

NOTES

DESIGN

- This dwelling is to comply with the BUILDING CODE OF AUSTRALIA.

TERRAIN

- The site is a sheltered suburban block in a non cyclone area. N2 Wind Velocity 33m/s.

TIMBERWORK

- This building is an existing timber framed building clad with weatherboards.

DWELLING

- The proposed dwelling is to be sited as shown.

STUMPS

- Stump positions are indicative only. Actual stump positions should be determined when on site. All dimensions to be checked and verified on site. Figured dimensions take precedence over scaled.

BRACING

- Refer to sheet 6.

TIE DOWN

- Refer to sheet 6.

TIMBER SCHEDULE

- Refer to supplier's specifications.

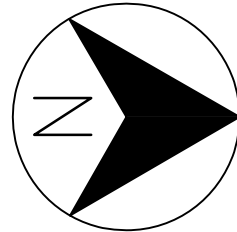
BUILDING COMPLIANCE

- Stairs to comply with Part 3.9.1 - v2 of the BCA.
- Handrails / Balustrades to comply with Part 3.9.2 - v2 of the BCA.
- WC doors to comply with Part 3.8.3.3 - v2 of the BCA.
- All wet areas to comply with Part 3.8.1 - v2 of the BCA .
- Lighting to comply with Part 3.8.4 - v2 of the BCA.
- Ventilation to comply with Part 3.8.5 - v2 of the BCA.
- Smoke alarms to be provided in accordance with Part 3.7.2 - v2 of the BCA and AS 3786 of the Australian Standards.
- Termite protection to comply with Part 3.1.3 - v2 of the BCA.
- Masonry construction to comply with Part 3.3 - v2 of the BCA.
- All gutters to discharge to 90mm downpipes with reticulation to street kerb, and channel downpipes to be located at 12m max. spacings.
- New HWU's to be fitted with temp. limiting valves. Existing HWU's without TLV's are to have mixing valves at all new bathroom fixtures.

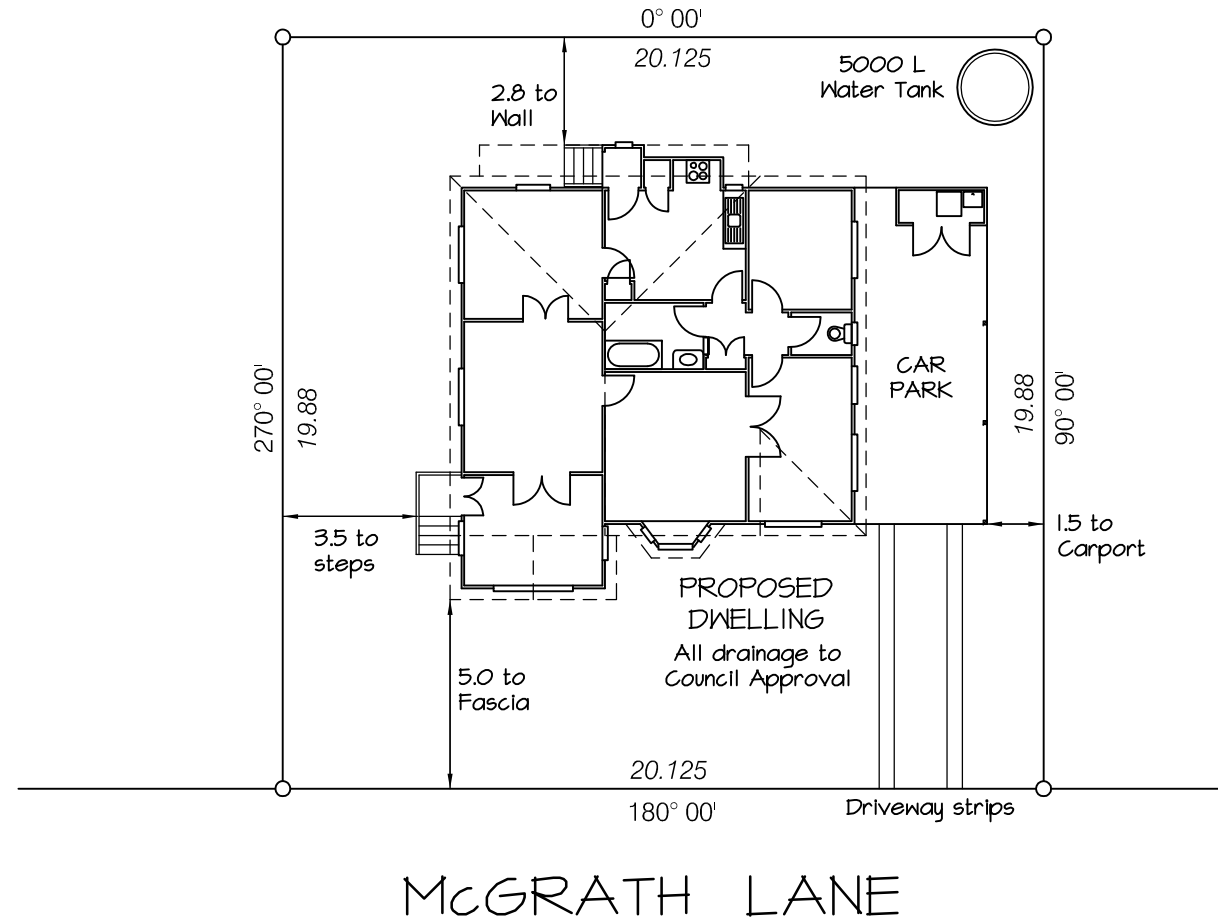
SUSTAINABILITY

As per Queensland Development Code Part MP4.1 & MP4.2:

- All shower roses to be AAA-rated unless otherwise noted.
- All WC cisterns to be 6/3 litre dual-flush.
- Provide energy efficient lighting to at least 80 per cent of the house.
- Water pressure to any fixture must not exceed 500kPa.
- Water pressure limiting devices to be installed in areas with high water pressure.
- Provide greenhouse efficient hot water systems such as solar, heat pump or gas hot water with minimum 14 renewable energy certificates.
- Provide temp. limiting devices to all bathroom fixtures.
- Provide rainwater tank with a minimum 5000 litre capacity, and a pump to provide auto switching to town supply upon depletion of tank supply - Davies "RAINBANK" or similar.
- Drain 50% of the roof area to tank OR 100m2 whichever is the lesser.
- Provide screened downpipe rainhead with min. apperture of 4-6m to stop leaf catchment and vermin / mosquito screen to tank inlet.
- Plumb rainwater tank to all WC cisterns and cold water cock to washing machine.
- External hose cocks (if installed) to be connected BEFORE switching device to avoid cock being supplied by town supply.
- Tank overflow to reticulate to street kerb and channel unless noted otherwise.



