



DESIGN DRAFTING
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 qbsa 1123230
 acn 125 105 928 abn 33 658 335 908

client
r. fuchs
 180 flaxton mill road, flaxton

revisions	
A concept	08/02/10
B concept revision	16/02/10
C preliminary	22/02/10
D approval	22/03/10

22/03/2010 3:44:31 PM

date
march 2010
 job no.
1003
 scale (a3)
1 : 1

drawn by
 im
 sheet no.
0
 initial

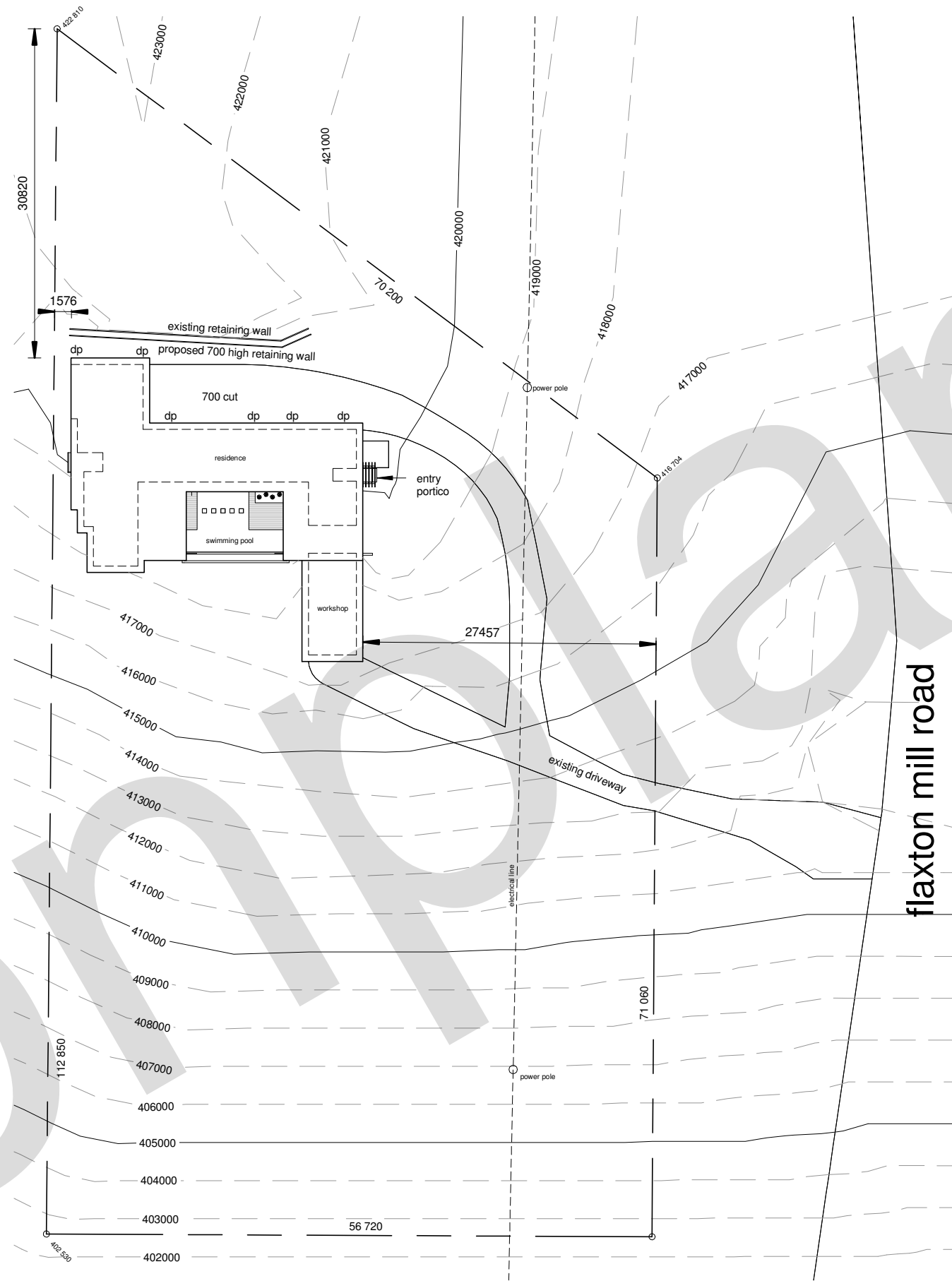
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sheet name
cover
 issue
approval

RPD

lot 5
 rp 810434
 parish of kenilworth
 county of march
 locality:
 sunshine coast
 regional council
 area: 5208m²

proposed areas	
entry	2.65 m ²
laundry deck	6.11 m ²
master deck	26.73 m ²
pool & decks	63.09 m ²
residence	216.14 m ²
studio deck	23.63 m ²
workshop	36.05 m ²
Grand total	374.40 m ²
total site cover	374.40m² (7.2%)



general notes

1. Figured dimensions take precedence over scaled dimensions.
2. All work to comply with BCA, QLD Building Act and Local Authority Regulations.
3. Site to be cut and filled in accordance with Geotechnical Engineers specifications. All levels to be confirmed on site prior to construction.
4. Excavations to be in accordance with BCA 3.1.1 and Engineers design.
5. Drainage work to comply with Geotechnical Engineers recommendations and the Structural Engineers details.
6. All timber framing to comply with AS 1684.2.
7. All plumbing and drainage work to be carried out in accordance with AS/NZS 3500 and Council Regulations.
8. All earthworks , footings and slabs in accordance with Engineers design and details.
9. Termite protection to AS 3660-1. (Termimesh or equal)
10. Driveway and crossovers to be in accordance with Councils standard drawing details.
11. Consulting engineers details and specifications are to take precedence over these drawings.
12. Landscape works to be confirmed by client

rainwater tanks - qdc part 25

Part 25 of the Queensland Development Code set out the requirements for rainwater tanks including:
 Minimum capacity 5000 litres
 Connected to all WC's and washing machine cold taps
 Connected to external taps
 15 litre first flush diverter
 Top up system from town water
 Overflow to stormwater system
 Rainhead to shed leaves - mesh size 4-6mm
 Mosquito proof screens max 1mm metal mesh size
 Backflow prevention device
 Catchment area, 1/2 roof or 100m²
 Refer QDC Part 25 for full details

