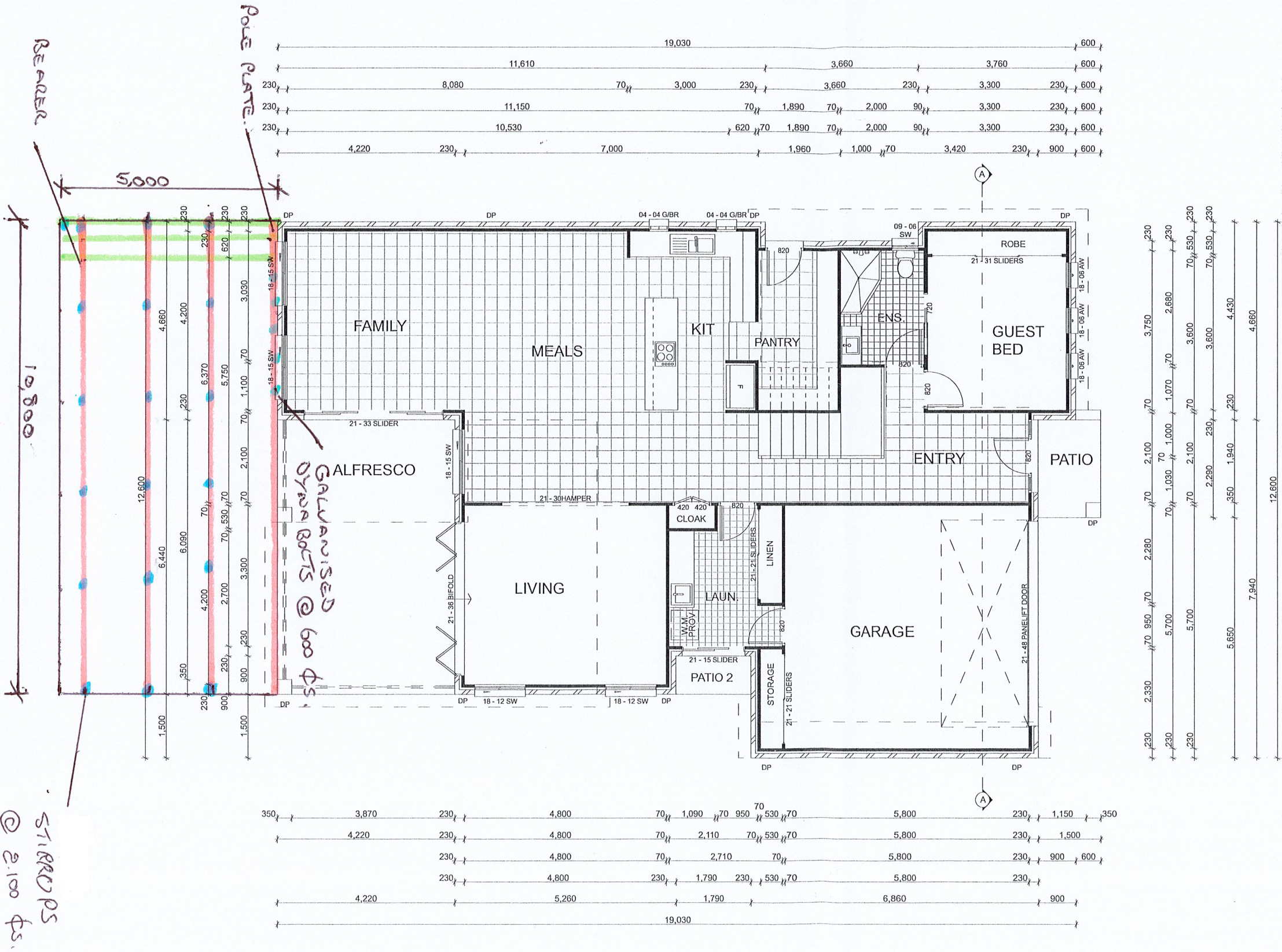


BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



AREA:
GROUND FLOOR :
LIVING = 147.45msq
GARAGE = 37.84msq
PATIO = 3.57msq
PATIO 2 = 1.61msq
ALFRESCO = 27.18msq

