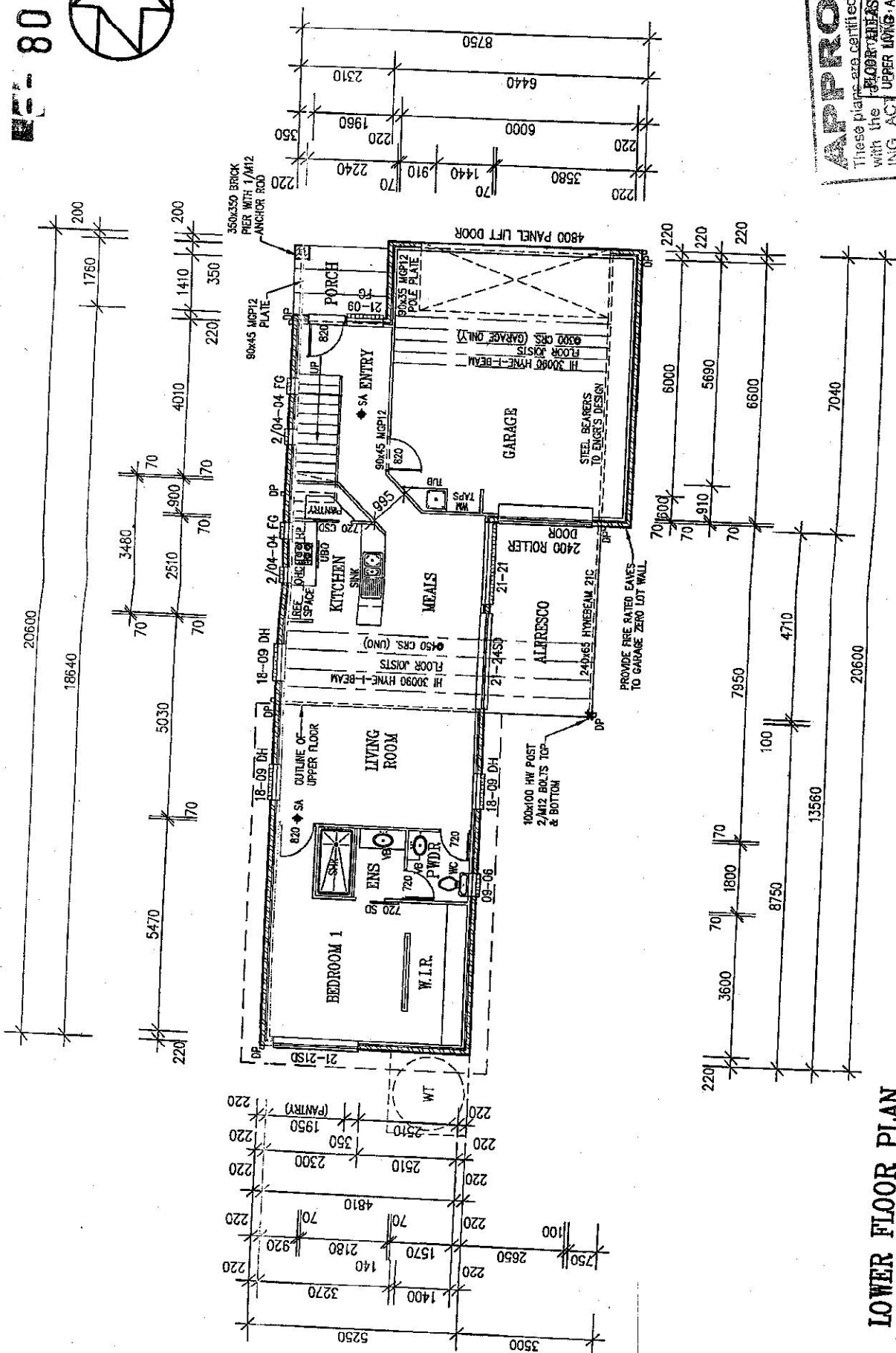




LOWER FLOOR PLAN

APPROVED

These plans are certified for compliance with the FLOOR PLANS of the BUILDING ACT with the UPPER LOUNG AREA: 88.7 sqm. REGULAR LOWER UNITS AREA: 128.2 sqm. APPROVAL FOR THE CLOTH AREA: 4.0 sqm. APPROVAL FOR THE SMOKE SILENCE NOTICE: 2.0 sqm. APPROVAL FOR THE TOTAL FLOOR AREA: 234.1 sqm.

