

GENERAL SITE NOTES 1

1) SEWERAGE PLAN TO BE ACCORDANCE WITH COUNCIL PREPARED PLAN.

2) STORMWATER
a) TO BE DISCHARGED TO COUNCIL APPROVED DISCHARGE POINT.
b) POSITION OF STORMWATER LINES ARE APPROXIMATE ONLY AND MAY VARY TO SUIT THE SITE CONDITIONS.
c) POSITION OF D.P.'S & S.V. LINES TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF DRAINAGE.

3) EARTHWORKS
a) CUT/FILL INDICATED ON PLAN MAY VARY AT CONSTRUCTION STAGE AND BUILDER IS TO VERIFY AND ADJUST AS REQUIRED.
b) ANY VARIATION AT CONSTRUCTION STAGE IS TO COMPLY WITH COUNCIL'S POLICY ON EARTHWORK/DRAINAGE FOR RESIDENTIAL SITES.
c) SITE WORKS INDICATED ON THIS PLAN ARE FOR CONSTRUCTION PURPOSE ONLY.

4) RETAINING WALLS
a) ALL RETAINING WALLS & EMBANKMENTS SHOWN ARE TO COMPLY WITH COUNCIL'S POLICY FOR RETAINING WALLS & BANKS ON RESIDENTIAL BUILDING SITES.
b) POSITION OF RETAINING WALLS & EMBANKMENTS MAY VARY ACCORDING TO SITE WORKS AND BUILDER TO VERIFY AND ADJUST AS REQUIRED.
c) ANY VARIATION AT CONSTRUCTION STAGE TO COMPLY WITH COUNCIL'S POLICY.

5) SITE SETOUT
a) ALL BOUNDARY CLEARANCE SHOWN ARE TO BE VERIFIED BY BUILDER AT SETOUT & PRIOR TO ANY CONSTRUCTION COMMENCEMENT.
b) ANY VARIATION TO SETOUT DIMENSIONS MUST REMAIN WITHIN COUNCIL'S MINIMUM REQUIREMENT.

**BCC DS
LODGED**

01/10/2026

APPLICATION REF

A007121868

DESIGN OF FOOTINGS & SLAB
TO COMPLY WITH SUBSIDENCE
POLICY BY QBSA & A.S. 2870 OF B.C.A

NOTE :- TERMITE PROTECTION
treatment of slab to be in accordance
with B.C.A. part 3.1.3 & A.S. 3660.1 2000

ENERGY EFFICIENCY

ROOFS 1.5 R VALUE
ACHIEVED BY USING ROOF BATTS

WALLS 0.46 R VALUE
ACHIEVED BY USING SISALATION
TO EXTERNAL WALLS

ALL STORMWATER DRAINAGE
LINES TO BE MIN 100mm Ø

BUILDING NAME " FRIENDS "

R.P.D

LOT 124
R.P. 806393
STREET SHERWOOD ROAD
SUBURB ROCKLEA
LOCAL AUTH BRISBANE C.C.
PARISH YEERONGPILLY
COUNTY STANLEY
AREA 498 SQM

APPROVED

06/1175

THE CERTIFICATION PROFESSIONALS



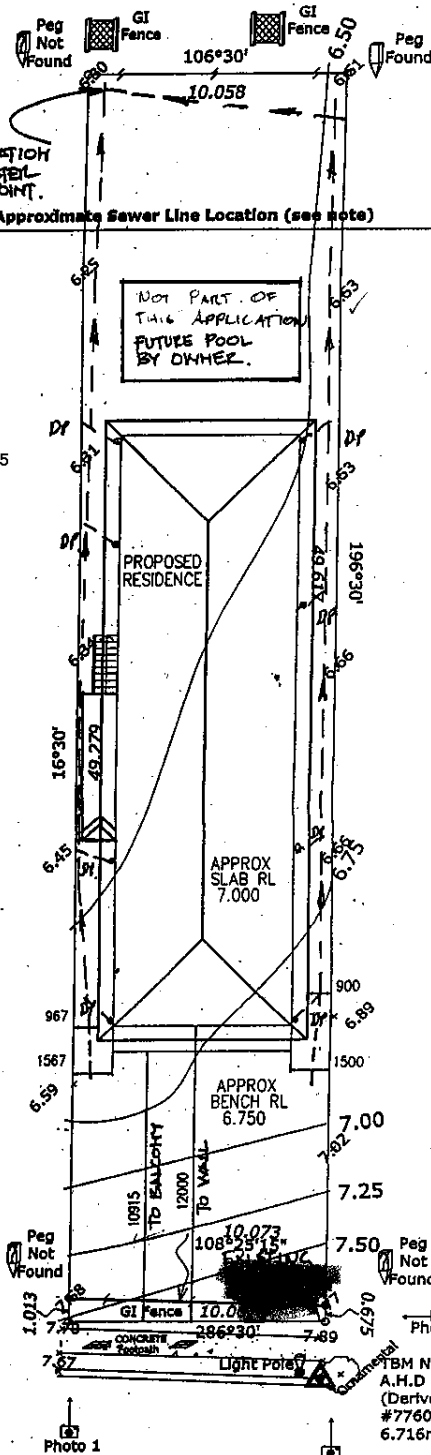
BUILDER TO LEAVE
CONNECTION POINTS FOR DRAINAGE
OFF DRIVEWAY TO BOTH SIDES
IE. GRATED DRAIN IN SLAB

