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 M)	2,200mm - 2,600

NOTE: FOOTINGS MUST ALSO BE FOUNDED OF 1,000mm INTO HIGHLY WEATHERED BEDROCK OR COMPETENT ROCK AS PER LANDSLIP RISK ASSESMENT REPORT, WITH A BEARING CAPACITY OF 400 kPa

STUMPS

- 100x100 MIN. TIMBER STUMPS OF A DURABILITY CLASS 1 OR 2 OR H5 TREATED WITH A MIN. STRESS GRADE OF F4

BEARERS

- 2/140x42 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2,900mm

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 1500mm 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:
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
- LED DOWNLIGHT
- EXHAUST FAN (SELF SEALING)
- SMOKE DETECTOR (DIRECT WIRED)
- S/B - INTERNAL SWITCH BOARD
- T.V. POINT AT 200

SPF	DPF	HEIGHT	SPF	DPF	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

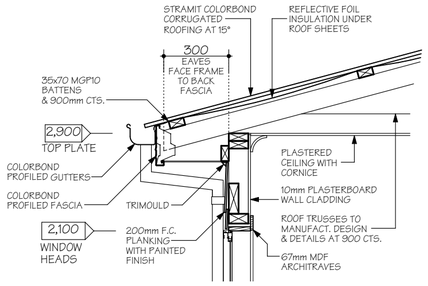
DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH PART 3.7.4 OF THE BCA & AS 3959

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

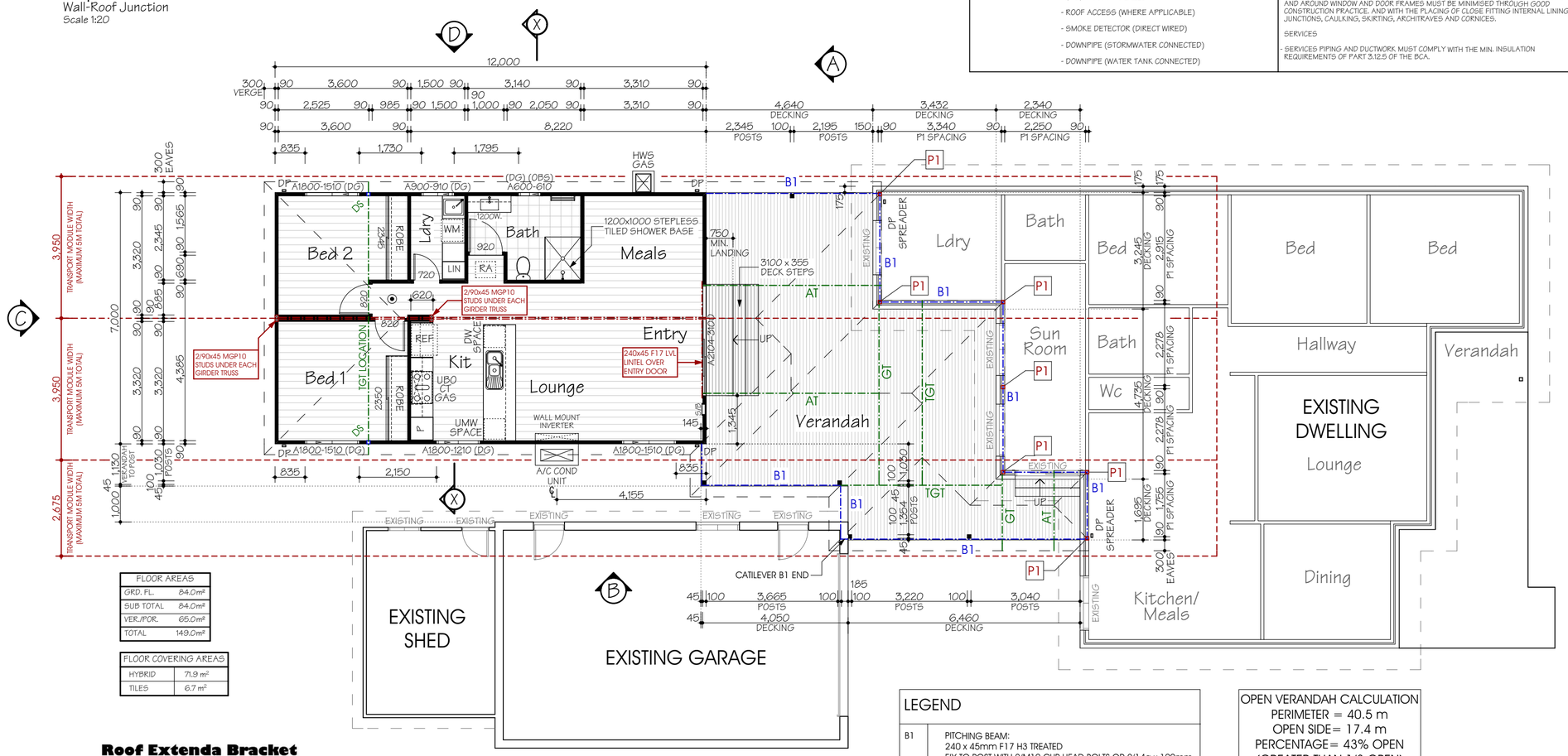
NOTES: - DIMENSIONS TAKEN FROM FRAME - SPLASHBACK TILES: 200x200 - WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm - POWERPOINT LOCATION



