

NOTES:

- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS LEVELS AND ANGLES ON SITE BEFORE COMMENCING. ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA APPROVED DOCUMENTS AND RELEVANT AUSTRALIAN STANDARDS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS REFER ANY DISCREPANCY TO THE ARCHITECT FOR CLARIFICATION. CONSULTANTS DRAWINGS AS FOLLOWS:
 - STRUCTURAL ENGINEER
 - ELECTRICAL ENGINEER
 - HYDRAULIC ENGINEER
 - SITE SURVEY
 - GEOTECHNICAL REPORT
- THE MOISTURE CONTENT OF STRAW BALE VARIES DEPENDING ON THE WEATHER AT THE TIME OF THE BUILD AND TRANSPORTATION. BALES MUST NOT BE PLACED IF THEY HAVE A MOISTURE CONTENT LARGE THEN 15 PERCENT.
- AT END OF THE LIFE CYCLE, STRAW BALE IS TO BE RECYCLED AS MULCH.

01 FLOW HOUSE - SITE PLAN
SCALE 1:50

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	TENDER AMENDMENT
B	02.10.22	FOR TENDER
A	23.08.22	PARTNER REVIEW

CLIENT
PRIVATE

APPROVED BY:
DRAWN BY:

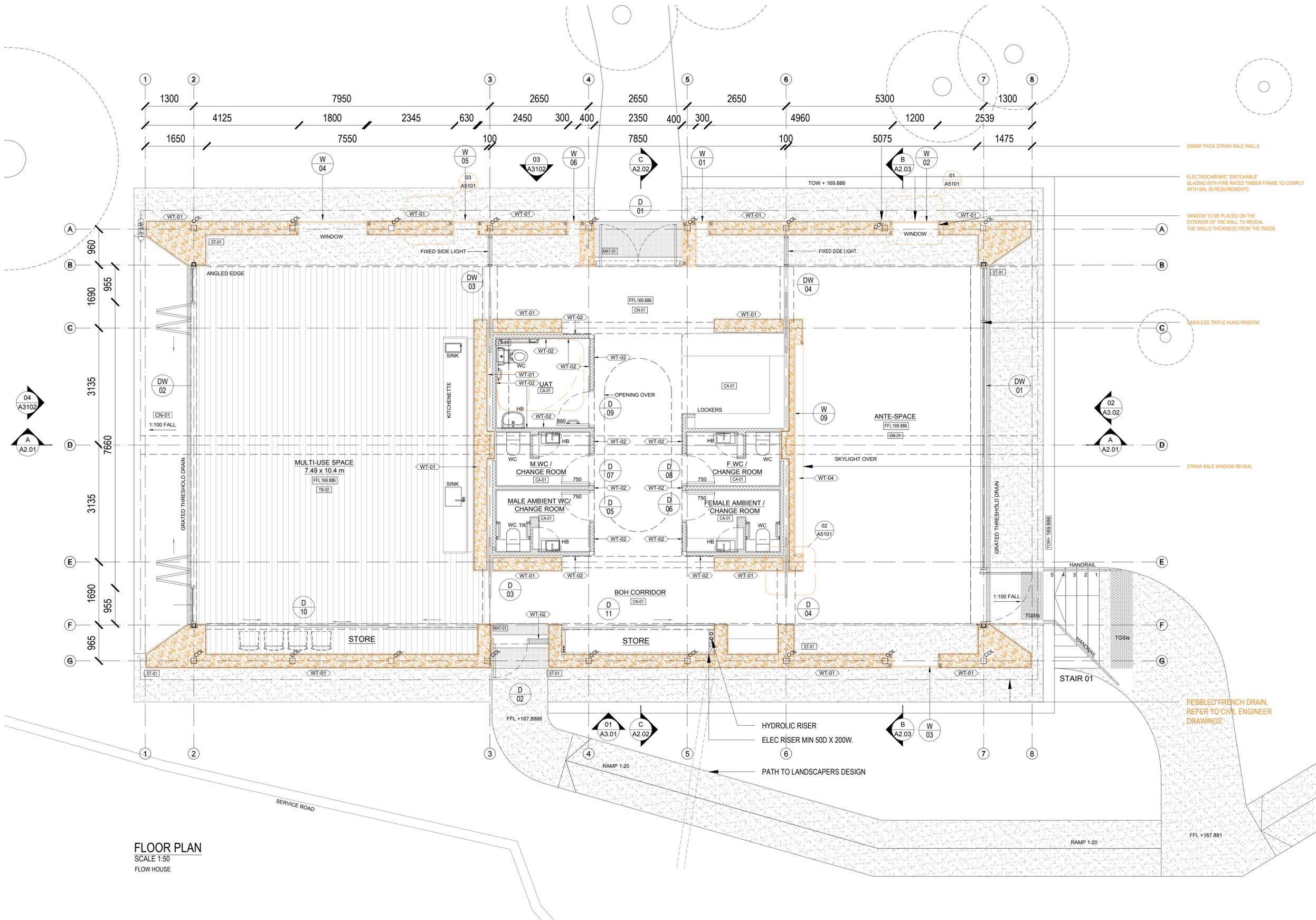
SCALE:
1:200 @ A1
1:500 @ A3

DATE:
07.11.22

PROJECT NO.:
138

DRAWING NO.:
A 1101

REVISION:
C



- FULL HEIGHT 410mm WIDE STRAW BALE FILLED WALL. 35mm EARTH RENDER, WITH JUTE NETTING.
- 130mm WIDE TIMBER STUD WALL.
- COLUMN
- FLOOR WASTE
- STRIP DRAIN.
- TOILET PAN WASTE
- VANITY BASIN WASTE
- SINK WASTE
- STORMWATER DOWNPIPE
- SEWER STACK
- FFL 10.000 FINISHED FLOOR LEVEL
- RL 10.000 RELATIVE LEVEL

- NOTES:
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 4. AT END OF THE LIFE CYCLE, STRAW BALE IS TO BE RECYCLED AS MULCH.
 5. ALL DOOR, WALL, FINISH TAGS, DIMENSIONS AND LEGENDS HAVE BEEN UPDATED GENERALLY TO ALIGN WITH TENDER AMENDMENTS.

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
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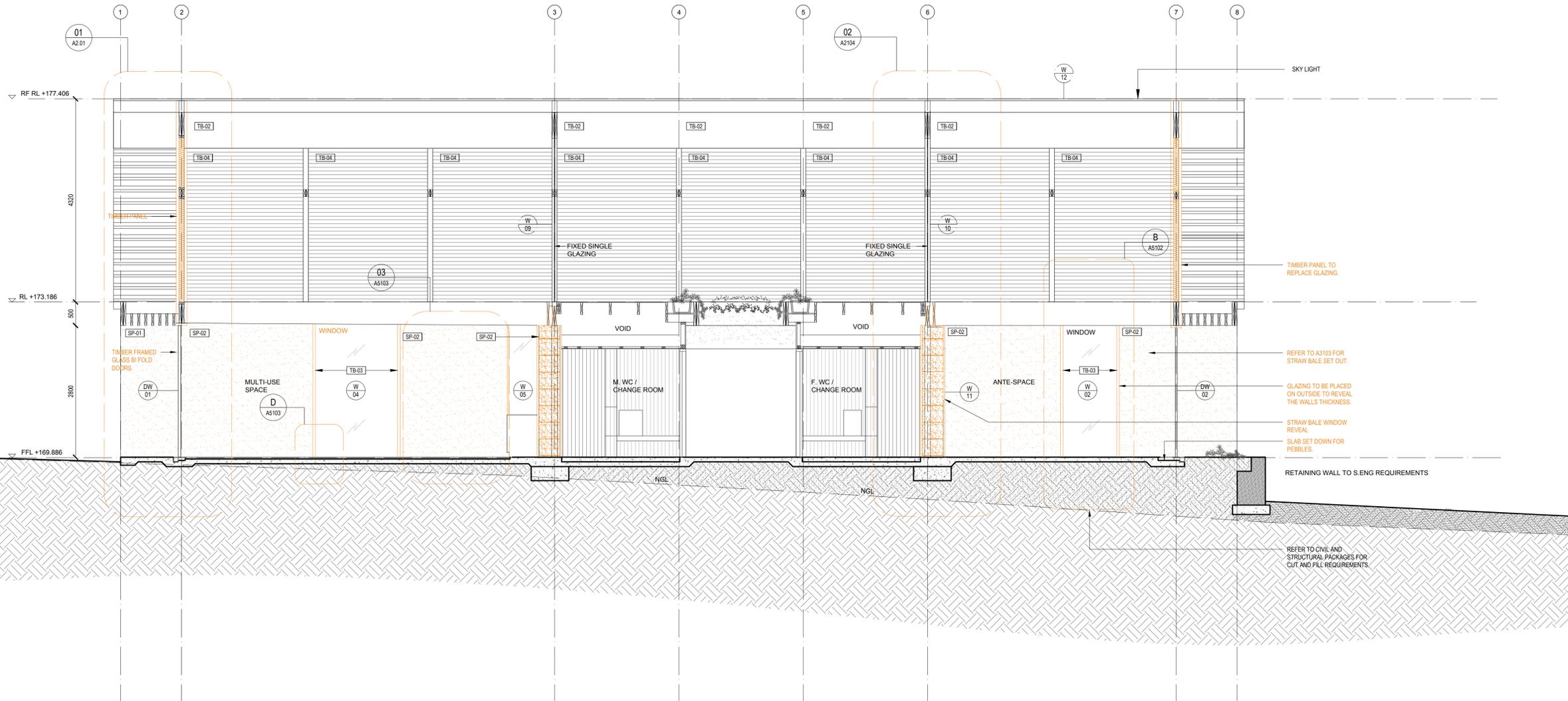
APPROVED BY:
DRAWN BY:
PROJECT NO.:
138

SCALE:
1:50 @ A1
1:100 @ A3

DATE:
07.11.22

DRAWING NO.:	REVISION
A 1102	C

NOTE: CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS, AND ANGLES ON SITE BEFORE COMMENCING. ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA, APPROVED DOCUMENTS AND RELEVANT AUSTRALIA STANDARDS.