Sewerage Note
Sewer manhole/s not
located
must be found on site
prior to construction

ASSUMED LOCATION
FOR STORMWATER
CONNECTION POINT.

Sewer M/H
Not
Located

Approximate Sewer Line Location (see note)



Sherwood Road

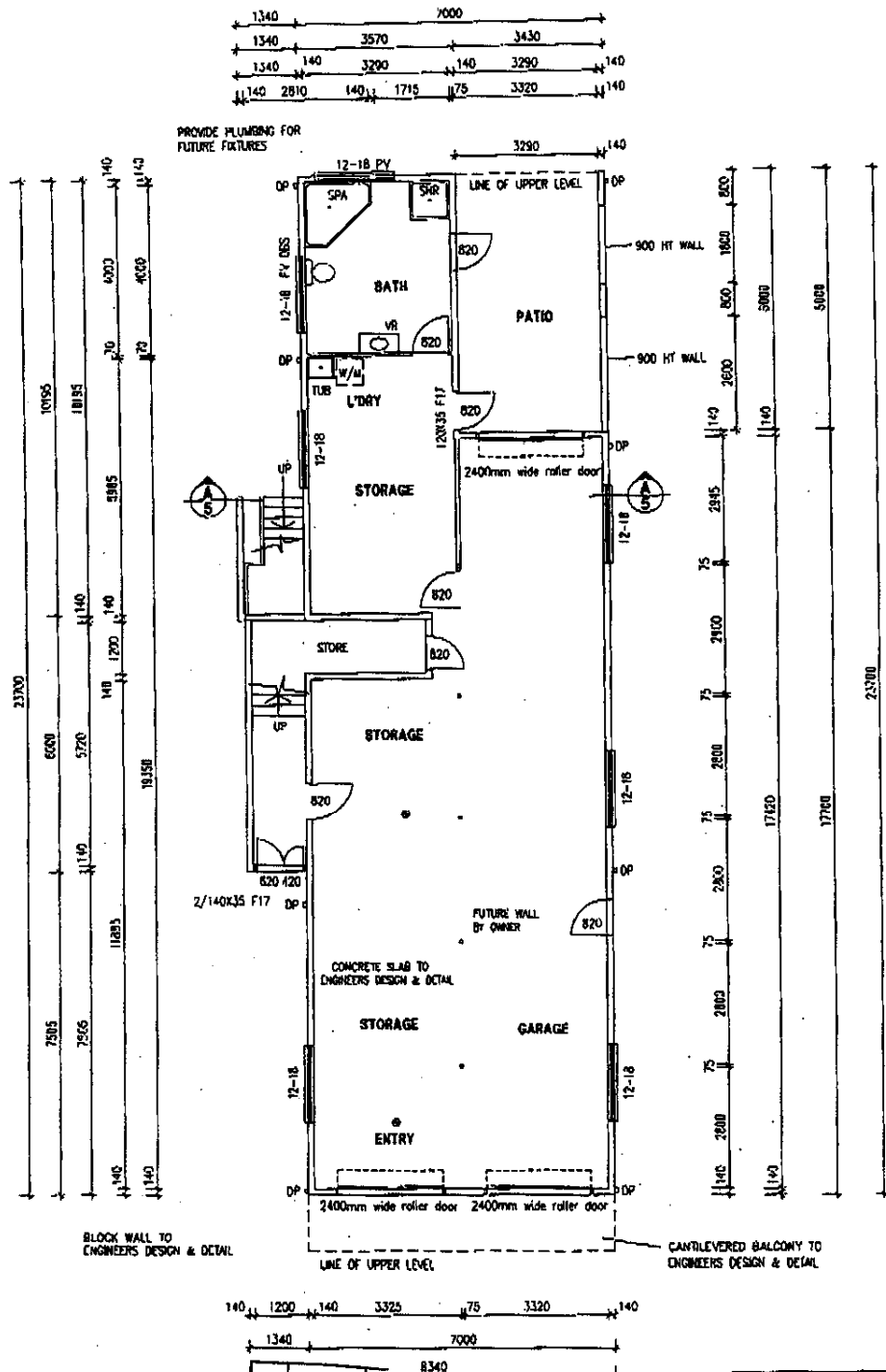
SITE PLAN

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CLIENT
M & P SARKAR
97 SHERWOOD ROAD
ROCKLEA

