

PROPOSED NEW DWELLING AT 39 SHELDRAKE ROAD ALTON DOWNS FOR LACHLAN & LETITIA ADAMS

DRAWING SCHEDULE - 22_934

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1/5/22 Rev 0 First Issue

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April 2022



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GENERAL NOTES

All dimensions within this drawing set are noted in millimeters UNO.
Figured dimensions take preference over scaled.
All wall dimensions are to the structural components and not to the face of cladding or lining finishes.

Prior to commencement of any works, the builder must:

- Verify all dimensions on site
- Verify the location and depth of all underground services
- Verify the height above ground of any services visible
- Verify existing contours on site
- Verify existing levels and design finished floor levels on site
- Verify heights for any proposed retaining walls
- Verify new & existing material finishes with the owner

Report any discrepancies to the designer for amendment if required.

All construction work shall comply with

- The Building Act 1975 - 1991
- The National Construction Code of Australia (NCC)
- AS3600, AS3700, AS 1720 and AS 1684.2 or .3 per Note 1
- and any other relevant codes applicable to this building project

Refer to the Queensland Building & Construction Commission (QBCC) publication of "Standards and Tolerances Guide" to reference general building standards required relative to new work and new materials used in domestic construction. Such are only applicable within specified time periods noted in Section 1.2 of the document.

The builder and the owner shall determine and agree on appropriate building materials, products and finishes to suit the proposed building in it's environment when complete.

These plans are issued for Building Approval and quoting purposes only. They are not to be used for construction until approved by an accredited Building Certifier.

SITE

SITE MANAGEMENT & EARTHWORKS:

Prior to commencement of on-site works, the builder shall identify and be satisfied of the correct locations of all existing services whether indicated or not on the plans. Any damage to existing services is to be rectified as soon as possible.

Remove unnecessary vegetation, organic topsoil, and other deleterious material from site and dispose of such. Excavate and trim the building platform levels to suit ensuring that no water can pond around the building/s when completed. The Site Development Plan provides approximate finished levels as a guide only. Levels shall be adjusted by the builder to suit insitu site conditions.

Remove any potential sources for abnormal moisture from near the building, e.g. Hot water system overflow, air-conditioner condensate drains, garden taps and downpipes. Such items should be discharged a minimum of 3m away from the external walls.

Refer to CSIRO pamphlet 10-91 "Guide to home owners on foundation maintenance and footing performance". Follow recommendations noted in paragraphs B2 to B4.

Slope batters from the edge of the building platform to be no greater than 1 in 2 for any CUT batters, and 1 in 3 for FILL batters.

Excess CUT/FILL areas may have to incorporate retaining wall systems where such grades can not be obtained.

BUILDING

WIND CLASS:

Region: C Terrain Category: 2
Topographic Class: T0 Shielding: NS

CLASSIFICATION: C2 (W50C)

BUILDING SUSTAINABILITY REQUIREMENTS:

All hydraulics and lighting components within this building shall comply with requirements of the Queensland Development Code, Section 'MP 4.1 Sustainable Buildings'.

Specific details of these requirements include the following :

HYDRAULICS

- 'Greenhouse-efficient' hot water systems to be provided
- 'AAA' rated shower roses to be provided throughout
- Provide tapware with minimum 3-star water efficiency rating for plumbing fixtures serving kitchen sinks, bathroom basins and laundry tubs
- Dual/flush (6 / 3 litre) toilets to be provided
- Water pressure limiting devices to be installed where pressure exceeds 500kPa

LIGHTING

Minimum 80% of total floor area for each level is to be provided with 'energy efficient lighting' (defined as lighting that provides a minimum output of 27 lumens per Watt excluding a heat lamp used in a Bath Rm for the purpose of radiating heat)

TERMITE RISK MANAGEMENT:

Termite protection will be provided in accordance with AS3660.1 'Protection of Buildings from Subterranean Termites', and the National Construction Code of Australia (NCC).
Owner to select the preferred method of protection.

