

Proposed New Dwelling

For

M. & V. Mahajan

At Lot 1 Bennetts Road, Norman Park Qld 4170

R.P.D. Lot 1 on S.P.

Parish of Bulimba County of Stanley

Plan By

Robert Eyres Design & Drafting

1 Taupo Place,

Parkinson Qld 4115

Ph 3272 8862 Fax 3272 8853

Email admin@redds.com.au

Builder

MM Constructions Qld Pty Ltd

349 Bennetts Road,

Norman Park Qld 4170

Ph/Fax 33958478

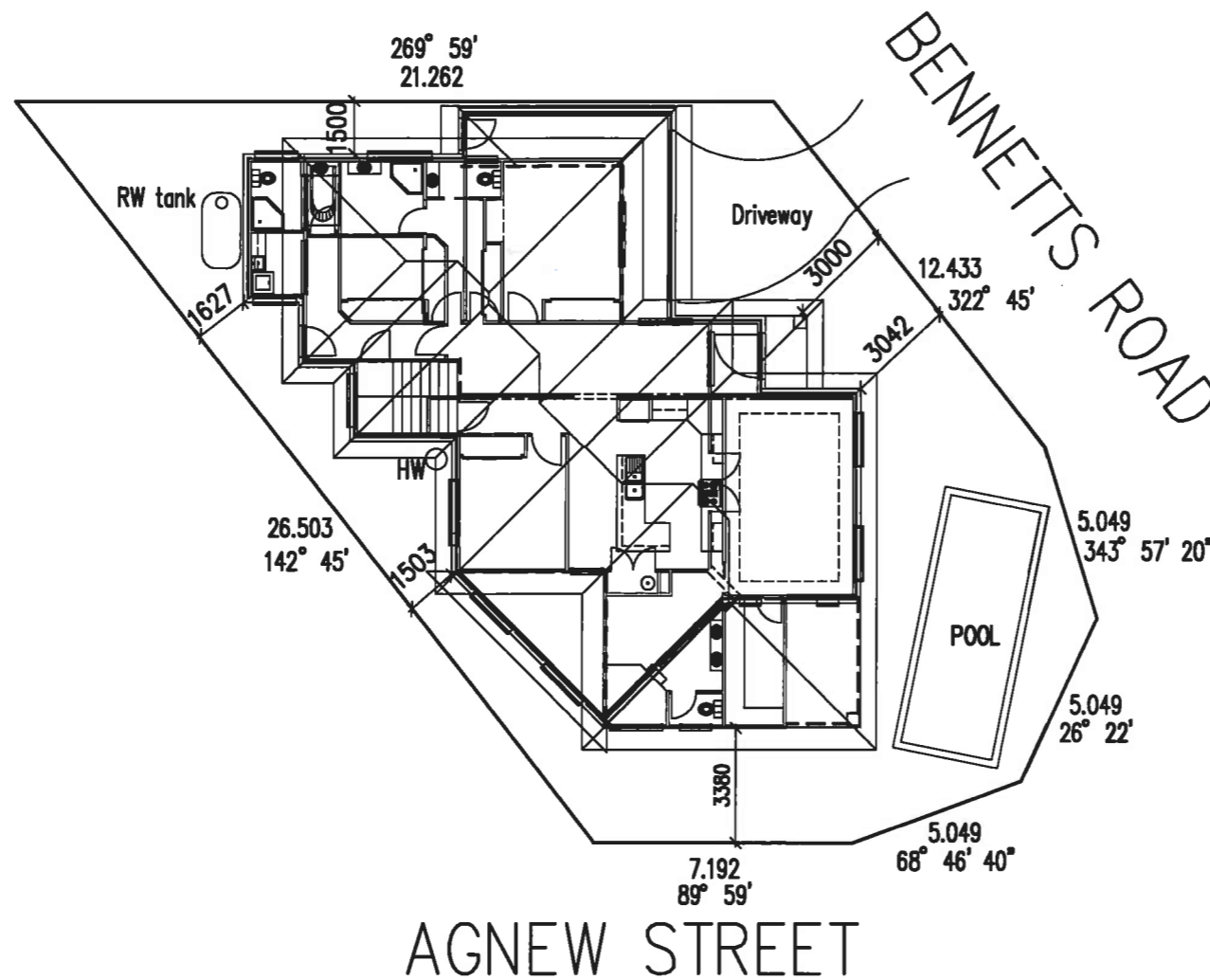
Email: monty@mmconstn.com.au

All site contours and finished levels to be verified by Builder on site.
 All cut and fill batters where not retained to be of no greater gradient where practical of 1:4 battered embankment.
 Where retaining is required any walls exceeding 1.0m in height are to be designed by a certified Engineers.
 Site excavation shall be such that a 900mm min wide by 1:20 grade exists around perimeter of

SITE DETAILS

Lot number: 1
 Registered Plan number: R.P.
 Parish: of
 County: Stanley
 Area 400 sqm

Areas
 Ground floor 175.800 sqm
 Alfresco 19.47 sqm
 Porch 2.430 sqm
 First Floor 151.83 sqm
 Balcony 7.68 sqm
 Total 357.30 sqm
 (38.46 Squares)



01 SITE PLAN
 SCALE 1:200

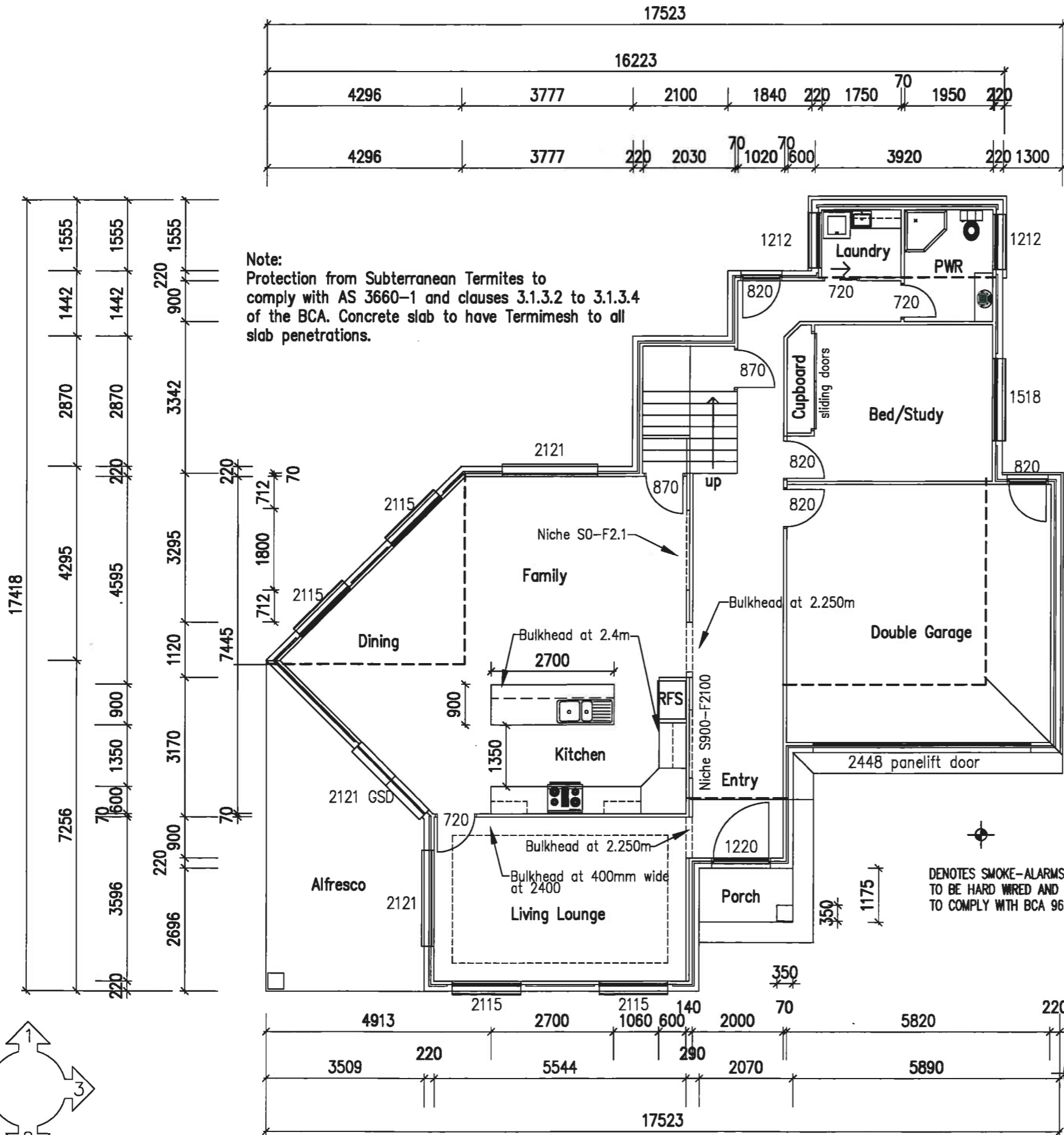
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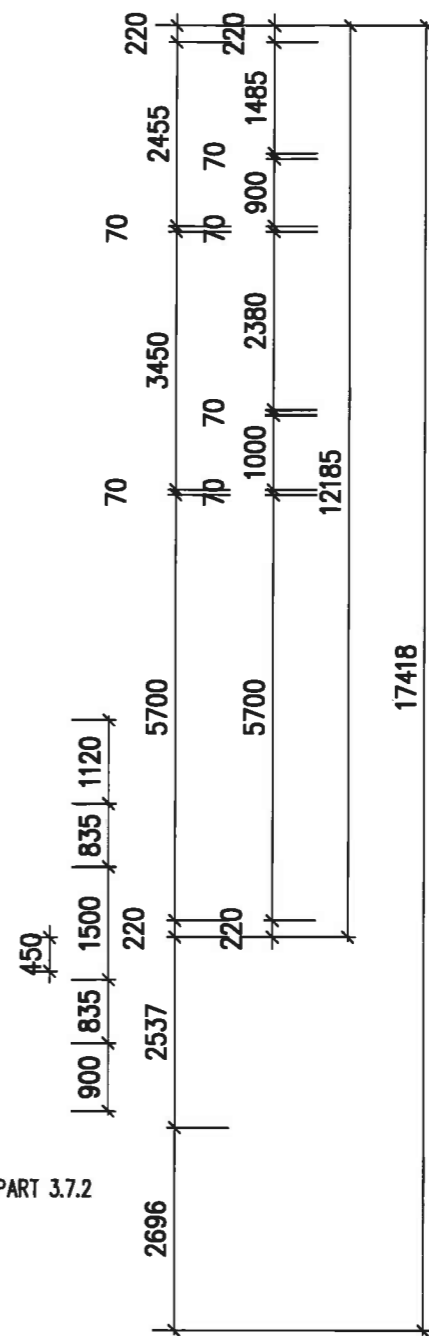
PROPOSED NEW DWELLING
 For M & V Mahajan
 at Lot 1 Bennetts Road,
 Norman Park Qld 4170

TITLE Site Plan
 DATE 31-5-11
 SCALE 1:200

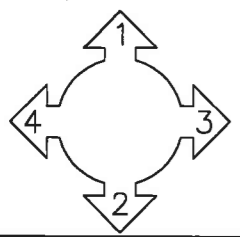
PROJECT No.
 7696
 SHEET No.
 1 of 13



Areas
 Ground floor 175.80 sqm
 Alfresco 19.47 sqm
 Porch 2.43 sqm
 First Floor 151.83 sqm
 Balcony 7.68 sqm
 Total 357.30 sqm
 (38.46 Squares)



01 GROUND FLOOR & ROOF PLAN
 SCALE 1:100



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DO NOT SCALE FROM PLANS.
 ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE AT SETOUT.

