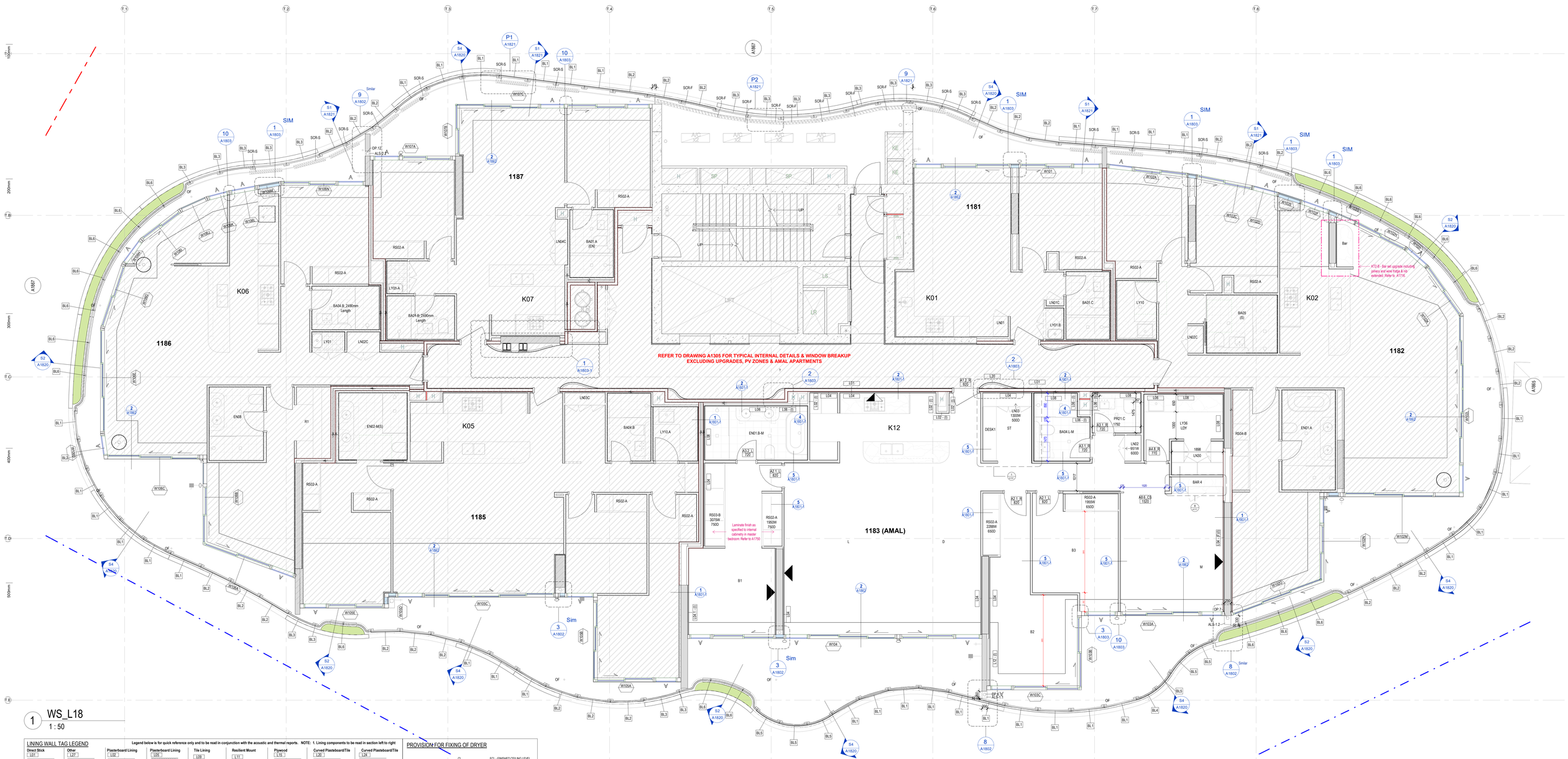
FOR CONSTRUCTION



1 WS_L18
1 : 50

LINING WALL TAG LEGEND

Legend below is for quick reference only and to be read in conjunction with the acoustic and thermal reports. NOTE: 1. Lining components to be read in section left to right

Direct Stick
- L01 — 13mm Plasterboard direct stick - 7mm Qs
- L02 — Fire Rated Plasterboard
- L19 — Lining Requires Insulation
- L19 — 6mm Villaboard direct stick
- L28 — 10mm TILE - 6mm FC

Other
- L27 — 6mm FC - 90mm Furring channel - Insulation if specified
- L29 — 13mm Plasterboard - 51mm Steel stud - Insulation if specified
- L30 — 6mm Tile - 6mm FC - 51mm Steel stud - Insulation if specified

