

7 ELEANOR ST, EAST TOOWOOMBA BUILT BY JNS



GENERAL NOTES

NOTIFY ALL RELEVANT LOCAL AUTHORITY DEPARTMENTS FOR CONNECTION AND SEALING PROCEDURES FOR EXISTING SERVICES AS REQUIRED.

COMPLY WITH ALL RELEVANT SAFETY STANDARDS INCLUDING REQUIREMENTS FOR REMOVAL OF HAZARDOUS MATERIALS.

NOTIFY ALL ADJOINING OWNERS WHEN WORK WILL COMMENCE AND OF THE DURATION OF DEMOLITION WORKS.

VERIFY THE LOCATION OF EXISTING SERVICES AND PUBLIC UTILITIES PRIOR TO COMMENCEMENT.

CONTACT THE OWNER OF THE PROPERTY FOR ANY CLARIFICATION OF SCOPE OF WORK AS NECESSARY PRIOR TO COMMENCEMENT OR DURING DEMOLITION.

ENSURE EXISTING STRUCTURES REMAIN STRUCTURALLY SOUND ON COMPLETION AND DURING DEMOLITION.

ALL DISCREPANCIES TO BE REFERRED IMMEDIATELY TO THE BUILDING DESIGNER.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL STRUCTURAL SIZES TO BE READ IN-CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND DETAILS.

PROVIDE ALL NECESSARY EXPANSION AND MOVEMENT JOINTS. ARTICULATION JOINTS AND EXPANSION JOINTS TO COMPLY WITH THE BUILDING CODE.

THE EXTERIOR OF THE BUILDING IS TO BE COMPLETELY WEATHERPROOF AT COMPLETION.

TEST AND CERTIFY ALL WARRANTY PAPERS AND MANUALS FOR INSTALLATIONS.

ALL WORK IS TO COMPLY WITH THE REQUIREMENTS AND BY-LAWS OF THE NCC.

STANDARD BUILDING NOTES: CLASS 1 & 10

ALL DWELLINGS TO BE BUILT IN ACCORDANCE WITH AS1684.2-2021

MECHANICAL VENTILATION COMPLYING WITH NCC VOL 2 H4P5 & AS 1668.2 SHALL BE IN INSTALLED TO TOILETS AND BATHROOMS THAT DO NOT HAVE OPENABLE WINDOWS.

INSTALL LIFT-OFF HINGES TO W/C DOORS TO COMPLY WITH THE NCC, VOL 2 H4P3.

ALL STAIRWAYS TO COMPLY WITH NCC VOL 2 H5P1.

HANDRAILS MUST BE PROVIDED ALONG AT LEAST ONE SIDE OF THE FLIGHT OF STAIRS OF NOT LESS THAN 865mm VERTICALLY ABOVE THE NOSING LINE OF STAIRS WITH ACCORDANCE WITH NCC VOL 2 H5P2.

WET AREAS TO COMPLY WITH NCC VOL 2 H4P1.

DCP & FLASHING TO COMPLY WITH NCC VOL 2 H2P2.

ENSURE THAT ALL GUTTERS, BOX GUTTERS AND DOWNPIPES ARE DESIGNED AND INSTALLED IN ACCORDANCE WITH NCC VOL 2 H2P1 AND AS/NZS 3500.3-2021.

ROOFWATER SHALL BE CONVEYED TO THE KERB AND CHANNEL OR AN INTER-ALLOTMENT DRAINAGE SYSTEM IN ACCORDANCE WITH AS/NZS3500.3.2.

WHERE AN INTER-ALLOTMENT DRAINAGE IS NOT AVAILABLE OR IT IS NOT POSSIBLE TO CONVEY THE ROOF AND SURFACE WATER TO THE KERB AND CHANNEL, ABSORPTION TRENCHES SHALL BE INSTALLED AT LEAST 5m FROM ANY BUILDING OR DOWNSTREAM BOUNDARY.

WHERE AN IMPERMEABLE SURFACE FORMS PART OF AN ACCESS RAMP PER LIVABLE HOUSING STANDARDS, THE FINISHED GROUND LEVEL ADJACENT TO A SLAB ON GROUND BUILDING MUST BE GRADED TO A MINIMUM OF 25MM OVER THE FIRST 1M AWAY FROM THE BUILDING TO DIVERT SURFACE WATER.

WHERE NOT FORMING PART OF AN ACCESS RAMP, THE FINISHED GROUND LEVEL ADJACENT TO A SLAB ON GROUND BUILDING MUST BE GRADED TO A MINIMUM OF 50MM OVER THE FIRST 1M AWAY FROM THE BUILDING TO DIVERT SURFACE WATER.

THE HEIGHT OF A SLAB ON GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE GREATER THAN 50MM ABOVE SLOPED IMPERMEABLE SURFACES, AND GREATER THAN 150MM ABOVE OTHER SURFACES.

WHERE AN EXPOSED SLAB EDGE IS USED AS PART OF A TERMITE BARRIER SYSTEM, IT SHALL BE EXPOSED FOR A MINIMUM OF 75MM ABOVE FINISHED GROUND AND SHALL NOT BE RENDERED, TILED, CLAD OR CONCEALED BY FLASHINGS, ADJOINING STRUCTURES, PAVING OR SOIL

REFER TO MANUFACTURERS SPECIFICATIONS AND DETAILS FOR THE INSTALLATION OF ALL EXTERNAL CLADDING AND ROOF SHEETING

REFER TO ENGINEERS SPECIFICATIONS & DETAILS FOR TIMBER SIZES AND TRUSS MEMBERS

THE EXTERIOR OF THE BUILDING IS TO BE COMPLETELY WEATHERPROOF AT COMPLETION.

ALL BALCONY BALUSTRADING TO FINISH MIN. 1000mm ABOVE FINISHED FLOOR LEVEL.

CARRY PARTY WALLS UP TO UNDERSIDE OF ROOF SHEETING. PARTY WALLS TO HAVE AN FRL 60/60/60. PROVIDE ROCKWOOL SEAL TO TOP OF PARTY WALL UNDER ROOF SHEETING.

ENSURE THAT SLAB THICKENING IS PROVIDED BENEATH ALL INTERNAL BRACING/LOAD BEARING WALLS TO ACCOMODATE REQUIRED LOADS/FASTENERS.

TERMITE MANAGEMENT SYSTEM TO BE PROVIDED TO PENETRATIONS AND PERIMETER IN ACCORDANCE WITH THE BCA VOL 2 H1P3.

SMOKE ALARMS MUST BE INSTALLED IN A CLASS 1A TO COMPLY WITH BCA VOL 2 H3P2 & AS3786-2014.

SUPPLIER MAY SUBSTITUTE LINTELS FOR THOSE OF EQUAL STRENGTH TO SPAN RATIO.

ALL STRUCTURAL SIZES TO BE READ IN-CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND DETAILS.

LIGHTING MUST COMPLY WITH BCA VOL 2 H4P4.

BUILDING REGISTER

SHEET NO.	NAME	REV
WD-000	COVER PAGE	E
WD-050	SITE PLAN	E
WD-100	EXISTING FLOOR PLAN	E
WD-105	EXISTING SUB-FLOOR PLAN	E
WD-110	DEMOLITION PLAN	E
WD-115	PROPOSED MASTER PLAN	E
WD-120	PROPOSED COTTAGE FLOOR PLAN	E
WD-125	PROPOSED EXTENSION FLOOR PLAN	E
WD-130	PROPOSED SUB-FLOOR PLAN	E
WD-200	ELEVATIONS	E
WD-205	ELEVATIONS	E
WD-300	SECTIONS	E
WD-305	SECTIONS AND FRAMING	E
WD-400	ROOF PLAN	E
WD-500	TIE-DOWN DETAIL	E
WD-505	TIE-DOWN DETAIL	E
WD-510	TIE-DOWN DETAIL	E
WD-515	ADJUSTABLE STEEL STUMP	E
WD-520	LIVABLE HOUSING	E
WD-525	LIVABLE HOUSING	E
WD-600	DOOR SCHEDULE	E
WD-605	WINDOW SCHEDULE	E
WD-900	3D VIEWS	E

DEVELOPMENT SUMMARY

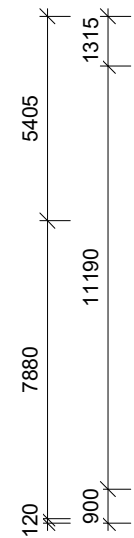
ADDRESS: 7 ELEANOR STREET, EAST TOOWOOMBA
LOT 2 ON RP 44956

COUNCIL: TOOWOOMBA REGIONAL COUNCIL

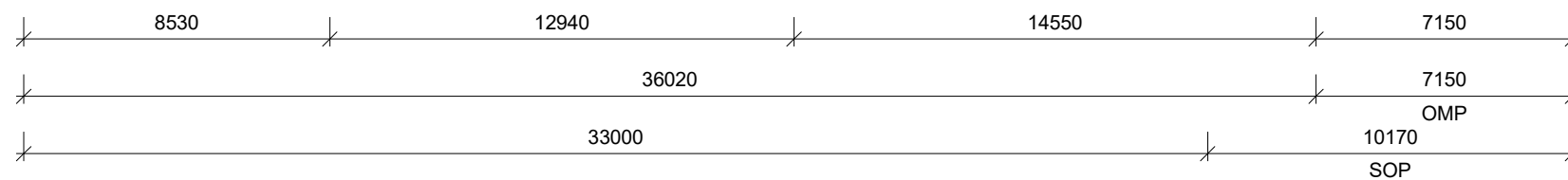
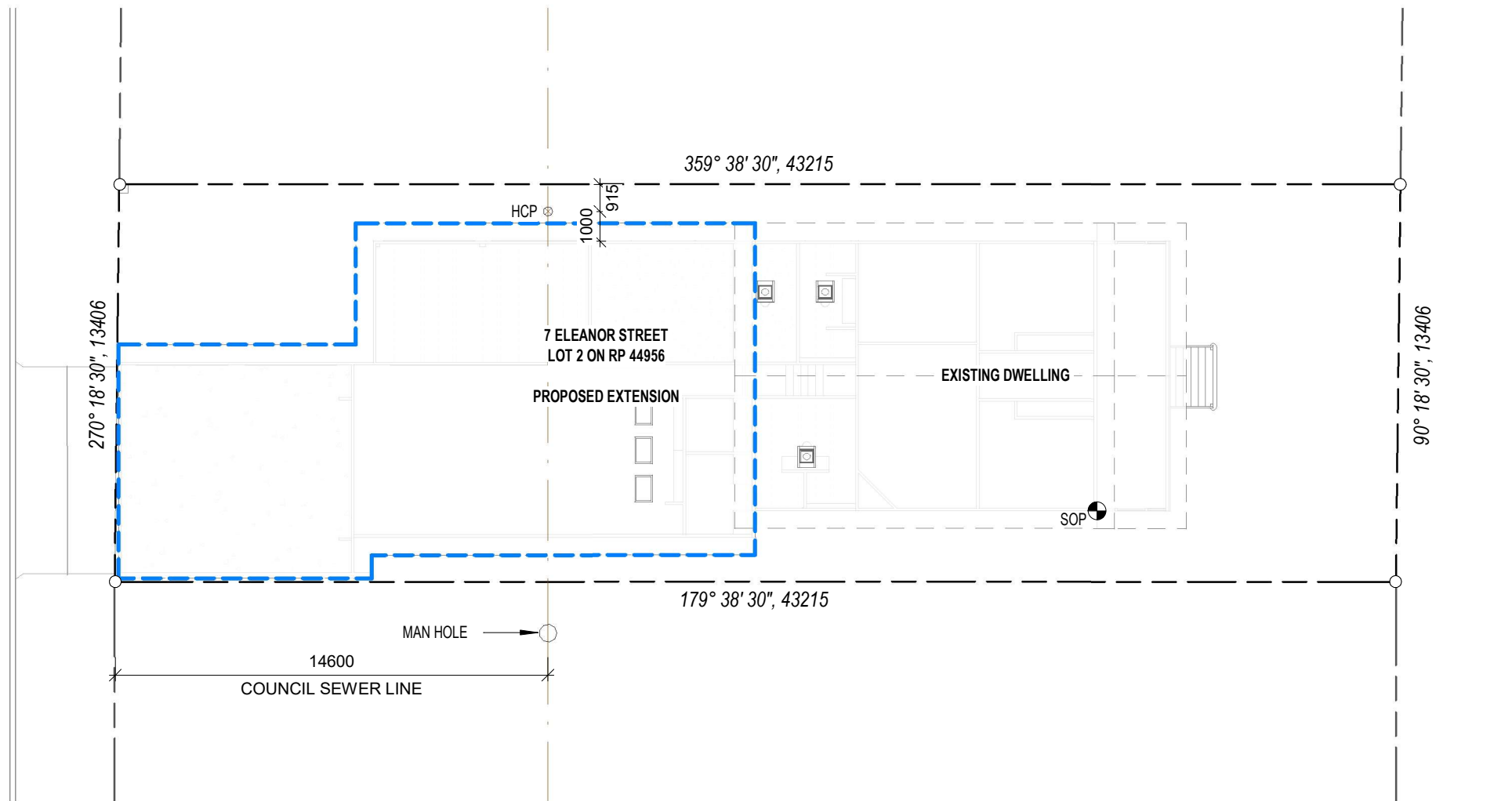
CLIMATE ZONE: 5

R111 DING CI ASS: 1A & 10A

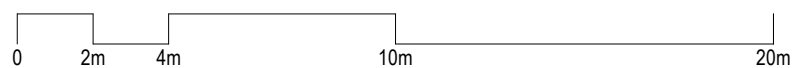
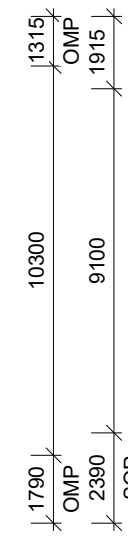
E	DEVELOPMENT APPROVAL	08-06-2026	C.S.B
D	FOR CONSTRUCTION	12-02-2026	M.S.K
C	PRELIM-CONSTRUCTION	14-01-2026	M.S.K
B	CLIENT AMENDMENTS	13-11-2025	M.S.K
A	SCHEMATIC DESIGN	05-11-2025	M.S.K