1ST FLOOR :
LIVING = 130.73msq
BALCONY = 10.87msq

TOTAL = 359.25msq

A Division of
Braela Group Pty Ltd
ACN: 123 792 898

BRAELA
DESIGN

Paul Chapman
QBSA LIC: 1071096

Ph: 07 5559 2622
Mob: 0429 611 122

Email: nadesign@bigpond.net.au
Po Box 476 Mudgeeraba QLD 4213

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IF IN DOUBT --- ASK
DO NOT ASSUME

ALL DESIGN, CONSTRUCTION METHODS AND
MATERIALS TO BE IN ACCORDANCE WITH:
- THE BUILDING CODE OF AUSTRALIA (BCA)
- DEVELOPMENT CODES OF THE STATE
- BUILDING REGULATIONS
- CURRENT ISSUES OF AUSTRALIAN STANDARDS
& MANUFACTURERS SPECIFICATIONS AND
INSTALLATION DETAILS FOR MATERIALS USED

PROJECT:
NEW RESIDENCE

CLIENT:

LOCATION:
LOT 8 REES COURT
PALM BEACH QLD
SP:

BUILDING CLASS: 1a DETACHED HOUSE
CLIMATE ZONE: 2
SOIL CLASS:

WIND RATING: N2
REGION: B
TERRAIN CATEGORY: TC3
TOPOGRAPHY CLASSIFICATION: T1
SHIELDING CLASSIFICATION: PS
SERVICEABILITY DESIGN WIND PRESSURE: 700Pa
ULTIMATE LIMIT STATE WIND PRESSURE: 1000Pa
WATER PENETRATION: 150Pa

AMENDMENTS / ISSUES:

DATE	ISSUE

DRAWN BY:
Paul Chapman

SIGNATURE OF DESIGNER:

PAGE SIZE:
A3

DATE:
Tuesday, 3 September 2013

DRAW. NO:
3.2

PROJECT NO:
10-3391



29 April 2021

Squiggles Drafting Services
5/458 Flinders Street
Townsville
QLD 4810

Attention: Mr Squiggle
By Email: mrsquiggle@gmail.com

Dear Mr Squiggle,

PROJECT: New Residence: Mr & Mrs Smith Lot 8 Rees Court, Palm Beach QLD 4221

RE: Deck Variation

We have been asked to build a deck on the back of the house for Mr & Mrs Smith. Below are the details if you could please amend your drawing to accommodate and send through.

The deck will extend along the back wall of the house and the alfresco area for 11m and 5m back towards the boundary fence covering 55m².

There will be 2 x pole plates on the back wall and alfresco area 125 x 50mm fixed to the edge of the slab with 150 x 16mm galvanized dyna bolts at 600 centres.

6 x treated timber bearers 200 x 50mm at 1500 centres at 5.400m long are to be used along with 28 joists at 400 centres x 5000mm long

The Joists will be supported with galvanized stirrups at 2100 centres and these will be secured into the ground by rapid set concrete.

The deck will be built out of Merbau decking timber 90mm x 19mm x 5.7m layered butt joints over joists – staggered and fixed with two face-nails at each joist with 50 x 2.5mm galvanised nails punched a minimum of 3mm below top surface into pre drilled holes.

Thanks

Melissa Parsons

Melissa Parsons

Builders Authorised Representative

SUNSHINE COAST: | PO Box 1132, Maroochydore QLD 4558 | P. +61 7 5459 1800 | F. +61 7 5459 1899
BRISBANE: | PO Box 553, Fortitude Valley QLD 4006 | P. +61 7 3257 1800
TOWNSVILLE: | PO Box 5988, Townsville QLD 4810 | P. +61 7 4771 3077



Material Take Off

2 x pole plates on the wall, 125 x 50mm fixed to the edge of the slab.