Typical Eave

Wall-Roof Junction

Scale 1:20



Floor Plan

Scale 1:100

FLOOR AREAS	
GRD. FL.	84.0m²
SUB TOTAL	84.0m²
VER./POR.	65.0m²
TOTAL	149.0m²

FLOOR COVERING AREAS	
HYBRID	71.9 m²
TILES	6.7 m²

LEGEND

B1	PITCHING BEAM: 240 x 45mm F17 H3 TREATED FIX TO POST WITH 2/M10 CUP HEAD BOLTS OR 2/14g x 100mm LONG TYPE 17 BUGLE HEAD SCREWS
P1	GALV. STEEL "ROOF EXTENDA" BRACKETS WITH WEATHER SEAL INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS. - FIX TO EXISTING TOP PLATE WITH 2/M10 COACH SCREWS & SIDE OF RAFTER WITH MIN. 2/M12 GALV. STEEL BOLTS - FIX TO BEAM WITH 2/M10 COACH SCREWS IN BOTTOM HOLES & 2/M10 GALV. STEEL BOLTS TO TOP HOLES
DS	DOUBLE STUDS: 2/90 x 35 MGP10 MIN.

OPEN VERANDAH CALCULATION
PERIMETER = 40.5 m
OPEN SIDE= 17.4 m
PERCENTAGE= 43% OPEN
(GREATER THAN 1/3 OPEN)

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
- ROOF ACCESS (WHERE APPLICABLE)
- SMOKE DETECTOR (DIRECT WIRED)
- DOWNPIPE (STORMWATER CONNECTED)
- DOWNPIPE (WATER TANK CONNECTED)

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 & 'FOIL' 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

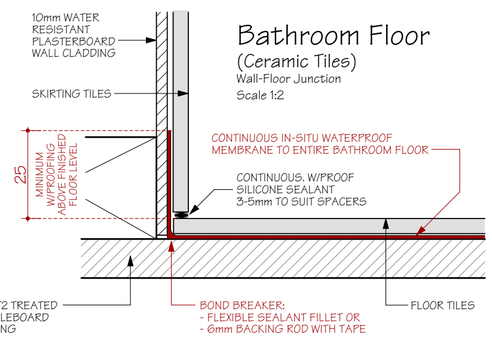
- EXTERNAL GLAZING IS SUBJECT TO BUILDING ORIENTATION; REFER TO ATTACHED GLAZING CALCULATION FOR SPECIFIC BUILDING ORIENTATION

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.



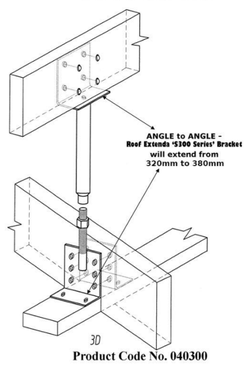
Bathroom Floor

(Ceramic Tiles)

Wall-Floor Junction

Scale 1:2

Roof Extenda Bracket 'S300 Series'



Detail 1

NTS

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 DPU,

At: Lot 1445, No. 97 Glasgow Avenue Reservoir, VIC 3073

For: Betnale Pty. Ltd.

