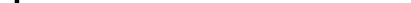
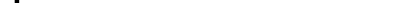
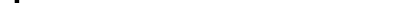
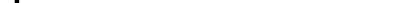
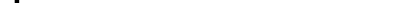
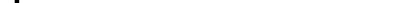
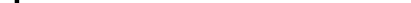
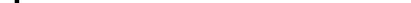
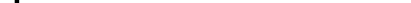
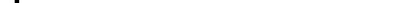
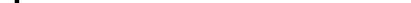
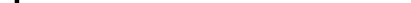
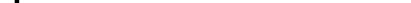
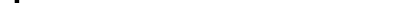
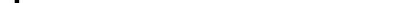
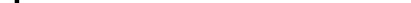
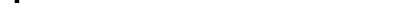
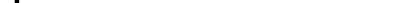
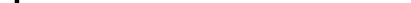
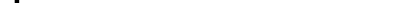
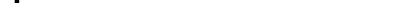
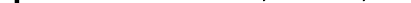


1. Written dimensions take precedence over scale;
2. Contractor to verify all dimensions on site prior to commencing any work;
3. Ground levels and steps are approximate only;
4. "Manufacturers specifications" refers to a current specification approved by the local authority for use under the conditions applicable to this industry;
5. Standard building by-laws shall be read in conjunction with the QLD Building Act 1975;
6. Timber framing shall be designed and constructed in accordance with AS 1684-2010.

1. All materials shall be new;
2. Termite treatment to comply with Part 3.13 of the NCC & AS 3660-2000;
3. Roofing materials to be fixed in accordance with manufacturers specifications;
4. Fixtures shall not be cut into bracing walls;
5. Wall and ceiling linings, generally plasterboard, to be fixed in accordance with manufacturers specs;
6. Aluminium windows and sliding glazed doors shall be powdercoated (unless noted otherwise) and fixed in accordance with manufacturers specifications;
7. Lift off hinges shall be provided to W.C and Ensuite doors;
8. Stairs to comply with Part 3.9.1 of the NCC;
9. Handrails and balustrading to comply with Part 3.9.2 of the NCC;
10. Masonary construction to comply with AS 3700;
11. All wet areas to comply with Part 3.8.1 of the NCC;
12. Smoke alarms shall be installed in accordance with Part 3.7.2 of the NCC & AS 3786.

QBCC Licence No: 1231346	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

DRAWING SCHEDULE:

area

ground floor living - 239.0sqm
porch - 3.8sqm
alfresco - 18.6sqm
upper floor living - 138.6sqm
balcony - 11.0sqm
voids - 48.2sqm

TOTAL - 459.2sqm

APP - APPLIANCE CUPBOARD
 AC - AIR CONDITIONING DUCT
 br - BROOM CUPBOARD
 cbd - CUPBOARD
 dp - RAINWATER DOWN PIPE
 dps - RAINWATER DOWN PIPE & SPREADER
 dw - DISH WASHER LOCATION
 DWB - DUMBWAITER SHAFT
 F.F.L. - FINISHED FLOOR LEVEL
 F.P.S. - FIXED PRIVACY SCREEN
 Fre. - FREEZER LOCATION
 HC - HOSE COCK
 ct+rh - COOKTOP / RANGEHOOD
 HWU - WALL HOT WATER UNIT
 L.C. - LAUNDRY CHUTE
 mb - METERBOX
 MH - MANHOLE
 mv - MECHANICAL VENT
 mw - MICROWAVE PROVISION
 oh - OVERHEAD CUPBOARD
 pd - PLUMBING DUCT
 Pty - PANTRY
 Ref - REFRIGERATOR LOCATION
 RA - A/C RETURN AIR
 s - SINK
 sh- SHELVES
 shr - SHOWER
 t - TUB
 ubo - UNDER BENCH OVEN
 v - VANITY BASIN
 vb-cant. - CANTILEVERED VANITY CABINET
 (P TRAP DRAINAGE concealed in cabinet)
 w - WATER CLOSET
 WM - WASHING MACHINE LOCATION
 WO - WALL OVEN

CON - CONCRETE
CPT - CARPET
CT - CERAMIC TILES
TIMBER - TIMBER, PARQUETRY or PLYWOOD
VINYL - VINYL

AW - AWNING WINDOW
CA - CASEMENT WINDOW
csd - CAVITY SLIDING DOOR
DH - DOUBLE HUNG WINDOW
FG - FIXED GLASS
fow - FACE OF WALL SLIDING DOOR
J.L. - JOINERY LEVEL
LO - LOUVRE WINDOW
obs - OBSCURE GLASS
pv - PERMANENT VENT
R.D. - ROLLER DOOR
SD - SLIDING GLASS DOOR
SW - SLIDING GLASS WINDOW
X - DENOTES OPENABLE PANEL
0 - REFERS TO FIXED PANEL

AMENDMENTS	ISSUE	SUBJECT	DATE
D		MEDIA DOOR DOOR/ W.C. REDUCE LENGTH/ ENS W.C. DOOR	01-06-2020
C		GLAZING ADJUSTMENTS	13-04-2020
B		DETAILS AS REQUIRED BY CERTIFIER	09-01-2020
A		BUILDING APPROVAL ISSUE	11-12-2019

DATE :	22-11-2019
DRAWN :	mjs
SCALE :	
SHEET :	

Development Summary

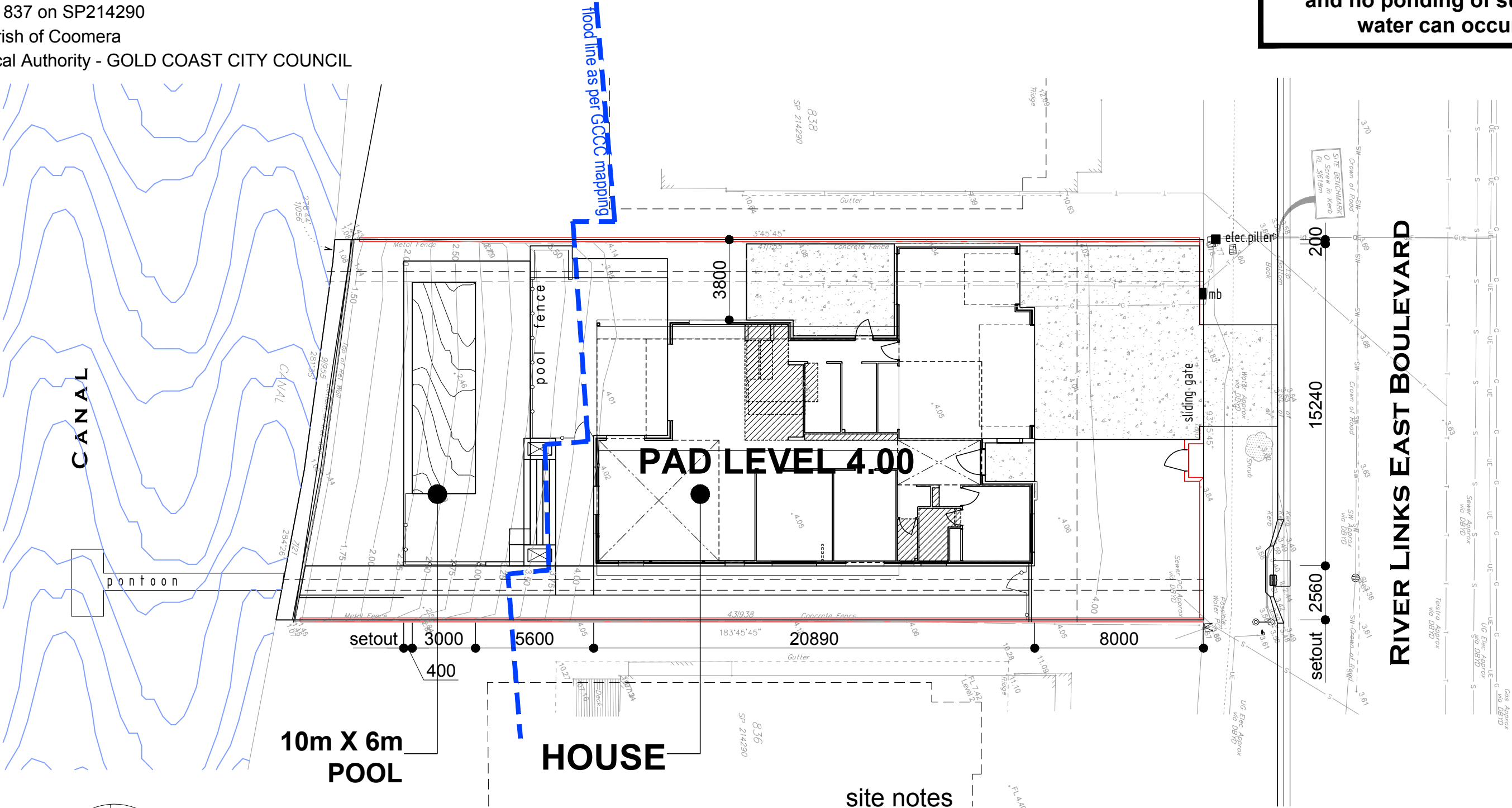
Site Area - 763sqm
SITE COVERAGE = 34% (261.4sqm)

Real Property Description
Lot 837 on SP214290
Parish of Coomera
Local Authority - GOLD COAST CITY COUNCIL

Wind Classification - N3

Region - B
Terrain Category - 3
Topographic Classification - T0
Shielding Factor - PS

Finished ground levels shall be graded so that surface water will drain away from the building and no ponding of surface water can occur

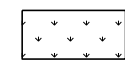


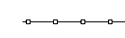
site notes

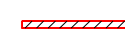
- Levels indicated are measured to the Australian Height Datum (AHD)
- Final levels, extent of excavation & retaining walls to be confirmed on site;
- roof stormwater to be diverted to approved discharge point;
- allotment pegs and boundary reinstatement to be established by registered surveyor;
- contours & existing infrastructure plotted from contour survey provided by Statewide Survey Group.

