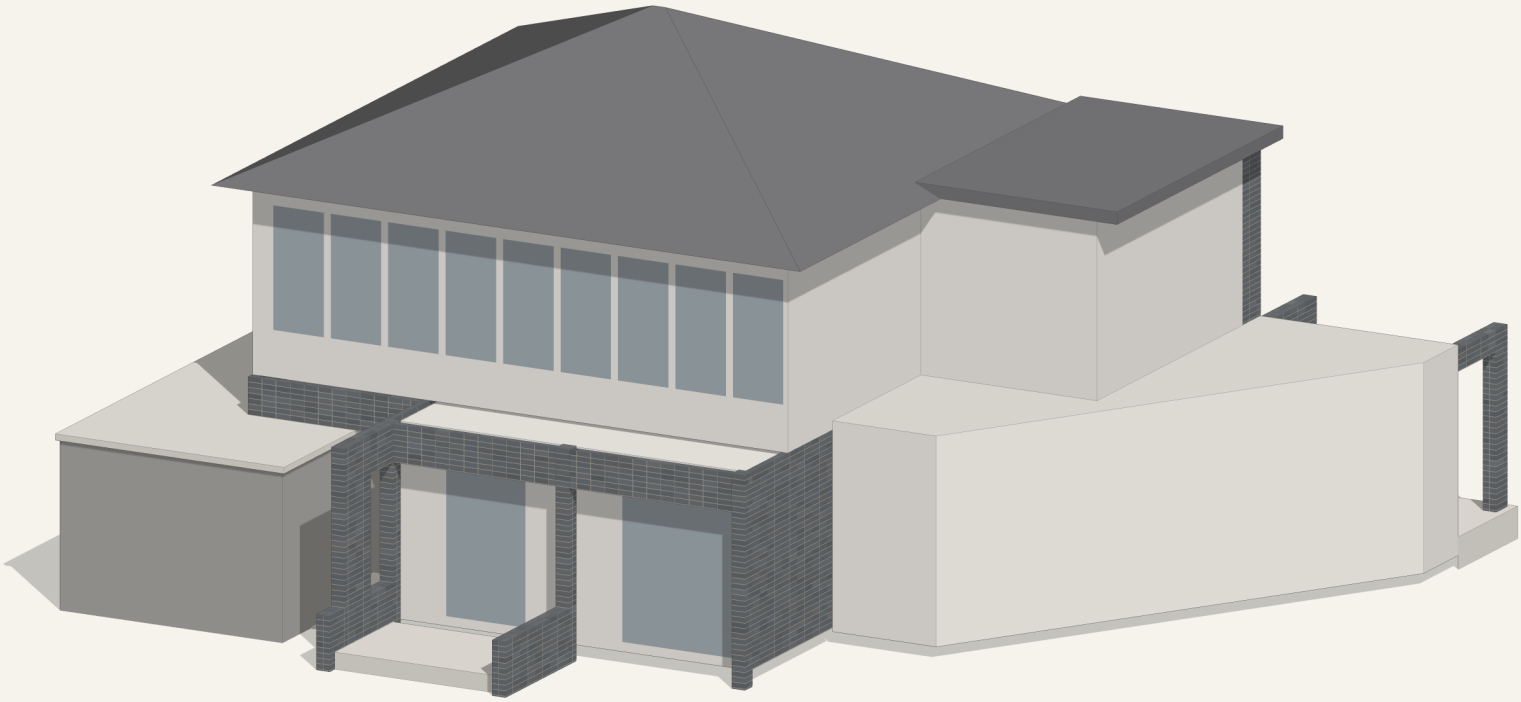
BuilderHQ

ISSUED FOR QUOTATION & COORDINATION

BHQ-EX-2026-BW · REV A · 15.10.2026



BRICKWORK REPORT · STACK BOND

Brickwork take-off, *setout & coordination*

42 Ashcombe Street, Reservoir VIC 3073

Proposed new dwelling · sample project

BRICK

Island Block & Paving · Ash ECO Refined

UNIT

230 × 110 × 76 mm · 10 mm joints

BOND

Stack bond (client requirement)

NET TAKE-OFF

4,644 bricks

RECOMMENDED ORDER

5,000 bricks · 10 pallets

DRAWINGS

Architectural set (BP401 Rev 13) · structural set

Prepared by BuilderHQ for supplier quotation and on-site coordination. Quantities only – no pricing. Not a structural design document.

01 · SUMMARY

Brickwork at a glance

A course-by-course model of every brick element on the BP401/BP402 elevations and BP231 plans, set out in stack bond on the 240 × 86 mm module.

4,644
NET BRICKS
Every course of every element, openings deducted, cuts counted as whole bricks.

5,000
RECOMMENDED ORDER
10 pallets × 500. Includes 356 (7.7%) for breakage, culling & base courses.

27
BRICK ELEMENTS
Piers, veneers, bands over openings, low walls, garden edging and the terrace frame.

1,019
UNITS WITH EXPOSED ENDS
638 show both ends, 381 show one. Confirm refined ends with the supplier.

NET BRICKS BY AREA · 4,644 net



Edging (prov.) 168

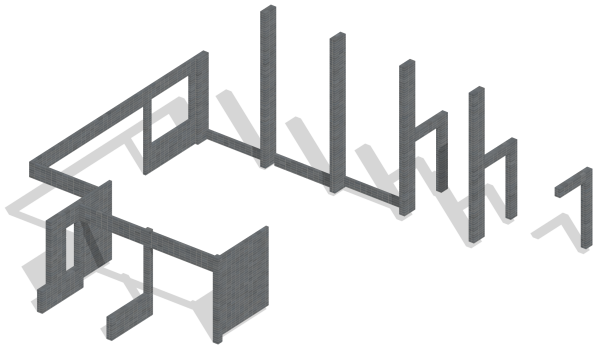
North-west face **473**
Entry portal **874**
Street face **1,085**
D-line piers **1,585**
Terrace frame **459**

What the client wants

All face brickwork (BK-01, BP401 Rev 13 “Grey brick cladding in stack bond pattern”) in Island Block & Paving Ash ECO Refined, laid in stack bond in lieu of the usual stretcher bond: every perpend runs plumb, top to bottom, with no lap between courses.

Key findings

- The architect has drawn the brickwork on the true 240 × 86 module. Most elements set out in whole bricks; 263 cut or half units fall at internal junctions, control joints and the W01 jambs.
- 1,019 units (22%) have an end on show at pier ends, reveals and wall ends. Refined is a face finish: finished ends must be confirmed before ordering.
- Gauge is fixed by the band: lintel bed RL 94.548, top of band RL 95.150 (course 35). This needs a 96 mm slab rebate at the veneers; S10 allows 75 mm max. Resolve before the slab pour.
- Stack bond has no interlock. The engineer must confirm ties, bed-joint reinforcement and the proposed control joint layout (S02 M15) before laying starts.
- Terrace feature frame is drawn 300 wide, which is not a brick dimension. Build at 350 × 230 (no cuts) or 300 with cut stretchers. Same brick count either way.
- S17 wants 1,000 mm of bed-joint reinforcement past each jamb, but piers and joints sit closer at W01, D07 and W09. Head control joints suit stack bond best (RFI 13).



BRICK SCOPE – STREET-SIDE AXONOMETRIC
Brick only, house omitted. Tagged on page 06.

In this report

02 Summary
03 Brief & specification
04 Stack bond principles
05 Scope of brickwork
06 Scope in 3D
07 Take-off method
08 Take-off schedule
09 Order schedule (quotation)
10 Setout 1 · north-west face
11 Setout 2 · entry portal
12 Setout 3 · street face
13 Setout 4 · north-east face
14 Setout 5 · terrace & south
15 Gauge & storey rod
16 Piers, ends & corners
17 Typical details
18 Joints, ties & weeps
19 Visualisation
20 Close-ups
21 Bricklayer’s sequence
22 Coordination register
23 Quality & tolerances
24 Basis of report

RESOLVE BEFORE ORDERING / LAYING

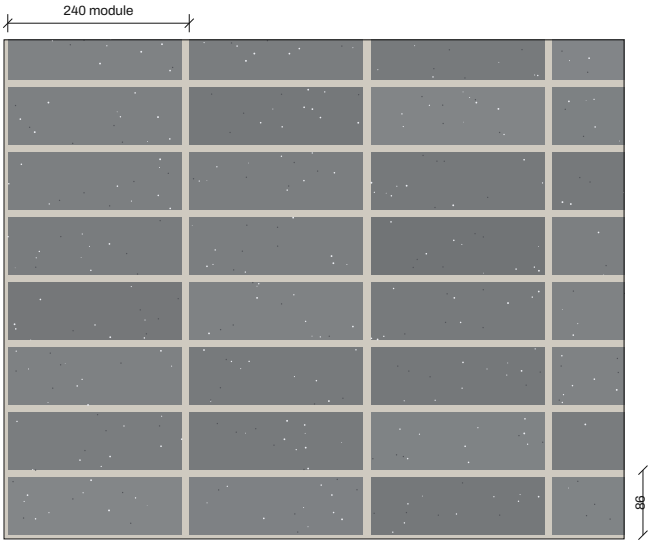
Full register: page 22

Supplier	Refined finish on ends: one-end and two-end units, availability, lead time, f′uc ≥ 30 MPa (S02).
Engineer	Approve the control joint layout (with head joints, S17), ties and bed-joint reinforcement.
Engineer / builder	Slab rebate 96 mm at veneers B02, B06, B13 to suit the gauge, or lift the gauge 21 mm.
Architect	Terrace frame 300 → 350 × 230; W01 brick opening 2,170 wide; capping to exposed tops.
Client	Sample panel (min 1.2 × 1.2 m) to approve colour, mortar colour and ironed joint profile.

02 · BRIEF & SPECIFICATION

The brick and the bond

Product data is from the manufacturer's published information. Items marked † must be confirmed in writing by the supplier with the quotation.



ASH ECO REFINED IN STACK BOND · 1:10 (INDICATIVE COLOUR)

ITEM	DETAIL
Manufacturer	Island Block & Paving (Bricks for the Future, Premium range)
Colour / finish	Ash ECO · Refined (polished face, glass aggregate)
Work size	230 L × 110 W × 76 H mm (six-hole cored)
Joints	10 mm bed and perpend; ironed joint, no raking (S02 M4)
Coverage	48.4 per m² per leaf at 10 mm joints (maker quotes 50 / m²)
Pallet	500 units · approx. 1.55 t (3.10 kg per unit)
Material	Engineered-sand concrete, coloured glass aggregate, water-repellent additive; carbon neutral, Global GreenTag Level A
Strength †	f'uc ≥ 30 MPa required (engineer's S02 masonry schedule)
Ends †	Refined face only? Units with one / both ends refined required
Batch †	Single production batch for the whole order; blend across pallets

Client requirement

Stack bond in lieu of the traditional (stretcher) bond. The BP401 Rev 13 legend (Revised Cladding Materials, 25.06.2026) defines BK-01 as "Grey brick cladding in stack bond pattern". Every BK-01 surface on BP401 and BP402 is in this report.

Where the brick is

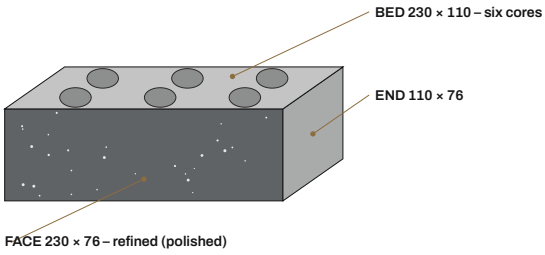
REF	DESCRIPTION
WT-01	Double concrete brick wall (piers, portal, garden walls)
WT-04	Brick veneer on 90 mm timber frame (veneers, bands)
BK-01	Face finish on all of the above, stack bond
Not brick	CL-01 cladding (garage), RE-01 render, ST-05 stone garden beds

Supplier to confirm with the quote

- Finished (refined) ends: price and lead time for units with one end refined (381) and both ends refined (638), or confirm that ends are finished as standard.
- Characteristic compressive strength f'uc ≥ 30 MPa and durability class to AS/NZS 4456 (test certificate).
- Dimensional tolerance on length (stack bond needs tight length control: ±2 mm preferred).
- Solid (uncored) units or a matching capping for exposed wall tops (low walls, edging, frame).
- Single batch / production run for the full order, delivery in one drop, pallet return policy.
- Recommended mortar colour (oxide) and cleaning method that will not etch the refined face.
- 40 units early for a 1.2 × 1.2 m sample panel.

Unit types to quote

net units from the take-off

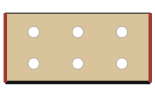




A **Face only** — Veneers, bands, low walls and the stretchers of every pier. 3,625



B **Face + one end** — Reveals, wall ends and returns where one end shows (W01 jambs, band and low-wall ends). 381



C **Face + both ends** — Pier end units: D-line piers, P-W3a, P-W3b / P-W4 / P-W5 and the terrace columns. 638

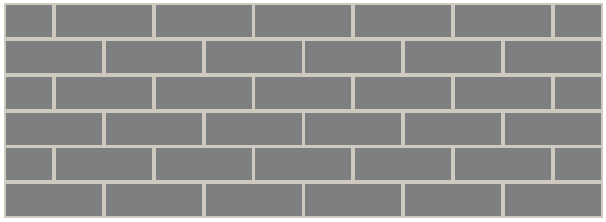
refined face — end on show – needs a finished end

03 · STACK BOND PRINCIPLES

Rules for this job

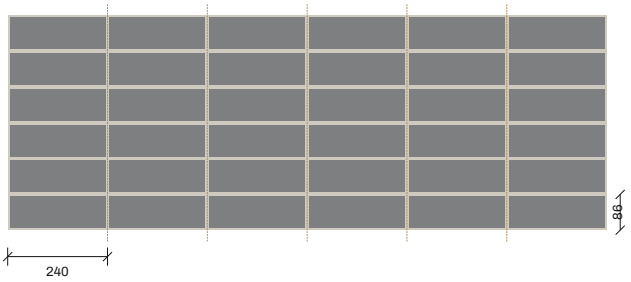
Stack bond is unforgiving: one perpend out of plumb is visible across the whole wall. These rules apply to every element in this report.

