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

THE ROOF TO BE CONSTRUCTED USING ENGINEERED ROOF TRUSSES INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND SHALL HAVE A PITCH OF 10 DEGREE'S

SELECTED 4800w X 2100h PANELIFT DOOR TO GARAGE

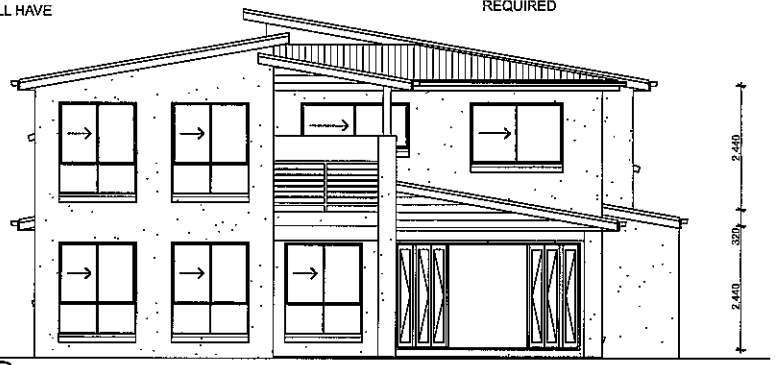
REFER TO PG. 2.

1 FRONT ELEVATION
1:100

THE EXTERNAL WALLS TO HAVE SARKING FITTED AS WELL AS R1.5 BATT INSULATION AS REQUIRED

THE CEILINGS TO BE 10mm GYPROCK DIRECT FITTED TO THE UNDERSIDE OF THE ROOF TRUSS BOTTOM CORD AS REQUIRED BY THE MANUFACTURER

THE ROOF TO HAVE SELECTED COLORBOND ROOF SHEET FITTED TO HDW BATTENS AS REQUIRED



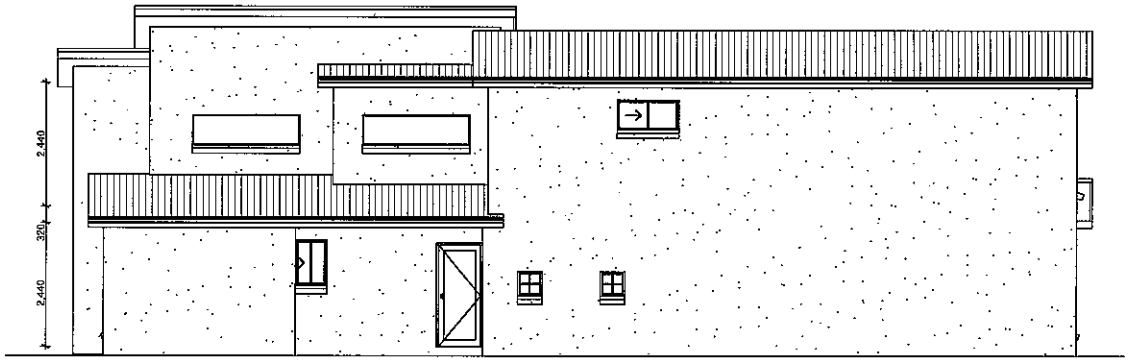
1 REAR ELEVATION
1:100

THE INTERNAL WALLS TO BE 70mm PINE STUD FRAMES UNLESS OTHERWISE NOTED AND SHALL BE LINED WITH 10mm GYPROCK AND 6mm VILLA BOARD TO THE WET AREA'S AS REQUIRED

THE ROOF TO HAVE R3.0 BATT INSULATION INSTALLED IN THE CEILING CAVITY AS REQUIRED

THE EAVES OVERHANG TO BE 300mm TO BE MEASURED FROM THE FACE OF THE BRICKWORK TO THE REAR OF THE FASCIA AND SHALL BE LINED WITH 4.5mm F/C SHEETING AS REQUIRED