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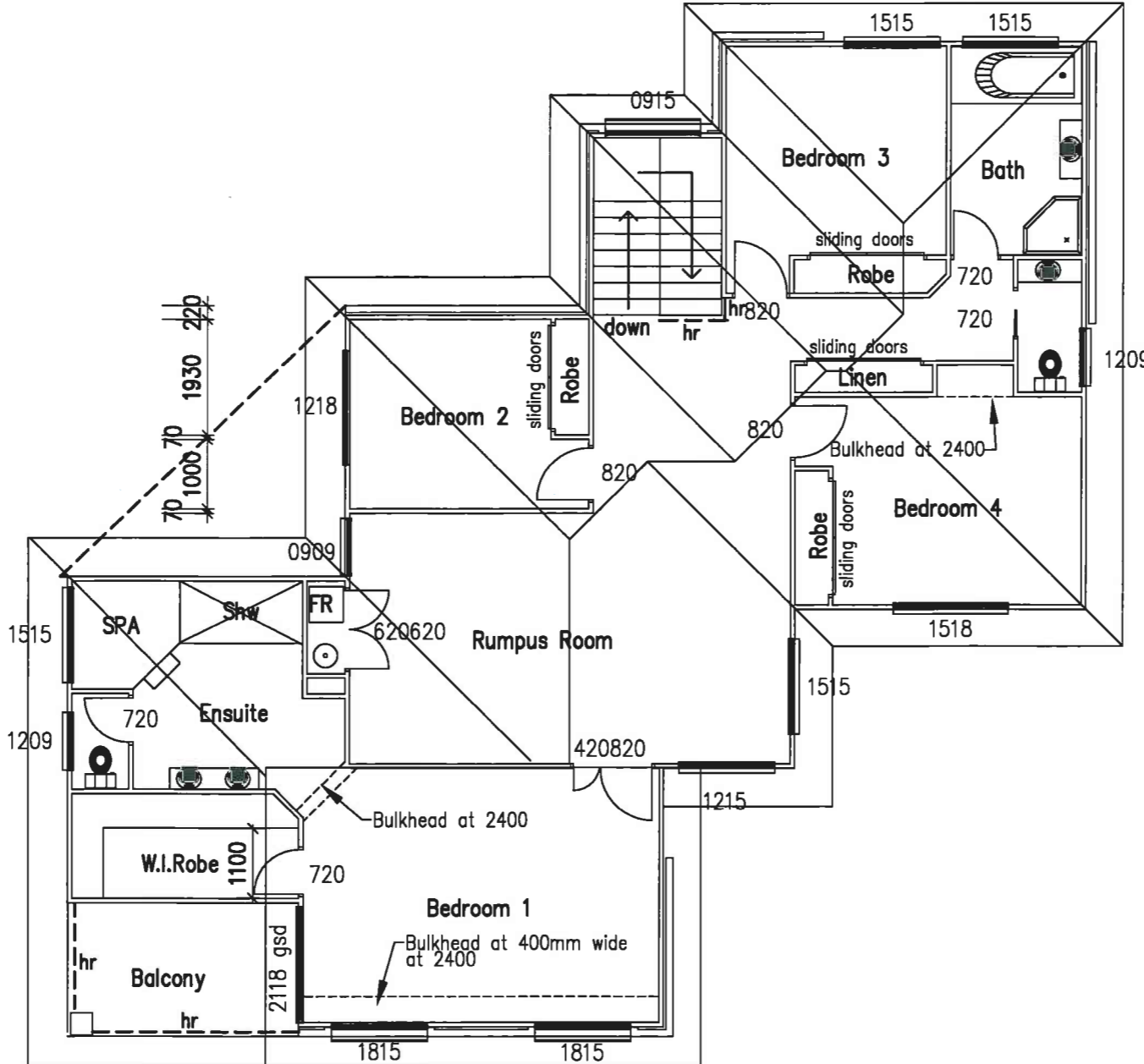
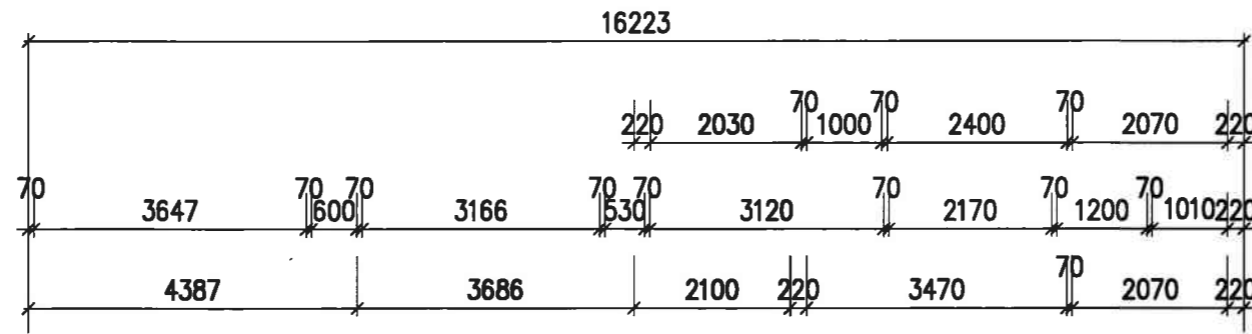
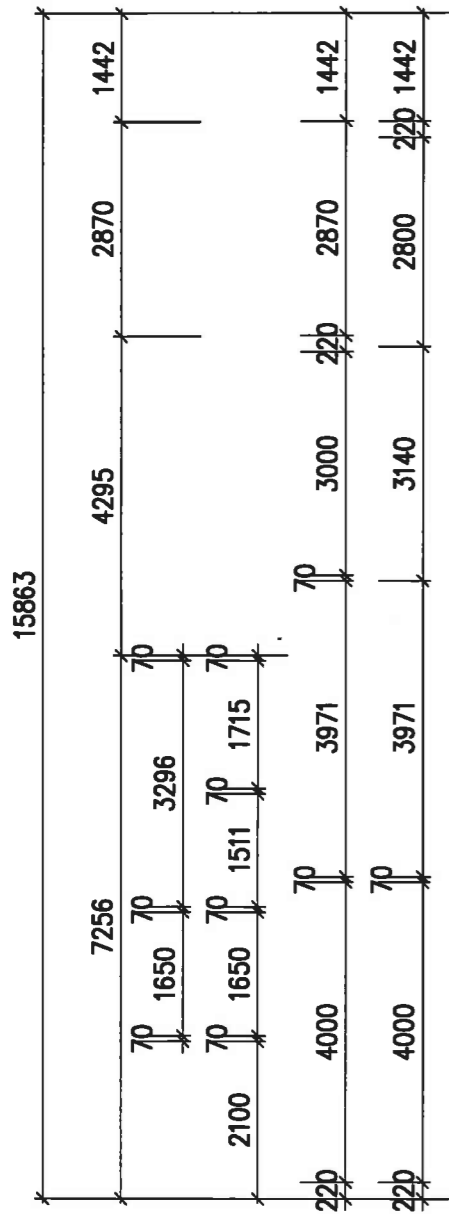
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PROPOSED NEW DWELLING
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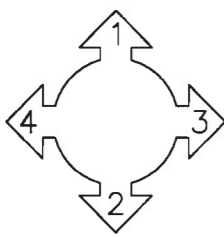
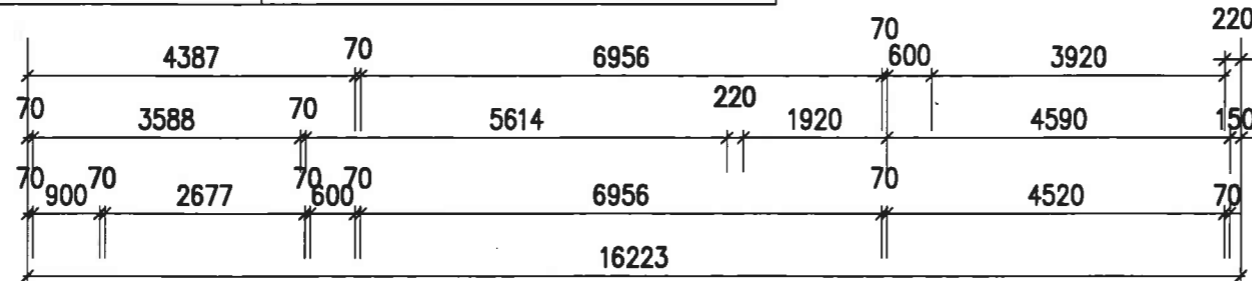
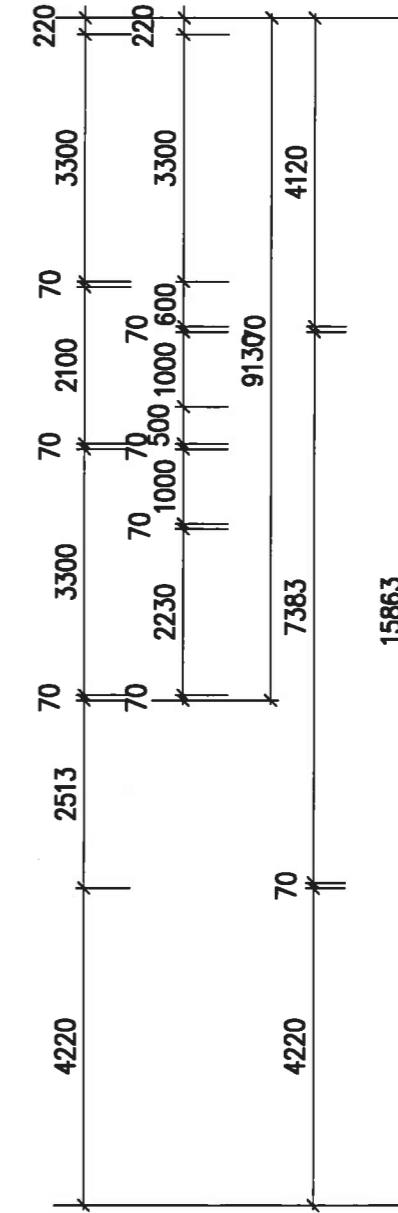
Ground Floor Plan
 TITLE DATE 31-5-11
 SCALE 1:100

PROJECT No.
 7696
SHEET No.
 2 of 13

DENOTES SMOKE-ALARMS
TO BE HARD WIRED AND
TO COMPLY WITH BCA 96 PART 3.7.2



Areas
 Ground floor 175.800 sqm
 Alfresco 19.47 sqm
 Porch 2.430 sqm
 First Floor 151.83 sqm
 Balcony 7.68 sqm
 Total 357.30 sqm
 (38.46 Squares)



