

Construction Notes:

FRAMED CONSTRUCTION - ALL DRAWINGS TO BE READ IN CONJUNCTION WITH:

- ** STRUCTURAL ENGINEERS DRAWINGS.
- ** WALL FRAME / SUSPENDED FLOOR AND ROOF TRUSS MANUFACTURES DRAWINGS
- ** BUILDERS CONSTRUCTION DETAILS

CONCRETOR NOTE

REFER TO SITE PLAN AND SLAB LAYOUT FOR ALL PRELAY AND CONDUIT REQUIREMENTS

TERMITE SPRAY PRIOR TO CONCRETE POUR.

TOP OF FOOTINGS TO BE AT -4c BETWEEN A-A AND B-B TO SUIT ADJOINING SITE LEVELS

STEP DOWN TO WET AREAS TO GROUND FLOOR NOT REQUIRED.

REFER TO FOOTING DETAIL & SLAB LAYOUT (SHEET 7, 8 & 9) FOR SLAB & FOOTING SETOUT.

PLUMBER NOTE

SEE SITEPLAN AND SLAB LAYOUT FOR ALL PLUMBING SETOUTS (SHEET 9 & 10)

WALL FRAMER NOTE

REFER TO CONSTRUCTION DETAILS AND ENGINEERS DRAWINGS FOR ALL FRAMING REQUIREMENTS

INTERNAL DOOR FRAME OPENINGS TO BE 40mm WIDER & 40mm HIGHER THAN NOMINATED DOOR SIZE.

REFER TO INTERNAL PLANS FOR NOGGING REQUIREMENTS FOR FIXTURES AND FITTINGS

ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. EXTERNAL FRAME FIXING / NAILING TO BE COUNTERSUNK

FLOOR JOIST NOTE

REFER TO JOIST LAYOUT FOR SERVICE REQUIREMENTS TO SUSPENDED FLOOR

CARPENTER NOTE

ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. BARGE BOARD FIXING / NAILING TO BE COUNTERSUNK

MANHOLE (560mm x 660mm) TO SUIT TRUSS DESIGN (REFER TO UPPER FLOOR PLAN FOR LOCATION)

ALLOW FOR 400 Ø VENTED SKYLIGHTS WHERE INDICATED, UNLESS NOTED OTHERWISE

PROVIDE 1190 x 590 CUT OUT FOR RETURN AIR GRILLE WHERE SHOWN ON PLAN (WHEN REQUIRED)

TRUSSED ROOF NOTE

EAVE DETAILS DIFFER DEPENDING ON WALL CONSTRUCTION. REFER TO SECTIONS AND CONSTRUCTION DETAILS FOR TRUSS REQUIREMENTS.

BRICK LAYER NOTE

REFER TO SHEET 9 FOR EXTENT OF BRICKWORK FROM TOP TO FOOTING TO 0c

BRICK VENEER CONSTRUCTION. CAVITY WALL TIES AS PER AUSTRALIAN STANDARDS (REFER TO ELEVATIONS FOR EXTENT OF RENDERED BRICK TO FRONT)

2c HIGH FACE BRICKWORK UNLESS OTHERWISE NOTED (REFER TO PLAN AND DETAILS)

FIXING CARPENTER NOTE

450mm WIDE SHELF & RAIL 1800mm HIGH TO BEDS 1, 2 & 3. CL OF RAIL TO BE 250mm OFF WALL

4x450mm WIDE SHELVES TO PANTRY (REFER TO INTERNALS PLAN)

4x 450mm WIDE SHELVES TO LINEN (HEIGHTS AS PER PANTRY)