- ☐ Reticulated system
- ☐ Termimesh
- ☐ Kordon
- ☐ Natural spray
- ☐ Viz system
- ☐ Physical
- ☐ Other

Record in writing the selected option. The builder and home-owner shall each retain a copy signed by both parties. The home-owner and any subsequent owner shall then be responsible for organising inspections by a qualified and trained person on an annual basis at maximum 12 months intervals.

STORMWATER:

1. All stormwater drainage to be in accordance with the requirements of AS3500 Plumbing and Drainage
2. Downpipes are to be min. 90# PVC (100# recommended)
3. Downpipes are to be installed per National Construction Code Part 3.5.2. Locations shown on plans may be adjusted by the Plumber to suit the site and insitu conditions
4. Rainwater downpipes are to be interconnected and joined into an underground PVC stormwater drainage system and directed to discharge to either kerb and channel if falls permit, or a rubble pit constructed in accordance with Local Authority requirements to discharge on elsewhere on site.
Alternatively, PVC downpipes may be discharged onto concrete splash pads (not applicable to H & E soil class sites), or interconnected to discharge into water tanks with appropriate overflow measures.
5. Finished ground surface surrounding any external slabs shall be drained to give a minimum falling slope of 1:20 for the first metre away from the building/s. Ensure that no ponding may occur around or under the building/s.

DRIVEWAYS AND PATHWAYS:

1. Concrete crossovers and driveways shall comply with the requirements of the relevant Local Government Authority and AS2890.1 'Off Street Car-Parking Facilities'
2. Refer to 'Capricorn Municipal Development Guidelines' drawing CMDG-R-041 Residential Driveway Slab and tracks for general design requirements of crossovers and driveways.
3. All pathways and pavements shall have a minimum fall of 1:100 unless noted otherwise.
4. The maximum design grade of driveway pavements shall be 1:4 with min. 2.0m long transitions entering and exiting the grade.

CONCRETE:

1. All concrete work to be in accordance with AS3600 Concrete Structures and AS2870 Residential Slabs and Footings
2. Refer to the certified engineering drawings (if available) for all specific notes and design details relative to this building project.
3. Otherwise, all concrete work to comply with the notes.
4. Concrete to be grade N25 unless noted otherwise
5. Minimum cover to steel reinforcing to be:
 - 40mm to footings in contact with the ground
 - 20mm to internal slabs
 - 40mm to external slabs
6. All concrete to be vibrated with a mechanical vibrator.
7. All concrete to be cured in an approved manner appropriate to the site location and weather conditions.
8. Tiled areas are to have an approved flexible glue.
Tiling to be delayed as long as practicable.
Expansion joints shall be installed to the tile manufacturer's specifications (maximum 6.0m spacing recommended)
9. All incidental pipework in concrete to be sleeved.

STEELWORK:

1. All workmanship, materials and welds to be in accordance with
 - AS1250 'The use of steel in structures'
 - AS4100 'SAA Steel Structures Code'
 - AS1554.1 'Welding of steel structures'
 - AS4600 'Cold formed steel structures'
2. Structural steel members shall be Grade 300 hot rolled structural steel sections UNO.
3. All bolts shall be hot dipped galv UNO and conform with AS1111, AS1112 & AS1252 as appropriate.
Washers shall satisfy the requirements of Section 4 of AS1720.
4. All welding shall be in accordance with AS1554 'SAA Structural steel welding code'
5. Welds shall be 6mm continuous shop fillet welds continuous around all meeting faces and edges of members to be connected UNO.
6. All butt welds shall be full penetration welds.
7. No splice welds are allowed unless authorised by a structural engineer.
8. Grouting at supports (if required in construction) shall be carried out in accordance with the requirements of AS4100.
9. All structural steel fixing details are to be based on A.I.S.C. standardised structural connections.
10. All structural steelwork shall have an approved corrosion inhibiting coating system applied in accordance with the manufacturer's specifications.
11. An epoxy primer protective coating (or approved equivalent) shall be used on columns in direct contact with concrete.

