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PTN-07	B	DETAILS

PROPOSED DWELLING
FOR H TOON & M PRONGER
AT 9 CLOVER HILL CIRCUIT
BANGALOW NSW

Contract
DesignStaff Pty Ltd
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WIND CATEGORY: N2

Q B C C Licence No. 42635

NOTES

DESIGN
- This dwelling is to comply with NCC 2019 BUILDING CODE OF AUSTRALIA.

TERRAIN
- The site is a sheltered block in a non cyclone area. N2 Wind Velocity 33m/s.

TIMBERWORK
- This building is an existing timber framed building clad with chamferboards.

DWELLING
- The proposed dwelling has been removed from another site and extended. It is to be sited as shown.

STUMPS
- Stump positions are indicative only. Actual stump positions should be determined when on site. All dimensions to be checked and verified on site. Figured dimensions take precedence over scaled.

BRACING AND TIE DOWN
- Refer to sheet 6.

TIMBER SCHEDULE
- Refer to supplier's specifications.

Fixtures and Systems

Hot water

The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)	
flat ceiling, pitched roof	ceiling: R0.60 (down), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

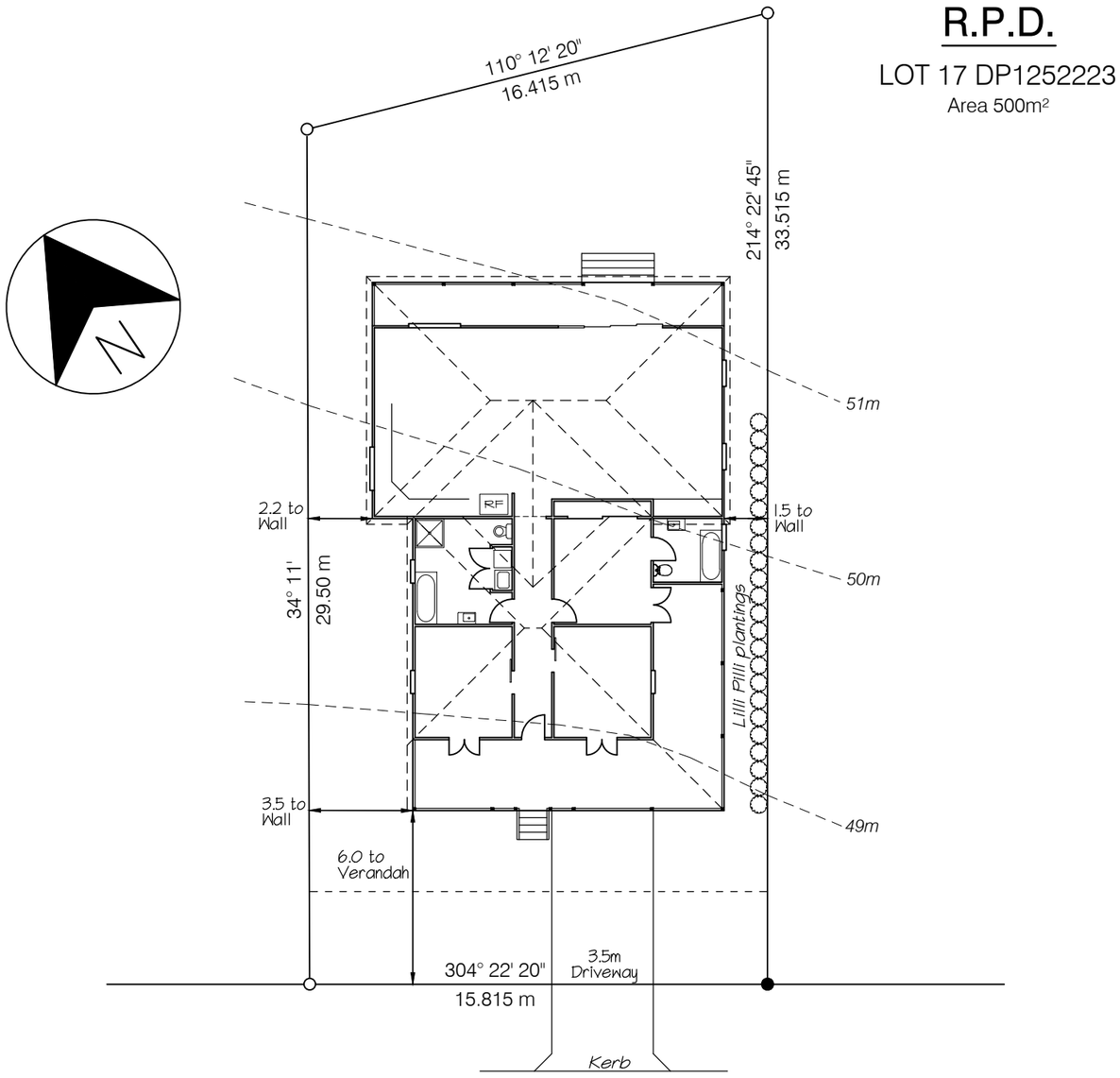
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W5	NW	1.8	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	NE	2.16	5	6	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Stacker	NE	7.2	5	6	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

