



SAMPLE RESIDENCE

Sheet Count	
Issue	Count
WD01C	51
WD01D	20
WD01E	25
	96

at
MISTERY ROAD BRISBANE
 for
A. CLIENT

Contact List			
Surveyor Spatial Contours Manny Lines p: 0410 000 007 e: mannylines@bigpond	Architect Architects Black and Wilson Mark Wilson p: 07 3359 9233 e: mark@architectsblackandwilson.com.au 8 Desbet Street The Gap Qld 4061	Engineer Struct Ken Certifi p:07 33000007 e: kcerti@bigpond 07 Any Street, The Gap, Q 4061.	
Engineer Hydraulics Name over two lines p: e: Address Line 1 Address Line 2	Energy Assessor Name over two lines p: e: Address Line 1 Address Line 2	Building Certifier B Approved Brian Appra p: 07 3333 3333 e: brian@bapproved.com	Owner Anthony Client p:0444444444 e:client@bigpond.net 100 Next Street The Gap Qld 4061

No	#	of	Sheet Name	Issue	Rev	Σ
001GF1	1	69	Cover - Project	WD01E		1
101SP1	2	69	Site Plan 1-750	WD01C	3	1
102SP1	3	69	Site Plan 1-200 Building Set Outs	WD01C	5	1
105SP1	4	69	Finished levels plan	WD01C		1
110FP1	5	69	Level 0 Floor Plan	WD01E	5	1
111FP1	6	69	Level 1 Floor Plan	WD01E		1
112FP1	7	69	Level 0 Floor Plan Outbuildings	WD01C	3	1
131RP1	8	69	Roof Plan	WD01E		1
132RP1	9	69	Roof Drainage Diagrams	WD01C		1
135RP1	10	69	Underground Drainage Diagrams	WD01C	3	1
141EP1	11	69	Site Electrical Plan	WD01C	3	1
150EP1	12	69	Level 0 Electrical Plan + Reflected Ceiling Plan	WD01D	4	1
151EP1	13	69	Level 1 Electrical Plan + Reflected ceiling Plan	WD01C		1
173AP1	14	69	Area Plans GFA	WD01C		1
175AP1	15	69	under tile in screen floor heating	WD01E		1
201EL1	16	69	House Elevations 1 of 2	WD01D	5	1
202EL1	17	69	House Elevations 2 of 2	WD01C	5	1
211EL1	18	69	Shed Elevations not in house building application	WD01C		1
301ST1	19	69	Sections Cross	WD01C	5	1
302ST1	20	69	Sections Shed - not in house building application	WD01C		1
321ST1	21	69	Sections Longitudinal	WD01E		1
322ST1	22	69	Sections Longitudinal	WD01E		1
421PD2	23	69	NW + SE 3D VIEWS	WD01C	5	1
422PD2	24	69	External 3D's	WD01C	5	1
423PD2	25	69	3D Axo SE	WD01C	5	1
424PD2	26	69	3D Axo SW	WD01C	5	1
431PD2	27	69	SE and SW Perspectives	WD01C	5	1
432PD2	28	69	NE + NW Perspectives	WD01C	5	1
433PD2	29	69	View into brezeway	WD01C	5	1
434PD2	30	69	View from kitchen into breezeway	WD01C		1
435PD2	31	69	View from kitchen into living	WD01C		1

No	#	of	Sheet Name	Issue	Rev	Σ
436PD2	32	69	view out from breezeway	WD01C		1
437PD2	33	69	View looking out from breezeway	WD01C		1
438PD2	34	69	View into breezeway looking south	WD01C		1
439PD2	35	69	View out from master bedroom	WD01C		1
440PD2	36	69	View out from study	WD01C		1
441PD2	37	69	ENTRY AND APPROACH VIEWS	WD01D		1
500SE1	38	69	Level 0 Setout Blockwork + Openings	WD01E		1
510FT1	39	69	Level 0 Slab + Footing Layout	WD01D	4	1
531RS1	40	69	Roof Structure Lower	WD01C	1	1
532RS1	41	69	Roof Structure Upper	WD01C		1
540BR1	42	69	Level 0 Bracing	WD01E		1
541BR1	43	69	Level 1 Bracing	WD01C		1
601DG	44	69	Details - Northern Stairs	WD01D		1
602DG1	45	69	Details - Waterproofing	WD01C		1
603DG1	46	69	Details - Waterproofing Notes	WD01C		1
611DX1	47	69	Reverse Brick veneer Details - Slab+Footing	WD01C	3	1
619DW1	48	69	Fireplace Elevations	WD01C		1
620DX1	49	69	Fireplace details	WD01C		1
621DW1	50		Details - Sliding Eastern Screen	WD01D	4	1
622DW1	51	69	Details - Polycarbonate Western Screen	WD01D	4	1
623DW1	52	69	Details - Footings	WD01D	4	1
631DR1	53	69	Details - Roof	WD01C		1
641DB1	54	69	Details - Bracing Top	WD01C		1
642DB1	55	69	Details - Bracing Bottom	WD01C		1
643DB1	56	69	Details - Bracing Types	WD01C		1
644DB1	57	69	Details - Bracing Ply	WD01C		1
651DF1	58	69	Details - Block Wall Pattern	WD01C		1
661DC1	59	69	Details - Ceiling	WD01C		1
662DC1	60	69	Details - Ceiling	WD01C		1
663DC1	61	69	Details - Ceiling	WD01C		1
701SC1	62	69	Window Schedule	WD01E	5	1
705WD1	63	69	Fixed/Louvre Window Details	WD01C		1
711SC1	64	69	Door Schedule	WD01C		1

No	#	of	Sheet Name	Issue	Rev	Σ
715SC1	65	69	Door Details	WD01C		1
716SC1	66	69	Door Details	WD01C		1
731NT1	67	69	General Notes	WD01C		1
751NT1	68	69	Tiedown Notes	WD01C		1
781SD1	69	69	Safety in Design Notes	WD01C		1
900	1	29	Joinery Cover	WD01D		1
930KP1	2	29	Kitchen plan	WD01E		1
931KE1	3	29	Kitchen Elevation 1	WD01D		1
932KE1	4	29	Kitchen Elevation 2+6	WD01D		1
933KE1	5	29	Kitchen Elevation 3	WD01D		1
934KE1	6	29	Kitchen Elevation 4+7	WD01D		1
935KE1	7	29	Kitchen Elevation 5	WD01D		1
937PD2	8	29	Axonometric Kitchen KA1	WD01D		1
938PD2	9	29	Axonometric Kitchen KA2	WD01D		1
940EP1	10	29	Ensuite Plan	WD01E		1
941EE1	11	29	Ensuite Elevation 1	WD01E		1
942EE1	13	29	Ensuite Elevation 2	WD01E		1
943EE1	14	29	Ensuite Elevation 3	WD01E		1
944EE1	15	29	Ensuite Elevation 4	WD01E		1
947PD2	16	29	Axonometric Ensuite	WD01D		1
950BP1	17	29	Bathroom Plan	WD01E		1
951BE1	18	29	Bathroom Elevations 1+3+4	WD01E		1
952BE1	19	29	Bathroom Elevations 2+5	WD01E		1
953BE1	20	29	Bathroom Elevations 6 + 7	WD01E		1
957PD2	21	29	Axonometric Bathroom	WD01D		1
960LP1	22	29	Laundry Plan	WD01E	5	1
961LE1	24	29	Laundry Elevations L1+L3	WD01E		1
962LE1	25	29	Laundry Elevations L2+L4	WD01E		1
967PD2	26	29	Axonometric Laundry	WD01D		1
970JP1	27	29	Study Joinery Plan	WD01E		1
971SE1	28	29	Study Elevations	WD01E		1
977PD2	29	29	Axonometric Study	WD01D		1
Grand total						96

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01E	02.03.16	ADD DIMENSIONS			
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

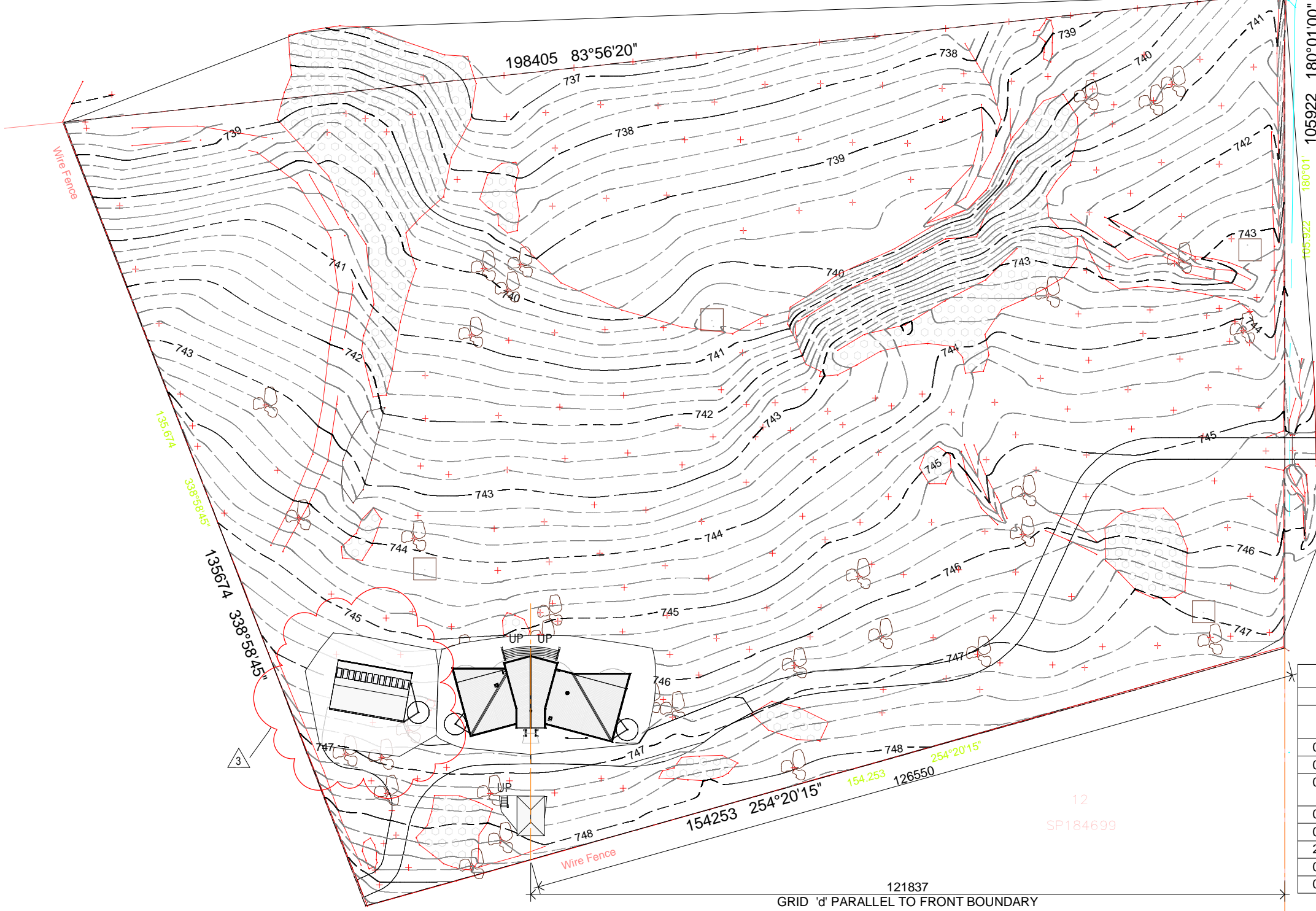
ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au

WORKING DRAWINGS

Issue Date 25.01.2016

Job No
#46414
 Issue
WD01E
 SHEET 1 OF 69

10
SP184699



Mistry Road

R.P.D.:	Lot 11 SP 184699 Parish of Eastwick County Benty
Local Authority:	Up and Downs Regional Council
Area:	2.09 Ha
Zoning/ Overlays:	LMR/LR Demolition Control: NO Character: NO Small Lot: NO Waterway: NO
Flood Level:	NIL
Transport Corridor:	Category: 0
Climate Zone:	5

Topography Schedule					
Volumes			Areas		Comments
Cut	Fill	Net cut/fill	Projected Area	Surface Area	
0.00 m ³	414.28 m ³	414.28 m ³	351.12 m ²	362.70 m ²	4 BAY SHED PLATFORM
0.00 m ³	34.12 m ³	34.12 m ³	37.86 m ²	40.18 m ²	OBSERVATORY PLATFORM
0.00 m ³	12852.82 m ³	12852.82 m ³	21423.88 m ²	21649.65 m ²	SITE OVERALL - COMPLETED
0.00 m ³	386.43 m ³	386.43 m ³	658.58 m ²	661.17 m ²	NEW DRIVEWAY
0.05 m ³	57.04 m ³	57.00 m ³	158.26 m ²	158.28 m ²	CUT TO DRIVEWAY
2.11 m ³	3.34 m ³	1.23 m ³	22210.70 m ²	22439.68 m ²	SITE OVERALL - EXISTING
0.89 m ³	1.20 m ³	0.31 m ³	18.26 m ²	18.36 m ²	EXISTING DRIVEWAY
0.00 m ³	699.99 m ³	699.99 m ³	607.17 m ²	622.23 m ²	MAIN HOUSE PLATFORM

North Orientation Note:
North as indicated on these drawings, is taken from surveyor's meridian. True North maybe somewhat varied.

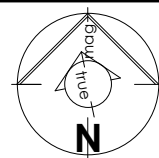
121837
GRID 'd' PARALLEL TO FRONT BOUNDARY

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			
	3	17.11.15 ALTER SITE WORKS			



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



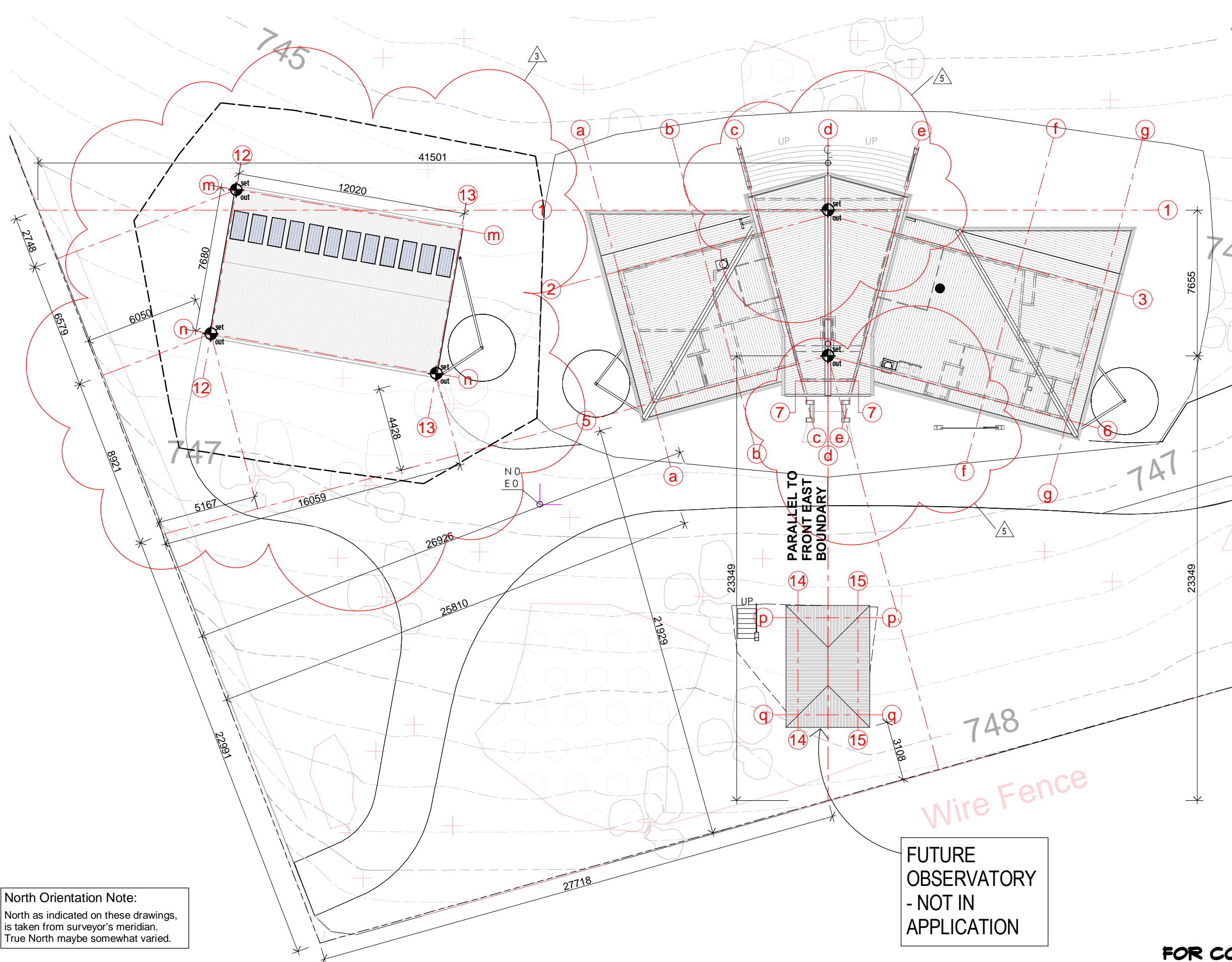
SAMPLE RESIDENCE
at MISTRY ROAD BRISBANE
for A. CLIENT

SITE PLAN 1-150
WORKING DRAWINGS

Scale at A3
1 : 150
Designed MDW
Drawn MDW
Checked MDW
Job No #46414
Dwg No 1015P1
Issue WDOIC
SHEET 2 OF 69

Site notes:

1. Site to be prepared in accordance with engineers report, if applicable. site to be excavated and/or filled to levels shown. Construction area to be cleared of vegetation, all topsoil and upper strata containing organic matter.
2. Prepare foundations so footings shall be placed on level undisturbed material.
Footings to found in non-expansive natural material having a minimum allowable bearing capacity of 100kPa.
3. Ground surface to be sloped 1:20 (min) away from building for 900mm (min) and to a point where ponding will not occur.
4. Dish drains and ag pipes to be provided as required or indicated to facilitate drainage of water away from building.
5. Temporary downpipes to be provided at dp locations during construction draining roofwater onto ground, 2m min away from building.
6. Any fences (including retaining wall) when placed on boundary not to exceed 2m above natural ground level
7. Driveway slope not to exceed 1:4. Driveway and footpath crossover by owner unless specifically shown otherwise.
8. Cut and fill batters not to exceed a slope of 1 in vertical to 1 horizontal U.N.O.
9. 1000mm maximum height retaining walls (if shown on the plans) to have a minimum of 65mm diameter agricultural drain pipe with granular backfill.
10. Agricultural drain pipes discharge to the stormwater line.



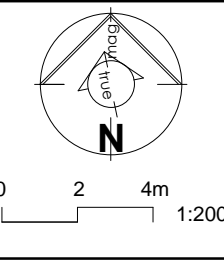
North Orientation Note:
North as indicated on these drawings, is taken from surveyor's meridian. True North may be somewhat varied.

FUTURE OBSERVATORY - NOT IN APPLICATION

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			
5	11.02.16	ALTER EXT. STAIRS			
3	17.11.15	ALTER SITE WORKS			

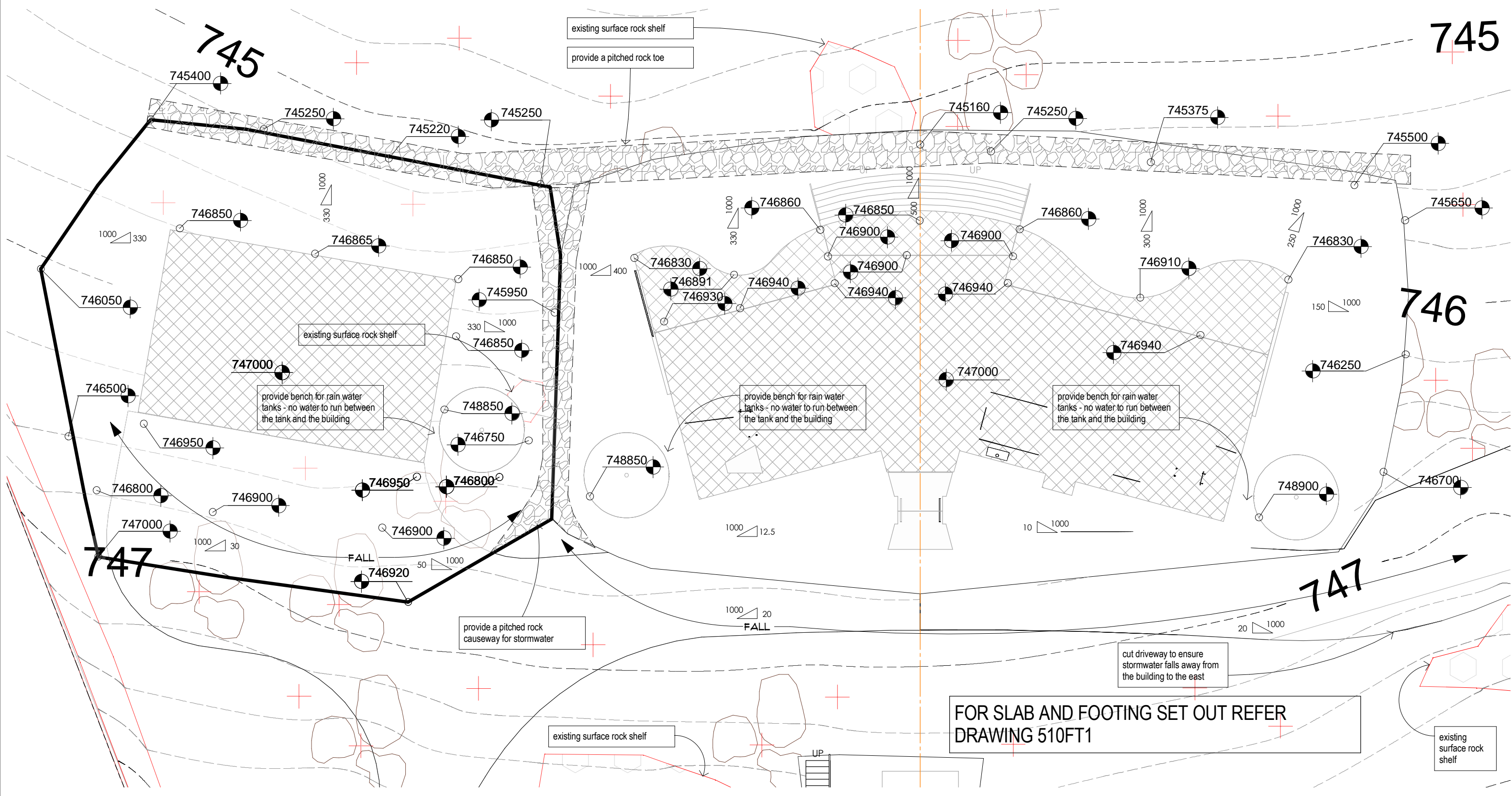
ARCHITECTS BLACK & WILSON Pty.Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

SITE PLAN 1-200 BUILDING SET OUTS
WORKING DRAWINGS

Scale at A3 1 : 200	Job No #46414
Designed MDW	Dwg No 1028PI
Drawn MDW	Issue WDOIC
Checked MDW	SHEET 3 OF 69

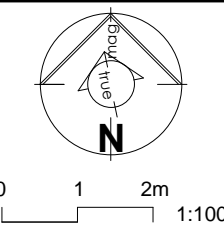


FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD BRISBANE
 for A. CLIENT

FINISHED LEVELS PLAN
 WORKING DRAWINGS

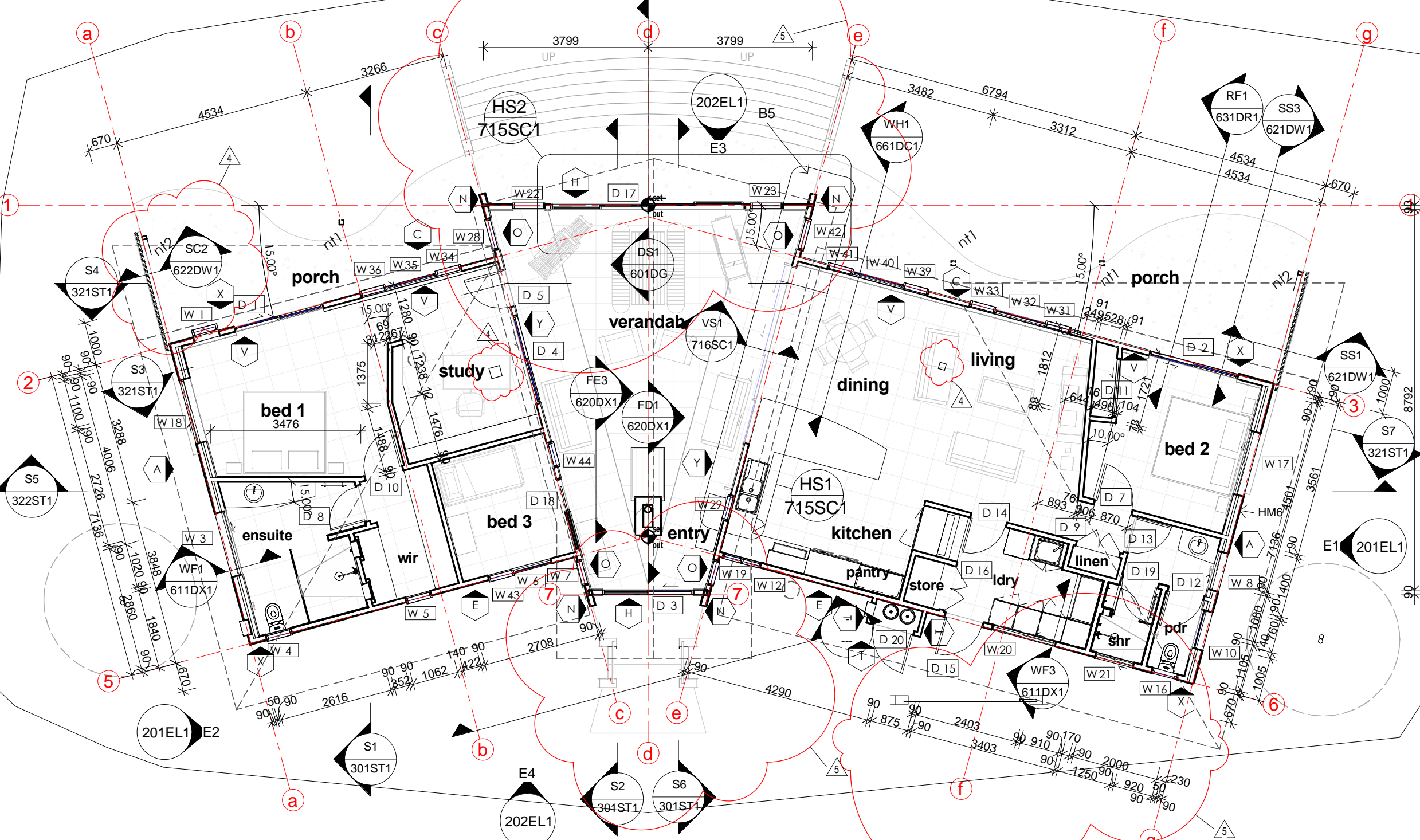
Scale at A3 1 : 150	Job No #46414
Designed MDW	Dwg No 1059FI
Drawn MDW	Issue WD01C
Checked MDW	

WALL TYPE SCHEDULE

CODE	Wall description	Internal finish	External Finish
A	157mm wall=8mmMatrix600+19Furring+90frame+50 cavity+90Blockwork	Natural polished	Metallic Paint Semi Gloss
C	109mm wall=9mmAxonGrooved+90frame+10PB	Painted PBoard Satin	Painted Semi-Gloss
E	116mm wall=16CustomOrbHorizontal+90frame+10PB	Painted PBoard Satin	Colorbond Custom Orb
H	126mm wall=9mmAxon+90frame+8Matrix600+19furring	Painted PBoard Satin	Metallic Paint Semi Gloss
N	144mm wall=8mmMatrix600+19Furring+90frame+19furring+8Matrix600	Metallic Paint Semi Gloss	Metallic Paint Semi Gloss
O	126mm wall=9mmAxon+90frame++19furring+8Matrix600	Painted Axon Satin	Painted Semi Gloss
T	99mm wall=9mmAxonGrooved+90frame	no sheeting	Painted Semi-Gloss
V	90mm wall=90 blockwork	Natural polished	refer wall X or C
X	127mm wall=8mmMatrix600+19Furring+90frame+10PB	Painted PBoard Satin	Metallic Paint Semi Gloss
Y	109mm wall=9mmAxonGrooved+90frame+10PB	Painted Axon Satin	Painted PBoard Satin

General notes:

- All dimensions in millimetres.
- Dimensions take preference to scale and are to structure not finish on new work. existing walls may be nominally dimensioned.
- Check and verify dimensions and confirm any existing dimensions.
- Work shall comply with the Building Code of Australia, Building Act Qld, and all relevant current Australian Standards. Any outdated Standards listed in these notes are to be taken to refer to the current edition.
- Manufacturer's specification means a current approved specification for use under the conditions applicable these drawings are available digitally, if required.
- Disclaimer:
Any data supplied by others and shown on these drawings are not the responsibility of this designer. All users of these drawings are advised to check other supplied data.
Owner remains responsible for ongoing maintenance of building. Structural elements in particular are to remain protected by the methods shown and listed in these drawings.
- Ventilation to comply with NCC 3.8.5
- sanitary compartments to comply with NCC 3.8.3
- Light to comply with NCC 3.8.4
- Sound insulation to comply with NCC 3.8.6



KEYNOTES LEGEND

ITEM	DESCRIPTION
HM6	HARDIES MATRIX 600sq PATTERN

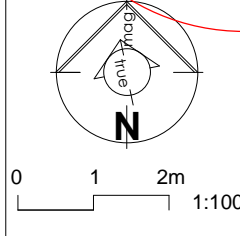
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01E	02.03.16	ADD DIMENSIONS
WD01D	25.01.16	ALTER WEST SCREEN
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
5	11.02.16	ALTER EXT. STAIRS
4	25.01.16	SLAB ALTERATIONS



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE
 for A. CLIENT

LEVEL 0 FLOOR PLAN

WORKING DRAWINGS

Scale at A3
 1:100
 Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414
 Dwg No
110FFP1
 Issue
WD01E
 SHEET 5 OF 69

WALL TYPE SCHEDULE

CODE	Wall description	Internal finish	External Finish
A	157mm wall=8mmMatrix600+19Furring+90frame+50 cavity+90Blockwork	Natural polished	Metallic Paint Semi Gloss
C	109mm wall=9mmAxonGrooved+90frame+10PB	Painted PBoard Satin	Painted Semi-Gloss
E	116mm wall=16CustomOrbHorizontal+90frame+10PB	Painted PBoard Satin	Colorbond Custom Orb
H	126mm wall=9mmAxon+90frame+8Matrix600+19furring	Painted PBoard Satin	Metallic Paint Semi Gloss
N	144mm wall=8mmMatrix600+19Furring+90frame+19furring+8Matrix600	Metallic Paint Semi Gloss	Metallic Paint Semi Gloss
O	126mm wall=9mmAxon+90frame++19furring+8Matrix600	Painted Axon Satin	Painted Semi Gloss
T	99mm wall=9mmAxonGrooved+90frame	no sheeting	Painted Semi-Gloss
V	90mm wall=90 blockwork	Natural polished	refer wall X or C
X	127mm wall=8mmMatrix600+19Furring+90frame+10PB	Painted PBoard Satin	Metallic Paint Semi Gloss
Y	109mm wall=9mmAxonGrooved+90frame+10PB	Painted Axon Satin	Painted PBoard Satin

KEYNOTES LEGEND

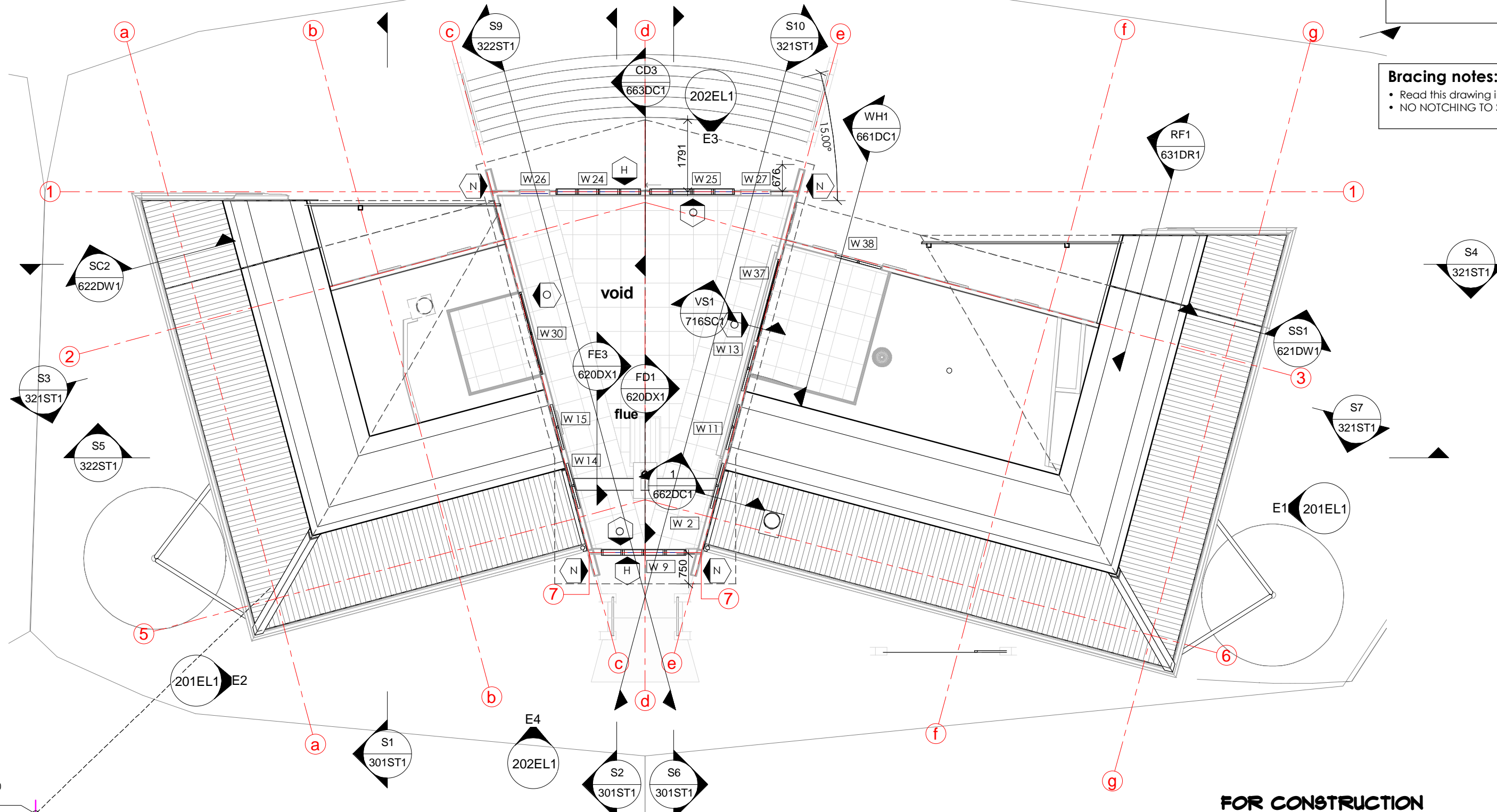
ITEM	DESCRIPTION
------	-------------

Wet Areas:

- Wet areas and external waterproofing to comply with NCC 3.8.1.
- Sanitary compartments to comply with NCC 3.8.3

Bracing notes:

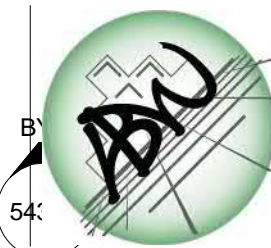
- Read this drawing in conjunction with 643DB.
- NO NOTCHING TO STUDS AT BRACING WALLS.



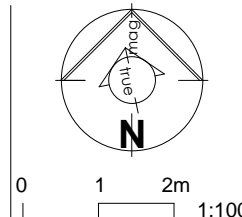
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01E	02.03.16	ADD DIMENSIONS
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

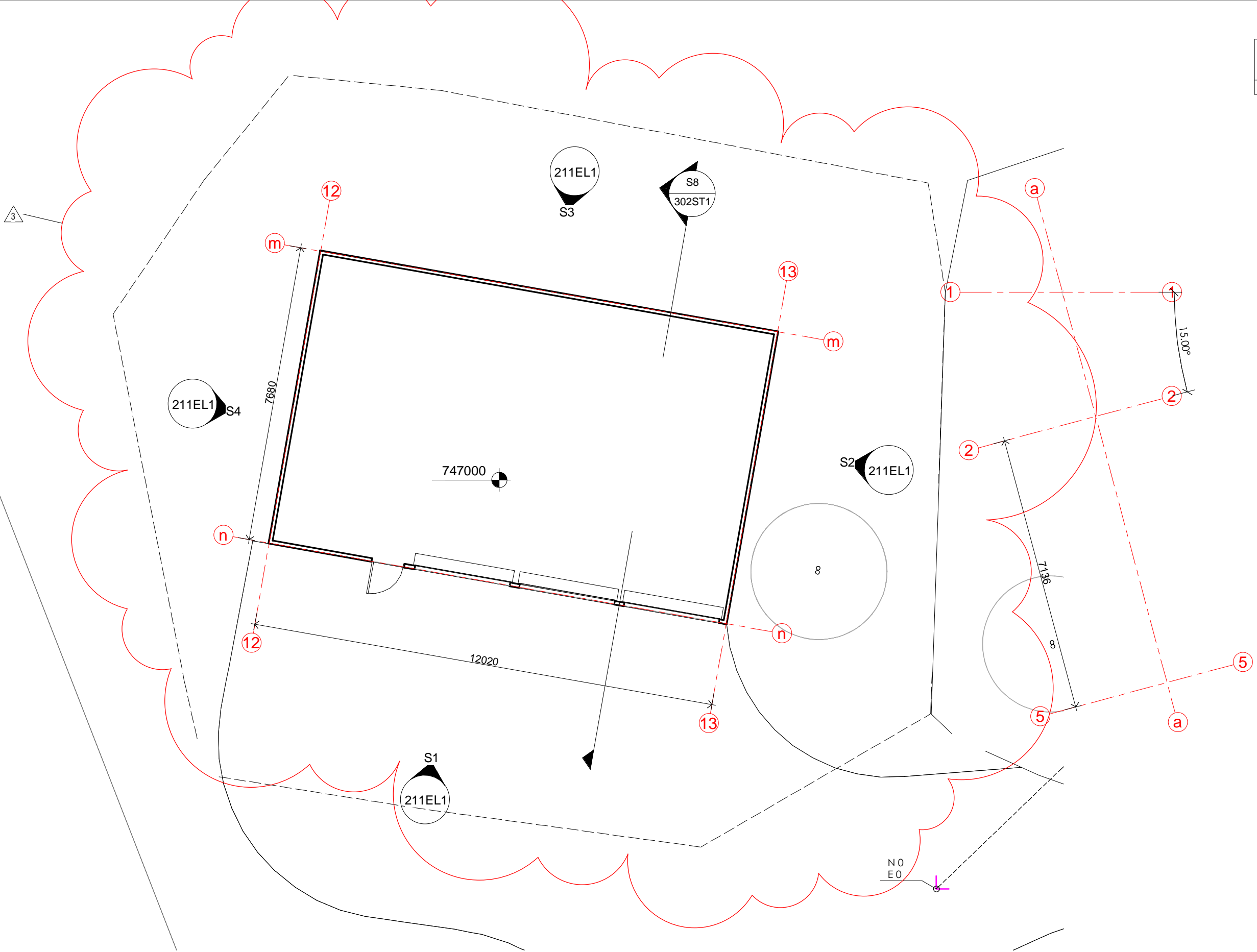
LEVEL 1 FLOOR PLAN

WORKING DRAWINGS

Scale at A3
1:100
Designed MDW
Drawn MDW
Checked MDW

Job No #46414
Dwg No 111FPI
Issue WDOIE
SHEET 6 OF 69

KEYNOTES LEGEND	
ITEM	DESCRIP

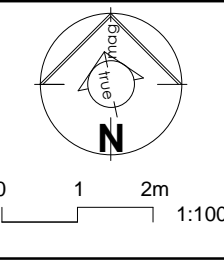


FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

3	17.11.15	ALTER SITE WORKS
Rev	Date	Revision Description

ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD BRISBANE
 for A. CLIENT

**LEVEL 0 FLOOR PLAN
 OUTBUILDINGS**
 WORKING DRAWINGS

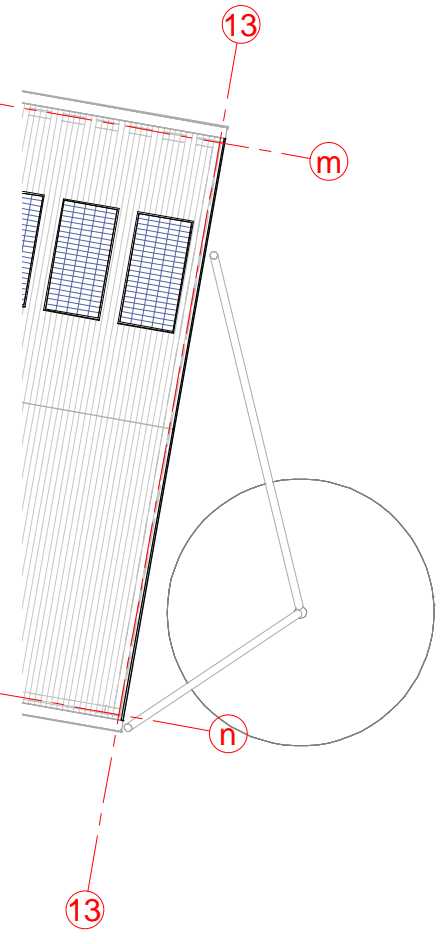
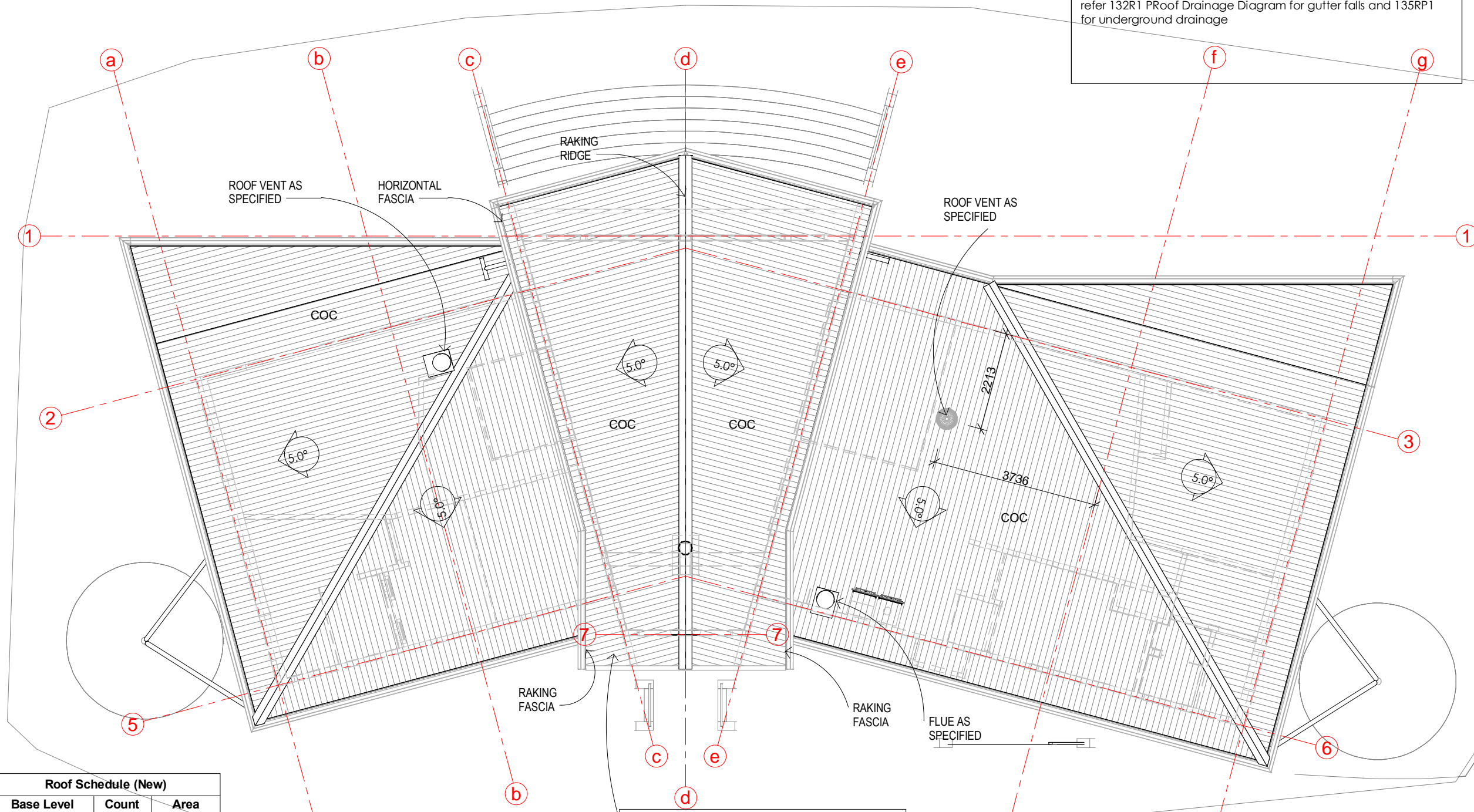
Scale at A3
 1:100
 Designed
 MDW
 742309
 MDW
 Checked
 MDW

Job No
#46414
 Dwg No
112FFP1
 Issue
WD01C
SHEET 1 OF 63

RoofWaterDrainage source NCC

as per part 3.1.2 of the NCC, in accordance with AS/NZS 3500.3.2, UPVC stormwater pipeline 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 roof catchment area of 114.7 sqm per stormwater pipe.

refer 132R1 P Roof Drainage Diagram for gutter falls and 135RP1 for underground drainage



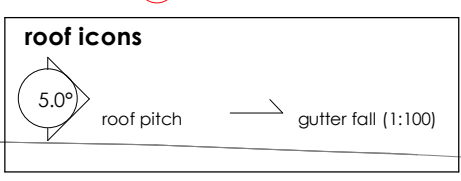
Roof Schedule (New)

Base Level	Count	Area
roof top plate	1	74.60 m ²
roof top plate	1	33.03 m ²
roof top plate	1	105.51 m ²
roof top plate	1	9.63 m ²
roof top plate	1	10.26 m ²
roof top plate	1	95.29 m ²
roof top plate	1	28.18 m ²
roof top plate	1	33.03 m ²
Grand total		389.55 m ²

NOTE:
1. BECAUSE THE WALLS ARE AT AN ANGLE ALL UPPER LEVEL TRUSSES HAVE A FLAT BOTTOM BUT A RAKING RIDGE - THE JIG IS THE SAME BUT THE LOADBEARING POINT CHANGES.
2. THE BOTTOM OF SLOPES PERPENDICULAR 90 DEGREES TO THE WALLS NOT PERPENDICULAR TO THE TRUSSES

KEYNOTES LEGEND

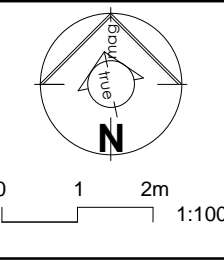
ITEM	DESCRIPTION
COC	CUSTOMORB - COLORBOND



FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01E	02.03.16	ADD DIMENSIONS			
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

ROOF PLAN
WORKING DRAWINGS

Scale at A3
1:100

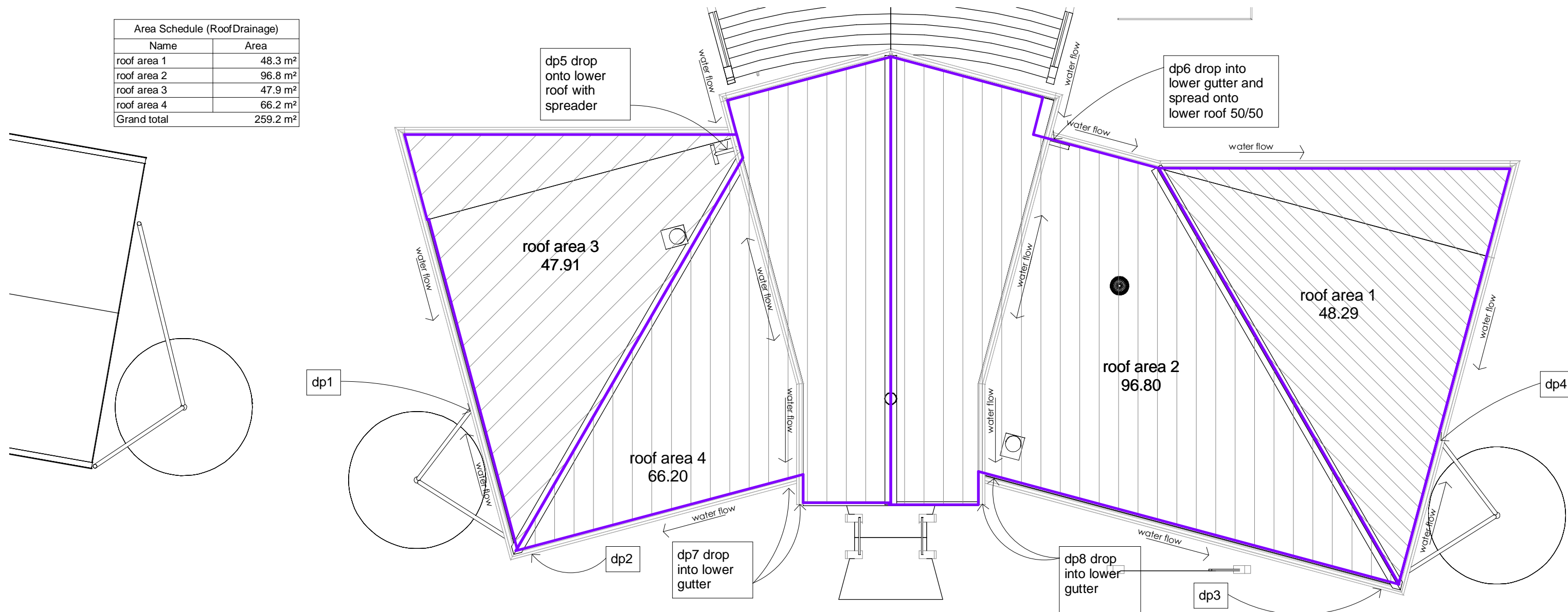
Designed MDW
Drawn MDW
Checked MDW

Job No #46414
Dwg No 131RPI
Issue WDO1E
SHEET 8 OF 63


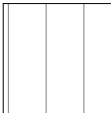
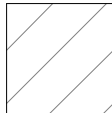
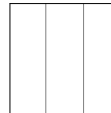
roof water drainage source NCC

as per part 3.1.2 of the NCC, in accordance with AS/NZS 3500.3.2. UPVC stormwater pipeline 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 roof catchment area of 114.7 sqm per stormwater pipe.