MASONRY:

1. All materials and workmanship shall comply with AS 3700 Masonry Structures.
2. All construction, reinforcing and control joints to be in accordance with the structural engineer's certified designs and details.

TIMBER FRAMING NOTES:

1. All materials and workmanship shall comply with AS 1720 Timber Structures and AS1684.3 (Cyclonic) or 1684.2 (Non Cyclonic) Residential Timber Framed Construction. Refer to the wind speed classification for the relevant code to this project.
2. All timber used shall have been stress graded by visual or mechanical means in accordance with the appropriate Australian Standards.
3. All structural timber used shall be treated to a min. Hazard Level H2 for internal members and min. H3 for exposed external members above the ground.
4. Prefabricated wall framing and lintels shall be to the manufacturer's certified design for wind speed classification relative to this project. Alternatively - stick framing shall be used in accordance with the relative codes per Note 1, or as per the suppliers certified design.
5. Timber frames & trusses are recommended to be H2 treated. Confirm with the Owner.
6. Structural plywood shall be at least D/D grade and marked with the following:
 - a. Manufacturer's name
 - b. The word "structural"
 - c. Type of bond ('A' bond)
 - d. Stress grade (e.g. F14)
 - e. The tested "PAA Structural" mark
7. Structural LVL (Laminated Veneer Lumber) shall be "Hyne", "HYPAN" or "Smartframe". Structural LGL (Laminated Glued Lumber) and 17C, 18C or 21C members shall be "HYNE". Members shall be marked with the PAA product certification.
8. All framing anchors and triple grips to be fixed with a minimum of 4/30x2.8 dia. galvanised nails
9. All bolts shall be hot dipped galvanised UNO
10. M12 hold down bolts shall be located at corners, each side of openings, and then at max. 900 crs between.
Locate bolts within 100mm of trusses.
11. Roof trusses:
Roof trusses to be as per the manufacturer's specifications and details for the relative wind classification of this project.
Hold down connections for trussed including girder trusses shall be in accordance with the manufacturer's design loads and details.
12. Roof battens:
Timber roof battens are to be fixed in accordance with the relative codes per Note 1 and WPHS requirements.
Metal roof battens are to be fixed in accordance with the manufacturer's specifications and WPHS requirements.
13. Holes for bolts, unless otherwise detailed, shall be made oversize as follows:
 - a. Bolt diameter 16mm or less, 2mm oversize
 - b. Bolt diameter more than 16mm, 3mm oversize
14. All bolts bearing on timber shall use the following washers:
 - a. Sizes up to M12: 50x50x3mm
 - b. M16 and M20: 65x65x5mm
15. At practical completion of the contract and again at the end of the maintenance period, the contractor shall re-tighten all bolts to approval. Bolts that will be inaccessible after completion of the project shall be re-tightened immediately prior to being built in
16. Water proofing of wet areas shall be in accordance with the National Construction Code of Australia (NCC) requirements for Class 1 & 10 buildings and AS 3740 Waterproofing within wet areas of residential buildings.
17. All construction work shall comply with
 - The Building Act 1975 - 1991
 - The National Construction Code of Australia (NCC)
 - AS3600, AS3700, AS 1720 and AS 1684.2 or .3 per Note 1
 - and any other relevant codes applicable to this building project

WORKING AT HEIGHTS:

For construction, cleaning and maintenance procedures where there is a possible risk of falling, the builder shall comply with the requirements of the Workplace Health and Safety Queensland 'Code of Practice' document.
Specifically refer to Part 4 - Fall Prevention Devices

FLOOR FRAMING:

For LVL members, it is recommended that the top edge be protected from water penetration during construction. This can be achieved using an application of a waterproof tape, or painting the top edge of the member with Duram 'Durabit' acrylic. Painting is recommended whilst members are stacked prior to installation.
'Protectadeck' or 'Malthoid' capping fixed continuously along the top of joists and bearers, junctions and end faces - is recommended where LVLs (H3 treated) are used for decks.
All other members excluding hardwood should be protected as per the manufacturer's specifications.
Internal strip flooring shall be weather protected at all times and have a moisture content not greater than 15% prior to installation.