STAIR MANUFACTURER NOTE

REFER TO INTERNALS (SHEET 5) FOR STAIR REQUIREMENTS

TIMBER QUAD TO WALL/STRINGER INTERSECTION

STAIR TREADS IN DRY AND WET SURFACES ARE TO COMPLY TO TABLE 3.9.1.3 BCA

CLIENT NOTE

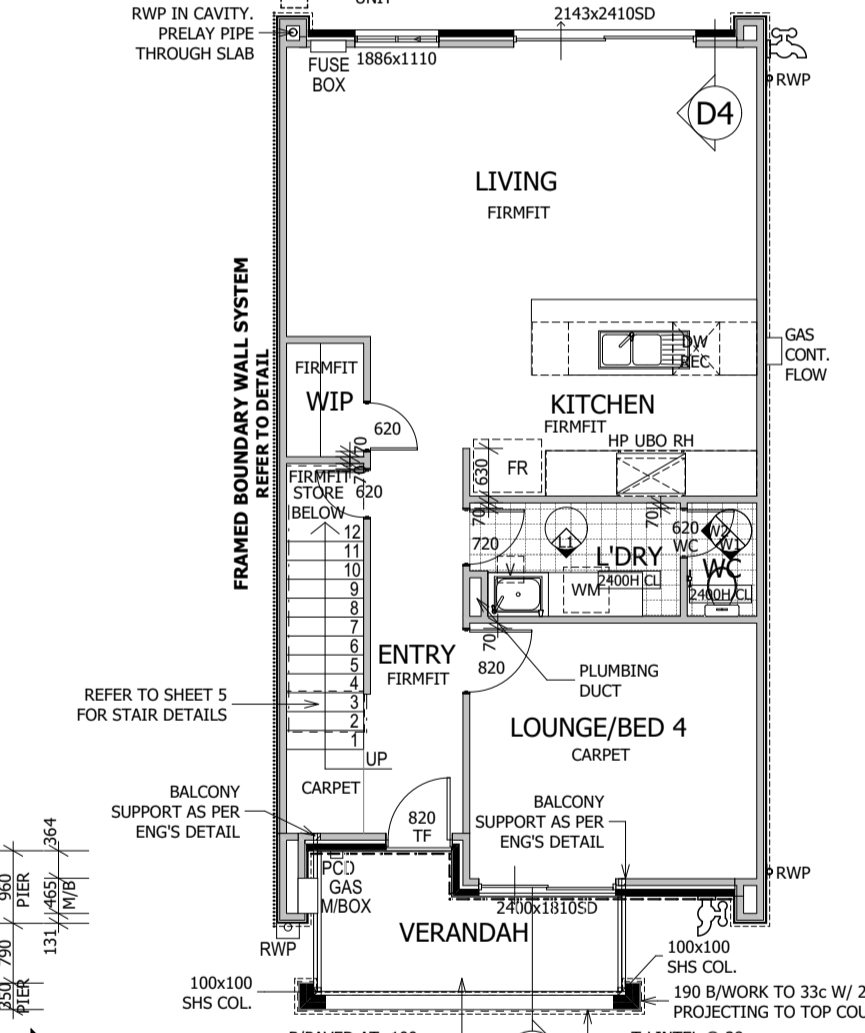
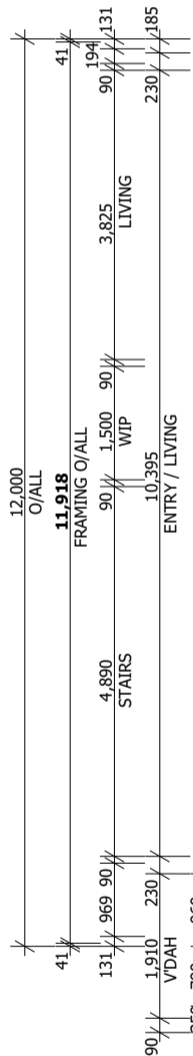
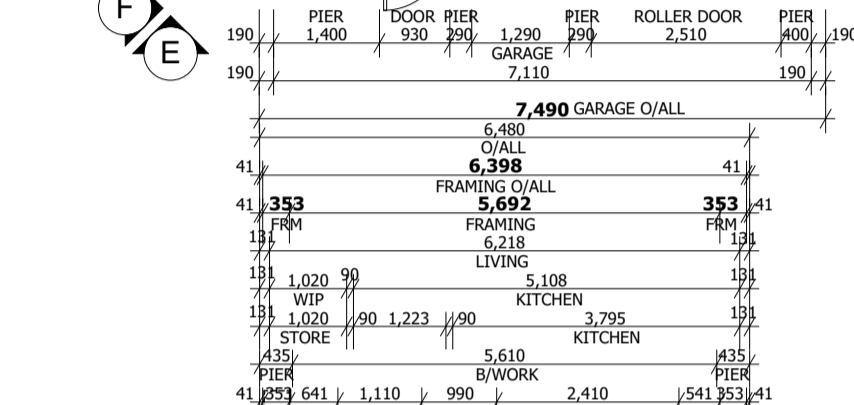
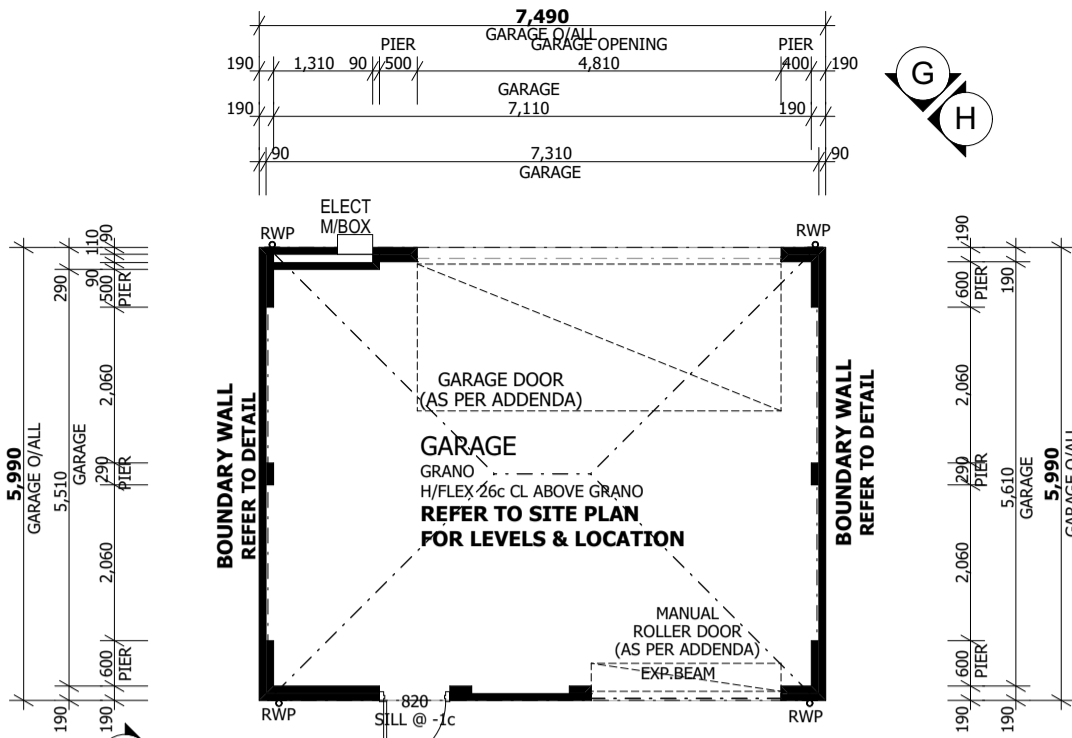
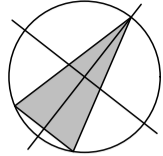
ALL DIMENSIONS TAKE PREFERENCE TO SCALE

