

SITE COVERAGE DETAILS

OVERALL SITE AREA:

1,231 m²

EXISTING DWELLING: EXISTING CLASS 10: PROPOSED AUXILIARY DWELLING: PROPOSED PORCH: 150 m² 102 m² 98 m² (+65%) 18 m²

OVERALL SITE COVERAGE:

368 m² (30%)

Site Plan Scale 1:200





Sewer Line

Existing Fencing

Underground Power

Overhead Power

F

of building operations.

Stormwater Line

Sewer Main

Fencing by

Property Owner

Grated Drain

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 ACCORDANCE 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 ?mm DEEP AS PER SOIL REPORT

MIN. FOOTING FOUNDING DEPTHS:

IN ACCORDANCE WITH SOIL REPORT & AS 2870

SITE CLASSIFICATION MIN. DEPTH

NOTE: FOOTINGS MUST ALSO BE FOUNDED A MIN. OF 100mm INTO NATURAL SOIL WITH A MIN. BEARING CAPACITY OF 100 kPa. A DEEPER FOUNDING

STUMPS

75x75x4mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "T" TOP. EMBED IN F00TINGS A MAX, OF ?mm TO ENGINEER'S DESIGN

BEARERS

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

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

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION NOT REQUIRED:

REQUIRED:

CLASS 2

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

CLASS 1

BLACKBUTT KWILA (MERBAU) SPOTTED GUM WESTERN RED CEDAR RIVER RED GUM CYPRESS (WHITE) TALLOWWOOD TURPENTINE YELLOW CEDAR BALAII NORTHERN BOX

WALL FRAMES

90x35 F5 AT 600 CTS. 2/35x90 F5 COMMON STUDS: TOP PLATES: BOTTOM PLATES: 45x90 MGP10 NOGGINGS: JAMB STUDS: 90x35 AT 1275 CTS

OPENING 0 - 900: OPENING 900 - 2600: OPENING 2600 - 4300: 90x35 F5 2/90x35 F5 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)

1230 x 910 RENOX MOULDED "UNIVERSAL 1,200 OPENING SHOWER BASE" WITH STEPLESS TILED FINISH TRUSS SETBACK CHECK IN 15mm ALL SIDES 8651 DP A1800-1450 - (0BS)— (0BS)— A514-610 A514-610 A1800-1450 A1027-850 :WN Games Room Bed 2 T 2180H NIB/W ∕⊚ Dinina Lounae Bed 1 A1800-1450 A1800-1450 LDP 865 1,365 45|| 1150 1,700 1145 1600 45|| 10015 11 150 1600 90|| 1,750 90|| 950 ||90 1,850 ||90 2,720 15,500 Floor Plan Scale 1:100 LEGEND 300 x 63mm F17 LVL H3 TREATED PINE CHECKED & BOLTED INTO TIMBED POSTS WITH MIN. 2/M10 GALV. STEEL BOLTS IN ACCORDANCE WITH AS 1684.4 GT & TGT LINTEL: 140 x 45mm MGP10 H2 PINE

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

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

BIJII DING SEALING

A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL

A SEAL TO RESTRICT AIR INFILITATION MUST BE FITTED TO EACH EUGE OF AN EXTERNA SILDING 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

- EXHAUST FANS MUST BE FITTED WITH A SELF SEALING DEVICE SUCH AS A SELF-CLOSINC 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, ARCHITRAYES AND CORNICES.

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 THÈ BCA: REFER TO ENERGY EFFICIENCY NOTES & GLAZING

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 OUTGIDE 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)

- SMOKE DETECTOR (DIRECT WIRED)

□ DP - DOWNPIPE (STORMWATER CONNECTED)

■ DP - DOWNPIPE (WATER TANK CONNECTED)

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TERMITE PRONE SITES

STRUCTURAL TIMBERS ARE TREATED TO T2 "BLUE" OR H3 CCA (EXTERNAL) OR ARE NATURALLY TERMITE RESISTANT TIMBER IN ACCORDNACE WITH A5 3660.1. THIS ALONE OR A CHEMICAL BARRIER IN ACCORDNANCE WITH PART 31.3 OF THE BCA & AS 3660.1 IS SUFFICIEN 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

WATERPROOFING & WATER RESISTANCE

ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOING 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 MDF)

SHOWER CUBICLE:

TRUNCATED GIRDER

B1

Alfresco

A2110

50x150 F5 CYPRESS POSTS -

Kit

140x45 MGP10 H3 TREATED

PINE BEAMS OVER PORCH

UB0

150x150 F5

CYPRESS POSTS

1800mm WIDE

EAVES TO PORCH

10mm WATER

SKIRTING TILES

STEPS WITH 240x45

950

REF

STEPS WITH 240x45

06

06 006

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96

1,350 POSTS

FLOOR AREAS

FLOOR COVERING AREAS

SUB TOTAL

FLOATING

TILES

98.0n

23.3 m²

60.7 m²

 $8.3 \, \text{m}^2$

8 8

8

TREADS & GALV.

STEEL STRINGERS

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 BASI

450 VERGE

Bathroom Floor

(Ceramic Tiles)

Scale 1:3

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

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

BETNALE PTY. LTD. Domestic Builder

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Sheet No: 2 Issue: 19/09/20

SPECIFICATION

FOOTINGS

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

MIN. FOOTING FOUNDING DEPTHS:

IN ACCORDANCE WITH SOIL REPORT & AS 2870

MIN. DEPTH

SITE CLASSIFICATION

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 CONTINOUS SPAN

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

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

NOT REQUIRED:

REQUIRED:

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

BLACKBUTT KWILA (MERBAU) SPOTTED GUM WESTERN RED CEDAR RIVER RED GUM BELIAN CYPRESS (WHITE) IRONBARK TALLOWWOOD TURPENTINE YELLOW CEDAR BALAII NORTHERN BOX

