

Site cover app. 2 Storey Residence 28%

[illegible]

	rev.date	drawn	description
	05.10.22	TQ	Initial issue
A	13.10.22	TQ	Revised issue for DA feedback
A	17.10.22	TQ	Revised issue for client feedback
B	21.10.22	TQ	Revised issue for client approval
C	04.11.22	TQ	Revised issue for client approval

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Quennell Sustainable Building Designs
14 Kooyan Close, Currumbin, Qld. 4223
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ABN: 62 133 602 605 QBCC: 1152243

drawing title

Site Plan

client name, **New Residence for J.Turner**
project & **36 Kendall St. Byron Bay**
address

dwg number
TUR-BIL-100

scale **1:200**
@ A3 **FOR APPROVAL**



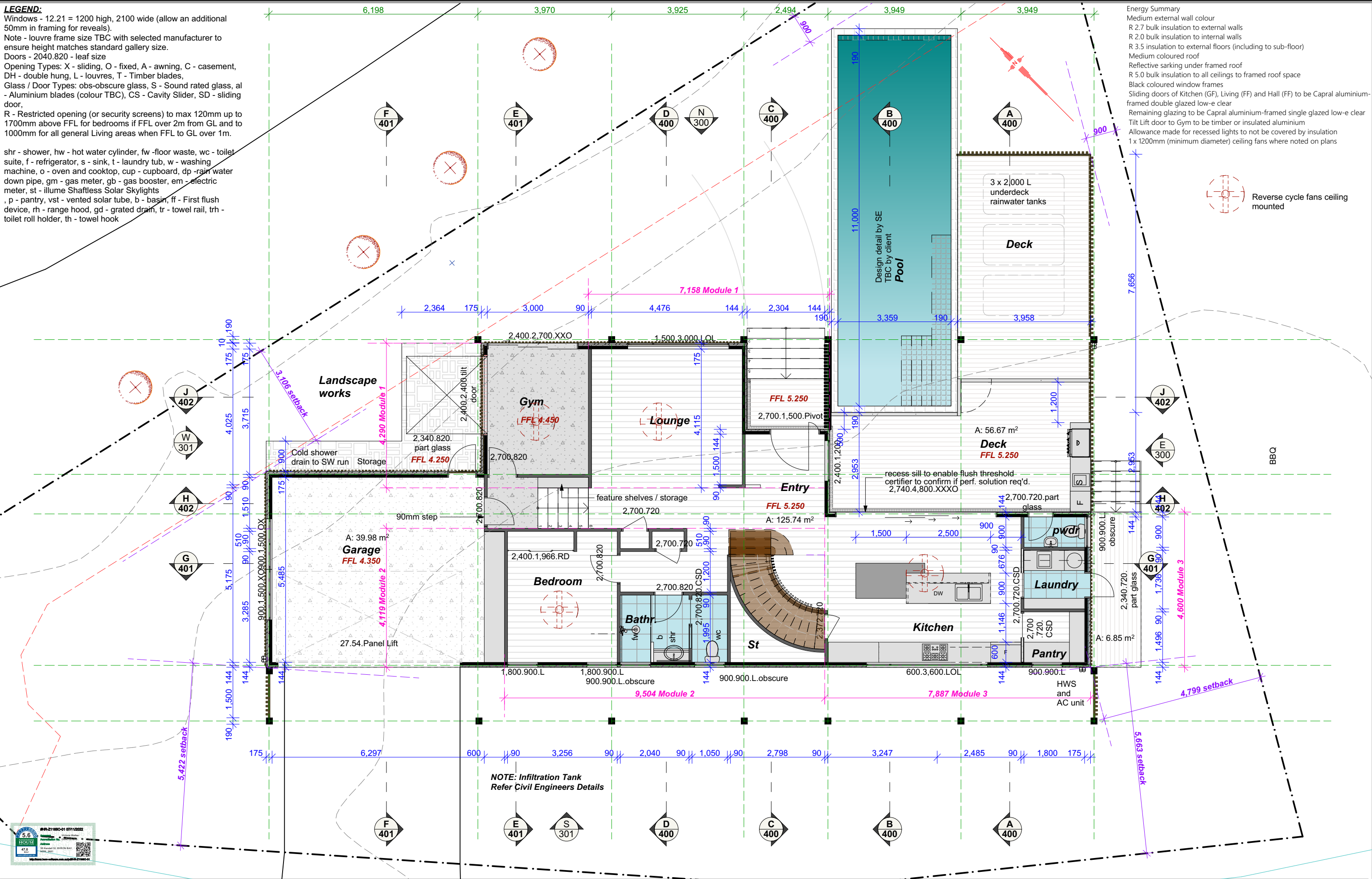
LEGEND:

Windows - 12.21 = 1200 high, 2100 wide (allow an additional 50mm in framing for reveals).
Note - louvre frame size TBC with selected manufacturer to ensure height matches standard gallery size.
Doors - 2040.820 - leaf size
Opening Types: X - sliding, O - fixed, A - awning, C - casement, DH - double hung, L - louvres, T - Timber blades,
Glass / Door Types: obs-obscure glass, S - Sound rated glass, al - Aluminium blades (colour TBC), CS - Cavity Slider, SD - sliding door,
R - Restricted opening (or security screens) to max 120mm up to 1700mm above FFL for bedrooms if FFL over 2m from GL and to 1000mm for all general Living areas when FFL to GL over 1m.

shr - shower, hw - hot water cylinder, fw - floor waste, wc - toilet suite, f - refrigerator, s - sink, t - laundry tub, w - washing machine, o - oven and cooktop, cup - cupboard, dp - rain water down pipe, gm - gas meter, gb - gas booster, em - electric meter, st - illum Shaftless Solar Skylights
, p - pantry, vst - vented solar tube, b - basin, ff - First flush device, rh - range hood, gd - grated drain, tr - towel rail, th - toilet roll holder, th - towel hook

Energy Summary
Medium external wall colour
R 2.7 bulk insulation to external walls
R 2.0 bulk insulation to internal walls
R 3.5 insulation to external floors (including to sub-floor)
Medium coloured roof
Reflective sarking under framed roof
R 5.0 bulk insulation to all ceilings to framed roof space
Black coloured window frames
Sliding doors of Kitchen (GF), Living (FF) and Hall (FF) to be Capral aluminium-framed double glazed low-e clear
Remaining glazing to be Capral aluminium-framed single glazed low-e clear
Tilt Lift door to Gym to be timber or insulated aluminium
Allowance made for recessed lights to not be covered by insulation
1 x 1200mm (minimum diameter) ceiling fans where noted on plans

Reverse cycle fans ceiling mounted



rev.	date	description	drawing title	dwg number	rev.
05.10.22	TQ	Initial issue	Ground Floor Plan	TUR-BIL-200	C
13.10.22	TQ	Revised issue for DA feedback			
17.10.22	TQ	Revised issue for client feedback			
21.10.22	TQ	Revised issue for client approval			
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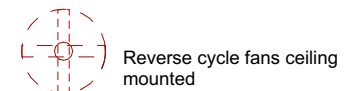
Quennell Sustainable Building Designs
14 Kooyan Close, Currumbin, Qld. 4223
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client name, project & address
New Residence for J.Turner
36 Kendall St. Byron Bay

