GENERAL NOTES

Designed in accordance with the BCA and the building act of 1975 and AS 1684.2-2006 Part 2 wind class N2.
Confirm all dimensions on site prior to fabrication and/or erection.
Design of footings, foundations and slab as per engineers details.
Provide minimum 50mm bedding sand to underside of moisture barrier under slab.
Polythene under slab barrier to be sealed with approved tape to 200mm minimum laps.
Weep holes in brickwork at flashing lines at 900mm centres.
Galv. brick veneer wall ties and cavity ties at 600 centres.
Wall ties at gable ends to be fixed to roof trusses at 900mm centres.
Windows to be Aluminium framed domestic series, G.James or equal

ROOF FRAME

1. Timber rafters fixed to BCA specifications.
2. Cross brace roof with 30 x 0.8 strap. Trimdeck roof sheeting.
3. Soffit 4.55mm FC sheets

LINING

1. Internals:
(a) 10mm plasterboard to all walls and ceilings
(b) 6mm villaboard to all wet areas
2. External: Rendered blockwork / blueboard with shadowclad vertical and hardies linea weatherboard cladding - (refer elevations)

TIE DOWN

1. Roof to battens as per manufacturers specifications
2. Battens to trusses as per manufacturers specifications
3. Truss to top plate - 2 triple grips at each end
4. Studs to top plate - tie studs to top and bottom plate with a looped strap at 1200 crs, at each end, and beside all openings
5. Bottom plate to slab - 1 M12 bolt at 1200 centres, at each end, and beside all openings
6. Tie down and bracing to comply with AS 1684/06 and Manufacturers specifications

FOUNDATIONS

1. Slab and footings: see engineers details with soil test results

WALL FRAME

1. STUDS: 90 x 35 MGP12 pine @ 450 centres.
2. PLATES: Top and bottom 2/90 x 35 MGP12 Pine
3. SIDES AND OPENINGS: 2/90 x 35 MGP12 Pine
4. LINTELS: To all openings up to 2400mm wide - 2/190 x 35 MGP12 pine. refer engineer's or truss manufacturers drawings for openings wider than 2400mm

STANDARD BUILDING REQUIREMENTS

1. Stairs, handrails, balustrades, wc doors, wet areas, termite protection and smoke alarms to comply with the BCA
2. Roofwater to be directed via a system to either:
- the street kerb and channel
- the nearest council stormwater main
- rainwater collection tanks
- rubble pits located 3m from any boundary
3. Doors to W.C.'s to have lift off hinges
4. Smoke alarms to be provided as per BCA & AS3786
5. Masonry construction to be in accordance with A.S.3700
6. All Wet area floors and walls to be protected as per Clause 3.8.1. BCA
7. Provide DPC's as per Clause 3.3.4 BCA
8. Provide flashings as per Clause 3.3.4, 3.5.1, & 3.5.3 BCA
9. Downpipes at 12m max. centres. Drainer to complete forms.
10. All landscaping/retaining walls to covenant requirements (by owner)

QLD SUSTAINABLE HOUSE CODE

SHOWER ROSES

Shower roses to be AAA rating when assessed against AS/NZ 6400:2004 or a 3 star rating under the water efficiency labeling scheme (WELS)

TOILET CISTERNS

Toilet cisterns to have dual flush capability that does not exceed 6 litres on full flush and 3 litres on half flush.