**qdc part 29:
 sustainable buildings**

Building work in new class 1 buildings and sole-occupancy units in Class 2 buildings are subject to water and energy efficiency measures effective from 1st March 2006 including:
 3 star rated or AAA rated shower roses;
 Pressure-limited devices; (In areas with reticulated mains water supply, the maximum pressure level of water from any outlet within the property boundaries of a new Class 1 building must not exceed 500kPa)
 Dual flush toilets;
 Energy-efficient lighting; (minimum 40% of floor area fluorescent or compact fluorescent lighting)
 Greenhouse-efficient hotwater system ie. Heat Pump, Solar, or 5 star Gas hot water system (Electric hot water systems are no longer permitted for new dwellings)

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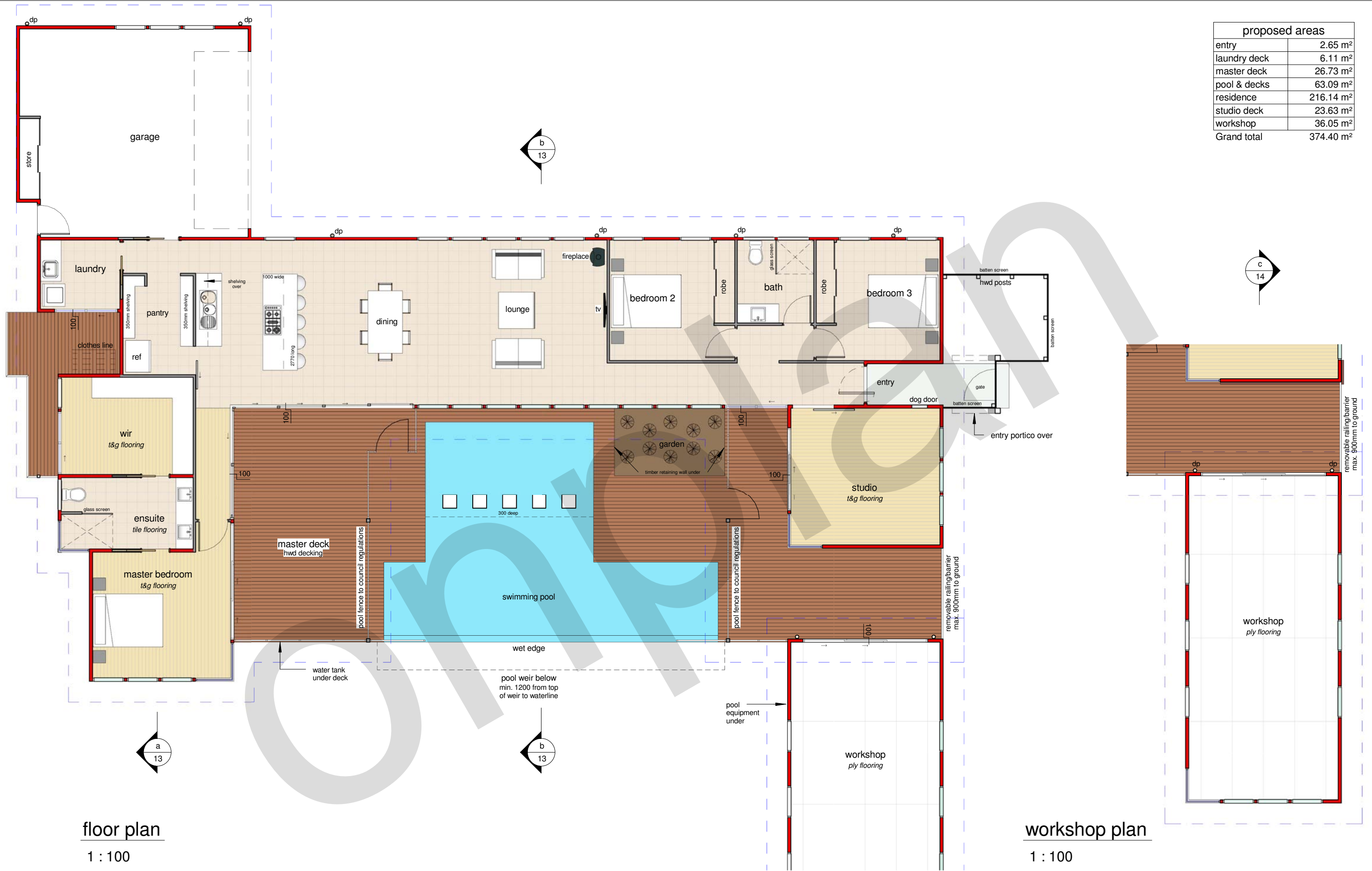
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site plan
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proposed areas	
entry	2.65 m ²
laundry deck	6.11 m ²
master deck	26.73 m ²
pool & decks	63.09 m ²
residence	216.14 m ²
studio deck	23.63 m ²
workshop	36.05 m ²
Grand total	374.40 m ²



