Proposed New Residence For:  

xxx  

xxx  

Example Working Drawings  
Sloping Site
Site Notes:

- length of all retaining walls t.b.c on site by supervisor
- retaining walls higher than 1m in height to be engineered designed
- retaining walls constructed from treated pine timber or rock as per plans
- agriculture drainage systems to be used
- retaining walls may change location at supervisor's discretion if required
- fencing in accordance with developer covenants
- landscaping in accordance with developer covenants
- driveway gradient not to exceed 1:5
- Batter to comply appropriate soil classification described in table 3.1.1.1.BCA Vol.2.
- stormwater to legal point of discharge

Real Property Description
Lot Number: 2406
Registered Plan Number: SP 230012
Parish: Stapylton
County: Stanley
Local Authority: Ipswich C.C
Site Area: 374M²
Site Coverage: 40%

Area Calculations
Living Lower: 29.56 sqm
Living Upper: 119.98 sqm
Garage: 36.08 sqm
Porch: 3.98 sqm
Alfresco: 12.31 sqm
Total: 201.91 sqm

Please Read Carefully
This plan entitled contains the information to the contract specifications and/or understanding, the plan may not be possible. These plans provide all other previous plans or sketches. Owner / s ____________________________ Date __________
Note:
- Lift off hinges to wc door
- Provide gas & cold water tap provisions to all spaces
- Continuous flow heater, position to be confirmed
- Mechanically vent rooms without natural ventilation
- All shown doors to be MA steel
- Water pressure limited to 100KN at the meter
- All ground floors to be 1.25m from ground floor location
- Staging to be positioned where indicated in bathroom at 1.25m off for fitting of head rail (700)
- Handrail to be fixed to one side of all staircases (200mm on either side)
- Water connection to fridge appliance at 800mm off
- Opening windows in bedrooms with fall height of 2m or greater to be restricted to max. 120mm opening (Sliding windows with keyed vent locks; awning with ratchet restriction)

Area Calculations
- Living Lower: 3.98 sqm
- Living Upper: 191.91 sqm
- Garage: 36.08 sqm
- Porch: 12.31 sqm
- Alfresco: 119.98 sqm
- Total: 29.56 sqm

Please Read Carefully
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Area Calculations

Living Lower: 29.56 sqm
Living Upper: 119.98 sqm
Garage: 36.08 sqm
Porch: 12.31 sqm
Total: 201.91 sqm

Elevation 1

- Colorbond sheet roof @ 25° pitch
- Colorbond fascia & gutter
- Powder coated aluminium framed windows and sliding glass doors
- Colorbond fascia & gutter
- Hardies 325mm wide stria
- Boundary
- Boundary

Elevation 2

- Boundary
- Boundary
- Colorbond sheet roof @ 25° pitch
- Hardies 133mm wide axon
- Powder coated aluminium framed windows and sliding glass doors
- Colorbond fascia & gutter
- Colorbond sheet roof @ 25° pitch
- Colorbond fascia & gutter
- Boundary

Note:
- Refer to colour specifications for detailed internal and external colours / materials
- Articulation joints as per engineering details
- All opening windows with fall height of 2m or greater to be restricted to max. 125mm opening (Sliding windows with keyed vent locks; awning with ratchet restriction)

Please Read Carefully:
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Owner / s: Date: Owner / s: Date:

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Outrigger 201
### Area Calculations

- **Living Lower**: 29.56 sqm
- **Living Upper**: 119.98 sqm
- **Garage**: 36.08 sqm
- **Porch**: 12.31 sqm
- **Alfresco**: 29.56 sqm
- **Total**: 201.91 sqm

### Working Drawings

- **Elevation 3**
- **Elevation 4**

---

**Note:**
- Refer to colour specifications for detailed internal and external colours / materials
- Articulation joints as per engineering details
- All opening windows with fall height of 2m or greater to be restricted to max. 125mm opening (Sliding windows with keyed vent locks; awning with ratchet restriction)

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**Welcome to Carlisle:**

The plan certified correct is the one referred to in the contract & specifications and under no circumstances may be altered. These plans supersede all other previous plans or sketches.
Area Calculations

Living Lower: 29.56 sqm
Living Upper: 119.98 sqm
Garage: 36.08 sqm
Porch: 12.31 sqm
Alfresco: 29.56 sqm

Total: 201.91 sqm

Working Drawings

Slab Layout

Design Name: Outrigger 201
Title: 12/07/2015
Checked By:
Drawing No: T: (07) 5602 6177
Scale: 0408 701 623
Client: www. thehousedesigners. com.au

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Owner / s .............................................................. Date...............
Owner / s .............................................................. Date...............