01 FIRST FLOOR & ROOF PLAN
 SCALE 1:100

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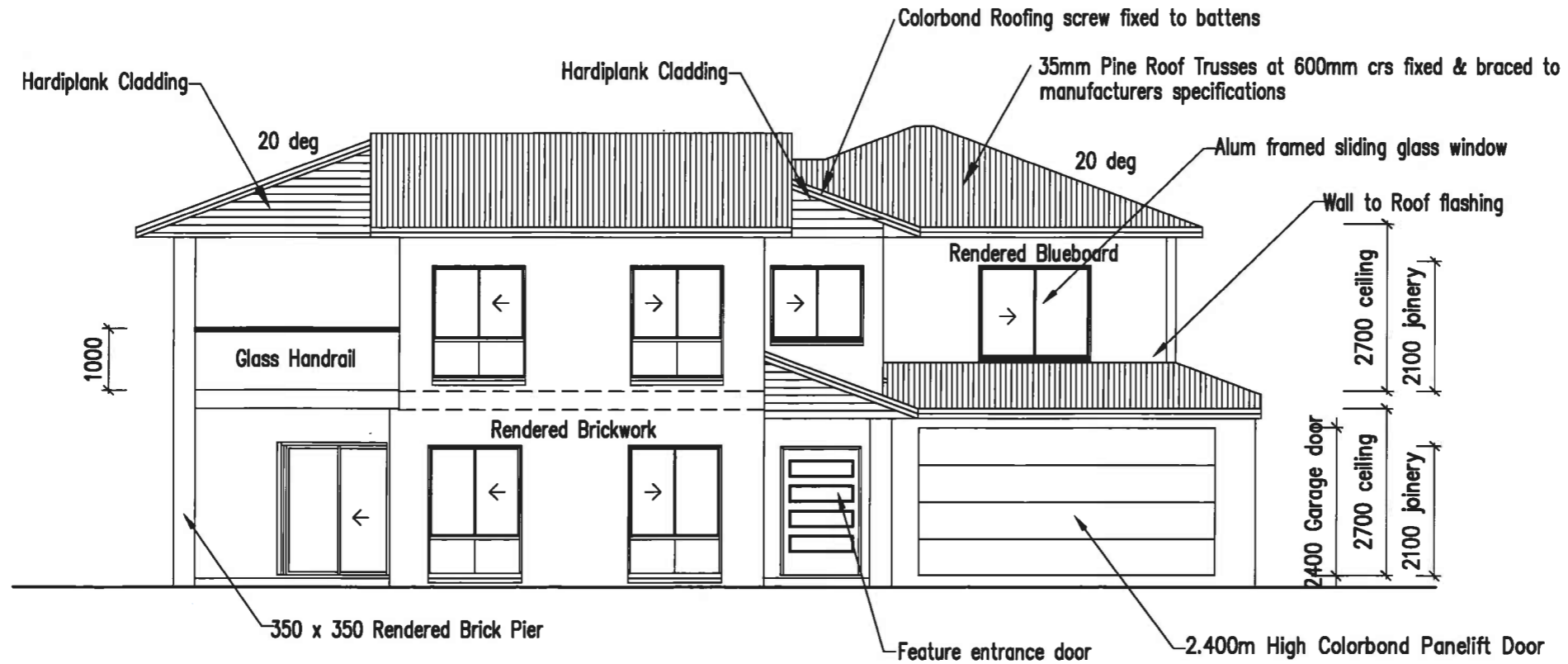
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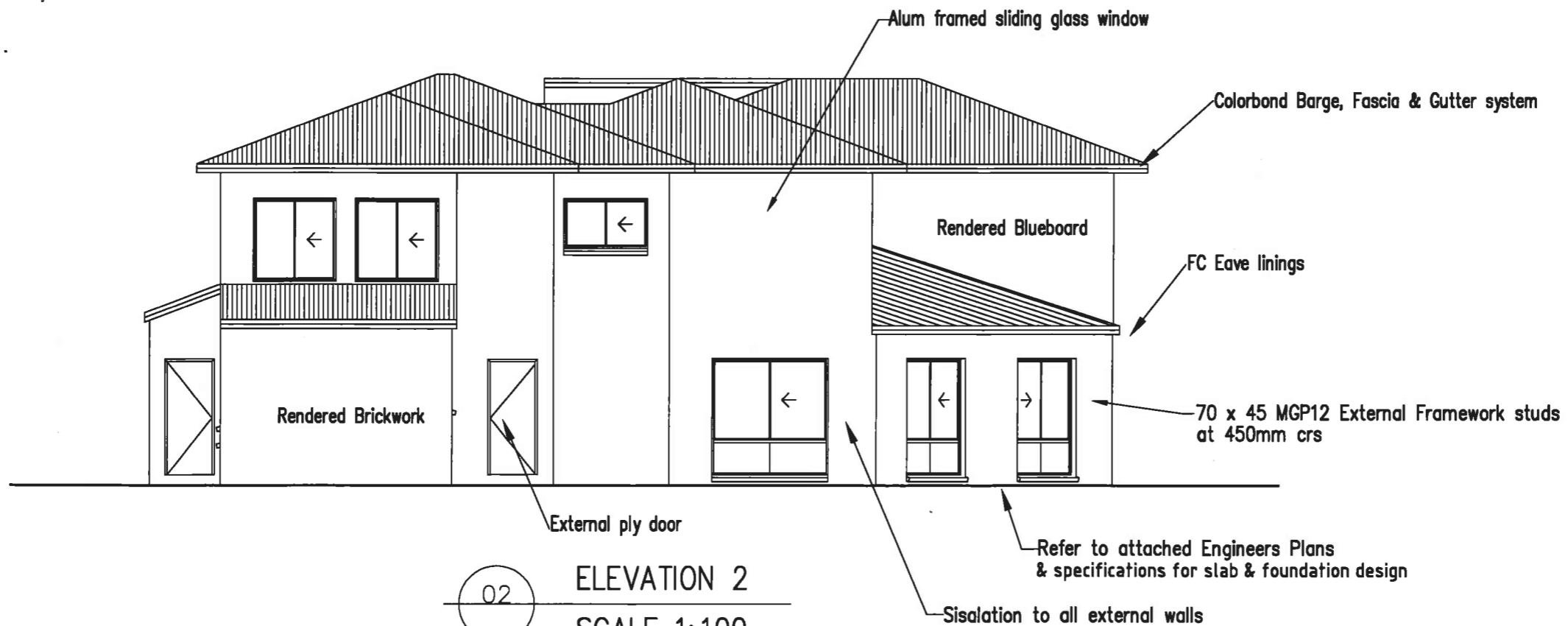
PROPOSED NEW DWELLING
 For M & V Mahajan
 at Lot 1 Bennetts Road,
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TITLE First Floor Plan
DATE 31-5-11
SCALE 1:100

PROJECT No.
 7696
SHEET No.
 3 of 13



01 ELEVATION 1
SCALE 1:100



02 ELEVATION 2
SCALE 1:100

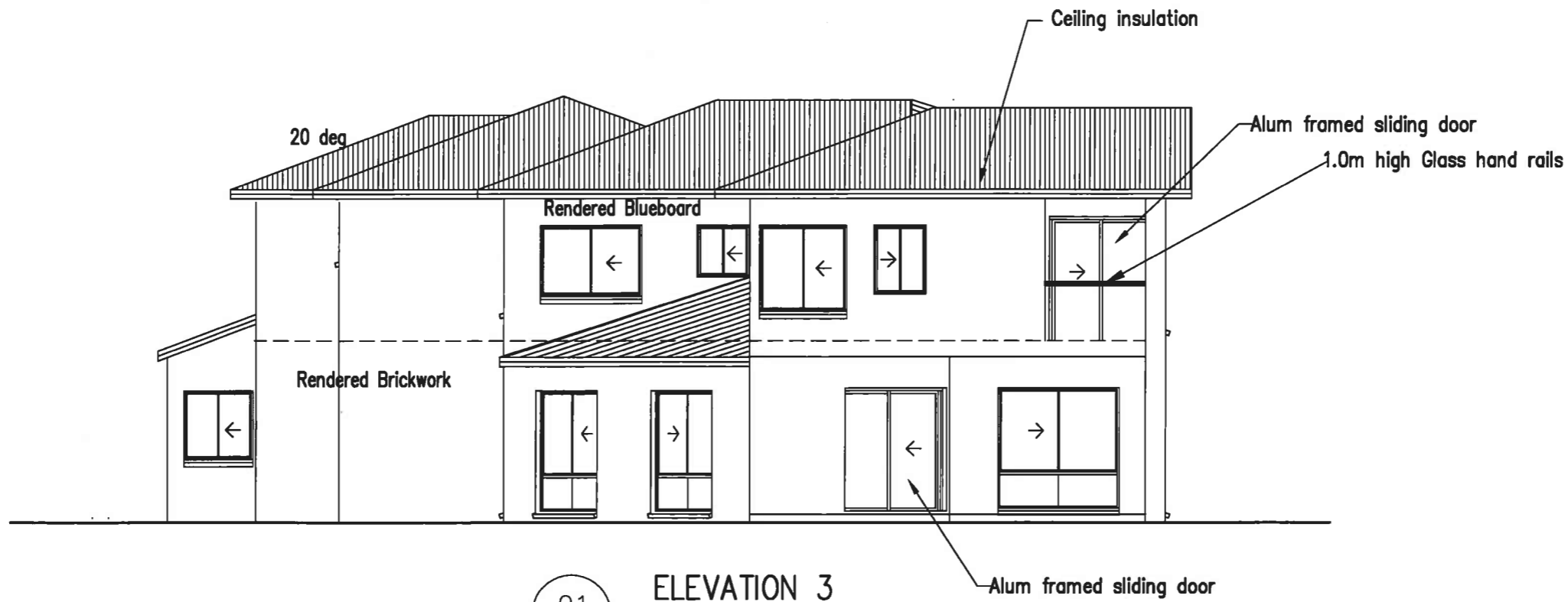
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PROPOSED NEW DWELLING
 For M & V Mahajan
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TITLE Elevations
DATE 31-5-11
SCALE 1:100

PROJECT No.
 7696
SHEET No.
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01 ELEVATION 3
SCALE 1:100