ROOFING:

Metal roofing to be in accordance with the requirements of AS1562.1 Design and installation of sheet roof and wall cladding (Part 1: Metal) - and fixed per the manufacturer's specifications.
Tile roofing to be in accordance with the requirements of AS2049 Roof Tiles - and fixed per the manufacturer's specifications.

ALUMINIUM WINDOWS & DOORS:

Aluminium windows and doors to be installed and maintained in accordance with AS2047 Windows and external glazed doors in buildings, and AS2048 Code of practice for installation and maintenance of aluminium windows in buildings.

STAIR TREADS:

Treads must have a slip-resistant finish or a suitable non-skid strip near the edge of the nosings.

INSULATION:

Refer to the Building Energy Rating Scheme (BERS) report if available and applicable to the project. Alternatively, refer to the Owner for heating, cooling and noise insulation requirements and preferences.

ENGINEERING:

Refer to Engineer's drawings for design and details of:

- Footings and slabs
- Masonry block reinforcing

0	First Issue for Development Application	1/5/22
Rev.	Description	Date



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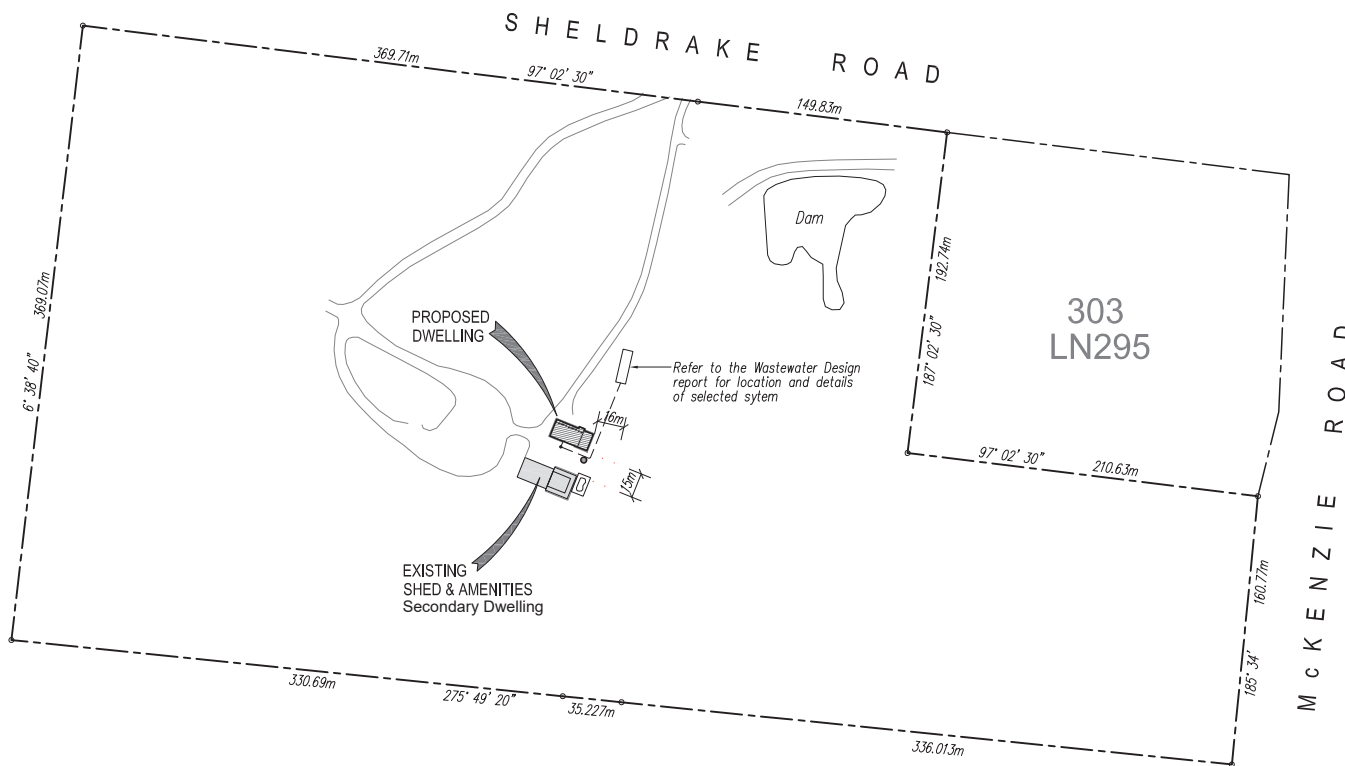
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**PROPOSED NEW DWELLING AT
39 SHELDRAKE ROAD
ALTON DOWNS
FOR LACHLAN & LETITIA ADAMS**

