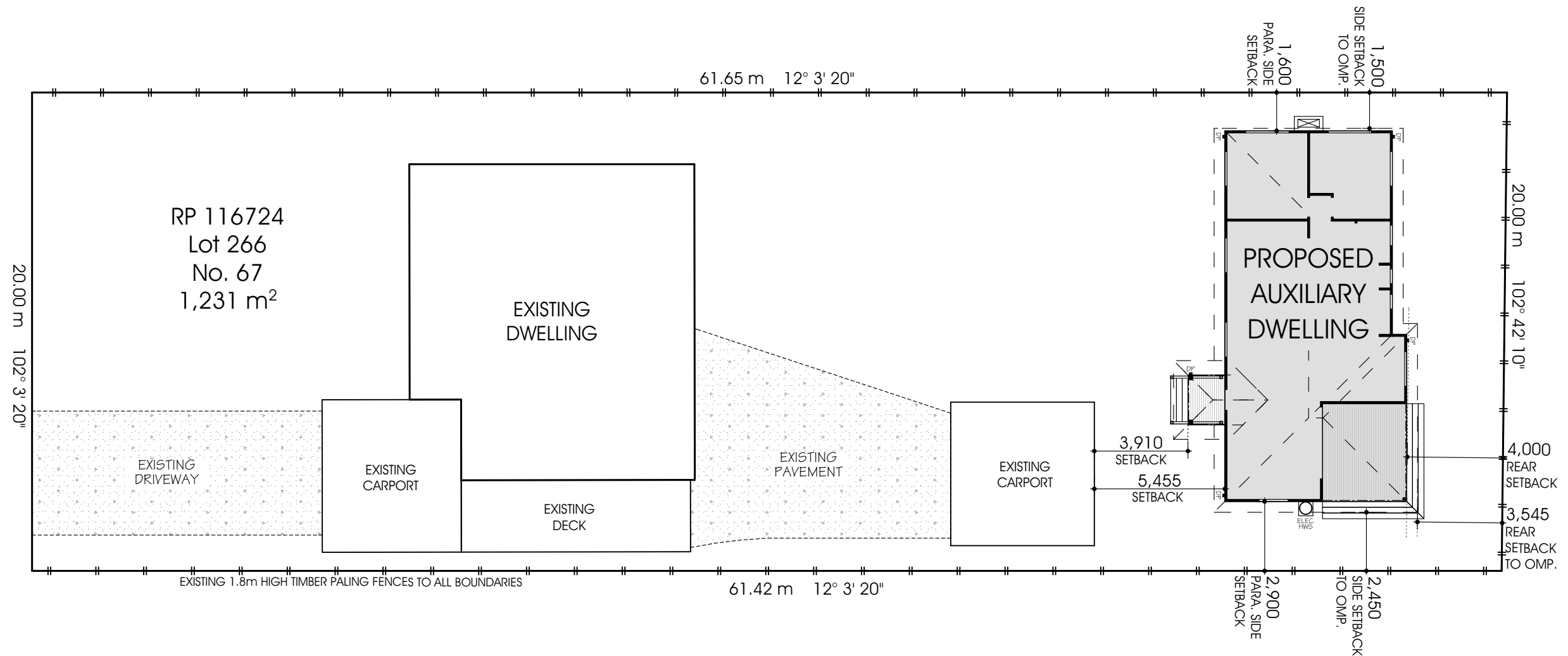
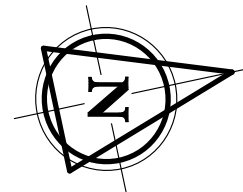


LYNDALE STREET



SITE COVERAGE DETAILS

OVERALL SITE AREA:	1,231 m ²
EXISTING DWELLING:	150 m ²
EXISTING CLASS 10:	102 m ²
PROPOSED AUXILIARY DWELLING:	98 m ² (+65%)
PROPOSED PORCH:	18 m ²
OVERALL SITE COVERAGE:	368 m ² (30%)



Site Plan

Scale 1:200

LEGEND

Existing Trees		Trees to be removed prior to commencement of building operations.	
Stormwater Main		Stormwater Line	
Sewer Line		Sewer Main	
Existing Fencing		Fencing by Property Owner	
Underground Power		Grated Drain	
Overhead Power			

TERMITE PRONE SITES

STRUCTURAL TIMBERS ARE TREATED TO T2 "BLUE" OR H3 CCA (EXTERNAL) OR ARE NATURALLY TERMITE RESISTANT TIMBER IN ACCORDNACE WITH AS 3660.1. THIS ALONE OR A CHEMICAL BARRIER IN ACCORDNACE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT PROTECTION AGAINST TERMITE ATTACK.

NOTE: A MIN. OF 400mm CLEARANCE IS REQUIRED TO THE UNDERSIDE OF BEARERS ON SITES REQUIRING TERMITE INSPECTION. THIS CAN BE REDUCED TO 150mm ON SLOPING SITES WITHIN 2m OF EXTERNAL WALLS.

BUSHFIRE PRONE SITES

DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH PART 3.7.4 OF THE BCA & AS 3959

Proposed Auxiliary Dwelling,
At: Lot 266, No. 67 Lyndale Street,
Shailer Park, QLD, 4128
For: Doug Bray

BETNALE PTY. LTD.
Domestic Builder

ABN: 34 056 151 921
Phone: 0419 540 393
Email: info@superiorgrannyflats.com.au
QBCC: 1285667

Sheet No: 1
Issue: 19/09/20
Rev: 1
Job No. P361

SPECIFICATION

FOOTINGS

- 450mm DIA. CONCRETE FOOTINGS FOUNDED A MIN. OF 7mm DEEP AS PER SOIL REPORT

MIN. FOOTING FOUNDING DEPTHS:

IN ACCORDANCE WITH SOIL REPORT & AS 2870

SITE CLASSIFICATION	MIN. DEPTH
?	?mm

NOTE: FOOTINGS MUST ALSO BE FOUNDED A MIN. OF 100mm INTO NATURAL SOIL WITH A MIN. BEARING CAPACITY OF 100 kPa. A DEEPER FOUNDING DEPTH MAY BE REQUIRED TO ACHIEVE THIS

STUMPS

- 75x75x4mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "T" TOP. EMBED IN FOOTINGS A MAX. OF 7mm TO ENGINEER'S DESIGN

BEARERS

- TYPE B1: 2/190x45 MGP10 H3 T/PINE BEARERS CONTINUOUS SPAN

- TYPE B2: 2/140x45 MGP10 H3 T/PINE BEARERS

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION	REQUIRED:
NOT REQUIRED:	

150mm 400mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS

- 140x45 MGP10 H3 T/PINE FLOOR JOISTS CONTINUOUS SPAN AT MAX. 450mm CENTRES

FLOORING

19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

TIMBER DURABILITY

CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

CLASS 1	CLASS 2
BELIAN CYPRESS (WHITE) IRONBARK TALLOWOOD TURPENTINE YELLOW CEDAR NORTHERN BOX	BLACKBUTT KWILA (MERBAU) SPOTTED GUM WESTERN RED CEDAR RIVER RED GUM BALAU TEAK

WALL FRAMES

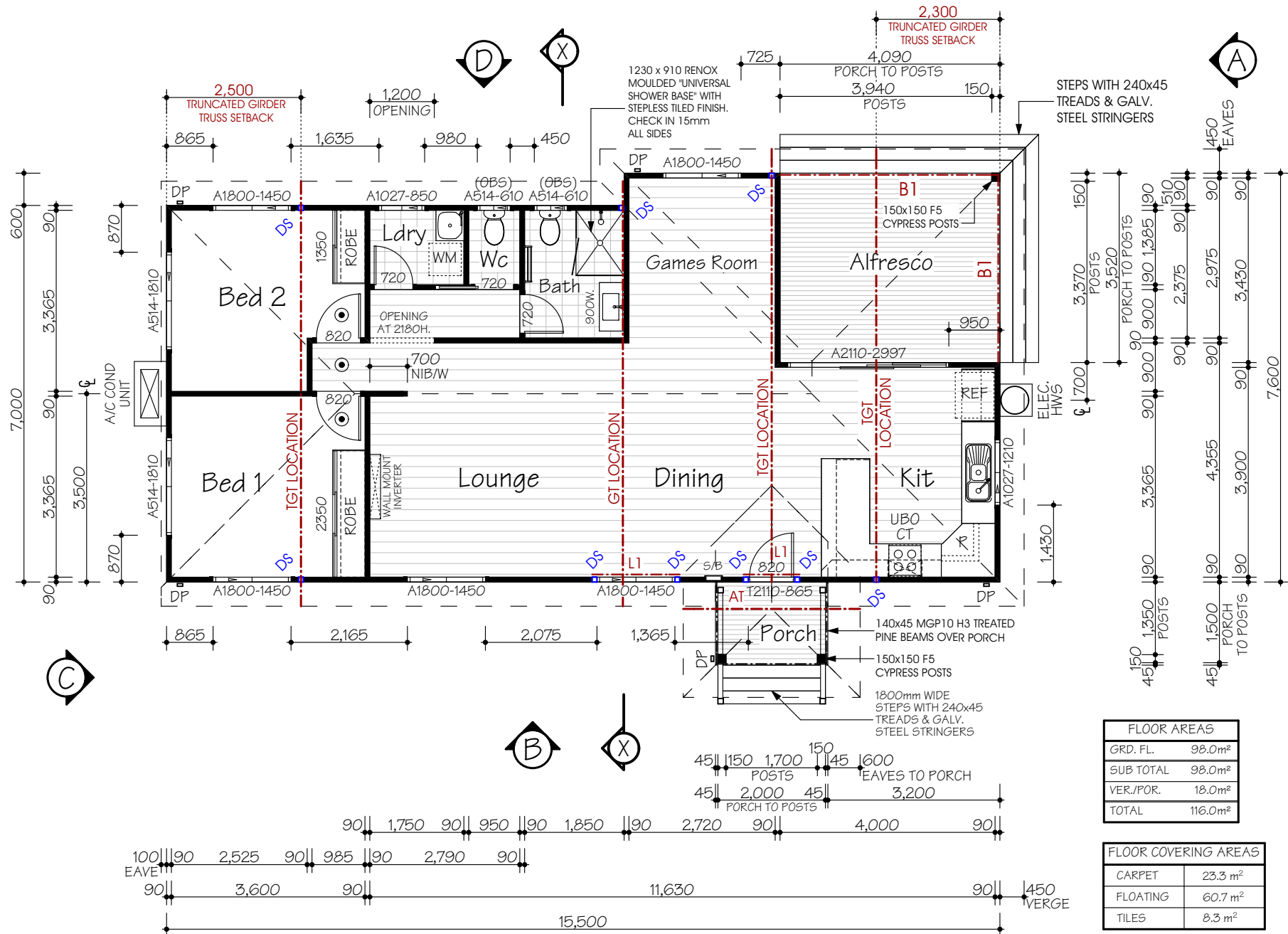
- COMMON STUDS:	90x35 F5 AT 600 CTS.
- TOP PLATES:	2/35x90 F5
- BOTTOM PLATES:	45x90 MGP10
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 F5
OPENING 900 - 2600:	2/90x35 F5
OPENING 2600 - 4300:	3/90x35 F5

LINTELS

- OPENINGS UP TO 1300: 2/90 x 45 F5
- OPENINGS UP TO 1800: 140 x 45 MGP10
- OPENINGS UP TO 2300: 190 x 45 MGP10
- OPENINGS UP TO 2600: 240 x 45 MGP10
- OPENINGS UP TO 3100: 2/190 x 45 MGP10
- OPENINGS UP TO 3700: 2/240 x 45 MGP10

*ALL STRUCTURAL TIMBER SIZES, FIXINGS & TIE-DOWNS ARE TO BE IN ACCORDANCE WITH AS 1684.2/4 2010 FOR A WIND LOADING OF 33m/s (N2)

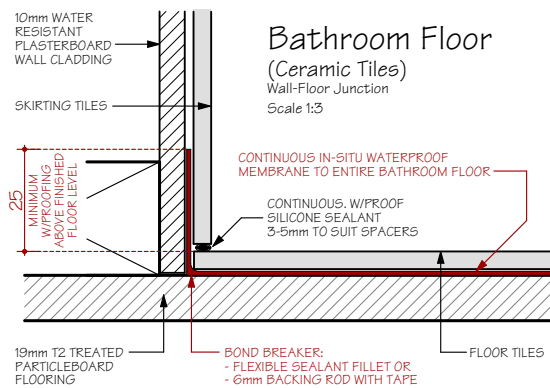
*STRUCTURAL BRACING IS TO BE DESIGNED IN ACCORDANCE WITH AS 1684.2/4 2010 FOR A WIND LOADING OF 33m/s (N2)



Floor Plan

Scale 1:100

LEGEND	
B1	PITCHING BEAM: 300 x 63mm F17 LVL H3 TREATED PINE CHECKED & BOLTED INTO TIMBER POSTS WITH MIN. 2/M10 GALV. STEEL BOLTS IN ACCORDANCE WITH AS 1684.4
L1	GT & TGT LINTEL: 140 x 45mm MGP10 H2 PINE
DS	DOUBLE STUDS: 2/90 x 35 MGP10 H2