floor plan
1 : 100

workshop plan
1 : 100

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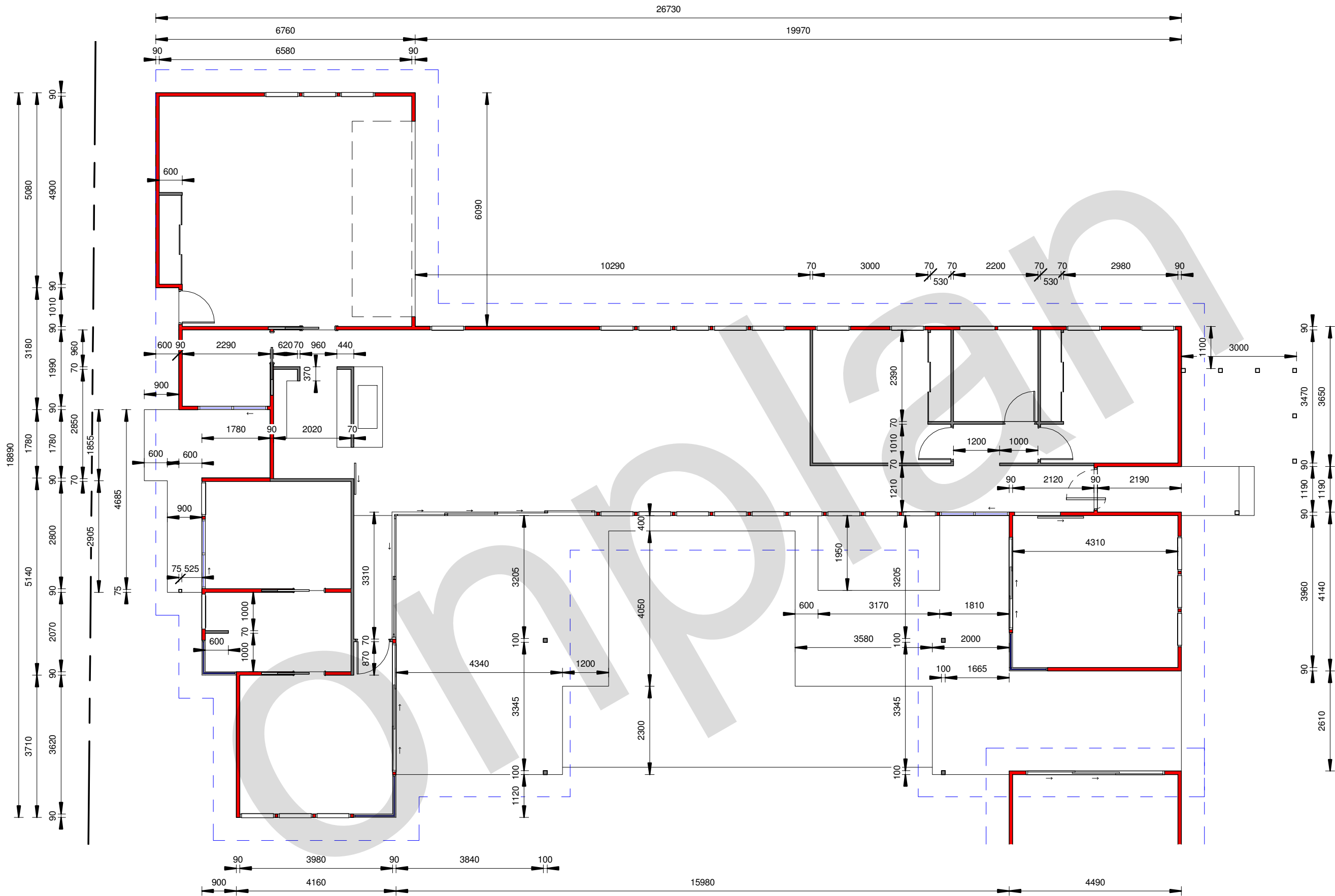
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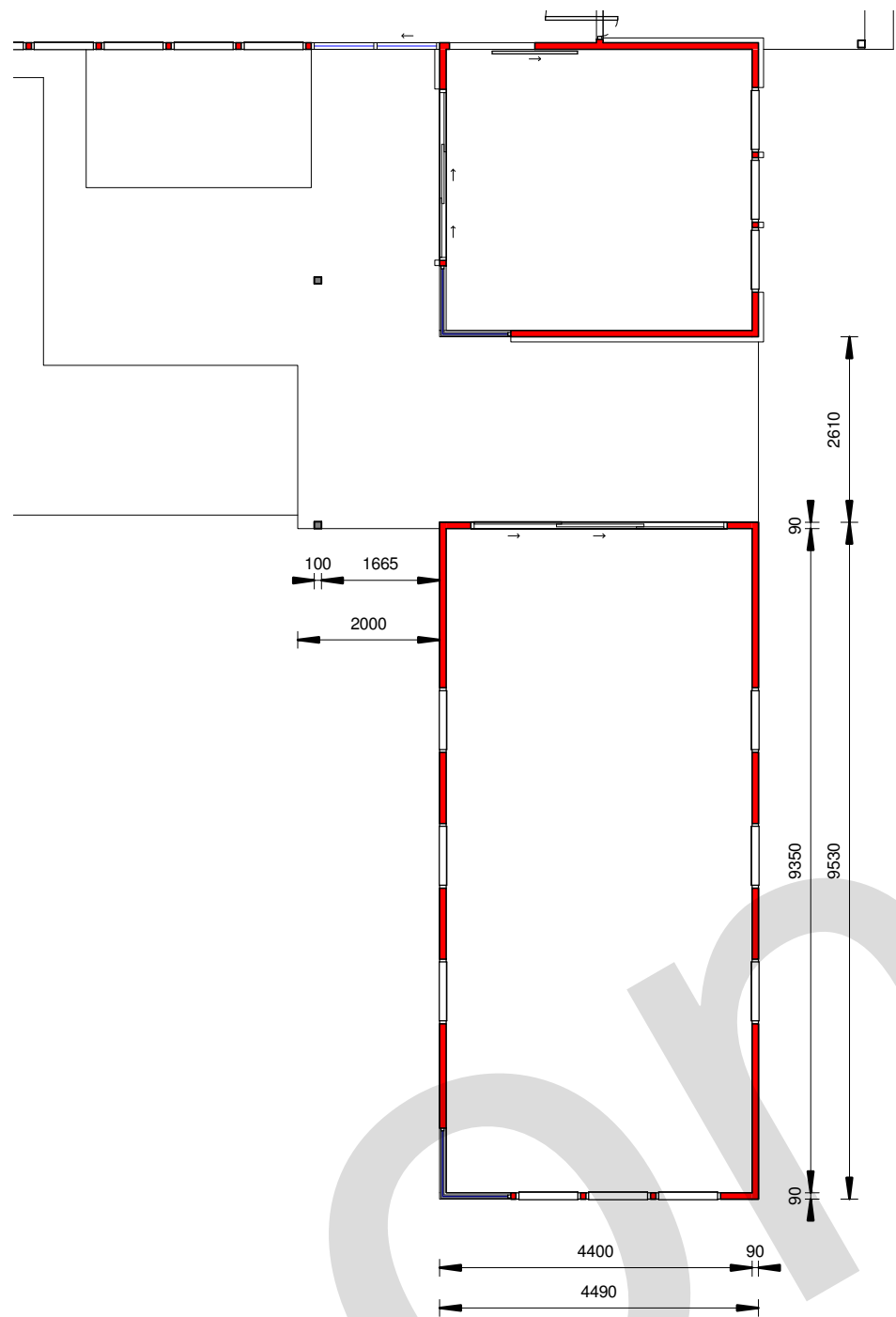