20

GOZDOL

MEMBER

101

building design

association

queensland inc

copy right

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JOB No. 08253
 DRAWN BY ROB-NG
 SHEET NO. 18
 IB/AY SP202643
 FOUND DESDATE
 N2 SEPT '08

2000
1000
0

1 : 100

SCALES (AT A3 SIZE)

CLIENT: **OZSET HOMES**
PROPOSED DWELLING
LOT 51 CALDER STREET
NORTH LAKES

Shane Royner
PH: 010 537 454
FX: 380 046
30 DURHAM CRES.
GRAY PARK 4500
Q.E.S.A. Inc. 002379

U/LD	REVISIONS
NO.	
DATE	
BY	
DESCRIPTION	
LAWTON, Q. 4501. P- (07) 3689 0422 F- (07) 3693 0466 E- enq@csdvisions.com.au	
QBSA Lic No. 1061677	



AAA (AS/NZS 6400:2004) SHOWER ROSES
500Kpa WATER PRESSURE LIMITING VALVE
DUAL FLUSH CISTERNS. 3L/6L
HEAT PUMP OR SOLAR HOT WATER SYSTEM
22 R.E.C. (LESS THAN 3 BEDROOMS)
OR GAS HOT WATER SYSTEM.
FLUORESCENT OR COMPACT FLUORESCENT LIGHTS
TO 40% OF THE FLOOR AREA.



FLOOR AREAS :
UPPER LIVING AREA : 88.7 sqm.
LOWER LIVING AREA : 128.2 sqm.
PORCH AREA : 4.0 sqm.
ALFRESCO : 13.2 sqm.
TOTAL FLOOR AREA : 234.1 sqm.

ENERGY EFFICIENCY SCHEDULE									
- ENERGY EFFICIENCY SCHEDULE COMPLIES WITH B.C.A. VOLUME 2, PART 3.12									
BUILDING FABRIC MATERIAL			ADDED INSULATION						
ROOF			SHEET		ANTICOR (OR SIMILAR) (R2.0)				
EXTERNAL WALLS			CLADDING		SARKING				
EXTERNAL GLAZING			AREA OF GLAZING (m2)						
			UPPER FLOOR		LOWER FLOOR				
NORTH			4.05 (x0.5) = 2.025		1.89 (x0.5) = .945				
SOUTH			3.06		4.41				
EAST			5.22		11.07				
WEST			3.33		3.24				
TOTAL EFFECTIVE GLAZING			13.635		15.3% GLAZING/FLOOR				
TOTAL FLOOR AREA			88.7 sqm		128.2 sqm				
WINDOW FRAMES			ALUMINUM		ALUMINUM				
GLAZING			SINGLE/CLEAR		SINGLE/CLEAR				
SHADING			450 EAVES		NON-WORST CASE				
AIR MOVEMENT			ROOM		FAN		ROOM AREA		
BEDROOM 1			NO		13.4 sqm		2.205		
BEDROOM 2			NO		10.6 sqm		1.53		
BEDROOM 3			NO		12.0 sqm		1.53		
BEDROOM 4			YES		11.3 sqm		1.08		
BEDROOM 5			NO		11.3 sqm		1.80		
RAMPUS			YES		18.3 sqm		2.95		
ENTRY/LIVING RM			NO		41.6 sqm		4.16		

MIN. TOTAL VENT AREA/
ROOM WITH FAN ZONE 2 -
5% WITHOUT FAN - 10%

with the requirements of the BUILDING REGULATIONS and attached Approval Conditions.

