

GENERAL NOTES

- * This building is to be constructed in accordance with the Building Act 1975 - 1991, the Building Code of Australia 1996, Queensland Development Code and all-relevant Australian Standard Codes
- * The responsibility of the setout of the building is that of the builder. If a discrepancy is found, a registered surveyor shall be commissioned to clarify allotment boundaries and building setout
- * All dimensions and levels must be checked prior to commencement of the works. DO NOT SCALE DRAWINGS
- * Prefabricate wall frames are NOT to be used on this project. Prefabricated wall frames will be rejected. No responsibility for accuracy of frames (if used) from documents supplied will be taken
- * Timber framing to be in general accordance with AS1648.1

Building Code of Australia - Class 1x1a

- * W.C Doors to comply with part 3.8.3.3 -Vol 2 of the B.C.A.
- * Wet areas to comply with part 3.8.1 -Vol 2 of the B.C.A
- * Handrails and Balustrades to comply with part 3.9.2 -Vol 2 of the B.C.A
- * Stairs to comply with part 3.9.1 -Vol 2 of the B.C.A.
- * All gutters to discharge to 90mm downpipes with reticulation to street kerb and channel Downpipes to be located at 12m maximum spacings
- * NEW H.W.U's to be fitted with temperature limiting valves. Existing hot water units without T.L.V are to have mixing valves at all new bathroom fixtures.

Termite Control

- * Protection of building from sub-terrain termites to be in accordance with AS3660.1-2000.
- * Contractor to provide readily identifiable label in meter box indicating protection used and required maintenance periods by proprietor. Contractor to provide certificate of installation to proprietor upon completion of the works
- * Visual inspection to carport slabs, steel posts and timber posts in stirrups
- * Monolithic slab to with exposed concrete slab edge (100mm)
- * Localised protection to slab penetrations - TERMIMESH or approved similar

Energy Efficiency

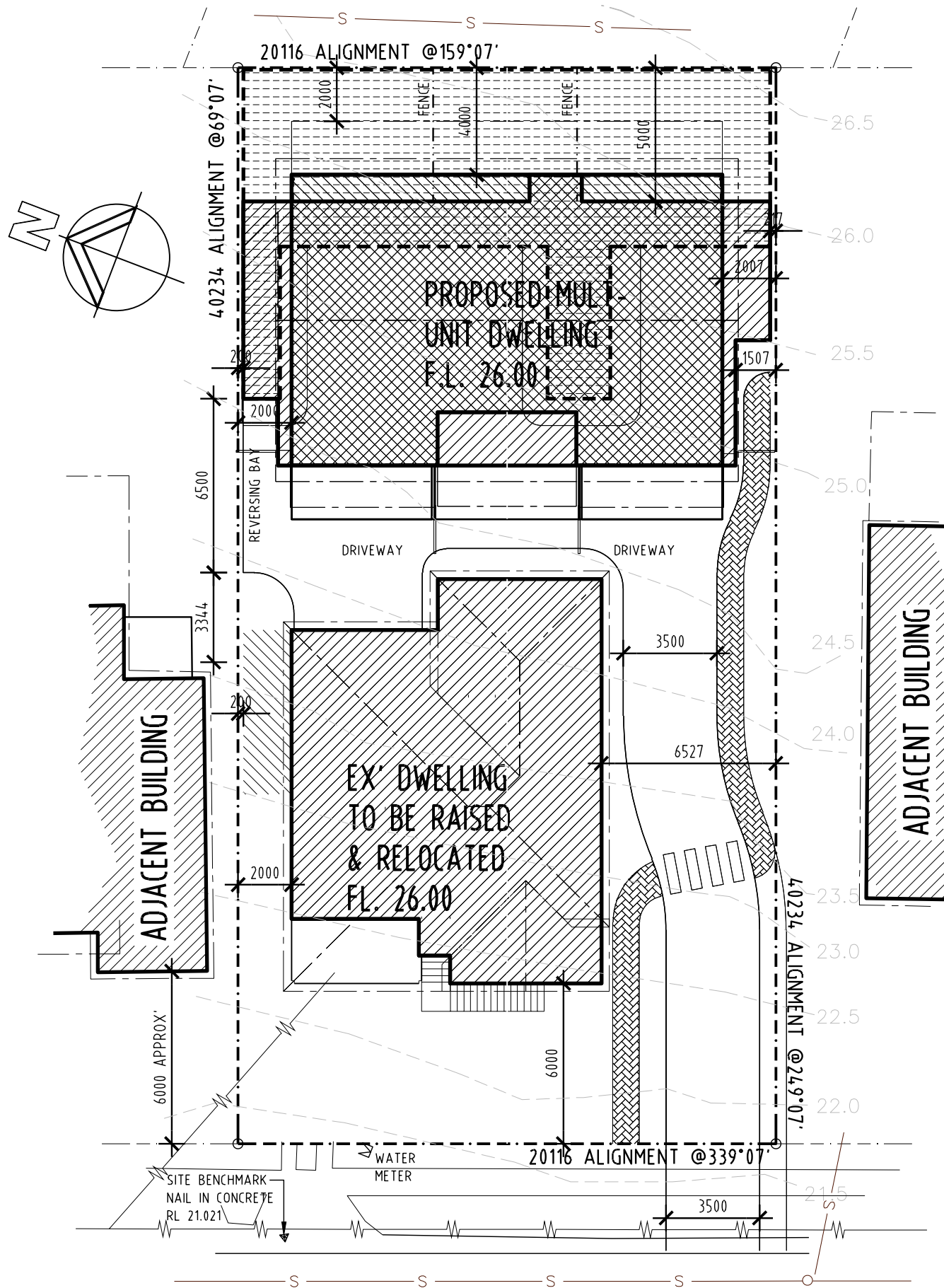
- * Construction to be as per Energy Efficiency Consultant report for all new works to achieve min. 6 star rating as required under the B.C.A
- * Min insulation requirements
Walls - R1.1 reflective foil sarking-Rhino Wrap Beathable sarking or similar. 50mm insulation to cavity
Ceiling - R2 bulk ceiling insulation
Roof - R2 reflective foil/fibreglass insulation building blanket

QDC Part MP4.1 - Sustainable Buildings

- * All shower roses to be AAA rated unless otherwise noted
- * Maximum water pressure to any fixture NOT to exceed 500KPa. Pressure to be confirmed on site and pressure limiting devices to be installed to achieve maximum pressure if required
- * All W.C cisterns to be 6\3 litre dual flush
- * Provide fluorescent or compact fluorescent lighting to Kitchen\Living and Dining to achieve minimum 40% energy efficient lighting as per QDC part MP4.2
- * Hot water unit to solar or heat pump with minimum 14 renewable energy certificates. Provide temperature limiting devices to all bathroom fixtures

QDC Part MP 4.2 - Water Saving Targets

- * Provide minimum 5000 litre rainwater tank as indicated on plans. Type of tank to be confirmed with proprietor.
- * Drain 50% of roof area to tank OR 100sq.m whichever is the lesser
- * Provide screened downpipe rainhead with min aperture of 4-6m to stop leaf catchment and vermin\mosquito screen to tank inlet
- * Provide a first flush device diverting a min of 15l
- * Plumb rainwater tank to all WC cisterns and cold water cock to washing machine
- * Pump to provide automatic switching to town supply upon depletion of tank supply - Davies "RAINBANK" or similar
- * External hose cocks (if installed) to be connected BEFORE switching device to avoid cock being supplied by town supply
- * Tank overflow to reticulate to street kerb and channel unless noted otherwise



PROPOSED SITE PLAN R A B Y R O A D

FLOOR AREA

	LIVING	DECK	GARAGE	SUB-TOTAL
UNIT 1	127.6	18.5	46.7	192.80
UNIT 2	110.6	21.2	37	168.80
UNIT 3	131.2	18.5	46.6	196.30
TOTAL	369.40	58.20	130.30	557.90

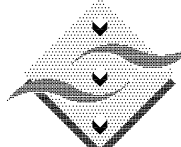
SITE AREA: 810 SQ.M
 SITE COVER= (152.1+ 203.9) / 810x 100%= 43.9% (EXC. DECK)