FIGURED DIMENSIONS HAVE PREFERENCE OVER
THOSE SCALED. ALL DIMENSIONS AND LEVELS
TO BE VERIFIED ON SITE AT SETOUT.

DATE: NOV' 05
Dwg. No. 1A
Dwg. by: R. E.
Scale=1: 200
VIBR CLASSIFICATION
BUILDING SITE
N2



NOTE
BOND BEAM AND BRACING TO ENGINEERS DETAILS

FLOOR JOIST FIXED TO MANUF. SPEC.
STAIRS TO MANUF DESIGN & DETAIL

☉ SMOKE ALARMS

**SMOKE ALARMS TO BE PROVIDED
TO B.C.A. REQUIREMENTS**

PROVIDE ARTICULATION AT
TO ENGINEERS SPEC

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GROUND FLOOR PLAN

GROUND FLOOR AREA	157.38	SQM
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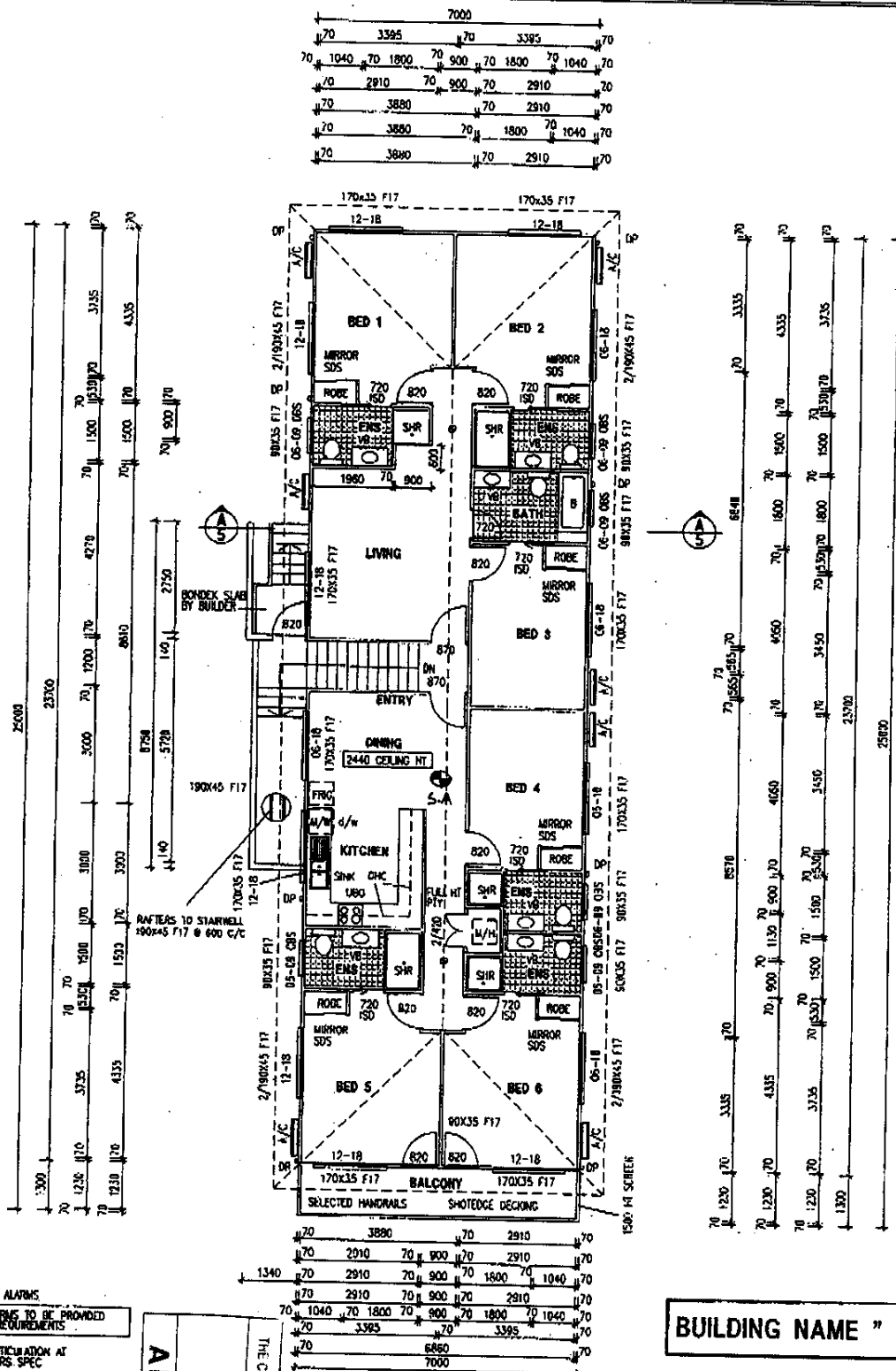
DATE: NOV' 05

