SPECIFICATION

FOOTINGS

- "TYPE 2" FOOTINGS TO AS 1684.2
350mm DIA. x 150mm DEEP PRECAST
CONCRETE SOLE PLATES

MIN. FOOTING FOUNDING DEPTHS:

IN ACCORDANCE WITH AS 2870

SITE CLASSIFICATION	MIN. DEPTH
P (UNDERLYING CLASS S)	1,300

NOTE: FOOTINGS MUST ALSO BE FOUNDED 100mm INTO NATURAL UNDERLYING LOOSE TO MEDIUM DENSITY SAND. A BEARING CAPACITY OF 100 kPa WILL EXIST AT THIS DEPTH

STUMPS

100x100 PRECAST CONCRETE STUMPS WITH TWO 5mm HARD DRAWN WIRE: STUMPS 1,800mm LONG

BEARERS

- 2/140x42 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2,300mm

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

- 90x45 MGP10 FLOOR JOISTS AT MAX. 450 CENTRES WITH A: MAX. CONTINUOUS OF 1800mm MAX. SINGLE SPAN OF 1300mm or

- 90x45 F5 FLOOR JOISTS AT MAX. 450 CENTRES WITH A: MAX. CONTINUOUS OF 1600mm

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/BOTTOM PLATES:	45x90 F5
- 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 2010

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 1800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

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

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:
475 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
- LED DOWNLIGHT
- SMOKE DETECTOR (DIRECT WIRED)
- EXHAUST FAN (SELF SEALING)
- M/B - EXTERNAL METRE BOX
- 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

TERMITE AREAS

THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL "ANT CAPS" TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

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 AREAS

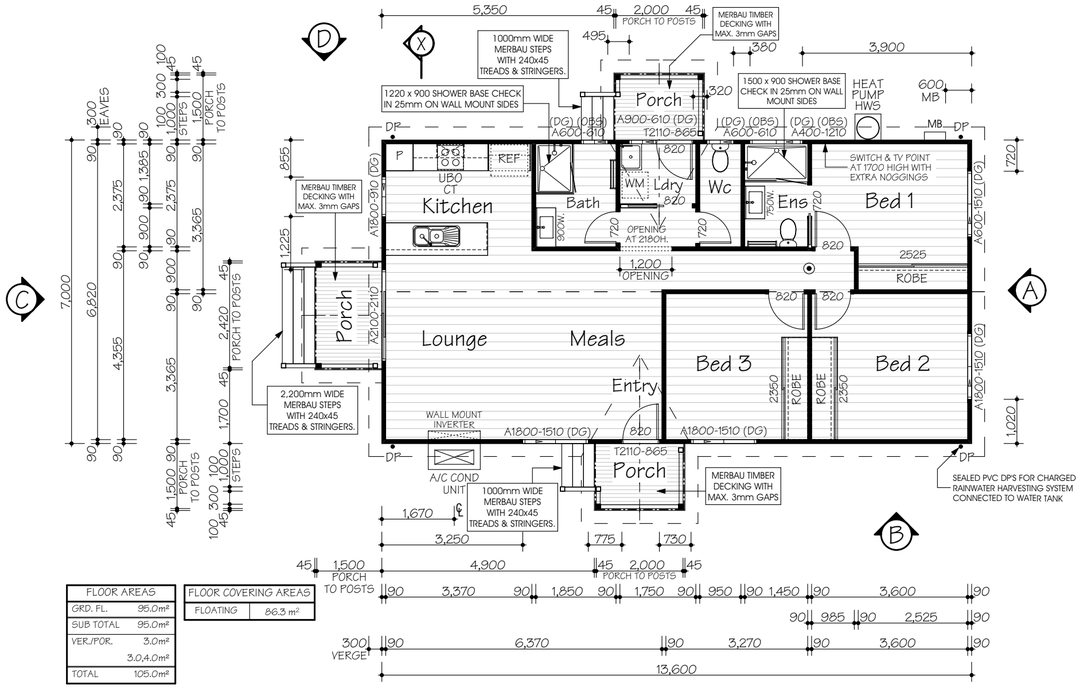
DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH PART 3.7.4 OF THE BCA & AS 3959

