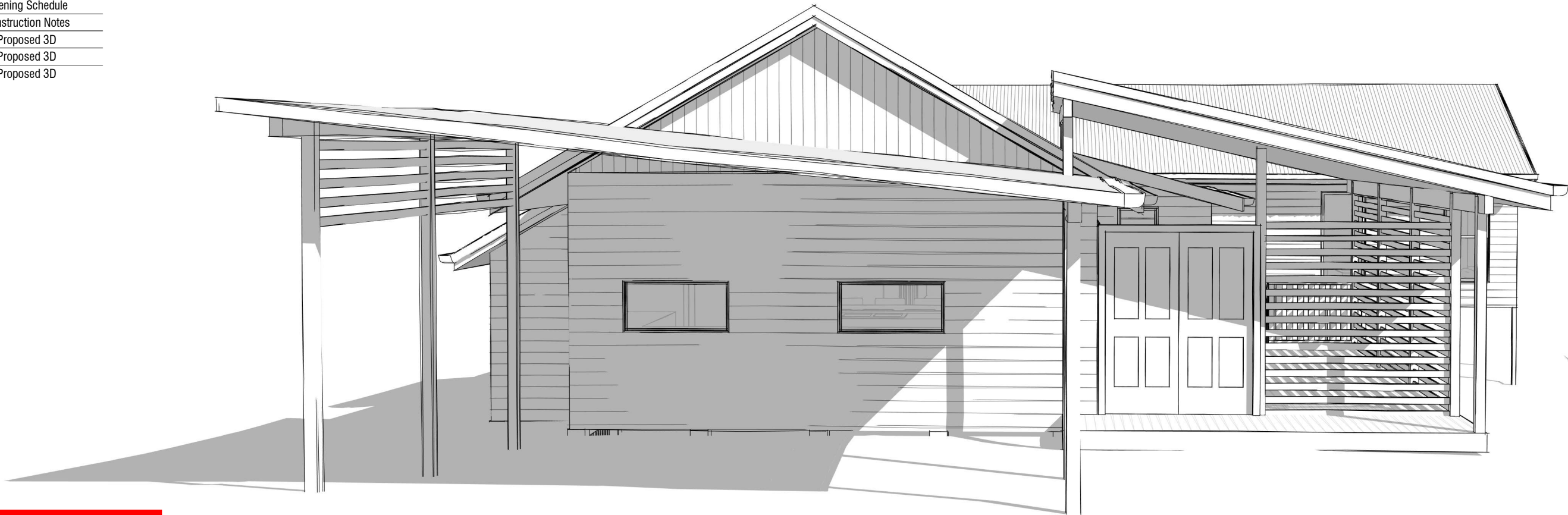


DRAWING LIST:

SHEET	DRAWING
01	Cover Page
02	Existing Site Plan
03	Existing Floor Plan
04	Existing Elevations
05	Existing Elevations
06	Existing Roof Plan
07	Demolition Plan
08	Demo Elevations
09	Demo Elevations
10	Proposed Site Plan
11	Noise Overlay
12	Proposed Floor Plan
13	Livable Housing Plan
14	Livable Housing Guide
15	Proposed Elevations
16	Proposed Elevations
17	Cross Sectional
18	Setout Plan
19	Roof Plan
20	Electrical Plan
21	Opening Schedule
22	Construction Notes
23	Proposed 3D
24	Proposed 3D
25	Proposed 3D

REVISION LIST:

REVISION	DATE	NOTE
1	25.08.25	Initial Concept Plans - Option A/B/C/D
2	11.09.25	Revised Concept Plans - Option A/B/C
3	10.10.25	Revised Concept Plans - Option A/B
4	24.10.25	Revised Concept Plans
5	15.12.25	Preliminary Drawings
6	26.02.26	Working Drawings
7	08.06.26	Amended Working Drawings
8	29.06.26	Amended Working Drawings
9	30.06.26	Amended Working Drawings



PERSPECTIVE OF PROPOSAL

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Client Name:
Isagani & Kristine Barry

Project Address:
16 Nettleton Crescent
Moorooka, QLD 4105

Project & Number:
House Alterations
251145-DE

Revision & Date:
Revision 9
30-06-26

Project Status:
Working Drawings
For Approval & Construction

Drawing & Number:
Cover Page
Sheet 01

Scale & Paper
N.T.S.
A3

PROJECT INFORMATION:

Proposed Project: Additions - Carport, Deck & House Extension

Lot Number: 17
Plan Number: RP 865631
Site Zoning: Residential
Current Property: Existing Dwelling
Local Council: Brisbane City Council

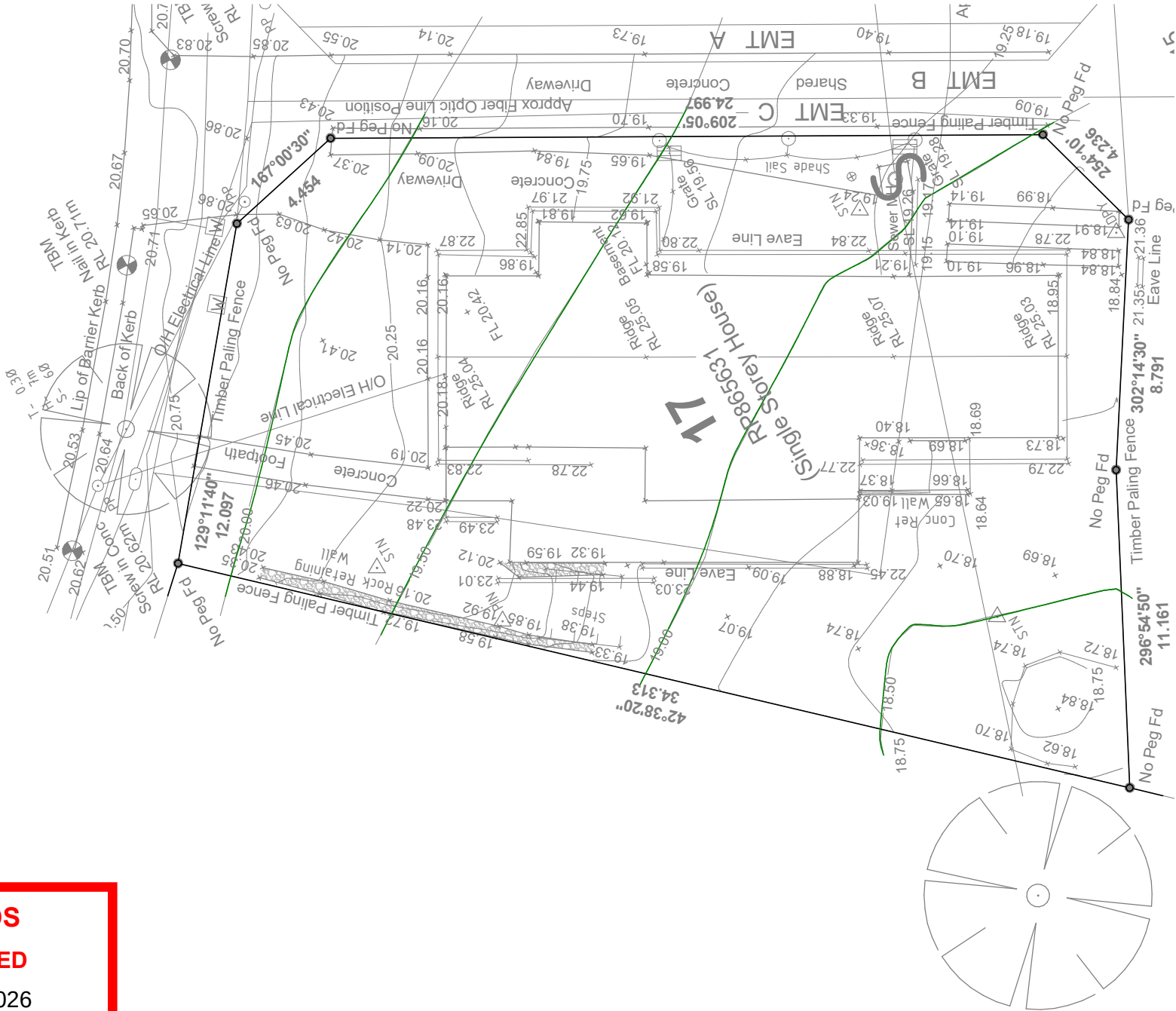
Site Area: 599.0m²

Existing Coverage: 31% (185.5m²)
Proposed Coverage: 46% (275.0m²)

SITE NOTES:

- Boundaries clearances are taken from the estimated fence line or provided survey plan and should be confirmed by a competent person.
- Builder / owner to check and verify all levels, angles, dimensions and confirm any proposed dimensions marked.
- Stormwater must be discharged to a lawful point of discharge that or a kerb & channel or stormwater network.
- Any council stormwater/sewer pipes shown are estimated positions taken from scaled drawings only - exact location must be confirmed on site.
- Any slab and footings must be constructed as per the engineer's details and specifications.
- Ground surface around the building foundations must have a minimum slope of 1:20 fall away from the building for a minimum 1.0m to ensure no ponding near the building.
- All roof stormwater drainage is to discharge to council's approved discharge point.
- All plumbing pipe work is to be designed to allow vertical and horizontal movement expected for the site classification - refer to the engineer's specifications.
- Disconnect & cap off all existing services before commencing work on site.
- All new plumbing work is to be carried out by a licensed plumber and is to be in accordance with the local authorities.
- Contours & levels as shown on drawings are derived from supplied survey drawing or council mapping - no responsibility is taken for accuracy of survey information.
- It is recommended that the builder or applicant obtain contours, datum and a height certificate from a licensed surveyor to confirm that the proposed building will not exceed the height restriction of the local council prior to any commencement of work.
- Any landscaping / design is by others.

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EXISTING SITE PLAN

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DETAILED SURVEY PLAN PROVIDED BY
SURVEY 360 - JOB 250517

SURVEYED SITE CONTOURS:
B.C.C. DEFINED CONTOURS:

Any demolition work is to be certified by the builder and/or a structural engineer, unless noted otherwise.

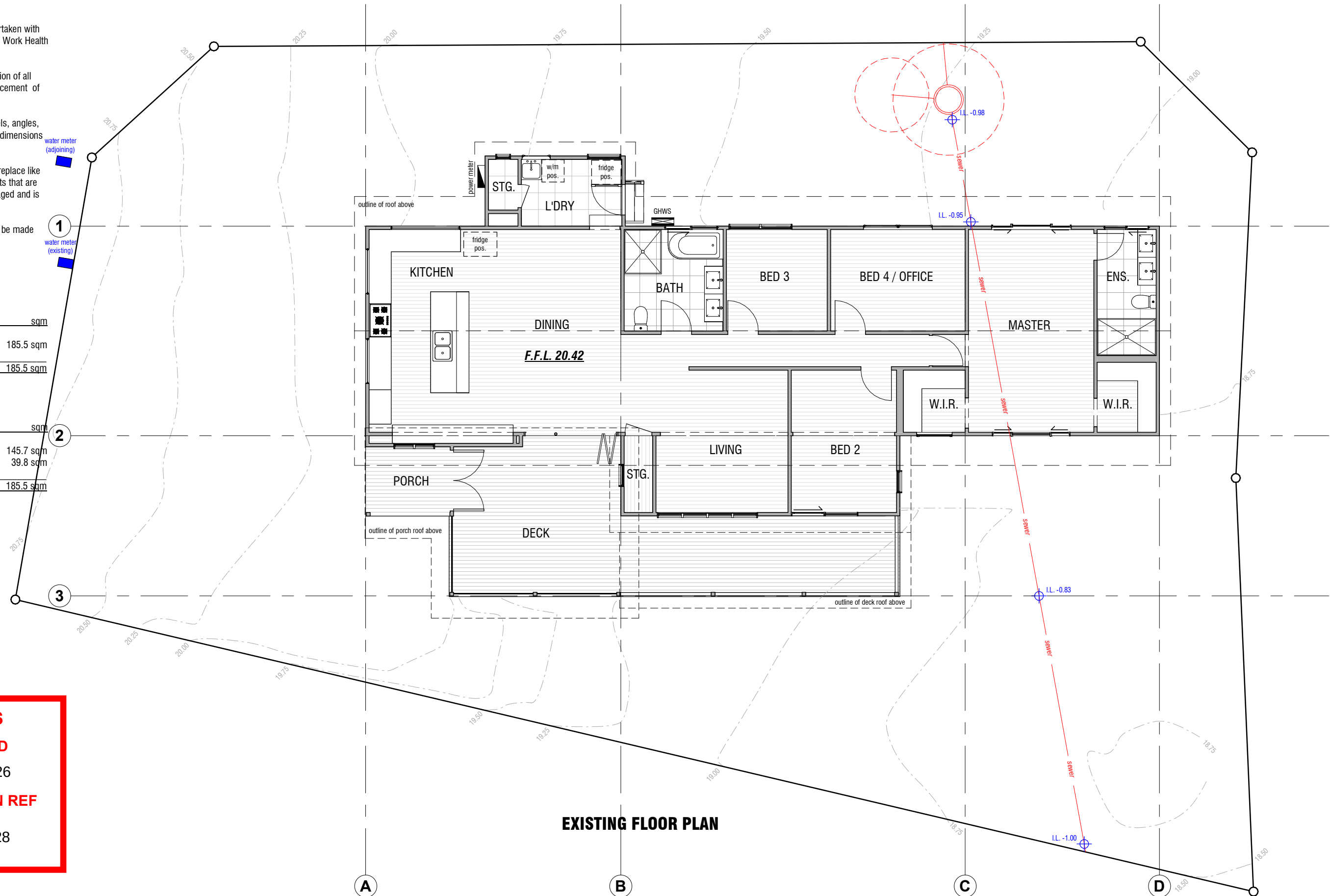
The contractor shall confirm the location of all subsurface services prior to commencement of construction.

It is the contractor's responsibility to replace like for like any existing structural elements that are not fit for purpose or have been damaged and is not structurally adequate.

SCHEDULE OF AREAS:

Structures	sqm
Existing Dwelling	185.5 sqm
Total	185.5 sqm

Areas	sqm
Living Areas	145.7 sqm
Porch & Deck	39.8 sqm
Total	185.5 sqm



EXISTING FLOOR PLAN

A007073728



DEMOLITION / EXISTING WORKS:

Any demolition work is to be certified by the builder and/or a structural engineer, unless noted otherwise.