BUILDING COMPLIANCE
- Stairs and Landing to comply with Part 3.9.1 - v2 of the BCA.
- Handrails / Balustrades to comply with Part 3.9.2 - v2 of the BCA.
- WC doors to comply with Part 3.8.3.3 - v2 of the BCA.
- All wet areas to comply with Part 3.8.1 - v2 of the BCA .
- Lighting to comply with Part 3.8.4 - v2 of the BCA.
- Ventilation to comply with Part 3.8.5 - v2 of the BCA.
- Smoke alarms to be provided in accordance with Part 3.7.2 - v2 of the BCA and AS 3786 of the Australian Standards.
- Termite protection to comply with Part 3.1.3 - v2 of the BCA.



R.P.D.

LOT 17 DP1252223

Area 500m²

CLOVER HILL CIRCUIT

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PROPOSED DWELLING
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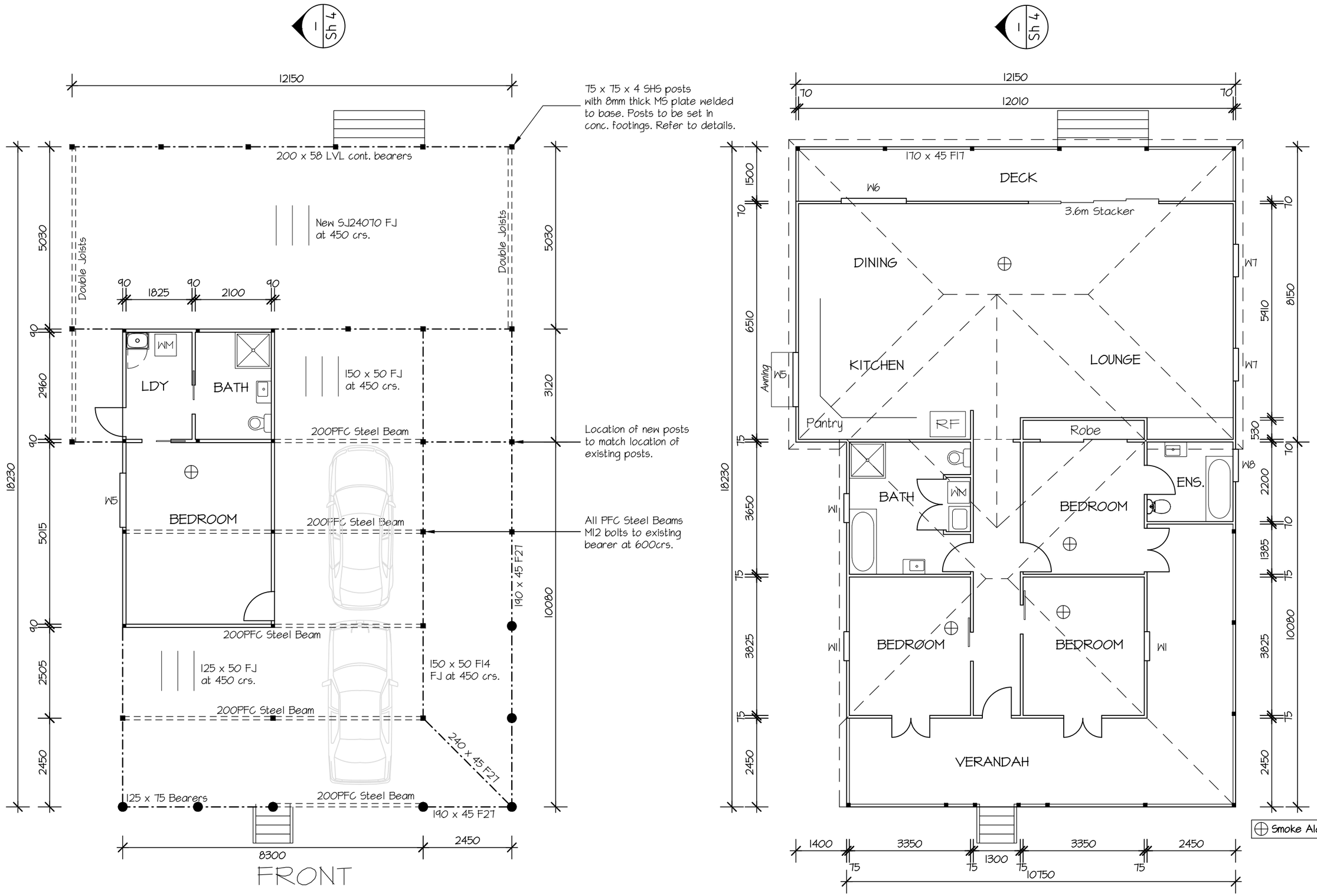
BANGALOW NSW

SITE PLAN

Sh 1 of 7

Scale 1:200 Date March 2020 PTN-01



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PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS AND MANUFACTURERS DESIGN AND SPECIFICATIONS

