

**GENERAL NOTES**

All construction to be in accordance with the Building Act 1990 and TRADAC for N2 condition and all relevant Australian Standards. All materials to be new. All work in accordance with manufacturers specs. All dimensions to be verified by BUILDER prior starting of works.

**GENERAL SITE PREPARATIONS**

Batter to cut and fill to have a max. grade of 1:2 as a permanent embankment. Building platform to have a grade of 1:20 away from proposed building, to prevent ponding near footings. Surface water to be channeled away in a direction of natural land fall via a surface drain with 1:100 fall.

No.	Description	Date

**NORTH**

RPD  
LOT 2212  
SP  
PAR. STAYPALTON  
AREA 400M2

**Ezat**  
Builder, Block & Bricklayer  
BSA 1230661

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**PROPOSED DWELLING AT LOT  
2212 O'REILY CRES.  
SPRINGFIELD LAKES  
Y QASIMI**

SITE PLAN		A01/1B
Project number	2810/10	
Date	Issue Date	
Drawn by	V.S.	
Checked by	V.S.	
Scale	1 : 100 @ A3	

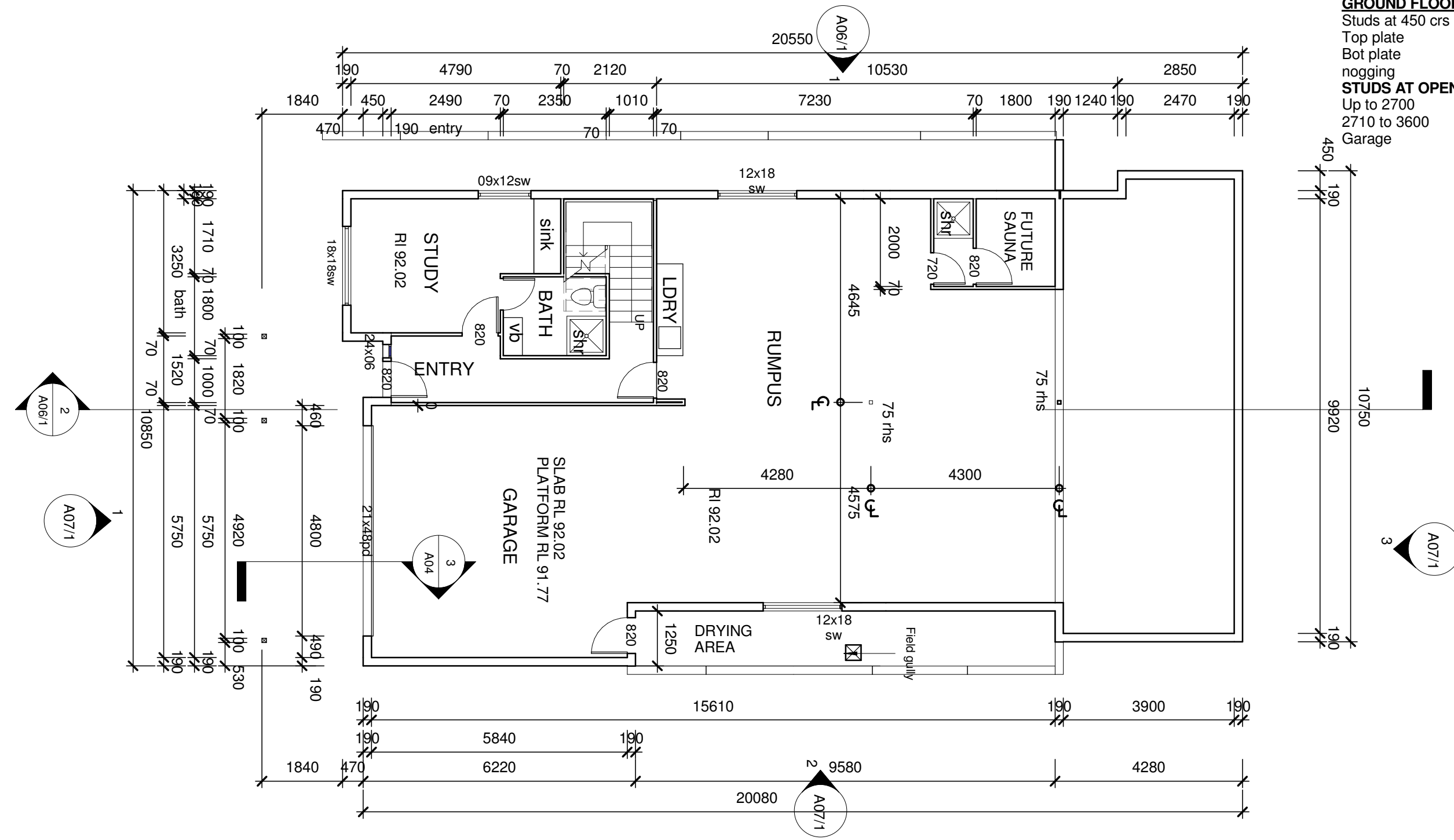
**TIMBER SCHEDULE MGP 12**

**1ST FLOOR**  
 Studs at 450 crs 70X35  
 Top plate 2/35x70  
 Bot. plate 45x70  
 Nogging 35x70 mgp10

**STUDS AT OPENINGS**  
 Up to 3000 2/70x35  
 3010 to 4000 3/70x35

**GROUND FLOOR**  
 Studs at 450 crs 70x35  
 Top plate 2/35x70  
 Bot plate 35x70 mgp10  
 Nogging 35x70 mgp10

**STUDS AT OPENINGS**  
 Up to 2700 2/70x35  
 2710 to 3600 3/70x35  
 Garage 4/70x35



No.	Description	Date
B	Gr. fl wall to blockwork	22/07/2014
	1st fl wall to koolwall	22/07/2014
	Ldry moved and sauna added	22/07/2014

GFA	74m2
Gr. fl	183m2
Bal.	14m2
Alf.	14m2
<b>TOTAL</b>	<b>285M2</b>

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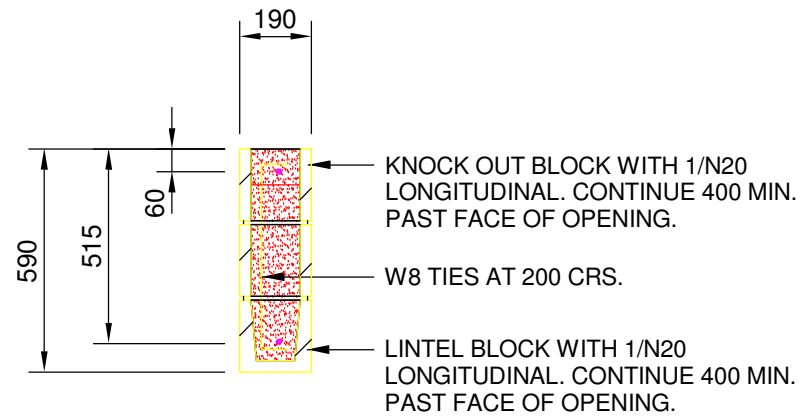
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**GROUND FLOOR PLAN**

Project number	2810/10	<b>A02/1B</b>
Date	Issue Date	
Drawn by	V.S.	
Checked by	V.S.	
Scale		1 : 100 @ A3



