



Aspect from Street

Townhouses

at
1 Sunny Street
Chermside QLD 4032

for
Nice Properties Pty Ltd

No	Sheet Name	Issue
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731NT	General Notes	WD02
771NT	Sustainability Notes	WD02
781SD	Safety in Design Notes	WD02

Consultant List			
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Engineer Civil Tanzer Civil Designs Steve Tanzer p: 0438 886 231 e: stanzer1@optusnet.com.au 46 Charmaine Court, Burpengary 4505	Energy Assessor Catalyst BA Les Kirby p: 3359 7979 e: as per certifier	Certifier Catalyst BA Les Kirby p: 3359 7979 e: reception@catalystba.com.au 2/960 Gympie Rd, Chermside QLD 4032	Designer R M p: e: marcos@bigpond.net.au

Concept and DA prepared by R M.

DA granted: 04.08.2014
 Refer BCC Approval Package for specific DA conditions

FOR CONSTRUCTION



latemore design

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WD02 09.12.14 Issue 01
 WD01 10.11.14 Issue 01
 PD01 24.10.14 Issue 01
 Issue Date Issue Description

1 13.01.15 Steel Member Detail
 Rev Date Revision Description

WkgDwgs-IFBA

Job No
2014069

Issue
WD02

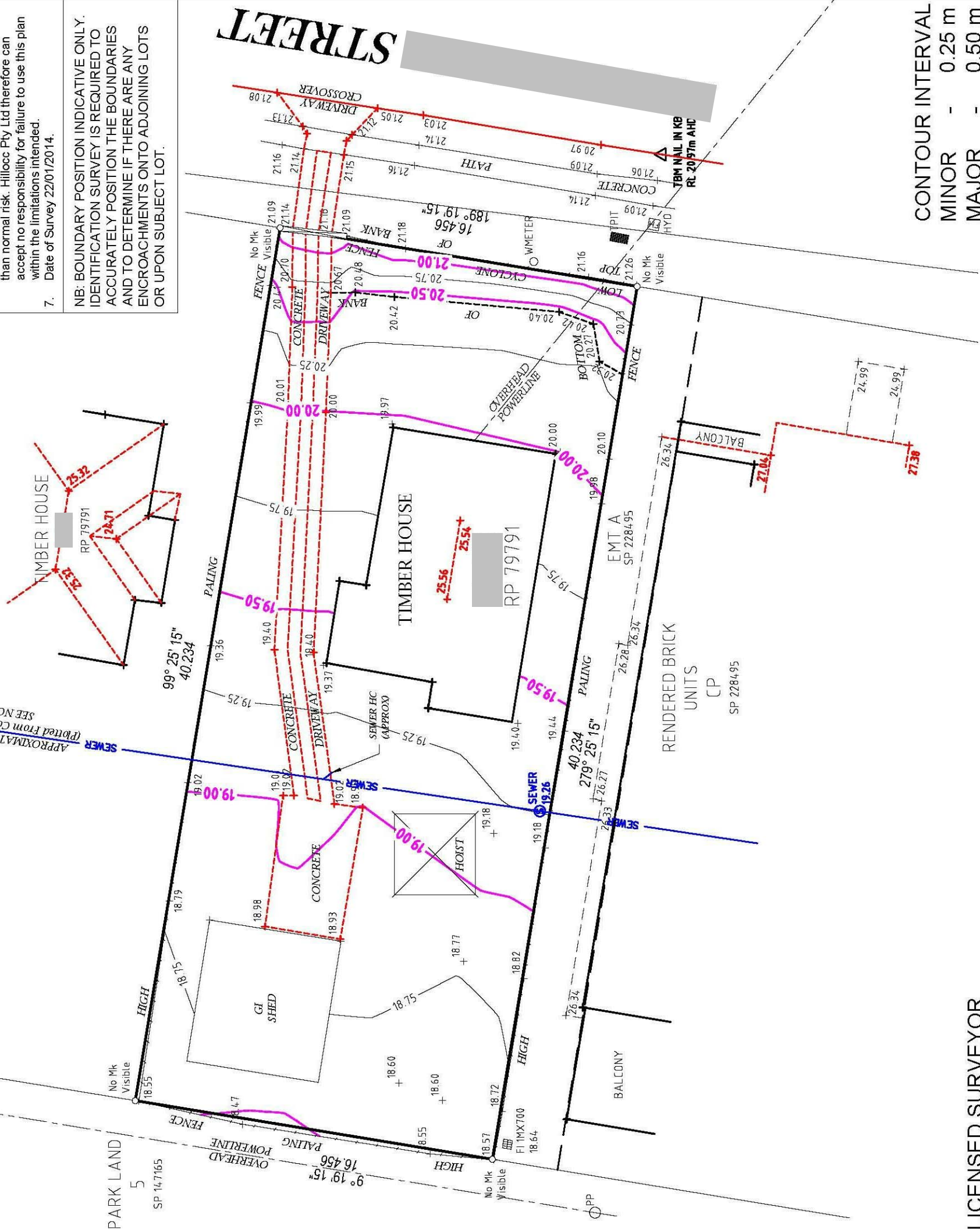
Survey

note: this drawing may have different north orientation to all others in this set



- Note:**
- This Contour/Detail survey should not be used to determine Ground Level for building height restrictions. Appropriate maps and methods as defined in Brisbane City Plan 2000 should be adopted in determining the Ground Level.
 - An underground pipe location survey is recommended to be performed to determine the actual stormwater & sewerage pipe positions, which may differ from locations shown on this plan and may significantly impact on any future works to be designed or built on this parcel of land.
 - Hilloc P/L take no responsibility for any underground services affecting this site, whether shown on this plan or not.
 - All services are to be checked by the relevant authority prior to any excavation or construction.
 - All levels are to AHD based upon PSM #46133 from D.N.R.M. records.
 - This plan was prepared as a Contour Survey and should not be used for any other purpose. The dimensions, areas and total number of lots shown are subject to a field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving this land. Owners or purchasers should be aware that if utilising or building to the boundary, the author of the plan should be first contacted in case boundary locations on this or adjoining lots carries higher than normal risk. Hilloc Pty Ltd therefore can accept no responsibility for failure to use this plan within the limitations intended.
 - Date of Survey 22/01/2014.

NB: BOUNDARY POSITION INDICATIVE ONLY. IDENTIFICATION SURVEY IS REQUIRED TO ACCURATELY POSITION THE BOUNDARIES AND TO DETERMINE IF THERE ARE ANY ENCROACHMENTS ONTO ADJOINING LOTS OR UPON SUBJECT LOT.



CONTOUR INTERVAL
 MINOR - 0.25 m
 MAJOR - 0.50 m

LICENSED SURVEYOR

ELECT:	O/HEAD
FLOOD AFF:	-
FOOTPATH:	CONCRETE
KERB:	VERTICAL
ROAD:	BITUMEN
SEWER:	YES
STORMWATER:	TO REAR
TELSTRA:	YES
WATER:	CONNECTED

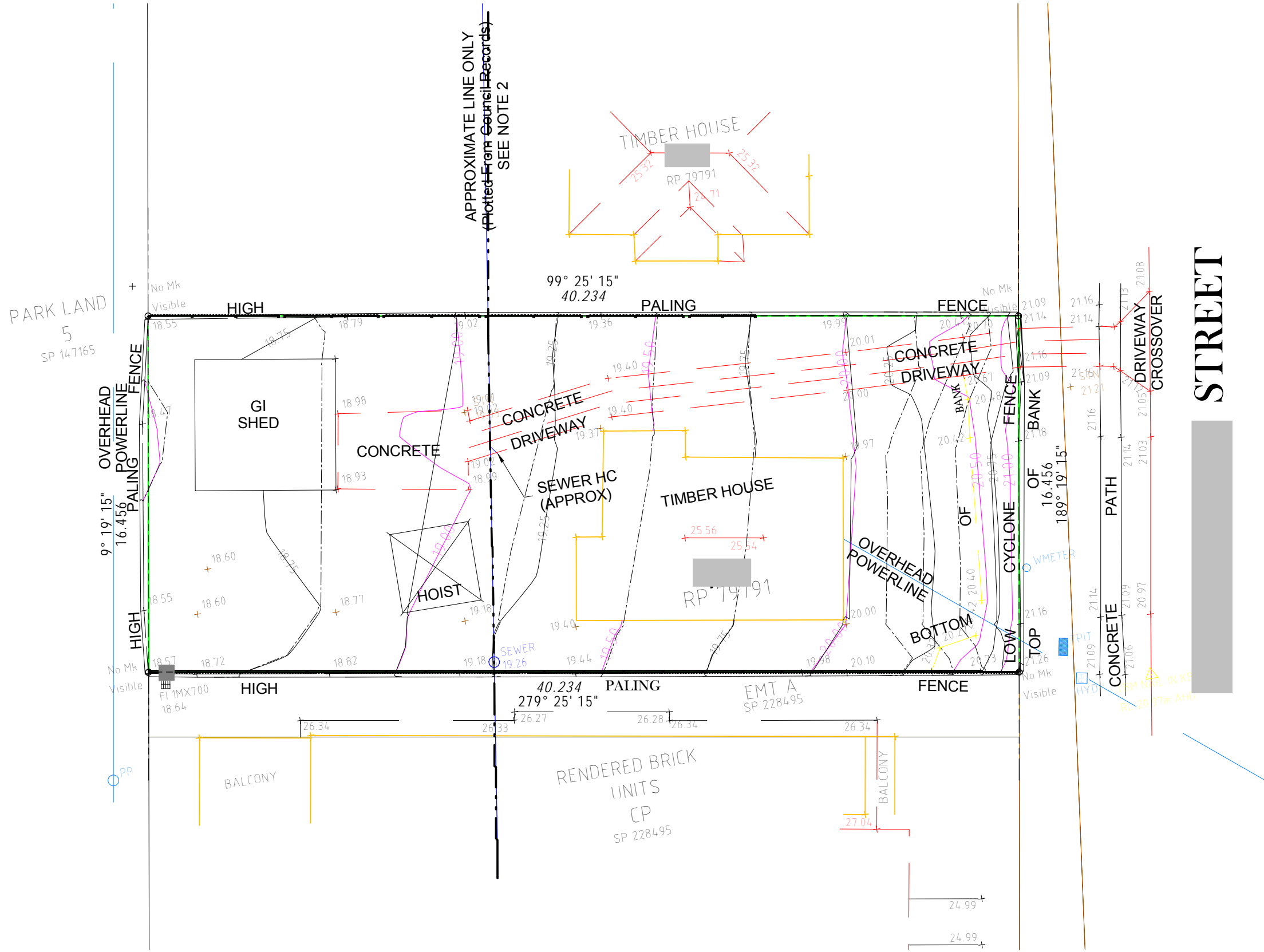
CLIENT:	[REDACTED]
ADDRESS:	CHERMESIDE LOT [REDACTED] RP 79791
SHIRE/CITY:	[REDACTED] PARISH: KEDRON
DATE:	22/01/14
SCALE:	1:200/A3
JOB NO.:	[REDACTED]
MAP REF.:	UBD 120/C14
TBM Conc Nail AHD DATUM:	Based upon PSM #46133, RL 21.537m from D.N.R.M. records.
DEED AREA:	660m ²
SURVEY AREA:	662m ²
COUNTY:	STANLEY
NB: ILHC position and level have not been verified.	

Hilloc
 SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS

PO BOX 886
 COORPAROO Q. 4151
 UNIT 1B
 58 HOLDSWORTH STREET
 COORPAROO Q. 4151

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 FAX 07 3324 1640
 EMAIL surveying@hilloc.com.au

- Notes:
- All existing buildings on site to be demolished
 - Build over Sewer application by others
 - Side fences to remain except where new structure to be inserted
 - Driveway crossover to remain as entry to residences
 - clear and grub existing tree stumps at rear of property as required



STREET

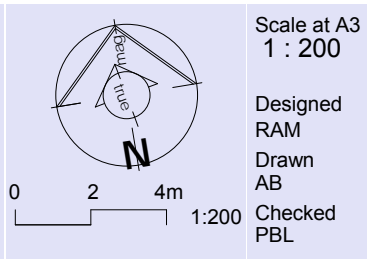
R.P.D.:	Lot 00X RP 79791 Par Kedron County Stanley
Local Authority:	Brisbane City Council
Area:	660m ²
Zoning/ Overlays:	LMR2
Flood Level:	NIL
Transport Corridor:	Category: 0
Climate Zone:	2

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



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Issue	Date	Issue Description	Rev	Date	Revision Description
WD02	09.12.14	Issue 01			
WD01	10.11.14	Issue 01			
PWD	24.10.14	Issue 01			



Scale at A3
1 : 200
Designed
RAM
Drawn
AB
Checked
PBL

Townhouses
at 1 Sunny Street
Cherside QLD 4032
for Nice Properties Pty Ltd

FOR CONSTRUCTION

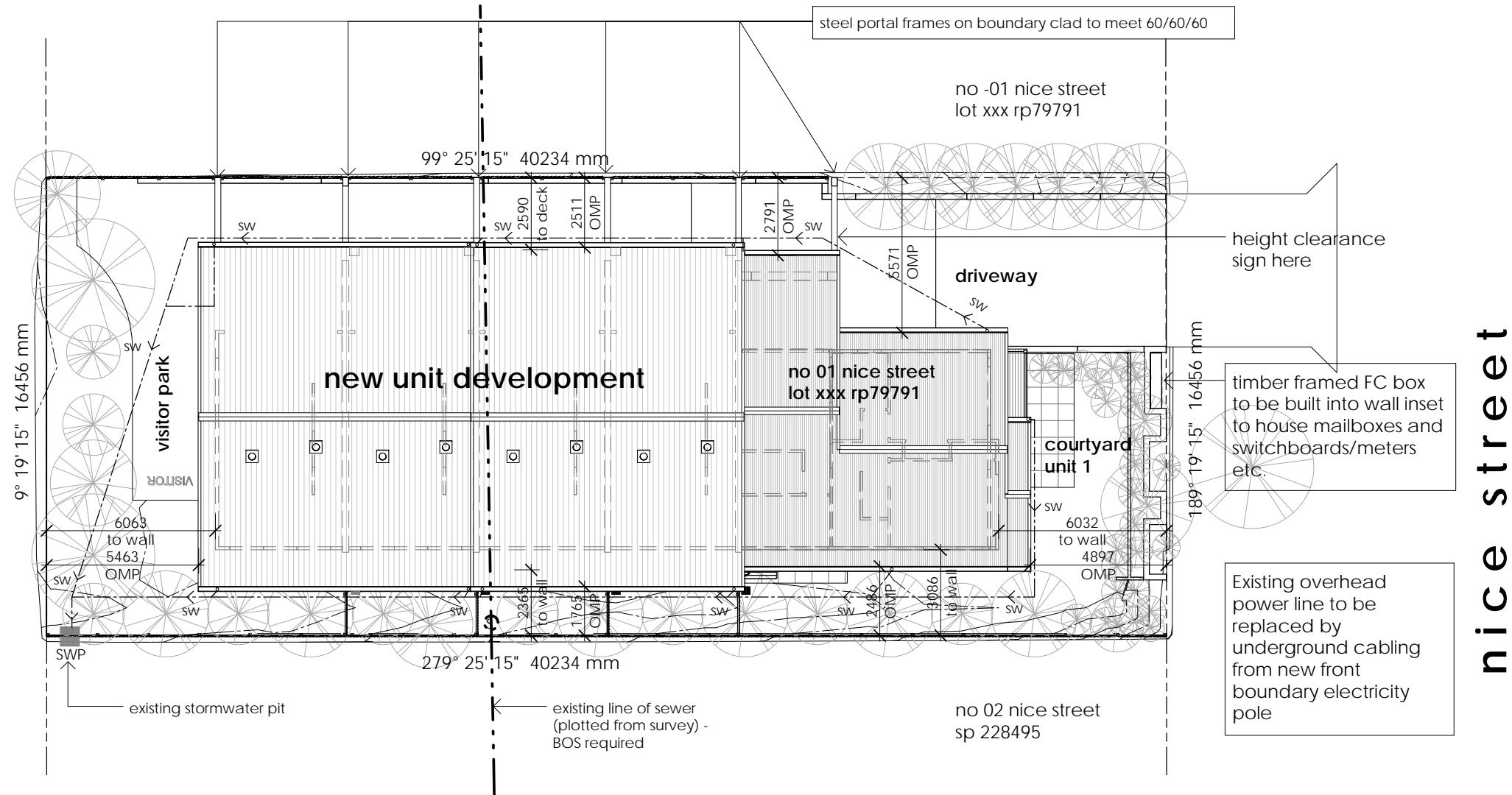
Existing Site 1-200

WkgDwgs-IFBA

Job No
2014069
Dwg No
051EP
Issue
WD02

stormwater note
 new downpipes to egress into stormwater lines as shown nominally - refer hydraulics designer for detailed stormwater management plan

additional notes:
 this drawing to be read in conjunction with site works notes within General Notes drawing.



Area Schedule (Site Cover)

name	area	% site
site covered	299.0 m ²	45.2%
site open	363.0 m ²	54.8%
	662.0 m ²	100.0%

site cover 45.2 %

Topography Schedule

Volumes			Areas	
Cut	Fill	Net cut/fill	Projected Area	Surface Area
115.39 m ³	0.01 m ³	-115.38 m ³	578.89 m ²	581.77 m ²
71.79 m ³	28.05 m ³	-43.74 m ³	685.23 m ²	708.11 m ²

R.P.D.: Lot [redacted] RP 79791
 Par Kedron
 County Stanley

Local Authority: Brisbane City Council

Area: 660m²

Zoning/
 Overlays: LMR2

Flood Level: NIL

Transport
 Corridor: Category: 0

Climate Zone: 2

general note: ensure no penetrations through party walls

Landscaping indicative only
 Landscaping scheme by Landscape Designer.
 For slopes on driveways see 331ST.
 Driveway design by Civil Engineer. Specific overland flow conditions in DA - Refer Civil Engineer.
 Refer Hydraulics Engineer for Hydraulics Design.
 Refer Engineer for structural design.

North Orientation Note:
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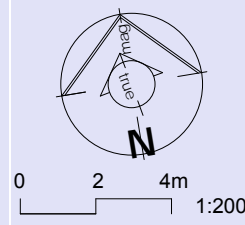
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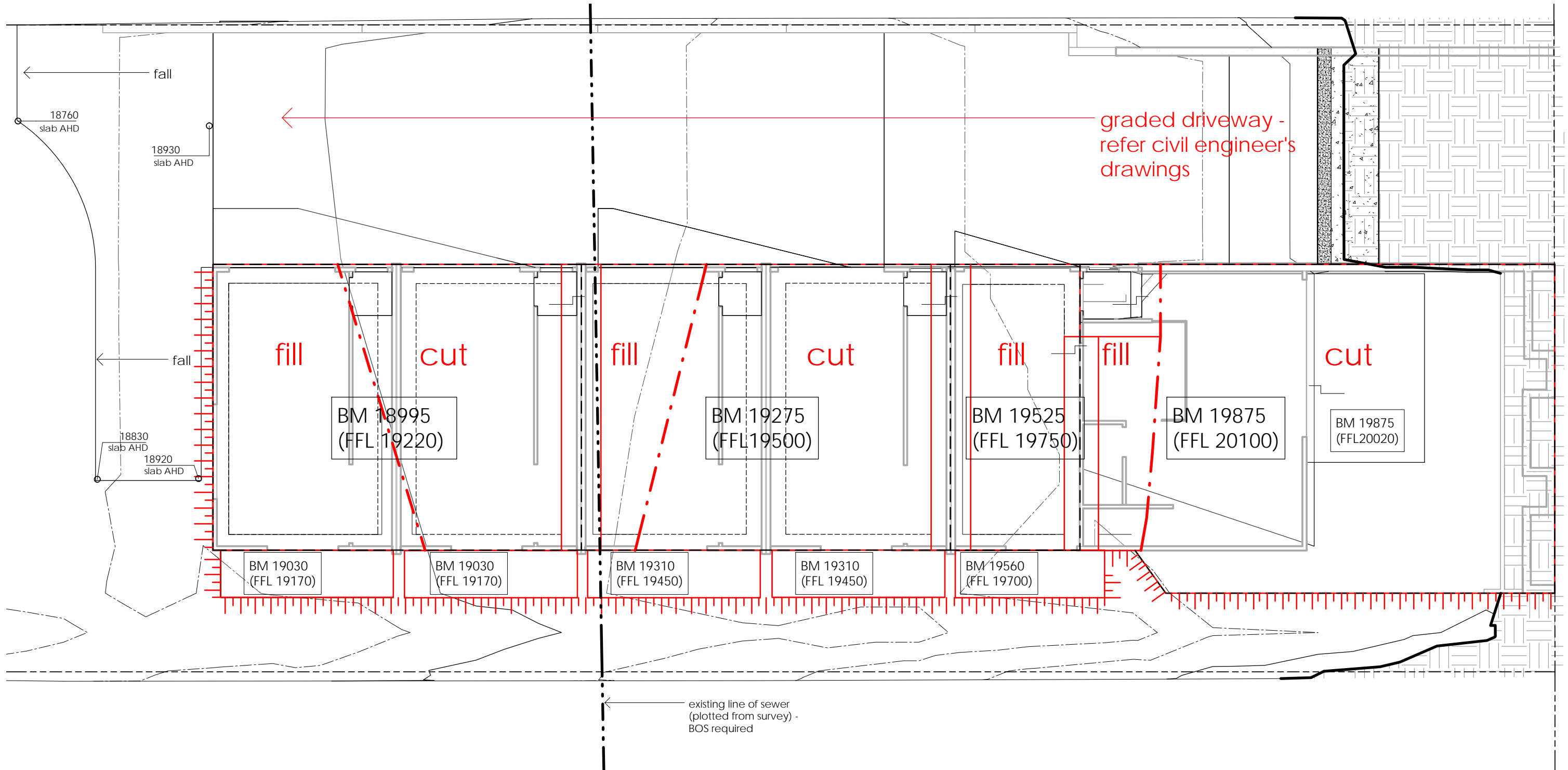
Proposed Site Plan 1-200

WkgDwgs-IFBA

Job No
2014069

Dwg No
090SP

Issue
WD02



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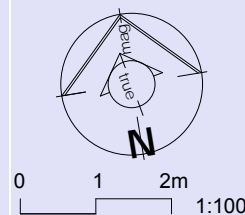
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 WD01 10.11.14 Issue 01
 Issue Date Issue Description

Rev Date Revision Description



Scale at A3
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Earthworks plan

WkgDwgs-IFBA

Job No
2014069

Dwg No
099SP

Issue
WD02

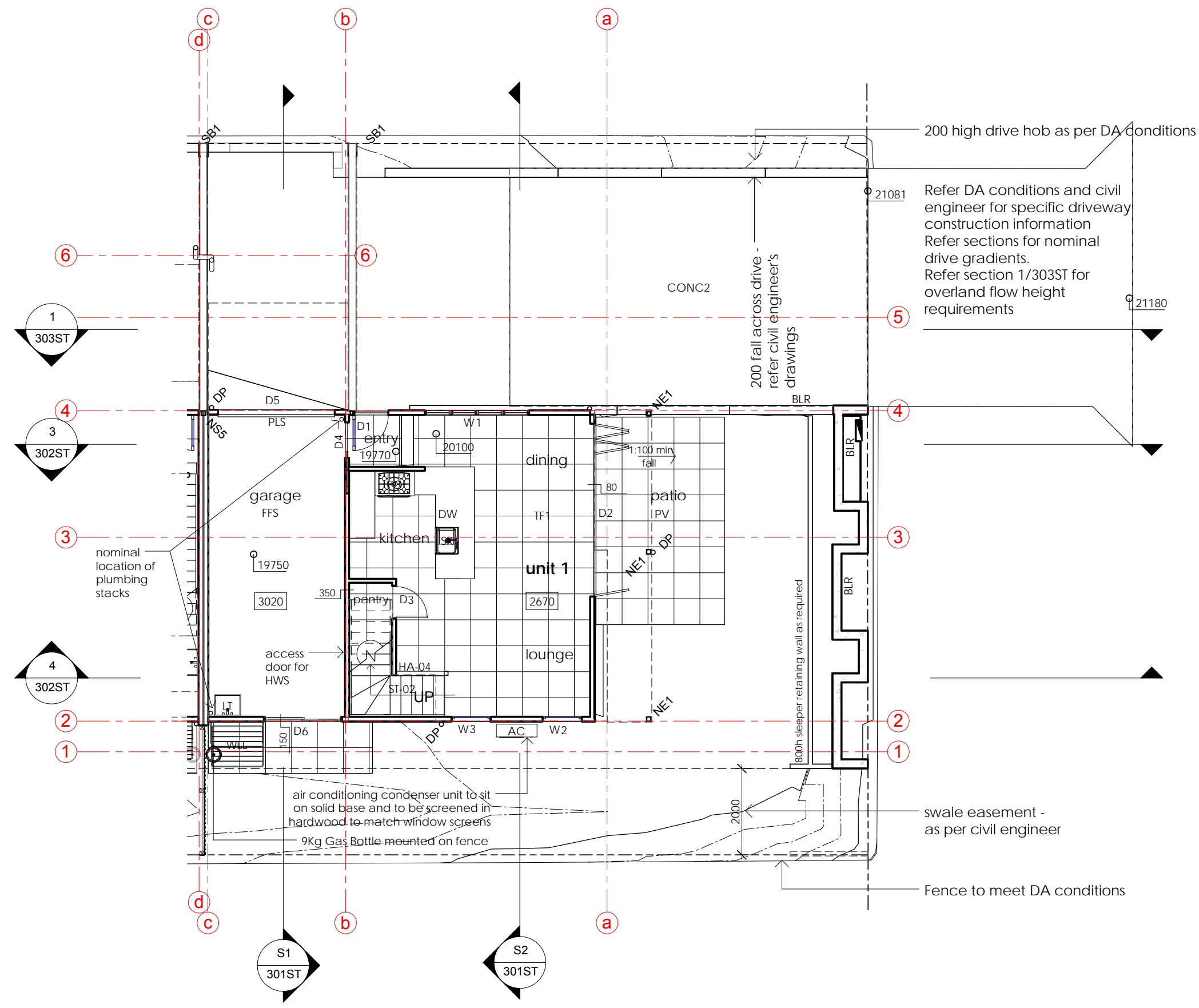
KEYNOTES LEGEND	
ITEM	DESCRIPTION
AC	AIR CONDITIONER
BLR	BLOCK WALL RENDERED
CONC2	CONCRETE - NEW
DP	DOWNPIPE
DW	DISHWASHER LOCATION
FFS	FLOAT FINISHED SLAB
FO	FREESTANDING OVEN/STOVE
HA-04	HANDRAILS AS PER DETAILS
LT	LAUNDRY TUB SS OR AS SELECTED
NE1	NEW 100sq ENGINEERED HWD TIMBER POST
NS5	
PLS	PANELIFT GARAGE DOOR - AUTO SLIMPANEL
PV	PAVING
SB1	STEEL BEAM SIZED BY ENGINEER
SK	SINK LOCATION
ST-02	TIMBER STAIRS WITH TIMBER STRINGERS CLOSED RISERS-BY MANUFACTURER
SWP	STORMWATER PIT/SUMP WITH DRAIN INTO SWD
TF1	TILES (floor) AS SELECTED
WLL	WASHING LINE LOCATION

stair notes
internal stairs
 - closed riser style - selected hwd
 - wire railing, grab rails and nib walls where shown
 - landing to match upper floor

All robe doors and fit out/cabinetry as per developers specifications
 Kitchen by others

note: ensure no penetrations through party walls

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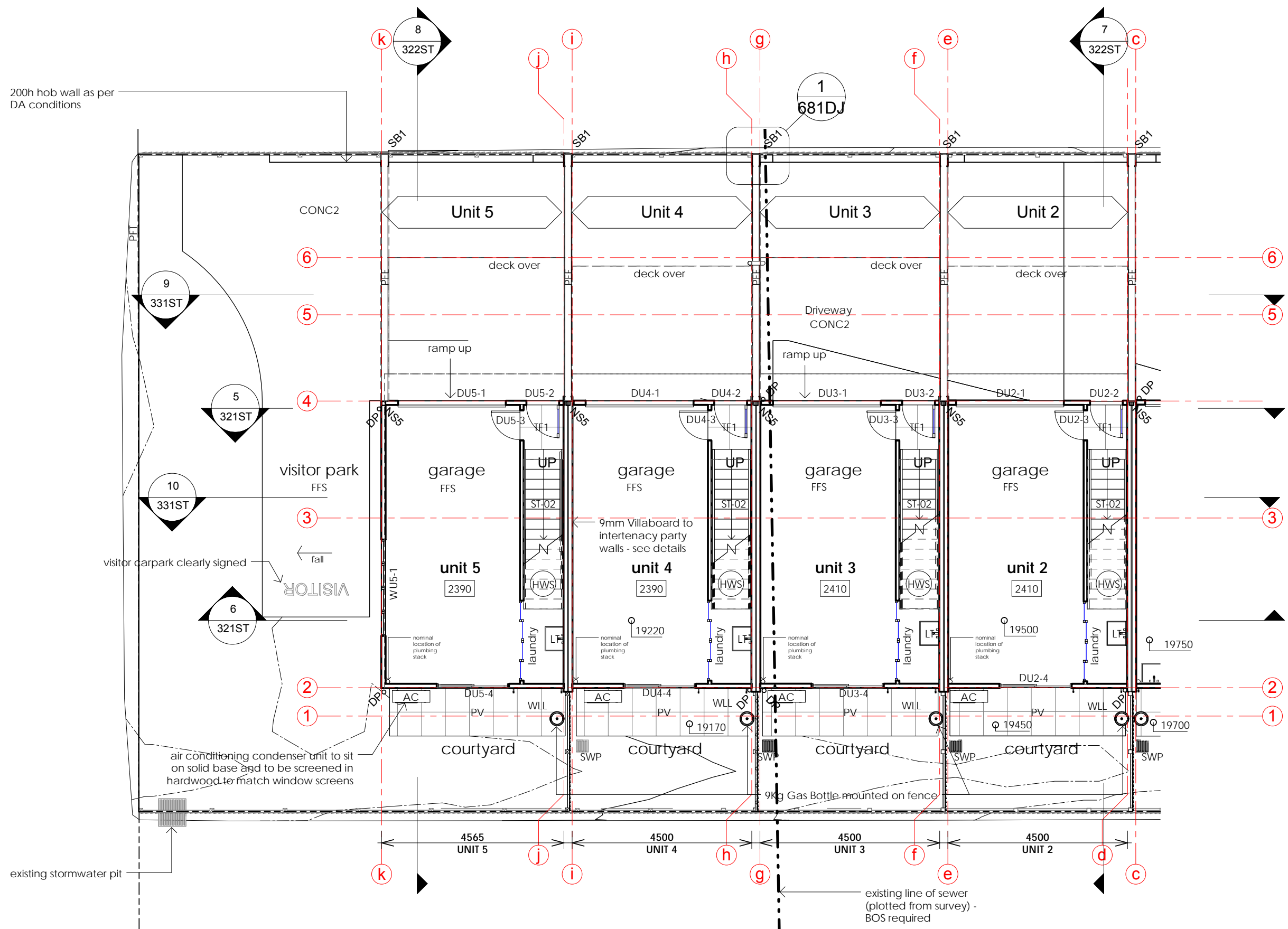
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 Chermide QLD 4032
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U1 Ground Plan
 WkgDwgs-IFBA
 Job No
2014069
 Dwg No
100FP
 Issue
WD02

KEYNOTES LEGEND	
ITEM	DESCRIPTION
AC	AIR CONDITIONER
CONC2	CONCRETE - NEW
DP	DOWNPIPE
FFS	FLOAT FINISHED SLAB
HWS	HOT WATER SYSTEM
LT	LAUNDRY TUB SS OR AS SELECTED
NS5	
PFE	PORTAL FRAME OVER - BY ENGINEER
PFT	POOL FENCING INSTALLED AS PER MANUFACTURERS DETAILS
PV	PAVING
SB1	STEEL BEAM SIZED BY ENGINEER
ST-02	TIMBER STAIRS WITH TIMBER STRINGERS CLOSED RISERS-BY MANUFACTURER
SWP	STORMWATER PIT/SUMP WITH DRAIN INTO SWD
TF1	TILES (floor) AS SELECTED
WLL	WASHING LINE LOCATION

stair notes
internal stairs
 - closed riser style - selected hwd
 - wire railing, grab rails and nib walls where shown
 - landing to match upper floor



All robe doors and fit out/cabinetry as per developers specifications

note: ensure no penetrations through party walls

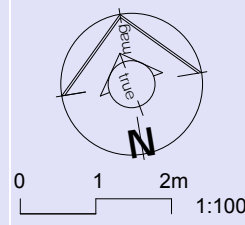
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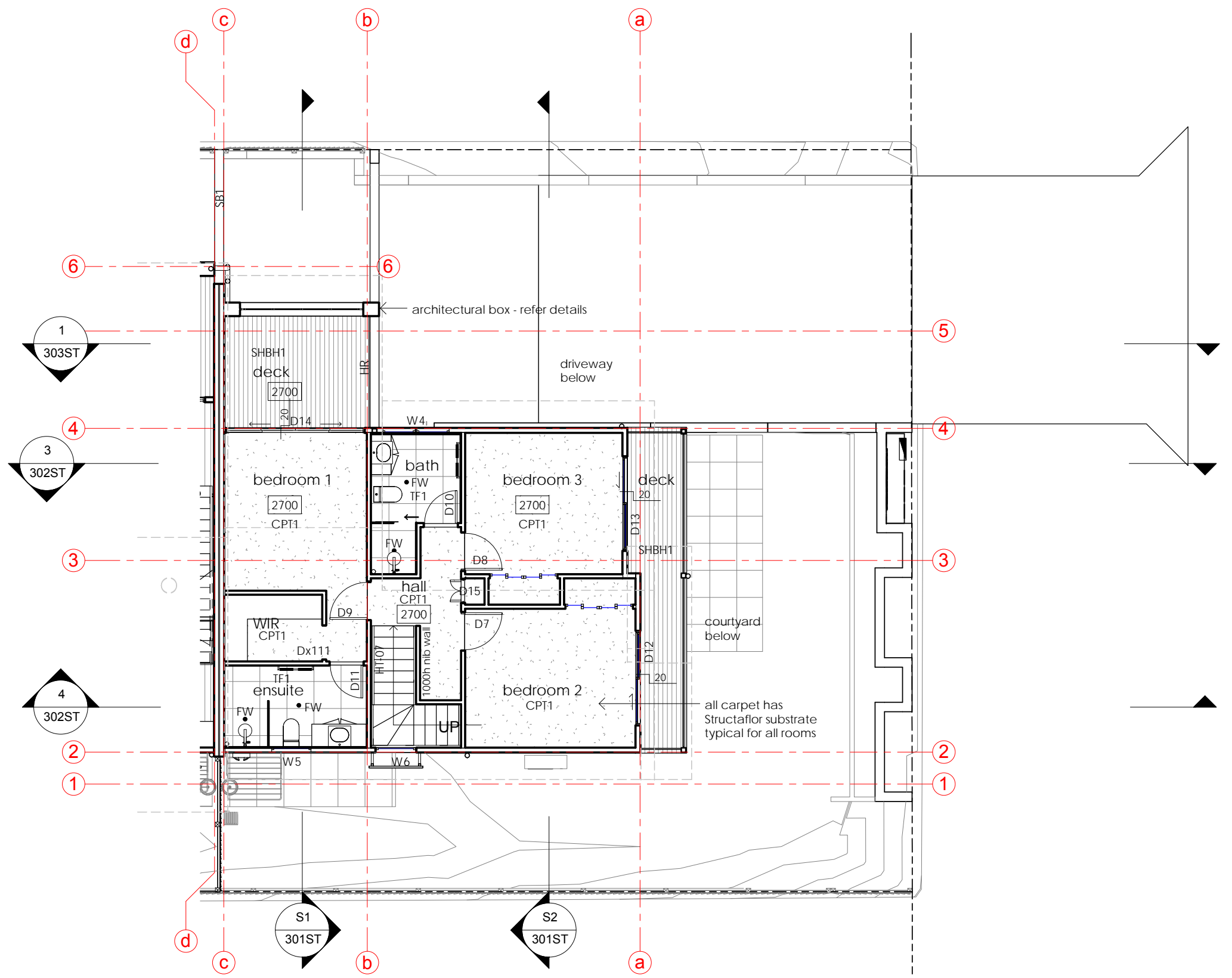
U2 - U5 Ground Plan

WkgDwgs-IFBA

Job No
2014069
 Dwg No
101FP
 Issue
WD02

KEYNOTES LEGEND	
ITEM	DESCRIPTION
CPT1	CARPET - AS SELECTED
FW	FLOOR WASTE
HR	HANDRAIL - REFER ELEVATIONS
HT-07	HANDRAILS TIMBER 900 HIGH GRABRAIL
SB1	STEEL BEAM SIZED BY ENGINEER
SHBH1	SHOT EDGED BOARD - HARDWOOD AS SELECTED
TF1	TILES (floor) AS SELECTED

stair notes
internal stairs
 - closed riser style - selected hwd
 - wire railing, grab rails and nib walls where shown
 - landing to match upper floor



All robe doors and fit out/cabinetry as per developers specifications

note: ensure no penetrations through party walls

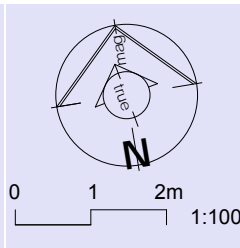
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Townhouses
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U1 L1 Plan
 WkgDwgs-IFBA

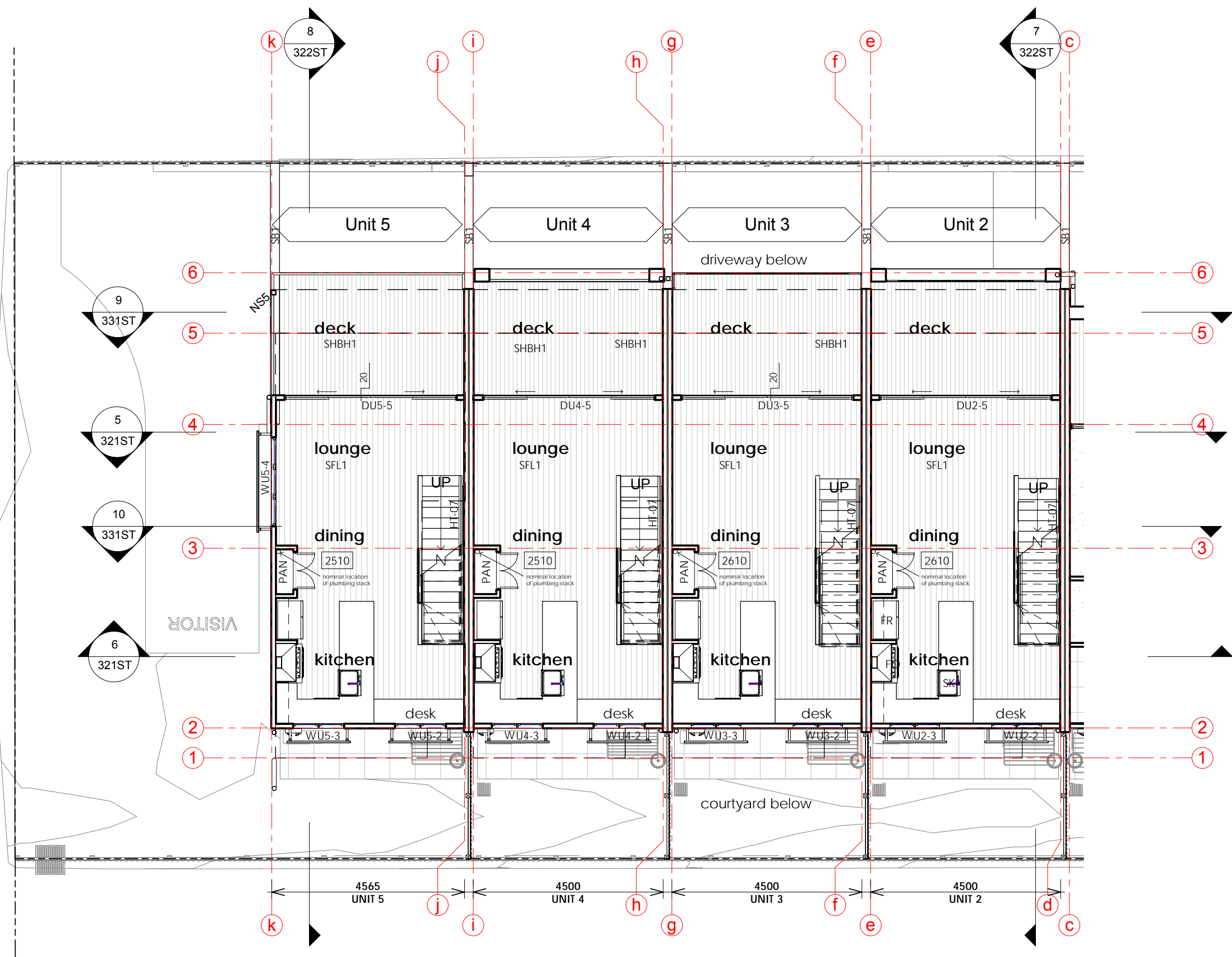
Job No
2014069
 Dwg No
111FP
 Issue
WD02

KEYNOTES LEGEND	
ITEM	DESCRIPTION
FO	FREESTANDING OVEN/STOVE
FR	FRIDGE LOCATION
HT-07	HANDRAILS TIMBER 900 HIGH GRABRAIL
NS5	
PAN	PANTRY 4 SHELVES
SB1	STEEL BEAM SIZED BY ENGINEER
SFL1	STRIP FLOORING - AS SELECTED
SHBH1	SHOT EDGED BOARD - HARDWOOD AS SELECTED
SK	SINK LOCATION

stair notes

internal stairs

- closed riser style - selected hwd
- wire railing, grab rails and nib walls where shown
- landing to match upper floor

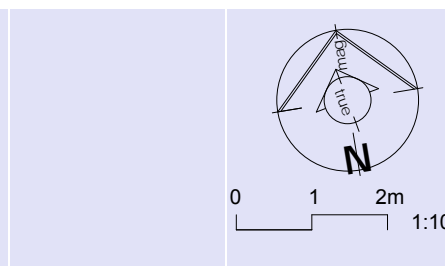


All robe doors and fit out/cabinetry as per developers specifications
Kitchen by others

note: ensure no penetrations through party walls

FOR CONSTRUCTION

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WD02	09.12.14	Issue 01			
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Scale at A3
1 : 100

Townhouses

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at 1 Sunny Street
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U2-U5 L1 plan

