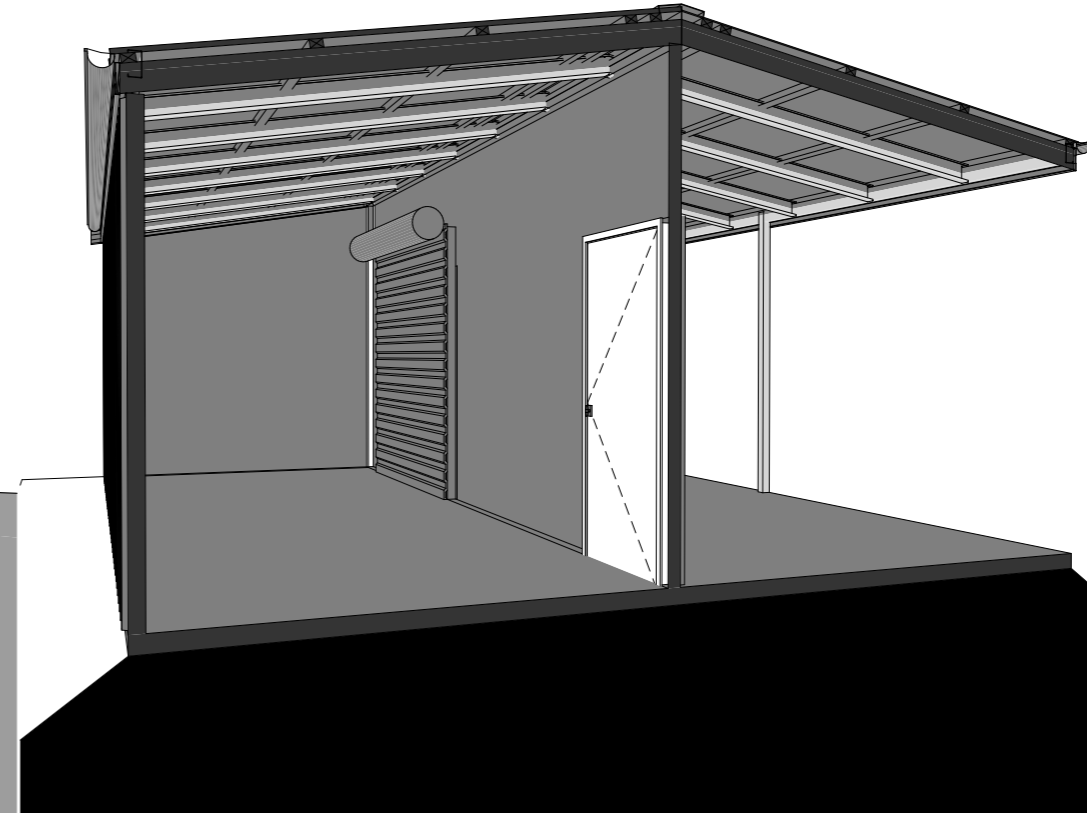
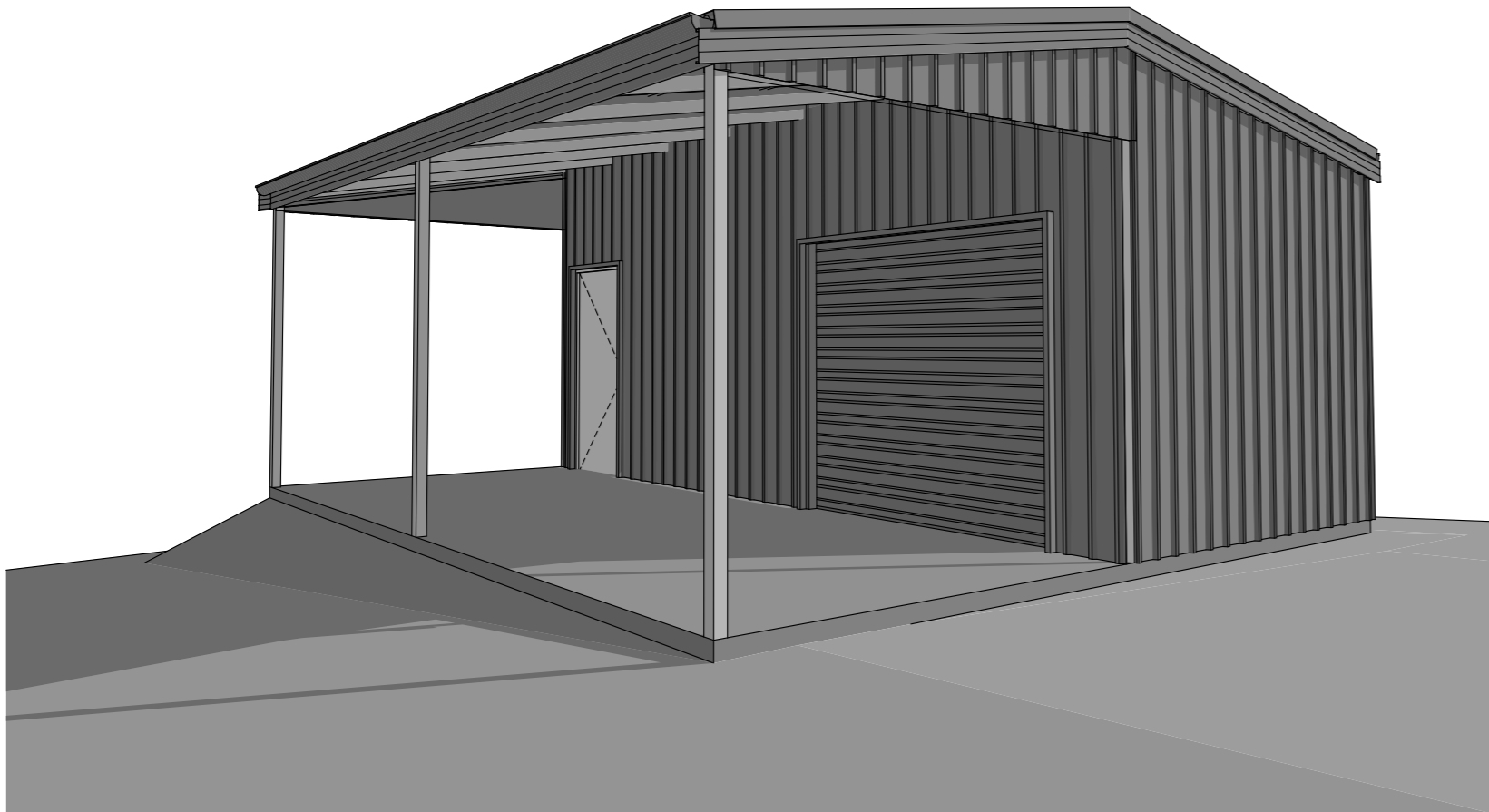