Area Schedule (Roof Drainage)	
Name	Area
roof area 1	48.3 m ²
roof area 2	96.8 m ²
roof area 3	47.9 m ²
roof area 4	66.2 m ²
Grand total	259.2 m ²




RW1 roof drainage per dp areas
1 : 100

 roof area 1	 roof area 2	 roof area 3	 roof area 4
---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------

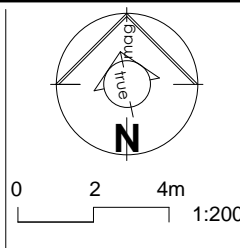
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

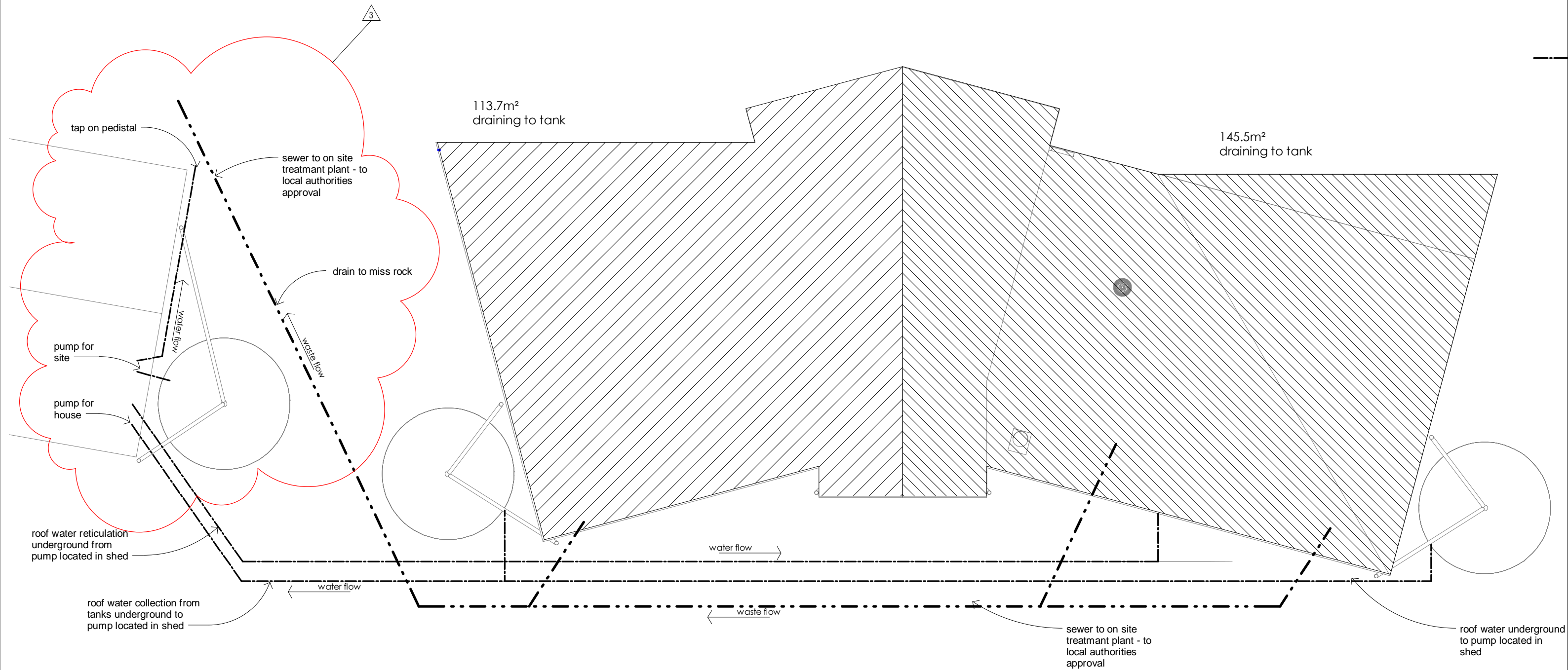


SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

ROOF DRAINAGE DIAGRAMS
WORKING DRAWINGS

Scale at A3 1 : 100
Designed MDW
Drawn MDW
Checked MDW

Job No
#46414
Dwg No
132RPI
Issue
WD01C
SHEET 9 OF 93

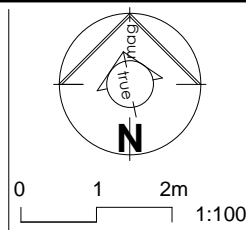


Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
3	17.11.15	ALTER SITE WORKS



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

FOR CONSTRUCTION

UNDERGROUND DRAINAGE DIAGRAMS

WORKING DRAWINGS

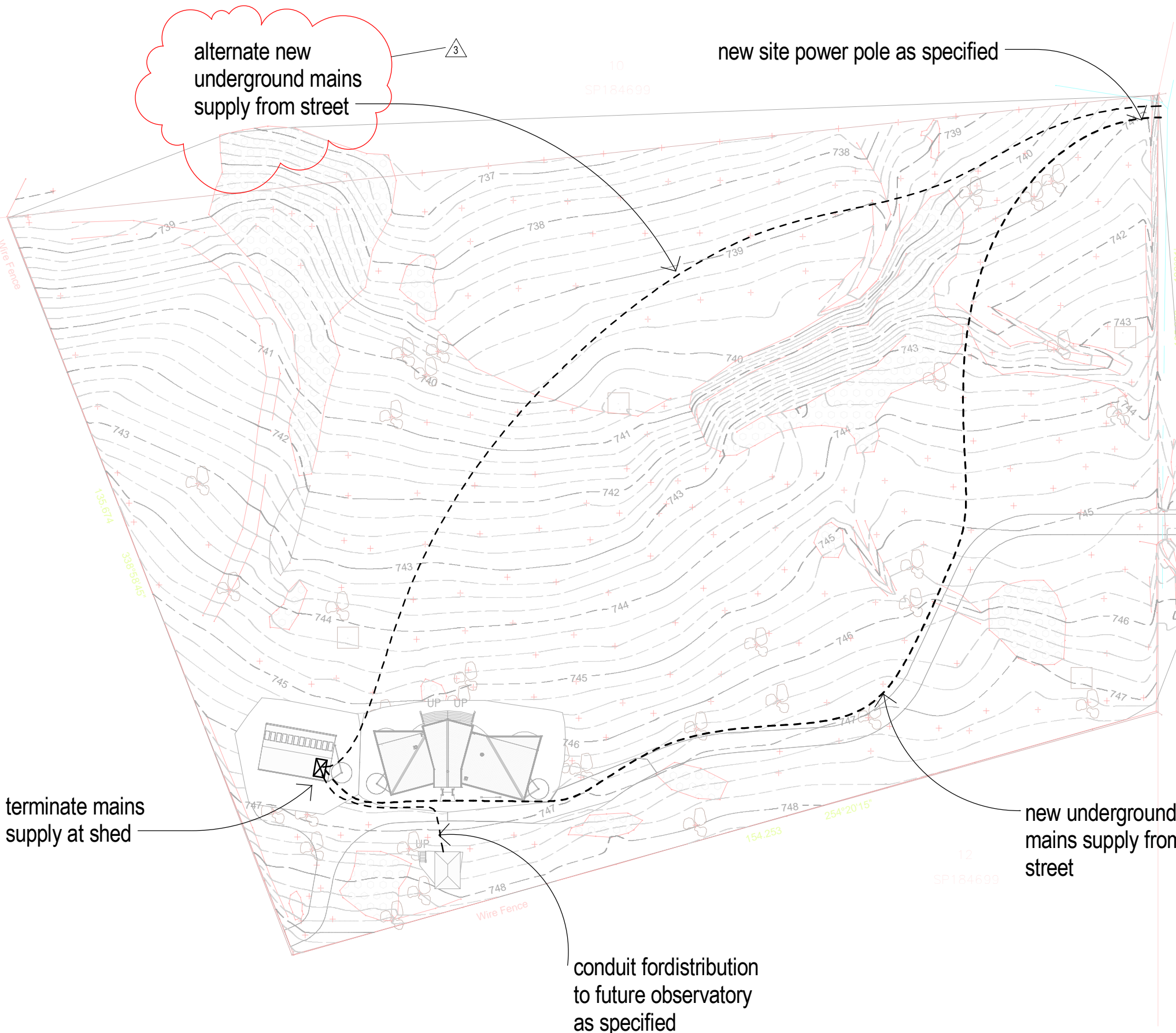
Scale at A3
1:100
Designed MDW
Drawn MDW
Checked MDW

Job No
#46414
Dwg No
135RPI
Issue
WD01C
SHEET 10 OF 19

ELECTRICAL LEGEND

	MSB (MAIN SWITCHBOARD)		LIGHT SWITCH (d=dimmer) 1000 above floor u.n.o.
	DB (DISTRIBUTION BOARD)		2-WAY LIGHT SWITCH 1000 above floor u.n.o.
	SOLAR POWER BOARD back to grid meter		DEDICATED CONNECTION single phase
	DOUBLE G.P.O. (wp=waterproof) confirm height above floor		FAN CONTROL 1000 above floor level u.n.o.
	TV OUTLET WITH AUDIO SPLITTER		MANHOLE A = ACCESS LADDER
	SMOKE DETECTOR		SKYLIGHT
	ALARM SIREN/LIGHT		FAN (exhaust) LIGHT / HEATER separate switches 1000 a.f.l. u.n.o.
	SIDE AIR CONDITIONING REGISTER		AIR CONDITIONING CONTROL
	WALL MOUNTED LIGHT E = external rated IP L= Fluro or LED		NBN CONNECTION
	RECESSED DOWN LIGHT Wl= watts N=narrow S= standard B= broad		RJ 45 DATA OUTLET, 200 a.f.l. or 200 above bench (e.g. in kitchen)
	FLUORESCENT LIGHT WITH DIFFUSER, SINGLE TUBE, 1200 = 1200 LONG		VACUUMAID OUTLET 200 above floor level u.n.o.
	FLUORESCENT LIGHT WITH DIFFUSER, DOUBLE TUBES, 1200 = 1200 LONG		AIR CONDITIONING ISOLATOR single phase unless noted 3= phase
	WALL MOUNTED LIGHT WITH SWITCH 1800 above floor level u.n.o.		AIR CONDITIONER FCU = fan coil unit
	SPOTLIGHT (directional) m = movement activated		SPEAKER WALL MOUNTED PLATE 200 above floor level u.n.o.
	SPOT LIGHTS ON RAIL w=wall mounted c= ceiling mounted		SPEAKER recessed in ceiling
	CEILING FAN - reversable without light		AIR CONDITIONING REGISTER outlet C = curved diffusers
	CEILING FAN - reversable with light		RAISED/DROPPED CEILING from main ceiling flat or raking
	SOLAR TUBE WITH LIGHT ST		RETURN AIR REGISTER
	FAN (exhaust) WITH LIGHT V=exhaust		HOT WATER UNIT t = temperature control device
	DIRECTIONAL CEILING LIGHT R = recessed L = Fluroscnt		SECURITY CONTROL PANEL
	BULKHEAD LIGHT U=uplight D=downlight		INTERCOM, 1200 a.f.l. q = gate release, v = video
	CEILING MOUNTED LIGHT E = external rated IP L= Fluroscnt		MASTER SWITCH boxed switch= control by master

Mystery Road



PD DENOTES CEILING FINISH
 0000 DENOTES RL ABOVE FINISHED FLOOR
 "RAK" INDICATES RAKING CEILING

FINISHES
 MH = MANHOLE
 AC = AIR CONDITIONING UNIT
 ST = SOLAR TUBE WITH LIGHT
 BLK = BULKHEAD TO MATCH
 ADJOINING SURFACE

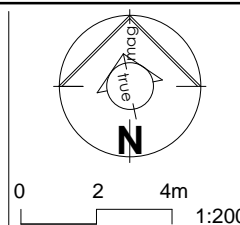
FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

3	17.11.15	ALTER SITE WORKS
Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at **MISTERY ROAD BRISBANE**

for **A. CLIENT**

SITE ELECTRICAL PLAN

WORKING DRAWINGS

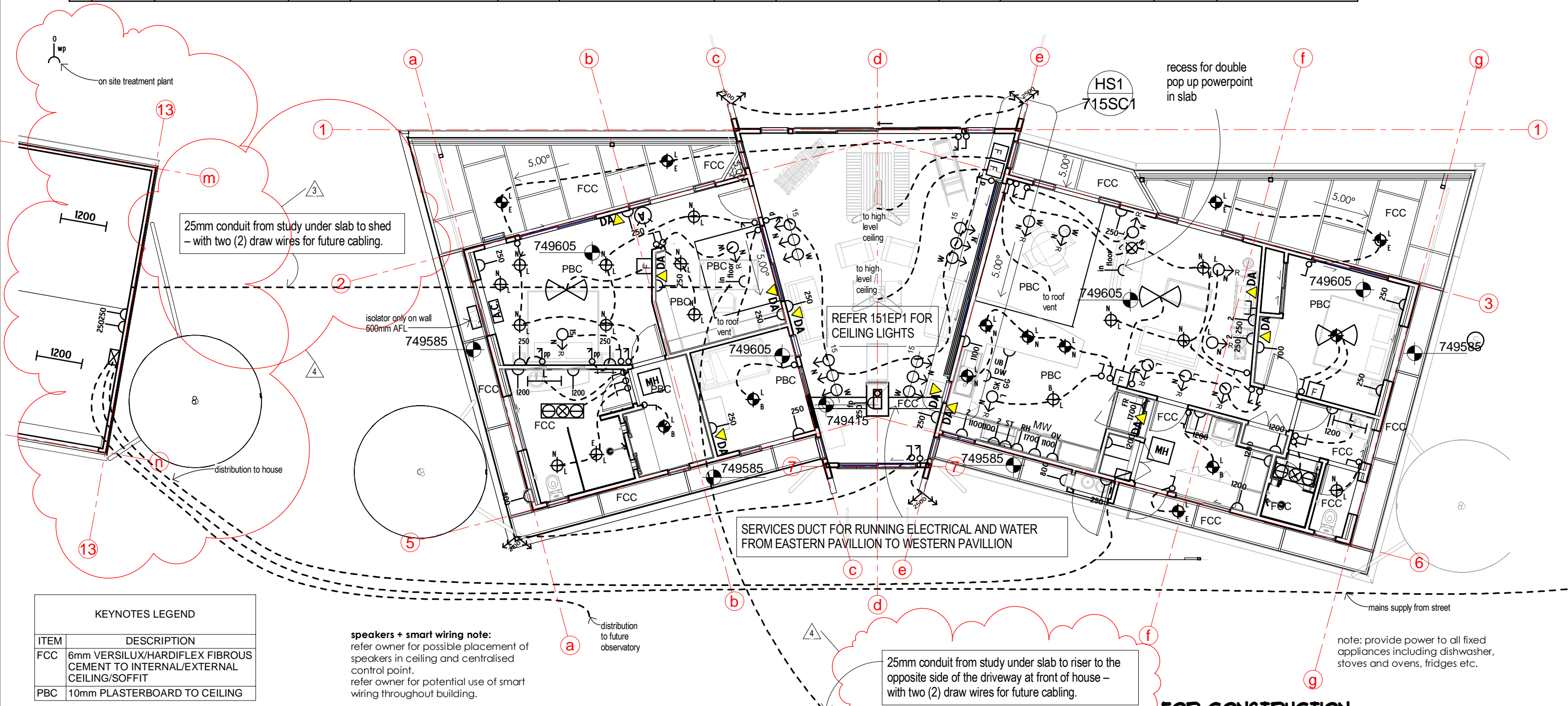
Scale at A3	1 : 150
Designed	MDW
Drawn	MDW
Checked	MDW

Job No
#46414
 Dwg No
14IEPI
 Issue
WD01C
 SHEET 11 OF 63

ELECTRICAL LEGEND	⊠	MSB (MAIN SWITCHBOARD)	⌚ d	LIGHT SWITCH (d=dimmer) 1000 above floor u.n.o.	⊗	CEILING FAN - reversable without light	⊕ L E	WALL MOUNTED LIGHT E = external rated IP L= Fluoro or LED	△	NBN CONNECTION	⊠	AIR CONDITIONING REGISTER outlet C = curved diffusers
	⊠	DB (DISTRIBUTION BOARD)	⌚	2-WAY LIGHT SWITCH 1000 above floor u.n.o.	⊗	CEILING FAN - reversable with light	⊕ NSB WI	RECESSED DOWN LIGHT WI= watts N=narrow S=standard B= broad	DA △	RJ 45 DATA OUTLET, 200 a.f.l. or 200 above bench (e.g. in kitchen)	⊠	RAISED/DROPPED CEILING from main ceiling flat or raking
	⊠	SOLAR POWER BOARD back to grid meter	⌚ 3	DEDICATED CONNECTION single phase	⊗ ST	SOLAR TUBE WITH LIGHT ST	⊠ L1200	STRIP LIGHT WITH DIFFUSER, L= Fluoro or LED, 1200 = 1200 LONG	⊠	VACUUMAID OUTLET 200 above floor level u.n.o.	⊠	RETURN AIR REGISTER
	no. wp	DOUBLE G.P.O. (wp=waterproof) confirm height above floor	F	FAN CONTROL 1000 above floor level u.n.o.	⊗ V	FAN (exhaust) WITH LIGHT V=exhaust	⊠ 1200	FLUORESCENT LIGHT WITH DIFFUSER, DOUBLE TUBES, 1200 = 1200 LONG	AC 3	AIR CONDITIONING ISOLATOR single phase unless noted 3= phase	(HWU) t	HOT WATER UNIT t = temperature control device
	⊠	TV OUTLET WITH AUDIO SPLITTER	MH	MANHOLE A = ACCESS LADDER	⊗ R	DIRECTIONAL CEILING LIGHT R = recessed L= Fluoro or LED	⊠	WALL MOUNTED LIGHT WITH SWITCH 1800 above floor level u.n.o.	AC FCU	AIR CONDITIONER FCU = fan coil unit	⊠	SECURITY CONTROL PANEL
	⊠	SMOKE DETECTOR	SK	SKYLIGHT	⊗	BULKHEAD LIGHT U=uplight D=downlight	⊠ m	SPOTLIGHT (directional) m = movement activated	⊠	SPEAKER WALL MOUNTED PLATE 200 above floor level u.n.o.	N	INTERCOM, 1200 a.f.l. g = gate release, v = video
	⊠	ALARM SIREN/LIGHT	⊗	FAN (exhaust) LIGHT / HEATER separate switches 1000 a.f.l. u.n.o.	⊗ L E	CEILING MOUNTED LIGHT E = external rated IP L= Fluoro or LED	⊠ m w	SPOT LIGHTS ON RAIL w=wall mounted c= ceiling mounted	⊠ SP	SPEAKER recessed in ceiling	⊠ CB	SWITCH PROGRAMMABLE boxed switch= CBUS
	⊠	SIDE AIR CONDITIONING REGISTER	⊠ A	AIR CONDITIONING CONTROL								

PD DENOTES CEILING FINISH
0000 DENOTES RL ABOVE FINISHED FLOOR
"RAK" INDICATES RAKING CEILING

FINISHES
MH = MANHOLE
AC = AIR CONDITIONING UNIT
ST = SOLAR TUBE WITH LIGHT
BLK = BULKHEAD TO MATCH
ADJOINING SURFACE



ITEM	DESCRIPTION
FCC	6mm VERSILUX/HARDIFLEX FIBROUS CEMENT TO INTERNAL/EXTERNAL CEILING/SOFFIT
PBC	10mm PLASTERBOARD TO CEILING

speakers + smart wiring note:
refer owner for possible placement of speakers in ceiling and centralised control point.
refer owner for potential use of smart wiring throughout building.

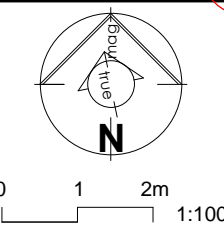
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01D	25.01.16	P.F./DIMS/SCREEN
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
4	25.01.16	SLAB ALTERATIONS
3	17.11.15	ALTER SITE WORKS



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

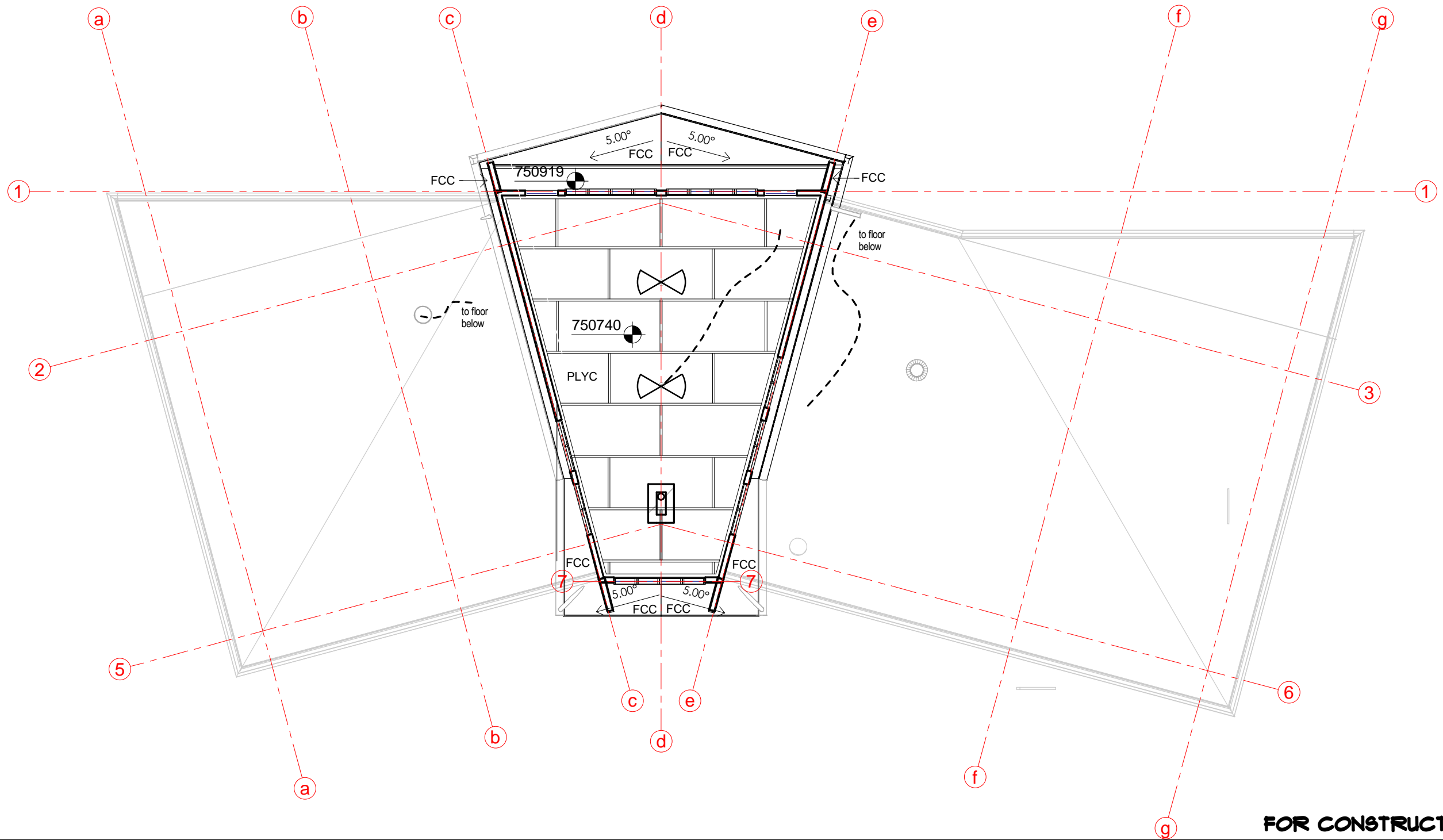


SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

LEVEL 0 ELECTRICAL PLAN + REFLECTED CEILING PLAN
WORKING DRAWINGS

Scale at A3
1 : 100
Designed MDW
Drawn MDW
Checked MDW
Job No #46414
Dwg No 150EPI
Issue WD01D
SHEET 12 OF 63

ELECTRICAL LEGEND		KEYNOTES LEGEND	
	MSB (MAIN SWITCHBOARD)		LIGHT SWITCH (d=dimmer) 1000 above floor u.n.o.
	DB (DISTRIBUTION BOARD)		CEILING FAN - reversable without light
	SOLAR POWER BOARD back to grid meter		CEILING FAN - reversable with light
	DOUBLE G.P.O. (wp=waterproof) confirm height above floor		SOLAR TUBE WITH LIGHT ST
	FAN CONTROL 1000 above floor level u.n.o.		FLUORESCENT LIGHT WITH DIFFUSER, DOUBLE TUBES, 1200 = 1200 LONG
	TV OUTLET WITH AUDIO SPLITTER		DIRECTIONAL CEILING LIGHT R = recessed L= Fluro or LED
	SMOKE DETECTOR		BULKHEAD LIGHT U=uplight D=downlight
	ALARM SIREN/LIGHT		CEILING MOUNTED LIGHT E = external rated IP L= Fluro or LED
	SIDE AIR CONDITIONING REGISTER		WALL MOUNTED LIGHT WITH SWITCH 1800 above floor level u.n.o.
	AIR CONDITIONING CONTROL		SPOTLIGHT (directional) m = movement activated
	AIR CONDITIONING REGISTER outlet C = curved diffusers		SPOT LIGHTS ON RAIL w=wall mounted c= ceiling mounted
	RAISED/DROPPED CEILING from main ceiling flat or raking		NBN CONNECTION
	RETURN AIR REGISTER		RJ 45 DATA OUTLET, 200 a.f.l. or 200 above bench (e.g. in kitchen)
	HOT WATER UNIT t = temperature control device		VACUUM MAID OUTLET 200 above floor level u.n.o.
	SECURITY CONTROL PANEL		AIR CONDITIONING ISOLATOR single phase unless noted 3= phase
	INTERCOM, 1200 a.f.l. g = gate release, v = video		AIR CONDITIONER FCU = fan coil unit
	SWITCH PROGRAMMABLE boxed switch= CBUS		SPEAKER WALL MOUNTED PLATE 200 above floor level u.n.o.
			SPEAKER recessed in ceiling



note: provide power to all fixed appliances including dishwasher, stoves and ovens, fridges etc.

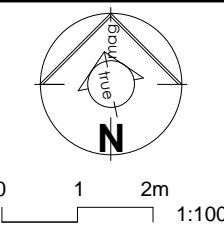
speakers + smart wiring note:
refer owner for possible placement of speakers in ceiling and centralised control point.
refer owner for potential use of smart wiring throughout building.

FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01
WD01B 14.10.15 B.A. ISSUE 01
WD01A 14.08.15 ENGINEER ISSUE 01
Issue Date Issue Description

Rev Date Revision Description

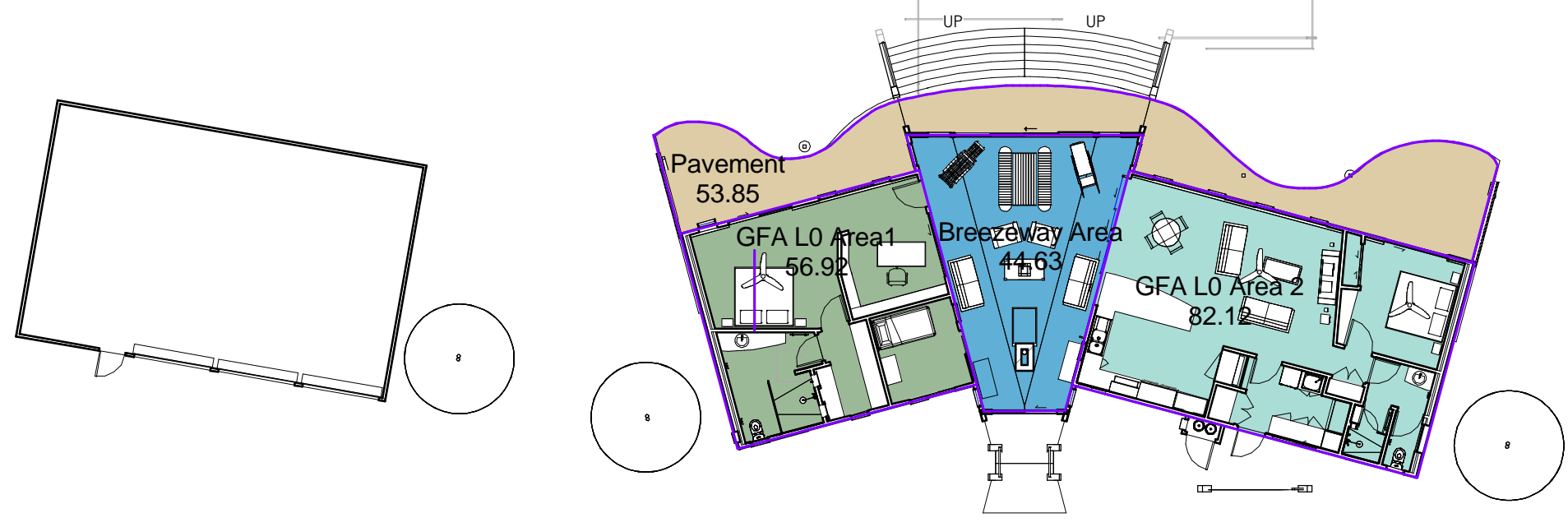
ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



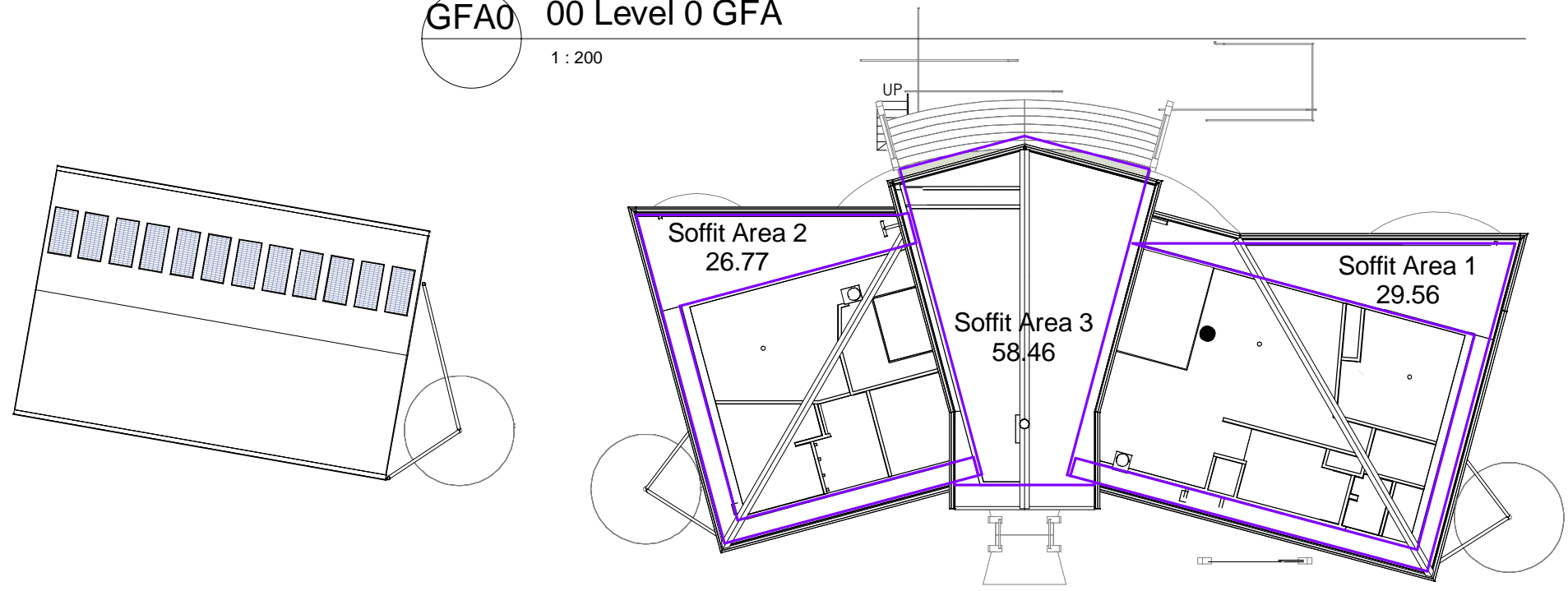
SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

LEVEL 1 ELECTRICAL PLAN + REFLECTED CEILING PLAN
WORKING DRAWINGS

Scale at A3
1 : 100
Designed MDW
Drawn MDW
Checked MDW
Job No #46414
Dwg No 151EPI
Issue WDOIC
SHEET 13 OF 69



GFA0 00 Level 0 GFA
1 : 200



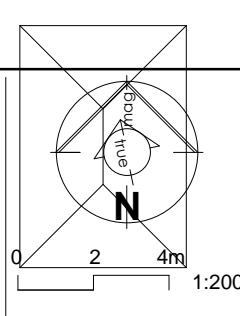
GFA1 01 Level 1 GFA
1 : 200

- Area
- Breezeway Area
- GFA L0 Area 1
- GFA L0 Area 2
- Pavement
- Soffit Area 1
- Soffit Area 2
- Soffit Area 3

Area Schedule (GFA)		
Level	Name	Area
Not Placed	Area	Not Placed
Level 0	Breezeway Area	44.63 m ²
Level 0	GFA L0 Area 1	56.92 m ²
Level 0	GFA L0 Area 2	82.12 m ²
Level 0	Pavement	53.85 m ²
Level 1	Soffit Area 1	29.56 m ²
Level 1	Soffit Area 2	26.77 m ²
Level 1	Soffit Area 3	58.46 m ²
Grand total		352.31 m ²

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

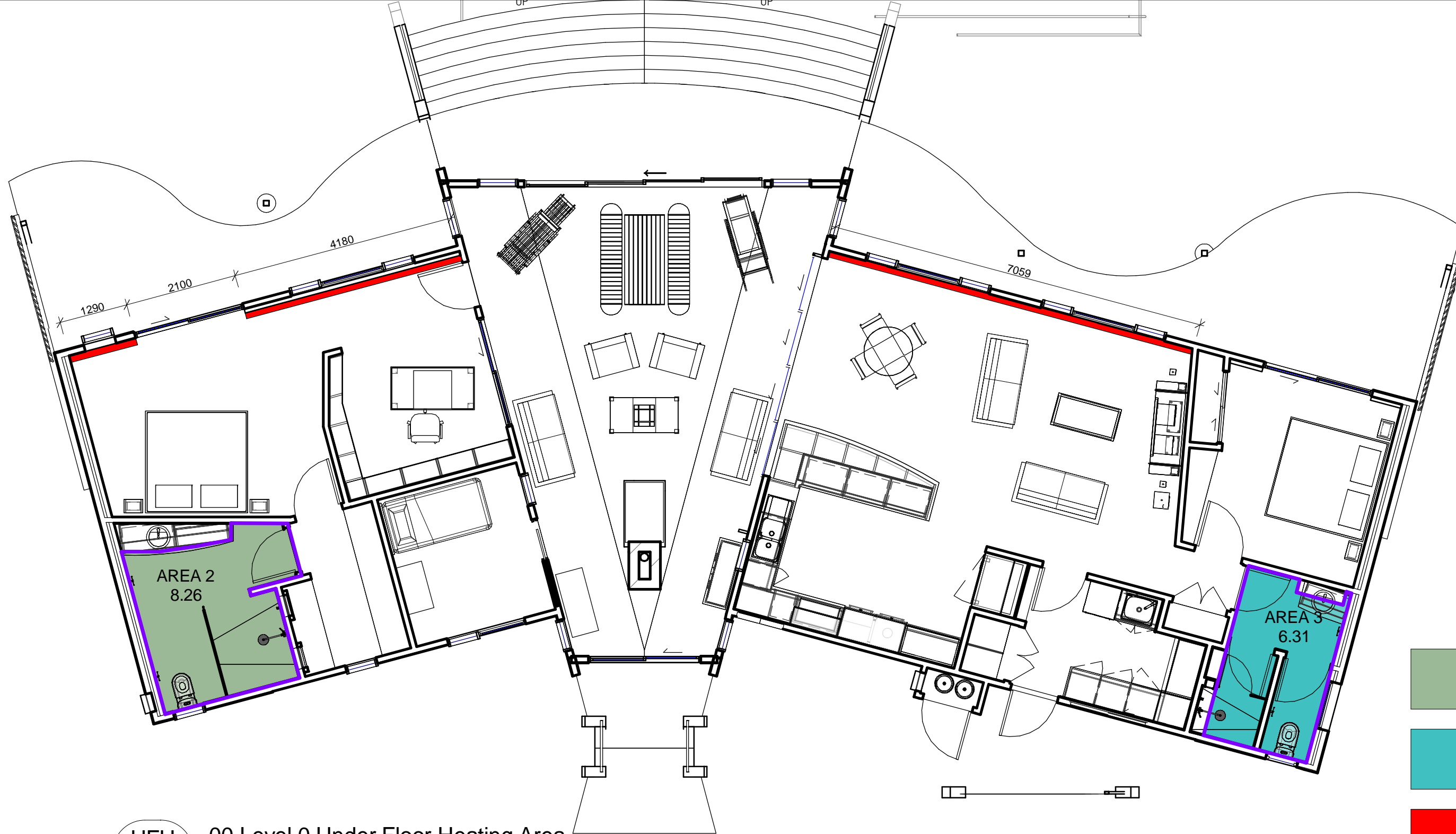


SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

FOR CONSTRUCTION
AREA PLANS GFA
GROSS FLOOR AREA
WORKING DRAWINGS

Scale at A3
1 : 200
Designed MDW
Drawn MDW
Checked MDW

Job No
#46414
Dwg No
173AF1
Issue
WD01C
SHEET 14 OF 69



UFH 00 Level 0 Under Floor Heating Area
1 : 75

AREA 2
AREA 3
AREA 4

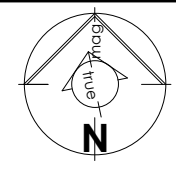
Area Schedule (COS)	
Name	Area
AREA 2	8.3 m ²
AREA 3	6.3 m ²
AREA 4	1.0 m ²
Grand total	15.6 m ²

FOR CONSTRUCTION

WD01E 02.03.16 ADD DIMENSIONS
WD01C 17.11.15 CONSTRUCTION ISSUE 01
WD01B 14.10.15 B.A. ISSUE 01

Issue	Date	Issue Description	Rev	Date	Revision Description

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

UNDER TILE IN SCREEN FLOOR HEATING AREA PLAN
WORKING DRAWINGS

Scale at A3
1 : 75
Designed MDW
Drawn MDW
Checked MDW

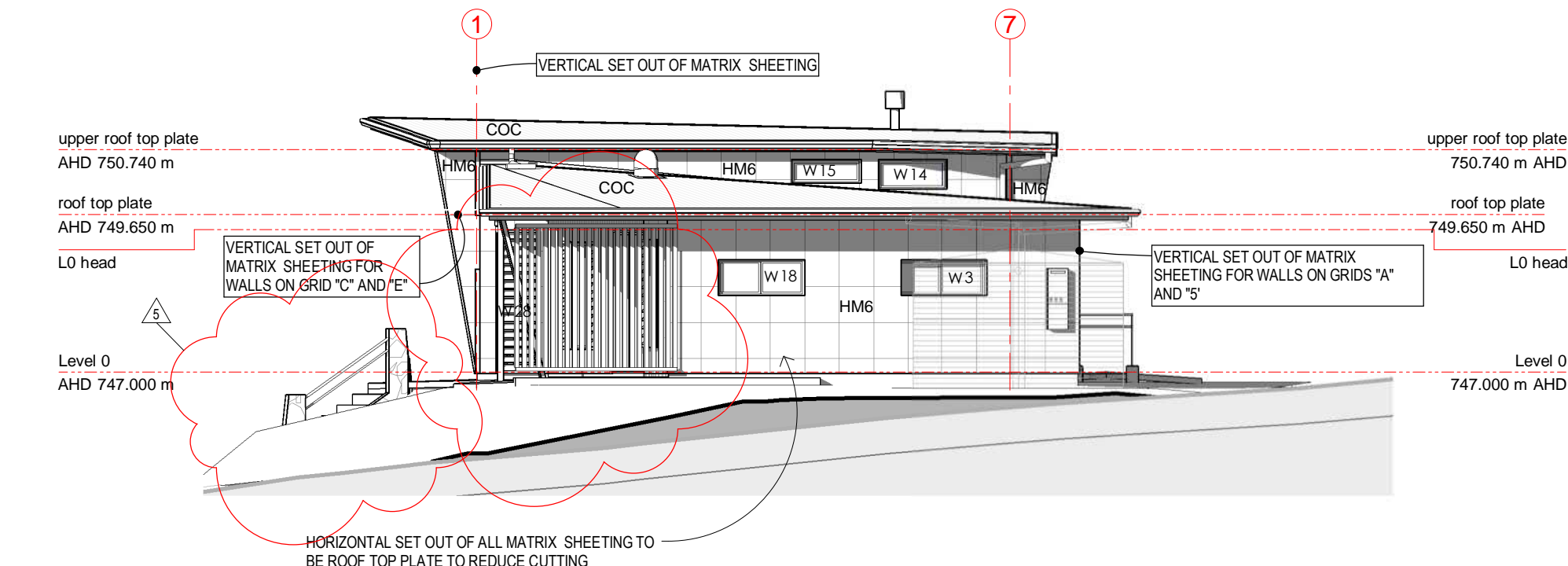
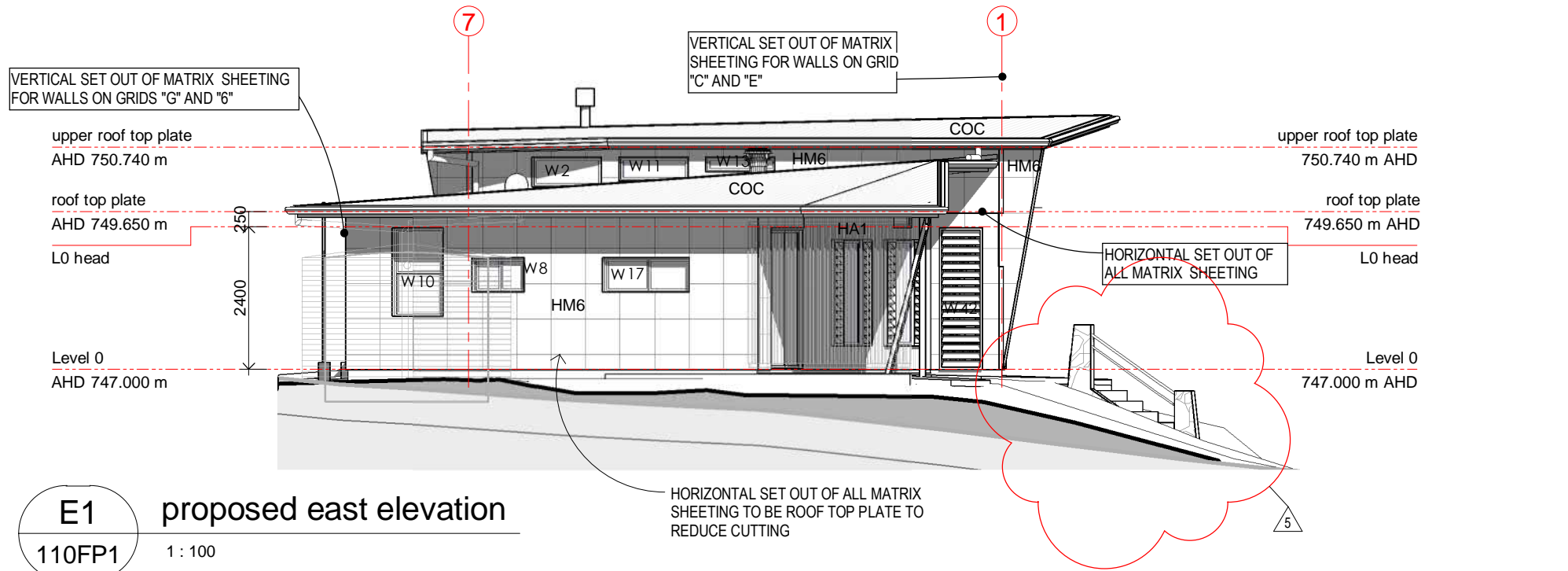
Job No #46414
Dwg No 175API
Issue WDO1E
SHEET 15 OF 69

ITEM	DESCR
COC	CUSTOMORB - COLORBOND
HA1	HARDIES AXON 150
HM6	HARDIES MATRIX 600sq PATTER

general cladding note:
all claddings to be fixed as per manufacturer's manual. refer architect for any queries.

steel cladding note:
all steel wall cladding to have flashings in same finish, as per manufacturer's manual, to all junctions, openings and onto other claddings.
if cladding shown with ribs vertical, ensure noggings are placed at 1200 max crs.

fc cladding note:
all f.c. cladding to have f.c. cavity trim and f.c. trim/stops at corners, as per manufacturer's manual. at openings provide finish timbers internally as needed.



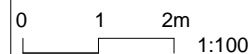
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01D	25.01.16	ALTER WEST SCREEN
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
5	11.02.16	ALTER EXT. STAIRS
4	25.01.16	SLAB ALTERATIONS



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

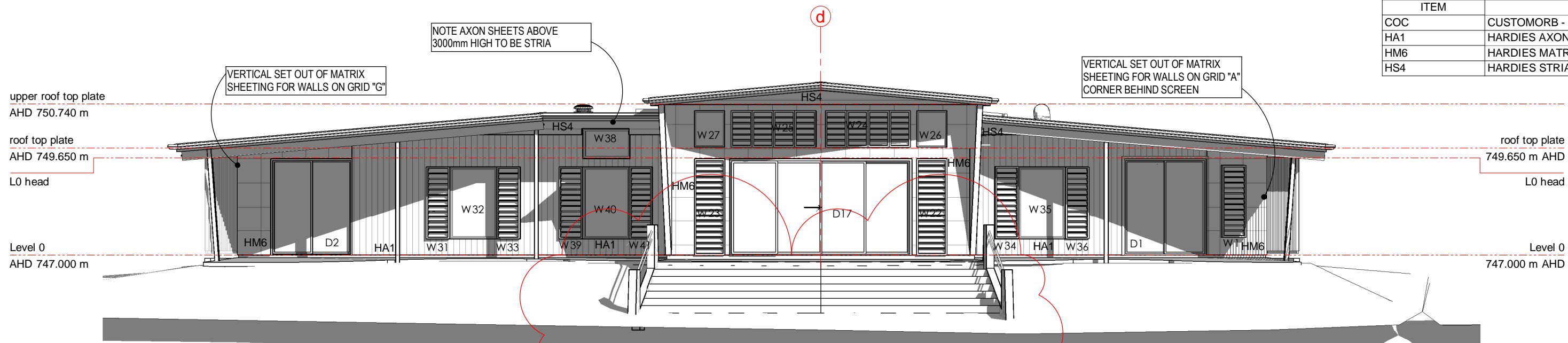
HOUSE ELEVATIONS 1 OF 2

WORKING DRAWINGS

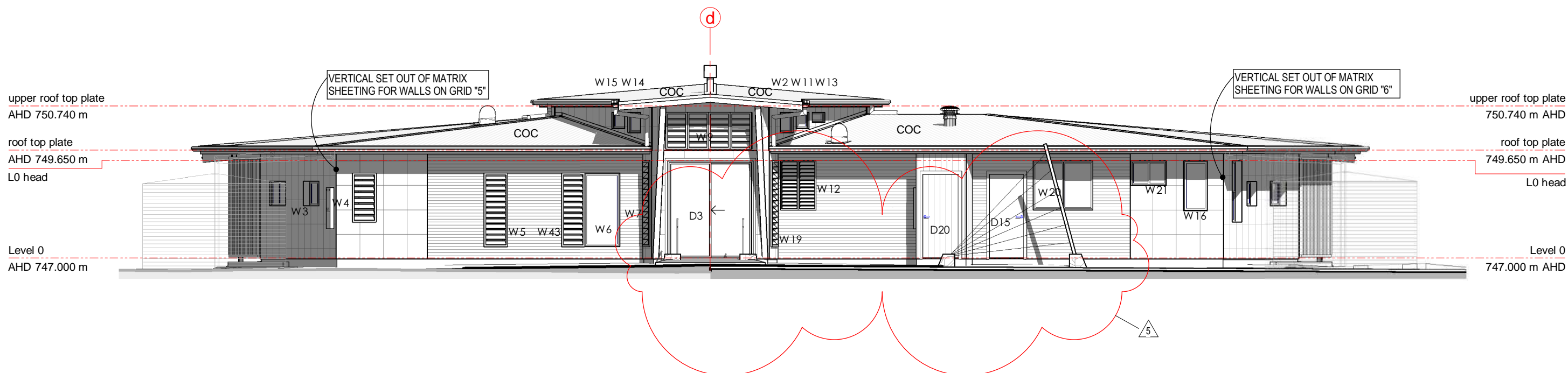
Scale at A3	1:100
Designed	MDW
Drawn	MDW
Checked	MDW

Job No
#46414
Dwg No
201ELI
Issue
WD01D
SHEET 16 OF 19

KEYNOTES LEGEND	
ITEM	DESCRIP
COC	CUSTOMORB - COLORBOND
HA1	HARDIES AXON 150
HM6	HARDIES MATRIX 600sq PATTERN
HS4	HARDIES STRIA 400



E3 proposed north elevation
110FP1 1 : 100



E4 proposed south elevation
110FP1 1 : 100

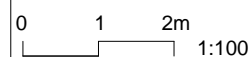
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
5	11.02.16	ALTER EXT. STAIRS



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

HOUSE ELEVATIONS 2 OF 2

WORKING DRAWINGS

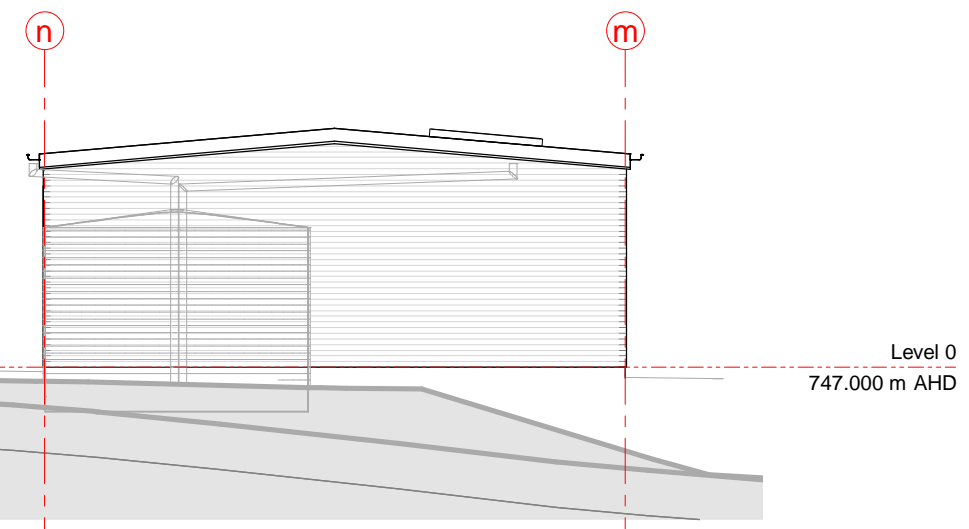
Scale at A3
1 : 100
Designed MDW
Drawn MDW
Checked MDW

Job No
#46414
Dwg No
202ELI
Issue
WDOIC
SHEET 11 OF 69

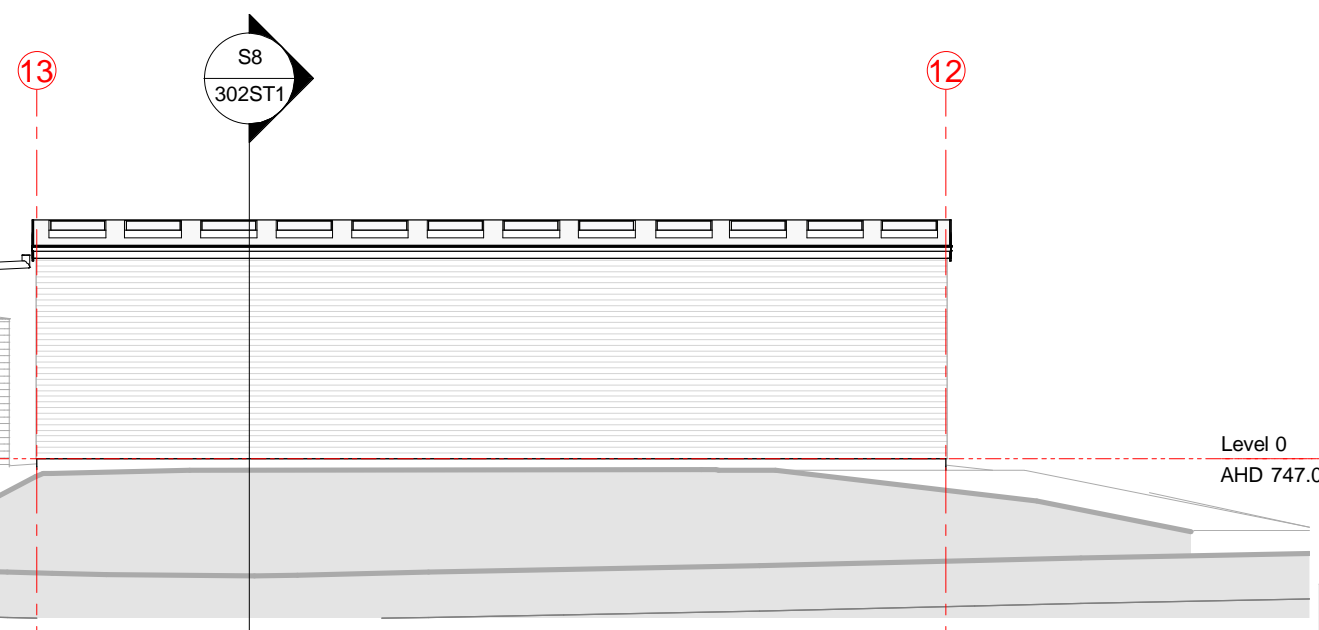
S8
302ST1



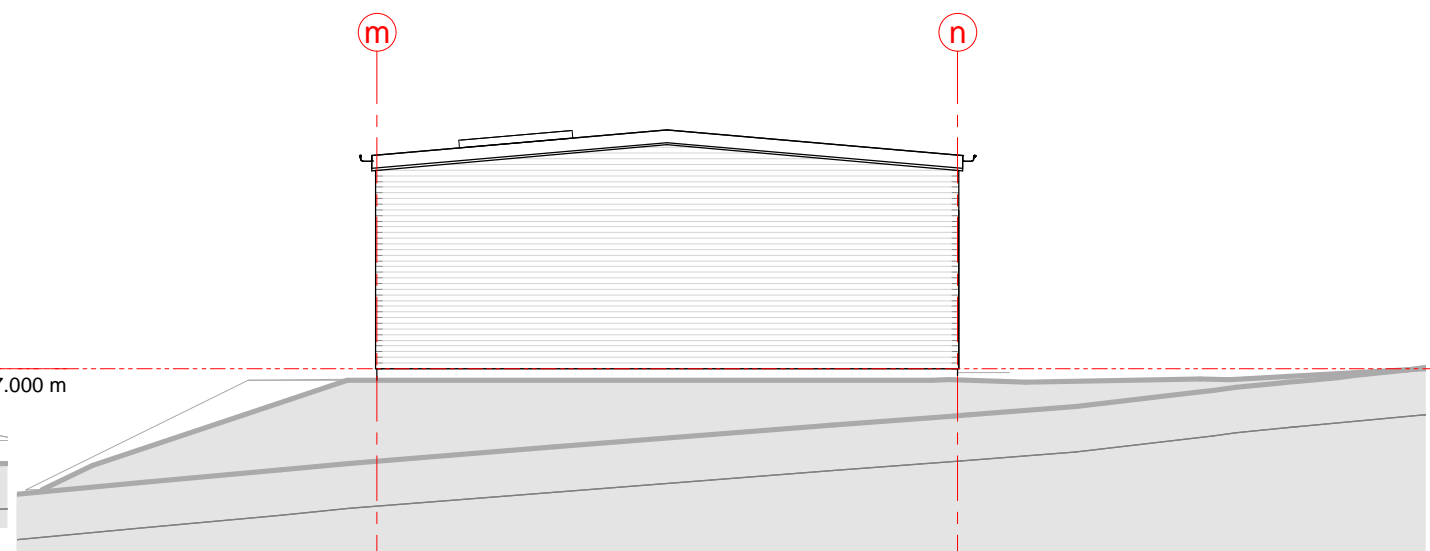
S1 Proposed Shed South Elevation
111FP1 1:100



