

PROPOSED RESIDENCE for PJ Burns

Aurora 144 2024 Standard



LIST OF SHEETS	
NO.	SHEET NAME
1	TITLE SHEET
2	SITE PLAN
3	FLOOR PLAN
4	ELEVATIONS A & B
5	ELEVATIONS C & D
6	GROUND FLOOR - ELECTRI...
7	PERSPECTIVES

GENERAL PROJECT NOTES

ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
THE NATIONAL CONSTRUCTION CODE (NCC),
ABCB HOUSING PROVISIONS STANDARD &
LIVABLE HOUSING DESIGN STANDARD,
THE QUEENSLAND DEVELOPMENT CODE (QDC),
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES,
CURRENT ISSUES OF AUSTRALIAN STANDARDS, CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED.

REFER TO ENGINEERING DRAWINGS FOR STRUCTURAL DESIGN, FOOTING, SLAB, TRUSS, SET DOWNS, TIE DOWN, BRACING, RETAINING WALLS AND ALL STRUCTURAL DETAILS. REFER TO WASTEWATER DESIGNERS DETAILS FOR FOR HSTP AND ARTICULATION DESIGN.

ALL FIXTURES FITTINGS AND CABINETS ARE AS PER SPECIFICATION AND ARE INDICATIVE ONLY. ALL CABINETRY AND JOINERY IS TO BE DESIGNED AND FITTED AS PER MANUFACTURERS SPECIFICATIONS.

ALL CREATIVE PROJECTIONS AND PERSPECTIVE VIEWS ARE ADUMBRATIVE ONLY AND NOT FOR CONSTRUCTION. THEY DO NOT TAKE PRECEDENCE OVER DIMENSIONED CONSTRUCTION VIEWS. NOR DO THEY TAKE PRECEDENCE OVER ANY PRODUCTS THAT FORM PART OF THE PJ BURNS SPECIFICATION AND CONTRACT. WORK IN FIGURED DIMENSIONS IS IN PREFERENCE TO SCALE.







REFER TO 'WORK HEALTH & SAFETY MANUAL' FOR ALL ONSITE PRACTICES. HAZARDS HAVE BEEN ANNOTATED WHERE INFORMATION HAS BEEN PRESENTED TO AND ACCESIBLE BY PJ BURNS BUILDER. IF THERE ARE ANY CONCERNS OR MISSING INFORMATION THIS MUST BE RAISED WITH THE SITE SUPERVISOR AND ADMINISTRATION IMMEDIATELY.

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ABBREVIATIONS

ADJ	ADJUSTABLE	FSO	FREESTANDING OVEN
AHD	AUSTRALIAN HEIGHT DATUM	FWG	FLOOR WASTE GRATE
AW	AWNING	HT	HOSE TAP
AX	JAMES HARDIE "AXON" CLADDING	HWS	HOT WATER SYSTEM
BBR	RENDERED BLUEBOARD EXT CLADDING	HWU	HOT WATER UNIT
BH	BULKHEAD	INT	INTERNAL
BV	BRICK VERNER	KIT	KITCHEN
BVR	RENDERED BRICK VENEER	LDY	LAUNDY
CA	CANOPY RANGE HOOD	LN	JAMES HARDIE "LINEA" CLADDING
CB	COLORBOND	LVR	LOUVER
CL	CEILING LEVEL	MW	MICROWAVE SPACE
CT	COOKTOP	MX	JAMES HARDIE "MATRIX" CLADDING
D	DOUBLE	NGL	NATURAL GROUND LINE
DH	DOUBLE HUNG	NP	JAMES HARDIE "NEWPORT" CLADDING
DP	DOWNPIPE	NRG	RENDERED NRG GREENBOARD
DW	DISHWASHER SPACE	OH	OVERHEAD CUPBOARDS
DWR	DRAWER	PTY	PANTRY
EL	JAMES HARDIE "EASYLAP" CLADDING	PWDR	POWDER ROOM
ELEC	ELECTRIC	REF or F	REFRIGERATOR SPACE
EQ	EQUAL	RH	RANGE HOOD
EXT	EXTERNAL	RL	REDUCED LEVEL
FB	FACE BRICKWORK	S.M.L	SMALL, MEDIUM, LARGE
FC	FIBROUS CEMENT	SD	SLIDING DOOR
FCCB	FC SHEET W/COVER BATTERNS	SFL	STRUCTURE FINISHED LEVEL
FCL	FINISHED CEILING LEVEL	SH	SHELF
FCP	FC SHEET PAINTED	SHR	SHOWER
FFL	FINISHED FLOOR LEVEL	ST	JAMES HARDIE "STRIA" CLADDING
FSO	FREESTANDING OVEN	SW	SLIDING WINDOW