ARTISTS IMPRESSION

Drawing Legend (generic)

BLE	BUILDING LINE ENVELOPE
OMP	OUTER MOST PROJECTION
AC	AIR-CONDITIONING CONDENSOR
PCD	PREMISES CONNECTION DEVICE
FRL	FIRE RESISTANCE LEVEL
RL	RELATIVE LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
DP	DOWN PIPE
ENS	ENSUITE
WIR	WALK IN ROBE
PDR	POWDER ROOM
OH	OVER HEAD
ENS.	ENSUITE
L'DRY	LAUNDRY
NCC	NATIONAL CONSTRUCTION CODE
QDC	QUEENSLAND DEVELOPMENT CODE
DH	DOUBLE HUNG
WC	TOILET SUITE
DP	DOWNPIPE
T.B.C	TO BE CONFIRMED
UBF	UNDER BENCH FRIDGE
SGPO	SINGLE GENERAL POWER OUTLET
GPO	GENERAL POWER OUTLET
SD	SMOKE DETECTOR
DW	DISH WASHER LOCATION
FFL	FINISHED FLOOR LEVEL
JL	JOINERY LINE
TP	TOP PLATE
NGL	NATURAL GROUND LEVEL
FGL	FINISHED GROUND LEVEL
AW	AWNING WINDOW
SW	SLIDING WINDOW
SGD	SLIDING GLASS DOOR
OBS	OBSCURE GLASS
AFFL	ABOVE FINISHED FLOOR LEVEL
PTY	PANTRY
F	FRIDGE LOCATION
EO	EMPTY OPENING
HWU	HOT WATER SYSTEM
FG	FIXED GLASS
CS	CAVITY SLIDER
UBO	UNDER BENCH OVEN
VSD	VINYL SLIDING DOOR
FC	FIBRE CEMENT
UNO	UNLESS NOTED OTHERWISE
MH	CEILING ACCESS HATCH
AC	AIR CONDITIONER