7m x 12m
2 Bedroom

Sheet No: 1
Issue: 1/03/21
Rev: 3

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 M)	2,200mm - 2,600

NOTE: FOOTINGS MUST ALSO BE FOUNDED OF 1,000mm INTO HIGHLY WEATHERED BEDROCK OR COMPETENT ROCK AS PER LANDSLIP RISK ASSESMENT REPORT, WITH A BEARING CAPACITY OF 400 kPa

STUMPS

- 100x100 MIN. TIMBER STUMPS OF A DURABILITY CLASS 1 OR 2 OR H5 TREATED WITH A MIN. STRESS GRADE OF F4

BEARERS

- 2/140x42 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2,900mm

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 1800mm

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

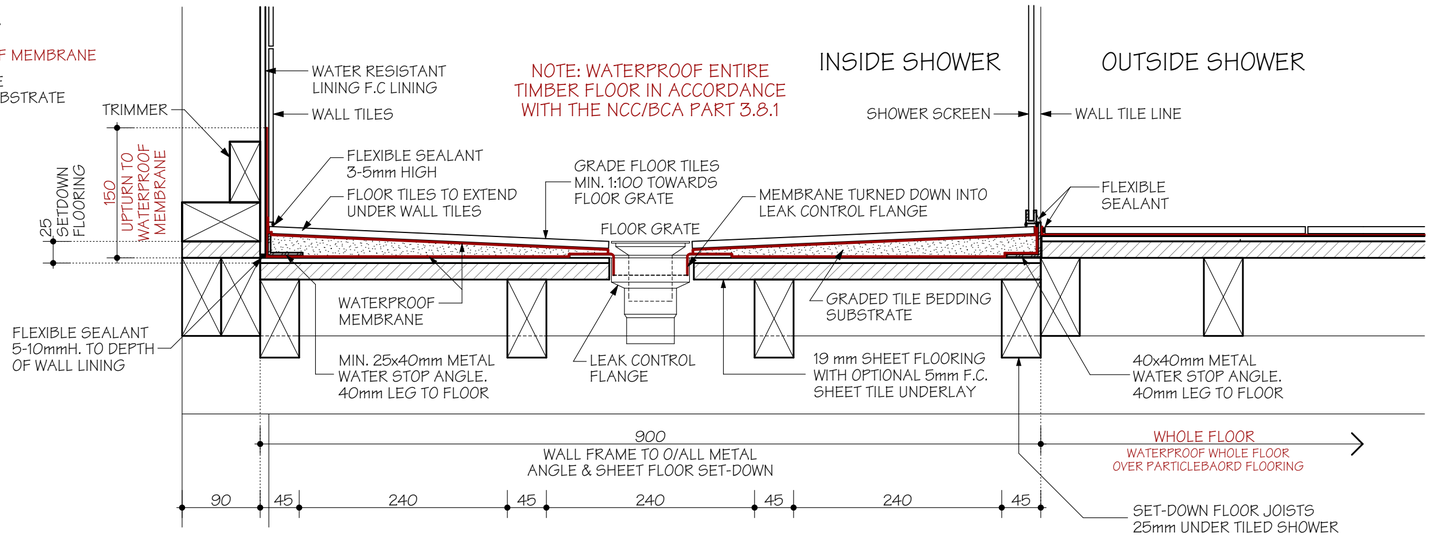
WATER PIPE LOCATIONS						FITTING LOCATIONS	
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	ITEM	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650	PAPER HOLDER	820
2	BIDET	250	7	DW	500	TOWEL RAIL	1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING	820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER	1000 NOMINAL
5	BASIN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

