

PLATFORM LEVEL APPROX -
 R.L. 3.00 (+/-0.05)
 FINISH FLOOR LEVEL APPROX -
 R.L. **3.316**

- * IMPORT FILL - 300mm APPROX at worse point after scrape.
- * STORMWATER TO FALL ON SITE.
- * DISCHARGE WASTE TO CLIENT'S SEPTIC.

NOTES -

- ANY RETAINING REQUIRED. BY CLIENT
- ANY TREE REMOVAL REQUIRED. BY CLIENT
- POOLS MUST BE 2000mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
- REFER TO SHEET 10 of 10 FOR PLUMB. PLAN.

→ → → → →
 INDICATES 400mm WIDE x 75mm DEEP GRADED TABLE DRAIN

- * FILL BATTER @ 1:2 MAX
- * CUT BATTER @ 1:2 MAX

*NOTE - EXACT SETOUT TO BE CONFIRMED ON SITE BY CLIENT WITH BUILDER.

NOTES
 Level Datum: AHD
 Origin of Levels: PM183913
 RL: 4.148
 Meridian: RP897734
 Origin of Coordinates: Stn 9000 Pin
 E: 328051.470
 N: 8183636.826
 Contour Interval: 0.2
 Index: 1.0

282
 SP897734

281
 RP897734

LEGEND

- Edge of Gravel Road
- Edge of Gravel Driveway
- Change of Grade
- Wire Fence
- E- Overhead Electricity
- W Underground Water (from records)
- T- Underground Telstra (from records)

0 5 10
 metres
 SCALE 1:200 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A1). (1:400 @ A3)



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 Phone: (07)40985518
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CONTOUR PLAN WIND-'C2'

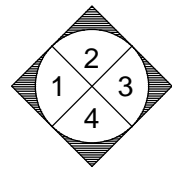
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: CARETAKER'S CABIN LOT 282 - BELLS ROAD, NEWELL

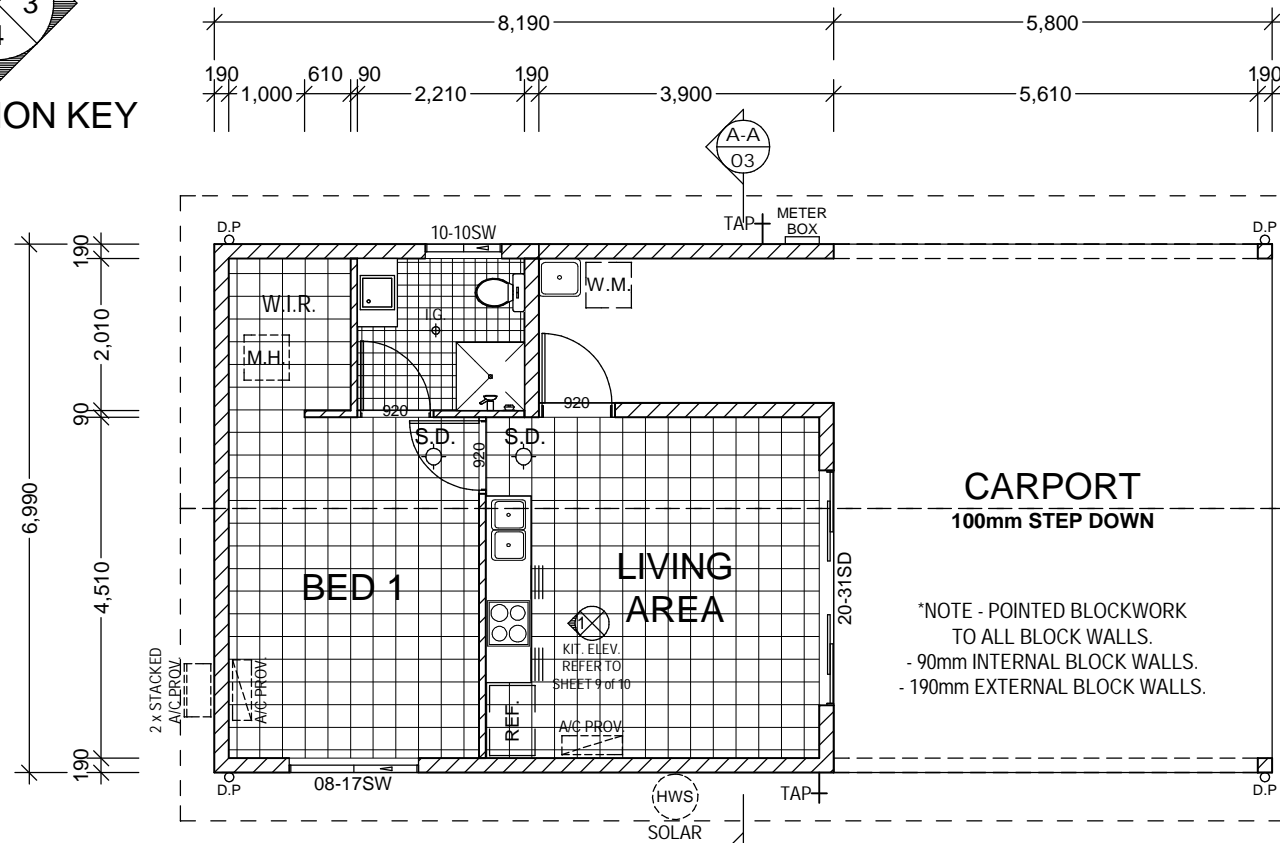
Design: CUSTOM DESIGN
 Facade: TRADITIONAL GABLE
 Inclusions: PREMIUM

Drawn By: S.C.
 Date: 06/10/2022
 Scale: 1:400

Amendments:
 Job Number: 455TL
 Sheet Number: 1 of 10

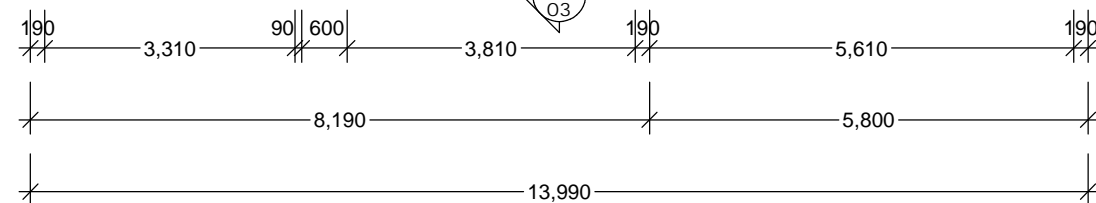


ELEVATION KEY



ENERGY EFFICIENCY NOTES:
: ALL TAPWARE & SHOWERS TO BE 3 STAR min.
: ALL TOILETS TO BE 4 STAR min.
: SOLAR HOT WATER SYSTEM TO BE INSTALLED.

FLOOR AREAS
LIVING - 49.06
GARAGE - 48.73
TOTAL - 97.79m²
10.52 SQUARES



GENERAL NOTES :
: Solar block 2 to all alum. framed glass doors and windows.
: Dishwasher prov. with SPP and cold water plumbing.
: Lift off hinges to wc.
: Mechanical exhaust to wc with no external opening.
: Niches - 900H base with a 2100H head U.N.O.
: Hampers and Openings - 2100H head U.N.O.
: Bulkheads - 2100H U.N.O.

