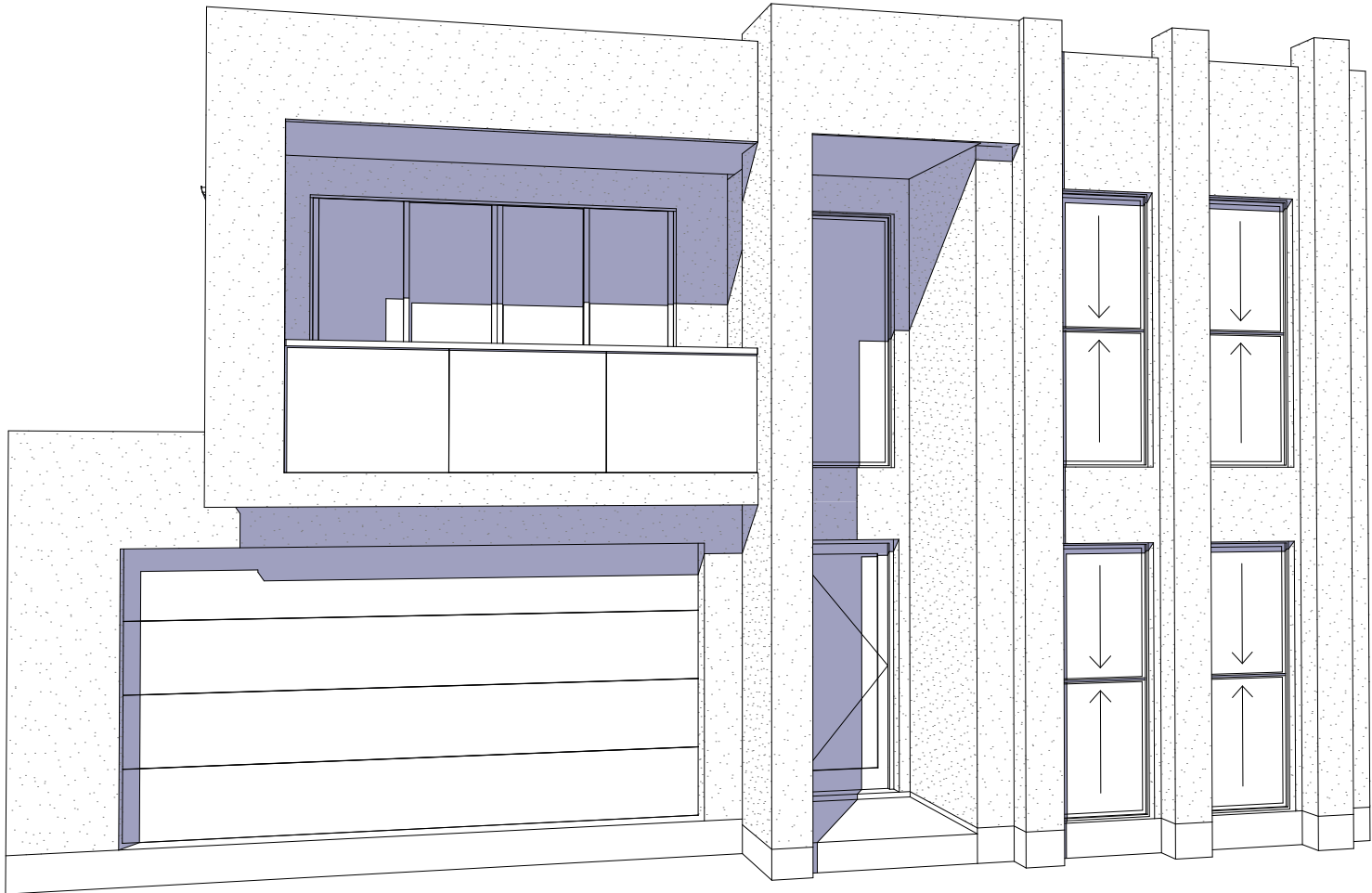


PROPOSED NEW HOME AT
LOT 16 DELL ST, ROCHEDALE



WORKING DRAWINGS 3

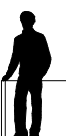
**PROPERTY
DESCRIPTION**

Lot - 16
SP - 296436
Parish - Tingalpa
County - Stanley
Authority - B.C.C.
Area - 447m2

Page No:	Name
01	Perspective
02	Proposed Site
03	Ground Floor Plan
04	First Floor Plan
05	Roof Plan
06	Elevations 1
07	Elevations 2
08	Slab Set Out
09	Section and Detail
10	Framing
11	Ground Floor Bracing
12	First Floor Bracing
13	Bracing Details
14	Electrical 1
15	Internal Elevations 1



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Client:
NEO BUILD

Site Address:
Lot 16
Dell St
Rochedale

No.	Date	Description
A	28-8-17	P1
B	13-9-17	P2
C	21-9-17	P3
D	27-9-17	P4
E	19-10-17	P5
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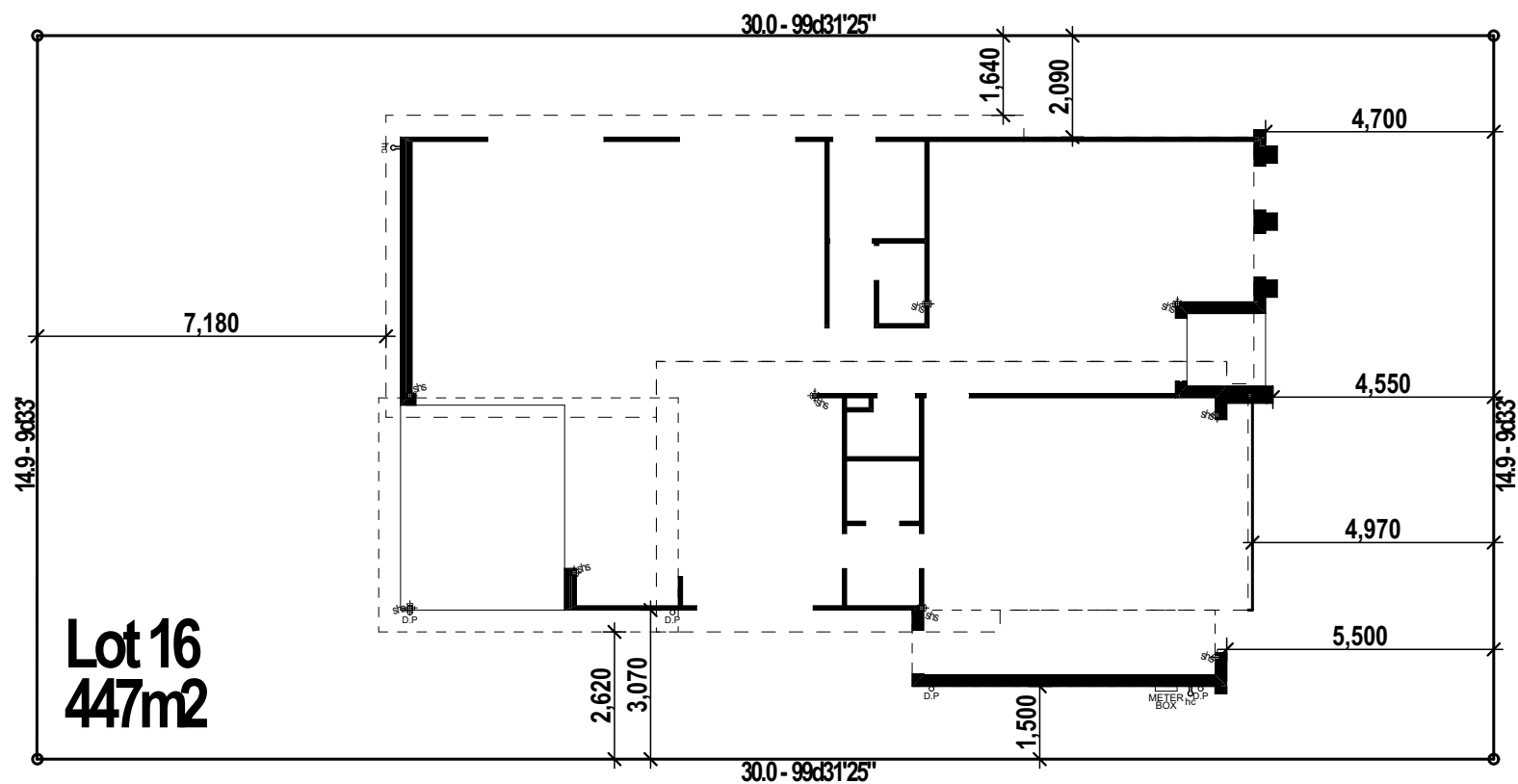
Issue: Working Drawings 3
Issue Date: 5-12-17
Scale: As Shown on A3 Page
Job No.

Page No.
01

Plot Date 6/12/2017

ARTISTIC IMPRESSION ONLY
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Lot 16
447m²

Site
1:150

Figure dimensions to take preference over scaled dimensions.
Refer any discrepancies with designer for written instruction.

Levels and heights shown are based on
developers disclosure plan only and may
not be true and correct. All levels and
heights are to be confirmed before start
of any works/construction.

Walls within 900mm of any site boundary to be
fire rated to minimum of 60/60/60.

All Eaves within 900mm of Any Site Boundary
to Have Non Combustible Eave Linings, Non
Combustible Fascia and Gutters and Mineral
Wool all to Manufacturers Specifications.

BOUNDARIES AND SERVICES

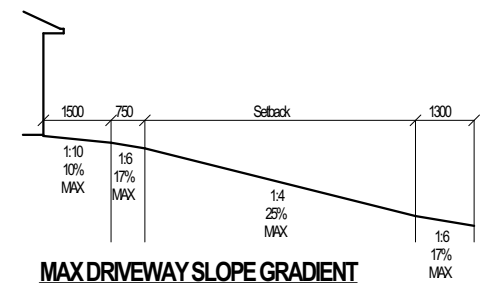
This is not an Identification Survey. Boundaries have been positioned approximately from existing pegs or fence lines.
Identification Survey may be necessary to determine the boundary location for the works to be set out.
Services marked "from records" have been located from CBTD or council records only. The builder/owner are to ensure all services are located before construction commences. Please call CBTD on 1100.
Property description from information supplied from client. Users should obtain title certificate to confirm validity and possible presence of encumbrances.

BUILDING AND DESIGN

Building regulatory as per Queensland Building Act 1975
Structural sufficiency, safety, health and amenities shall be achieved in accordance with the Building Code of Australia
Timber Framing shall be designed and constructed in accordance with A.S. 1682.2 and 1684.4 - Non-cyclonic areas and A.S. 1684.3 - Cyclonic Areas.

SITE NOTES

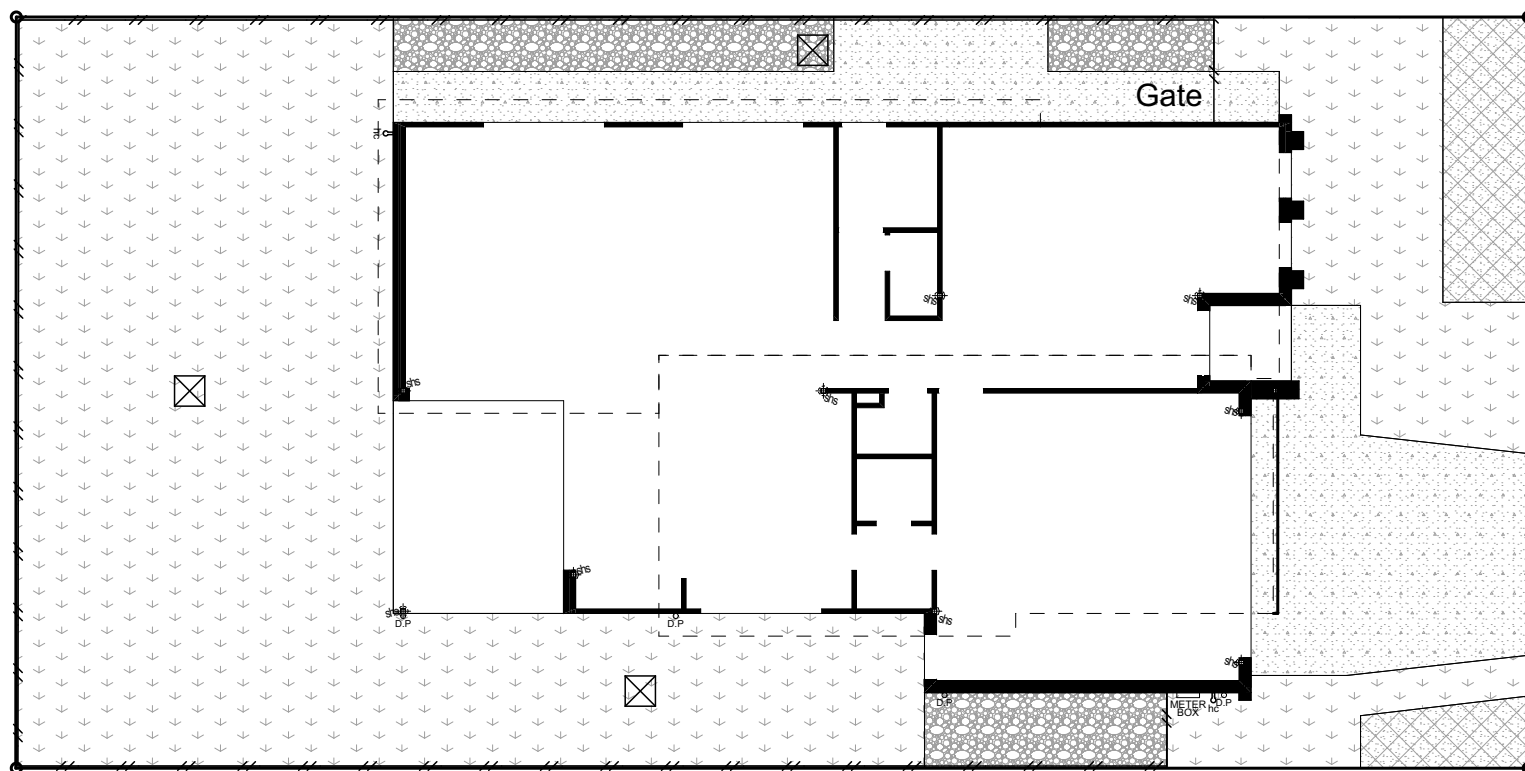
Site to be cut and filled in accordance with engineer specifications. All levels to be confirmed before start of any works/construction.
Driveway and crossover to be in accordance with local council standard drawing details.
Builder to ensure correct building set out and compliance with height limits and boundary setbacks.
Stormwater to be discharged to local council regulations.
Contours and levels shown are provided by a licensed surveyor, unless noted otherwise.
Topography shown is based on an assumed datum point, unless AHD is noted.
All survey pegs are to be located prior to earth works and construction.
Surface water to be drained away from dwelling - 1:20 minimum fall.
Maximum batters shall be: Cut - 1:1, Fill - 1:2. Vehicle access as per maximum driveway detail.
Any height restrictions to be checked and confirmed before altering building heights, pad levels etc...