Title: PROJECT NOTES			
Scale:	n/a	A3	
Date:	April 2022	Drawn:	GJK
Sheet:	Sheet 2 of 13	Rev:	0
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SITE PLAN

SERVICES LEGEND:

[E] Electricity turret	[S] Sewer manhole
[T] Telstra pit	—S— Sewerage line
[N] NBN pit	—E— u/g power line
[G] Gully pit	—T— u/g telecom line
[T] Telstra turret	—W— u/g water line
[H] Fire hydrant	—RW— u/g stormwater line
[K] Kerb adaptor	—OHP— Overhead power line
[W] Water meter	HC/— Sewer house connection
[RW] Roofwater gully pit	[LP] Light Pole
[SP] Stormwater pit	[PP] Power Pole

REAL PROPERTY DESCRIPTION

Lots Lot 155 LN295
Area 22.306 ha

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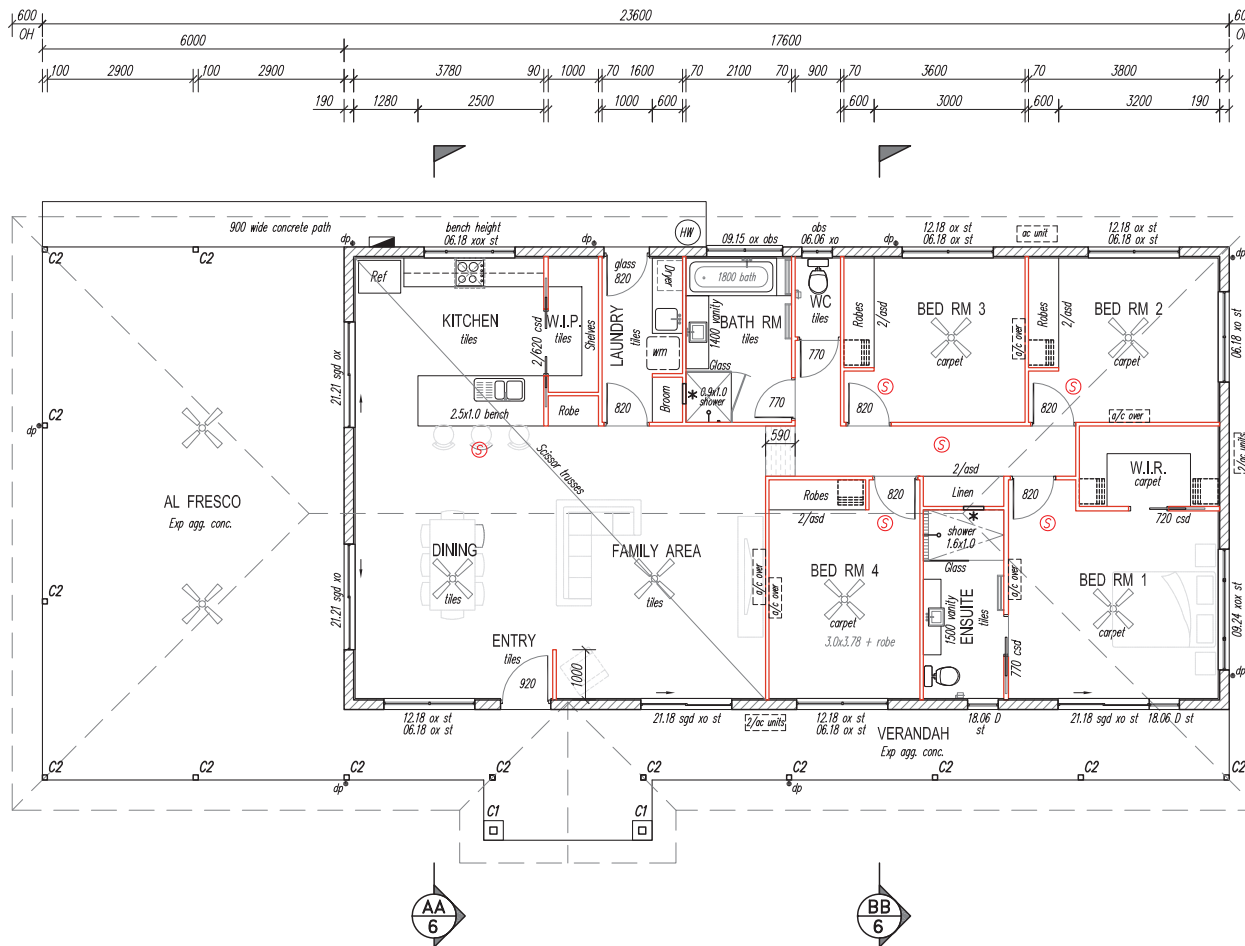
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Rev: 1 Date: 10 Oct 2022 GTP