Plasterboard Lining
- L02 — 10mm Plasterboard - 64mm Steel stud - Insulation if specified
- L03 — 10mm Plasterboard - 76mm Furring channel on 6mm clip - Insulation if specified
- L03.1 — 10mm Plasterboard - 10mm Furring channel - Insulation if specified
- L04 — 13mm Plasterboard - 28mm Furring channel on 5mm clip - Insulation if specified
- L04.1 — 13mm Plasterboard - 28mm Furring channel - Insulation if specified

Plasterboard Lining
- L05 — 13mm Plasterboard - 92mm Steel stud - Insulation if specified

Tile Lining
- L06 — 6mm Fibre cement sheet - 64mm Steel stud - Insulation if specified
- L07 — 10mm Tile - 6mm Fibre cement sheet - 64mm Steel stud - Insulation if specified
- L08 — 10mm Tile - 6mm Fibre cement sheet - 28mm Furring channel - Insulation if specified

Tile Lining
- L09 — 10mm Tile - 6mm Fibre cement sheet - 92mm Steel stud - Insulation if specified
- L09.1 — 10mm Tile - 6mm Fibre cement sheet - 64mm Steel stud - 5mm Spacing - 64mm Steel stud - Insulation if specified - Wall must achieve a min. 130mm Cavity

Resilient Mount
- L10 — 13mm Plasterboard - 28mm Furring channel - Resilient mounts - Insulation if specified

Resilient Mount
- L11 — 10mm Tile - 6mm Fibre cement sheet - 28mm Furring channel - Resilient mounts - Insulation if specified

Thermal Insulation
- L12 — 13mm Plasterboard - 92mm Steel stud - Thermal insulation
- L13 — 10mm Tile - 6mm Fibre cement sheet - 92mm Steel stud - Thermal insulation
- L14 — 13mm Plasterboard - 92mm Steel stud - Thermal insulation

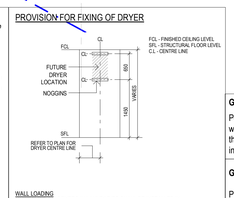
Plywood
- L15 — 10mm Tile - 6mm Fibre cement sheet - 92mm Steel stud - Insulation if specified
- L16 — 10mm Tile - 6mm Fibre cement sheet - 12mm Plywood - 92mm Steel stud - Insulation if specified
- L17 — 10mm Tile - 6mm Fibre cement sheet - 12mm Plywood - 76mm Furring channel - Insulation if specified
- L18 — 10mm Tile - 6mm Fibre cement sheet - 12mm Plywood - 28mm Furring channel - Insulation if specified

Curved Plasterboard/Tile
- L20 — 2 x 6.5mm Gyprock Plasterboard - 32mm Rondo Flexi Track framing - Insulation if specified
- L21 — 2 x 6.5mm Gyprock Plasterboard - 92mm Rondo Flexi Track framing - Insulation if specified
- L22 — 10mm Tile - 6mm Fibre cement sheet - 51mm Rondo Flexi Track framing - 50mm Thermal Sheet
- L23 — 10mm Tile - 6mm Fibre cement sheet - 12mm Plywood - 51mm Rondo Flexi Track framing - 50mm Thermal Sheet

Curved Plasterboard/Tile
- L24 — 10mm Tile - 6mm Fibre cement sheet - 51mm Rondo Flexi Track framing - 6mm Spacer - 64mm Rondo Flexi Track framing - 50mm Thermal Sheet

Timber Veneer Wall
- L25 — Weaga
- L26 — 3mm Timber Veneer - 12mm MR MDF Panels - 2 Clip / Split Batten
- L26 — Curved — 3mm Timber Veneer - 2 x 6mm MR MDF Panels - 2 Clip / Split Batten - 51mm Rondo Flexi Track framing

PROVISION FOR FIXING OF DRYER



General Note for Penetration in CSR wall

Power outlets and light switches can be installed in fire rated walls using fire rated switch boxes. When installed correctly, these maintain the FRL of the wall system in which they are installed. Any electrical box must be off set minimum 300mm

General Note for Bathrooms & Enuits

Please refer to bathroom detail drawing for toilet, Vanities, shower and tile setouts

GENERAL NOTES - DRY WALL & OVERALL SETOUT

1. Drawing References
The Contractor must refer to other relevant documents including but not limited to the following:
1.1 General Arrangement plans
1.2 Fire Compartmentation plans
1.3 Concrete & Precast setout plans
1.4 Masonry Setout plans
1.5 Reflected Ceiling plans
1.6 Electrical Setout plans
1.7 Finishes Plan
1.8 Window schedule, Balustrade & Metal work drawings and details
1.9 Door Schedule and details
1.10 Wet Area details & Joinery details

2. Other References
Structural Adequacy Compliance: refer to Consultants wind report and structural performance brief
Design Compliance: refer to relevant Architectural &/or Consultant specification
Material Selection: refer finishes schedule
Installation Compliance: refer Manufacturers specification
Acoustic Compliance: refer Acoustic Consultant report
Thermal Compliance: refer ESD / BASIX report
Product Specific Compliance: refer to Manufacturers recommendation and required FRL

3. Drawing rules, setout and dimensioning
3.1 Setout dimensions relate to the face of finish (plasterboard/villaboard or tiles) not the face of framing.
3.2 In setting out walls give preference to alignment of stud walls with fixed elements such as masonry walls, concrete columns or glazing frames, where the drawing indicates this intent. If the setout dimension does not concur with this intent verify dimension before proceeding.