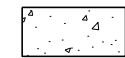
legend

18.0 — existing land contours to AHD

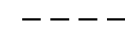
 Proposed turf areas
TYPE: Sir Walter
PREPARATION: Apply turf over 150mm organic topsoil, over 150mm depth cultivated sub-grade

 1.8m h timber paling fence U.N.O.

 1.8m h conc. block wall

 proposed broomed concrete pavement

 proposed patterned concrete

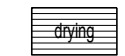
 existing retaining walls

 proposed retaining walls

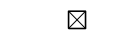
 proposed concrete garden edge

 proposed pebble cover
PEBBLE TYPE: 20-40mm RIVER STONE
DEPTH: 30mm LAID OVER 70mm DEPTH GRAVEL UNDER

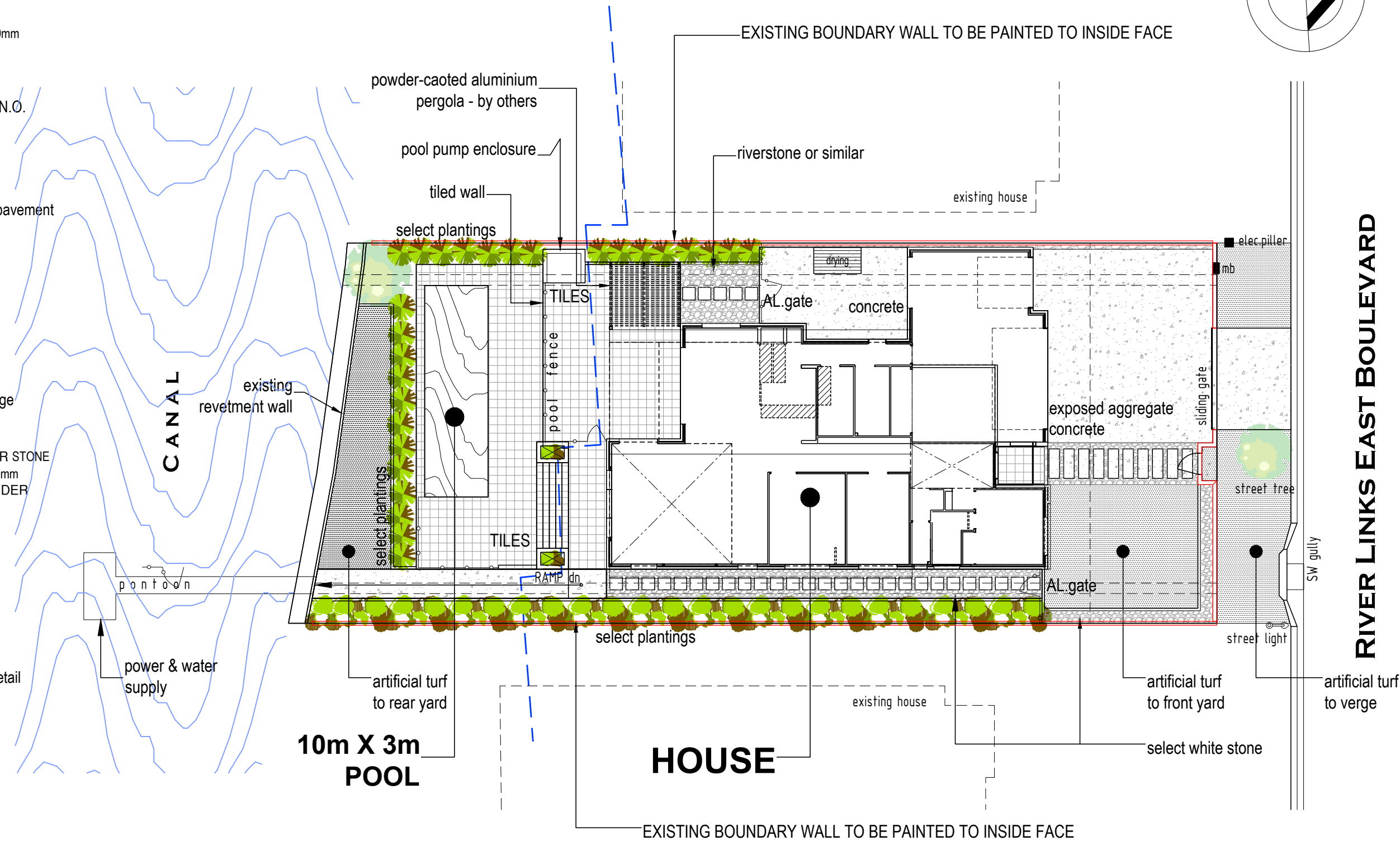
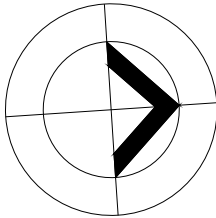
 600SQ pavers

 clothes-line

 bin storage location

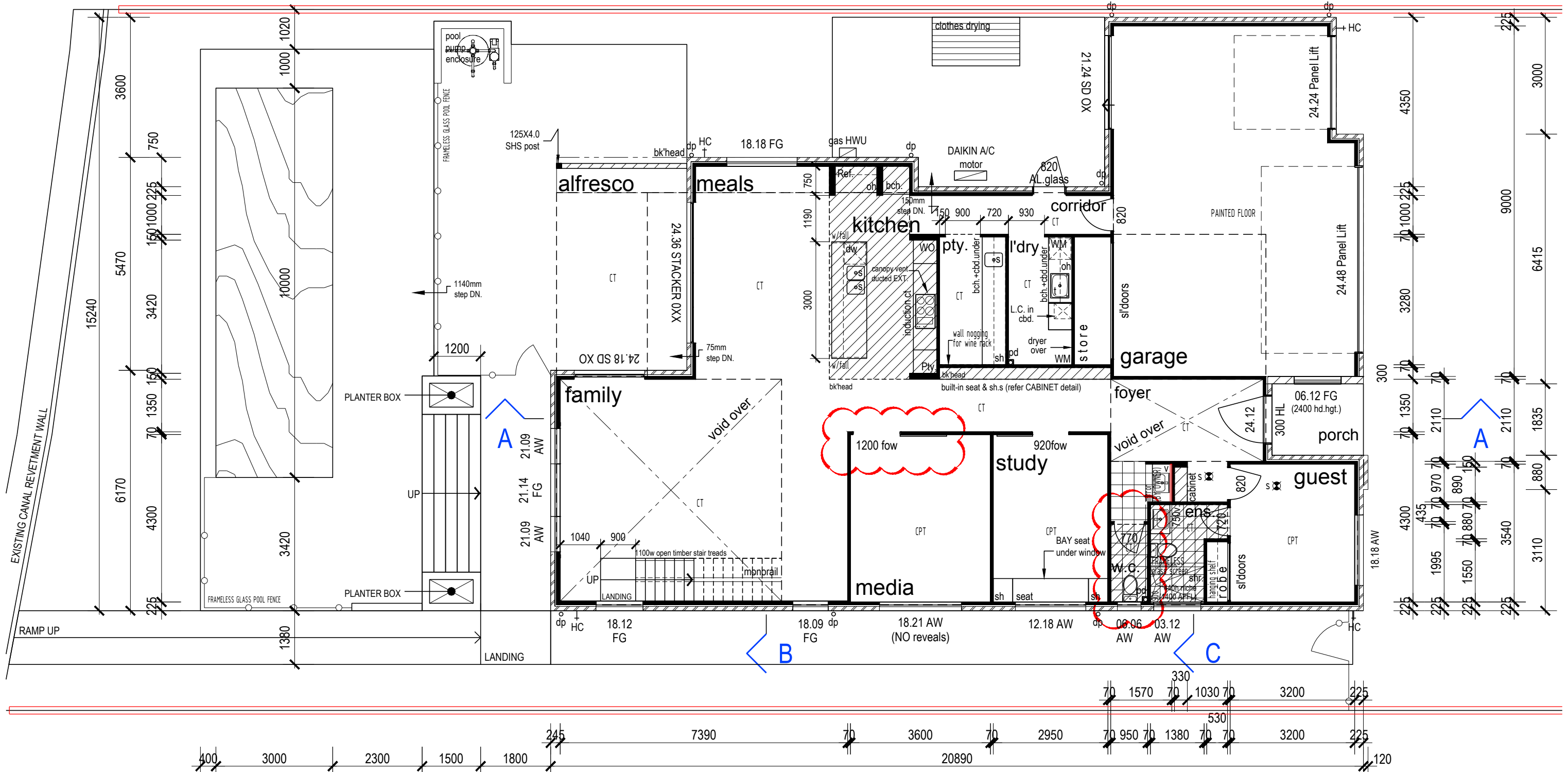
 field gully - refer engineer's detail

 select plantings



- Square set ceiling to foyer, family, meals, kitchen & corridor;
- R3.0 ceiling batts to roof void;
- R1.5 batts to ALL external walls;
- Sisalation to external walls & roof;
- Ceiling fan to alfresco ONLY.

	timber wall frame Refer Timber Framing Schedule
	110mm brick wall
	190mm conc. block wall
	denotes <u>300</u> deep bulkhead