Title: SITE PLAN		
Scale: 1:3000	A3	
Date: April 2022	Drawn: GJK	
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FLOOR PLAN Scale 1:100 on A3

253.6m²
4 Bedrooms
Family & Dining Areas
Bath Room, En-Suite
Al Fresco Patio
Entry Porch & Verandah

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Title: FLOOR PLAN

Scale: 1:100
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LEGEND & NOTES:

Windows:
12.18 - 1200 high x 1800 wide
A - Awning window
D - Double hung window
st - Solar tint finish (or equal)
obs - Obscure glazing
fg - Fixed glass
sgd - Sliding glass door
xo denotes sliding/fixed viewed from outside

Sliding glass doors & windows supplier shall adapt the sizes noted on the floor plan to their standard stock sizes.

6/Permanently wired photoelectric interconnected smoke alarms fitted to ceiling to comply with AS 3786 (2014) and AS 1670.6 (1997), and with NCC Part 3.7.2

C1 140x140 hwd post above 390sqx800 high capped masonry block base

C2 100x100 kwall hwd post

Min. 900Ø ceiling fan

• Min. 90mmØ PVC downpipe

csd Cavity sliding door

asd Alum. framed sliding door to robe

s/d Sliding door

W.I.R. Walk In Robe

Layout of all robes and shelving as per directions from the Owner

Denotes drawers

Kitchen and all other cabinetry layout details per Owners and Cabinetmaker consultation.

Denotes dropped ceiling to 2.4m

Electrical distribution board

HW Hot water system (315 lt electric)

Bath Room/Ensuite details:

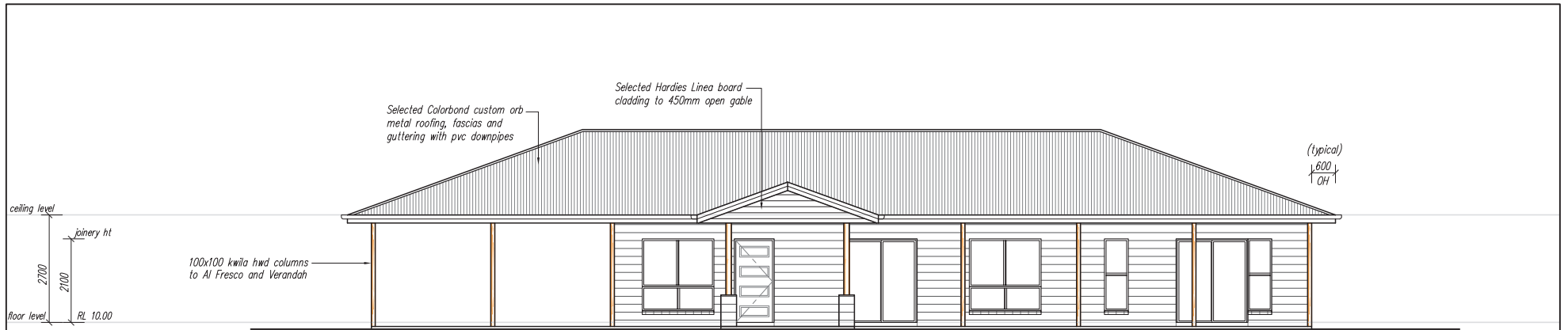
* 400w x 400d niche,
1200 above FFL

↑ Shower head

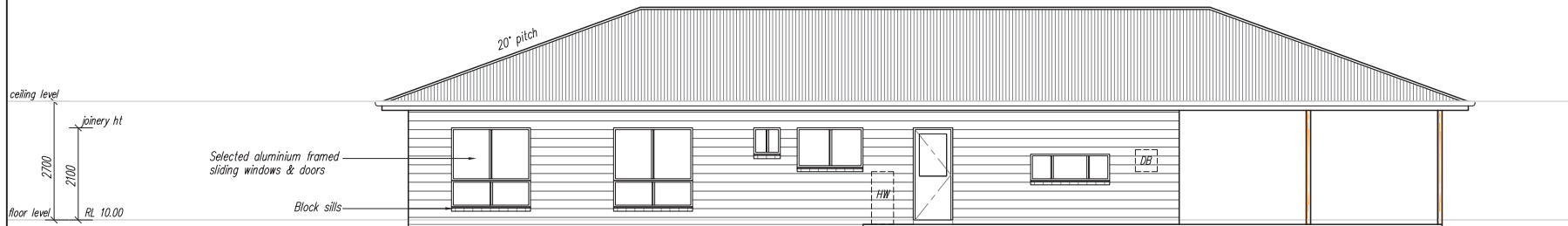
Towel rail

FLOOR AREAS:

Habitable	162.0m ²
Al Fresco	63.6m ²
Front Verandah	28.0m ²
TOTAL BUILDING AREA	253.6m²
TOTAL ROOFING AREA	297.2m²



NORTHERN ELEVATION



SOUTHERN ELEVATION

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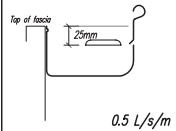
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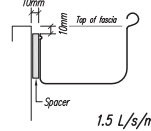


CONTINUOUS OVERFLOW OPTIONS

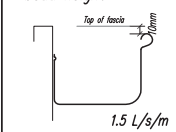
Front face slotted gutter



Controlled back gap



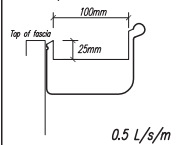
Controlled front bead height



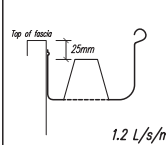
Refer to the NCC Volume 2, Part 3.5.2 for additional details if preferred

