

### SPECIFICATION

#### FOOTINGS

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

#### MIN. SOLE PLATE FOUNDING DEPTHS:

IN ACCORDANCE WITH AS 2870

SITE CLASSIFICATION	MIN. DEPTH
A, S, M	500mm
M-D	800mm
H	1000mm

NOTE: SOLE PLATES MUST ALSO BE FOUND ON 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

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

#### BEARERS

ROOF LOAD WIDTH- MAX. 4655mm  
FLOOR LOAD WIDTH- 1725mm INTERNALLY  
- 1825mm MAX. ON EXT. WALLS

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

#### MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION NOT REQUIRED: 150mm  
REQUIRED: 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 SPAN OF 1800mm  
MAX. SINGLE SPAN OF 1300mm OR

- 90x45 F5 FLOOR JOISTS AT MAX. 450 CENTRES WITH A MAX. CONTINUOUS SPAN 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
BELAN CYPRESS (WHITE)	BLACKPITT KAILA (MERBAU)
IRONBARK	SPOTTED GUM
TALLOWOOD	WESTERN RED CEDAR
TURPENTINE	RIVER RED GUM
YELLOW CEDAR	BALAU
NORTHERN BOX	TEAK

#### WALL FRAMES

- COMMON STUDS: 90x25 F5 AT 600 CTS.  
- TOP/BOTTOM FLATES: 45x90 F5  
- NOGGINGS: 90x36 AT 1275 CTS.  
- JAMB STUDS: 90x25 F5  
- OPENING: 90 - 900: 2/90x25 F5  
- OPENING: 900 - 2600: 3/90x25 F5  
- OPENING: 2600 - 4300: 3/90x25 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 JOINTS ARE SEALED
- UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
- SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDE)

#### SHOWER CUBICLE:

- 42x42x2mm ALLUMIN. WATERSTOP ANGLE OR VINYL FLOORING STOP 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 TV. ANTENNA CABLING THROUGH BARGE END.

#### ENERGY EFFICIENCY- LIGHTING

- ARTIFICIAL LIGHTING MUST NOT EXCEED: CLASS 1 BUILDINGS- 5 W/m<sup>2</sup> VERANDAH/PORCH- 4W/m<sup>2</sup> PERIMETER LIGHTING- MIN. 40 LUMENS/W IN ACCORDANCE WITH THE B.C.A PART 3.12
- INTERNAL LIGHTING MUST NOT EXCEED: 600 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)
- - INTERNAL SWITCH BOARD
- ⚡ - T.V. POINT AT 200

#### 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 B.C.A & 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 B.C.A & AS 3959

### INTERNAL ELEVATIONS SPECIFICATION

WATER PIPE LOCATIONS			FITTING LOCATIONS		
No.	ITEM	ABOVE FFL	No.	ITEM	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650
2	BIDET	250	7	DW	500
3	BATH	600	8	TROUGH	1085
4	SHOWER	1000/1800	9	WM	600/1275
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

### 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 B.C.A. THIS IS ACHIEVED USING THE (DEEMED TO SATISFY PROVISIONS) OF PART 3.12 OF THE B.C.A. REFER TO ATTACHED REPORT FOR EXPLANATORY INFORMATION & OVERALL R-VALUES OF ROOF, WALL & FLOOR SYSTEMS

### INSULATION VALUES

- ROOF: R- 5.0 BATT (210mm) + REFLECTIVE FOIL INSULATION\*  
- WALLS: R- 2.5 WALL BATT (90mm)  
- FLOOR: R- 2.9 REFLECTIVE FOIL INSULATION (4mm)

\* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SEED TYPE & POLY WEAVE BACKED WITH AN AVERAGE DISTANCE VALUE OF 230 OUTER & 200 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

