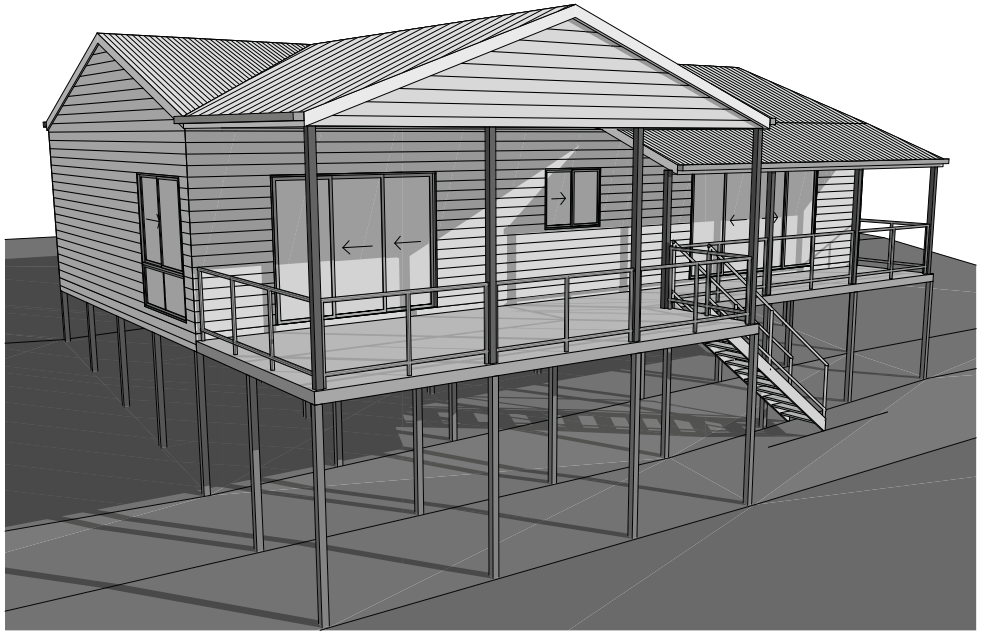

DRAWING SCHEDULE

SHEET No:	DESCRIPTION
1	COVER PAGE
2	GENERAL NOTES
3	SAFETY NOTES
4	FLOOR PLAN
5	SUBFLOOR COLUMN PLAN
6	BEARER PLAN
7	JOIST PLAN
8	ROOF FRAMING PLAN
9	ELEVATIONS
10	1:100 & 1:20 SECTIONS
11	LIGHTING PLAN
12	EXTERNAL WINDOW & DOOR SCHEDULE
13	WATERPROOFING DETAILS
14	BASIX
15	WIND BRACING & TIE DOWN PLAN
16	WIND BRACING & TIE DOWN DETAILS
17	WIND BRACING & TIE DOWN DETAILS
18	WIND BRACING & TIE DOWN DETAILS
19	WIND BRACING & TIE DOWN DETAILS
20	WIND BRACING & TIE DOWN DETAILS
21	WIND BRACING & TIE DOWN DETAILS
22	WIND BRACING & TIE DOWN DETAILS

ISSUE		
No	**DATE**	**DESCRIPTION**
P1	14/02/2020	ISSUED FOR CLIENT APPROVAL ONLY
A	24/04/2020	ISSUED FOR BUILDING/CONSTRCUTION APPROVAL

I/we have checked these plans. All sizes are correct and they satisfy the requirements and are as agreed to purchase

Signed .....
(Purchasers Signature)

Date.....

HOUSE DESIGN : CASTLEREAGH MODIFIED

KITOME

UNIT 5/7-8 ALTAIR PLACE
JAMISONTOWN. NSW. 2750
P.O. BOX 269 EMU PLAINS NSW 2750

TEL - (02) 4724 1900
FAX - (02) 4735 5655

Drawings Prepared By:
PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS

Project

DETAILS OF BUILDING KIT (N20809)
FOR MARK & LEAH TOZER
LOT 97 DP1072514
No. 15 CREIGHTON PARADE
NORTH NAROOMA NSW 2546

Drawing Status

CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No	
As Noted	**JR**	**4015-467**	
Print Date	Checked	Drawing No	Issue No
24/04/2020	**PT**	**WD1**	**A**

GENERAL NOTES

DESIGN WIND CLASSIFICATION	**- N3**
SNOW LOAD	**- NO**
SOILS CLASSIFICATION	**- REFER SOILS REPORT**
CLIMATE ZONE	**- 6**
BUSHFIRE CLASSIFICATION	**- BAL = LOW**

This classification is based on advice from the client.
If the classifcation exceeds BAL = LOW the Owner/Builder shall be responsible to upgrade the materials/components etc & install the necessary protection as required by the latest editions of the BCA & AS3959.

