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25 PARKWAY STREET

Bushfire Protection Requirements
 Building constructed to bushfire requirements to all sides of the building BAL-12.5 Bushfire Attack Level requires section 3 and 5 of AS3959-2018 to be applied



GENERAL NOTES:

DO NOT SCALE PLANS. USE WRITTEN DIMENSION ONLY.
 ALL WORKS SHALL COMPLY WITH, BUT NOT BE LIMITED TO THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA & THE AUSTRALIAN STANDARDS:

- AS 1288:2021 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 1562:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
- AS 1684:2021 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE
- AS 2049:2002 - ROOF TILES
- AS 2050:2018 - INSTALLATION OF ROOF TILES
- AS 2870:2011 - RESIDENTIAL SLAB AND FOOTINGS
- AS/NZS 2904:1995 - DAMP-PROOF COURSES & FLASHINGS
- AS 3600:2018 - CONCRETE STRUCTURES
- AS 3660:2014 - TERMITE MANAGEMENT, PART 1: NEW BUILDING WORK
- AS 3700:2018 - MASONRY STRUCTURES
- NCC HP 10.2 - WATERPROOFING OF DOMESTIC WET AREAS
- AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION
- AS 4055:2021 - WIND LOADINGS FOR HOUSING
- AS 4100:2020 - STEEL STRUCTURES
- AS 4654 - WATERPROOF MEMBRANES FOR EXTERNAL ABOVE GROUND USE

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL & CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

ALL HOMES TO COMPLY WITH NCC 2022 ABCB HOUSING PROVISIONS STANDARD - PART THIRTEEN 'ENERGY EFFICIENCY' ENACTED FROM OCTOBER 1ST 2023.

ALL HOMES TO COMPLY WITH NCC 2022 ABCB LIVEABLE HOUSING DESIGN STANDARD FROM OCTOBER 1ST 2023

ALL BRACING & TIE DOWN TO ENGINEERS DESIGN

BRICKWORK ARTICULATION TO ENGINEERS DESIGN

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 ALL STRUCTURAL ELEMENTS AS DEFINED BY THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA TO BE OF TERMITE RESISTING CONSTRUCTION A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATION TYPE OF BARRIER & REQUIRED PERIODICAL INSPECTIONS

- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
- I) ALL ROOMS - WITHING 500mm VERTICAL OF THE FLOOR
 - II) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
 - III) FULLY GLAZED DOORS
 - IV) SHOWER SCREENS
 - V) WITHIN 300mm OF A DOOR & <1200mm ABOVE FLOOR LEVEL
 - VI) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

TILED DECKS OVER HABITABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER WHEN OVER FLOOR JOISTS
 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMER-PROOF 750 WITH A SECOND LAYER OF SAND SCREED WITH A DFT OF 1300 MICRONS, INSTALLED TO MANUF. SPECIFICATIONS, & FLOOR TILES OVER, ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMER-PROOF 750

ALL WET AREAS TO COMPLY WITH NCC 2022 ABCB HOUSING PROVISIONS 10.2 FALLS TO FLOOR WASTES MIN 1:80 AND MAX 1:50.
 SPLASHBACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TUB & VANITY BASINS WITHIN 75mm OF THE WALL

ALL TOILETS TO COMPLY WITH QDC MP4.5 PART 3 A7 IN THAT
 1) IN A CLASS 1 OR CLASS 2 BUILDING, IN AN AREA SERVICED BY A WATER SERVICE PROVIDER, ALL TOILET CISTERNS:
 (A) HAVE A DUAL FLUSH FUNCTION AND HAVE A MINIMUM 4-STAR WELS RATING; AND
 (B) ARE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL TO ALLOW FOR PROPER FUNCTIONING OF THE TOILET

