

PROPOSED DWELLING & CARPORT AT Cotswold Hills QLD 4350



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IMPORTANT SURVEY NOTE:

The dimensions, bearings, and areas of the parcel boundaries have been adopted from the deposited plan and have not been thoroughly investigated. Any bearing, distance, area, setback, or other dimension may be subject to change with further investigation and lodgement of a plan at the land titles office.

Therefore, during the site peg out before construction works commence, there may be some minor discrepancies with the setbacks between buildings as shown on the site plan. The displayed contours are indicative of surface topography only, and surveyed spot levels are the only values at which reduced level can be relied upon. Contours are displayed at 1 metre major and 0.25 metre minor intervals.

We strongly recommend that the boundary identification survey should be performed and the surveyor must peg out the proposed development relative to the boundaries and any existing dwellings. The services shown have been derived from visual evidence apparent at the time of survey, and it is strongly advised to visit "Dial Before You Dig" prior to any excavation or construction and verify locations with a suitably qualified service locator prior to any works or critical design. It is strongly advised to review an up-to-date title search and give careful consideration to all items prior to any planning or construction. Tree and roof profile details are approximate only.

SITE INDUCTION NOTE:

Prior to the emergency contacts and site induction information. If you have any difficulties understanding the instructions, please contact your site supervisor before entering the site.

SERVICES NOTE:

There is a high probability that services and external conduits are located near the water flow reader, and it is common to see protruding conduits from the ground. The project manager will provide guidance if services and external conduits need to be relocated to a different location.

LANDSCAPING NOTE

In the absence of any specification in your contract, landscaping works around the building are not permitted. Upon completion of landscaping, it is imperative that the slab height remains at a minimum of 75 above the final landscaped level.

STUD OPENING

Increase the height and width of all windows by 50mm

FLYSCREEN NOTES

All sliding doors' flyscreens should include mid bars.

GLAZING NOTES:

All glazing must adhere to AS1288 and BASIX certificate standards. Each window, when viewed from the outside, will have a fixed panel on the right and an opening panel on the left, unless otherwise specified. Sliding doors will open in the direction as indicated on the plan.

WINDOW FLASHING NOTES

For windows on clad walls, including acrylic rendered walls, flashings are required on all sides.

FLOOR FINISHES NOTES

Kindly be aware that a slight difference in floor finishes between adjoining rooms may exist.

MATERIALS WARRANTY

Please refer to individual manufacture's installation guides and warranty for all materials to be used in this construction.

GUTTER & VALLEY NOTE

It is highly recommended that you install gutter-guard or a comparable product in all gutters and valleys when building near trees. This will prevent any leaf build-up and water overflow under the roof tiles or sheeting.