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

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

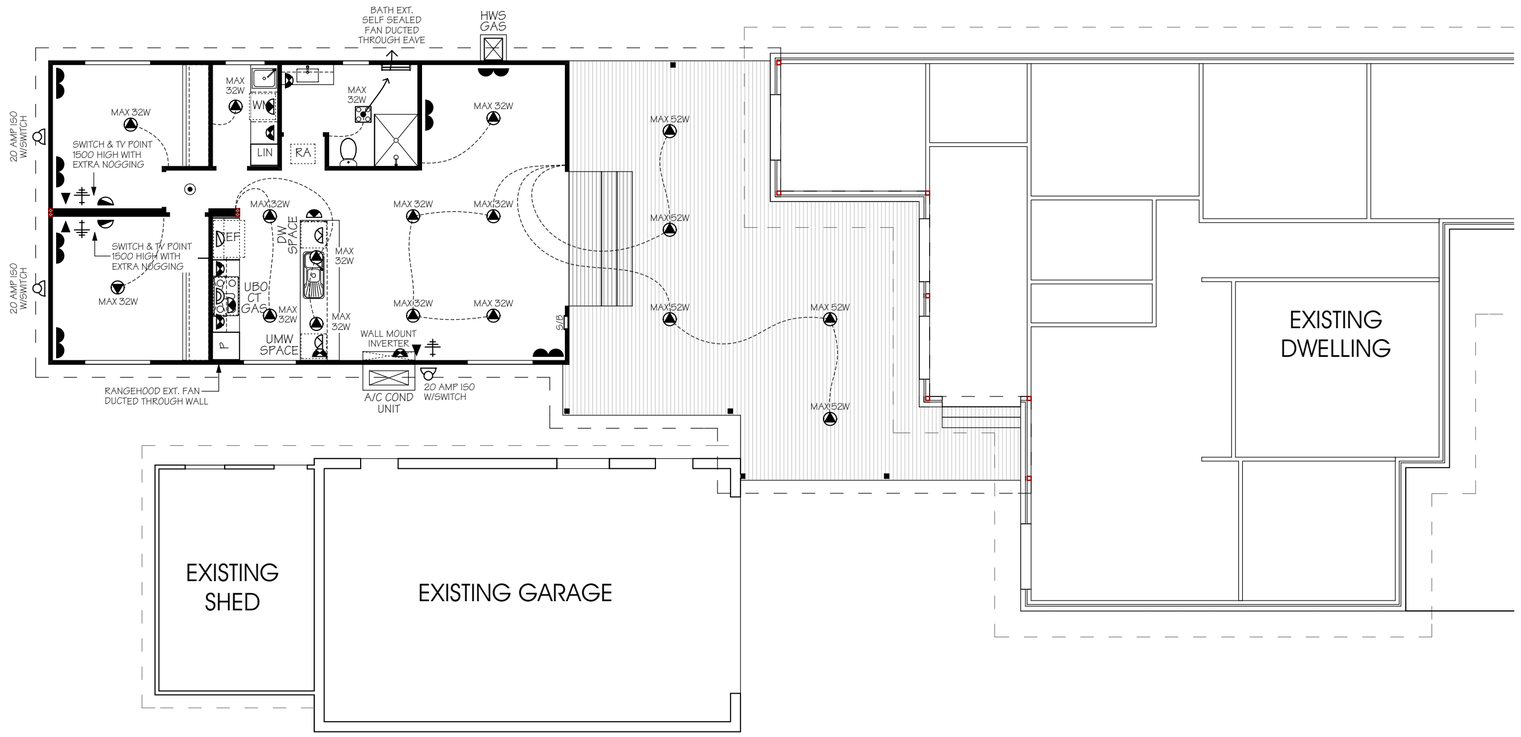
LEGEND:-

- WATERPROOF MEMBRANE
- GRADED TILE BEDDING SUBSTRATE



900mm TILED SHOWER BASE.

SCALE 1:5



Electrical Plan

Scale 1:100

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.
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- STEPS: TREAD- 250mm MIN, RISER- 190mm MAX.
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  - AT LANDING- 1000mm (MIN) HIGH
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At: Lot 1445, No. 97 Glasgow Avenue Reservoir, VIC 3073

For: Betnale Pty. Ltd.

7m x 12m
2 Bedroom

Sheet No: 2
Issue: 1/03/21
Rev: 3

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 M)	2,200mm - 2,600

NOTE: FOOTINGS MUST ALSO BE FOUNDED OF 1,000mm INTO HIGHLY WEATHERED BEDROCK OR COMPETENT ROCK AS PER LANDSLIP RISK ASSESMENT REPORT, WITH A BEARING CAPACITY OF 400 kPa

STUMPS

- 100x100 MIN. TIMBER STUMPS OF A DURABILITY CLASS 1 OR 2 OR H5 TREATED WITH A MIN. STRESS GRADE OF F4

BEARERS

- 2/140x42 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2,900mm

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:
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)
- LED DOWNLIGHT
- EXHAUST FAN (SELF SEALING)
- INTERNAL SWITCH BOARD
- PHONE POINT AT 200/1000
- SMOKE DETECTOR (DIRECT WIRED)
- 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