TRADITIONAL STRETCHER BOND



Laps tie each course to the next.
Length errors average out across the wall.

STACK BOND (THIS JOB)



No laps. Perpends run plumb through every course.
The module carries no error: 230 + 10 = 240 across, 76 + 10 = 86 up.

01 Fixed datums, not wall ends

Set the perpends out from the fixed datum on each setout sheet (jamb, pier face or control joint). Mark every perpend on a timber setout rod and transfer it to the course above with a plumb rule.

02 Gauge from the band

Lintel bed RL 94.548, band top RL 95.150, 86 mm per course. Set a storey rod (page 15) and work down to the slab rebate and footings. The base bed takes up any difference.

03 Plumb every perpend

Use profiles at both ends of each run, a line for every course, and check perpends with a level every 3 courses. Tolerance ±3 mm in alignment over any 2 m.

04 Constant 10 mm joints

Do not open or close perpends to make a length. If a run will not close, stop and check against the setout sheet. Cuts go only where this report shows them.

05 No slivers

No cut narrower than half a unit (110 mm). If a run leaves less, cut the last two units equally. Cut with a wet saw, sawn face hidden where possible.

06 Blend and select

Draw from at least three pallets at once. Lay chipped or off-shade units in hidden positions (behind cladding, below ground) and keep the best units for pier ends and reveals.

07 Ties every 6th course

Bed-joint ties at max 600 mm centres along the wall and every 6th course (516 mm) up the wall. Add ties within 300 mm of every opening, control joint and wall top (AS 4773.2).

08 Reinforce as engineered

Stack bond has no interlock. Place the bed-joint reinforcement the engineer specifies. At every head: a control joint, or 2 layers over the lintel 1,000 mm past the jambs (S17).

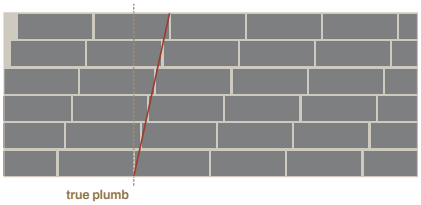
09 Full beds, ironed joints

Full bed and perpend joints, ironed to a consistent profile, no raking (S02 M4). Keep mortar off the refined face; clean as you go with a dry brush.

10 Protect the face

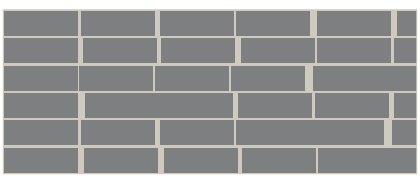
Cover the work daily. Protect pier corners and refined faces from scaffold boards, slurry and acid. Use only the supplier-approved cleaning method.

AVOID **Wandering perpends**



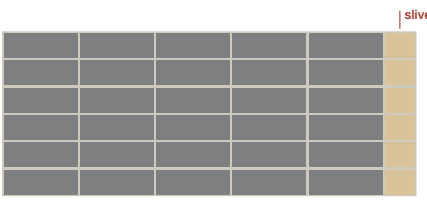
Each course set from the one below drifts a little. Set every perpend from the rod and the line, not from the brick underneath.

AVOID **Opened or closed perps**



Varying perpends show at once in stack bond. Keep 10 mm and stop if a run will not close – check the setout sheet.

AVOID **Sliver at a run end**

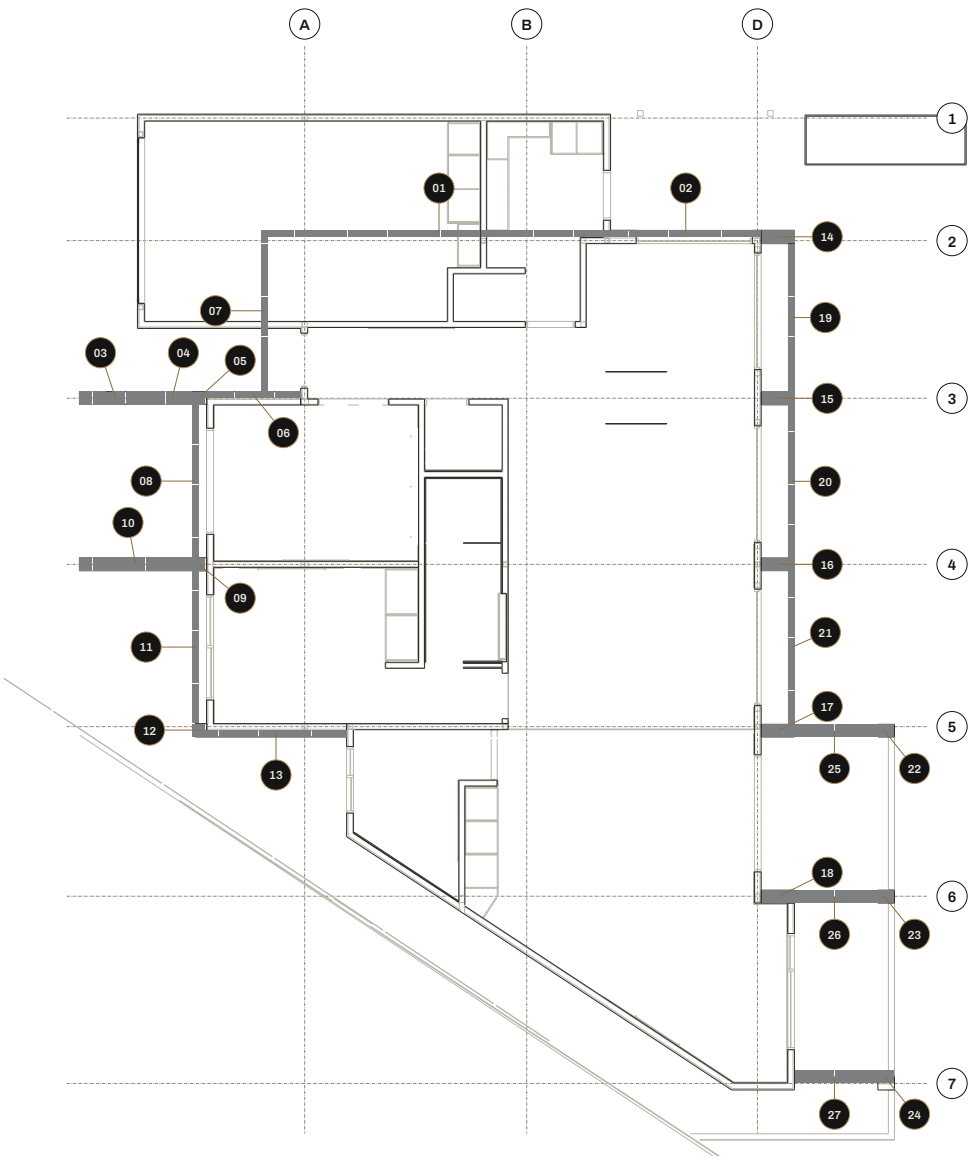


Less than 110 mm left? Cut the last two units equally instead (e.g. 2 × 158 at B02, 2 × 128 at B07).

04 · SCOPE OF BRICKWORK

Where the brick goes

Ground floor setout plan (BP231) with every brick element in ash and tagged. Two-storey piers B15–B18 continue to the eaves; all other brickwork stops at or below the band (RL 95.150).



N

Ground floor plan
1:140 at A4 · north as BP231

0 1 2 5 m

Brickwork (Ash ECO Refined, stack bond)
07 Element tag = take-off schedule ID (B07)
D Architect's grid (A–D, 1–7)

SHEET	PAGE	ELEMENTS	VIEW
1	p. 10	B01, B02, B07 end, B14	North-west face, from the drying court
2	p. 11	B03, B04, B05, B06	Entry portal (row 3), from the entry steps
3	p. 12	B05, B07–B12 (+ B03, B10 ends)	Street face, from Ashcombe Street
4	p. 13	B14–B21	North-east face (D line), from the garden
5	p. 14	B12, B13, B22–B27	Terrace frame and bedroom 1 south wall

NORTH-WEST FACE (ROW 2)

01	Band over laundry & garage roofs	182
02	Stair-wall veneer with W01	291
		473

ENTRY PORTAL (ROW 3)

03	Portal wall & pier P-W3a	386
04	Portal bridge & low wall	120
05	Pier P-W3b	80
06	Library north veneer	288
		874

STREET FACE (SOUTH-WEST)

07	West band on EB2	91
08	Head band over D07	84
09	Pier P-W4	80
10	Front garden wall (row 4)	270
11	Head band over W09	84
12	Pier P-W5	80
13	Bedroom 1 south veneer	396
		1,085

NORTH-EAST FACE (D LINE)

14	Pier D/2	200
15	Pier D/3	355
16	Pier D/4	350
17	Pier D/5	340
18	Pier D/6	340
		1,585

GARDEN-BED EDGING (PROVISIONAL)

19	Garden-bed edging D/2–D/3	48
20	Garden-bed edging D/3–D/4	72
21	Garden-bed edging D/4–D/5	48
		168

TERRACE FRAME

22	Terrace column row 5	105
23	Terrace column row 6	105
24	Terrace column row 7	105
25	Terrace beam row 5	48
26	Terrace beam row 6	48
27	Terrace beam row 7	48
		459

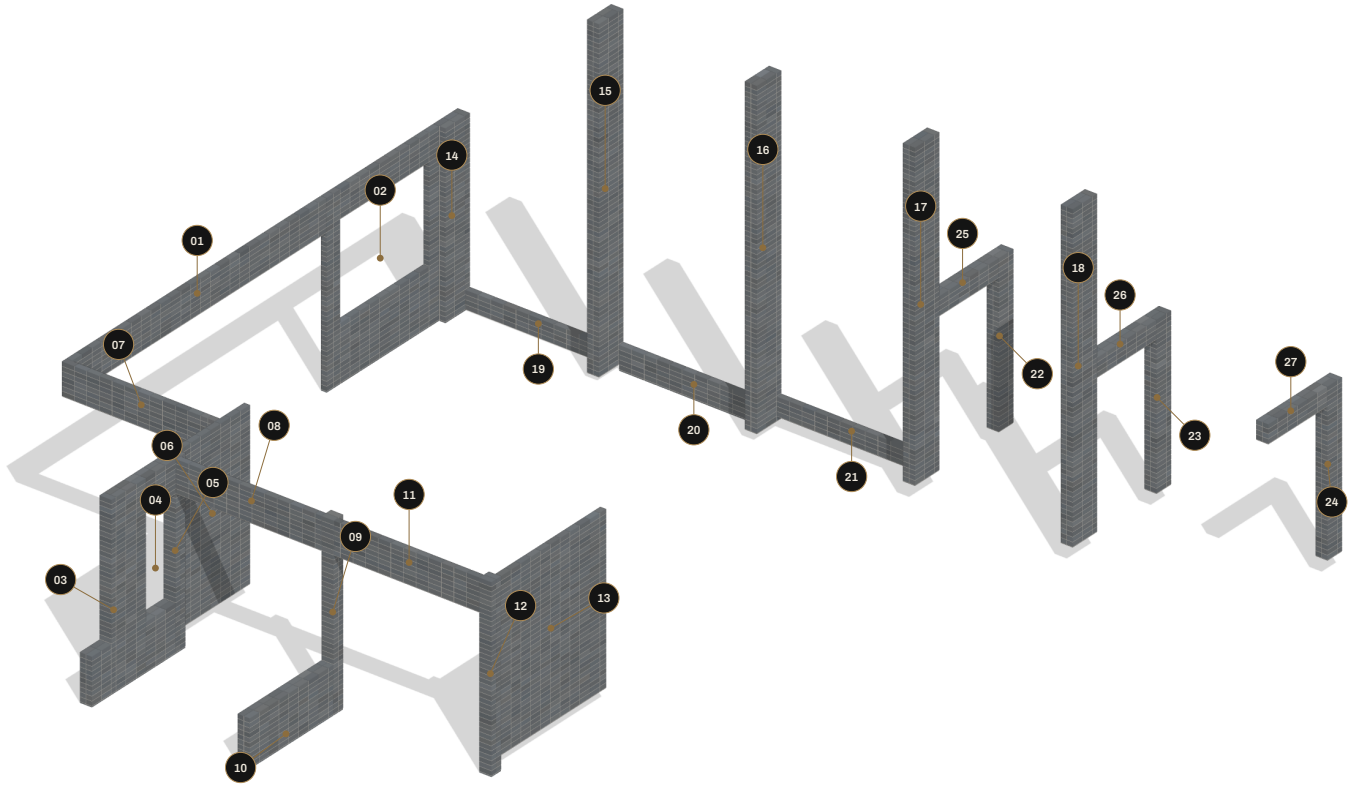
Net total **4,644**

Bricks per element are net. Full schedule on page 08.