WORKING DRAWINGS 3

PROPERTY DESCRIPTION

Lot - 16
SP - 296436
Parish - Tingalpa
County - Stanley
Authority - B.C.C.
Area - 447m²



Landscaping
1:150

1800 High Timber Good Neighbour
Fence To Sides and Rear Boundaries.
Gate/Cut Off Fence 1000mm Set Back
Where Shown, to be Stained Or Painted

☒ Gulley Pit to
Storm Water

☒ New Garden
Water Sensitive Plants.
No Trees

☒ Exposed Aggregate
to Comply With Covenant Specification

☒ Turf

☒ Plain Concrete

☒ Stones

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Client:
NEO BUILD

Site Address:
Lot 16
Dell St
Rosedale

No.	Date	Description
A	28-8-17	P1
B	13-9-17	P2
C	21-9-17	P3
D	27-9-17	P4
E	19-10-17	P5
F	9-11-17	WD
G	22-11-17	WD2

AMENDMENTS

Issue: Working Drawings 3
Issue Date: 5-12-17
Scale: As Shown on A3 Page
Job No. Page No.
Plot Date 6/12/2017

PROPOSED SITE PLAN - 1:200

02

GENERAL NOTES
Figure dimensions take precedence to scaled dimensions.
Internal dimensions between framing, etc. do not include the allowance for lining thicknesses.
Angled walls shall be 45° unless noted otherwise.
Separate W/C rooms to have Lift off Hinges.
All Bathrooms, W/Cs, Ensuites and Laundries, without Natural Ventilation (windows) to have Mechanical Exhaust Fans.
Window and Door Sizes Listed On Floor Plans Are Approximates Only. See Window and Door Schedules or Manufacturers Specifications For Exact Sizes.
External Stair Tread Counts May Vary on Site Due to Site Conditions.
Bulkheads for Plumbing and/or Air Conditioning Ducts Not Shown On Plan May Be Added on Site If Required.
Locations of Air Conditioning Units, Hot Water Systems, Gas Bottles, Water Tanks, Hose Cocks and Meter Box My Vary Due to Site Conditions.
Masonry articulation centres are to comply with the geotechnical engineer and BCA Part 3.3.1 requirements.
All truss positions and applicable supporting lintels are to be checked by the truss engineer.

Smoke Alarms Must Not Be Placed:
Within 300mm of a Corner of a Ceiling and a Wall;
Within 300mm of a Light Fitting;
Within 400mm of an Air Conditioning Vent;
Withing 400mm of the Blades of a Ceiling Fan

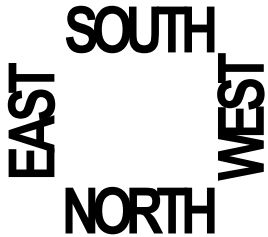
A/C Installer to Confirm A/C Ducts Before Start Of Construction.
Plumber to Confirm Plumbing Stacks Before Start of Construction.

ITEMS BY ENGINEER:
Wind Speed Classification to be Confirmed.
Soil Test.
Steel Members-
(Beams, Columns/shs, Connections & Tie Down).
Masonry Articulation Points.
Slab and Footings.

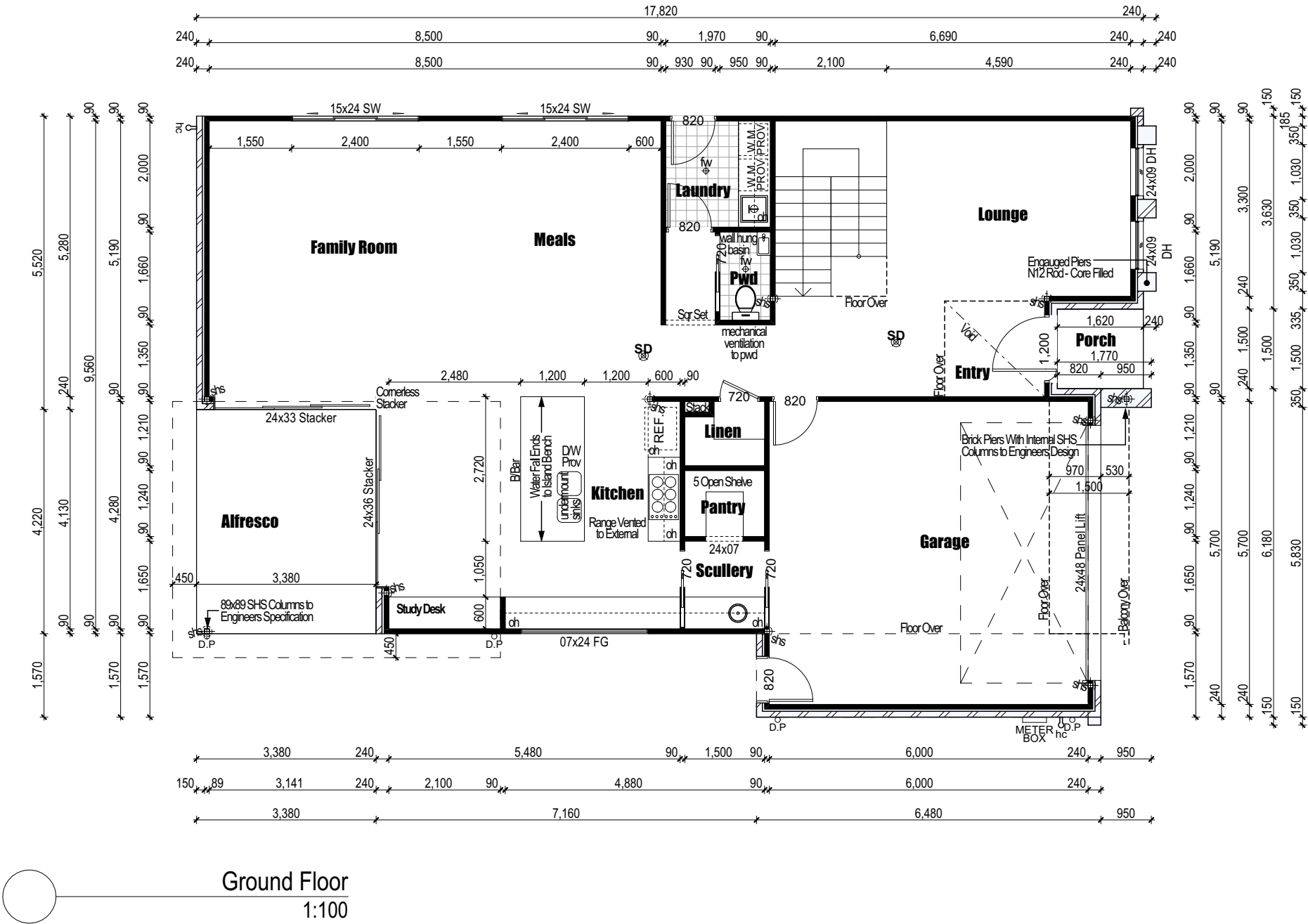
Post & Columns
⊕ = SHS
■ = Timber

Figure dimensions to take preference over scaled dimensions.
Refer any discrepancies with designer for written instruction.

Floor Areas	
	Area
Ground Floor	
Alfresco	14.26
Living	163.36
Porch	2.43
	180.05 m²
First Floor	
Balcony	6.69
Living	137.20
	143.89 m²
	323.94 m²



Wall Frames by Prenail Fram Manufacturer



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NEO BUILD

Site Address:
Lot 16
Dell St
Rosedale

AMENDMENTS

No.	Date	Description
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Issue: Working Drawings 3
Issue Date: 5-12-17
Scale: As Shown on A3 Page
Job No. _____ Page No. **03**
Plot Date 6/12/2017

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GROUND FLOOR PLAN - 1:100

GENERAL NOTES

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Separate W/C rooms to have Lift off Hinges.
All Bathrooms, W/Cs, Ensuites and Laundries, without Natural Ventilation (windows) to have Mechanical Exhaust Fans.
Window and Door Sizes Listed On Floor Plans Are Approximates Only. See Window and Door Schedules or Manufacturers Specifications For Exact Sizes.
External Stair Tread Counts May Vary on Site Due to Site Conditions.
Bulkheads for Plumbing and/or Air Conditioning Ducts Not Shown On Plan May Be Added on Site If Required.
Locations of Air Conditioning Units, Hot Water Systems, Gas Bottles, Water Tanks, Hose Cocks and Meter Box My Vary Due to Site Conditions.
Masonry articulation centres are to comply with the geotechnical engineer and BCA Part 3.3.1 requirements.
All truss positions and applicable supporting lintels are to be checked by the truss engineer.

Smoke Alarms Must Not Be Placed:

Within 300mm of a Corner of a Ceiling and a Wall;
Within 300mm of a Light Fitting;
Within 400mm of an Air Conditioning Vent;
Withing 400mm of the Blades of a Ceiling Fan

A/C Installer to Confirm A/C Ducts Before Start Of Construction.
Plumber to Confirm Plumbing Stacks Before Start of Construction.

ITEMS BY ENGINEER:

Wind Speed Classification to be Confirmed.
Soil Test.
Steel Members-
(Beams, Columns/shs, Connections & Tie Down).
Masonry Articulation Points.
Slab and Footings.

Post & Columns
⊕ = SHS
■ = Timber

Figure dimensions to take preference over scaled dimensions.
Refer any discrepancies with designer for written instruction.