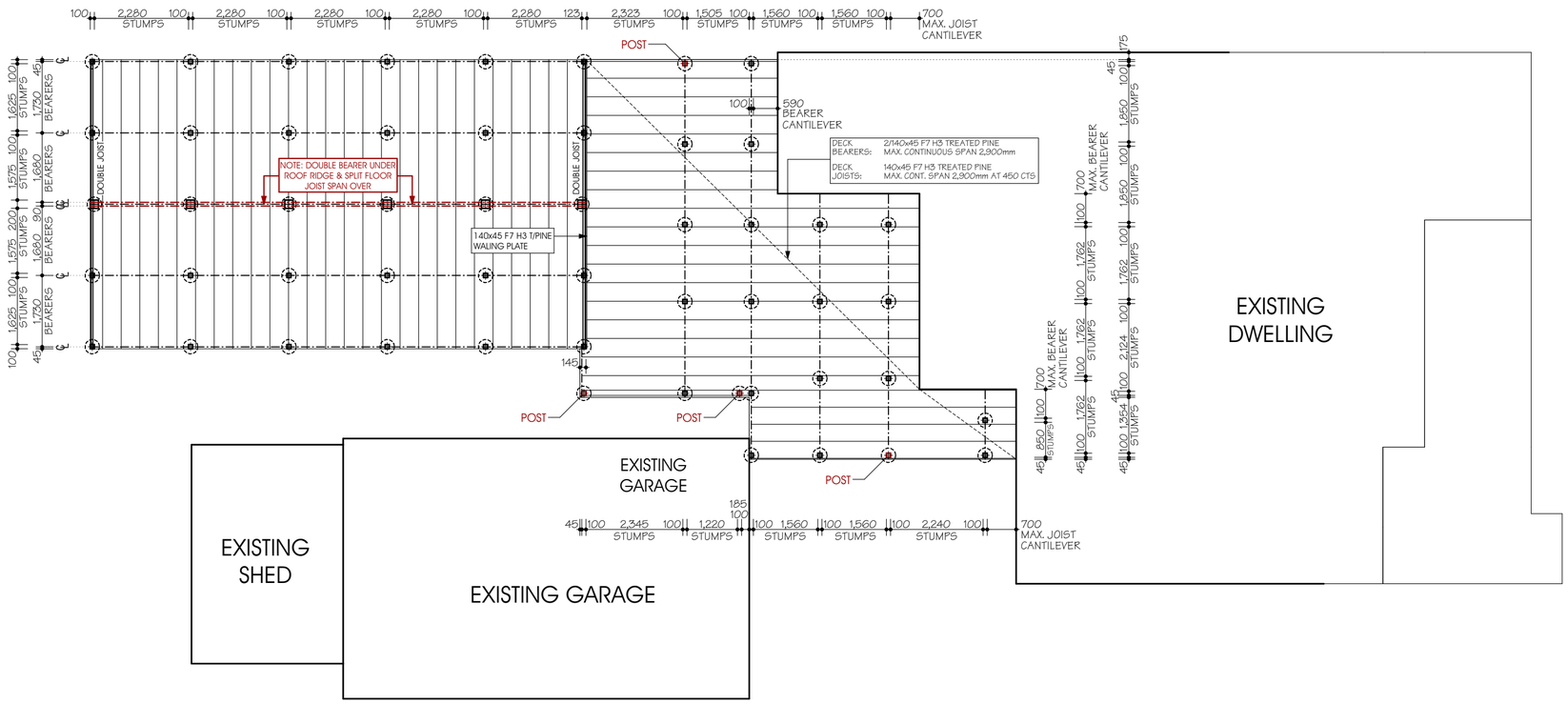
DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH PART 3.7.4 OF THE BCA & AS 3959

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



Sub-Floor Plan

Scale 1:100

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- 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:
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- 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
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- (DG) DOUBLE GLAZED

- ROOF ACCESS (WHERE APPLICABLE)

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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.
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SERVICES

