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 LIABILITY IS LIMITED TO RECTIFICATION OF THESE
 DRAWINGS. ERRORS TO BE ADVISED BEFORE
 CONSTRUCTION. WRITTEN DIMENSIONS TAKE
 PRECEDENCE OVER SCALED DIMENSIONS.

PRIOR TO DEMOLITION, EXCAVATION OR
 CONSTRUCTION ON THIS SITE, THE
 RELEVANT AUTHORITY SHOULD BE
 CONTACTED TO ASCERTAIN DETAILED
 LOCATIONS OF ALL SERVICES

RETAINING WALLS, DRIVEWAY/CROSSOVER
 AS NOTED ON PLAN ARE BY OWNER

SITE & SLAB HEIGHT LEVELS ARE TO BE
 READ AS THAT STATED +/- 200mm DUE TO
 VEGETATION STRIPPING, SETTLEMENT,
 BULKING, etc. CLIENT ACCEPTS SUCH
 AMENDED LEVELS WITHOUT FURTHER NOTICE

OWNER IS RESPONSIBLE TO IDENTIFY THE
 SITE IF REQUIRED

OMP = OUTERMOST PROJECTION

LOCAL AUTHORITY
 TOOWOOMBA RC

LAND AREA 1302 m²

SITE COVERAGE 13 %

EARTHWORKS
 - BY FILL

MIN. 50% ROOF WATER TO
 RAINWATER STORAGE TANK AS
 PER ROOF DRAINAGE PLAN

BALANCE & OVERFLOW TO
 INTERALLOTMENT DRAIN

EFFLUENT TO COUNCIL SEWER

SITE IS CONTAINED WITHIN TRC
 BUSHFIRE PRONE & SLOPE
 STABILITY REGULATORY MAPPING.
 OWNER/BUILDER ARE THUS
 RECOMMENDED TO OBTAIN
 APPROPRIATE BUSHFIRE
 MANAGEMENT PLAN &
 GEOTECHNICAL REPORTS.

Proposed New Residence for

OWNER:

OWNER:

BUILDER:

JOB No: 10089 PAGE

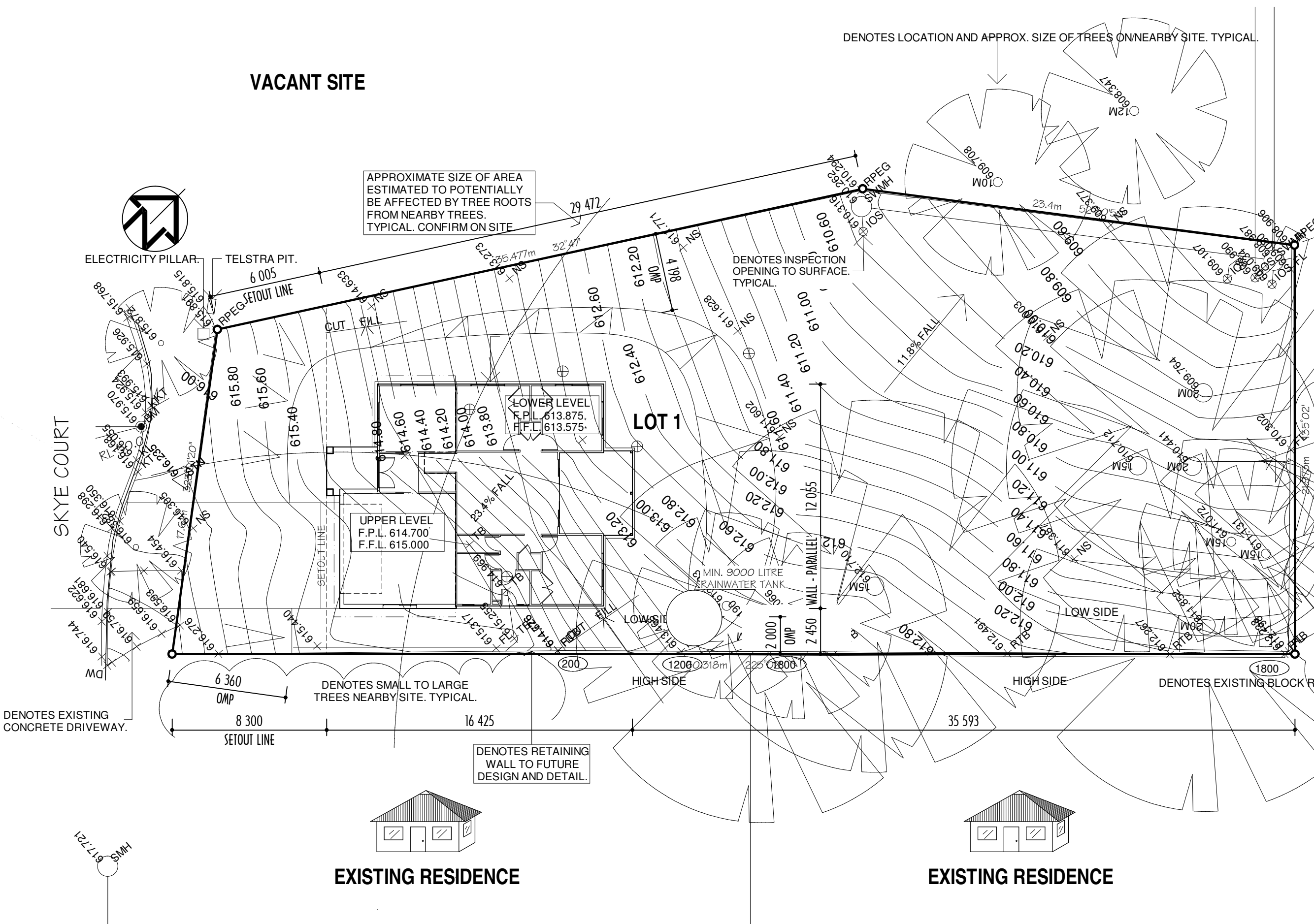
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DATE: 22/10/2010

SITE PLAN

SCALE 1:200 on A3 paper

VACANT SITE



EXISTING RESIDENCE

EXISTING RESIDENCE

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PIERS, POSTS, COLUMNS SCHEDULE

P1	100x100 TIMBER POST
P5	350x350 BRICK PIER

WINDOW LEGEND

SW = SLIDING X = SLIDING PANE O = FIXED PANE
DH = DOUBLE HUNG FG = FIXED GLASS
OB = OBSCURE GLASS LVR = LOUVRES
SD = SLIDING DOOR GB = GLASS BLOCKS

HEADS etc TO BE 2100 ABOVE MAIN SLAB FFL
 1/2 WALLS MEASURED OFF MAIN SLAB FFL
 DW, Fr, Fz, WM INDICATE POSITIONS ONLY

- DP DOWNPIPE
- ☒ DENOTES BANK OF 3 EXTRA ROBE
SHELVES APPROX 500 WIDE
- Ⓢ SMOKE ALARM TO BCA 3.7.2
& AS 3786

LOWER FLOOR

ENCLOSED AREA	148.0 m ²
PATIO AREA	17.4 m ²
PORCH AREA	6.4 m ²

UPPER FLOOR

ENCLOSED AREA	94.0 m ²
ALFRESCO AREA	17.4 m ²

TOTAL AREA 283.2 m²

WALL THICKNESSES (U.N.O.)

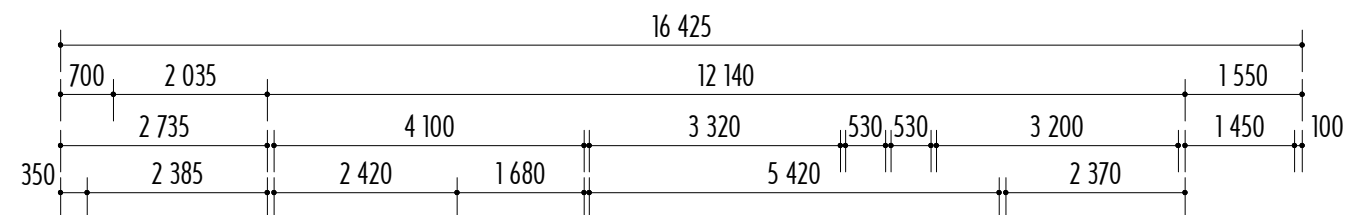
EXTERNAL B/V WALLS	225mm
EXTERNAL FC CLAD WALLS	90mm
INTERNAL STUD WALLS	70mm

DIMENSIONS ARE TO FRAME

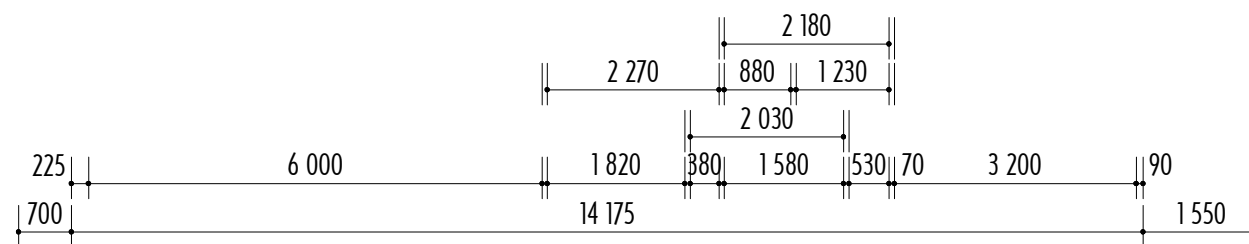
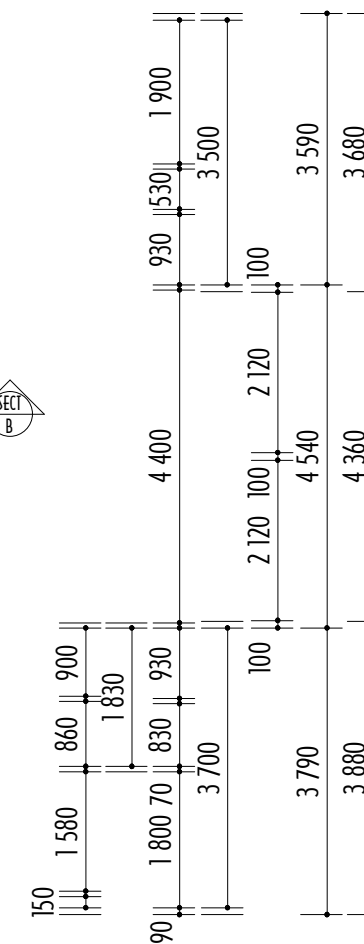
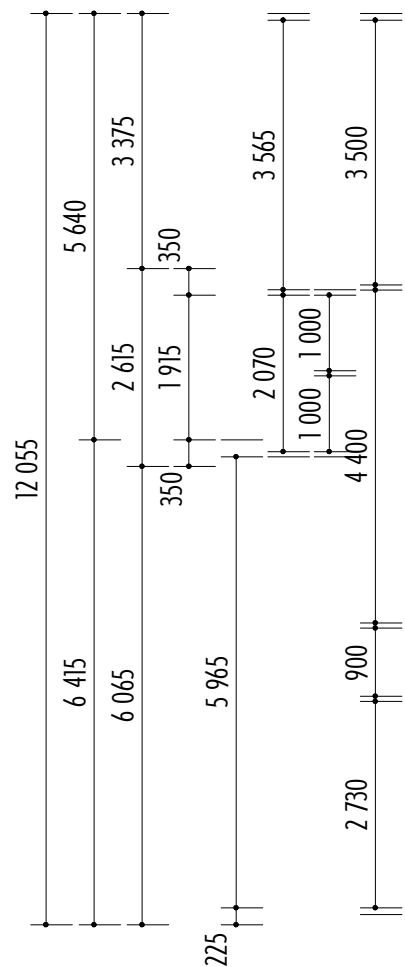
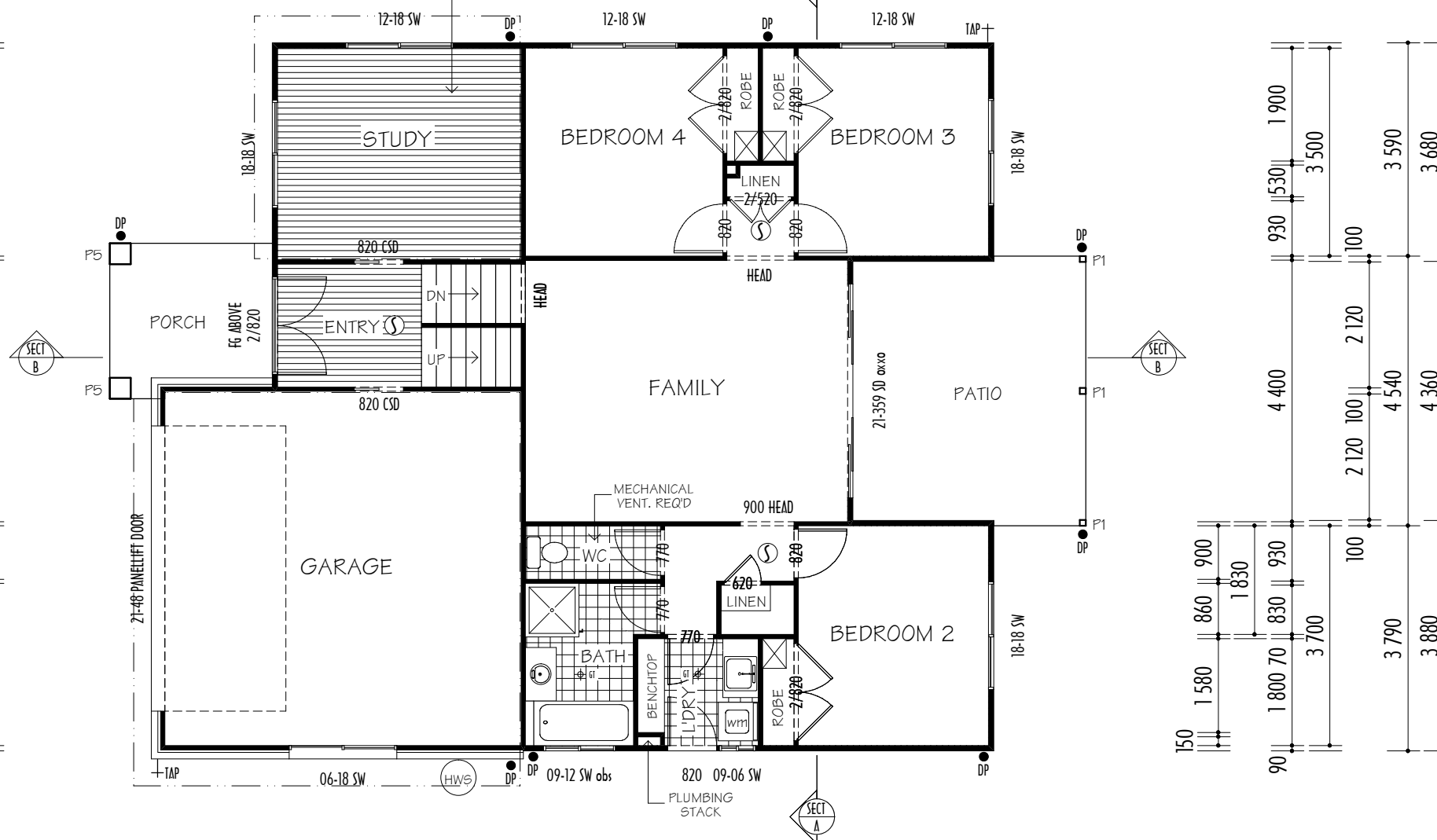
WIND RATING N3
 FIN CEILING HEIGHT 2400(n)
 SHEET METAL ROOF
 TYPICAL EAVE OVERHANG 450mm



ELEVATIONS



DENOTES SETDOWN SLAB
 TO ALLOW FOR FLOATING
 TIMBER FLOOR



Proposed New Residence for

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OWNER:

BUILDER:

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LOWER FLOOR

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 1/2 WALLS MEASURED OFF MAIN SLAB FFL
 DW, Fr, Fz, WM INDICATE POSITIONS ONLY

- DP DOWNPIPE
- ⊗ SKYLIGHT
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SHELVES APPROX 500 WIDE
- ⊗ SMOKE ALARM TO BCA 3.7.2
& AS 3786

LOWER FLOOR

ENCLOSED AREA	148.0 m ²
PATIO AREA	17.4 m ²
PORCH AREA	6.4 m ²

UPPER FLOOR

ENCLOSED AREA	94.0 m ²
ALFRESCO AREA	17.4 m ²

TOTAL AREA 283.2 m²

WALL THICKNESSES (U.N.O.)

