

AREA ANALYSIS		
ALLOTMENT AREA:	678 Sq.m.	
LIVING:	288.48 Sq.m.	31.05 Sq.
ALFRESCO:	36.57 Sq.m.	3.94 Sq.
GARAGE:	39.40 Sq.m.	4.24 Sq.
PORCH:	7.14 Sq.m.	0.77 Sq.
TOTAL AREA:	371.59 Sq.m.	40.00 Sq.
SITE COVERAGE:	371.59 Sq.m.	54.81%

TERMITE PRONE:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
WASTE BIN:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
TEMPORARY FENCING:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
FLOOD PRONE:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
BUSH FIRE PRONE:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
RESTRICTIVE COVENENT:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SILT PROTECTION:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
WIND SPEED:	T.B.C.
SOIL CLASSIFICATION:	T.B.C.

SHEET

1	SITE PLAN 1:200
2	GROUND FLOOR PLAN
3	ELEVATIONS & DETAILS
4	ELEVATIONS & DETAILS
5	ELEVATIONS & DETAILS
6	ELEVATIONS & DETAILS
7	SECTIONS, DETAILS.
8	ELECTRICAL PLAN
9	BRACING DETAILS, TIMBER SCHEDULE.
10	BRACING DETAILS

GENERAL NOTES

Contractors must verify all dimensions on site prior to commencing any site works or making any shop drawings

Do not scale drawings
Figured dimensions take precedence over scaled sizes

All sizes, levels & conditions on site must be verified prior to commencing any site works and any discrepancies must be reported to this office

All materials and methods of construction shall comply with all relevant S.A.A. codes, B.C.A. and municipal council by-laws and regulations

All concrete footings are to be founded at a depth of minimum required bearing capacity and/or in accordance with soil report recommendation where supplied

All roof and wall framing, bracing etc. is to be in accordance with A.S. 1684 (latest edition) & Timber Framing Manual requirements

The builder shall take all steps necessary to ensure the stability of new & existing structures effected by these works on this & adjacent allotments

The builder shall ensure the water tightness of all new structures

Footings are not under any circumstances to encroach over title boundaries or easement lines and this office must be notified immediately prior to construction if this occurs

All glazing must be in accordance with A.S. 1288 (latest edition)

Window sizes are nominal only (unless a specific manufacturer is specified) and may vary according to the suppliers range

Stormwater drainage (90mm ϕ) and sullage shall be connected to the legal point of discharge to the satisfaction of the relevant authorities

Provide roof tie downs in accordance with surveyors requirements

These plans shall be read in conjunction with relevant engineers computations, recommendations and drawings where relevant

Note: If site conditions vary from these reports the builders office and relevant engineer should be contacted immediately

This office under no circumstances accepts responsibility for any breach of copyright that may occur from information supplied by the client

The building shall be protected against termite infestation in accordance with A.S.3660 and B.C.A.

If building is located within a designated bushfire prone area building shall be protected in accordance with A.S. 3959 (latest edition)

Construction of sanitary compartments to be in accord with B.C.A. (latest edition - the door to a fully enclosed sanitary compartment must open outwards, or slide, or be readily removable from outside the compartment unless there is a clear space of at least 1200mm between the closet pan within the sanitary compartment and the nearest part of the doorway

Provide impervious floor & wall coverings to all wet areas except kitchen floor: Wall coverings heights above shower bases, vanities, troughs, baths & the like as required by B.C.A.

Infill to be used above all window or door openings between the respective (window or door) frame and underside of steel lintel where head height does not match brick course heights - (only applicable where brickwork is specified over openings)

-All floor to ceiling heights nominated on these plans indicate the dimension from concrete slab level (and first floor joist level for 2 storeys) to underside of truss bottom chord (and underside first floor joist level for 2 storeys).

-All dimensions noted on floor plans, sections and external elevations represent timber frame and structural member measurements, not finished plaster measurements. Finished room sizes measured after plaster installation will vary accordingly.

-Unless noted otherwise, all dimensions on the internal elevations represent finished plaster measurements.

NOTE:

-These notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations and unless expressly stated otherwise are provided only as guidelines - no responsibility is accepted for their use

Note: Refer to CSIRO information sheet 10 91 and requirements of AS 2870 1996 to indicate owners responsibilities with regard to footing maintenance & conditions

STEP NOTES

Set out & determine all steps on site in accord with B.C.A.

Tread - minimum 240mm, maximum 355mm
Riser - maximum 190mm, minimum 115mm

Provide handrails to all decks etc. where height out of ground exceeds 1000mm - handrails to be min. 1000mm high above floor & landings & min. 865mm high above tread nosing line

Provide max. 125mm gaps to all rails, balusters, open risers & the like in required stairs in accordance with B.C.A. (latest amendment)

SMOKE DETECTORS

Provide smoke detectors as denoted on floor plan as required in accord with A.S. 3786 (latest edition)

Smoke alarms to new residences are to be hardwired to switchboard with battery backup

5 STAR ENERGY RATING

Refer to Energy Rating Report for requirements to achieve 5 Star Energy Rating, in accordance with B.C.A.

Craig Corfield Building Designs & Architectural Drafting.

4/5-9 Canterbury St, Mornington, 3931. Ph: 0419 997 033 ABN 27 851 641 415
email: corfieldcraig@hotmail.com *Registered Building Practitioner.



PROPOSED SINGLE ST'Y DWELLING.

AT: LOT 436 No. 10 ALBERT CRT,
BURNSIDE HEIGHTS.

DATE: 3rd DECEMBER 2010

JOB No: 1051

REVISION D

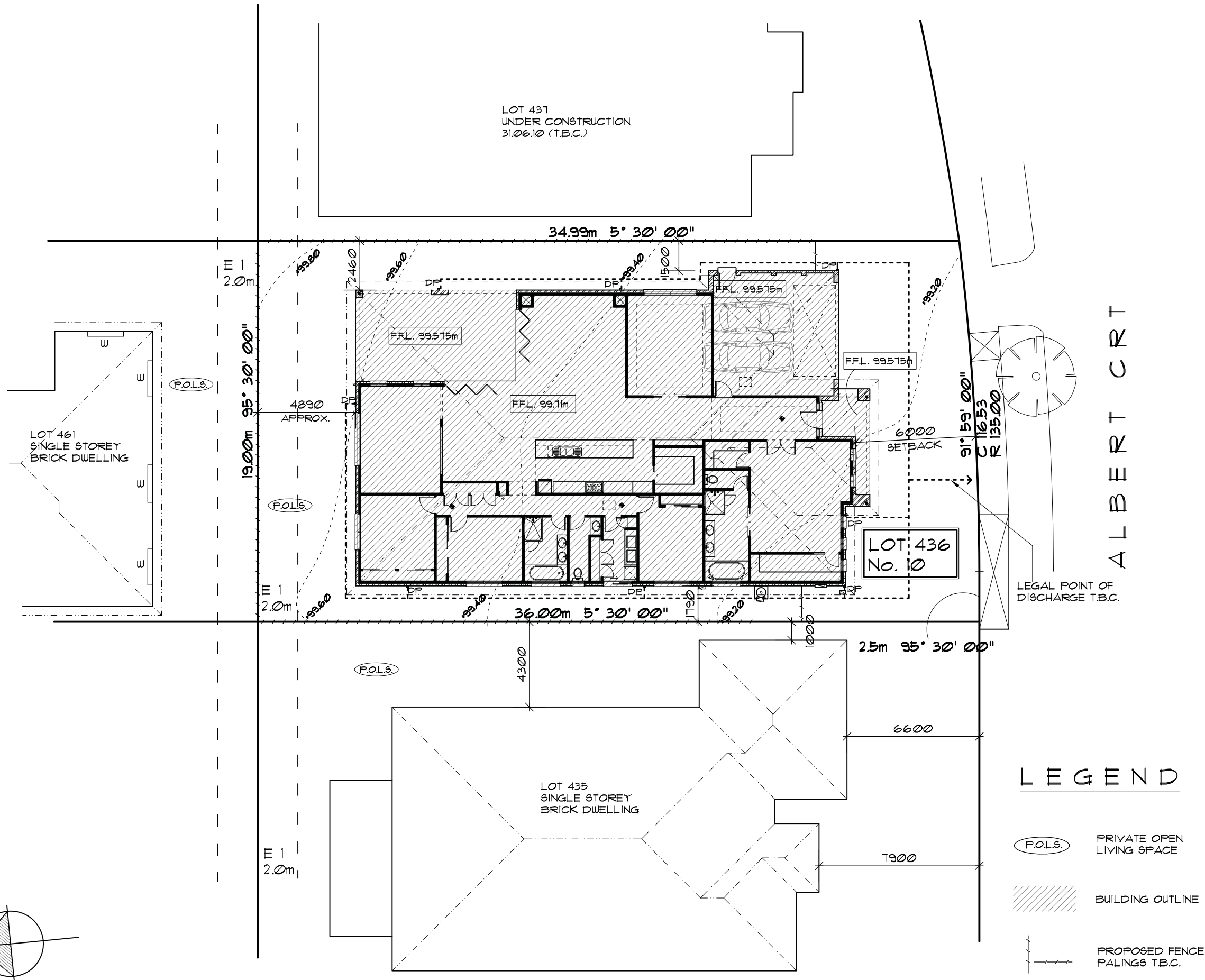
DP. AD

SHEET: 1 OF 1



P.O. BOX 1210
Niddrie, Victoria 3042
phone: 1300 737 646 Fax: (03) 8648 6363
Email: enquiry@abodedac.com.au

- SITE SOIL CLASSIFICATION T.B.C.
- DWELLING & GARAGE: WAFFLE POD CONCRETE
- SITE SCRAPE ONLY
- FREEBOARD 310mm T.B.C.
- REBATE TO HOUSE 220mm
- STEP DOWN TO ALFRESCO 135mm
- STEP DOWN TO PORCH 220mm
- STEPDOWN TO GARAGE 135mm
- SITE COVERAGE: 54.81%
- CONTOURS ARE AT 200mm INTERVALS
LEVELS ARE TO AN ASSUMED DATUM
- CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND BATTERED BACK AT 45° (Min) UNLESS OTHERWISE SHOWN. CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO TOE OF BATTER BY 15mm MINIMUM.
- A.G. DRAINS & SILT PITS TO BASE OF CUT BACKFILL TO ALL EXPOSED EDGE BEAMS
- DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION
- SURPLUS SPOIL TO BE DISPOSED FROM SITE INCL- FROM SERVICES TRENCHES
RETAIN FILL ON SITE FOR BACKFILL TO SLAB REBATE AS REQ'D
- IF CROSSOVER IS NOT PROVIDED OR EXISTING CROSSOVER IS NOT IN CORRECT POSITION TO DRIVEWAY THE FULL COST TO CONSTRUCT NEW CROSSOVER IS AT THE OWNER'S EXPENSE
- STORMWATER DRAIN NOTES:
• PROVIDE 100mm DIAMETER HEAVY DUTY PVC STORMWATER PIPE WITH MINIMUM FALL OF 1:100
• PROVIDE 100mm DIAMETER PVC STORMWATER PIPE UNDER GARAGE AND FUTURE DRIVEWAYS
• STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINER'S DISCRETION
• PROVIDE 100mm DIA. DOWNPIPES AT 12.0m MAX. CRS.
- POSITION OF THE FRONT GARDEN TAP & WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE.
- DEVELOPER'S APPROVAL IS TO BE APPLIED FOR BY CLIENT. T.B.C.
- PROPERTY INFORMATION UNAVAILABLE AT TIME OF CONTRACT
- WIND SPEED INFORMATION UNAVAILABLE AT TIME OF SITING
- UNDERGROUND POWER TO BE CONFIRMED
- BUSHFIRE ATTACK LEVEL TO BE CONFIRMED



SITE PLAN
SCALE 1:200

- LEGEND**
- (P.O.L.S.) PRIVATE OPEN LIVING SPACE
 - /// BUILDING OUTLINE
 - - - - PROPOSED FENCE PALINGS T.B.C.