INFORMATION ON THESE DRAWINGS

These drawings depict the setout of the frame and elements included with the Kit. Some items shown on these drawings are not included with the Kit and shall be provided and installed by others - refer to Purchase Agreement for Kitome Pty Ltd.
These drawings are to be read in conjunction with the following documentation supplied by Kitome Pty. Ltd.-

* Framing Schedules, plans and framing technical instructions
* Specifications and technical manuals
* Purchase Agreement for Kitome Pty Ltd.
* Structural Engineers details (where indicated on the drawings)
* Energy Efficiency reports (if applicable)

ADDITIONAL DOCUMENTATION BY OTHERS

The Owner shall be responsible to provide additional documentation as may be required by the Local Authorities, this may include but not be limited to:-

* Soils Report / Structural Engineers details for footings, slabs, bracing, tiedown if noted on the drawings.
* Site Plan showing contours, all external works, downpipe locations, sewerage and stormwater drainage, fences, driveways, retaining walls etc.
* Details of termite risk management procedures to be undertaken in accordance with BCA Part 3.1.4.
* NatHERS certificates or Energy Efficiency scorecards
* Shadow Diagrams

GENERALLY REQUIREMENTS

1. All brickwork shall comply with BCA Part 3.3
2. All roofing and wall cladding shall comply with BCA Part 3.5
3. All glazing shall comply with BCA part 3.6
4. Install Smoke alarms in accordance with BCA Part 3.7.5
5. Provide lift off hinges to doors of enclosed sanitary compartments in accordance with BCA Part 3.8.3.3
6. The builder must verify all boundaries, levels, locations of easements and on-site services prior to setout and ensure all works comply with the local authority and any other relevant authorities requirements.
7. All materials and work practices shall comply with, but not limited to the building Regulations, the National Construction Code (NCC) Building Code of Australia (BCA) and all relevant current Australian Standards (as amended) referred to therein together with any relevant authorities
8. Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with BCA Volume 2 Part 3.8.1 and AS 3740: Waterproofing of Wet Areas Within Residential Buildings.
9. Step sizes (other than for spiral stairs) to be:
    - Risers (R) 190mm maximum and 115mm minimum.
    - Going (G) 355mm maximum and 240mm minimum
    - 2R + 1G = 700mm maximum and 550mm minimum
    - 125mm maximum gap to open treads
10. All treads, landings and the like to have non slip finish or suitable non-skid strip near edge of nosing in accordance with BCA Volume 2 Part 3.9.1.4
11. Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads.

Balustrades (other than tensioned wire balustrades) to be:
- 1000mm min. above finished surface level of balconies, landings or the like, and
- 865mm min. above finished surface level of stair nosing or ramp, and
- vertical with a 125mm maximum gap between, and
- any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

Wire balustrade construction to comply with BCA Volume 2 Part 3.9.2.5 for Class 1 and 10 Buildings.

12. Hand rails to be 865mm minimum above stair nosing and landings.
13. Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.
14. Openable portions of windows are to be protected in accordance with BCA Volume 2 Part 3.9.2.6 where applicable.
15. Where the building (excludes a detached Class 10) is located in a termite prone area the area underside of building and perimeter is to be treated against termite attack.
16. Masonry units, mortar and all built in components and the like complying with the durability requirements of Table 5.1 of AS3700 Masonry Structures.
17. All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.
18. These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.
19. All measurements are in millimetres u.n.o.
20. Figured dimensions take precedence over scaled dimensions. Do not scale the drawings. If in doubt - ask
21. The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
22. The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works.
23. Ground levels and any site information shown on these drawings is based on limited information as supplied to Kitome Pty Ltd. by the client (or where such information is not supplied an assumed surface level is indicated) as such the client is fully responsible for any problems arising from any variations to the actual ground levels. Should any discrepancy be found between these drawings and any other supporting documentation by others they are to be reported immediately in writing to Kitome Pty Ltd to obtain the required action.
24. Slope finished ground Surface minimum 50mm away from the dwelling for the first 1.0m surrounding the dwelling in accordance with BCA clause 3.1.3.3.
25. Installation of all services shall comply with the respective supply authority requirements.
26. The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
27. The builder and Subcontractors shall provide sub-floor ventilation, including clearances to finished ground lines, in accordance with BCA Part 3.4.1

