Elevation Legend

1. Existing cement render wall
2. Existing Roof
3. Cement render wall to match existing
4. Face Brickwork to be selected. Wash down on completion & provide weep hole inserts. Confirm joint detail & mortar colour.
5. Rainheader and downpipe with overflow.
6. New Steel reverse PFC fascia. Refer to section for details.
7. New ramp and stair as per requirements of AS 1428, refer to section for details.
8. Powdercoated steel handrail in accordance with BCA requirements
9. New door and window hardware as per schedule.
10. Colorbond corrugated cladding
11. FC Sheets cladding

Roof Notes
1. Contractor to allow to provide Colorbond flashing to parapet walls/ Gable ends and the like.
2. Contractor to be responsible for locating existing stormwater discharge point. Storm water design to be in accordance with local councils requirements and civil engineer's design. Obtain approved discharge point as required.
3. Fall on box gutters to be a min. 1 in 200 in accordance with AS3500.3. All box gutters are to be lined with 0.60 BMT Zincalume. Table 3.2 of AS1562 may be used as a guide to compatibility of metals. Box gutters to be a min. 300mm in width and 70mm depth.
4. SL - Denotes skylight location

Square line gutter & PVC DP

Roof Plan
Scale: 1:100

West Elevation
Scale: 1:100
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**Section Legend**

1. 90mm PVC sewer grade downpipe, painted finish.
2. Aluminium framed windows & doors to be installed in strict accordance with manufacturer's instruction. Powdercoated finish. Refer to energy report and BAL rating.
3. Brick parapet wall with Colorbond flashing.
4. Builder to ensure insulation levels as stated in the Energy report are achieved, in accordance with the BCA.
5. Colorbond roof sheet at 5 degree pitch, to top hat sections at 450 centres. Provide Thermofoil sarking overlapped 150mm at joins and lapped 50mm into gutters. Refer to engineer's drawings for sizes.
6. External walls to be face quality brickwork. Wash down on completion. Refer to engineer's details for control joint locations. 90x45 studs at 450mm centres with anti-glare sialation to external face in accordance with BCA 3.8.7.2 & AS4200.1. Plasterboard to internal face.
8. Roof trusses to be design to truss manufacturers details. Spacing of trusses to be @900 centres. Refer to engineer's drawings.
9. Slab shown is a diagrammatic representation only. Reinforced concrete slab and footings to structural engineer's design and details and AS 2870.1:2011. Provide 0.2mm damp proof membrane laid over minimum 50mm sand. Contractor to confirm all sizes with Soil Report. Engineer's details & report take precedence over all architectural drawings.
10. Timber stud wall at 450 centres, 10mm plasterboard with paint finish to be selected by client.
11. Rendered external wall to match existing
12. Steel structure for fascia.

---

**Sections**

A. Section A  
Scale: 1:50

B. Section B  
Scale: 1:50

C. Section C  
Scale: 1:50

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CONSTRUCTION DOCUMENTATION

1. Certain computer software, data and images are contained in the document that the architect will grant the client a non-exclusive license for the work produced as a part of that phase for the purposes of reproducing the material by constructing the building or structure in a single instance on the project site. The architect is entitled to proper attribution of their work whenever information about the project is published. Do not use this drawing. Use figured dimensions only.

2. Sections  
CSV Regional Court DDA - Castlemaine  
29 Lyttleton Street Castlemaine  
Court Services Victoria

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T10  
Brandrick  
plan for perfection
Wall Ties as per BCA, Within 300 mm or two courses (whichever is the lesser) of the top of veneer

Brick veneer external wall

Top flashing

Steel 300 UB structure as fascia, welded joints

Concealed flashing

Provide shadow edge detail

Batten out for eaves lining

Villaboard ceiling

Detail C

Scale: 1:10

Detail A

Scale: 1:25

Roof framing, truss upstand

Top flashing

Wall Ties as per BCA, Within 300 mm or two courses (whichever is the lesser) of the top of veneer