ORA LANE



ELEANOR STREET



PROPERTY DESCRIPTION

LOT 2 ON RP 44956
SITE AREA = 579.3m²

E DEVELOPMENT APPROVAL 08-06-2026 C.S.B

PROPOSED EXTENSION, 7 ELEANOR ST, EAST TOOWOOMBA

JOB NO. 20250209

1 : 200

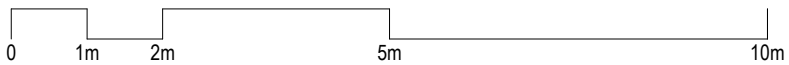
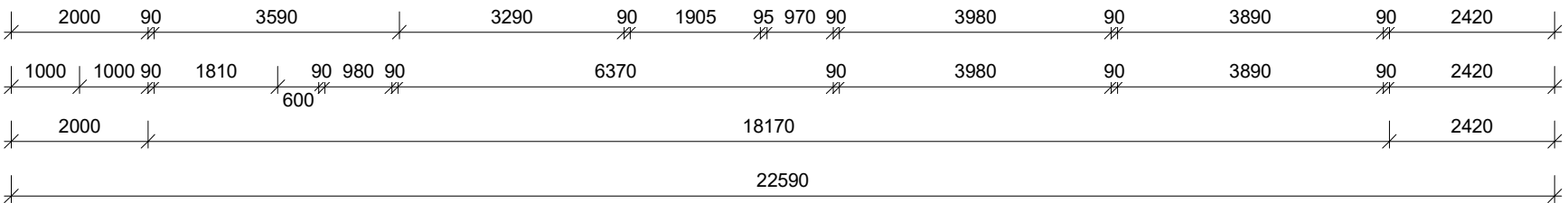
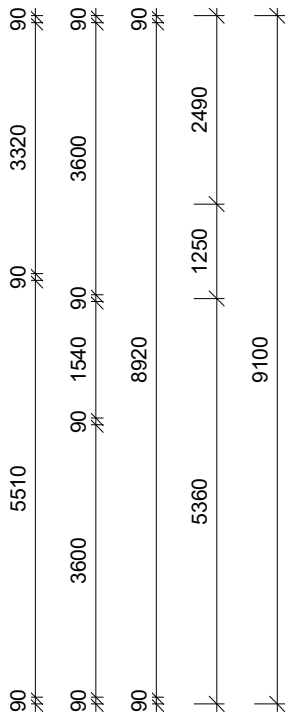
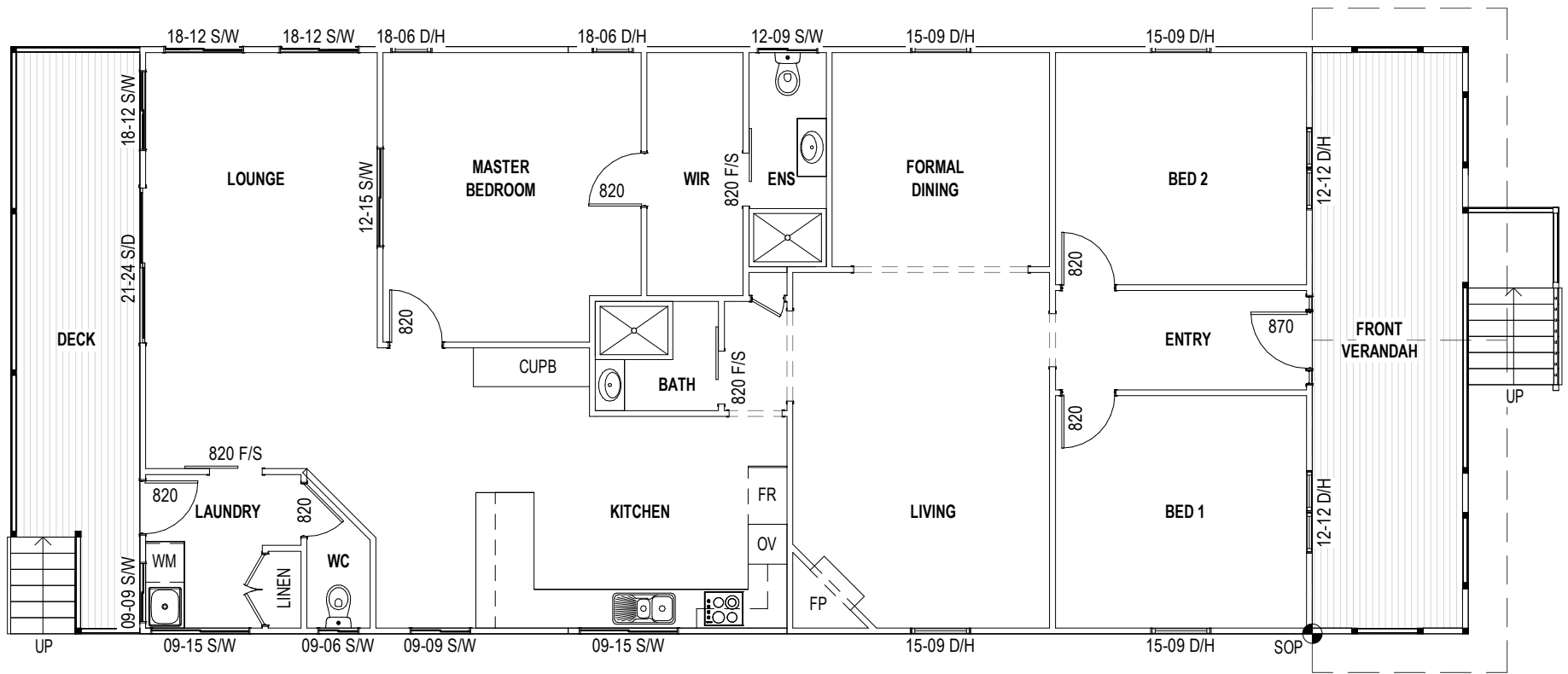
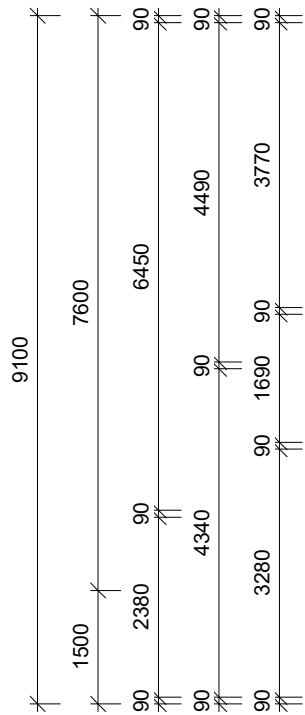
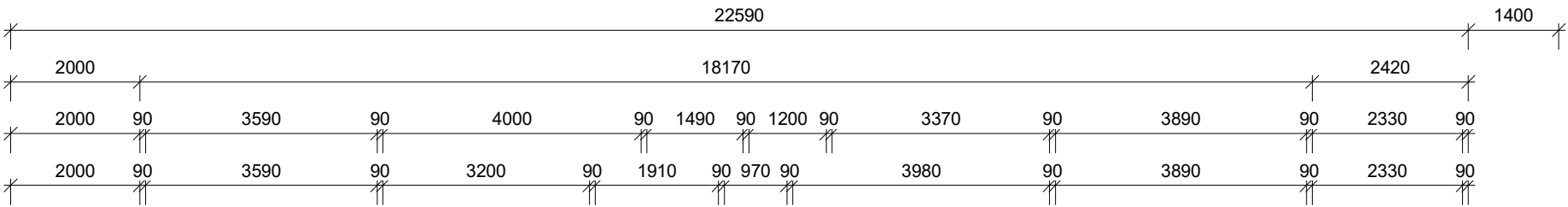
SITE PLAN

WD-050



ABBREVIATION LEGEND

DRYER	DR
ENSUITE	ENS
FIRE PLACE	FP
HOT WATER UNIT	HWU
SHOWER	SHR
SKYLIGHT	SKL
SUN TUNNEL	ST
TOWEL RAIL	TR
WASHING MACHINE	WM



DEMOLITION LEGEND

- DE-1

HIGHLIGHTED WALL AND ALL HOSTED OPENINGS TO BE REMOVED

COMPONENTS NOTED IN RED ARE TO BE DEMOLISHED
- DE-2

HIGHLIGHTED PORTION OF WALL AND ANY HOSTED OPENINGS TO BE REMOVED FOR PROPOSED OPENINGS. LINTELS TO BE PROVIDED AS SPECIFIED

ROOF TRUSSES TO BE REPLACED IF DEEMED NECESSARY
- DE-3

ALL FLOOR COVERINGS AND SUBFLOOR FRAMING TO BE REMOVED

INTERNAL WALL SHEETING TO BE REPAIRED WHERE NECESSARY
- DE-4

HIGHLIGHTED PORTION OF ROOF TO BE DEMOLISHED TO ALLOW FOR PROPOSED TRUSSED ROOF

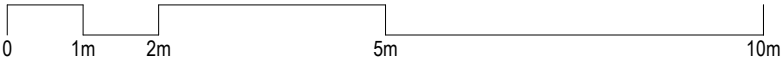
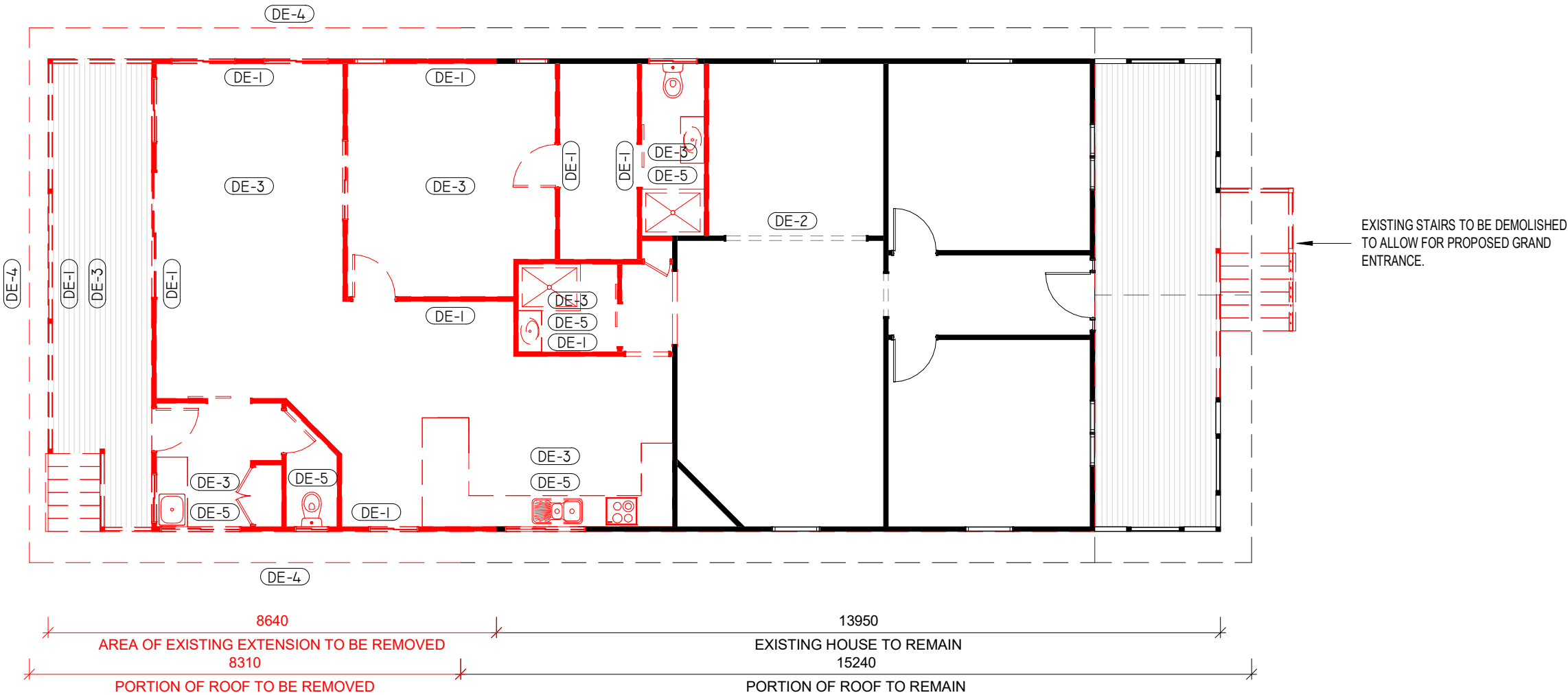
CEILING PANELS TO BE REPAIRED WHERE NECESSARY
- DE-5

ALL REDUNDANT PLUMBING TO BE REDIRECTED TO PROPOSED FIXTURES

ALL SURFACES TO BE MADE GOOD FOR PROPOSED FINISHES
- BUILDER / CONTRACTOR TO ADD MINIMUM R4 BULK INSULATION TO ANY DISTURBED ROOF / CEILING CAVITY. MINIMUM R2.5 BULK INSULATION TO BE ADDED TO ANY DISTURBED WALL STRUCTURES

FLOOR AREA

EXISTING COTTAGE	94.0m ²
EXISTING EXTENSION	111.5m ²
TOTAL	205.5m ²



CEILING LEGEND

- S

SMOKE ALARM, MUST COMPLY WITH A.S.3786, MUST BE CONNECTED TO THE CONSUMER'S MAIN POWER SUPPLY, MUST BE INTERCONNECTED
- EX

EXTRACTOR FAN TO COMPLY WITH A.S. 1668.2
- CEILING FAN - SEE ENERGY REPORT FOR DIAMETER

ABBREVIATION LEGEND

- DRYER

DR
- ENSUITE

ENS
- FIRE PLACE

FP
- HOT WATER UNIT

HWU
- SHOWER

SHR
- SKYLIGHT

SKL
- SUN TUNNEL

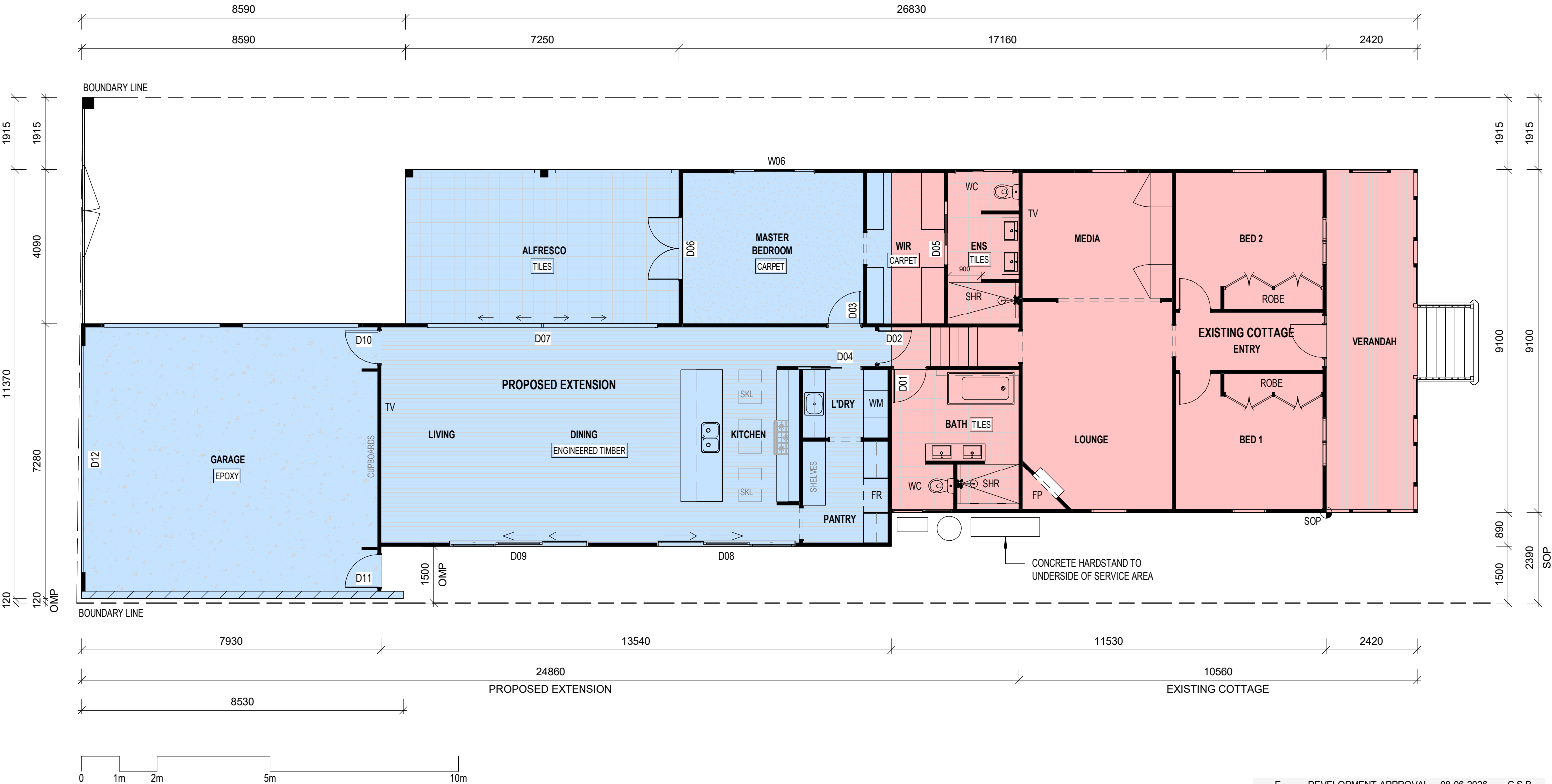
ST
- TOWEL RAIL

TR
- WASHING MACHINE

WM

FLOOR AREA

EXISTING COTTAGE	126.9m ²
PROPOSED LIVING EXTENSION	102.9m ²
ALFRESCO	29.7m ²
GARAGE	57.8m ²
TOTAL	317.3m ²



CEILING LEGEND

- (S)

