

Amendments		
Rev.	Date.	Amendment

PROPOSED DWELLING

WARRINER CONSTRUCTIONS

LOT 5323 SUNFLOWER CR, NIRIMBA


GENERAL NOTES

1. DIMENSIONS ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS. IF ANY DISCREPANCIES ARE NOTICED THEY ARE TO BE REPORTED IMMEDIATELY.
2. GIVEN DIMENSIONS ARE TO HAVE PRIORITY TO SCALED DIMENSIONS.
3. ALL GROUND LEVELS ARE APPROXIMATE ONLY.
4. ALL PLUMBING AND DRAINAGE IS TO COMPLY WITH THE RELEVANT STANDARD SEWERAGE BY-LAWS AND REQUIREMENTS OF THE LOCAL AUTHORITY.
5. ALL STAIRS AND HANDRAILS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC & ABCB HOUSING PROVISIONS PART 11
6. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE TO THE BUILDING CODE OF AUSTRALIA 2022 & THE ABCB HOUSING PROVISIONS STANDARD & ALSO THE LIVABLE HOUSING DESIGN STANDARD
7. DISCLAIMER
DRIVEWAYS, PATHS, CLOTHESLINES, STORM WATER LINES, LANDSCAPING, LETTERBOX, HOT WATER SYSTEM AND GULLY PITS ARE DIAGRAMMATIC ONLY. FOR SHAPE OR POSITION REFER TO THE BUILDERS SPECIFICATIONS FOR DETAILS.
8. ALL DOWNPIPES ARE TO BE INSTALLED IN ACCORDANCE WITH THE NCC VOLUME TWO 2022 & THE ABCB HOUSING PROVISIONS PART 7.4 DOWNPIPES MUST NOT BE MORE THAN 12m APART.
9. SITE EXCAVATION SHALL BE SUCH THAT 1000mm WIDE BY 1:25 GRADES EXISTS AROUND THE PERIMETER OF THE BUILDING AS PER ABCB 3.3.3 SURFACE WATER DRAINAGE
10. ALL DRIVEWAYS AND PATHS ARE TO BE CONSTRUCTED TO THE LOCAL AUTHORITY'S REQUIREMENTS AND THE AUSTRALIAN STANDARDS.

11. WATER CLOSET DOORS OPENING INWARDS TO BE FITTED WITH LIFT OFF HINGES & BE FITTED TO ALLOW THE DOOR TO BE REMOVED WHEN IN THE CLOSED POSITION
12. PROVIDE SMOKE ALARMS IN ACCORDANCE WITH NCC & THE ABCB HOUSING PROVISIONS PART 9.5 & AS3786
13. DWELLING TO COMPLY WITH SECTION 13 ENERGY EFFICIENCY HOUSING PROVISIONS STANDARD

LEGEND

- CF -CEILING FAN
- CSD -CAVITY SLIDING DOOR
- CT -COOK TOP
- DP -DOWNPIPE
- DWP -DISH WASHER PROVISION
- FG -FIXED GLASS
- FR -FRIDGE
- FW -FLOOR WASTE
- GT -GREY TINT
- LV -LOUVRE
- MB -METER BOX
- OBS -OBSCURE GLASS
- OHC -OVERHEAD CUPBOARDS
- SGD -SLIDING GLASS DOOR
- SH -SHELVES
- SHR -SHOWER
- SVD -SLIDING VINYL DOOR
- SW -SLIDING WINDOW
- TG -TOUGHENED GLASS
- UBO -UNDERBENCH OVEN
- VB -VANITY BASIN
- WC -WATER CLOSET
- WO -WALL OVEN



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PROJECT PROPOSED DWELLING
CLIENT WARRINER CONSTRUCTIONS
ADDRESS LOT 5323 SUNFLOWER CR
 NIRIMBA

JOB No. 2023244	Date 13 DEC 2023
	Scale 1:100
SHEET No. 01	Drawn AL
	QBSA:1139817



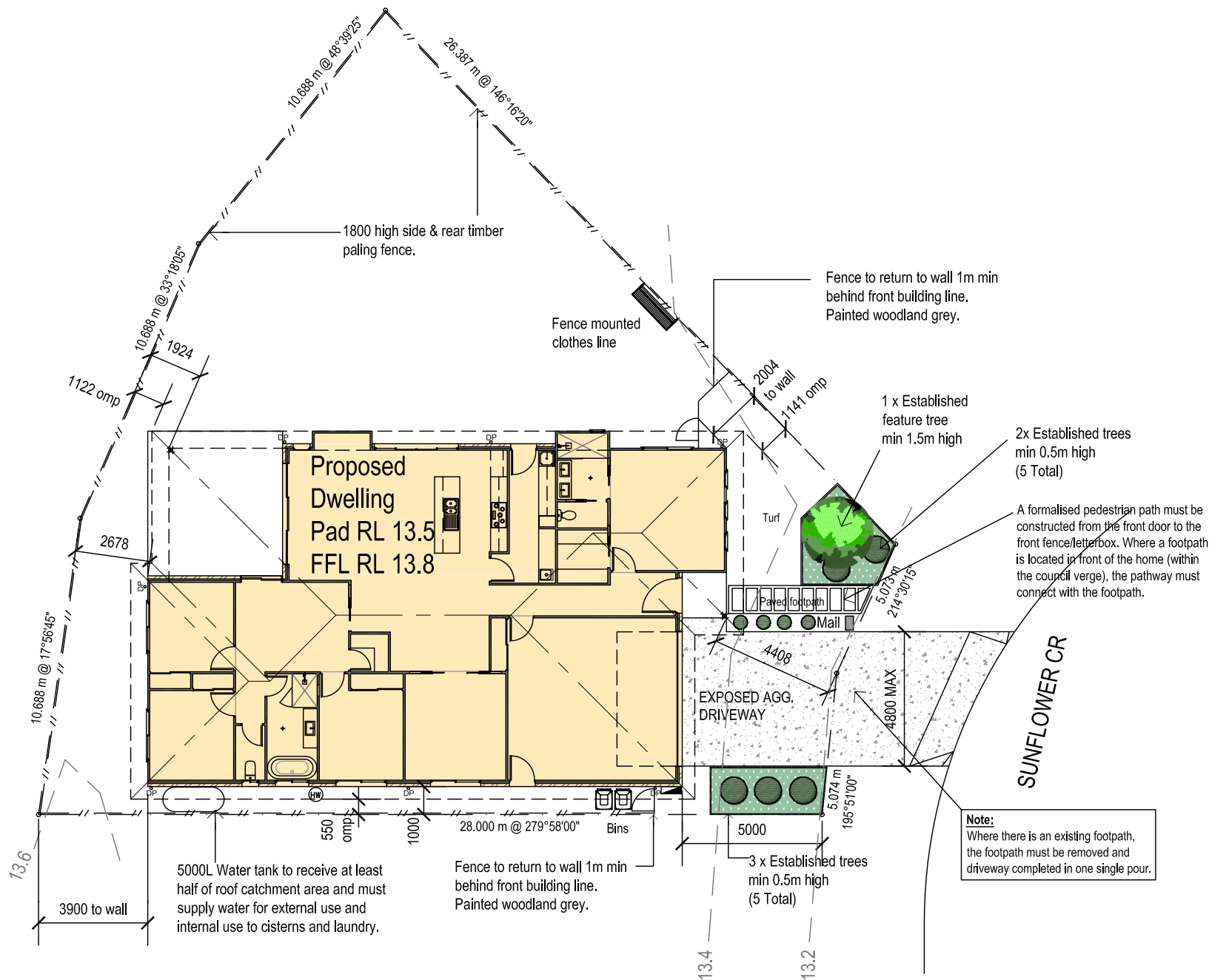
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As a minimum, each lot is to provide the following requirements within the property boundary:

- Five (5) established plants with a minimum height of 0.5m within a garden bed.
- One (1) established feature tree with a minimum height of 1.5m to be planted within a garden bed that is located between the front build line and the property boundary.
- Potted plants can be used, but will not be accepted as part of the above minimum landscaping requirements.
- All garden beds are to be edged and mulched or have stones in lieu of mulch. Timber edging visible from the street must be painted or stained.
- Artificial turf is accepted within the boundary line.
- A maximum of 40% of the front yard (excluding driveways, decks or paths) is to be turfed. Only Platinum Zoysia or Empire Zoysia turf is to be used.
- All landscaping is to be completed within 6 weeks after handover from builder.