R.P.D.
 LOT 2 SP241342
 PARISH OF IPSWICH
 Area 400m²



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GENERAL NOTES

- APPROXIMATE BUILDING LOCATION OF RESIDENCE AS INDICATED. CONFIRM LOCATION ON SITE WITH OWNER.
- BUILDING TO REMAIN WITHIN LOCAL COUNCILS MINIMUM SETBACK REQUIREMENTS.
- ALL PLUMBING AND DRAINAGE TO COUNCIL APPROVAL.
- FINAL LEVELS TO BE DETERMINED ON SITE.

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PROPOSED DWELLING
 FOR R & E RASHLEIGH
 AT 7 McGRATH LANE
 BOOVAL

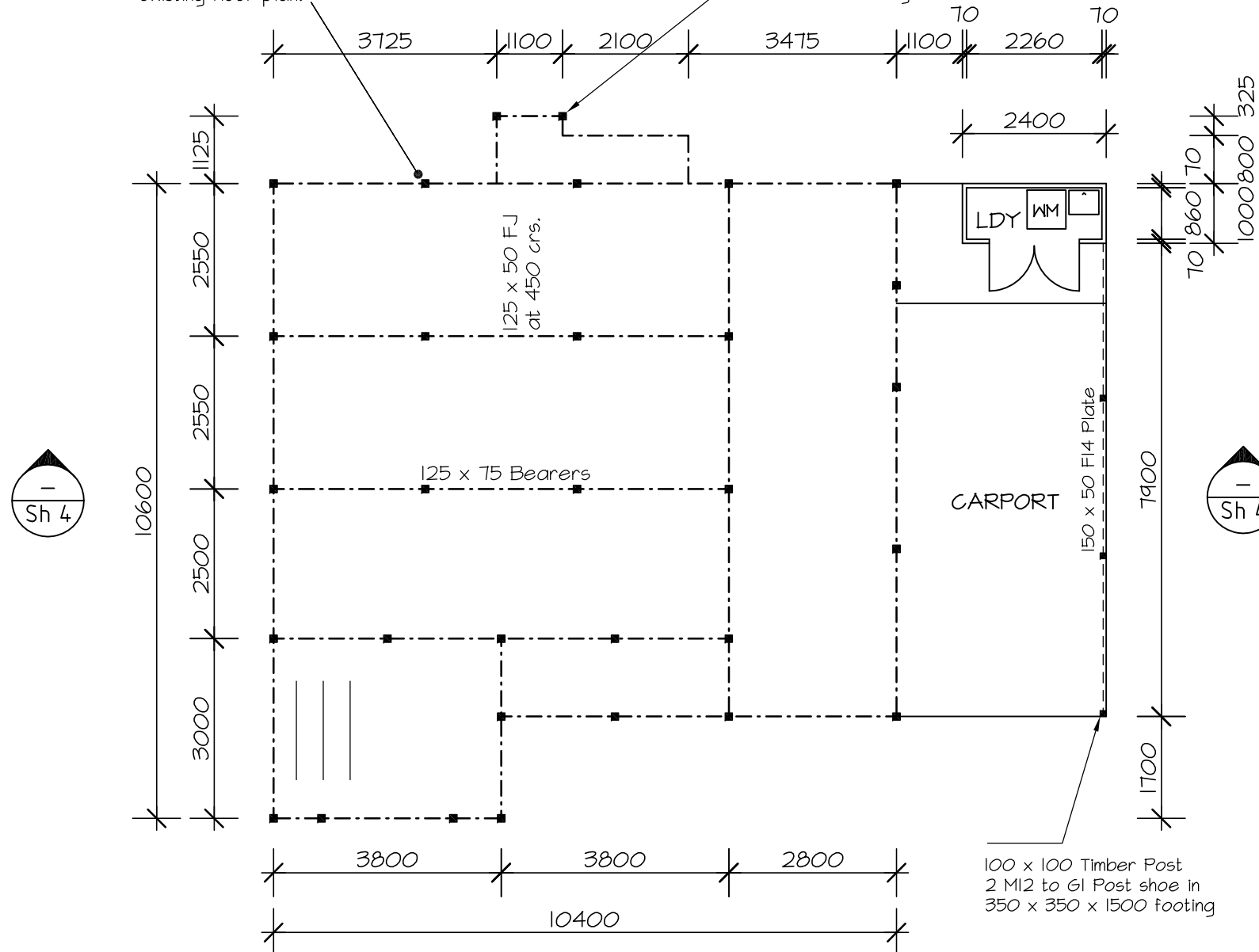
SITE PLAN

Sh 1 of 7

Scale 1:200 Date May 2011 RAS-01

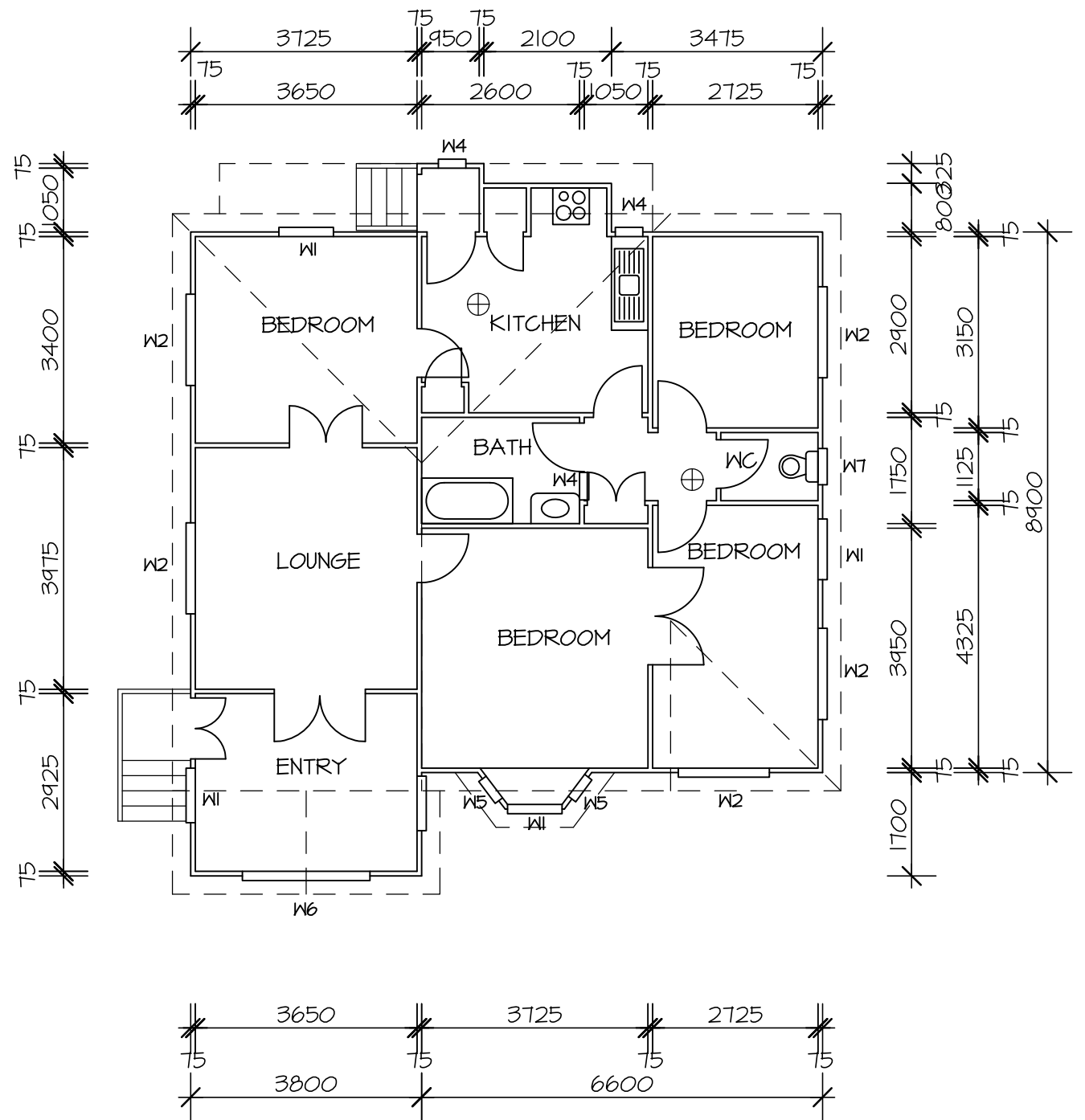
Location of new posts to match location of existing posts. New post locations shown dimensioned. Refer existing floor plan.

75 x 75 x 4 SHS posts with 8mm thick M5 plate welded to base. Posts to be set in conc. footings. Refer to details.



Note: Existing Floor framing structural integrity to be confirmed by builder onsite.

FRONT LOWER LEVEL



FRONT UPPER LEVEL

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PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS / MANUFACTURERS DESIGN AND SPECIFICATIONS

WINDOW SCHEDULE	
W1	1200 x 900
W2	1200 x 1500
W3	600 x 300
W4	900 x 450
W5	1200 x 450
W6	1200 x 2100
W7	600 x 600 PV