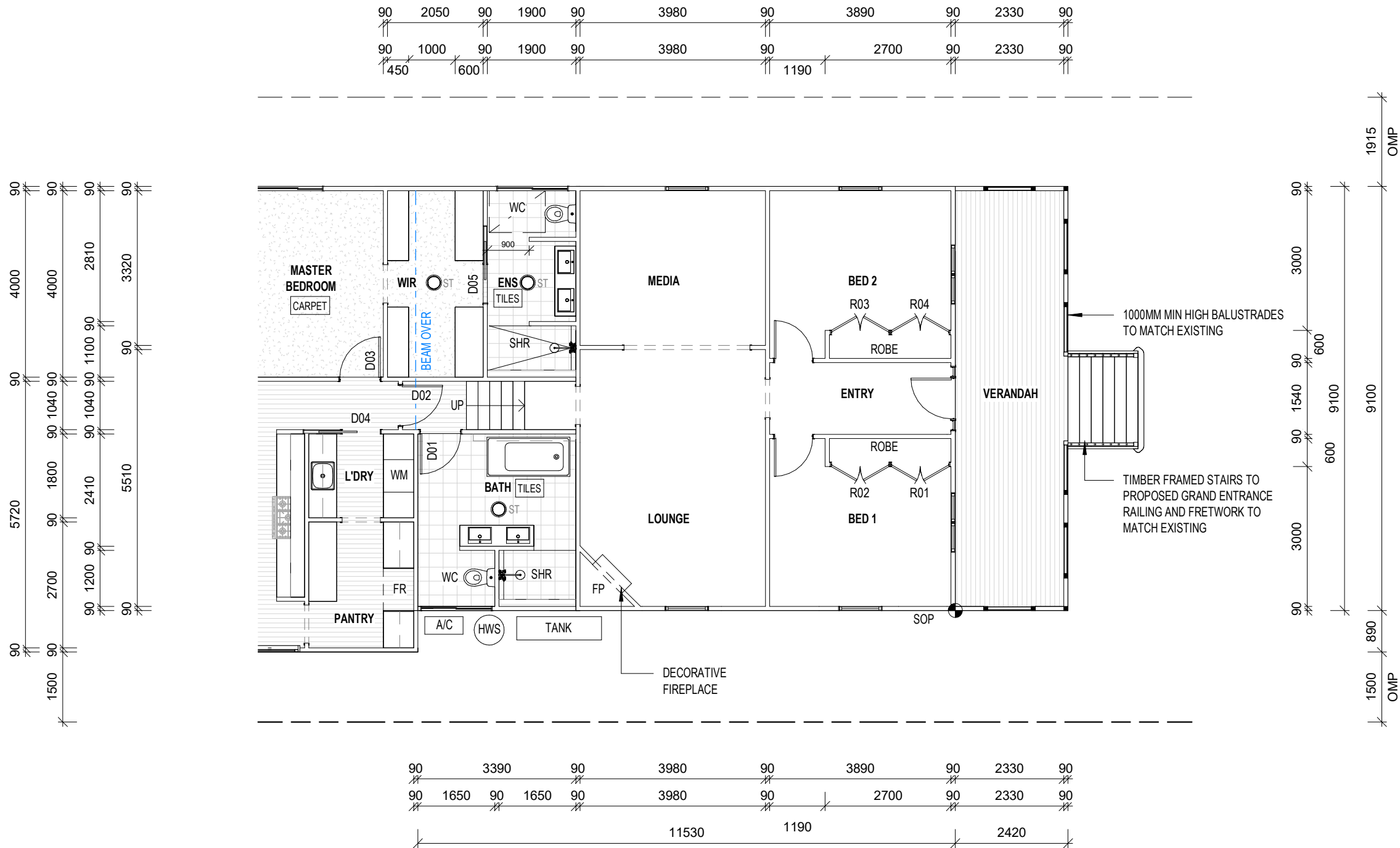
SMOKE ALARM, MUST COMPLY WITH A.S.3786, MUST BE CONNECTED TO THE CONSUMER'S MAIN POWER SUPPLY, MUST BE INTERCONNECTED
- (EX)

EXTRACTOR FAN TO COMPLY WITH A.S. 1668.2
- 

CEILING FAN - SEE ENERGY REPORT FOR DIAMETER

ABBREVIATION LEGEND

DRYER	DR
ENSUITE	ENS
FIRE PLACE	FP
HOT WATER UNIT	HWU
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SUN TUNNEL	ST
TOWEL RAIL	TR
WASHING MACHINE	WM



CEILING LEGEND

- (S)

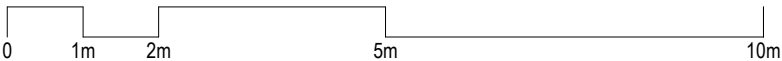
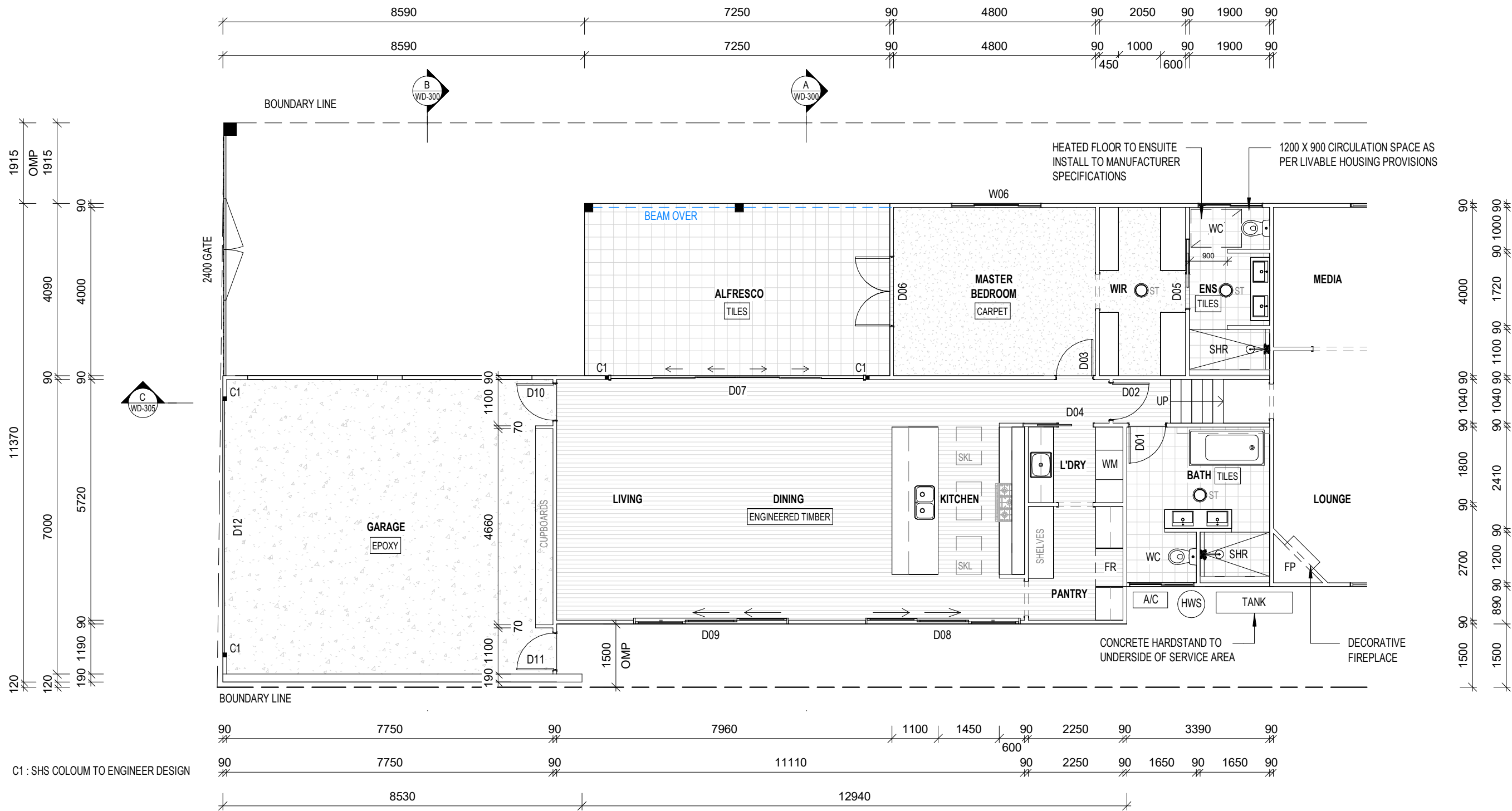
SMOKE ALARM, MUST COMPLY WITH A.S.3786, MUST BE CONNECTED TO THE CONSUMER'S MAIN POWER SUPPLY, MUST BE INTERCONNECTED
- (EX)

EXTRACTOR FAN TO COMPLY WITH A.S. 1668.2
- 

CEILING FAN - SEE ENERGY REPORT FOR DIAMETER

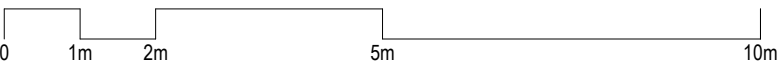
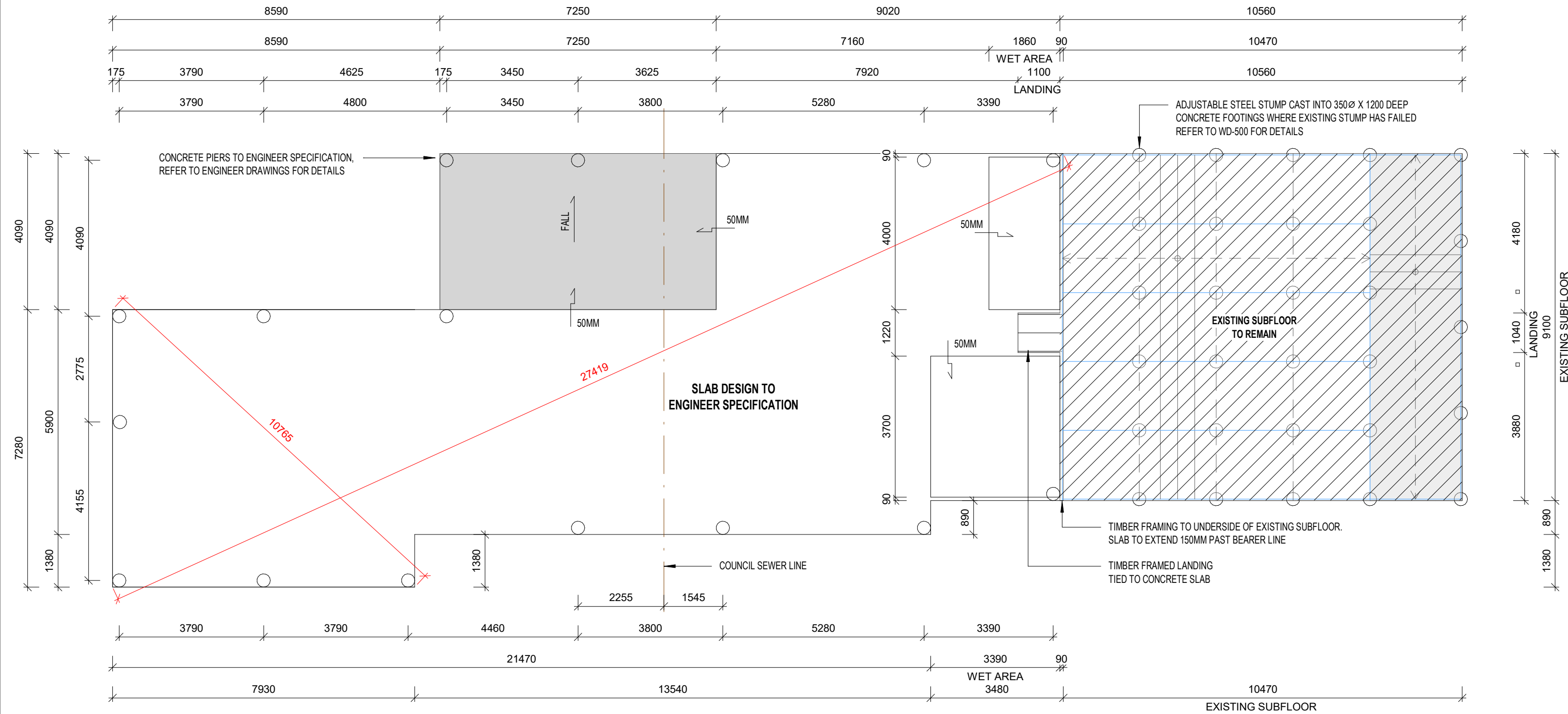
ABBREVIATION LEGEND

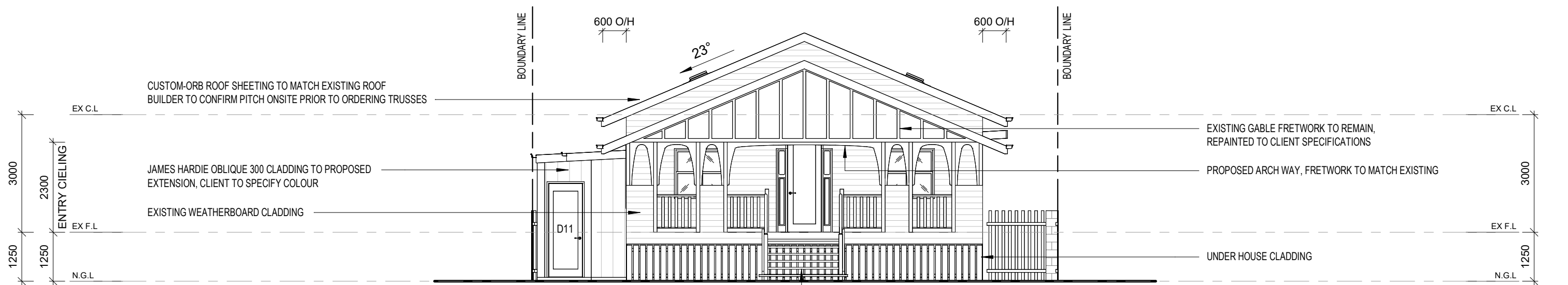
DRYER	DR
ENSUITE	ENS
FIRE PLACE	FP
HOT WATER UNIT	HWU
SHOWER	SHR
SKYLIGHT	SKL
SUN TUNNEL	ST
TOWEL RAIL	TR
WASHING MACHINE	WM