NOTE : ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)



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FLOOR PLAN

WIND-'C2'

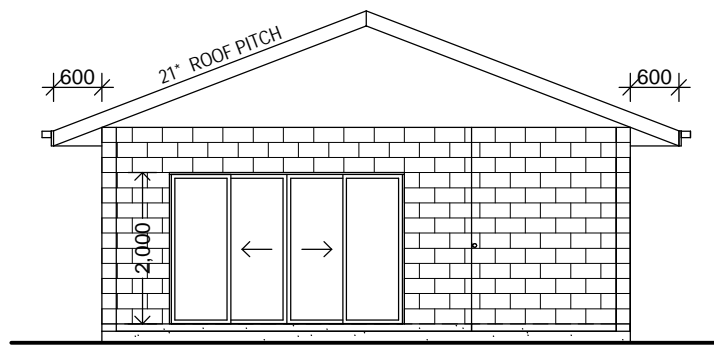
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LOT 282 - BELLS ROAD,
NEWELL

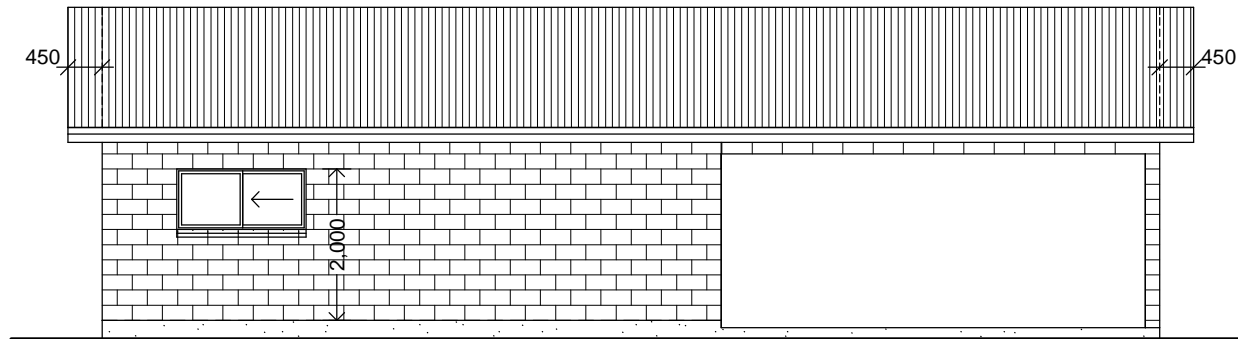
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Facade: TRADITIONAL GABLE
Inclusions: PREMIUM

Drawn By: S.C.
Date: 06/10/2022
Scale: 1 : 100

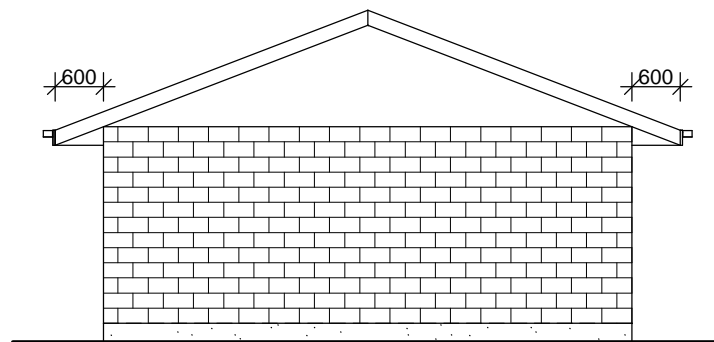
Amendments:
Job Number: 455TL
Sheet Number: 2 of 10