Amendments

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RPD
LOT 5323
SP330045
AREA: 571m²
PROPOSED SITE COVER: 233.23 m² (41%)

- **SITE PLAN**
 - **SCALE -1 : 200**



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 NIRIMBA**

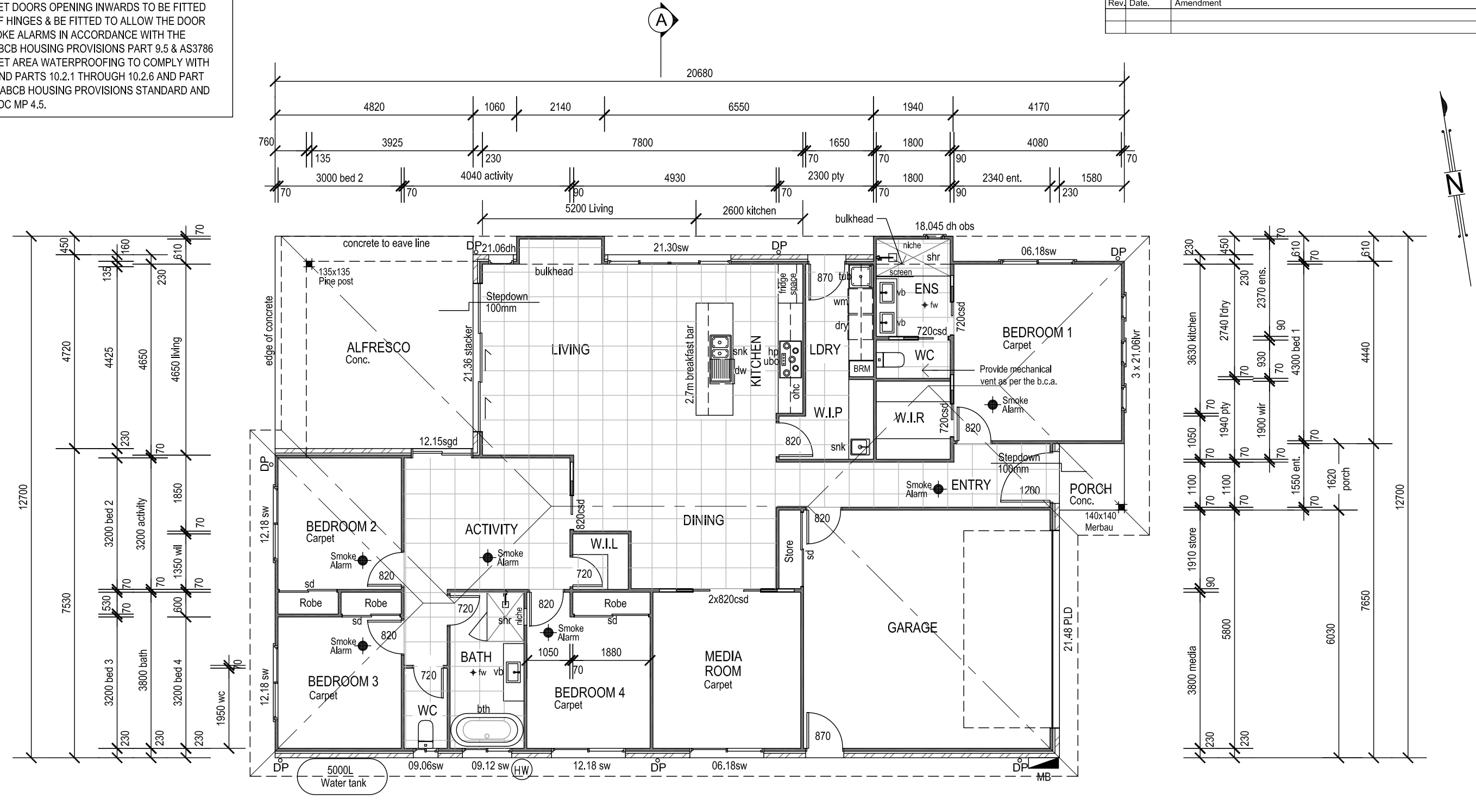
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NOTE:
 1. WATER CLOSET DOORS OPENING INWARDS TO BE FITTED WITH LIFT OFF HINGES & BE FITTED TO ALLOW THE DOOR
 2. PROVIDE SMOKE ALARMS IN ACCORDANCE WITH THE NCC 2022 & ABCB HOUSING PROVISIONS PART 9.5 & AS3786
 3. INTERNAL WET AREA WATERPROOFING TO COMPLY WITH AS3740-2021. AND PARTS 10.2.1 THROUGH 10.2.6 AND PART 10.2.12 OF THE ABCB HOUSING PROVISIONS STANDARD AND SUBJECT TO QDC MP 4.5.

Amendments	
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FLOOR PLAN
 SCALE -1 : 100

FLOOR AREAS	
LIVING AREA:	181.23 m ²
GARAGE AREA:	38.43 m ²
PORCH AREA:	2.56 m ² (4.88m ² roof cover)
ALFRESCO AREA:	24.68 m ²
TOTAL AREA:	246.90 m²



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PROJECT
PROPOSED DWELLING

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ADDRESS
**LOT 523 SUNFLOWER CR
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Date
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Scale
 1:100

SHEET No.
03

Drawn
 AL

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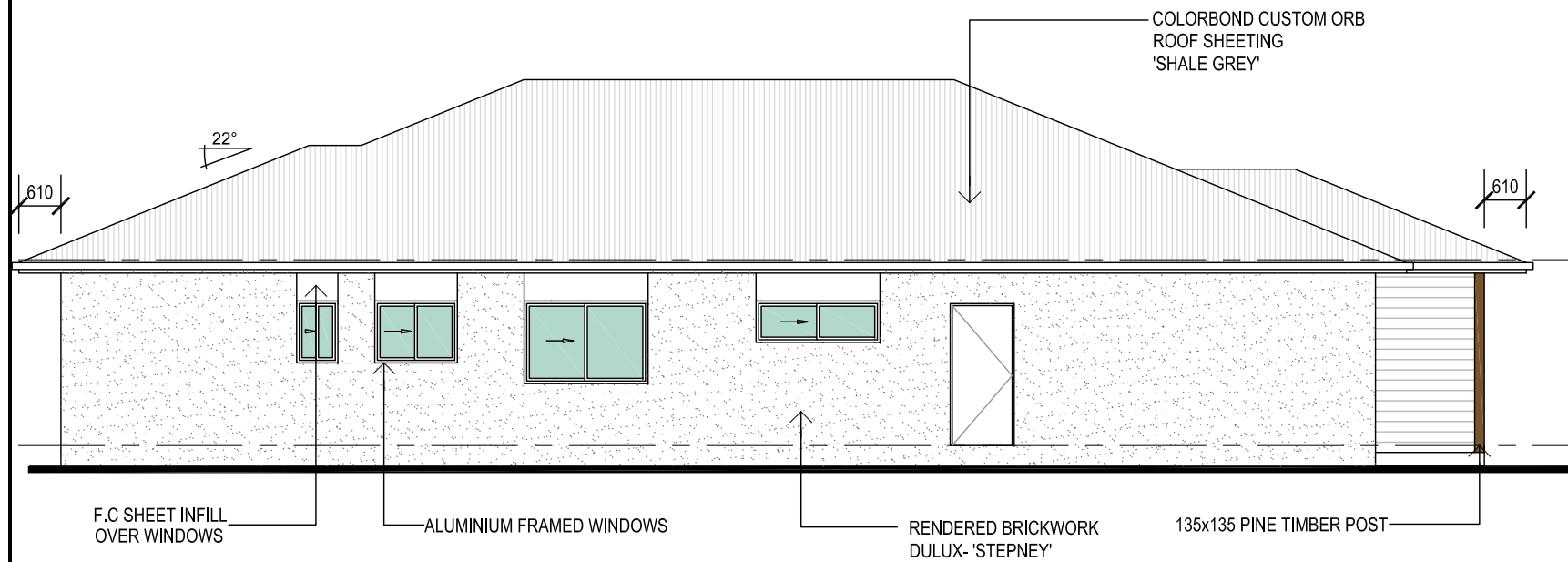