EXISTING SUB FLOOR FRAMING

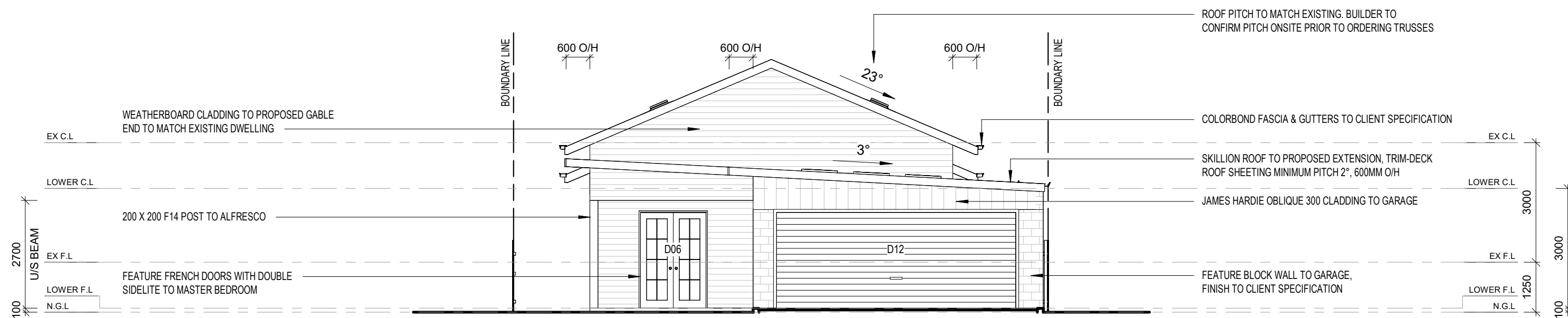
- JOISTS: 100 X 50 (F14) @ 450 CRS
- BEARER: 120 X 75 (F14)
- EXTERNAL JOIST: 120 X 50 (F14) @ 450 CRS
- EXTERNAL BEARER: 120 X 75 (F14)
- CENTRE LINE





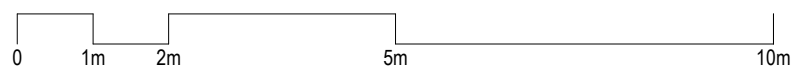
NORTHERN ELEVATION

SCALE 1 : 100



SOUTHERN ELEVATION

SCALE 1 : 100



E DEVELOPMENT APPROVAL 08-06-2026 C.S.B

PROPOSED EXTENSION, 7 ELEANOR ST, EAST TOOWOOMBA

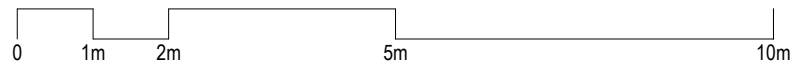
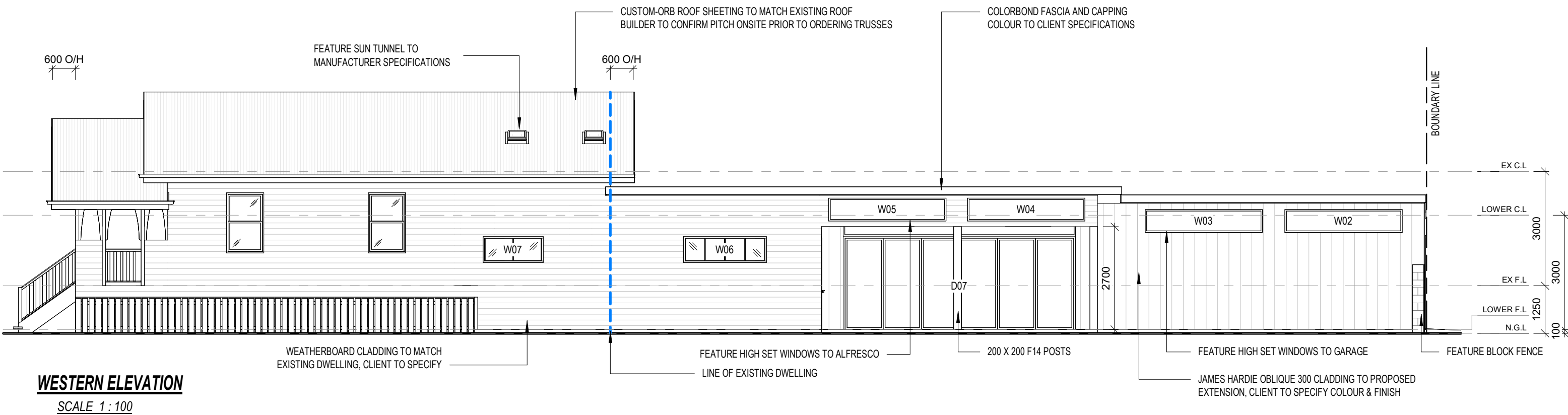
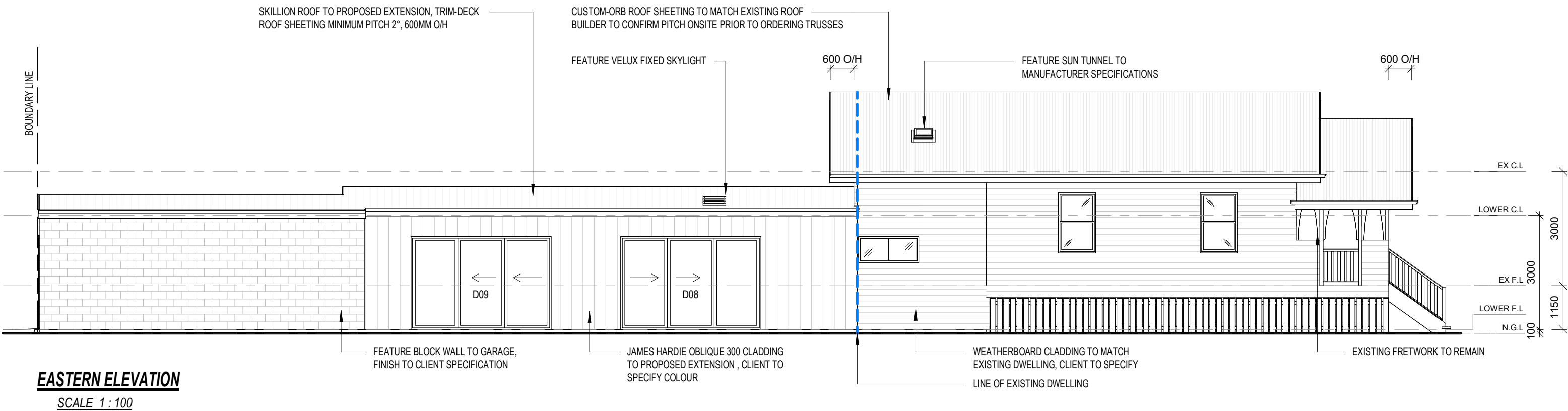
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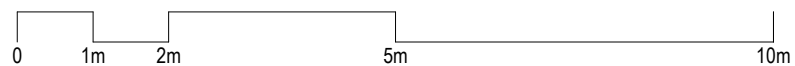
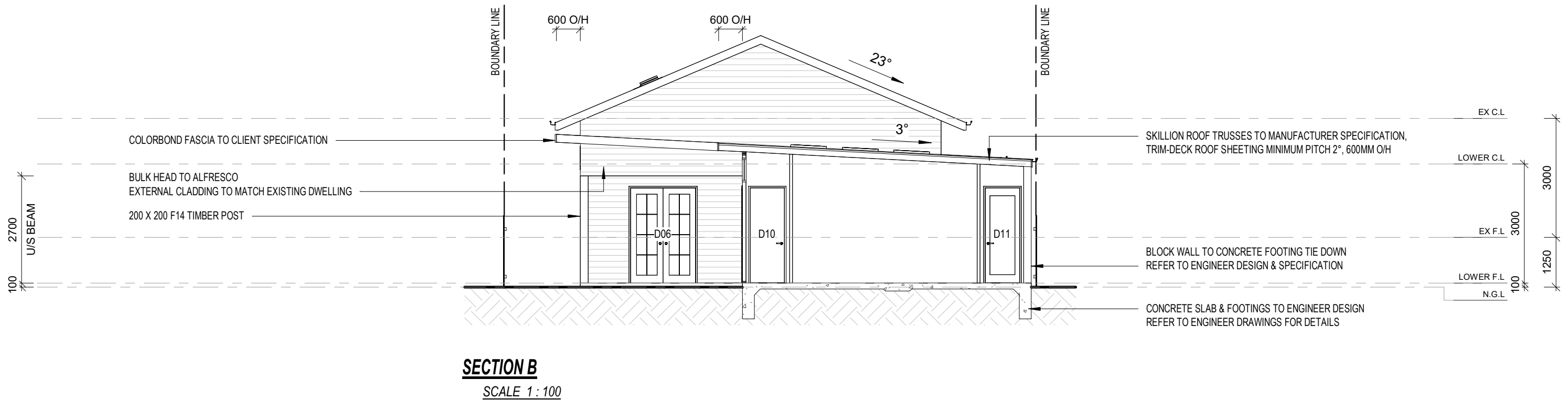
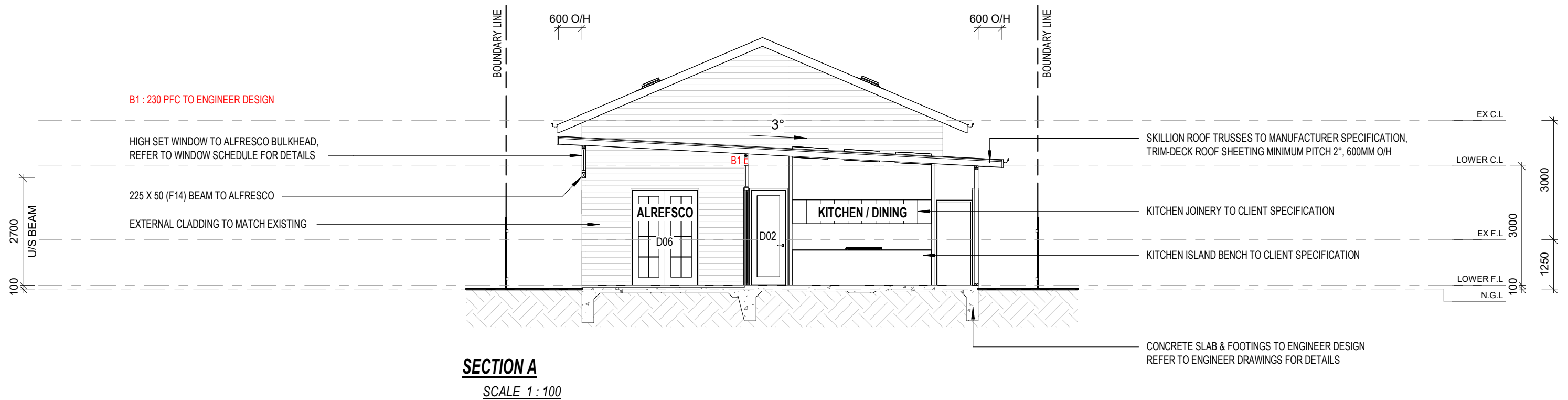
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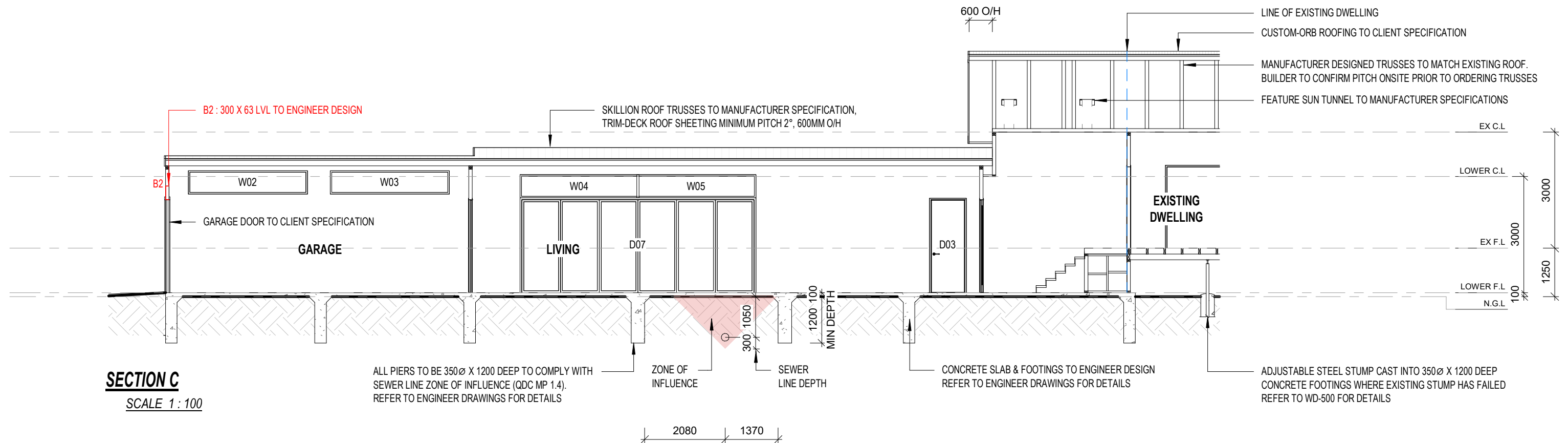
ELEVATIONS

WD-200

WD BUILDING DESIGN







FRAMING SCHEDULE - N3

LIVING AREA - RLW = 4950MM

ROOF BATTENS	METAL TOP HAT BATTENS OR 75 X 50 (F5) @900MM CRS
ROOF TRUSSES	MANUFACTURER DESIGNED @900MM CRS
FASCIA	COLORBOND FASCIA OR 200 X 32 (F5) - DC2/H3 TREATED
TOP PLATE	90 X 45 (MGP12)
STUDS	90 X 45 (MGP12) @450MM CRS
BOTTOM PLATE	90 X 45 (MGP12)
B1	BEAM TO ENGINEER DESIGN

GARAGE AREA - RLW = 4420MM

ROOF BATTENS	METAL TOP HAT BATTENS OR 75 X 50 (F5) @900MM CRS
ROOF RAFTERS	MANUFACTURER DESIGNED @900MM CRS
FASCIA	COLORBOND FASCIA OR 200 X 32 (F5) - DC2/H3 TREATED
TOP PLATE	90 X 45 (MGP12)
STUDS	90 X 45 (MGP12) @450MM CRS
BOTTOM PLATE	90 X 45 (MGP12)

ALFRESCO AREA - RLW = 2660MM

ROOF BATTENS	METAL TOP HAT BATTENS OR 75 X 50 (F5) @900MM CRS
ROOF RAFTERS	MANUFACTURER DESIGNED @900MM CRS
FASCIA	COLORBOND FASCIA OR 200 X 32 (F5) - DC2/H3 TREATED
ALFRESCO BEAM	225 X 50 (F14)
POST	200 X 200 (F14) - DC2/H3 TREATED

LINTEL SCHEDULE

900MM	90 X 45 (MGP12)	1 JAMB STUDS
1500MM	2 / 90 X 45 (MGP12)	2 JAMB STUDS
2100MM	150 X 65 (HYNE LGL)	2 JAMB STUDS
2400MM	170 X 65 (HYNE LGL)	2 JAMB STUDS
3000MM	240 X 65 (HYNE LGL)	2 JAMB STUDS
3600MM	300 X 65 (HYNE LGL)	3 JAMB STUDS
B1 (6000MM)	230 PFC TO ENGINEER DESIGN	
B2 (6000MM)	300 X 63 LVL TO ENGINEER DESIGN	

NOTES:

- INTERNAL WALLS & CEILING TO HAVE PLASTERBOARD LINING.
- INTERNAL WET AREAS WALLS TO HAVE VILLABOARD LINING.
- EXTERNAL CEILINGS & SOFFIT TO HAVE VERSILUX LINING.
- INTERNAL FLOORS TO BE STRUCTAFLOOR.
- INTERNAL WET AREA FLOORS TO BE FIBRE CEMENT SHEETING.
- EXTERNAL FLOORS TO BE H.W. SHOT-EDGE DECKING.
- MAIN ROOF: SKILLION ROOF, PITCH 3°, 600mm OVERHANG & COLORBOND ROOFING.
- MAIN ROOF: WALL HEIGHT 3000mm.
- EXTERNAL WALL CLADDING TO MATCH EXISTING DWELLING.
- PROPOSED EXTENSION WALL CLADDING TO BE JAMES HARDIE OBLIQUE 300 CLADDING.
- ALL WINDOWS TO BE FITTED WITH INSECT SCREENS.
- ENGINEER TO DESIGN FOOTINGS AND TO SPECIFY FOUNDATIONS.
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1-2014 / AS 3660.2-2017 'TERMITE MANAGEMENT'.
- ALL STEEL WORK TO BE IN ACCORDANCE WITH AS 2312-2002 'GUIDE TO THE PROTECTION OF IRON AND STEEL AGAINST EXTERIOR ATMOSPHERIC CORROSION'.
- BUILDING DESIGNED FOR WIND SPEED 41 m/s NON-CYCLONIC (N3).
- BRACING AND TIE-DOWN IN ACCORDANCE WITH AS 1684.2-2010.
- TIE-DOWN IN ACCORDANCE WITH FRAMING TABLE. IF TIMBER SIZES OR TYPE ARE SUBSTITUTED TIE-DOWN DOES NOT COMPLY.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740-2010 'WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS'.