WINDOW SCHEDULE	
W1	1500 x 800
W2	500 x 1200
W3	1300 x 2000
W4	1200 x 600
W5	1200 x 1500
W6	1200 x 1800
W7	1500 x 900 DH
W8	900 x 900

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PROPOSED DWELLING
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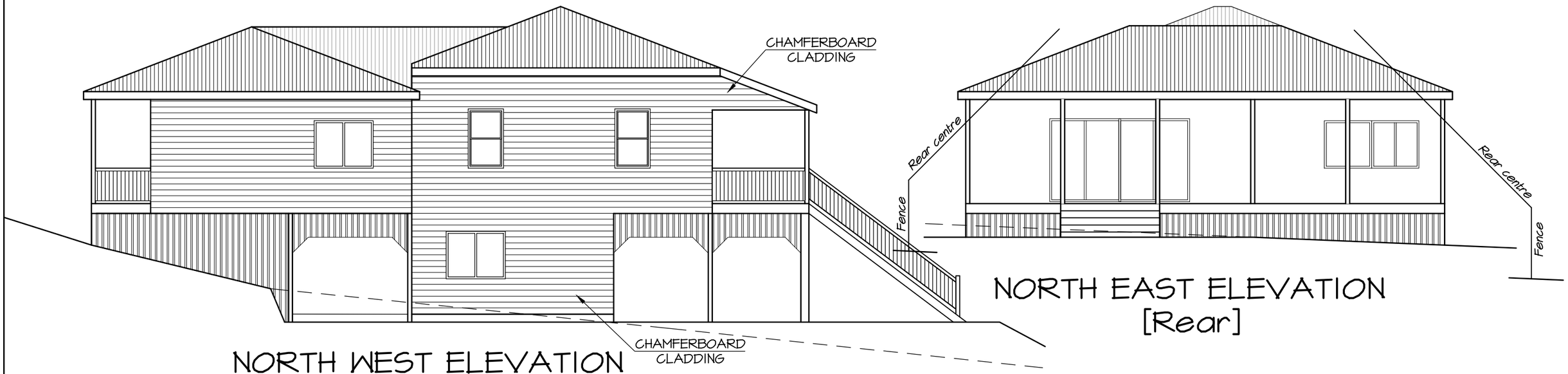
BANGALOW NSW

FLOOR PLAN

Sh 2 of 7

Scale 1:100 Date March 2020 PTN-02

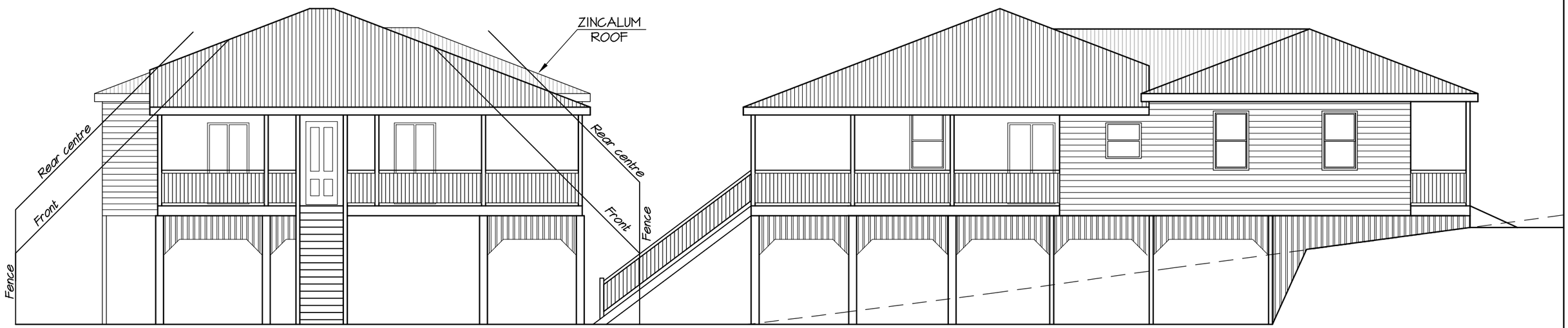


NORTH WEST ELEVATION

NORTH EAST ELEVATION
[Rear]

EXISTING BUILDING

PROPOSED EXTENSION



SOUTH WEST ELEVATION
[Front]