scale **1:100**
@ A3 **FOR APPROVAL**

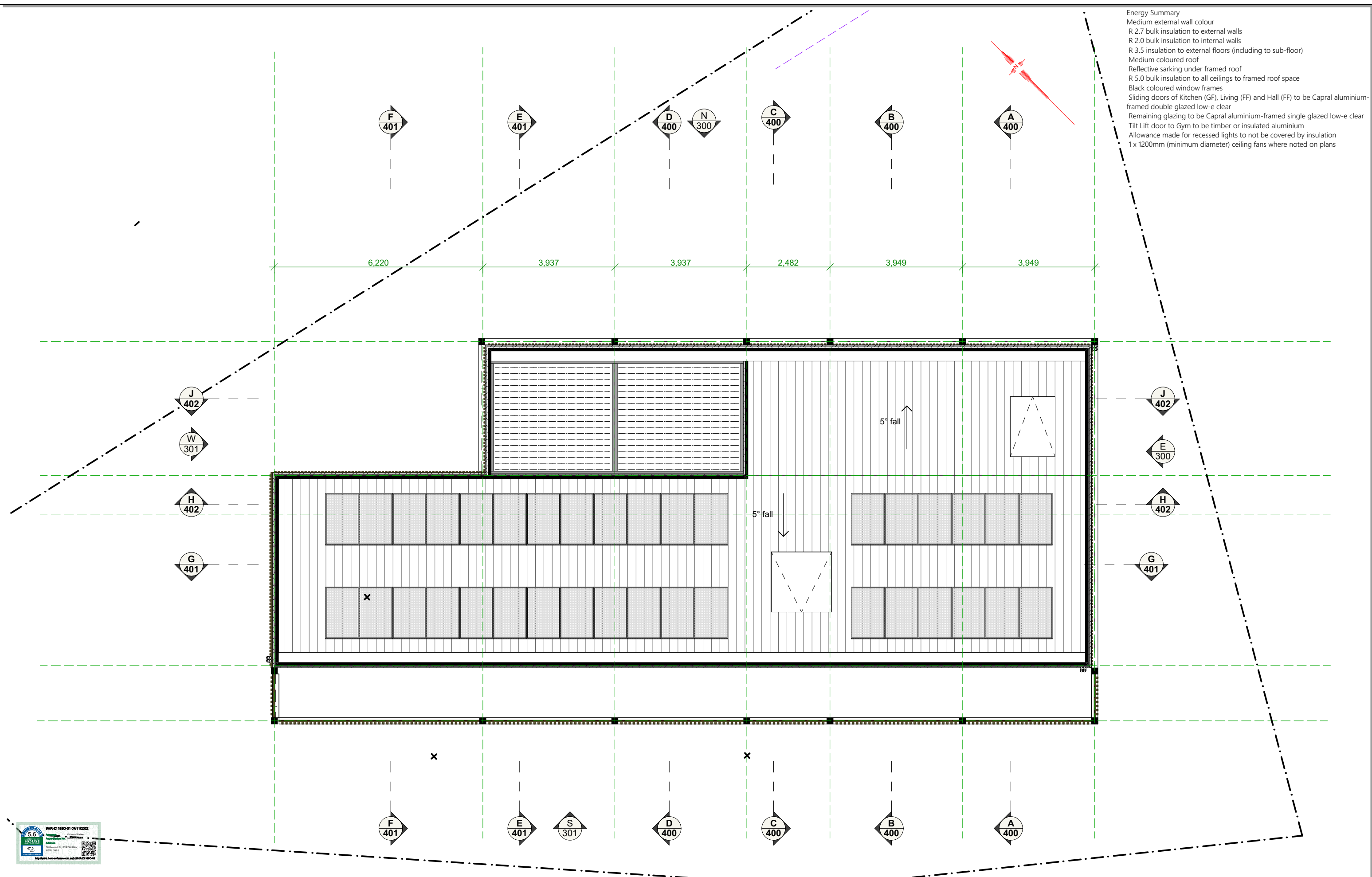
0m 2m 4m 6m

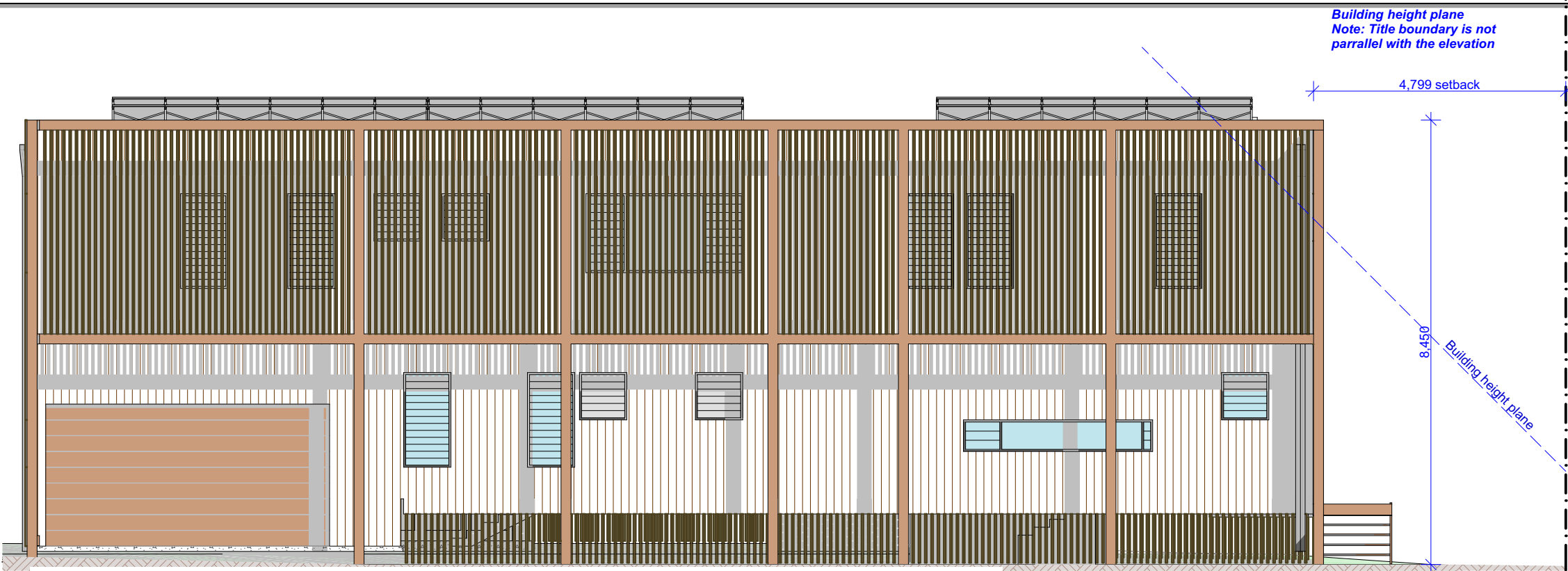
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rev. date	drawn/description	drawing title	dwg number	rev.			
05.10.22	TQ Initial issue	Qubd Sustainable Design Quennell Sustainable Building Designs 14 Kooyan Close, Currumbin, Qld. 4223 m:0411323133 e: Travis@qubd.com.au ABN: 62 133 602 605 QBCC: 1152243	TUR-BIL-202	C			
A 13.10.22	TQ Revised issue for DA feedback						
A 17.10.22	TQ Revised issue for client feedback						
B 21.10.22	TQ Revised issue for client approval						
C 04.11.22	TQ Revised issue for client approval						
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				0m	2m	4m	6m

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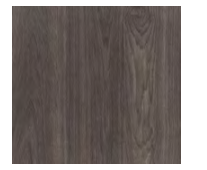
South Elevation



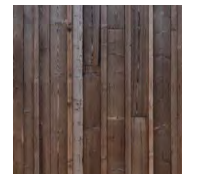
Generic Perspective (2)

VOC's (Volatile Organic Compounds) to be minimised.
Substrates - use low formaldehyde EO Particle Board or EO MDF
Timber to be FSC Certified / AFC Certified or Recycled
Recycled materials when possible.
Sealants and adhesives to be water based or with low VOC content
Refer to GECA Materials Guide for listing of certified materials

Code Image Description Location
T01 Description: Vertical Timber Cladding
Name: 19mm Silver Ash T&G
Colour: Dark Stain (TBC)
Supplier:
Exterior Cladding



Description: Timber Board and Batten
Name: Silvertop Ash
Colour: Weathered (TBC)
Supplier:
Exterior Cladding and
Battens



