

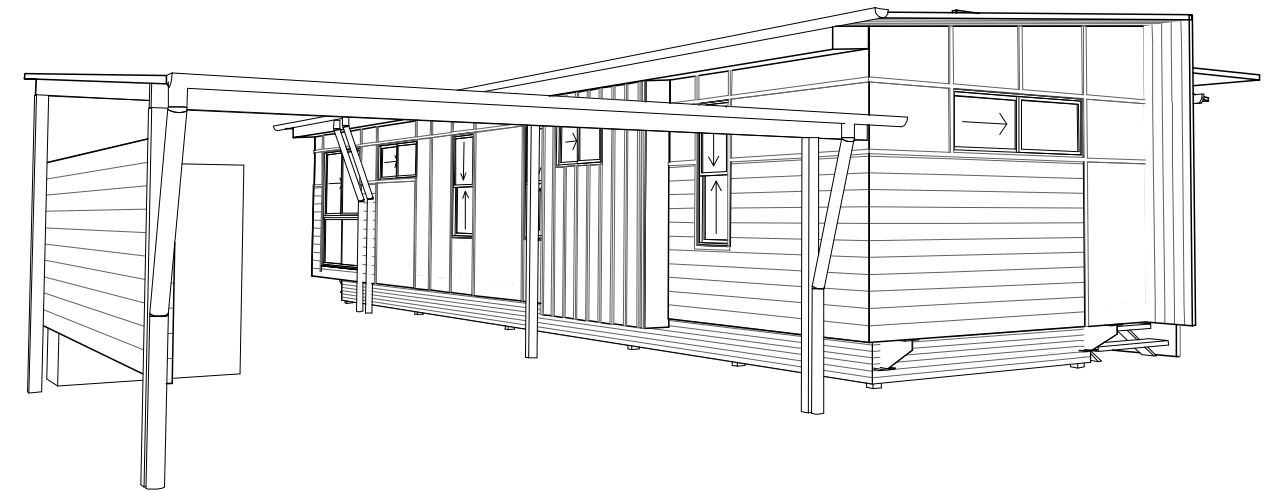
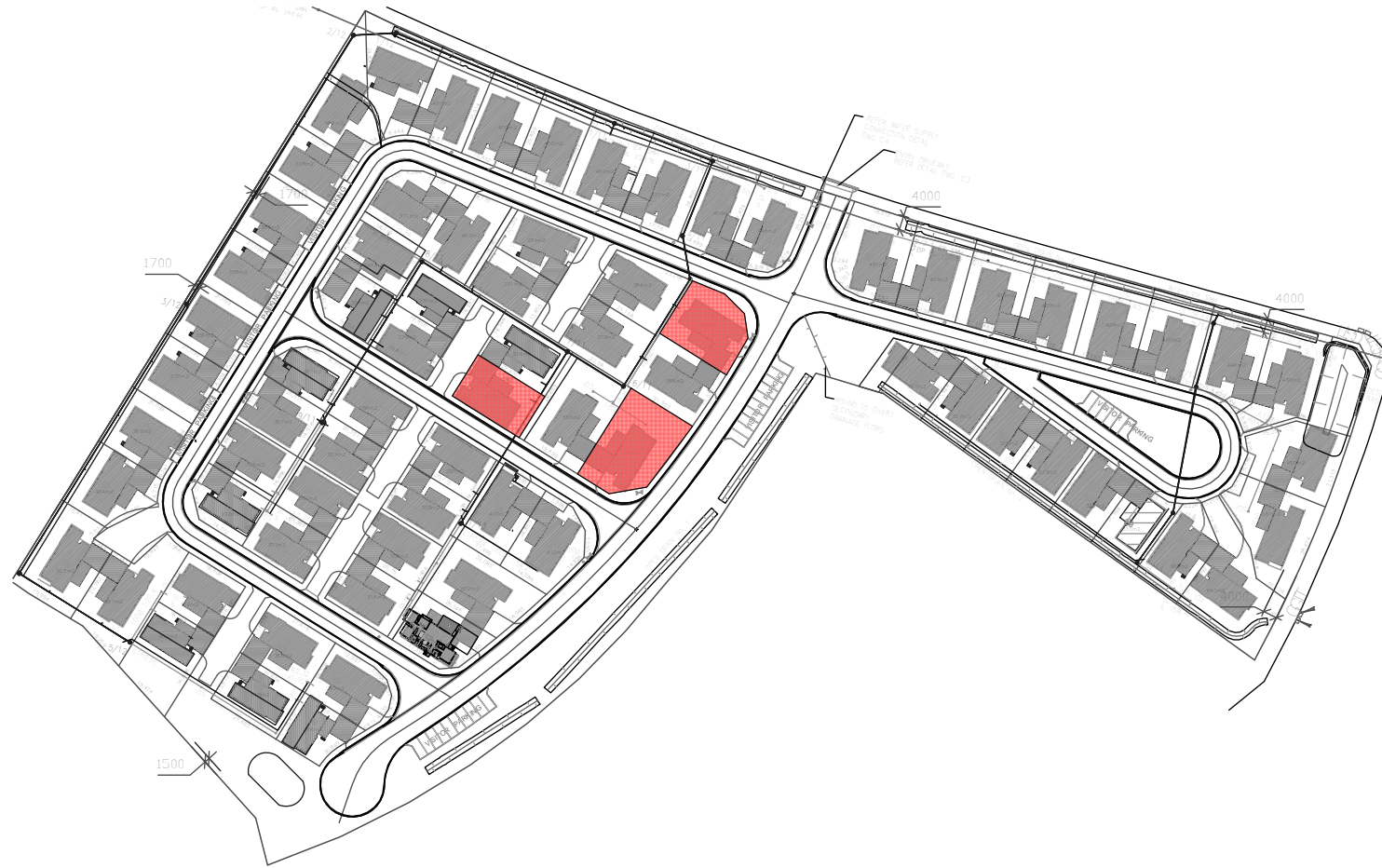