S2 Proposed Shed East Elevation
112FP1 1:100



S3 Proposed Shed North Elevation
111FP1 1:100

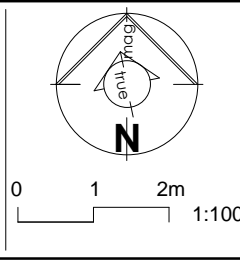


S4 Proposed Shed West Elevation
112FP1 1:100

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			

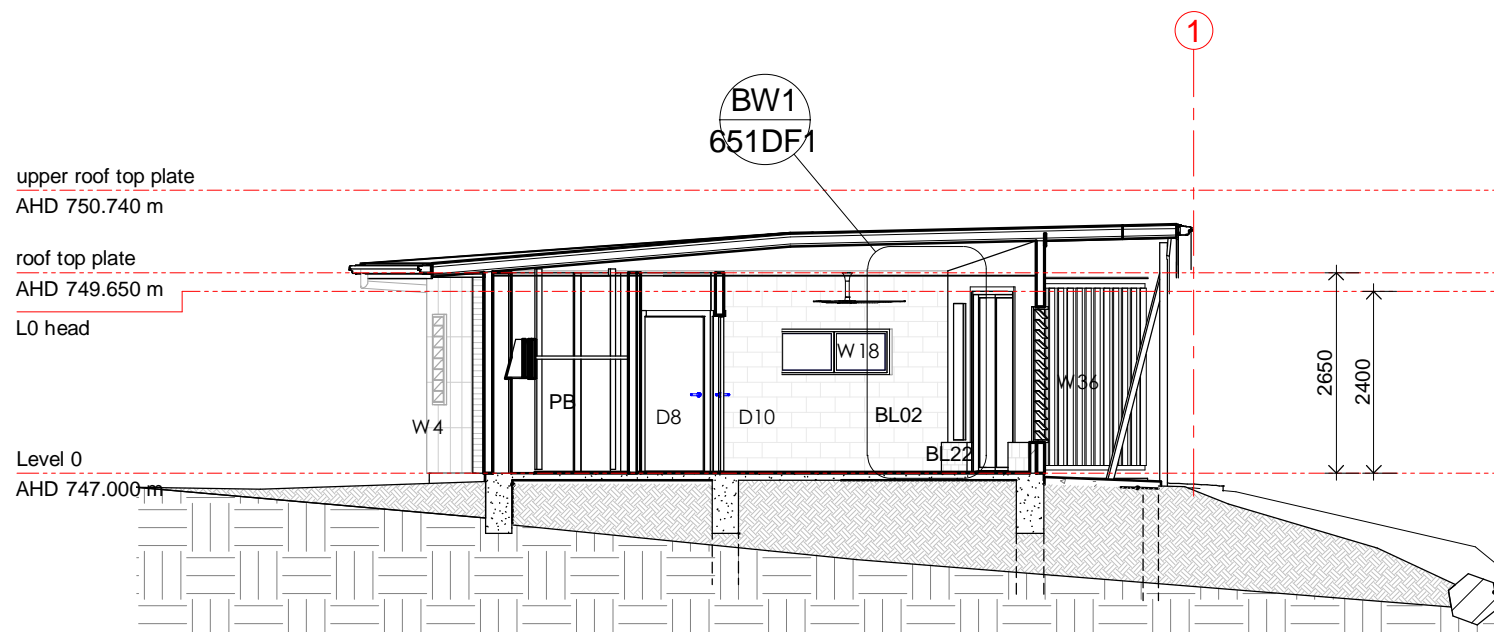
ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



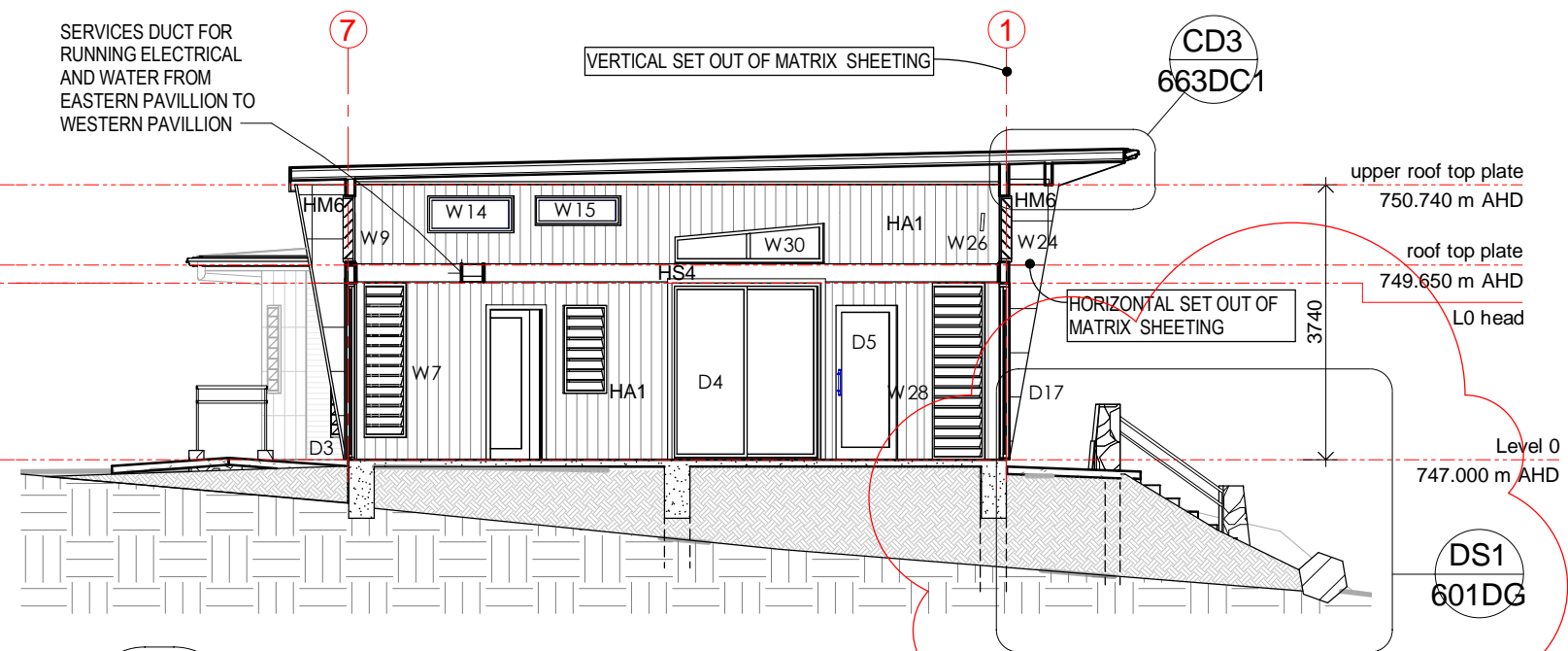
SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

SHED ELEVATIONS NOT IN HOUSE BUILDING APPLICATION
WORKING DRAWINGS

Scale at A3 1:100	Job No #46414
Designed MDW	Dwg No 211ELI
Drawn MDW	Issue WD01C
Checked MDW	SHEET 18 OF 19



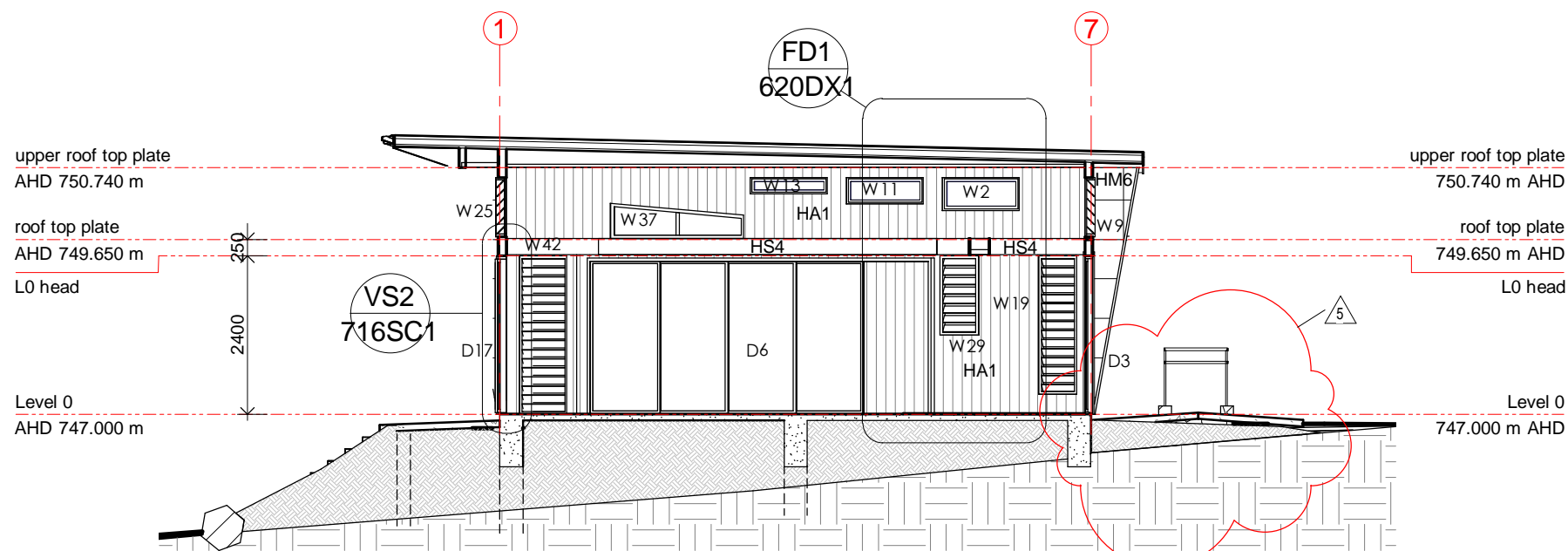
S1 proposed short section bed 1
110FP1 1:100



S2 proposed short section looking west
110FP1 1:100

KEYNOTES LEGEND

ITEM	DESCRIPTION
BL02	90 FACE BLOCK WALL - 200 COURSE
BL22	190 FACE BLOCK WALL - 200 COURSE
HA1	HARDIES AXON 150
HM6	HARDIES MATRIX 600sq PATTERN
HS4	HARDIES STRIA 400
PB	10mm PLASTERBOARD



S6 proposed short section looking east
110FP1 1:100

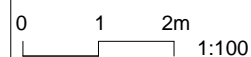
insulation notes:
products as listed, or equivalent
walls:
min R1.5 required
membrane -
Air Cell PERMASHIELD 80 Breather to outside of timber stud frame as specified and shown in the details
bulk insulation -
Bradford GOLD BATTS for Walls & Floors R1.5 min
metal roof:
min R2.0 required
membrane -
truss/rafter spacing <900mm use Bradford THERMOTUFF LD over battens
truss/rafter spacing >900mm use Bradford THERMOTUFF MD over battens
bulk insulation -
Bradford GOLD BATTS for Ceilings R2.0 min

Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
5	11.02.16	ALTER EXT. STAIRS



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

FOR CONSTRUCTION

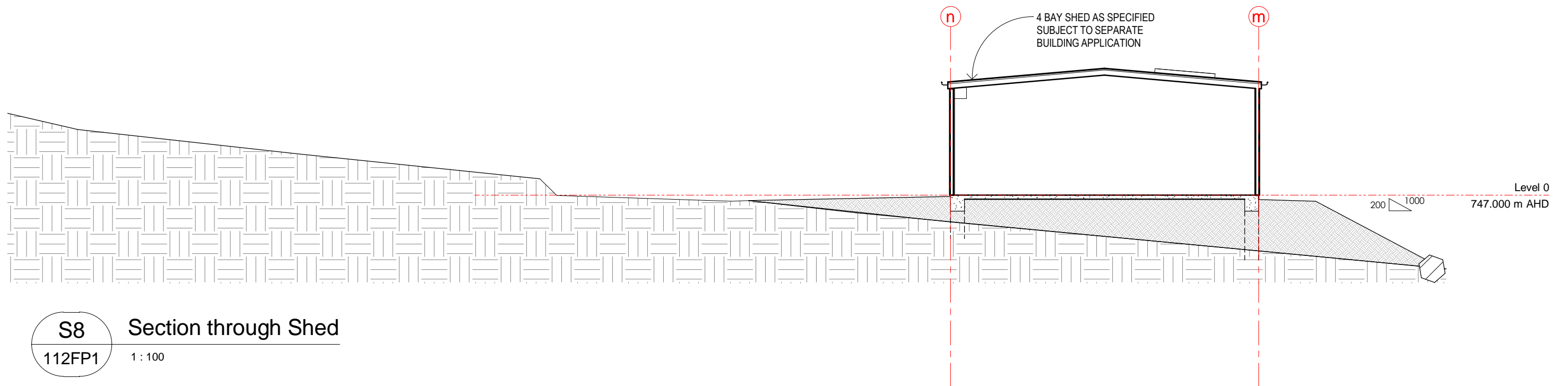
SECTIONS CROSS

WORKING DRAWINGS

Scale at A3
1:100
Designed MDW
Drawn MDW
Checked MDW

Job No
#46414
Dwg No
3019T1
Issue
WDOIC
SHEET 19 OF 19

ITEM	DESCRIP
------	---------



S8 Section through Shed
112FP1 1:100

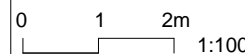
FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

Rev	Date	Revision Description
-----	------	----------------------



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

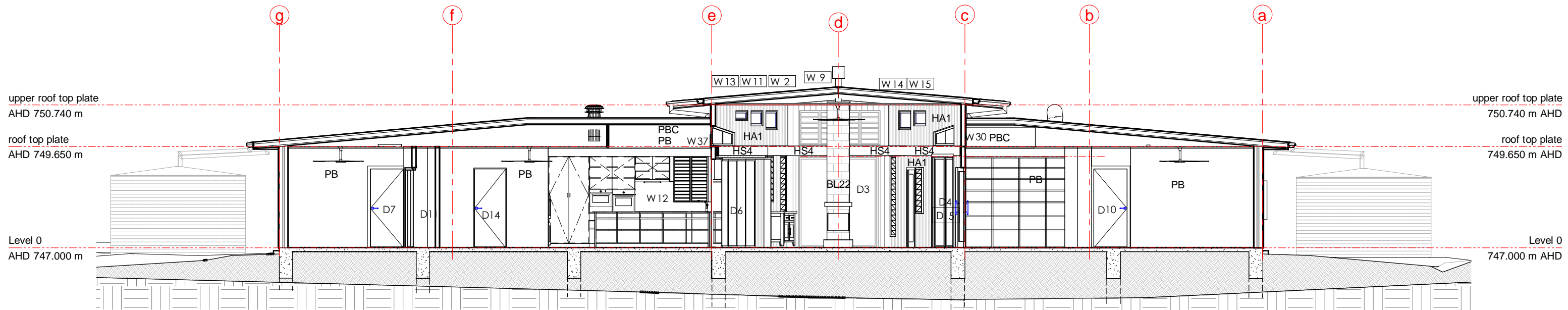
for A. CLIENT

SECTIONS SHED - NOT IN HOUSE BUILDING APPLICATION

WORKING DRAWINGS

Scale at A3
1:100
Designed MDW
Drawn MDW
Checked MDW

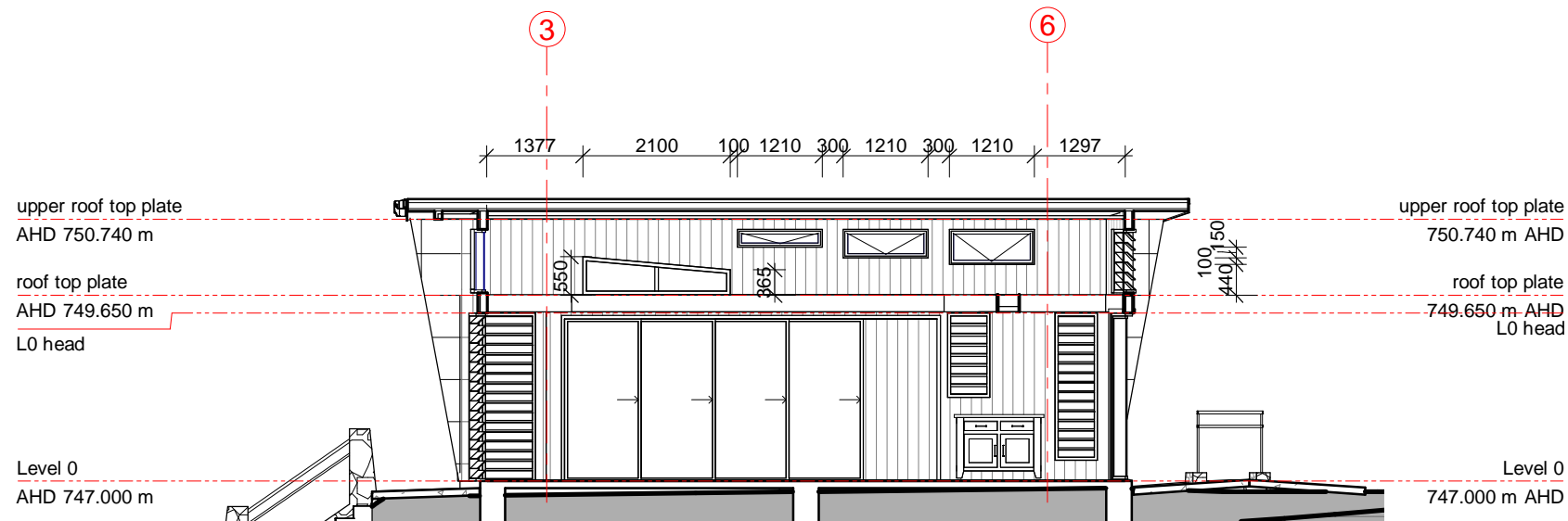
Job No #46414
Dwg No 3029T1
Issue WDOIC
SHEET 20 OF 69



S7 proposed long section north east 110FP1 1 : 100

S4 proposed long section central 110FP1 1 : 100

S3 proposed long section north west 110FP1 1 : 100



S10 East Section Breeze Solarium 111FP1 1 : 100

finishes generally

ceiling/soffit fixing note:
for rafters/trusses at > 600 crs
fix to battens at 600 crs
32x45 MGP10 or
stramit 22x34 ceiling batten or equivalent

architrave finishes note:
nominal types as follows -
cornice - selected timber scotia as specified
cornice - selected plaster as specified
architrave & skirting to be splayed as specified
architrave - as specified
skirting - as specified

internal finishes note:
confirm all finishes with owner,
unless nominated on drawing:
10 plasterboard to all walls
6f.c. to wet areas
10 plasterboard to all ceilings typically internally
plywood as specified to breeze solarium
ceiling.
42x12 square feature battens on ceiling to
breeze solarium in pattern shown on drawings
6 f.c. to veranda ceilings
6 f.c. to soffits
tiles to all floors

KEYNOTES LEGEND

ITEM	DESCRIPTION
BL22	190 FACE BLOCK WALL - 200 COURSE
HA1	HARDIES AXON 150
HS4	HARDIES STRIA 400
PB	10mm PLASTERBOARD
PBC	10mm PLASTERBOARD TO CEILING

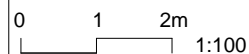
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01E	02.03.16	ADD DIMENSIONS
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

SECTIONS LONGITUDINAL

WORKING DRAWINGS

Scale at A3
1 : 100

Designed
MDW

Drawn
MDW

Checked
MDW

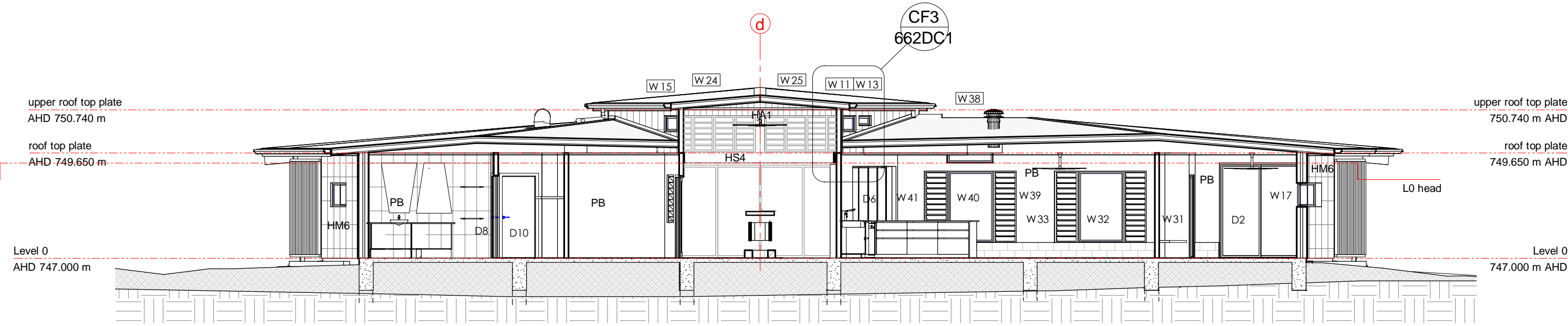
Job No
#46414

Dwg No
3219T1

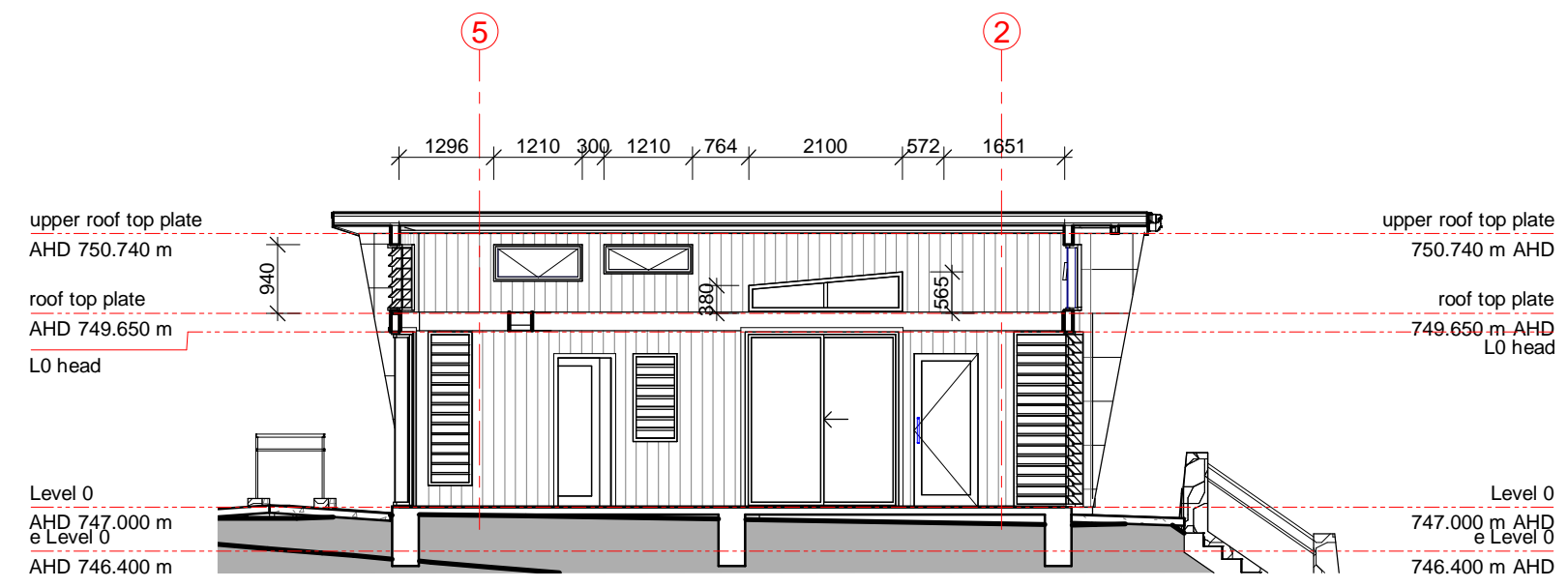
Issue
WD01E

SHEET 21 OF 69

KEYNOTES LEGEND	
ITEM	DESCRIP
HA1	HARDIES AXON 150
HM6	HARDIES MATRIX 600sq PATTERN
HS4	HARDIES STRIA 400
PB	10mm PLASTERBOARD



S5 proposed long section looking north
110FP1 1:100



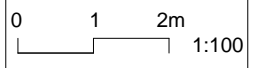
S9 West Section Breeze Solarium
111FP1 1:100

FOR CONSTRUCTION

Issue	Date	Issue Description
WD01E	02.03.16	ADD DIMENSIONS
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

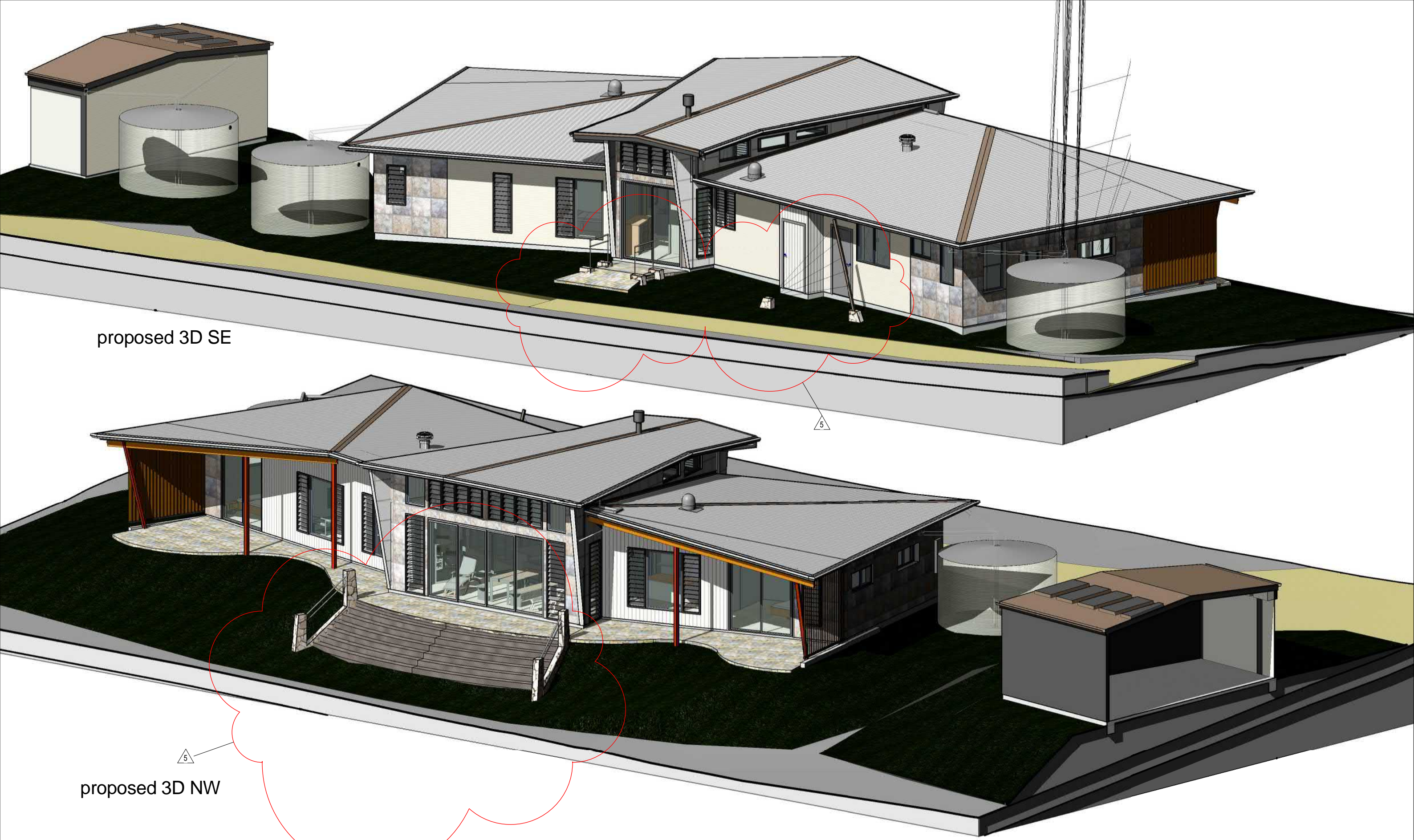


SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

SECTIONS LONGITUDINAL
WORKING DRAWINGS

Scale at A3	1:100
Designed	MDW
Drawn	MDW
Checked	MDW

Job No
#46414
Dwg No
3229TI
Issue
WD01E
SHEET 22 OF 69



proposed 3D SE

proposed 3D NW

FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

5	11.02.16	ALTER EXT. STAIRS
Rev	Date	Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

 for A. CLIENT

NW + SE 3D VIEWS

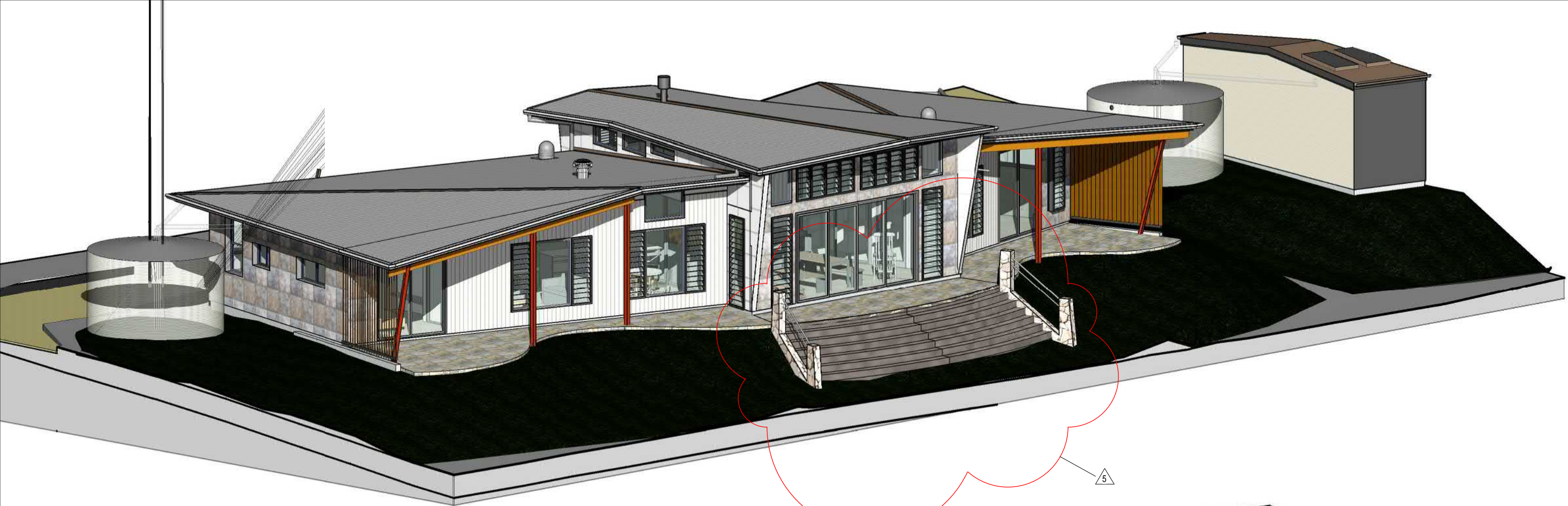
WORKING DRAWINGS

Scale at A3
Designed MDW
Drawn MDW
Checked MDW

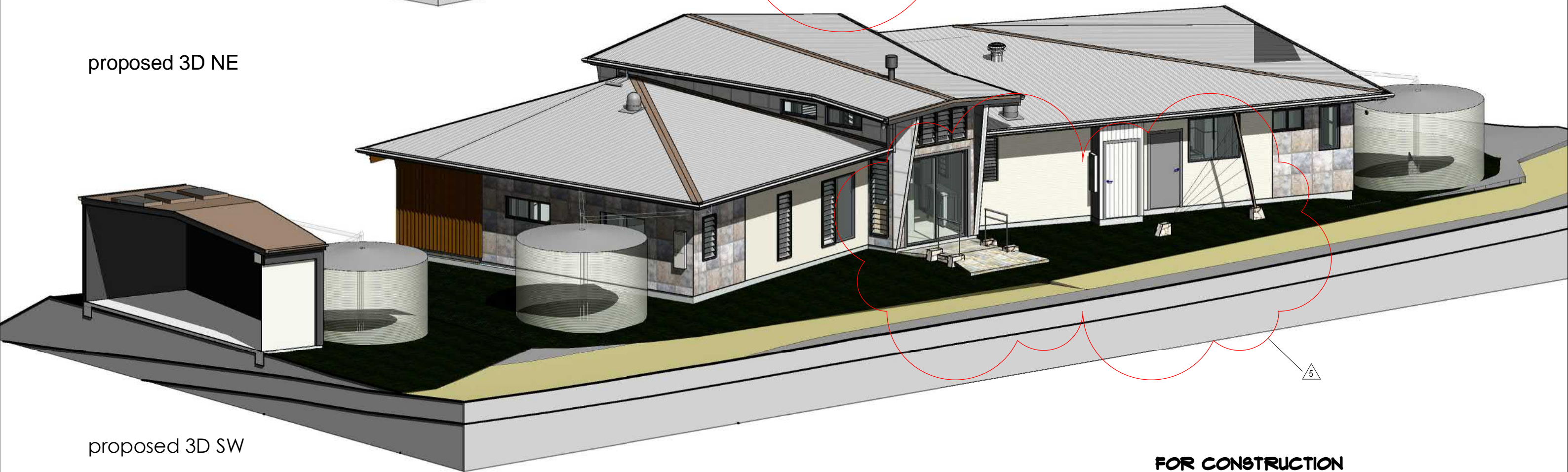
Job No
#46414

 Dwg No
421PD2

 Issue
WDOIC
SHEET 23 OF 69



proposed 3D NE



proposed 3D SW

FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

5	11.02.16	ALTER EXT. STAIRS
Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

EXTERNAL 3D'S

WORKING DRAWINGS

Scale at A3

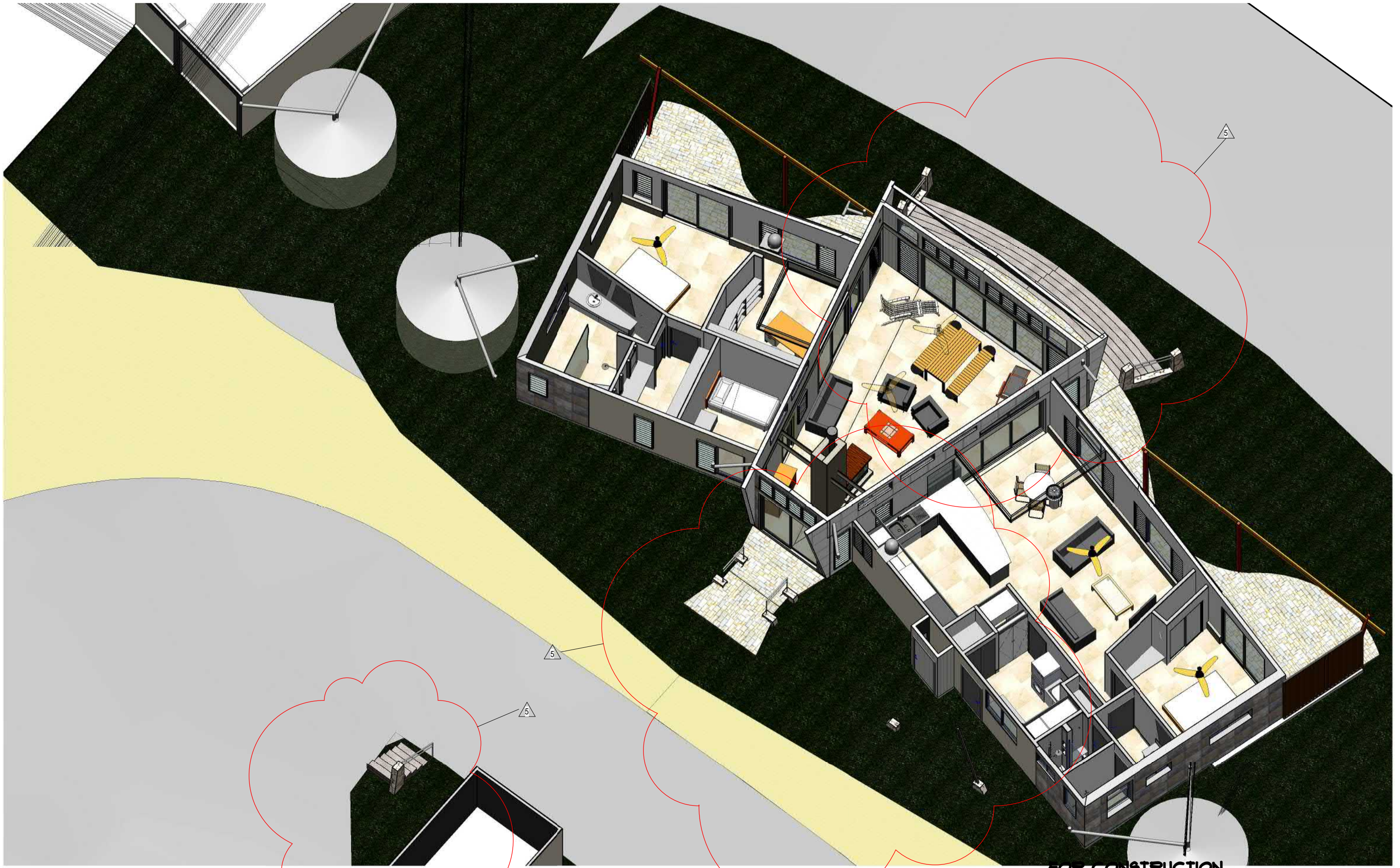
Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414

Dwg No
422PD2

Issue
WDOIC

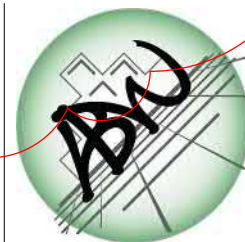
SHEET 24 OF 69



FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

5	11.02.16	ALTER EXT. STAIRS
Rev	Date	Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**

A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

3D AXO 9E

WORKING DRAWINGS

Scale at A3

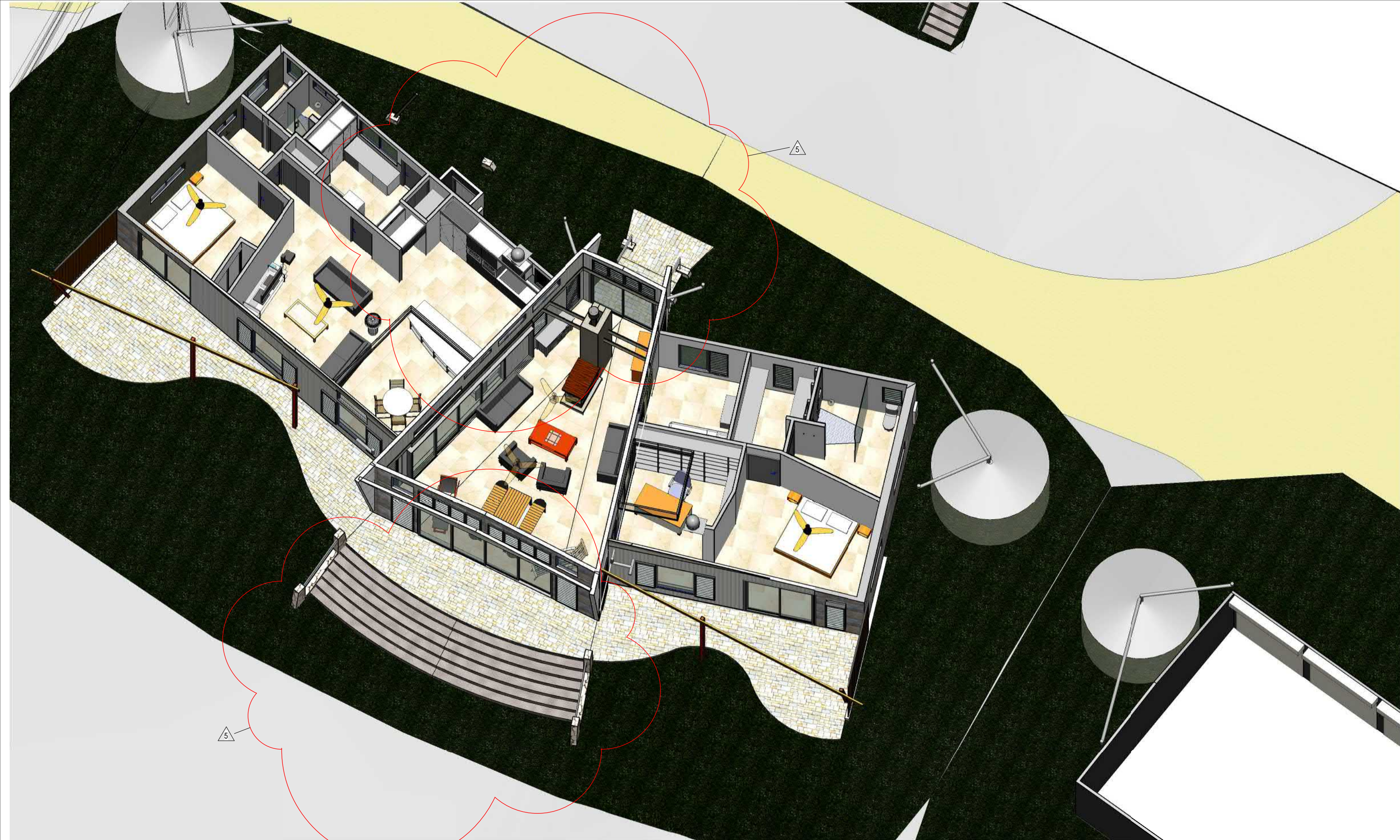
Designed
MDW
Drawn
MDW
Checked
MDW

Job No
#46414

Dwg No
423PD2

Issue
WD01C

SHEET 25 OF 69



FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

5	11.02.16	ALTER EXT. STAIRS
Rev	Date	Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

3D AXO SW

WORKING DRAWINGS

Scale at A3

Designed
MDW
 Drawn
MDW
 Checked
MDW

Job No
#46414

Dwg No
424PD2

Issue
WDOIC

SHEET 26 OF 69



FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

5	11.02.16	ALTER EXT. STAIRS
Rev	Date	Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

 for A. CLIENT

**SE AND SW
PERSPECTIVES**

WORKING DRAWINGS

Scale at A3
 Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414
 Dwg No
431PD2
 Issue
WD01C

SHEET 21 OF 69



FOR CONSTRUCTION

Issue	Date	Issue Description
WD01C	11.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
5	11.02.16	ALTER EXT. STAIRS



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

NE + NW PERSPECTIVES

WORKING DRAWINGS

Scale at A3

Designed
MDW
 Drawn
MDW
 Checked
MDW

Job No
#46414

Dwg No
432PD2

Issue
WD01C

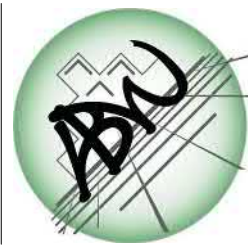
SHEET 28 OF 69



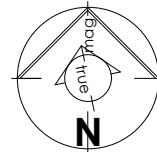
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01C	11.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
5	11.02.16	ALTER EXT. STAIRS



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

VIEW INTO BREZEWAY

WORKING DRAWINGS

Scale at A3

Designed
MDW
 Drawn
MDW
 Checked
MDW

Job No
#46414

Dwg No
433PD2

Issue
WD01C
 SHEET 29 OF 69



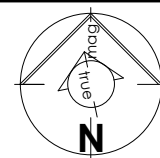
FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01
 WD01B 14.10.15 B.A. ISSUE 01
 WD01A 14.08.15 ENGINEER ISSUE 01
 Issue Date Issue Description

Rev Date Revision Description



**ARCHITECTS BLACK
& WILSON Pty.Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

**VIEW FROM KITCHEN
INTO BREEZEWAY**

WORKING DRAWINGS

Scale at A3

Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414

Dwg No
434PD2

Issue
WD01C

SHEET 30 OF 69



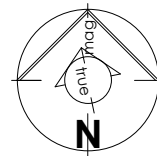
FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

Rev	Date	Revision Description
-----	------	----------------------



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

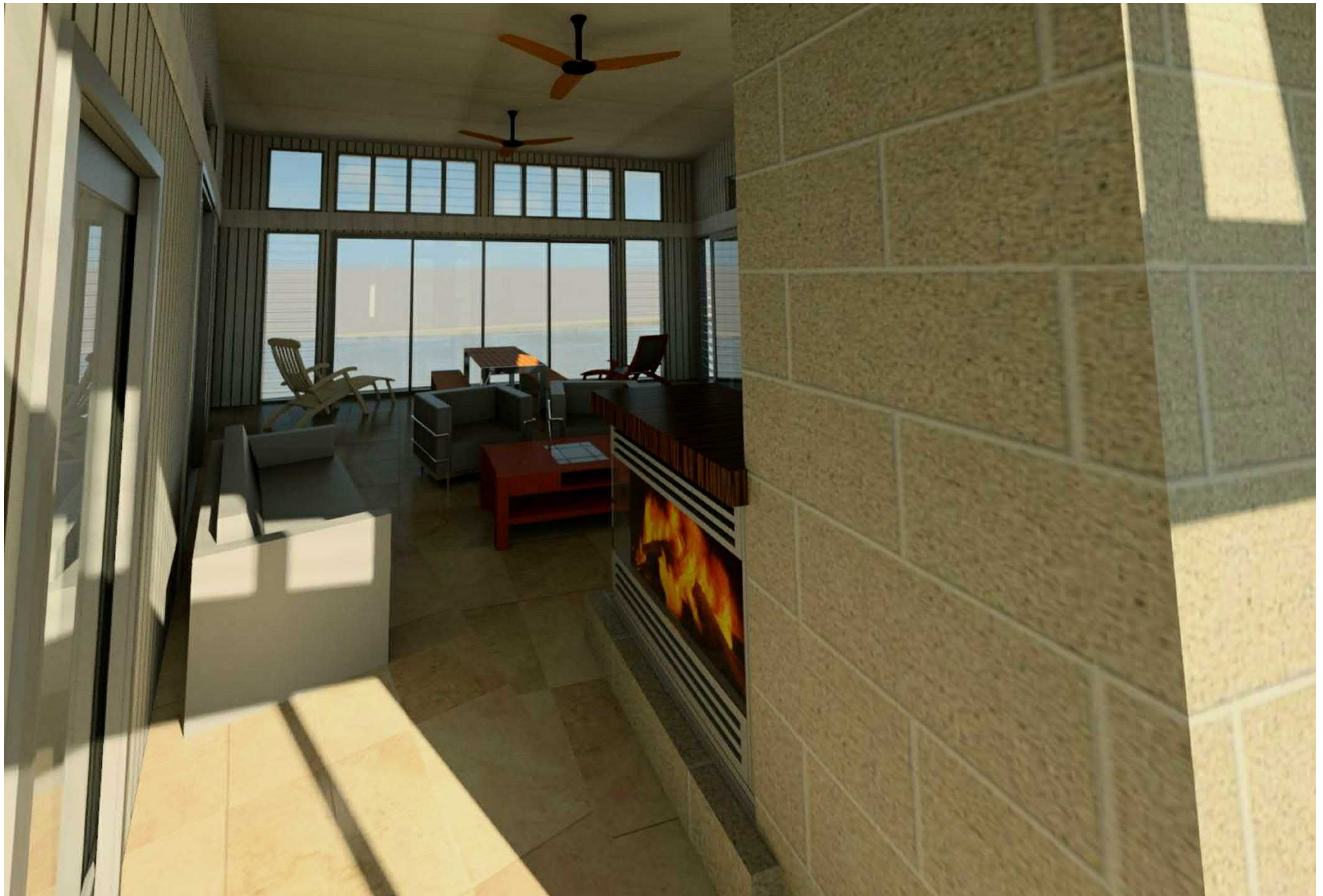
**VIEW FROM KITCHEN
INTO LIVING**

WORKING DRAWINGS

Scale at A3

Designed
MDW
 Drawn
MDW
 Checked
MDW

Job No
#46414
 Dwg No
435PD2
 Issue
WD01C
 SHEET 31 OF 69



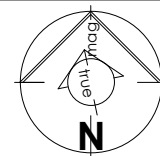
FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01
 WD01B 14.10.15 B.A. ISSUE 01
 WD01A 14.08.15 ENGINEER ISSUE 01
 Issue Date Issue Description

Rev Date Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

**VIEW OUT FROM
BREEZEWAY**

WORKING DRAWINGS

Scale at A3

Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414

Dwg No
436PD2

Issue
WD01C

SHEET 32 OF 69



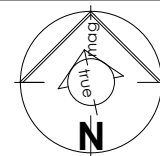
FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01
 WD01B 14.10.15 B.A. ISSUE 01
 WD01A 14.08.15 ENGINEER ISSUE 01
 Issue Date Issue Description

Rev Date Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

**VIEW LOOKING OUT
FROM BREEZEWAY**

WORKING DRAWINGS

Scale at A3

Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414

Dwg No
431PD2

Issue
WD01C

SHEET 33 OF 69



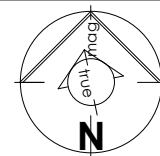
FOR CONSTRUCTION

WD01C 11.11.15 CONSTRUCTION ISSUE 01
 WD01B 14.10.15 B.A. ISSUE 01
 WD01A 14.08.15 ENGINEER ISSUE 01
 Issue Date Issue Description

Rev Date Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

**VIEW INTO BREEZEWAY
LOOKING SOUTH**

WORKING DRAWINGS

Scale at A3

Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414

Dwg No
438PD2

Issue
WD01C

SHEET 34 OF 69



FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01
 WD01B 14.10.15 B.A. ISSUE 01
 WD01A 14.08.15 ENGINEER ISSUE 01
 Issue Date Issue Description

Rev Date Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**

A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

**VIEW OUT FROM
MASTER BEDROOM**

WORKING DRAWINGS

Scale at A3

Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414

Dwg No
439PD2

Issue
WD01C

SHEET 35 OF 69



FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01
 WD01B 14.10.15 B.A. ISSUE 01
 WD01A 14.08.15 ENGINEER ISSUE 01
 Issue Date Issue Description

