

BRK LAYER NOTE

- Hoop iron straps to all piers 18c minimum from top in Garage.
- Hoop iron straps to either side of all full height windows & sliding doors to start from slab level.
- Allow solid bricks to areas that balustrading is to be fixed into.
- Start with verticore / max bricks to areas that will have skirtings.
- Longreach req'd above washing machine area for strong fixing of dryer brackets.
- Conduit to Alfresco FB pier & rear access Garage door FB pier for light points & switch.

BRK LAYER/ GAS PLUMBER NOTE

- Install gas vent boxes as required.

BRK LAYER/ ROOF CARPENTER NOTE

- Roof to be tied down to resist uplift, as required in AS1884 Timber Framing Code.

GENERAL NOTE

- All dimensions are to be checked on site by relevant contractor before commencement of any work. Any discrepancies are to be brought to the attention of the builder.
- Do not scale from drawings.
- Read all architectural drgs in conjunction with engineering drgs. Any discrepancies between architectural drgs & engineering drgs shall be confirmed prior to commencing construction.
- It is the responsibility of the builder to inform the owner of the importance of maintaining external structural timbers by way of painting or similar protection.

CEILING FIXER/ PLASTERER NOTE

- Drywalling required marked DW.

CONCRETE NOTE

- Top of footings -3c to Garage piers either side of Garage opening for cut off drain in between piers.
- Prelay 100mm pvc pipe sleeve for retic from front to rear under Garage slab.

CONCRETE/ BRK LAYER NOTE

- Garage brick wall on boundary has been calculated to be set inside the boundary by 30mm.
- Prelay required for pvc rwp to be built into footing & pier for Porch box gutter & Balcony floor waste.
- See Engineering drgs for location of steel columns & that they are to sit at footing level & will require blockouts to slab. Consult with your builder or supervisor for correct blockout sizes.
- See POOL & PAVING PLAN for irrigation sleeves.

CONCRETE/ ENGINEERS NOTE

- Conc slabs to have 172 risers & 250 gongs.

CONCRETE/ PLUMBER NOTE

- Prelay required for pvc rwp to be built into Porch & Balcony brick piers.
- Prelay required for US Kitchenette sink waste to Kitchen cavity wall.

FIXING CARPENTER NOTE

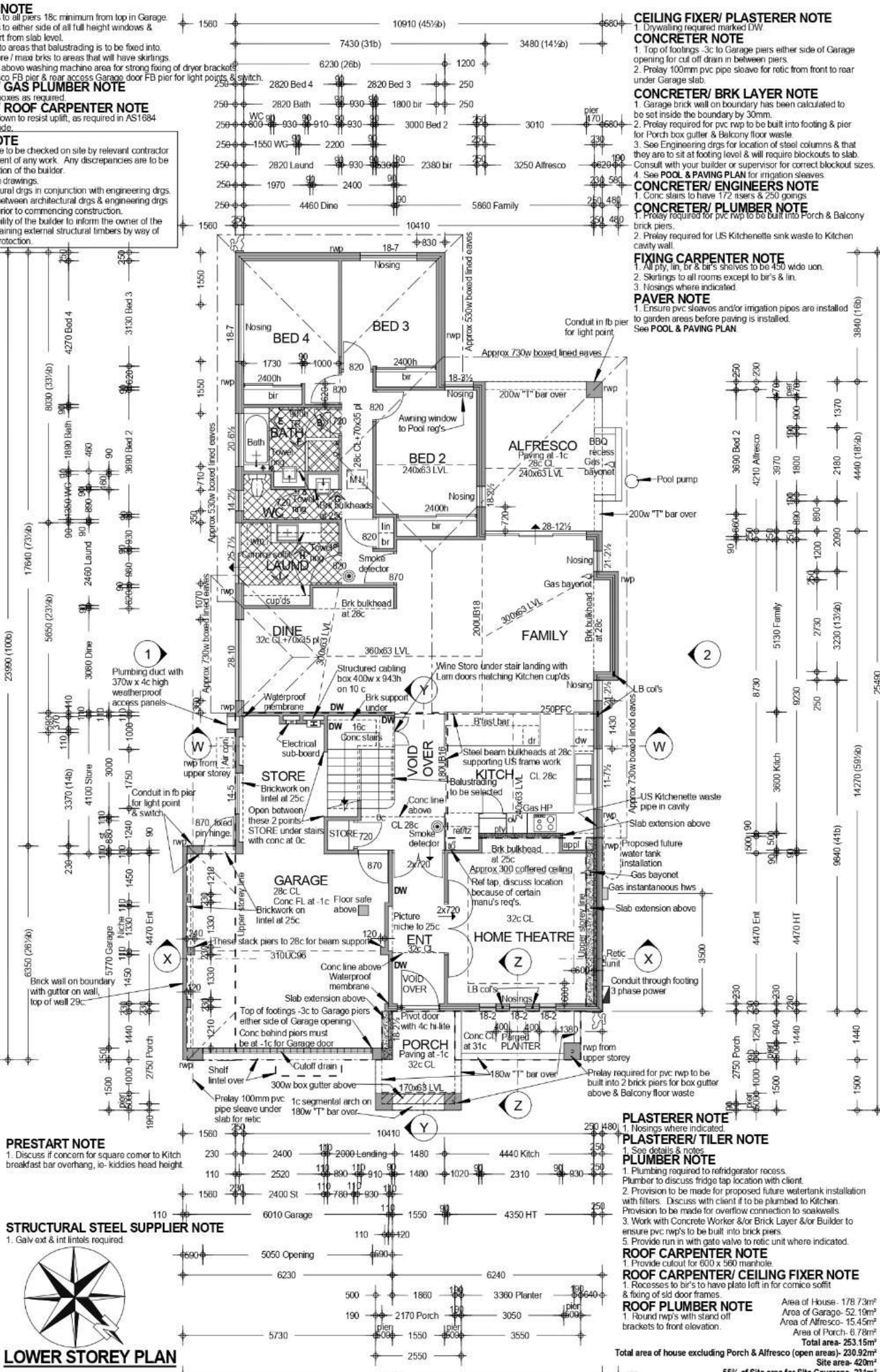
- All ply, lin. br & br's shelves to be 450 wide uon.
- Skirtings to all rooms except to br's & lin.
- Nosings where indicated.