FLOOR AREAS	
GRD. FL.	98.0m²
SUB TOTAL	98.0m²
VER./POR.	18.0m²
TOTAL	116.0m²

FLOOR COVERING AREAS	
CARPET	23.3 m²
FLOATING	60.7 m²
TILES	8.3 m²

ENERGY EFFICIENCY

CLASS 1 BUILDINGS IN CLIMATE ZONE 2 ARE REQUIRED TO ACHIEVE A MIN. 6 STAR ENERGY RATING IN ACCORDANCE WITH PART 3.12 OF THE BCA. THIS IS ACHIEVED USING THE (DEEMED TO SATISFY PROVISIONS) OF PART 3.12 OF THE BCA. REFER TO ATTACHED REPORT FOR EXPLANATORY INFORMATION & OVERALL R-VALUES OF ROOF, WALL & FLOOR SYSTEMS

INSULATION VALUES

- ROOF: REFER TO 6 STAR ENERGY RATING REPORT

- WALLS: REFER TO 6 STAR ENERGY RATING REPORT

- FLOOR: REFER TO 6 STAR ENERGY RATING REPORT

* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SIDED TYPE & POLY WEAVE BACKED WITH AN AVERAGE EMITTANCE VALUE OF 0.9 OUTER & 0.05 INNER. THE REFLECTIVE SIDE MUST FACE DOWNWARD (ROOF) OR INWARD (WALLS) AND BE PLACED DIRECTLY UNDER THE ROOF & WALL CLADDING TO BE EFFECTIVE

EXTERNAL GLAZING

- EXTERNAL GLAZING IS SUBJECT TO BUILDING ORIENTATION; REFER TO ATTACHED GLAZING CALCULATION FOR SPECIFIC BUILDING ORIENTATION

BUILDING SEALING

- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL SLIDING DOOR, WINDOWS AND OPENINGS.
- DRAFT PROTECTORS ARE REQUIRED TO BE FITTED TO THE BOTTOM EDGE OF EXTERNAL SWING DOORS AND SEALS TO THE HEAD AND SIDES.
- SEALS MAY BE FOAM, RUBBER, FIBROUS OR THE LIKE.
- EXHAUST FANS MUST BE FITTED WITH A SELF SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR FILTER (RANGEHOOD)
- GAPS AND CRACKS AROUND ROOFS, EXTERNAL FLOORS, WALL/FLOOR/ROOF JUNCTIONS AND AROUND WINDOW AND DOOR FRAMES MUST BE MINIMISED THROUGH GOOD CONSTRUCTION PRACTICE, AND WITH THE PLACING OF CLOSE FITTING INTERNAL LINING AT JUNCTIONS, CAULKING, SKIRTING, ARCHITRAVES AND CORNICES.

SERVICES

- SERVICES PIPING AND DUCTWORK MUST COMPLY WITH THE MIN. INSULATION REQUIREMENTS OF PART 3.12.5 OF THE BCA.

GENERAL NOTES

- ENERGY EFFICIENCY (WALL, FLOOR, ROOF INSULATION & GLAZING) IN ACCORDANCE WITH PART 3.12 OF THE BCA; REFER TO ENERGY EFFICIENCY NOTES & GLAZING CALCULATIONS FOR DETAILS.

- WET AREAS IN ACCORDANCE WITH PART 3.8.1 OF THE BCA FOR WATERPROOFING & WATER RESISTANCE.

- STEPS: TREAD- 240mm MIN, RISER- 190mm MAX.

- BALUSTRADE :
- AT STEPS- 865mm (MIN) HIGH
- AT LANDING- 1000mm (MIN) HIGH

- WHERE REQUIRED, HORIZONTAL & VERT. GAPS IN BALUSTRADES MUST BE LESS THAN 125mm IN ACCORDANCE WITH BCA PART 3.9.2

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.

- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
- EXTERNAL 90mm STUD
- INTERNAL 90mm STUD

- WC / BATHROOM DOOR TO BE REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH BCA PART 3.8.3.3

- ALL GLAZING TO COMPLY WITH PART 3.6 OF THE BCA & AS 1288

- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH B.C.A. P.2.4.5 / 3.8.5

- ROOF TRUSSES (WHERE USED) TO HAVE A MAXIMUM SPACING OF 600mm

- WINDOW GLAZING CODES:
- (OBS) OBSCURE GLASS
- (TLS) TRANSLUCENT GLASS
- (DG) DOUBLE GLAZED

RA - ROOF ACCESS (WHERE APPLICABLE)

SD - SMOKE DETECTOR (DIRECT WIRED)

DP - DOWNPIPE (STORMWATER CONNECTED)

DP - DOWNPIPE (WATER TANK CONNECTED)

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BUSHFIRE PRONE SITES

DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH PART 3.7.4 OF THE BCA & AS 3959

TERMITE PRONE SITES

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NOTE: A MIN. OF 400mm CLEARANCE IS REQUIRED TO THE UNDERSIDE OF BEARERS ON SITES REQUIRING TERMITE INSPECTION. THIS CAN BE REDUCED TO 150mm ON SLOPING SITES WITHIN 2m OF EXTERNAL WALLS.

WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:

- ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINTS ARE SEALED
- UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
- SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDE)

SHOWER CUBICLE:

- 42x42x3mm ALUMIN. WATERSTOP ANGLE OR VINYL FLOORING STRIP WITH MIN. HORIZONTAL DIMENSION OF 40mm EITHER SIDE, SEALED TO WALL AT ALL WALL JUNCTIONS (CORNERS) EXTENDING A MIN. OF 1,800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1,800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

- 150mm MIN. HIGH WALL TILES MIN. ABOVE VESSELS WITH WATERPROOF ACRYLIC OR SILICONE SEALANT TO JUNCTIONS

SPECIFICATION

FOOTINGS

- 450mm DIA. CONCRETE FOOTINGS FOUNDED A MIN. OF 7mm DEEP AS PER SOIL REPORT

MIN. FOOTING FOUNDING DEPTHS:

IN ACCORDANCE WITH SOIL REPORT & AS 2870

SITE CLASSIFICATION	MIN. DEPTH
?	7mm

NOTE: FOOTINGS MUST ALSO BE FOUNDED A MIN. OF 100mm INTO NATURAL SOIL WITH A MIN. BEARING CAPACITY OF 100 kPa. A DEEPER FOUNDING DEPTH MAY BE REQUIRED TO ACHIEVE THIS

STUMPS

- 75x75x4mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "T" TOP. EMBED IN FOOTINGS A MAX. OF 7mm TO ENGINEER'S DESIGN

BEARERS

- TYPE B1: 2/190x45 MGP10 H3 T/PINE BEARERS CONTINUOUS SPAN

- TYPE B2: 2/140x45 MGP10 H3 T/PINE BEARERS

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION	REQUIRED:
NOT REQUIRED:	
150mm	400mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS

- 140x45 MGP10 H3 T/PINE FLOOR JOISTS CONTINUOUS SPAN AT MAX. 450mm CENTRES

FLOORING

19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

TIMBER DURABILITY

CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

CLASS 1	CLASS 2
BELIAN CYPRESS (WHITE) IRONBARK TALLOWOOD TURPENTINE YELLOW CEDAR NORTHERN BOX	BLACKBUTT KWILA (MERBAU) SPOTTED GUM WESTERN RED CEDAR RIVER RED GUM BALAU TEAK

WALL FRAMES

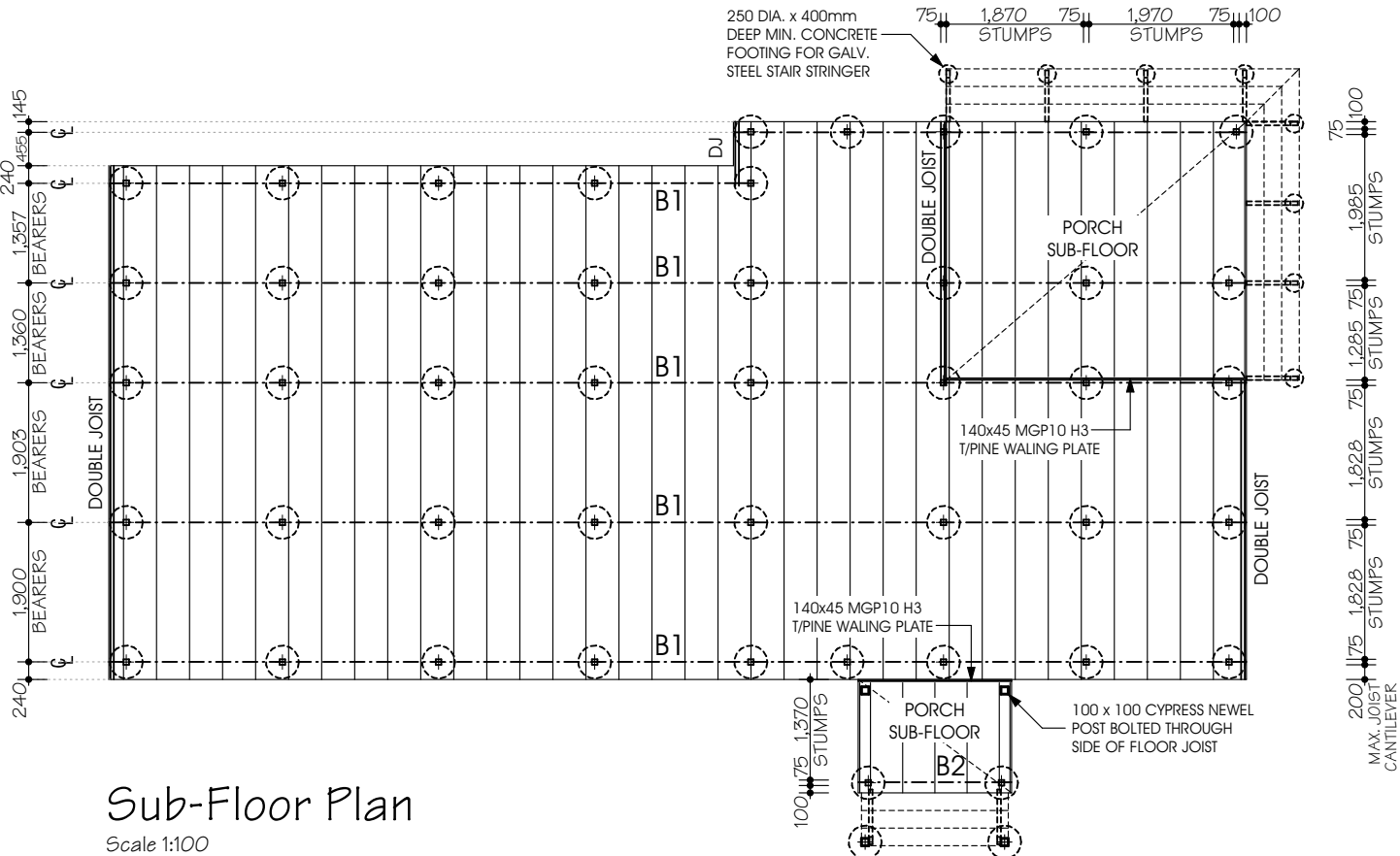
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- TOP PLATES:	2/35x90 F5
- BOTTOM PLATES:	45x90 MGP10
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 F5
OPENING 900 - 2600:	2/90x35 F5
OPENING 2600 - 4300:	3/90x35 F5