ALLIED

SCALES (AT A3 SIZE)

CLIENT: **OZSET HOMES**
PROPOSED DWELLING
LOT 51 CALDER STREET
NORTH LAKES

Shane Raynor
PH: 0410 537 454
FX: 3628 0445
30 CURHAM CRES,
BRAY PARK 4500
Q.B.E.A. Lic. 1092379

No	REVISIONS
----	-----------

140 TODDS ROAD,
LAWNTON, Q. 4501.
P- (07) 3889 0422
F- (07) 3889 0456
E- info@toddspaints.com.au

**UILDING
ESIGN
OLUTIONS
QLD) PTY LTD**

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

08/23/08	DRAWN BY RPD No.	JB / AY SP202643	
		WIND DESIGATE	
		N2	SEPT '08

[illegible]

PROPOSED DWELLING
LOT 51 CALDER STREET
NORTH LAKES

1015 Homes
PH: 0410 537 454
FX: 3881 0445
30 DURHAM CRES,
BRAY PARK 4500
Q.B.E.A. Llc. 1002378

[illegible]

SOLUTIONS
QED) PTY LTD QBSA Lic No. 1031877

SHEET ROOF

TRUSSES @ 900 MAX. CRS
MAXIMUM ROOF LOAD WIDTH = 4800
MINIMUM STRESS GRADE MGP12 UNO
MINIMUM JOINT GROUP JD4 UNO

SINGLE OR UPPER STOREY - 2400mm CEILING
 7/0 x 35 STUDS @ 450 CRS (NOT NOTCHED FOR BRACING)
 2/70 x 35 STUDS BESIDE OPENINGS UP TO 2700 WIDE
 3/70 x 35 STUDS BESIDE OPENINGS 3000 - 4500 WIDE
 2/70 x 35 STUDS BESIDE OPENINGS 4800 WIDE
 2/45 x 70 TOP PLATES (TIED DOWN @ 1200 CRS)
 35 x 70 BOTTOM PLATES
 90 x 35 LINTELS FOR OPENINGS 900 WIDE
 140 x 35 LINTELS FOR OPENINGS 1200-1800 WIDE
 190 x 35 LINTELS FOR OPENINGS 2100 TO 2400 WIDE
 2/190 x 35 LINTELS FOR OPENINGS 2700 TO 3300 WIDE
 2/220 x 35 F17 LINTELS FOR OPENINGS 3600 WIDE

LOWER STOREY OF TWO STOREY - 2400 CEILING
 70 x 35 STUDS @ 450 CRS (NOT NOTCHED FOR BRACING)
 2/70 x 35 STUDS BESIDE OPENINGS UP TO 2400 WIDE
 3/70 x 35 STUDS BESIDE OPENINGS 2700 - 3900 WIDE
 2/35 x 70 TOP PLATES (TIED DOWN @ 1800 CRS)
 35 x 70 BOTTOM PLATES
 90 x 35 LINTELS FOR OPENINGS UP TO 600 WIDE
 140 x 35 LINTELS FOR OPENINGS 900 TO 1200 WIDE
 190 x 35 LINTELS FOR OPENINGS 1500 WIDE
 2/190 x 35 LINTELS FOR OPENINGS 1800 - 2100 WIDE
 2/210 x 35 F17 LINTELS FOR OPENINGS 2400 WIDE
 2/220 x 35 F17 LINTELS FOR OPENINGS 2700 WIDE
 2/240 x 35 F17 LINTELS FOR OPENINGS 3000 WIDE

NOTE: WHERE GIRDER TRUSSES OR OTHER POINT LOADS ARE TO BE SUPPORTED OVER UNTELS, SIZES OF UNTELS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION.