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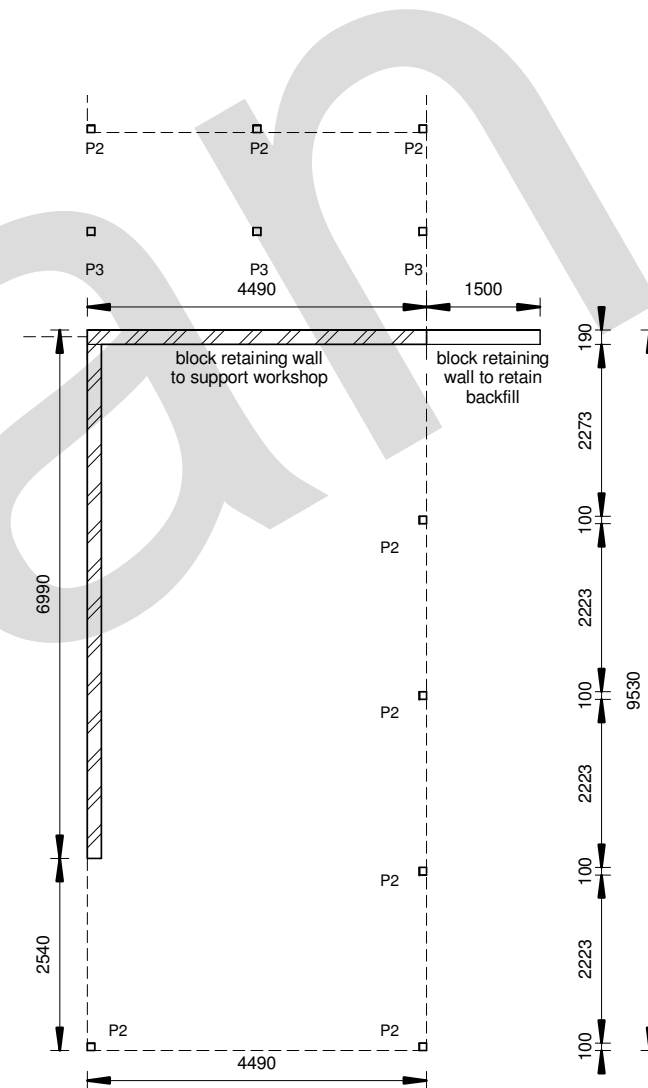
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floor plan
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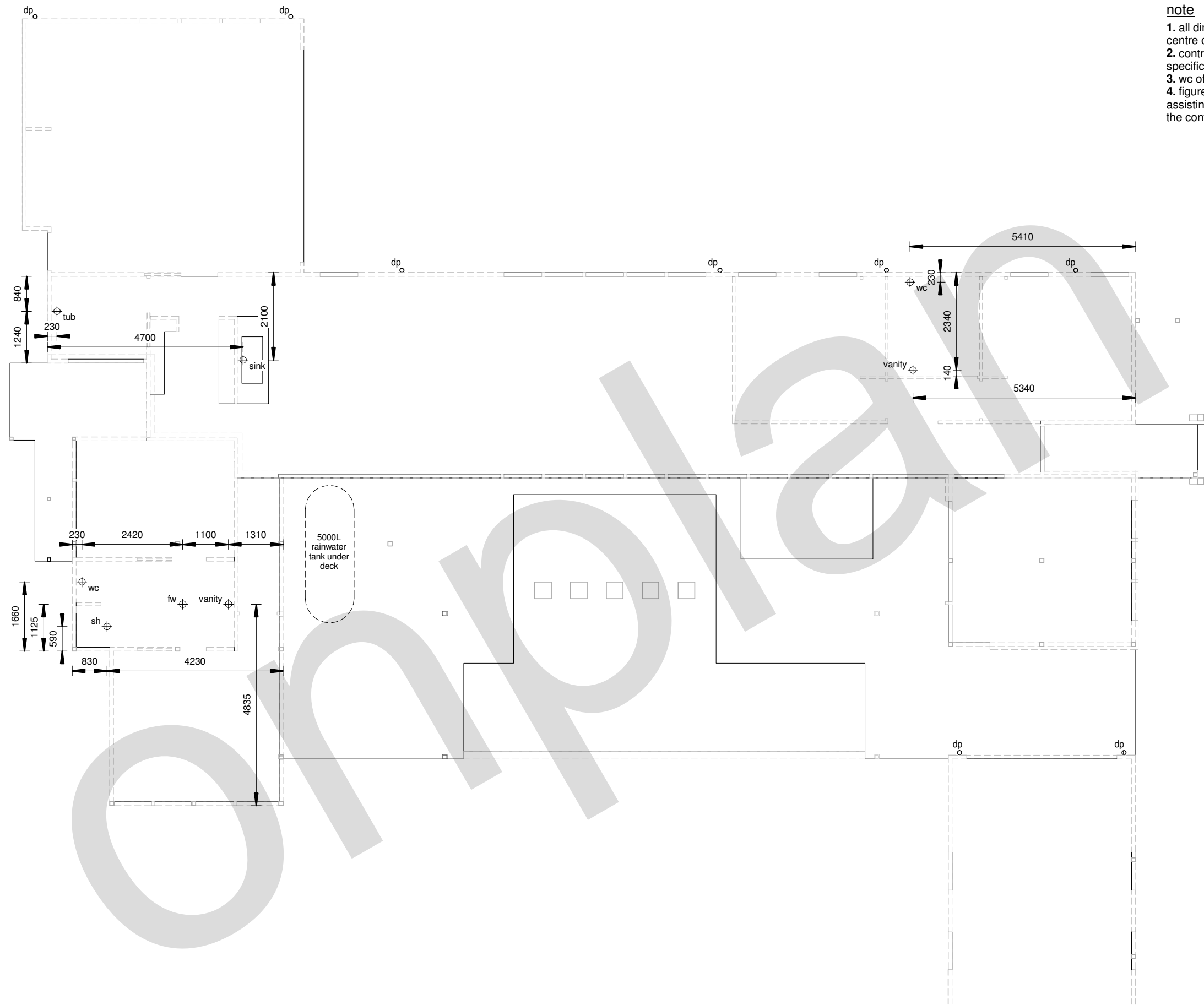
workshop dimensions