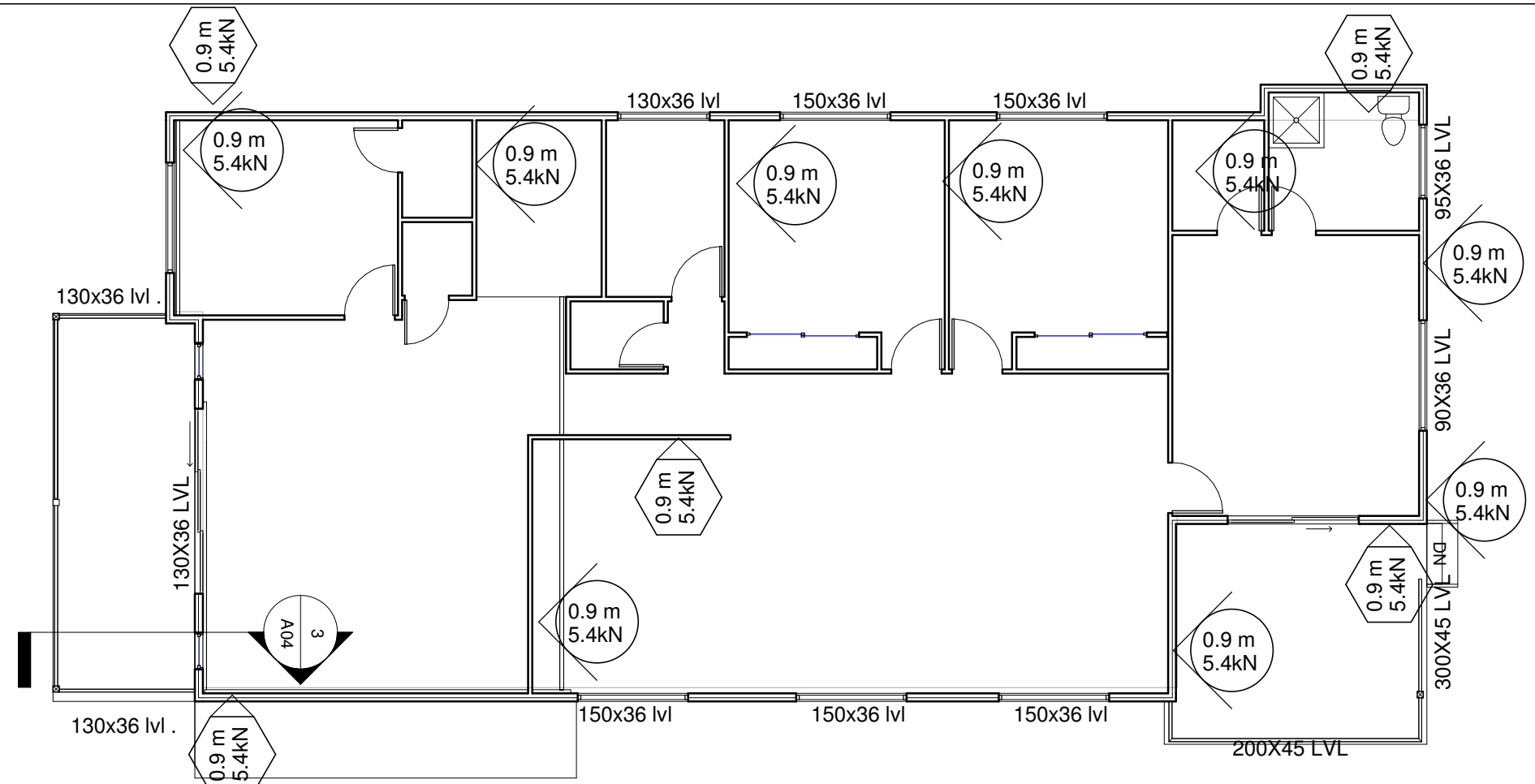


**TYPICAL SECTION THROUGH BLOCK LINTEL OVER GARAGE DOOR OPENING**  
(4800 MAX. OPENING WIDTH)

**LINTEL DETAIL**

2

1 : 20



70x70x150 angle 1 m16 chemsets to block lintel and 2m12 bolt to beam

425x85 17 c beam bottom level with bottom of joists

240 63 joists at 450 crs  
Fix to beam with joist hangers

70 x70 galv angle  
1/m16 chemsets to block lintel and 2m12 bolts through beam

2/70x45 plates

Decking

130x45 joists H3 at 450-crs

130x35 lvl H3 pole plate fix with M12 chemsets at 900 crs staggered

Block lintel to eng. details

NOTE  
240 70 joists against block lintel is hidden for clarity

NOTE  
Use joists and bearer deck protector to balcony

400x63 lvl H3 beam fix to post with 3m12 galv bolts staggered

Level 1  
2660

DIR A

48.6kN prov  
48.4 kN ach

DIR B

27.0kN prov  
19.3kN ach.

