

APPROVAL ISSUE NOT FOR CONSTRUCTION

REV	DATE	DETAILS	ISSUER
10	03.02.2023	REVISED STAIR	JH
11	09.05.2023	NOTES AND HATCHING REMOVED AS REQUESTED BY RCC	ZB
12	31.05.2023	UPDATED WASTE COLLECTION AREA LOCATION	ZB
13	16.06.2023	SSDA MODIFICATIONS	ZB
14	21.08.2023	SSDA MODIFICATIONS	ZB

LEGEND - SITE PLAN

SYMBOL / GRAPHIC	DESCRIPTION
- - - - -	PROPERTY BOUNDARY
---	EXTENT OF WORKS
○	EXISTING TREE TO REMAIN
●	NEW TREE - INDICATIVE ONLY
▒	EXISTING TO REMAIN (OUT OF SCOPE)
■	REFURBISHED AREA
■	NEW CONSTRUCTION
■	MINOR ALTERATIONS

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



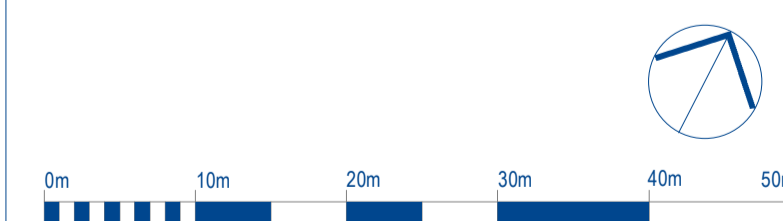
PROJECT:

**KINGSCLIFF HIGH SCHOOL -
STAGE 2 MAIN WORKS**

33 OXFORD ST, KINGSCLIFF, NSW

DRAWING TITLE:

SITE PLAN - PROPOSED - GROUND

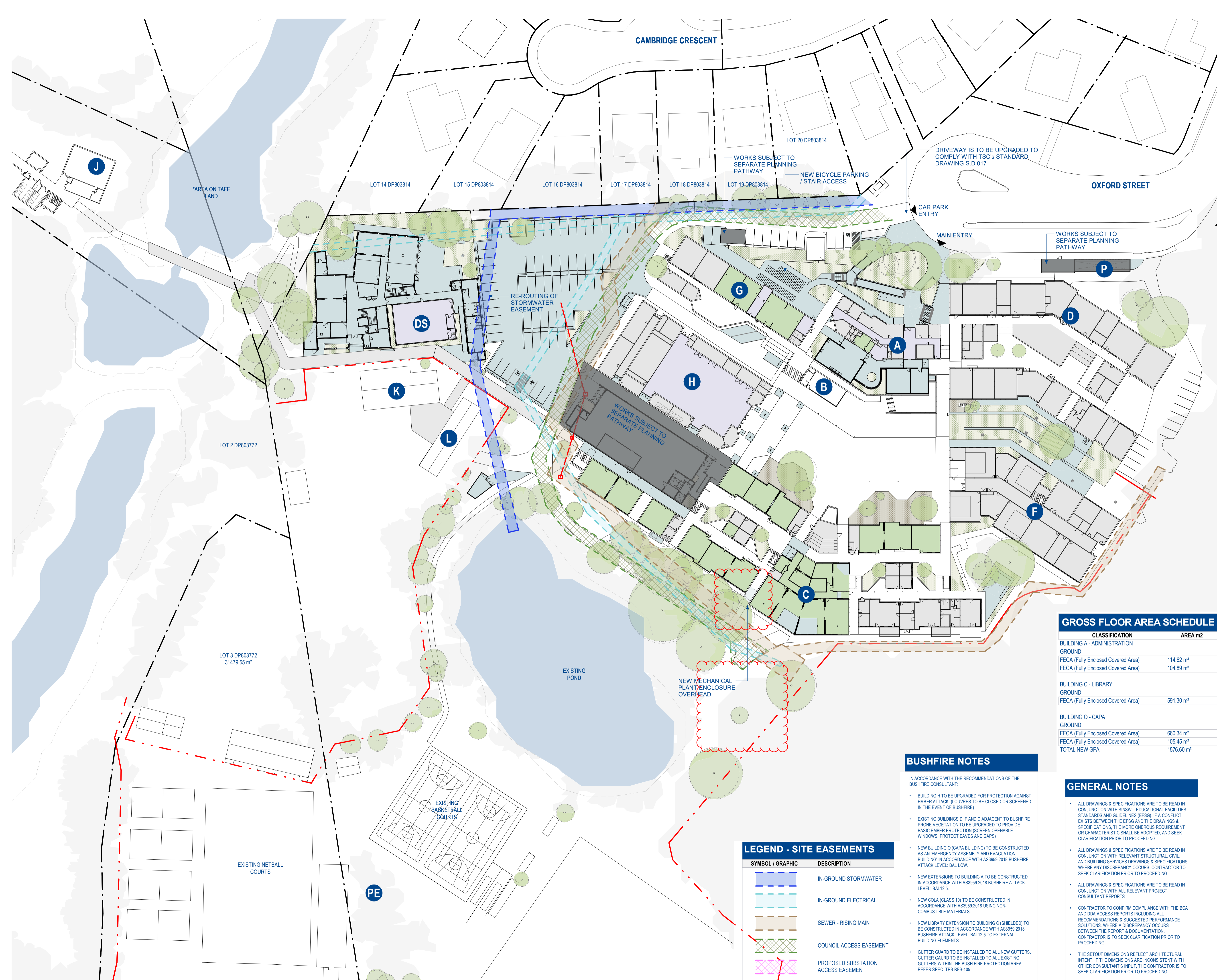


SCALE @ A1: 1 : 500

DRAWN: HM CHECKED: AB PROJECT No: 1606

DRAWING No: A-X-0114 REVISION: 14 DATE: 21.08.2023

BRISBANE
(07) 3257 9622
99 BROOKES STREET
FORTITUDE VALLEY
4006, QLD
www.bickertonmasters.com.au



GROSS FLOOR AREA SCHEDULE

CLASSIFICATION	AREA m2
BUILDING A - ADMINISTRATION GROUND	
FECA (Fully Enclosed Covered Area)	114.62 m²
FECA (Fully Enclosed Covered Area)	104.89 m²
BUILDING C - LIBRARY GROUND	
FECA (Fully Enclosed Covered Area)	591.30 m²
BUILDING O - CAPA GROUND	
FECA (Fully Enclosed Covered Area)	660.34 m²
FECA (Fully Enclosed Covered Area)	105.45 m²
TOTAL NEW GFA	1576.60 m²

BUSHFIRE NOTES

- IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE BUSHFIRE CONSULTANT:
- BUILDING H TO BE UPGRADED FOR PROTECTION AGAINST EMBER ATTACK. (DOORS TO BE CLOSED OR SCREENED IN THE EVENT OF BUSHFIRE)
 - EXISTING BUILDINGS D, F AND G ADJACENT TO BUSHFIRE PRONE VEGETATION TO BE UPGRADED TO PROVIDE BASIC EMBER PROTECTION (SCREEN OPENABLE WINDOWS, PROTECT EAVES AND GAPS)
 - NEW BUILDING O (CAPA BUILDING) TO BE CONSTRUCTED AS AN 'EMERGENCY ASSEMBLY AND EVACUATION BUILDING' IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL LOW.
 - NEW EXTENSIONS TO BUILDING A TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL 12.5.
 - NEW COLA (CLASS 10) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 USING NON-COMBUSTIBLE MATERIALS.
 - NEW LIBRARY EXTENSION TO BUILDING C (SHIELDED) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL 12.5 TO EXTERNAL BUILDING ELEMENTS.
 - GUTTER GUARD TO BE INSTALLED TO ALL NEW GUTTERS. GUTTER GUARD TO BE INSTALLED TO ALL EXISTING GUTTERS WITHIN THE BUSH FIRE PROTECTION AREA. REFER SPEC. TRS RFS-105

GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH NSW - EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS. WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANT'S INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING

LEGEND - SITE EASEMENTS

SYMBOL / GRAPHIC	DESCRIPTION
---	IN-GROUND STORMWATER
---	IN-GROUND ELECTRICAL
---	SEWER - RISING MAIN
---	COUNCIL ACCESS EASEMENT
---	PROPOSED SUBSTATION ACCESS EASEMENT