Craig Corfield Building Designs & Architectural Drafting.
4/5-9 Canterbury St, Mornington, 3931. Ph: 0419 997 033 ABN 27 851 641 415
email: corfieldcraig@hotmail.com *Registered Building Practitioner.

PROPOSED SINGLE ST'Y DWELLING.
AT: LOT 436 No. 10 ALBERT CRT,
BURNSIDE HEIGHTS.

DATE: 3rd DECEMBER 2010
JOB No: 1051 DP. AD
REVISION D SHEET: 1 OF 12



P.O. BOX 1210
Niddrie, Victoria 3042
phone: 1300 737 646 Fax: (03) 8648 6363
Email: enquiry@abodedac.com.au

NOTES

ALL WET AREAS TO COMPLY A.S. 3140-2004

TIMBER FRAME TO A.S. 1684.

ALL GLAZING TO A.S. 1288 (2006)

ALL WINDOWS AND DOORS TO BE SELECTED FRAME AND TO MANUFACTURER'S DESIGN & DETAIL.

ALL GLAZING WITHIN 500mm OF FLOOR LEVEL SHALL BE 5mm IN THICKNESS AS PER A.S.1288-1994.

BATHROOM WINDOW GLASS SHALL BE OF A SAFETY GLAZING MATERIAL AS REQUIRED BY A.S.1288-GLASS INSTALLATION CODE.

SMOKE ALARMS: 

DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3186-1993, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED WITH A BATTERY BACK UP.

DO NOT SCALE. USE DIMENSIONS GIVEN.

BUILDERS RESPONSIBILITY TO CHECK ALL LEVELS AND DIMENSIONS.

ALL WORK IS TO BE WITHIN TITLE BOUNDARY.

OWNERS/BUILDERS RESPONSIBILITY TO ADVISE IF ANY COVENANTS EXISTING ON PROPERTY.

EVERY CARE HAS BEEN TAKEN TO ENSURE THAT THE EXISTING SERVICES SHOWN ON THIS PLAN ARE ACCURATE. THE SERVICES SHOWN HAVE BEEN PLOTTED FROM INFORMATION SUPPLIED BY SERVICES AUTHORITIES, HOWEVER SOME VARIATION FROM RECORDS DO EXIST AND COMPLETE ACCURACY CANNOT BE GUARANTEED. IN ALL INSTANCES IT IS REQUIRED THAT THE POSITION OF THE SERVICE CONCERNED SHOULD BE PROVEN.

TERMITE PROTECTION:

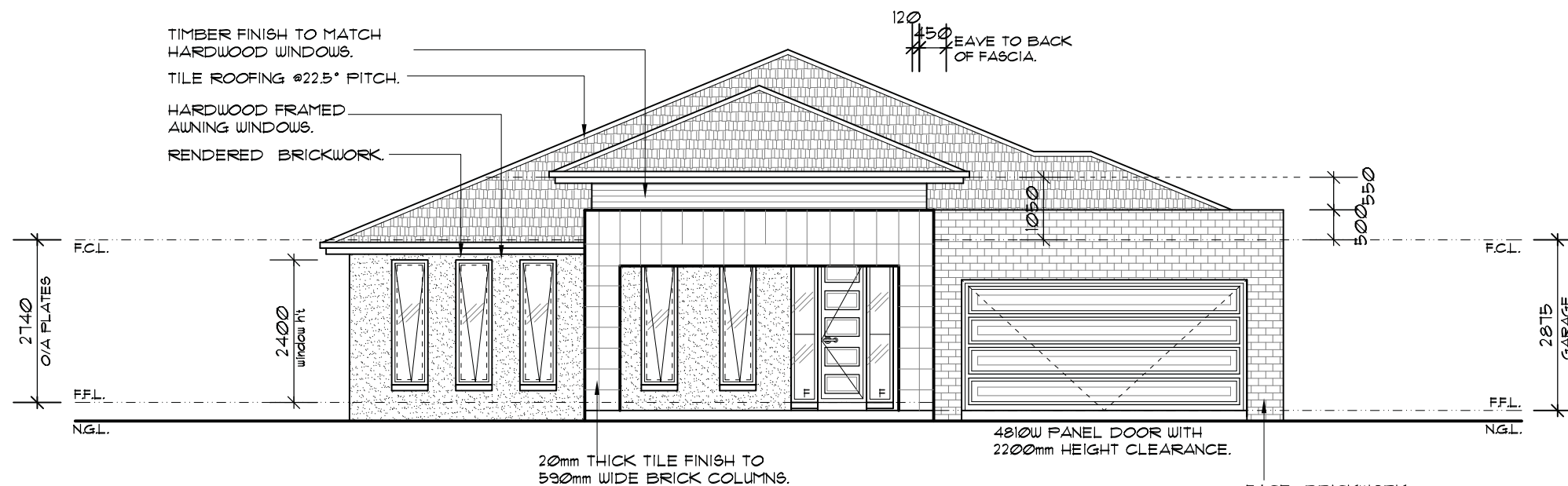
TERMITE PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH AS 3660.1-2000 AND PART 3.13 OF BUILDING CODE OF AUSTRALIA BY SPRAYING UNDER SITE OF SLABS AND AROUND DESIGNATED AREAS.

FRAMING NOTES:

- ALLOW 2110mm HIGH FRAME OPENING FOR ALL INTERNAL 2040mm HIGH DOORS.
- ALLOW 2410mm HIGH FRAME OPENING FOR ALL INTERNAL 2340mm HIGH DOORS.
- ALLOW ADDITIONAL 10mm CLEARANCE ON EITHER SIDE OF ALL WINDOW OPENING DIMENSIONS.
- ALLOW ADDITIONAL 10mm min TO DOOR OPENINGS ie 820 DOOR = 830 FRAME OPENING.
- ALIGN TOP AND BOTTOM WINDOWS AT ALL ARTICULATION JOINTS.
- WINDOW FRAME HEIGHTS AS NOTED ON ELEVATIONS. WINDOW FRAME WIDTHS AS NOTED ON FLOOR PLANS. NOTE AS A GUIDE ONLY. REFER TO MANUF.'S SPECS.
- FLASHING TO ALL FRAMES MUST BE 300mm WIDE MINIMUM & CONTINUE 300mm TO SIDES OF FRAMES.

WINDOW NOTES:

- ALL GLAZING TO AS.1288-2006 & TO THE CURRENT BUILDING CODE OF AUSTRALIA (BCA-CLASS 1A & 10 BUILDINGS.)
- ALL GLAZING TO BE CLEAR GLASS UNLESS NOTED OTHERWISE.
- ALL EXTERNAL FRENCH DOORS TO BE PROVIDED WITH MUSHROOM STOPS. ALLOW CLEARANCE BETWEEN FRAMES AND DOORS.