**Section 3**

3

1 : 20

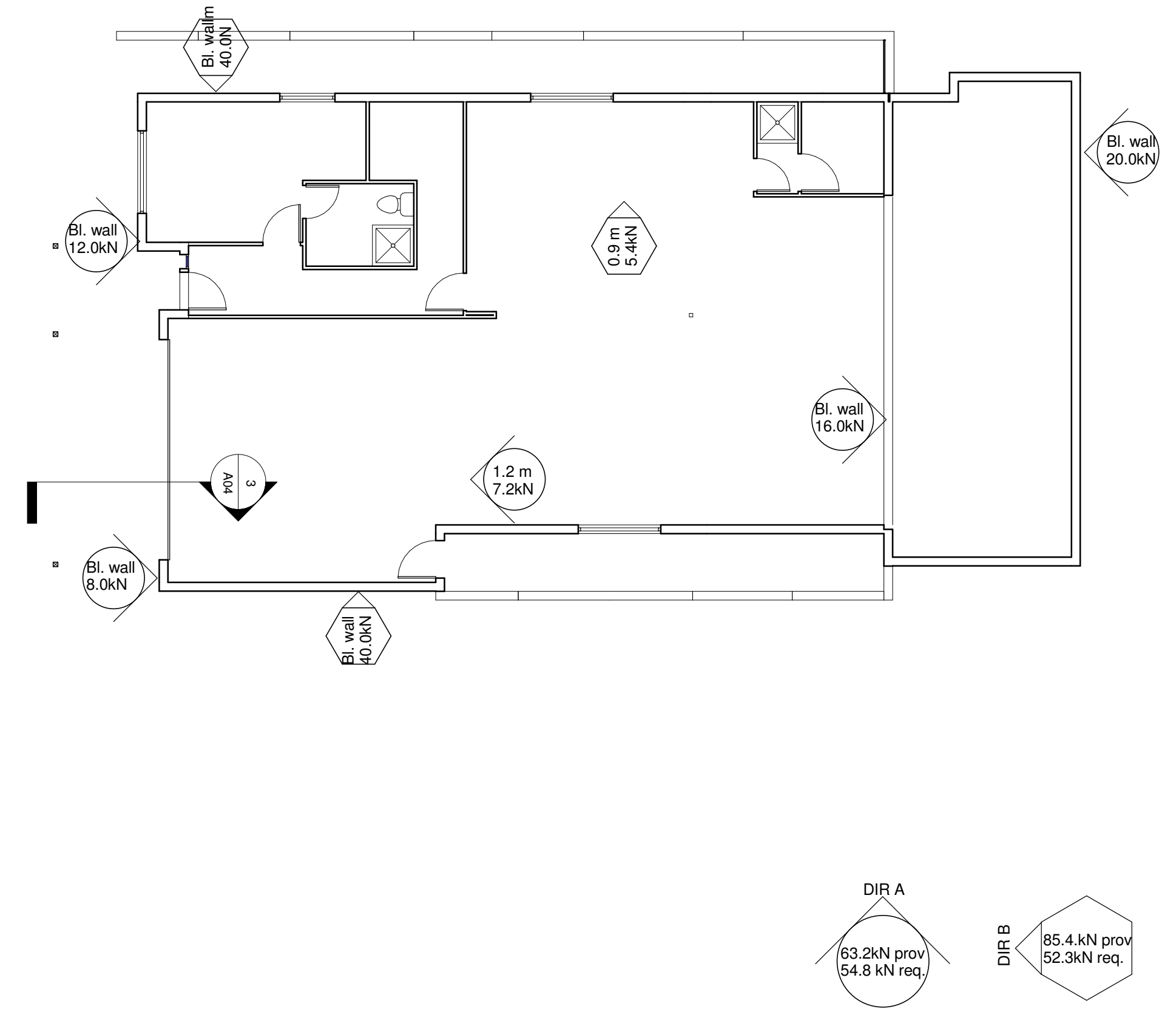