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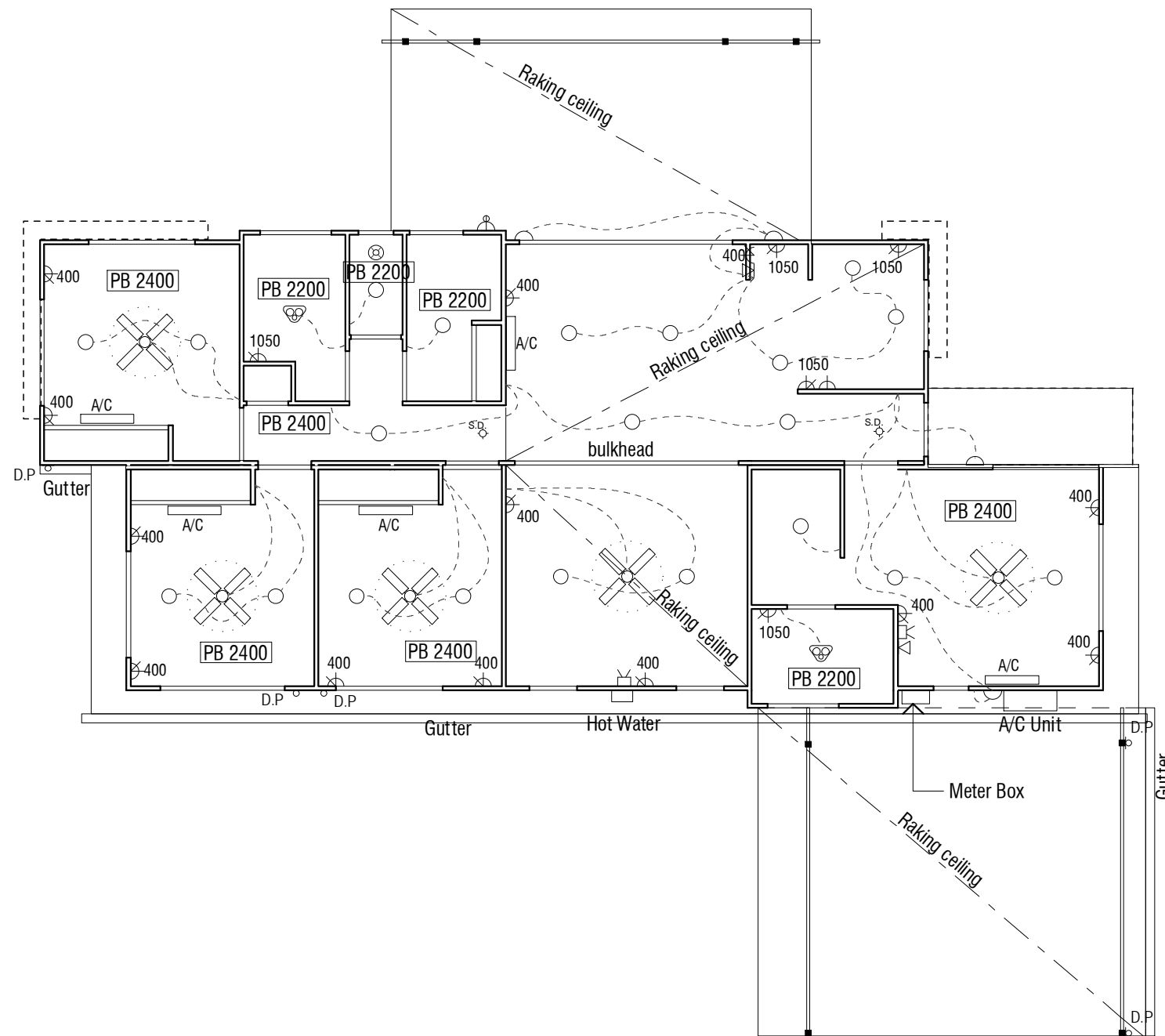
MIDDLEMOUNT DEVELOPMENT - Lots 21, 23