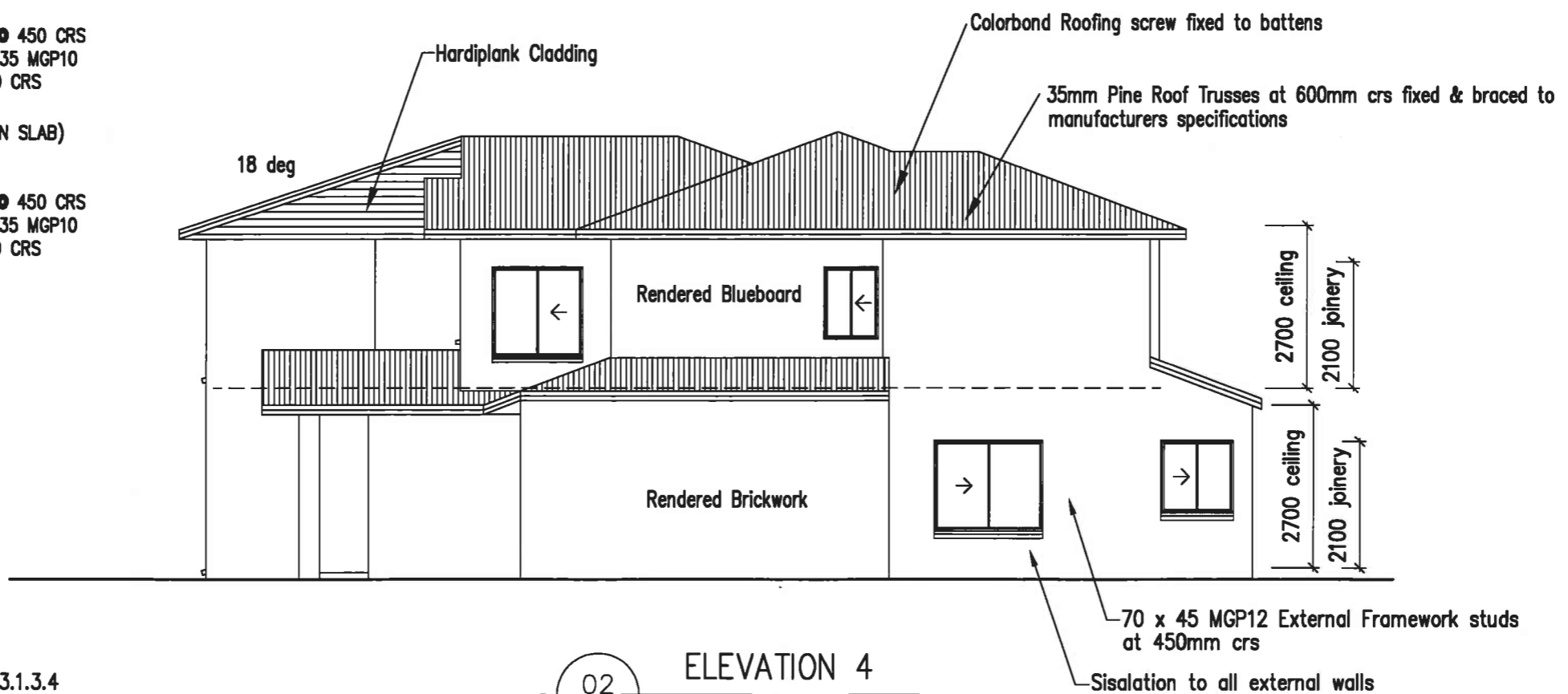
FRAMING NOTES – WIND DESIGN N2:

LOWER STOREY

- NON-LOADBEARING WALL STUDS – 70 X 45 MGP10 @ 450 CRS
- NON-LOADBEARING TOP & BOTTOM PLATES – 70 X 35 MGP10
- LOADBEARING WALL STUDS – 70 X 45 MGP12 @ 450 CRS
- LOADBEARING TOP PLATES – 2/70 X 35 MGP12
- LOADBEARING BOTTOM PLATES – 70 X 35 MGP12 (ON SLAB)

UPPER STOREY

- NON-LOADBEARING WALL STUDS – 70 X 35 MGP10 @ 450 CRS
- NON-LOADBEARING TOP & BOTTOM PLATES – 70 X 35 MGP10
- LOADBEARING WALL STUDS – 70 X 35 MGP12 @ 450 CRS
- LOADBEARING TOP PLATES – 2/70 X 35 MGP12
- LOADBEARING BOTTOM PLATES – 2/70 X 35 MGP12



02 ELEVATION 4
SCALE 1:100

Note:
Protection from Subterranean Termites to comply with AS 3660-1 and clauses 3.1.3.2 to 3.1.3.4 of the BCA. Concrete slab to have Termimesh to all slab penetrations.

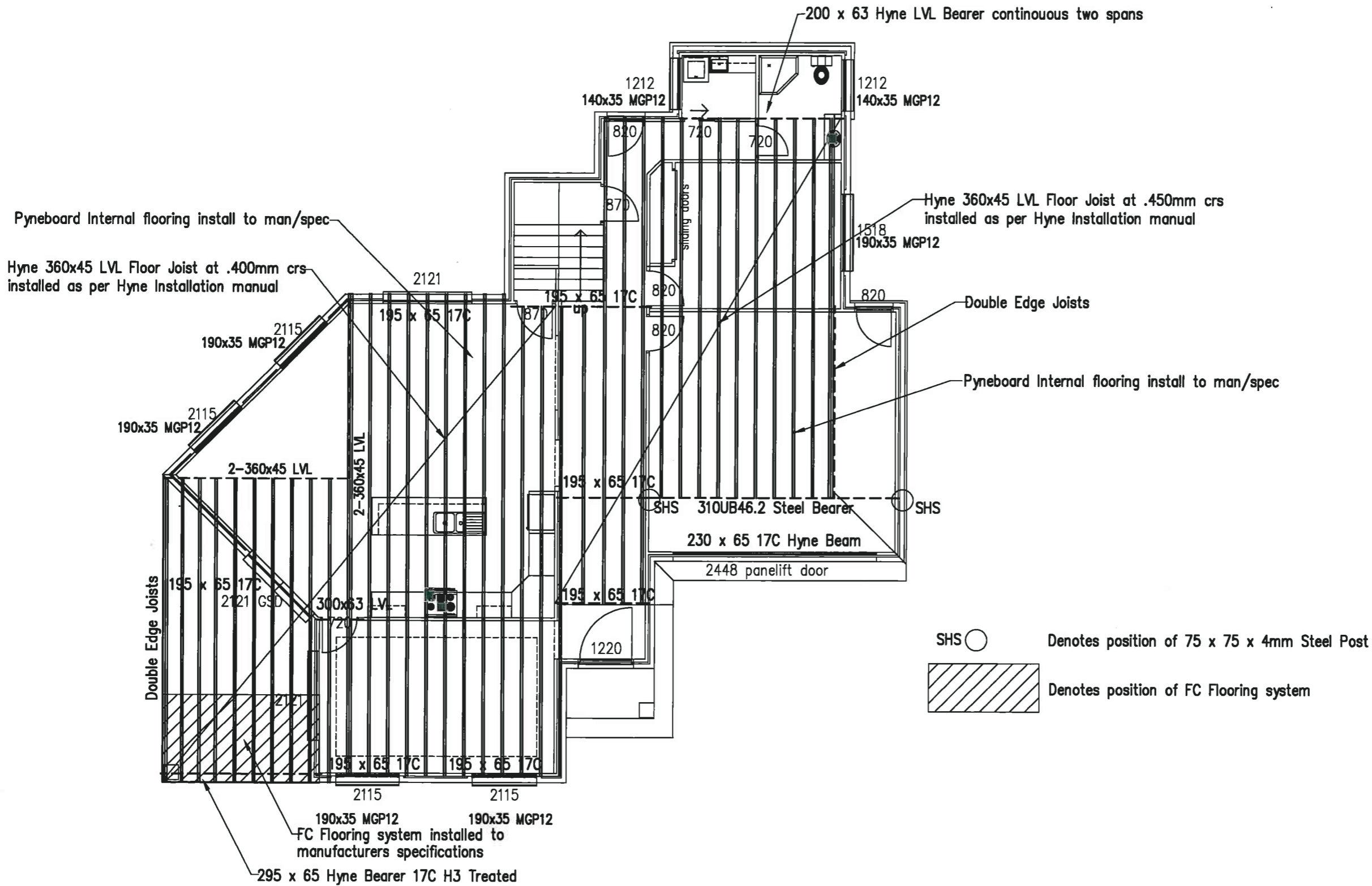
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PROPOSED NEW DWELLING
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 at Lot 1 Bennetts Road,
 Norman Park Qld 4170

TITLE Elevations
DATE 31-5-11
SCALE 1:100

PROJECT No.
 7696
SHEET No.
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01 FLOOR FRAMING PLAN
SCALE 1:100

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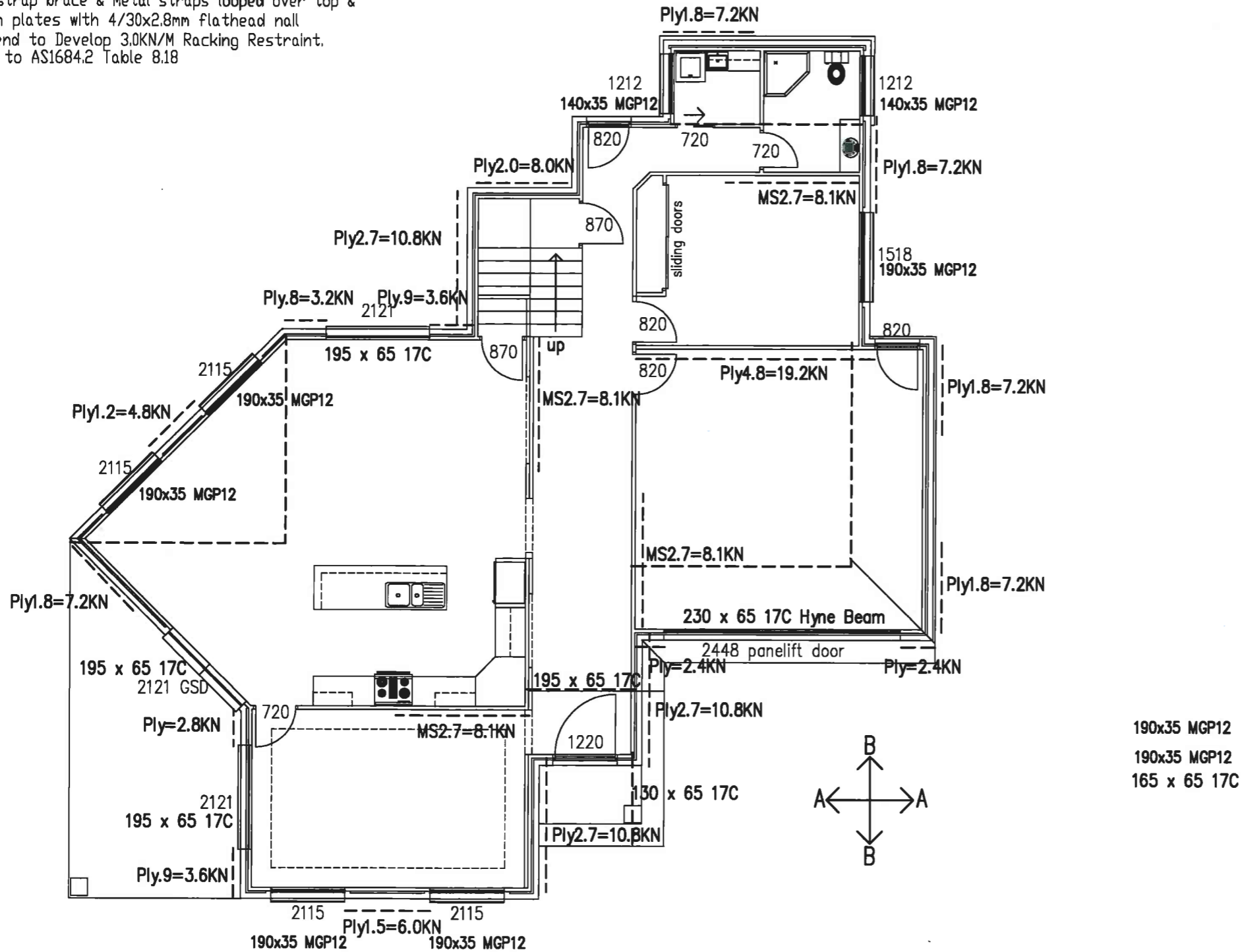
PROPOSED NEW DWELLING
 For M & V Mahajan
 at Lot 1 Bennetts Road,
 Norman Park Qld 4170