NOTE : TIMBER SIZES DESIGNED USING
"DESIGN IN HYNE v4.1" PROGRAM

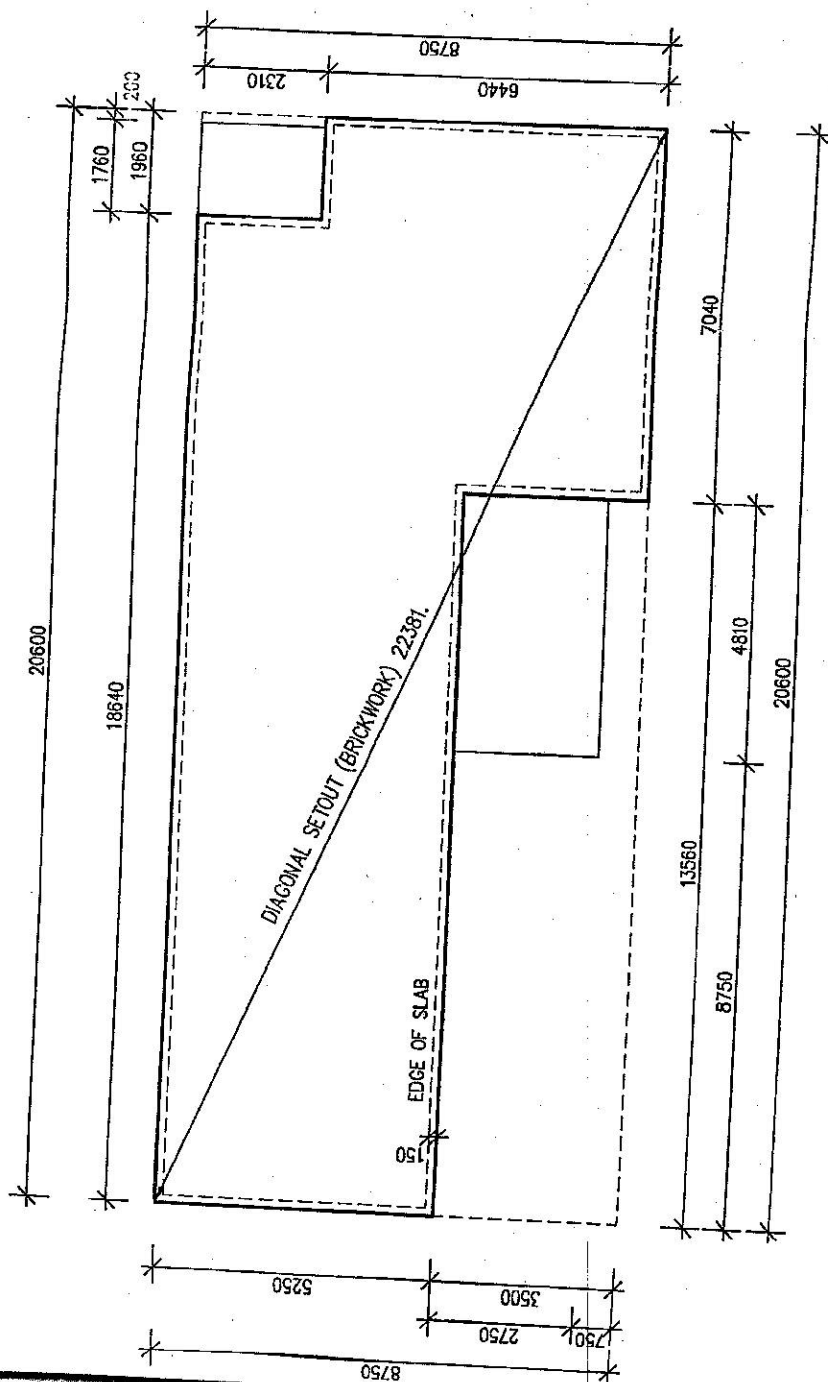
ROOF TYPE - SHEET
MAX. ULW - 4500
WIND LOADING - N2
MIN. JOINT GROUP -

BATTENS TO TRUSSES (MAX UPLIFT FORCE = 1.5 kN)
/75 No. 14 TYPE 17 SCREW (4.5 kN)

BRUSSES TO TOP PLATE (UPLIFT FORCE = 3.3 kN)
FRAMING ANCHOR EACH END EACH TRUSS (7)

OP PLATE TO STUDS TO BOTTOM OF STUDS AT TOP EDGE = 6.5 IN)
0.0d. 8mm G. STRAP 6/27mm STUDS 2-CH AND 0.100-MAX
TOP PLATE TO SUBB (UPRIFT FORCE) FOR EXAMPLE
10 ANCHORS BOLTS @ 1200mm ON CENTER OF SPACING (9.0 CM)