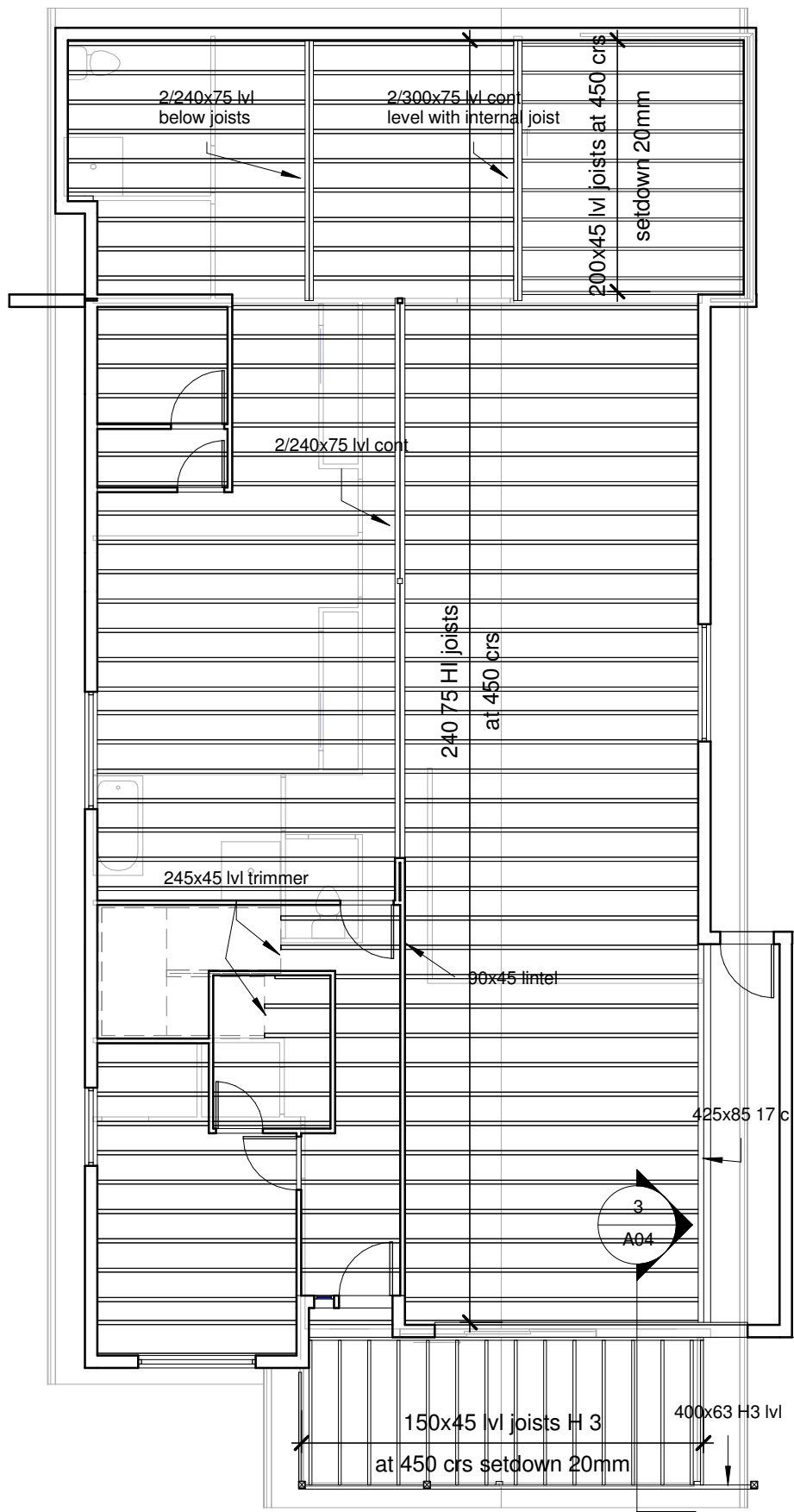
No.	Description	Date

