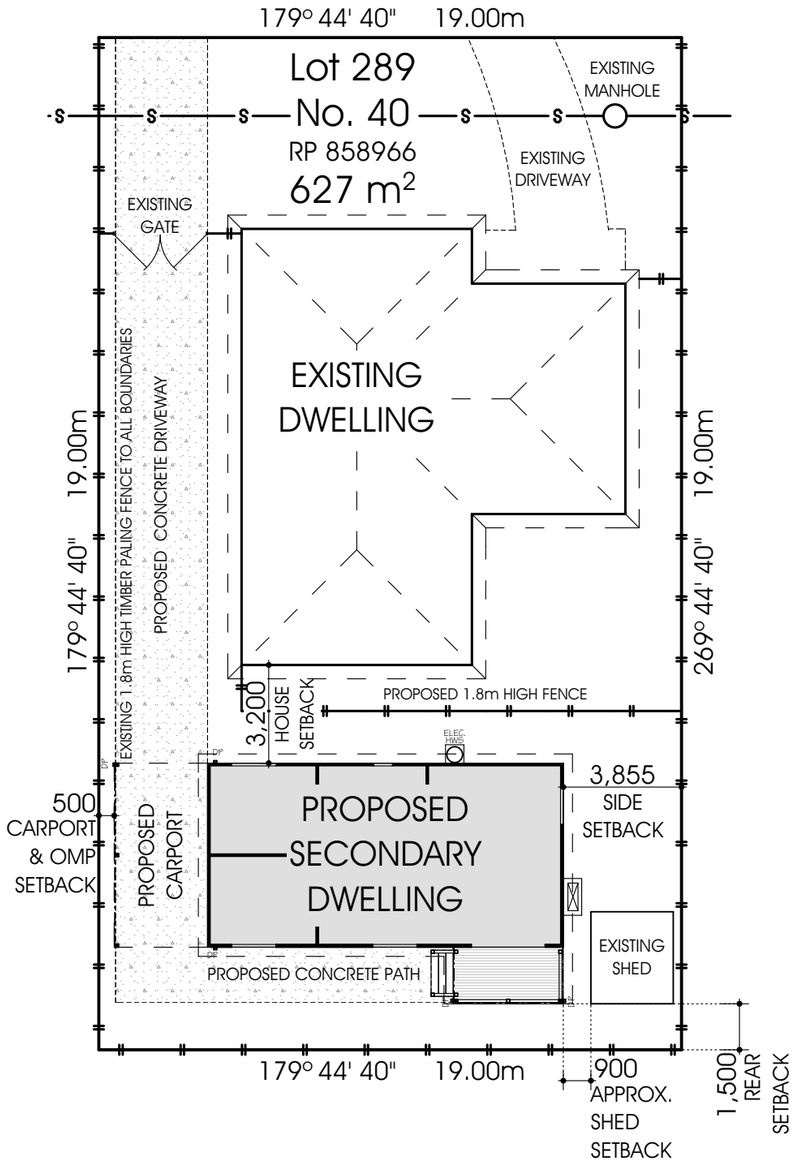
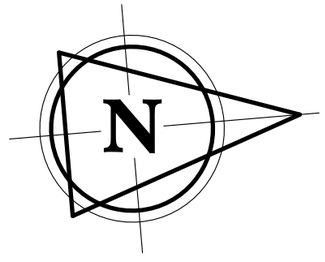
BRANDON ROAD



Site Plan

Scale 1:200



SITE COVERAGE DETAILS

OVERALL SITE AREA:	627 m²
EXISTING DWELLING:	170 m²
EXISTING CLASS 10:	9 m²
PROPOSED SECONDARY DWELLING:	70 m² (+41%)
PROPOSED SECONDARY DWELLING CARPORT:	18 m²
OVERALL SITE COVERAGE:	267 m² (43%)
TOTAL PERMEABLE AREA:	360 m² (57%)

LEGEND

Existing Trees	⊙	Trees to be removed prior to commencement of building operations.	⊙
Stormwater Main	———	Stormwater Line	———
Sewer Line	- - - -	Sewer Main	—S—
Existing Fencing	—‖—	Fencing by Property Owner	—/—
Underground Power	—e—	Grated Drain	▭
Overhead Power	—E—		

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 Secondary Dwelling

At: Lot 289 No 40 Brandon St
Marsden, QLD 4132

For: Doug Bray

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Sheet No: 1
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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
?	?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 ?mm 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:

TERMITE INSPECTION NOT REQUIRED:	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	BLACKBUTT
CYPRESS (WHITE)	KWILA (MERBAU)
IRONBARK	SPOTTED GUM
TALLOWWOOD	WESTERN RED CEDAR
TURPENTINE	RIVER RED GUM
YELLOW CEDAR	BALAU
NORTHERN BOX	TEAK

WALL FRAMES

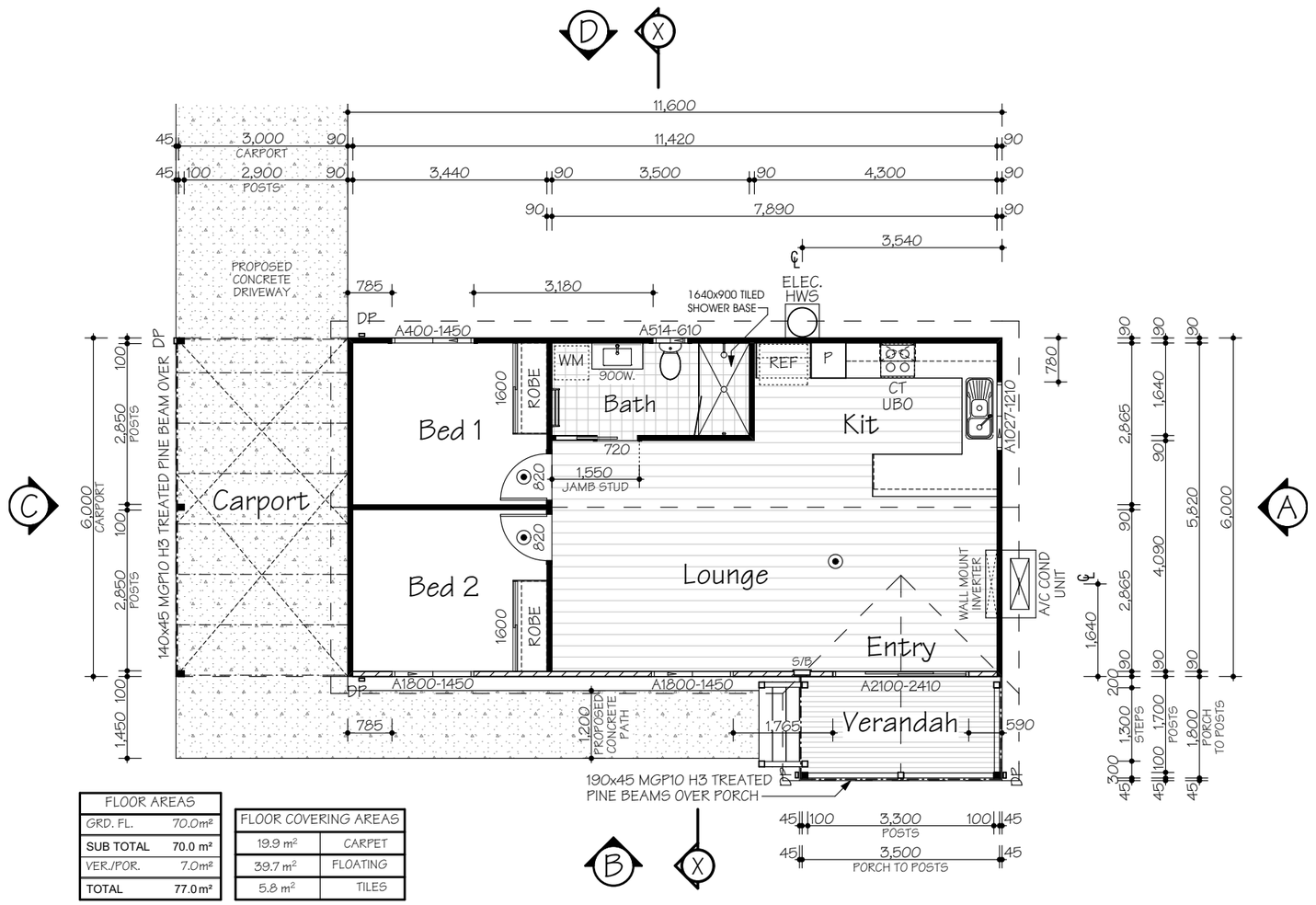
- COMMON STUDS:	90x35 F5 AT 600 CTS.
- TOP PLATES:	2/35x90 F5
- BOTTOM PLATES:	45x90 MGP10
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 F5
OPENING 900 - 2600:	2/90x35 F5
OPENING 2600 - 4300:	3/90x35 F5

LINTELS

- OPENINGS UP TO 1100: 90 x 45 F5
- OPENINGS UP TO 1500: 90 x 45 LVL 15
- OPENINGS UP TO 1800: 140 x 45 F7
- OPENINGS UP TO 2200: 140 x 45 LVL 15
- OPENINGS UP TO 2400: 190 x 45 F7
- OPENINGS UP TO 2600: 190 x 45 MGP10
- OPENINGS UP TO 3000: 240 x 45 F7