WORKING DRAWINGS 3

Wall Frames by Prenail Fram Manufacturer

Floor Areas	
	Area
Ground Floor	
Alfresco	14.26
Living	163.36
Porch	2.43
	180.05 m²
First Floor	
Balcony	6.69
Living	137.20
	143.89 m²
	323.94 m²

SOUTH
EAST WEST
NORTH



First Floor
1:100

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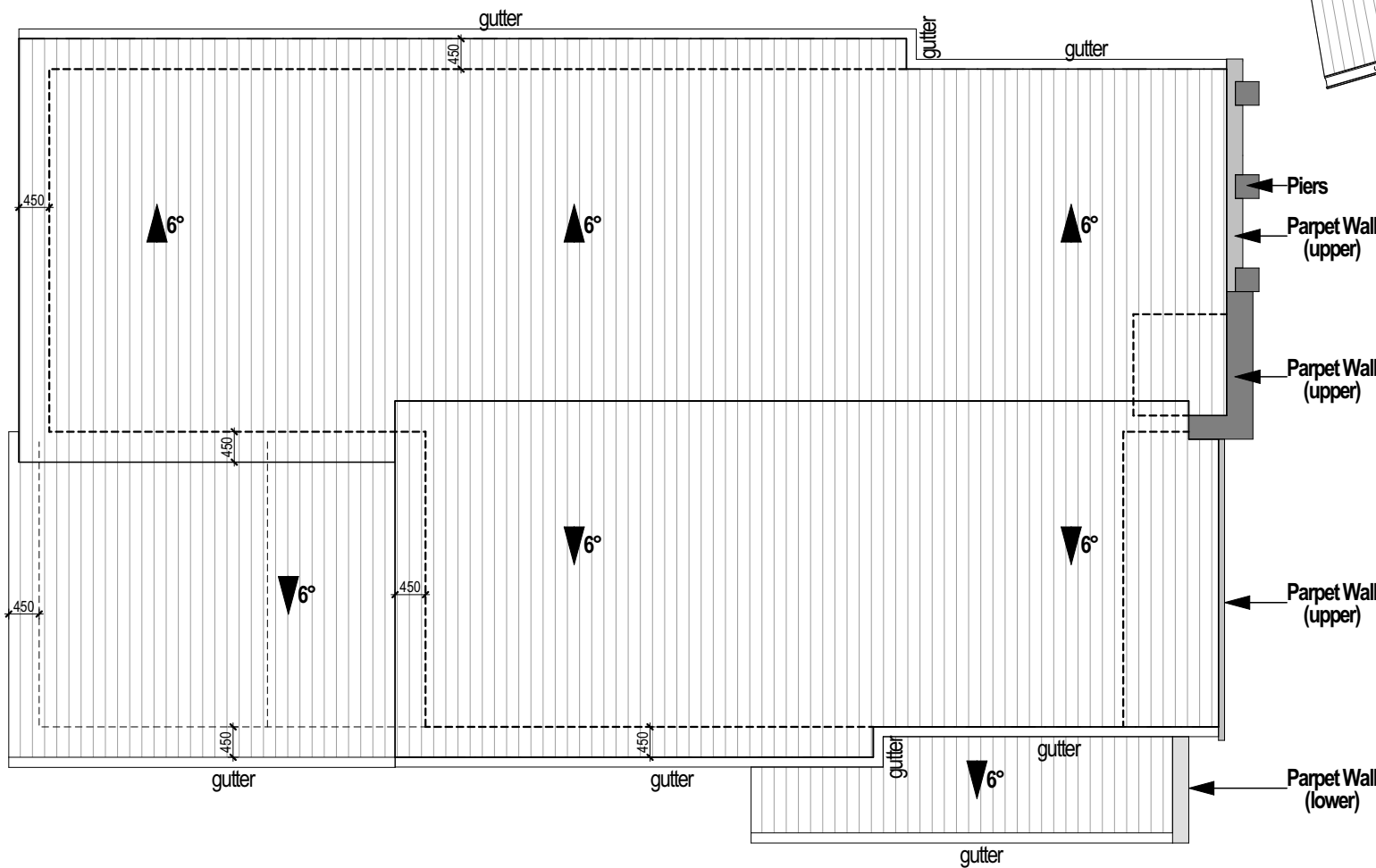
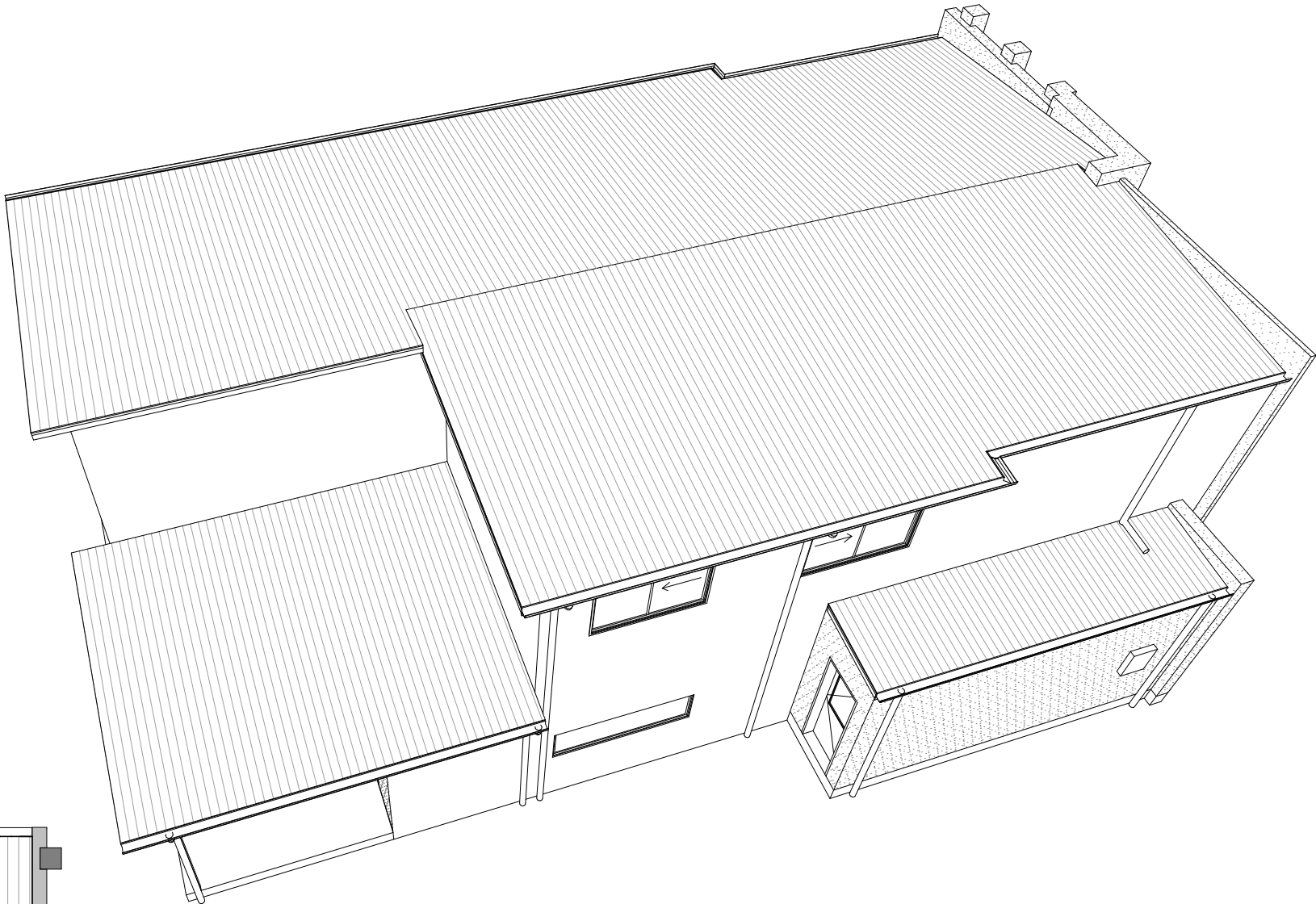
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Scale: As Shown on A3 Page
Job No. _____ Page No. **04**
Plot Date 6/12/2017

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FIRST FLOOR PLAN - 1:100

WORKING DRAWINGS 3



Roof Plan
1:100

All notations on every page of these plans are related to each and every page of these plans. All works outlined in these plans (new house, renovations, extensions etc...) are to be constructed in accordance with the current BCA, NCC, Local Council Regulations, all relevant Australian Standards and the manufacturers/suppliers specifications/instructions for relevant elements and products.

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Client:
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Site Address:
Lot 16
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Rosedale

No.	Date	Description
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Issue Date: 5-12-17
Scale: As Shown on A3 Page
Job No.

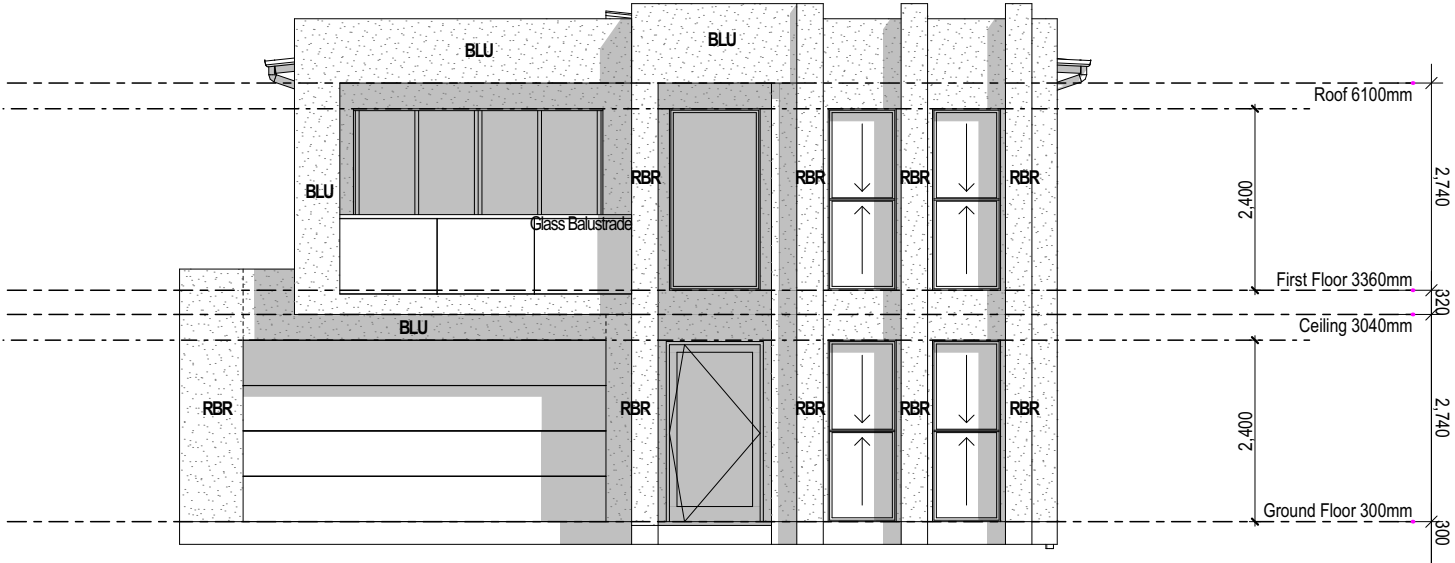
Page No.
05

Plot Date 6/12/2017

ROOF PLAN - 1:100

Upper Level Windows to Comply with Current NCC/BCA.
Windows Must be Provided with Fall Protection as Per Current
NCC/BCA Where the Floor/Ground below the Window is 2.0m
or more above the Surface beneath and the lowest level of the
window opening is less than 1.7m above the floor.

Figure dimensions to take preference over scaled dimensions.
Refer any discrepancies with designer for written instruction.

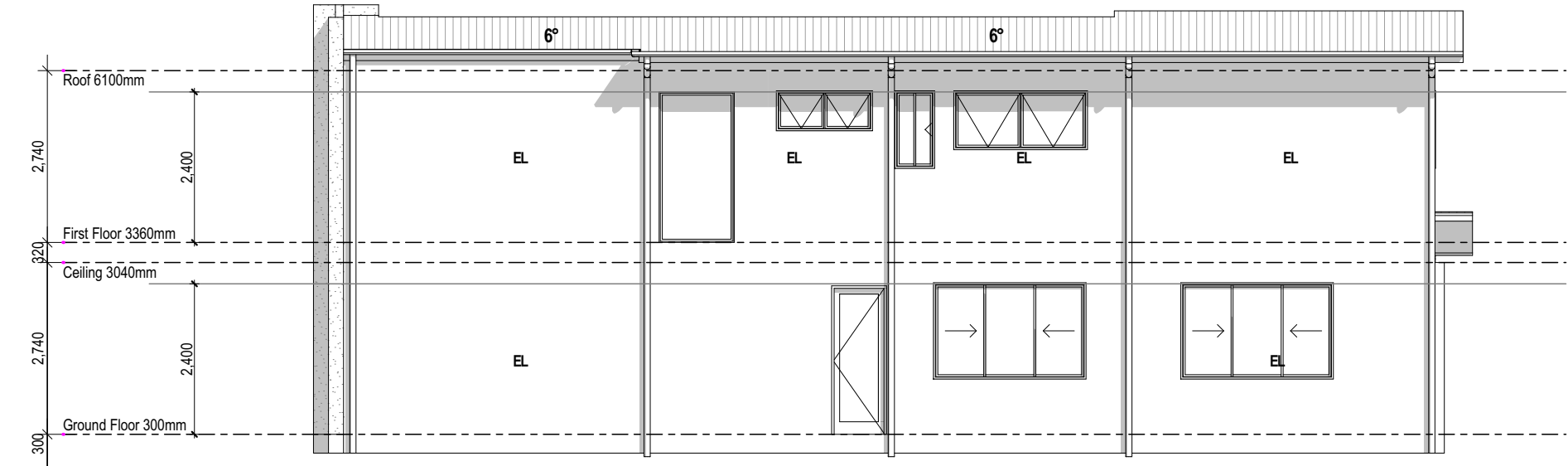


EXTERNAL FINISHES
Metal Roof to Suit Pitch Shown
Metal Fascia and Gutters
(Fitted with Gutter Fascia Spacers)
Aluminium Windows and Doors

External Cladding
RBR - Rendered Brick
BLU - Rendered Blueboard
EL - Hardies Easylap Cladding

Joinery Heights
Joinery Heights Internal and External
to be 2400mm. All Windows and Doors

WORKING DRAWINGS 3





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Client:
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Site Address:
Lot 16
Dell St
Rosedale