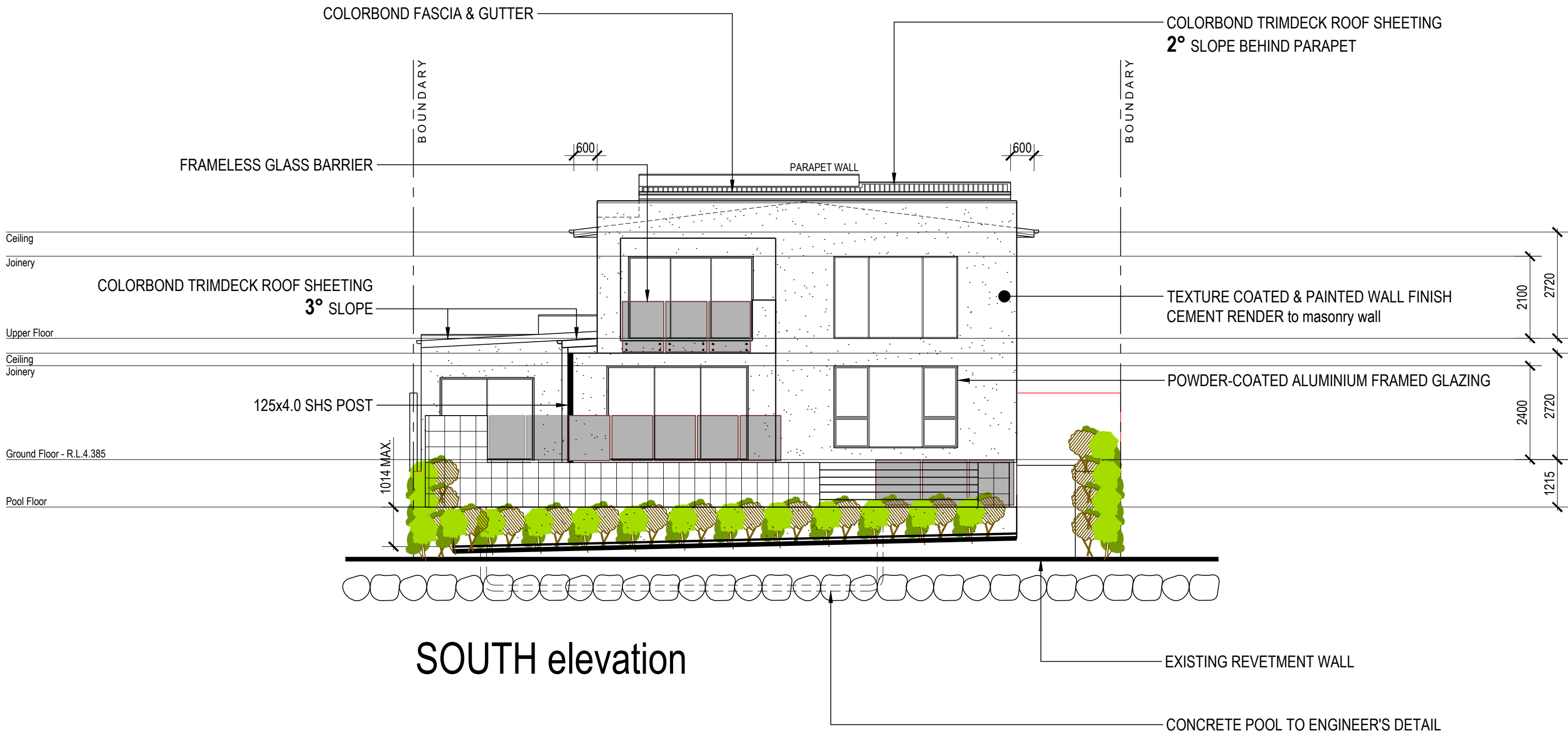
AMENDMENTS		
D	MEDIA DOOR DOOR/ W.C. REDUCE LENGTH/ ENS.W.C. DOOR	01-06-2020
C	GLAZING ADJUSTMENTS	13-04-2020
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ISSUE	SUBJECT	DATE

SHEET: DWG-2.01

Architectural elevation drawing of a building facade. The drawing shows a series of windows and parapet walls. Key features include:

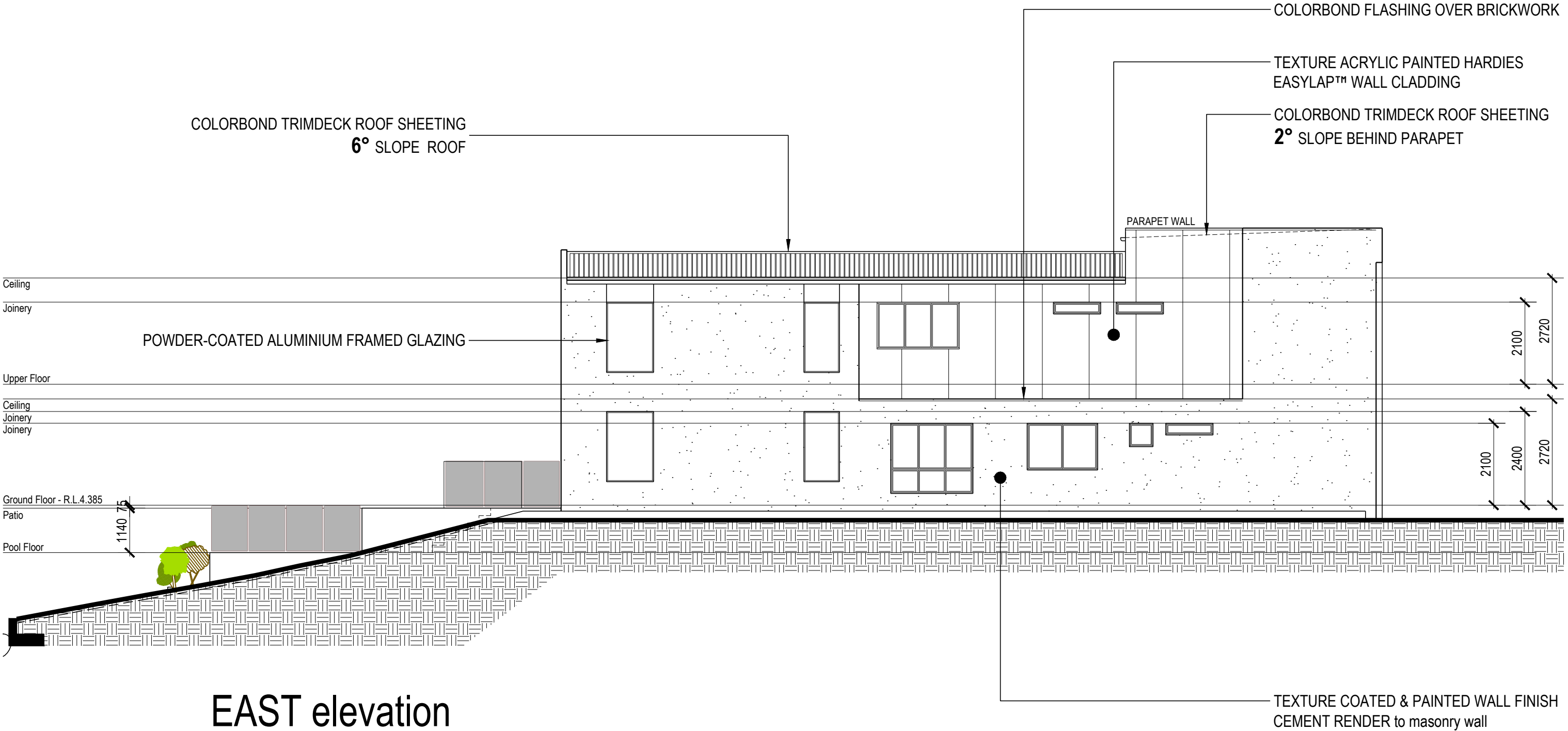
- Windows:**
 - Top row: Three windows, each 2100 units high. The middle window is 2400 units wide, while the side windows are 2720 units wide.
 - Bottom row: A 2400x2720 unit window on the left, a 385x2720 unit window in the center, and a 2400x2720 unit window on the right.
- Parapet Walls:** Labeled "parapet wall" at the top and bottom of the facade.
- Dimensions:**
 - Overall height: 7685 units.
 - Overall width: 600 units.
- Acrylic Garage Panel Lift DOORS:** Indicated by a line pointing to the bottom of the facade.

NORTH (street) elevation

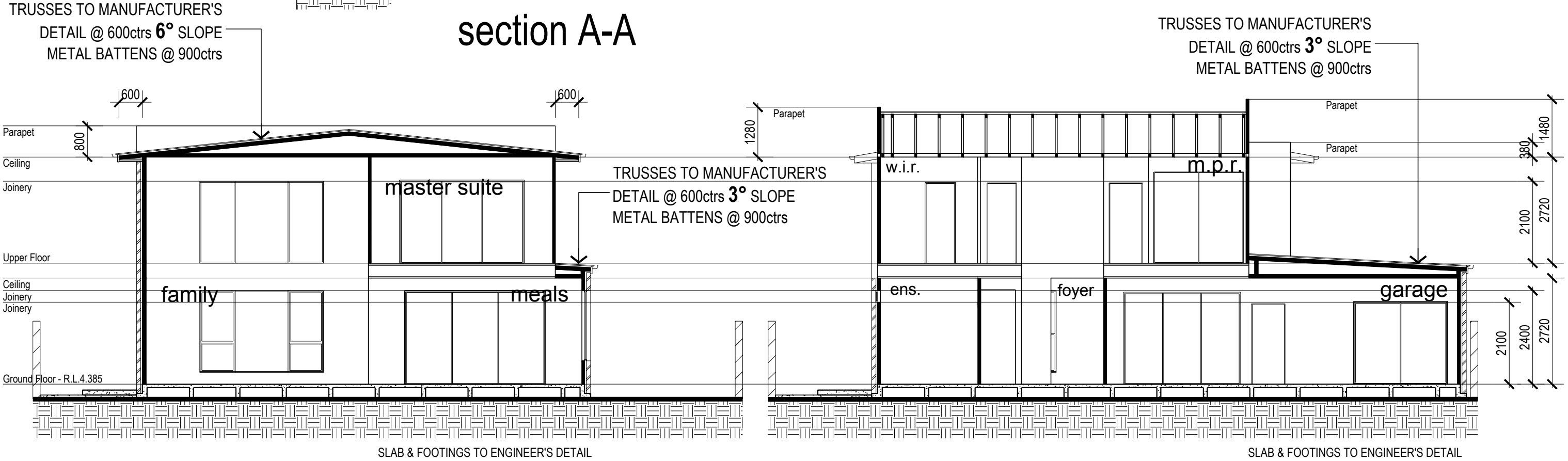
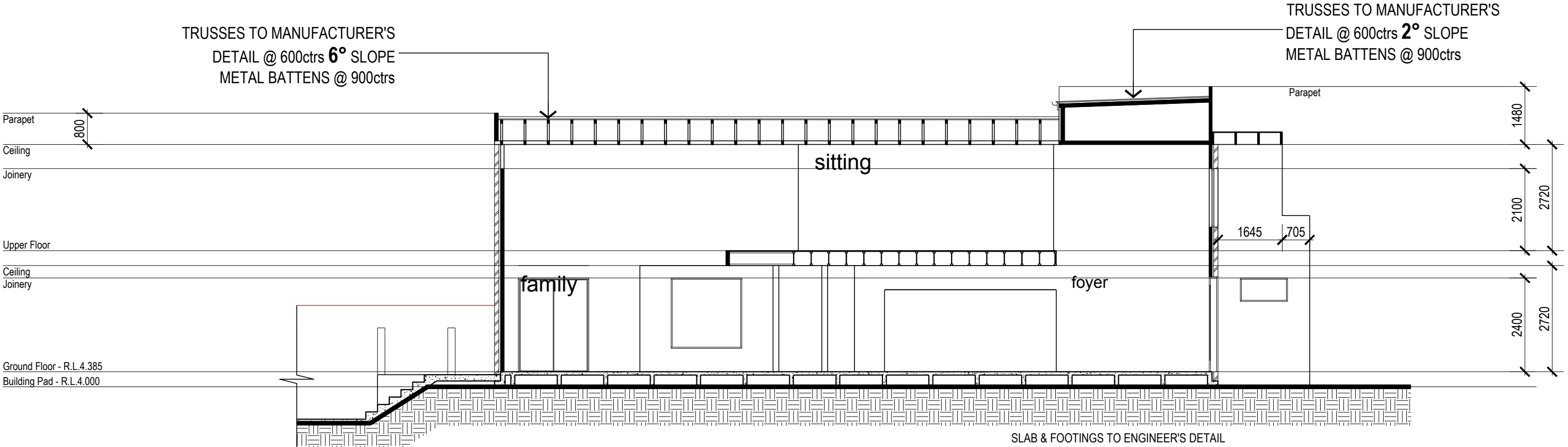