*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 AREAS	
GRD. FL.	70.0m²
SUB TOTAL	70.0 m²
VER./POR.	7.0m²
TOTAL	77.0 m²

FLOOR COVERING AREAS	
19.9 m²	CARPET
39.7 m²	FLOATING
5.8 m²	TILES

Floor Plan

Scale 1:100

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)

- SMOKE DETECTOR (DIRECT WIRED)

DP - DOWNPIPE (STORMWATER CONNECTED)

DP - DOWNPIPE (WATER TANK CONNECTED)

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For: Doug Bray

BUSHFIRE PRONE SITES

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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 MDF)

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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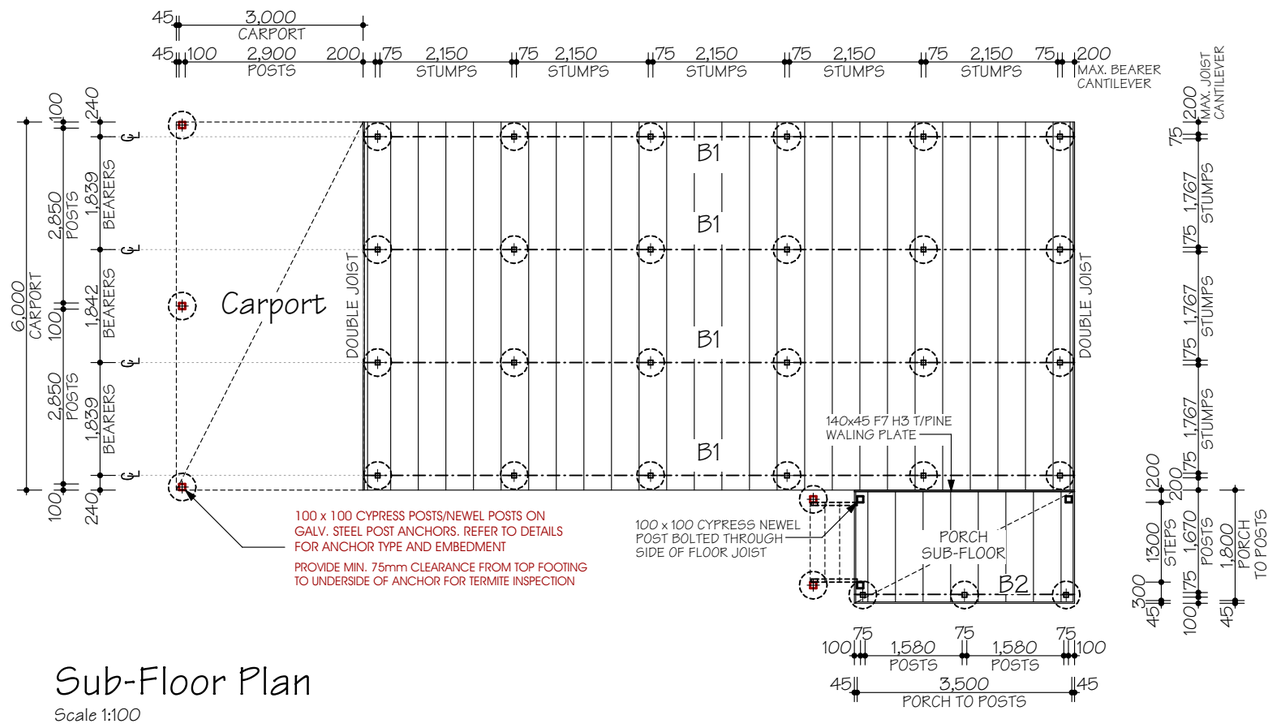
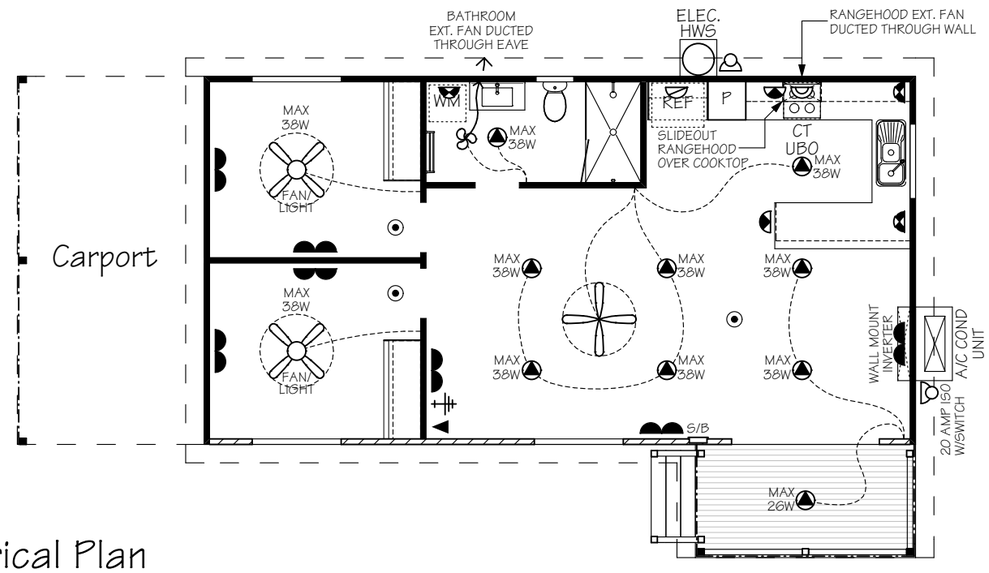


Sub-Floor Plan

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/m^2
  VERANDAH/PORCH- 4W/m^2
  PERIMETER LIGHTING- MIN. 40 LUMENS/W IN ACCORDANCE WITH THE B.C.A PART 3.12
- INTERNAL LIGHTING MUST NOT EXCEED: 350 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)
- HALOGEN 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

BUSHFIRE PRONE SITES

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WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:

- ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINS ARE SEALED
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SHOWER CUBICLE:

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ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

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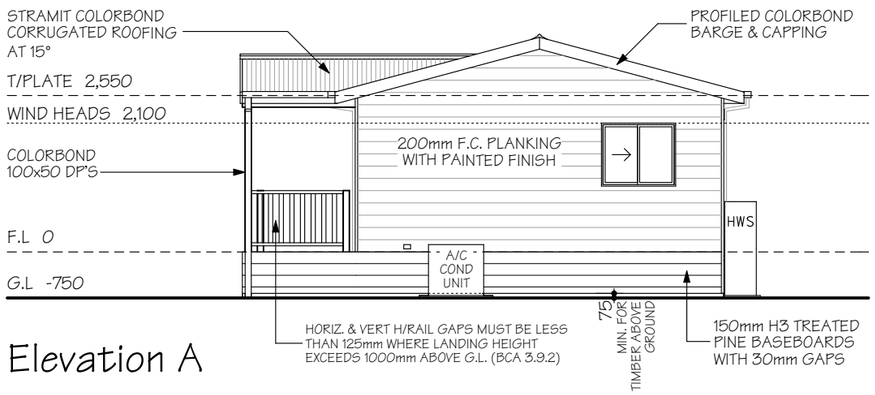
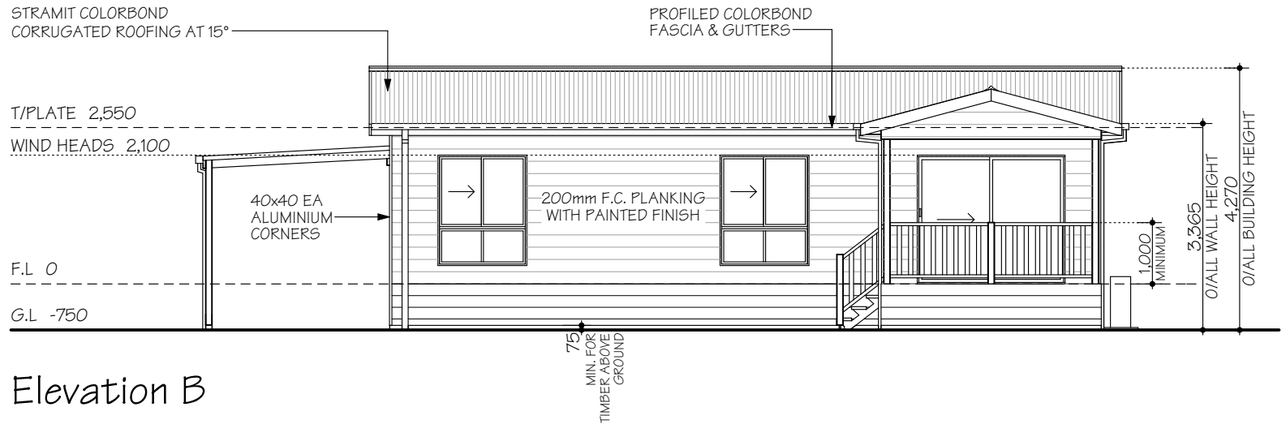
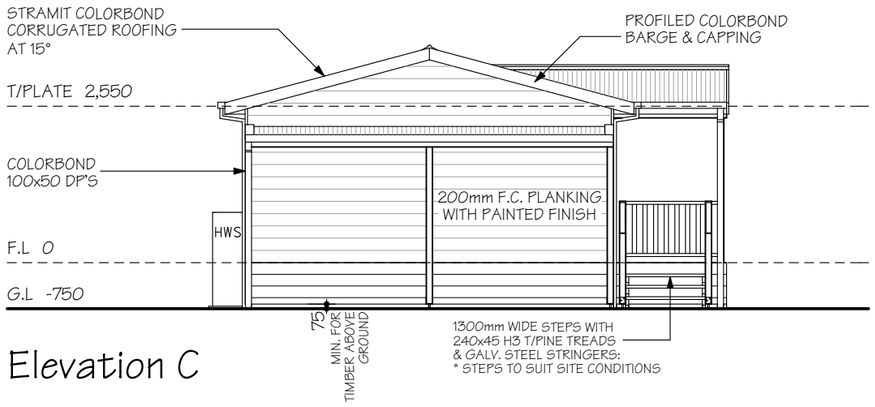