TITLE
 Floor Framing Plan
 DATE
 31-5-11
 SCALE
 1:100

PROJECT No.
 7696
 SHEET No.
 6 of 13

Bracing Notes:

Ply Indicates a Bracing wall sheeted with F14 4.0mm Structural ply to develop 4.0KN/M Racking Restraint. Refer AS1684.2 Table 8.18 H
FC Indicates a Bracing wall sheeted with 4.5 or 6.0 FC Sheeting to develop 2.0KN/M Racking Restraint.
M/S Indicates a Bracing wall using Double diagonal metal strap brace & Metal straps looped over top & Bottom plates with 4/30x2.8mm flathead nail each end to Develop 3.0KN/M Racking Restraint. Refer to AS1684.2 Table 8.18



01 GROUND FLOOR BRACE & LINTEL PLAN
SCALE 1:100

WIND CLASSIFICATION: N2

AS PER CLAUSE 1.6 (AS1684-2006-PART 2)
AND (AS4055/AS1170.2)

DIR - A - REQUIRED

REQUIRED WIND PRESSURE : 67.870KN
AS PER CLAUSE 8.3.2 (AS1684.2-2006-PART 2)

DIR - A - PROVIDED

WALL BRACING DESIGN SYSTEM -
AS PER CLAUSE 8.3.6 (AS1684.2-2006-PART 2)
PROVIDED WIND RESISTANCE: 72.600KN

DIR - B - REQUIRED

REQUIRED WIND PRESSURE : 74.950KN
AS PER CLAUSE 8.3.2 (AS1684.2-2006-PART 2)

DIR - B - PROVIDED

WALL BRACING DESIGN SYSTEM -
AS PER CLAUSE 8.3.6 (AS1684.2-2006-PART 2)
PROVIDED WIND RESISTANCE: 79.800KN



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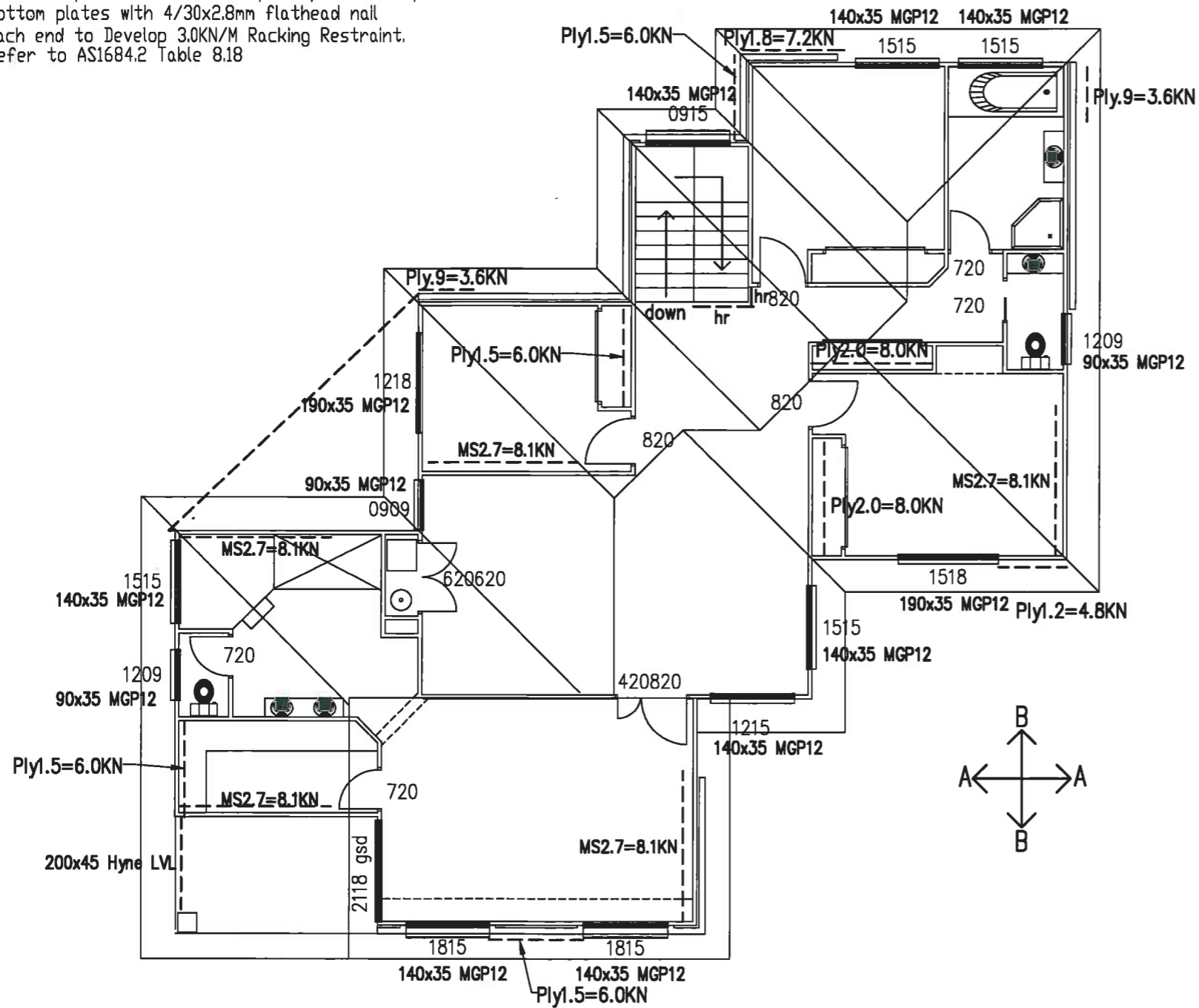
PROPOSED NEW DWELLING
For M & V Mahajan
at Lot 1 Bennetts Road,
Norman Park Qld 4170

TITLE Ground Floor
Brace & Lintel Plan
DATE 31-5-11
SCALE 1:100

PROJECT No. 7696
SHEET No. 7 of 13

Bracing Notes:

Ply Indicates a Bracing wall sheeted with F14 4.0mm Structural ply to develop 4.0KN/M Racking Restraint. Refer AS1684.2 Table 8.18 H
 FC indicates a Bracing wall sheeted with 4.5 or 6.0 FC Sheeting to develop 2.0KN/M Racking Restraint.
 M/S Indicates a Bracing wall using Double diagonal metal strap brace & Metal straps looped over top & Bottom plates with 4/30x2.8mm flathead nail each end to Develop 3.0KN/M Racking Restraint. Refer to AS1684.2 Table 8.18



01 FIRST FLOOR BRACE & LINTEL PLAN
 SCALE 1:100

WIND CLASSIFICATION: N2

AS PER CLAUSE 1.6 (AS1684-2006-PART 2)
 AND (AS4055/AS1170.2)

DIR - A - REQUIRED

REQUIRED WIND PRESSURE: 33.200KN
 AS PER CLAUSE 8.3.2 (AS1684.2-2006-PART 2)

DIR - A - PROVIDED

WALL BRACING DESIGN SYSTEM -
 AS PER CLAUSE 8.3.6 (AS1684.2-2006-PART 2)
 PROVIDED WIND RESISTANCE: 54.300KN

DIR - B - REQUIRED

REQUIRED WIND PRESSURE: 32.900KN
 AS PER CLAUSE 8.3.2 (AS1684.2-2006-PART 2)

DIR - B - PROVIDED

WALL BRACING DESIGN SYSTEM -
 AS PER CLAUSE 8.3.6 (AS1684.2-2006-PART 2)
 PROVIDED WIND RESISTANCE: 47.000KN



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PROPOSED NEW DWELLING
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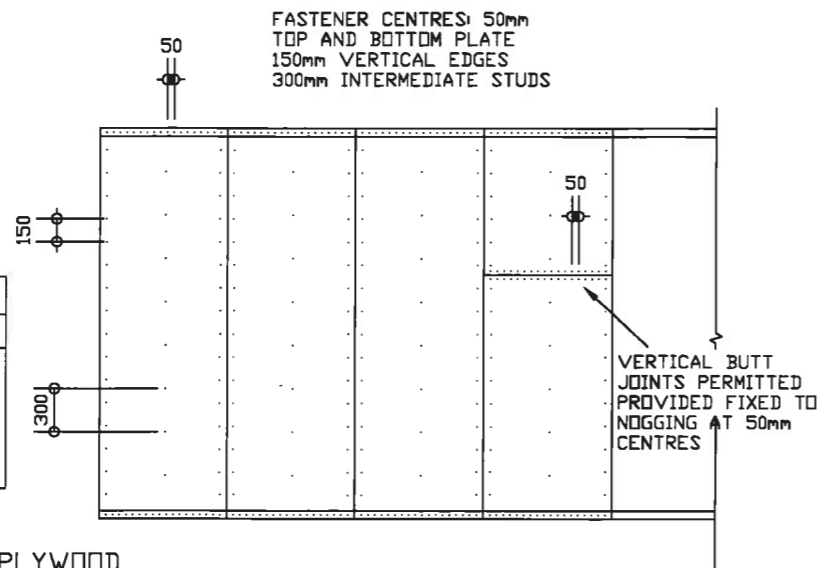
TITLE First Floor
 Brace & Lintel Plan
DATE 31-5-11
SCALE 1:100

PROJECT No.
 7696
SHEET No.
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BRACING RESISTANCE OF 4kN/m
MINIMUM SHEATHING THICKNESS OF PLYWOOD (mm)

TABLE 7

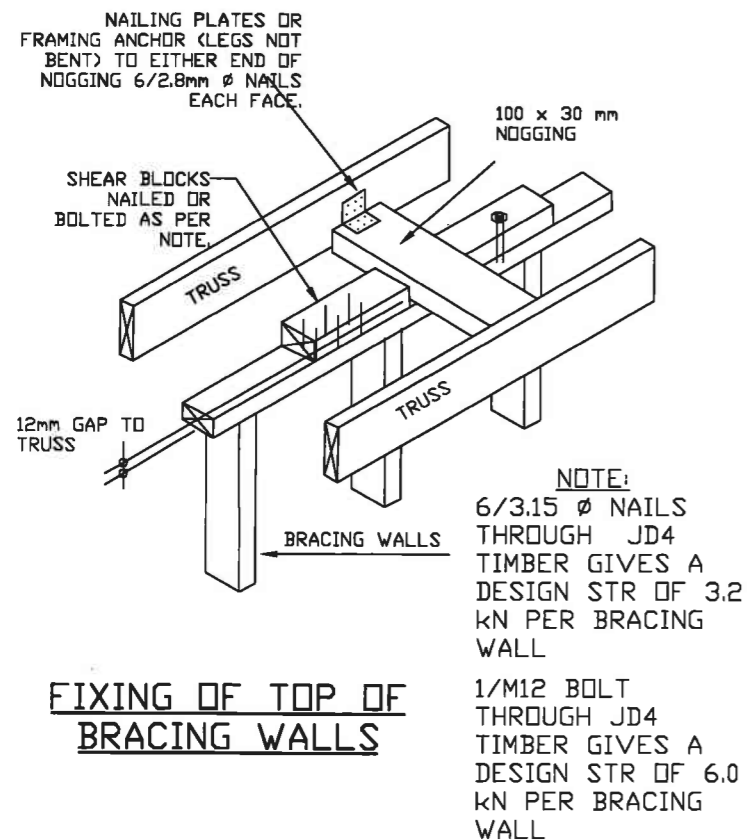
PLYWOOD STRESS GRADE	STUD SPACING	
	450mm	600mm
F8	7	9
F11	6	7
F14	4	6
F27	4	4.5