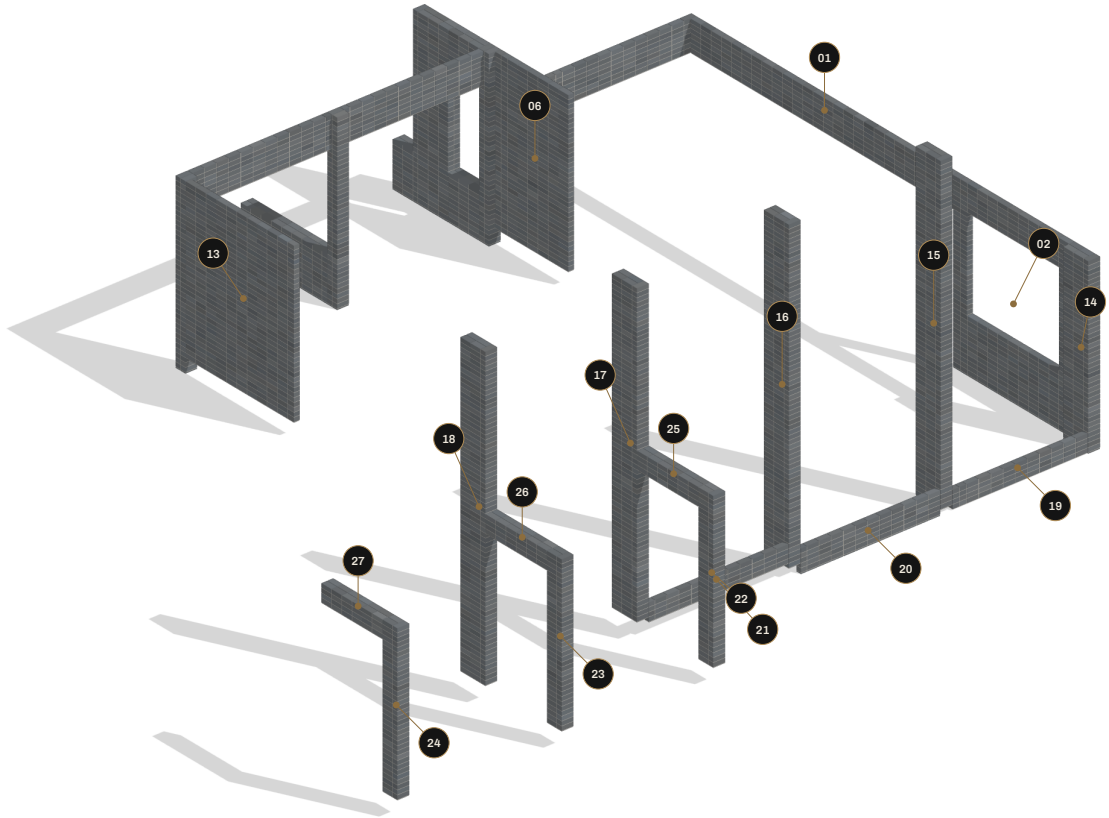
05 · SCOPE IN 3D

Every brick element, isolated

Brick only, from the street (top) and the garden (bottom). Stack bond coursing is to scale and every counted course is shown, including those below finished ground. Tags match the take-off schedule.



FROM THE STREET (SOUTH-WEST)



FROM THE GARDEN (NORTH-EAST)

Reading the views

Ash: every unit in the take-off, course by course.

The tall piers B15–B18 run past the upper floor to the eaves soffit (course 68).

The terrace frames (B22–B27) are a feature, not structure: beams sit on steel soffit plates.

Garden edging B19–B21 is provisional (landscape scope to confirm).

06 · TAKE-OFF METHOD

How the bricks were counted

Bricks are counted unit by unit, course by course, from a setout model of every element, not by m² × rate. Cuts, halves and end units are counted as whole bricks.

1 Measure
Plan sizes from BP231 / BP251–253 vector geometry (1:100 / 1:50). Heights from BP401 / BP402 RL datums and BP550–BP555 details. Lintels and supports from the engineer's S04 / S05.

2 Set the gauge
Course k sits on a 10 mm bed: bottom RL 92.064 + 0.086 k. Band = courses 29–35 (RL 94.558–95.150), matching W09 head and the lintel line.

3 Set out each element
Units placed on the 240 module from the datum shown on each setout sheet. Remainders below 110 mm are split into two equal cuts.

4 Count
Every unit in every course is counted, including one course below finished ground at footing-founded elements. Openings (W01) are deducted unit by unit.

5 Classify
Each unit is tagged full, cut or half, and by end faces exposed in the finished work (none / one / both). Ends against other bricks, frames or cladding count as hidden.

6 Allow and round
Net 4,644 + minimum 5 % = 4,877, rounded up to full pallets of 500 = 5,000.

Key assumptions

- Brickwork starts one course below finished ground or paving at piers, low walls and edging. Veneers start on the slab rebate (course 0, RL 92.064).
- Finished levels: drying court 91.80, porch 92.15, D07 patio 92.05, terrace 92.29 (BP201), entry steps 91.29–92.15 (BP550), garden at P-W4 / P-W5 91.85 (assumed: landscape levels not issued).
- Two-storey piers B15–B18 finish at course 68 (RL 97.988) under the eaves soffit (BP402: 98.002).
- Terrace columns 350 × 230 (drawn 300): three units per course either way.
- Garden-bed edging (BP562 "brick edging", BP551 "retaining wall per landscape designer") is included as provisional. Confirm whether it is in the builder's scope.
- Excluded: landscape retaining walls (BP562, 0.3 m and 0.4–0.55 m, "refer landscape plan"), the existing brick wall on No. 18, and ST-05 stone garden beds.

SENSITIVITY & INDEPENDENT CHECK

+1 course below ground	**+86 bricks**	At all footing-founded elements, if footing tops come in lower than assumed.
+1 course at pier tops	**+20 bricks**	If the soffit allows course 69 at B15–B18.
Garden edging out of scope	**−168 bricks**	If the landscaper builds B19–B21.
Independent take-off	**4,540 (4,400–4,800)**	Separate estimator, m² and course method, same drawings: this model is +2.3 % on it. Differences reconciled element by element.

Worked example – two-storey pier D/3 (B15)

STEP	WORKING	RESULT
Plan per course	N-S end unit + 2 leaves × 2 stretchers	5 units
Courses	Course −2 (RL 91.892) to 68 (RL 97.988)	71 courses
Units	5 × 71	355 bricks
End units	One per course; both ends show (NW + SE faces)	67 visible
Cuts	None. 590 = 110 + 10 + 230 + 10 + 230	0

Net count by type

TYPE	UNITS
Face only (standard)	3,625
One end on show	381
Both ends on show	638
Total net	**4,644**
of which cut / half	263
of which below ground	155

07 · TAKE-OFF SCHEDULE

Bricks by element

Net quantities from the setout model. Courses run bottom to top at 86 mm. “Ends” counts units whose end faces show in the finished work. Sheet = setout sheet number.

ID	ELEMENT	CONSTRUCTION	SHEET	COURSES	PER COURSE	NET BRICKS	CUT / HALF	ONE END	BOTH ENDS
B01	Band over laundry & garage roofs	Veneer band on 1B4 / 1B5 plates	1	29 to 35	26	182	7	–	–
B02	Stair-wall veneer with W01	Veneer WT-04, W01 opening	1	-4 to 35	3–12	291	80	42	–
	North-west face (row 2)					**473**	**87**	**42**	**–**
B03	Portal wall & pier P-W3a	Double leaf 230: low wall + pier	2	-12 to 35	2–11	386	–	78	45
B04	Portal bridge & low wall	Double leaf: low wall + bridge	2	-6 to 35	6	120	–	2	–
B05	Pier P-W3b	Pier 230 × 230	2/3	-4 to 35	2	80	–	14	64
B06	Library north veneer	Veneer WT-04 on slab rebate	2	0 to 35	8	288	72	–	–
	Entry portal (row 3)					**874**	**72**	**94**	**109**
B07	West band on EB2	Veneer band on EB2 (EA)	1/3	29 to 35	13	91	14	7	–
B08	Head band over D07	Veneer band on LRL7 (UA)	3	29 to 35	12	84	7	–	–
B09	Pier P-W4	Pier 230 × 230	3	-4 to 35	2	80	–	–	64
B10	Front garden wall (row 4)	Double leaf 230 low wall	3	-12 to 6	2–18	270	22	34	–
B11	Head band over W09	Veneer band on LRL6 (UA)	3	29 to 35	12	84	7	–	–
B12	Pier P-W5	Pier 230 × 230	3/5	-4 to 35	2	80	–	14	64
B13	Bedroom 1 south veneer	Veneer WT-04 on slab rebate	5	0 to 35	11	396	36	–	–
	Street face (south-west)					**1,085**	**86**	**55**	**128**
B14	Pier D/2	Pier 590 × 230, double leaf	1/4	-4 to 35	5	200	–	4	35
B15	Pier D/3	Pier 590 × 230, double leaf	4	-2 to 68	5	355	–	1	67
B16	Pier D/4	Pier 590 × 230, double leaf	4	-1 to 68	5	350	–	2	65
B17	Pier D/5	Pier 590 × 230, double leaf	4	1 to 68	5	340	–	2	65
B18	Pier D/6	Pier 590 × 230, double leaf	4	1 to 68	5	340	–	–	67
	North-east face (D line)					**1,585**	**–**	**9**	**299**
B19	Garden-bed edging D/2–D/3	Edging, single leaf 110	4	-3 to 0	12	48	8	–	–
B20	Garden-bed edging D/3–D/4	Edging, single leaf 110	4	-4 to 1	12	72	6	1	–
B21	Garden-bed edging D/4–D/5	Edging, single leaf 110	4	0 to 3	12	48	4	–	–
	Garden-bed edging (provisional)					**168**	**18**	**1**	**–**
B22	Terrace column row 5	Column 350 × 230 (drawn 300)	5	1 to 35	3	105	–	60	34
B23	Terrace column row 6	Column 350 × 230 (drawn 300)	5	1 to 35	3	105	–	60	34
B24	Terrace column row 7	Column 350 × 230 (drawn 300)	5	1 to 35	3	105	–	60	34
B25	Terrace beam row 5	Beam, 2 leaves × 4 courses	5	32 to 35	12	48	–	–	–
B26	Terrace beam row 6	Beam, 2 leaves × 4 courses	5	32 to 35	12	48	–	–	–
B27	Terrace beam row 7	Beam, 2 leaves × 4 courses	5	32 to 35	12	48	–	–	–
	Terrace frame					**459**	**–**	**180**	**102**
Net total						**4,644**	**263**	**381**	**638**

Course numbers refer to the gauge on page 15 (course 1 sits on FFL 92.150; negative courses are below floor level). Cut / half units are whole bricks cut on site and are already in the net count. 155 units in the net count sit below finished ground.

08 · ORDER SCHEDULE FOR QUOTATION

What to supply

For the supplier's quotation. Quantities only, no pricing in this report. Please quote Option A, and Option B if refined ends are not standard.

REQUEST FOR QUOTATION

Project	Proposed new dwelling
Site	42 Ashcombe Street, Reservoir VIC 3073
Prepared by	BuilderHQ
Reference	BHQ-EX-2026-BW · Rev A · 15.10.2026
Product	Island Block & Paving Premium, Ash ECO, Refined, 230 × 110 × 76

Please include in your quote
- Rate per unit or per 1,000 for each line, ex GST
- Pallet, crane and delivery charges; deposit / return
- Lead time and batch availability for the full order
- Quote validity and any minimum make-up for specials

Option A – refined ends supplied as standard

ITEM	PRODUCT	NET	ALLOWANCE	ORDER	PACKS
A1	**Island Block & Paving Premium – Ash ECO Refined, 230 × 110 × 76**	**4,644**	**356**	**5,000**	**10 pallets**

Of the 4,644 net units, 381 need one end with the refined finish and 638 need both ends refined. These must come off the same production run as the face units.

Option B – end-finished units made to order

ITEM	PRODUCT	NET	ALLOWANCE	ORDER (MIN)
B1	Ash ECO Refined – face only (standard)	3,625	5 %	3,807
B2	Ash ECO Refined – face + ONE end refined (reveals, wall ends)	381	10 %	420
B3	Ash ECO Refined – face + BOTH ends refined (pier end units)	638	10 %	702
	Total	**4,644**		**4,929**

B2 / B3 quantities by element are in the take-off schedule (page 08). End-finished units can be identified by location on the setout sheets, so a small surplus of B1 can stand in for B2 / B3 in hidden positions.

Delivery & handling

- Total ≈ 15.5 t (10 pallets × ~1.55 t). Crane-truck delivery to the Ashcombe St frontage; confirm crane reach to the drying court and the north-east garden.
- Single delivery from one production batch is preferred for colour consistency. If staged: drop 1 covers 3,984 net (all work to the band), drop 2 covers 660 net (upper piers), both from the same batch.
- Store on firm, level ground, off the slab edges, covered, with corners protected. Keep pallet labels for batch traceability.
- Refined faces scratch. No dragging or stacking face-to-face without spacers.

Supplier to confirm (†)

- Availability and lead time for the full quantity in a single batch.
- f'uc ≥ 30 MPa (S02) and durability class, with test certificate.
- Finished ends: standard, made to order (Option B), or not available.
- Solid units or matching capping for exposed wall tops (about 32 lm).
- Recommended mortar oxide and approved cleaning method.
- 40 units early for the sample panel; return policy on unopened pallets.

Associated materials (by others – indicative, for coordination only)

ITEM	QTY	BASIS
Veneer ties (AS 2699, galv.)	≈ 109	600 mm centres × every 6th course + 15 % at openings / joints
Masonry anchors to frame (MFA 3/3)	≈ 168	Piers: 2 per tie course, every 6th course (S02 M20)
Weep vents (perp inserts)	≈ 45	Base courses and over lintels at max 720 mm (every 3rd perp)
Control joint filler, rod & sealant	≈ 20 lm	Proposed control joints CJ1–CJ7 + edging ends
Bed-joint reinforcement	per engineer	2 layers over lintels, 1,000 past jambs, where no head CJ (S17)
Capping flashing or solid units	≈ 32 lm	Exposed wall tops (RFI 07); Colorbond to match BP550
Mortar (1:1:6, coloured)	≈ 2.2 m³	≈ 2.3 m³ sand, 29 × 20 kg GP cement, 11 × 20 kg lime, oxide to sample

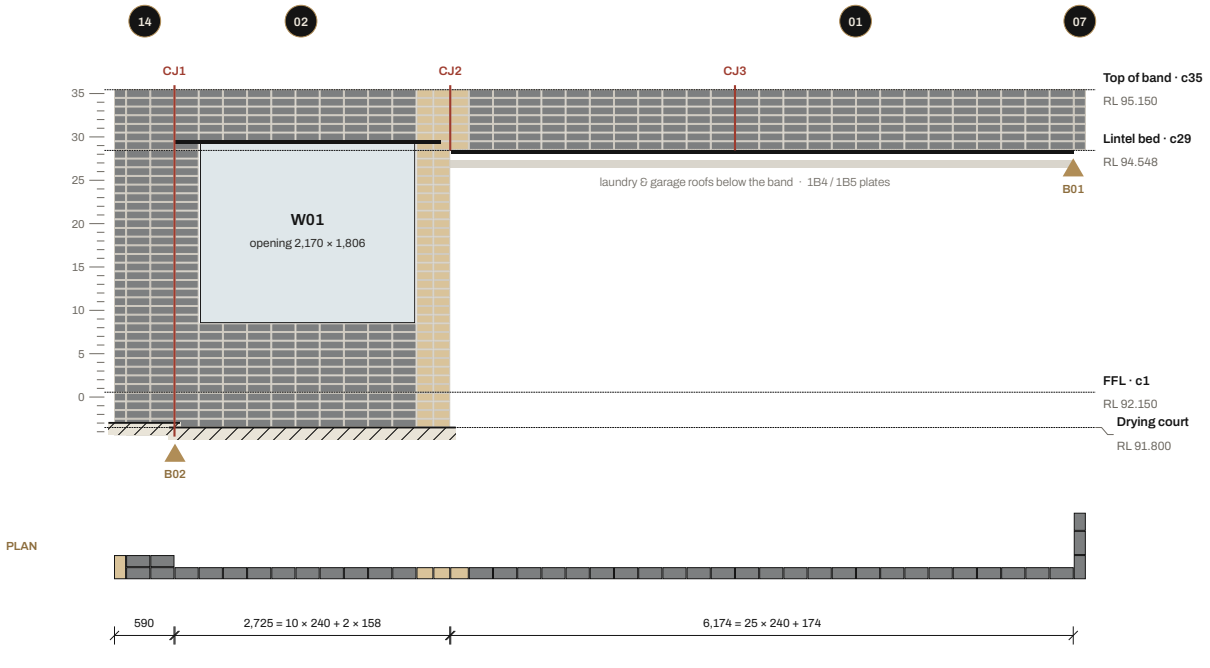
09 · SETOUT SHEET 1

North-west face – row 2

Band over the laundry and garage roofs (B01), stair-wall veneer with W01 (B02), pier D/2 (B14) and the end of west band B07, seen from the drying court looking south-east.