PAVER NOTE

- Ensure pvc sleeves and/or irrigation pipes are installed to garden areas before paving is installed.
- See POOL & PAVING PLAN

REFER TO ENGINEERS
N1 WIND LOADING DETAILS

ADDRESS:
LOT 1552 TURTLEDOVE ROAD,



PRESTART NOTE

- Discuss if concern for square corner to Kitch breakfast bar overhang, ie- kiddies head height.

STRUCTURAL STEEL SUPPLIER NOTE

- Gaw ext & int lintels required.

PLASTERER NOTE

- Nosings where indicated.

PLASTERER/ TILER NOTE

- See details & notes

PLUMBER NOTE

- Plumbing required to refrigerator recess. Plumber to discuss fridge tap location with client.
- Provision to be made for proposed future watertank installation with filters. Discuss with client if to be plumbed to Kitchen. Provision to be made for overflow connection to soakwells.
- Work with Concrete Worker &/or Brick Layer &/or Builder to ensure pvc rwp's to be built into brick piers.
- Provide run in with gate valve to retic unit where indicated.

ROOF CARPENTER NOTE

- Provide cutout for 600 x 560 manhole.

ROOF CARPENTER/ CEILING FIXER NOTE

- Recesses to br's to have plate left in for cornice soffit & fixing of sid door frames.

ROOF PLUMBER NOTE

- Round rwp's with stand off brackets to front elevation.

LOWER STOREY PLAN

Area of House - 178.73m²
Area of Garage - 52.19m²
Area of Alfresco - 15.45m²
Area of Porch - 8.78m²
Total area - 255.15m²
Site area - 420m²
55% of Site area for Site Coverage - 231m²

Drawn: Sam Westwood
Date: 24/03/2010
Scale: 1:100
Title: Overall 100
Sheet 1 of 12

REFER TO ENGINEERS N1 WIND LOADING DETAILS

BRK LAYER NOTE

- Hoop iron straps to either side of all full height windows & sliding doors to start from slab level.
- Allow solid brks to areas that balustrading is to be fixed into.
- Start with verticore / max brks to areas that will have skirtings.
- 25mm cavity between external cavity wall & single leaf external wall as noted in two locations.

BRK LAYER/ ROOF CARPENTER NOTE

- Roof to be tied down to resist uplift, as required in AS1684 Timber Framing Code.

CEILING FIXER/ PLASTERER NOTE

- Drywalling required marked DW.

CONCRETE/ ENGINEERS NOTE

- Conc stairs to have 172 risers & 250 goings
- Conc to finish 10mm shy of brick work with 'Malthoid' joint to left of Ensuite, see Sections.

FIXING CARPENTER NOTE

- All WIR's & lin shelves to be 450 wide unbr.
- Skirtings to all rooms except to WIR & lin.
- Nosings where indicated.
- Timber trim about slab edge to Void & Stairs. No timber trim to walls.

PLASTERER NOTE

- Nosings where indicated.

