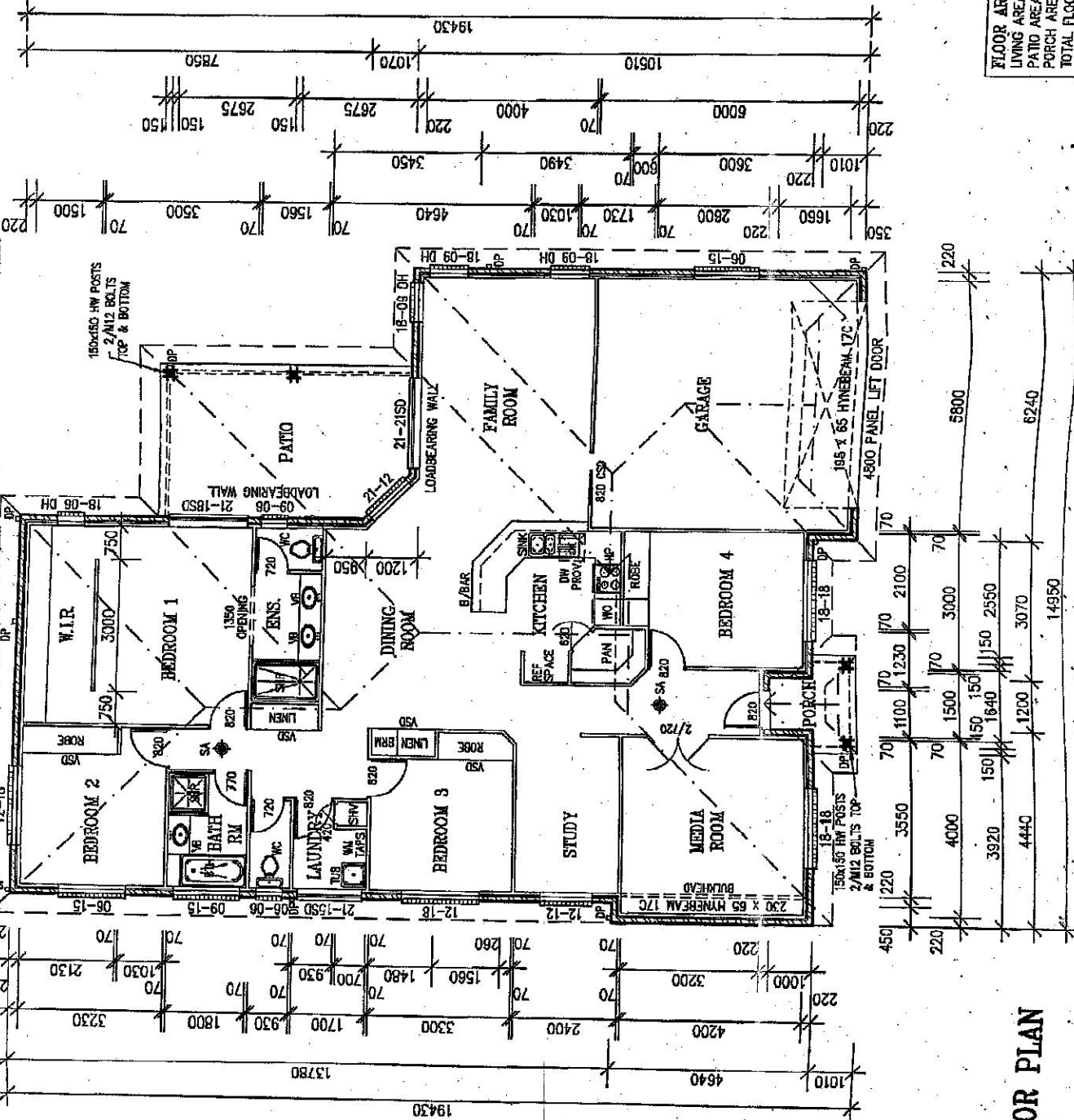
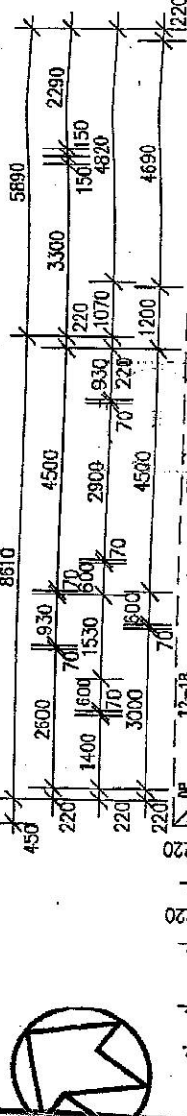


