

CONSTRUCTION NOTES

BUILDER AND OWNER ARE TO CROSS-CHECK FFL(S) AND FCL(S) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION/WORKS.

SMOKE DETECTORS/ALARM **MUST** COMPLY WITH AS. 3786 AND BE CONNECTED TO CONSUMER MAINS POWER.

MECHANICAL VENTILATION SYSTEMS **MUST** BE INSTALLED IN ACCORDANCE WITH AS. 1668.2 TO ALL SANITARY COMPARTMENTS AS REQUIRED.

REFLECTED DOWNPIPES & RAINWATER HEAD LOCATIONS TO BE CONFIRMED ON SITE BY PLUMBER AT MAXIMUM 12.0m CTRS AND CONNECTED TO L.P.O.D. AS DIRECTED BY LOCAL COUNCIL.

CONSTRUCTION OF SANITARY COMPARTMENTS

ACCESS DOORS TO ENCLOSED SANITARY COMPARTMENTS MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE EXTERIOR COMPARTMENT UNLESS A CLEAR SPACE OF 1.2m BETWEEN THE PAN AND DOOR INTERFACE IS ACHIEVED

THERMAL INSULATION TO BE INSTALLED TO WITHIN FRAMEWORK IN ACCORDANCE WITH ENERGY RATING REPORT AND SPECIFICATIONS

ALL WINDOW AND DOOR SIZES TO BE CONFIRME BY OWNER AND BUILDER PRIOR ORDERING AND INSTALLATION. OPENINGS TO HAVE HEAD HEIGHTS OF 2100mm UNLESS OTHERWISE NOMINATED

BRICK VENEER NOTES

ENGAGEMENT

EACH MASONRY LEAF SHALL BE CONNECTED TO SUPPORTING STUD FRAME BY GALVANISED WALL TIES AT NO MORE THAN 600mm CENTRES BOTH VERTICALLY AND HORIZONTALLY.

