

SPECIFICATION

FOOTINGS

300 DIA. x 200mm DEEP CONCRETE PADS MIN. 150mm CONCRETE UNDER STUMP IN ACCORDANCE WITH AS 1684.2

MIN. FOOTING FOUNDING DEPTHS:

IN ACCORDANCE WITH AS 2870

SITE CLASSIFICATION	MIN. DEPTH
A, S, M	600mm
H	800mm
M-D	1000mm

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

STUMPS

100x100 PRECAST CONCRETE STUMPS WITH SINGLE 5mm HARD DRAWN WIRE (STUMPS UP TO 1,400mm LONG)

BEARERS

ROOF LOAD WIDTH- 335mm FLOOR LOAD WIDTH- 1725mm INTERNALLY - 915mm MAX. ON EXT. WALLS

230x45 MGP10 BEARERS WITH A MAX. CONTINUOUS SPAN OF 1600mm or 230x45 F5 BEARERS WITH A MAX. CONTINUOUS SPAN OF 1400mm

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 CYPRESS (WHITE) IRONBARK TALLOWOOD TURPENTINE YELLOW CEDAR NORTHERN BOX	BLACKBUTT KWLIA (MERBAU) SPOTTED GUM WESTERN RED CEDAR RIVER RED GUM BALAU TEAK

WALL FRAMES

COMMON STUDS: 90x35 F5 AT 600 CTS. 230x40 F5 45x90 MGP10 90x35 AT 1275 CTS.

TOP PLATES: 230x40 F5 45x90 MGP10 90x35 AT 1275 CTS.

BOTTOM PLATES: NOGGINGS: JAMB STUDS: OPENINGS 0 - 900: 90x35 F5 230x25 F5 330x35 F5 OPENINGS 900 - 2600: 230x25 F5 330x35 F5 OPENINGS 2600 - 4300:

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 2800: 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 FLOORINGS:

ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINTS ARE SEALED UPTURN VINYL MIN. 25mm T 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:

42x42mm ALLUMIN. 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

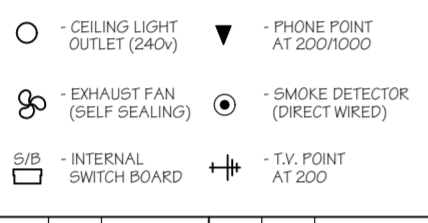
ELECTRICAL NOTES

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.

ENERGY EFFICIENCY- LIGHTING

ARTIFICIAL LIGHTING MUST NOT EXCEED: CLASS 1 BUILDINGS- 5 W/m² VERANDA/PORCH- 4W/m² PERIMETER LIGHTING- MIN. 40 LUMENS/W IN ACCORDANCE WITH THE B.C.A PART 3.12

ELECTRICAL LEGEND



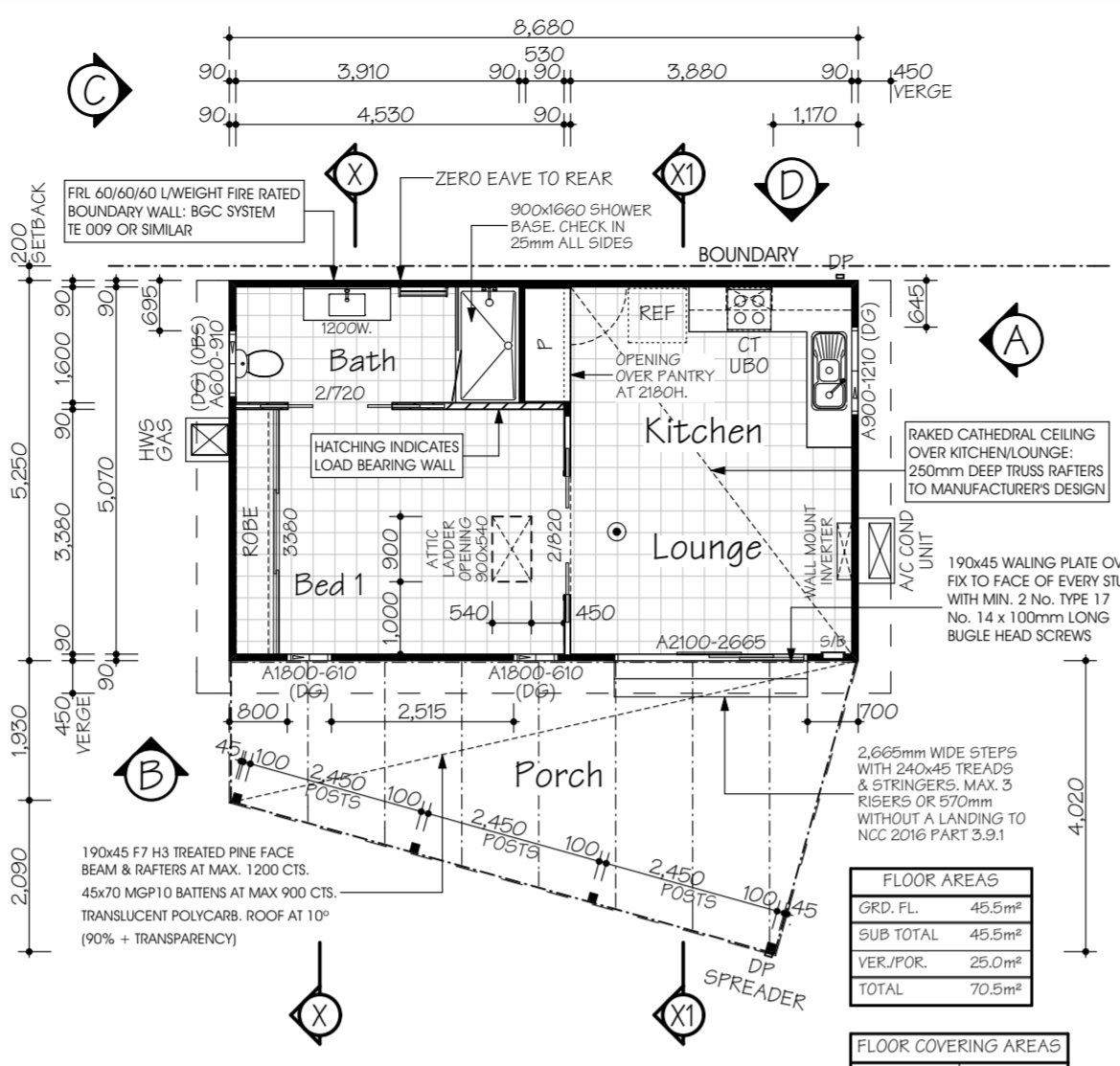
SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
☐	☐	200 F.F.L.	☐	☐	1200 F.F.L.
☐	☐	350 F.F.L.	☐	☐	1275 F.F.L.
☐	☐	750 F.F.L.	☐	☐	1350 F.F.L.
☐	☐	970 F.F.L.	☐	☐	1400 F.F.L.
☐	☐	1000 F.F.L.	☐	☐	2000 F.F.L.
☐	☐	1000 F.F.L.	☐	☐	IN ROOF