ELEVATION & PERP PLAN – LOOKING SOUTH-EAST

1:75



Full unit | Cut / half unit | Finished ground | Proposed control joint | Steel lintel / plate

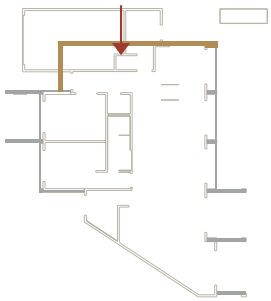
SET OUT

- B02: start at pier D/2. First unit 8,020–8,250 with a 10 mm joint (CJ1) to the pier. Work west: 10 full units, then two 158 mm cuts at the laundry.
- W01 = units 2–10 from the pier: 2,170 clear (9 × 240 + 10). West jamb unit is a 158 cut: factory end to the reveal, sawn end hidden.
- B01: start at the NW corner (X −659) against the end of B07. 25 full units; last unit cut to 174 at CJ2.

LEVELS, SUPPORTS & JOINTS

- W01 sill = top of course 8 (RL 92.828). Lintel 1L2 150×100×10 EA on the course-30 bed (RL 94.634), one full unit bearing each side.
- B01 bears on the 1B4 / 1B5 plates at RL 94.548, level ±3 mm.
- CJ1 (footing change), CJ2 (slab to steel) and CJ3 (6.17 m run, at the 1B4/1B5 splice): for engineer approval. Over W01: head joints or bed-joint reinforcement as the engineer directs (RFI 13).

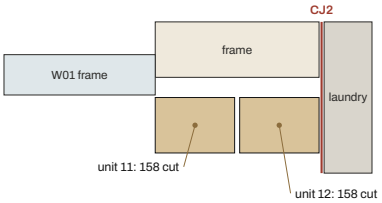
KEY PLAN view



W01 JAMBS – ENLARGED PLANS AT COURSE 20

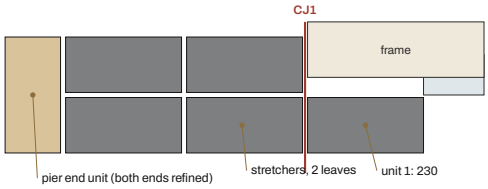
drawn from the drying court: face at the bottom, stair frame at the top

WEST JAMB 1:15



Factory end of unit 11 to the reveal; sawn ends to the CJ2 side.

EAST JAMB & PIER D/2 1:15



Unit 1 is the only unit between the reveal and CJ1.

CHECKS AT W01

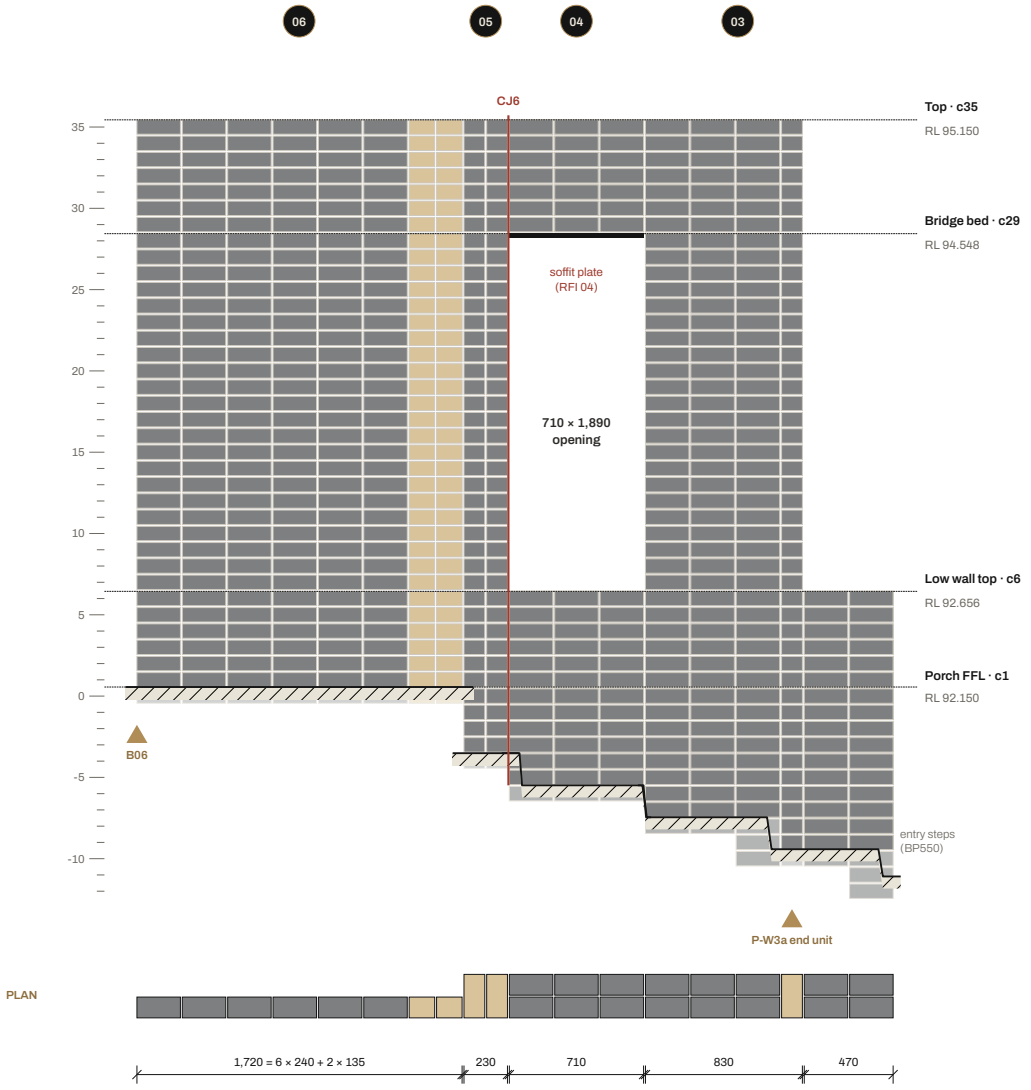
- Opening 2,170 clear (9 modules – 10). Confirm the frame size (RFI 09).
- Sill flashing on course 8 (RL 92.828). Lintel 1L2 on the course-29 top (RL 94.634), one unit bearing each side.
- S17: 2 layers of bed-joint reinforcement 1,000 past each jamb unless there is a CJ at the head. CJ1 and CJ2 are only 230 and 325 from the reveals: engineer to choose head CJs or shortened reinforcement (RFI 13).

10 · SETOUT SHEET 2

Entry portal – row 3

Portal wall and pier P-W3a (B03), bridge and low wall (B04), pier P-W3b (B05) and the library north veneer (B06), seen from the entry steps looking south-east.

ELEVATION & PERP PLAN – LOOKING SOUTH-EAST FROM THE ENTRY STEPS 1:40



Full unit · Cut / half unit · Finished ground · Proposed control joint · Steel lintel / plate

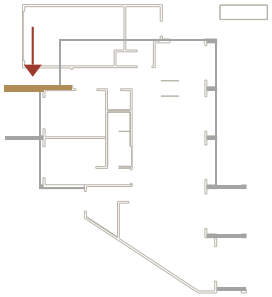
SET OUT

- Fix the P-W3a end unit (X –3,592) first. Everything runs on its perps: 2 units west to the street end, 3 per leaf to the bridge, 3 across the bridge, then P-W3b. No cuts.
- The low wall (courses ≤ 6) runs from the street end to P-W3b. Its base steps with the treads: RL 91.29 / 91.46 / 91.63 / 91.80.
- B06: set out from the D02 frame (X –72). 6 full units, then two 135 mm cuts against P-W3b.

SUPPORTS & TOPS

- Bridge (courses 29–35, 2 leaves) needs a soffit plate or angle pair bearing ≥ 100 mm into both piers. Not detailed on the S-drawings (RFI 04).
- Exposed tops at course 6 and course 35: capping or solid units, cores sealed (RFI 07).
- CJ6 at P-W3b (change of footing). The P-W3a end unit shows both ends: special.

KEY PLAN view



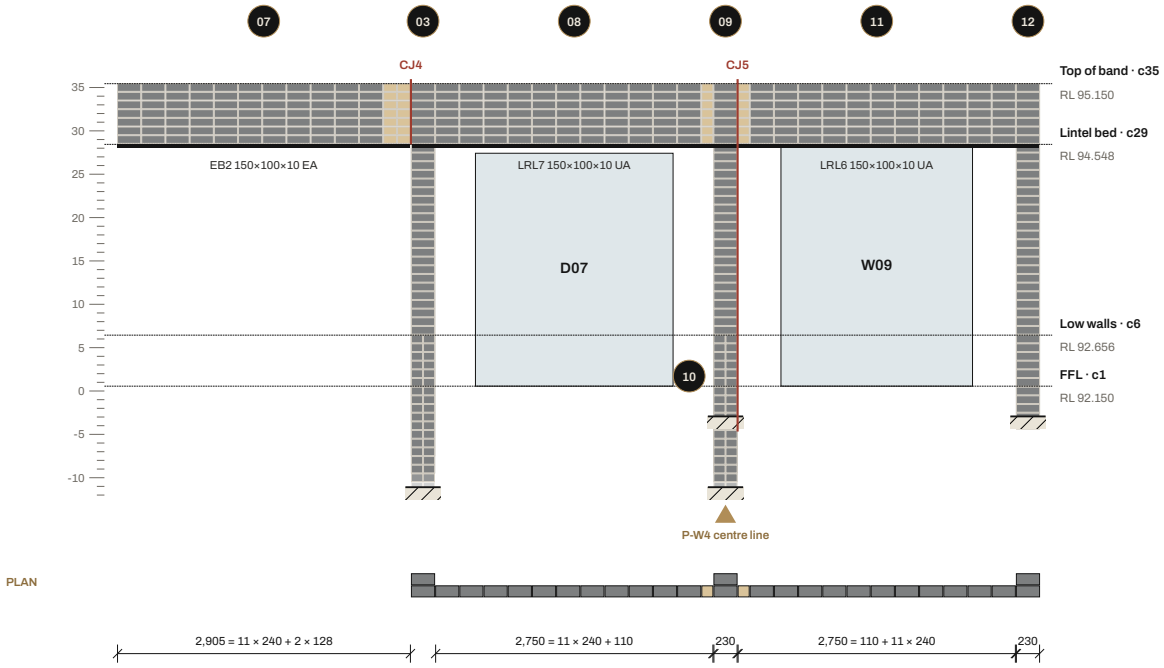
11 · SETOUT SHEET 3

Street face – south-west

West band on EB2 (B07), head bands over D07 and W09 (B08, B11), piers P-W3b, P-W4 and P-W5 (B05, B09, B12), with the portal (B03) and row-4 garden wall (B10) ends in front, seen from Ashcombe Street.

ELEVATION & PERP PLAN (RIBBON) – LOOKING NORTH-EAST

1:75



Full unit | Cut / half unit | Finished ground | Proposed control joint | Steel lintel / plate

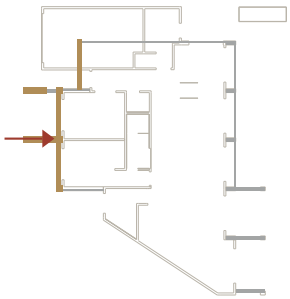
SET OUT

- Ribbon datum: centre line of P-W4 (Y 8,060). The half units of B08 and B11 sit either side of P-W4, so the ribbon is symmetrical. Piers first, to the band.
- B07 (EB2, set back 1,253 at the upper-floor edge): start at the NW corner (end shows on the NW face). 11 full units, then two 128 mm cuts at B06 (CJ4).
- Pier faces and bands are one plane (X –2,032). String-line the full 6.2 m.

SUPPORTS, JOINTS & FINISHES

- Bands sit on 150×100×10 UA lintels (LRL7, LRL6) and EA EB2: hot-dip galvanised, colour-matched where exposed (BP550), bearing ≥ 100, malthoid slip joint at one end.
- CJ5 at P-W4 (AJ on BP401); CJ4 where B07 meets veneer B06.
- Band tops: Colorbond capping flashing (BP550), fixed into joints, not the refined face.