EXTERNAL FC CLAD WALLS	90mm
INTERNAL STUD WALLS	70mm

DIMENSIONS ARE TO FRAME

WIND RATING N3
 FIN CEIL HEIGHT 2550(n)
 SHEET METAL ROOF
 TYPICAL EAVE OVERHANG 450mm

Proposed New Residence for

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OWNER:

BUILDER:

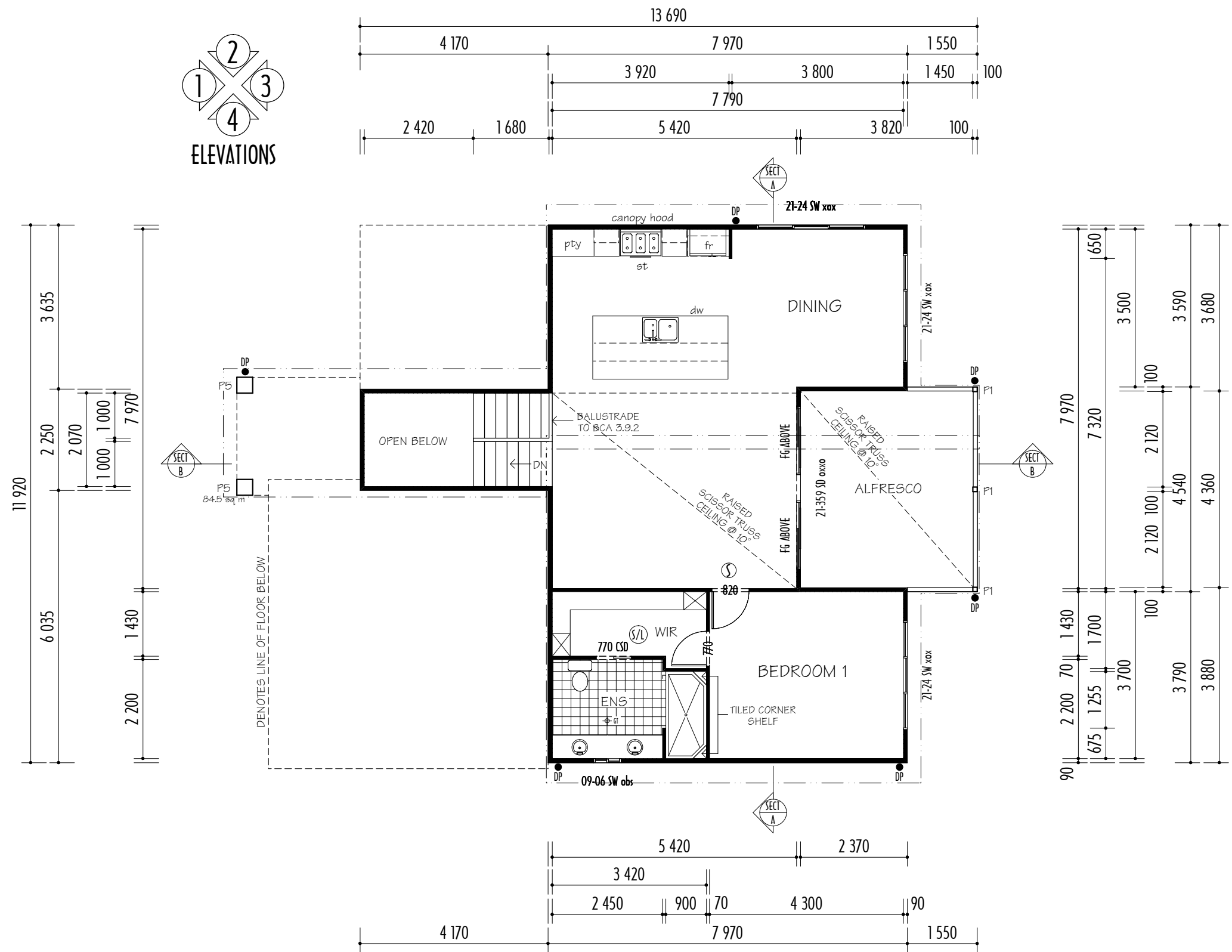
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UPPER FLOOR

SCALE 1:100 on A3 paper



UPPER FLOOR

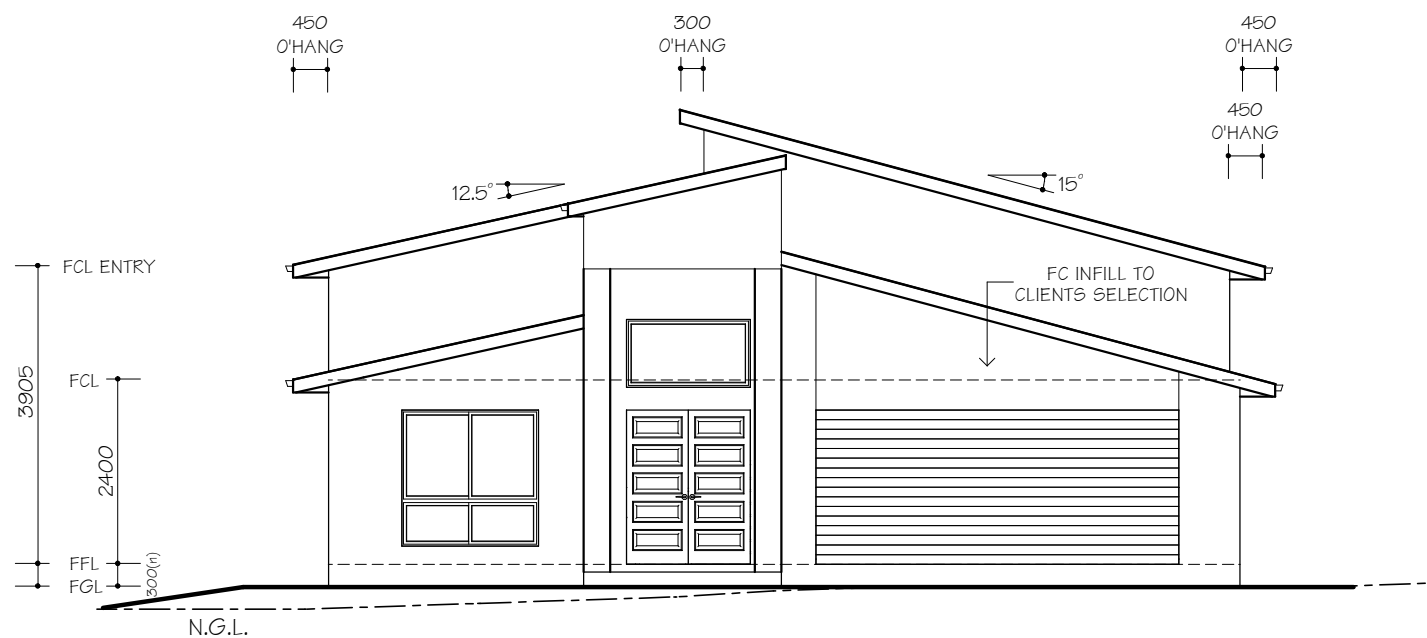
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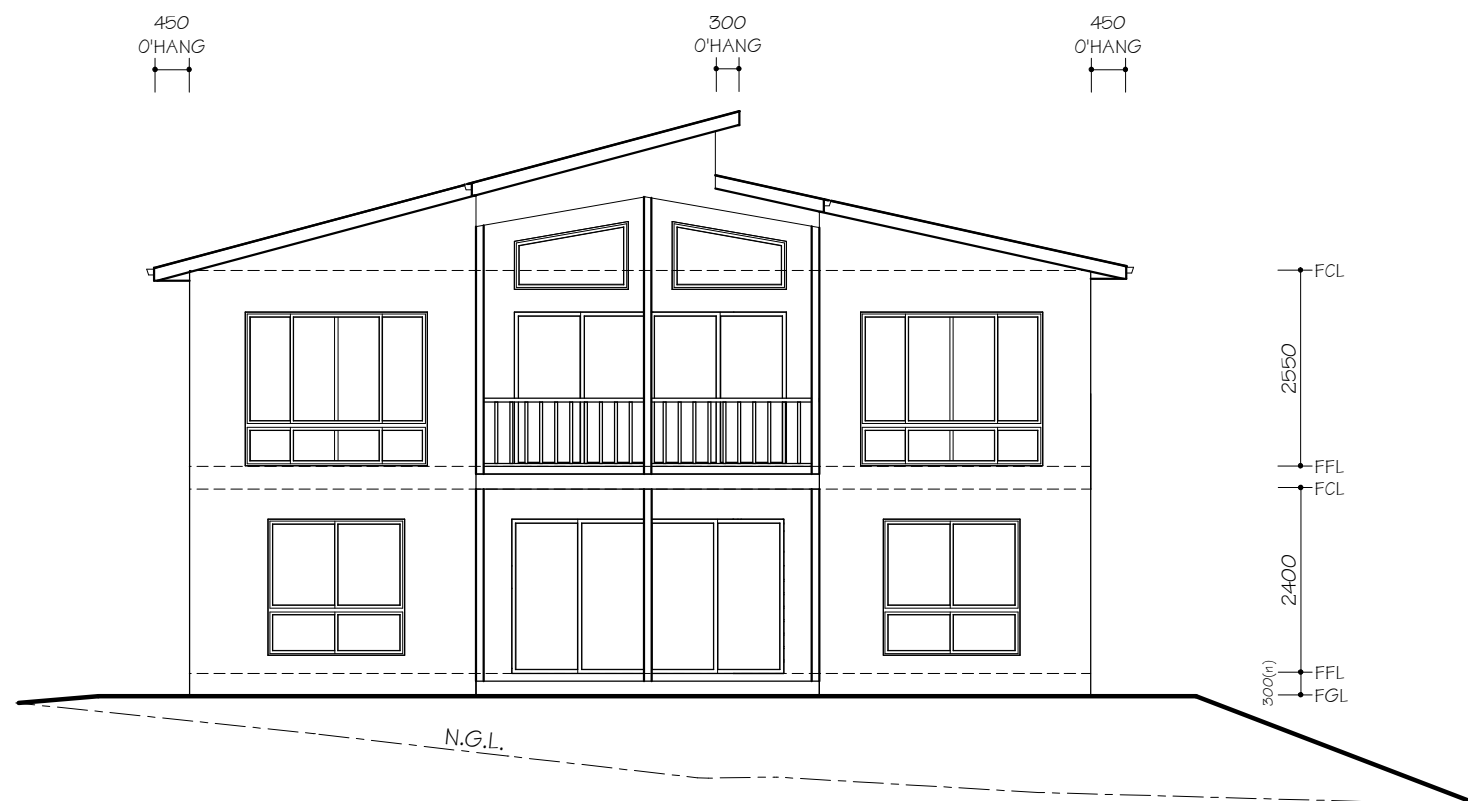
WINDOWS ETC SHOWN ARE STANDARD
 BLOCKS ONLY - REFER FLOOR PLAN
 FOR DETAIL

TYPICALLY OBSCURE WHITE GLASS TO
 WC, BATHROOM & ENSUITE WINDOWS

ELEVATION 1
 (SOUTH-WEST)



ELEVATION 3
 (NORTH-EAST)



Proposed New Residence for

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OWNER:

BUILDER:

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ELEVATIONS

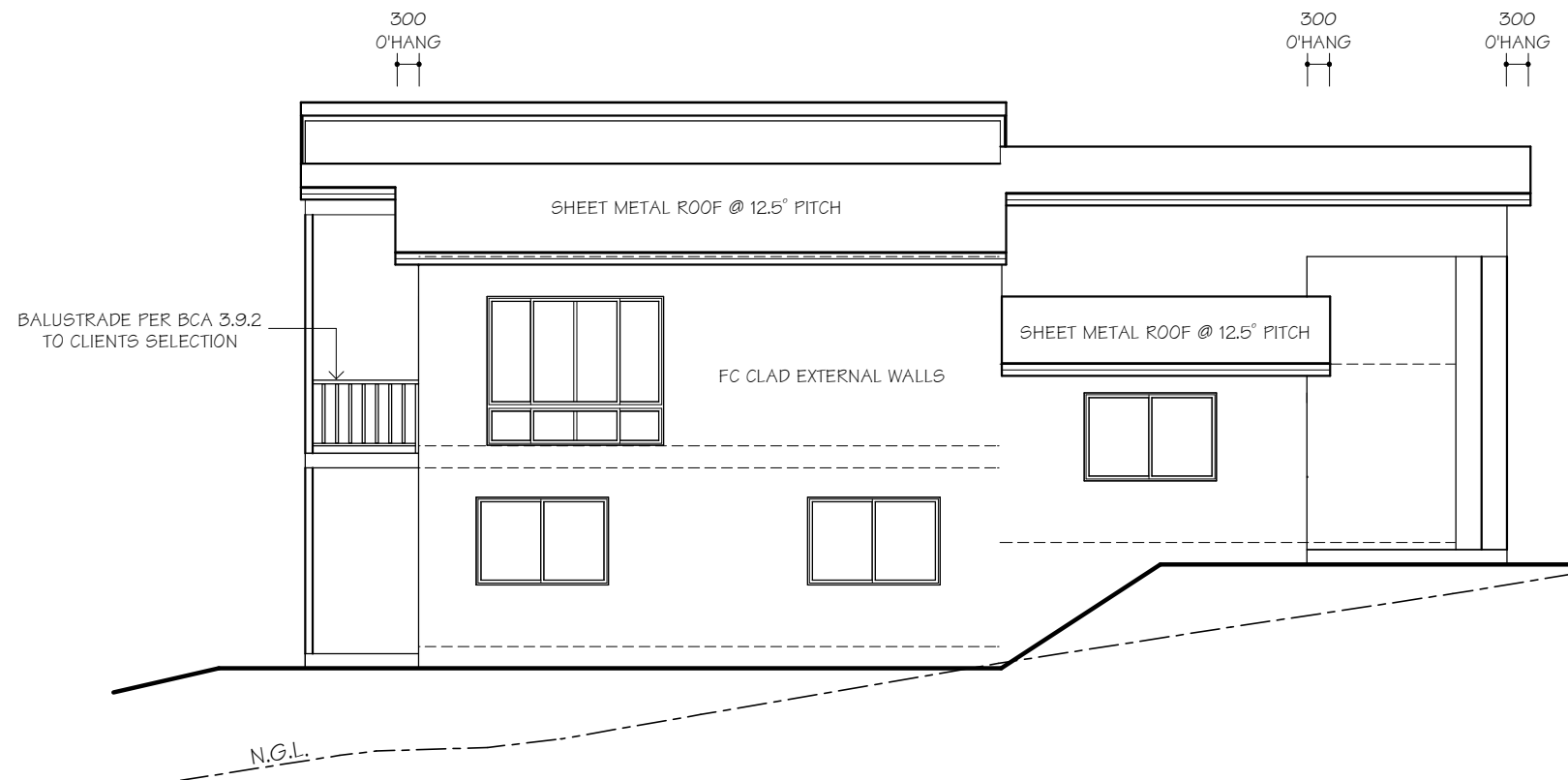
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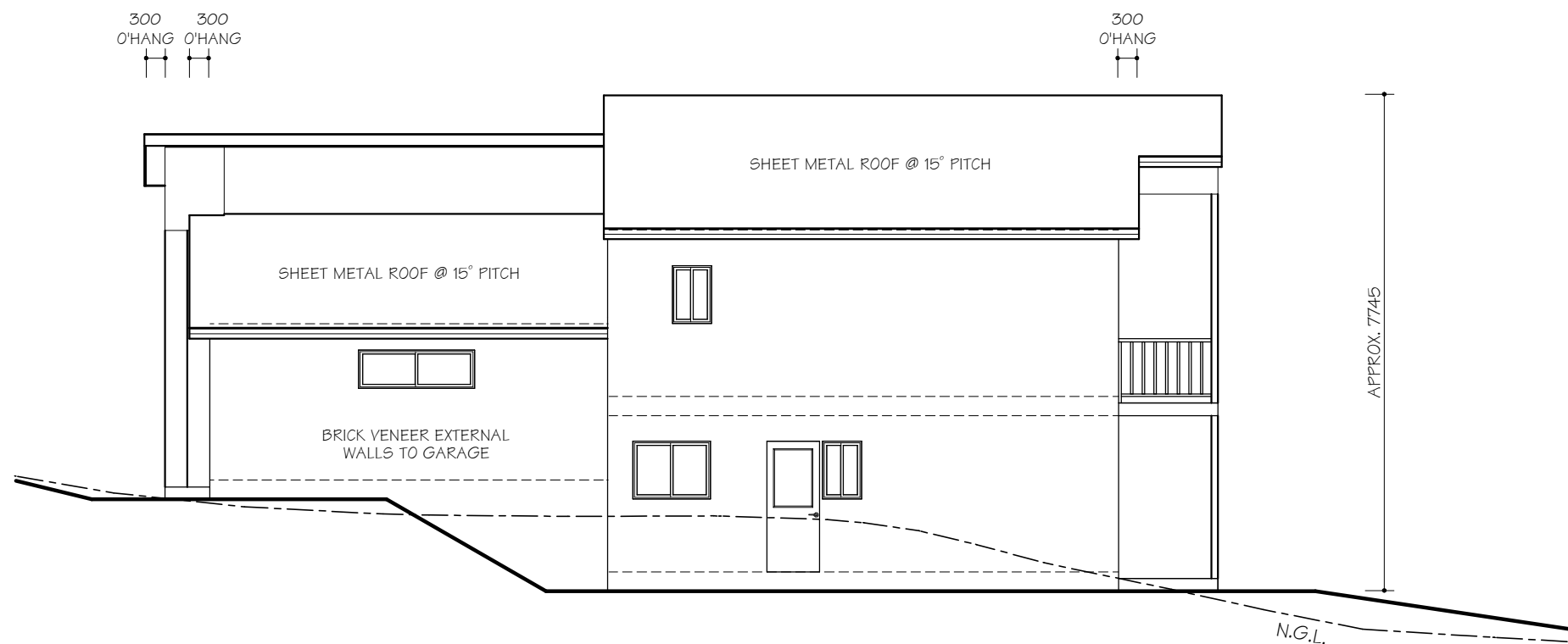
WINDOWS ETC SHOWN ARE STANDARD
 BLOCKS ONLY - REFER FLOOR PLAN
 FOR DETAIL

TYPICALLY OBSCURE WHITE GLASS TO
 WC, BATHROOM & ENSUITE WINDOWS

ELEVATION 2
 (NORTH-WEST)



ELEVATION 4
 (SOUTH-EAST)



Proposed New Residence for

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OWNER:

BUILDER:

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ELEVATIONS

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NO ALLOWANCE HAS BEEN
 MADE FOR ANY REQUIREMENTS
 MADE BY ANY AUTHORITY FOR
 THE SITE BEING WITHIN A
 FLOOD-AFFECTED AREA OR
 BUSHFIRE AFFECTED AREA
 TRUSS MANUFACTURER/
 SUPPLIER TO CONFIRM LINTEL
 SIZES & TIE-DOWN etc

GENERAL SPECIFICATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING
 CODE OF AUSTRALIA AND THE BUILDING ACT 1975.

CONCRETE SLAB AND FOOTINGS TO BE AS PER ENGINEERS RECOMMENDATIONS.

SLAB ON WATERPROOF MEMBRANE SEALED AT ALL JOINS AND PENETRATIONS ON Min. 50mm SAND BED.

TERMITE PROTECTION IS TO COMPLY WITH AUSTRALIAN STANDARDS 3660.1

PROVIDE DAMP PROOF COURSE AND WEEPHOLES TO BRICKWORK AS PER B.C.A. REQUIREMENTS.

ALL OPENINGS WITH BRICKWORK OVER SHALL HAVE STEEL LINTELS
 INSTALLED AS PER THE ADCM OR MANUFACTURERS SPECIFICATIONS.

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684 - 1999
 & TIMBER MANUFACTURERS SPECIFICATIONS.

WALL FRAMING TO BE SPECIFIED BY FRAME/TRUSS SUPPLIER
 (MINIMUM NOTED HEREUNDER)
 LOAD BEARING WALLS -

TOP PLATE 2/70x35 MGP15
 BOTTOM PLATE 70x35 MGP12
 STUDS 70x35 MGP12 @ 450 CRS max.

NON LOAD BEARING WALLS -

TOP PLATE 70x35 MGP10
 BOTTOM PLATE 70x35 MGP10
 STUDS 70x35 MGP10 @ 450 CRS max.
 NOGGINGS 70x35 MGP10 ONE ROW TO LOADBearing WALL.
 70x35 MGP10 ONE ROW TO NON LOADBearing WALL.

ROOF FRAME - PRE FABRICATED TRUSSES - @ 600mm CENTRES MAX. TILED ROOFS
 - @ 900mm CENTRES MAX. METAL ROOFS

FIXED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

ROOF BATTENS - 75x38 F14 @ 900 CRS MAX.

WALL LINING - 10mm PLASTERBOARD

CEILING LINING - 10mm PLASTERBOARD

WET AREA LINING - 6mm VILLABOARD & WR 10mm PLASTERBOARD

SUSTAINABLE HOUSING

IN CLASS 1 AND CLASS 2 BUILDINGS, IN AREAS SERVICED BY A WATER SERVICE PROVIDER, TAP
 WARE WITH A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING SERVES:

- (A) LAUNDRY TUBS; AND
- (B) KITCHEN SINKS; AND
- (C) BASINS.

IN CLASS 1 AND CLASS 2 BUILDINGS, IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL
 SHOWER ROSES HAVE A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS
 RATING.

IN CLASS 1 AND CLASS 2 BUILDINGS, IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL
 TOILETS CISTERNS:

- (A) HAVE A DUAL FLUSH FUNCTION AND HAVE A MINIMUM 4-STAR WATER EFFICIENCY
 LABELLING AND STANDARDS RATING; AND
- (B) ARE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL TO ALLOW FOR PROPER FUNCTIONING
 OF THE TOILET.

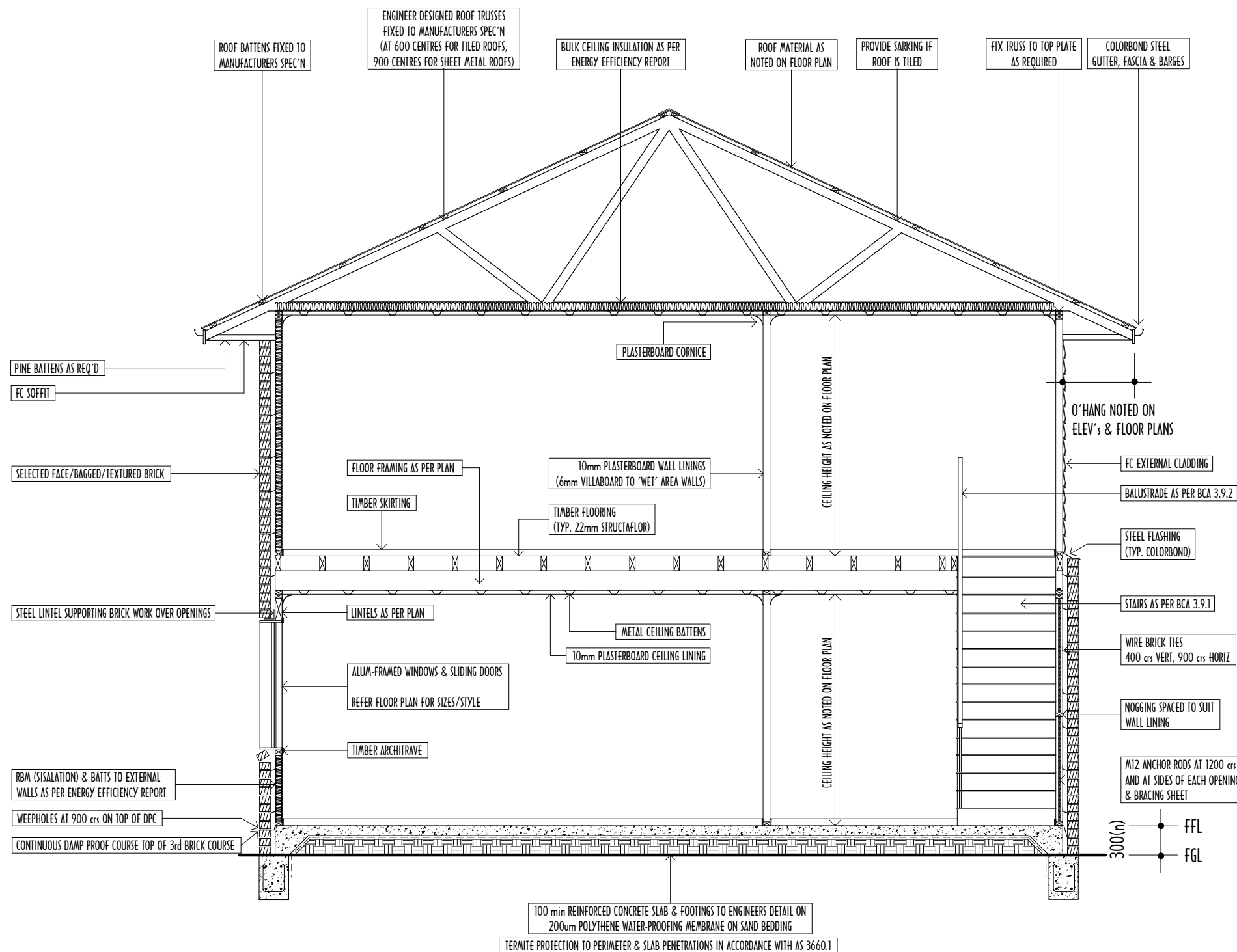
CLASS 1 BUILDINGS, INCLUDING A VERANDAH, BALCONY OR AN ENCLOSED CLASS 10A BUILDING
 ATTACHED TO A CLASS 1 BUILDING, HAVE:

- (A) ARTIFICIAL LIGHTING THAT COMPLIES WITH PART 3.12.5.5 OF BCA 2010 (VOLUME 2); OR
- (B) ENERGY EFFICIENT LIGHTING FOR A MINIMUM OF 80 PER CENT OF TOTAL FIXED ARTIFICIAL
 LIGHTING.

FOR HOT WATER SYSTEMS FOR A CLASS 1 BUILDING:

- (A) DISREGARD BCA 2010 (VOLUME 2) 3.12.5.6; AND INSTEAD
- (B) COMPLY WITH THE QUEENSLAND PLUMBING AND WASTEWATER CODE.

IN CLASS 1 AND CLASS 2 BUILDINGS, NEW AND REPLACEMENT AIR-CONDITIONERS HAVE AN EER
 OF AT LEAST 2.9.



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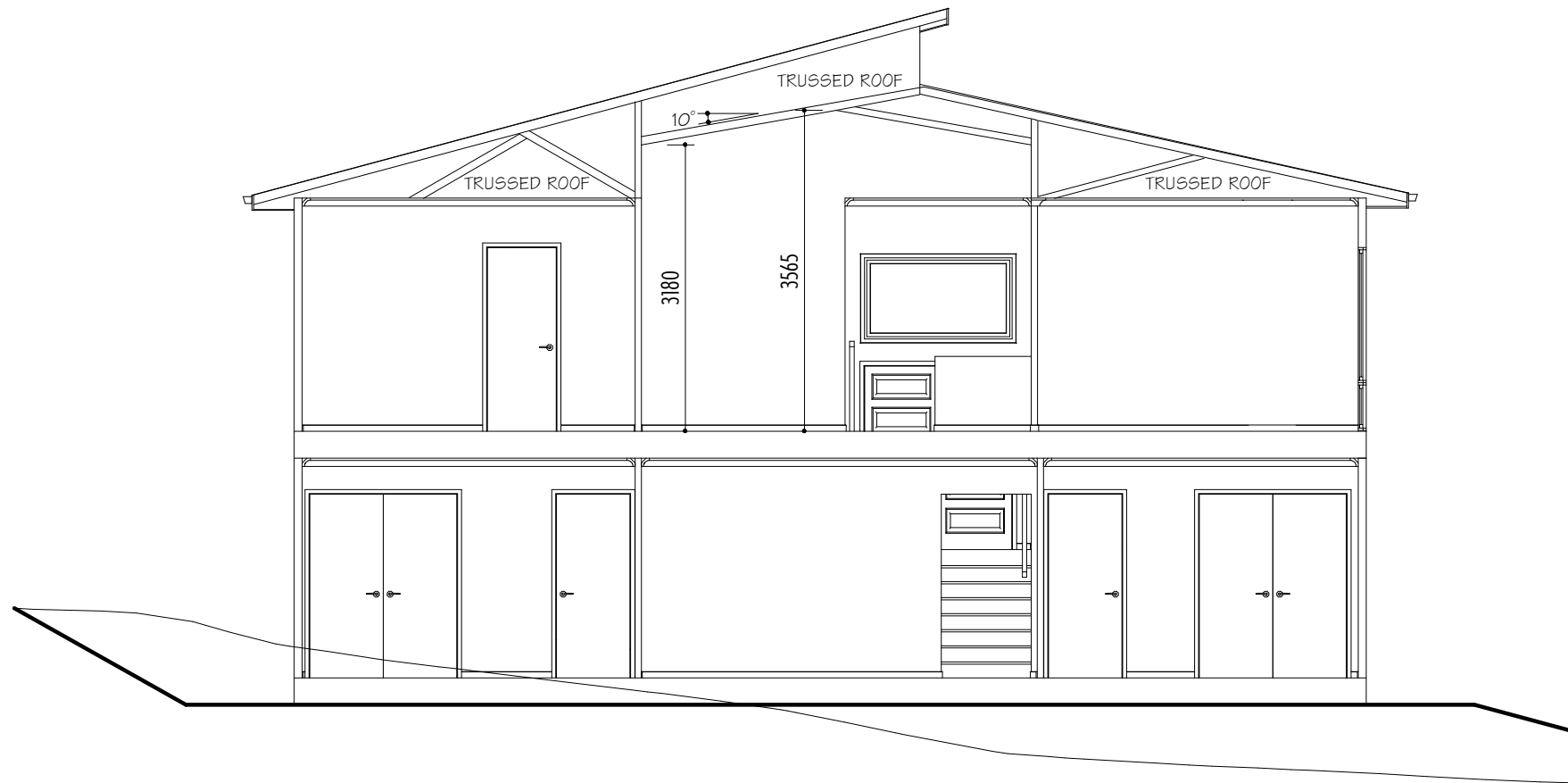
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TYP. SECTION