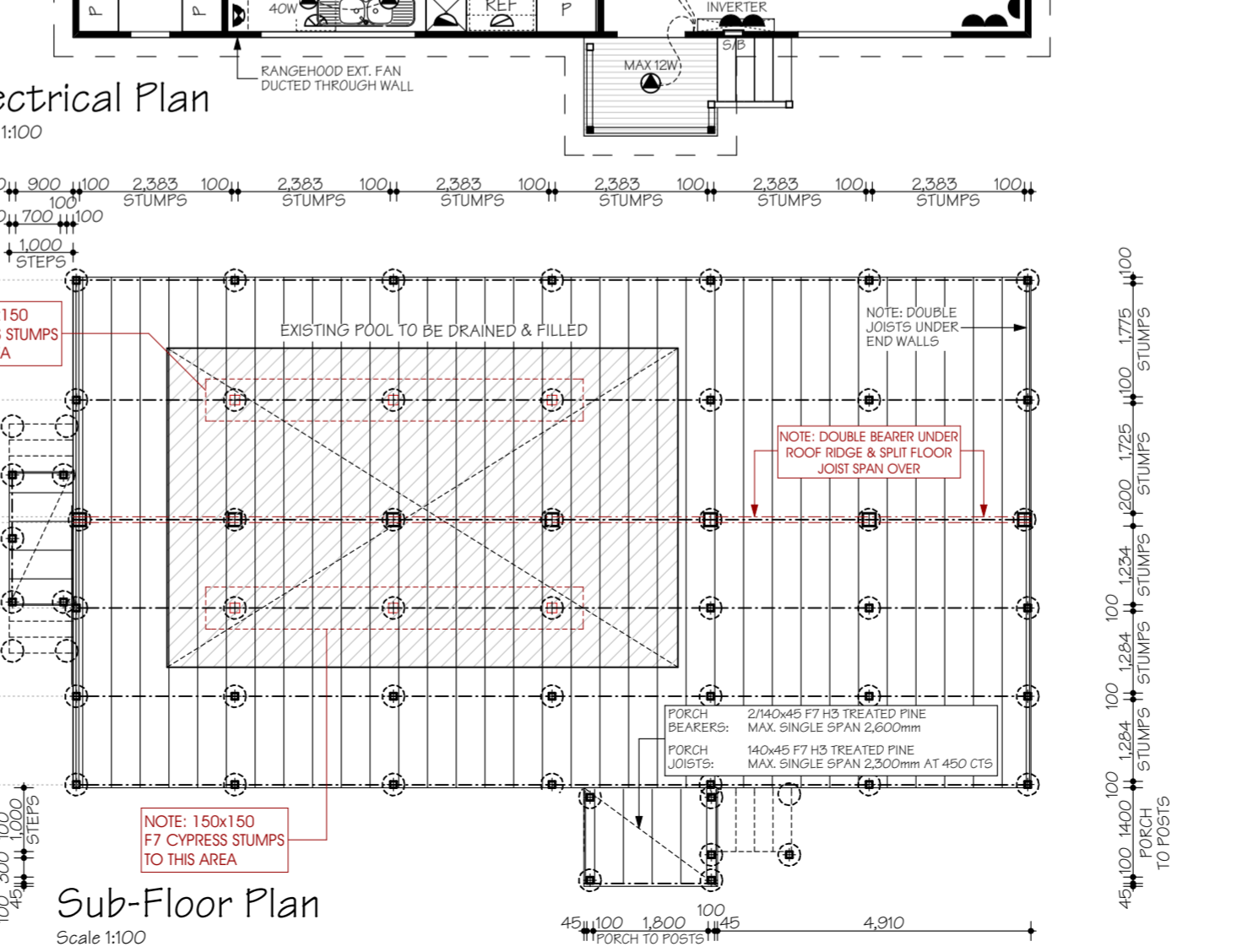
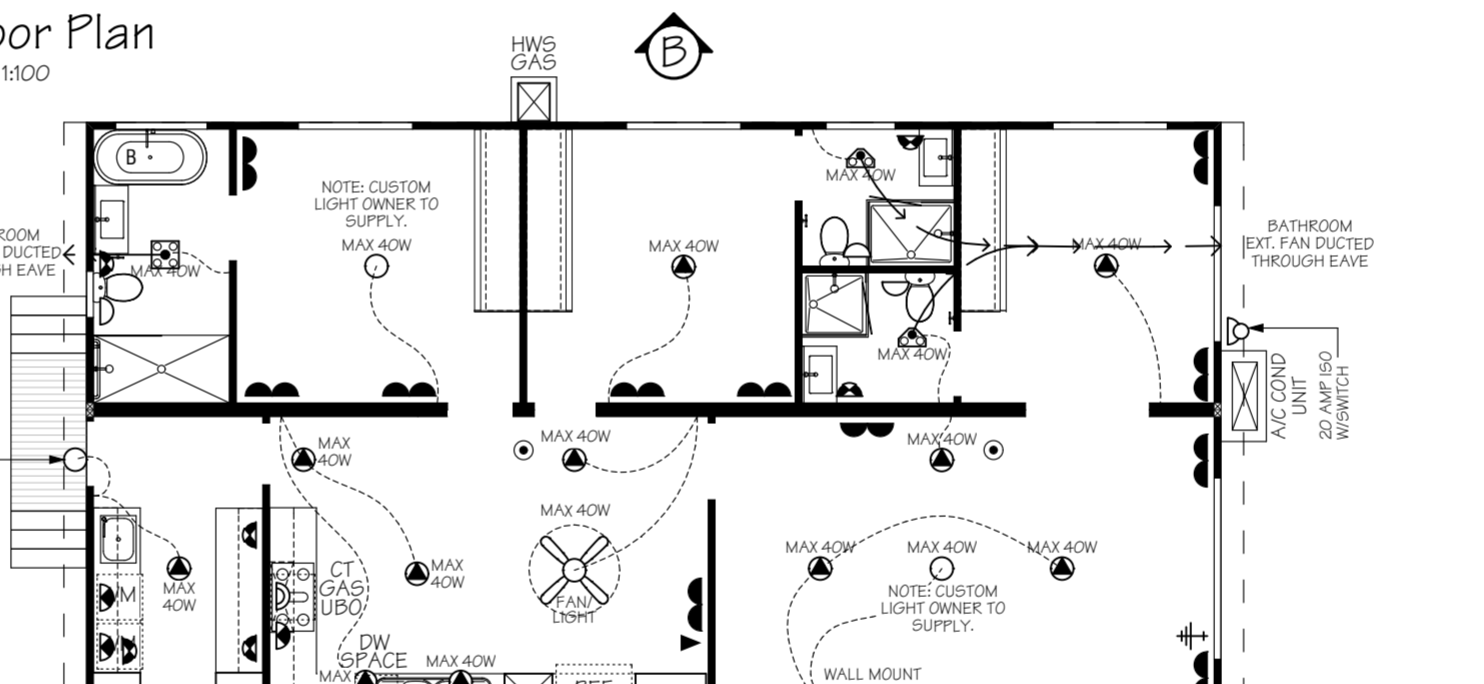
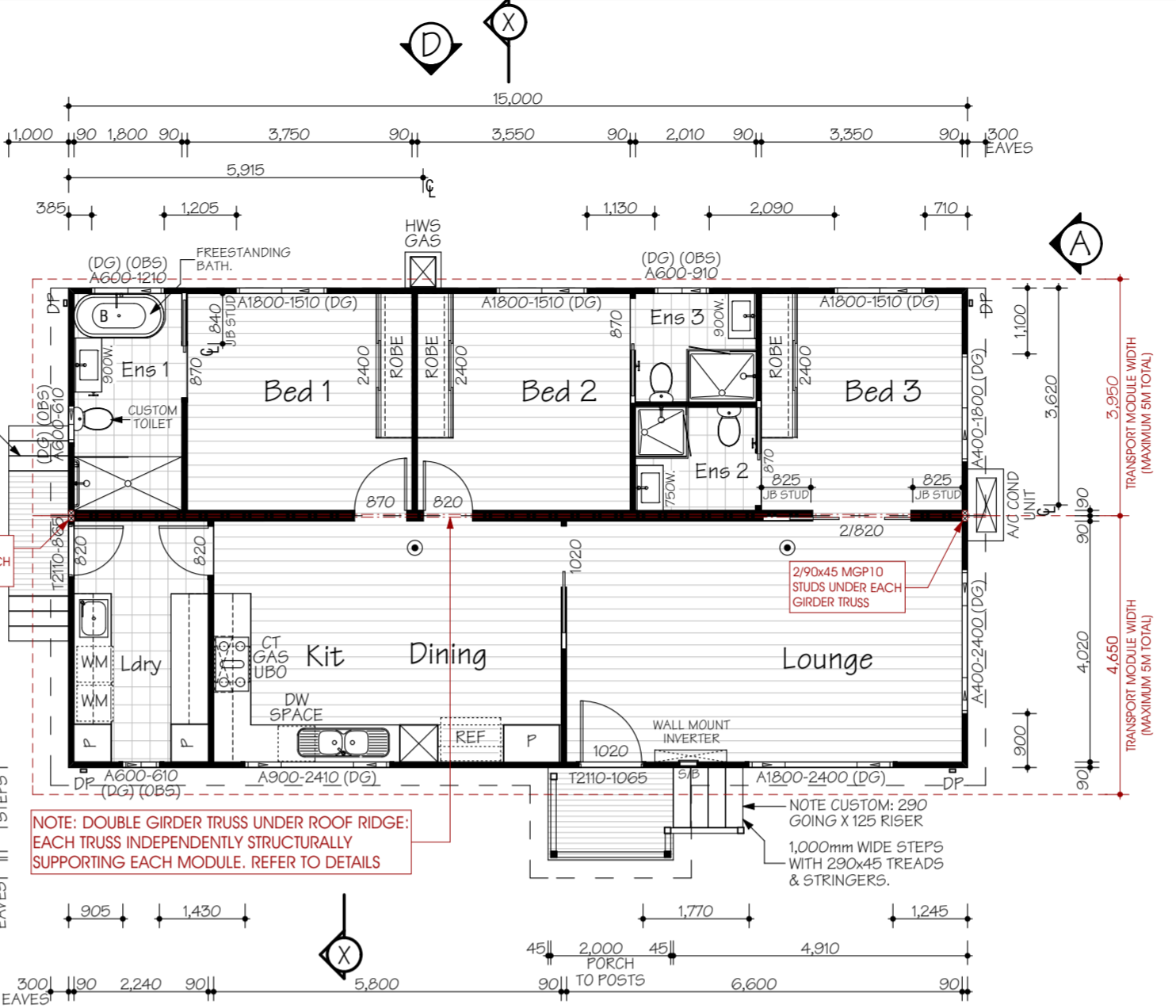
- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL SLIDING DOOR, WINDOWS AND OPENINGS.  
- DRAFT PROTECTORS ARE REQUIRED TO BE FITTED TO THE BOTTOM EDGE OF EXTERNAL SWING DOORS AND SEALS TO THE HEAD AND SIDES.  
- SEALS MAY BE FOAM, RUBBER, FIBROUS OR THE LIKE.  
- EXHAUST 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 B.C.A.

