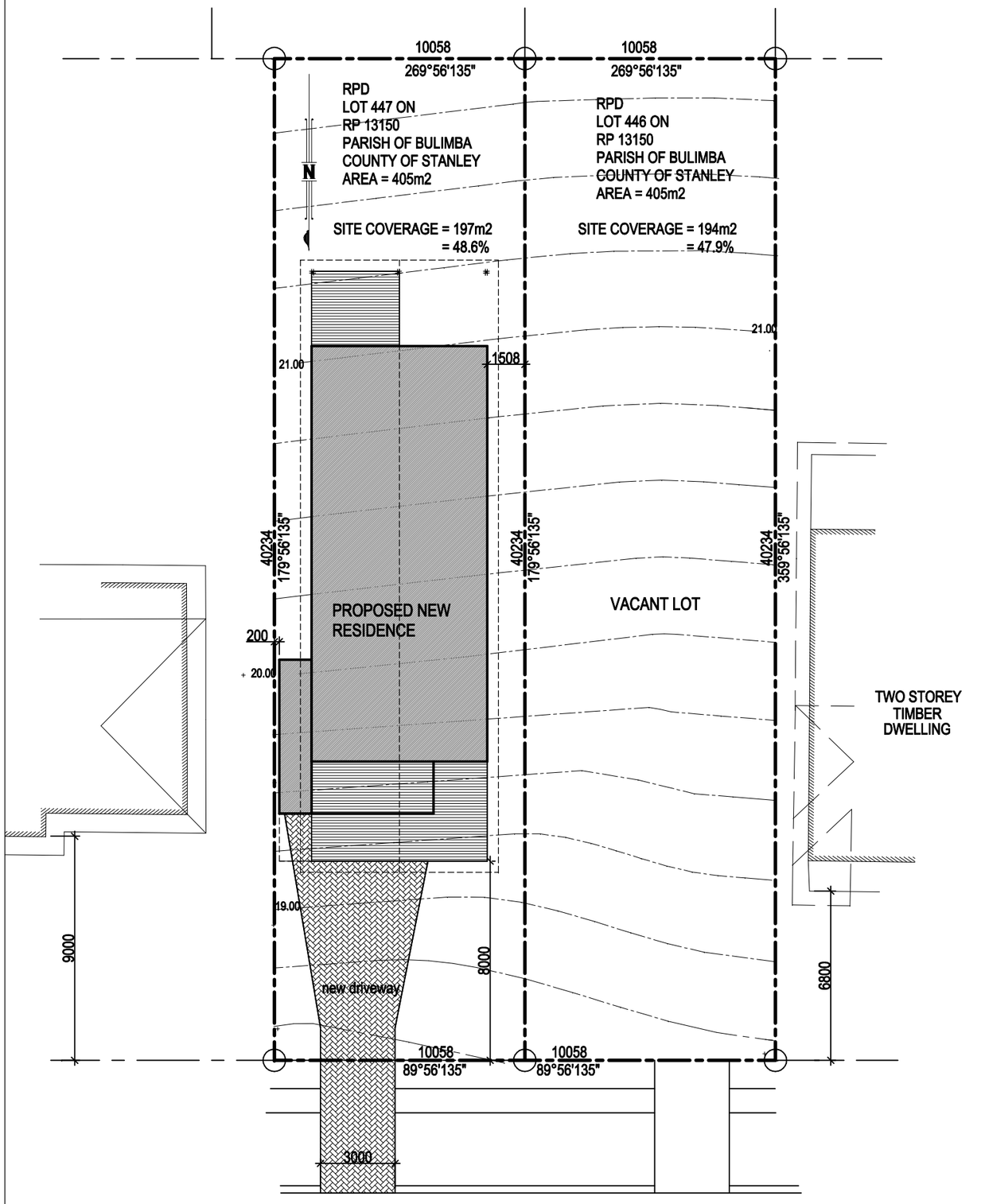

SITE PLAN

NOTES

Designed in accordance with the BCA and the building act of 1975 and AS 1684.2-2006 Part 2 wind class N.2

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.

ROOF FRAME

1. Gang nail roof trusses to manufacturers specifications
2. Cross brace roof with 30 x 0.8 strap. Corrugated colourbond sheeting
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 crs, 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 crs
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

STANDARD BUILDING REQUIREMENTS

1. Stairs, handrails, balustrades, wc doors, wet areas, termite protection and smoke alarms to comply with the BCA
2. Connect new plumbing and drainage to Local Authority requirements
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

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

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 LABELLING 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

FLOURESCENT LIGHTS OR COMPACT FLOURESCENT LIGHTS (CFLs) ARE TO BE USED IN 40% OF THE TOATL 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

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PROJECT	CLIENT	DRAWING TITLE	SCALE	DWG. NUMBER	DRAWN	DATE
New houses on Lot 447 Macrossan Ave, Norman Park	C. Ashcroft	Site Plan	1:100	A01	pjm	March 07