Brick veneer external wall

Top flashing

Detail B

Scale: 1:10

Roof framing, truss upstand

Roof battens

Roof sheet

Detail D

Scale: 1:10

Steel 300 UB structure as fascia, welded joints

Concealed flashing

Roof purlin

Gutter and fascia

Detail E

Scale: 1:10

Roof sheet

Roof purlin

Plasterboard ceiling

Aluminium framed window

Detail A

Scale: 1:25

Roof sheet

Detail E

Scale: 1:10

Steel 300 UB structure as fascia, welded joints

Concealed flashing

Roof purlin

Gutter and fascia

Detail E

Scale: 1:10

Roof sheet

Roof purlin

Plasterboard ceiling

Aluminium framed window

Detail E

Scale: 1:10

Roof sheet

Roof purlin

Plasterboard ceiling

Aluminium framed window

Detail E

Scale: 1:10

Roof sheet

Roof purlin

Plasterboard ceiling

Aluminium framed window

Detail E

Scale: 1:10

Roof sheet

Roof purlin

Plasterboard ceiling

Aluminium framed window

Detail E

Scale: 1:10

Roof sheet

Roof purlin

Plasterboard ceiling

Aluminium framed window
Bathroom Legend

1. Johnson Waranga 200mmx200mm wall tiles to approved substrate. Refer to specification.
2. 150mm high coved vinyl skirting and non-slip vinyl floor. Refer to fixtures schedule for specification.
3. Door and hardware as per schedule.
4. Mirror installed as per AS1428, refer schedule
5. Soap dispenser as per specification.
6. Compact Storage Water Heater
7. Accessible handbasin and tapware as per NCC, AS.1428 and all relevant standards. Refer to schedule.
8. Ambulant toilet pan unit complaint to AS.1428, refer to schedule.
9. Ambulant handrails as per NCC, AS.1428 and all relevant standards, refer to schedule.
10. Wall mounted flush button to concealed cistern, refer to schedule.
11. Coat hooks installed as per AS. 1428
12. Baby change table installed and recessed into wall as per AS.1428
13. Hand dryer as per specification.

All dimensions as per AS.1428
1. 150mm high coved vinyl skirting and non-slip vinyl floor. Refer to fixtures schedule for specification.
2. Johnson Waringa 200mmx200mm wall tiles to approved substrate. Refer to specification.
3. Door and hardware as per schedule.
4. Soap dispenser as per specification.
5. Hand dryer as per specification.
6. Mirror installed as per AS1428, refer schedule
7. Ambulant handrails as per NCC, AS1428 and all relevant standards, refer to schedule.
8. Ambulant toilet unit complaint to AS1428, refer to schedule.
9. Accessible handbasin and tapware as per NCC, AS1428 and all relevant standards. Refer to schedule.
10. Laminate toilet partition, as per specification.
11. HWS Concealed piping refer to mechanical.
12. Urinal unit
13. Wall mounted flush button to concealed cistern, refer to schedule.
Bathroom Legend

1. 150mm high coved vinyl skirting and non-slip vinyl floor. Refer to fixtures schedule for specification.
2. Johnson Waringa 200mmx200mm wall tiles to approved substrate. Refer to specification.
3. Door and hardware as per schedule.
4. Soap dispenser as per specification.
5. Hand dryer as per specification.
6. Mirror installed as per AS1428, refer schedule.
7. Ambulant handrails as per NCC, AS.1428 and all relevant standards, refer to schedule.
8. Ambulant toilet unit complaint to AS.1428, refer to schedule.
9. Accessible handbasin and tapware as per NCC, AS.1428 and all relevant standards. Refer to schedule.
10. Laminated toilet partition, as per specification.
11. HWS Concealed piping refer to mechanical.
12. Unnour unit
13. Wall mounted flush button to concealed cistern, refer to schedule.
14. 13mm plasterboard , painted finish
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**Registrar Legend**

1. Timber stud wall with plaster, in accordance with BCA Requirements.
2. Prepare and make good to all walls and ceiling. Wash down all walls and ceiling as per specification. Repaint/ varnish all previously painted/varnished surfaces including architraves, skirting, cornice and doors (removing door furniture to do so).
3. Vinyl skirting as per specification.
4. Door and hardware as per schedule.
5. Existing Door/Window
6. 16mm laminate drawer front with drawer insert and self closing runners. Top drawer to have cutlery insert.
7. 16mm laminate face cupboards with D pull hardware and 100mm laminate kicker. Dashed line denotes 16mm melamine adjustable shelving.
8. 16mm Laminate Face
9. 38mm Hi-Macs Acrylic Benchtop, Colour Aurora Torano, M601
10. 16mm laminate open shelves
11. 16mm laminate overhead cupboards, with selected door furniture. Dashed line denotes 16mm melamine adjustable shelving.
12. Timber bulkhead to overhead cupboards. Painted plaster finish.
13. Perspex security / covid screen fixed to desk, provide 300mm cut out for paper transfer. Provide drawing for approval.