SOUTH EAST ELEVATION

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PROPOSED DWELLING
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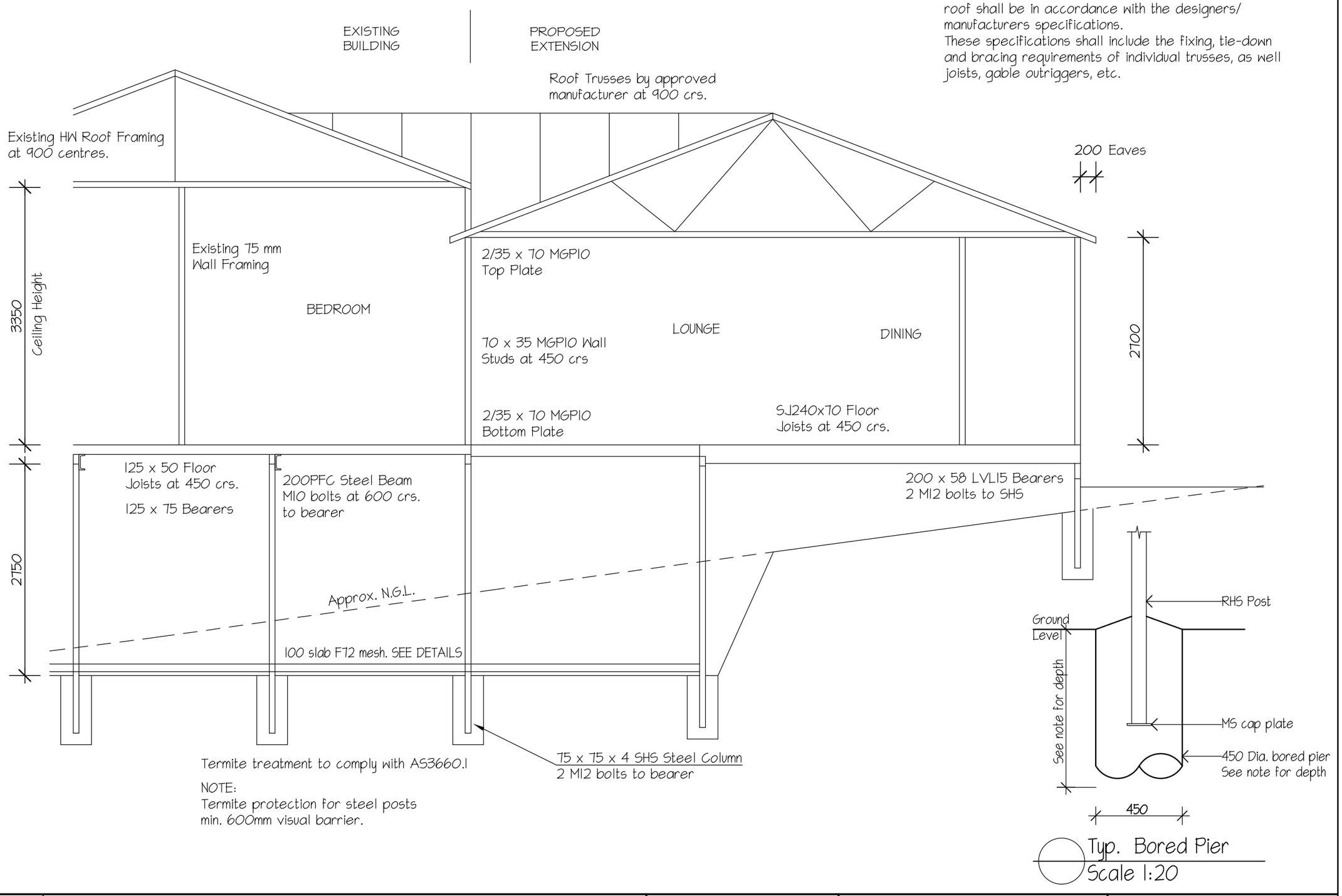
BANGALOW NSW

ELEVATIONS

Sh 3 of 7

Scale 1:100 Date March 2020 PTN-03

NOTES
A trussed timber roof system shall be engineer designed and certified in accordance with relevant Australian Standards. Fabrication and installation of the trussed roof shall be in accordance with the designers/ manufacturers specifications.
These specifications shall include the fixing, tie-down and bracing requirements of individual trusses, as well joists, gable outriggers, etc.



Typ. Bored Pier
Scale 1:20

NOTE:
Termite protection for steel posts min. 600mm visual barrier.

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Note:
Bored piers 450mm dia and minimum depth 900mm or determined on site.
Minimum 400mm into natural ground and 300 mm through any fill material.
M SITE: refer to soil test by Douglas Partners P/L ref 90567 dated 10/12/2018

