

# NOTES

**DIMENSIONS**  
ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.  
**VEHIBICATION**

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS PRIOR TO COMMENCEMENT OF WORK. THE DESIGNER SHALL BE IMMEDIATELY NOTIFIED OF ANY AMBIGUITY, OMISSION OR DISCREPANCY DETAILED OR IMPLIED BY THE CONTRACT DOCUMENTS

## TIMBERFRAMING

ALL EXTERNAL WALL FRAMING SHALL BE 90x45mm DOUGLAS FIR MS68 H12 KD @ 600mm CRS. DWANGS @ 800mm CRS. UNLESS OTHERWISE STATED. ALL INTERNAL WALL FRAMING SHALL BE 90x45mm DOUGLAS FIR MS68 H12 KD @ 600mm CRS. DWANGS @ 800mm CRS.

ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF MS68/568 UNLESS OTHERWISE STATED

## HOT WATER CYLINDER

250L MANS PRESSURE SOLAR READY ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING & RELIEF VALVES & TEMPERING VALVE 250 COPPER SLUDGE PIPE TO DISCHARGE OVER THE NEAREST GULLY TRAP. SECURE WITH SEISMIC RESTRAINTS AS PER ACCEPTABLE SOLUTION G12/AS1 (WATER SUPPLIES) FIGURE 14.

STORAGE WATER HEATERS SHALL HAVE A SAFE TRAY. THE SAFE TRAY SHALL INCORPORATE A DRAIN WITH A MINIMUM DIAMETER OF 40mm. WHERE THE TANK OVERFLOW DISCHARGES INTO THE SAFE TRAY, THE OVERFLOW PIPE SHALL BE SECURED TO THE FLOOR OR BE GREATER THAN THE OVERFLOW PIPE FROM THE TANK.

## LINTELS

ALL LINTELS AND BEAMS TO BE S68 H12 UNLESS OTHERWISE SHOWN

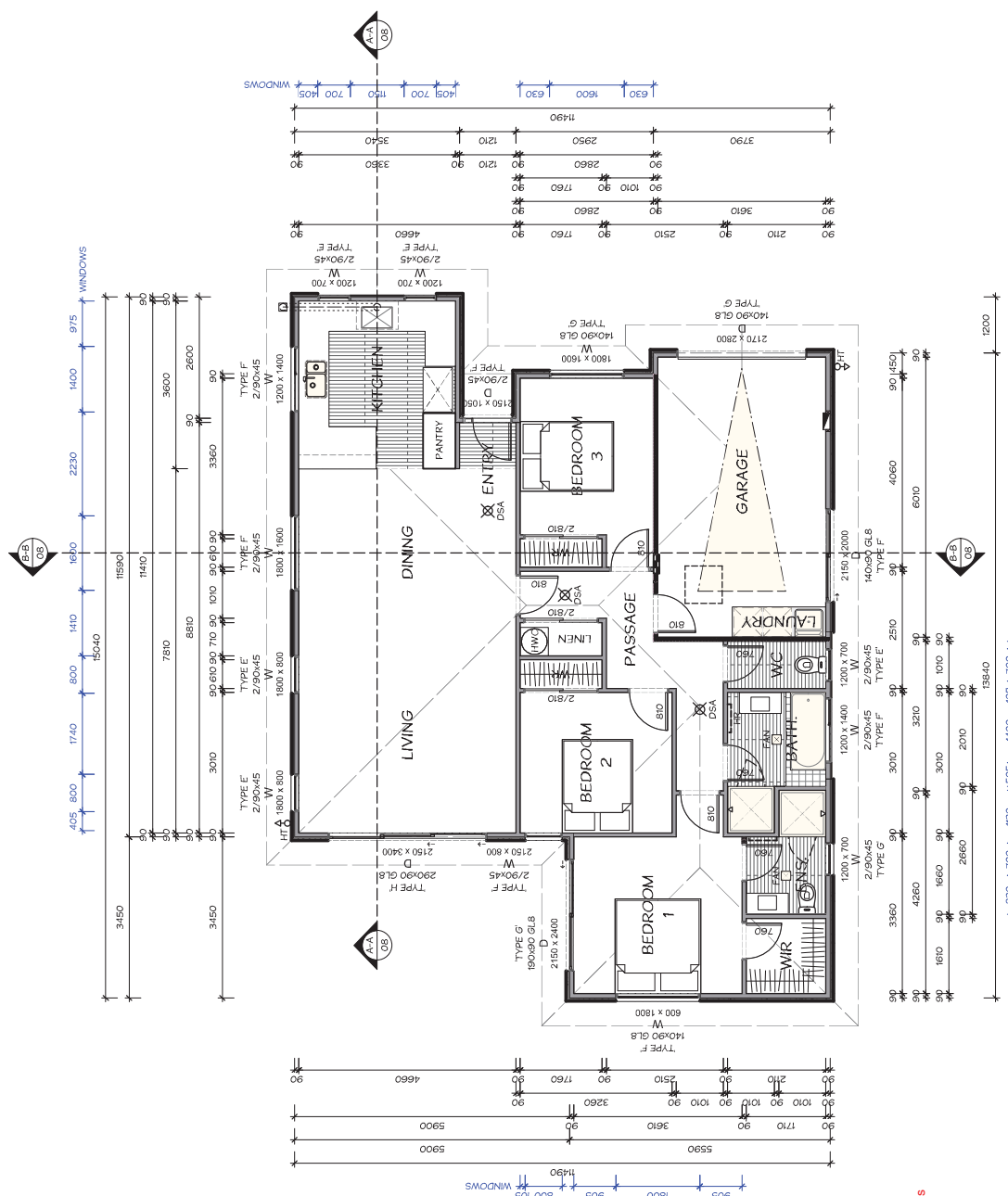
FOR PREVENTION OF UPLIFT REFER TO 'MIKTEK LUMBERLOK' LINTEL FIXING SCHEDULE FOR LINTEL FIXING TYPE DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

## LEGEND

- DSA DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1
- EXTRACTOR FAN CONNECTED TO LIGHT SWITCH DUCT THROUGH ROOF SPACE
- FAN TO EXTERIOR. MIN FLOW RATE 25L / SEC
- TYPE F = LINTEL/FINING TYPE
- 2/140x45 = LINTEL/SIZE
- 2/150x1600 = OPENING/SIZE (H x W)

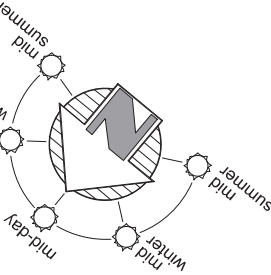


### FLOOR PLAN 1:100

FLOOR AREA OVER FRAMING 140m<sup>2</sup>  
AREA INCLUDING PORCH COVERAGE 140m<sup>2</sup>

- NOTES**
- STANDARD (2460mm)
  - STUD/HEIGHT: 450mm TYPICAL
  - LANEWAYS: 450mm TYPICAL
  - FEAT. (INCLUDE/DO NOT): 34-STRM/GR/BLQUE (VERTICAL)

no slab recess for showers



scale(s) at A3	1:100	sheet	05 of 10c
wind zone	HIGH	drawn	JN
sheet title	FLOOR PLAN	date	23.11.2023
		job no.	22144

rev	date	details	by



**THREE BEDROOM HOME**  
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for: HOMES BY ORANGE

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