### GENERAL NOTES

- ENERGY EFFICIENCY (WALL, FLOOR, ROOF INSULATION & GLAZING) IN ACCORDANCE WITH PART 3.12 OF THE B.C.A; REFER TO ENERGY EFFICIENCY NOTES & GLAZING CALCULATIONS FOR DETAILS.
- WET AREAS IN ACCORDANCE WITH PART 3.8.1 OF THE B.C.A 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 STUP - INTERNAL 90mm STUP
- 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 B.C.A & 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) OBTUSURE GLASS  
- (TL) TRANSLUCENT GLASS  
- (DG) DOUBLE GLAZED
- ROOF ACCESS (WHERE APPLICABLE)
- SMOKE DETECTOR (DIRECT WIRED)
- DP - DOWNPIPE (STORMWATER CONNECTED)
- DP - DOWNPIPE (WATER TANK CONNECTED)



### Wet Area Floors (Ceramic Tiles)

Wall-Floor Junction  
Scale 1:2

CONTINUOUS IN-SITU WATERPROOF MEMBRANE TO ENTIRE BATHROOM FLOOR OVER P/BOARD FLOORING (WHEN NO F.C UNDERLAY IS USED)

CONTINUOUS W/PROOF SILICONE SEALANT 3-5mm TO SUIT SPACERS

BOND BREAKER: - FLEXIBLE SEALANT FILLET OR - 6mm BACKING ROD WITH TAPE

19mm P/BOARD FLOORING

MINIMUM 25mm MINIMUM UNFINISHED ABOVE FLOOR LEVEL

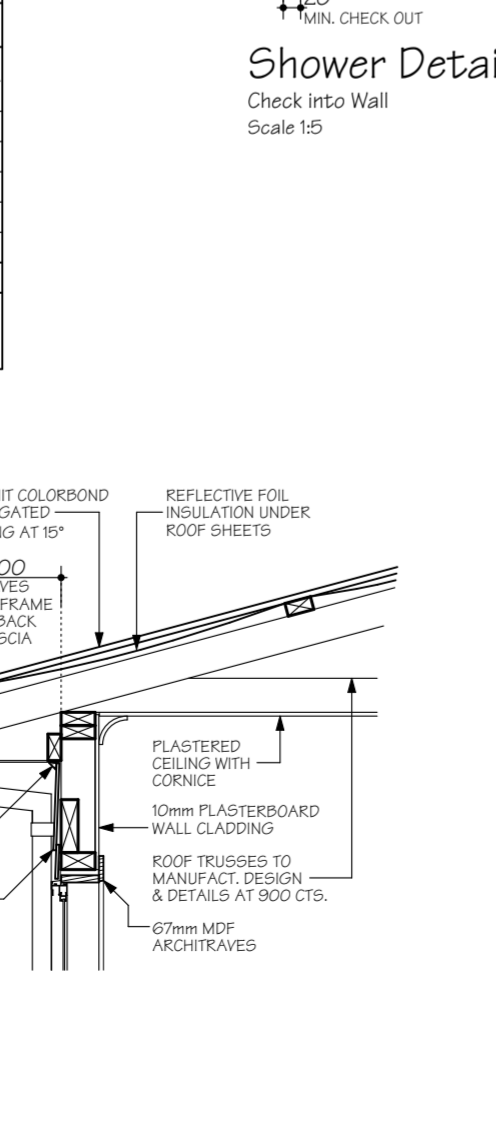
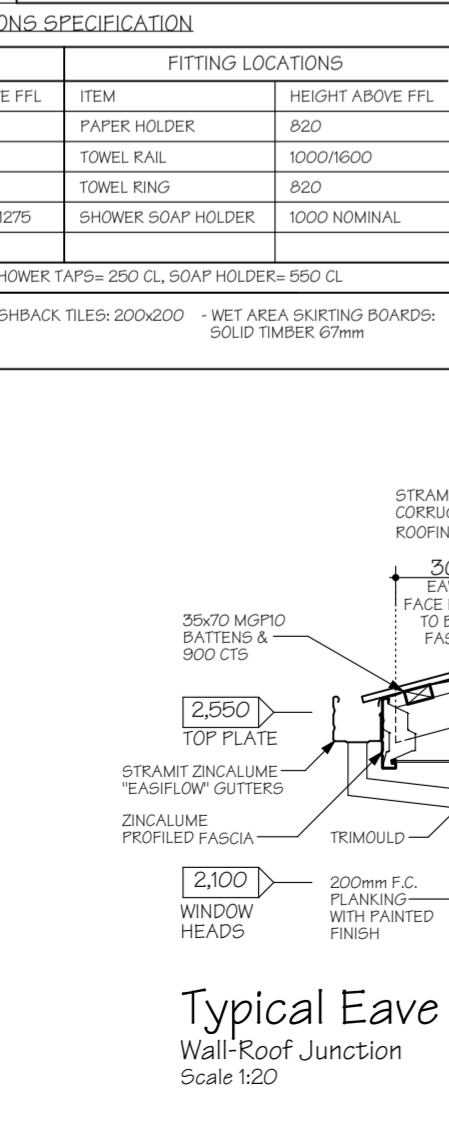
SKIRTING TILES

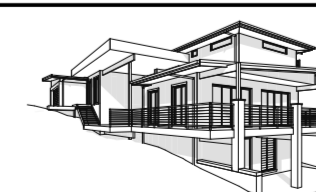
WATER RESISTANT P/BOARD LINING

FLOOR TILES

I/WE ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANNING CONTRACT BETWEEN 'BETNALE PTY LTD' (TRADING AS SUPERIOR CRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE 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

Building Design & Drafting  
Residential - Commercial - Industrial

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Registered Building Practitioner: DP-AD 36967