ROOF LEGEND

- DP DOWNPIPE
- SP DOWNPIPE SPREADER TO DIRECT WATER FROM GUTTER ONTO LOWER ROOF
- ← HP HIGH POINT
- RC RIDGE CAPPING
- VG VALLEY GUTTER

STORMWATER NOTES

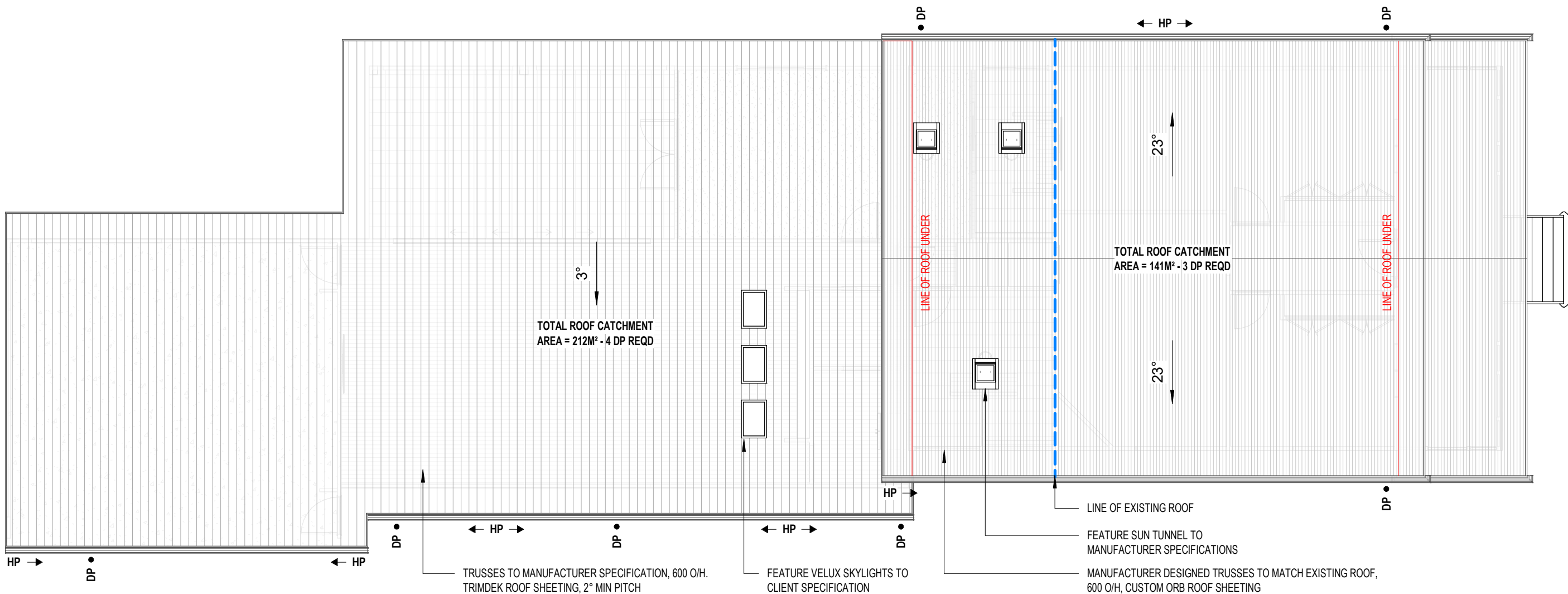
LOCATION:
TOOWOOMBA, QLD
5 MINUTE 5% ANNUAL EXCEEDANCE PROBABILITY: 212MM/H

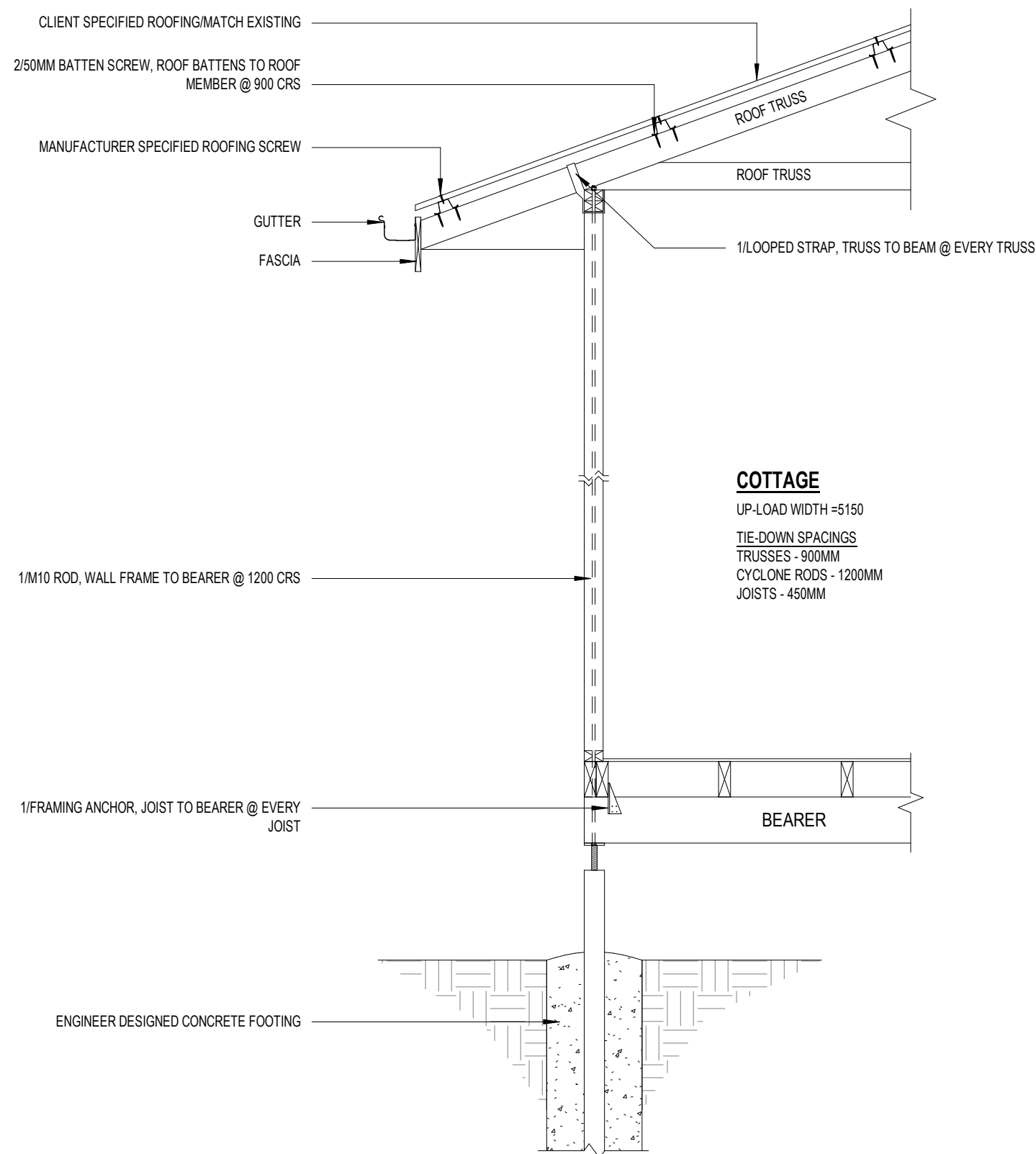
ROOF CATCHMENT AREA PER DOWNPIPE: 60m²
GUTTER SIZE: 150mm D GUTTER
DOWNPIPE SIZE: 90mm ROUND.

- BCA REQUIREMENTS:
- FOR ANY SKYLIGHTS, ROOF VENTS, SANITARY VENTS, CHIMNEYS OR THE LIKE, REFER TO PRODUCTS INSTALLATION MANUALS.
- GUTTERS:
- GUTTERS MUST BE INSTALLED WITH A FALL OF NOT LESS THAN:
1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS; AND
1:100 FOR BOX GUTTERS.
 - EAVES GUTTERS MUST BE SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS AND AT NOT MORE THAN 1.2m CENTRES.
 - VALLEY GUTTERS ON A ROOF WITH A PITCH:
MORE THAN 12.5° - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND BE WIDE ENOUGH TO ALLOW THE ROOF COVERING TO OVERHANG NOT LESS THAN 150mm EACH SIDE OF THE GUTTER; OR
NOT MORE THAN 12.5° - MUST BE DESIGNED AS A BOX GUTTER.

- DOWNPIPES:
- MUST BE SECURELY FIXED TO WALLS/POSTS.
 - THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m.
 - DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPES ARE MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE.
 - WHERE HIGH FRONT GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW FROM FLOWING BACK INTO THE ROOF OR BUILDING STRUCTURE BY INSTALLING SLOTTED GUTTERS OF THE LIKE.

NOTE:
IF THIS DOWNPIPE ARRANGEMENT IS MODIFIED ON SITE, IT MUST CONFORM WITH THE QDC MP4.2 AND THE NCC 2022 PART H2D6.





TIE-DOWN TABLE - N3

ROOF BATTENS (GENERAL AREA) TO ROOF MEMBER (JD4):

TOTAL UPLIFT FORCE REQUIRED = 1.2KN TABLE 9.14.
 UPLIFT CAPACITY ACHIEVED = 6.0KN TABLE 9.25(D).
 REQUIRE: 2/TYPE14 SCREW, 50MM LONG (FOR METAL BATTENS).

ROOF BATTENS (EDGES) TO ROOF MEMBER (JD4):

TOTAL UPLIFT FORCE REQUIRED = 2.3KN TABLE 9.14.
 UPLIFT CAPACITY ACHIEVED = 6.0KN TABLE 9.25(D).
 REQUIRE: 2/TYPE14 SCREW, 50MM LONG (FOR METAL BATTENS).

ROOF MEMBER TO TOP PLATE/WALL FRAME (JD4):

TOTAL UPLIFT FORCE REQUIRED = 6.1KN TABLE 9.13.
 UPLIFT CAPACITY ACHIEVED = 13KN TABLE 9.21(E).
 REQUIRE: 1/30 X 0.8MM G.I. LOOPED STRAP, 4/2.8MM Ø NAILS EACH END.

WALL FRAME TO FLOOR JOIST/SLAB (JD4):

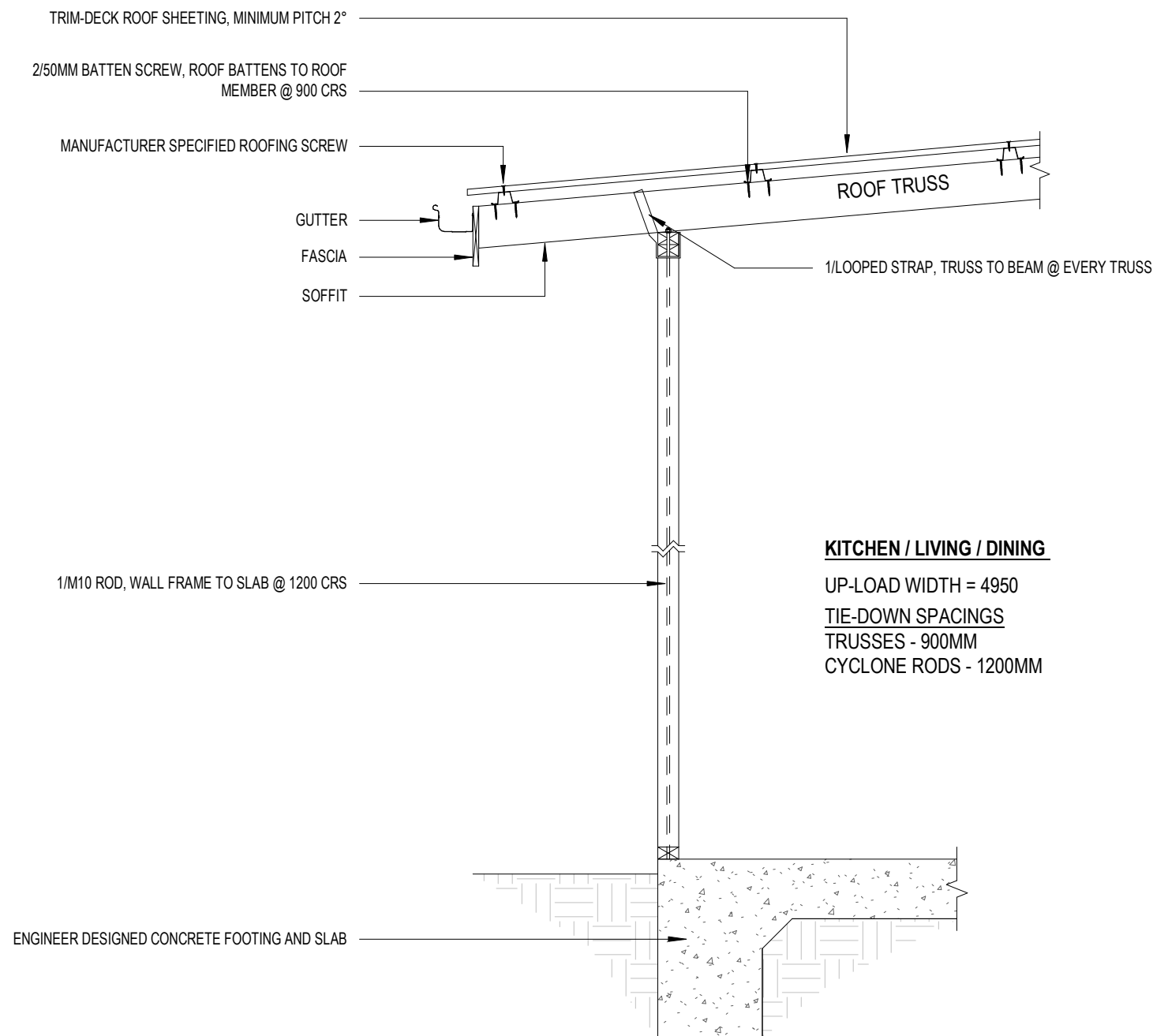
TOTAL UPLIFT FORCE REQUIRED = 8.1KN TABLE 9.13.
 UPLIFT CAPACITY ACHIEVED = 15KN TABLE 9.19(F).
 REQUIRE: 1/M10 ROD, 38 X 38 X 2.0MM WASHERS.