ARTIST IMPRESSION ONLY

P.J. BURNS BUILDER PTY LTD				REVISION SCHEDULE:				PROJECT INFORMATION:				PROPERTY DESC.				SHEET INFORMATION				PRJ.NORTH	
© COPYRIGHT 2023	<div><p>P.J. BURNS BUILDER ACN: 099 655 197 QBCC LICENCE NO: 1042321 QMBALICENCE NO: 00427</p></div>			<div><p>ADMIN@PJBURNS.COM WWW.PJBURNS.COM</p></div> <div><p>3 TEE WAY, PIALBA, QLD 4655</p></div> <div><p>3 TEE WAY, PIALBA, QLD 4655</p></div> <div><p>HEAD OFFICE CONTACT 07 4124 7333</p></div>		REV: DESCRIPTION:		INI: DATE:		PROPOSED RESIDENCE for PJ Burns Aurora 144 2024 Standard				LOT NUMBER: 1		TITLE SHEET				<div></div>	
						1 Ini. Pre-Const. Request		MM Date						PLAN NO.: SP00000							
						. .		. .						PARISH: Parish							
						. .		. .						COUNTY: County		PRELIMINARY					
						. .		. .						SITE AREA: 100m ²		JOB NO: 6000		DATE: 25/01/2024			
						. .		. .						LOC.AUTHORITY: Fraser Coast Regional Council		SHEET NO: 1 of 7					

GENERAL SITE PLAN NOTES
EARTHWORKS TO BE IN ACCORDANCE WITH
LOCAL COUNCIL REGULATIONS, NATIONAL
CONSTRUCTION CODE AND ABCB HOUSING
PROVISIONS STANDARD 2022 PART 3.2

STORMWATER DRAINAGE DESIGN &
DISCHARGE TO AS 3500, LOCAL COUNCIL
REQUIREMENTS, NATIONAL CONSTRUCTION
CODE AND THE ABCB HOUSING PROVISIONS
STANDARD 2022 PART 3.3

RAMPS AND STAIRS, SLIP-RESISTANCE OF
TREADS, NOSINGS AND LANDINGS TO
COMPLY WITH NATIONAL CONSTRUCTION
CODE AND THE ABCB HOUSING PROVISIONS
STANDARD 2022 PART 11.2

REFER TO FRASER COAST REGIONAL
COUNCIL (FCRC)FC-230 VEHICLE CROSSOVER
SPECIFICATION FOR DRIVEWAY CROSSOVER
DETAILS; AVAILABLE FROM THE FRASER
COAST REGIONAL COUNCIL

REFER TO DBYD SEARCHES FOR INDICATION
OF SUBSURFACE SERVICES MAPPING.
SERVICES NOTED ON SITE PLAN ARE ONLY
FROM SITE OBSERVATIONS AND FROM
SURVEYORS DETAIL. UNIDENTIFIED
HAZARDS AND RELEVANT SITE
INFORMATION SHOULD BE REPORTED TO
THE SITE SUPERVISOR AND
ADMINISTRATION IMMEDIATELY.

SERVICES LEGEND

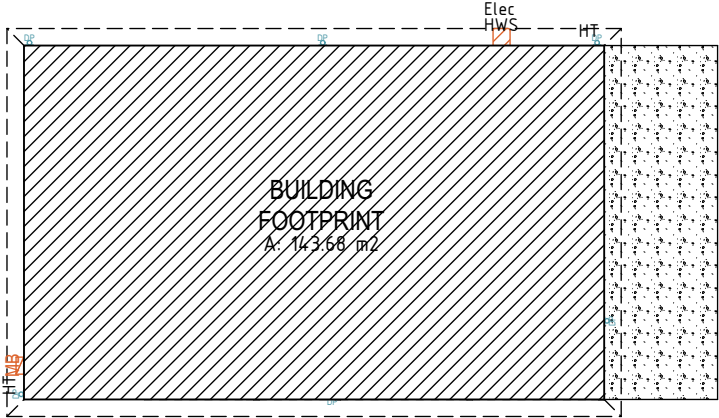
- E— UNDERGROUND ELECTRICAL
- OH— OVERHEAD ELECTRICAL
- RWD— RAINWATER DRAINAGE
- RM— RISING MAIN
- S— SEWER
- SW— STORMWATER
- T— TELSTRA
- W— WATER