INFORMATION BOX :
 ROOF PITCH : 25 DEGREES
 ROOF OVERHANG: 450mm
 CEILING HEIGHT : 2440mm
 ROOF TYPE : SHEETING



FLOOR AREAS :
 LIVING AREA : 222.3 sqm.
 PATIO AREA : 20.3 sqm.
 PORCH AREA : 3.5 sqm.
 TOTAL FLOOR AREA : 246.1 sqm.

FLOOR PLAN

APPROVED
 These plans are certified for compliance with the requirements of the BUILDING ACT OF 1975, the BUILDING REGULATION attached Approval Condition REFER DECISION NO.

ALLER REVISIONS
 BUILDING CERTIFICATION

APPLICANT'S COPY

Shana Royner
 PH: 0413 837 454
 FX: 361 0445
 31 DURNAM CREES
 BRAY PARK 1602
 Q. 4111 Lda 160279

CLIENT: OZSET HOMES
 PROPOSED DWELLING
 LOT 345 MOORHEAD STREET
 CABOOLTURE

DRAWN BY: JB/AY
 DATE: JUNE '08
 SCALE (AT A3 SIZE): 1:100
 SHEET No. 1 of 7
 DRAWING No. 08196
 R/S/SP No. ?

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 MEMBER
 building designers association of queensland inc.

BUILDING DESIGN SOLUTIONS
 (QLD) PTY LTD.

BSA Lic No. 1081877
 140/302PSGRDAD,
 LAWTON, Q. 4501.
 P. (07) 3688 0422
 F. (07) 3688 0466
 E. bds@building.com.au

70304



SITE PLAN



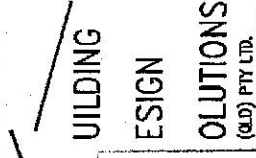
NOTE: ANCHOR BOLTS TO BE LOCATED AT EACH CORNER & EACH SIDE OF OPENINGS AND @ 1200 CRS BETWEEN