WALL FRAMES

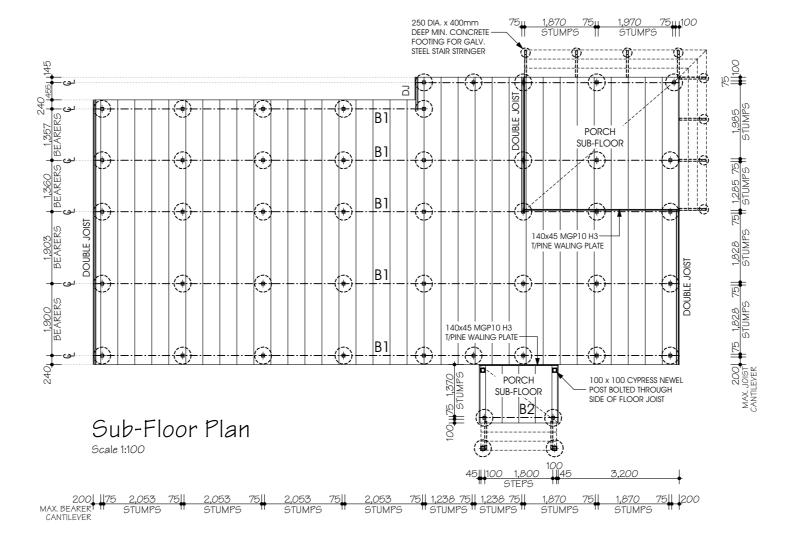
90x35 F5 AT 600 CTS. 2/35x90 F5 COMMON STUDS: TOP PLATES: BOTTOM PLATES: NOGGINGS: JAMB STUDS: 45x90 MGP10 90x35 AT 1275 CTS. OPENING 0 - 900: OPENING 900 - 2600: OPENING 2600 - 4300: 90x35 F5

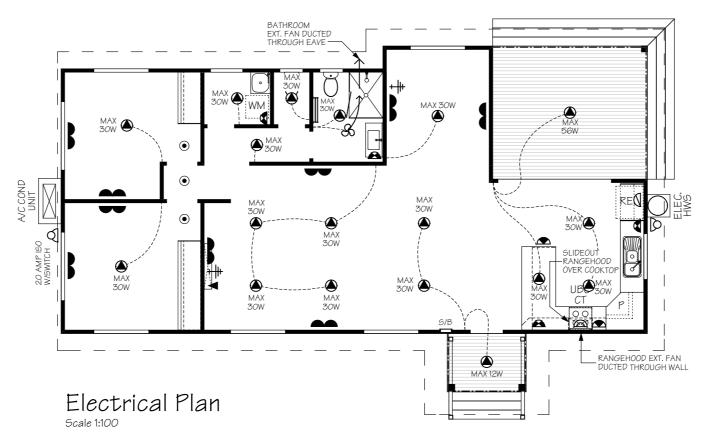
LINTELS

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
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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)





ELECTRICAL NOTES

LIGHT SWITCHES TO BE AT 1000mm - 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
ETAING THE STAN AUTOMACAGEMENT TIRERS NEW 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) 0

- PHONE POINT AT 200/1000

₩ OUTLET (240v) AT 1900 HIGH

- SMOKE DETECTOR (DIRECT WIRED)

(SELF SEALING)

- LED DOWN LIGHT

S/B

- INTERNAL SWITCH BOARD

SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
0		200 F.F.L	<u>&</u>	<u> </u>	1200 F.F.L
		350 F.F.L	1	Δ	1275 F.F.L
\triangle	•	750 F.F.L	0	_	1350 F.F.L
	(A)	970 F.F.L	2	a	1400 F.F.L
0	Δ	1000 F.G.L			2000 F.F.L
		1000F.F.L	£		IN ROOF

