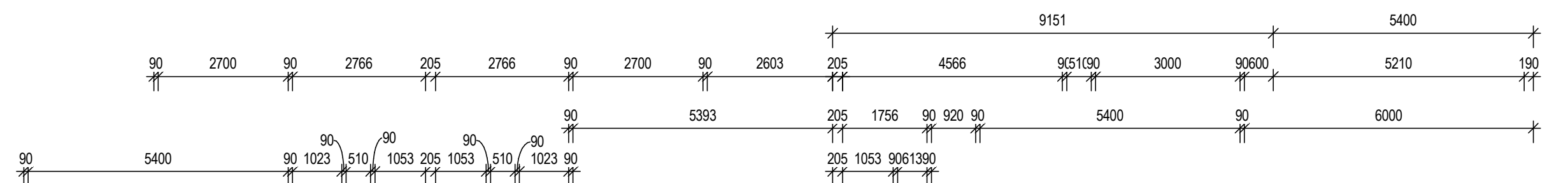
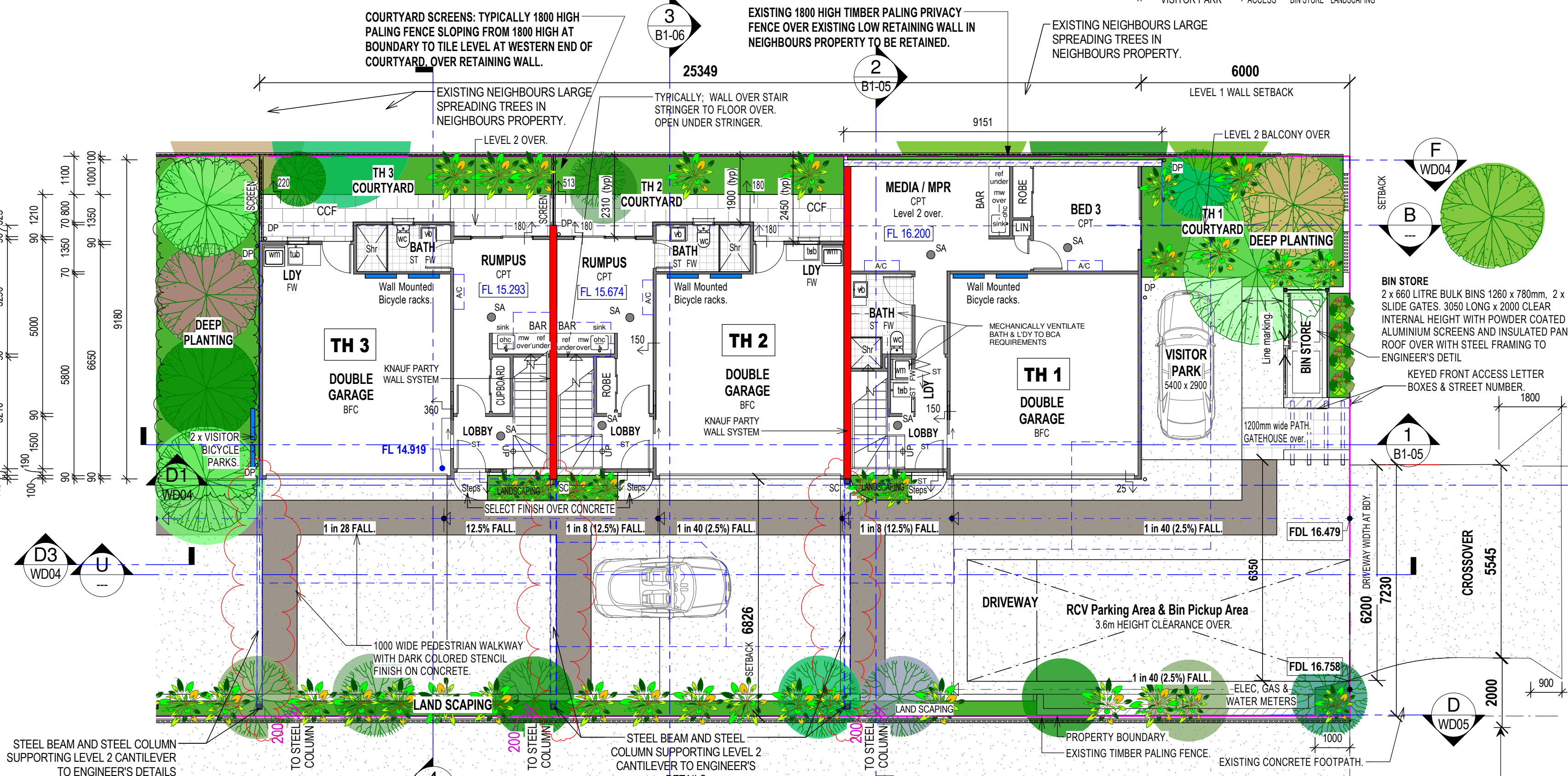


Scale 1:100 - Lengths are in Metres.



TWO STOREY RENDERED ATTACHED TOWNHOUSES



TWO STOREY RENDERED ATTACHED TOWNHOUSES

1 Building 1 - Proposed Level 1 Floor Plan 1:100

LEGEND

AS	AWNING SASH WINDOW	OBS	OBSCURE GLASS
CSD	CAVITY SLIDING DOOR	OHC	OVERHEAD CUPBOARD
DH	DOUBLE HUNG WINDOW	PS	PRIVACY SCREEN, Window Privacy Screen up to min.
ED	EXISTING DOOR - TO REMAIN IN-SITU.	SC	STEEL COLUMN
EFD	EXISTING FRENCH DOOR - TO REMAIN IN-SITU.	SD	SLIDING GLAZED PANEL DOOR EXTERNAL DOOR
EW	EXISTING WINDOW - TO REMAIN IN-SITU.	SH	SHELF
FAS	FIRE ATTENUATION SCREEN, TO FIRE SERVICES	SH	SILL HEIGHT
FG	ENGINEER DETAILS	SW	SLIDING WINDOW
FLO	FAN LIGHT WINDOW OVER	TSH	TIMBER SHUTTERS
HR	SELECT HARDRAIL & BALUSTRADE	VMBS	VERTICAL METAL BLADE SCREEN
NFD	NEW FRENCH DOORS		

From 1 January 2017

The development approval process for new dwellings and substantial renovations will ensure that building approvals received on or after this date will bring dwellings into compliance with the new laws.

Smoke alarms in the dwelling must:

- i) be photoelectric (AS 3786-2014); and
- ii) not also contain an ionisation sensor; and
- iii) be hardwired to the mains power supply with a secondary power source (i.e. battery); and
- iv) be interconnected with every other smoke alarm in the dwelling so all activate together.

Smoke alarms must be installed on each storey:

- i) in each bedroom; and
- ii) in hallways which connect bedrooms and the rest of the dwelling; or
- iii) if there is no hallway, between the bedrooms and other parts of the storey; and
- iv) if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

PREScribed LOCATIONS FOR INSTALLING SMOKE ALARMS

Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:

- i) within 300mm of a corner of a ceiling and a wall;
- ii) within 300mm of a light fitting;
- iii) within 400mm of an air-conditioning vent;
- iv) within 400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the Building Fire Safety Regulation 2008.

If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the dwelling.

GENERAL NOTES

- DESIGNED IN ACCORDANCE WITH THE B.C.A. 2005 VOLUME 2 (HEREIN NOTED AS "B.C.A.") AND STANDARD BUILDING REGULATIONS 1997.
- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
- THE DESIGN WIND SPEED FOR CALCULATIONS IS 111.1.
- SITE PREPARATION SHALL BE IN ACCORDANCE WITH PART 3.1 OF THE B.C.A. AND AS 3798.
- TERMITE MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 3.1.3 OF THE B.C.A. AND AS 3660.1:2000.
- CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.2 OF THE B.C.A. AND AS 2870.
- MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.3 OF THE B.C.A. AND AS 3700.
- ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH PART 3.4 OF THE B.C.A. AND AS 1684.2.
- STEELWORK SHALL BE IN ACCORDANCE WITH PART 3.4.2 & 3.4.4 OF THE B.C.A. AND AS 4100, AS 1111, AS 1112.
- SLAB AND FOOTING ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT AND THE ENGINEER'S DETAILS.
- FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.
- POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING - PART 3.2.2.6 OF B.C.A.
- SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.
- DAMP PROOF COURSE AND WEAP HOLES TO COMPLY WITH PART 3.3.4 OF THE B.C.A.
- SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE B.C.A.
- DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.
- SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS 1288.
- FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE B.C.A.
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A.
- ALL WET AREAS TO COMPLY WITH PART 3.8.1 OF THE B.C.A.
- ROOM HEIGHTS TO COMPLY WITH PART 3.8.2 OF THE B.C.A.
- CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- SAFE MOVEMENT, ACCESS, STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE B.C.A.
- ALL FABRICATED ROOF TRUSSES TO BE ENGINEERED, DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- COLUMN SUPPORT END BEARINGS TO LAMINATED BEAMS TO BE MINIMUM WIDTH OF MEMBER.
- ALL BRACING WALLS SHALL BE 4.0 KN/M PLYWOOD UNLESS NOTED OTHERWISE, CONSTRUCTED FULLY IN ACCORDANCE WITH AS 1884.2.
- REQUIRED LENGTHS OF ALL BRACING WALLS SHOWN IN METRES ON PLAN.
- TIE DOWN BRACING WALLS SHALL BE M12 BOLTS TO EACH END WITHIN 50mm OF END STUDS AND AT 1200mm CENTRES MAXIMUM. DOUBLE SIDED BRACING WALLS TIE DOWN SHALL BE 2M12 BOLTS 50mm APART OR 1M16 BOLT TO EACH END.
- ALL BRACING PANELS SHALL BE FULL HEIGHT AND NAILLED TO TOP AND BOTTOM PLATES WHERE THE WALL HEIGHT EXCEEDS SINGLE PLY SHEET THEN FIT COMMON JOGGING AND NAILS AS FOR TOP AND BOTTOM PLATES WHERE PANELS ARE MORE THAN 2.700 METRES HIGH. LOAD CAPACITY IS REDUCED BY 2.700 DIVIDED BY HEIGHT.
- MAXIMUM DESIGN LOADS FOR PANELS
 - 900mm MINIMUM LENGTH IS 4 KN/M
 - 600mm MINIMUM LENGTH IS 2 KN/M
 - 450mm MINIMUM LENGTH IS 1 KN/M
- THE BRACING RESISTANCE FOR 600mm MINIMUM LENGTH PANELS MAYBE INCREASED TO 4 KN/M IF BOTH M12 CYCLONE RODS ARE INSTALLED TO EACH END OF BRACING PANEL AND M10 COACH SCREWS TO EACH OF THE 4 CORNERS OF THE PLYWOOD AND FIXING INTO TOP AND BOTTOM PLATES.
- ENERGY EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS PART J.