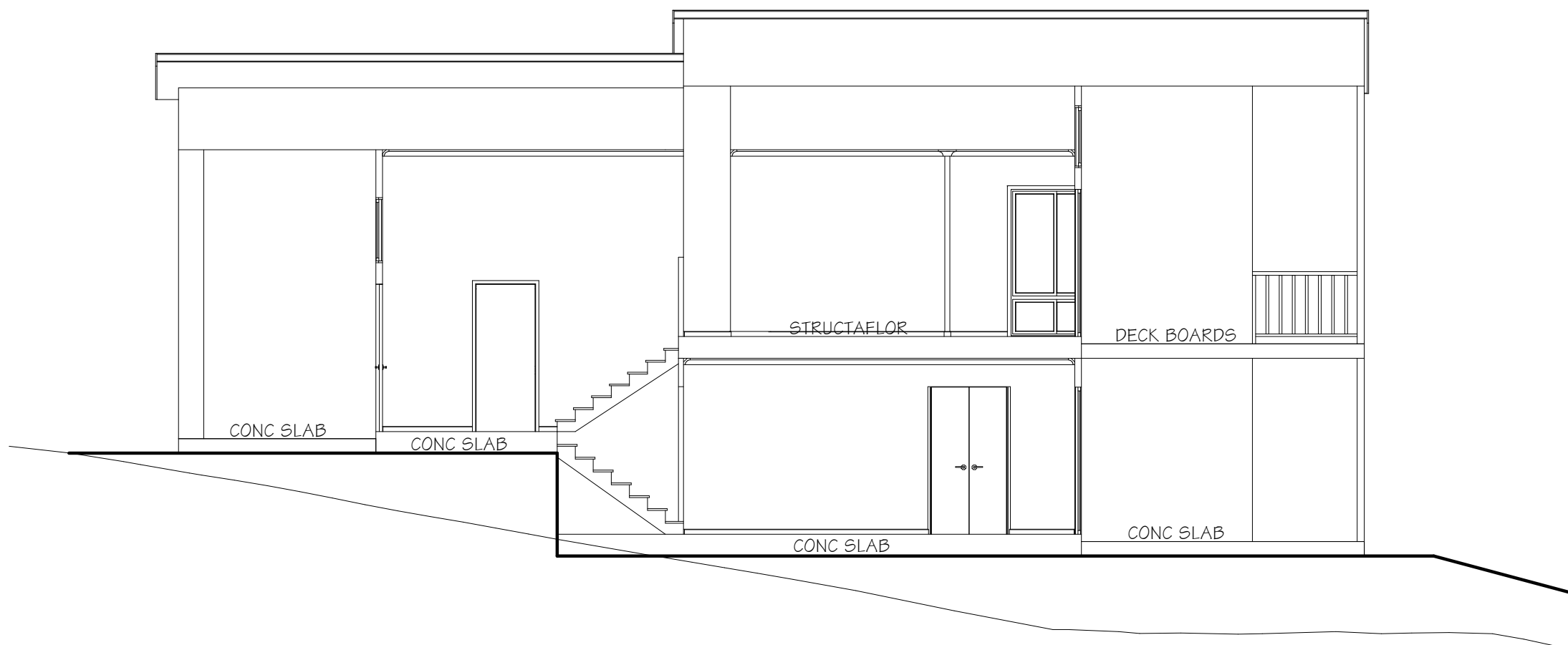
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SECTION A - A



SECTION B - B



Proposed New Residence for

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BUILDER:

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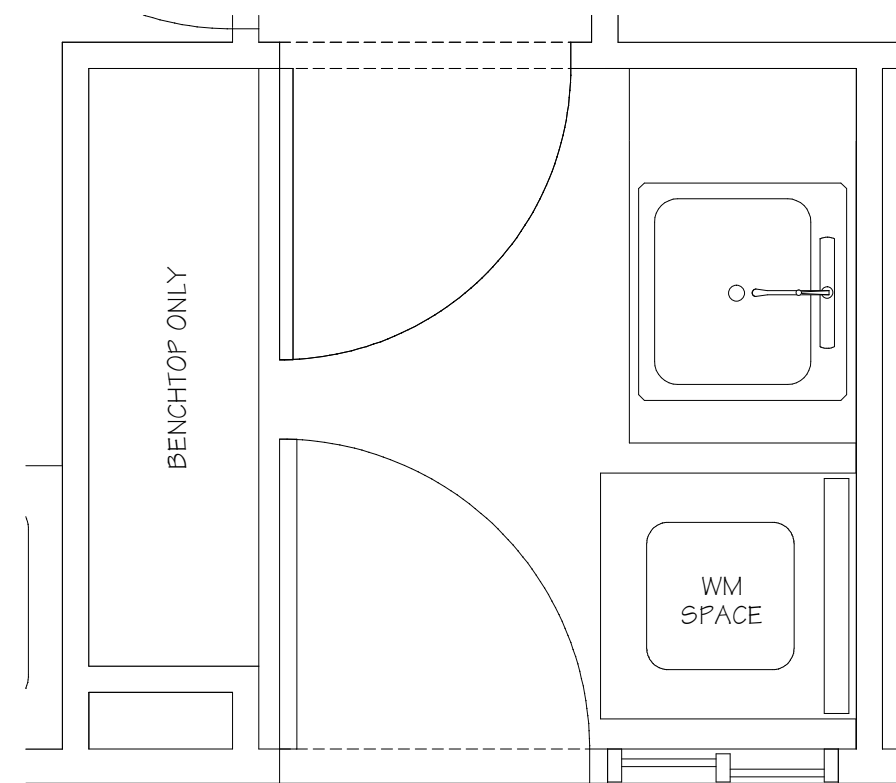
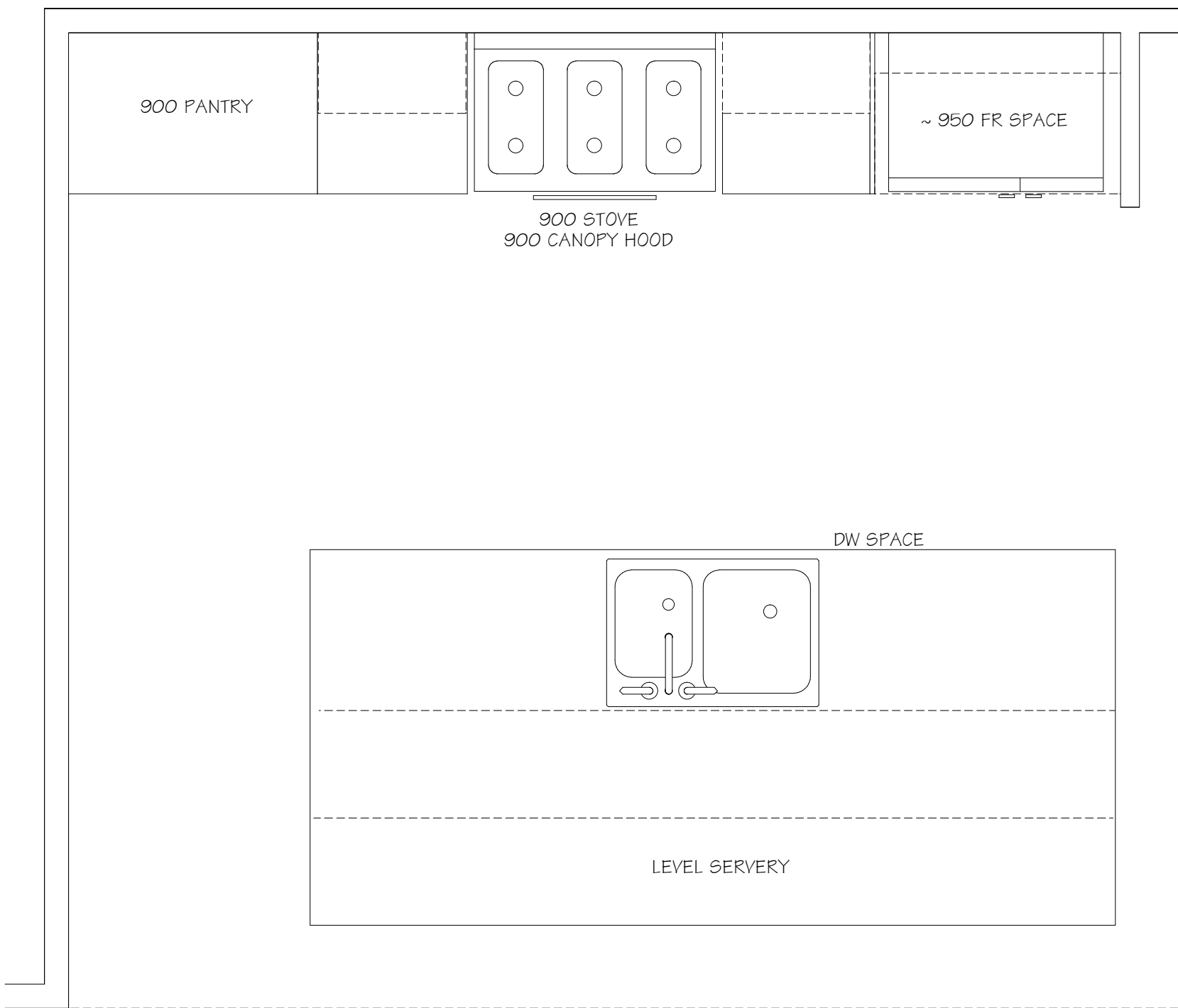
SECTIONS

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VANITIES DEPICTED ON PLAN
 ARE INDICATIVE ONLY
 PENDING SELECTION BY
 COLOUR SELECTION DOCUMENT

**JOINERY LAYOUT TO BE
 FINALISED PRIOR TO SITE
 COMMENCEMENT**



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JOINERY

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LOWER FLOOR

UPPER FLOOR

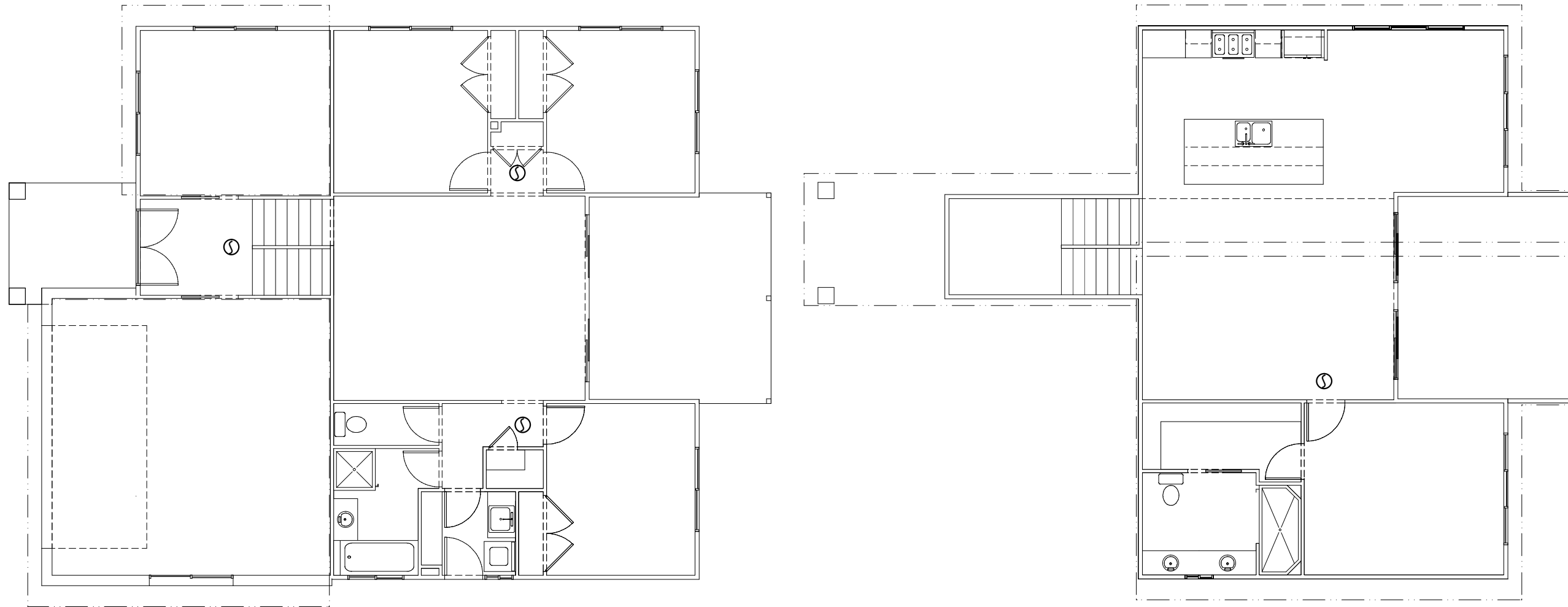
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EXTERIOR LIGHTS TO BE
 POSITIONED CLEAR OF SECURITY
 SCREENS

METERBOX TO BE POSITIONED ON
 SITE BY ELECTRICIAN

**OWNER TO ENSURE LIGHTING
 COMPLIES WITH ENERGY EFFICIENT
 REQUIREMENTS - 80% OF TOTAL
 FIXED LIGHT FITTINGS TO BE
 ENERGY EFFICIENT GLOBES**

ELECTRICAL LAYOUT TO BE
 FINALISED PRIOR TO SITE
 COMMENCEMENT



ELECTRICAL LEGEND			
●	EXTERNAL LIGHT	✕	CEILING FAN
⊗	INTERNAL LIGHT	Ⓢ	SMOKE ALARM
⊠	DOUBLE POWER POINT	TV	TV POINT
✕	SINGLE POWER POINT	△	PHONE POINT
⊠	HEAT/FAN/LIGHT COMB'N	⊗	EXHAUST FAN/LIGHT COMB'N
⊙	EXHAUST FAN		