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PROPOSED DWELLING
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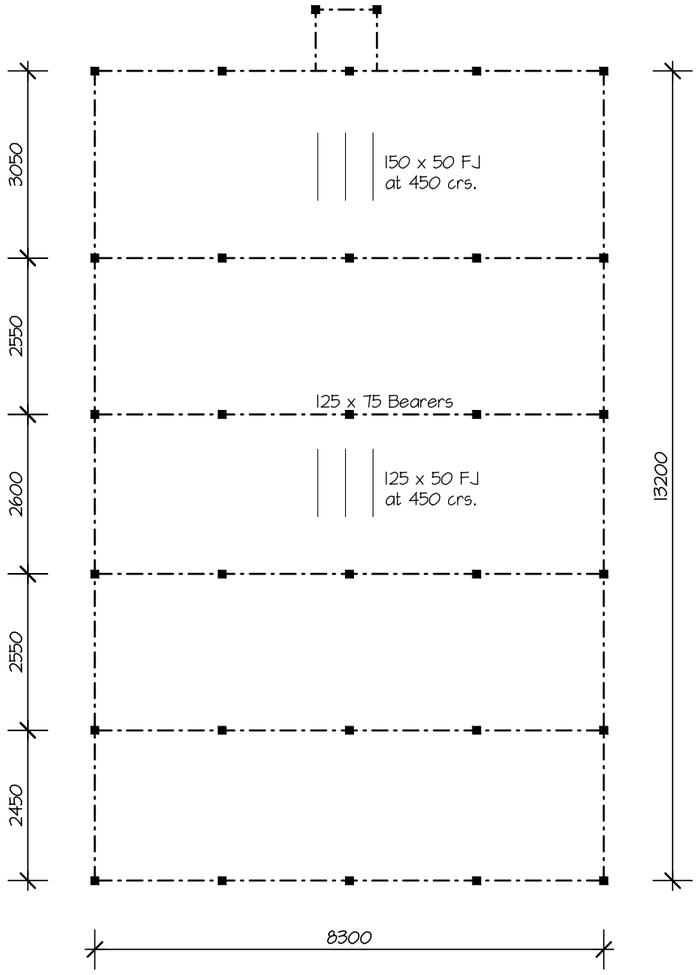
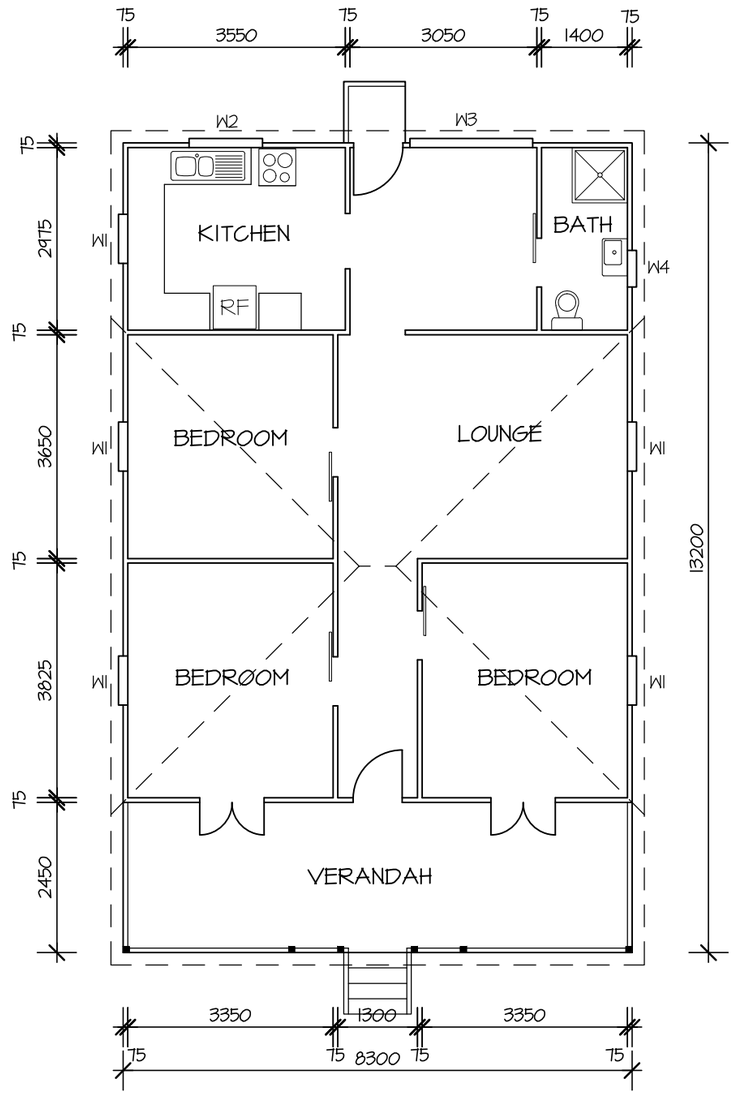
BANGALOW NSW

SECTION A-A

Sh 4 of 7

Scale 1:50 Date March 2020 PTN-04





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WINDOW SCHEDULE	
W1	1500 x 800
W2	500 x 1200
W3	1300 x 2000
W4	1200 x 600

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PROPOSED DWELLING
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EXISTING FLOOR PLAN

Sh 5 of 7

Scale 1:100 Date Aug 2018 PTN-05

NOTES

- Bracing walls to be fixed to floor and roof framing in accordance with section 8 of AS1684.
- Bracing sets to be S16 rods fully welded to RHS posts if applicable.
- lining to be closely nailed onto framework with 30 x 2.8mm dia. flat head nails.
- Nails to be at max 50mm crs. at top and bottom plates, 100mm crs. at sheet edges and max 150mm crs. elsewhere.
- Roof trusses and wall framing to be JD4 min.