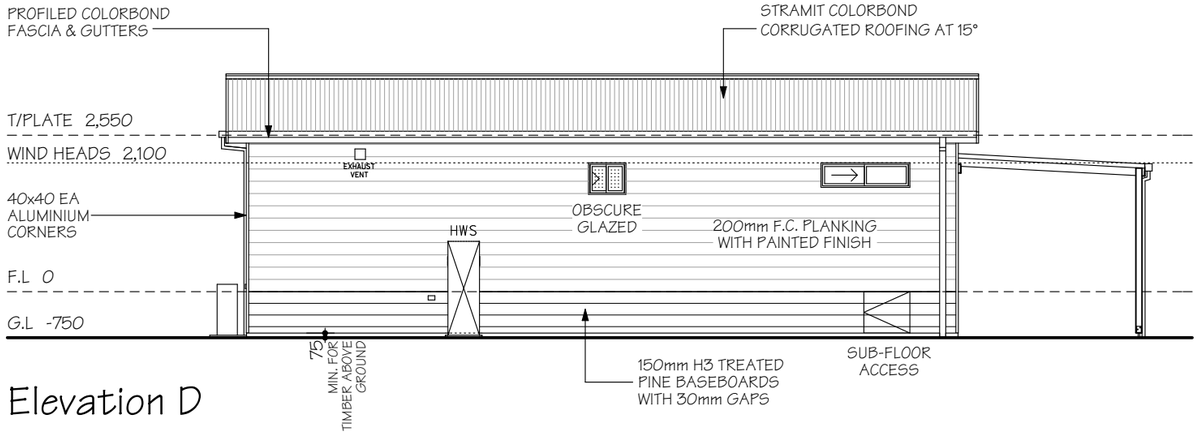
Elevation A



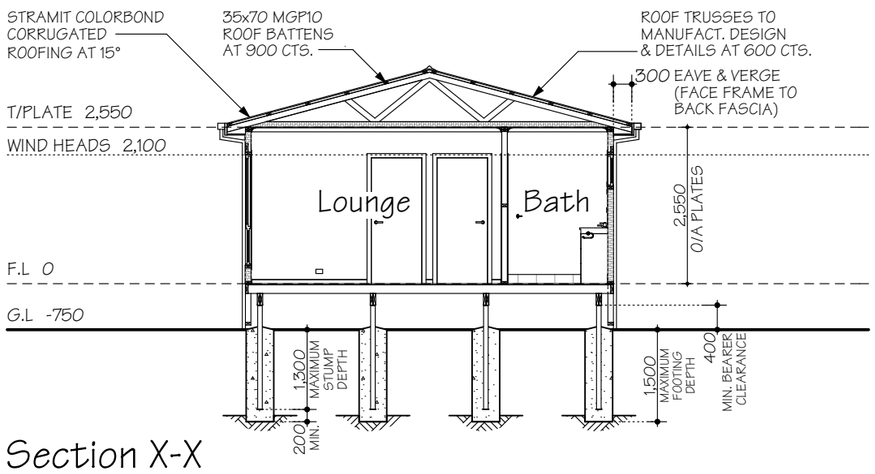
Elevation B



Elevation C



Elevation D



Section X-X

Elevations & Sections

Scale 1:100

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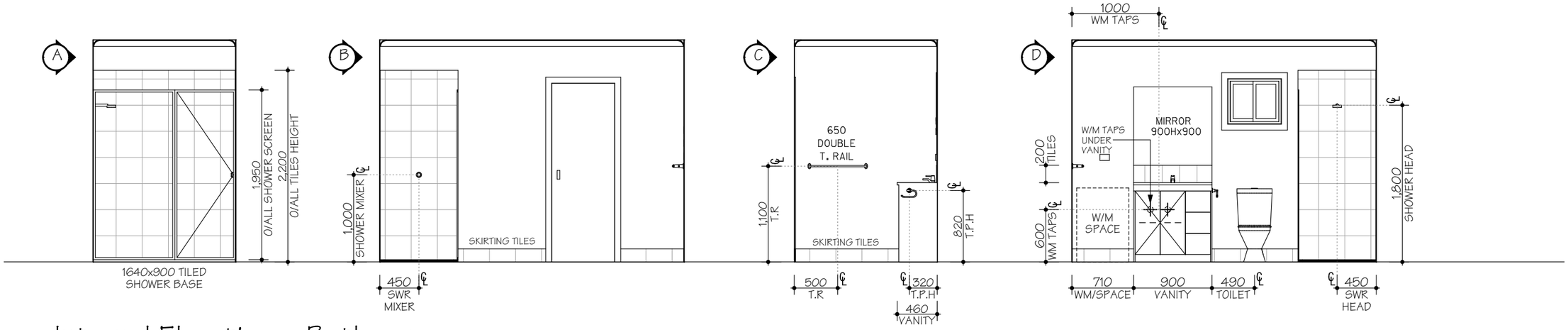
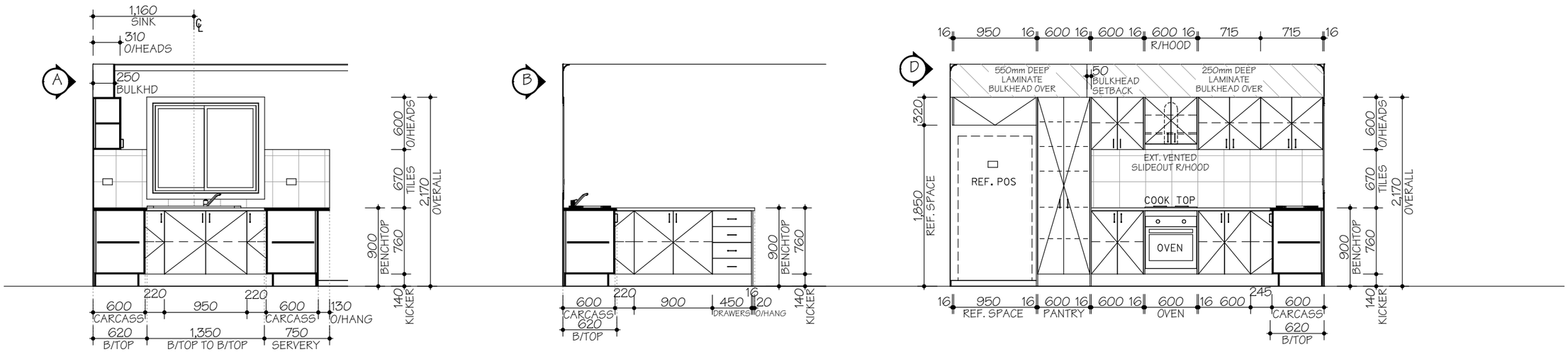


Internal Elevations- Bathroom Scale 1:50



Kitchen

INTERNAL ELEVATIONS SPECIFICATION

WATER PIPE LOCATIONS						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

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 MDF)

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

Proposed Secondary Dwelling

At: Lot 289 No 40 Brandon St
Marsden, QLD 4132

For: Doug Bray

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Sheet No: 5
Issue: 13/01/23
Rev: 0
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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
?	?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 ?mm 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:

TERMITE INSPECTION NOT REQUIRED:	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	BLACKBUTT
CYPRESS (WHITE)	KWILA (MERBAU)
IRONBARK	SPOTTED GUM
TALLOWWOOD	WESTERN RED CEDAR
TURPENTINE	RIVER RED GUM
YELLOW CEDAR	BALAU
NORTHERN BOX	TEAK