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 BOOVAL

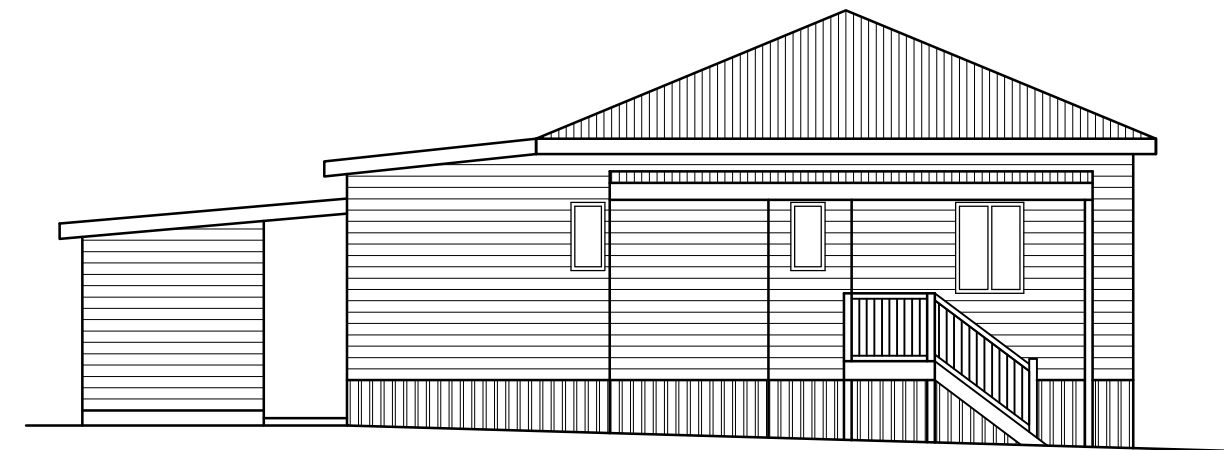
FLOOR PLAN

Sh 2 of 7

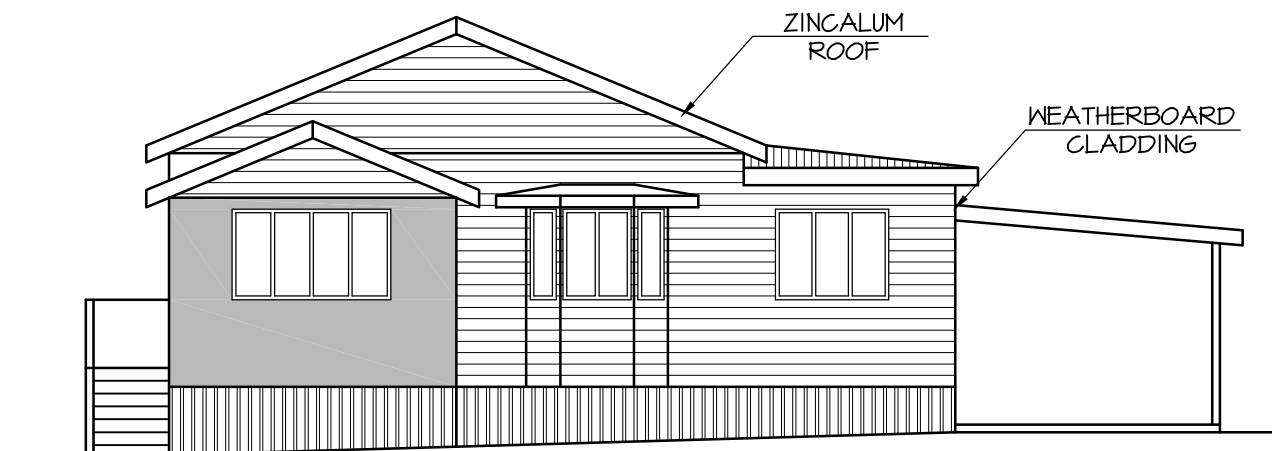
Scale 1:100 Date May 2011 RAS-02



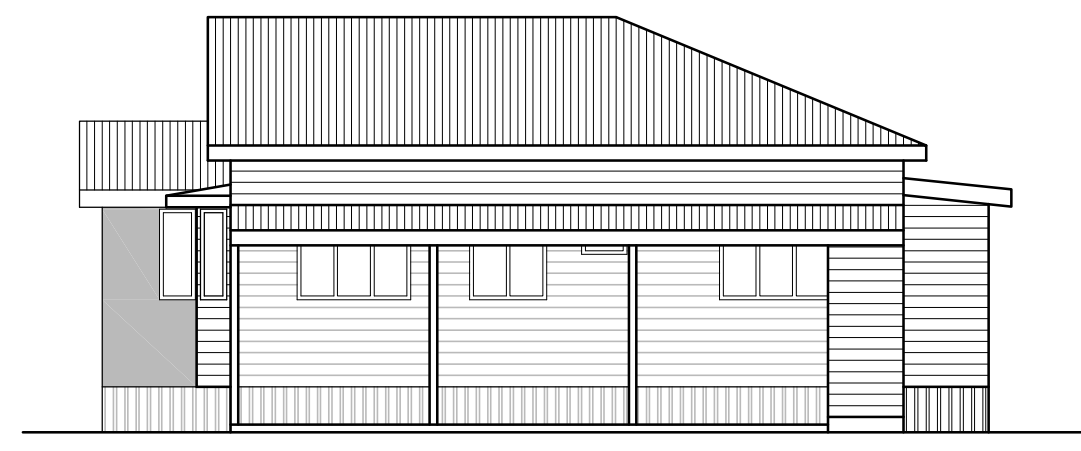
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION
[Front]



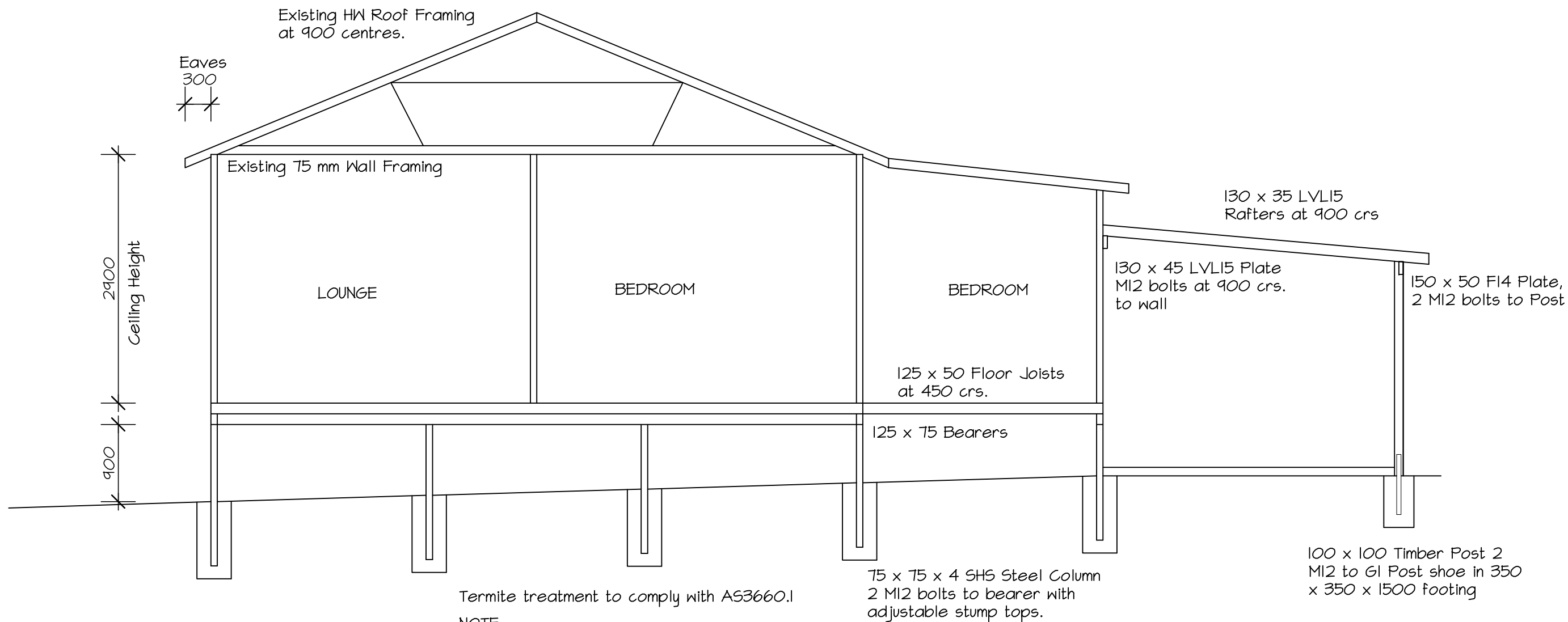
NORTH ELEVATION

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PROPOSED DWELLING
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 AT 7 McGRATH LANE
 BOOVAL

ELEVATIONS
 Sh 3 of 7
 Scale 1:100 Date May 2011 RAS-03



LAUNDRY NOTES:

2/35 x 70 MGPI0 Top Plate
 70 x 35 MGPI0 Wall
 Studs at 450 crs
 35 x 70 MGPI0 Bottom Plate

TIE DOWN

Batten to Rafter 1 x 75 type 17 screw.
 Rafter to Top Plate 1 FR. anchor (4 nails) each leg.
 Plates to Studs 30 x 0.8 strap (3 nails) at 900 crs.
 Bottom plate to Slab, M12 bolts at 1800 centres.