Dwg. No. 2A

Dwg. by: R. E.

Scale = 1: 100

REF ID: A66666 N2



• SMOKE ALARMS
SMOKE ALARMS TO BE PROVIDED
TO B.C.A. REQUIREMENTS

PROVIDE ATTENUATION AT
TO ENGINEERS SPEC

FIRST FLOOR AREA 165.96 SQ M
BALCONY AREA 7.50 SQ M

UPPER FLOOR PLAN

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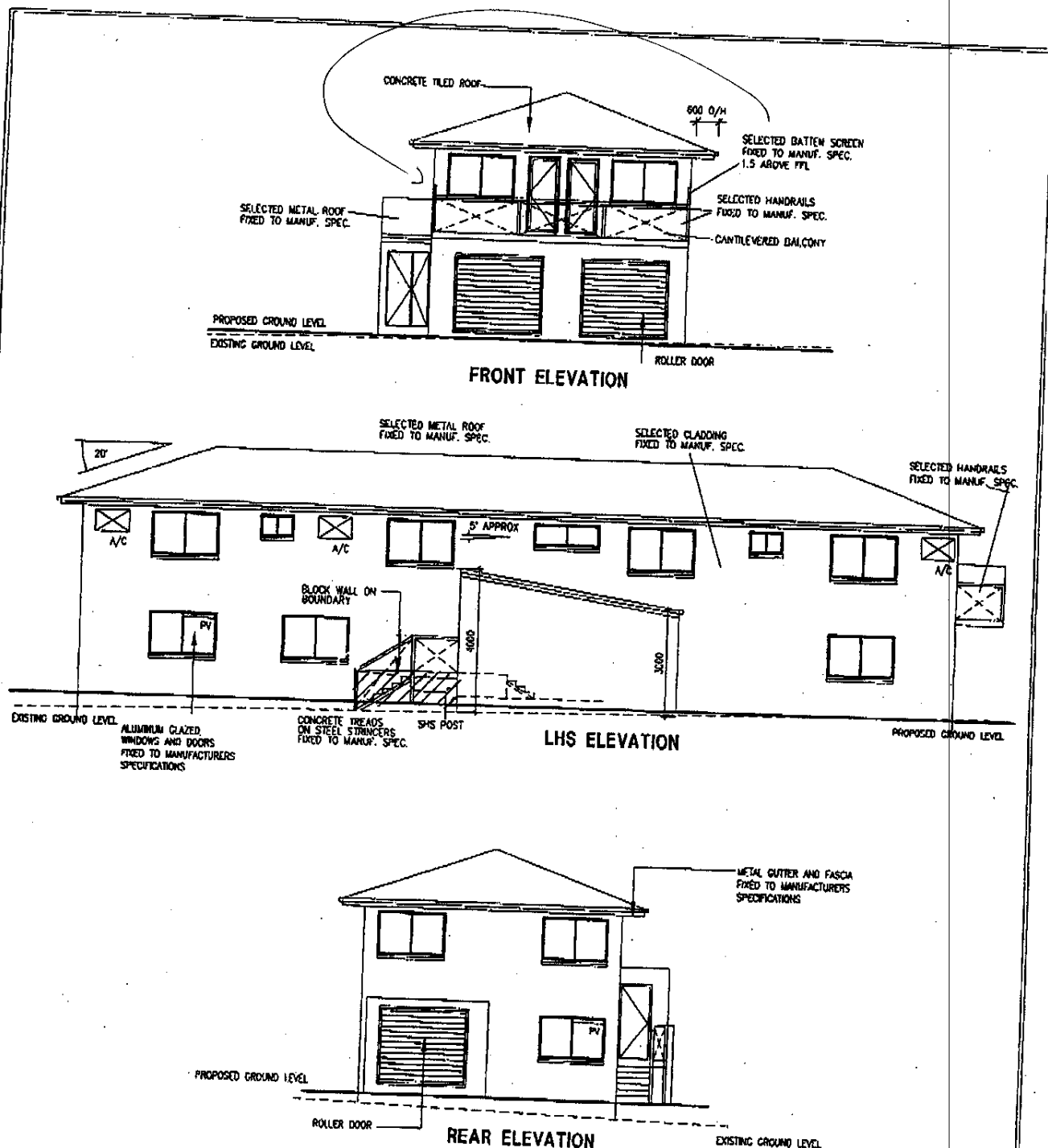
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DATE: NOV '05
Dwg. No. 3A
Dwg. by: R. E.
Scale: 1:100
N2