LINTELS

- OPENINGS UP TO 1300: 2/90 x 45 F5
- OPENINGS UP TO 1800: 140 x 45 MGP10
- OPENINGS UP TO 2300: 190 x 45 MGP10
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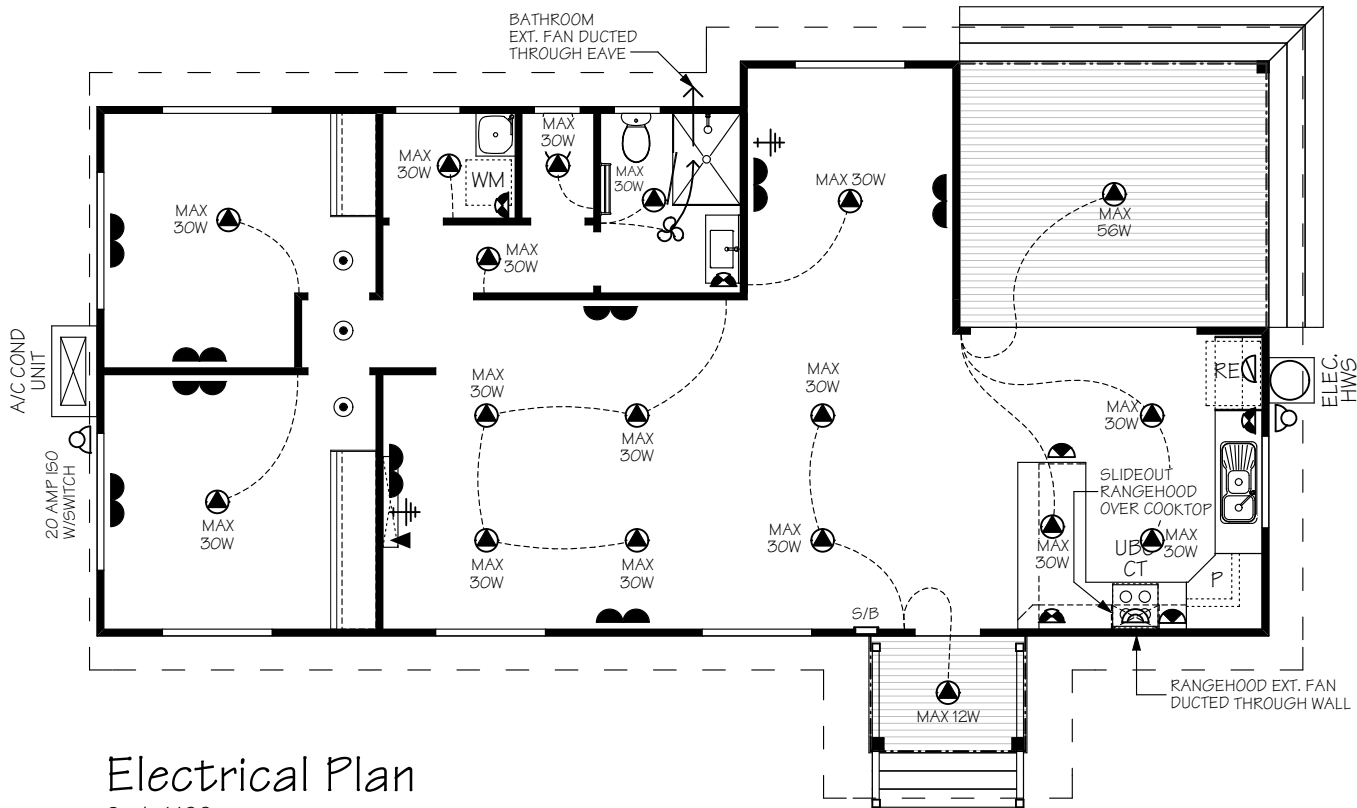
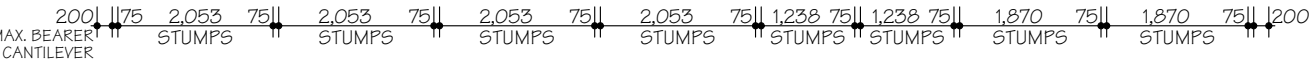
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*STRUCTURAL BRACING IS TO BE DESIGNED IN ACCORDANCE WITH AS 1684.2/4 2010 FOR A WIND LOADING OF 33m/s (N2)



Sub-Floor Plan

Scale 1:100



Electrical Plan

Scale 1:100

ELECTRICAL NOTES

- LIGHT SWITCHES TO BE AT 1000mm ABOVE FLOOR LEVEL.
- HEIGHTS OF POWER POINTS MEASURED FROM FLOOR LEVEL UNLESS OTHERWISE NOTED.
- UNLESS DIMENSIONED POWER POINTS TO BE LOCATED TO THE NEAREST STUD.
- POWER POINTS FOR APPLIANCES & SPLIT SYSTEM AIR-CONDITIONING TO SUIT MANUFACTURERS REQ.
- PROVIDE PHONE CABLING WITH CONDUIT & DRAW STRING PLUS T.V. ANTENNA CABLING THROUGH BARGE END.

ENERGY EFFICIENCY- LIGHTING

- ARTIFICIAL LIGHTING MUST NOT EXCEED:
CLASS 1 BUILDINGS- 5 W/m²
VERANDAH/PORCH- 4W/m²
PERIMETER LIGHTING- MIN. 40 LUMENS/W
IN ACCORDANCE WITH THE B.C.A PART 3.12
- INTERNAL LIGHTING MUST NOT EXCEED:
490 WATTS TOTAL
- PERIMETER LIGHTING COMPLIANT WITH:
8 WATT CFL GLOBE= 50 LUMENS/W
11 WATT CFL GLOBE= 73 LUMENS/W

ELECTRICAL LEGEND

○	- CEILING LIGHT OUTLET (240v)	▼	- PHONE POINT AT 200/1000
⊕	- WALL LIGHT OUTLET (240v) AT 1900 HIGH	⊙	- SMOKE DETECTOR (DIRECT WIRED)
⊗	- EXHAUST FAN (SELF SEALING)	▲	- LED DOWN LIGHT
S/B	- INTERNAL SWITCH BOARD	⚡	- T.V. POINT AT 200

SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
⌒	⌒	200 F.F.L	⌒	⌒	1200 F.F.L
⌒	⌒	350 F.F.L	⌒	⌒	1275 F.F.L
⌒	⌒	750 F.F.L	⌒	⌒	1350 F.F.L
⌒	⌒	970 F.F.L	⌒	⌒	1400 F.F.L
⌒	⌒	1000 F.G.L	⌒	⌒	2000 F.F.L
⌒	⌒	1000F.F.L	⌒	⌒	IN ROOF

Proposed Auxiliary Dwelling,

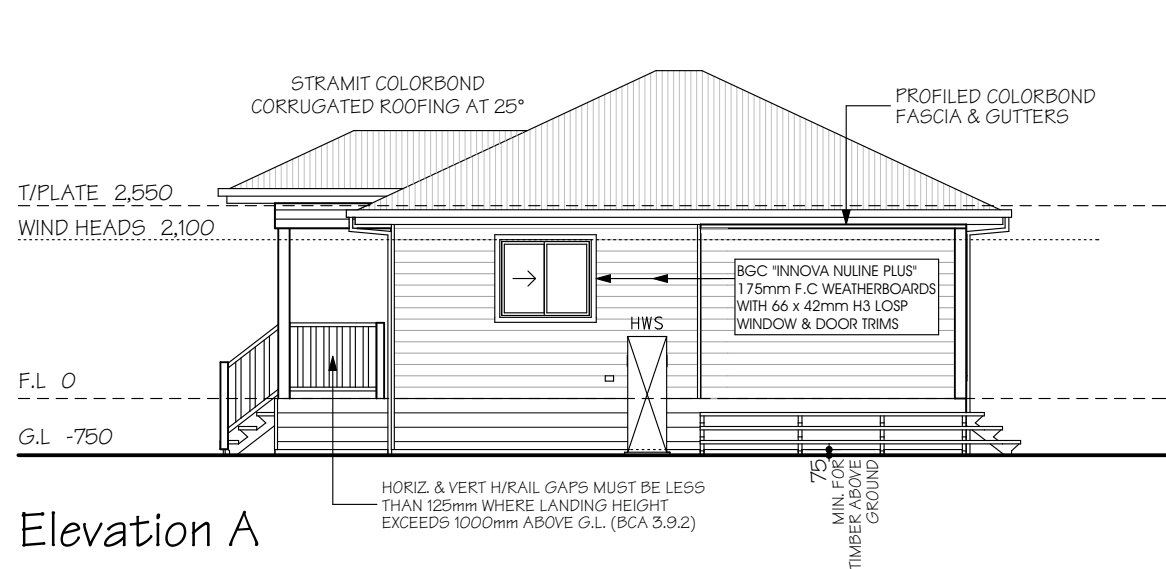
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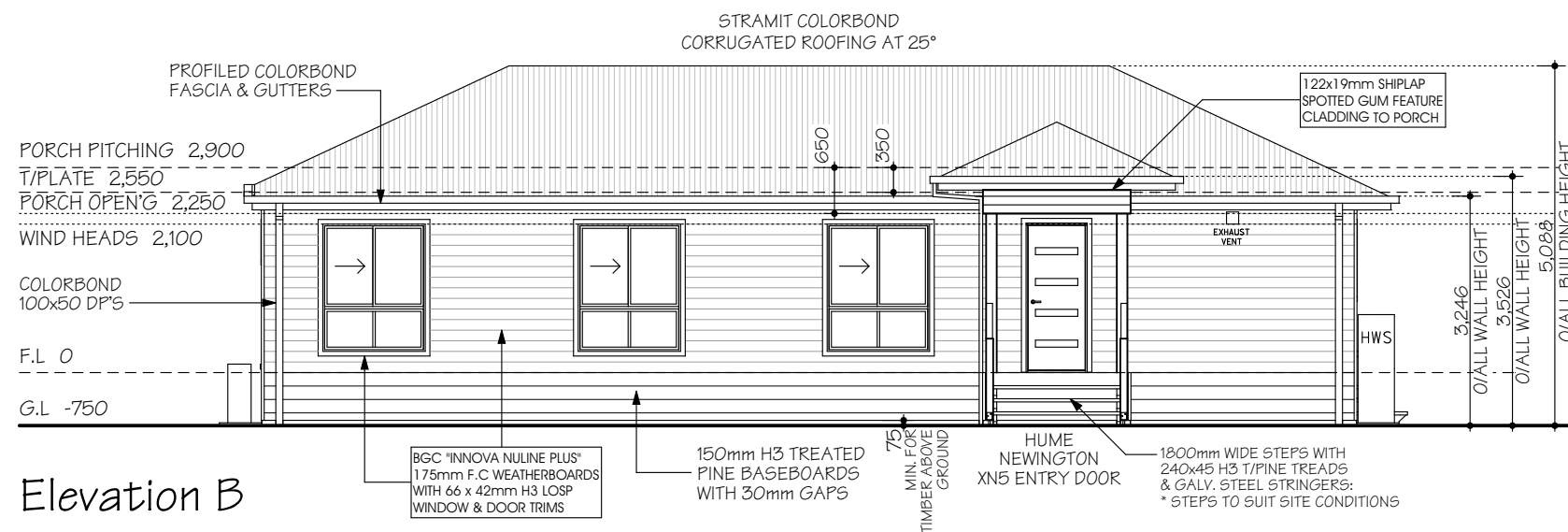
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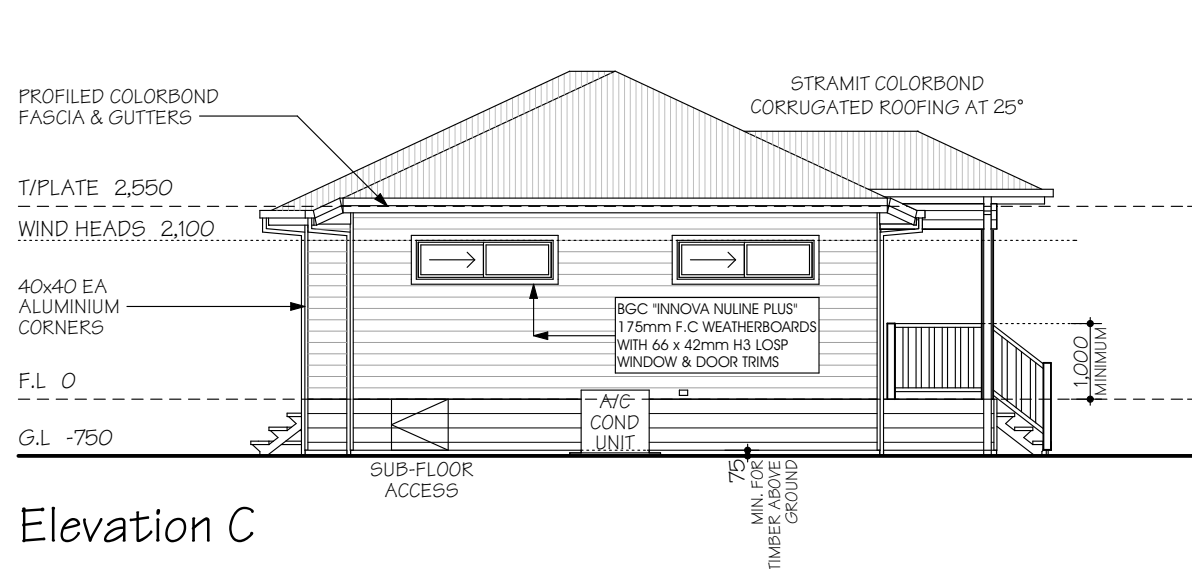
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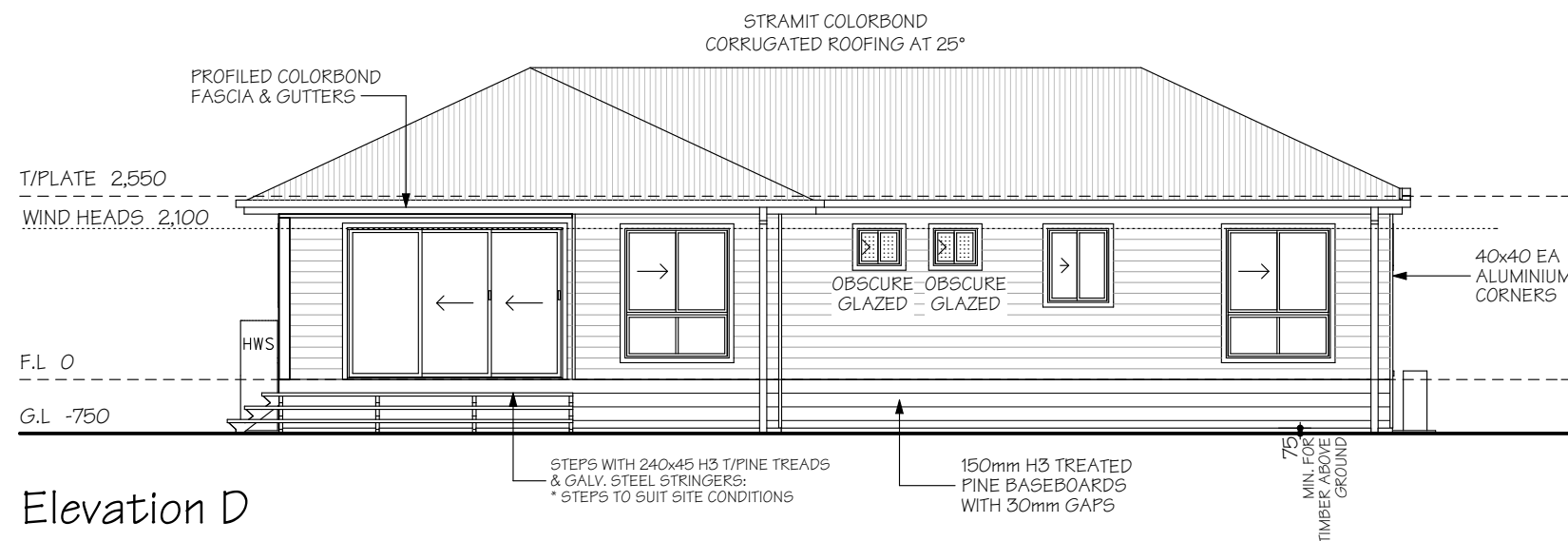
Elevation A