Job No
2014069

Dwg No
112FP

Issue
WD02

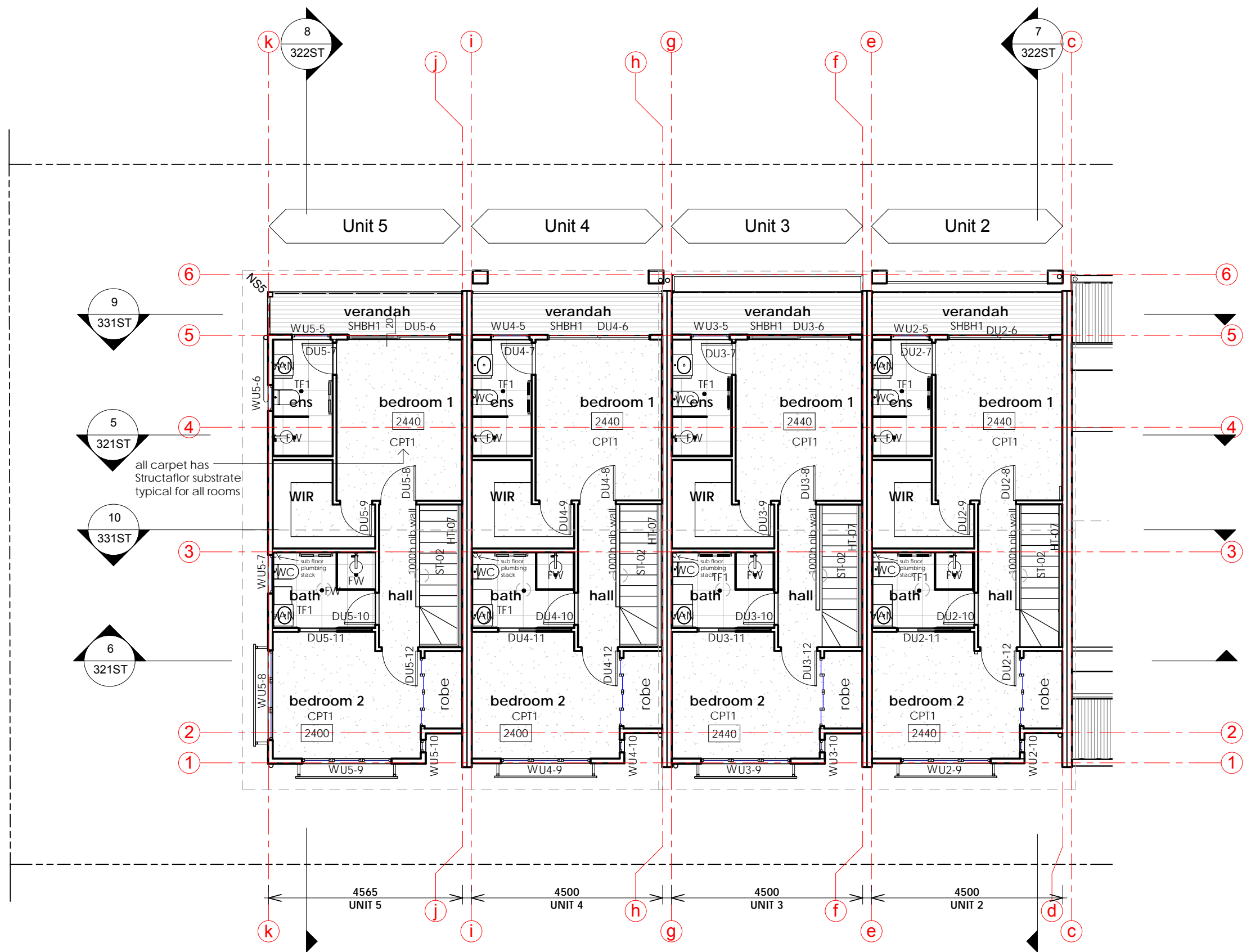
WkgDwgs-IFBA

KEYNOTES LEGEND	
ITEM	DESCRIPTION
CPT1	CARPET - AS SELECTED
FW	FLOOR WASTE
HT-07	HANDRAILS TIMBER 900 HIGH GRABRAIL
NS5	
SHBH1	SHOT EDGED BOARD - HARDWOOD AS SELECTED
ST-02	TIMBER STAIRS WITH TIMBER STRINGERS CLOSED RISERS-BY MANUFACTURER
TF1	TILES (floor) AS SELECTED
VAN	VANITY LOCATION - AS SELECTED
WC	WATER CLOSET (TOILET) AS SELECTED

stair notes

internal stairs

- closed riser style - selected hwd
- wire railing, grab rails and nib walls where shown
- landing to match upper floor



all carpet has Structaflor substrate typical for all rooms

All robe doors and fit out/cabinetry as per developers specifications

note: ensure no penetrations through party walls

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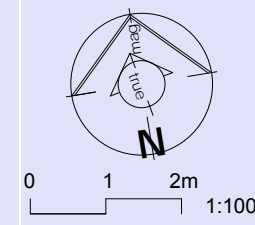
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Scale at A3
1 : 100

Designed
RAM

Drawn
AB

Checked
PBL

Townhouses

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U2-U5 L2 Plan

WkgDwgs-IFBA

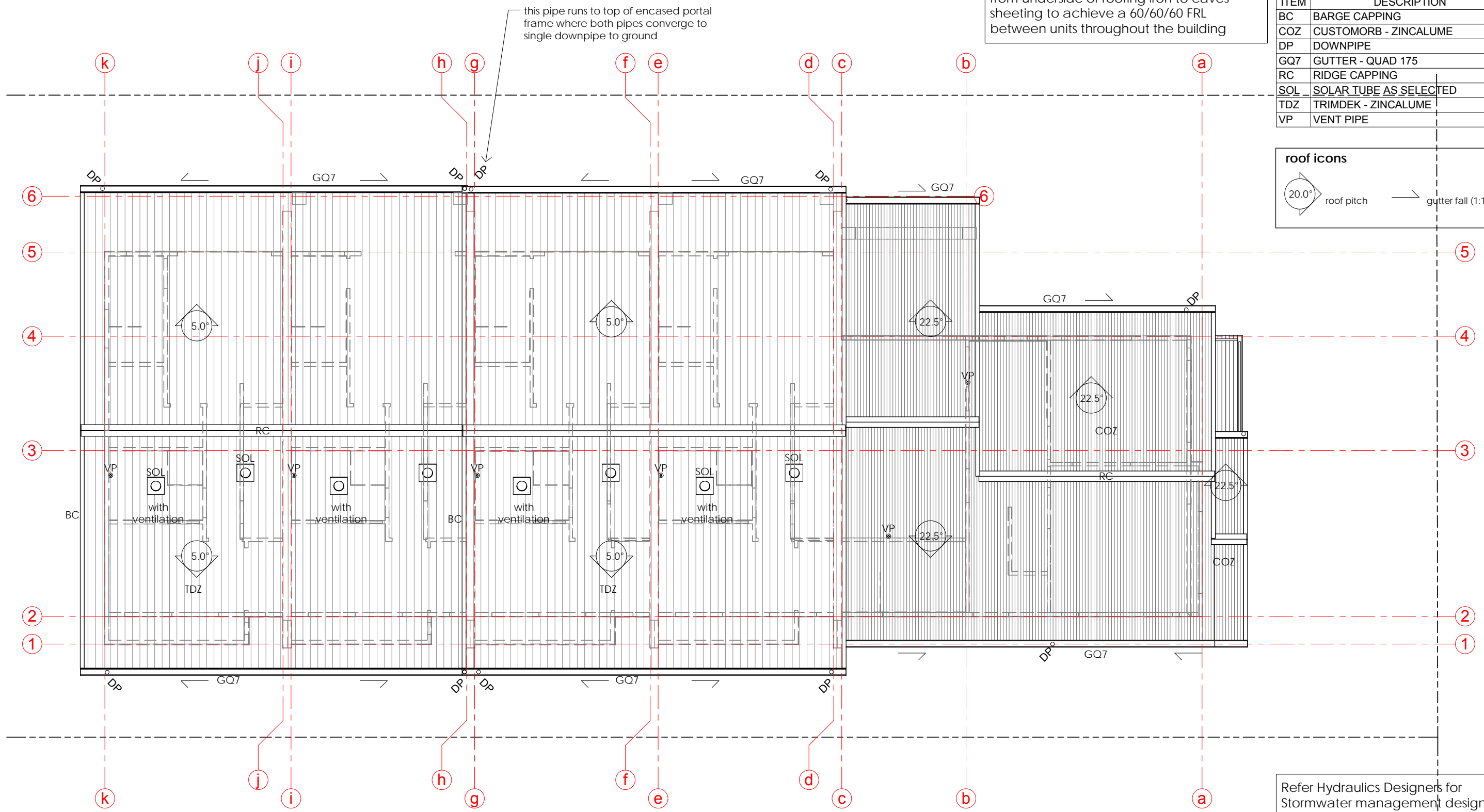
Job No
2014069

Dwg No
122FP

Issue
WD02

where party walls occur, construction of the wall should continue out to fascia from underside of roofing iron to eaves sheeting to achieve a 60/60/60 FRL between units throughout the building

KEYNOTES LEGEND	
ITEM	DESCRIPTION
BC	BARGE CAPPING
COZ	CUSTOMORB - ZINCALUME
DP	DOWNPIPE
GQ7	GUTTER - QUAD 175
RC	RIDGE CAPPING
SOL	SOLAR TUBE AS SELECTED
TDZ	TRIMDEK - ZINCALUME
VP	VENT PIPE

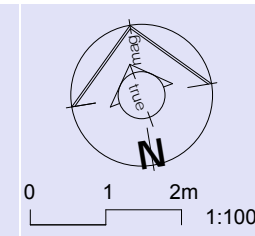


Refer Hydraulics Designers for Stormwater management design including downpipe and guttering sizes

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Scale at A3
1 : 100
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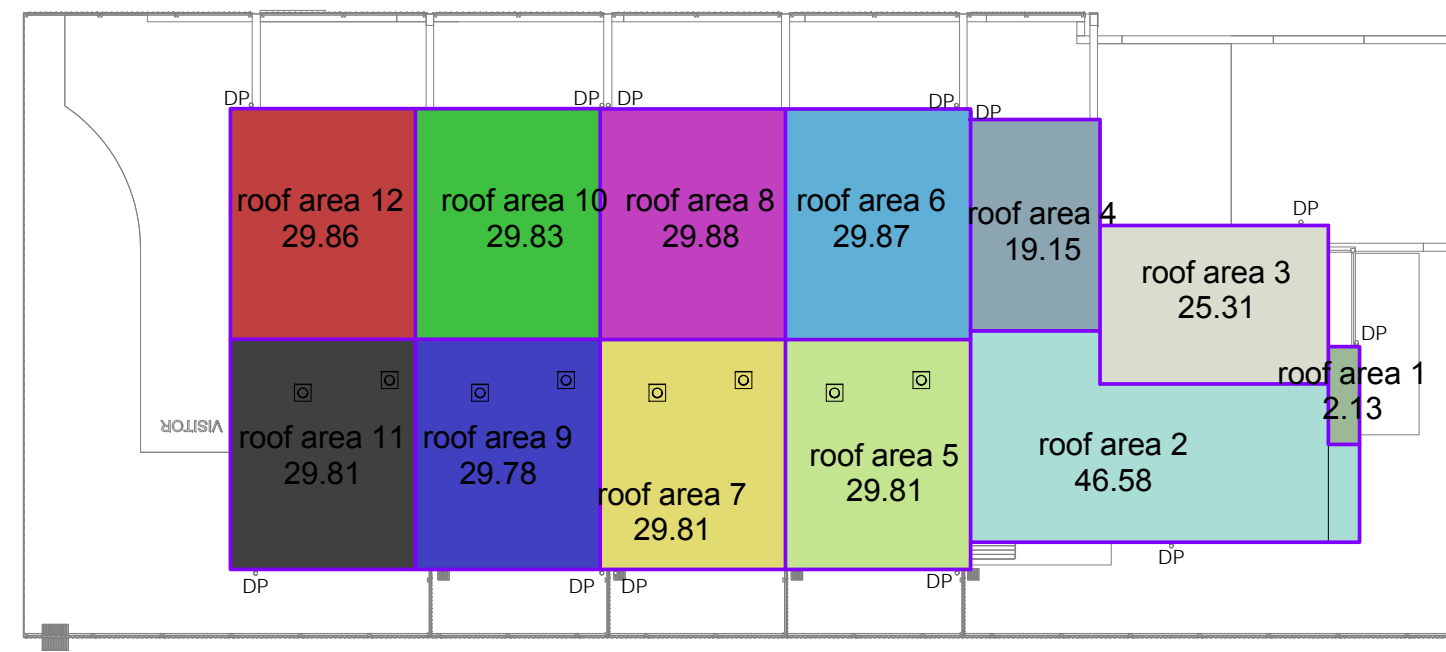
Roof Plan
 WkgDwgs-IFBA

Job No
2014069
 Dwg No
131RP
 Issue
WD02

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.

- roof area 1
- roof area 2
- roof area 3
- roof area 4
- roof area 5
- roof area 6
- roof area 7
- roof area 8
- roof area 9
- roof area 10
- roof area 11
- roof area 12

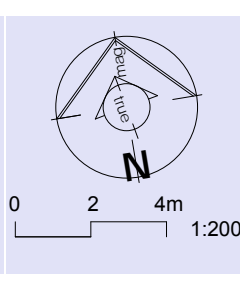


Area Schedule (RoofDrainage)	
Name	Area
roof area 1	2.1 m ²
roof area 2	46.6 m ²
roof area 3	25.3 m ²
roof area 4	19.1 m ²
roof area 5	29.8 m ²
roof area 6	29.9 m ²
roof area 7	29.8 m ²
roof area 8	29.9 m ²
roof area 9	29.8 m ²
roof area 10	29.8 m ²
roof area 11	29.8 m ²
roof area 12	29.9 m ²
Grand total	331.8 m²

RW1 roof drainage per dp areas
1 : 200

FOR CONSTRUCTION

Issue	Date	Issue Description	Rev	Date	Revision Description
WD02	09.12.14	Issue 01			
WD01	10.11.14	Issue 01			
PWD	24.10.14	Issue 01			



Scale at A3
1 : 200

Townhouses

Designed
RAM
Drawn
AB
Checked
PBL

at 1 Sunny Street
Chermide QLD 4032
for Nice Properties Pty Ltd

Roof Drainage Diagrams

WkgDwgs-IFBA

Job No
2014069
Dwg No
132RP
Issue
WD02

electrics + services legend

distribution

- cb circuit board
- main switch board

electrical ceiling items

- exhaust fan
- fan
- smoke alarm
- heat/light unit
- speaker

lighting

- downlight direct
- downlight eyeball
- external flood light
- fluorescent with diffuser
- fluorescent with diffuser - existing
- fluorescent tube
- paraflood
- pendant light
- sensor
- exit light
- wall up light
- wall mounted light
- bunker light

80% by floor area of lighting is to be energy efficient fittings, eg cfl or led

power

- GPO - double
- GPO - single
- GPO - underbench (double uno)
- GPO - existing
- GPO - waterproof (double uno)
- LJS6003 Bunker Light with Sensor or as selected

note: provide power to all fixed & movable appliances - eg cookers, ovens, dishwasher, microwave, fridges, ac, hws, pumps etc.

sockets

- telephone point
- computer point
- tv aerial point
- cable tv point

switches

- push button switch
- light switch (with no of switches)
- single light switch - 2 way
- single light switch - dimmer

wall items

- clock on wall
- vacuum point
- exhaust fan in wall

AC items

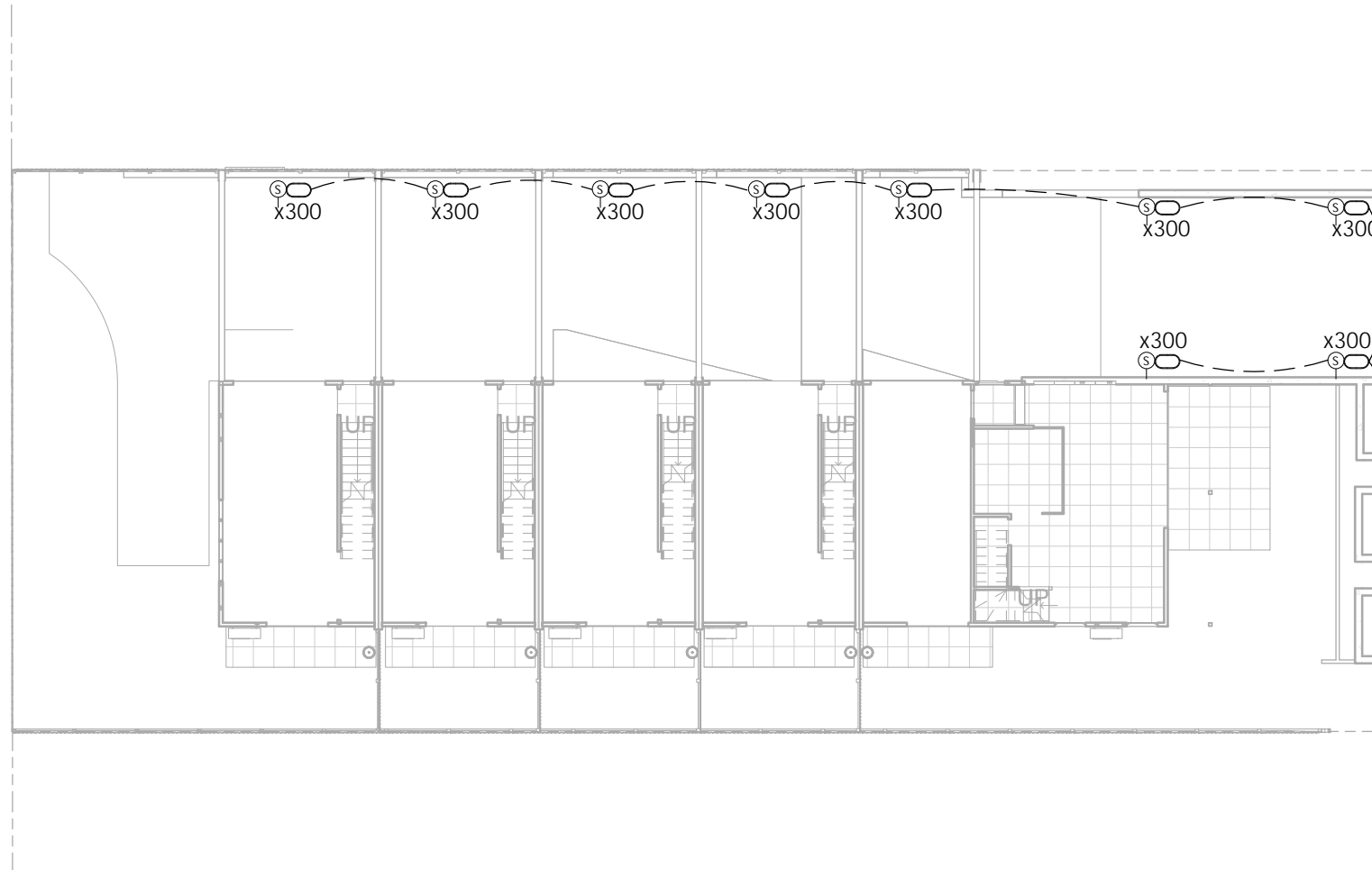
- ducted
 - supply air - ceiling
 - supply air - bulkhead
 - supply air - wall
 - return air grille
 - ac control on wall
 - compressor

plumbing items

- tap for hose
- tap for hose, quarter turn

notes

confirm position of items with developers.
uno - switches at 1150 above finished floor and outlets and sockets at 200 above finished floor.



main switchbox, site switch and meter

note: ensure no penetrations through party walls

note: Refer DA conditions refer electrical installer for optimal placement of lighting fixtures and switches. Refer AS4282 to ensure lighting fixtures do not encroach neighbours. All garden/landscape lighting to be designed and specified by Landscape Architect

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Grange Qld 4051

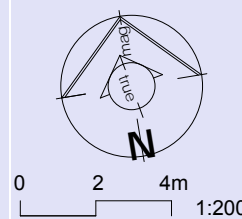
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WD02 09.12.14 Issue 01
WD01 10.11.14 Issue 01

Issue Date Issue Description

Rev Date Revision Description



Scale at A3
1 : 200

Designed
RAM
Drawn
AB
Checked
PBL

Townhouses

at 1 Sunny Street
Chermide QLD 4032
for Nice Properties Pty Ltd

Site Electrical Plan

WkgDwgs-IFBA

Job No
2014069

Dwg No
141EP

Issue
WD02

electrics + services legend

distribution

- cb circuit board
- main switch board

electrical ceiling items

- X exhaust fan
- s/a smoke alarm
- fan fan
- HL heat/light unit
- S speaker

lighting

- + downlight direct
- E downlight eyeball
- △ external flood light
- fluorescent with diffuser
- fluorescent with diffuser - existing
- fluorescent tube
- P paraflood
- O pendant light
- S sensor
- E exit light
- U wall up light
- W wall mounted light
- B bunker light

80% by floor area of lighting is to be energy efficient fittings, eg cfl or led

power

- D GPO - double
- S GPO - single
- U GPO - underbench (double uno)
- E GPO - existing
- W GPO - waterproof (double uno)

note: provide power to all fixed & movable appliances - eg cookers, ovens, dishwasher, microwave, fridges, ac, hws, pumps etc.

sockets

- T telephone point
- C computer point
- TV tv aerial point
- CTV cable tv point

switches

- P push button switch
- L light switch (with no of switches)
- S single light switch - 2 way
- D single light switch - dimmer

wall items

- C clock on wall
- V vacuum point
- EF exhaust fan in wall

AC items

- S supply air - ceiling
- B supply air - bulkhead
- supply air - wall
- return air grille
- ac control on wall
- compressor

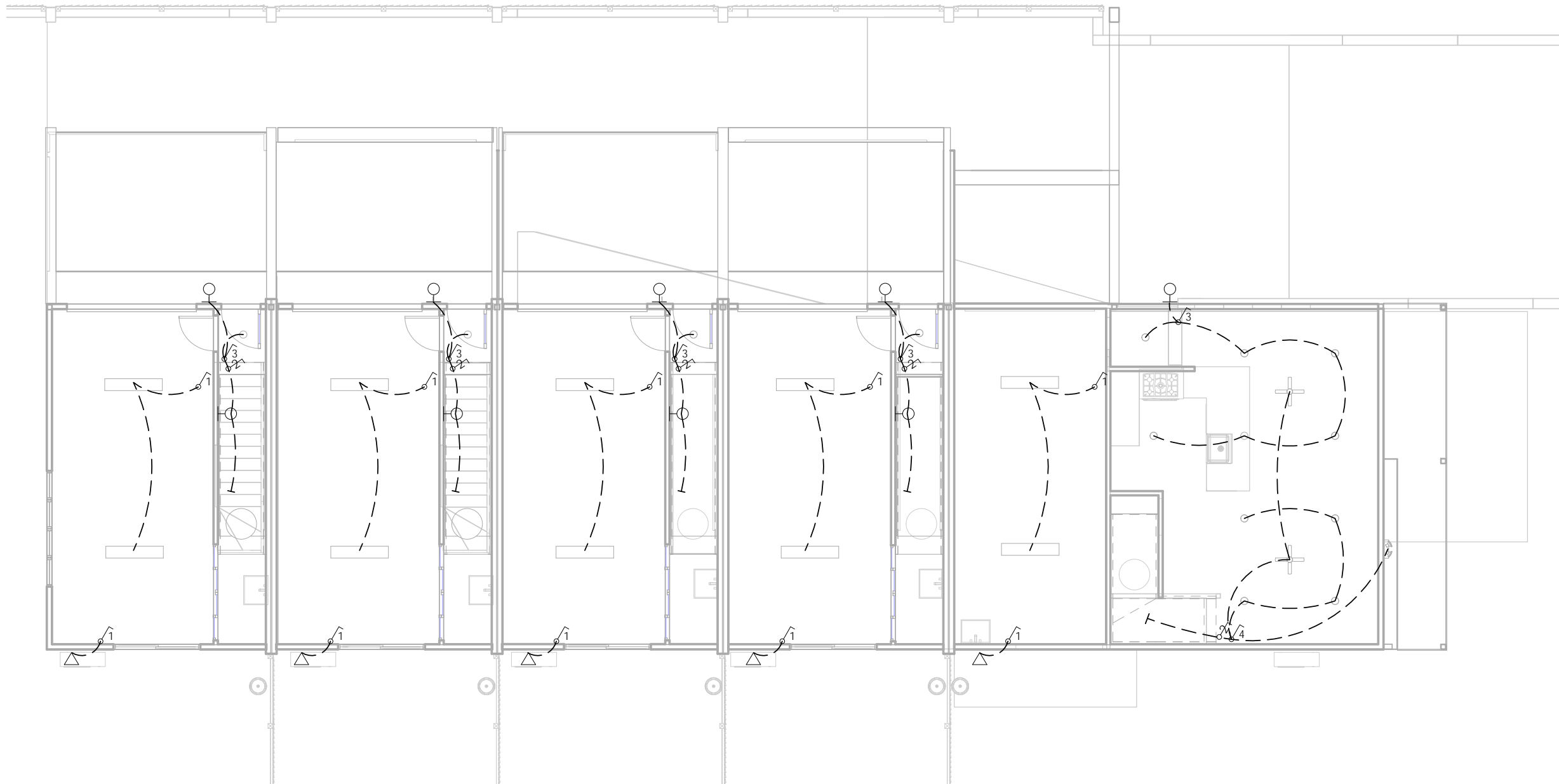
plumbing items

- T tap for hose
- Q tap for hose, quarter turn

notes

confirm position of items with developers.
 uno - switches at 1150 above finished floor and outlets and sockets at 200 above finished floor.

FOR CONSTRUCTION



lighting plans are done as reflected ceiling plans combined with some fittings

smart wiring note:
refer developers for potential use of smart wiring throughout building.

note: ensure no penetrations through party walls
provide power to all fixed appliances including dishwasher, stoves and ovens, fridges etc.



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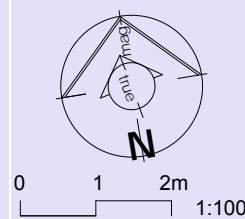
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WD02 09.12.14 Issue 01	Issue Date	Issue Description
WD01 10.11.14 Issue 01	Issue Date	Issue Description

Rev	Date	Revision Description



Scale at A3
 1 : 100

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Level 0 Lighting Plan

WkgDwgs-IFBA

Job No
2014069

Dwg No
150EP

Issue
WD02

electrics + services legend

distribution

- circuit board
- main switch board

electrical ceiling items

- exhaust fan
- smoke alarm
- fan
- heat/light unit
- speaker

lighting

- downlight direct
- downlight eyeball
- external flood light
- fluorescent with diffuser
- fluorescent with diffuser - existing
- fluorescent tube
- paraflood
- pendant light
- sensor
- exit light
- wall up light
- wall mounted light
- bunker light

80% by floor area of lighting is to be energy efficient fittings, eg cfl or led

power

- GPO - double
- GPO - single
- GPO - underbench (double uno)
- GPO - existing
- GPO - waterproof (double uno)

note: provide power to all fixed & movable appliances - eg cookers, ovens, dishwasher, microwave, fridges, ac, hws, pumps etc.

sockets

- telephone point
- computer point
- tv aerial point
- cable tv point

switches

- push button switch
- light switch (with no of switches)
- single light switch - 2 way
- single light switch - dimmer

wall items

- clock on wall
- vacuum point
- exhaust fan in wall

AC items

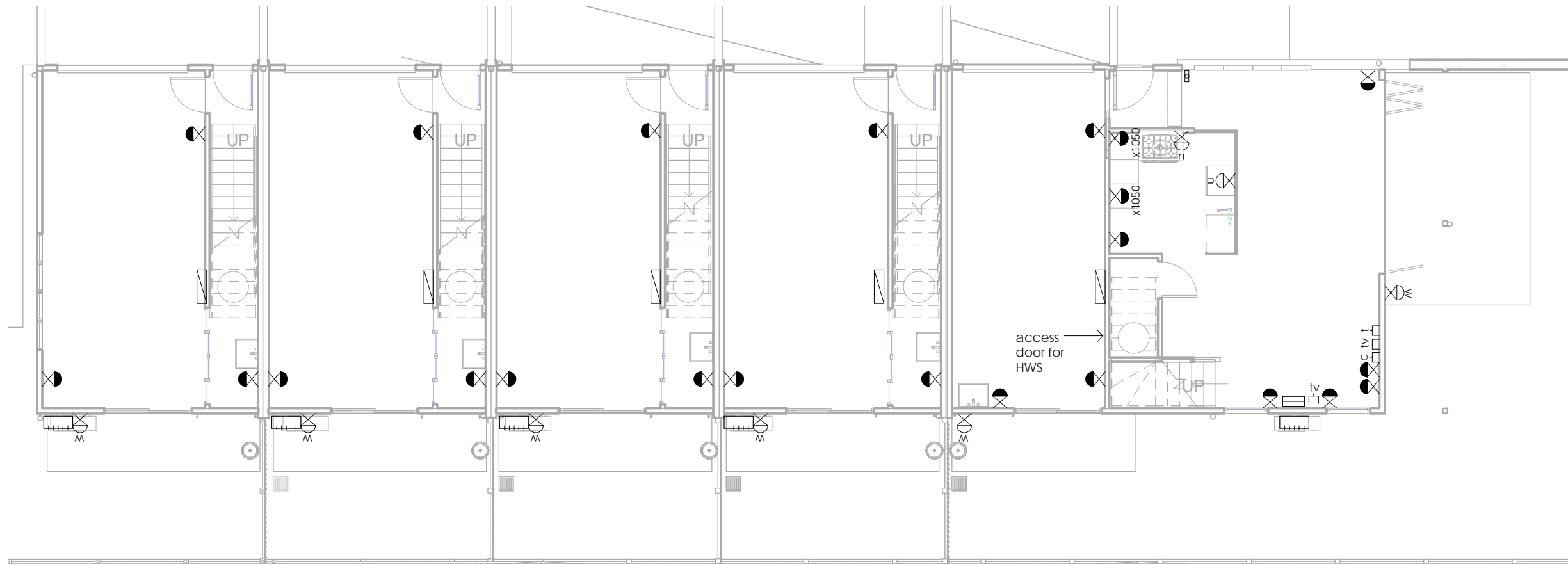
- ducted supply air - ceiling
- supply air - bulkhead
- supply air - wall
- return air grille
- ac control on wall
- split compressor

plumbing items

- tap for hose
- tap for hose, quarter turn

notes

confirm position of items with developers.
uno - switches at 1150 above finished floor and outlets and sockets at 200 above finished floor.

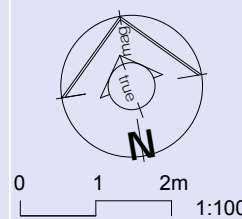


250L HWS or as specified by Hydraulics Engineer

smart wiring note:
refer developers for potential use of smart wiring throughout building.

note: ensure no penetrations through party walls provide power to all fixed appliances including dishwasher, stoves and ovens, fridges etc.

AIR CONDITIONING LAYOUT BY OTHERS
WALL FIXTURES NOMINAL ONLY



Scale at A3
1 : 100

Designed
RAM
Drawn
AB
Checked
PBL

Townhouses

at 1 Sunny Street
Chermside QLD 4032
for Nice Properties Pty Ltd

Level 0 Electrical Plan

WkgDwgs-IFBA

Job No
2014069

Dwg No
151EP

Issue
WD02



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WD02 09.12.14 Issue 01
WD01 10.11.14 Issue 01
Issue Date Issue Description

Rev Date Revision Description

electrics + services legend

distribution

- cb circuit board
- main switch board

electrical ceiling items

- X exhaust fan
- s/a smoke alarm
- f fan
- h/l heat/light unit
- s speaker

lighting

- + downlight direct
- o downlight eyeball
- △ external flood light
- fluorescent with diffuser
- e fluorescent with diffuser - existing
- fluorescent tube
- o paraflood
- o pendant light
- s sensor
- o exit light
- ↑ wall up light
- o wall mounted light
- o bunker light

80% by floor area of lighting is to be energy efficient fittings, eg cfl or led

power

- o GPO - double
- o GPO - single
- o GPO - underbench (double uno)
- e GPO - existing
- w GPO - waterproof (double uno)

note: provide power to all fixed & movable appliances - eg cookers, ovens, dishwasher, microwave, fridges, ac, hws, pumps etc.

sockets

- t telephone point
- c computer point
- tv tv aerial point
- ctv cable tv point

switches

- o push button switch
- o light switch (with no of switches)
- o single light switch - 2 way
- o single light switch - dimmer

wall items

- o clock on wall
- o vacuum point
- f exhaust fan in wall

AC items

- o supply air - ceiling
- g return air grille
- g supply air - bulkhead
- g ac control on wall
- s split
- s supply air - wall
- c compressor

plumbing items

- t tap for hose
- t tap for hose, quarter turn

notes

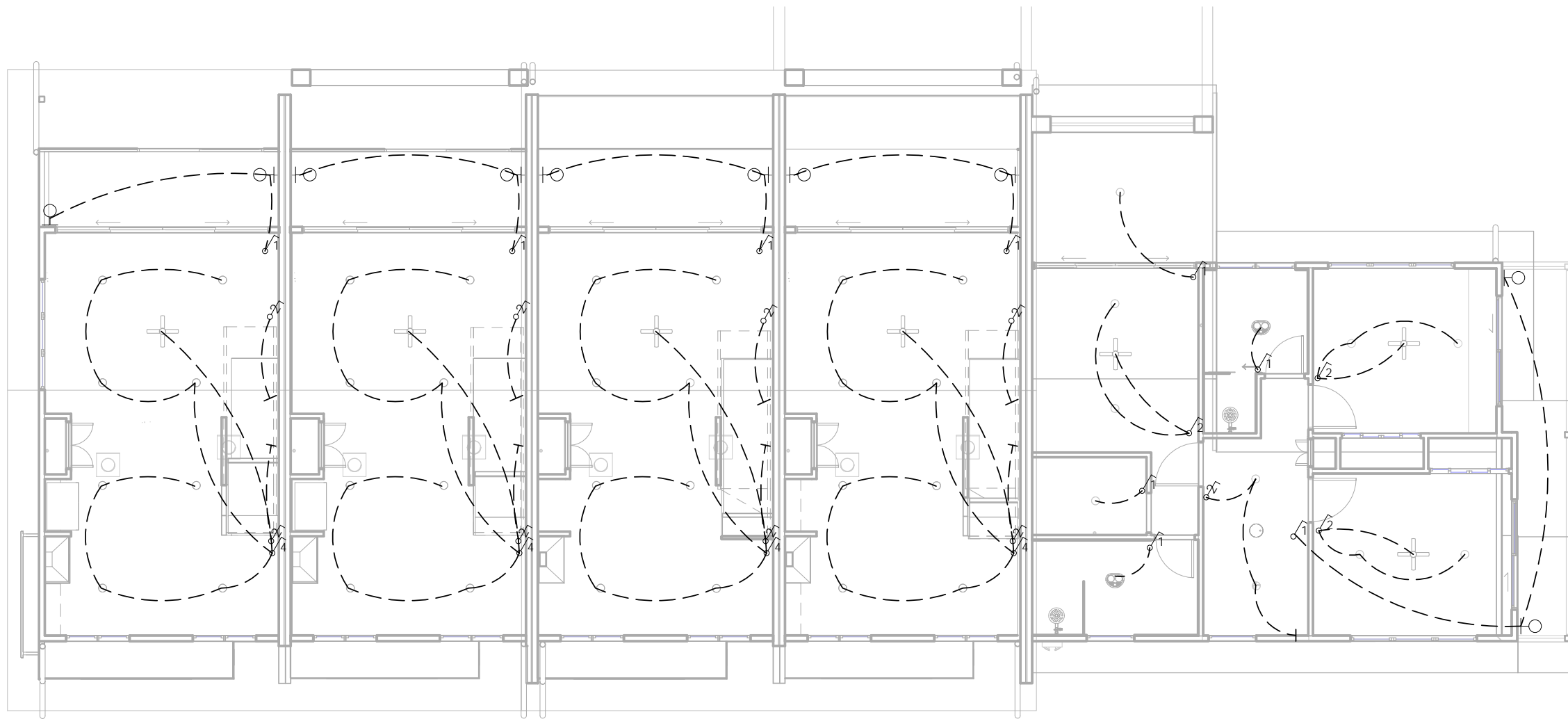
confirm position of items with developers.
uno - switches at 1150 above finished floor and outlets and sockets at 200 above finished floor.

lighting plans are done as reflected ceiling plans combined with some fittings

smart wiring note:
refer developers for potential use of smart wiring throughout building.

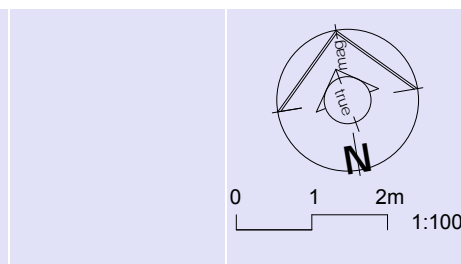
note: **ensure no penetrations through party walls**
provide power to all fixed appliances including dishwasher, stoves and ovens, fridges etc.

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Issue	Date	Issue Description	Rev	Date	Revision Description
WD02	09.12.14	Issue 01			
WD01	10.11.14	Issue 01			



Scale at A3
1 : 100
 Designed
RAM
 Drawn
AB
 Checked
PBL
Townhouses
 at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Level 1 Lighting Plan
 Job No
2014069
 Dwg No
152EP
 Issue
WD02
 WkgDwgs-IFBA

electrics + services legend

distribution

- cb circuit board
- main switch board

electrical ceiling items

- exhaust fan
- fan
- smoke alarm
- heat/light unit
- speaker

lighting

- downlight direct
- downlight eyeball
- external flood light
- fluorescent with diffuser
- fluorescent with diffuser - existing
- fluorescent tube
- paraflood
- pendant light
- sensor
- exit light
- wall up light
- wall mounted light
- bunker light

80% by floor area of lighting is to be energy efficient fittings, eg cfl or led

power

- GPO - double
- GPO - single
- GPO - underbench (double uno)
- GPO - existing
- GPO - waterproof (double uno)

note: provide power to all fixed & movable appliances - eg cookers, ovens, dishwasher, microwave, fridges, ac, hws, pumps etc.

sockets

- telephone point
- computer point
- tv aerial point
- cable tv point

switches

- push button switch
- light switch (with no of switches)
- single light switch - 2 way
- single light switch - dimmer

wall items

- clock on wall
- vacuum point
- exhaust fan in wall

AC items

- ducted
 - supply air - ceiling
 - supply air - bulkhead
 - supply air - wall
- return air grille
- ac control on wall split
- compressor

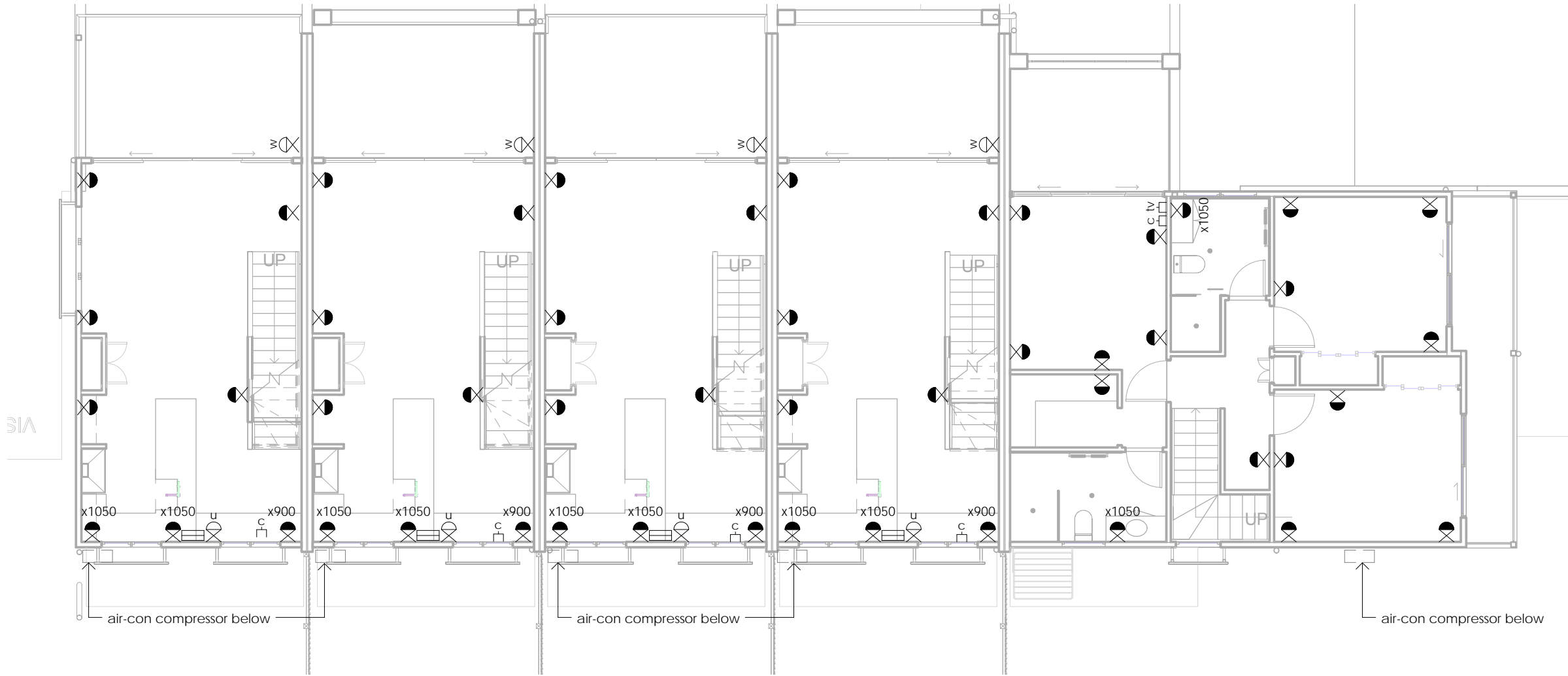
plumbing items

- tap for hose
- tap for hose, quarter turn

notes

confirm position of items with developers.
 uno - switches at 1150 above finished floor and outlets and sockets at 200 above finished floor.

FOR CONSTRUCTION

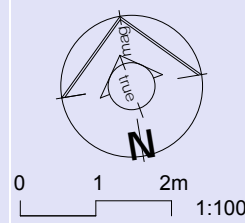


lighting plans are done as reflected ceiling plans combined with some fittings

smart wiring note:
 refer developers for potential use of smart wiring throughout building.

note: ensure no penetrations through party walls
 provide power to all fixed appliances including dishwasher, stoves and ovens, fridges etc.

