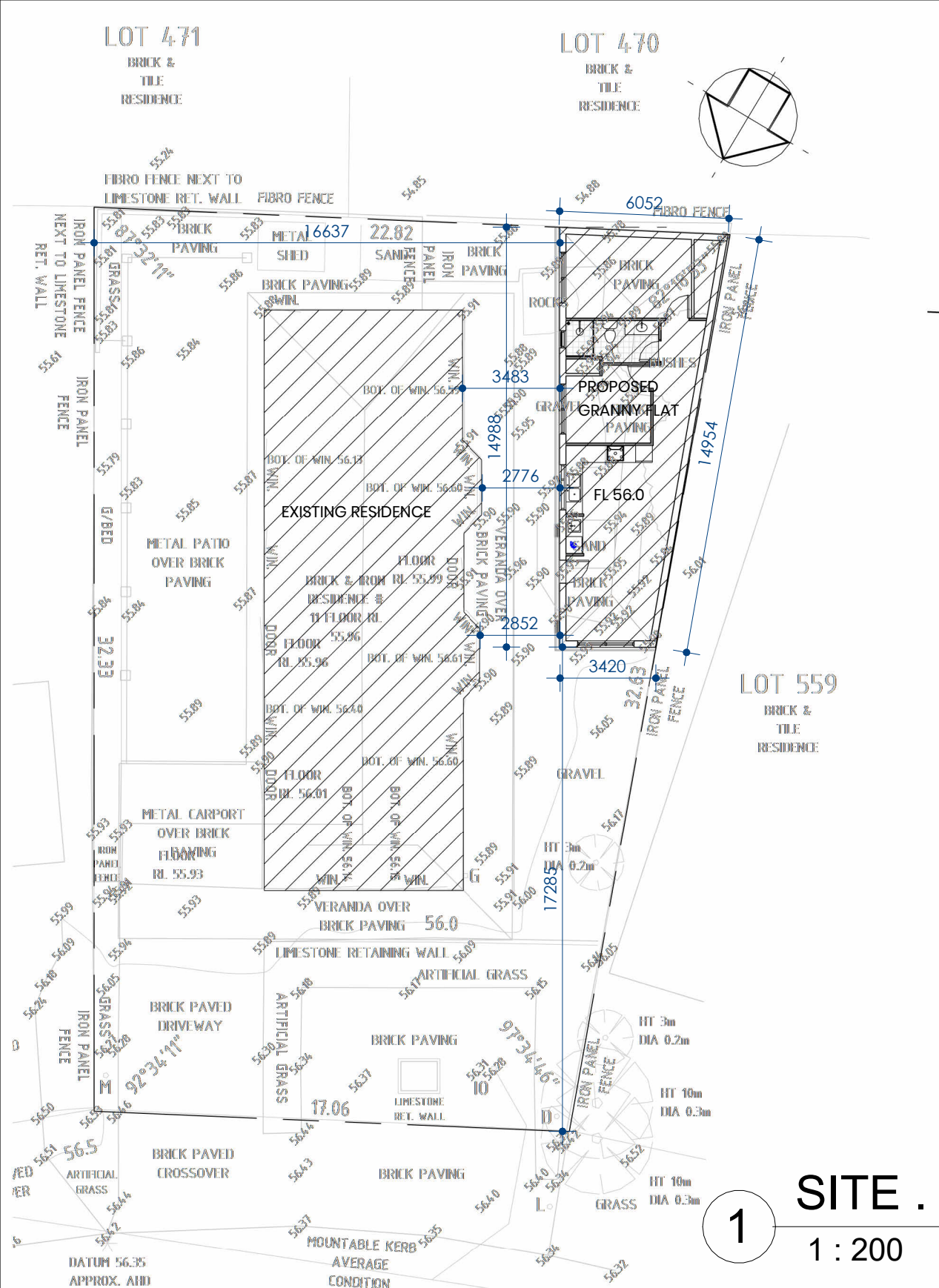


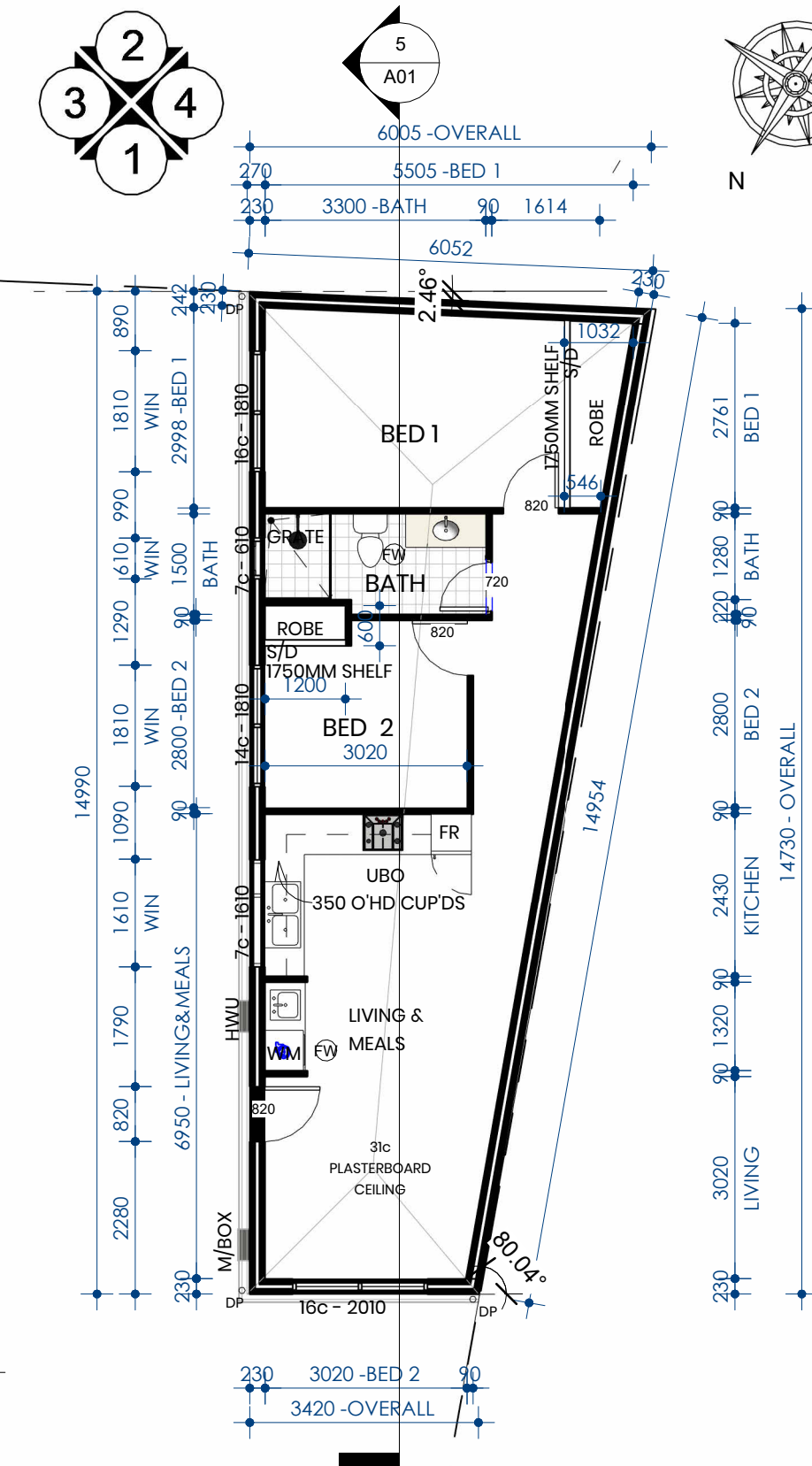


ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL BE CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH PART 3.1.3.2 OF THE BCA

NOTE: EXHAUST FANS FLUMED TO EXTERNAL AIR THROUGH ROOF ABOVE OR IN CEILING SPACE TO WALL VENT AS PER PLAN. EXHAUST FLUME VENTS NOT TO BE FITTED ON FRONT ELEVATION WHEREVER POSSIBLE. FLUMED VENTS SHALL BE PROVIDED IN ACCORDANCE WITH STATUTORY AUTHORITY REQUIREMENTS.

CLIENT BEWARE OF UNDERGROUND SERVICE RUN-INS WHEN DIGGING

DOWNPIPES TO BE CONNECTED TO SOAKWELLS BY BUILDER