APPROVAL ISSUE NOT FOR CONSTRUCTION

REV	DATE	DETAILS	ISSUER
4	13.08.2021	CONTRACT DOCUMENTATION ISSUE	HM
5	20.08.2021	CONTRACT DOCUMENTATION ISSUE	HM
6	14.12.2021	CONSTRUCTION ISSUE	AB
7	09.05.2023	NOTES AND HATCHING REMOVED AS REQUESTED BY RCC	ZB
8	16.06.2023	SSDA MODIFICATIONS	ZB
9	21.08.2023	SSDA MODIFICATIONS	ZB

LEGEND - SITE PLAN

SYMBOL / GRAPHIC	DESCRIPTION
	PROPERTY BOUNDARY
	EXTENT OF WORKS
	EXISTING TREE TO REMAIN
	NEW TREE - INDICATIVE ONLY
	EXISTING TO REMAIN (OUT OF SCOPE)
	REFURBISHED AREA
	NEW CONSTRUCTION
	MINOR ALTERATIONS

CLIENT:

**RICHARD CROOKES
 CONSTRUCTIONS**



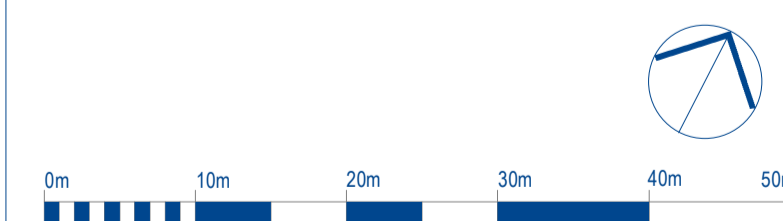
PROJECT:

**KINGSCLIFF HIGH SCHOOL -
 STAGE 2 MAIN WORKS**

33 OXFORD ST, KINGSCLIFF, NSW

DRAWING TITLE:

SITE PLAN - PROPOSED - LEVEL 1

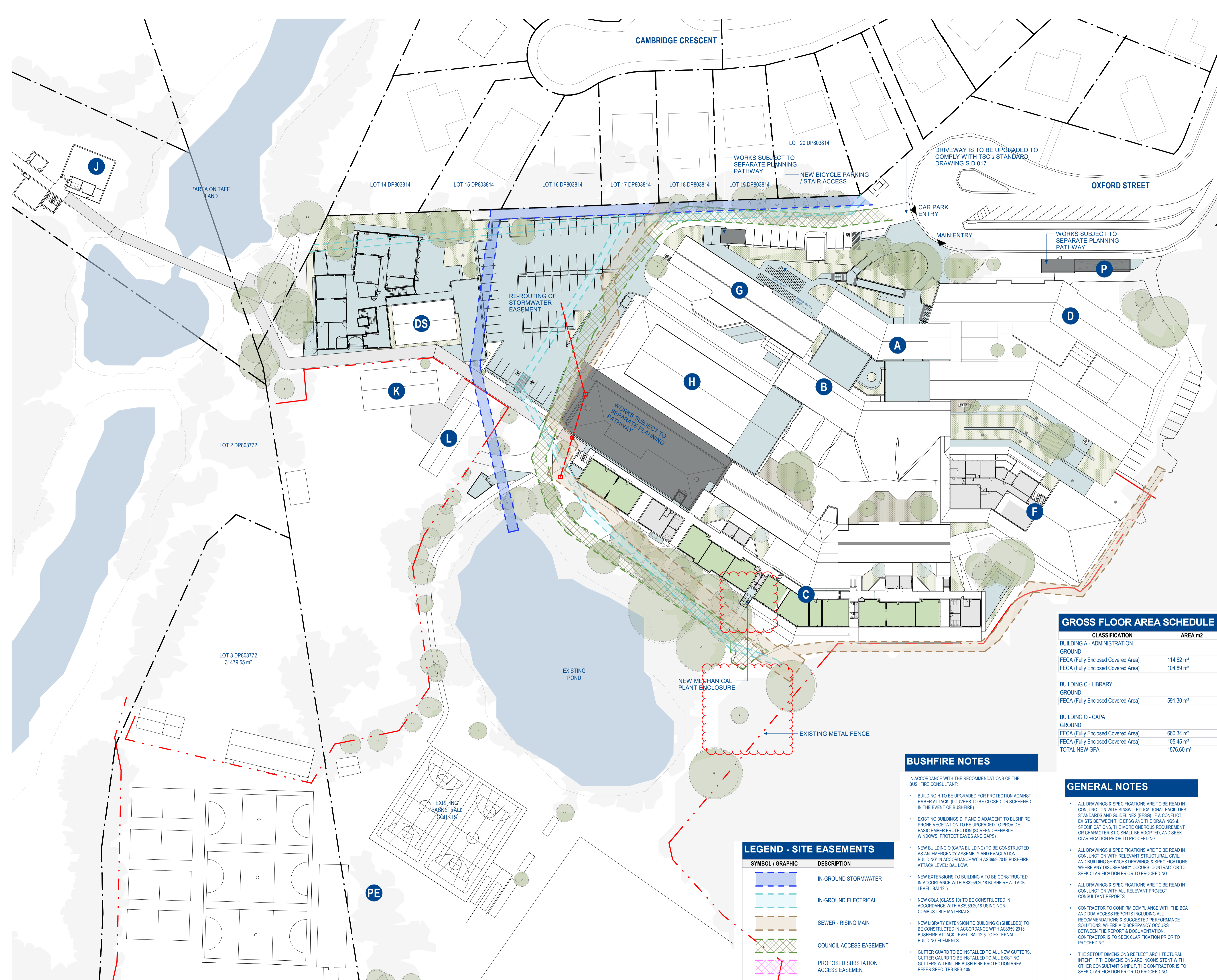


SCALE @ A1: 1 : 500

DRAWN: HM CHECKED: AB PROJECT No: 1606

DRAWING No: A-X-0115 REVISION: 9 DATE: 21.08.2023

BRISBANE
 (07) 3257 9622
 99 BROOKES STREET
 FORTITUDE VALLEY
 4006, QLD
 www.bickertonmasters.com.au



GROSS FLOOR AREA SCHEDULE

CLASSIFICATION	AREA m2
BUILDING A - ADMINISTRATION GROUND	
FECA (Fully Enclosed Covered Area)	114.62 m ²
FECA (Fully Enclosed Covered Area)	104.89 m ²
BUILDING C - LIBRARY GROUND	
FECA (Fully Enclosed Covered Area)	591.30 m ²
BUILDING O - CAPA GROUND	
FECA (Fully Enclosed Covered Area)	660.34 m ²
FECA (Fully Enclosed Covered Area)	105.45 m ²
TOTAL NEW GFA	1576.60 m ²

BUSHFIRE NOTES

- IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE BUSHFIRE CONSULTANT:
- BUILDING H TO BE UPGRADED FOR PROTECTION AGAINST EMBER ATTACK. (ILOURES TO BE CLOSED OR SCREENED IN THE EVENT OF BUSHFIRE)
 - EXISTING BUILDINGS D, F AND C ADJACENT TO BUSHFIRE PRONE VEGETATION TO BE UPGRADED TO PROVIDE BASIC EMBER PROTECTION (SCREEN OPENABLE WINDOWS, PROTECT EAVES AND GAPS)
 - NEW BUILDING O (CAPA BUILDING) TO BE CONSTRUCTED AS AN 'EMERGENCY ASSEMBLY AND EVACUATION BUILDING' IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL LOW.
 - NEW EXTENSIONS TO BUILDING A TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL 12.5.
 - NEW COLA (CLASS 10) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 USING NON-COMBUSTIBLE MATERIALS.
 - NEW LIBRARY EXTENSION TO BUILDING C (SHIELDED) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL 12.5 TO EXTERNAL BUILDING ELEMENTS.
 - GUTTER GUARD TO BE INSTALLED TO ALL NEW GUTTERS. GUTTER GUARD TO BE INSTALLED TO ALL EXISTING GUTTERS WITHIN THE BUSH FIRE PROTECTION AREA. REFER SPEC. TRS RFS-105

GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH NSW - EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFGS). IF A CONFLICT EXISTS BETWEEN THE EFGS AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS. WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANTS' INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING

LEGEND - SITE EASEMENTS

SYMBOL / GRAPHIC	DESCRIPTION
	IN-GROUND STORMWATER
	IN-GROUND ELECTRICAL
	SEWER - RISING MAIN
	COUNCIL ACCESS EASEMENT
	PROPOSED SUBSTATION ACCESS EASEMENT