SOUTH ELEVATION
SCALE 1:100

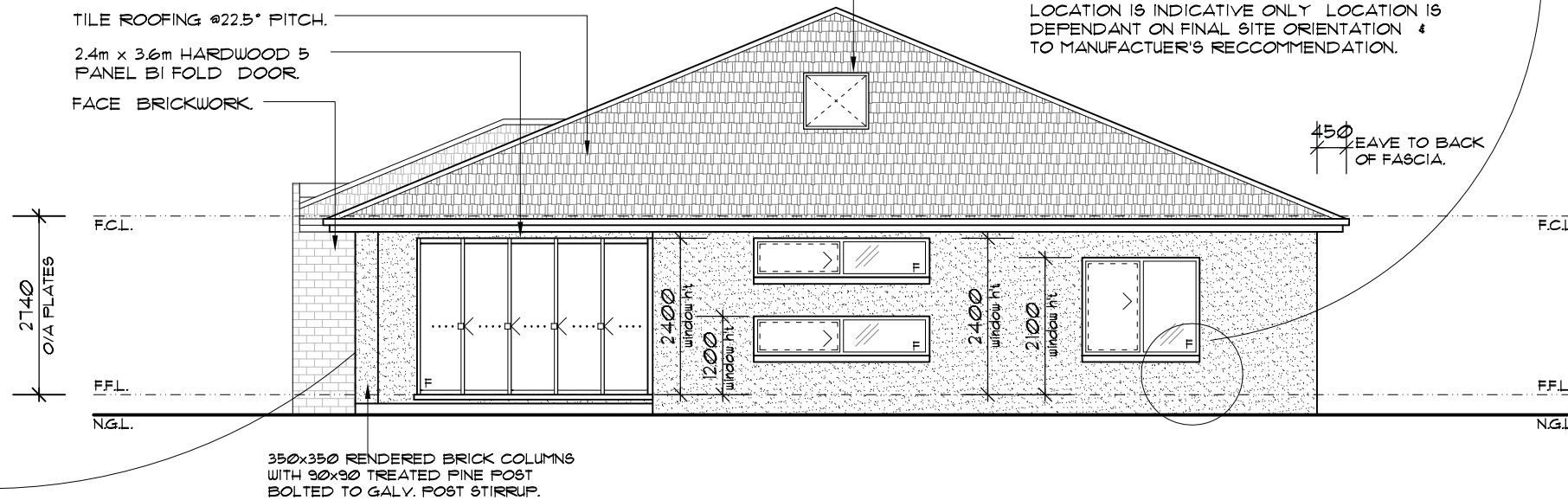
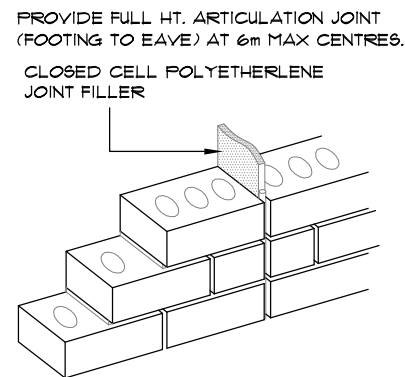
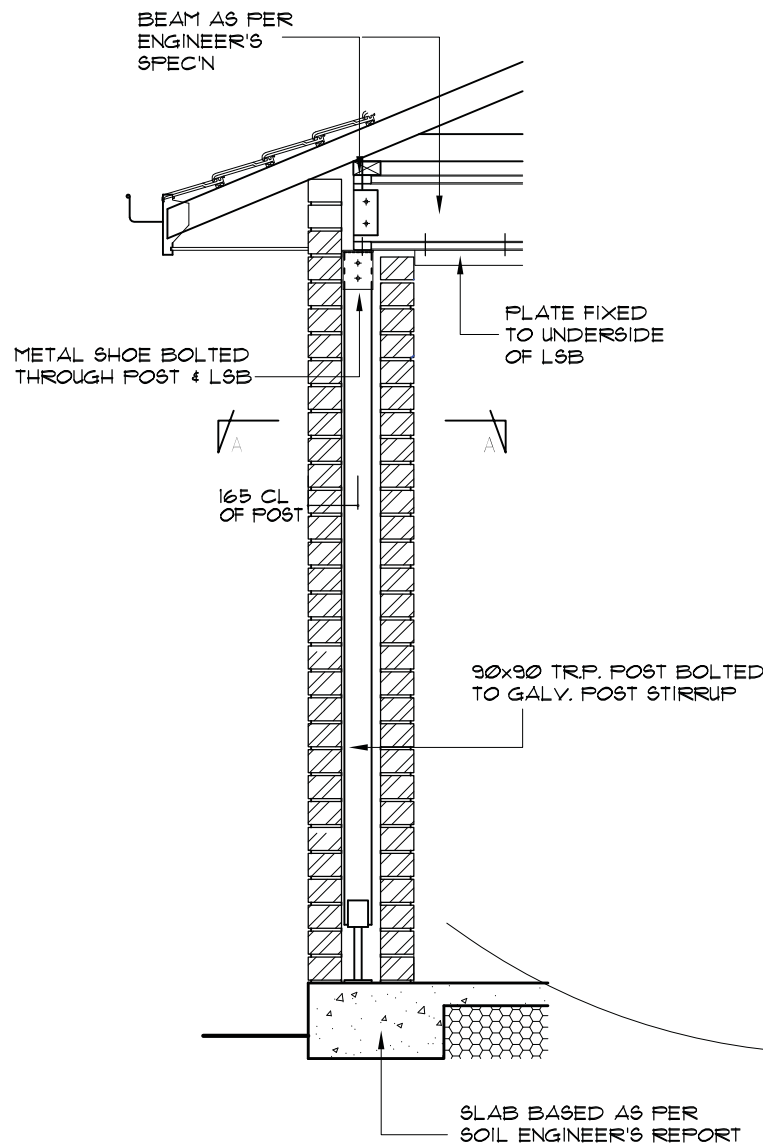
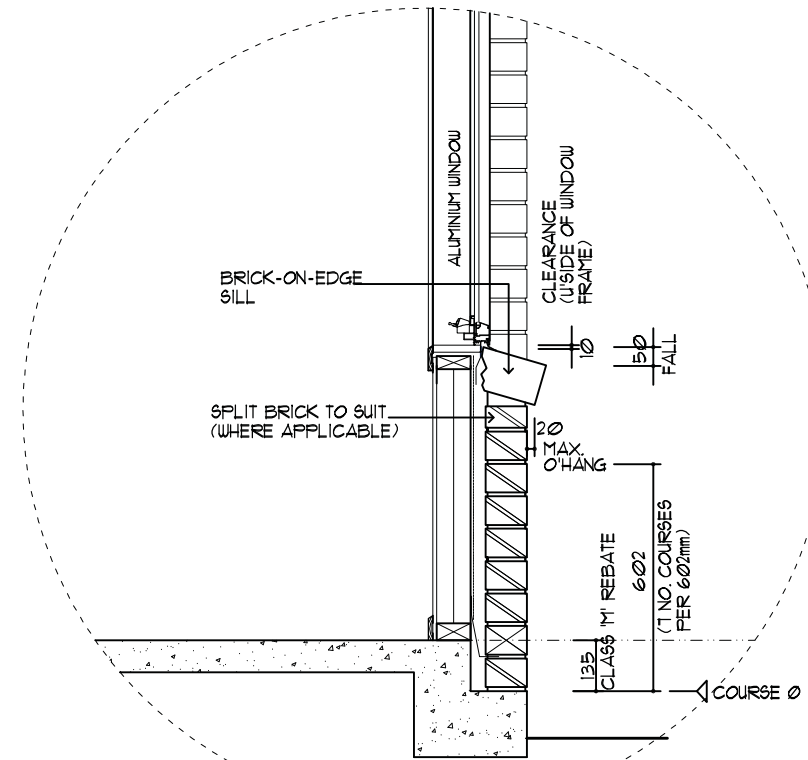
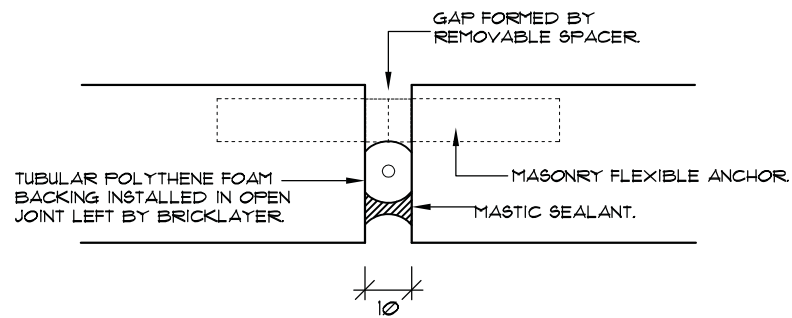
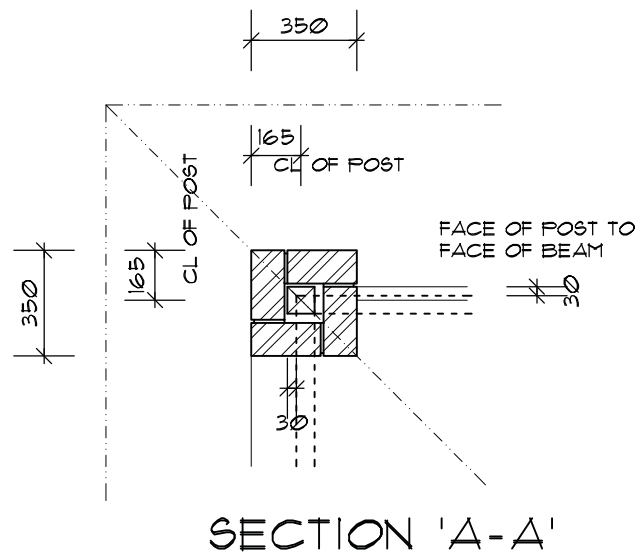
Craig Corfield Building Designs & Architectural Drafting.
4/5-9 Canterbury St, Mornington, 3931. Ph: 0419 997 033 ABN 27 851 641 415
email: corfieldcraig@hotmail.com *Registered Building Practitioner.

PROPOSED SINGLE ST'Y DWELLING.
AT: LOT 436 No. 10 ALBERT CRT,
BURNSIDE HEIGHTS.

DATE: 3rd DECEMBER 2010
JOB No: 1051 DP. AD
REVISION D SHEET: 3 OF 12

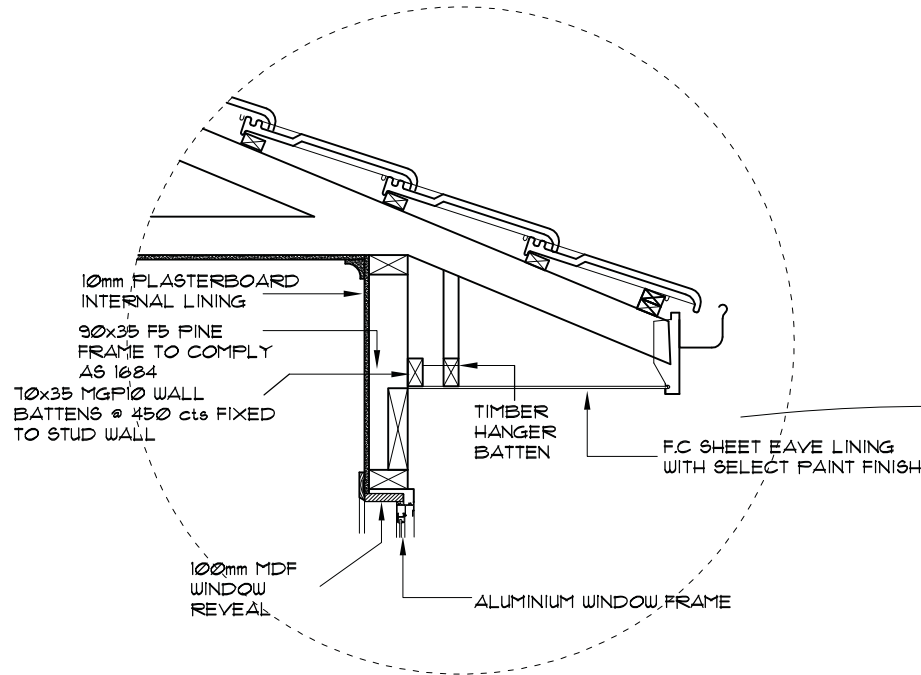


P.O. BOX 1210
Niddrie, Victoria 3042
phone: 1300 737 646 Fax: (03) 8648 6363
Email: enquiry@abodedac.com.au