Plan Mirrored - Lot 26


















Note: Garage relation to house varies

Some minor variation may occur due to site conditions

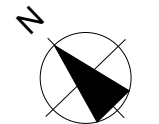


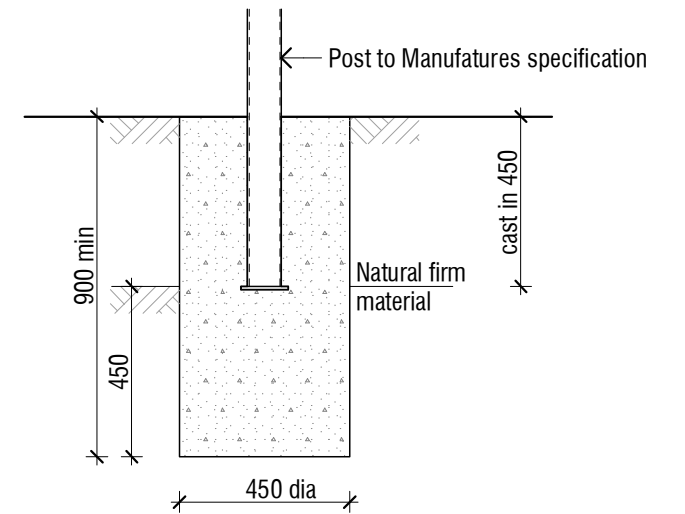
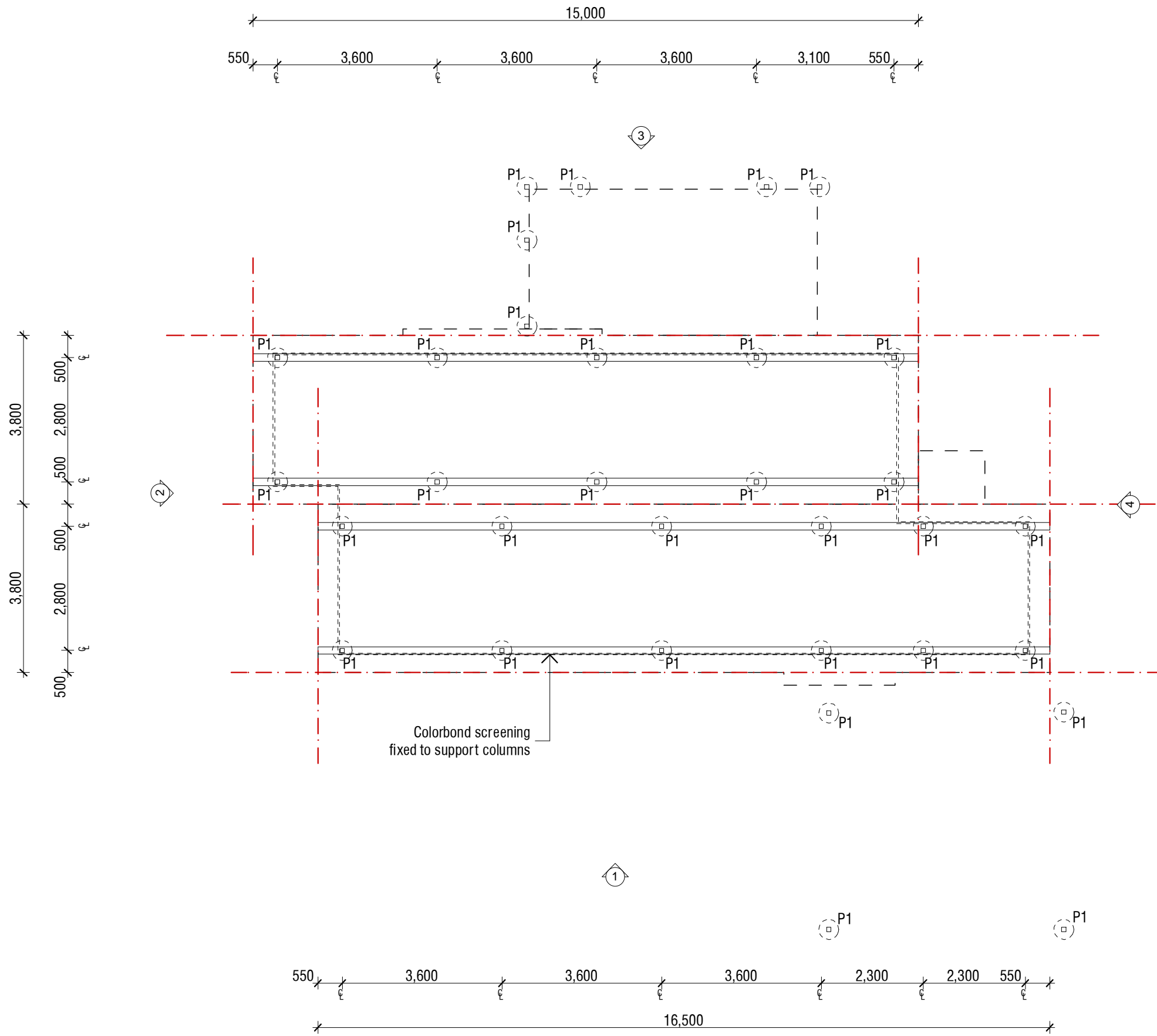


