



Small Lot Survey
For details of small lot survey, refer to page 2 and its information.

Sewerage Note
Sewer manholes not located must be found on site prior to construction

**LYNNE GROVE AVENUE
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

- Gang nail roof trusses / rafters to manufacturers specifications
- Cross brace roof with 30 x 0.8 strap. Corrugated colourbond sheeting
- Soffit 4.55mm FC sheets

TIE DOWN

- Roof to battens as per manufacturers specifications
- Battens to trusses as per manufacturers specifications
- Truss to top plate - 2 triple grips at each end
- 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
- Bottom plate to slab - 1 M12 bolt at 1200 crs, at each end, and beside all openings
- Tie down and bracing to comply with AS 1684/06 and Manufacturers specifications

FOUNDATIONS

- Slab and footings: see engineers details with soil test results

WALL FRAME

- STUDS: 90 x 35 MGP12 pine @ 450 crs
- PLATES: Top and bottom 2/90 x 35 MGP12 Pine
- SIDES AND OPENINGS: 2/90 x 35 MGP12 Pine
- 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

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

STANDARD BUILDING REQUIREMENTS

- Stairs, handrails, balustrades, wc doors, wet areas, termite protection and smoke alarms to comply with the BCA
- Connect new plumbing and drainage to Local Authority requirements
- Doors to W.C.'s to have lift off hinges
- Smoke alarms to be provided as per BCA & AS3786
- Masonry construction to be in accordance with A.S.3700
- All Wet area floors and walls to be protected as per Clause 3.8.1. BCA
- Provide DPC's as per Clause 3.3.4 BCA
- 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