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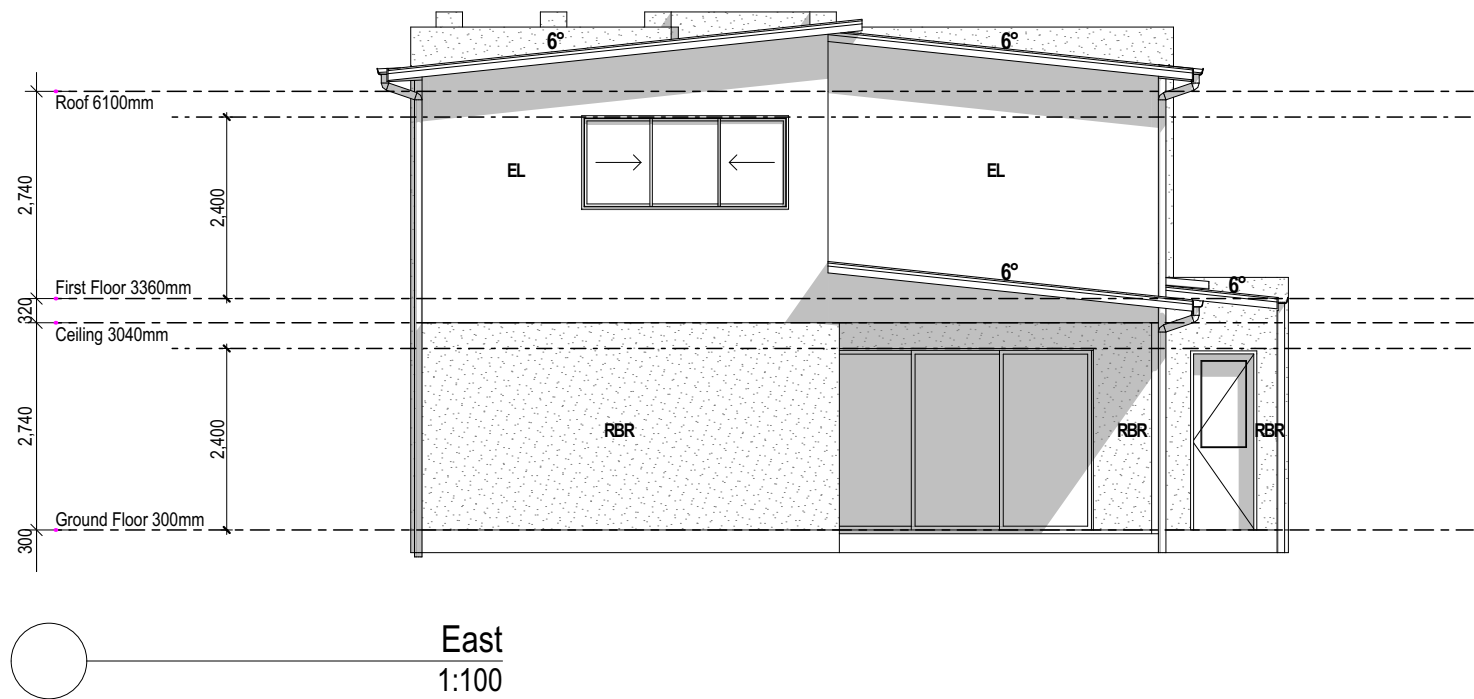
Issue: Working Drawings 3
Issue Date: 5-12-17
Scale: As Shown on A3 Page
Job No.

Page No.
06

Plot Date 6/12/2017

Upper Level Windows to Comply with Current NCC/BCA.
Windows Must be Provided with Fall Protection as Per Current NCC/BCA Where the Floor/Ground below the Window is 2.0m or more above the Surface beneath and the lowest level of the window opening is less than 1.7m above the floor.

Figure dimensions to take preference over scaled dimensions.
Refer any discrepancies with designer for written instruction.



EXTERNAL FINISHES

Metal Roof to Suit Pitch Shown
Metal Fascia and Gutters
(Fitted with Gutter Fascia Spacers)
Aluminium Windows and Doors

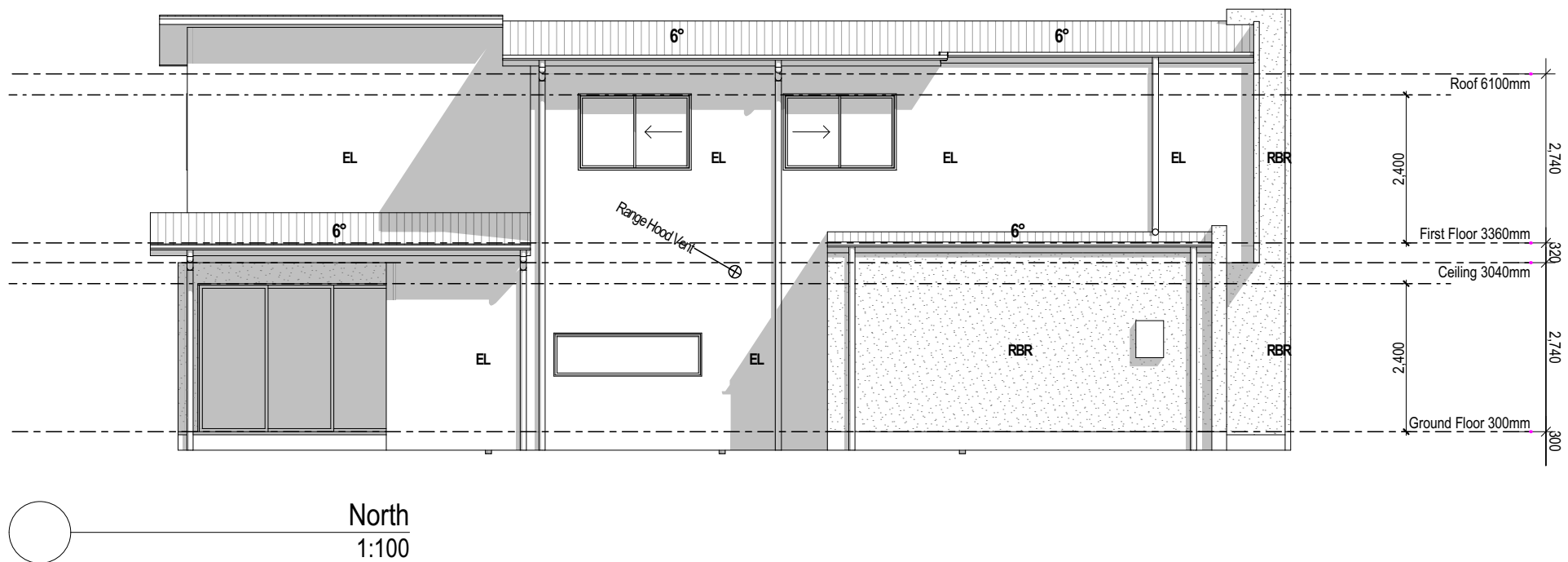
External Cladding

RBR - Rendered Brick
BLU - Rendered Blueboard
EL - Hardies Easylap Cladding

Joinery Heights

Joinery Heights Internal and External
to be 2400mm. All Windows and Doors

WORKING DRAWINGS 3





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Client:
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Lot 16
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Issue Date: 5-12-17
Scale: As Shown on A3 Page
Job No.

Page No.
07

Plot Date 6/12/2017

ELEVATIONS 2 - 1:100

FOUNDATION AND SLAB NOTES

Refer Engineer's Report and Design for footing and slab design.
Control joints to brickwork as determined by Engineer.
All construction is to be in accordance with the Building Code of Australia (BCA), the Building Act 1991 and relevant Australian Standards.
All Earthworks are to comply with AS3798.
Concrete construction is to comply with AS2870.
Masonry construction is to comply with AS3700 and clause F1.4 of the BCA.
All Stormwater is to be drained away from footings and slab.
All dimensions and levels on plans are to be confirmed on site prior to commencing construction.
Where possible all new construction is to match existing when extending and/or renovating.
All dimensions are in millimetres unless noted otherwise.
All wet areas are to have floor wastes with local fall to floor wastes.

PLUMBING NOTES

Fixture dimensions to be used as a guide only.
Fixture and fitting sizes, type, etc... may vary; therefore dimensions may not be exact.
Fixture type and fitting dimensions are to be checked on site.

TERMITE PROTECTION

Termite Protection in accordance with AS 3660.1/2010

Post & Columns

⊕ = SHS

■ = Timber

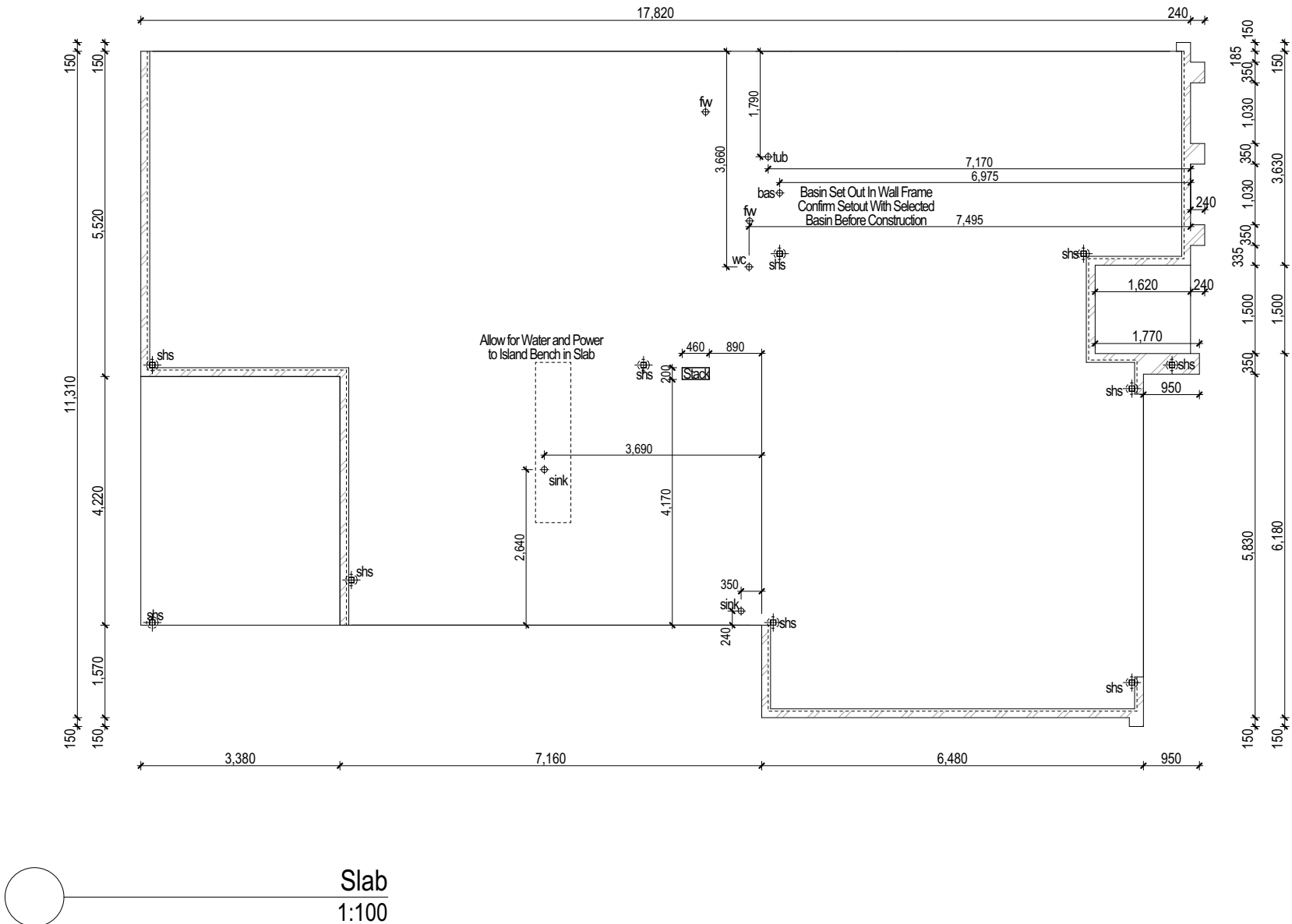
WORKING DRAWINGS 3

Figure dimensions to take preference over scaled dimensions.
Refer any discrepancies with designer for written instruction.

Slab set out plan to be read in conjunction with floor plans and site plan.

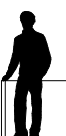
ITEMS BY ENGINEER:

Wind Speed Classification to be Confirmed.
Soil Test.
Steel Members-
(Beams, Columns/shs, Connections & Tie Down).
Masonry Articulation Points.
Slab and Footings.





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Issue Date: 5-12-17
Scale: As Shown on A3 Page
Job No.

Page No.
08

Plot Date 6/12/2017

Nominal Fixings For Timber Members
FLOOR FRAMING
A.S. 1684.2-2010

Bearer to timber stump/post
4/75 x 3.33mm or 5/75 x 3.05mm machine-driven nails plus
1/30 x 0.8 mm G.I. strap over bearer and fixed both ends to
stump with 4/2.8mm Dia' each end; OR
1/M10 bolt through bearer halved to stump; OR
1/M12 cranked bolt fixed vertically through bearer & bolted to
stump plus 4/75 x 3.33mm or 5/75 x 3.05mm machine-driven
nails

Bearer to masonry column/wall/pier
(excluding masonry veneer construction)
1/M10 bolt or 1/50 x 4mm mild steel bar fixed to bearer with
M10 bolt and cast into masonry (to footing)

Bearer to supports (masonry veneer construction)
No requirement

Bearer to concrete stump/post
1/6mm rod cast into stump, vertically through bearer
and bent over.