PERSPECTIVE VIEW

SECTIONAL VIEW

AD21-011_15ROMULUSCIRCUIT for Alex Burton

15 ROMULUS CIRCUIT AUGUSTINE HEIGHTS QLD 4300

Stage: FOR APPROVAL

Drawing Schedule

ID	Drawing Name
A.0	TITLE PAGE
A.01	SITE PLAN
A.02	SHED FLOOR PLAN
A.04	ELEVATIONS
A.05	ARCHITECTURAL SPECIFICATION

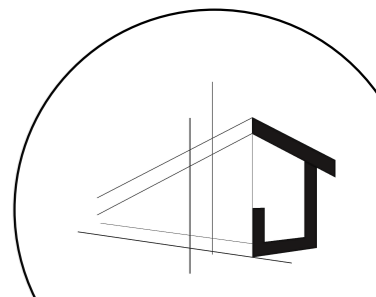
Revision Schedule

Issue ID	Date	Amendments
01	26/10/21	Preliminary
02	27/10/21	For Approval



antoniajayne Design

0409 366 854
 North Booval QLD 4304
 antoniajaynedesign@gmail.com
 www.ajdesigndp.com
 QBCC: 15133061



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BAL FZ

SITE INFORMATION

BUILDING FOOTPRINT EXISTING DWELLING (APPROX)	312m ²
PROPOSED SHED (FOOTPRINT)	42m²
TOTAL FOOTPRINT (EXISTING & PROPOSED)	354m²
SITE AREA	1028m²
PROPOSED SITE COVERAGE	34.43%

REAL PROPERTY INFO

PLAN #	305 SP238647
LOCAL AUTHORITY -	IPSWICH CITY COUNCIL
LOCALITY -	AUGUSTINE HEIGHTS
COUNTY -	STANLEY
PARISH -	BUNDAMBA
PLANNING ZONE -	RESIDENTIAL LOW DENSITY
AFFECTED OVERLAYS -	OV1 TRANSITIONAL BUSHFIRE RISK AREA
CLIMATE ZONE -	ABCB ZONE 2
SOIL CLASSIFICATION -	UNKNOWN

