



Project Details

Griffith University
Anne Street Garden Villas

59-61 Anne St Southport QLD 4215
 151RP124887/150RP149887

Date Issued _____ Issue Date _____

Notes

Revisions

rev.	date	description

North Point



Scales

DRAWING TRANSMITTAL

A100

Sheet List				
Sheet Number	Sheet Name	Revision A Date	Revision B Date	Revision C Date
A100	DRAWING TRANSMITTAL			
A101	COVER PAGE			
A200	SITE PLAN			
A201	GROUND FLOOR PLAN			
A202	FIRST FLOOR PLAN			
A203	GROUND FLOOR RCP			
A204	FIRST FLOOR RCP			
A205	ROOF PLAN			
A300	EAST ELEVATION			
A301	SOUTH ELEVATION			
A400	SECTION A			
A401	SECTION B			
A402	SECTION C			
A403	PARTY WALL DETAIL			
A404	CARPORT DETAIL			
A405	THRESHOLD DETAIL			
A500	WET AREA PLAN			
A501	ELEVATION 1 - A			
A502	ELEVATION 1 - B			
A503	ELEVATION 1 - C			
A504	ELEVATION 1 - D			
A600	DOOR SCHEDULE			
A601	WINDOW SCHEDULE			
A602	EXTERNAL FINISHES			
A603	BATH FIXITURES & FINISHES			

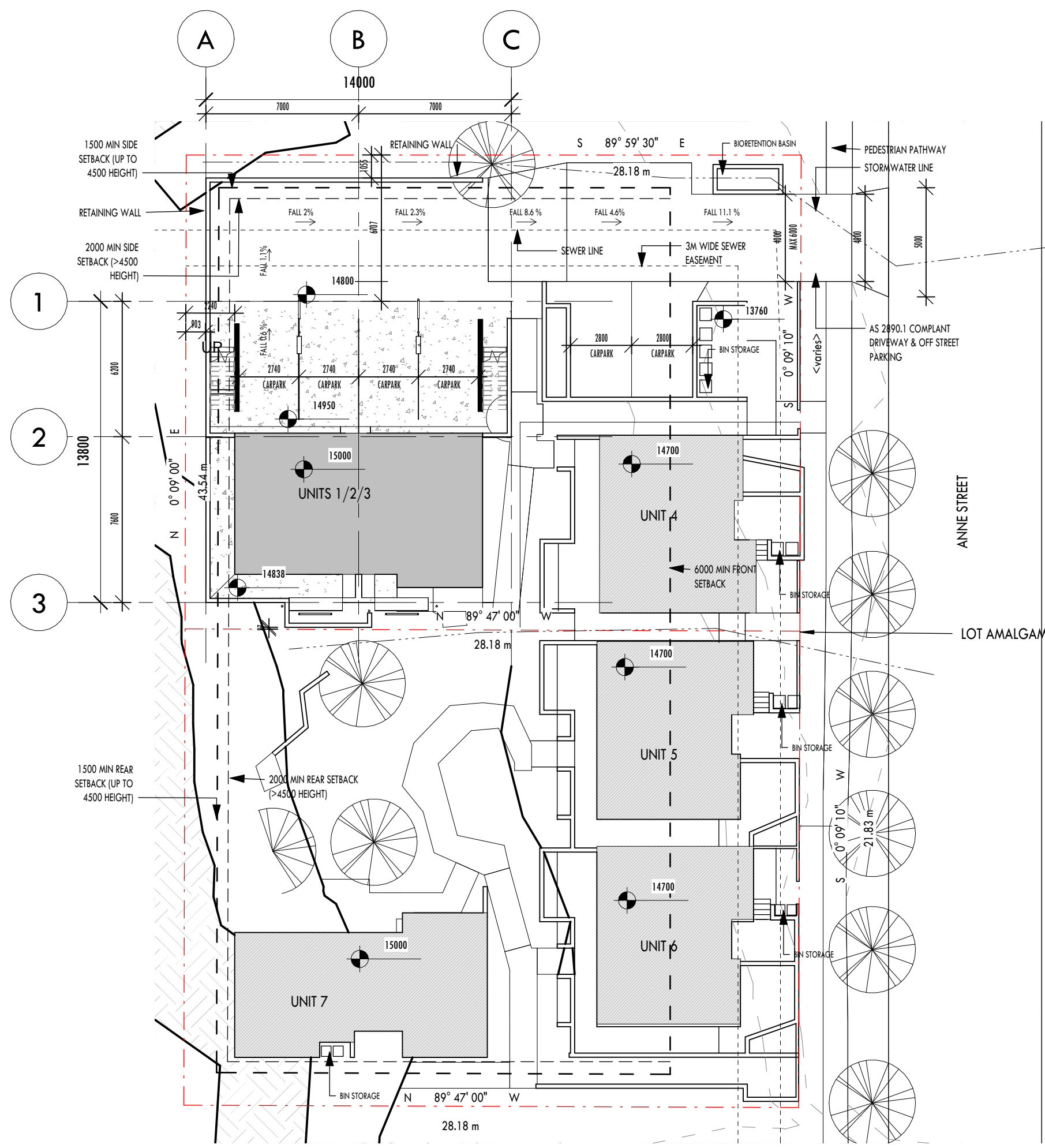
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NOTES: DRIVEWAY SETOUT & SLOPE NEEDS TO BE COMPLIANT WITH AS 2890.1 (DUPLIX WITH LESS THAN 20M FRONTAGE)

NOTES: SITE SETBACKS - RELAXATIONS REQUIRED FOR THE SITE SETBACK AS GROUND & LEVEL ONE BUILDINGS ARE NOT IN ACCORDANCE

Revisions

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Scales
SITE PLAN 1 : 200

For Approval

A200

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Wet area floors are to be waterproofed in accordance with ncc, v2, section 3.8.1. And to comply with as 3740-2004 for wet areas and as/nzs 4858:2004 wet area membranes as class ii membrane.

Floor tiles in wet areas to be laid to a min. Fall of 1 in 60 to Floor waste.

All dimensions are to structure not finished surface, apart from windows (refer window schedule)

Refer structural engineers details for structural information.

Termite protection to as 3660.2000 series

All work shall be in accord with the light timber framing code as 1684 and/or the engineering details provided.
 No exposed conduit

Note:
 Windows are dimensioned to finished frame size (refer window schedule).
 All other dimensions are to structure not finished surface.

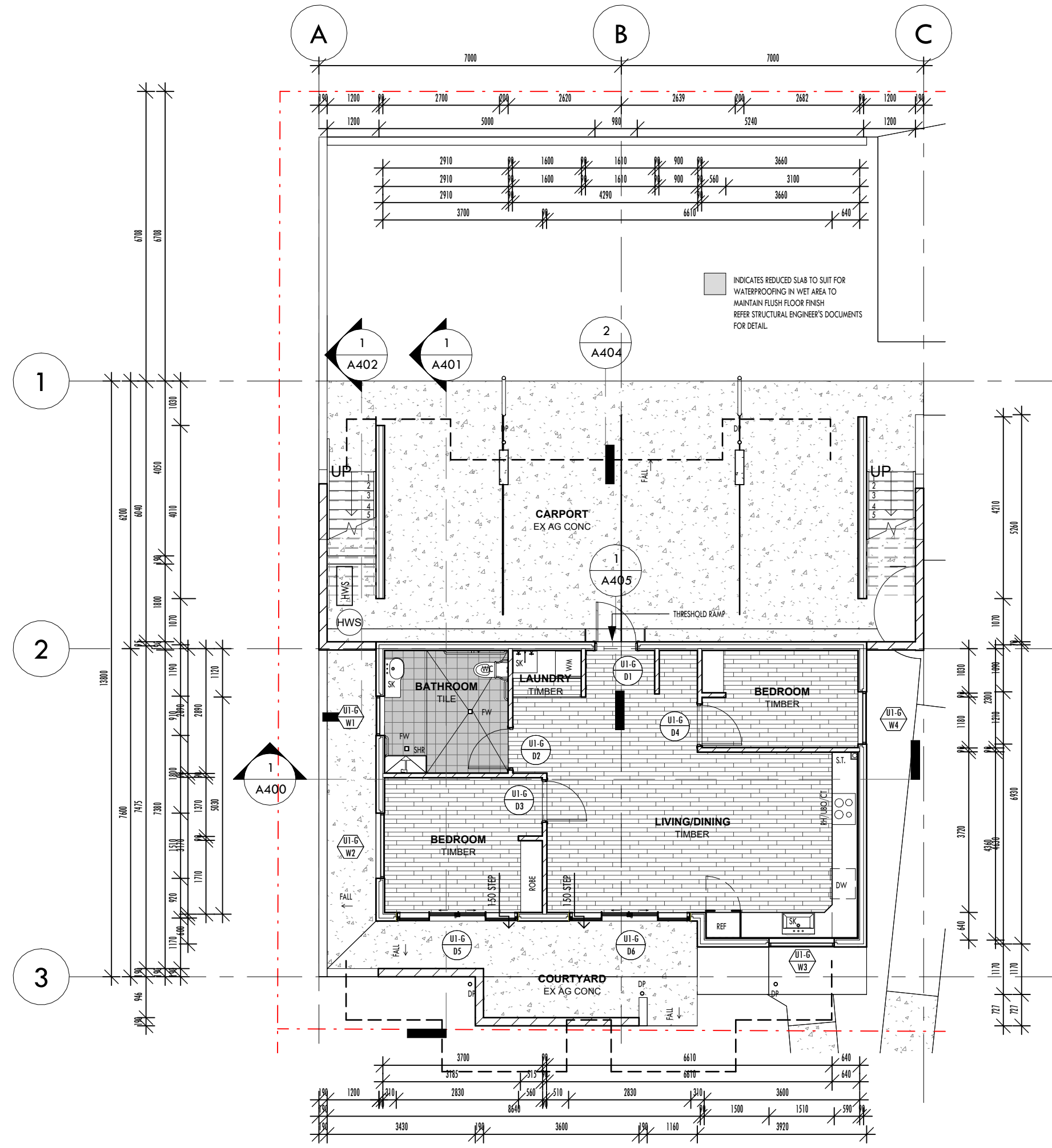
Revisions

rev.	date	description

North Point



Scales
GROUND FLOOR PLAN 1 : 100



For Approval

A201

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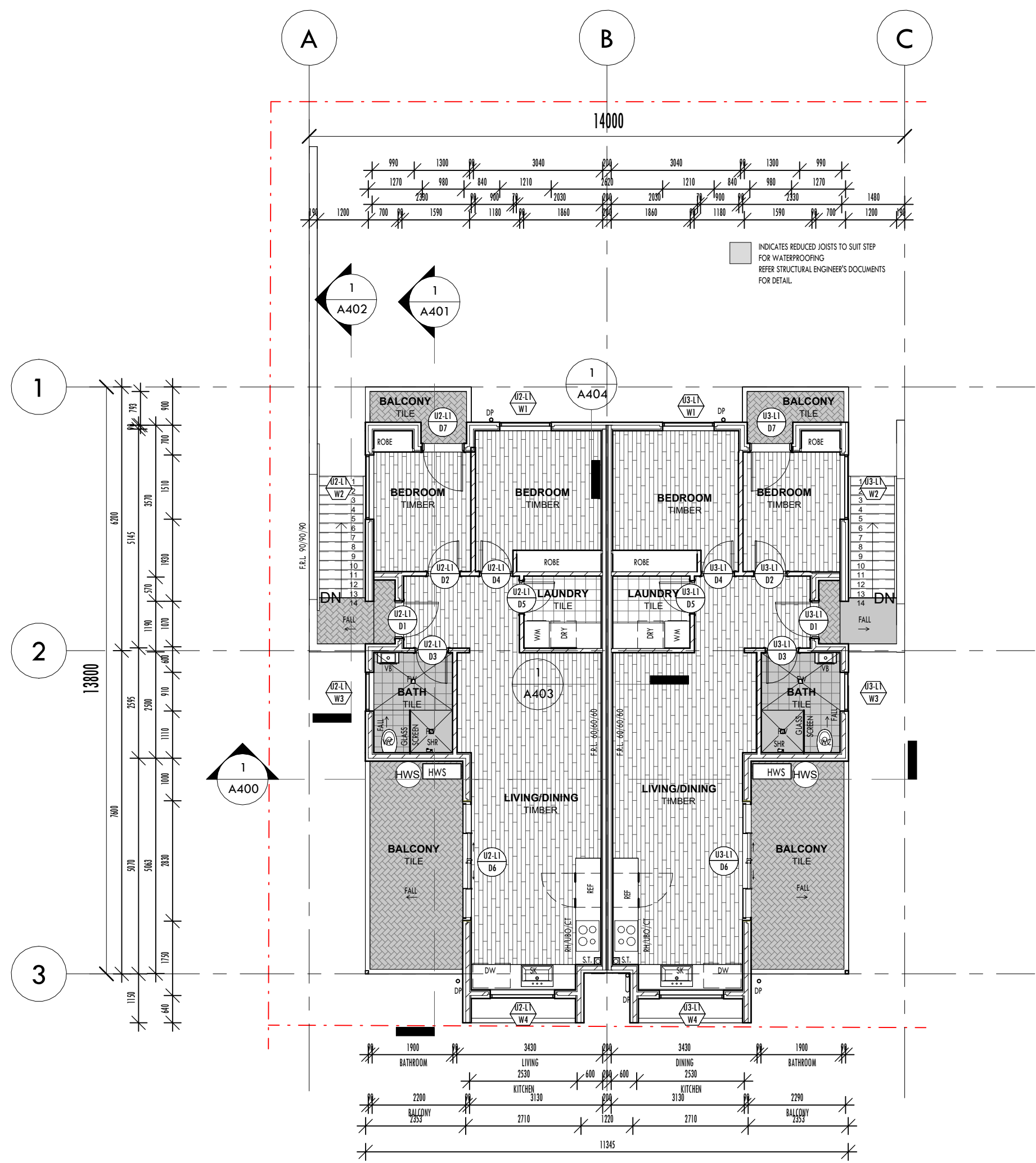
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Revisions