FLOOR JOIST TO BEARER (J3/JD4):

TOTAL UPLIFT FORCE REQUIRED = 3.1KN TABLE 9.10.
 UPLIFT CAPACITY ACHIEVED = 3.5KN TABLE 9.17(D).
 REQUIRE: 1/FRAMING ANCHOR, 4/2.8MM Ø NAILS EACH END.

BEARER TO STUMP (J3):

REFER TO ENGINEERS DETAILS.



TIE-DOWN TABLE - N3

ROOF BATTENS (GENERAL AREA) TO ROOF MEMBER (JD4):

TOTAL UPLIFT FORCE REQUIRED = 1.2KN TABLE 9.14.
 UPLIFT CAPACITY ACHIEVED = 6.0KN TABLE 9.25(D).
 REQUIRE: 2/TYPE14 SCREW, 50MM LONG (FOR METAL BATTENS).

ROOF BATTENS (EDGES) TO ROOF MEMBER (JD4):

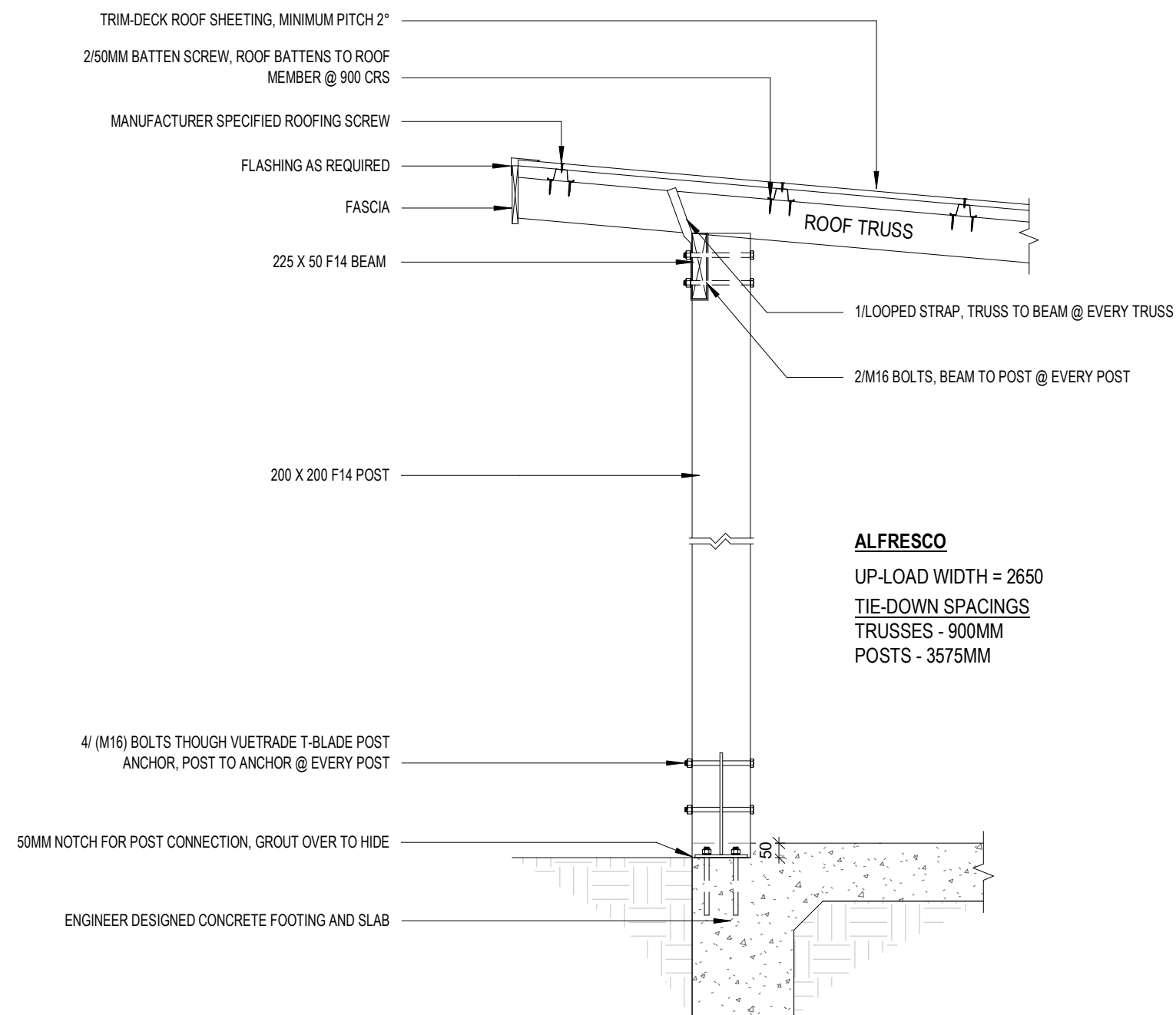
TOTAL UPLIFT FORCE REQUIRED = 2.3KN TABLE 9.14.
 UPLIFT CAPACITY ACHIEVED = 6.0KN TABLE 9.25(D).
 REQUIRE: 2/TYPE14 SCREW, 50MM LONG (FOR METAL BATTENS).

ROOF MEMBER TO TOP PLATE/WALL FRAME (JD4):

TOTAL UPLIFT FORCE REQUIRED = 5.8KN TABLE 9.13.
 UPLIFT CAPACITY ACHIEVED = 13KN TABLE 9.21(E).
 REQUIRE: 1/30 X 0.8MM G.I. LOOPE STRAP, 4/2.8MM Ø NAILS EACH END.

WALL FRAME TO SLAB (JD4):

TOTAL UPLIFT FORCE REQUIRED = 7.8KN TABLE 9.13.
 UPLIFT CAPACITY ACHIEVED = 15KN TABLE 9.19(F).
 REQUIRE: 1/M10 ROD, 38 X 38 X 2.0MM WASHERS.



TIE-DOWN TABLE - N3

ROOF BATTENS (GENERAL AREA) TO ROOF MEMBER (JD4):

TOTAL UPLIFT FORCE REQUIRED = 1.2KN TABLE 9.14.
 UPLIFT CAPACITY ACHIEVED = 6.0KN TABLE 9.25(D).
 REQUIRE: 2/TYPE14 SCREW, 50MM LONG (FOR METAL BATTENS).

ROOF BATTENS (EDGES) TO ROOF MEMBER (JD4):

TOTAL UPLIFT FORCE REQUIRED = 2.3KN TABLE 9.14.
 UPLIFT CAPACITY ACHIEVED = 6.0KN TABLE 9.25(D).
 REQUIRE: 2/TYPE14 SCREW, 50MM LONG (FOR METAL BATTENS).

ROOF MEMBER TO BEAM (JD4):

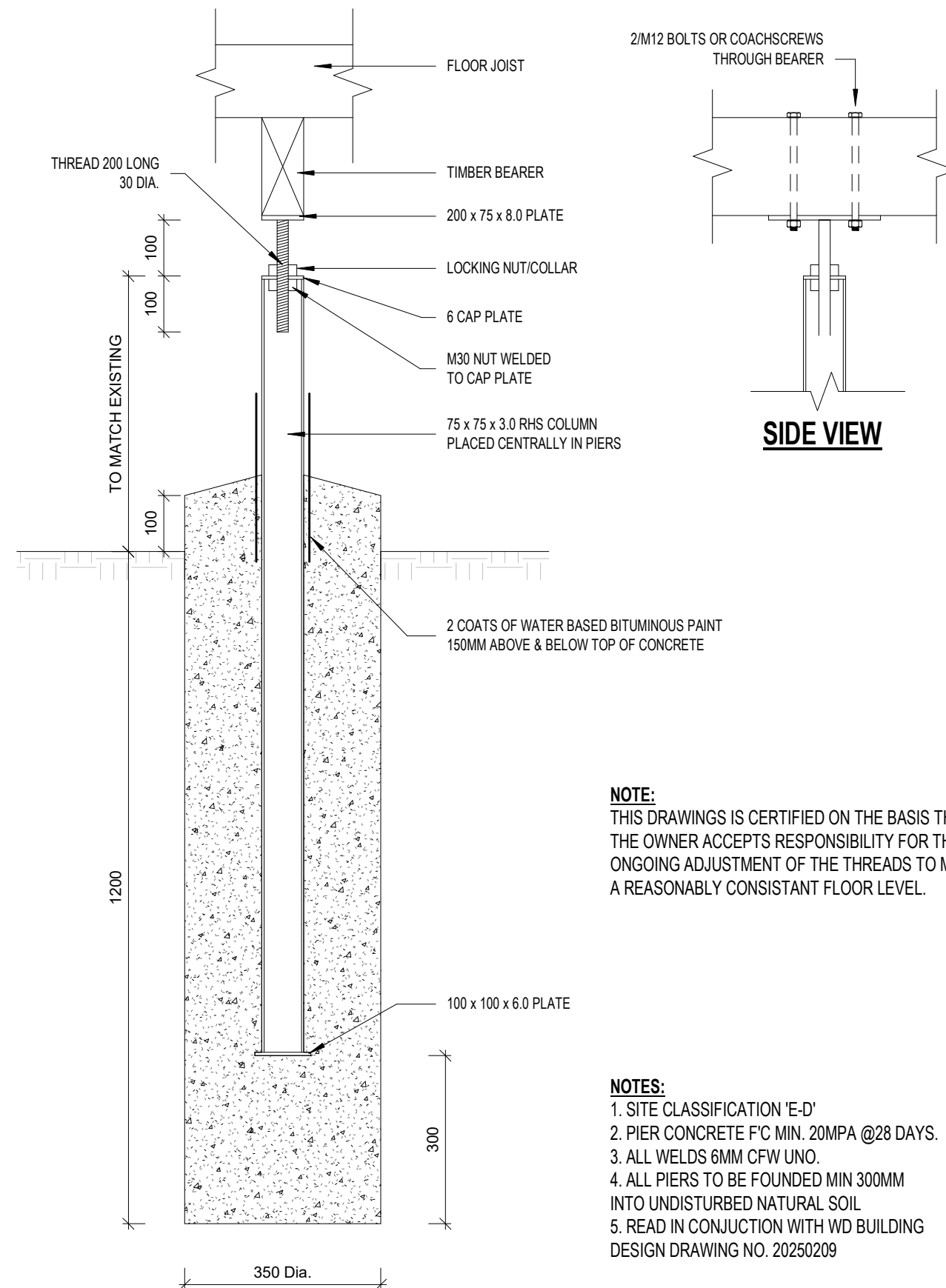
TOTAL UPLIFT FORCE REQUIRED = 3.1KN TABLE 9.13.
 UPLIFT CAPACITY ACHIEVED = 13KN TABLE 9.21(E).
 REQUIRE: 1/30 X 0.8MM G.I. LOOPED STRAP, 4/2.8MM Ø NAILS EACH END.

BEAM TO POST (JD4):

TOTAL UPLIFT FORCE REQUIRED = 12.2KN TABLE 9.13.
 UPLIFT CAPACITY ACHIEVED = 14.0KN TABLE 9.20(I).
 REQUIRE: 2/M16 BOLTS.

POST TO SLAB (J3/JD4):

TOTAL UPLIFT FORCE REQUIRED = 9.5KN TABLE 9.13.
 UPLIFT CAPACITY ACHIEVED = 57KN AS PER MANUFACTURES SPECIFICATION
 REQUIRE: 4/(M16) BOLTS THROUGH VUETRADE T-BLADE POST ANCHOR



NOTE:

THIS DRAWINGS IS CERTIFIED ON THE BASIS THAT THE OWNER ACCEPTS RESPONSIBILITY FOR THE ONGOING ADJUSTMENT OF THE THREADS TO MAINTAIN A REASONABLY CONSISTANT FLOOR LEVEL.

NOTES:

1. SITE CLASSIFICATION 'E-D'
2. PIER CONCRETE F'C MIN. 20MPA @28 DAYS.
3. ALL WELDS 6MM CFW UNO.
4. ALL PIERS TO BE FOUNDED MIN 300MM INTO UNDISTURBED NATURAL SOIL
5. READ IN CONJUNCTION WITH WD BUILDING DESIGN DRAWING NO. 20250209

LIVABLE HOUSING DESIGN STANDARDS

1.1 - STEP-FREE ACCESS PATH

A CONTINUOUS PATH TO A DWELLING ENTRANCE MUST BE PROVIDED FROM EITHER:

- THE PEDESTRIAN ENTRY AT THE BOUNDARY,
- THE ASSOCIATED GARAGE OR CARPORT,
- OR A CAR PARKING SPACE ON THE ALLOTMENT, FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THAT DWELLING.

ACCESS FOR THE ABOVE MUST BE VIA A PATHWAY THAT:

- HAS NO STEPS
- IS A MINIMUM 1000MM WIDE
- HAS A MAXIMUM CROSSFALL OF 1:40
- HAS A MAXIMUM GRADIENT OF 1:14 IN THE DIRECTION OF TRAVEL.

ANY GATES ALONG THE PATH MUST HAVE A MINIMUM CLEAR OPENING OF 820MM.

FOR ALL RAMPS ALONG THE PATH:

- 1000MM MINIMUM WIDTH MUST BE MAINTAINED BETWEEN HANDRAILS,
- RAMPS MUST BEGIN AND END WITH A LEVEL LANDING MIN 1200MM LONG,
- 1:14 RAMPS MAY BE NO MORE THAN 9M LONG,
- 1:20 RAMPS MAY BE NO MORE THAN 15M LONG.

AN ACCESS PATH MAY ALSO INCORPORATE ONE (1) STEP RAMP OF GRADIENT 1:10:

- 1:10 RAMPS MAY BE NO MORE THAN 1.90M LONG.

A STEP-FREE ACCESS PATH NEED NOT BE PROVIDED IF:

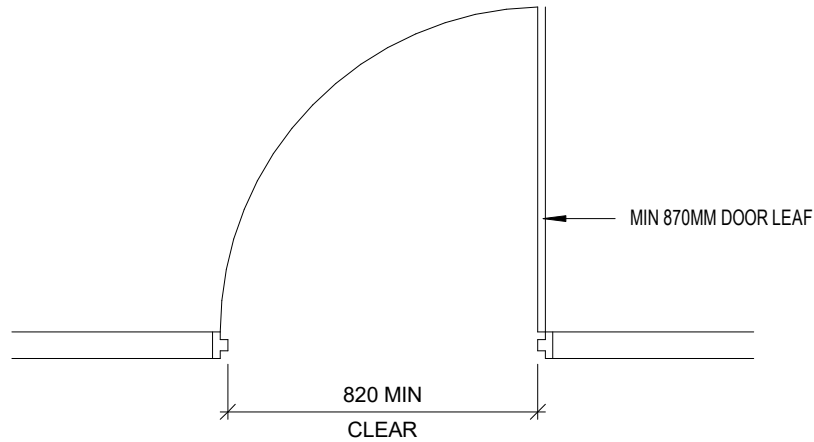
- THE AVERAGE SLOPE OF THE GROUND EXCEEDS 1:14,
- THERE IS INSUFFICIENT ROOM ON THE SITE FOR A RAMP OF THE ABOVE GRADIENT.

1.2 - PARKING SPACE FORMING STEP-FREE ACCESS PATH

WHERE ONE OR MORE CAR PARKING SPACES ARE CONNECTED TO THE ABOVE ACCESS PATH, AT LEAST ONE OF THE CAR PARKING SPACES MUST HAVE A MINIMUM DIMENSIONS OF 3200MM WIDE X 5400MM LONG.