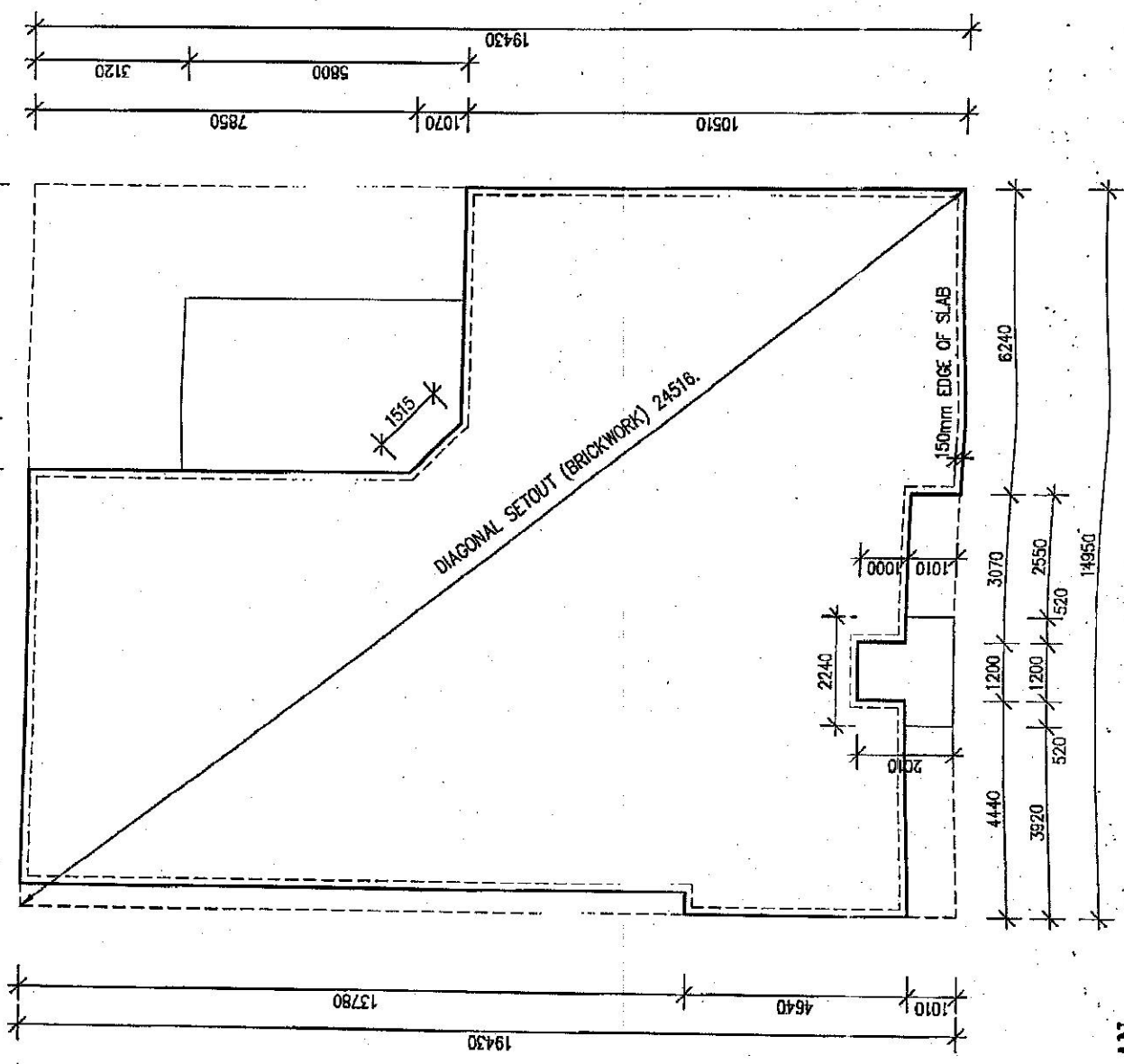
CLIENT: **OZSET HOMES**
PROPOSED DWELLING
LOT 345 MOORHEAD STREET
CABOOLTURE

DRAWING No. RP 35	SCALE (AT A3 SIZE) 1 : 200 	DRAWN BY JB/AY	DATE JUNE '08
DRAWING No. 2 of 7	1 : 20 	1 st AND DESIGN N/2	SHEET No. 2 of 7

08196
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EE-8030

 BUILDING SOLUTIONS (QLD) PTY LTD.	1200 TIDBOS ROAD, LAWTON, Q. 4501. PH (07) 3889 0422 F (07) 3889 0488 E info@combsky.com.au	BSA Lic No. 1061877	 Share Royner PH 0419 837 494 FX 388 0446 20 DERRIM CRES, BRAY PARK 3009 Q3811 Lic 1065928	CLIENT OZSET HOMES	DRAWN BY JB/AY	DATE JUNE '08	WIND DESIGN N2	SHEET No. 3 of 7	DRAWING No. 08196	RP/SP No. ?	 COPYRIGHT MEMBER THIS DRAWING REMAINS THE PROPERTY OF BUILDING DESIGN SOLUTIONS AND IS PROVIDED FOR THE USE DESCRIBED AND MAY NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. building designers association of queensland inc.
	REFER DESIGNER'S ATTACHED APPROVAL CONDITIONS	NO REVISIONS		PROPOSED DWELLING LOT 345 MOORHEAD STREET CABOOLTURE	SCALES (AT A3 SIZE) 1 : 100	1 : 200	1 : 400				