NCC HP 10.2.18 - UNENCLOSED SHOWERS
 (1) UNENCLOSED SHOWERS MUST BE CONSTRUCTED AS FOLLOWS:
 (A) A WATERSTOP MUST BE INSTALLED A MINIMUM HORIZONTAL DISTANCE OF 1500mm FROM THE SHOWER ROSE.
 (B) THE VERTICAL LEG OF THE WATERSTOP MUST FINISH:
 (I) FLUSH WITH THE TOP SURFACE OF THE FLOOR (SEE FIGURE 10.2.18); AND:
 (II) WHERE THE WATERSTOP INTERSECTS WITH A WALL OR IS JOINED -
 (a) THE JUNCTION MUST BE WATERPROOF; OR
 (b) THE WHOLE WET AREA MUST BE WATERPROOFED AND DRAINED TO A FLOOR WASTE AS FOR THE SHOWER AREA.
 (2) IN THE CASE OF (1)(B)(II)(b), AT DOORWAYS, WHERE THE HEIGHT OF THE TILING ANGLE NEEDS TO BE ADJUSTED FOR TILING PURPOSES, THE ANGLE MUST BE FIXED WITH A SEALANT COMPATIBLE WITH THE WATERPROOFING MEMBRANE WITHOUT DAMAGING THE WATERPROOFING SYSTEM.

STAIR REQUIREMENTS: MIN TREAD 240mm, MIN RISER 115mm, MAX RISER 190mm, SPACE BETWEEN OPEN TREADS MAX 125mm. TREADS TO BE NON-SLIP SURFACE.
 BALUSTRADES MIN 1000mm ABOVE LANDINGS WITH MAX OPENING OF 125mm AND IN ACCORDANCE WITH NCC 2022 ABCB HOUSING PROVISIONS PART 11.3.
 FOR STAINLESS STEEL BALUSTRADE, REFER TO TABLE 11.3.6 A & B (WIRE BARRIER CONSTRUCTION - REQUIRED WIRE TENSION & MAXIMUM PERMISSIBLE DEFLECTION) OF THE NCC 2022 HOUSING PROVISIONS PART 11.3.6.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

EXHAUST FANS FROM SANITARY COMPARTMENTS TO BE DUCTED EXTERNALLY

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COVER PAGE
 SCALE @ A3

**CUSTOM
 CUSTOM FACADE
 THRIVE INCLUSIONS**

WIND:
N3

SOIL:
P/H2

PROPOSED RESIDENCE
 FOR: JAGJIT KAUR & MOHINDER PAL SINGH
 AT: LOT 154 # 25 PARKWAY STREET
 MACGREGOR QLD 4109
 ISSUE: CONSTRUCTION DRAWINGS
 JOB NO: C2124

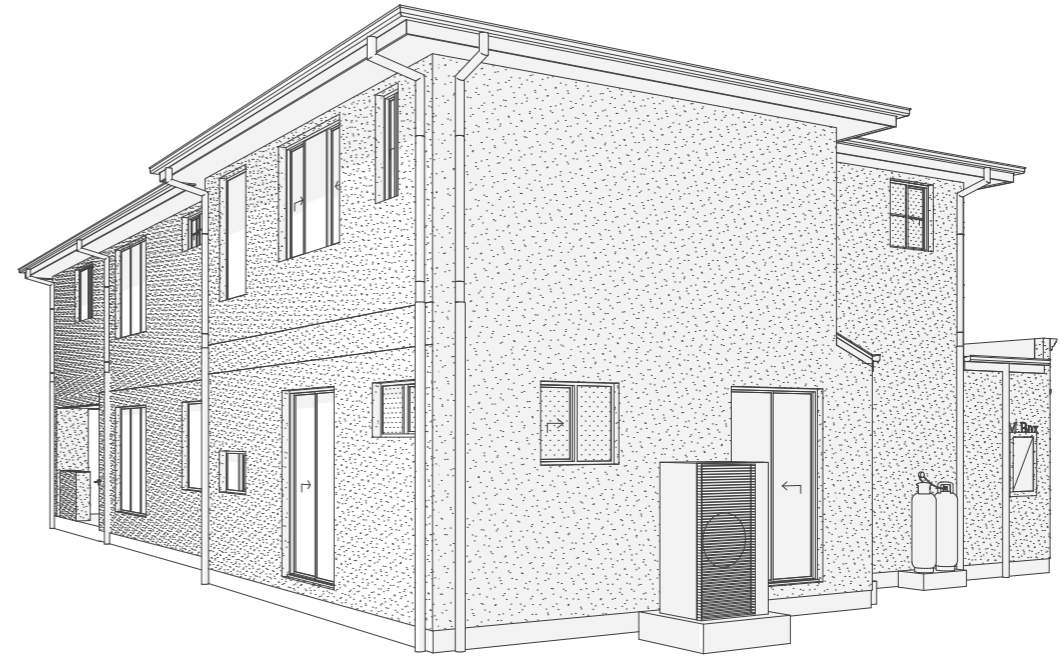
REV	DATE	DESCRIPTION	INT.
G	11/06/24	PCV002 - ENVISION STUDIO SELECTIONS	EJ
H	17/07/24	PCV004 & PCV005	EJ
I	24/07/24	BA ITEMS	JJ
J	25/07/24	CONSTRUCTION DRAWINGS	JJ
K	30/07/24	CONSTRUCTION DRAWINGS PCV07	JJ
L	30/07/24	CONSTRUCTION DRAWINGS PCV09	JJ
M	09/12/24	WIP CABINERY	EJ