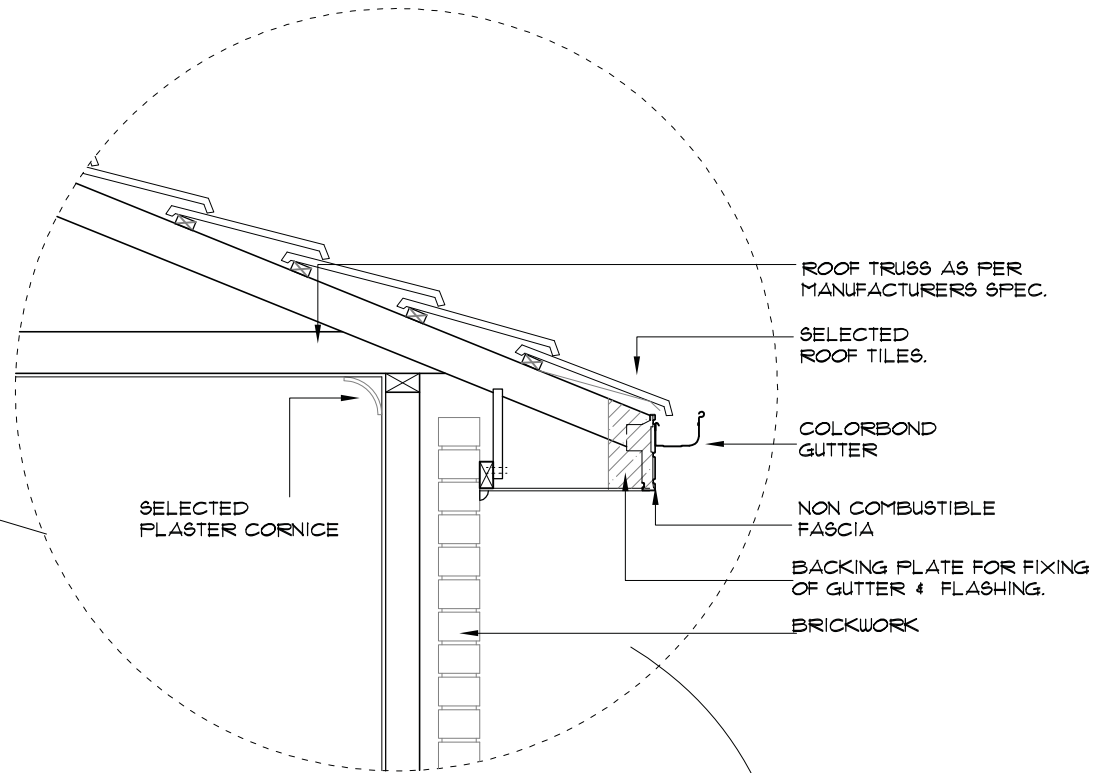


PIER DETAIL
SCALE 1:50

NORTH ELEVATION
SCALE 1:100



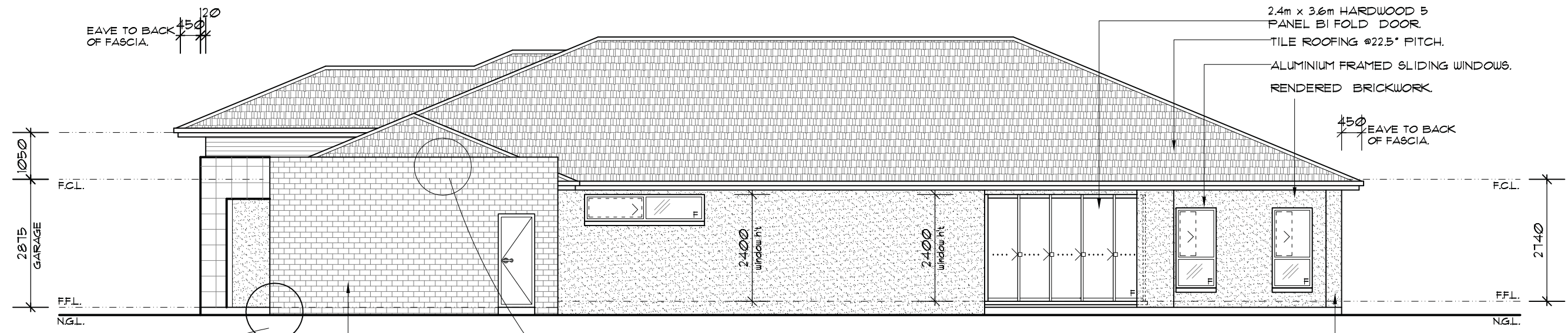
WINDOW HEADER
 DETAIL



GUTTER DETAIL
 SCALE 1:20



WEST ELEVATION
 SCALE 1:100



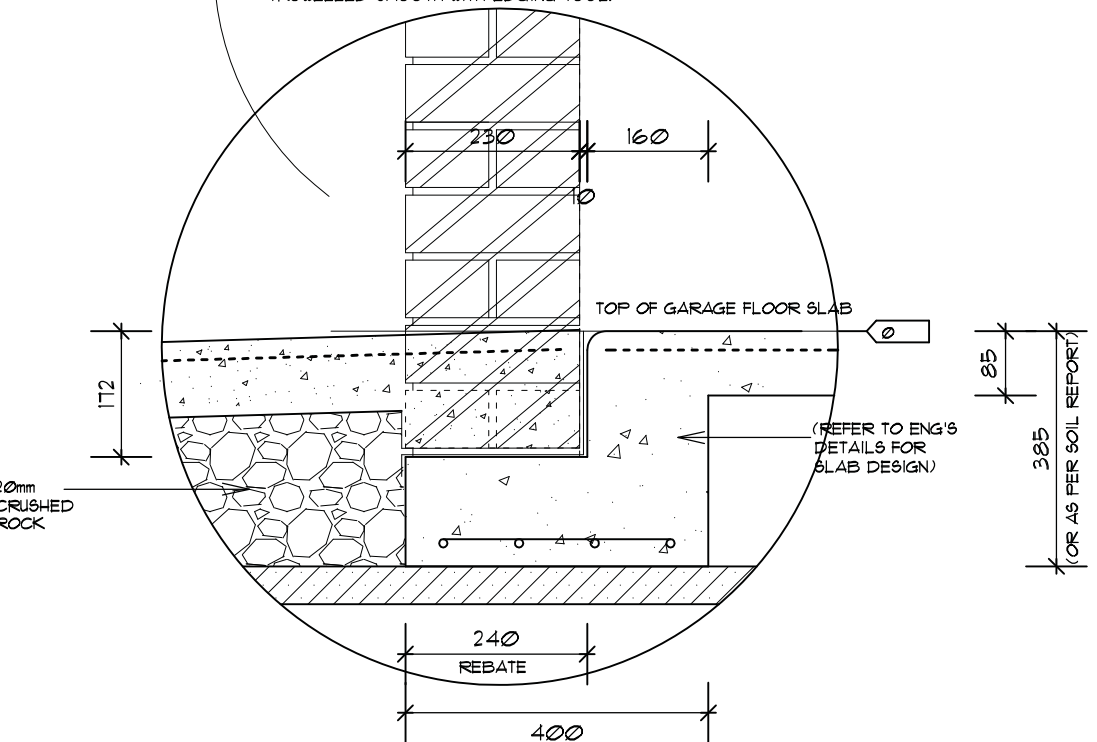
2.4m x 3.6m HARDWOOD 5
PANEL BI FOLD DOOR.
TILE ROOFING @22.5° PITCH.
ALUMINIUM FRAMED SLIDING WINDOWS.
RENDERED BRICKWORK.

EAVE TO BACK
OF FASCIA.

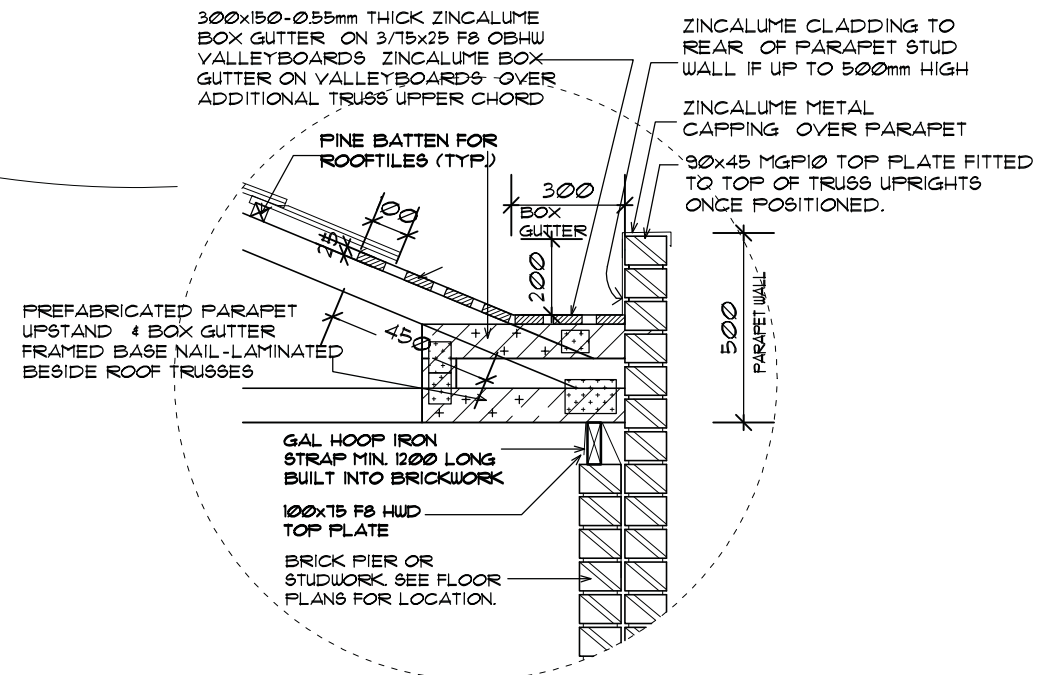
EAVE TO BACK
OF FASCIA.

EAST ELEVATION
SCALE 1:100

REBATE FOR BRICKWORK TO CONTINUE FULL LENGTH OF
GARAGE FRONTAGE & RETURN INTO SINGLE SKIN BRICK REBATE
TROWELLED SMOOTH WITH EDGING TOOL.



FRONT VEHICLE OPENING
(DRIVEWAY PAVING TO BACK OF FRONT WALL)
Scale 1:10



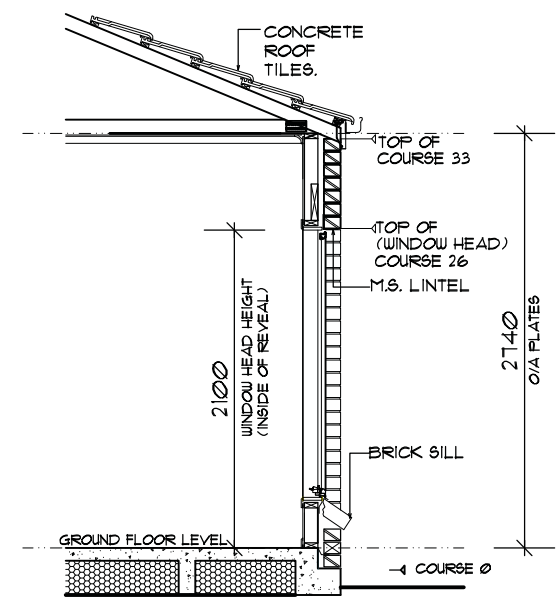
**PARAPET BOX
GUTTER DETAIL**
SCALE 1:20

ROOF TILES WITH APPROVED FLASHING, ON BATTENS @ 330 mm MAX, ON SELECTED TIMBER FRAMED ROOF TRUSSES BY MANUFACTURERS DETAIL AND SPECIFICATION. ALSO COVER TOP OF TRUSSES WITH REFLECTIVE FOIL LAMINATE THRU-OUT.

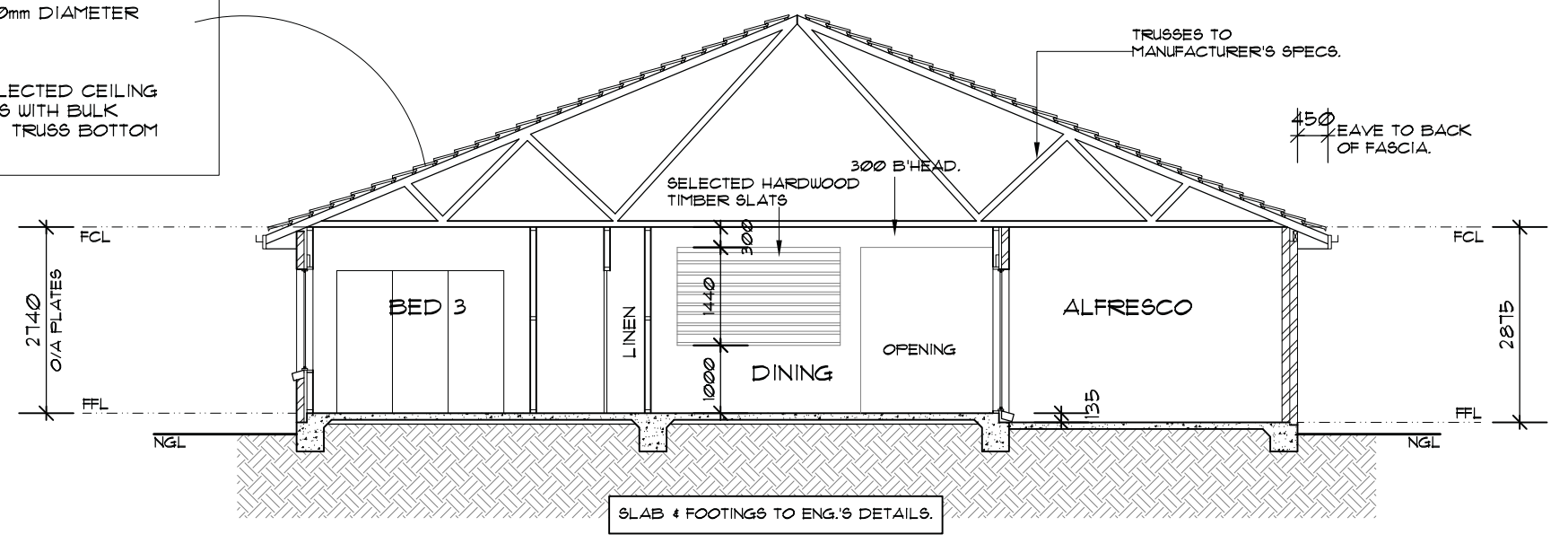
90 mm TIMBER FRAMED WALL WITH SELECTED STUDS @ 600 cts max. WITH INSULATION PLACED BETWEEN WALL STUDS ON EXTERNAL WALLS, ALSO WRAP OUTSIDE OF STUD FRAME WITH REFLECTIVE FOIL LAMINATE THROUGHOUT.

PROVIDE 450mm WIDE EAVES OVERHANG TO THE PERIMETER OFF THE ROOF, WITH SELECTED COLORBOND GUTTER AND 100mm DIAMETER DOWNPIES.

PLASTERBOARD 10mm ON SELECTED CEILING BATTENS, TYPICAL, ON TRUSSES WITH BULK INSULATION, PLACED BETWEEN TRUSS BOTTOM CHORDS.























