

BUILDING APPROVAL SET



45 m2 NZ HOUSE

NOTES

DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING BUILDING APPROVALS ONLY. CONSTRUCTION ISSE DOCUMENTATION MUST BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

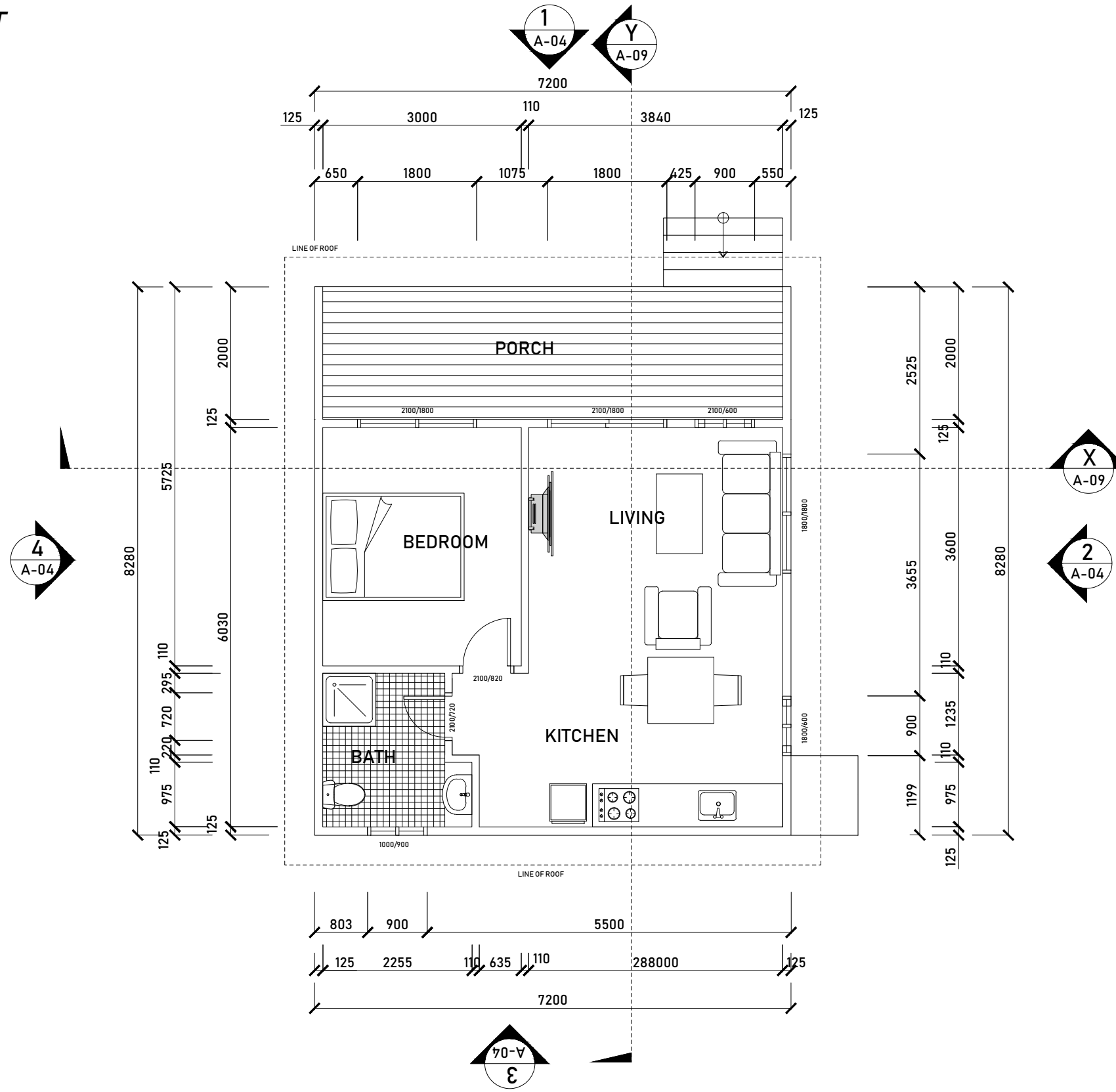
CONTRACTORS AD CERTIFIERS PLEASE NOTE: ONLY DRAWINGS MARKED "CONSTRUCTION SET" AND STAMPED APPROVED BY QBCC LICENSED PRIVATE BUILDING CERTIFIER SHALL BE USED FOR CONSTRUCTION.