SOUTH elevation

QBCC Licence No: 1231346		PROPOSED DEVELOPMENT: 94 River Links Boulevard East, HELENSVALE	DESCRIPTION: south elevation				DATE :	22-11-2019
I:_BUSINESS\JM_BUSINESS\james\james\conten\m1 logo 2017.jpg							DRAWN :	mjs
I:_BUSINESS\JM_JOBS\0_CLIENT\REA Taylah'd Homes\Taylah'd Homes LOGO.jpg							SCALE :	1:100
MB 0411.190.019 © All Rights Reserved							SHEET :	DWG-3.03
					AMENDMENTS			
					D	MEDIA DOOR DOOR/ W.C. REDUCE LENGTH/ ENS.W.C. DOOR	01-06-2020	
					C	GLAZING ADJUSTMENTS	13-04-2020	
					B	DETAILS AS REQUIRED BY CERTIFIER	09-01-2020	
					A	BUILDING APPROVAL ISSUE	11-12-2019	
					ISSUE	SUBJECT	DATE	

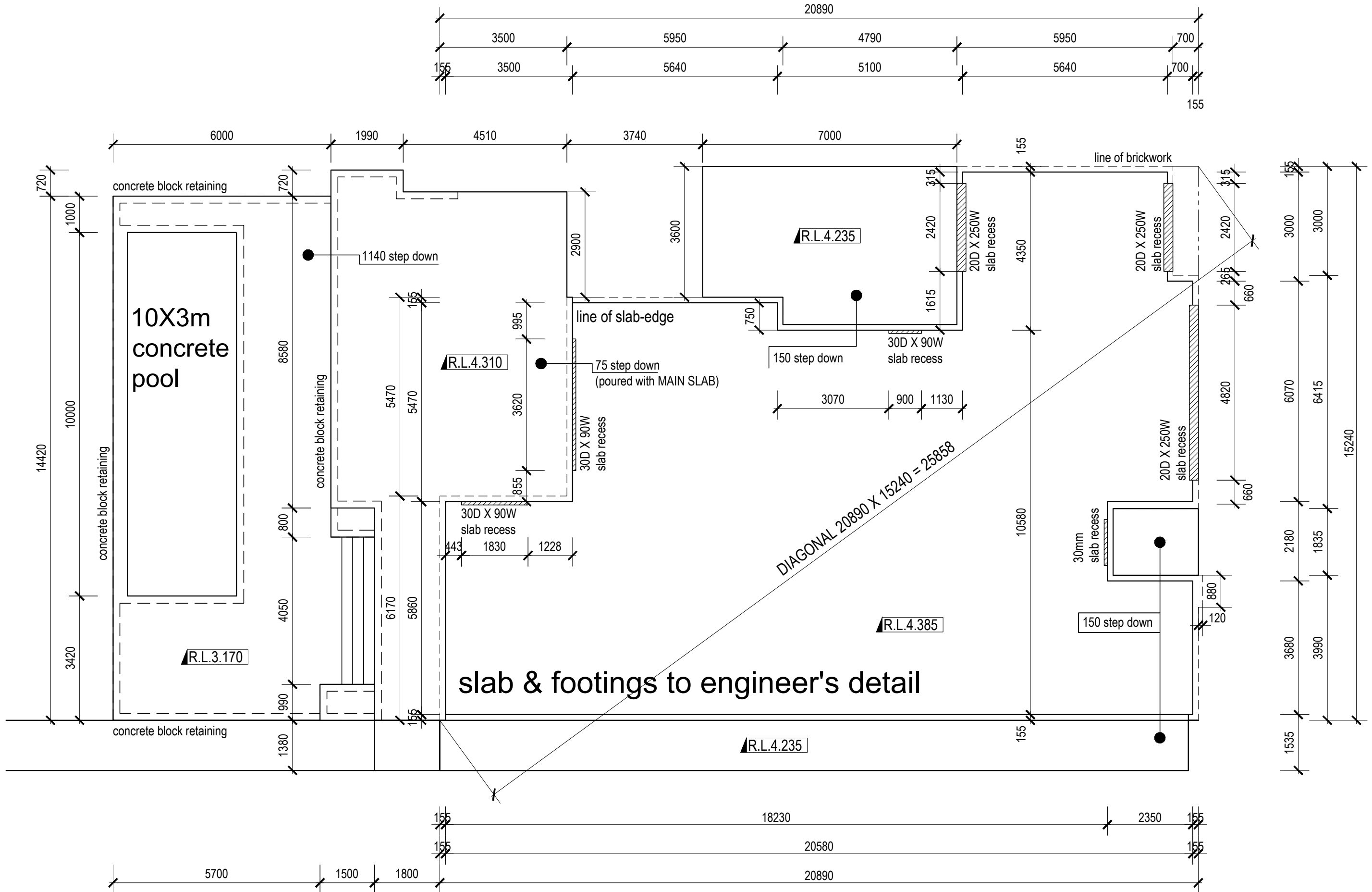


EAST elevation



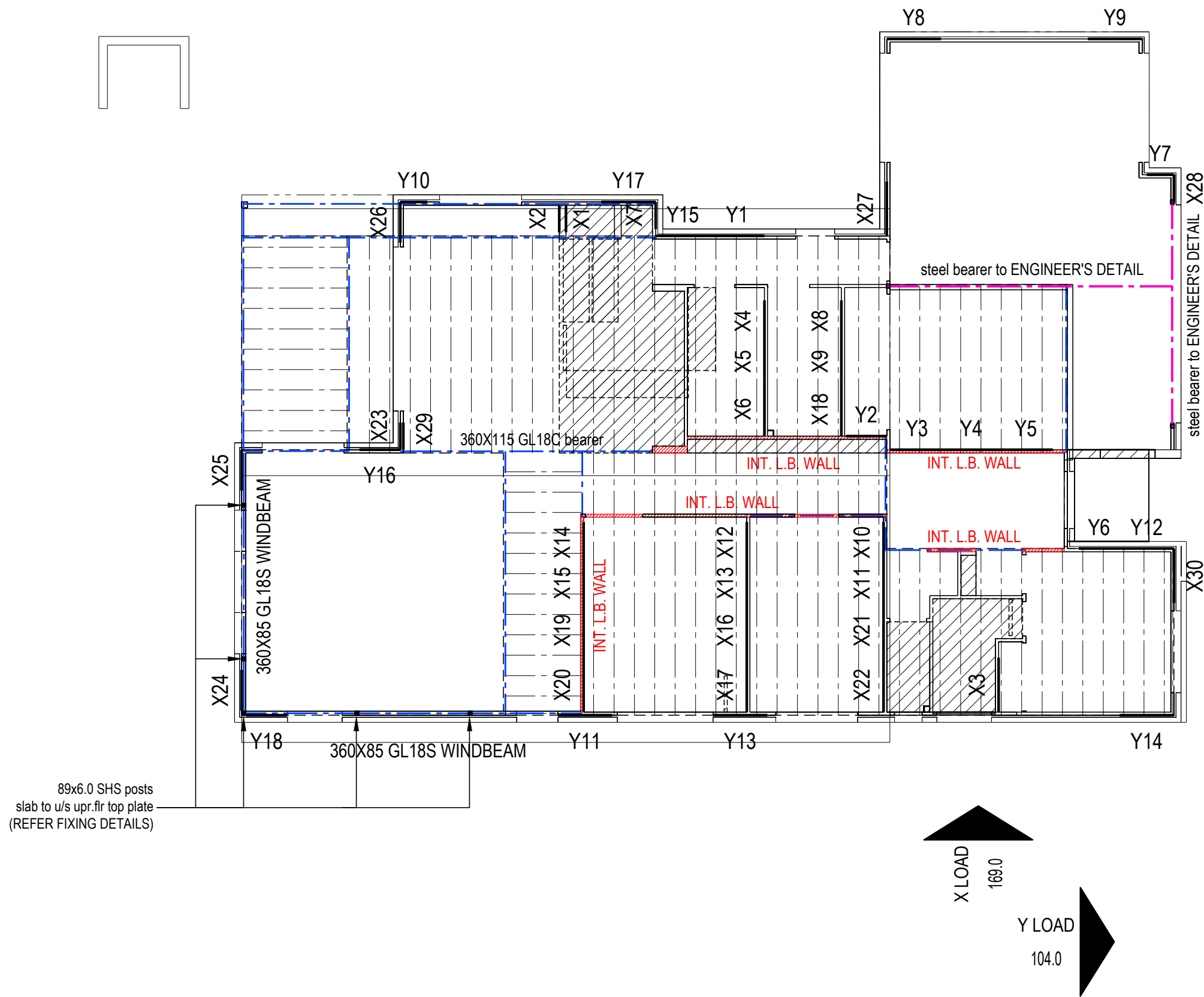
section B-B

section C-C



QBCC Licence No: 1231346				PROPOSED DEVELOPMENT:		DESCRIPTION:				DATE : 22-11-2019	
				94 River Links Boulevard		slab layout				DRAWN : mjs	
I:_BUSINESS\00_BUSINESS\client\project\94 links\94 links 2017.jpg		I:_BUSINESS\00_BUSINESS\client\project\94 links\94 links 2017.jpg		East, HELENSVALE						SCALE : 1:100	
MB 0411.190.019										SHEET : DWG-5.01	
© All Rights Reserved											