Termite treatment to comply with AS3660.1

NOTE:

Termite protection for steel posts
 min. 600mm visual barrier.

NOTE:

Termite protection for slab on ground
 to be termimesh to steel columns and ant
 capping and visual barrier min. 75mm.

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PROPOSED DWELLING
 FOR R & E RASHLEIGH
 AT 7 McGRATH LANE
 BOOVAL

SECTION A-A

Sh 4 of 7

Scale 1:50 Date May 2011 RAS-04

NOTES

- Bracing walls to be fixed to floor and roof framing in accordance with section 8 of AS1684.
- Bracing sets to be 516 rods fully welded to RHS posts if applicable.
- Lining to be closely nailed onto framework with 30 x 2.8mm dia. flat head nails.
- Nails to be at max 50mm crs. at top and bottom plates, 100mm crs. at sheet edges and max 150mm crs. elsewhere.
- Roof trusses and wall framing to be JD4 min.

WALL FRAMING

- Wall studs 70 x 35mm F8 at 450crs, provide 2/10 x 35 mm F8 studs under all girder trusses and beside openings.
- Top and bottom plates 2/35 x 10mm F8.
- Provide 70 x 35 F8 noggings at max 1350mm crs.

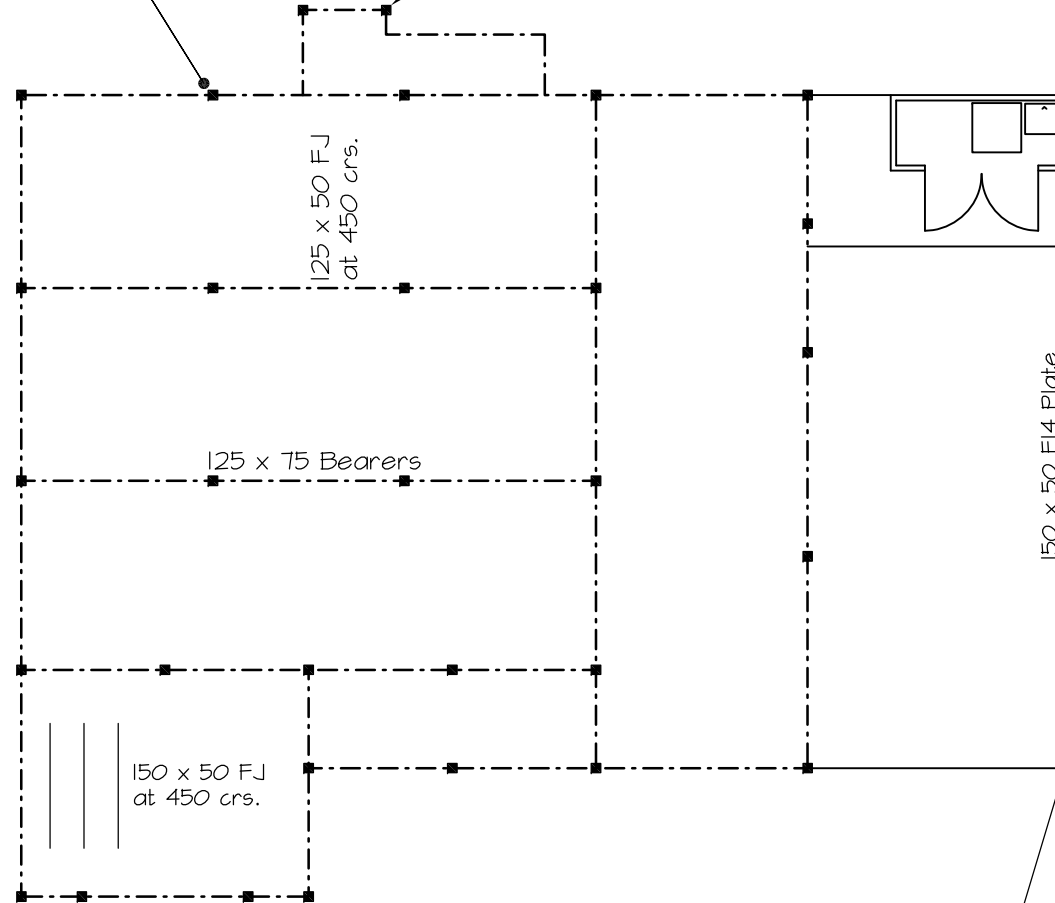
SPAN	LINTEL SIZE	NO. OF JAMB STUDS
<900	75 x 75	1
1200	100 x 75	2
1500	150 x 75	2
1800	150 x 75	2
2100	175 x 75	2
2400	175 x 75	2
2700	2/190 x 35 F17 KD	2
3000	2/190 x 35 F17 KD	2
4800	2/300 x 45 HYNE LVL	3

- LINTELS SHALL BE F14 UNSEASONED HWD UNLESS SHOWN OTHERWISE.
- LINTELS CANNOT CARRY POINT LOADS FROM GIRDER TRUSSES.

CONFIRM STRUCTURAL CERTIFICATION BY ENGINEER PRIOR TO CONSTRUCTION.

Location of new posts to match location of existing posts. New post locations shown dimensioned. Refer existing floor plan.

75 x 75 x 4 SHS posts with 8mm thick M5 plate welded to base. Posts to be set in conc. footings. Refer to details.