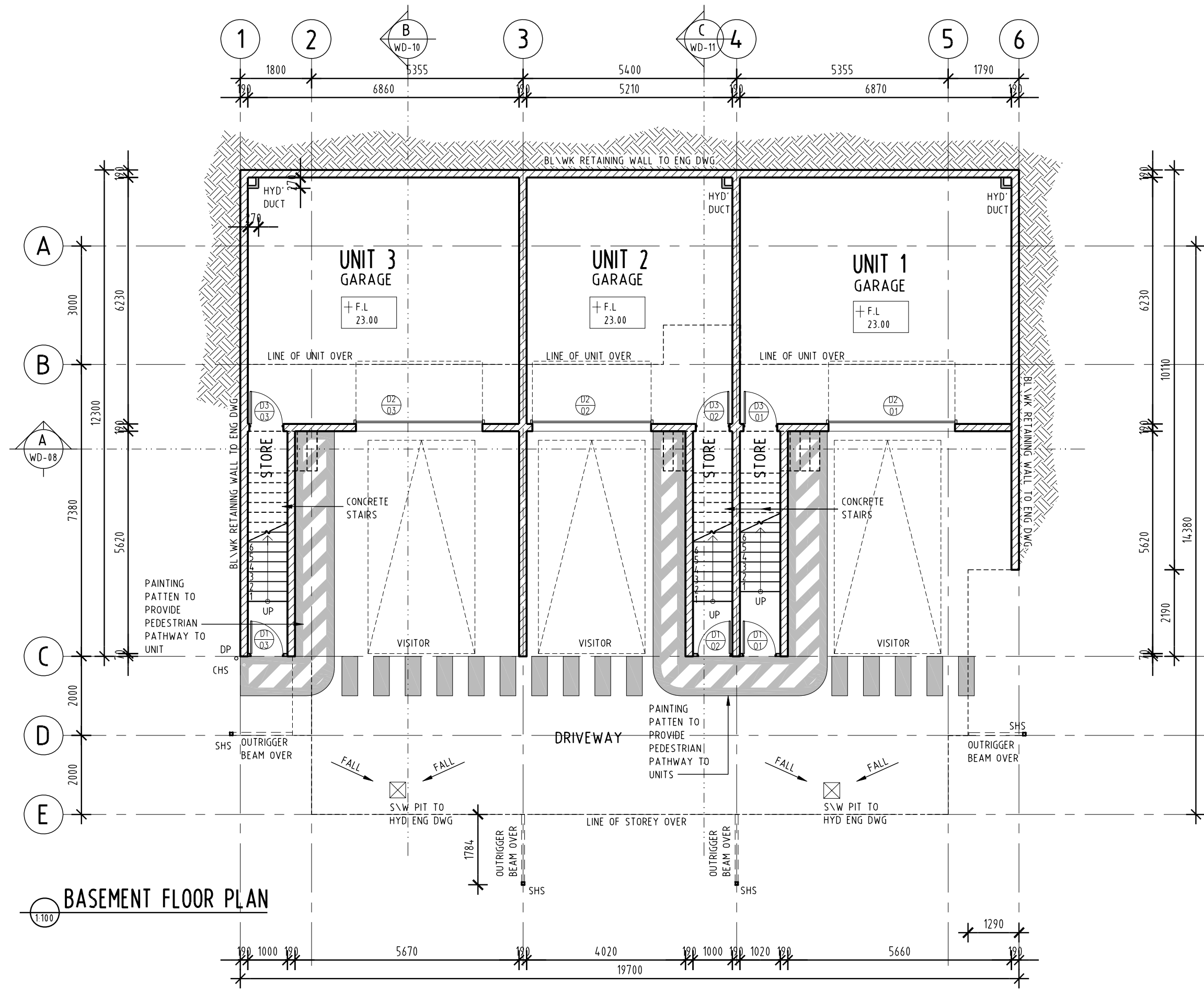
R.P DESCRIPTION

LOT 6 & 7 ON RP12969
 PARISH OF BULIMBA
 COUNTY OF STANLEY





SITE AREA: 810 SQ.M
 LOCAL AUTHORITY: BCC
 ZONING: LMR

BUILDING APPLICATION ISSUE

Project: NEW UNITS	Figured dimensions to be taken in preference to those scaled. Contractors to verify all dimensions on site before commencing any work or making any shop drawings	NOT FOR TENDER NOT FOR CONSTRUCTION	 Vision 1 Architects Craig A Stack B.App.Sc B.E B.Arch ARAIA Reg. No 2850 257 Oxley Avenue Margate Q 4019 P.O Box 216 Margate Q 4019 Ph (07) 3889 3811 Fax (07) 3889 3813	Drawing PROPOSED SITE PLAN	
Client: A. & C. AIPLE				Date 04-10-11	Drawn KC
Address: 53 RABY RD, COORPAROO	All rights reserved, no part of these documents shall be reproduced without prior permission of Vision 1 Pty. Ltd.			Scale 1:200	Issue B
				Dwg. No. WD-01	Job No. 11-45



LEGEND

-  190 THICK CONCRETE BLOCK MASONRY WALL
-  BORAL "50TP1313" PARTI WALL SYSTEM OR APPROVED SIMILAR
-  TIMBER FRAMED PARTITIONS WITH 10mm PL\BD WALL SHEETING BOTH SIDES U.N.O. NOMINAL FRAME 70mm
-  INTERCONNECTED HARDWIRED SMOKE ALARMS

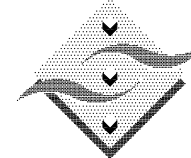
ABBREVIATIONS

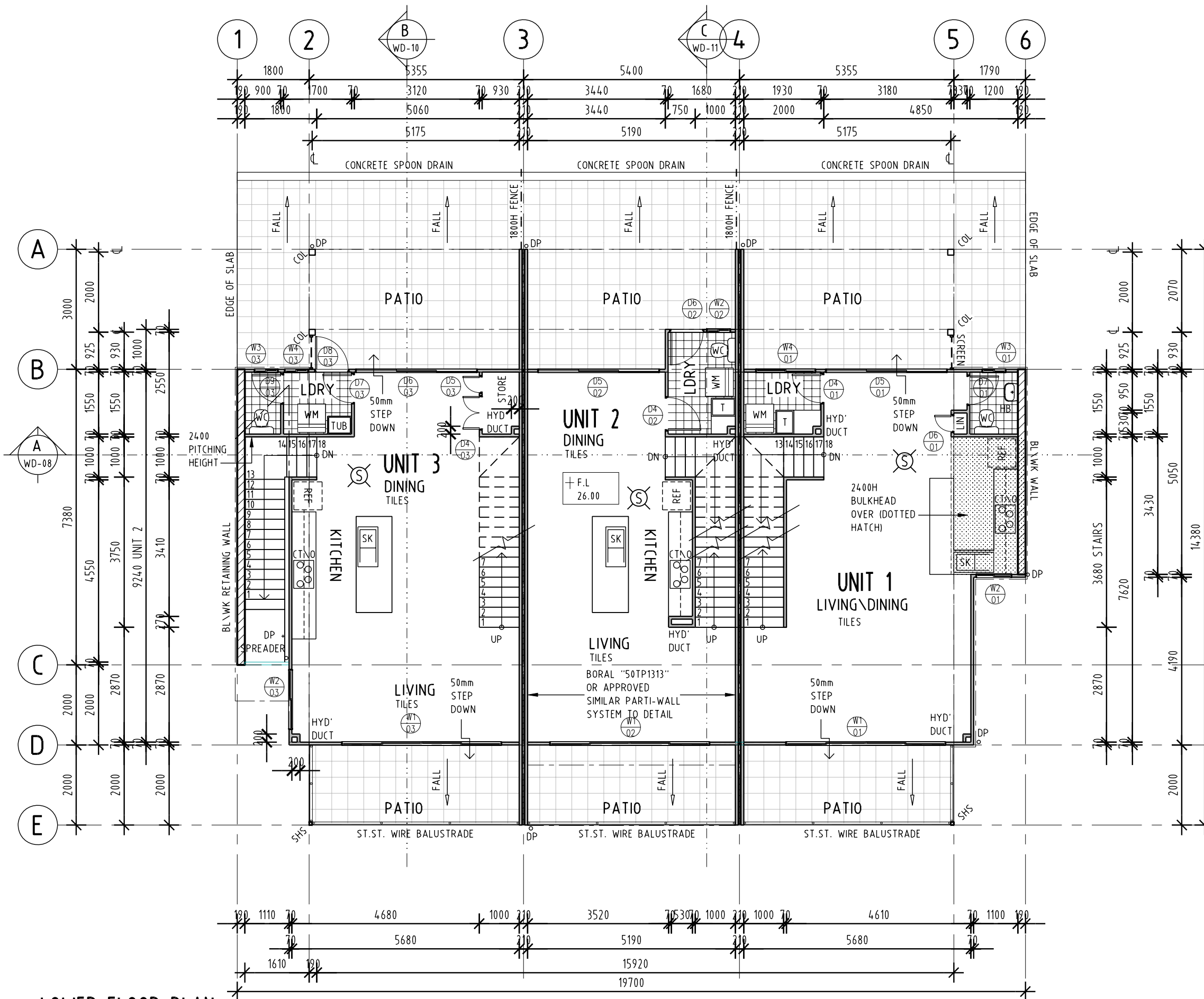
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|-----|---------------|-----|------------------|
| SHR | SHOWER | PTY | PANTRY |
| VB | VANITY BASIN | F | REFRIGERATOR |
| HB | HAND BASIN | DP | DOWNPIPE |
| WC | WATER CLOSET | HWU | HOT WATER UNIT |
| SPA | SPA BATH | T | LAUNDRY TUB |
| BTH | BATH | WM | WASHING MACHINE |
| SK | SINK | PD | PLANTER DRAIN |
| WO | WALL OVEN | GB | GLASS BALUSTRADE |
| SH | SUN HOOD | HC | HOSE COCK |
| DRY | CLOTHES DRYER | PS | PRIVACY SCREEN |
| CT | COOKTOP | | |

BASEMENT FLOOR PLAN





1:100

BUILDING APPLICATION ISSUE

Project: NEW UNITS Client: A. & C. AIPLE Address: 53 RABY RD, COORPAROO	Figured dimensions to be taken in preference to those scaled. Contractors to verify all dimensions on site before commencing any work or making any shop drawings All rights reserved, no part of these documents shall be reproduced without prior permission of Vision 1 Pty. Ltd.	NOT FOR TENDER NOT FOR CONSTRUCTION	 Vision 1 Architects Craig A Stack B.App.Sc B.E B.Arch ARAIA Reg. No 2850 257 Oxley Avenue Margate Q 4019 P.O Box 216 Margate Q 4019 Ph (07) 3889 3811 Fax (07) 3889 3813	Drawing BASEMENT FLOOR PLAN	
				Date 04-10-11	Drawn KC
				Scale 1:100	Issue B
				Dwg. No. WD-02	Job No. 11-45



LEGEND

-  190 THICK CONCRETE BLOCK MASONRY WALL
-  BORAL "50TP1313" PARTI WALL SYSTEM OR APPROVED SIMILAR
-  TIMBER FRAMED PARTITIONS WITH 10mm PL\BD WALL SHEETING BOTH SIDES U.N.O. NOMINAL FRAME 70mm
-  INTERCONNECTED HARDWIRED SMOKE ALARMS