DIMENSIONS SHOWN ON PLAN ARE TO WALL FRAMING SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR WALL LINING. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS.

No & PLACING OF RWP'S IS APPROX AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION

HOMEBUYERS CENTRE RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY PLEASE CHECK SPECIFICATIONS & ADDENDA CAREFULLY

COASTAL ZONE



INDICATES EXTENT OF PRIMARY RENDER COLOUR
 INDICATES EXTENT OF SECONDARY RENDER COLOUR
 INDICATES EXTENT OF PAINT

WALL LEGEND

FRAMED WALL	
BRICKWORK	

AREA CALC

. GROUND FLOOR AREA	73.55	(39.250m)
. UPPER FLOOR AREA	73.08	(39.410m)
. GARAGE	44.87	
. VERANDAH	7.42	
. BALCONY	6.18	
TOTAL	205.10	m²



CLIENT:
 Steven J. Proctor & Mrs. Candis L. Proctor

ADDRESS:
 Lot 608 (#132) Reflection Boulevard
 JINDALEE

FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE

SIGNATURES

CLIENT: _____

CLIENT: _____

BUILDER: _____

AMENDMENTS:	DATE:	INT:	AMENDMENTS:	DATE:	INT:
PWC DRAWINGS & VO#1	08/01/20	KV			
PRELIMINARY PLANS	20/01/20				
PRESTART DRAWINGS	26/02/20	JG			
			GROUND FLOOR PLAN WIND CLASS: N2		
			SHEET NO: 1 OF 12 JOB NO: 70718		

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COASTAL ZONE

ROOFING NOTE

TRUSSED ROOF TO HOUSE
ALL DRAWINGS TO BE READ IN
CONJUNCTION WITH STRUCTURAL
ENGINEERS DRAWINGS.