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

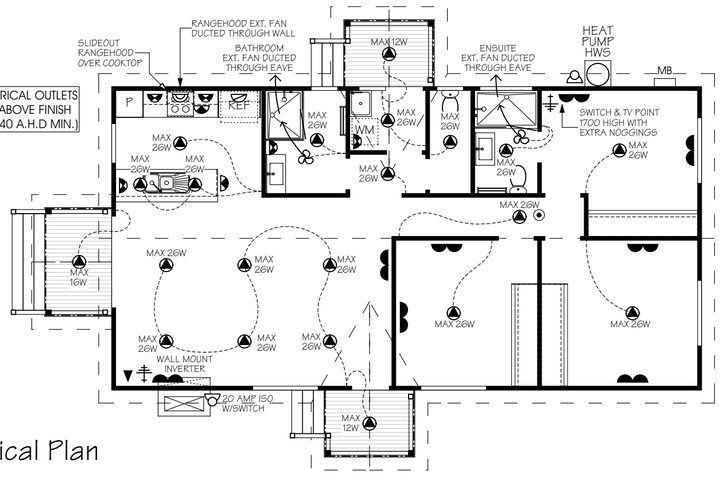


FLOOR AREAS	
GRD. FL.	95.0m²
SUB TOTAL	95.0m²
VER./POR.	3.0m²
	3,0,4.0m²
TOTAL	105.0m²

FLOOR COVERING AREAS	
FLOATING	86.3 m²

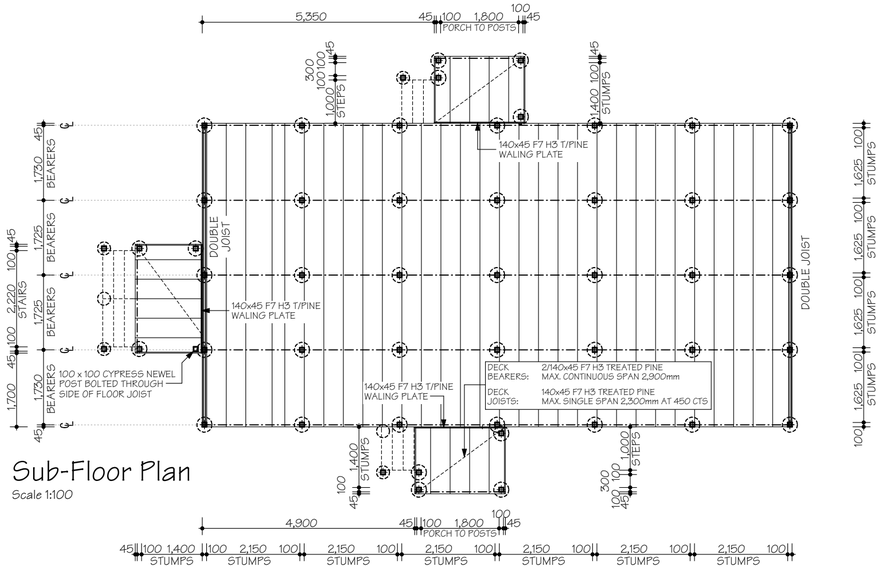
Floor Plan

Scale 1:100



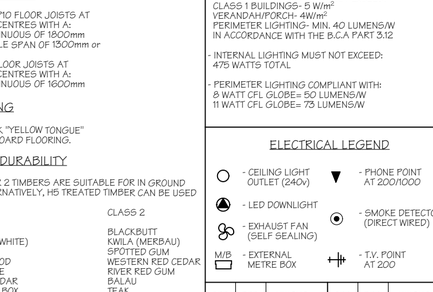
Electrical Plan

Scale 1:100



Sub-Floor Plan

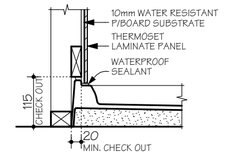
Scale 1:100



Typical Eave

Wall-Roof Junction

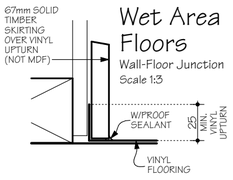
Scale 1:20



Shower Detail

Check into Wall

Scale 1:5



Wet Area Floors

Wall-Floor Junction

Scale 1:3

ENERGY EFFICIENCY

CLASS 1 BUILDINGS IN CLIMATE ZONE 6 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: R- 5.0 BATTS (210mm) + REFLECTIVE FOIL INSULATION*
- WALLS: R- 2.5 WALL BATTS (90mm)
- FLOOR: R- 2.9 REFLECTIVE FOIL INSULATION (4mm)

* 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- 250mm 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 900mm
- 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)

BAL 29

CONSTRUCTION IN ACCORDANCE WITH AS 3959-2009 FOR A BAL OF 29

I/WE .....

ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFFERED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE AM/ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.

SIGNED: ..... DATE: .....

SIGNED: ..... DATE: .....

Callen Bray
BA(Arch), BArch (Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed Dwelling,

At: Lot 90 No. 7 Star View St
Golden Beach, VIC 3851

For: Betnale Pty. Ltd.

7m x 13.6m
3 Bedroom

Sheet No: 1
Issue: 14.02.23
Rev: 0

SPECIFICATION

FOOTINGS

- "TYPE 2" FOOTINGS TO AS 1684.2
350mm DIA. x 150mm DEEP PRECAST
CONCRETE SOLE PLATES

MIN. FOOTING FOUNDING DEPTHS:

IN ACCORDANCE WITH AS 2870

SITE CLASSIFICATION	MIN. DEPTH
P (UNDERLYING CLASS S)	1,300

NOTE: FOOTINGS MUST ALSO BE FOUNDED 100mm INTO NATURAL UNDERLYING LOOSE TO MEDIUM DENSITY SAND. A BEARING CAPACITY OF 100 kPa WILL EXIST AT THIS DEPTH

STUMPS

100x100 PRECAST CONCRETE STUMPS WITH TWO 5mm HARD DRAWN WIRE: STUMPS 1,800mm LONG

BEARERS

- 2/140x42 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2,300mm

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

- 90x45 MGP10 FLOOR JOISTS AT
MAX. 450 CENTRES WITH A:
MAX. CONTINUOUS OF 1800mm
MAX. SINGLE SPAN OF 1300mm or

- 90x45 F5 FLOOR JOISTS AT
MAX. 450 CENTRES WITH A:
MAX. CONTINUOUS OF 1600mm

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/BOTTOM PLATES:	45x90 F5
- 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 2010

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 1800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

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

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:
475 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
- ◭ - LED DOWNLIGHT
- ⊙ - SMOKE DETECTOR (DIRECT WIRED)
- ✣ - EXHAUST FAN (SELF SEALING)
- 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

TERMITE AREAS

THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL "ANT CAPS" TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

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 AREAS

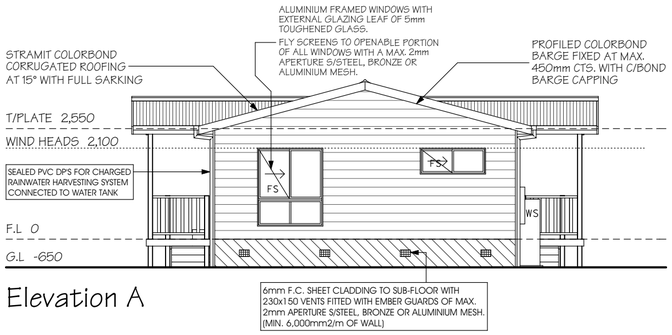
DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH PART 3.7.4 OF THE BCA & AS 3959

INTERNAL ELEVATIONS SPECIFICATION

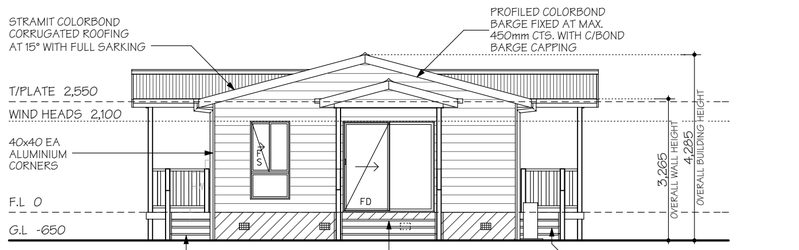
WATER PIPE LOCATIONS						FITTING LOCATIONS	
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	ITEM	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650	PAPER HOLDER	820
2	BIDET	250	7	DW	500	TOWEL RAIL	1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING	820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER	1000 NOMINAL
5	BASIN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