ABBREVIATIONS

- | | | | |
|-----|---------------|-----|------------------|
| SHR | SHOWER | PTY | PANTRY |
| VB | VANITY BASIN | F | REFRIGERATOR |
| HB | HAND BASIN | DP | DOWNPIPE |
| WC | WATER CLOSET | HWU | HOT WATER UNIT |
| SPA | SPA BATH | T | LAUNDRY TUB |
| BTH | BATH | WM | WASHING MACHINE |
| SK | SINK | PD | PLANTER DRAIN |
| WO | WALL OVEN | GB | GLASS BALUSTRADE |
| SH | SUN HOOD | HC | HOSE COCK |
| DRY | CLOTHES DRYER | PS | PRIVACY SCREEN |
| CT | COOKTOP | | |

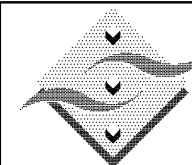
LOWER FLOOR PLAN

1:100

Project: NEW UNITS
 Client: A. & C. AIPLE
 Address: 53 RABY RD, COORPAROO

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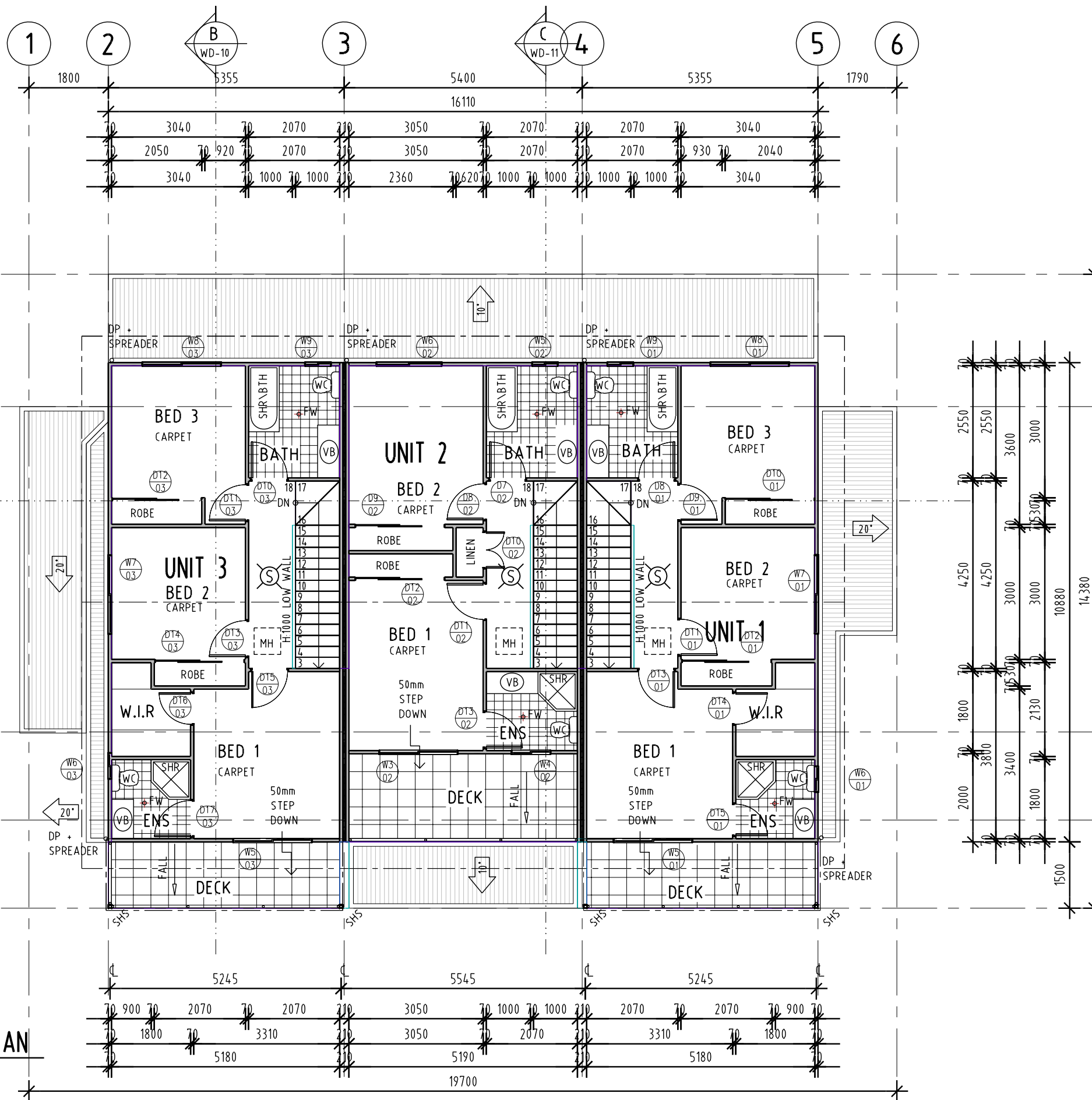
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Drawing LOWER FLOOR PLAN	
Date 04-10-11	Drawn KC
Scale 1:100	Issue B
Dwg. No. WD-03	Job No. 11-45

BUILDING APPLICATION ISSUE



LEGEND

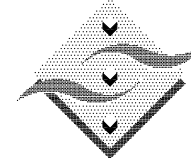
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-  BORAL "50TP1313" PARTI WALL SYSTEM OR APPROVED SIMILAR
-  TIMBER FRAMED PARTITIONS WITH 10mm PL\BD WALL SHEETING BOTH SIDES U.N.O. NOMINAL FRAME 70mm
-  INTERCONNECTED HARDWIRED SMOKE ALARMS

ABBREVIATIONS

- | | | | |
|-----|---------------|-----|------------------|
| SHR | SHOWER | PTY | PANTRY |
| VB | VANITY BASIN | F | REFRIGERATOR |
| HB | HAND BASIN | DP | DOWNPIPE |
| WC | WATER CLOSET | HWU | HOT WATER UNIT |
| SPA | SPA BATH | T | LAUNDRY TUB |
| BTH | BATH | WM | WASHING MACHINE |
| SK | SINK | PD | PLANTER DRAIN |
| WO | WALL OVEN | GB | GLASS BALUSTRADE |
| SH | SUN HOOD | HC | HOSE COCK |
| DRY | CLOTHES DRYER | PS | PRIVACY SCREEN |
| CT | COOKTOP | | |

UPPER FLOOR PLAN

BUILDING APPLICATION ISSUE

<p>Project: NEW UNITS Client: A. & C. AIPLE Address: 53 RABY RD, COORPAROO</p>	<p>Figured dimensions to be taken in preference to those scaled. Contractors to verify all dimensions on site before commencing any work or making any shop drawings</p> <p>All rights reserved, no part of these documents shall be reproduced without prior permission of Vision 1 Pty. Ltd.</p>	<p>NOT FOR TENDER NOT FOR CONSTRUCTION</p>	 <p>Vision 1 Architects Craig A Stack B.App.Sc B.E B.Arch ARAIA Reg. No 2850 257 Oxley Avenue Margate Q 4019 P.O Box 216 Margate Q 4019 Ph (07) 3889 3811 Fax (07) 3889 3813</p>	<p>Drawing UPPER FLOOR PLAN Date 04-10-11 Drawn KC Scale 1:100 Issue B Dwg. No. WD-04 Job No. 11-45</p>
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DOOR SCHEDULE					
UNIT	No.	SIZE		DESCRIPTION	NOTES
		H	W		
01	D1	2040	820	SELECT SOLID CORE ENTRY DOOR, WEATHER SEAL	WITH GLAZING
01	D2	2100	3200	PANEL LIFT GARAGE DOOR, COLORBOND FINISH	--
01	D3	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D4	2040	720	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D5	2100	3000	AL. FRAMED OXX "ENTERTAINER" SLIDING GLASS DOOR	--
01	D6	2100	410	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D7	2040	720	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D8	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D9	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D10	2040	2000	10MM GYPROCK SLIDING ROBE DOOR IN AL. FRAME.	--
01	D11	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D12	2040	2000	10MM GYPROCK SLIDING ROBE DOOR IN AL. FRAME.	--
01	D13	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D14	2040	720	#1 HOLLOW CORE DOOR. PAINT FINISH	--
01	D15	2040	720	#1 HOLLOW CORE DOOR. PAINT FINISH	--

DOOR SCHEDULE					
UNIT	No.	SIZE		DESCRIPTION	NOTES
		H	W		
02	D1	2040	820	SELECT SOLID CORE ENTRY DOOR, WEATHER SEAL	WITH GLAZING
02	D2	2100	3000	PANEL LIFT GARAGE DOOR, COLORBOND FINISH	--
02	D3	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
02	D4	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
02	D5	2100	3000	AL. FRAMED OXX "ENTERTAINER" SLIDING GLASS DOOR	--
02	D6	2040	820	#1 SOLID CORE EXTERNAL GRADE DOOR.	--
02	D7	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
02	D8	2040	820	SELECT ENTRY DOOR	--
02	D9	2040	2000	10MM GYPROCK SLIDING ROBE DOOR IN AL. FRAME.	--
02	D10	2100	820	#2 HOLLOW CORE DOORS. NON REBATED. PAINT FINISH	--
02	D11	2040	820	SELECT ENTRY DOOR	--
02	D12	2040	2000	10MM GYPROCK SLIDING ROBE DOOR IN AL. FRAME.	--
02	D13	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
03	D1	2040	820	SELECT SOLID CORE ENTRY DOOR, WEATHER SEAL	WITH GLAZING