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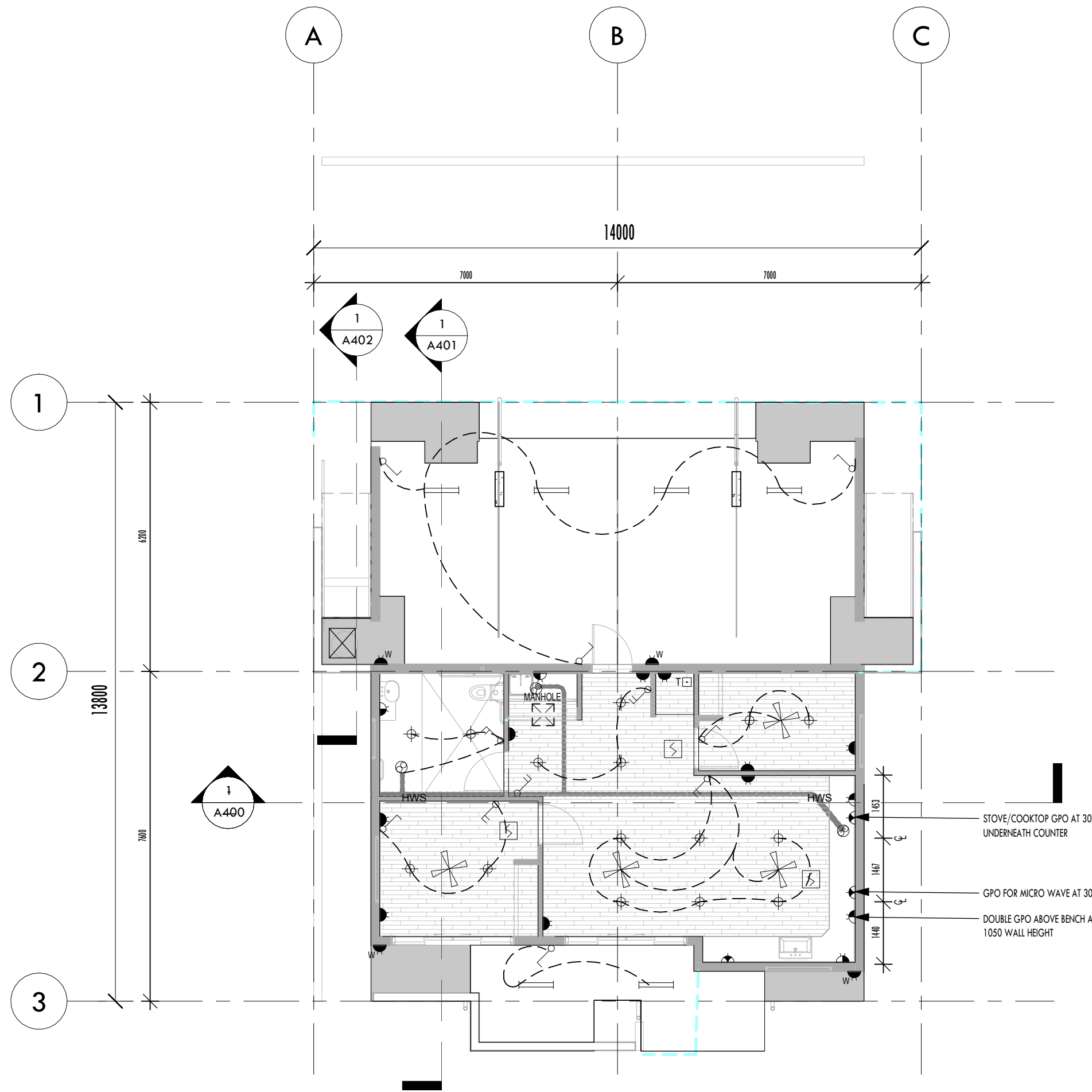
North Point

Scales **FIRST FLOOR PLAN** 1 : 100



For Approval

A202



GROUND FLOOR

1 : 100

ELECTRICAL & GAS LEGEND (TO BE READ IN CONJUNCTION WITH THE SPECIFICATION)	
SINGLE GPO AT 300	
SINGLE GPO AT 1050	
DOUBLE GPO AT 300	
DOUBLE GPO AT 1050, LAUNDRY DOUBLE GPO HEIGHT IS DICTATED BY PIPE LOCATIONS	
SINGLE GPO (FRIDGE) AT 1800	
SINGLE GPO (DISHWASHER AND MICROWAVE) AT 650	
SINGLE GPO (GARAGE) TO CEILING FOR AUTOMATIC DOOR, SET MIN. 3.0m BACK FROM DOOR	
WEATHERPROOF DOUBLE GPO. 600mm A.F.I. U.L.N.O.	
WEATHERPROOF DOUBLE GPO WITH ISOLATOR. HEIGHT AS SHOWN	
HOT PLATES (ELECTRIC / GAS) REFER SPECIFICATION. WITH SINGLE GPO OVER FOR RANGEHOOD	
UNDER BENCH OVEN (ELECTRIC / GAS) REFER SPECIFICATION.	
GAS BAYONET FOR B.B.Q./HEATER WHERE SPECIFIED. REFER SPECIFICATION.	
TELEPHONE OUTLET	
COMPUTER / DATA OUTLET	
TELEVISION OUTLET AT 400	
EXHAUST FAN - TO DISCHARGE OUTSIDE, THROUGH BRICKWORK OR SOFFIT, VIA FLOOR JOISTS (USED AS PLENUM) OR DUCTED. PROVIDE VERMIN PROOF GRILLE TO OUTLET.	
CEILING FAN AS SPECIFIED	
TELSTRA INSTALLATION BOX	
DOUBLE FLUORESCENT (GARAGE)	
SELECTED DOWNLIGHT	
SMOKE DETECTOR	
HOT WATER SYSTEM	
METER BOX (ELECTRICAL)	
METER BOX (GAS), TO BE INSTALLED ONLY WHERE SPECIFIED. REFER SPECIFICATION.	
LIGHTS SWITCHED ONE WAY (REFERS TO ACTUAL NUMBER OF LIGHTS SWITCHED) WALL PLATE, 1050 ABOVE F.F.L.	
LIGHTS SWITCHED TWO WAY (REFERS TO ACTUAL NUMBER OF LIGHTS SWITCHED) WALL PLATE, 1050 ABOVE F.F.L.	
LIGHTS SWITCHED THREE WAY (REFERS TO ACTUAL NUMBER OF LIGHTS SWITCHED) WALL PLATE, 1050 ABOVE F.F.L.	

NOTE:
ELECTRIC METERBOARD, HOT WATER SYSTEM / BOOSTER & GAS
METERBOARD, *WHERE REQUIRED*, SHALL BE LOCATED AND POSITIONED ON-
SITE, RELATIVE TO THE POSITION OF THE INCOMING POWER AND SUPPLY
PIPELINE. REFER SPECIFICATION.

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Revisions

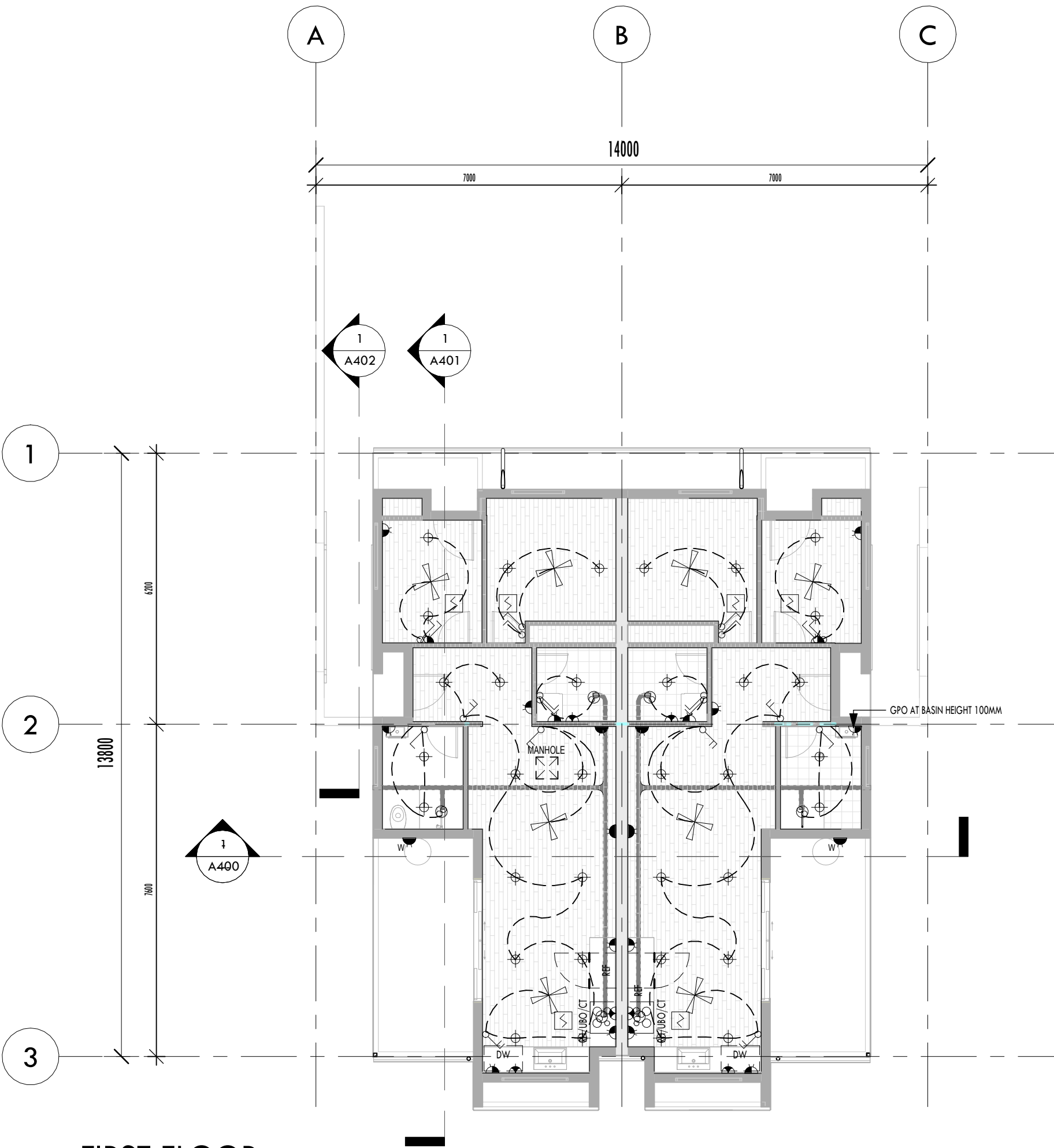
rev.	date	description

North Point

Scales
GROUND FLOOR RCP 1 : 100

For Approval

A203



FIRST FLOOR

1 : 100

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COMPUTER / DATA OUTLET	
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SMOKE DETECTOR	
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North Point