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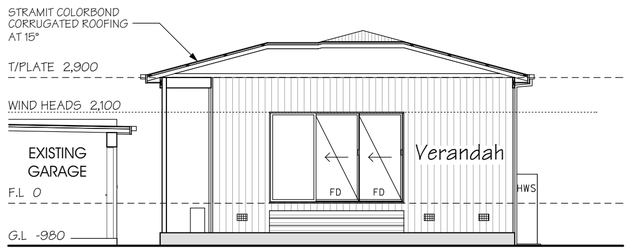
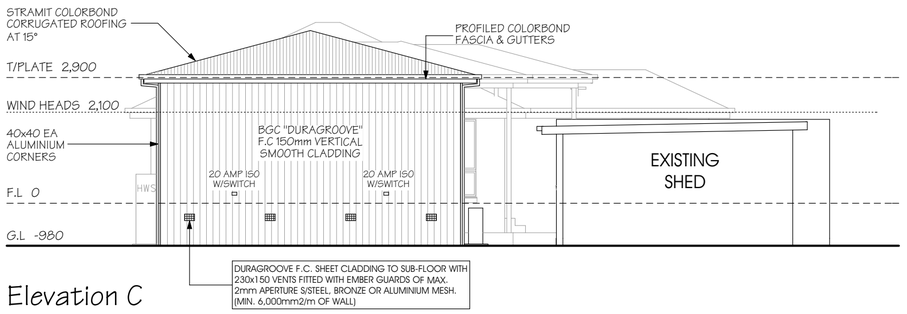


Elevation A



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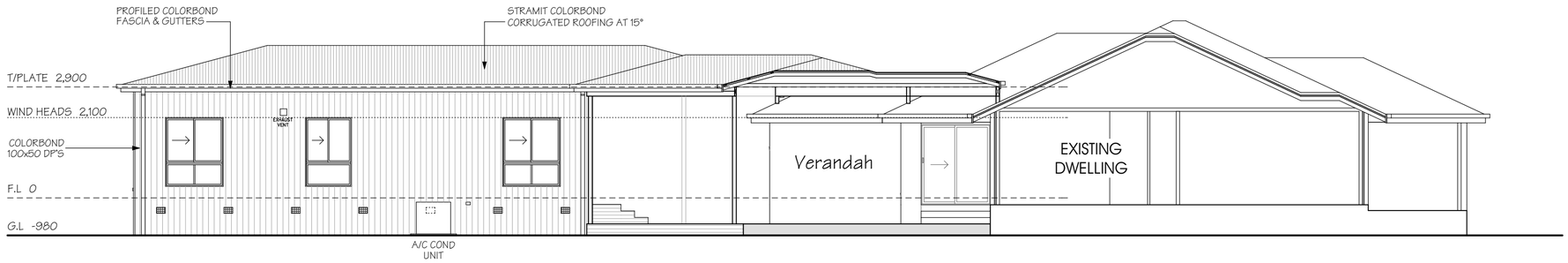

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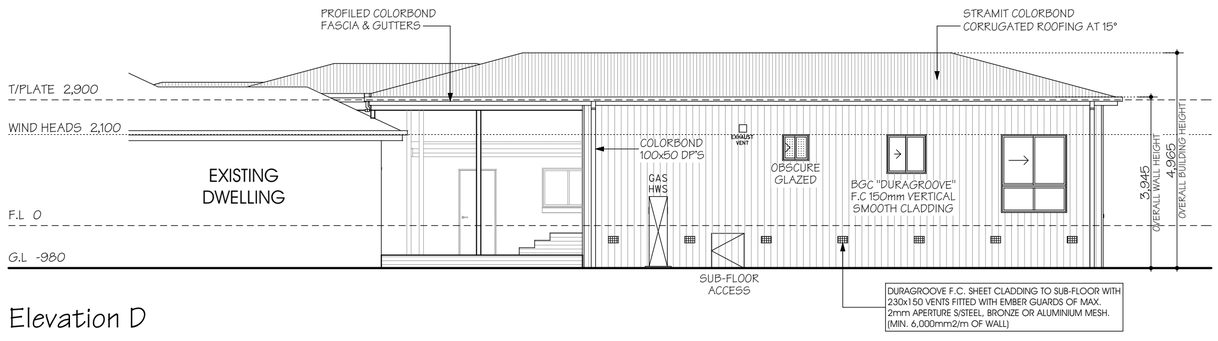

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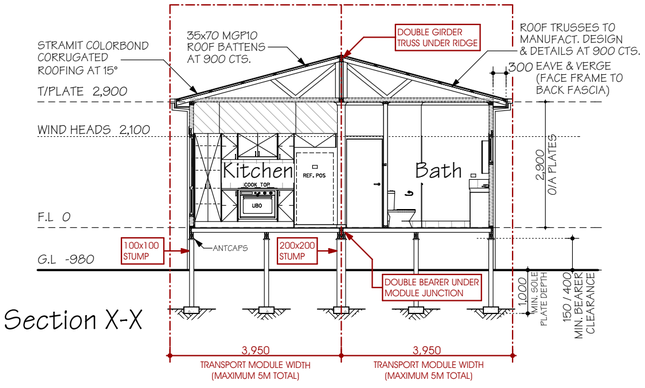

Section X-X

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For: Betnale Pty. Ltd.