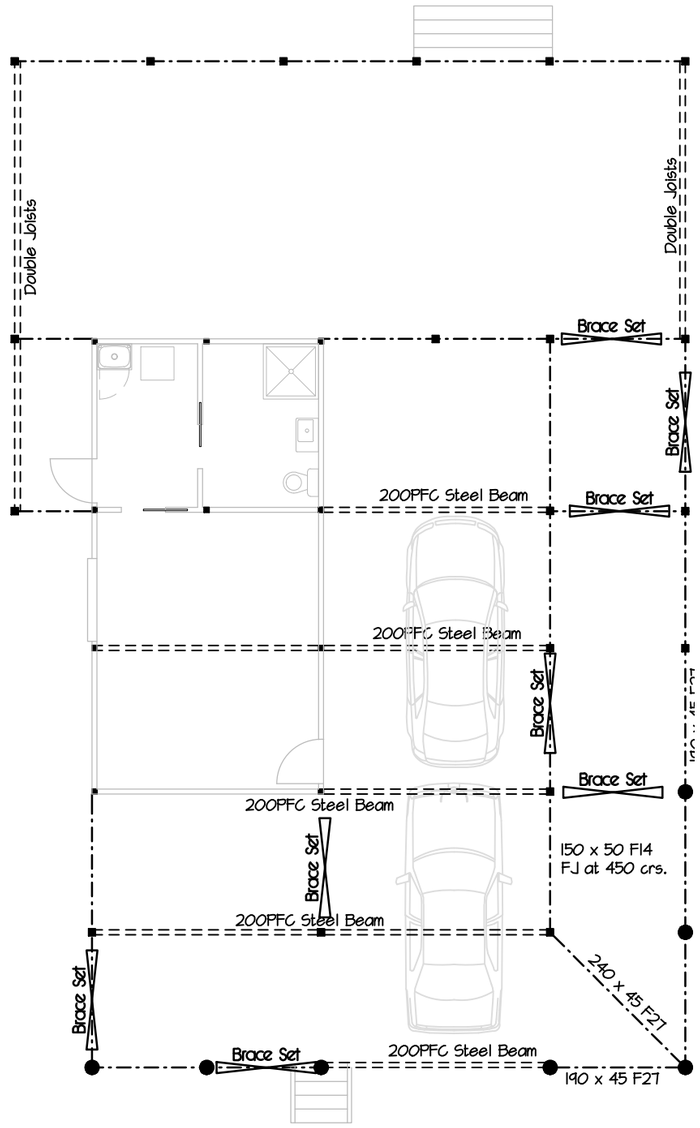
WALL FRAMING

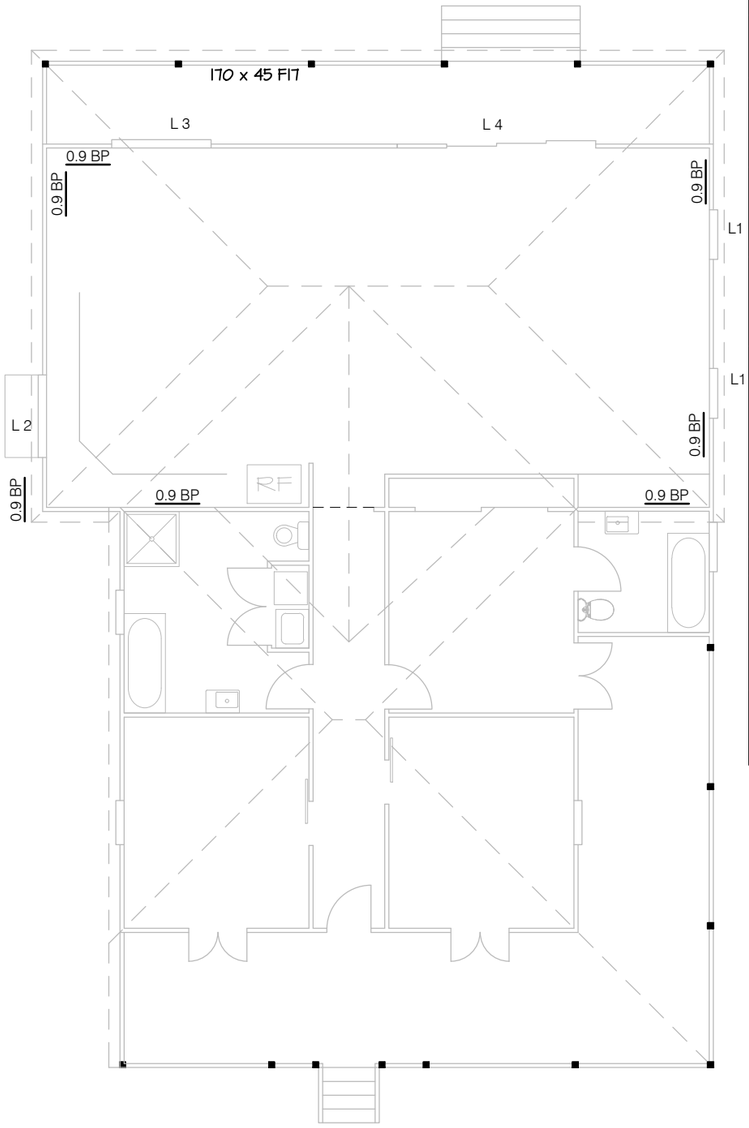
- Wall studs 70 x 35mm MGP10 at 450crs, provide 2/70 x 35 mm MGP10 studs under all girder trusses and beside openings.
- Top and bottom plates 2/35 x 70mm MGP10.
- Provide 70 x 35 MGP10 noggings at max 1350mm crs.