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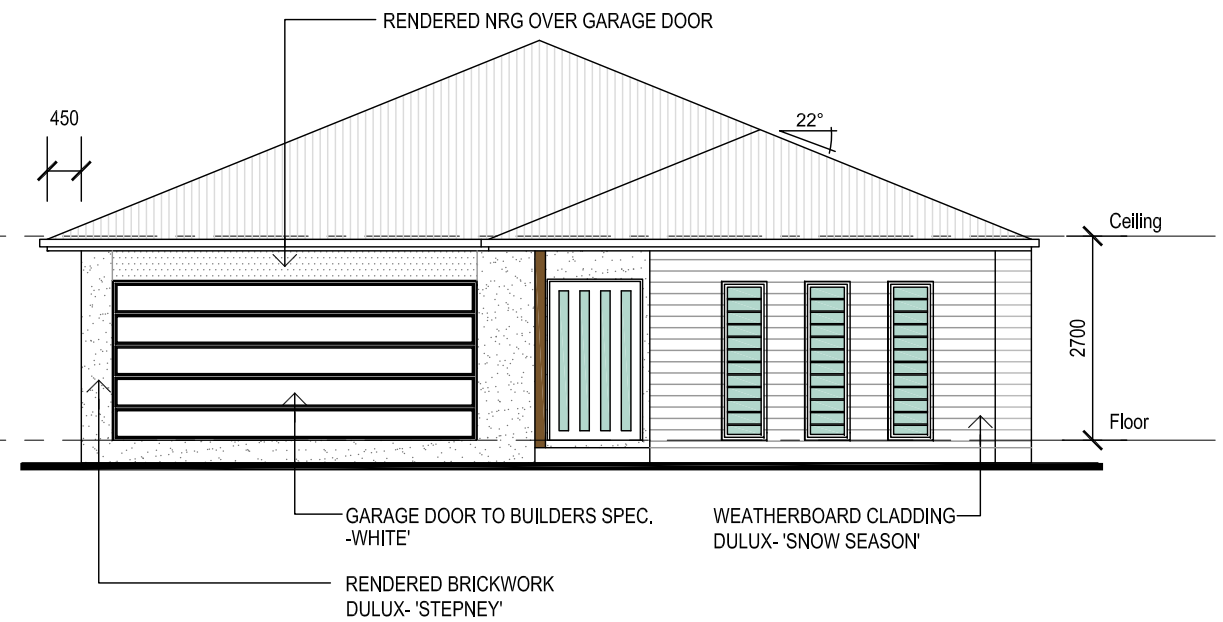
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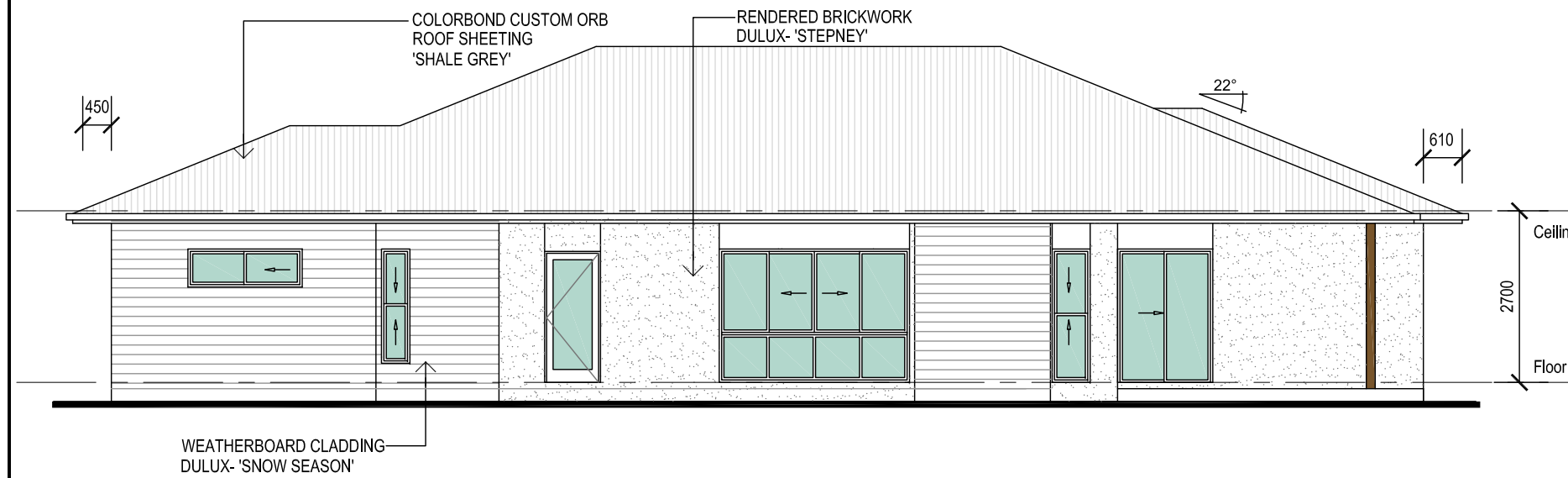
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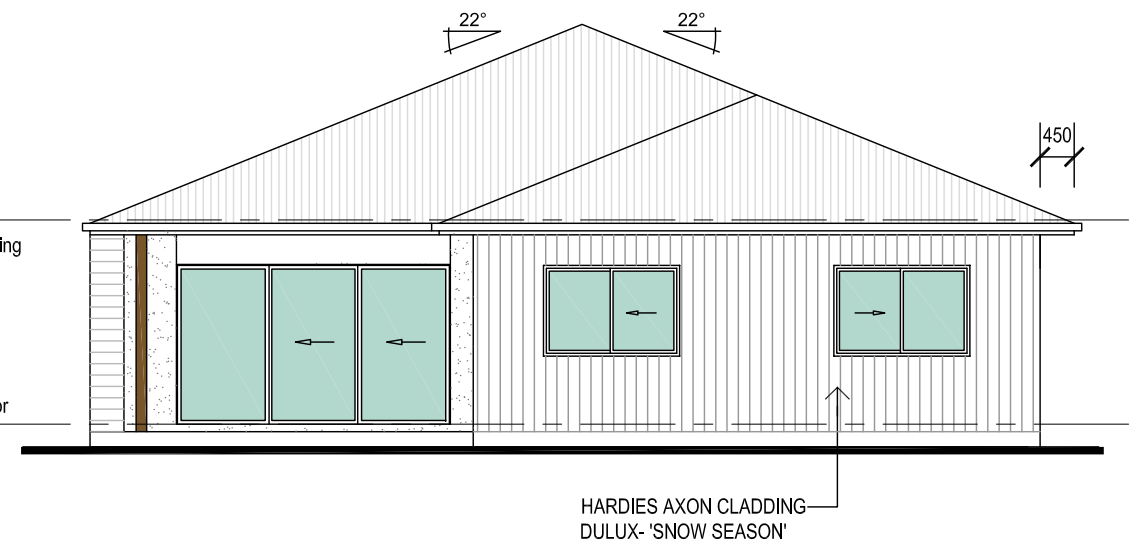
WEST ELEVATION
SCALE -1 : 100