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**Construction Documentation**

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Construction Document fee for a Development Proposal: $5,000

Construction Document fee for a Building Project: $10,000

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Pantry Legend
1. 50mm flat vinyl skirting.
2. Johnson Waringa 200mmx200mm wall tiles to approved substrate. Refer to specification.
3. Existing door.
4. 16mm laminated MDF kicker, 100mm high. Seal to adjacent surfaces with mould resistant silicone. Colour to match.
5. 16mm laminate overhead cupboards, with selected door furniture. Dashed line denotes 16mm melamine adjustable shelving.
6. 16mm laminated MDF shelf. Refer to specification for colour.
7. Cupboards under sink.
8. Kitchen sink and mixer. Provide flexible connections and waste to allow for height adjustment of bench. Ensure lever or capstan style tap hardware with a central spout.
10. Recess for bar fridge
11. Recess for microwave.
12. 36mm Hi-Macs Acrylic Benchtop, Colour Aurora Torano. M601
13. Cutlery laminated drawer with insert
Elevation Legend

1. Existing cement render wall
2. Existing Roof
3. Cement render wall to match existing
4. Face Brickwork to be selected. Wash down on completion & provide weep hole inserts. Confirm joint detail & mortar colour.
5. Rainheader and downpipe with overflow.
6. New Steel reverse PFC fascia. Refer to section for details.
7. New ramp and stair as per requirements of AS.1428, refer to section for details.
8. Powdercoated steel handrail in accordance with BCA requirements
9. New door and window hardware as per schedule.
10. Colorbond corrugated cladding
11. FC Sheets cladding
15mm plasterboard bulkhead.

Powder coated aluminium roller shutter, Mirage Doors Series 25. Refer to specification.

Perspex security / covid screen

HI-MACS Acrylic Solid Surface - M601

15mm plywood benchtop construction. Provide packing to carcass as required

Laminate bench top nosing return, shadow line detail.

Laminate open adjustable shelving refer specification

15mm plasterboard bulkhead. Painted to match ceiling.

Powder coated aluminium roller shutter, Mirage Doors Series 25. Refer to specification

Perspex security / covid screen

HI-MACS Acrylic Solid Surface - M601

15mm plywood benchtop construction. Provide packing to carcass as required

Laminate bench top nosing return, shadow line detail.

Laminate open adjustable shelving refer specification

DDA accessible counter with wheelchair accessible recess beneath

15mm plasterboard bulkhead. Painted to match ceiling.

Powder coated aluminium roller shutter, Mirage Doors Series 25. Refer to specification

Perspex security / covid screen

HI-MACS Acrylic Solid Surface - M601

15mm plywood benchtop construction. Provide packing to carcass as required

Laminate bench top nosing return, shadow line detail.

Laminate open adjustable shelving refer specification

15mm plasterboard bulkhead.

Powder coated aluminium roller shutter, Mirage Doors Series 25. Refer to specification

Perspex security / covid screen

HI-MACS Acrylic Solid Surface - M601

15mm plywood benchtop construction. Provide packing to carcass as required

Laminate bench top nosing return, shadow line detail.

Laminate open adjustable shelving refer specification

15mm plasterboard bulkhead.

Powder coated aluminium roller shutter, Mirage Doors Series 25. Refer to specification

Perspex security / covid screen

HI-MACS Acrylic Solid Surface - M601

15mm plywood benchtop construction. Provide packing to carcass as required

Laminate bench top nosing return, shadow line detail.

Laminate open adjustable shelving refer specification

15mm plasterboard bulkhead.

Powder coated aluminium roller shutter, Mirage Doors Series 25. Refer to specification

Perspex security / covid screen

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15mm plywood benchtop construction. Provide packing to carcass as required

Laminate bench top nosing return, shadow line detail.

Laminate open adjustable shelving refer specification

15mm plasterboard bulkhead.

Powder coated aluminium roller shutter, Mirage Doors Series 25. Refer to specification

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15mm plasterboard bulkhead.

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15mm plywood benchtop construction. Provide packing to carcass as required

Laminate bench top nosing return, shadow line detail.

Laminate open adjustable shelving refer specification
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CONSTRUCTION DOCUMENTATION

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No obstructions near handrail above this height except for support in shaded area only.