RCP LEGEND

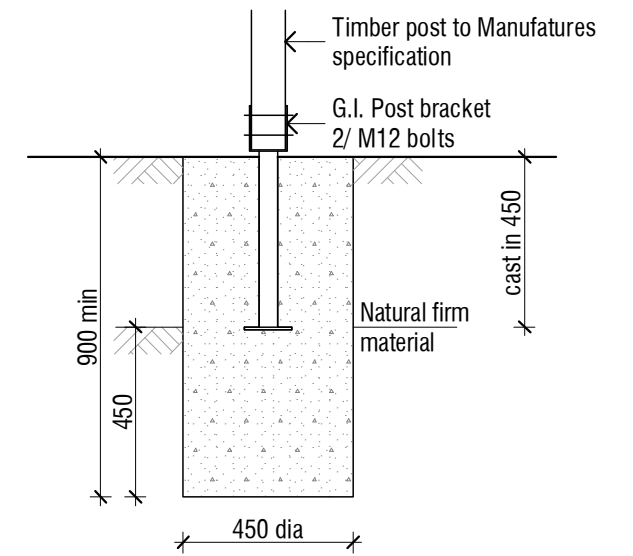
-  Direct power connection
-  Double GPO
-  External Double GPO
-  Height of GPO Above FL
-  IXL Bathroom 3 in 1 light, fan, heater
-  14W Fluoro Downlight - white
-  Single Fluorescent light 32w
-  Bunker Light
-  Sensor
-  240V Hard wired smoke detector
-  Phone outlet
-  T.V. Outlet
-  Meter Box
-  Hot water system
-  Air conditioner Head Unit
-  Ceiling Fan
-  Exhaust Fan

Reflected Ceiling Plan
1:100

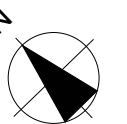




Typical P1 Detail
1:20



Typical P1 Alternative Detail
1:20



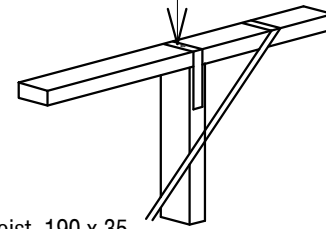
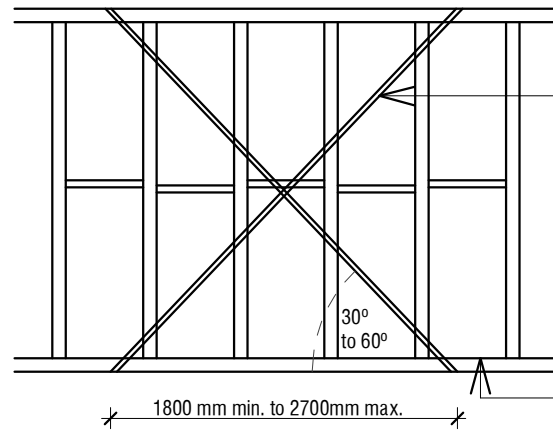
DOUBLE DIAGONAL TENSION or METAL STRAP BRACES

As per AS1684.2 Table 8.18 (d)

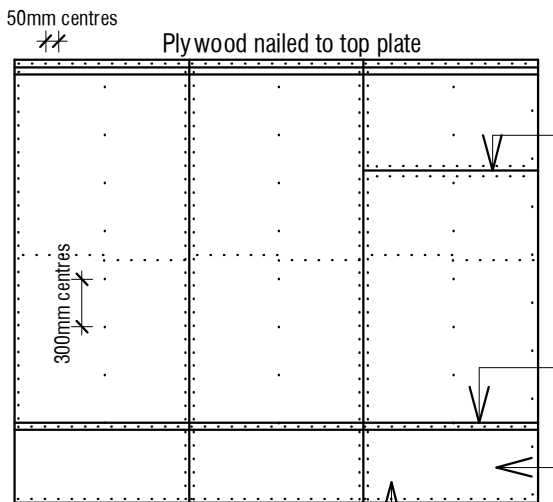
30 x 0.8mm tensioned metal strap fixed to studs with one 30 x 2.8mm diam galv. flat-head nail (or equivalent) and to plates with 4/30 x 2.8mm daim galv. flat-head nails, or alternative metal strap, fixed as above, with a net sectional area not less than 21mm sq.

