

**General Notes**

Do NOT scale this drawing.  
 All dimensions to be confirmed on site.  
 All site levels to be confirmed.  
 All stormwater to be directed to existing services, to Local Authority direction.  
 All work to be in accordance with BCA.  
 Termite protection to be in accordance with BCA Part 3.1 & 3.2 and AS3660.1  
 Builder should check the position of easements, sewer and water mains with the Local Authority.  
 All WC doors to have lift off hinges or swing out.  
 All wet areas to comply with BCA Part 3.9.1  
 All materials to be new UNO.  
 Hot water must be installed in accordance with AS3500.4.1 provide vermin seal to all pipe penetrations.  
 Floor finishes to comply with slip resistance requirement as per AS HB197 - 1999.

Shower roses to be 3 star rating under the Water Efficiency Labelling Scheme (WELS) or a AAA rating to AS6400

Dual flush toilets with minimum 4 star WELS rating to be installed.

Laundry tub, kitchen sinks and basins to have a minimum 3 star WELS rating.

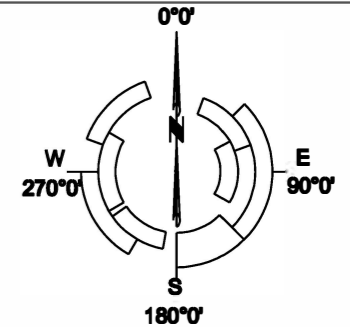
BUILDER to install & maintain an erosion control system to local Authority requirements for the duration of the construction

Cladding, plastering & lining

wallcladding to comply with BCA Part 3.5.3  
 wall linings shall be 10mm plasterboard.  
 ceiling linings shall be 10mm plasterboard.  
 wet area wall lining shall be 6mm FC Villaboard  
 external soffit lining shall be vented FC sheet  
 provide compressed FC sheet flooring to wet areas.  
 all wet areas to comply to BCA Part 3.5.1  
 waterproff in accordance with AS3740  
 floor wastes to be installed in wet area, fall ties to waste

**REAL PROPERTY DESCRIPTION**

Lot 35 on RP 11781  
 Parish of :  
 County of : STANLEY  
 Area : 809 sm  
 Local Authority : Brisbane City Council



<b>Floor Areas</b>	
Existing Residence	- 260.0 sm
Proposed Laundry	- 13.0 sm
Proposed Utilities	- 26.3 sm

**Total** 299.3 sm



**Darryl Robinson & Associates Pty Ltd**

ATF The D Robinson Family Trust  
 ABN 62 711 214 976  
 Structural Engineers Building Design Drafting Services  
 P.O. Box 129 Helensvale Q. 4212  
 ph 3807 4432 fax 3807 3847

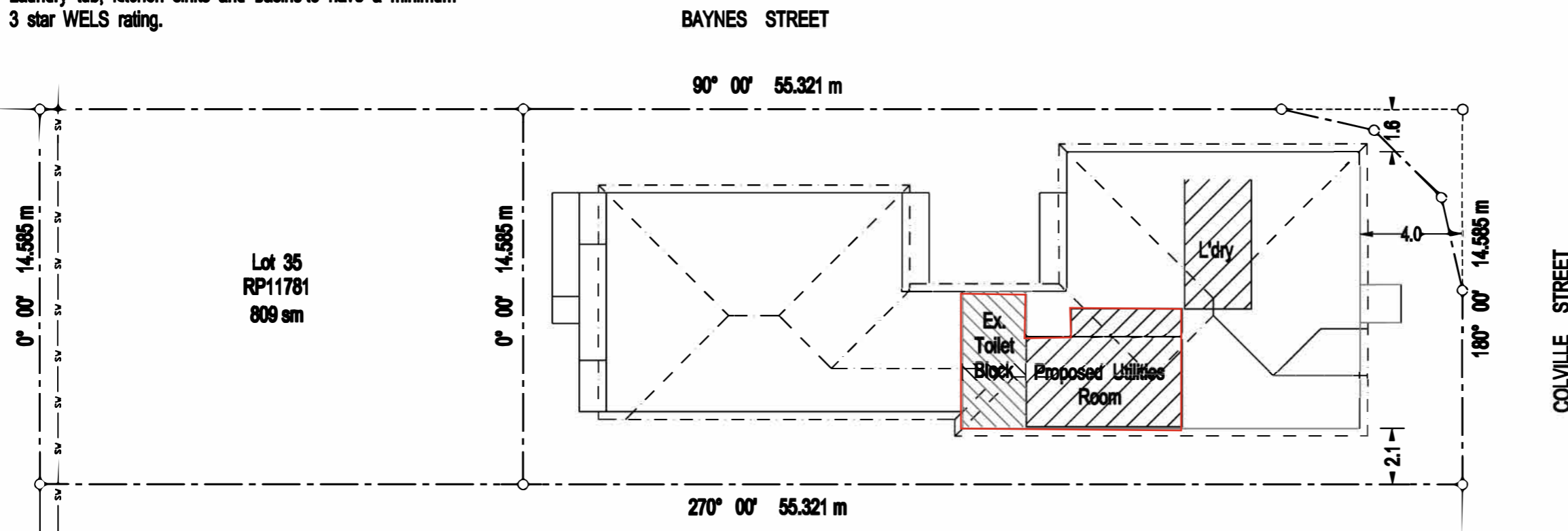
Scale : 1 to 200 (A3)  
 Date : Mar 12, 15  
 Drawn by : DVR