7m x 12m
2 Bedroom

Sheet No: 4
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Building Fabric R-Values

Roof Construction

- Climate Zone 6: Upward Heat Flow
- Unventilated Roof Space
- 0.90 Solar Absorptance (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

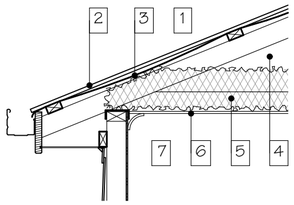
- Climate Zone 6
- Min R-Value to be achieved R- 2.8

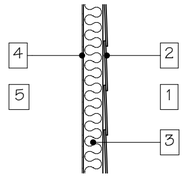
1.	Outdoor Air Film (7 m/s)	R- 0.04
2.	F.C. Plank Cladding	R- 0.09
3.	Wall Insulation Batts (90mm)	R- 2.50
4.	Plasterboard (10mm)	R- 0.06
5.	Inside Air Film (Still Air)	R- 0.12
	Total	R- 2.8

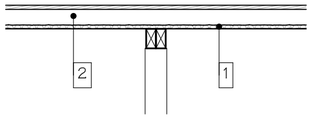
Floor Construction

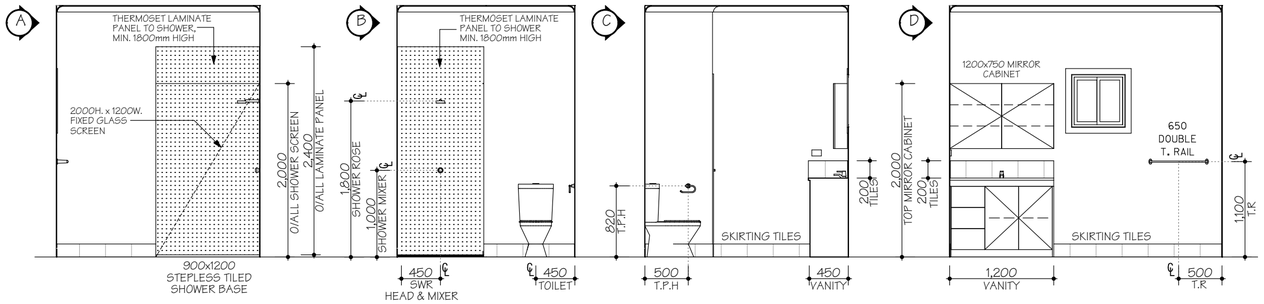
- Climate Zone 6: Downward Heat Flow
- Enclosed Sub-Floor
- Min R-Value to be achieved R- 2.25

1.	"Sancell Breeze" Reflective Foil Insuation (4mm)	R- 0.10
2.	Sealed Reflective Airspace (90mm) (As per Sancell Products Specs.)	R- 2.80
	Total	R- 2.9

