

LEGEND

AC - AIR CONDITIONER	H - HOSE COCK	RD - ROLLER DOOR
B - BROOM CUPBOARD	HP - HOT PLATE	RH - RANGEHOOD
C'BD - CUPBOARD	HWS - HOT WATER SYSTEM	SD - SLIDING DOOR
Cav.SD - CAVITY SLIDING DOOR	LC - LAUNDRY CHUTE	SGD - SLIDING GLASS DOOR
DH - DOUBLE HUNG WINDOW	MB - METER BOX	SH - 4 Shelves
dp - DOWN PIPE	MH - MANHOLE	Shr. - SHOWER
DW - DISHWASHER PROVISION	MW - MICROWAVE PROVISION	UBO - UNDER BENCH OVEN
F - FRIDGE and/or FREEZER PROVISION	OBS - OBSCURE GLASS	WC - WATER CLOSET
fg - FIXED GLASS	oh - OVERHEAD CUPBOARD	WM - WASHING MACHINE PROVISION
FFL - FINISHED FLOOR LEVEL	PV - PERMANENT VENT	WO - WALL OVEN
F.P.S. - FIXED PRIVACY SCREEN	Pty - PANTRY	☉ - SMOKE DETECTOR

Wind Classification
W33(N2)

GENERAL NOTES

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Lintels under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W50(N4)

BUILDING & DESIGN

- Building regulatory as per the Queensland Building Act 1975 and Queensland Building Regulation 2006.
- Structural Sufficiency, safety, health and amenity shall be achieved in accordance with the Building Code of Australia;
- Timber framing shall be designed and constructed in accordance with A.S.1684.2 & A.S.1684.4 - Non-cyclonic areas A.S.1684.3 - Cyclonic areas.
- Smoke alarms to comply with BCA 3.7.2, AS3786-2014 and Building Regulation 2006 Part 3.a.
- Gas bottle / HWS location in accordance with AS 5601.
- Install Lift-Off hinges to W/C door/s to comply with BCA, section 3.8.3
- Wet areas within a building (bathroom, showers, laundries and toilets) must be waterproofed in accordance with BCA 3.8.1.2 and AS 3740. An approved installation certificate by a BSA licensed Waterproofer must be supplied to the certifier prior to the final certificate being issued. *Note: timber floors are not considered water resistant or water proof materials.
- Mechanical ventilation complying with BCA 3.8.5 & 3.8.7.3 and AS 1668.2 shall be installed to toilets, bathrooms and laundries that do not have operable openings. Minimum flow rate and discharge for exhaust systems to be 20L/s for bathrooms or WC and 40L/s for kitchen or L'dry. WC & L'dry compartments must be discharged either directly via a shaft or duct externally or to a ventilated roof space (in accordance with BCA 3.8.7.4.)
- Dwelling to comply with the Queensland Development Code (QDC) - MP 4.1 'Sustainable Housing'.
- All Workmanship and materials shall be in accordance with the requirements of the current editions, including Amendments, of the relevant SAA Codes, except as varied by the Contract Documents and of the By-laws of the Local Government Authority.

SMOKE ALARM NOTES:-

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH A.S.3786-2014 PHOTO-ELECTRIC & INTERCONNECTED

Where practical smoke alarms must be placed on the ceiling. Smoke alarms MUST NOT be placed:

- Within 300mm of the corner of a ceiling and a wall
- Within 300mm of a light fitting
- Within 400mm of an air-conditioning vent
- Within 400mm of blades of a ceiling fan

Energy Efficiency

Certificate of Compliance provided by others.