Rev Date Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

VIEW OUT FROM STUDY

WORKING DRAWINGS

Scale at A3

Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414

Dwg No
440PD2

Issue
WD01C

SHEET 36 OF 63



ENTRY VIEW



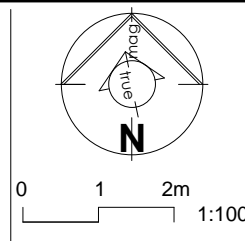
APPROACH VIEW

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

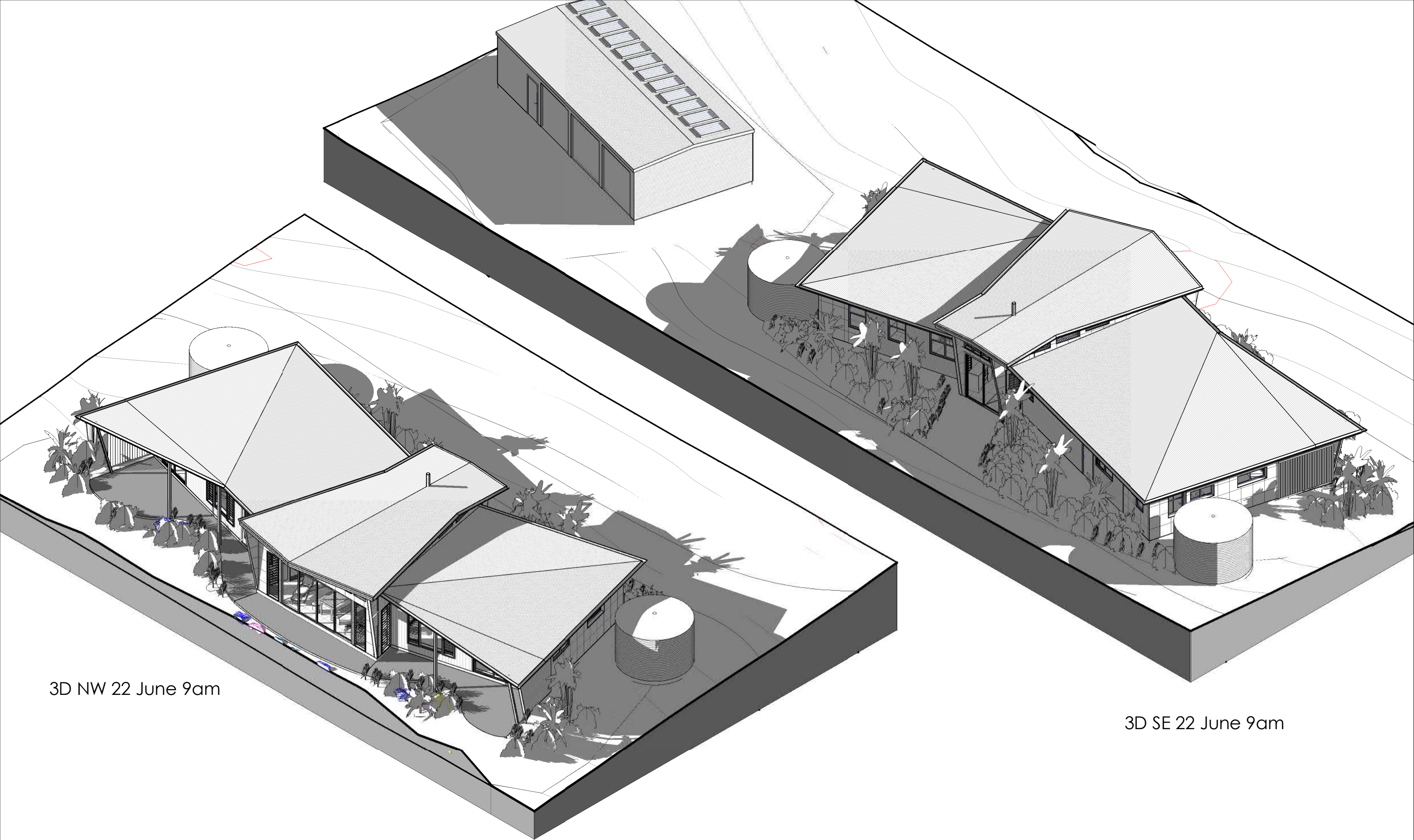
for A. CLIENT

ENTRY AND APPROACH VIEWS

WORKING DRAWINGS

Scale at A3
 Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414
 Dwg No
441PD2
 Issue
WD01D



3D NW 22 June 9am

3D SE 22 June 9am

NOT FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
AA0	00.00.12	ISSUE 01			

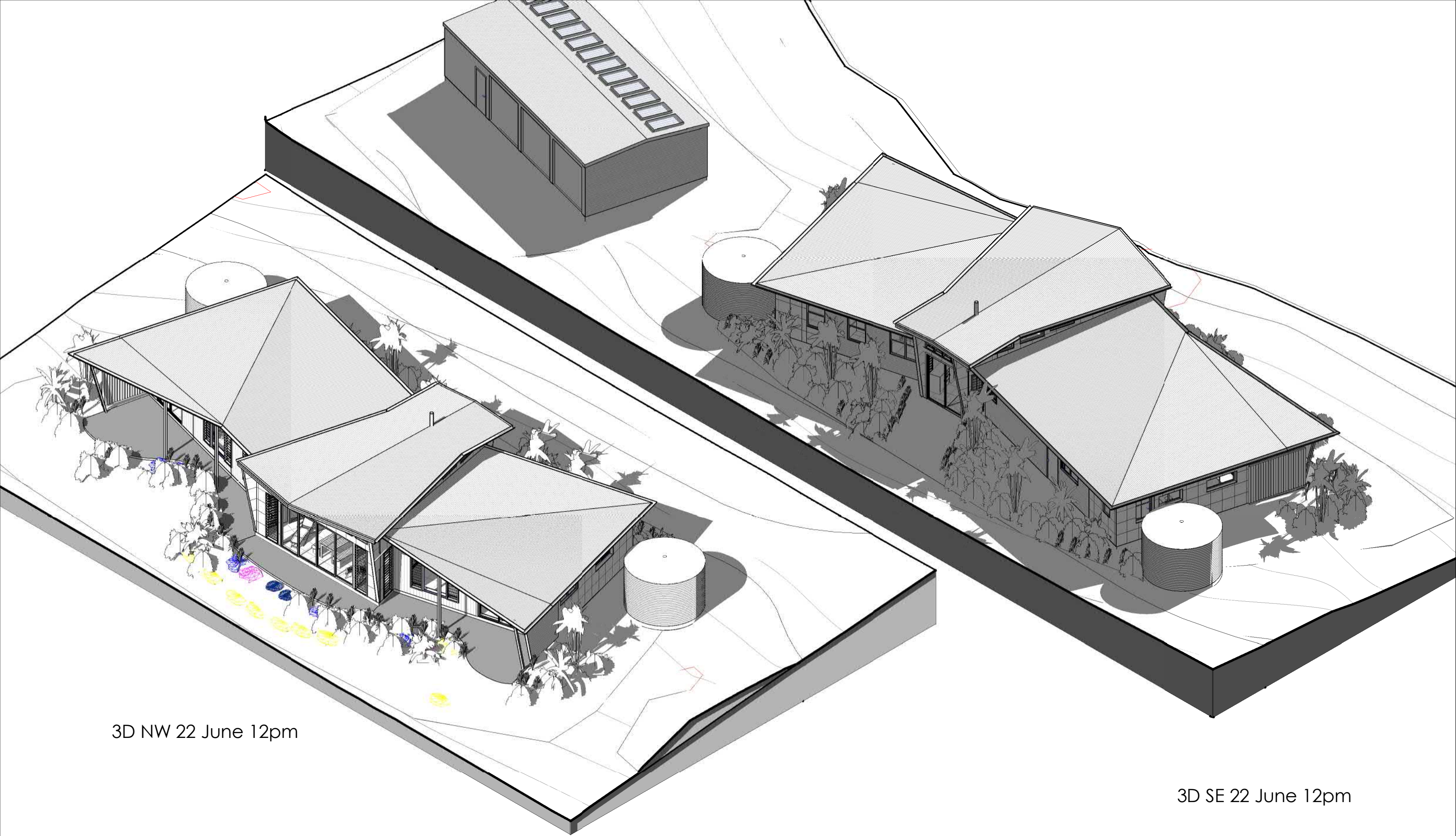


**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au

SAMPLE RESIDENCE
 at MISTERY ROAD
 for A. CLIENT

**3D SHADOW STUDIES
 WINTER
 MORNING JUNE 22 9AM**
 SKETCH DESIGN

Scale at A3
 Job No **#46414**
 Dwg No **451PDI**
 Issue **DD02**
 Designed MDW
 Drawn MDW
 Checked MDW



3D NW 22 June 12pm

3D SE 22 June 12pm

NOT FOR CONSTRUCTION

AA0 00.00.12 ISSUE 01

Issue	Date	Issue Description	Rev	Date	Revision Description



**ARCHITECTS BLACK
& WILSON Pty.Ltd.**

A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD

for A. CLIENT

**3D SHADOW STUDIES
WINTER**

MIDDAY JUNE 22 12PM

SKETCH DESIGN

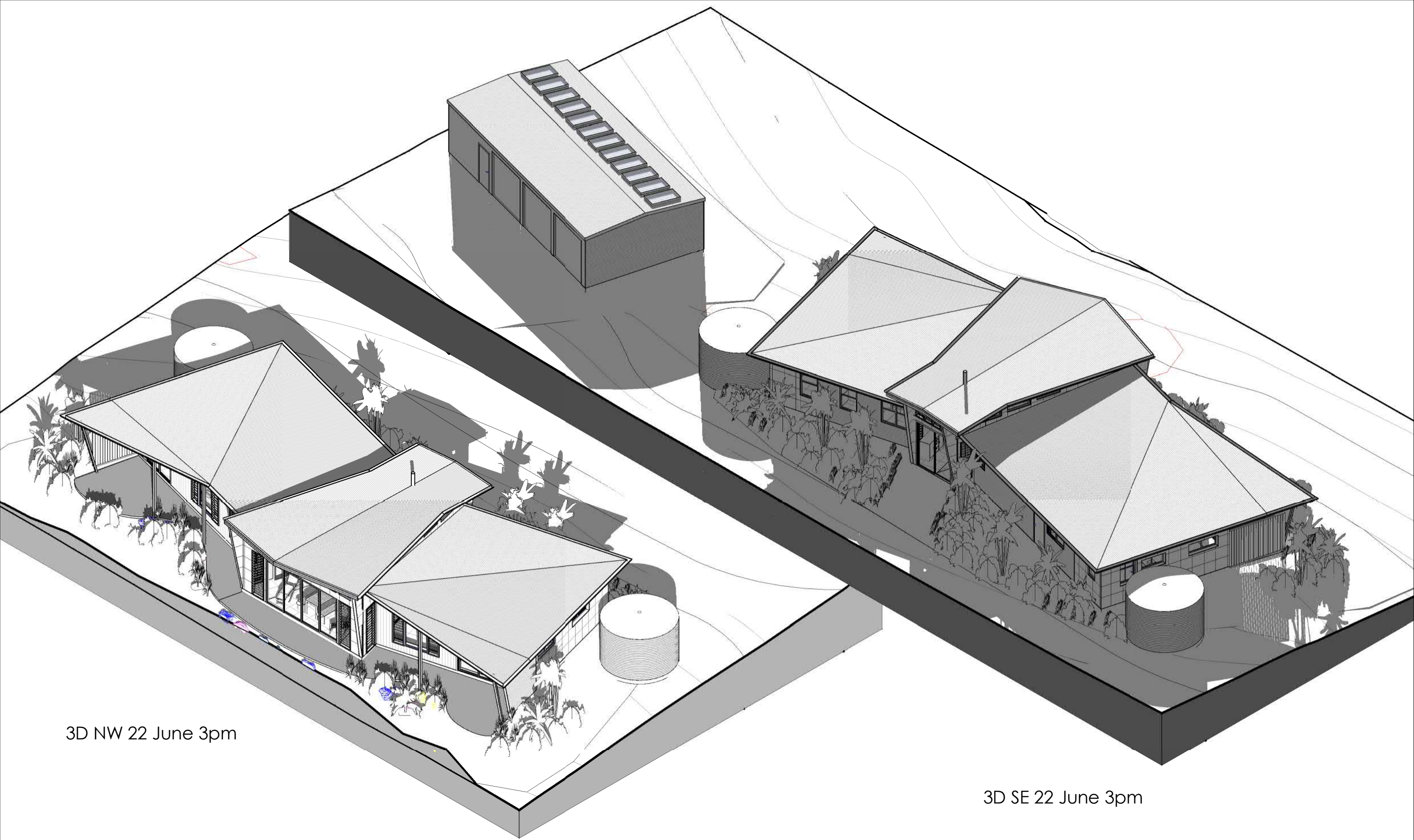
Scale at A3

Designed
MDW
Drawn
MDW
Checked
MDW

Job No
#46414

Dwg No
452PDI

Issue
DD02



3D NW 22 June 3pm

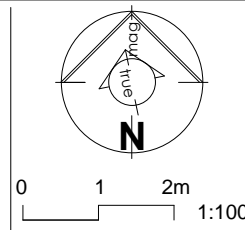
3D SE 22 June 3pm

NOT FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description



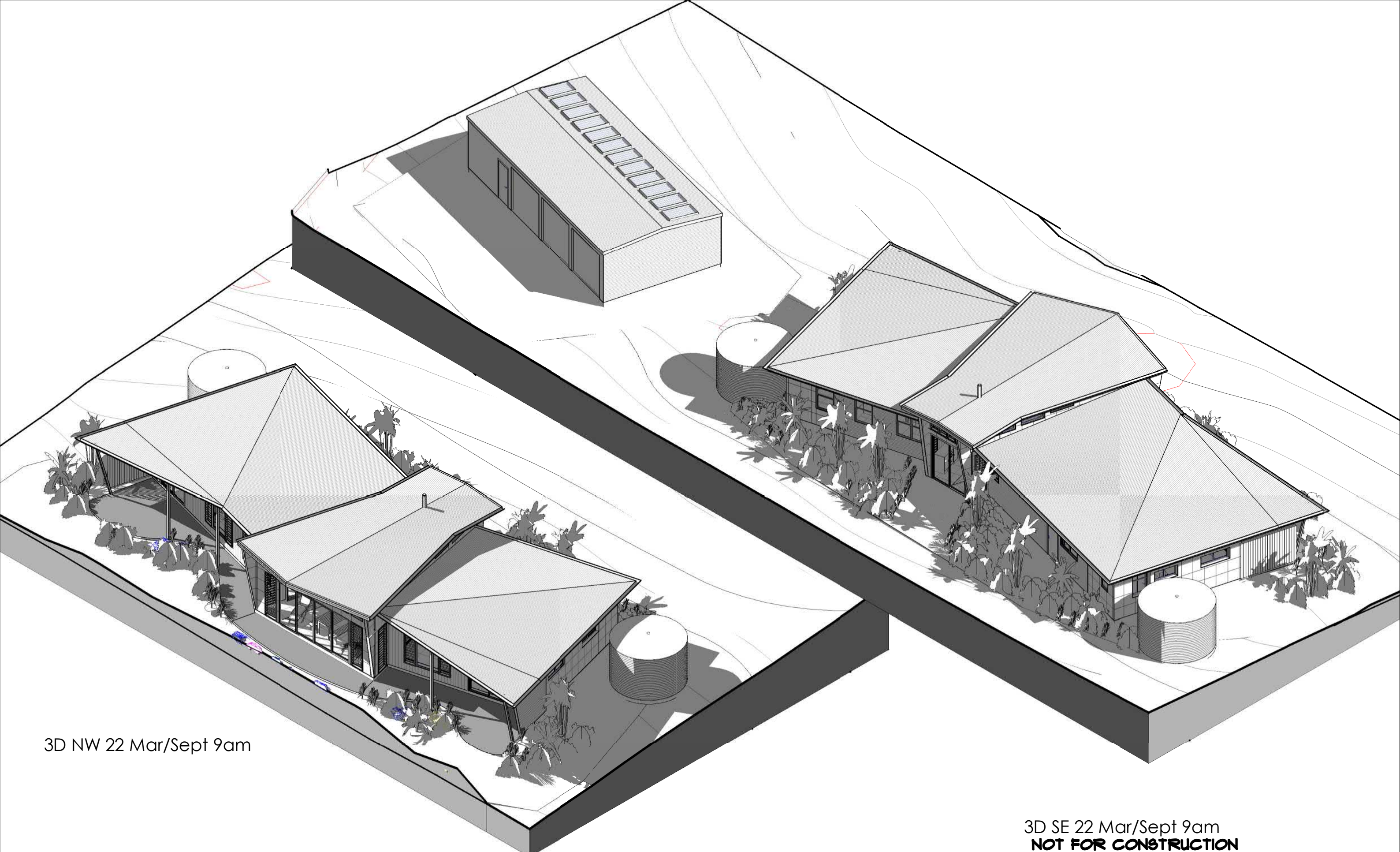
ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD
 for A. CLIENT

3D SHADOW STUDIES WINTER
AFTERN'N JUNE 22 3PM
 SKETCH DESIGN

Scale at A3	Job No #46414
Designed MDW	Dwg No 453PDI
Drawn MDW	Issue DD02
Checked MDW	



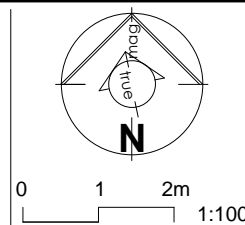
3D NW 22 Mar/Sept 9am

3D SE 22 Mar/Sept 9am
NOT FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description



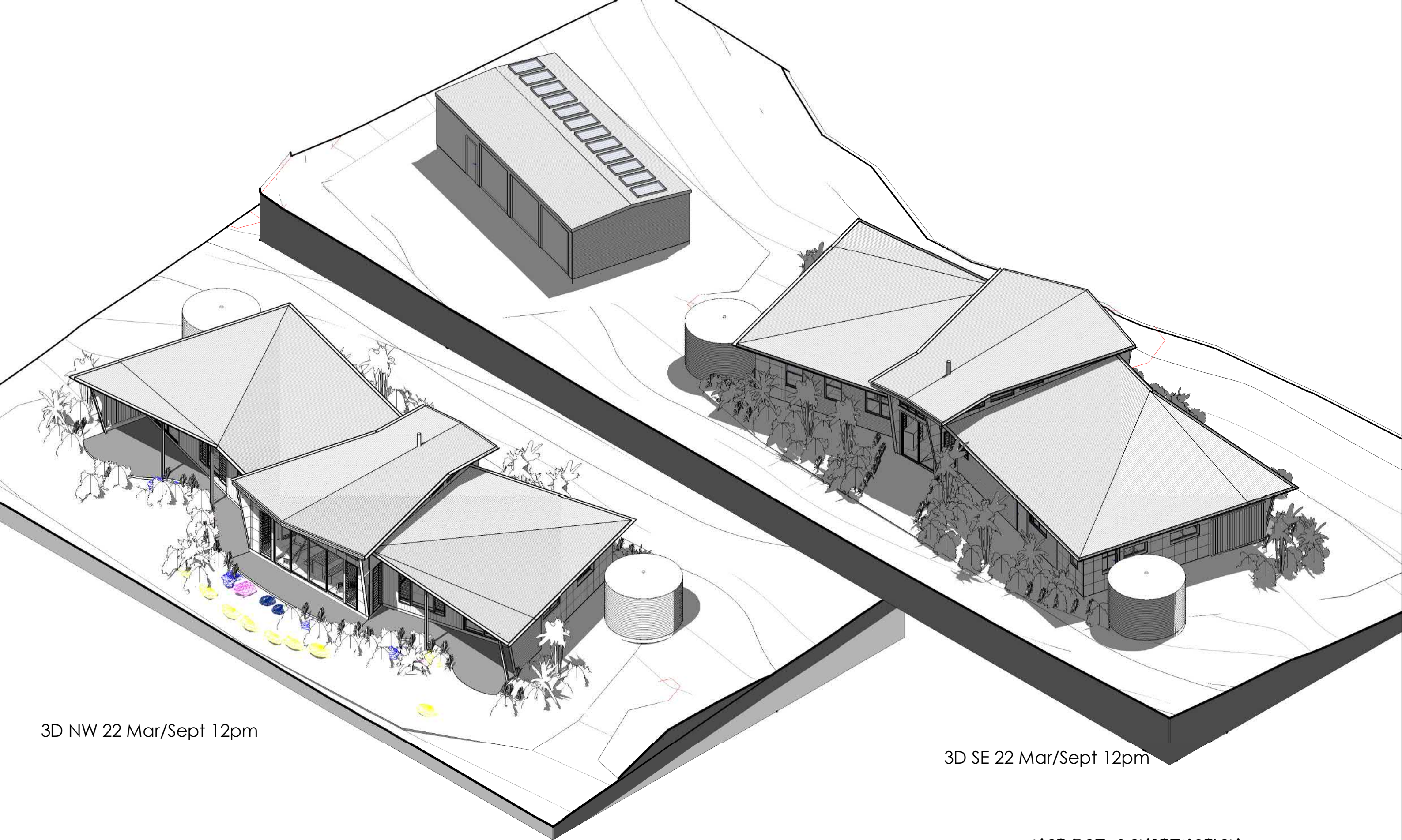
**ARCHITECTS BLACK
 & WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD
 for A. CLIENT

**3D SHADOW STUDIES
 EQUINOX
 MORNING MAR 22 9AM**
 SKETCH DESIGN

Scale at A3
 Job No
#46414
 Designed
 MDW
 Drawn
 MDW
 Checked
 MDW
 Dwg No
454PDI
 Issue
DD02



3D NW 22 Mar/Sept 12pm

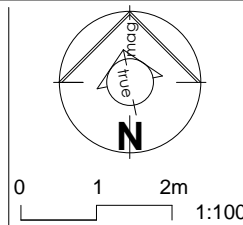
3D SE 22 Mar/Sept 12pm

NOT FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD

for A. CLIENT

**3D SHADOW STUDIES
EQUINOX**

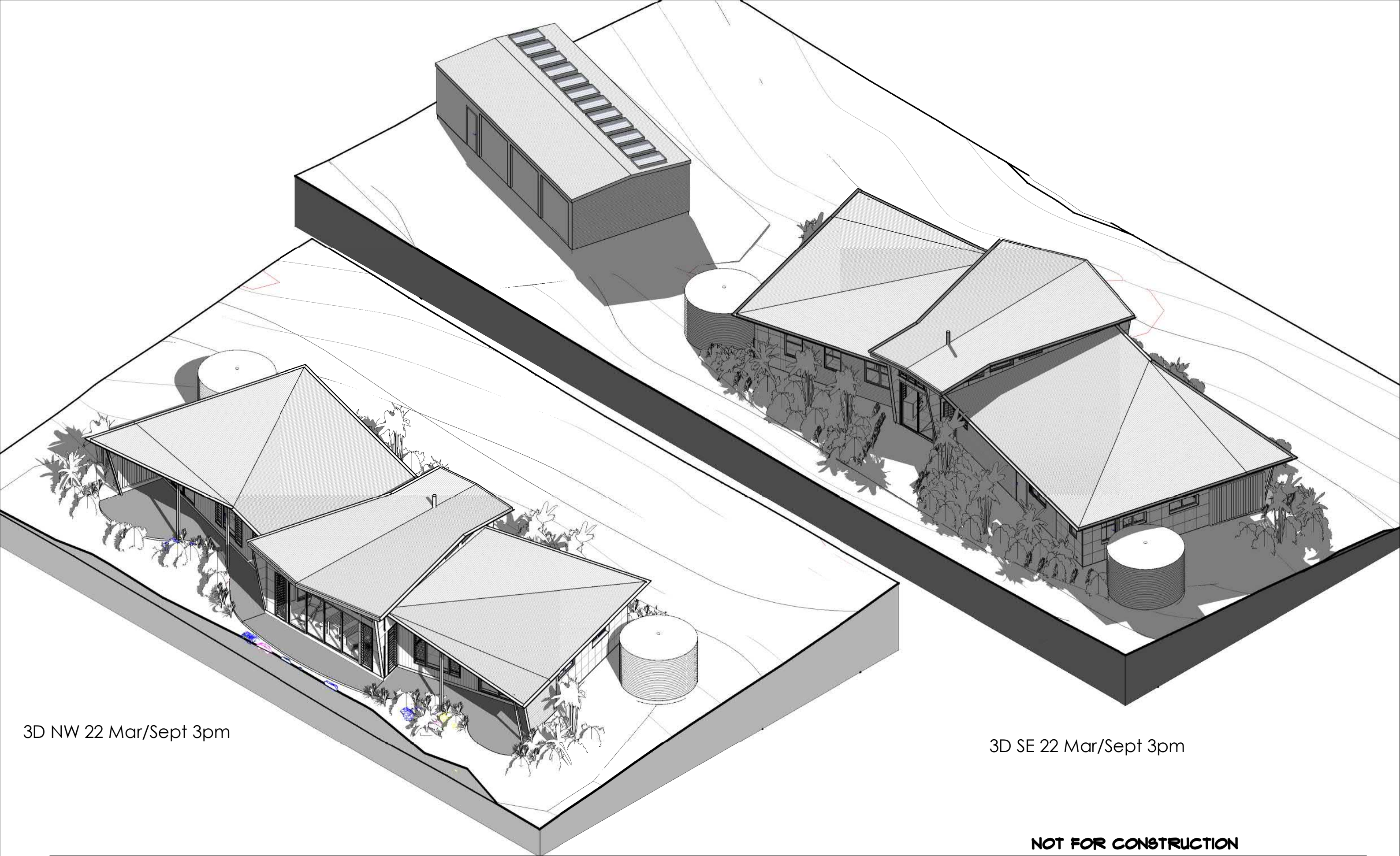
MIDDAY MAR 22 12PM

SKETCH DESIGN

Scale at A3

Job No
#46414
 Dwg No
455PDI
 Issue
DD02

Designed
MDW
 Drawn
MDW
 Checked
MDW



3D NW 22 Mar/Sept 3pm

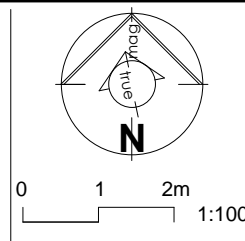
3D SE 22 Mar/Sept 3pm

NOT FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description



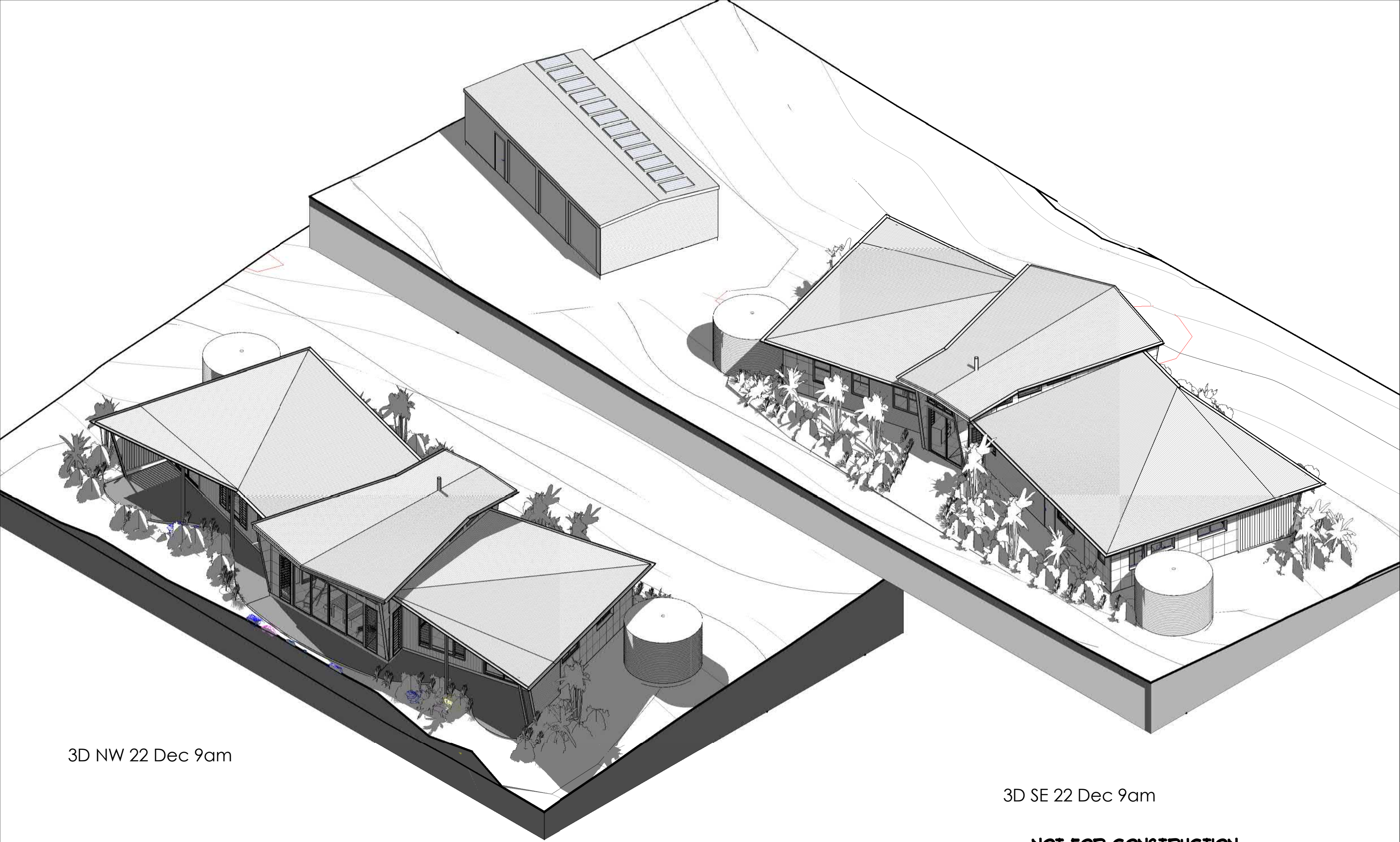
**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD
 for A. CLIENT

**3D SHADOW STUDIES
EQUINOX
AFTERN'N MAR 22 3PM**
 SKETCH DESIGN

Scale at A3	Job No #46414
Designed MDW	Dwg No 456PDI
Drawn MDW	Issue DDE2
Checked MDW	



3D NW 22 Dec 9am

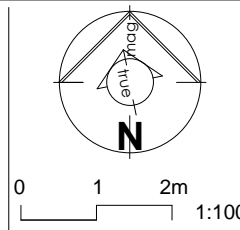
3D SE 22 Dec 9am

NOT FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD

for A. CLIENT

**3D SHADOW STUDIES
 SUMMER**

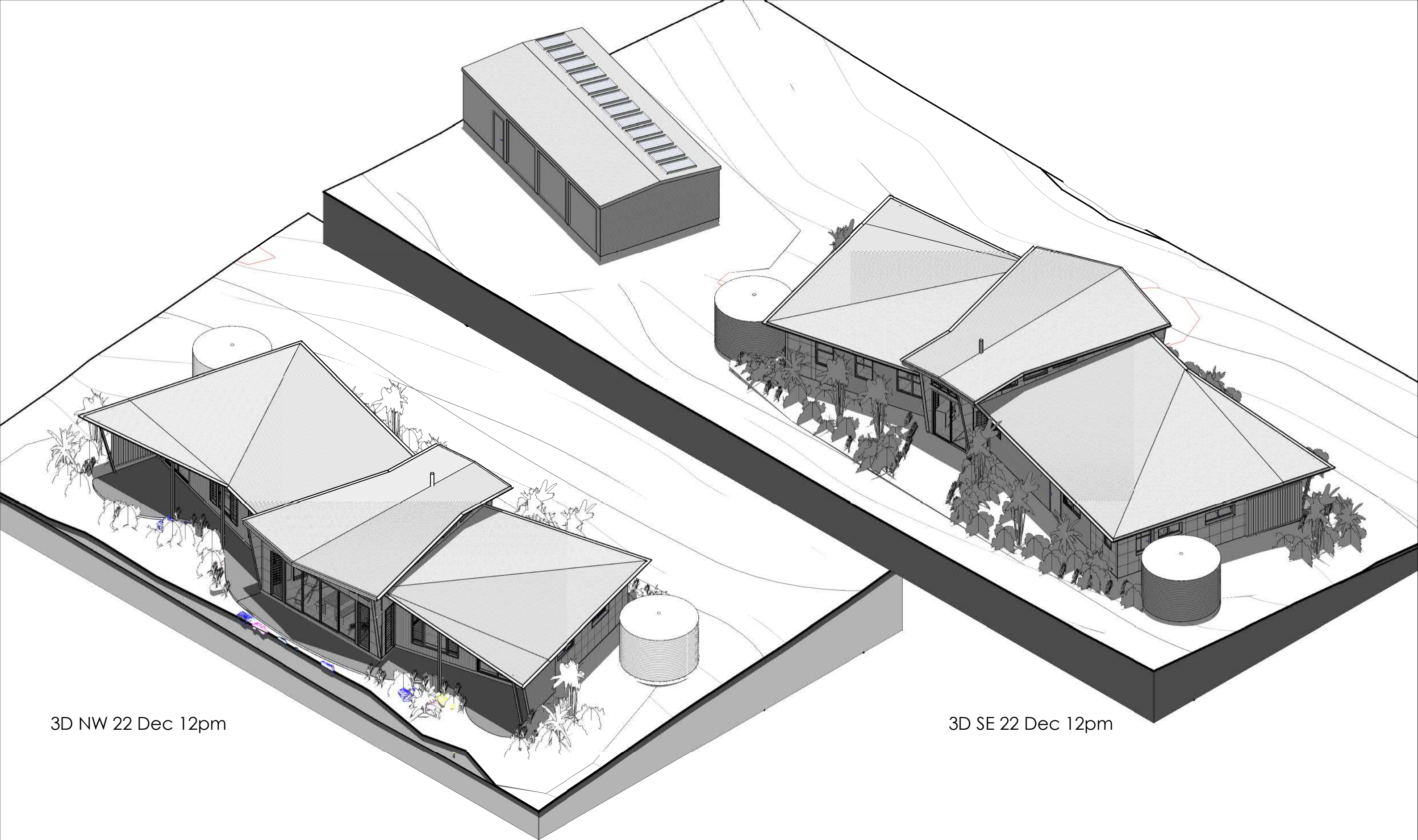
MORNING DEC 22 9AM

SKETCH DESIGN

Scale at A3

Job No
#46414
 Dwg No
451PDI
 Issue
DD02

Designed
 MDW
 Drawn
 MDW
 Checked
 MDW



3D NW 22 Dec 12pm

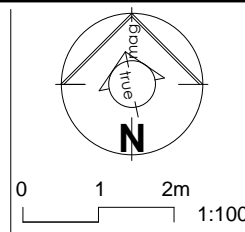
3D SE 22 Dec 12pm

NOT FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description



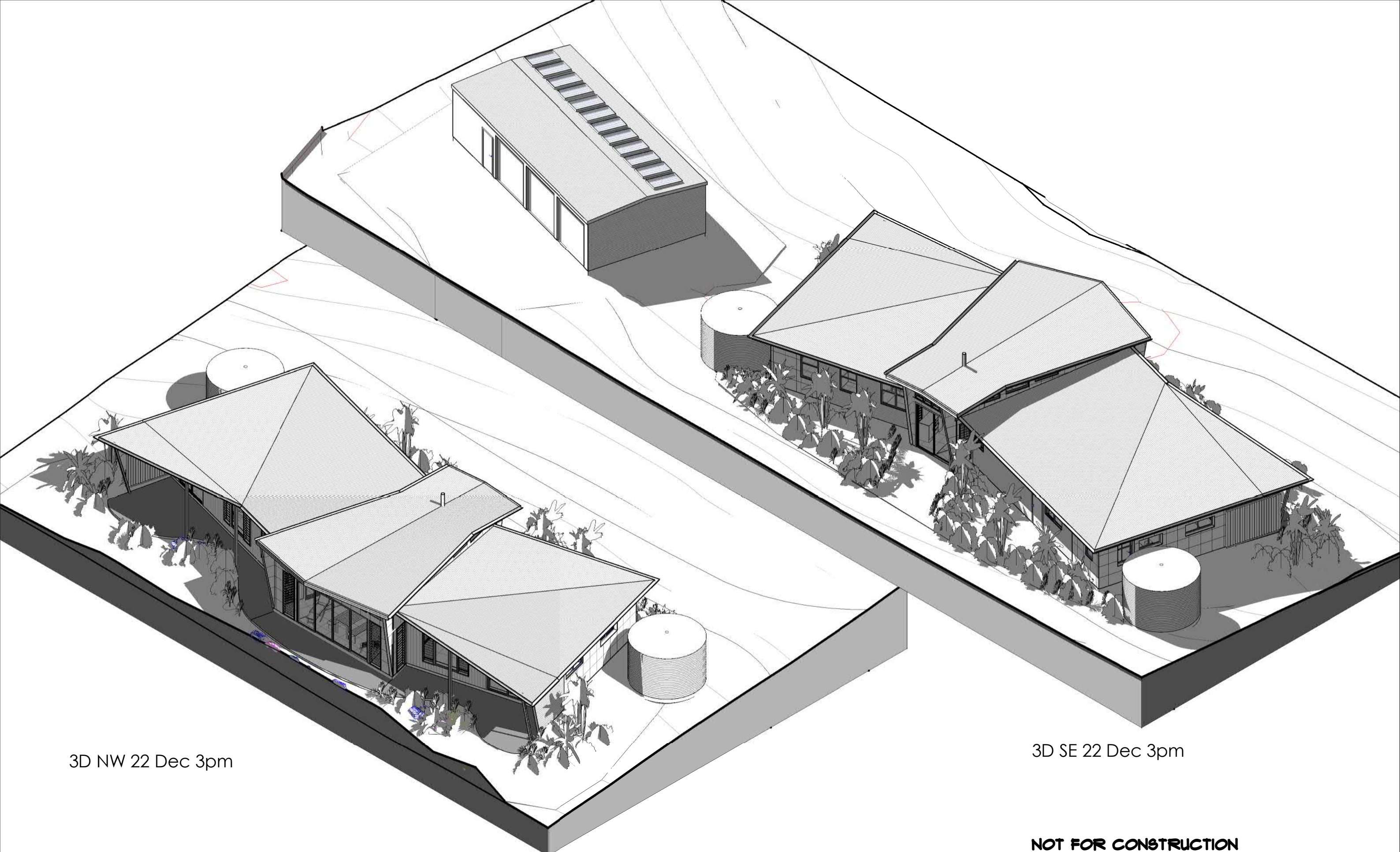
**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD
 for A. CLIENT

**3D SHADOW STUDIES
 SUMMER
 MIDDAY DEC 22 12PM**
 SKETCH DESIGN

Scale at A3	Job No #46414
Designed MDW	Dwg No 458PDI
Drawn MDW	Issue DD02
Checked MDW	



3D NW 22 Dec 3pm

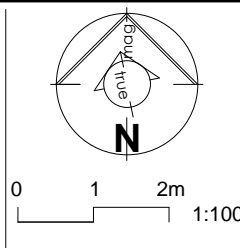
3D SE 22 Dec 3pm

NOT FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description



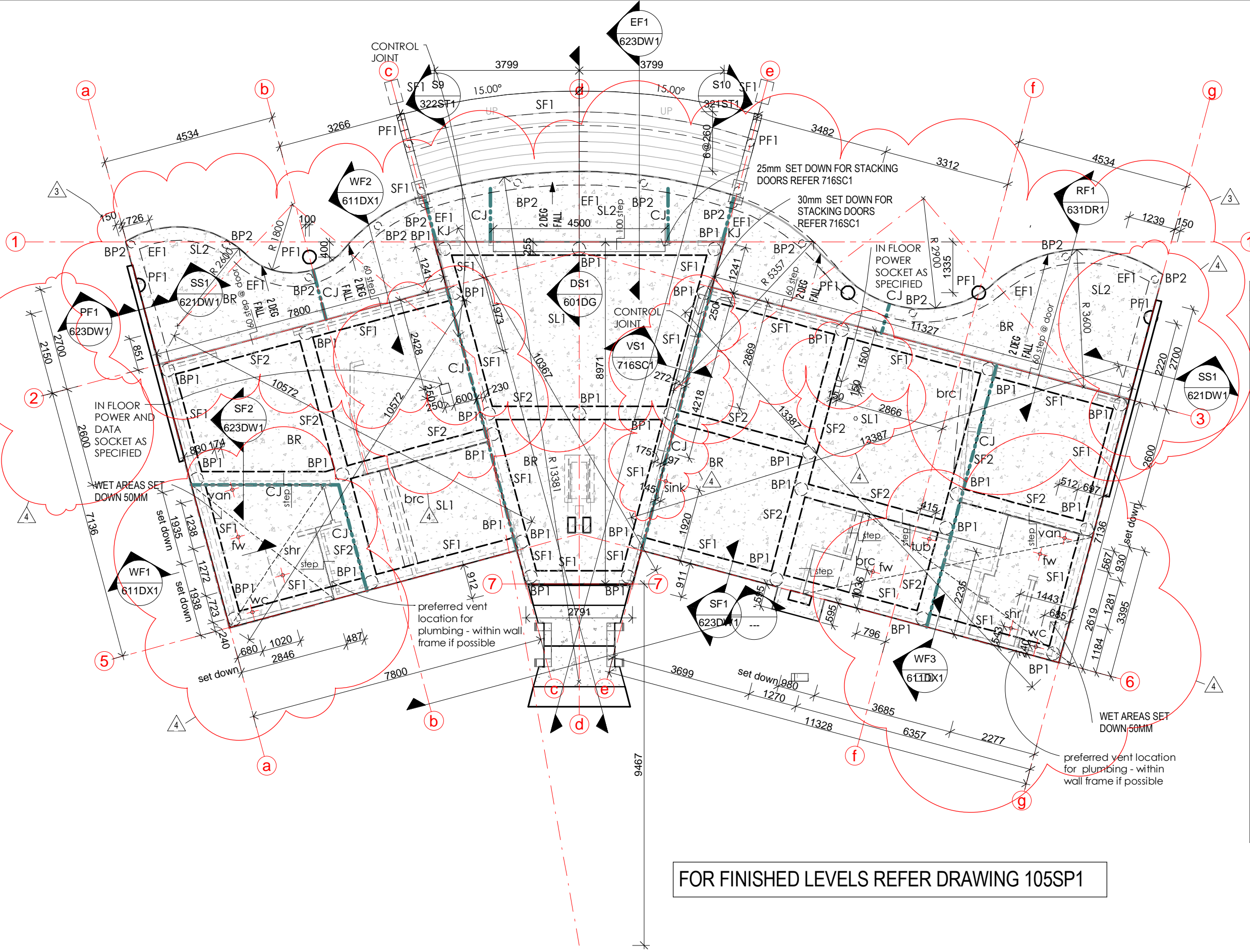
**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD
 for A. CLIENT

**3D SHADOW STUDIES
 SUMMER
 AFTERN'N DEC 22 3PM**
 SKETCH DESIGN

Scale at A3	Job No #46414
Designed MDW	Dwg No 459PDI
Drawn MDW	Issue DD02
Checked MDW	



FOR FINISHED LEVELS REFER DRAWING 105SP1

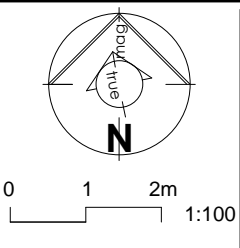
Legend slab plan			
item	size	type	notes
bracing wall location (internal)			
brc			location of bracing wall, requiring thickening
penetration other (approx)			
cht	refer setout		chute location
penetration plumbing (approx)			
bth			bath location
fw			floor waste location
shr			shower location
sink			floor waste location
sk			sink location
tub			laundry tub location
van			vanity location
wc			wc location
posts + footings			
ns1	75 x 4.0	SHS	shs post set into 450dia x 900d footing as per detail
ns2	100 x 4.0	SHS	shs post set into 450dia x 900d footing as per detail
nt1	100sq	TBR	timber post on HDG bracket to footing as per detail
nt2	100sq	TBR sloped	timber post on HDG bracket to footing as per detail
retaining wall			
ag	100dia	ag drain	ag drain location behind retaining wall
brw	200	block	retaining wall over slab
slab			
CJ	cut bars	slab	setdown for tiles - refer drawings
KJ	key joint	slab	formed or diamond key
SD	35-50	slab	setdown for tiles - refer drawings
SL1	120 thick	slab	reinforce as scheduled
SL2	100 thick	slab	reinforce as scheduled
slab beam			
BP1	350DIA	bored pier	refer details for reinforcing
BP2	200DIA	bored pier	refer details for reinforcing
EF1	600Dx350W	internal beam	refer details for reinforcing
PF1	900dx350DIA	pad footing	refer details for reinforcing
SF1	600Dx350W	stip footing	refer details for reinforcing
SF2	500Dx350W	stip footing	refer details for reinforcing
slab finish			
BR		slab	broom finish
ST		slab	steel trowel

FOR CONSTRUCTION

Issue	Date	Issue Description
WD01D4	25.01.16	P.P./DIMS/SCREEN
WD01D3	17.11.15	ADD WASTE SET OUTS
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
4	25.01.16	SLAB ALTERATIONS
3	17.11.15	ALTER SITE WORKS

ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au

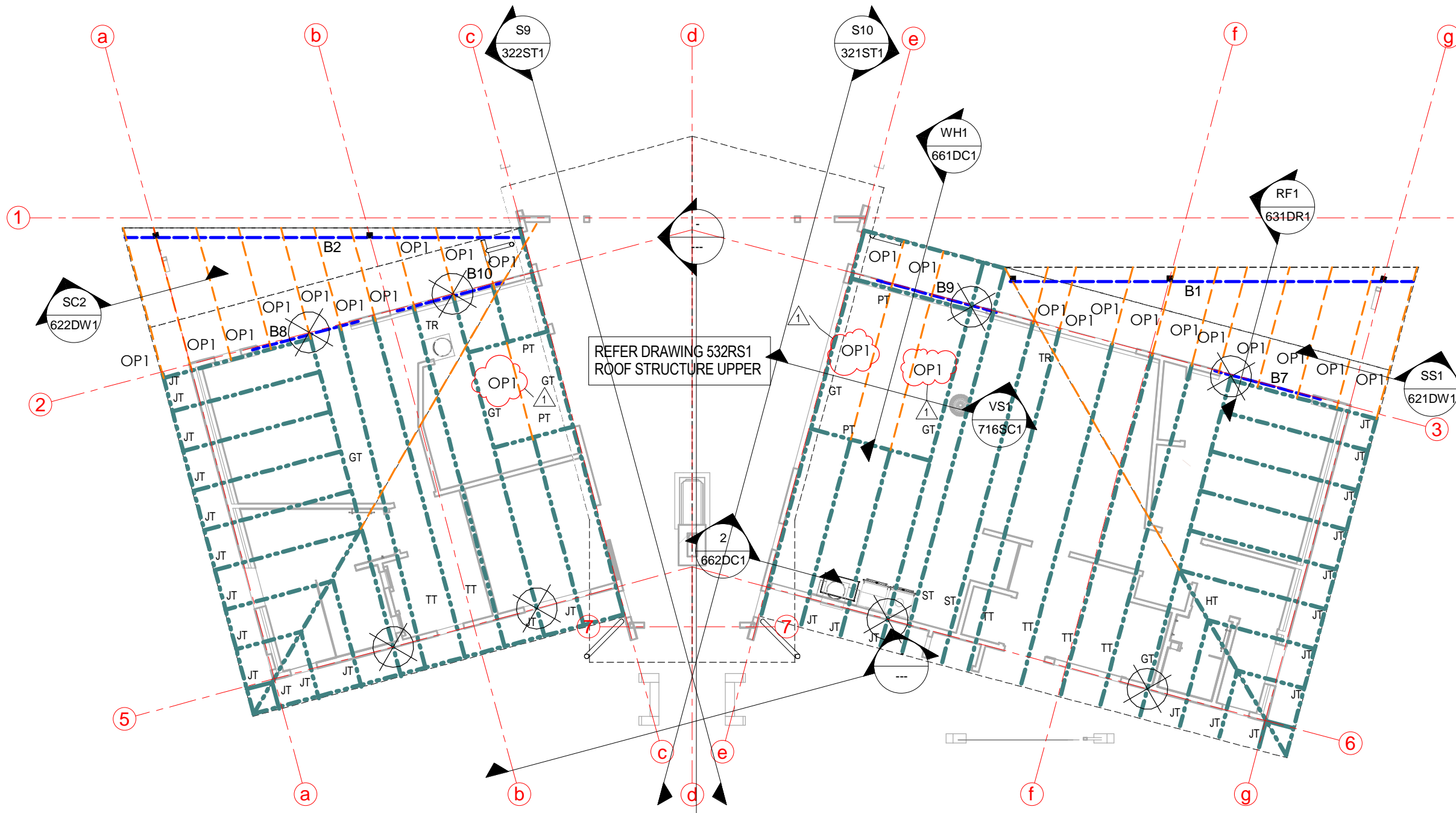


SAMPLE RESIDENCE
 at MISTERY ROAD BRISBANE
 for A. CLIENT

LEVEL 0 SLAB + FOOTING LAYOUT
 WORKING DRAWINGS

Scale at A3
 1 : 100
 Designed MDW
 Drawn MDW
 Checked MDW

Job No
#46414
 Dwg No
510FTI
 Issue
WD01D
 SHEET 39 OF 39



TRUSS LEGEND			
	RB1	BEAM AS SCHEDULED	
	ST	TRUSSES AS SCHEDULED	
		LINE OF ROOF / WALL OVER	
	B1	NEW BEARERS AS SCHEDULED	
	nt1	NEW COLUMN AS SCHEDULED	

Legend roof framing					
item	size	type	span	notes	member type
lintels					
L1	refer schedule	LVL	single		lintels
L2	refer schedule	MGP12	single		lintels
miscellaneous					
RP	100 x 50	F17	single	hwd roof prop	miscellaneous
TS	triple studs			triple stud location	miscellaneous
posts					
ns1	75 x 4.0	SHS		shs post	posts
ns2	100 x 4.0	SHS		shs post	posts
nt1	100 sq	F17		hwd F17 post	posts
nt2	88 sq	GL8		designpine post	posts
rafters					
OP1	170 x 45	LVL	single	purlins at 900 crs	rafters
R1	125 x 50	F17	single	rafters at 900 crs	rafters
R2	170 x 45	LVL	continuous	rafters at 900 crs	rafters
roof beams					
RB1	300 x 63	LVL	continuous	roof beam	roof beams
VB1	150 x 50	F17	continuous	verandah beam	roof beams
trusses by fabricator					
GT1			single	girder truss - assumed location	trusses by fabricator
TR1			single	trusses at 600 crs	trusses by fabricator
TR2			continuous	trusses at 600 crs	trusses by fabricator

ROOF TRUSS LEGEND AND NOTES			
ST = STANDARD TRUSS	DESIGN CERTIFICATION : ROOF TRUSS DESIGN, FABRICATION AND CERTIFICATION IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. SPECIFICATION AND SUPPLY OF SUITABLE TRUSS TIE-DOWN IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. SUPPLY DESIGN CERTIFICATE AT OR BEFORE TIME OF FRAMING INSPECTION.	EXCEPT AS NOTED , TIMBER LINTELS HAVE NOT BEEN DESIGNED TO SUPPORT CONCENTRATED LOADS. IF CONCENTRATED LOAD POINTS (EG. STRUTS) BEAR ONTO LINTELS, GIRDER TRUSSES OR ROOF, TRUSS MANUFACTURER SHALL DESIGN AND SUPPLY UPGRADED LINTELS.	
TT = TRUNCATED (STANDARD) TRUSS			
GT = GIRDER TRUSS			
HT = HIP TRUSS			
PT = PARALLEL CHORD TRUSS			
JT = JACK TRUSS			
WT = WALL TRUSS			
SD = TRUNCATED SADDLE TRUSS			
CT = CANTILEVER TRUSS			
RRT = RAKING RIDGE TRUSS			
TR = EXTENDED TOP CHORD RAFTER			
OP = OUTRIGGER PURLINS			
DT = DROP BOTTOM CHORD TRUSS			
			ROOF LOAD CONCENTRATION POINT (EG. GIRDER TRUSS SUPPORT POINT)

LINTEL SCHEDULE - UPPER FLOOR SINGLE STORY (W33N-W41N)					
OPENING WIDTH	MINIMUM LINTEL SIZE (LONG DIM. UP)		SILLS	STUDS	NO. OF SECONDARY JAMB STUDS
	TRUSS SPAN <6M	TRUSS SPAN >6M			
UP TO 900	90 x 45 MGP12	120 x 45 MGP12	90 x 35 MGP12	1	-
UP TO 1200	120 x 45 MGP12	140 x 45 MGP12	90 x 35 MGP12	1	1
UP TO 1500	140 x 45 MGP12	120 x 70 MGP12	90 x 45 MGP12	2	1
UP TO 1800	120 x 70 MGP12	140 x 70 MGP12	90 x 45 MGP12	2	1
UP TO 2100	140 x 70 MGP12	170 x 70 MGP12	2/90 x 35 MGP12	3	1
UP TO 2400	170 x 70 MGP12	190 x 70 MGP12	2/90 x 45 MGP12	3	1
UP TO 2700	240 x 45 MGP12	240 x 45 MGP12	2/90 x 45 MGP12	3	1
UP TO 3200	240 x 45 MGP12	240 x 70 MGP12	2/90 x 45 MGP12	3	2

REFER ALSO FRAMING SCHEDULE FOR SPECIFIC MEMBER SIZES.