ARTICULATION JOINTS

ARTICULATIONS JOINTS ARE TO BE PROVIDED AS PER STRUCTURAL DESIGN OTHERWISE AT 6.0m CTRS MINIMUM AND CAULKED

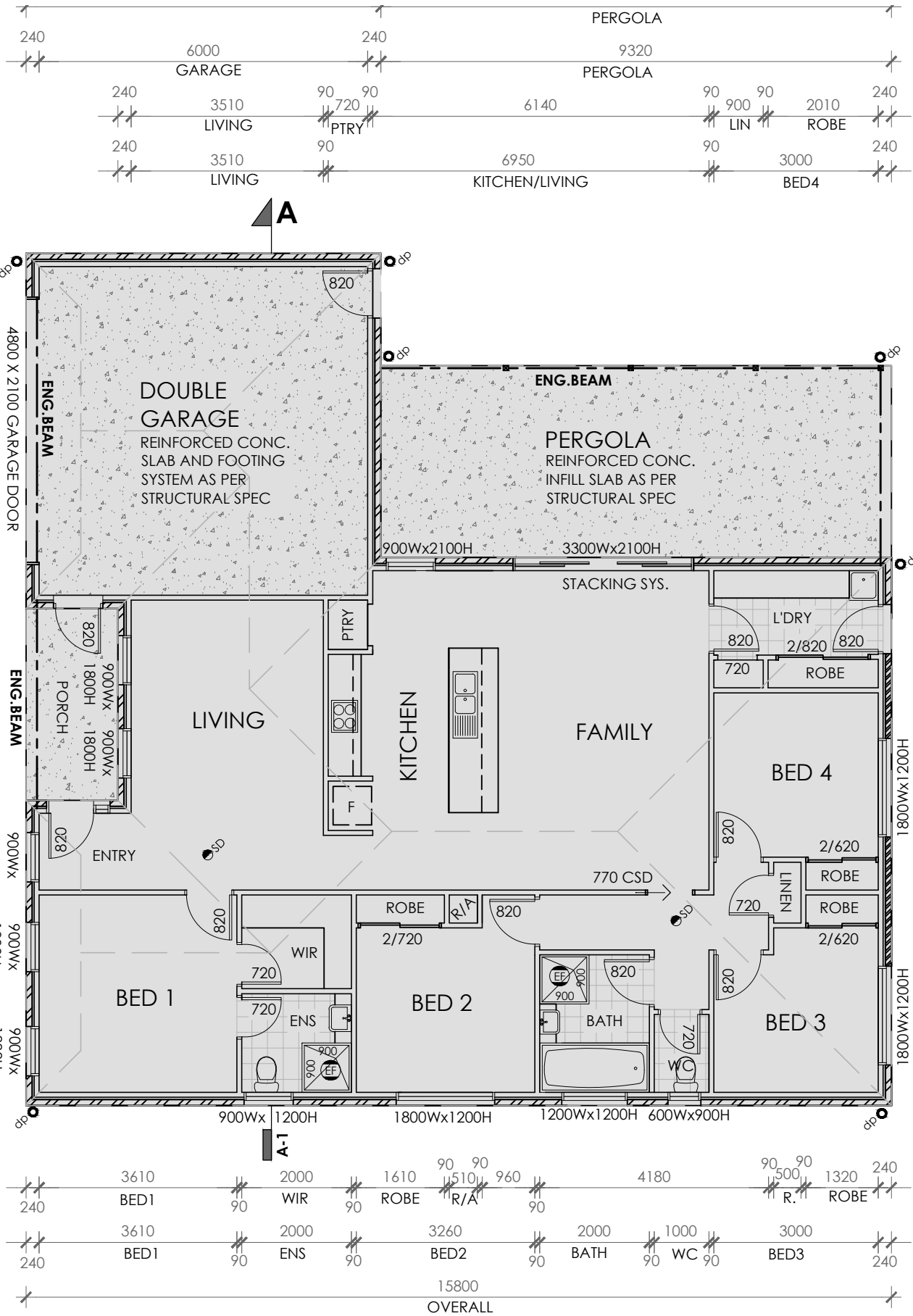
FLASHINGS

UNDER SILLS: FLASH MIN. 30mm INTO THE OUTER LEAF BED JOINT, 1 COURSE BELOW THE SILL. EXTENDING UP ACROSS THE CAVITY AND UNDER THE SILL IN THE INNER LEAF OR FRAME. EXTEND AT LEAST 150mm BEYOND THE REVEALS ON EACH SIDE OF THE OPENING.

OVER WINDOWS/LINTELS TO OPENINGS: FLASH FULL WIDTH OF OUTER LEAF IMMEDIATELY ABOVE THE LINTEL, CONTINUOUS ACCROSS CAVITY, TURNED 30mm INTO THE INNER LEAF, 2 COURSES ABOVE FOR BRICK WORK AND 1 COURSE FOR BLOCK WORK OR TURNED UP AGAINST THE FRAME AND FASTENED INTO. EXTEND AT LEAST 150mm BEYOND THE ENDS OF THE LINTELS.

WEEP-HOLES: PROVIDE WEEP-HOLES TO EXTERNAL LEAVES OF CAVITY WALLS IN THE COURSE IMMEDIATELY ABOVE FLASHINGS AND CAVITY FILL AT THE BOTTOMS OF EXPOSED VOIDS.

FLOOR PLAN  
SCALE 1:100



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Silverleaf Homes

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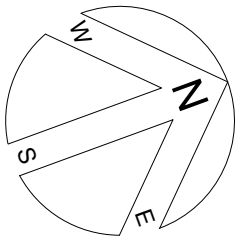
Browning Road Residence