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Project : Proposed Extension  
 Client : Kevin & Michelle MALONE  
 Site Address : 1 Colville Street, HIGHGATE HILL, Qld. 4101

**SITE PLAN**

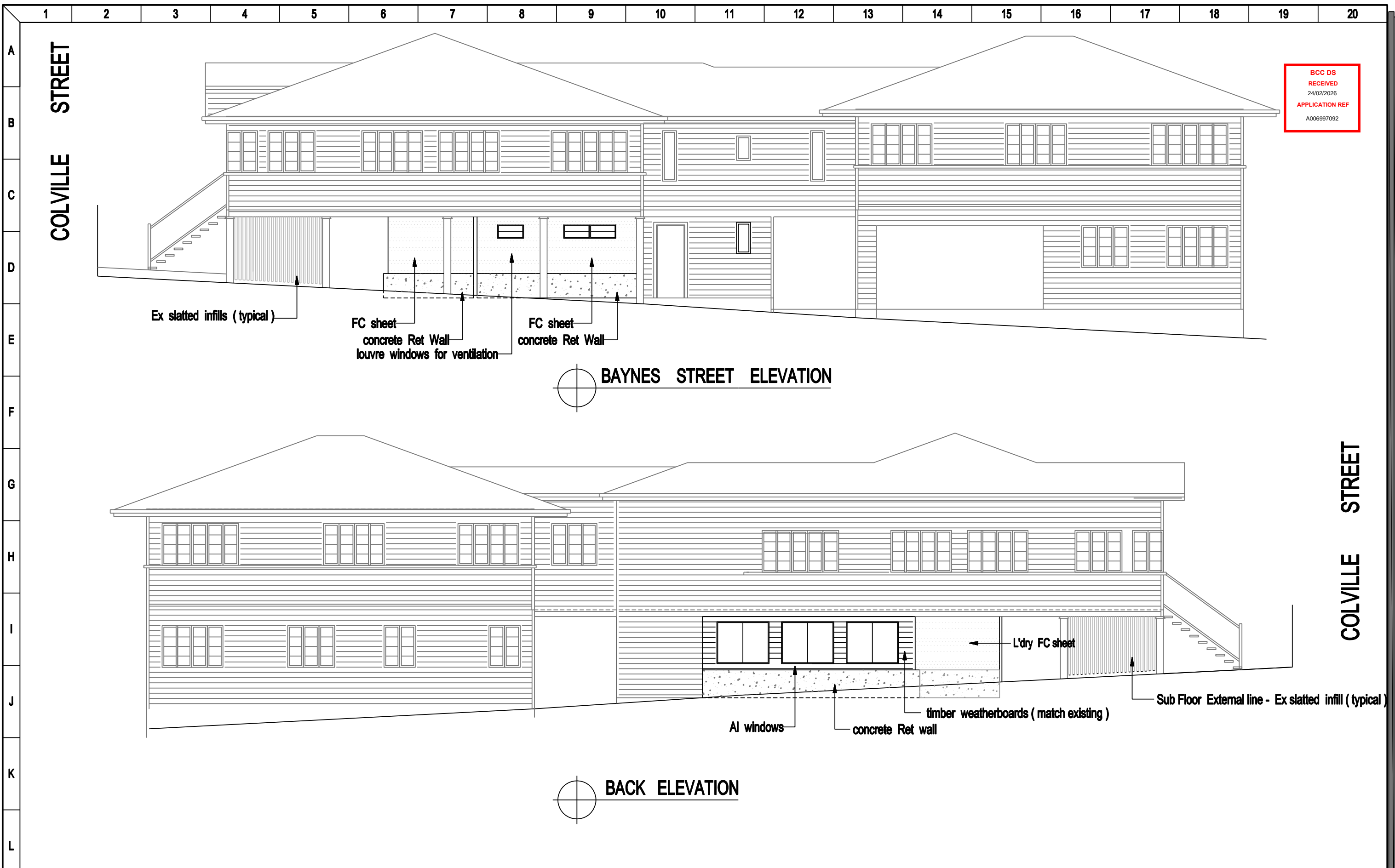
Job No. : 15 / 031  
 Dwg No. : D01 - D



Proposed additional unit in red.