BUILDING NAME " FRIENDS "



Where the house is within 9 metres above ground level of an existing adjacent house, windows of habitable rooms with an outlook to habitable room windows in an adjacent house have:
 A 45 degree offset from the habitable room windows in the adjacent house to limit direct outlook, or; sill heights of 1.5 metres above floor level, or; fixed obscure glazing in any part of the window below 1.5 metres above floor level, or; fixed external screens.

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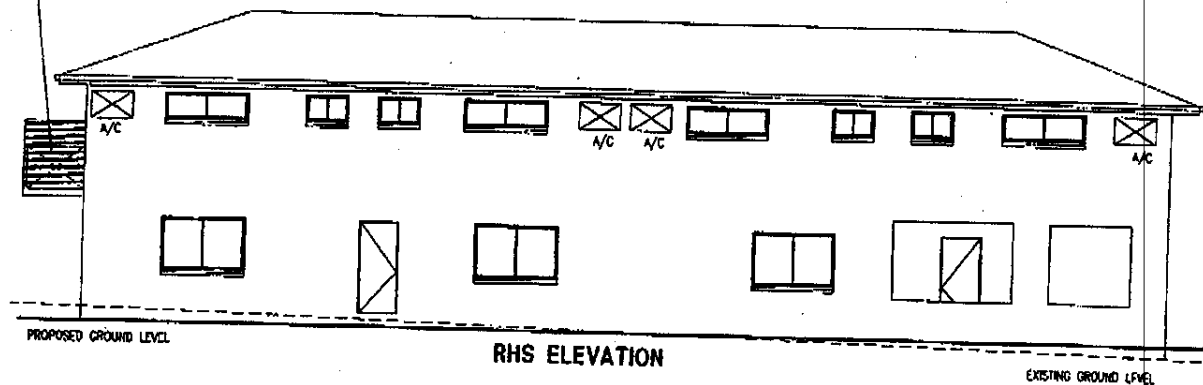
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FIGURED DIMENSIONS HAVE PREFERENCE OVER
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DATE: NOV' 05
 Dwg. No. 4A
 Dwg. by: R. F.
 SCALE: 1:100
 N2

SELECTED BATTEN SCREEN
FIXED TO MANUF. SPEC.
1.5 ABOVE FFL



TIMBER SCHEDULE - LOWER STOREY OF TND
FOR CONCRETE TILE ROOF TRUSSES @ 600 C/C

EXTERNAL WALLS 140 MM BLOCKWORK
REFER ENGINEERS DETAILS

INT STUDS	70 X 35 F5 @ 600 C/C
INT TOP & BOT PLATES	70X35 F5
NOGGIN	35 X 70 F5
HEADS REFER FLOOR PLANS	
MIN F17 STRESS GRADE	
STUDS TO OPENINGS	
FROM 900 - 1800	2/70 X 35 F8
FROM 1800 - 2400	3/70 X 35 F8
FROM 2400 - 3600	4/70 X 45 F8

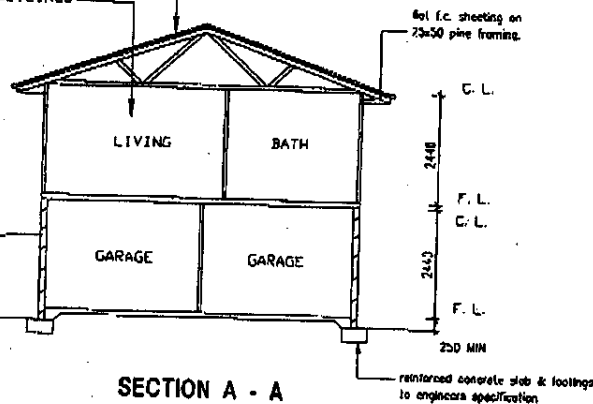
TIMBER SCHEDULE - UPPER FLOOR
FOR CONCRETE TILE ROOF TRUSSES @ 600 C/C

EXT STUDS	70 X 35 F8 @ 450 C/C
EXT TOP PLATES	2/70 X 35 F8
BOTTOM PLATES	2/70 X 35 F8
INT STUDS	70 X 35 F5 @ 450 C/C
INT TOP & BOT PLATES	35 X 70 F5
NOGGIN	35 X 70 F5
HEADS REFER FLOOR PLANS	
MIN F17 STRESS GRADE	
ANGLE LINTELS	
1200 - 1500	75 X 100 X 6
1500 - 2400	100 X 100 X 6
2400 - 2700	150 X 90 X 8
2700 - 3000	150 X 100 X 10