GENERAL LEGEND

AF	APPLIED FINISH	GS	GRATED SUMP	SA	SMOKE ALARM - TO AS3786 & B.C.A.
AP	ANCHOR PIER	HB	HANGING BEAM	SB	STRUTTING BEAM
AR	ANCHOR ROD	HC	HOSEROCK (1000mm ABOVE GND)	SBS	STEEL BRACING SET
BC	BRACING COLUMN	HR	HAND RAIL (min 1000mm above FFL)	SC	STEEL COLUMN AS SCHEDULED
BL	BLOCKWORK	HSB	HAND RAIL (min 1000mm above FFL)	SFG	SLOTTED FASCIA GUTTER
BP	BLOCK PAVING ON SAND	HWB	PAINTED HWD WEATHERBOARDS	SKY	OPAL ACRYLIC VENTED SKYLIGHT
CM	COFFEE MACHINE	HWS	HOT WATER SYSTEM	STP	SELECTED TIMBER PANNELLING
CFC	COMPRESSED FIBROUS CEMENT	LB	HYNE LAMINATED BEAM 122	STPS	STAINED TIMBER BATTEN PRIVACY SCREEN
CRT	CONCRETE ROOF TILES	LGR	LAMINATED GLASS ROOF	TASBEAM	TASBEAM LAMINATED BEAM F27
CT	CERAMIC TILES	LP	LATICE PANEL	TB	TIMBER BRACING SET
DP	DOWNPIPE 90 DIA UNLESS NOTED OTHERWISE	MH	600x600 CEILING MANHOLE	TD	TIMBER TIE DOWN COLUMN
DPS	DOWNPIPE WITH SPREADER	MRS	COLORBOND METAL ROOF	TD3	TIMBER TIE DOWN COLUMN
EFO	EXHAUST FAN OVER	OBGRH	OBSCURE GLASS HAND RAIL	TP	TERRACOTTA ROOF TILES
EJ	EXPANSION JOINT	P	PAINTED FIBRE CEMENT WITH COVER STRIPS	TRT	TERRACOTTA ROOF TILES
EXR	EXPOSED RAFTERS	PB	PLASTERBOARD	UOS	UNLESS OTHERWISE SPECIFIED
FB	FACE BRICKWORK	PFCC	PLUMBING BULKHEAD OVER	WI	WROUGHT IRON
FBL	FACE BLOCKWORK	PT	PAINTED FIBRE CEMENT WITH COVER STRIPS	WR	WATER RESISTANT PARTICLEBOARD
FC	FIBROUS CEMENT	Q	QUAD GUTTER	WTS	WIDTH TO SUIT
FC	CONCRETE FILLED FC COLUMN	RG	RANKED CEILING		
FE	FIRE EXTINGUISHER	RHO	RANGE HOOD OVER		
FP	FIREPLACE - JETMASTER 1050 U.N.O.	SD	STEEL BEARER		
FW	FLOOR WASTE	SLD	SLIDING DOOR		
GG	GRATED GULLY	RC	RANKED CEILING		
GHR	GLASS BALUSTRADE WITH ALUMINIUM FRAMING	RW	RETAINING WALL		

JOINERY LEGEND

APC	APPLIANCE CUPBOARD	DO	DRYER OVER	RHO	RANGE HOOD OVER
BA	BATH	DW	DISHWASHER SPACE	SPA	SPA BATH
BB	BREAKFAST BAR	EHO	EXHAUST HOOD OVER	SH	SHelves
BCU	BENCH WITH CPBD UNDER	FR	FREEZER SPACE	SHR	SHOWER
BDR	BANK OF DRAWERS	FW	FLOOR WASTE	SS	SHOWER SCREEN
BR	BROOM CUPBOARD	HP	HOTPLATES	SSS	SLIDING SHOWER SCREEN
BS	BAR SINK	IC	ROBINHOOD IRONING CENTRE	SV	SERVICERY
CO	CUPBOARD OVER	LIN	UNDER CUPBOARD	UBO	UNDER BENCH OVEN
CPBD	FULL HEIGHT CUPBOARD	LS	LAUNDRY SHUTE	VB	VANITY BASIN UNIT
CR	CROCKERY CUPBOARD	LT	LAUNDRY TUB	WB	WALL BASIN
DBS	DOUBLE BOWL SINK	MO	MICROWAVE OVEN	WM	WASHING MACHINE SPACE
DLT	DOUBLE LAUNDRY TUB	PTY	PANTRY	WO	WALL OVEN
		REF	REFRIGERATOR SPACE	WR	WARDROBE

WINDOW AND DOOR LEGEND

ACP	ALUMINIUM COVERPLATE	EW	EXISTING WINDOW TO REMAIN	RD	ROLLER DOOR
AS	AWNING SASH	FD	FRENCH DOOR	SD	SLIDING DOOR
CS	CRIM-SAFE SECURITY WINDOW SCREEN	FG	FIXED GLASS	SMD	SLIDING MIRROR DOORS
CSD	CAVITY SLIDING DOOR	FEO	FIXED GLASS OVER	SOD	SECTIONAL OVERHEAD GARAGE DOOR
CW	CASEMENT WINDOW	GB	GLASS BLOCK	CSOD	COLORBOND SECTIONAL OVERHEAD GARAGE DOOR
DH	DOUBLE HUNG WINDOW	GD	GLAZED DOOR	CSW	COLORBOND SECTIONAL OVERHEAD GARAGE DOOR
ED	EXISTING DOOR TO REMAIN	HTS	HEIGHT TO SUIT	SW	SLIDING WINDOW
		LG	LOUVERED GLASS	TD	TILTING DOOR
		OG	OBSCURE GLASS	WTS	WIDTH TO SUIT

FLOOR FINISHES LEGEND

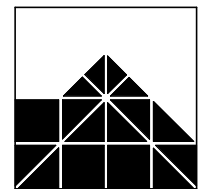
CCF	COVERCONCRETE CONCRETE FINISH	PTB	POLISHED TIMBER BOARDS
CPT	CARPET	PTF	12mm POLISHED TIMBER FLOORBOARDS OVER 18mm STRUCTURAL PLYWOOD TO TIMBER FRAMED FLOORS or DIRECT STICK TO R.C. SLAB FLOORS.
ST	SELECT TILES		NE FINISHED FLOOR HEIGHTS TO MATCH.
EAG	EXPOSED AGGREGATE	SE-HWD	SHOT EDED HARDWOOD VERANDAH FLOOR BOARDS.
SIF	CONCRETE, STEEL, TROWELED FINISH		

Building 1 Floor Plans

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION



IAN WEBB

ARCHITECT
60 BANKS ST. NEWMARKET Q. 4051
PH 07 3856 2855 FAX 07 3356 0419

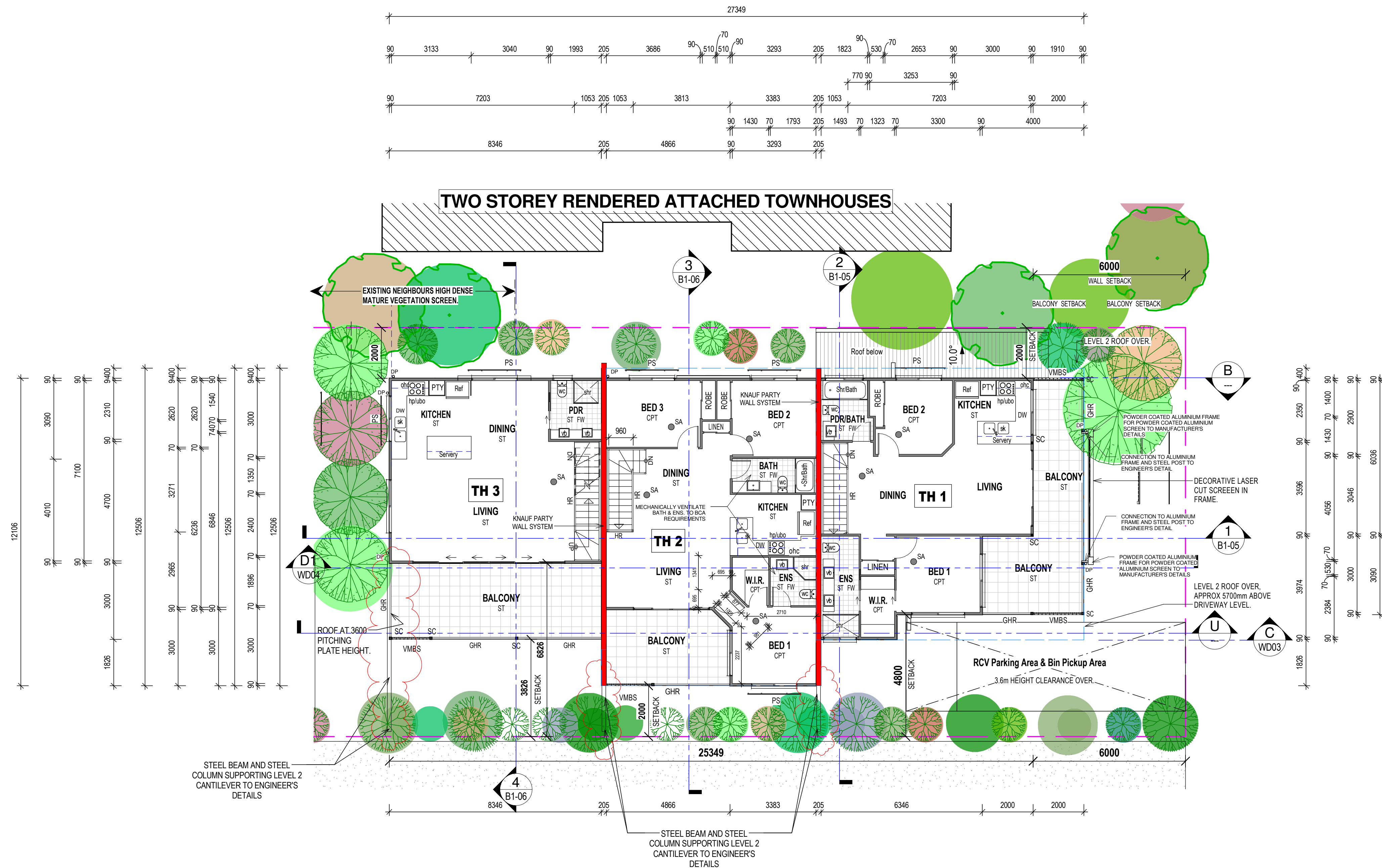
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

B	Retaining Wall added along driveway	11-04-18	TJA
C	Columns and Beams along South Property Boundary modified.	27-06-18	TJA
D	Courtyard Hardstand change. Party Wall System changed.	12-03-19	LM
E	Bins Store modified	06-06-19	TJA
F	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19	TJA
	Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B1-01
SCALE:	at A1: 1:100	REVISION:	G



1 Building 1 - Proposed Level 2 Floor Plan
1:100

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

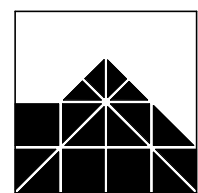
PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received

17/12/2019

BCC DS



IAN WEBB ARCHITECT

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PH 07 3856 2855 FAX 07 3356 0419