APPROVAL ISSUE NOT FOR CONSTRUCTION

REV	DATE	DETAILS	ISSUER
2	09.07.2021	CONTRACT DOCUMENTATION ISSUE	HM
3	12.08.2021	CONTRACT DOCUMENTATION ISSUE	HM
4	13.08.2021	CONTRACT DOCUMENTATION ISSUE	HM
5	20.08.2021	CONTRACT DOCUMENTATION ISSUE	HM
6	14.12.2021	CONSTRUCTION ISSUE	AB
7	16.06.2023	SSDA MODIFICATIONS	ZB
8	21.08.2023	SSDA MODIFICATIONS	ZB

LEGEND - SITE PLAN

SYMBOL / GRAPHIC	DESCRIPTION
---	PROPERTY BOUNDARY
---	EXTENT OF WORKS
○	EXISTING TREE TO REMAIN
●	NEW TREE - INDICATIVE ONLY
□	EXISTING TO REMAIN (OUT OF SCOPE)
■	REFURBISHED AREA
■	NEW CONSTRUCTION
■	MINOR ALTERATIONS

SITE BUILDINGS LEGEND

LABEL	DESCRIPTION
A	BUILDING A - ADMINISTRATION
B	BUILDING B
C	BUILDING C - SENIOR SCHOOL + LIBRARY
D	BUILDING D - GENERAL LEARNING AREAS
DS	EXISTING DANCE STUDIO
F	BUILDING F - GENERAL LEARNING AREAS
G	BUILDING G - FOOD TECH
H	BUILDING H - HALL + COLA
J	BUILDING J - TAFE
K	BUILDING K
L	BUILDING L
O	BUILDING O - PERFORMING ARTS
P	PUMP HOUSE
PE	PHYSICAL EDUCATION

CLIENT:

RICHARD CROOKES CONSTRUCTIONS

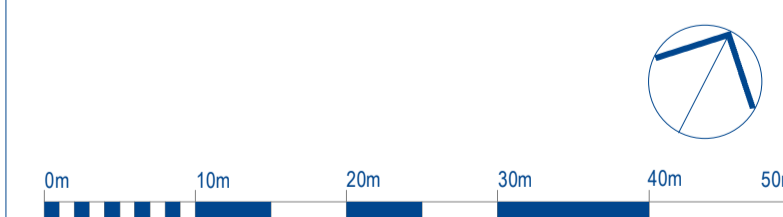


PROJECT:
KINGSCLIFF HIGH SCHOOL -
STAGE 2 MAIN WORKS

33 OXFORD ST, KINGSCLIFF, NSW

DRAWING TITLE:

SITE PLAN - PROPOSED - ROOF

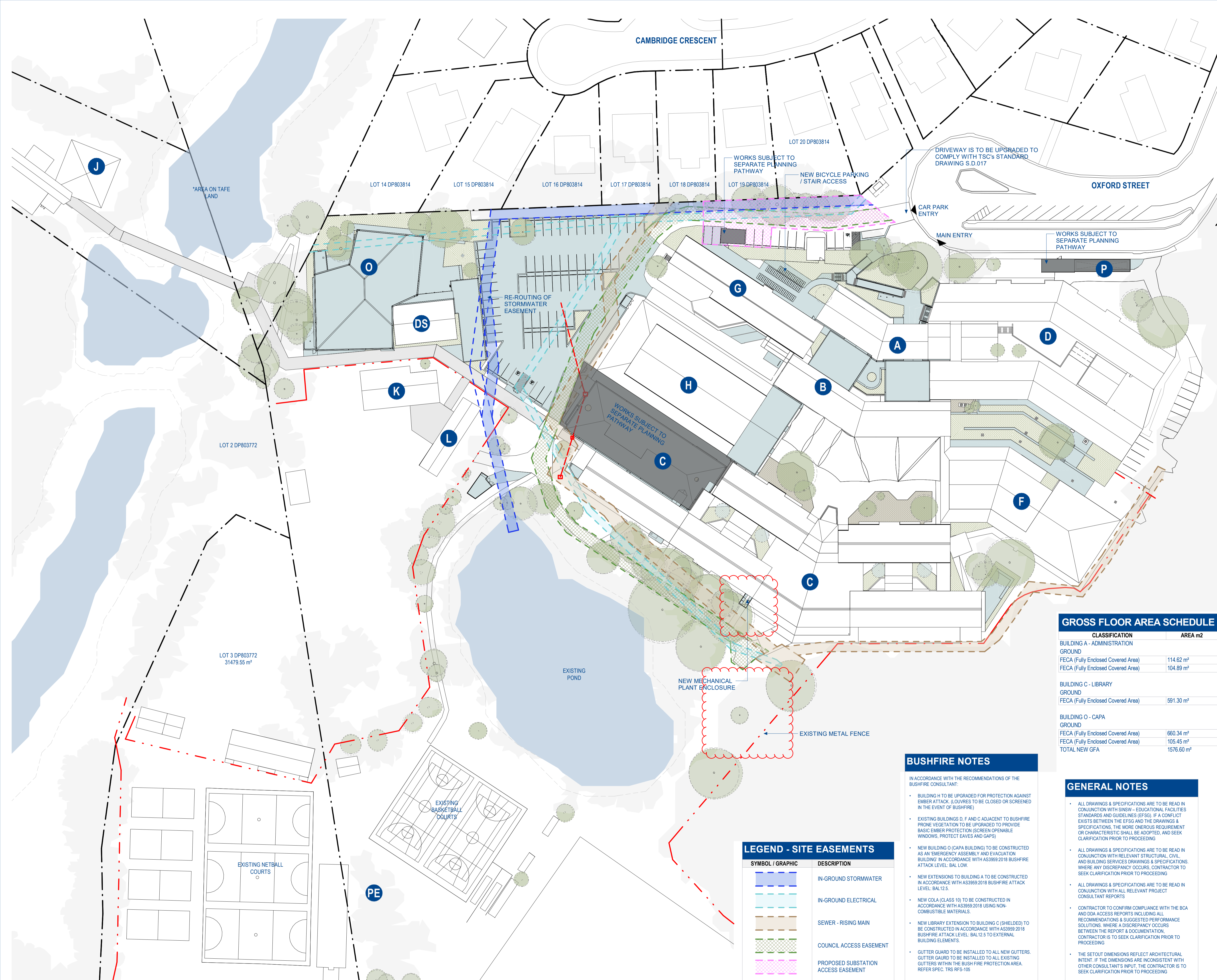


SCALE @ A1: 1 : 500

DRAWN: HM CHECKED: AB PROJECT No: 1606

DRAWING No: A-X-0116 REVISION: 8 DATE: 21.08.2023

BRISBANE
(07) 3257 9622
99 BROOKES STREET
FORTITUDE VALLEY
4006, QLD
www.bickertonmasters.com.au



GROSS FLOOR AREA SCHEDULE

CLASSIFICATION	AREA m2
BUILDING A - ADMINISTRATION	
GROUND	
FECA (Fully Enclosed Covered Area)	114.62 m ²
FECA (Fully Enclosed Covered Area)	104.89 m ²
BUILDING C - LIBRARY	
GROUND	
FECA (Fully Enclosed Covered Area)	591.30 m ²
BUILDING O - CAPA	
GROUND	
FECA (Fully Enclosed Covered Area)	660.34 m ²
FECA (Fully Enclosed Covered Area)	105.45 m ²
TOTAL NEW GFA	1576.60 m ²

BUSHFIRE NOTES

- IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE BUSHFIRE CONSULTANT:
- BUILDING H TO BE UPGRADED FOR PROTECTION AGAINST EMBER ATTACK. (LOUVRES TO BE CLOSED OR SCREENED IN THE EVENT OF BUSHFIRE)
 - EXISTING BUILDINGS D, F AND G ADJACENT TO BUSHFIRE PRONE VEGETATION TO BE UPGRADED TO PROVIDE BASIC EMBER PROTECTION (SCREEN OPENABLE WINDOWS, PROTECT EAVES AND GAPS)
 - NEW BUILDING O (CAPA BUILDING) TO BE CONSTRUCTED AS AN EMERGENCY ASSEMBLY AND EVACUATION BUILDING IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL LOW.
 - NEW EXTENSIONS TO BUILDING A TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL 12.5.
 - NEW COLA (CLASS 10) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 USING NON-COMBUSTIBLE MATERIALS.
 - NEW LIBRARY EXTENSION TO BUILDING C (SHIELDED) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL 12.5 TO EXTERNAL BUILDING ELEMENTS.
 - GUTTER GUARD TO BE INSTALLED TO ALL NEW GUTTERS. GUTTER GUARD TO BE INSTALLED TO ALL EXISTING GUTTERS WITHIN THE BUSH FIRE PROTECTION AREA. REFER SPEC. TRS RFS-105

GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH NSW - EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFGS). IF A CONFLICT EXISTS BETWEEN THE EFGS AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS. WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANTS' INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING

LEGEND - SITE EASEMENTS

SYMBOL / GRAPHIC	DESCRIPTION
---	IN-GROUND STORMWATER
---	IN-GROUND ELECTRICAL
---	SEWER - RISING MAIN
---	COUNCIL ACCESS EASEMENT
---	PROPOSED SUBSTATION ACCESS EASEMENT



CODE	ELEMENT
CON-102	WORKED CONCRETE FINISH - BROOM
ECOL	EXISTING COLUMN
FLR-110	CARPET TILES
FLR-308	LINOLEUM SHEETING
FLR-309	LINOLEUM SHEETING
FLR-502	TACTILE INDICATORS

LEGEND - FLOOR PLAN	
SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE
	WINDOW ROOM NUMBER - WINDOW NUMBER
	DOOR NUMBER
	ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.
	ROOM NAME (OR ABBREVIATION)
	ROOM NUMBER
	DETAIL NUMBER OF SECTION / ELEVATION SHEET NUMBER OF SECTION / ELEVATION
	WALL LINING SECURITY - RATING D - TO COMPLY WITH EFSG REQUIREMENTS
	WALL TYPE MARK - REFER SCHEDULE
	FIRE RATED WALL - REFER SCHEDULE

ROOM COLOUR FILL LEGEND	
SYMBOL / GRAPHIC	DESCRIPTION
	EXISTING TO REMAIN (OUT OF SCOPE)
	NEW CONSTRUCTION
	REFURBISHED AREA
	MINOR ALTERATIONS
	AREA FOR NEW LANDSCAPE WORKS - REFER LANDSCAPE DRAWINGS

EASEMENTS	
SYMBOL / GRAPHIC	DESCRIPTION
	IN-GROUND STORMWATER
	IN-GROUND ELECTRICAL
	SEWER - RISING MAIN
	COUNCIL ACCESS EASEMENT

- ### GENERAL NOTES
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW - EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
 - ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL, AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS. WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
 - ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
 - CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
 - THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANT'S INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING

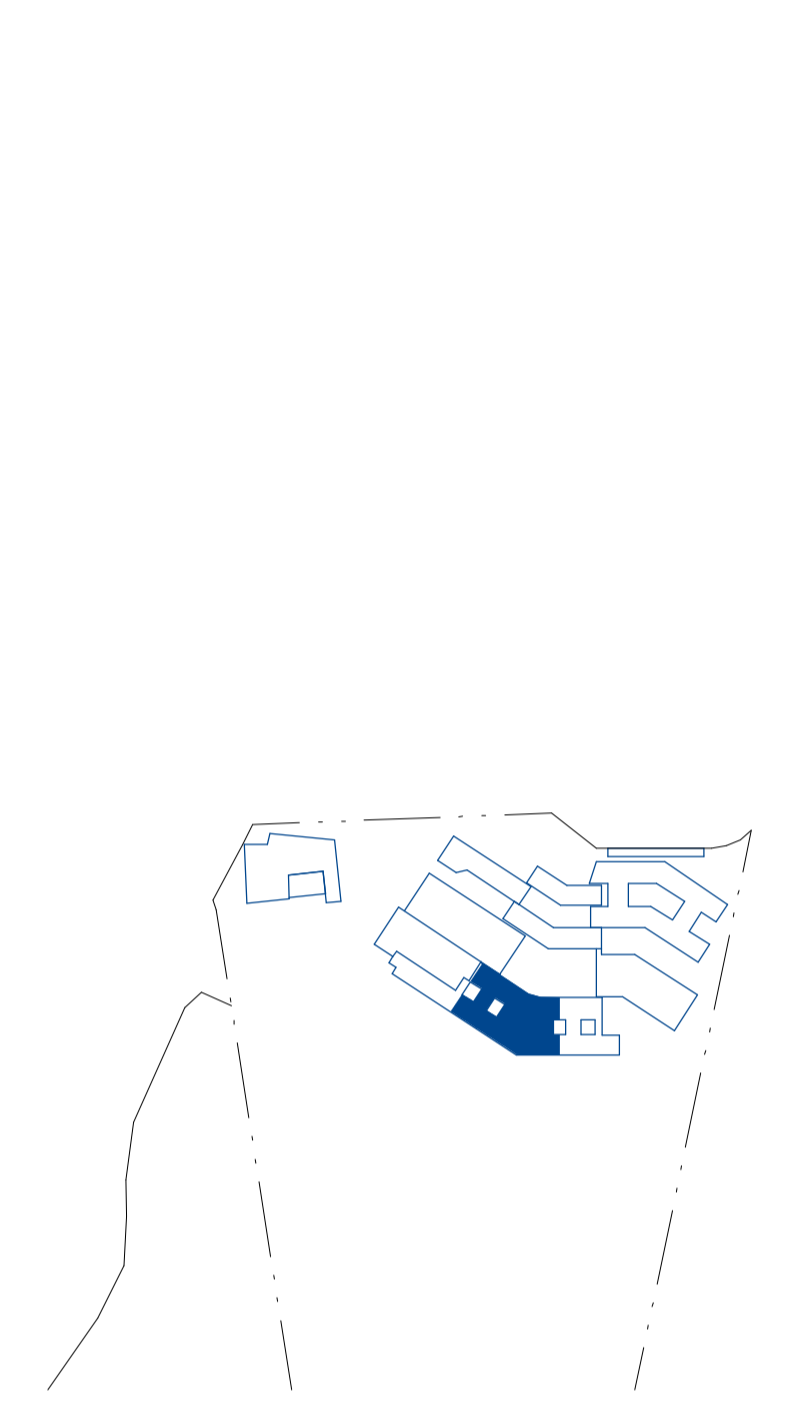
- ### BUSHFIRE NOTES
- IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE BUSHFIRE CONSULTANT:
- BUILDING H TO BE UPGRADED FOR PROTECTION AGAINST EMBER ATTACK (LOUVRES TO BE CLOSED OR SCREENED IN THE EVENT OF BUSHFIRE)
 - EXISTING BUILDINGS D, F AND C ADJACENT TO BUSHFIRE PRONE VEGETATION TO BE UPGRADED TO PROVIDE BASIC EMBER PROTECTION (SCREEN OPENABLE WINDOWS, PROTECT EAVES AND GAPS)
 - NEW BUILDING O (CAPA BUILDING) TO BE CONSTRUCTED AS AN 'EMERGENCY ASSEMBLY AND EVACUATION BUILDING' IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL - BAL LOW.
 - NEW EXTENSIONS TO BUILDING A TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL - BAL12.5.
 - NEW COLA (CLASS 10) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 USING NON-COMBUSTIBLE MATERIALS.
 - NEW LIBRARY EXTENSION TO BUILDING C (SHIELDED) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL - BAL12.5 TO EXTERNAL BUILDING ELEMENTS.

© COPYRIGHT
 THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THEREOF ARE THE PROPERTY OF BICKERTON MASTERS ARCHITECTURE PTY LTD (ACN 109 225 149) (A BICKERTON MASTERS AND BM HEDE PTY LTD (ACN 631 149 996) (A HEDE ARCHITECTS AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE AFORESAID LEGAL ENTITIES.
 BICKERTON MASTERS AND HEDE ARCHITECTS ACCEPT NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR ACCURACY OF DATA TRANSFERRED ELECTRONICALLY. RECIPIENTS SHOULD WHEN NECESSARY REQUEST A HARD COPY VERSION FOR VERIFICATION. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE. IF THIS IS A COLOURED DRAWING AND IS PRINTED IN BLACK & WHITE NOT ALL INFORMATION MAY BE LEGIBLE.
 NSW NOMINATED ARCHITECT - ANDREW MASTERS (9037)

APPROVAL ISSUE

NOT FOR CONSTRUCTION

REV	DATE	DETAILS	ISSUER
11	19.05.2023	PRELIMINARY UPDATE FOR COORDINATION	ZB
12	01.06.2023	UPDATED EXISTING LOUVRE DETAILS	ZB
13	16.06.2023	SSDA MODIFICATIONS	ZB
14	11.08.2023	AMENDED MISSING SLIDING DOOR AND WALL ALIGNMENT	ZB
15	21.08.2023	SSDA MODIFICATIONS	ZB



KEY PLAN - NTS

CLIENT:

RICHARD CROOKES CONSTRUCTIONS

PROJECT:

KINGSCLIFF HIGH SCHOOL - STAGE 2 MAIN WORKS

33 OXFORD ST, KINGSCLIFF, NSW

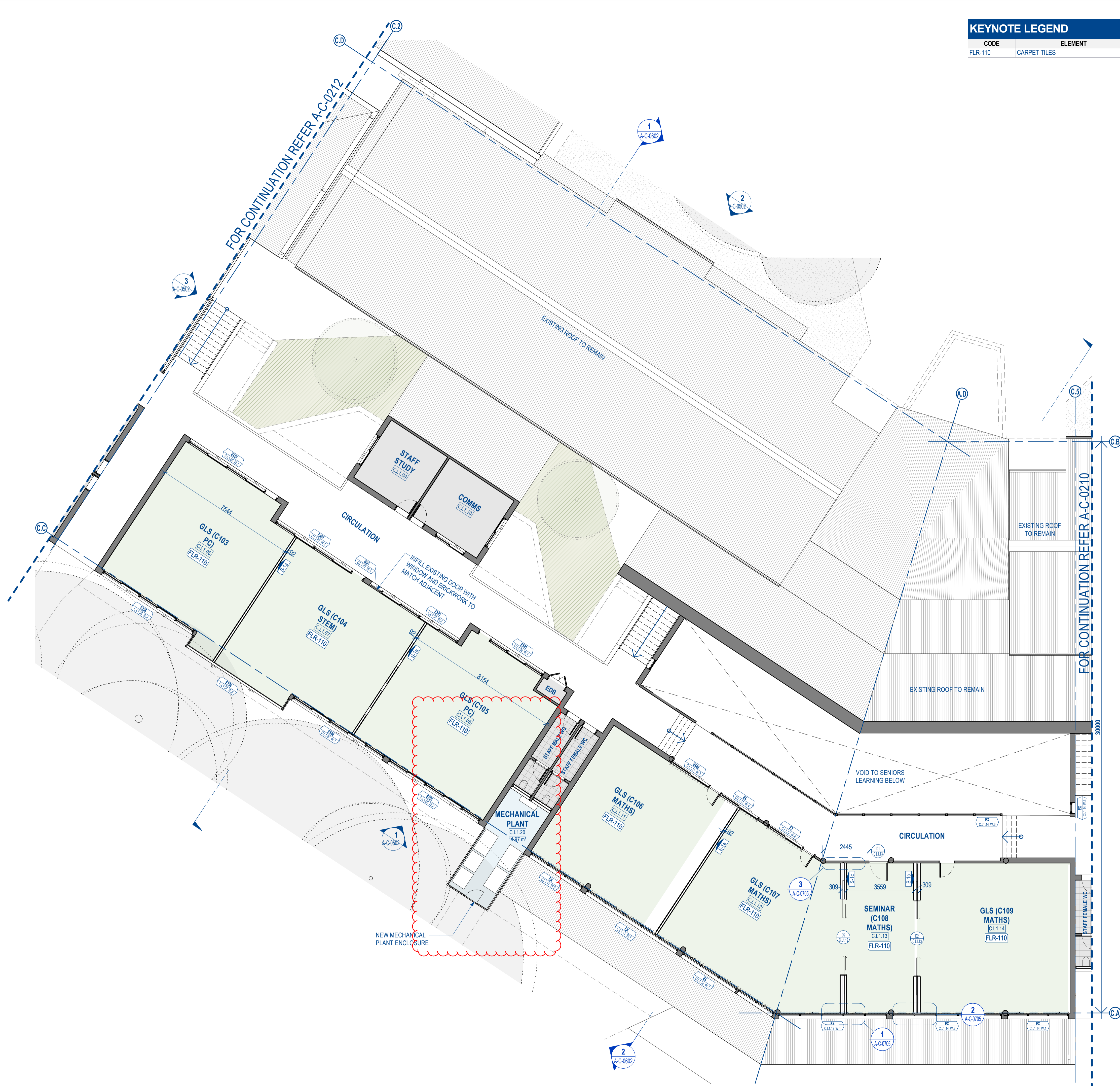
DRAWING TITLE:

BUILDING C - MIDDLE - PROPOSED - GROUND

SCALE @ A1: 1 : 100

DRAWN:	CHECKED:	PROJECT NO.:
HM	AB	1606
DRAWING NO.:	REVISION:	DATE:
A-C-0208	15	21.08.2023

BRISBANE
 (07) 3257 3622
 99 BROOKES STREET
 FORTITUDE VALLEY
 4006, QLD
 www.bickertonmasters.com.au



KEYNOTE LEGEND	
CODE	ELEMENT
FLR-110	CARPET TILES

LEGEND - FLOOR PLAN	
SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE WINDOW ROOM NUMBER - WINDOW NUMBER
	DOOR NUMBER ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.
	ROOM NAME (OR ABBREVIATION) ROOM NUMBER
	DETAIL NUMBER OF SECTION / ELEVATION SHEET NUMBER OF SECTION / ELEVATION
	WALL LINING SECURITY - RATING D - TO COMPLY WITH EFSG REQUIREMENTS
	WALL TYPE MARK - REFER SCHEDULE
	FIRE RATED WALL - REFER SCHEDULE

ROOM COLOUR FILL LEGEND	
SYMBOL / GRAPHIC	DESCRIPTION
	EXISTING TO REMAIN (OUT OF SCOPE)
	NEW CONSTRUCTION
	REFURBISHED AREA
	MINOR ALTERATIONS
	AREA FOR NEW LANDSCAPE WORKS - REFER LANDSCAPE DRAWINGS

EASEMENTS	
SYMBOL / GRAPHIC	DESCRIPTION
	IN-GROUND STORMWATER
	IN-GROUND ELECTRICAL
	SEWER - RISING MAIN
	COUNCIL ACCESS EASEMENT

GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW - EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL, AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS. WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT, IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANT'S INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING

BUSHFIRE NOTES

- IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE BUSHFIRE CONSULTANT:
- BUILDING H TO BE UPGRADED FOR PROTECTION AGAINST EMBER ATTACK. (LOUVRES TO BE CLOSED OR SCREENED IN THE EVENT OF BUSHFIRE)
 - EXISTING BUILDINGS D, F AND C ADJACENT TO BUSHFIRE PRONE VEGETATION TO BE UPGRADED TO PROVIDE BASIC EMBER PROTECTION (SCREEN OPENABLE WINDOWS, PROTECT EAVES AND GAPS)
 - NEW BUILDING G (CAPA BUILDING) TO BE CONSTRUCTED AS AN 'EMERGENCY ASSEMBLY AND EVACUATION BUILDING' IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL LOW.
 - NEW EXTENSIONS TO BUILDING A TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL12.5.
 - NEW COLA (CLASS 10) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 USING NON-COMBUSTIBLE MATERIALS.
 - NEW LIBRARY EXTENSION TO BUILDING C (SHIELDED) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL12.5 TO EXTERNAL BUILDING ELEMENTS.

© COPYRIGHT
THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THEREOF ARE THE PROPERTY OF BICKERTON MASTERS ARCHITECTURE PTY LTD (ACN 109 225 149) (A BICKERTON MASTERS AND BM HEDE PTY LTD (ACN 631 149 996) (A HEDE ARCHITECTS) AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE AFORESAID LEGAL ENTITIES.