THE DOWN PIPES TO BE SELECTED COLORBOND AND SHALL BE INSTALLED IN THE LOCATION AS INDICATED ON THE FLOOR PLAN

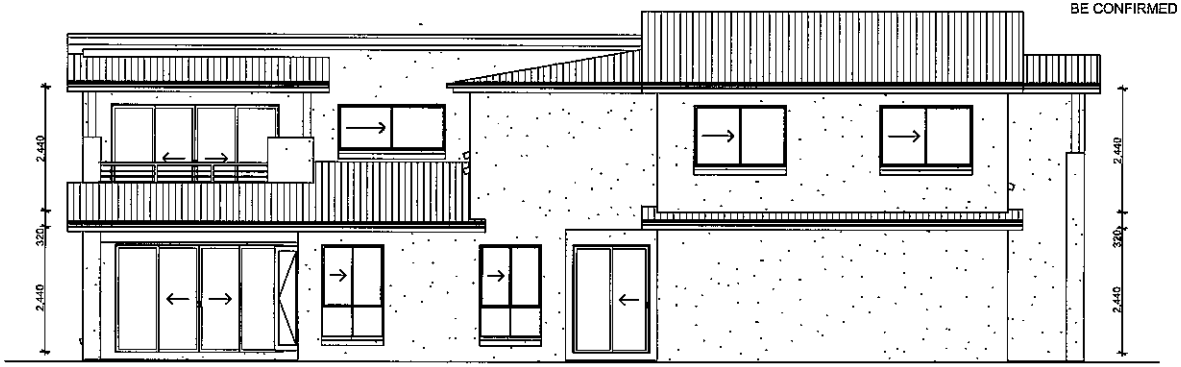


1 RIGHT ELEVATION
1:100

THE EXTERNAL WALLS TO BE 230mm BRICK VENEER IN THE SELECTED FACE BRICK

THE GUTTERS TO BE SELECTED COLORBOND WITH THE STYLE TO BE CONFIRMED WITH THE BUILDER

THE ALFRESCO AND PATIO SLABS TO BE STEPPED DOWN 150mm FROM THE MAIN SLAB LEVEL



1 LEFT ELEVATION
1:100

THE FLOOR SLAB TO BE REINFORCED CONCRETE RAFT SLAB AS REQUIRED BY THE ENGINEERS AND SHALL BE READ IN CONJUCTION WITH THEIR DETAILS

A Division of Braela Group Pty Ltd
ACN: 123 752 898

BRAELA DESIGN

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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

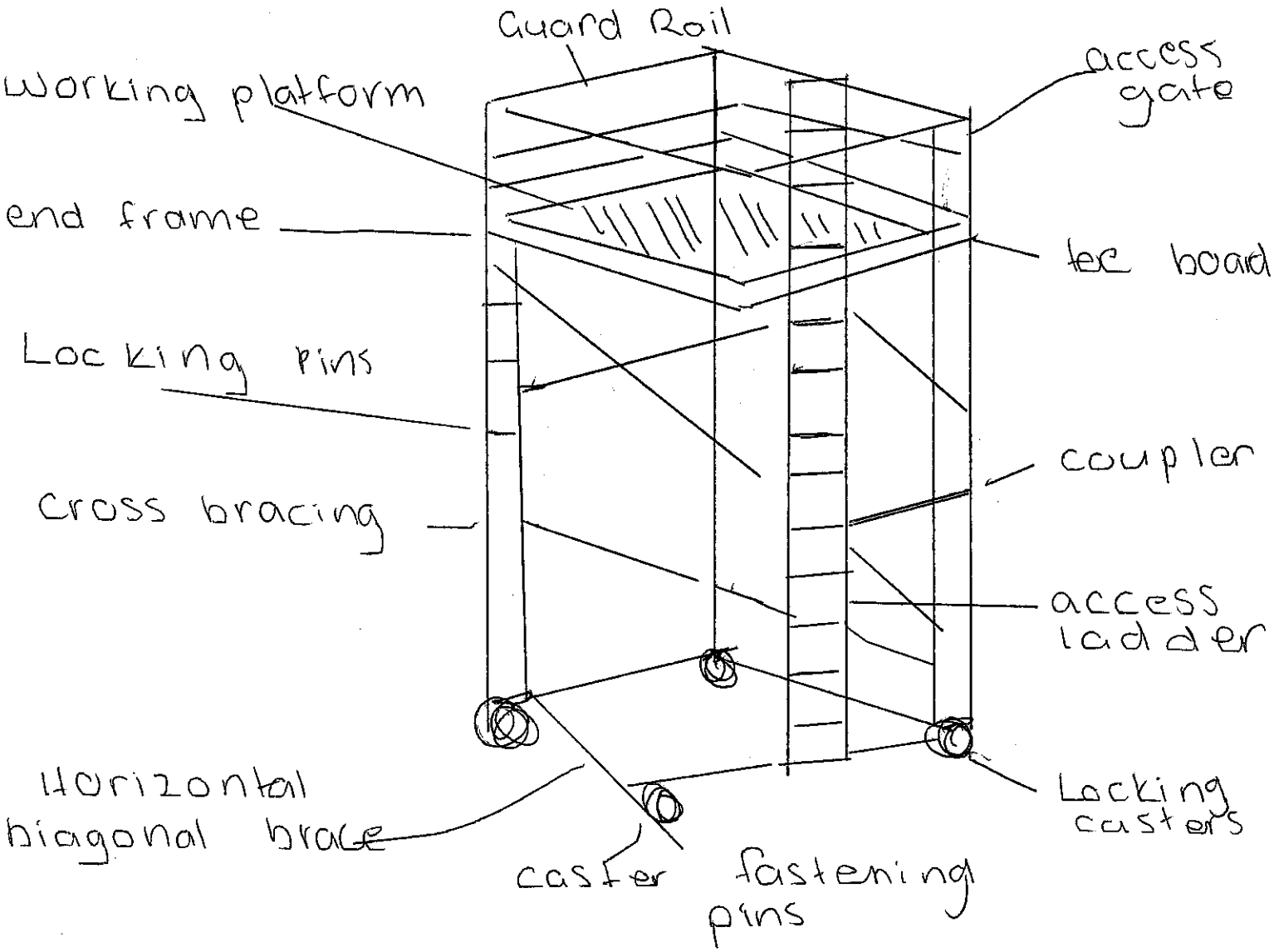
SIGNATURE OF DESIGNER:

PAGE SIZE: A3

DATE:
Tuesday, 3 September 2013

DRAW. NO: 4.1

PROJECT NO: 10-3391


Guard Rail
working platform
access gate
end frame
tee board
Locking pins
coupler
Cross bracing
access ladder
Horizontal diagonal brace
Locking casters
caster fastening pins