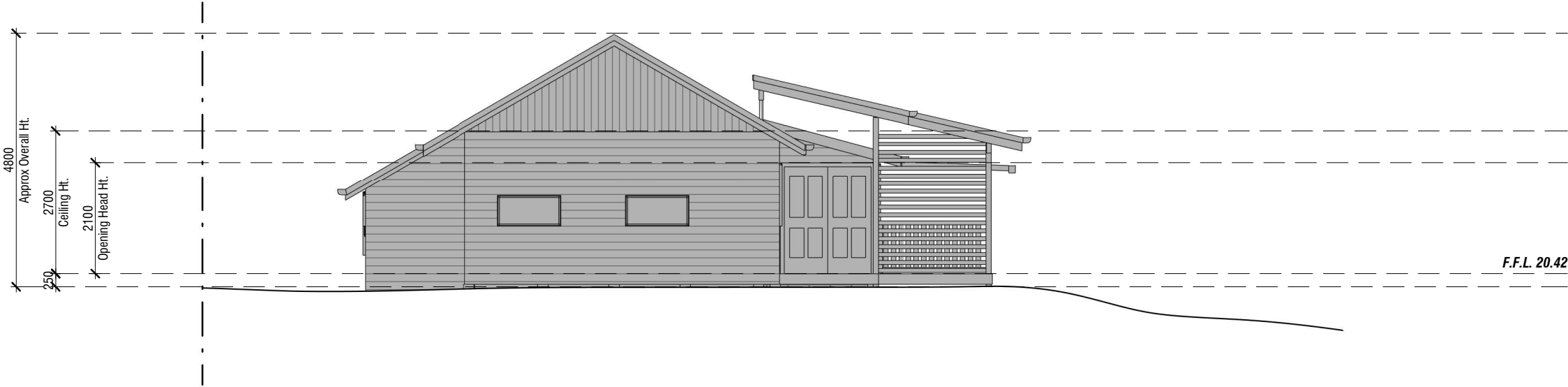
All demolition work needs to be undertaken with care, refer to Safe Work Australia and Work Health and Safety guidelines.

The contractor shall confirm the location of all subsurface services prior to commencement of construction.

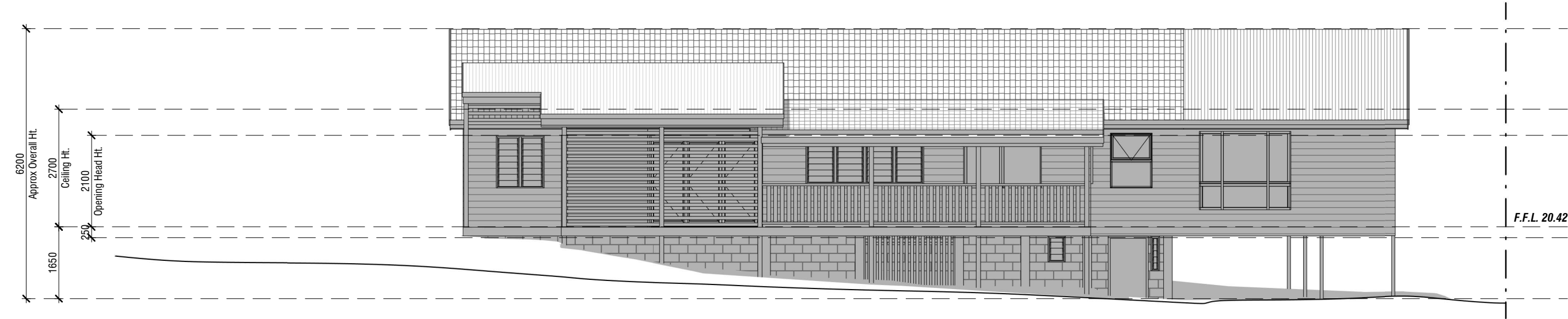
Contractor to check and verify all levels, angles, dimensions and confirm any existing dimensions marked.

It is the contractor's responsibility to replace like for like any existing structural elements that are not fit for purpose or have been damaged and is not structurally adequate.

Any damage caused by demolition to be made good.



EXISTING NORTH-EAST ELEVATION (FRONT)



EXISTING NORTH-WEST ELEVATION (RIGHT)

DEMOLITION / EXISTING WORKS:

Any demolition work is to be certified by the builder and/or a structural engineer, unless noted otherwise.

All demolition work needs to be undertaken with care, refer to Safe Work Australia and Work Health and Safety guidelines.

The contractor shall confirm the location of all subsurface services prior to commencement of construction.

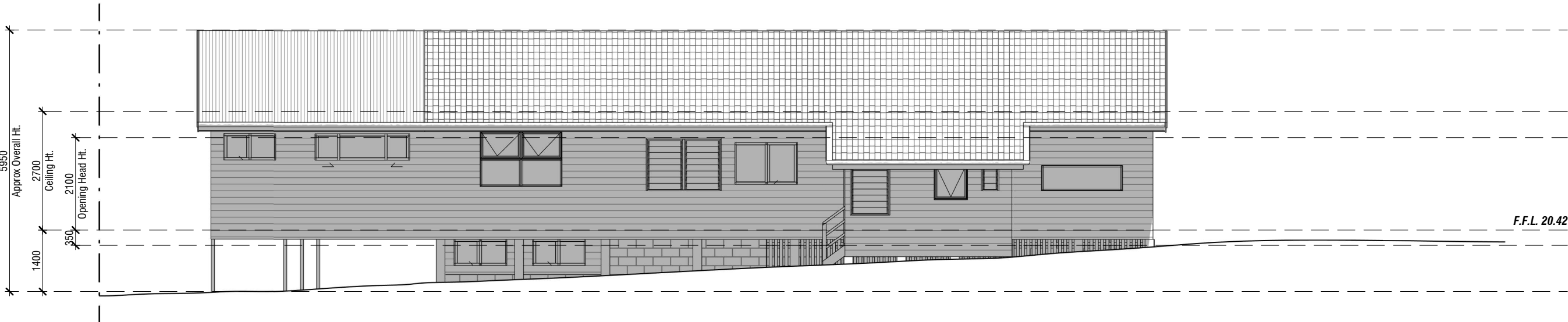
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Any damage caused by demolition to be made good.



EXISTING SOUTH-WEST ELEVATION (REAR)



EXISTING SOUTH-EAST ELEVATION (LEFT)

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Project & Number:
House Alterations
251145-DE

Revision & Date:
Revision 9
30-06-26

Project Status:
Working Drawings
For Approval & Construction

Drawing & Number:
Existing Elevations
Sheet 05

Scale & Paper
1 : 100
A3

DEMOLITION / EXISTING WORKS:

Any demolition work is to be certified by the builder and/or a structural engineer, unless noted otherwise.

All demolition work needs to be undertaken with care, refer to Safe Work Australia and Work Health and Safety guidelines.

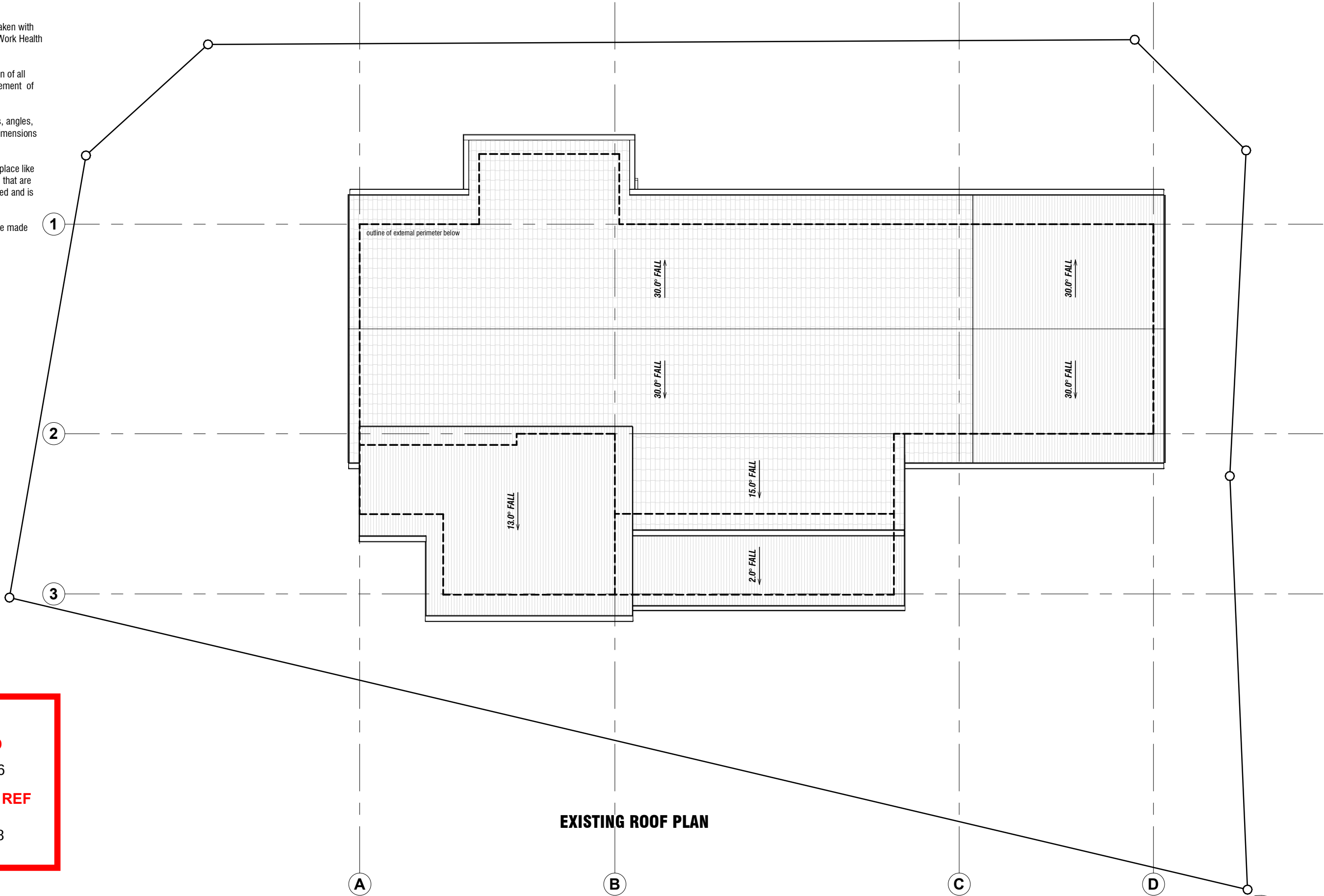
The contractor shall confirm the location of all subsurface services prior to commencement of construction.

Contractor to check and verify all levels, angles, dimensions and confirm any existing dimensions marked.

It is the contractor's responsibility to replace like for like any existing structural elements that are not fit for purpose or have been damaged and is not structurally adequate.

Any damage caused by demolition to be made good.

NOTE: CONTRACTOR MUST CONFIRM EXISTING ROOF PITCH ONSITE



EXISTING ROOF PLAN

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Project Status:
Working Drawings
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Drawing & Number:
Existing Roof Plan
Sheet 06

Scale & Paper
1 : 100
A3



DEMOLITION / EXISTING WORKS:

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All demolition work needs to be undertaken with care, refer to Safe Work Australia and Work Health and Safety guidelines.

The contractor shall confirm the location of all subsurface services prior to commencement of construction.

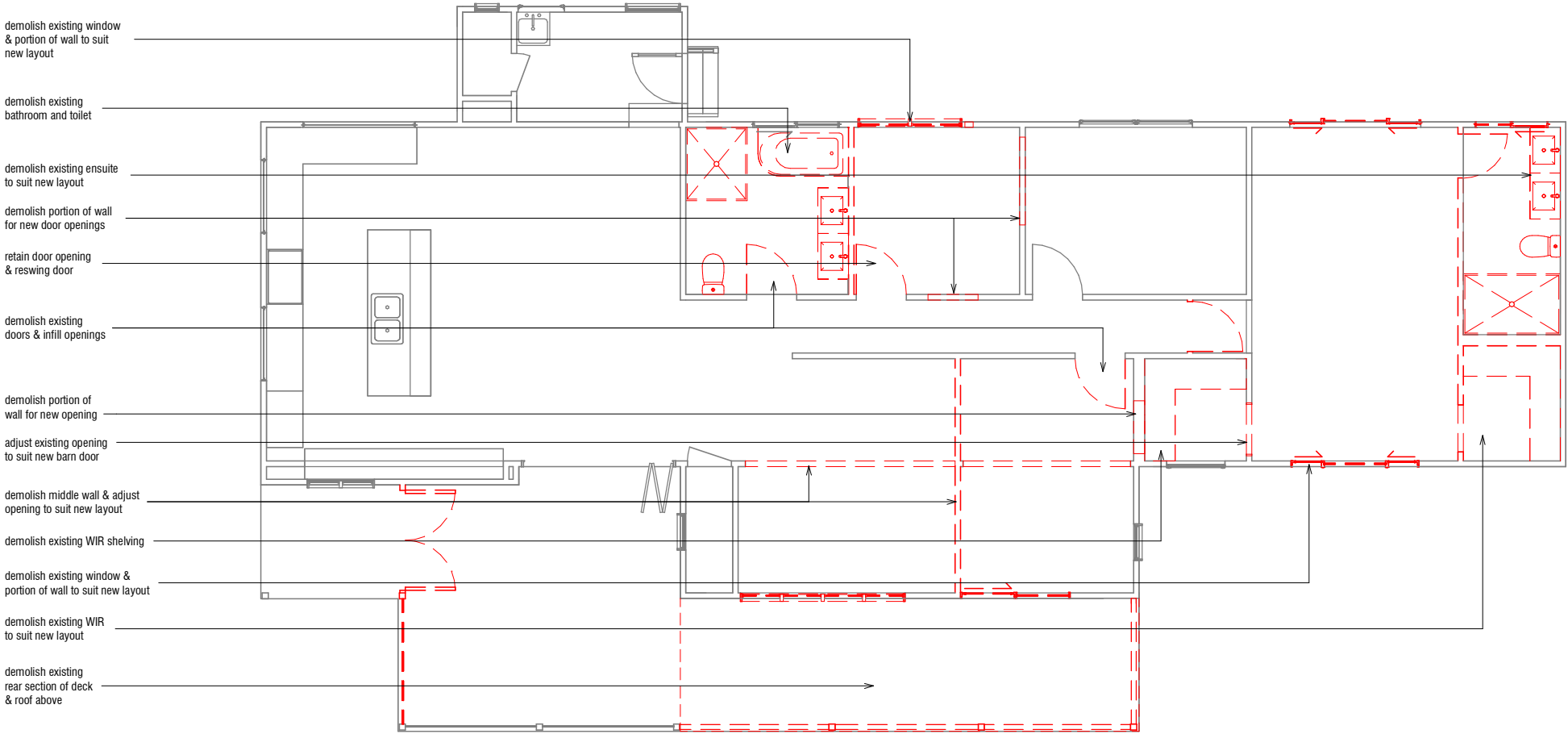
Contractor to check and verify all levels, angles, dimensions and confirm any existing dimensions marked.