NORTH ELEVATION
SCALE -1 : 100



EAST ELEVATION
SCALE -1 : 100



SOUTH ELEVATION
SCALE -1 : 100

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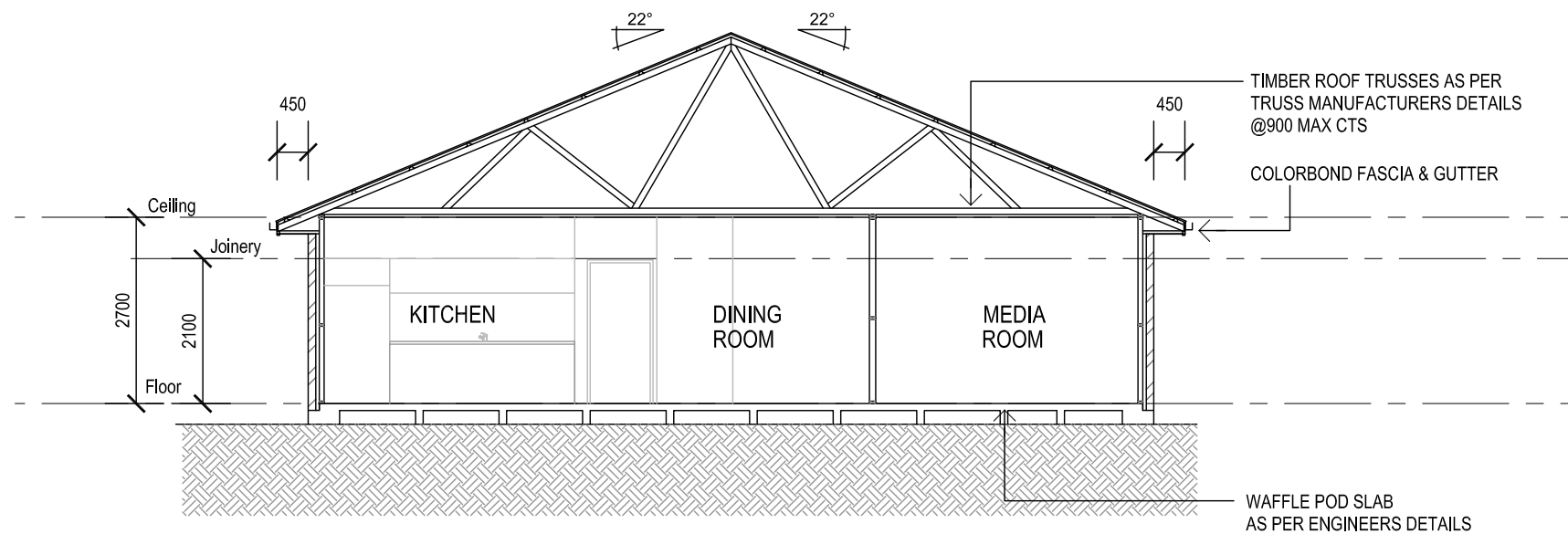
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- SECTION A
- SCALE -1 : 100

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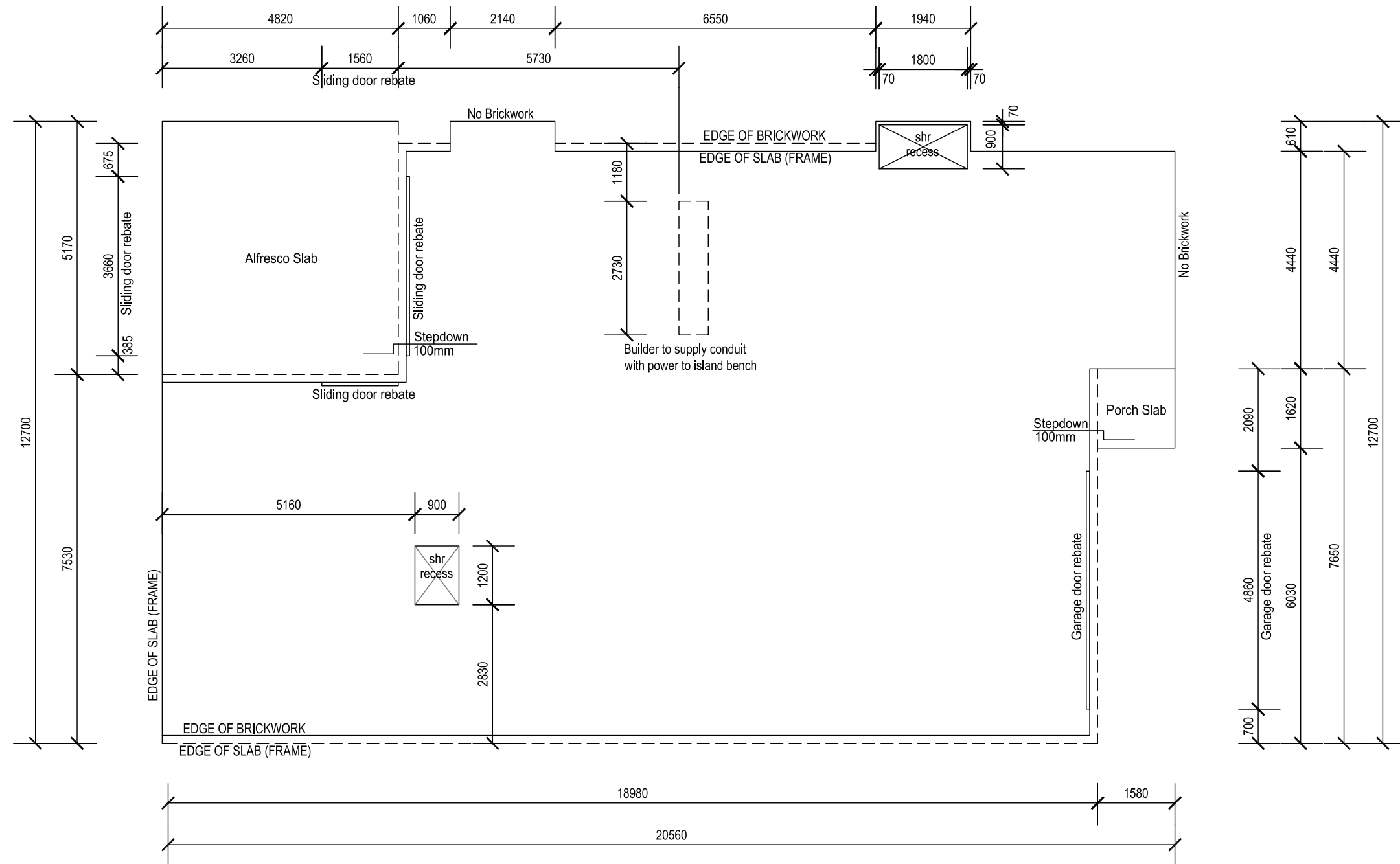


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NOTES:

1. Verify all dimensions prior to commencement.
2. All foundation plan dimensions are to outside of brickwork unless noted otherwise.
3. Given dimensions assume a 110mm brick & 40mm cavity to exterior walls.
4. Footings and slab construction to be in accordance with geotechnical report and engineers details for this allotment.
5. Termite protection to be in accordance with AS 3660.1 2014.
6. All shower are recessed to builder's specification.
7. All slab penetrations are to be termite protected in accordance with AS 3660.1 2014.