A LONG SECTION
A1102 SCALE 1:50

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	TENDER AMENDMENT
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CLIENT
PRIVATE

APPROVED BY:

DRAWN BY:

PROJECT NO.:

138

SCALE:

1:50 @ A1
1:100 @ A3

DATE:

07.11.22

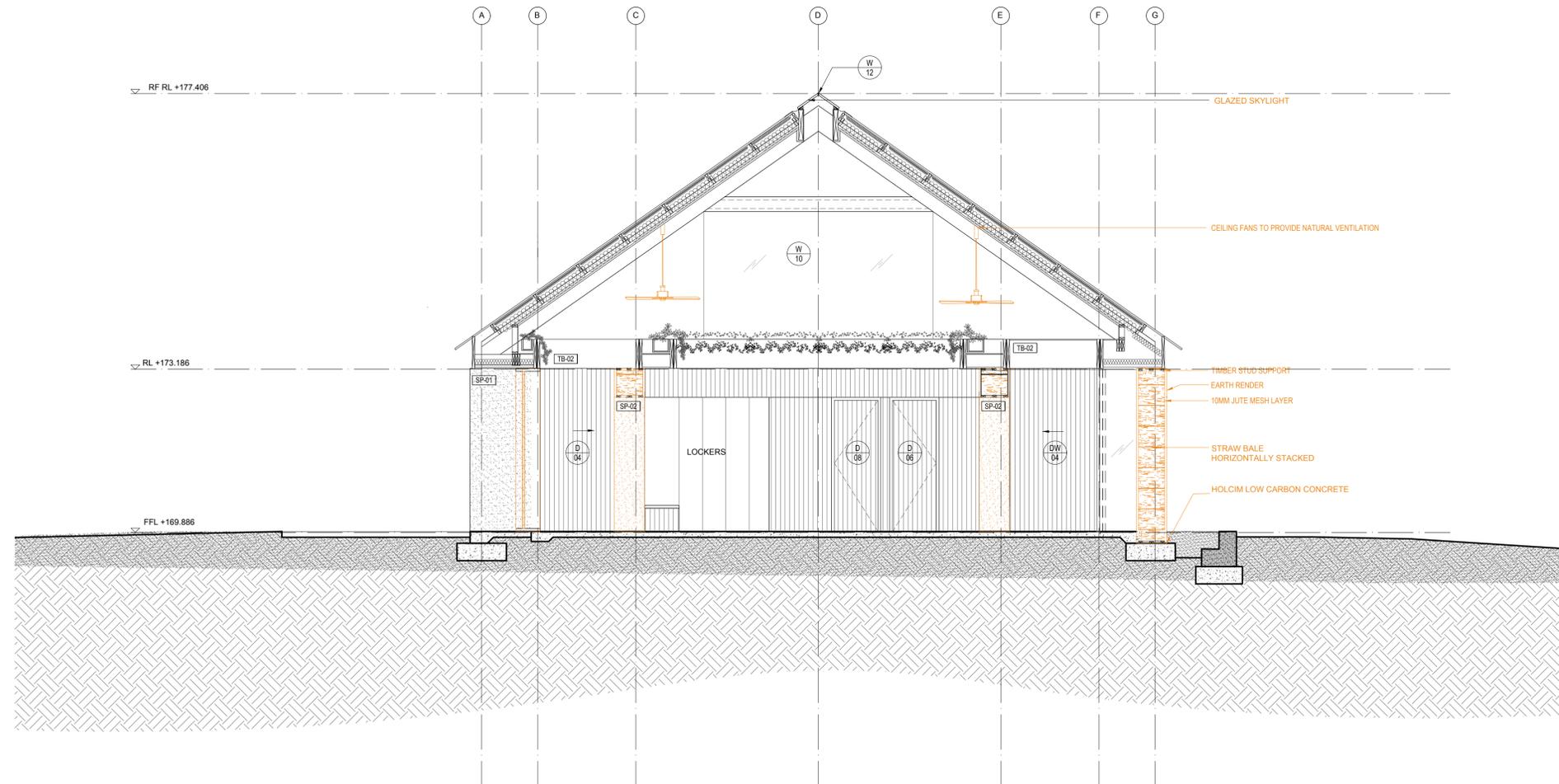
DRAWING NO.:

A 2101

REVISION

C

NOTE: CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS, AND ANGLES ON SITE BEFORE COMMENCING. ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA, APPROVED DOCUMENTS AND RELEVANT AUSTRALIA STANDARDS.



C SOUTH SECTION
A02.01 SCALE 1:50

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	TENDER AMENDMENT
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PRIVATE

APPROVED BY:

DRAWN BY:

PROJECT NO.:

138

SCALE:

1:50 @ A1
1:100 @ A3

DATE:

07.11.22

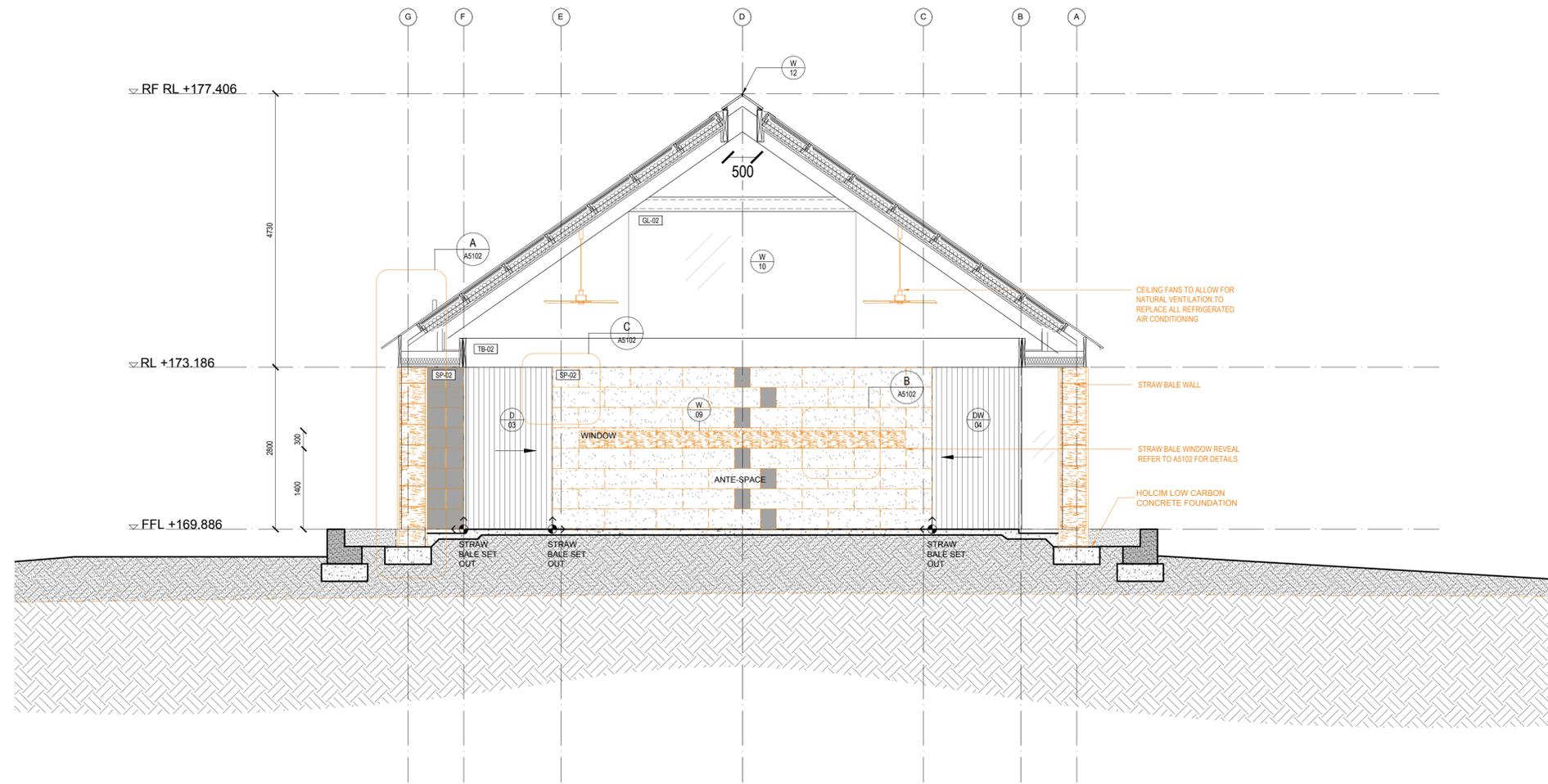
DRAWING NO.:

A 2102

REVISION

C

NOTE: CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS, AND ANGLES ON SITE BEFORE COMMENCING. ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA, APPROVED DOCUMENTS AND RELEVANT AUSTRALIA STANDARDS.



B NORTH SECTION
A02.01 SCALE 1:50

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

C	07.11.22	TENDER AMENDMENTS
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ISSUE	DATE	DESCRIPTION

CLIENT
PRIVATE

APPROVED BY:

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PROJECT NO.:

138

SCALE:

1:50 @ A1
1:100 @ A3

DATE:

07.11.22

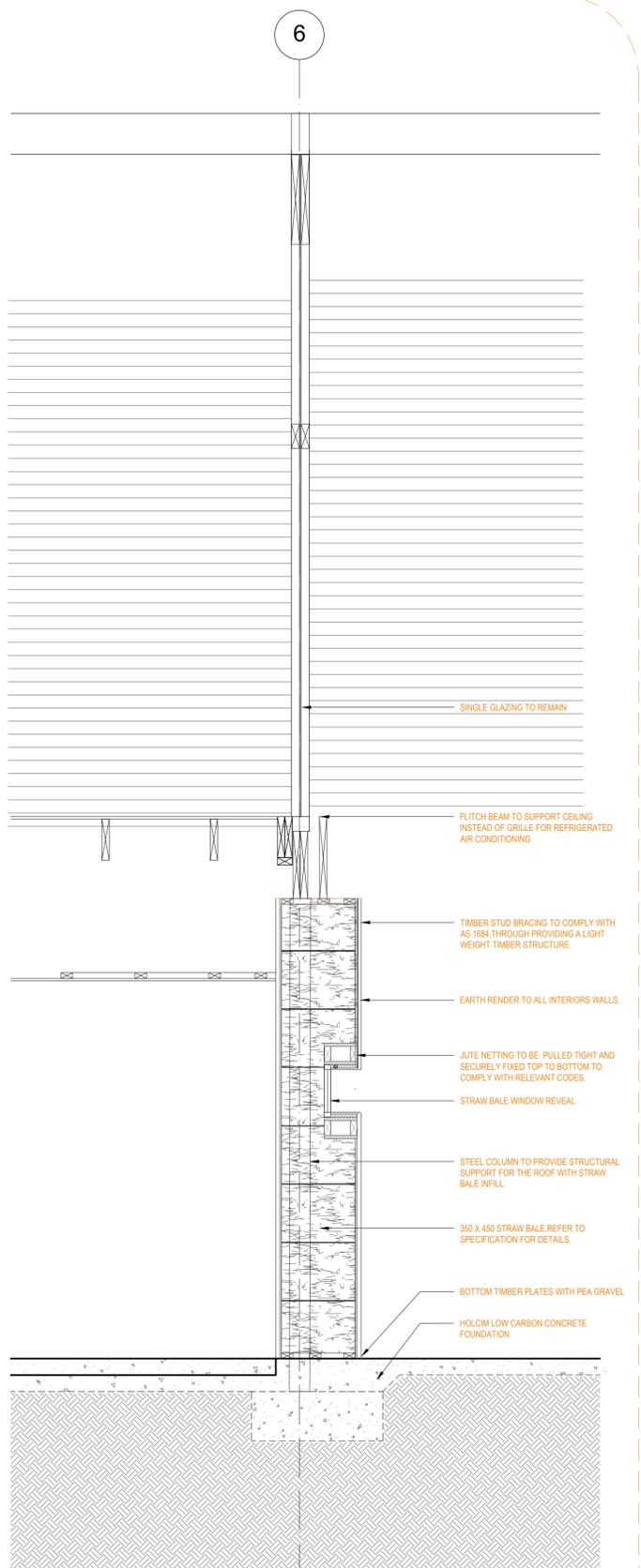
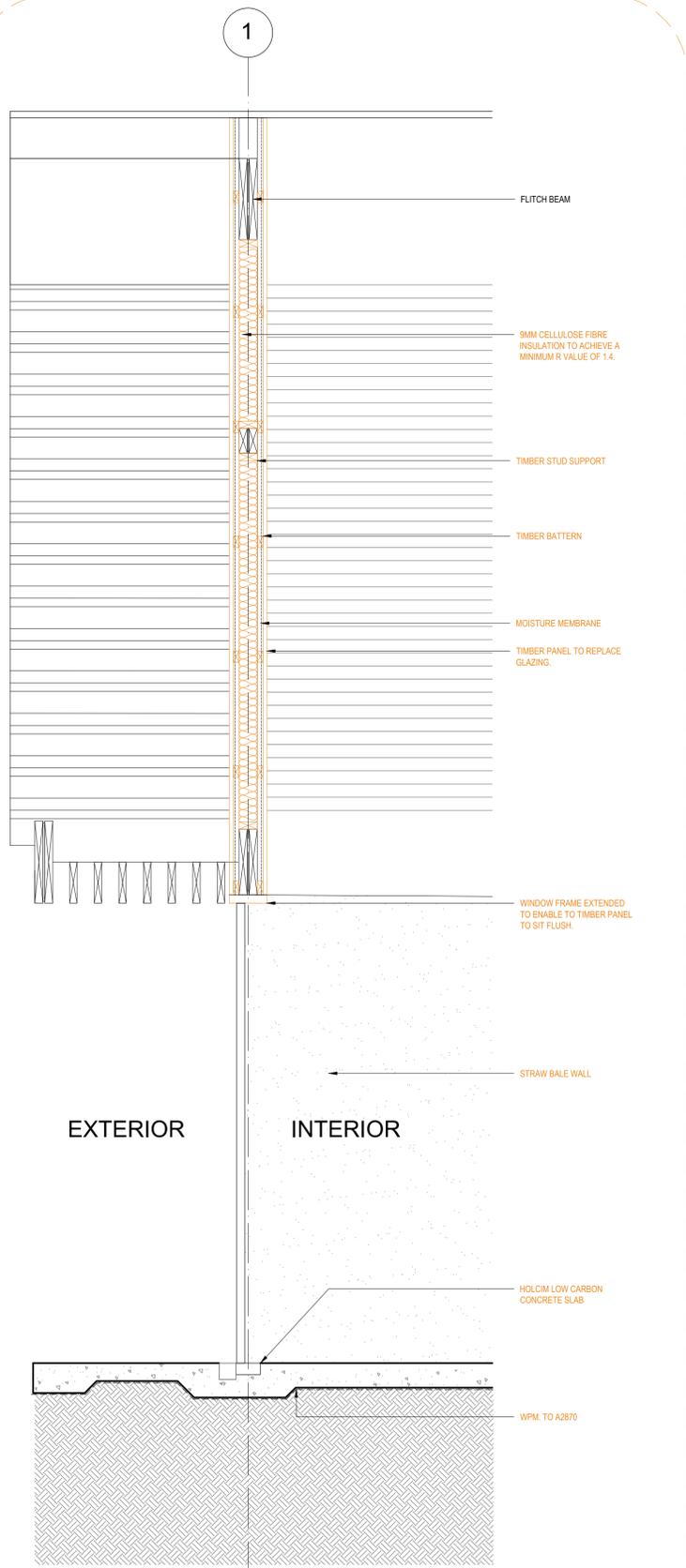
DRAWING NO.:

A 2103

REVISION

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NOTE: CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS, AND ANGLES ON SITE BEFORE COMMENCING. ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA, APPROVED DOCUMENTS AND RELEVANT AUSTRALIA STANDARDS.



01 DETAIL SECTION
SCALE 1:20

02 DETAIL SECTION
SCALE 1:20

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	FOR TENDER AMENDMENT
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SCALE:
1:20 @ A1
1:50 @ A3

DRAWN BY:

DATE:
07.11.22

PROJECT NO.:
138
DRAWING NO.:
A 2104
REVISION:
C

FOR TENDER

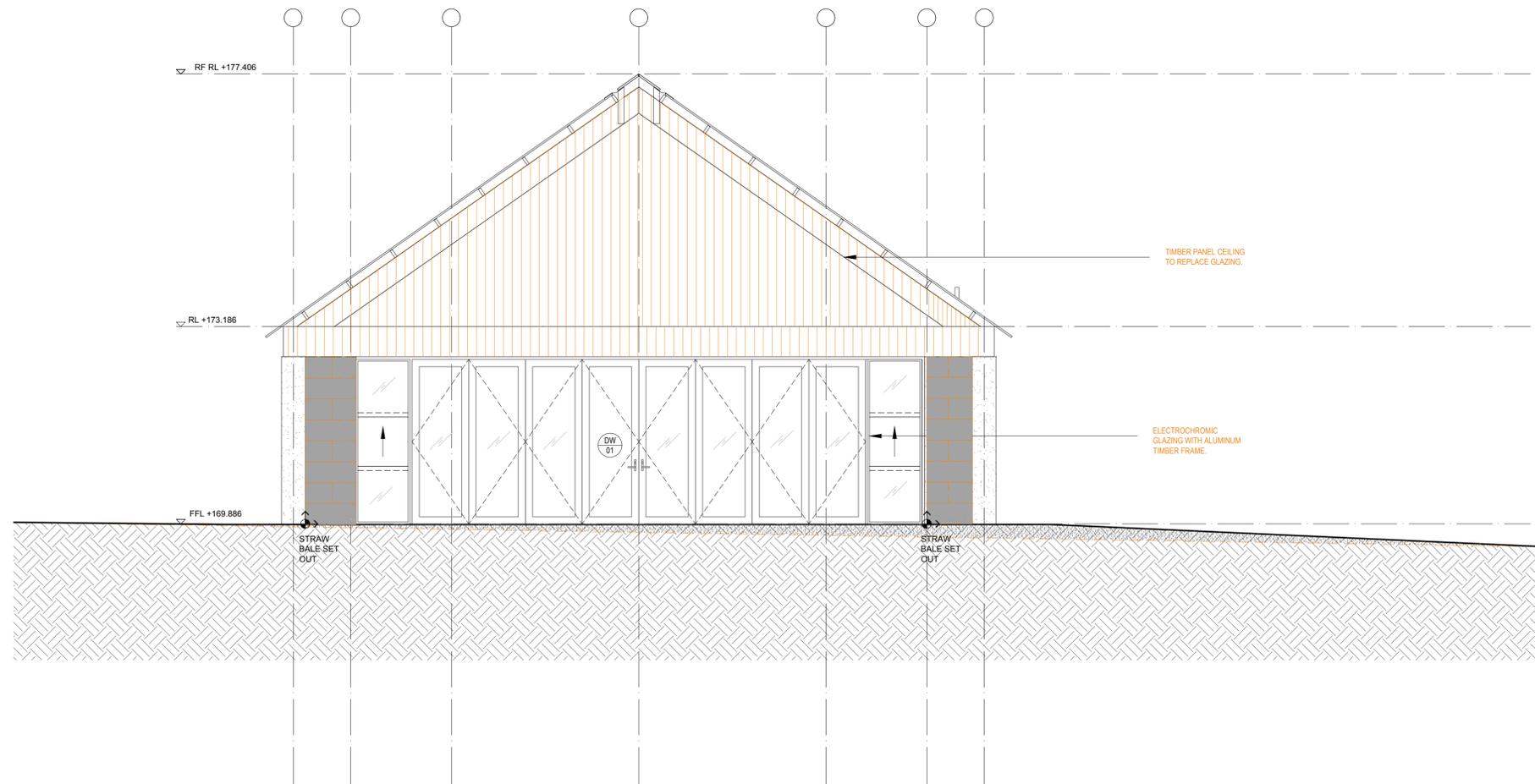
LEGEND - ELEVATIONS

	METAL ZINCALUME ROOF SHEETING. REFER TO FINISHES SCHEDULE.
	SELECTED V GROOVE TIMBER PANELS. REFER TO FINISHES SCHEDULE.
	STRAW BALE LAYOUT TO BE USED AS A REFERENCE POINT WHEN LAYING THE WALLS.
	SELECTED RENDER FINISH OVER STRAW BALE SYSTEM. REFER TO FINISHES SCHEDULE.
	CUT STRAW BALES.

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04 NORTH ELEVATION
A1102 SCALE 1:50

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
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B	02.10.22	FOR TENDER
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APPROVED BY:

DRAWN BY:

PROJECT NO.:

138

SCALE:

1:20 @ A1
1:50 @ A3

DATE:

07.11.22

DRAWING NO.:

A 3101

REVISION

C

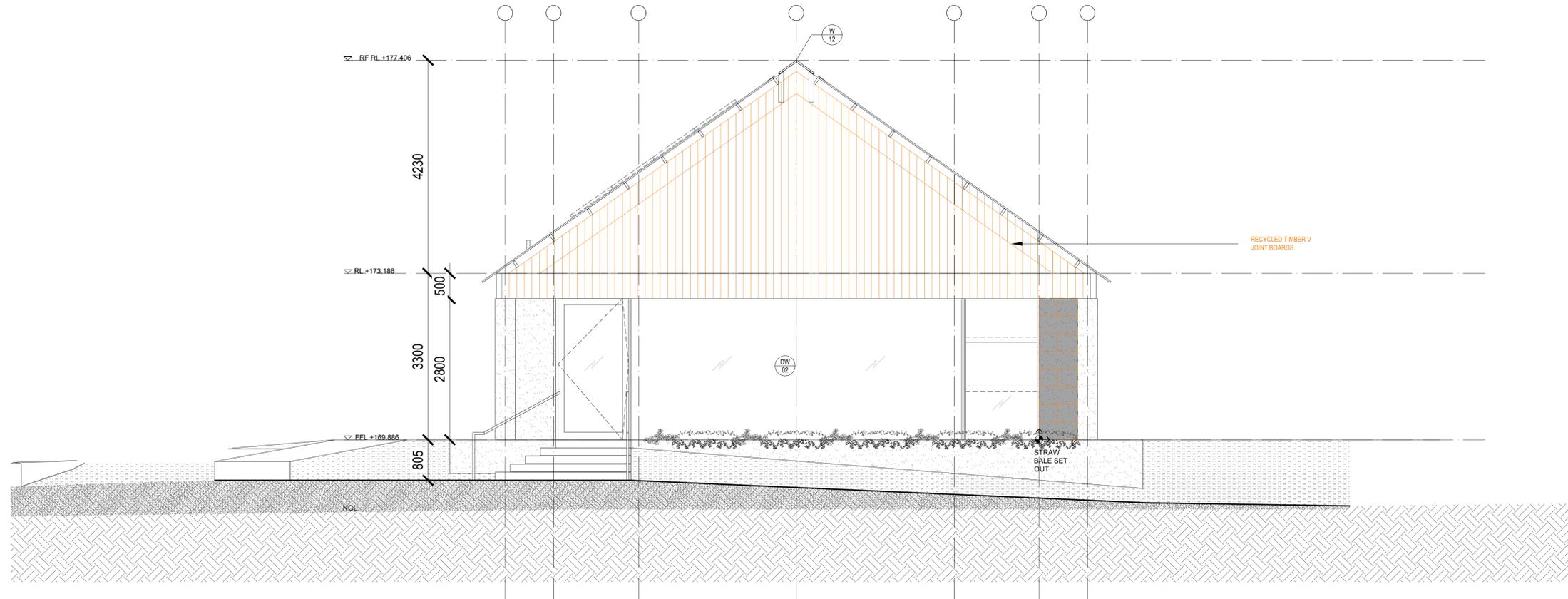
LEGEND - ELEVATIONS

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02 SOUTH ELEVATION
A1102 SCALE 1:50