4 IN POSTS TO BEARERS - 2 M12 BOLTS TOP & BOTTOM
4 IN POSTS TO PLATES - 2 M12 BOLTS TOP & BOTTOM

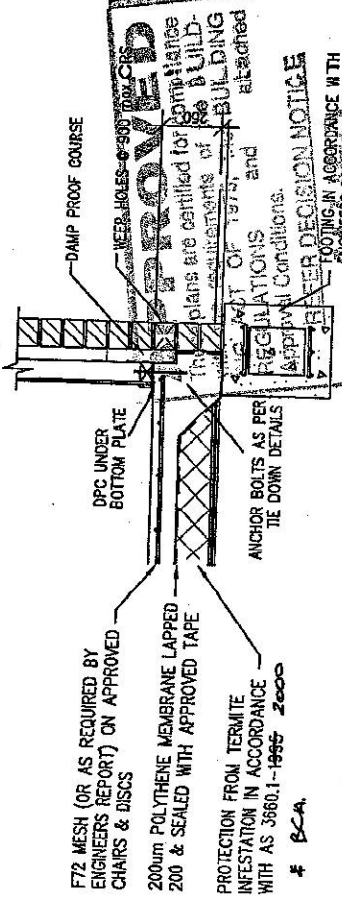
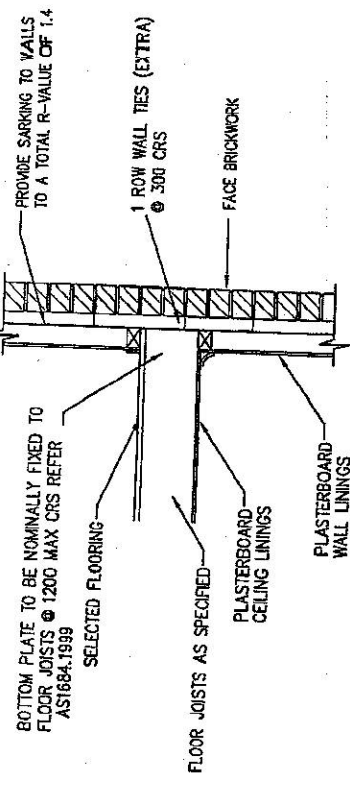
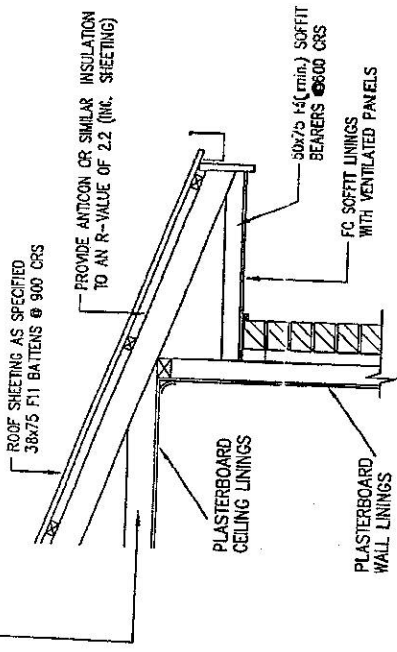


SLAB SETOUT PLAN

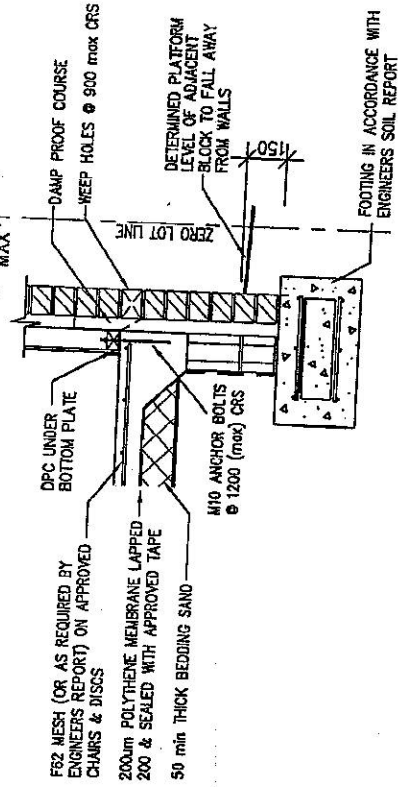
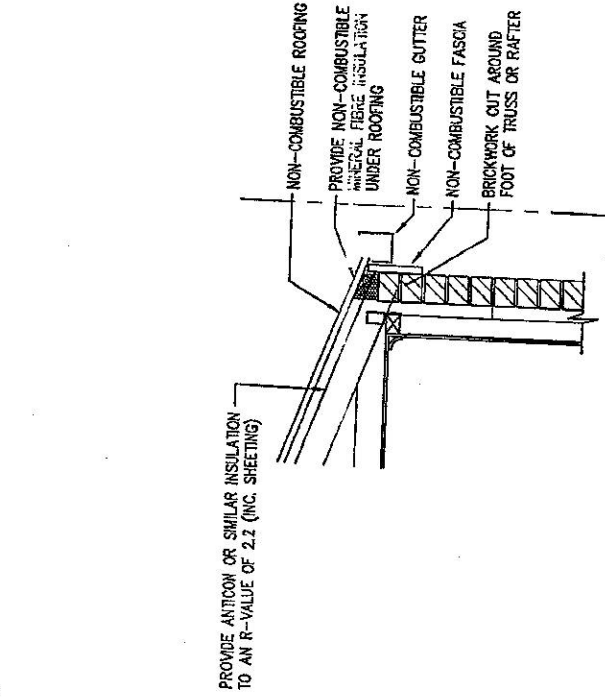
NOTE- ALL DIMENSIONS TO OUTSIDE OF BRICKWORK