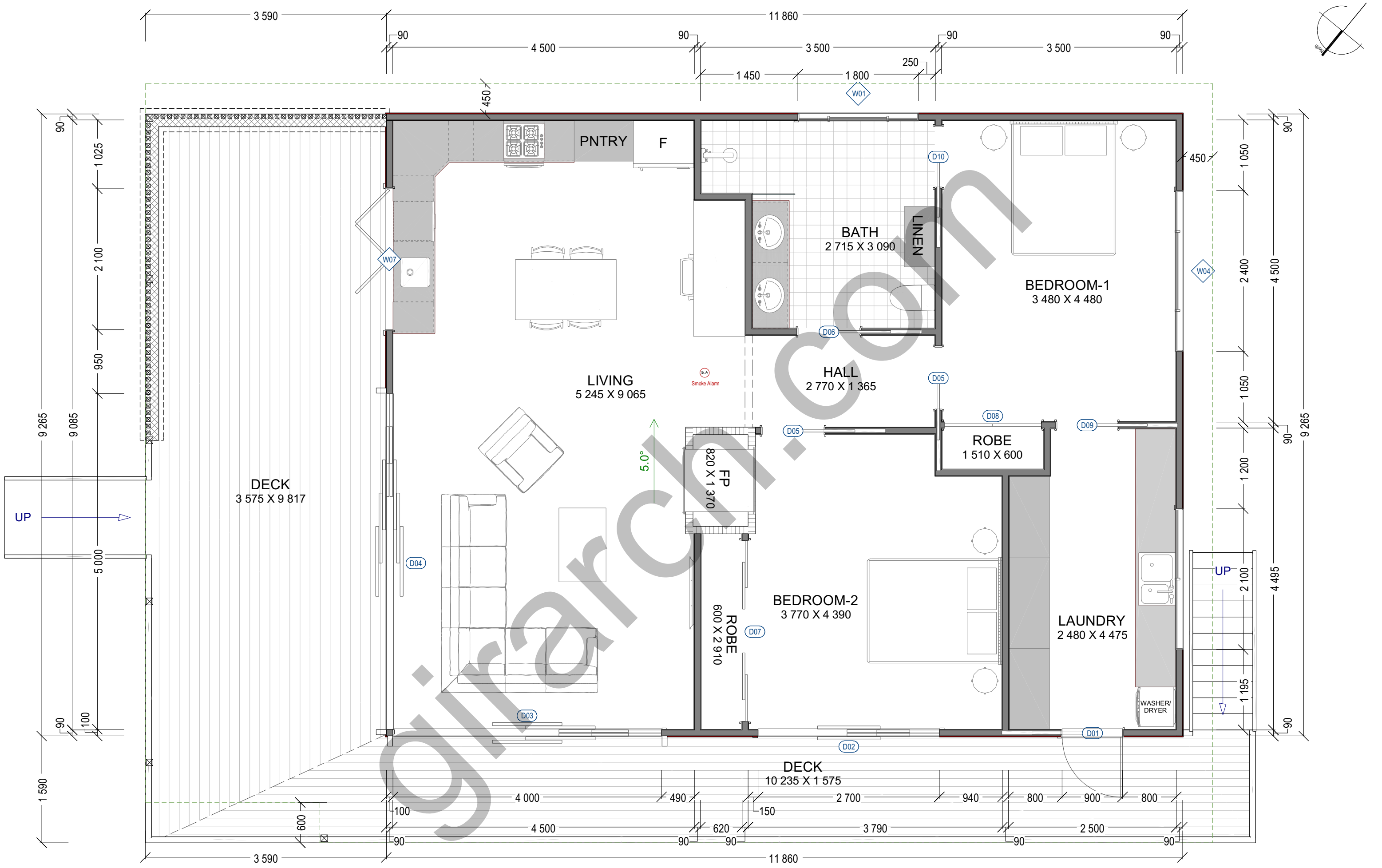
FLOOR LEVEL NOTE

Please note that the floor level depicted on the elevations may slightly vary on site due to site conditions and final levels after excavation and soil removal. In case of limited access, no dirt removal has been allowed for when leveling the site for a concrete slab, unless otherwise specified in your tender and building contract. If access interruptions need to be avoided, a decision on where to stockpile on-site must be made, or the cost of soil removal can be arranged for you.

Additionally, unless specified in your tender, no external steps to porches, drop edge beams, or retaining walls have been allowed for.

DIMENSIONS:

All dimensions on the plan indicate the distance between the framing components, and the width of surface components such as plasterboards and cladding panels are disregarded.