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**BAYNES STREET ELEVATION**

**BACK ELEVATION**



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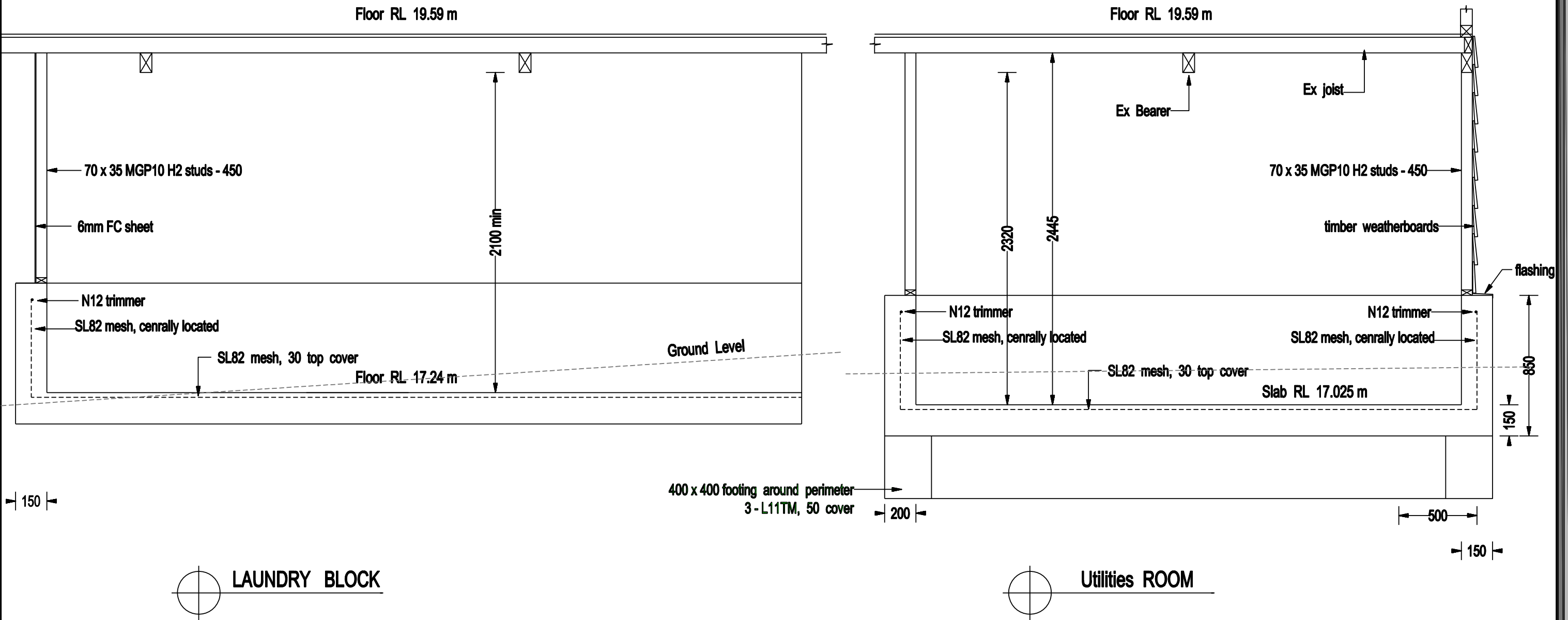
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Project : Proposed Extension  
 Client : K. Malone & M. Tansey  
 Site Address : 1 Colville Street,  
 HIGHGATE HILL, Qld. 4101