CONCRETE TILED ROOF AT 20° PITCH ON
25X30 HVD ROOF BATTENS AT 330mm CRS TO MANUF SPEC.
PREFABRICATED TRUSSES ENG DESIGNED AT 600 CRS.

10mm PLASTERBOARD LINING TO WALLS & CEILINGS
FIXED TO MANUFACTURERS SPECIFICATION
6mm HARDIFLEX SHEETING TO SOFFITS
6mm VILLABOARD TO VET AREAS

140 BLOCKWALL REFER
ENGINEERS DETAILS



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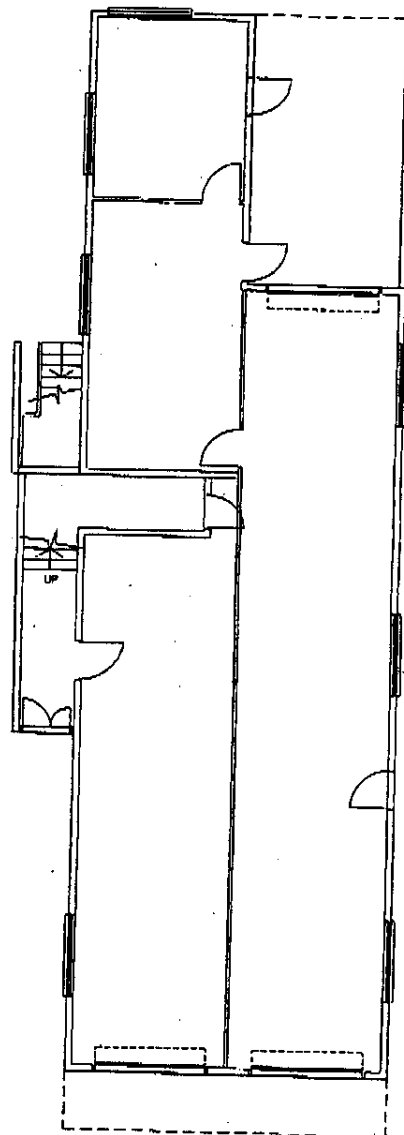
DATE: NOV' 05

Dwg. No. 5A

Dwg. by: R. E.

Scale=1:100

N2

**Metal Angle Brace**

approved galvanised steel angle brace cut into studs and fixed with 2No. 50x2.8 # nails to each stud & wall plate. Refer AS 1684.2 table 8.18

PAA Plywood Bracing Wall

one face sheathed with structural plywood (6mm F11, 4mm F14 or 4mm F27) fixed at 50mm crs along wall plates & horizontal butt joints, 150mm crs along vertical edges & butt joints, & at 300mm crs on intermediate studs (450mm max. stud spacing). Nogging only required behind horizontal butt joints.

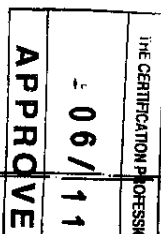
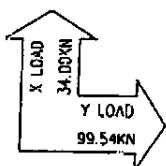
Nominal Bracing

nominal bracing - plasterboard lining both sides standard fixings

BRACING

REFER ENGINEERS DETAILS

EXTERNAL WALLS 140 MM BLOCKWORK

GROUND FLOOR BRACING PLAN

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FOUR DIMENSIONS HAVE PREFERENCE OVER
THOSE SCALED. ALL DIMENSIONS AND LEVELS
TO BE VERIFIED ON SITE AT SETOUT.

DATE: NOV '05

Dwg. No. 6A

Dwg. by: R. E.