**PROPOSED DWELLING AT LOT 2212 O'REILY CRES. SPRINGFIELD LAKES**  
**Y QASIMI**

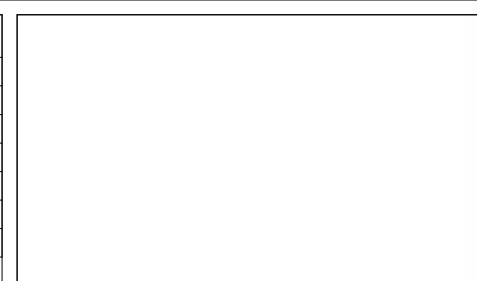
**BRACING/LINTEL PLAN**

Project number	2810/10	<b>A04B</b>
Date	Issue Date	
Drawn by	V.S.	Scale As indicated @ A3
Checked by	V.S.	

25/07/2014 7:13:35 AM



No.	Description	Date



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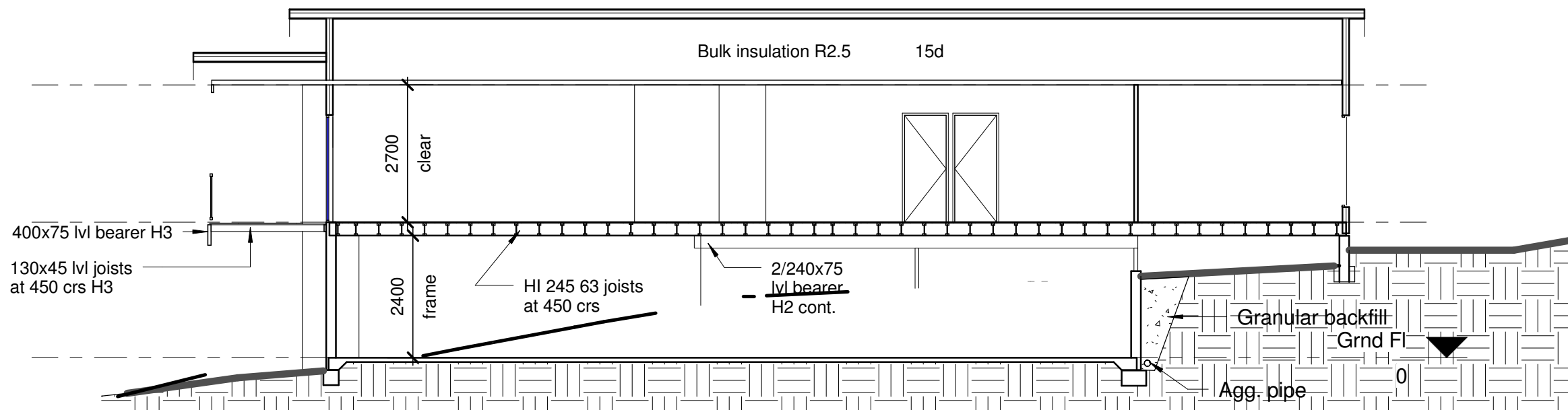
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**PROPOSED DWELLING AT LOT 2212 O'REILY CRES. SPRINGFIELD LAKES**