DRAWINGS & SKETCHES

ALL 3D DRAWINGS, RENDERED VISUALIZATIONS, WALK THROUGH, PERSPECTIVES AND SKETCHES ARE INDICATIVE ONLY. IN ALL CASES PLANS, ELEVATIONS, SPECIFICATIONS, DETAILS AND CLIENT SELECTIONS WILL TAKE PRECEDENCE.

IMPORTANT NOTES:	REV.	DATE	DESCRIPTION	BY			CLIENT:		DRAWING TITLE:			
<small>Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Superintendent. Larger scale drawings and written dimensions take preference. Drawing to be read in conjunction with all project documents including but not limited to architectural drawings, specifications, schedules and all consultants drawings, reports, specifications, schedules. This drawing is copyright and property of the author, and must not be retained, copied, or used without express authority of TCA.</small>					<small>TOTAL CA, 42 Walker Street, Tennyson, QLD, 4105, Australia 07 3154 5988 www.totalca.com.au</small>		RISING SUN LIFESTYLE		TITLE PAGE			
							PROJECT:	SCALE	DATE	DRAWN BY:	CHEKED BY:	
							45m2 NZ House	JOB	28/01/2019	SA	BB	
	A	28/01/19		TCA			DRAWING	REVISION	A-01	A		

BUILDING APPROVAL SET



FLOOR PLAN
SCALE

1:75 A3

IMPORTANT NOTES:	REV.	DATE	DESCRIPTION	BY
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CLIENT:
RISING SUN LIFESTYLE