150 x 16mm galvanised dyna bolts @ 600 centers

6 x treated pine bearers 200 x 50mm @ 1500 centres x 5.400mm long (-)

28 x joists @ 400 centres x 5000mm long (|) (width of deck / (10.8m / 400=27+1=28)

18 x galvanised stirrups

72 x bags of rapid set concrete

121 x decking boards (width of panel x length =, area / m² = +10%) (0.09 x 5.7 = .5, 55/.5=110+10%=121)

Galvanised nails 50mm x 2.5mm

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RCQ Projects Pty Ltd | ABN 72 614 089 066 | ACN 614 089 066 | QBCC 15028054 | rcq.net.au | Built for Life



Bunnings Group Ltd (Australia)
ABN 26 008 672 179

Townsville Trade Centre
10-16 Jay Street
BOHLE NQ 4818
Phone +61 7 4753 2300

Quotation No: 307755920

Customer: RCQ PROJECTS PTY LTD
PO BOX 1132
Maroochydore QLD 4558

Date: 05/05/2021

Delivery Address:

Job Number:

Job Address:

Line	Item Number	Item Description	METRE or QTY	M3 or UNIT	RATE EXC GST	AMT EXCL GST	GST PAYABLE	AMT INCL GST
1	8032274	PINE STRUCTURAL TREATED H3++140X45MM 5.4M	2	Each	47.53	95.05	9.51	104.56
2	2263939	BOLT DYNABOLT GALVANISED++12X60MM HEX NUT BX25 DP12060GH	6	Each	28.75	172.53	17.25	189.78
3	2262268	BOLT DYNABOLT GALVANISED++12X60MM HEX NUT DP12060GH EA	15	Each	1.68	25.23	2.52	27.75
4	8032320	PINE STRUCTURAL TREATED H3++190X45MM 5.4M <i>NEED TO ORDER</i>	38	Each	62.49	2,374.65	237.47	2,612.12
5	1120006	POST ANCHOR HALF STIRRUP PRYDA++130MM ANGL 12MM HL PSHS130/12	20	Each	7.35	146.91	14.69	161.60
6	0760292	CONCRETE RAPID SET BASTION++20KG RAPIDSET 320	79	Each	8.90	703.10	70.31	773.41
7	0177416	DECKING MERBAU SIDE JOIN++90X19MM 5.7M FJ OILED KD^ <i>NEED TO ORDER</i>	121	Each	31.95	3,866.50	386.65	4,253.15
8	2370049	NAILS GUN COIL HDG SENCO++2. 5X50 SCW/DM HD 1600 BM21ASAU	4	Each	42.32	169.27	16.93	186.20
GRAND TOTAL			285			7,553.24	755.33	8,308.57

*** Quote Valid until 04-JUN-2021 ***

Bunnings takes all reasonable care in preparing quotations, but is unable to accept any responsibility for any errors or omissions. It is your responsibility to carefully check and confirm all items, quantities and measurements before placing an order. Where Bunnings accepts any order placed, it does so on the basis that you bear full responsibility for ensuring the accuracy of all items, quantities and measurements and that they comply with any plans, drawings or other specifications provided.

*** This quote is strictly confidential ***

29 April 2021



Mr & Mrs Smith
70 The Strand
North Ward
QLD 4810

Attention: Mr & Mrs Smith
By Email: mr&mrssmith@gmail.com

Dear Mr & Mrs Smith,

**PROJECT: New Residence: Mr & Mrs Smith Lot 8 Rees Court, Palm Beach
QLD 4221**

RE: Deck Variation

We refer to the contract between Mr & Mrs Smith (**Owner**) and RCQ Projects Pty Ltd dated on or around 29/04/2021 (**the Builder**) for the construction of new residence at Lot 8 Rees Court Palm Beach QLD 4221

Item:	Deck Variation	
Substance of the variation:	Design and build a deck at the rear of the premises. Deck will cover the area of 552m ² , 11m along the face of the rear wall and edge of patio and 5m toward the rear boundary for the entire length of the rear wall and patio.	
Variation validation:	Not part of original scope of works	
Cost of variation:	Material Costs	\$8,308
	Labour Cost	\$3,840
	RCQ overheads and margin (5%)	\$607
	Total Rounded (Excluding GST)	\$12,755
Claim for an EOT:	RCQ will not be presenting a claim for delay associated with these works	

Yours faithfully
for RCQ Projects Pty Ltd

Melissa Parsons

Melissa Parsons
Builders Authorised Representative

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