Scales
FIRST FLOOR RCP 1 : 100

For Approval

A204

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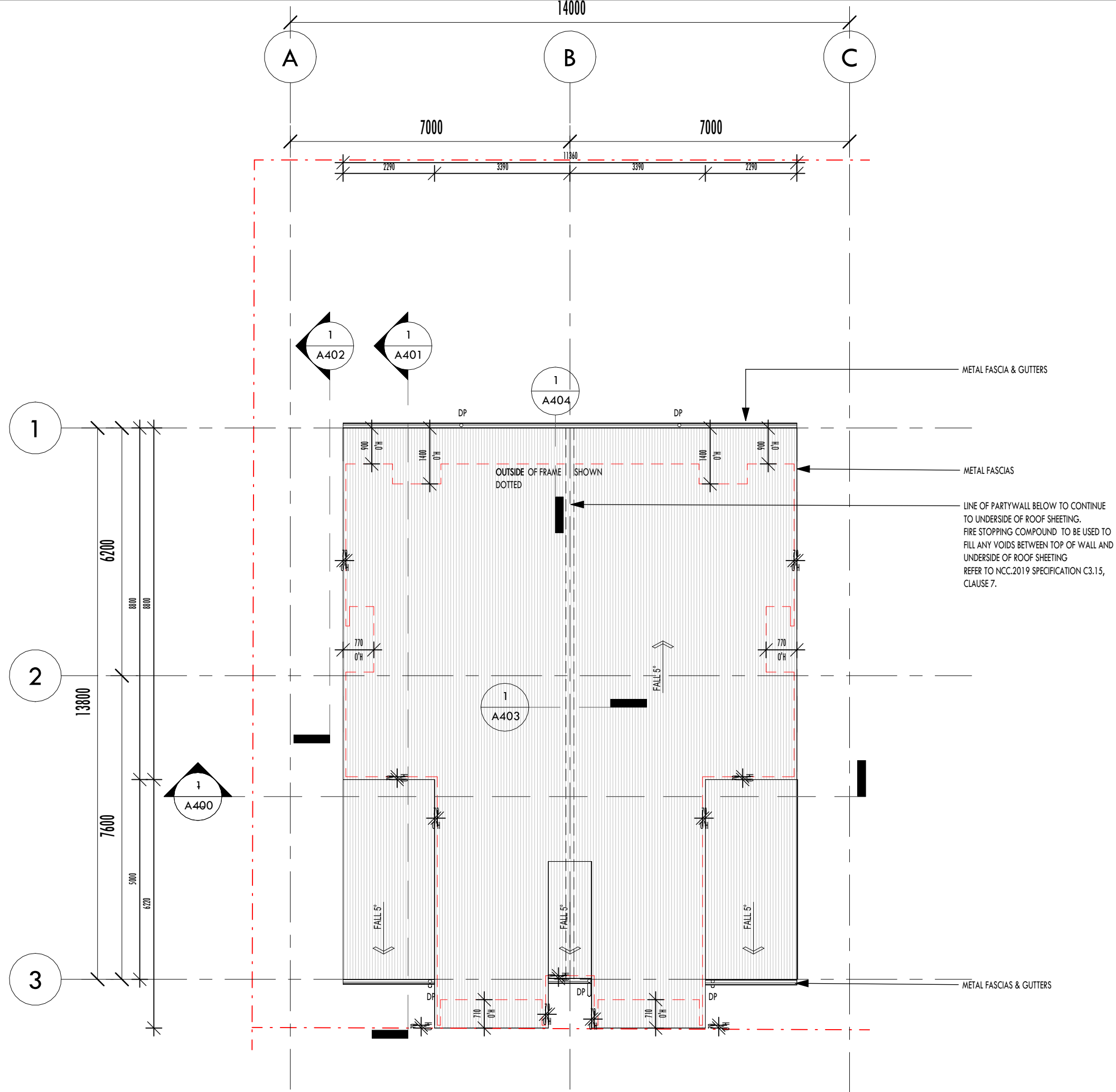
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Revisions

rev.	date	description



Scales
ROOF PLAN 1 : 100



For Approval

A205

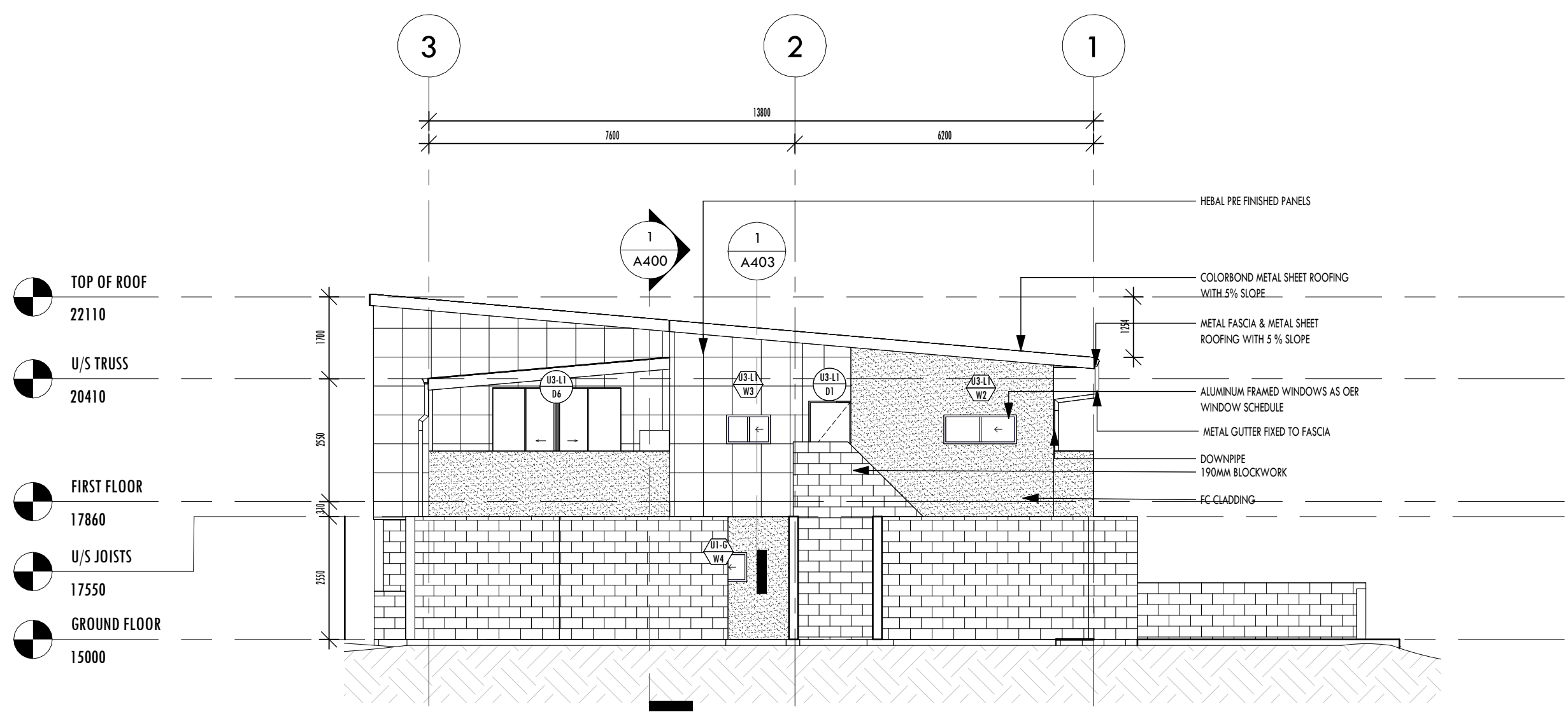
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Notes
 PROVIDE CONTROL JOINTS IN ALL FLUSH JOINTED F.C WORK IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS.
 SET OUT AS INDICATED OR OTHERWISE OBTAIN APPROVAL OF SET OUT PRIOR TO PROCEEDING.
 WHERE FLASHINGS ARE VISIBLE, SET OUT ROOF SHEETING TO PROVIDE CONSISTANT WIDTH OF FLASHING.



Revisions

rev.	date	description



Scales
EAST ELEVATION 1 : 100

For Approval

A300

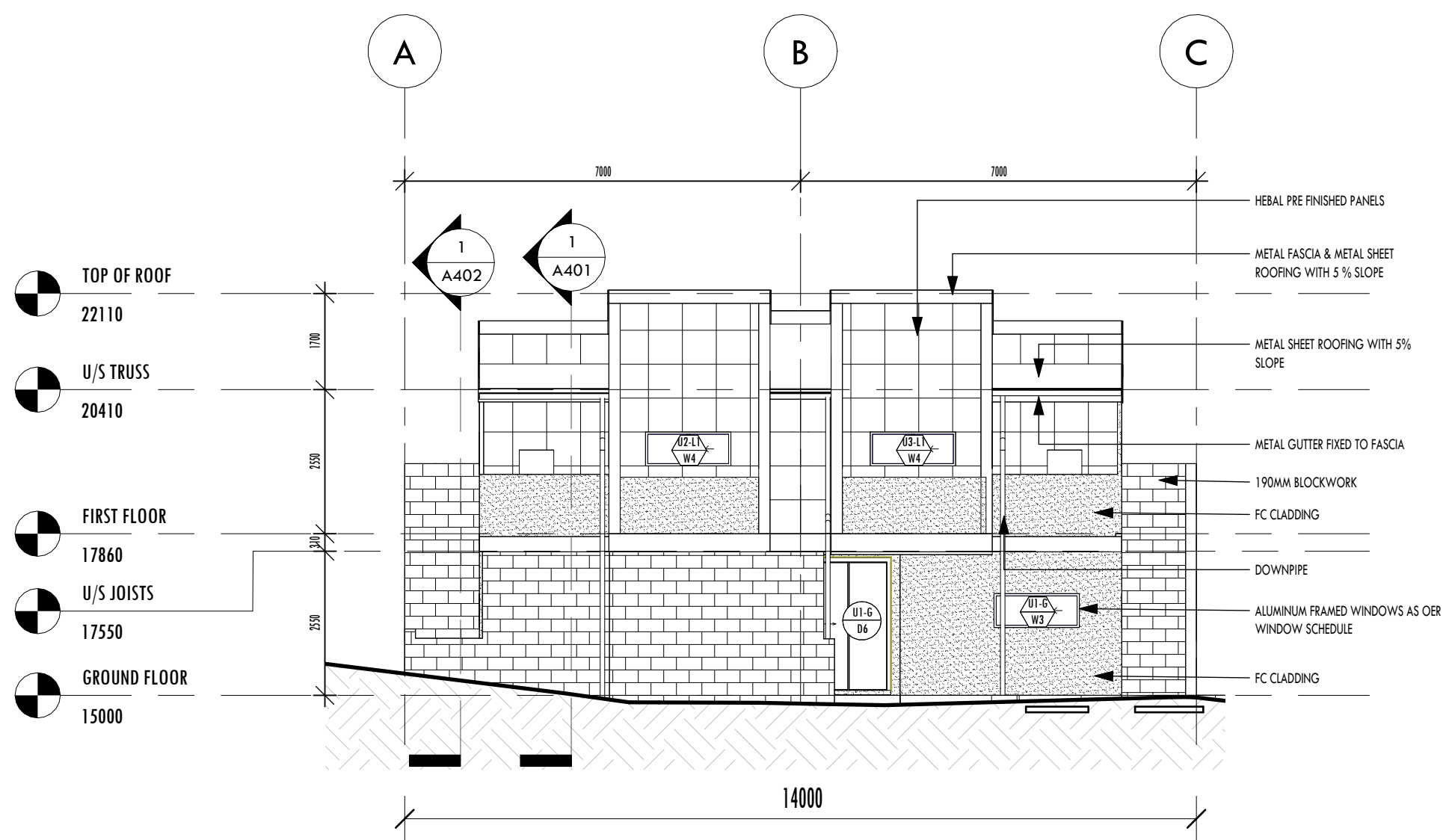
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Revisions