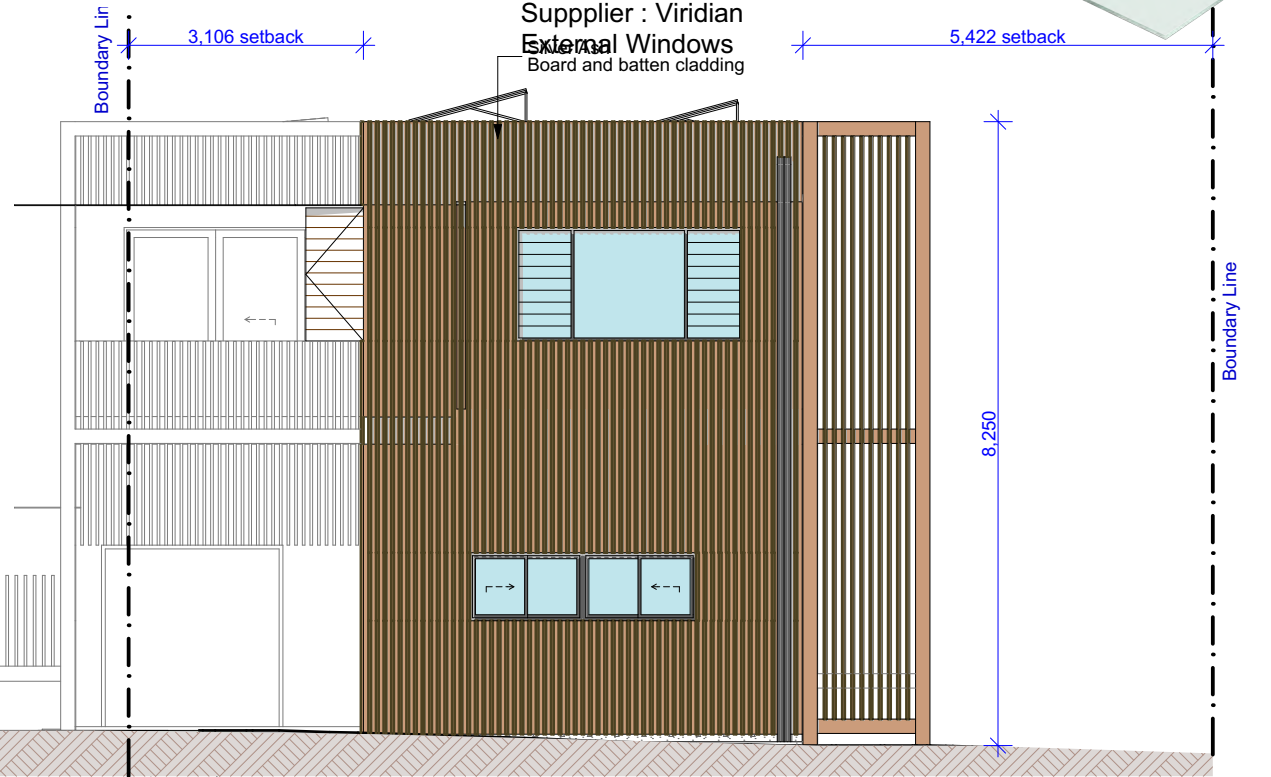
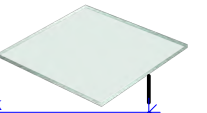
Description: Timber Battens
Name: Silvertop Ash
Colour: Weathered (TBC)
Supplier:
Exterior Screening



Description: Powdercoat Paint
Name: Dulux
Colour: Black Ace
General aluminium/steel windows and doors.
Steel balustrade / pool fencing



Description: Clear Glass
U Value: Per energy report
SHGC: Per energy report
Supplier : Viridian
External Windows
Board and batten cladding



West Elevation



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drawing title
Elevations Sheet 2
client name, project & address
**New Residence for J.Turner
36 Kendall St. Byron Bay**

dwg number
TUR-BIL-301

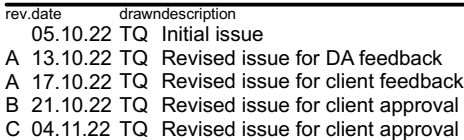
scale
**1:100
@ A3**
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ENERGY RATING SUMMARY
CEILING INSULATION R5.0 PLUS SARKING
TIMBER JOIST INSULATION R3.5 FOR ELEVATED FLOORS
WALLS INSULATION R2.7 PLUS SARKING
SEAL GAPS, CRACKS, DOWNLIGHTS AND EXHAUST FANS
WEATHERSTRIP WINDOWS AND ENTRY DOORS. SEAL TO
GARAGE DOOR IS NOT REQUIRED
WINDOW FRAMES TO BE LOW-E
U-VALUE 2.9 SHGC 0.33
CAPRAL SERIES OR SIMILAR OPENABLE:
U-VALUE 3.3 SHGC 0.33
FAN IN EACH BEDROOM AND LIVING SPACES
SOLAR HOT WATER UNIT ON ROOF
SOLAR POWER PV 6.5KW SYSTEM
ENERGY EFFICIENT LIGHTING
EFFICIENT WATER FIXTURES
ENERGY EFFICIENT A/C
6000L RAINWATER TANK



NOTE: All dimensions / heights / pitching points etc. to be verified with timber merchant and structural engineer sizes before framing commences. Any changes to be advised to the designer to change dimensions if required

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drawing title
Sections Sheet 1

client name, project & address
**New Residence for J.Turner
36 Kendall St. Byron Bay**

dwg number
TUR-BIL-400

scale **1:100**
@ A3 **FOR APPROVAL**

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0m	2m	4m	6m
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This architectural section drawing illustrates a building's internal structure, including a staircase and various rooms. The drawing is annotated with dimensions in meters (m) and millimeters (mm).