AIR CONDITIONING LAYOUT BY OTHERS
 WALL FIXTURES NOMINAL ONLY



Scale at A3
 1 : 100

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Level 1 Electrical Plan

WkgDwgs-IFBA

Job No
2014069

Dwg No
153EP

Issue
WD02



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

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Issue	Date	Issue Description
WD02	09.12.14	Issue 01
WD01	10.11.14	Issue 01

Rev	Date	Revision Description

electrics + services legend














distribution

-  circuit board
-  main switch board

electrical ceiling items






-  exhaust fan
-  fan
-  smoke alarm
-  heat/light unit
-  speaker

lighting

-  downlight direct
-  downlight eyeball
-  external flood light
-  fluorescent with diffuser
-  fluorescent with diffuser - existing
-  fluorescent tube
-  paraflood
-  pendant light
-  sensor
-  exit light
-  wall up light
-  wall mounted light
-  bunker light





80% by floor area of lighting is to be energy efficient fittings, eg cfl or led

power





-  GPO - double
-  GPO - single
-  GPO - underbench (double uno)
-  GPO - existing
-  GPO - waterproof (double uno)

note: provide power to all fixed & movable appliances - eg cookers, ovens, dishwasher, microwave, fridges, ac, hws, pumps etc.




sockets

-  telephone point
-  computer point
-  tv aerial point
-  cable tv point







switches

-  push button switch
-  light switch (with no of switches)
-  single light switch - 2 way
-  single light switch - dimmer



wall items

-  clock on wall
-  vacuum point
-  exhaust fan in wall

AC items

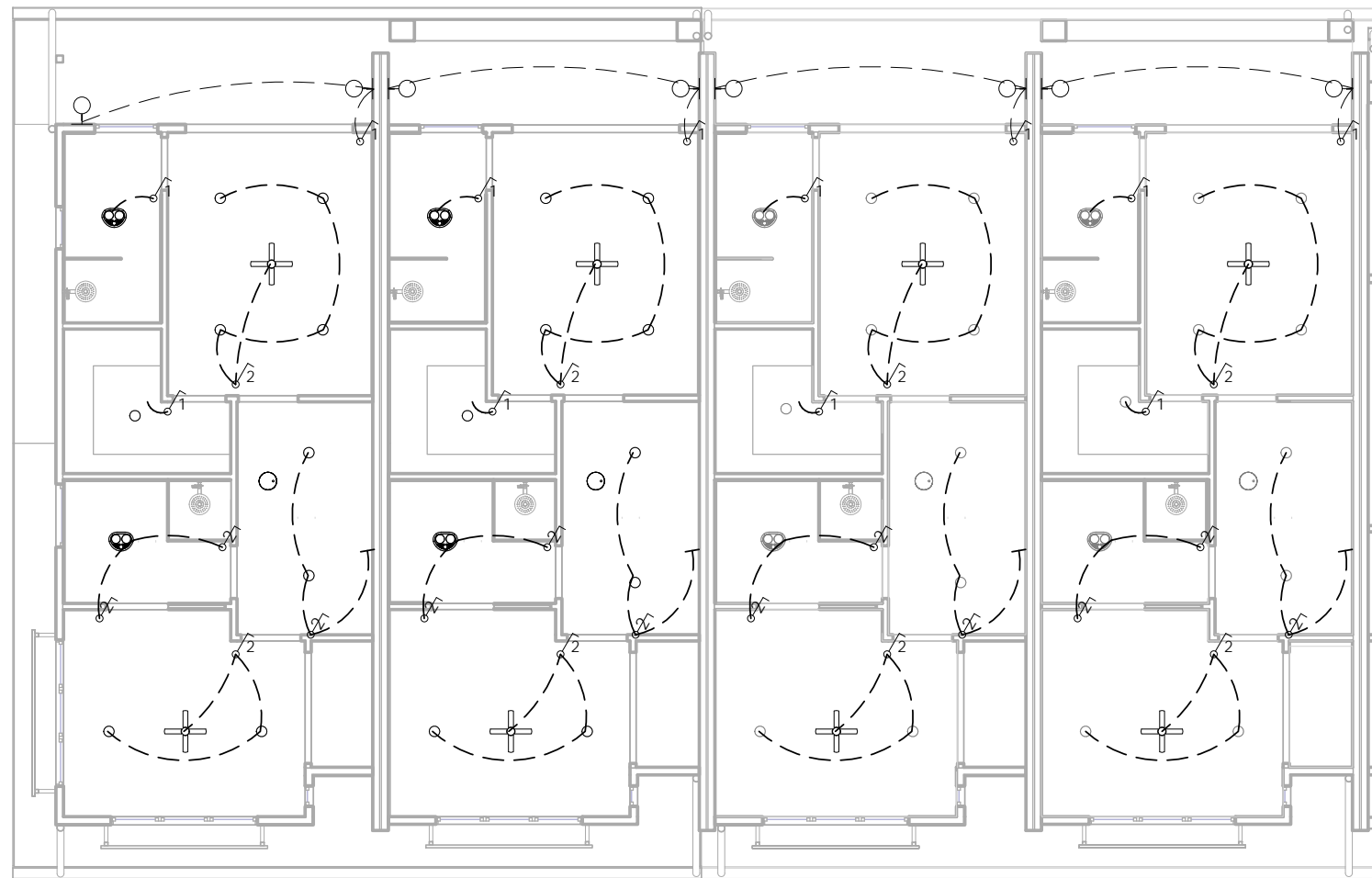
- ducted**
-  supply air - ceiling
-  supply air - bulkhead
-  supply air - wall
-  return air grille
-  ac control on wall
-  compressor

plumbing items

-  tap for hose
-  tap for hose, quarter turn

notes

confirm position of items with developers.
uno - switches at 1150 above finished floor and outlets and sockets at 200 above finished floor.



lighting plans are done as reflected ceiling plans combined with some fittings

smart wiring note:
refer developers for potential use of smart wiring throughout building.

note: ensure no penetrations through party walls
provide power to all fixed appliances including dishwasher, stoves and ovens, fridges etc.

FOR CONSTRUCTION



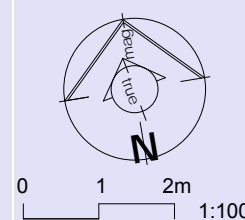
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WD02 09.12.14 Issue 01	Rev	Date	Revision Description
WD01 10.11.14 Issue 01			



Scale at A3
1 : 100

Designed
RAM
Drawn
AB
Checked
PBL

Townhouses

at 1 Sunny Street
Cherside QLD 4032
for Nice Properties Pty Ltd

Level 2 Lighting Plan

WkgDwgs-IFBA

Job No
2014069

Dwg No
154EP

Issue
WD02

electrics + services legend

distribution

- cb circuit board
- main switch board

electrical ceiling items

- exhaust fan
- fan
- smoke alarm
- heat/light unit
- speaker

lighting

- downlight direct
- downlight eyeball
- external flood light
- fluorescent with diffuser
- fluorescent with diffuser - existing
- fluorescent tube
- paraflood
- pendant light
- sensor
- exit light
- wall up light
- wall mounted light
- bunker light

80% by floor area of lighting is to be energy efficient fittings, eg cfl or led

power

- GPO - double
- GPO - single
- GPO - underbench (double uno)
- GPO - existing
- GPO - waterproof (double uno)

note: provide power to all fixed & movable appliances - eg cookers, ovens, dishwasher, microwave, fridges, ac, hws, pumps etc.

sockets

- telephone point
- computer point
- tv aerial point
- cable tv point

switches

- push button switch
- light switch (with no of switches)
- single light switch - 2 way
- single light switch - dimmer

wall items

- clock on wall
- vacuum point
- exhaust fan in wall

AC items

- ducted
 - supply air - ceiling
 - supply air - bulkhead
 - supply air - wall
- return air grille
- ac control on wall
- split
 - compressor

plumbing items

- tap for hose
- tap for hose, quarter turn

notes

confirm position of items with developers.
 uno - switches at 1150 above finished floor and outlets and sockets at 200 above finished floor.

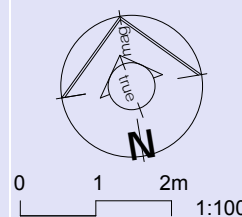


lighting plans are done as reflected ceiling plans combined with some fittings

smart wiring note:
 refer developers for potential use of smart wiring throughout building.

note: ensure no penetrations through party walls
 provide power to all fixed appliances including dishwasher, stoves and ovens, fridges etc.

AIR CONDITIONING LAYOUT BY OTHERS
 WALL FIXTURES NOMINAL ONLY



Scale at A3
 1 : 100

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Level 2 Electrical Plan

WkgDwgs-IFBA

Job No
2014069

Dwg No
155EP

Issue
WD02



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 QBSA 1055247

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 Grange Qld 4051

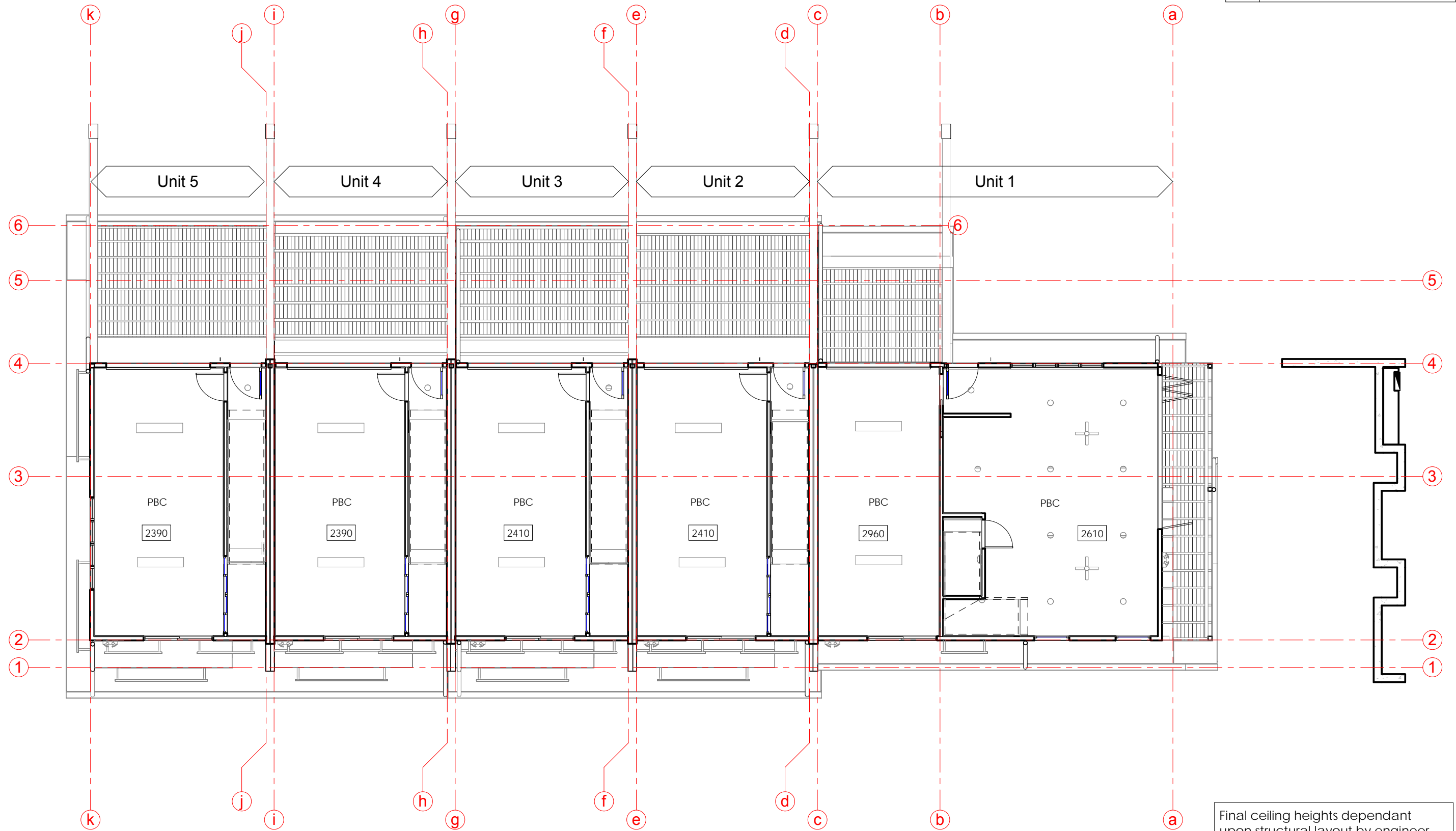
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Issue	Date	Issue Description
WD02	09.12.14	Issue 01
WD01	10.11.14	Issue 01

Rev	Date	Revision Description

KEYNOTES LEGEND	
ITEM	DESCRIPTION
PBC	10mm PLASTERBOARD TO CEILING



Final ceiling heights dependant upon structural layout by engineer

FOR CONSTRUCTION



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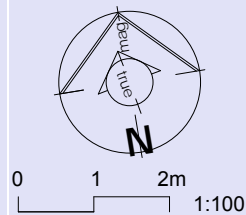
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Issue	Date	Issue Description
WD02	09.12.14	Issue 01
WD01	10.11.14	Issue 01
PWD	24.10.14	Issue 01

Rev	Date	Revision Description



Scale at A3
 1 : 100

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses

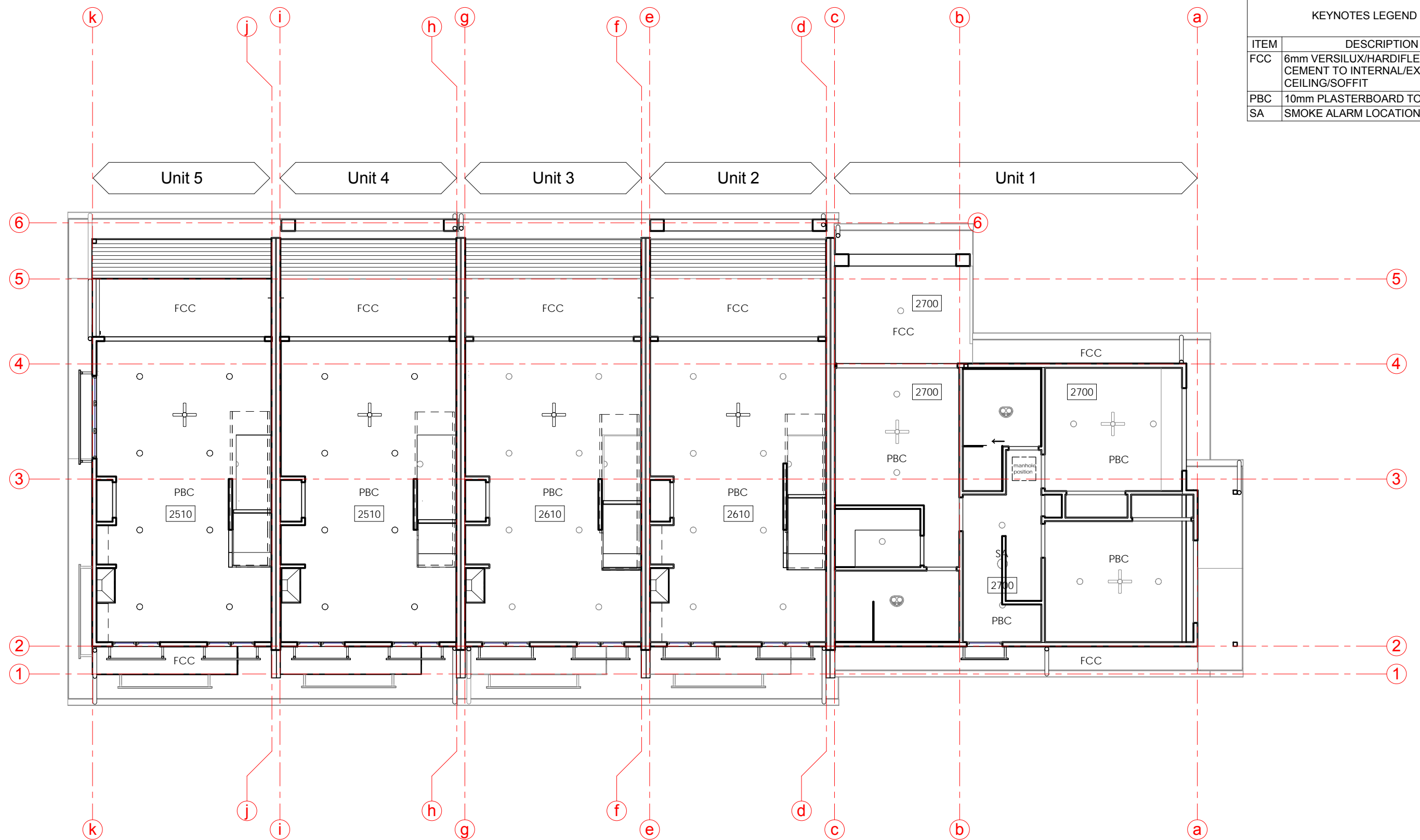
at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Level 0 RCP

WkgDwgs-IFBA

Job No
2014069
 Dwg No
160RC
 Issue
WD02

KEYNOTES LEGEND	
ITEM	DESCRIPTION
FCC	6mm VERSILUX/HARDIFLEX FIBROUS CEMENT TO INTERNAL/EXTERNAL CEILING/SOFFIT
PBC	10mm PLASTERBOARD TO CEILING
SA	SMOKE ALARM LOCATION



Final ceiling heights dependant upon structural layout by engineer

FOR CONSTRUCTION



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 QBSA 1055247

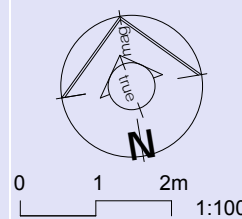
59 Chermide St
 Grange Qld 4051

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 f 07 3356 9071

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WD02 09.12.14 Issue 01
 WD01 10.11.14 Issue 01
 PWD 24.10.14 Issue 01
 Issue Date Issue Description

Rev Date Revision Description



Scale at A3
 1 : 100

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Level 1 RCP

WkgDwgs-IFBA

Job No
2014069
 Dwg No
161RC
 Issue
WD02

KEYNOTES LEGEND	
ITEM	DESCRIPTION
FCC	6mm VERSILUX/HARDIFLEX FIBROUS CEMENT TO INTERNAL/EXTERNAL CEILING/SOFFIT
PBC	10mm PLASTERBOARD TO CEILING
SA	SMOKE ALARM LOCATION
SOL	SOLAR TUBE AS SELECTED



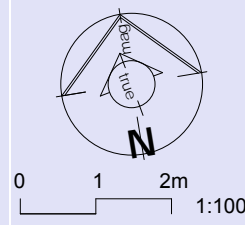
Final ceiling heights dependant upon structural layout by engineer

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Issue	Date	Issue Description	Rev	Date	Revision Description
WD02	09.12.14	Issue 01			
WD01	10.11.14	Issue 01			
PWD	24.10.14	Issue 01			

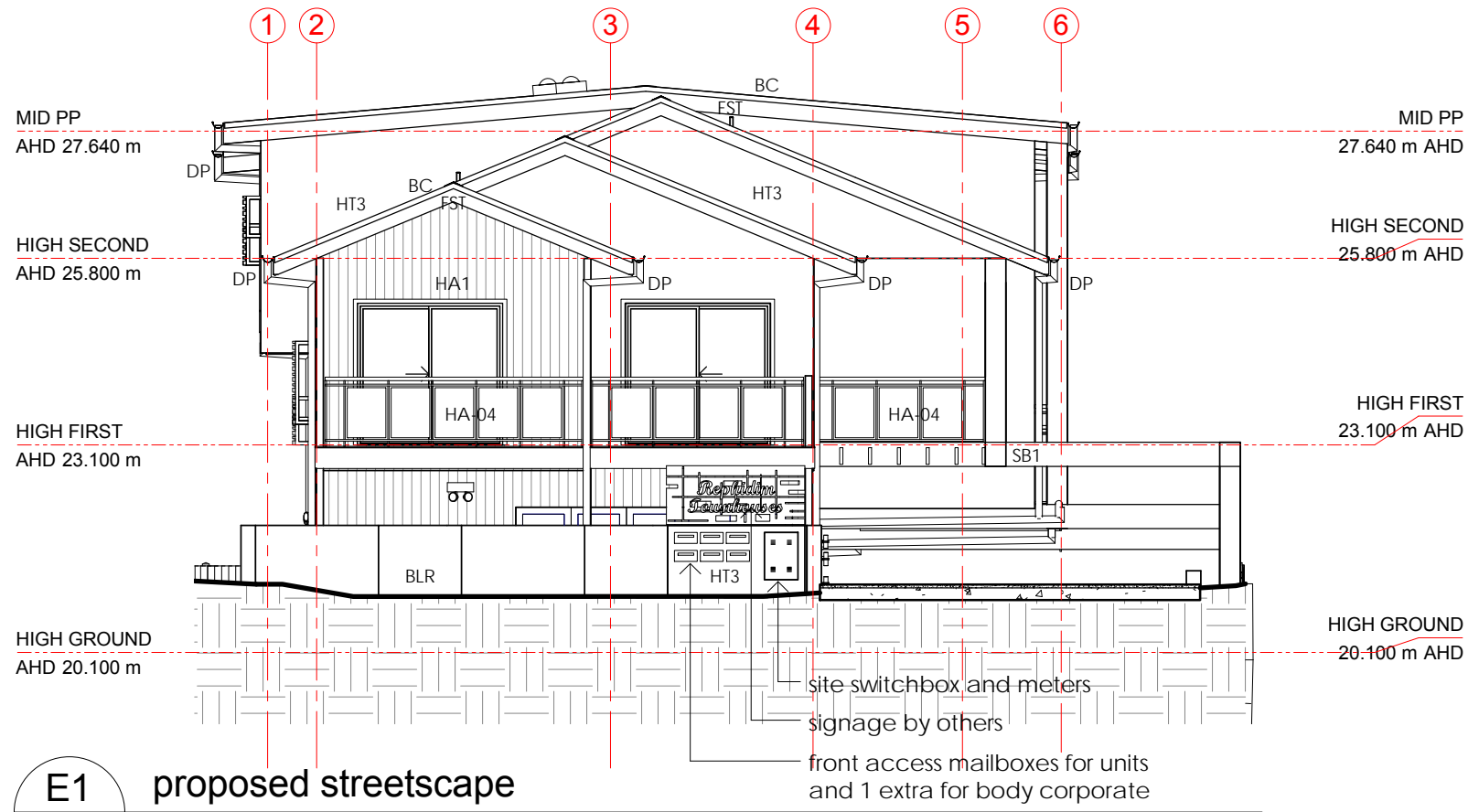


Scale at A3
1 : 100
Designed
RAM
Drawn
AB
Checked
PBL

Townhouses
 at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Level 2 RCP
 WkgDwgs-IFBA

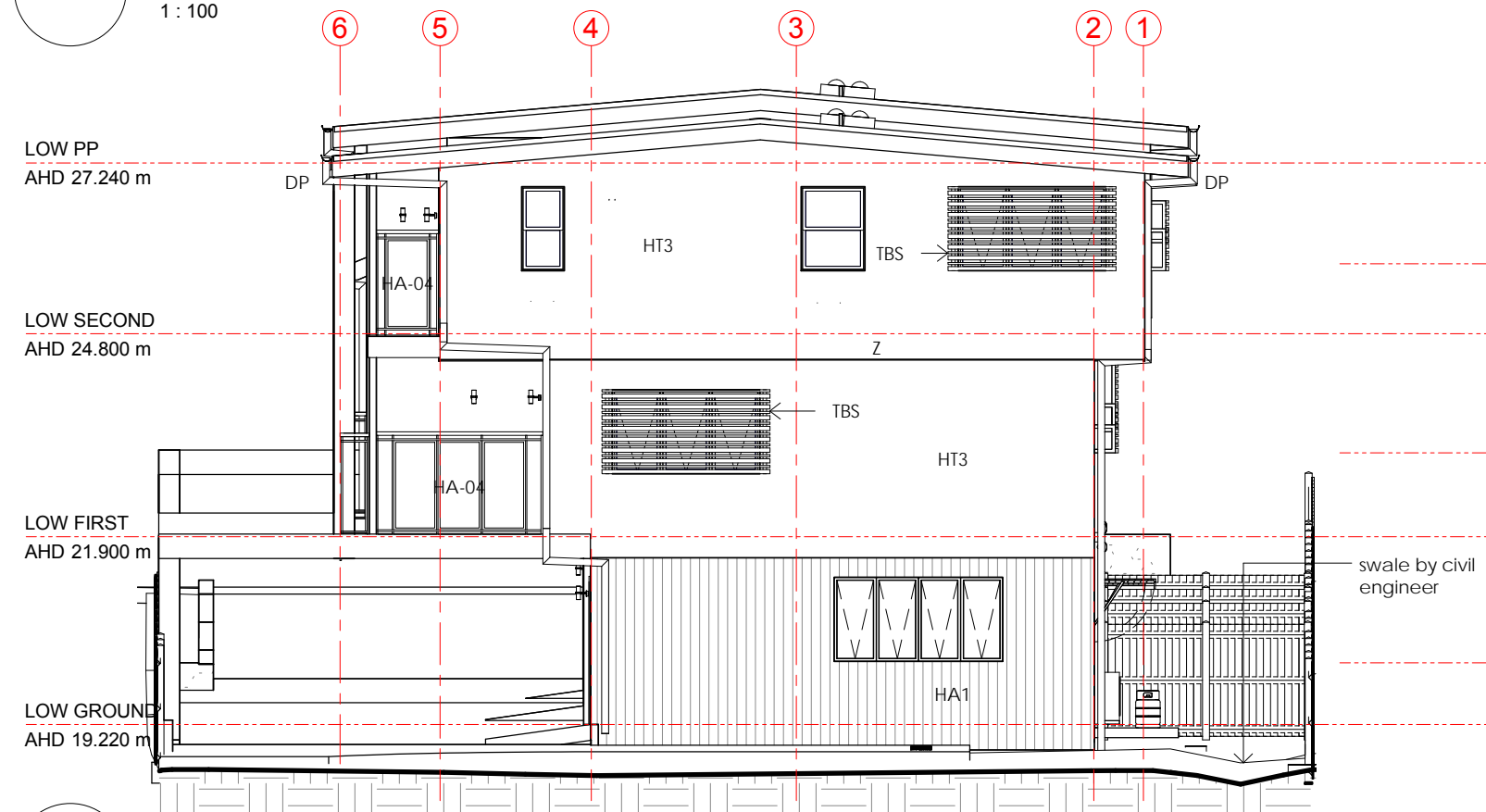
Job No
2014069
 Dwg No
162RC
 Issue
WD02



E1 proposed streetscape

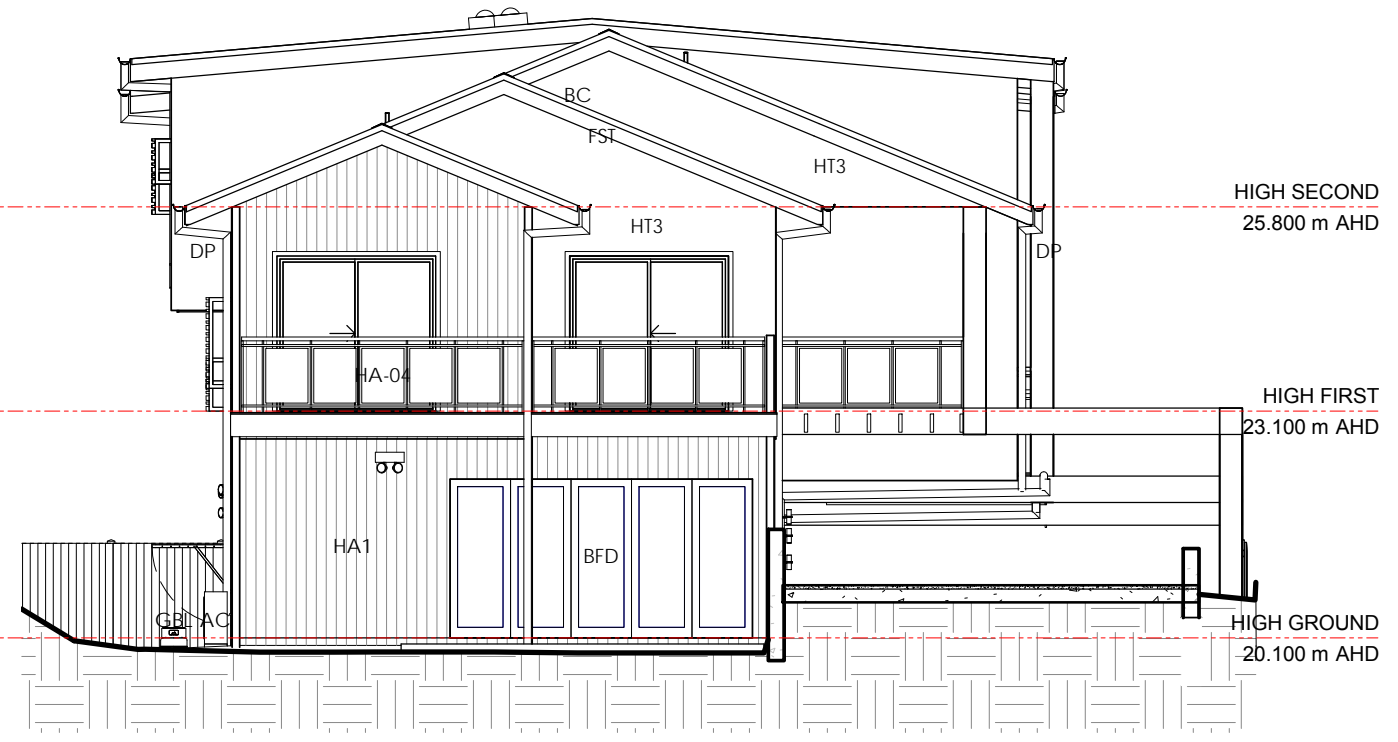
1 : 100

KEYNOTES LEGEND	
ITEM	DESCRIPTION
AC	AIR CONDITIONER
BC	BARGE CAPPING
BFD	BIFOLD DOOR
BLR	BLOCK WALL RENDERED
DP	DOWNPIPE
FST	FASCIA TIMBER
GBL	GAS BOTTLE LOCATION
HA1	HARDIES AXON 150
HA-04	HANDRAILS AS PER DETAILS
HT3	HARDITEX COMPRESSED FIBRE CEMENT 9MM PAINTED WITH TEXTURED PAINT TO SELECTION
SB1	STEEL BEAM SIZED BY ENGINEER
TBS	TIMBER SCREEN IN FINISHED HARDWOOD ON STEEL FRAME
Z	Z-FLASHING



E2 proposed west elevation

1 : 100



E3 proposed east elevation

1 : 100

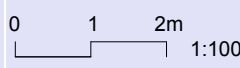
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Scale at A3
1 : 100

Townhouses

Designed
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AB
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PBL

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 for Nice Properties Pty Ltd

FOR CONSTRUCTION

Elevations 1 of 2

Job No
2014069

Dwg No
201EL

Issue
WD02

WkgDwgs-IFBA

9.5m line of ngs above natural ground as defined in BCC City Plan 2014



KEYNOTES LEGEND	
ITEM	DESCRIPTION
COZ	CUSTOMORB - ZINCALUME
DP	DOWNPIPE
HA1	HARDIES AXON 150
HA-04	HANDRAILS AS PER DETAILS
HL2	HARDIES LINEA 180MM WEATHERBOARDS
HT3	HARDITEX COMPRESSED FIBRE CEMENT 9MM PAINTED WITH TEXTURED PAINT TO SELECTION
SB1	STEEL BEAM SIZED BY ENGINEER
TBS	TIMBER SCREEN IN FINISHED HARDWOOD ON STEEL FRAME
TDZ	TRIMDEK - ZINCALUME
VP	VENT PIPE
WLL	WASHING LINE LOCATION

All railings in this elevation are to be 1500h and frosted glass, installed as per manufacturer - see 671DJ

E4 proposed north elevation

1 : 100

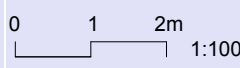


E5 proposed south elevation

1 : 100

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WD02	09.12.14	Issue 01			
WD01	10.11.14	Issue 01			
PWD	24.10.14	Issue 01			



Scale at A3
 1 : 100
 Designed
 RAM
 Drawn
 AB
 Checked
 PBL

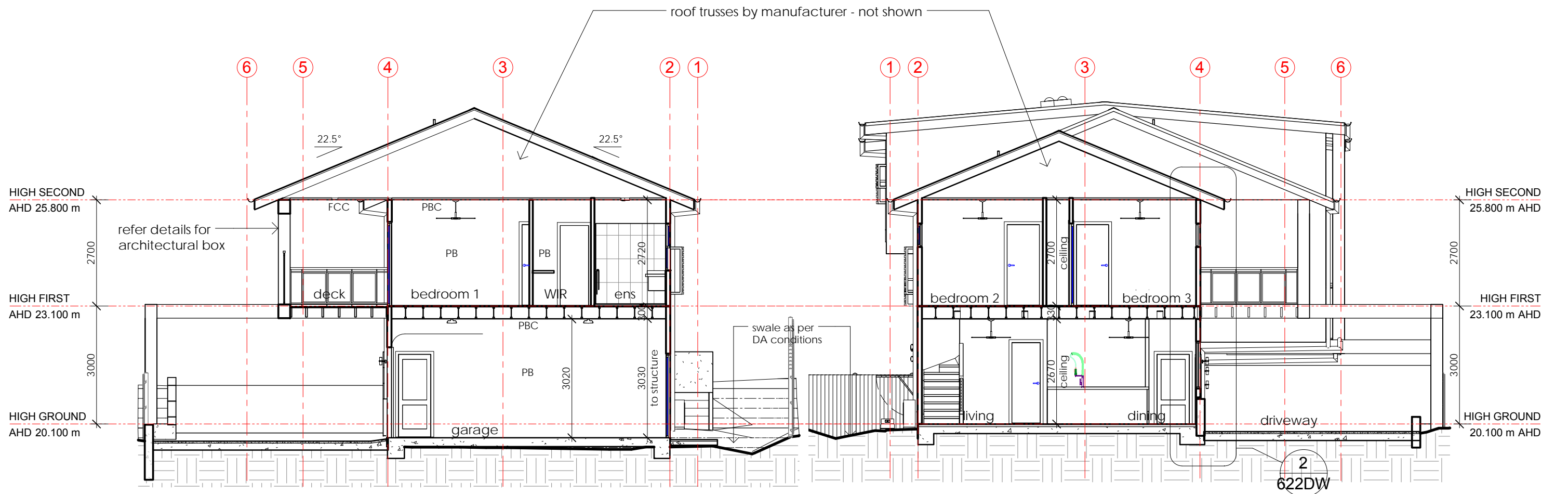
Townhouses
 at 1 Sunny Street
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 for Nice Properties Pty Ltd

Elevations 2 of 2
 WkgDwgs-IFBA

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Job No
2014069
 Dwg No
202EL
 Issue
WD02

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



S1
100FP
U1 Section 1
1 : 100

S2
100FP
U1 Section 2
1 : 100

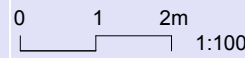
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WD02	09.12.14	Issue 01
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PWD	24.10.14	Issue 01

Rev	Date	Revision Description



Scale at A3
1 : 100

Designed
RAM
 Drawn
AB
 Checked
PBL

Townhouses

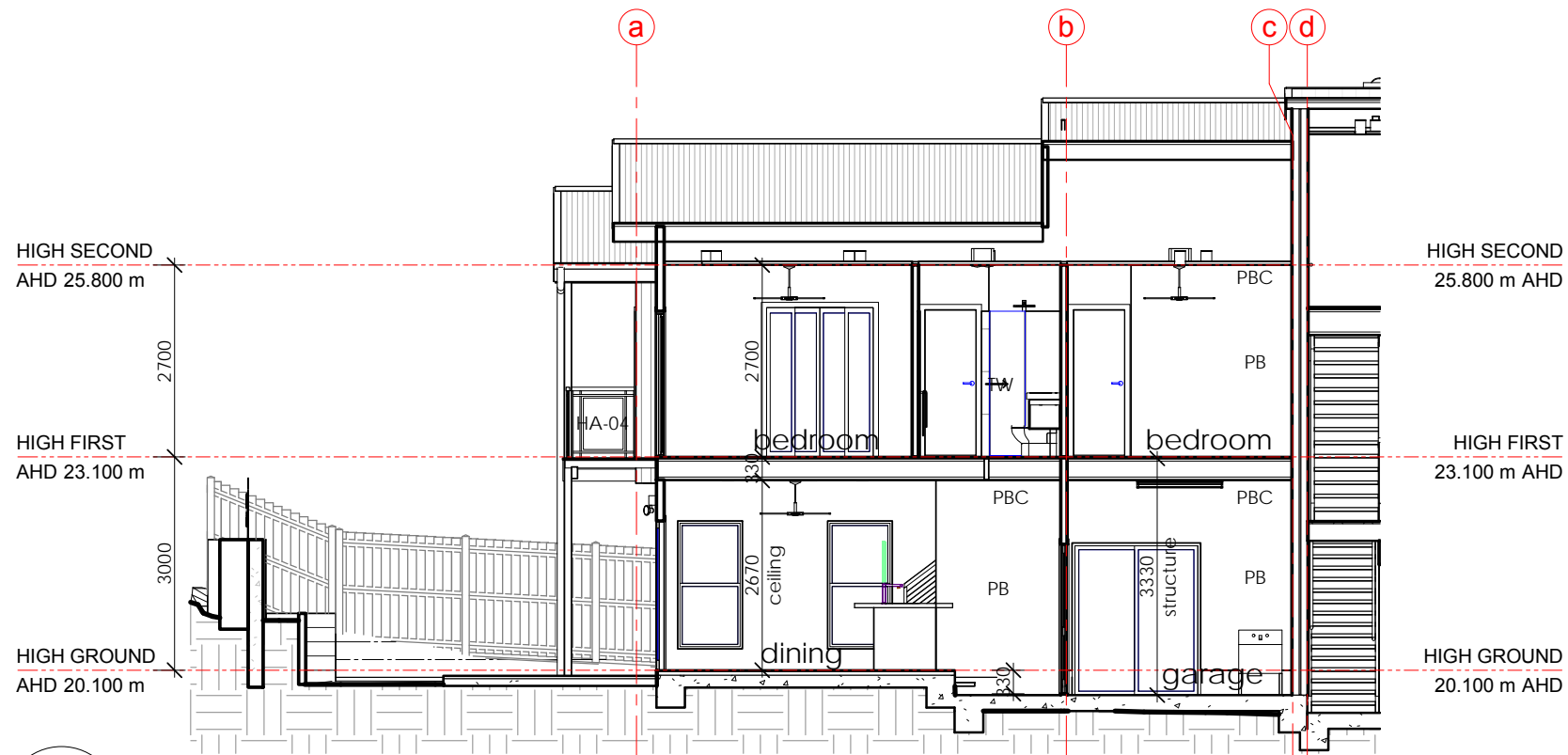
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Sections U1 - 1

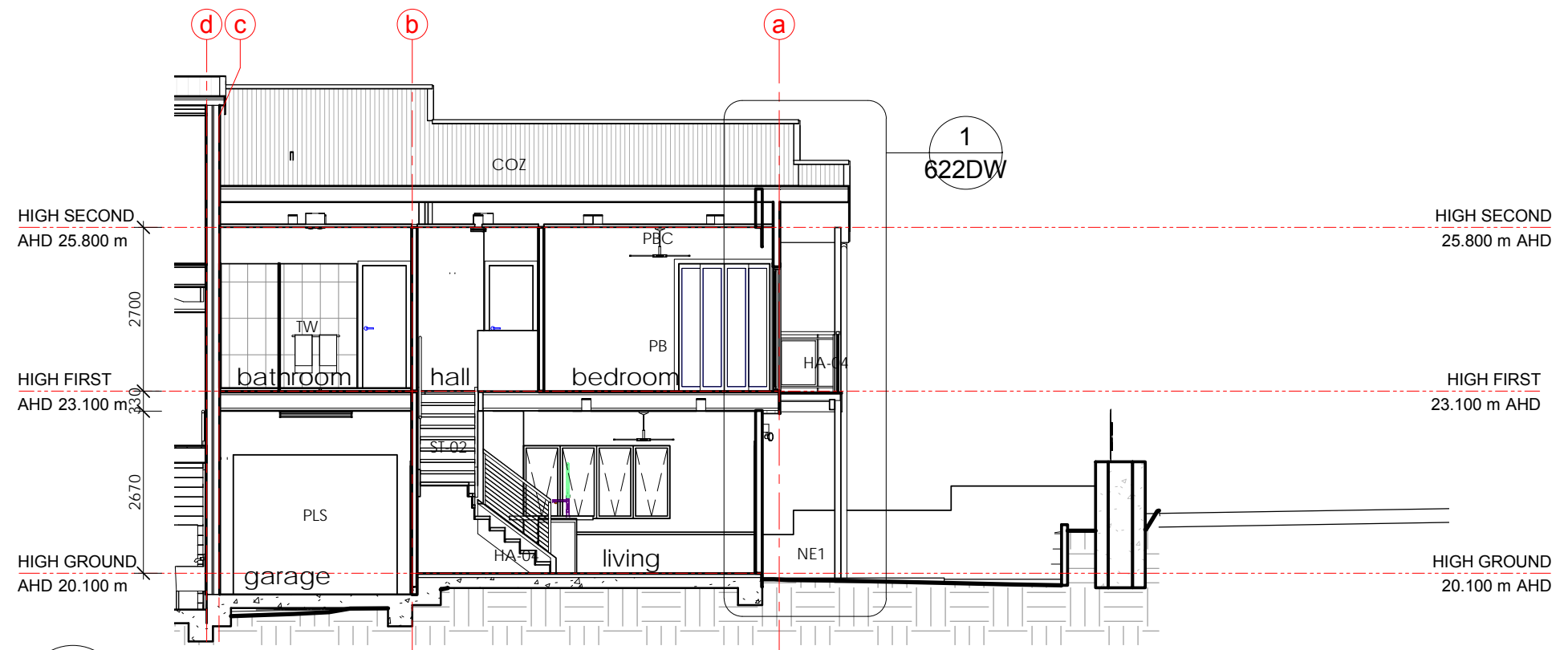
WkgDwgs-IFBA

Job No
2014069
 Dwg No
301ST
 Issue
WD02

KEYNOTES LEGEND	
ITEM	DESCRIPTION
COZ	CUSTOMORB - ZINCALUME
HA-04	HANDRAILS AS PER DETAILS
NE1	NEW 100sq ENGINEERED HWD TIMBER POST
PB	10mm PLASTERBOARD
PBC	10mm PLASTERBOARD TO CEILING
PLS	PANELIFT GARAGE DOOR - AUTO SLIMPANEL
ST-02	TIMBER STAIRS WITH TIMBER STRINGERS CLOSED RISERS-BY MANUFACTURER
TW	TILES (wall) AS SELECTED