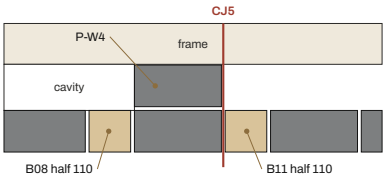
KEY PLAN view



RIBBON DATUM P-W4 – ENLARGED PLANS

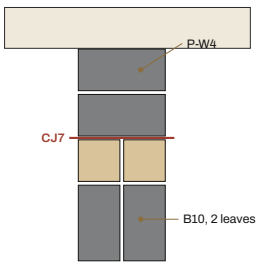
drawn from the street: Ashcombe St at the bottom, house frame at the top

COURSE 30 – BAND 1:20



Band and pier faces on one line (X –2,032). 10 mm joint B08 / P-W4; CJ5 at the AJ.

COURSE 3 – LOW WALL 1:20



B10 butts the pier: 10 mm control joint CJ7 (separate footing).

CHECKS AT THE DATUM

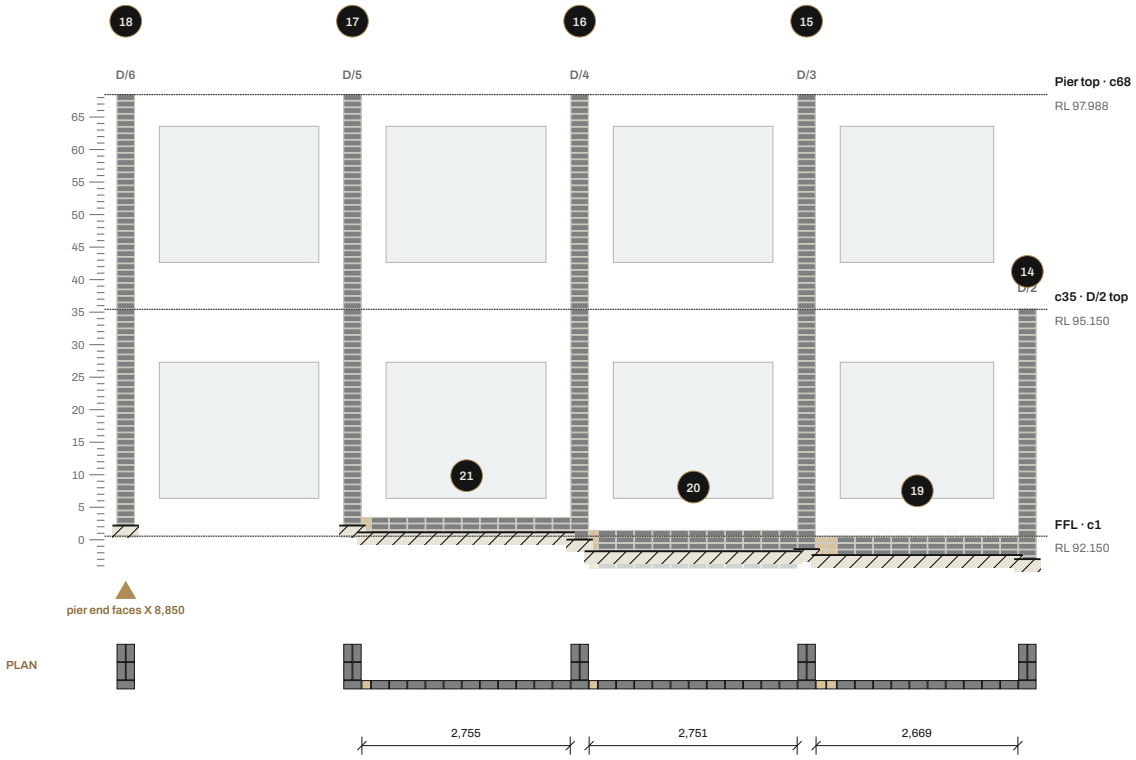
- Pier centre line at Y 8,060 before any band course is laid.
- Half units of B08 and B11 cut to 110 (not 115): two halves + joint = one unit.
- String the band face from P-W3b to P-W5 (6.2 m) and check every course.
- Keep CJ5 and CJ7 clean: no mortar bridging, filler in as you go.

12 · SETOUT SHEET 4

North-east face – D line

Piers D/2 to D/6 (B14–B18) and the garden-bed edging (B19–B21), seen from the garden looking south-west. The two-storey piers run from below ground to the eaves soffit.

ELEVATION & PERP PLAN – LOOKING SOUTH-WEST (GARDEN SIDE) 1:100



Full unit | Cut / half unit | Finished ground | Proposed control joint | Steel lintel / plate

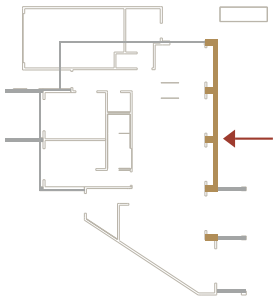
SET OUT

- All five piers line through on their NE end faces (X 8,850). One string line on the end faces and one on each side face. Plumb every corner from footing to soffit.
- Each course: N-S end unit on the garden face + two leaves of two stretchers (590 × 230). No cuts. The end unit shows both ends (special).
- Edging B19–B21: 600 off the wall, set out from the pier faces. Tops RL 92.140 / 92.226 / 92.398 (BP551).

HEIGHT, TIES & ACCESS

- B15–B18 are about 6.1 m of stack bond: MFA 3/3 anchors every 6th course (S02 M20), plus the engineer's reinforcement / core-fill (RFI 02).
- Top course 68 (RL 97.988) sits under the soffit (98.002). Check the soffit before course 60; add course 69 if there is room.
- Scaffold above RL 95.15. Protect corners during roofing and render.

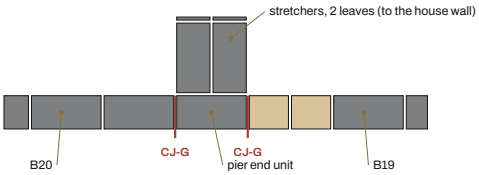
KEY PLAN view



PIER D/3 AND EDGING – ENLARGED PLAN AT COURSE 0

drawn from the garden: end faces at the bottom, house wall at the top

PLAN AT COURSE 0 1:25



Edging 600 off the wall, set out from the pier end faces, 10 mm joint at each pier (separate footing). End-unit ends show above the edging.

CHECKS ON THE D LINE

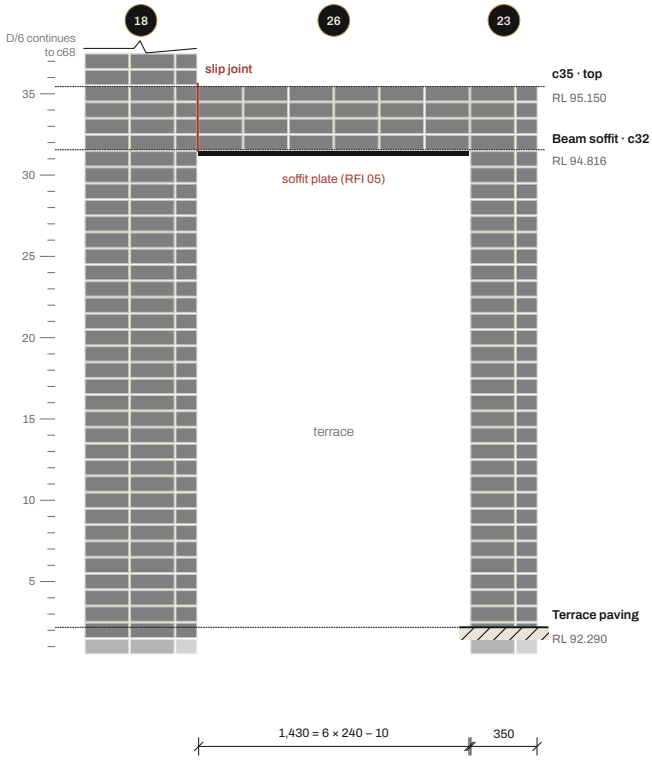
- One string line on the five end faces (X 8,850) and one on each side face; plumb every corner every 3 courses.
- MFA 3/3 anchors into the collar joint every 6th course (S02 M20); engineer to confirm reinforcement or core-fill for the 6.1 m piers (RFI 02).
- Edging: do not tie into the piers; keep CJ-G clean and sealed.
- Check the eaves soffit before course 60; add course 69 only if there is room (RFI 12).

13 · SETOUT SHEET 5

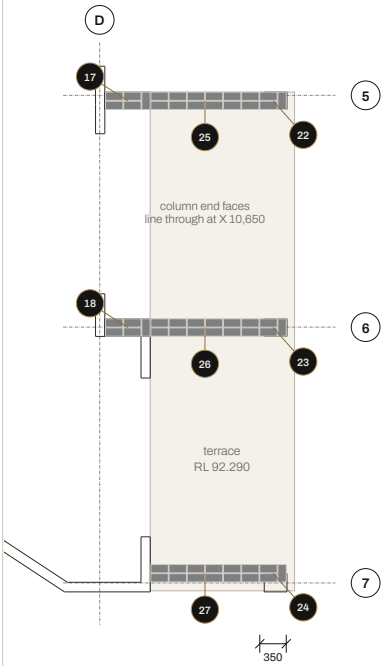
Terrace frame & bedroom 1 south wall

Feature columns and beams at grids 5–7 (B22–B27, not supporting the roof), and the bedroom 1 south veneer (B13) with pier P-W5 (B12).

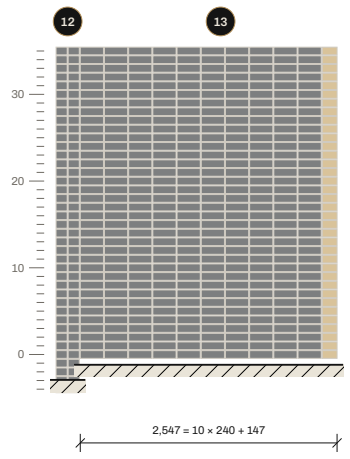
TYPICAL FRAME (GRID 6) – LOOKING NORTH-WEST 1:40



PLAN – GRIDS 5 TO 7 1:100



B13 + P-W5 – LOOKING NORTH-WEST 1:75



BEAM TO PIER & COLUMN – PLAN AT COURSE 33 1:25



Beam leaves line through with the pier and column stretchers. 10 mm slip joint at the pier (malthoid on the plate); the column end unit shows both ends.

BEDROOM 1 SOUTH WALL

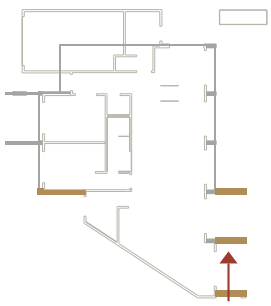
- Set out from P-W5 (west): 10 full units, then a 147 mm cut at the pantry junction (internal corner).
- Veneer starts on the slab rebate at course 0 (RL 92.064); weeps every 3rd perp (720 c/c).
- P-W5 stands on its own footing. Both ends show above ground.

TERRACE FRAME

- Drawn 300 wide: not a brick size. Build 350 × 230 (end unit + one stretcher per leaf, no cuts) or 300 × 230 with 180 mm cut stretchers. Three units per course either way (RFI 06).
- Beam: 6 full units × 2 leaves × 4 courses (334 deep, 301 drawn) on a galvanised soffit plate, slip joint at the house end (RFI 05). Tops exposed: capping or solid units.

Full unit
Cut / half / end unit
Finished ground
Control / slip joint
Steel lintel / plate

KEY PLAN view

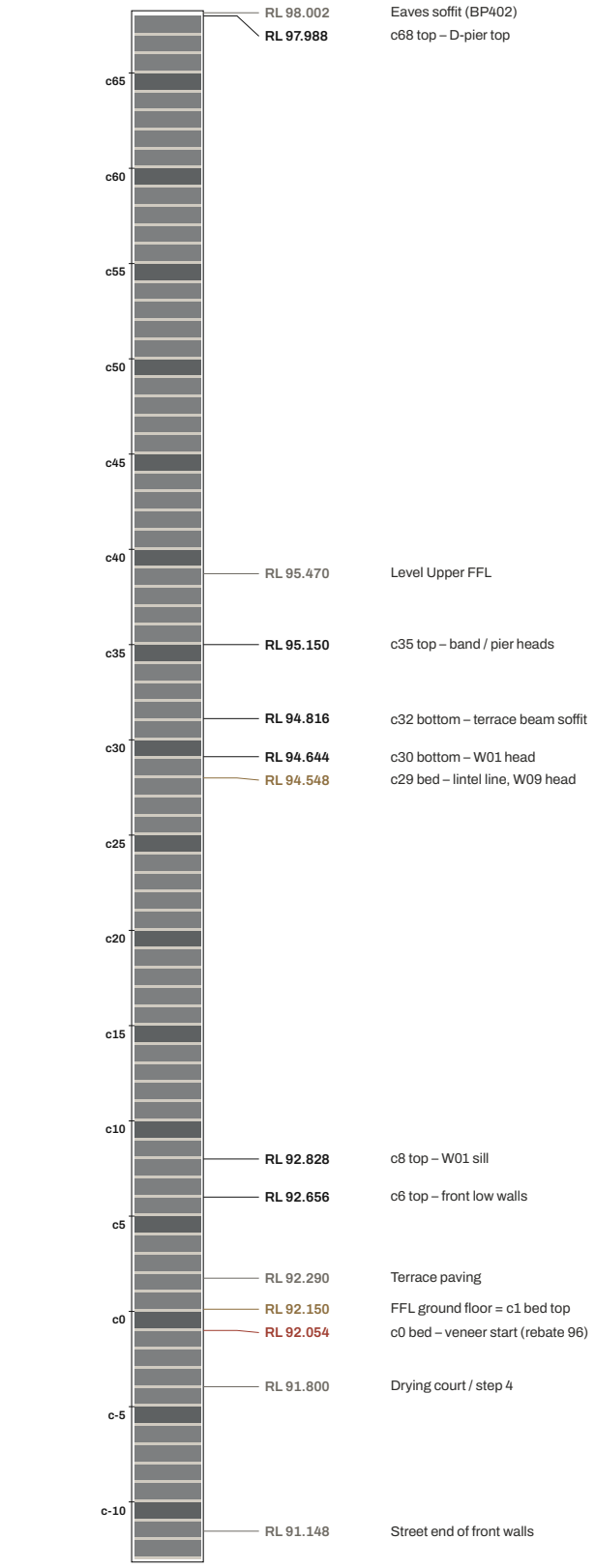


14 · GAUGE & STOREY ROD

One gauge for the whole house

Every element works to the same 86 mm gauge, fixed by the band. Mark a timber storey rod from this sheet and check it against the RL datums before laying.