It is the contractor's responsibility to replace like for like any existing structural elements that are not fit for purpose or have been damaged and is not structurally adequate.

Any damage caused by demolition to be made good.

NOTE: ADDITIONAL DEMOLITION MAYBE REQUIRED - CONTRACTOR TO CONFIRM

Denotes existing to be demolished
Denotes existing to remain



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DEMOLITION FLOOR PLAN

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Revision & Date:
Revision 9
30-06-26

Project Status:
Working Drawings
For Approval & Construction

Drawing & Number:
Demolition Plan
Sheet 07

Scale & Paper
1 : 100
A3



DEMOLITION / EXISTING WORKS:

Any demolition work is to be certified by the builder and/or a structural engineer, unless noted otherwise.

All demolition work needs to be undertaken with care, refer to Safe Work Australia and Work Health and Safety guidelines.

The contractor shall confirm the location of all subsurface services prior to commencement of construction.

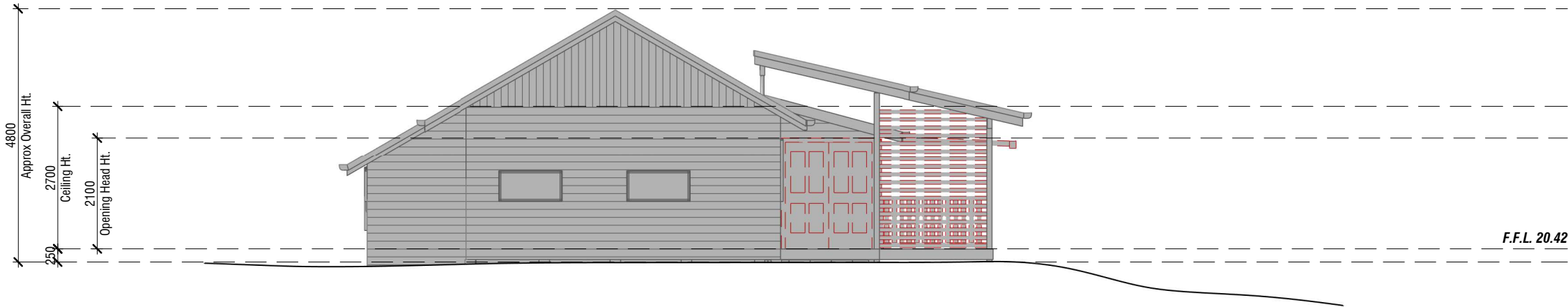
Contractor to check and verify all levels, angles, dimensions and confirm any existing dimensions marked.

It is the contractor's responsibility to replace like for like any existing structural elements that are not fit for purpose or have been damaged and is not structurally adequate.

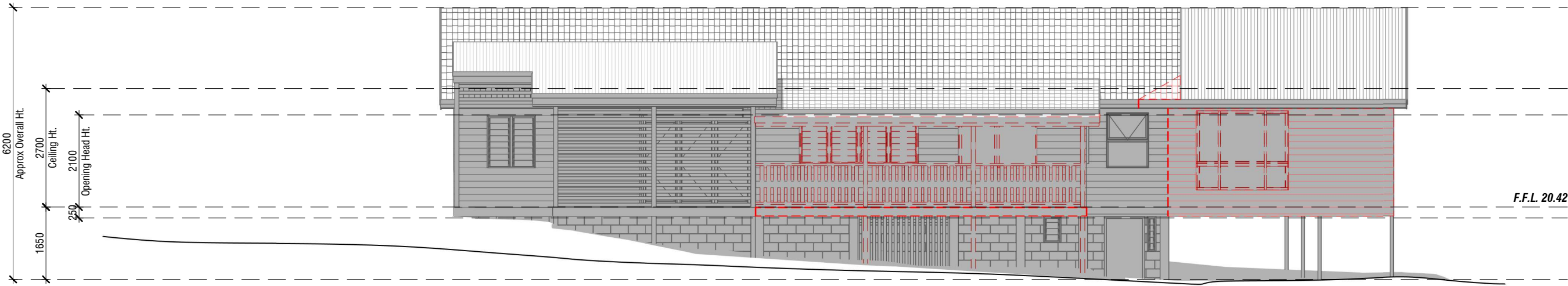
Any damage caused by demolition to be made good.

NOTE: ADDITIONAL DEMOLITION MAYBE REQUIRED - CONTRACTOR TO CONFIRM

Denotes existing to be demolished
Denotes existing to remain



DEMOLITION NORTH-EAST ELEVATION (FRONT)



DEMOLITION NORTH-WEST ELEVATION (RIGHT)

DEMOLITION / EXISTING WORKS:

Any demolition work is to be certified by the builder and/or a structural engineer, unless noted otherwise.

All demolition work needs to be undertaken with care, refer to Safe Work Australia and Work Health and Safety guidelines.

The contractor shall confirm the location of all subsurface services prior to commencement of construction.

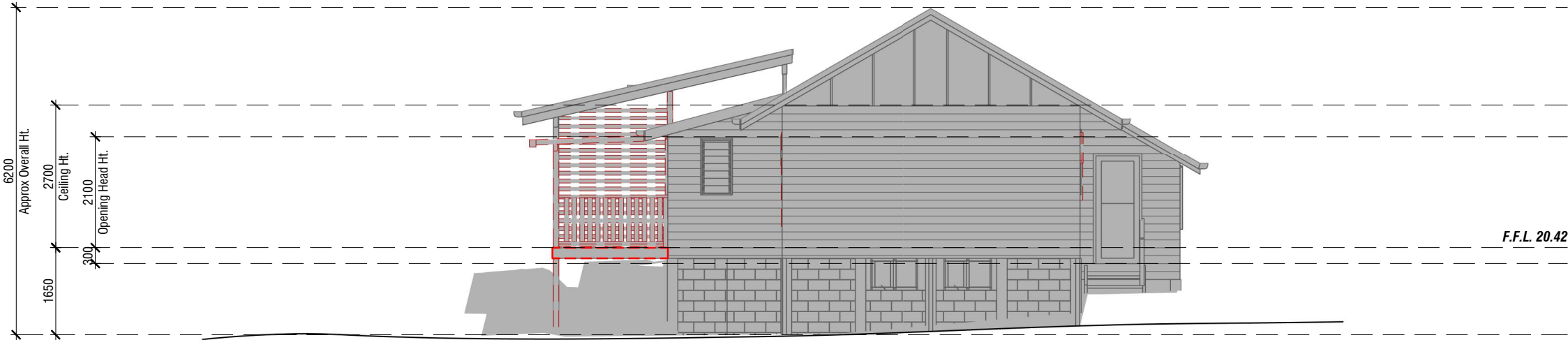
Contractor to check and verify all levels, angles, dimensions and confirm any existing dimensions marked.

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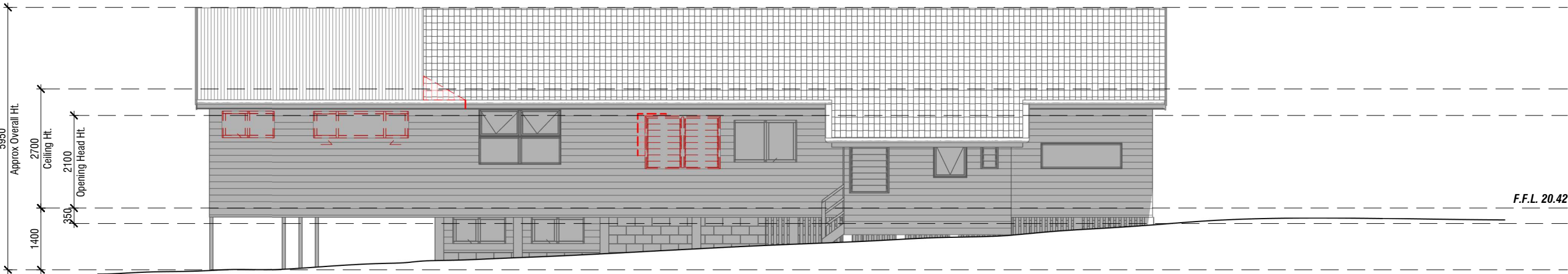
Any damage caused by demolition to be made good.

NOTE: ADDITIONAL DEMOLITION MAYBE REQUIRED - CONTRACTOR TO CONFIRM

Denotes existing to be demolished
Denotes existing to remain



DEMOLITION SOUTH-WEST ELEVATION (REAR)



DEMOLITION SOUTH-EAST ELEVATION (LEFT)

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Project & Number:
House Alterations
251145-DE

Revision & Date:
Revision 9
30-06-26

Project Status:
Working Drawings
For Approval & Construction

Drawing & Number:
Demo Elevations
Sheet 09

Scale & Paper
1 : 100
A3

PROJECT INFORMATION:

Proposed Project: Additions - Carport,
Deck & House Extension

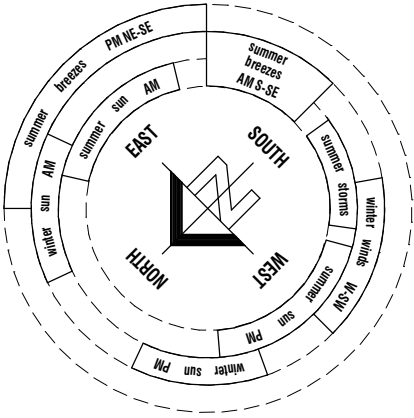
Lot Number: 17
Plan Number: RP 865631
Site Zoning: Residential
Current Property: Existing Dwelling
Local Council: Brisbane City Council

Site Area: 599.0m²

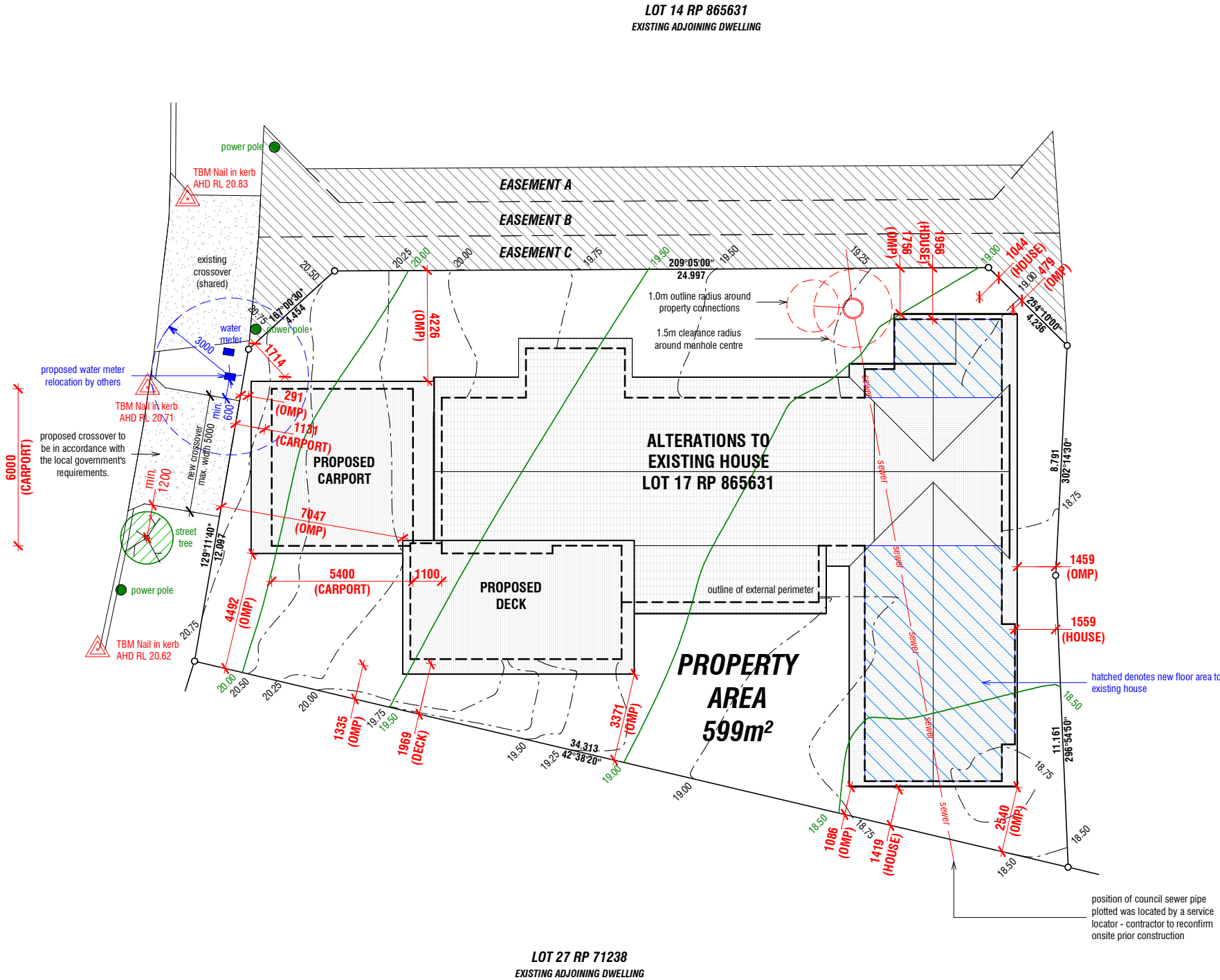
Existing Coverage: 31% (185.5m²)
Proposed Coverage: 46% (275.0m²)

DETAILED SURVEY PLAN PROVIDED BY
SURVEY 360 - JOB 250517

ORIENTATION DIAGRAM:



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PROPOSED SITE PLAN

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Project & Number:
House Alterations
251145-DE

Revision & Date:
Revision 9
30-06-26

Project Status:
Working Drawings
For Approval & Construction

Drawing & Number:
Proposed Site Plan
Sheet 10

Scale & Paper
1 : 200
A3



NOTES:

Contractor to check and verify all levels, angles, dimensions and confirm any existing dimensions marked.