PROJECT:
45m2 NZ House



DRAWING TITLE:			
FLOOR PLAN			
SCALE	DATE	DRAWN BY:	CHEKED BY:
	28/01/2019	SA	BB
JOB	DRAWING	REVISION	
	A-02	A	

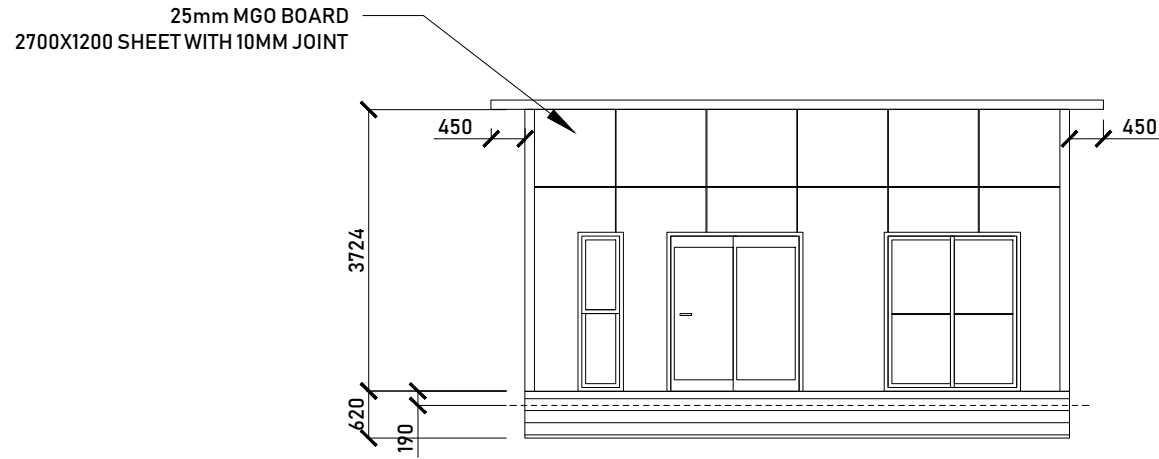
BUILDING APPROVAL SET



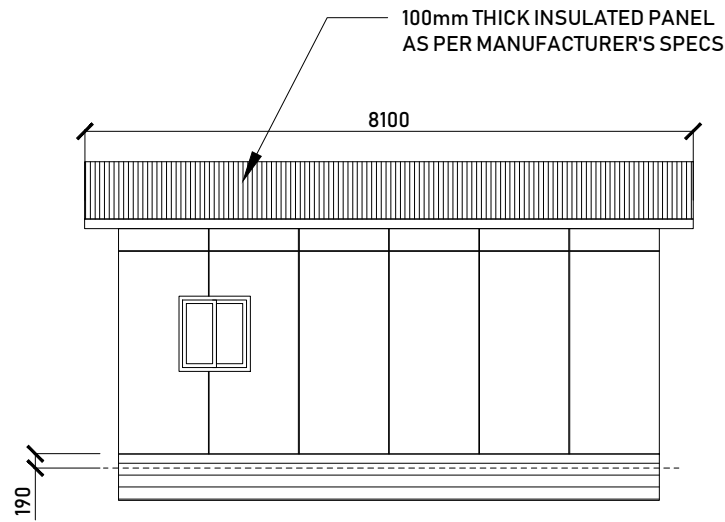
FLOOR PLAN - LAYOUT DETAILS
 SCALE _____ NTS

IMPORTANT NOTES:	REV.	DATE	DESCRIPTION	BY	 <small>TOTAL CA, 42 Walker Street, Tennyson, QLD, 4105, Australia 07 3154 5988 www.totalca.com.au</small>		CLIENT:		DRAWING TITLE:		
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							JOB	DRAWING	REVISION		
								A-03	A		

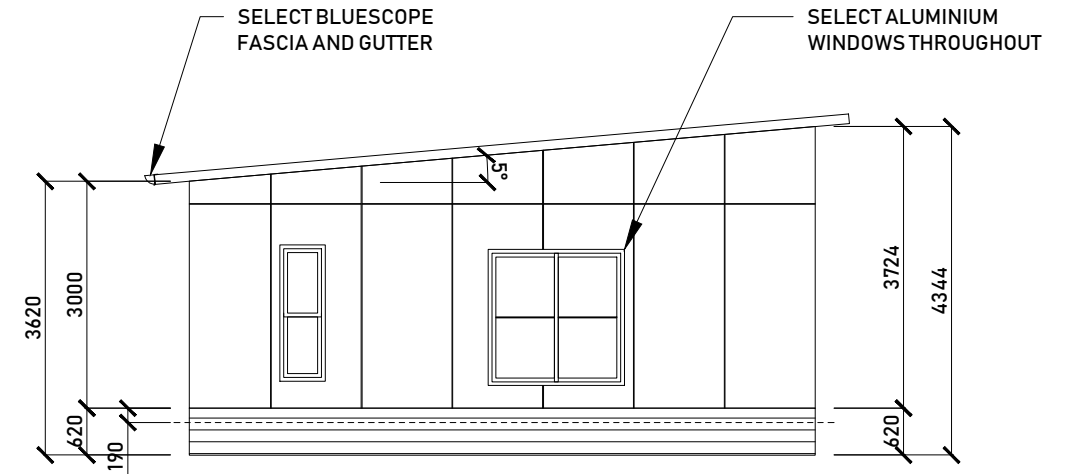
BUILDING APPROVAL SET



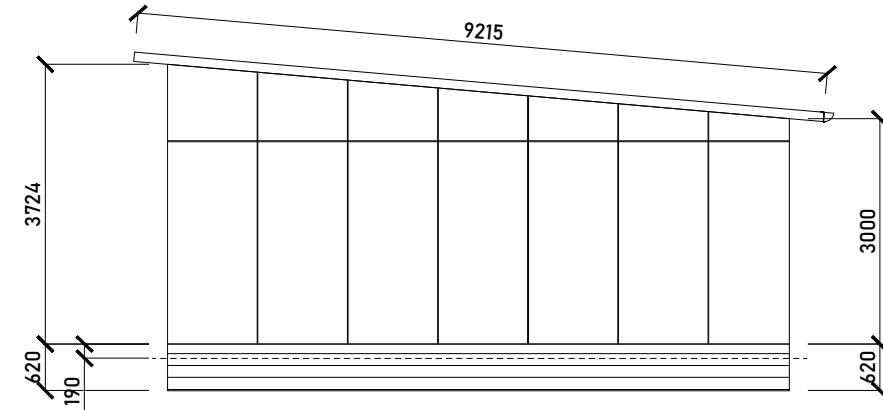
ELEVATION - 1
SCALE 1:100 A3



ELEVATION - 3
SCALE 1:100 A3



ELEVATION - 2
SCALE 1:100 A3



ELEVATION - 4
SCALE 1:100 A3

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CLIENT:
RISING SUN LIFESTYLE