WIND CLASSIFICATION

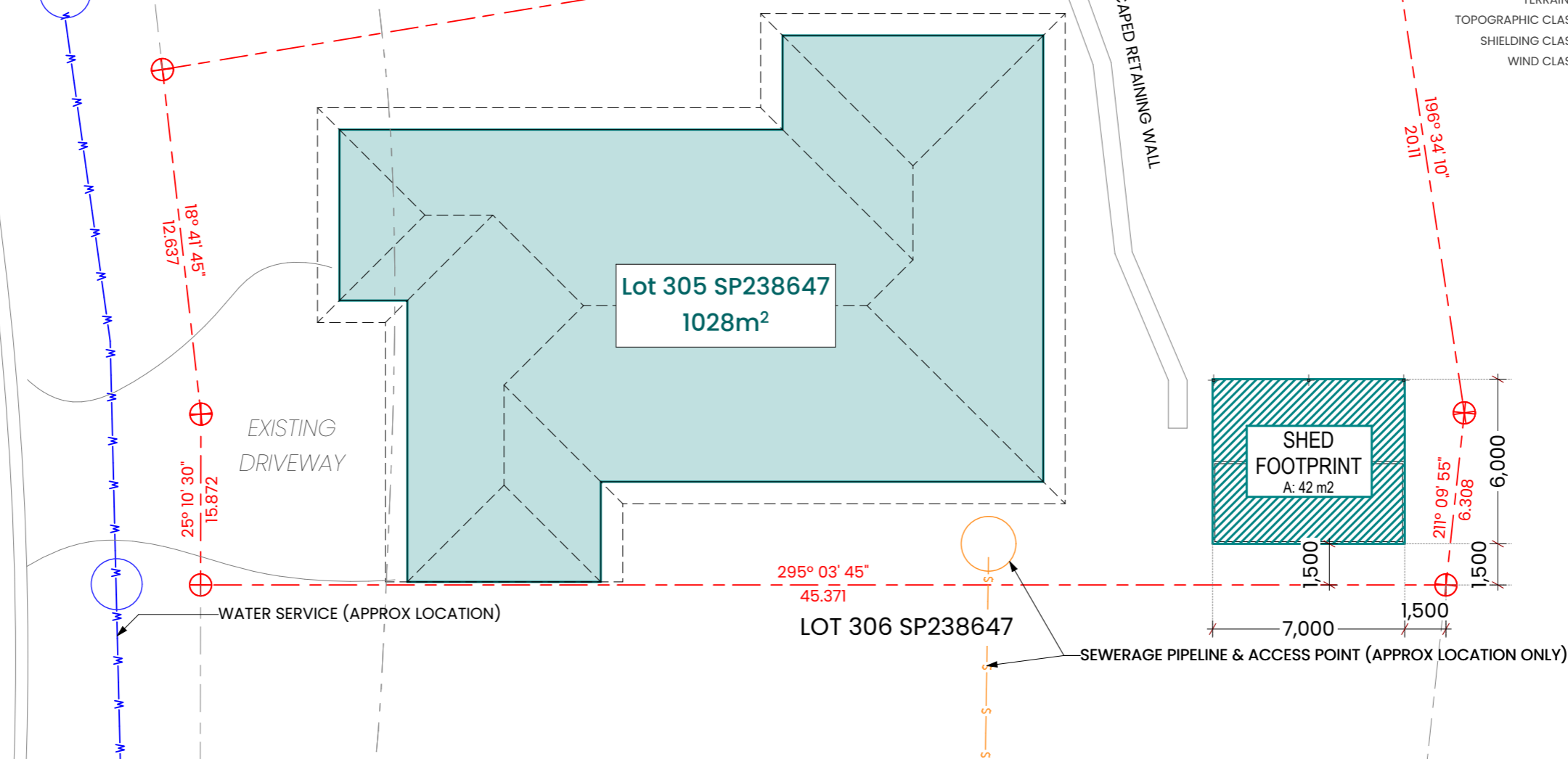
REGION -	B
TERRAIN CATEGORY -	3
TOPOGRAPHIC CLASSIFICATION -	T0
SHIELDING CLASSIFICATION -	FS
WIND CLASSIFICATION -	N2

SITE NOTES

- DIMENSIONS ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK
- GIVEN DIMENSIONS ARE TO HAVE PRIORITY OVER SCALED DIMENSIONS
- GROUND LEVELS NOT KNOWN
- ALL PLUMBING AND DRAINAGE TO COMPLY WITH STANDARD SEWERAGE BY-LAWS AND REQUIREMENTS OF THE LOCAL AUTHORITY
- ALL STAIRS TO HAVE 190mm MAX. RISERS & 240mm GOINGS
- ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA, THE CURRENT AUSTRALIAN STANDARDS AND ALL RELEVANT CURRENT TRADE AND TECHNICAL MANUALS
- DISCLAIMER: DRIVEWAY, PATHS, CLOTHESLINES, SERVICE LINES, LANDSCAPING, LETTER BOX, FENCES, HOT WATER UNITS & GROUND PITS DIAGRAMMATIC ONLY.
- ALL DOWNPIPES TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA 3.5.3.5. EACH DOWNPIPE MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH.
- STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.