ENERGY EFFICIENT LIGHTING

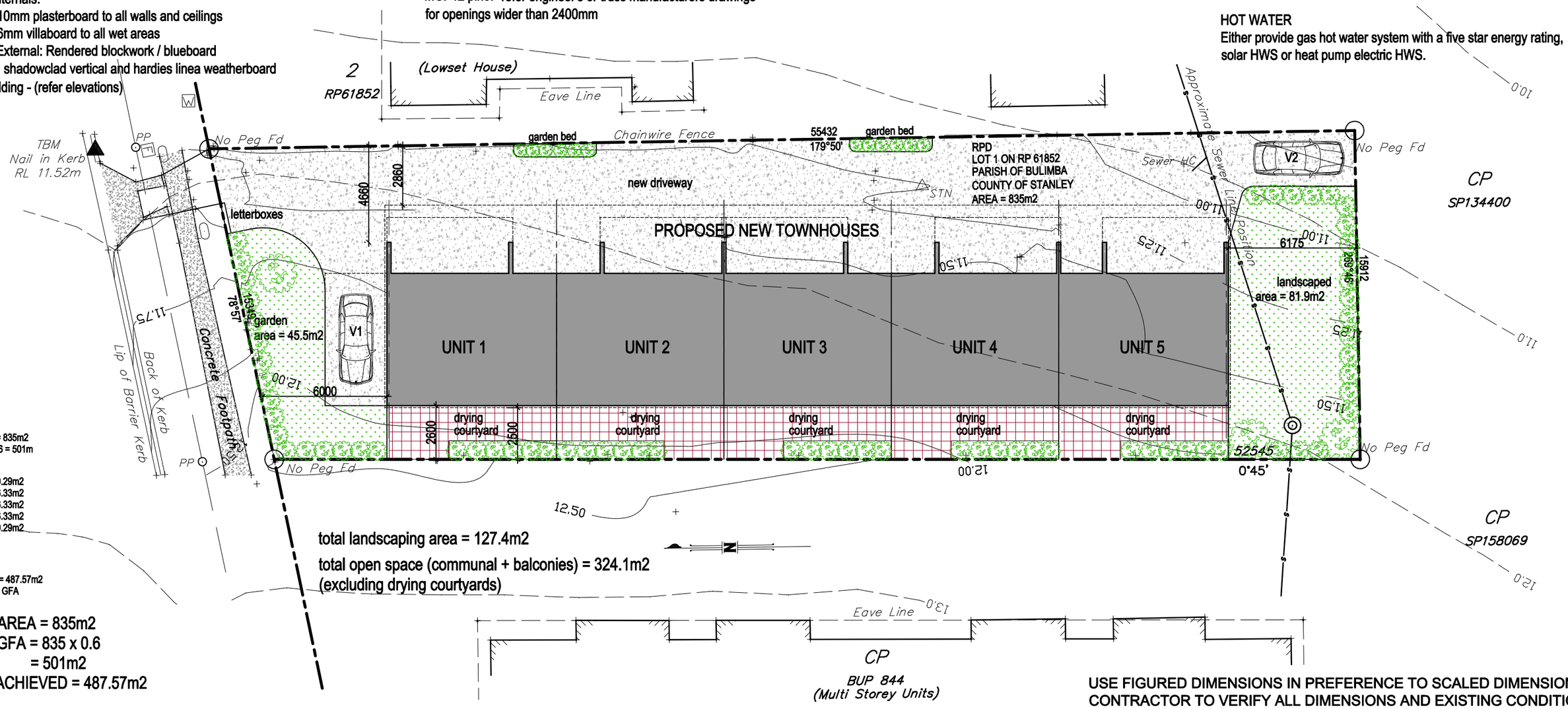
Fluorescent lights or compact fluorescent lights (CFLs) are to be used in 40% of the total area of all rooms. Area measured to include garage.

WATER SUPPLY

Where main water pressure at the outlet within the boundary exceeds 500kpa a water pressure limiting device to be installed to ensure pressure remains below 500kpa.

HOT WATER

Either provide gas hot water system with a five star energy rating, solar HWS or heat pump electric HWS.



SITE AREA = 835m2
MAX GFA = 835 x 0.6
= 501m2
GFA ACHIEVED = 487.57m2

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS
CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS
PRIOR TO COMMENCING ANY WORK, SHOP DRAWINGS OR FABRICATION

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PROJECT	DRAWING TITLE	CLIENT	SCALE	DRAWN	DWG NO.	ISSUE
Proposed units at 679 Wynnum Rd, Morningside	Site Plan	Menso	1:200	pjm	A01	0
		ISSUE DATE: may 08	PROJECT NO.: 08-025			