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

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C	02.11.22	TENDER AMENDMENTS
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DRAWN BY:

SCALE:
1:20 @ A1
1:50 @ A3

DATE:
07.11.22

PROJECT NO.:
138

DRAWING NO.:
A 3102

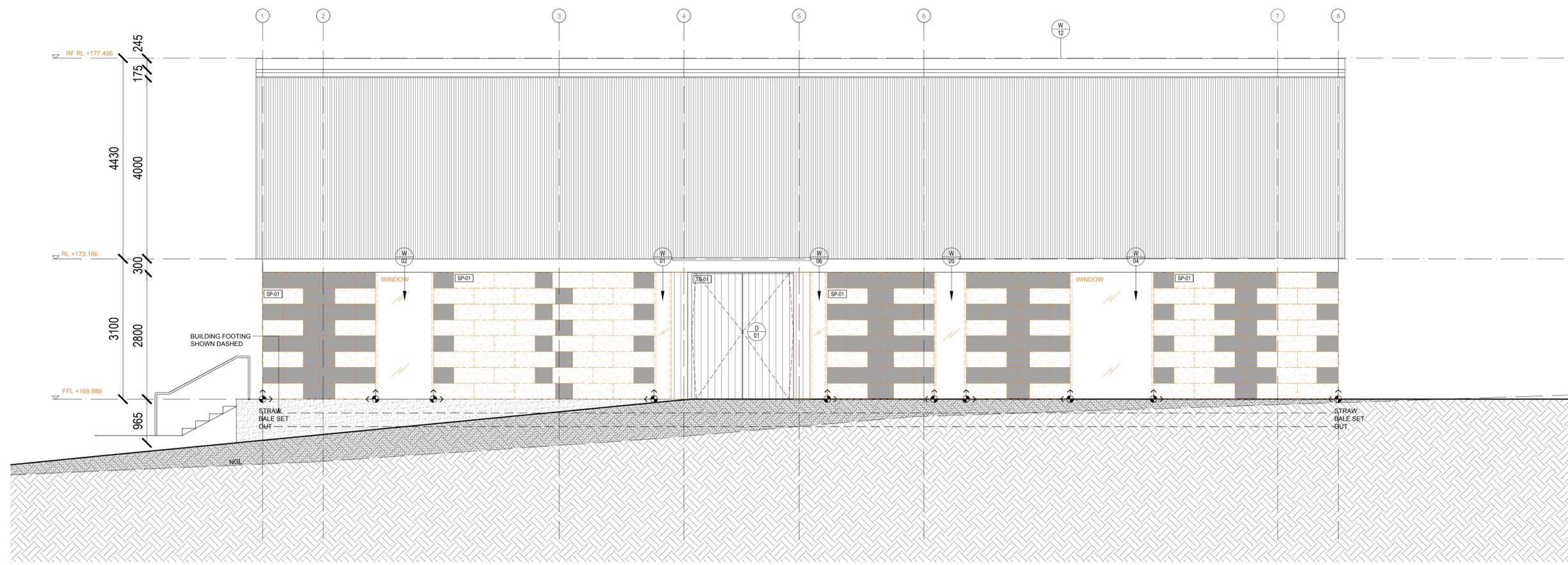
REVISION:
C

LEGEND - ELEVATIONS

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	SELECTED V GROOVE TIMBER PANELS. REFER TO FINISHES SCHEDULE.
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03 EAST ELEVATION
A1102 SCALE 1:50

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

CLIENT	PRIVATE	
ISSUE	DATE	DESCRIPTION
C	07.11.22	TENDER AMENDMENTS
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APPROVED BY: _____
DRAWN BY: _____
SCALE: 1:20 @ A1
1:50 @ A3

PROJECT NO.: 138	DRAWING NO.: A 3103	REVISION: C
DATE: 07.11.22		

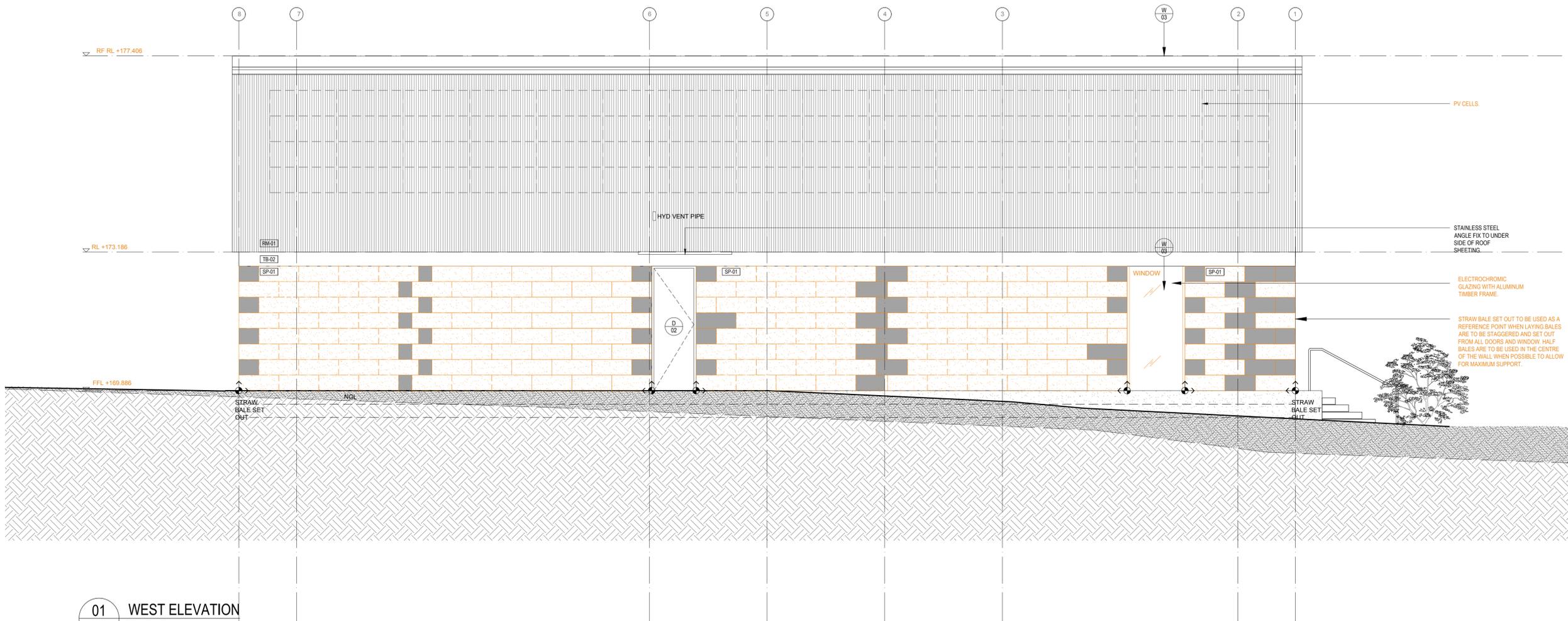
LEGEND - ELEVATIONS

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01 WEST ELEVATION
A1102 SCALE 1:50

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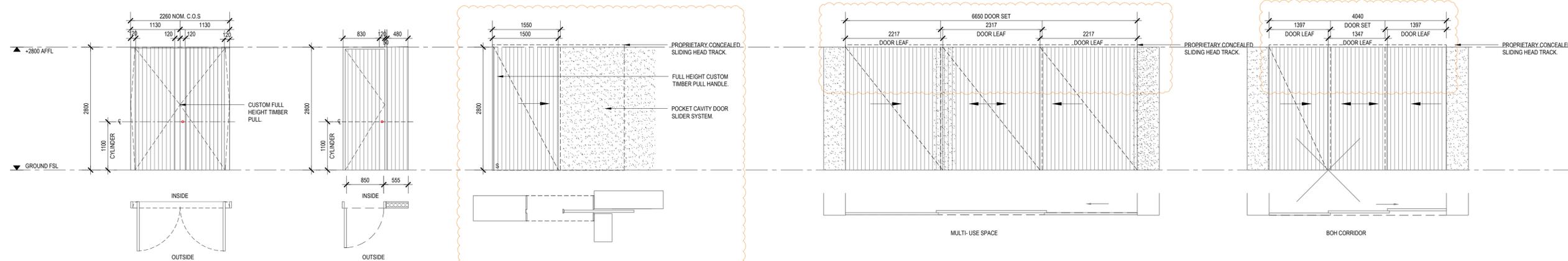
SCALE:
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PROJECT NO.:
138