W-10 SATellite IMAGE 1:500

ROMULUS CIRCUIT



IMPORTANT NOTE

- CLIENT PROVIDED SITE SETBACK DIMENSIONS APPROXIMATE ONLY CONFIRM WITH CERTIFIER IF REQUIRED PRIOR TO COMMENCING CONSTRUCTION
- LEVELS & SURVEY NOT PROVIDED REFER TO ENGINEERS DETAILS WHERE APPLICABLE

Scale 1:200

antoniajayne Design

0409 366 854
North Booval QLD 4304
antoniajaynedesign@gmail.com
www.ajdesignndp.com
QBCC: 15133061

NOTE:
ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
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• THE BUILDING CODE OF AUSTRALIA (BCA)
• THE QUEENSLAND DEVELOPMENT CODE (QDC)
• BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
• CURRENT ISSUES OF AUSTRALIAN STANDARDS
• CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED



SITE PLAN

AD21-011_15ROMULUSCIRCUIT Alex Burton

FOR APPROVAL

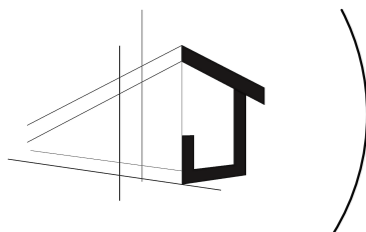
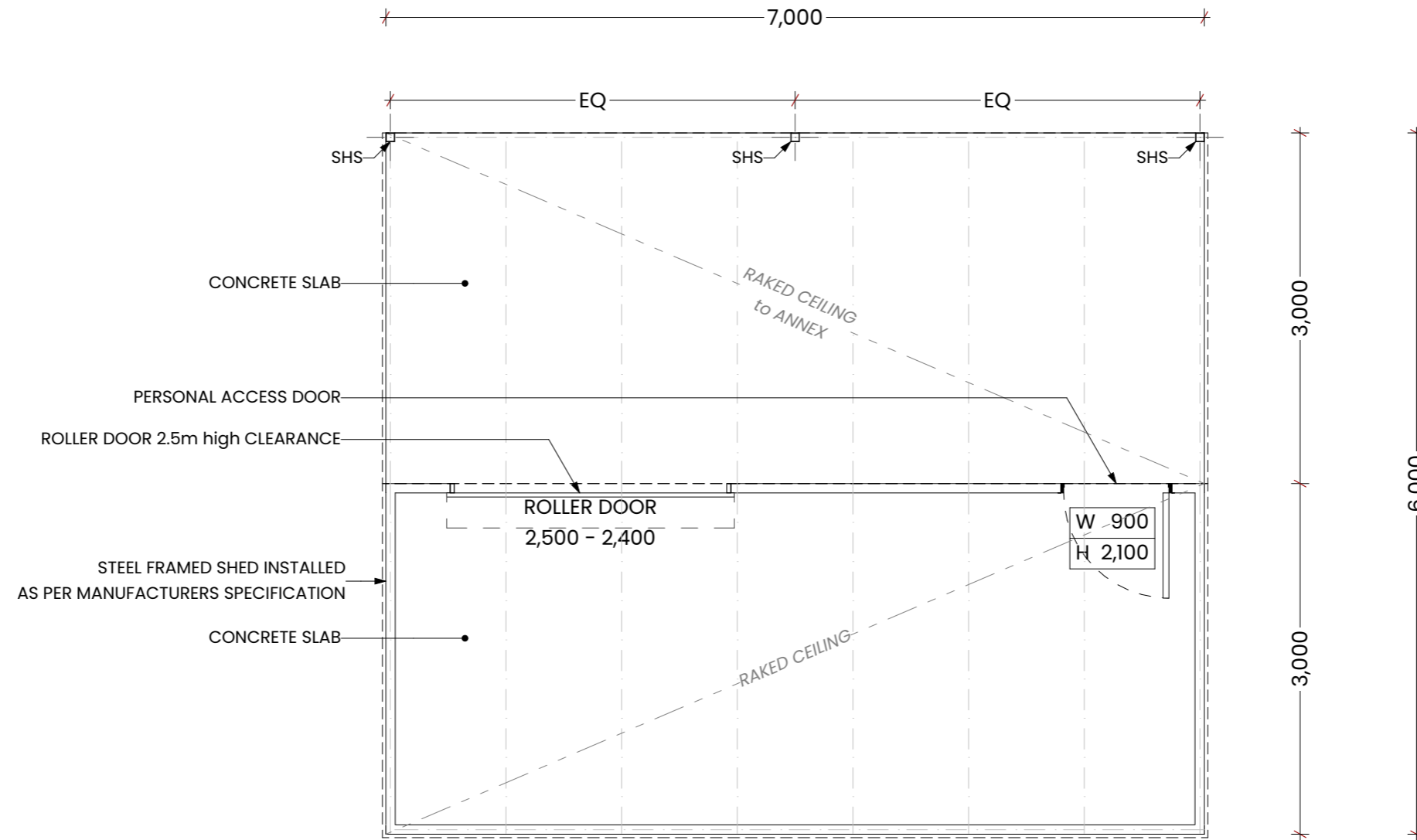
15 ROMULUS CIRCUIT AUGUSTINE HEIGHTS QLD 4300