TERMITE AREAS

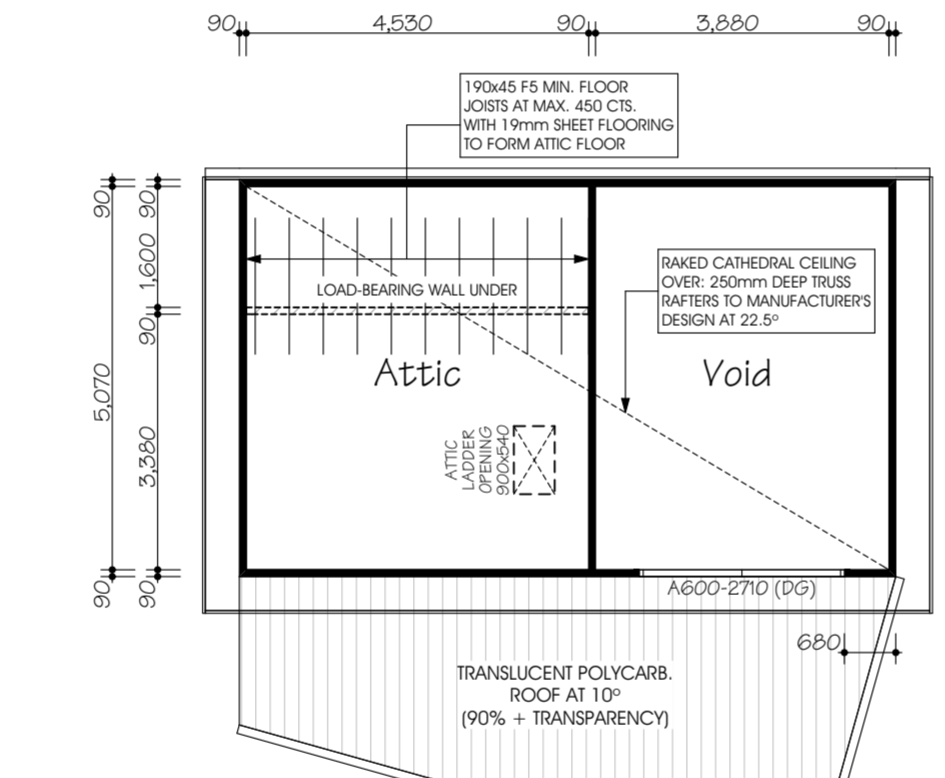
THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL "ANT CAPS" TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

BUSHFIRE AREAS

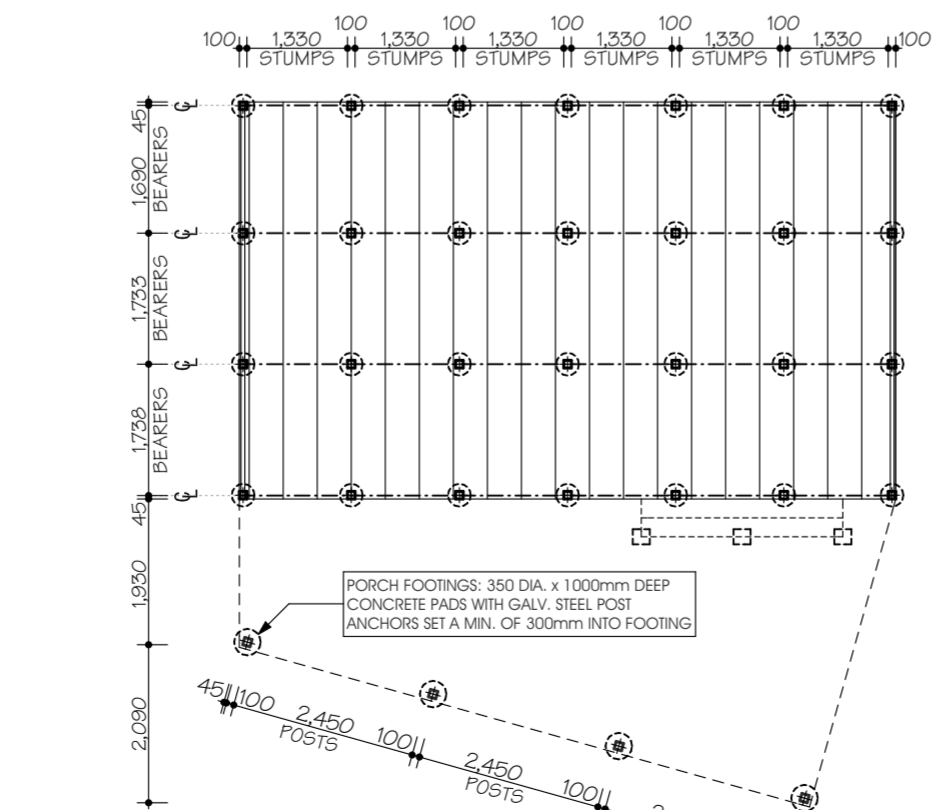
DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH PART 3.7.4 OF THE BCA & AS 3959