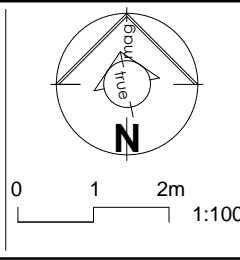
MARK	LENGTH	BEAM SIZE (LONG DIM. UP)	SPAN
B1	8.84	300x63 LVL	CONTINUOUS (2 SPANS)
B2	8.71	300x63 LVL	CONTINUOUS (2 SPANS)
B3	2.05	170x45 LVL OUTRIGGER	SINGLE
B4	1.78	170x45 LVL OUTRIGGER	SINGLE
B5	2.10	170x45 LVL OUTRIGGER	SINGLE
B6	1.78	170x45 LVL OUTRIGGER	SINGLE
B7	2.40	300x63 LVL	SINGLE
B8	2.40	300x63 LVL	SINGLE
B9	2.70	300x63 LVL	SINGLE
B10	2.40	300x63 LVL	SINGLE

FOR CONSTRUCTION

Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
1	13.10.15	EXTEND RAFTERS

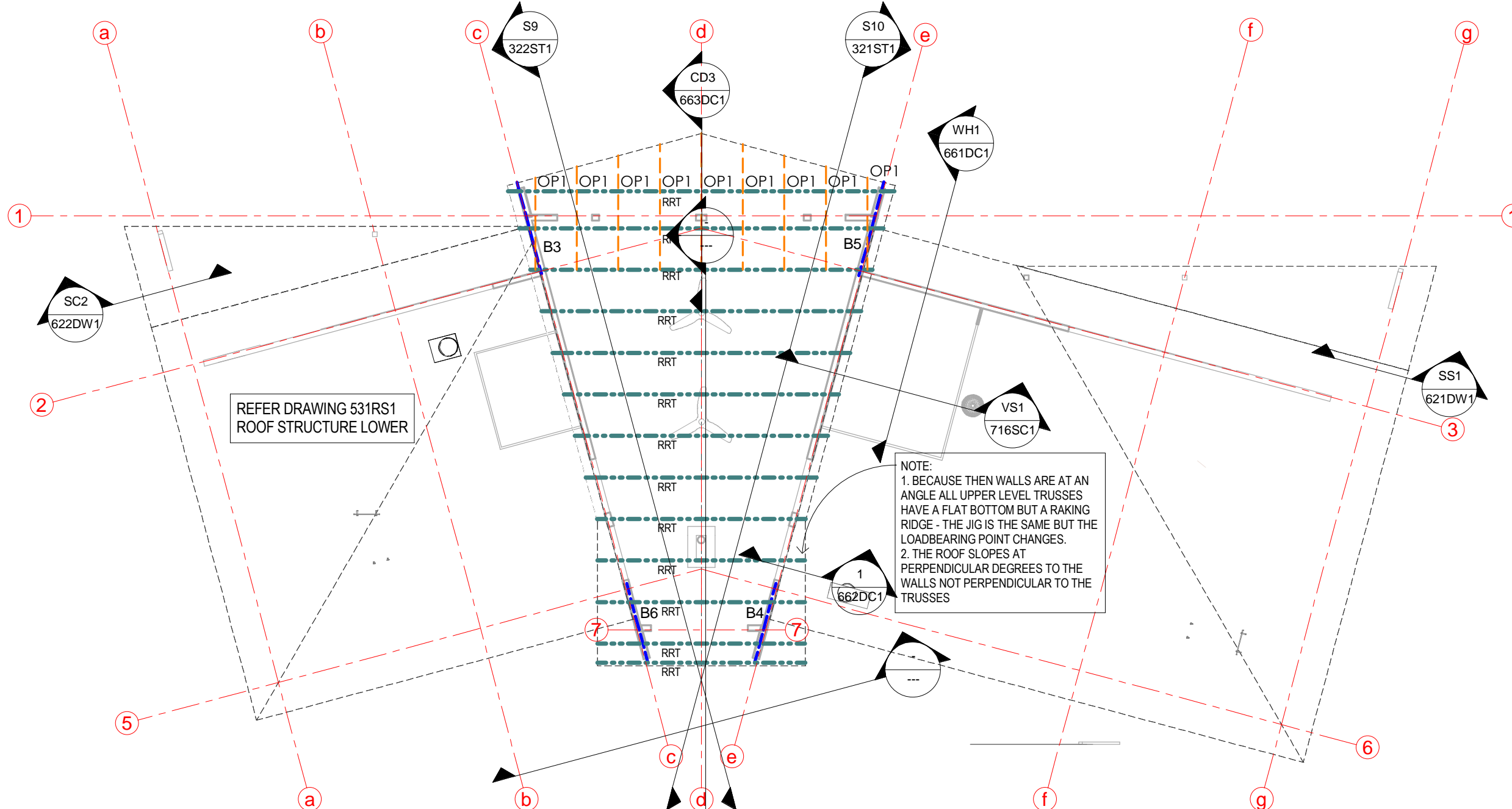
ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD BRISBANE
 for A. CLIENT

ROOF STRUCTURE LOWER
 WORKING DRAWINGS

Scale at A3 AS INDICATED
 Designed MDW
 Drawn MDW
 Checked MDW
 Job No #46414
 Dwg No 531R31
 Issue WDOIC
 SHEET 40 OF 59



REFER DRAWING 531RS1
ROOF STRUCTURE LOWER

NOTE:
1. BECAUSE THEN WALLS ARE AT AN ANGLE ALL UPPER LEVEL TRUSSES HAVE A FLAT BOTTOM BUT A RAKING RIDGE - THE JIG IS THE SAME BUT THE LOADBEARING POINT CHANGES.
2. THE ROOF SLOPES AT PERPENDICULAR DEGREES TO THE WALLS NOT PERPENDICULAR TO THE TRUSSES

TRUSS LEGEND	
	RB1 BEAM AS SCHEDULED
	ST TRUSSES AS SCHEDULED
	LINE OF ROOF / WALL OVER
	B1 NEW BEARERS AS SCHEDULED
	nt1 NEW COLUMN AS SCHEDULED

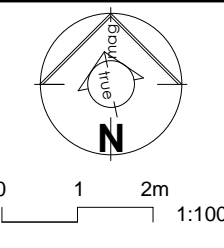
MARK	LENGTH	BEAM SIZE (LONG DIM. UP)	SPAN
B1	8.84	300x63 LVL	CONTINUOUS (2 SPANS)
B2	8.71	300x63 LVL	CONTINUOUS (2 SPANS)
B3	2.05	170x45 LVL OUTRIGGER	SINGLE
B4	1.78	170x45 LVL OUTRIGGER	SINGLE
B5	2.10	170x45 LVL OUTRIGGER	SINGLE
B6	1.78	170x45 LVL OUTRIGGER	SINGLE
B7	2.40	300x63 LVL	SINGLE
B8	2.40	300x63 LVL	SINGLE
B9	2.70	300x63 LVL	SINGLE
B10	2.40	300x63 LVL	SINGLE

ROOF TRUSS LEGEND AND NOTES		
ST = STANDARD TRUSS	DESIGN CERTIFICATION :	EXCEPT AS NOTED , TIMBER
TT = TRUNCATED (STANDARD) TRUSS	ROOF TRUSS DESIGN, FABRICATION AND CERTIFICATION IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.	LINTELS HAVE NOT BEEN DESIGNED TO SUPPORT CONCENTRATED LOADS. IF CONCENTRATED LOAD POINTS (EG. STRUTS) BEAR ONTO LINTELS, GIRDER TRUSSES OR ROOF, TRUSS MANUFACTURER SHALL DESIGN AND SUPPLY UPGRADED LINTELS.
GT = GIRDER TRUSS	SPECIFICATION AND SUPPLY OF SUITABLE TRUSS TIE-DOWN IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.	
HT = HIP TRUSS	SUPPLY DESIGN CERTIFICATE AT OR BEFORE TIME OF FRAMING INSPECTION.	
PT = PARALLEL CHORD TRUSS		
JT = JACK TRUSS		
WT = WALL TRUSS		
SD = TRUNCATED SADDLE TRUSS		
CT = CANTILEVER TRUSS		
RRT = RAKING RIDGE TRUSS		
TR = EXTENDED TOP CHORD RAFTER		
OP = OUTRIGGER PURLINS		
DT = DROP BOTTOM CHORD TRUSS		

Legend roof framing					
item	size	type	span	notes	member type
lintels					
L1	refer schedule	LVL	single		lintels
L2	refer schedule	MGP12	single		lintels
miscellaneous					
RP	100 x 50	F17	single	hwd roof prop	miscellaneous
TS	triple studs			triple stud location	miscellaneous
posts					
ns1	75 x 4.0	SHS		shs post	posts
ns2	100 x 4.0	SHS		shs post	posts
nt1	100 sq	F17		hwd F17 post	posts
nt2	88 sq	GL8		designpine post	posts
rafters					
OP1	170 x 45	LVL	single	purlins at 900 crs	rafters
R1	125 x 50	F17	single	rafters at 900 crs	rafters
R2	170 x 45	LVL	continuous	rafters at 900 crs	rafters
roof beams					
RB1	300 x 63	LVL	continuous	roof beam	roof beams
VB1	150 x 50	F17	continuous	verandah beam	roof beams
trusses by fabricator					
GT1			single	girder truss - assumed location	trusses by fabricator
TR1			single	trusses at 600 crs	trusses by fabricator
TR2			continuous	trusses at 600 crs	trusses by fabricator

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

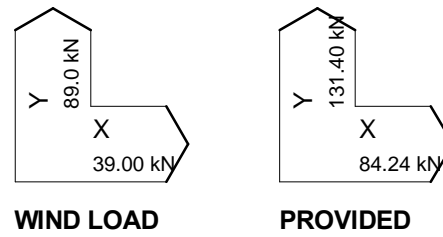
FOR CONSTRUCTION
ROOF STRUCTURE UPPER
WORKING DRAWINGS

Scale at A3
1 : 100
Designed MDW
Drawn MDW
Checked MDW
Job No #46414
Dwg No 532R61
Issue WDOIC
SHEET 41 OF 69

LINTEL SCHEDULE - UPPER FLOOR SINGLE STORY (W33N-W41N)

OPENING WIDTH	MINIMUM LINTEL SIZE (LONG DIM. UP)		SILLS	STUDS	NO. OF SECONDARY JAMB STUDS
	TRUSS SPAN <6M	TRUSS SPAN >6M			
UP TO 900	90 x 45 MGP12	120 x 45 MGP12	90 x 35 MGP12	1	-
UP TO 1200	120 x 45 MGP12	140 x 45 MGP12	90 x 35 MGP12	1	1
UP TO 1500	140 x 45 MGP12	120 x 70 MGP12	90 x 45 MGP12	2	1
UP TO 1800	120 x 70 MGP12	140 x 70 MGP12	90 x 45 MGP12	2	1
UP TO 2100	140 x 70 MGP12	170 x 70 MGP12	2/90 x 35 MGP12	3	1
UP TO 2400	170 x 70 MGP12	190 x 70 MGP12	2/90 x 45 MGP12	3	1
UP TO 2700	240 x 45 MGP12	240 x 45 MGP12	2/90 x 45 MGP12	3	1
UP TO 3200	240 x 45 MGP12	240 x 70 MGP12	2/90 x 45 MGP12	3	2

REFER ALSO FRAMING SCHEDULE FOR SPECIFIC MEMBER SIZES.



Bracing Schedule Level 0 - X Direction						
Mark	Qty	Description	Sheet Bracing		Singular Bracing Capacity	Bracing Resistance
			Linear Bracing Capacity	Panel Length		
X1	1	FC Short Method B 2700h	3.00 kN/m	0.60 m		1.80 kN
X2	1	FC Short Method B 2700h	3.00 kN/m	0.60 m		1.80 kN
X3	1	Ply Method A 2700h	6.40 kN/m	3.10 m		19.84 kN
X4	1	Ply Method A 2700h	6.40 kN/m	1.10 m		7.04 kN
X5	1	Ply Method A 2700h	6.40 kN/m	0.55 m		3.52 kN
X6	1	Ply Method A 2700h	6.40 kN/m	0.60 m		3.84 kN
X7	1	Ply Method A 2700h	6.40 kN/m	1.00 m		6.40 kN
X8	1	Ply Method A 2700h	6.40 kN/m	0.60 m		3.84 kN
X9	1	Ply Method A 2700h	6.40 kN/m	3.20 m		20.48 kN
X10	1	Ply Method A 2700h	6.40 kN/m	0.70 m		4.48 kN
X11	1	Ply Method A 2700h	6.40 kN/m	0.90 m		5.76 kN
X12	1	Ply Method A 2700h	6.40 kN/m	0.85 m		5.44 kN
Grand total						84.24 kN

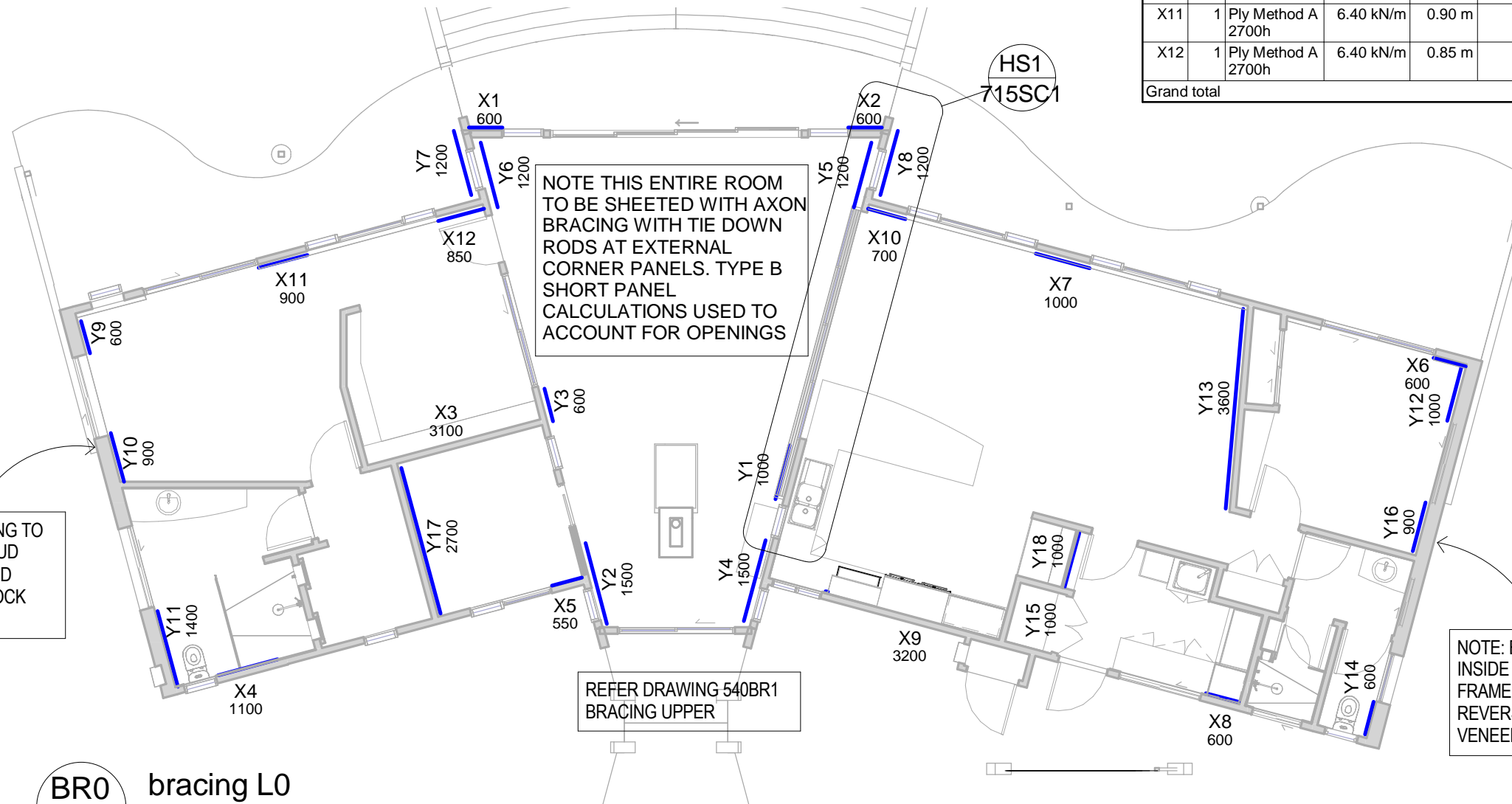
Bracing Schedule Level 0 - Y Direction						
Mark	Qty	Description	Sheet Bracing		Singular Bracing Capacity	Bracing Resistance
			Linear Bracing Capacity	Panel Length		
Y1	1	Ply Method B 2700h	6.00 kN/m	1.00 m		6.00 kN
Y2	1	Ply Method B 2700h	6.00 kN/m	1.50 m		9.00 kN
Y3	1	Ply Method B 2700h	6.00 kN/m	0.60 m		3.60 kN
Y4	1	Ply Method B 2700h	6.00 kN/m	1.50 m		9.00 kN
Y5	1	Ply Method B 2700h	6.00 kN/m	1.20 m		7.20 kN
Y6	1	Ply Method B 2700h	6.00 kN/m	1.20 m		7.20 kN
Y7	1	FC Short Method B 2700h	3.00 kN/m	1.20 m		3.60 kN
Y8	1	FC Short Method B 2700h	3.00 kN/m	1.20 m		3.60 kN
Y9	1	Ply Method B 2700h	6.00 kN/m	0.60 m		3.60 kN
Y10	1	Ply Method B 2700h	6.00 kN/m	0.90 m		5.40 kN
Y11	1	Ply Method B 2700h	6.00 kN/m	1.40 m		8.40 kN
Y12	1	Ply Method B 2700h	6.00 kN/m	1.00 m		6.00 kN
Y13	1	Ply Method B 2700h	6.00 kN/m	3.60 m		21.60 kN
Y14	1	Ply Method B 2700h	6.00 kN/m	0.60 m		3.60 kN
Y15	1	Ply Method B 2700h	6.00 kN/m	1.00 m		6.00 kN
Y16	1	Ply Method B 2700h	6.00 kN/m	0.90 m		5.40 kN
Y17	1	Ply Method B 2700h	6.00 kN/m	2.70 m		16.20 kN
Y18	1	Ply Method B 2700h	6.00 kN/m	1.00 m		6.00 kN
Grand total						131.40 kN

BRACING CAPACITIES SOURCE: AS1684.2-2010

FOR DETAILS OF BRACING TYPES REFER: 643DB - Details - Bracing Types

BRICK LINTEL SCHEDULE CONSTRUCTION TYPE A - NO ROOF LOADS

OPENING WIDTH	MINIMUM LINTEL SIZE (LONG DIM. UP)
UP TO 900	90 x 90 x 6 EA
UP TO 3000	90 x 90 x 8 EA
UP TO 3300	100 x 100 x 8 EA
UP TO 4200	150 x 90 x 8 UA
UP TO 4300	150 x 100 x 10 UA
UP TO 6000	300 PFC WITH 12 PLATE LEDGER



BR0 bracing L0

1 : 100

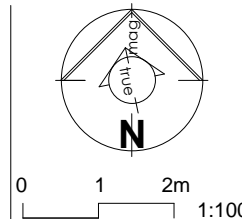
FOR CONSTRUCTION

N3/W41N

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01E	02.03.16	ADD DIMENSIONS			
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



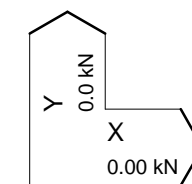
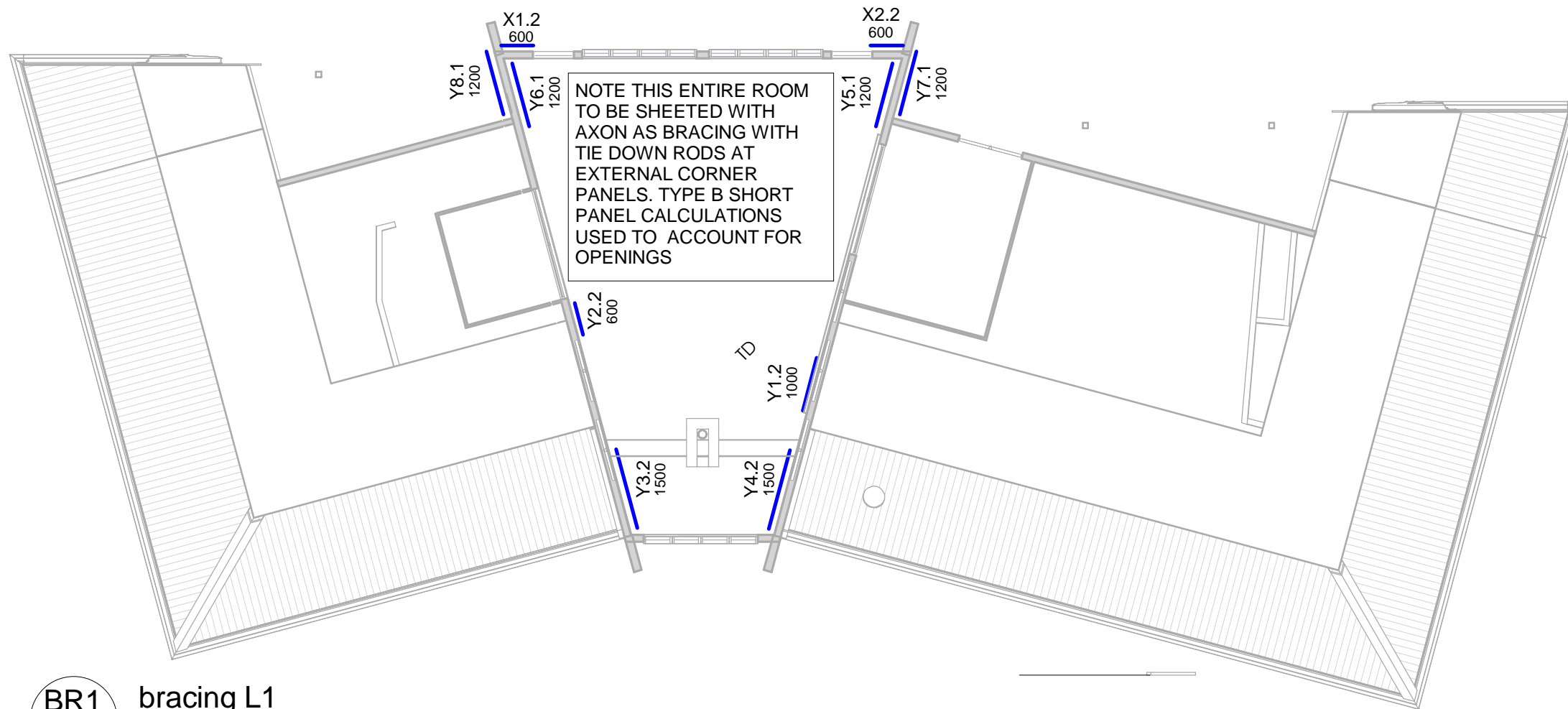
SAMPLE RESIDENCE
 at MISTERY ROAD BRISBANE
 for A. CLIENT

LEVEL 0 BRACING
 WORKING DRAWINGS

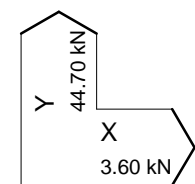
Scale at A3 AS INDICATED
 Designed MDW
 Drawn MDW
 Checked MDW
 Job No **#46414**
 Dwg No **540BRI**
 Issue **WD01E**
SHEET 42 OF 69

Bracing Schedule Level 1 - X Direction						
Mark	Qty	Description	Sheet Bracing		Singular Bracing Capacity	Bracing Resistance
			Linear Bracing Capacity	Panel Length		
X1.2	1	FC Short Method B 2700h	3.00 kN/m	0.60 m		1.80 kN
X2.2	1	FC Short Method B 2700h	3.00 kN/m	0.60 m		1.80 kN
Grand total						3.60 kN

Bracing Schedule Level 1 - Y Direction						
Mark	Qty	Description	Sheet Bracing		Singular Bracing Capacity	Bracing Resistance
			Linear Bracing Capacity	Panel Length		
Y1.2	1	Ply Method B 2700h	6.00 kN/m	1.00 m		6.00 kN
Y2.2	1	Ply Method B 2700h	6.00 kN/m	0.60 m		3.60 kN
Y3.2	1	FC Short Method B 2700h	3.00 kN/m	1.50 m		4.50 kN
Y4.2	1	Ply Method B 2700h	6.00 kN/m	1.50 m		9.00 kN
Y5.1	1	Ply Method B 2700h	6.00 kN/m	1.20 m		7.20 kN
Y6.1	1	Ply Method B 2700h	6.00 kN/m	1.20 m		7.20 kN
Y7.1	1	FC Short Method B 2700h	3.00 kN/m	1.20 m		3.60 kN
Y8.1	1	FC Short Method B 2700h	3.00 kN/m	1.20 m		3.60 kN
Grand total						44.70 kN



WIND LOAD



PROVIDED

BRACING CAPACITIES SOURCE: AS1684.2-2010

FOR DETAILS OF BRACING TYPES REFER: 643DB - Details - Bracing Types

BR1 bracing L1

1 : 100

FOR CONSTRUCTION

N3/W41N

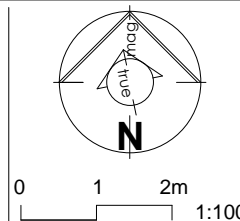
Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev Date Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.

A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

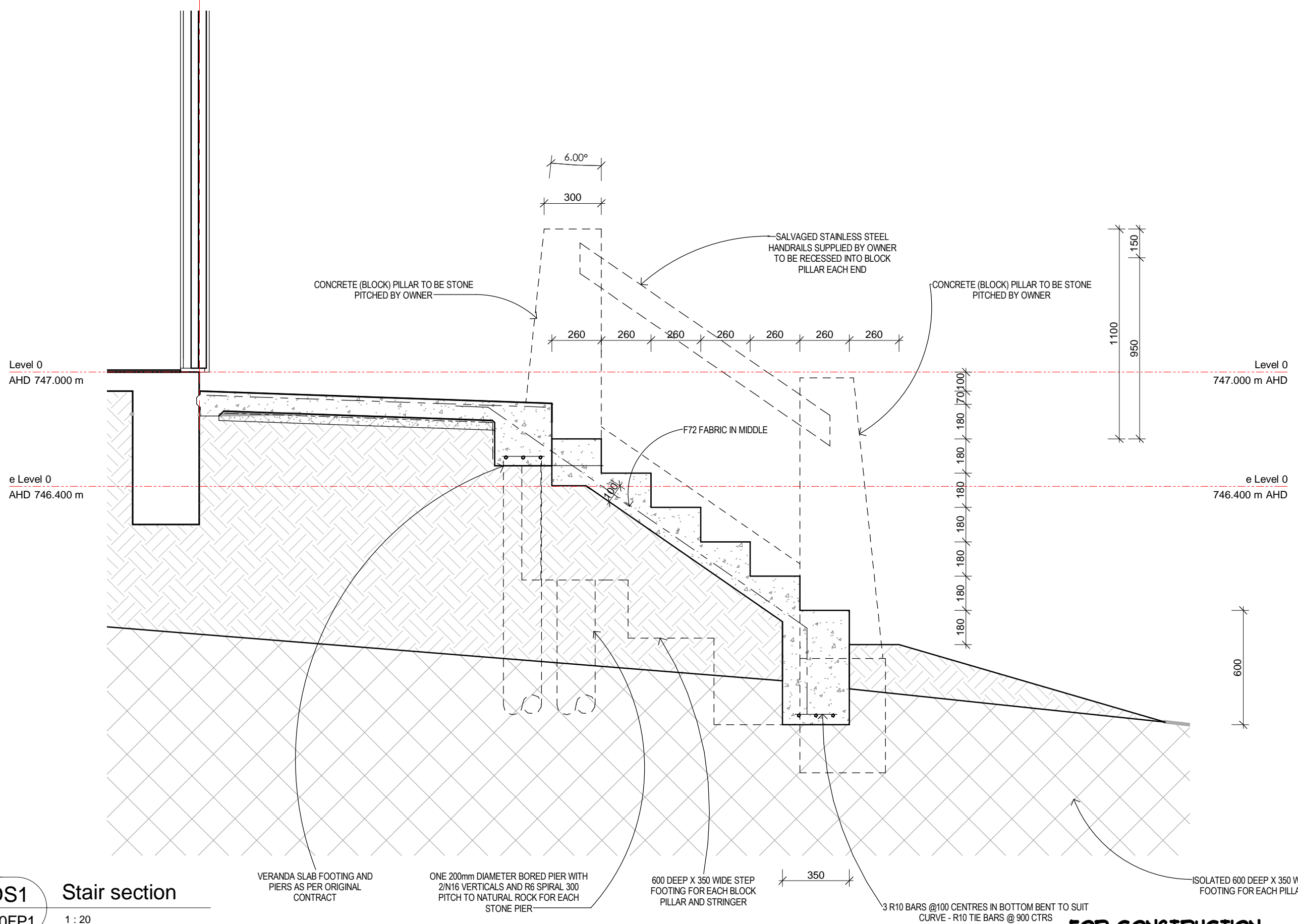
for A. CLIENT

LEVEL 1 BRACING

WORKING DRAWINGS

Scale at A3
1 : 100
Designed MDW
Drawn MDW
Checked MDW

Job No #46414
Dwg No 541BRI
Issue WDOIC
SHEET 43 OF 69



DS1 Stair section
110FP1 1:20

VERANDA SLAB FOOTING AND PIERS AS PER ORIGINAL CONTRACT

ONE 200mm DIAMETER BORED PIER WITH 2/N16 VERTICALS AND R6 SPIRAL 300 PITCH TO NATURAL ROCK FOR EACH STONE PIER

600 DEEP X 350 WIDE STEP FOOTING FOR EACH BLOCK PILLAR AND STRINGER

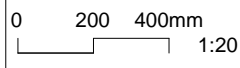
3 R10 BARS @100 CENTRES IN BOTTOM BENT TO SUIT CURVE - R10 TIE BARS @ 900 CTRS

ISOLATED 600 DEEP X 350 WIDE FOOTING FOR EACH PILLAR

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
AA0	00.00.12	ISSUE 01			

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

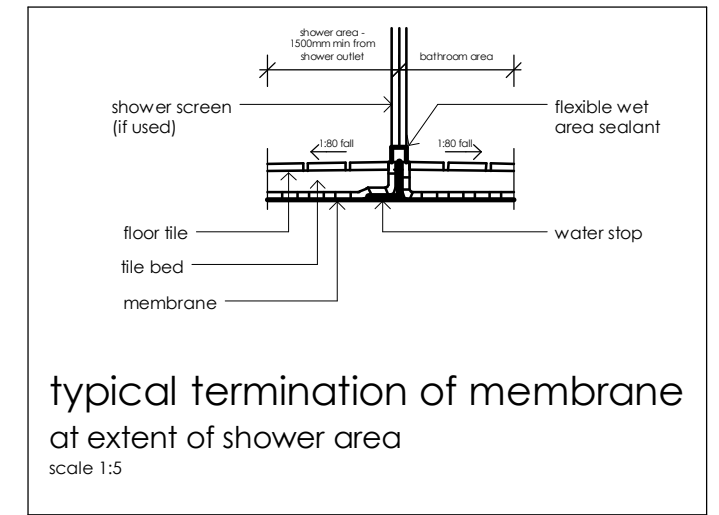
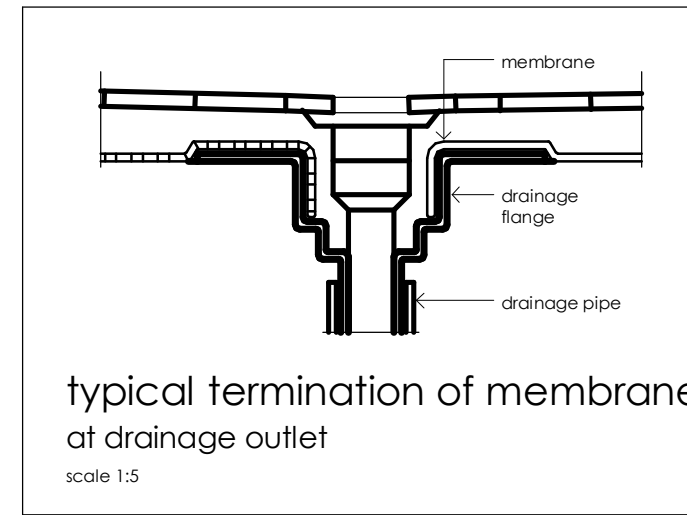
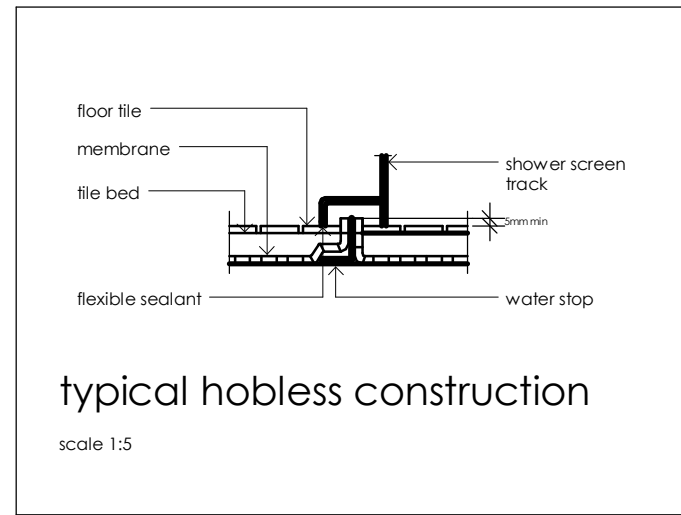


SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

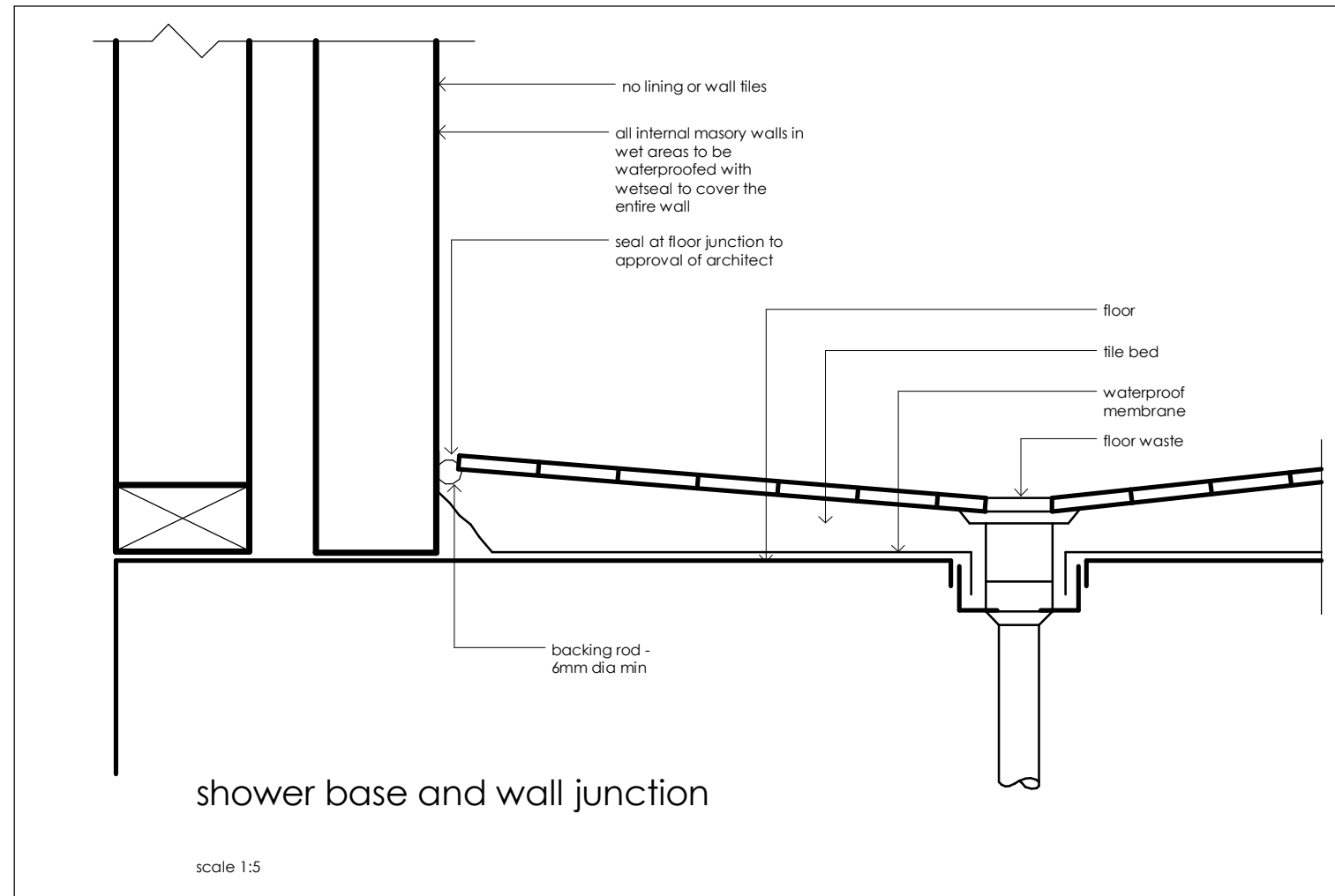
DETAILS - NORTHERN STAIRS
WORKING DRAWINGS

Scale at A3
1:20
Designed MDW
Drawn AUTHOR
Checked MDW

Job No #46414
Dwg No 601DG
Issue W01D
SHEET 44 OF 63



Source - AS 3740



refer to joinery drawings for details - discuss on site how to achieve waterproofed wet areas.

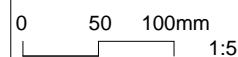
FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

Rev	Date	Revision Description
-----	------	----------------------



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

DETAILS - WATERPROOFING

WORKING DRAWINGS

Scale at A3	1 : 5
Designed	MDW
Drawn	MDW
Checked	MDW

Job No	#46414
Dwg No	602DGI
Issue	WD01C

SHEET 45 OF 63

Wet Area Zone	Construction Method	Design and Installation Criteria			
		Floor	Walls	Wall Junctions	Penetrations
Shower	both concrete and timber floors	enclosed and hobbled - note that hob must not be constructed of timber			
		waterproofed with membranes meeting AS/NZS 4858 installed above tile bed with floor waste	waterproof to 150mm min above floor substrate water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system
		enclosed and hobless			
	waterproofed with membranes meeting AS/NZS 4858 installed above tile bed with floor waste and waterstop	waterproof to 150mm min above floor substrate water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system	
	enclosed and preformed shower base				
concrete slab or FC flooring	unenclosed				
	waterproofed with membranes meeting AS/NZS 4858 installed above tile bed 1500mm radius from shower rose, with floor waste	water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system	
Area outside shower	concrete slab or FC flooring	water resistant with floor waste within 1500mm radius	n/a	waterproof all floor to wall junctions, horizontal leg of flashing a minimum of 50mm	n/a
	timber floors (ie. particleboard or plywood or other timber materials)	waterproofed with membranes meeting AS/NZS 4858 water resistant with floor waste within 1500mm radius	n/a	waterproof all floor to wall junctions, horizontal leg of flashing a minimum of 50mm	n/a
Entire Bathroom Floor with a floor waste	concrete slab or FC flooring	waterproofed with membranes meeting AS/NZS 4858 with floor waste	n/a	wall to floor junctions sealed with flashing 25mm up wall above finished floor	n/a
	timber floors (ie. particleboard or plywood or other timber materials)	waterproofed with membranes meeting AS/NZS 4858 with floor waste	n/a	wall to floor junctions sealed with flashing 25mm up wall above finished floor	n/a
Insert Baths	n/a	n/a to floor under bath. entire plinth waterproofed with waterstop under bath lip and project 5mm min above tiles	n/a to wall under bath. waterproof 150mm minimum above bath lip	seal edges at wall junction of vessel	n/a
Shower over Bath	concrete slab or FC flooring	waterproof 1500mm minimum radius of shower rose with floor waste in zone	water resistant 1500mm min radius from shower rose	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system
	timber floors (ie. particleboard or plywood or other timber materials)	waterproof entire floor with membranes meeting AS/NZS 4858 floor waste located as needed	water resistant 1500mm min radius from shower rose	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system
Adjacent to bath/spa	concrete slab or FC flooring	water resistant (see water resistant options)	water resistant to 150mm min. above vessel	waterproof corners with a minimum of 40mm and a minimum height of 1800mm seal edges of vessel and junction of bath with floor and wall junctions	horizontal surface: waterproof vertical surface: water resistant
	timber floors (ie. particleboard or plywood or other timber materials)	waterproof if shower is included in bath, apply shower wall requirements	water resistant to 150mm min. above vessel	waterproof corners with a minimum of 40mm and a minimum height of 1800mm seal edges of vessel and junction of bath with floor and wall junctions	horizontal surface: waterproof vertical surface: water resistant
Areas adjoining sinks basins and/or tubs	n/a	water resistant (see water resistant options)	water resistant to 150mm min. above vessel	waterproof with a minimum of 150mm. seal edges at wall	horizontal surface: waterproof vertical surface: water resistant
Laundries and Wc's	n/a	water resistant (see water resistant options)	water resistant to 1200 high behind tub/machine location	waterproof all wall to floor junctions, horizontal leg of flashing to be 50mm minimum	waterproof with sealant or propriety flange system
Laundries and Wc's with a floor waste	n/a	waterproofed with membranes meeting AS/NZS 4858 with floor waste	water resistant to 1200 high behind tub/machine location	waterproof with a minimum of 40mm. seal wall to floor junctions with flashing 52mm minimum above finished floor	waterproof with sealant or propriety flange system

Water proof Materials:
membranes meeting the requirements of AS/NZS4858. membrane can be placed either above or below tile bed as preferred. no traffic until membrane is cured (to manufacturer's instructions). if no mortar bed layed, immediately protect membrane, overlay with fc sheeting during construction.

penetrations for taps, shower roses, etc. shall be waterproofed by sealing with propriety flange systems or a sealant. when sealing the tap body the housing shall be able to be removed to allow washer replacement without seal damage. penetrations on horizontal surfaces shall be waterproofed by sealing with propriety flange systems or by sealing the tap body to the substrate.

waterproofing systems and their installation shall resist loadings, shrinkage and expansion, temperature variations, movement tolerance and exposure to cleaning chemicals and alkalis from cement mortar. waterproofing systems shall also accommodate any expected movement at movement joints in the substrate.

acrylic shower bases shall be supported to prevent distortion or cracking, sufficiently recessed into the wall to allow water resistant surface materials to pass down inside the perimeter rebate of the shower base. when installing acrylic shower bases, the integrity of the structure shall be maintained.

all wet area trades are to have AS3740 in possession on site to cross check actual building against performance requirements of standard.

new elevated wet area finished floor level must be flush with finished floor level of adjacent room. where relocation of a bathroom occurs within an existing building, ramping at the doorway (at 1:10) up to the new bathroom finished floor level must occur (see detail).
new slab wet area floor to be set down 50mm

all sealants shall be waterproof, flexible, mould resistant and compatible with adjacent materials.

all adhesives used in a waterproofing system shall be waterproof and compatible with adjacent materials.

the ratio of falls in both shower and bathroom floor locations should be no less than 1:80. there will be no sharp edges or significant lipping in floor tiling.

where required by manufacturer, materials shall be cured in accordance with the manufacturer's instructions.

bond breakers are required at all wall/floor, hob/wall and at movement joints where the membrane is bonded to the substrate.

Designer requires waterproofing to entire floor area. any changes made by builder should be no less than the requirements as listed or by AS 3740.
Designer suggests use of Hardies Scyon wet area flooring.

Source - AS 3740

final waterproofing may vary from standard - refer to joinery drawings for details.

FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01	
WD01B 14.10.15 B.A. ISSUE 01	
WD01A 14.08.15 ENGINEER ISSUE 01	
Issue Date Issue Description	
	Scale at A3 1 : 5
	Designed MDW
	Drawn AUTHOR
	Checked MDW
Rev Date Revision Description	



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

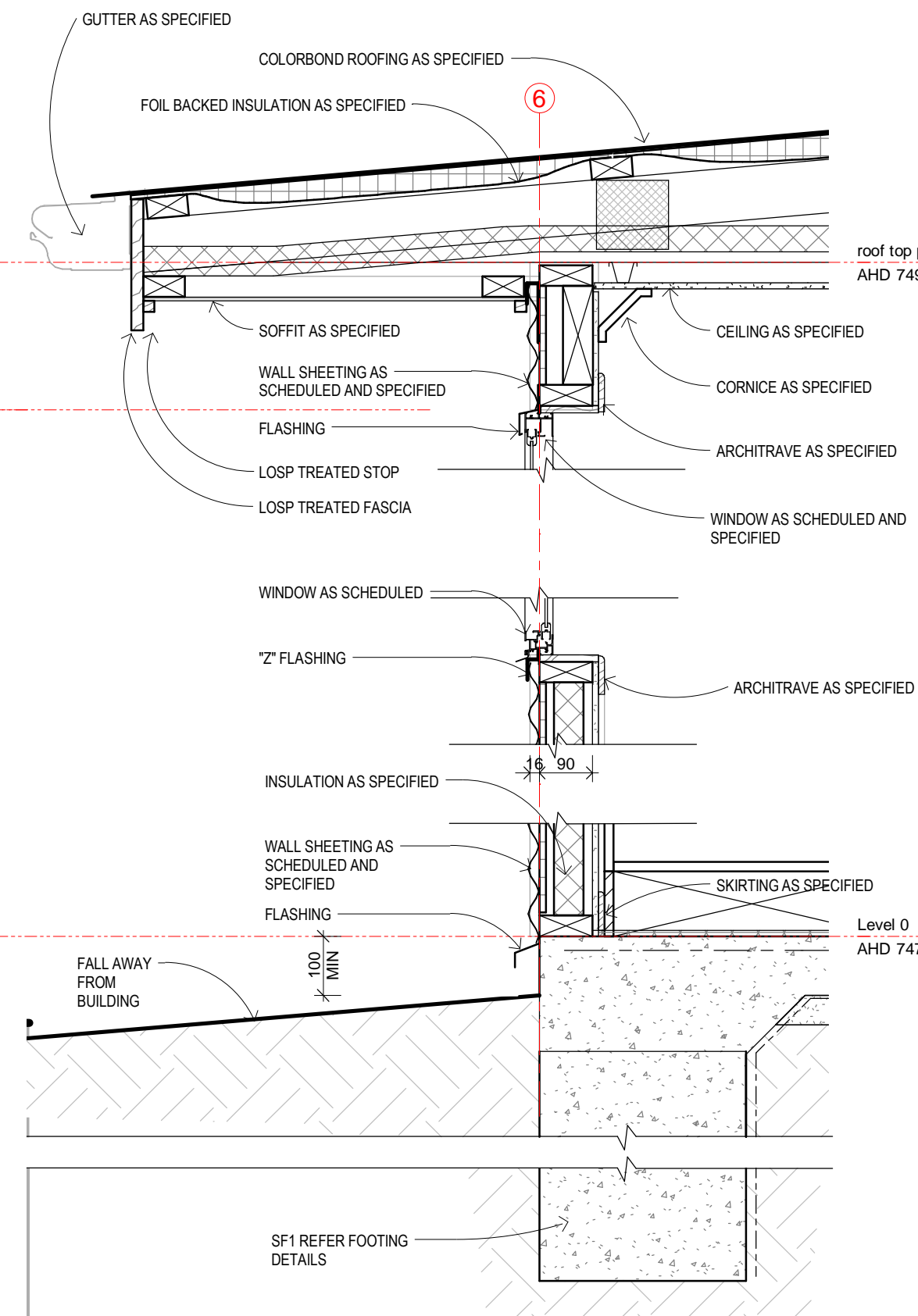
at MISTERY ROAD BRISBANE

for A. CLIENT

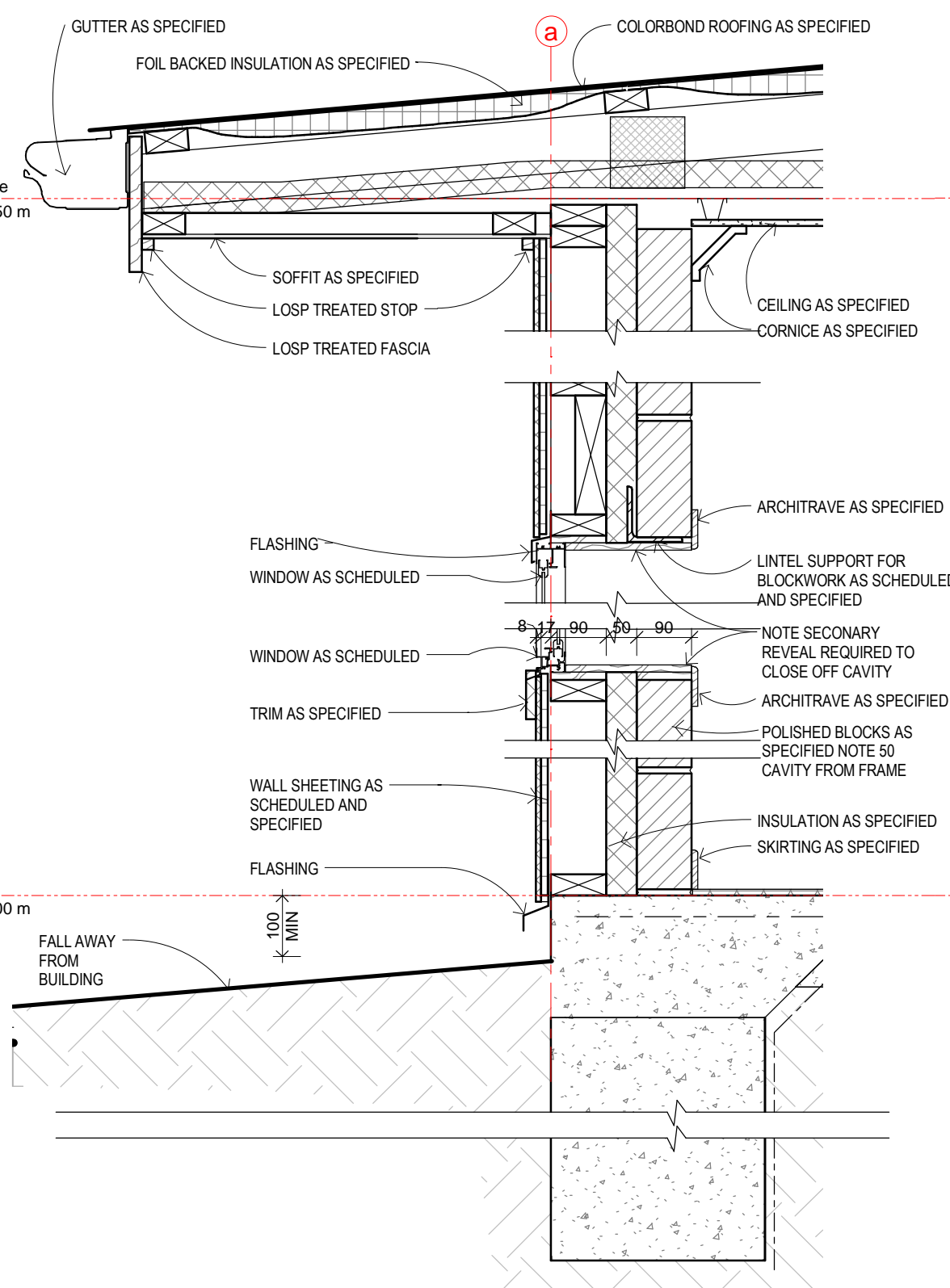
DETAILS - WATERPROOFING NOTES

Job No
#46414
Dwg No
603DGI
Issue
WD01C

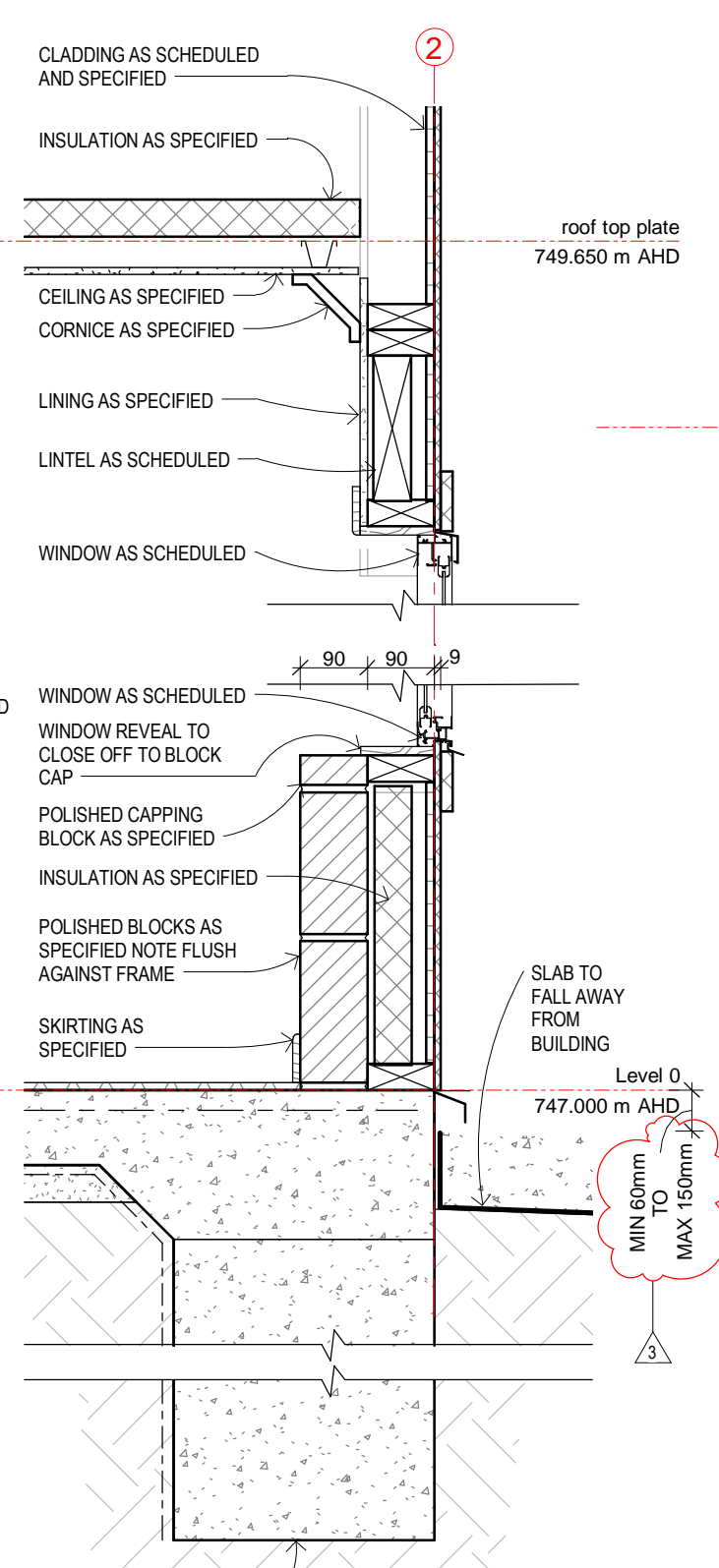
WORKING DRAWINGS



WF3 Southern Corrugated Wall detail
110FP1 1:10



WF1 Rev B/V Wall Detail 1
110FP1 1:10

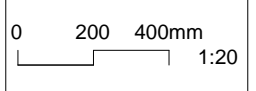


WF2 Rev B/V Wall Detail 2
510FT1 1:10

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			
	3	17.11.15 ALTER SITE WORKS			