SLAB SETOUT PLAN
NOTE- ALL DIMENSIONS TO OUTSIDE OF BRICKWORK



COLORBOND ROOF SHEETING • 25° PITCH

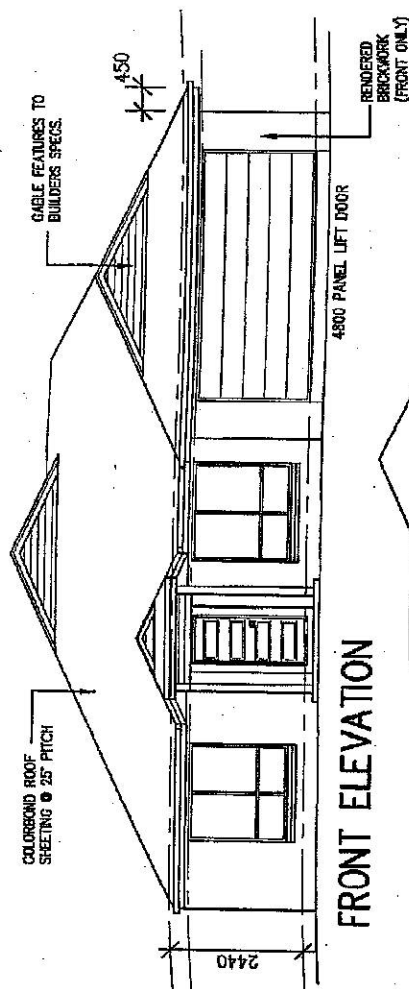
GABLE FEATURES TO BUILDERS SPECS.

NOTES

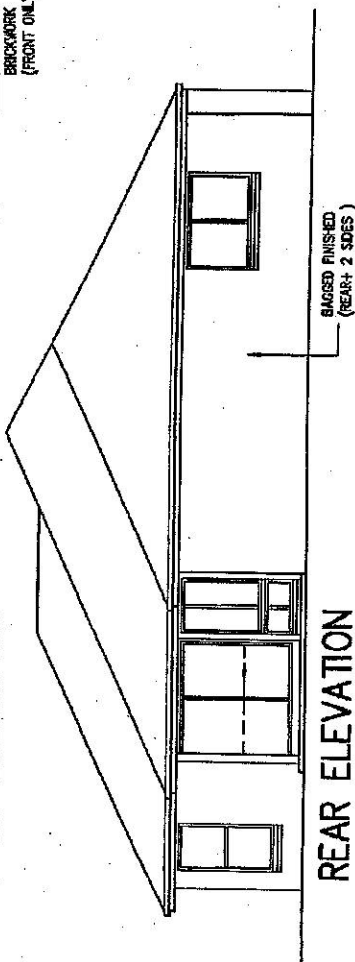
1. DESIGNED IN ACCORDANCE WITH BCA
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS AND CODES AS REFERENCED IN THE BUILDING CODE OF AUSTRALIA
 - AS 1736 - 1975 CODE OF PRACTICE FOR PIVABLE ROOF SIKRING
 - AS 1562 - 1980 DESIGN AND INSTALLATION OF METAL ROOFING
 - AS 2050 - 1989 FINING OF ROOFING TILES
 - AS 2870 - 1988 RESIDENTIAL SLABS AND FOOTINGS
 - AS 2304 - 1986 DAMF-PROOF CURSSES AND FLASHINGS
 - AS 3700 - 1988 MASONRY IN BUILDINGS
 - AS 1684.2 - 1989 CODE OF PRACTICE FOR CONSTRUCTION IN TIMBER FRAMING
3. PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES
3. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE
4. GARAGE SLAB TO BE MINIMUM 500MM BELOW MAIN SLAB
5. ROOF WATER RUN OFF TO STREET CHANNEL/STORMWATER SEWER WITH PIPES AS SHOWN ON SITE PLAN @ 1 IN 100 FALL MIN. (U.N.O.)
6. LEVEL OF SLAB TO RESIDENCE BY BUILDER TO GIVE EQUAL OUT FILL, TAPER BATTERS TO 1 IN 2 CUT AND 1 IN 4 FILL max
7. ALL WET AREAS TO COMPLY WITH BCA CLAUSE 3.8.1
8. LIGHT & VENTILATION TO COMPLY WITH BCA CLAUSES 3.8.4 & 3.8.5
9. SMOKE ALARMS MUST COMPLY WITH PART 3.7.2 OF THE BCA
10. PROVIDE THRESHOLDS TO EXTERNAL DOORS IN ACCORDANCE WITH CLAUSE 3.9.1 OF BCA (WHERE STEPS/DOORS ARE MORE THAN 150MM)