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- SLAB SETOUT
 - SCALE -1 : 100



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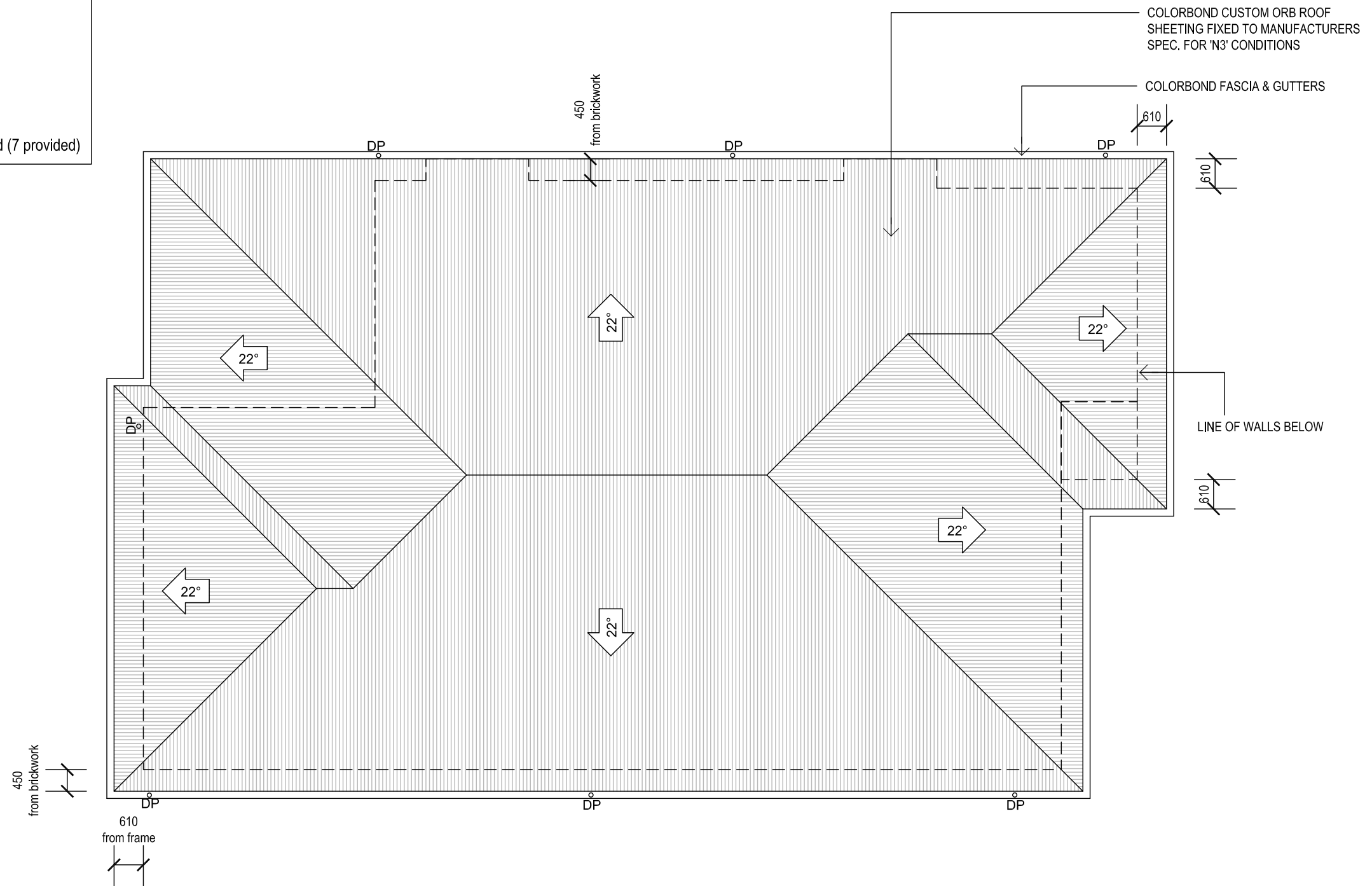
ROOF WATER DRAINAGE SYSTEM

Gutter Type D - 150x75mm gutter, high front slotted
 Cross sectional area - 6700mm²

Design Rainfall Intensity (ARI 20yr) - 258mm/hr
 40m² roof catchment area per downpipe

Roof catchment area - 274.18m²

Number of Downpipe- 1 / 40m² of roof area
 =274.18 / 40
 6.85 downpipes required (7 provided)



- ROOF PLAN
 - SCALE -1 : 100



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BRACING LEGEND

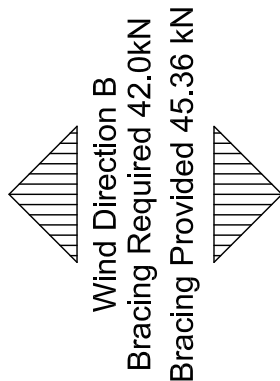
PLY 0.9A Indicated 900mm length of structural ply sheeted one side only fixed as per method A. Refer bracing details. To achieve 5.6kN/m. (Note: provide M10 coach screws each corner of 600mm panels.)

PLY 0.9B Indicated 900mm length of structural ply sheeted one side only fixed as per method B. Refer bracing details. To achieve 5.2kN/m. (Note: provide M10 coach screws each corner of 600mm panels.)

- SYMBOLS**
- Indicates M12 Anchor rod through top plate to floor
 - ⊙ M10 Anchor Bolt through bottom plate to floor
 - × 30x0.8mm Looped strap with 4/2.8mmØ @ 1200 cts max
 - APPROX. GIRDER TRUSS LOCATIONS. NOTE THAT LINTELS BASED ON APPROX GIRDER TRUSS LOCATIONS SHOWN. BUILDER TO CONFIRM LINTELS FOR TRUSS LAYOUT PROVIDED BY TRUSS MANUFACTURER.
 - ===== INTERNAL LOADBEARING WALL

NOTE: All internal bracing walls to be securely fixed into ceiling / floor diaphragm in accordance with typical details (this drawing). All bracing walls to be fixed in accordance with AS 1684.2-2010

LINTEL SCHEDULE		JAMB STUDS	
MEMBER	SIZE	MEMBER	SIZE
L1	90x35 MGP 12	(J1)	1/70x35 MGP12
L2	140x35 MGP 12	(J2)	2/70x35 MGP12
L3	190x35 MGP 12	(J3)	3/70x35 MGP12
L4	2/190x35 MGP 12	(J4)	4/70x35 MGP12
L5	195x65 HYNEBEAM 15C		
L6	230x65 HYNEBEAM 15C		
L7	150x45 Smart LVL (H3)		
L8	200x45 Smart LVL (H3)		
L8	300x65 Smart LVL (H3)		