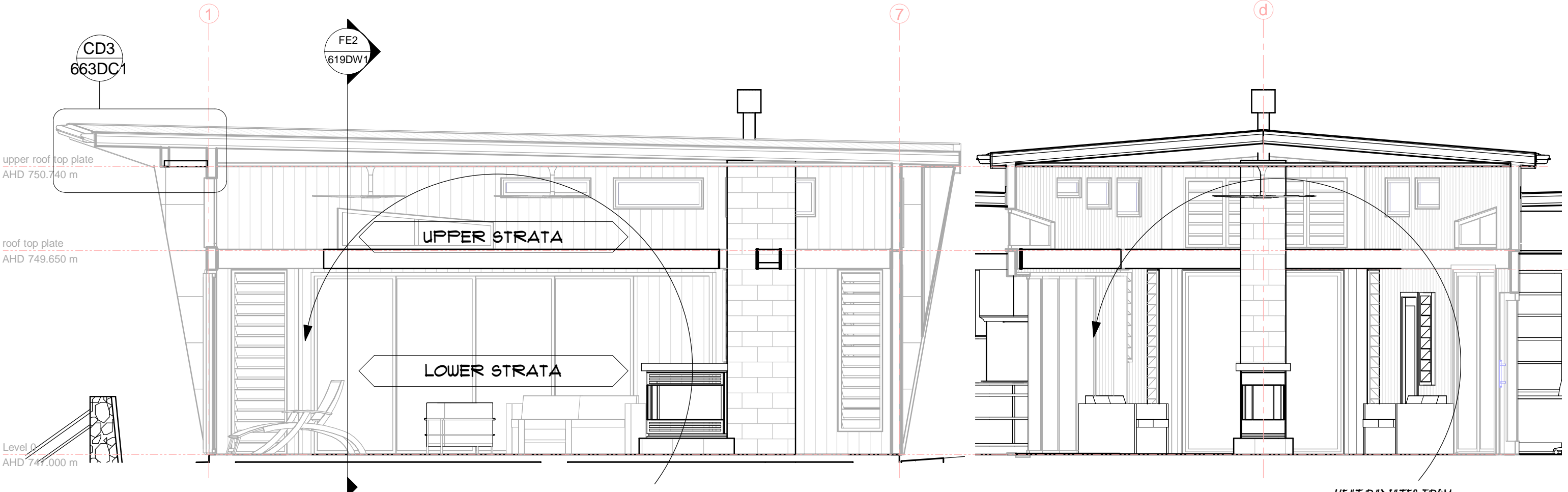
ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

REVERSE BRICK VENEER DETAILS - SLAB+FOOTING
WORKING DRAWINGS

Scale at A3 1:10	Job No #46414
Designed MDW	Dwg No 611DXI
Drawn MDW	Issue WD01C
Checked MDW	SHEET 41 OF 69



FE1 Fireplace elevation 1
715SC1 1:50

FE2 Fireplace long elevation
110FP1 1:50

HEAT RADIATES FROM
MASONRY THERMAL HEARTH
BY CONDUCTION AND
CONVECTION BACK INTO ROOM
COMPLEMENTED BY
REVERSABLE FANS

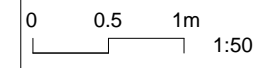
HEAT RADIATES FROM
MASONRY THERMAL HEARTH
BY CONDUCTION AND
CONVECTION BACK INTO ROOM
COMPLEMENTED BY
REVERSABLE FANS

Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



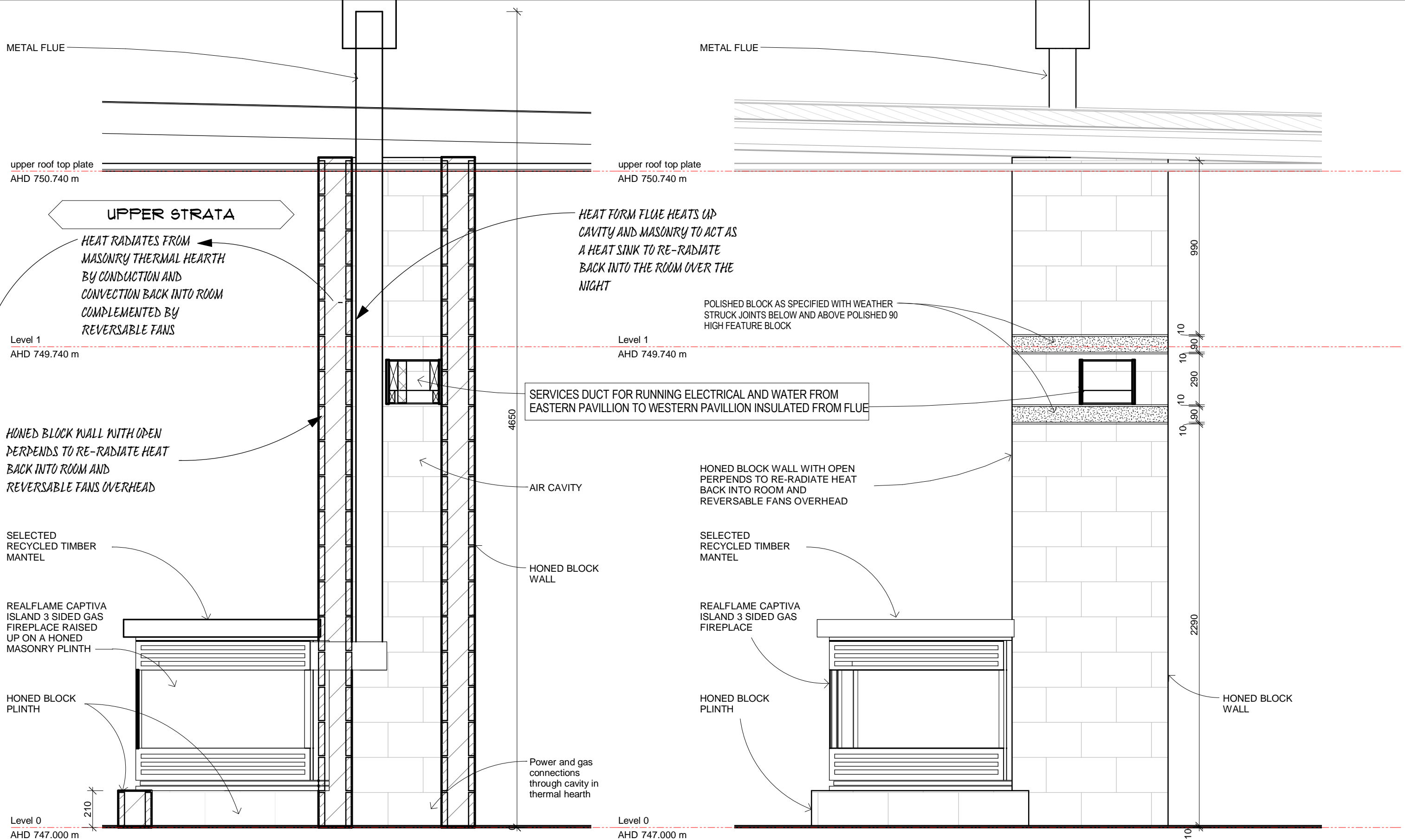
SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

FOR CONSTRUCTION

FIREPLACE ELEVATIONS
WORKING DRAWINGS

Scale at A3
1:50
Designed MDW
Drawn MDW
Checked MDW

Job No #46414
Dwg No 619DW1
Issue WDOIC
SHEET 48 OF 69



FD1 fireplace section
110FP1 1:20

FE3 Fireplace elevation 3
110FP1 1:20

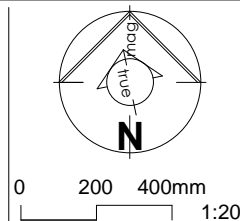
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

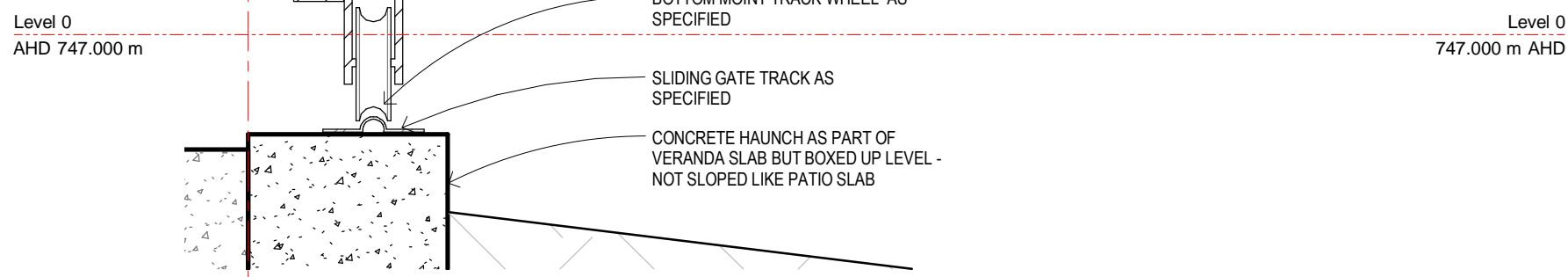
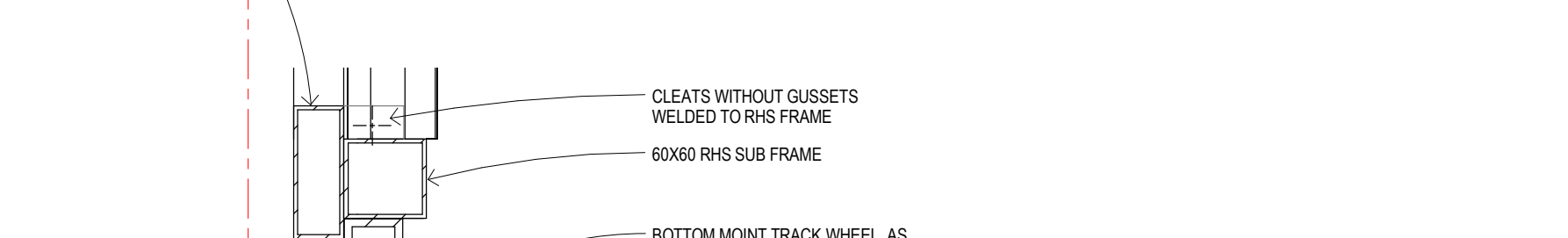
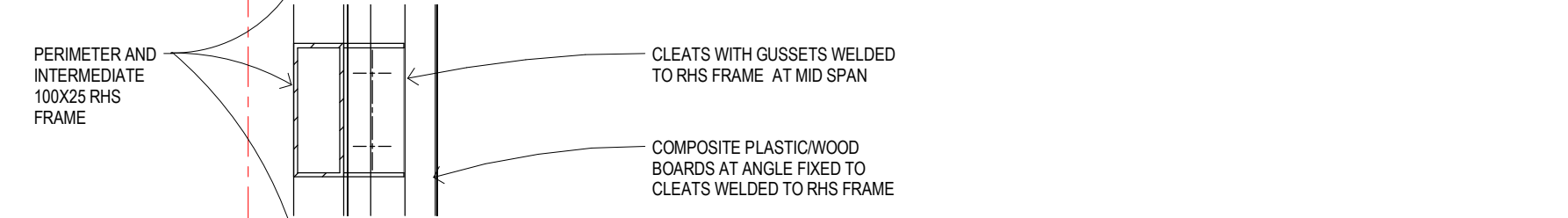
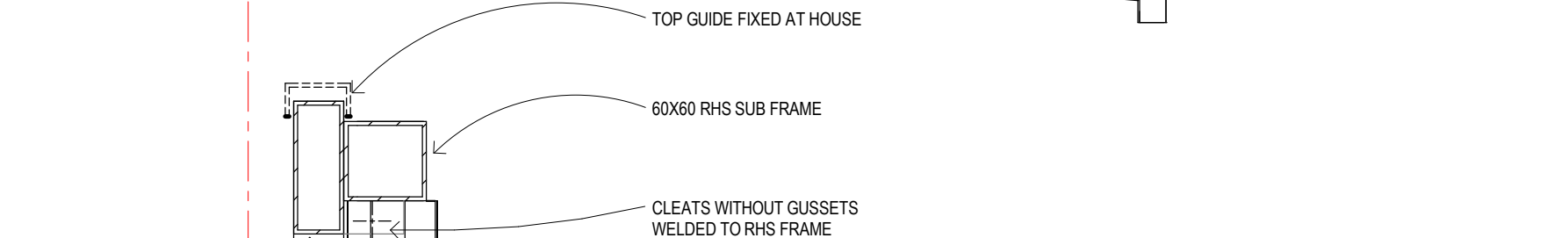
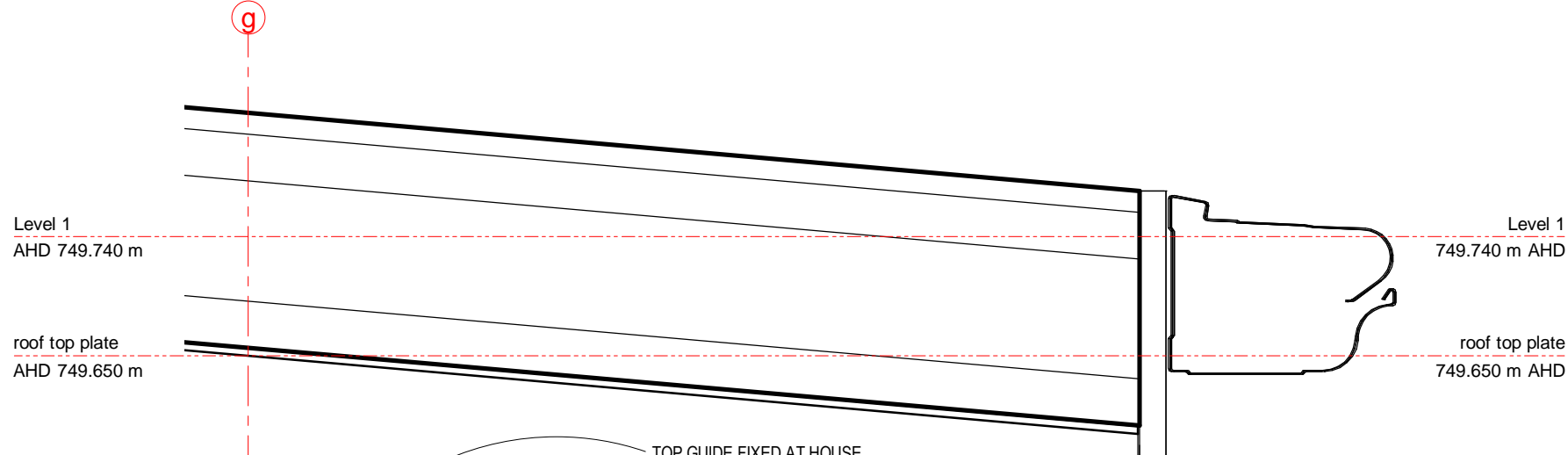


SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

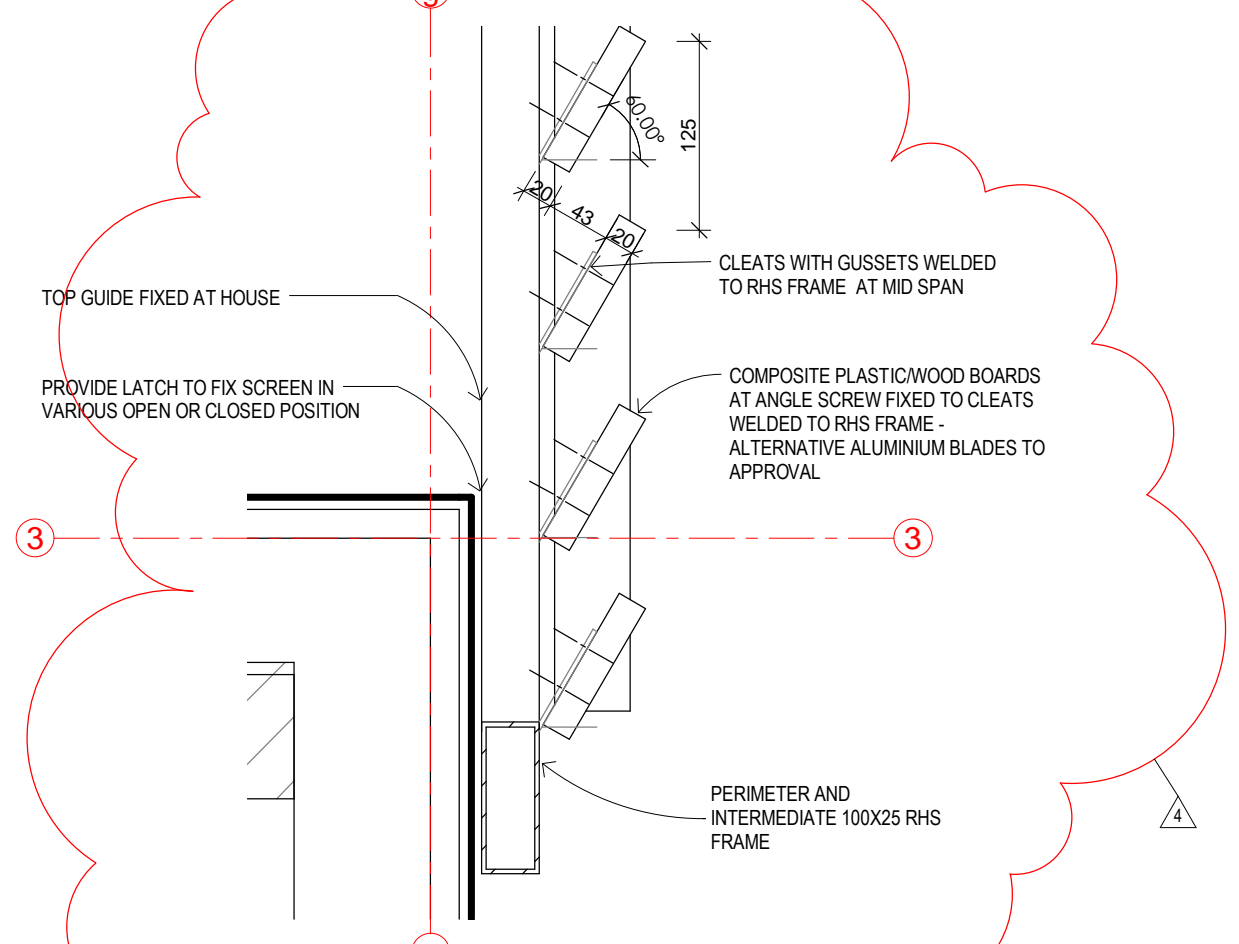
FIREPLACE DETAILS
WORKING DRAWINGS

Scale at A3	1:20
Designed	MDW
Drawn	MDW
Checked	MDW

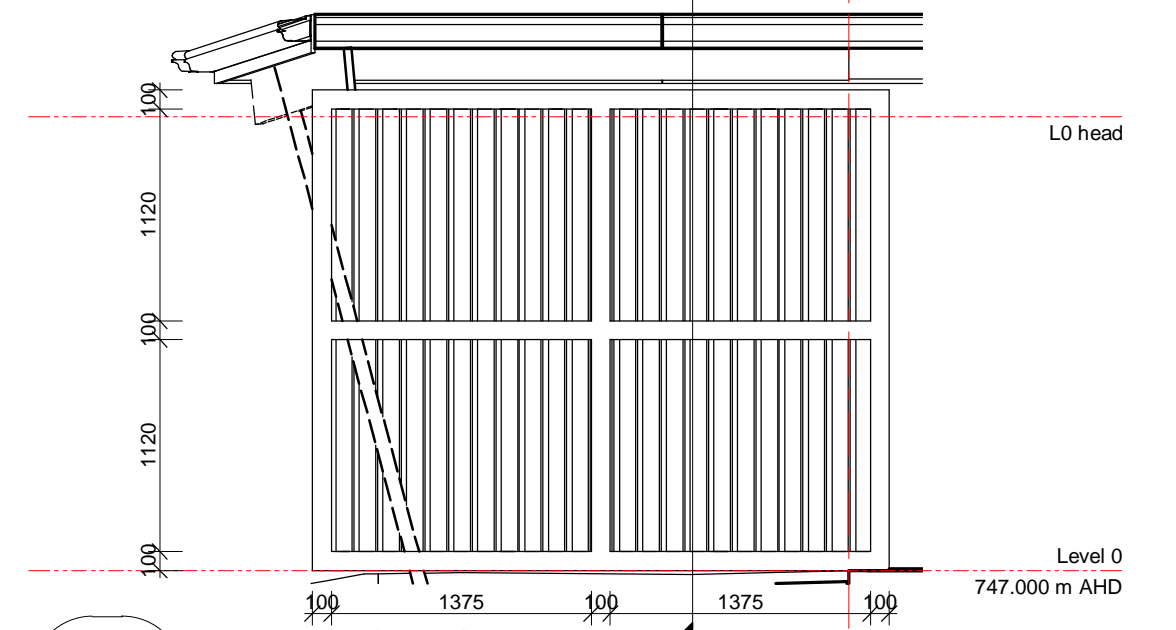
Job No
#46414
Dwg No
620DXI
Issue
WDOIC



SS1 sliding screen
110FP1 1:5



SS2 plan detail sliding screen
1:5



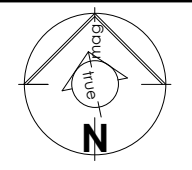
SS3 screen elevation
110FP1 1:40

FOR CONSTRUCTION

WD01D 25.01.16 ALTER WEST SCREEN
WD01C 17.11.15 CONSTRUCTION ISSUE 01
WD01B 14.10.15 B.A. ISSUE 01

Rev	Date	Revision Description
4	25.01.16	SLAB ALTERATIONS

ARCHITECTS BLACK & WILSON Pty.Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

DETAILS - SLIDING EASTERN SCREEN
WESTERN SCREEN MIRROR REVERSED
WORKING DRAWINGS

Scale at A3 AS INDICATED
Designed MDW
Drawn MDW
Checked MDW

Job No #46414
Dwg No 621DW1
Issue WD01D
SHEET 50 OF

Level 1
AHD 749.740 m

Level 1
749.740 m AHD

roof top plate
AHD 749.650 m

roof top plate
749.650 m AHD

TIMBER STOP AS SPECIFIED

FLASHING

L0 head

L0 head

100X38 HARDWOOD FRAME
PAINTED WHITE PRIOR TO
FIXING POLYCARBONATE

Level 0
AHD 747.000 m

FLASHING

Level 0
747.000 m AHD

FLASHING

CONCRETE HAUNCH TIED INTO
VERANDA SLAB BUT BOXED UP LEVEL -
NOT SLOPED LIKE PATIO SLAB

FLASH OVER FACE
OF ANGLED POST

100X38 HARDWOOD FRAME
PAINTED WHITE PRIOR TO
FIXING POLYCARBONATE

Level 0
AHD 747.000 m

75.00°

CUT BACK WALL SO AS TO NOT
BRIDGE VISIBLE SLAB EDGE
FOR WHITE ANT PROOFING

SC2
622DW1

SC2 polycarbonate wall
110FP1 1:5

SC1 polycarbonate wall elevation
1:20

FOR CONSTRUCTION

Issue	Date	Issue Description
WD01D	25.01.16	DELETE M.R. EAST SCR
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
AA0	00.00.12	ISSUE 01

Rev	Date	Revision Description
4	25.01.16	SLAB ALTERATIONS



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

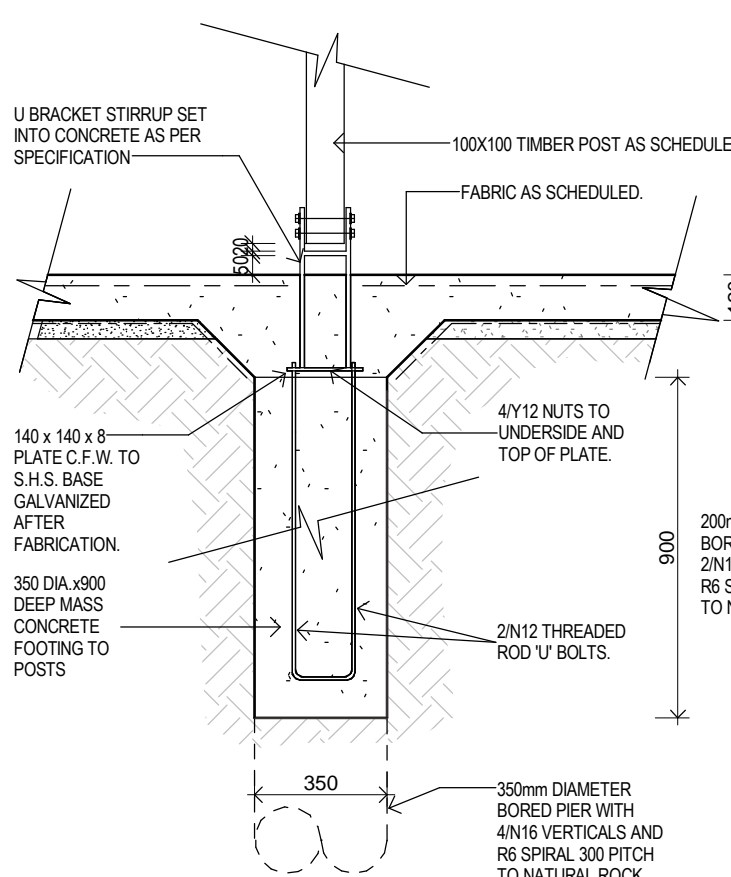
for A. CLIENT

**DETAILS -
POLYCARBONATE
WESTERN SCREEN**

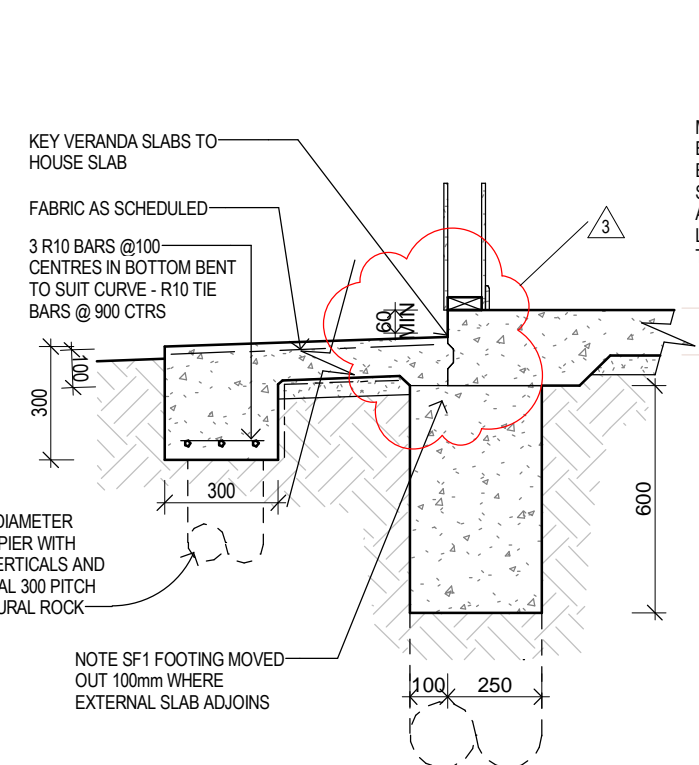
WORKING DRAWINGS

Scale at A3
AS
INDICATED
Designed
MDW
Drawn
MDW
Checked
MDW

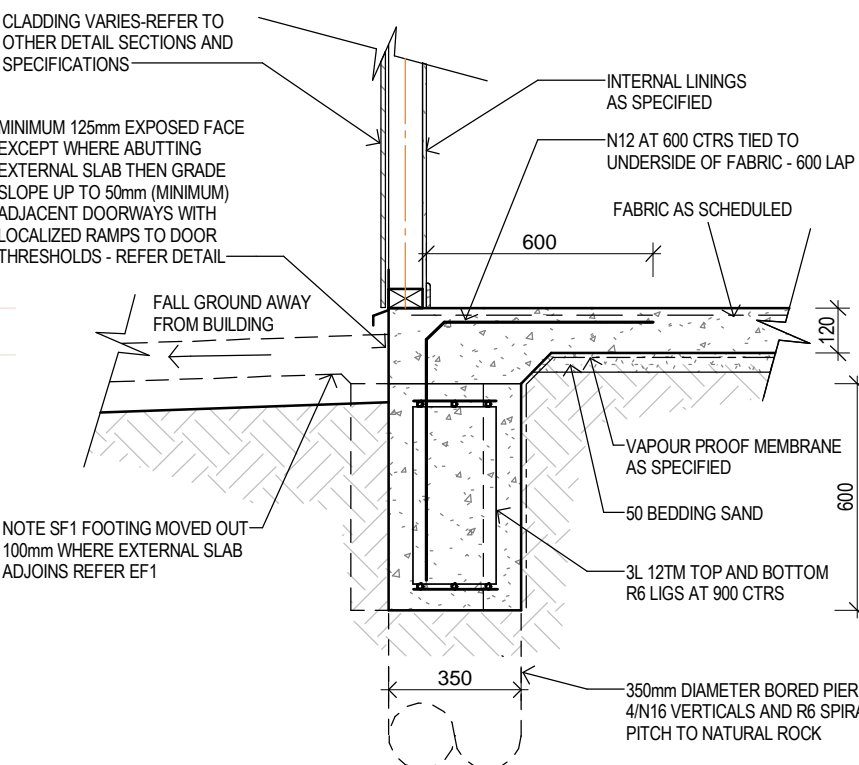
Job No
#46414
Dwg No
622DW1
Issue
WD01D
SHEET 51 OF 59



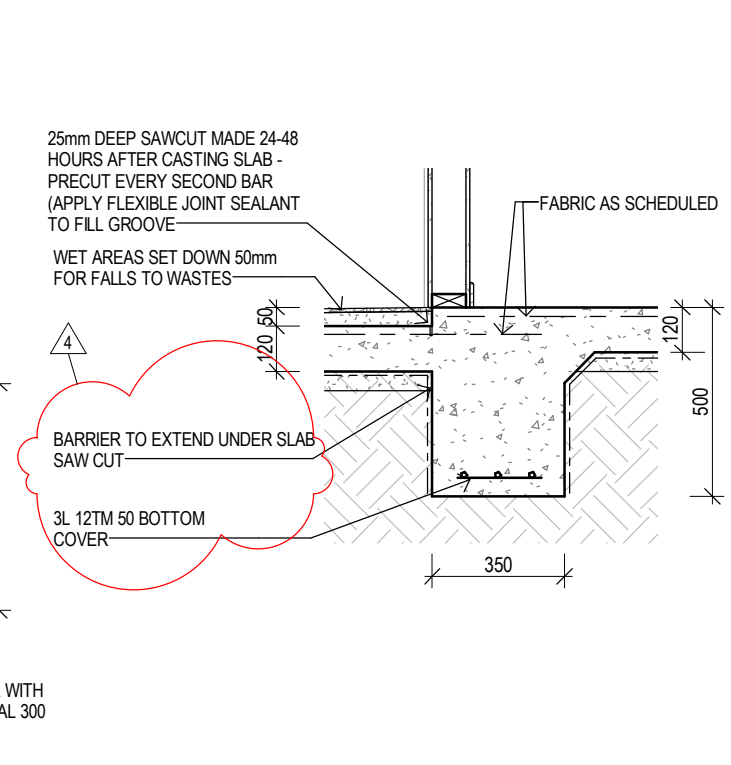
PF1 Post footing
510FT1 1:20



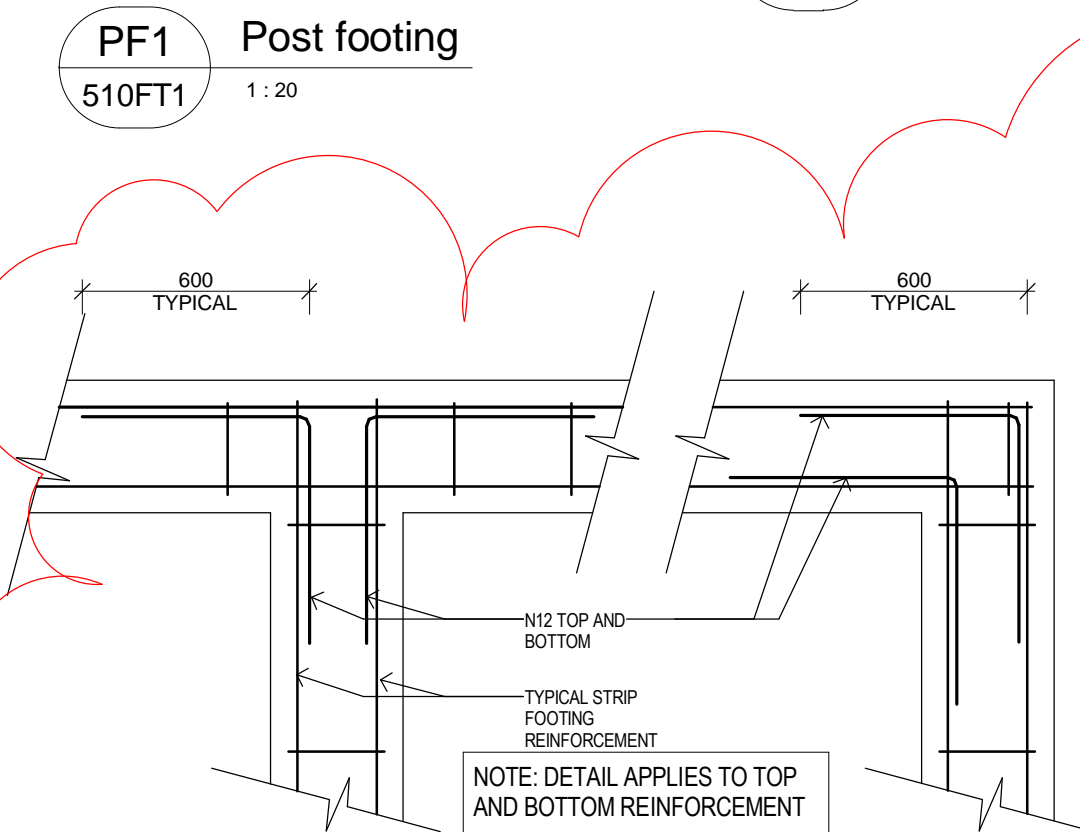
EF1 Type edge footing external slab
510FT1 1:20



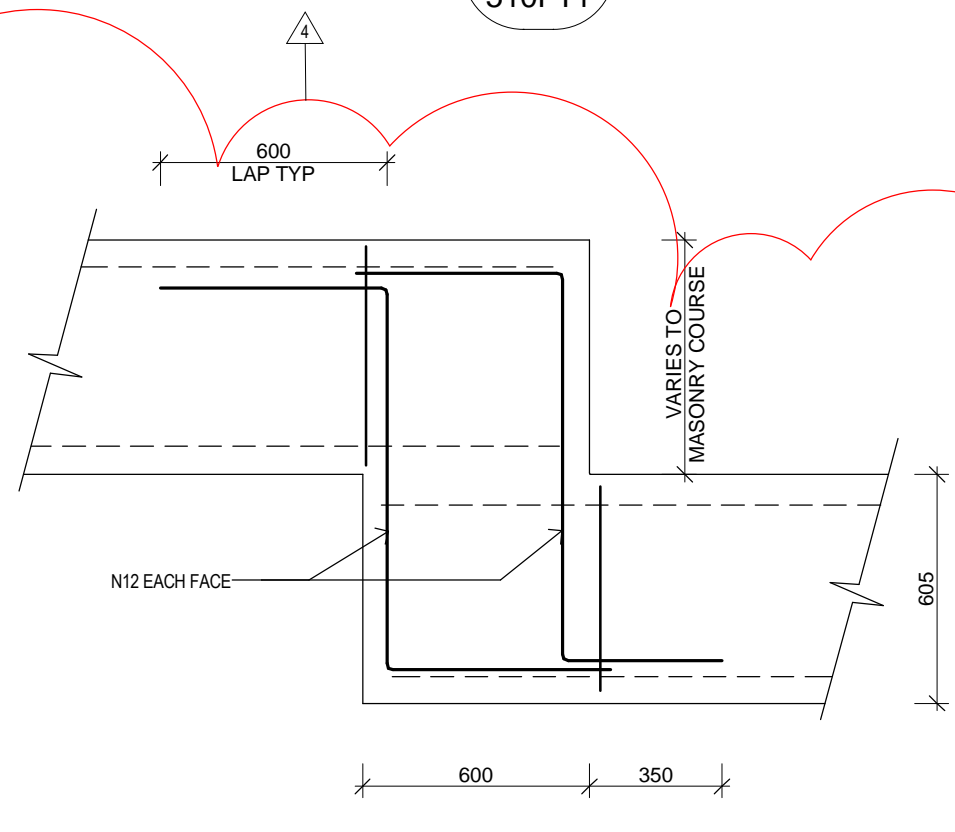
SF1 Typical Strip Footing
510FT1 1:20



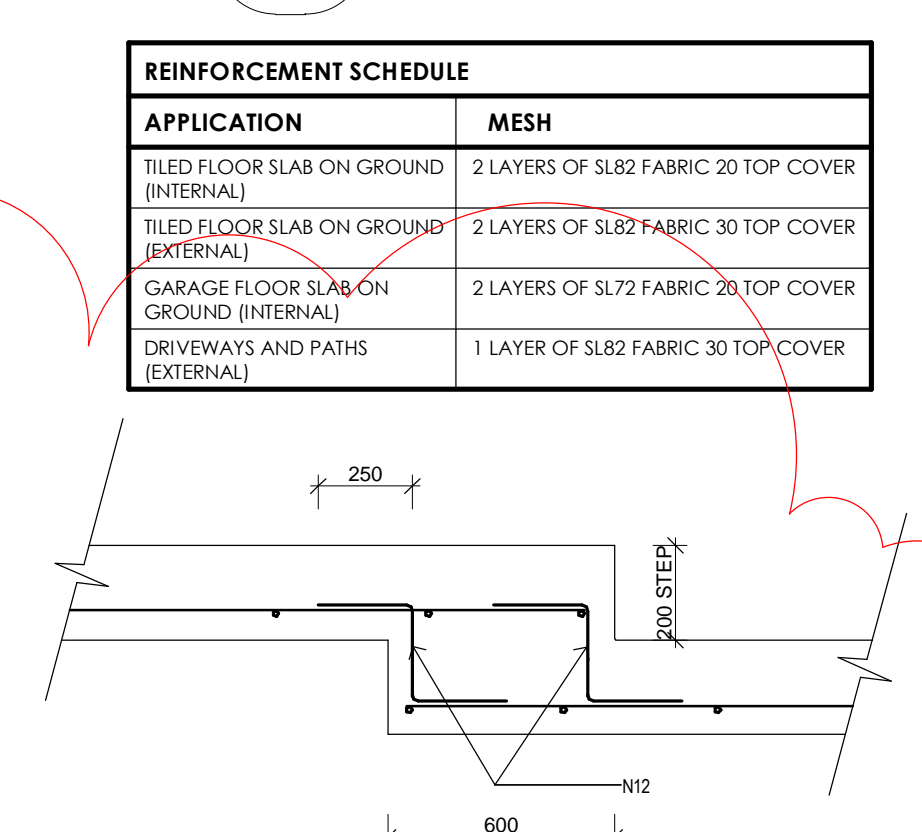
SF2 Control Joint - Internal Footing
510FT1 1:20



FP1 Typical footing intersection PLAN detail
1:20



FS1 Typical footing step detail
1:20



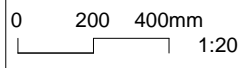
RS1 Typical retaining wall step detail
1:20

REINFORCEMENT SCHEDULE	
APPLICATION	MESH
TILED FLOOR SLAB ON GROUND (INTERNAL)	2 LAYERS OF SL82 FABRIC 20 TOP COVER
TILED FLOOR SLAB ON GROUND (EXTERNAL)	2 LAYERS OF SL82 FABRIC 30 TOP COVER
GARAGE FLOOR SLAB ON GROUND (INTERNAL)	2 LAYERS OF SL72 FABRIC 20 TOP COVER
DRIVEWAYS AND PATHS (EXTERNAL)	1 LAYER OF SL82 FABRIC 30 TOP COVER

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01D	25.01.16	P.F./DIMS/SCREEN	4	25.01.16	SLAB ALTERATIONS
WD01C	17.11.15	CONSTRUCTION ISSUE 01	3	17.11.15	ALTER SITE WORKS
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

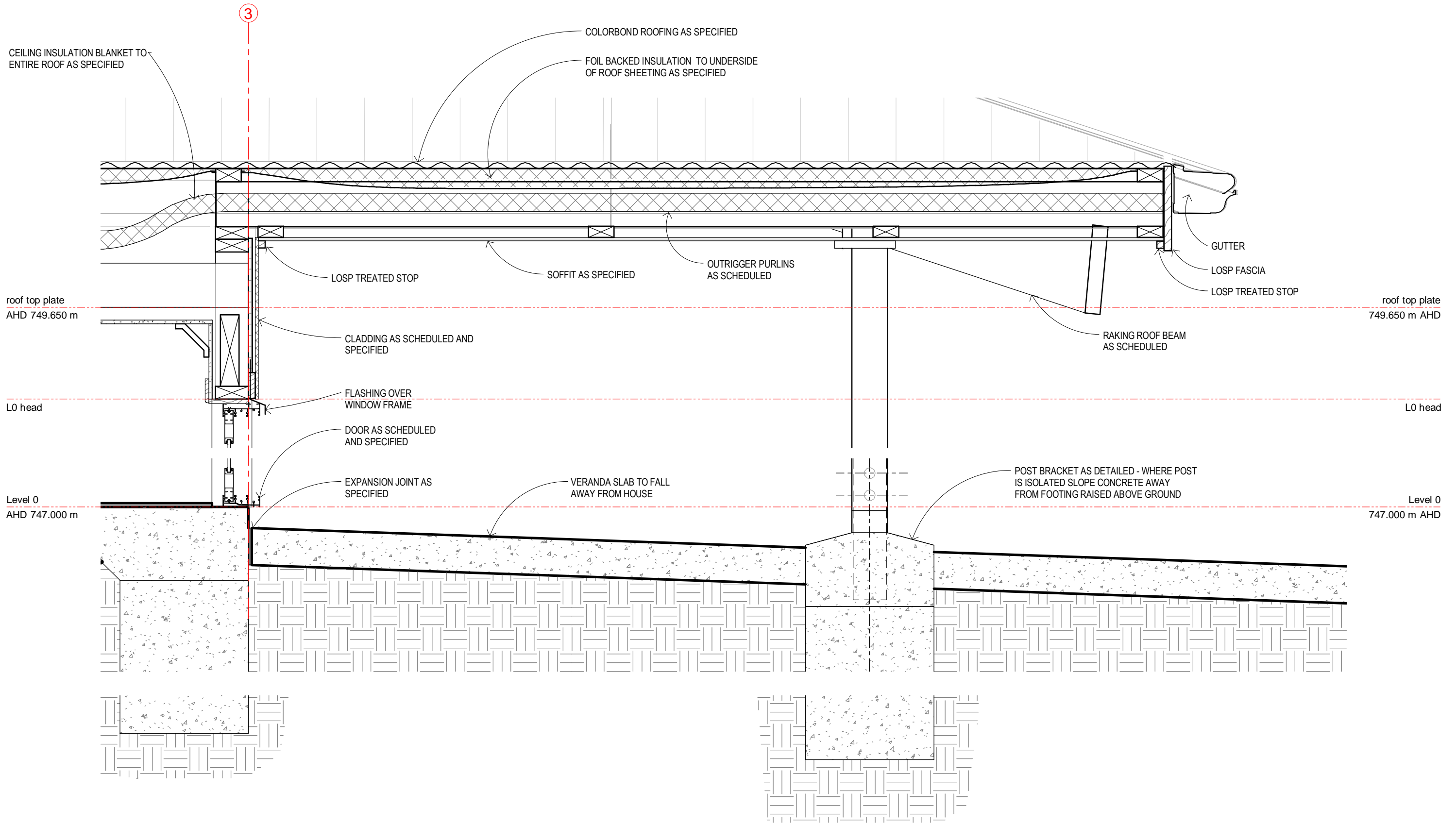
ARCHITECTS BLACK & WILSON Pty.Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

DETAILS - FOOTINGS
WORKING DRAWINGS

Scale at A3
1:20
Designed MDW
Drawn MDW
Checked MDW
Job No #46414
Dwg No 623DWI
Issue WDO1D
SHEET 52 OF 69