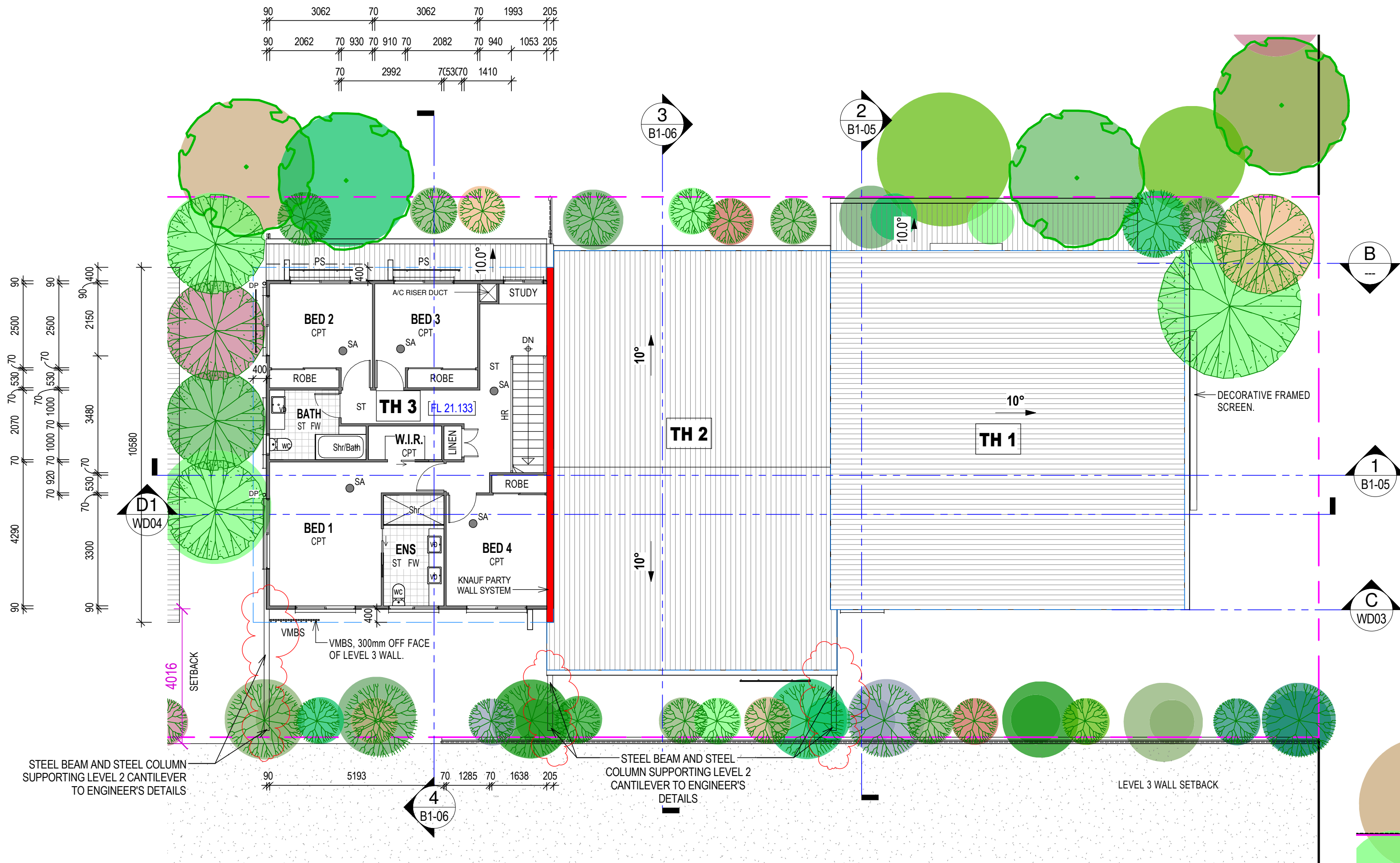
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PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

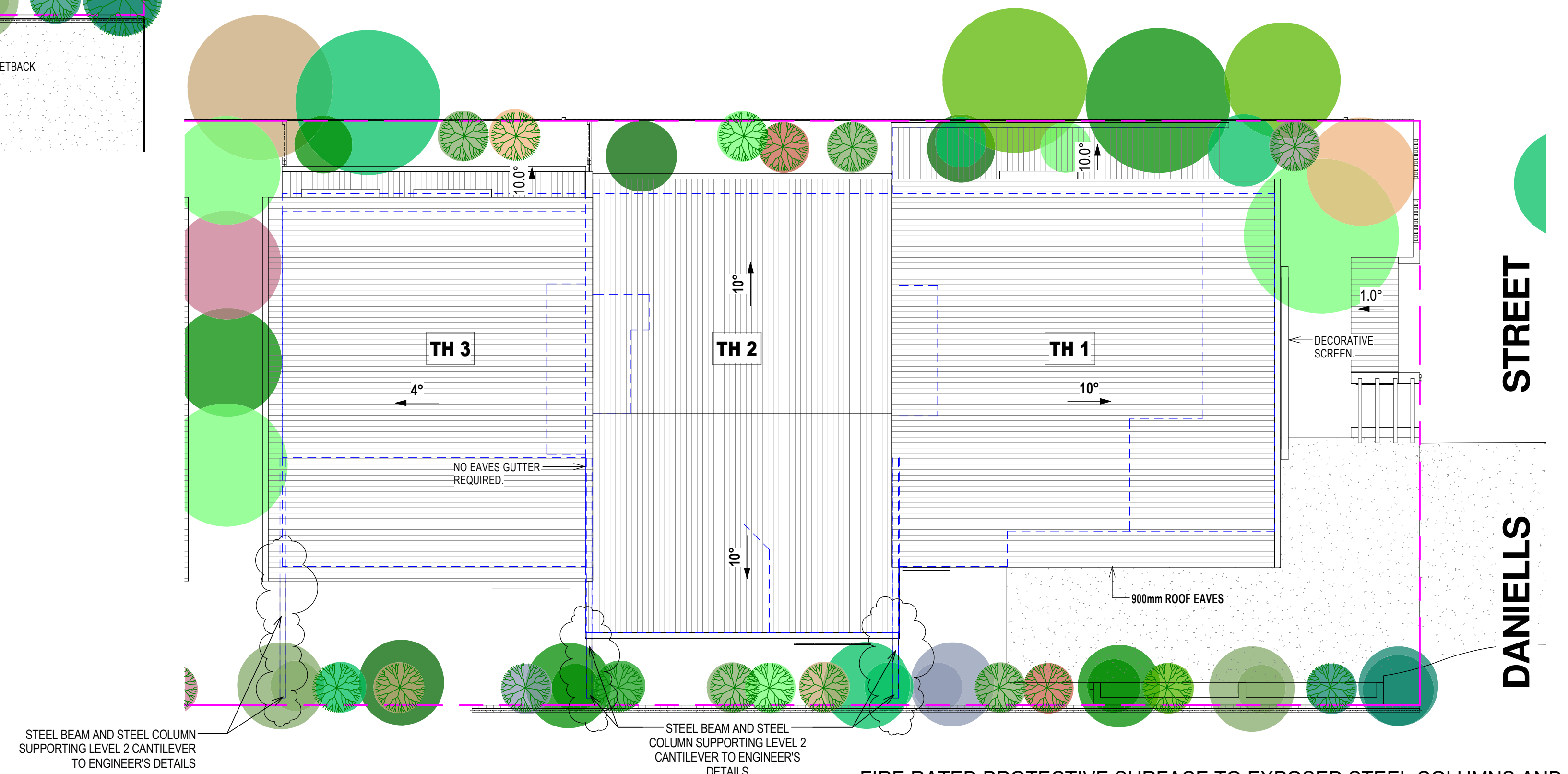
AMENDMENTS:

C	TH 1 & 3 Kitchen Window deleted.	10.05.18	TJA
D	Columns and Beams along South Property Boundary modified.	27.06.18	TJA
E	TH3 Living / Balcony Door changed to Multi-Sider. Party Wall System changed.	12.03.19	L.M
F	Decorative Screen to Balconies modified.	06.06.19	TJA
G	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25.09.19	TJA
Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface			

DRAWN BY:	Tarun	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B1-02
SCALE at A1:	1:100	REVISION:	H



1 Building 1 - Proposed Level 3 Floor Plan
1:100



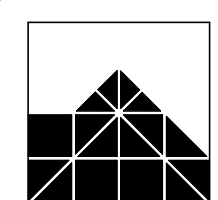
2 Building 1 - Proposed Roof Plan
1:100

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
17/12/2019
BCC DS



IAN WEBB ARCHITECT

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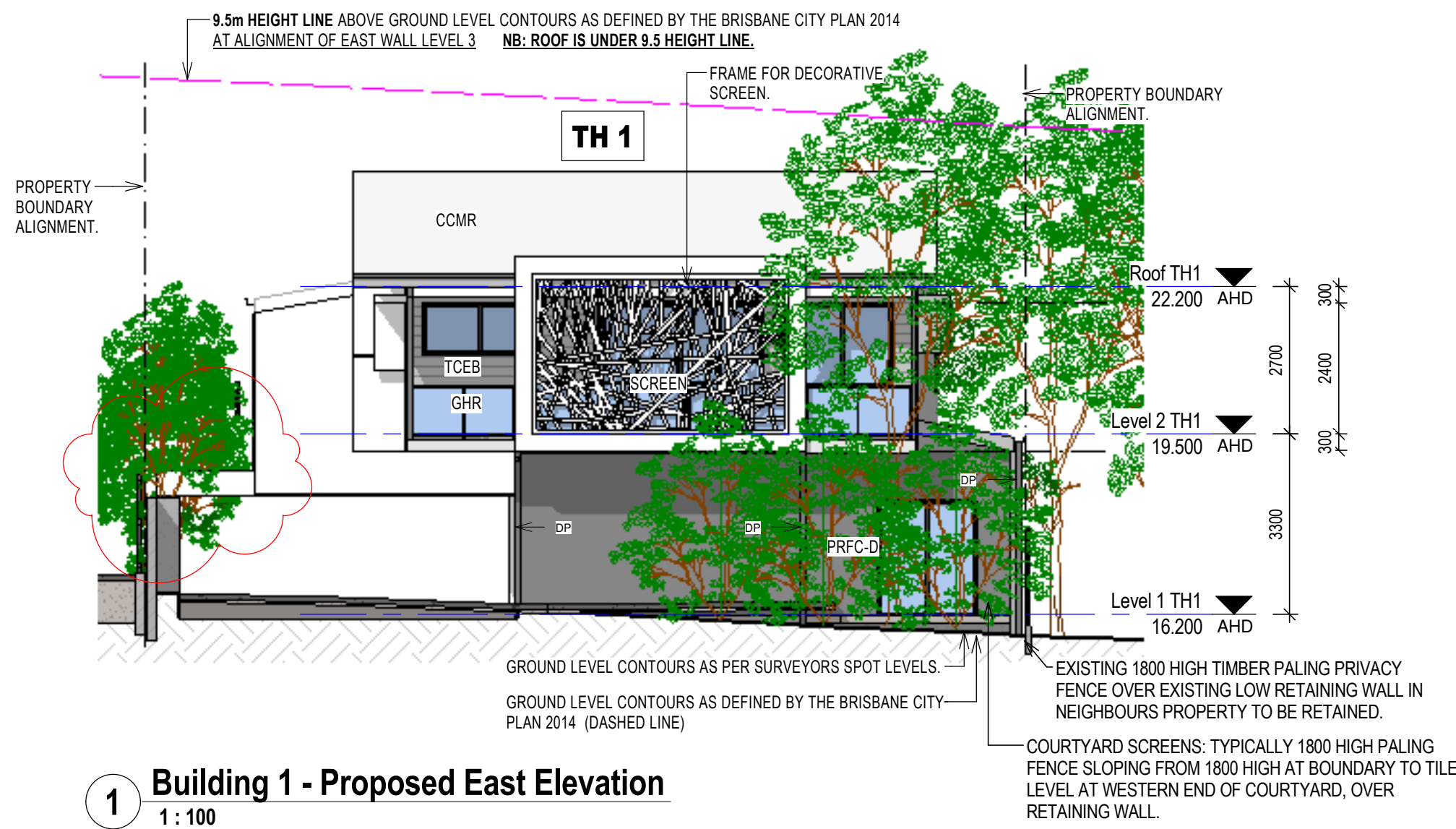
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