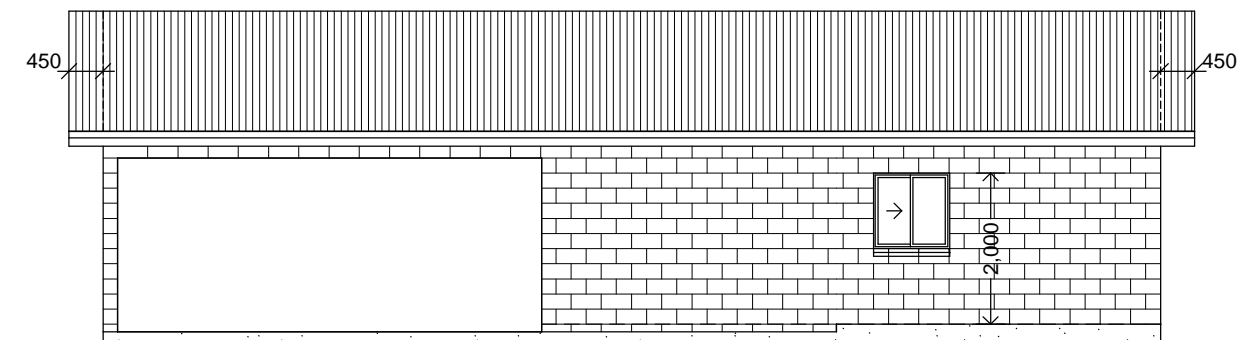
Elevation 1



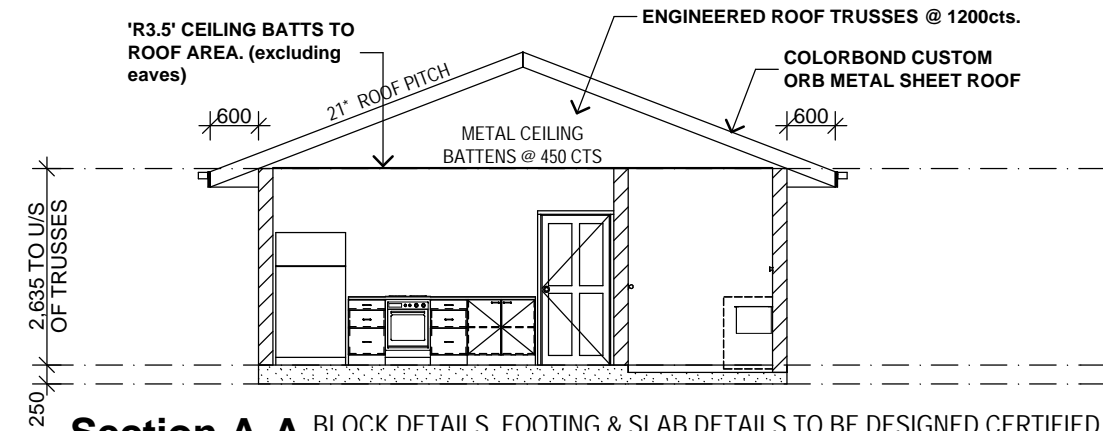
Elevation 2



Elevation 3



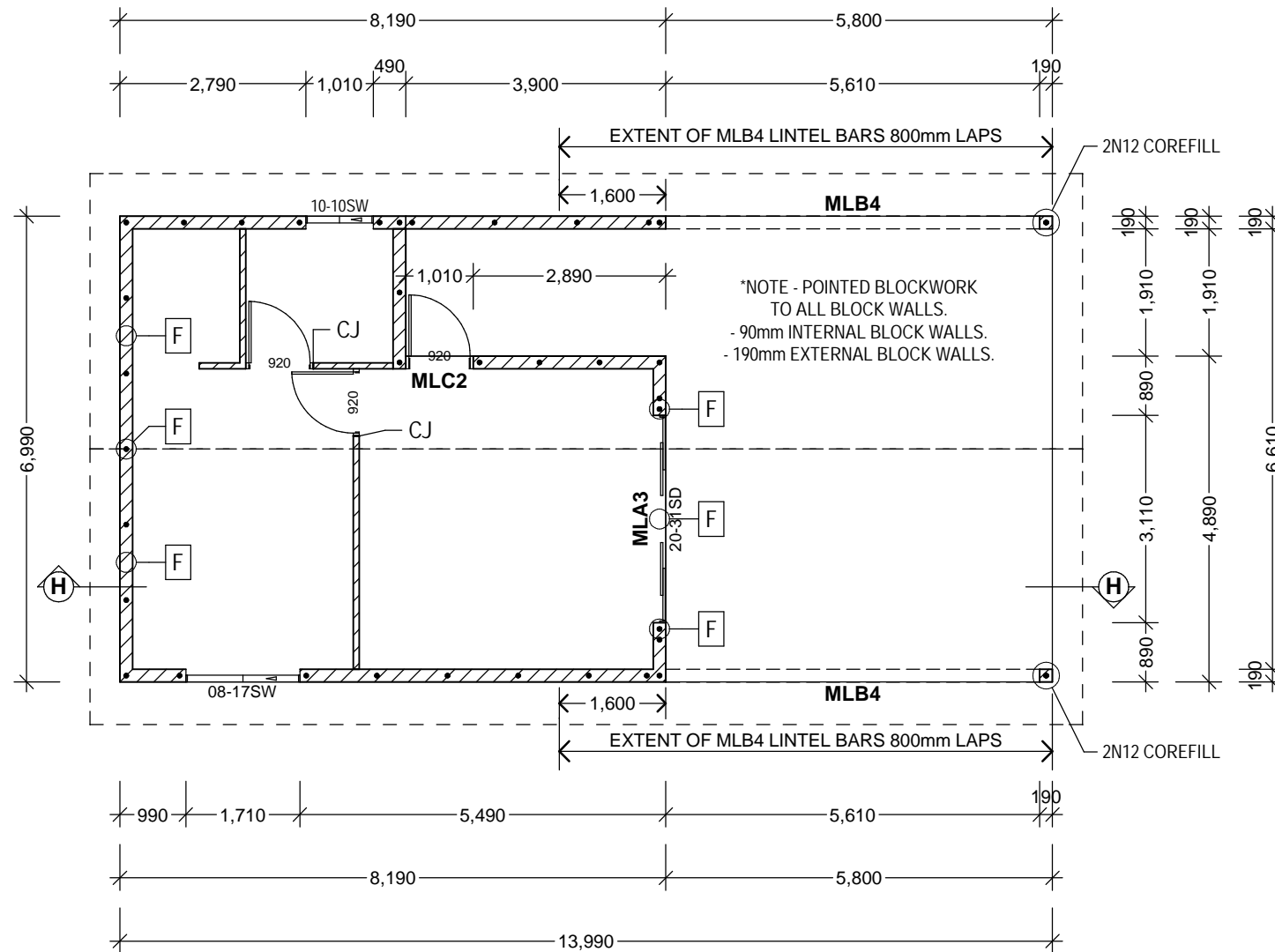
Elevation 4



Section A-A
N.T.S.

BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'S' CLASS SITE AND WIND-'C2' WIND RATING.

ALL STRUCTURAL TIMBER HAS BEEN TREATED IN ACCORDANCE WITH THE AS3600.1 FOR TERMITE PROTECTION.



BLOCK REINFORCEMENT & ROOF LAYOUT PLAN WIND-'C2'

200mm MASONRY BLOCKWALL CONSTRUCTION NOTES

- * 2 COURSE 1N16 or 2N12 EACH COURSE BOND BEAM AT THE TOP OF THE 200mm MASONRY WALLS. CONTINUOUS AROUND THE BUILDING PERIMETER. LAPS IN BOND BEAM REINFORCEMENT 500mm.
- * 1N16 or 2N12 TO LINTELS UNLESS NOTED OTHERWISE, WITH N12 TIES AT 400mm CENTRES.
- * 1N16 or 2N12 TO WINDOW SILLS.
- * N12 VERTICAL COREFILL AT CENTRES SHOWN ON LAYOUT.
- * MASONRY WALL CONCRETE COREFILL S20, 230mm SLUMP, 10mm AGGREGATE. MINIMUM 300Kg/M3 CEMENTITIOUS (FLYASH/CEMENT) MATERIAL CONTENT IN CONCRETE COREFILL.

90mm MASONRY BLOCKWALL STEEL REINFORCEMENT

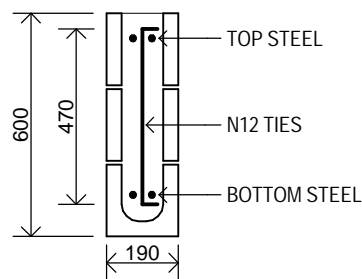
- * ALL 90mm BLOCKWALLS TO HAVE 1 LAYER OF BRICKTOR (4 x 1.2mm DIAMETER STRAND GALVANISED WIRE AZ200) EVERY 2nd COURSE + 1 COURSE FROM THE TOP OF THE WALL + 1 COURSE FROM THE BOTTOM OF THE WALL.
- * PROVIDE GALVANISED WIRE TIES TO AS 2699 TO MATCH BRICKTOR SPACING ABOVE AT INTERSECTIONS OF 90mm BLOCKWALLS TO 140mm OR 190mm BLOCKWALLS

CJ 90mm MASONRY BLOCKWALLS

- CJ - CONTROL JOINT IN 90mm BLOCKWALLS.
- 10mm JOINT.
- STACK BOND 90mm BLOCKS EACH SIDE OF CONTROL JOINT.
- PROVIDE GALVANISED SLIP TIES ACROSS CONTROL JOINT WHICH ALLOW SLIP ALONG THE LENGTH OF THE TIE.
- PROVIDE SLIP TIES EVERY 4th BLOCK COURSE, AT 1 BLOCK COURSE FROM THE TOP OF THE WALL AND AT 1 BLOCK COURSE FROM BOTTOM OF BLOCK WALL OR 1 BLOCK COURSE FROM THE BOTTOM OF A BLOCK LINTEL.
- FILL GAP WITH POLYURETHANE FILLER "FILA FLEX A" OR EQUIVALENT AND WITH PVC BACKING ROD.