30 x 0.8mm galv. metal strap looted over plate and fixed to stud with 4/30 x 2.8mm galv. flat-head nails (or equivalent) to each end. Alternativley, provide single straps to both sides, with 4 nails per strap end, or equivalent anchors or other fasteners.

Fix bottom plate to floor frame or slab, with nominal fixing requirements



PLYWOOD SHALL BE NAILED TO FRAME USING 30mm X 2.8mm diam. GALVANISED FLAT-HEAD NAILS or EQUIVALENT



Horizontal butt joints permitted, provided nail foxed to nogging @ 50 mm centres

Sheathed panels shall be connected to subfloor

Bracing sheet extneded over and attached to floor joists or trimmer joist floor joists/ trimmer joists

Where required, one row of noggings staggered or single line at half wall height

Fastener Spacings:
50mm top and bottom plates, nogging
150mm vertical edges
300mm intermediate studs

NOTES:

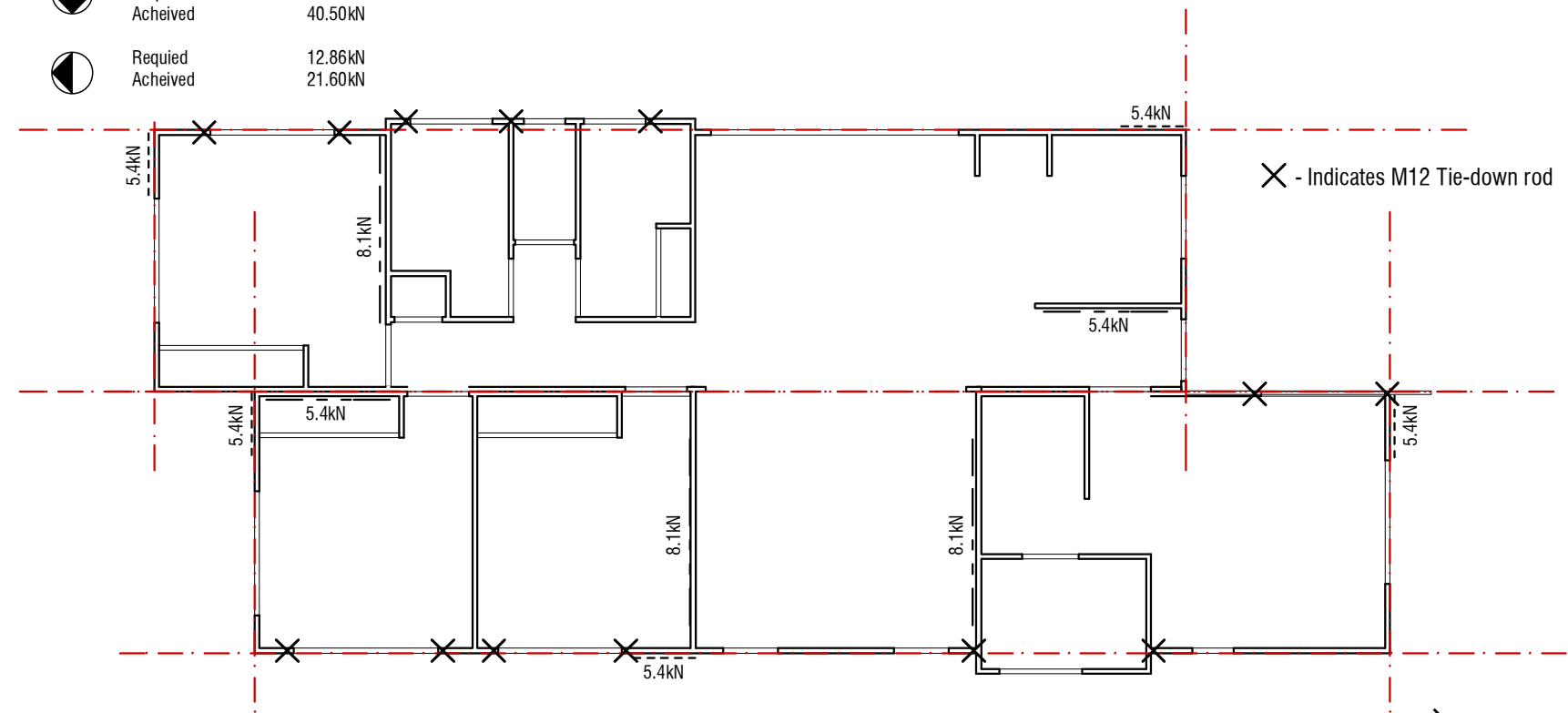
- 01. For ply wood to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10
- 02. No other rods or straps are required between top and bottom plate.
- 03. Fix bottom plate to floor frame with nominal fixing only

