

**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.  
 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. Colourbond Roof.
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: 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 1350 crs, at each end, and beside all openings (with 4 nails each end)
5. Bottom plate to bearer and upper bottom plate to lower top plate at timber floor level - 1 M12 bolt at 1200 crs,
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: 70 x 35 MGP12 pine @ 450 crs
2. PLATES: Top and bottom 2/70 x 45 MGP12 Pine
3. SIDES AND OPENINGS: 2/70 x 45 MGP12 Pine  
3/70 x 35 MGP12 Pine studs each side of garage
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 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**  
 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.

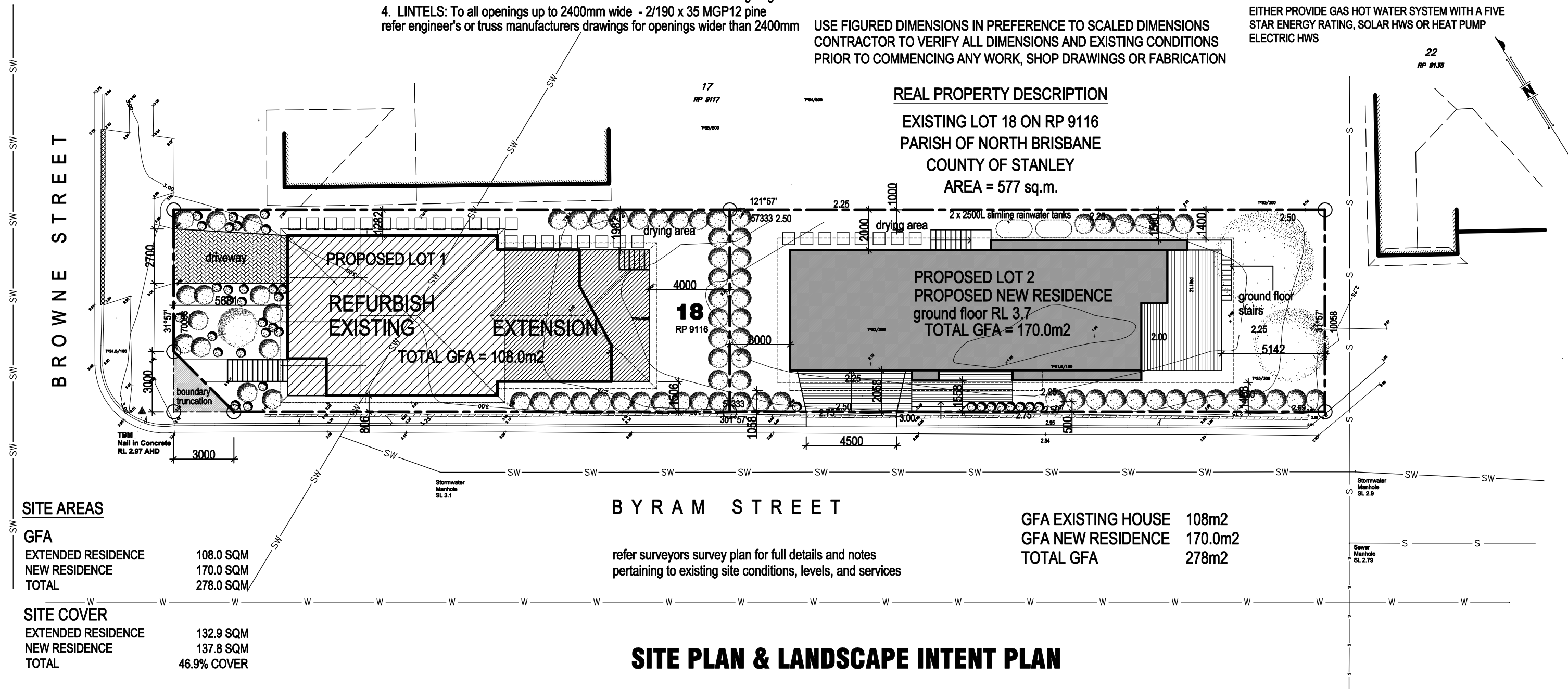
**WATER SUPPLY**  
 WHERE MAIN WATER PRESSURE AT THE OUTLET WITHIN THE BOUNDARY EXCEEDS 500Kpa A WATER PRESSURE LIMITING DEVICE TO BE INSTALLED TO ENSURE PRESSURE REMAINS BELOW 500KPa.

**HOT WATER**  
 EITHER PROVIDE GAS HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING, SOLAR HWS OR HEAT PUMP ELECTRIC HWS

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

**REAL PROPERTY DESCRIPTION**

EXISTING LOT 18 ON RP 9116  
 PARISH OF NORTH BRISBANE  
 COUNTY OF STANLEY  
 AREA = 577 sq.m.



**SITE PLAN & LANDSCAPE INTENT PLAN**