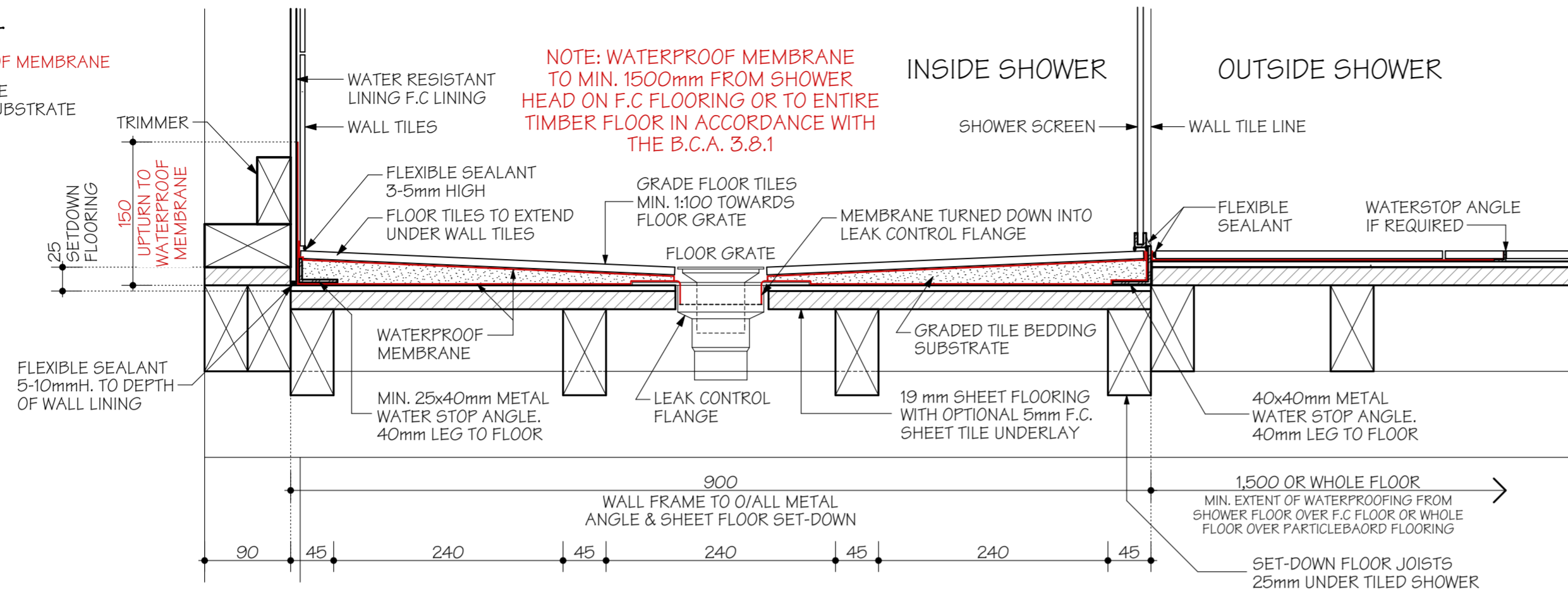
Proposed DPU,  
At: Lot 271, No. 15 Mackellar Avenue  
Whealers Hill, VIC 3150  
For: Betnale Pty. Ltd.

8m x 15m  
3 Bedroom

Sheet No: 1  
Issue: 23/08/21  
Rev: 6

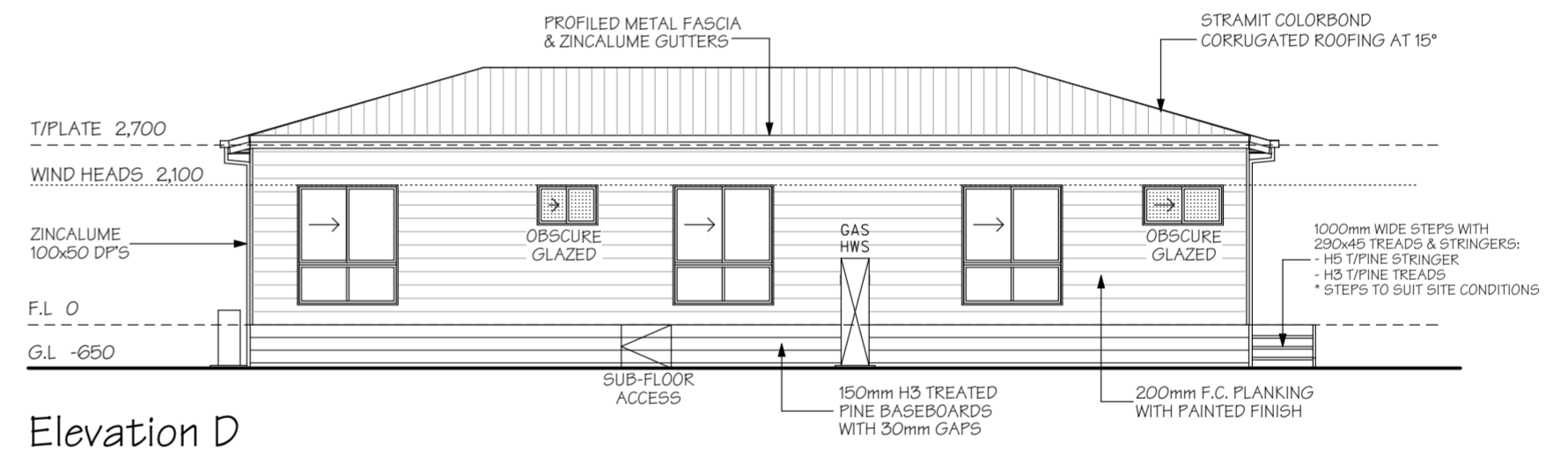
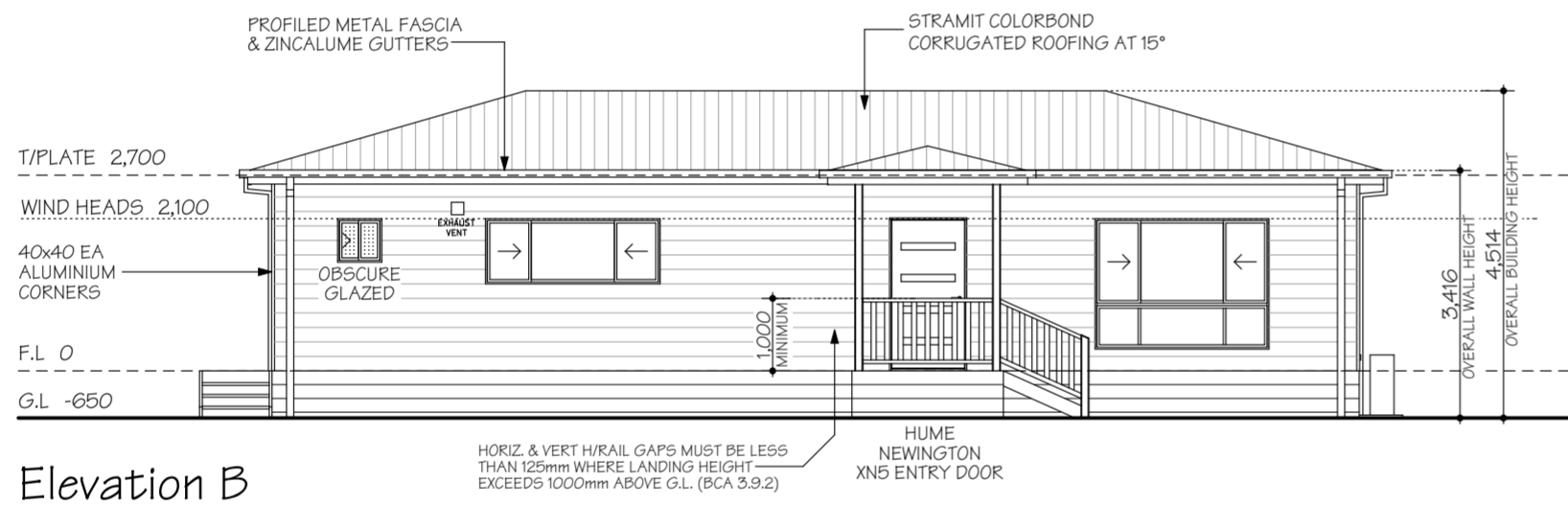
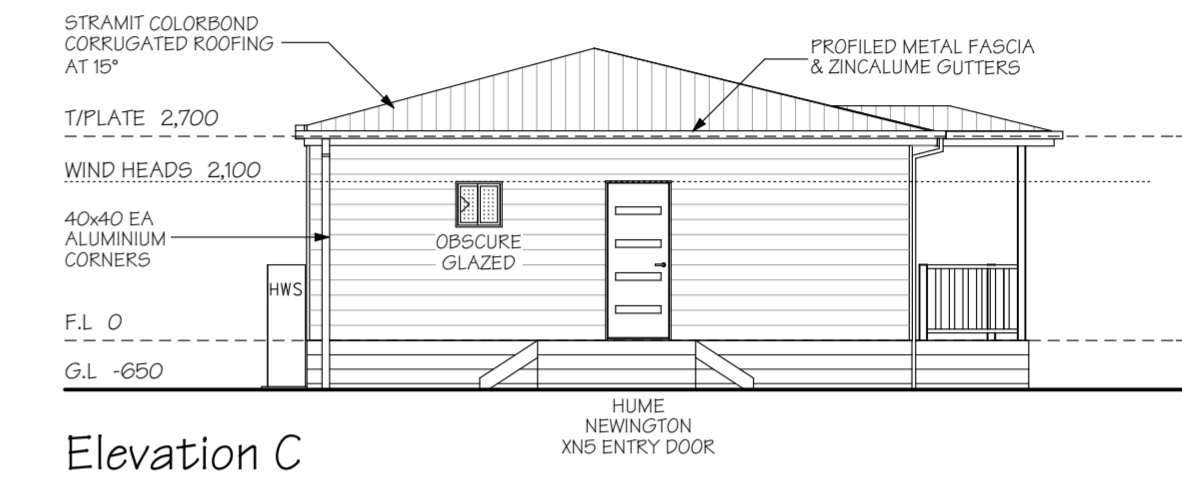
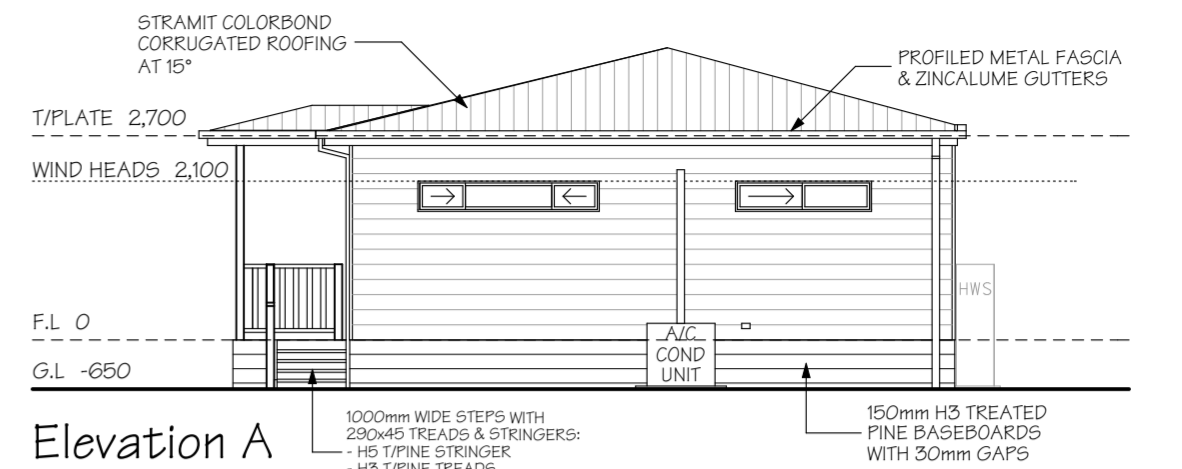
**LEGEND:-**