Vers	Date	Amendment
A	Mar 12, 15	First Issue
B		
C	Oct 21, 15	as built changes
D	Jul 07, 16	change window sizes
E		


ELEVATIONS	
Job No. :	Dwg No. :
15 / 031	D03 - D

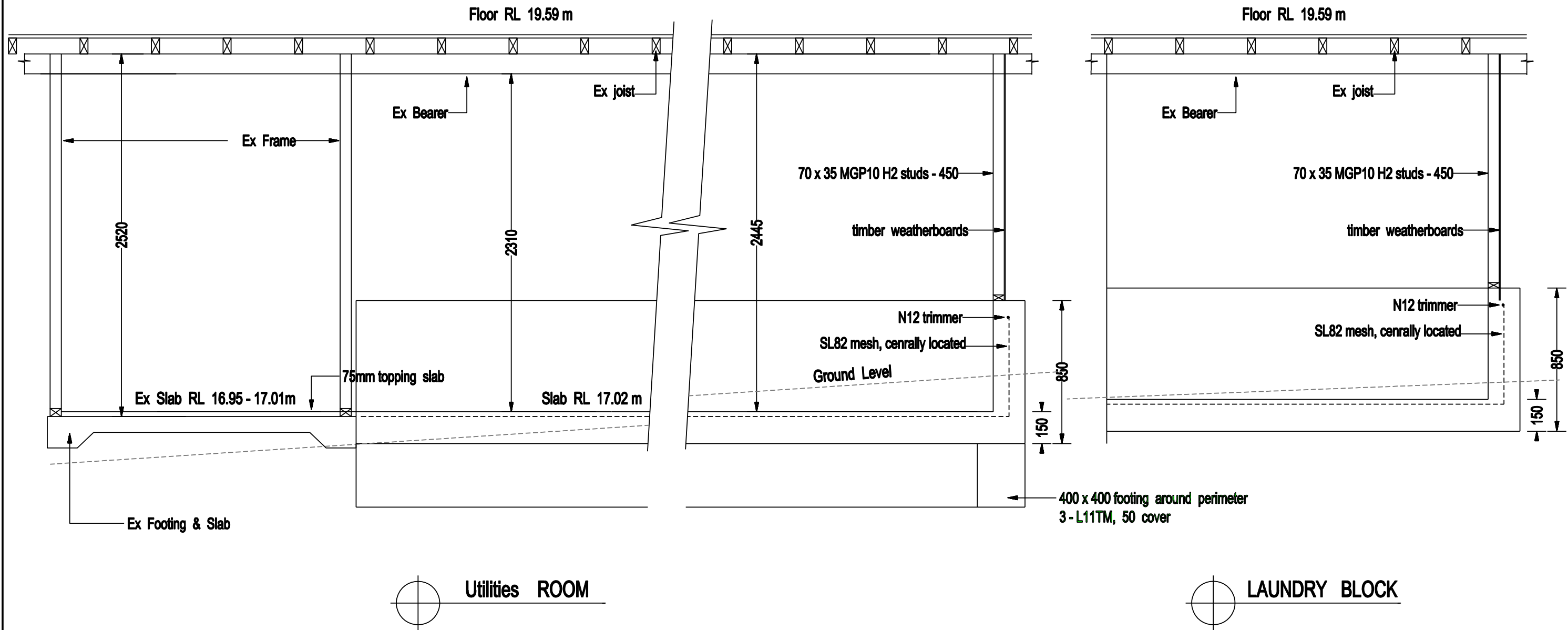
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APPLICATION REF  
A006997092