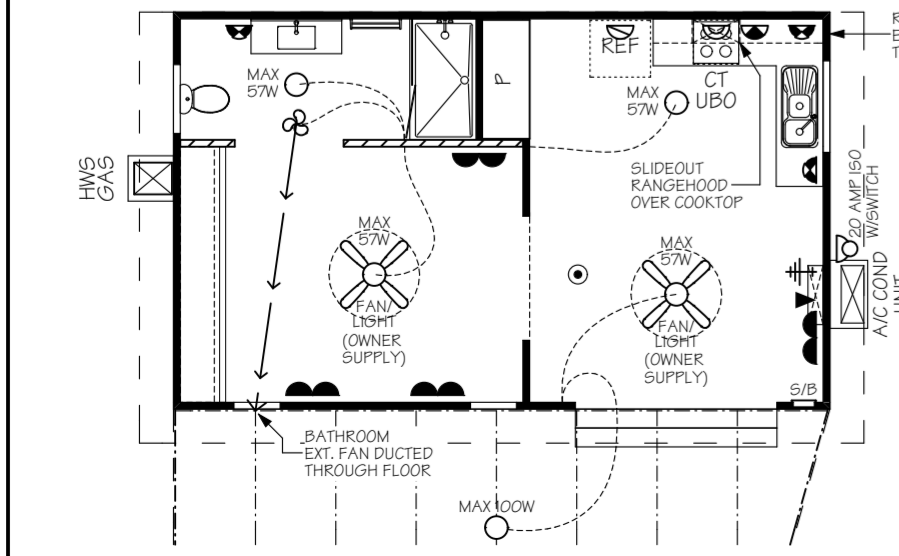
Ground Floor Plan
Scale 1:100



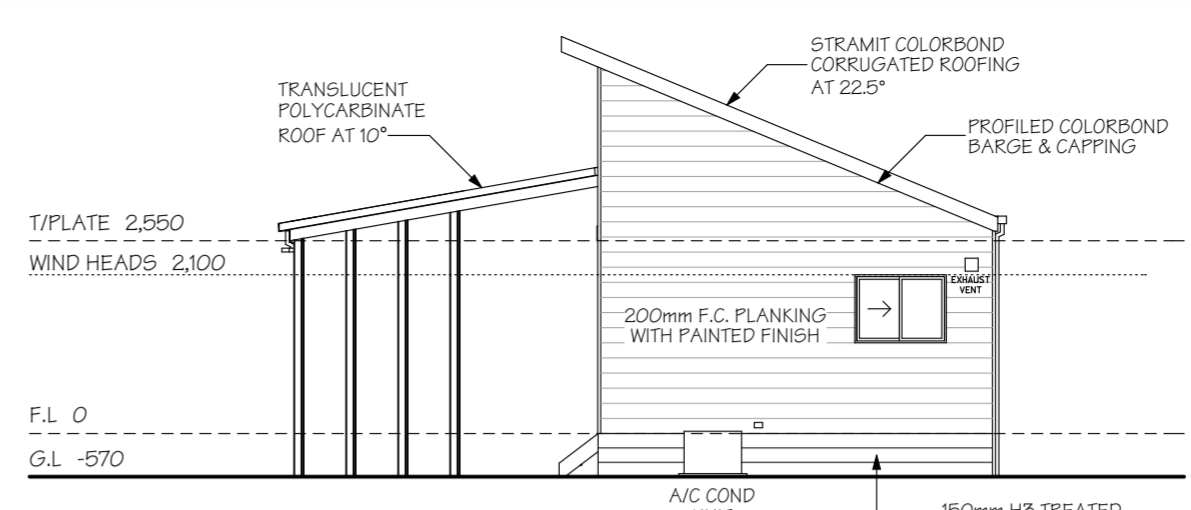
Attic Plan
Scale 1:100



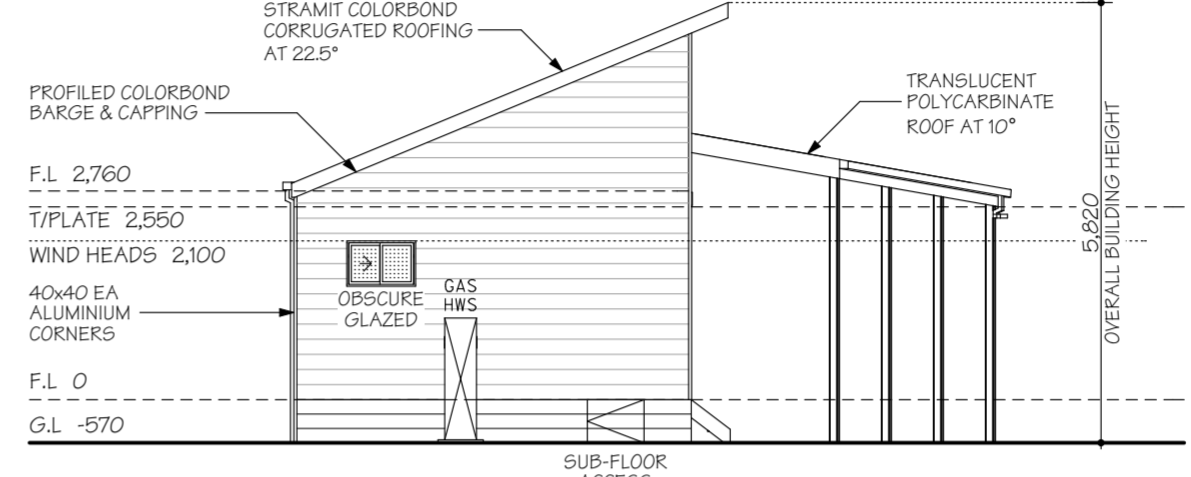
Sub-Floor Plan
Scale 1:100



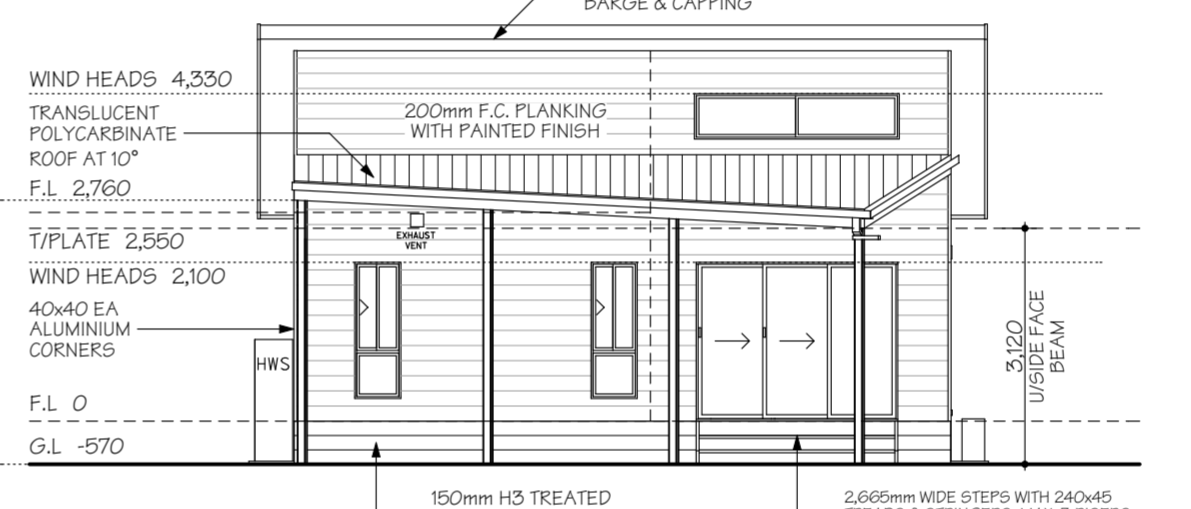
Electrical Plan
Scale 1:100



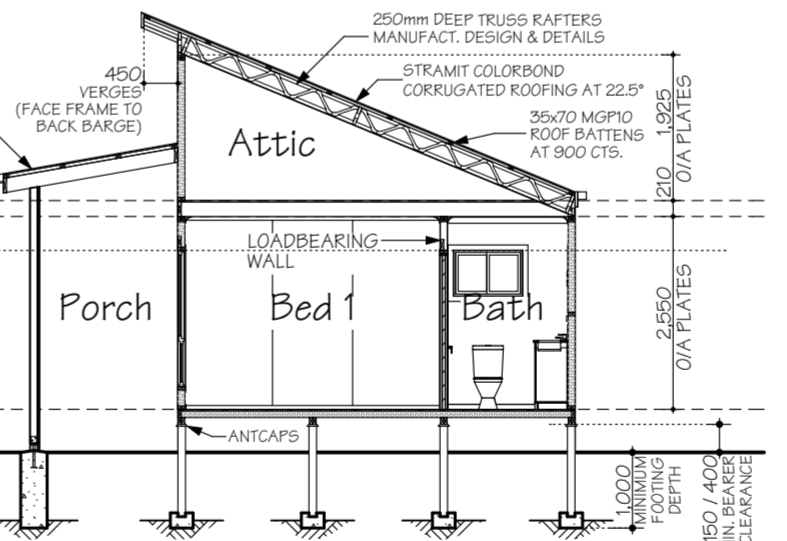
Elevation A



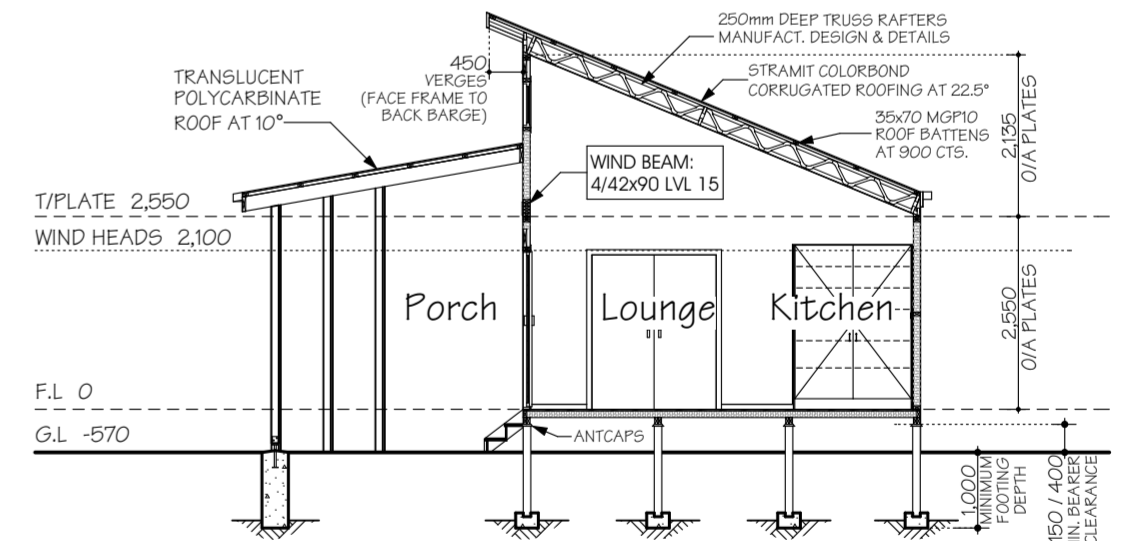
Elevation B



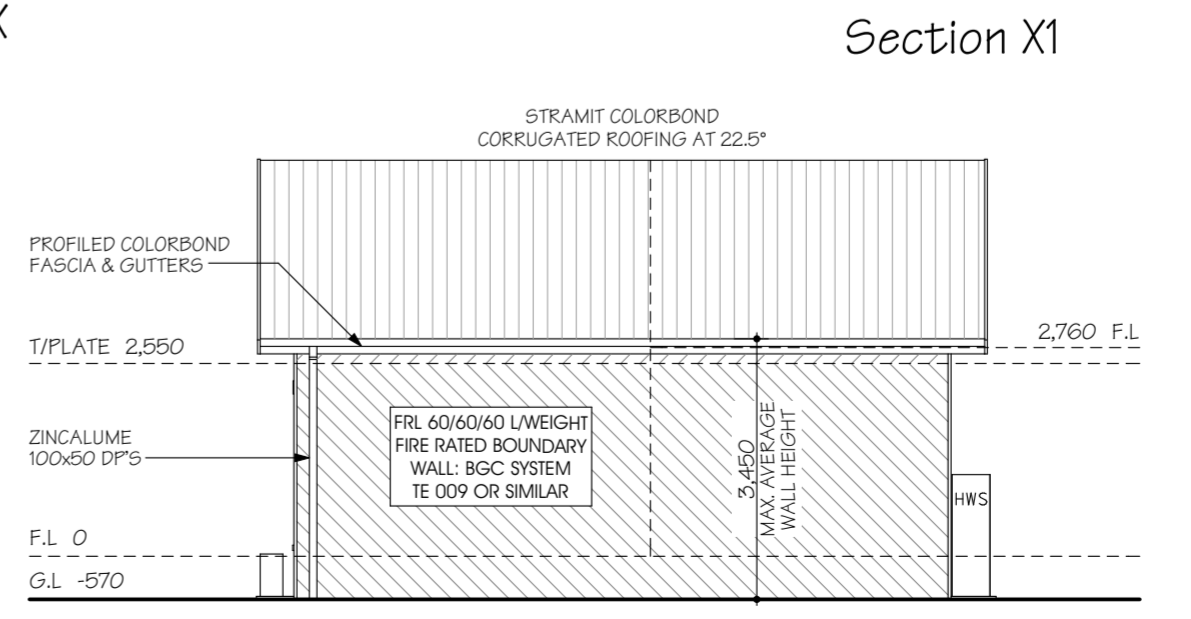
Elevation C



Section X-X



Section X1



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- 2.1 UNDERFLOOR Batts (75mm)

* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SLED TYPE & POLY WEAVE BACKED WITH AN AVERAGE REFLECTANCE VALUE OF 0.9 OUTER & 0.9 INNER. 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.

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 / 3.9.5

ROOF TRUSSES (WHERE USED) TO HAVE A MAXIMUM SPACING OF 900mm

WINDOW GLAZING CODES:

- (OB) OBSCURE GLASS
- (TL) TRANSLUCENT GLASS
- (DG) DOUBLE GLAZED

ROOF ACCESS (WHERE APPLICABLE)

SMOKE DETECTOR (DIRECT WIRED)

DOWNPIPE (STORMWATER CONNECTED)

DOWNPIPE (WATER TANK CONNECTED)

Callen Bray
Building Design & Drafting
Residential - Commercial - Industrial
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Registered Building Practitioner: DP-AD 36987

Proposed DPU,
At: No. 17 Nigella Drive, Point Cook, VIC, 3030
For: Van Vamenta

8.68m x 5.25m
1 Bedroom
Sheet No: 1
Issue: 25/08/17
Rev: 4

Building Fabric R-Values

Roof Construction

- Climate Zone 6: Upward Heat Flow
- Unventilated Roof Space
- 0.90 Solar Absorbance (Dark Grey)
- Min R-Value to be achieved R- 5.1

1. Outdoor Air Film (7 m/s)	R- 0.04
2. Metal Roof Cladding	R- 0.00
3. Poly Backed Ref. Foil Ins. (Ref. side down)	R- 0.00
4. Reflective Roof Airspace (as per B.C.A 3.12.1.2)	R- 0.55
5. Ceiling Insulation Batts (210mm)	R- 5.00
6. Plasterboard Ceiling	R- 0.06
7. Inside Air Film (Still Air)	R- 0.11
Total	R- 5.8