STOREY ROD · 1:33



COURSE	BOTTOM RL	TOP RL
-12	91.032	91.108
-8	91.376	91.452
-4	91.720	91.796
-1	91.978	92.054
0	92.064	92.140
1	92.150	92.226
6	92.580	92.656
8	92.752	92.828
9	92.838	92.914
29	94.558	94.634
30	94.644	94.720
32	94.816	94.892
35	95.074	95.150
36	95.160	95.236
50	96.364	96.440
68	97.912	97.988

Brick bottom RL = 92.064 + 0.086 × course.
Bed joint 10 mm below each course.

REBATE CHECK – BEFORE THE SLAB POUR

The gauge needs the veneer's first bed at RL 92.054, 96 mm below FFL. The engineer's S10 shows an optional rebate of 75 mm max.

Option 1 (preferred): engineer approves a 96 mm rebate at veneers B02, B06 and B13.

Option 2: form the 75 mm rebate and lift the gauge 21 mm. The lintel line becomes RL 94.569, so pack the W09 / D07 heads 21 mm. The band top moves to 95.171, which may clash with the upper-floor bearer line. Check with the framer.

Using the rod

01 Mark a straight, dry timber rod from the top of course 35 (RL 95.150) down at 86 mm; number every 5th course as on this sheet.

02 Transfer RL 94.548 (lintel bed) from the surveyor's datum to a profile at every corner and pier.

03 Check course 1 lands on FFL 92.150 and course 0 on the rebate (bed RL 92.054).

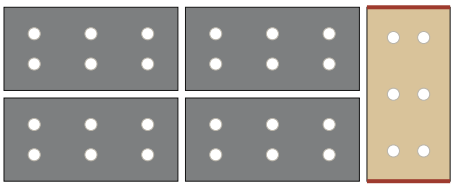
04 At footings work down from course 1; any difference goes in the first bed (10–20 mm), never in a course above ground.

05 Re-check at course 29 before the lintels go in, and again at course 35.

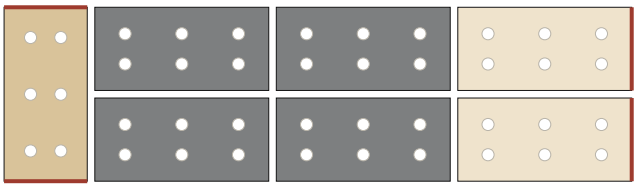
15 · PIERS, ENDS & CORNERS

Course plans for every pier type

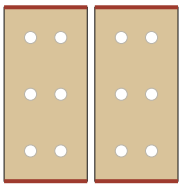
Stack bond means every course of a pier is the same, so one plan sets out the whole height. Red edges are end faces on show in the finished work; they need a refined end. Plans 1:10, north up.



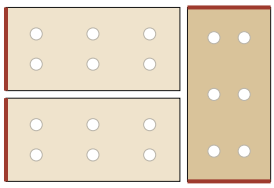
D-line piers B14–B18 · 590 × 230
5 units per course: N-S end unit (garden end) + 2 leaves × 2 stretchers. No cuts.



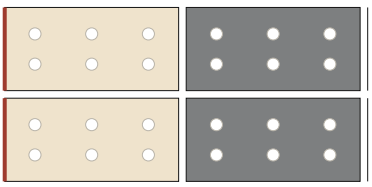
Portal pier P-W3a (B03) · 830 × 230
7 units per course above the low wall: street-end N-S unit + 2 leaves × 3. No cuts.



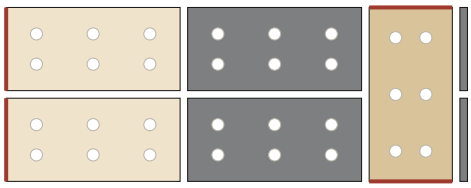
P-W3b · P-W4 · P-W5
2 N-S units.



Terrace columns B22–B24 · 350 × 230
End unit + 1 stretcher per leaf (drawn 300: RFI 06).



Garden wall B10 – street end
Both leaves end on show at the street. 8 full + half per leaf.

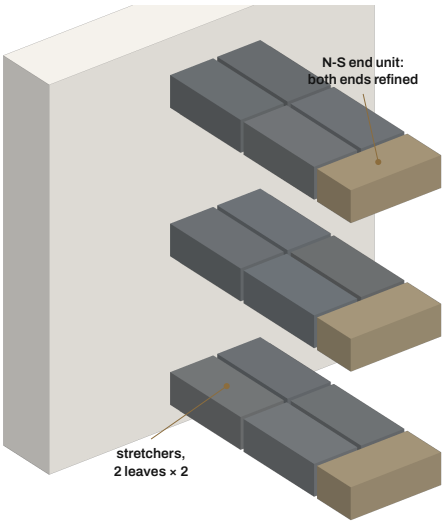


Portal low wall – street end
Street extension, then the P-W3a end unit (course 3).

Face only · One end on show · Both ends on show · Exposed end face (refined end needed)

Where the end units go

ID	ELEMENT	WHERE THE ENDS SHOW	1 END	2 ENDS
B02	Stair-wall veneer with W01	W01 jambs: unit 1 and unit 11, courses 9–29	42	–
B03	Portal wall & pier P-W3a	P-W3a street-end unit (2); reveal + street-end units (1)	78	45
B04	Portal bridge & low wall	Low-wall end at the step below P-W3b	2	–
B05	Pier P-W3b	Both units: 2 ends below the band, 1 end in it	14	64
B07	West band on EB2	NW corner end, courses 29–35	7	–
B09	Pier P-W4	Both units, courses –3 to 28	–	64
B10	Front garden wall (row 4)	Street end, both leaves	34	–
B12	Pier P-W5	As P-W3b	14	64
B14	Pier D/2	Garden-end unit above the edging	4	35
B15	Pier D/3	Garden-end unit, every course above edging	1	67
B16	Pier D/4	Garden-end unit, every course above edging	2	65
B17	Pier D/5	Garden-end unit, every course above edging	2	65
B18	Pier D/6	Garden-end unit, every course	–	67
B20	Garden-bed edging D/3–D/4	Edging end at pier D/4 (one course)	1	–
B22	Terrace column row 5	End unit (2); stretcher west ends (1)	60	34
B23	Terrace column row 6	End unit (2); stretcher west ends (1)	60	34
B24	Terrace column row 7	End unit (2); stretcher west ends (1)	60	34
Total units with ends on show			**381**	**638**



PIER D/3 – THREE COURSES, EXPLODED

IF REFINED ENDS ARE NOT AVAILABLE

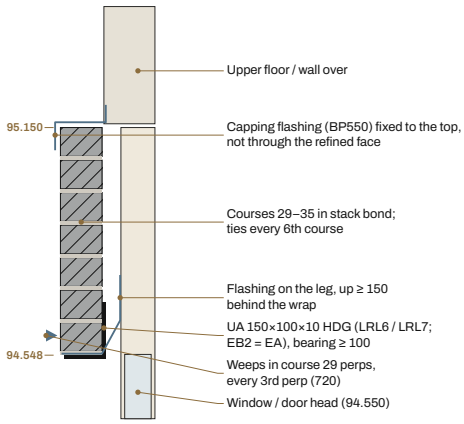
Option 1: end-finished specials from the same batch (preferred). Option 2: factory or site honing of standard units, approved on the sample panel. Option 3: architect accepts as-cast ends at pier sides and reveals. Do not mitre: 45° mitres on a 110 mm unit are fragile and will chip. Decide before ordering (RFI 01). Keep end-finished units on separate, marked pallets and issue them by element.

16 · TYPICAL DETAILS

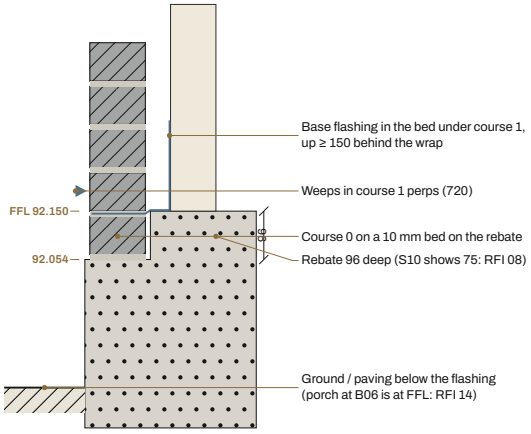
Lintels, base, joints, ties and tops

Indicative details for setout and coordination, drawn to the 86 mm gauge. Structural sizes are the engineer's (S02, S04/S05, S17); flashings and weeps follow AS 4773.2 and the architect's BP55x details. The engineer's and architect's drawings take precedence.

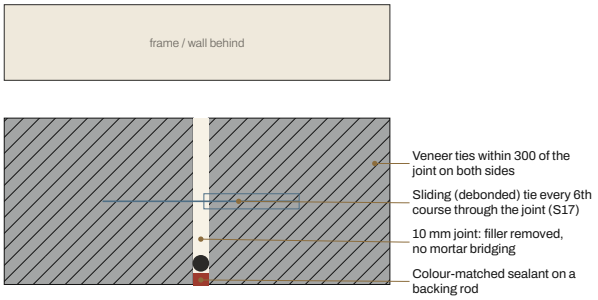
1 BAND OVER D07 / W09 – SECTION 1:20



2 VENEER BASE ON SLAB REBATE (B02, B06, B13) 1:15

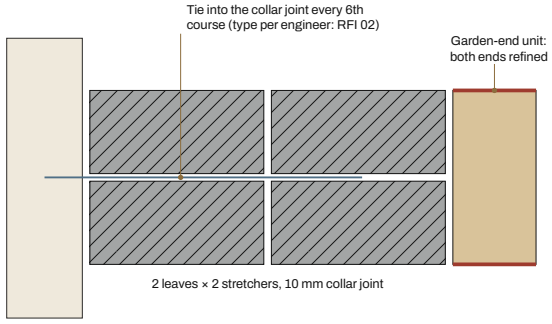


3 CONTROL JOINT – PLAN (CJ1–CJ7) 1:5



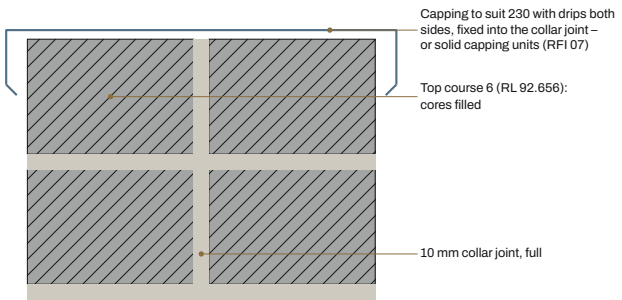
In stack bond the joint follows a perpend: straight and plumb, near invisible once sealed.

4 D-LINE PIER TO HOUSE FRAME – PLAN 1:10



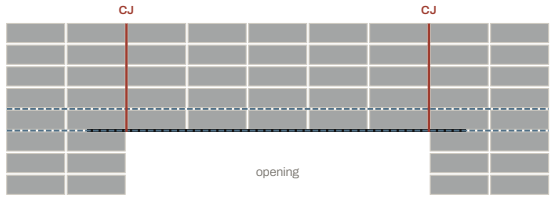
Same plan every course to course 68 (B15–B18). 10 mm sealed gap to the wall.

5 EXPOSED WALL TOP – SECTION 1:5



≈ 32 lm of exposed tops (B03, B04, B10, edging, frame, bands).

6 OVER A LINTEL – S17 OPTIONS 1:30



A 2 layers of bed-joint reinforcement (dashed) in the 2 joints over the lintel, 1,000 past each jamb.

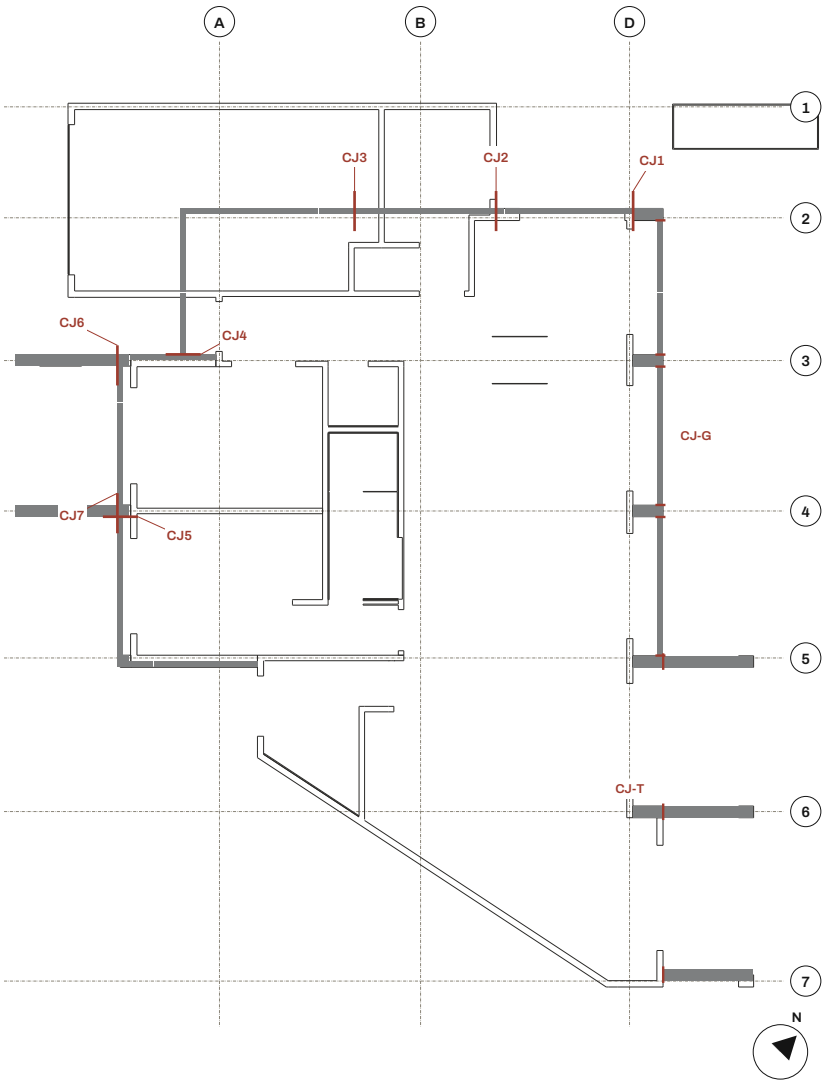
B Control joints in the perps over both jambs (red), malthoid on the lintel bearing.