Builder / owner to confirm dimensions, finishes and material prior to construction.

Colour selection is by the owner.

Overlay Map taken directly from Brisbane City Council 2014 Interactive Mapping.

OVERLAY LEGEND:

- Noise corridors

State designated noise corridor - state controlled road - Mandatory area - Category 0: Noise level < 58 dB(A)
- Noise corridors

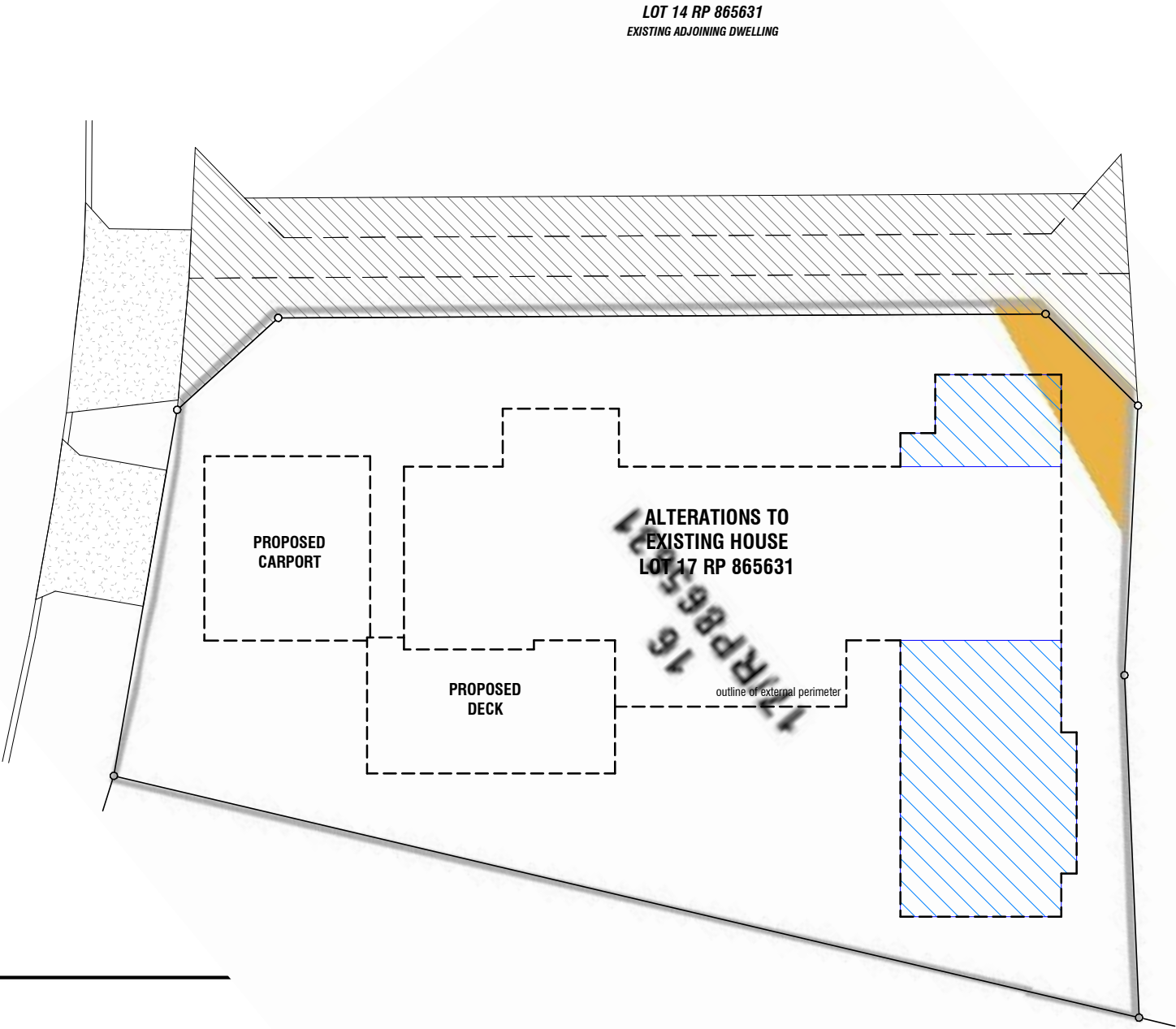
State designated noise corridor - state controlled road - Mandatory area - Category 1: 58 dB(A) - 63 dB(A)
- Noise corridors

State designated noise corridor - state controlled road - Mandatory area - Category 2: 63 dB(A) - 68 dB(A)
- Noise corridors

State designated noise corridor - state controlled road - Mandatory area - Category 3: 68 dB(A) - 73 dB(A)
- Noise corridors

State designated noise corridor - state controlled road - Mandatory area - Category 4: Noise level > 73 dB(A)

NETTLETON CRESCENT



QUEENSLAND DEVELOPMENT CODE MP 4.4 – BUILDINGS IN A TRANSPORT NOISE CORRIDOR

Noise category	Minimum transport noise reduction (dB (A)) required for habitable rooms	Component of building's external envelope	Minimum <i>R_w</i> required for each component
Category 2	30	Glazing	35 (where total area of glazing for a <i>habitable room</i> is greater than 1.8m ²)
			32 (where total area of glazing for a <i>habitable room</i> is less than or equal to 1.8m ²)
		External walls	41
		Roof	38
		Floors	45
		Entry doors	33

LOT 27 RP 71238
EXISTING ADJOINING DWELLING

NOISE OVERLAY PLAN

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GENERAL NOTES:

Contractor to check and verify all levels, angles, dimensions and confirm any proposed dimensions marked.

Builder / owner to confirm dimensions, finishes and material prior to construction.

Interior design including colour selection, finishes and specifications is by others.

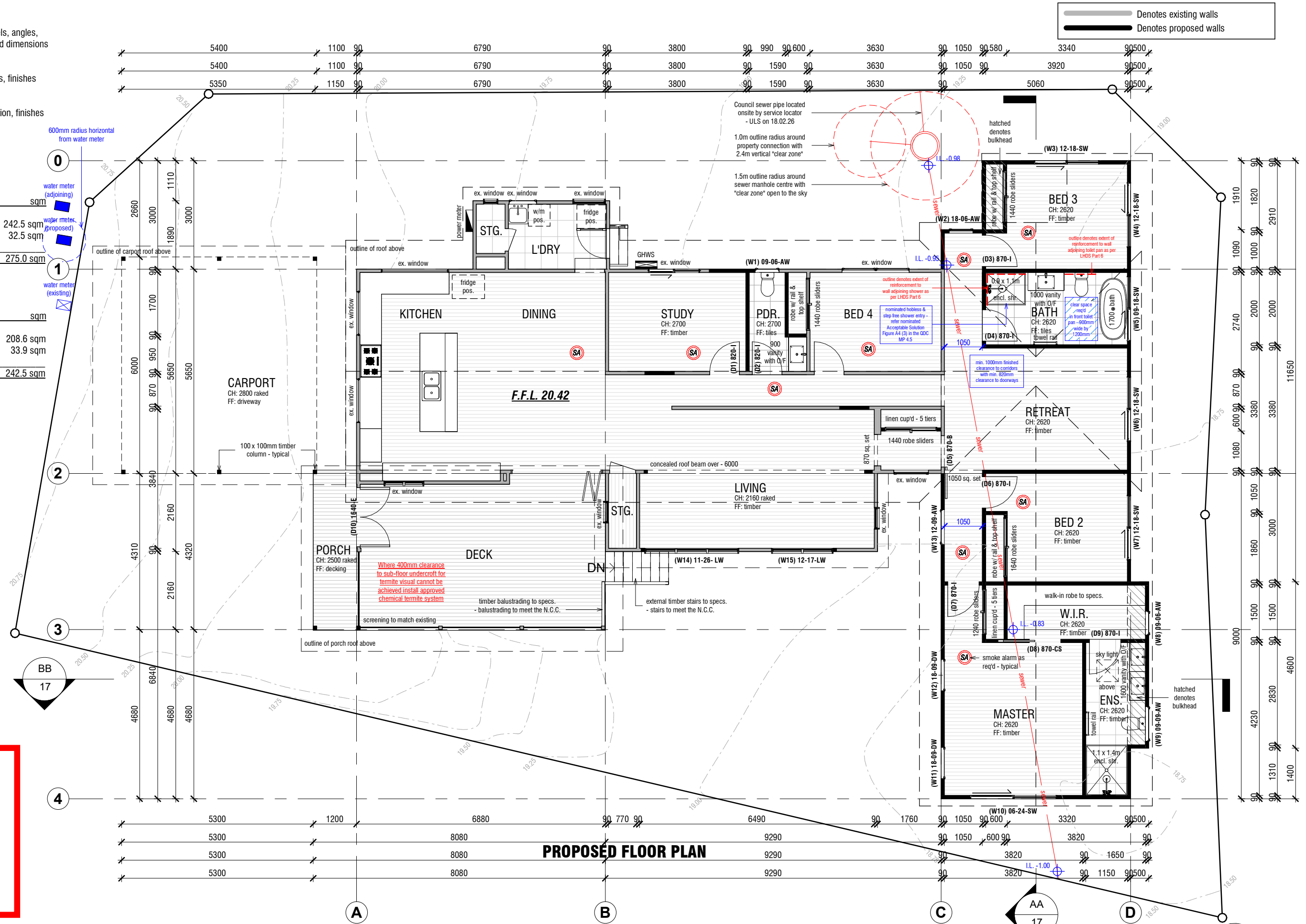
SCHEDULE OF AREAS:

Proposed Site Coverage:

Structures	sqm
Altered Dwelling	242.5 sqm
Proposed Carport	32.5 sqm
Total	275.0 sqm

Altered Dwelling Areas:

Areas	sqm
Living Areas	208.6 sqm
Porch & Deck	33.9 sqm
Total	242.5 sqm



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Project & Number:
House Alterations
251145-DE

Revision & Date:
Revision 9
30-06-26

Project Status:
Working Drawings
For Approval & Construction

Drawing & Number:
Proposed Floor Plan
Sheet 12

Scale & Paper
1 : 100
A3

LIVABLE HOUSE DESIGN:

Refer to the Livable Housing Design Standard.

Part 1 - Dwelling Access:

Requirements:	Compliances:
1.1 - Step-free access path	1.1 - N/a (existing entry)
1.2 - Parking space incorporated into step-free access path	1.2 - N/a (existing entry)

Figures:

Part 2 - Dwelling Entrance:

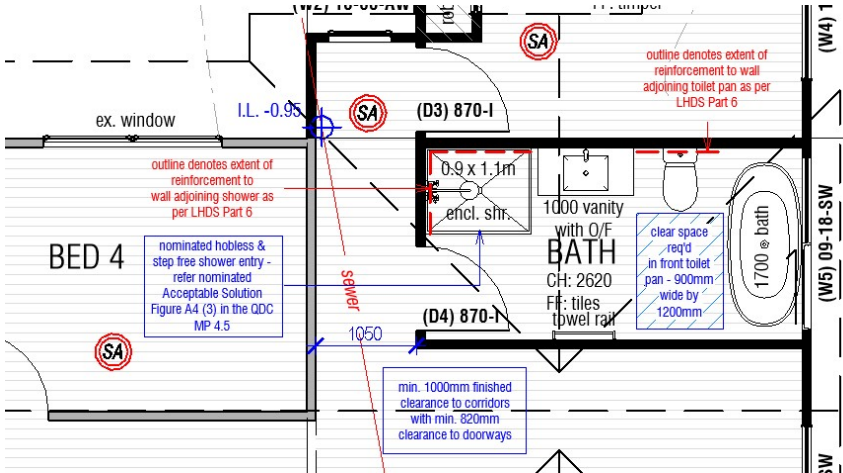
Requirements:	Compliances:
2.1 - Clear opening width	2.1 - N/a (existing entry)
2.2 - Threshold	2.2 - N/a (existing entry)
2.3 - Landing area	2.3 - N/a (existing entry)
2.4 - Weatherproof for external step-free entry	2.4 - N/a (existing entry)

Figures:

Part 3 - Internal doors and corridors:

Requirements:	Compliances:
3.1 - Clear opening width	3.1 - Main doors are minimum 870mm wide.
3.2 - Threshold	3.2 - Single finish floor level throughout.
3.3 - Corridor width	3.3 - New corridor widths are 1050mm or greater throughout.

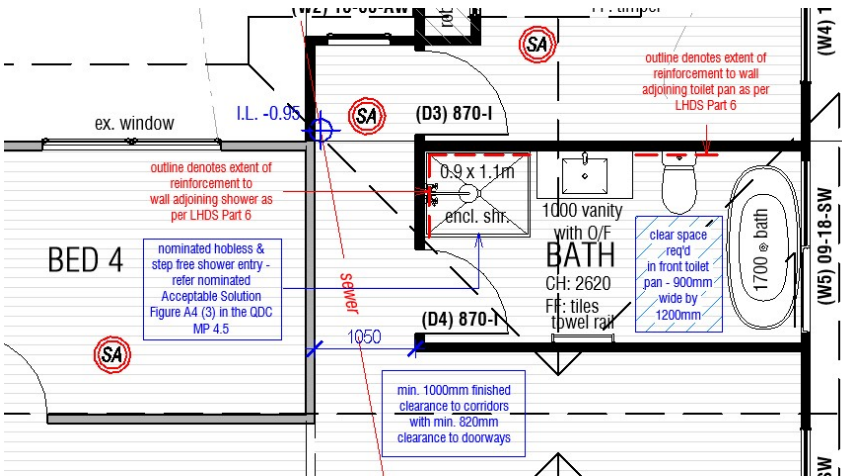
Figures:



Part 4 - Sanitary compartment:

Requirements:	Compliances:
4.1 - Location	4.1 - Within proposed Bath
4.2 - Circulation space	4.2 - Circulation space as per figure below.