1 : 100



workshop post layout

1 : 100



note

1. all dimensions are from outside wall face to centre of plumbing fixture waste pipe
2. contractor to check plumbing fixtures specifications for fixture setout prior to construction
3. wc offset from wall based on 140mm setout
4. figured dimensions are supplied as an aid in assisting the contractor and will require checking by the contractor prior to construction

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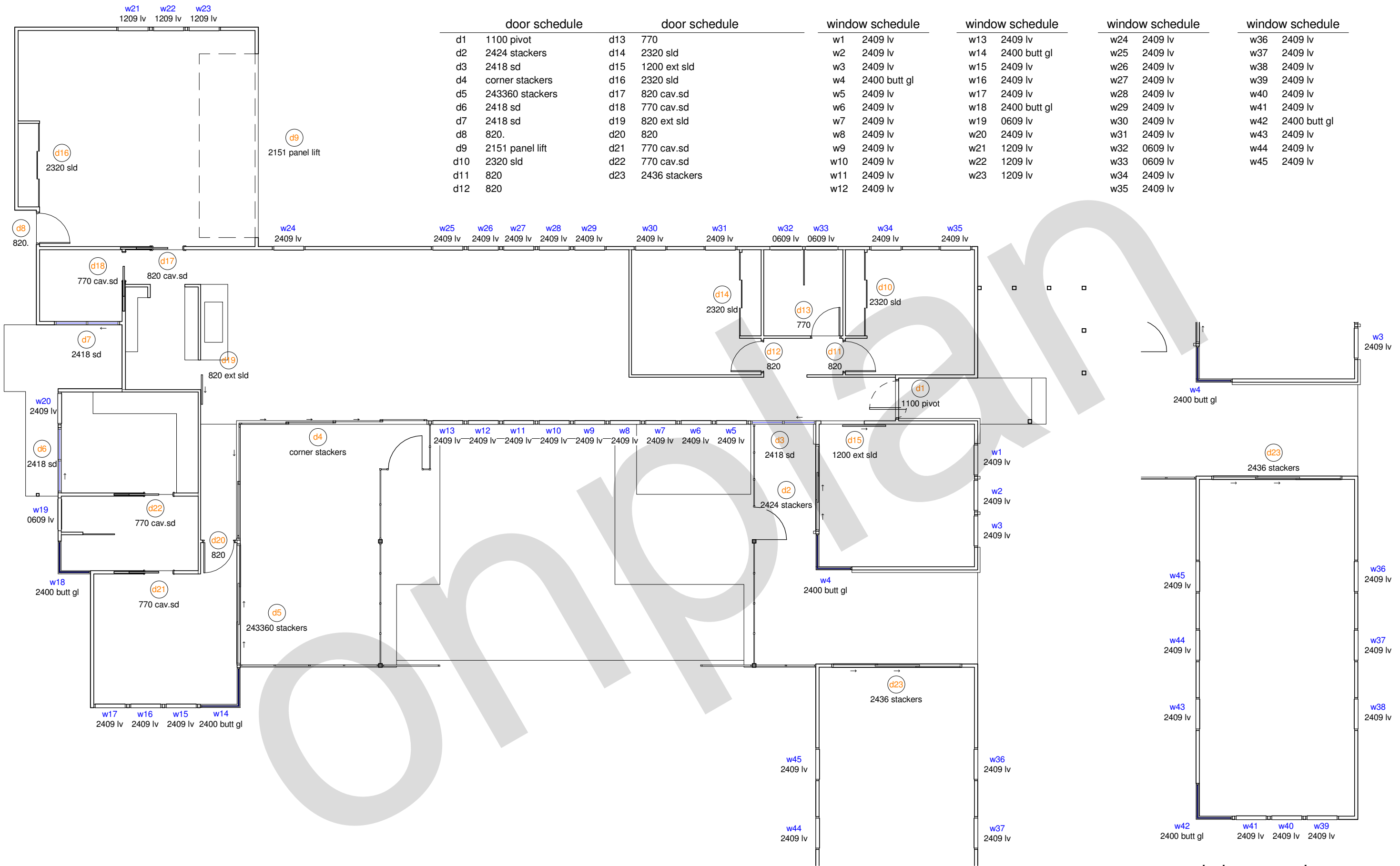
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1 : 100

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sheet name
plumbing setout
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 approval



door schedule

d1	1100 pivot
d2	2424 stackers
d3	2418 sd
d4	corner stackers
d5	243360 stackers
d6	2418 sd
d7	2418 sd
d8	820.
d9	2151 panel lift
d10	2320 sld
d11	820
d12	820

door schedule

d13	770
d14	2320 sld
d15	1200 ext sld
d16	2320 sld
d17	820 cav.sd
d18	770 cav.sd
d19	820 ext sld
d20	820
d21	770 cav.sd
d22	770 cav.sd
d23	2436 stackers

window schedule

w1	2409 lv
w2	2409 lv
w3	2409 lv
w4	2400 butt gl
w5	2409 lv
w6	2409 lv
w7	2409 lv
w8	2409 lv
w9	2409 lv
w10	2409 lv
w11	2409 lv
w12	2409 lv

window schedule

w13	2409 lv
w14	2400 butt gl
w15	2409 lv
w16	2409 lv
w17	2409 lv
w18	2400 butt gl
w19	0609 lv
w20	2409 lv
w21	1209 lv
w22	1209 lv
w23	1209 lv

window schedule

w24	2409 lv
w25	2409 lv
w26	2409 lv
w27	2409 lv
w28	2409 lv
w29	2409 lv
w30	2409 lv
w31	2409 lv
w32	0609 lv
w33	0609 lv
w34	2409 lv
w35	2409 lv

window schedule

w36	2409 lv
w37	2409 lv
w38	2409 lv
w39	2409 lv
w40	2409 lv
w41	2409 lv
w42	2400 butt gl
w43	2409 lv
w44	2409 lv
w45	2409 lv