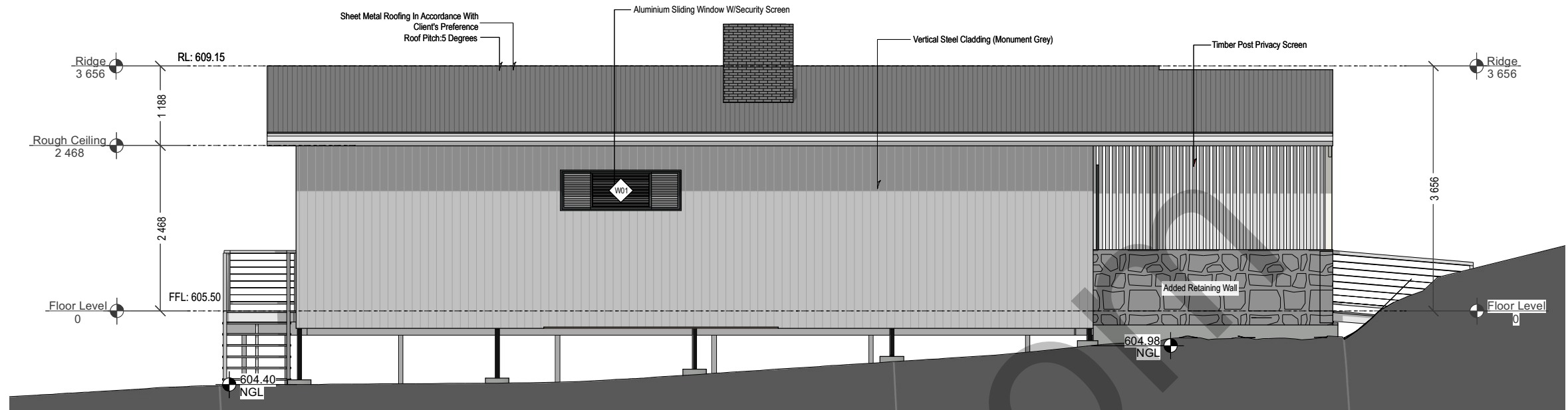




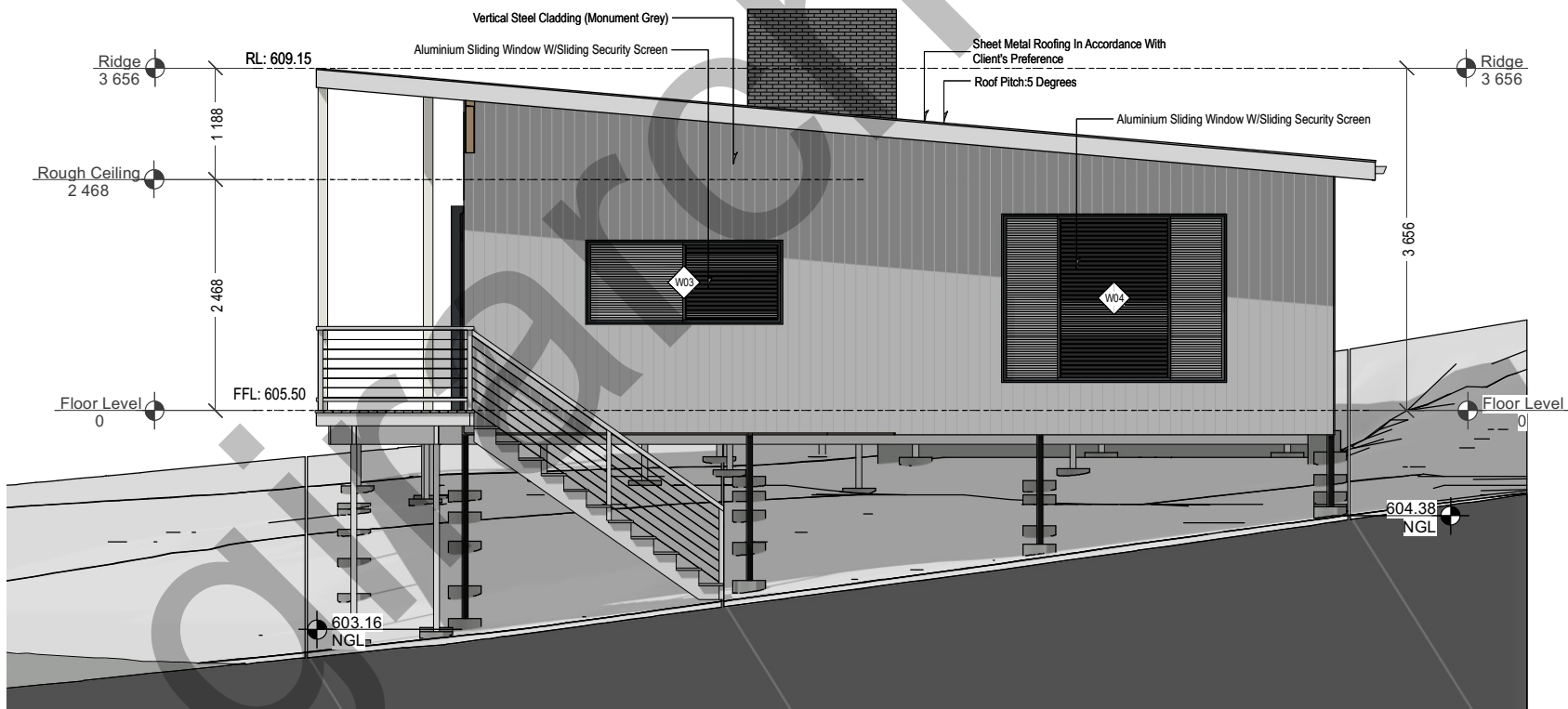
Northwest Elevation



Northeast Elevation



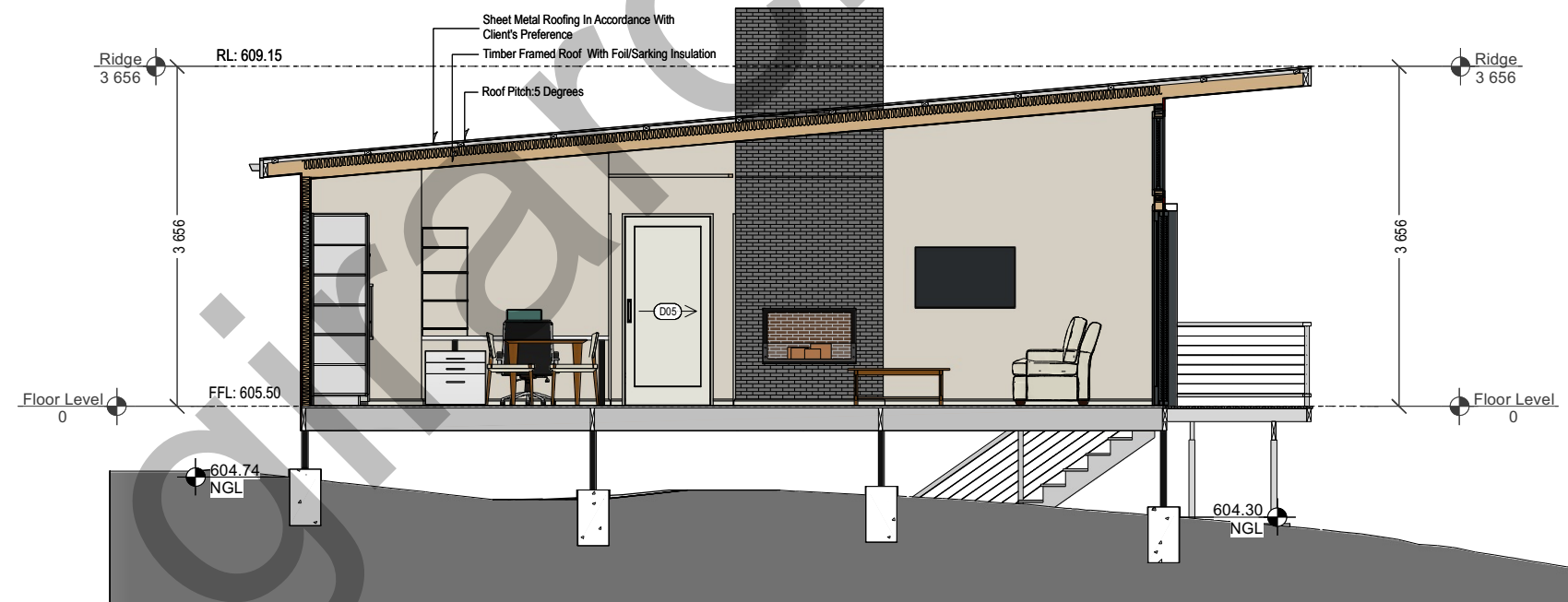
Southeast Elevation



Southwest Elevation



Cross Section-1



Cross Section-2

CONSTRUCTION TO COMPLY WITH NCC, BCA 2022

IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE NCC/BCA; APPLICABLE AUSTRALIAN STANDARDS; WRITTEN INSTRUCTIONS & DETAILS OF MATERIAL MANUFACTURER/SUPPLIER; LOCAL COUNCIL & STATUTORY AUTHORITY POLICIES, SPECIFICATIONS & CODES; DA CONDITIONS; & CONSULTANTS DRAWINGS/REPORTS/ETC, INCL. ENGINEERS DRAWINGS.

NOTE:
PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND REPORTS INCLUDING ENGINEERING AND STRUCTURAL PLANS, HYDRAULIC PLANS, MECHANICAL PLANS & LANDSCAPE PLAN IF ANY DISCREPANCIES PLEASE SEEK CLARIFICATION PRIOR TO CONSTRUCTION.