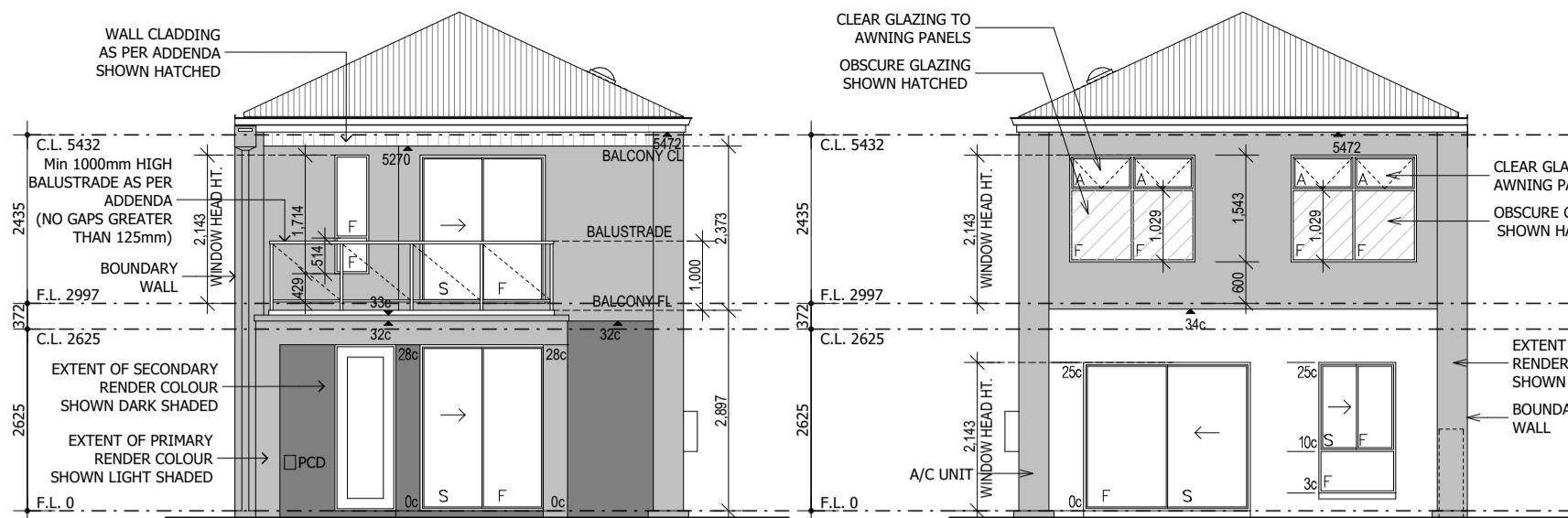
ALL STRUCTURAL BEAMS IN
ACCORDANCE WITH B.C.A
25° ROOF PITCH - COLORBOND

GLAZING NOTE

ALL GLAZING TO BE COMPLIANT
WITH AS 2047

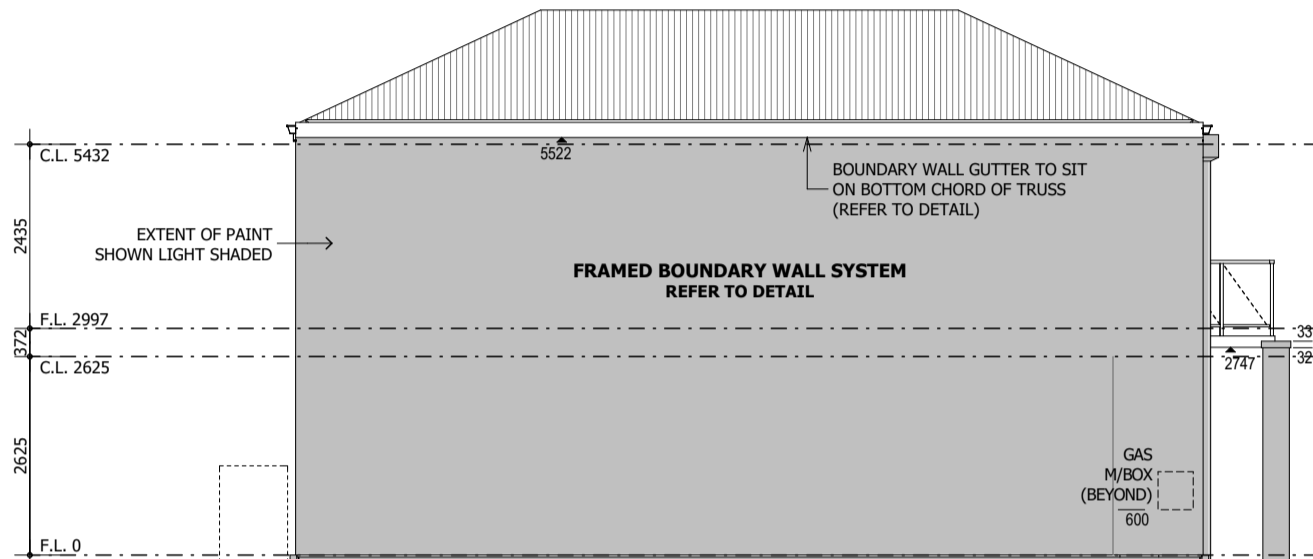
OPENABLE BEDROOM WINDOWS
NON-COMPLIANT WITH NCC BCA
Vol. 2 CLAUSE 3.9.2.5 TO HAVE A
SUITABLE DEVICE FITTED TO
RESTRICT THE OPENING TO
MAX. 125mm.