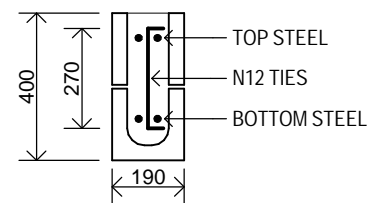
NOTE: ALL LINTELS 'MLA2' UNLESS NOTED OTHERWISE

SHR. NICHEs - 400H x AS SHOWN
NICHE IN SHR. (1600H HEAD)



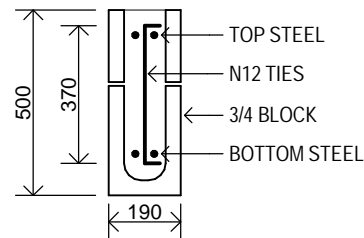
MASONRY LINTEL A

	TOP STEEL	TIE SPACING	BOTTOM STEEL
MLA1	1N16	1000	1N16
MLA2	1N16	400	1N16
MLA3	2N16	400	2N16
MLA4	2N16	400	2N20



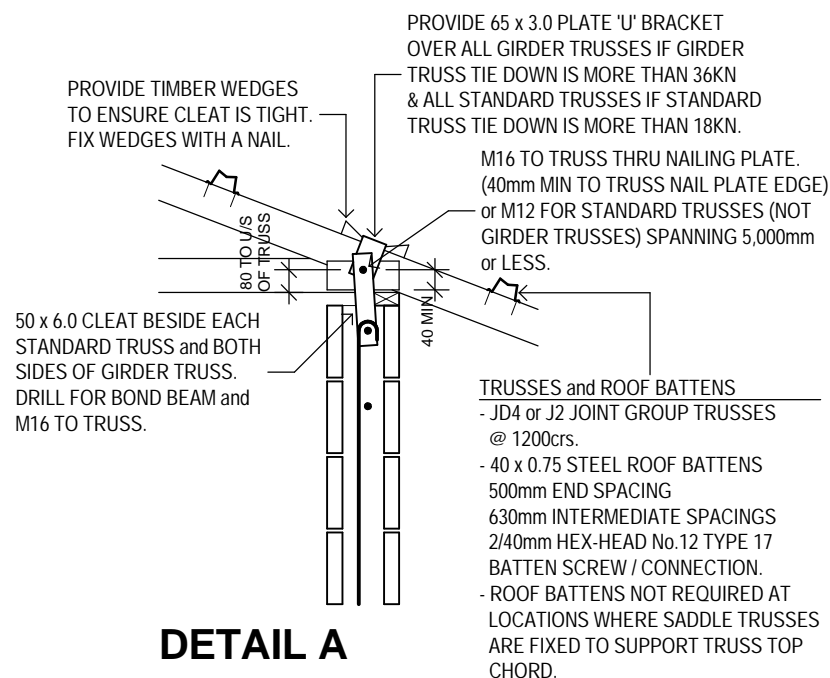
MASONRY LINTEL B

	TOP STEEL	TIE SPACING	BOTTOM STEEL
MLB1	1N16	1000	1N16
MLB2	1N16	400	1N16
MLB3	2N16	200	2N16
MLB4	2N16	200	2N20

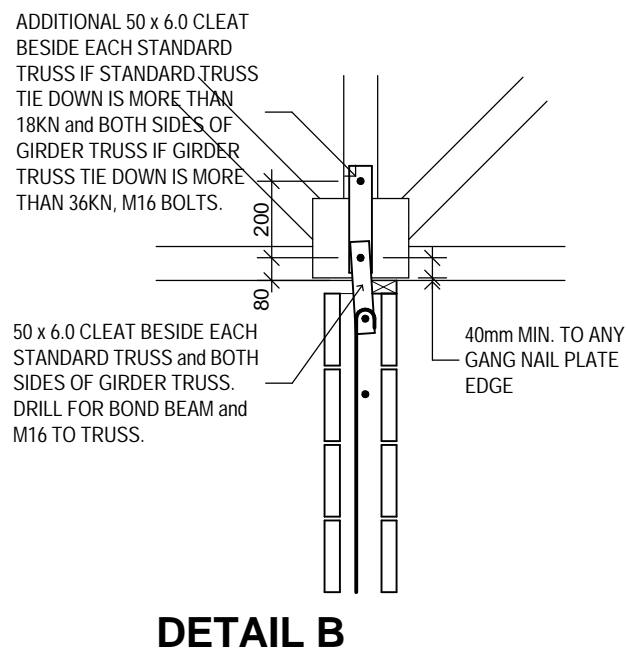


MASONRY LINTEL C

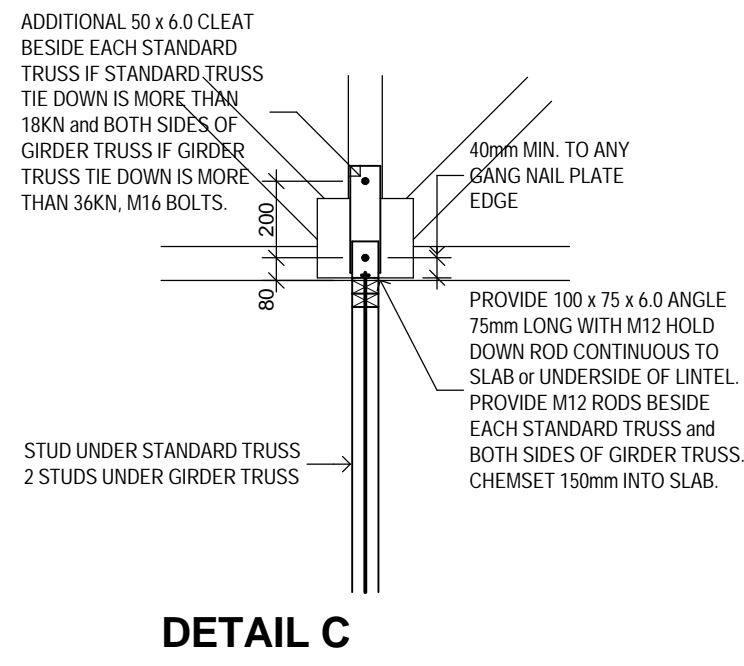
	TOP STEEL	TIE SPACING	BOTTOM STEEL
MLC1	1N16	800	1N16
MLC2	1N16	400	1N16
MLC3	2N16	200	2N16
MLC4	2N16	200	2N20