wind classification - N2



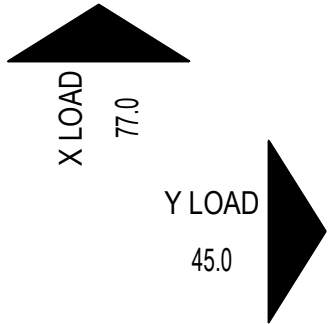
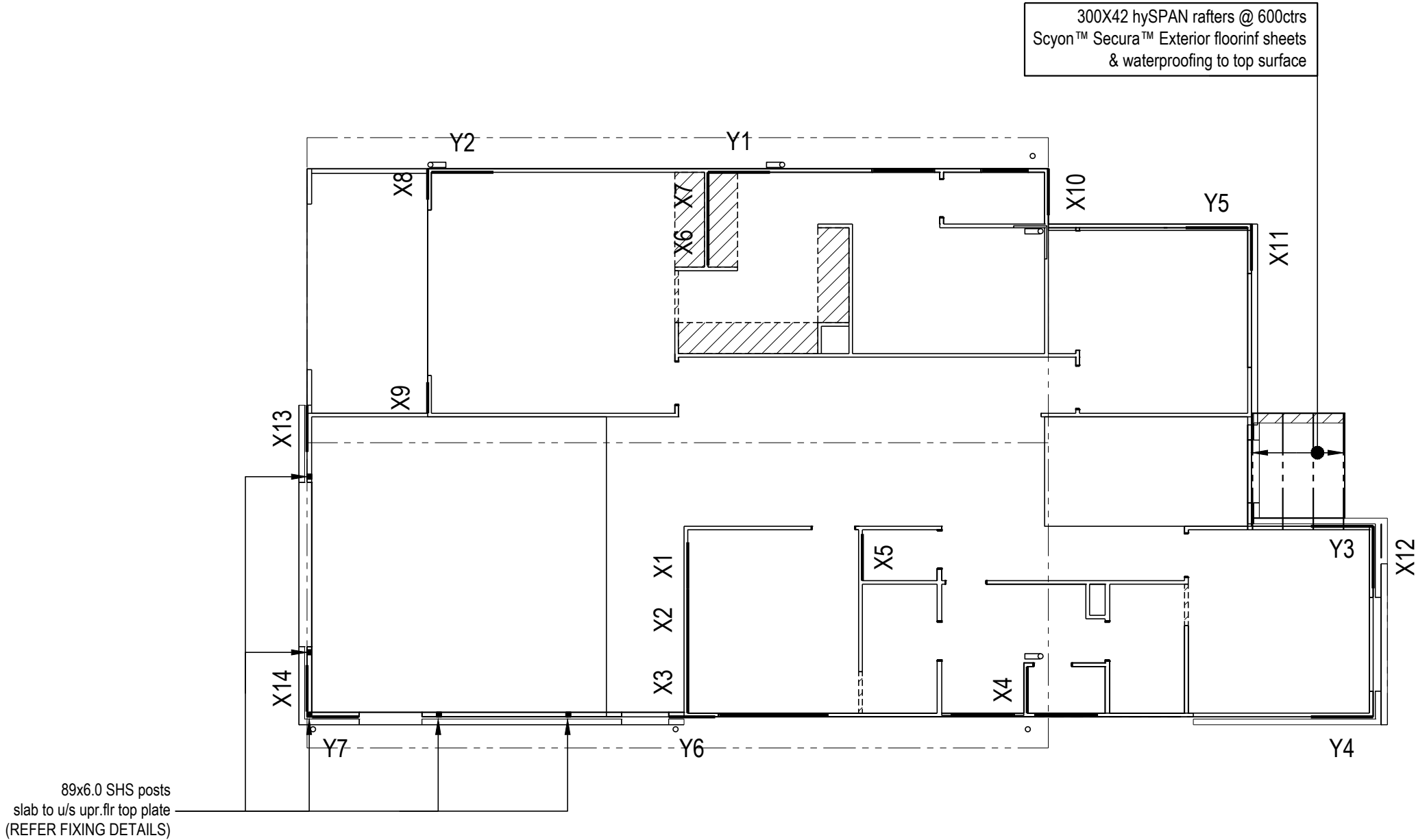
X WIND LOAD RESISTANCE TABLE				
MARK	TYPE	LENGTH	UNIT	RESISTANCE
X1	TB6.4	600.0	6.40	3.84
X2	TB6.4	600.0	6.40	3.84
X3	TB6.0	1200.0	6.00	7.20
X4	TB6.0	900.0	6.00	5.40
X5	TB6.0	900.0	6.00	5.40
X6	TB6.0	1200.0	6.00	7.20
X7	TB6.4	600.0	6.40	3.84
X8	TB6.0	900.0	6.00	5.40
X9	TB6.0	900.0	6.00	5.40
X10	TB6.0	900.0	6.00	5.40
X11	TB6.0	900.0	6.00	5.40
X12	TB6.0	900.0	6.00	5.40
X13	TB6.0	900.0	6.00	5.40
X14	TB6.0	900.0	6.00	5.40
X15	TB6.0	900.0	6.00	5.40
X16	TB6.0	1200.0	6.00	7.20
X17	TB6.0	1200.0	6.00	7.20
X18	TB6.0	1200.0	6.00	7.20
X19	TB6.0	1200.0	6.00	7.20
X20	TB6.0	1200.0	6.00	7.20
X21	TB6.0	1200.0	6.00	7.20
X22	TB6.0	1200.0	6.00	7.20
X23	TB6.4	600.0	6.40	3.84
X24	TB6.0	900.0	6.00	5.40
X25	TB6.0	900.0	6.00	5.40
X26	TB6.0	900.0	6.00	5.40
X27	TB6.0	1200.0	6.00	7.20
X28	TB6.4	600.0	6.40	3.84
X29	TB6.4	600.0	6.40	3.84
X30	TB6.0	1200.0	6.00	7.20
TOTAL				172.44

Y WIND LOAD RESISTANCE TABLE				
MARK	TYPE	LENGTH	UNIT	RESISTANCE
Y1	TB6.0	1200.0	6.00	7.20
Y2	TB6.0	900.0	6.00	5.40
Y3	TB6.0	1200.0	6.00	7.20
Y4	TB6.0	1200.0	6.00	7.20
Y5	TB6.0	1200.0	6.00	7.20
Y6	TB6.0	900.0	6.00	5.40
Y7	TB6.4	600.0	6.40	3.84
Y8	TB6.0	1200.0	6.00	7.20
Y9	TB6.0	1200.0	6.00	7.20
Y10	TB6.4	600.0	6.40	3.84
Y11	TB6.0	1200.0	6.00	7.20
Y12	TB6.0	1200.0	6.00	7.20
Y13	TB6.0	1200.0	6.00	7.20
Y14	TB6.0	1200.0	6.00	7.20
Y15	TB6.0	1200.0	6.00	7.20
Y16	TB6.0	900.0	6.00	5.40
Y17	TB6.0	1200.0	6.00	7.20
Y18	TB6.0	900.0	6.00	5.40
TOTAL				115.68

wind classification - N3

X WIND LOAD RESISTANCE TABLE				
MARK	TYPE	LENGTH	UNIT	RESISTANCE
X1	TB6.0	900.0	6.00	5.40
X2	TB6.0	1200.0	6.00	7.20
X3	TB6.0	1200.0	6.00	7.20
X4	TB6.0	900.0	6.00	5.40
X5	TB6.0	900.0	6.00	5.40
X6	TB6.0	900.0	6.00	5.40
X7	TB6.0	900.0	6.00	5.40
X8	TB6.4	600.0	6.40	3.84
X9	TB6.4	600.0	6.40	3.84
X10	TB6.0	900.0	6.00	5.40
X11	TB6.0	900.0	6.00	5.40
X12	TB6.0	1200.0	6.00	7.20
X13	TB6.0	900.0	6.00	5.40
X14	TB6.0	900.0	6.00	5.40
TOTAL				77.88

Y WIND LOAD RESISTANCE TABLE				
MARK	TYPE	LENGTH	UNIT	RESISTANCE
Y1	TB6.0	1200.0	6.00	7.20
Y2	TB6.0	1200.0	6.00	7.20
Y3	TB6.0	1200.0	6.00	7.20
Y4	TB6.0	1200.0	6.00	7.20
Y5	TB6.0	1200.0	6.00	7.20
Y6	TB6.0	900.0	6.00	5.40
Y7	TB6.0	900.0	6.00	5.40
TOTAL				46.80



N3 - TIMBER WALL FRAMING SCHEDULE

N3 (W41 N) A.S. 1684 - 2010 ROOF LOAD WIDTH (RLW) = 7500mm
Metal roof - 40kg/m2 Truss spacing - 600c
Stud height - 2700mm