project address

2a Browning Road, Nar Nar Goon

REVISION INFORMATION

key.	render.	issue.	date
pre	brad	base working drawings	17.07.14



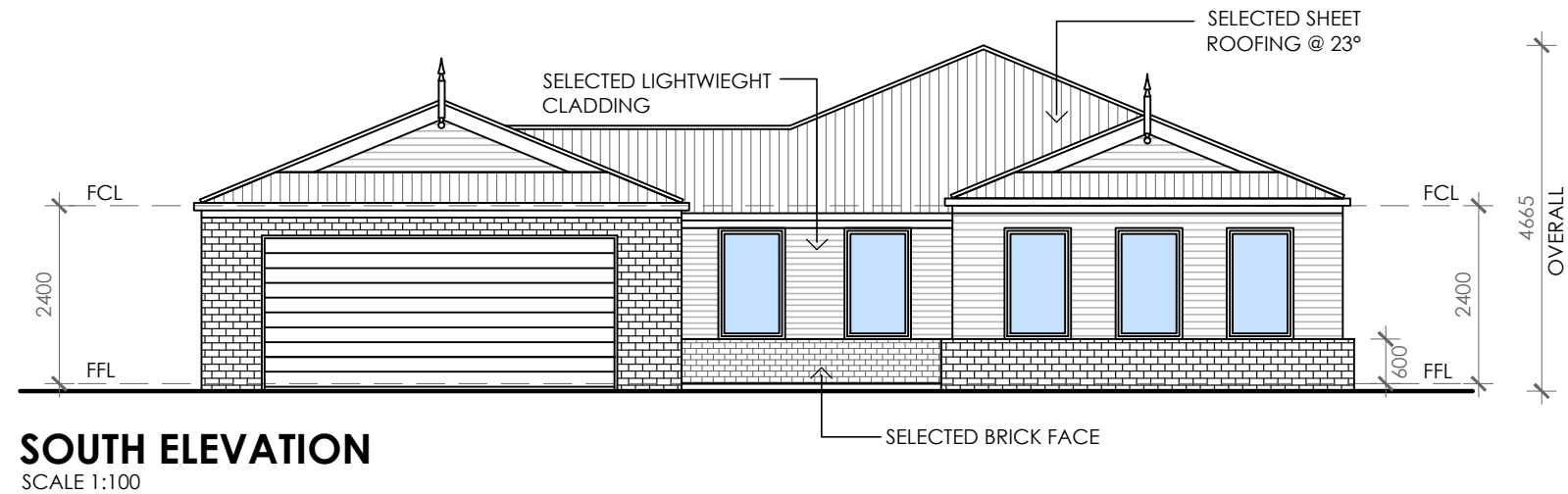
drawing reference.

A1

drawing format.

BASE WORKING DWGS  
SCALE AS SHOWN @ A3

PRO. 214092



client.

**Silverleaf Homes**

project.

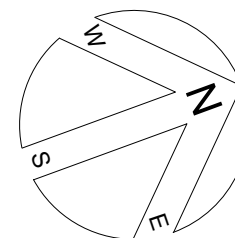
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REVISION INFORMATION

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drawing reference.

**A2**

drawing format.