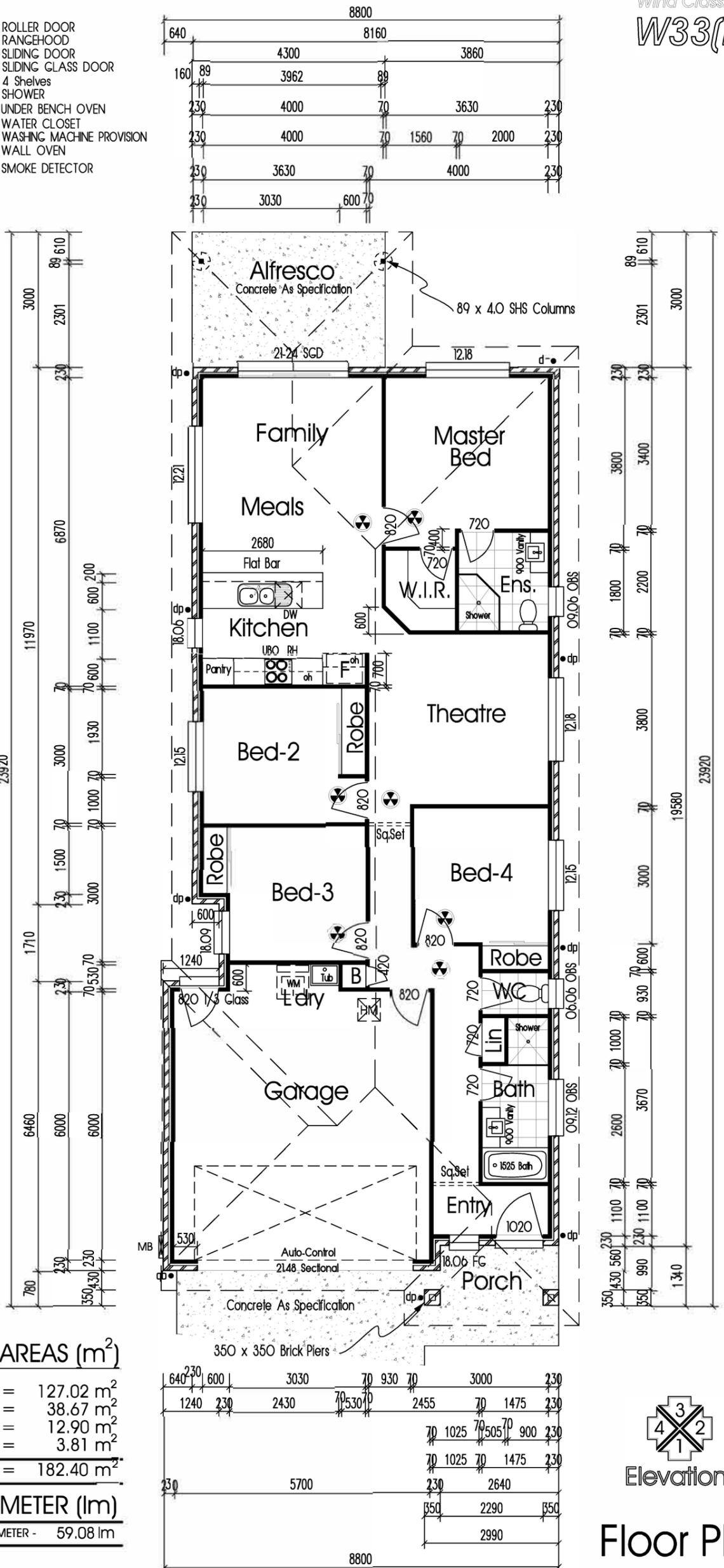
Energy Efficient Light Globes Used In This Home In Compliance with BCA 3.12 & Queensland Development Code - MP 4.1 'sustainable housing'.

BUILDING AREAS (m²)

Living Area =	127.02 m ²
Garage Area =	38.67 m ²
Alfresco Area =	12.90 m ²
Porch Area =	3.81 m ²
Total Area =	182.40 m²

WALL PERIMETER (Im)

EXTERNAL WALL PERIMETER - 59.08 Im



Elevations

Floor Plan

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No.	As Shown	Original Issue
1	DATE	AMENDMENT

CLIENT -

PROJECT -

CONTEMPORARY

THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL

CLIENT(s) - [SIGNATURE] [SIGNATURE]