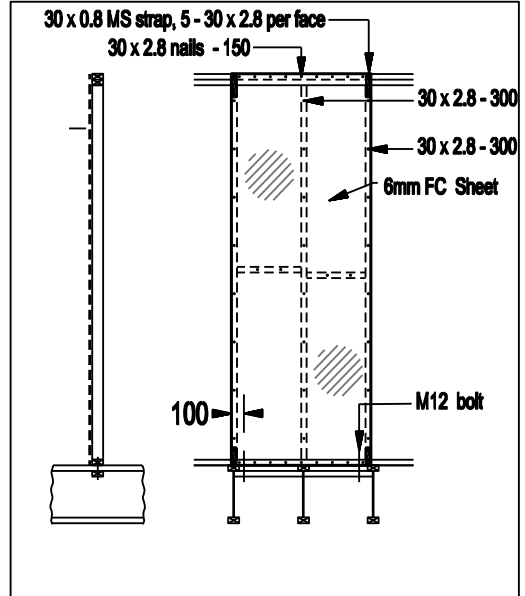


LAUNDRY BLOCK

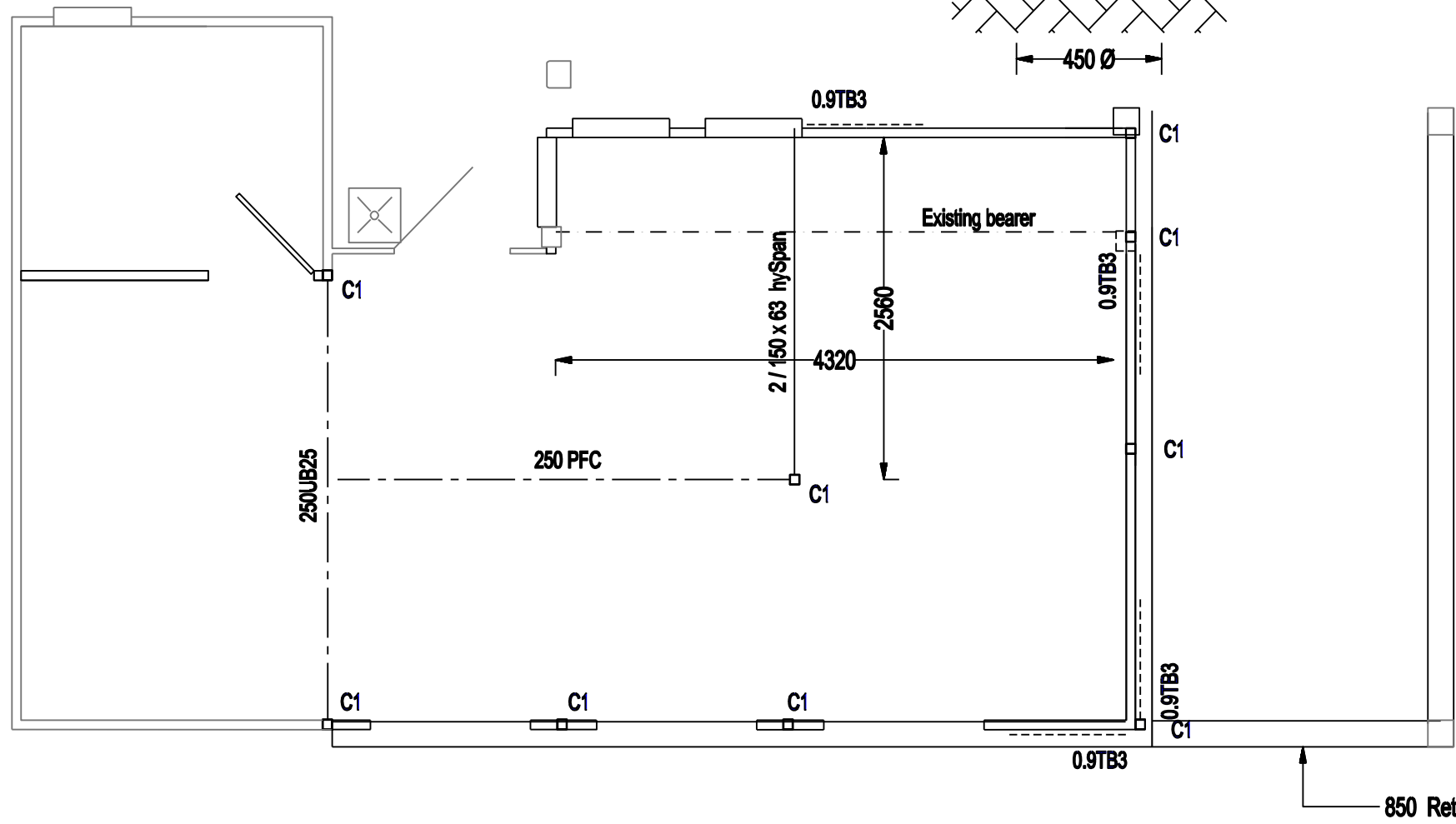
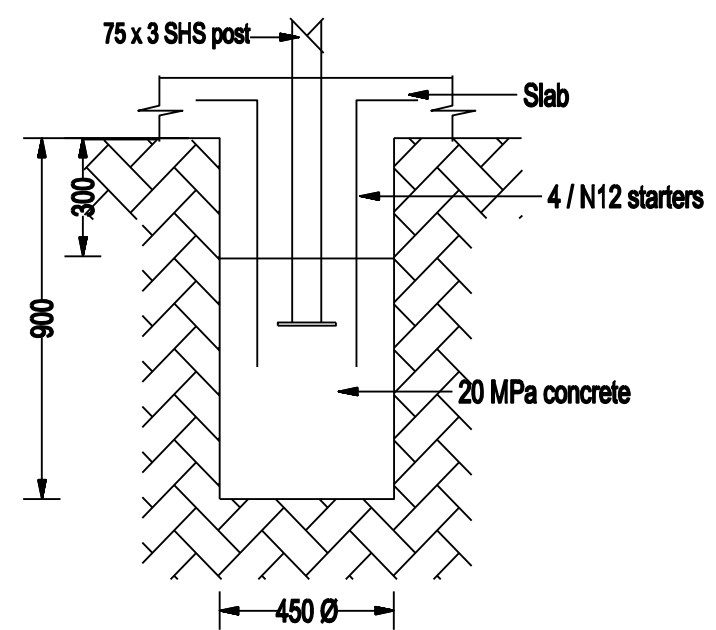
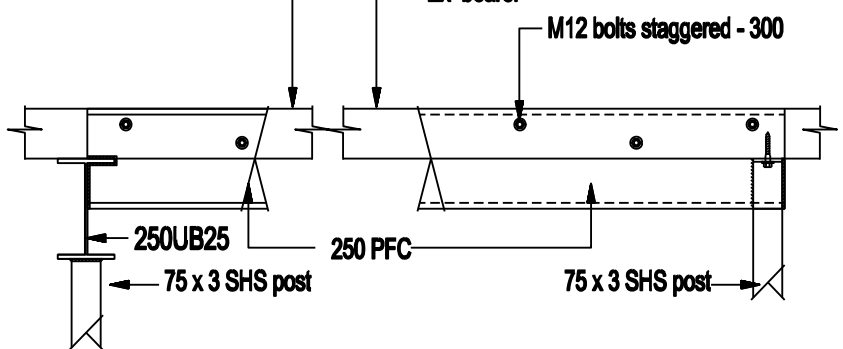
Utilities ROOM