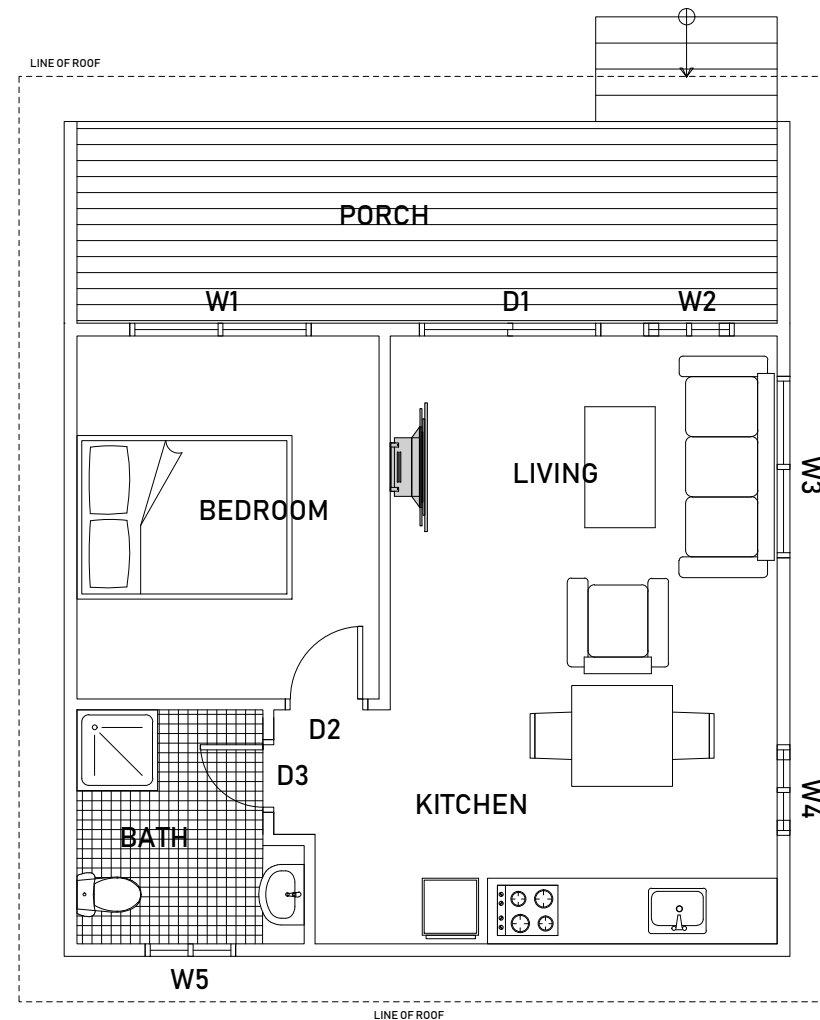
PROJECT:
45m2 NZ House



DRAWING TITLE:
FLOOR PLAN

SCALE	DATE	DRAWN BY:	CHEKED BY:
	28/01/2019	SA	BB
JOB	DRAWING	REVISION	
	A-04	A	

BUILDING APPROVAL SET



 **LIVING FLOOR - DOOR & WINDOWS**
SCALE 1:100 A3

DOOR SCHEDULE						
Mark	Style	Height	Width	Room Name	Material	Glazing
01	SLIDING	2100	1800	ENTRY	ALUMINIUM	CLEAR GLASS
02	SWING	2100	820	BEDROOM	HOLLOW CORE	GLOSS PAINT
03	SWING	2100	720	BATH	HOLLOW CORE	GLOSS PAINT

WINDOW SCHEDULE						
Mark	Style	Head Height	Height	Width	Material	Glazing
01	SLIDING	2100	2100	1800	ALUMINIUM	CLEAR GLASS
02	PULL UP	2100	2100	600	ALUMINIUM	CLEAR GLASS
03	SLIDING	2100	1800	1800	ALUMINIUM	CLEAR GLASS
04	PULL UP	2100	1800	600	ALUMINIUM	CLEAR GLASS
05	SLIDING	2100	1000	900	ALUMINIUM	CLEAR GLASS

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	A	28/01/19		TCA		PROJECT: 45m2 NZ House		SCALE	DATE 28/01/2019	DRAWN BY: SA	CHEKED BY: BB
		JOB		DRAWING A-02		REVISION A					

BUILDING APPROVAL SET

GENERAL CONSTRUCTION NOTES

THESE GENERAL NOTES ARE TO READ IN CONJUNCTION WITH ALL OTHER DESIGN AND SERVICES DOCUMENTS INCLUDING BUT NOT LIMITED TO PROJECT DRAWINGS, SCHEDULES & SPECIFICATIONS.

USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM DRAWINGS. CHECK ALL DIMENSIONS ON SITE BEFORE SET OUT OF FABRICATION.

CONTRACTORS SHALL VISIT THE SITE PRIOR TO TENDERING TO FAMILIARIZE THEMSELVES WITH ACCESS AND SITE CONDITIONS.

REPORT ANY DISCREPANCIES (ON DRAWING OR ON-SITE) TO DESIGNER BEFORE COMMENCING OR CONTINUING CONSTRUCTION.

ALL ASPECTS OF WORKMANSHIP IS TO COMPLY WITH ALL CURRENT RELEVANT AUSTRALIAN STANDARDS & THE BCA/NCC.

CONTRACTORS TO CARRY OUT WORKS IN ACCORDANCE WITH THE BUILDING OWNER REQUIREMENTS / DEVELOPMENT GUIDELINES ETC (IF APPLICABLE).

TERMITE MANAGEMENT SYSTEM NCC 3.1.3 THE PRIMARY BUILDING ELEMENT OF THIS PROPOSED DWELLING MUST BE CONSTRUCTED OF A MATERIAL THAT COMPLY WITH THE BCA THAT ARE NOT AFFECTED BY TERMITES. ANY TIMBER BEING USED MUST BE NATURALLY TERMITE RESISTANT TIMBER OR PRESERVATIVE TREATED TIMBER IN ACCORDANCE WITH AS3660.1. PROVIDE A STICKER TO THE METER BOX AND THE KITCHEN CUPBOARD STATING THE BUILDING ELEMENTS ARE PROTECTED TO COMPLY WITH THE NCC 3.1.3 AND AS3660.1

ENSURE THAT ALL GUTTERS & DOWNPIPES ARE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NCC, SECTION 3.2.5 AND AS/NZS 3500.5-2000

ROOFWATER SHALL BE CONVEYED TO THE KERB AND CHANNEL OR AN INTER ALLOTMENT DRAINAGE SYSTEM IN ACCORDANCE WITH AS/NZ3500.3.2 WHERE AN DRAINAGE IS INTER ALLOTMENT NOT AVAILABLE OR IT IS NOT POSSIBLE TO CONVEY THE ROOF AND SURFACE WATER TO THE KERN AND CHANNEL, ABSORPTION TRENCHES SHALL BE INSTALLED AT LEAST 5m FROM ANY BUILDING R DOWNSTREAM BOUNDARY.

THE SURFACE DRAINAGE TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO THE ADJOINING PROPERTIES.

HEIGHT OF FENCE, INCLUDING THE HEIGHT OF A RETAINING WALL ARE NOT TO EXCEED 1.8M ABOVE THE FINISHED GROUND LEVEL, ONLY IF INDICATED ON THE SITE PLAN.

CONTRACTOR SHALL ADHERE TO ALL MANUFACTURES SPECIFICATION, INSTALLATION AND USE INSTRUCTIONS.

DRIVEWAY SLOPE NOT TO EXCEED 1 VERTICAL TO 4 HORIZONTAL. DRIVEWAY AND FOOTPATH CROSSOVER TO LOCAL COUNCIL REQUIREMENTS.

WATERPROOFING WORKS TO BE CARRIED OUT BY A QUALIFIED PROFESSIONAL AND COMPLIANCE CERTIFICATES SUPPLIED UPON COMPLETION.

FLOORS TO ALL WET AREAS TO HAVE ADEQUATE FALLS TO A FLOOR WASTE.

WC's TO HAVE A MINIMUM CLEARANCE OF 465mm FROM THE CENTERLINE.

ALL DOORS THAT SWING INWARD TO WET AREA ROOMS TO HAVE LIFT-OFF HINGES.

ALL MASONRY CONSTRUCTION TO AS3700. REFER TO PREVIOUS NOTE REGARDING SCALING DIMENSIONS OFF DRAWINGS.