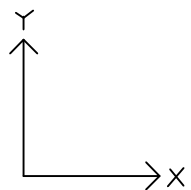


100 x 100 Timber Post
2 M12 to GI Post shoe in
350 x 350 x 1500 footi

Note: Existing Floor f structural integrity to confirmed by builder c

N2 SHEET ROOF, 7500 ULW, RAFTERS @ 900 crs. REFER TO AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION FOR DETAILS & NOMINAL FIXINGS

TIE DOWN	TYPE OF FIXING
BATTEN TO TRUSS OR RAFTER.	1 / 90mm LONG No.14 TYPE 17 SCREW.
TRUSS OR RAFTER TO TOP PLATE.	1 FRAMING ANCHOR WITH MIN. 4x2.8mm DIA. NAILS TO EACH END.
TRUSS OR RAFTER TO LINTEL.	1 FRAMING ANCHOR WITH MIN. 4x2.8mm DIA. NAILS TO EACH END LEG.
TOP PLATE TO STUD TO BOTTOM PLATE.	30x0.8mm G.I. STRAP, MIN. 3x2.8mm DIA. NAILS EACH END @ MAX. 900mm CRS.
BOTTOM PLATE TO BEARER OR SLAB.	M12 BOLT BOTTOM PLATE TO BEARER OR UNDERBATTEN WITHIN 100mm FROM JOIST @ MAX. 1200 CRS. M12 BOLT CAST INTO SLAB 180mm DEEP MIN. @ MAX. 1200 CRS.
JOIST TO BEARER.	2 / 75x3.05mm DIA. NAILS.
BEARER TO RHS POST.	MIN. 2xM12 BOLT EACH POST THROUGH 75x100mm M.S. PLATE WELDED TO TOP OF RHS.
TOP PLATE TO FLOOR / SUB FLOOR.	AT EACH SIDE OF OPENINGS M12 ANCHOR ROD.
ROOF BEAM TO TIMBER POST.	2 / M12 BOLTS.
BEARER TO TIMBER POST.	2 / M12 BOLT THROUGH BEARER HALVED TO POST.



BRACING UPPER LEVEL: Existing timber framed building clad with weatherboards.

Brace Set	BRACING SET	NOTE:			
		NOMINAL BRACING AS DEFINED IN AS1684, MAY PROVIDE UP TO A MAXIMUM OF 50% OF THE TOTAL BRACING REQUIRED.			
1.8 BP	WALL BRACING	0.9 BP = 900 mm Bracing Ply (AS1684.2 clause 8.3.6.3 type G method B, 6 kN/m)			
General Notes	BRACING X - DIRECTION LOWER		BRACING Y - DIRECTION LOWER		
	LENGTH x TYPE Nominal (31 Stumps) REQUIRED	KN 98 47	LENGTH x TYPE Nominal (31 Stumps) REQUIRED	KN 98 40	
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PROPOSED DWELLING FOR R & E RASHLEIGH AT 7 McGRATH LANE BOOVAL

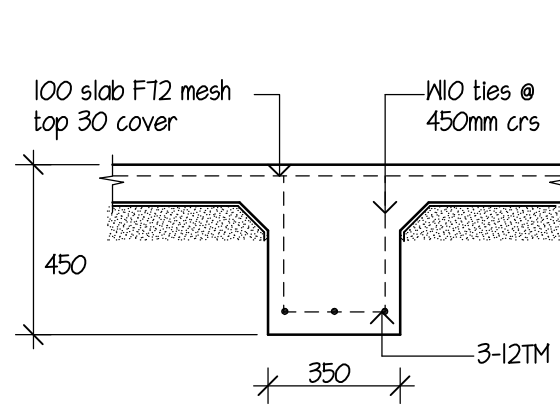
BRACING & TIEDOWN

Sh 5 of 7

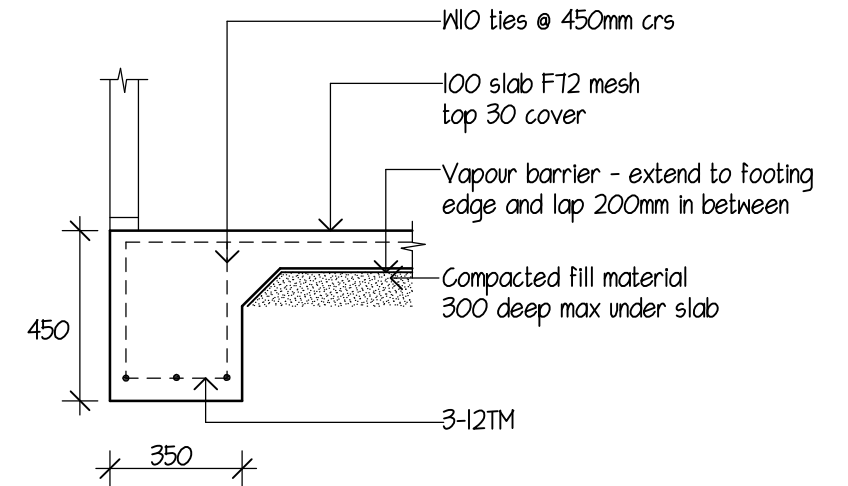
Scale 1:100 Date May 2011 RAS-05

Note:

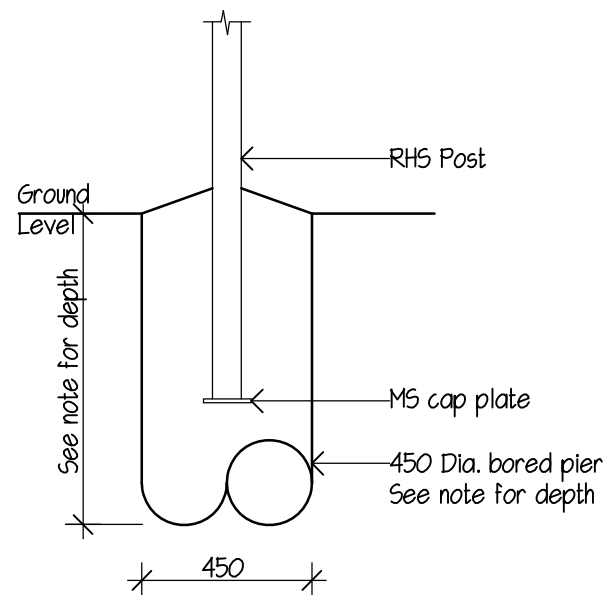
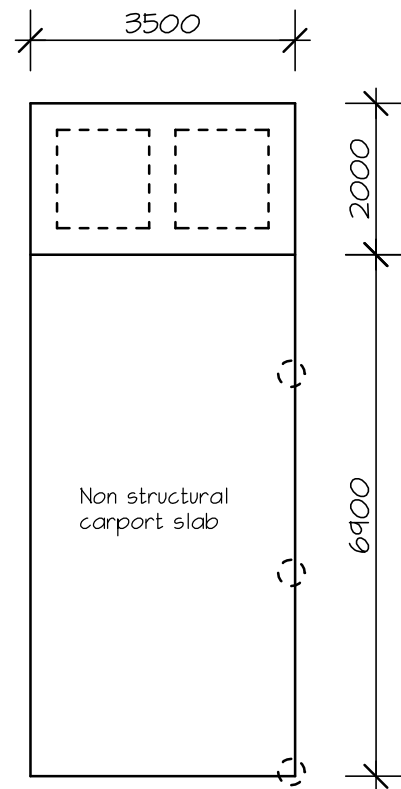
Bored piers 450mm dia a minimum depth of 1500mm or determined on site. Minimum 400mm into natural ground.
 E site refer to soil test by Independent Soil Testing
 Job No.11/192 dated 19/04/2011.