 <p>Darryl Robison &amp; Associates Pty Ltd ATF The D Robinson Family Trust ABN 62 711 214 976 Structural Engineers Building Design Drafting Services P.O. Box 129 Helensvale Q. 4212 ph 3807 4432 fax 3807 3847</p>	<p>Scale : 1 to 100 (A3) Date : Mar 12, 15 Drawn by : DVR</p>	<p>Project : Proposed Extension</p>	<table border="1"> <tr> <th>Vers</th> <th>Date</th> <th></th> </tr> <tr> <td>A</td> <td>Mar 12, 15</td> <td>First Issue</td> </tr> <tr> <td>B</td> <td></td> <td></td> </tr> <tr> <td>C</td> <td></td> <td></td> </tr> <tr> <td>D</td> <td></td> <td></td> </tr> <tr> <td>E</td> <td>Oct 21, 15</td> <td>as built changes</td> </tr> </table>	Vers	Date		A	Mar 12, 15	First Issue	B			C			D			E	Oct 21, 15	as built changes	<p>SECTION B - B</p>	
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	B																						
	C																						
D																							
E	Oct 21, 15	as built changes																					
<p>© Copyright reproduction in part or whole is forbidden without written permission</p>	<p>Client : Kevon &amp; Michelle MALONE Site Address : 1 Colville Street, HIGHGATE HILL, Qld. 4101</p>	<p>Job No. : 15 / 031</p>	<p>Dwg No. : D04 - E</p>																				