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ELECTRICAL

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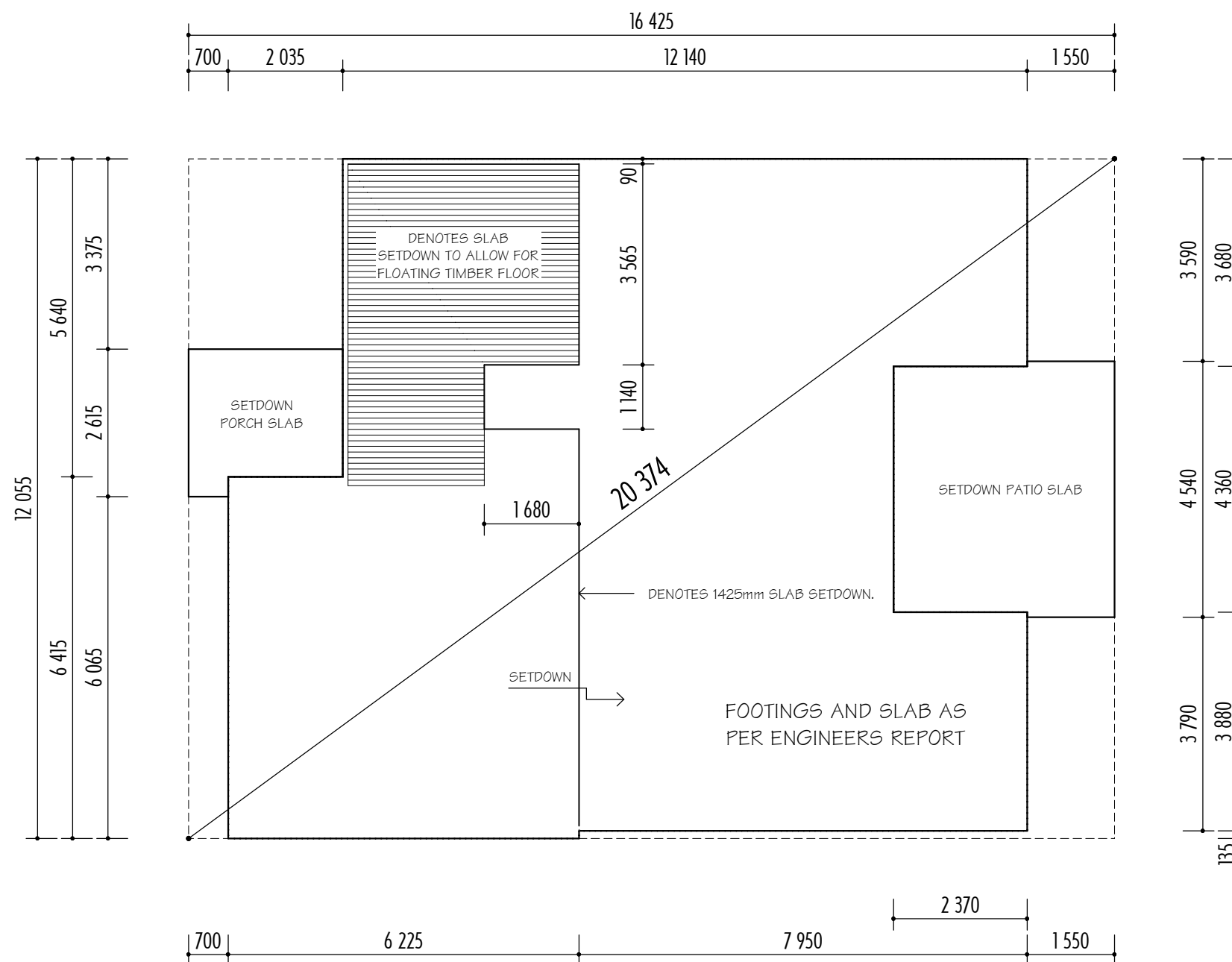
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ALL SETOUT DIMENSIONS ARE
 SHOWN TO THE OUTSIDE FACE
 OF EXTERNAL WALLS

CONCRETOR IS TO VERIFY
 ALL DIMENSIONS PRIOR
 TO COMMENCING WORK

THIS PLAN IS TO BE READ
 IN CONJUNCTION WITH
 THE ENGINEERS REPORT

RECESS GARAGE FLOOR TO
 BUILDERS SPECIFICATIONS



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SLAB PLAN

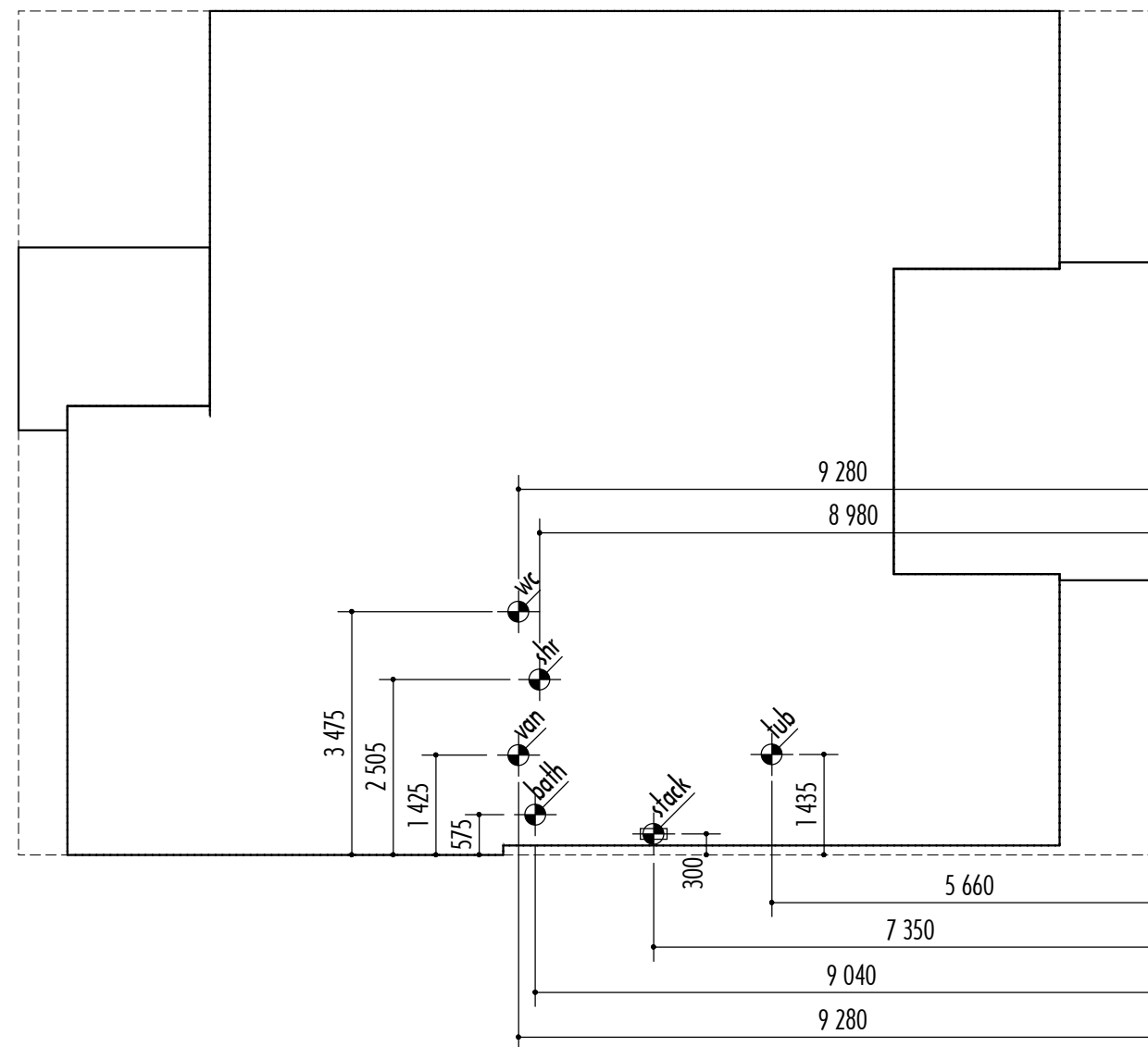
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DRAINAGE OFFSETS HEREIN
 - WC 150 OFF FRAME
 - VANITY 150 OFF FRAME
 - SINK & TUB 150 OFF FRAME
 - BATH 250 x 350
 (ASSUMES 1675 BATH)

DRAINER IS TO VERIFY
 ALL DIMENSIONS PRIOR
 TO COMMENCING WORK



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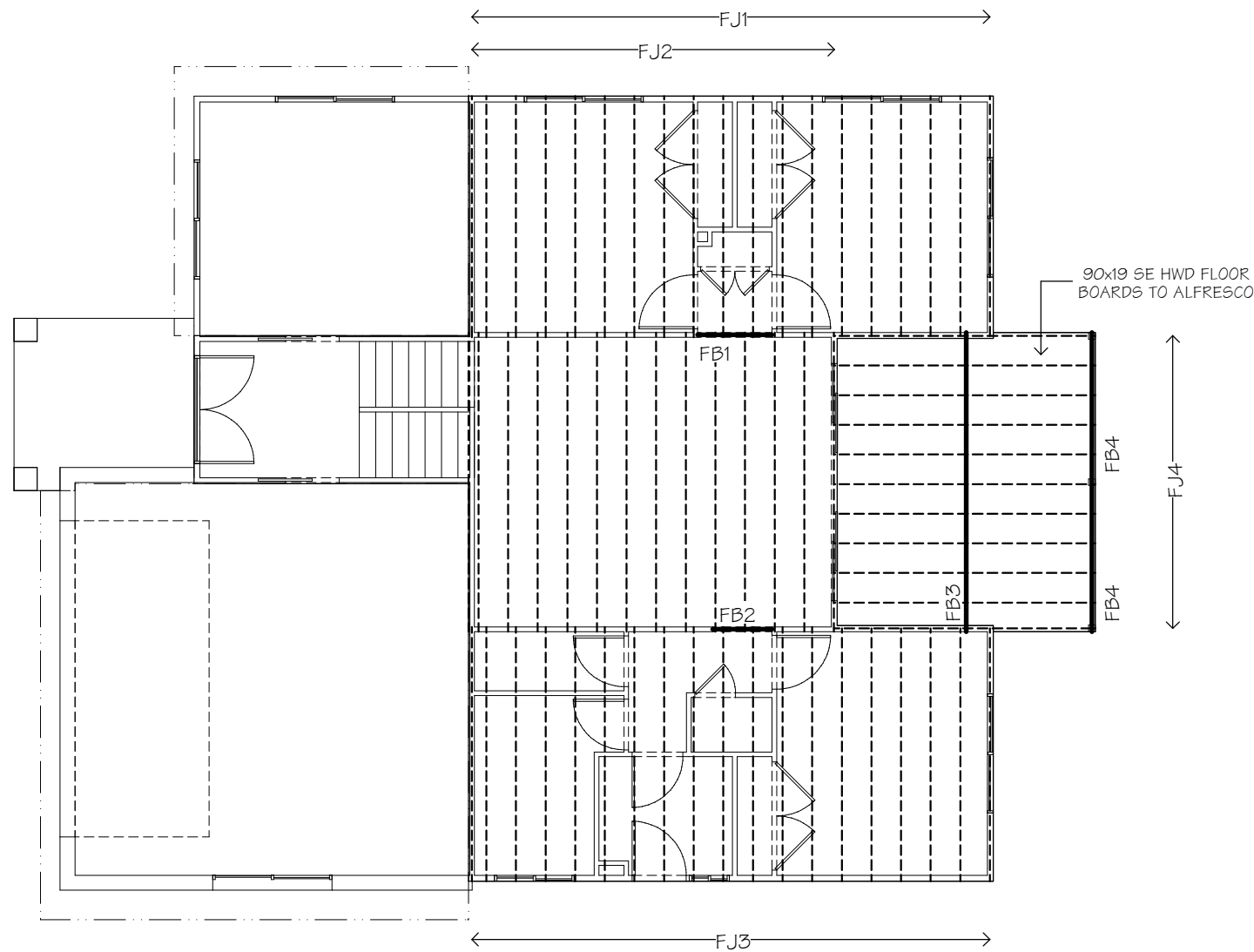
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DRAINER
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OWNER IS TO UNDERTAKE A
 REGULAR MAINTENANCE
 AND INSPECTION
 PROGRAMME OF THE
 EXTERNAL EXPOSED
 MEMBERS OF THE DECK



FLOOR FRAMING SCHEDULE: (MIN. SIZES NOTED)

FB1	FLOOR BEARER	190x45	MGP10	SINGLE SPAN
FB2	FLOOR BEARER	140x45	MGP10	SINGLE SPAN
FB3	FLOOR BEARER	125 x 75 RHS STEEL BEAM TO ENG'R DESIGN	SINGLE SPAN	
FB4	FLOOR BEARER	150x75	F14 UNS HWD	SINGLE or CONT SPAN
FJ1	FLOOR JOIST	200x90	I-BEAM	SINGLE SPAN @ 450crs
FJ2	FLOOR JOIST	245x90	I-BEAM	SINGLE SPAN @ 450crs
FJ3	FLOOR JOIST	200x90	I-BEAM	SINGLE SPAN @ 450crs
FJ4	FLOOR JOIST	100x50	F14 UNS HWD	CONT. SPAN @ 450crs

HYNE ENGINEERED TIMBERS USED FOR WEATHER EXPOSED APPLICATIONS ARE
 TO BE TREATED AND MAINTAINED AS PER MANUFACTURERS SPECIFICATIONS.
 REFER "TECHNICAL DATA SHEET NO. 6" FOR DETAILS.