SINGLE OR UPPER STOREY			ROOF LOAD WIDTH (RLW) = 4500mm
Framing member	Size DxB mm		
Top plate	2/35 X 70 MGP12 L.B.		
Bottom Plate	35 X 70 MGP10 (continuous support)		
Nogging	35 X 70 MGP10 (one row)		
Studs	70 X 35 MGP10 @ 450c (not notched) L.B. (U.N.O.)		
NON-L.B. studs	70 X 35 MGP10 @ 600c		Up to 2700 high
	70 X 35 MGP10 @ 300c		Up to 3600 high
Jamb studs (inc. secondary jamb studs)	Size DxB mm	MAX. opening (mm)	* Provide an additional jamb stud each side for lintels supporting concentrated loads eg. girder truss
	2/70 X 35 MGP10	1100	
	3/70 X 35 MGP10	2000	
	4/70 X 35 MGP10	2800	
Windowsill trimmer	70 X 35 MGP10		Up to 1800 opening
	2/70 X 35 MGP10		Up to 2400 opening
	3/70 X 35 MGP10		Up to 3000 opening

N3 - TIMBER WALL FRAMING SCHEDULE

N3 (W41 N) A.S. 1684 - 2010 ROOF LOAD WIDTH (RLW) = 5500mm UPPER FLOOR LOAD WIDTH = 3600mm
Metal roof - 40kg/m2
Truss spacing - 600c
Joist spacing - 450mm
Stud height - 2700mm

LOWER STOREY OF TWO STOREY			
Framing member	Size DxB mm		
Top plate	2/35 X 70 MGP12 L.B.		
Bottom Plate	35 X 70 MGP10 (continuous support)		
Nogging	35 X 70 MGP10 (one row)		
Studs	70 X 35 MGP10 @ 450c (not notched) L.B. (U.N.O.)		
INTERNAL L.B. Studs	70 X 35 MGP10 @ 300c (not notched) L.B.		
NON-L.B. studs	70 X 35 MGP10 @ 600c		Up to 2700 high
Jamb studs (inc. secondary jamb studs)	Size DxB mm	MAX. opening (mm)	* Provide an additional jamb stud each side for lintels supporting concentrated loads eg. girder truss
	3/70 X 35 MGP10	1500	
	4/70 X 35 MGP10	2300	
	4/70 X 35 MGP12	3400	
Windowsill trimmer	70 X 35 MGP10		Up to 1800 opening
	2/70 X 35 MGP10		Up to 2400 opening
	3/70 X 35 MGP10		Up to 3000 opening

Note: - If Girder Truss locations alter to what is shown on plan, designer to be contacted to redesign affected lintels.
- Floor framing to be constructed to manufacturer's detail.
- ALL Floor Beams to be concealed in floor space U.N.O or over openings.

WALL BRACING

TYPE	MATERIAL	FIXING LOCATION
TB6.0	F.27 Plywood panel (4.5mm thick) fixed with 30x2.8mmØ clouts	* top & bottom plate @ 50mm ctrs. * vertical edges @ 150mm ctrs * nogging @ 150mm ctrs * intermediate studs @ 300mm ctrs * M.12 hold down bolts @ 1200c Max.
TB6.4	F.27 Plywood panel (4.5mm thick) fixed with 30x2.8mmØ clouts	* top & bottom plate @ 150mm ctrs. * vertical edges @ 150mm ctrs * nogging @ 150mm ctrs * intermediate studs @ 300mm ctrs * M.12 hold down bolts @ 1200c Max. * M.12 anchor rod each end of sheathed section.
TB1.5	Galv. metal angle (18x16x1.2mm) fixed with 50x2.8mmØ nails	* 2 nails to each stud and plate * 30x0.8mm G.I. strap top & bottom plate, fixed with 3/30x2.8mmØ nails to each end to stud.
16mmØ MS X-BRACE	16mmØ Galvanised Mild Steel Rod	* 150X8mm plate 5c.f.w. (100max. below bearer) * 50mmx8mm plate (100min) 5c.f.w. fixed with M.20 bolt * Galvanised MS turnbuckle

NOTE: top & bottom plates still required to be strapped as per tie down schedule.

ROOF FRAMING

- Design & placement of trusses shall be in strict accordance with truss design;
- Non-loadbearing external walls, shall be restrained laterally at a Max. of 3000mm with 70x35 MGP10 binders;
- Metal battens @ 900c.

Steel Lintels

LINTEL TYPE	Brickwork ONLY
90x90x6 equal angle	3000
90x90x8 equal angle	3300
100x100x6 equal angle	3400
100x100x8 equal angle	3600
150x90x8 unequal angle	4200
150 UB 14.0	4200
150 UB 18.0	4200
180 UB 22.2	4200

Note:
- Minimum bearing length for lintels is 150mm.

100x6.0 SHS post
to TOP PLATE DETAIL

WINDBEAM to 100x6.0 SHS
post DETAIL

QBCC Licence No: 1231346		PROPOSED DEVELOPMENT:	DESCRIPTION:		DATE : 22-11-2019
		94 River Links Boulevard	upper floor framing		DRAWN : mjs
		East, HELENSVALE			SCALE : N.T.S.
					SHEET : DWG-7.01
MB 0411.190.019 © All Rights Reserved	I:_BUSINESS\0_CLIENT\AREA Taylah'd Homes\Taylah'd Homes LOGO.jpg			AMENDMENTS D MEDIA DOOR DOOR/ W.C. REDUCE LENGTH/ ENS.W.C. DOOR 01-06-2020 B GLAZING ADJUSTMENTS 13-04-2020 C DETAILS AS REQUIRED BY CERTIFIER 09-01-2020 A BUILDING APPROVAL ISSUE 11-12-2019 ISSUE SUBJECT DATE	

WIND CLASSIFICATION N3

METAL ROOF SHEETING

SPECIFIC TIE-DOWN FIXINGS (U.N.O.)

LOCATION- SINGLE OR UPPER STOREY

TRUSSES- 600ctrs JOINT GROUP- JD4 UPLIFT LOAD WIDTH- 7500mm

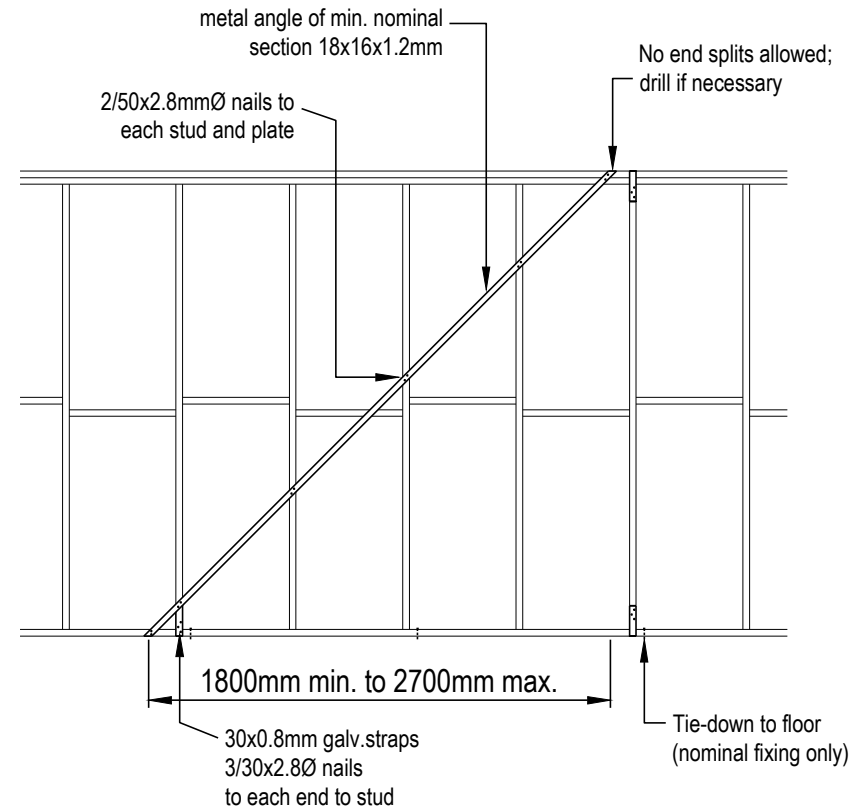
- Battens to Trusses: 1/75mm No.14 type 17 screw;
- Trusses to top plate: 30x0.8mm G.I. strap 4/2.8Ø nails;
- Top & bottom plates to studs: 30x0.8mm G.I. strap 4/2.8Ø nails @ 600ctrs (U.N.O.);
- Bottom plate to lower storey top plate: M.12 bolts @ 1800ctrs, corners & sides of openings;
- Lintels up to 1800: 2/30x0.8mm G.I. straps 6/2.8mmØ nails
over 1800: 1/M.16 Anchor rod

LOCATION- LOWER STOREY OF TWO STOREY

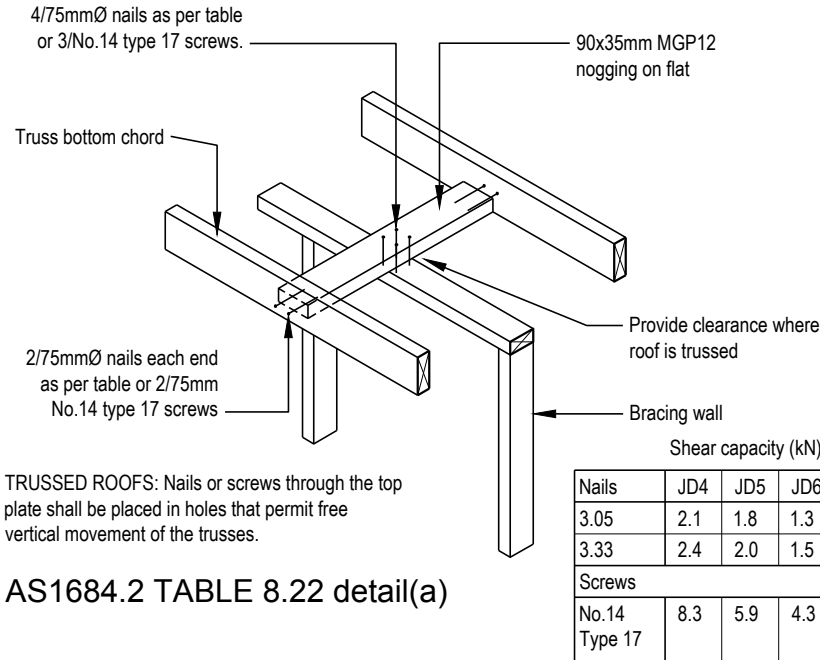
- Top & bottom plates to studs: 30x0.8mm G.I. strap 3/2.8Ø nails @ 600ctrs (U.N.O.);
- Bottom plate to slab: M.12 bolts @ 1800ctrs, corners & sides of openings;
- Lintels up to 1800: 2/30x0.8mm G.I. straps 6/2.8mmØ nails
over 1800: 1/M.12 Anchor rod
over 3000: 1/M.16 Anchor rod