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BRACING/FRAMING PLAN		A05/1B
Project number	2810/10	
Date	Issue Date	
Drawn by	V.S.	
Checked by	V.S.	
Scale	1 : 100 @ A3	



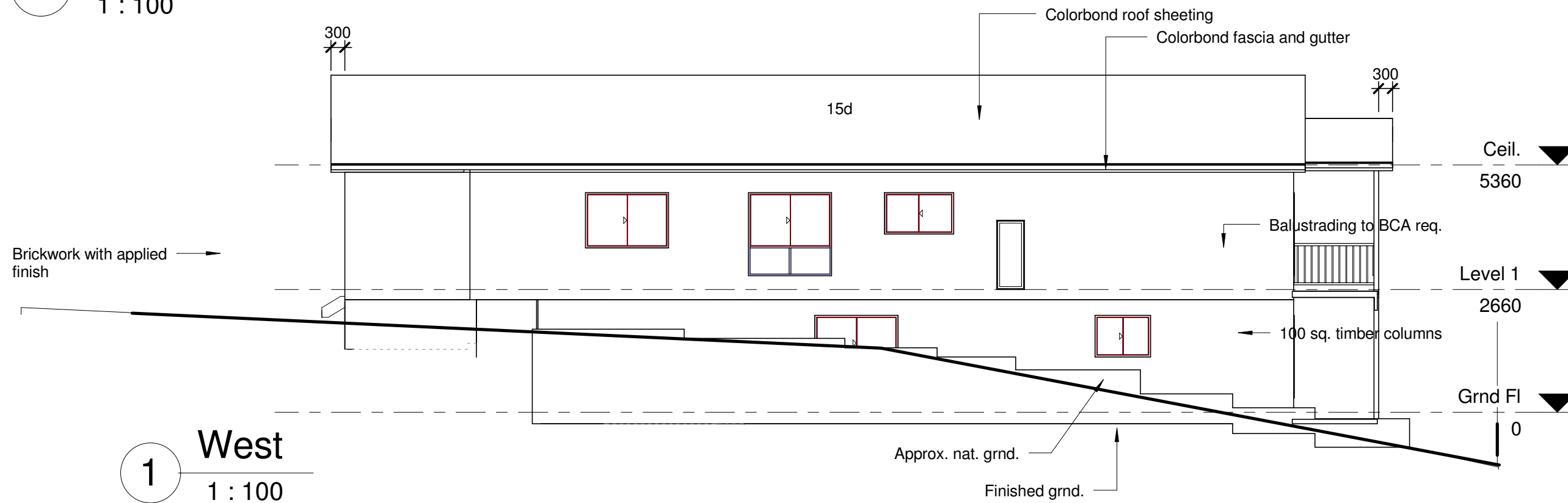
**TE DOWN**  
**1st floor**  
 Batten to truss  
 Truss to plate  
 Top pl. to frame  
 Bot. pl. to top pl. of Grnd. fl.  
**Ground Floor**  
 Nominal fixing  
 Bot. pl. to slab

Screw fix  
 Cyclone strap per truss  
 M12 rod at 1800 crs. and each side of opening  
 M12 rod at 1200 crs and each side of opening  
 M12 trubolts at 1200 crs or fired nails at 1200 crs

Ftg. and slab to eng. details on 50 sand bedding on visqueen barrier  
 Provide termite barrier to Aust. Standards