Bearers to steel post
1/M10 coach screw or bolt

Floor joist to bearer
2/75 x 3.05mm DIA Nails

WALL FRAMING
Plates to studs. 600mm MAX Centres
Plates up to 38mm thick - 2/75mm x 3.05mm nails through plate
Plates 38 to 50mm thick - 2/90mm x 3.05mm nails through plate;
OR

2/75mm x 3.05mm nails skewed through stud into plate
Nogginings to studs
2/75mm x 3.05mm nail skewed or through nailed

Timber braces to studs or plates
2/50 x 2.8mm dia' nails at each joint

Lintel to jamb stud
2/75 x 3.05mm dia' nails at each joint

Bottom plates to joists
Non-loadbearing & non-bracing walls
2/2.8mm dia' nails at max. 600mm centres

Non-loadbearing & non-bracing walls
Plates up to 38mm thick - 2/75mm x 3.05mm nails at
max. 600mm centres
Plates 38 to 50mm thick - 2/90mm x 3.05mm nails at
max. 600mm centres

Bottom plates to concrete slab
One 75mm masonry nail (hand-driven at slab edge), screw or
bolt at not more than 1200mm centres

Ribbon plate to top plate
2/75mm nails at max.600mm centres
Provide min. lap distance of 1200mm

Multiple studs
1/75mm x 3.05mm nail at 600 centres max.

Posts to bearers or joists
1/M12 or 2/M10 bolts (unless otherwise specified)

ROOF FRAMING
Roof trusses to top plates
One framing anchor with three nails to each leg;
OR

1/30 x 0.8mm G.I. strap over truss with strap ends fixed to plate
with 3/2.8mm dia' nails plus 2/75mm skew nails.

Girder Truss to Manufacturer Specification
Rafters to top plates - (coupled roofs)
2/75 mm skew nails plus, where adjoining a ceiling joist of -
38mm thick -2/75mm nails; OR
50mm thick - 2/90mm nails, fixing joist to rafter

Rafters to top plates - (non-coupled roofs)
2/75mm skew nails

Rafters to ridge
2/75mm skew nails

Ceiling joists to top plates
2/75 mm skew nails

Ceiling joists to rafters
In coupled roof construction, 1/75 hand-driven nail, OR
2/75 x 3.05mm machine-driven nails

Collar ties to rafters
1/M10 bolt for ties over 4.2m or 3/75mm nails for ties up to
4.2m long

Verandah beams and roof beams to post
1/M12 or 2/M10 bolts (unless otherwise specified for tie-down).

ITEMS BY ENGINEER:
Wind Speed Classification to be Confirmed.
Soil Test.
Steel Members-
(Beams, Columns/shs, Connections & Tie Down).
Masonry Articulation Points.
Slab and Footings.

Framing and Tie Down is Relate to the Project Listed in
the Title Block Only.
DO NOT Assume Their Suitability for any Other Project.
Wind Bracing and Tie Down is Designed For N2.
Engineer to Confirm Wind Speed on Site.

Wall Frames by Prenail Frame Manufacturer

TIE DOWN SCHEDULE

N2 (W33 N) A.S. 1684.2 Sheet Roof Studs @ 450centres
JD4 Trusses @ 600centres MAX Battens @ 900centres

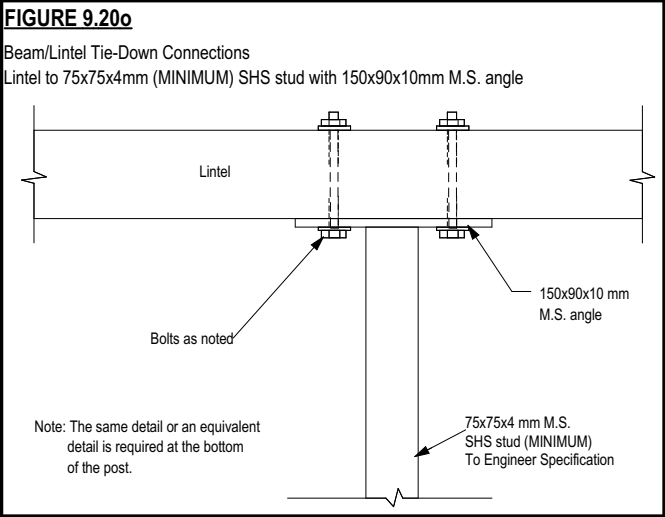
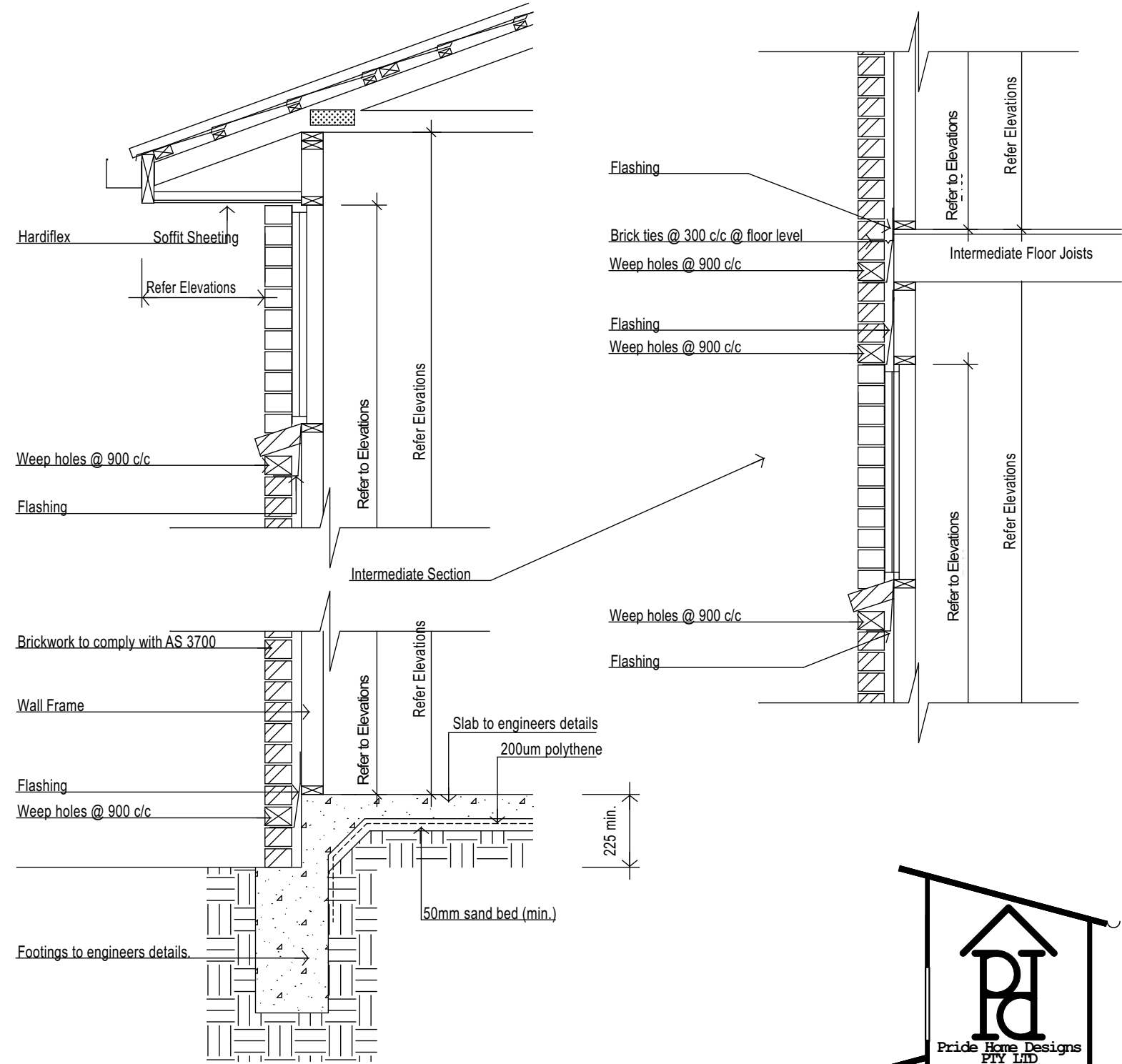
UPLIFT LOAD WIDTH (ULW) LESS THAN 6500mm
NOTE: All framing/Tie-Down tables to be read in conjunction with AS 1684.2 (see table No. & Figure No.)

SINGLE OR UPPER STORY

In Addition to Nominal Fixings

Position of Tie Down	Fixing Type	Table No.	Figure No.
Batten to Truss/Rafter	1/75 No. 14 Type 17 Screw (38mm Thick Batten MAX) Metal Roof Battens to Manufacturers Specification.	9.14	9.25d
Truss to Frame	Refer to Truss Manufacture Specification.	N/A	N/A
Frame to Slab/Floor Framing(Continuous to Slab).	Top Plates Tied Down at 900mm Centres MAX. M12 Rods at corners, sides of openings Up to 3000mm, Sides of bracing sheets & 1800mm MAX centres. PLUS, 30x0.8 G.I. Strap with Four 2.8mm Dia' Nails Each End Intermediately (top and bottom plates to stud). (M12 Rods to Openings up to 3000mm) (M16 Rods to Openings up to 5100mm)	9.13	9.19f 9.19d
Roof Beams to Slab/Floor	Alfresco - M12 Rod	9.13	9.20h
Roof Beams to SHS	2 M12 Bolts Vertically - Detail 9.20o	9.13	9.20o
Steel to SHS	By Engineer		
SHS to Slab/Footings	By Engineer		

Refer to AS 1684.2 for any connections that exceed this table.



WORKING DRAWINGS 3

Client:
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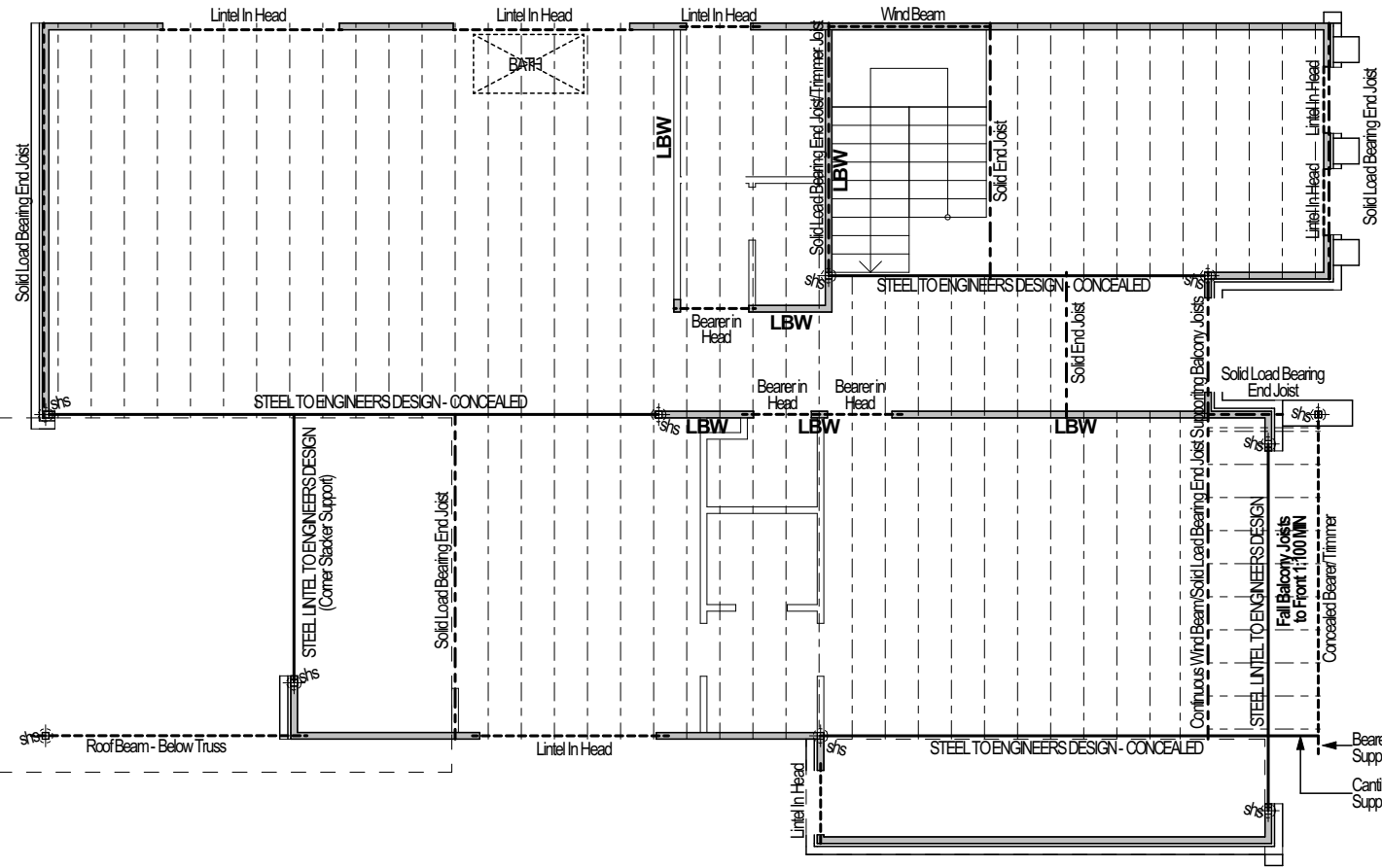
Site Address:
Lot 16
Dell St
Rosedale