- WATERPROOF MEMBRANE
- GRADED TILE BEDDING SUBSTRATE



**900mm TILED SHOWER BASE.**

SCALE 1:5



**Building Fabric R-Values**

**Roof Construction**

- Climate Zone G: 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
<b>Total</b>	<b>R- 5.8</b>

**Wall Construction**

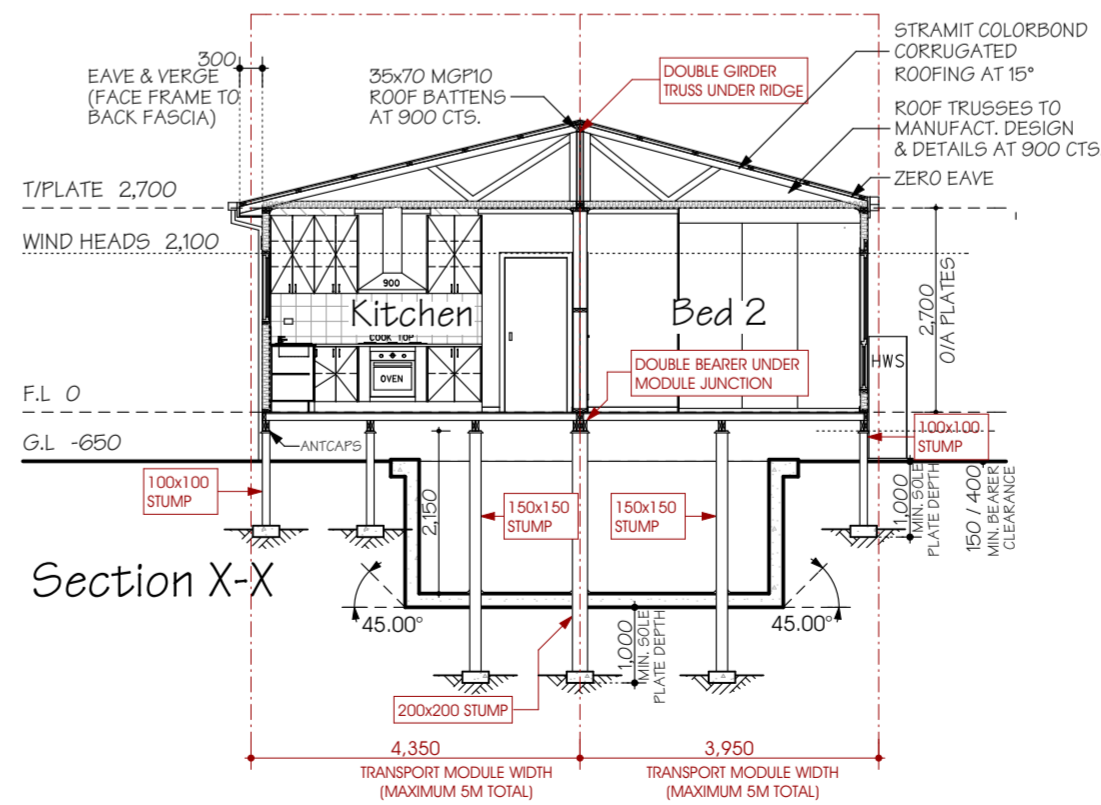
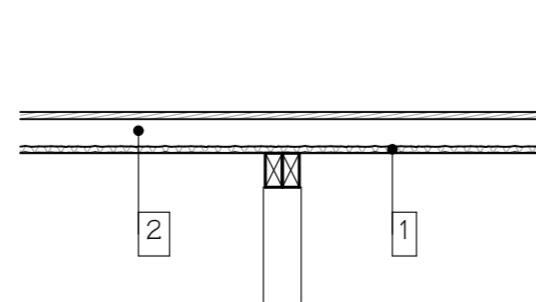
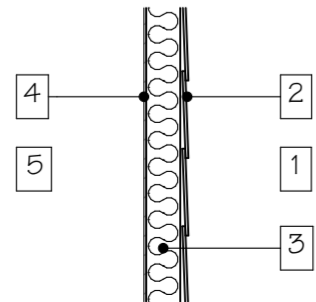
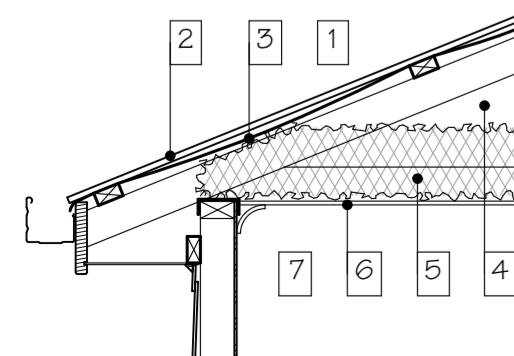
- Climate Zone G
- Min R-Value to be achieved R- 2.8