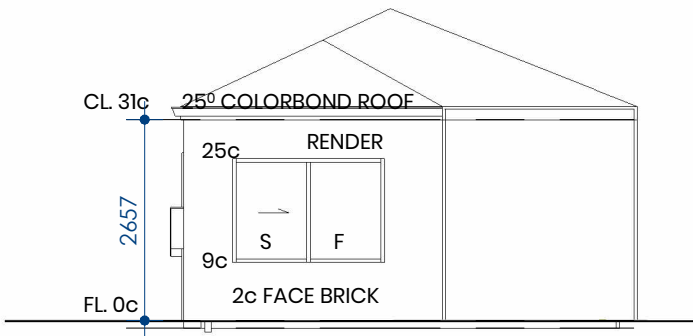
DOWNPIPE NOTE:
NUMBER & POSITION OF DOWNPIPES ARE SUGGESTED ONLY & ARE SUBJECT TO VARIATION BY PLUMBER ON SITE
WALL FINISH NOTE:
DIMENSIONS SHOWN ON PLAN ARE TO BRICKWORK ONLY, SIZES WILL VARY ONSITE, DUE TO ALLOWANCE FOR WALL FINISHES
INSULATION NOTE: INSULATION BATTS IN ACCORDANCE WITH BCA THROUGHOUT ROOF SPACE.
ENGINEER NOTE: REFER ALL BEAM & LINTEL SIZES TO S. ENGS DETAILS. THESE DRWGS ARE TO BE READ IN CONJUNCTION WITH S.ENG DRWGS.

WINDOW NOTE:
BUILDER TO CHECK WITH CLIENT ALL WINDOW TYPES BEFORE ORDERING & COSTING

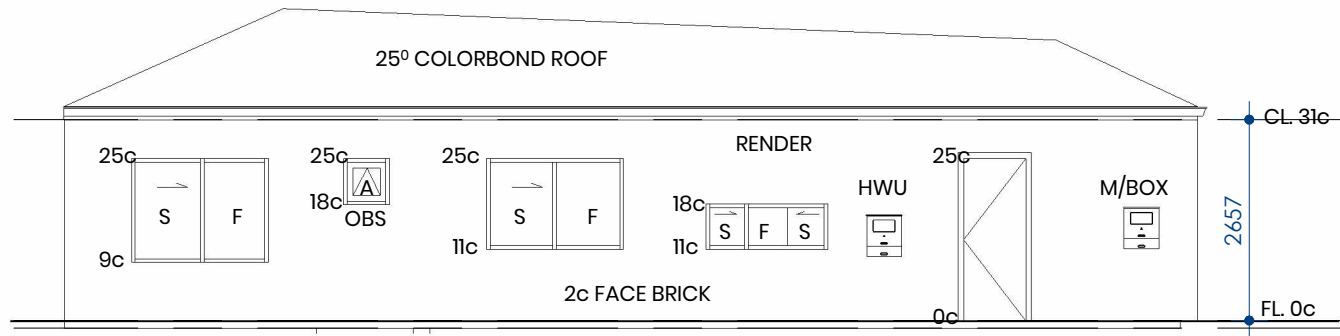
GENERAL NOTES:

1. THESE PLANS ARE THE PROPERTY OF THE BUILDER & MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR PART WITHOUT PERMISSION. COPYRIGHT ACT 1968-1973.
2. ROOF TIE-DOWN AND TIMBER ROOF FRAMING IN ACCORD. WITH AS1684.
3. VENTILATION IN ACCORD WITH THE SEWERAGE, LIGHTING, VENTILATION & CONSTRUCTION REGULATIONS 1971 & AS1688.
4. ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL BE CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1
5. THE BUILDER RESERVES THE RIGHT TO ALTER ANY DIMENSION ON SITE TO SUIT SITE CONDITIONS OR CONSTRUCTION NEEDS.
6. ANY WORKS INVOLVING SUCH ITEMS AS BUT NOT LIMITED TO SEWER, EARTHWORKS, RETAINING, DRAINAGE, & ENGINEERING SOLUTIONS, UNLESS OTHERWISE NOTED ON THE PLANS AND /
- OR SPECIFICATIONS ARE AT THE EXPENSE OF THE OWNER.
7. PLANS ARE TO BE READ IN CONJUNCTION WITH ANY SPECIFICATIONS, ENGINEERS DRAWINGS & ANY OTHER DOCUMENTATION FORMING PART OF THE CONTRACT.
8. DOWNPIPES TO ROOF SHALL BE CENTRED & LOCATED TO ROOF PLUMBERS DISCRETION.
9. FIX ALL FLASHING AND DAMP-PROOF-COURSES SHOWN, SPECIFIED, OR REQUIRED TO PREVENT RAINWATER ENTERING THE WORKS ON COMPLETION.
10. WHEN ADDING / ALTERING MATCH EXISTING DETAILS FINISHES & MATERIALS IN ALL RESPECTS UNLESS OTHERWISE SHOWN, SPECIFIED OR DIRECTED BY THE BUILDER.
11. ALL BUILDING & OTHER WORKS TO BE CARRIED OUT IN ACCORD. WITH THE BCA & OTHER RELEVANT STANDARDS, REGULATIONS, BY-LAWS & LOCAL LAWS OF ALL STATUTORY AUTHORITIES.
12. DO NOT SCALE FROM THESE DRAWINGS

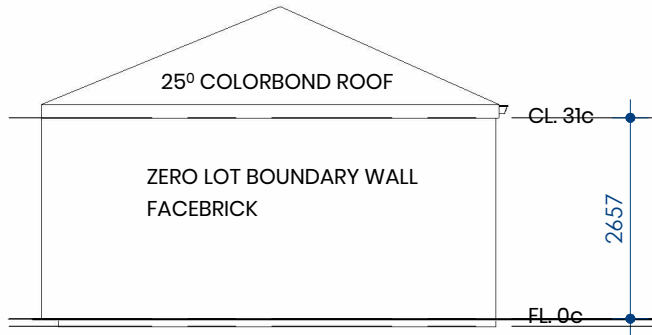
 Genesis Design Studio	
11 Hensley Loop Landsdale	
Project Status: WORKING DRAWINGS	
SITE PLAN & FLOOR PLAN	
Scale:	As indicated
Notes:	ADD