3 U1 Section 3
100FP 1:100



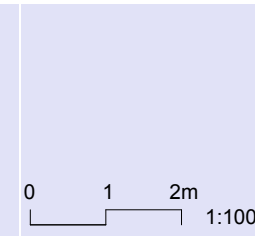
4 U1 section 4
100FP 1:100

FOR CONSTRUCTION



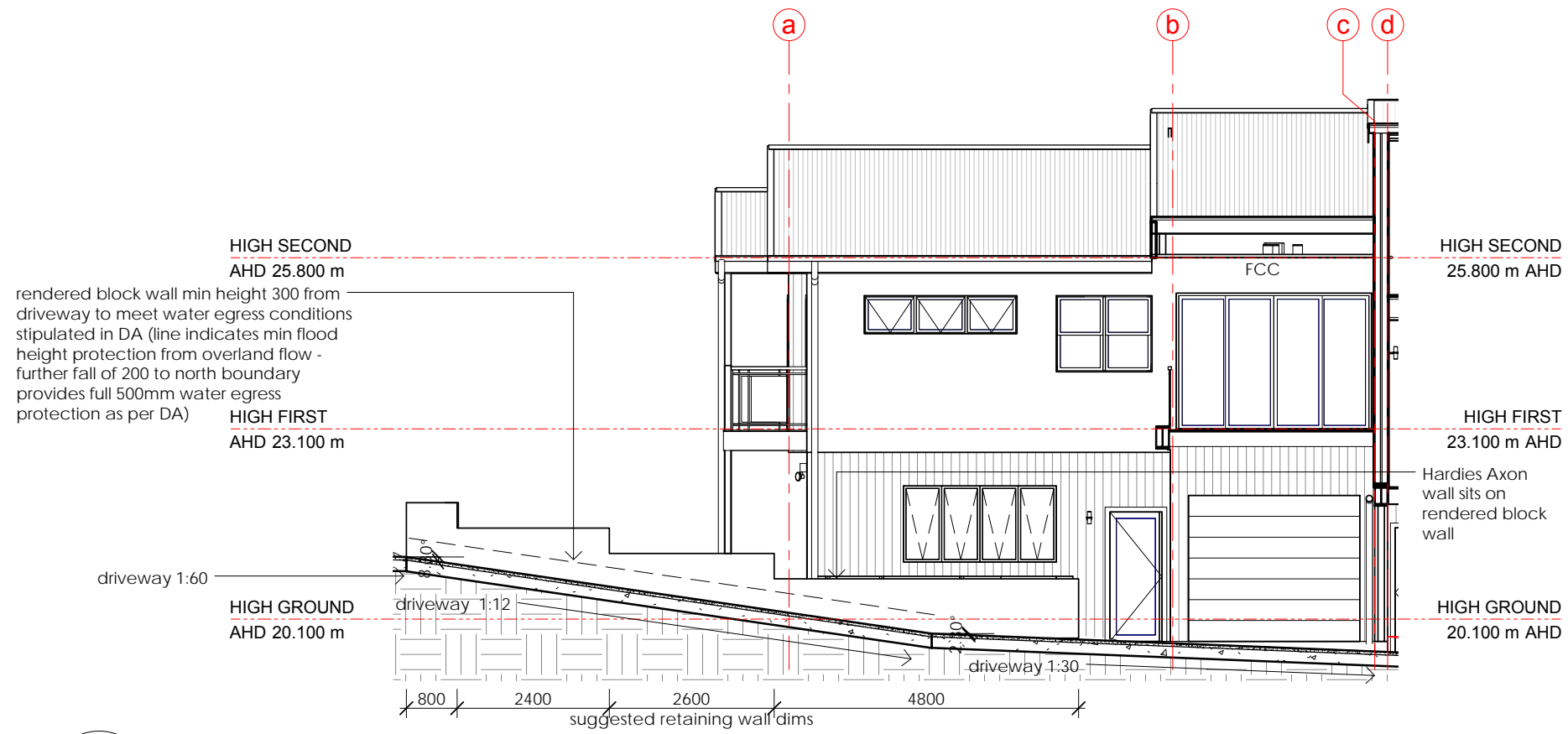
Latimore Design Pty Ltd
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WD02	09.12.14	Issue 01			
WD01	10.11.14	Issue 01			
PWD	24.10.14	Issue 01			



Scale at A3
1:100
Townhouses
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Sections U1 - 2
 WkgDwgs-IFBA
 Job No
2014069
 Dwg No
302ST
 Issue
WD02



1 U1 Section 5
100FP 1 : 100

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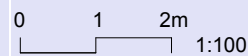
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WD02 09.12.14 Issue 01
WD01 10.11.14 Issue 01
PWD 24.10.14 Issue 01

Issue Date Issue Description

Rev Date Revision Description



Scale at A3
1 : 100

Designed
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PBL

Townhouses

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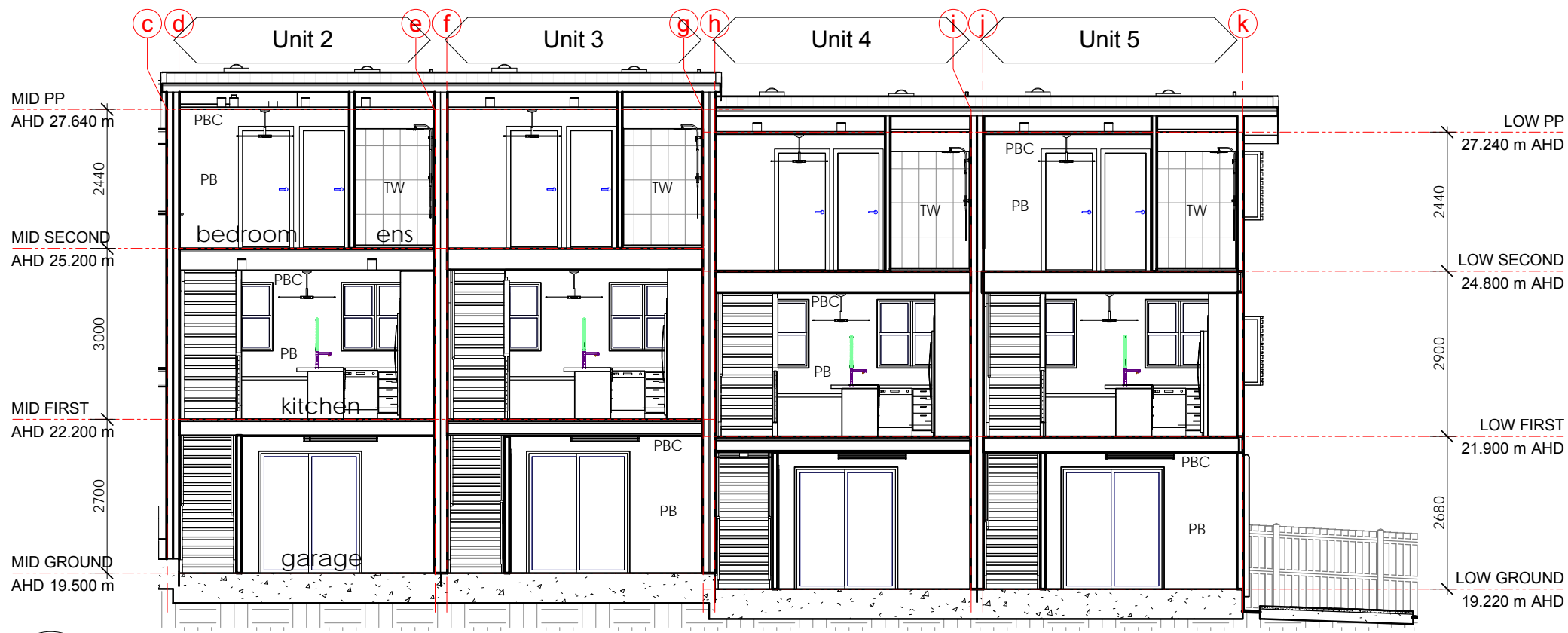
U1 Through Drive

WkgDwgs-IFBA

Job No
2014069

Dwg No
303ST

Issue
WD02



KEYNOTES LEGEND	
ITEM	DESCRIPTION
HWS	HOT WATER SYSTEM
PB	10mm PLASTERBOARD
PBC	10mm PLASTERBOARD TO CEILING
PLS	PANELIFT GARAGE DOOR - AUTO SLIMPANEL
ST-02	TIMBER STAIRS WITH TIMBER STRINGERS CLOSED RISERS-BY MANUFACTURER
TW	TILES (wall) AS SELECTED

insulation notes nominal:
 products as listed, or equivalent
walls:
 min R1.5 required
membrane -
 Bradford THERMOTUFF LD Breather to outside of timber stud frame
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
REFER PARTY WALL DETAILS FOR SPECIFIC PARTY WALL INSULATION

5 U2-5 Long North
 101FP 1:100



6 U2-5 Long South
 101FP 1:100

FOR CONSTRUCTION

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WD02	09.12.14	Issue 01			
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PWD	24.10.14	Issue 01			

Scale at A3
 1:100

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses
 at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

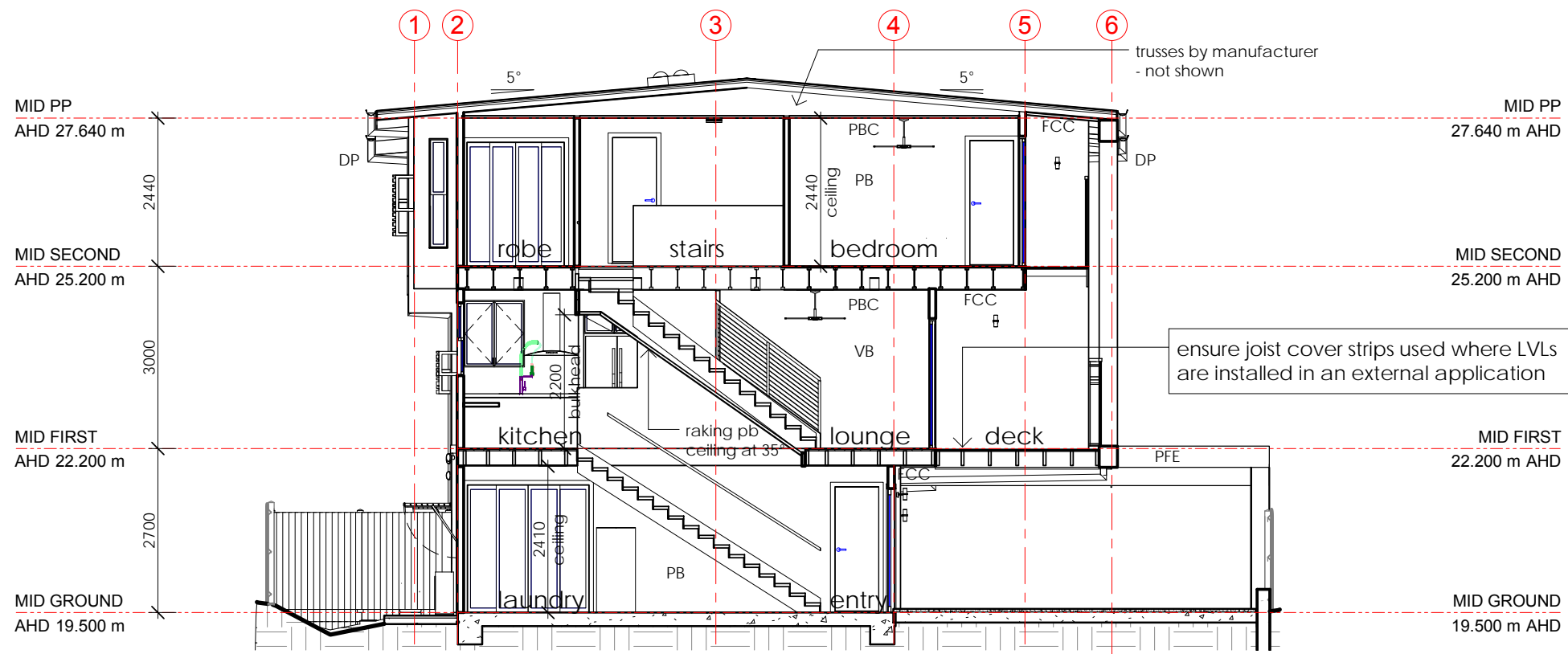
Sections U2-5 Long

Job No
2014069

Dwg No
321ST

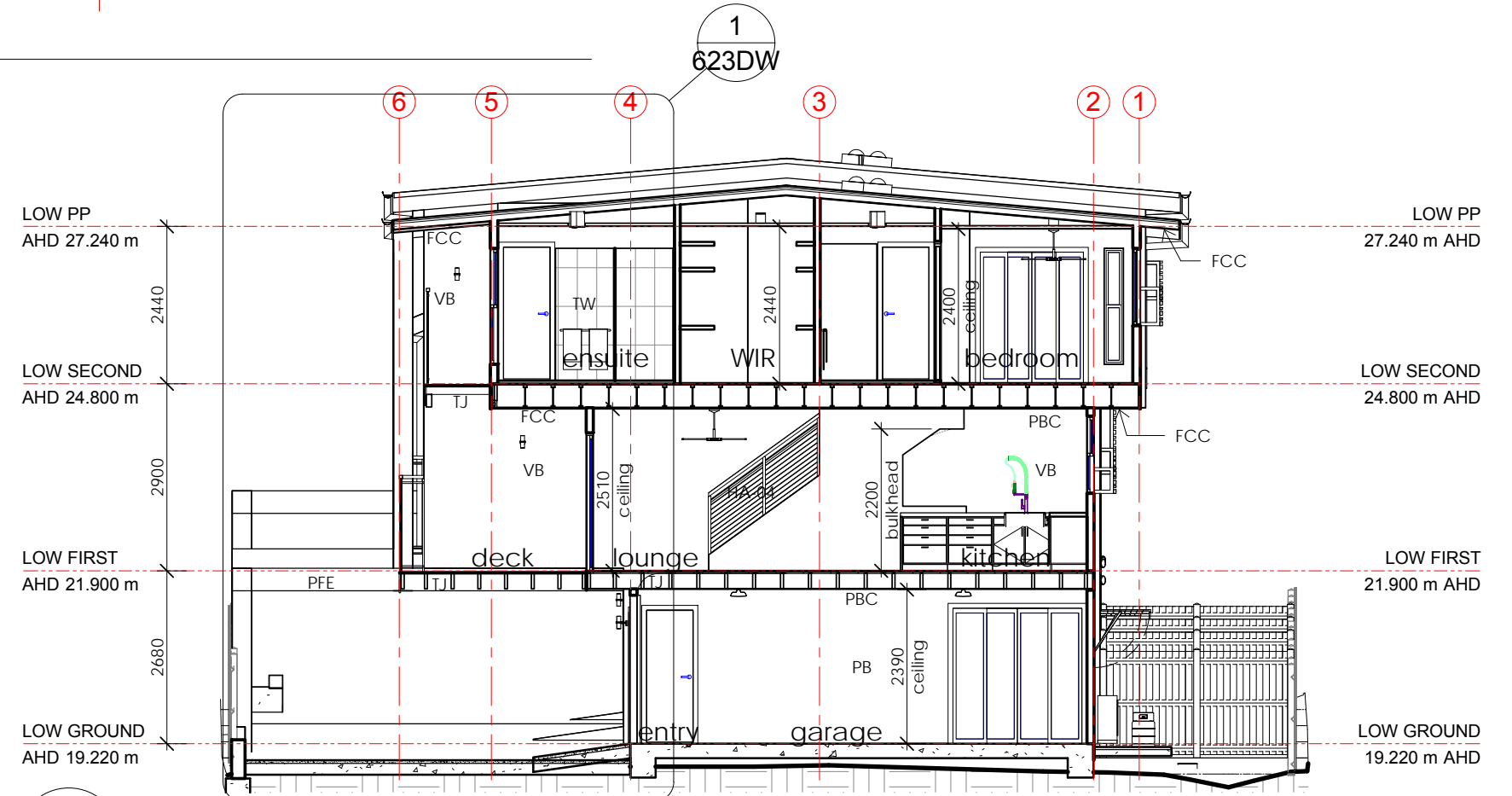
Issue
WD02

WkgDwgs-IFBA



KEYNOTES LEGEND	
ITEM	DESCRIPTION
DP	DOWNPIPE
FCC	6mm VERSILUX/HARDIFLEX FIBROUS CEMENT TO INTERNAL/EXTERNAL CEILING/SOFFIT
HA-04	HANDRAILS AS PER DETAILS
PB	10mm PLASTERBOARD
PBC	10mm PLASTERBOARD TO CEILING
PFE	PORTAL FRAME OVER - BY ENGINEER
TJ	TIMBER JOISTS SIZED BY ENGINEER
TW	TILES (wall) AS SELECTED
VB	9mm VILLABOARD

7 U2 Short section
101FP 1:100



8 U5 Short Section
101FP 1:100

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WD02	09.12.14	Issue 01			
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Scale at A3
1:100

Designed
RAM
Drawn
AB
Checked
PBL

Townhouses
at 1 Sunny Street
Chermide QLD 4032
for Nice Properties Pty Ltd

Sections U2-5 Short
WkgDwgs-IFBA

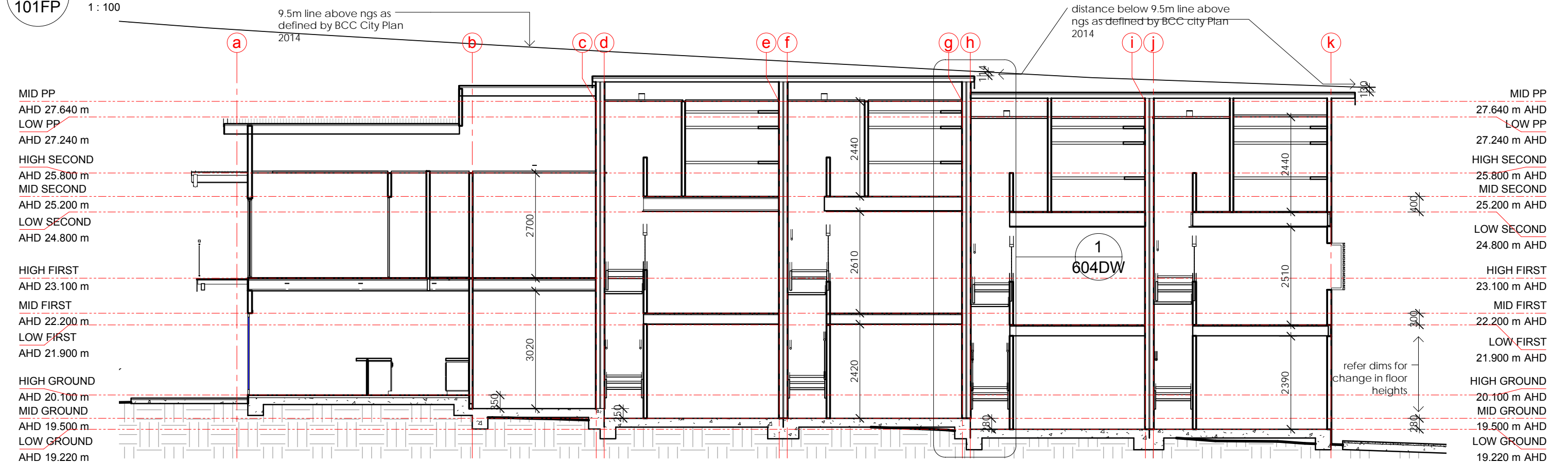
Job No
2014069
Dwg No
322ST
Issue
WD02

KEYNOTES LEGEND	
ITEM	DESCRIPTION
HA1	HARDIES AXON 150
HL2	HARDIES LINEA 180MM WEATHERBOARDS
HT3	HARDITEX COMPRESSED FIBRE CEMENT 9MM PAINTED WITH TEXTURED PAINT TO SELECTION

Driveway falls and overland flow considerations to be determined by Civil Engineer



9 Long Section through Driveway



10 U2-5 Section through Apex of Rooves and Floor Level Height differences

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101FP 1:100

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PWD	24.10.14	Issue 01			

Scale at A3
1:100

Designed
RAM

Drawn
AB

Checked
PBL

0 1 2m
1:100

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

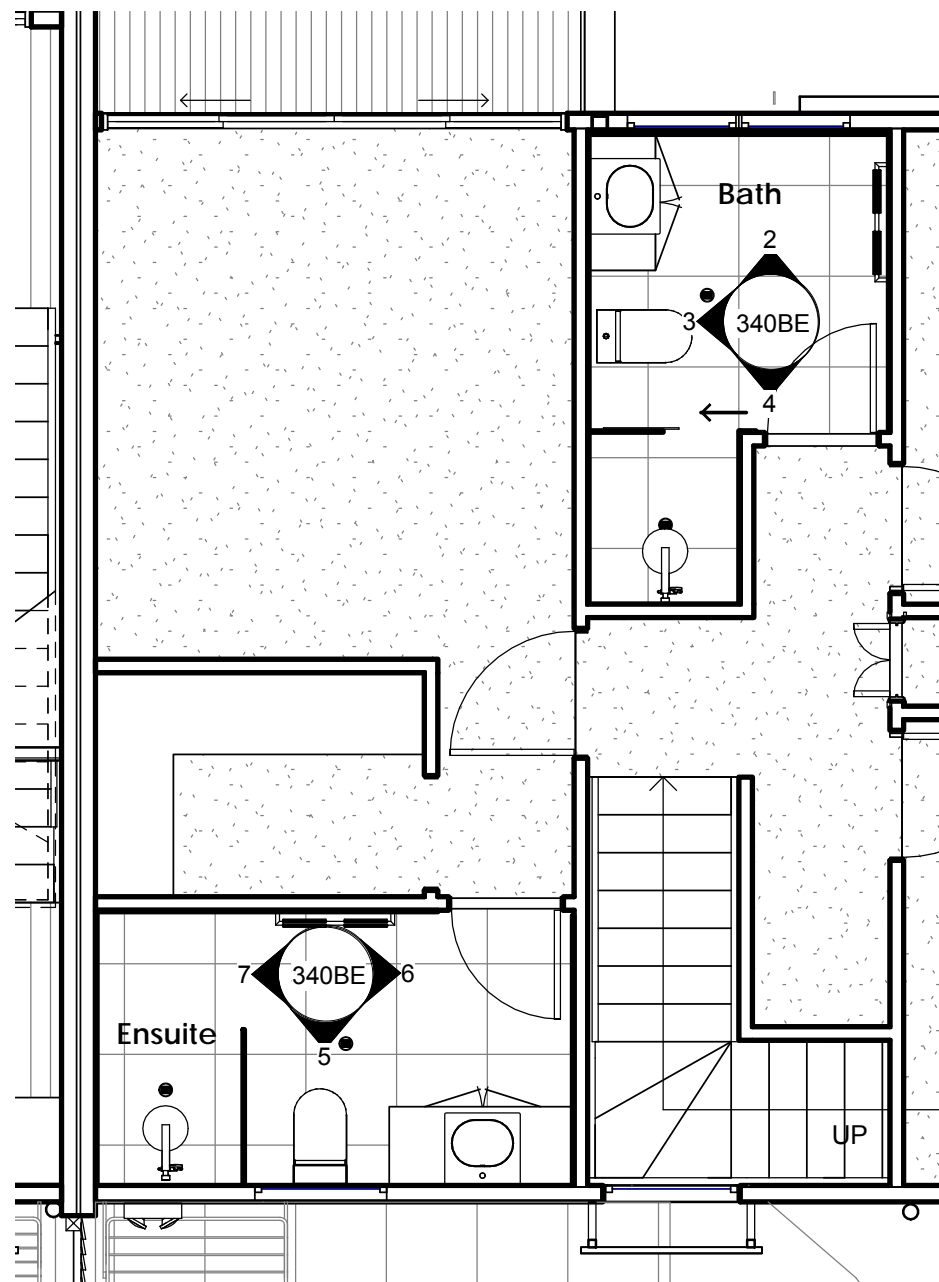
Sections Extra

WkgDwgs-IFBA

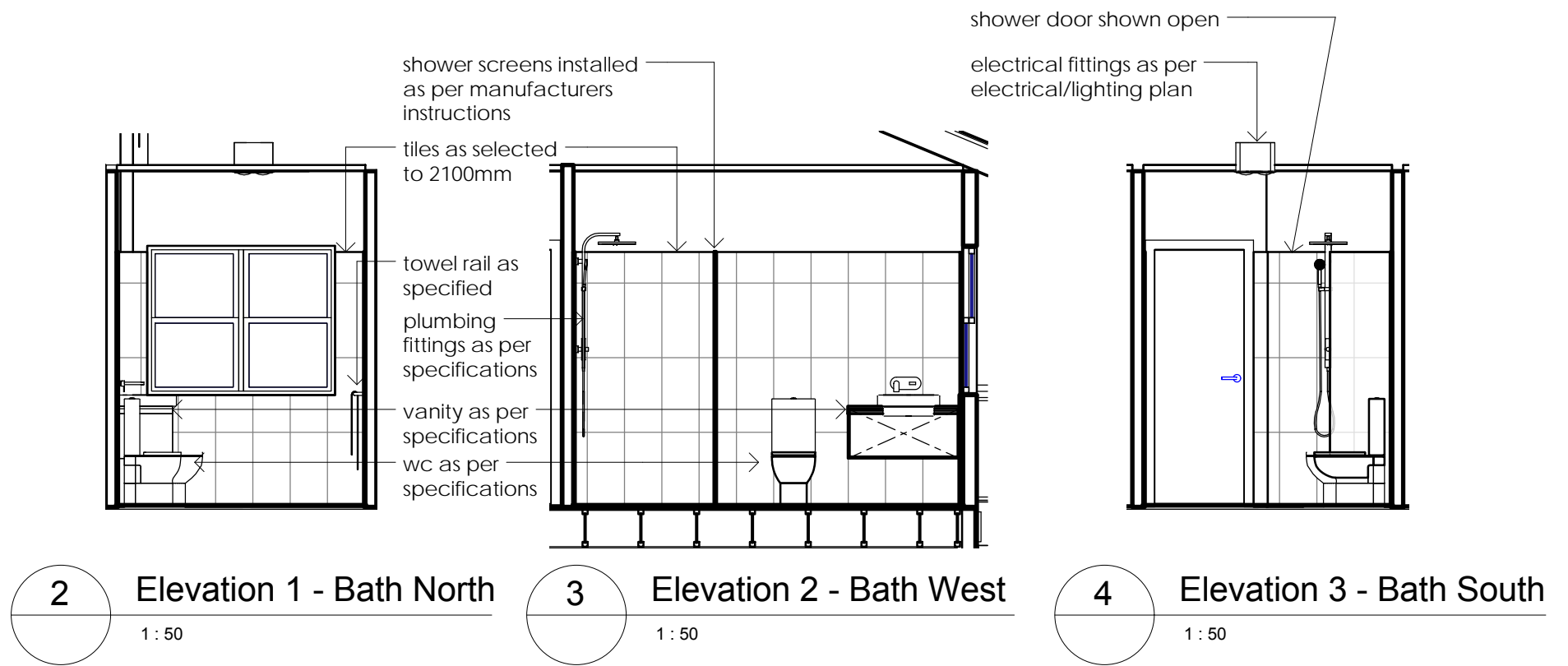
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Dwg No
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Issue
WD02



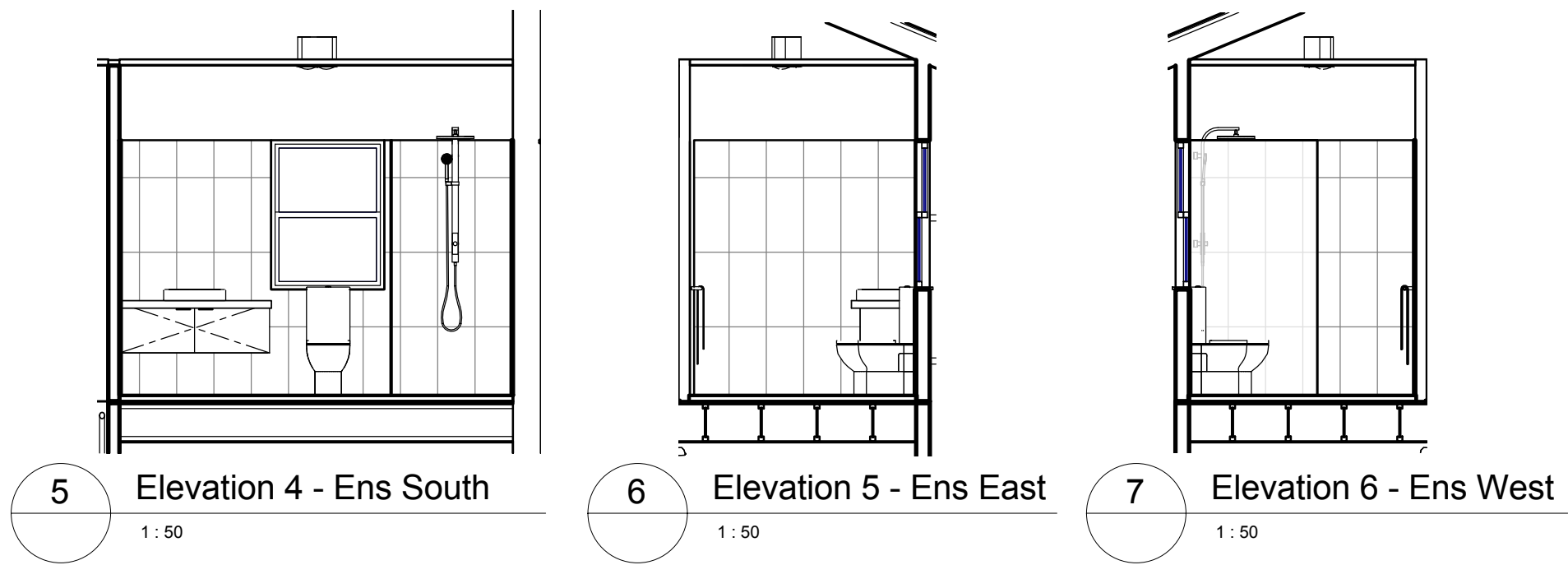
1 U1 Bathroom Plan
1 : 50



2 Elevation 1 - Bath North
1 : 50

3 Elevation 2 - Bath West
1 : 50

4 Elevation 3 - Bath South
1 : 50

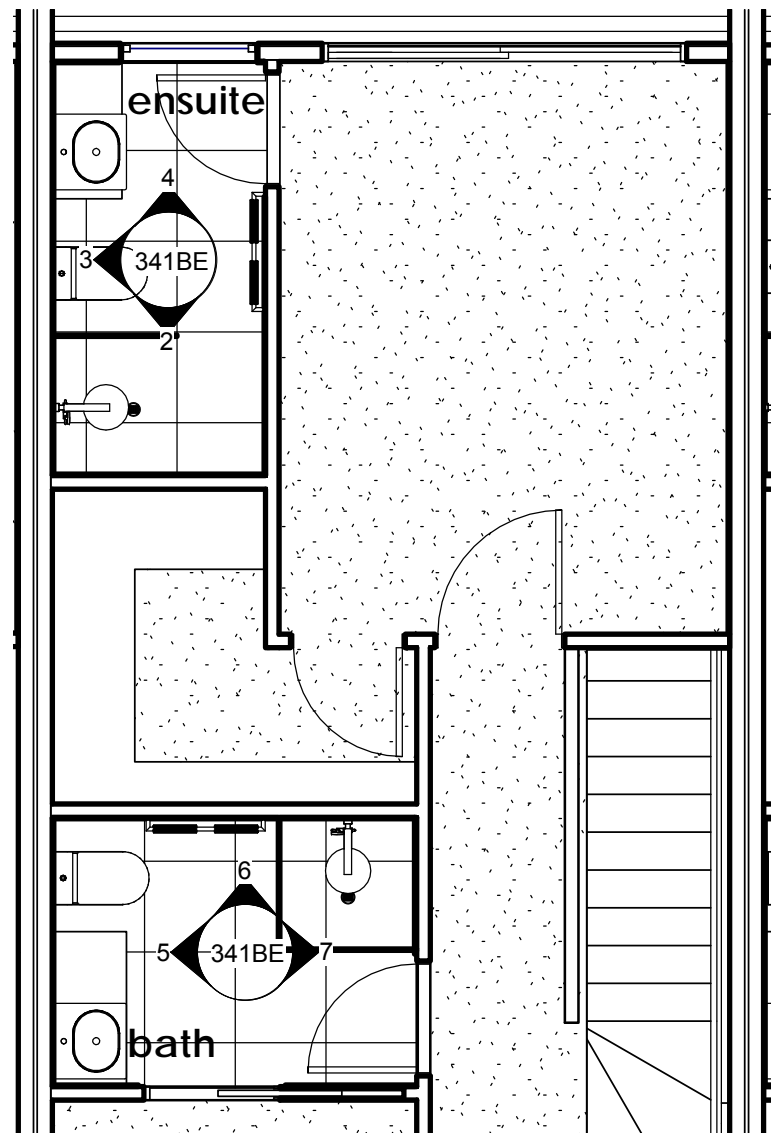


5 Elevation 4 - Ens South
1 : 50

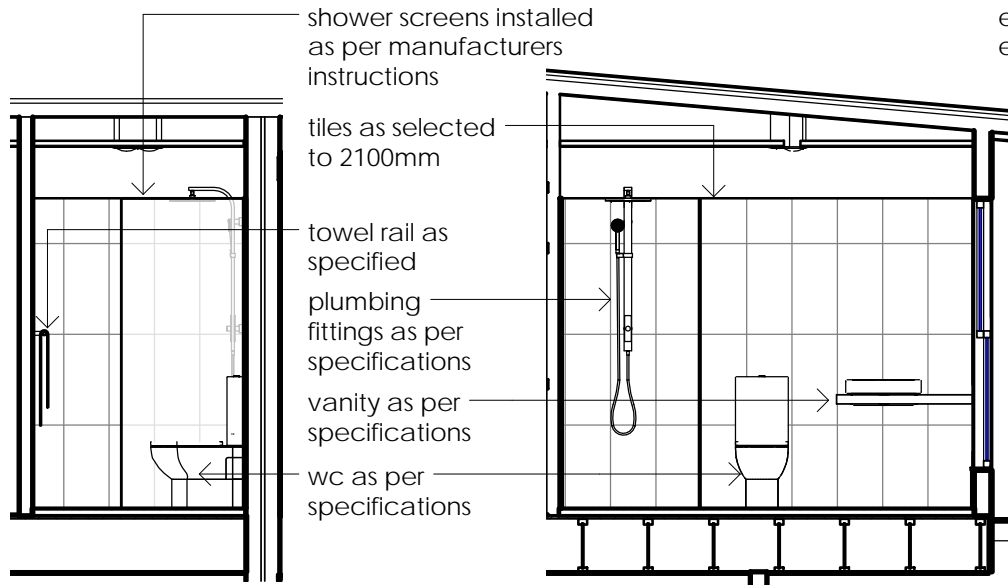
6 Elevation 5 - Ens East
1 : 50

7 Elevation 6 - Ens West
1 : 50

This drawing to be read in conjunction with developers specifications
All fittings and tiling indicative only

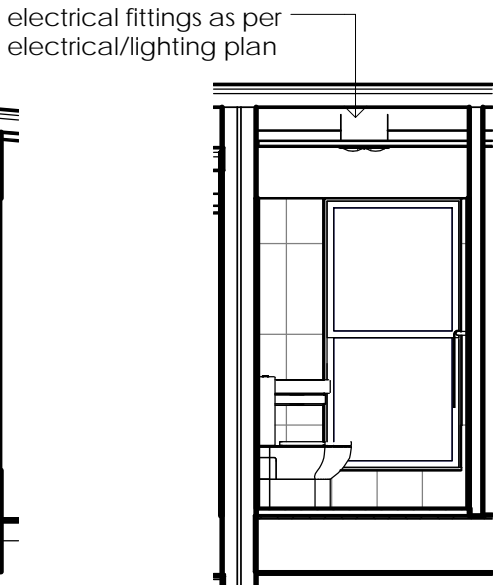


1 U2 - U5 L2 Bathroom Plan Typical
1 : 50

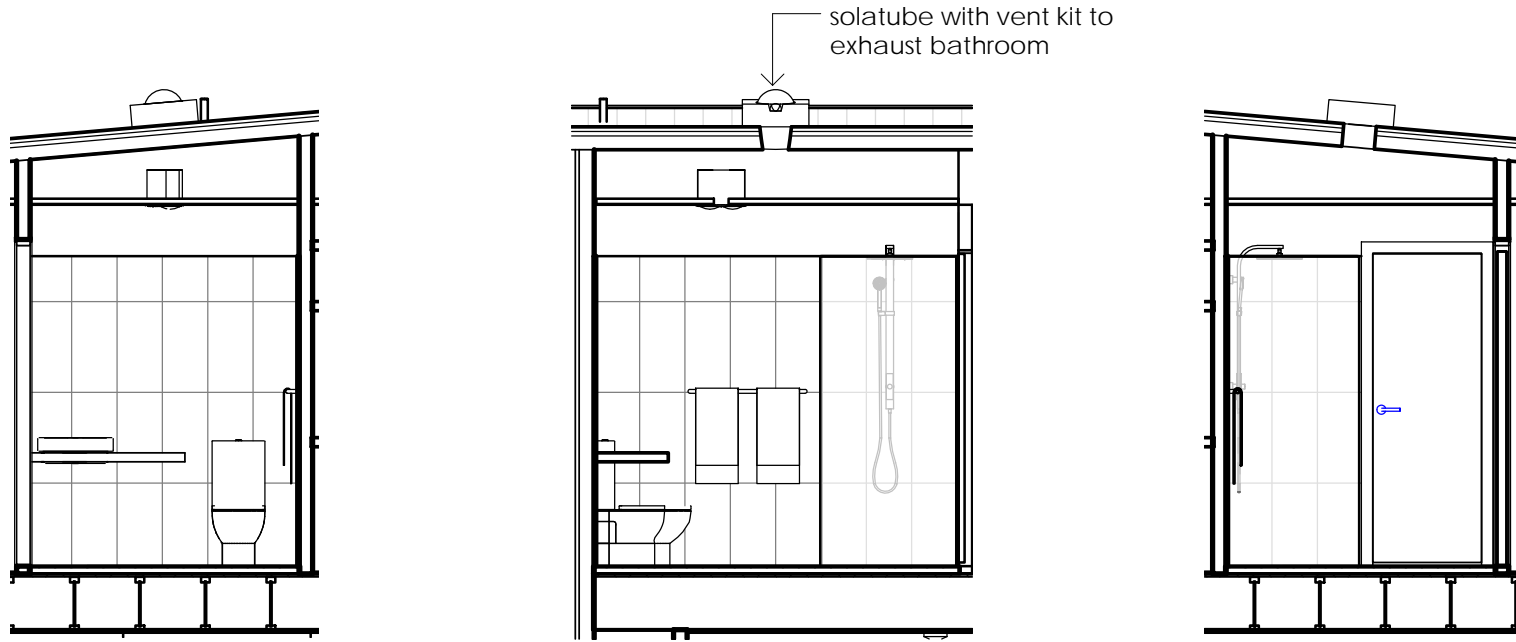


2 Elevation 1 - Ens South
1 : 50

3 Elevation 2 - Ens West
1 : 50



4 Elevation 3 - Ens North
1 : 50

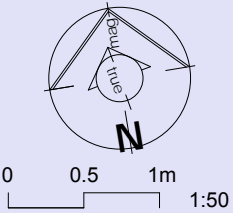


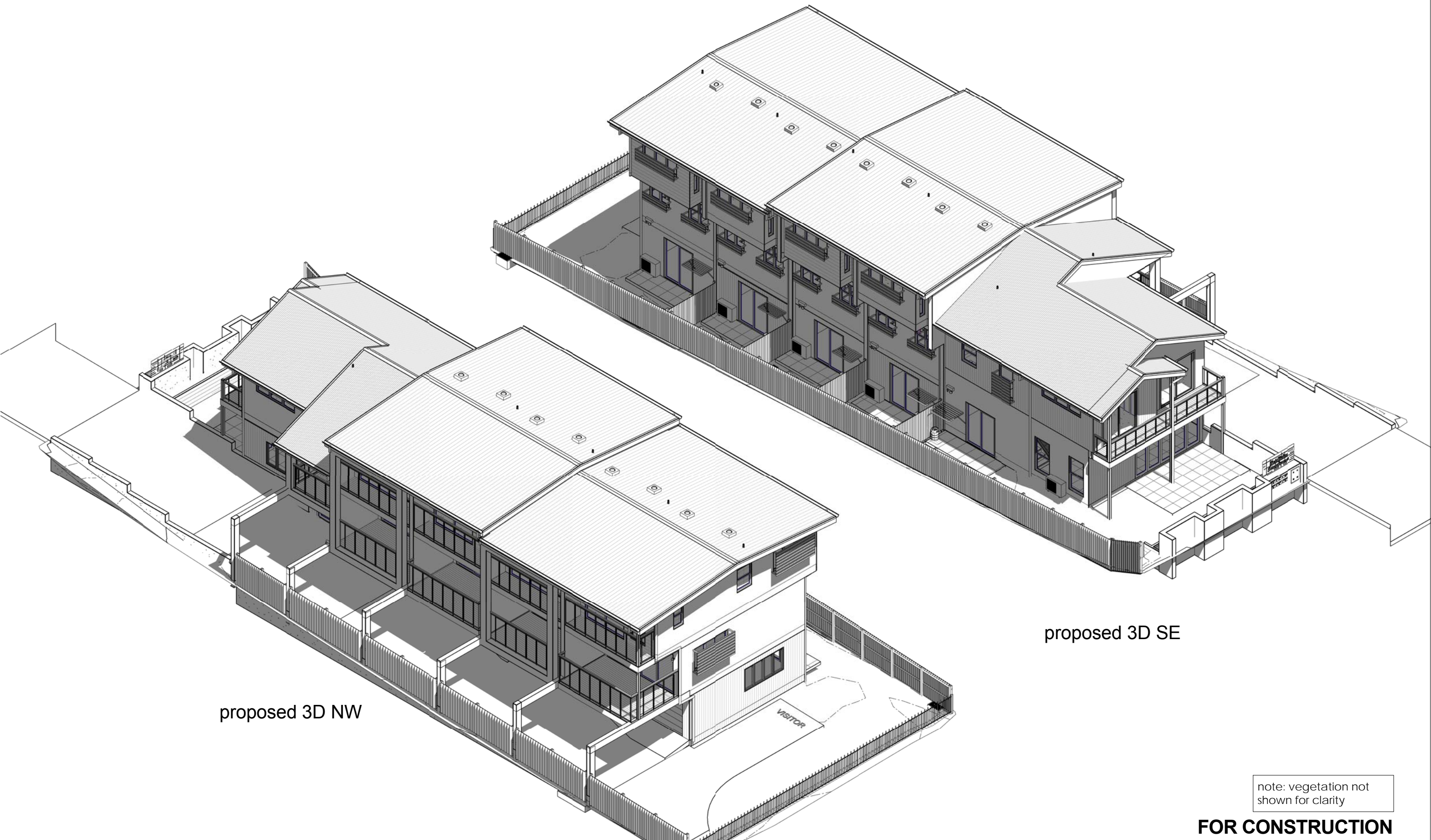
5 Elevation 4 - Bath West
1 : 50

6 Elevation 5 - Bath North
1 : 50

7 Elevation 6 - Bath East
1 : 50

This drawing to be read in conjunction with developers specifications
All fittings and tiling indicative only





proposed 3D SE

proposed 3D NW

note: vegetation not shown for clarity

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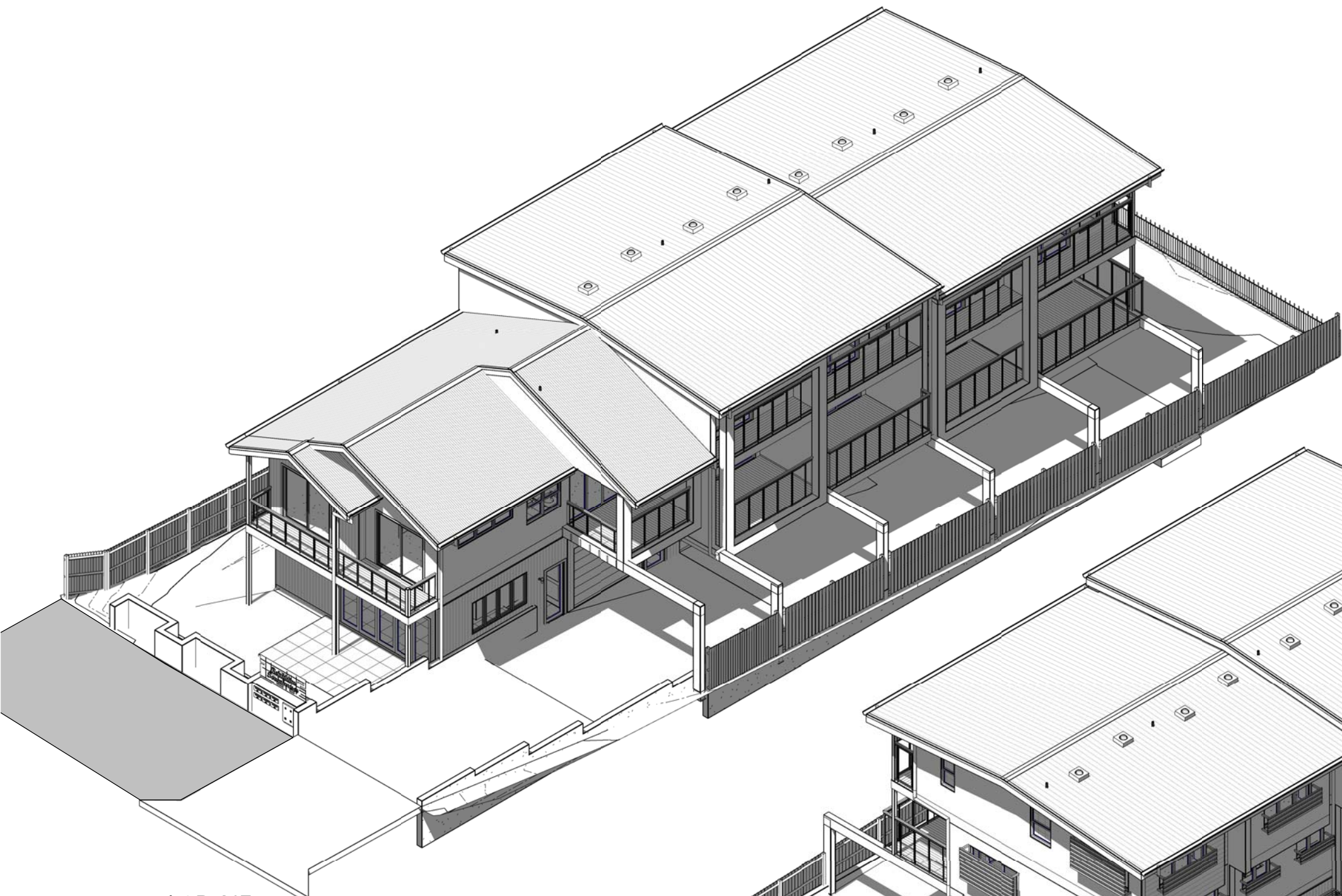
Scale at A3