Proposed Auxiliary Dwelling,

At: Lot 266, No. 67 Lyndale Street Shailer Park, QLD, 4128

For: Doug Bray

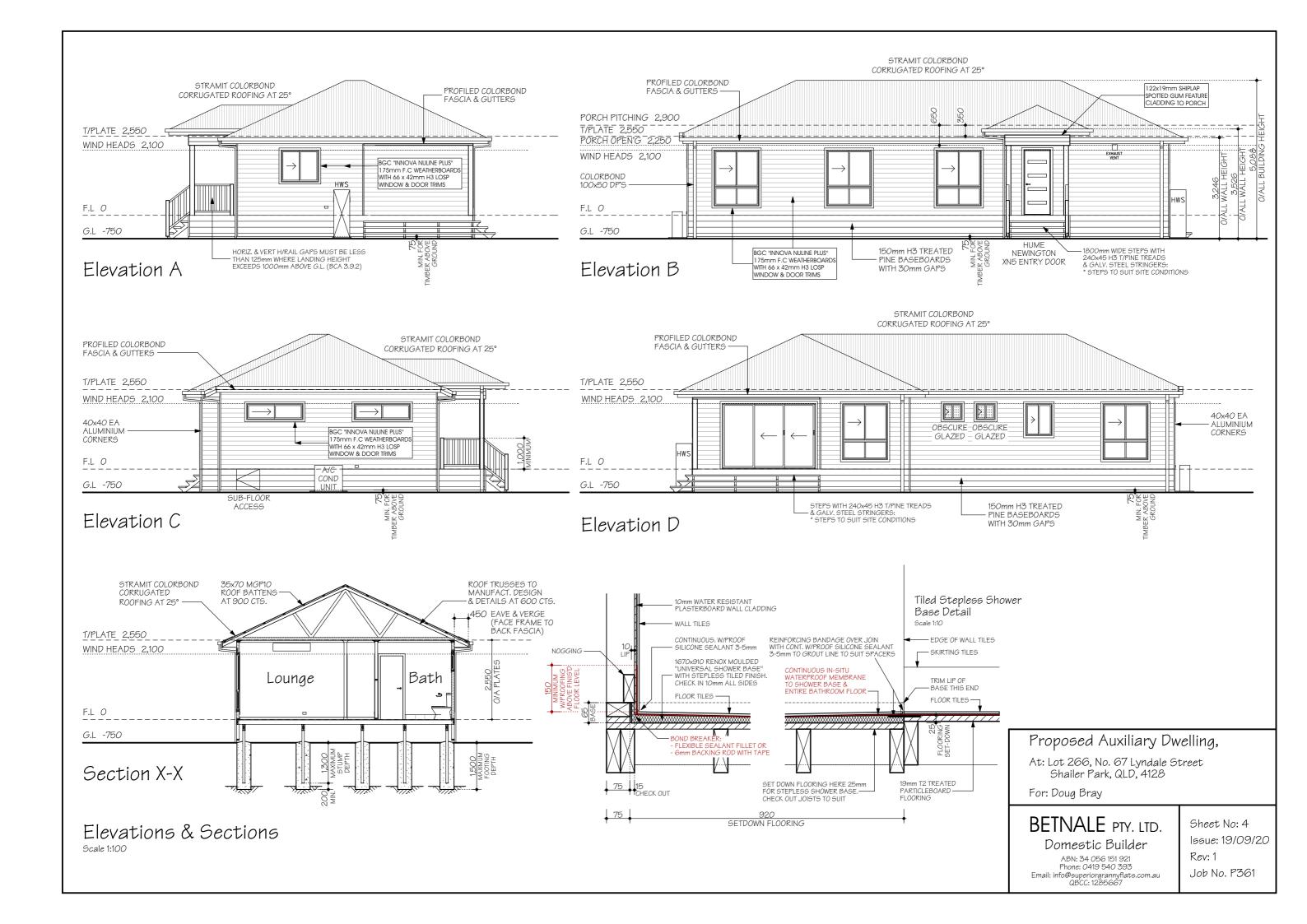
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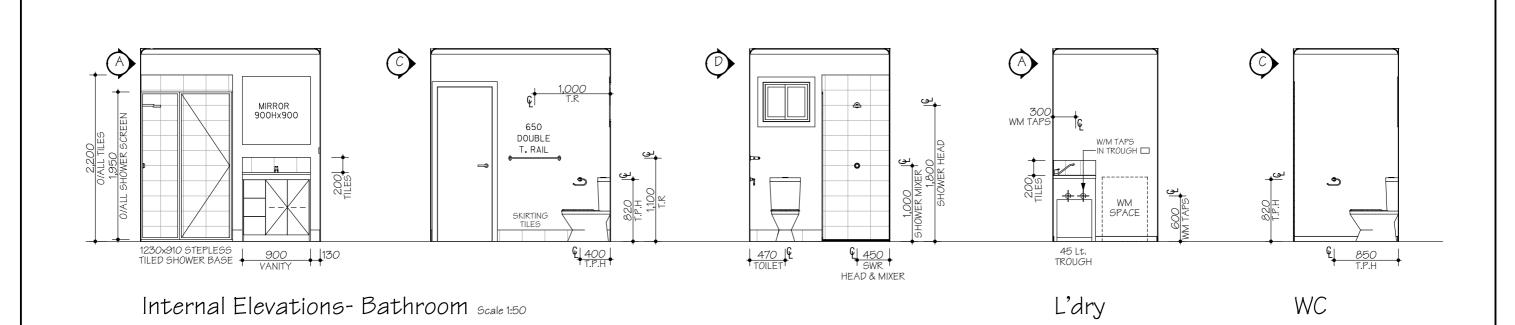
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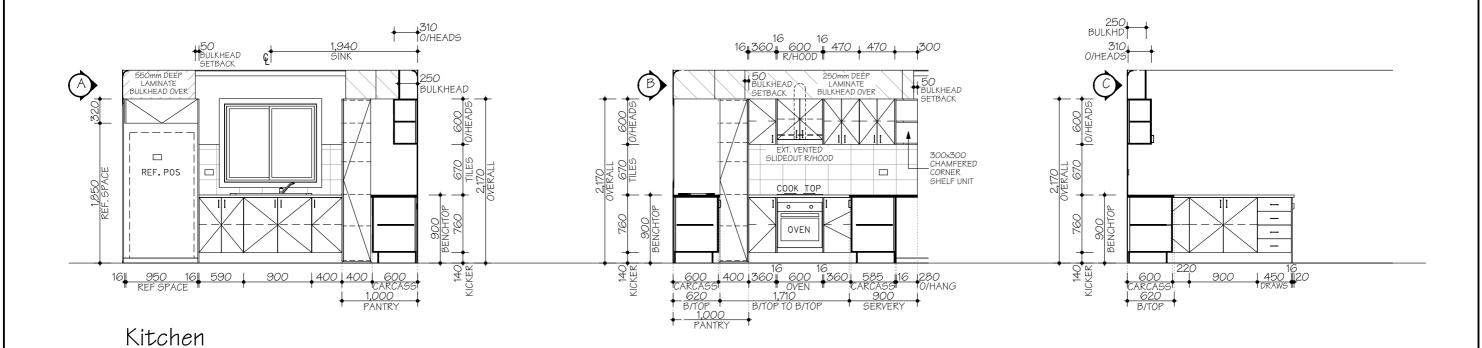
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Rev: 1







	INTERNAL ELEVATIONS SPECIFICATION						
WATER PIPE LOCATIONS				CATIONS	FITTING LOCATIONS		
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	ITEM	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

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

WATERPROOFING & WATER RESISTANCE

- 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)

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

SHOWER CUBICLE:

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

- 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

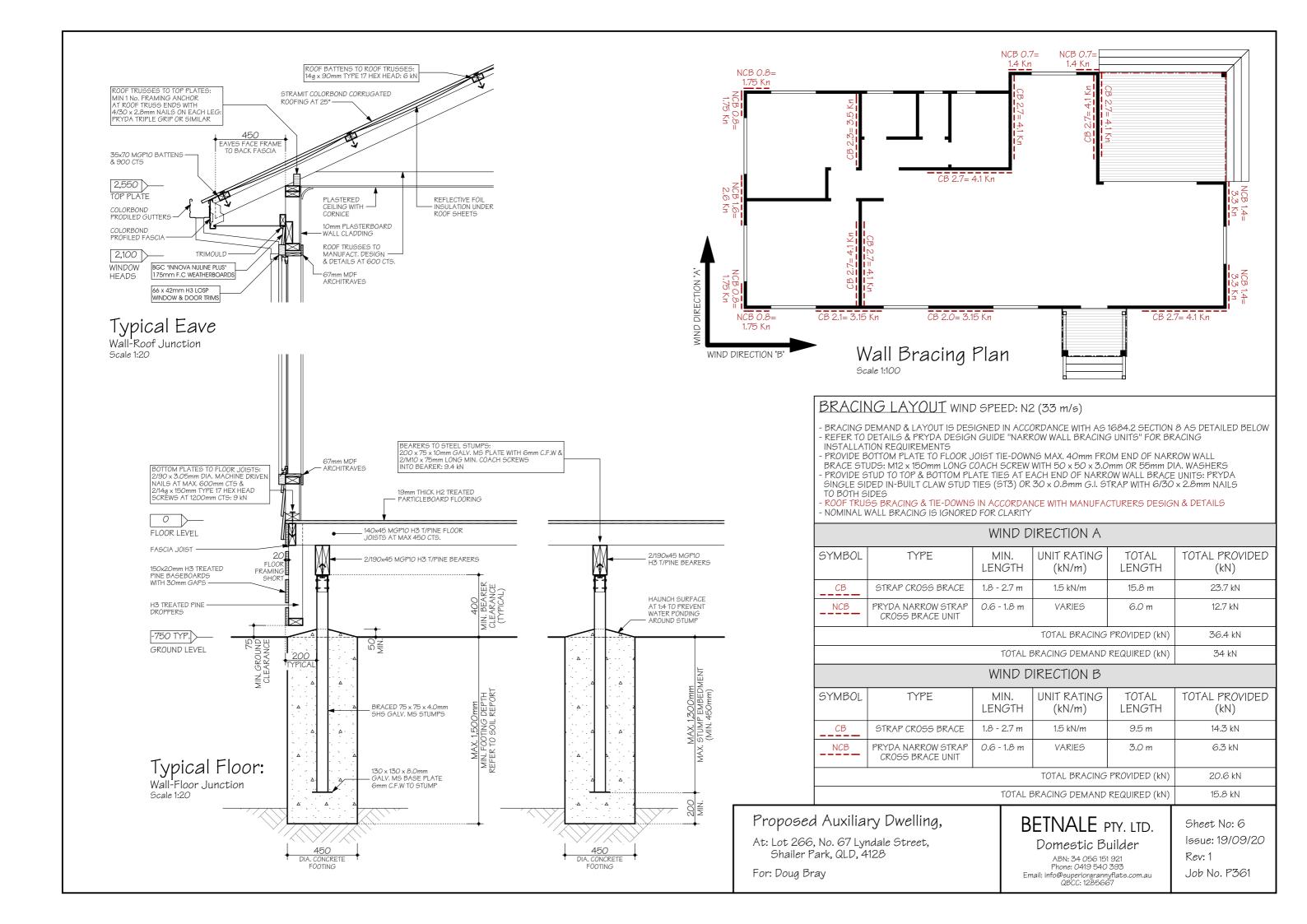
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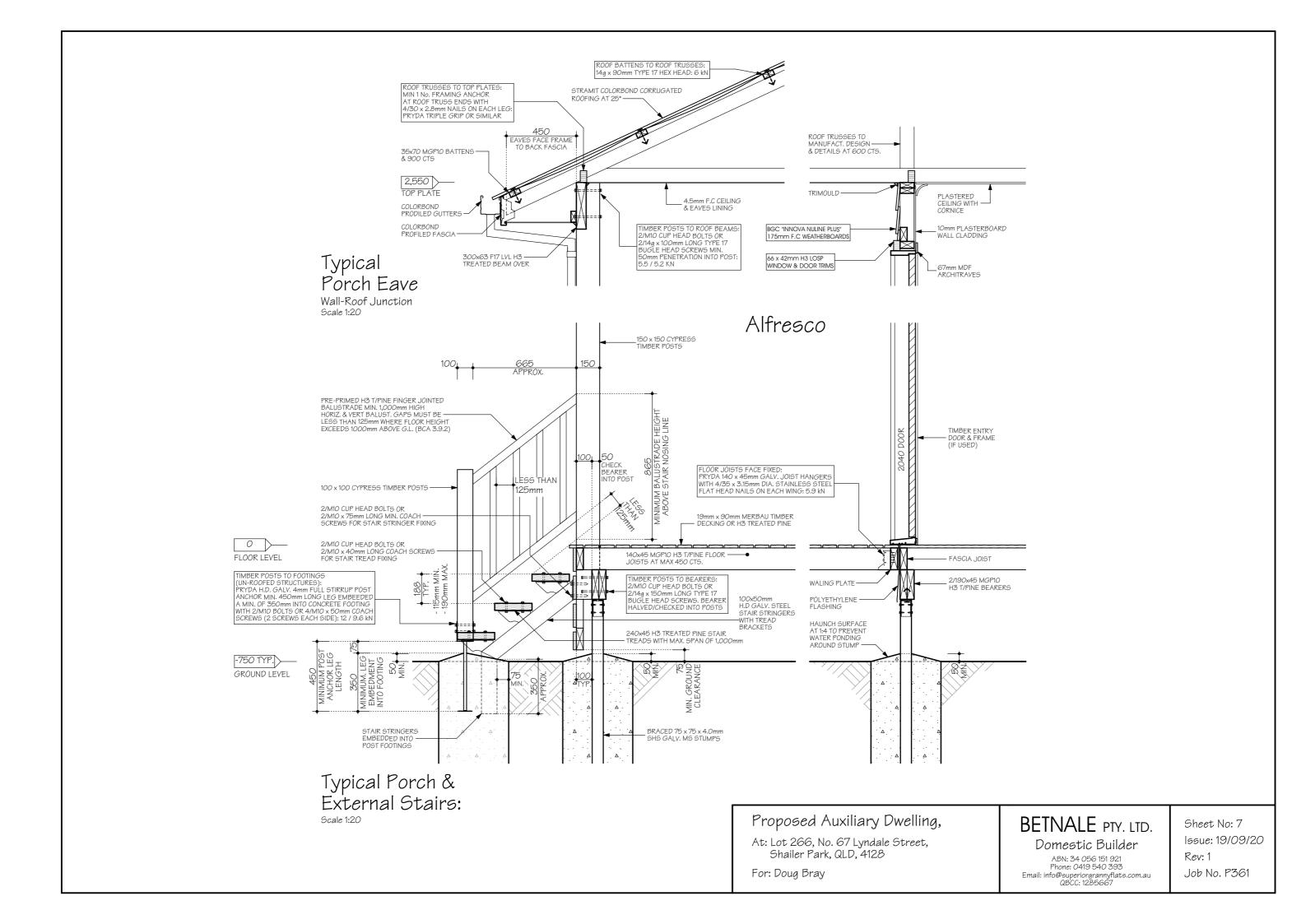
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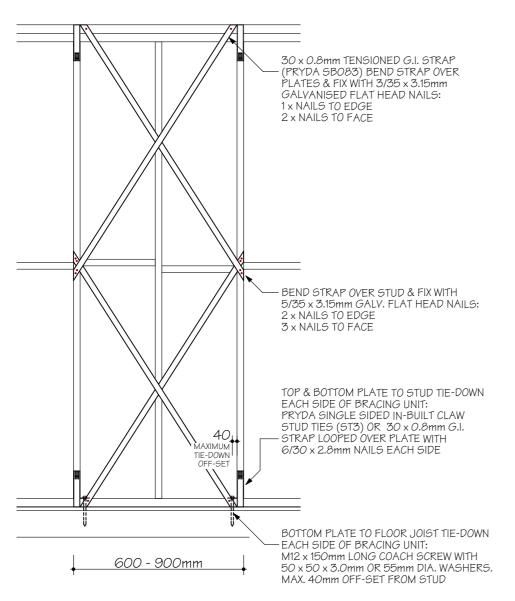
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Pryda Narrow Strap Cross Brace Unit (SW1): 600 - 900mm: 1.1 - 2.0 kN