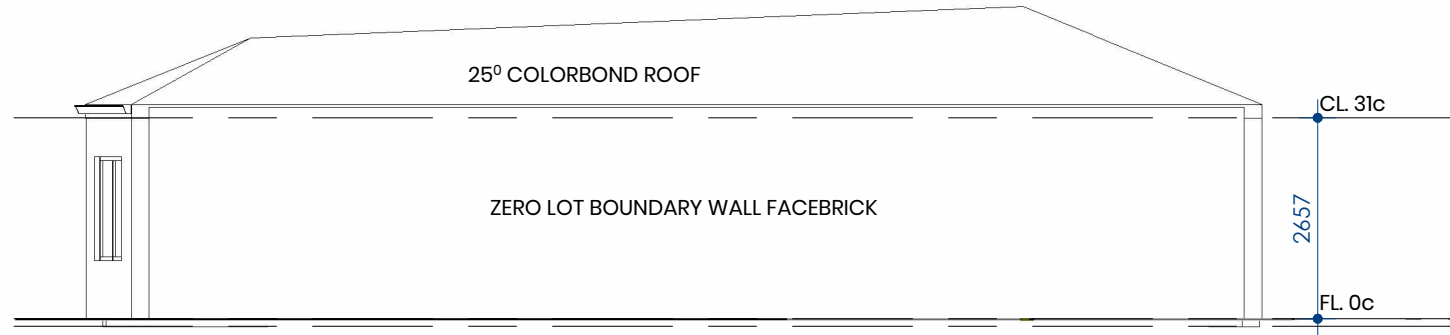
1 E1.
1 : 100



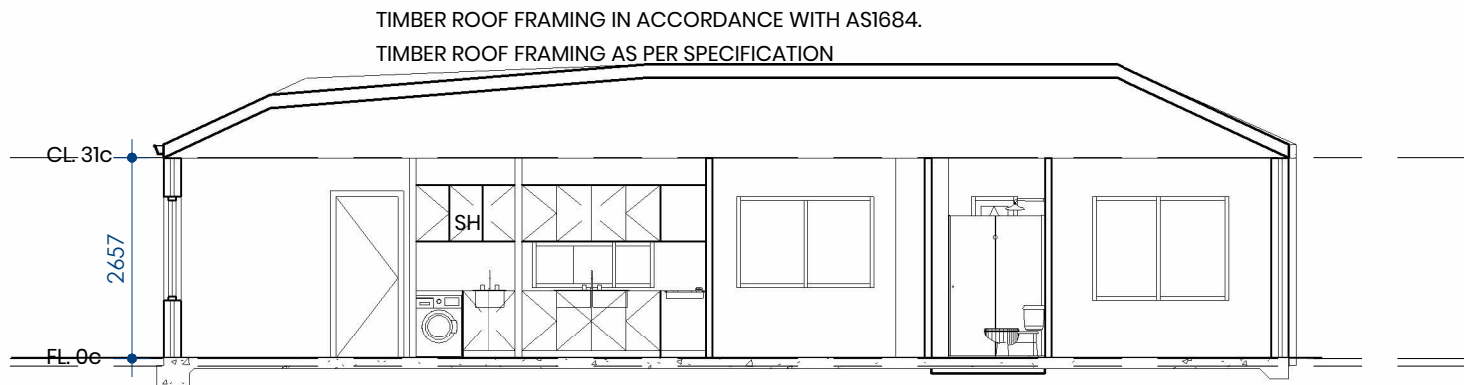
3 E3.
1 : 100



2 E2.
1 : 100



4 E4.
1 : 100



CONCRETE FLOOR & FOOTINGS TO STRUCTURAL ENGINEER DETAIL & SPECIFICATIONS

ENGINEER NOTE: REFER ALL BEAM & LINTEL SIZES TO STRUCTURAL ENGINEERS DETAILS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

ALL CONCRETE IN ACCORDANCE WITH AS 3600, GRADE N20.
REFER TO S.E SPEC & DETAILS

5 Section.
1 : 100

WINDOW NOTE: BUILDER TO CHECK WITH CLIENT ALL WINDOW TYPES BEFORE ORDERING & COSTING

PLEASE NOTE: ALL BRICK COURSING NUMBERS ARE IN STANDARD FACEBRICK COURSING. FOR FASTWALL / MAXI BRICK COURSING, SIMPLY HALF THE PROVIDED BRICK COURSING NUMBER.

ROOM HEIGHT TO COMPLY WITH NCC 3.8.2

INSULATE CAVITY WALLS IN ACCORDANCE WITH ENERGY REPORT

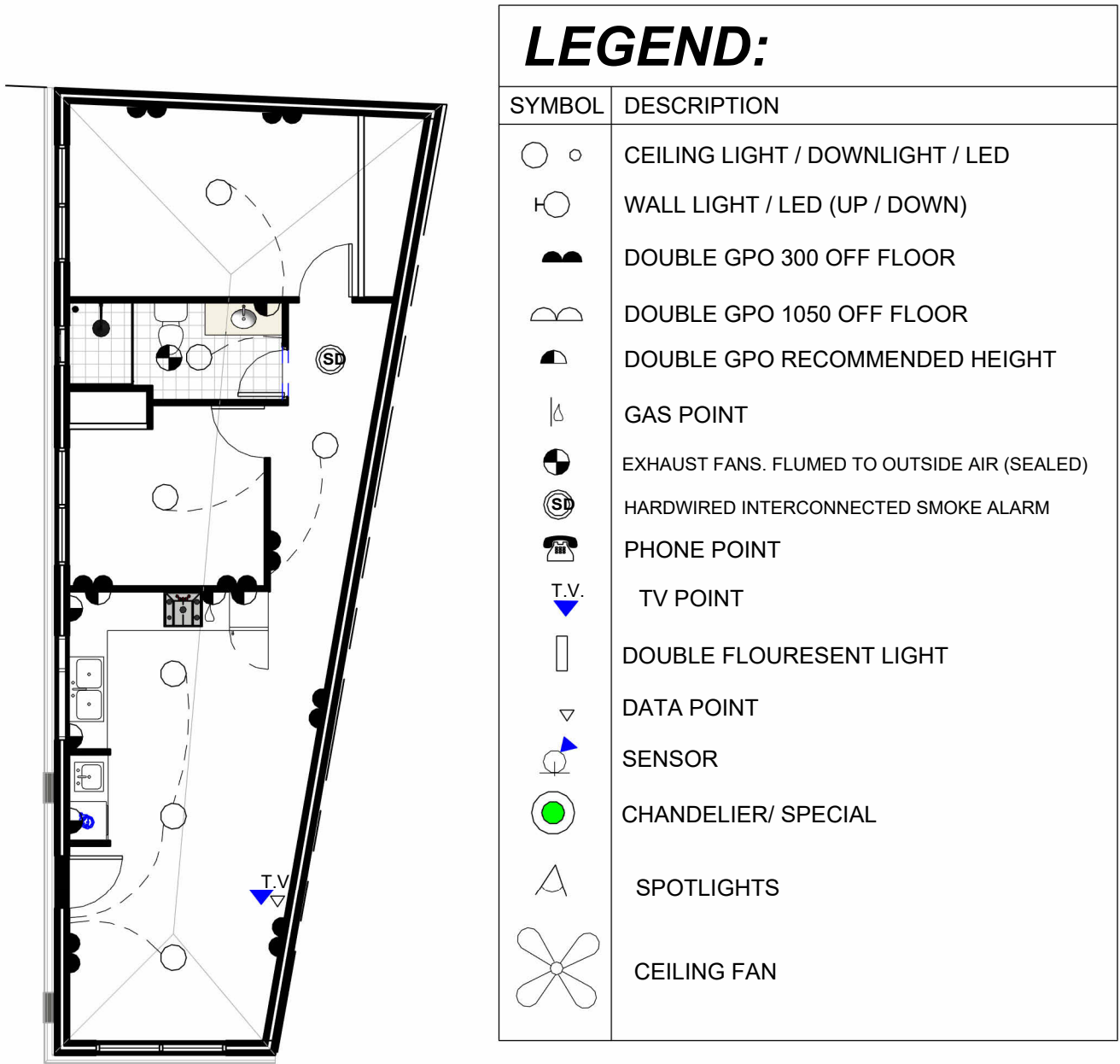
WALL FINISH NOTE: DIMENSIONS SHOWN ON PLAN ARE TO BRICKWORK ONLY, SIZES WILL VARY ONSITE, DUE TO ALLOWANCE FOR WALL FINISHES.