Wall Construction

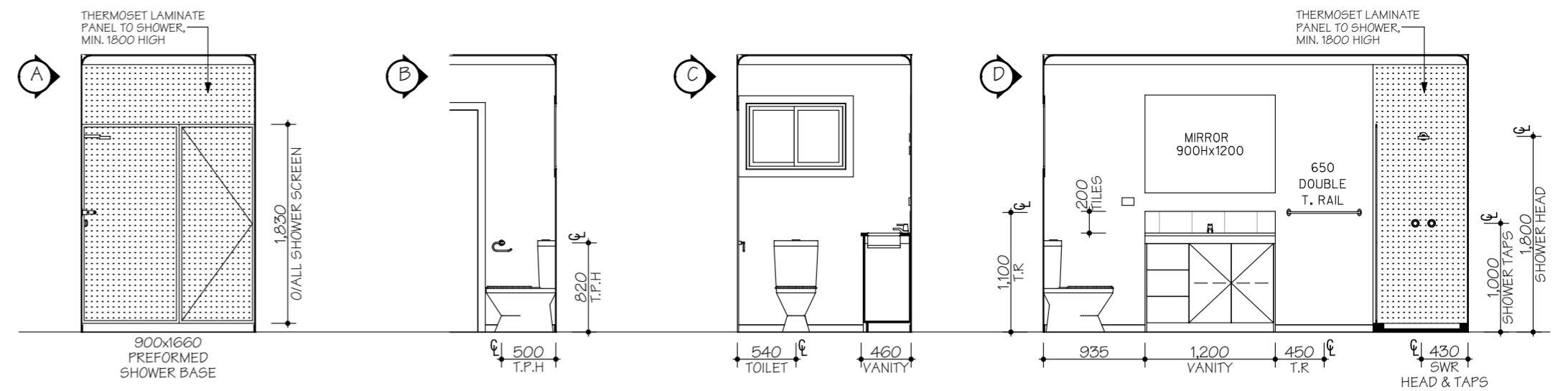
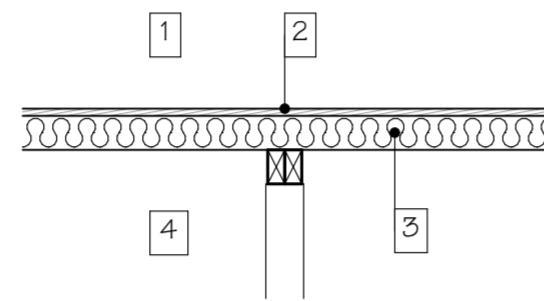
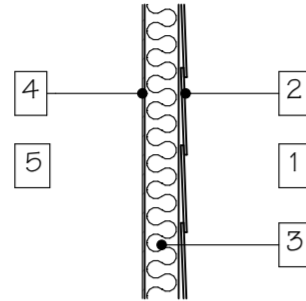
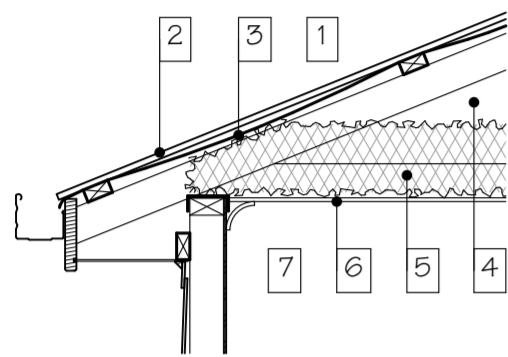
- Climate Zone 6
- Min R-Value to be achieved R- 2.8

1. Outdoor Air Film (7 m/s)	R- 0.04
2. F.C. Plank Cladding	R- 0.09
3. Wall Insulation Batts (90mm)	R- 2.50
4. Plasterboard (10mm)	R- 0.06
5. Inside Air Film (Still Air)	R- 0.12
Total	R- 2.8

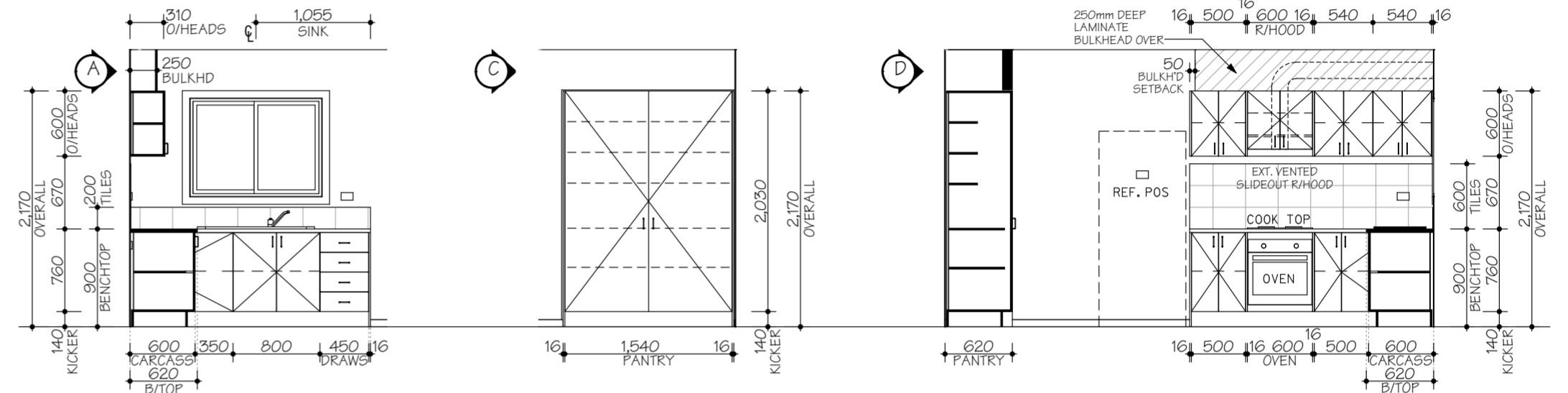
Floor Construction

- Climate Zone 6: Downward Heat Flow
- Unenclosed Sub-Floor
- Min R-Value to be achieved R- 2.25