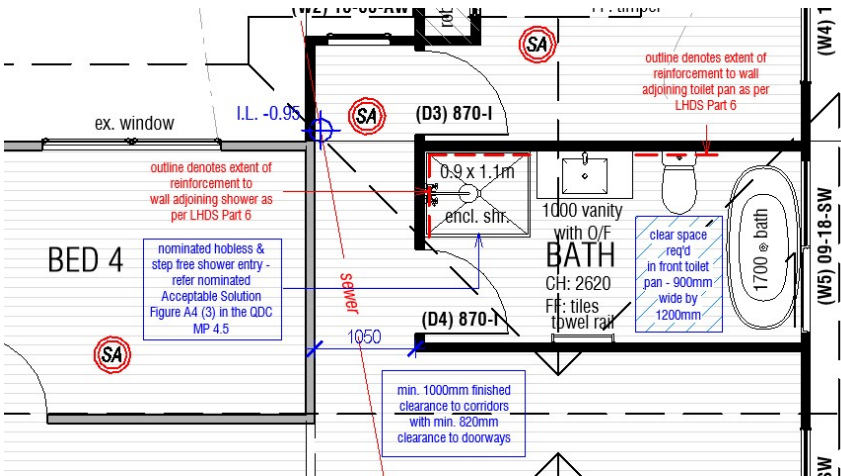
Figures:



Part 5 - Shower:

Requirements:	Compliances:
5.1 - Application	5.1 - Within proposed Bath
5.2 - Hobless and step-free entry	5.2 - Enclosed shower with no step down or hob.

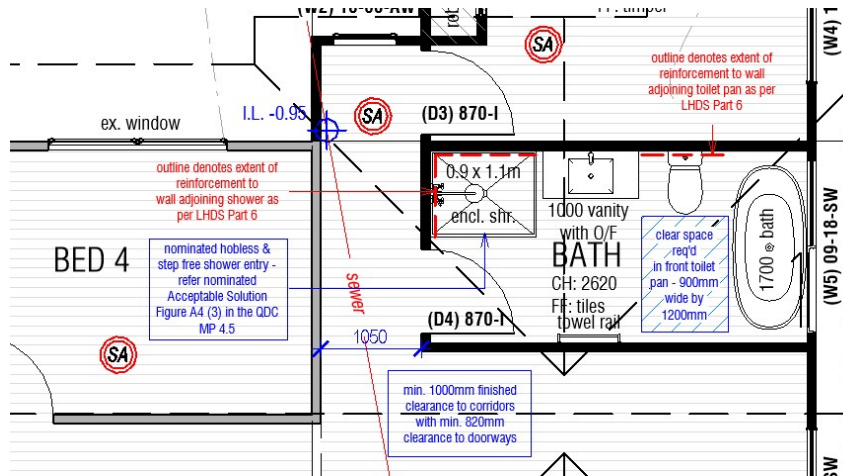
Figures:



Part 6 - Reinforcement of Bathroom & Sanitary Compartment Walls:

Requirements:	Compliances:
6.1 - Location	6.1 - Nominated - to be confirmed.
6.2 - Construction	6.2 - Structural sheeting & noggings - to be confirmed.

Figures:



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Project Status:
Working Drawings
For Approval & Construction

Drawing & Number:
Livable Housing Plan
Sheet 13

Scale & Paper
N.T.S.
A3

LIVABLE HOUSE DESIGN:

Diagrams taken directly from ABCB 2022.

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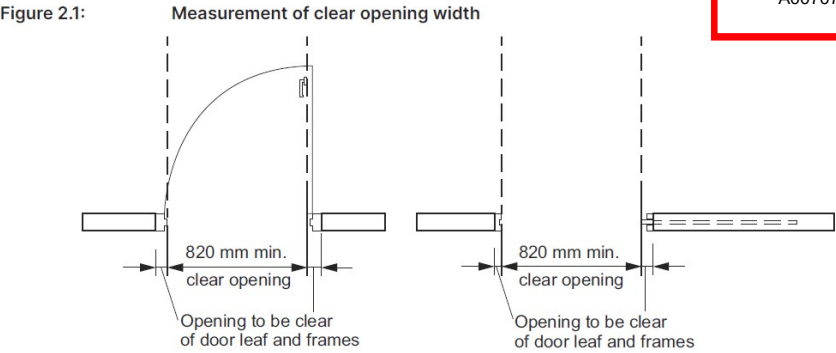


Figure 4.2: Circulation space for a toilet pan

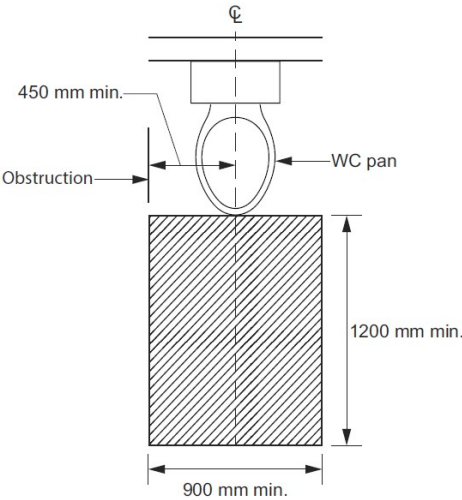


Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan
Minimum extent of structural sheeting clear of any door frame, window frame or wall opening

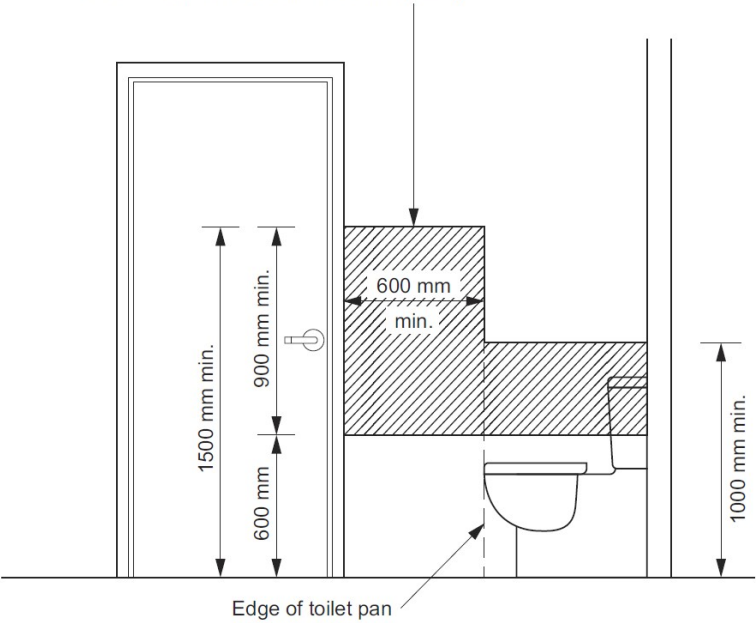


Figure 6.2a: Location of noggings for walls surrounding a bath

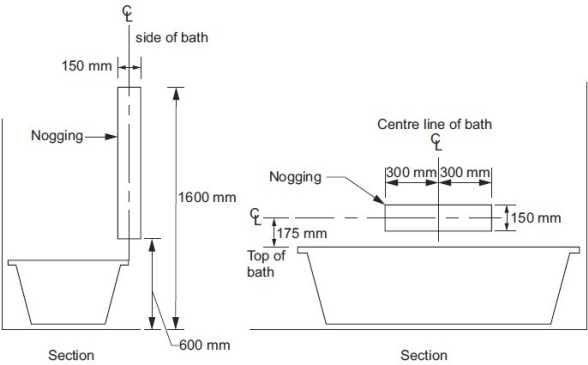


Figure 6.2c: Location of noggings for shower walls

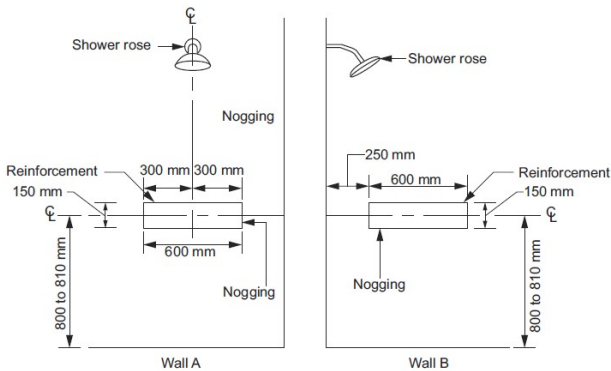


Figure 6.2f: Location of noggings for a wall behind a toilet pan

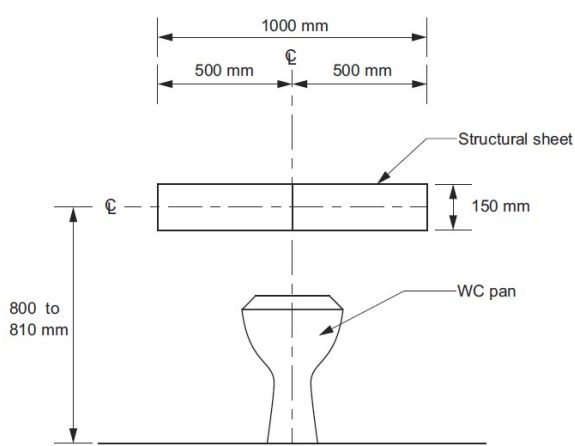


Figure 6.2b: Location of sheeting for walls surrounding a bath

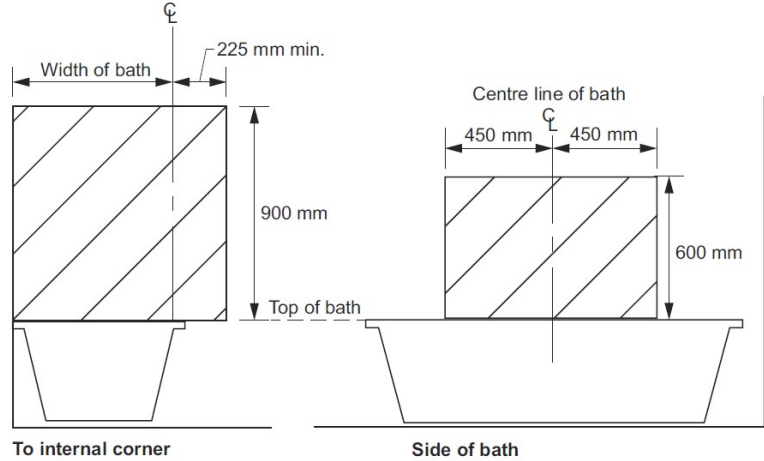


Figure 6.2d: Location of sheeting for shower walls

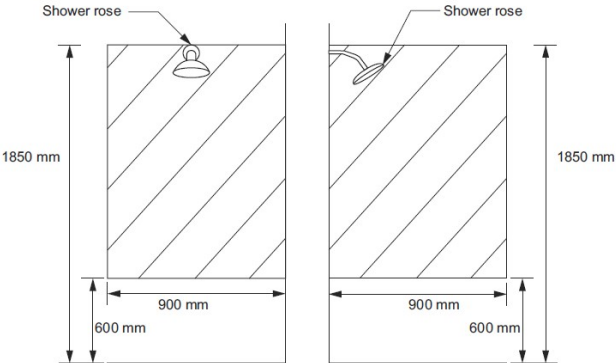
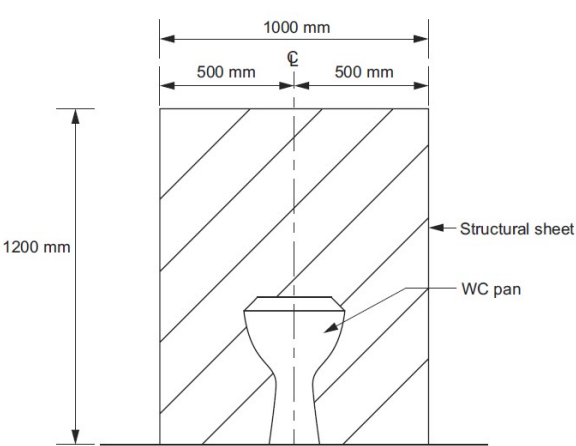


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



GENERAL NOTES:

Contractor to check and verify all levels, angles, dimensions and confirm any proposed dimensions marked.

Builder / owner to confirm dimensions, finishes and material prior to construction.

Interior design including colour selection, finishes and specifications is by others.

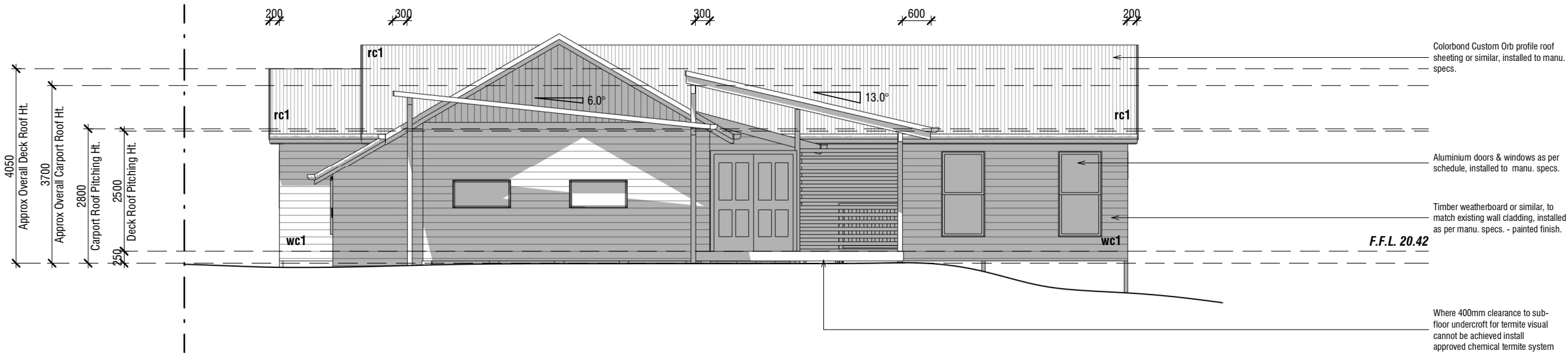
CLADDING LEGEND:

Roof:

- rc1 - Selected Colorbond Custom Orb profile roof sheeting or similar to match existing roof, installed to manu. specs.
- rc2 - Selected DeltaSpan, DeltaOrb Insulated Roof Panel or similar, installed to manu. specs.

Walls:

- wc1 - Selected Timber weatherboard or similar, to match existing wall cladding, installed as per manu. specs. - painted finish.