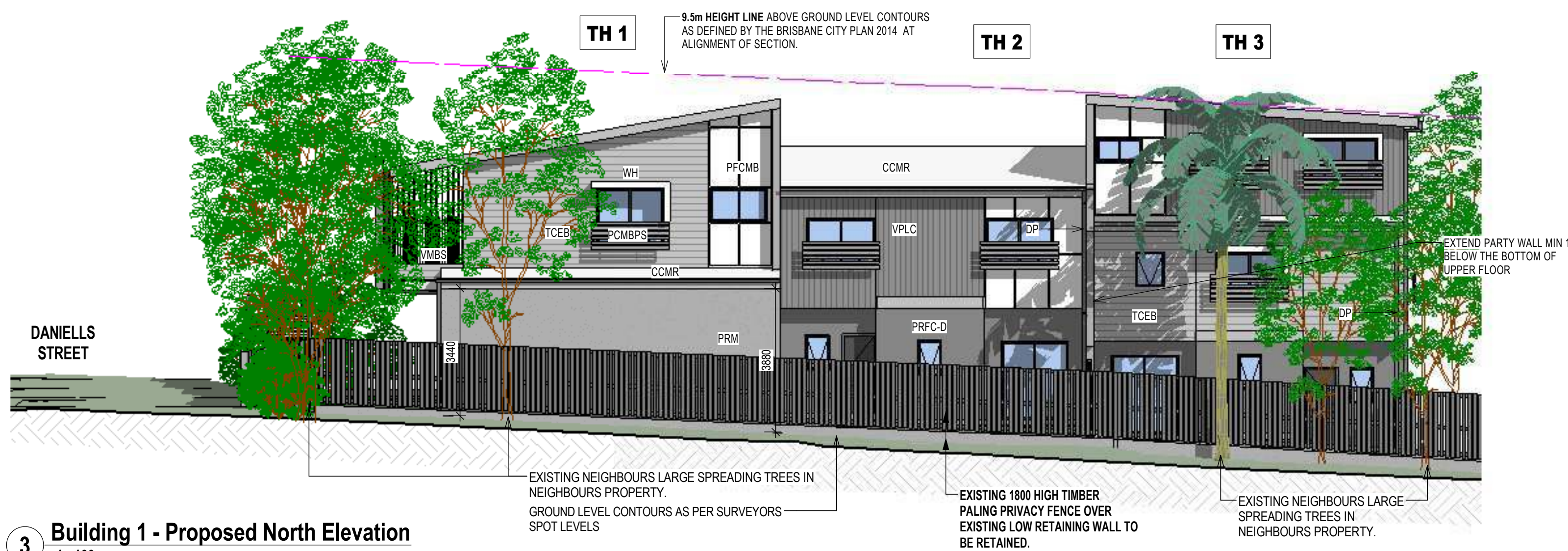
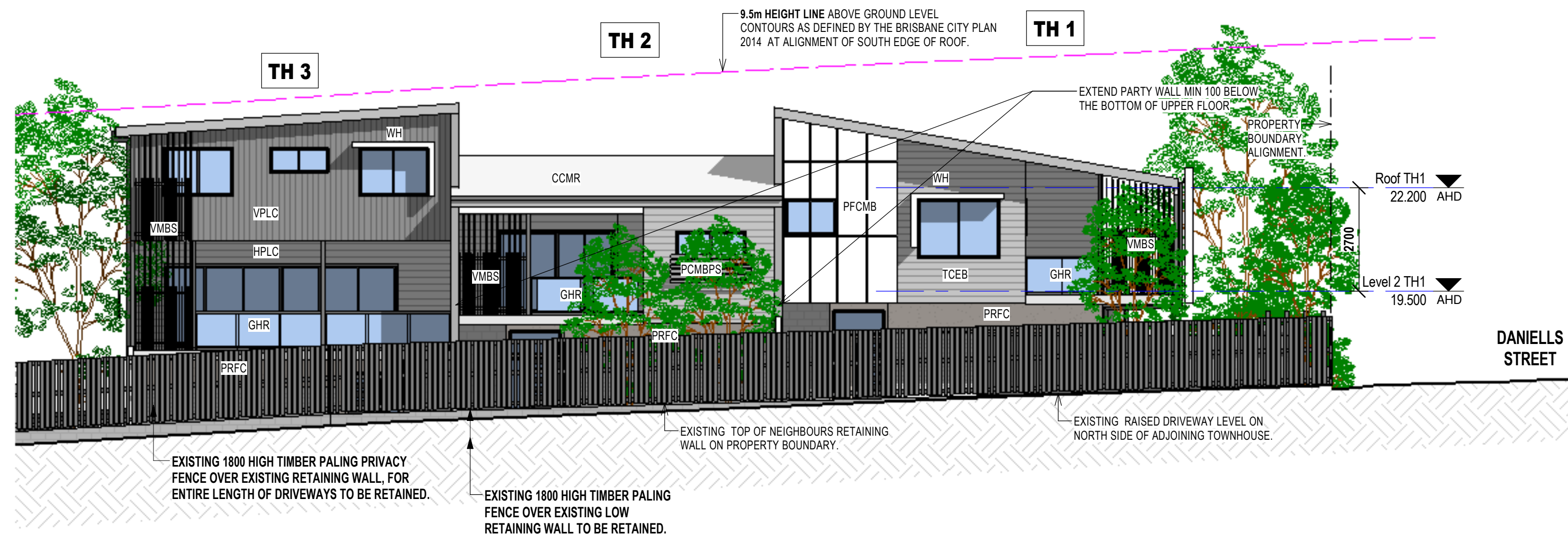
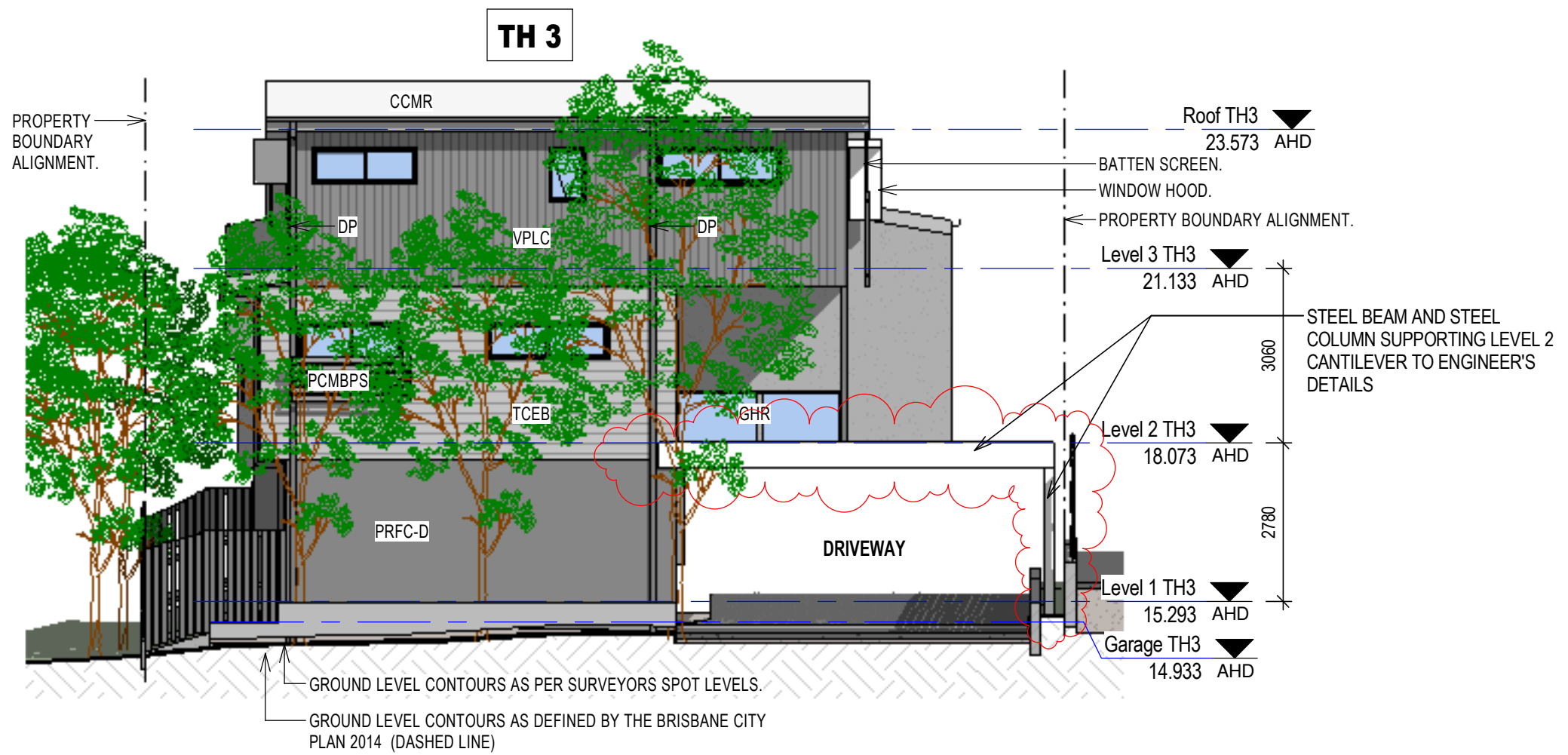
A	TH 3 Bath & WIR layout modified	26-03-18	TJA
C	Columns and Beams along South Property Boundary modified.	27-06-18	TJA
D	Party Wall System changed.	12-03-19	L.M.
E	Decorative Screen & Handrail to Balconies modified	29-05-19	TJA
F	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kijala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19	TJA
Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface			

DRAWN BY:	Tarun	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B1-03
SCALE at A1:	1:100	REVISION:	G



MATERIALS LEGEND

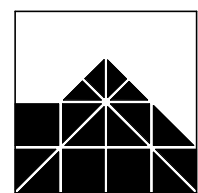
AFJ ALUMINUM FRAMED JOINERY.
CCMR COLORBOND CORRUGATED METAL ROOF SHEETING.
CSOD COLORBOND SECTIONAL OVERHEAD DOOR.
GHR GLASS BALUSTRADING WITH ALUMINIUM FRAMING.
HPLC HORIZONTAL PROFILED LIGHTWEIGHT CLADDING.
PCMBPS POWDERCOATED METAL BATTEN PRIVACY SCREEN. 80mm BATTENS SPACED 20mm APART. Window Privacy Screen up to minimum 1500 above floor level.
PFCMB PAINTED FIBROUS CEMENT MATRIX BOARD with RECESSED JOINTS.
PRFC-D PAINTED RENDERED FIBROUS CEMENT CLADDING, DARK COLORED.
PRM PAINTED RENDERED MASONRY.
PRM-D DARK COLORED PAINTED RENDERED MASONRY.
PRM-MD MID COLORED PAINTED RENDERED MASONRY.
SSWHR STAINLESS STEEL WIRE HANDRAIL.
TCEB TIMBER COLOUR ENGINEERED BOARD.
VMBS VERTICAL METAL BLADE SCREEN.
HMBH HORIZONTAL METAL BLADE SCREEN.
VPLC VERTICAL PROFILED LIGHTWEIGHT CLADDING.
WH WINDOW HOOD.



FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

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ISSUED FOR CONSTRUCTION



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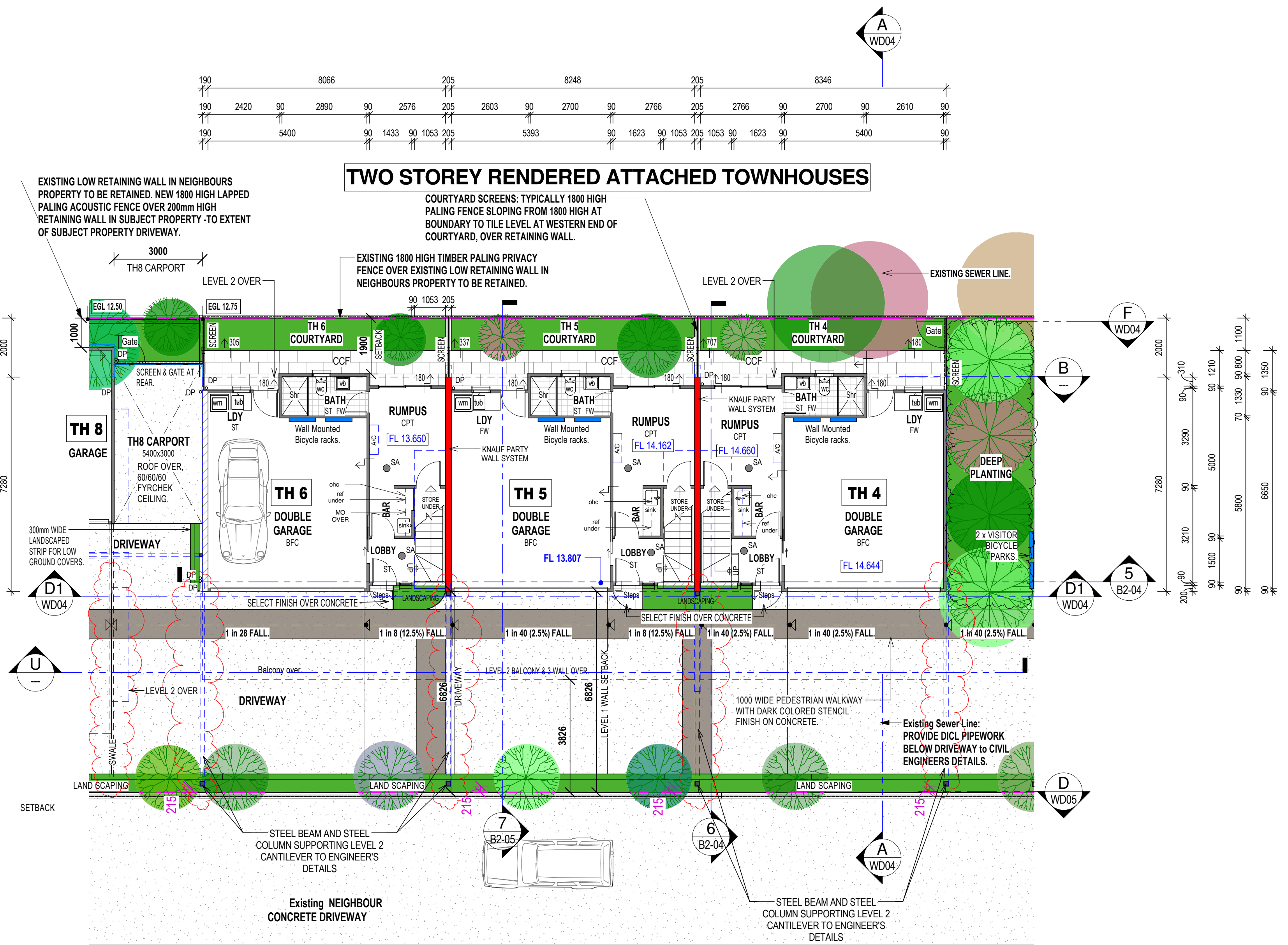
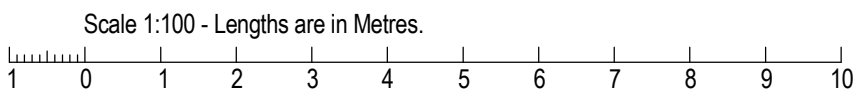
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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

C	TH 1 & 3 Kitchen Window deleted.	10.05.18	TJA
D	Columns and Beams along South Property Boundary modified.	27.06.18	TJA
E	Decorative Screen & Handrail to Balconies modified	29.05.19	TJA
F	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapala and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25.09.19	TJA
	Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B1-04
SCALE at A1:	1 : 100	REVISION:	G



GENERAL NOTES

1. DESIGNED IN ACCORDANCE WITH THE B.C.A. 2005 VOLUME 2 (HEREIN NOTED AS "B.C.A.") AND STANDARD BUILDING REGULATIONS 1997.

2. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.

3. THE DESIGN WIND SPEED FOR CALCULATIONS IS

4. SITE PREPARATION SHALL BE IN ACCORDANCE WITH PART 3.1 OF THE B.C.A. AND AS 3798.

5. TERMITE MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 3.1.3 OF THE B.C.A. AND AS 3660.1:2000.

6. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.2 OF THE B.C.A. AND AS 2870.

7. MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.3 OF THE B.C.A. AND AS 3700.

8. ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH PART 3.4 OF THE B.C.A. AND AS 1684.2.

9. STEELWORK SHALL BE IN ACCORDANCE WITH PART 3.4.2 & 3.4.4 OF THE B.C.A. AND AS 4100, AS 1111, AS 1112.

10. SUB FLOOR AND FOOTING ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT AND THE ENGINEER'S DETAILS.

11. FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.

12. POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING - PART 3.2.2.6 OF B.C.A.

13. SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.

14. DAMP PROOF COURSE AND WEED HOLES TO COMPLY WITH PART 3.4.4 OF THE B.C.A.

15. SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE B.C.A.

16. DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.

17. SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.

18. GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS 1288.

19. FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE B.C.A.

20. SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A.

21. ALL WET AREAS TO COMPLY WITH PART 3.8.1 OF THE B.C.A.

22. ROOM HEIGHTS TO COMPLY WITH PART 3.8.2 OF THE B.C.A.

23. CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

24. LIGHTING TO COMPLY WITH PART 3.8.4 OF THE B.C.A.

25. VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.

26. SAFE MOVEMENT, ACCESS, STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE B.C.A.

27. ALL FABRICATED ROOF TRUSSES TO BE ENGINEERED, DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

28. COLUMN SUPPORT END BEARINGS TO LAMINATED BEAMS TO BE MINIMUM WIDTH OF MEMBER.

29. ALL BRACING WALLS SHALL BE 4.0 KN/M PLYWOOD UNLESS NOTED OTHERWISE, CONSTRUCTED FULLY IN ACCORDANCE WITH AS 1884.2.

30. REQUIRED LENGTHS OF ALL BRACING WALLS SHOWN IN METRES ON PLAN.

31. THE DOWN BRACING WALLS SHALL BE M12 BOLTS TO EACH END WITHIN 50mm OF END STUDS AND AT 1200mm CENTRES MAXIMUM. DOUBLE SIDED BRACING WALLS TIE DOWN SHALL BE 2M12 BOLTS 50mm APART OR 1M16 BOLT TO EACH END.

32. ALL BRACING PANELS SHALL BE FULL HEIGHT AND NAILED TO TOP AND BOTTOM PLATES WHERE THE WALL HEIGHT EXCEEDS SINGLE PLY SHEET THEN FIT COMMON JOGGING AND NAIL AS FOR TOP AND BOTTOM PLATES WHERE PANELS ARE MORE THAN 2.700 METRES HIGH. LOAD CAPACITY IS REDUCED BY 2.700 DIVIDED BY HEIGHT.

33. MAXIMUM DESIGN LOADS FOR PANELS
- 900mm MINIMUM LENGTH IS 4 KN/M
- 600mm MINIMUM LENGTH IS 2 KN/M
- 450mm MINIMUM LENGTH IS 1 KN/M
THE BRACING RESISTANCE FOR 600mm MINIMUM LENGTH PANELS MAYBE INCREASED TO 4 KN/M IF BOTH M12 CYCLONE RODS ARE INSTALLED TO EACH END OF BRACING PANEL AND M10 COACH SCREWS TO EACH OF THE 4 CORNERS OF THE PLYWOOD AND FIXING INTO TOP AND BOTTOM PLATES.

34. ENERGY EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS PART J

GENERAL LEGEND

AF APPLIED FINISH.

AP ATTACHED PIER.

AR ANCHOR ROD.

BC BRACING COLUMN.

BL BLOCKWORK.

BP BRICK PAVING ON SAND.

CM COFFEE MACHINE.

CFC COMPRESSED FIBROUS CEMENT.

CRT CONCRETE ROOF TILES.

CT CERAMIC TILES.

DP DOWNPIPE 90 DIA unless noted otherwise.

DPS DOWNPIPE WITH SPREADER.

EFO EXHAUST FAN OVER.

EJ EXPANSION JOINT.

EXR EXPOSED RAFTERS.

FB FACE BRICKWORK.

FBL FACE BLOCKWORK.

FC FIBROUS CEMENT.

FCC CONCRETE FILLED FC COLUMN.

FE FIRE EXTINGUISHER.

FP FIREPLACE - JETMASTER 1050 U.N.O.

FW FLOOR WASTE.

GG GRADED GULLY.

GHR GLASS BALUSTRADING WITH ALUMINIUM FRAMING.

GS GRATED SUMP.

HB HANGING BEAM.

HC HOSCOCK (100mm ABOVE GND).

HR HAND RAIL (min 100mm above FFL).

HSB HANGING STRUTTED BEAM.

HWB PAINTED HWD WEATHERBOARDS.