WALL FRAMES

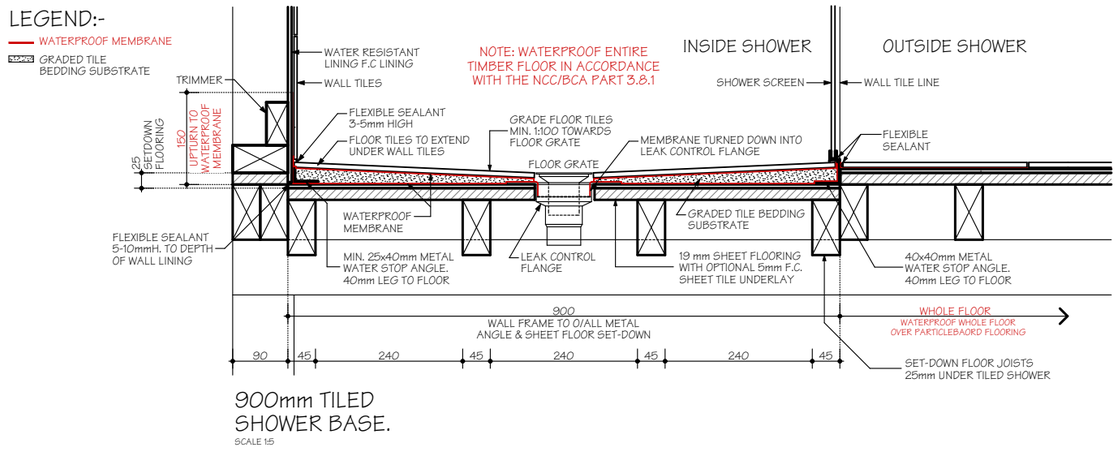
- COMMON STUDS:	90x35 F5 AT 600 CTS.
- TOP PLATES:	2/35x90 F5
- BOTTOM PLATES:	45x90 MGP10
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 F5
OPENING 900 - 2600:	2/90x35 F5
OPENING 2600 - 4300:	3/90x35 F5

LINTELS

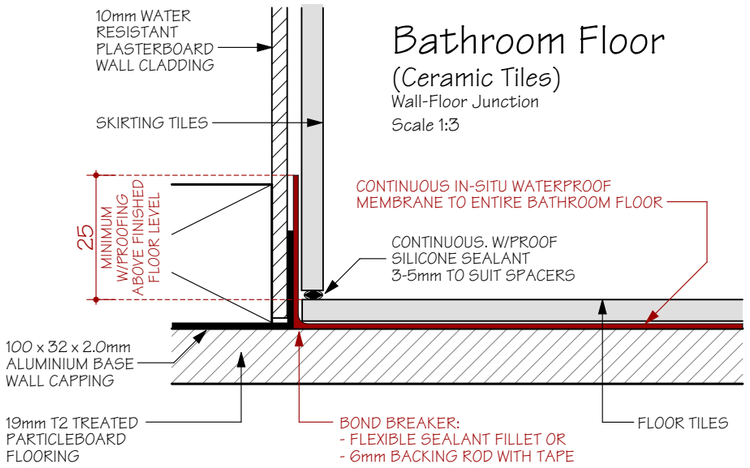
- OPENINGS UP TO 1100: 90 x 45 F5
- OPENINGS UP TO 1500: 90 x 45 LVL 15
- OPENINGS UP TO 1800: 140 x 45 F7
- OPENINGS UP TO 2200: 140 x 45 LVL 15
- OPENINGS UP TO 2400: 190 x 45 F7
- OPENINGS UP TO 2600: 190 x 45 MGP10
- OPENINGS UP TO 3000: 240 x 45 F7

*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)



900mm TILED SHOWER BASE.
SCALE 1:5



Bathroom Floor
(Ceramic Tiles)
Wall-Floor Junction
Scale 1:3

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)
- 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

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.

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 MDF)

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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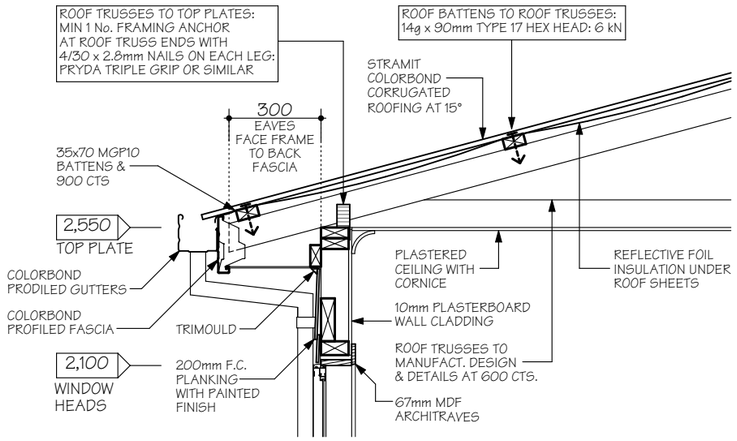
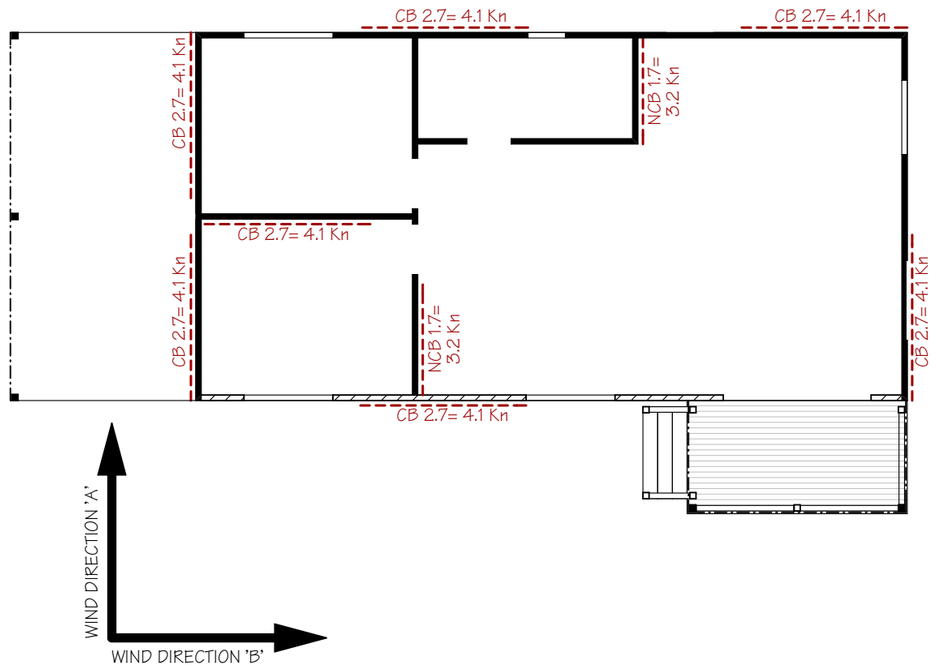


Typical Eave

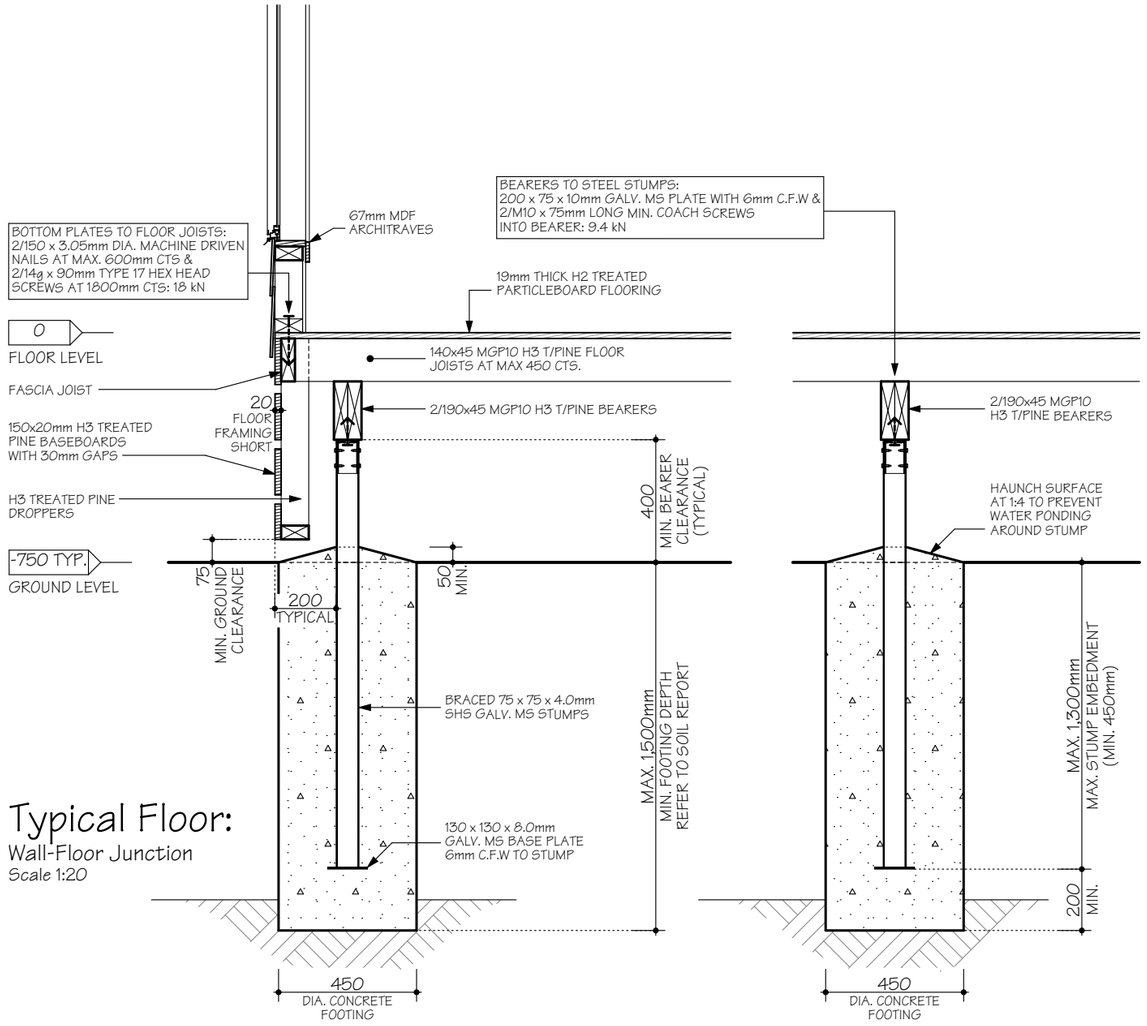
Wall-Roof Junction

Scale 1:20



Wall Bracing Plan

Scale 1:100



Typical Floor:

Wall-Floor Junction

Scale 1:20

BRACING LAYOUT WIND SPEED: N2 (33 m/s)

- BRACING DEMAND & LAYOUT IS DESIGNED IN ACCORDANCE WITH AS 1684.2 SECTION 8 AS DETAILED BELOW
- REFER TO DETAILS & PRYDA DESIGN GUIDE "NARROW WALL BRACING UNITS" FOR BRACING INSTALLATION REQUIREMENTS
- PROVIDE BOTTOM PLATE TO FLOOR JOIST TIE-DOWNS MAX. 40mm FROM END OF NARROW WALL BRACE STUDS: M12 x 150mm LONG COACH SCREW WITH 50 x 50 x 3.0mm OR 55mm DIA. WASHERS
- PROVIDE STUD TO TOP & BOTTOM PLATE TIES AT EACH END OF NARROW WALL BRACE UNITS: PRYDA SINGLE SIDED IN-BUILT CLAW STUD TIES (ST3) OR 30 x 0.8mm G.I. STRAP WITH 6/30 x 2.8mm NAILS TO BOTH SIDES
- ROOF TRUSS BRACING & TIE-DOWNS IN ACCORDANCE WITH MANUFACTURERS DESIGN & DETAILS
- NOMINAL WALL BRACING IS IGNORED FOR CLARITY

WIND DIRECTION A

SYMBOL	TYPE	MIN. LENGTH	UNIT RATING (kN/m)	TOTAL LENGTH	TOTAL PROVIDED (kN)
CB	STRAP CROSS BRACE	1.8 - 2.7 m	1.5 kN/m	8.1 m	12.3 kN
NCB	PRYDA NARROW STRAP CROSS BRACE UNIT	0.6 - 1.8 m	VARIES	3.4 m	6.4 kN
				TOTAL BRACING PROVIDED (kN)	18.7 kN
				TOTAL BRACING DEMAND REQUIRED (kN)	13.3 kN

WIND DIRECTION B

SYMBOL	TYPE	MIN. LENGTH	UNIT RATING (kN/m)	TOTAL LENGTH	TOTAL PROVIDED (kN)
CB	STRAP CROSS BRACE	1.8 - 2.7 m	1.5 kN/m	10.8 m	16.4 kN
NCB	PRYDA NARROW STRAP CROSS BRACE UNIT	0.6 - 1.8 m	VARIES	0 m	0 kN
				TOTAL BRACING PROVIDED (kN)	16.4 kN
				TOTAL BRACING DEMAND REQUIRED (kN)	12.1 kN

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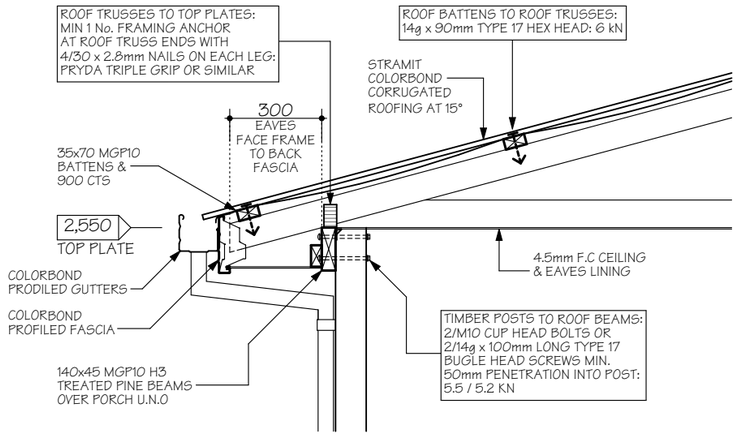
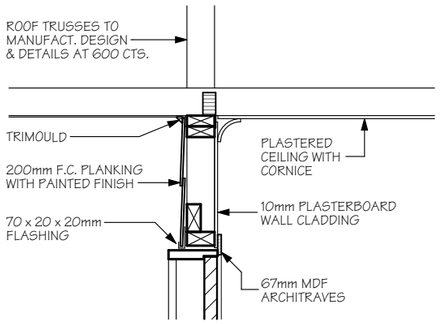
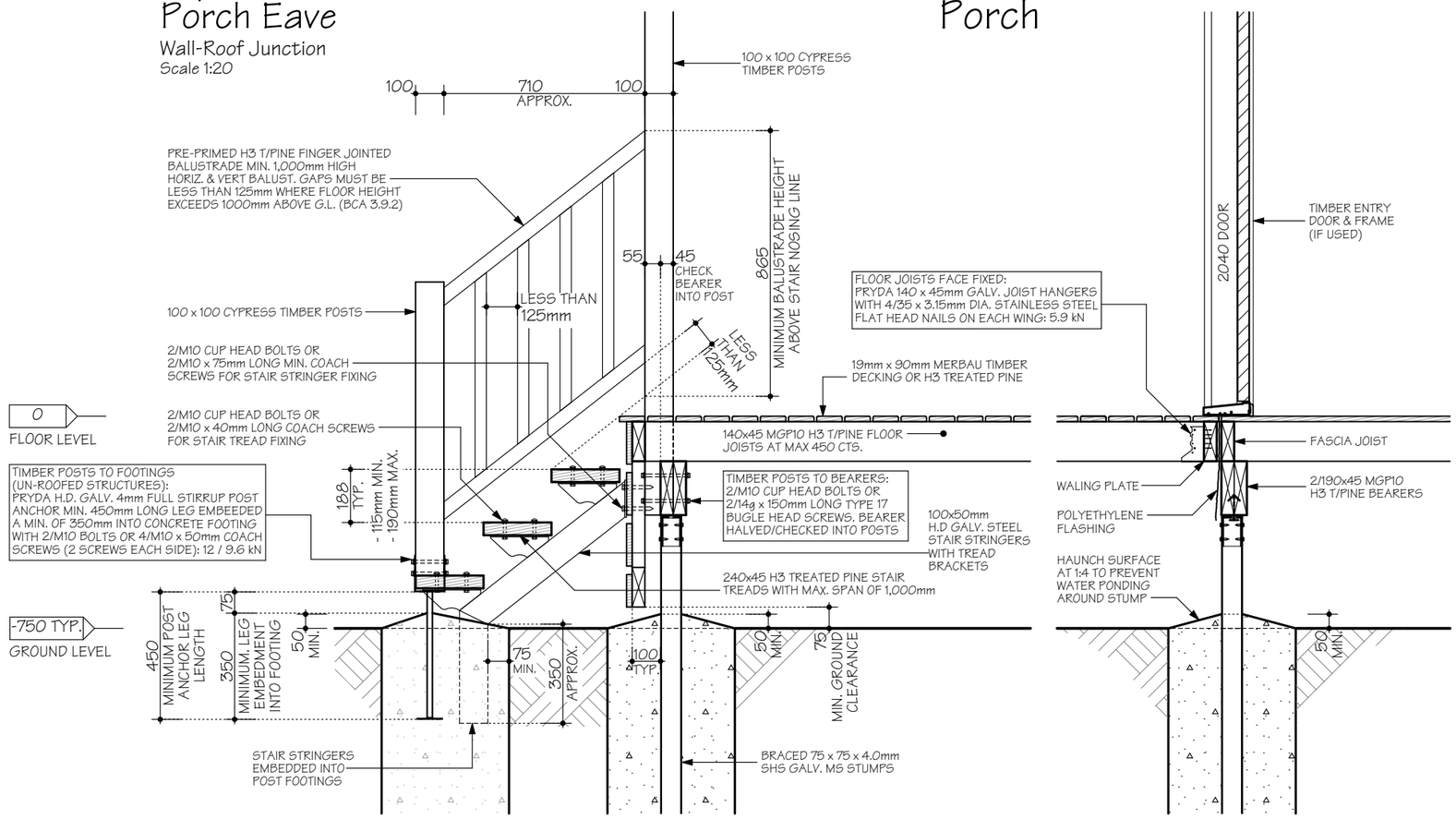


Typical Porch Eave

Wall-Roof Junction
Scale 1:20



Porch



Typical Porch & External Stairs:

Scale 1:20

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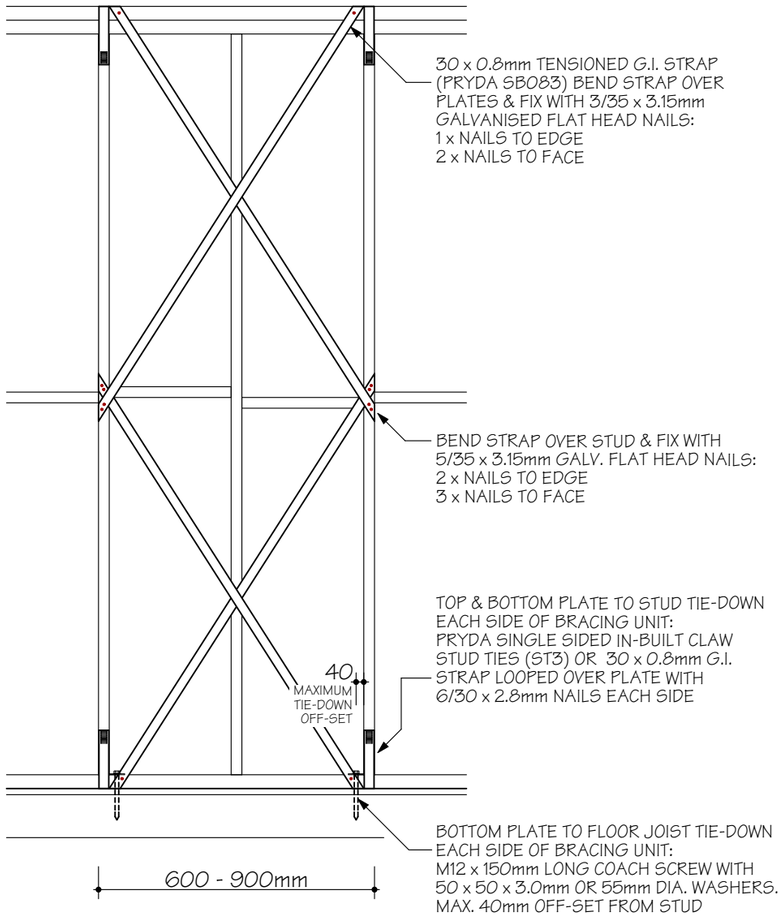
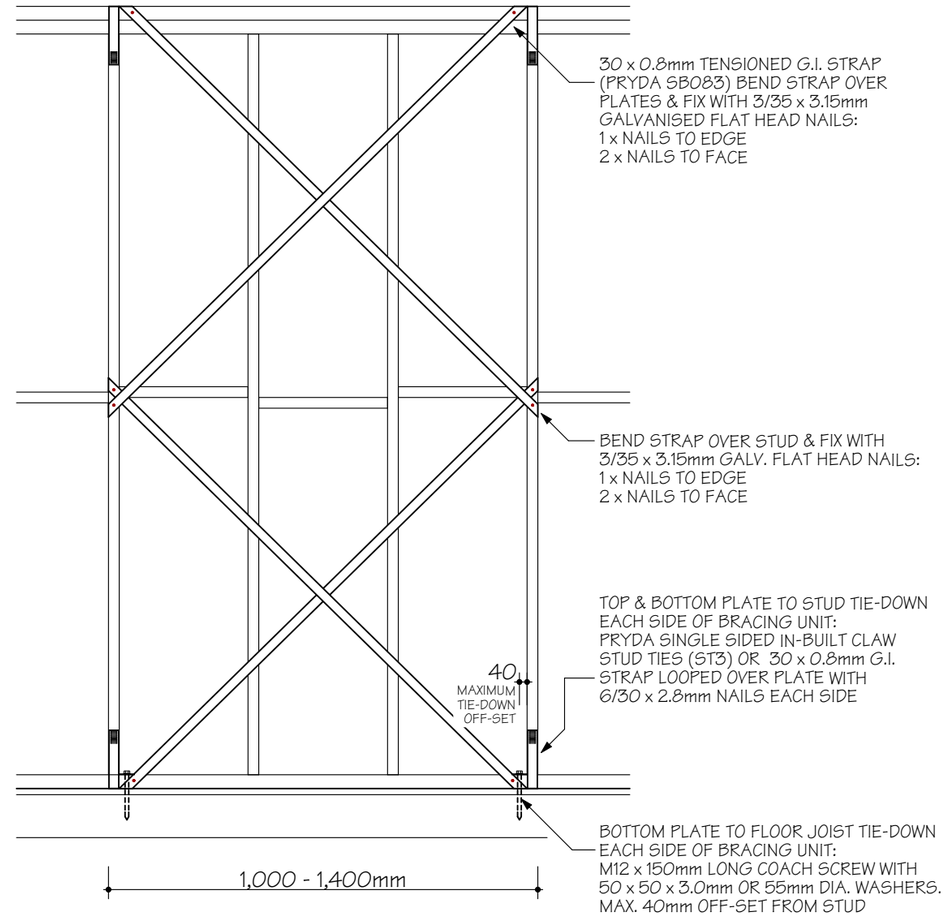


Pryda Narrow Strap Cross Brace Unit (SW1):