ALL GLAZING TO BE SINGLE CLEAR
GLAZING IN ALUMINIUM FRAMES -
GENERIC U VALUE 6.57 SHGC 0.74.
UNLESS NOTED OTHERWISE.

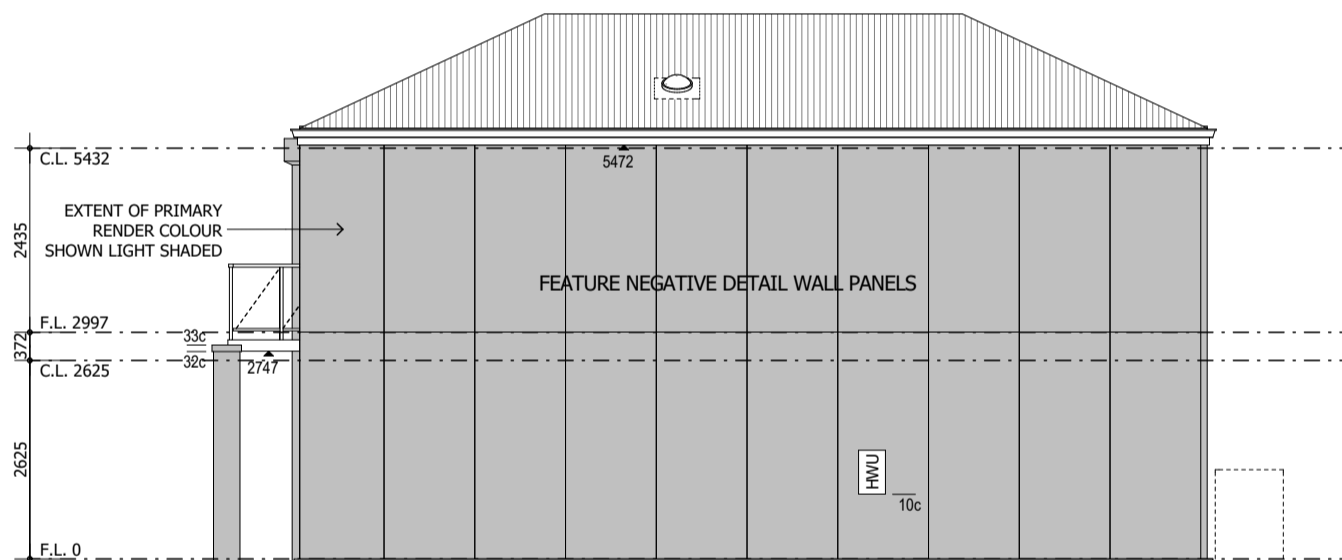


A FRONT ELEVATION
1:100

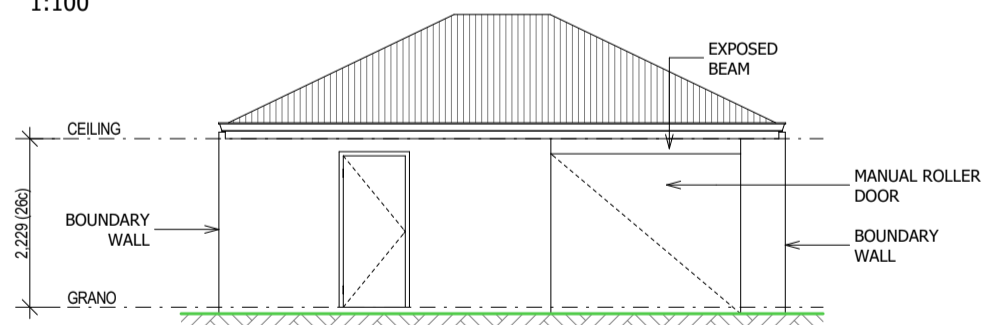
C REAR ELEVATION
1:100



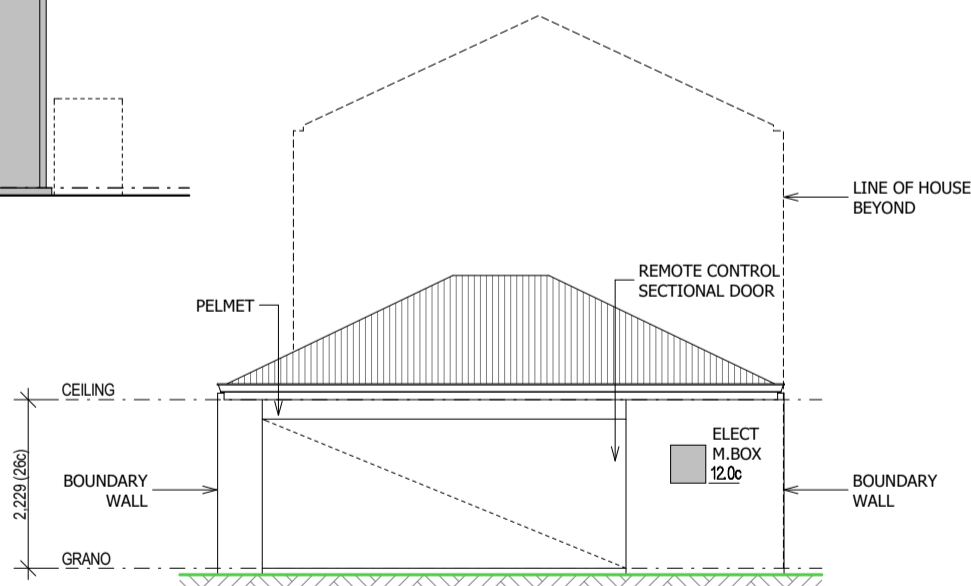
B SIDE ELEVATION
1:100



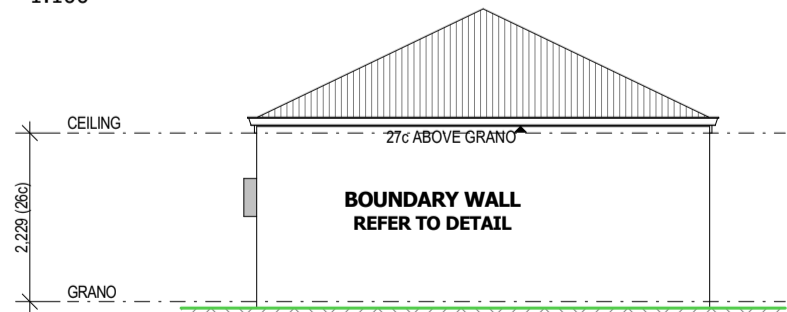
D SIDE ELEVATION
1:100



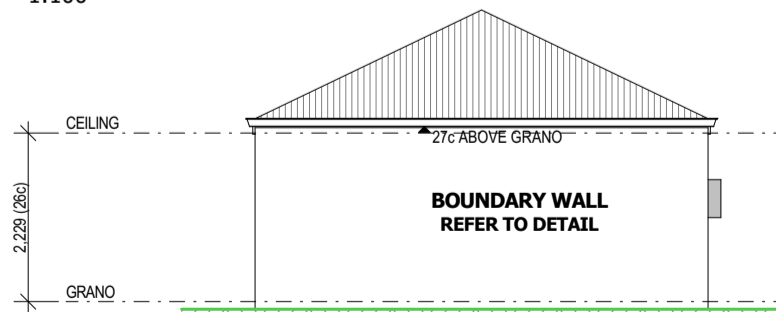
E GARAGE REAR ELEVATION
1:100



G GARAGE FRONT ELEVATION
1:100



F GARAGE SIDE ELEVATION
1:100



H GARAGE SIDE ELEVATION
1:100



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AMENDMENTS:

DATE:

INT:

ELEVATIONS

WIND CLASS: N2

SHEET NO: 3 OF 12

JOB NO: 70718