rev.	date	description

North Point

Scales SOUTH ELEVATION 1 : 100

For Approval

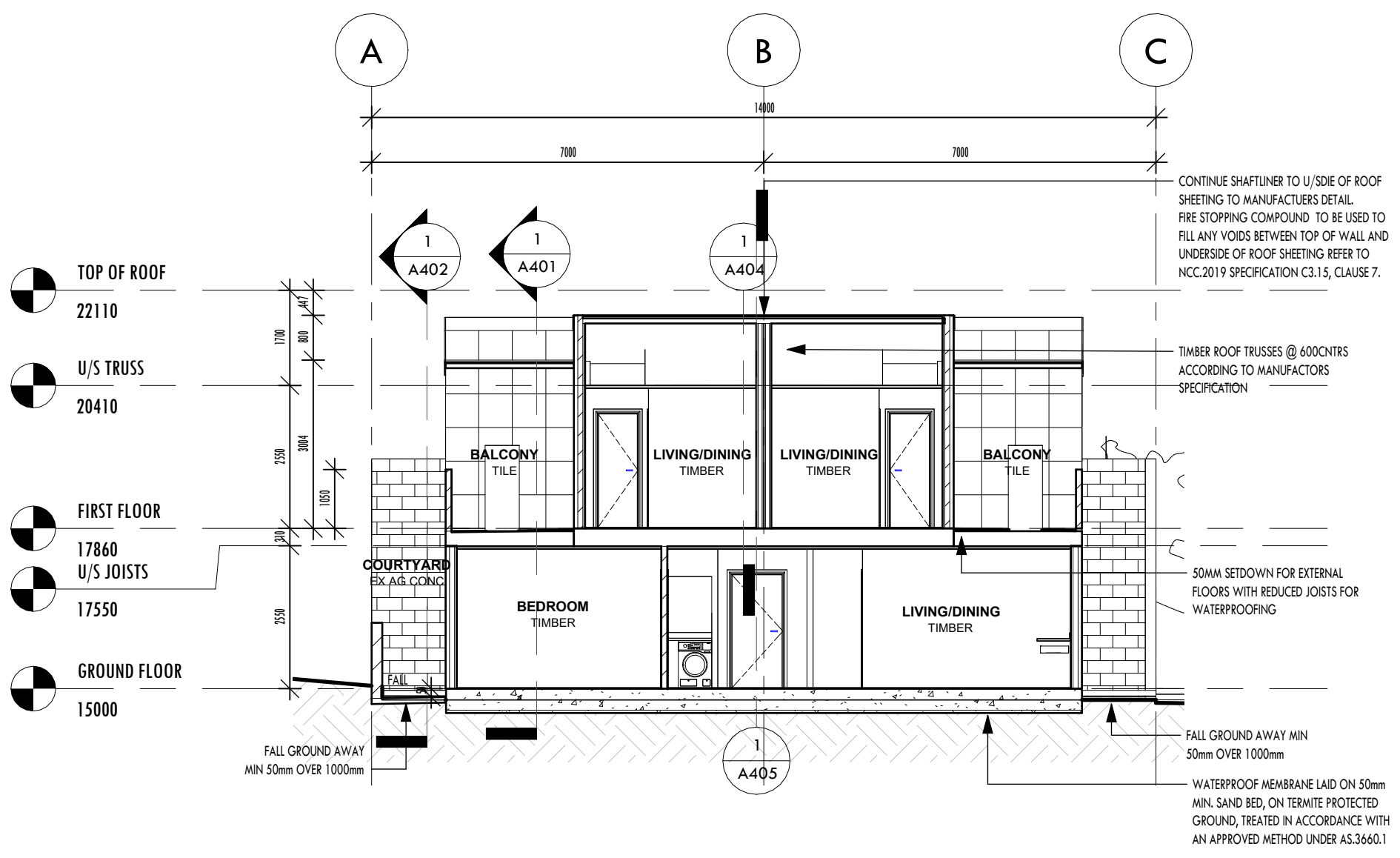
A301

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SECTION A-A
 1 : 100

For Approval

Revisions

rev.	date	description



Scales
SECTION A 1 : 100

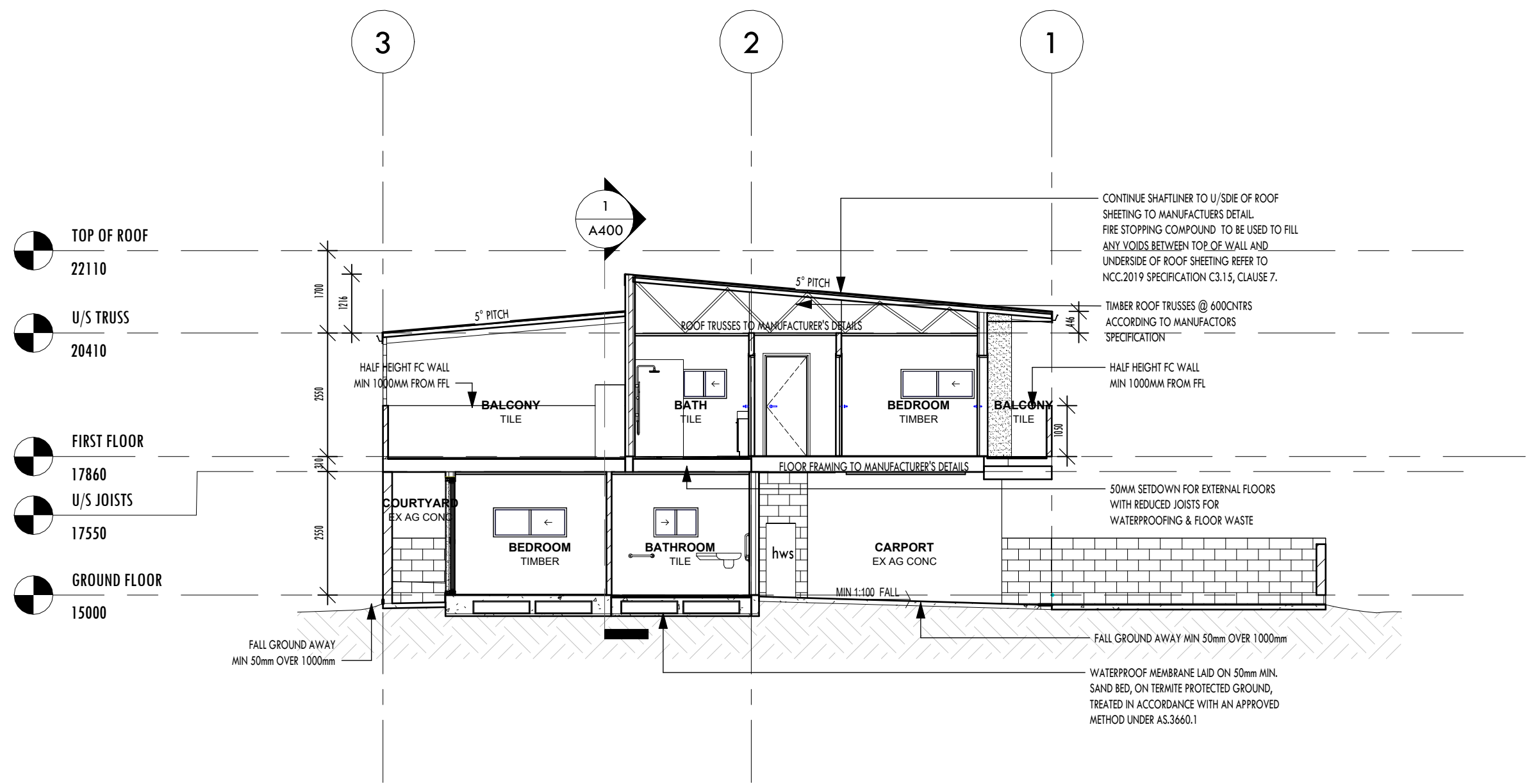
A400
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Revisions

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North Point

Scales SECTION B 1 : 100

1 SECTION B-B
 1 : 100

For Approval

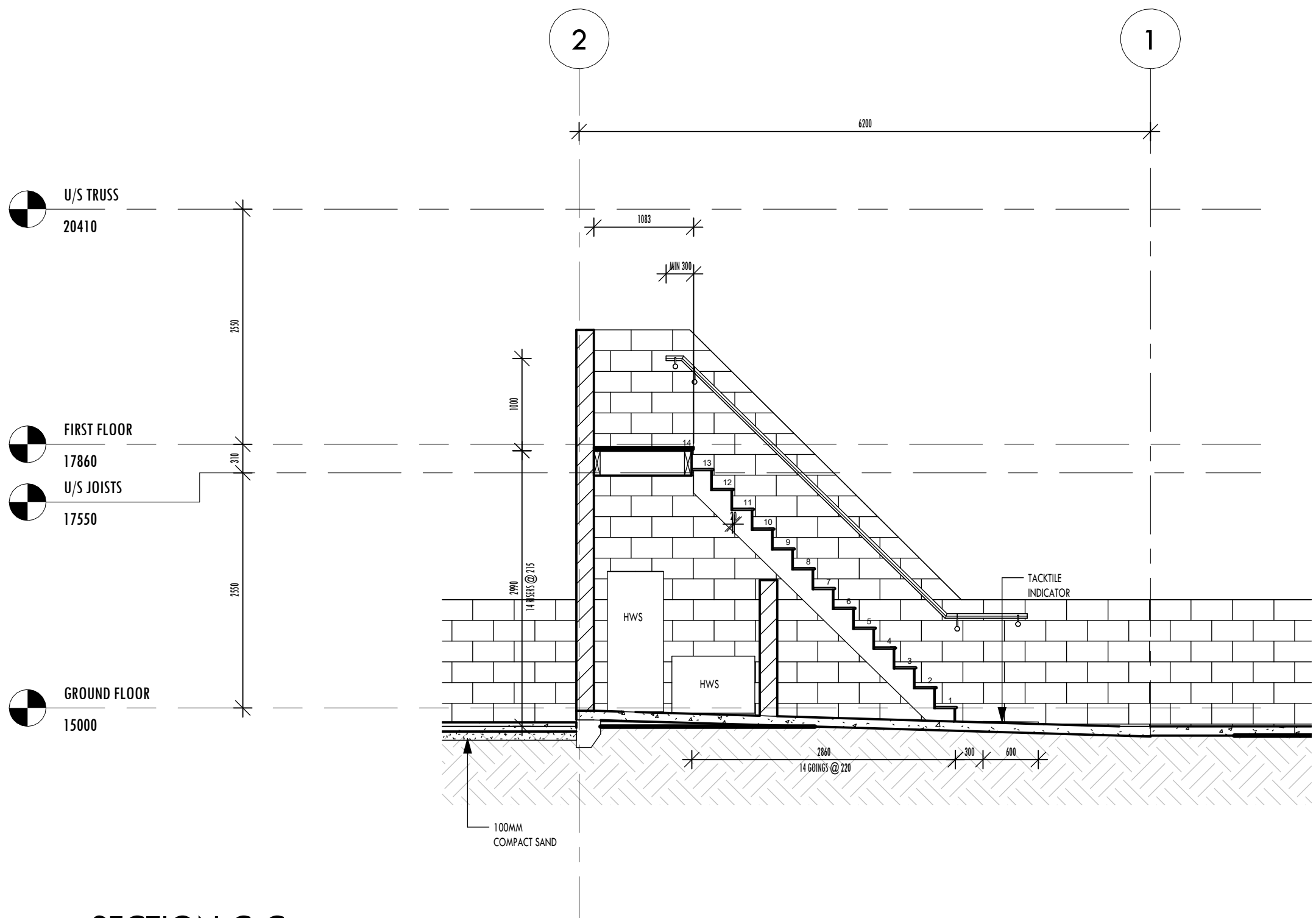
A401

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U/S TRUSS
20410

FIRST FLOOR
17860

U/S JOISTS
17550

GROUND FLOOR
15000

1 SECTION C-C
 1 : 50

Revisions

rev.	date	description

North Point

Scales SECTION C 1 : 50

For Approval

A402

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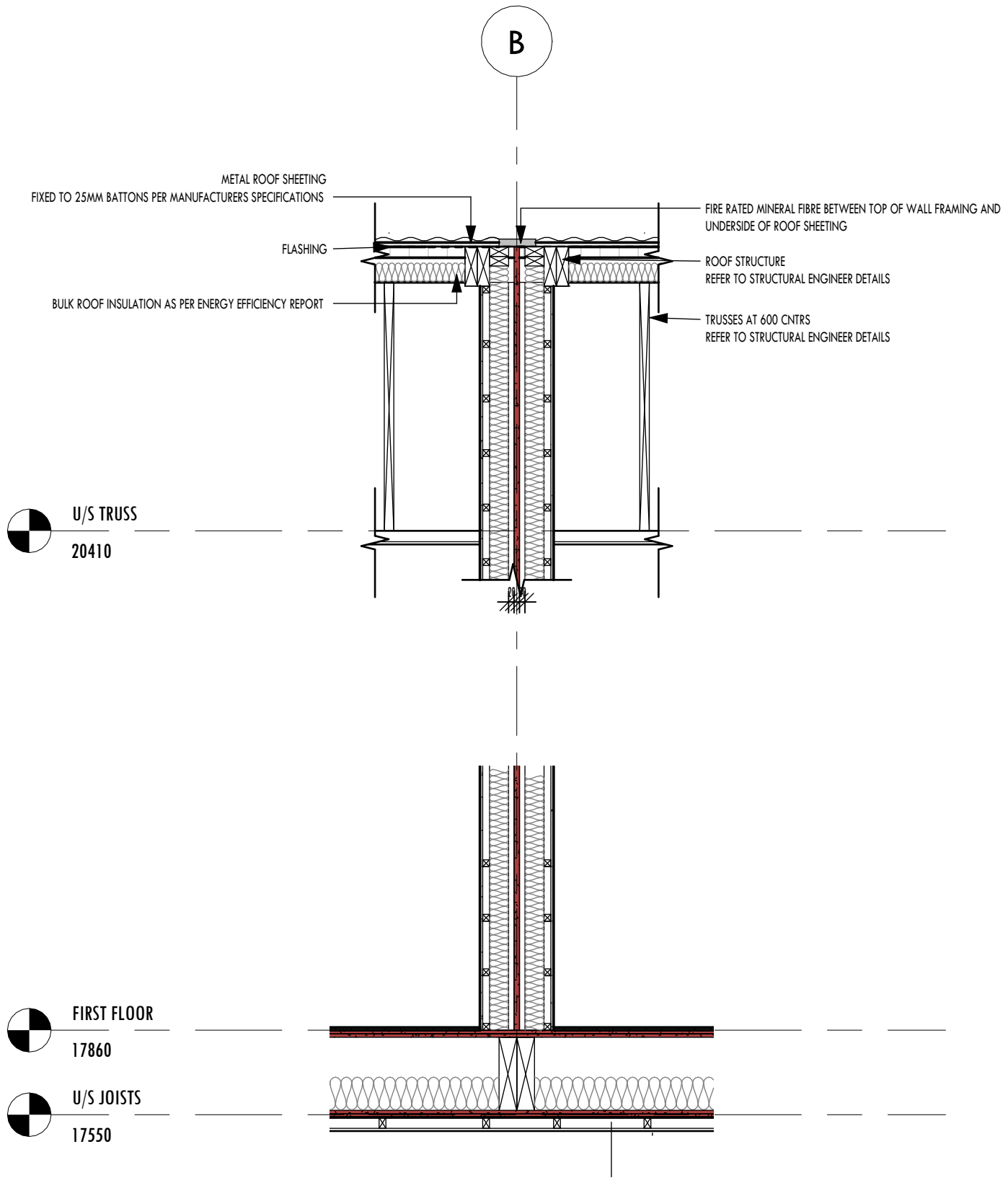
NOTE:
 PARTY WALL REQUIRES FIRE RATING OF 60/60/60
 ENSURE INSULATION AND LINER PANEL MEETS REQUIREMENTS