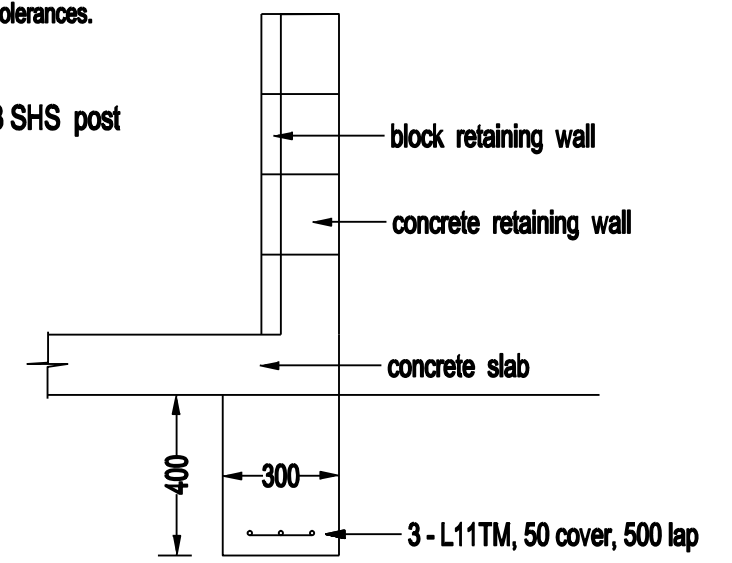




**TB3 - FC Sheet Bracing**  
(3.3 kN / m)



C1 denotes 75 x 3 SHS post



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APPLICATION REF  
A006997092

**TIMBER CONSTRUCTION**

- All timber framing shall be in accordance with AS1684 - Timber Framing Code, and AS1720 Timber Structures Code.
- All timber used in the construction shall be of the type, size and stress grade as stated on these drawings, any deviation shall be submitted to the Engineer for approval.
- All timber shall be protected from white ant attack by an approved method in accordance with AS3660. External timber shall be treated H3 or greater, timber in contact with the ground to H1.
- Where laminated beams are installed, it is imperative that they be install so that the precamber is to the top of the beam.
- Max moisture content of all timber to be 15%.
- Where pre- fabricated elements are used in the construction, they are to be installed strictly in accordance with the Manufacturer's Specifications. At no time should any pre fabricated element be cut or altered with-out the Manufacturer's written permission.
- Holes, for bolts, drilled in timber shall be 2mm oversize, for 12 mm bolts and 3 mm oversize for 16 mm. All hole spacing and washer sizes should be as per AS1720.
- Bracing panels are to be installed so that there is NO interference with plumbing fixtures. Any hole for plumbing fixtures should be cut where this can not be avoided.
- Installation of A/C Units should be in accordance with the Manufacturer's Specification. Carefull consideration should be made when installing A/C Units in Roof Trusses or ducting through Floor Joists.

**STEEL CONSTRUCTION**

- All steel framing shall be in accordance with AS4100 and AS4600.
- Unless shown otherwise, all steel shall be in accordance with AS3679 Grade 250 for rolled sections, AS1163 Grade 350 for RHS sections.
- All welds shall be 6 mm continuous fillet welds, class E41XX electrodes.
- All fillet welds shall comply with AS1554.1.
- All bolts to be 12mm Ø 8.8 / S to AS111 tightened to snug tight condition.
- The steel fabricator should supply all bolts and cleats necessary for the erection of the work.
- All gusset plates, unless noted otherwise shall be 10 mm MS plate.
- All plates shall have sharp edges and comers ground smooth.
- Grout under base plates shall be Fosroc Expandite 'Conbextra GP' or equivalent.
- All exposed steel, including pre- fab brackets, to be hot dipped galvanised.
- The Contractor shall provide such temporary bracing as necessary to stabilise the structure during erection leaving all bracing in place until the permanent bracing has been constructed.
- All welding shall be performed by an accredited operator in accordance with AS1554.1, and AS3679.2
- All steel work shall be sand blast clean to Class 2.5 and be shop primed with 1 coat of red oxide zinc phosphate or similar.
- All steel shall be clean, New and free from rust and other defects. All steel shall not contain more than 0.25% carbon.
- Fabrication details shall have minimum projection of plates, cleats and gussets off their connection members consistant with code requirements for set-out, clearances and tolerances.

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Project : Proposed Extension  
Client : Kevon & Michelle MALONE  
Site Address : 1 Colville Street, HIGHGATE HILL, Qld. 4101

Vers	Date	Amendment
A	Mar 12, 15	First Issue
B	Oct21, 15	as built changes
C	Jul07, 16	change window, lengthen room
D		
E		

**STRUCTURALS**  
Job No. : 15 / 031  
Dwg No. : D06 - C