Ramp Detail Typical

Scale: 1:25

Ramp Detail Typical

Scale: 1:25

Ramp Handrail Detail

Scale: 1:5

Ramp Handrail Detail

Scale: 1:5

Ramp Elevation

Scale: 1:50

Ramp Elevation

Scale: 1:50

Ramp isometric

Scale: 1:75

Ramp isometric

Scale: 1:75
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Ramp Isometric
Scale: 1:50

150x150mm concrete upstand both sides of ramp

R/concrete ramp non-slip surface finish

150x150mm concrete

Powdercoated black 42mm handrail in accordance with AS.1428. Both sides of ramp.
Provide posts at 1000m centres

Elevation A
Scale: 1:50

300

Elevation B
Scale: 1:50

300

Ramp Detail 2
Scale: 1:50

150x150mm Concrete with SL82 at top

Powdercoated black 42mm handrail in accordance with AS.1428. Both sides of ramp.

Provide posts at 900m centres

42mm dia handrails, powdercoated finish.

Extend handrail 300mm parallel to surface below

Turn down and return handrail in accordance with AS.1428

Provide posts at 1000m centres

Recess TGSI pavers into concrete slab

300

Handrail Elevation
Scale: 1:25

Existing pavers re-laid

Turn down and return handrail in accordance AS.1428
No obstructions near handrail above this height except for support in shaded area only.

Welded steel handrail support. Max 30mm width, minimum 15mm height.

1. **Stair Plan**
   - Scale: 1:50

2. **Stair Isometric**
   - Scale: 1:50
   - Powdercoated black 42mm handrail in accordance with AS.1428. Both sides of ramp.
   - Turn down and return handrail in accordance with AS.1428.
   - Recess TGSI pavers into concrete slab.
   - Drift recess TGSI into concrete slab as per specification.

3. **Stair Handrail Detail Typical**
   - Scale: 1:5
   - Turn down and return handrail in accordance with AS.1428.
   - Welded steel handrail support. Max 30mm width, minimum 15mm height.

4. **Stair Section**
   - Scale: 1:25
   - 42mm diameter handrail to be installed as per AS.1428.
   - Powdercoated steel bracket max 35mm width, minimum 15mm height.
   - Base Plate fixed to concrete with 4 No. M10x100 Long Dynabolts. Plate concealed with approved stainless steel cap.
   - Footings as per Engineer details.

5. **Stair Section**
   - Scale: 1:25
   - Turn down and return handrail in accordance with AS.1428.
   - Extend handrail 300mm parallel to surface below.
   - No obstructions near handrail above this height except for support in shaded area only.

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**Construction Documentation**

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**Client**

CSV Regional Court DDA - Castlemaine

**Address**

29 Lyttleton Street Castlemaine

**Project**

Stair Detail

**Company**

BRANDRICK ARCHITECTS

Plan for perfection

**Various Files**

T21 2020-073

**Scale**

ISO A3

**Details**

Ag Showen

**Drawing Number**

T21/329-428 12/03/2021

**Issue for Tender**

February 2021
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CONSTRUCTION DOCUMENTATION

1. All glazing to comply with AS 1288-2006. Provide laminated safety glass to all glazed doors. Provide glazing decals as required.
2. Contractor to provide necessary frame clearances and install windows in strict accordance with manufacturer’s recommendations.
3. Dimensions are of overall frame size. Verify dimensions onsite prior to commencing fabrication.
4. Ensure all window heads align when installing windows. Refer to Elevation for ALL Window Head Locations.
5. For Type / Frame / Glass please to manufacturer's window schedule and Part J report.
6. Glass safety marking decals as requirements AS1428, AS1288 & BCA for large glass areas as doors, side panels and full height glass.
7. Weather seal entry doors & windows. Construction gaps & cracks to be sealed.
8. Window manufacturer to provide all fixing brackets necessary for correct installation.

Window Notes

Door Notes

1. All doors to achieve minimum clear width of 850mm.
2. All key operated locks to doors to be keyed alike, schedule to be provided.
3. Contractor to supply and install door stops to all doors.
4. Dimensions are of overall frame size. Verify dimensions on site prior to commencing manufacturing.
5. External doors to be flush panel with blockboard or particle board core complying with AS2688.
6. For door relief grille locations refer mechanical drawing/design.
7. Height of door as per As1428. Refer to door hardware schedule for all fittings.
8. Internal doors to be semi-solid complying with AS 1688. Door facings to be hardboard to accept paint finish.
9. Provide door seals to full perimeter of all external doors.
10. Refer to specification for hardware and furniture.
11. Provide ss kickplates to all doors.