Revisions

rev.	date	description

North Point 

Scales 1 : 20
PARTY WALL DETAIL



1 PARTY WALL DETAIL
 1 : 20

For Approval

A403

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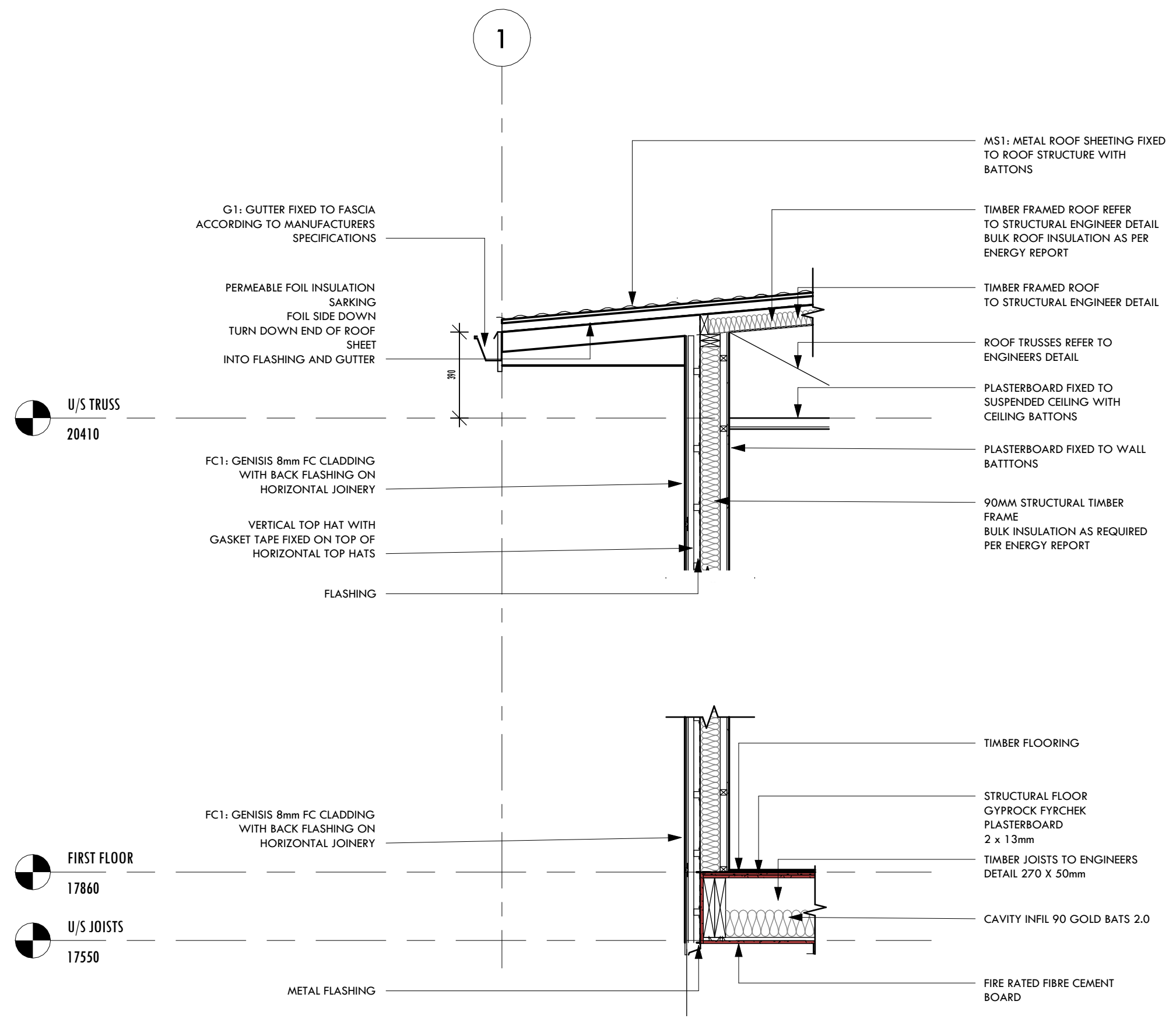
North Point

Scales 1 : 20
CARPORT DETAIL

A404

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1



G1: GUTTER FIXED TO FASCIA ACCORDING TO MANUFACTURERS SPECIFICATIONS

PERMEABLE FOIL INSULATION SARKING FOIL SIDE DOWN TURN DOWN END OF ROOF SHEET INTO FLASHING AND GUTTER

MS1: METAL ROOF SHEETING FIXED TO ROOF STRUCTURE WITH BATTONS

TIMBER FRAMED ROOF REFER TO STRUCTURAL ENGINEER DETAIL BULK ROOF INSULATION AS PER ENERGY REPORT

TIMBER FRAMED ROOF TO STRUCTURAL ENGINEER DETAIL

ROOF TRUSSES REFER TO ENGINEERS DETAIL

PLASTERBOARD FIXED TO SUSPENDED CEILING WITH CEILING BATTONS

PLASTERBOARD FIXED TO WALL BATTONS

90MM STRUCTURAL TIMBER FRAME BULK INSULATION AS REQUIRED PER ENERGY REPORT

U/S TRUSS 20410

FC1: GENESIS 8mm FC CLADDING WITH BACK FLASHING ON HORIZONTAL JOINERY

VERTICAL TOP HAT WITH GASKET TAPE FIXED ON TOP OF HORIZONTAL TOP HATS

FLASHING

FIRST FLOOR 17860

FC1: GENESIS 8mm FC CLADDING WITH BACK FLASHING ON HORIZONTAL JOINERY

U/S JOISTS 17550

TIMBER FLOORING

STRUCTURAL FLOOR GYPROCK FYRCHEK PLASTERBOARD 2 x 13mm

TIMBER JOISTS TO ENGINEERS DETAIL 270 X 50mm

CAVITY INFIL 90 GOLD BATS 2.0

FIRE RATED FIBRE CEMENT BOARD

METAL FLASHING

1 CARPORT DETAIL 1 : 20

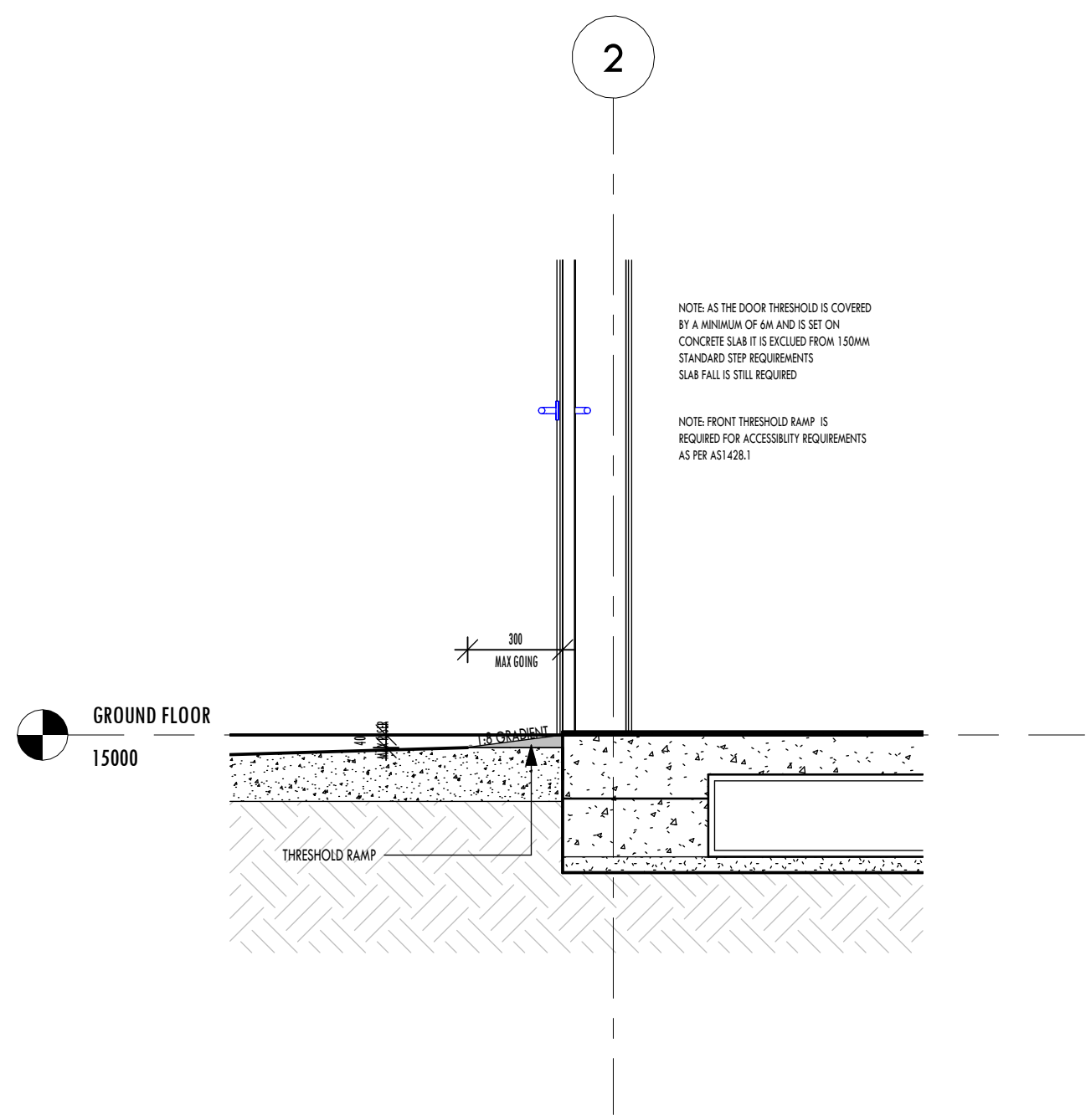
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1 SLAB DETAIL
1 : 20

Revisions

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Scales 1 : 20
THRESHOLD DETAIL

For Approval

A405

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Termite protection to as 3660.2000 series

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Note:
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NOTES:
 MEETS ACCESSIBILITY REQUIREMENTS IN AS1428.1

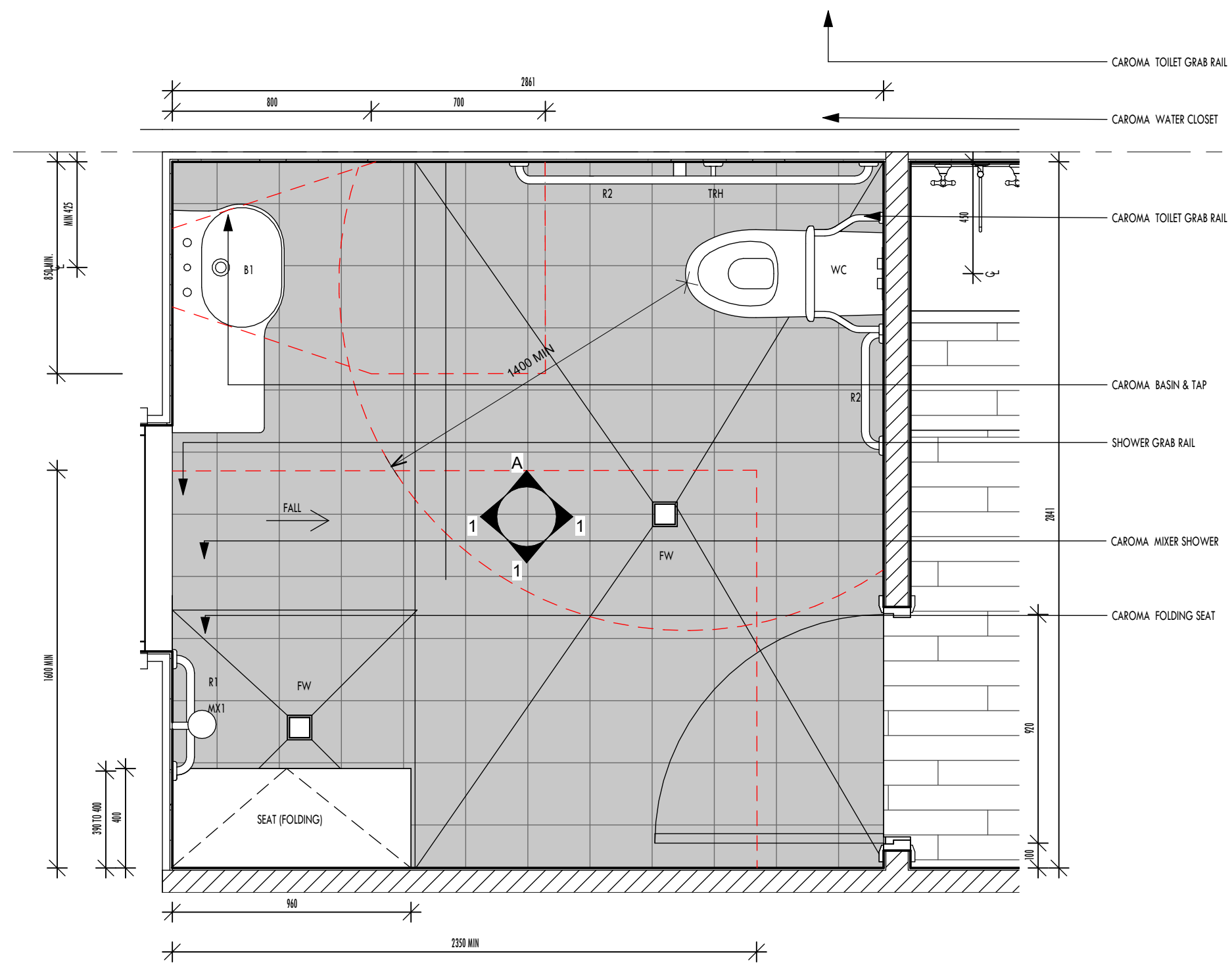
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Scales
WET AREA PLAN 1 : 20