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Issue	For Approval
Rev	02
Date	27/10/21
Page No.	A.01
Scale @ A3	1:500, 1:200
Prepared by	ANTONIA O'BRIEN

CONSTRUCTION NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- SUPPLY & INSTALL 'BIFLEX CHEMICAL TERMITE TREATMENT (UNLESS OTHERWISE APPROVED) TO COMPLY WITH AS3660.1 AND MANUFACTURER'S SPECIFICATIONS
- ALL BRICKWORK (INCLUDING BRICK VENEER), SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684. - UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL FRAMED CONSTRUCTION.
- FOR ALL STRUCTURAL MEMBERS, FOOTINGS & LOAD BARING WALLS REFER TO STRUCTURAL DOCUMENTATION PREPARED BY ENGINEERS.
- ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARDWIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786 (NEW LOCATIONS TO BE INDICATED SD)
- ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS3000.
- ALL PLUMBING & DRAINAGE WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS3500.



antoniajayne Design
 0409 366 854
 North Booval QLD 4304
 antoniajaynedesign@gmail.com
 www.ajdesignndp.com
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SHED FLOOR PLAN

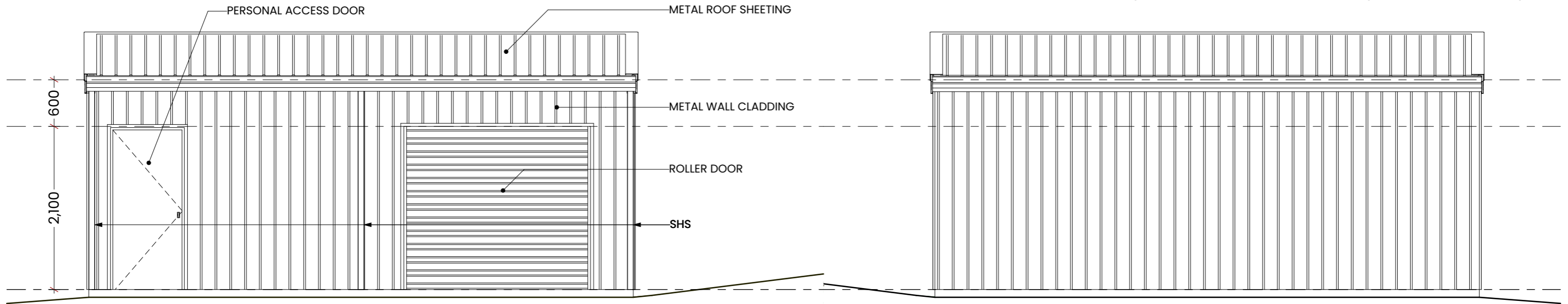
AD21-011_15ROMULUSCIRCUIT **Alex Burton**