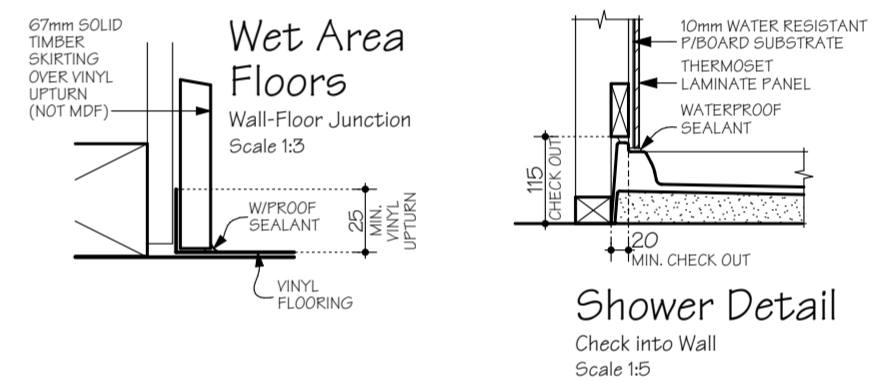
1. Inside Air Film (Still Air)	R- 0.16
2. Particleboard Flooring (19mm)	R- 0.15
3. Underfloor Insulation Batts (75mm)	R- 2.10
4. Outdoor Air Film (7 m/s)	R- 0.04
Total	R- 2.5



Internal Elevations- Bathroom Scale 1:50



Kitchen



Fire-Rated Wall Detail Wall-Floor Junction Scale 1:20

Orientation

(Refer to Site Plan)

Glazing Calculations

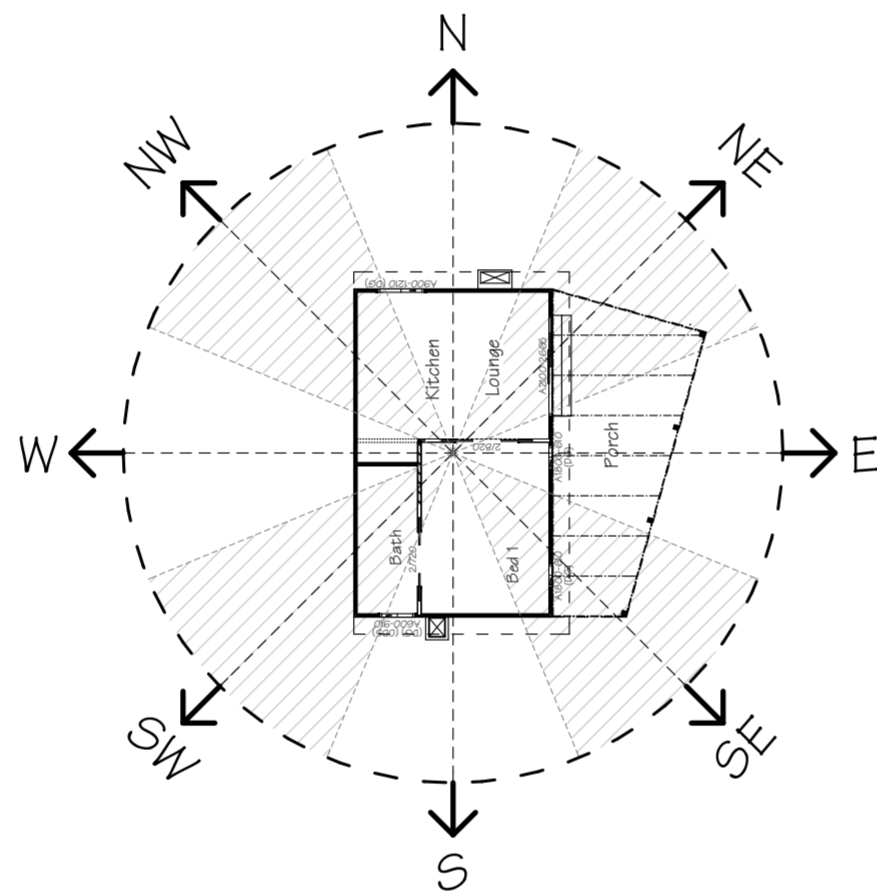
Climate Zone: 6
Standard Air Movement

Windows 1-5: "Accent Windows"
Aluminium Framed, Double Glazed, Sliding Windows.
(3mm Clear / 10mm Air Gap / 3mm Clear)

SHGC: 0.64
Total U-Value: 4.1

Windows 6: "Accent Windows"
Aluminium Framed, Single Glazed, Sliding Door.
(5mm Clear)