S17: B where a CJ falls at the head, else A. At W01, D07 and W09 the piers and CJs leave less than 1,000: engineer to choose (RFI 13).

17 · JOINTS, TIES & WEEPS

Proposed control joint layout

For the engineer's review and approval before laying (S02 M15). Joints follow changes of footing and support, keep runs under 6.0 m, and line up with the architect's "AJ" at P-W4.



JOINT	REASON / LOCATION
CJ1	Pier D/2 (B14) to stair-wall veneer (B02) – change of footing
CJ2	Stair-wall veneer (B02) to band (B01) – slab to steel support
CJ3	Within band B01 – 6.17 m run > 6.0 m max; at 1B4/1B5 splice (confirm)
CJ4	West band B07 to library veneer B06 – steel EB2 to slab
CJ5	Pier P-W4 (B09) to band B11 – AJ on BP401; LRL6 end on slip joint
CJ6	Portal bridge/low wall (B04) to pier P-W3b (B05) – change of footing
CJ7	Front garden wall (B10) to pier P-W4 (B09) – change of footing
CJ-G	Both ends of each garden-bed edging run (separate footing)
CJ-T	Terrace beams: slip joint at the house end (3 no.)

S17 AT WINDOW AND DOOR HEADS

S17 asks for a control joint at each head, or 2 layers of bed-joint reinforcement 1,000 past each jamb. Here the bands and W01 are boxed in by piers and joints, so 1,000 is not available. In stack bond the tidy option is head joints: make the band-to-pier perps at P-W3b, P-W4 (B08 side) and P-W5 control joints, and add joints in the perps over both W01 jambs. Engineer to choose (RFI 13).

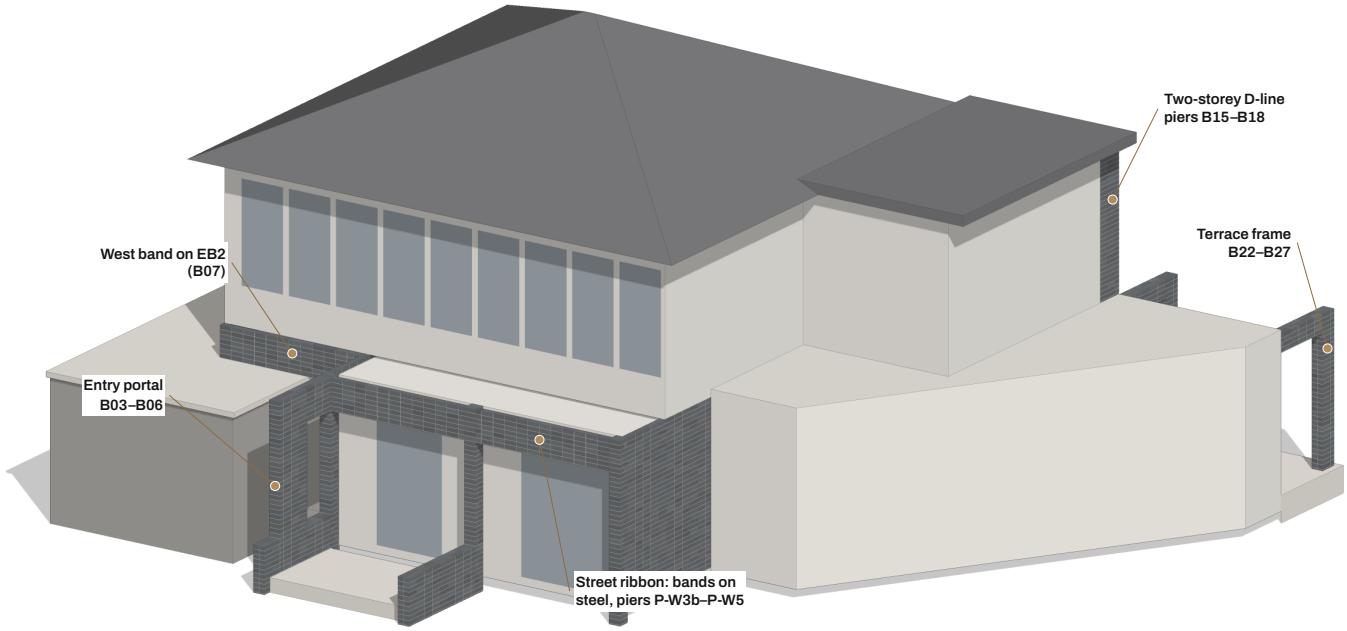
Ties, weeps and reinforcement (indicative – engineer to confirm)

ITEM	WHERE	RULE	QTY
Veneer ties	B01, B02, B06, B07, B08, B11, B13	Max 600 along the wall × every 6th course (516); within 300 of openings, joints and tops	≈ 109
Masonry anchors	Piers B03, B05, B09, B12, B14–B18	MFA 3/3 at 600 vertical max (every 6th course), 2 per tie course (S02 M20)	≈ 168
Weep vents	Veneer bases, over every lintel	Every 3rd perpend (720 c/c; engineer max 810, architect max 1,200)	≈ 45
Bed-joint reinf.	Over W01, D07, W09 and EB2 lintels	2 layers in the 2 joints above the lintel, 1,000 past each jamb unless a CJ is at the head (S17)	per engineer
Sliding ties	Every control joint	Every 6th course through the joint, half open (S17)	7 joints

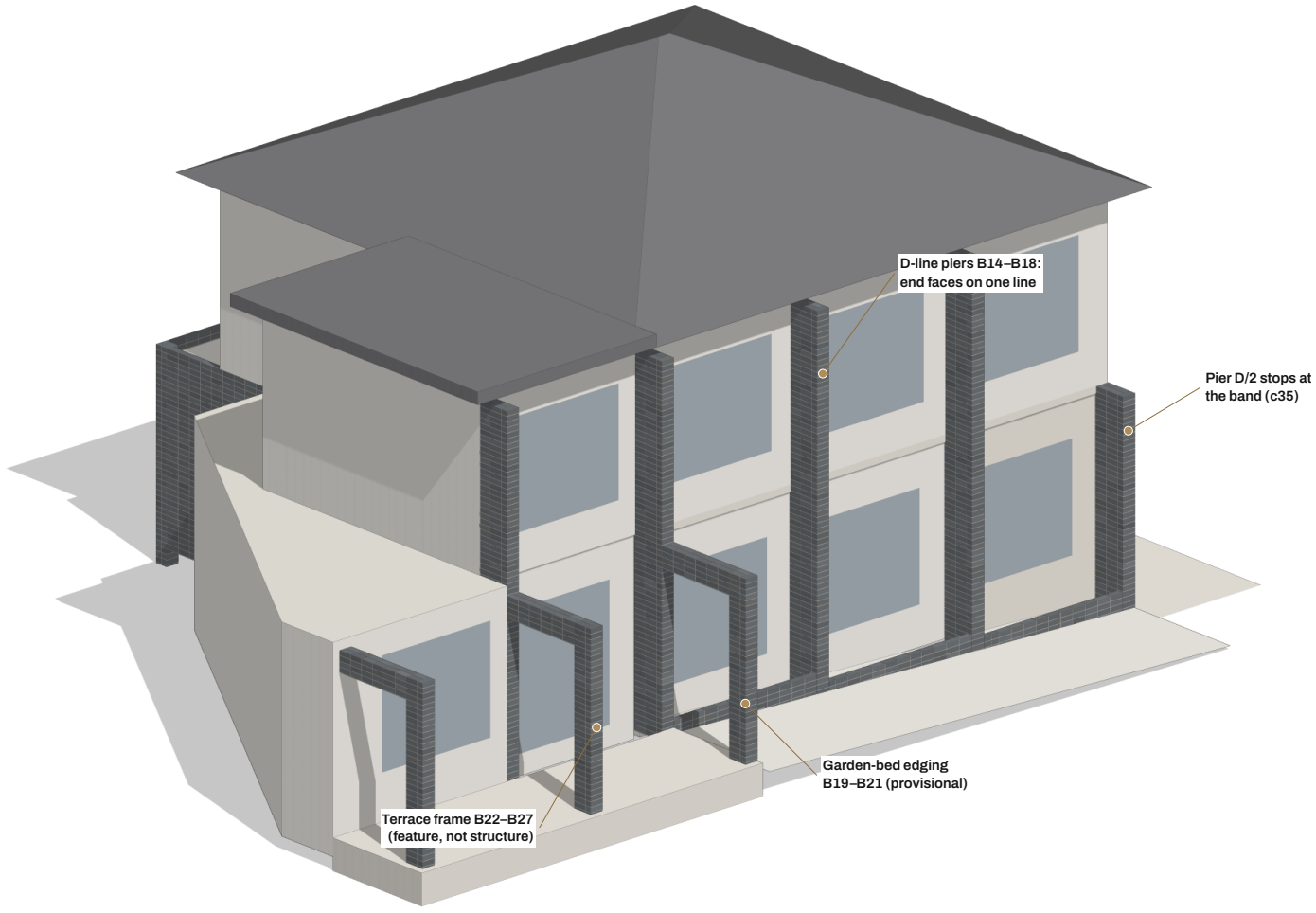
18 · VISUALISATION

The brickwork in context

Stack bond in Ash ECO Refined against the off-white render (RE-01) and grey cladding (CL-01). Massing is simplified; the brickwork is modelled unit by unit from the take-off.



FROM ASHCOMBE STREET (SOUTH-WEST)

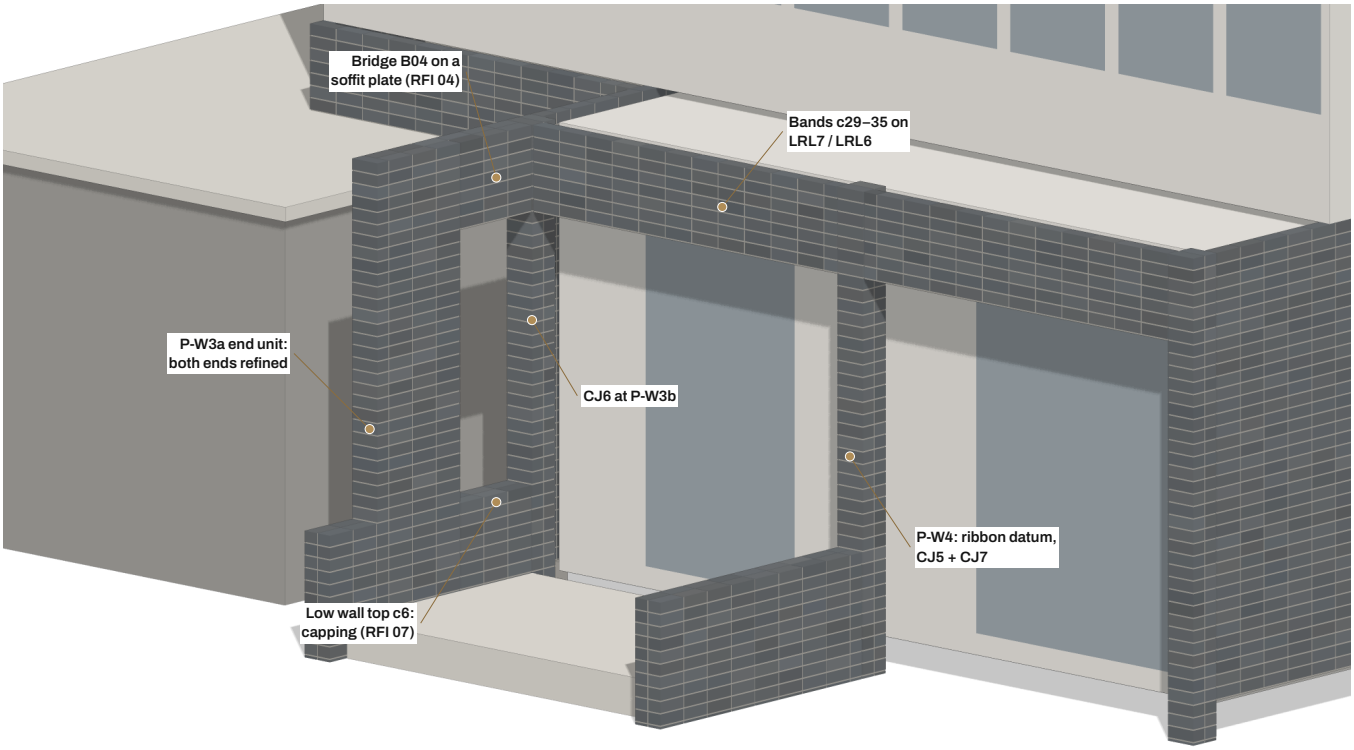


FROM THE REAR GARDEN (NORTH-EAST)