2

1 WET AREA PLAN
 1 : 20

For Approval

A500

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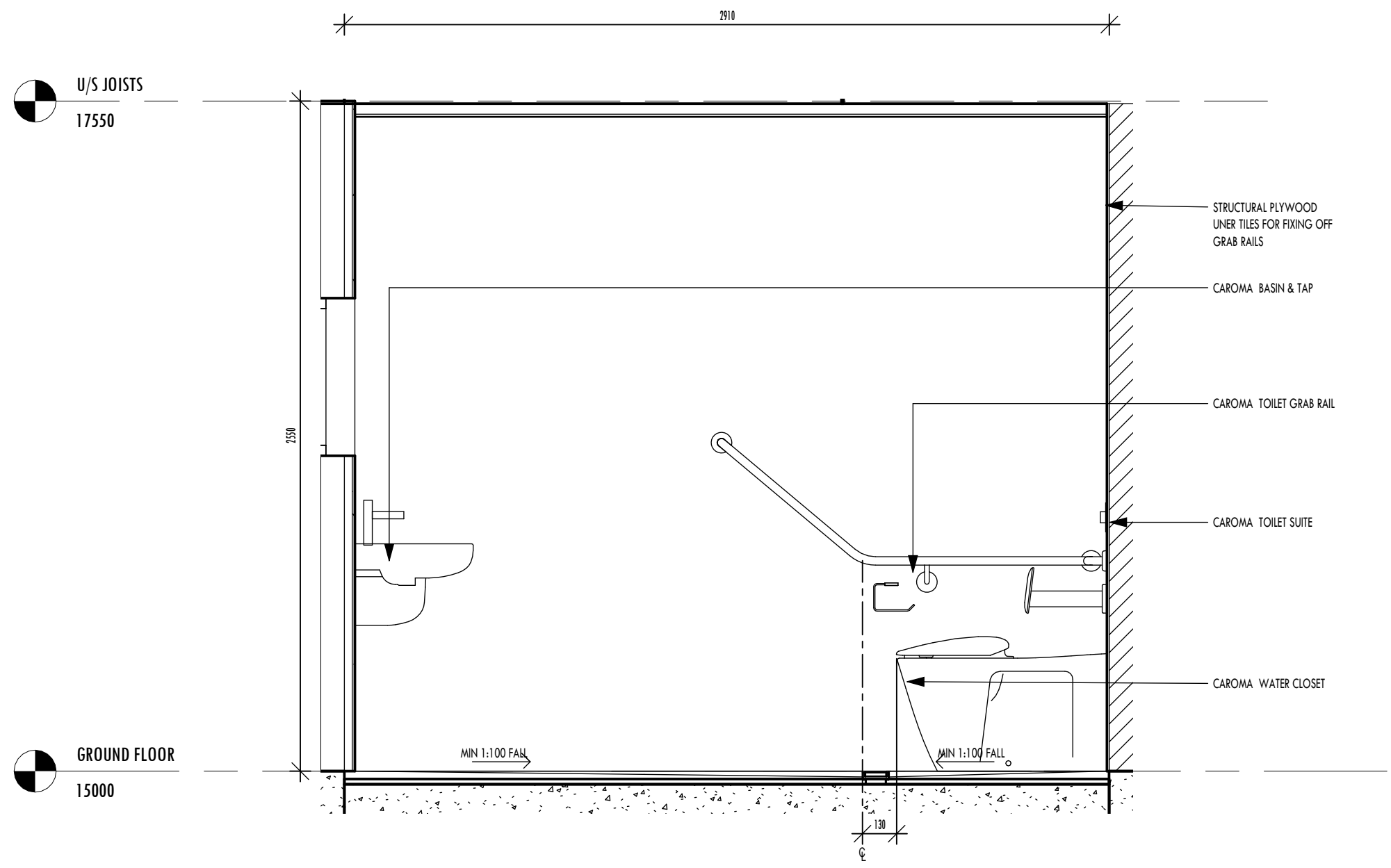
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Scales
ELEVATION 1 - A 1 : 20



A **ELEVATION 1 - A**
 1 : 20

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A501

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 All other dimensions are to structure not finished surface.

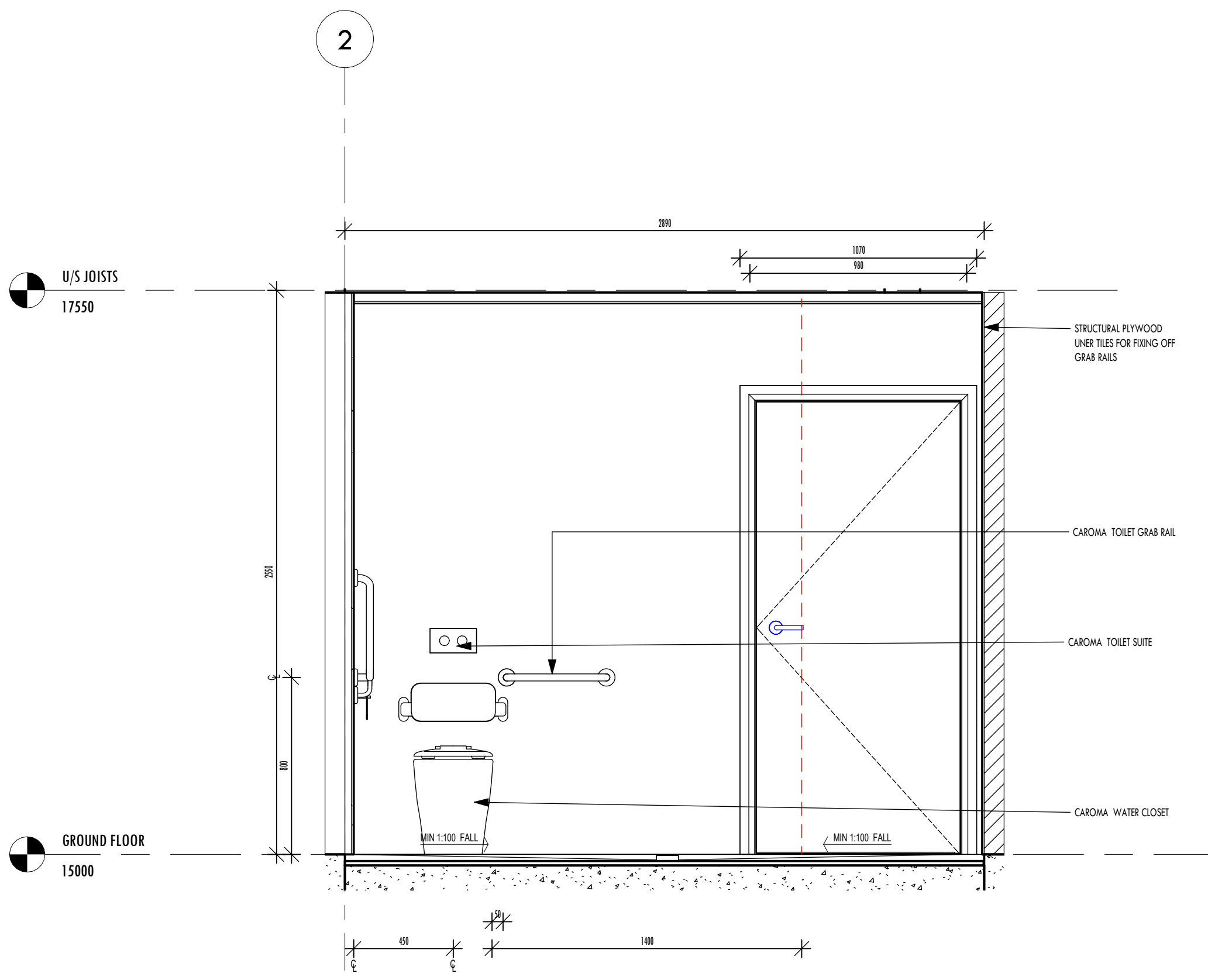
NOTES:
 MEETS ACCESSIBILITY REQUIREMENTS IN AS1428.1

Revisions

rev.	date	description



Scales
ELEVATION 1 - B 1 : 20



1 ELEVATION 1 - B
 1 : 20

For Approval

A502

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Project Details
Griffith University
Anne Street Garden Villas
 59-61 Anne St Southport QLD 4215
 151RP124887/150RP149887

Date Issued _____ Issue Date _____
Notes
 Heights indicated are clear heights above finished floor levels.
 Wet area floors are to be waterproofed in accordance with ncc, v2, section 3.8.1. And to comply with as 3740-2004 for wet areas and as/nzs 4858:2004 wet area membranes as class ii membrane.
 Floor tiles in wet areas to be laid to a min. Fall of 1 in 60 to Floor waste.
 All dimensions are to structure not finished surface, apart from windows (refer window schedule)
 Refer structural engineers details for structural information.
 Termite protection to as 3660.2000 series
 All work shall be in accord with the light timber framing code as 1684 and/or the engineering details provided.
 No exposed conduit
 Note:
 Windows are dimensioned to finished frame size (refer window schedule).
 All other dimensions are to structure not finished surface.

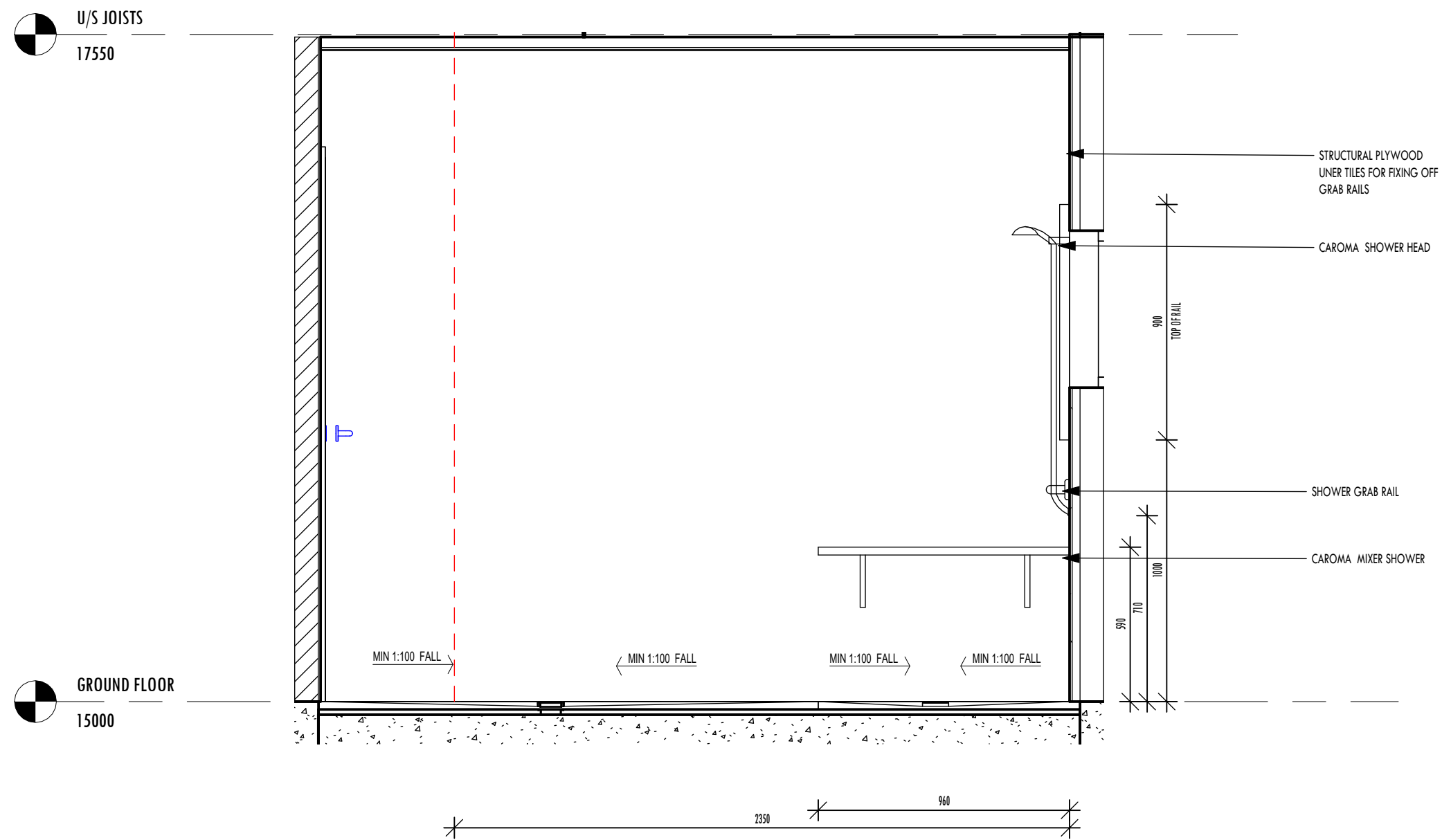
NOTES:
 MEETS ACCESSIBILITY REQUIREMENTS IN AS1428.1

Revisions

rev.	date	description

North Point

Scales
ELEVATION 1 - C 1 : 20



1 ELEVATION 1 - C
 1 : 20

For Approval

A503

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Project Details
Griffith University
Anne Street Garden Villas

59-61 Anne St Southport QLD 4215
 151RP124887/150RP149887

Date Issued Issue Date

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Heights indicated are clear heights above finished floor levels.