STORMWATER

90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction. The cover to underground stormwater drains shall be not less than;

- 100mm under soil
- 50mm under paved or concrete ares
- 100mm under unreinforced concrete or paved driveways
- 75mm under reinforced concrete driveways

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

Building tie-downs to be provided in accordance with AS1684 for design gust wind speed / wind classification

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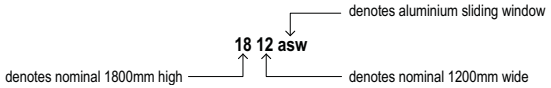
ABBREVIATIONS THAT MAY BE USED ON THESE DRAWINGS

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
AAW	aluminium awning window	FR	freezer
ADH	aluminium double hung (window)	NGL	natural ground level
AFW	aluminium fixed window	OBS	obscure (glass)
AL	aluminium	O/S	outside (face)
ASD	aluminium sliding door	P	post
ASSD	aluminium stacking sliding door	PBD	particleboard (floor)
ASW	aluminium sliding window	RC	reinforced concrete
BCA	Building Code of Australia	REF	refrigerator
BV	brick veneer	SA	smoke alarm
c	centreline	SD	sliding door
CB	colonial bars	T	tub (laundry)
CFC	compressed fibre cement	T & G	tongue & groove (floor)
COL	column	TAW	timber awning window
csd	cavity sliding door	TDH	timber double hung (window)
cts	centres	TFW	timber fixed window
dr(s)	door(s)	TSD	timber sliding door
DW	dishwasher	TSW	timber sliding window
FC	fibre cement	WH	window hood
		WM	washing machine

WINDOW & DOOR CODES



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24/04/2020	**PT**	**WD2**	**A**

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197and AS/NZ 4586.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.

Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

I/we have checked these plans. All sizes are correct and they satisfy the requirements and are as agreed to purchase

Signed .....

(Purchasers Signature)

Date.....

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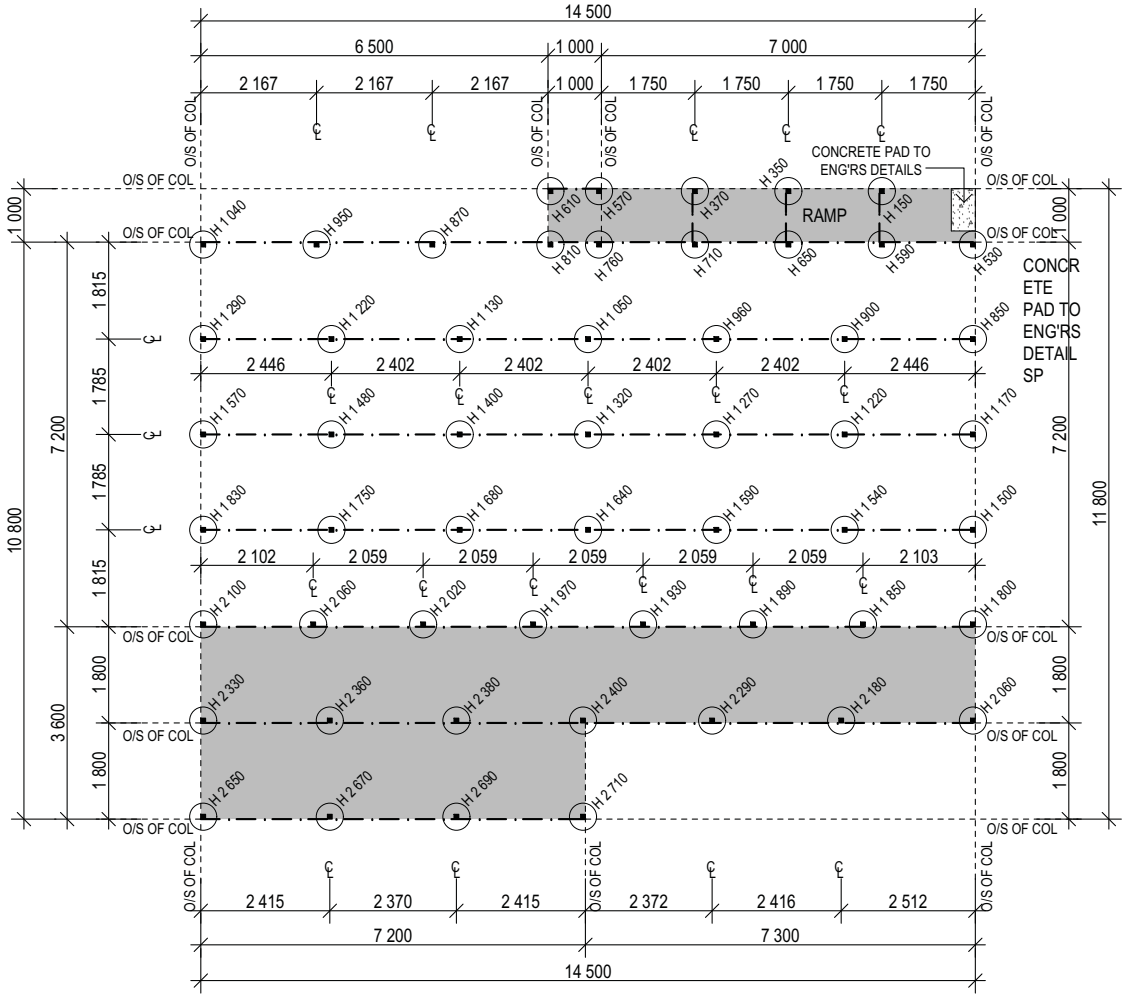
As Noted	JR	4015-467	
Print Date	Checked	Drawing No	Issue No
24/04/2020	PT	WD3	A