LINTEL	LINTEL SIZE	No. OF JAMB STUDS
L 1	90 x 35	1
L 2	140 x 35	2
L 3	190 x 35	2
L 4	240 x 45 LVL15	3

- LINTELS SHALL BE SEASONED MGP12 UNLESS SHOWN OTHERWISE.
- LINTELS CANNOT CARRY POINT LOADS FROM GIRDER TRUSSES.

CONFIRM STRUCTURAL CERTIFICATION BY ENGINEER PRIOR TO CONSTRUCTION.





N2 SHEET ROOF, 7650 ULW, RAFTERS @ 900 crs. REFER TO AS1684.2 RESIDENTUAL TIMBER FRAMED CONSTRUCTION FOR DETAILS & NOMINIAL FIXINGS

TIE DOWN	TYPE OF FIXING
BATTEN TO TRUSS OR RAFTER.	1 / 90mm LONG No.14 TYPE 17 SCREW.
TRUSS OR RAFTER TO TOP PLATE.	1 FRAMING ANCHOR WITH MIN. 4x2.8mm DIA. NAILS TO EACH END.
TRUSS OR RAFTER TO LINTEL.	1 FRAMING ANCHOR WITH MIN. 4x2.8mm DIA. NAILS TO EACH END LEG.
TOP PLATE TO STUD TO BOTTOM PLATE.	30x0.8mm G.I. STRAP, MIN. 3x2.8mm DIA. NAILS EACH END @ MAX. 900mm CRS.
BOTTOM PLATE TO BEARER OR SLAB.	M12 BOLT BOTTOM PLATE TO BEARER OR UNDERBATTEN WITHIN 100mm FROM JOIST @ MAX. 1200 CRS. M12 BOLT CAST INTO SLAB 180mm DEEP MIN. @ MAX. 1200 CRS.
JOIST TO BEARER.	2 / 75x3.05mm DIA. NAILS.
BEARER TO RHS POST.	MIN. 2xM12 BOLT EACH POST THROUGH 75x100mm M.S. PLATE WELDED TO TOP OF RHS.
TOP PLATE TO FLOOR / SUB FLOOR.	AT EACH SIDE OF OPENINGS M12 ANCHOR ROD.

BRACING UPPER LEVEL: Existing timber framed building clad with weatherboards.

Brace Set — BRACING SET

0.9 BP — PLYWOOD WALL BRACING

0.9 BP = 900 mm Bracing Ply (AS1684.2 clause 8.3.6.3 type H method B, 6 kN/m)
[3000mm wall 5.4kN/m], [3200mm wall 4.8kN/m]
NOTE:
NOMINAL BRACING AS DEFINED IN AS1684, MAY PROVIDE UP TO A MAXIMUM OF 50% OF THE TOTAL BRACING REQUIRED.

BRACING X-DIRECTION LOWER		BRACING Y-DIRECTION LOWER		BRACING X-DIRECTION UPPER		BRACING Y-DIRECTION UPPER	
LENGTH x TYPE	kN	LENGTH x TYPE	kN	LENGTH x TYPE	kN	LENGTH x TYPE	kN
4 Steel Bracing Sets	60.0	4 Steel Bracing Sets	60.0	2.7m Bracing ply	16.2	3.6m Bracing ply	21.6
4 PFC Portal frames	20.0			Existing House	14.8	Nominal	4.4
TOTAL	80.0	REQUIRED	52.0	TOTAL	31.0	TOTAL	26.0
REQUIRED	68.0			REQUIRED	29.0	REQUIRED	22.0

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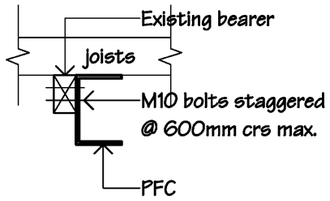
PROPOSED DWELLING FOR H TOON & M PRONGER AT 9 CLOVER HILL CIRCUIT BANGALOW NSW

