

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

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

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

Paul Chapman
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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

SCALE:

WIND PATH:

REG. NO:

TOPOGRAHY CLASSIFICATION:

SHE. CLASSIFICATION:

SEMI-PERMEABILITY DESIGN: 100mm PERM.

ULTIMATE CLIM. DATA: 100mm PERM.

WATER PENETRATION:

AMENDMENTS / ISSUES

DATE

ISSUE

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Paul

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PROJECT

FRONT 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

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

LEFT 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

REAR ELEVATION
1:100

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

RIGHT ELEVATION
1:100

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

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

- 1.8m down from fascia at gutter to suit rainwater pipes / painted
- Roof edge protected 1m down from roof line and roof edge

- Bedroom
- Study / Office

...NDERS, & 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 = 1.81msq
ALFRESCO = 27.18msq

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

TOTAL = 359.25msq

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PROJECT:
NEW RESIDENCE

CLIENT:

LOCATION:
**LOT 8 REES COURT
PALM BEACH QLD
SP:**

BUILDING CLASS: 1a DETACHED HOUSE
CLIMATE ZONE 2
60% CLASS:

WIND RATING:
REGION:
TERRAIN CATEGORY:
TOPOGRAPHY CLASSIFICATION:
SHIELDING CLASSIFICATION:
SERVICEABILITY DESIGN WIND PRESSURE:
ULTIMATE LIMIT STATE WIND PRESSURE:
WATER PENETRATION:

AMENDMENTS / ISSUES:
DATE ISSUE

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void platform
Balcony scaffd
relaband lower
roof walkway
Hang on platform

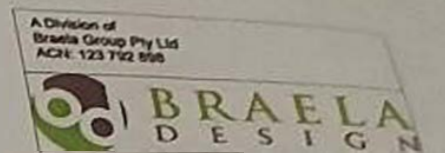
1ST FLOOR
1:100

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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:

REGION:
TERRAIN CATEGORY:
TOPOGRAPHY CLASSIFICATION:
SHIELDING CLASSIFICATION:
SERVICEABILITY DESIGN WIND PRESS:
ULTIMATE LIMIT STATE WIND PRESS:
WATER PENETRATOR:

AMENDMENTS / ISSUES

DATE	ISSUE
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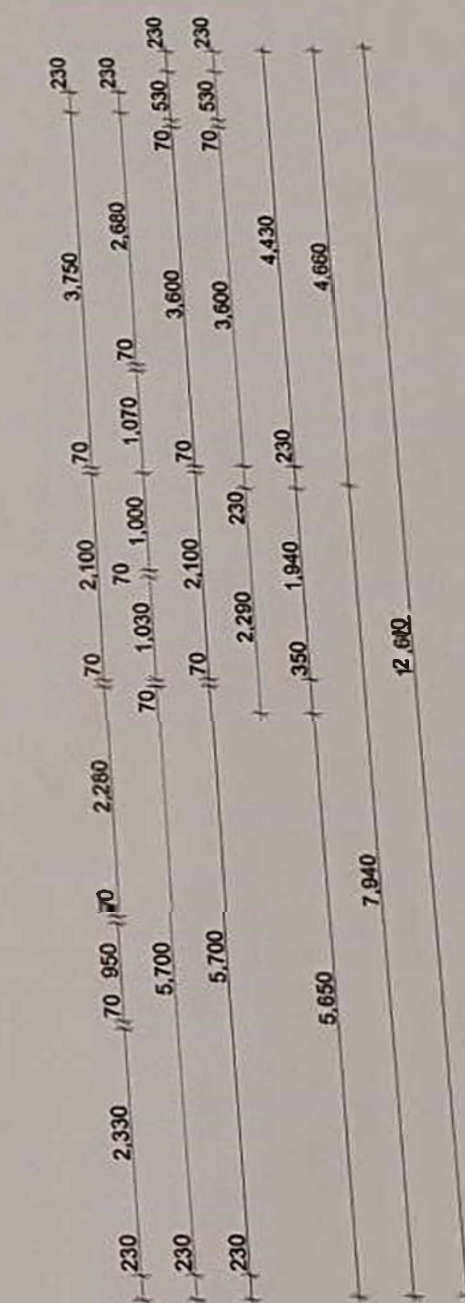
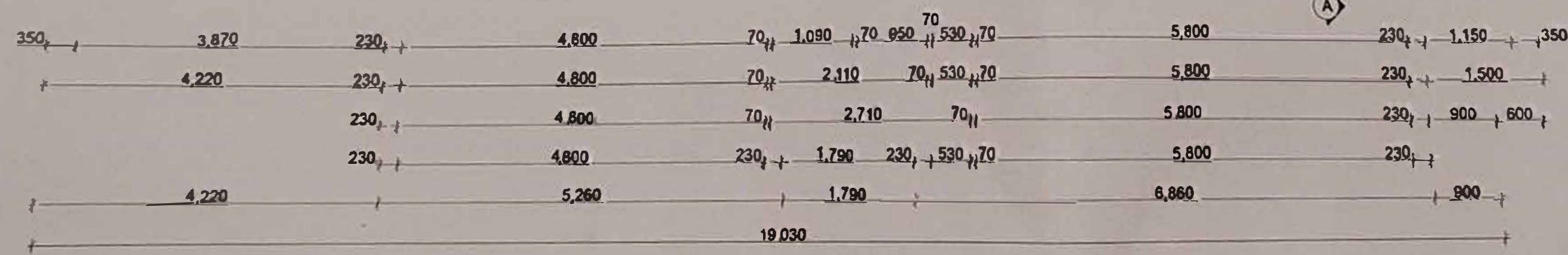
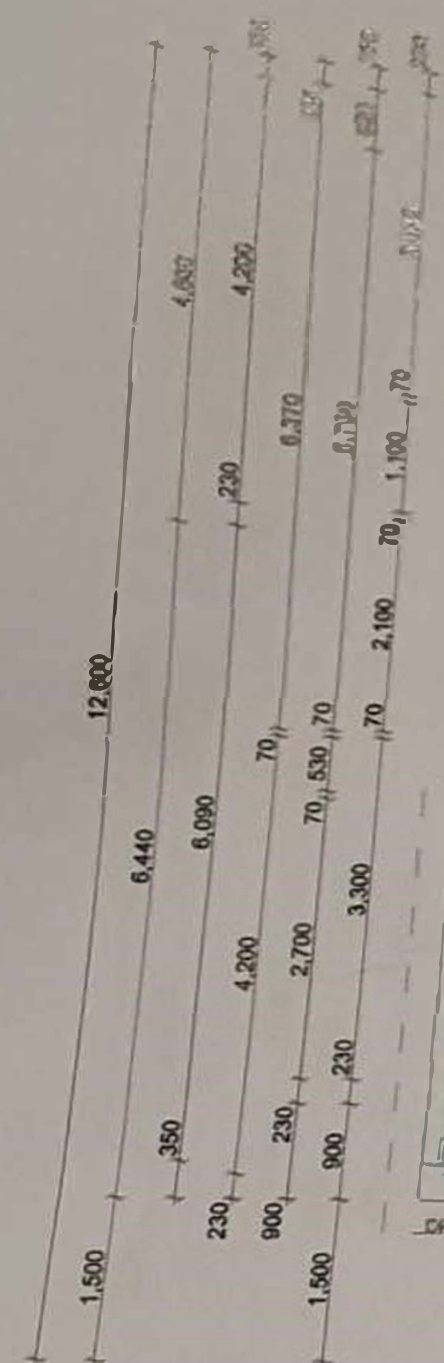
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GROUND FLOOR
1:100

Lower roof walkway
Balcony scaffold