2.1 - CLEAR OPENING WIDTH

AT LEAST ONE ENTRANCE DOOR TO THE DWELLING MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM.



2.2 - THRESHOLD

THE THRESHOLD OF THE ENTRANCE DOOR ABOVE MUST EITHER:

- BE LEVEL,
- HAVE A ROUNDED OR BEVELLED LIP IF THE SILL HEIGHT IS 5MM OR LESS,
- HAVE A FULL WIDTH, MAX 1:8 RAMP NO DEEPER THAN THE DOOR JAMB

WHERE THE ENTRANCE DOOR IS EXTERNAL AND CANNOT BE MADE WEATHERPROOF PER THE ABOVE, IT MUST INSTEAD:

- HAVE NO LIP GREATER THAN 15MM WITHIN THE SILL PROFILE, AND
- HAVE NO MORE THAN 5MM DIFFERENCE BETWEEN THE SILL AND FINISHED SURFACE BELOW.

2.3 - LANDING AREA

THE ENTRANCE DOOR ABOVE MUST HAVE A 1200MM X 1200MM CLEARANCE ON THE EXTERNAL SIDE THAT IS BOTH UNOBSTRUCTED AND LEVEL.

2.4 - WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE

WEATHERPROOFING MUST BE PROVIDED TO AN EXTERNAL STEP FREE ENTRANCE IN ACCORDANCE WITH ANY OF THE FOLLOWING:

- FOR IMPERMEABLE SURFACES, A CHANNEL DRAIN FOR THE WIDTH OF THE ENTRANCE,
- FOR RAISED PERMEABLE SURFACES (E.G. DECKING), A DRAINAGE SURFACE BELOW AND MAXIMUM 8MM DRAINAGE GAPS,
- A ROOF COVERING MINIMUM 1200MM X 1200MM, WHERE THE COVERED AREA IS PROVIDED A FALL AWAY FROM THE BUILDING NOT MORE THAN 1:40.

3.1 - CLEAR OPENING WIDTH

THE FOLLOWING INTERNAL DOORWAYS MUST HAVE A MINIMUM CLEAR WIDTH OF 820MM:

- HABITABLE ROOMS AND LAUNDRIES ON THE ENTRY LEVEL,
- ATTACHED GARAGES OR CARPORTS FORMING AN ACCESS PATH PER CLAUSE 1.1,
- ANY SANITARY COMPARTMENT COMPLYING WITH PARTS 4 & 6,
- ANY ROOM CONTAINING A SHOWER COMPLYING WITH PARTS 5 & 6,
- A DOORWAY IN A PATH OF TRAVEL TO ANY OF THE ABOVE.

3.2 - THRESHOLD

THE THRESHOLD OF ANY DOORWAY MENTIONED ABOVE MUST:

- BE LEVEL,
- HAVE A ROUNDED OR BEVELLED LIP IF THE SILL HEIGHT IS 5MM OR LESS,
- HAVE A FULL WIDTH, MAX 1:8 RAMP NO DEEPER THAN THE DOOR JAMB.

3.3 - CORRIDOR WIDTH

THE WIDTH OF INTERNAL HALLWAYS LEADING TO ANY DOORWAY MENTIONED ABOVE MUST HAVE A MINIMUM CLEAR WIDTH OF 1000MM, MEASURED BETWEEN FINISHED SURFACES OF OPPOSING WALLS.

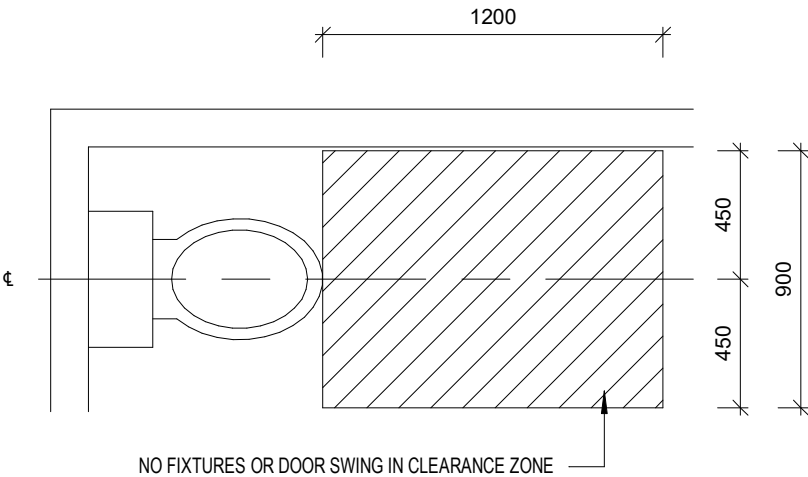
4.1 & 4.2 - SANITARY COMPARTMENT CIRCULATION SPACE

THERE MUST BE AT LEAST ONE SANITARY COMPARTMENT (ROOM CONTAINING A TOILET) ON THE ENTRY LEVEL OF A DWELLING.

A TOILET PAN IN THE ABOVE SANITARY COMPARTMENT MUST HAVE AN UNOBSTRUCTED CIRCULATION SPACE PROVIDED FROM THE FRONT EDGE OF THE TOILET PAN, MINIMUM 900MM WIDE X 1200MM LONG, FOLLOWING THE CENTRELINE OF THE TOILET PAN NORMAL TO THE FRONT FACE OF THE CISTERN.

FIXED OBSTRUCTIONS SUCH AS BASINS AND VANITIES MUST NOT OCCUPY THIS SPACE. DOORS MAY NOT SWING INTO THIS CIRCULATION SPACE.

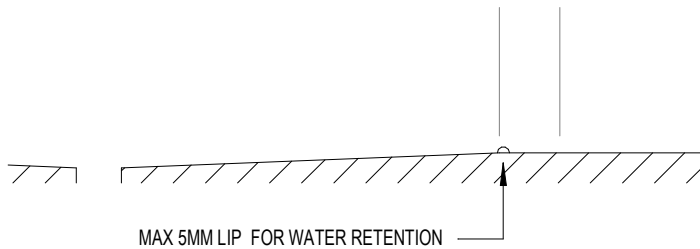
TOILET ROLL HOLDERS, SKIRTING BOARDS, DOOR STOPS AND RAILS MAY OCCUPY THIS SPACE.



5.1 & 5.2 - STEP-FREE SHOWER

THERE MUST BE AT LEAST ONE SHOWER IN A DWELLING WITH BOTH A HOBLESS AND STEP-FREE ENTRY.

A LIP OF 5MM OR LESS MAY BE PROVIDED FOR WATER RETENTION PURPOSES.



6.1 & 6.2 - CONSTRUCTION OF REINFORCEMENT

REINFORCING MUST BE PROVIDED TO WALLS SURROUNDING A FIXED BATH PER FIGURE 6.2A OR 6.2B.

REINFORCING MUST BE PROVIDED TO STEP-FREE SHOWER WALLS PER FIGURE 6.2C OR 6.2D.

WHERE THE AVAILABLE PORTION OF EITHER WALL ABOVE IS NARROWER THAN THE WIDTH REQUIRED TO BE REINFORCED, ONLY THE AVAILABLE WIDTH OF WALL NEED BE REINFORCED.

REINFORCING MUST BE PROVIDED TO WALLS ADJACENT TO AND WITHIN 460MM OF THE CENTRELINE OF A TOILET PAN PER FIGURE 6.2E. IF A DOOR OR WINDOWSILL ENCROACHES ON THIS AREA, OR NO WALL IS WITHIN 460MM, REINFORCING MUST BE PROVIDED PER FIGURE 6.2F OR 6.2G.

REINFORCING MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:

- MINIMUM 12MM THICK STRUCTURAL PLYWOOD,
- MINIMUM 25MM THICK TIMBER NOGGINGS,
- LIGHT GAUGE STEEL FRAMING NOGGINGS OR METAL PLATE PER NASH STANDARD.

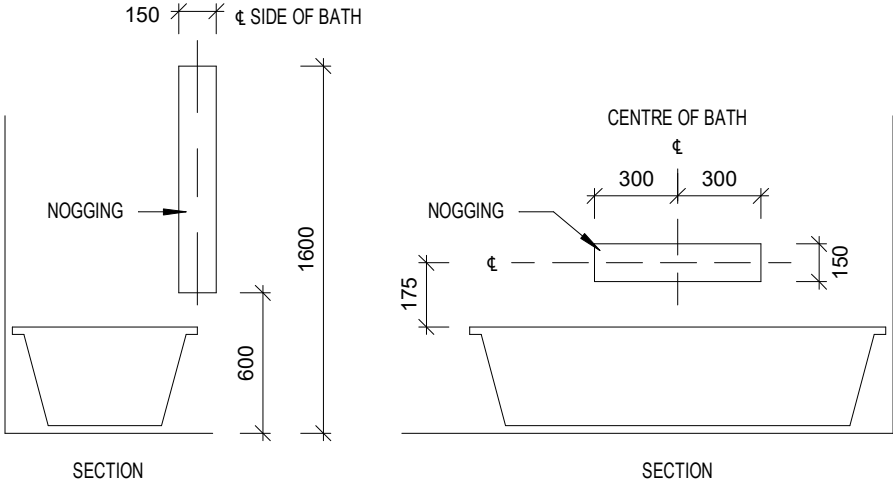


FIGURE 6.2A - LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH

TAPS, BATH NICHES, SOAP HOLDERS AND THE LIKE MAY BE WITHIN THESE DESIGNATED POSITIONS.

WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSUMED HEIGHT OF 500MM MAY BE USED TO DETERMINE THE LOCATION OF WALL REINFORCING.

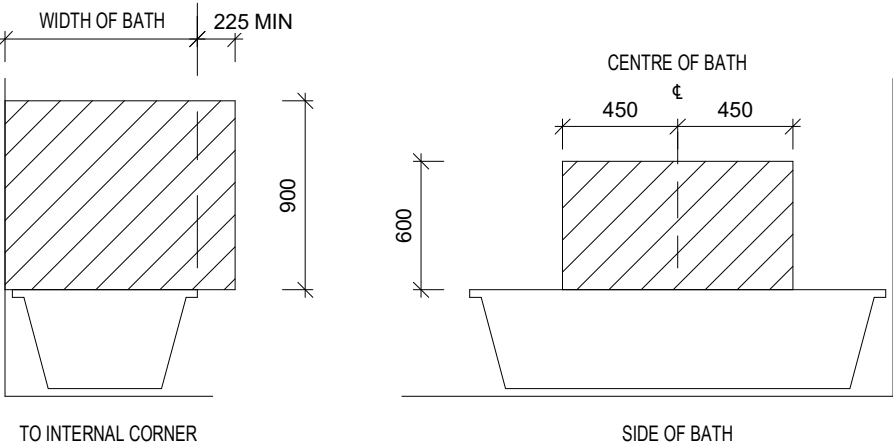


FIGURE 6.2B - LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

TAPS, BATH NICHES, SOAP HOLDERS AND THE LIKE MAY BE WITHIN THESE DESIGNATED POSITIONS.

WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSUMED HEIGHT OF 500MM MAY BE USED TO DETERMINE THE LOCATION OF WALL REINFORCING.

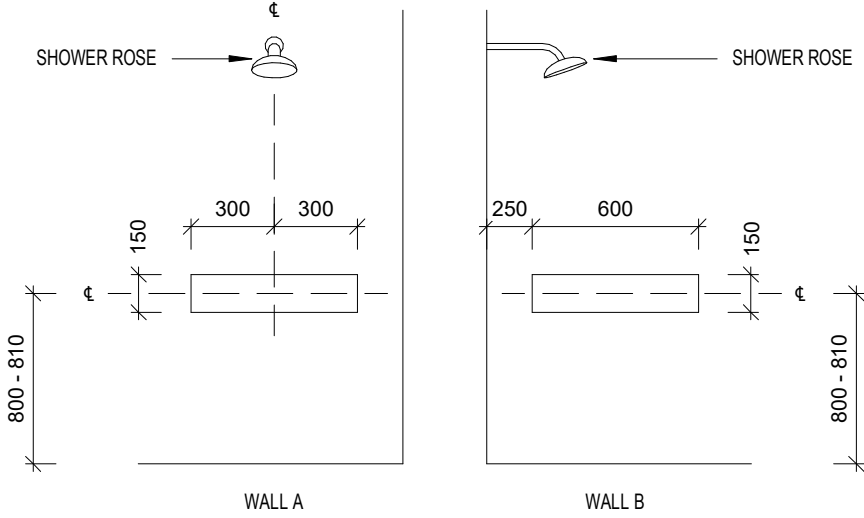


FIGURE 6.2C - LOCATION OF NOGGINGS FOR SHOWER WALLS

TAPS, BATH NICHES, SOAP HOLDERS AND THE LIKE MAY BE WITHIN THESE DESIGNATED POSITIONS.

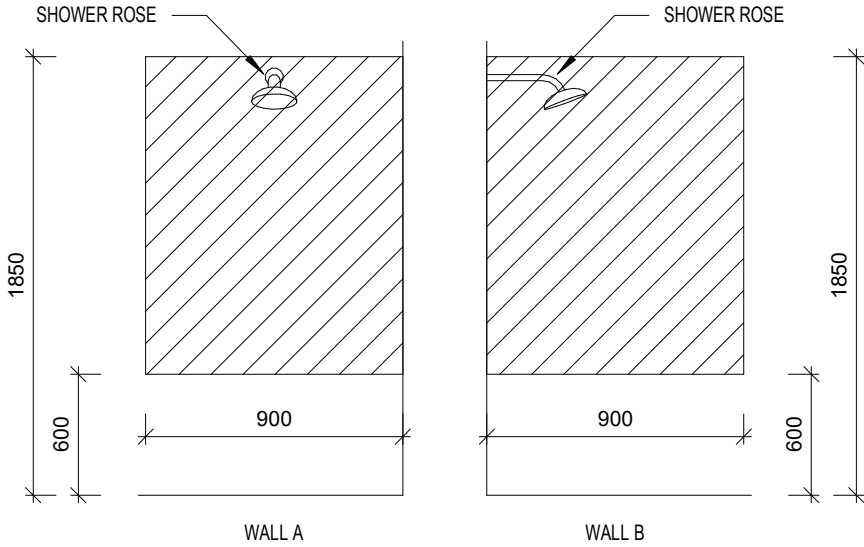


FIGURE 6.2D - LOCATION OF SHEETING FOR SHOWER WALLS

TAPS, BATH NICHES, SOAP HOLDERS AND THE LIKE MAY BE WITHIN THESE DESIGNATED POSITIONS.