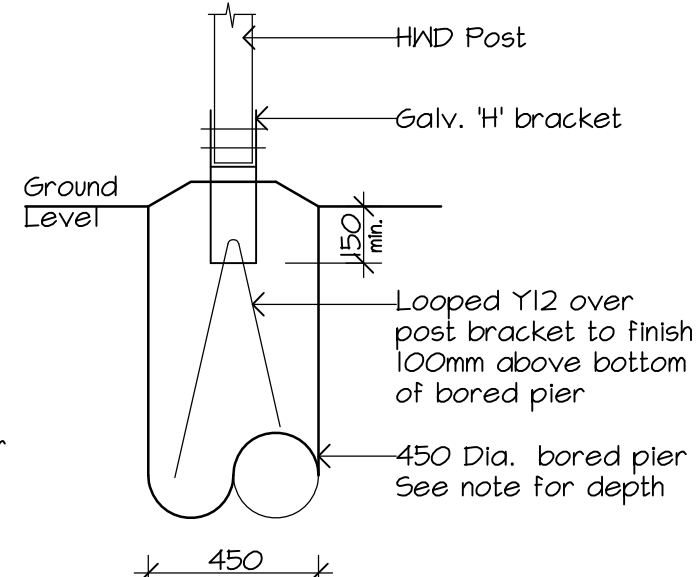
Typical Internal Beam
 Scale 1:20



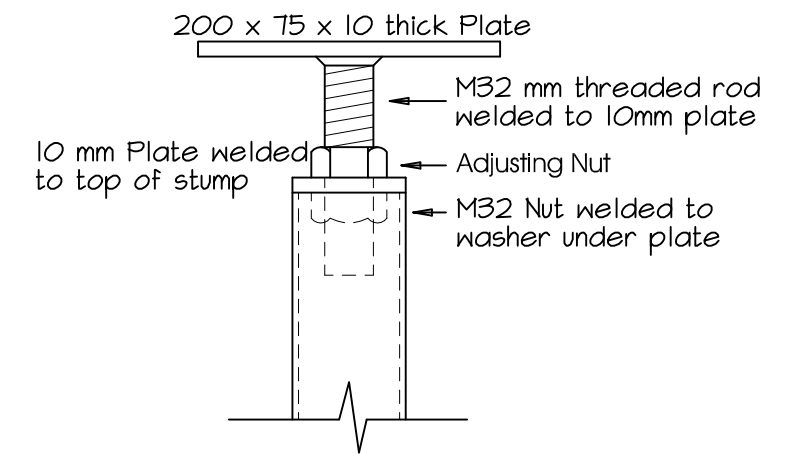
Typical Edge Beam
 Scale 1:20



Typ. Bored Pier
 Scale 1:20



HWD Post
 Scale 1:20



ADJUSTABLE STUMP

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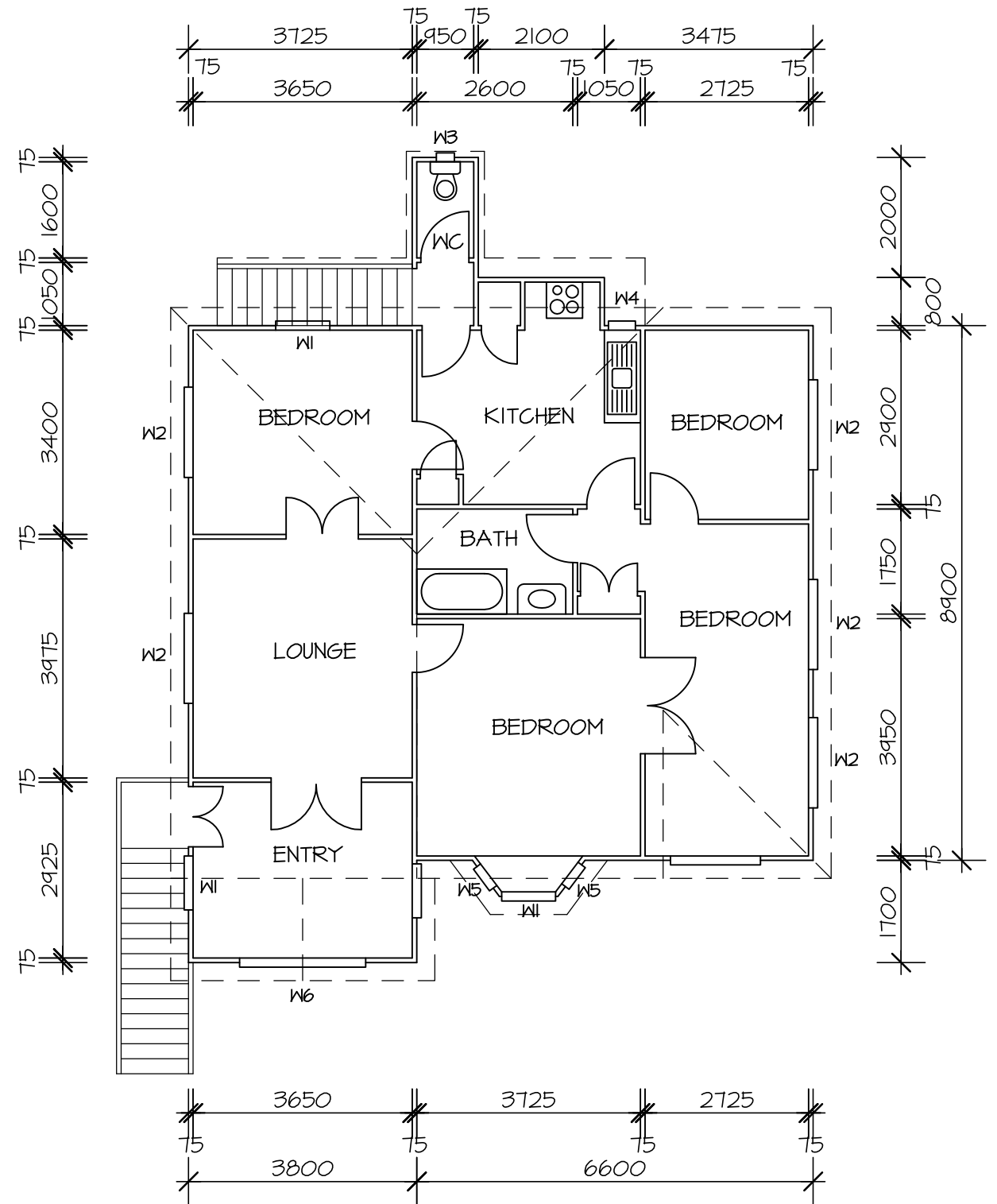
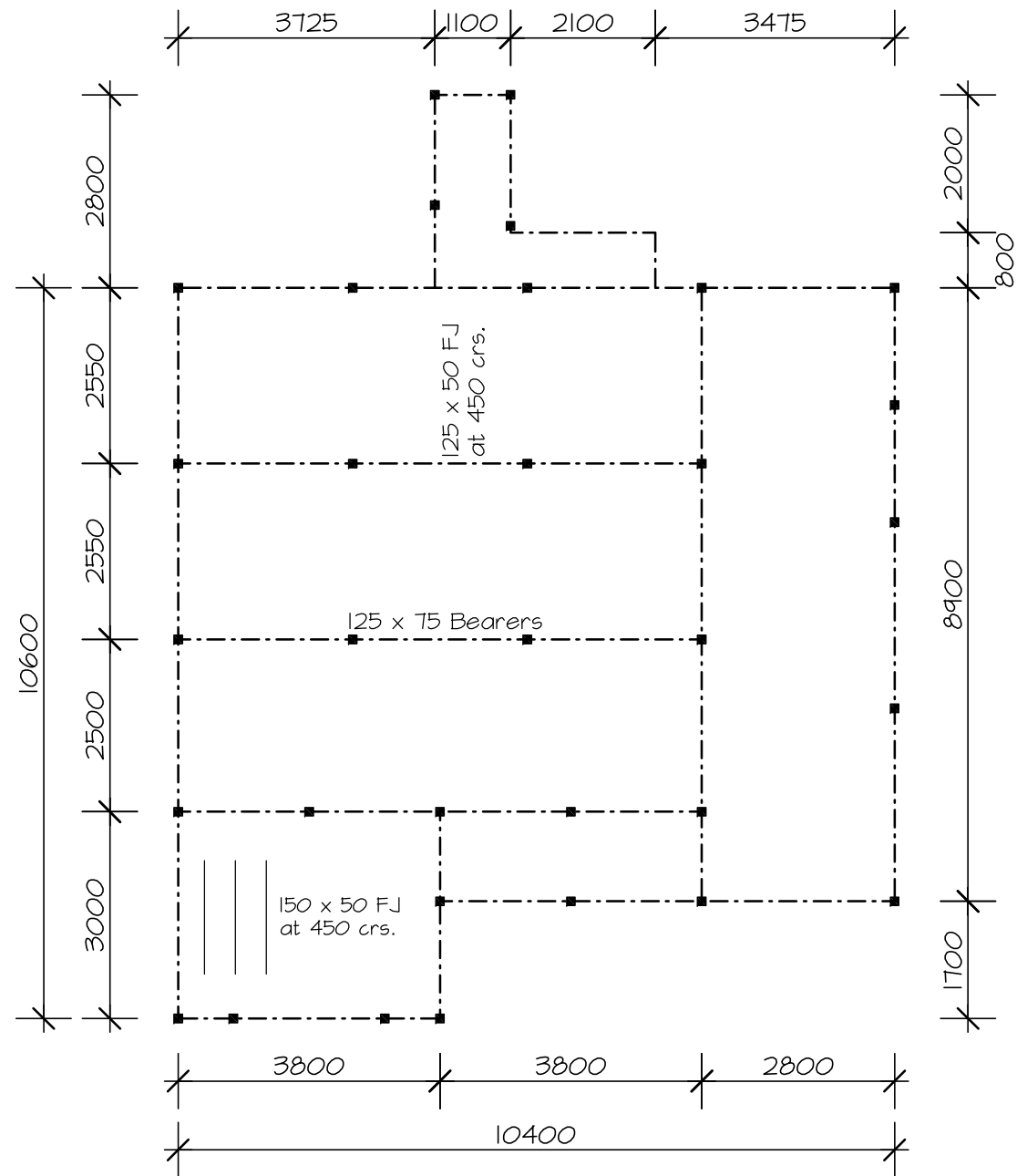
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PROPOSED DWELLING
 FOR R & E RASHLEIGH
 AT 7 McGRATH LANE
 BOOVAL

SLAB DETAILS

Sh 6 of 7

Scale 1:100 Date May 2011 RAS-06



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W6	1200 x 2100

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PROPOSED DWELLING
 FOR R & E RASHLEIGH
 AT 7 McGRATH LANE
 BOOVAL

EXISTING FLOOR PLAN
 Sh 7 of 7
 Scale 1:100 Date May 2011 RAS-07