PLY BRACING
4.0 kN/m

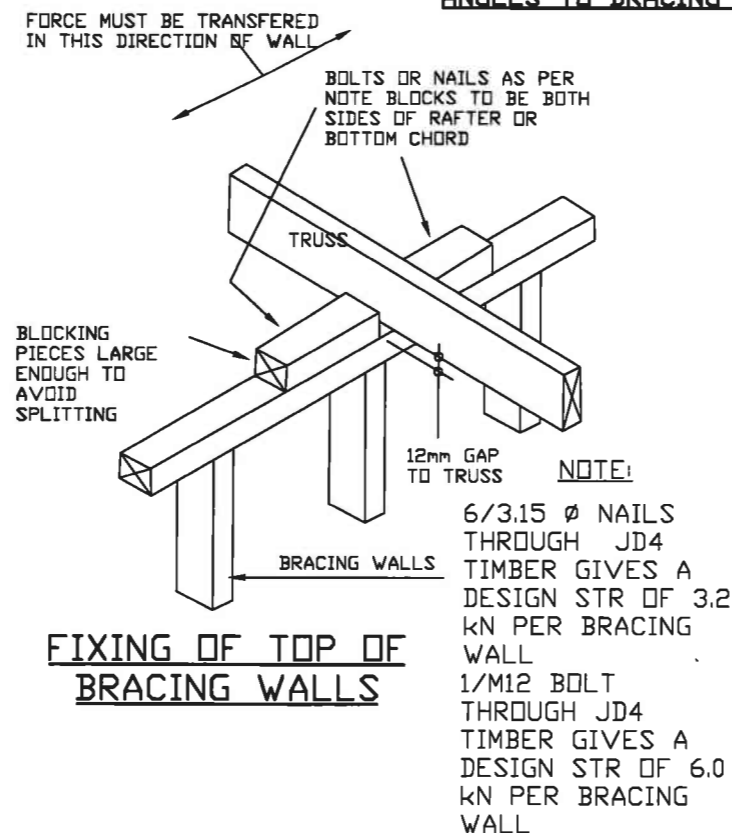
FOR THE SYSTEM WITH THE PLYWOOD THICKNESSES AND STUD SPACINGS GIVEN IN TABLE 7 AND FASTENER SPACINGS GIVED IN FIGURE 5, NO BOLTS, NO NOGGING, NO OTHER BRACING, THE ALLOWABLE DESIGN RACKING LOAD IS :

RAFTERS OR TRUSSES PARALLEL TO BRACING WALLS



FIXING OF TOP OF BRACING WALLS

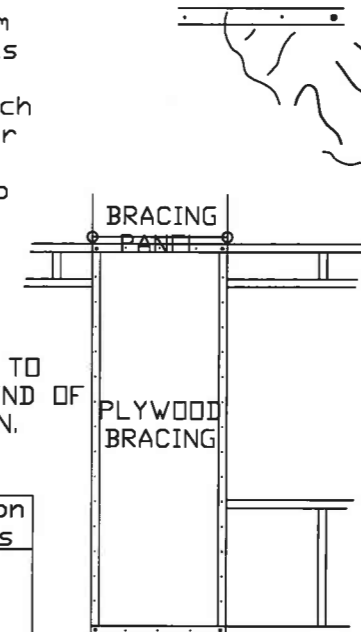
RAFTERS OR TRUSSES AT RIGHT ANGLES TO BRACING WALLS



FIXING OF TOP OF BRACING WALLS

CORNER DETAIL

To obtain reduction factor of 1 for 0.6m sheathed sections as given in table below, position one M10 coach screw in each corner of braced section through plywood into plate. Not required for other reduction factors. Allowable design load - 2.25 kN/m

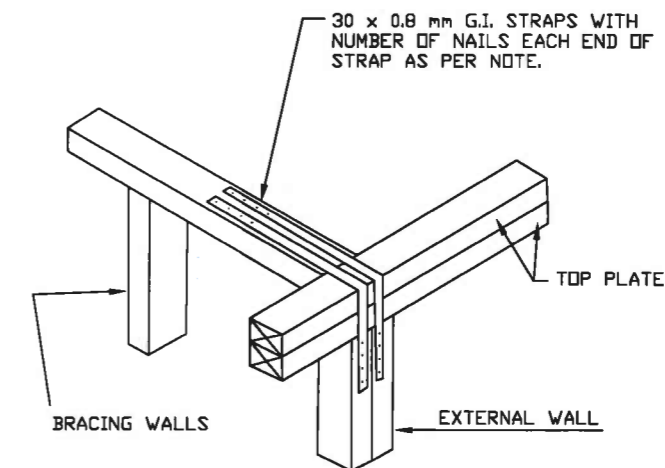


FIX BOTTOM PLATE TO SUB-FLOOR AT EACH END OF SHEATHED SECTION.

Width of sheathed section (m)	Reduction factors
0.5	0.5
0.45	0.25
0.3	0.2
0.6 (with M10 coach screws)	1.0

Racking Resistance Reduction Factors

FASTENER DIAGRAM FOR SHORT PLY BRACING



NOTE:
1 STRAP WITH 6/2.8 Ø NAILS THROUGH JD4 TIMBER GIVES A DESIGN STR OF 3.0 kN PER BRACING WALL

NOTE:
2 STRAPS WITH 6/2.8 Ø NAILS THROUGH JD4 TIMBER GIVES A DESIGN STR OF 6.0 kN PER BRACING WALL

BRACING WALLS TO EXTERNAL WALLS

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TITLE
DATE
31-5-11
Bracing Details
SCALE
1:100

PROJECT No.
7696
SHEET No.
9 of 13

Notes:

1. Do Not scale off plan, figured dimensions take preference.
2. All Dimensions and Levels to be checked on plan before any work is commenced.
3. Protection from Subterranean Termites to comply with AS 3660-1 and clauses 3.1.3.2 to 3.1.3.4 of the BCA.
4. Smoke Alarms to be provided in accordance with AS 3786 and clauses 3.7.2.1 to 3.7.2.4 of the BCA.
5. Site drainage to comply with clauses 3.1.2.2. to 3.1.2.5 of the BCA.
6. All wet areas to comply with clauses 3.8.1.1 to 3.8.1.6 of the BCA.
7. Ventilation to comply with clauses 3.8.5.2 of the BCA.
8. Timber Framing to comply with AS 1684 and clauses 3.4.2.1 to 3.4.3.8 of the BCA.
9. Lighting to comply with clauses 3.8.4.1 to 3.8.4.3 of the BCA.
- 10 All Building work to be carried out in strict accordance with all relevant acts, by laws, regulations and codes.

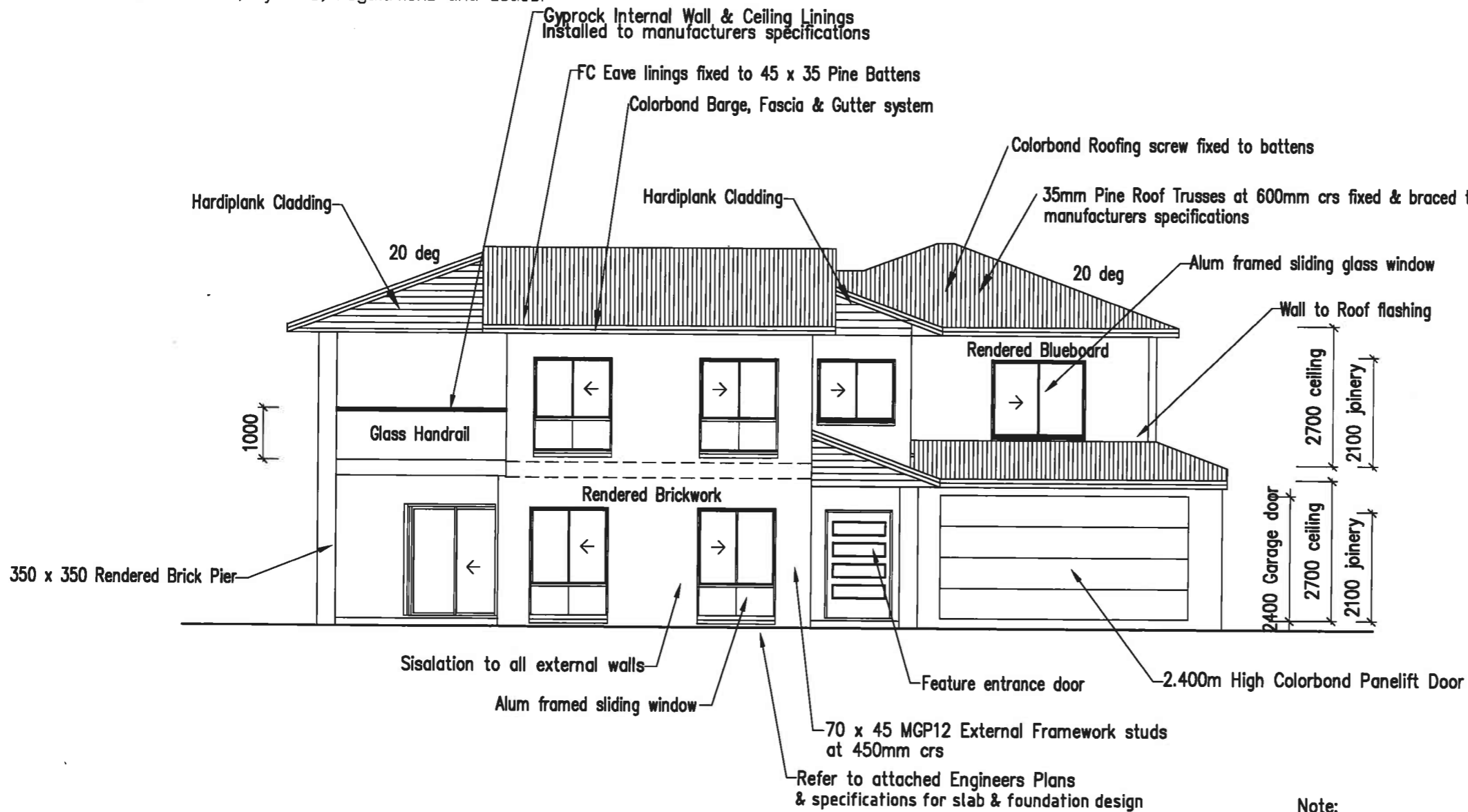
NOTE:
 1.0m Hand Rails to comply with Part 3.9.2.1 to 3.9.2.3 of the BCA.
 Stair construction to comply with Part 3.9.1.1 to 3.9.1.5 of the BCA.