DEDICATED OVERFLOW OPTIONS

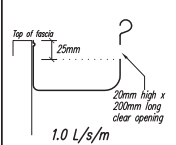
End Stop Weir



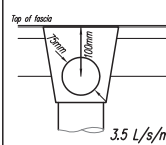
Inverted Nozzle



Front Face Weir



Rainhead

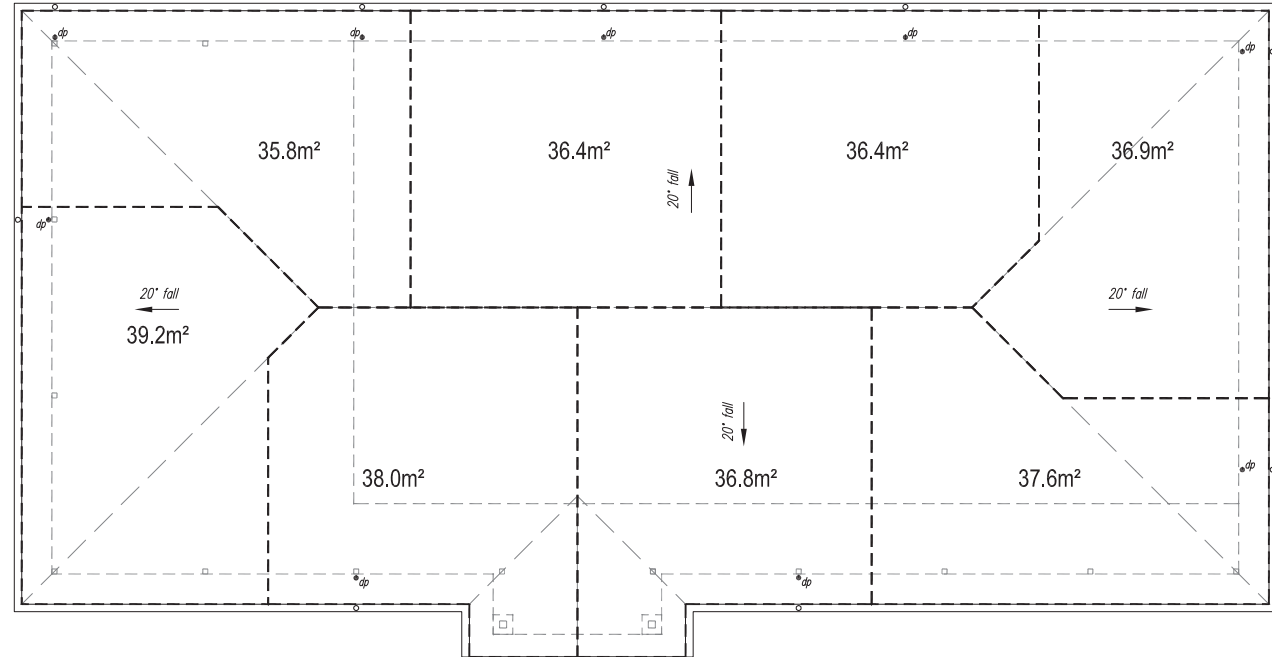


GUTTER TYPES

Gutter Type	Gutter Description	Minimum Cross Sectional Area
A	Medium rectangular gutter	6500mm ²
B	Large rectangular gutter	7900mm ²
C	115mm D gutter	5200mm ²
D	125mm D gutter	6300mm ²
E	150mm D gutter	9000mm ²

ROOFWATER DRAINAGE NOTES

- Downpipes to be 90mm Ø PVC U.N.O.
- Stormwater pipes to be min. 90mm Ø PVC with a minimum 1:100 fall to outlet
- Eaves gutters to have a fall of not less than 1:500 and be fixed at max. 1200 c/s
- Valley gutters to be 400mm wide with roof covering to the overhang being 150mm each side
- Valley gutters at less than 12.5° pitch are to be designed as a box gutter.
- Box gutters shall be designed and certified by an Engineer.



ROOFWATER DRAINAGE PLAN

ROOFWATER DRAINAGE DESIGN CRITERIA

Total Roof Area: 297.2m ²		Roof Pitch: 20°
Yeepon Area	Rainfall Duration Intensity 5 minute duration mm/hour	
20 year average recurrence	229 *	
100 year average recurrence	300 *	
* Numbers interpolated from Lysaght Rainwater Solutions data		
Required Eaves Gutter Overflow Volume (interpolated) 0.53 Litres/second/metre for 6.30m max. ridge to gutter distance		

ROOFWATER DRAINAGE DESIGN SOLUTION

Required Gutter type	B or E - slotted
Required Down Pipe	90mm Ø PVC
Provided Overflow Volume	1.5 L/s/m with controlled back gap

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