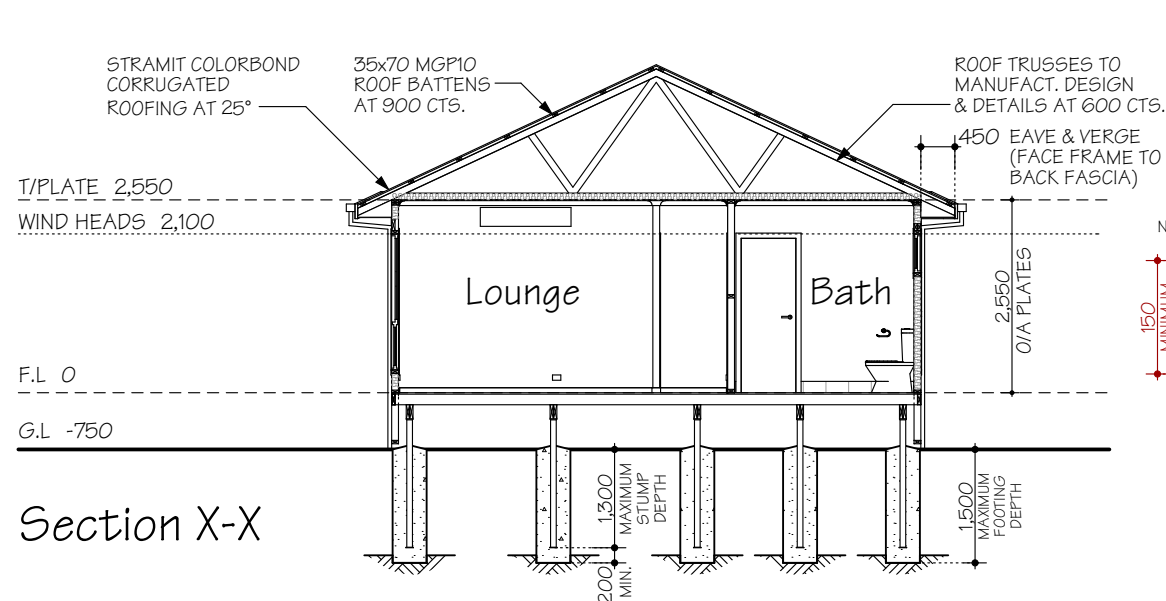
Elevation B



Elevation C

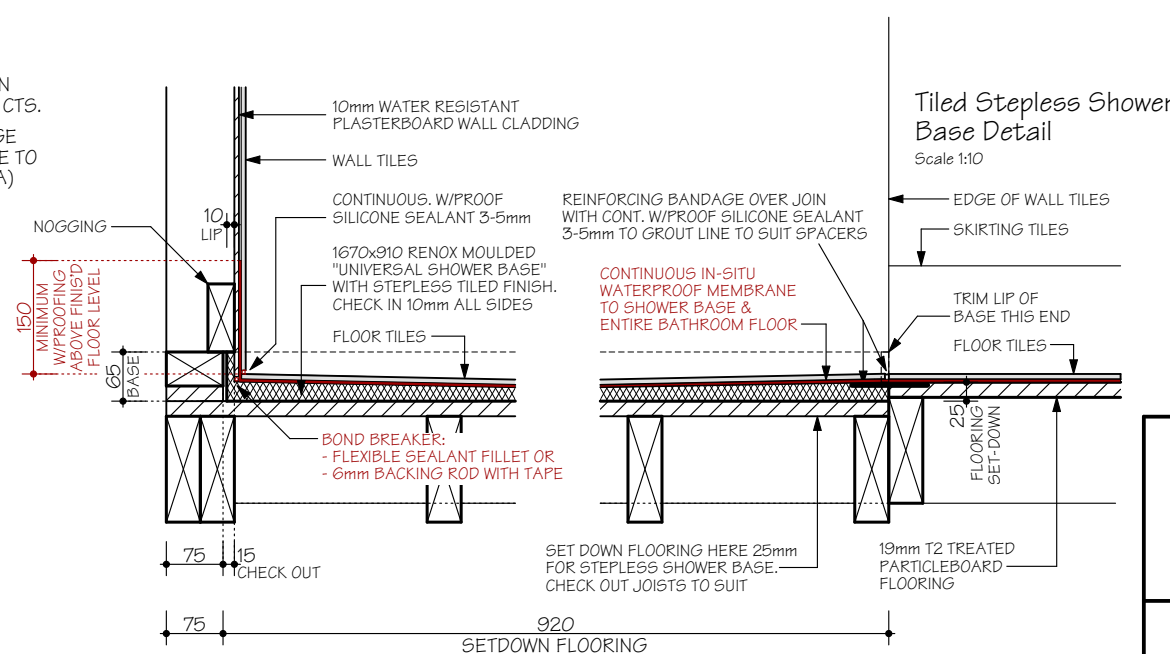


Elevation D



Section X-X

Elevations & Sections
Scale 1:100



Proposed Auxiliary Dwelling,

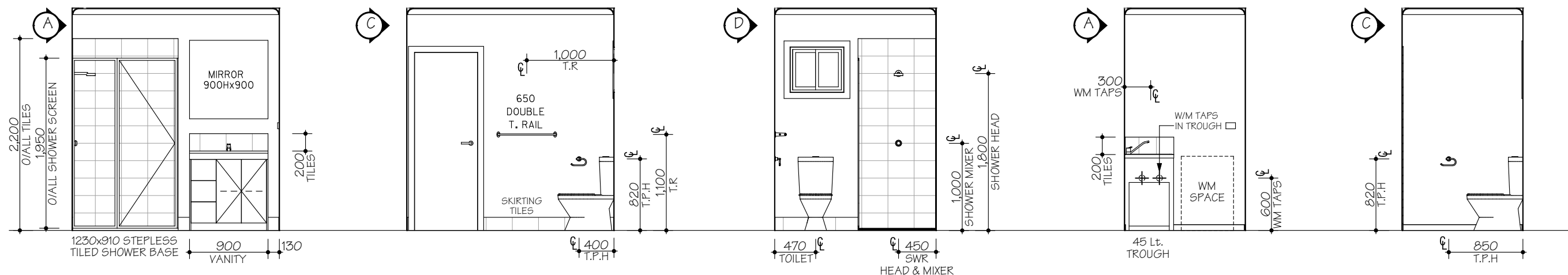
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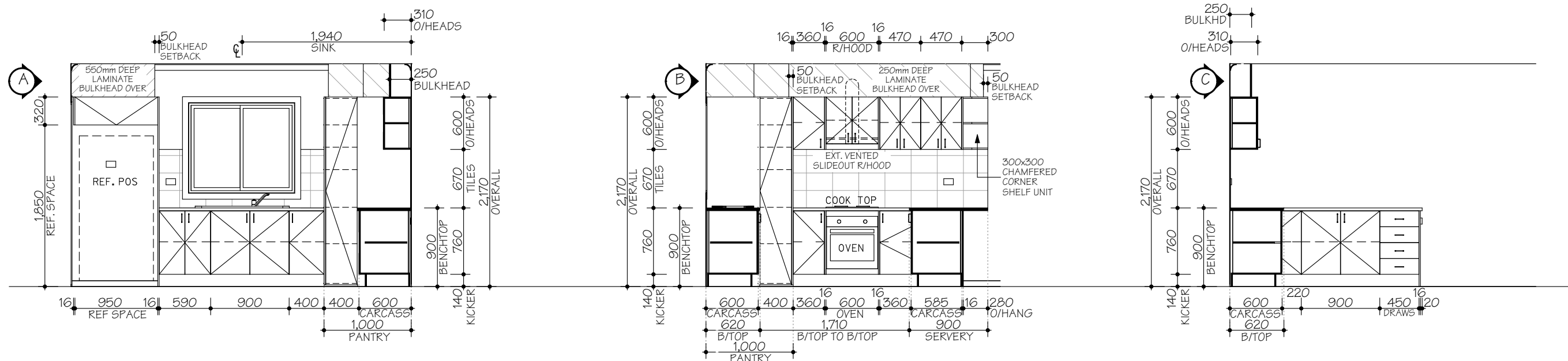
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Internal Elevations- Bathroom Scale 1:50

L'dry

WC



Kitchen

INTERNAL ELEVATIONS SPECIFICATION

WATER PIPE LOCATIONS					FITTING LOCATIONS	
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650	PAPER HOLDER 820
2	BIDET	250	7	DW	500	TOWEL RAIL 1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING 820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER 1000 NOMINAL
5	BASIN	600	10	FR WASTE	-	

FRAME OFFSETS: SHOWER ROSE= 430 CL, SHOWER TAPS= 250 CL, SOAP HOLDER= 550 CL

NOTES: - DIMENSIONS TAKEN FROM FRAME - SPLASHBACK TILES: 200x200 - WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm
- POWERPOINT LOCATION ☐

WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:

- ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINS ARE SEALED
- UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
- SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDE)

SHOWER CUBICLE:

- 42x42x3mm ALUMIN. WATERSTOP ANGLE OR VINYL FLOORING STRIP WITH MIN. HORIZONTAL DIMENSION OF 40mm EITHER SIDE, SEALED TO WALL AT ALL WALL JUNCTIONS (CORNERS) EXTENDING A MIN. OF 1,800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1,800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