SUSTAINABLE HOUSING REQUIREMENTS

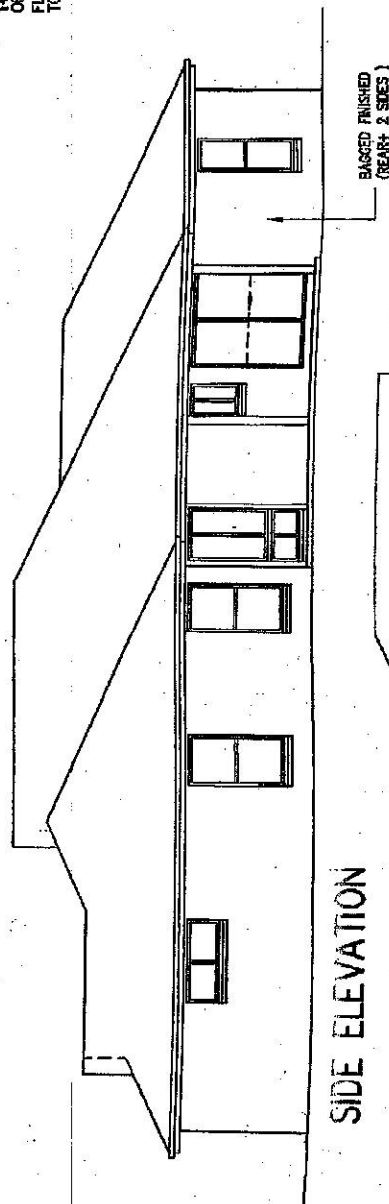
- AAA (AS/NZS 8400:2004) SHOWER ROSES
500KPa WATER PRESSURE LIMITING VALVE
DUAL FLUSH CISTERNS, 3L/5L
HEAT PUMP OR SOLAR HOT WATER SYSTEM
22 R.E.C. (3 BEDROOMS OR MORE)
OR GAS HOT WATER SYSTEM
FLUORESCENT OR COMPACT FLUORESCENT LIGHTING
TO 40% OF THE FLOOR AREA



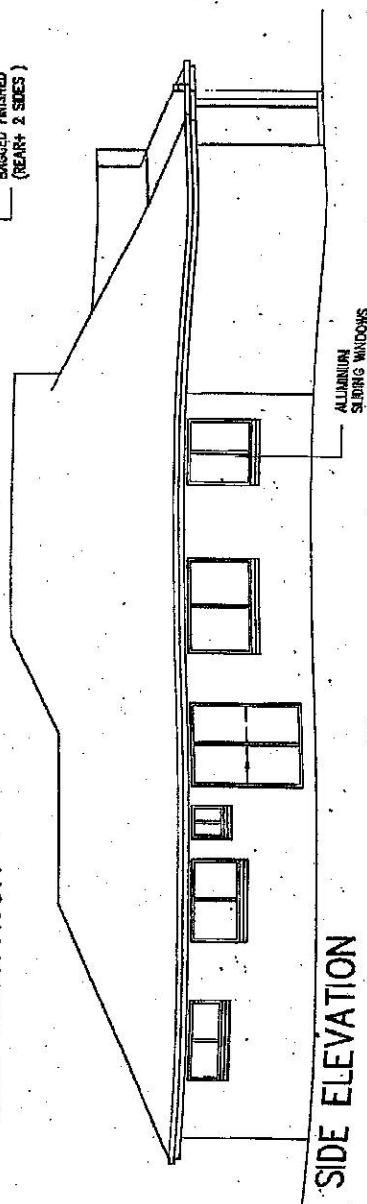
FRONT ELEVATION



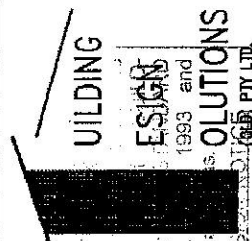
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