PROPOSED NORTH-EAST ELEVATION (FRONT)

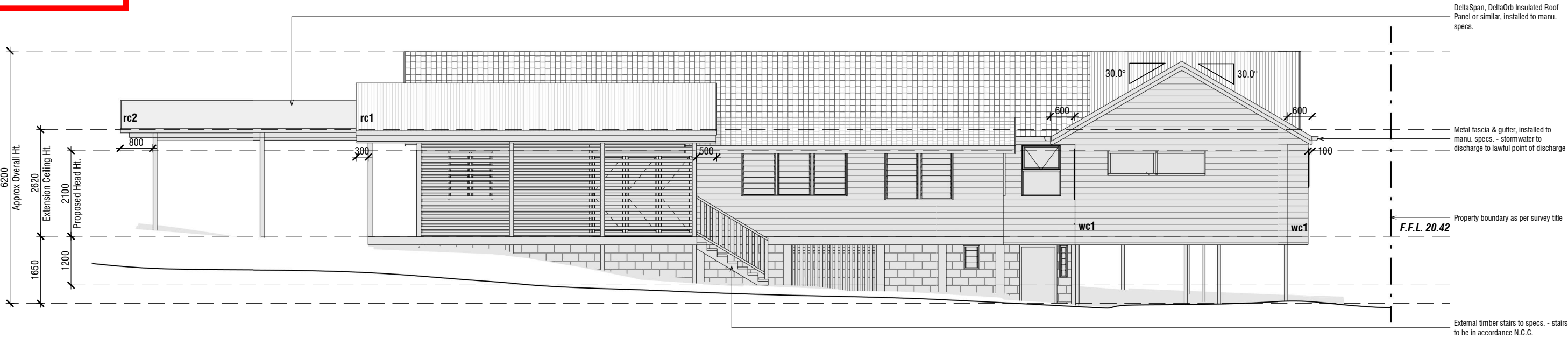
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APPLICATION REF

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PROPOSED NORTH-WEST ELEVATION (RIGHT)

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Client Name:
Isagani & Kristine Barry

Project Address:
16 Nettleton Crescent
Moorooka, QLD 4105

Project & Number:
House Alterations
251145-DE

Revision & Date:
Revision 9
30-06-26

Project Status:
Working Drawings
For Approval & Construction

Drawing & Number:
Proposed Elevations
Sheet 15

Scale & Paper
1 : 100
A3

GENERAL NOTES:

Contractor to check and verify all levels, angles, dimensions and confirm any proposed dimensions marked.

Builder / owner to confirm dimensions, finishes and material prior to construction.

Interior design including colour selection, finishes and specifications is by others.

CLADDING LEGEND:

Roof:

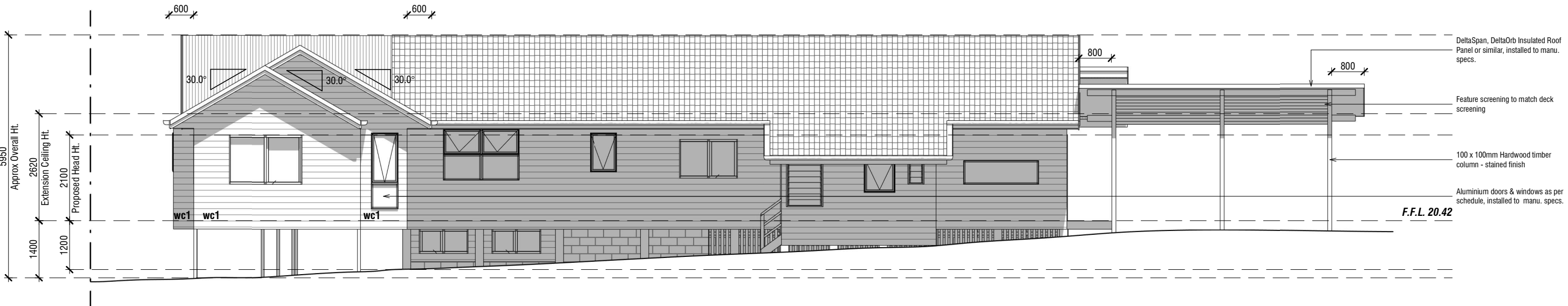
- rc1 -
- Selected Colorbond Custom Orb profile roof sheeting or similar to match existing roof, installed to manu. specs.
- rc2 -
- Selected DeltaSpan, DeltaOrb Insulated Roof Panel or similar, installed to manu. specs.

Walls:

- wc1 -
- Selected Timber weatherboard or similar, to match existing wall cladding, installed as per manu. specs. - painted finish.



PROPOSED SOUTH-WEST ELEVATION (REAR)



PROPOSED SOUTH-EAST ELEVATION (LEFT)

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Proposed Elevations
Sheet 16

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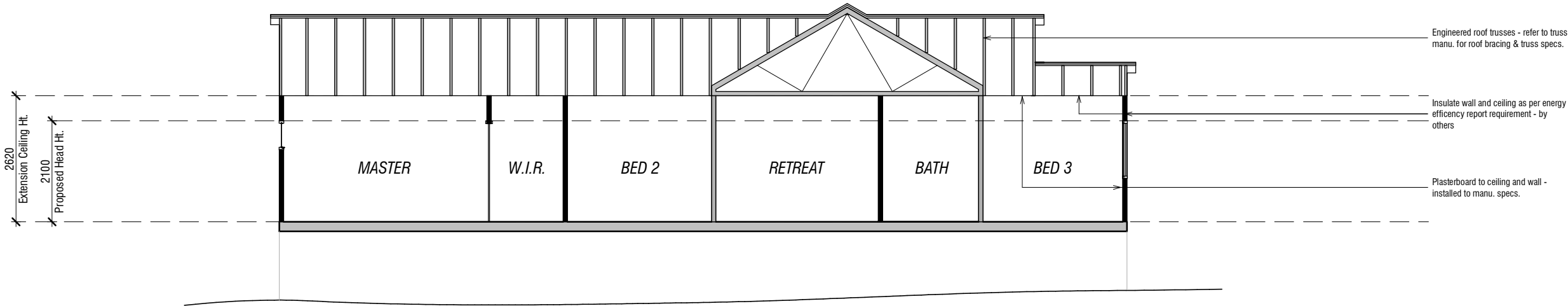
GENERAL NOTES:

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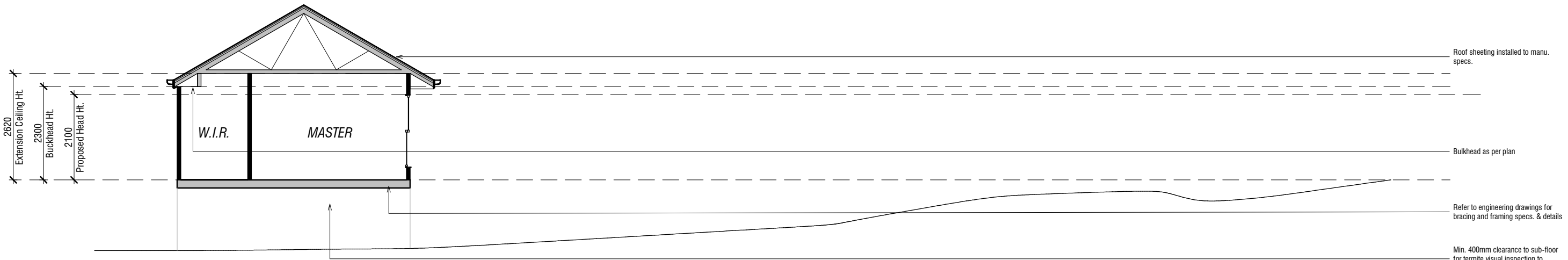
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Interior design including colour selection, finishes and specifications is by others.

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CROSS SECTIONAL A-A



CROSS SECTIONAL B-B

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Drawing & Number:
Cross Sectional
Sheet 17

Scale & Paper
1 : 100
A3

Refer to engineer's slab design and specification for the concrete slab construction.

Provide floor waste to all wet areas and fall floor to floor waste.

All waterproofing is to be undertaken by a licensed waterproofer and issued with a certificate upon completion.

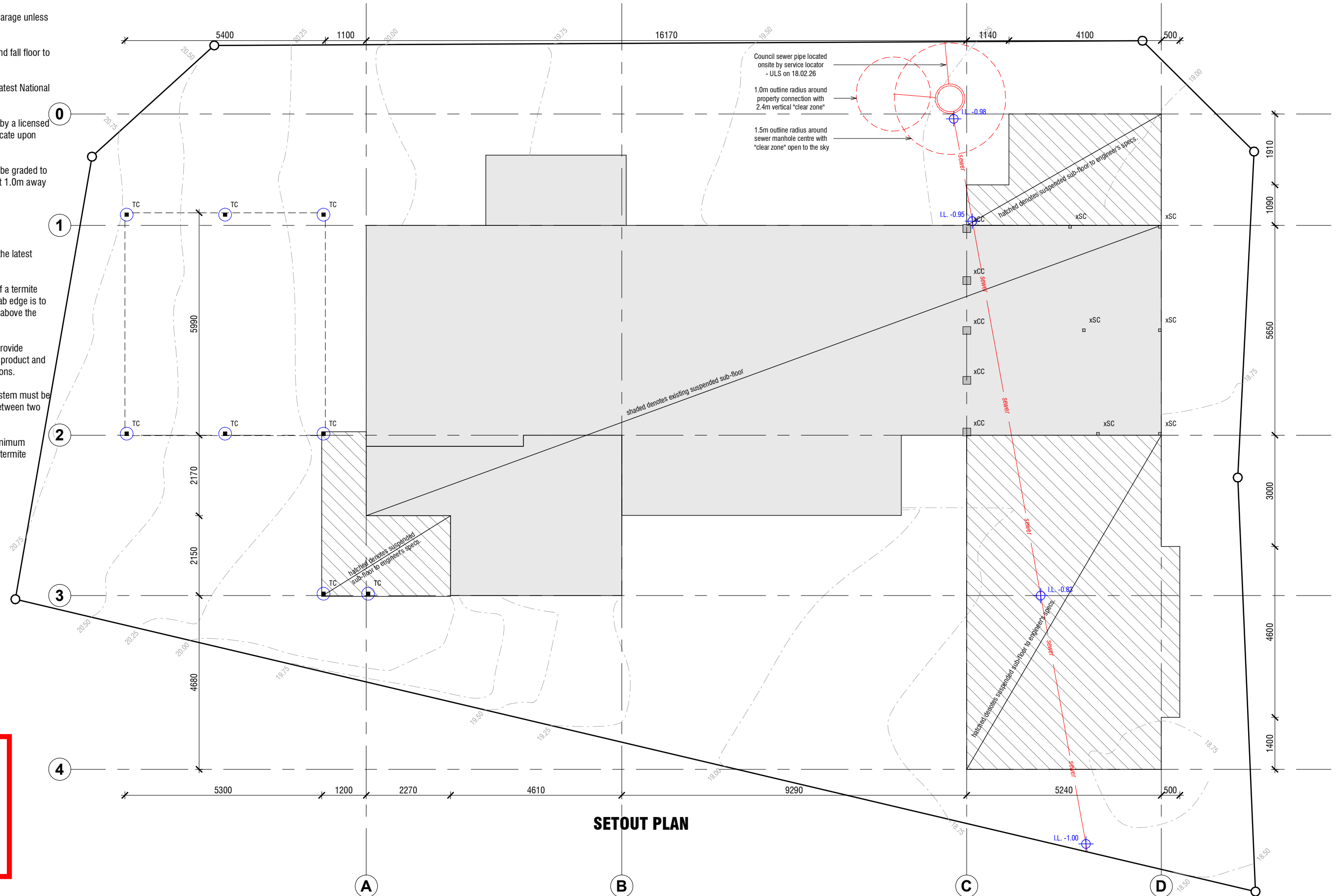
All termite protection to comply with the latest National Construction Code.

Where barrier protection is required provide 'Termimesh' or 'Kordon' or equivalent product and installed to manufacturer's specifications.

For built to boundary walls to be a minimum 200mm from the boundary for visual termite inspection.

FRESH.

Scale & Paper
1 : 100
A3



ROOF:

Truss design and placement of trusses as per manufacturers details and specifications.

Roofing clad is to be installed as per manufacturers details and specifications.

Gutters are to be installed with a fall of not less than 1:500 for eaves gutters and 1:100 for box gutters.

Downpipes must not serve more than 12.0m of gutter length for each downpipe.

Generally provide one downpipe for every 40sqm of roof area.

150mm gutters and 100mm diameter downpipes are to be installed unless stated otherwise.

Roof and wall cladding and gutters/down pipes to comply with the latest National Construction Code.