T: (07) 5602 6177      0408 701 623
W: www. thehousedesigners.com.au
A: 17/7 Strathearn Road Bundall QLD 4217
P: Po box 3282 Nerang DC QLD 4210

QBCC: 1274038

This plan certified correct is the one referred to in the contract & specifications and under no circumstances may it not be possible. These plans supersede all other previous plans or sketches.

Owner / s .............................................................. Date...............
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T: (07) 5602 6177      0408 701 623
W: www. thehousedesigners.com.au
A: 17/7 Strathearn Road Bundall QLD 4217
P: Po box 3282 Nerang DC QLD 4210

QBCC: 1274038
Electrical Legend

- Double power outlet (water proof)
- Single power outlet (water proof)
- Single power outlet
- Double power outlet
- Feature downlight point - 18w
- Down light point - 18w (CFL)
- Down light point - 38w (LED)
- Single fluorescent light point - 36w
- Double fluorescent light point - 36w
- Smoke detector
- Round Oyster Fluro Light Point - 36w
- Wall mounted flood light point - 200w
- Exhaust Fan on separate switch control vented into ceiling space
- Exhaust Fan on light switch control vented externally unless stated otherwise
- Phone point
- T.V Point
- Ceiling fan
- Ceiling fan / light
- Air Conditioner - Internal Unit
- Air Conditioner - External Unit

Electrical Notes

| Light Switches | @ 1150 AFL |
| Wall Mounted Lights | @ 2000 AFL |
| Power Outlets (Standard) | @ 300 AFL |
| Microwave Oven (Oven Tower) | @ 1800 AFL |
| Microwave Oven (Under Bench) | @ 700 AFL |
| Kitchen Bench | @ 1050 AFL |
| Refrigerator | @ 1500 AFL |
| Rangehood | @ 1800 AFL |
| Dishwasher | @ 300 AFL |
| Vanity Basins | @ 1050 AFL |
| Laundry Bench | @ 1050 AFL |
| Washing Machine | @ 1500 AFL |

Artificial lighting

<table>
<thead>
<tr>
<th>Class 1 building (5w/m²)</th>
<th>total allowance (watts)</th>
<th>Actual Watts total used</th>
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</thead>
<tbody>
<tr>
<td>985 (watts)</td>
<td>696 (watts)</td>
<td></td>
</tr>
</tbody>
</table>

Area Calculations

- Lower Level: 29.56 sqm
- Upper Level: 119.98 sqm
- Garage: 36.08 sqm
- Porch: 12.31 sqm
- Total: 201.91 sqm

Please Read Carefully:

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Owner / s .............................................................. Date...................

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**Bracing Notes**

**TYPE (H) METHOD B - Plywood**
- Minimum depth of each shall not exceed 20mm.
- Length of bracing 1800mm min to 2700mm max.
- Bracing capacity of Type (H) Method B 6.0kN/m

**TYPE (D) - Metal angle brace**
- Minimum depth of each shall not exceed 20mm.
- Length of bracing 1800mm min to 2700mm max.
- Minimum angle of min. nominal section of 18 x 1.2mm to be fixed to frame in accordance with AS1684.2
- Faceless spacing, top and bottom plate 100mm, vertical edges 150mm, intermediate studs 300mm.
- Bracing capacity of Type (D) Method B 3.6kN/m

**Structural Connections of equivalent shear capacity to the bracing capacity of that particular bracing**

**Bracing Capacity of Bracing Walls**
- Plywood shall be fixed to frame in accordance with AS1684.2 using 30 x 2.8mm diam. galvanized flathead nails or equivalent.
- Minimum length of panels may be 600mm.
- Maximum depth of notch shall not exceed 20mm.
- Metal angle of min. nominal section of 18 x 1.2mm must be fixed to frame in accordance with Table 8.20 and 8.21 in AS1684.2/AS1864.3.
- Sheeted one side only: Bracing capacity 0.45kN/m
- Nominal bracing shall be evenly distributed throughout the building.
- The maximum distance between braced walls at right angles to the building length/width shall not exceed 900mm.

**Temporary Bracing Notes**
- Temporary bracing shall be equivalent to at least 60% of the permanent bracing required.
- Temporary bracing may form part of the stabilized permanent bracing.
- Bracing shall be placed on external walls under the eaves unless suitable connections to the main ceiling diaphragms are provided.
- All internal bracing shall be fixed to the floor, ceiling and/or external wall frame with structural connections of equivalent shear capacity to the bracing capacity of that particular bracing wall.
- Temporary bracing not part of calculation.