Elevation A



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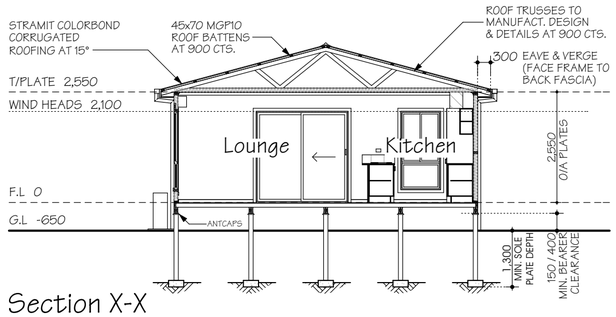
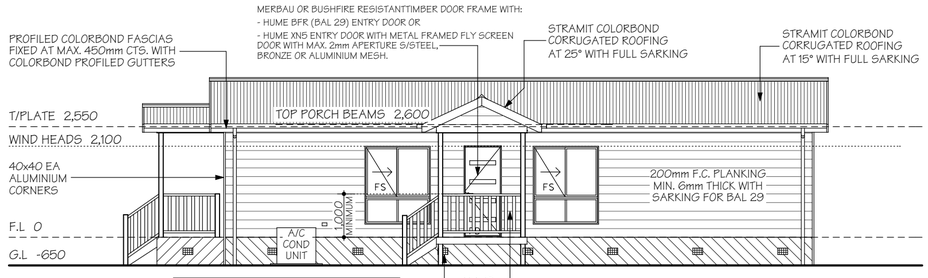


Section X-X

NOTE: FOOTINGS ARE TO BE FOUNDED A MIN. OF 1300mm AS PER SOIL REPORT, BUT ALSO A MIN. OF 100m INTO NATURAL UNDERLYING LOOSE TO MEDIUM DENSITY SAND WITH A MIN. BEARING CAPACITY OF 100 kPa. A DEEPER FOUNDING DEPTH MAY BE REQUIRED TO ACHIEVE THIS



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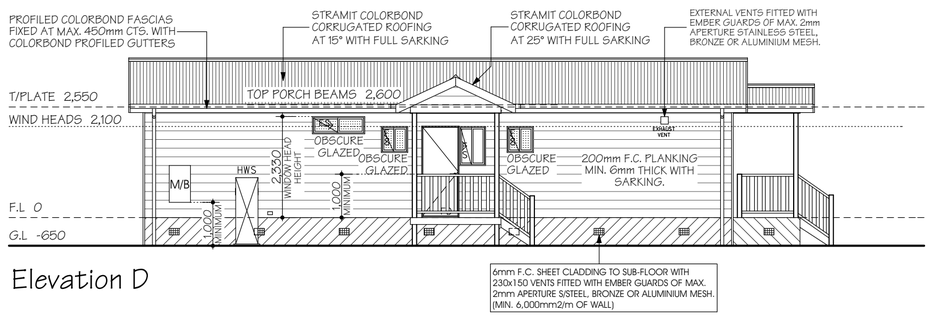

Elevation D

ENERGY EFFICIENCY

CLASS 1 BUILDINGS IN CLIMATE ZONE 6 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: R- 5.0 BATTS (210mm) + REFLECTIVE FOIL INSULATION*
- WALLS: R- 2.5 WALL BATTS (90mm)
- FLOOR: R- 2.9 REFLECTIVE FOIL INSULATION (4mm)

* 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- 250mm 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 900mm
- 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)

BAL 29
CONSTRUCTION IN ACCORDANCE WITH AS 3959-2009 FOR A BAL OF 29

I/WE .....

ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFFERED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE AM/ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.

SIGNED: ..... DATE: .....

SIGNED: ..... DATE: .....