EXT. WALL DETAIL
(WINDOW)

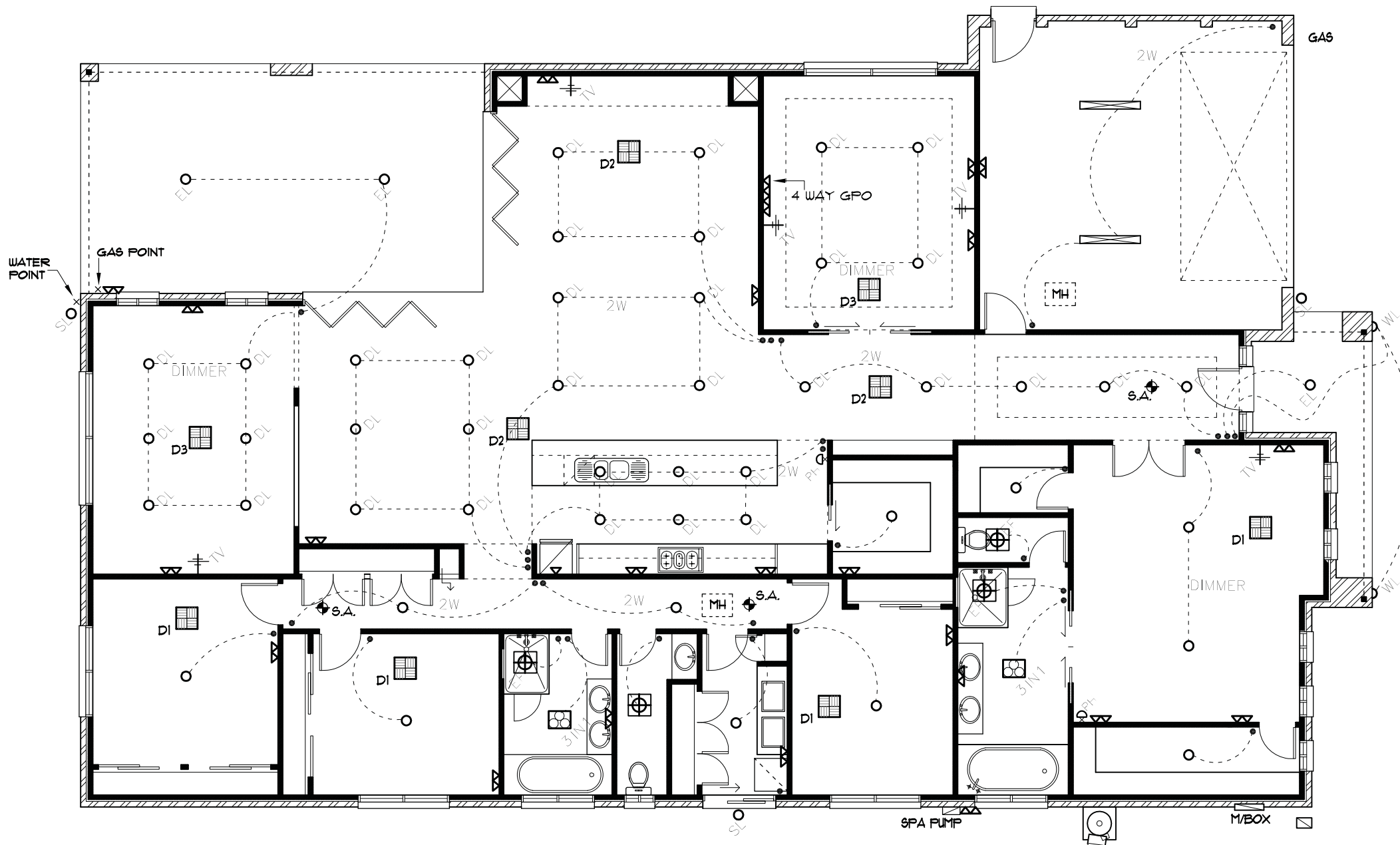


SECTION A - A
SCALE 1:100

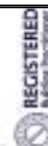
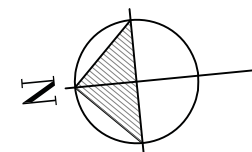


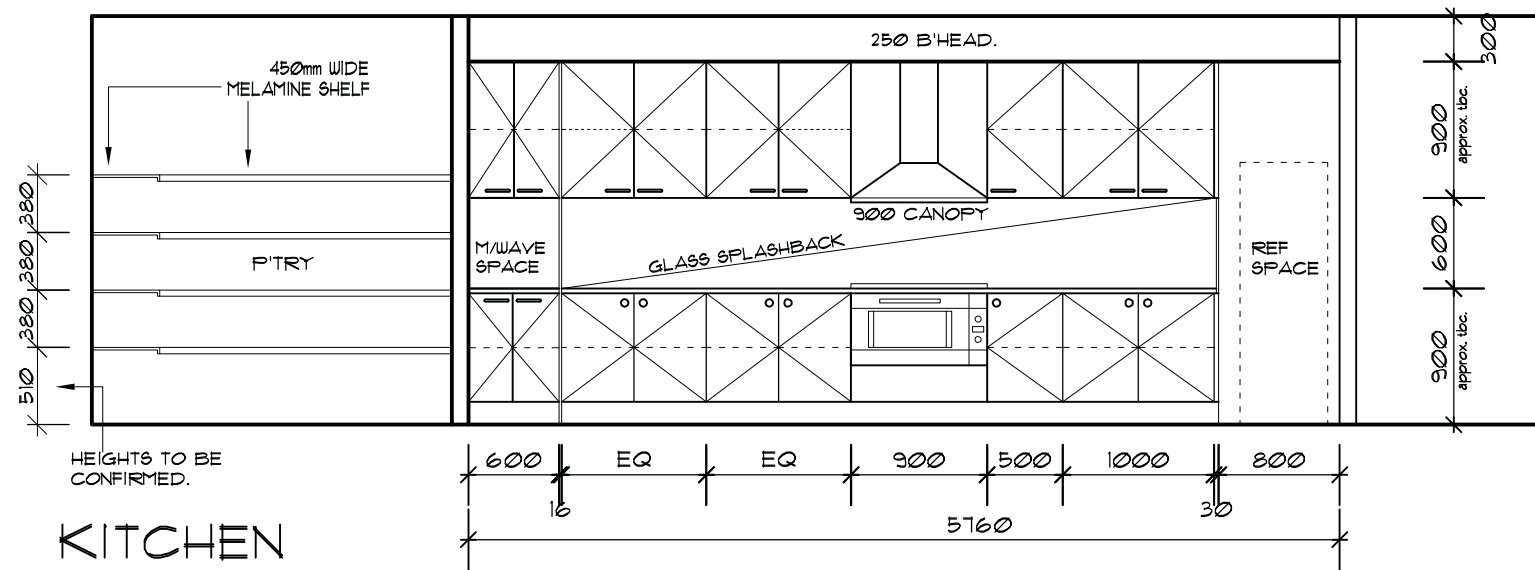
LEGEND:-

- D1  DUCT ZONE 1
- D2  DUCT ZONE 2
- D3  DUCT ZONE 3
-  3 IN 1 COMBO
-  EXHAUST FAN LIGHT COMBO
-  S.A. SMOKE DETECTOR
-  SINGLE PURPOSE OUTLET
-  DOUBLE PURPOSE OUTLET
-  SWITCH 1 WAY LIGHTING POINT.
-  2W SWITCH 2 WAY LIGHTING POINT.
-  EL EXTERNAL CEILING MOUNTED LIGHT BATTEN - SELECTED BY OWNER
-  WP SINGLE PURPOSE OUTLET W/PROOF EXTERNAL
-  TV TELEVISION POINT
-  PT TELEPHONE POINT
-  BATTEN LIGHT
-  DL DOWNLIGHTS
-  F FEATURE LIGHTS
-  WL WALL LIGHTS
-  SL SENSOR (FLOOD) LIGHTS
-  FLUORESCENT LIGHT FITTING



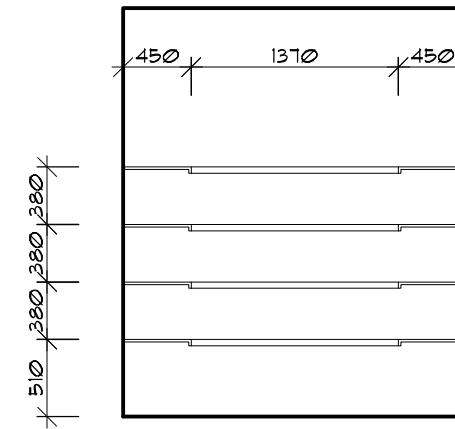
ELECTRICAL PLAN
SCALE 1:100



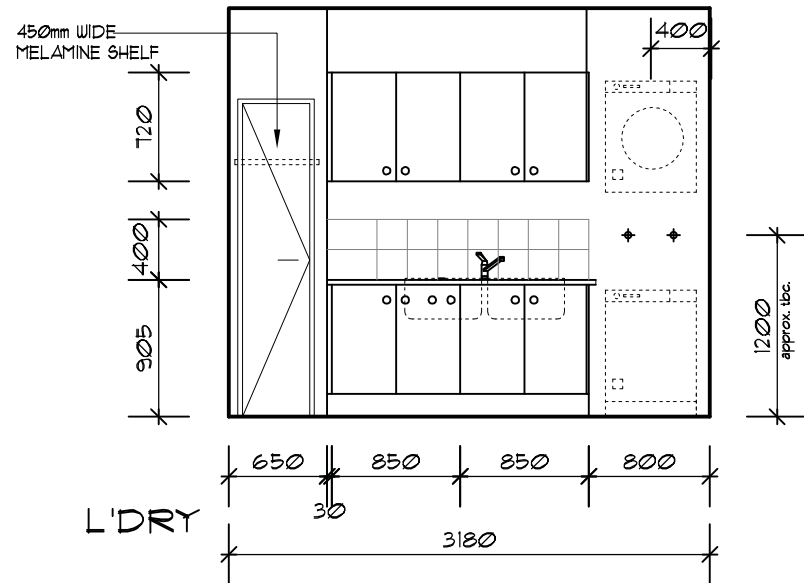
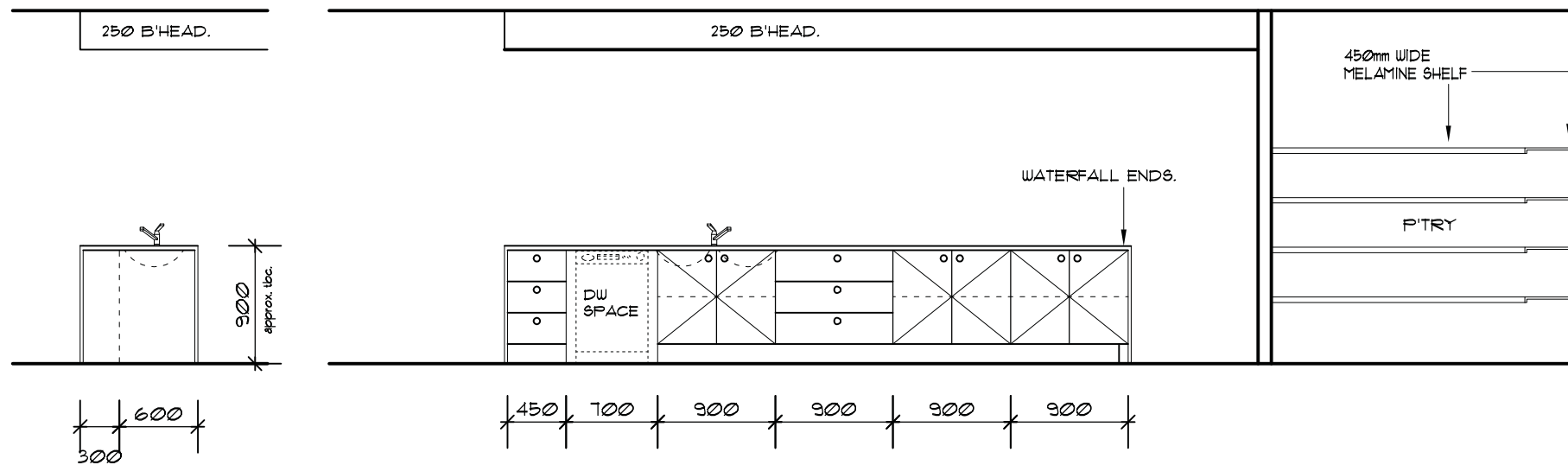


KITCHEN

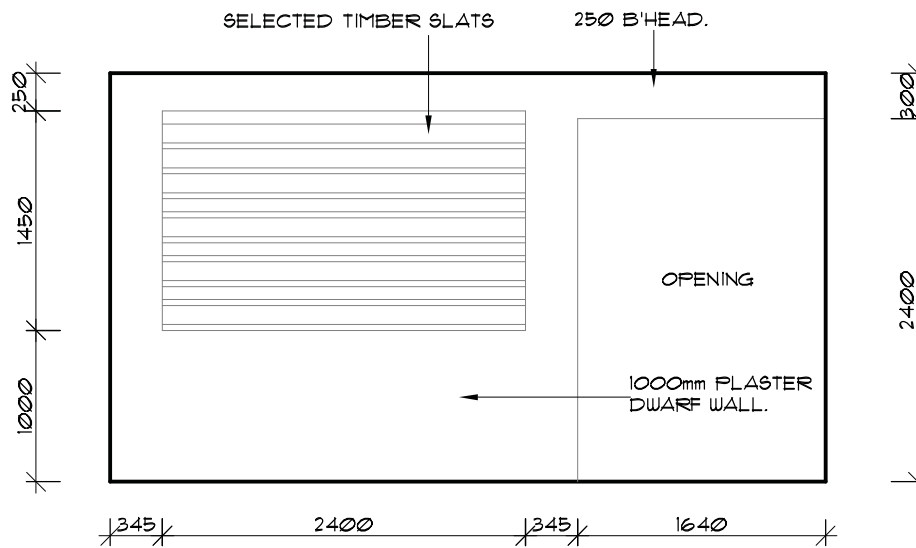
HEIGHTS TO BE CONFIRMED.