HWS HOT WATER SYSTEM.

LB LHYE LAMINATED BEAM 122.

LGR LAMINATED GLASS ROOF.

LP LATTICE PANEL.

MH 600x600 CEILING MANHOLE.

MRS COLORBOND METAL ROOF.

P OBSCURE GLASS HAND RAIL.

PB PLASTERBOARD.

PBO PAINTED FIBRE CEMENT WITH COVER STRIPS.

PFCC PLUMBING BULKHEAD OVER STAIRS.

Q QUAD GUTTER.

QG QUAD GUTTER.

RHO RANKED CEILING.

RHO RANGE HOOD OVER.

SB STEEL BEARER.

SD SLIDING DOOR.

LG LOUVRED GLASS.

OC OBSCURE GLASS.

SA SMOKE ALARM - TO AS3786 & B.C.A. PART 3.7.2.

SB STRUTTING BEAM.

SBS STEEL BRACING SET.

SC STEEL COLUMN AS SCHEDULED.

SFG SLOTTED FASCIA GUTTER.

SKY OPAL ACRYLIC VENTED SKYLIGHT.

LB SELECTED TIMBER PANNELLING.

STP SHOWER ROSE.

STPB STAINED TIMBER BATTEN PRIVACY SCREEN.

TASB TASSELM LAMINATED BEAM F27.

TB TIMBER BRACING SET.

TD TIMBER TIE DOWN COLUMN.

TD2 TIMBER TIE DOWN COLUMN.

TD3 REINFORCED CONCRETE TIE DOWN COLUMN.

TP TIMBER POST - 90mm SQ F14 HWD DAR.

TRT TERRAZZOTA ROOF TILES.

UOS UNLESS OTHERWISE SPECIFIED.

WI WROUGHT IRON.

WRC WESTERN RED CEDAR.

WRP WATER RESISTANT PARTICLEBOARD.

WTS WIDTH TO SUIT.

JOINERY LEGEND

APC APPLIANCE CUPBOARD.

BA BATH.

BB BREAKFAST BAR.

BCU BENCH WITH CPBD UNDER.

BDR BANK OF DRAWERS.

BR BROOM CUPBOARD.

BS BATH SINK.

CO CUPBOARD OVER.

CPBD FULL HEIGHT CUPBOARD.

CR CROCKERY CUPBOARD.

DBS DOUBLE BOWL SINK.

DLT DOUBLE LAUNDRY TUB.

DO DRYER OVER.

DW DISHWASHER SPACE.

EHO EXHAUST HOOD OVER.

FR FREEZER SPACE.

FW FLOOR WASTE.

HP HOTPLATES.

IC ROBINHOOD IRONING CENTRE.

LN LINEN CUPBOARD.

LS LAUNDRY SHUTE.

LT LAUNDRY TUB.

LO LAUNDRY TUB.

MT MICROWAVE OVEN.

PTY PANTRY.

REF REFRIGERATOR SPACE.

RHO RANGE HOOD OVER.

SPA SPA BATH.

SH Shelves.

SHR SHOWER.

SS SHOWER SCREEN.

SSS SLIDING SHOWER SCREEN.

SV SERVICERY.

UBO UNDER BENCH OVEN.

VB VANITY BASIN UNIT.

WB WALL BASIN.

WM WASHING MACHINE SPACE.

WO WALL OVEN.

WR WARDROBE.

WINDOW AND DOOR LEGEND

ACP ALUMINIUM COVERPLATE.

AS AWNING SASH.

CS CRIM-SAFE SECURITY WINDOW SCREEN.

ED EXISTING WINDOW - TO REMAIN IN-SITU.

EFD EXISTING FRENCH DOOR - TO REMAIN IN-SITU.

EWS EXISTING WINDOW - TO REMAIN IN-SITU.

FAS FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS.

FG FIXED GLASS WINDOW.

FLO FAN LIGHT WINDOW OVER.

HR HARD RAIL & BALUSTRADING.

NFD NEW FRENCH DOORS.

EW EXISTING WINDOW to remain.

FD FRENCH DOOR.

FG FIXED GLASS.

FEO FIXED GLASS OVER.

GB GLASS BLOCK.

GD GLAZED DOOR.

HTS HEIGHT TO SUIT.

LG LOUVRED GLASS.

OC OBSCURE GLASS.

RD ROLLER DOOR.

SD SLIDING DOOR.

SMD SLIDING MIRROR DOORS.

SOD SECTIONAL OVERHEAD GARAGE DOOR.

CSOD COLORBOND SECTIONAL OVERHEAD GARAGE DOOR.

SW SLIDING WINDOW.

TD TILTING DOOR.

WTS WIDTH TO SUIT.

FLOOR FINISHES LEGEND

CCF COVERCRETE CONCRETE FINISH.

CPT CARPET.

ST SELECT TILES.

E-AG EXPOSED AGGREGATE.

STF CONCRETE, STEEL, TROWELED FINISH.

PTB POLISHED TIMBER BOARDS.

PTF 12mm POLISHED TIMBER FLOORBOARDS OVER 18mm STRUCTURAL PLYWOOD TO TIMBER FRAMED FLOORS or DIRECT STICK TO R.C. SLAB FLOORS.

SE-HWD SHOT GRDED HARDWOOD VERANDAH FLOOR BOARDS.

NE FINISHED FLOOR HEIGHTS TO MATCH.

SNOT GRDED HARDWOOD VERANDAH FLOOR BOARDS.

1 Building 2 - Proposed Level 1 Floor Plan
1 : 100

TWO STOREY RENDERED UNITS ATTACHED TOWNHOUSES

From 1 January 2017

The development approval process for new dwellings and substantial renovations will ensure that building approvals received on or after this date will bring dwellings into compliance with the new laws.

Smoke alarms in the dwelling must:

- i) be photoelectric (AS 3786-2014); and
- ii) not also contain an ionisation sensor; and
- iii) be hardwired to the mains power supply with a secondary power source (i.e. battery); and
- iv) be interconnected with every other smoke alarm in the dwelling so all activate together.

Smoke alarms must be installed on each storey:

- i) in each bedroom; and
- ii) in hallways which connect bedrooms and the rest of the dwelling; or
- iii) if there is no hallway, between the bedrooms and other parts of the storey; and
- iv) if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

PRESCRIBED LOCATIONS FOR INSTALLING SMOKE ALARMS

Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:

- i) within 300mm of a corner of a ceiling and a wall;
- ii) within 300mm of a light fitting;
- iii) within 400mm of an air-conditioning vent;
- iv) within 400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the *Building Fire Safety Regulation 2008*.

If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the dwelling.

LEGEND	
AS	AWNING SASH WINDOW.
CSD	CAVITY SLIDING DOOR.
DH	DOUBLE HUNG WINDOW.
ED	EXISTING DOOR - TO REMAIN IN-SITU.
EFD	EXISTING FRENCH DOOR - TO REMAIN IN-SITU.
EW	EXISTING WINDOW - TO REMAIN IN-SITU.
FAS	FIRE ATTENUATION SCREEN, TO FIRE SERVICES ENGINEER DETAILS.
FG	FIXED GLASS WINDOW.
FLO	FAN LIGHT WINDOW OVER.
HR	SELECT HARDRAIL & BALUSTRADING.
NFD	NEW FRENCH DOORS.
OBS	OBSCURE GLASS.
OHC	OVERHEAD CUPBOARD.
PS	PRIVACY SCREEN. Window Privacy Screen up to min. 1500 above floor level.
SC	STEEL COLUMN.
SD	SLIDING GLAZED PANEL DOOR EXTERNAL DOOR. If Bedroom Robe, SOLID PANEL DOOR.
SH	SH.
SHT	SILL HEIGHT.
SW	SLIDING WINDOW.
TSH	TIMBER SHUTTERS.
VMBS	VERTICAL METAL BLADE SCREEN.