DOOR SCHEDULE					
UNIT	No.	SIZE		DESCRIPTION	NOTES
		H	W		
03	D2	2100	3200	PANEL LIFT GARAGE DOOR, COLORBOND FINISH	--
03	D3	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
03	D4	2100	820	#2 HOLLOW CORE DOORS. NON REBATED. PAINT FINISH	--
03	D5	2100	410	#1 HOLLOW CORE DOOR. PAINT FINISH	--
03	D6	2100	3000	AL. FRAMED OXX "ENTERTAINER" SLIDING GLASS DOOR	--
03	D7	2040	720	#1 HOLLOW CORE DOOR. PAINT FINISH	--
03	D8	2040	820	#1 SOLID CORE EXTERNAL GRADE DOOR.	--
03	D9	2040	720	#1 HOLLOW CORE DOOR. PAINT FINISH	--
03	D10	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
03	D11	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--
03	D12	2040	2000	10MM GYPROCK SLIDING ROBE DOOR IN AL. FRAME.	--
03	D13	2040	820	SELECT ENTRY DOOR	--
03	D14	2040	2000	10MM GYPROCK SLIDING ROBE DOOR IN AL. FRAME.	--
03	D15	2040	820	SELECT ENTRY DOOR	--
03	D16	2040	720	#1 HOLLOW CORE DOOR. PAINT FINISH	--
03	D17	2040	820	#1 HOLLOW CORE DOOR. PAINT FINISH	--

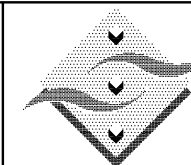
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UNIT	No.	SIZE		TYPE	NOTES
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01	W2	900	900	OX TYPE SLIDING GLASS IN AL. FRAME	--
01	W3	600	600	OX TYPE SLIDING GLASS IN AL. FRAME	--
01	W4	2100	1500	OX TYPE SLIDING GLASS IN AL. FRAME	--
01	W5	2100	1800	OX TYPE SLIDING GLASS IN AL. FRAME	--
01	W6	900	600	OX TYPE SLIDING GLASS IN AL. FRAME	--
01	W7	1200	1800	OX TYPE SLIDING GLASS IN AL. FRAME	--
01	W8	1200	1800	OX TYPE SLIDING GLASS IN AL. FRAME	--
01	W9	900	600	OX TYPE SLIDING GLASS IN AL. FRAME	--
02	W1	2100	4000	OXXO SLIDING GLASS DOOR. ALUMINIUM FRAME	--
02	W2	600	600	OX TYPE SLIDING GLASS IN AL. FRAME	--
02	W3	2100	1800	OX TYPE SLIDING GLASS IN AL. FRAME	--
02	W4	600	900	OX TYPE SLIDING GLASS IN AL. FRAME	--
02	W5	900	600	OX TYPE SLIDING GLASS IN AL. FRAME	--
02	W6	1200	1500	OX TYPE SLIDING GLASS IN AL. FRAME	--

WINDOW SCHEDULE					
UNIT	No.	SIZE		TYPE	NOTES
		H	W		
03	W1	2100	4000	OXXO SLIDING GLASS DOOR. ALUMINIUM FRAME	--
03	W2	1200	1500	OX TYPE SLIDING GLASS IN AL. FRAME	--
03	W3	600	600	OX TYPE SLIDING GLASS IN AL. FRAME	--
03	W4	600	600	OX TYPE SLIDING GLASS IN AL. FRAME	--
03	W5	2100	1800	OX TYPE SLIDING GLASS IN AL. FRAME	--
03	W6	900	600	OX TYPE SLIDING GLASS IN AL. FRAME	--
03	W7	1200	1800	OX TYPE SLIDING GLASS IN AL. FRAME	--
03	W8	1200	1800	OX TYPE SLIDING GLASS IN AL. FRAME	--
03	W9	900	600	OX TYPE SLIDING GLASS IN AL. FRAME	--

Project: NEW UNITS
 Client: A. & C. AIPLE
 Address: 53 RABY RD, COORPAROO

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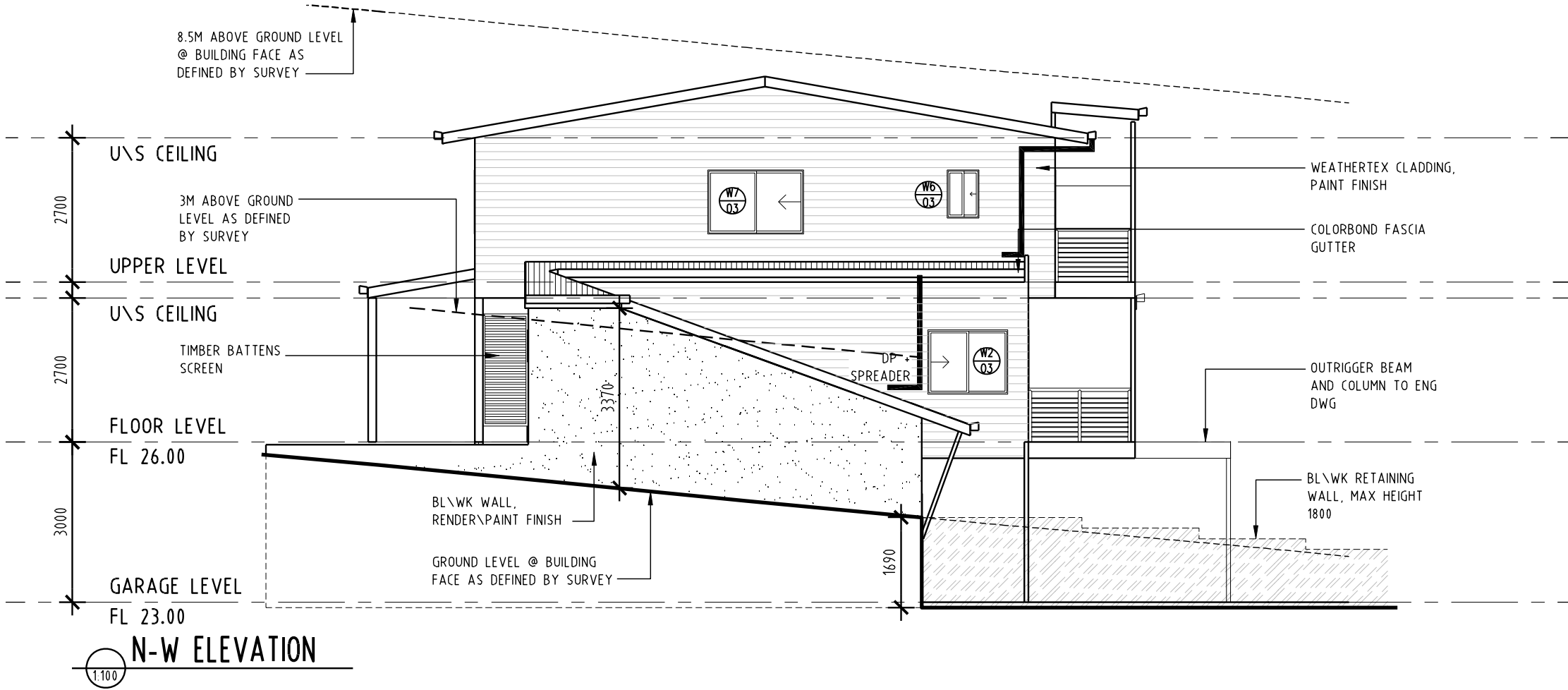
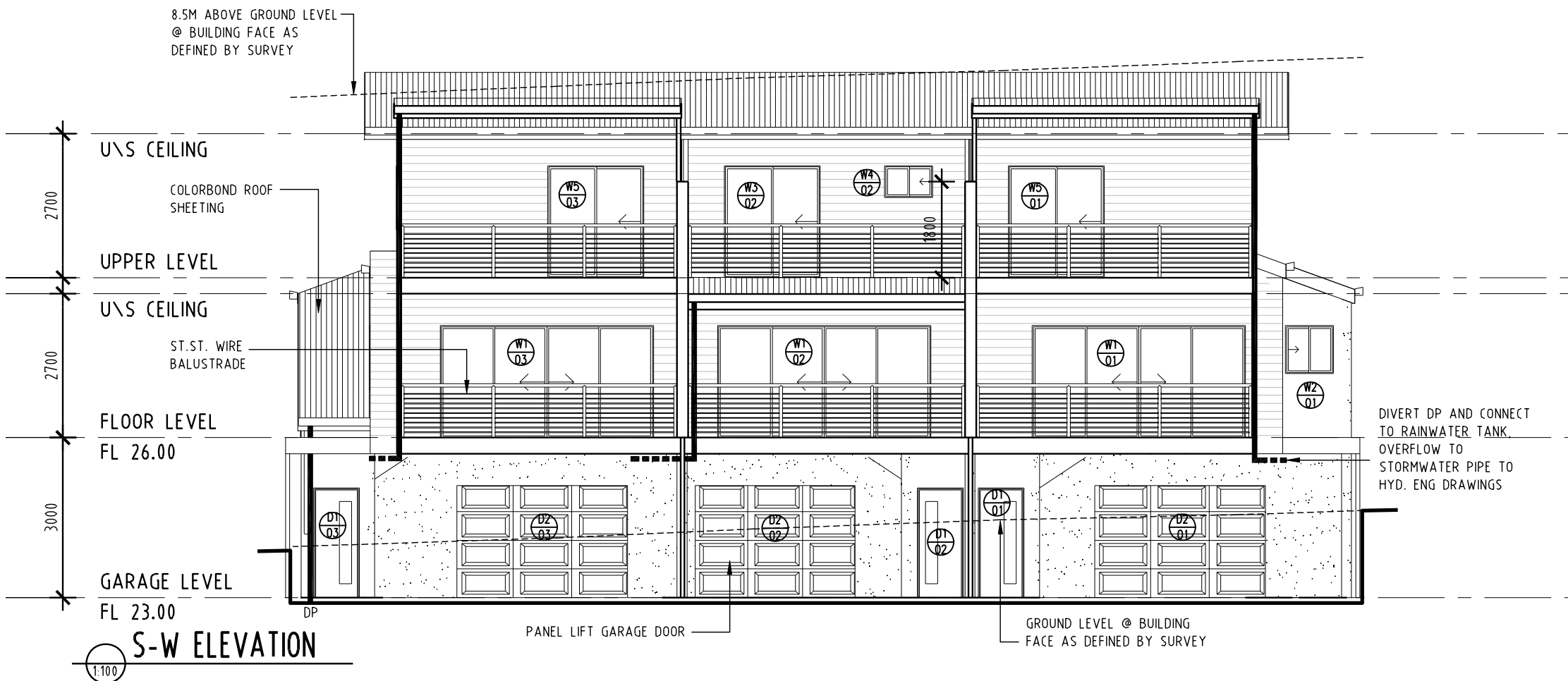
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Drawing SCHEDULES	
Date 04-10-11	Drawn KC
Scale NA	Issue B
Dwg. No. WD-05	Job No. 11-45