Designed
RAM
Drawn
AB
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PBL

Townhouses
 at 1 Sunny Street
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External 3D's
 WkgDwgs-IFBA

Job No
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 Dwg No
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WD02



proposed 3D NE



proposed 3D SW

note: vegetation not shown for clarity

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Issue	Date	Issue Description

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Scale at A3
 1 : 10

Designed
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 AB
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Townhouses

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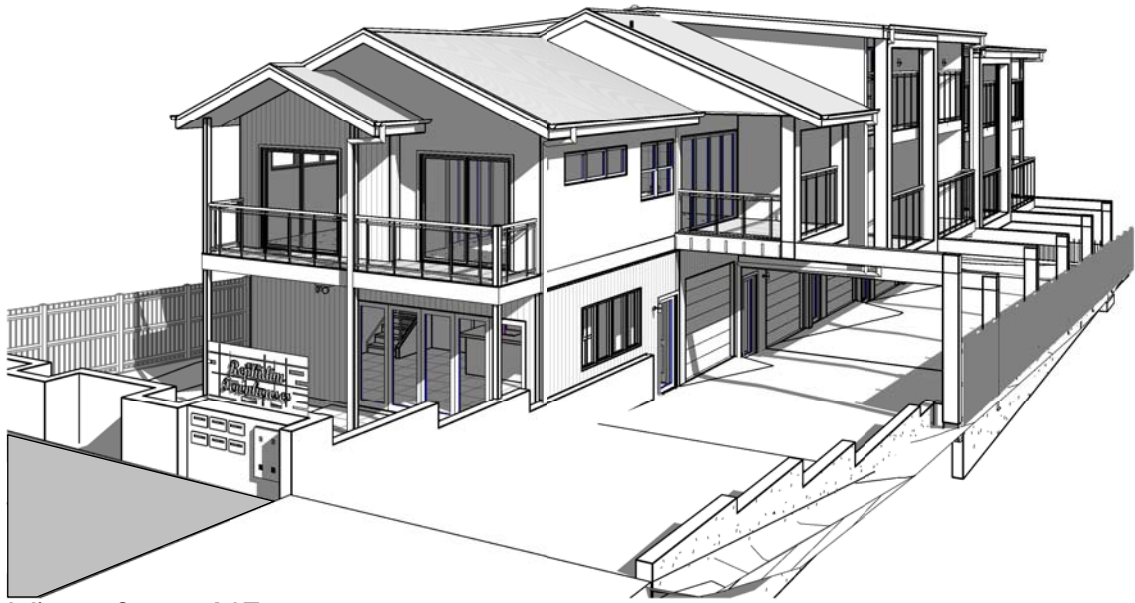
External 3D's

WkgDwgs-IFBA

Job No
2014069
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422PD
 Issue
WD02



View from SE



View from NE



View from SW



View from NW

note: vegetation not shown for clarity

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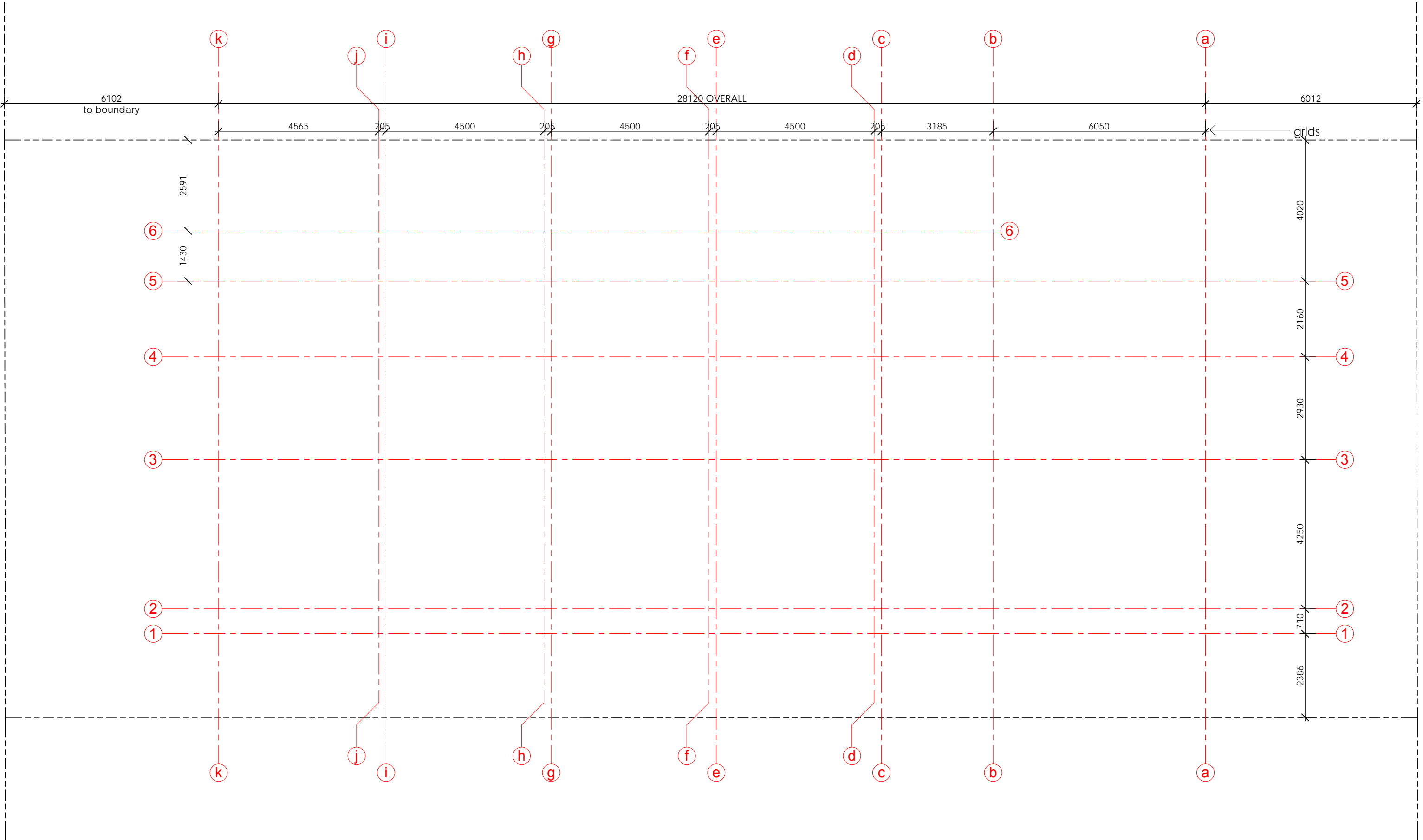
Issue	Date	Issue Description	Rev	Date	Revision Description
WD02	09.12.14	Issue 01			
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PWD	24.10.14	Issue 01			

Scale at A3
 1 : 10
 Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses
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External Perspectives
 WkgDwgs-IFBA

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WD02



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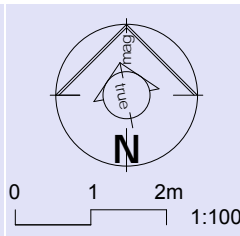
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WD02	09.12.14	Issue 01			



Scale at A3
1 : 100

Designed
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AB
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Townhouses

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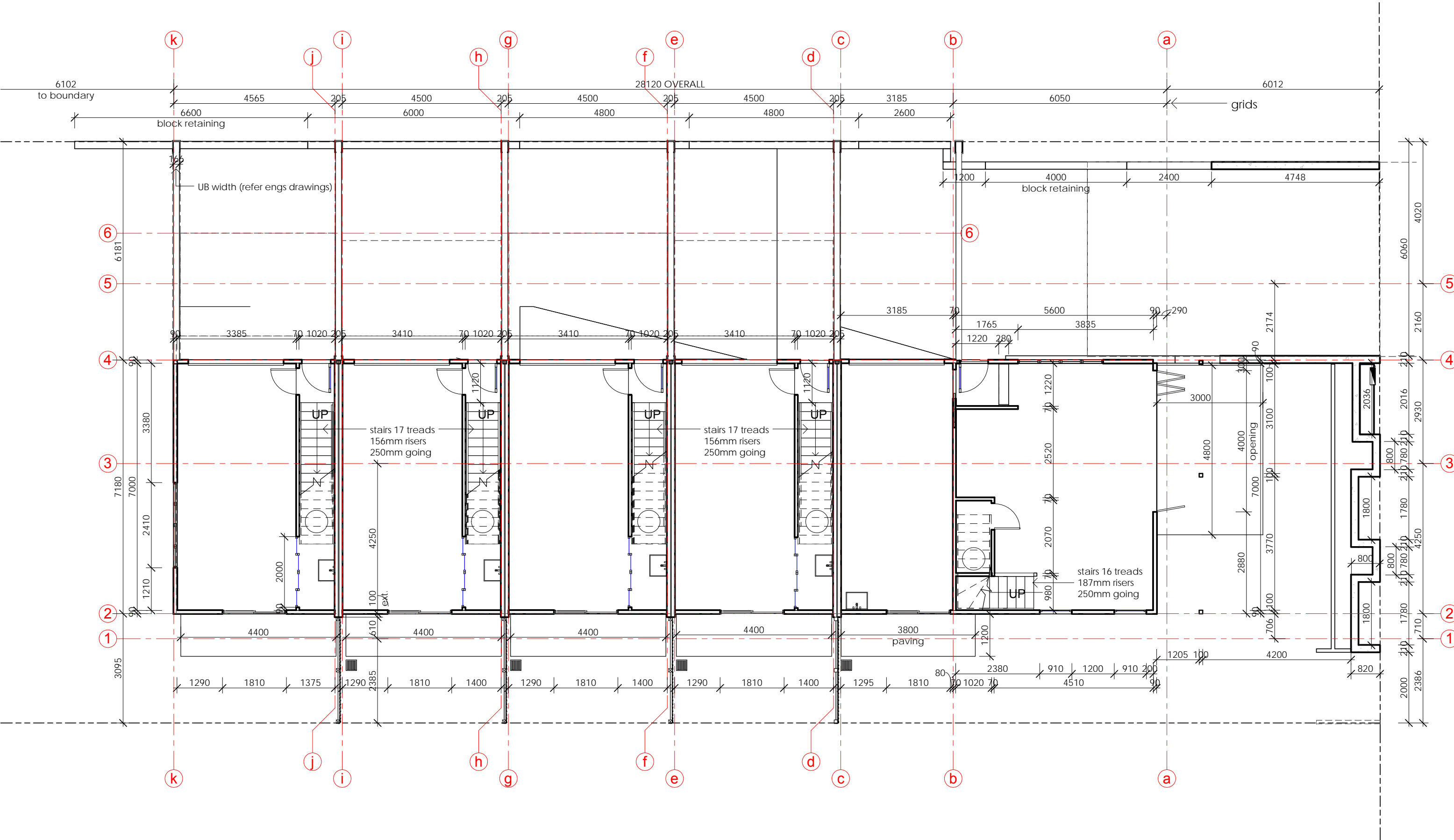
Setout Grids

WkgDwgs-IFBA

Job No
2014069

Dwg No
500ST

Issue
WD02



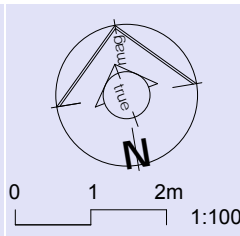
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Issue	Date	Issue Description	Rev	Date	Revision Description
WD02	09.12.14	Issue 01			
WD01	10.11.14	Issue 01			
PWD	24.10.14	Issue 01			



Scale at A3
 1 : 100

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

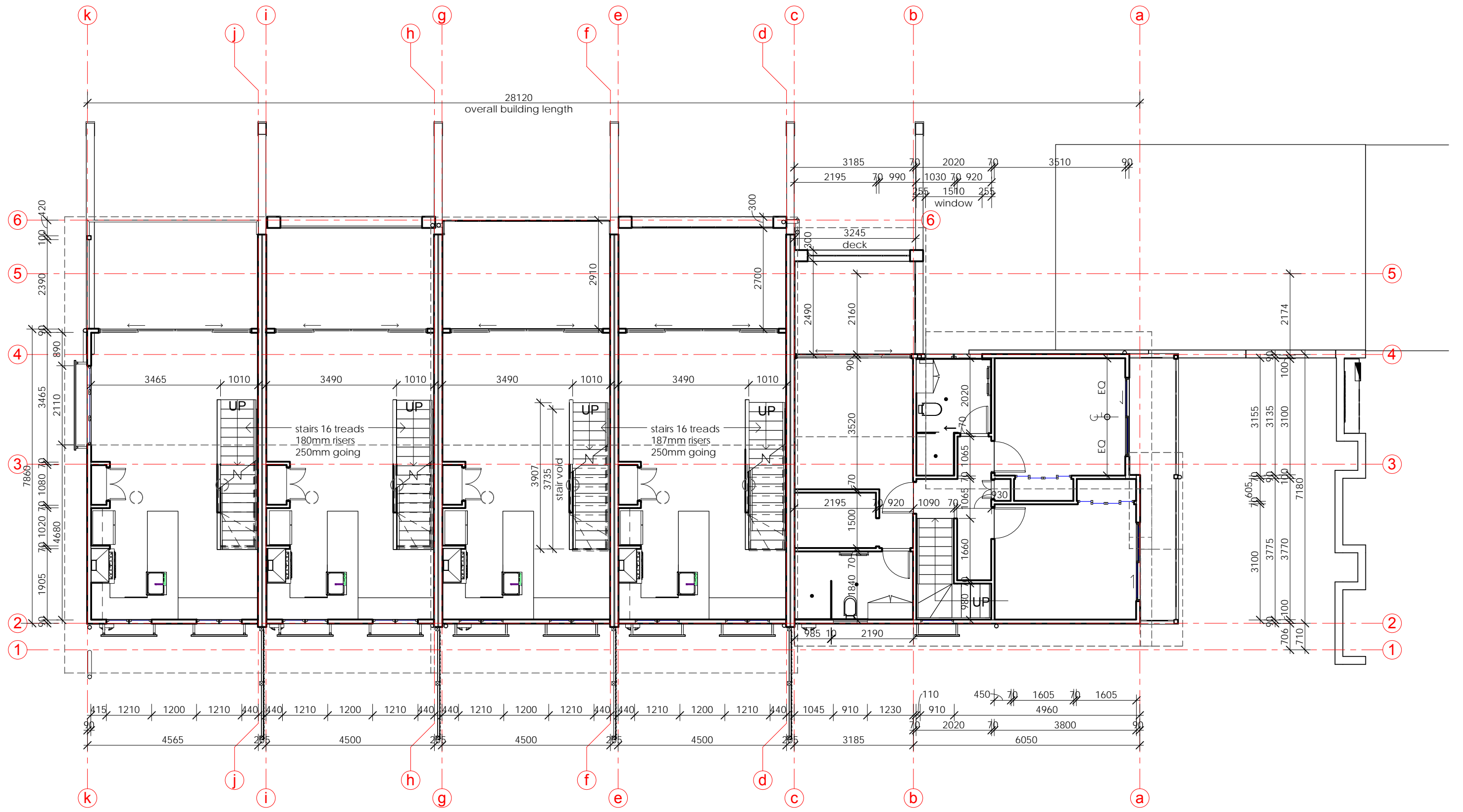
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WkgDwgs-IFBA

Job No
2014069

Dwg No
501SE

Issue
WD02



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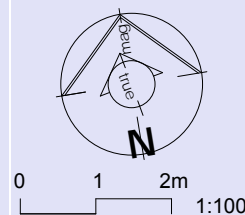
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WD02 09.12.14 Issue 01
WD01 10.11.14 Issue 01
PWD 24.10.14 Issue 01
Issue Date Issue Description

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1 : 100

Designed
RAM
Drawn
AB
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PBL

Townhouses

at 1 Sunny Street
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for Nice Properties Pty Ltd

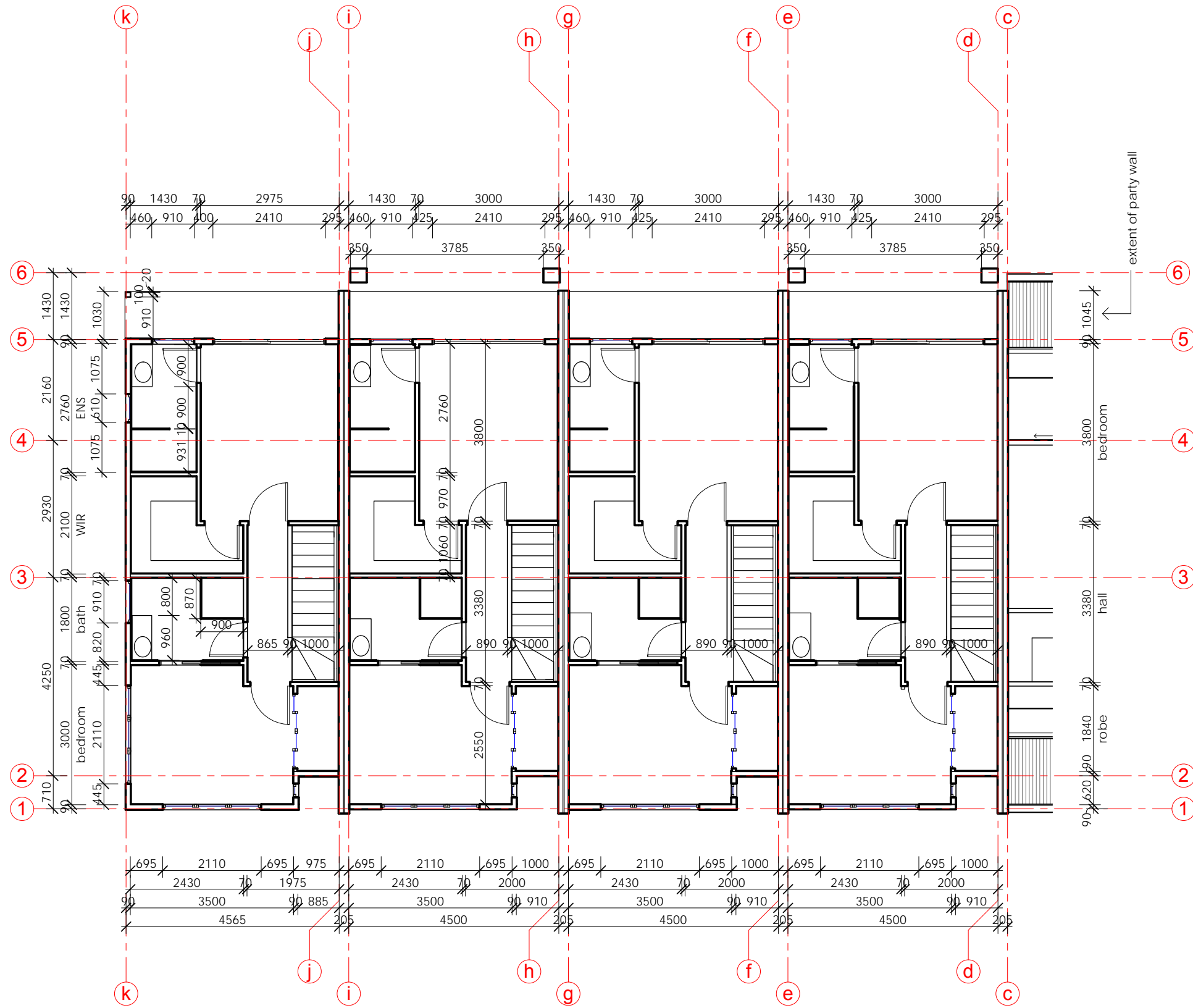
Level 1 Setout

WkgDwgs-IFBA

Job No
2014069

Dwg No
502SE

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WD02



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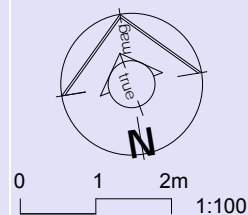
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PWD	24.10.14	Issue 01

Rev	Date	Revision Description



Scale at A3
 1 : 100

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses

at 1 Sunny Street
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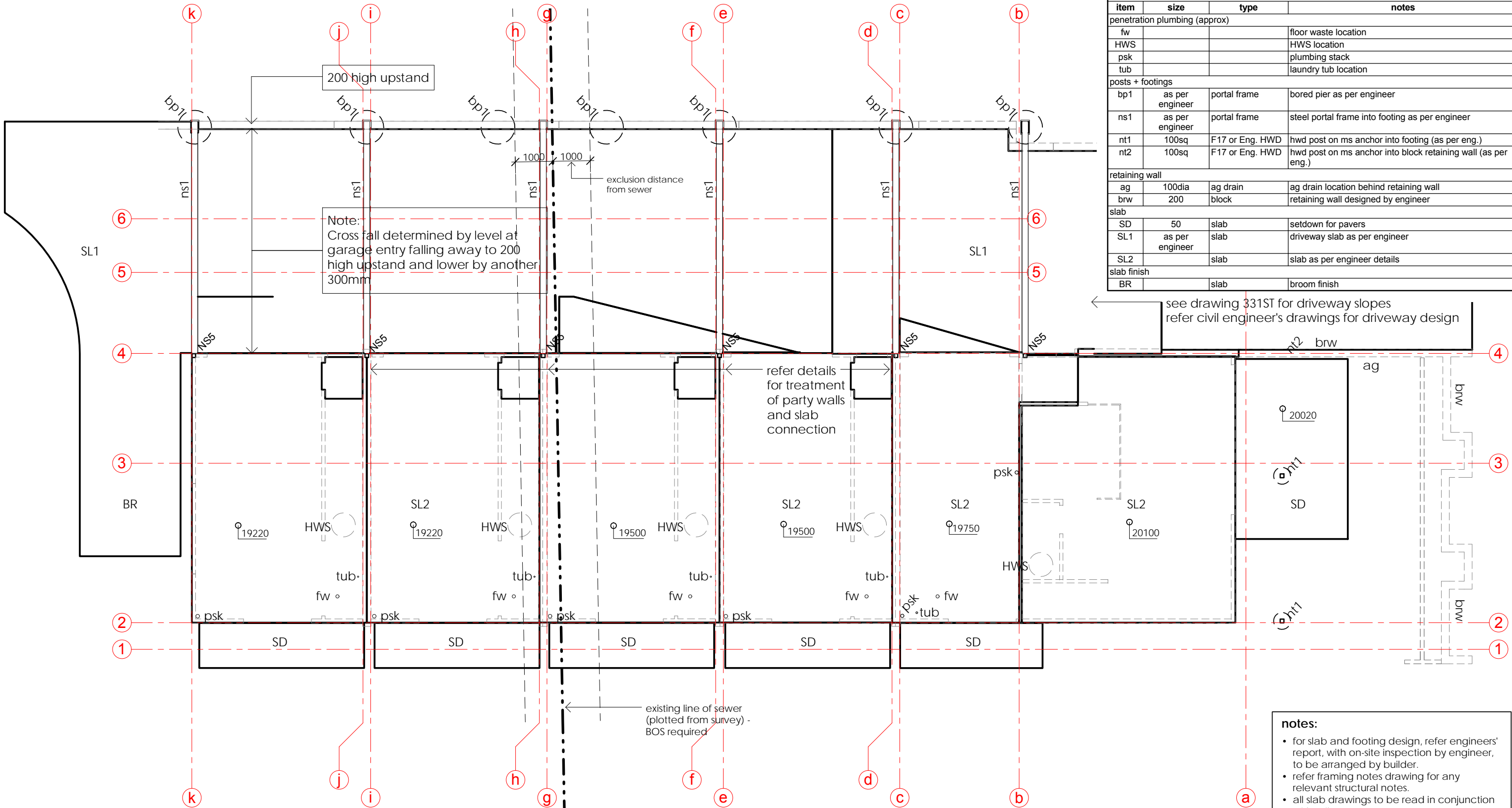
Level 2 Setout

WkgDwgs-IFBA

Job No
2014069

Dwg No
503SE

Issue
WD02



Legend slab plan			
item	size	type	notes
penetration plumbing (approx)			
fw			floor waste location
HWS			HWS location
psk			plumbing stack
tub			laundry tub location
posts + footings			
bp1	as per engineer	portal frame	bored pier as per engineer
ns1	as per engineer	portal frame	steel portal frame into footing as per engineer
nt1	100sq	F17 or Eng. HWD	hwd post on ms anchor into footing (as per eng.)
nt2	100sq	F17 or Eng. HWD	hwd post on ms anchor into block retaining wall (as per eng.)
retaining wall			
ag	100dia	ag drain	ag drain location behind retaining wall
brw	200	block	retaining wall designed by engineer
slab			
SD	50	slab	setdown for pavers
SL1	as per engineer	slab	driveway slab as per engineer
SL2		slab	slab as per engineer details
slab finish			
BR		slab	broom finish

Note:
Cross fall determined by level at garage entry falling away to 200 high upstand and lower by another 300mm

see drawing 331ST for driveway slopes
refer civil engineer's drawings for driveway design

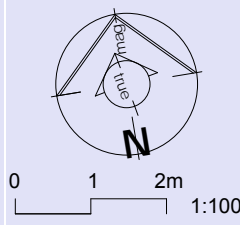
refer details for treatment of party walls and slab connection

- notes:**
- for slab and footing design, refer engineers' report, with on-site inspection by engineer, to be arranged by builder.
 - refer framing notes drawing for any relevant structural notes.
 - all slab drawings to be read in conjunction with soils test report.
 - Penetrations in slab are nominal only Refer hydraulics engineer's drawings for final design and placement of hydraulics

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Townhouses

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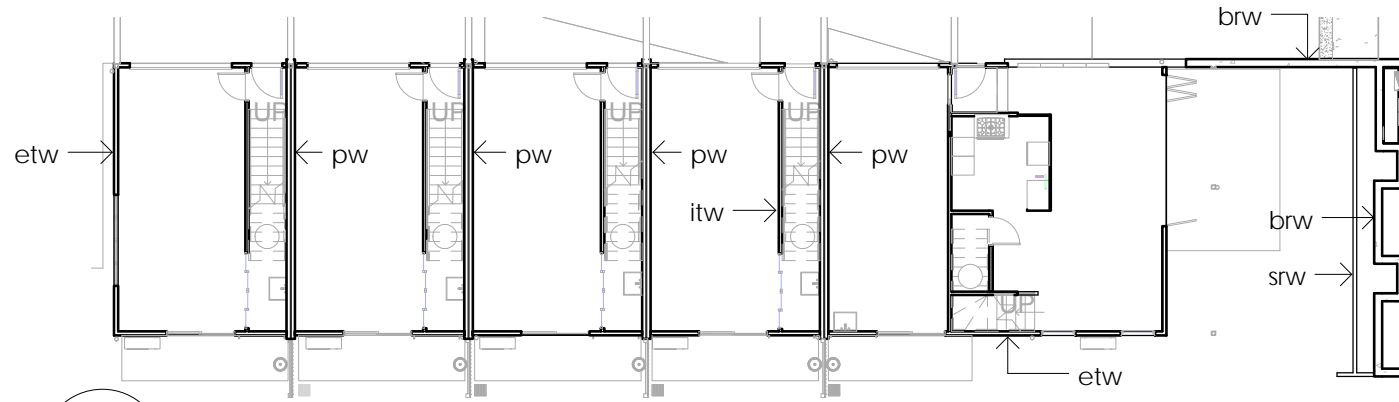
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Job No
2014069

Dwg No
510FT

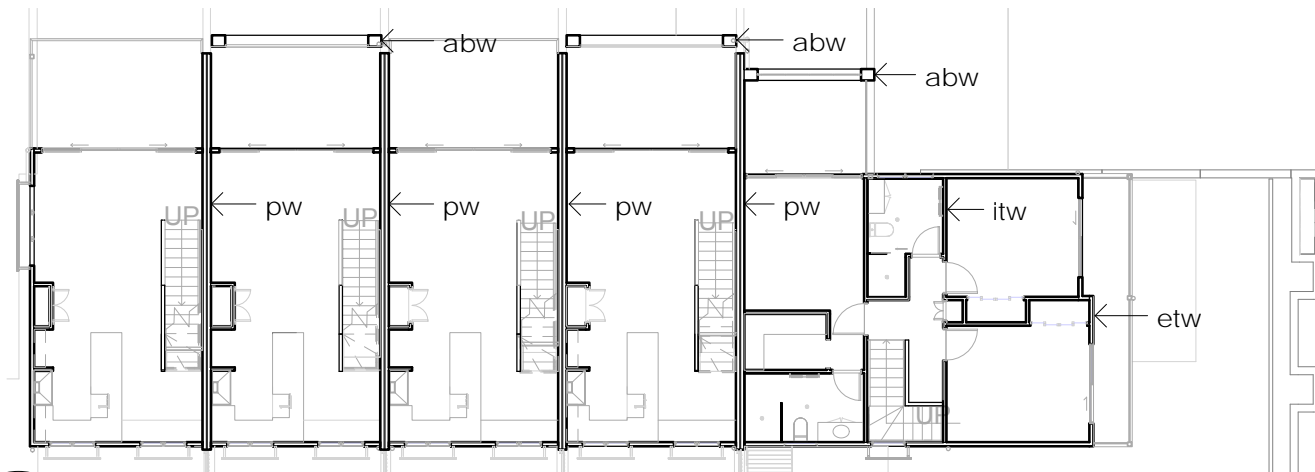
Issue
WD02

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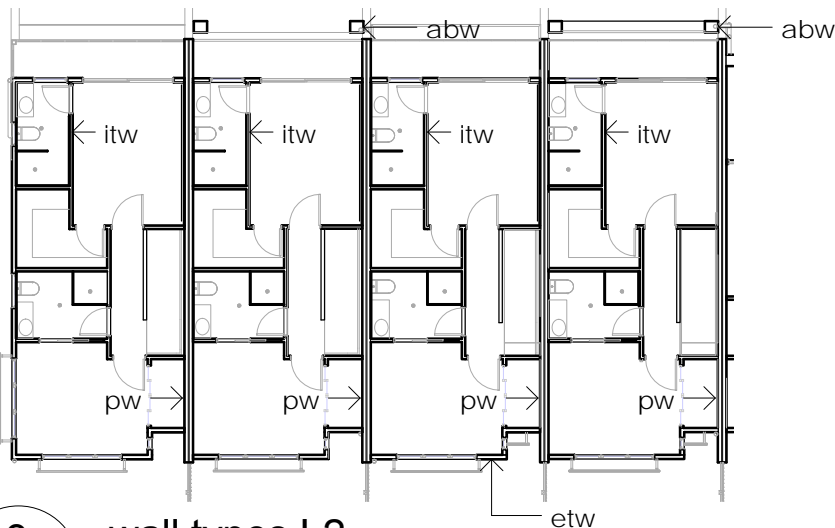
1 wall types L0

1 : 200



2 wall types L1

1 : 200



3 wall types L2

1 : 200

LEGEND

- abw architectural box wall - refer details for method of construction
- brw block retaining wall - refer engineer's drawings
- etw external timber framed wall - 90mm stud typical (refer elevations for external cladding types)
- itw internal timber framed walls - 70mm stud typical
- pw timber framed party walls with 9mm Villaboard to FRL 60/60/60 (refer details for construction. Ensure no penetrations through walls). pw provides Rw50+ STC rating.
- srw sleeper retaining wall - constructed if required by landscaper. wall height max 900mm



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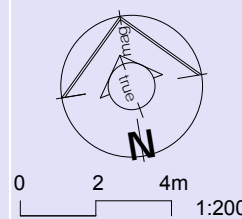
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Wall Types

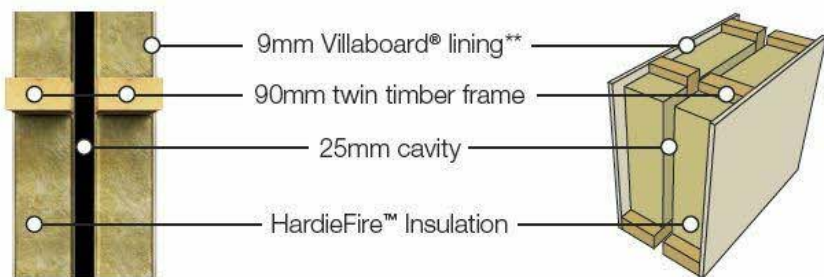
WkgDwgs-IFBA

Job No
2014069

Dwg No
511FT

Issue
WD02

HARDIESMART™ INTERTENANCY WALL SYSTEM



Designed for semi-detached common walls between tenancies in multi-residential developments, townhouses and terraces; requiring a Fire Resistance Level (FRL) of up to 1 hour and an acoustic rating $R_w + C_{tr} \geq 50$. This integrated solution will also provide you with excellent energy efficiency and bracing performance.

HardieFire™ Insulation Mineral wool insulation specifically designed for use in fire applications with HardieSmart™ systems.	Batt Sizes:	1160 x 560 x 85 mm (for 600mm spaced timber studs, 45mm wide) 1160 x 420 x 85mm (for 450mm spaced timber studs, 35 or 45mm wide)
	No. of pieces:	5 per pack
	Pack weight:	22.1 Kg approx. (for 560 x 1160 x 85mm) 16.6 Kg approx. (for 420 x 1160 x 85mm)
	Product Code:	305790 (for 560 x 1160 x 85mm) 305791 (for 420 x 1160 x 85mm)
	Density:	80 Kg/m³
	R Value:	2.5 m².K/W

All dimensions and masses provided are approximate only and subject to manufacturing tolerances. Masses are based on equilibrium moisture content of product.

FRL (minutes)	Timber Stud Size (mm)		Maximum stud spacing (mm) [#]	Min. Wall thickness (mm)	Max. Stud height (mm) [†]	Acoustic performance R_w ($R_w + C_{tr}$)	Thermal Performance (R-value) [†]	Bracing Performance (kN/m) [^]
	Depth	Width						
60/60/60 -/60/60	90	35 ^{^^}	450 [~]	223	3,000	60 (51) ^{**}	5.5	4.0-10.0
	90	45	600		3,300			

TABLE NOTES:

- * For increased heights, stud size may need to be increased. Where the height of an external wall exceeds 3.3m, the stud size must be increased to meet fire resistance requirements
- # Stud spacing is based on a load bearing capacity of 5 kN/stud. The stud spacing may be reduced in accordance to wind pressure installation requirements for the selected external cladding product, please refer to the relevant and respective literature for more information. The loadbearing capacities of the timber-framed walls must be determined in accordance with AS1684 'Residential timber-framed construction' and AS1720.1 'Timber structures'
- † Thermal value is based on using a single reflective vapour permeable membrane (e.g. HardieWrap™ weather barrier) with an emissivity of 0.16. The total R-values for common systems are in accordance with AS4859.1:2002 and Amendment 1:2006 Materials for Thermal Insulation of Buildings. Note that the R-value will be reduced in cavities that are ventilated.
- ^ Additional fastener and design considerations may be required. Refer to James Hardie Structural Bracing Application guide for more information.
- ~ Stud spacing may be increased to 600mm centres with a reduced loadbearing capacity of 3.4 kN/stud. Please note that if specifying 600mm centres, cutting of HardieFire™ Insulation will be required as sizes have been optimised for 45mm studs at 600mm and 35mm studs at 450mm centres. It is recommended to install 560mm batts horizontally to minimise cutting. Ensure a 5mm compression throughout and no gaps.
- ^^ A larger minimum timber stud size may be required, Please refer to framing section under design considerations.
- ** When an acoustic rating of $R_w + C_{tr}$ of 46 or less is required, 6mm Villaboard® lining may be used in lieu of 9mm Villaboard® lining.