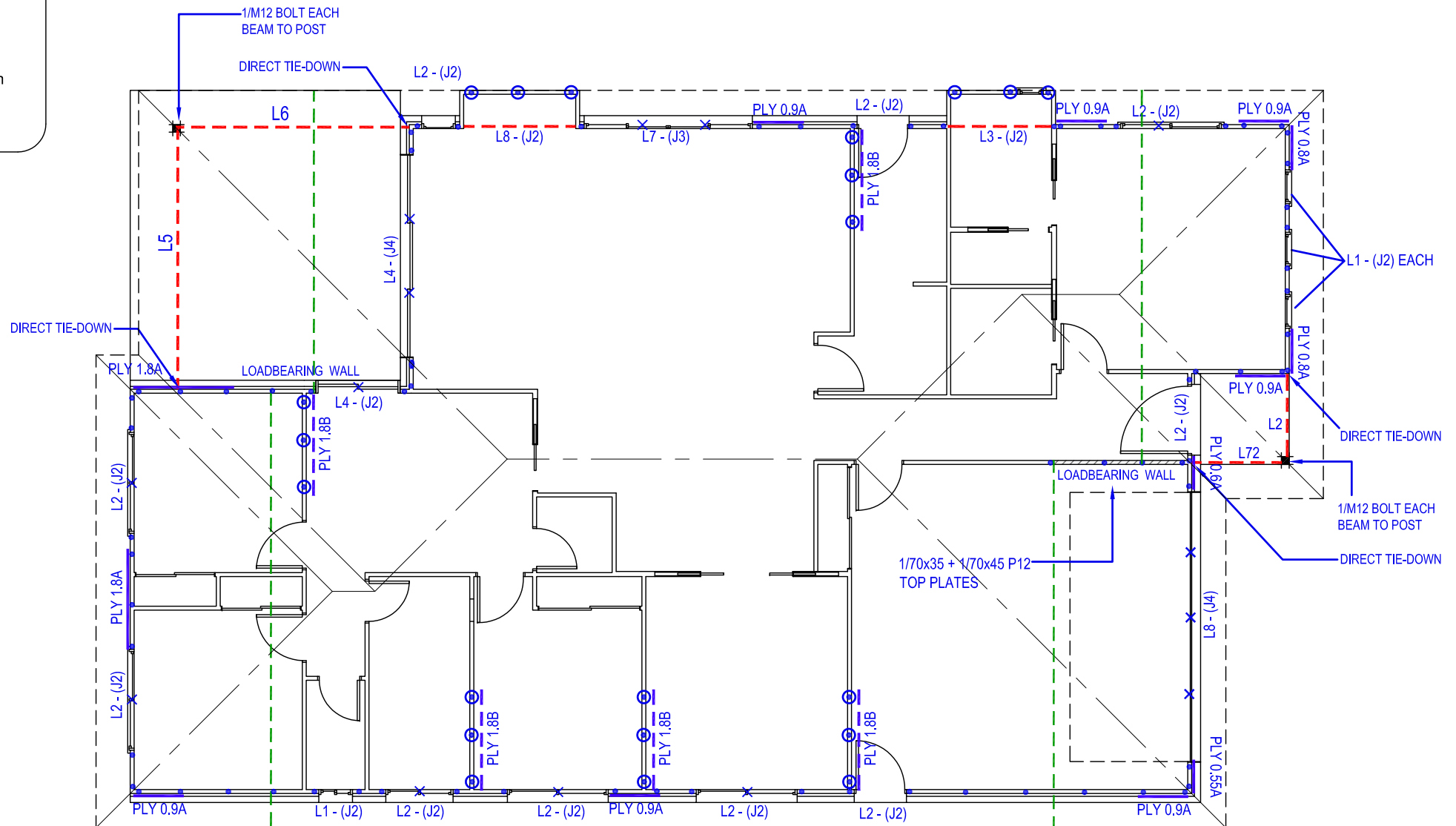
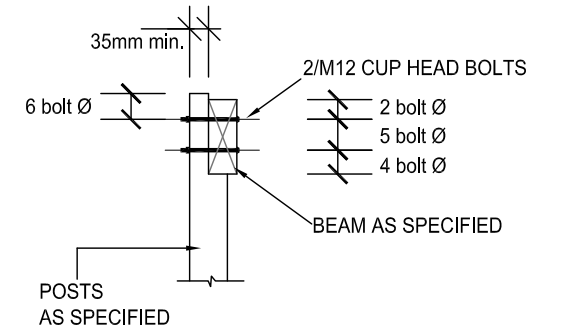
BRACING & LINTEL PLAN
WIND RATING '-N3'

2/70x35 P10 top plates

Spacing	RLW
900	5.3m
1000	4.7m
1100	4.1m
1200	3.8m
1500	2.9m
1800	2.2m

NOTE:
Tie-down locations to suit 2/70x35 P10 top plates.
Bracing walls and load bearing walls must have continuous lapped top plates otherwise additional rods are required for tiedown.