BUILDING DESIGN SOLUTIONS (QND) PTY LTD	140 TODDS ROAD, LAWTON, Q. 4501. P- (07) 3589 0422 F- (07) 3589 0466 E- info@designsolutions.com.au	 OZSET HOMES DESIGN • BUILD • FINISH	Shona Roynor PIC 0410 637 454 PC 3581 0446 50 DUFFHAM GLEN BOWT PARK 4500 O.B.A.L. LA 1063279	CLIENT:	OZSET HOMES		SCALES (AT A3 SIZE) 1 : 100	JOB No. 08251	DRAWN BY SHONA ROYNOR CHECKED BY SHONA ROYNOR DATE 10/08/08	© COPYRIGHT ALL RIGHTS RESERVED AND NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION	MEMBER 	building designers association of queensland inc.
				PROPOSED DWELLING LOT 51 CALDER STREET NORTH LAKES	N2 SEPT '08	N2 SEPT '08						

PREFABRICATED TIMBER ROOF TRUSSES
@ 900 CRS - TRUSSES TO BE ENGINEER
DESIGNED & FIXED IN ACCORDANCE
WITH MANUFACTURERS SPECIFICATIONS



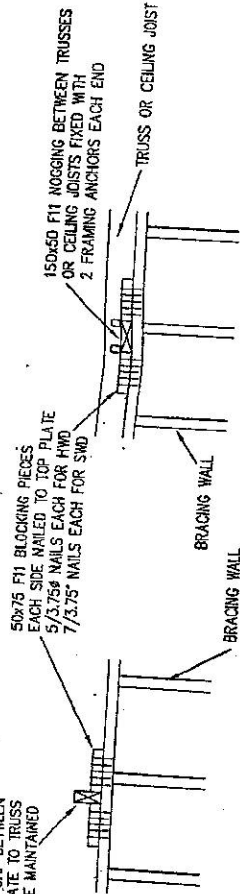
TWO STOREY WALL DETAIL



ZERO LOT DETAIL GARAGE

CLIENT: OZSET HOMES PROPOSED DWELLING: LOT 51 CALDER STREET NORTH LAKES		SCALES (AT A3 SIZE): 1:20		DATE: 08/25/17 BY: SP202643		NO. OF SHEETS: 7 OF 8		DATE: 08/25/17		DATE: 08/25/17	
DESIGNER: OZSET HOMES ENGINEER: SHONA ROYAL PH: 0410 637 454 FAX: 3881 0446 30 BURHAM CRES, BRAY PARK 4500 Q.B.E.L. I.D. 1002719		NO. OF SHEETS: 7 OF 8		DATE: 08/25/17		BY: SP202643		DATE: 08/25/17		DATE: 08/25/17	
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NOTE FOR TRUSSES GAP BETWEEN TRUSS AND TOP PLATE TO TRUSS SPECIFICATION TO BE MAINTAINED