DOWNPIPE NOTE: NUMBER & POSITION OF DOWNPIPES ARE SUGGESTED ONLY & ARE SUBJECT TO VARIATION BY PLUMBER ON SITE

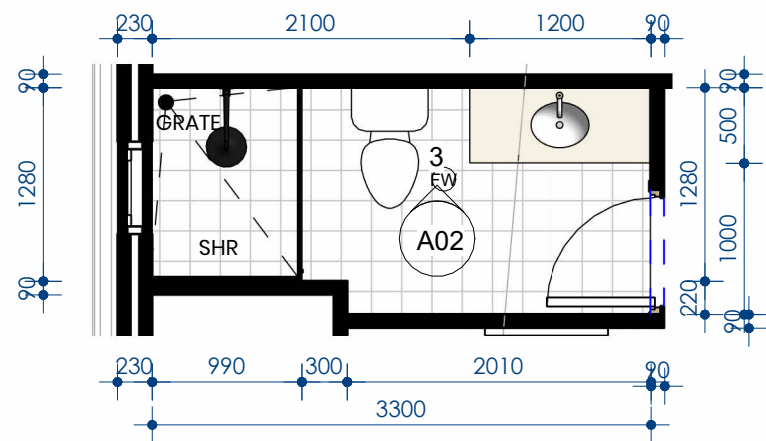
INSULATE CAVITY WALLS IN ACCORDANCE WITH ENERGY REPORT

AREA	
Area	Name
70 m ²	Area

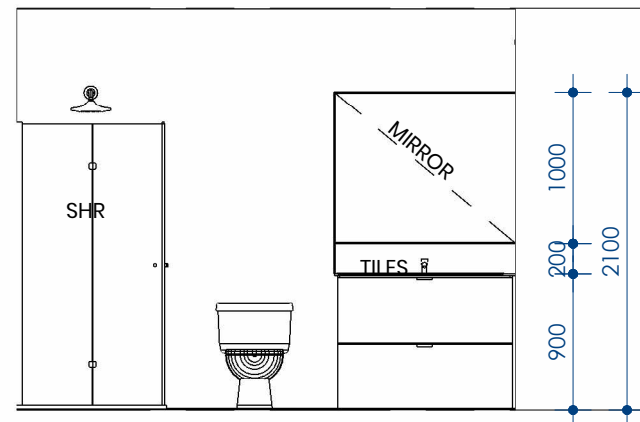
 Genesis Design Studio	
11 Hensley Loop Landsdale	
Project Status:	WORKING DRAWINGS
WORKING DRAWINGS	
Scale:	1 : 100
Notes:	A01