DETAIL A



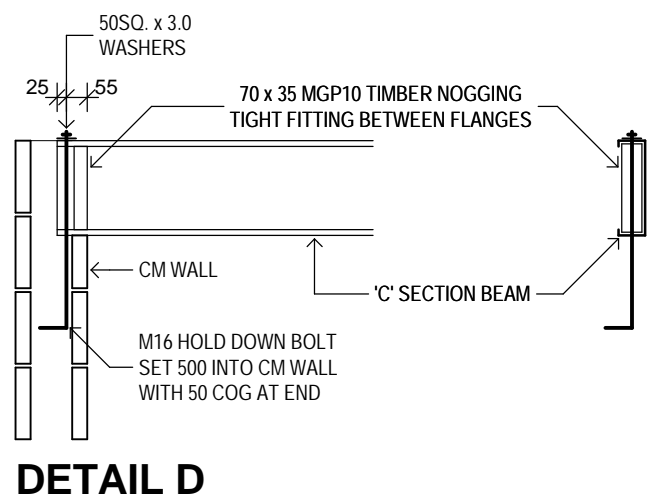
DETAIL B



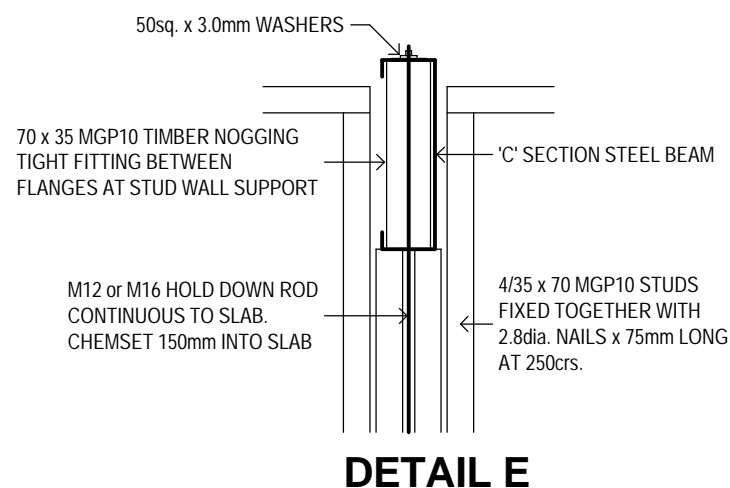
DETAIL C

MASONRY BLOCKWORK

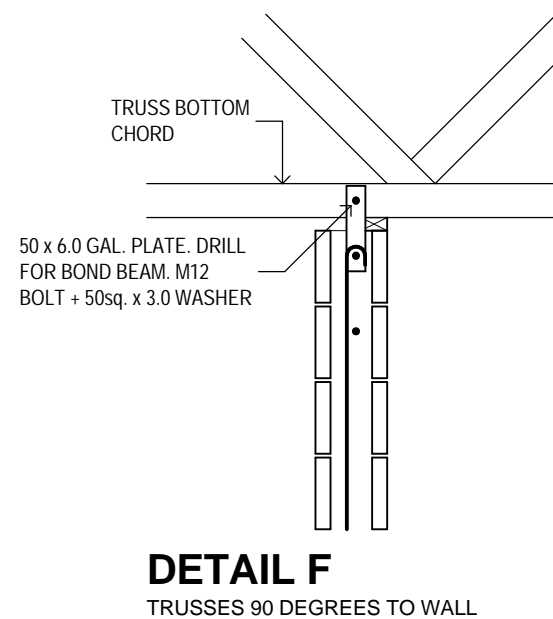
* COREFILL - S20, 230mm SLUMP, 10mm AGGREGATE MIN 300KG/m CEMENTITIOUS MATERIAL.



DETAIL D

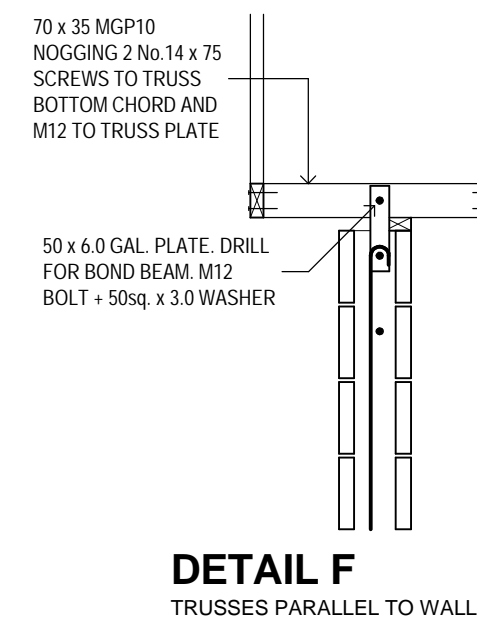


DETAIL E



DETAIL F

TRUSSES 90 DEGREES TO WALL



DETAIL F

TRUSSES PARALLEL TO WALL



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BLOCK DETAILS

WIND-'C2'

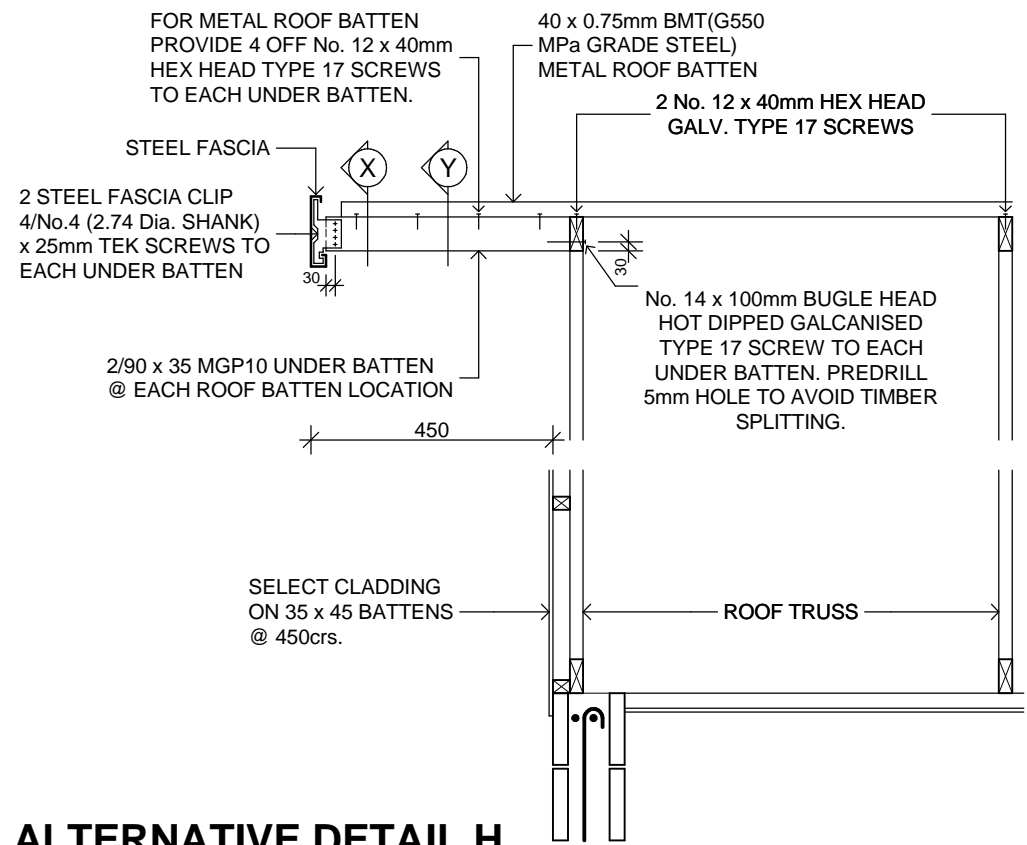
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Client: CARETAKER'S CABIN
LOT 282 - BELLS ROAD,
NEWELL

Design: CUSTOM DESIGN
Facade: TRADITIONAL GABLE
Inclusions: PREMIUM

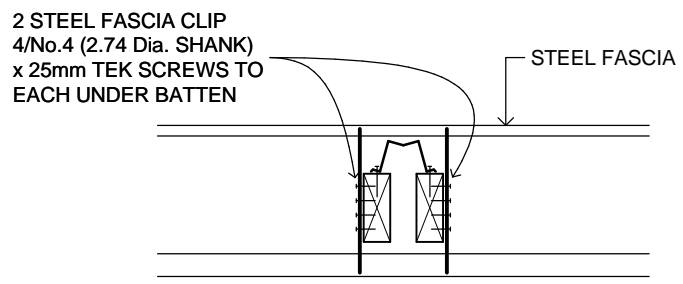
Drawn By: S.C.
Date: 06/10/2022
Scale: 1 : 20