EXTERNAL WALL

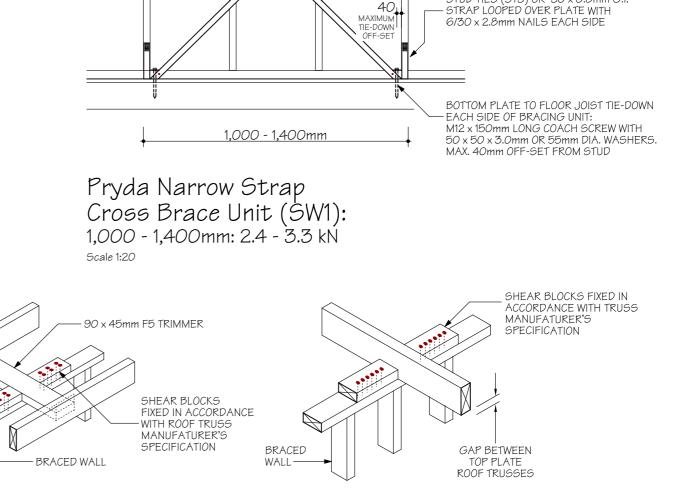
2/30 x 0.8mm TENSIONED G.I. STRAP

(PRYDA SB083) WITH 4/35 x 3.15mm

GALVANISED FLAT HEAD NAILS

Scale 1:20

INTERNAL BRACED WALL



Internal Braced Wall to External Wall

Braced Walls to Roof Trusses

Scale 1:20

GAP BETWEEN

TOP PLATE

ROOF TRUSSES

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

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BETNALE PTY. LTD. Domestic Builder

 30×0.8 mm TENSIONED G.I. STRAP (PRYDA SB083) BEND STRAP OVER

BEND STRAP OVER STUD & FIX WITH 3/35 x 3.15mm GALV. FLAT HEAD NAILS:

TOP & BOTTOM PLATE TO STUD TIE-DOWN

PRYDA SINGLE SIDED IN-BUILT CLAW

STUD TIES (ST3) OR 30 x 0.8mm G.I.

EACH SIDE OF BRACING UNIT:

PLATES & FIX WITH 3/35 x 3.15mm GALVANISED FLAT HEAD NAILS:

1 x NAILS TO EDGE 2 x NAILS TO FACE

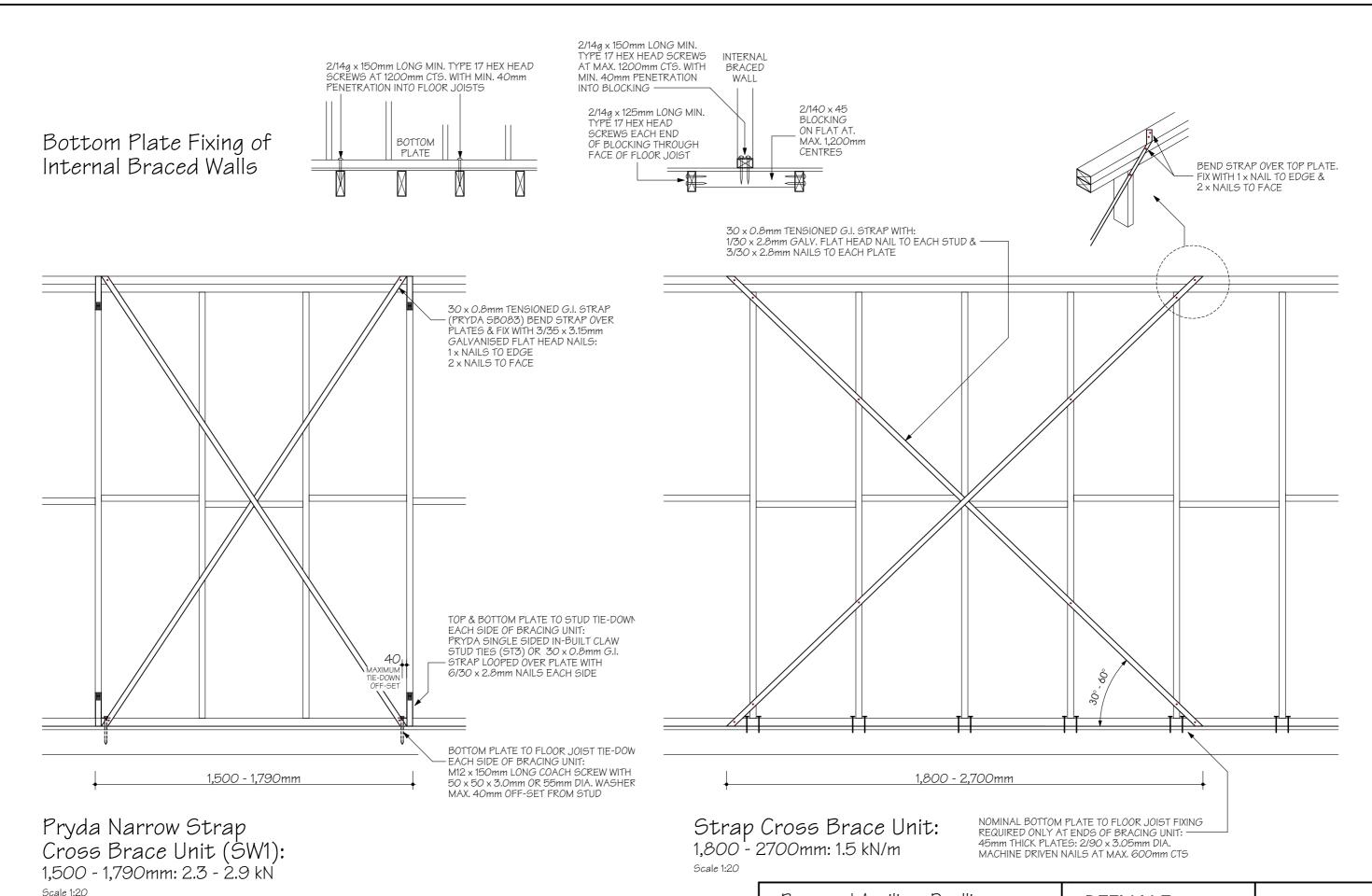
1 x NAILS TO EDGE

2 x NAILS TO FACE

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Scale 1:20



Proposed Auxiliary Dwelling,

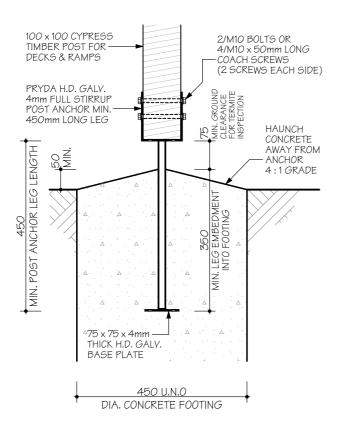
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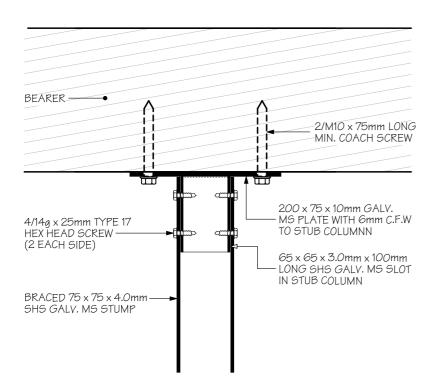
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Timber Post to Footing Floor Loads Only Scale 1:10

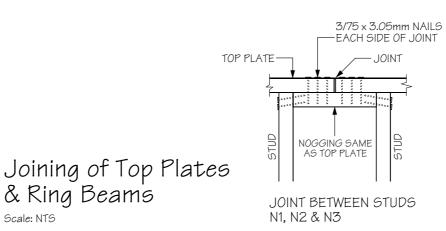


Steel Stump to Bearer Detail

FIXINGS & TIE-DOWNS: TRUSSED ROOF WIND SPEED: N2 (33 m/s)

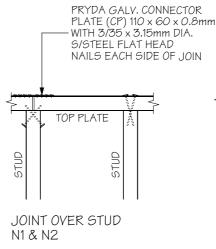
- FIXINGS & TIE-DOWN ARE DESIGNED IN ACCORDANCE WITH AS 1684.2 SECTION 9 AS DETAILED BELOW FOR JOINT GROUP 4 (JD4): SEASONED AUSTRALIAN RADIATA PINE (550kg/m³)