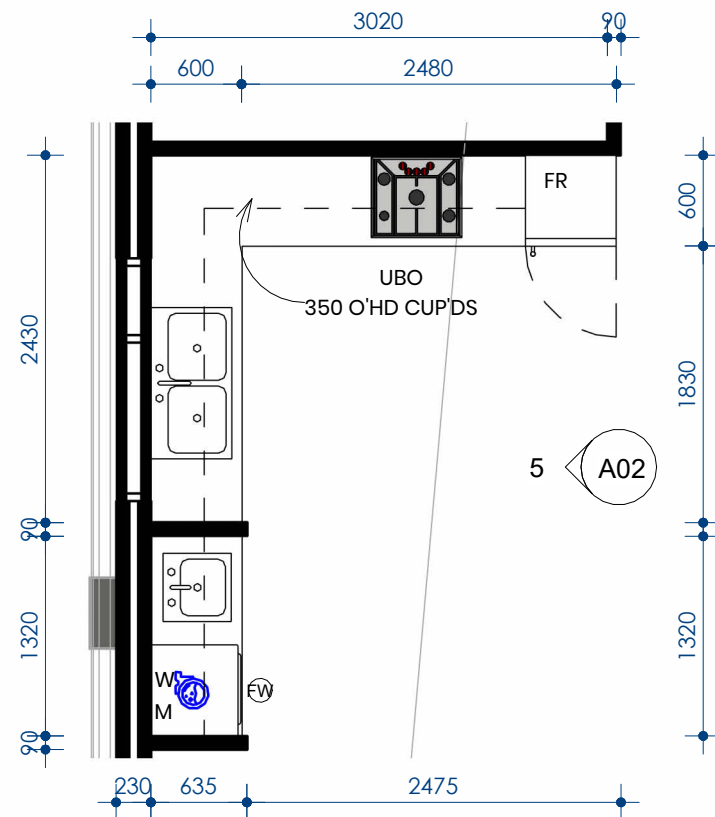
1 ELECTRICAL .
1 : 100



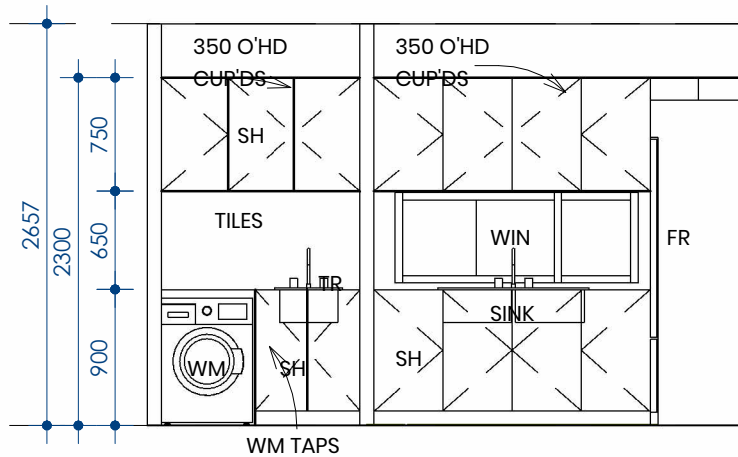
2 BATH.
1 : 50



3 BATH.
1 : 50



4 KITCHEN&L'DRY.
1 : 50



5 KITCHEN&L'DRY.
1 : 50

NOTES:
ALL ELECTRICAL FITTINGS AND FIXTURES TO BE
CONFIRMED WITH THE OWNERS PRIOR TO INSTALLATION

PROVIDE TV ANTENNA LOCATION TO MINIMISE VISUAL
IMPACT

LOCATION OF ALL ELECTRICAL, DATA,
TELECOMMUNICATION FITTING / FIXTURES AND EXHAUST
FANS ARE INDICATIVE ONLY

25mm CONDUIT TO PCD (MIN. 300mm BEND RADIUS)

ENERGY ELECTRICAL NOTE :
· ALL EXHAUST FANS ARE TO BE SEALED
· ALL RECESSED DOWNLIGHTS TO BE IC RATED &
SEALED

CABINET MAKER NOTE:

CABINET MAKER TO CONFIRM SIZES OF
APPLIANCES & CUPBOARDS WITH
OWNER PRIOR TO START (C.O.S).

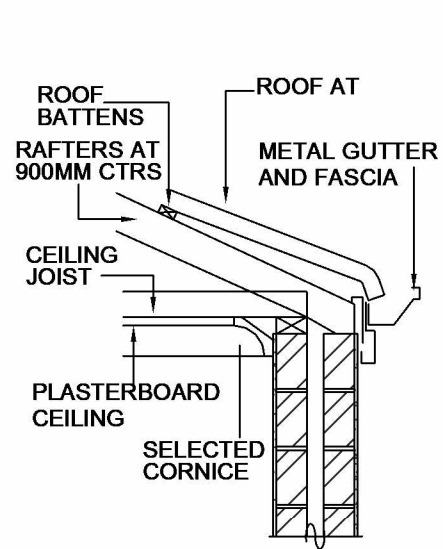
PLEASE NOTE:

TO OWNERS DETAIL. ALL SHOWERS
WITH PIVOT DOORS.
ALL FIXTURES, KITCHEN WALL &
FLOOR TILES

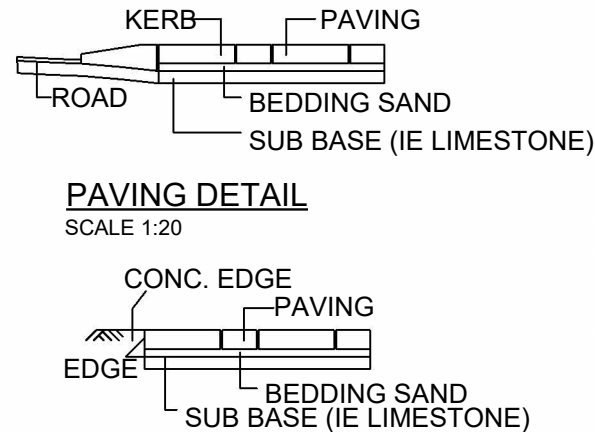
WATERPROOFING TO ALL WET AREAS
MUST ACHIEVE A
WATERPROOF BARRIER, INCLUDING,
SUBSTRATE, MEMBRANE, BOND
BREAKERS, SEALANTS, FINISHES AND IN
COMPLIANCE WITH BCA 3.8.1.1 AND
AS3740

DRAWINGS ARE DIAGRAMATIC ONLY

 Genesis Design Studio		
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Project Status: WORKING DRAWINGS		
LAYOUTS		
Scale:	As indicated	
Notes:	A02	