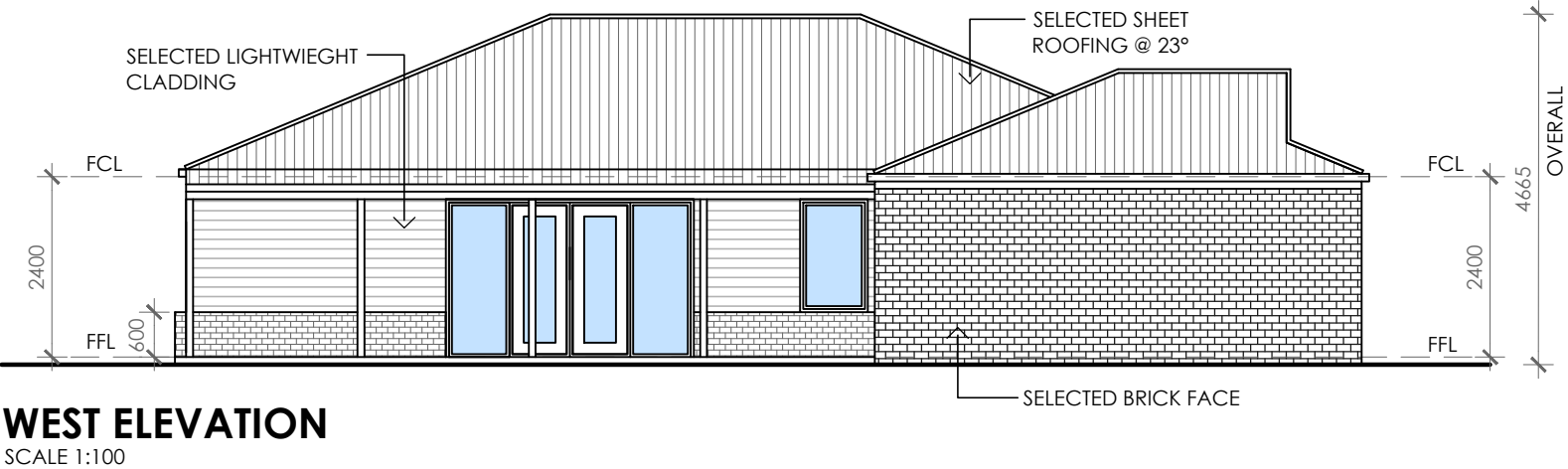
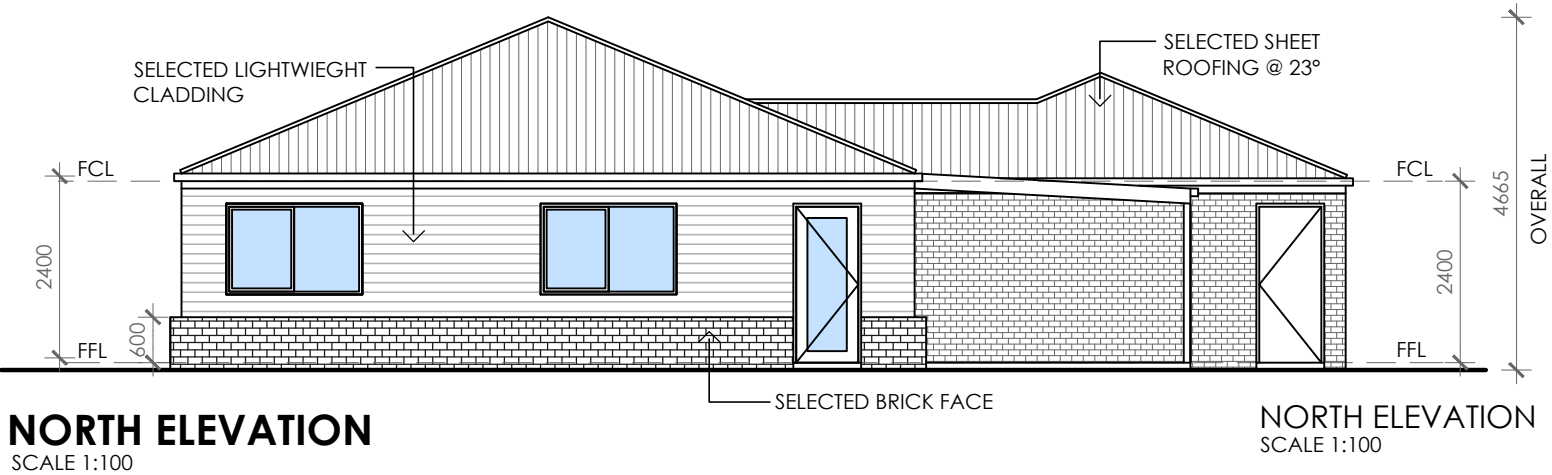
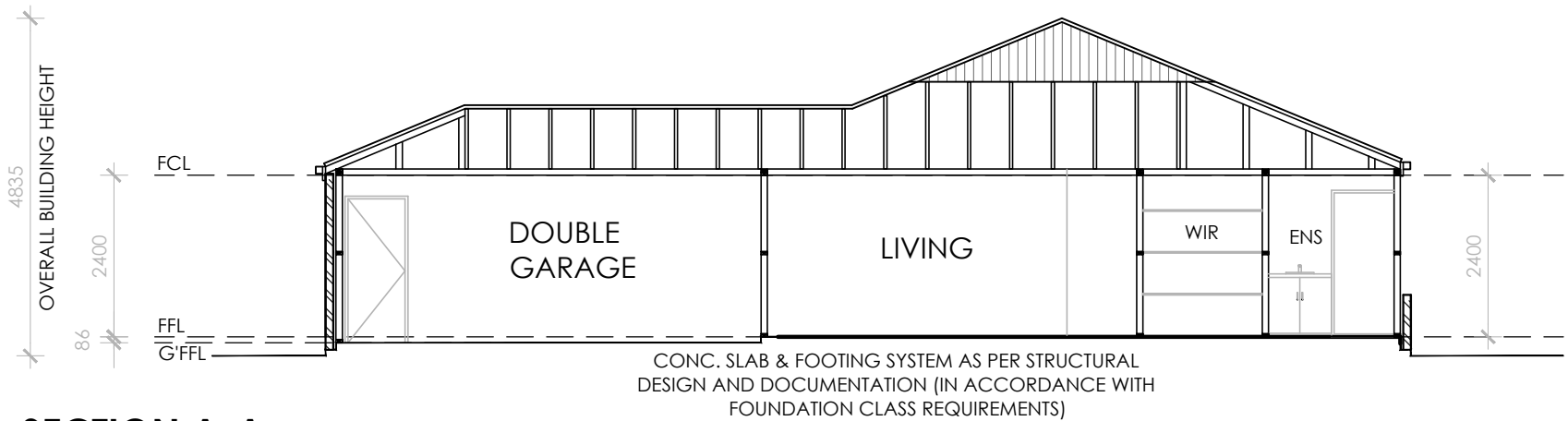
**BASE WORKING DWGS**  
**SCALE AS SHOWN @ A3**

