1 WS_L25

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 Glu
- - (F): - Fire Rated Plasterboard
- - (I): - Lining Requires Insulation
- L19: - 6mm Villaboard direct stick
- L28: - 10mm TILE, -6mm FC

Other
- L27: - 6mm FC, -28mm Furring channel, -Insulation if specified
- L29: - 13mm Plasterboard, - 51mm Steel stud, -Insulation if specified
- L30: - 10mm Tile, - 6mm FC, - 51mm Steel stud, -Insulation if specified

Plasterboard Lining
- L02: - 13mm Plasterboard, - 64mm Steel stud, - Insulation if specified
- L03: - 13mm Plasterboard, - 16mm Furring channel on 6mm clip, - Insulation if specified
- L03.1: - 13mm Plasterboard, - 16mm Furring channel, - Insulation if specified
- L04: - 13mm Plasterboard, - 28mm Furring channel on 9mm 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: - 10mm Tile, - 6mm Fibre cement sheet, - 64mm Steel stud, - Insulation if specified
- L07: - 10mm Tile, - 6mm Fibre cement sheet, - 16mm Furring channel, - Insulation if specified
- L08: - 10mm Tile, - 6mm Fibre cement sheet, - 28mm Furring channel on 6mm clip, - 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, - 64mm Steel stud, - Thermal insulation
- L13: - 10mm Tile, - 6mm Fibre cement sheet, - 64mm Steel stud, - Thermal insulation
- L14: - 13mm Plasterboard, - 28mm Furring channel, - Thermal insulation

Plywood
- L15: - 10mm Tile, - 6mm Fibre cement sheet, - 16mm Plywood, - 64mm Steel stud, - Insulation if specified
- L16: - 10mm Tile, - 6mm Fibre cement sheet, - 12mm Plywood, - 16mm Furring channel, - Insulation if specified
- L17: - 10mm Tile, - 6mm Fibre cement sheet, - 12mm Plywood, - 28mm Furring channel, - Insulation if specified
- L18: - 10mm Tile, - 6mm Fibre cement sheet, - 12mm Plywood, - 92mm Steel stud, - Insulation if specified

Curved Plasteboard/Tile
- L20: - 2 x 6.5mm Gyprock Plasteroard, - 51mm Rondo Flexi-Track framing, - Insulation if specified
- L21: - 2 x 6.5mm Gyprock Plasteroard, - 64mm Rondo Flexi-Track framing, - Insulation if specified
- L22: - 10mm Tile, - 6mm Fibre cement sheet, - 64mm Rondo Flexi-Track framing, - 30mm Thermal Sheet
- L23: - 10mm Tile, - 6mm Fibre cement sheet, - 51mm Rondo Flexi-Track framing, - 30mm Thermal Sheet

Curved Plasteboard/Tile
- L24: - 10mm Tile, - 6mm Fibre cement sheet, - 64mm Rondo Flexi-Track framing, - 5mm Spacing, - 64mm Rondo Flexi-Track framing, - 30mm Thermal Sheet

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

PROVISION FOR FIXING OF DRYER

FCL - FINISHED CEILING LEVEL
SFL - STRUCTURAL FLOOR LEVEL
C.L - CENTRE LINE

FCL, CL, FUTURE DRYER LOCATION, NOGGINS, SFL, 650, 1450, VARIES, REFER TO PLAN FOR DRYER CENTRE LINE

WALL LOADING
WALL MOUNTED DRYERS IN LAUNDRIES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS TECHNICAL RECOMMENDATIONS TO SUPPORT AN IMPOSED LOAD OF 35KG/METRE LENGTH OF WALL.

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 1.1 R / 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 / SHXXX — Window Number; Sill Height

Internal Window Tag
IWXX — Window Number

Balustrade Tag
BL1 — BL Denotes Balustrade; 1 Indicates Type

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. K01
Bathroom Types -	eg. BA01
Ensuite Types -	eg. EN01
Keydrop	eg. KD01
Laundry Types -	eg. LY01
Robe Types -	eg. RH01 / RS01
Linen Types -	eg. LN01
Timber Screen Types -	eg. TS01
Shelf Types -	eg. SH01

PROVISION FOR FIXING OF FLAT SCREEN TELEVISIONS

FCL - Finished Ceiling Level
FFL - Finished Floor Level

MINIMUM 1200; 12mm Plywood; 150; 100; stud framing

Additional studs/furring channels fixed between standard stud spacing for future installation of flat screen tv supports.

Symbol on plan indicates centreline position for future mounting tv screens where shown.

64mm studs, 51mm studs, 64mm studs, 12mm plywood, 1200 MIN; 76mm studs, 51mm studs, 12mm plywood, 76mm studs, 12mm plywood, 1200 MIN, VARIES

FIRE RATED LINING BEHIND COOKTOP

Location of fire rated sheet on plan

FCL, FFL, Cooktop, 120, Fire rated sheet indicated

WIDTH OF WALL OR STANDARD FIRE RATED SHEET LENGTH

Symbol on plan indicates location of wall that will have fire rated sheeting.

FCL - Finished Ceiling Level
FFL - Finished Floor Level

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
Wxxx	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

Denotes Optional Upgrade / Purchasers Variation(PV) Zones on Typical Apartments (for joinery Items refer to A1700 Series)

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

Revision Updated List:

- lot 1252 wine cellar door type number updated

date	rev	amendment
17.05.2024	6	Issued for Construction - Amendment as clouded
12.04.2024	5	Issued for Construction - Amendment as clouded
19.03.2024	4	Issued for Construction - Lot 1252 B2 door flipped
10.01.2024	3	Issued for Construction - RCP Update
17.11.2023	2	Issued for Construction - Amendments as noted and clouded

* For previous versions refer to Document Control history

MIRVAC DESIGN
architecture, urban design, interior design, graphic design
Level 28 200 George St, Sydney NSW 2000, T 02 9080 8000
Mirvac Design Pty. Ltd. ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Michael Wiener David Hirst Paromvong Sinbandhit Andrew La
https://www.mirvacdesign.com/nominated-architects

client: mirvac

project:
Quay
57 Skyring Terrace, Newstead

title:
Wall & Overall Setout L25

job no: 4.803.1
drawing no: A1325
date: 17.05.2024
scale @ A0: As indicated
rev: 6

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