140 TODDS ROAD,
LAWNTON, Q. 3501
P. (07) 3888 0422
F. (07) 3888 0466
E. bsd@cornlinksy.com.au
BSA Lic No. 1081977

REVISIONS



Shane Royler
H# 0410 637 454
F# 3381 0446
30 CLIFTON CREK,
GRAY PARK 4500
0.781 IN. 160237

CLIENT:

CLIENT: **LOZSET HOMES**
PROPOSED DWELLING
LOT 345 MOORHEAD STREET
CABOOLTURE

SCALES (A⁺ A3 SIZE)
 1 : 100
 0 1000 2000
 DRAWN BY JB/A
 DATE

JUNE '08

WIND DESIGN

SHEET No.

4

08196

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MEMBER

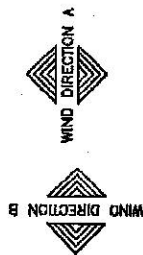


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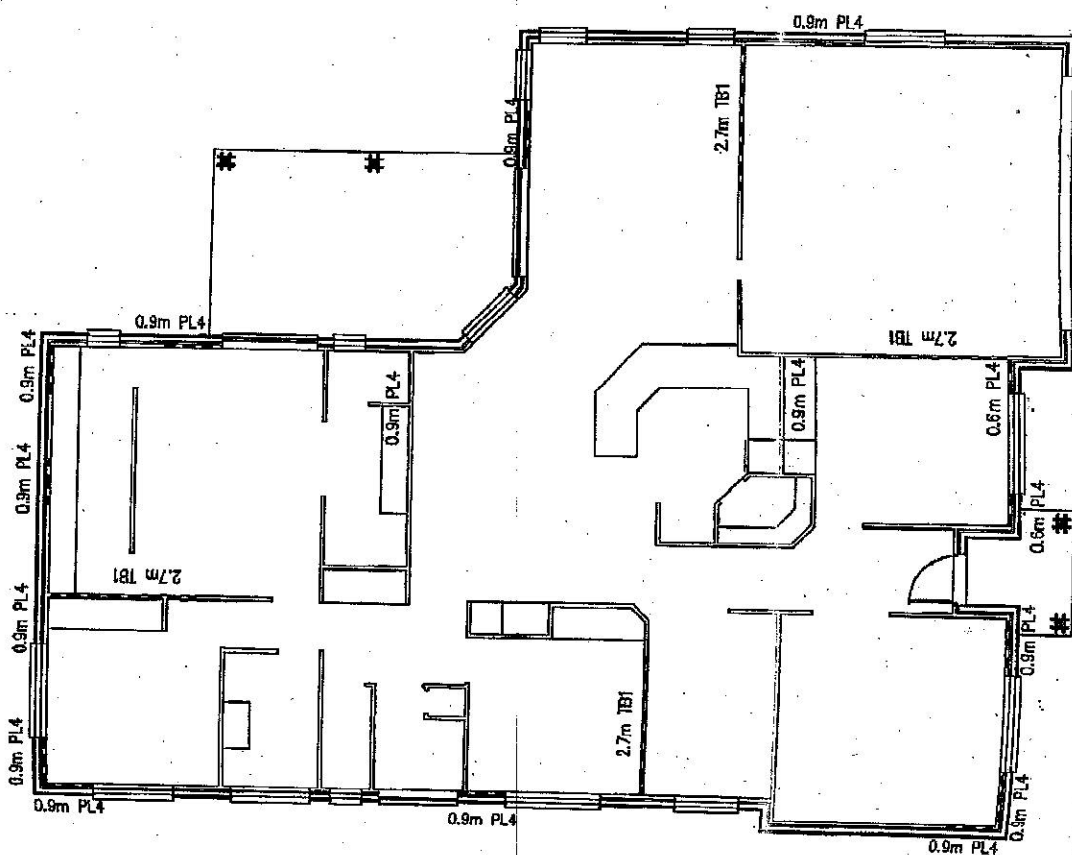
80304