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SHEET 1 of 31



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3D PERSPECTIVES

SCALE @A3

**CUSTOM
 CUSTOM FACADE
 THRIVE INCLUSIONS**

WIND:
N3

SOIL:
P/H2

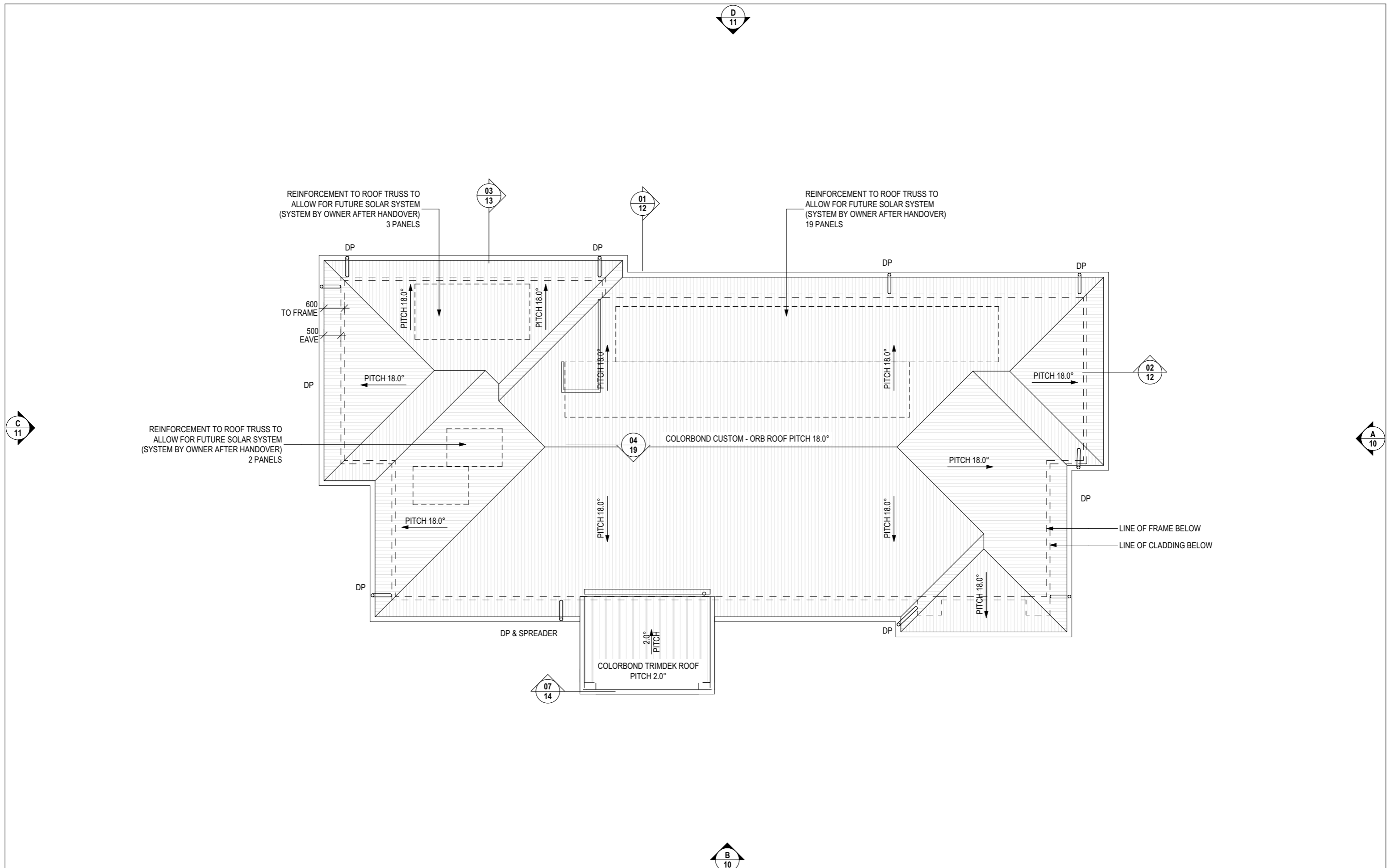
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ROOF PLAN
 SCALE @ A3