**Tie-Down Schedule**
- Nominal fixings to all timber members in accordance with relevant standards AS1684.2, AS1684.3
- Galv. Cylindrical nails to either side of external openings over 1800mm wide for N1, N2 Sheet Roofing

**Battens / Trusses**
- 1/8 No 14 Type 17 x 75mm screws, or as per truss manufacturer’s specifications

**Lintel / Jamb Stud**
- 30 x 0.8mm G.I. strap over each truss, 4/2.8mm diam. nails each end

**Truss / Top Plate**
- 30 x 0.8mm G.I. strap over each truss, 4/2.8mm diam. nails each end

**Metal Strapping**
- 2/6 No 14 G.I. strap (double cross)

**Type (D) Method B - Plywood**
- Ply brace 600 3.6kN/m
- Ply brace 900 6.0kN/m
- Metal Strapping (double cross) 2000 0.3kN/m

**Type (H) Method B - Plywood**
- Ply brace 600 3.6kN/m
- Ply brace 900 6.0kN/m
- Metal Strapping (double cross) 2000 0.3kN/m

## Direction - X

<table>
<thead>
<tr>
<th>Level</th>
<th>Required (kN)</th>
<th>Achieved (kN)</th>
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<tbody>
<tr>
<td>Upper</td>
<td>11.92</td>
<td>11.92</td>
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<tr>
<td>Lower</td>
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## Direction - Y

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<th>Level</th>
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<tbody>
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<td>Upper</td>
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<td>41.16</td>
</tr>
<tr>
<td>Lower</td>
<td>45.20</td>
<td>45.20</td>
</tr>
</tbody>
</table>

**Area Calculations**
- Living Lower: 29.56 sqm
- Living Upper: 119.98 sqm
- Garage: 36.08 sqm
- Porch: 5.98 sqm
- Attic: 12.31 sqm
- Total: 201.91 sqm

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Landscaping Plan

Area Calculations

Living Lower: 29.56 sqm
Living Upper: 119.98 sqm
Garage: 36.08 sqm
Porch: 12.31 sqm
Alfresco: 29.56 sqm
Total: 201.91 sqm

Working Drawings

Legend
- coloured concrete
- river pebbles (20 – 40mm, weed mat under)
- Garden Mulch
- W. grade turf
- paved garden edging to front / timber to rear
- rock retaining wall
- timber retaining wall
- direction of fall
- Rendered Letterbox
- Rubbish Bin

McGregor Place

LOT 2406
374 M²

Waterhouse Floribunda
Australis
Liriope Evergreen Giant
Dartes Bicolar

North
East
South
West

1.8m high fence & gate return
1m back from front building line
drainage catch basins as required
1.8m high fence return
1m back from front building line
denotes batter

tiered rock retaining wall
max height 1m
rock retaining wall
max height 1m
rock retaining wall
max height 1m

1800mm high timber fence
1500mm high timber top rail & posts with post style infill fencing
timber retaining wall
drainage catch basins as required
coloured concrete driveway finish
dismantle existing footpath
replace with coloured concrete

denotes batter

2D Plant Symbol

Name
Waterhouse Floribunda
Australis
Liriope Evergreen Giant
Dartes Bicolar

Port Size
Hil
200ml
300ml
140ml

Height
3.5m
3.5-10m
20cm
0.8m
1.0m

All plant species & quantities are indicative and subject to availability and suitability to site. Should a particular nominated plant not be available or replacement required a similar plant shall be used.

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Lot 12
12 of 12

Landscaping / Planting Legend

<table>
<thead>
<tr>
<th>Name</th>
<th>Port Size</th>
<th>Height</th>
<th>Symbol</th>
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<tbody>
<tr>
<td>Waterhouse Floribunda</td>
<td>Hil</td>
<td>1.5-10m</td>
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</tr>
<tr>
<td>Australis</td>
<td>200ml</td>
<td>20cm</td>
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</tr>
<tr>
<td>Liriope Evergreen Giant</td>
<td>300ml</td>
<td>0.8m</td>
<td></td>
</tr>
<tr>
<td>Dartes Bicolar</td>
<td>140ml</td>
<td>1.0m</td>
<td></td>
</tr>
</tbody>
</table>

Design Name: Outrigger 201
Title: Lot 12
Checked By: XXX
Drawing No: 12 of 12
Issue: 12
Scale: 1:200 @ A3
Plot Date: 6/07/2015

Owner / s ..............................................................Date...................