SLAB RL

SLAB RL: 100.40
PLATFORM RL: 100.00
400SLAB TOTAL (300POD + 100COVER) UNO







SITE COVERAGE

SITE AREA: 100.00m²
BUILDING FOOTPRINT: 20.00m²
SITE COVERAGE: 20.00%



Scale 1:200

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14.01	14.01	1.810	1.950	90°	70°	1.050	70°	3.040	70°	1.050	70°	3.000	90°
	1.950	90°	3.040	70°	2.160	70°	3.000	90°	70°	1.950	90°	90°	
	1.950	90°	3.040	70°	1.050	70°	3.000	90°	70°	1.950	90°	90°	
	1.950	90°	3.040	70°	1.050	70°	3.000	90°	70°	1.950	90°	90°	
	1.950	90°	4.160	70°	14.30	70°	1.500	90°	70°	1.500	90°	90°	
	1.950	90°	3.680	70°	1.590	90°	1.800	90°	70°	1.800	90°	90°	

GENERAL ELEVATION NOTES

50mm ALLOWANCE TO CEILING HEIGHT FOR CEILING BATTENS & PLASTERBOARD.

REFER TO ENGINEERS DESIGN FOR STRUCTURAL DETAILS

NGL AND FILL LINES ARE INDICATIVE ONLY

ALL GLASS & GLAZING SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND ABCB HOUSING PROVISIONS STANDARD 2022 PART 8

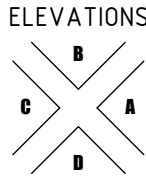
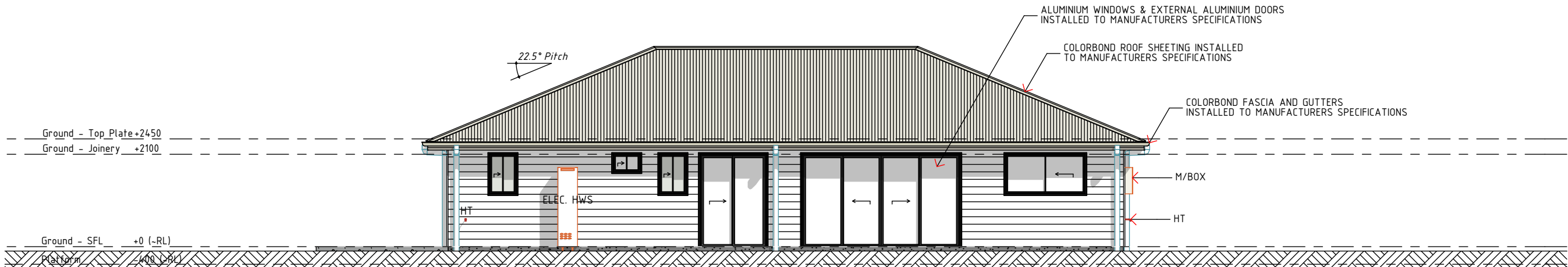
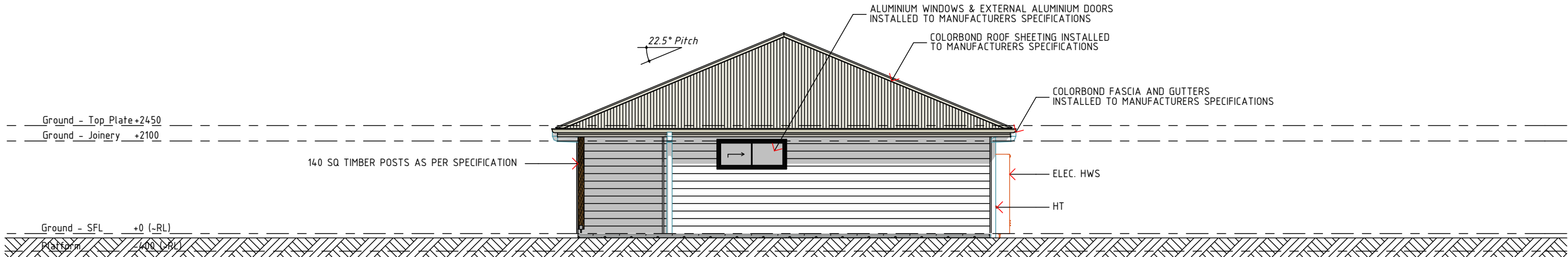
BALUSTRADE TO BE MINIMUM 1000MM ABOVE FFL WITH NO OPENINGS GREATER THAN 124MM IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND ABCB HOUSING PROVISIONS STANDARD 2022 PART 11.3