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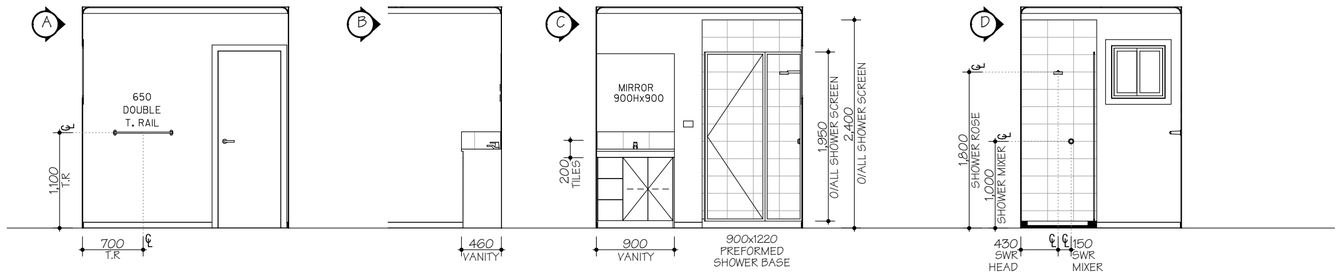
Registered Building Practitioner: DP-AD 36967

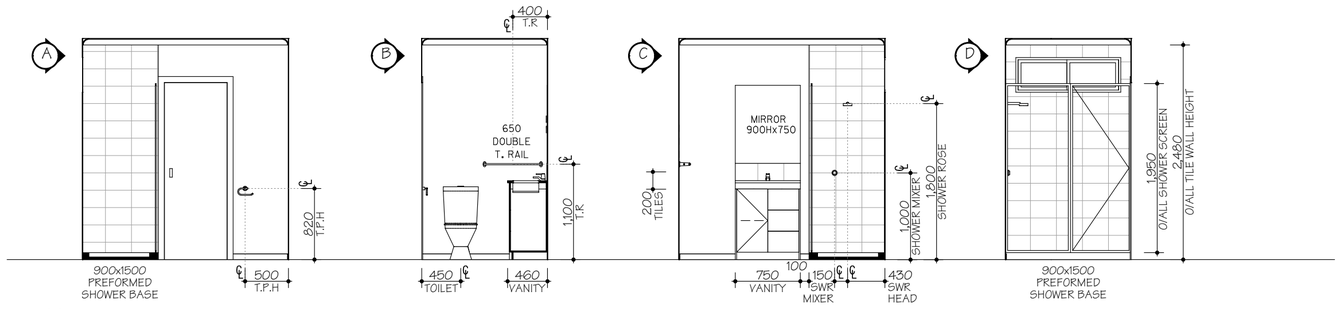
Proposed Dwelling,
At: Lot 90 No. 7 Star View St
Golden Beach, VIC 3851
For: Betnale Pty. Ltd.

7m x 13.6m
3 Bedroom

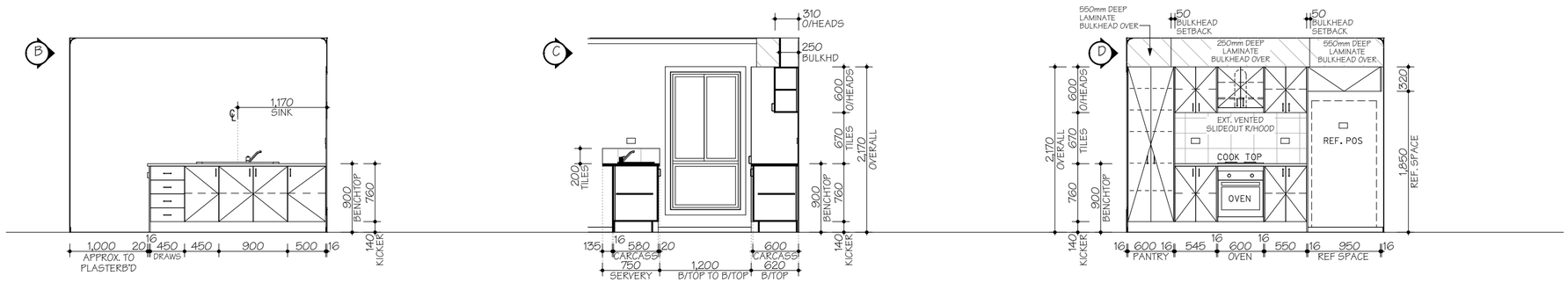
Sheet No: 2
Issue: 14.02.23
Rev: 0



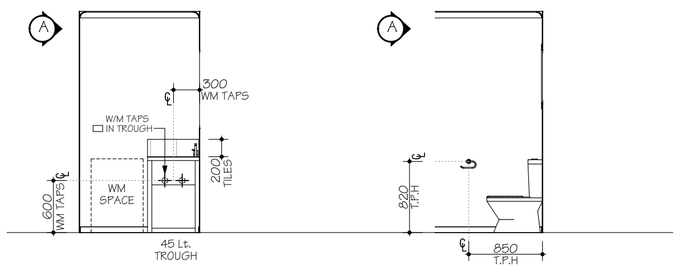
Internal Elevations- Bathroom *Scale 1:50*