SHGC: 0.71
Total U-Value: 6.2



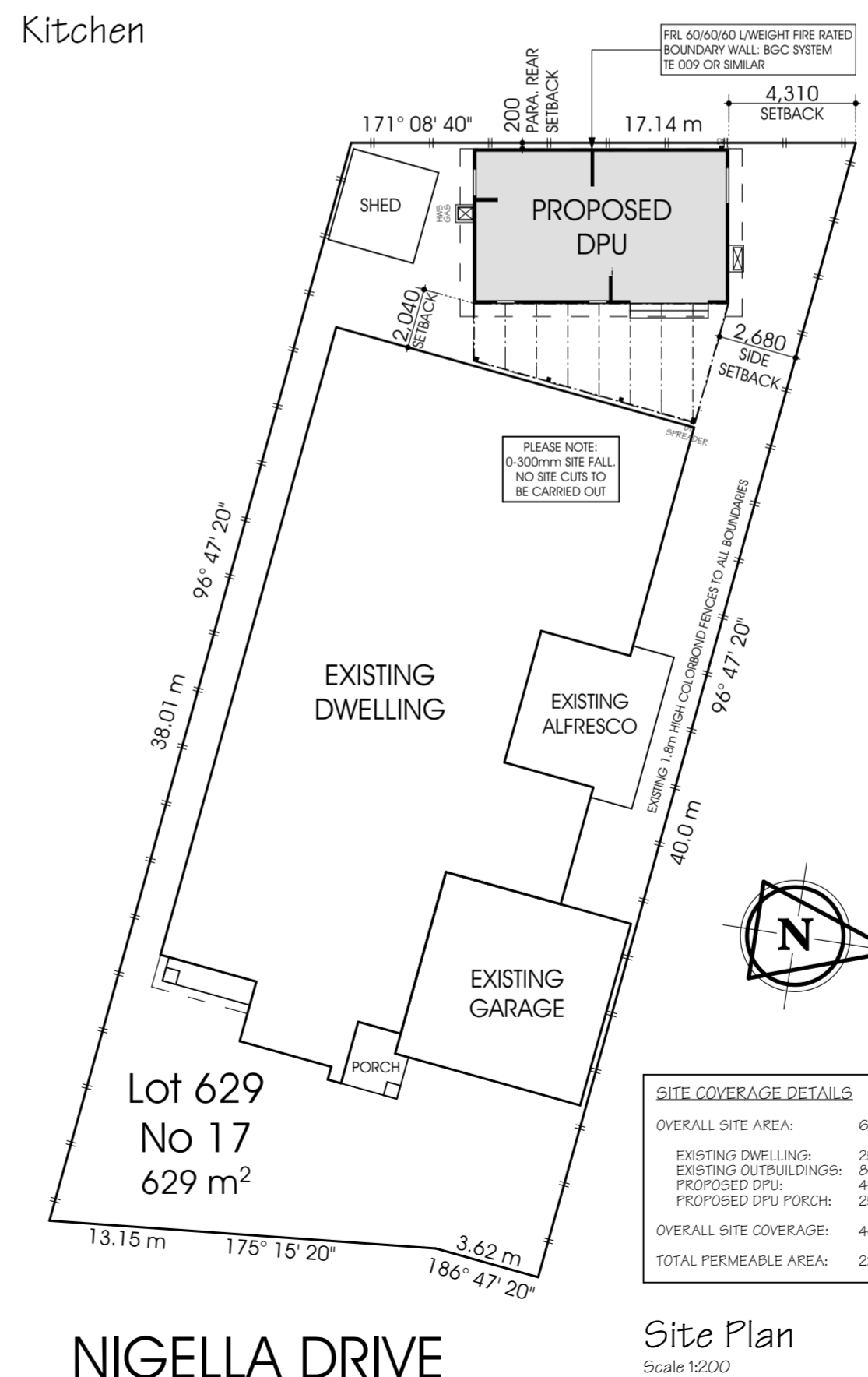
I/WE
ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFERRED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE 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:

NCC VOLUME TWO GLAZING CALCULATOR (first issued with NCC 2014)

Building name/description Proposed DPU 8.68m x 5.25m	Climate zone 6	C _u 5.776	C _{spec} 0.138
Storey 1	Floor Construction Standard	C _u (only) 5.8	C _{spec} x Area 6.3
Area of storey 46m²	Area of glazing 11.2m² (24% of area of storey)	Wall insulation option chosen for 3.12.1.4 No wall insulation concession used	

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS	SHADING										CALCULATION DATA				CALCULATED OUTCOMES			
	Glazing element	Orientation	Size			Performance		P&H or device			Exposure		Size		Conductance - FAILED		Solar heat gain - FAILED	
ID	Description (optional)	Facing sector	Height (m)	Width (m)	Area (m ²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P	H	PIH	Es	Area used (m ²)	U x area / winter access	Element share of % of allowance used	SHGC x Es x area	Element share of % of allowance used		
1	Kitchen	N	0.90	1.21	4.10	0.64	0.45	2.00	0.11	0.63	1.09	0.74	8% of 165%	0.4	6% of 117%			
2	Bed 1	E	1.80	0.61	4.10	0.64	0.45	4.75	0.05	1.06	1.10	0.74	8% of 165%	0.7	10% of 117%			
3	Bed 1	E	1.80	0.61	4.10	0.64	0.45	4.75	0.05	1.06	1.10	0.74	8% of 165%	0.7	10% of 117%			
4	Bathroom	S	0.60	0.91	4.10	0.64	0.45	1.65	0.14	0.47	0.55	0.37	4% of 165%	0.2	2% of 117%			
5	Lounge	E	0.60	2.71	4.10	0.64	0.45	1.32	0.17	0.91	1.63	1.10	12% of 165%	0.9	13% of 117%			
6	Lounge	E	2.10	2.71	4.10	0.71	0.45	5.05	0.04	1.06	5.70	5.84	61% of 165%	4.3	59% of 117%			

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR
The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.



SITE COVERAGE DETAILS

OVERALL SITE AREA:	629 m ²
EXISTING DWELLING:	252 m ²
EXISTING OUTBUILDINGS:	80.2 m ²
PROPOSED DPU:	45.5 m ² (+18%)
PROPOSED DPU PORCH:	25 m ²
OVERALL SITE COVERAGE:	403 m ² (64%)
TOTAL PERMEABLE AREA:	226 m ² (36%)

Callen Bray
Building Design & Drafting
Residential - Commercial - Industrial
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Registered Building Practitioner: DP-AD 36967

Proposed DPU,
At: No. 17 Nigella Drive, Point Cook, VIC, 3030
For: Van Vamenta

8.68m x 5.25m
1 Bedroom
Sheet No: 2
Issue: 25/08/17
Rev: 4