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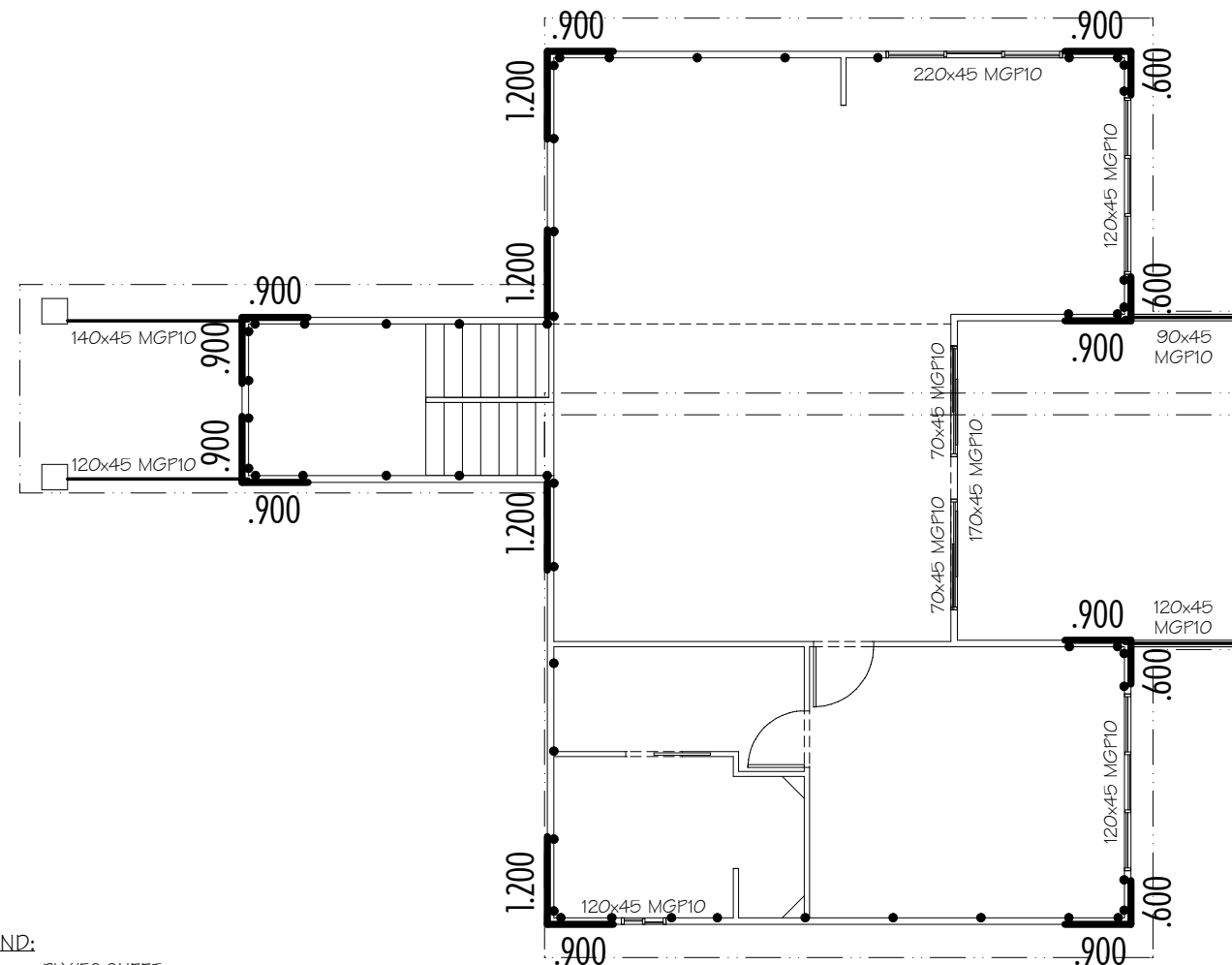
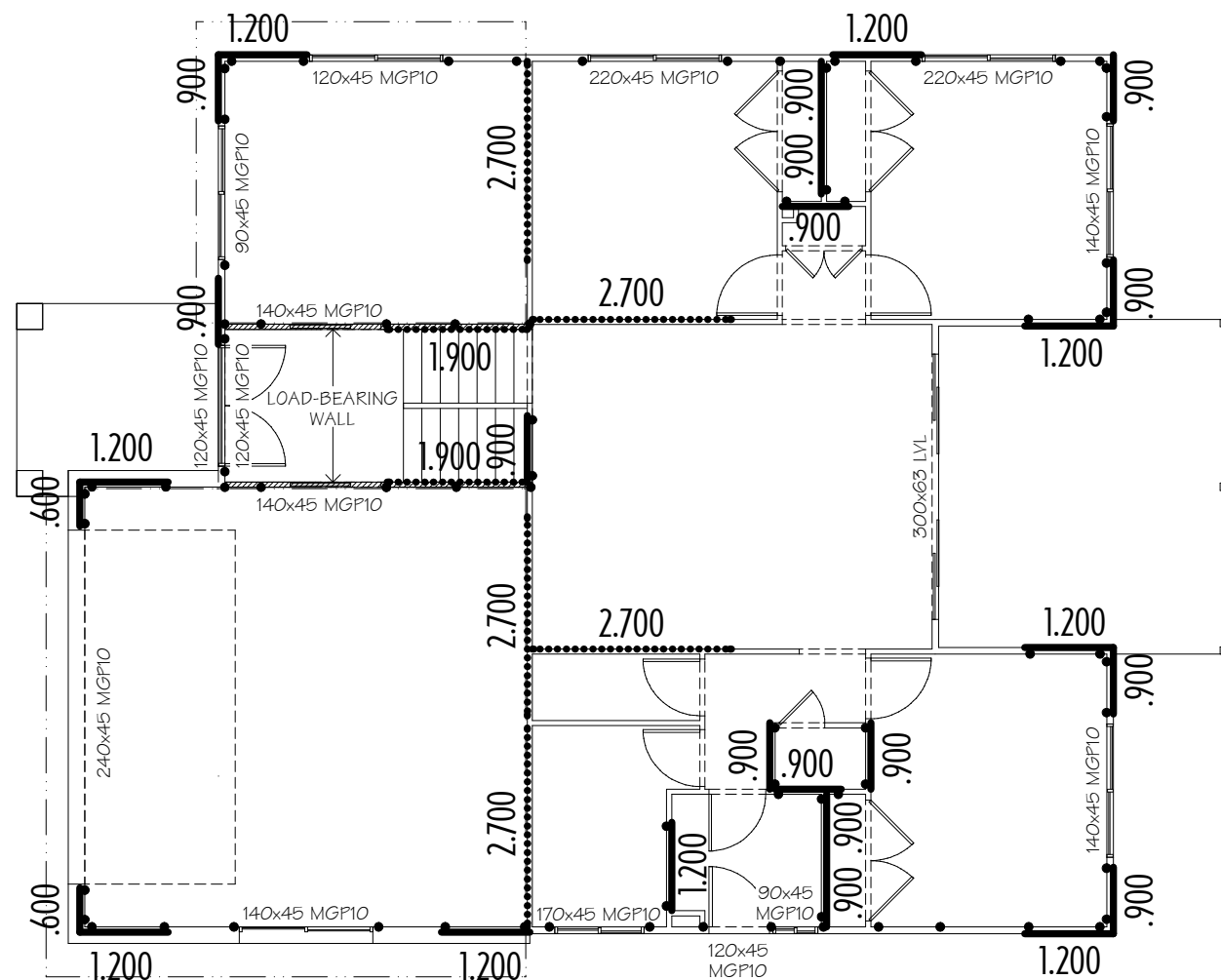
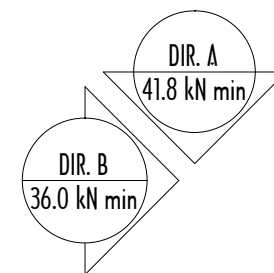
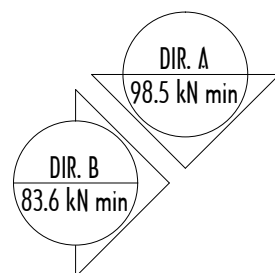
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**FLOOR
 FRAMING**

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LOWER FLOOR

UPPER FLOOR



LEGEND:

- PLY/FC SHEET
- METAL ANGLE/DOUBLE METAL STRAP

- DENOTES LOCATION OF M12 ANCHOR ROD. TO BE POSITIONED BESIDE EACH OPENING, WITHIN 100mm OF STANDARD & GIRDER ROOF TRUSS & AT 1200cns. LOCATION TO BE CONFIRMED ON SITE. ANCHOR RODS TO BE FIXED TO SLAB/FOOTING WITH RAMSET '801' SERIES CHEMICAL ANCHOR OR WITH AN APPROVED SIMILAR PRODUCT

JAMB STUDS:

- OPENING <3000 - 2/70x35 MGF12 PRIMARY STUDS EACH END
- OPENING >3000 - 3/70x35 MGF12 PRIMARY STUDS EACH END

- DENOTES LOAD-BEARING INTERNAL WALLS

DESIGN WINDSPEED
N3

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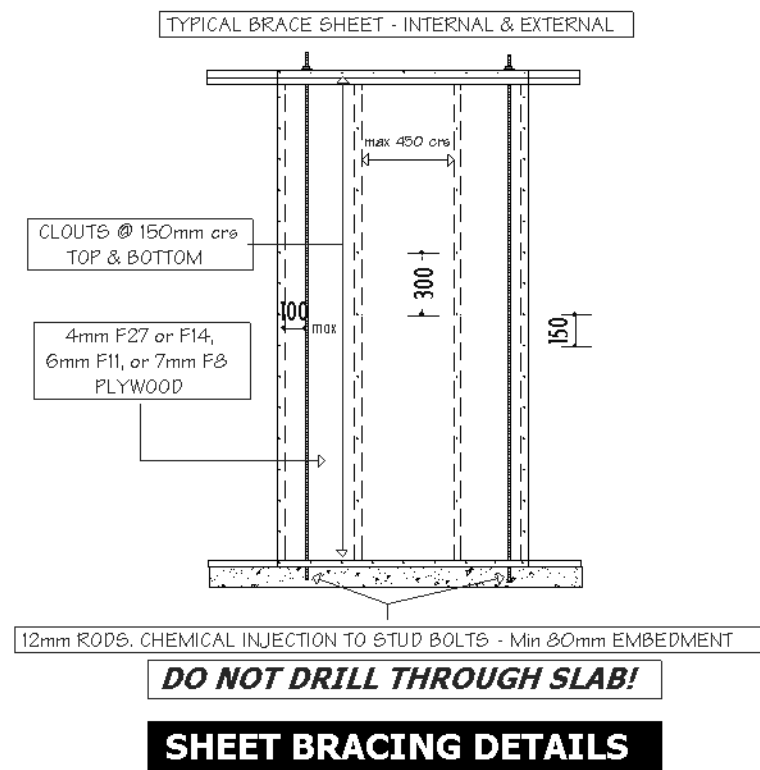
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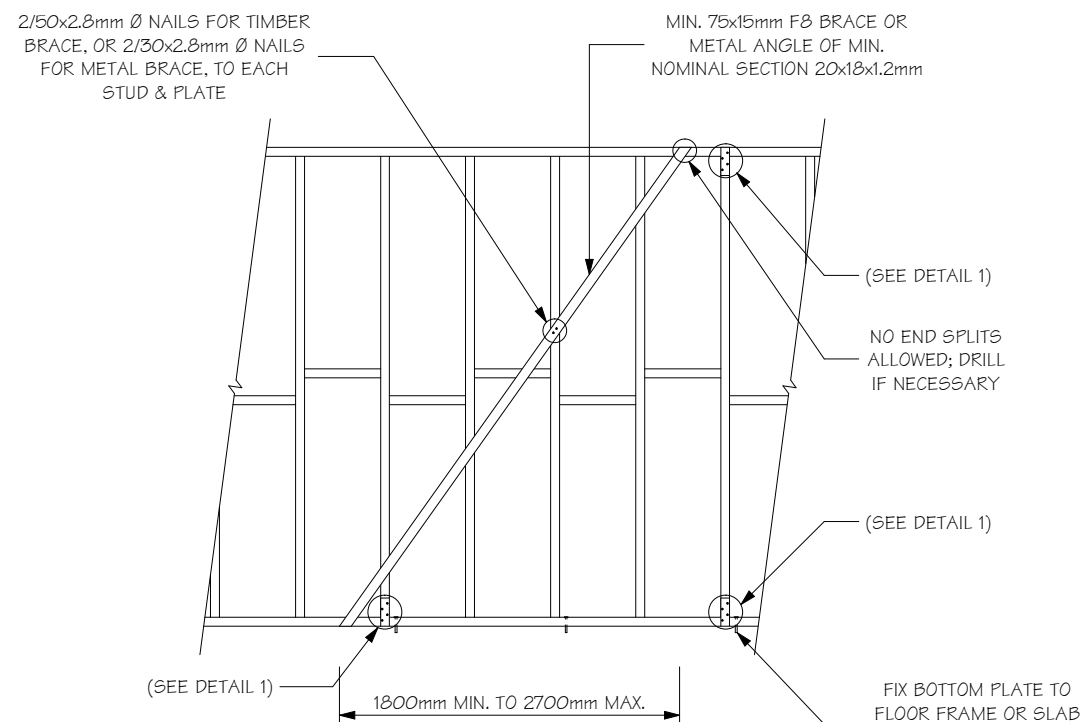
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**BRACING, LINTEL
 & TIE-DOWN**

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 PRECEDENCE OVER SCALED DIMENSIONS.



(C) TIMBER & METAL ANGLE BRACES. THE MAXIMUM DEPTH OF A NOTCH OR SAW-CUT SHALL NOT EXCEED 20mm. SAW-CUTS STUDS SHALL BE DESIGNED AS NOTCHED.



DETAIL 1: 30x0.8mm GALV. METAL STRAP LOOPED OVER PLATE & FIXED TO STUD WITH 3/30x2.8mm Ø GALV. FLAT-HEAD NAILS (OR EQUIVALENT) TO EACH END. ALTERNATIVELY, PROVIDE SINGLE STRAPS TO BOTH SIDES, WITH 3 NAILS PER STRAP END, OR EQUIVALENT ANCHORS OR OTHER FASTENERS.

LOWER FLOOR

DIRECTION 'A' WINDLOAD

BRACE TYPE	BRACE LENGTH (m)	KN / m	KN VALUE	# PROVIDED	KN PROVIDED
Type H (a) structural ply	0.60	3.2	1.92	2	3.84
Type H (a) structural ply	0.90	6.4	5.76	13	74.88
Type H (a) structural ply	1.20	6.4	7.68	1	7.68
Metal angle (type C) 1.8 - 2.7	2.70	1.5	4.05	3	12.15
Nominal bracing	per 1m	0.75			N/C
WINDLOAD REQUIRED					98.50
WINDLOAD ACHIEVED					98.55

DIRECTION 'B' WINDLOAD

BRACE TYPE	BRACE LENGTH (m)	KN / m	KN VALUE	# PROVIDED	KN PROVIDED
Type H (a) structural ply	0.90	6.4	5.76	2	11.52
Type H (a) structural ply	1.20	6.4	7.68	8	61.44
Metal angle (type C) 1.8 - 2.7	1.90	1.5	2.85	2	5.70
Metal angle (type C) 1.8 - 2.7	2.70	1.5	4.05	2	8.10
Nominal bracing	per 1m	0.75			N/C
WINDLOAD REQUIRED					83.60
WINDLOAD ACHIEVED					86.76

UPPER FLOOR

DIRECTION 'A' WINDLOAD

BRACE TYPE	BRACE LENGTH (m)	KN / m	KN VALUE	# PROVIDED	KN PROVIDED
Type H (a) structural ply	0.60	3.2	1.92	4	7.68
Type H (a) structural ply	0.90	6.4	5.76	2	11.52
Type H (a) structural ply	1.20	6.4	7.68	4	30.72
Nominal bracing	per 1m	0.75			N/C
WINDLOAD REQUIRED					41.80
WINDLOAD ACHIEVED					49.92

DIRECTION 'B' WINDLOAD

BRACE TYPE	BRACE LENGTH (m)	KN / m	KN VALUE	# PROVIDED	KN PROVIDED
Type H (a) structural ply	0.90	6.4	5.76	8	46.08
Nominal bracing	per 1m	0.75			N/C
WINDLOAD REQUIRED					36.00
WINDLOAD ACHIEVED					46.08

DESIGN WINDSPEED
N3

Proposed New Residence for

OWNER:

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BUILDER:

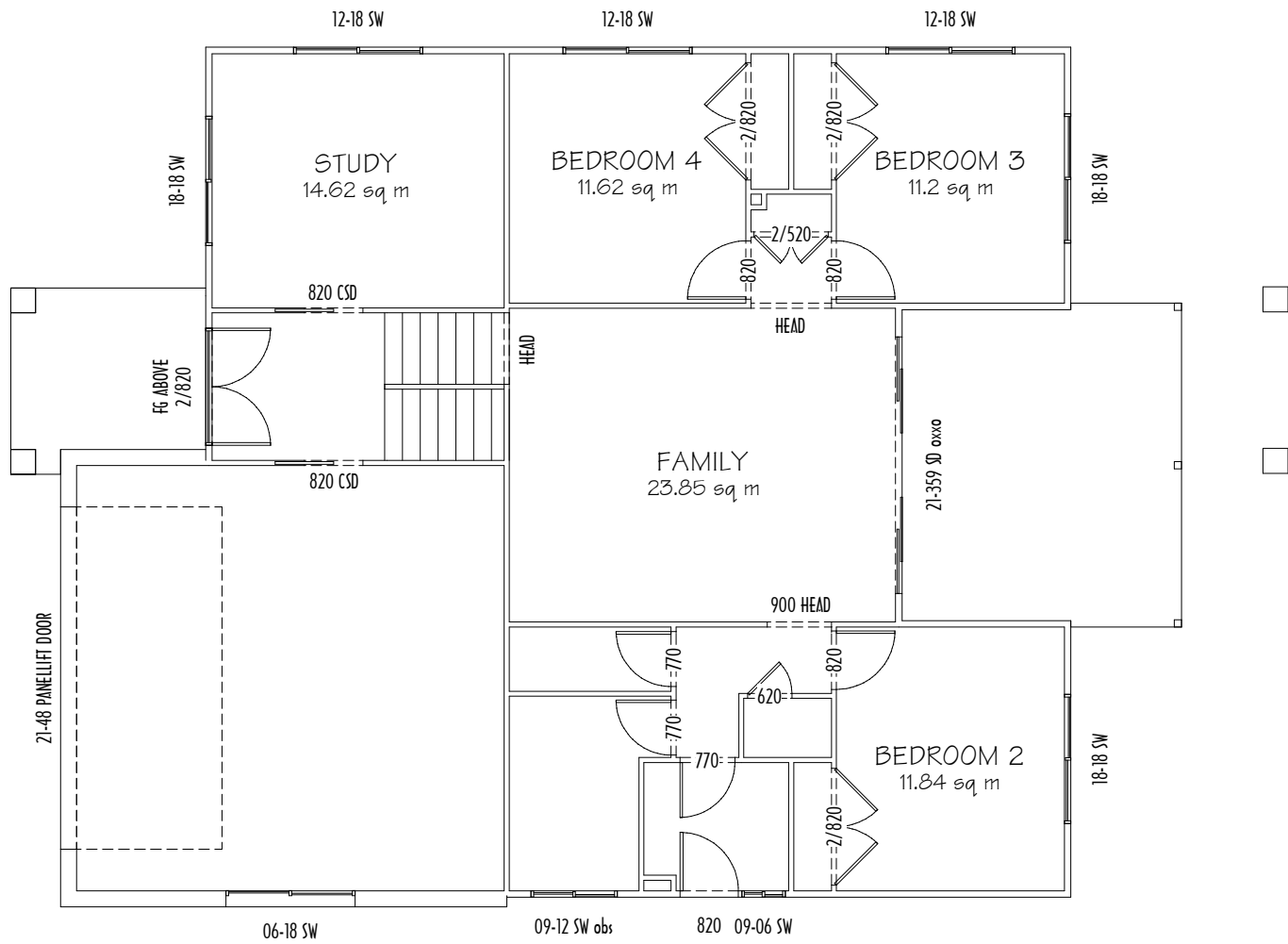
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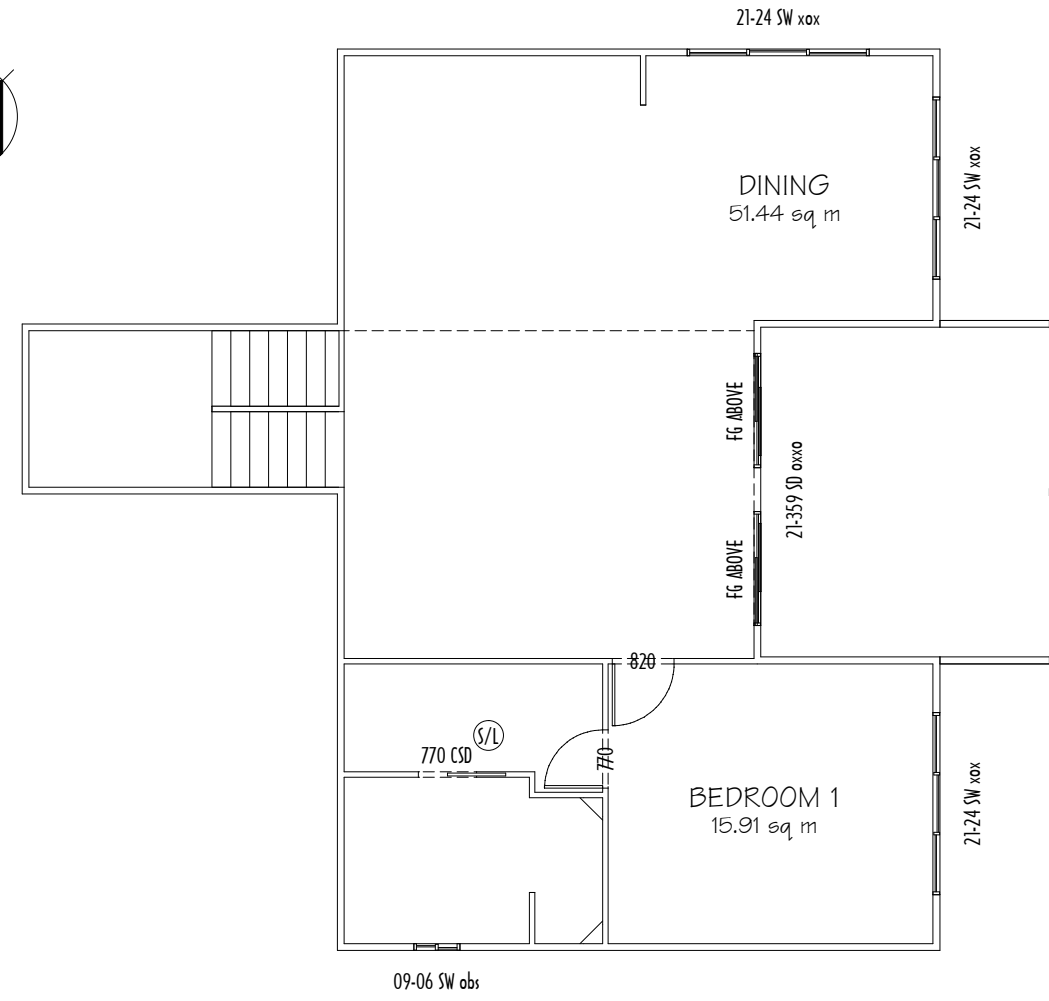
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**BRACING, LINTEL
 & TIE-DOWN**

LOWER FLOOR



UPPER FLOOR



THESE DRAWINGS ARE SUPPLIED ON THE CONDITION THAT IN THE EVENT OF ERROR LIABILITY IS LIMITED TO RECTIFICATION OF THESE DRAWINGS. ERRORS TO BE ADVISED BEFORE CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

WHERE FOR OPERATIONAL OR SAFETY REASONS ASSOCIATED WITH EXHAUST FANS, FLUES OR RECESSED DOWNLIGHTS, THE AREA OF REQUIRED CEILING INSULATION IS REDUCED, THE LOSS OF INSULATION MUST BE COMPENSATED FOR BY INCREASING THE R VALUE OF INSULATION IN THE REMAINDER OF THE CEILING IN ACCORDANCE WITH BCA 2010 TABLE 3.12.1.1B

IT IS THEREFORE RECOMMENDED THAT ANY MANHOLE COVER BE INSULATED.

REQUISITE CEILING FANS MUST BE PERMANENTLY INSTALLED AND HAVE A SPEED CONTROLLER AND SERVE THE WHOLE ROOM, WITH THE FLOOR AREA THAT A SINGLE FAN SERVES NOT EXCEEDING -
 (i) 15m² IF BLADE ROTATION Ø > 900mm
 (ii) 25m² IF BLADE ROTATION Ø > 1200mm

CLIMATE ZONE ZONE 5

ENERGY EFFICIENCY SCHEDULE - TO BE READ IN CONJUNCTION WITH Q-BEARS REPORT
 CLIMATE ZONE '5'

COMPONENT	BUILDING FABRIC MATERIAL	ADDED INSULATION REQ'D
PITCHED ROOF, FLAT CEILING (UNVENT'D)	SHEET METAL , PLASTERBOARD	MIN. R3.0 BATTS/BULK
EXTERNAL WALLS	BRICK VENEER (70f/45c/110br)	RBM + MIN R1.5 BATTS/BULK
EXTERNAL WALLS	FC CLAD (90f)	RBM + MIN R2.0 BATTS/BULK

CLASS 10a ATTACHED GARAGE	TREATED AS PART OF CLASS 1
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EXTERNAL GLAZING WINDOW FRAME MATERIAL GLAZING MATERIAL	ALUMINIUM BRADNAM'S 5mm SOLARBLOCK GENERATION 2
---	--

ROOF LIGHTS ROOM WIR	SHAFT LENGTH	TYPE
	830mm	250Ø SOLATUBE

BUILDING SEALING
 BUILDING CONDITIONED? IF BY OTHER THAN EVAPORATIVE COOLING THE REQUIREMENTS OF BCA 3.12.3 APPLY

FLOOR REQUIREMENTS
 CONC. SLAB ON GROUND
 NIL IN ZONE 5 UNLESS IN-SLAB HEATING IS PROVIDED, WHEREUPON INSULATION TO MIN. R1.0 INSTALLED AROUND THE VERTICAL EDGE OF ITS PERIMETER & WHICH MUST BE WATER RESISTANT & CONTINUOUS FROM FGL FOR A MIN. DEPTH OF 300mm

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**ENERGY
EFFICIENCY**

WATER SAVINGS TARGETS – EXTRACT FROM MP 4.2 – ACCEPTABLE SOLUTIONS
Class 1 buildings connected to a reticulated town water supply system provided by a water service provider registered under the Water Act 2000 use –

- (a) a rainwater tank; or
- (b) a greywater treatment plant;
- (c) alternative water substitution measure; or
- (d) a combination of (a) and/or (b) and/or (c) as specified in a local planning instrument, State Code or State Planning Policy.

A rainwater tank –

- (a) has a minimum storage capacity –
 - (i) of at least 5,000 litres for a detached Class 1 building
 - (ii) at least 3,000 litres for a Class 1 building other than a detached Class 1 building; or
 - (iii) greater than (a) (i) or (a) (ii) as specified by the local government in a local planning instrument; and
- (b) is installed to receive rainfall from –
 - (i) a minimum roof catchment area that is at least one half of the total roof area or 100m², whichever is the lesser; or
 - (ii) a minimum roof catchment area that is greater than (b) (i), as specified by the local government in a local planning instrument; and
- (c) is connected to –
 - (i) toilet cisterns and washing machine cold water taps (other than those connected to a greywater treatment plant or alternative water substitution measure); and
 - (ii) an external use; and
 - (iii) other fixtures as specified by the local government in a local planning instrument.

A rainwater tank has –

- (a) a screened downpipe rainhead, having screen mesh 4 – 6mm and designed to prevent leaves from entering each downpipe; and
- (b) a minimum of 20 litres of the first flush of roof catchment rainwater diverted/ discarded before entering the rainwater tank where:
 - (i) connected to showers, wash basins, kitchen or hot water services; or
 - (ii) required by a local government in a local planning instrument.

A rainwater tank is provided with –

- (a) either –
 - (i) mosquito-proof screens of brass, copper, aluminum or stainless steel gauze not coarser than 1 mm aperture mesh; or
 - (ii) flap valves at every opening of the rainwater tank; and
- (b) a vermin trap; or
- (c) where a wet system is used to harvest rainwater, mosquito-proofing in accordance with HB230.

A rainwater tank has –

- (a) an automatic switching device providing supplementary water from the reticulated town water supply, or
- (b) a trickle top up system, providing supplementary water from the reticulated town water supply with –
 - (i) a minimum flow rate of 2 litres per minute and a maximum flow rate of 4 litres per minute; and
 - (ii) top up valves installed in an accessible location; and
 - (iii) a minimum storage volume of the reticulated town water supply top up not exceeding 1,000 litres or as specified by the local government in a local planning instrument.

A backflow prevention device is installed to protect the drinking water within the reticulated town water supply system in accordance with AS/NZS 3500:2003 Plumbing and Drainage.

- (a) Polyethylene tanks comply with AS/NZS4766:2006 polyethylene storage tanks for water and chemicals.
- (b) Galvanised steel sheet complies with AS1397:2001 steel sheet and strip – hot-dipped zinc-coated or aluminium/zinc-coated, and have a minimum coating of 550 g/ m².
- (c) Stainless steel sheet complies with ASTM A240/A240M-05 standard specification for chromium and chromium-nickel stainless steel plate, sheet, and strip for pressure vessels and for general applications.
- (d) Concrete tanks comply with AS3735:2001 concrete structures containing liquids.
- (e) Collection well/underground water cell (non potable), or bladder tank complies with Vertical Axis Type Section 10 of AS/NZS 1546.1:1998 on-site domestic wastewater treatment units – Septic Tanks.

A rainwater tank stand or other supporting structure complies with AS/ NZS1170.1:2002 permanent, imposed and other actions and AS/NZS1170.2:2002 wind actions.

- (a) All rainwater tanks are sealed to prevent surface stormwater and groundwater entering the rainwater tank.
- (b) Non water-tight access lids are sealed, or terminate a minimum 150 mm above finished ground level stormwater flows with the ground sloped away from the tank and access lid.
- (c) Water tight access lids are permitted to finish flush with the finished surface level.

(a) The rainwater tank overflow is connected to the existing stormwater system or kerb and channel, or inter-allotment stormwater pit.

(b) If no stormwater system exists and the property falls away from the street the rainwater tank overflow may have to be drained to an on-site stormwater dispersion system. The local government must approve on-site stormwater dispersion systems before installation.

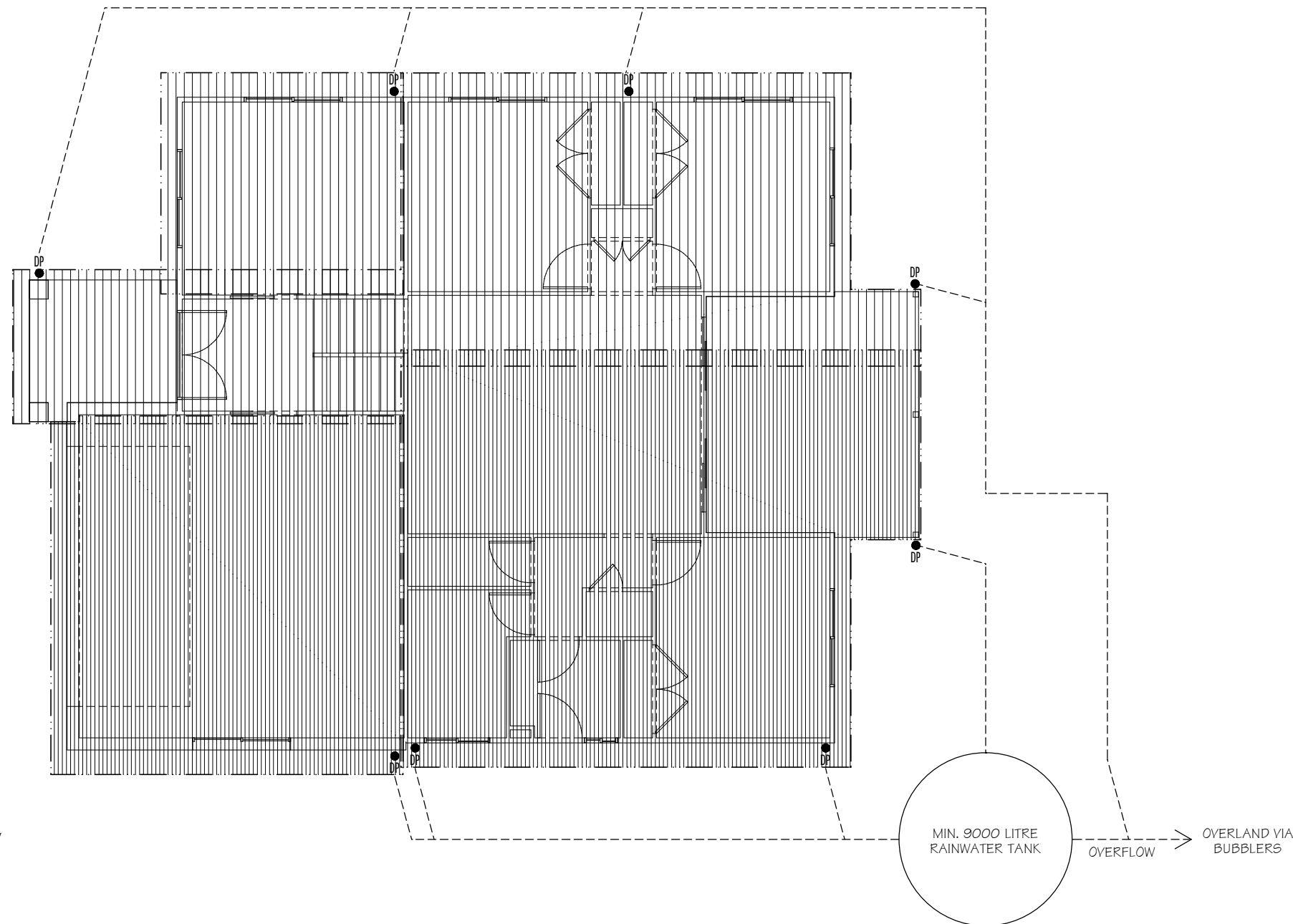
(c) The water from the overflow is considered to be stormwater and the requirements of AS/NZS 3500:2003 apply.