Ensuite *Scale 1:50*



Kitchen



Laundry

WC

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7m x 13.6m
3 Bedroom

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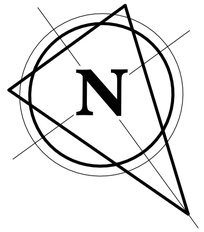
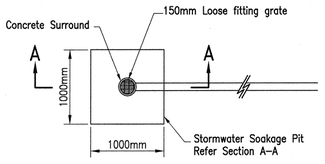
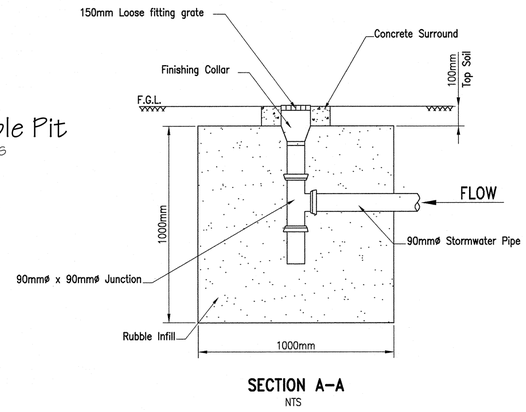
SITE COVERAGE DETAILS

OVERALL SITE AREA:	603 m²
PROPOSED DWELLING:	95 m²
PROPOSED DW. PORCH:	10 m²
OVERALL SITE COVERAGE:	105 m² (17%)
TOTAL PERMEABLE AREA:	498 m² (83%)