CONSTRUCTION DETAILS

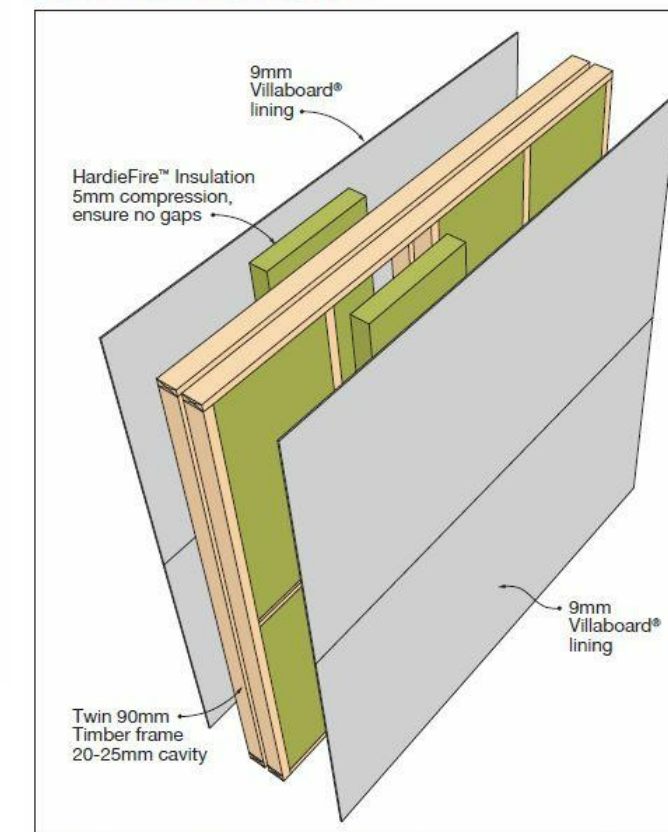


FIGURE 1 HARDIESMART™ INTERTENANCY WALL SYSTEM LAYOUT

BASE DETAILS

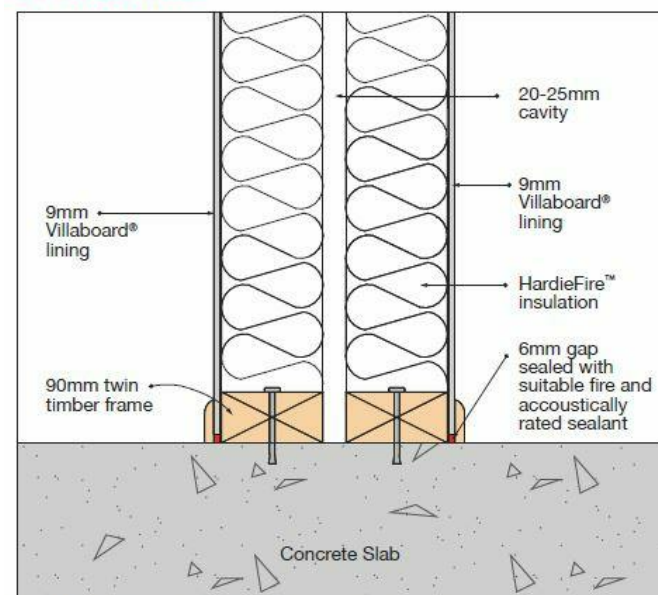


FIGURE 2 HARDIESMART™ INTERTENANCY WALL SYSTEM BASE TO SLAB

where party walls occur, construction of the wall should continue out to fascia from underside of roofing iron to eaves sheeting to achieve a 60/60/60 FRL between units throughout the building

Details taken from: HARDIESMART™ INTERTENANCY WALL SYSTEM – DESIGN GUIDE
 Builder to obtain a copy of this design guide and installation manuals for all Hardies products to ensure correct application and treatment of these products. Design Guides are available from www.jameshardie.com.au

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WD02 09.12.14 Issue 01	Issue	Date	Issue Description	Rev	Date	Revision Description
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Scale at A3

Townhouses

Designed
 RAM
 Drawn
 AB
 Checked
 Checker

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Details - Party Wall

WkgDwgs-IFBA

Job No
2014069
 Dwg No
601DG
 Issue
WD02

FLOOR JUNCTIONS

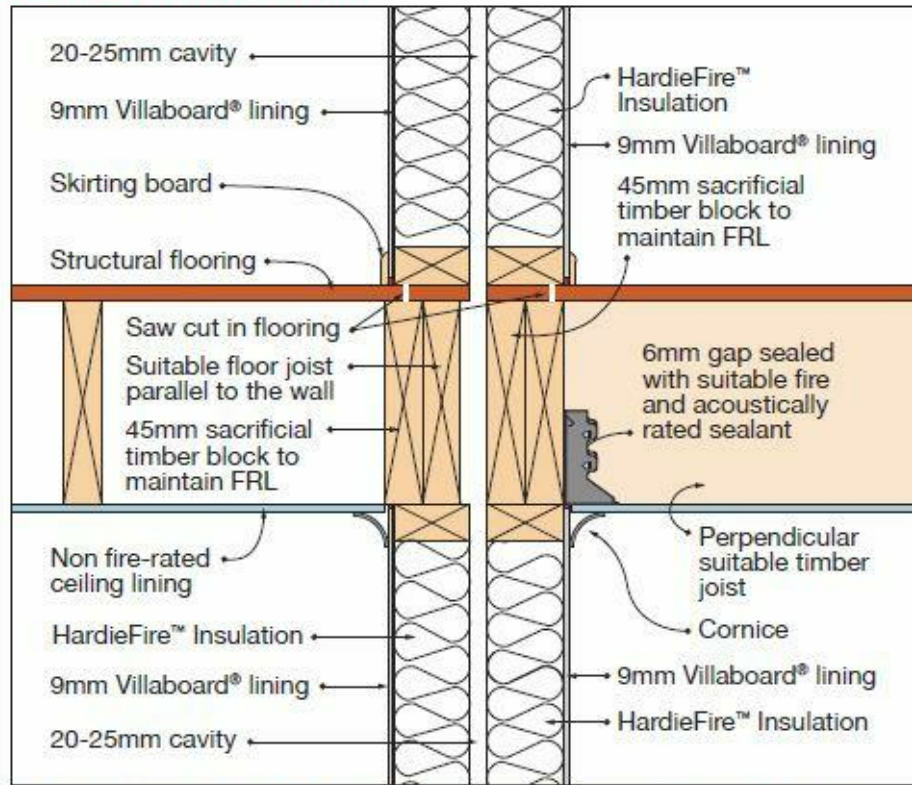


FIGURE 4 HARDIESMART™ INTERTENCY WALL SYSTEM WITH UPPER STOREY FLOOR OPTION 1

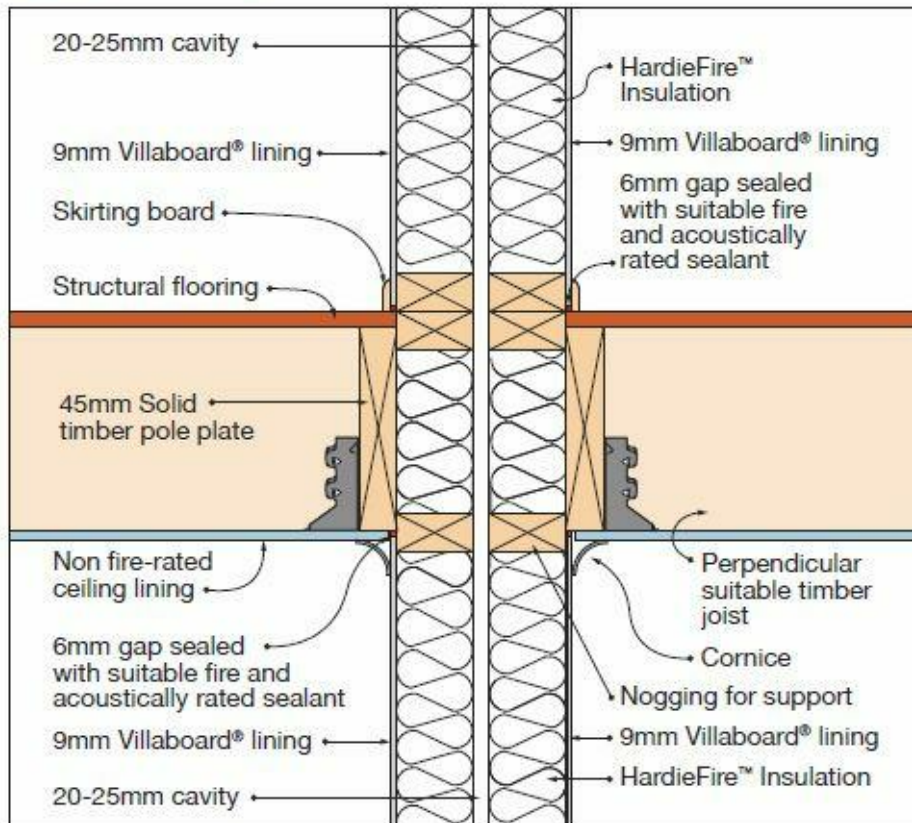


FIGURE 5 HARDIESMART™ INTERTENCY WALL SYSTEM WITH UPPER STOREY FLOOR OPTION 2

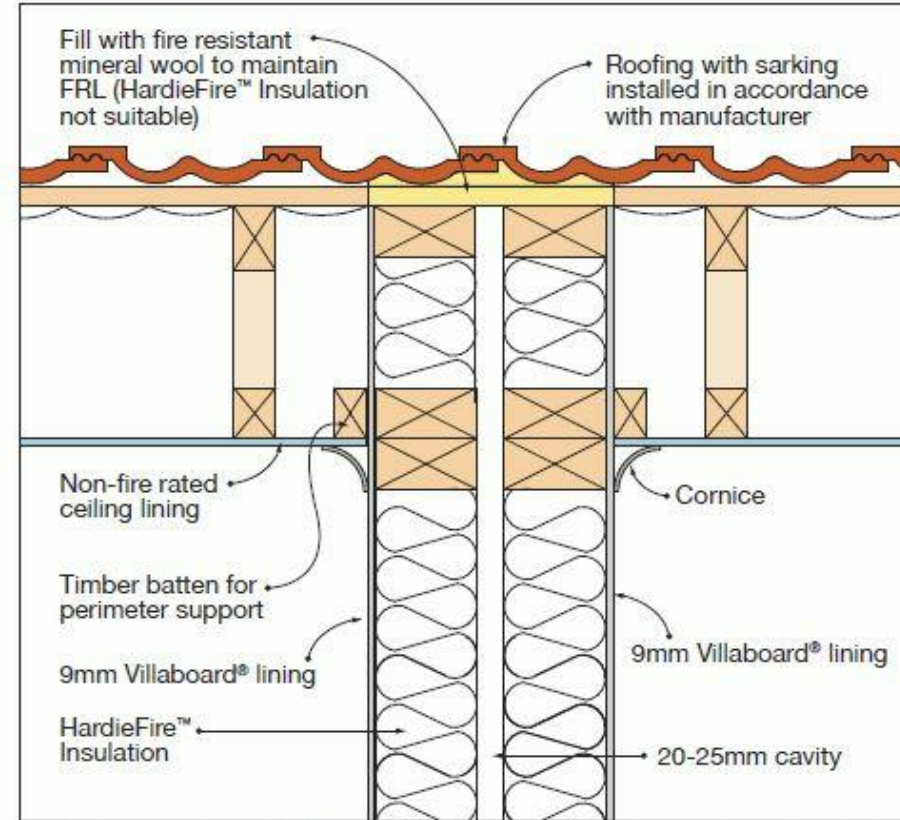


FIGURE 7 HARDIESMART™ INTERTENCY WALL SYSTEM WITH PARALLEL ROOF TRUSSES

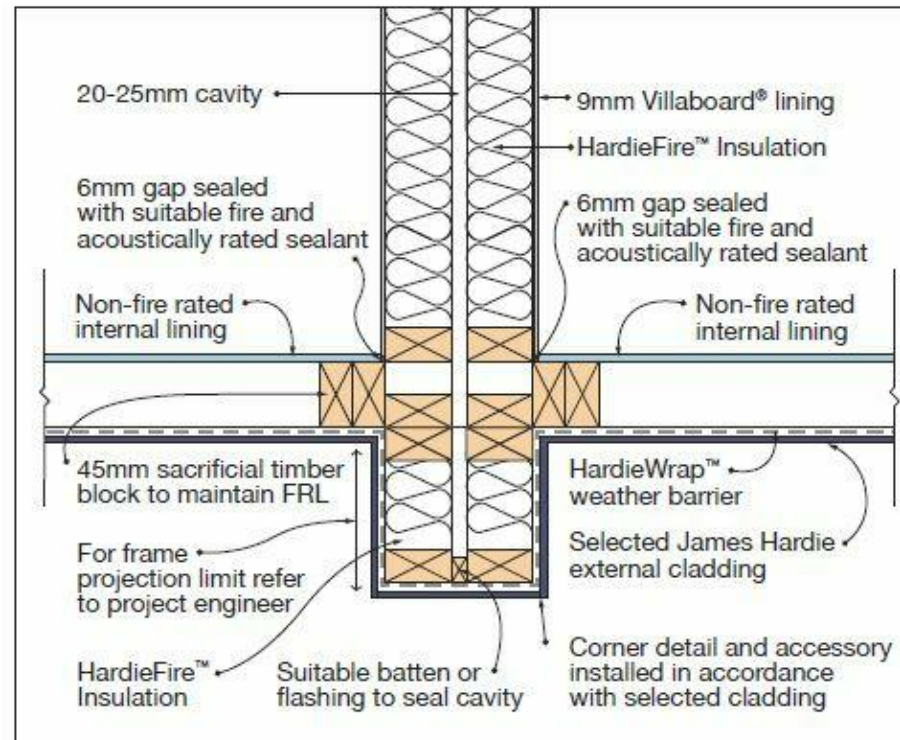


FIGURE 13 HARDIESMART™ INTERTENCY WALL SYSTEM EXTERNAL PROJECTION TO LIGHTWEIGHT FAÇADE

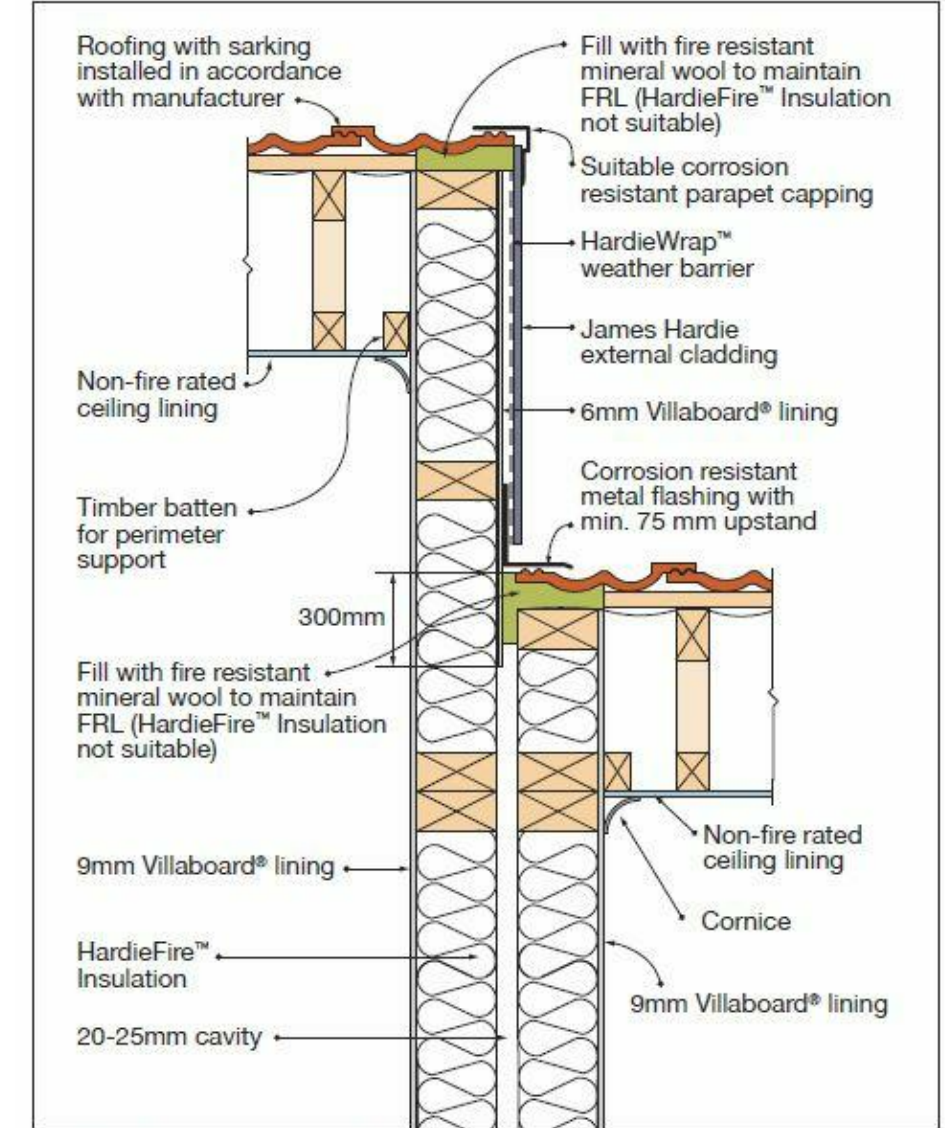


FIGURE 9 HARDIESMART™ INTERTENCY WALL SYSTEM TO HARDIESMART™ BOUNDARY WALL SYSTEM ABOVE

Details taken from: HARDIESMART™ INTERTENCY WALL SYSTEM - DESIGN GUIDE
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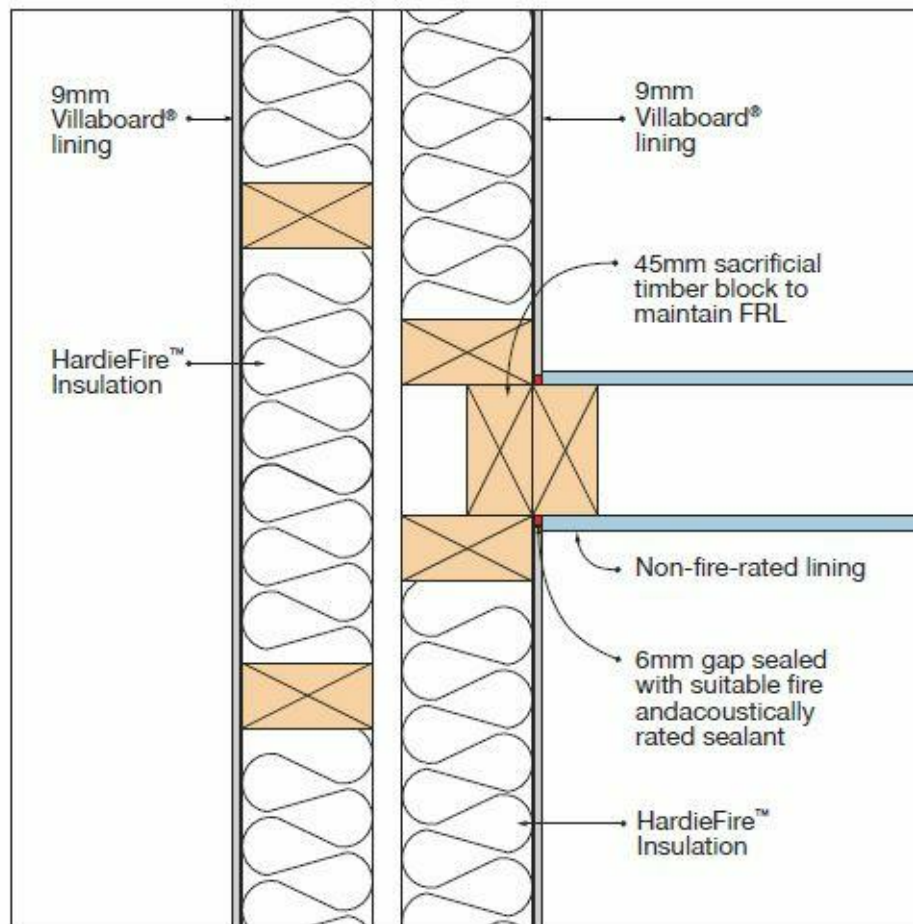


FIGURE 15 HARDIESMART™ INTERTENCY WALL SYSTEM TO NON-FIRE-RATED INTERNAL PARTITION WALL

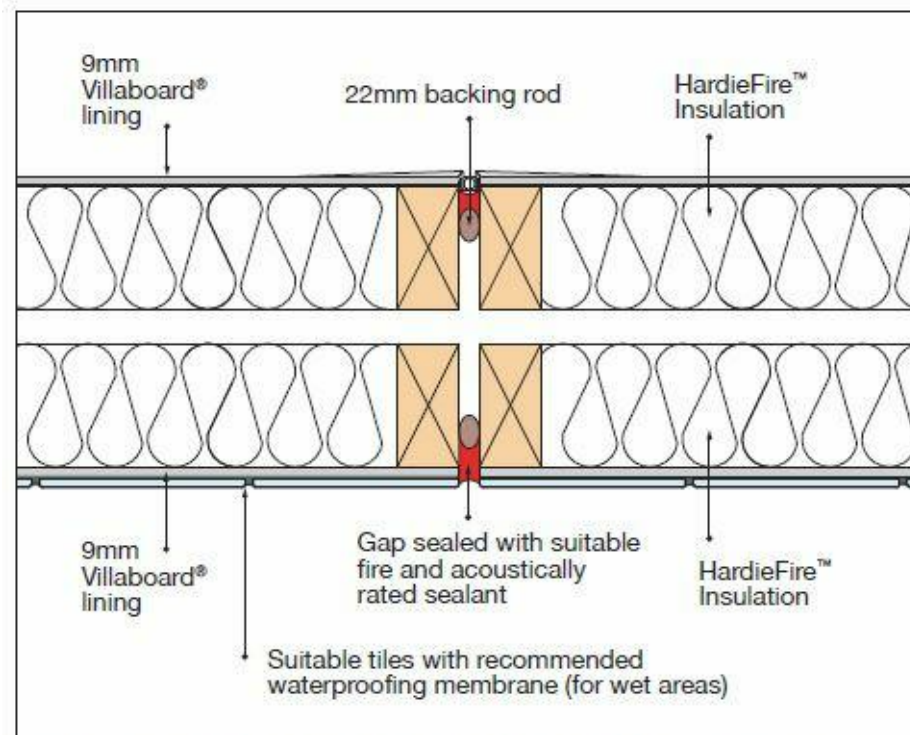


FIGURE 16 VILLABOARD® LINING CONTROL JOINT IN HARDIESMART™ INTERTENCY WALL SYSTEM

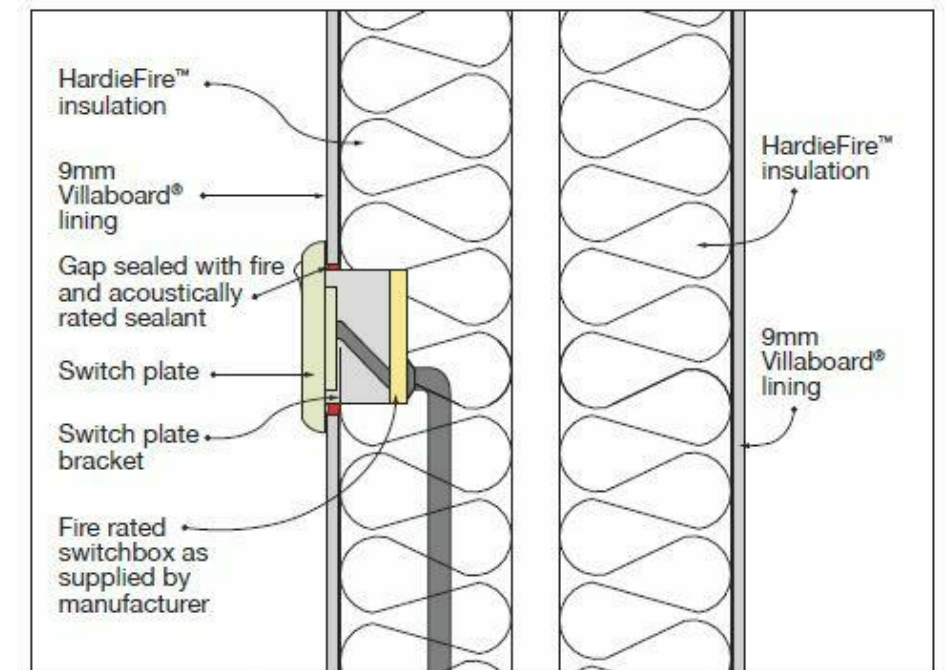


FIGURE 17 FIRE-RATED SWITCH PLATE OR GENERAL POWER OUTLET (GPO) ELEVATION

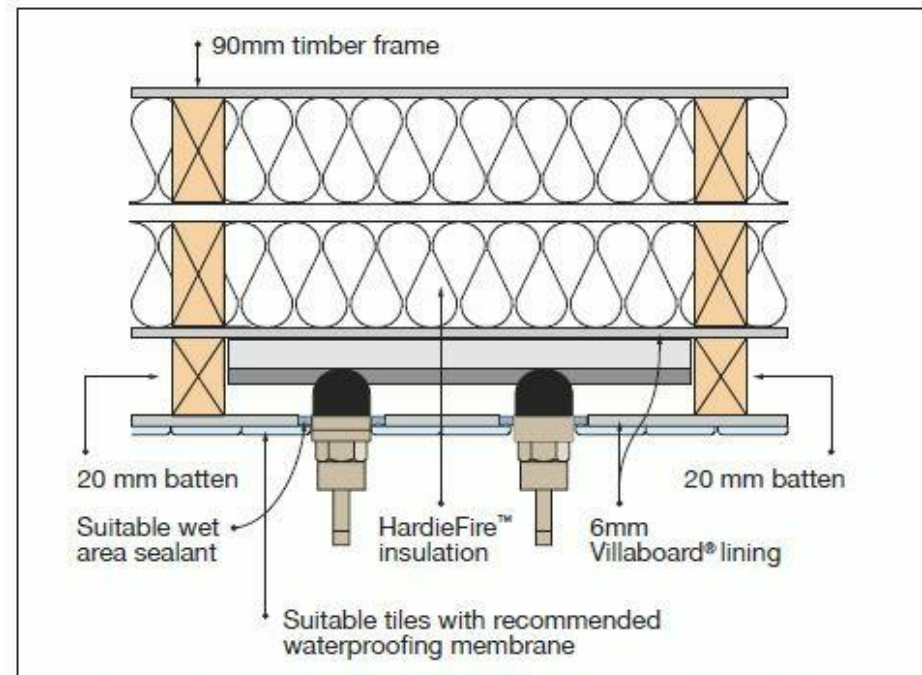


FIGURE 18 HARDIESMART™ INTERTENCY WALL SYSTEM PLUMBING PIPE PENETRATION - PLAN

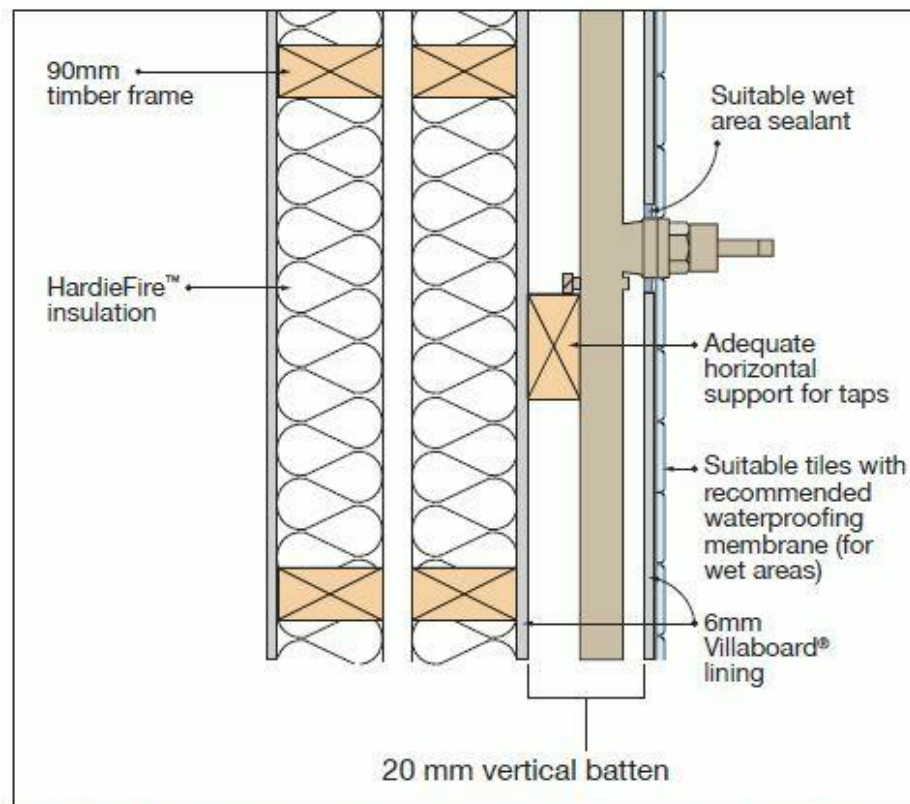


FIGURE 19 HARDIESMART™ INTERTENCY WALL SYSTEM PLUMBING PIPE PENETRATION - SECTION

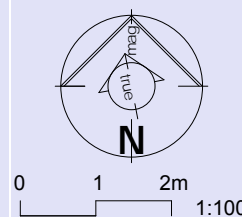
where party walls occur, construction of the wall should continue out to fascia from underside of roofing iron to eaves sheeting to achieve a 60/60/60 FRL between units throughout the building

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Issue	Date	Issue Description	Rev	Date	Revision Description
WD02	09.12.14	Issue 01			



Scale at A3

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 AB
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 PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

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Details - Party Wall 3

WkgDwgs-IFBA

Job No
2014069
 Dwg No
603DW
 Issue
WD02

Issue	Date	Issue Description
WD02	09.12.14	Issue 01

Rev	Date	Revision Description
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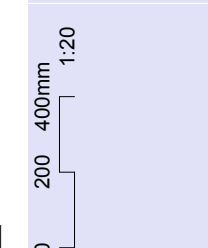
Townhouses

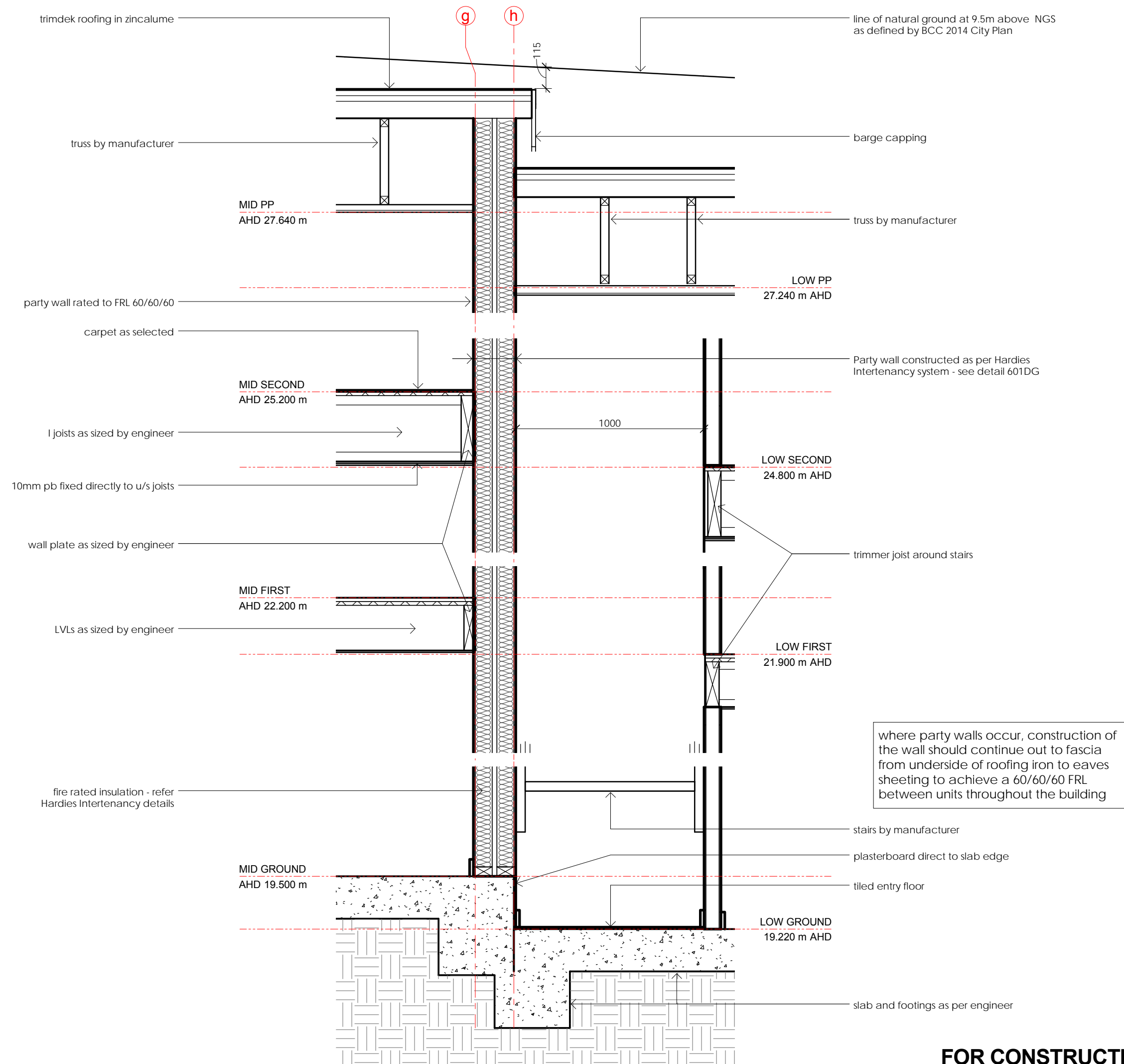
at 1 Sunny Street
 Chermide QLD 4032

for Nice Properties Pty Ltd

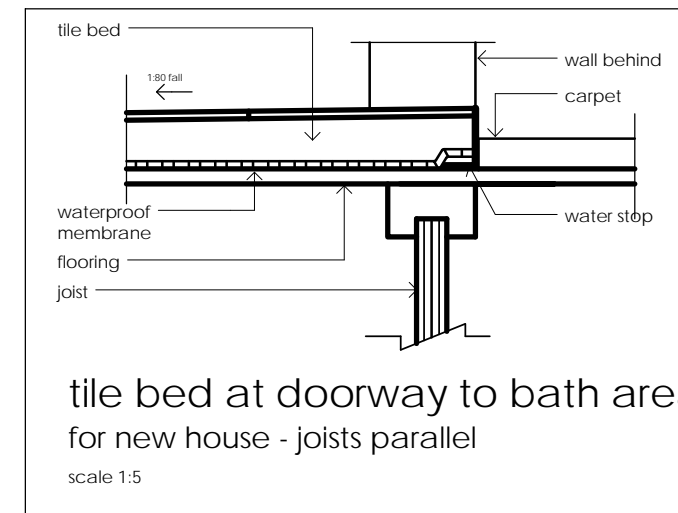
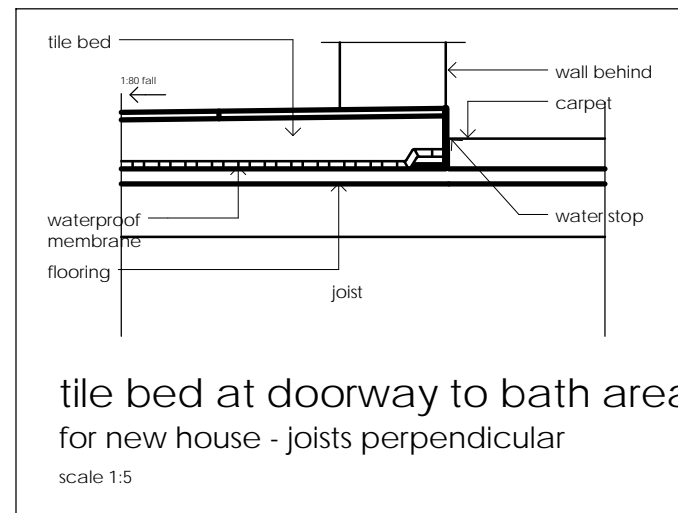
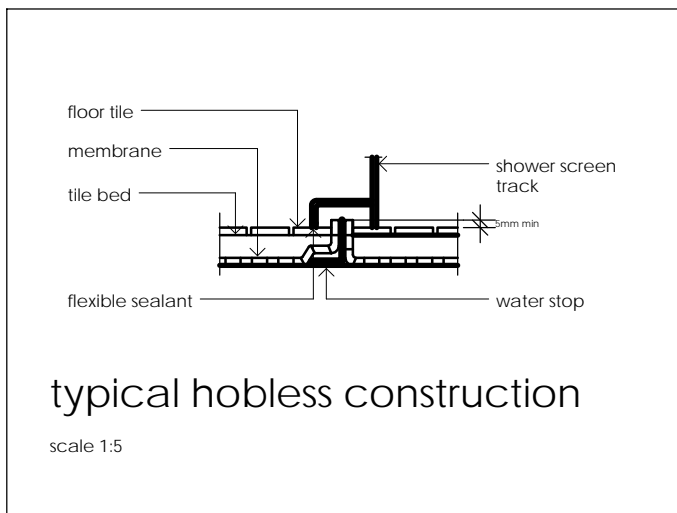
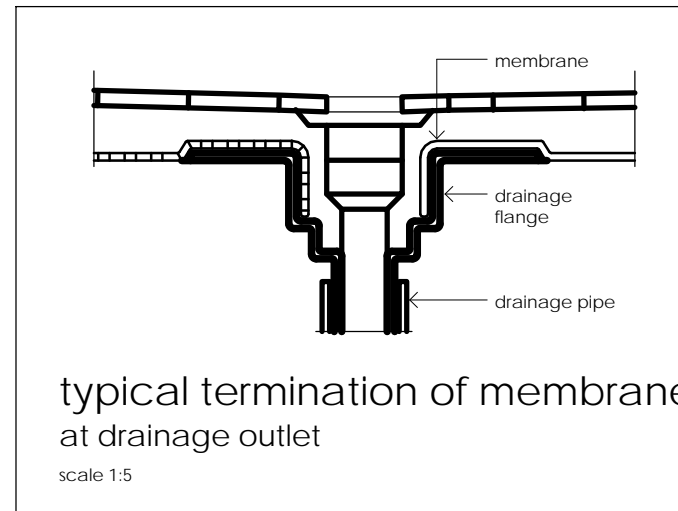
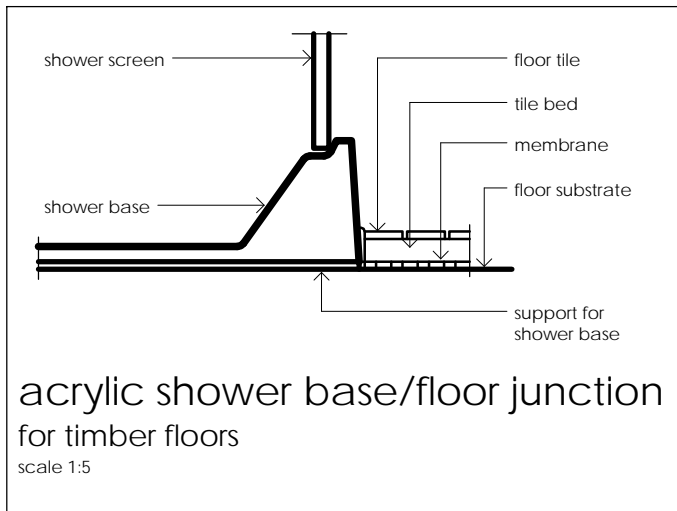
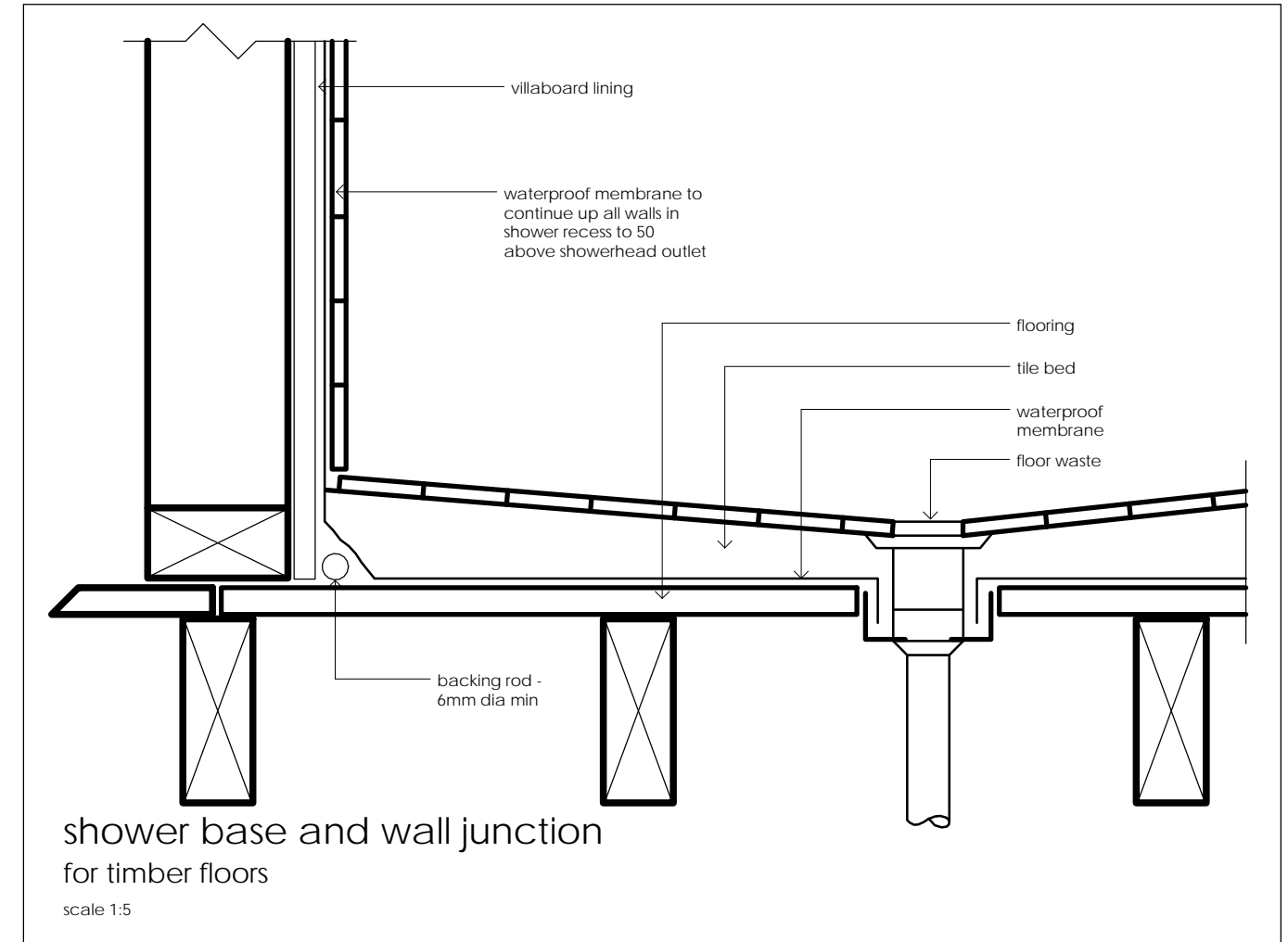
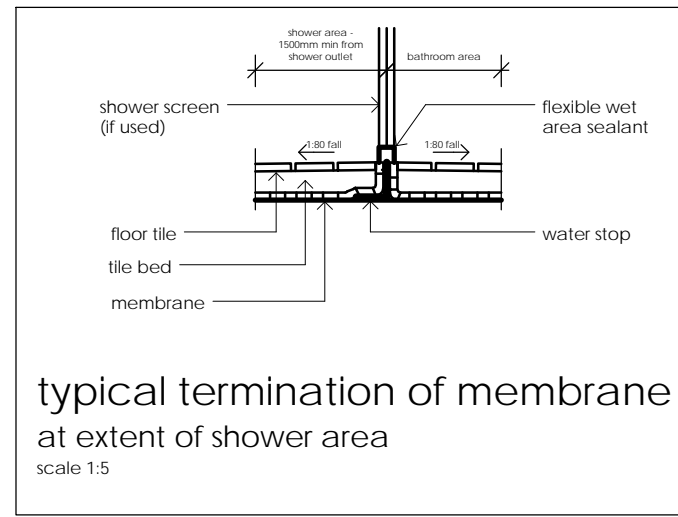
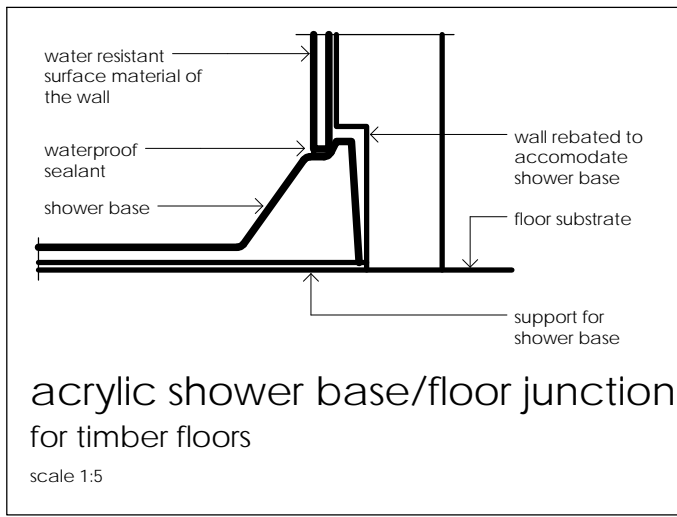
Details - Party Wall Detail

WkgDwgs-IFBA

	Scale at A3 1 : 20	Job No 2014069
	Designed RAM	Dwg No 604DW
	Drawn AB	Issue WD02
	Checked PBL	



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apply detail as required
designer suggests typical hobless construction

please do not ignore these details - they are necessary to remind all on site how to achieve waterproofed wet areas.