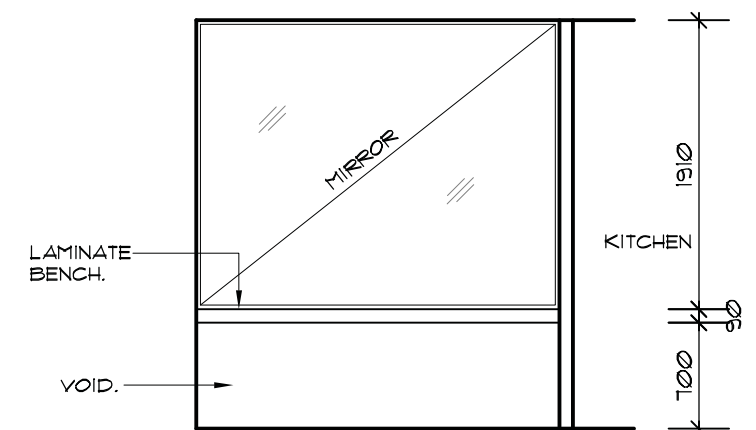
P'TRY (Typical)



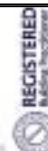
L'DRY

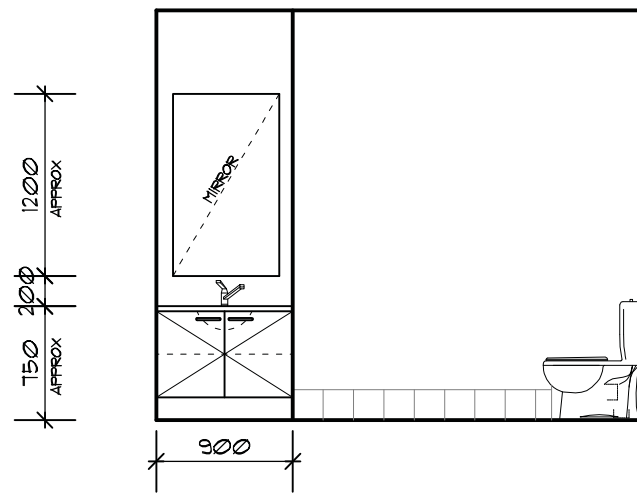


DINING WALL DETAIL

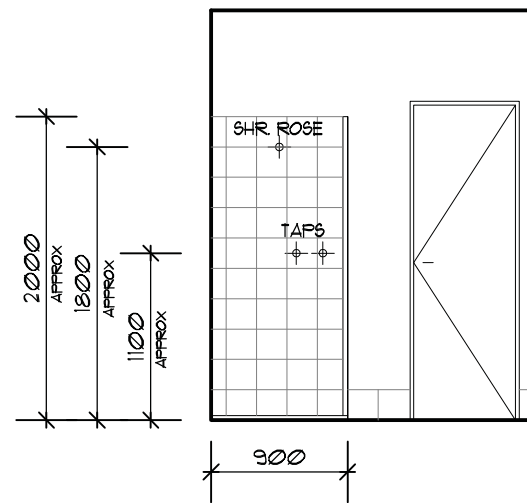
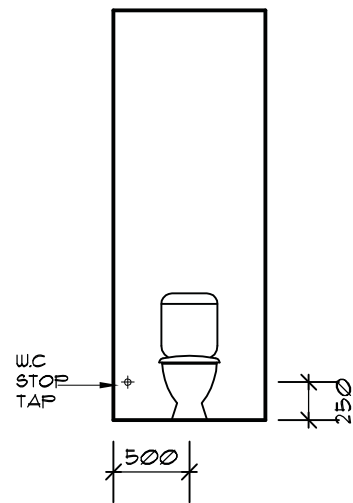


ALCOVE WALL DETAIL

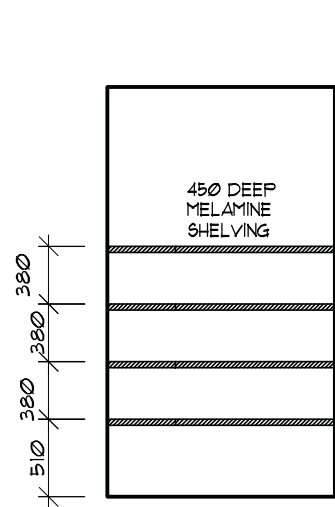
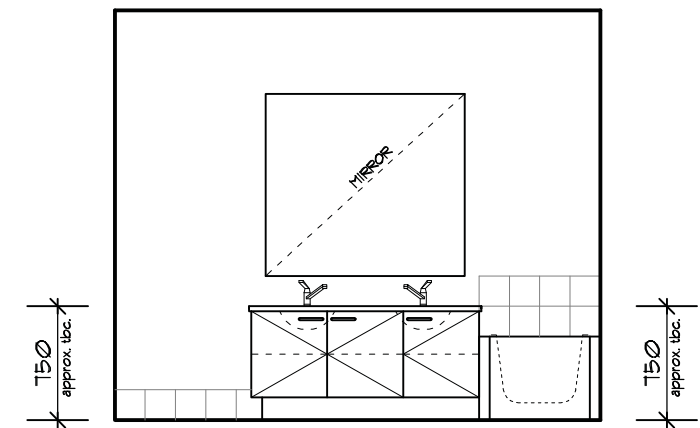




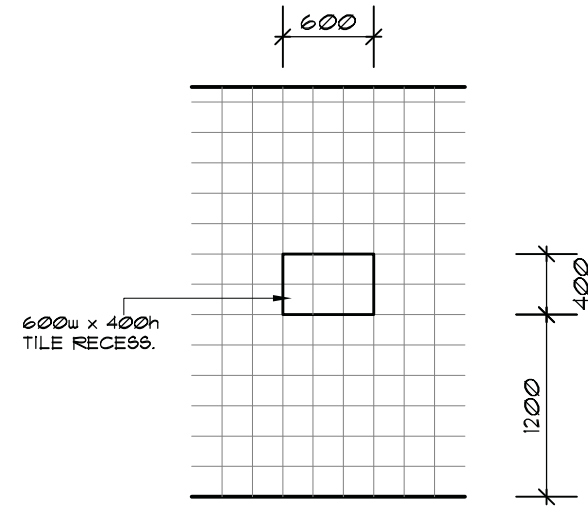
WC ELEVATIONS



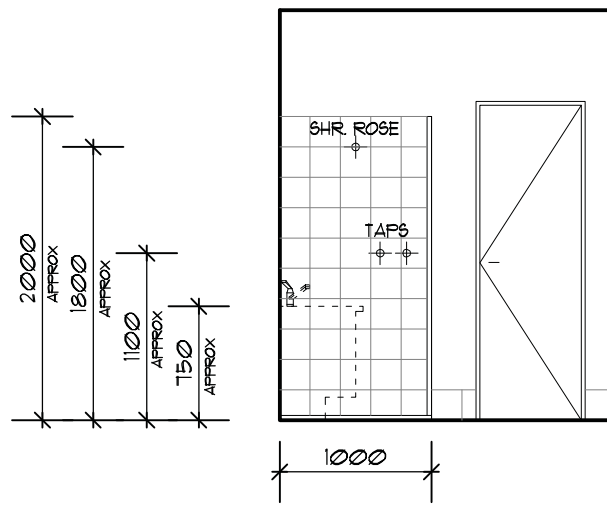
BATH ELEVATIONS



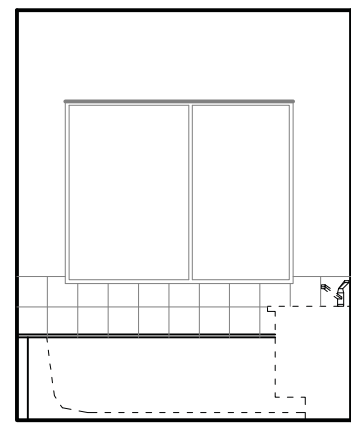
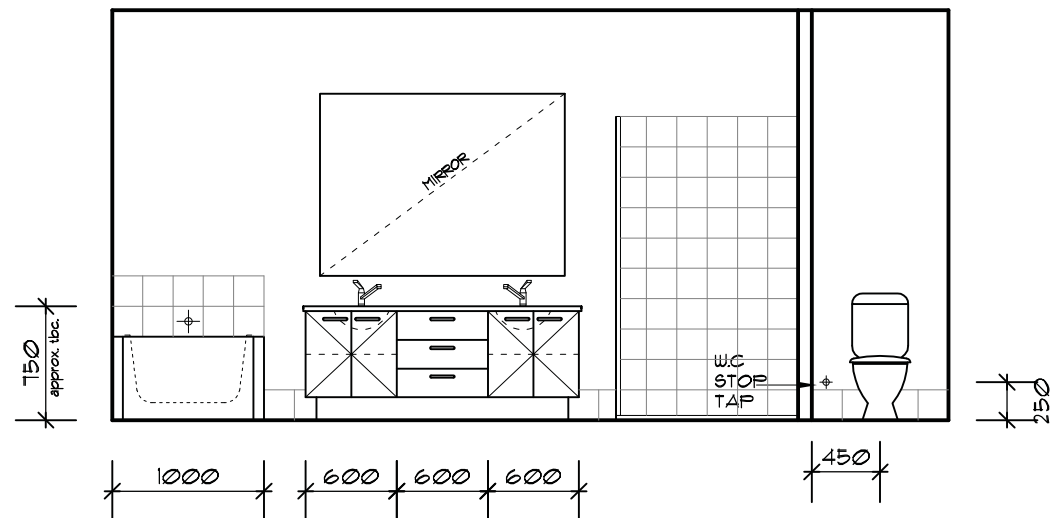
LINEN (Typical)



SHOWER (Typical)