PRO. 214092

CONSTRUCTION SCHEDULE

SELECTED COLORBOND CUSTOM-ORB PROFILE SHEET  
ROOFING @ 23° PITCH  
FIXED TO  
70x35mm MGP10 BATTENS @ 900mm CTRS  
BATTEN SCREWED TO  
PREFABRICATED ROOF TRUSSES @ 600mm CTRS  
- REFER TO TRUSS MANUFACTURERS SPECIFICATIONS FOR  
TRUSS LAYOUT AND INSTALLATION DETAILS  
TRIPLE-GRIP FIXED TO  
2/90x45mm MGP10 DOUBLE PLATES  
90x45mm MGP10 STUD FRAME @ 450mm CTRS  
90x45mm MGP10 BOTTOM PLATES  
MASONRY ANCHORED TO  
CONC. SLAB & FOOTING SYSTEM AS PER STRUCTURAL  
DESIGN AND SPECIFICATION (IN ACCORDANCE WITH  
FOUNDATION CLASS REQUIREMENTS)

- NOTES
- FOR ALTERNATIVE MEMBER OR GRADE SELECTION(S), REFER TO AS.1684-2010 TIMBER FRAMING MANUAL
  - THE ABOVE CONSTRUCTION SCHEDULE IS TO BE READ IN CONJUNCTION WITH ASSOCIATED STRUCTURAL DRAWINGS AND SUPPORTING DOCUMENTATION.
  - ALL FRAMEWORK TO BE PLASTER-LINED WITH 10mm GYPROCK AND INSULATED IN ACCORDANCE WITH ENERGY RATING REPORT AND SPECIFICATION.
  - FRAME TO BE MEASURED DURING CONSTRUCTION TO CONFIRM PRE-FABRICATED MEMBERS PRIOR INSTALLATION



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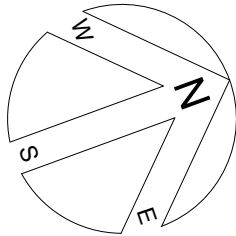
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drawing reference.

A3

drawing format.

BASE WORKING DWGS  
SCALE AS SHOWN @ A3

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