GENERAL ABBREVIATIONS

Rooms:
B1 - Bedroom 1
B2 - Bedroom 2
B3 - Bedroom 3
B - Bathroom
BY - Balcony
D - Dining
E - Entry
EN - Ensuite
F - Family
K - Kitchen
L - Living (including Corridors)
LN - Linen
LDY - Laundry
M - Media
PR - Powder Room
ST - Study
S - Store
TERR - Terrace
WIR - Walk in Robe
A - Awning Window

Common Area:
FS - Fire Stair
LOBBY - Lobby
FHR - Fire Hose Reel
EL - Electrical Cupboard
COM - Communications Cupboard
GC - Garbage Chute
ST - Store
GYM - Gym
SER - Service Cupboard
LR - Lobby Relief
LS - Lobby Supply
SP - Stair Press
A/O - Automatic Opener

Services:
SER - Service Cupboard
PFE - Portable Fire Extinguisher
FH - Fire Hydrant
FHR - Fire Hose Reel
H - Hydraulic Riser

General:
U.N.O - Unless Noted Otherwise
C.O.S - Confirm On Site
(S) - Silver Liveable Apt/Space
(G) - Gold Liveable Apt/Space

PLASTERBOARD/LINING NOTES

REFER TO A1801 FOR WALL TYPES AND LINING DETAILS

LXX - **Wall Lining Type Tag**

All internal tenancy walls are 64 stud unless noted otherwise as follows:
92ST - 92mm stud wall. Intra-tenancy
76ST - 76mm stud wall. Intra-tenancy

1. Finishes
1.1 No finishes to all internal walls of FHR,electrical & communication cupboards.
1.2. Where applicable install insulation as recommended by ESD / BASIX or Acoustic Consultants. Refer to section 400 of Mirvac Design technical specification A0141 (plasterboard, ceilings & walls) for actual specification.
1.3 Where a bath tub hob abuts a wall face there must be 2 layers of fibre cement above the bath and 1 layer below and to any wall in direct contact with the bath there must be 2 layers of 6mm fibre cement to the entire extent of that wall.

2. Fixing points for fixtures, fittings, appliances and joinery
Timber blocking is required in all ensuites, bathrooms, laundries, and kitchens for the fixing of wall taps, shower heads, shower screens, toilet roll holders, soap holders, towel rails & other wall mounted fixtures and fittings. Coordinate with plumbing, electrical and joinery trades as required. Blocking also required robe areas for joinery fixing. Coordinate with joinery trade as required.

3. Wall loading.
Stud walls are generally non load bearing partition walls. Studs shall span from floor to soffit of slab above without intermediate support/connection to masonry or concrete walls/columns. Walls which may have the imposed loads of:
- Wardrobe/laundry cupboard shelving
- Overhead joinery cupboards in kitchens, laundries, bathrooms and ensuites,
- Wall mounted dryers in laundries
- Thicker than standard tile (e.g. 20mm stone)
shall be installed in accordance with manufacturers technical recommendations to support additional imposed load.

4. Control joints.
Align control joints in plasterboard linings at change of substrate.

5. Height of lining
Unless otherwise noted, all wall sheeting shall extend to the soffit of the slab. Apply bead of flexible sealant at the junction of the wall lining to the soffit of the slab to all wet areas (ensuites, bathrooms, laundries and powder rooms)

6. Return air paths.
Coordinate with the Mechanical Subcontractor and/or the Mechanical Engineer to determine the extent of penetrations to be provided by the Drylining Subcontractor to maintain return air paths to air conditioning unit(s).

7. Grab Rails
Where noted & required walls shall be capable of supporting grab rails. Provide additional noggings & line with 12mm plywood sheeting to entire wall face.