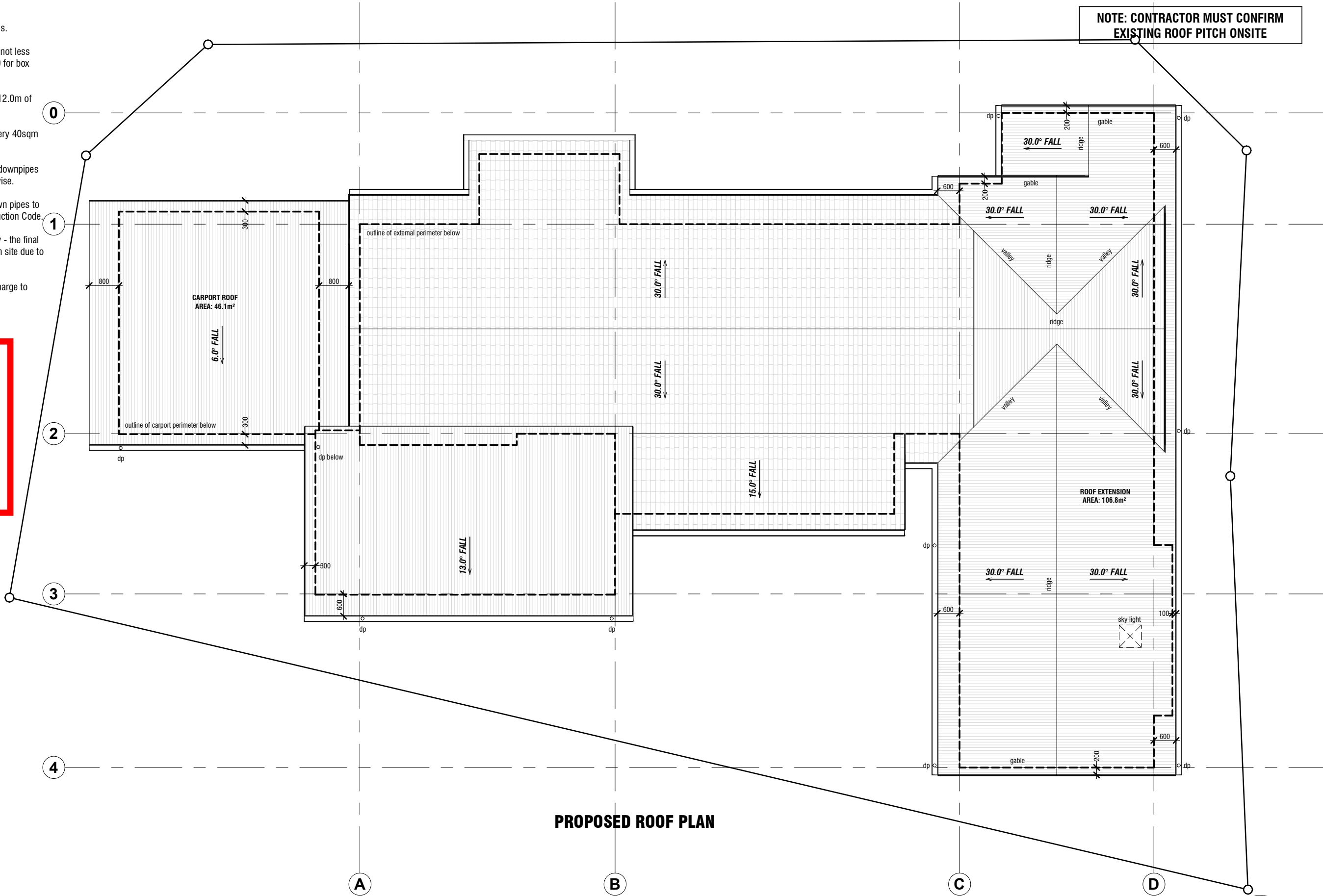
Downpipe positions are schematic only - the final position of the downpipes may differ on site due to site conditions.

All roof stormwater drainage is to discharge to council's approved discharge point.

NOTE: ROOF PLAN IS SCHEMATIC ONLY
- OWNER/CONTRACTOR TO CONFIRM

NOTE: CONTRACTOR MUST CONFIRM
EXISTING ROOF PITCH ONSITE

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ELECTRICAL:

Electrical and lighting fixtures are to be selected by the owner/contractor.

The positioning of the electrical and lighting fixtures are schematic only - the final positions may vary on site due to site conditions.

Mechanical ventilation systems to comply with NCC Part 10.8.2. Exhaust must discharge directly or via a shaft or duct to *outdoor air*.

All light switches to be mounted 1350mm above the finished floor level unless stated otherwise.

Common powerpoints (GPO) to be 300mm above the finished floor level unless stated otherwise.

Special powerpoints as follows:

- Kitchen/laundry bench to be 1000mm above FFL.
- Rangehood/microwave to be verified onsite.
- Dishwasher to be 600mm above FFL.
- Wash machine to be verified onsite.
- Vanities to be 1000mm above FFL.

ELECTRICAL & MISC SCHEDULE:

Legend	Description	Total
	Smoke Alarm (SA) - ceiling mounted smoke detectors hard wired with battery back up. All smoke detectors are to be interconnected and must comply with the latest NCC	9
	Mechanical exhaust fan must be installed to comply with the latest NCC - Part 10.8.2	0
	3 in 1 light/heat/fan to owner's selection and specs. Exhaust to comply with NCC - Part 10.8.2	2
	Batten fluoro light point - owner's slection and specifications.	0
	Ceiling light point with dimmer - owner's selection and specifications.	0
	Ceiling light point - owner's selection and specifications.	33
	Hanging light point - owner's selection and specifications.	0
	Wall light to owner's selection and specifications.	0
	Spotlight point - owner's selection and specifications.	0
	Stair light point - owner's selection and specifications.	0
	Indoor powerpoint (GPO) - High / above bench	4
	Indoor powerpoint (GPO) - Low / under bench	15
	Outdoor powerpoint (GPO)	0
	Appliance powerpoint (GPO) - Confirm onsite (Stove, R/H, Oven, Mic., Ref., D/W, W/M, DRY.)	0
	Data point	0
	Phone point	0
	TV point	0
	Ceiling fan to owner's selection and specifications.	3
	Ceiling fan with light to owner's selection and specifications.	0
	Indoor Air Conditioner Split System unit outlet	0
	Water connection	0
	Garden water tap	0

NOTE: ESTIMATED ELECTRICAL POSITIONS ONLY - OWNER/CONTRACTOR TO CONFIRM



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ELECTRICAL PLAN



WINDOWS & DOORS:

Glazing to comply with the latest National Construction Code.

Windows & Doors Schedules must be read in conjunction with floor plan & elevation drawings

Window sizes are nominal only and actual sizes may vary according to manufacturer.

All windows and doors are to be site measured and any conflicts are to be confirmed between the contractor/ builder and the owner prior to ordering.

Aluminium window and door frames are to be powder coated as per the specifications.

Timber window and door frames are to be stained or painted to owner's selection.

External timber & composite doorset should be provided with overhead protection as per AS 2688 - where this is not achieved in the design, contractor/ builder and owner to confirm and accept responsibilities for selection.

All toilets doors where the space between the toilet pan and the door is less than 1200mm must have lift-off hinges.

Windows must be compliant with: ABCB Housing Provisions Part 11.3.7 & Part 11.3.8

PROTECTION OF OPENABLE WINDOWS:

ACBC Housing Provisions Part 11.3.7 & Part 11.3.8

(a) A window opening must be provided with protection, if the floor below the window in a bedroom is 2.0m or more above the surface level beneath.

(b) Where the lowest level of the window opening is less than 1.7m above the floor, a window opening covered by (a) must comply with the following:

(i) The openable portion of the window must be protected with - a device to restrict the window opening or a screen with secure fittings.

(ii) A device or screen required by (i) must - not permit a 125mm sphere to pass through the window opening or screen; and resist an outward horizontal action of 250 N against the window retrained by a device or screen protecting the opening; and have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(c) A barrier with a height not less than 865mm above the floor is required to an openable window:

(i) In addition to window protection, when a

(d)

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WINDOW SCHEDULE

Level	Mark	Window	Height	Width	Type	Head Ht.	Frame	Glazing	Fly Screen	Fall Protection	Comments
UPPER	1	09-06-AW	900 mm	600 mm	Awning	2100 mm	Aluminium	Frosted	N	Y	
UPPER	2	18-06-AW	1800 mm	600 mm	Awning	2100 mm	Aluminium	Clear	N	Y	
UPPER	3	12-18-SW	1200 mm	1800 mm	Sliding	2100 mm	Aluminium	Clear	N	Y	
UPPER	4	12-18-SW	1200 mm	1800 mm	Sliding	2100 mm	Aluminium	Clear	N	Y	
UPPER	5	09-18-SW	900 mm	1800 mm	Sliding	2100 mm	Aluminium	Frosted	N	Y	
UPPER	6	12-18-SW	1200 mm	1800 mm	Sliding	2100 mm	Aluminium	Clear	N	Y	
UPPER	7	12-18-SW	1200 mm	1800 mm	Sliding	2100 mm	Aluminium	Clear	N	Y	
UPPER	8	09-06-AW	900 mm	600 mm	Awning	2100 mm	Aluminium	Frosted	N	Y	
UPPER	9	09-09-AW	900 mm	900 mm	Awning	2100 mm	Aluminium	Frosted	N	Y	
UPPER	10	06-24-SW	600 mm	2400 mm	Sliding	2100 mm	Aluminium	Clear	N	Y	
UPPER	11	18-09-DW	1800 mm	900 mm	Double Hung	2100 mm	Aluminium	Clear	N	Y	
UPPER	12	18-09-DW	1800 mm	900 mm	Double Hung	2100 mm	Aluminium	Clear	N	Y	
UPPER	13	12-09-AW	1200 mm	900 mm	Awning	2100 mm	Aluminium	Clear	N	Y	
UPPER	14	11-26- LW	1100 mm	2600 mm	Louvres	2100 mm	Aluminium	Clear	N	Y	
UPPER	15	12-17-LW	1200 mm	1700 mm	Louvres	2100 mm	Aluminium	Clear	N	Y	

DOOR SCHEDULE

Level	Mark	Door	Height	Width	Head Height	Frame	Glazing	Type	Fly Screen	Environment	Comments
UPPER	1	820-I	2040 mm	820 mm	2100 mm	Timber	N/a	Swing	N/a	Interior	
UPPER	2	820-I	2040 mm	820 mm	2100 mm	Timber	N/a	Swing	N/a	Interior	
UPPER	3	870-I	2040 mm	870 mm	2100 mm	Timber	N/a	Swing	N/a	Interior	
UPPER	4	870-I	2040 mm	870 mm	2100 mm	Timber	N/a	Swing	N/a	Interior	
UPPER	5	870-B	2040 mm	870 mm	2100 mm	Timber	N/a	Barn Slider	N/a	Interior	
UPPER	6	870-I	2040 mm	870 mm	2100 mm	Timber	N/a	Swing	N/a	Interior	
UPPER	7	870-I	2040 mm	870 mm	2100 mm	Timber	N/a	Swing	N/a	Interior	
UPPER	8	870-CS	2040 mm	870 mm	2100 mm	Timber	N/a	Cavity Slider	N/a	Interior	
UPPER	9	870-I	2040 mm	870 mm	2100 mm	Timber	N/a	Swing	N/a	Interior	
UPPER	10	1640-E	2040 mm	1640 mm	2100 mm	Timber	N/a	Swing	N/a	Exterior	

NOTES:

Design:

Building design plans must be read in conjunction with all relevant design documentations, reports, specifications and contracts.

The design represented within this set of drawings is for the prescribed building site only.

Any details supplied by others and shown on the drawings are references only and not the responsibility of the designer of this project.

Interior design including colour selection, finishes and specifications is by others.

General:

Construction is not to commence with out the appropriate building approvals issued.

The building is to comply with the Queensland Building Act.

All workmanship, materials and construction shall comply with the latest National Construction Code and all relevant current Australian standards.

All proprietary items are to be installed according to the manufacturer's specifications.

All occupational buildings works must be carried out by the relevant licenced contractor.

All dimensions are in millimetres unless noted otherwise with written dimensions take preference to scaled dimensions.

Dimensions shown are generally to wall frames unless otherwise noted.

Contractor and owner to confirm dimensions, finishes and material on plan prior to construction.

Refer all discrepancies to designer before commencing work - if in doubt ask.

The contractor shall confirm the location of all subsurface services prior to commencement of construction.

Contractor to check and verify all levels, angles, dimensions and confirm any existing dimensions marked.

Site:
Boundaries clearances are taken from the estimate fence line or provide survey plan and should be confirmed by a competent person.

Contractor and owner to check and verify all levels, angles, dimensions and confirm any proposed dimensions marked.

Stormwater must be discharged to a lawful point of discharge that or a kerb & channel or stormwater network.

Any council stormwater/sewer pipes shown are estimated positions taken from scaled drawings only - exact location must be confirmed on site.

Any slab and footings must be constructed as per the engineer's details and specifications.

Ground surface around the building foundations must have a minimum slope of 1:20 fall away from the building for a minimum 1.0m to ensure no ponding near the building.

All plumbing pipe work is to be designed to allow vertical and horizontal movement expected for the site classification - refer to the engineer's specifications.

Disconnect & cap off all existing services before commencing work on site.

All new plumbing work is to be carried out by a licensed plumber and is to be in accordance with the local authorities.

Contours & levels as shown on drawings are derived from supplied survey drawing or council mapping - no responsibility is taken for accuracy of survey information.

It is recommended that the builder or applicant obtain contours, datum and a height certificate from a licensed surveyor to confirm that the proposed building will not exceed the height restriction of the local council prior to any commencement of work.

All landscaping design is by others.

Driveway:

Finished building levels must allow the driveway to have a maximum gradient of 1:4 or to council local authority requirements.

Please obtain a driveway and crossover permit before commencement of work.

Slab:

Refer to engineer's slab design and specification for the concrete slab construction.

Slab set downs to all wet areas and garage unless noted otherwise on drawings.

Provide floor waste to all wet areas and fall floor to floor waste.

All wet areas are to comply with the latest National Construction Code.

All waterproofing is to be undertaken by a licensed waterproofer and issued with a certificate upon completion.

All ground adjacent to the footings to be graded to fall a minimum of 50mm over the first 1.0m away from the footing .

Structural:

All timber framing to comply with AS1684 & relevant supplements.

All footings, slab, columns, beams, steel, lintels, bracing & structural members are to be designed by a structural engineer unless noted otherwise.

All steel designs are to be design or certified by a registered engineer.

Ceiling Heights:

Habitable rooms to be a minimum 2400mm high and kitchens and non-habitable rooms a minimum 2100mm high.

Refer to drawings for nominated ceiling heights.

Walls

External - Timber framing & block work refer to elevations for locations of finishes as nominated on elevations.

Internal - 10mm plasterboard to common areas
- 6mm villaboard to wet areas
- 10mm plasterboard to ceilings fixed to top hat sections fixed to trusses/rafters and floor joists.
- 4.5mm Hardiflex to external soffits

Where a material and colour schedule is not provided, materials are to be selected by the builder and / or owner.

Roofing:

Truss design and placement of trusses as per manufacturers details and specifications.

Roofing clad is to be installed as per manufacturers details and specifications.

Gutters are to be installed with a fall of not less than 1:500 for eaves gutters and 1:100 for box gutters.

Downpipes must not serve more than 12.0m of gutter length for each downpipe.

Generally provide one downpipe for every 40sqm of roof area.

150mm gutters and 100mm diameter downpipes are to be installed unless stated otherwise.

Roof and wall cladding and gutters/down pipes to comply with the latest National Construction Code.

Downpipe positions are schematic only - the final position of the downpipes may differ on site due to site conditions.

All roof stormwater drainage is to discharge to council's approved discharge point.

Flooring:

Particleboard flooring - 19mm thick yellow tongue particleboard glued and nailed to top end of joist. Nails to be 10mm from all edges, 150mm centres at end & 300mm max. centres at intermediate joists.

Tongue & groove flooring - Boards shall be fitted into grooves & cramped. Nails to be 12mm from board ends, butt joist and punched 3mm min. below top surface.