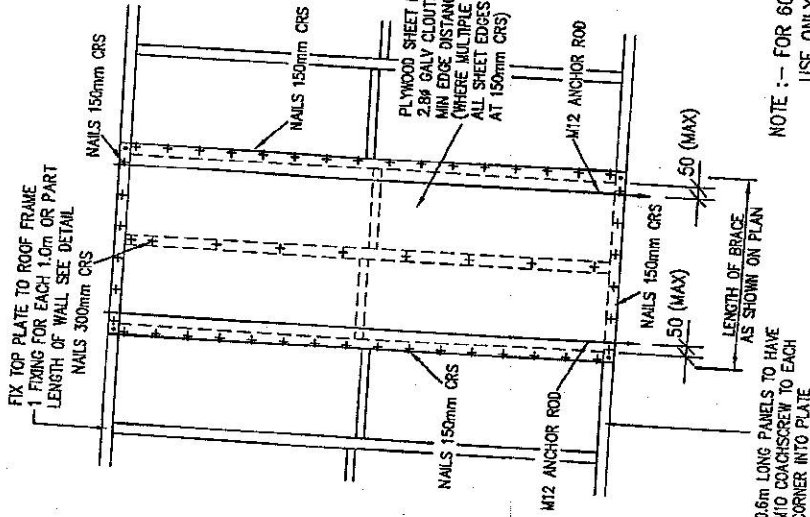
PLYWOOD THICKNESS
STUDS 600 CRS
F8 - 7mm
F11 - 6mm
F14 - 4mm
F27 - 4mm

ROOF FRAME ACROSS WALL

ROOF FRAME ALONG WALL

TO EXTERNAL WALLS

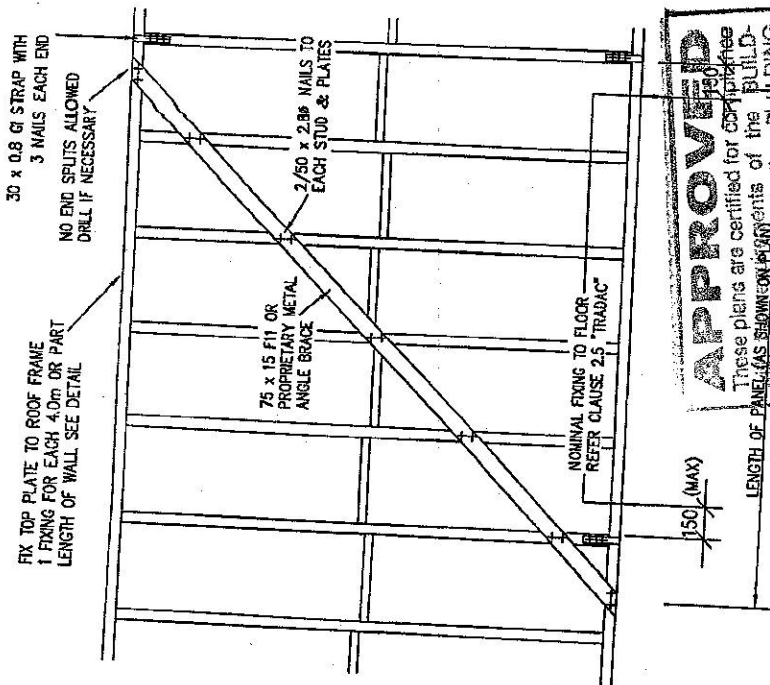
FIXING TOP OF BRACING WALLS



NOTE :- FOR 600 LONG BRACES
USE ONLY METHOD A

BRACE TYPE PL4
6.0 kN/m
(METHOD A)

BRACE TYPE PL4
6.0 kN/m
(METHOD B)



APPROVED
These plans are certified for compliance with the provisions of the BUILDING ACT 1975, the BUILDING REGULATIONS and APPROVAL CONDITIONS.

BRACE TYPE PL4

1.5 kN/m

ALLIED BUILDING

CLIENT: OZSET HOMES PROPOSED DWELLING LOT 51 CALDER STREET NORTH LAKES		MEMBER ASSOCIATION OF BUILDING DESIGNERS QUEENSLAND INC.											
DESIGNER: OLUCTIONS (OLD) PTY LTD 140 TODD'S ROAD, LAWTON, Q. 4501. P - (07) 3659 0422 F - (07) 3659 0466 E - info@oluctions.com.au		DESIGNER'S CERTIFICATE THIS DRAWING REMAINS THE PROPERTY OF BUILDING DESIGN SOLUTIONS AND IS PROVIDED FOR THE USE DESCRIBED AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF BUILDING DESIGN SOLUTIONS INC.											
REVISIONS <table border="1"> <tr> <th>No</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		No	REVISIONS									JOBS No. 082511618 SCALE (AT A3 SIZE) N.T.S. DATE SEP 08	
No	REVISIONS												
Q.S.E.A. Lic. No. 1281877		Q.S.E.A. Lic. No. 1281877											