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
<b>Total</b>	<b>R- 2.8</b>

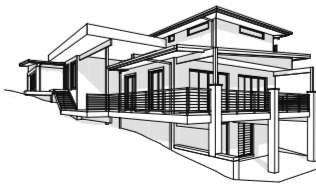
**Floor Construction**

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

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



I/W/E .....  
 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/W/E AM/ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.  
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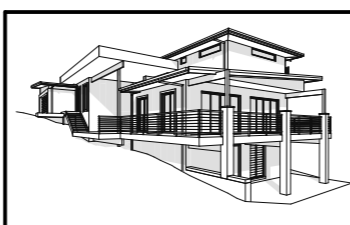
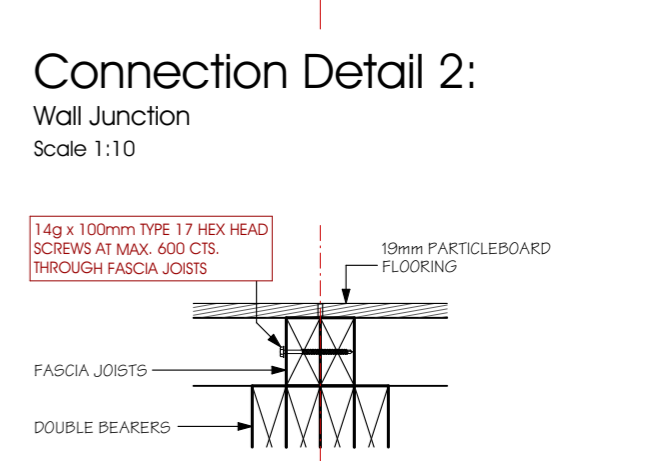
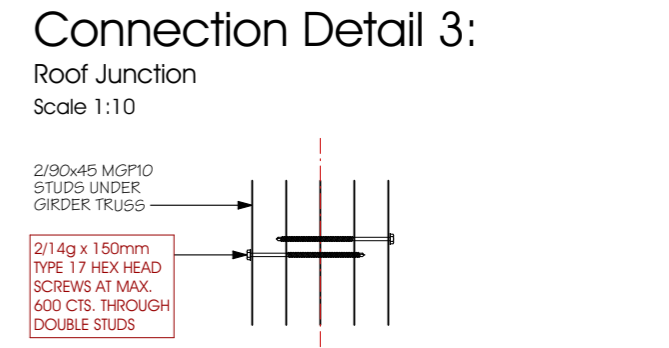
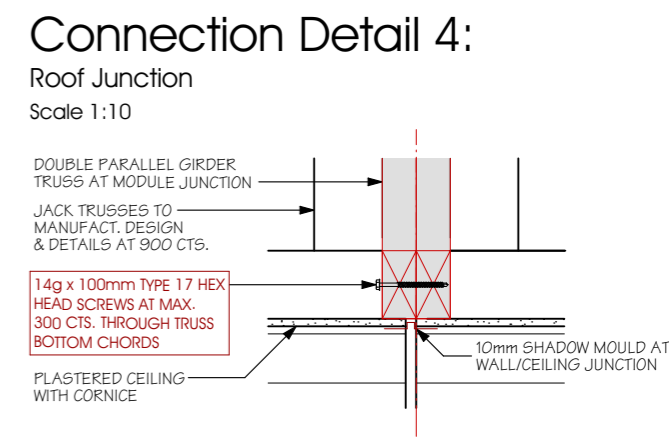
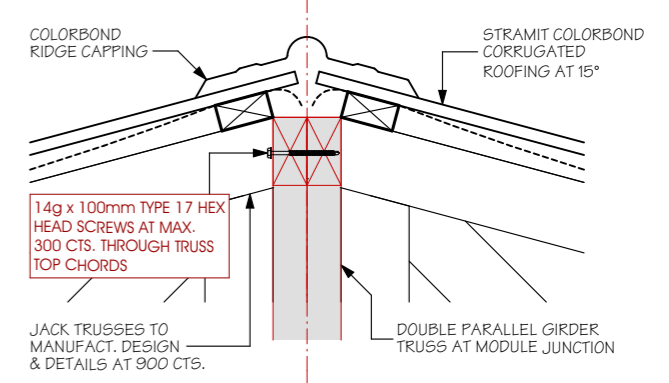
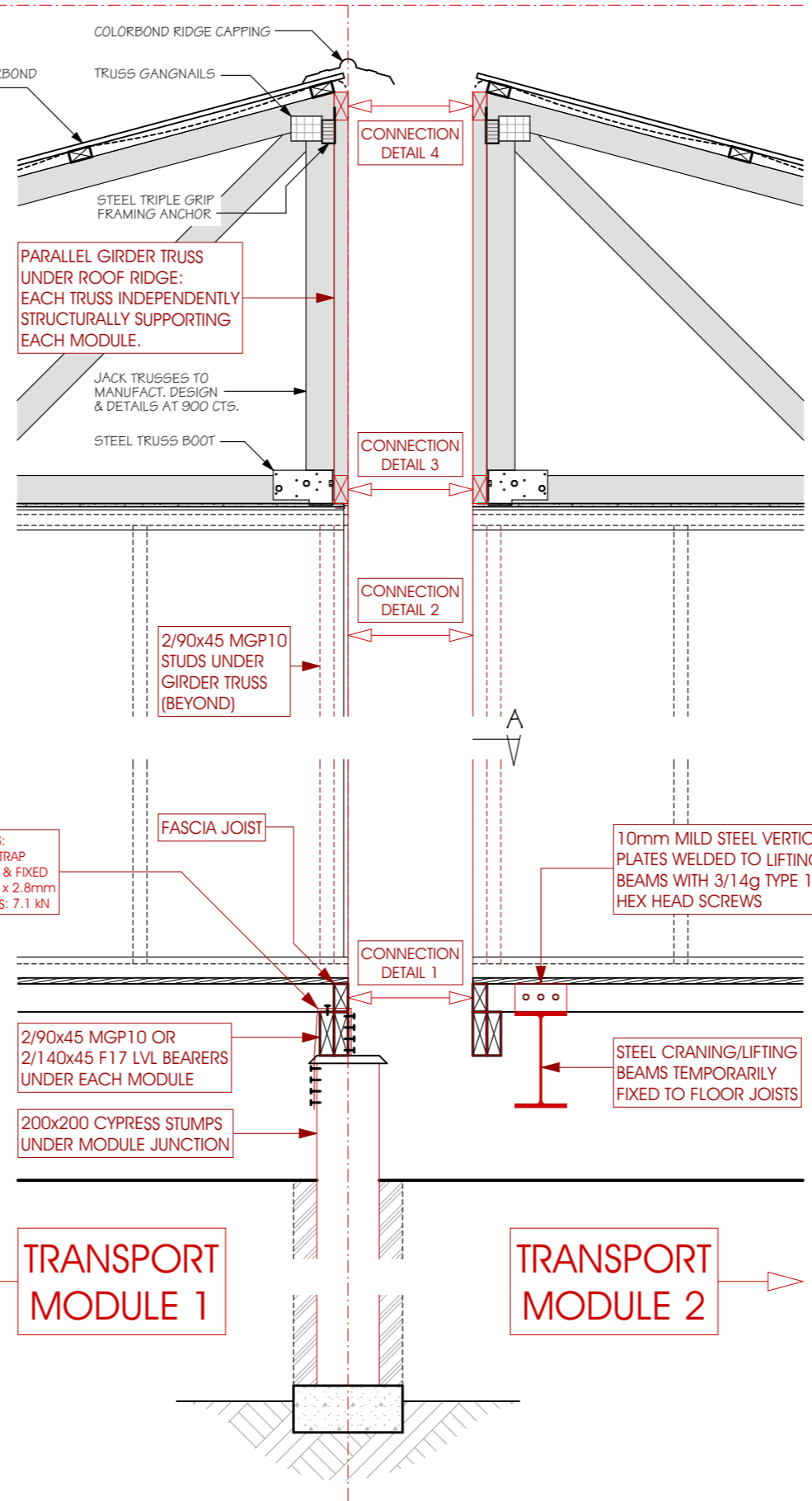
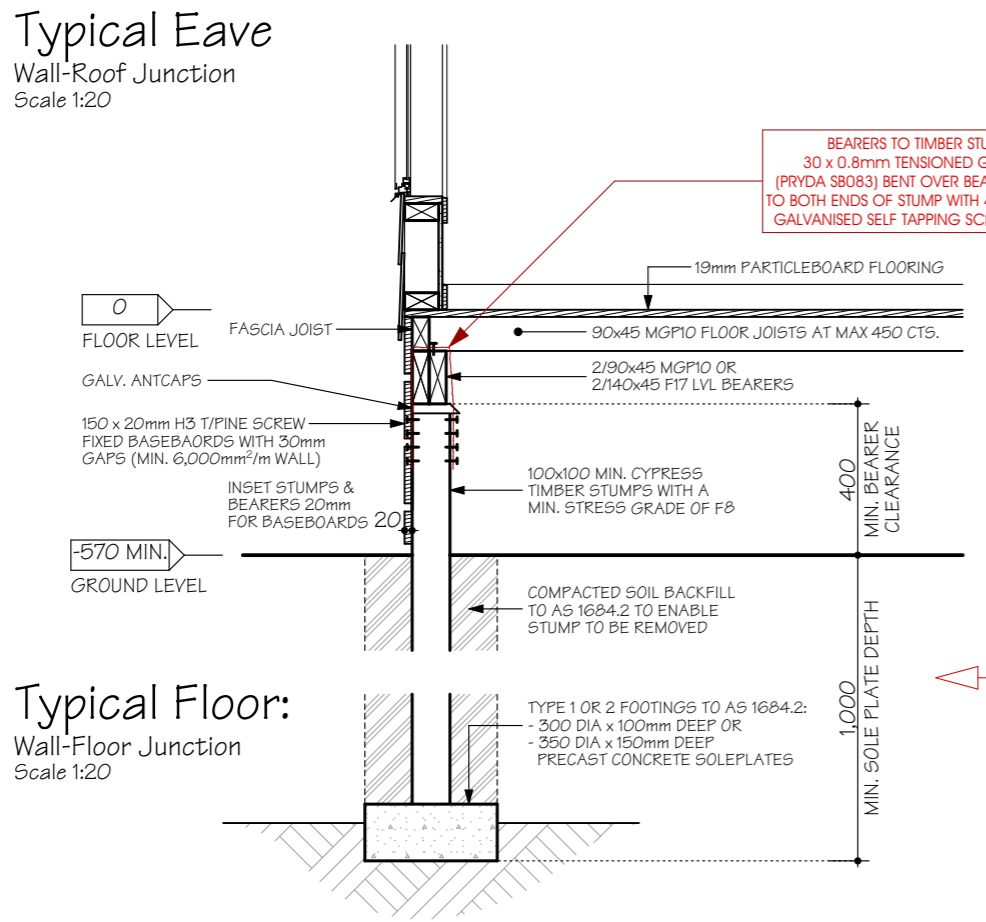
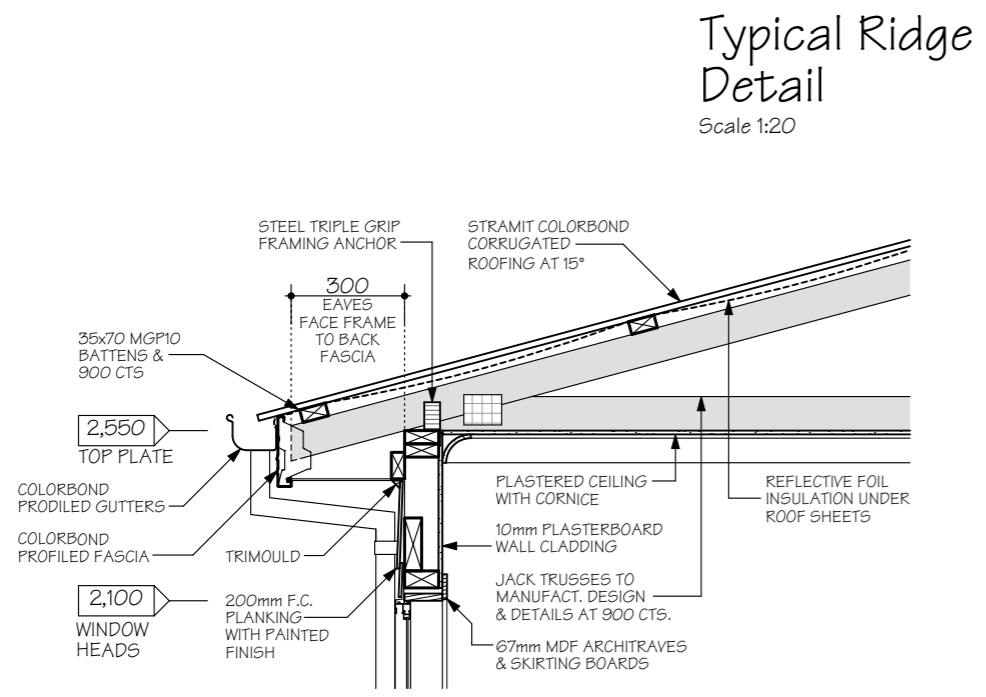
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**Proposed DPU,**  
 At: Lot 271, No. 15 Mackellar Avenue  
 Wheelers Hill, VIC 3150  
 For: Betnale Pty. Ltd.