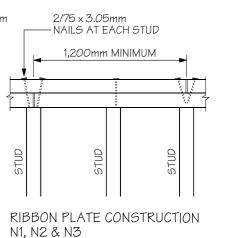
FLOOR FRAMING		UPLIFT CAPACITY (kN)
BEARERS TO STEEL STUMPS	$200\times75\times10 mm$ GALV. MS PLATE WITH 6mm C.F. WELDED TO STUMP WITH $2/M10\times75 mm$ LONG MIN. COACH SCREWS INTO BEARER	9.4 kN
FLOOR JOISTS TO BEARERS	2/75 x 3.05mm DIA. SKEW NAILS	0.77 kN
FLOORING TO FLOOR JOISTS	19mm PARTICLEBOARD FLOORING SHALL BE LAID & FIXED IN ACCORDANCE WITH AS 1860.2 OR THE MANUFACTURERS SPECIFICATION. MAX. 450mm JOIST CTS.	N/A
VERTICAL LAMINATION OF DOUBLE BEARERS	VERTICALLY NAIL LAMINATE DOUBLE BEARERS WITH 1 PART POLYURETHANE ADHESIVE & 75 x 3.05mm DIA. NAILS STAGGERED BOTH SIDES OR 90 x 3.05mm DIA. THROUGH NAILED & CLINCHED AT MAX. 280mm SPACINGS	N/A
FLOOR FRAMING PORCH/DECK		
TIMBER POSTS TO FOOTINGS (UNROOFED STRUCTURES)	PRYDA H.D. GALV. 4mm FULL STIRRUP POST ANCHOR MIN. 450mm LONG LEG EMBEEDED A MIN. OF 350mm INTO CONCRETE FOOTING WITH 2/M10 BOLTS OR 4/M10 x 50mm COACH SCREWS (2 SCREWS EACH SIDE)	12 / 9.6 kN
TIMBER POSTS TO BEARERS	2/M10 CUP HEAD BOLTS OR 2/14g x 150mm LONG TYPE 17 BUGLE HEAD SCREWS BEARER HALVED/CHECKED INTO POSTS	5.2 / 5.5 kN
FLOOR JOISTS FACE FIXED TO BEARERS	PRYDA 140 x 45mm GALV. JOIST HANGER WITH WITH 4/35 x 3.15mm DIA. STAINLESS STEEL FLAT HEAD NAILS ON EACH WING	5.9 kN
TIMBER NEWEL POSTS TO FLOOR JOISTS	2/M10 CUP HEAD BOLTS OR 4/14g x 100mm LONG TYPE 17 BUGLE HEAD SCREWS INTO POST	5.2 / 11 kN
DECKING TO FLOOR JOISTS	H.D. GALV. OR S/STEEL 2/65 x 2.5mm FLAT OR DOME HEAD MACHINE DRIVEN NAILS PER CROSSING	N/A
WALL FRAMING		
TOP & BOTTOM PLATES TO STUDS	45mm THICK PLATES: 2/90 x 3.05mm DIA. MACHINE DRIVEN NAILG INTO END GRAIN & 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. (EVERY THIRD STUD)	0.26 kN & 6.3 / 5.9 kN
BOTTOM PLATES TO FLOOR JOISTS	45mm THICK PLATES: 2/90 x 3.05mm DIA. MACHINE DRIVEN NAILS AT MAX. 600mm CTS & 2/14g x 150mm LONG TYPE 17 HEX HEAD SCREWS AT 1,200mm CTS. & WITHIN 100mm OF JAMB STUDS AT 0PENINGS/ SUPPORTING LINTELS WITH MIN. 40mm PENETRATION INTO JOIST	0.68 / 9.0 kN
MULTIPLE STUDS	1/75 x 3.05mm DIA. MACHINE DRIVEN NAILS AT 600mm CTS.	N/A
NOGGINGS TO STUDS	2/75 x 3.05mm DIA. MACHINE DRIVEN NAILS SKEWED OR THROUGH NAILED	N/A
LINTELS TO JAMB STUD	2/75 x 3.05mm DIA. MACHINE DRIVEN NAILS AT EACH JOIN & PRYDA SINGLE SIDED IN-BUILT CLAW STUD TIES (ST3) OR 30 x 0.8mm G.I. STRAP LOOPED OVER TOP & BOTTOM PLATE WITH 4/30 x 2.8mm NAILS EACH SIDE INTO JAMB STUD SUPPORTING LINTEL & WITHIN 100mm OF EACH TRUSS ACROSS LINTEL SPAN & FIXED TO FACE OF LINTEL	6.3 / 5.9 kN
TOP PLATE JOINING	JOINED OVER STUD: PRYDA GALV. CONNECTOR PLATE (CP) 110 x 60 x 0.8mm WITH $3/35$ x 3.15 mm DIA. STAINLESS STEEL FLAT HEAD NAILS EACH SIDE OF JOIN OR JOINED BETWEEN STUDS: PROVIDE SOLID NOGGING UNDER TOP PLATE FULL WIDTH BETWEEN STUDS WITH $3/75$ x 3.05 mm DIA. MACHINE DRIVEN NAILS EACH SIDE OF JOIN	3.3 kN
ROOF FRAMING		
ROOF TRUSSES TO TOP PLATES	MIN. 1 No. FRAMING ANCHOR AT ROOF TRUSS ENDS WITH 4/30 \times 2.8mm DIA. NAILS ON EACH LEG: PRYDA TRIPLE GRIP OR SIMILAR	3.5 kN
ROOF BATTENS TO ROOF TRUSSES	14g x 100mm LONG TYPE 17 HEX HEAD SCREW WITH MIN. 50mm PENETRATION INTO ROOF TRUSS	6 kN
ROOF FRAMING PORCH		
TIMBER POSTS TO ROOF BEAMS	2/M10 CUP HEAD BOLTS OR 2/14g x 100mm LONG TYPE 17 BUGLE HEAD SCREWS MIN. 50mm PENETRATION INTO POST	5.2 / 5.5 kN