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

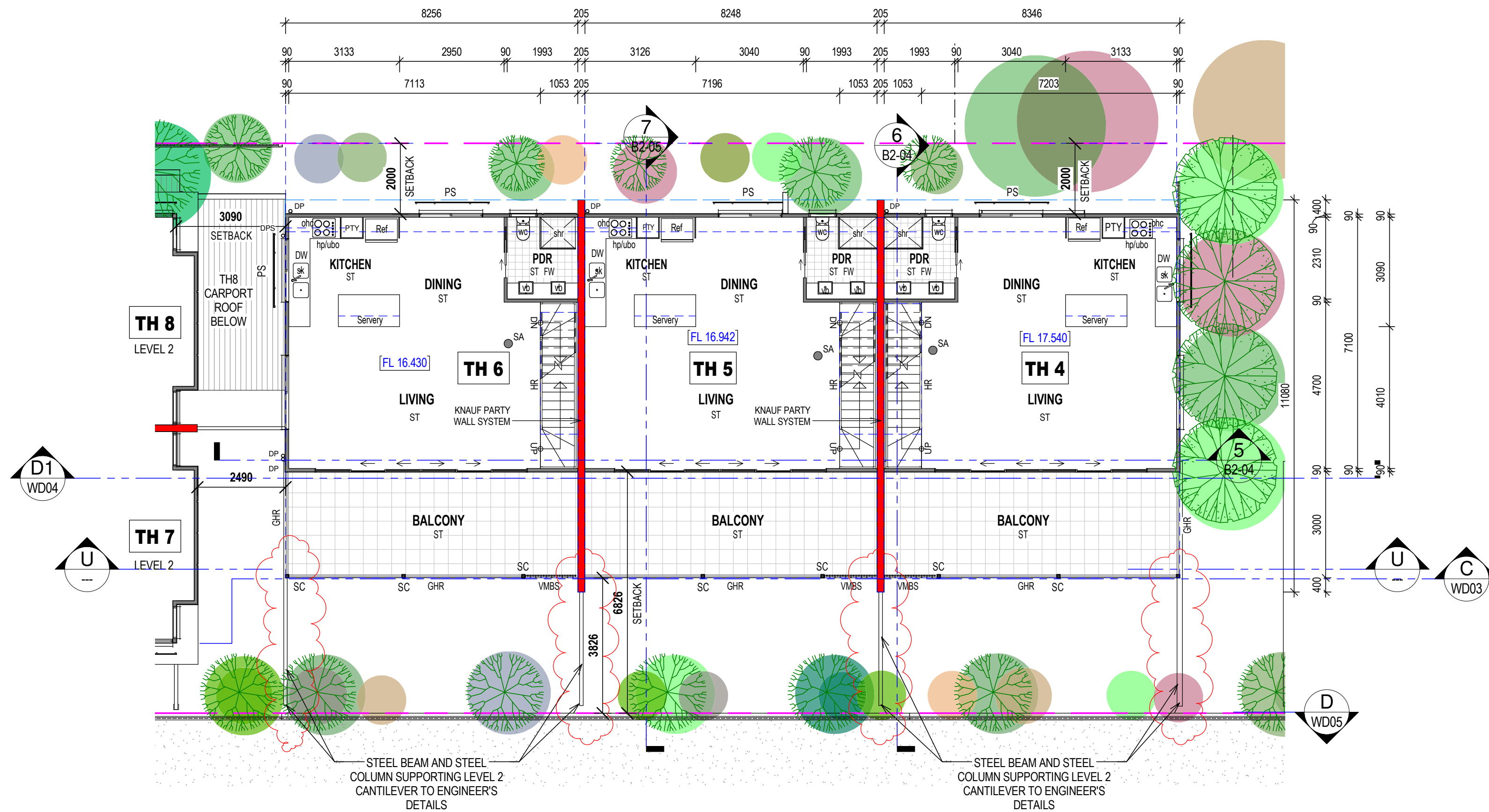
ISSUED FOR CONSTRUCTION

IAN WEBB ARCHITECT
60 BANKS ST. NEWMARKET Q. 4051
PH 07 3856 2855 FAX 07 3356 0419

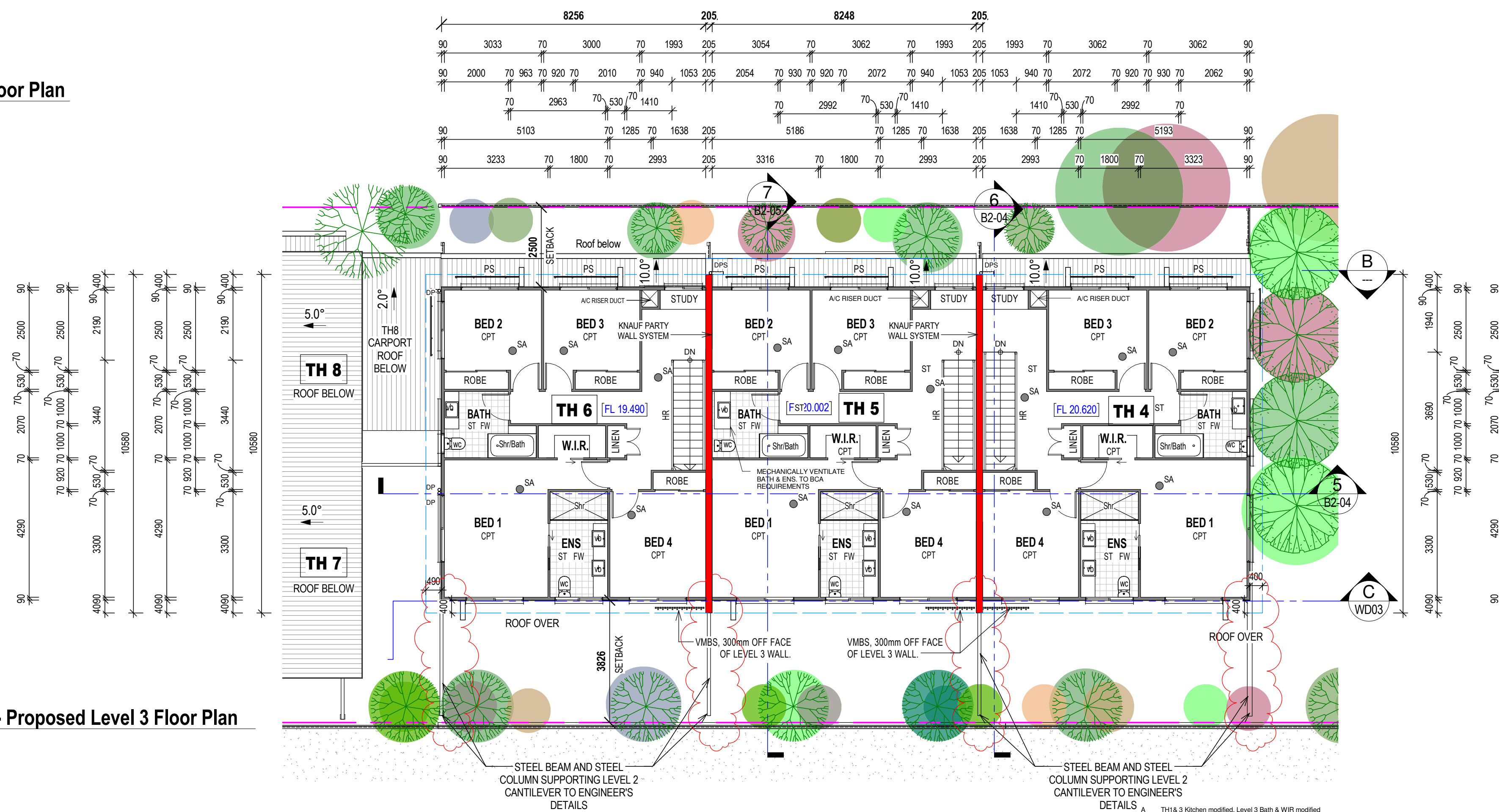
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CLIENT: **ESELLAR HOLDINGS PTY LTD**
PROJECT: **PROPOSED MULTI UNIT DWELLING**
LOCATION: **15 DANIELLS STREET, CARINA**

AMENDMENTS:		
A	Bar added to Rumpus.	26-03-18 TJA
C	Columns and Beams along South Property Boundary modified.	27-06-18 TJA
D	Courtyard Hardstand change. Party Wall System changed.	12-03-19 LM
E	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapla and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway	25-09-19 TJA
Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface		
DRAWN BY: LM		JOB No: 4058
DATE: Mar 2018		SHEET No: B2-01
SCALE at A1: 1 : 100		REVISION: F



1 Building 2 - Proposed Level 2 Floor Plan
1:100



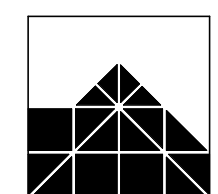
2 Building 2 - Proposed Level 3 Floor Plan
1:100

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

ISSUED FOR CONSTRUCTION

Received
17/12/2019
BCC DS



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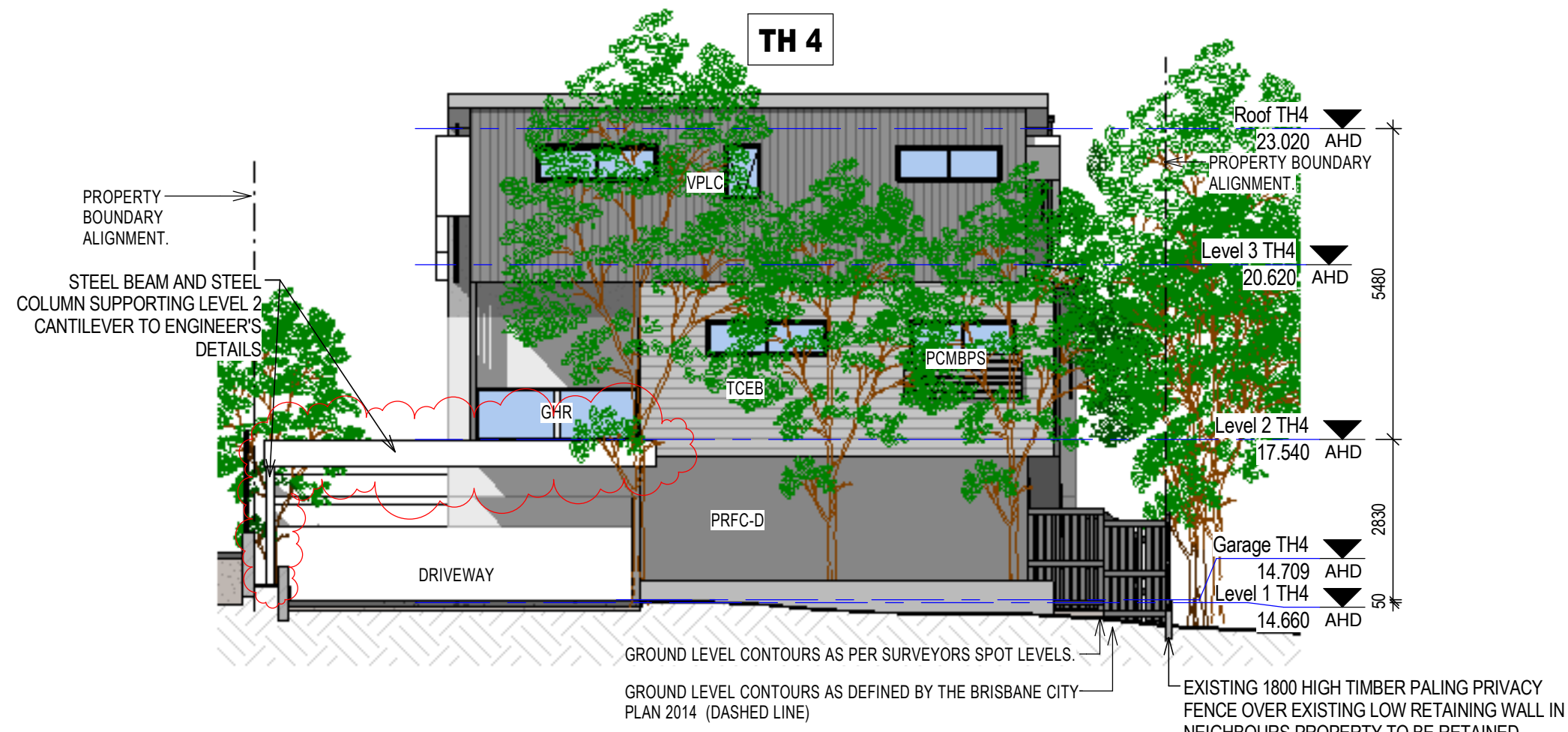
CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