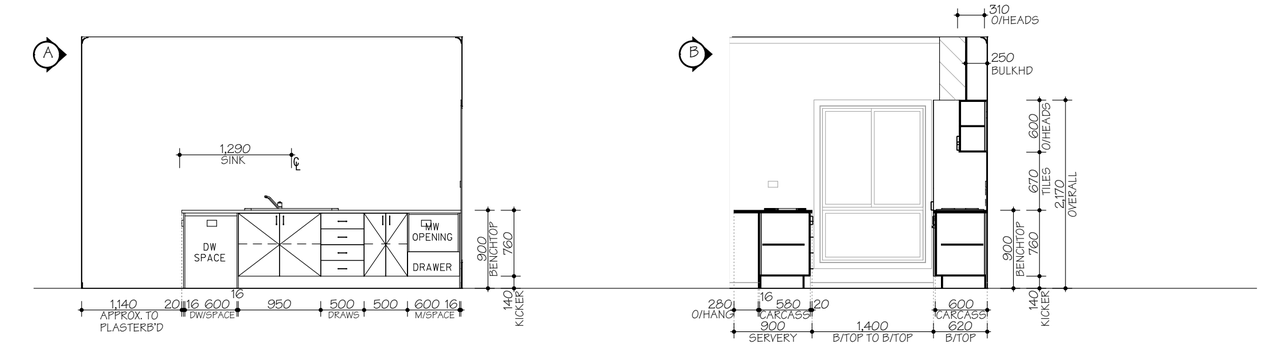




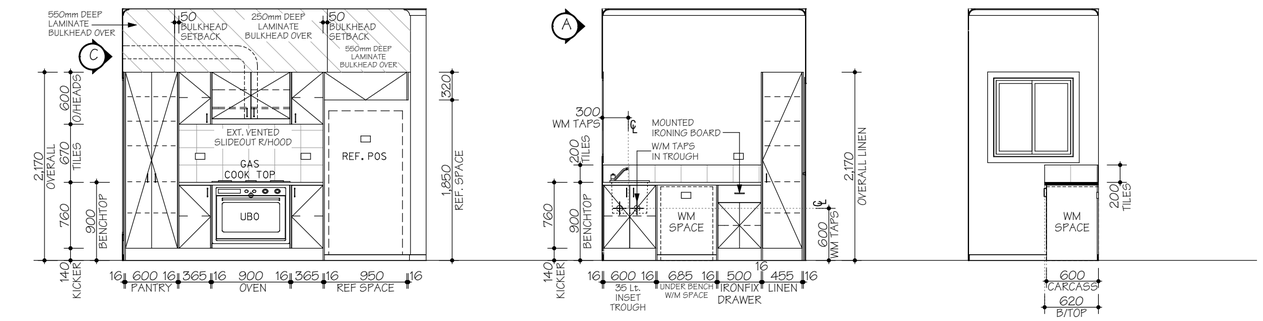




Internal Elevations- Bathroom Scale 1:50



Kitchen

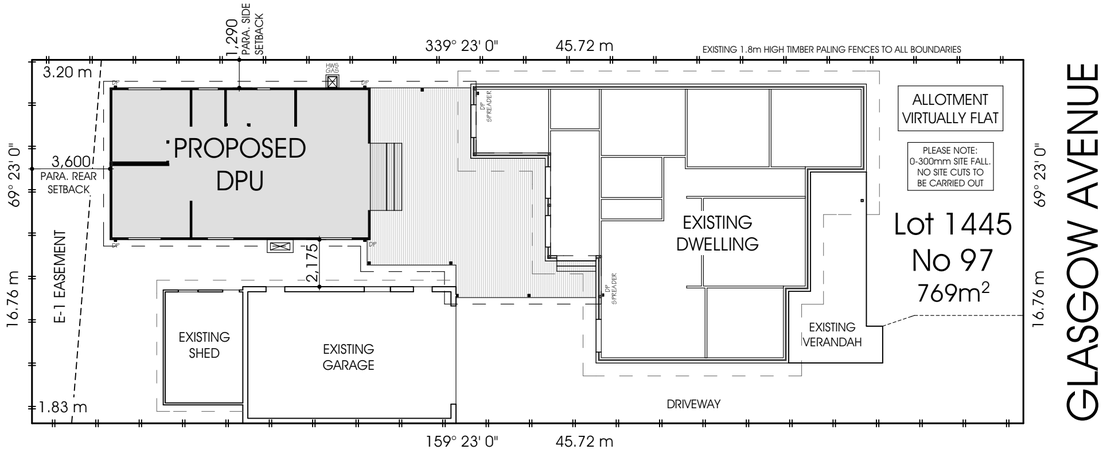


Kitchen

Laundry

SITE COVERAGE DETAILS

OVERALL SITE AREA:	769 m²
EXISTING DWELLING:	208 m²
EXISTING CLASS 10:	89 m²
PROPOSED DPU:	84 m² (+40%)
PROPOSED DPU DECK:	65 m²
OVERALL SITE COVERAGE:	446 m² (58%)
TOTAL PERMEABLE AREA:	323 m² (42%)



Site Plan

Scale 1:200

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
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Proposed DPU,

At: Lot 1445, No. 97 Glasgow Avenue
Reservoir, VIC 3073

For: Betnale Pty. Ltd.

7m x 12m
2 Bedroom

Sheet No: 5
Issue: 1/03/21
Rev: 3