Amendments:
Job Number: 455TL
Sheet Number: 5 of 10



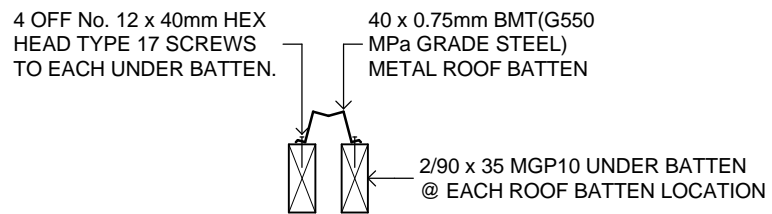
ALTERNATIVE DETAIL H

450mm OVERHANG DETAILS - ROOF BATTEN OVERHANG DETAILS - 1:20



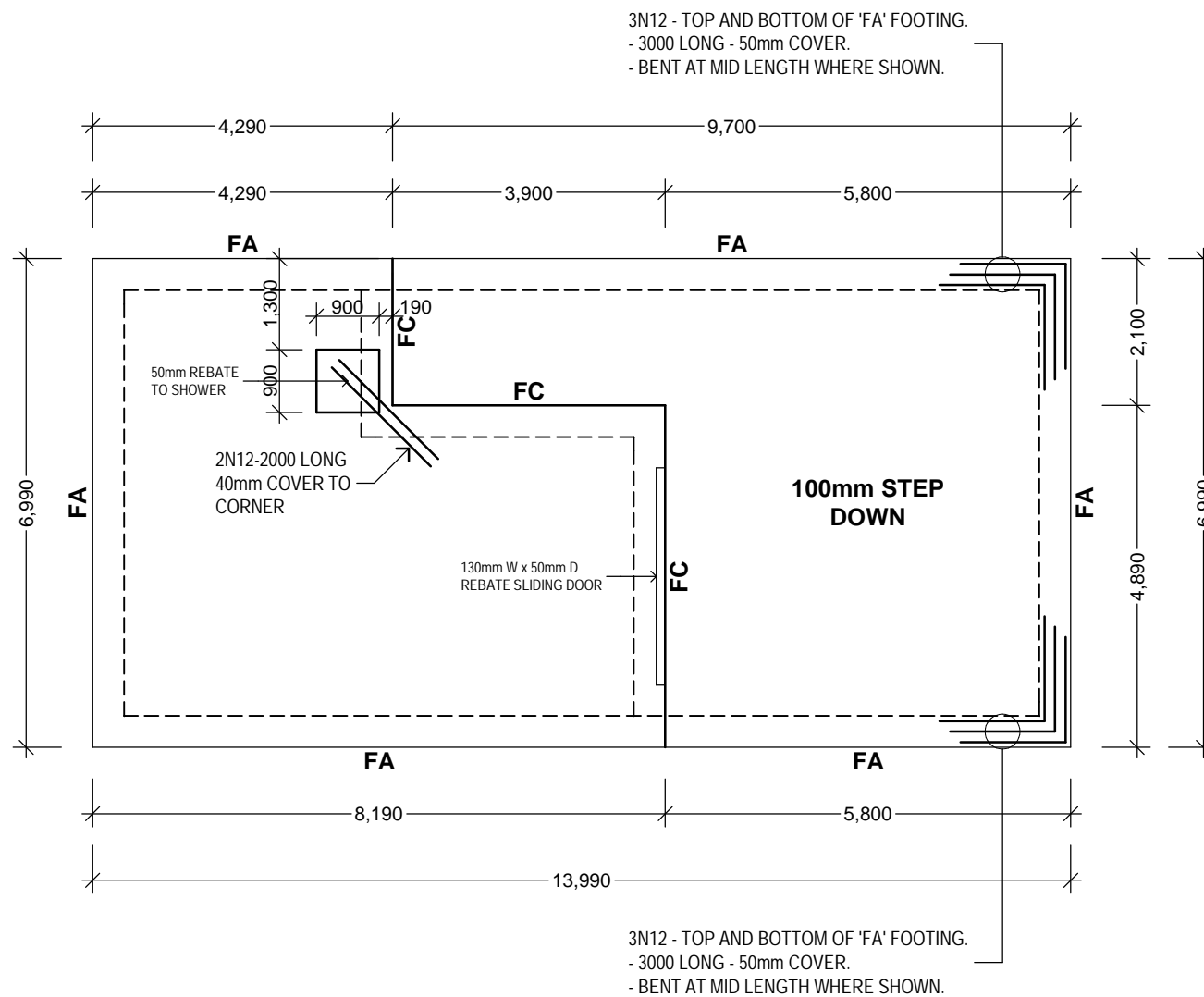
SECTION X

1:10



SECTION Y

1:10

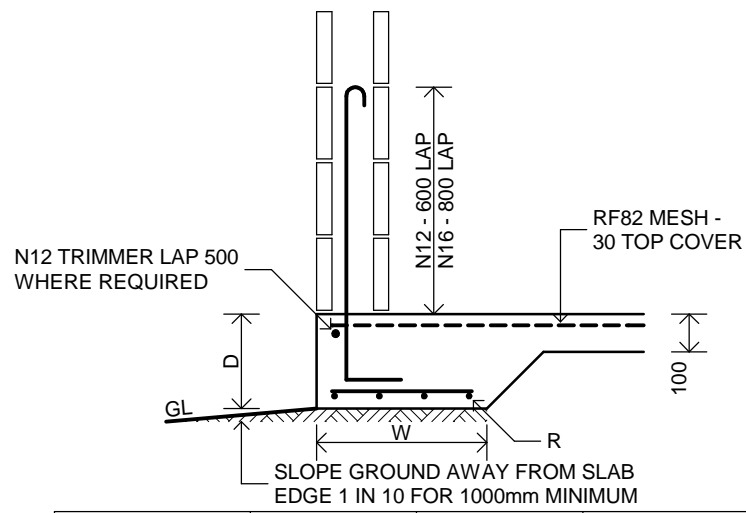


BUILDER TO GRUB OUT AND CLEAR SLAB AREA AND ANY FILL AREA OF ORGANIC MATERIAL AND BOULDERS. COMPACT NATURAL FOUNDATIONS & FILL TO 95% SRDD. MIN. SAFE GROUND BEARING CAPACITY TO BE 100KPa.