DIAGRAMMATIC SUB-FLOOR FRAMING PLAN

SCALE 1:100 @ A3

ALL SUB-FLOOR WORKS INCLUDING BUT NOT LIMITED TO:-
COLUMNS. PIERS, FOOTINGS, SLABS, BEAMS, VENTILATION AND ACCESS,
WIND BRACING AND TIEDOWN SHALL CONFORM WITH THE BCA
DESIGN WIND FORCE = N3 (REGIONS A & B)

ALL BRACING SHALL BE BY OTHERS AND SHALL BE ACCURATELY DETERMINED AFTER FULL SITE ASSESSMENT.

BEARERS SHALL BE TIED DOWN IN ACCORDANCE WITH AS1684.2
N3 UPLIFT AND SHEAR FORCES

EXTERNAL ISOLATED BRICK PIERS SHALL BE 350 x 350 & CORE FILLED,
INTERNAL ISOLATED BRICK PIERS MAY BE 230 x 230min UP TO 1.5m IN HEIGHT
SUBJECT TO TIEDOWN / BRACING REQUIREMENTS & SHALL BE CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.3

FOOTINGS SHALL BE IN ACCORDANCE WITH SOILS REPORT / ENGINEERS DETAILS AND SHALL BE DESIGNED TO PROVIDE N3 HOLD DOWN CAPACITY.

DENOTES SETDOWN OF VERANDAH/DECK

H 2.650 DENOTES APPROX. HEIGHT OF SHS COLUMNS FROM FINISH GROUND LEVEL TO UNDERSIDE OF BEARERS. THESE HEIGHTS ARE APPROXIMATE ONLY & ARE TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO INSTALLATION.

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24/04/2020	PT	WD5	A

LEGEND

B/J - Bearer Joint
O/S - Outside of Building/Column
1/- - Nos of Items
-/0000 - Length of Items

NOTES

All sub floor works including but not limited to :- Columns, Piers, Footings, Slabs, Beams, Ventilation and access.

Wind bracing and tie-down shall conform with the NCC. Design wind Force = N3

All Bracing shall be by others and shall be accurately determined after full site assessment.

Bearers shall be tied down in accordance with AS1684.2 N3 uplift and shear forces.

External isolated brick piers shall be 350 x 350mm & core filled, internal piers of the house may be 230 x 230mm min. up to 1.5m in height and deck will be Mega-Anchor (Design by Others) subject to tie-down/ bracing requirements & shall be constructed in accordance with NCC part 3.3

Footings shall be in accordance with soils report/ engineers details and shall be designed to provide N3 hold down capacity.

All timber construction to be accordance with AS 1684.2 (Residential Timber Framed Construction) and the NCC.