Wet area floors are to be waterproofed in accordance with ncc, v2, section 3.8.1. And to comply with as 3740-2004 for wet areas and as/nzs 4858:2004 wet area membranes as class ii membrane.

Floor tiles in wet areas to be laid to a min. Fall of 1 in 60 to Floor waste.

All dimensions are to structure not finished surface, apart from windows (refer window schedule)

Refer structural engineers details for structural information.

Termite protection to as 3660.2000 series

All work shall be in accord with the light timber framing code as 1684 and/or the engineering details provided.
 No exposed conduit

Note:
 Windows are dimensioned to finished frame size (refer window schedule).
 All other dimensions are to structure not finished surface.

NOTES:
 MEETS ACCESSIBILITY REQUIREMENTS IN AS1428.1

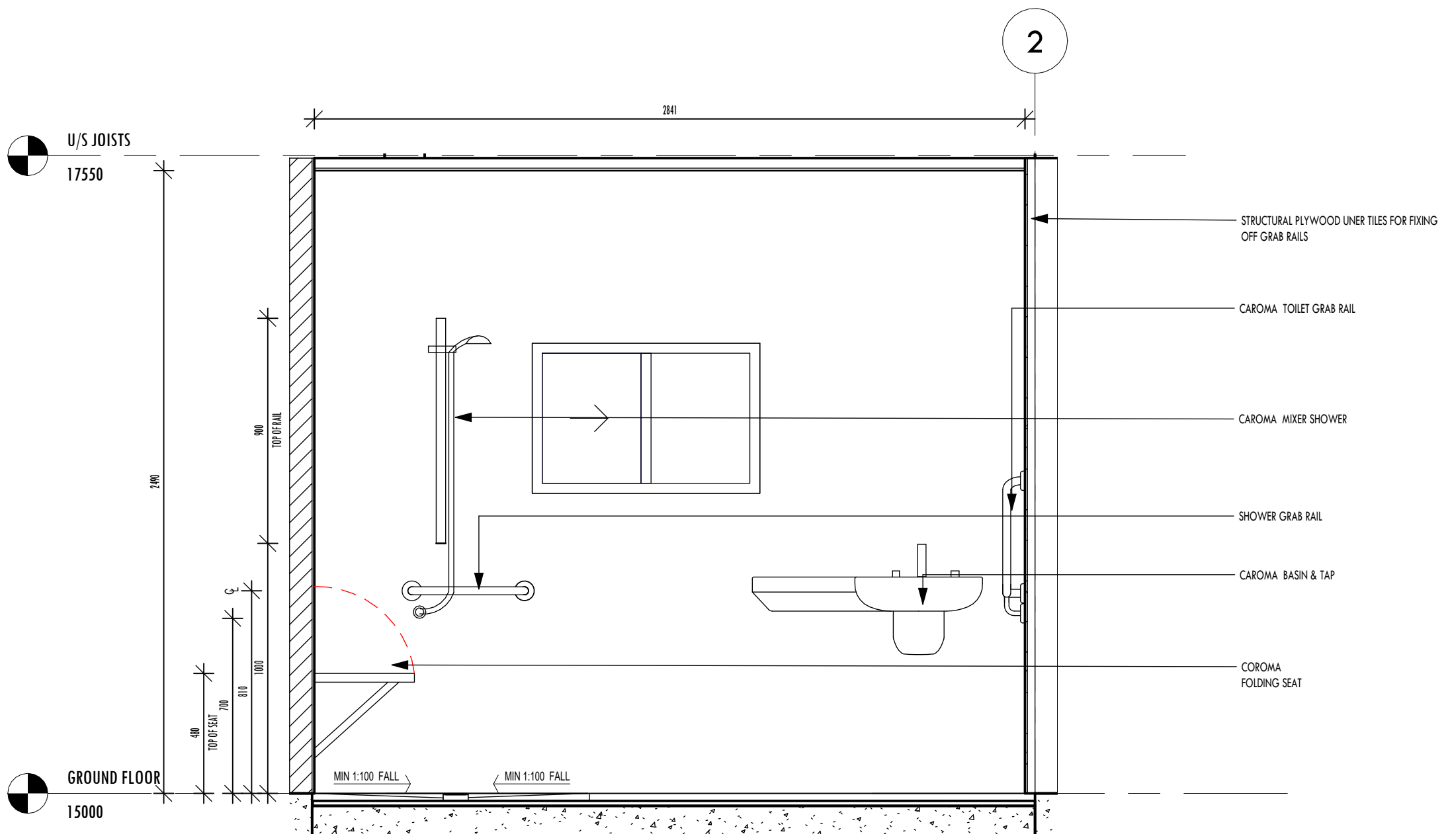
Revisions

rev.	date	description

North Point



Scales
ELEVATION 1 - D 1 : 20



1 ELEVATION 1 - D
 1 : 20

For Approval

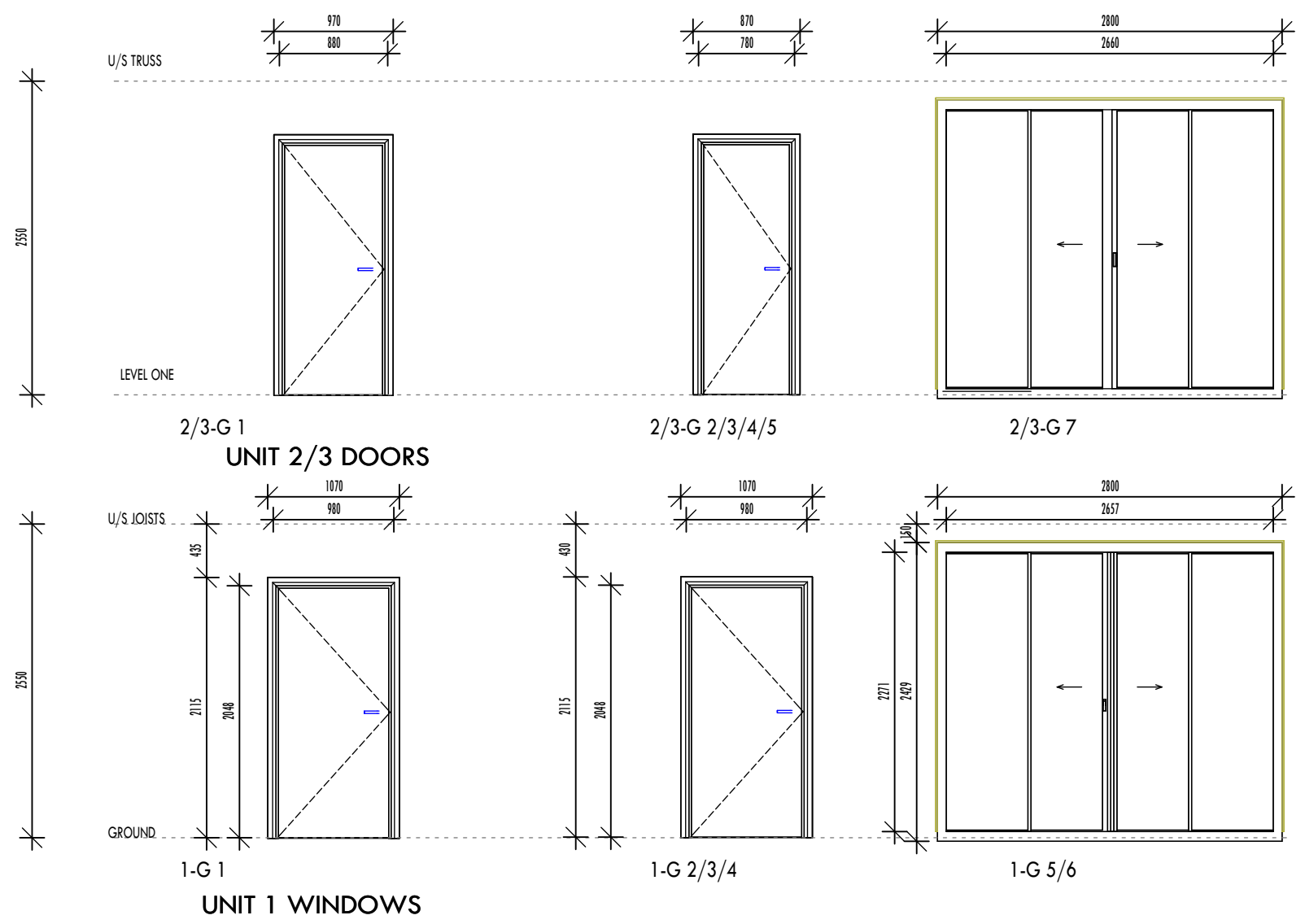
A504

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Project Details
Griffith University
Anne Street Garden Villas
 59-61 Anne St Southport QLD 4215
 151RP124887/150RP149887

Date Issued _____ Issue Date _____
 Notes _____



Door Schedule

UNIT/LEVEL	NUMBER	Family	Type	Width	Height	Sill Height	Head Height	Function
1-G	1	SINGLE - TIMBER FRAMED	920EXT	920	2040	0	2040	Exterior
1-G	2	SINGLE - TIMBER FRAMED	920INT	920	2040	0	2040	Interior
1-G	3	SINGLE - TIMBER FRAMED	920INT	920	2040	10	2050	Interior
1-G	4	SINGLE - TIMBER FRAMED	920INT	920	2040	10	2050	Interior
1-G	5	SLIDING - ALUMNIMUN FRAMED	SLIDGLASSEXT	2800	2350	0	2350	Exterior
1-G	6	SLIDING - ALUMNIMUN FRAMED	SLIDGLASSEXT	2800	2350	10	2360	Exterior
2-L1	1	SINGLE - TIMBER FRAMED	820INT	820	2040	10	2050	Interior
2-L1	2	SINGLE - TIMBER FRAMED	720INT	720	2040	10	2050	Interior
2-L1	3	SINGLE - TIMBER FRAMED	720INT	720	2040	10	2050	Interior
2-L1	4	SINGLE - TIMBER FRAMED	720INT	720	2040	10	2050	Interior
2-L1	5	SINGLE - TIMBER FRAMED	720INT	720	2040	10	2050	Interior
2-L1	6	SLIDING - ALUMNIMUN FRAMED	SLID01	2800	2450	10	2460	Exterior
2-L1	7	SINGLE - TIMBER FRAMED	920EXT	920	2040	10	2050	Exterior
3-L1	1	SINGLE - TIMBER FRAMED	820INT	820	2040	10	2050	Interior
3-L1	2	SINGLE - TIMBER FRAMED	720INT	720	2040	10	2050	Interior
3-L1	3	SINGLE - TIMBER FRAMED	720INT	720	2040	10	2050	Interior
3-L1	4	SINGLE - TIMBER FRAMED	720INT	720	2040	10	2050	Interior
3-L1	5	SINGLE - TIMBER FRAMED	720INT	720	2040	10	2050	Interior
3-L1	6	SLIDING - ALUMNIMUN FRAMED	SLIDGLASSEXT	2800	2350	10	2360	Exterior
3-L1	7	SINGLE - TIMBER FRAMED	920EXT	920	2040	10	2050	Exterior

