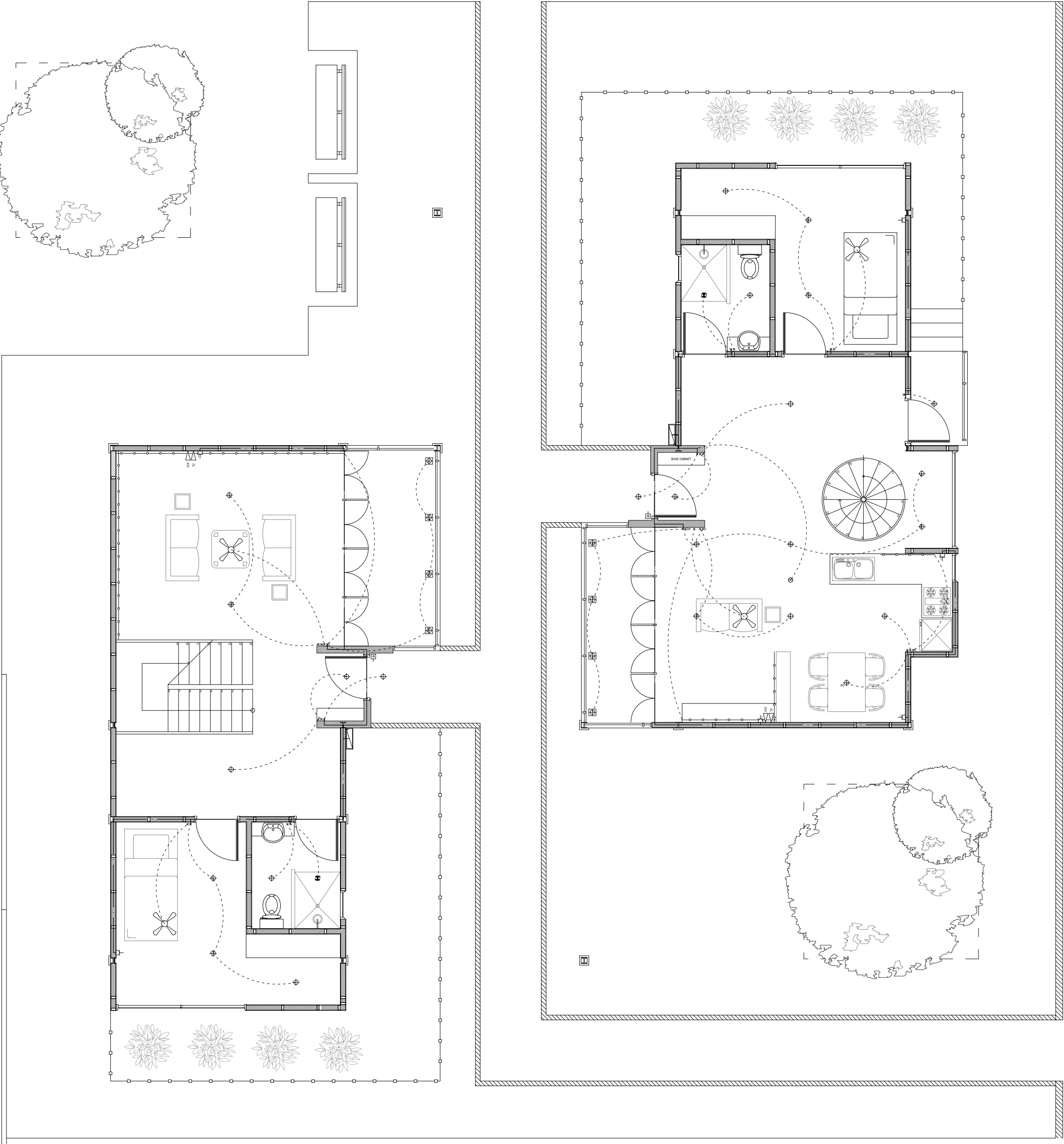
SCHEMATIC LIGHTING PLAN TO
INDICATE LIGHTING DESIGN
LOCATIONS.

LED LAMP STRIPS IN
PARTICULAR ARE DESIGNED TO
BE TUCKED IN BETWEEN STEEL
BEAM AND INTERIOR CLADDING
TO HIDE ITS PRESENCE WHILE
DELIVERING CALM AMBIENT
LIGHTING TO THE ROOM

DRAWING NAME
GROUND FLOOR PLAN
SCALE 1 - 75

DRAWING NO.
FD01/PF04

NOTE



LEGEND

- xD DIMMER SWITCH
- x WALL SWITCHES
- x2W 2 WAY WALL SWITCH
- EXHAUST FAN/ RANGE HOOD
CEILING MOUNTED
- DOWN LIGHT
- LED STRIP LAMP
- PENDANT LAMP
- SMOKE DETECTOR
- DOOR BELL
- FLOOR MOUNTED LAMP
- MULTIPLE WALL SOCKET
- SINGLE WALL SOCKET
- CEILING FAN
- PHONE AND INTERNET POINT
- TELEVISION POINT
- SINGLE WALL SOCKET