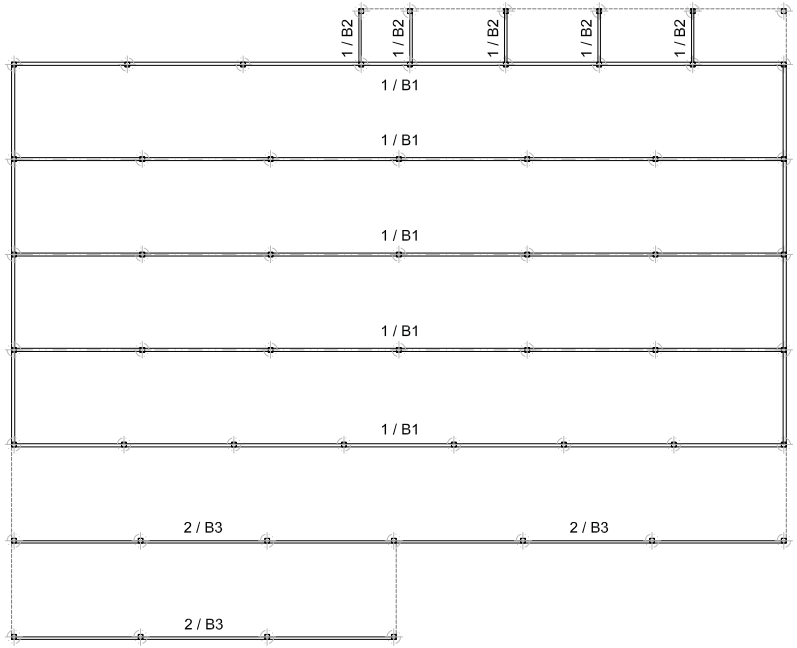
All works shall comply with the requirements of AS 3959 BAL = LOW

REFERENCE DRAWING

These drawings should be read in conjunction with Plan Pack Drawings.

MATERIAL SPECIFICATIONS BEARERS

House (B1) - 1 / 150 x 58 LVL 15 Laminated Beam
Ramp (B2) - 1 / 140 x 45 F7 KD Softwood
Deck (B3) - 2 / 190 x 45 F7 KD Softwood



BEARER PLAN

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As Noted	CW	4015-467	
Print Date	Checked	Drawing No	Issue No
24/04/2020		WD6	A

LEGEND

B/J - Bearer Joint
O/S - Outside of Building/Column
1/- - Nos of Items
-/0000 - Length of Items

NOTES

All sub floor works including but not limited to :- Columns, Piers, Footings, Slabs, Beams, Ventilation and access.

Wind bracing and tie-down shall conform with the NCC. Design wind Force = N3

All Bracing shall be by others and shall be accurately determined after full site assessment.

Bearers shall be tied down in accordance with AS1684.2 N3 uplift and shear forces.

External isolated brick piers shall be 350 x 350mm & core filled, internal piers of the house may be 230 x 230mm min. up to 1.5m in height and deck will be Mega-Anchor (Design by Others) subject to tie-down/ bracing requirements & shall be constructed in accordance with NCC part 3.3

Footings shall be in accordance with soils report/ engineers details and shall be designed to provide N3 hold down capacity.

All timber construction to be accordance with AS 1684.2 (Residential Timber Framed Construction) and the NCC.

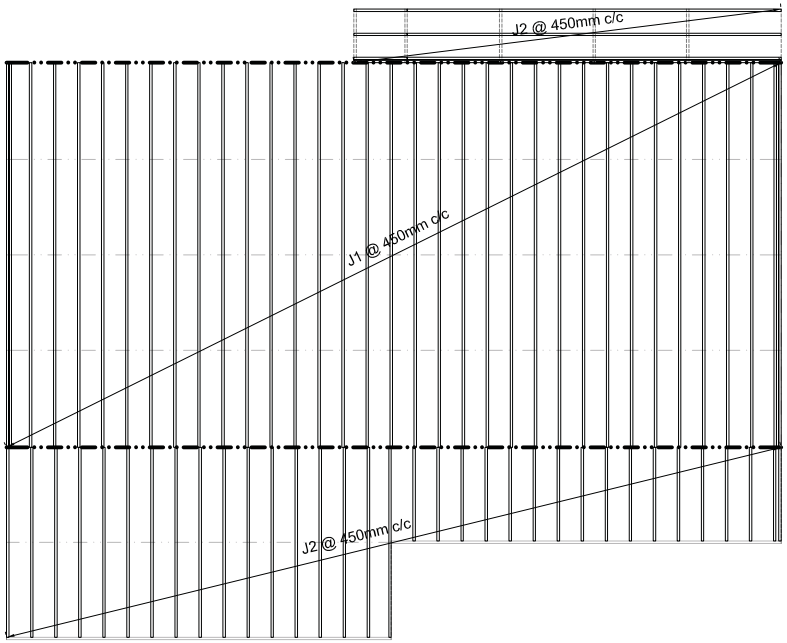
All works shall comply with the requirements of AS 3959 BAL = LOW

REFERENCE DRAWING

These drawings should be read in conjunction with Plan Pack Drawings.