FOR APPROVAL

15 ROMULUS CIRCUIT AUGUSTINE HEIGHTS QLD 4300



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Prepared by	ANTONIA O'BRIEN



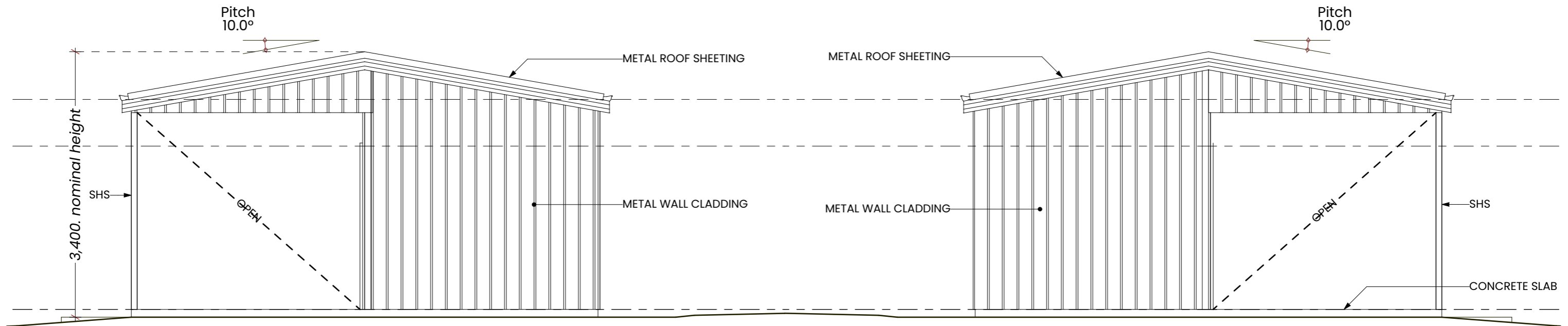
E-01 NORTHERN ELEVATION

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E-03

SOUTHERN ELEVATION

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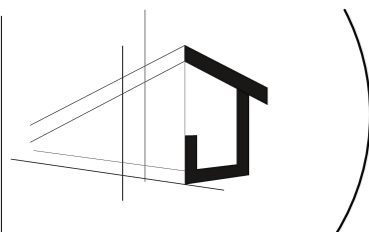
E-02 WESTERN ELEVATION

1:50

E-04

EASTERN ELEVATION

1:50



antonijayne Design

0409 366 854
North Booval QLD 4304
antonijaynedesign@gmail.com
www.ajdesignndp.com
QBCC: 15133061

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ELEVATIONS

AD21-011_15ROMULUSCIRCUIT Alex Burton

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15 ROMULUS CIRCUIT AUGUSTINE HEIGHTS QLD 4300

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Scale @ A3	1:50
Prepared by	ANTONIA O'BRIEN

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1.0 GENERAL

- 1.1 ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
- 1.2 ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND UNLESS OTHERWISE STATED ON THE PLANS SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.
- 1.3 ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES
- 1.4 ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.
- 1.5 THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".
- 1.6 DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS
- 1.7 ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE SUBSTRATES ON WHICH FINISHES ARE APPLIED.
- 1.8 CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE RESPECTIVE WORKS.
- 1.9 CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE COMPLETION OF RESPECTIVE WORKS

2.0 EARTHWORKS

- 2.1 UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR BUILDER. PROVIDE SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.
 - 2.2 DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE BOTTOM EDGE OF THE FOOTING.
 - 2.3 ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT
- ## 3.0 CONCRETE
- 3.1 ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS
 - 3.2 THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870
 - 3.3 PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.

4.0 TERMITE PROTECTION:

- 4.1 PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.
- 4.2 BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES

5.0 BRICKWORK

- 5.1 BRICK WORK SHALL COMPLY WITH :
 - AS 3700 MASONRY CODE
 - AS A123 MASONRY CODE
- 5.2 BRICK GAUGE 7 STANDARD COURSES = 600mm. MORTAR FOR MASONRY CONSTRUCTION
- 5.3 TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm.
- 5.4 VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A CONTINUOUS FILLER STRIP.
- 5.5 CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.
- 5.6 FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.
- 5.7 PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK.
- 5.8 SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC TO BE TRUE, PLUMB AND IN LINE WITH PERPENDS TRUE LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MARGIN OF 12mm OR GREATER THAN 50mm
- 5.9 PROVIDE 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.
- 5.10 WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.