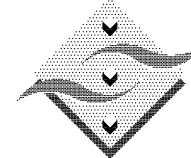
BUILDING APPLICATION ISSUE



Project: NEW UNITS
 Client: A. & C. AIPLE
 Address: 53 RABY RD, COORPAROO

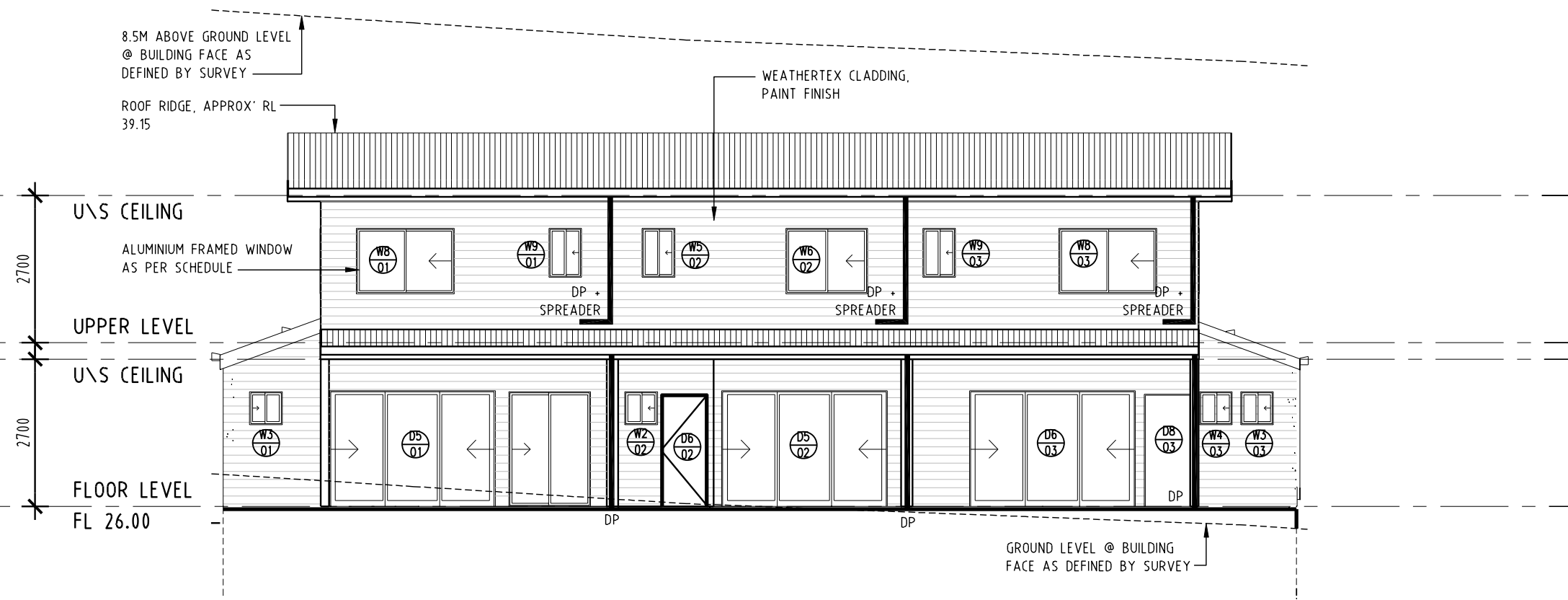
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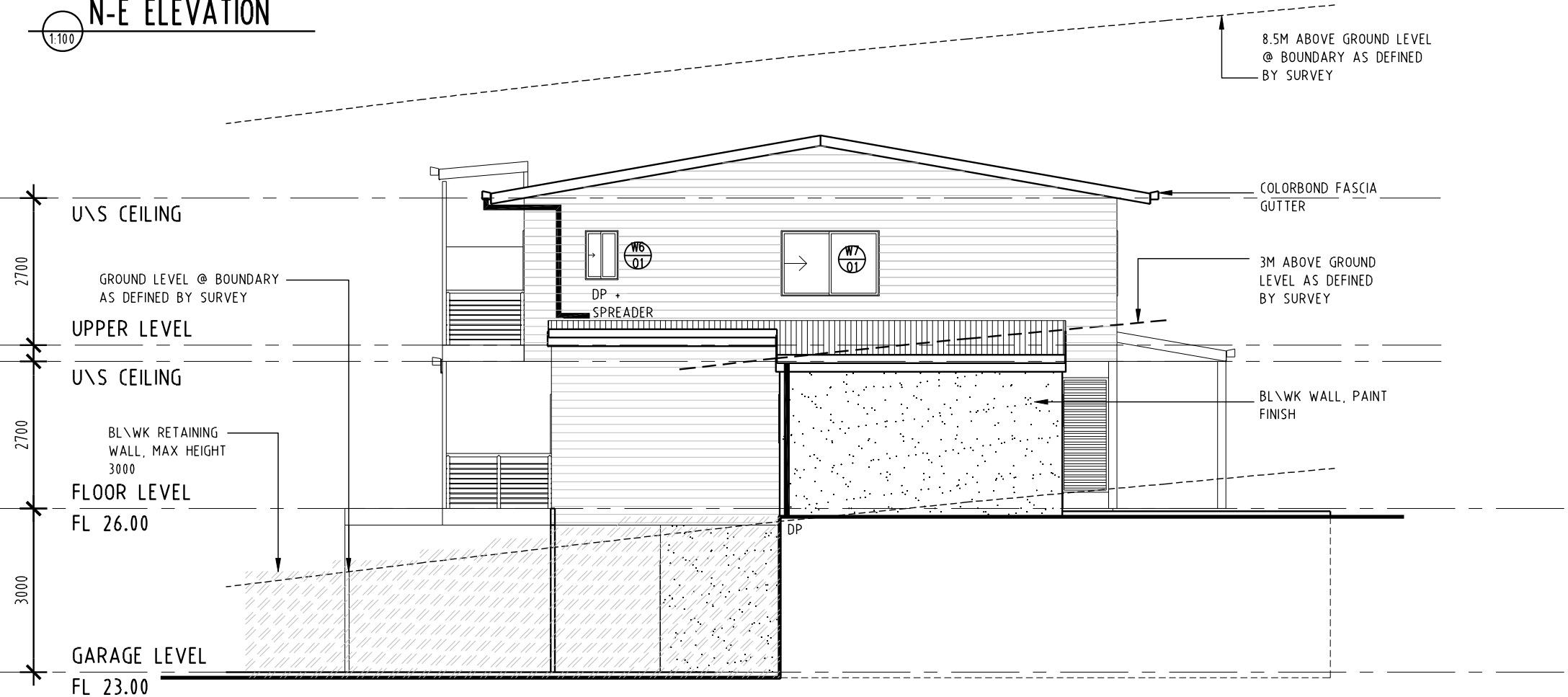


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Drawing ELEVATIONS (1)	
Date 04-10-11	Drawn KC
Scale 1:100	Issue B
Dwg. No. WD-06	Job No. 11-45



N-E ELEVATION
1:100

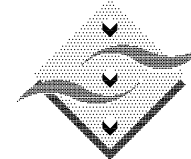


S-E ELEVATION
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Project: NEW UNITS
 Client: A. & C. AIPLE
 Address: 53 RABY RD, COORPAROO