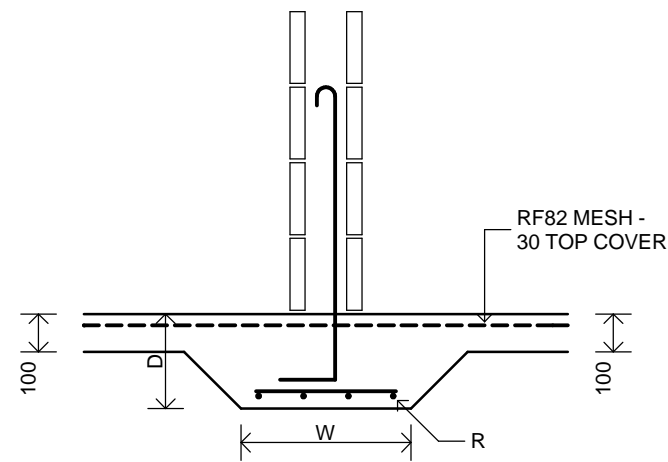
- 1) 100mm SLAB REINFORCED WITH RF82 MESH, 30mm COVER INTERNALLY, 40mm COVER EXTERNALLY. LAP MESH 2 CROSSWIRES.
- 2) CONCRETE N20, 80mm SLUMP, 20mm AGGREGATE.
- 3) SLAB LAID ON 200UM PVC MEMBRANE LAPPED 200mm AT JOINS AND TAPED.
- 4) UNDER SLAB PROVIDE COMPACTED SAND FILL TO 95% SRDD.
- 5) VIBRATE ALL CONCRETE.
- 6) ALL SERVICE TRENCHES (SEWERAGE, STORMWATER, PRESSURE WATER MAIN TO BE MINIMUM OF 100mm FROM SLAB EDGE).
- 7) SLOPE GROUND AWAY FROM SLAB EDGE, 1:10 FOR 1 metre MINIMUM AND PROVIDE A GRADED 400mm WIDE x 75mm DEEP TABLE DRAIN TO DIRECT ALL SURFACE WATER AWAY FROM THE SLAB EDGE AND TO DRAIN THE BUILDING PAD.
- 8) CURE SLAB MINIMUM 7 DAYS.

CLASS 'S' SITE

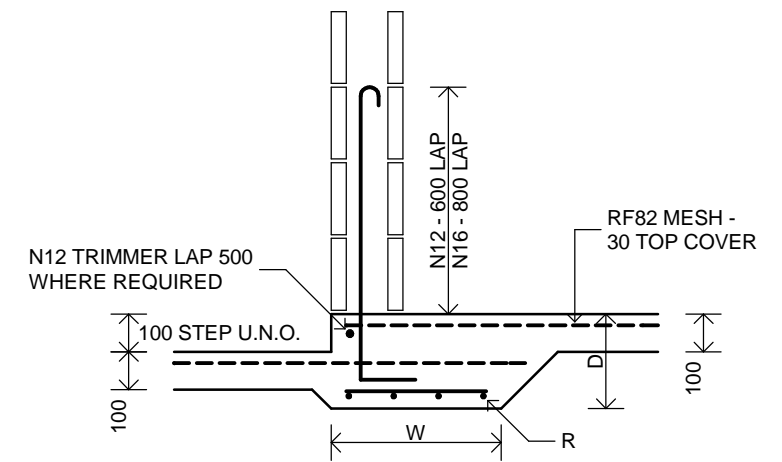
NOTE - REBATES FOR SLIDING AND STACKER DOORS, As Shown ON PLAN



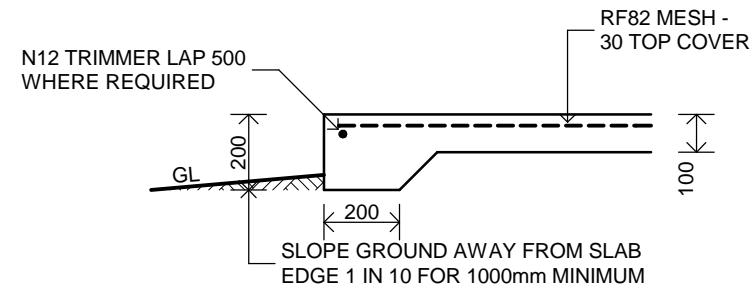
FOOTING	D	W	R
FA	250	450	4 - 11TM



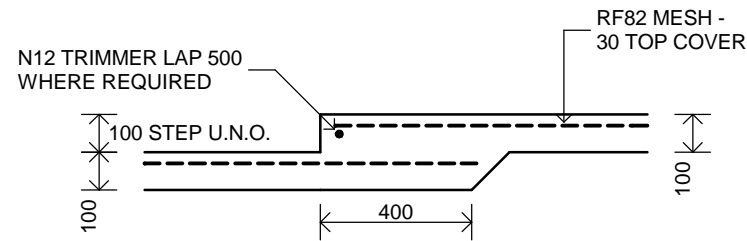
FOOTING	D	W	R
FB	250	450	4 - 11TM



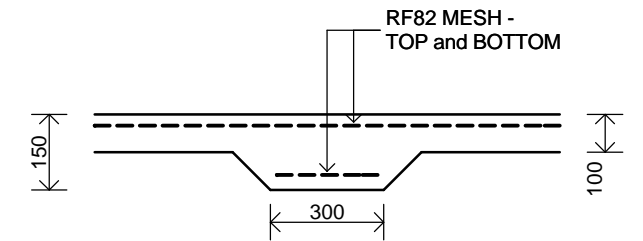
FOOTING	D	W	R
FC	250	450	4 - 11TM



FOOTING - FD



FOOTING - FE



FOOTING - FF

FOOTING NOTES

1. THE BUILDING PLATFORM SHALL BE COMPACTED TO 95% SRDD IN ACCORDANCE WITH A.S. 3798
2. THE FINISHED GROUND LEVEL OF ALL THE PERIMETER SHALL BE GRADED TO FALL 1 IN 10 FOR 1000mm MINIMUM.
3. MINIMUM 50mm OF BEDDING SAND COMPACTED TO 95% SRDD SHALL OVERLAY THE COMPLETED BUILDING PLATFORM BUT IS NOT REQUIRED AT THE BOTTOM OF INTERNAL or EXTERNAL THICKENINGS.
4. ALL SLABS SHALL BE UNDERLAIN WITH A 200UM VAPOUR BARRIER LAPPED 200min. and SHALL CONTINUE UNDER ALL INTERNAL THICKENINGS and TO THE BOTTOM EXTERNAL EDGE OF PERIMETER EDGE THICKENINGS.
5. ALL SLABS SHALL COMPLY WITH AS2870-2011 WITH PARTICULAR ATTENTION PAID TO THE DETAILING and CONSTRUCTION REQUIREMENTS OF SECTIONS 5 and 6 OF THAT CODE. COVER :- FOOTINGS - 50 BOTTOM, 50 TOP and SIDES SLABS - 20 INTERNAL, 40 EXTERNAL.
6. CURE SLAB MINIMUM 7 DAYS.



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SLAB DETAILS

CLASS-'S'