METAL ANGLE BRACES

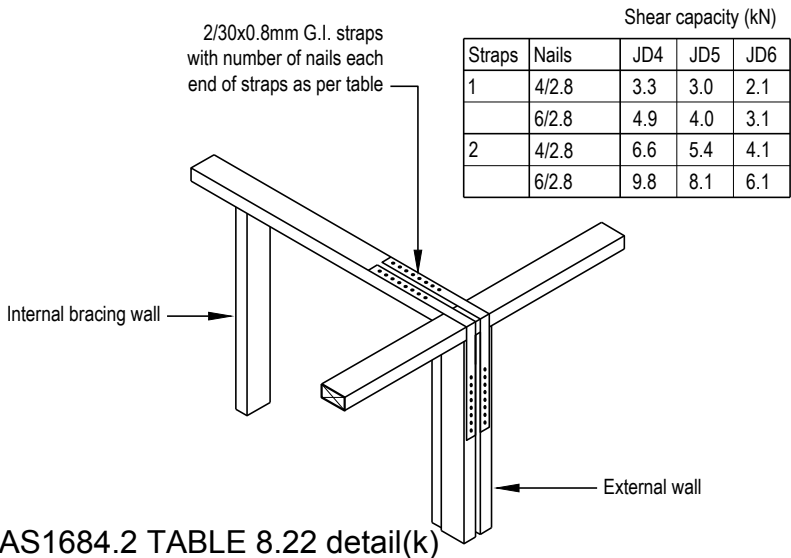
The maximum depth of a notch or saw-cut shall not exceed 20mm.
Saw-cut studs shall be designed as notch.



fixing of top of bracing walls



AS1684.2 TABLE 8.22 detail(a)



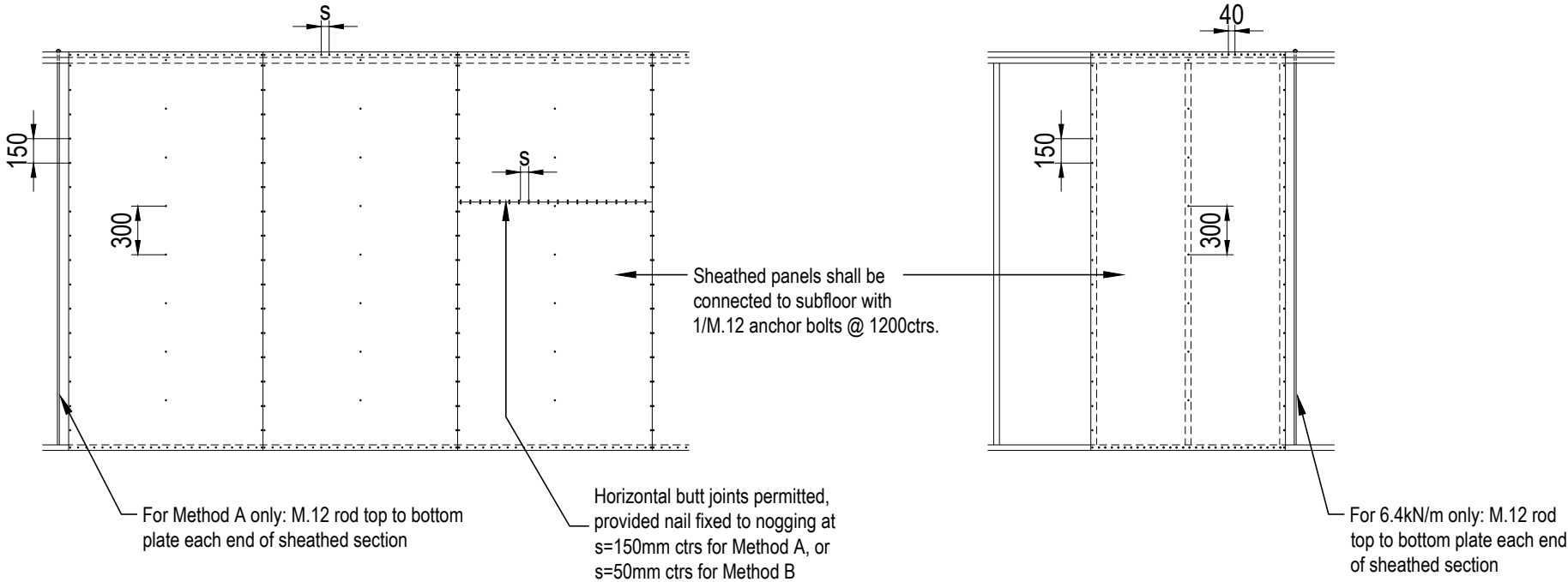
AS1684.2 TABLE 8.22 detail(k)

PLYWOOD

Plywood shall be nailed to frame using 30x2.8Øflathead nails or equivalent.

For Method A (6.4kN/m), M.12 rods shall be used at each end of sheathed section top plate to bottom plate/floor frame.
Method B (6.0kN/m) has no rods but sheathing shall be nailed to top & bottom plates and any horizontal joints at 50mm centres.

M.12 slab bolts each end of sheathed section & @ 1200ctrs.

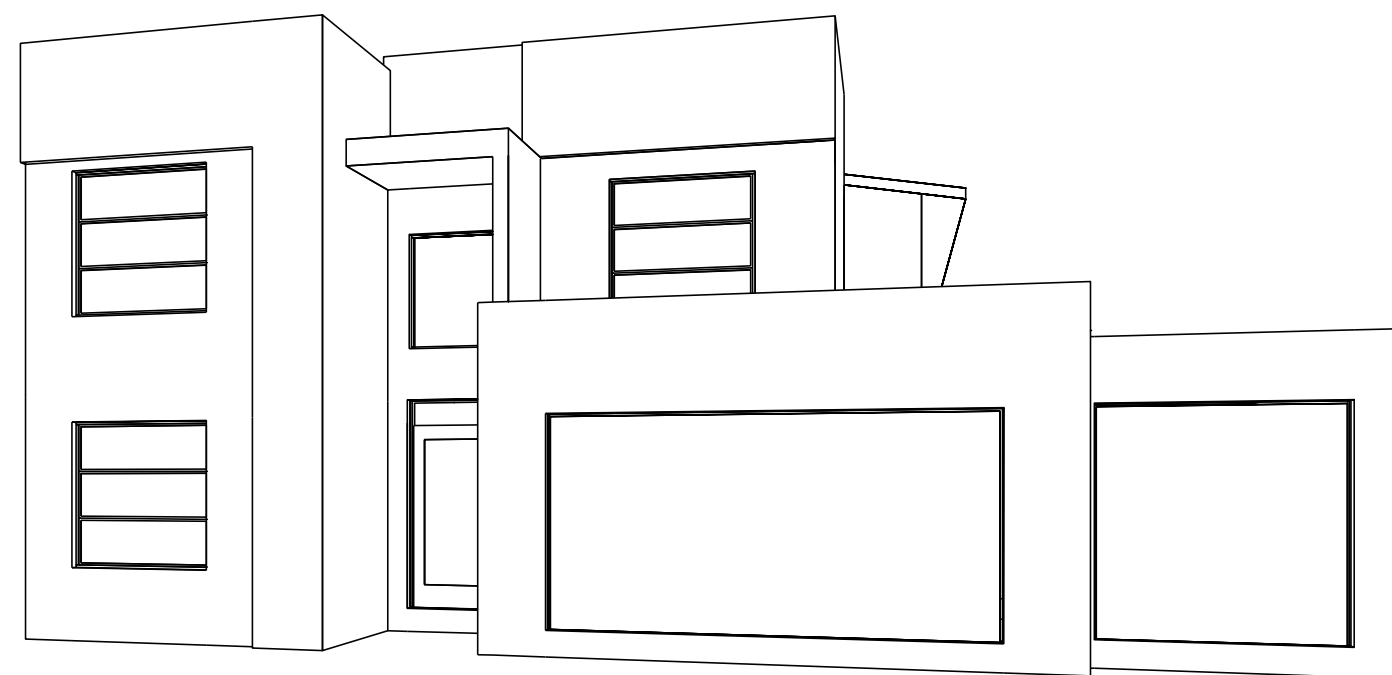
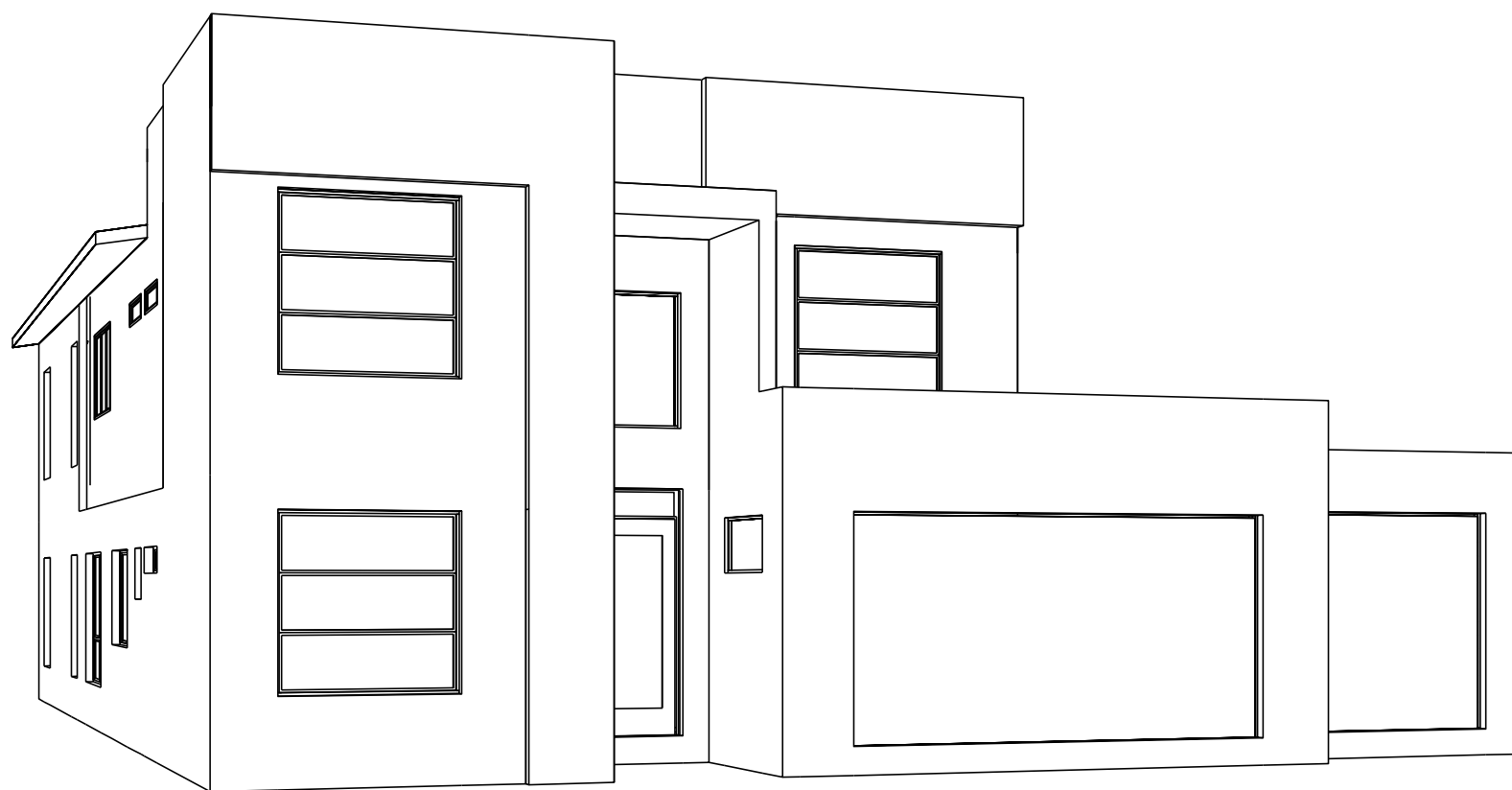