(d) A physical air break or non-return valve on the outlet from the rainwater tank overflow is provided before connecting to the stormwater drainage system.

(e) All plumbing and stormwater connections comply with local government requirements

A greywater treatment plant –

- (a) is installed to receive greywater from all bathroom sanitary outlets in the building;
- (b) has a minimum processing capacity to treat total greywater input vessel volume in 24 hours;
- (c) has a storage capacity not exceeding 2,000L;
- (d) is connected to supply treated water to –
 - (i) all toilet cisterns;
 - (ii) washing machine cold water taps;
 - (iii) an external use; and
 - (iv) other fixtures as specified by the local government in a local planning instrument;
- (e) supplies the treated water separate to the reticulated town water supply system:
 - (i) to toilet cisterns using a dual float system; and
 - (ii) for cold water to washing machines using a separate tap directly connected from the greywater treatment plant; and
- (f) complies with Table T1 of the Queensland Plumbing and Wastewater Code for the effluent compliance value for end uses with a high level of human contact;
- (g) disposes of untreated greywater to the sewer.



MIN. 50% ROOF WATER TO DISCHARGE TO RAINWATER STORAGE TANK
4 DOWNPIPES COLLECTING 111m² ROOF AREA SHOWN BY DENSE HATCHING

THESE DRAWINGS ARE SUPPLIED ON THE CONDITION THAT IN THE EVENT OF ERROR LIABILITY IS LIMITED TO RECTIFICATION OF THESE DRAWINGS. ERRORS TO BE ADVISED BEFORE CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ROOF DRAINAGE TO COMPLY WITH BCA 3.5.2 & AS 3500. Min 50% OF ROOF AREA or 100m² TO DISCHARGE via 5,000 ltr RAINWATER TANK (or LARGER TANK IF REQUIRED BY A LOCAL AUTHORITY PLANNING INSTRUMENT)

REFER SITE PLAN FOR TANK POSITION AND CAPACITY

AS PER PART 3.5.2 OF THE B.C.A., THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT QLD. QUAD EAVES GUTTER WITH AN EFFECTIVE CROSS-SECTIONAL AREA OF 8100mm² & A RAINFALL INTENSITY OF 251mm/Hr ACHIEVING A MAXIMUM ACTUAL ROOF AREA PER DOWNPIPE OF 50m² WHICH GIVES A MAX. PLAN DIMENSION OF 45.3m². AT 25° USING 100x75mm DOWNPIPES.

AS PER PART 3.1.2 OF THE B.C.A. IN ACCORDANCE WITH AS/NZS 3500, UPVC STORMWATER PIPELINES HAVING A SMOOTH (NON-PROFILED) INTERNAL BORE WITH A FALL OF 1:100 MIN. AND A NOMINAL DIAMETER OF 100mm ACHIEVES A HYDRAULIC CAPACITY OF 8L/s, GIVING A MAX. ACTUAL ROOF AREA OF 93.2m² OR A MAX. PLAN DIMENSION OF 93.2m² PER STORMWATER PIPE.

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**ROOF
DRAINAGE**

THIS BUILDING WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING ACT 1975, THE BUILDING REGULATION 2006, BUILDING CODE OF AUSTRALIA (BCA), AS1684 TIMBER FRAMING CODE AND REFERENCED DOCUMENTS. ALL WORK IS TO COMPLY WITH THE DEEMED-TO-SATISFY PROVISIONS OF THE BCA.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS IS REFERENCED IN THE BCA INCLUDING:

- AS 1170 STRUCTURAL DESIGN ACTIONS
- AS 1225 CLAY BUILDING BRICKS
- AS 1288 GLASS IN BUILDINGS
- AS 1428 DESIGN FOR ACCESS & MOBILITY
- AS 1479 SPECIFICATION & SUPPLY OF CONCRETE
- AS 1562 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
- AS 1580 PAINTS & RELATED MATERIALS
- AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
- AS 1720 TIMBER ENGINEERING CODE
- AS 1860 PARTICLEBOARD FLOORING
- AS 2047 WINDOWS IN BUILDINGS
- AS 2049 ROOF TILES
- AS 2050 INSTALLATION OF ROOF TILES
- AS 2179 SPECIFICATION FOR RAINWATER GOODS ETC
- AS 2180 METAL RAINWATER GOODS
- AS 2358 ADHESIVES FOR CERAMIC TILES
- AS 2588 GYPSUM PLASTERBOARD
- AS 2589 FINISHES – GYPROCK
- AS 2870 RESIDENTIAL SLABS & FOOTINGS
- AS 2890 PARKING FACILITIES
- AS 2904 DAMP PROOF COURSES & FLASHINGS
- AS 3000 ELECTRICAL INSTALLATION
- AS 3500 PLUMBING & DRAINAGE – STORMWATER
- AS 3600 CONCRETE STRUCTURES
- AS 3623 DOMESTIC METAL FRAMING
- AS 3660 PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES
- AS 3700 MASONRY STRUCTURES
- AS 3730 GUIDE TO PROPERTIES OF PAINT FOR BUILDINGS
- AS 3740 WATERPROOFING OF WET AREAS
- AS 3786 SMOKE ALARMS
- AS 3958 INSTALLATION OF CERAMIC TILES
- AS 4959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
- AS 3972 PORTLAND & BLENDED CEMENTS
- AS 3999 THERMAL INSULATION IN DWELLINGS
- AS 4055 WIND LOADS ON HOUSING
- AS 4100 STEEL STRUCTURES

PRIOR TO COMMENCING WORK, THE BUILDER AND OWNER MUST ENSURE THAT ALL BOUNDARIES OF THE ALLOTMENT, EASEMENTS AND SERVICES ARE ACCURATELY LOCATED (INCLUDING DEPTH OF SERVICES AND UTILITIES) IN DOCUMENTATION. FURTHER ADVICE IS TO BE OBTAINED PRIOR TO THE WORK CONTINUING IF THERE ARE ANY CONFLICTS. IT IS RECOMMENDED THAT A CADASTRAL SURVEY (A SURVEY MORE COMMONLY CALLED IN THE SURVEYING PROFESSION AS AN “IDENTIFICATION SURVEY”) BE UNDERTAKEN TO IDENTIFY THE BOUNDARIES OF THE ALLOTMENT, THE ACTUAL LOCATION OF ANY EXISTING BUILDING OR STRUCTURE ON THE ALLOTMENT AND THE LOCATION OF THE PROPOSED BUILDING/STRUCTURE (INCLUDING ANY ATTACHMENTS) ON THE ALLOTMENT.

BUILDING WORK MUST NOT ENCROACH OVER LAND ON AN ADJOINING ALLOTMENT. BUILDING WORK ON LAND IN AN EASEMENT OR SUBJECT TO A STATUTORY COVENANT IS NOT ALLOWED, UNLESS THE HOLDERS OF THE REGISTERED INTERESTS IN THE EASEMENT OR STATUTORY COVENANT HAVE CONSENTED TO THE BUILDING WORK. BUILDING WORK OVER OR NEAR A LOCAL AUTHORITY’S OR SERVICE PROVIDER’S INFRASTRUCTURE (SEWER, STORMWATER, ETC.) IS NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE LOCAL AUTHORITY OR SERVICE PROVIDER. THE BUILDER MUST COMPLY WITH THE DESIGNERS REQUIREMENTS AND THE LOCAL AUTHORITY’S/SERVICE PROVIDER’S REQUIREMENTS FOR THE BUILDING WORK WITHIN THE PRESCRIBED ZONES OF INFLUENCE FOR THE SERVICE. BUILDING WORK OVER OR ADJACENT TO EXISTING SANITARY DRAINAGE MUST COMPLY WITH THE STANDARD PLUMBING AND DRAINAGE REGULATION TO THE EXTENT THE STANDARD APPLIES TO BUILDINGS OVER SANITARY DRAINAGE.

THE BUILDER IS TO UNDERTAKE AN ASSESSMENT OF THE SITE IN ACCORDANCE WITH AS 4055 (WIND LOADS FOR HOUSING) PRIOR TO COMMENCING WORK AND IS TO ENSURE THAT THE DESIGN FOR THE WORK HAS BEEN BASED ON THE CORRECT CLASSIFICATION. THE PROPOSED BUILDING/STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELATIVE DESIGN MANUALS REFERENCED IN THE BCA OR IN ACCORDANCE WITH A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ) DESIGN THAT HAS BEEN CERTIFIED.

EARTHWORKS ARE TO COMPLY WITH PART 3.1.1 AND PART 3.1.2 OF THE BCA. IF SOIL CONDITIONS, GROUND LEVELS, EXCAVATION OR FILLING MAKE IT NECESSARY TO PROTECT LAND, BUILDINGS AND STRUCTURES IN THE NEIGHBOURHOOD OF BUILDING WORK: RETAINING WALLS MUST BE BUILT OR OTHER SUITABLE METHODS USED, TO PREVENT SOIL MOVEMENT; AND DRAINAGE OF THE LAND, BUILDINGS AND STRUCTURES MUST BE PROVIDED.

WHERE INSTALLED THE BUILDER IS TO ENSURE THAT THE STORMWATER DRAINAGE SYSTEM IS INSTALLED AND CONNECTED TO A STORMWATER DRAINAGE SYSTEM THAT COMPLIES WITH PART 3.1.2 AND PART 3.5.2 OF THE BCA. DRAINAGE IS TO BE CARRIED OUT IN A WAY THAT PROTECTS THE LAND, BUILDINGS AND STRUCTURES IN THE NEIGHBOURHOOD OF THE BUILDING OR LAND AND IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

THE SITE, WHERE THE BUILDING/STRUCTURE IS TO BE CONSTRUCTED, MUST BE CLASSIFIED IN ACCORDANCE WITH AS2870. FOOTINGS AND SLABS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS2870, AS2159 OR AS3600 (AS APPLICABLE). WHERE FOOTINGS ARE LOCATED WITHIN THE ZONE OF INFLUENCE OF A SERVICE, EXISTING EXCAVATION OR EXISTING STRUCTURE OR BUILDING, THE FOOTING DESIGN AND CONSTRUCTION IS TO MEET ANY ADDITIONAL REQUIREMENTS REQUIRED TO PROTECT THE BUILDING, STRUCTURE OR SERVICE.

TERMITE MEASURES ARE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH PART 3.1.3 (TERMITE RISK MANAGEMENT) OF THE BCA. AT LEAST 2 DURABLE NOTICES (COMPLYING WITH 3.1.3.2 OF THE BCA) MUST BE PERMANENTLY FIXED TO THE BUILDING IN PROMINENT LOCATIONS, SUCH AS IN A METER BOX AND A KITCHEN CUPBOARD OR THE LIKE. A CERTIFICATE STATING COMPLIANCE WITH THE PERFORMANCE REQUIREMENT (BCA P2.1.1) IS TO BE PROVIDED BY THE ENTITY/ PERSON THAT IS LICENSED BY THE BSA TO INSTALL THE TERMITE MANAGEMENT MEASURE. THIS CERTIFICATE IS TO STATE THE LOCATION AND TYPE OF TERMITE MEASURE USED AND HOW IT COMPLIES WITH THE REQUIREMENTS OF THE BCA. WHERE THE SYSTEM DOES NOT COMPLY WITH THE DEEMED TO SATISFY PROVISIONS OF THE BCA THE CERTIFICATE IS TO IDENTIFY THE BUILDING SOLUTION, THE ASSESSMENT METHODS USED AND THE DOCUMENTS RELIED ON TO COMPLY WITH THE PERFORMANCE REQUIREMENT (BCA P2.1.1)

MASONRY IS TO COMPLY WITH THE REQUIREMENTS OF PART 3.3 OF THE BCA. FRAMING IS TO COMPLY WITH THE REQUIREMENTS OF PART 3.4 OF THE BCA. ROOF AND WALL CLADDING ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.5 OF THE BCA. GLAZING AND WINDOWS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.6 OF THE BCA, AS2047 & AS1288 AS APPLICABLE. A CERTIFICATE OF COMPLIANCE IS TO BE SUBMITTED FROM THE MANUFACTURER.

THE FIRE HAZARD PROPERTIES OF MATERIALS USED IN CLASS 1 BUILDING, INCLUDING COMMON FLOOR OR CEILING SPACES WITH A CLASS 10 BUILDING, MUST COMPLY WITH THE FOLLOWING: SARKING-TYPE MATERIALS USED IN THE ROOF MUST HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5; AND FLEXIBLE DUCTWORK USED FOR THE TRANSFER OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254. ANY PROPOSED HEATING APPLIANCES MUST BE INSTALLED IN ACCORDANCE WITH PART 3.7.3 OF THE BCA.

SMOKE ALARMS MUST COMPLY WITH AS3786 AND TO BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING.

WET AREAS WITHIN A BUILDING MUST BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH PART 3.8.1 (WET AREAS) OF THE BCA OR AS3740 – (WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS).

CEILING HEIGHTS MUST NOT BE LESS THAN: IN A HABITABLE ROOM EXCLUDING A KITCHEN – 2.4M; IN A KITCHEN – 2.1M; IN A CORRIDOR, PASSAGEWAY OR THE LIKE – 2.1M; IN A BATHROOM, SHOWER ROOM, LAUNDRY, SANITARY COMPARTMENT, AIRLOCK, PANTRY, STOREROOM, GARAGE, CAR PARKING AREA OR THE LIKE – 2.1M; IN AN ATTIC ROOM, ROOM WITH A SLOPING CEILING OR PROJECTION BELOW THE CEILING OR PROJECTION BELOW THE CEILING LINE OR A NON-HABITABLE ROOM OR SIMILAR SPACE – A HEIGHT THAT DOES NOT UNDULY INTERFERE WITH THE PROPER FUNCTIONING OF THE ROOM OR SPACE; IN A STAIRWAY – 2.0M MEASURED VERTICALLY ABOVE THE NOSING LINE

FACILITIES ARE TO BE PROVIDED IN ACCORDANCE WITH 3.8.3.2 OF THE BCA.

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST – OPEN OUTWARDS; OR SLIDE; OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 2.1M BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.

NATURAL LIGHTING MUST BE PROVIDED IN A CLASS 1 BUILDING TO ALL HABITABLE ROOMS IN ACCORDANCE WITH PART 3.8.4 OF THE BCA. VENTILATION IS TO BE PROVIDED IN ACCORDANCE WITH PART 3.8.5 OF THE BCA.

THE BUILDER AND OWNER ARE REQUIRED TO ENSURE THAT THE BUILDING WORKS COMPLY WITH THE REQUIREMENTS OF ANY APPLICABLE LOCAL PLANNING INSTRUMENT OR ANY LAWFUL LOCAL LAW OR LOCAL LAW POLICY. IT IS RECOMMENDED THAT PARTICULAR ATTENTION IS PAID TO THE LOCATION OF THE ACCESS TO THE SITE TO ENSURE THAT GRADIENTS OF DRIVEWAYS WILL COMPLY WITH THE LOCAL AUTHORITIES REQUIREMENTS. ALL WORKS NECESSARY TO CONTROL EROSION AND SEDIMENTATION AND/OR THE LOSS AND MOVEMENT OF SOIL DURING THE PERIOD OF CONSTRUCTION, SHALL BE PROVIDED. SUCH WORKS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF SEDIMENT FENCES, EARTH BERMS AND TEMPORARY DRAINAGE DESIGNED TO PREVENT SEDIMENT BEING TRANSPORTED TO ADJOINING PROPERTIES, ROADS AND/OR DRAINAGE SYSTEMS.

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GENERAL NOTES