UPPER FLOOR WINDOWS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE AND ABCB HOUSING PROVISIONS STANDARD 2022 PART 11.3 INCLUDING WINDOWS MARKED 'RESTRICT', 'SCREEN' OR 'LOCK'



MINIMUM SUBFLOOR CLEARANCE TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE AND ABCB HOUSING PROVISIONS STANDARD 2022 PART 6.2







RAMPS AND STAIRS, SLIP-RESISTANCE OF TREADS, NOSINGS AND LANDINGS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE AND ABCB HOUSING PROVISIONS STANDARD 2022 PART 11.2, AND AS WELL REQUIREMENTS OF THE LIVEABLE HOUSING DESIGN CODE

WR PLASTERBOARD PROVIDED TO EXTERNAL CEILINGS WITH A 300mm DRIP EDGE AS PER AS/NZS 2589:2007 CEILING IS TO BREAK WITH P35W EXPANSION JOINT WHERE SURFACE IN ANY DIRECTION EXCEEDS 12m INTERNALLY OR 6m EXTERNALLY.



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GENERAL ELECTRICAL NOTES

ALL POWER OUTLETS OTHER THAN THE FOLLOWING TO BE 300 ABOVE FL (UNO):
KITCHEN BENCH 1050
RANGE HOOD (RH) 1800
MICROWAVE HIGH (MW) 1600
MICROWAVE LOW (MW) 600
MICROWAVE SHELF (MW) 1250
REFRIGERATOR (REF) 1500
DISWASHER (DW) 600
WASHING MACHINE (WM) 1500
LAUNDRY BENCH 1050
VANITIES 1000