HARDBOARD

Hardboard shall comply with AS/NZS.
Hardboard shall be nailed to frame using a minimum 30x0.8mm Øgalvanised nails or equivalent.
Nails shall be located a minimum of 10mm from the vertical edges and 15mm from the top and bottom edges.
Panel edges shall be supported by studs.

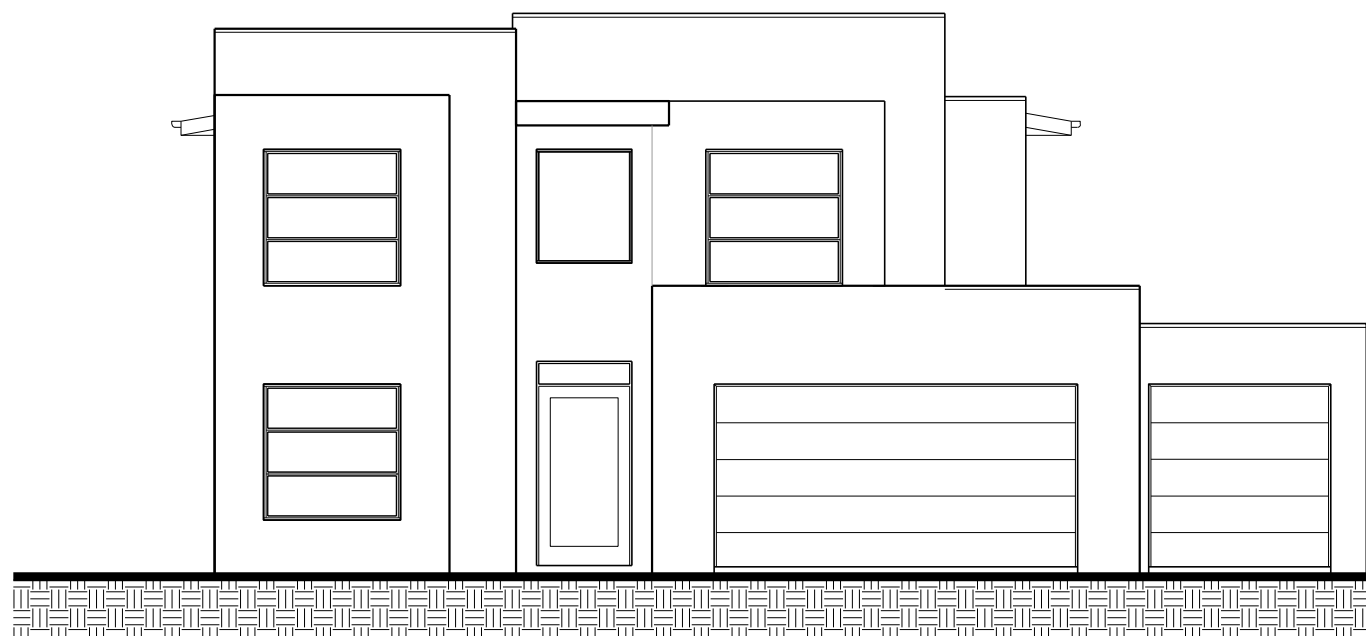
M.12 slab bolts each end of sheathed section & @ 1200ctrs.

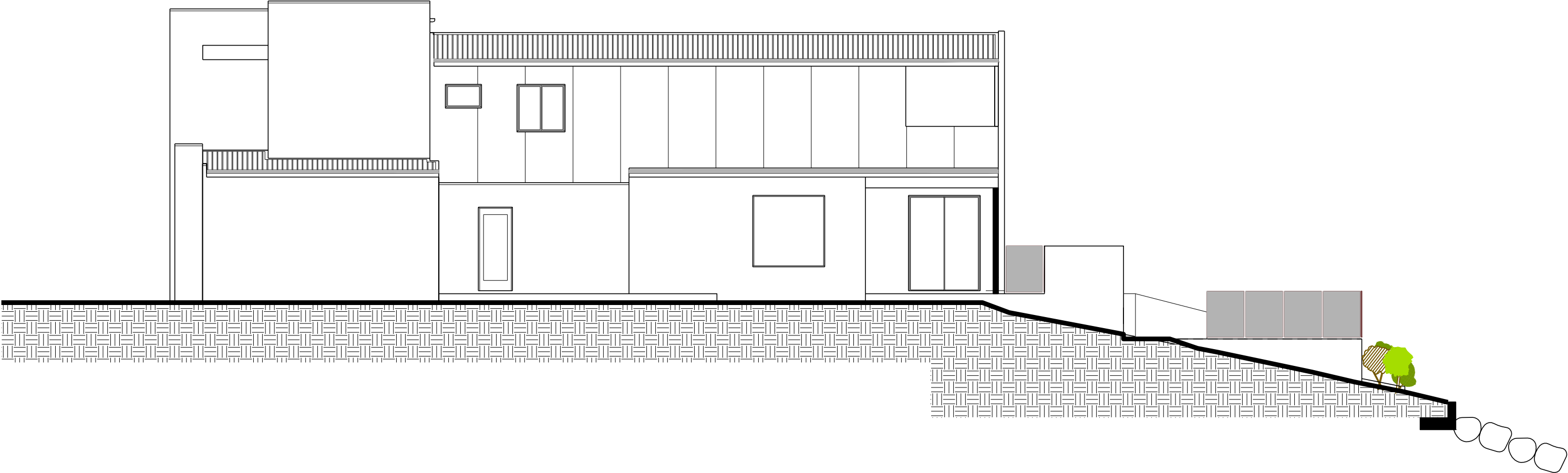
PERSPECTIVE VIEWS FOR ILLUSTRATIVE PURPOSE ONLY.
SOME MATERIAL ELEMENTS MAY NOT BE DISPLAYED.
REFER 2D-ELEVATION DRAWINGS FOR ENHANCED DETAILS.



ELECTRICAL LEGEND

	Metre Box
	Fluorescent Oyster Light
	Low Voltage Recessed Downlight
	External Light
	External Light with Sensor
	Wall Light
	1200mm Flouro
	Light Switch
	Dimmer Light Switch
	Light Switch - 2 Way
	Exhaust Fan
	Ceiling Fan & Light
	Ceiling Fan
	Single Power Point
	Double Power Point
	WP Single Power Point
	WP Double Power Point
	Hot Plates & Rangehood
ubo	Under Bench Oven
WO	Wall Oven.
mw	Micro Wave Oven
Ref.	Refrigerator
WM	Washing Machine
dw	Dishwasher
	Garbage Disposal
	Television Outlet
	Phone Point
	Data Point
HWU	Hot Water Unit
	Smoke Detector





AMENDMENTS		
ISSUE	SUBJECT	DATE
D	MEDIA DOOR DOOR/ W.C. REDUCE LENGTH/ ENS.W.C. DOOR	01-06-2020
C	GLAZING ADJUSTMENTS	13-04-2020
B	DETAILS AS REQUIRED BY CERTIFIER	09-01-2020
A	BUILDING APPROVAL ISSUE	11-12-2019