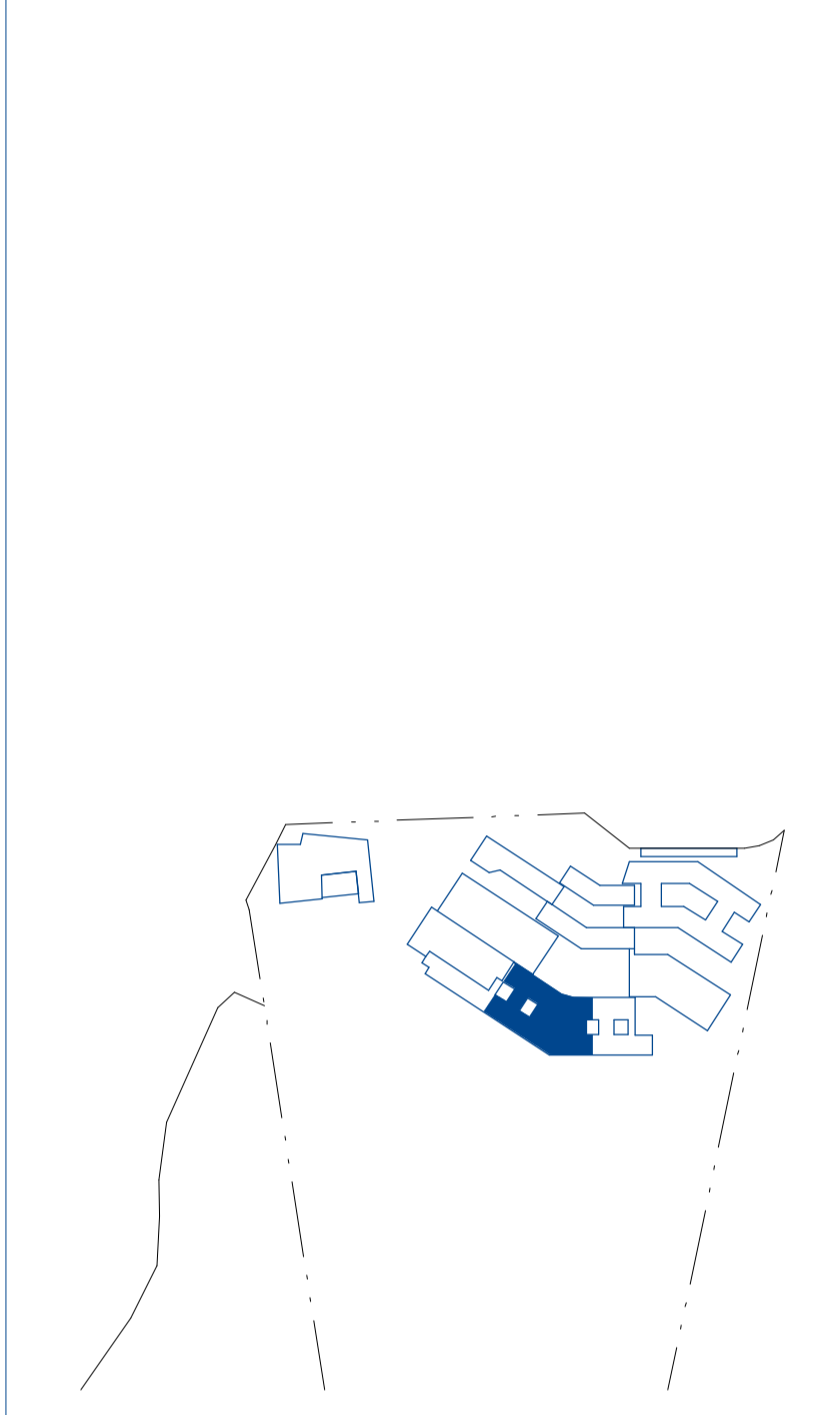
BICKERTON MASTERS AND HEDE ARCHITECTS ACCEPT NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR ACCURACY OF DATA TRANSFERRED ELECTRONICALLY. RECIPIENTS SHOULD WHEN NECESSARY REQUEST A HARD COPY VERSION FOR VERIFICATION. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE. IF THIS IS A COLOURED DRAWING AND IS PRINTED IN BLACK & WHITE NOT ALL INFORMATION MAY BE LEGIBLE.

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

APPROVAL ISSUE

NOT FOR CONSTRUCTION

REV	DATE	DETAILS	ISSUER
6	24.11.2021	ROOM ALLOCATION ADDED TO FLOOR PLANS	AB
7	02.03.2022	EXTENT OF EMBER PROTECTION TO WINDOWS REDUCED REFER RCC DIRECTION 13.01.22	AB
8	16.06.2023	SSDA MODIFICATIONS	ZB
9	21.08.2023	SSDA MODIFICATIONS	ZB



KEY PLAN - NTS

CLIENT:

RICHARD CROOKES CONSTRUCTIONS

PROJECT:
KINGSCLIFF HIGH SCHOOL - STAGE 2 MAIN WORKS

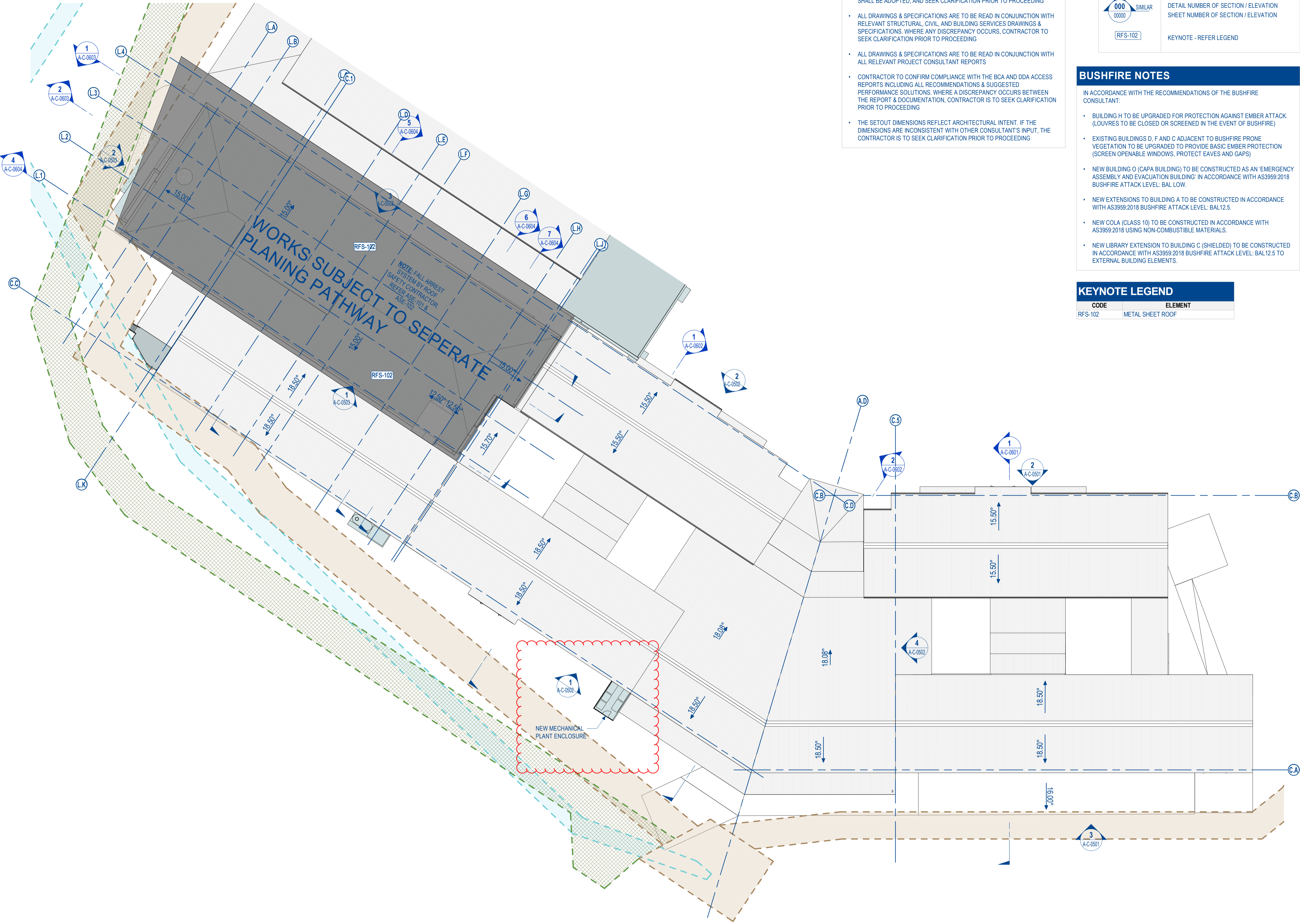
33 OXFORD ST, KINGSCLIFF, NSW

DRAWING TITLE:
BUILDING C - MIDDLE - PROPOSED - LEVEL 1

SCALE @ A1: 1 : 100

DRAWN:	CHECKED:	PROJECT No:
HM	AB	1606
DRAWING No:	REVISION:	DATE:
A-C-0211	9	21.08.2023

BRISBANE
(07) 3257 3622
99 BROOKES STREET
FORTITUDE VALLEY
4006, QLD
www.bickertonmasters.com.au



GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW – EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL, AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS. WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANT'S INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING

LEGEND - ROOF PLAN

SYMBOL	DESCRIPTION
15°	ROOF PITCH & DIRECTION OF FALL
000 00000 SIMILAR	DETAIL NUMBER OF SECTION / ELEVATION SHEET NUMBER OF SECTION / ELEVATION
RFS-102	KEYNOTE - REFER LEGEND

BUSHFIRE NOTES

- IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE BUSHFIRE CONSULTANT:
- BUILDING H TO BE UPGRADED FOR PROTECTION AGAINST EMBER ATTACK. (LOUVRES TO BE CLOSED OR SCREENED IN THE EVENT OF BUSHFIRE)
 - EXISTING BUILDINGS D, F AND C ADJACENT TO BUSHFIRE PRONE VEGETATION TO BE UPGRADED TO PROVIDE BASIC EMBER PROTECTION (SCREEN OPENABLE WINDOWS, PROTECT EAVES AND GAPS)
 - NEW BUILDING O (CAPA BUILDING) TO BE CONSTRUCTED AS AN 'EMERGENCY ASSEMBLY AND EVACUATION BUILDING' IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL LOW.
 - NEW EXTENSIONS TO BUILDING A TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL12.5.
 - NEW COLA (CLASS 10) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 USING NON-COMBUSTIBLE MATERIALS.
 - NEW LIBRARY EXTENSION TO BUILDING C (SHIELDED) TO BE CONSTRUCTED IN ACCORDANCE WITH AS3959:2018 BUSHFIRE ATTACK LEVEL: BAL12.5 TO EXTERNAL BUILDING ELEMENTS.