PLASTERER/ TILER NOTE

- See details & notes.

ROOF CARPENTER NOTE

- Provide cutoff for 600 x 560 manhole

ROOF CARPENTER/ CEILING FIXER NOTE

- Recess to lin to have plate left in for cornice soffit & fixing of sld door frame.

ROOF PLUMBER NOTE

- Round rwp's with stand off brackets.

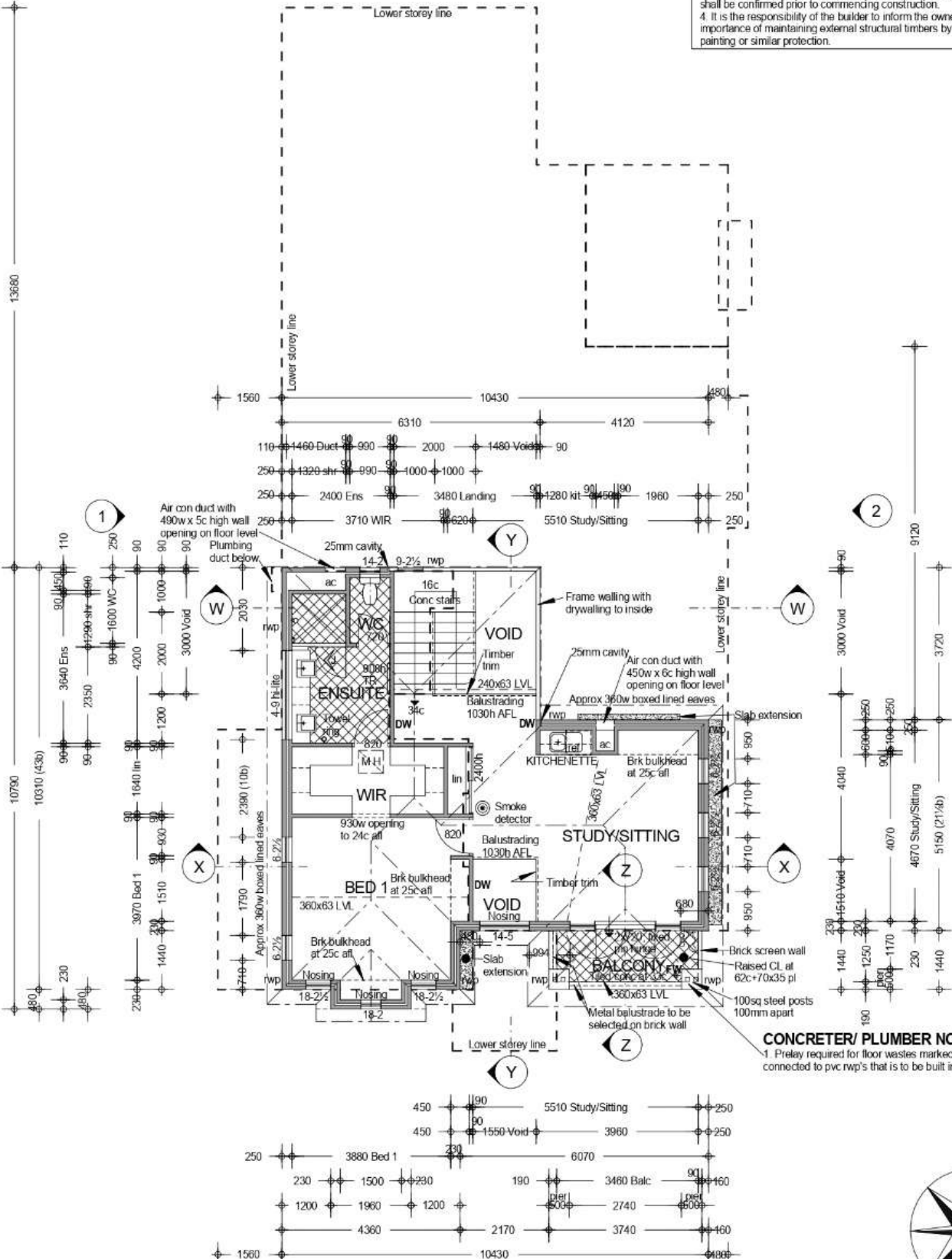
STRUCTURAL STEEL SUPPLIER NOTE

- Galv ext & int lintels required.

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LOT 1552 TURTLEDOVE ROAD,



UPPER STOREY PLAN

CONCRETE/ PLUMBER NOTE

- Prelay required for floor wastes marked FW to Balcony connected to pvc rwp's that is to be built into piers.



Area of House- 84.41m²
Area of Balcony- 5.39m²
Total area- 89.80m²