- 5.11 BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:
 - WHEREVER SHOWN ON DRAWINGS
 - CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED)
 - OVER LINTELS TO EXPOSED OPENINGS - EXTEND THE FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE
 - OVER ROOF - EXTEND THE FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
 - DOOR/WINDOW STILES - EXTEND THE FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
 - STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300mm WIDE.
 - FOR HORIZONTAL STRUCTURES/SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS
 - AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAF.
- 5.12 WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.
- 5.13 UNLESS OTHERWISE SHOWN ON DRAWINGS
 - EXTERNAL FACE WORK: 230x110x76mm
 - WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS
 - WINDOW HEADS: SOLID FACEBRICK COURSE

6.0 LINTELS

MAX SPAN (mm)	LINTELS SIZE (VERT x HORIZ x THICK)	BEARING EACH END (mm)
900	75x10	150
1200	75x75x8	150
1500	90x90x8	150
1800	100x75x8	230
2100	125x75x8	230
2400	125x75x10	230
2500	100x100x8	230
3000	150x90x10	230

7.0 CARPENTRY WORK

- 7.1 ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV.
 - 7.2 CLOUTS/STRAP REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.
 - 7.3 SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.
- ## 8.0 ROOFING
- 8.1 SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES
 - 8.2 GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS
 - 8.3 ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.
 - 8.4 ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF
 - 8.5 FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH
 - 8.6 SEAL BETWEEN OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING; FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

9.0 WINDOWS/GLAZING

- 9.1 UNLESS OTHERWISE STATED ON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM RESIDENTIAL OR COMMERCIAL IN SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER.
 - 9.2 ALLOW FOR FLYSCREENS TO BE FITTED TO ALL WINDOWS.
 - 9.3 ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS A COMPLETE UNIT.
 - 9.4 WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE SPECIFICATIONS PROVIDED BY THE THERMAL PERFORMANCE ASSESSOR.
 - 9.5 CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS.
 - 9.6 WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ## 10.0 JOINERY
- 10.1 ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.
 - 10.2 EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.
 - 10.3 SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

11.0 CEILINGS

- 11.1 CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.
- 11.2 FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE
- 11.3 PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES
- 11.4 PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON THE DRAWINGS.

12.0 PLASTERING

- 12.1 INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.
- 12.2 PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER
- 12.3 SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.
- 12.4 PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK
- 12.5 EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).
- 12.6 NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.
- 12.7 PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.

13.0 FLOORING FINISHES

- 13.1 CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.2 PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE TRIMS ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.3 PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED AND POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS AND FINISHES SCHEDULE.

14.0 SIGNAGE

- 14.1 WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.
- 14.2 "SUPERDRAFT" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

15.0 PAVING

- 15.1 GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD
 - SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.
 - CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS
 - PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK
 - TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.
- 15.2 PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.
- 15.3 UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL
- 15.4 BRICK PAVERS SHALL BE:
 - TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE
 - PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

16.0 ENERGY EFFICIENCY

- 16.1 INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS BY ABUTTING OR OVERLAPPING ADJOINING INSULATION
- 16.2 INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR FITTINGS
- 16.3 REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH ADEQUATE SUPPORT.
- 16.4 BULK INSULATION MUST MAINTAIN ITS POSITION, THICKNESS. ENSURE THAT CEILING INSULATION OVERLAPS UN-INSULATED WALLS
- 16.5 CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING OR SEALED USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES
- 16.6 EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER
- 16.7 ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS
- 16.8 HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE WEATHER AND SUN
- 16.9 INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2
- 16.10 ENCLOSED SUB-FLOOR AND ROOF SPACE TO HAVE AN R VALUE OF 0.45



antoniajayne Design
 0409 366 854
 North Booval QLD 4304
 antoniajaynedesign@gmail.com
 www.ajdesignndp.com
 QBCC: 15133061

NOTE:
 ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
 • THE NATIONAL CONSTRUCTION CODE (NCC)
 • THE BUILDING CODE OF AUSTRALIA (BCA)
 • THE QUEENSLAND DEVELOPMENT CODE (QDC)
 • BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
 • CURRENT ISSUES OF AUSTRALIAN STANDARDS
 • CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED



ARCHITECTURAL SPECIFICATION

AD21-011_15ROMULUSCIRCUIT Alex Burton

FOR APPROVAL

15 ROMULUS CIRCUIT AUGUSTINE HEIGHTS QLD 4300

Job No.	AD21-011
Issue	For Approval
Rev	02
Date	27/10/21
Page No.	A.05
Scale @ A3	
Designed By	ANTONIA O'BRIEN