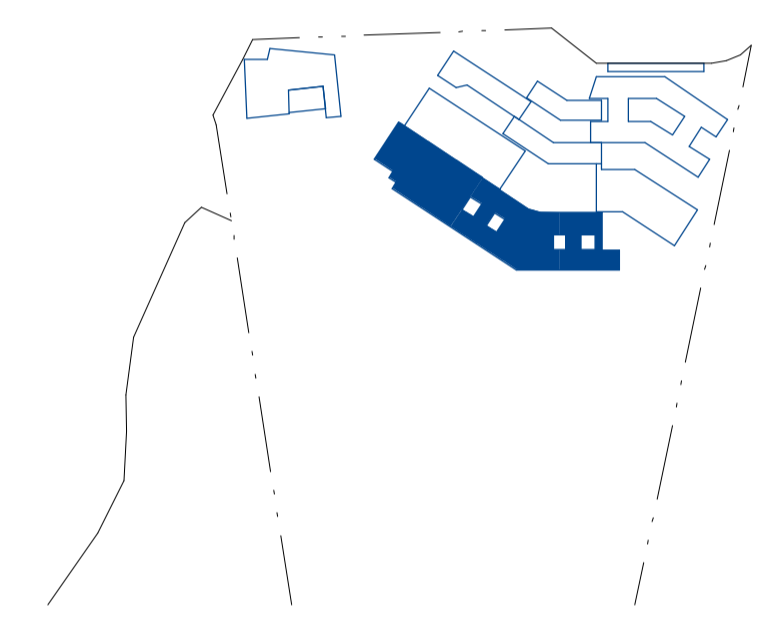
KEYNOTE LEGEND

CODE	ELEMENT
RFS-102	METAL SHEET ROOF

© COPYRIGHT
 THESE DRAWINGS AND DESIGN AND THE COPYRIGHT THEREOF ARE THE PROPERTY OF BICKERTON MASTERS ARCHITECTURE PTY LTD (ACN 109 225 148) BICKERTON MASTERS AND BM HEDE PTY LTD (ACN 620 149 996) TIA HEDE ARCHITECTS AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE AFOREMENTIONED LEGAL ENTITIES.
 BICKERTON MASTERS AND HEDE ARCHITECTS ACCEPT NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR ACCURACY OF DATA TRANSFERRED ELECTRONICALLY. RECIPIENTS SHOULD WHEN NECESSARY REQUEST A HARD COPY VERSION FOR VERIFICATION. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE. IF THIS IS A COLOURED DRAWING AND IS PRINTED IN BLACK & WHITE NOT ALL INFORMATION MAY BE LEGIBLE.
 NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

APPROVAL ISSUE NOT FOR CONSTRUCTION

REV	DATE	DETAILS	ISSUER
5	06.09.2021	CONSTRUCTION ISSUE (LIBRARY GRID REVISED)	HM
6	06.05.2022	DOWNPIPE DELETED, H.E. CONFIRMED ONE DOWNPIPE REQUIRED TO WESTERN ROOF OF LIBRARY	AB
7	16.06.2023	SSDA MODIFICATIONS	ZB
8	21.08.2023	SSDA MODIFICATIONS	ZB



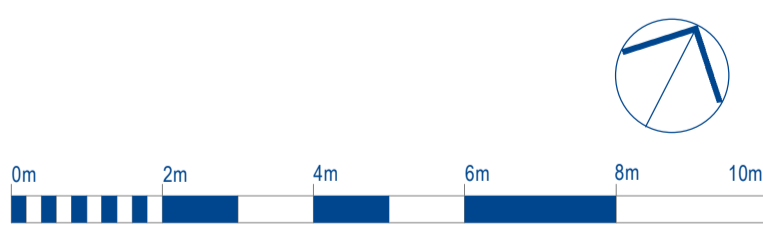
KEY PLAN - NTS

CLIENT:
RICHARD CROOKES CONSTRUCTIONS



PROJECT:
KINGSCLIFF HIGH SCHOOL - STAGE 2 MAIN WORKS
 33 OXFORD ST, KINGSCLIFF, NSW

DRAWING TITLE:
BUILDING C - EAST & WEST - PROPOSED - ROOF

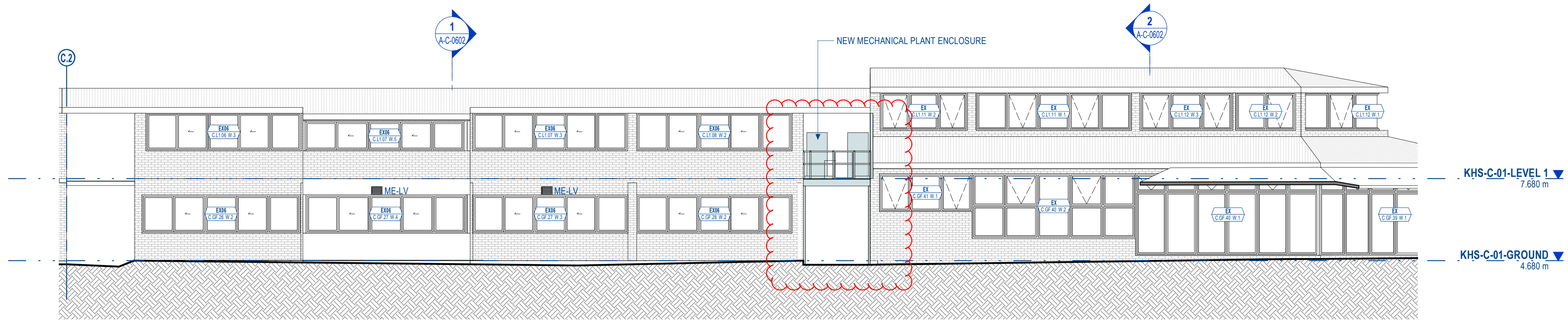


SCALE @ A1: As indicated

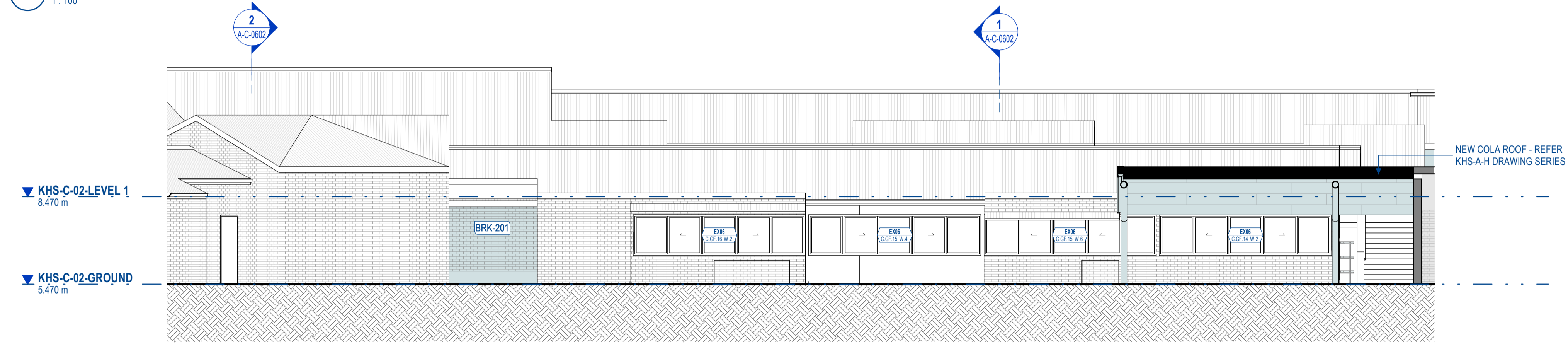
DRAWN:	CHECKED:	PROJECT No.:
HM	AB	1606
DRAWING No.:	REVISION:	DATE:
A-C-0213	8	21.08.2023