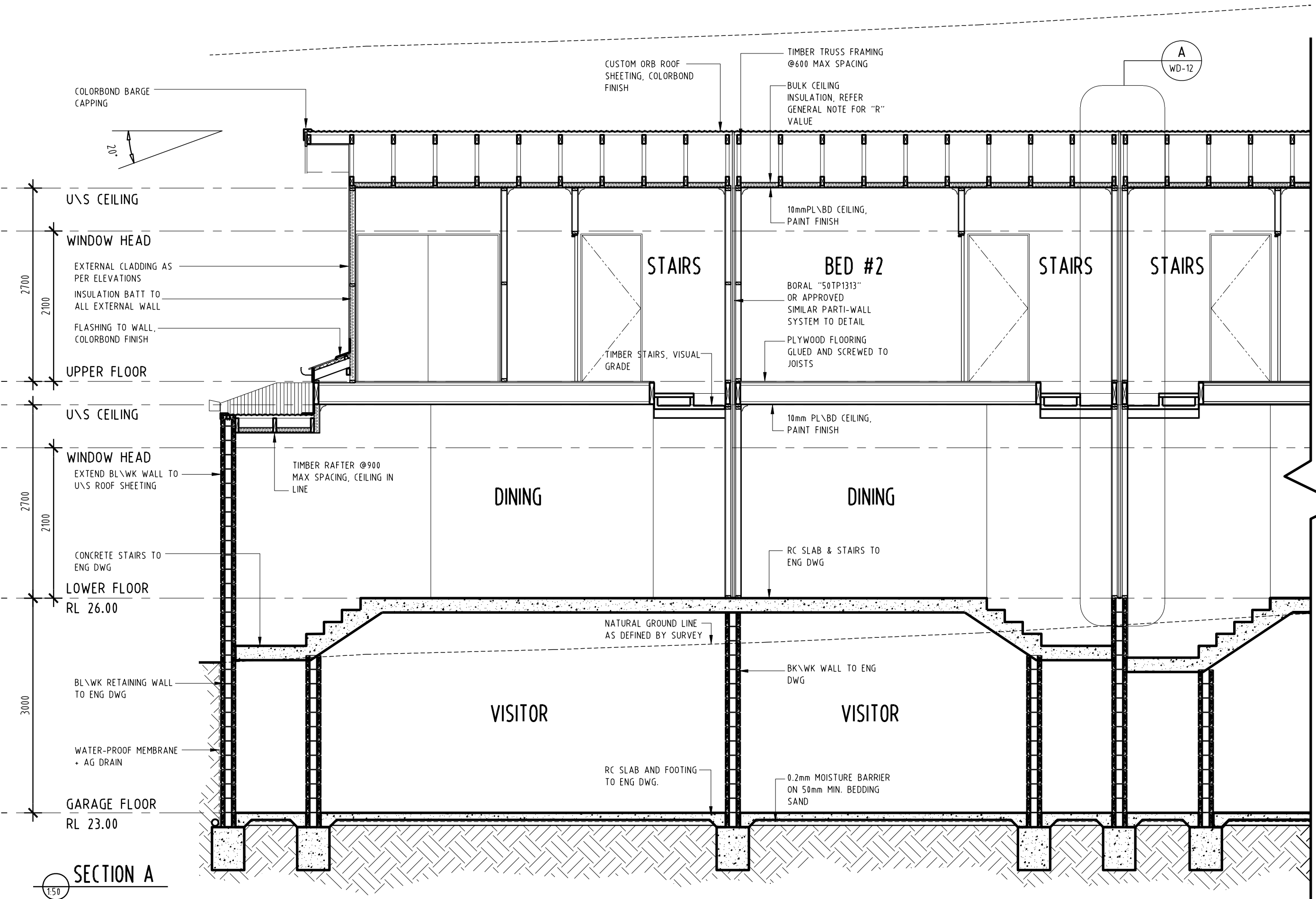
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Drawing ELEVATIONS (2)	
Date 04-10-11	Drawn KC
Scale 1:100	Issue B
Dwg. No. WD-07	Job No. 11-45



REFER WD-09 FOR CONTINUATION

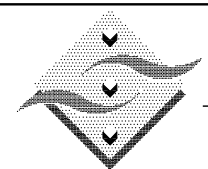
BUILDING APPLICATION ISSUE

SECTION A

Project: NEW UNITS
 Client: A. & C. AIPLE
 Address: 53 RABY RD, COORPAROO

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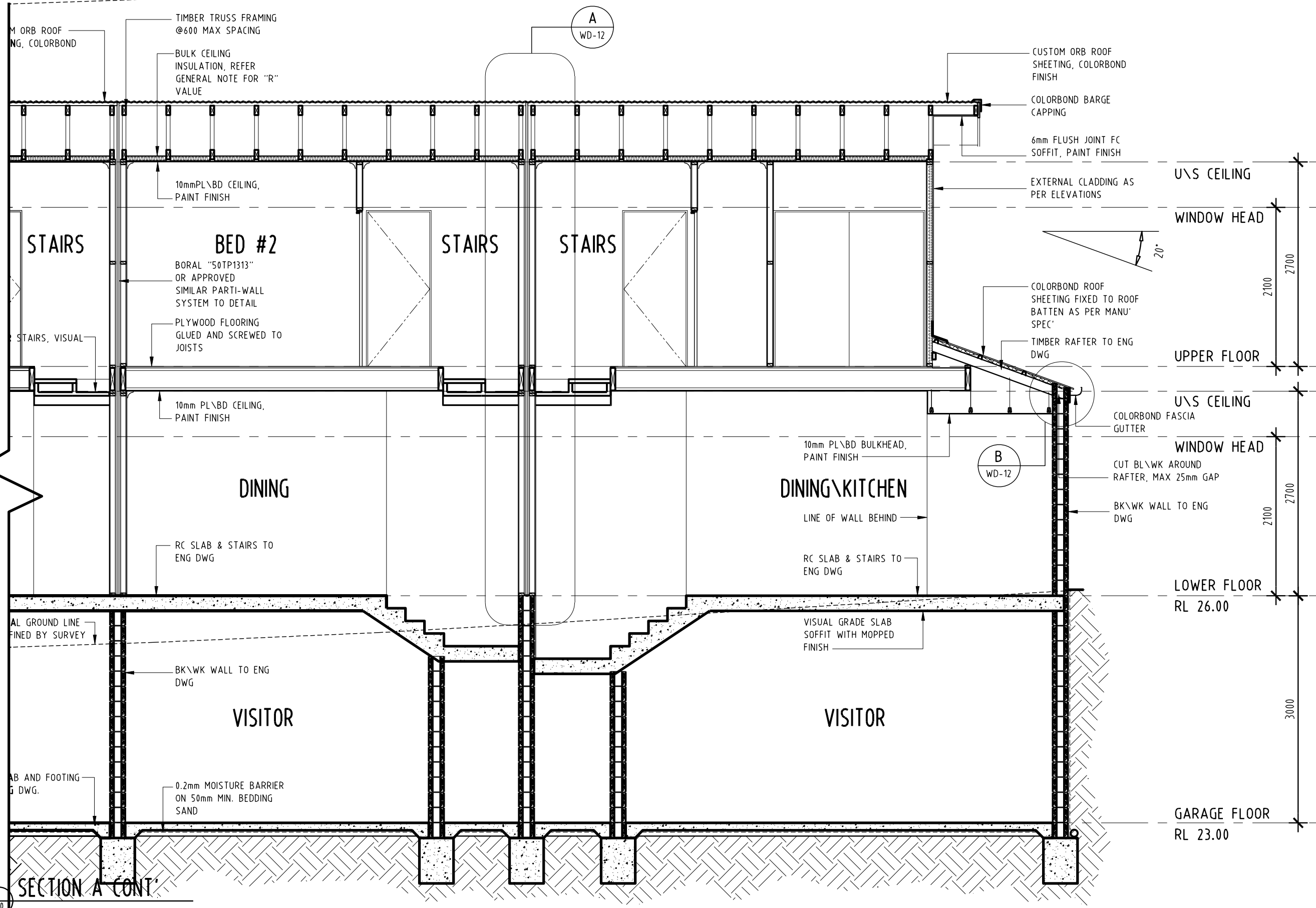
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Drawing SECTION A	
Date 16-09-11	Drawn KC
Scale 1:50	Issue A
Dwg. No. WD-08	Job No. 11-45

REFER WD-08 FOR CONTINUATION



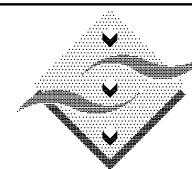
SECTION A CONT'