AMENDMENTS	No.	Date.	Description.
	A	28-8-17	P1
	B	13-9-17	P2
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	H		
	I		
	J		
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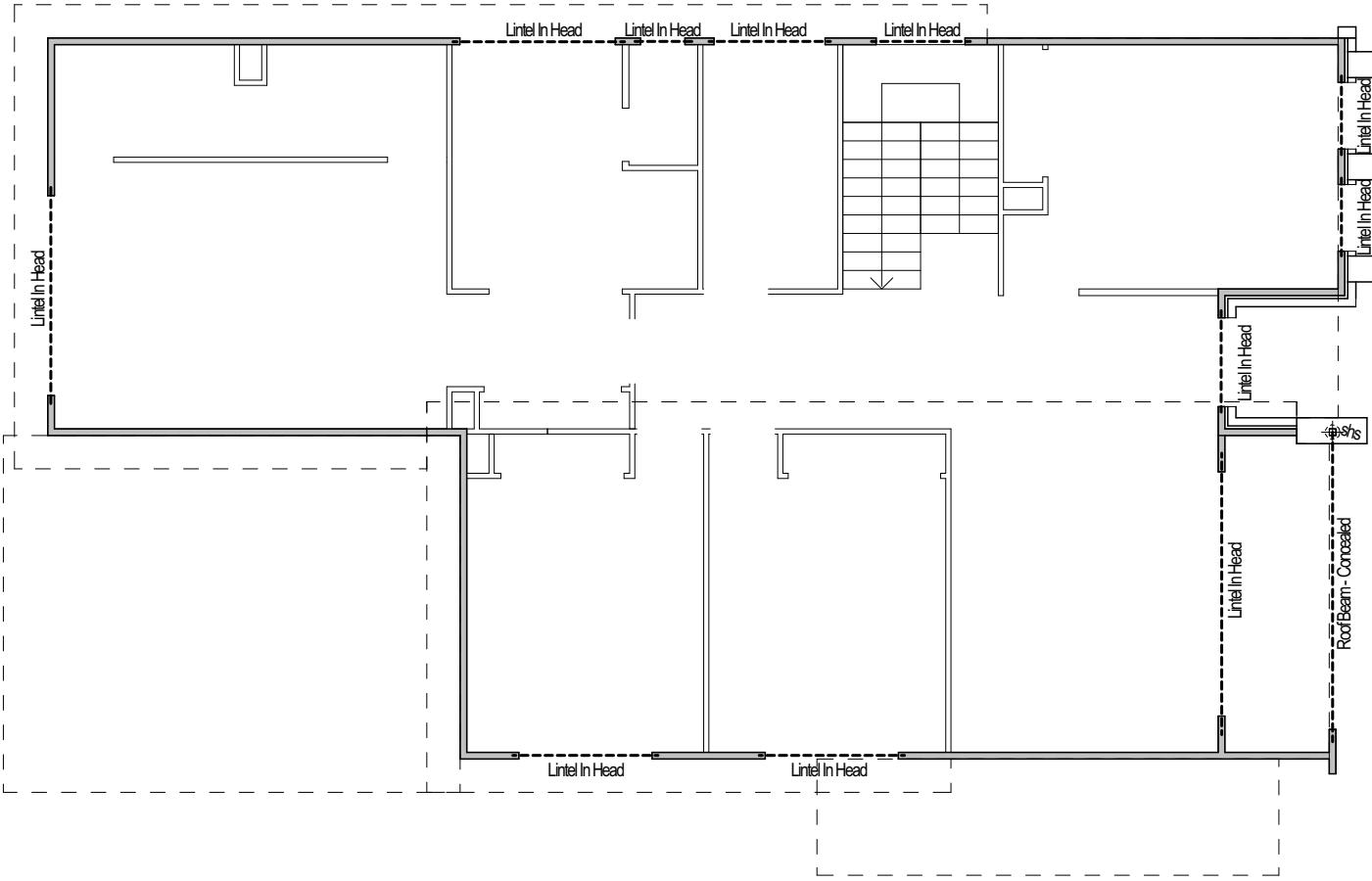
Issue: Working Drawings 3
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Plot Date 6/12/2017

SECTION & DETAIL

Wall Frames by Prenail Frame Manufacturer



Ground Floor Framing
1:100



First Floor Framing
1:100

WORKING DRAWINGS 3

Internal load bearing walls to be tied down as per tie down schedule.

Floor framing and Steel Designs to address and support point loads from above (EG, Lintels and Girder Trusses).

Floor Bearers/Lintels Noted "Concealed" Located Within Joist Depth
Floor Bearers/Lintels Noted "In Head" or "Under" Located Below Joist Depth

Allow For Bedding to Wet Areas

Continuous Rimboard/Blocking to Manufactures/Engineers Design

Joists to be Continuous Where Possible

Layout Only. Floor System, Member Sizing/Specifications, Blocking and Connections by Manufacturer, or Engineer

- Timber Floor Joist - By Others
- Solid Load Bearing Timber End Joist - By Others
- Timber Beam - By Others
- Steel Beam - By Engineer
- Steel Columns - By Engineers
- Lintel Part Of Floor Framing Design
- LBW Internal Load Bearing Walls

Any Steel Required (Including Posts, Columns, Beams, Connections and Required Tie Down), to be Designed by Engineer.
Steel Beams to be Supported by SHS Columns.
ALL girder truss locations to be confirmed by truss manufacturer BEFORE start of works. Any additional, altered or relocated girder trusses and or point loads over any openings (windows, doors etc.), corresponding lintels/beams to be upgraded accordingly.
Truss manufacturer to nominate any additional required internal load bearing walls, and corresponding lintels/beams.
All Timbers, Internal and External to be Treated and Installed to Manufacturers Specifications.
ENGINEERED TIMBER MEMBERS (LVL, 17C, etc...) EXPOSED TO WEATHERING, TO BE H3 TREATED AND PAINTED TO MANUFACTURERS SPECIFICATIONS

ITEMS BY ENGINEER:

Wind Speed Classification to be Confirmed.
Soil Test.
Steel Members- (Beams, Columns/shs, Connections & Tie Down).
Masonry Articulation Points.
Slab and Footings.

Wall Frames by Prenail Frame Manufacturer

All notations on every page of these plans are related to each and every page of these plans. All works outlined in these plans (new house, renovations, extensions etc...) are to be constructed in accordance with the current BCA, NCC, Local Council Regulations, all relevant Australian Standards and the manufacturers/suppliers specifications/instructions for relevant elements and products.

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Site Address:
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Rosedale

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FRAMING - 1:100

Ground Floor Bracing X			
ID	Bracing Type	Brace Length	Brace Value (kN)
X01	Ply(h)	1,350	8.10
X02	Ply(h)	1,350	8.10
X03	Ply(h)	1,350	8.10
X04	Ply(h)	1,350	8.10
X05	Ply(h)	1,350	8.10
X06	Ply(h)	900	5.40
X07	Ply(h)	1,350	8.10
X08	Ply(h)	1,100	6.60
X09	Ply(h)	1,200	7.20
X10	Ply(h)	900	5.40
			73.20

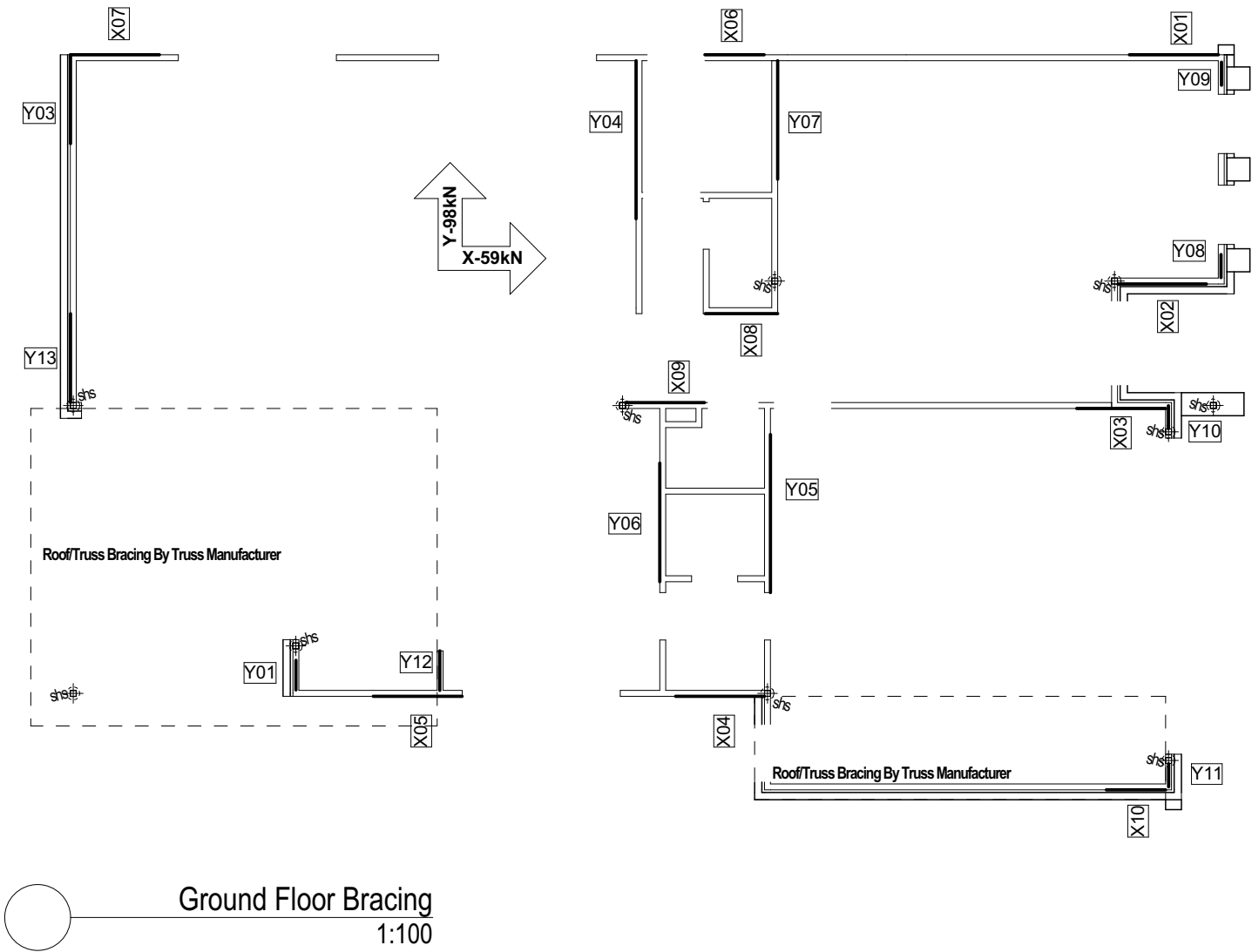
Wind Bracing and Tie Down is Designed For N2.
Engineer to Confirm Wind Speed on Site.