Date -

BUILDER - [SIGNATURE] Date -

Area - County Date Scale



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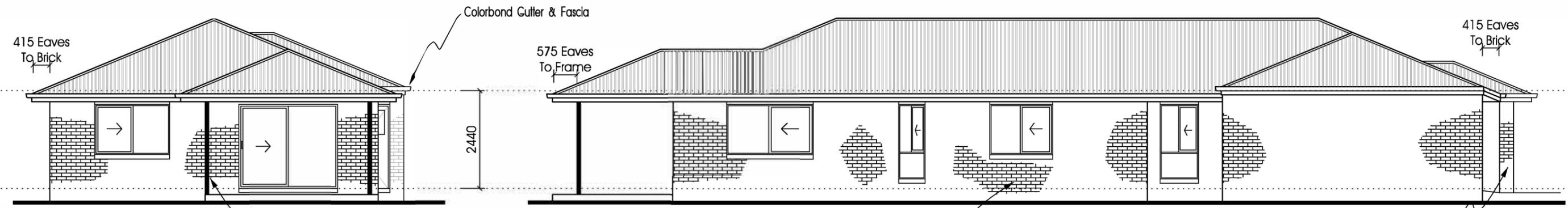
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Elevation 1

Elevation 2

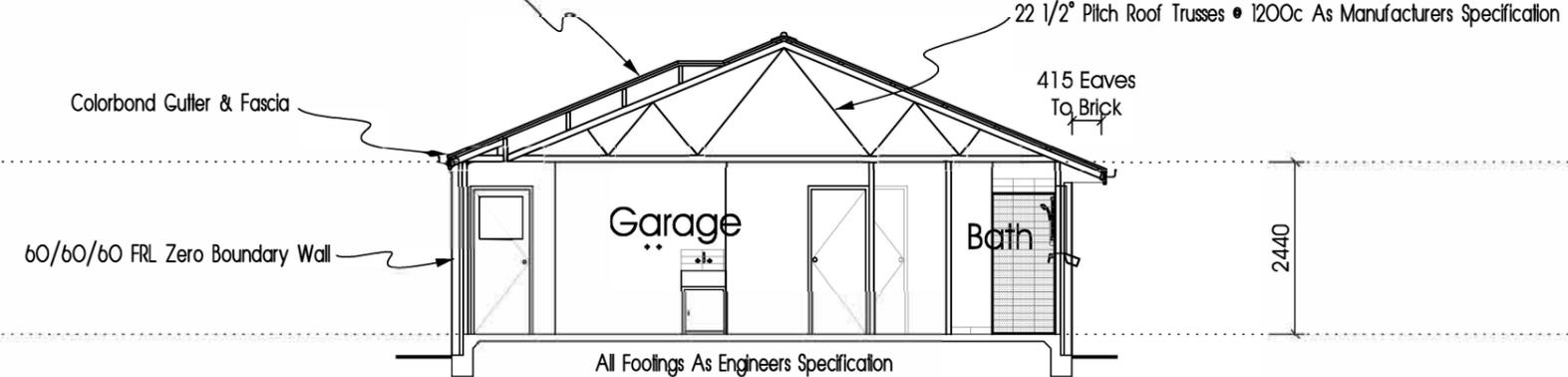
Aluminium Framed Glazing As Specification



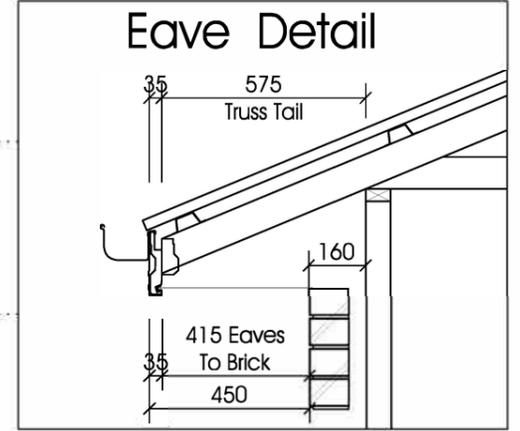
Elevation 3

Elevation 4

Colorbond Custom Orb Sheet Metal Roofing As Manufacturers Specification



Typical Section Detail



Callaway HOMES
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HOUSE DESIGN:	HANSON Mk 3 - LH
CLIENT - PROJECT -	

FACADE:	CONTEMPORARY	
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1	As Shown	Original Issue
No.	DATE	AMENDMENT

THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL	
Date -	[SIGNATURE]
Builder -	[SIGNATURE]

Real Property Description	Authority - Ipswich C.C.
Lot -	Drawn -
Plan No	Date -
Area -	Scale - 1:100
Parish -	JOB NO. -
County -	2019211
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