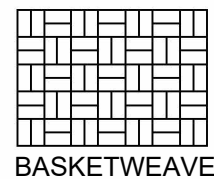


FLUSH EAVES DETAIL
SCALE 1:20

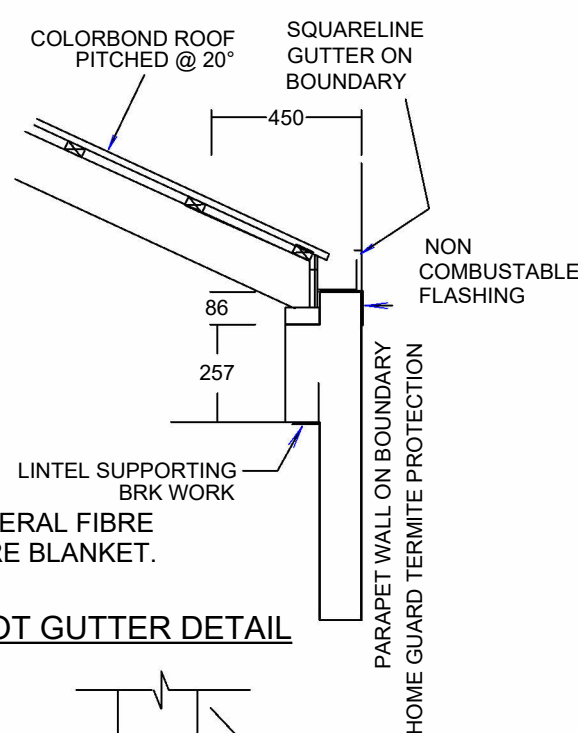


PAVING DETAIL
SCALE 1:20

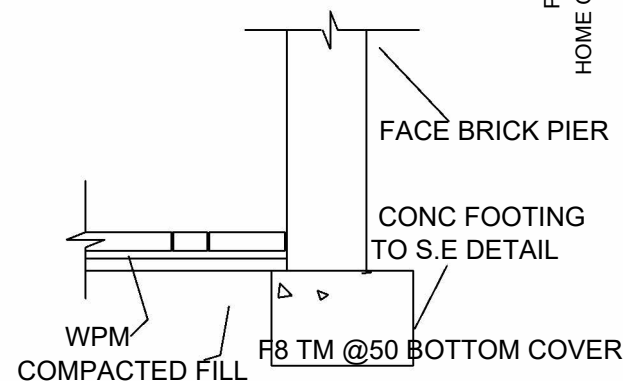
EDGING DETAIL
SCALE 1:20



450w NON-COMBUSTABLE MINERAL FIBRE INSULATION F.R.L 60/60/60. FIRE BLANKET.

