

GENERAL NOTES

Designed in accordance with the BCA and the building act of 1975 and AS 1684.2-2006 Part 2 wind class N3. 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. Gang nail roof trusses fixed to manufacturers specifications
2. Cross brace roof with 30 x 0.8 strap. Colorbond Roof.
3. Soffit 4.55mm FC sheets

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

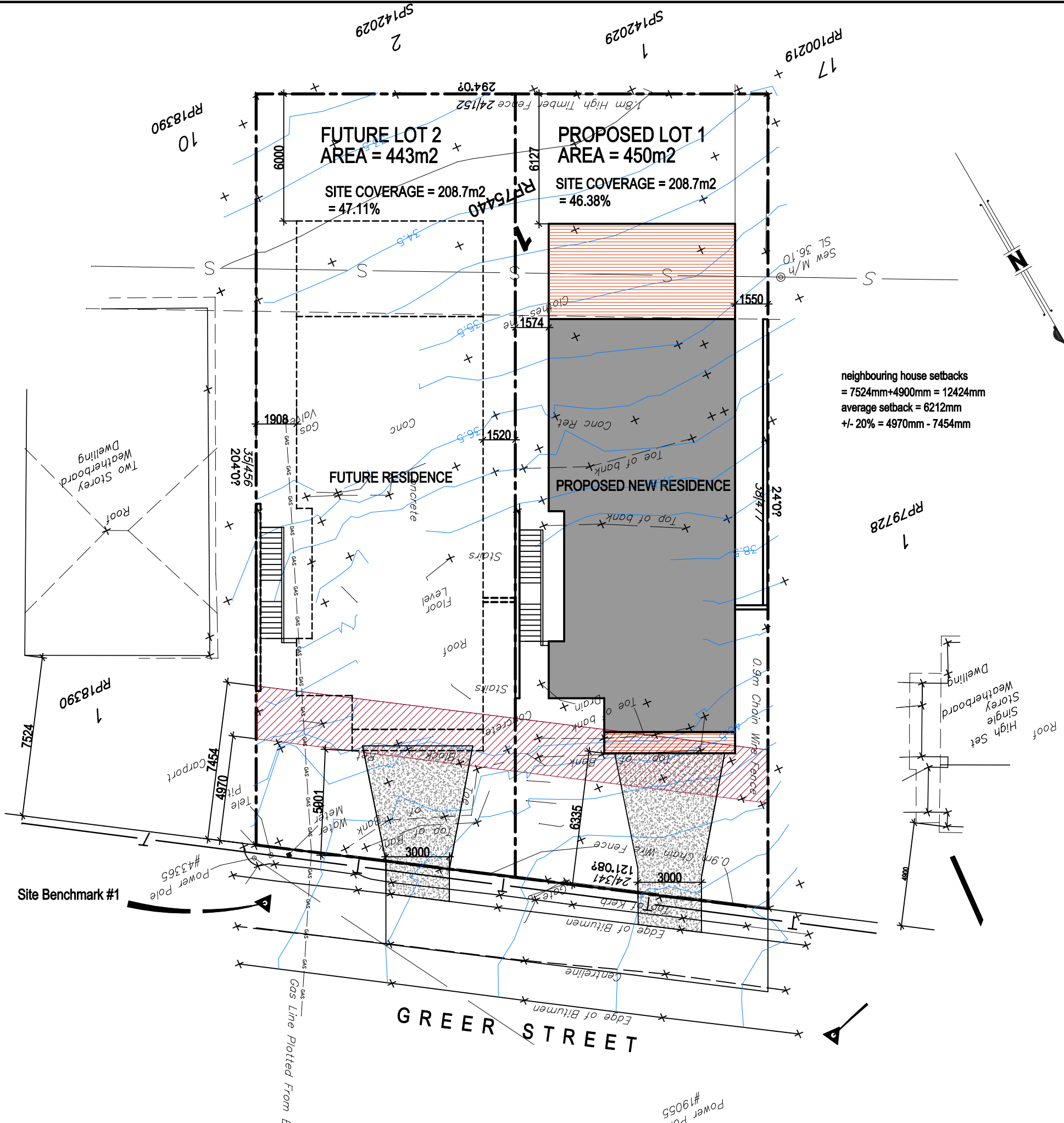
1. Slab and footings: see engineers details with soil test results

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

LINING

1. Internals:
 - (a) 10mm plasterboard to all walls and ceilings
 - (b) 6mm villaboard to all wet areas
2. External: Refer elevations



neighbouring house setbacks
 = 7524mm+4900mm = 12424mm
 average setback = 6212mm
 +/- 20% = 4970mm - 7454mm

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