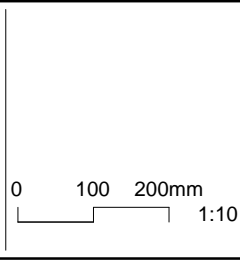


RF1 Veranda Roof Structure
 110FP1 1 : 10

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

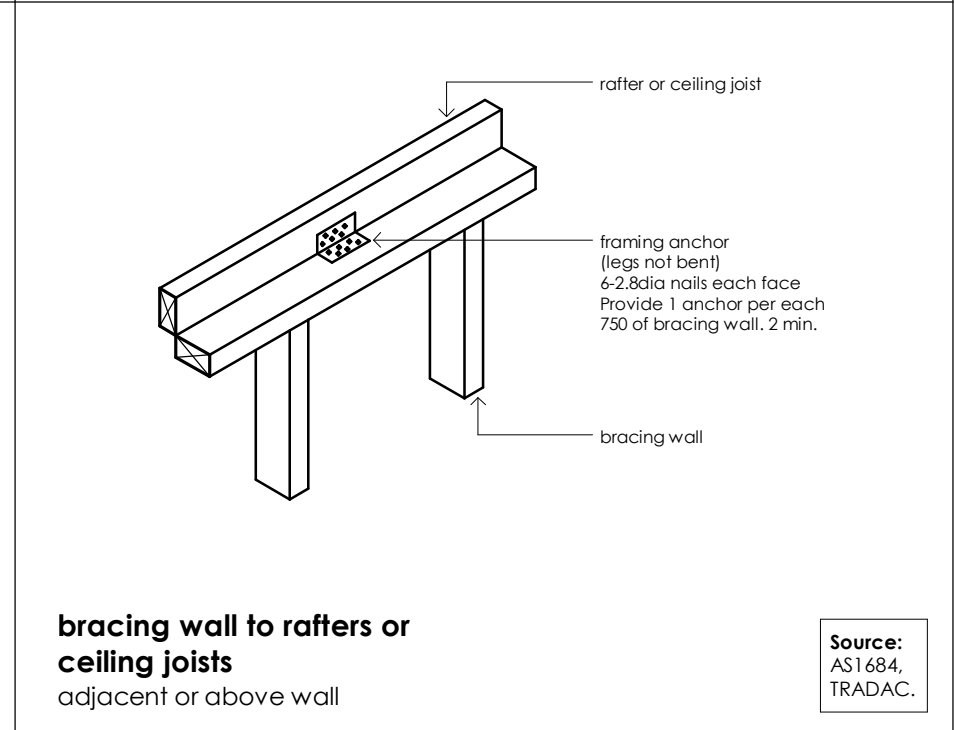
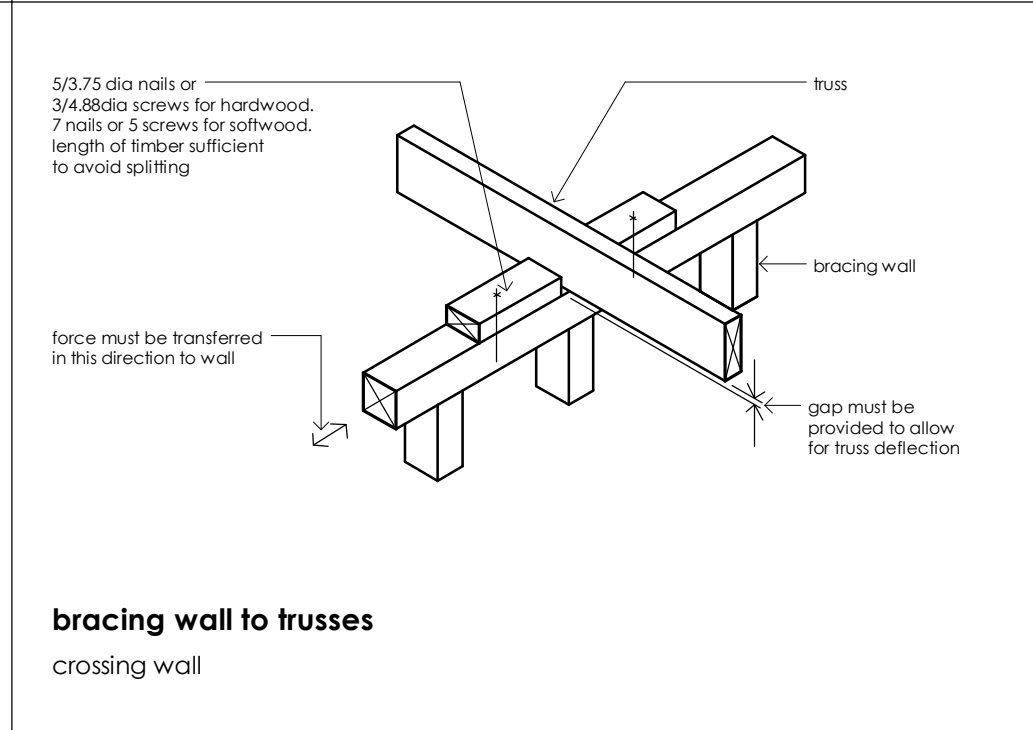
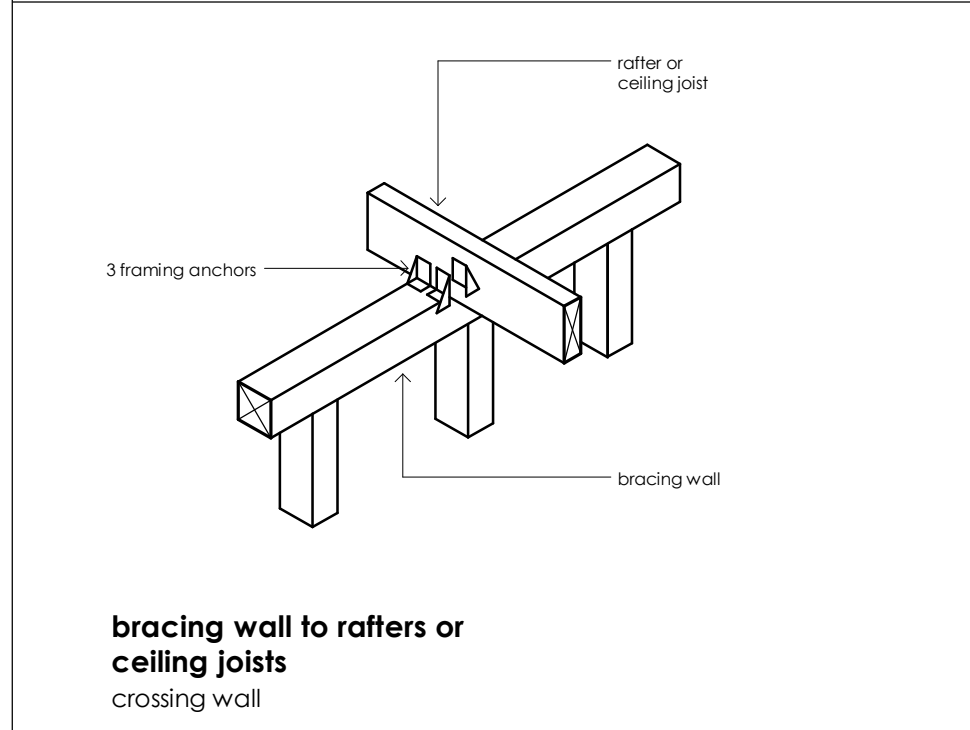
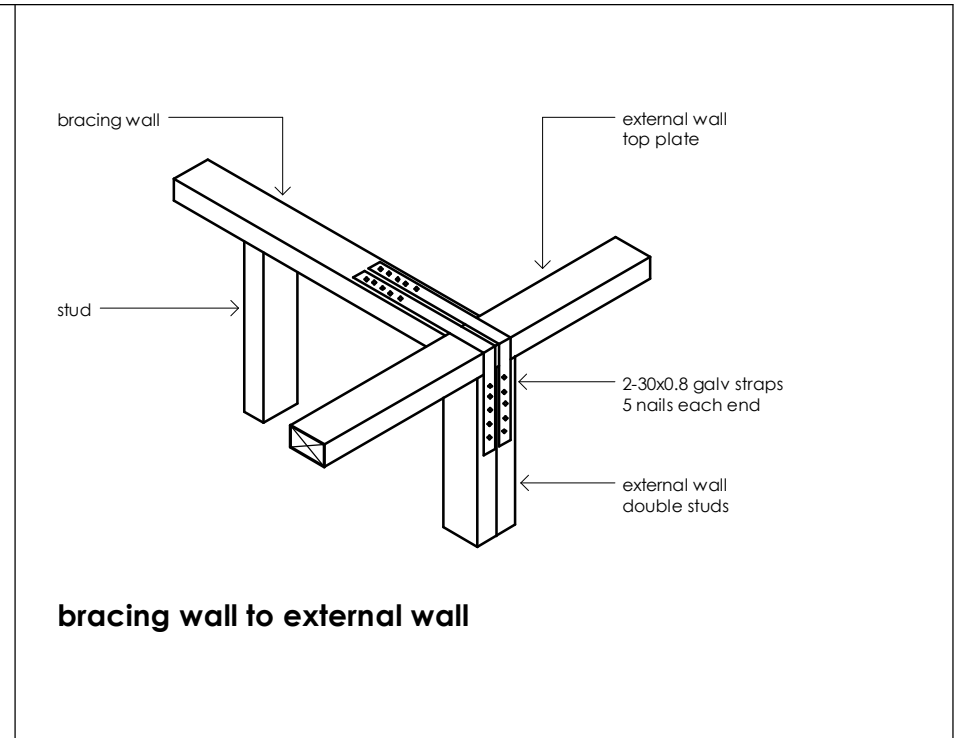
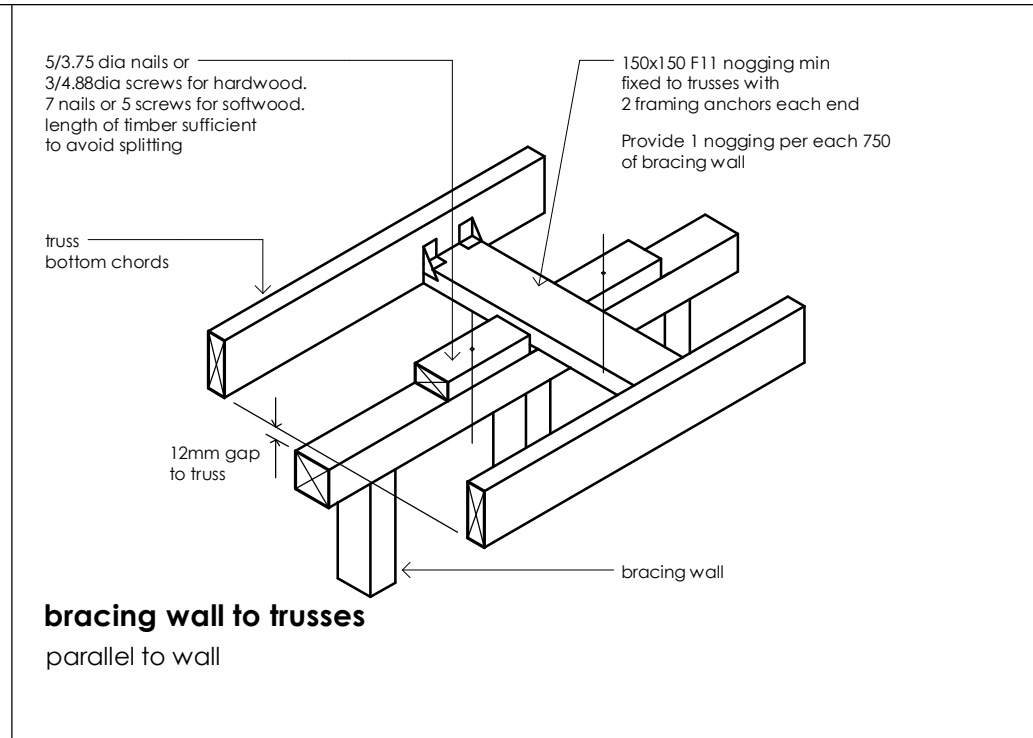
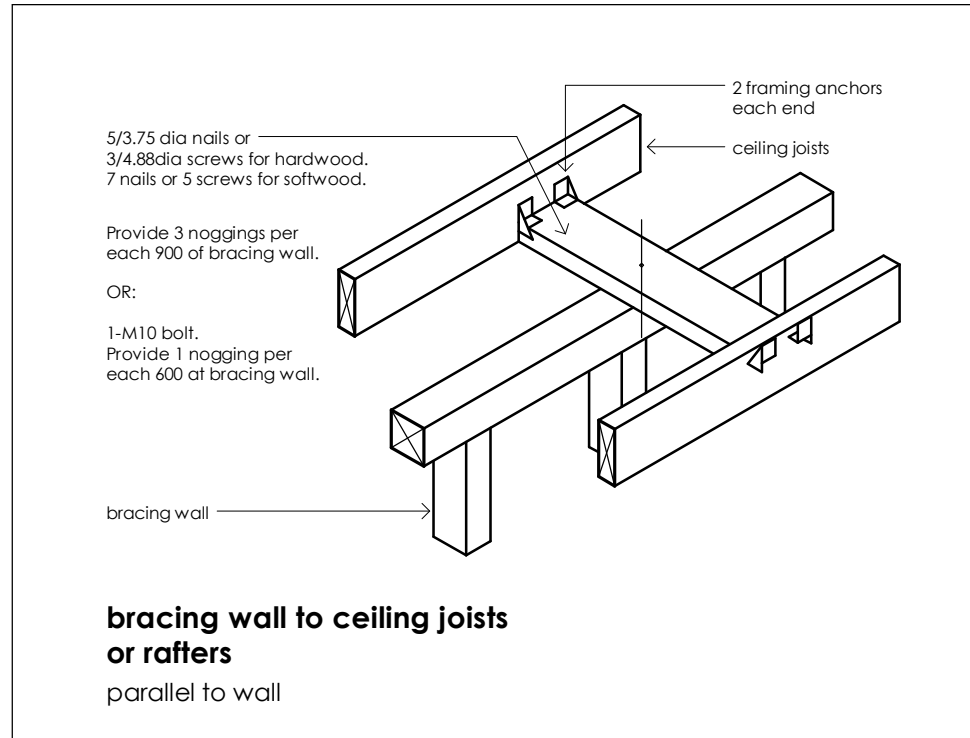
ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
 at MISTERY ROAD BRISBANE
 for A. CLIENT

DETAILS - ROOF
 WORKING DRAWINGS

Scale at A3 1 : 10	Job No #46414
Designed MDW	Dwg No 631DRI
Drawn MDW	Issue WD01C
Checked MDW	SHEET 53 OF 59

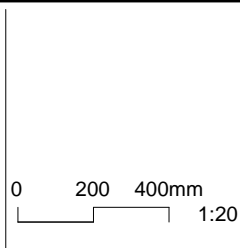


Source:
AS1684,
TRADAC.

bracing detail - top of walls
1 : 20

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

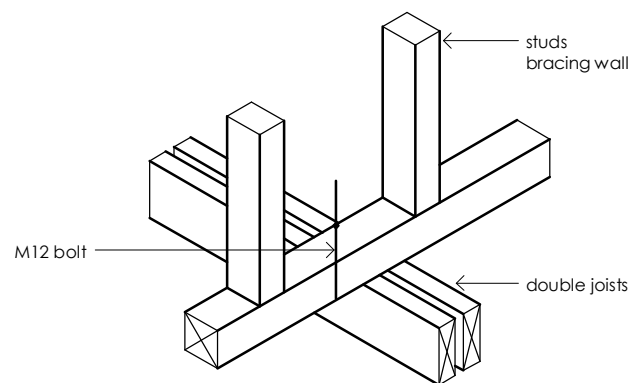
ARCHITECTS BLACK & WILSON Pty.Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



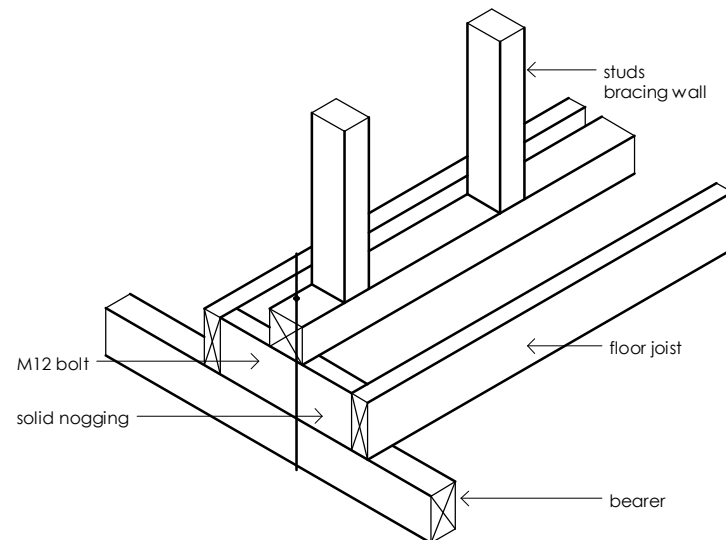
SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

FOR CONSTRUCTION
DETAILS - BRACING TOP
WORKING DRAWINGS

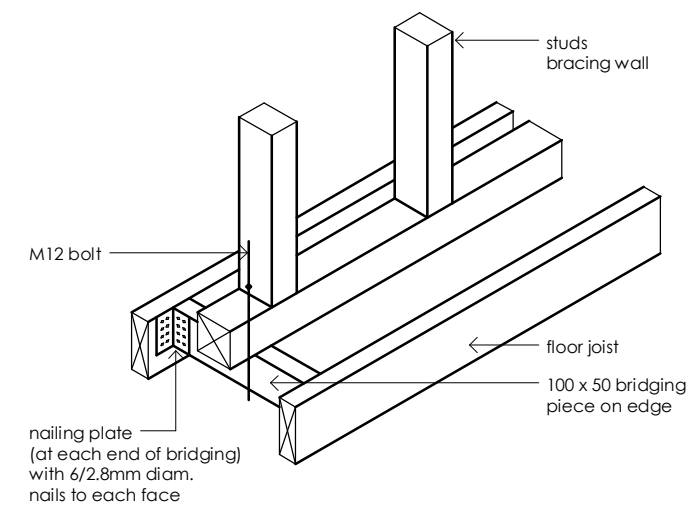
Scale at A3 1 : 20	Job No #46414
Designed MDW	Dwg No 641DBI
Drawn MDW	Issue WD01C
Checked MDW	SHEET 54 OF 63



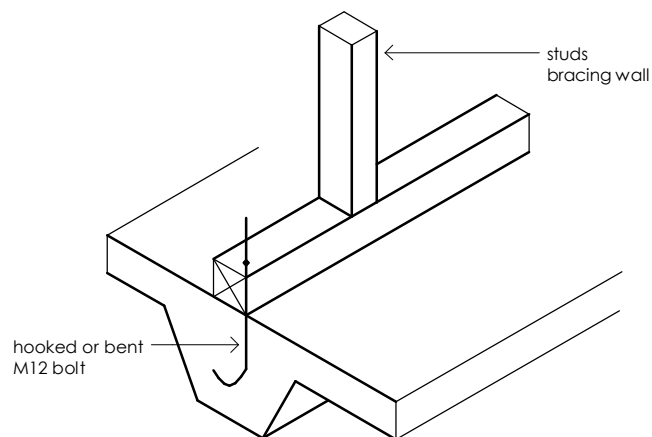
bracing wall to floor joists
perpendicular to wall



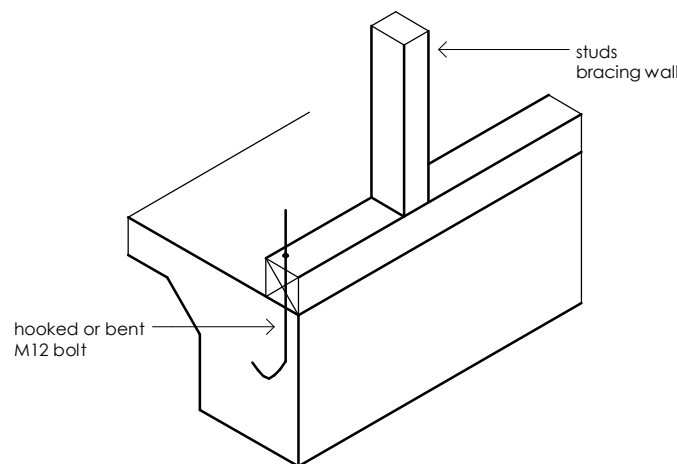
bracing wall to floor joists at bearer
parallel to wall



bracing wall to floor joists
parallel to wall



bracing wall to slab



bracing wall to slab edge

bolt not needed
if tiedown rod occurs
in same position

Source:
AS1684,
TRADAC.

bracing detail - bottom of walls

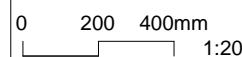
1 : 20

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

Rev	Date	Revision Description
-----	------	----------------------



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

FOR CONSTRUCTION

DETAILS - BRACING BOTTOM

WORKING DRAWINGS

Scale at A3	1 : 20
Designed	MDW
Drawn	MDW
Checked	MDW

Job No	#46414
Dwg No	642DBI
Issue	WD01C

SHEET 55 OF 63

PLY - Method A or B (walls are ply unless noted otherwise)

Bracing wall as per Plywood Association of Australia without anchor rods. Must be stamped with EWPA symbol.

Ply Stress Grade	Stud Spacing	
	450	600
F8	7	9
F11	6	7
F14	N/A	6

30 x 2.8 nails
150 crs to sheet sides
300 crs elsewhere
Method **A**:
at 150 crs T & B
Method **B**:
at 50 crs T & B

For AS1684 Method **A**:
M12 rods each end of panel,
from top plate to bottom
plate (and/or slab or floor
framing)
With M10 bolts into slab or
floor framing at 1200 crs.
Top fixings as per details.

For AS1684 Method **B**:
No rods, nogging, or straps are
required.
M10 bolts into slab or floor
framing each end of panel &
at 1200 crs.
Top fixings as per details.

Walls rated at:
6.4 kN/m - up to 2700 high
5.7 kN/m - up to 3000 high
5.1 kN/m - up to 3300 high

Walls rated at:
6.0 kN/m - up to 2700 high
5.4 kN/m - up to 3000 high
4.8 kN/m - up to 3300 high

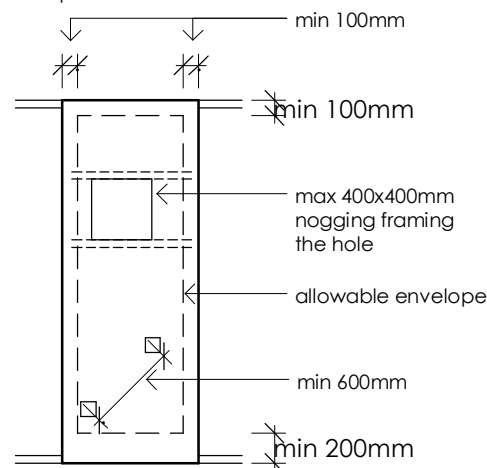
For walls 600 in length:
3.0kN/m - up to 2700 high -
nailings as above

Ply can be applied to both sides of stud walls,
with rating doubled.

Holes through plywood bracing.

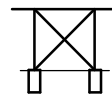
A neat hole (ie not over cut) is allowed, up to 100x100mm
within an envelope of 100 mm from vertical & top edges &
200mm of bottom edge of bracing pane will have no effect
on bracing capacity. Multiple holes are allowable within the
envelope with centres at min 600mm.

One hole up to 400x400mm is acceptable, located between
studs & within the envelope, with nogging framing the hole &
fixing the plywood to the framing as per requirements for the
top & bottom plate.



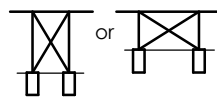
Cross Brace Steel 15kN

16 dia rods welded to shs posts.
Posts set into 450 dia x 900 deep min footings.
Post cap plate fixed to bearer with 2-M12 bolts or 1-M16.
Rated at 15kN each set - where width = height.



Cross Brace Steel 9kN

As per 15kN.
Rated at 9kN each set -
where not equal by a factor of 0.6



source: AS1684

Steel Post (Short steel posts)

75 shs post set 450 min into 350dia x 600 footing

under 600 high Rated at 6.0 kN each direction
under 900 high Rated at 4.5 kN each direction

source: AS1684

Timber Stump

source: AS1684

250 dia timber stumps as per detail.

2.5kN under 2400 high Rated at 2.5 kN each direction
1.0kN under 3000 high Rated at 1.0 kN each direction
0.8kN under 3600 high Rated at 0.8 kN each direction

Conc Stumps Concrete Stumps

source: AS1684

200-300sq conc stumps as per detail

2.5kN 200sq under 2400 high 2.5kN each direction
1.0kN 250sq under 3000 high 1.0kN each direction
0.8kN 300sq under 3600 high 0.8kN each direction

notes:

- NO NOTCHING TO STUDS AT BRACING WALLS.

Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Scale at A3

Designed
MDW
Drawn
MDW
Checked
MDW

Rev	Date	Revision Description
-----	------	----------------------



**ARCHITECTS BLACK
& WILSON Pty. Ltd.**

A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

**DETAILS - BRACING
TYPES**

Job No
#46414

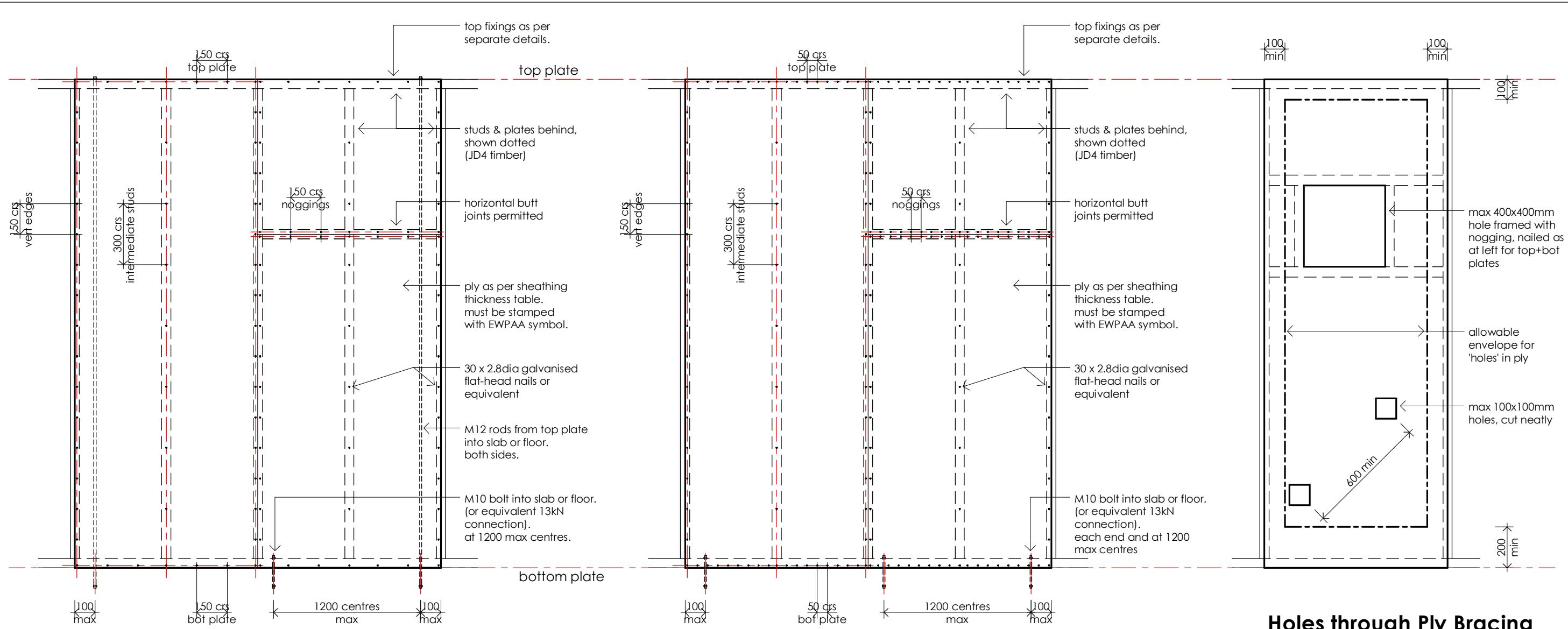
Dwg No
643DBI

Issue
WD01C

FOR CONSTRUCTION

WORKING DRAWINGS

SHEET 56 OF 69



Method A
Anchor Rods added
6.4 kN/m (2700mm high max)

Method B
Nailed only
6.0 kN/m (2700mm high max)

Ratings	For walls 900mm long or greater		For walls under 900mm long: Rating is half these figures. (No less than 600mm long)
	Method B	Method A	
Height (mm)	Rating (kN/m)		Ply can be applied to both sides of stud walls, with rating doubled.
2700	6.0	6.4	
3000	5.4	5.7	
3300	5.0	5.3	

Min Sheathing Thickness		
Ply Stress Grade	Stud Spacing (mm)	
		450
F8	7 mm	9 mm
F11	6 mm	7 mm
F14	n/a	6 mm

Holes through Ply Bracing
A neat hole (ie not over cut) is allowed, up to 100x100mm will have no effect on bracing capacity. Multiple holes are allowable within the envelope with centres at min 600mm. One hole up to 400x400mm is acceptable, located between studs & within the envelope, with noggling framing the hole & fixing the plywood to the framing as per requirements for the top & bottom plate.

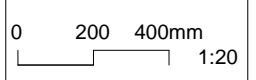
bracing ply panel details 1:20

source:
AS1684.2 Table 8.18(h)

1 Bracing Ply Detail
1:20

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

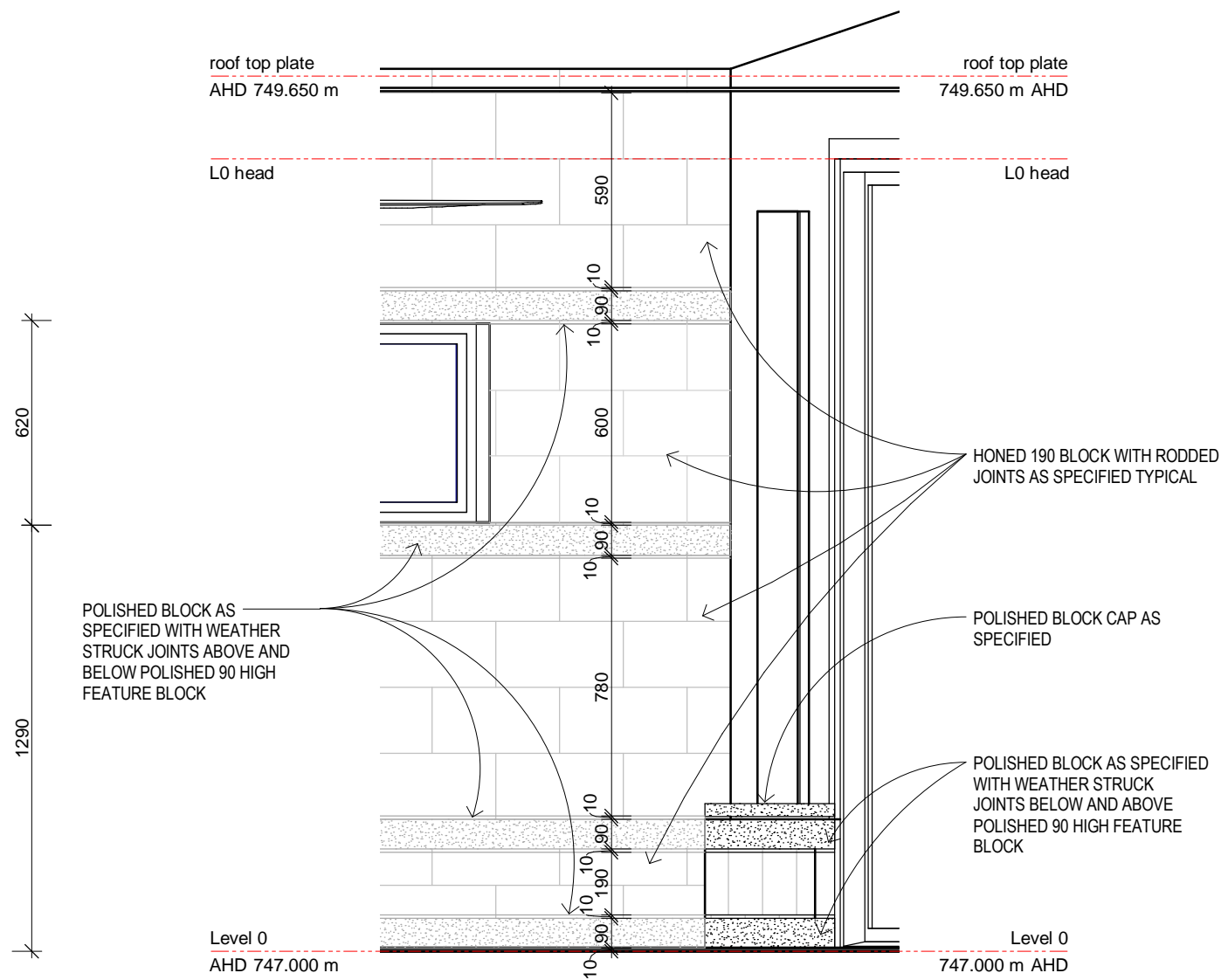
ARCHITECTS BLACK & WILSON Pty.Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

FOR CONSTRUCTION
DETAILS - BRACING PLY
WORKING DRAWINGS

Scale at A3
1:20
Job No #46414
Dwg No 644DBI
Issue WDOIC
SHEET 51 OF 69



BW1 block wall pattern call out
 301ST1 1:20

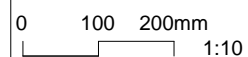
FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01
 WD01B 14.10.15 B.A. ISSUE 01
 AA0 00.00.12 ISSUE 01
 Issue Date Issue Description

Rev Date Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

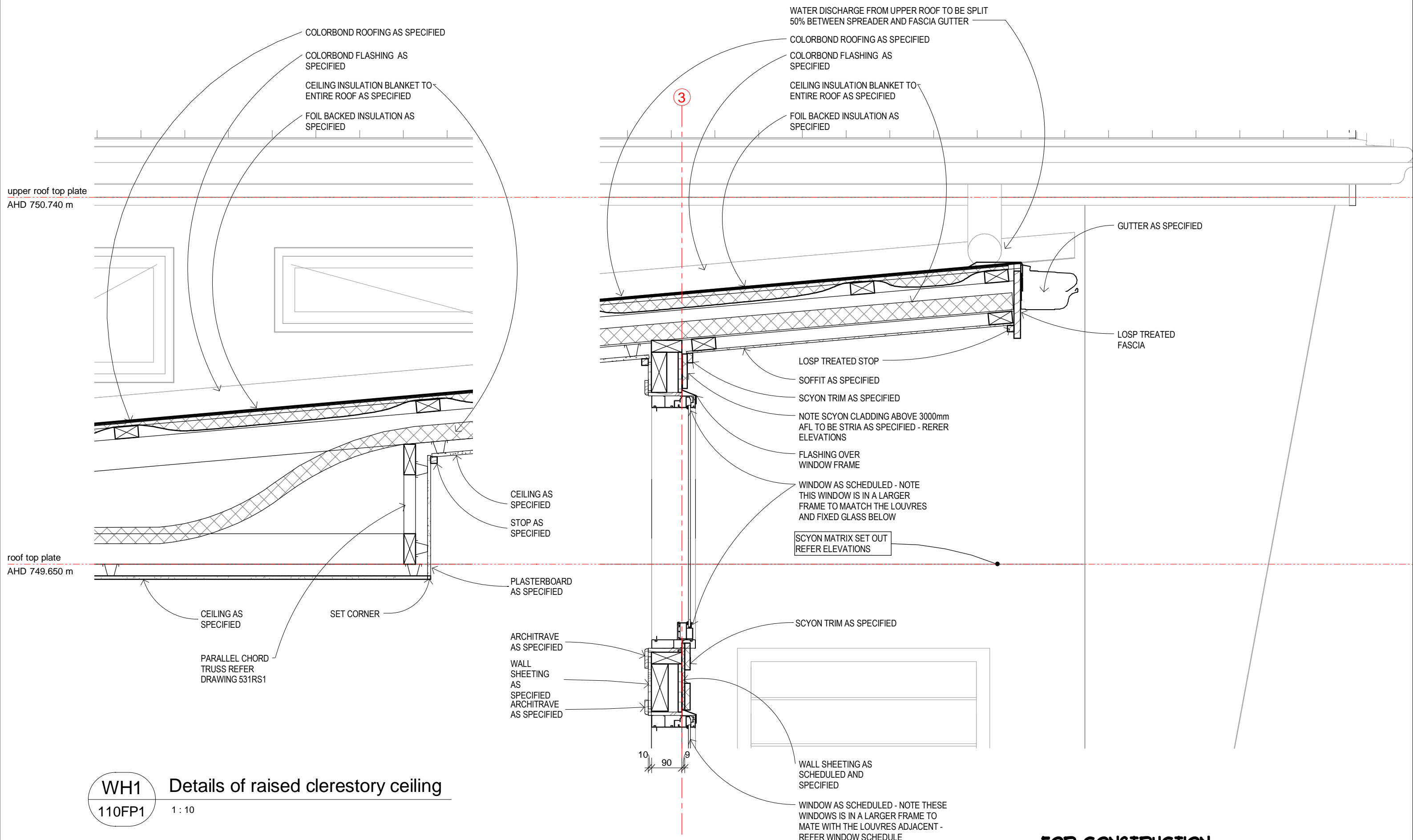
for A. CLIENT

DETAILS - BLOCK WALL PATTERN

WORKING DRAWINGS

Scale at A3
 1:20
 Designed MDW
 Drawn MDW
 Checked MDW

Job No #46414
 Dwg No 651DFI
 Issue WDOIC
 SHEET 58 OF 69

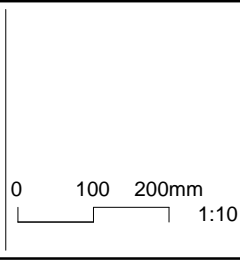


WH1 Details of raised clerestory ceiling
110FP1 1 : 10

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

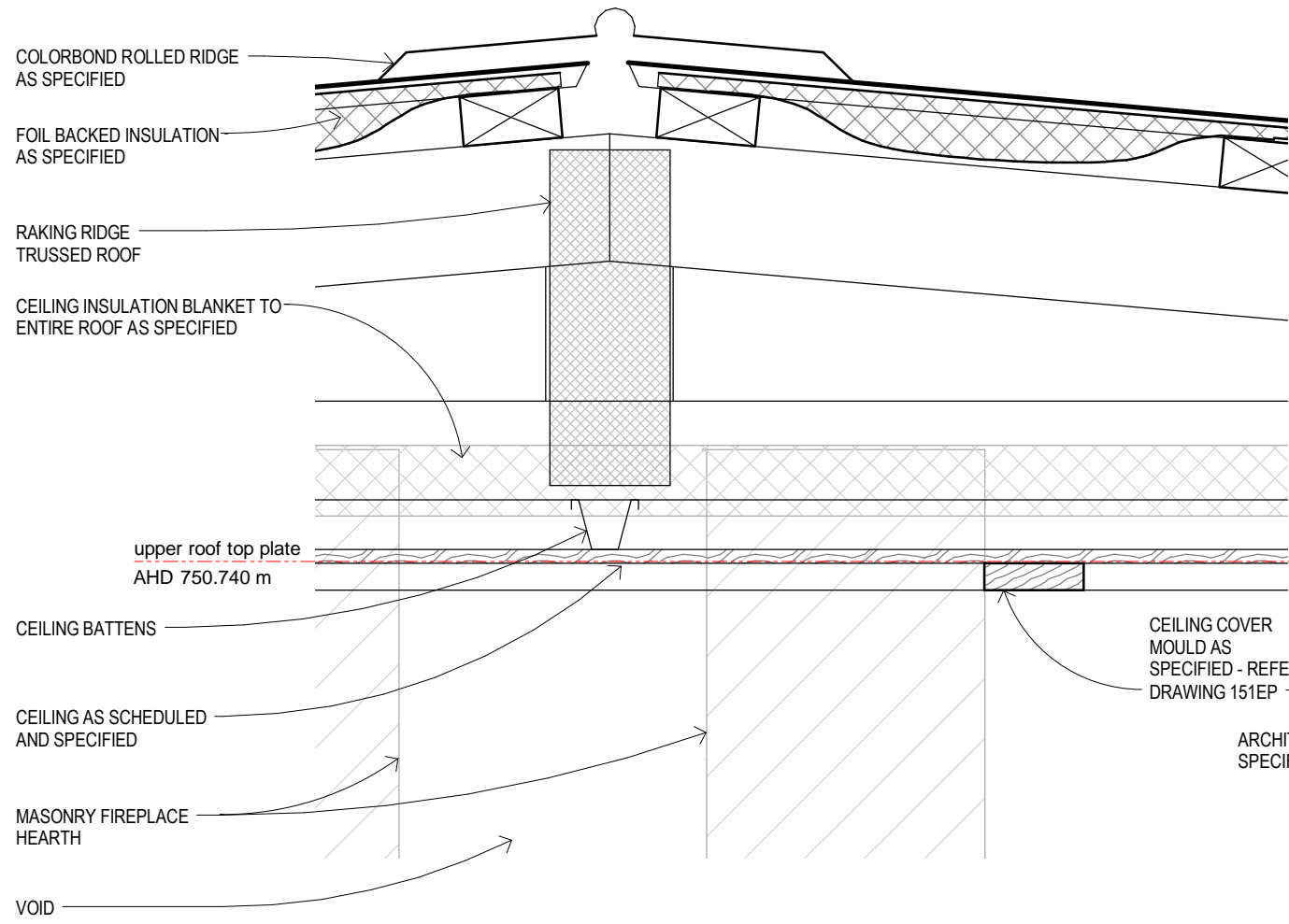
ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

DETAILS - CEILING
WORKING DRAWINGS

Scale at A3 1 : 10	Job No #46414
Designed MDW	Dwg No 661DCI
Drawn MDW	Issue WD01C
Checked MDW	SHEET 59 OF 63



COLORBOND ROLLED RIDGE AS SPECIFIED

FOIL BACKED INSULATION AS SPECIFIED

RAKING RIDGE TRUSSED ROOF

CEILING INSULATION BLANKET TO ENTIRE ROOF AS SPECIFIED

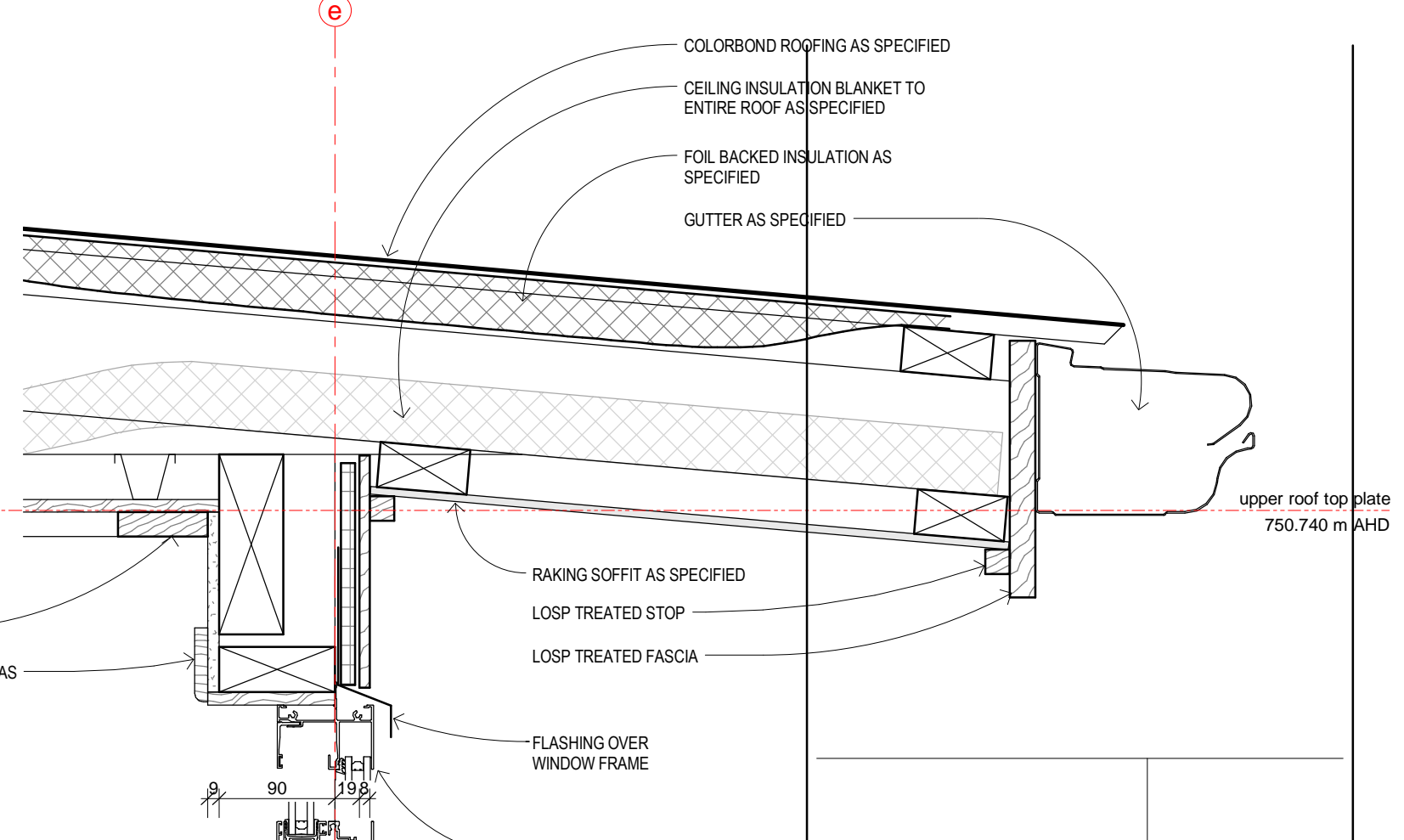
upper roof top plate AHD 750.740 m

CEILING BATTENS

CEILING AS SCHEDULED AND SPECIFIED

MASONRY FIREPLACE HEARTH

VOID



COLORBOND ROOFING AS SPECIFIED

CEILING INSULATION BLANKET TO ENTIRE ROOF AS SPECIFIED

FOIL BACKED INSULATION AS SPECIFIED

GUTTER AS SPECIFIED

upper roof top plate 750.740 m AHD

RAKING SOFFIT AS SPECIFIED

LOSP TREATED STOP

LOSP TREATED FASCIA

FLASHING OVER WINDOW FRAME

WINDOW AS SCHEDULED - NOTE THESE WINDOWS ARE DOUBLE GLAZED

FLASHING

CLADDING AS SPECIFIED

FLASHING

ROOF SHEETING

ARCHITRAVE AS SPECIFIED

ARCHITRAVE AS SPECIFIED - REFER DRAWING 151EP

ARCHITRAVE AS SPECIFIED

WALL SHEETING AS SPECIFIED AND SCHEDULED

WALL AND ROOF INSULATION AS SPECIFIED

TRUSSES AS SCHEDULED

FEATUREWALL SHEETING AS SPECIFIED AND SCHEDULED

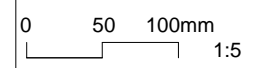
CEILING SHEETING

CORNICE AS SPECIFIED

WALL LINING AS SPECIFIED

roof top plate AHD 749.650 m

WD01C 17.11.15 CONSTRUCTION ISSUE 01	
WD01B 14.10.15 B.A. ISSUE 01	
WD01A 14.08.15 ENGINEER ISSUE 01	
Issue	Date Issue Description



Scale at A3 AS INDICATED	
Designed MDW	
Drawn MDW	
Checked MDW	
Rev	Date Revision Description

ARCHITECTS BLACK & WILSON Pty. Ltd.

A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

for A. CLIENT

DETAILS - CEILING

Job No #46414

Dwg No 662DC1

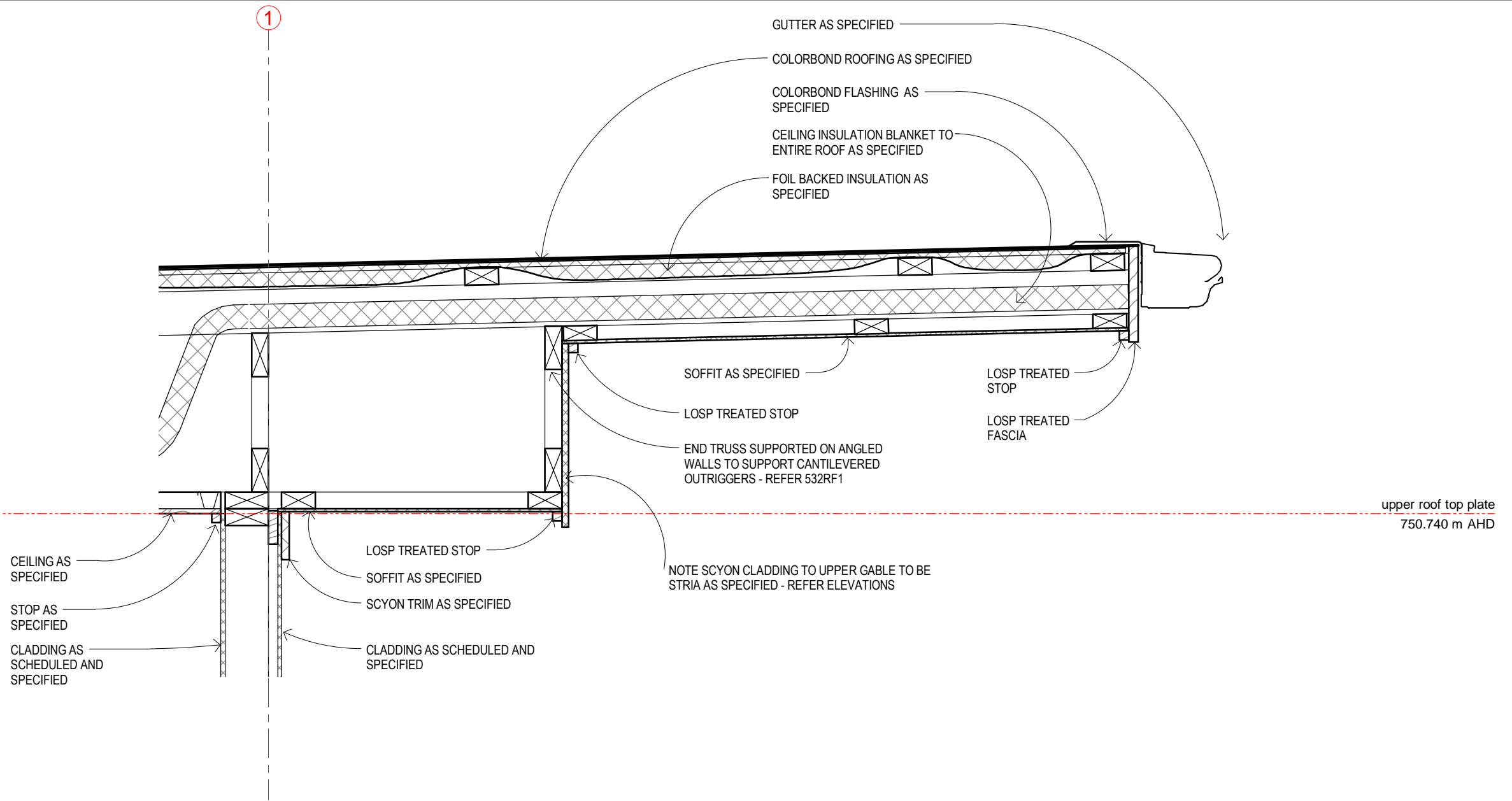
Issue WDOIC

WORKING DRAWINGS

CF3 Breeze Solarium clerestorey detail 1:5

FOR CONSTRUCTION

SHEET 60 OF 69



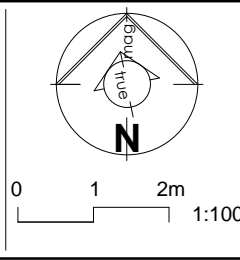
CD3 Upper gable
111FP1 1:10

FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

Rev	Date	Revision Description
-----	------	----------------------

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



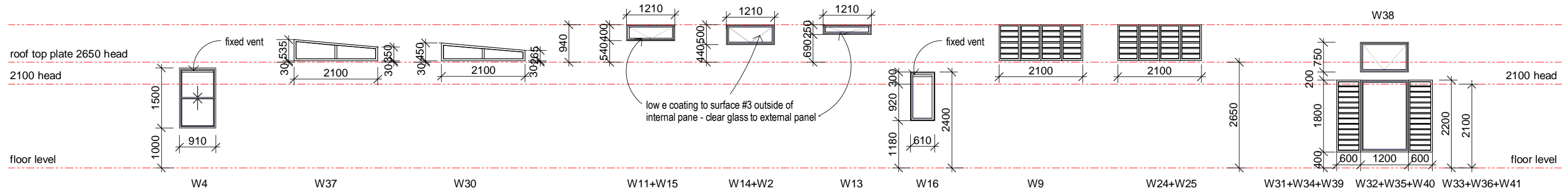
SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

DETAILS - CEILING
WORKING DRAWINGS

Scale at A3 1:10	Job No #46414
Designed MDW	Dwg No 663DCI
Drawn MDW	Issue WDOIC
Checked MDW	SHEET 61 OF 69

window schedule new										
Mark	Qty	Level	Head	Size		Description				Comments
				Height	Width	Frame Material	Window Style	Type Comments	Glazing	
1	1	Level 0	2240	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	note head height
2	1	roof top plate	940	500	1210	Aluminium	Fixed double glazed	in atrium high level	"Viridian" Clear 82 or equal	refer Legend elevations
3	1	Level 0	1900	600	1510	Aluminium	Sliding		"Viridian" Clear 82 or equal	note head height
4	1	Level 0	2100	1200	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame for fly screening
5	1	Level 0	2100	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame for fly screening
6	1	Level 0	2100	1800	900	Aluminium	Fixed		"Viridian" Clear 82 or equal	note head height
7	1	Level 0	2400	2100	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	note head height
8	1	Level 0	1900	600	910	Aluminium	Sliding		"Viridian" Clear 82 or equal	note head height
9	1	roof top plate	940	900	2100	Aluminium	150 louvres	900Hx525Wx4 panels	"Viridian" Clear 82 or equal	all banks powerlouvres - refer Legend elevations
10	1	Level 0	2400	1500	910	Aluminium	Double hung		"Viridian" Clear 82 or equal	note head height
11	1	roof top plate	940	400	1210	Aluminium	Fixed double glazed	in atrium high level	"Viridian" Clear 82 or equal	refer Legend elevations
12	1	Level 0	2400	1200	900	Aluminium	150 louvres	2 banks 450 wide	"Viridian" Clear 82 or equal	note head height
13	1	roof top plate	940	250	1210	Aluminium	Fixed double glazed	in atrium high level	"Viridian" Clear 82 or equal	refer Legend elevations
14	1	roof top plate	940	500	1210	Aluminium	Fixed double glazed	in atrium high level	"Viridian" Clear 82 or equal	refer Legend elevations
15	1	roof top plate	940	400	1210	Aluminium	Fixed double glazed	in atrium high level	"Viridian" Clear 82 or equal	refer Legend elevations
16	1	Level 0	2400	1220	610	Aluminium	Fixed-vented		"Viridian" Clear 82 or equal	note head height - fixed vent to top panel
17	1	Level 0	1900	600	1510	Aluminium	Sliding Double Glazed		"Viridian" Clear 82 or equal	note head height
18	1	Level 0	1900	600	1510	Aluminium	Sliding Double Glazed		"Viridian" Clear 82 or equal	note head height
19	1	Level 0	2400	2100	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame for fly screening
20	1	Level 0	2400	1200	1510	Aluminium	Sliding		"Viridian" Clear 82 or equal	note head height
21	1	Level 0	2400	600	910	Aluminium	Sliding		"Viridian" Clear 82 or equal	note head height
22	1	Level 0	2400	2400	750	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame for fly screening
23	1	Level 0	2400	2400	750	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame for fly screening
24	1	roof top plate	940	900	2100	Aluminium	150 louvres	900Hx525Wx4 panels	"Viridian" Clear 82 or equal	all banks powerlouvres - refer Legend elevations
25	1	roof top plate	940	900	2100	Aluminium	150 louvres	900Hx525Wx4 panels	"Viridian" Clear 82 or equal	all banks powerlouvres - refer Legend elevations
26	1	roof top plate	940	900	750	Aluminium	Fixed		"Viridian" Clear 82 or equal	note head height
27	1	roof top plate	940	900	750	Aluminium	Fixed		"Viridian" Clear 82 or equal	note head height
28	1	Level 0	2400	2400	750	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame for fly screening
29	1	Level 0	2400	1200	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	refer Legend elevations
30	1	roof top plate	565	535	2100	Aluminium	Fixed	in atrium high level	Clear glass	note head height
31	1	Level 0	2200	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame mated to adjoining fixed glass window - refer details
32	1	Level 0	2200	1800	1200	Aluminium	Fixed		"Viridian" Clear 82 or equal	Fixed in frame mated to adjoining louvres
33	1	Level 0	2200	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame mated to adjoining fixed glass window - refer details
34	1	Level 0	2210	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame mated to adjoining fixed glass window - refer details
35	1	Level 0	2200	1800	1200	Aluminium	Fixed		"Viridian" Clear 82 or equal	Fixed in frame mated to adjoining louvres
36	1	Level 0	2200	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame mated to adjoining fixed glass window - refer details
37	1	roof top plate	550	535	2100	Aluminium	Fixed		Clear glass	refer Legend elevations
38	1	Level 0	3150	750	1210	Aluminium	Fixed		"Viridian" Clear 82 or equal	Fixed in frame to match fixed window below
39	1	Level 0	2200	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame mated to adjoining fixed glass window - refer details
40	1	Level 0	2200	1800	1200	Aluminium	Fixed		"Viridian" Clear 82 or equal	Fixed in frame mated to adjoining louvres
41	1	Level 0	2200	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame mated to adjoining fixed glass window - refer details
42	1	Level 0	2400	2400	750	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame for fly screening
43	1	Level 0	2100	1800	600	Aluminium	150 louvres		"Viridian" Clear 82 or equal	Louvres in frame for fly screening
44	1	Level 0	2100	1200	600	Aluminium	150 louvres		Clear glass	no fly screening

- window & door notes**
- All **external** windows and doors to be fly screened.
 - D17 to be screened with a retractable screen as specified.
 - All windows to be clear anodized to **25Um**.
 - For **double glazing** provide **low 'e'** coating to **surface #3** outside of internal pane. Provide clear glass to external pane.
 - For all **single glazing** provide **low 'e'** coating to **surface #2** inside of external pane.