600 - 900mm: 1.1 - 2.0 kN

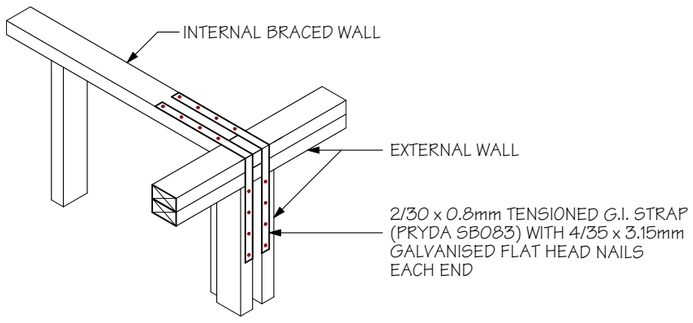
Scale 1:20



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

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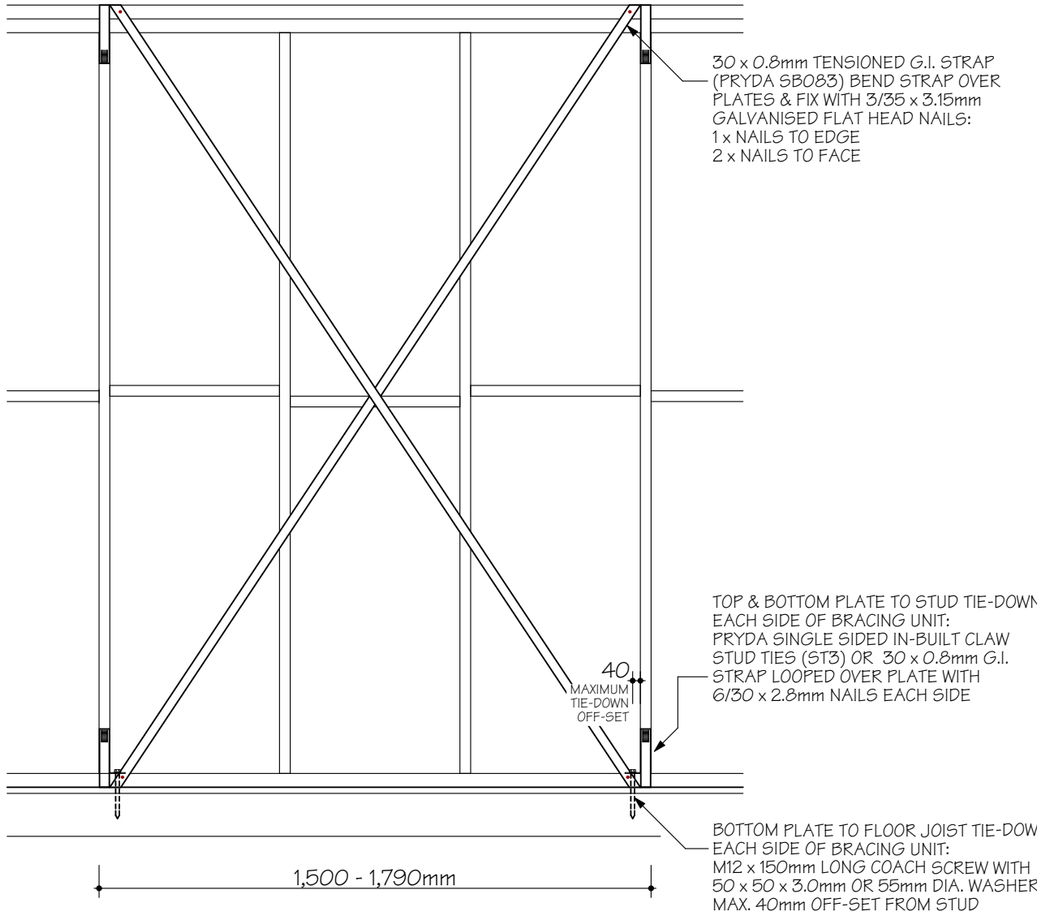
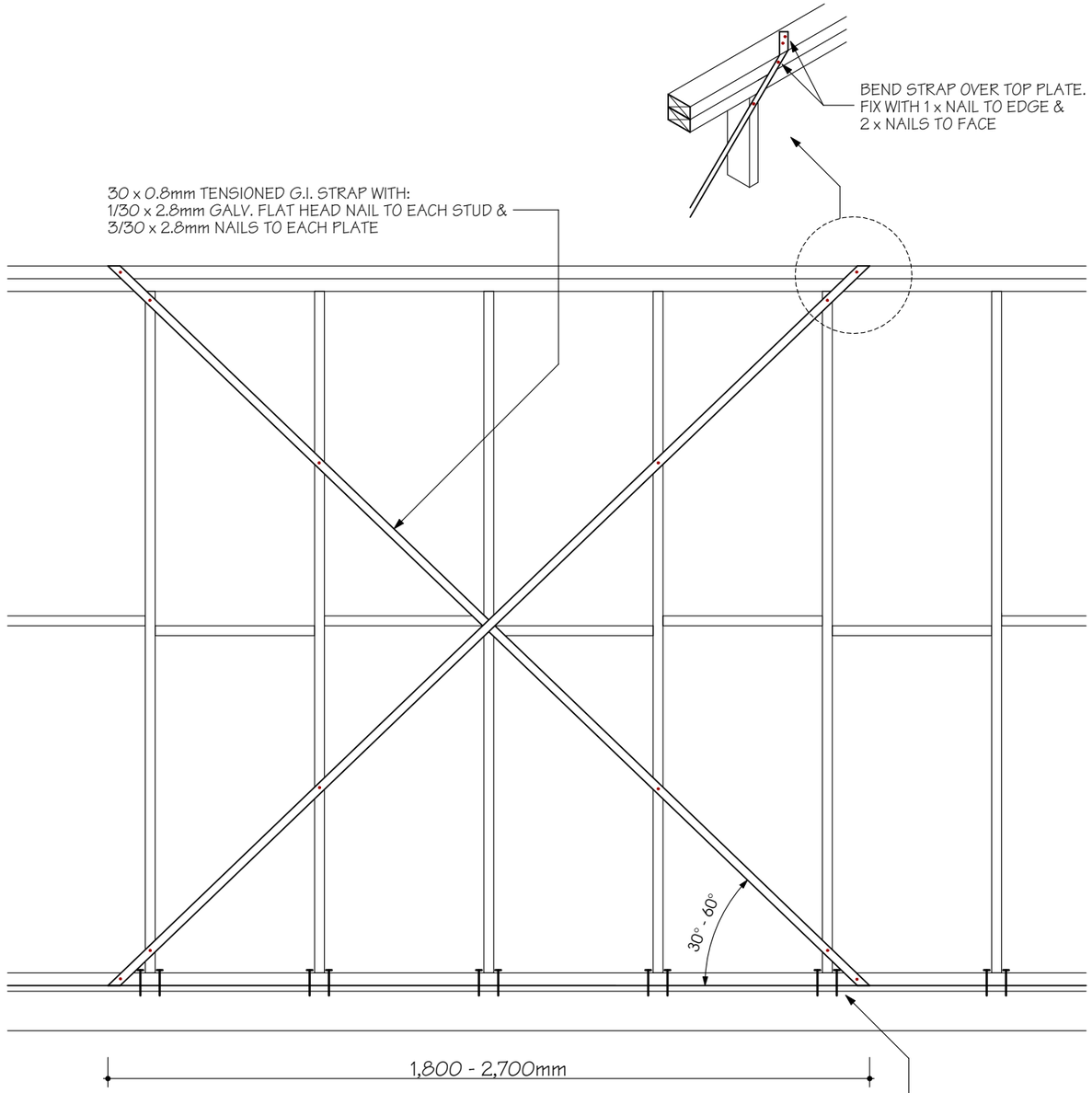


Pryda Narrow Strap Cross Brace Unit (SW1):

1,500 - 1,790mm: 2.3 - 2.9 kN

Scale 1:20



Strap Cross Brace Unit:

1,800 - 2700mm: 1.5 kN/m

Scale 1:20

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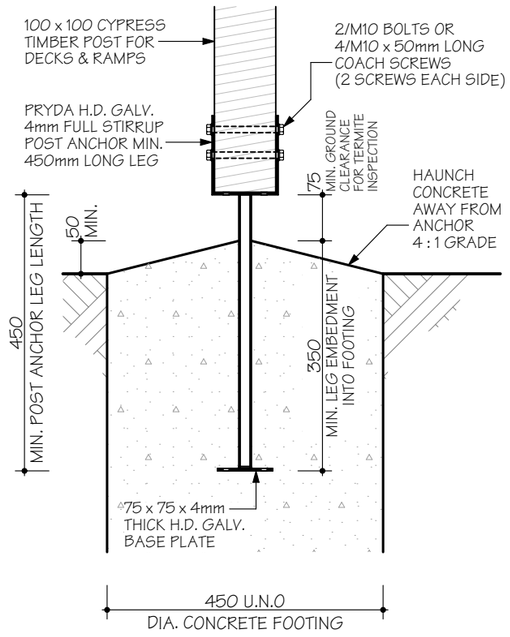
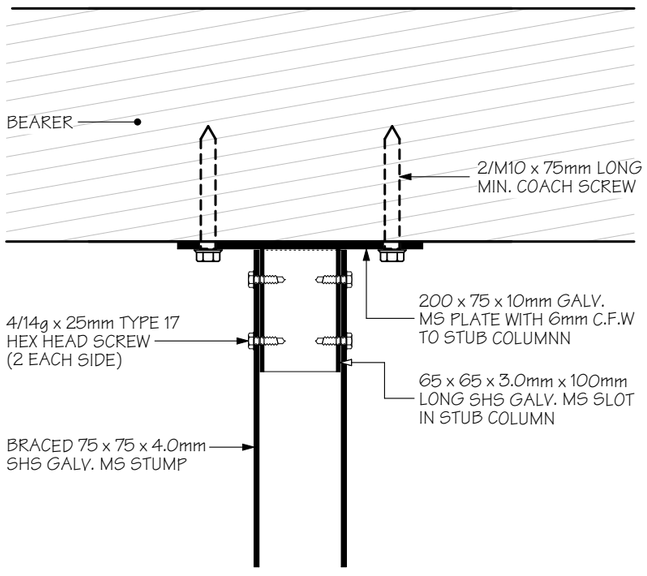


Timber Post to Footing

Floor Loads Only

Scale 1:10



Steel Stump to Bearer Detail

Scale 1:5

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/m^3)

FLOOR FRAMING		UPLIFT CAPACITY (kN)
BEARERS TO STEEL STUMPS	200 x 75 x 10mm GALV. MS PLATE WITH 6mm C.F. WELDED TO STUMP WITH 2/M10 x 75mm 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 NAILS 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 1,800mm CTS. (EVERY THIRD STUD) & WITHIN 100mm OF JAMB STUDS AT OPENINGS/ SUPPORTING LINTELS	0.68 / 18.0 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 3.15mm 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 3.05mm 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 x 2.8mm DIA. NAILS ON EACH LEG: PRYDA TRIPLE GRIP OR SIMILAR	3.5 kN
ROOF BATTENS TO ROOF TRUSSES	14g x 90mm 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