FRAMING NOTES – WIND DESIGN N2:

LOWER STOREY
 NON-LOADBEARING WALL STUDS – 70 X 35 MGP12 @ 450 CRS
 NON-LOADBEARING TOP & BOTTOM PLATES – 70 X 35 MGP10
 LOADBEARING WALL STUDS – 70 X 45 MGP12 @ 450 CRS
 LOADBEARING TOP PLATES – 2/70 X 35 MGP12
 LOADBEARING BOTTOM PLATES – 70 X 35 MGP12 (ON SLAB)

UPPER STOREY
 NON-LOADBEARING WALL STUDS – 70 X 35 MGP10 @ 450 CRS
 NON-LOADBEARING TOP & BOTTOM PLATES – 70 X 35 MGP10
 LOADBEARING WALL STUDS – 70 X 35 MGP12 @ 450 CRS
 LOADBEARING TOP PLATES – 2/70 X 35 MGP12
 LOADBEARING BOTTOM PLATES – 2/70 X 35 MGP12

Timber Framing to comply with AS 1684 & clauses 3.4.2.1 to 3.4.3.8 of the BCA.



01 **DETAIL OF ELEVATION 1**
 SCALE 1:100

Note:
 Protection from Subterranean Termites to comply with AS 3660-1 and clauses 3.1.3.2 to 3.1.3.4 of the BCA. Concrete slab to have Termimesh to all slab penetrations.

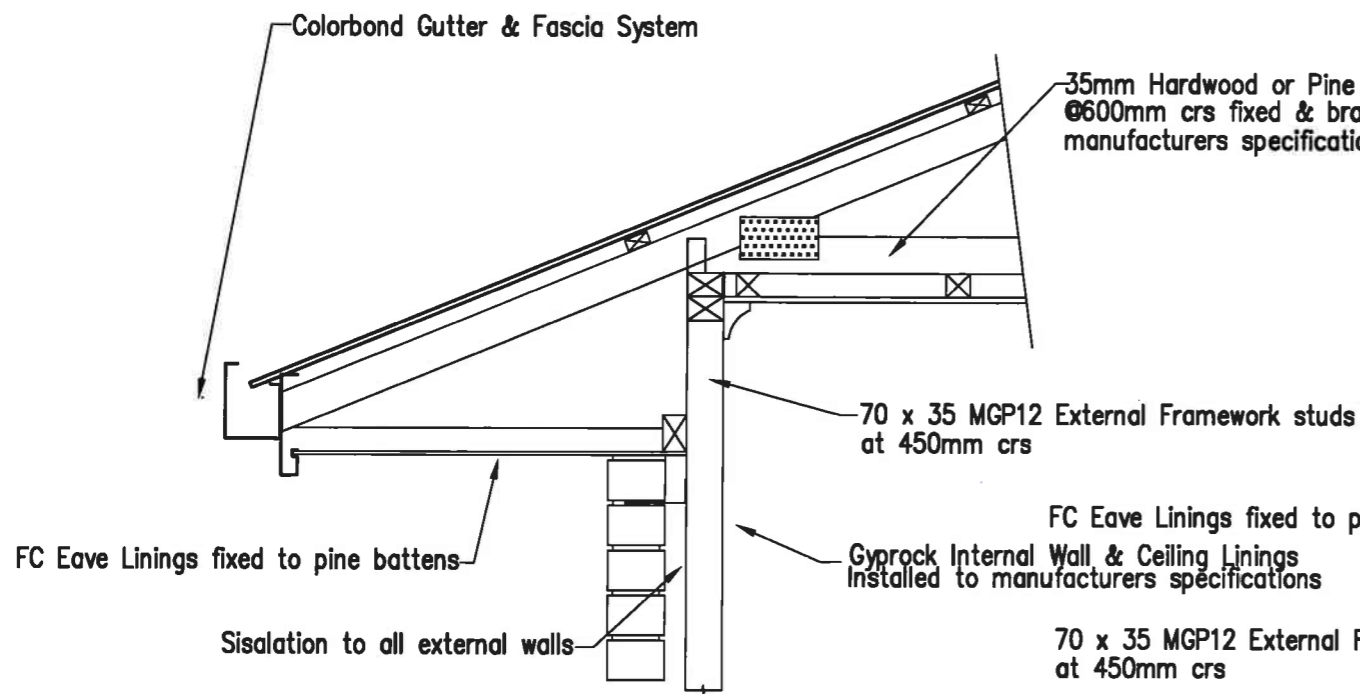
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Detail of Elevation
 DATE 31-5-11
 SCALE 1:100

PROJECT No.
 7696
SHEET No.
 10 of 13



01
DETAIL 1
not to scale

Studs alongside openings (jamb studs) shall consist of a number of common studs as required by the following table.

Common Stud spacing (mm)	Number of common studs at sides of openings for Openings of width (mm)									
	900	1200	1500	1800	2100	2400	2700	3000	3300	3600
450	1	2	2	2	2	3	3	3	4	4
600	1	1	2	2	2	2	3	3	3	3

FRAMING NOTES – WIND DESIGN N2:

LOWER STOREY

- NON-LOADBEARING WALL STUDS – 70 X 45 MGP10 @ 450 CRS
- NON-LOADBEARING TOP & BOTTOM PLATES – 70 X 35 MGP10
- LOADBEARING WALL STUDS – 70 X 45 MGP12 @ 450 CRS
- LOADBEARING TOP PLATES – 2/70 X 35 MGP12
- LOADBEARING BOTTOM PLATES – 70 X 35 MGP12 (ON SLAB)

UPPER STOREY

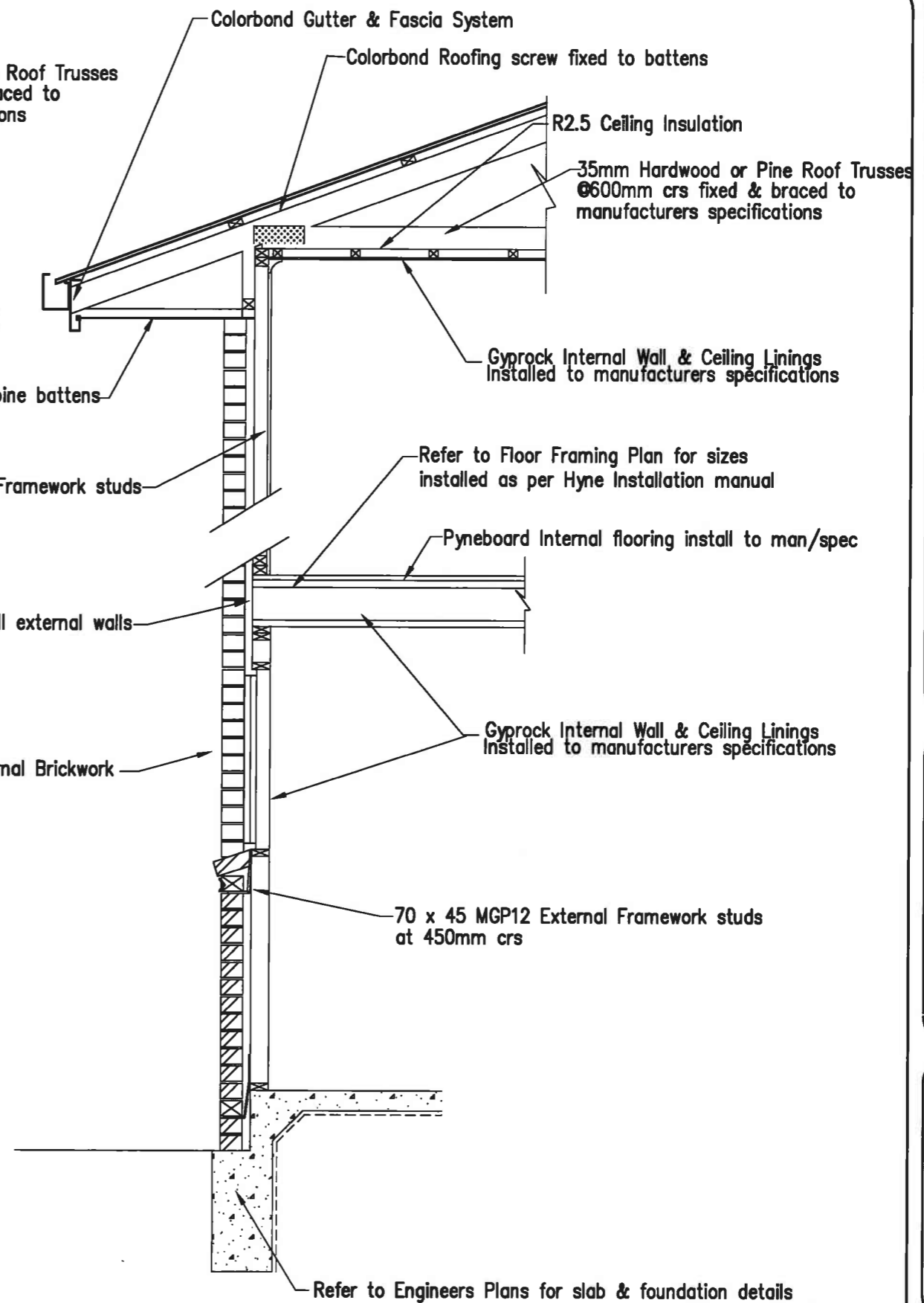
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- LOADBEARING TOP PLATES – 2/70 X 35 MGP12
- LOADBEARING BOTTOM PLATES – 2/70 X 35 MGP12

Timber Framing to comply with AS 1684 & clauses 3.4.2.1 to 3.4.3.8 of the BCA.

NOTE:
1.0m Hand Rails to comply with Part 3.9.2.1 to 3.9.2.3 of the BCA.

Stair construction to comply with Part 3.9.1.1 to 3.9.1.5 of the BCA.

Note:
Protection from Subterranean Termites to comply with AS 3660-1 and clauses 3.1.3.2 to 3.1.3.4 of the BCA. Concrete slab to have Termimesh to all slab penetrations.