FOR CONSTRUCTION

Issue	Date	Issue Description
WD01E	02.03.16	ADD DIMENSIONS
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description
5	11.02.16	ALTER EXT. STAIRS
2	05.11.15	ALTER W4

ARCHITECTS BLACK & WILSON Pty. Ltd.
 A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au

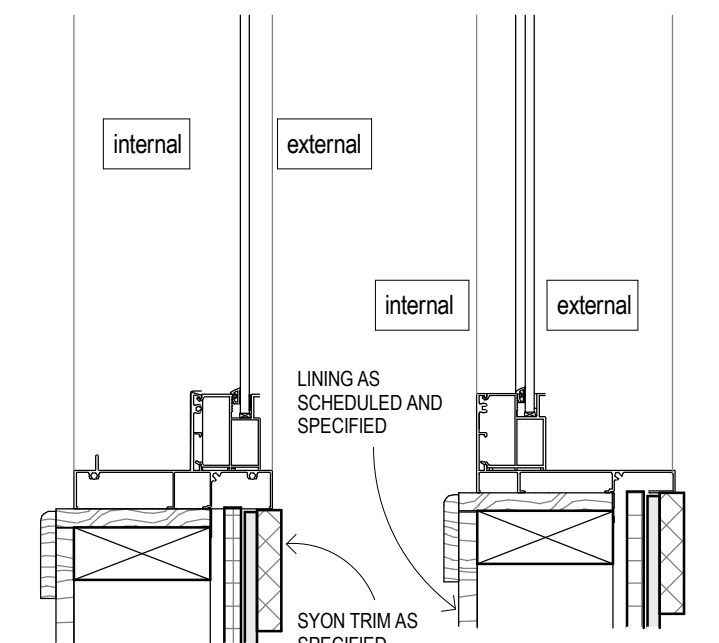
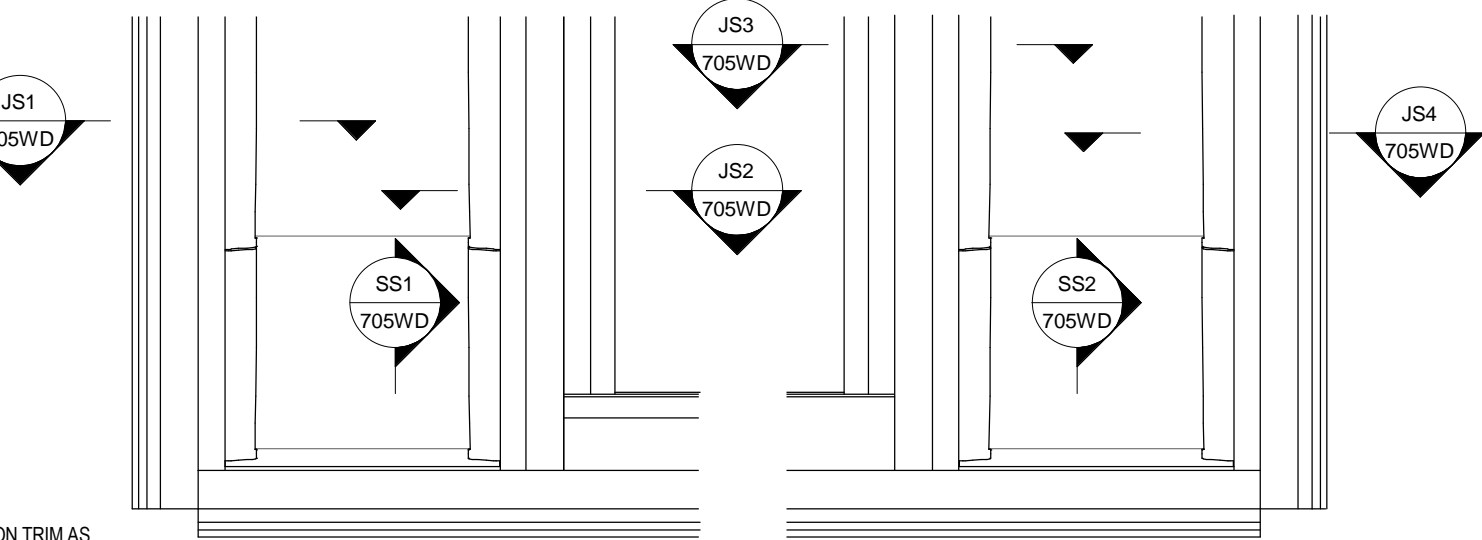
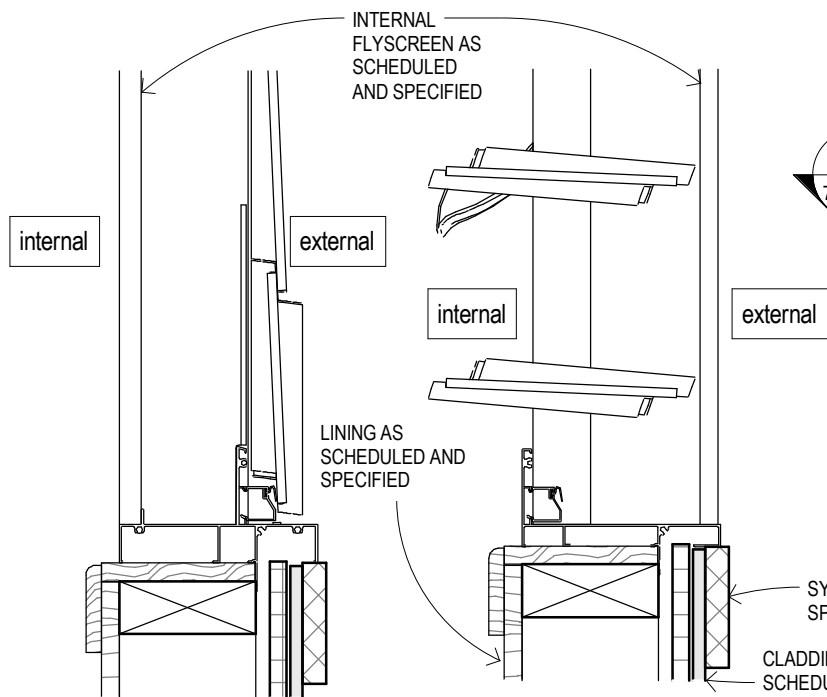
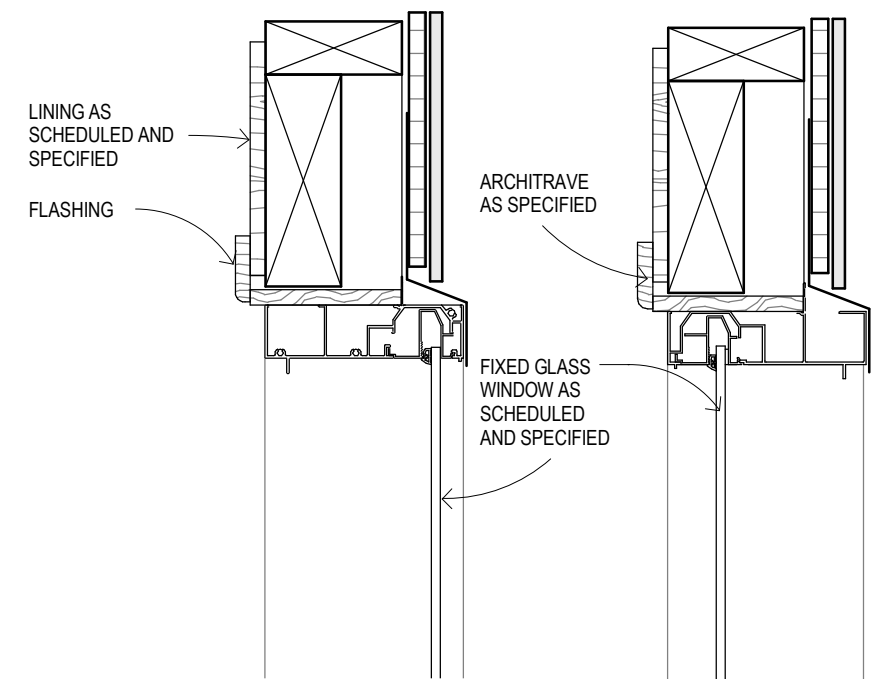
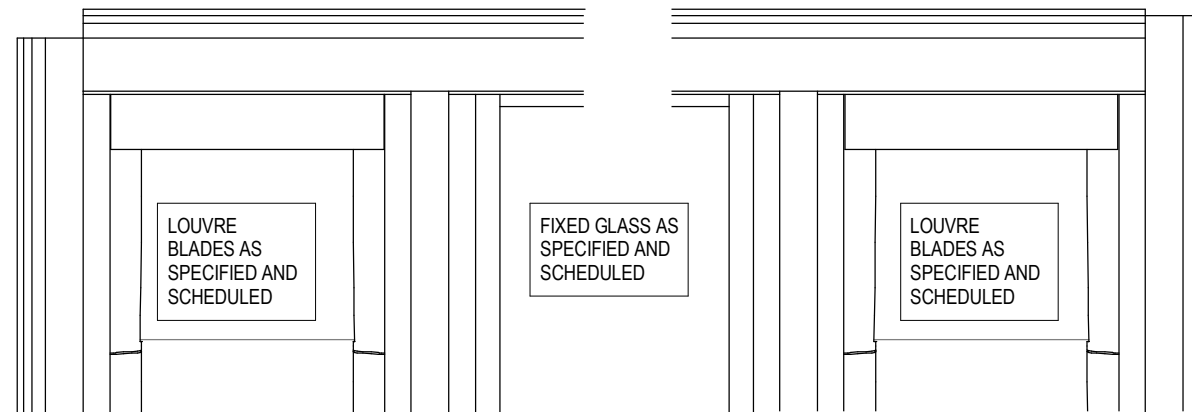
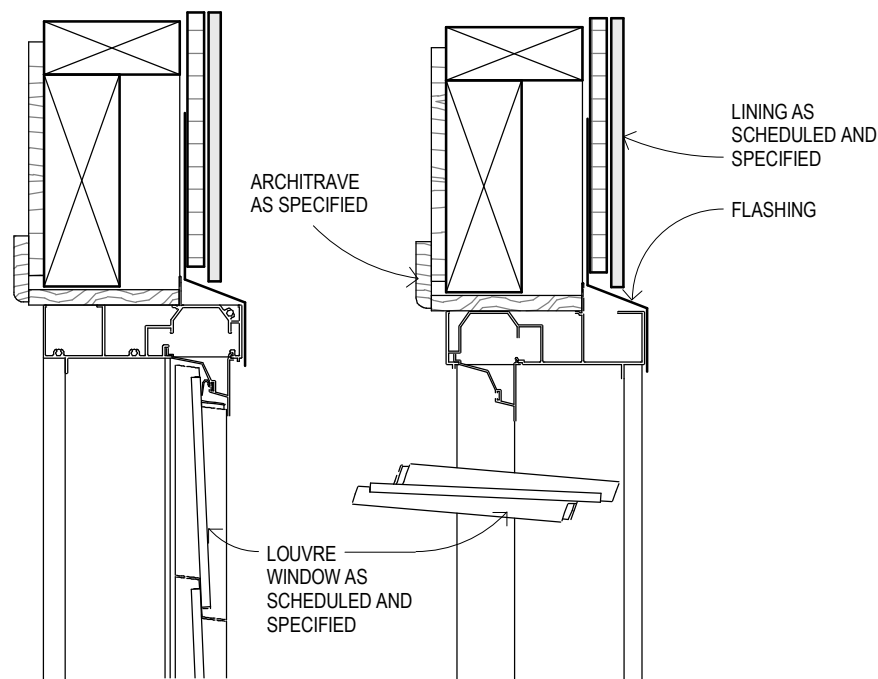
SAMPLE RESIDENCE
 at MISTERY ROAD BRISBANE
 for A. CLIENT

WINDOW SCHEDULE
 WORKING DRAWINGS

Scale at A3
 1 : 100
 Designed MDW
 Drawn MDW
 Checked MDW

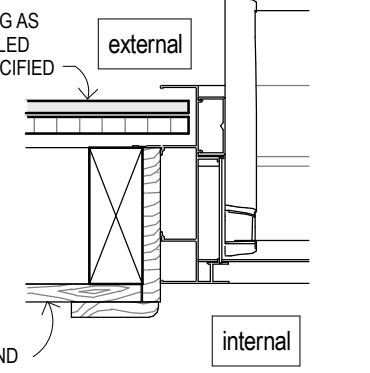
Job No **#46414**
 Dwg No **1013C1**
 Issue **WD01E**
SHEET 62 OF 69

NOTE: ALL LOUVRES TO BE SCREENED EXTERNALLY

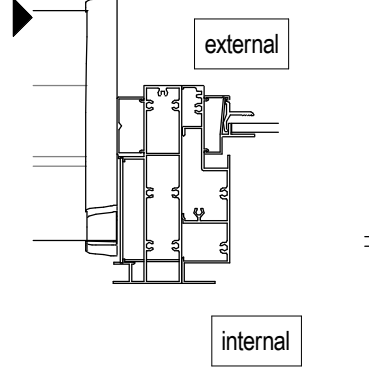


SS1 WALL SECTION 705WD
louvre frame screen internal

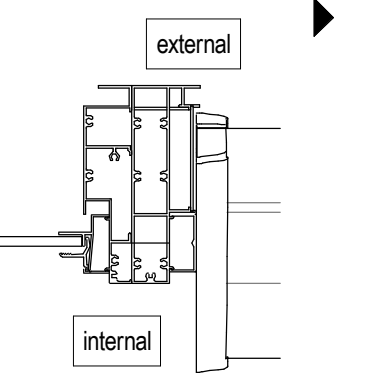
SS1 WALL SECTION 705WD
louvre frame screen external



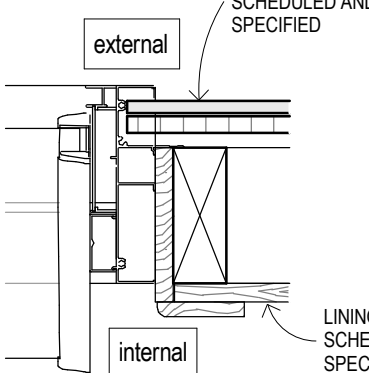
JS1 JAMB SECTION 705WD
louvre frame screen internal



JS2 JAMB SECTION 705WD
fixed glas/ adj screen internal



JS3 JAMB SECTION 705WD
fixed glas/ adj screen external



JS4 JAMB SECTION 705WD
louvre frame screen external

SS2 WALL SECTION 705WD
fixed glass adjacent louvre with screen internal

SS2 WALL SECTION 705WD
fixed glass adjacent louvre with screen external

NOTE:
THE LOUVRE FRAME (AND MATING MULLION) IS DIFFERENT IF THE LOUVRE HAS THE INSECT SCREEN INTERNAL OR EXTERNAL AND IF THE LOUVRE IS MANUAL OR A POWERLOUVRE

NOTE:
THE FINISH TO CLADDING DIFFERS DEPENDING ON THE CLADDING MATERIAL - REFER SCHEDULE AND SPECIFICATIONS

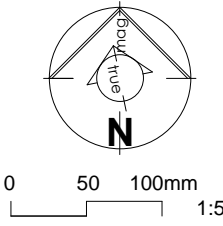
FOR CONSTRUCTION

Issue	Date	Issue Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01

Rev	Date	Revision Description



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

FIXED/LOUVRE WINDOW DETAILS
WORKING DRAWINGS

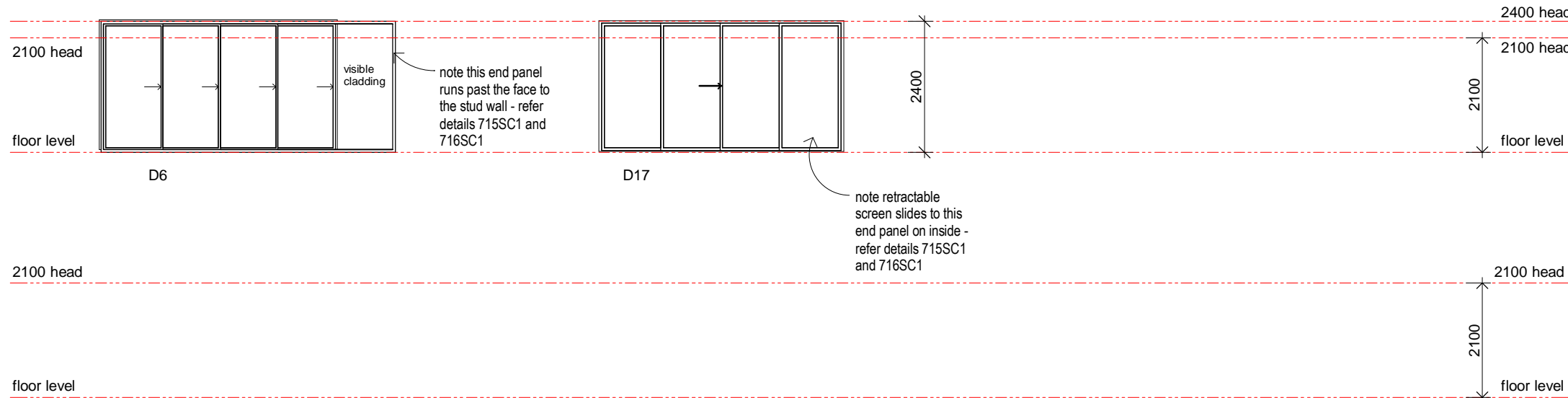
Scale at A3 AS INDICATED	Job No #46414
Designed MDW	Dwg No 105WD1
Drawn MDW	Issue
Checked MDW	WDOIC

SHEET 63 OF 69

door schedule new										
Mark	Qty	Level	Nom Head	Size		Frame Material	Door Style	Description		Comments
				Height	Width			Type	Comments	
1	1	Level 0	2400	2400	2100	Aluminium	Sliding	"Viridian" Clear 82 or equal		note head height
2	1	Level 0	2400	2400	2100	Aluminium	Sliding	"Viridian" Clear 82 or equal		note head height
3	1	Level 0	2400	2400	2100	Aluminium	Sliding	"Viridian" Clear 82 or equal		with flyscreen
4	1	Level 0	2400	2400	2100	Aluminium	Sliding	clear glass		note head height
5	1	Level 0	2100	2100	870	Aluminium	Swing	Entry Door 1 light	clear glass	
6	1	Level 0	2400	2400	5400	Aluminium	Stacking	2400x1080x5 panel	clear glass	Door to stack external to wall frame (breeze solarium side) - refer details
7	1	Level 0	2100	2070	870	Timber	Internal Standard swing	2040x870x40 panel	NA	Corinthian DECO 6S with privacy snib
8	1	Level 0	2100	2070	820	Timber	Internal Standard swing	2040x820x40 panel	NA	Corinthian DECO 6S with privacy snib
9	1	Level 0	2100	2100	1040	Timber	Internal Standard swing	2040x520x40 panel	NA	Corinthian DECO 6S with catches as specified
10	1	Level 0	2100	2070	870	Timber	Internal Standard swing	2040x870x40 panel	NA	Corinthian DECO 6S with privacy snib
11	1	Level 0	2100	2100	1360	Al Frame Wardrobe	Sliding	2040x700x2 panel	white back painted	selected wardrobe door
12	1	Level 0	2100	2070	820	Timber	Internal Standard swing	2040x820x40 panel	NA	Corinthian DECO 6S with privacy snib
13	1	Level 0	2100	2070	820	Timber	Internal Standard swing	2040x820x40 panel	NA	Corinthian DECO 6S with privacy snib
14	1	Level 0	2100	2070	820	Timber	Internal Standard swing	2040x820x40 panel	NA	Corinthian DECO 6S
15	1	Level 0	2100	2070	870	Timber	External Standard swing	2040x870x40 panel	NA	selected external door ply faced externally
16	1	Level 0	2400	2400	1040	Timber	Internal Standard swing		NA	Corinthian DECO 6S with catches as specified
17	1	Level 0	2400	2400	4500	Aluminium	Stacking	2400x1125x40 panel	"Viridian" Clear 82 or equal	stacking left to right viewed from outside - with Centor retractable flyscreen (refer details)
18	1	Level 0	2100	2040	1680	Timber	cavity Sliding	2040x820x40 panel	NA	Corinthian DECO 6S with privacy snib
19	1	Level 0	2100	2070	820	Timber	Internal Standard swing	2040x820x40 panel	NA	selected internal door with privacy snib
20	1	Level 0	2100	2070	920	Timber	external special swing	2040x920x40 panel	NA	faced with Axon to match adjacent cladding
30	1	Level 0	2400	2400	2500	Steel	Roller Door	2400x3000	NA	in shed PC as part of house contract
31	1	Level 0	2400	2400	2500	Steel	Roller Door	2400x3000	NA	in shed PC as part of house contract
32	1	Level 0	2400	2400	2500	Steel	Roller Door	2400x3000	NA	in shed PC as part of house contract
33	1	Level 0	2100	2070	820	Steel	External Standard swing	2040x820x40 panel	NA	in shed PC as part of house contract
D50	1	Level 0	2100	2100	620					

window & door notes

1. All external windows and doors to be fly screened.
2. D17 to be screened with a retractable screen as specified.
3. All windows to be clear anodized to 250um.
4. For double glazing provide low 'e' coating to surface #3 outside of internal pane. Provide clear glass to external pane.
5. For all single glazing provide low 'e' coating to surface #2 inside of external pane.



legend door

1 : 100

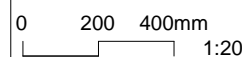
FOR CONSTRUCTION

WD01C 17.11.15 CONSTRUCTION ISSUE 01	Rev	Date	Revision Description
WD01B 14.10.15 B.A. ISSUE 01			
WD01A 14.08.15 ENGINEER ISSUE 01			
Issue Date Issue Description			



ARCHITECTS BLACK & WILSON Pty. Ltd.

A.B.N. 28 069 941 868
 PH: (07) 3300 6610
 8 DESBET STREET, THE GAP, 4061
 www.architectsblackandwilson.com.au



SAMPLE RESIDENCE

at MISTERY ROAD BRISBANE

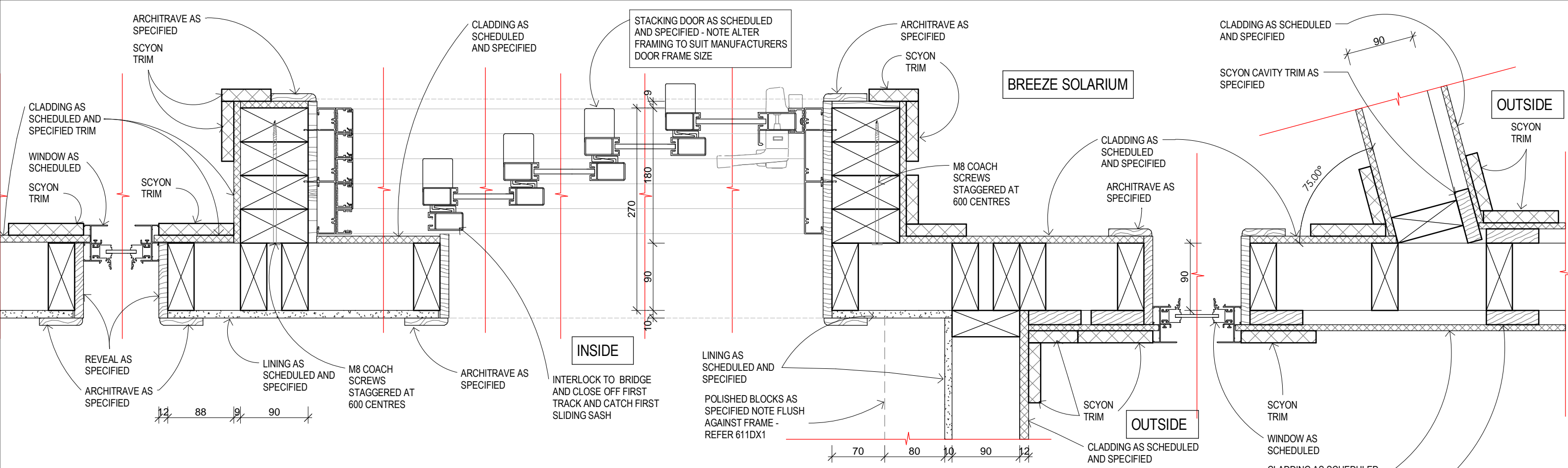
for A. CLIENT

DOOR SCHEDULE

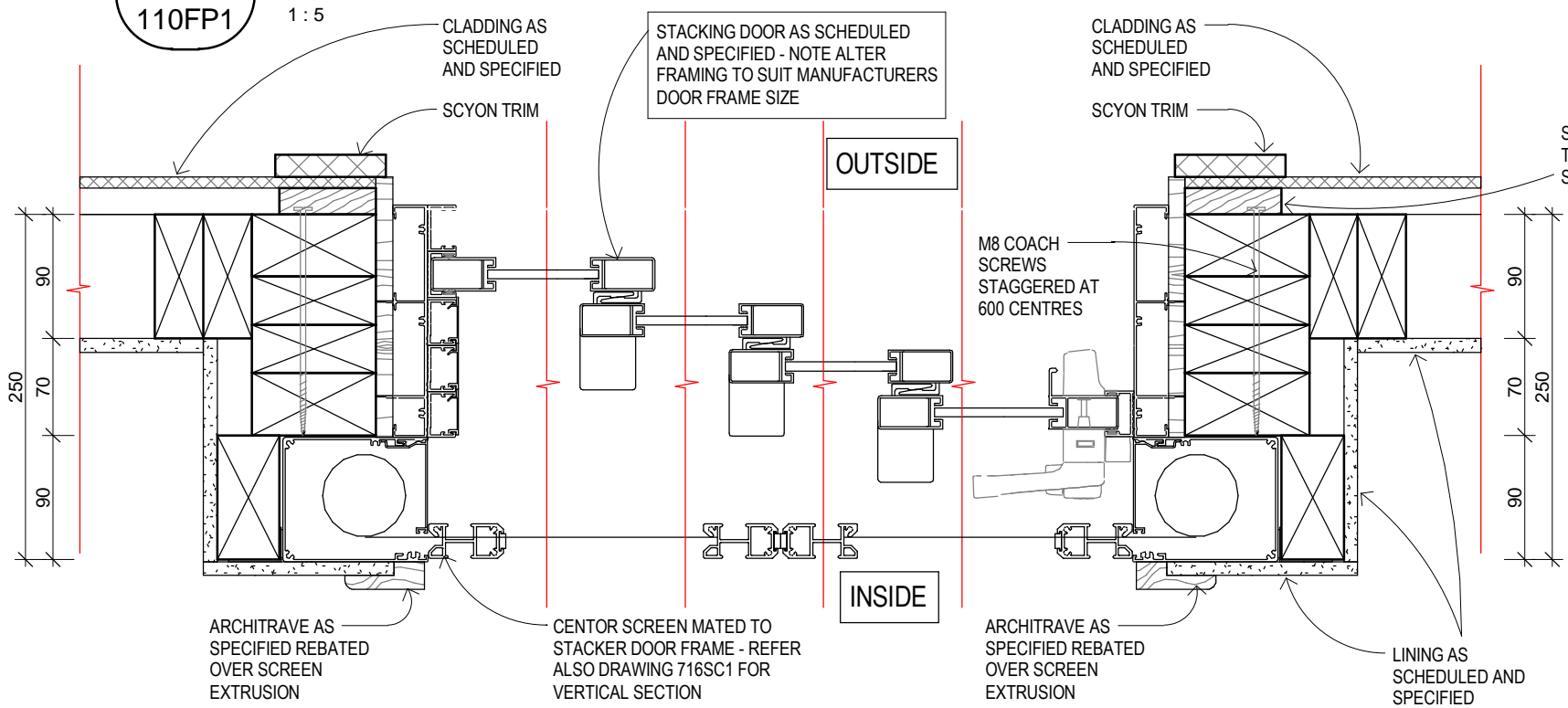
WORKING DRAWINGS

Scale at A3
 1 : 100
 Designed MDW
 Drawn MDW
 Checked MDW

Job No #46414
 Dwg No 7115C1
 Issue WDOIC
 SHEET 64 OF 69



HS1 horizontal stacker door section
110FP1 1:5

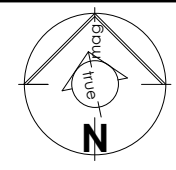


HS2 horizontal stacker door section with retractable screen
110FP1 1:50

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



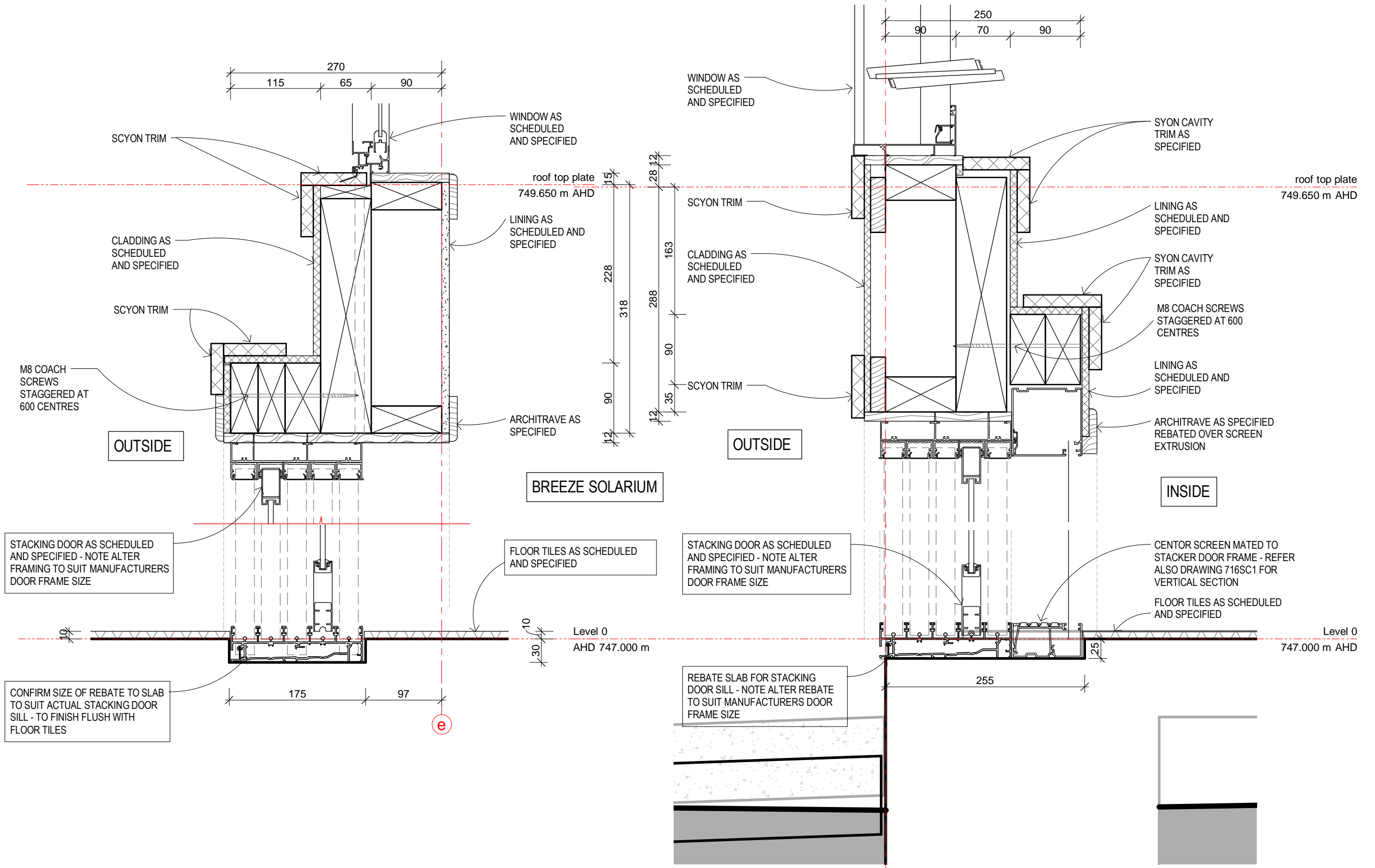
SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

DOOR DETAILS
WORKING DRAWINGS

Scale at A3 AS INDICATED
Designed MDW
Drawn MDW
Checked MDW

Job No **#46414**
Dwg No **7158CI**
Issue **WD01C**

SHEET 65 OF 69



VS1 internal stacker door with extending past jamb
110FP1 1:5

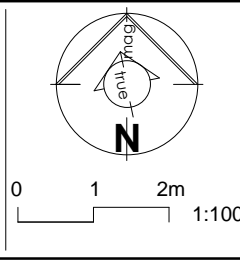
VS2 external stacker door with internal retractable screen
301ST1 1:5

FOR CONSTRUCTION

WD01C	17.11.15	CONSTRUCTION ISSUE 01
WD01B	14.10.15	B.A. ISSUE 01
WD01A	14.08.15	ENGINEER ISSUE 01
Issue	Date	Issue Description

Rev	Date	Revision Description
-----	------	----------------------

ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au



SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

DOOR DETAILS
WORKING DRAWINGS

Scale at A3	1:5
Designed	MDW
Drawn	MDW
Checked	MDW

Job No
#46414
Dwg No
716SC1
Issue
WD01C
SHEET 66 OF 69

MATERIALS AND CONSTRUCTION - AS APPLICABLE - REFER DRAWINGS FOR MATERIALS USED

A MATERIALS GENERALLY

- All materials shall be new UNO.
- Builder to obtain manufacturer's installation guide for all propriety products.
- Reused items to be checked for soundness etc prior to use.

B REINFORCED CONCRETE

- Concrete to be in accordance with current editions of following codes & codes referenced therein :
 - AS3600 - SAA Concrete Structures Code
 - AS1379 - Readymixed Concrete Slab & footings to be constructed in accordance with AS 2870.1 1988
- All concrete shall have the following qualities strength @ 28 days:

slabs on ground	N32	suspended slabs	N32
footings	N20	walls	N32
columns	N32		
- Max nominal aggregate size 20mm.
- Sample and test in accordance with AS 3600.
- Slump: 80mm (Grade N20).
- All concrete shall be consolidated by vibration, with a mechanical vibrator vertically until air bubbles cease to appear.
- Termite protection to slabs to AS 3660. Owner is responsible for maintaining Termite protection.
- Fix reinforcement as shown or noted on drawing.
- Concrete cover to reinforcement:

footings	65
slabs	25 interior, 30 exterior
beams	40
stairs	30 top 20 bottom
columns	40
walls	40
- All reinforcement shall be securely supported to correct positioning using plastic chairs, conc blocks or plastic tipped steel chairs.
- The face of concrete against which new concrete is to be cast is to be thoroughly scabbled fully exposing the aggregate mix. poured.
- Slabs on ground:
 - Remove all topsoil and upper strata containing organic matter.
 - Replace with approved consolidated fill compacted to 95% M.M.D.D. in accordance with AS1289E2.1.
- Bar Schedule - all to AS1302 & AS1304
 - Y - Hot Rolled High Yield Bars
 - R - Hot Rolled Plain Bars
 - F - Hard Drawn Wire Fabric
 - Corner bars minimum 2/Y12 - 1200 long tied to underside of fabric.
- Slabs poured in windy conditions or temperatures over 30 degrees C to be sprayed with "confilm" or equivalent immediately after screeding.
- No holes or chases other than those shown on the structural drawings shall be made in concrete members without the prior approval of Engineer. Conduits and pipes etc are not to be placed in the concrete cover.
- Reinforcement shall not be cut on site to clear penetrations without approval by the Engineer. Displace reinforcement slightly as necessary to clear blockouts.
- Splices in reinforcement shall be made only in the positioning shown or as otherwise approved by the Engineer.
- Construction joint locations and details shall be approved by Engineer prior to construction.
- All concrete shall be cured by an approved method for seven days after placement. Ensure any applied compounds are compatible with the proposed floor finishes and adhesives.
- Formwork to suspended slabs to remain in place for 10 days after pouring. Prop for 28 days.
- For slabs on ground all topsoil and upper strata containing organic matter and loose fill is to be removed.
- Building elements likely to be damaged by deflection are not to be erected on suspended concrete until all propping has been removed.

SUBSTITUTION NOTE

Substitution of any structural members, and/or any variation to any part of the design WILL VOID any responsibilities of the designer for the structural integrity and performance of the building.

DESIGN REPEAT NOTE

The design represented within this set of drawings is for an individual building. It cannot be used again on another site, without prior checking with designer. This applies also to all consultant documents that support these drawings.

C BLOCKWORK

- Materials and workmanship of blockwork to conform to AS3700.
- Blocks shall be AS Series with a characteristic unconfined compressive strength of 15MPa.
- All cores containing reinforcing to be filled with grout. Grout forfilled masonry shall have:
 - F'c=20mPa
 - slump = 180 +/- 30mm
 - maximum aggregate size=6mm
 - cement content of 300 kg/cubic metre
- DPC 150 above ground.
- Provide clean out blocks at the bottom course of filled blockwork. Cleanout all cores after each day's laying. Remove mortar droppings before concreting.
- Provide vertical control joints with 20.09 and 20.10 blocks at vertical control joints at 6m max centres, preferably beside openings.
- All walls shall be bonded or tied at their intersections unless detailed otherwise.
- Retaining walls shall not be backfilled until a minimum of fourteen days after grout filling. Retaining walls supported at the top by a slab shall not be backfilled until the slab has been cast a minimum of 7 days and the wall has been grout filled a minimum of 14 days.
- Provide vertical control joints with 20.09 and 20.10 blocks at 8m maximum centres in blockwork.

D BRICKWORK

- Brickwork to conform to current Australian Standards.
- Approved galvanised ties at 600x600 crs. Also at 300 crs to raised floor levels. Use medium duty type. In sea front locations install stainless steel cavity ties in accordance with the code.
- Standard reinforcement every 4th course.
- DPC 150 above ground.
- Walls to have a continuous cavity kept clear of mortar droppings.
- All openings to be fully flashed with standard damp proof course material to prevent water penetration to internal areas.
- Brick foundation walls under timber floors to have vents at 7500 sq mm per metre length of external wall. (Approx 1 brick sized vent every 2 metres).
- All perpend to be fully filled with mortar.
- Provide vertical control joints at 6m max centres, preferably beside openings.
- The characteristic unconfined compressive strength of brickwork (F'uc) shall be 20mPa.
- Separate slabs from top of load bearing brick walls by means of malthoid or equivalent laid flat on surface except where reinforced.

E STEELWORK

- Fabricate and erect in accordance with current editions of :
 - AS4100 - SAA Steel Structures Code
 - AS1554 - SAA Code for Welding in Building
- 10mm plate & 6 CFW (cont fillet weld) to be used UNO.
- Internal steelwork to be coated with red oxide zinc chromate paint before erection. All external & internal steel to be hot dipped galvanised or approved propriety galvanised product.
- All bolts steel/steel to be galvanised M16 8.8/s UNO. Assemble and tension bolts in the same manner as commercial steel bolts.
- All connections to be galvanised 2-M16 8.8/s UNO.
- The contractor shall submit 3 sets of shop drawings and 3D computer model to the Architect for perusal prior to commencing fabrication.
- Masonry anchors shall be in accordance with manufacturers specifications.
- Grout under base plates with high strength non shrink grout.

DESIGN LOADS

- DESIGN WIND CLASSIFICATION : N2 (W33N) U.N.O.
- REFER DRAWINGS FOR BUILDING STANDARD DEDUCTIONS
- SIZING NOTE - (refer substitution note also)
 - Timber members deduced from AS1684 framing manuals, Manufacturer's data manuals and software. If other manufacturer's product used, sizes MUST be cross-checked with designer.
 - Steel beams deduced from BHP housing span tables and are nominal only. Engineer's sizing takes precedence.
 - All remaining sizes of items deduced from Australian Domestic Construction Manual - ADCM.

F TIMBER

- HARDWOOD - MIN STRESS GRADE F14 UNO
 - S3 Strength group, J2 Joint group.
- SOFTWOOD - MIN STRESS GRADE mgp10/F5 UNO
 - SD6 Strength group, JD4 Joint group. All softwood frames to be L.O.S.P. terated to H2 minimum,
- All structural timberwork to be in accordance with current edition of: AS1684 - SAA Timber Framing Code.
- Bolts: All nuts & bolts to be provided with washers. All bolts to be tightened finally before handover. Bolt holes to be 2mm oversize in unseasoned timber.
- Unless detailed otherwise timber members to be fixed with nominal nailing as specified in AS1684.
- Sizes and details not shown shall comply with AS1684.
- Timber roof trusses to be to manufacturer's design with installation strictly in accordance with manufacturer's specification.
- HANDRAILS
 - All stairs and handrails to be in accordance with part 3.9.1 and 3.9.2 of the BCA.
 - All new handrails to be 1000 high min, with balustrading at 125 max clear spacings, stair handrail at 865 with top rail & mid rail minimum. Where floor is 4000 or more above lower level, handrails to have no horizontal members between 150 & 760 above floor, that facilitate climbing.
 - Where a balcony is over a pool: 1000 high handrails, if floor is over 2100 above pool, otherwise 1200 high.
- All openings to be fully flashed with standard galvanised sheet steel flashing.
- All bolts, nuts, washers to be hot dipped galvanised.
- All bolts to have mild steel galvanised washers:
 - Bolts up to 12mm dia - 50x50x3 washers.
 - Bolts up to 20mm dia - 65x65x5 washers.
- Where decking fully exposed to weather, only timber of durability Class 1 or 2, or treated to H3 level, to be used.
- All timbers subject to full weather exposure as per AS1684 - B1 Durability, to be primed and painted, or clear sealed to similar level. All engineered timbers in external applications (including framing to underside decks), MUST be primed and painted.
- Truss installation to be in accordance with AS4440.

G TIMBER TERMITE PROTECTION

- Timber protection from termites in accordance with AS3660.
- Barriers to be installed as per drawings or in accordance with BCA and AS recommendations, and these notes.
- Builder to confirm with owner the chosen method of timber protection.
- Owner remains responsible for ongoing inspection of structural timber elements, and that barriers are not compromised.
- Where concrete slab forms barrier, slab to be constructed as per AS2870. Slab & footings to be "monolithic". Termimesh flange to be clamped to pipes and set in slab. 75mm min of exposed slab edge to remain above finished perimeter level. Exposed edge not to be covered by soil, rendered or tiled, but may be painted. Where brickwork conceals edge of slab, in addition to above, provide termimesh barrier below d.p.c. fixed to slab edge.
- Install ant cappings to all brick piers, timber or conc stumps. Keep timber clear of ground when on steel anchors. Non-timber elements (eg steel posts) need no protection from termites.
- All timber in direct contact with conc to be separated by G.I. flashing.

H WET AREA SURFACES

- Waterproofing of internal wet areas shall comply with part 3.6.1 of the BCA.
- Floor surface to bath & laundry shall be impervious, with junctions in showers between walls & floor, and wall & bath flashed to prevent moisture penetration into walls.
- Ceramic tiles or other approved impervious material to walls around showers to 1800mm min above floor including 100mm minimum from edge of shower. Where shower has no hob, impervious material to floor to be placed in a radius of 1500 away from shower head.
- All timber framed walls to wet areas to be lined with Hardies 6FC.

I FLOOR COVERINGS/SMOKE ALARMS

- Floor finishes -refer owner or builder spec, unless shown on drawings.
- Provide smoke alarms between all bed regions & rest of house in accordance with part 3.7.2 of the BCA and AS 3786.

J CLADDING AND MOULDINGS

- EXTERNAL TIMBER
 - Treated pine and Western Red Cedar cladding to be fixed & finished in accordance with manufacturers' specification.
 - Chamferboards & Weatherboards (including treated boards) to be primed nearly all around before fixing. One third of back face to remain bare for moisture escape. Chamferboard fixing:
 - Up to 75mm - single nailed. Over 75mm - double nailed.
 - Weatherboard fixing : - all single nailed. Onto hardwood frames - 60 x 2.8 nails. Onto softwood frames - 60 x 3.15 deformed shank nails.
 - Vapour permeable Sarking to be provided between cladding and frame, except for pre-primed or treated boards, at owner discretion.
- INTERNAL TIMBER
 - Nailing:
 - Single nailed up to 100mm wide, double nailed over 100mm wide.
 - 12 or 15mm thick - 30 x 2.0 nails.
 - 19 or 21mm thick - 50 x 2.5 nails.
 - Lining boards nailing centres:

	Walls	Ceilings
	12 or 15mm thick -	800 560
	19 or 21mm thick -	1800 1200
- OTHER CLADDINGS
 - All other external & internal claddings to be fixed & finished in accordance with manufacturer's specification.
 - Use twisted shank nails in soft wood. All external nails to be galvanised or diffused nickel cadmium.
- MOULDINGS GUTTERS
 - On renovations or extensions, match existing, uno or owner specified.
 - On new houses, build-ins and separated extensions the following are to be adopted uno or owner specified:
 - cornice: standard 90 plasterboard.
 - architrave: Pine finger jointed 70 x 19.
 - skirting: Pine finger jointed 140 x 19.
 - sills: dressed standard hardwood sills.
 - others (if required by owner):
 - picture rail: Colonial 42 x 19.
 - dado rail: Colonial 66 x 31.
 - fascia: 190 pre-primed, uno.
 - gutter: Stramit zincalume 150 Quad Gutter, uno.
 - downpipes: 90 upvc, uno.

K PROJECT SPECIFIC NOTES

- Refer Drawings.

L VEGETATION

- All existing trees which are within a radius equal to the mature full height of the tree away from any point of the building should be removed in accordance with the Local Government Laws.
- If the existing trees are kept and/or trees are planted within the above mentioned radius then a root barrier is recommended between the building and the trees. The root shall consist of a 1500mm deep 150mm thick 20mPa concrete barrier in the ground with a central SL62 reinforcement or a propriety system installed in accordance with the manufacturers recommendations.

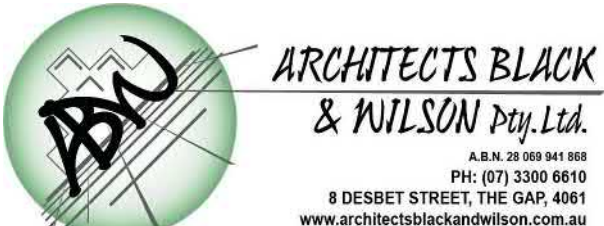
GENERAL LEGEND & ABBREVIATIONS

refer drawings for specific legends

uno	unless noted otherwise	i/s	inside
nts	not to scale	u/s	underside
omp	outer most projection	o/h	overhang
rl	reduced level	o/s	outside course
ffl	finished floor level	ms	mild steel
dpc	damp proof	ss	stainless steel

IF IN DOUBT ASK

FOR CONSTRUCTION

<p>WD01C 17.11.15 CONSTRUCTION ISSUE 01</p> <p>WD01B 14.10.15 B.A. ISSUE 01</p> <p>WD01A 14.08.15 ENGINEER ISSUE 01</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Issue</td> <td style="width: 10%;">Date</td> <td style="width: 80%;">Issue Description</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Issue	Date	Issue Description										 <p>ARCHITECTS BLACK & WILSON Pty. Ltd.</p> <p>A.B.N. 28 069 941 868 PH: (07) 3300 6610 8 DESBET STREET, THE GAP, 4061 www.architectsblackandwilson.com.au</p>	<p style="font-size: 18pt; font-weight: bold; text-align: center;">SAMPLE RESIDENCE</p> <p style="text-align: center;">at MISTERY ROAD BRISBANE</p> <p style="text-align: center;">for A. CLIENT</p>	<p style="font-size: 18pt; font-weight: bold; text-align: center;">GENERAL NOTES</p> <p style="text-align: center;">WORKING DRAWINGS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Scale at A3</td> <td style="width: 10%;">1 : 1</td> <td style="width: 80%;">Job No #46414</td> </tr> <tr> <td>Designed</td> <td>MDW</td> <td>Dwg No 13INTI</td> </tr> <tr> <td>Drawn</td> <td>MDW</td> <td>Issue</td> </tr> <tr> <td>Checked</td> <td>MDW</td> <td>WD01C</td> </tr> </table> <p style="text-align: right; font-weight: bold;">SHEET 61 OF 69</p>	Scale at A3	1 : 1	Job No #46414	Designed	MDW	Dwg No 13INTI	Drawn	MDW	Issue	Checked	MDW	WD01C
Issue	Date	Issue Description																											
Scale at A3	1 : 1	Job No #46414																											
Designed	MDW	Dwg No 13INTI																											
Drawn	MDW	Issue																											
Checked	MDW	WD01C																											


TIE DOWN SCHEDULE - SHEET ROOF N2								ULW: 6000 max 2000 Largest verandah
Connection	Member spacing	Fixed Member J Group	Receiving Member J Group	AS 1684 table	Uplift kN	AS 1684 Fig No	Capacity kN	Details
Roof sheeting to roof battens								as per manufacturer's specification
Roof battens to Trusses/Rafters within 1200 of edges general area	900	J2	JD4	9.14	1.5 0.79	9.25 (d)	4.5	1- 75 No 14 Type 17 screw (38mm into receiving member) if steel battens used, fixings into timber to have capacity in excess of uplift.
Trusses/Rafters to Top plate & Beams	900	JD4	JD4	9.13	4.0	9.22 (a)	5.9	2 framing anchors - 4 nails each end
Top plate to Btm plate or slab single or upper storey only.	1800	JD4	JD4	9.13	7.9	9.19 (f)	15.0	M12 full height anchor rod at 1800 crs max from top plate thru bottom plate to slab (cast in) or from top plate thru bottom plate to bearer
no additional tiedown required for lower storey of two storey building						9.19 (d)	8.4	OR if preferred or necessary - 30 x 0.8 GI strap over top and bottom plates 100 min onto studs both sides 6 no 2.8 dia nails each end
Top plate to Lintels for openings within 1800 anchor rod centres	<1800							no extra tie-down required
Top plate to Lintels for openings > 1800 wide, up to 3000 wide								M12 bolt within 100 of each truss/rafter
Tie-down beside lintel openings 1800 - 3000 wide	>1800	JD4	JD4	9.13	13 max.	9.20 (c)	15.0	stud under lintel, extra stud beside M12 full height anchor rod near studs
Single storey bottom plate to slab (if strapped plate / stud system used)	1200	JD4	conc.	9.11	3.0	ramset	6.7	M12 chemset anchor (M12180) OR M12 bolt cast 100 into slab
Roof beams to walls (Beam perpendicular to wall)	18sq.m max	JD4	JD4	9.5	13.3 max	9.20 (h)	15.0	Double studs under beam, Extra studs each side. M10 full height anchor rod from beam to slab / bearer
Roof beam (external) to posts and extender brackets (if used)	11sq.m max	JD4	J2 or steel	9.5	8.3	9.20 (i) 9.20 (i)	8.6 11.0	2-M12 bolt minimum OR 4 no 14 type 17 screws (35 min penetration into receiving member)
Extender brackets to existing roof frame	11sq.m max	steel	JD4 min	9.5	8.3	9.20 (i)	11.0	4-no 14 type 17 screws into rafter or truss chord (35 min penetration into receiving member) existing rafter / truss to be fixed to existing wall / beam with 2 framing anchors - 4 nails each end
Ver'h Rafters to walls & beams	900	J2	JD4	9.13	1.3	9.21 (b)	3.5	1 framing anchor - 4 nails each end
Verandah beams to posts Verandah posts to bearers Verandah posts to MS anchors	3500 max	J2	J2	9.5	3.2	9.20 (i) 9.20 (i)	5.2 7.7	2-M12 bolt minimum OR 2 no 14 type 17 screws (35 min penetration receiving member)
Roof prop to fascia beam and wall/post if used								no 14 type 17 screws as per detail
Upper and lower storey Joists to bearers and wall frames		J2/JD4	J2/JD4	9.10	nominal	9.4		2/75 x 3.05 mm diam. nails
Bearers to SHS Posts Bearers to stumps	2400	J2/JD4	steel	9.2 9.2	nominal nominal	9.4 9.4		1-M12 bolt or coach screw as per detail

DETERMINATION OF BUILDING STANDARD	
Geographic Region	B
Terrain Category	TC3
Shielding Classification	FS
Topographic Classification	T1
Resultant Building Standard	N3/W41N

- NOTES**
- All remaining fixings to be Nominal Fixings as per AS 1684.2, Table 9.4.
 - Shear forces on building are resisted by all tie-down fixings in this table.

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01C	17.11.15	CONSTRUCTION ISSUE 01			
WD01B	14.10.15	B.A. ISSUE 01			
WD01A	14.08.15	ENGINEER ISSUE 01			



ARCHITECTS BLACK & WILSON Pty. Ltd.
A.B.N. 28 069 941 868
PH: (07) 3300 6610
8 DESBET STREET, THE GAP, 4061
www.architectsblackandwilson.com.au

SAMPLE RESIDENCE
at MISTERY ROAD BRISBANE
for A. CLIENT

TIEDOWN NOTES
WORKING DRAWINGS

Scale at A3
1 : 1

Designed MDW
Drawn MDW
Checked MDW

Job No #46414
Dwg No 15INTI
Issue WDOIC
SHEET 68 OF 69

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS - non residential projects only

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

source:
BDAQ Mar 2012

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain **asbestos**

1986 - it therefore is likely to contain **asbestos**

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.


For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: *Managing Electrical Risks at the Workplace*, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: *Managing Risks of Plant at the Workplace*. All work should be carried out in accordance with Code of Practice: *Managing Noise and Preventing Hearing Loss at Work*. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

FOR CONSTRUCTION

<p>WD01C 17.11.15 CONSTRUCTION ISSUE 01 WD01B 14.10.15 B.A. ISSUE 01 WD01A 14.08.15 ENGINEER ISSUE 01</p> <p>Issue Date Issue Description</p>	<p>Rev Date Revision Description</p>	 <p>ARCHITECTS BLACK & WILSON Pty. Ltd. A.B.N. 28 069 941 868 PH: (07) 3300 6610 8 DESBET STREET, THE GAP, 4061 www.architectsblackandwilson.com.au</p>	<p>SAMPLE RESIDENCE at MISTERY ROAD BRISBANE for A. CLIENT</p>	<p>SAFETY IN DESIGN NOTES Safety Report in compliance with Work Health and Safety Act 2011 WORKING DRAWINGS</p>	<p>Scale at A3 1 : 1</p> <p>Designed MDW Drawn MDW Checked MDW</p>	<p>Job No #46414</p> <p>Dwg No 1819DI</p> <p>Issue WD01C</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">SHEET 69 OF 69</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------