workshop openings

1 : 100

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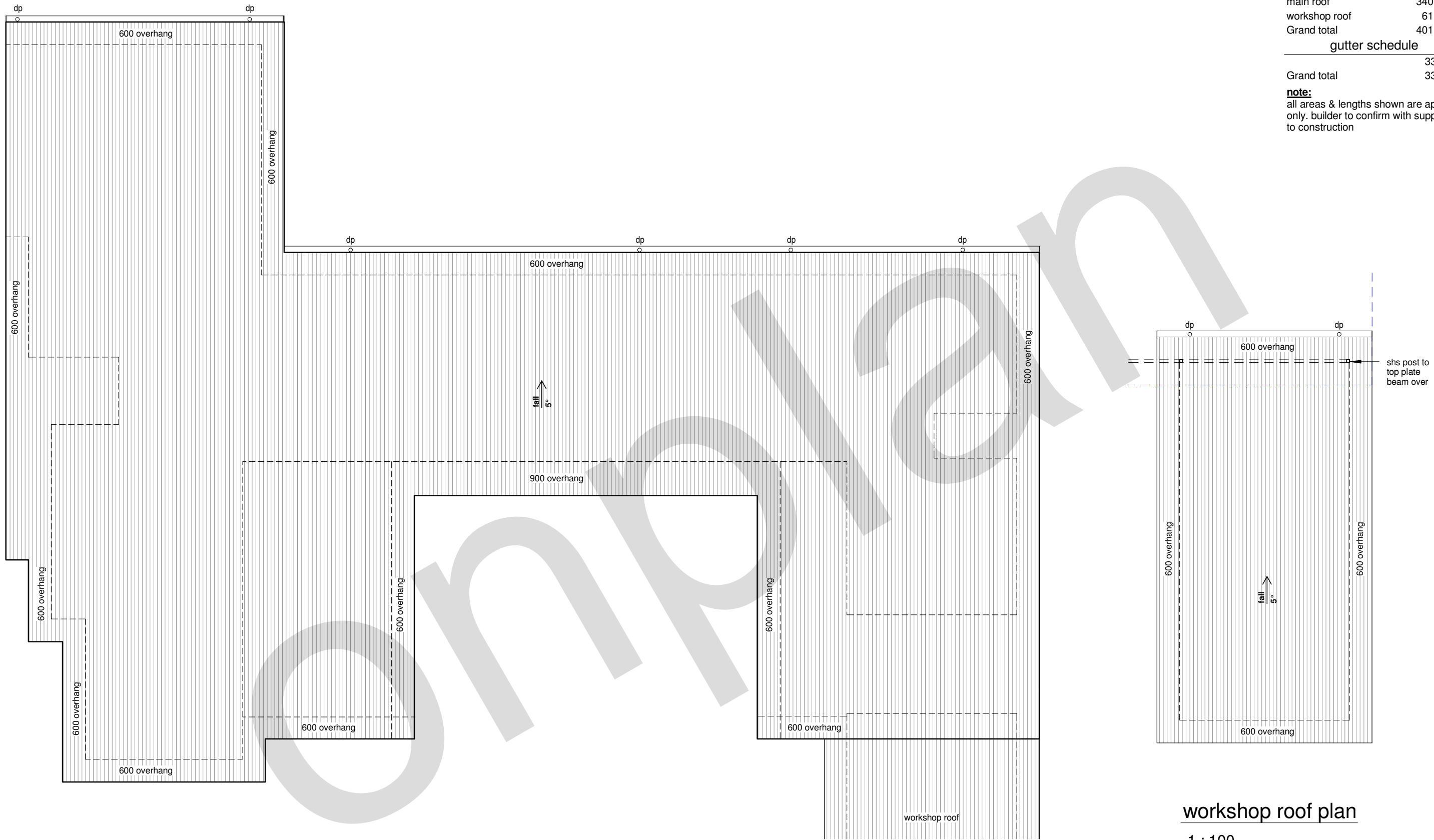
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roof schedule	
	0.23 m ²
main roof	340.23 m ²
workshop roof	61.29 m ²
Grand total	401.74 m ²

gutter schedule	
	33.02 m
Grand total	33.02 m

note:
all areas & lengths shown are approximate only. builder to confirm with suppliers prior to construction

workshop roof plan
1 : 100

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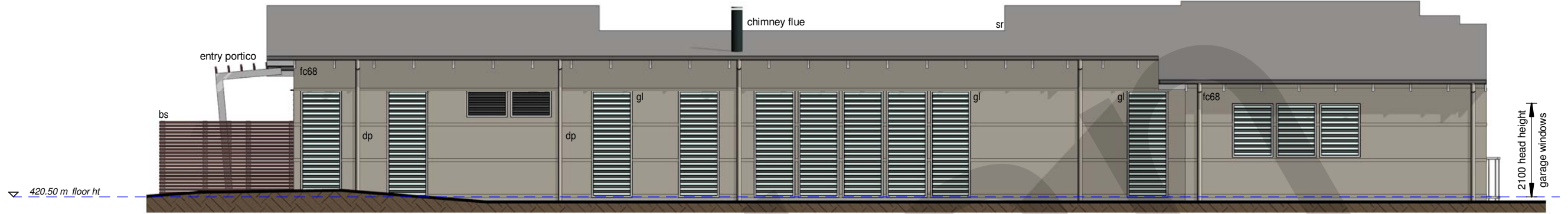
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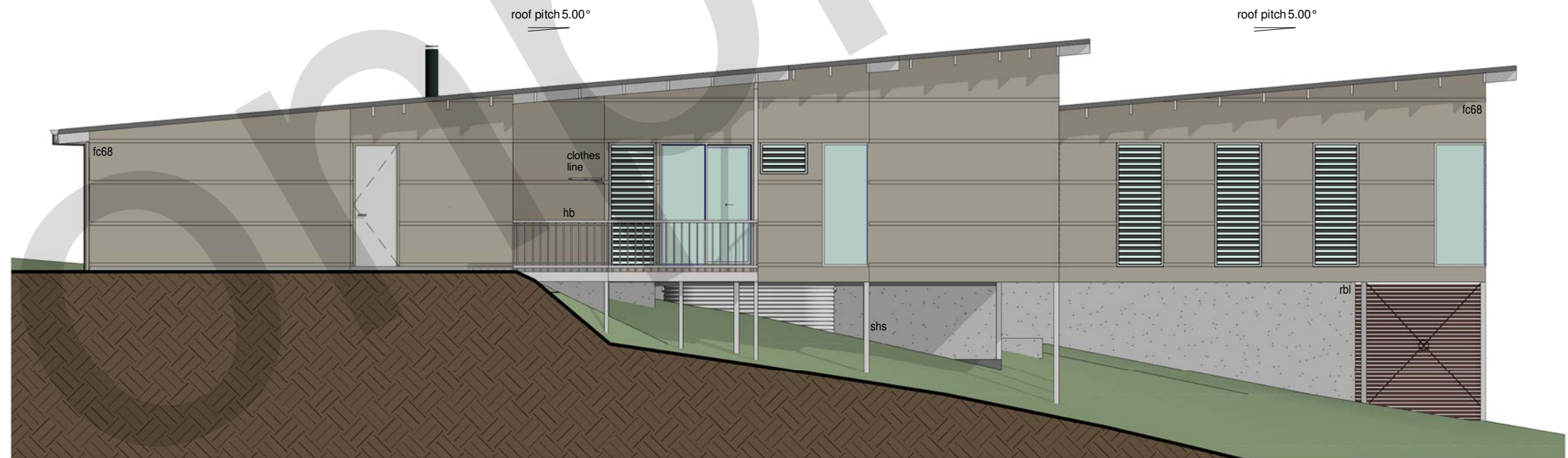
materials legend