MASONRY WALL LEGEND

- Autoclaved aerated concrete wall — NOT IN USED
- Brickwork — NOT IN USED
- Blockwork wall
- Core filled blockwork wall
- Insitu concrete
- Permanent formwork concrete wall — NOT IN USED
- Precast concrete

DOOR TAG

A.1 | 92 | 820
- Door Location / Function / Operation / Variation / Handing
- Door Leaf Width

Door Number Prefix Legend
Ax.x Apartment Door
Cx.x Common Property Door
Sx.x Special Door

D & C CERTIFICATION NOTES

This note applies to:
- Windows
- Balustrades
- Facade
- Metalworks

1. Certification
1.1 The details shown are to describe Architectural intent only.
1.2 Design, engineer, test, fabricate, supply, install &certify complete systems to meet all project specific requirements & applicable codes, standards & regulations.
1.3 Subcontractor is to provide a certificate of structural adequacy obtained from an independent Structural Engineer, stating that the works included in the contracts meet the structural requirements of applicable codes, standards and regulations.

TAGS

Window Tag
XXX | 000XXX — Window Number; SH Height

Balustrade Tag
BL1 — BL: Denotes Balustrade; 1: Indicates Type

Internal Window Tag
IWXX — Window Number

Louvre Tag
LVXX | SHXX — Sill Height; Louvre Number

STRUCTURAL STEEL WORK NOTES

Refer to structural drawings for specification sizes and fixing details.

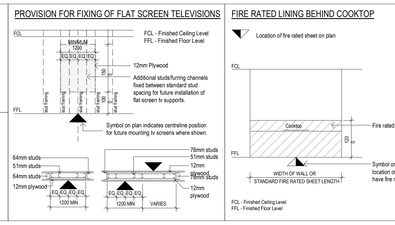
STC — Steel Column
STB — Steel Beam
"a", "aa", "x", "y", "1" & "2" — Sizes of columns and beams

ANNOTATION TYPE LEGEND - OVERALL SETOUT

Refer to **1700** series for:

Bookshelf	eg. BKS01
Study desk types	eg. DESK01
Kitchen Types -	eg. KO1
Bathroom Types -	eg. BA01
Ensuite Types -	eg. EN01
Keydrop	eg. KD01
Laundry Types -	eg. LY01
Robe Types -	eg. RR01 / RS01
Linen Types -	eg. LN01
Timber Screen Types -	eg. TS01
Shelf Types -	eg. SH01

PROVISION FOR FIXING OF FLAT SCREEN TELEVISIONS



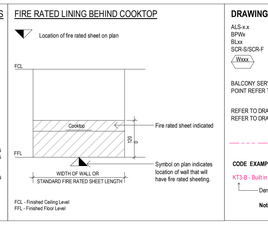
CODE EXAMPLE - refer quay options tracker

KT3-B - Built in desk in dedicated study nook with open shelving. Refer to A1720.

Denotes study joinery upgrade in the Quay Options Tracker.

Note: if code not provided refer to Customisation section in the tracker

FIRE RATED LINING BEHIND COOKTOP



DRAWING REFERENCE

ALS-x.x	Aluminium Shroud for Downpipe Details and Schedule. Refer to Drawing A1802
BPWx	Balcony Partition Wall Details refer to drawing A1804
BLxx	Aluminium Balustrade Details. Refer to drawing A1820
SCR-S/SCR-F	Aluminium Screen Sliding/ Fixed Details. Refer to drawing A1820
(XXxx)	Window Schedule. Refer to drawings A1810-A1816 Window Sections. Refer to drawing A1862

BALCONY SERVICES - LIGHTING/ WATERPROOFED DGPO/ WATERTAP/ GAS POINT REFER TO DRAWING A1858 FOR DETAIL

REFER TO DRAWING A1305 FOR TYPICAL L2-L19 LAYOUT U.N.O
REFER TO DRAWING A1323 FOR TYPICAL L20-L24 LAYOUT U.N.O

Revision Updated List
- Wall between Butler Pantry and Living is thickened by 28mm for BGX-2 to flush with the wall.

date	rev	amendment
10.11.2023	4	Issued for Construction - Amendments as noted and clouded
17.10.2023	3	Issued for Construction - Typical Lot 2, Lot 5 laundry bifold changed to hinge door
28.07.2023	2	Issued for Construction - Typical Lot 1 balcony light relocated next to shadow box. Updated wall type, Purchaser upgrade bath tub moved to mainbath (1023, 1074, 1197)
14.05.2023	1	Issued for Construction

*For previous versions refer to Document Control Matrix

MIRVAC DESIGN
ARCHITECTS
interior design
landscape design
Level 28,200 George St
Sydney NSW 2000
T 02 9080 8000
Mirvac Design Pty Ltd
ACN 003 441 096
Mirvac Design Nominated / Responsible Architects
Anita Venne Michael Wiener David Hirst Paramveer Sidparsheh Andrew Lo
https://www.nsw.architect.com/nominated-architects

client
mirvac

project:
Quay
57 Skyring Terrace, Newstead

title:
Wall & Overall Setout
L18

job no: 4.803.1
drawing no: A1318
date: 10.11.2023 scale @ A0: As indicated rev: 4

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