1 BUILDING C - ROOF PLAN
 1:200

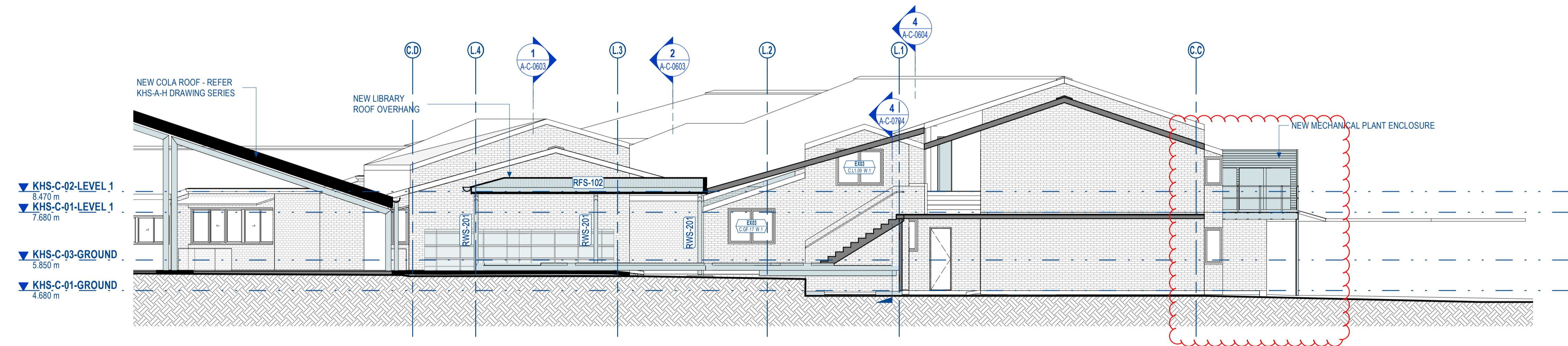
BRISBANE
 (07) 3257 9622
 99 BROOKES STREET
 FORTITUDE VALLEY
 4006, QLD
 www.bickertonmasters.com.au



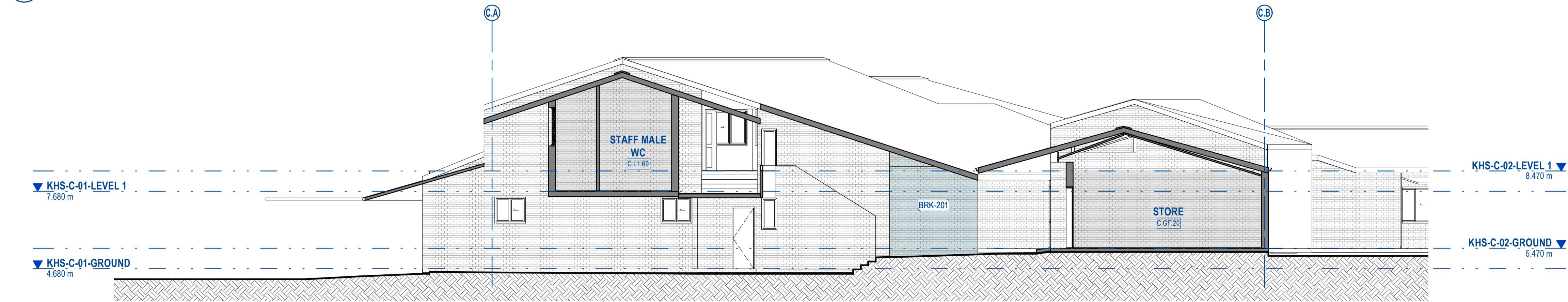
1 BUILDING C - MIDDLE - ELEVATION 1
1:100



2 BUILDING C - MIDDLE - ELEVATION 2
1:100



3 BUILDING C - MIDDLE - ELEVATION 3
1:100



4 BUILDING C - MIDDLE - ELEVATION 4
1:100

LEGEND - BUILDING ELEVATION

SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE
	WINDOW ROOM NUMBER + WINDOW NUMBER
	DOOR NUMBER
	ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.
	DETAIL NUMBER OF SECTION / ELEVATION
	SHEET NUMBER OF SECTION / ELEVATION

ROOM COLOUR FILL LEGEND

SYMBOL / GRAPHIC	DESCRIPTION
	EXISTING TO REMAIN (OUT OF SCOPE)
	NEW CONSTRUCTION

KEYNOTE LEGEND

CODE	ELEMENT
BRK-201	COMMON BRICKWORK - CLAY
ME-LV	MECHANICAL VENTILATION LOUVRE. REFER TO MECH. DWGS
RFS-102	METAL SHEET ROOF
RWS-201	DOWNPIPE

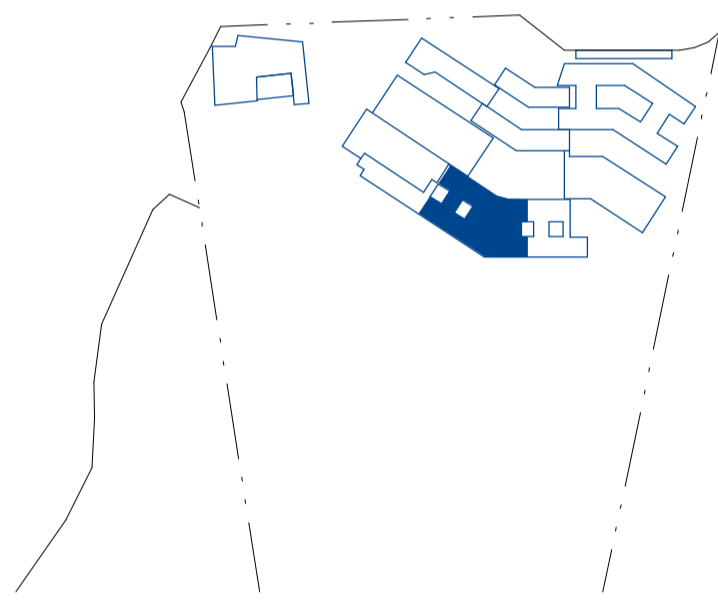
© COPYRIGHT
THESE DRAWINGS AND DESIGNS AND THE COPYRIGHT THEREOF ARE THE PROPERTY OF BICKERTON MASTERS ARCHITECTURE PTY LTD (ACN 109 225 148) (A BICKERTON MASTERS AND BM HEDE PTY LTD (ACN 631 149 996) (A HEDE ARCHITECTS) AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE AFORESAID LEGAL ENTITIES.

BICKERTON MASTERS AND HEDE ARCHITECTS ACCEPT NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR ACCURACY OF DATA TRANSFERRED ELECTRONICALLY. RECIPIENTS SHOULD WHEN NECESSARY REQUEST A HARD COPY VERSION FOR VERIFICATION. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE. IF THIS IS A COLOURED DRAWING AND IS PRINTED IN BLACK & WHITE NOT ALL INFORMATION MAY BE LEGIBLE.

NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

APPROVAL ISSUE NOT FOR CONSTRUCTION

REV	DATE	DETAILS	ISSUER
G	05.05.2021	COORDINATION ISSUE	HM
H	12.05.2021	COORDINATION ISSUE	HM
1	28.05.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	08.07.2021	CONTRACT DOCUMENTATION	HM
3	24.08.2021	CONSTRUCTION ISSUE	HM
4	16.06.2023	SSDA MODIFICATIONS	ZB
5	21.08.2023	SSDA MODIFICATIONS	ZB



KEY PLAN - NTS

CLIENT:

RICHARD CROOKES CONSTRUCTIONS



PROJECT:

KINGSCLIFF HIGH SCHOOL - STAGE 2 MAIN WORKS

33 OXFORD ST, KINGSCLIFF, NSW

DRAWING TITLE:

BUILDING C - MIDDLE - ELEVATIONS



SCALE @ A1: 1:100

DRAWN: HM CHECKED: HM PROJECT No: 1606

DRAWING No: A-C-0502 REVISION: 5 DATE: 21.08.2023

BRISBANE
(07) 3257 9622
99 BROOKES STREET
FORTITUDE VALLEY
4006, QLD
www.bickertonmasters.com.au