LIGHT SWITCHES AT 1300 ABOVE FL WALL
MOUNTED LIGHTS (WHERE APPLICABLE) AT 2000 ABOVE FL

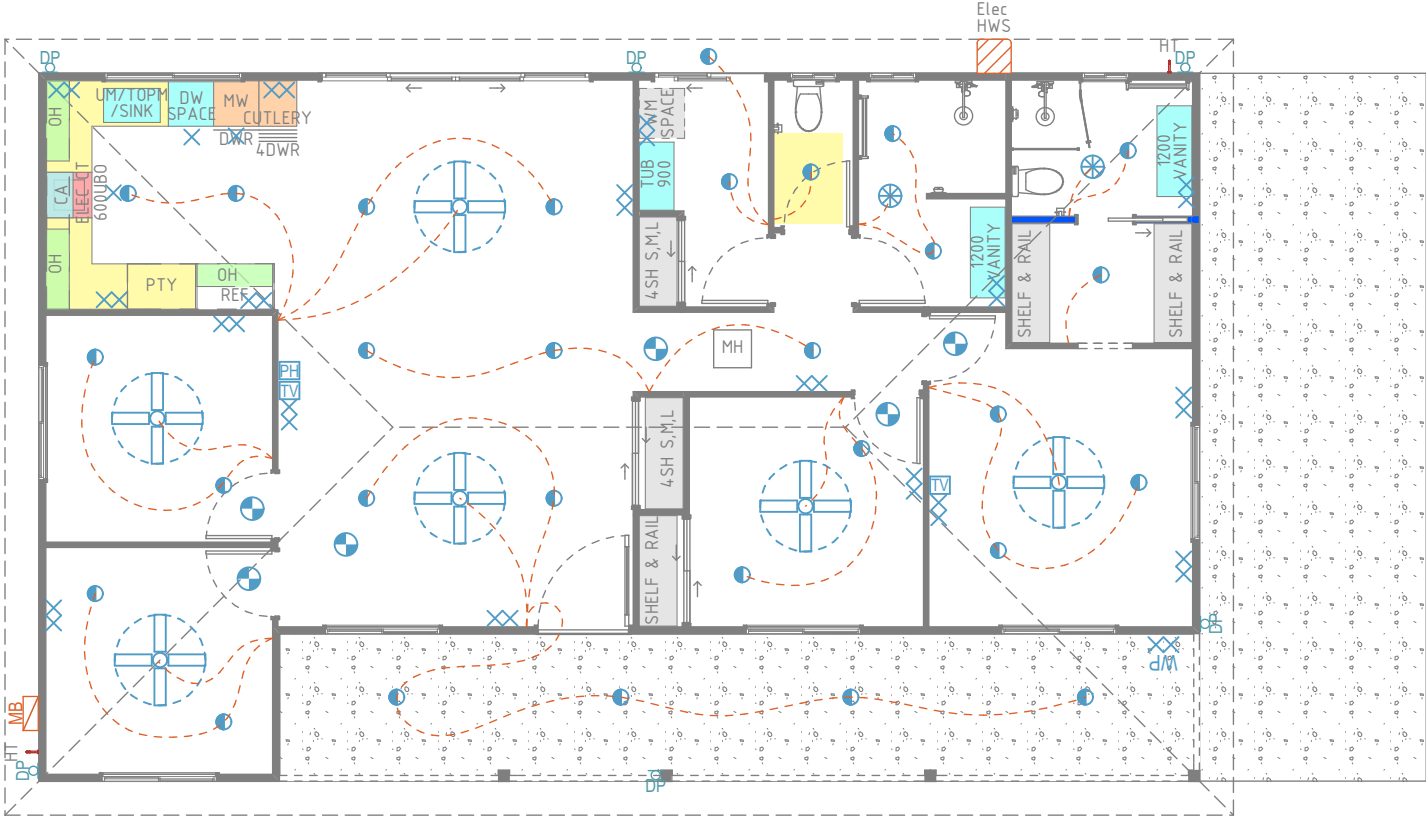
HOT WATER UNIT, HOTPLATES & QVEN TO HAVE A SINGLE PHASE PERMANENT CONNECTION. ISOLATOR SWITCHES ARE TO BE INSTALLED NEAR TO APPLIANCE

ENERGY EFFICIENT LIGHTING:
ALL LIGHTING TO COMPLY WITH QDC MP4.1 COMPLIANCE REQUIRES MIN 80% OF TOTAL FLOOR AREA TO HAVE ENERGY EFFICIENT LIGHTING IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THAT THEIR LIGHTING SELECTIONS COMPLY WITH THIS REQUIREMENT






ALL SMOKE ALARMS ARE TO BE, INTERCONNECTED, HARD WIRED WITH BATTERY BACKUP IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE AND ABCB HOUSING PROVISIONS STANDARD 2022 PART 9.5

ELECTRICAL LAYOUT IS INDICATIVE AND IS SUBJECT TO CHANGE DURING CONSTRUCTION DUE TO FRAMING, STEEL, ADJACENT CABLING, OBSTRUCTIONS OR ELECTRICIANS DISCRETION.

PJB ELECTRICAL LEGEND		
Symbol	Description	Qty
	4 BLADE CEILING FAN	6
	DOWLIGHT 240v	29
	EXHAUST FAN	2
	GPO DOUBLE	17
	GPO DOUBLE WP	1
	GPO SINGLE	3
	PH POINT	1
	SMOKE DETECTOR	6
	TV POINT	2



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GENERAL PERSPECTIVE
NOTES

ALL ISOMETRIC, AXONOMETRIC DIMETRIC, TRIMETRIC PROJECTIONS AND PERSPECTIVE VIEWS ARE ADUMBRATIVE ONLY AND NOT FOR CONSTRUCTION. THEY DO NOT TAKE PRECEDENCE OVER DIMENSIONED CONSTRUCTION VIEWS. NOR DO THEY TAKE PRECEDENCE OVER ANY PRODUCTS THAT FORM PART OF THE PJ BURNS SPECIFICATION AND CONTRACT.







ALL FIXTURES, FITTINGS, APPLIANCES AND EQUIPMENT SHOWN ARE SYMBOLIC REPRESENTATIONS ONLY.

THE PJ BURNS SPECIFICATION TAKES PRECEDENCE OVER ANY AND ALL PLANS AND DETAILS.



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