BUILDING APPLICATION ISSUE

Project: NEW UNITS
 Client: A. & C. AIPLE
 Address: 53 RABY RD, COORPAROO

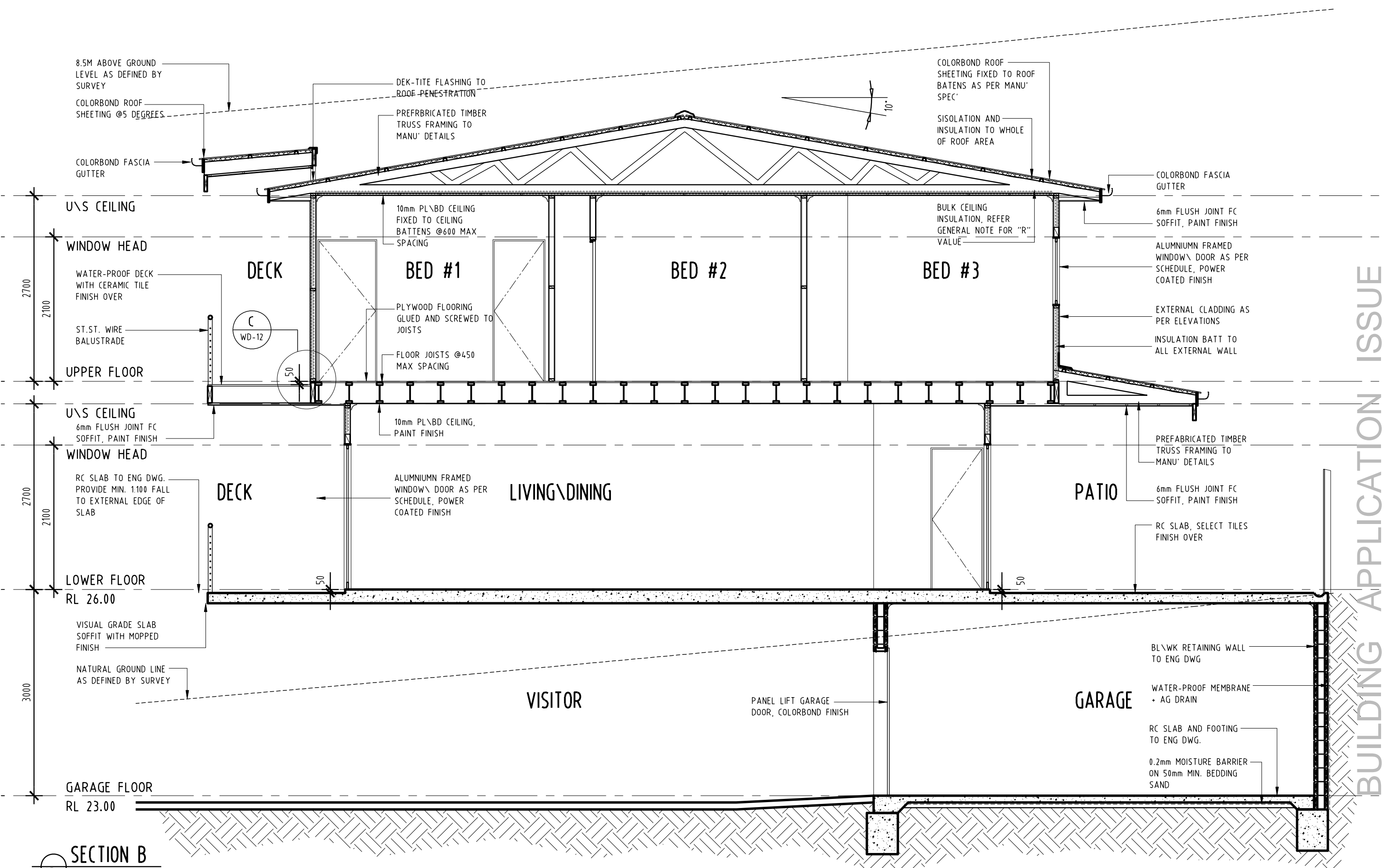
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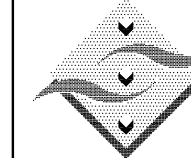
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 P.O Box 216 Margate Q 4019
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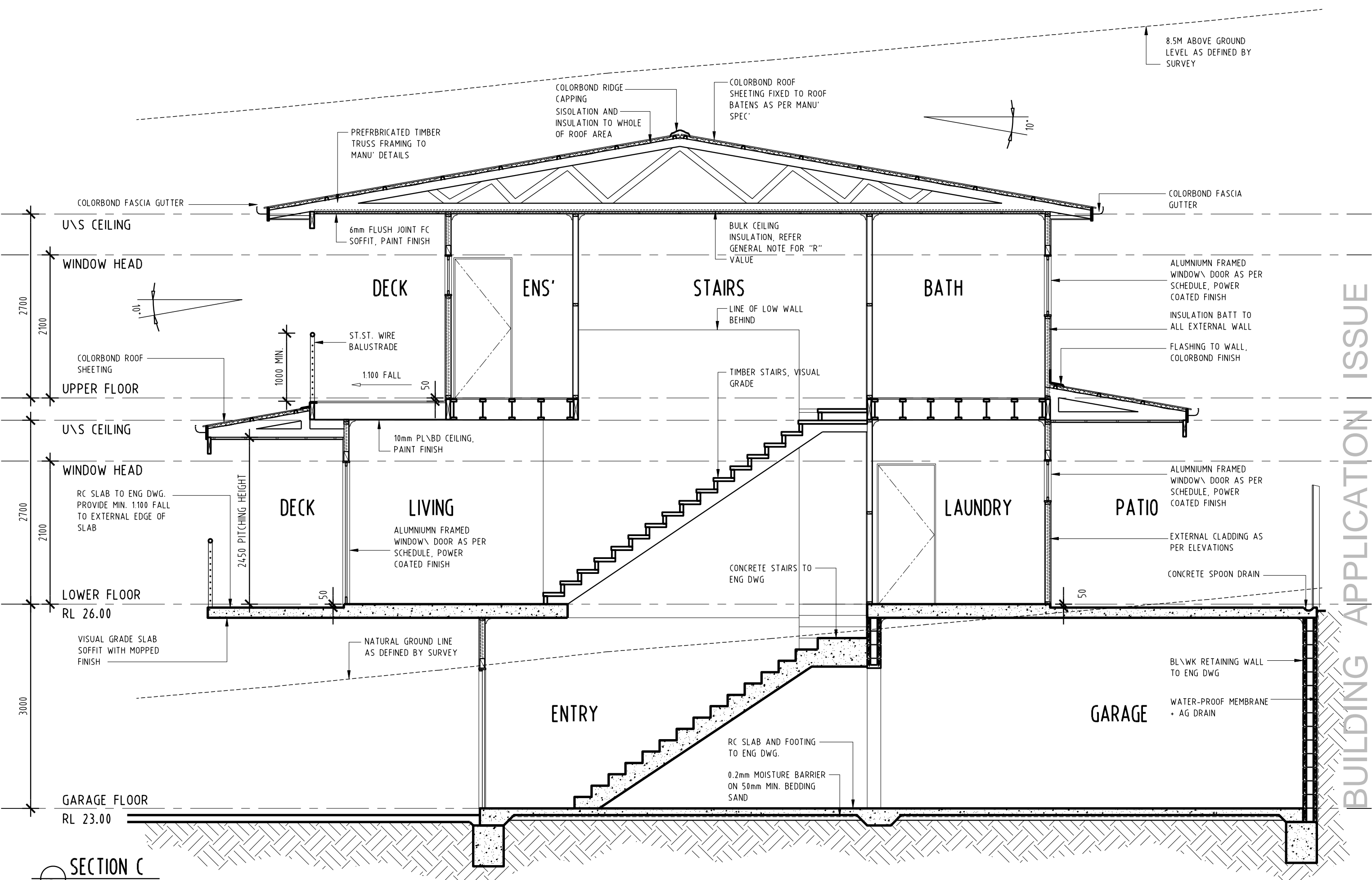
Drawing SECTION A CONT'	
Date 16-09-11	Drawn KC
Scale 1:50	Issue A
Dwg. No. WD-09	Job No. 11-45



BUILDING APPLICATION ISSUE

SECTION B

Project: NEW UNITS Client: A. & C. AIPLE Address: 53 RABY RD, COORPAROO	Figured dimensions to be taken in preference to those scaled. Contractors to verify all dimensions on site before commencing any work or making any shop drawings. All rights reserved, no part of these documents shall be reproduced without prior permission of Vision 1 Pty. Ltd.	NOT FOR TENDER NOT FOR CONSTRUCTION	 Vision 1 Architects <small>Craig A Stack B.App.Sc B.E B.Arch ARAIA Reg. No 2850 257 Oxley Avenue Margate Q 4019 P.O Box 216 Margate Q 4019 Ph (07) 3889 3811 Fax (07) 3889 3813</small>	Drawing SECTION B	
				Date 04-10-11	Drawn KC
				Scale 1:50	Issue B
				Dwg. No. WD-10	Job No. 11-45



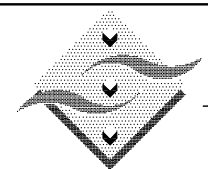
BUILDING APPLICATION ISSUE

SECTION C

Project: NEW UNITS
 Client: A. & C. AIPLE
 Address: 53 RABY RD, COORPAROO

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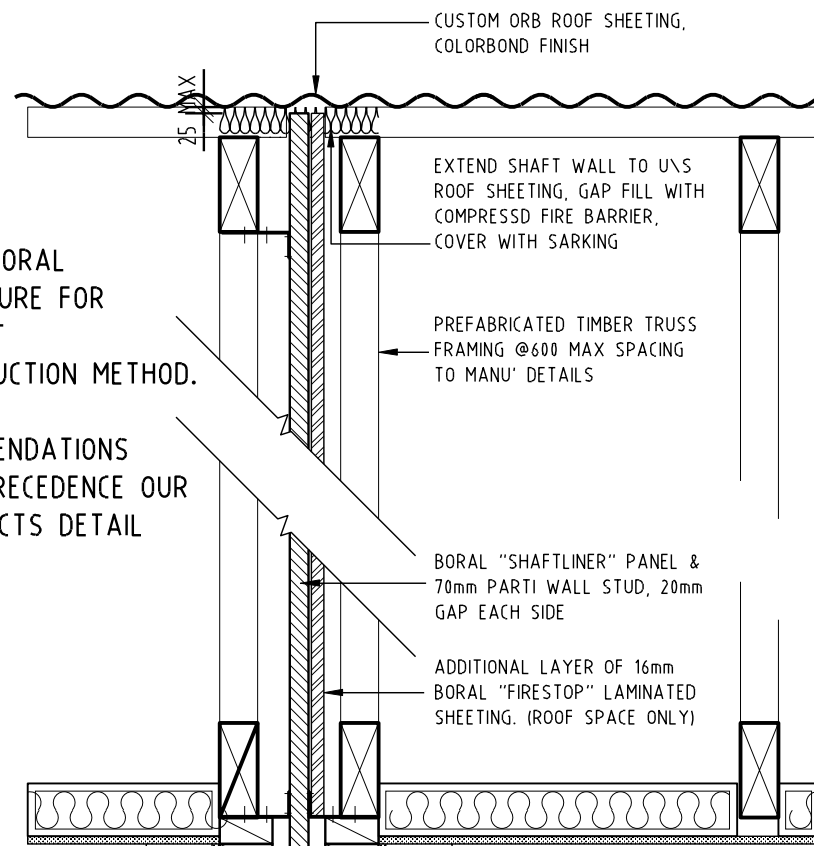
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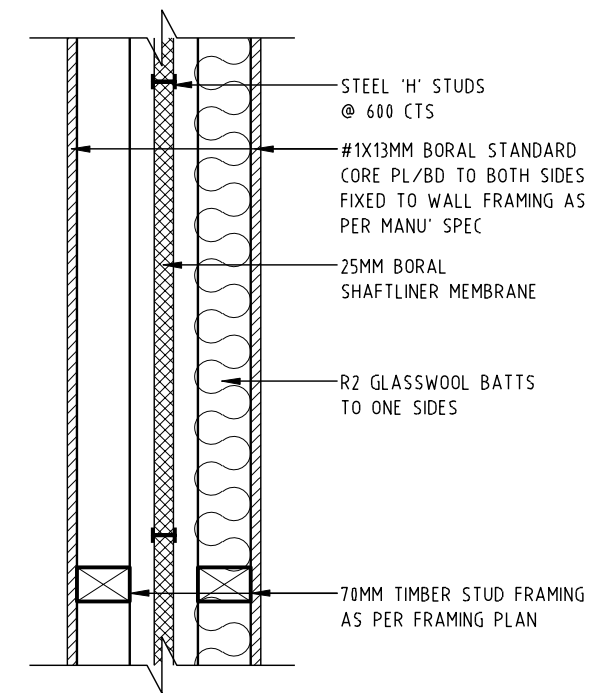
Drawing SECTION C	
Date 04-10-11	Drawn KC
Scale 1:50	Issue B
Dwg. No. WD-11	Job No. 11-45