- bs -batten screen to owners detail
- dp -downpipes to plumbers/engineers specifications
- fc68 -6mm fc cladding with 68 x 12mm horizontal cover battens. pvc joiners at vertical join.
- gl -glass louvres
- hb -handrails & balustrading to bca 3.9.2 min. 1000mm above ffl
- rbl -concrete block with applied render finish
- shs -duragal shs posts to engineers specifications
- sr -sheet metal roofing fixed to manufacturers specifications & details



west elevation

1 : 100



south elevation

1 : 100

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date
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 job no.
1003
 scale (a3)
1 : 100

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 sheet no.
11
 initial

issued for construction purposes

sheet name
elevations
 issue
approval

materials legend

- 75shs -duragal 75mm shs posts to engineers specifications
- bs -batten screen to owners detail
- fc68 -6mm fc cladding with 68 x 12mm horizontal cover battens. pvc joiners at vertical join.
- hb -handrails & balustrading to bca 3.9.2 min. 1000mm above ffl
- pf -pool fencing to council regulations
- rwt -5000L rainwater tank to council regulations



north elevation

1 : 100



east elevation

1 : 100

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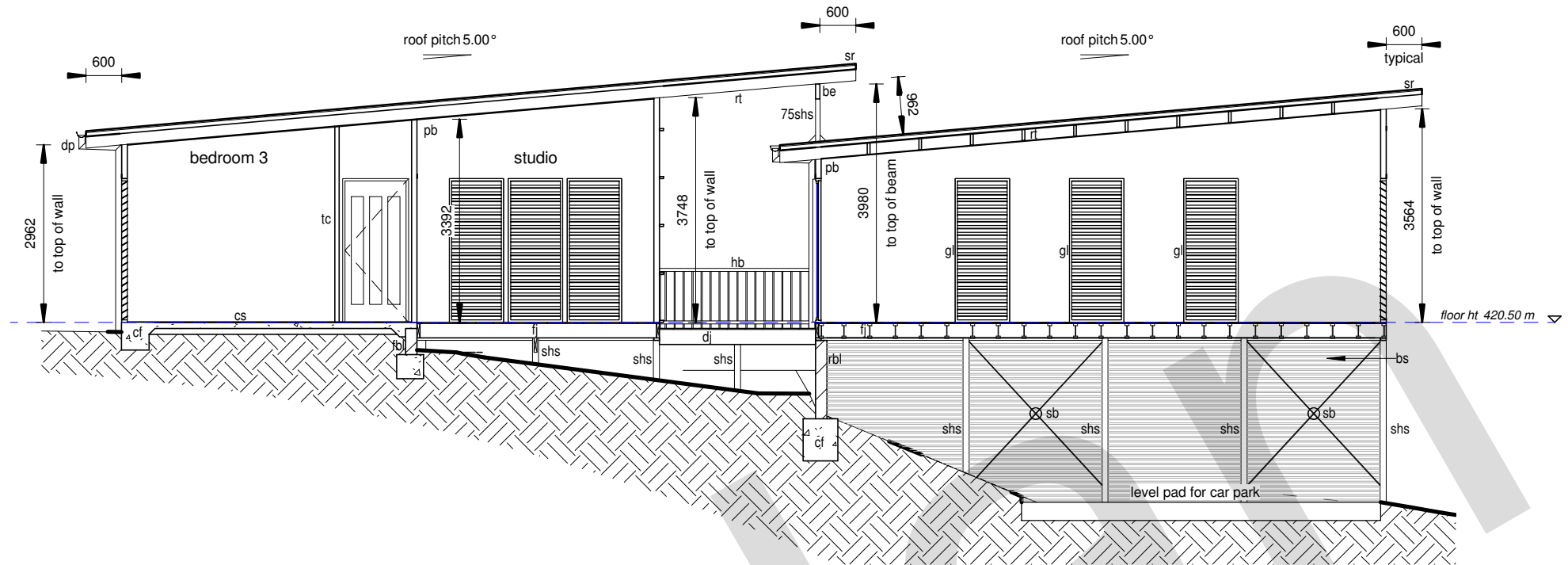
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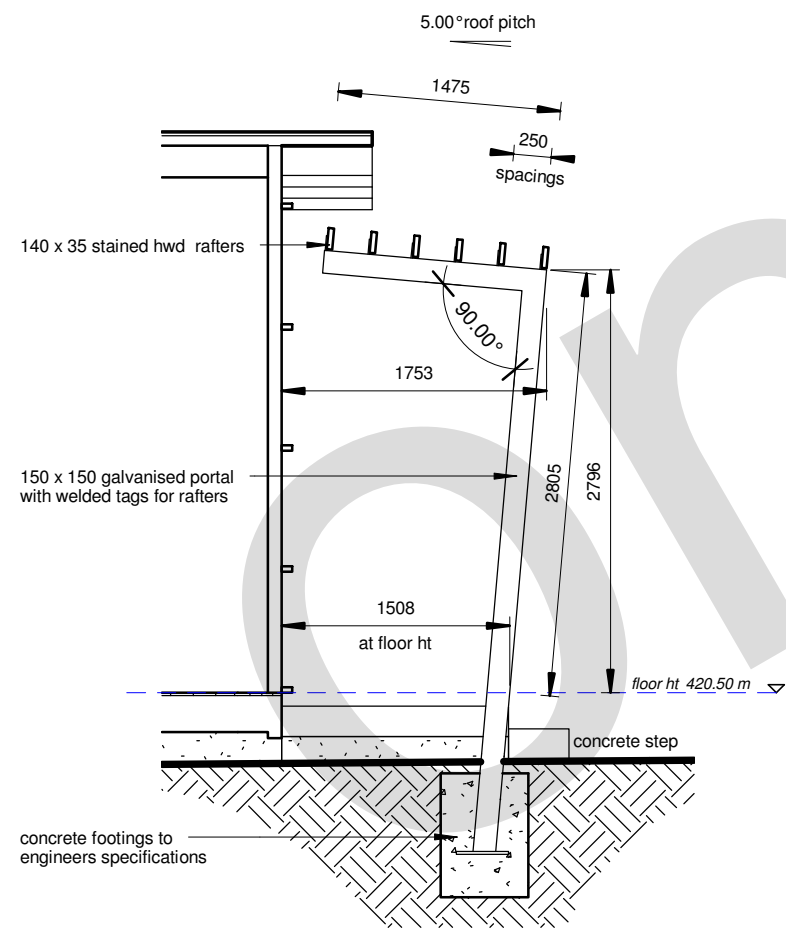
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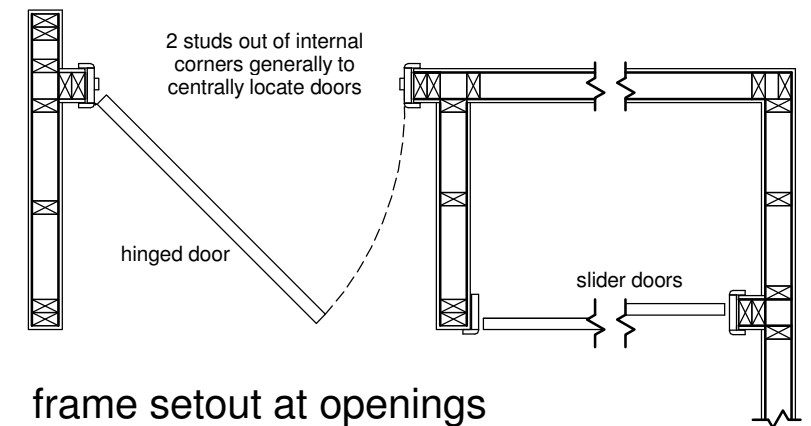
section c
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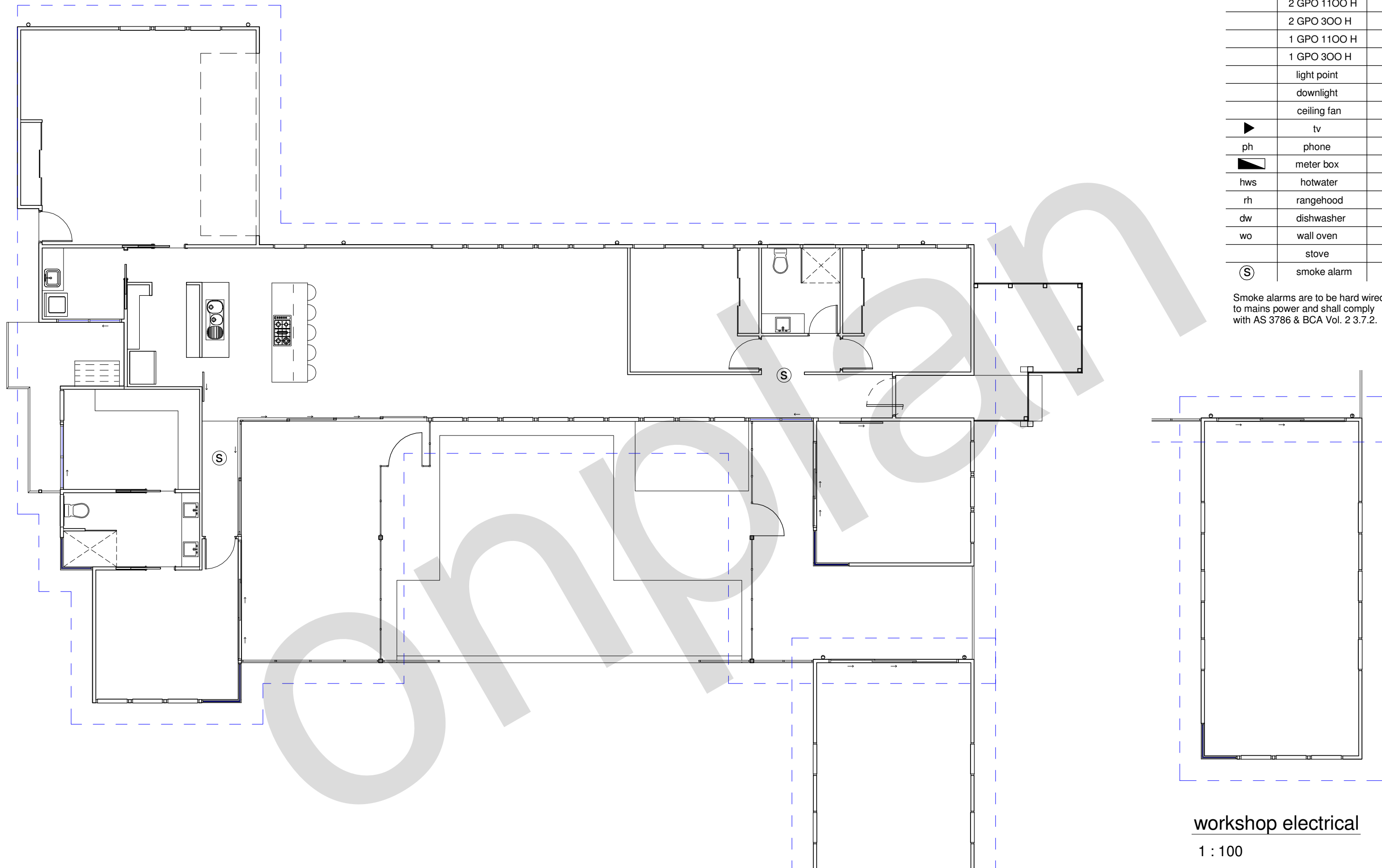
entry portal
1 : 50