DRAWING NO.:
A 3104

REVISION:
C

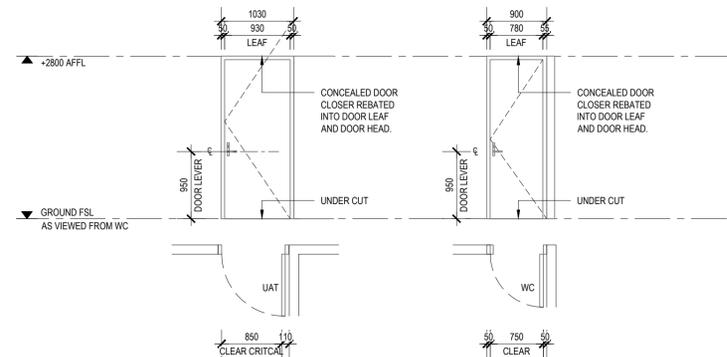


DOOR NO.	D-01 - TIMBER PIVOT DOOR	D-02	D-03, D-04 (MIRRORED)	D-10 - TIMBER SLIDING DOOR	D-11 - TIMBER SLIDING DOOR
LOCATION	MAIN ENTRANCE DOOR	REAR ENTRY DOOR	BOH CORRIDOR	MULTI USE SPACE	BOH CORRIDOR
FRAME TYPE	ALUMINIUM TIMBER FRAME	ALUMINIUM TIMBER FRAME	PROPRIETARY CONCEALED TOP HUNG SLIDING DOOR TRACK	PROPRIETARY CONCEALED TOP HUNG SLIDING DOOR TRACK	PROPRIETARY CONCEALED TOP HUNG SLIDING DOOR TRACK
FRAME FINISH	TB-5	TB-5	HARDWOOD TIMBER FRAME (BLACKBUTT) TB-5	N/A	N/A
LEAF TYPE	40MM SOLIDCORE WITH V JOINT CLADDING TO BOTH SIDES.	40MM SOLIDCORE WITH V JOINT CLADDING TO BOTH SIDES.	40MM SOLIDCORE WITH V JOINT CLADDING TO BOTH SIDES.	35MM SOLIDCORE WITH V JOINT CLADDING TO FRONT SIDE	35MM SOLIDCORE WITH V JOINT CLADDING TO FRONT SIDE
LEAF FINISH	TB-1	TB-1	TB-1	TB-1	TB-1
HARDWARE	CUSTOM BRONZE METAL HANDLE, FRITSJURGENS SYSTEM M PIVOT MECHANISM, SEALS, MORTICE LOCKS.	CUSTOM BRONZE METAL HANDLE, FRITSJURGENS SYSTEM M PIVOT MECHANISM, SEALS, MORTICE LOCKS.	CUSTOM BRONZE FLUSH PULL 90MM CONCEALED HANDLE	MATCHING TIMBER FLUSH PULL, PROPRIETARY DOUBLE BYPASSING SLIDING DOOR TRACK SYSTEM.	MATCHING TIMBER FLUSH PULL, PROPRIETARY DOUBLE BYPASSING SLIDING DOOR TRACK SYSTEM.
COMMENT					

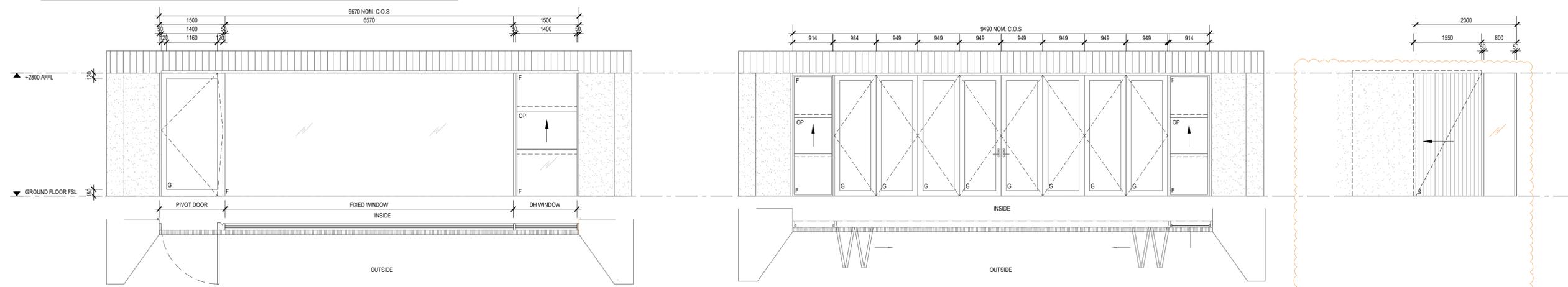
- NOTES:**
- DIMENSIONS SHOWN REFER TO OPENING SIZES ONLY. WINDOW MANUFACTURER TO ALLOW FOR STANDARD TOLERANCES AND FIXINGS REQUIREMENTS. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE.
 - ALL WINDOW FRAMES TO BE ANODIZED AND POWDER COATED AS PER SPECIFICATION.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATION DOCUMENTS.
 - WINDOW FRAME TO INCLUDE FLY SCREEN TO ALL OPENINGS & SASHES.
 - REFER TO PLAN FOR HANDING OF DOORS, DOORS LOCATIONS AND DOOR SWING AND SLIDING DIRECTIONS. REFER TO SPECIFICATIONS FOR DETAILS OF DOUBLE GLAZING, TINTING & APPLIED FILMS TO ALL WINDOWS.
 - WINDOW MANUFACTURER TO ALLOW FOR ALL COVER MOULDS, FLASHINGS, ETC, AS NECESSARY TO MATCH WINDOW FRAMES.
 - DOOR FURNITURE MUST BE LOCATED BETWEEN 900 - 1100mm FROM FLOOR LEVEL.
 - ALL FULL GLAZED PANELS AND SLIDING DOORS TO BE CLEARLY MARKED ACCORDING TO NCC CLAUSE D3.12
 - ALL DOORS AND WINDOWS TO COMPLY WITH BAL 29 REQUIREMENTS TO MEET NECESSARY STANDARDS.
 - TO SATISFY THE REQUIREMENTS FOR BUSHFIRE-RESISTANT TIMBER, ALL TIMBER SHALL BE TESTED IN ACCORDANCE WITH ASINZS 3837.
 - REFER TO ENERGY EFFICIENCY REPORT FOR EXTERNAL GLAZING TYPES.

LEGEND:

- F FIXED PANEL
 - S SLIDING PANEL
 - SJ SILICONE JOINT
 - A AWNING
 - G GLAZING INSERT
- TYPE
- WINDOW NO.
- TYPE
- DOOR NO.



DOOR NO.	D-01-UAT	D-05, D-06 (MIRRORED), D-07, D-08 (MIRRORED)
LOCATION	MAIN ENTRANCE DOOR	FEMALE AND MALE WCS
FRAME TYPE	ALUMINIUM TIMBER FRAME	HARDWOOD TIMBER
FRAME FINISH	TB-5	TB-3
LEAF TYPE	40MM SOLIDCORE WITH V JOINT CLADDING TO BOTH SIDES.	HARDWOOD TIMBER
LEAF FINISH	TB-1	TB-2
HARDWARE	CUSTOM BRONZE METAL HANDLE, FRITSJURGENS SYSTEM M PIVOT MECHANISM, SEALS, MORTICE LOCKS.	AS1428.1 COMPLIANT LEVER, NARROW PLATE KETHY KUBUCA CONCEALED HINGES, SEALS, MORTICE LOCKSET.
COMMENT		DOOR CLOSER, PRIVACY SNIB, INDICATOR



DOOR/WINDOW NO.	DW-01	DW-02 - TIMBER FRAMED GLAZED BIFOLD DOOR AND ANEETA SASHLESS WINDOWS.	DW-03, DW-04 (MIRRORED)
LOCATION	SOUTH ENTRANCE	NORTH FACING SIDE	ENTRY CORRIDOR
FRAME TYPE	HARDWOOD TIMBER (BLACK BUTT)	HARDWOOD TIMBER (BLACKBUTT)	PROPRIETARY CONCEALED TOP HUNG SLIDING DOOR TRACK
FRAME FINISH	TB-4	TB-4	HARDWOOD TIMBER FRAME (BLACKBUTT) TB-5
LEAF TYPE	VIRIDIAN COMFORT PLUS LOW E CLEAR	VIRIDIAN COMFORT PLUS LOW E CLEAR	40MM SOLIDCORE WITH V JOINT CLADDING TO BOTH SIDES.
LEAF FINISH	TBC	TBC	TB-1
HARDWARE	PULL HANDLE, FRITJURGENS SYSTEM M PIVOT MECHANISM, SEALS, MORTICE LOCK SET, ANEETA (OR SIMILAR APPROVED) SASHLESS DOUBLE-HUNG WINDOW	AS 1428.1 COMPLIANT LEVER, NARROW PLATE, BOTTOM ROLLING BIFOLD DOOR SYSTEM, SEALS, MORTICE LOCKSET, ANEETA (OR SIMILAR APPROVED) SASHLESS DOUBLE-HUNG WINDOWS.	CUSTOM BRONZE FLUSH PULL 90MM CONCEALED HANDLE
COMMENT	SHOP DRAWINGS BY D&C GLAZING CONTRACTOR REQUIRED FOR REVIEW BY ARCHITECT PRIOR TO FABRICATION.	SHOP DRAWINGS BY D&C GLAZING CONTRACTOR REQUIRED FOR REVIEW BY ARCHITECT PRIOR TO FABRICATION.	

FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	TENDER AMMENDMENTS
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CLIENT
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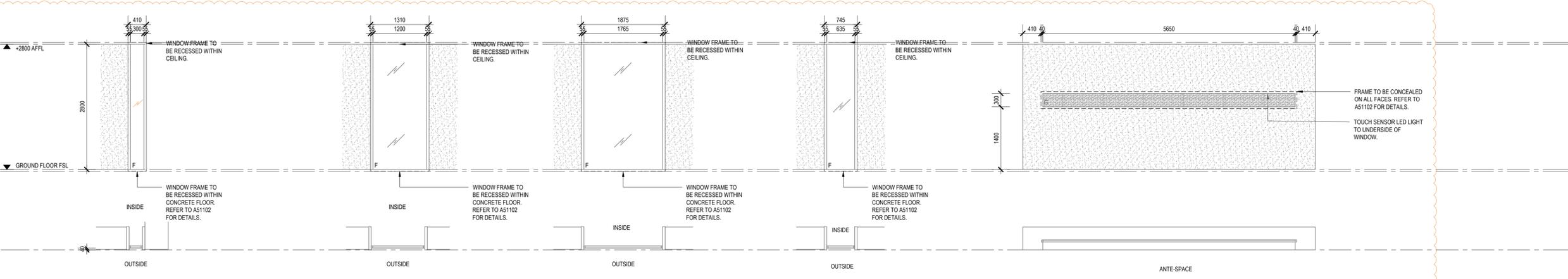
APPROVED BY:
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1:50 @ A1
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DRAWN BY:
DATE:
07.11.22