RESISTANCE PROVIDED

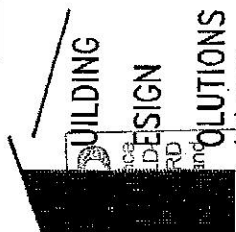
WIND DIRECTION	BRACE TYPE	STRENGTH kN/m	LENGTH m	RESISTANCE kN	TOTAL RESISTANCE kN
A	PL 4	6.0	4.50	27.00	
	TB1	1.5	5.40	8.10	35.10
B	PL 4	6.0	8.10	48.60	
	TB1	1.5	5.40	8.10	
	PL 4 (40mm PAGES)	3.0	1.20	3.60	60.30



NOTE - PROVIDE TEMPORARY BRACING
EQUIVALENT TO AT LEAST 60% OF THE
PERMANENT BRACING REQUIRED IN ACCORDANCE
WITH CL 8.2 OF AS 1884.2-1999



BRACING PLAN



These plans are certified for conformance with the requirements of the BUILDING ACT OF 1975, the STRUCTURAL BUILDING REGULATION and the attached Approval Conditions.

REFERR DECISION NOTICE

ALL
140 TODDS ROAD,
LAWNTON, Q. 4501.

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E. bul@comsky.com

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LAWNTON, Q. 4501.
BSA Lic No. 1081877

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[illegible]

No.	REVISIONS
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POZSEK Homes

Shana Raynor
PH: 0410 637 454
FX 381 0446
30 DUFFHAM CRESC.
BRAY PARK 4500

CLIENT: POZSET HOMES
PROPOSED DWELLING
LOT 345 MOORHEAD STREET
CABOOLTURE

SCALES (AT A3 SIZE)

1 : 100

0 1000 2000

DRAWN BY JB/AY

DATE

WIND DESIGN
JUNE '08

N2

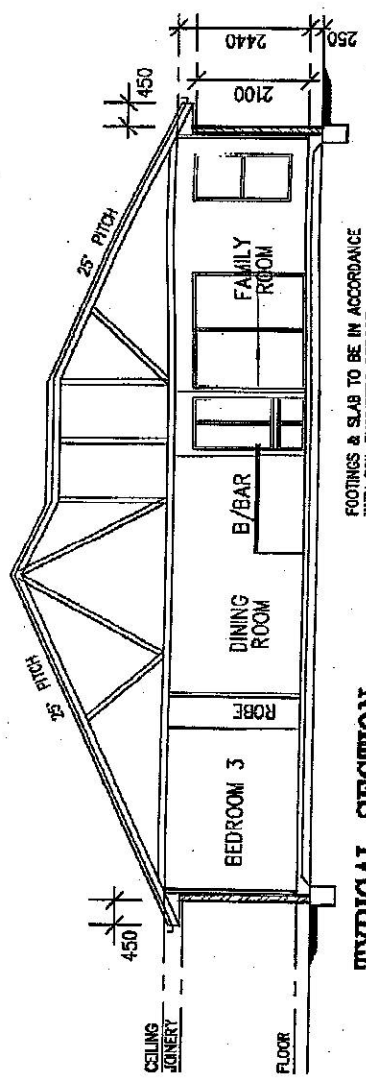
SHEET No.

5 of 7

DRAWING No.	08196	RP/SP No.	?
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ENGINEER DESIGNED PREFABRICATED TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATION @ 900 CRS TRUSSES TO BE MINIMUM JOINT GROUP JD4



TYPICAL SECTION

**FOOTINGS & SLAB TO BE IN ACCORDANCE
WITH SOIL ENGINEERS REPORT**

TIMBER FRAMING SCHEDULE - N2

SHEET ROOF
TRUSSES @ 900 MAX. CRS
MAXIMUM ROOF LOAD WIDTH = 8600
MINIMUM STRESS GRADE MGF12 UNO
MINIMUM JOINT GROUP 304 UNO