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CLIENT: WARRINER CONSTRUCTIONS
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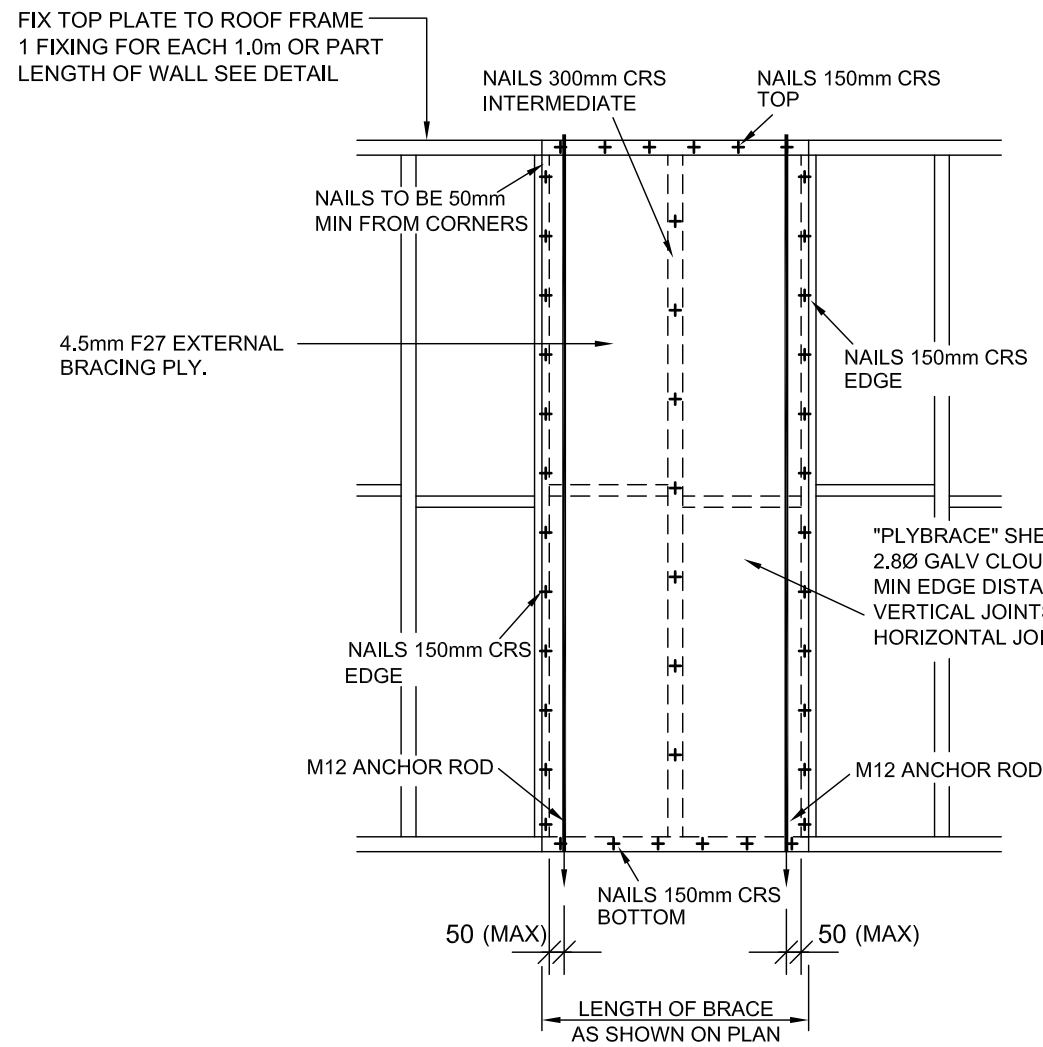
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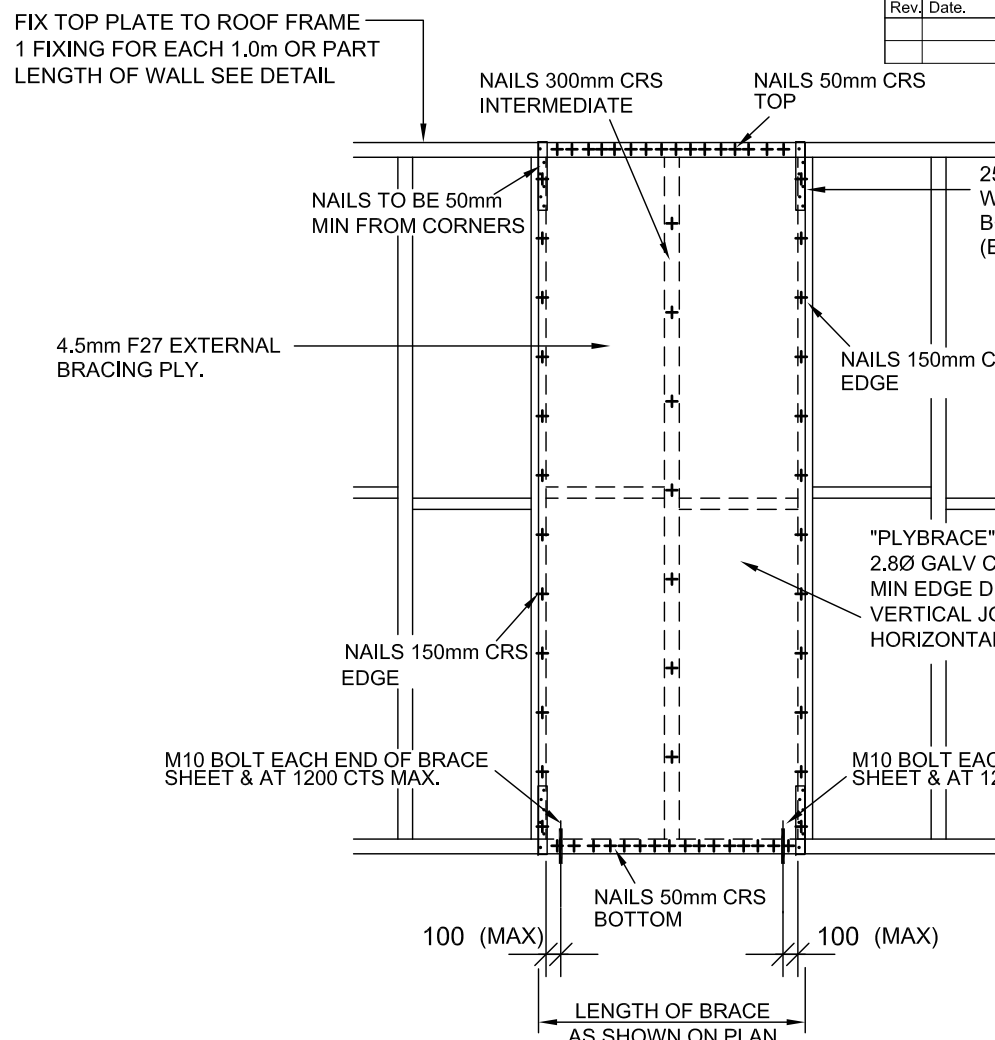
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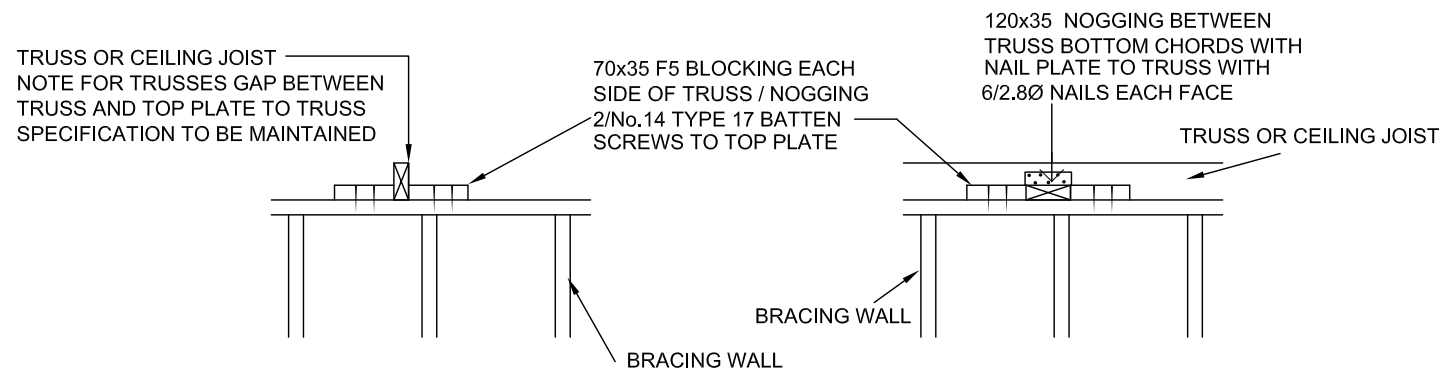


METHOD A
5.6 kN/m
AS PER AS1684.2 TABLE 8.18 (h)



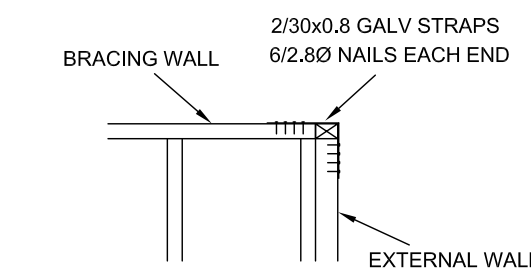
METHOD B
5.2 kN/m
AS PER AS1684.2 TABLE 8.18 (h)

NOTE : ANCHOR RODS MUST BE USED FOR 0.6m BRACE LENGTHS IN LIEU OF ANCHOR BOLTS.