**CUSTOM
 CUSTOM FACADE
 THRIVE INCLUSIONS**

WIND:
N3

SOIL:
P/H2

PROPOSED RESIDENCE
 FOR: **JAGJIT KAUR & MOHINDER PAL SINGH**
 AT: **LOT 154 # 25 PARKWAY STREET
 MACGREGOR QLD 4109**
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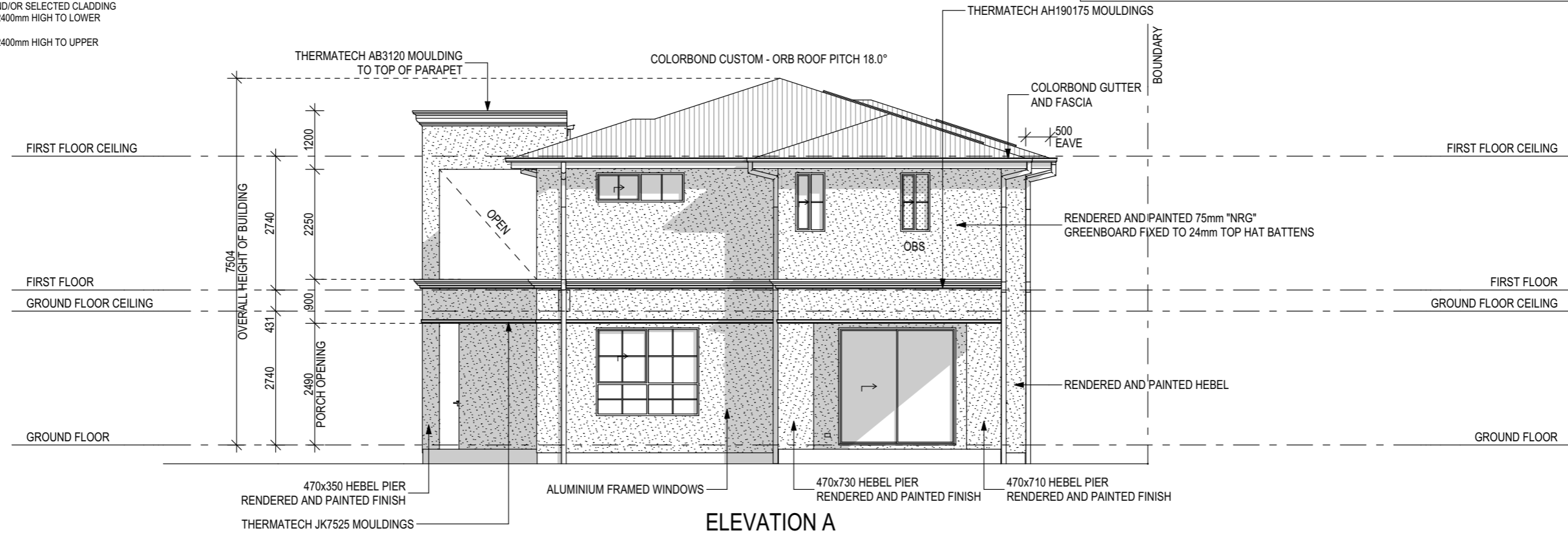
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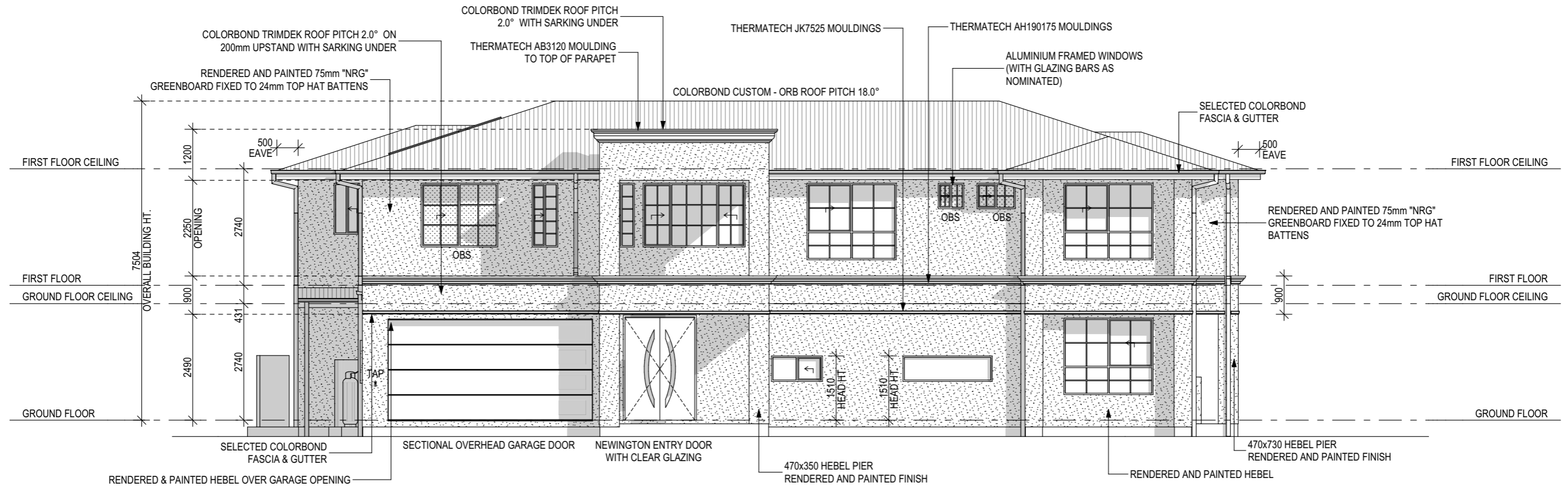
NOTES:

- TIMBER ROOF TRUSS AND WALL FRAMES TO MANUFACTURER'S SPECIFICATIONS
- EXPANSION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS
- EAVES OVERHANG AND GABLES ARE MEASURED FROM INNER FACE OF FASCIA TO OUTSIDE FACE OF TIMBER FRAME AND/OR SELECTED CLADDING
- ALL DOOR & WINDOW HEAD HEIGHTS TO BE AT 2400mm HIGH TO LOWER FLOOR UNLESS NOTED OTHERWISE
- ALL DOOR & WINDOW HEAD HEIGHTS TO BE AT 2400mm HIGH TO UPPER FLOOR UNLESS NOTED OTHERWISE

Bushfire Protection Requirements
Building constructed to bushfire requirements to all sides of the building
BAL-12.5 Bushfire Attack Level requires section 3 and 5 of AS3959-2018 to be applied



ELEVATION A



ELEVATION B

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ELEVATIONS
 SCALE 1:100 @ A3

**CUSTOM
 CUSTOM FACADE
 THRIVE INCLUSIONS**

WIND:
N3

SOIL:
P/H2

PROPOSED RESIDENCE
 FOR: **JAGJIT KAUR & MOHINDER PAL SINGH**
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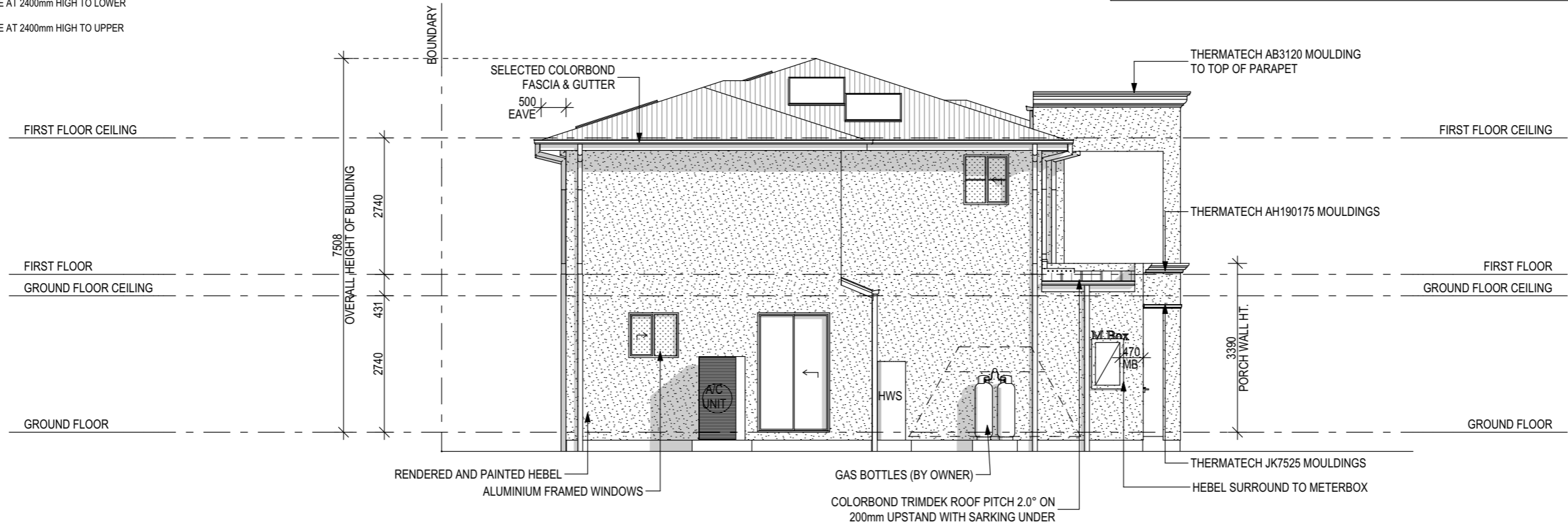
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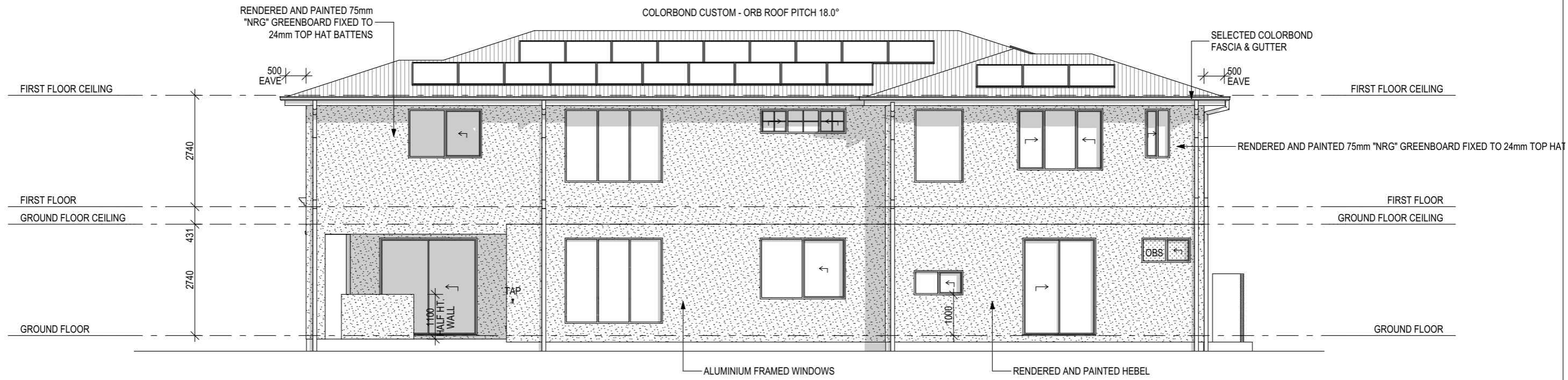
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ELEVATION C



ELEVATION D

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ELEVATIONS
 SCALE 1:100 @ A3

**CUSTOM
 CUSTOM FACADE
 THRIVE INCLUSIONS**

WIND:
N3

SOIL:
P/H2

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