- GENERAL NOTES:
- ALL BUILDING WORKS ARE TO COMPLY WITH THE NCC VOLUME 2 2022.
 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
 - FLOOR PLAN DIMENSIONS ARE TO FRAME.
 - THERE ARE NO ATYPICAL DESIGN FEATURES THAT PRESENT UNUSUAL WORKPLACE HEALTH & SAFETY ISSUES IN THE CONSTRUCTION, MAINTENANCE, USE, OR DEMOLITION OF THIS STRUCTURE.

- SITE & EARTHWORKS
- SITE PREPARATION & BATTERS TO COMPLY WITH ENGINEER'S SPECIFICATIONS.
 - ALL LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR.
 - STORMWATER FROM ROOF TO BE CONNECTED TO LEGAL POINT OF DISCHARGE AS PER SITE PLAN. WHERE DISCHARGE IS TO KERB, AN APPROVED ADAPTOR MUST BE USED.

- TERMITE MANAGEMENT
- TERMITE PROTECTION INSTALLED IN ACCORDANCE WITH AS3660.1.

- SLAB & FOOTINGS
- CONCRETE SLAB, PIERS AND REINFORCING TO COMPLY WITH ENGINEERS DESIGN AND SPECIFICATIONS.
 - VAPOUR MEDIUM IMPACT RESISTANCE IN ACCORDANCE WITH 5.3.3.3, ITEM 'A' OF AS2870) (NSW - HIGH IMPACT RESISTANCE IN ACCORDANCE WITH 5.3.3.3 ITEM 'B' & 'C' OF AS2870).

- FRAMING
- ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH NCC H1D6 & TO COMPLY WITH AS1684.2-2021 (N2/N3/N4 WIND RATING AREAS) & AS1684.3-2021 (C1/C2 WIND RATING AREAS).
 - PREFAB. TIMBER ROOF TRUSSES @ 600mm MAX. CENTRES TO MANUFACTURER'S SPECIFICATIONS.
 - ALL BRACING, FIXING & TIEDOWN REQUIREMENTS TO COMPLY WITH ENGINEER'S DESIGN AND SPECIFICATIONS.

- ROOF & WALL CLADDING
- BRICK VENEER WALLS TO COMPLY WITH NCC H1D1 & MUST COMPLY WITH AS4773.1, AS4773.2 & AS3700.
 - ALL EAVE SHEETS AND FIBRE CEMENT LININGS MUST COMPLY WITH AS2908.2.
 - PLASTERBOARD TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
 - ROOF AND WALL CLADDING TO BE IN ACCORDANCE WITH NCC H2D6 & MUST COMPLY WITH THE FOLLOWING STANDARD WHEN APPLICABLE (SHEET ROOF:AS1562.1 / ROOF TILING:AS2050 / AAC:AS5146.1 / HARDBOARD:AS1859.4).
 - ALL FLASHINGS MUST COMPLY WITH AS2904.
 - ALL SARKING MUST COMPLY WITH AS4200.1.

- GLAZING
- WINDOWS TO COMPLY WITH NCC N5P2 & PART 11.3.7 & 11.3.8 OF THE ABCB HOUSING PROVISIONS.
 - GLAZING TO BE IN ACCORDANCE WITH NCC H1D8 & MUST COMPLY WITH AS1288 & AS2047.

- WATERPROOFING
- WATER PROOFING IS TO BE IN ACCORDANCE WITH NCC H4D1 & PART 10.2 OF THE ABCB HOUSING PROVISIONS.
 - WHERE FLOOR WASTES ARE PROVIDED, OUTSIDE OF ENCLOSED SHOWERS, FLOOR GRADES ARE TO COMPLY WITH QDC 4.5 REQUIREMENTS.
 - EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH NCC PART H2D8 & MUST COMPLY WITH AS4654.1 & AS4654.2.
 - TILED WET AREA FLOORS AND SHOWER FLOORS WHERE A 'FLOOR WASTE' IS REQUIRED, WILL GENERALLY REQUIRE TILES TO BE DIAGONALLY CUT TO ACHIEVE COMPLIANT FALLS.
 - WHERE FLOOR WASTES ARE PROVIDED, OUTSIDE OF UNENCLOSED SHOWER, FLOOR GRADES MUST BE BETWEEN 1:80 MINIMUM AND 1:50 MAXIMUM IN ACCORDANCE WITH 10.2.12 OF THE ABCB HOUSING PROVISIONS.
 - FLOOR TILES TO SHOWER AREAS MUST BE PROVIDED WITH A FLOOR GRADE BETWEEN 1:80 MINIMUM AND 1:50 MAXIMUM IN ACCORDANCE WITH 10.2.12 OF THE ABCB HOUSING PROVISIONS.