PLYWOOD SHEATHING

As per AS1684.2 Table 8.18 (h)

Typical Tie Down Detail 1:20

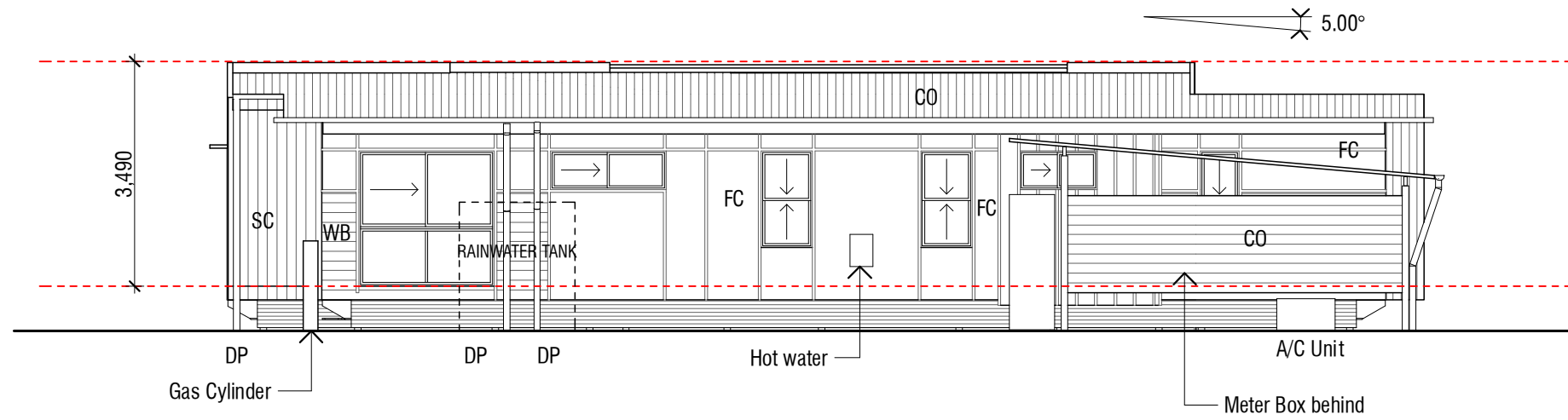
LEGEND	
	Ply timber brace 6kN/m
	Daigonal metal brace 3kN/m
	Required 36.47kN
	Acheived 40.50kN
	Required 12.86kN
	Acheived 21.60kN



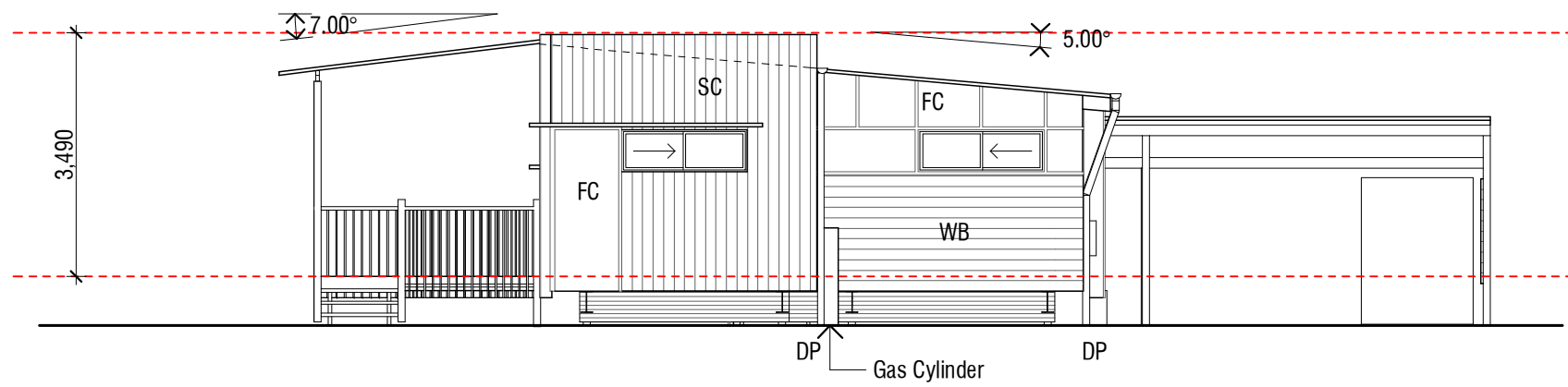
FRAMING & TIE-DOWN SCHEDULE

W41 (N3)