BRACING NOTES
Ply(h) - Plywood in accordance with AS1684 table 8.18(h).
Method A, With M12 Rods Each End.
Fixing of Bracing Walls to Trusses/Ceiling Diaphragm to A.S. 1684

WORKING DRAWINGS 3

POWERTRUSS BRACE FIXINGS TO BE CAST IN
OR CHEMICAL ANCHOR TO SLAB. EITHER
FIXING METHOD MUST BE TO POWERTRUSS
BRACE INTALLATION INSTRUCTIONS ONLY

Ground Floor Bracing Y			
ID	Bracing Type	Brace Length	Brace Value (kN)
Y01	Powertruss Brace	450	8.30
Y03	Ply(h)	1,350	8.10
Y04	Ply(h)	2,400	14.40
Y05	Ply(h)	2,400	14.40
Y06	Ply(h)	1,800	10.80
Y07	Ply(h)	1,800	10.80
Y08	Powertruss Brace	350	5.70
Y09	Powertruss Brace	350	5.70
Y10	Powertruss Brace	350	5.70
Y11	Powertruss Brace	350	5.70
Y12	Powertruss Brace	600	11.00
Y13	Ply(h)	1,350	8.10
			108.70



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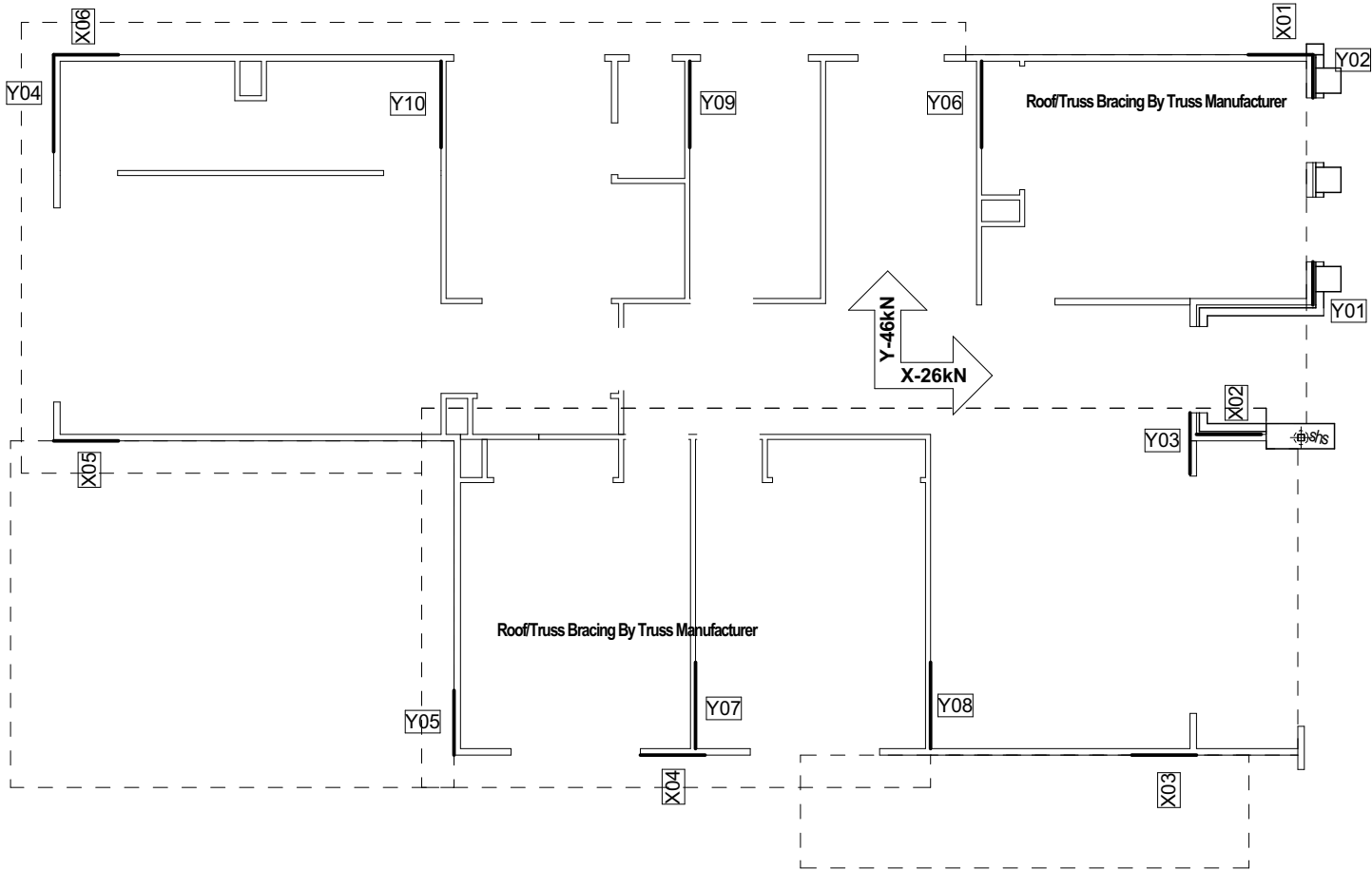
Issue: Working Drawings 3
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Plot Date 6/12/2017

First Floor Bracing Y			
ID	Bracing Type	Brace Length	Brace Value (kN)
Y01	Ply(h)	600	3.60
Y02	Ply(h)	600	3.60
Y03	Ply(h)	850	5.20
Y04	Ply(h)	1,350	8.10
Y05	Ply(h)	900	5.40
Y06	Ply(h)	1,200	7.20
Y07	Ply(h)	1,200	7.20
Y08	Ply(h)	1,200	7.20
Y09	Ply(h)	1,200	7.20
Y10	Ply(h)	1,200	7.20
			61.90

Wind Bracing and Tie Down is Designed For N2.
Engineer to Confirm Wind Speed on Site.

BRACING NOTES
Ply(h) - Plywood in accordance with AS1684 table 8.18(h).
Method A, With M12 Rods Each End.
Fixing of Bracing Walls to Trusses/Ceiling Diaphragm to A.S. 1684

First Floor Bracing X			
ID	Bracing Type	Brace Length	Brace Value (kN)
X01	Ply(h)	900	5.40
X02	Ply(h)	900	5.40
X03	Ply(h)	900	5.40
X04	Ply(h)	900	5.40
X05	Ply(h)	900	5.40
X06	Ply(h)	900	5.40
			32.40



First Floor Bracing
1:100

WORKING DRAWINGS 3

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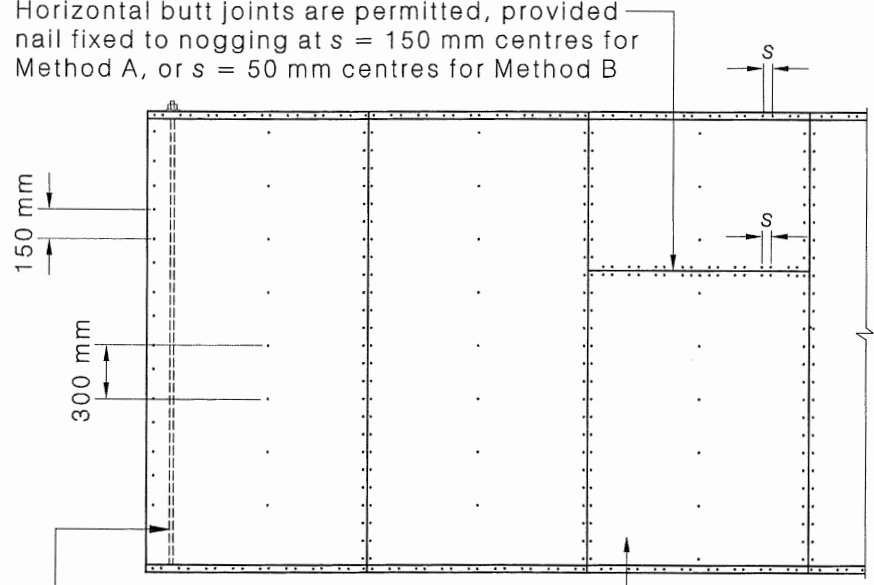
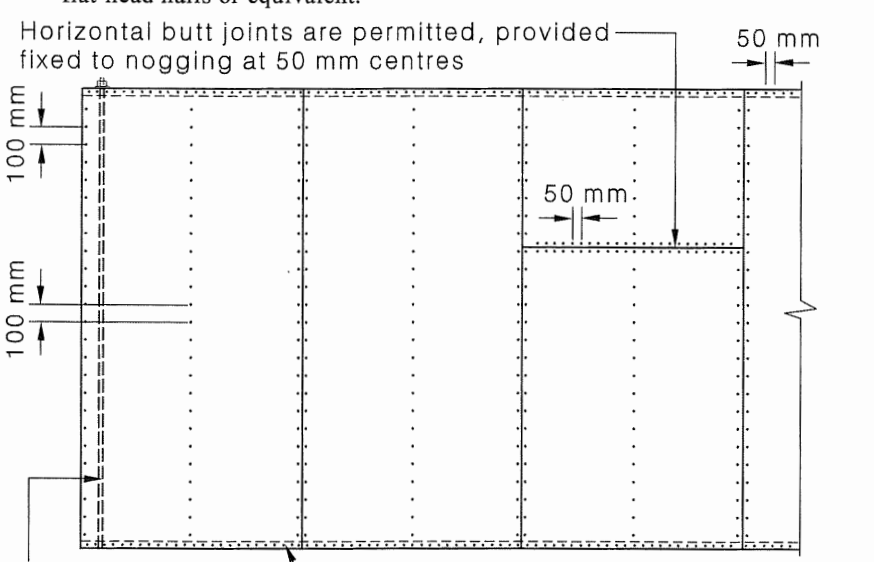
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Issue Date: 5-12-17
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Plot Date 6/12/2017

Wind Bracing and Tie Down is Designed For N2.
Engineer to Confirm Wind Speed on Site.

BRACING NOTES

Ply(h) - Plywood in accordance with AS1684 table 8.18(h).
Method A, With M12 Rods Each End.
Fixing of Bracing Walls to Trusses/Ceiling Diaphragm to A.S. 1684.

TABLE 8.18 (continued)

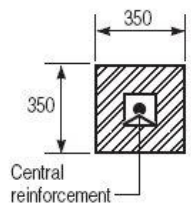
Type of bracing	Bracing capacity kN/m																																
(h) Plywood Plywood shall be nailed to frame using 30 × 2.8 Ø galvanized flat-head nails or equivalent. For Method A, M12 rods shall be used at each end of sheathed section top plate to bottom plate/floor frame. Method B has no rods but sheathing shall be nailed to top and bottom plates and any horizontal joints at 50 mm centres. Horizontal butt joints are permitted, provided nail fixed to nogging at s = 150 mm centres for Method A, or s = 50 mm centres for Method B  Method A only: M12 rod top to bottom plate each end of sheathed section connected to subfloor NOTE: For plywood fixed to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10.	<table><tr><td>Minimum plywood thickness, mm</td><td></td></tr><tr><td>Stress grade</td><td>Stud spacing mm</td></tr><tr><td></td><td>450 600</td></tr><tr><td>F8</td><td>7 9</td></tr><tr><td>F11</td><td>6 7</td></tr><tr><td>F14</td><td>4 6</td></tr><tr><td>F27</td><td>4 4.5</td></tr><tr><td>Fastener spacing (s) mm</td><td></td></tr><tr><td>Top and bottom plate:</td><td></td></tr><tr><td>— Method A</td><td>150</td></tr><tr><td>— Method B</td><td>50</td></tr><tr><td>Vertical edges</td><td>150</td></tr><tr><td>Intermediate studs</td><td>300</td></tr><tr><td>Fixing of bottom plate to floor frame or slab</td><td></td></tr><tr><td>Method A: M12 rods as shown plus a 13 kN capacity connection at max. 1200 mm centres</td><td></td></tr><tr><td>Method B: A 13 kN capacity connection at each end and intermediately at max. 1200 mm centres</td><td></td></tr></table> Method A 6.4 Method B 6.0	Minimum plywood thickness, mm		Stress grade	Stud spacing mm		450 600	F8	7 9	F11	6 7	F14	4 6	F27	4 4.5	Fastener spacing (s) mm		Top and bottom plate:		— Method A	150	— Method B	50	Vertical edges	150	Intermediate studs	300	Fixing of bottom plate to floor frame or slab		Method A: M12 rods as shown plus a 13 kN capacity connection at max. 1200 mm centres		Method B: A 13 kN capacity connection at each end and intermediately at max. 1200 mm centres	
Minimum plywood thickness, mm																																	
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Fixing of bottom plate to floor frame or slab																																	
Method A: M12 rods as shown plus a 13 kN capacity connection at max. 1200 mm centres																																	
Method B: A 13 kN capacity connection at each end and intermediately at max. 1200 mm centres																																	
(i) Plywood Plywood shall be nailed to frame using 30 × 2.8 mm Ø galvanized flat-head nails or equivalent. Horizontal butt joints are permitted, provided fixed to nogging at 50 mm centres  M12 rod top to bottom plate each end of sheathed section Fix bottom plate to floor frame or slab with M12 rods as shown, plus a 13 kN capacity connection at max. 600 mm centres NOTE: For plywood fixed to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10.	<table><tr><td>Minimum plywood thickness, mm</td><td></td></tr><tr><td>Stress grade</td><td>Stud spacing mm</td></tr><tr><td></td><td>450 600</td></tr><tr><td>No nogging (except horizontal butt joints)</td><td></td></tr><tr><td>F11</td><td>4.5 4.5</td></tr><tr><td>F11</td><td>7.0 7.0</td></tr><tr><td>Fastener spacing mm</td><td></td></tr><tr><td>Top and bottom plate</td><td>50</td></tr><tr><td>Vertical edges</td><td>100</td></tr><tr><td>Intermediate studs</td><td>100</td></tr></table> 7.5 8.7	Minimum plywood thickness, mm		Stress grade	Stud spacing mm		450 600	No nogging (except horizontal butt joints)		F11	4.5 4.5	F11	7.0 7.0	Fastener spacing mm		Top and bottom plate	50	Vertical edges	100	Intermediate studs	100												
Minimum plywood thickness, mm																																	
Stress grade	Stud spacing mm																																
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F11	4.5 4.5																																
F11	7.0 7.0																																
Fastener spacing mm																																	
Top and bottom plate	50																																
Vertical edges	100																																
Intermediate studs	100																																

8.3.6.5 Length and capacity for plywood bracing walls

For the bracing capacities given in Table 8.18 for plywood, the minimum length of the panels shall be 900 mm, except—

- in bracing type given in Item (h) for Method A only, the minimum length of the panels may be 600 mm; or
- in bracing type given in Item (g)—
 - for panel length of 600 mm, the bracing capacity shall be half of that for 900 mm; and
 - for panel length between 600 mm and 900 mm, the bracing capacity may be determined by multiplying the respective capacities by 0.5 for 600 mm long varying linearly to 1.0 for 900 mm.