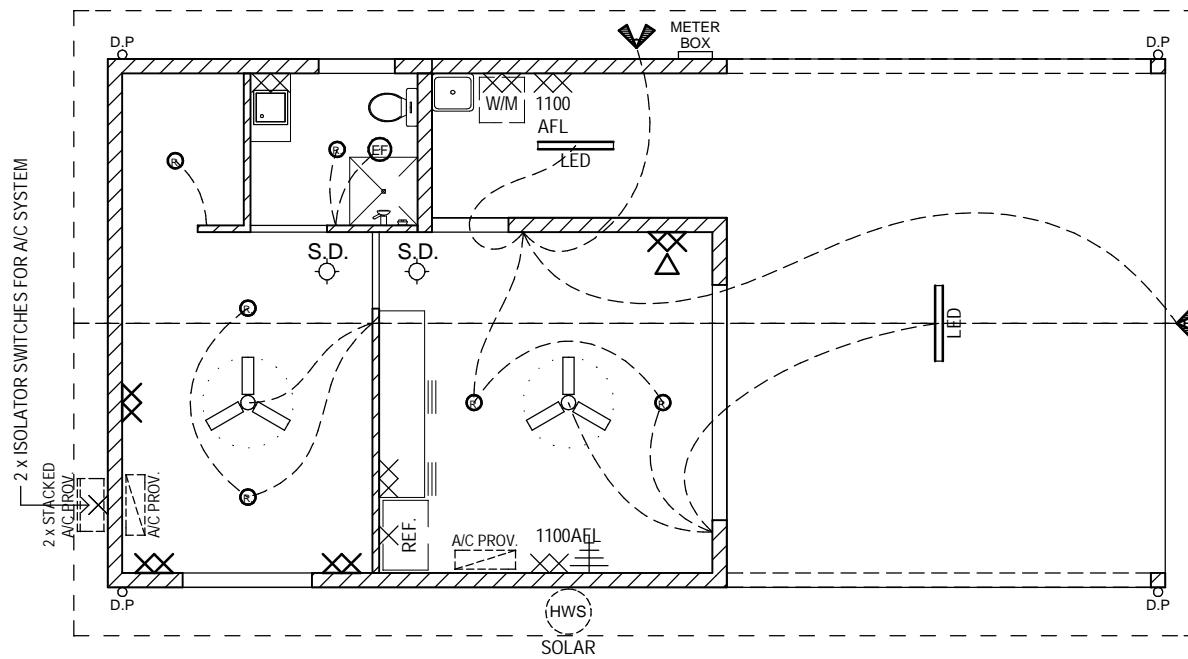
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 LOT 282 - BELLS ROAD,
 NEWELL

Design: CUSTOM DESIGN
 Facade: TRADITIONAL GABLE
 Inclusions: PREMIUM

Drawn By: S.C.
 Date: 06/10/2022
 Scale: 1 : 20

Amendments:
 Job Number: 455TL
 Sheet Number: 8 of 10



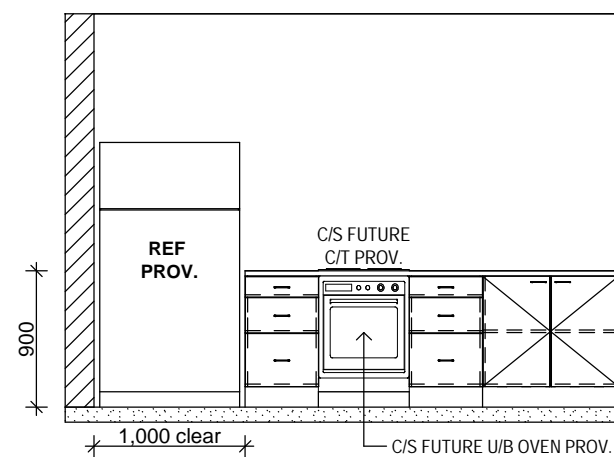
ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL	⊗
SINGLE G.P.O. 1050mm AFL	⊗
DOUBLE G.P.O. 300mm AFL	⊗⊗
DOUBLE G.P.O. 1050mm AFL	⊗⊗
CEILING LIGHT(BATTEN HOLD)	○
RECESSED DOWNLIGHTS	Ⓜ
WALL MOUNTED LIGHT	⌒
LED LIGHT	⊙
LED STRIP LIGHTS	—
TWIN SPOT or FLOODLIGHT	∇
EXHAUST FAN	⊙
CEILING FAN	⊙
SMOKE DETECTOR	S.D.
T.V. POINT 300mm AFL U.N.O.	⊕
PHONE POINT 300mm AFL U.N.O.	∇
HOT WATER SYSTEM	(HWS)
METER BOX	METER BOX
SWITCH	—
DIMMER SWITCH	-D-

NOTE : THIS LAYOUT HAS BEEN DESIGNED TO SHOW 100% ENERGY EFFICIENT LIGHTING, (INTERNAL, INCLUDING GARAGE).

NOTE - TV ANTENNA TO BE INSTALLED. POSITION TO BE CONFIRMED ON SITE.

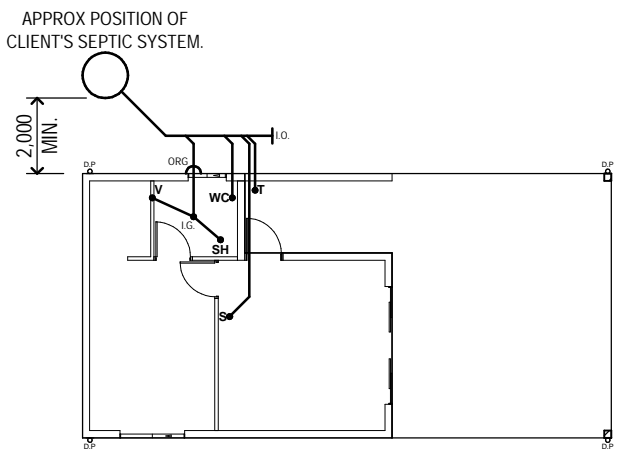
NOTE : A/C HEADS AND OUT DOOR UNIT POSITIONS TO BE CONFIRMED ON SITE BY AIR-CON INSTALLER.



Kitchen Elevation 1

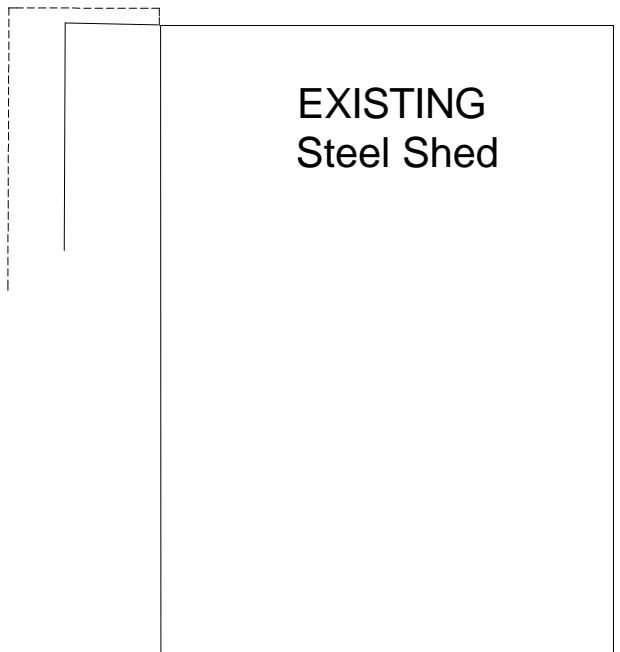
1 : 50

BELLS ROAD



NOTES :
 : THIS PLAN IS INDICATIVE ONLY AND WILL DIFFER ON SITE. PLUMBER TO SUBMIT AS CONSTRUCTED PLAN TO COUNCIL.
 : INSPECTION OPENINGS AND VENTS ARE TO BE INSTALLED WHERE REQUIRED. ALL PLUMBING WORKS AS PER AUSTRALIAN STANDARDS.

LOT 282



LEGEND
 S - SINK
 V - VANITY BASIN
 SH - SHOWER
 B - BATH
 SB - SPA BATH
 WC - WATER CLOSET
 T - TUB
 I.G. - INSPECTION GULLY
 FW - DRY FLOOR WASTE
 I.O. - INSPECTION OPENING
 ORG. - OVERFLOW RELIEF GULLY