CONSULTANT NOTES

SEWER LOCATION & CONNECTION POINT ARE APPROXIMATELY ONLY TO BE CONFIRMED PRIOR TO CONSTRUCTION. (IF SHOWN)

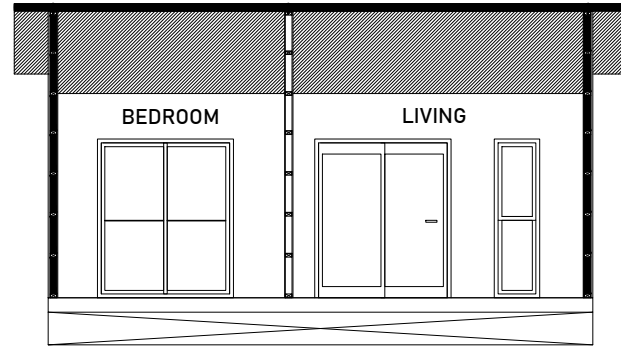
TCA WAIVES ANY RESPONSIBILITY FOR ANY EVENTS ARISING FROM NOT ENGAGING AND USING INDUSTRY REGISTERED BUILDING CERTIFIERS, STRUCTURAL, HYDRAULIC, MECHANICAL AND CIVIL ENGINEERS, SURVEYORS, TOWN PLANNERS AND BUILDERS. THE BUILDER IS RESPONSIBLE FOR ENGAGING A REGISTERED CADASTRAL SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

TCA TAKES CARE TO ENSURE MEASUREMENTS ARE ACCURATE WITHIN REASON, THE NATURE OF DESIGNING WITHIN EXISTING STRUCTURES WHICH MAY BE OUT OF SQUARE, NOT LEVEL OR HAVE FEATURES NOT READILY VISIBLE LIMITS SYNERGY'S DESIGN TO BEST EFFORT. IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW ALL MEASUREMENTS AND SPECIFICATION PRIOR TO COMMENCING THE BUILD AND CONTACT HOUSE DESIGN & DRAFTING FOR ANY CLARIFICATION.

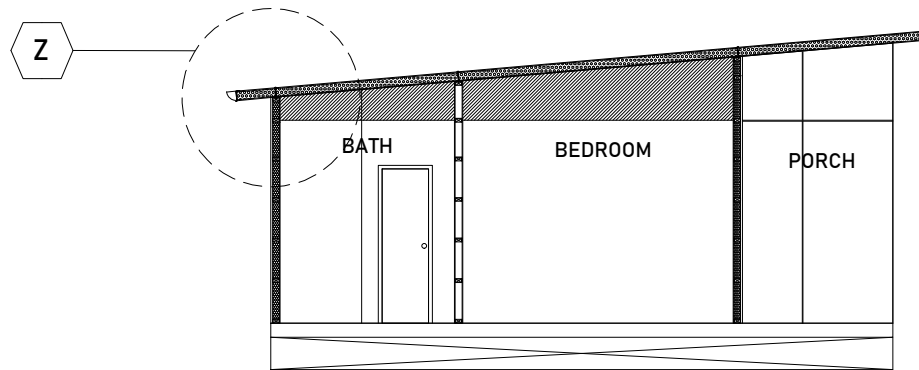
ENERGY EFFICIENCY REPORT REQUIREMENTS OF ENERGY EFFICIENCY OF THIS DEVELOPMENT MUST BE CARRIED OUT AS A PART OF THE PROPOSED DEVELOPMENT TO COMPLY WITH THE QDC 4.1 NAD THE BCA3.12 A FORM 16 - ASPECT CERTIFICATE TO CONFIRM COMPLIANCE WITH THE ENERGY REQUIREMENTS IS TO BE PROVIDED AT FINAL INSPECTION.