BATTENS @ 600 max. crs TOP HAT 40 x 1.00	1 / 75mm No. 14 Type 17 screw 38 mm penetration into Rafter
RAFTER @ 900 crs 190 x 35 F7	30 x 0.8 G.I. looped strap 4/2.8dia. nails each end.
TRUSSES @ 900 crs to manufacturers specifications	30 x 0.8 G.I. looped strap 4/2.8dia. nails each end.
TOP PLATE 2 / 35 x 70 MGP10	M12 full length threaded rod @ corners & 2.6m c/c max. 30x0.8 G.I. looped strap @ 900crs.Fixing top & btm plates to studs, 6/2.8 dia. nails each end
STUDS 70 x 35 MGP10 (2.4 ht 450 crs) 70 x 45 MGP10 (3.0 ht 450 crs)	30 x 0.8 G.I. looped strap @ 900crs. Fixing top & btm plates to studs, 6 / 2.8 dia. nails at each end
BOTTOM PLATE 70 x 35 MGP10	1 x 100mm batten screen with 35 x 35 x 2.0 washer Fixing BTM Plate to trimmer joists. (M10 bolt @ all braces as required)
LINTELS 0 - 1800 190 x 35 F7	M12 Full length threaded rod each side of opening
LINTELS 1800 - 3000 190 x 35 F27	M12 Full length threaded rod each side of opening
LINTELS 3000 - 4500 2/240 x 35 F27	M12 Full length threaded rod each side of opening
FLOOR JOISTS (J1) 190 x 35 F7	8 pl Cleat 6mm CFW. to B1 Bearer
TRIMMER JOISTS (TJ) 190 x 35 F7	2 / No. 14 x 100 type 17 screw each joist
BEARERS 310UB32.0	site weld 6mm CFW Bearers to columns
SUBFLOOR COLUMNS	site weld 6mm CFW to cast in baseplate (refer to detail)