For ret. walls and blockwork refer to eng. details

**2** Section 2  
 1 : 100



**1** West  
 1 : 100

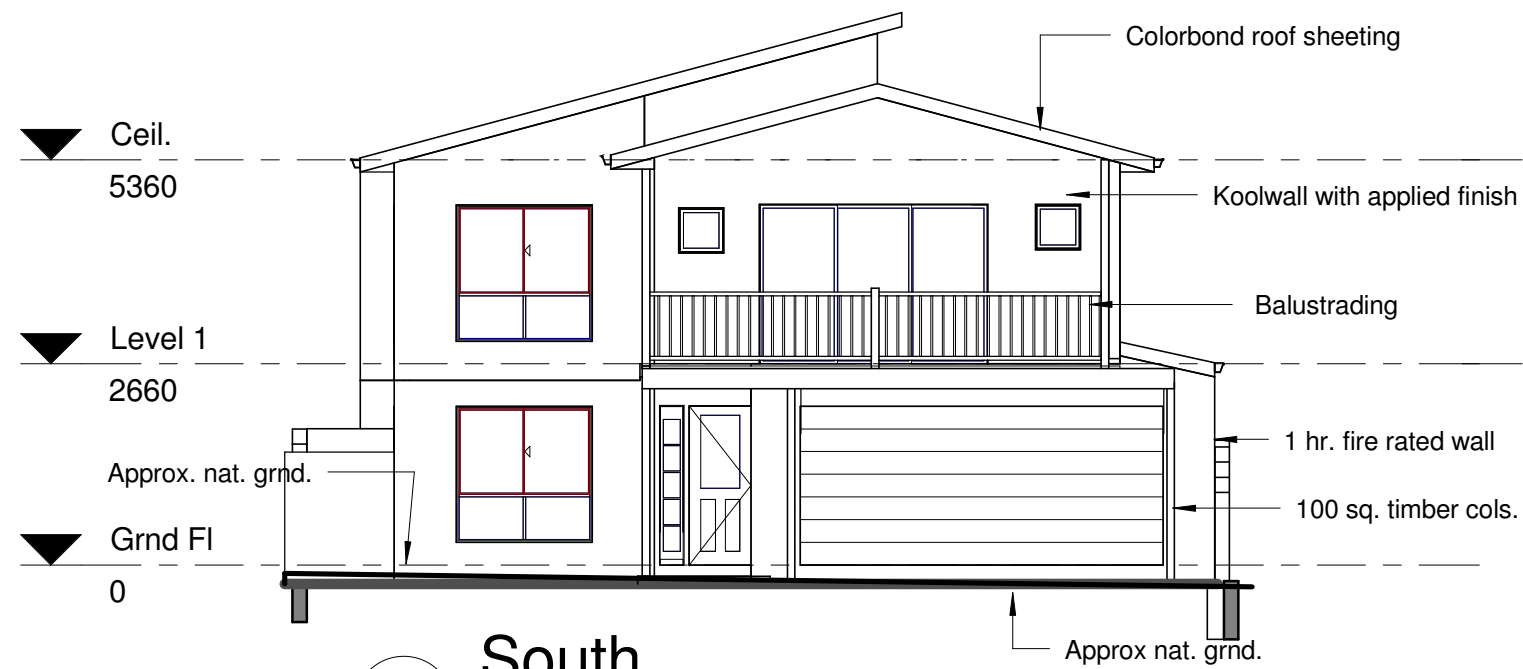
No.	Description	Date



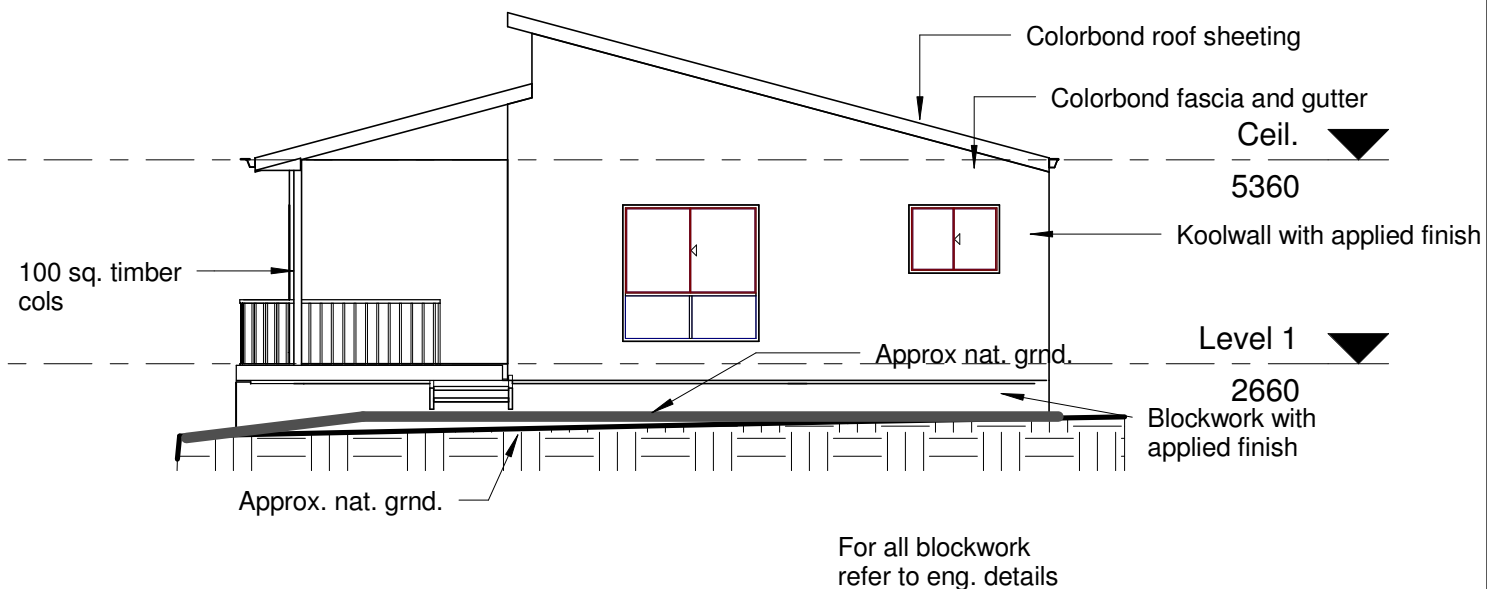
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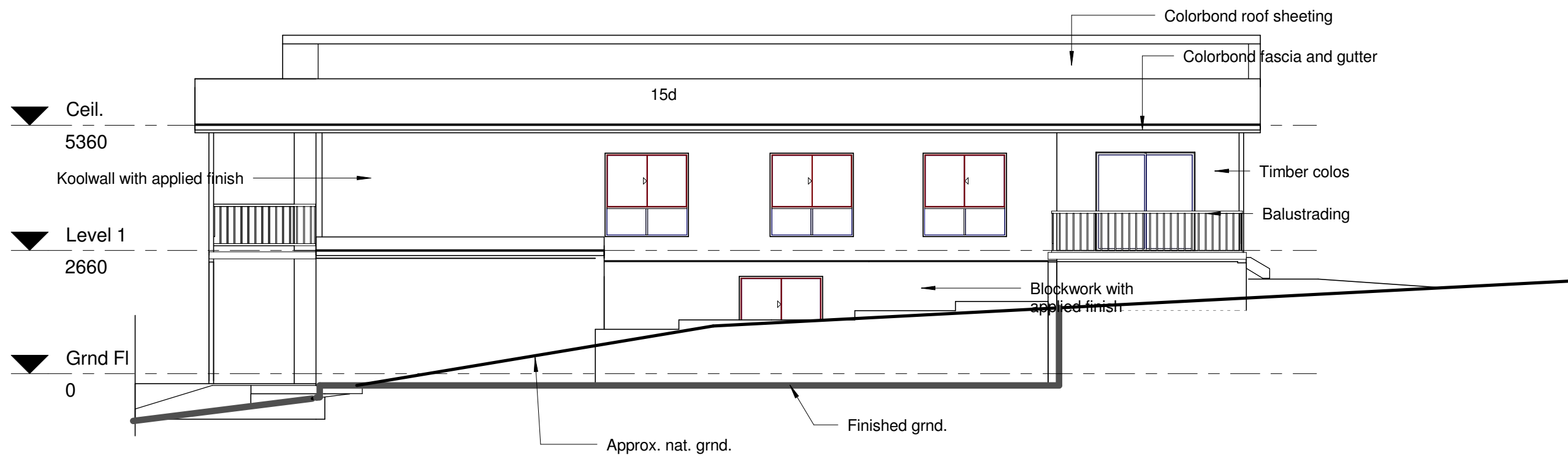
SECTION / ELEVATION		A06/1B
Project number	2810/10	
Date	Issue Date	
Drawn by	V.S.	
Checked by	V.S.	
Scale		1 : 100 @ A3



1 South  
1 : 100



3 North  
1 : 100



2 East  
1 : 100

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ELEVATIONS		A07/1B
Project number	2810/10	
Date	Issue Date	
Drawn by	V.S.	
Checked by	V.S.	
Scale	1 : 100 @ A3	