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					45m2 NZ House		<table border="1"> <tr> <td>SCALE</td> <td>DATE</td> <td>DRAWN BY:</td> <td>CHEKED BY:</td> </tr> <tr> <td></td> <td>28/01/2019</td> <td>SA</td> <td>BB</td> </tr> <tr> <td>JOB</td> <td colspan="2">DRAWING</td> <td>REVISION</td> </tr> <tr> <td></td> <td colspan="2">A-08</td> <td>A</td> </tr> </table>		SCALE	DATE	DRAWN BY:	CHEKED BY:		28/01/2019	SA	BB	JOB	DRAWING		REVISION		A-08		A
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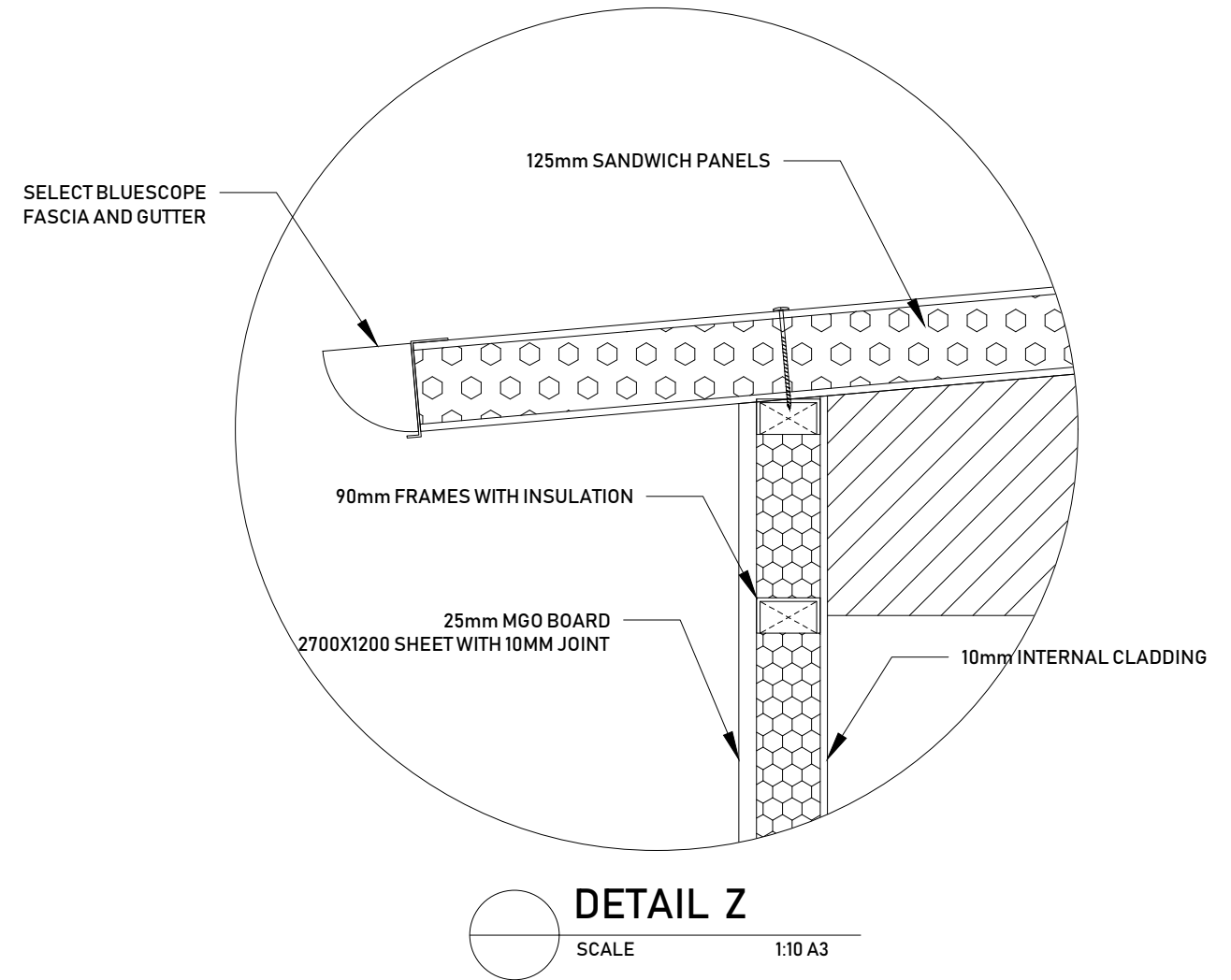
BUILDING APPROVAL SET



SECTION X
SCALE 1:100 A3



SECTION Y
SCALE 1:100 A3



DETAIL Z
SCALE 1:10 A3

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DRAWING TITLE:
SECTIONS & DETAILS

SCALE	DATE	DRAWN BY:	CHEKED BY:
	28/01/2019	SA	BB
JOB	DRAWING	REVISION	
	A-09	A	