Proposed Secondary Dwelling

At: Lot 289 No 40 Brandon St
Marsden, QLD 4132

For: Doug Bray

BETNALE PTY. LTD.
Domestic Builder
ABN: 34 056 151 921
Phone: 0419 540 393
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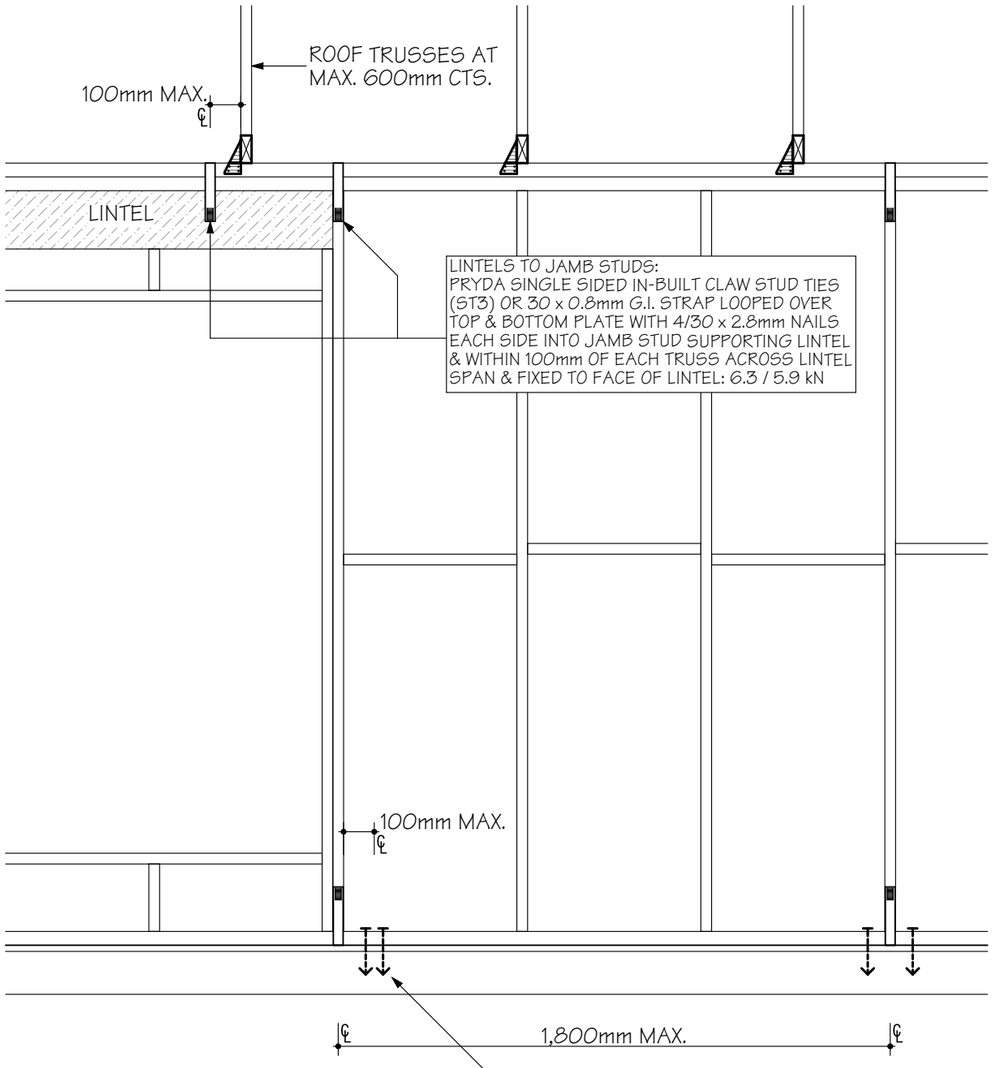
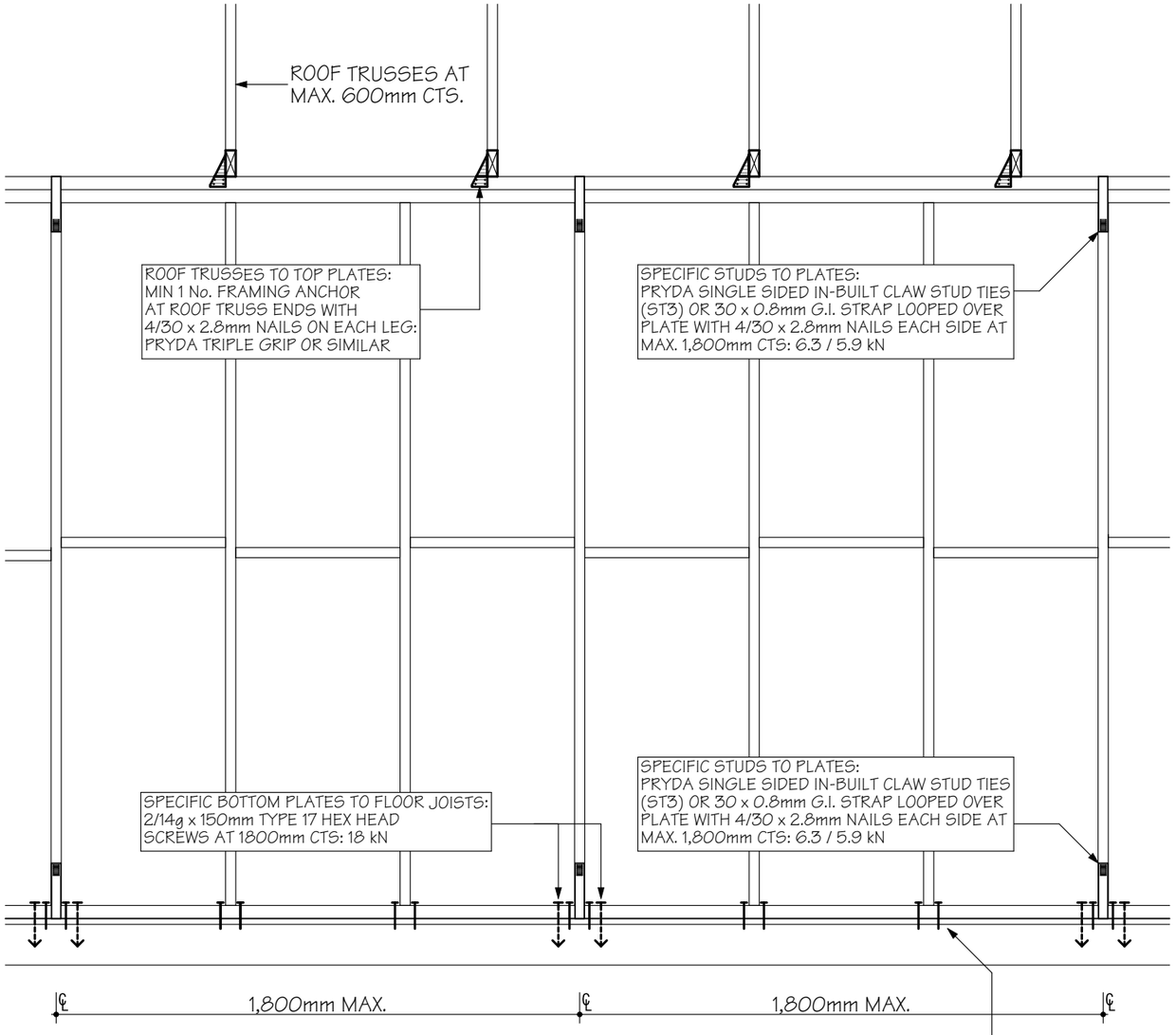
QBCC: 1285667

Sheet No: 11
Issue: 13/01/23
Rev: 0
Job No: QP601



Wall Fixing & Tie-Downs: At Openings/Lintels

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

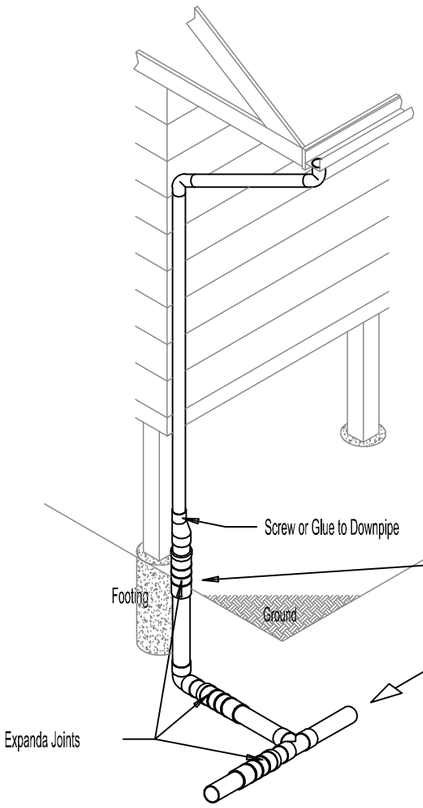
Under Slab:

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.

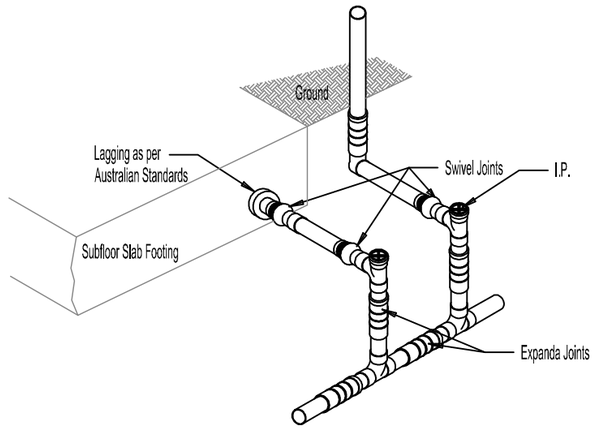
Site Drainage:

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°



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



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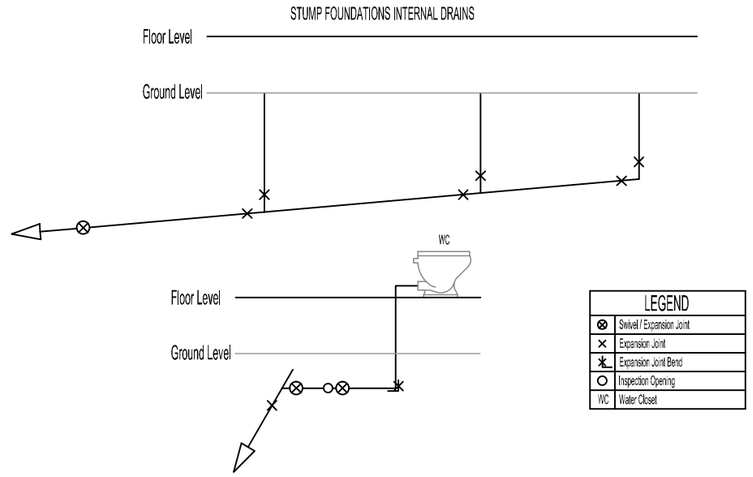

GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS

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