Revisions

rev.	date	description



Scales 1 : 50
DOOR SCHEDULE

For Approval

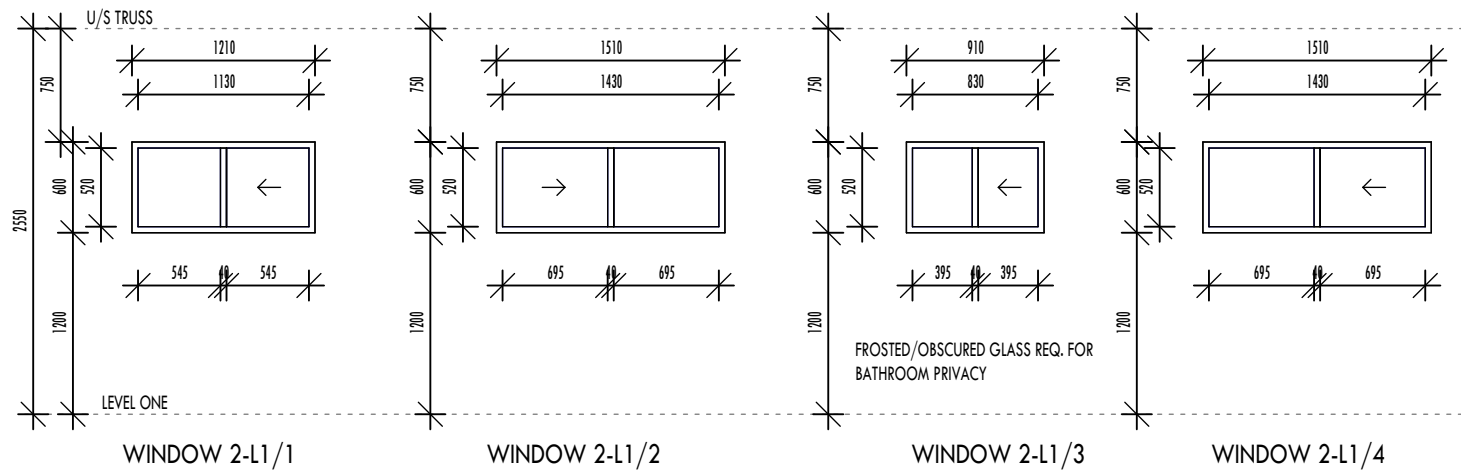
A600

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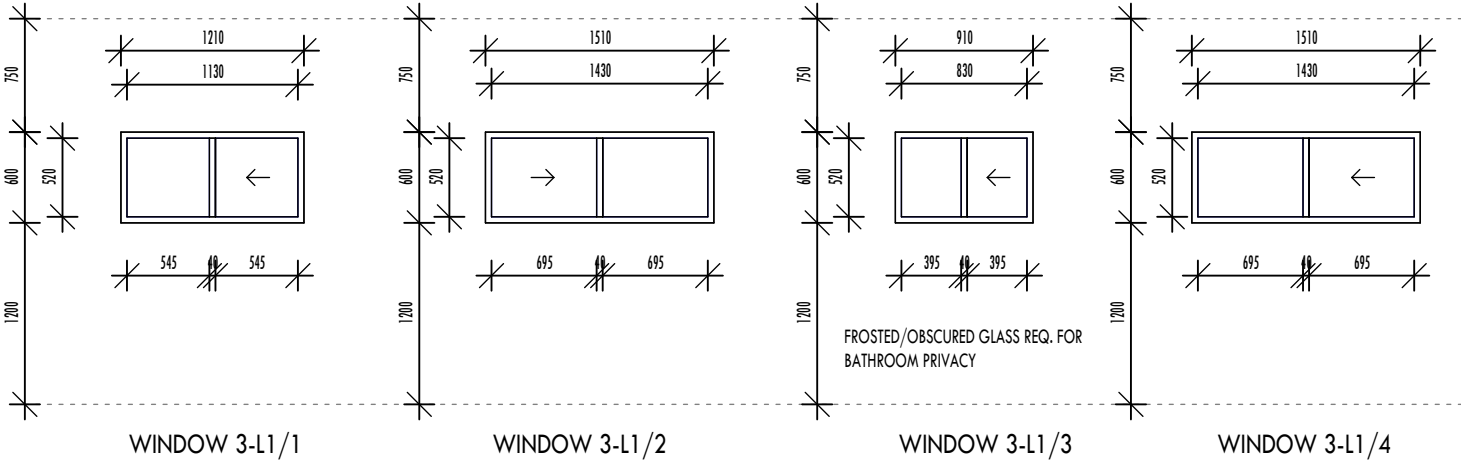


Project Details
Griffith University
Anne Street Garden Villas
 59-61 Anne St Southport QLD 4215
 151RP124887/150RP149887

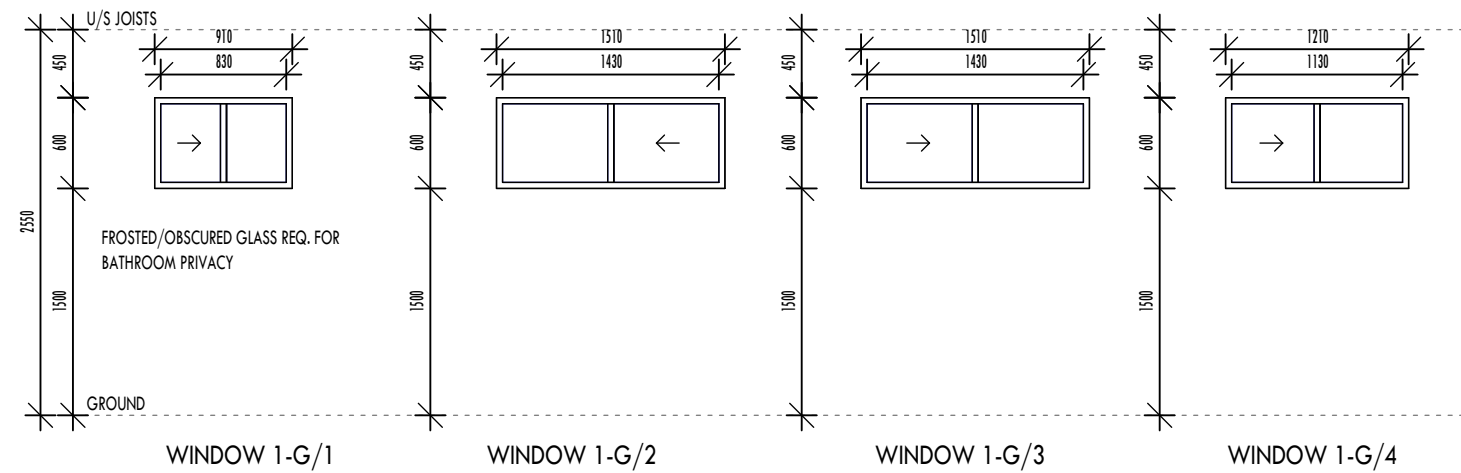
Date Issued _____ Issue Date _____
 Notes _____



UNIT 2 WINDOWS



UNIT 3 WINDOWS



UNIT 1 WINDOWS

WINDOW SCHEDULE								
LEVEL	NUMBER	NAME	GLAZING	TYPE	HEIGHT	HEAD HEIGHT	SILL HEIGHT	WIDTH
1-G	1	LOV 1 S	SINGLE	LOUVER	600	1800	1200	910
1-G	2	LOUV2 S	SINGLE	LOUVER	600	1800	1200	1510
1-G	3	LOUV2 S	SINGLE	LOUVER	600	1800	1200	1510
1-G	4	SLID03 DG	DOUBLE	SLIDING	600	1800	1200	1210
2-L1	1	SLID03 DG	DOUBLE	SLIDING	600	1800	1200	1210
2-L1	2	LOUV2 S	SINGLE	LOUVER	600	1800	1200	1510
2-L1	3	SLID02 SG	SINGLE	SLIDING	600	1800	1200	910
2-L1	4	LOUV2 S	SINGLE	LOUVER	600	1800	1200	1510
3-L1	1	SLID03 DG	DOUBLE	SLIDING	600	1800	1200	1210
3-L1	2	SLID01	DOUBLE	SLIDING	600	1800	1200	1510
3-L1	3	SLID02 DG	DOUBLE	SLIDING	600	1800	1200	910
3-L1	4	LOUV2 S	SINGLE	LOUVER	600	1800	1200	1510

Revisions		
rev.	date	description










Scales
WINDOW SCHEDULE 1 : 50

For Approval

A601

1. EXTERNAL WORKS

CODE	DESCRIPTION	LOCATION	SPECIFICATION	COLOUR/FINISH	IMAGE
DP1	DOWNPIPE DOWN TYPE 1	GENERALLY	PVC ROUND DOWNPIPES ON COLORBOND PROPRIETARY STANDOFF BRACKETS.	PAINT FINISH TO MATCH WALL GENERALLY	
G1	GUTTER TYPE 1	ROOF EDGES AS SHOWN IN DRAWINGS		COLORBOND COLOUR SURFMIST	
MS1	METAL SHEETING TYPE 1	ROOF	SUPPLIER: LYSAHT COLORBOND CUSTOM ORB ROOF SHEETING TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS FLASHINGS AND TRIMS TO MATCH	SHEETING IN COLORBOND COLOUR SURFMIST	
CO1	CONCRETE TYPE 1	Refer to plans	Supplier: Boral Exposed aggregate	TBC	
CO2	CONCRETE TYPE 2	Refer to plans	TBC	TBC	
TL3	TILE TYPE 3	Entryway	TBC	TBC	
BRK1	BRICKWORK TYPE 1	Refer to Plan	SUPPLIER: PGH BRICKS BLACK AND TAN LAID HORIZONTAL STACK	BLACK AND TAN SMOOTH FINISH	
BRK2	BRICKWORK TYPE 2	Refer to Plan	Supplier: Little Hampton Bricks and Pavers 76mm Fire Brick	Beige	
FC1	FIBRE CEMENT CLADDING TYPE 1	Refer to plans	Supplier: GENESIS PRE-FINISHED COMPRESSED FIBRE CEMENT FAÇADE CLADDING Length 2500 / 3050mm Width 1250mm Thickness: 8mm Weight: 11.6kg/m2 Surface: Smooth matte finish 15 year warranty	 TBC	
FC2	FIBRE CEMENT CLADDING TYPE 2	Refer to plans	Supplier: GENESIS PRE-FINISHED COMPRESSED FIBRE CEMENT FAÇADE CLADDING Length 2500 / 3050mm Width 1250mm Thickness: 8mm Weight: 11.6kg/m2 Surface: Smooth matte finish 15 year warranty	 TBC	
HP1	HEBEL POWER PANEL ^{XL}	Refer to Plan	Supplier: CSR Standard Range 75mm thick 2400mm x 600mm 2550mm x 600mm 2700mm x 600mm 2800mm x 600mm 2850mm x 600mm 3000mm x 600mm 3300mm x 600mm	TBC	



Project Details

Griffith University
Anne Street Garden Villas

59-61 Anne St Southport QLD 4215
151RP124887/150RP149887

Date Issued

Issue Date

Notes

Revisions

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North Point



Scales

EXTERNAL FINISHES

For Approval

















A602

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 151RP124887/150RP149887

Date Issued _____ Issue Date _____
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MX1	MIXER SHOWER	ACCESSIBLE BATHROOM	SUPPLIER: CAROMA OPAL BATH/SHOWER MIXER TRIM KIT DIAMETER: 80mm ASSISSTIVE MIXER HANDLE LENGTH: 120MM RED/BLUE HOT AND COLD INDICATORS	BRASS FINISH 99701C - CHROME	 
MX2	MIXER TAP	ACCESSIBLE BATHROOM	SUPPLIER: CAROMA ACQUA CARE BASIN MIXER WELS 5 STAR RATED, 6L/MIN CARTRIDGE: 40mm EXTENDED LEVER HANDLE RED/BLUE HOT AND COLD INDICATORS	90989C5A - CHROME	 
SEAT	SHOWER SEAT	ACCESSIBLE BATHROOM	SUPPLIER: CAROMA CAROMA COMFORT SHOWER SEAT - 960X400MM MATERIAL: STAINLESS STEEL/POLYPROPO MAX LOAD: 250KG FOLDABLE	84796040 - WHITE	 
SR1	SHOWER ROSE	ACCESSIBLE BATHROOM	SUPPLIER: CAROMA CARE SUPPORT ACCESSIBLE SHOWER SET - 1000MM RAIL WELS 4 RATED, 7.5L/MIN GRAB RAIL: 32MM(D) X 1000MM(L) X 1.2MM TYPE 304 STAINLESS STEEL CONSTRUCTED TO WITHSTAND 1100N FORCE	91129C4E - CHROME	 
R1	SHOWER GRAB RAIL	ACCESSIBLE BATHROOM	SUPPLIER: CAROMA CARE SUPPORT GRAB RAIL - 450MM STRAIGHT 32MM(D) X 450MM(L) X 1.2MM TYPE 304 STAINLESS STEEL 75MM (D) CONCEALED CLAM FLANGES CONSTRUCTED TO WITHSTAND 1100N FORCE	687472SS - STAINLESS STEEL	 
R2	TOILET GRAB RAIL	ACCESSIBLE BATHROOM	SUPPLIER: CAROMA CARE SUPPORT GRAB RAIL - 140 DEGREE ANGLED 870X700 870MM(L) X 700MM(L); 140° ANGLE 32MM(D) X 1.2MM TYPE 304 STAINLESS STEEL 75MM (D) CONCEALED CLAM FLANGES CONSTRUCTED TO WITHSTAND 1100N FORCE	687466SS - STAINLESS STEEL	 
WC	TOILET SUITE	ACCESSIBLE BATHROOM	SUPPLIER: CAROMA CARE 800 CLEANFLUSH® WALL FACED INVISI SERIES IIB® SUITE WITH BACKREST WELS 4 RATED, 4.5/3 (3.5L AVE FLUSH) MATERIAL: VITREOUS CHINA	TBC	 
B1	BASIN	ACCESSIBLE BATHROOM	SUPPLIER: CAROMA OPAL 920 WALL BASIN LEFT HAND SHELF CAPACITY: 9.5L	TBC	 

Revisions

rev.	date	description

North Point 

Scales
BATH FIXTURES & FINISHES

For Approval

A603