- 150mm MIN. HIGH WALL TILES MIN. ABOVE VESSELS WITH WATERPROOF ACRYLIC OR SILICONE SEALANT TO JUNCTIONS

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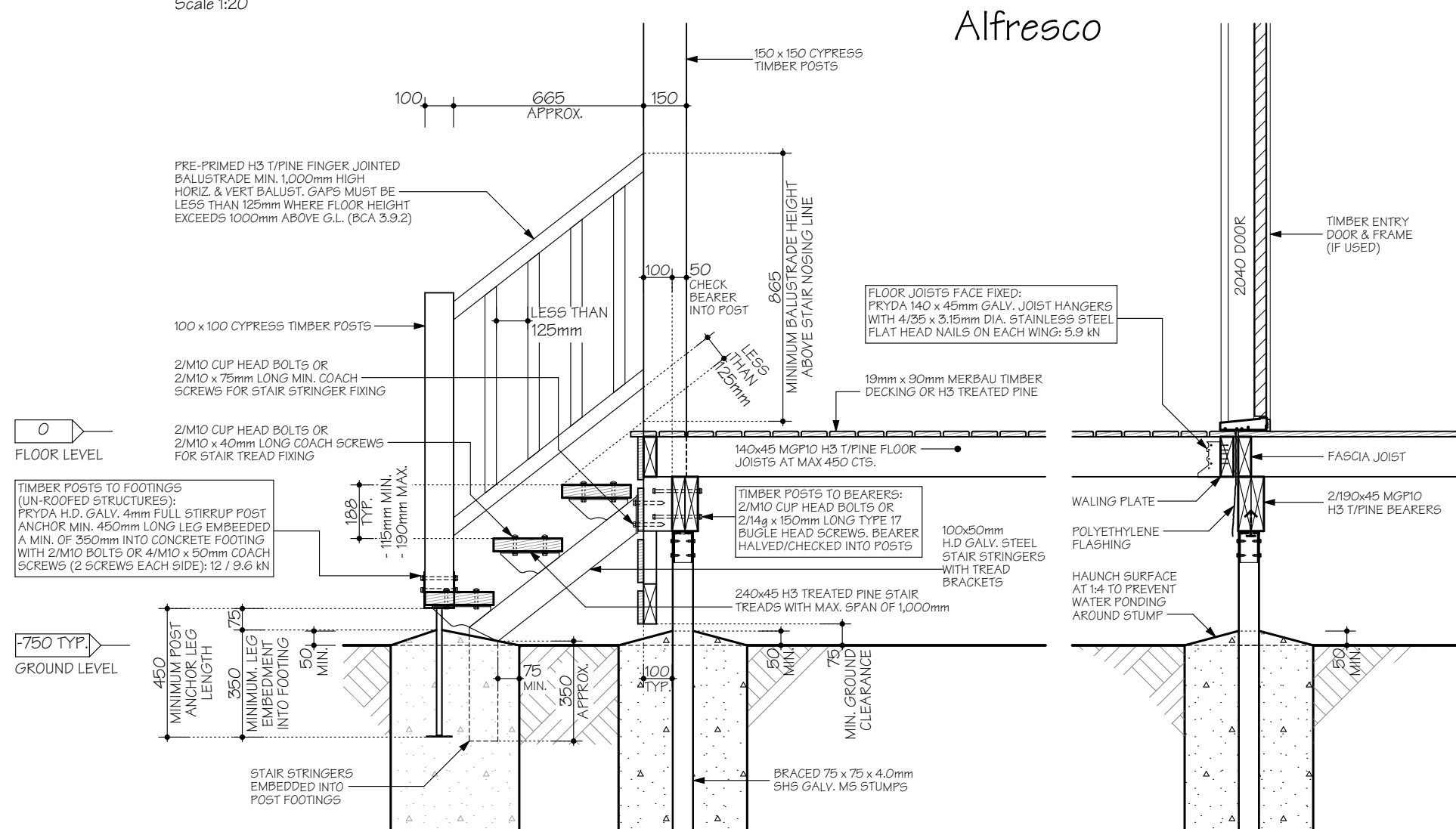
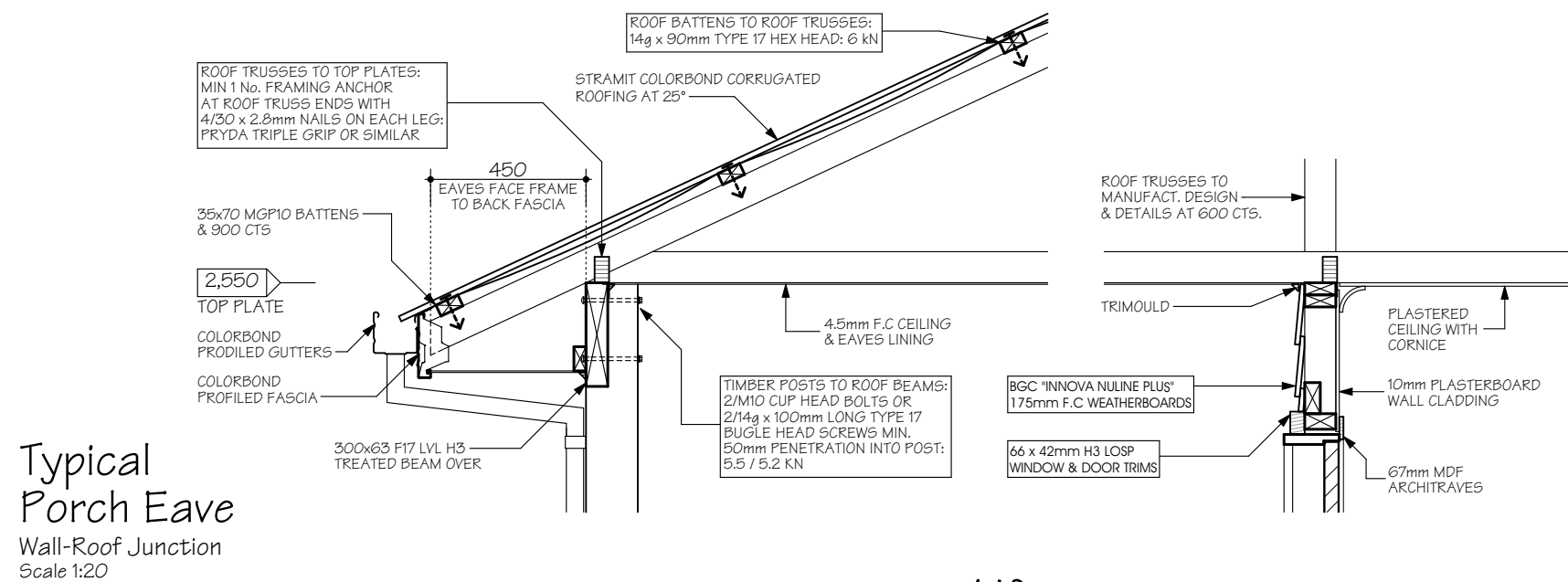
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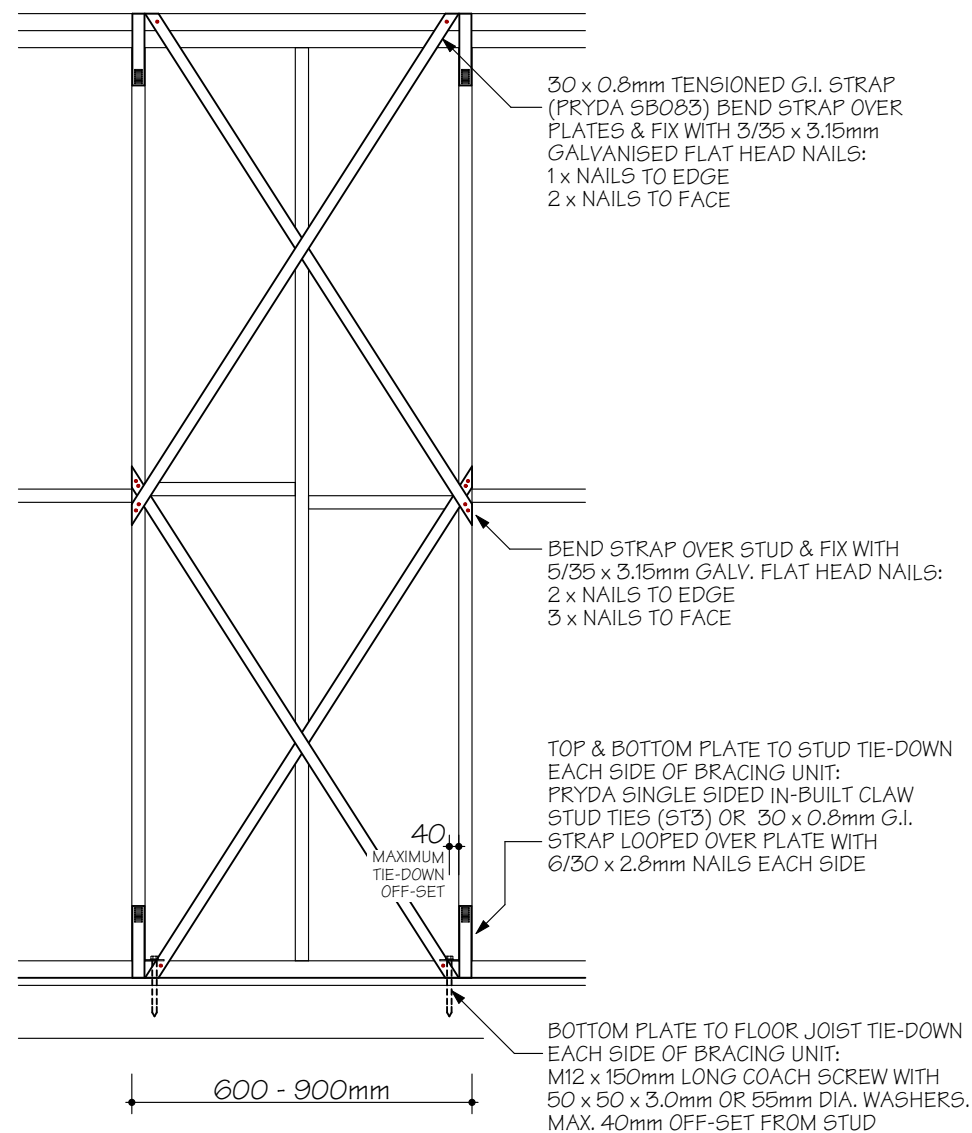
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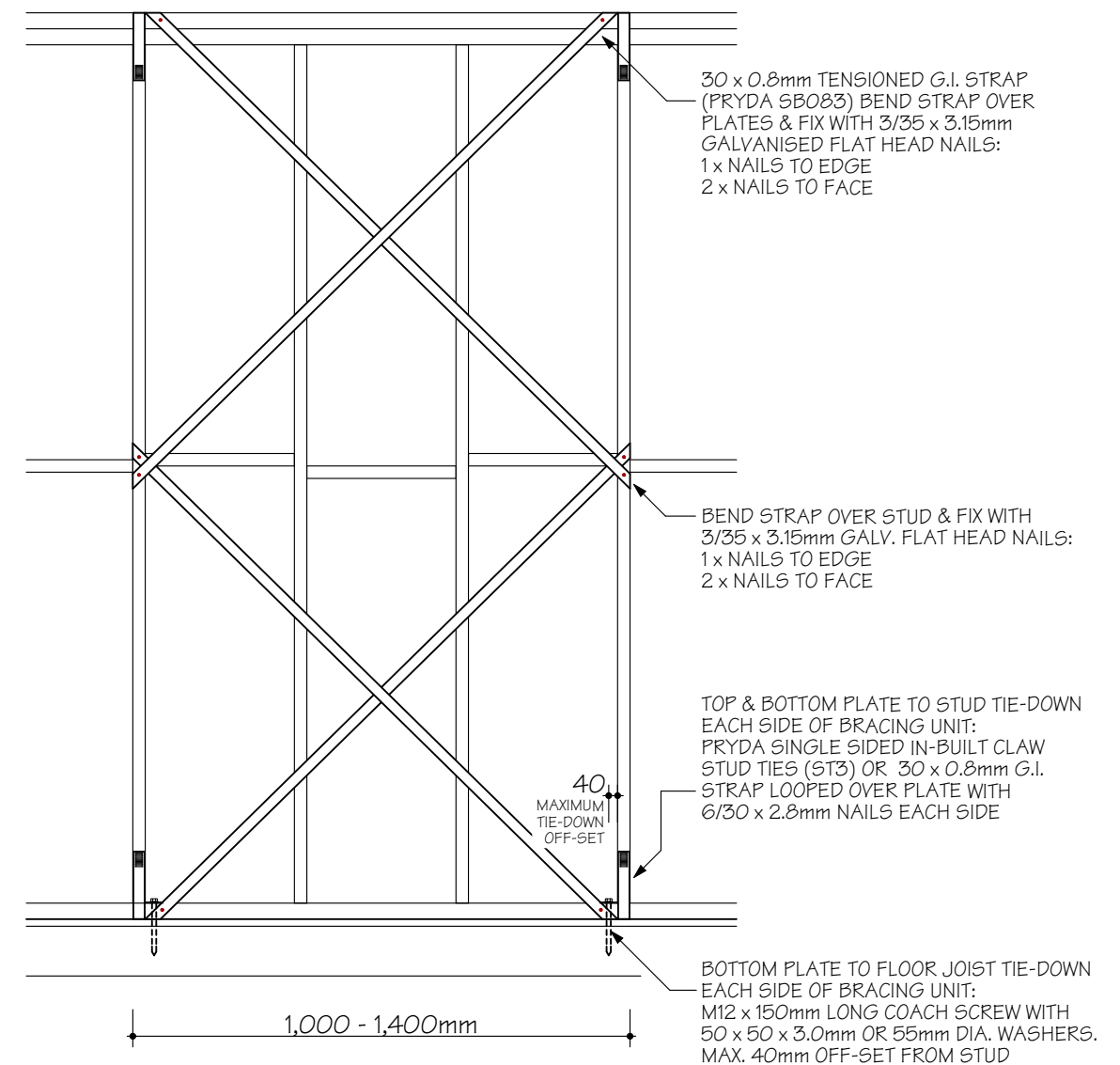
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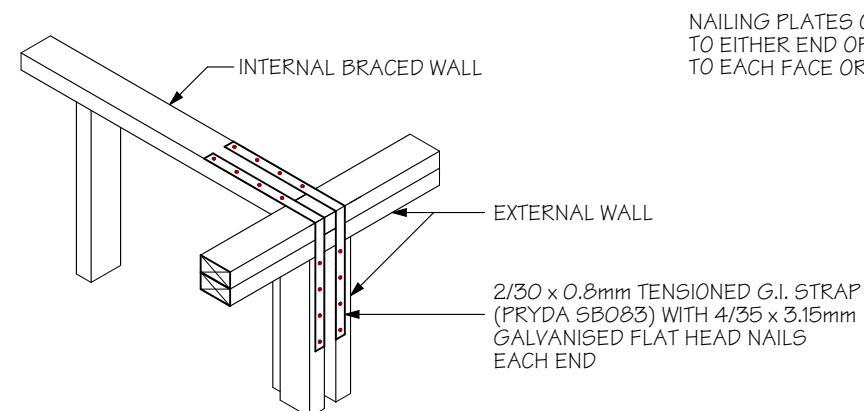
Pryda Narrow Strap
Cross Brace Unit (SW1):
600 - 900mm: 1.1 - 2.0 kN