- CONDENSATION MANAGEMENT AND VENTILATION
- EXHAUST FAN TO WC (WHEN APPLICABLE) TO COMPLY WITH NCC H4D9 & AS1668.2.
 - EXHAUST T A MINIMUM RATE IN ACCORDANCE WITH NCC H4P7 & PART 10.8 OF THE ABCB HOUSING PROVISIONS.
 - BATHROOMS INUTE RUN OFF TIMER LINKED TO LIGHT SWITCH.
 - ANY ROOM THAT DOES NOT MEET NATURAL VENTILATION REQUIREMENTS MUST BE PROVIDED WITH MAKE-UP AIR FROM AN ADJACENT ROOM IN ACCORDANCE WITH AS1668.2.
 - WET AREAS WITHOUT SUFFICIENT NATURAL VENTILATION MUST HAVE A MINIMUM 20MM GAP TO THE UNDERSIDE OF THE DOOR TO ACHIEVE COMPLIANT VENTILATION.

- STAIRS & BALUSTRADE (WHEN APPLICABLE)
- ALL PART 11.2 & 11.3 OF THE ABCB HOUSING PROVISIONS & MUST COMPLY WITH AS1170.1 & AS4586.

- OTHER
- PASSAGE DOORS TO SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH NCC H4F3 PART 10.4.2 OF THE ABCB HOUSING PROVISIONS.
 - BUILT O 9.3 OF THE ABCB HOUSING PROVISIONS & AS1530. SEPARATING & EXTERNAL WALLS TO BE BUILT TO FRL 60/60/60 (WHERE APPLICABLE).
 - PROVIDE MINIMUM 115mm SLOTTED GUTTER TO SUIT MAX 40m2 OF ROOF AREA PER DOWNPIPE.
 - SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC H3D6 & PART 9.5 OF THE ABCB HOUSING PROVISIONS & MUST COMPLY WITH AS3786 & AS1670.1.
 - FLUES FOR ALL FIREPLACES & HEATERS (WHERE APPLICABLE) ARE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND PART 12.4 OF THE ABCB HOUSING PROVISIONS.

COMPLIANCE GUIDE

- Site Preparation/Demolition:** Comply with AS 2601.
- Earthworks:** Comply with AS 3798 & Engineers Details.
- Site Drainage:** Comply with AS 3500, Council Codes & Engineers Details.
- Termite Management:** Comply with NCC, ABCB Housing Provisions Part 3.4, AS 3660 & Engineers Details.
- Footings & Slabs:** Comply with BCA Part B, AS 3600 & Engineers Details.
- Masonry:** Comply with BCA Part B, AS 3700 & Engineers Details.
- Framing:** Comply with BCA Part B, AS 1684 & Engineers Details.
- Steelwork:** Comply with AS 1170, AS 4100 & Engineers Details.
- Fire-Resistant Construction:** Comply with BCA Part C1 & manufacturers instructions.
- Material Fire-Hazard Properties:** Comply with BCA Section C2D11.
- Weatherproofing Requirements:** Comply with BCA Part F1.
- Roof Cladding:** Comply with BCA Part H1D7 & AS1562/AS2049
- Gutters & Downpipes:** Comply with BCA Part H1D7, AS/NZS 3500.3 & Engineers Details.
- Wall Cladding:** Comply with applicable Aust. Standards & manufacturers details.
- Glazing Assemblies:** Comply with BCA Part F3D4; AS 1288 & AS 2047 & manufacturers instructions.
- Openable Windows:** Comply with BCA Part D3D29.
- Energy Efficiency/Insulation Requirement:** Comply with BCA Part J1
- Wet Areas:** Comply with BCA Part H4 & AS 3740
- Accessibility Design(If Applicable):** Comply with NCC Part H8, Livable Housing Design