**8m x 15m  
 3 Bedroom**

Sheet No: 2  
 Issue: 23/08/21  
 Rev: 6



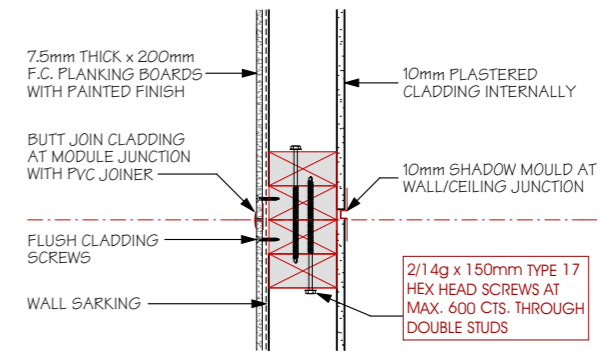
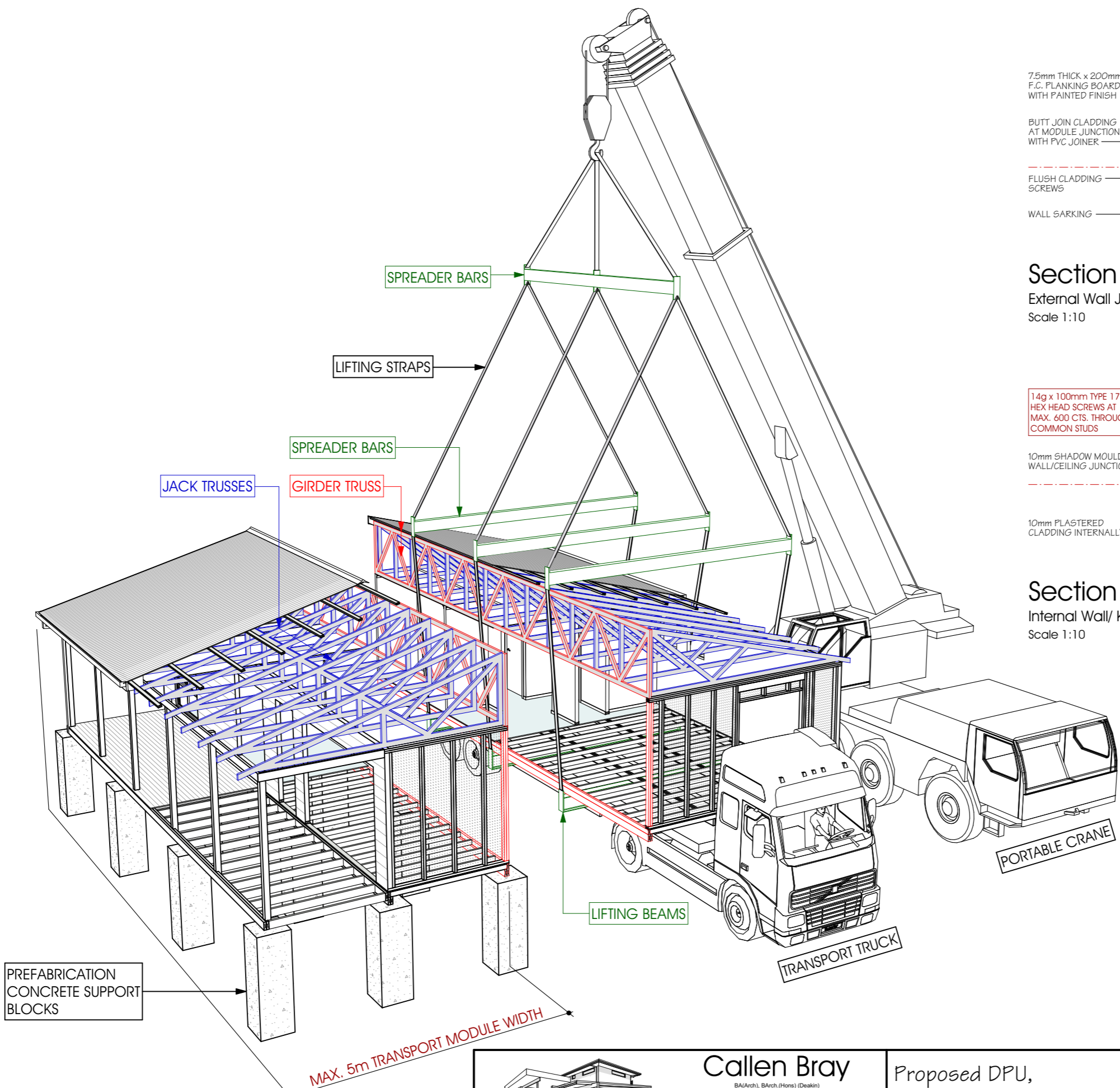


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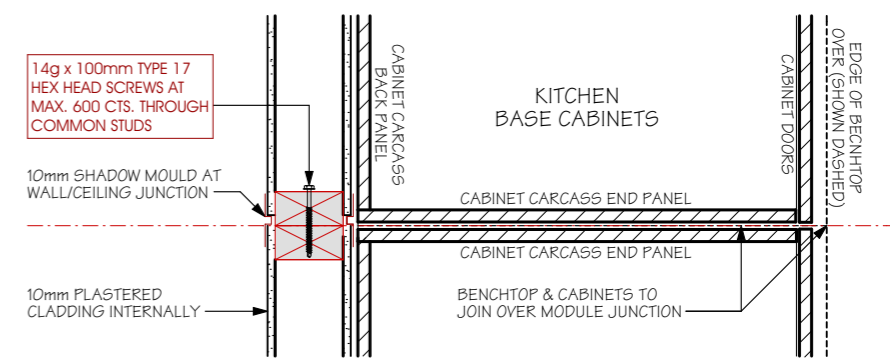
Proposed DPU,  
At: Lot 271, No. 15 Mackellar Avenue  
Wheelers Hill, VIC 3150  
For: Betnale Pty. Ltd.

**Detail**

Sheet No: 4  
Issue: 23/08/21  
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**Section A:**  
External Wall Junction  
Scale 1:10



**Section A:**  
Internal Wall/ Kitchen Cabinet Junctions  
Scale 1:10

**Perspective View**  
Scale NTS



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**Detail 2**

Sheet No: 5  
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