Scale 1:20



Pryda Narrow Strap
Cross Brace Unit (SW1):
1,000 - 1,400mm: 2.4 - 3.3 kN

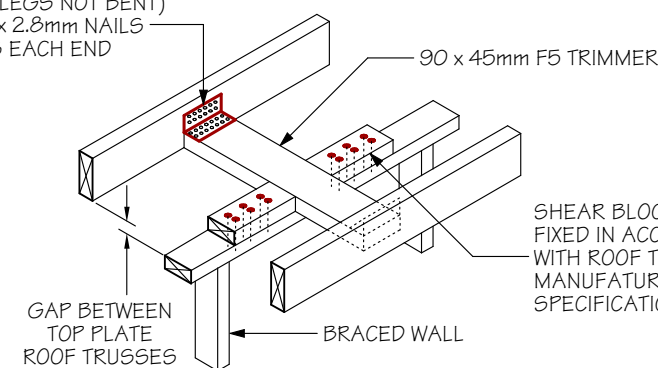
Scale 1:20



Internal Braced Wall
to External Wall

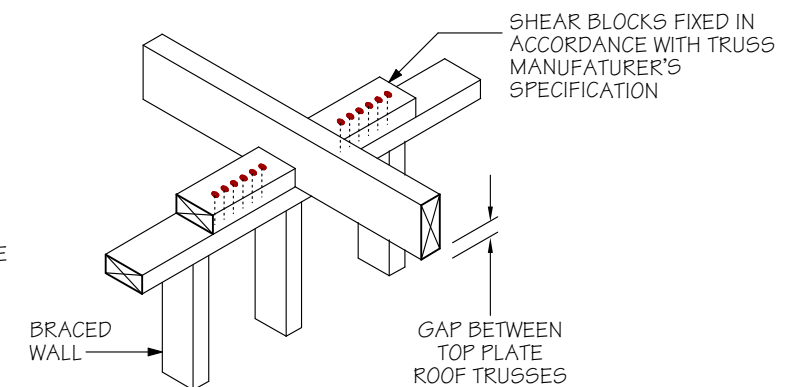
Scale 1:20

NAILING PLATES OR FRAMING ANCHOR (LEGS NOT BENT)
TO EITHER END OF NOGGING WITH 6/30 x 2.8mm NAILS
TO EACH FACE OR 2/14g TYPE 17 SCREWS EACH END



Braced Walls
to Roof Trusses

Scale 1:20

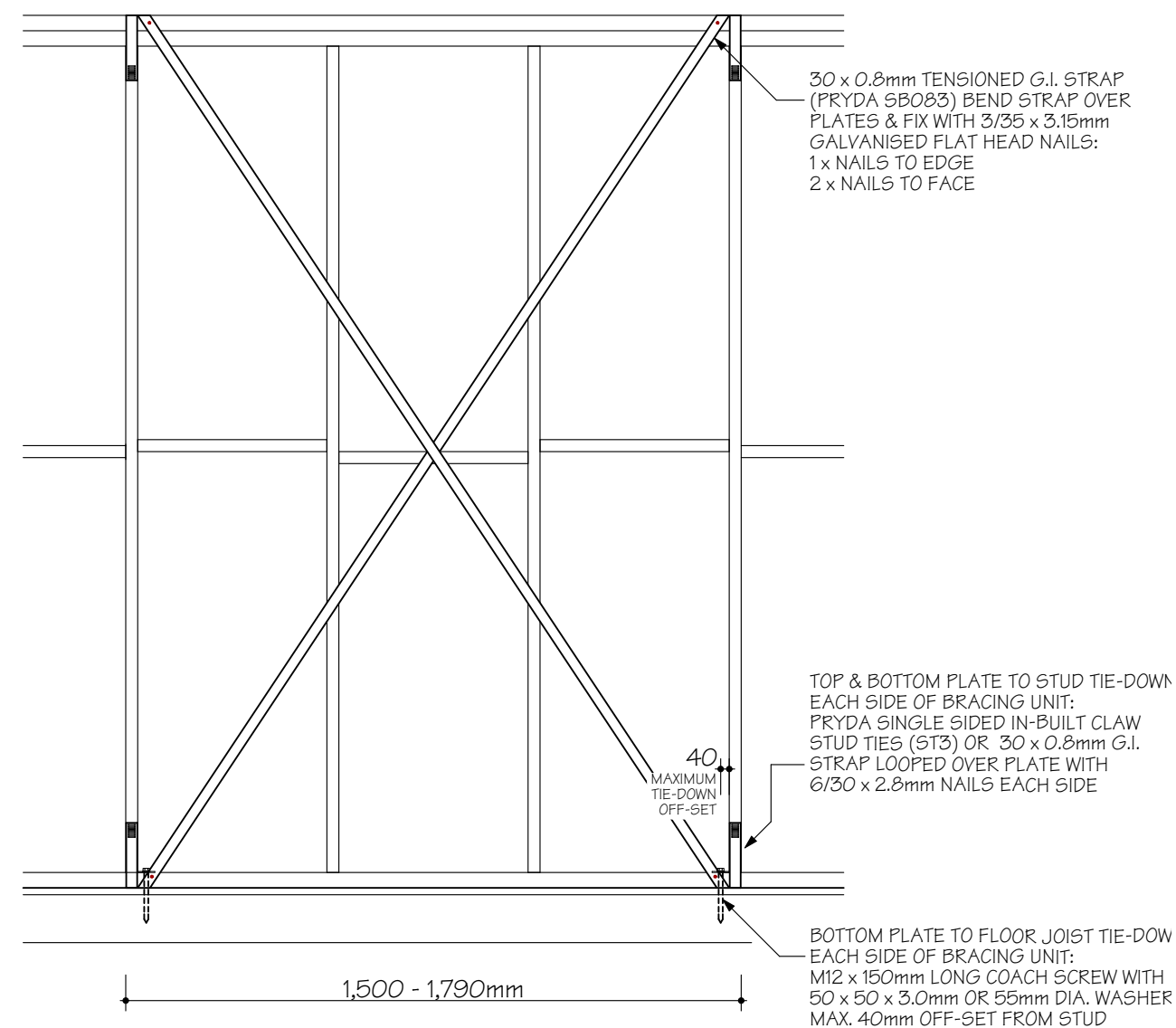
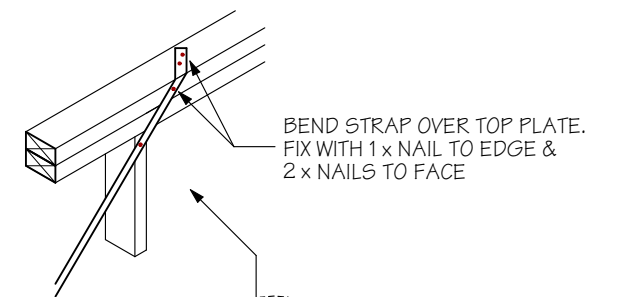
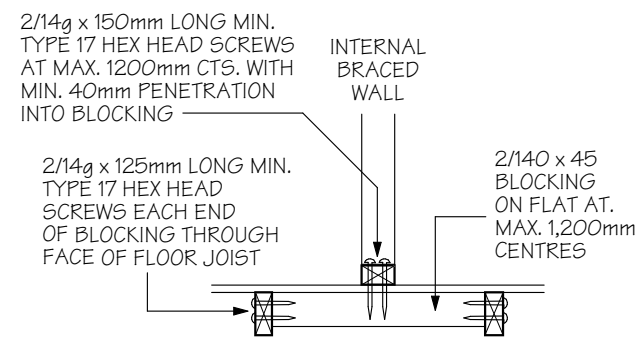
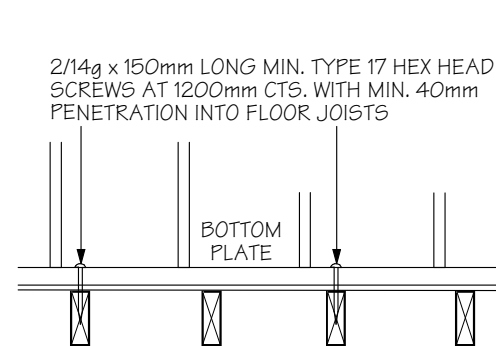


Proposed Auxiliary Dwelling,
At: Lot 266, No. 67 Lyndale Street,
Shailer Park, QLD, 4128
For: Doug Bray

BETNALE PTY. LTD.
Domestic Builder
ABN: 34 056 151 921
Phone: 0419 540 393
Email: info@superiorgrannyflats.com.au
QBCC: 1285667

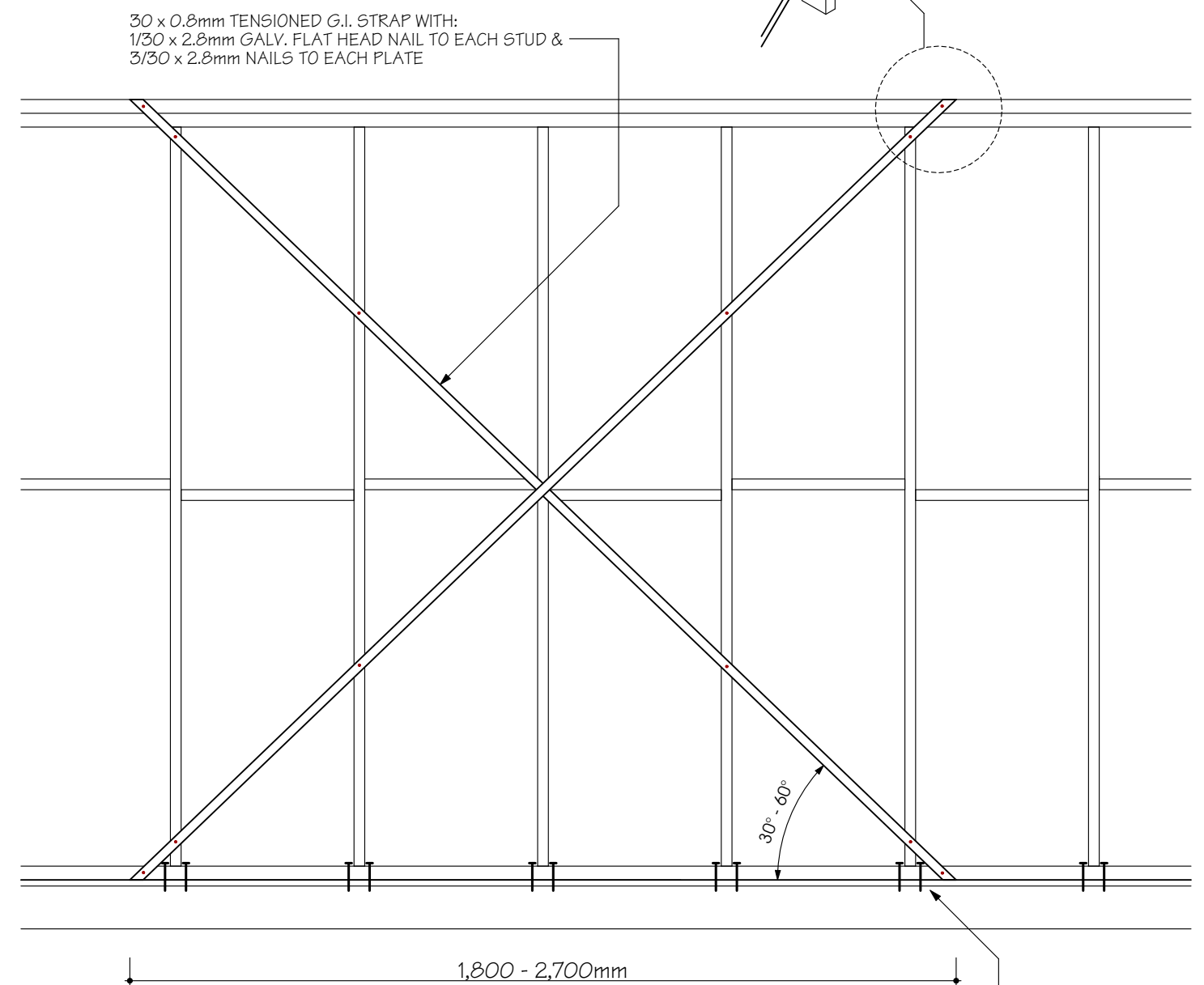
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Bottom Plate Fixing of Internal Braced Walls