Table 4.7 Bracing Capacity of Reinforced Piers
(Wind in Either Direction or as Indicated)

Pier details	Tiedown rod size	Bracing capacity of reinforced pier (kN)					
		Pier height (m)					
		0.6	1.2	1.8	2.4	3.0	3.6
	R10	4.1	2.1	1.4	1.0	0.8	0.7
	R12	5.8	2.9	1.9	1.4	1.2	1.0
	N12	11.0	5.5	3.7	2.7	2.2	1.8
	N16	18.4	9.2	6.1	4.6	3.7	3.1

WORKING DRAWINGS 3



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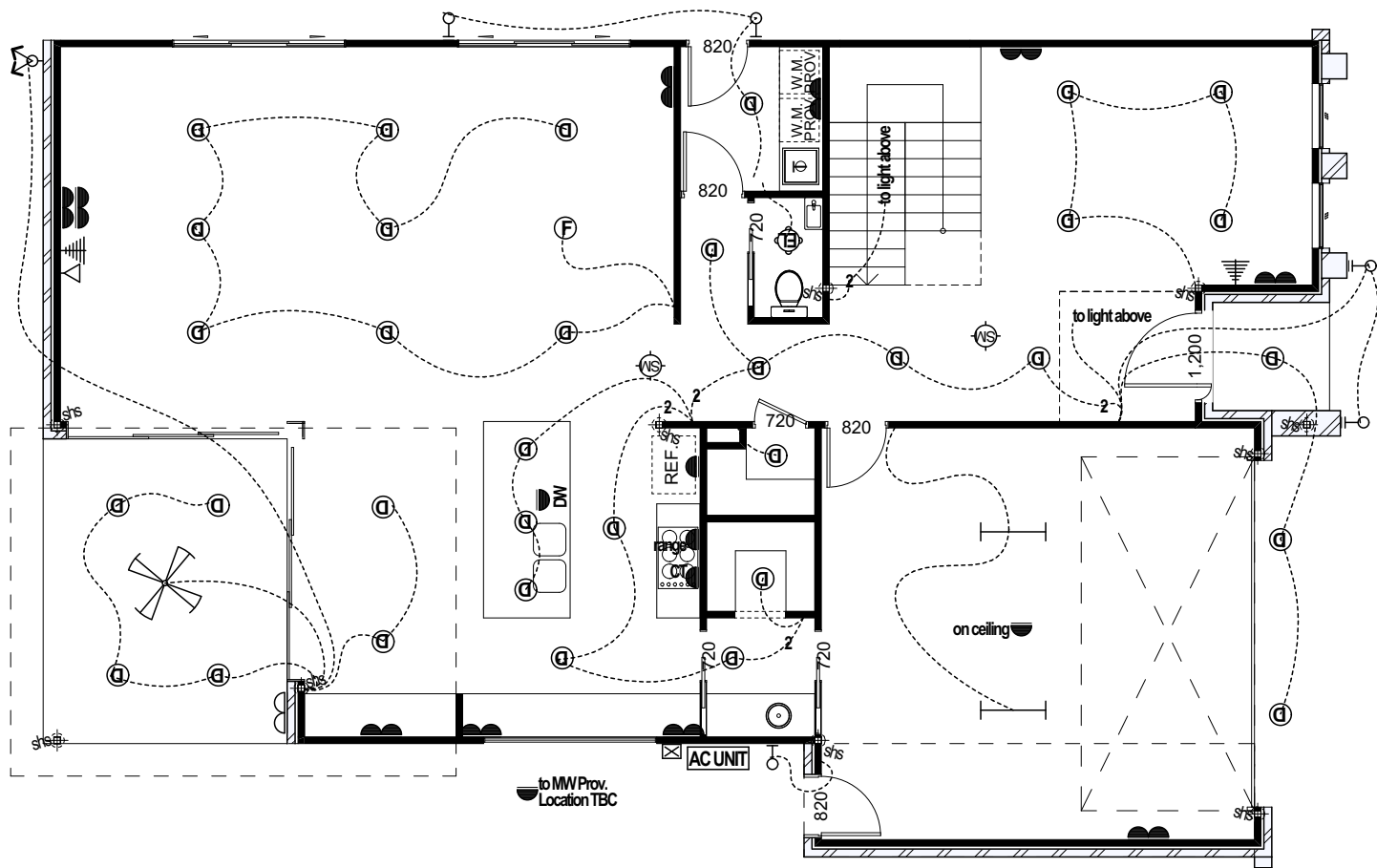
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BRACING DETAILS

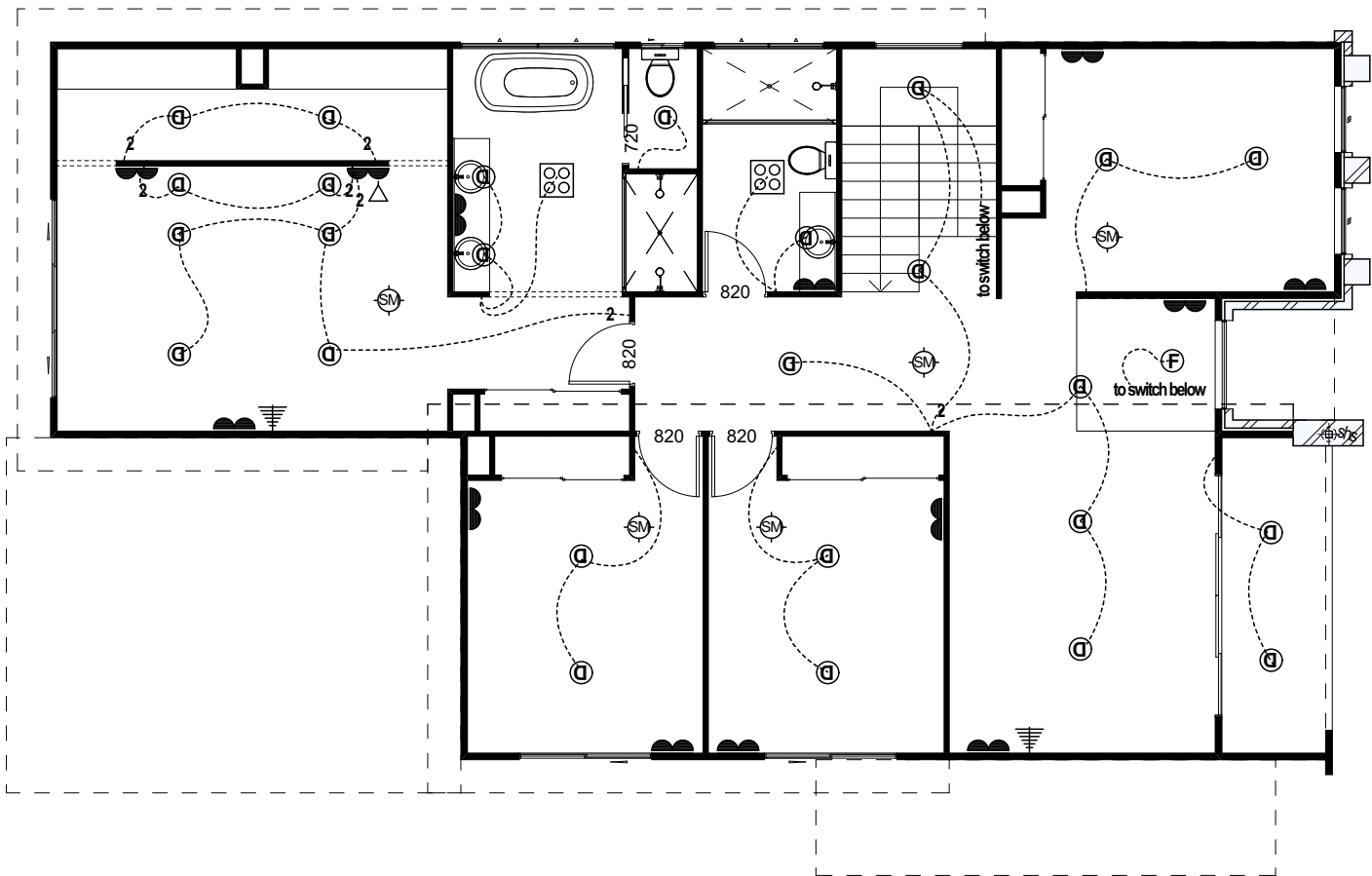


Electrical Items		
	Quantity	Symbol
2 Way Switch	12	2
AC Isolator	1	⊠
AC Unit	1	AC UNIT
Ceiling Fan	1	⊗
Double Power Point	23	⏻
Double Power Point - External	1	⏻
Double Spot Light	1	⊗
Down Light	60	⊙
Exhaust Fan Light	1	⊗
Feature Light Point	2	⊙
Fluro Tube	2	⏻
Phone Point	2	⏻
Single Power Point	6	⏻
Smoke Alarm	7	⊙
Tastic - 3 in 1	2	⏻
TV Point	4	⏻
Wall Light	5	⏻

Smoke Alarms Must Not Be Placed:
Within 300mm of a Corner of a Ceiling and a Wall;
Within 300mm of a Light Fitting;
Within 400mm of an Air Conditioning Vent;
Withing 400mm of the Blades of a Ceiling Fan

Ground Floor Electrical
1:100

WORKING DRAWINGS 3



First Floor Electrical
1:100

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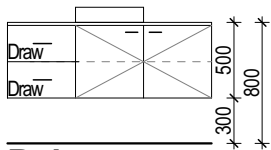
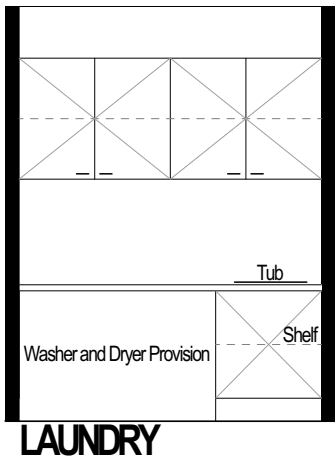
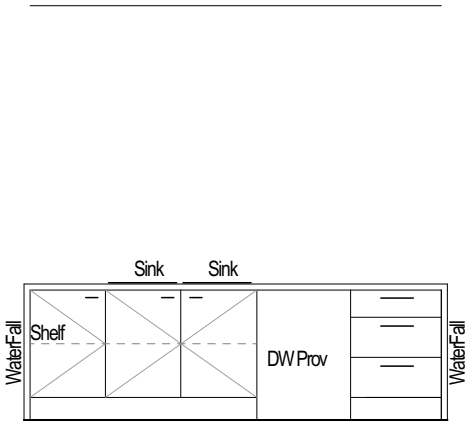
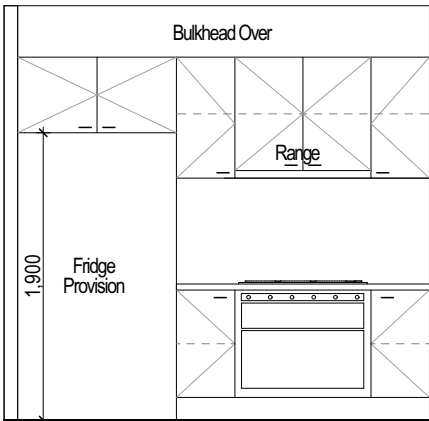
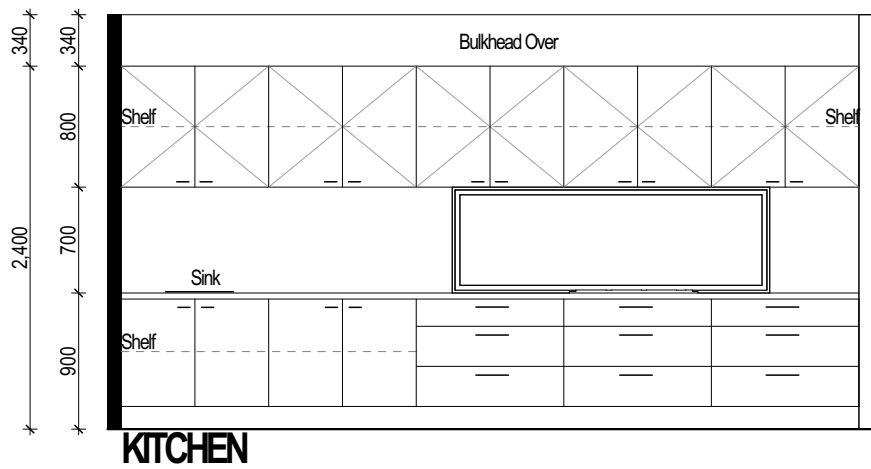
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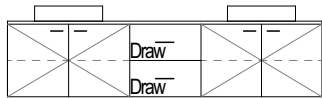
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Bathroom



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INTERNAL ELEVATIONS 1 - 1:50