ROOF FRAME ACROSS WALL

ROOF FRAME PARALELL TO BRACE WALL



TO EXTERNAL WALLS

TYPICAL BRACING WALL CONNECTION DETAILS

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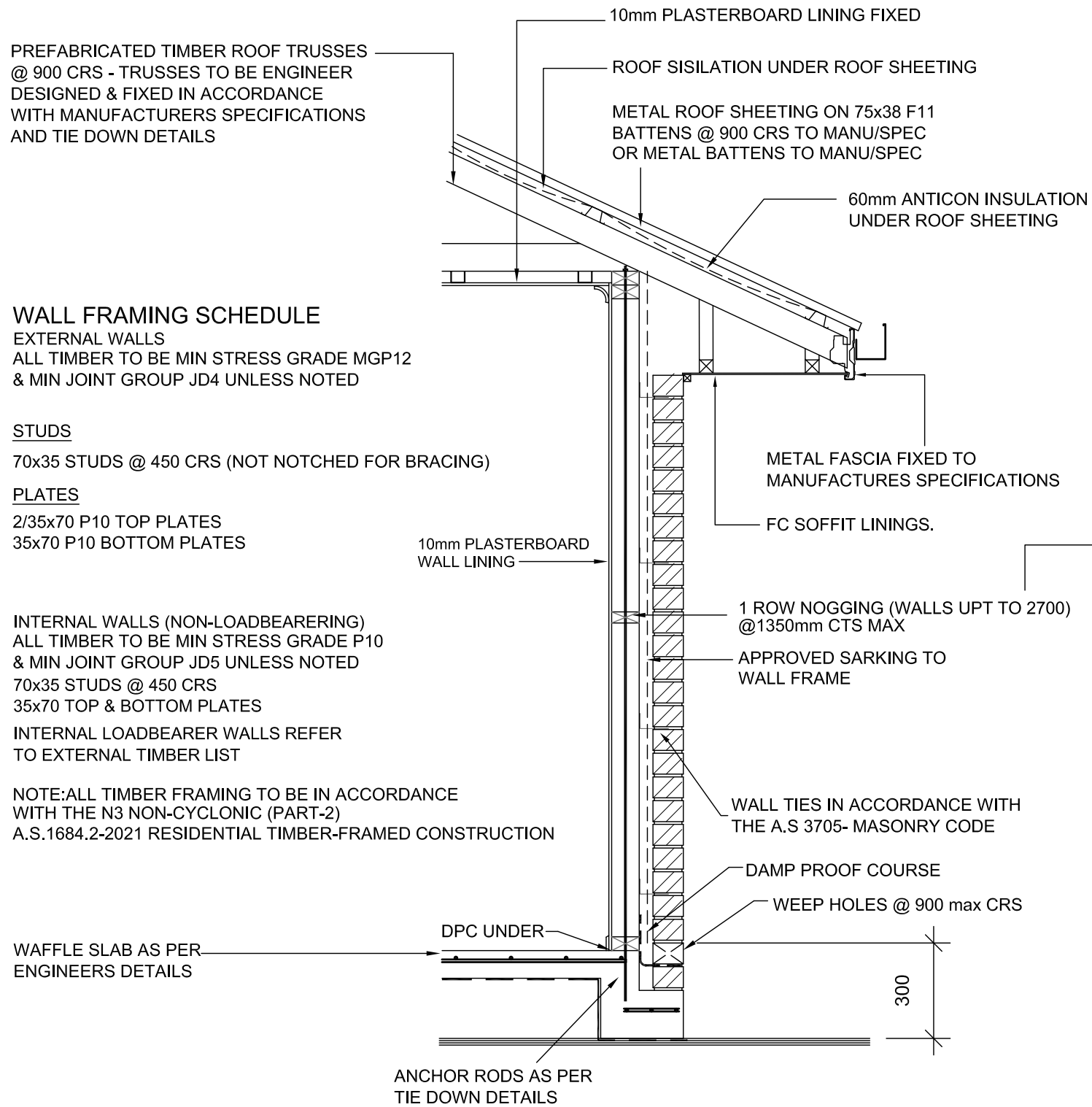
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PREFABRICATED TIMBER ROOF TRUSSES @ 900 CRS - TRUSSES TO BE ENGINEER DESIGNED & FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND TIE DOWN DETAILS

WALL FRAMING SCHEDULE
 EXTERNAL WALLS
 ALL TIMBER TO BE MIN STRESS GRADE MGP12 & MIN JOINT GROUP JD4 UNLESS NOTED

STUDS
 70x35 STUDS @ 450 CRS (NOT NOTCHED FOR BRACING)

PLATES
 2/35x70 P10 TOP PLATES
 35x70 P10 BOTTOM PLATES

INTERNAL WALLS (NON-LOADBEARING)
 ALL TIMBER TO BE MIN STRESS GRADE P10 & MIN JOINT GROUP JD5 UNLESS NOTED
 70x35 STUDS @ 450 CRS
 35x70 TOP & BOTTOM PLATES

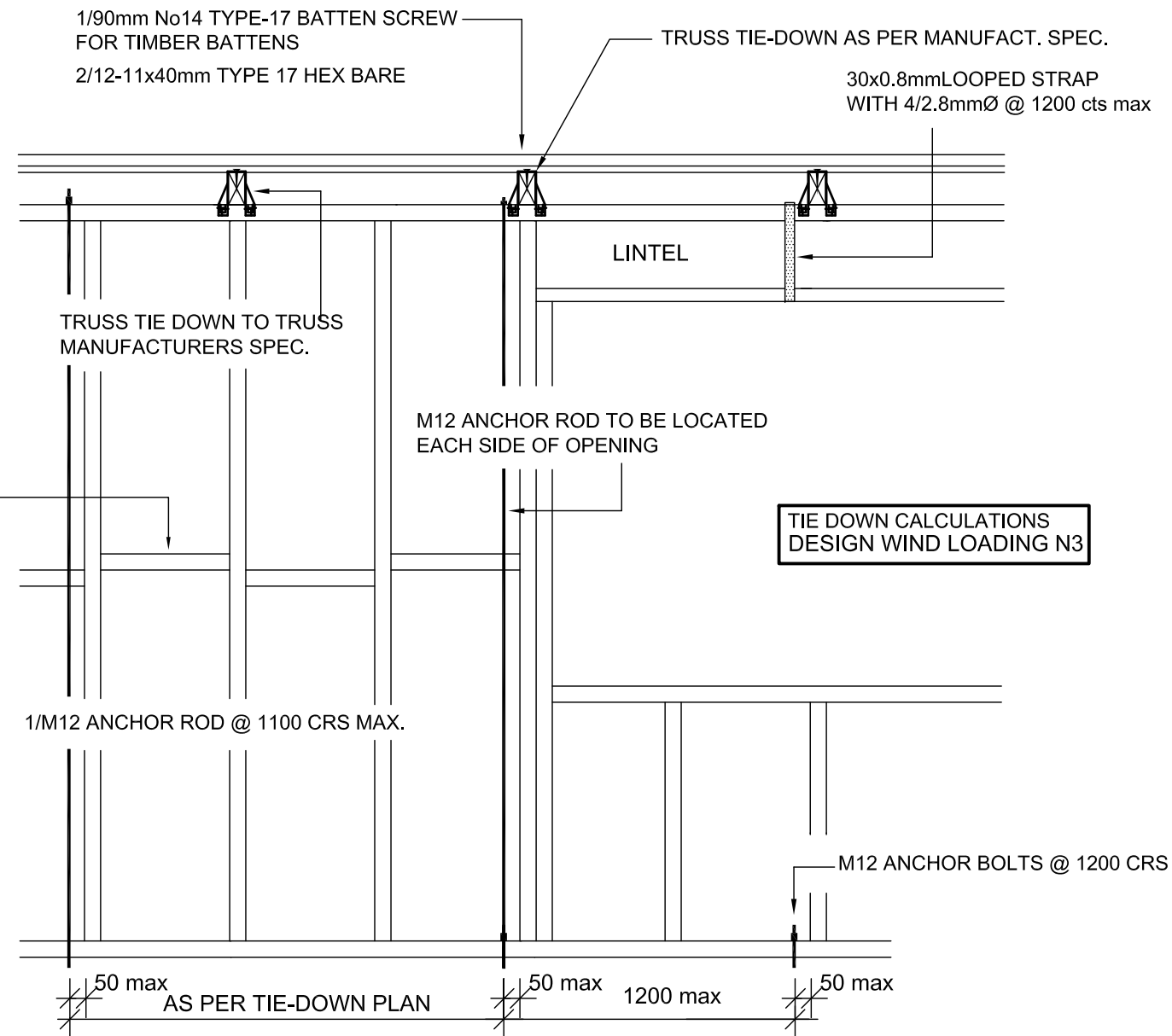
INTERNAL LOADBEARER WALLS REFER TO EXTERNAL TIMBER LIST

NOTE: ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH THE N3 NON-CYCLONIC (PART-2) A.S.1684.2-2021 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION

WAFFLE SLAB AS PER ENGINEERS DETAILS

WALL DETAIL

PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES IS TO BE IN ACCORDANCE WITH THE A.S.3660.1/2014. PROVIDE KORDON TO ALL PENETRATIONS AND EXTERNAL PERIMETER



TIE DOWN DETAIL

TIE DOWN CALCULATIONS DESIGN WIND LOADING N3

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