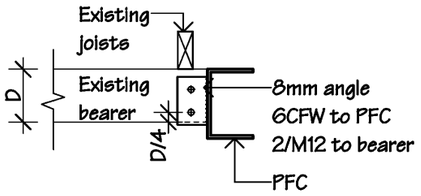
BRACING & TIEDOWN

Sh 6 of 7

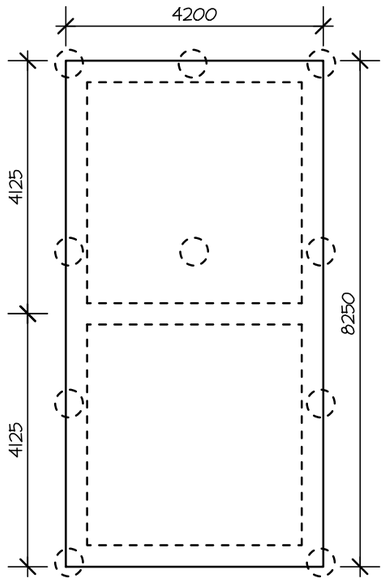
Scale 1:100 Date March 2020 LEE-06



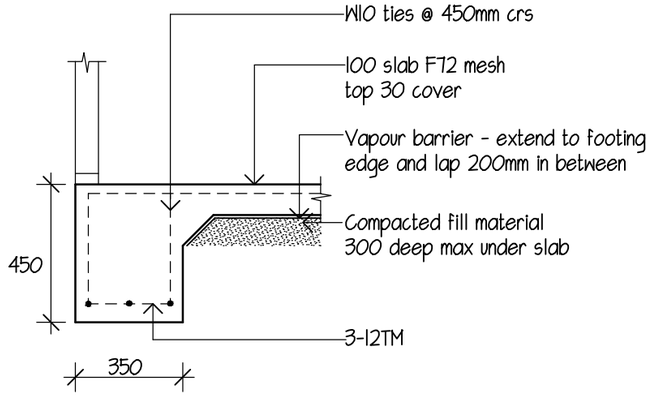
PFC to Extg. Bearer
Scale 1:20



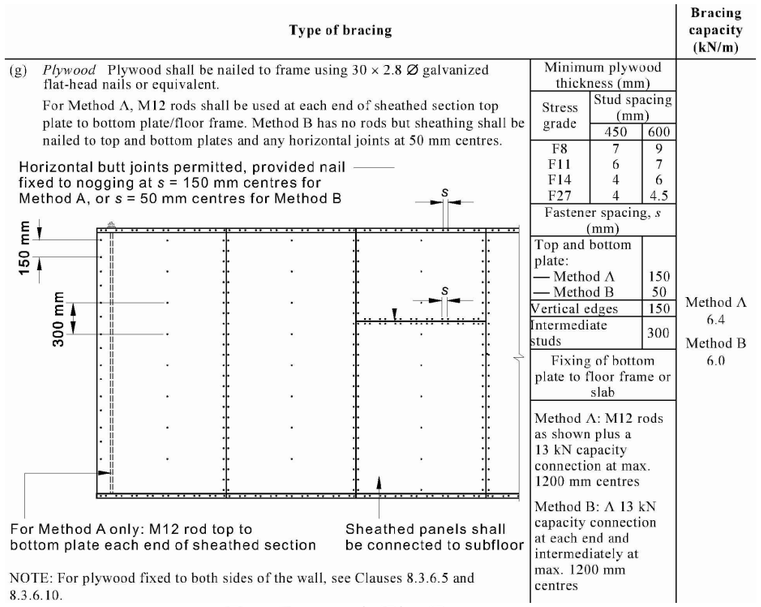
PFC to Extg. Bearer
Scale 1:20



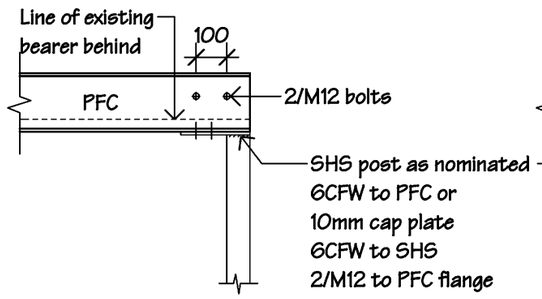
LOWER FLOOR SLAB



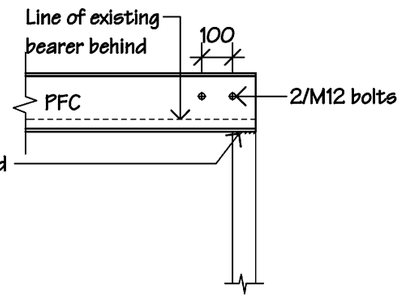
Typical Edge Beam
Scale 1:20

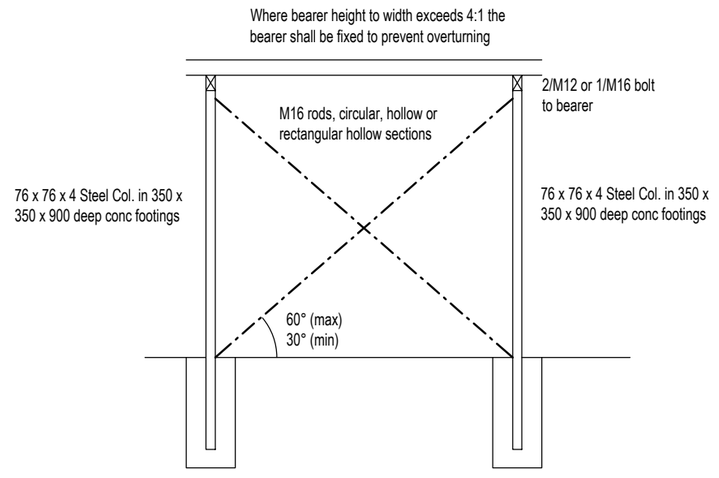


Typical Ply Bracing



Typ. RHS Post PFC
Scale 1:20





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DETAILS

Sh 7 of 7

Date March 2020 PTN-07