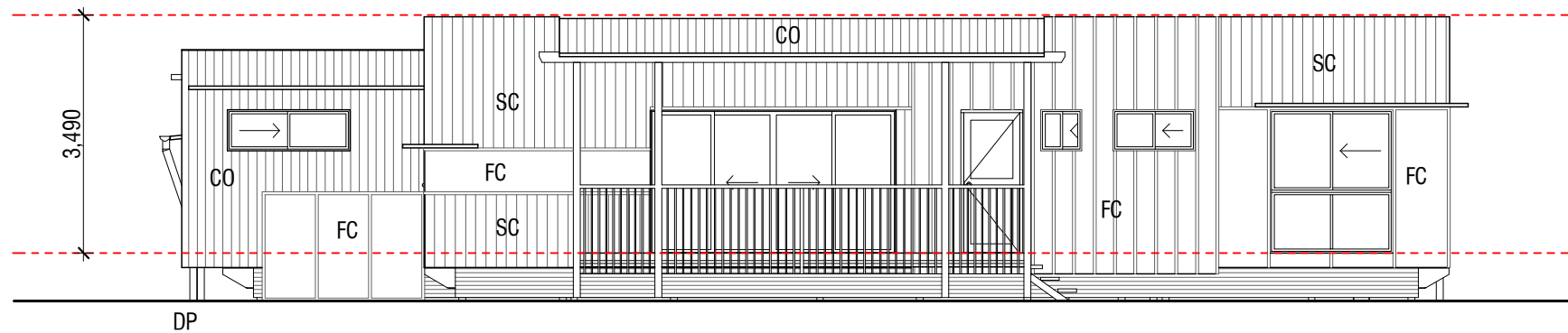
Elevation 1
1:100



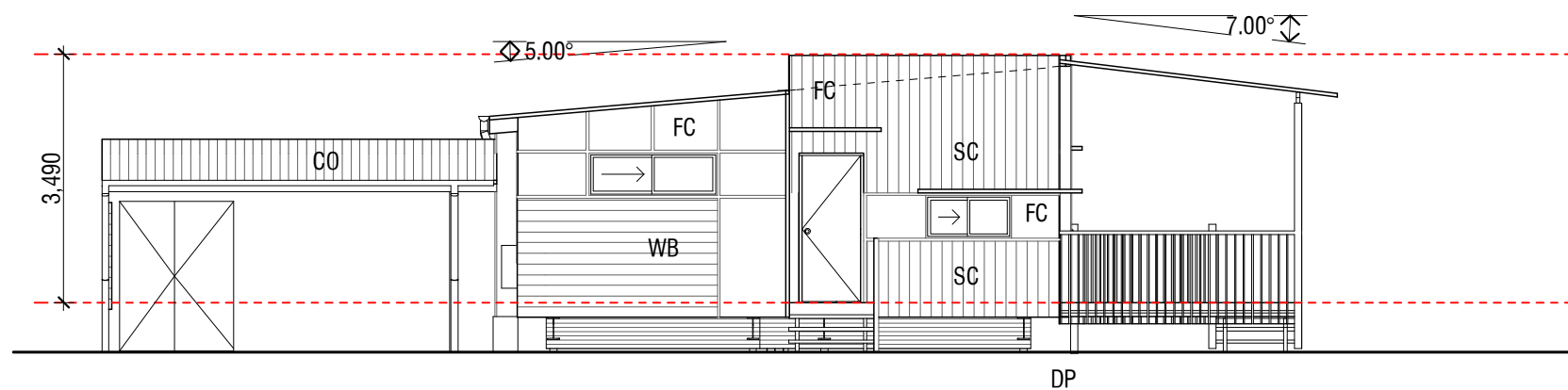
Elevation 2
1:100

Legend

- CO Colorbond custom orb
- FC Fibre cement sheeting
- SC Vertical Shadowclad
- WB Weatherboards
- PL Plywood
- DP Downpipe



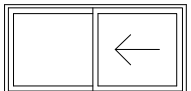
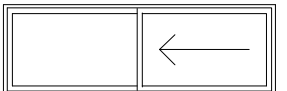
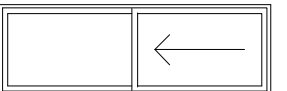
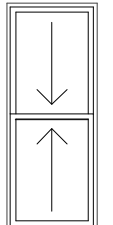
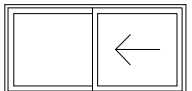
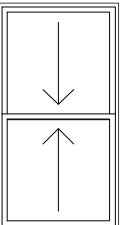
Elevation 3
1:100

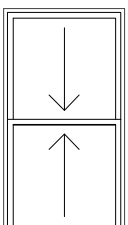
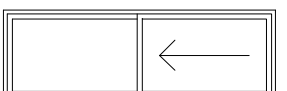
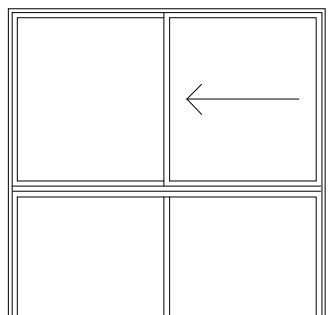
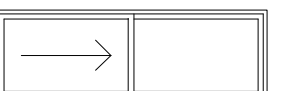
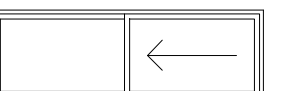
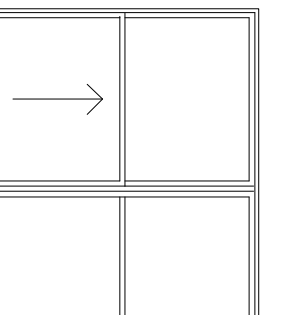


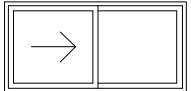

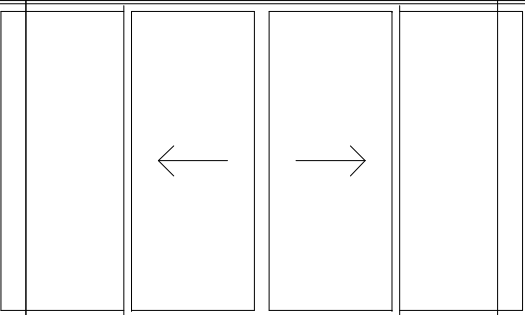
Elevation 4
1:100

Legend

- CO Colorbond custom orb
- FC Fibre cement sheeting
- SC Vertical Shadowclad
- WB Weatherboards
- PL Plywood
- DP Downpipe

Window Schedule						
						
Window Number	W01	W02	W03	W04	W05	W06
Type	Sliding window	Sliding window	Sliding window	Double hung window	Sliding window - Opaque glass	Double hung window
Size - W x H	1200x600	1800x600	1800x600	600x1500	1200x600	800x1500
Nominal sill height	900	1,500	1,500	600	1,800	600

Window Schedule						
						
Window Number	W07	W09	W10	W11	W12	W13
Type	Double hung window	Sliding window	Sliding window	Sliding window	Sliding window	Sliding window
Size - W x H	800x1500	1800x600	2100x2100	1800x600	1800x600	1800x2100
Nominal sill height	600	1,500	0	1,500	1,500	0

Window Schedule			
			
Window Number	W14	W15	W16
Type	Sliding window - Opaque glass	Sliding window - Opaque glass	Sliding glass door
Size - W x H	1200x600	600x600	3600x2100
Nominal sill height	1,800	1,800	0