PROJECT NO.:
138

DRAWING NO.:
4101

REVISION:
C

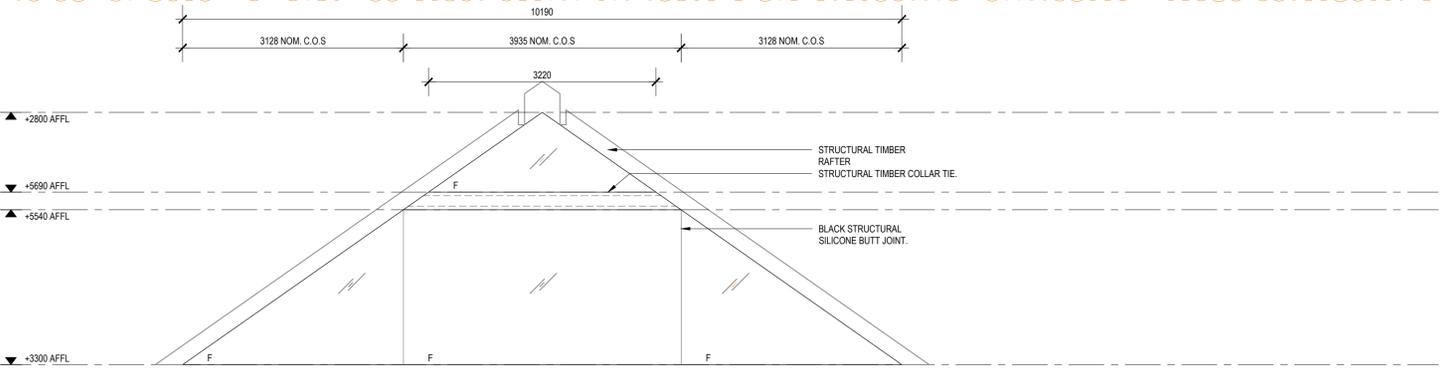


DOOR NO.	W-01, W-06	W-02 (MIRRORED), W-03	W-04	W-05	W-11
LOCATION	EAST WALL	EAST WALL, WEST WALL	EAST WALL	EAST WALL	INTERNAL WALL
FRAME TYPE	FIRE RATED BLACKBUTT TIMBER FRAME	FIRE RATED BLACKBUTT TIMBER FRAME	FIRE RATED BLACKBUTT TIMBER FRAME	FIRE RATED BLACKBUTT TIMBER FRAME	OBS FRAMING TO BE CONCEALED WITHIN WALL.
FRAME FINISH	TB-3	TB-3	TB-3	TB-3	-
GLASS TYPE	LOW E GLAZING	10MM SWITCHABLE DOUBLE GLAZING ON FIRE RATED GLASS. U VALUE 4.50	10MM SWITCHABLE DOUBLE GLAZING ON FIRE RATED GLASS. U VALUE 4.50	10MM SWITCHABLE DOUBLE GLAZING ON FIRE RATED GLASS. U VALUE 4.50	TOUGHENED LAMINATED LOW IRON GLAZING.
FLY SCREEN	NO	NO	NO	NO	NO
HARDWARE		TRANSFORMER TO BE SUPPLIED BY SWITCHGLASS. COORDINATE WITH ELECTRICIAN FOR DETAIL.	TRANSFORMER TO BE SUPPLIED BY SWITCHGLASS. COORDINATE WITH ELECTRICIAN FOR DETAIL.	TRANSFORMER TO BE SUPPLIED BY SWITCHGLASS. COORDINATE WITH ELECTRICIAN FOR DETAIL.	TRANSFORMER TO BE SUPPLIED BY SWITCHGLASS. COORDINATE WITH ELECTRICIAN FOR DETAIL.
COMMENT	TOP AND BOTTOM OF FRAME TO BE CONCEALED WITHIN CEILING AND FLOOR	TOP AND BOTTOM OF FRAME TO BE CONCEALED WITHIN CEILING AND FLOOR	TOP AND BOTTOM OF FRAME TO BE CONCEALED WITHIN CEILING AND FLOOR	TOP AND BOTTOM OF FRAME TO BE CONCEALED WITHIN CEILING AND FLOOR	

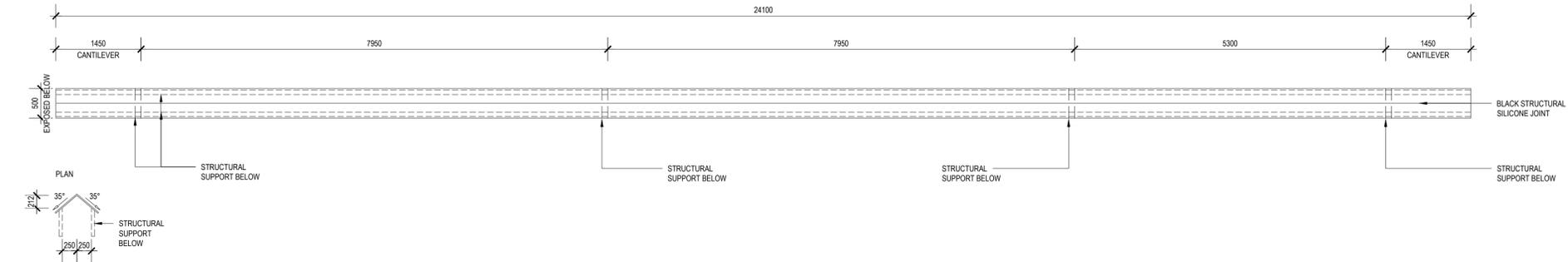
- NOTES:**
- DIMENSIONS SHOWN REFER TO OPENING SIZES ONLY. WINDOW MANUFACTURER TO ALLOW FOR STANDARD TOLERANCES AND FIXINGS REQUIREMENTS. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE.
 - ALL WINDOW FRAMES TO BE ANODIZED AND POWDER COATED AS PER SPECIFICATION.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATION DOCUMENTS.
 - WINDOW FRAME TO INCLUDE FLY SCREEN TO ALL OPENINGS & SASHES.
 - REFER TO PLAN FOR HANDING OF DOORS, DOORS LOCATIONS AND DOOR SWING AND SLIDING DIRECTIONS. REFER TO SPECIFICATIONS FOR DETAILS OF DOUBLE GLAZING, TINTING & APPLIED FILMS TO ALL WINDOWS.
 - WINDOW MANUFACTURER TO ALLOW FOR ALL COVER MOULDS, FLASHINGS, ETC, AS NECESSARY TO MATCH WINDOW FRAMES.
 - DOOR FURNITURE MUST BE LOCATED BETWEEN 900 - 1100mm FROM FLOOR LEVEL.
 - ALL FULL GLAZED PANELS AND SLIDING DOORS TO BE CLEARLY MARKED ACCORDING TO NCC CLAUSE D3.12
 - ALL DOORS AND WINDOWS TO COMPLY WITH BAL 29 REQUIREMENTS TO MEET NECESSARY STANDARDS.
 - TO SATISFY THE REQUIREMENTS FOR BUSHFIRE-RESISTANT TIMBER, ALL TIMBER SHALL BE TESTED IN ACCORDANCE WITH AS/NZS 3837.
 - REFER TO ENERGY EFFICIENCY REPORT FOR EXTERNAL GLAZING TYPES.

LEGEND:

- F FIXED PANEL
 - S SLIDING PANEL
 - SJ SILICONE JOINT
 - A AWNING
 - G GLAZING INSERT
-



DOOR NO.	W-09, W-10
LOCATION	FRAMELESS APEX GLAZING INTERNAL WINDOWS.
FRAME TYPE	HARDWOOD TIMBER
FRAME FINISH	N/A (FULLY CONCEALED)
GLASS TYPE	CLEAR GLASS
FLYSCREEN	NO
HARDWARE	
COMMENT	ANTI SLIP FRIT TO EXTERNAL FACE. SHOP DRAWINGS BY D&C GLAZING. CONTRACTOR REQUIRED FOR REVIEW BY ARCHITECT PRIOR TO FABRICATION.



DOOR NO.	W-12
LOCATION	SKYLIGHT
FRAME TYPE	FRAMELESS, FIXED TO STRUCTURE. WITH STRUCTURAL GLAZING TAPE.
FRAME FINISH	N/A
GLASS TYPE	LOW E GLAZING
FLYSCREEN	NO
HARDWARE	
COMMENT	ANTI SLIP FRIT TO EXTERNAL FACE. SHOP DRAWINGS BY D&C GLAZING. CONTRACTOR REQUIRED FOR REVIEW BY ARCHITECT PRIOR TO FABRICATION.

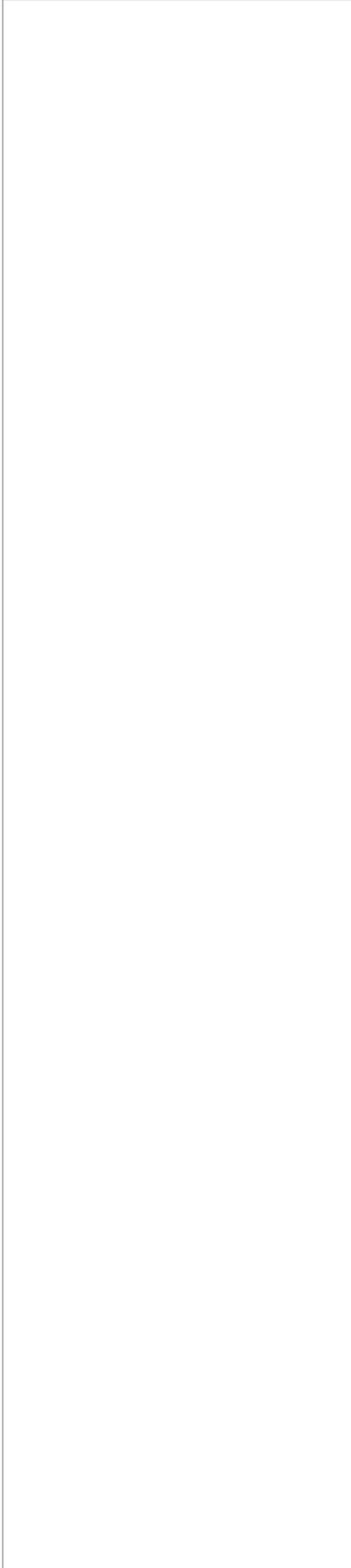
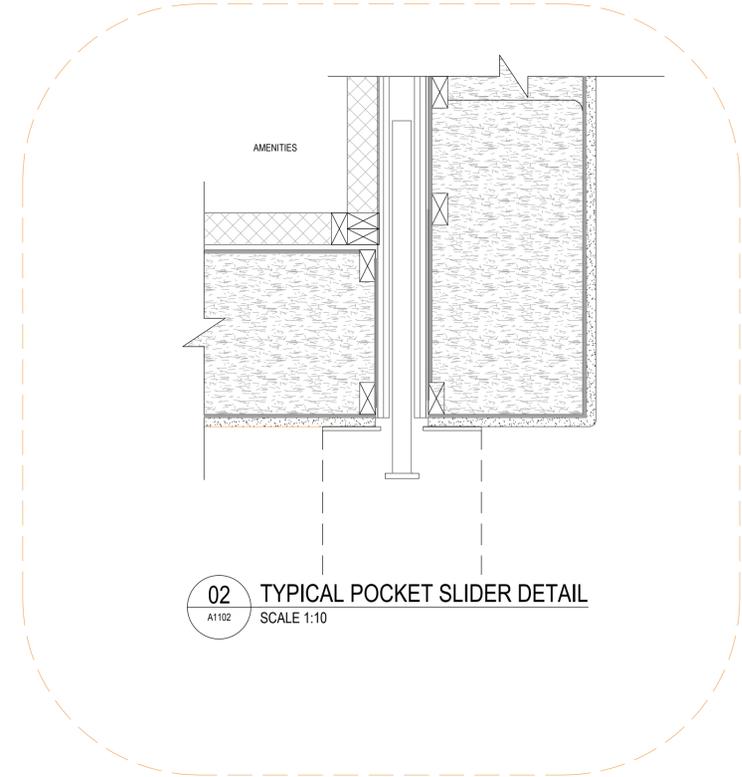
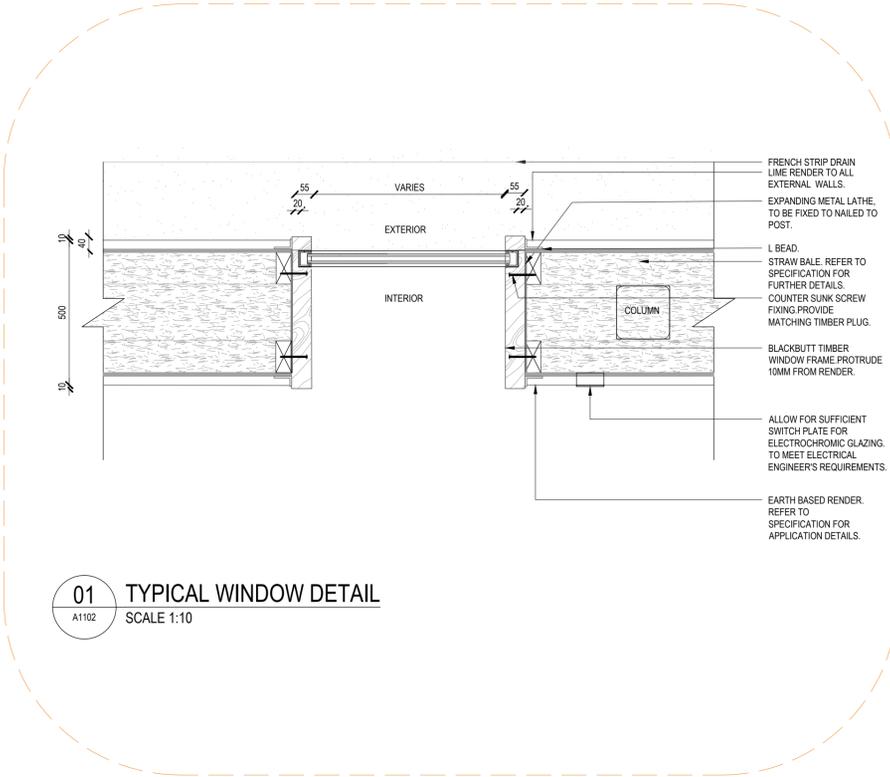
FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	TENDER AMMENDMENTS
B	02.10.22	FOR TENDER
A	23.08.22	PARTNER REVIEW