02
DETAIL 2
not to scale

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PROPOSED NEW DWELLING
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 at Lot 1 Bennetts Road,
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TITLE Details & Sections
DATE 31-5-11
SCALE 1:100

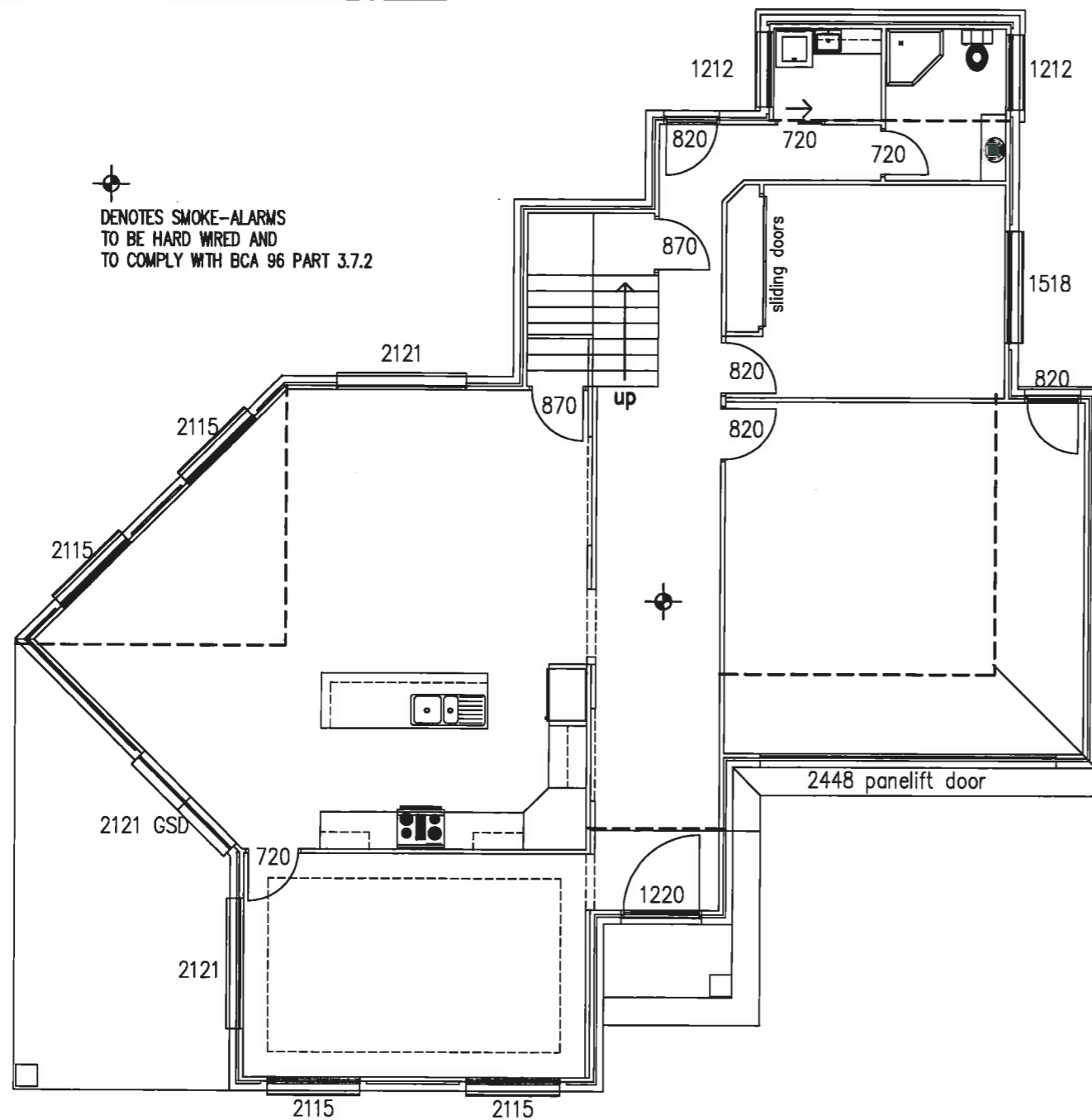
PROJECT No. 7696
SHEET No. 11 of 13

STOVE ETC...

INT. METER BOX YES / NO

H.W.S. _____
 CLIPSAL SWITCHES.

YES / NO



01 GROUND FLOOR ELECTRICAL PLAN
 SCALE 1:100

LEGEND		
SYMBOL	DESCRIPTION	QTY.
○	SURFACE LIGHTS	_____
○w	WALL LIGHTS	_____
○r	RECESSED LIGHTS	_____
☉	SPOTLIGHT	_____
☉☉	DOUBLE SPOTLIGHT	_____
BB	HOLLYWOOD LIGHT	_____
BB	MIRROR LIGHT	_____
F	FLURD	_____
⊙	ROUND FLURD	_____
○12v	12volt LIGHTS	_____
✕	FAN/LIGHT	_____
✕	FAN	_____
T.W.	TWO WAY SWITCH	_____
⊘	SINGLE G.P.O.	_____
⊘	DOUBLE G.P.O.	_____
⊘15A	15 AMP POINT	_____
⊘EXT	SINGLE EXT. G.P.O.	_____
⊘EXT	DOUBLE EXT. G.P.O.	_____
⊘M.	MICROWAVE POINT	_____
⊘R.	RANGE HOOD	_____
⊘G.	GARBAGE DISPOSAL	_____
⊘D.	DISHWASHER	_____
⊘F.	REFRIGERATOR	_____
□	T.V.	_____
▲	PHONE	_____
⊠	EXHAUST FAN	_____
⊠	FAN/LIGHT	_____
⊠	FAN/LIGHT/HEATER	_____
⊙	SMOKE ALARM	_____
⊙	LIGHT SWITCH	_____
⊙	DOUBLE LIGHT SWITCH	_____
□	SKYLIGHT	_____

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 Ph/Fax 33958478
 QBSA Lic 1131660

PROPOSED NEW DWELLING
 For M & V Mahajan
 at Lot 1 Bennetts Road,
 Norman Park Qld 4170


TITLE Ground Floor Electrical Plan
DATE 31-5-11
SCALE 1:100

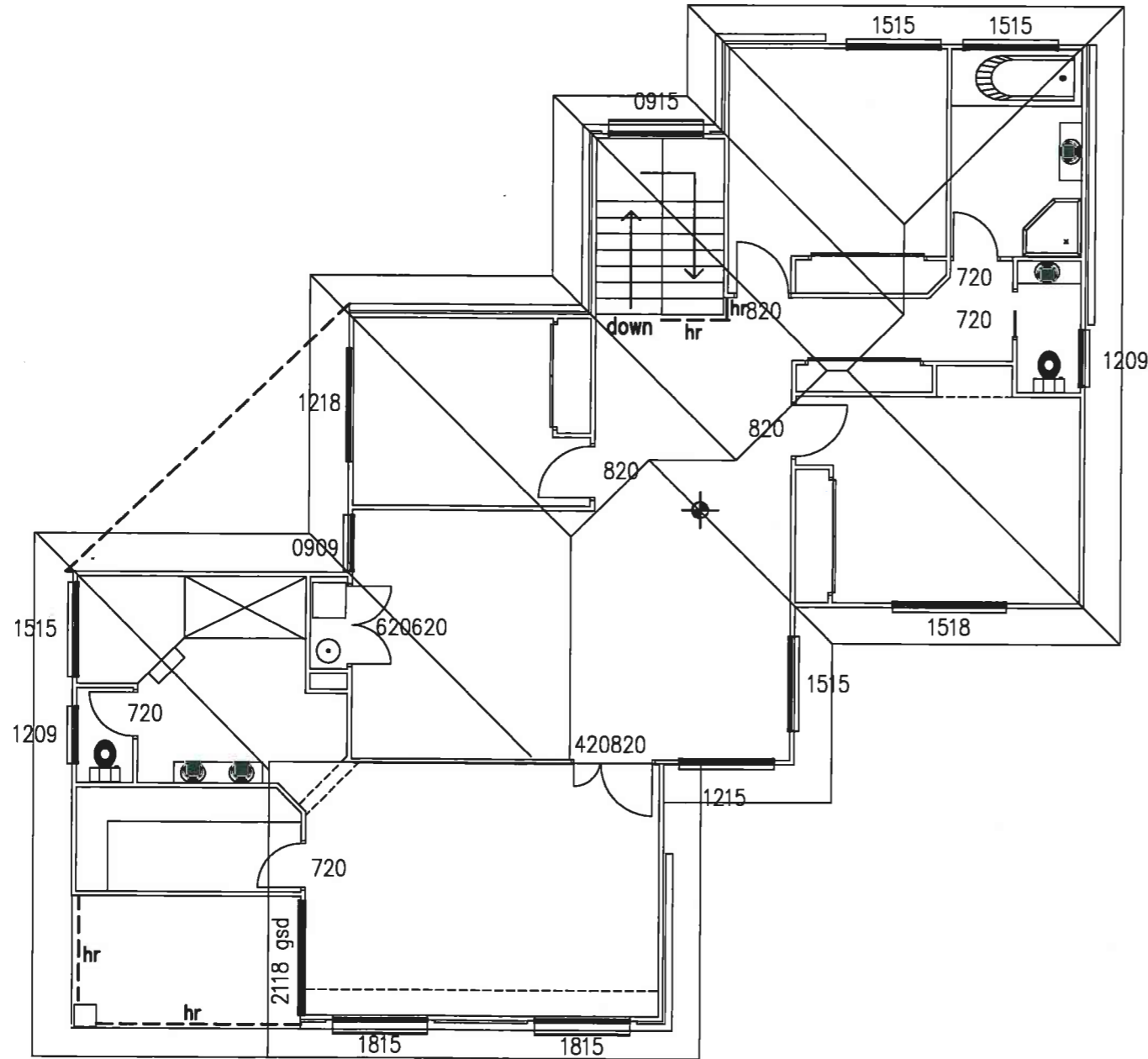
PROJECT No. 7696
SHEET No. 12 of 13

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DO NOT SCALE FROM PLANS.
 ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE AT SETOUT.

DRAWN BY Robert Eyres


 DENOTES SMOKE-ALARMS
 TO BE HARD WIRED AND
 TO COMPLY WITH BCA 96 PART 3.7.2



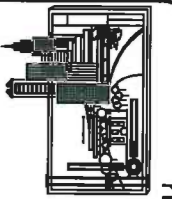
01 FIRST FLOOR ELECTRICAL PLAN
 SCALE 1:100

LEGEND

SYMBOL DESCRIPTION QTY.

○	SURFACE LIGHTS	_____
○W	WALL LIGHTS	_____
○R	RECESSED LIGHTS	_____
☼	SPOTLIGHT	_____
☼☼	DOUBLE SPOTLIGHT	_____
BB	HOLLYWOOD LIGHT	_____
BB	MIRROR LIGHT	_____
F	FLURD	_____
⊙	ROUND FLURD	_____
○12v	12volt LIGHTS	_____
✕	FAN/LIGHT	_____
✕	FAN	_____
T.W.	TWO WAY SWITCH	_____
⊘	SINGLE G.P.D.	_____
●	DOUBLE G.P.D.	_____
⊘15A	15 AMP POINT	_____
⊘EXT	SINGLE EXT. G.P.D.	_____
●EXT	DOUBLE EXT. G.P.D.	_____
⊘M.	MICROWAVE POINT	_____
⊘R.	RANGE HOOD	_____
⊘G.	GARBAGE DISPOSAL	_____
⊘D.	DISHWASHER	_____
⊘F.	REFRIGERATOR	_____
□	T.V.	_____
▲	PHONE	_____
⊠	EXHAUST FAN	_____
⊠	FAN/LIGHT	_____
⊠	FAN/LIGHT/HEATER	_____
⊙	SMOKE ALARM	_____
⊙	LIGHT SWITCH	_____
⊙	DOUBLE LIGHT SWITCH	_____
⊠	SKYLIGHT	_____

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PROPOSED NEW DWELLING

For M & V Mahajan
 at Lot 1 Bennetts Road,
 Norman Park Qld 4170

TITLE
 First Floor
 Electrical Plan
 DATE
 31-5-11

SCALE
 1:100

PROJECT No.
 7696
 SHEET No.
 13 of 13