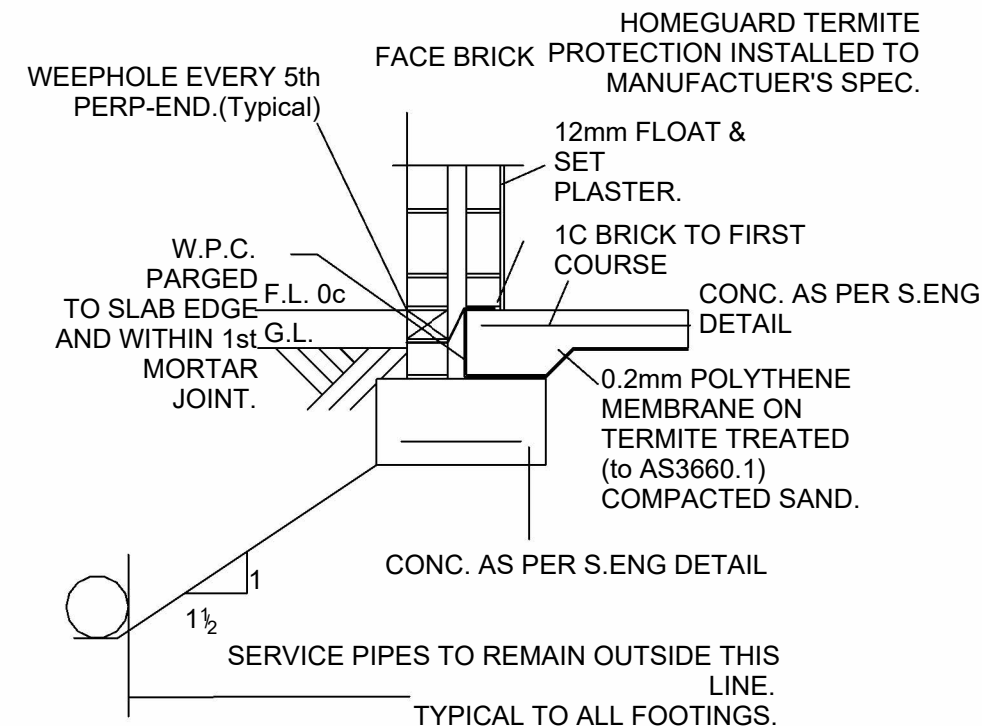


ZERO LOT GUTTER DETAIL

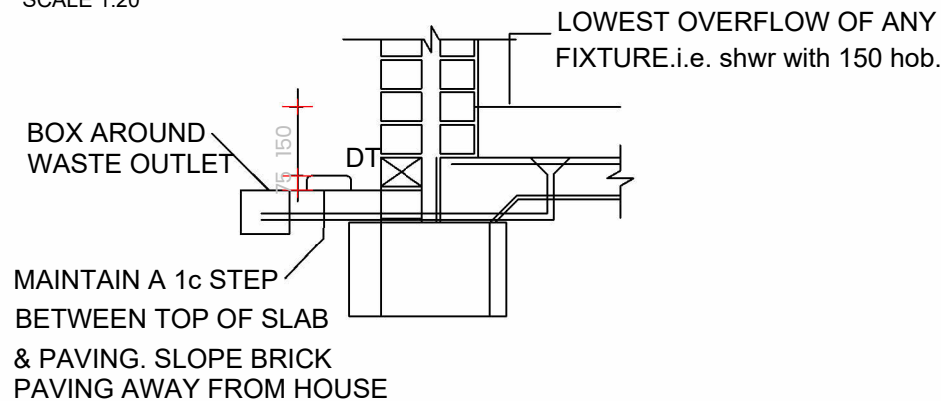


PIER DETAIL

SCALE 1:20



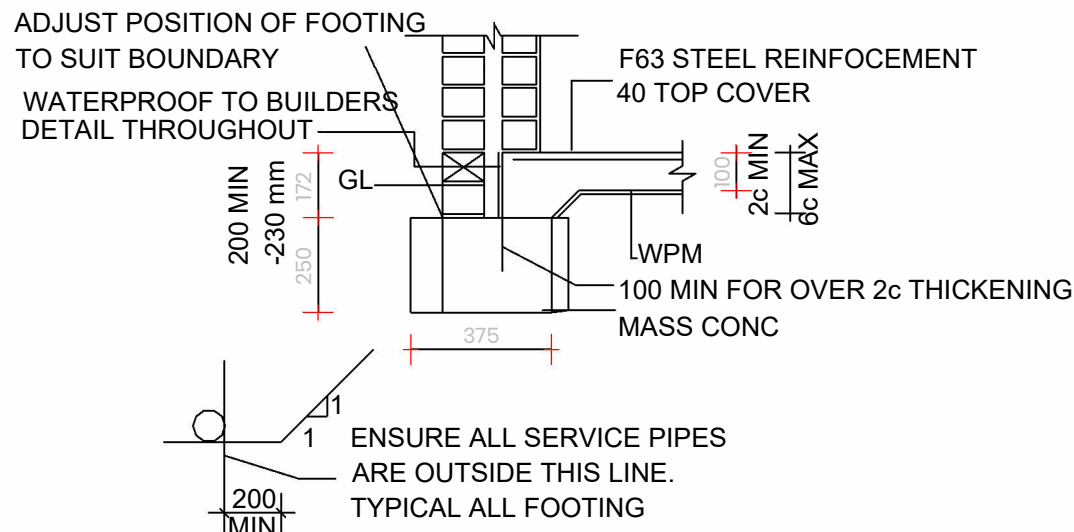
CONC. STRIP FOOTING DETAIL
SCALE 1:20



NOTES

1. REMOVE ALL TOPSOIL, VEGETATION, AND DELETERIOUS FILL MATERIAL FROM THE BUILDING AREA.
2. SAND FILL TO BE CLEAN WELL DRAINED, WITH MAX FINES (PARTICLES UP TO 0.07mm) CONTENT OF 5%. SAND TO BE COMPACTED TO A MIN 5 BLOWS/300mm FOR 750mm OR DEPTH OF PAD. A MIN OF 150mm OF SAND REQUIRED UNDER FOOTINGS. IF CLAY ON SITE AN ENGINEER TO BE CONSULTED.
3. ROOF AND SURFACE WATER TO BE TAKEN AWAY FROM FOUNDATION AREA.
4. EXCAVATIONS FOR PLUMBING NOT TO UNDERMINE FOOTINGS. IF UNDERMINING IS LIKELY TO OCCUR CONTACT THE ENGINEER
5. ALL MESH TO CONFORM WITH AS 1304.
6. ALL CONCRETE TO BE N20/20/80.
7. WHERE PLUMBING PIPES PASS THROUGH FOOTINGS OR SLAB, SPECIFIED DEPTH OF ALL CONCRETE IS ALWAYS TO BE MAINTAINED.
8. PLACE SLAB THICKENINGS (300 WIDE x 250 DEEP) UNDER INTERNAL WALLS HIGHER THAN 3.7m
9. LAP ALL MESH ONE TRANSVERSE WIRE PLUS 25mm OR TO MANUFACTURERS SPECS
10. MAXIMUM SPAN OF SLAB IS 22m
11. CONCRETE TO CONFORM WITH AS 3600.
12. CURE SLAB BY KEEPING MOIST FOR 7 DAYS (OR EQUIVALENT METHOD), TO IMPROVE CRACK CONTROL BLENDED CEMENT TO CONFORM WITH AS 1317

EXTERNAL WALLS AT WET AREAS



WET AREA STEP

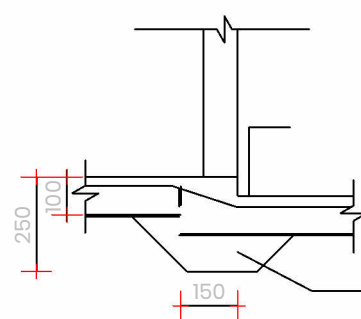
SETDOWN AT WET AREA TO ARCHITECTURAL

REQUIREMENTS. (30 max). MAINTAIN 100mm SLAB

THICKNESS. FOLD MESH DOWN TO MAINTAIN COVER. PLACE

DIAGONAL BARS AT RE-ENTRANT CORNERS FOR STEPS OVER 30mm.

THICKENING AS REQUIRED (SEE NOTE 8)



EXTERNAL WALLS

WHERE TERMI-MESH IS USED THE DEPTH OF EBEDMENT IS TO BE:

- AT DOORS AND FULL HEIGHT WINDOWS WITH PAVING OUTSIDE = 200mm
- AT FULL HEIGHT OF WINDOWS & OTHER LOCATION WHERE SOIL OUTSIDE = 230mm
- THESES DEPTHS SATISFY TERMI MESH REQUIREMENTS

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Project Status:	WORKING DRAWINGS
DETAILS	
Scale:	
Notes:	
A03	