Scale: 1:100

THE CERTIFICATION
BUILDING OFFICE

N2

Mark	Type	Length	Unit	Resistance
	Ply			5.40
	Ply			5.40
	Ply			5.40
	Ply			5.40
	Ply			5.40
	Ply			5.40
	Ply			5.40
	Metal Angle			2.70
	Metal Angle			2.70
Total provided				47.40

Y WIND LOAD RESISTANCE TABLE N2				
Mark	Type	Length	Unit	Resistance
Y1	Ply	1800	6.00	10.80
Y2	Ply	300	6.00	5.40
Y3	Ply	300	6.00	5.40
Y4	Ply	1300	6.00	11.40
Y5	Ply	2300	6.00	17.40
Total provided				50.40

Metal Angle Bracing

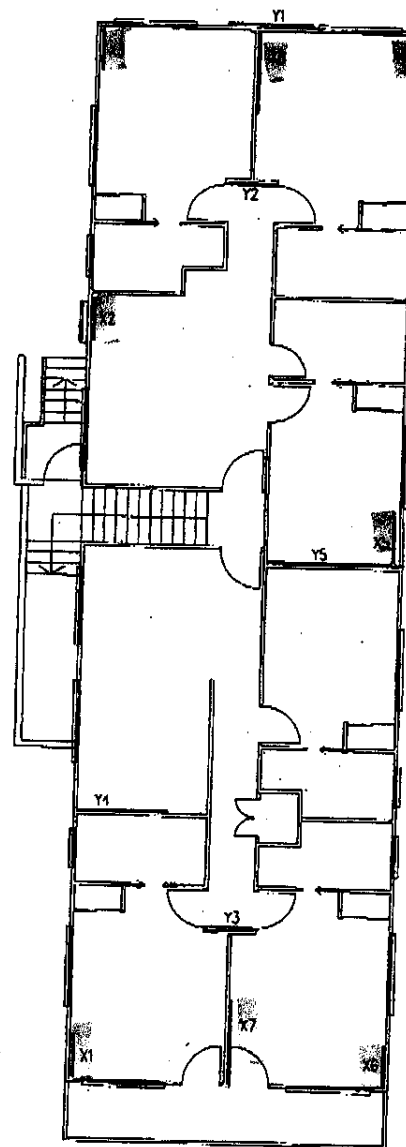
approved galvanised steel angle brace cut into studs and fixed with 2No. 50x2.8 # nails to each stud & wall plate. Refer AS 1684.2 Table 8.18

PAA Plywood Bracing Wall

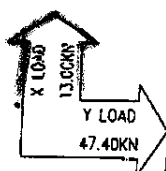
one face sheathed with structural plywood (6mm F11, 4mm F14 or 4mm F27) fixed at 50mm crs along wall plates & horizontal butt joints, 150mm crs along vertical edges & butt joints, & at 300mm crs on intermediate studs (450mm max. stud spacing). Noggings only required behind horizontal butt joints.

Nominal Bracing

nominal bracing - plasterboard lining both sides standard fixings



FIRST FLOOR BRACING PLAN



06/11/75
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ROCKLEA

DATE: NOV '05
Dwg. No. 7
Dwg. by R. E.
Scale = 1:100
WIND CLASSIFICATION
BUILDING TYPE N2

FIGURED DIMENSIONS HAVE PRECEDENCE OVER
THOSE SCALED. ALL DIMENSIONS AND LEVELS
TO BE VERIFIED ON SITE AT SETOUT.