& Ring Beams

Scale: NTS





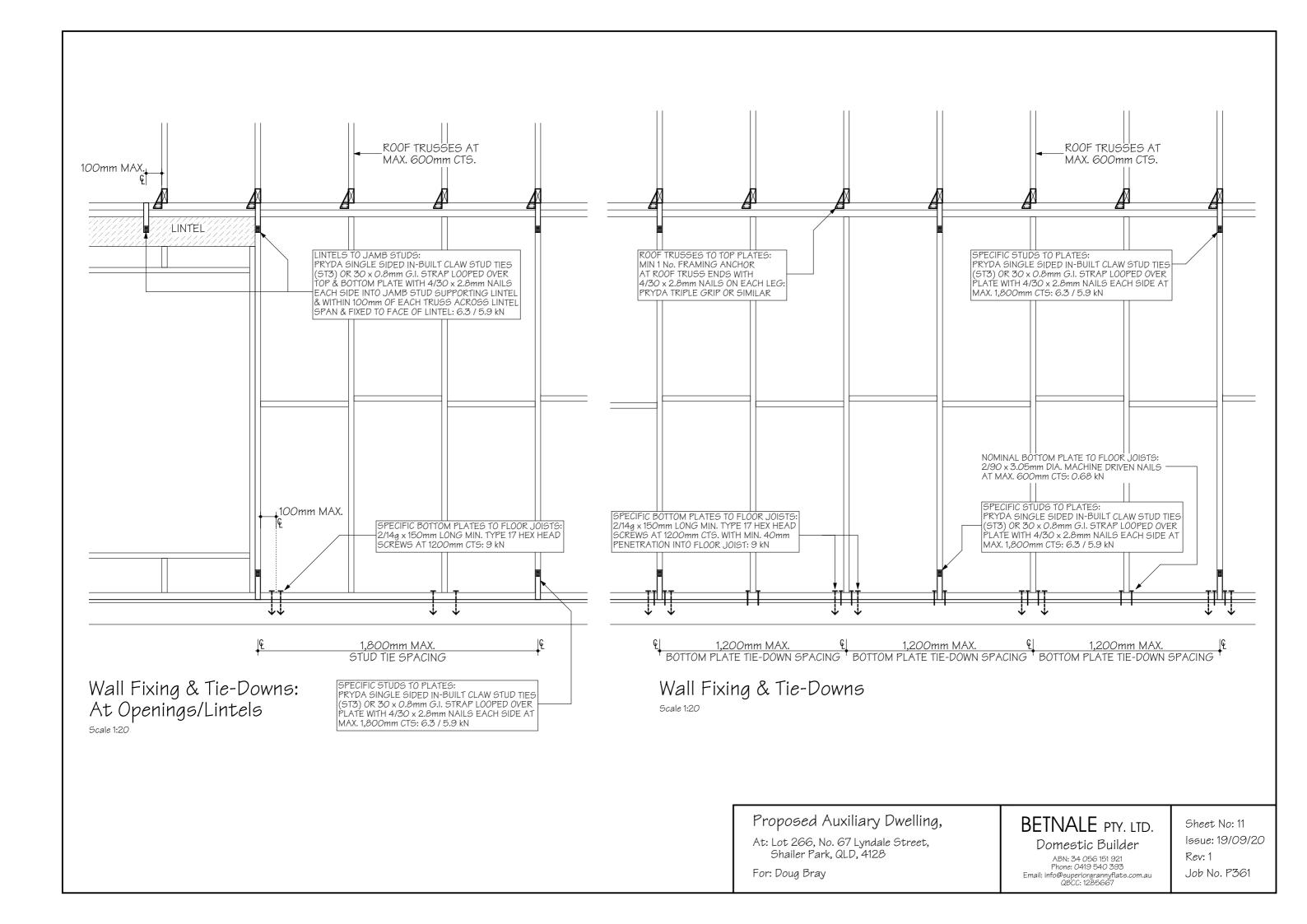
Proposed Auxiliary Dwelling,

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: 10 Issue: 19/09/20



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

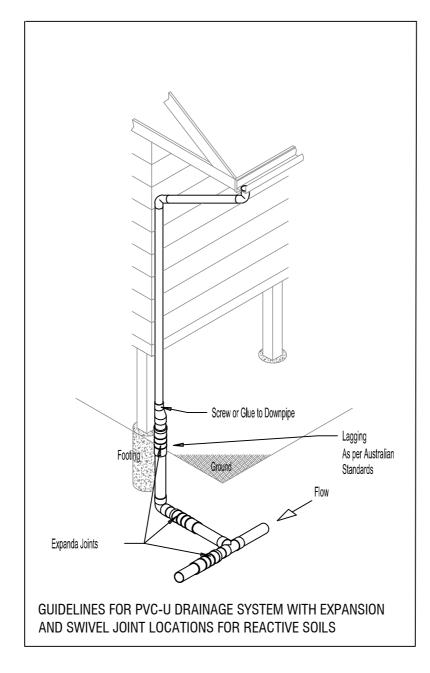
Under Slab:

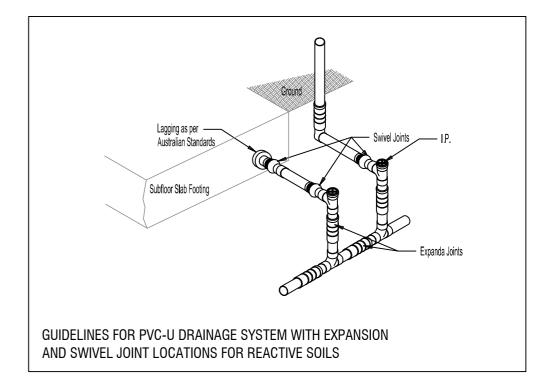
Sewer pipes under the slab within a fill layer are to be hung from the 6mm diameter plastic coated wire hanger at 1200mm max CTS bent over 200mm each leg, remove plastic coating from the hanger from each leg. Cut a 100mm section of same diameter sewer pipe as being suspended, split along its length and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

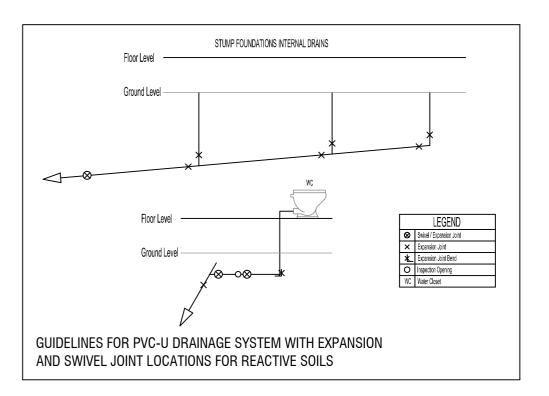
Site Drainage:

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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