CLIENT
PRIVATE

APPROVED BY:	DRAWN BY:	PROJECT NO.: 138
SCALE: 1:50 @ A1 1:100 @ A3	DATE: 07.11.22	DRAWING NO.: 4102

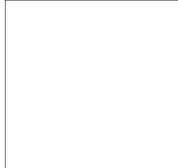


FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	TENDER AMENDMENT
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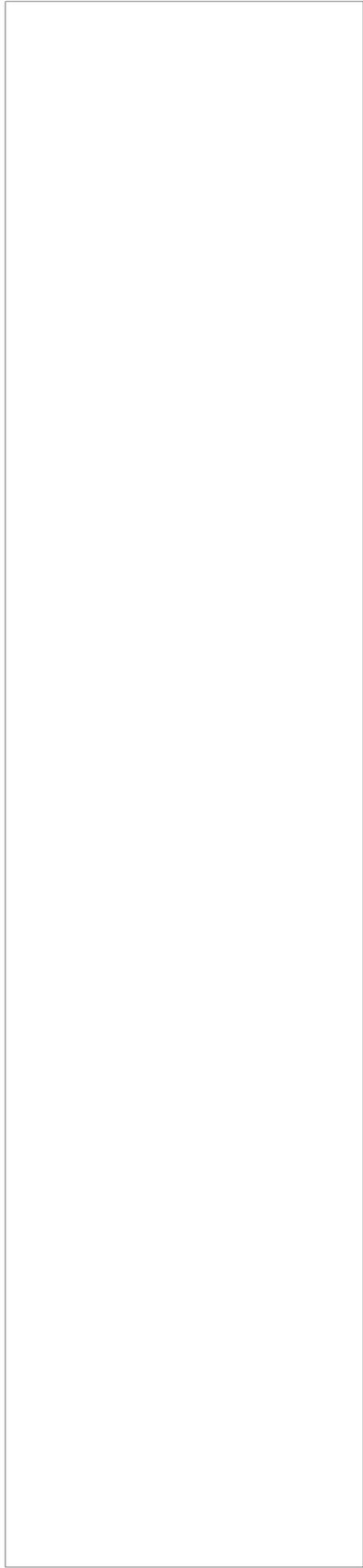
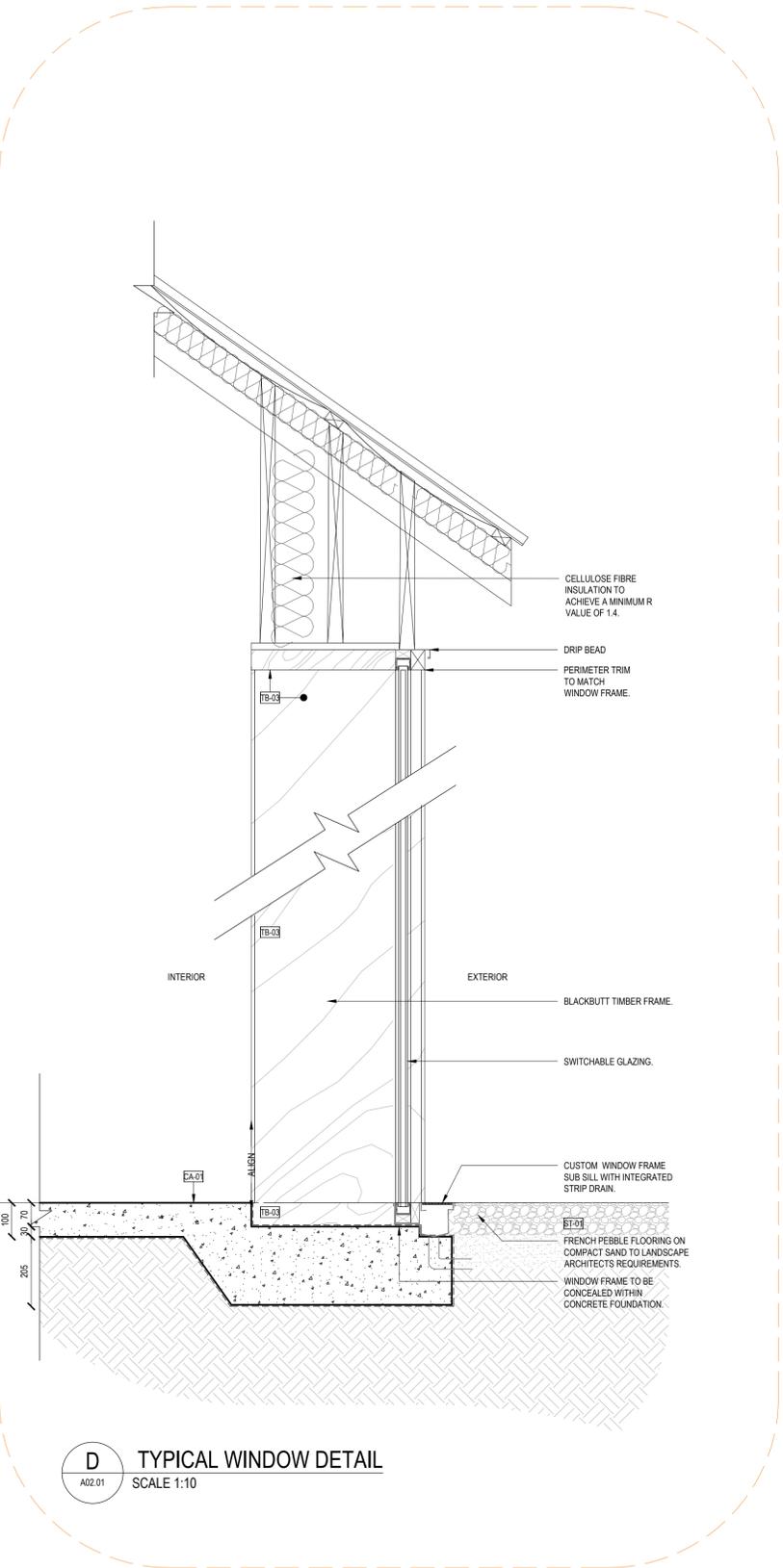
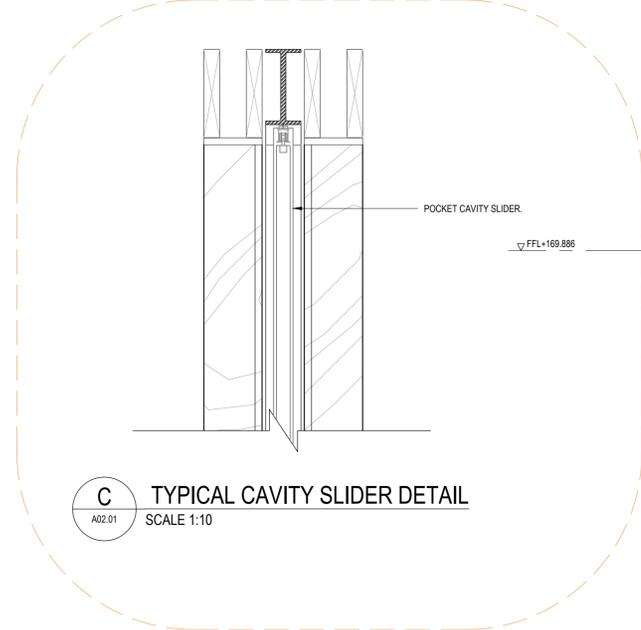
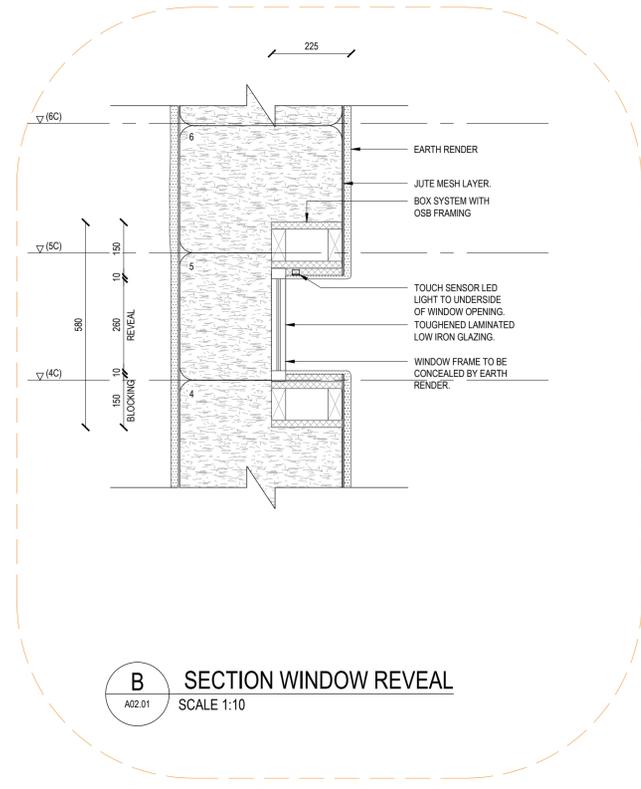
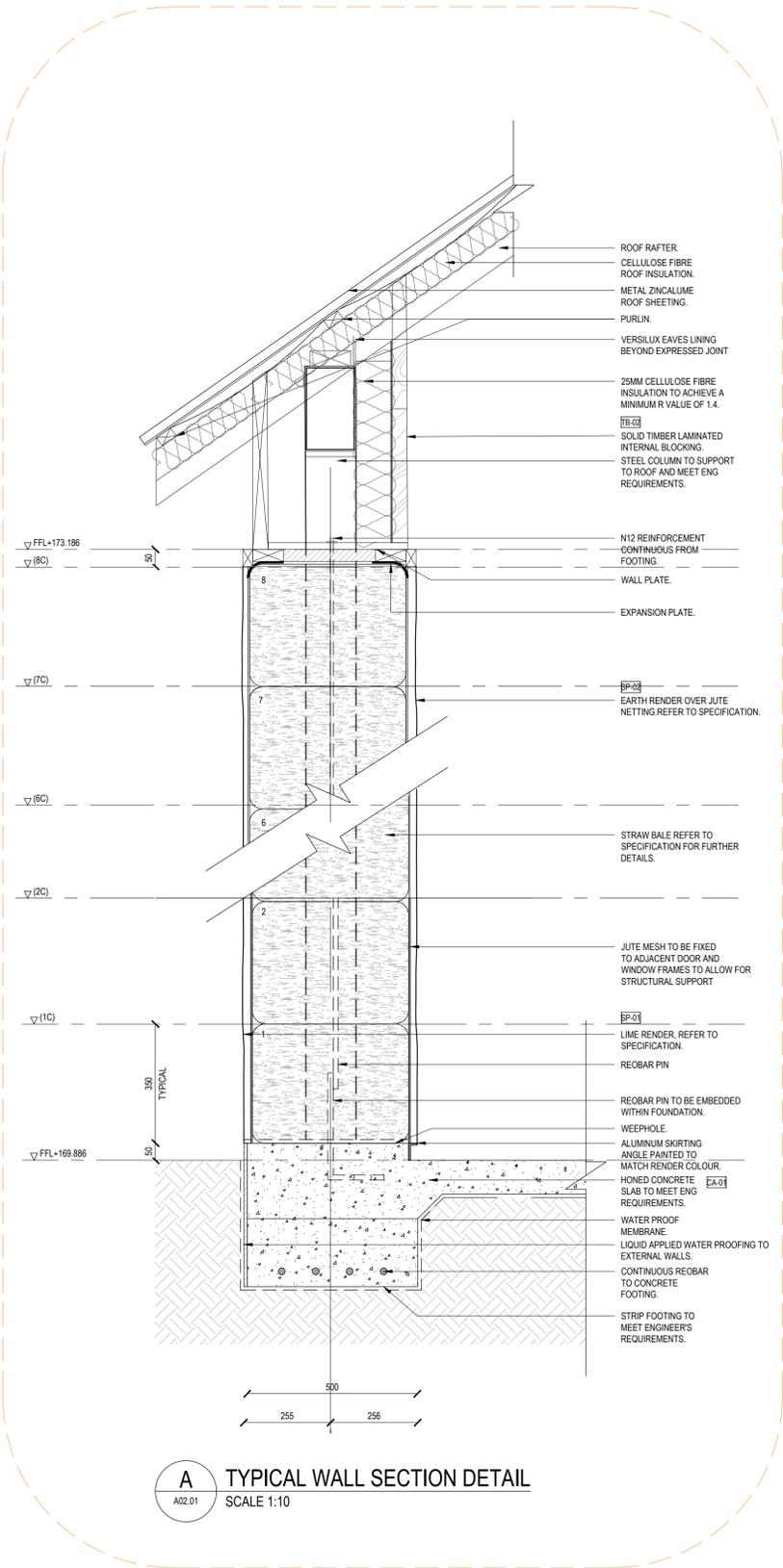