BCC DS

LODGED

01/10/2026

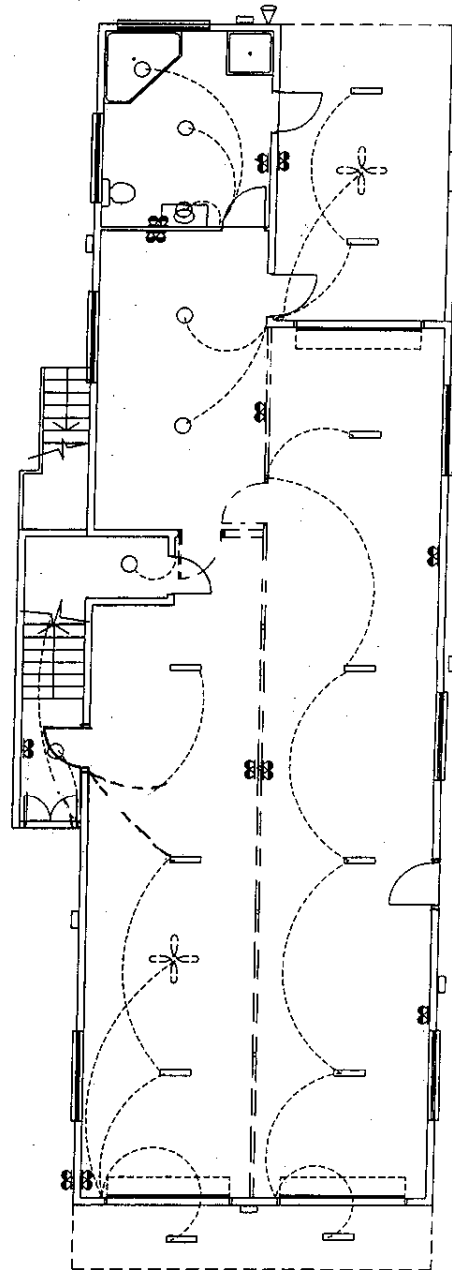
APPLICATION REF

A007121868

ELECTRICAL LAYOUT

LEGEND	QUANTITY
 DOUBLE G.P.O.	12
 LIGHT & SWITCH	7
 SENSOR LIGHT	1
 35W FLURO	11
 FAN	2
 M/VENT	0
 WALL LIGHT	7

NOTE: SUPPLY & INSTALL POWER
CONNECTION (FROM MAINS)
TO METER BOX FITTED
WITH CIRCUIT BREAKER.



GROUND FLOOR ELECTRICAL PLAN

APPROVED

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FIGURED DIMENSIONS HAVE PREFERENCE OVER
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TO BE VERIFIED ON SITE AT SETOUT.

DATE: NOV' 05

Dwg. No. 8A

Dwg. by: R. E.

Scale=1:100

WIND CLASSIFICATION
BUILDING RETES N2

BCC DS
LODGED

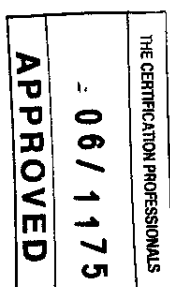
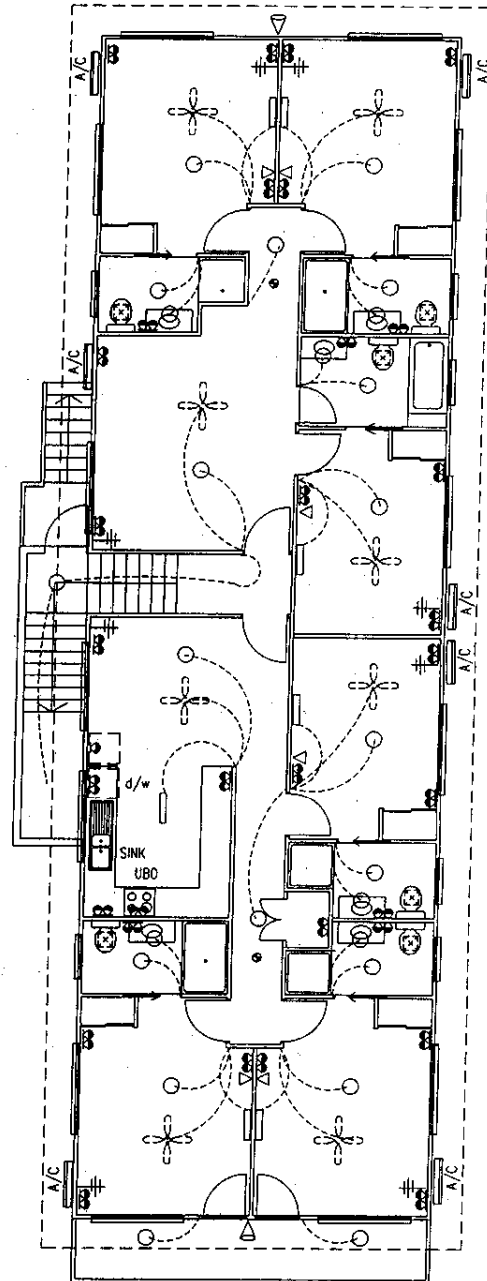
01/10/2026

APPLICATION REF

A007121868

ELECTRICAL LAYOUT	
LEGEND	QUANTITY
SINGLE G.P.O.	1
DOUBLE G.P.O.	32
LIGHT & SWITCH	25
SENSOR LIGHT	2
36W FLURO	7
PHONE POINT	6
HOT WATER SYSTEM	1
U.B. OVEN & H/P WITH R/HOOD OVER	1
TV POINT TO AERIAL	8
SMOKE ALARMS	2
M/VENT	6
FAN	8
A/C	7

NOTE: SUPPLY & INSTALL POWER
CONNECTION (FROM MAINS)
TO METER BOX FITTED
WITH CIRCUIT BREAKER.



UPPER FLOOR ELECTRICAL PLAN

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ROCKLEA

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TO BE VERIFIED ON SITE AT SETOUT.

DATE: NOV' 05
Dwg. No. 9A
Dwg. by: R. E.
Scale=1:100
LIND CLASSIFICATION/
BUILDING SITE: N2