ENS ELEVATIONS



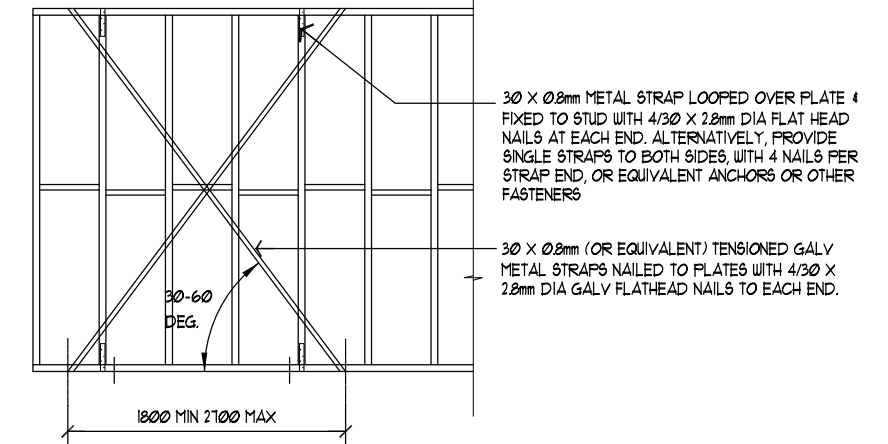
FRAMING SCHEDULE:

THIS FRAMING SPECIFICATION SHALL BE USED IN ACCORDANCE WITH:
TIMBER FRAMING MANUAL AS 1684.2-2006 RESIDENTIAL TIMBER FRAMED
CONSTRUCTION AND THE SUPPLEMENTARY TABLES. STRUCTURAL
DRAWINGS TAKE PRECEDENTS OVER INFORMATION SET BELOW

MEMBER	SIZE	STRESS GRADE	CTRS
SLAB & FOOTINGS TO ENGINEERS DESIGN			
BOTTOM PLATE	90x45	F5	
TOP PLATE	2/90x35	F5	OR
	2/90x45	F5	
STUD WALLS (1st FL. OR SINGLE STOREY) (G.F. OF TWO STOREY)	90x35	F5	600
	90x45	F5	600
STUDS AT SIDES OF OPENINGS	P2 - 2/90x35	F5	
LINTELS - F17	195x35	FOR OPENINGS UP TO 1800	
	195x45	FOR OPENINGS UP TO 2100	
	245x45	FOR OPENINGS UP TO 2400	
	245x70	FOR OPENINGS UP TO 3000	
ANGLED LINTELS			
SPAN mm	MINIMUM END BEARING mm	4 COURSES mm	FULL WALL OR GABLE mm
UPTO 2000	115	76x76x5	76x76x5
OVER 2000 TO 3000	130	76x76x6	102x76x6.5
OVER 3000 TO 4000	150	152x102x1	152x102x10
NOTE: IN CAVITY BRICKWORK, A SEPERATE LINTEL WILL BE REQUIRED FOR EACH SKIN OF BRICKWORK. BEFORE BUILDING IN STEEL, ANGLES SHALL BE PAINTED WITH ONE COAT OF ANTI-RUST COMPOUND. ANGLES SHALL BE PLACE WITH LONGER SIDE VERTICALLY AND SHALL BE SUPPORTED UNTIL MORTAR SETS.			
NOGGINGS	70x35	F5	1350
ROOF BATTENS	70x35	F5	330
FASCIA	200x38	F7	
ROOF TRUSSES	IN ACCORDANCE WITH MANUF. DESIGN AT 600 CTRS. MAX.		
GARAGE - PITCHING PLATE	100x75	F8	TIED DOWN INTO BRICKWORK 1500 MIN. USING GALV. HOOP IRON STRAP.

TYPE D

DOUBLE DIAGONAL TENSION OR METAL STRAPS 6.0 KN - TYPE B



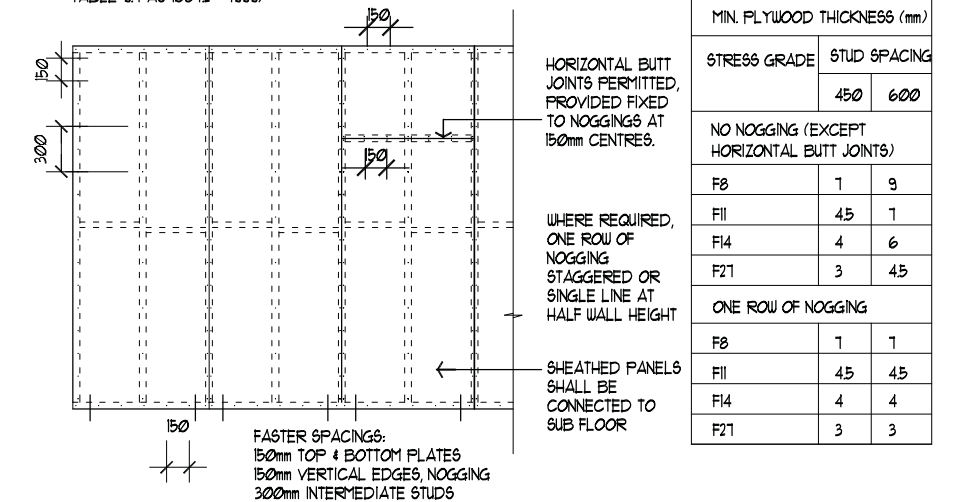
TYPE G

PLYWOOD: 3.4KN - TYPE B

PLYWOOD SHALL BE NAILED TO FRAME USING 30mm X 2.8mm DIA FLATHEAD NAILS OR EQUIVALENT.

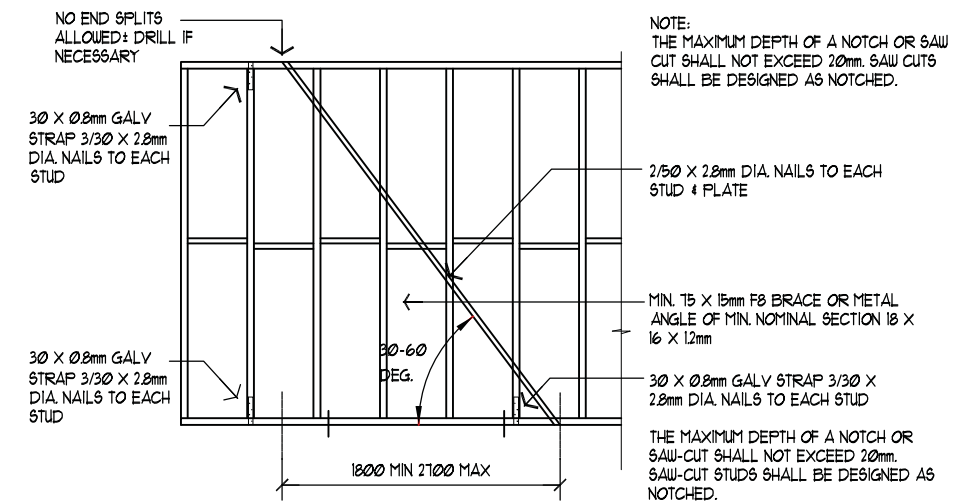
NOTES:

- FOR PLYWOOD FIXED TO BOTH SIDES OF THE WALL, SEE CLAUSE 8.3.6.5.
- NO OTHER RODS OR STRAPS ARE REQUIRED BETWEEN TOP & BOTTOM PLATE.
- FIX BOTTOM PLATE TO FLOOR FRAME OR SLAB WITH NOMINAL FIXING ONLY (SEE TABLE 9.4 AS 1684.2 - 1999)



TYPE C

TIMBER & METAL ANGLE BRACES - TYPE A



Craig Corfield Building Designs & Architectural Drafting.

4/5-9 Canterbury St, Mornington, 3931. Ph: 0419 997 033 ABN 27 851 641 415
email: corfieldcraig@hotmail.com *Registered Building Practitioner.



PROPOSED SINGLE ST'Y DWELLING.

AT: LOT 436 No. 10 ALBERT CRT,
BURNSIDE HEIGHTS.

DATE: 3rd DECEMBER 2010

JOB No: 1051

REVISION D

DP. AD

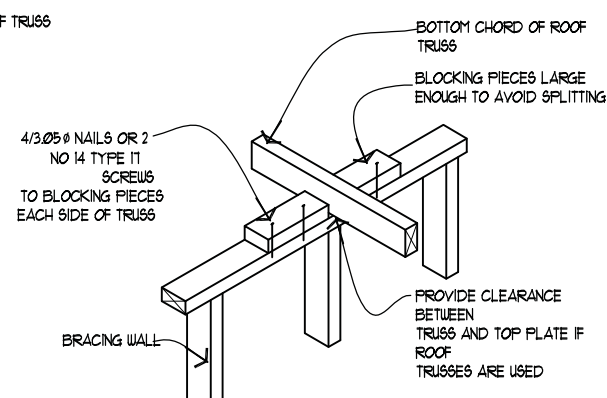
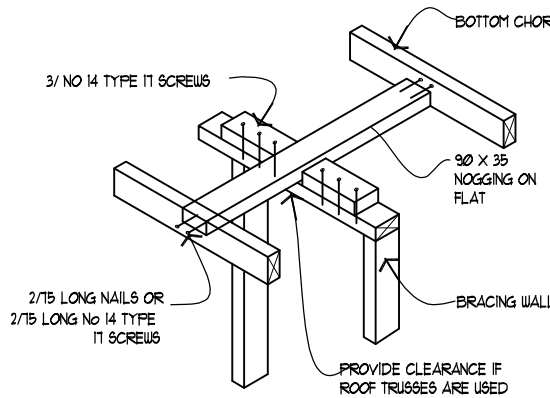
SHEET: 11 OF 12



P.O. BOX 1210
Niddrie, Victoria 3042
phone: 1300 737 646 Fax: (03) 8648 6363
Email: enquiry@abodedac.com.au

UPLIFT CAPACITY	OF RAFTER AND TRUSS TIE - DOWN CONNECTIONS					
	UNSEASONED TIMBER			SEASONED TIMBER		
	J2	J3	J4	JD4	JD5	JD6
HAND - DRIVEN NAIL DIA.						
3.15 DIA.	0.91	0.82	0.71	0.51	0.34	0.24
3.75 DIA.	1.1	0.91	0.81	0.66	0.40	0.29
GLUE COATED OR DEFORMED SHANK MACHINE DRIVEN NAIL						
3.05 DIA.	1.5	1.2	1.1	0.71	0.50	0.36
3.33 DIA.	1.7	1.5	1.3	0.99	0.60	0.43

UPLIFT CAPACITY	OF ROOF BATTEN TIE - DOWN CONNECTIONS					
	UNSEASONED TIMBER			SEASONED TIMBER		
	J2	J3	J4	JD4	JD5	JD6
PLAIN SHANK						
1/75 X 3.05 DIA.	0.61	0.52	0.45	0.32	0.21	0.15
2/75 X 3.05 DIA.	1.2	1.0	0.90	0.64	0.42	0.30
DEFORMED SHANK						
1/75 X 3.05 DIA.	1.2	1.0	0.90	0.65	0.43	0.30
2/75 X 3.05 DIA.	2.5	2.1	1.8	1.3	0.86	0.60
2/75 X 3.75 DIA.	2.8	2.5	2.2	1.7	1.0	0.72



GENERAL NOTES:

ROOF TRUSSES TO BE DESIGNED BY TRUSS MANUFACTURER TO COMPLY WITH A.S. 1684, A.S. 1120 AND A.S. 4440 ROOF BRACING, TIE DOWNS AND TRUSS SUPPORTS OTHER THAN THOSE SHOWN ON THESE DRAWINGS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER

TEMPORARY BRACING NOTES:

THE BUILDER IS TO ENSURE THAT THE BUILDING IS ADEQUATELY BRACED DURING CONSTRUCTION. TEMPORARY BRACING IS NECESSARY TO SUPPORT WIND AND CONSTRUCTION LOADS ON THE BUILDING DURING CONSTRUCTION. TEMPORARY BRACING SHALL BE EQUIVALENT TO AT LEAST 60% OF THE PERMANENT BRACING REQUIRED. TEMPORARY BRACING MAY FORM PART OF THE INSTALLED PERMANENT BRACING.