NOTE:
REFER BORAL
LITERATURE FOR
CURRENT
CONSTRUCTION METHOD.
MANU'
RECOMMENDATIONS
TAKE PRECEDENCE OUR
ARCHITECTS DETAIL



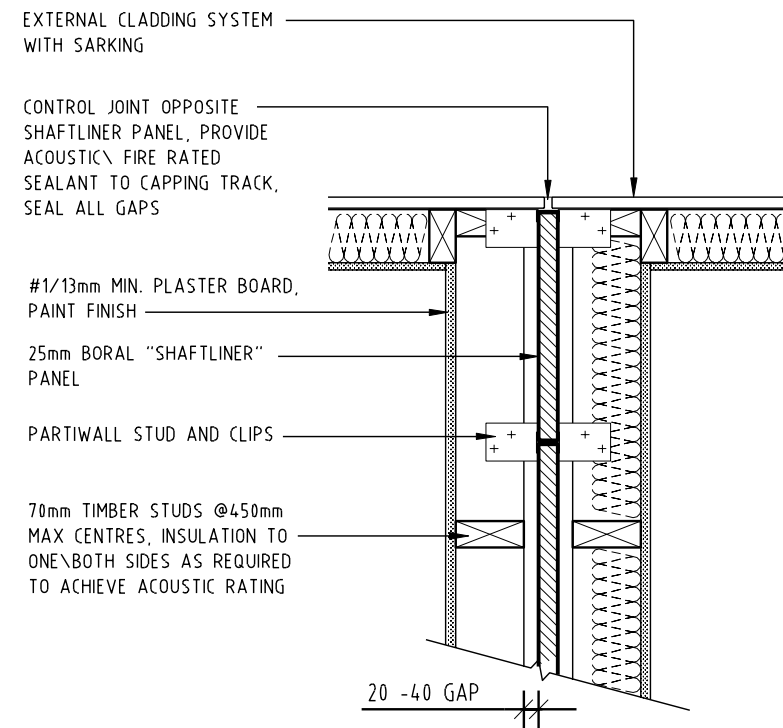
PROVIDES FRL
60/60/60

PROVIDES $R_w + C_{tr} 50$



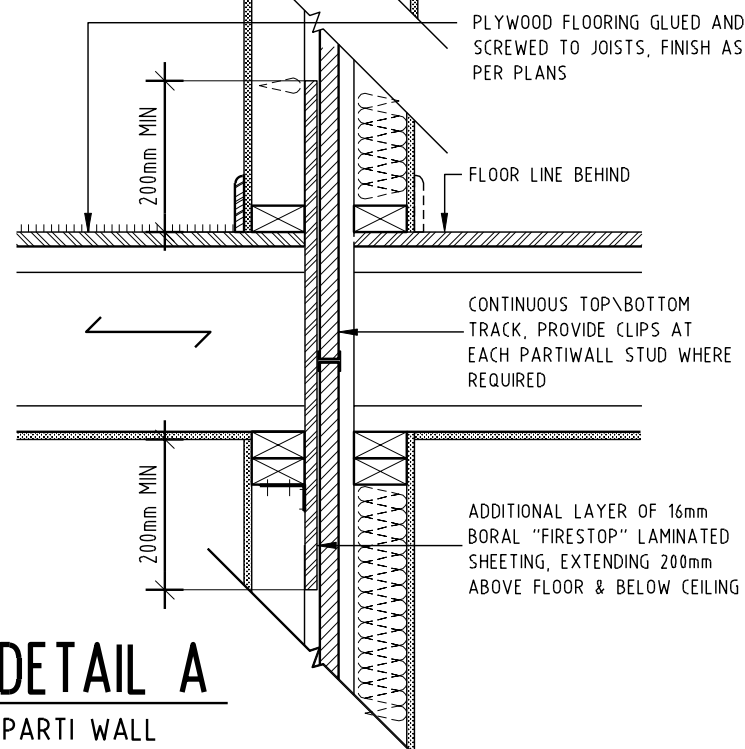
DETAIL - PARTI WALL

1:10 BORAL 25TP1313



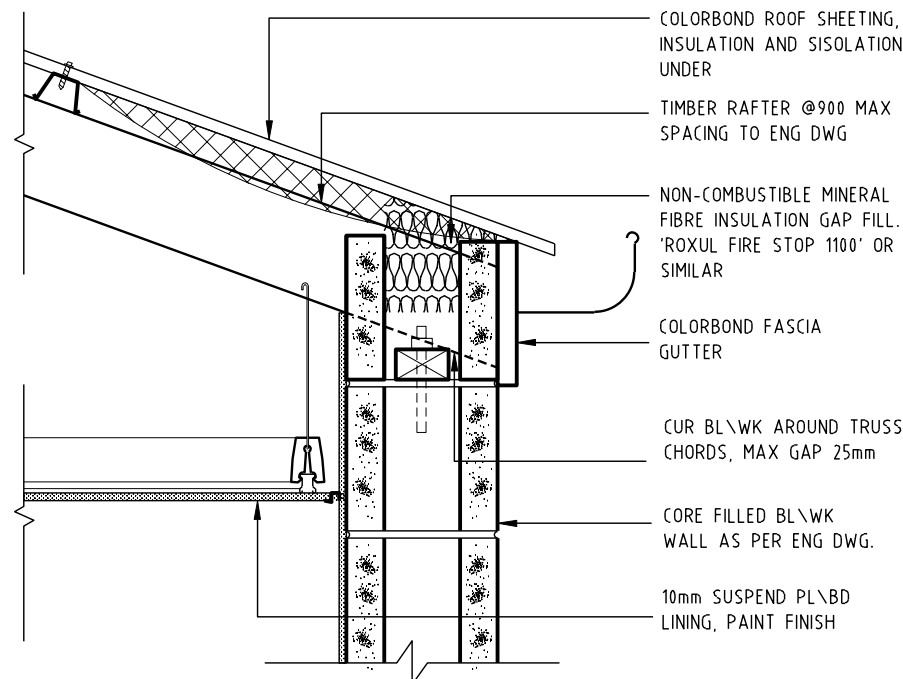
TYPICAL WALL JUNCTION DETAIL

1:10



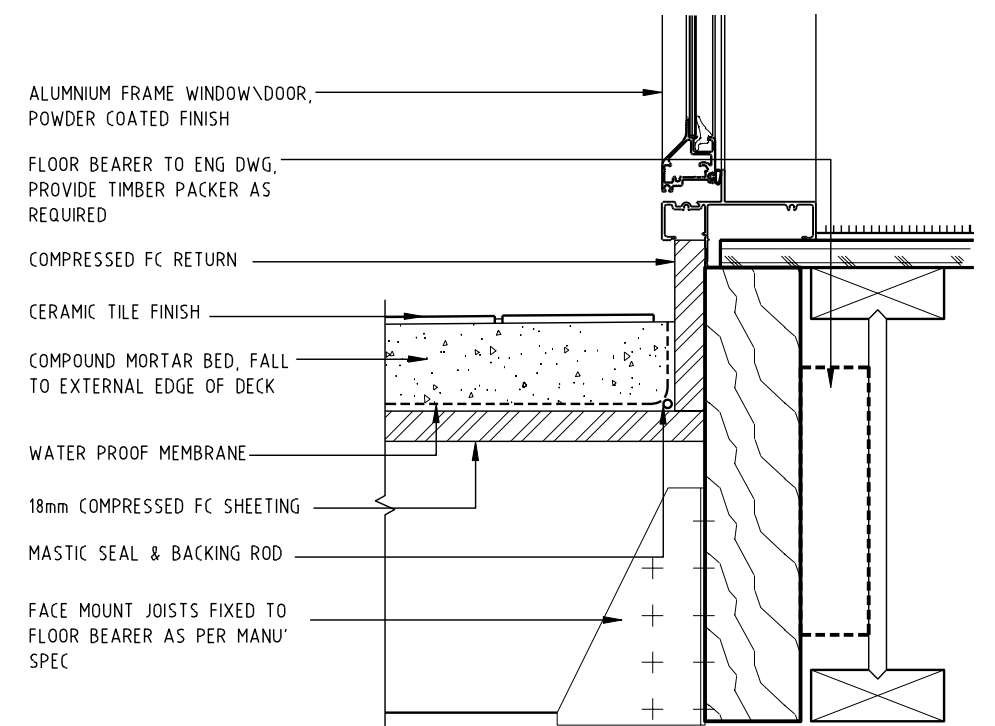
DETAIL A

1:10 PARTI WALL



DETAIL B

1:10



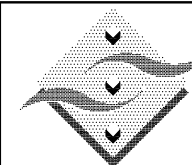
DETAIL C

1:5

Project: NEW UNITS
Client: A. & C. AIPLE
Address: 53 RABY RD, COORPAROO

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Drawing DETAILS	
Date	16-09-11
Scale	AS SHOWN
Dwg. No.	WD-12
Drawn	KC
Issue	A
Job No.	11-45

BUILDING APPLICATION ISSUE