Shot Edge Decking - 90 x 19mm hardwood shotedge decking boards shall be fixed with 2 heavy duty galvanised nails at every edge crossing. Nails shall be 12mm from edges of boards and the top surface of joists and all surfaces of decking shall be primed before fixing.

All flooring systems are to be installed as per manufacturers details and specifications.

Floors to all wet areas to have a fall to a floor waste.

All wet areas to a first floor timber floor system to have an approved 'wet area' flooring system fixed in accordance with the manufacturers details and specifications.

Termite Management Systems:

All termite protection to comply with the latest National Construction Code.

Where the concrete slab forms part of a termite management system, the exposed slab edge is to have a minimum clearance of 75mm above the finished floor level.

Where barrier protection is required provide 'Termimesh' or 'Kordon' or equivalent product and installed to manufacturer's specifications.

An approved termite management system must be installed where there is a cold joint between two concrete slabs.

For built to boundary walls to be a minimum 200mm from the boundary for visual termite inspection.

Stairs and Balustrading:

Stairs, handrails and balustrading throughout to be in accordance with the latest National Construction Code.

All balustrades to be a minimum 1.0m high above the finished floor level with maximum 125mm gaps.

All stair construction to have 125mm gaps maximum between treads and within 1.0m high balustrades.

Balustrades to floors 4.0m or higher above the surface beneath are to be non-climbable between 120mm & 760mm above finished floor level.

Waterproofing:

Waterproofing to all wet areas, bathrooms, showers, ensuites, laundries, sanitary compartments and like shall be in accordance with the latest National Construction Code.

All decks built over habitable rooms to be fully waterproof and built in accordance with manufacturer's compressed sheet waterproof deck details.

Waterproofing to deck and retaining walls to habitable area must be carried out by an approved competent person in accordance with manufacturers specification and a certificate to be provided on completion.

Mechanical Ventilation:

All bathrooms, ensuites, powder rooms and laundries not provided with an openable window to provide natural ventilation complying with the latest National Construction Code.

Smoke Detection/Alarm System:

Smoke Alarm (SA) - ceiling mounted smoke detectors hard wired with battery back up. All smoke detectors are to be interconnected and must comply with the latest National Construction Code.

Sanitary Compartments:

All toilets doors where the space between the toilet pan and the door is less than 1200mm must have lift-off hinges.

Electrical/Lighting:

All electrical to comply with the latest National Construction Code.

All lighting to comply with the latest National Construction Code.

All light switches to be mounted 1350mm above the finished floor level unless stated otherwise.

Common powerpoints (GPO) to be 300mm above the finished floor level unless stated otherwise.

Special powerpoints as follows:
- Kitchen/laundry bench 1000mm above FFL.
- Rangehood/microwave to be verified onsite.
- Dishwasher 600mm above FFL.
- Wash machine 1200mm above FFL.
- Vanities1000mm above FFL.

Energy Efficiency:

Energy efficiency as per report provided by a registered Energy Efficiency Assessor.

Windows & Doors:

Glazing to comply with the latest National Construction Code.

Windows & Doors Schedules must be read in conjunction with floor plan & elevation drawings

Window sizes are nominal only and actual sizes may vary according to manufacturer.

All windows and doors are to be site measured and any conflicts are to be confirmed between the contractor/ builder and the owner prior to ordering.

Aluminium window and door frames are to be powder coated as per the specifications.

Timber window and door frames are to be stained or painted to owner's selection.

All windows greater than 1.0m from the ground are to be fitted with a restricting device to prevent the sash opening to be greater than 125mm to comply with the latest National Construction Code.

Protection of Openable Windows:

ABCB Housing Provisions Part 11.3.7 & Part 11.3.8

(a) A window opening must be provided with protection, if the floor below the window in a bedroom is 2.0m or more above the surface level beneath.

(b) Where the lowest level of the window opening is less than 1.7m above the floor, a window opening covered by (a) must comply with the following:

(i) The openable portion of the window must be protected with - a device to restrict the window opening or a screen with secure fittings.

(ii) A device or screen required by (i) must - not permit a 125mm sphere to pass through the window opening or screen; and resist an outward horizontal action of 250 N against the window retrained by a device or screen protecting the opening; and have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(c) A barrier with a height not less than 865mm above the floor is required to an openable window:
(i) In addition to window protection, when a child resistant release mechanism is required by (b)(ii) and

(ii) for openable windows 4.0m or more above the surface beneath if the window is not covered by (a).

(d) A barrier covered by (c) must not -
(i) Permit a 125mm sphere to pass through it; and

(ii) have an horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

Safety in Design Disclaimer:

Under the Work Health Safety Act, the Principal Contractors have workplace health and safety obligations. Owners of the premises are not the Principal Contractors unless they are in control of the building site, holding an owner builder permit.

Fresh Design & Drafting can only act in a reasonable and practical manner in minimising risk and hazards in design.

Fresh Design & Drafting will not be responsible for any loss sustained or incurred by anyone using these documents incorrectly.

The building or structure is not to be occupied and does not become lawful until a Final Certificate has been issued, where required.

Legend:

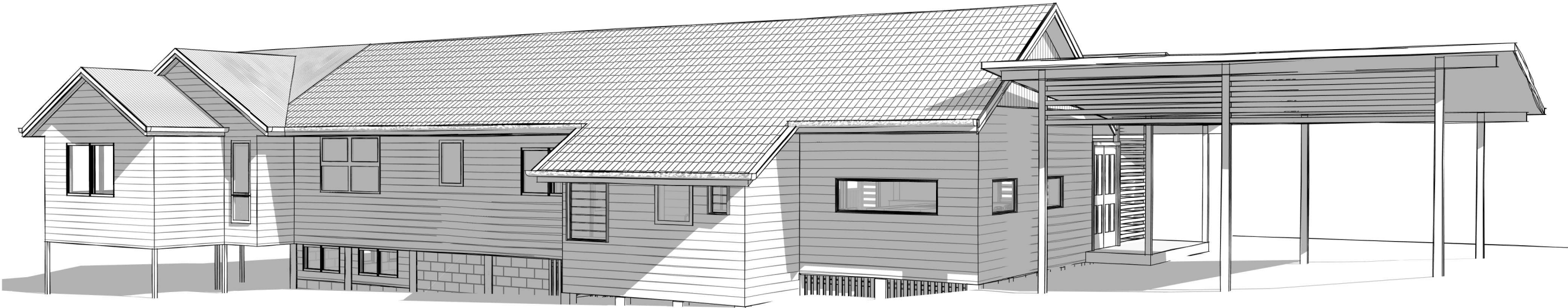
AC	Air Conditioner
ACC	Air Condition Condenser
AS	Australia Standard
AW	Awning window
Br	Bearer
C	Column
CFW	Continuous Fillet Weld
CHS	Circular Hollow Section
CRS	Centres
CSD	Cavity sliding door
CK	Cooktop
D	Door
DH	Double hung window
DIA	Diametre
DJ	Double Joist
DP	Downpipe
DRY	Dryer
D/W	Dish washer
EA	Equal Angle
ED	Entry door
EQ	Equaled
FGW	Fixed glass window
FW	Floor Waste
HT	Height
HWS	Hot water system
HWD	Hardwood
LBW	Load Bearing Wall
LDRY	Laundry
LT	Lintel
LV	Louvre window
MAX	Maximum
MB	Meter box
MH	Man Hole
MIN	Minimum
MM	Millimetres
MV	Mechanical Ventilation
NCC	National Construction Code
OHC	Over head cupboard
PD	Panel lift garage door
PFC	Parallel Flange Channel
PP	Pole Plate
RB	Roof Beam
RD	Roller door
RR	Roof Rafter
SA	Smoke Alarm/Detector
SD	Sliding door
SSD	Stacker sliding door
SHR	Shower
SHS	Square Hollow Section
SK	Sink
SQ	Squared
SW	Sliding window
TUB	Laundry Tub
TYP	Typical
REF	Fridge
RH	Rangehood
RHS	Rectangular Hollow Section
RWT	Rain water tank
VAN	Vanity
VB	Verandah Beam
WC	Water closet
WO	Wall oven
WM	Washing machine

NOTES:

Artist impression only. Colour selection and landscaping by owner/contractor.



EXISTING PERSPECTIVE

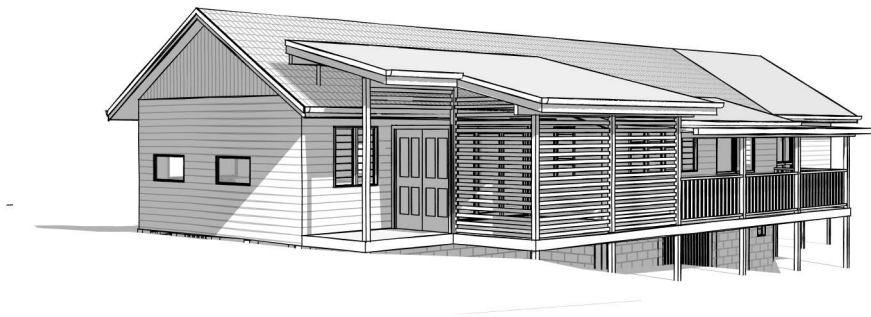


PROPOSED 3D PERSPECTIVE

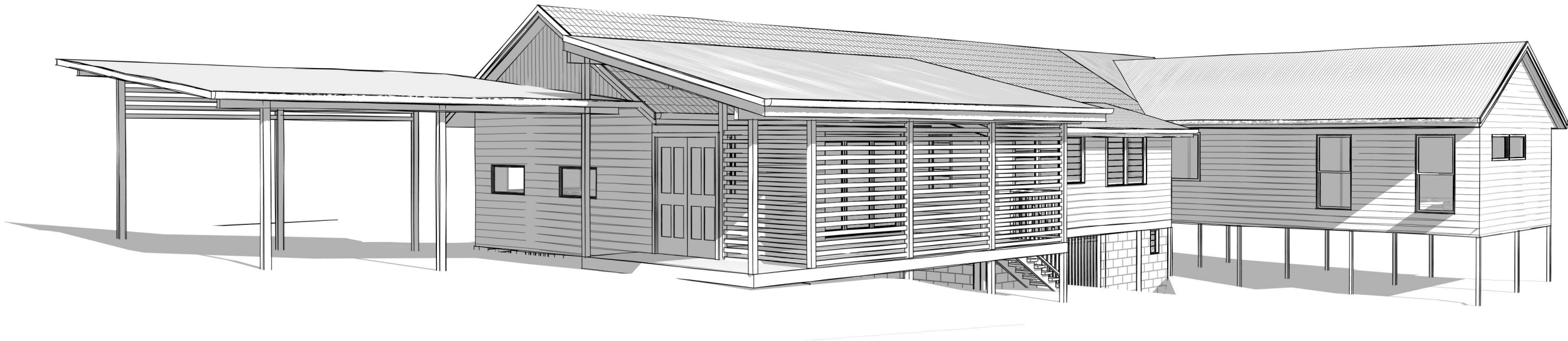
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EXISTING PERSPECTIVE



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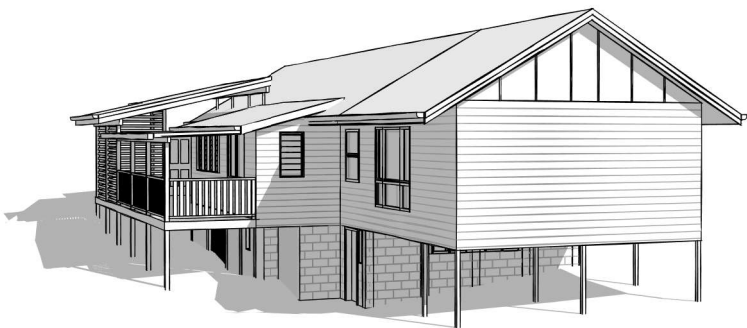
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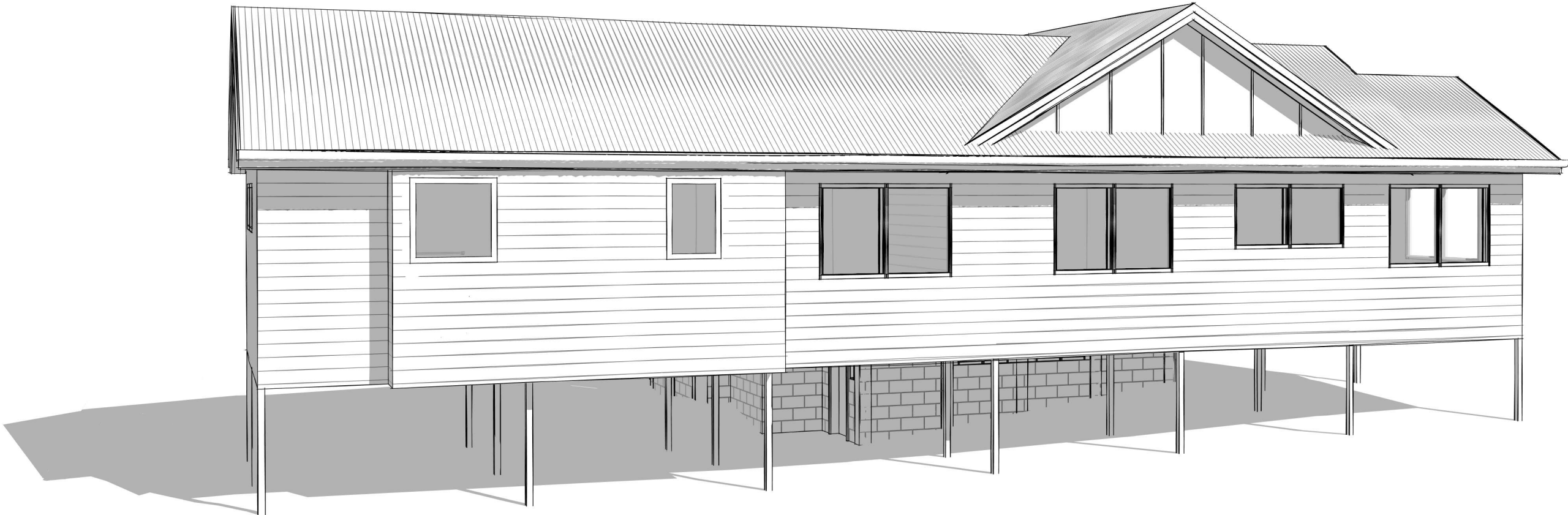
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EXISTING PERSPECTIVE



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