Dimensions:

- Overall height: 8.200 m
- Overall width: 3.735 m
- Room height (left): 2.700 m
- Room height (right): 2.700 m
- Staircase width: 1.100 m
- Staircase height: 1.100 m
- Room width (left): 2.935 m
- Room width (right): 2.935 m
- Room height (bottom left): 485 mm
- Room height (bottom right): 485 mm
- Room width (bottom left): 800 mm
- Room width (bottom right): 800 mm

This architectural section drawing illustrates a cross-section of a building. The structure features a flat roof with a slight slope, supported by a series of trusses. A staircase is visible on the left side, leading to an upper level. A large window is shown on the right side of the upper floor. The ground is represented by a hatched pattern at the bottom. The drawing uses black lines for structural elements and hatching for the ground and roof insulation.

This architectural section drawing illustrates a three-story building. The ground floor features a large open space with a staircase, a kitchen area with a sink and counter, and a large window. The second floor has a large open space with a staircase, a kitchen area with a sink and counter, and a large window. The third floor has a large open space with a staircase, a kitchen area with a sink and counter, and a large window. The drawing is a black and white line drawing with some color accents like a blue window and a brown staircase.

5.6
NATIONAL INFLUENCE
HOUSE
OF REPRESENTATIVES
47.0
Major
www.cedms.gov.au

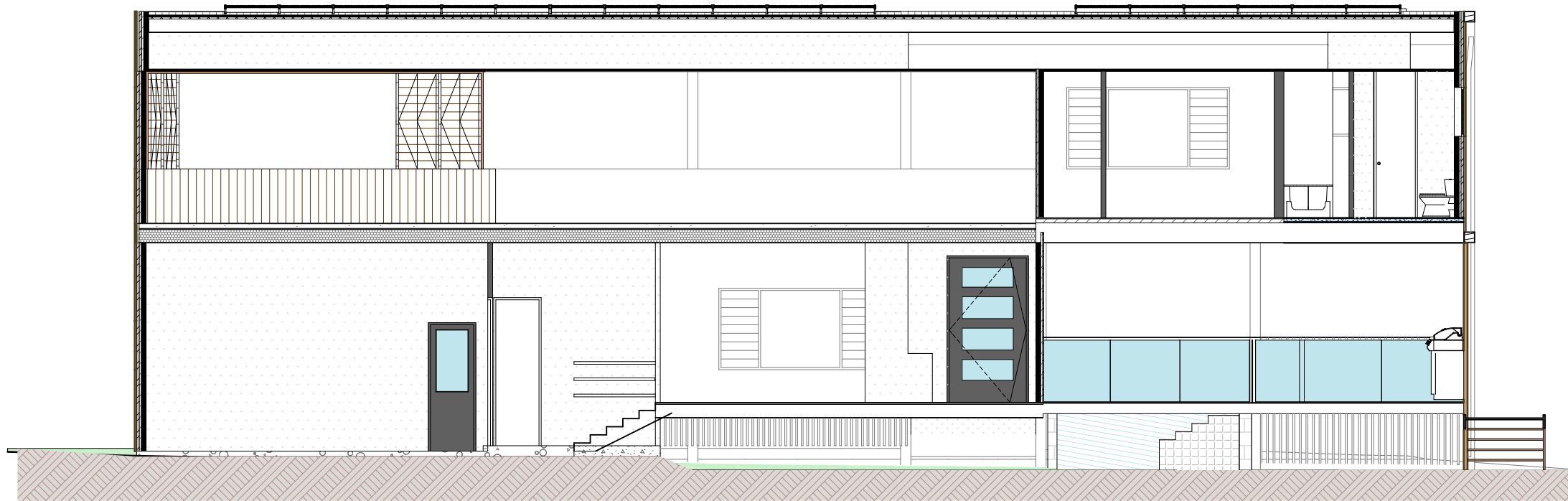
HRZ11880-01 07/11/2022
Accession Victoria Waller
Accession No. DAM1551675
Address
38 Kendall St, BYRON BAY,
NSW, 2481



<http://www.here-cepheus.com.au/HRZ11880-01>

Qubd 
Sustainable Design

0m 2m	4m 6m
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Section HH



Section JJ



rev.	date	drawn	description
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drawing title
Sections Sheet 3
client name, project & address
**New Residence for J.Turner
36 Kendall St. Byron Bay**

dwg number
TUR-BIL-402
rev.
C
scale
**1:100
@ A3**
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0m 2m 4m 6m