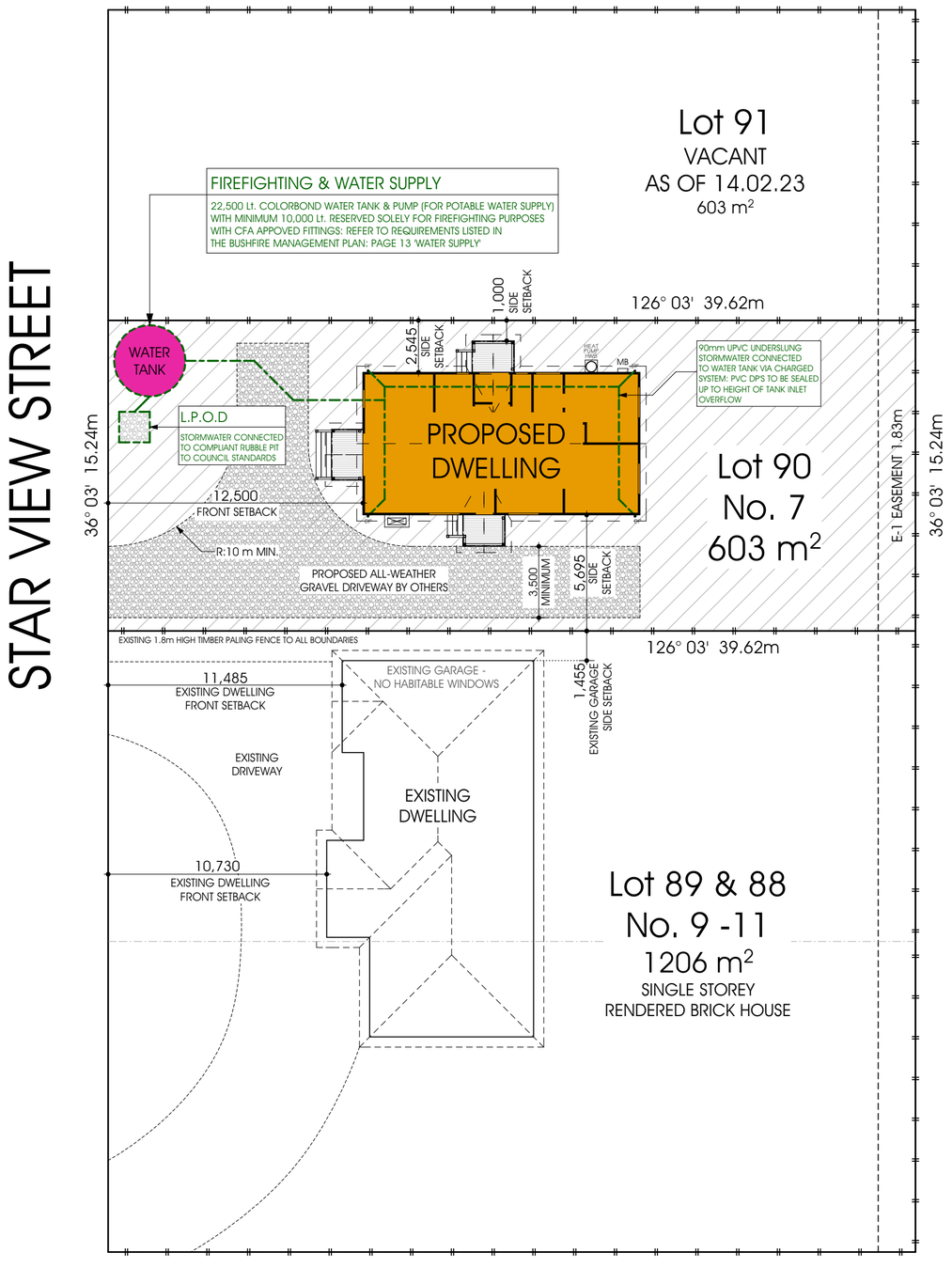


PLAN
NTS



Rubble Pit
Scale N.T.S

SECTION A-A
NTS



Site Plan
Scale 1:200 @ A2

BAL 29
CONSTRUCTION IN ACCORDANCE WITH AS 3959-2009 FOR A BAL OF 29

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		
Overhead Power	E	Grated Drain	

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BUSHFIRE PRONE AREA - BAL: 29

CONSTRUCTION AS PER AS 3959-2009 FOR BAL LEVEL 29

SUBFLOOR SUPPORTS:
- SUBFLOOR ENCLOSED WITH MAX. 2mm APERTURE STAINLESS STEEL, BRONZE OR ALUMINIUM MESH. OR
- SUBFLOOR ENCLOSED WITH MIN. 6mm F.C. CLADDING WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH SCREENS TO VENTS. OR
- NON-COMBUSTIBLE (CONCRETE OR STEEL) OR BUSHFIRE RESISTANT TIMBER STUMPS TO BE USED.

FLOORS:
- CLEARANCE TO UNDERSIDE OF BEARERS, JOISTS & FLOORING ABOVE GROUND LEVEL IS NOT LESS THAN 400mm. OR
- SUBFLOOR ENCLOSED WITH MAX. 2mm APERTURE STAINLESS STEEL, BRONZE OR ALUMINIUM MESH. OR
- SUBFLOOR ENCLOSED WITH MIN. 6mm F.C. CLADDING WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH SCREENS TO VENTS. OR
- NON-COMBUSTIBLE OR BUSHFIRE RESISTANT TIMBER BEARERS, JOISTS & FLOORING OR PARTICLEBOARD FLOORING LINED TO THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION.

EXTERNAL WALLS:
- SARKING OVER FRAME WITH MIN. 6mm F.C WALL CLADDING. ALL JOINTS TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3mm

VENTS & WEEPHOLES:
- EXTERNAL VENTS FITTED WITH EMBER GUARDS OF MAX. 2mm APERTURE STAINLESS STEEL, BRONZE OR ALUMINIUM MESH.
- MAX. 2mm APERTURE STAINLESS STEEL, BRONZE OR ALUMINIUM MESH SCREENS TO SUB-FLOOR VENTS