70 x 35 STUDS @ 450 CRS (NOT NOTCHED FOR BRACING)
2/70 x 35 STUDS BESIDE OPENINGS UP TO 3600 WIDE
3/70 x 35 STUDS BESIDE OPENINGS UP TO 4800 WIDE
2/45 x 70 TOP PLATES (TIED-DOWN @ 1800 MAX CRS)
OR 2/35 x 70 TOP PLATES (TIED-DOWN @ 1200 MAX CRS)
35 x 70 BOTTOM PLATES

140 x 35 80 x 45 UNTELS FOR OPENINGS 900 WIDE
140 x 35 120 x 45 UNTELS FOR OPENINGS 1200 WIDE
140 x 35 160 x 45 UNTELS FOR OPENINGS 1500 WIDE
140 x 35 140 x 45 UNTELS FOR OPENINGS 1800 WIDE
190 x 35 UNTELS FOR OPENINGS 2100 WIDE
2/190 x 35 UNTELS FOR OPENINGS 2400 WIDE
2/240 x 35 UNTELS FOR OPENINGS 3300 WIDE
2/240

FTT KD

TIE DOWN SPECIFICATION

ROOF TYPE - SHEET
 MAX ULW - 6400
 WIND LOADING - N2
 MIN. JOINT GROUP - JD4
 BATTENS TO TRUSSES (MAX UPLIFT FORCE = 1.5 kN)
 1/75 No. 14 TYPE 17 SCREW (4.5 kN)
 TRUSSES TO TOP PLATE (UPLIFT FORCE = 4.7 kN)
 30x3.0mm G.I. STRAP 4/2.8mm ϕ NAILS EACH END (5.9 kN)
 TOP PLATE TO STUDS TO BOTTOM PLATE (UPLIFT FORCE = 9.4 kN)
 M10 BOLTS ϕ 1800 CRS (UPLIFT FORCE = 15.0 kN)
 OR TOP PLATE TO STUDS TO BOTTOM PLATE (UPLIFT FORCE = 4.7 kN)
 30x3.0mm G.I. STRAP 4/2.8mm ϕ NAILS EACH END ϕ 900 MAX CRS (5.9 kN)
 BOTTOM PLATE TO SLAB (UPLIFT FORCE = 3.6 kN)
 M10 ANCHORS BOLTS ϕ 1200crs & ALONGSIDE OPENINGS (18.0kN)

ENERGY EFFICIENCY SCHEDULE

BUILDING FABRIC MATERIAL			ADDED INSULATION	
ROOF	SHEET	BRICK VENEER	ANTCON (OR SIMILAR) (R2.0)	SARKONIC
EXTERNAL WALLS		AREA OF GLAZING (m ²)		
INTERNAL GLAZING		10.80 (40.5) = 5.40		
NORTH		9.36		
SOUTH		6.48		
EAST		9.45		
WEST		30.69		
TOTAL EFFECTIVE GLAZING		222.3	13.06 GLAZING/FLOOR	
TOTAL FLOOR AREA		ALUMINUM		
WINDOW FRAMES		SINGLE/CLEAR		
GLAZING		NON-MOIST CASE		
FLOORING		ROOM	FAN	
AIR MOVEMENT		ROOM	AREA	VENT AREA
		BEDROOM 1	NO	15.7 sqm
		BEDROOM 2	NO	10.3 sqm
		BEDROOM 3	NO	9.9 sqm
		BEDROOM 4	NO	10.8 sqm
		STUDY ROOM	YES	8.53 sqm
		MEDIA ROOM	YES	18.8 sqm
		ENTRY/DINING/ KITCHEN/FAMILY	NO	53.6 sqm
				7.255
				13.5

Stans Royner
 PRS 0410 837 454
 FXL 3881 5444
 36 DURHAM CREEK
 BRANT PARK 4500
 QUESA, 114 18252996

CLIENT: OZSET HOMES
PROPOSED DWELLING
LOT: 345 MOORHEAD STREET
CABOOLTURE

SCALES (AT A3 SIZE)
 1 : 100
 0 1000 2000
 DRAWN BY
 JB/AY
 DATE

WIND DESIGN NO. 108


 SHEET No. **N2**
6 OF **7**

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