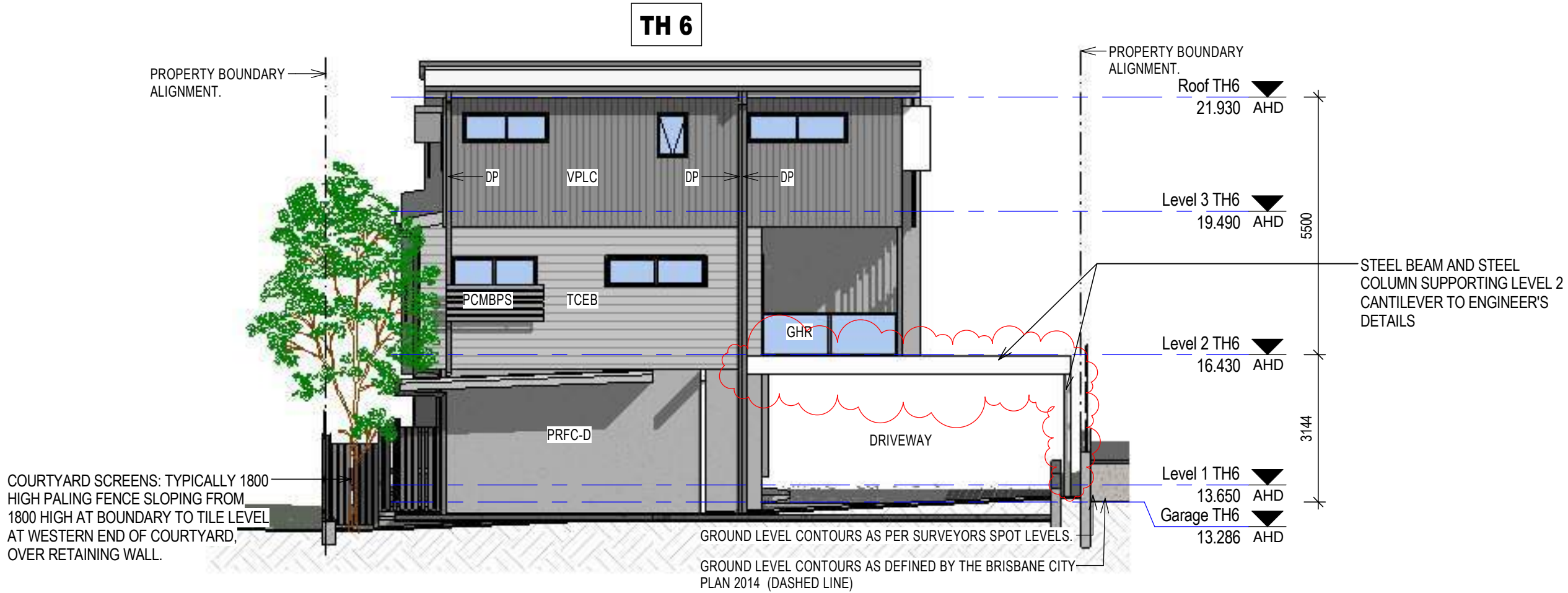
C	TH 1, 2 & 3 Kitchen window deleted.	10.05.18	TJA
D	Columns and Beams along South Property Boundary modified.	27.06.18	TJA
E	Living / Balcony Doors changed to Multi-Slider. Party Wall System changed.	12.03.19	L.M.
F	Decorative Screen & Handrail to Balconies modified.	29.05.19	TJA
G	Steel Beams and Steel Columns shown supporting cantilevered Structure above Driveway in accordance with Tom Kapiela and Associates Structural Engineer's Drawing received on 24th September. Notes added on Fire Rated surfaces for Steel Posts next to Driveway and Steel Beams over the Driveway. Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface.	25.09.19	TJA

DRAWN BY:	Tarun	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B2-02
SCALE at A1:	1:100	REVISION:	H

Scale 1:100 - Lengths are in Metres.



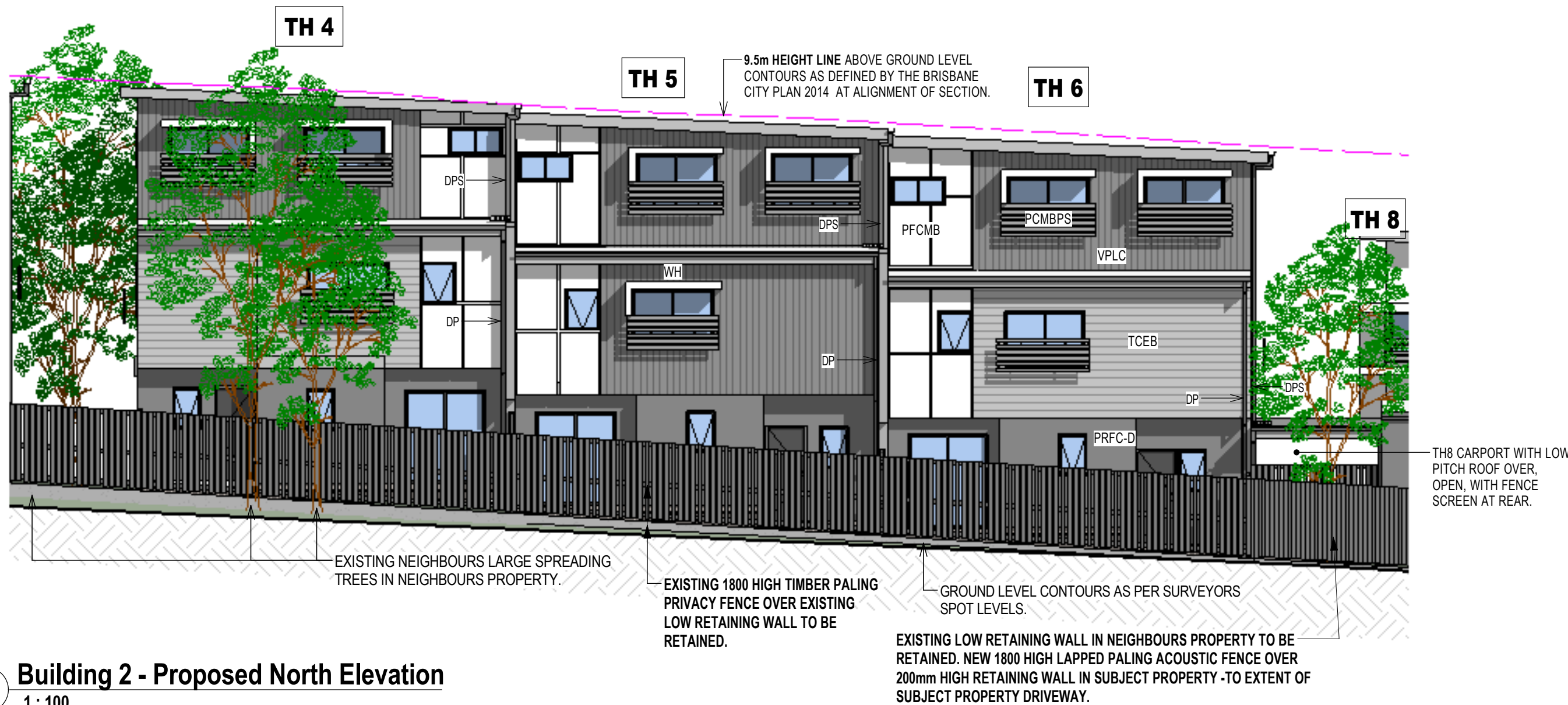
1 Building 2 - Proposed East Elevation
1:100



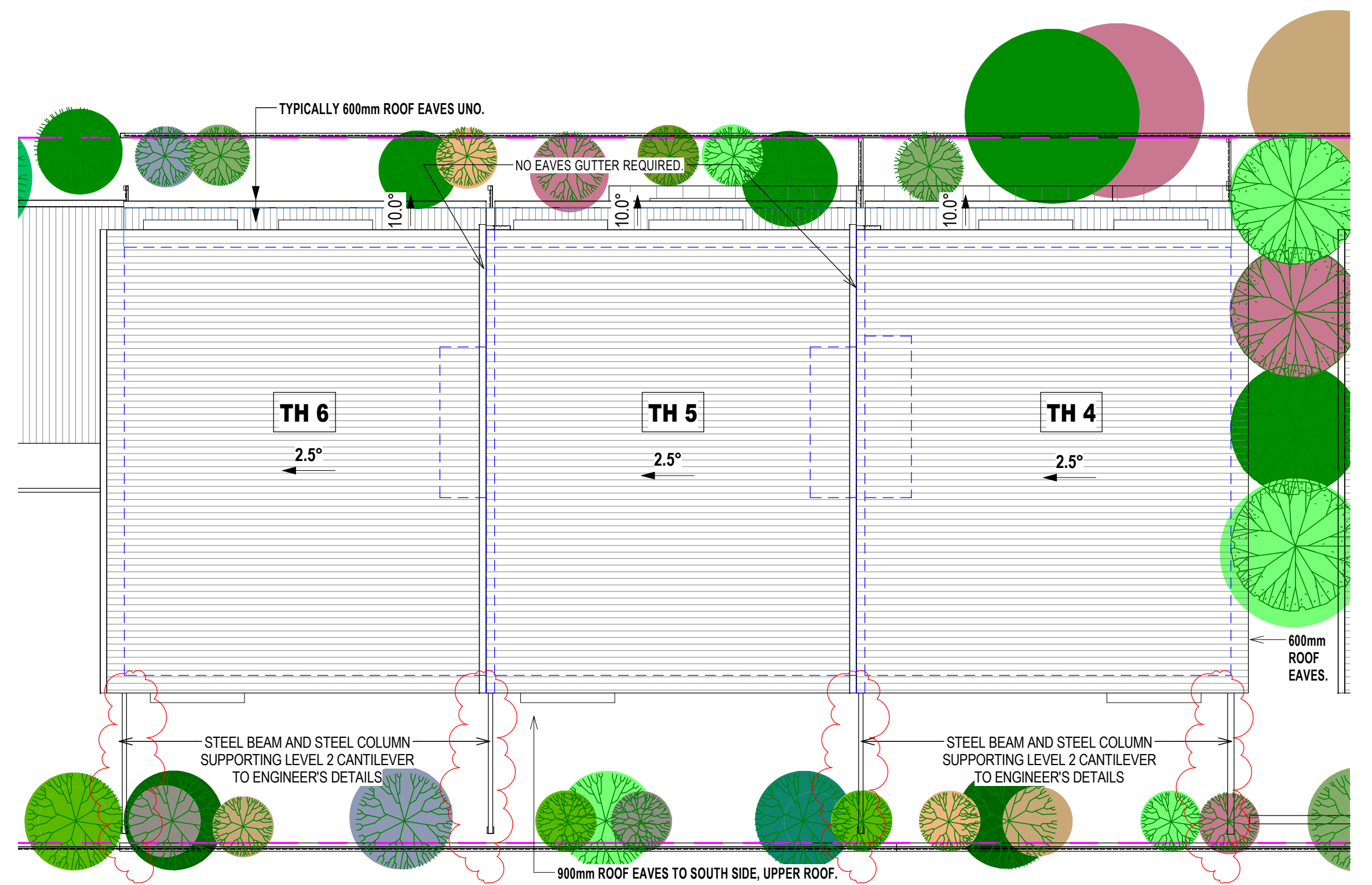
2 Building 2 - Proposed West Elevation
1:100



3 Building 2 - Proposed South Elevation
1:100



4 Building 2 - Proposed North Elevation
1:100



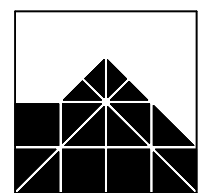
5 Building 2 - Proposed Roof Plan
1:100

Building 2 Elevations and Roof Plan

FIRE RATED PROTECTIVE SURFACE TO EXPOSED STEEL COLUMNS AND STEEL BEAMS WITHIN 900mm OF SOUTH BOUNDARY AND OVER THE DRIVEWAY SHALL BE TO BUILDING CERTIFIER'S DIRECTIONS AND APPROVAL.

PROVISIONALLY ALL STEEL BEAMS OVER DRIVEWAY SHALL HAVE A MINIMUM 2300 CLEARANCE TO FINISHED DRIVEWAY SURFACE

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CLIENT: ESELLAR HOLDINGS PTY LTD
PROJECT: PROPOSED MULTI UNIT DWELLING
LOCATION: 15 DANIELLS STREET, CARINA

AMENDMENTS:

C	TH 1, 2 & 3 Kitchen window deleted.	10.05.18	TJA
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Notes added on minimum 2300 clearance to Underside of Steel Beam measured from Finished Driveway Surface			

DRAWN BY:	LM	JOB No:	4058
DATE:	Mar 2018	SHEET No:	B2-03
SCALE at A1:	1:100	REVISION:	G