Pryda Narrow Strap
Cross Brace Unit (SW1):
1,500 - 1,790mm: 2.3 - 2.9 kN

Scale 1:20



Strap Cross Brace Unit:
1,800 - 2700mm: 1.5 kN/m

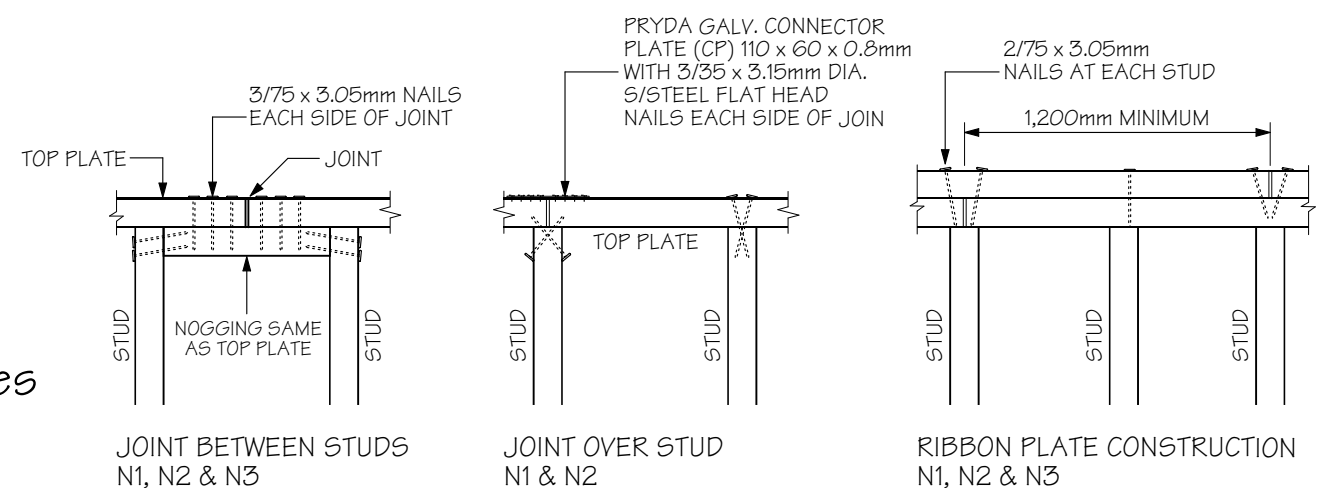
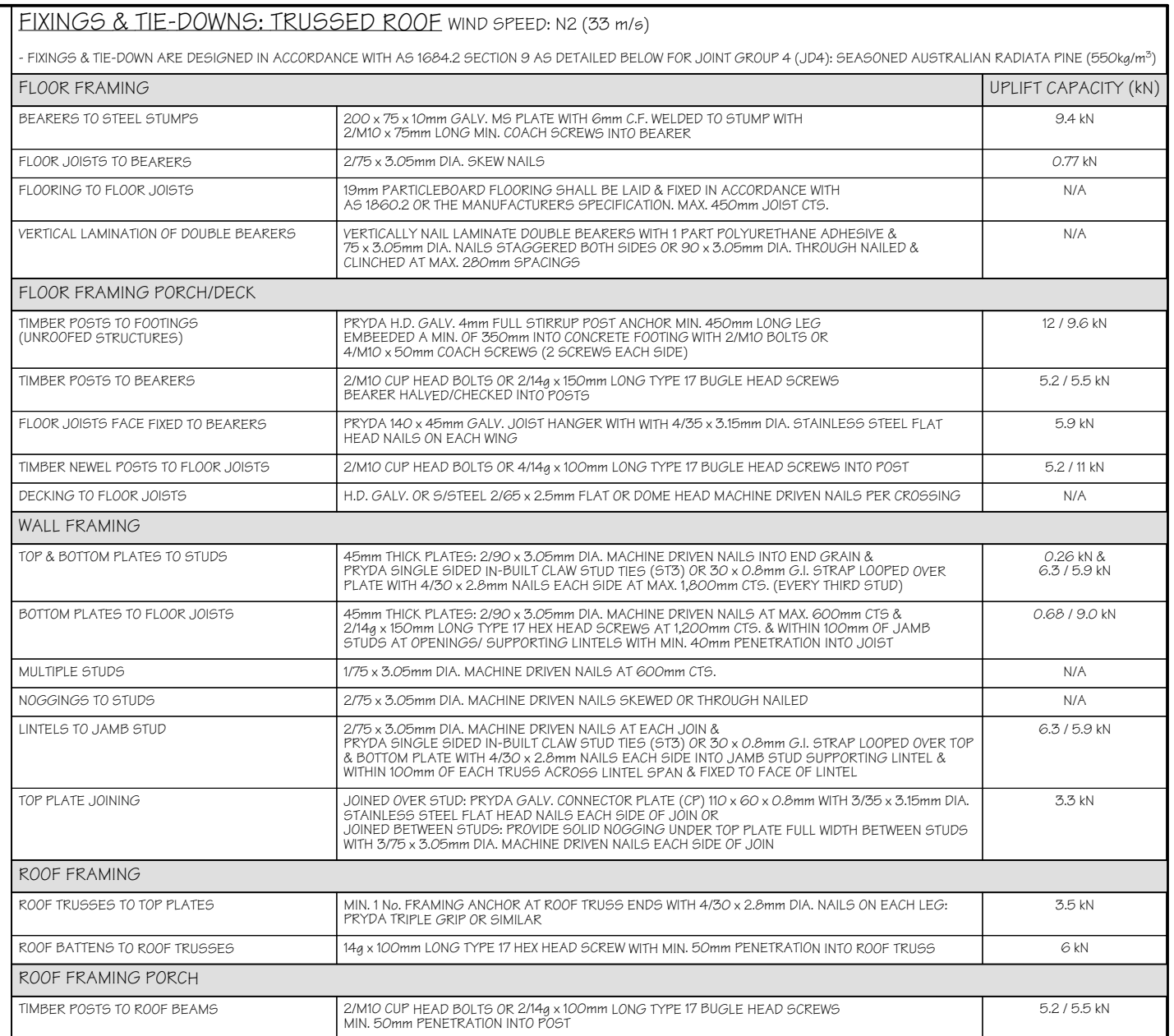
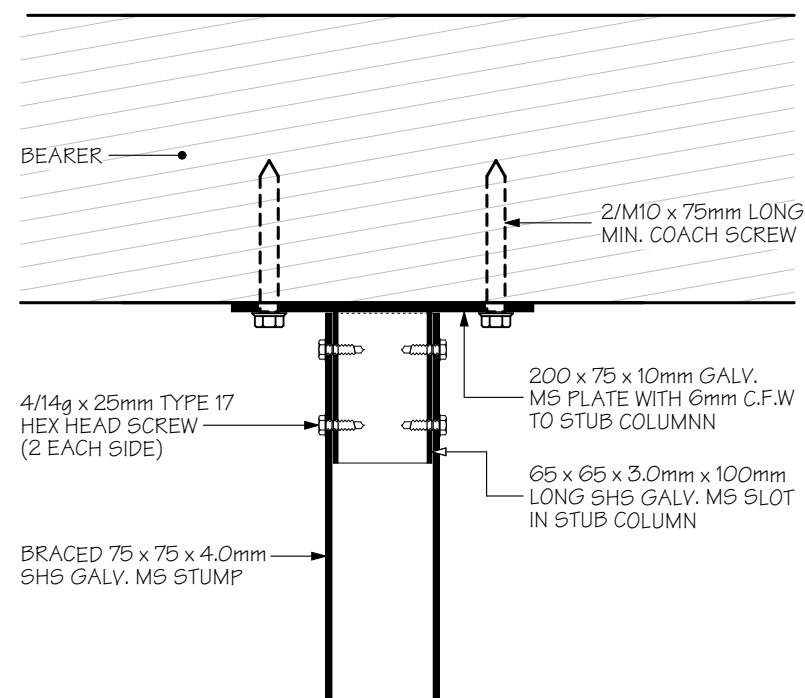
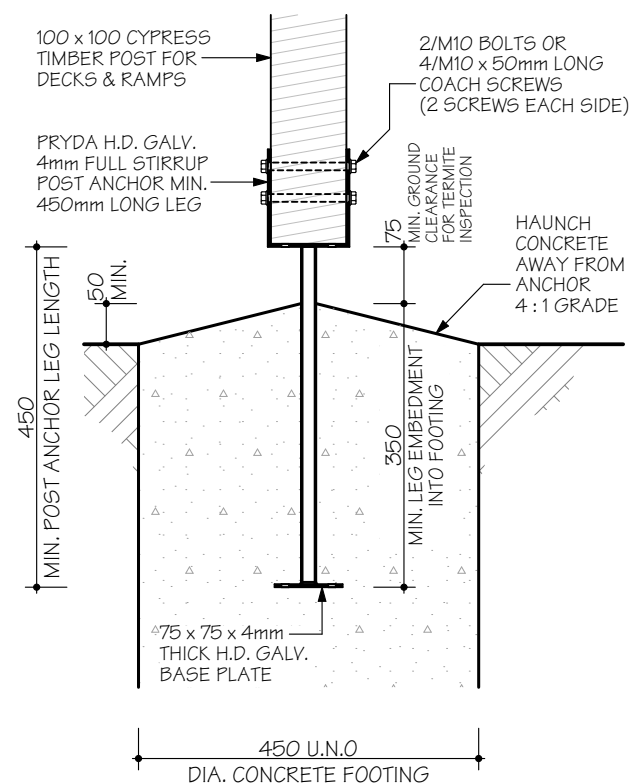
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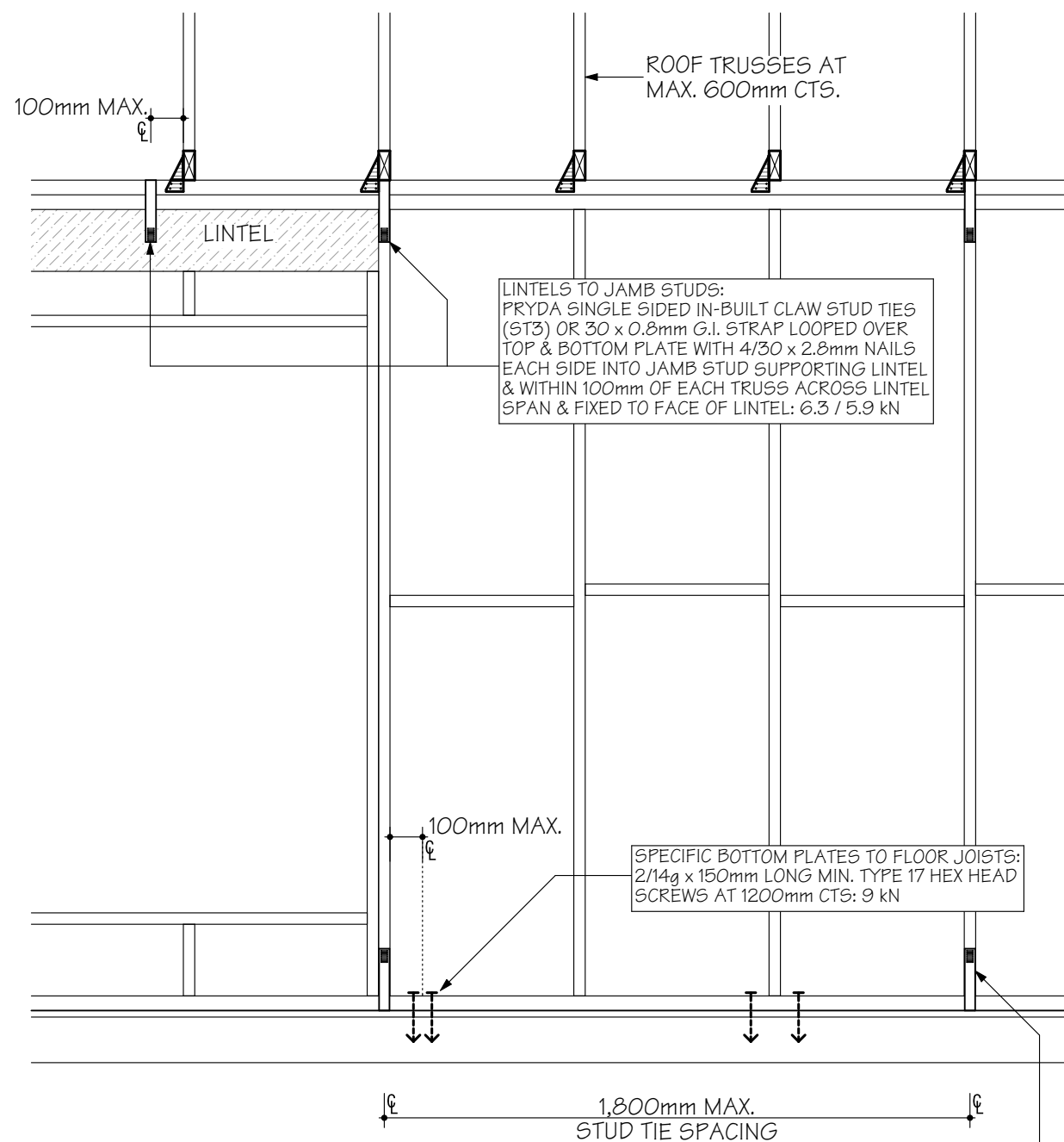
NOMINAL BOTTOM PLATE TO FLOOR JOIST FIXING
REQUIRED ONLY AT ENDS OF BRACING UNIT:
45mm THICK PLATES: 2/90 x 3.05mm DIA.
MACHINE DRIVEN NAILS AT MAX. 600mm CTS