Source - AS 3740

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WD02 09.12.14 Issue 01
Issue Date Issue Description

Rev Date Revision Description



Scale at A3
1:5

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AB
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Townhouses

at 1 Sunny Street
Chermide QLD 4032
for Nice Properties Pty Ltd

Details - Waterproofing

WkgDwgs-IFBA

Job No
2014069

Dwg No
613DG

Issue
WD02

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 proprietry 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 proprietry 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 proprietry 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 proprietry 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 proprietry 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 proprietry 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 proprietry 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 proprietry 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 proprietry 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

FOR CONSTRUCTION



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 Issue Date Issue Description

Rev Date Revision Description

Townhouses

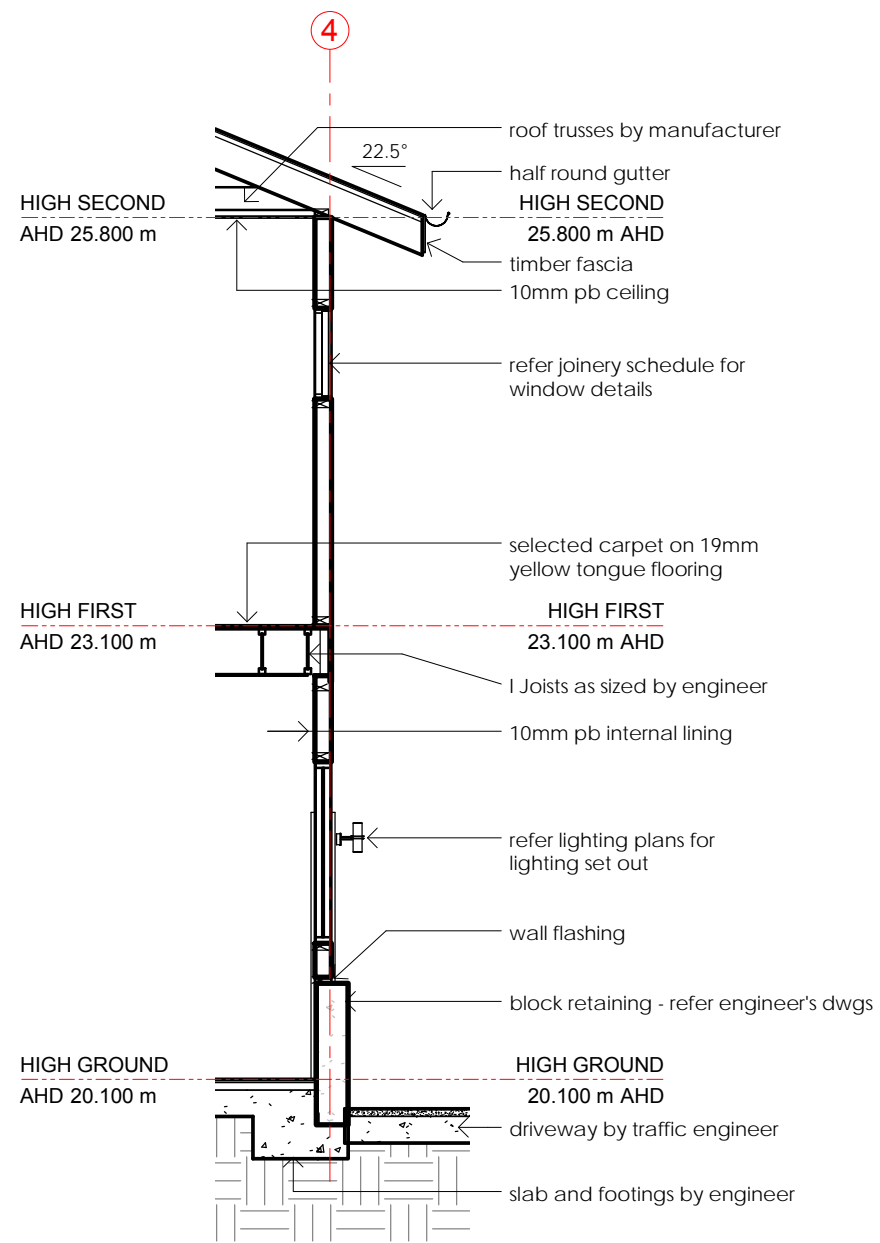
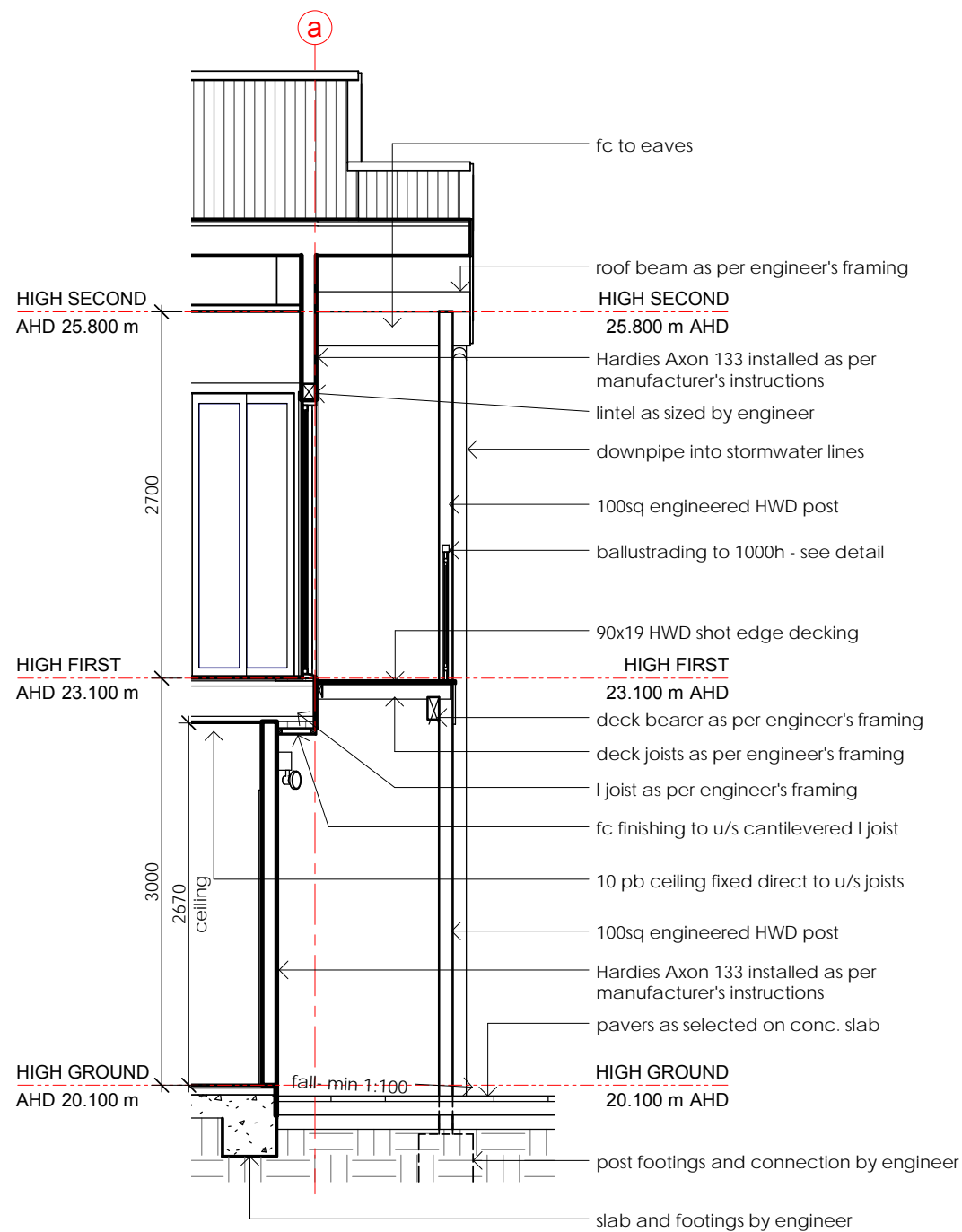
at 1 Sunny Street
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for Nice Properties Pty Ltd

Details - Waterproofing Notes

WkgDwgs-IFBA

Scale at A3 1 : 5	Job No 2014069
Designed RAM	Dwg No 614DG
Drawn AB	Issue WD02
Checked PBL	



1 Callout of U1 section 4

1:50

2 Callout of U1 Section 2

1:50



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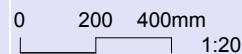
Rev Date Revision Description

Scale at A3
 1:50

Designed
 RAM
 Drawn
 AB
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Townhouses

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FOR CONSTRUCTION

Details - Wall Types Unit 1

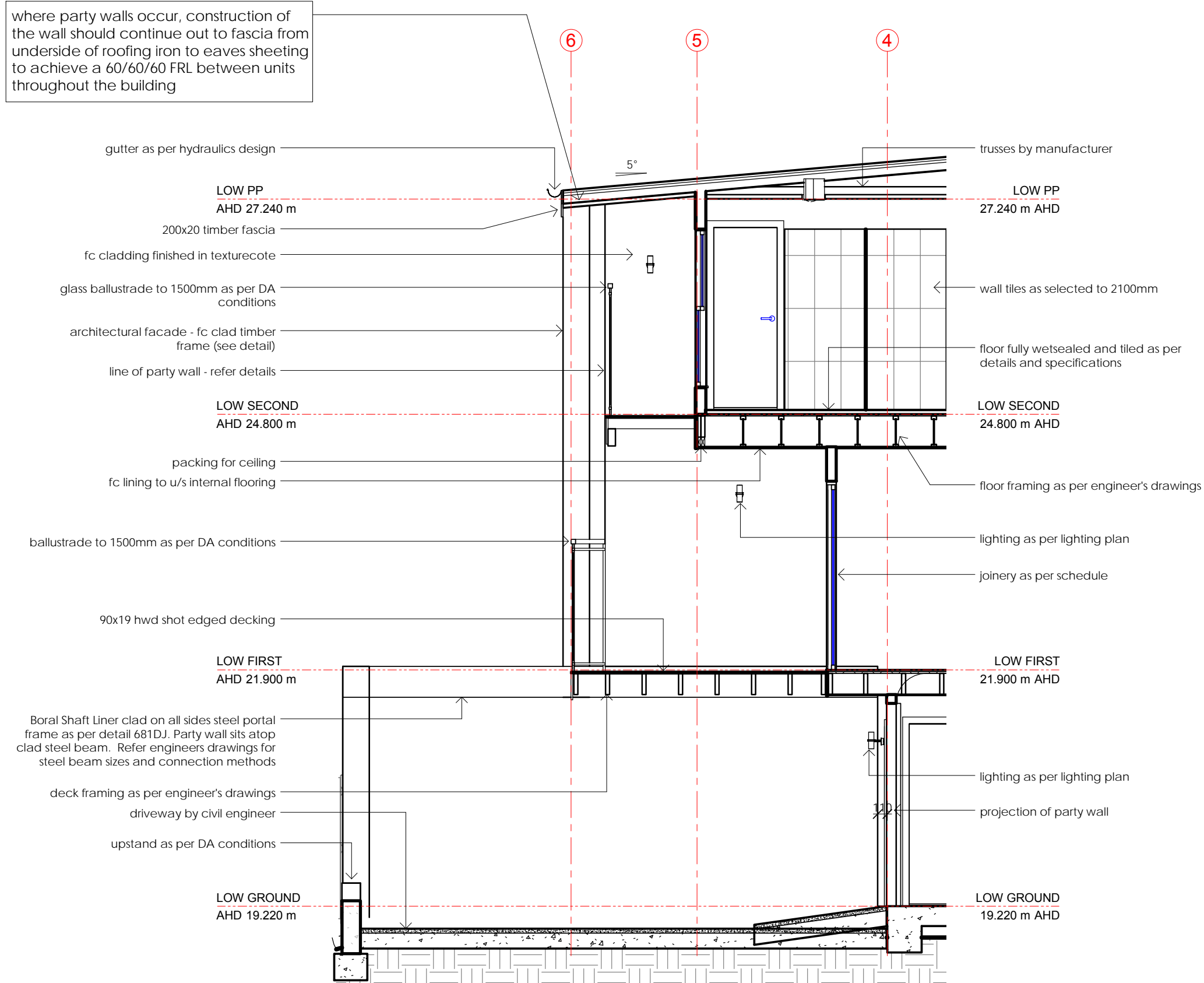
WkgDwgs-IFBA

Job No
2014069

Dwg No
622DW

Issue
WD02

where party walls occur, construction of the wall should continue out to fascia from underside of roofing iron to eaves sheeting to achieve a 60/60/60 FRL throughout the building



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Scale at A3
1 : 50

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RAM
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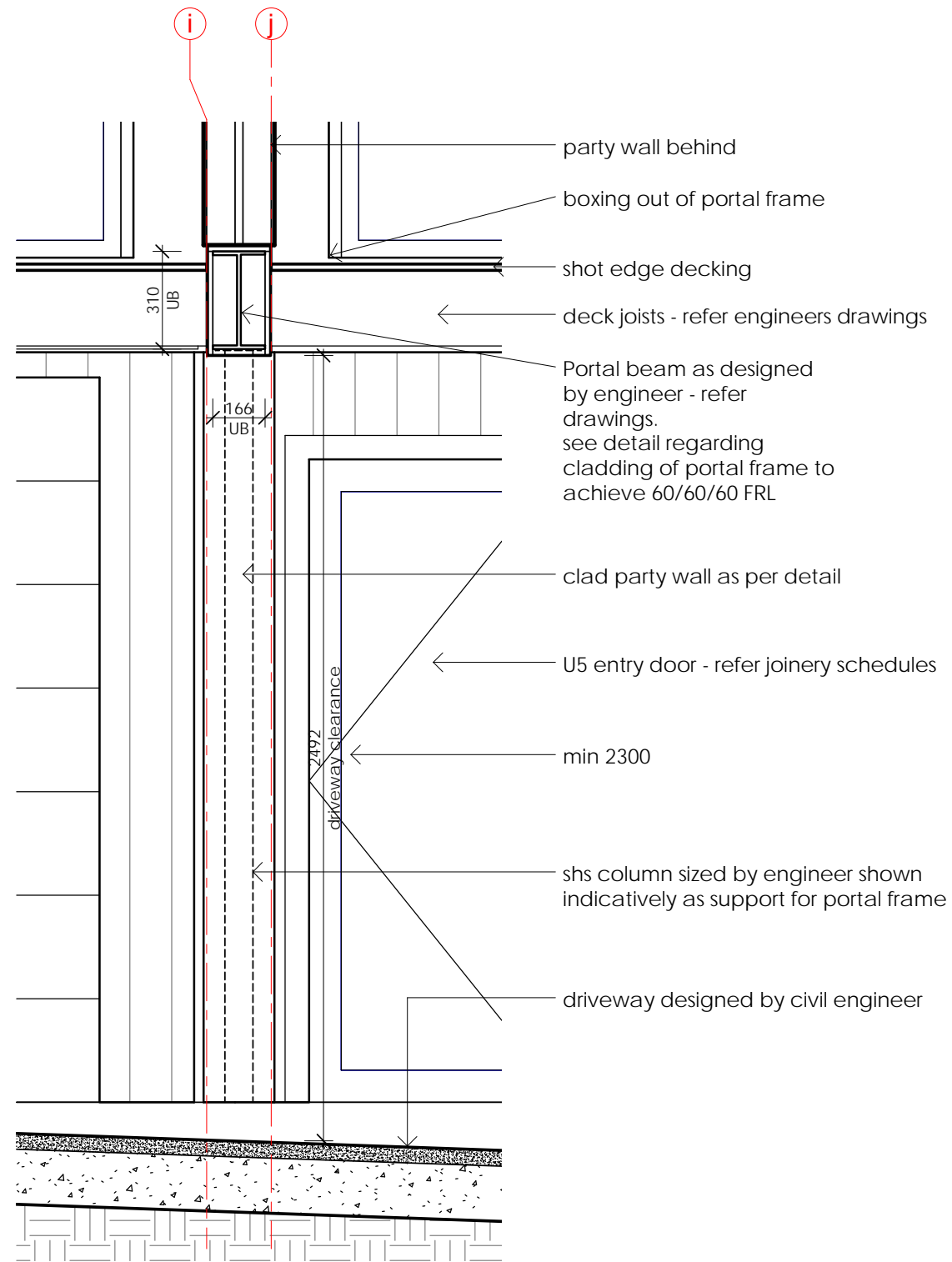
0 0.5 1m
1:50

Townhouses
 at 1 Sunny Street
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 for Nice Properties Pty Ltd

Details - Wall Types U2 - U5

Job No
2014069
 Dwg No
623DW
 Issue
WD02

WkgDwgs-IFBA



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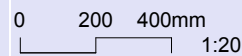
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WD02	09.12.14	Issue 01			



Scale at A3
 1 : 20

Designed
 RAM
 Drawn
 AB
 Checked
 PBL

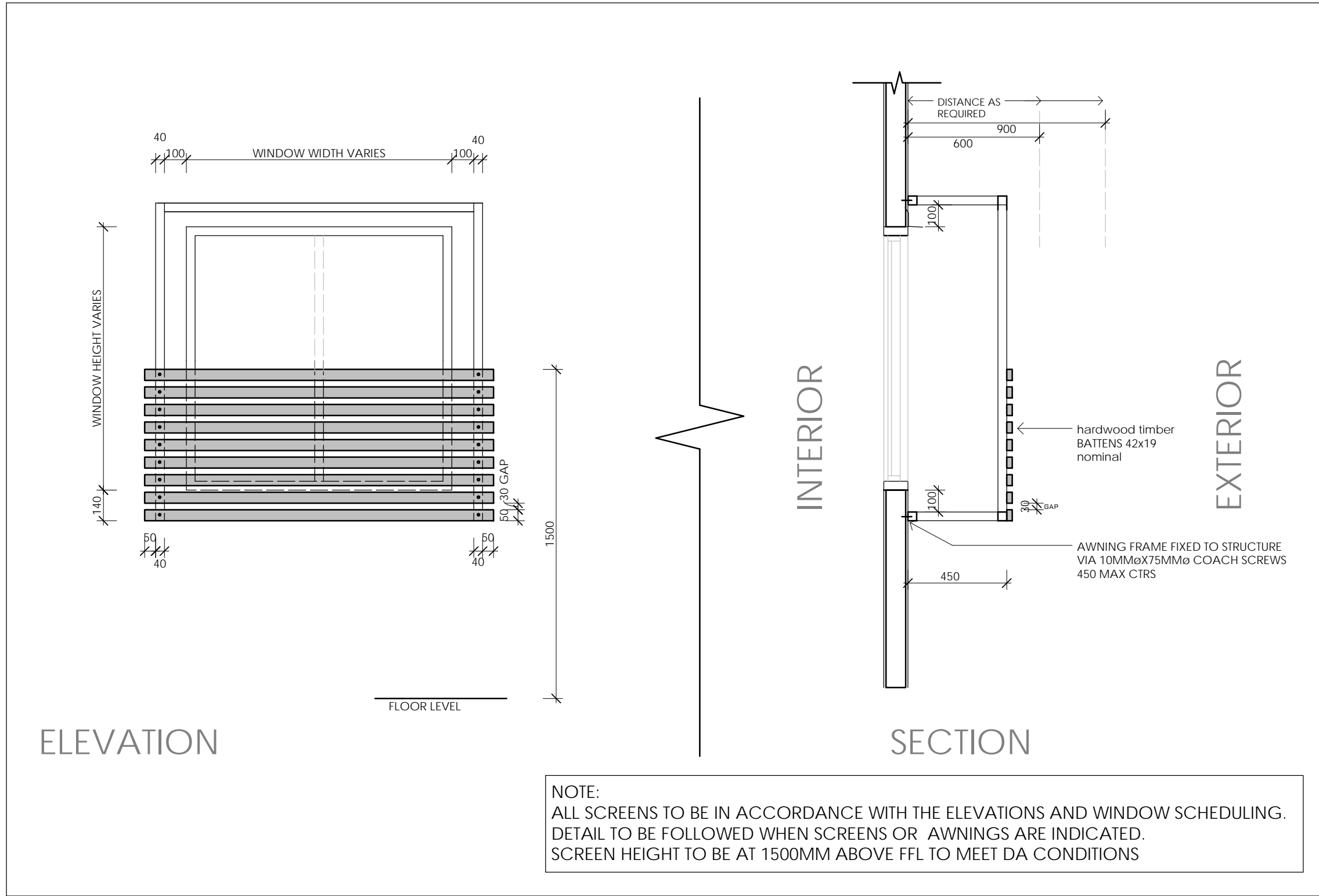
Townhouses

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**Details - Portal Frame
 Call Out**

WkgDwgs-IFBA

Job No
2014069
 Dwg No
631DP
 Issue
WD02



ELEVATION

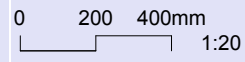
SECTION

NOTE:
 ALL SCREENS TO BE IN ACCORDANCE WITH THE ELEVATIONS AND WINDOW SCHEDULING.
 DETAIL TO BE FOLLOWED WHEN SCREENS OR AWNINGS ARE INDICATED.
 SCREEN HEIGHT TO BE AT 1500MM ABOVE FFL TO MEET DA CONDITIONS



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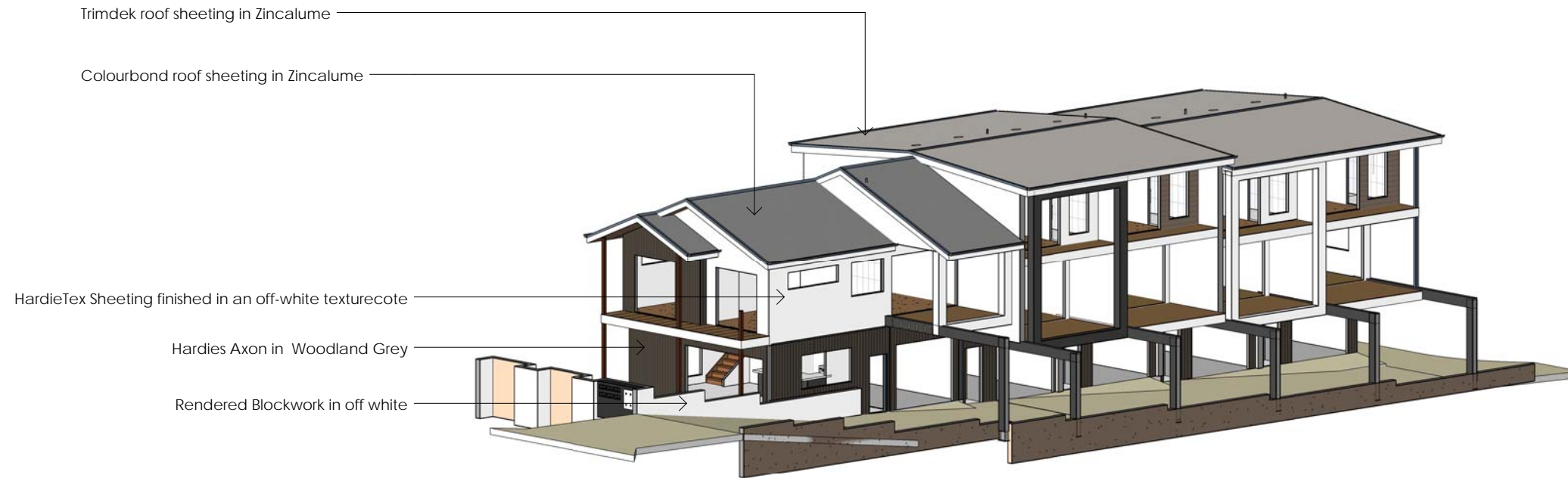
Scale at A3
 1 : 20
 Designed
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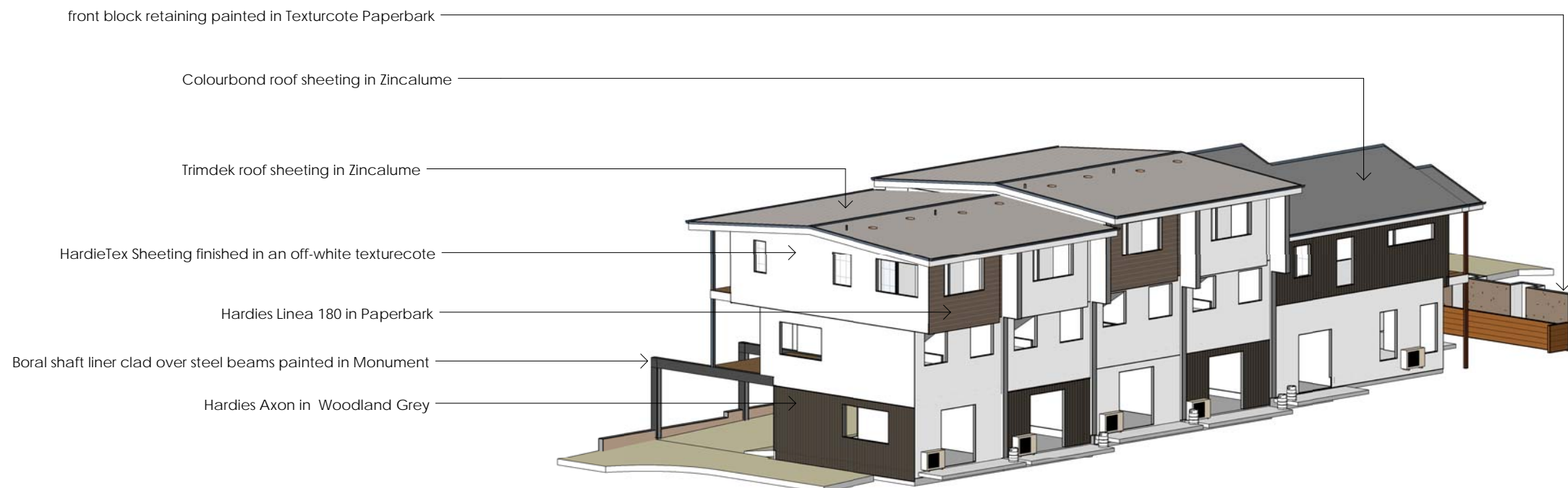
Details - Batten Screen
 WkgDwgs-IFBA

Job No
2014069
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641DB
 Issue
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3D walls, floors and roof NE



3D walls, floors and roof SW

Colours selected from Colorbond Steel Standard Colour range

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Scale at A3

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 AB
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 PBL

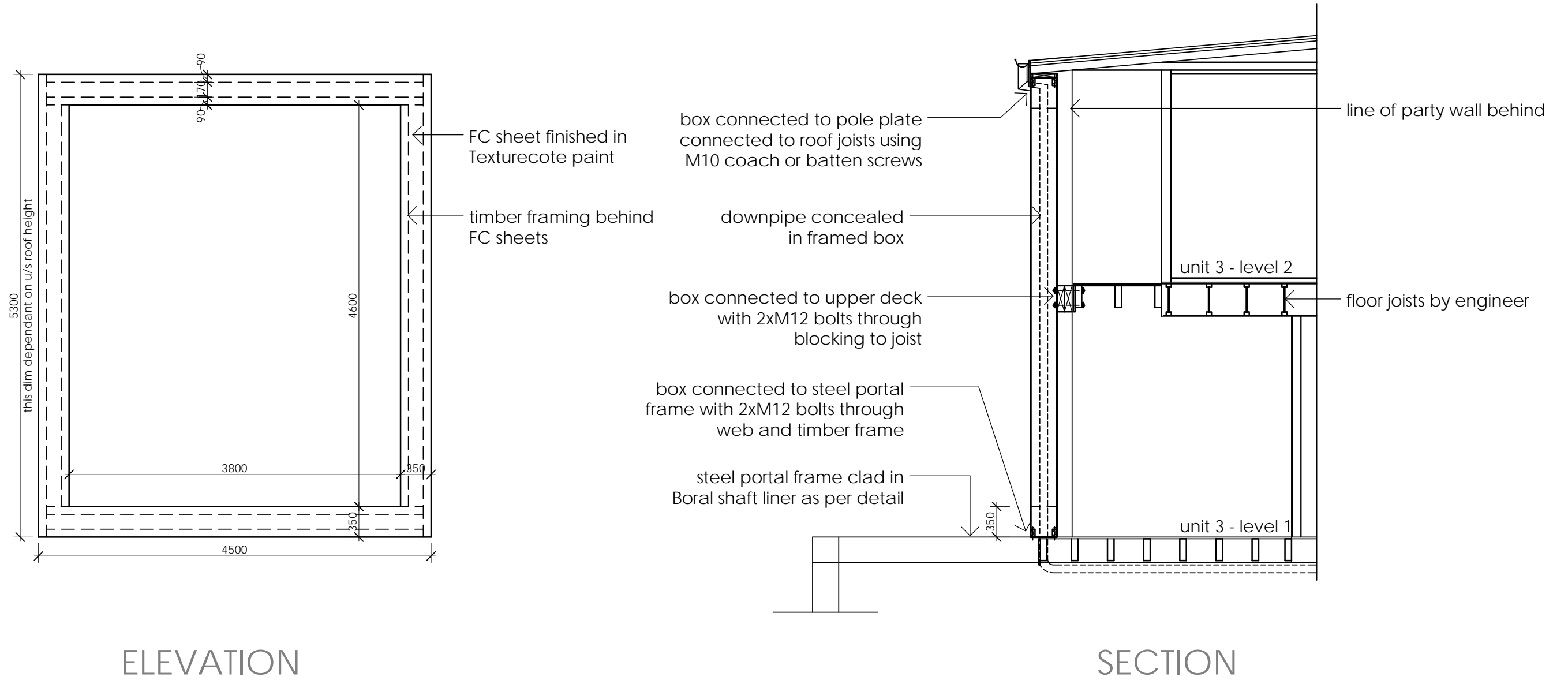
Townhouses

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Details - Finishes

WkgDwgs-IFBA

Job No
2014069
 Dwg No
651DF
 Issue
WD02



ELEVATION

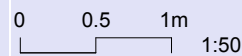
SECTION

1 Architectural Box Detail Typical
1 : 50



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**Details - Architectural
Box**

WkgDwgs-IFBA

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2014069
 Dwg No
661DC
 Issue
WD02



Transform your property with glass balustrade.
Glass Balustrade

We offer superior quality glass balustrade throughout Brisbane, the Gold Coast and the Sunshine Coast for both residential and commercial projects.

It is a modular system that has been engineered and designed to meet all Australian standards.

GLASS BALUSTRADE



Frosted Glass

1500mm



BALLUSTRADING DETAIL NOT PROVIDED AS GLASS HEIGHT IS 1500 AND SPECIALIST ADVICE MUST BE SOUGHT TO ENSURE GLASS SYSTEM IS ENGINEERED TO SUIT THE APPLICATION



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Rev Date Revision Description

0 200 400mm 1:20

Scale at A3

Designed
RAM
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Townhouses

at 1 Sunny Street
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Details - Handrails

WkgDwgs-IFBA

Job No
2014069

Dwg No
671DJ

Issue
WD02

Steel Column Protection Systems

3

System CPS10

Basis: CSIRO opinion FCO-1972

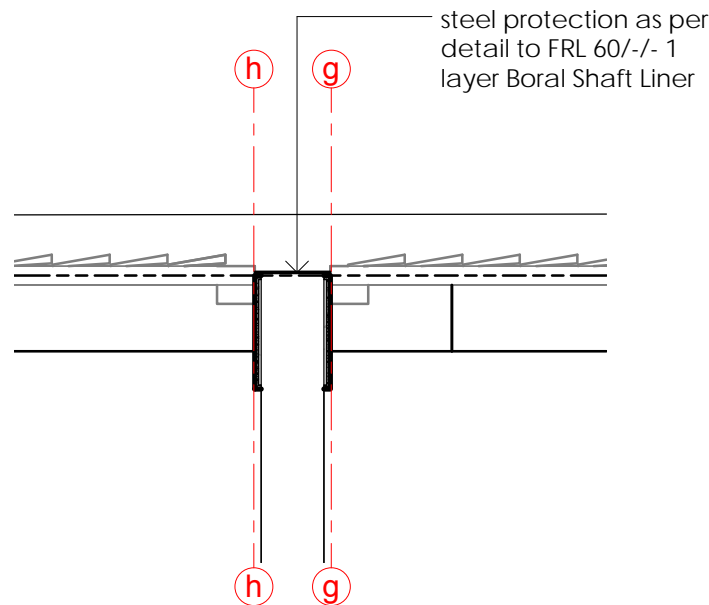
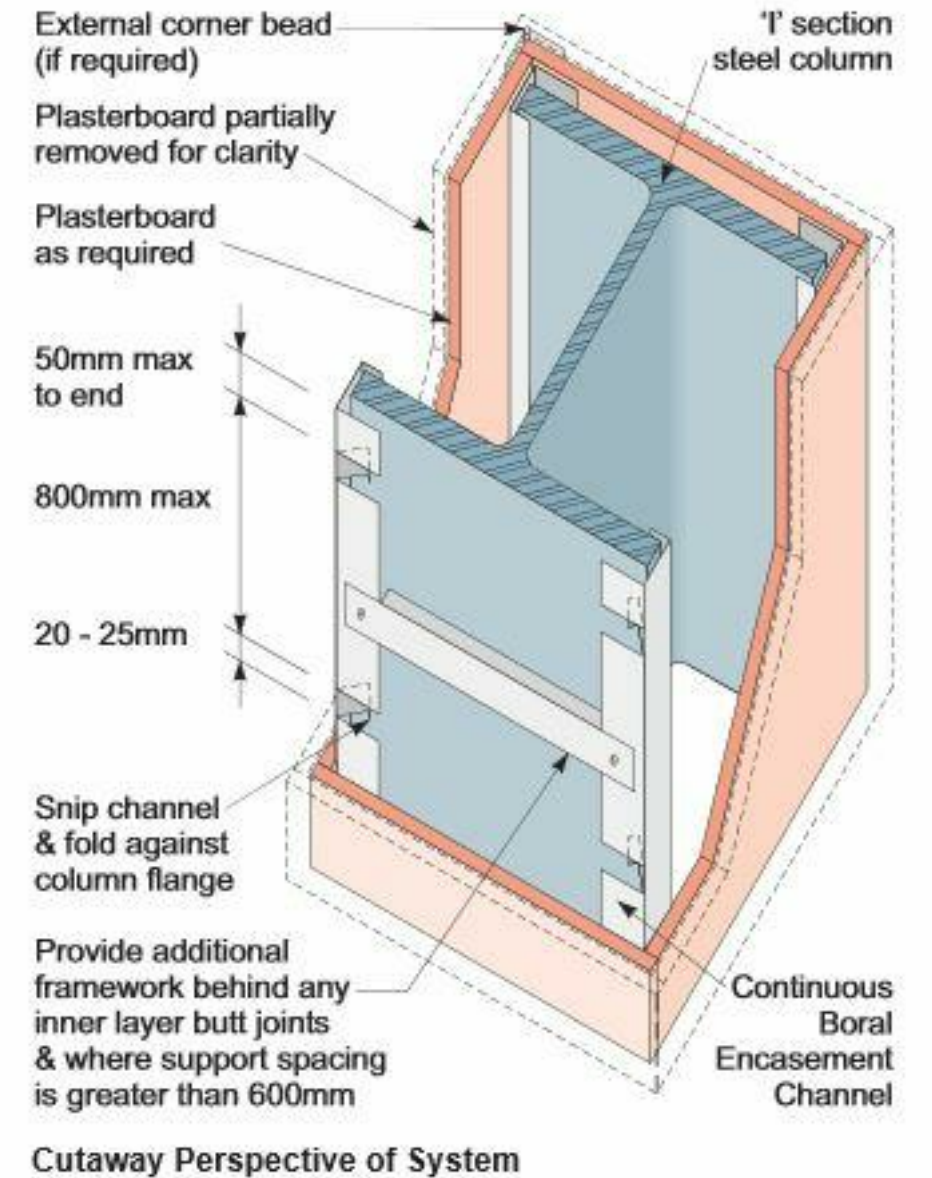
Application

This system applies to 'I' section columns that are free standing. An air space is incorporated between the fire-rated plasterboard and the structural member. The installation of a Boral Encasement Channel, for which a patent application is current, is utilised in this system.

Materials

- Boral plasterboard required:
 - FRL 30/-/- 1 layer of 13mm Boral FireStop
 - FRL 60/-/- 2 layers of 13mm Boral FireStop or 1 layer of 25mm Boral Shaft Liner
 - FRL 90/-/- 2 layers of 16mm Boral FireStop
 - FRL 120/-/- 3 layers of 13mm Boral FireStop or 1 layer of 13mm Boral FireStop plus 1 layer of 25mm Boral Shaft Liner
- Boral Encasement Channel, as required
- Rondo PN 553 GMS angle, if required for butt joints
- screw fixing as per Table T1
- external corner bead, if required
- Listed fire grade sealant.

Installation



1 Callout of Portal Frame on Boundary
101FP 1:20

2 Steel Protection System
1:1

FOR CONSTRUCTION



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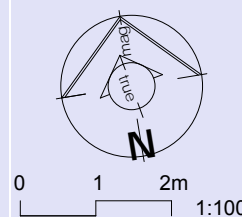
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WD02 09.12.14 Issue 01
WD01 10.11.14 Issue 01
PWD 24.10.14 Issue 01

Rev Date Revision Description



Scale at A3
As indicated
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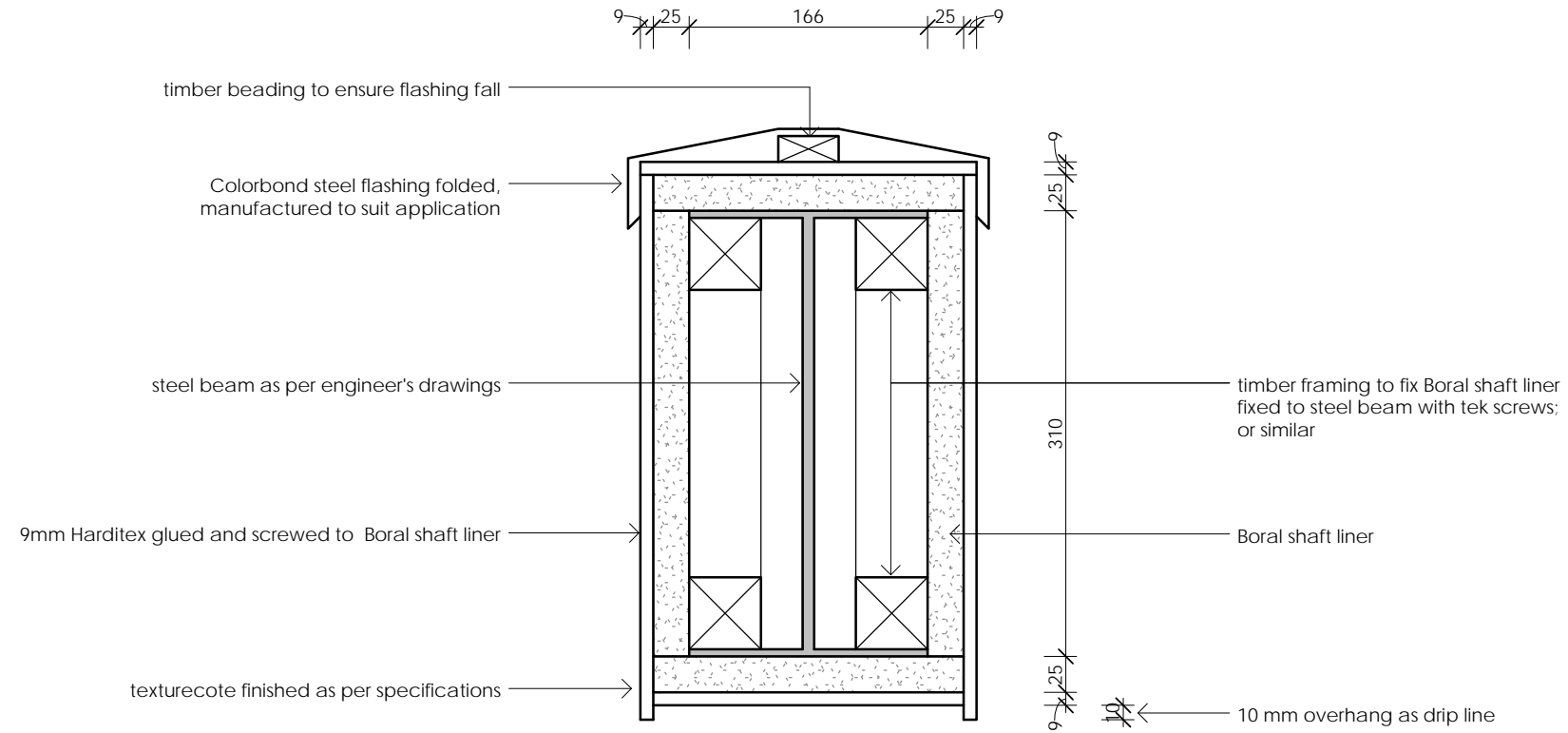
Details - Steel Column Fire Protection

WkgDwgs-IFBA

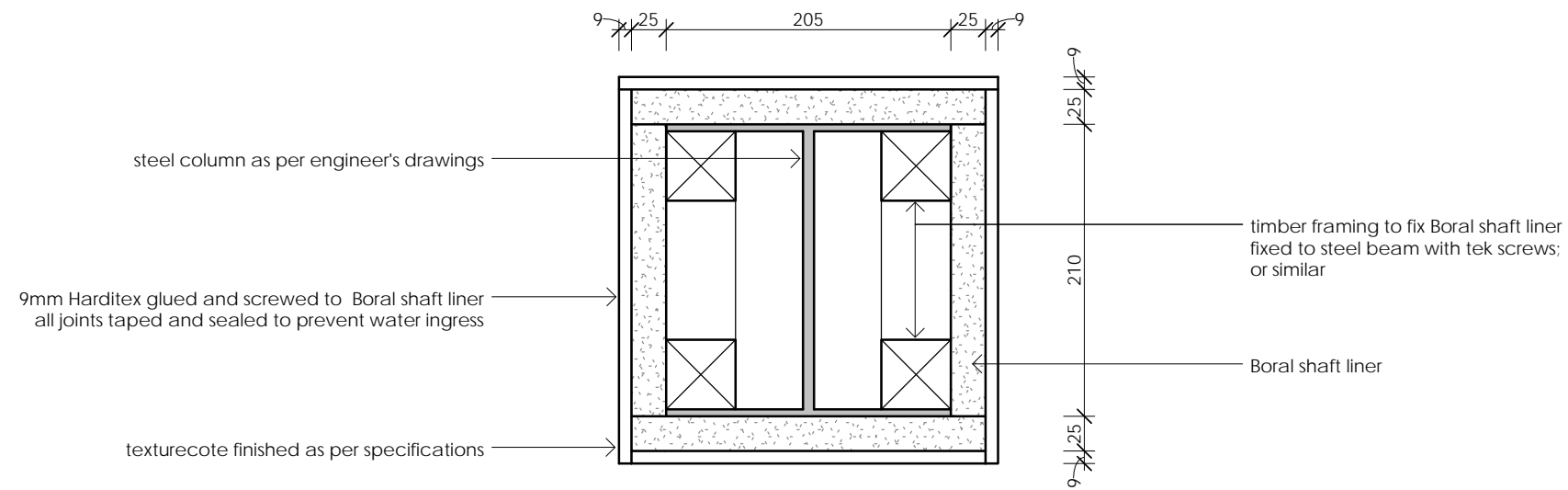
Job No
2014069

Dwg No
681DJ

Issue
WD02



1 Horizontal beam section
1 : 5



2 Vertical Column section
1 : 5

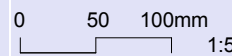
Additional details regarding steel member fire protection

FOR CONSTRUCTION



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WD02 09.12.14 Issue 01	1	13.01.15	Steel Member Detail
Issue Date Issue Description	Rev	Date	Revision Description



Scale at A3
1 : 5

Designed
RAM
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Townhouses

at 1 Sunny Street
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Details - Steel Fire Protection

WkgDwgs-IFBA

Job No
2014069
 Dwg No
682FP
 Issue
WD02

- (f) A wire balustrade must be constructed in accordance with the following and is deemed to meet the requirements of (c):
- (i) For horizontal wire systems—
 - (A) when measured with a strain indicator, it must be in accordance with the tension values in Table 3.9.2.1; or
 - (B) must not exceed the maximum deflections in Table 3.9.2.1.
 - (ii) For non-continuous vertical wire systems, when measured with a strain indicator, must be in accordance with the tension values in Table 3.9.2.1.
 - (iii) For continuous vertical or continuous near vertical sloped wire systems—
 - (A) must have wires of no more than 2.5 mm diameter with a lay of 7x7 or 7x19 construction; and
 - (B) changes in direction at support rails must pass around a pulley block without causing permanent deformation to the wire; and
 - (C) must have supporting rails, constructed with a spacing of not more than 800 mm, of a material that does not allow deflection that would decrease the tension of the wire under load; and
 - (D) when the wire tension is measured with a strain indicator, it must be in accordance with the tension values in Table 3.9.2.2 and measured in the furthest span from the tensioning device.