WINDOWS & GLAZING:
- FLY SCREENS OR SECURITY SCREEN WHEN FITTED TO HAVE MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH.
- FLY SCREEN OR SECURITY SCREEN FRAME WHEN FITTED TO BE EITHER METAL OR BUSHFIRE RESISTANT TIMBER
- WINDOWS TO BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH AS 3959 CLAUSE 7.5.1 OR
    - WINDOW FRAMES & JOINERY TO BE METAL OR BUSHFIRE RESISTANT TIMBER. AND
    - EXTERNALLY FITTED HARDWARE TO BE METAL. AND
    - GLAZING TO BE 5mm TOUGHENED GLASS (EXTERNAL LEAF IN DOUBLE GLAZING ONLY) AND
    - GLAZING LESS THAN 400mm ABOVE THE GROUND OR DECK TO BE SCREENED WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME. AND
    - OPENABLE PORTIONS OF ALL WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME

EXTERNAL DOORS:
- SIDE HUNG EXTERNAL DOORS AND DOOR FRAMES TO BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH AS 3959 CLAUSE 7.5.1. OR
- BE PROTECTED EXTERNALLY BY SCREENS WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME. OR

- ALTERNATIVELY DOORS AND DOOR FRAMES COMPLY WITH THE FOLLOWING:
  DOORS SHALL BE:
    - NON-COMBUSTIBLE OR
    - A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD. OR
    - A HOLLOW CORE DOOR PROTECTED BY A SCREEN WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME AND
    - EXTERNALLY FITTED HARDWARE TO BE METAL.. AND
    - GLAZING TO BE 5mm TOUGHENED GLASS. AND
    - GLAZING LESS THAN 400mm ABOVE THE GROUND OR DECK TO BE SCREENED WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME., AND
    - DOOR FRAMES TO BE METAL OR OR BUSHFIRE RESISTANT TIMBER. AND
    - DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME. AND
    - WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE HUNG DOORS.

ROOF:
- NON-COMBUSTIBLE ROOFING (METAL) TO BE USED
- ROOF/WALL JUNCTIONS TO BE SEALED TO PREVENT GAPS GREATER THAN 3mm
- ROOF/GABLE/EAVES VENTS TO BE FITTED WITH EMBER GUARDS OF MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH
- METAL ROOFS TO BE:
    - FULLY SARKED AND
    - HAVE GAPS GREATER THAN 3mm (UNDER CORRUGATIONS & RIBS) SEALED AT THE FASCIA OR WALL LINE WITH MAX. 2mm APERTURE STAINLESS STEEL/ BRONZE/ALUMINIUM MESH OR MINERAL WOOL INSULATION.

EAVES, FASCIAS & GABLES:
- METAL FASCIA & BARGE BOARDS TO BE FIXED AT 450 CENTRES

GUTTERS & DOWNPIPES:
- IF INSTALLED, GUTTER GUARDS SHALL BE NON-COMBUSTIBLE

DECKS, STEPS & LANDINGS:
- UNENCLOSED SUBFLOOR SPACES REQUIRE:
    - SUBFLOOR SUPPORTS TO BE NON-COMBUSTIBLE (CONCRETE OR STEEL) OR BUSHFIRE RESISTANT TIMBER STUMPS TO BE USED.
    - FRAMING ELEMENTS (BEARERS & JOISTS) TO BE NON-COMBUSTIBLE (CONCRETE OR STEEL) OR BUSHFIRE RESISTANT TIMBER
    - DECKING AND STAIR TREADS TO BE NON-COMBUSTIBLE (CONCRETE OR STEEL) OR BUSHFIRE RESISTANT TIMBER
    - DECKING AND STAIR TREADS TO BE NON-COMBUSTIBLE (CONCRETE OR STEEL) OR BUSHFIRE RESISTANT TIMBER

BALUSTRADES & HANDRAILS:
- NO REQUIREMENTS PROVIDED THEY ARE NOT LESS THAN 125mm FROM ANY GLAZING OR COMBUSTIBLE WALL

WATER & GAS SUPPLY PIPES:
- WHEN EXPOSED AND ABOVE GROUND MUST BE METAL

BUSHFIRE RESISTANT TIMBER
- SILVERTOP ASH
- BLACKBUTT
- RIVER RED GUM
- SPOTTED GUM
- RED IRONBARK
- MERBAU (KWILA)
- TURPENTINE

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BAL 29

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