APPROVED BY:
SCALE:
1:10 @ A1
1:20 @ A3

DRAWN BY:
DATE:
07.10.22

PROJECT NO.:
138
DRAWING NO.:
A 5101
REVISION:
C





FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	FOR TENDER AMENDMENT
B	02.10.22	FOR TENDER
A	23.08.22	FOR PARTNER REVIEW

CLIENT
PRIVATE

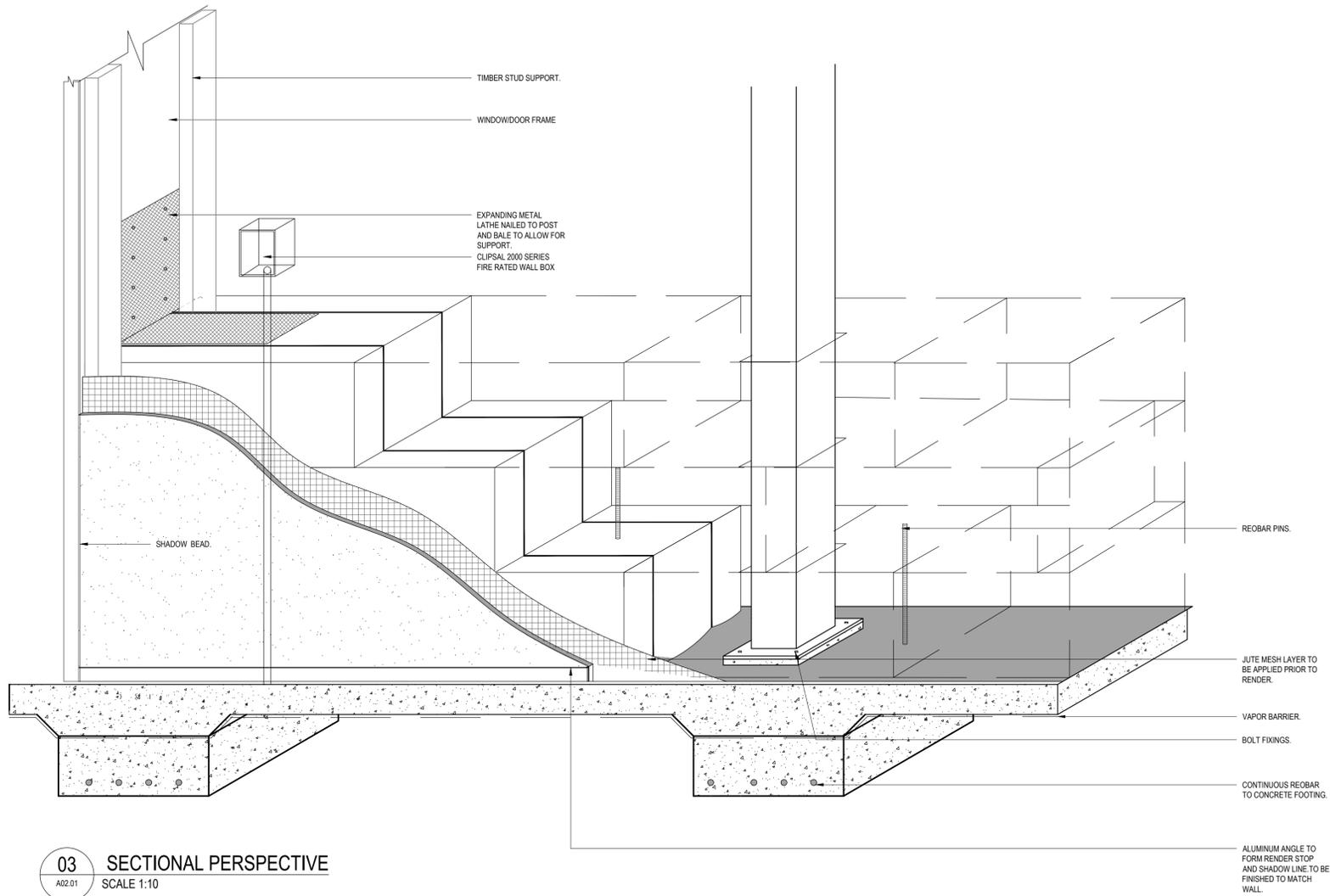
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DATE:
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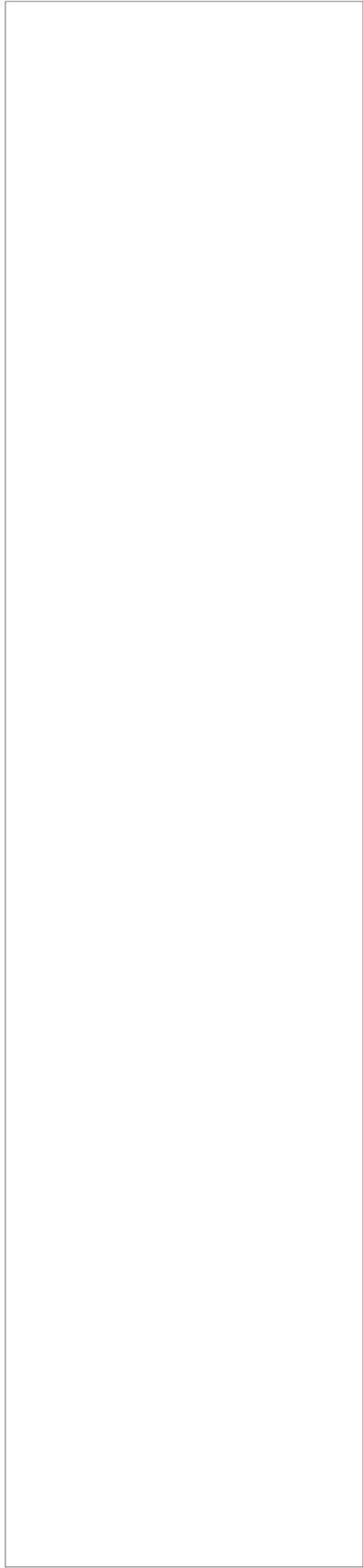
PROJECT NO.:
138

DRAWING NO.:
A5102

REVISION:
C



03 SECTIONAL PERSPECTIVE
A02.01 SCALE 1:10



FOR TENDER

HOVEA FLOW HOUSE
1925 FALLS ROAD, HOVEA

ISSUE	DATE	DESCRIPTION
C	07.11.22	TENDER AMENDMENT
B	02.10.22	FOR TENDER
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CLIENT
PRIVATE

APPROVED BY:

DRAWN BY:

PROJECT NO.:

138

SCALE:

1:10 @ A1
1:20 @ A3

DATE:

23.08.22

DRAWING NO.:

A 5103

REVISION

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