Explanatory information:

1. For the purpose of this clause, a wire balustrade consist of a series of tensioned wire rope connected to either vertical or horizontal supports serving as a guard to minimise the risk of a person falling from a roof, stairway, raised floor level or the like.
2. A wire balustrade excludes wire mesh fences and the like.
3. To assist in the application of 3.9.2.3(f), the the following terms have been defined:
 - (a) Continuous – where the wire spans three or more supports.
 - (b) Non-continuous – where the wire only spans between two supports.
 - (c) Pulley block – a device consisting of a wheel in which a wire runs around to change its direction.
 - (d) Permissible deflection – is the allowable bending of the wire.
 - (e) Support rails – are horizontal components of the balustrade system that span across the top and bottom to provide structural support.
4. Tables 3.9.2.1 and 3.9.2.2 contains tension and deflection requirements for wires in vertical and horizontal wire balustrades systems with varying post spacings, wire spacings and wire types. The figures contained in the table were derived from testing the spacing combinations in order to prevent the passage of a 125 mm diameter solid cone penetrating between the wires at a predetermined force.
5. Care needs to be taken to ensure that wire tension will be maintained during the life of the balustrade. In some situations, it may be necessary to incorporate "lock-off" devices to prevent to loosening of the wire.
6. Likewise, if a threaded anchor bears against a soft wood post or rail, the anchor may indent the post or rail, thus loosening the wire.
7. Temperature effects on the tension of the wire may be significant but there is little that can be done to allow for temperature variation in service. The shorter the wire span, the lesser the effect will be.
8. Stainless steel wire with a lay of 1 x 19 has the greatest elastic modulus and will take up the same load with less extension than equivalent wires with other lays.

Table 3.9.2.1 WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION (T) AND MAXIMUM PERMISSIBLE DEFLECTION (D)

Support (post or rail) Spacing (mm)	Stainless Steel Wire												Galvanised Steel Wire				
	Wire Diameter (mm) and Lay																
	2.5	2.5		3.0			3.0	4.0		4.0			4.0	3.25			
7 x 7	1 x 19			1 x 19			7 x 7	7 x 7	7 x 19			1 x 19	1 x 6				
Wire Spacing (mm)																	
	60	60	80	100	60	80	100	60	60	60	80	100	60	60	80	100	
600	T	8	35	420	1140	85	325	1090	81	29	155	394	1038	6	45	240	1060
	D	20	20	9	2	19	8	2	19	18	18	8	3	18	30	10	3
800	T	198	218	630	1585	183	555	1500	242	213	290	654	1412	127	140	537	1540
	D	13	13	7	2	16	8	2	16	14	14	7	3	14	23	7	3
900	T	294	310	735	N/A	261	670	1705	323	242	358	785	1598	242	188	685	1780
	D	11	11	5	N/A	13	6	2	13	12	12	6	3	12	20	6	3
1000	T	390	402	840	N/A	340	785	1910	404	329	425	915	1785	358	235	853	N/A
	D	10	10	5	N/A	11	6	2	11	10	10	5	3	10	17	6	N/A
1200	T	583	585	1050	N/A	520	1015	N/A	525	519	599	1143	2165	525	435	1190	N/A
	D	9	9	5	N/A	8	6	N/A	8	8	8	4	2	8	10	N/A	N/A
1500	T	860	810	1400	N/A	790	1330	N/A	681	785	860	1485	2745	785	735	N/A	N/A
	D	8	8	5	N/A	7	5	N/A	7	8	8	4	2	8	10	N/A	N/A
1800	T	1100	1125	1750	N/A	1025	1725	N/A	980	1050	1080	1860	N/A	1000	1150	N/A	N/A
	D	8	8	N/A	N/A	7	5	N/A	7	7	8	4	N/A	8	10	N/A	N/A
2000	T	1229	1325	N/A	N/A	1180	1980	N/A	1171	1188	1285	2105	N/A	1090	N/A	N/A	N/A
	D	8	8	N/A	N/A	7	5	N/A	7	7	7	4	N/A	7	N/A	N/A	N/A
2500	T	1581	N/A	N/A	N/A	N/A	N/A	N/A	1483	1719	1540	2615	N/A	1488	N/A	N/A	N/A
	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7	7	4	N/A	7	N/A	N/A	N/A

Notes:

1. Tension (T) = when measured with a strain indicator the minimum required tension of the wire balustrades in Newtons (N)
2. Deflection (D) = maximum permissible deflection in (mm) of the wire balustrades when a 2 kg mass is suspended mid-span between the posts
3. Lay = number of strands by the number of individual wires in each strand. For example 7 x 19 = 7 strands, each with 19 individual wires in each strand
4. Galvanised Steel Wire is only to be used in straight run applications
5. Where a change of direction is made in the run of a wire , the tensioning device is to be placed at the end of the longest span.
6. N/A = wire balustrades not allowed in this situation

Table 3.9.2.2 CONTINUOUS VERTICAL WIRE BALUSTRADE CONSTRUCTION – REQUIRED WIRE TENSION

Minimum Lay	Widest Spacing Between Wires (mm)	Tension (N)
7x7	80	20
or	105	285
7x19	120	850

Note:
Lay = number of strands by the number of individual wires in each strand. For example:
Lay 7 x 19 = 7 strands, each with 19 individual wires in each strand

Explanatory Information

The Table only includes 7 x 7 and 7 x 19 wires due to other wires not having sufficient flexibility to make the necessary turns.



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Scale at A3
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Townhouses

at 1 Sunny Street
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for Nice Properties Pty Ltd

Details - Wire Railing

WkgDwgs-IFBA

Job No
2014069

Dwg No
691WR

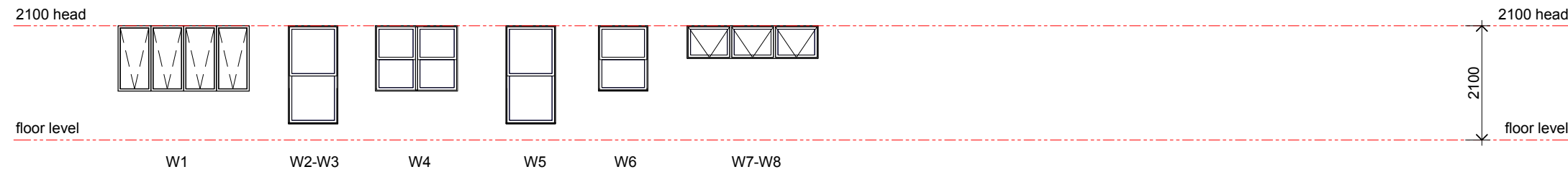
Issue
WD02

FOR CONSTRUCTION

window schedule U1											
Mark	Qty	Level	Head	Size		Description				Comments	
				Height	Width	Frame Material	Window Style	Type Comments	Glazing		
1	1	HIGH GROUND	2100	1200	2410	aluminium	awning			4mm clear	
2	1	HIGH GROUND	2100	1800	910	aluminium	double hung			4mm clear	
3	1	HIGH GROUND	2100	1800	910	aluminium	double hung			4mm clear	
4	1	HIGH FIRST	2100	1200	1510	aluminium	double hung			4mm clear	
5	1	HIGH FIRST	2100	1200	910	aluminium	double hung			4mm clear	
6	1	HIGH FIRST	2100	1800	910	aluminium	double hung			4mm clear	
7	1	HIGH FIRST	2100	600	2410	aluminium	awning			4mm clear	
8	1	HIGH FIRST	2100	600	2410	aluminium	awning			4mm clear	

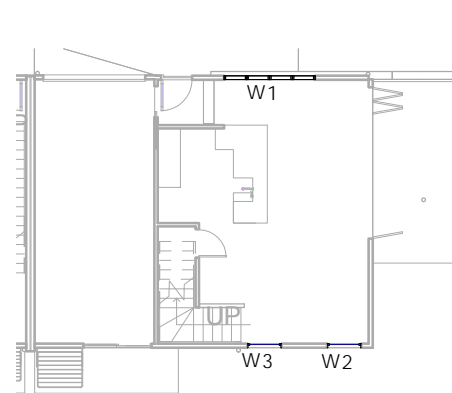
window & door notes

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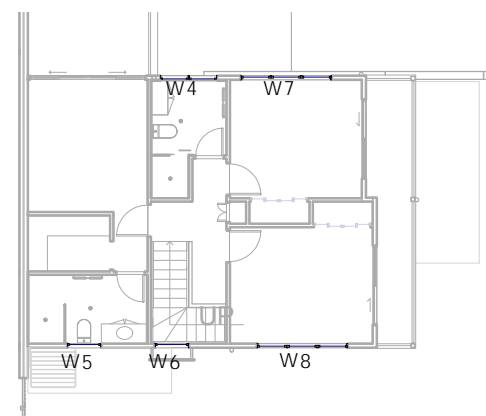


legend window U1

1 : 100



1 U1 L0 window key plan
1 : 200



2 U1 L1 window key plan
1 : 200

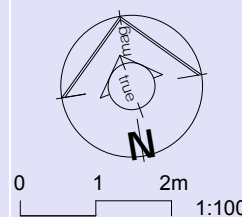
FOR CONSTRUCTION



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WD02 09.12.14 Issue 01
 WD01 10.11.14 Issue 01
 Issue Date Issue Description

Rev Date Revision Description



Scale at A3
 As indicated
 Designed RAM
 Drawn AB
 Checked PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Window Schedule U1

WkgDwgs-IFBA

Job No
2014069
 Dwg No
701SC
 Issue
WD02

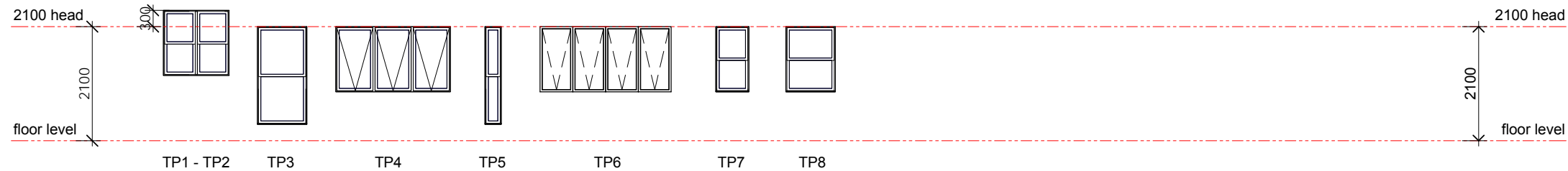
window schedule U2-5

Mark	Qty	Level	Head	Size		Frame Material	Window Style	Description	Glazing	Comments
				Height	Width					
U2-2	1	MID FIRST	2400	1200	1210	aluminium	double hung		4mm clear	type 1 (TP1)
U2-3	1	MID FIRST	2400	1200	1210	aluminium	double hung		4mm clear	type 2 (TP2)
U2-5	1	MID SECOND	2100	1800	910	aluminium	double hung		4mm clear	type 3 (TP3)
U2-9	1	MID SECOND	2100	1200	2110	aluminium	awning		4mm clear	type 4 (TP4)
U2-10	1	MID SECOND	2100	1800	300	aluminium	double hung		4mm clear	type 5 (TP5)
U3-2	1	MID FIRST	2400	1200	1210	aluminium	double hung		4mm clear	type 1 (TP1)
U3-3	1	MID FIRST	2400	1200	1210	aluminium	double hung		4mm clear	type 2 (TP2)
U3-5	1	MID SECOND	2100	1800	910	aluminium	double hung		4mm clear	type 3 (TP3)
U3-9	1	MID SECOND	2100	1200	2110	aluminium	awning		4mm clear	type 4 (TP4)
U3-10	1	MID SECOND	2100	1800	300	aluminium	double hung		4mm clear	type 5 (TP5)
U4-2	1	LOW FIRST	2400	1200	1210	aluminium	double hung		4mm clear	type 1 (TP1)
U4-3	1	LOW FIRST	2400	1200	1210	aluminium	double hung		4mm clear	type 2 (TP2)
U4-5	1	LOW SECOND	2100	1800	910	aluminium	double hung		4mm clear	type 3 (TP3)
U4-9	1	LOW SECOND	2100	1200	2110	aluminium	awning		4mm clear	type 4 (TP4)
U4-10	1	LOW SECOND	2100	1800	300	aluminium	double hung		4mm clear	type 5 (TP5)
U5-1	1	LOW GROUND	2100	1200	2410	aluminium	awning		4mm clear	type 6 (TP6)
U5-2	1	LOW FIRST	2400	1200	1210	aluminium	double hung		4mm clear	type 1 (TP1)
U5-3	1	LOW FIRST	2400	1200	1210	aluminium	double hung		4mm clear	type 2 (TP2)
U5-4	1	LOW FIRST	2100	1200	2110	aluminium	awning		4mm clear	type 4 (TP4)
U5-5	1	LOW SECOND	2100	1800	910	aluminium	double hung		4mm clear	type 3 (TP3)
U5-6	1	LOW SECOND	2100	1200	610	aluminium	double hung		4mm clear	type 7 (TP7)
U5-7	1	LOW SECOND	2100	1200	910	aluminium	double hung		4mm clear	type 8 (TP8)
U5-8	1	LOW SECOND	2100	1200	2110	aluminium	awning		4mm clear	type 4 (TP4)
U5-9	1	LOW SECOND	2100	1200	2110	aluminium	awning		4mm clear	type 4 (TP4)
U5-10	1	LOW SECOND	2100	1800	300	aluminium	double hung		4mm clear	type 5 (TP5)

window & door notes

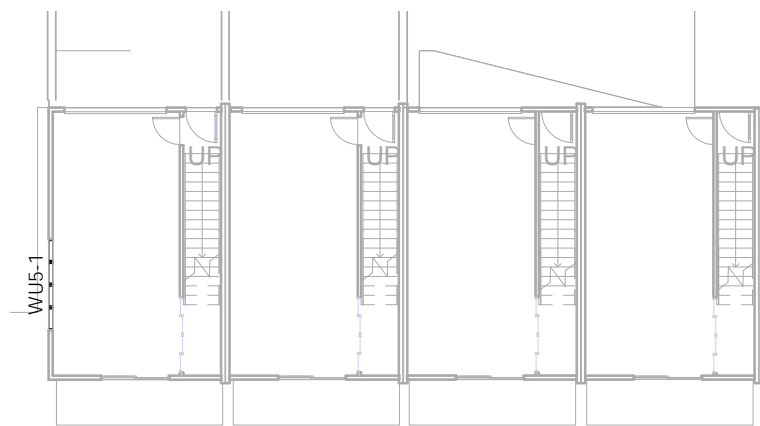
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9. read doors and windows via key plan to identify type and legend

window numbers 1,4,6,7,8 only occur in unit 5



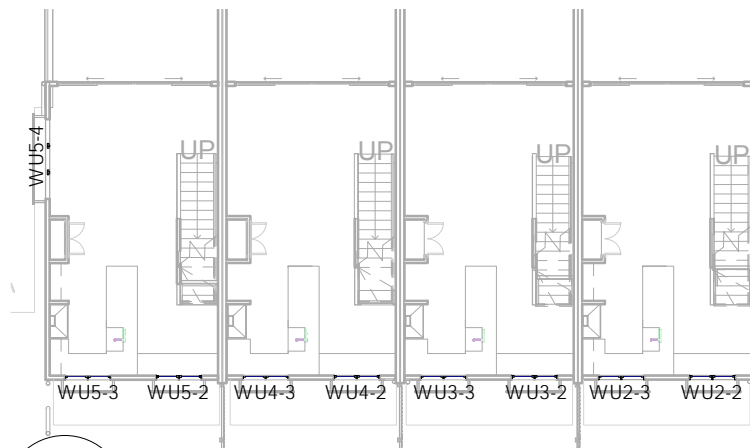
legend window U2-5

1 : 100



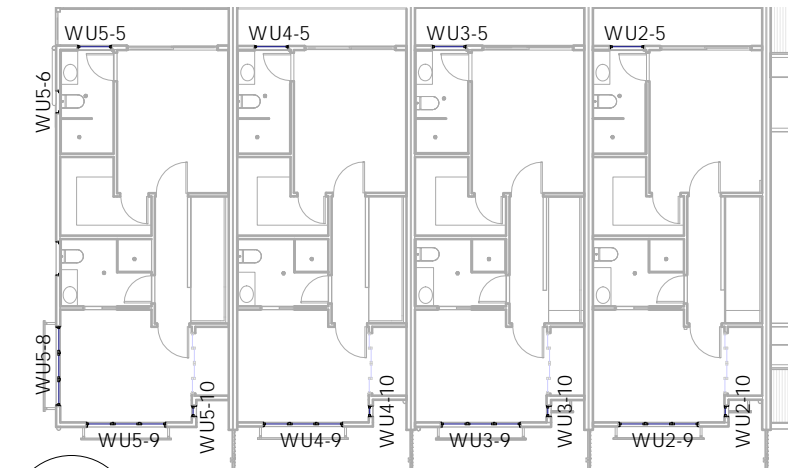
1 U2-5 L0 window key plan

1 : 200



2 U2-5 L1 window key plan

1 : 200



3 U2-5 L2 Window Key Plan

1 : 200

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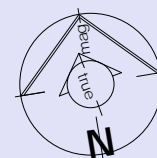
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WD02 09.12.14 Issue 01
 WD01 10.11.14 Issue 01
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Scale at A3
 As indicated
 Designed
 RAM
 Drawn
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 Checked
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Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Window Schedule U2-5

WkgDwgs-IFBA

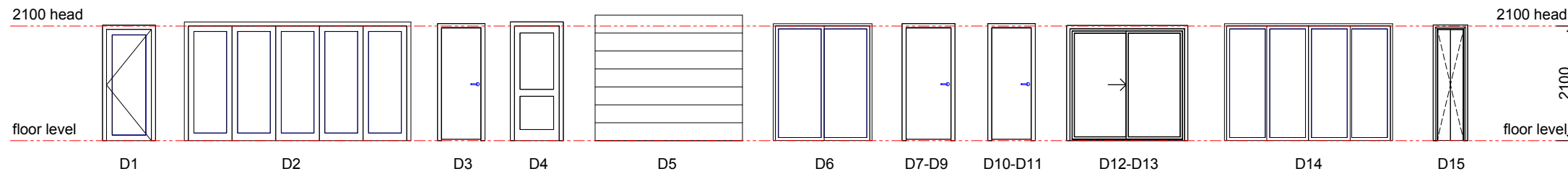
Job No
2014069
 Dwg No
702SC
 Issue
WD02

door schedule unit 1

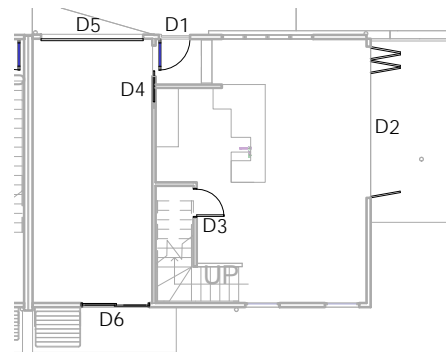
Mark	Qty	Level	Nom Head	Size		Frame Material	Door Style	Description		Glazing	Comments
				Height	Width			Type	Comments		
1	1	HIGH GROUND	2100	2040	820	aluminium	glazed entry door	2040x820x40 panel	4mm frosted		
2	1	HIGH GROUND	2100	2100	4000	aluminium	bifold			refer joinery supplier	
3	1	HIGH GROUND	2100	2070	720	timber	timber panel	2040x720x40 panel			
4	1	HIGH GROUND	2100	2100	820	timber	cavity slider	820 panel to match			
5	1	HIGH GROUND	2300	2300	2700	steel	panelift garage door	panelift as selected			2300h door shown - refer manufacturer for largest automatic door to fit space
6	1	HIGH GROUND	2100	2100	1730	aluminium	slider			refer joinery supplier	
7	1	HIGH FIRST	2100	2070	820	timber	timber panel	2040x820x40 panel			
8	1	HIGH FIRST	2100	2070	820	timber	timber panel	2040x820x40 panel			
9	1	HIGH FIRST	2100	2070	820	timber	timber panel	2040x820x40 panel			
10	1	HIGH FIRST	2100	2070	720	timber	timber panel	2040x720x40 panel			
11	1	HIGH FIRST	2100	2070	720	timber	timber panel	2040x720x40 panel			
12	1	HIGH FIRST	2100	2050	2100	aluminium	slider			refer joinery supplier	
13	1	HIGH FIRST	2100	2050	2100	aluminium	slider			refer joinery supplier	
14	1	HIGH FIRST	2100	2100	3000	aluminium	stacker slider	Glazed stacker door		refer joinery supplier	
15	1	HIGH FIRST	2100	2040	240	timber	french doors	2x240 french panel doors			

window & door notes

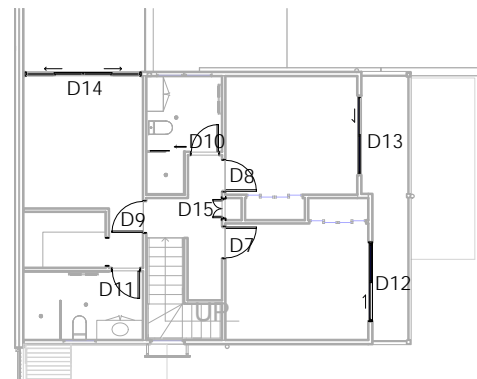
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legend door
1 : 100



1 U1 L0 door key plan
1 : 200

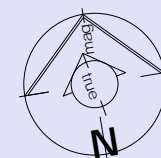


2 U1 L1 door key plan
1 : 200

FOR CONSTRUCTION

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Issue	Date	Issue Description	Rev	Date	Revision Description
WD02	09.12.14	Issue 01			
WD01	10.11.14	Issue 01			



Scale at A3
 As indicated
 Designed
 RAM
 Drawn
 AB
 Checked
 PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032
 for Nice Properties Pty Ltd

Door Schedule U1

WkgDwgs-IFBA

Job No
2014069
 Dwg No
711SC
 Issue
WD02

door schedule unit 2-5

Mark	Qty	Level	Nom Head	Size		Description				Comments
				Height	Width	Frame Material	Door Style	Type Comments	Glazing	
U2-1	1	MID GROUND	2300	2300	2700	steel	panelift garage door	panelift as selected		typical door type 1 (TD1) - 2300h door shown - refer manufacturer for largest automatic door to fit space
U2-2	1	MID GROUND	2100	2040	820	aluminium	glazed entry door	2040x820x40 panel	4mm frosted	typical door type 2 (TD2)
U2-3	1	MID GROUND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 3 (TD3)
U2-4	1	MID GROUND	2100	2100	1730	aluminium	slider		refer joinery supplier	typical door type 4 (TD4)
U2-5	1	MID FIRST	2100	2100	4000	aluminium	slider		refer joinery supplier	typical door type 5 (TD5)
U2-6	1	MID SECOND	2100	2100	2330	aluminium	slider		refer joinery supplier	typical door type 6 (TD6)
U2-7	1	MID SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 7 (TD7)
U2-8	1	MID SECOND	2100	2070	820	timber	timber panel	2040x820x40 panel		typical door type 8 (TD8)
U2-9	1	MID SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 9 (TD9)
U2-10	1	MID SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 10 (TD10)
U2-11	1	MID SECOND	2100	2100	820	timber	cavity slider	2040x820x40 panel		typical door type 11 (TD11)
U2-12	1	MID SECOND	2100	2070	820	timber	timber panel	2040x820x40 panel		typical door type 12 (TD12)
U3-1	1	MID GROUND	2300	2300	2700	steel	panelift garage door	panelift as selected		typical door type 1 - 2300h door shown - refer manufacturer for largest automatic door to fit space
U3-2	1	MID GROUND	2100	2040	820	aluminium	glazed entry door	2040x820x40 panel	4mm frosted	typical door type 2
U3-3	1	MID GROUND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 3
U3-4	1	MID GROUND	2100	2100	1730	aluminium	slider		refer joinery supplier	typical door type 4
U3-5	1	MID FIRST	2100	2100	4000	aluminium	slider		refer joinery supplier	typical door type 5
U3-6	1	MID SECOND	2100	2100	2330	aluminium	slider		refer joinery supplier	typical door type 6
U3-7	1	MID SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 7
U3-8	1	MID SECOND	2100	2070	820	timber	timber panel	2040x820x40 panel		typical door type 8
U3-9	1	MID SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 9
U3-10	1	MID SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 10
U3-11	1	MID SECOND	2100	2100	820	timber	cavity slider	2040x820x40 panel		typical door type 11
U3-12	1	MID SECOND	2100	2070	820	timber	timber panel	2040x820x40 panel		typical door type 12
U4-1	1	LOW GROUND	2300	2300	2700	steel	panelift garage door	panelift as selected		typical door type 1 - 2300h door shown - refer manufacturer for largest automatic door to fit space
U4-2	1	LOW GROUND	2100	2040	820	aluminium	glazed entry door	2040x820x40 panel	4mm frosted	typical door type 2
U4-3	1	LOW GROUND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 3
U4-4	1	LOW GROUND	2100	2100	1730	aluminium	slider		refer joinery supplier	typical door type 4
U4-5	1	LOW FIRST	2100	2100	4000	aluminium	slider		refer joinery supplier	typical door type 5
U4-6	1	LOW SECOND	2100	2100	2330	aluminium	slider		refer joinery supplier	typical door type 6
U4-7	1	LOW SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 7
U4-8	1	LOW SECOND	2100	2070	820	timber	timber panel	2040x820x40 panel		typical door type 8
U4-9	1	LOW SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 9
U4-10	1	LOW SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 10
U4-11	1	LOW SECOND	2100	2100	820	timber	cavity slider	2040x820x40 panel		typical door type 11
U4-12	1	LOW SECOND	2100	2070	820	timber	timber panel	2040x820x40 panel		typical door type 12
U5-1	1	LOW GROUND	2300	2300	2700	steel	panelift garage door	panelift as selected		typical door type 1 - 2300h door shown - refer manufacturer for largest automatic door to fit space
U5-2	1	LOW GROUND	2100	2040	820	aluminium	glazed entry door	2040x820x40 panel	4mm frosted	typical door type 2
U5-3	1	LOW GROUND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 3
U5-4	1	LOW GROUND	2100	2100	1730	aluminium	slider		refer joinery supplier	typical door type 4
U5-5	1	LOW FIRST	2100	2100	4000	aluminium	slider		refer joinery supplier	typical door type 5
U5-6	1	LOW SECOND	2100	2100	2330	aluminium	slider		refer joinery supplier	typical door type 6
U5-7	1	LOW SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 7
U5-8	1	LOW SECOND	2100	2070	820	timber	timber panel	2040x820x40 panel		typical door type 8
U5-9	1	LOW SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 9
U5-10	1	LOW SECOND	2100	2070	720	timber	timber panel	2040x720x40 panel		typical door type 10
U5-11	1	LOW SECOND	2100	2100	820	timber	cavity slider	2040x820x40 panel		typical door type 11
U5-12	1	LOW SECOND	2100	2070	820	timber	timber panel	2040x820x40 panel		typical door type 12

window & door notes

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WD02 09.12.14 Issue 01	Rev	Date	Revision Description
WD01 10.11.14 Issue 01			
Issue Date	Issue Description		

Scale at A3
Designed RAM
Drawn AB
Checked PBL

Townhouses

at 1 Sunny Street
 Chermide QLD 4032

for Nice Properties Pty Ltd

Door Schedule U2-U5

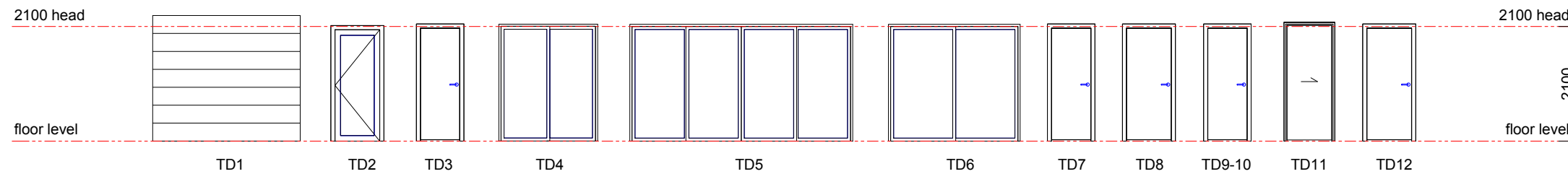
WkgDwgs-IFBA

Job No
2014069

Dwg No
712SC

Issue
WD02

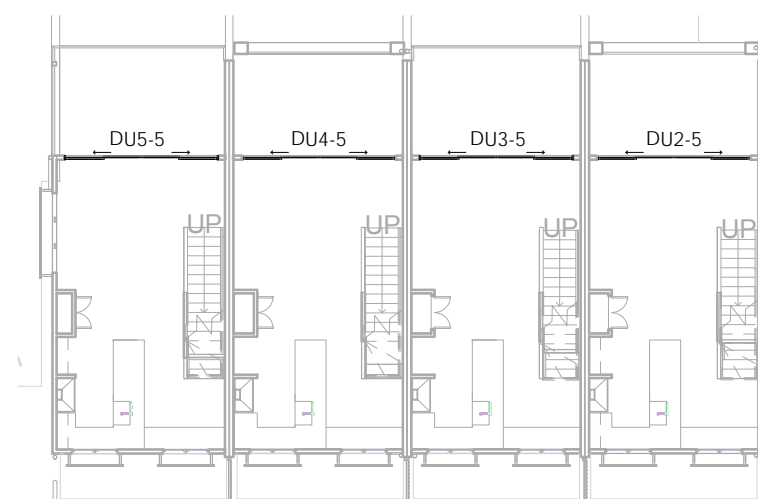
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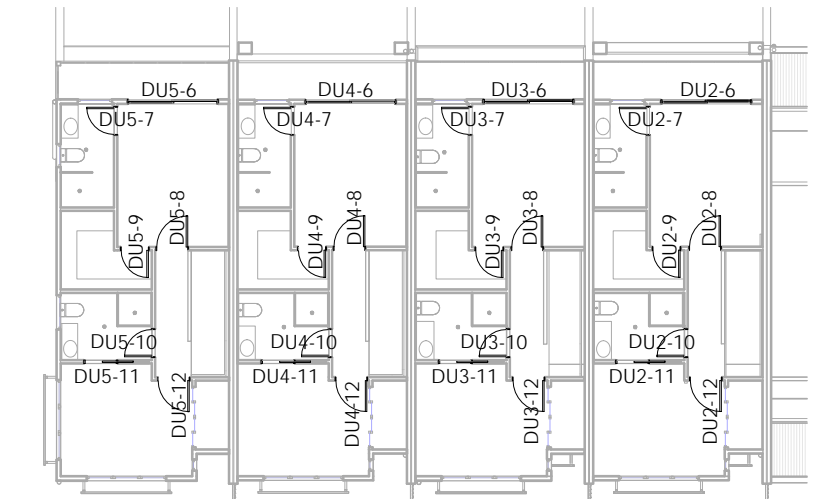
legend door U2-5
1 : 100



1 U2-5 L0 door key plan
1 : 200



2 U2-5 L1 door key plan
1 : 200



3 U2-5 L2 Door Key Plan
1 : 200

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ABN 39 010 895 682
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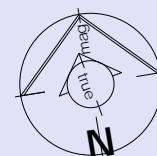
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Scale at A3
As indicated
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Townhouses

at 1 Sunny Street
Chermide QLD 4032
for Nice Properties Pty Ltd

Door Schedule U2-U5

WkgDwgs-IFBA

Job No
2014069

Dwg No
713SC

Issue
WD02

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.

SITE WORKS

- 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.
- 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.
- Ground surface to be sloped 1:20 (min) away from building for 900mm (min) and to a point where ponding will not occur.
- Dish drains and ag pipes to be provided as required or indicated to facilitate drainage of water away from building.
- Temporary downpipes to be provided at dp locations during construction draining roofwater onto ground, 2m min away from building.
- Any fences (including retaining wall) when placed on boundary not to exceed 2m above natural ground level
- Driveway slope not to exceed 1:4. Driveway and footpath crossover by owner unless specifically shown otherwise.

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.

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.

SET of DOCUMENTS NOTE

The builder is advised to provide full set of these drawings to all supporting trades and suppliers, so that each has full knowledge of the project. If separated, builder to ensure the recipient has all necessary drawings.

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 proprietary 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
- Strength of concrete at 28 days:
slabs 25 MPa
footings 20 MPa
- Max nominal aggregate size 20mm.
- Sample and test in accordance with AS 3600.
- Slump: 80mm (Grade N20).
- Consolidate by vibration.
- 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 20 interior, 40 exterior
beams 50
stairs 30 top 20 bottom
- Correct cover to be obtained using plastic chairs, conc blocks or plastic tipped steel chairs.
- Thoroughly scabble concrete on which new concrete is to be 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

C BLOCKWORK

- R.C. Blockwork to conform to AS3700.
- All cores containing reinforcing to be filled with 20 MPa grout.
- DPC 150 above ground.
- Cleanout all cores after each day's laying.
- Provide vertical control joints at 6m max centres, preferably beside openings.

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.
- 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.

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.
- Steelwork to be coated with red oxide zinc chromate paint before erection. All steel in exposed locations to be galvanised or proprietary galvanised product.
- All bolts steel/steel to be M16 8.8/s UNO.
- All connections to be 2-M16 8.8/s UNO.

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 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 NCC.
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 NCC 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 NCC.
- 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 NCC 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
	1200	560
	1800	1200
 - OTHER CLADDINGS
 - All other external & internal claddings to be fixed & finished in accordance with manufacturer's specification.
 - 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.

GENERAL LEGEND & ABBREVIATIONS

refer drawings for specific legends

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

IF IN DOUBT ASK

FOR CONSTRUCTION

 latemore design	Latemore Design Pty Ltd ABN 39 010 895 682 QBSA 1055247		59 Cherside St Grange Qld 4051	p 07 3356 9051 f 07 3356 9071	info@latemoredesign.com.au www.latemoredesign.com.au	WD02 09.12.14 Issue 01	Issue Date Issue Description	Rev Date Revision Description	Scale at A3 1 : 1	Designed RAM Drawn AB Checked PBL	Townhouses at 1 Sunny Street Cherside QLD 4032 for Nice Properties Pty Ltd	General Notes WkgDwgs-IFBA	Job No 2014069 Dwg No 731NT Issue WD02
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Sustainability Notes as extracted from QDC MP4.1 - SUSTAINABLE BUILDINGS, & MP4.2 - RAINWATER TANKS ETC Update Feb 2013 - (Builder to obtain latest copies)	Water Supply: In a service area for retail water service under the Water Act 2000, the water supplied to a new Class 1 building does not exceed pressure levels set out in AS/NZ 3550.1:2003 and If the main water pressure exceeds or could exceed 500 Kpa, a water pressure limiting device is installed to ensure that the maximum operating pressure at the outlet within the boundaries of the property does not exceed 500 Kpa.
<p>MP4.1 - Acceptable Solutions for Sustainable Buildings For new Class 1 & 2 buildings, and renovated Class 1 buildings & sole-occupancy Class 2 units.</p> <p>Energy Efficiency P1-Thermal Performance - Class 1 Buildings: P2-Thermal Performance - Class 2 Buildings: <i>Refer Energy Efficiency Assessment by others.</i></p> <p>Energy Efficient Services P3-Lighting - Class 1 Buildings: P4-Lighting - Class 2 Buildings: 80% of total fixed artificial lighting to be energy efficient (including verandahs & balconies). P5-Hot Water Systems - Class 1 Buildings: HWS to comply with Old Plumbing & Wastewater Code. A water heater in a hot water supply system can be an electrical resistance heater or any other type of heater. HWS to be located as close as practicable to common bathroom (most frequently used). P6-Shower Roses: Shower Roses to be minimum 3 star rated under the Water Efficiency Labelling Standards (WELS). P7-Toilets: Toilet cisterns to have dual flush function and minimum 4 star rated under the Water Efficiency Labelling Standards (WELS), and be compatible size for toilet bowl. P8-Tapware: Tapware for laundry tubs, kitchen sinks and basins, to be minimum 3 star rated under the Water Efficiency Labelling Standards (WELS).</p> <p>Electricity Sub-metering - (Class 2 Buildings only) P9/10/11-Meterable & Installation: Each premises to have individual electricity sub-meter. Sub-meters to be in common area, easily accessible for reading or maintenance. Sub-meters to be labelled as per premises.</p> <p>End of Trip Facilities - (Class 5, 6, 7 or 8 Buildings only) Refer separate summary details.</p>	<p>MP4.2 - Acceptable Solutions for Rainwater Tanks etc For installation of any tank.</p> <p>P6-Rainwater Tanks: Tank to be provided with 1mm screen mesh, or flap valve; a vermin trap; screening for any wet supply system. (all as per MP4.2). P7-Tanks Contaminants: If tank connected to potable use fittings, provide diverter for first 20 litres min of roof catchment prior to entering tank. Screened downpipe rainhead for all that connect to tank(s). Screen mesh 4-6mm and designed to shed leaves. P8-Backflow: A suitable backflow device must be installed to protect potable water within the reticulated supply in accordance with AS/NZS 3500:2003 Plumbing and Drainage. P9-Materials: Materials as per A9 of code - refer manufacturer. P10-Signage: Signage as per A10 of code - refer manufacturer. P11-Support Structure: Tank stand or other supporting structure must comply with AS/NZS1170.1:2002 permanent, imposed and other actions and AS/NZS1170.2:2002 wind actions. P12-Openings: Openings sealed or positioned as per A12 of code - refer manufacturer. P13-Overflow: Overflow into legal point of discharge, as defined by local authority, via air break or non-return valve.</p>
	<p>MP4.2 - Acceptable Solutions for Rainwater Tanks etc For installation of a tank, only if mandatory by Local Authority, Class 1 only.</p> <p>P1-Tank Required: Tank to be provided in addition to reticulated water supply, or greywater treatment plant, or supplementary water supply system. P2-Tank Installation & Size: Min tank size: 5000 litres, for detached Class 1 building. 3000 litres for other Class 1 building. Min roof catchment: 50% total roof area or 100sqm, whichever is lesser. Tank connected to building's toilet cisterns & washing machine cold tap, and an external fixture. P3-Continuous Supply: If tank supplies water to internal fixture, automatic switching device to provide potable water from reticulated water supply. P4&P5-Greywater: If Greywater treatment plant is installed, refer A4&A5 of code for full details.</p>

WD02 09.12.14 Issue 01
 Issue Date Issue Description

Rev Date Revision Description

Townhouses

at 1 Sunny Street
 Chermide QLD 4032

for Nice Properties Pty Ltd

Sustainability Notes

WkgDwgs-IFBA

Scale at A3 1 : 1	Job No 2014069
Designed RAM	Dwg No 771NT
Drawn AB	Issue WD02
Checked PBL	

FOR CONSTRUCTION

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.

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 or 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.

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.

Safety Report in compliance with Work Health and Safety Act 2011

FOR CONSTRUCTION



Scale at A3 1 : 1	Townhouses	Job No 2014069
Designed RAM		Dwg No 781SD
Drawn AB	at 1 Sunny Street Chermerside QLD 4032	Issue WD02
Checked PBL	for Nice Properties Pty Ltd	WkgDwgs-IFBA

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

WD02 09.12.14 Issue 01

Issue Date Issue Description

Rev Date Revision Description