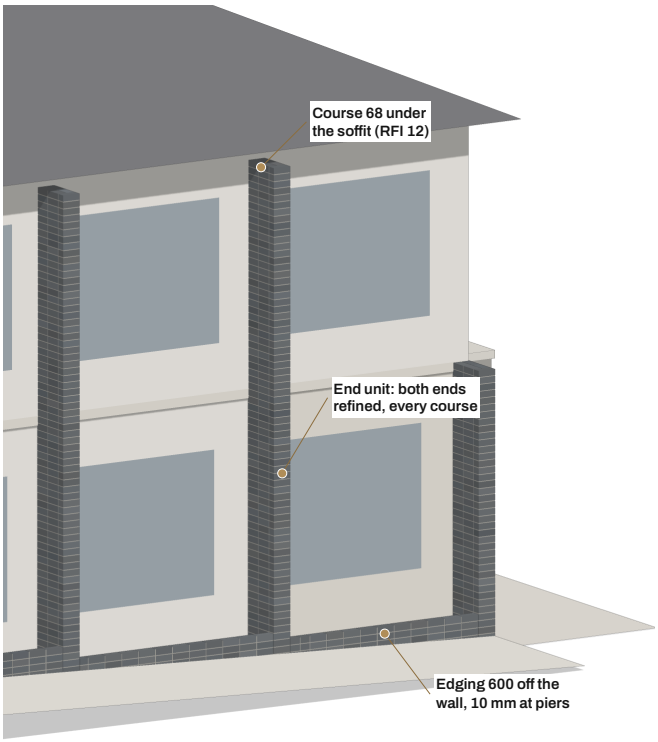
19 · VISUALISATION

Close-ups for the bricklayer

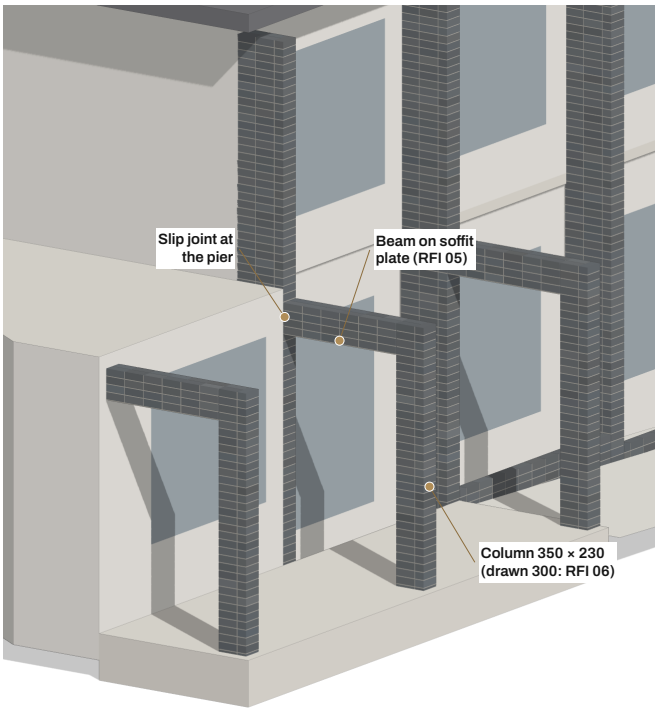
The three places where stack bond is most exposed: the entry portal and street ribbon, the two-storey D-line piers, and the terrace feature frame. Call-outs refer to the setout sheets.



ENTRY PORTAL & STREET RIBBON · SETOUT SHEETS 2 AND 3 (P. 11, P. 12)



D-LINE PIERS & EDGING · SHEET 4 (P. 13)



TERRACE FRAME · SHEET 5 (P. 14)

20 · BRICKLAYER'S SEQUENCE

Step by step, start to finish

A recommended order of work for the stack bond. Hold points (H) need sign-off before continuing.

01 Pre-start meeting — HOLD

Builder, bricklayer, steel fixer and framer walk the site with this report. Confirm the RFIs on page 22 are closed, the approved sample panel is on site, and scaffold and delivery positions.

02 Check the slab & footings

Survey the rebate depth at B02, B06 and B13 (96 mm target) and the footing tops at all piers and low walls. Record the RLs on the storey rod. Report any footing top lower than one course below finished ground.

03 Mark perpend datums

Snap the face lines. Mark the datum perps from setout sheets 1–5: D/2 pier face, P-W3a end unit, P-W4 centre line, D02 frame, P-W5 face. Make a perp rod for each run and keep it on site.

04 Build the sample panel — HOLD

1.2 × 1.2 m stack bond panel with one corner, one end unit and a control joint, using the approved mortar colour and ironed joint. Client and architect sign off colour, finish and ends.

05 Lay piers to the band

Piers first: B03, B05, B09, B12, B14–B18 to course 28. Plumb every corner. Ties or anchors every 6th course. Keep the end units for the most visible positions.

06 Veneers & low walls

B02 (W01 opening on perps 2–10), B06, B13, front low walls B03/B04/B10 and the edging. Build in weep vents, base flashings and the sill flashing at W01 (course 8).

07 Lintels & plates — HOLD

Steel fixer sets LRL6, LRL7, EB2, 1L2 (W01) and the bridge and terrace plates at the course-29 bed (RL 94.548), level ±2 mm. Check bearing, galvanising and flashing laps before the bands start.

08 Bands & bridge

Courses 29–35 across the ribbon, portal, B01 and B07. Bed-joint reinforcement or head control joints over each lintel as the engineer directs (RFI 13). Control joints open and clean.

09 Upper piers — HOLD

Scaffold check. Continue B15–B18 to course 68 (check the soffit at course 60). MFA anchors to the upper frame every 6th course.

10 Terrace frame

Columns B22–B24 to course 31, set the beam soffit plates (slip joint at the house end), then beams B25–B27, courses 32–35.

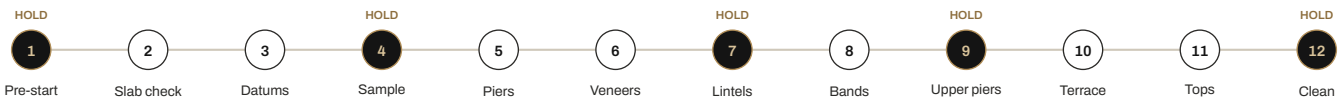
11 Tops & joints

Capping flashings or solid units on all exposed tops (≈ 32 lm). Seal the control joints after the filler is removed. Weeps clear.

12 Clean & hand over — HOLD

Dry-brush as you go. Final clean only by the supplier-approved method. Protect pier corners until landscaping is complete. Walk-through against the QA checklist (page 23).

AT A GLANCE



21 · COORDINATION REGISTER

Questions to close out

Raised from the brickwork review. Each item has an owner and a latest point in the build sequence. The response column is for the reply and date.

NO.	TO	ITEM	NEEDED BY	RESPONSE / DATE
01	Supplier	Refined finish on unit ends: are ends finished as standard? If not, quote end-finished specials (381 one-end, 638 two-end) or advise an alternative.	Before order	
02	Engineer	Stack bond: confirm tie type and spacing, bed-joint reinforcement and any core-fill, especially the 6.1 m piers B15–B18 and the portal (no interlock).	Before laying	
03	Engineer	Approve the proposed control joint layout CJ1–CJ7, CJ-G and CJ-T (page 18), as S02 M15 requires.	Before laying	
04	Engineer	Portal bridge B04 (710 span, 2 leaves × 7 courses): support not detailed. Specify the lintel or plate and its bearing into P-W3a / P-W3b.	Before steel order	
05	Engineer	Terrace beams B25–B27: soffit plate and house-end bearing not detailed (“feature, not supporting roof”).	Before steel order	
06	Architect	Terrace columns drawn 300 wide: adopt 350 × 230 (no cuts) or 300 with 180 mm cut stretchers. Beam 4 courses (334) against 301 drawn.	Before setout	
07	Architect	Capping to exposed wall tops (≈ 32 lm, cored units): Colorbond flashing to match BP550, or solid units / coping.	Before order	
08	Engineer / builder	Slab rebate 96 mm at veneers to suit the gauge (S10 shows 75 max), or lift the gauge 21 mm and check the heads.	Before slab pour	
09	Architect / supplier	W01: brick opening 2,170 (9 modules). Confirm the frame size, reveal packers and the sill flashing at course 8.	Before window order	
10	Builder / landscaper	Garden-bed edging B19–B21 (BP551 “per landscape designer”) and finished levels at P-W4, P-W5 and B10: confirm scope and levels.	Before order	
11	Architect	Mortar colour and joint profile (S02 M4: ironed, no raking) to be confirmed on the sample panel. Specify the sealant colour for control joints.	Sample panel	
12	Builder	Pier tops B15–B18: verify the soffit level (98.002 on BP402; details suggest higher). Allow course 69 if there is room.	Before course 60	
13	Engineer	Heads (S17): W01, D07 and W09 have no room for bed-joint reinforcement 1,000 past the jambs (piers and CJs within 0–325). Adopt head control joints in the perps over the jambs, or confirm shortened reinforcement.	Before laying	
14	Architect	Porch paving at B06 is RL 92.150 = FFL: base flashing and weeps would sit at paving level. Confirm a set-down or drained channel along the veneer.	Before paving	

Return completed responses to BuilderHQ quoting BHQ-EX-2026-BW.

22 · QUALITY & TOLERANCES

What “right” looks like

Checks for the bricklayer and the site supervisor. Tolerances are tighter than the AS 3700 minimum because every perpend is on show.

ITEM	TOLERANCE
Perpend alignment (stack)	±3 mm from the setout line over any 2 m height; no visible step between courses
Plumb	±5 mm in 3 m; ±10 mm total height (piers B15–B18)
Bed joints	10 mm ±2; level ±5 mm in 10 m; full beds
Perpends	10 mm ±2; full; constant width (no closing up)
Band / lintel line	Level ±3 mm over each run; RL 94.548 ±5 mm
Face plane (ribbon, D-line)	±3 mm from string line; piers in line ±3 mm
Cuts	None under 110 mm; sawn faces hidden; cut positions as setout sheets only

Before laying

- [ ] Sample panel signed off (colour, mortar, joint, ends)
- [ ] RFIs 01–09, 13 and 14 closed
- [ ] Batch numbers checked; pallets blended
- [ ] Rebate and footing RLs recorded
- [ ] Datum perps marked; storey rod checked

Every lift

- [ ] Perps plumb (check every 3 courses)
- [ ] Ties and anchors at every 6th course
- [ ] Weeps and flashings in place
- [ ] Mortar off the face; work covered overnight
- [ ] Control joints clean and open

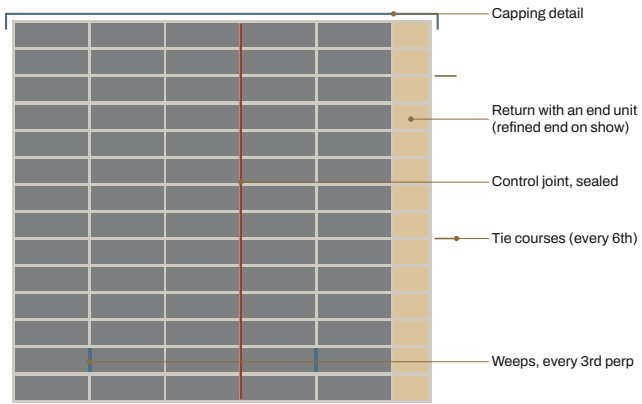
Lintels & bands

- [ ] Lintels level, bearing ≥ 100, HDG
- [ ] Flashing laps and stop-ends
- [ ] Head joints or bed reinforcement as the engineer directs
- [ ] Band courses true to the gauge

Completion

- [ ] Capping and solid units on all tops
- [ ] Joints sealed (colour-matched)
- [ ] Approved clean only, no acid on the refined face
- [ ] Corners undamaged; protection on until landscaping
- [ ] Spare units labelled and stored

Sample panel (hold point)



1.2 × 1.2 m panel, 1:24

Built by the bricklayer who will lay the job, from the delivered batch, in stack bond with the approved mortar colour and ironed joint.

Include one pier end unit, one return corner, one control joint, the weep detail and the capping.

Client and architect sign off colour, finish, joint and ends. Keep the panel until practical completion as the benchmark.

23 · BASIS OF REPORT

Documents, assumptions & exclusions

The architect's drawing package (BP000 register) and the engineer's structural set as listed. Revisions are those current on the issue date of this report.

SHEET	TITLE	REVISION USED
BP000	Cover sheet & drawing register	Rev 9
BP201	Proposed ground floor plan	Rev 10
BP202 / BP203	Upper floor & roof plans	Rev 9
BP231	Proposed wall type & setout	Rev 6
BP251–BP253	Detailed floor plans (1:50)	Rev 8
BP401	Proposed elevations (revised cladding materials)	Rev 13 · 25.06.2026
BP402	Proposed elevations	Rev 11
BP501–BP505	Proposed sections	Rev 5–10
BP550–BP555	Proposed section details (1:20)	Rev 4–7
BP561 / BP562	Proposed external details	Rev 7 / 8
BP951 / BP952	Door & window schedules	Rev 8 / 9
S00–S17	Structural drawings (engineer)	Rev A / B (01.10.25)

Assumptions

- Brick: Island Block & Paving Premium Ash ECO Refined, 230 × 110 × 76 (confirmed), 10 mm joints, stack bond throughout.
- Quantities are net bricks from the setout model. Cut and half units are whole bricks. The order allowance covers breakage, culling, gauge make-up and small level variations.
- Finished levels from BP201 / BP550 / elevations. Garden levels at P-W4, P-W5 and B10 assumed (91.85 falling to 91.15 at the street).
- Brickwork starts one course below finished ground at footing-founded elements. Each extra course adds ≈ 86 bricks.
- Element positions are taken from the architect's setout and rounded to the 240 module where drawn sizes are within ±25 mm.

Exclusions

- Pricing, labour, mortar, steel, flashings, ties and accessories (listed for coordination only).
- Landscape retaining walls (BP562 0.3 m and 0.4–0.55 m, "refer landscape plan"), ST-05 stone garden beds and paving.
- Existing brick wall on the neighbouring property (No. 18) and boundary fences.
- Structural design. This report is not a substitute for the engineer's details, and the engineer's drawings take precedence on all structural matters.
- Site verification. Confirm all dimensions and levels on site before ordering and setting out (BP000 notes).

Terms used

Stack bond — Units laid directly above each other, perpends continuous top to bottom.

Perpend (perp) — The vertical joint between two units in a course.

Course / gauge — One row of units; gauge = 76 unit + 10 bed = 86 mm per course.

Module — 230 unit + 10 joint = 240 mm along the wall.

End unit — A unit whose end face is on show (pier ends, reveals): needs a finished end.

Refined — The maker's polished face finish, glass aggregate exposed.

CJ / AJ — Control (articulation) joint: a sealed 10 mm perp that lets the brickwork move.

RL / FFL — Reduced level (m, project datum) / finished floor level, here RL 92.150.

WT-01 / WT-04 — Architect's wall types: double brick / brick veneer on timber frame.

UA / EA — Unequal / equal angle steel lintel (engineer's sizes).