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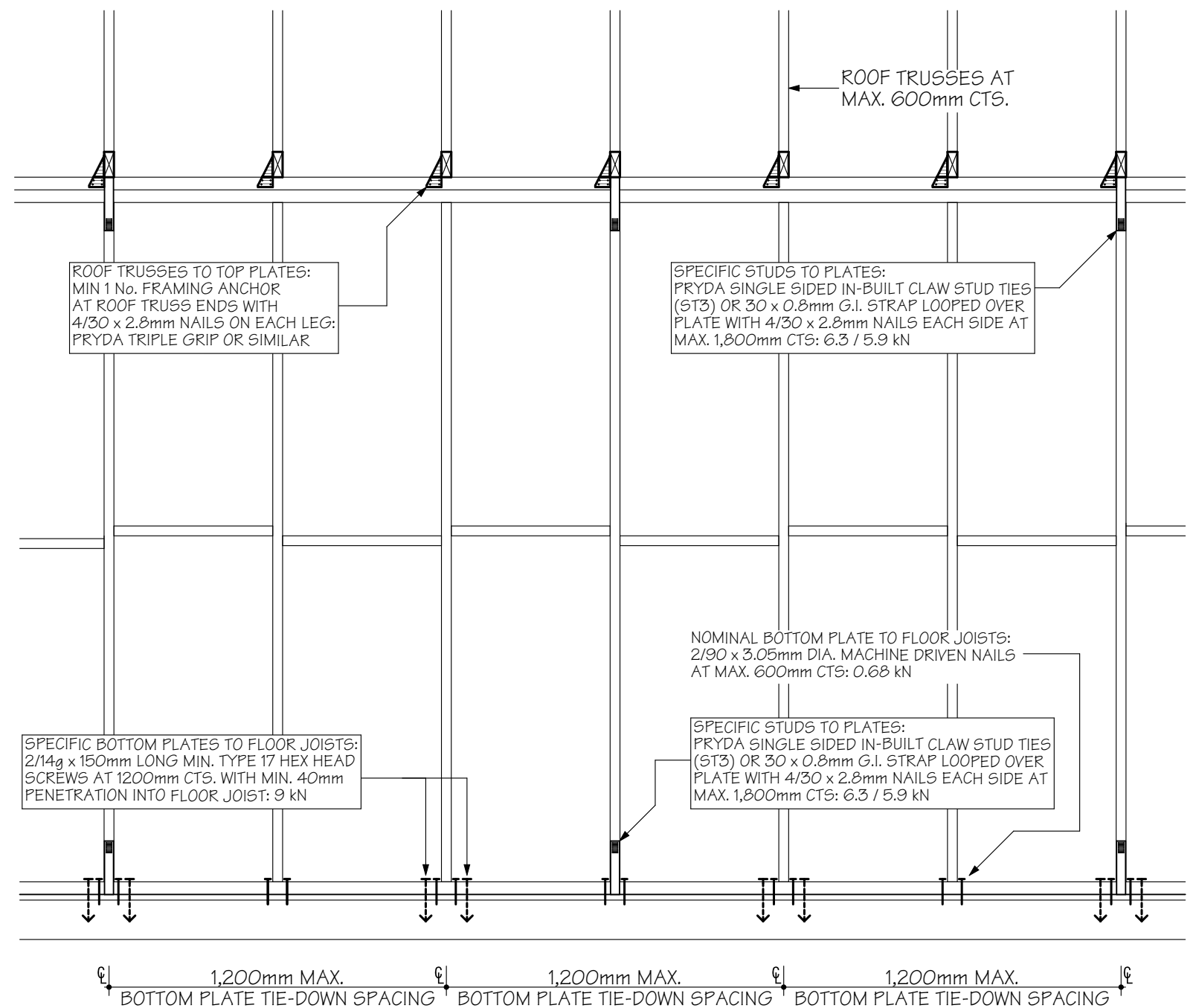




Wall Fixing & Tie-Downs: At Openings/Lintels

Scale 1:20

SPECIFIC STUDS TO PLATES:
PRYDA SINGLE SIDED IN-BUILT CLAW STUD TIES (ST3) OR 30 x 0.8mm G.I. STRAP LOOPED OVER PLATE WITH 4/30 x 2.8mm NAILS EACH SIDE AT MAX. 1,800mm CTS: 6.3 / 5.9 kN



Wall Fixing & Tie-Downs

Scale 1:20

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Swivel and Expansion Joints:
See table for guideline on expansion and swivel movement requirements

Products used to be "watermark certified" and comply with AS1260 & AS1415

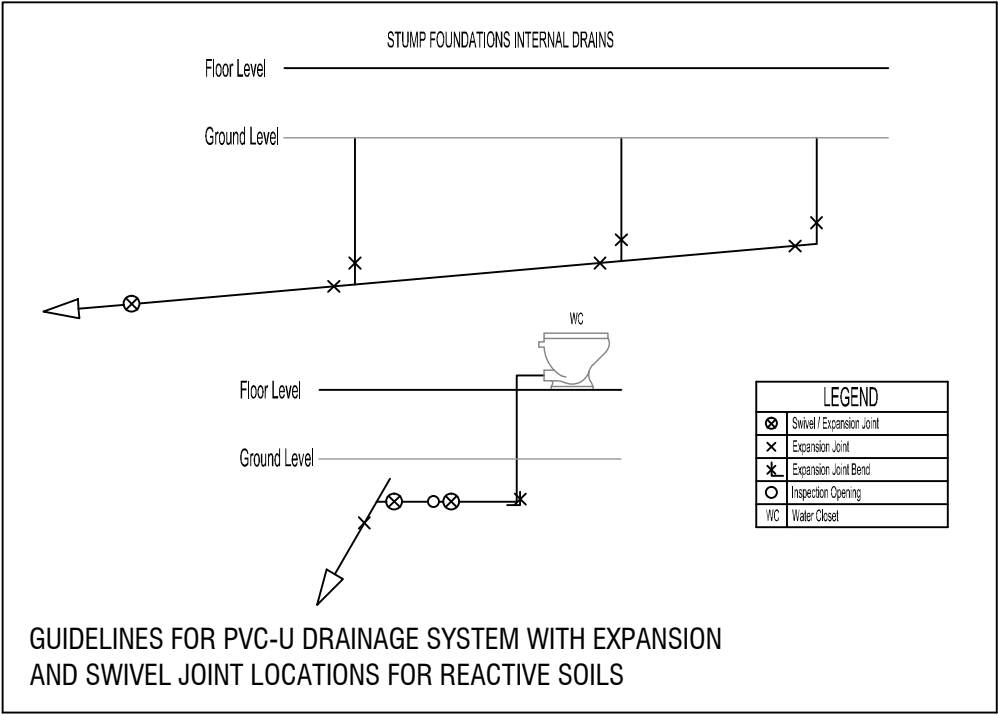
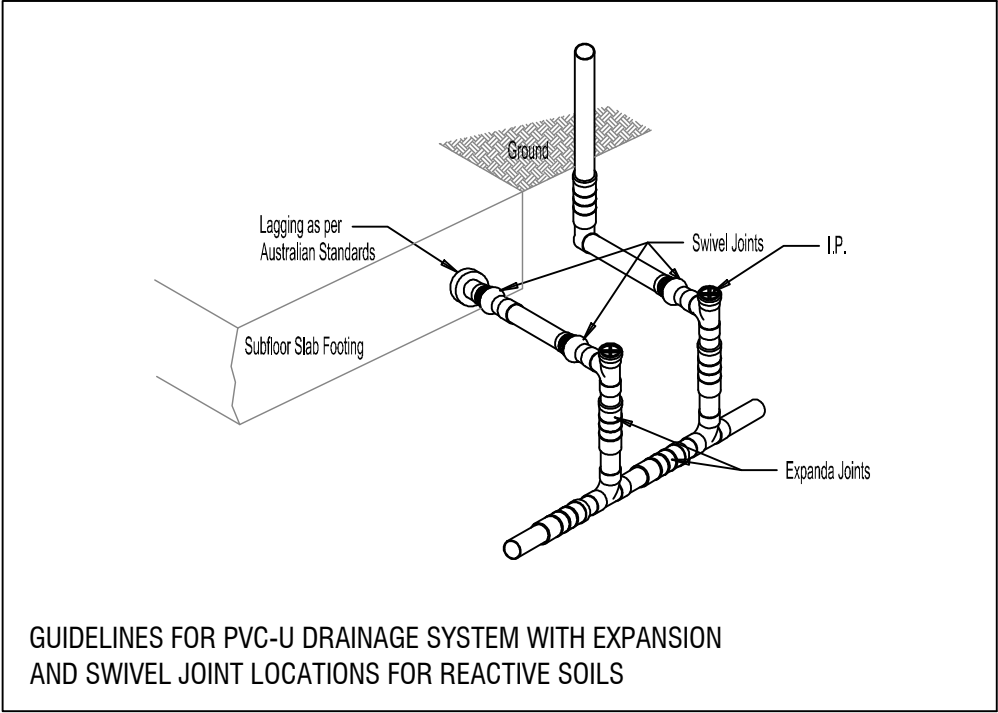
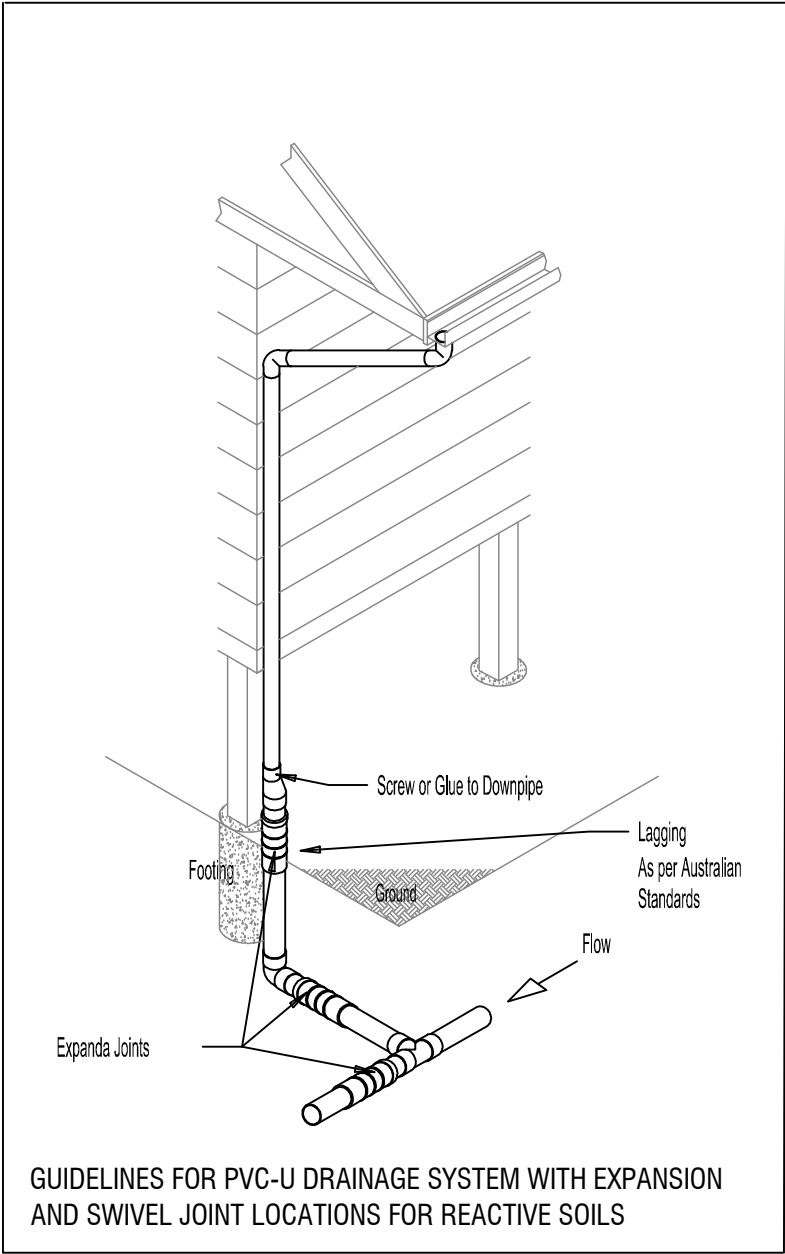
Expansion Joints and Swivels are to be installed to the manufacturers specification

Installation of the pipe and fittings to be inspected by the Local Authority

Under Slab:
Sewer pipes under the slab within a fill layer are to be hung from the 6mm diameter plastic coated wire hanger at 1200mm max CTS bent over 200mm each leg, remove plastic coating from the hanger from each leg. Cut a 100mm section of same diameter sewer pipe as being suspended, split along its length and cup onto underside of sewer pipe at each hanger location to protect the sewer pipe.

Site Drainage:
It is a requirement of this design that all stormwater is discharged to the legal point of discharge to the requirements of the Local Council and the water does not pond in or around the building footings and slab on ground structures. The surrounding surfaces must slope away and or be adequately drained around the full perimeter of the building to ensure that moisture ingress into the foundations cannot occur.

Site Classification	Expansion	Swivel
Class M	25mm Lagging through footing	Not Applicable
Class H	80mm	+/- 15°
Class E	150mm	+/- 15°
Class P	80mm	+/- 15°



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