materials legend

- 75shs -duragal 75mm shs posts to engineers specifications
- be -beam to engineers specifications
- bs -batten screen to owners detail
- cf -concrete footings to engineers specifications & details
- cs -concrete slab to engineers specifications & details
- dj -deck joists to engineers specifications
- dp -downpipes to plumbers/engineers specifications
- fbl -face blockwork to engineers specifications
- fj -floor joists to engineers specifications
- gl -glass louvres
- hb -handrails & balustrading to bca 3.9.2 min. 1000mm above ffl
- pb -plasterboard lined ceilings & walls
- rbl -concrete block with applied render finish
- rt -rafters to engineers specifications
- sb -galvanised steel rod bracing to engineers specifications
- shs -duragal shs posts to engineers specifications
- sr -sheet metal roofing fixed to manufacturers specifications & details
- tc -timber frame construction to engineers specifications



frame setout at openings
1 : 20



symbol	description	number
	2 GPO 1100 H	
	2 GPO 300 H	
	1 GPO 1100 H	
	1 GPO 300 H	
	light point	
	downlight	
	ceiling fan	
▶	tv	
ph	phone	
◼	meter box	
hws	hotwater	
rh	rangehood	
dw	dishwasher	
wo	wall oven	
	stove	
Ⓢ	smoke alarm	

Smoke alarms are to be hard wired to mains power and shall comply with AS 3786 & BCA Vol. 2 3.7.2.

workshop electrical

1 : 100

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