FIXING OF BOTTOM OF BRACING WALLS: REFER CL 8.3.6.10

THE BOTTOM PLATE OF TIMBER FRAMED BRACING WALLS SHALL BE FIXED AT THE ENDS OF THE BRACING PANEL TO THE FLOOR FRAME OR CONCRETE SLAB WITH AN APPROPRIATE STRUCTURAL CONNECTION DETERMINED FROM TABLE 8.2.3 AND TABLE 8.2.4

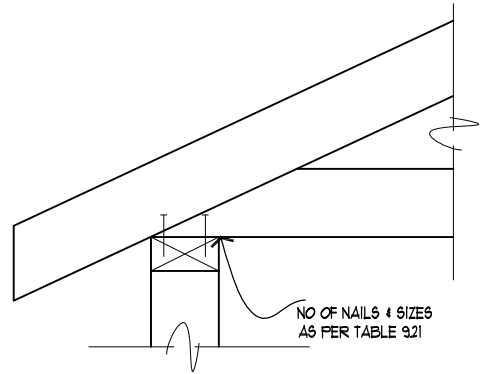
FOR BRACING WALL SYSTEMS OF CAPACITY OF 6 KN/M OR GREATER, ADDITIONAL INTERMEDIATE BOTTOM PLATE FIXINGS OF A MINIMUM OF 1M10 BOLT, OR 2 NO. 14 TYPE 11 SCREWS, AT 1200mm CENTRES MAXIMUM SHALL BE USED.

DETAILS INCLUDED IN TABLE 9.18 ALSO BE USED TO FIX BOTTOM PLATES TO TIMBER FRAMED FLOORS WHERE THEIR UPLIFT CAPACITIES ARE APPROPRIATE.

THE BRACING WALL TIE DOWN DETAILS IN TABLE 9.18 ARE NOT REQUIRED WHERE TIE-DOWN WALLS ARE PROVIDED AND THE TIE-DOWN CONNECTIONS USED ARE EQUIVALENT IN CAPACITY TO THOSE DETERMINED FOR THE BRACING WALL FROM TABLE 8.2.4.

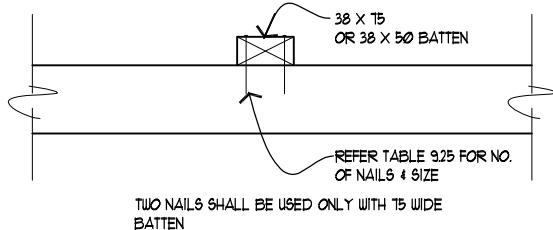
WHERE BRACING SYSTEMS REQUIRE MORE FIXINGS OR STRONGER FIXINGS THAN DETERMINED FROM TABLES 8.2.3 & 8.2.4, SUCH SYSTEMS SHALL BE USED.

NOMINAL BRACING WALLS AND TIMBER AND METAL ANGLE BRACES REQUIRE NOMINAL FIXING ONLY, I.E. NO ADDITIONAL FIXING REQUIREMENTS.



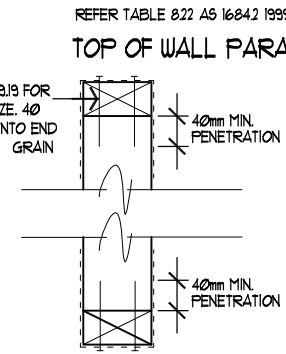
REFER TABLE 9.21 AS 1684.2 1999

RAFTERS/TRUSSES TO WALL FRAME



REFER TABLE 9.25 AS 1684.2 1999

ROOF BATTENS TO RAFTERS/TRUSSES



REFER TABLE 8.22 AS 1684.2 1999

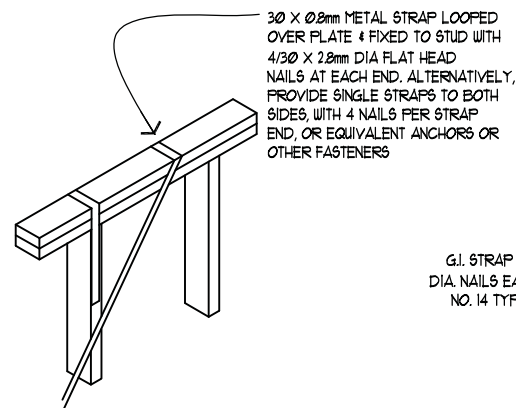
TOP OF WALL PARALLEL TO JOISTS

UPLIFT CAPACITY	WALL FRAME TIE - DOWN CONNECTIONS					
	UNSEASONED TIMBER			SEASONED TIMBER		
NO. OF NAILS	J2	J3	J4	JD4	JD5	JD6
2	4.9	3.5	2.5	3.5	2.9	2.2
3	6.5	4.7	3.3	4.7	3.8	2.9
4	8.3	5.9	4.2	5.9	4.9	3.7
6	8.5	8.4	5.9	8.4	6.9	5.2

REFER TABLE 9.19 AS 1684.2 1999

STUDS TO PLATES (d)

UPLIFT CAPACITY	OF BEAM/INTEL TIE DOWN CONNECTIONS					
	UNSEASONED TIMBER			SEASONED TIMBER		
	J2	J3	J4	JD4	JD5	JD6
4 NAILS EACH END OF STRAP (REFER TABLE 9.19 FOR NAIL SIZES)						
8.3	5.9	4.2	5.9	4.9	3.7	
6 NAILS EACH END OF STRAP (REFER TABLE 9.19 FOR NAIL SIZES)						
8.5	8.4	5.9	8.4	6.9	5.2	



REFER TABLE 8.18 AS 1684.2 1999

DOUBLE DIAGONAL TENSION OR METAL STRAPS 3.0 KN/m - (TYPE D)

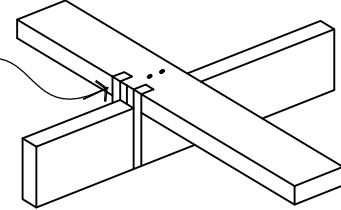
FIXING OF BOTTOM OF BRACING WALLS

THE BOTTOM PLATE OF TYPE A AND TYPE B BRACING UNITS SHALL BE CONNECTED TO THE FLOOR FRAME OR CONCRETE SLAB IN ACCORDANCE WITH THE REQUIREMENTS IN TABLE 9.3 AS 1684.4 1999

THE BOTTOM PLATES OF WALLS CONTAINING TYPE B UNITS SHALL BE TIED TO SUPPORTING FLOOR JOISTS OR SLAB AS SHOWN IN FIGURES 8.5 AND 8.6. THE TIE DOWN SHALL BE REQUIRED ONLY AT EACH END OF BRACING UNIT LOCATIONS AT 1200 MAXIMUM CENTRES.

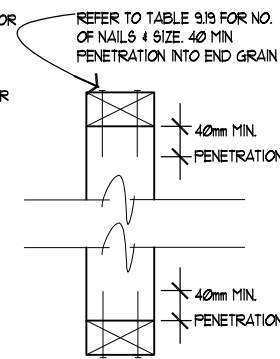
FIXINGS SHALL BE TO ALTERNATE JOISTS ONLY OR AT 1200mm MAXIMUM CENTRES

G1. STRAP WITH 3/2.8mm DIA. NAILS EACH END OR 2/ NO. 14 TYPE 11 SCREWS



REFER CL. 8.3.2.1. AS 1684.2 1999

FIG 8.5 TYP. CONNECTION FOR TYPE B BRACING UNITS - BOTTOM PLATE TO SUPPORTING FLOOR FRAME



REFER TABLE 9.19 AS 1684.2 1999

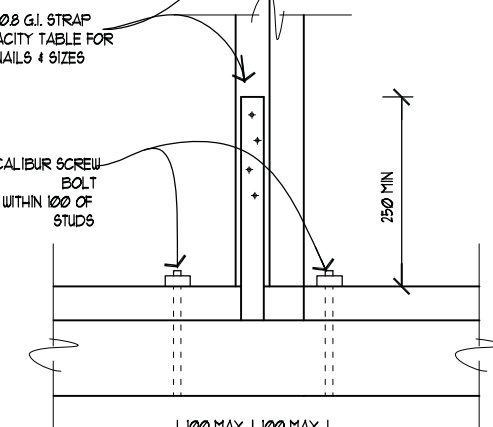
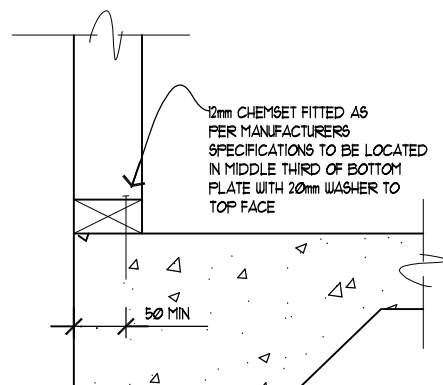
STUDS TO PLATES (a)

UPLIFT CAPACITY	WALL FRAME TIE - DOWN CONNECTIONS					
	UNSEASONED TIMBER			SEASONED TIMBER		
	J2	J3	J4	JD4	JD5	JD6
HAND - DRIVEN NAIL DIA.						
2 / 3.15 DIA.	0.32	0.27	0.24	0.17	0.11	0.08
2 / 3.75 DIA.	0.37	0.32	0.29	0.22	0.13	0.10
GLUE COATED OR DEFORM SHANK MACHINE DRIVEN NAIL DIA.						
2 / 3.05 DIA.	0.48	0.41	0.36	0.26	0.17	0.12
2 / 3.33 DIA.	0.56	0.48	0.43	0.33	0.20	0.14

REFER TABLE 9.18 AS 1684.2 1999

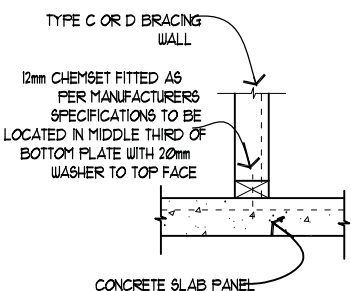
BOTTOM PLATE TO SLAB

30 X 0.8 G1. STRAP REFER UPLIFT CAPACITY TABLE FOR NO. OF NAILS & SIZES



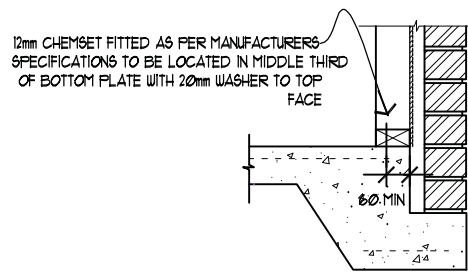
REFER TABLE 9.20 AS 1684.2 1999

FIXING OF ROOF BEAMS TO STUDS



REFER TABLE 8.24 AS 1684.2 1999

BRACING WALL TO SLAB PANEL (TYPE 2 & 3)



REFER TABLE 8.24 AS 1684.2 1999

B/Y BRACING WALL TO SLAB EDGE BEAM (TYPE 2)

JOINT GROUPS	
SPECIES OR SPECIES GROUP	JOINT GROUP
SEASONED SOFTWOOD. (RADIATA PINE, SLASH & OTHER PLANTATION SPECIES)	SEAS. - FREE OF PITH JD4
	SEASONED - PITH IN JD5
AUSTRALIAN HARDWOOD (NON ASH TYPE FROM QLD, NSW, WA ETC.)	UNSEASONED J2
	SEASONED JD2
AUSTRALIAN HARDWOODS (ASH TYPE EUCALYPTUS FROM VIC, TAS ETC.)	UNSEASONED J3
	SEASONED JD3
CYPRESS	UNSEASONED J3
	SEASONED JD3
DOUGLAS FIR (OREGON) FROM NORTH AMERICA	UNSEASONED J4
	SEASONED JD4
ELSEWHERE	UNSEASONED J5
	SEASONED JD5
SPRUCE PINE FIR (SPF)	UNSEASONED JD6
	SEASONED JD6
HEM - FIR	UNSEASONED JD5
	SEASONED JD5