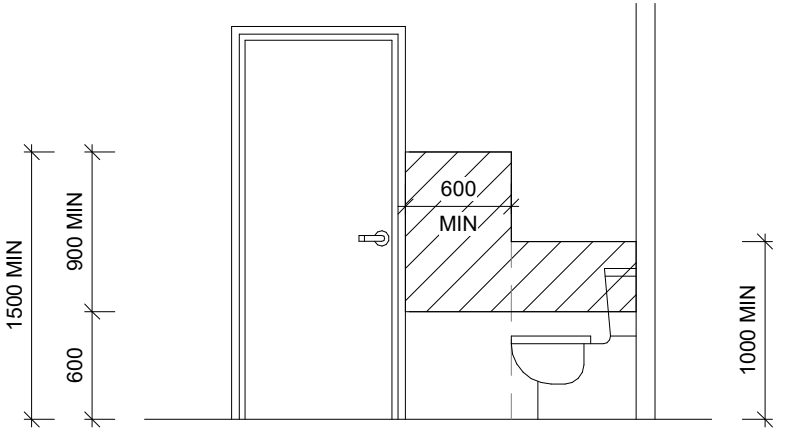


FIGURE 6.2E - LOCATION OF SHEETING FOR A WALL ADJACENT TO TOILET PAN

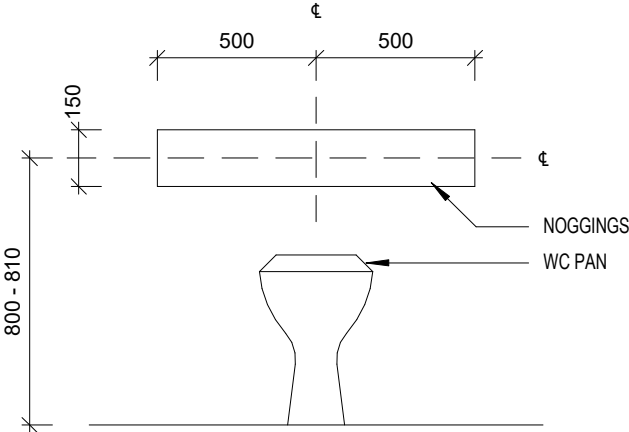


FIGURE 6.2F - LOCATION OF NOGGINGS FOR A WALL BEHIND A TOILET PAN

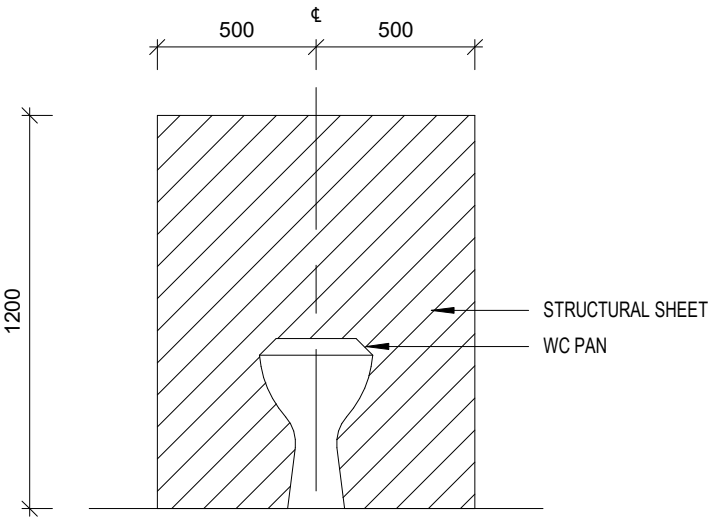
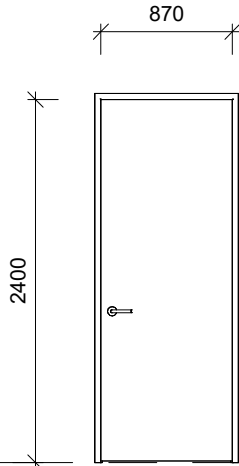
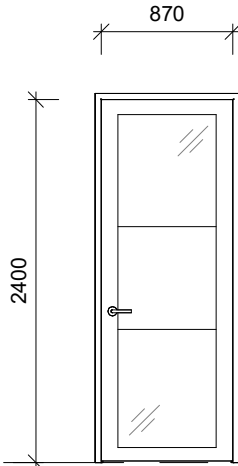
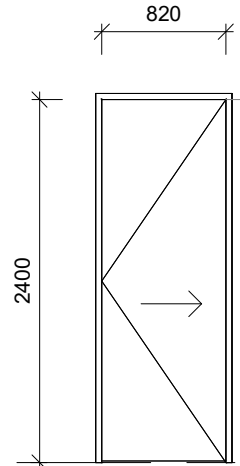
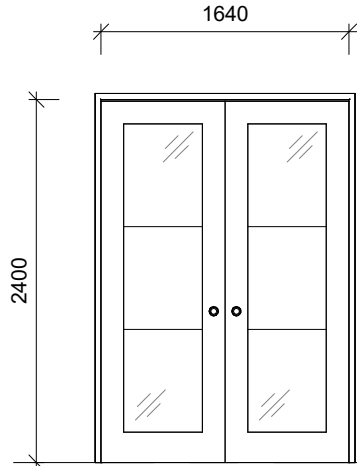
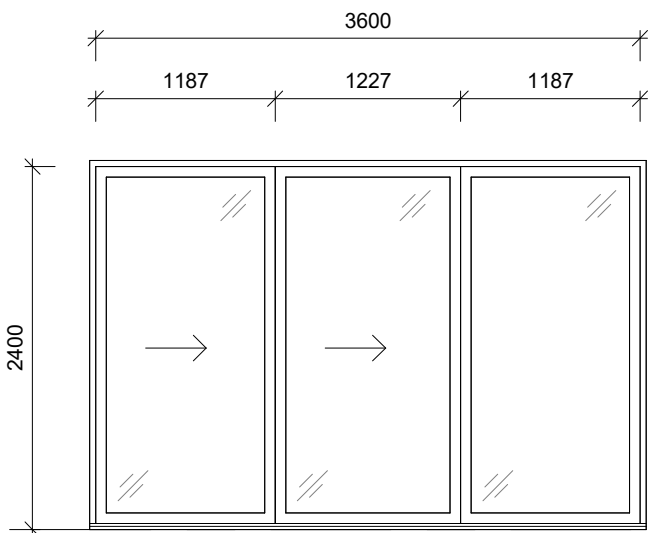
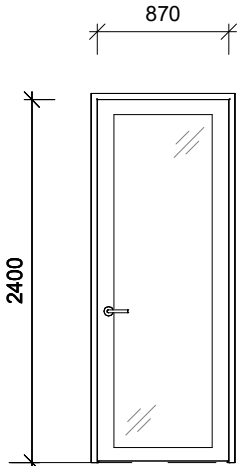
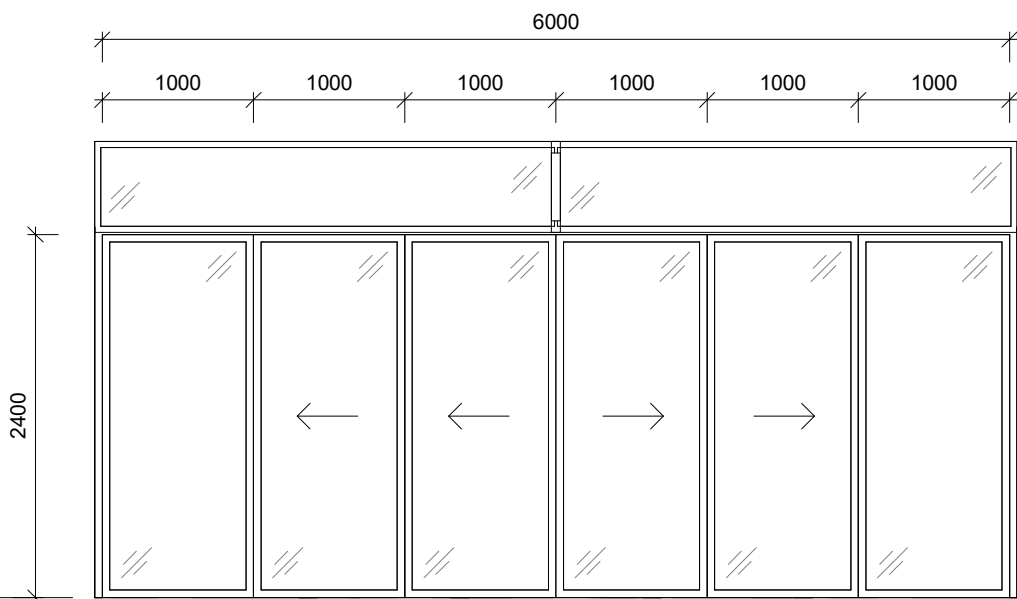
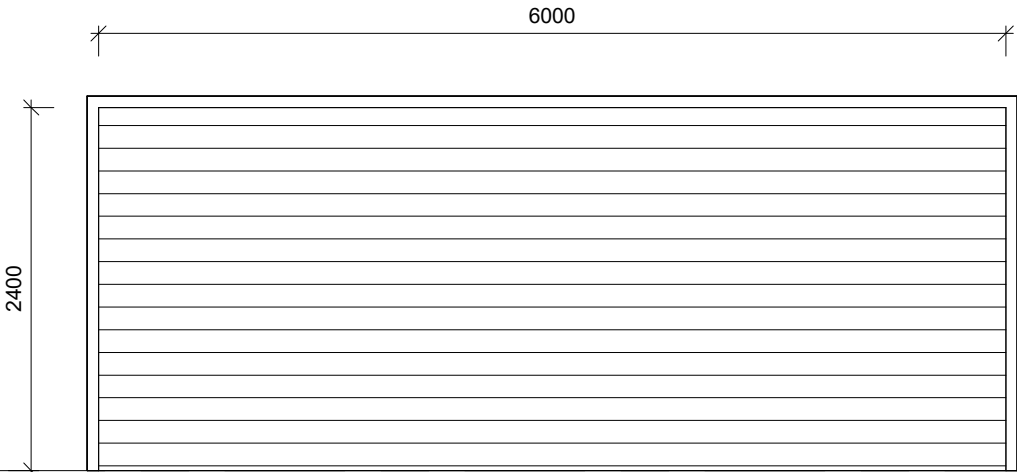
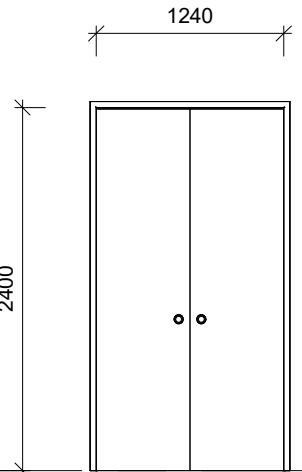
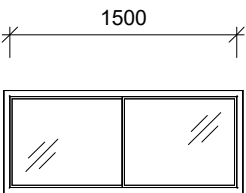
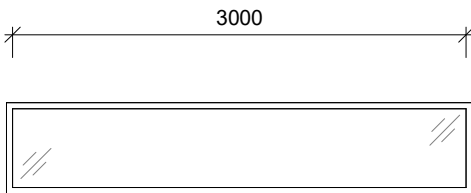
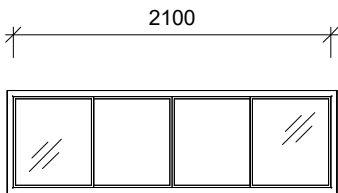
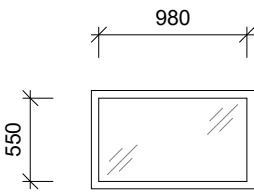


FIGURE 6.2G - LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN

											
DETAIL:	D01, D03, D10	DETAIL:	D02	DETAIL:	D04, D05	DETAIL:	D06	DETAIL:	D08, D09	DETAIL:	D11
DESCRIPTION:	35MM EDW-V4P	DESCRIPTION:	SINGLE FRENCE DOOR	DESCRIPTION:	35MM EDW-V4P	DESCRIPTION:	820 DOUBLE FRENCE DOOR	DESCRIPTION:	ALUMINIUM SLIDING GLASS DOOR	DESCRIPTION:	SINGLE GLASS DOOR
OPERATION:	SWING	OPERATION:	SWING	OPERATION:	CAVITY SLIDER	OPERATION:	SWING	OPERATION:	SLIDING - SSF	OPERATION:	SWING
FRAME TYPE:	TIMBER FRAME, PAINT TO CLIENT SPECIFICATION	FRAME TYPE:	ALUMINIUM POWDERCOAT TO CLIENT SPECIFICATION	FRAME TYPE:	TIMBER FRAME, PAINT TO CLIENT SPECIFICATION	FRAME TYPE:	ALUMINIUM POWDERCOAT TO CLIENT SPECIFICATION	FRAME TYPE:	ALUMINIUM POWDERCOAT TO CLIENT SPECIFICATION	FRAME TYPE:	ALUMINIUM POWDERCOAT TO CLIENT SPECIFICATION
LEVEL:	LOWER GROUND	LEVEL:	LOWER GROUND	LEVEL:	LOWER GROUND	LEVEL:	LOWER GROUND	LEVEL:	LOWER GROUND	LEVEL:	LOWER GROUND
COMMENTS:	EDWARDIAN-V	GLAZING:	REFER TO ENERGY EFFICIENCY REPORT	COMMENTS:	EDWARDIAN-V	GLAZING:	REFER TO ENERGY EFFICIENCY REPORT	COMMENTS:	DOUBLE GLAZED TO BE SPECIFIED	GLAZING:	REFER TO ENERGY EFFICIENCY REPORT
		COMMENTS:				COMMENTS:	REQUIRES WEATHER & VERMIN SEAL. TRACKTRIM (OR SIMILAR) PLASTER-IN CURTAIN TRACK FULL LENGTH OF MASTER BEDROOM WALL		BLIND CONCEALMENT BOXES TO BE INSTALLED AS PER MANUFACTURER	COMMENTS:	REQUIRES WEATHER & VERMIN SEAL.

					
DETAIL:	D07	DETAIL:	D12	DETAIL:	R01 - R04 (4)
DESCRIPTION:	ALUMINIUM SLIDING GLASS DOOR W/ HIGH SET WINDOWS	DESCRIPTION:	24-60 PANEL LIFT DOOR	DESCRIPTION:	35MM EDW-V4P
OPERATION:	SLIDING - FSSSSF	OPERATION:	PANEL LIFT	OPERATION:	SWING
FRAME TYPE:	ALUMINIUM POWDERCOAT TO CLIENT SPECIFICATION	FRAME TYPE:	ALUMINIUM POWDERCOAT TO CLIENT SPECIFICATION	FRAME TYPE:	TIMBER FRAME, PAINT TO CLIENT SPECIFICATION
LEVEL:	LOWER GROUND	LEVEL:	LOWER GROUND	LEVEL:	GROUND
GLAZING:	REFER TO ENERGY EFFICIENCY REPORT	COMMENTS:	REQUIRES WEATHER & VERMIN SEAL.	COMMENTS:	EDWARDIAN-V
COMMENTS:	DOUBLE GLAZED TO BE SPECIFIED				

							
DETAIL: DESCRIPTION: OPERATION: FRAME TYPE: LEVEL: GLAZING: COMMENTS:	W01, W07 06-15 SLIDING WINDOW ALUMINIUM FRAME, POWDERCOATED LOWER GROUND REFER TO ENERGY EFFICIENCY REPORT WINDOW SCREENS TO BE INSTALLED ON EXTERNAL FACE	DETAIL: DESCRIPTION: OPERATION: FRAME TYPE: LEVEL: GLAZING: COMMENTS:	W02-W05 (4) 06-30 FIXED WINDOW FIXED ALUMINIUM FRAME, POWDERCOATED LOWER GROUND REFER TO ENERGY EFFICIENCY REPORT FEATURE HIGH SET WINDOWS REFER TO ELEVATIONS	DETAIL: DESCRIPTION: OPERATION: FRAME TYPE: LEVEL: GLAZING: COMMENTS:	W06 06-21 SLIDING WINDOW SLIDING WINDOW ALUMINIUM FRAME, POWDERCOATED LOWER GROUND REFER TO ENERGY EFFICIENCY REPORT WINDOW SCREENS TO BE INSTALLED ON EXTERNAL FACE	DETAIL: DESCRIPTION: OPERATION: FRAME TYPE: LEVEL: GLAZING: COMMENTS:	SKL 06-09 FIXED SKYLIGHT FIXED ALUMINIUM FRAME, POWDERCOATED LOWER GROUND REFER TO ENERGY EFFICIENCY REPORT REFER TO MANUFACTURER DETAILS FOR INSTALLATION SPECIFICATIONS VELUX HONEYCOMB BLACK OUT BLINDS TO MANUFACTURER