MATERIAL SPECIFICATIONS JOISTS

House Joists (J1) - 90 x 42 LVL 15 @ 450mm c/c
Deck & Ramp Joists (J2) - 140 x 45 F5 KD Softwood @ 450mm c/c



JOIST PLAN

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Project

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FOR MARK & LEAH TOZER
LOT 97 DP1072514
No. 15 CREIGHTON PARADE
NORTH NAROOMA NSW 2546

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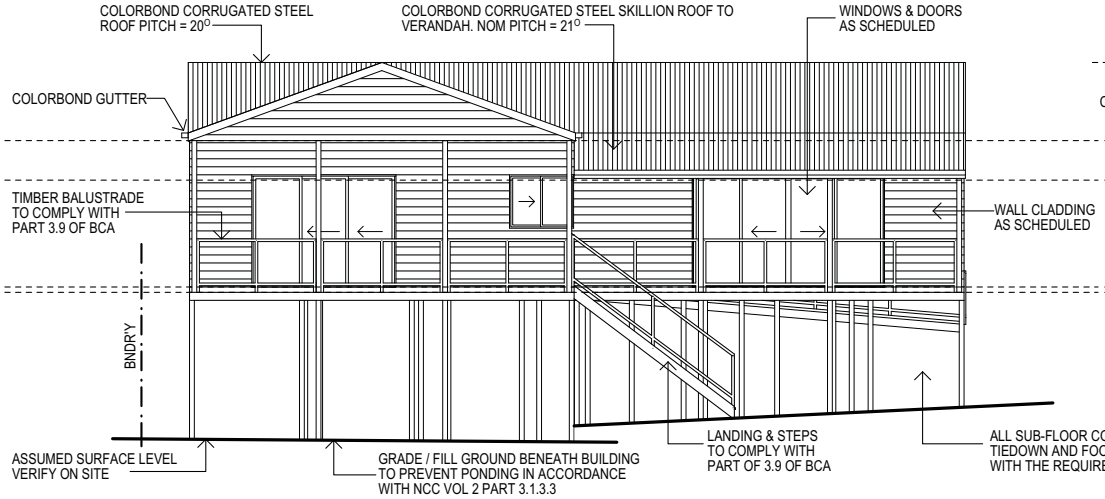
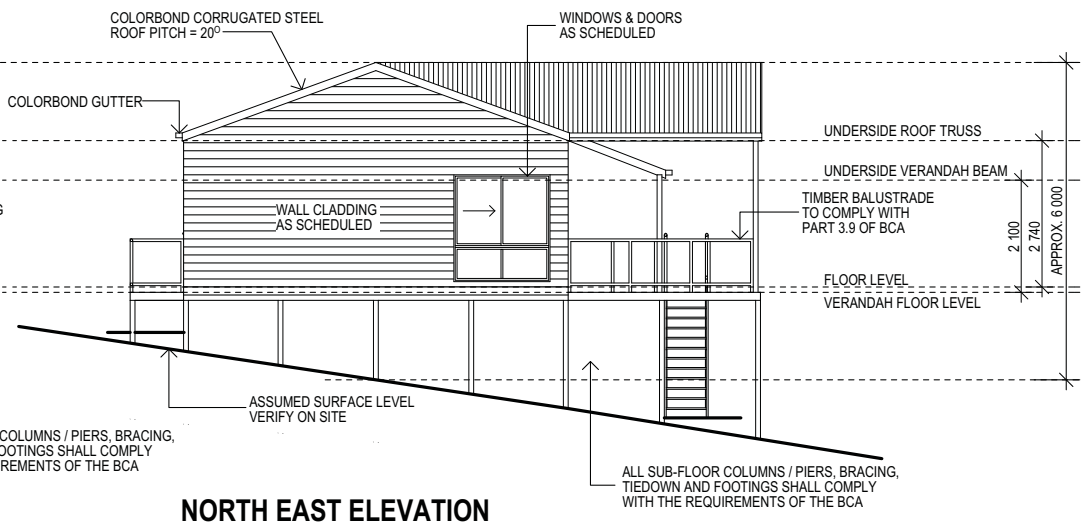
Scale	Drawn	Job No	
As Noted	CW	4015-467	
Print Date	Checked	Drawing No	Issue No
24/04/2020		WD7	A



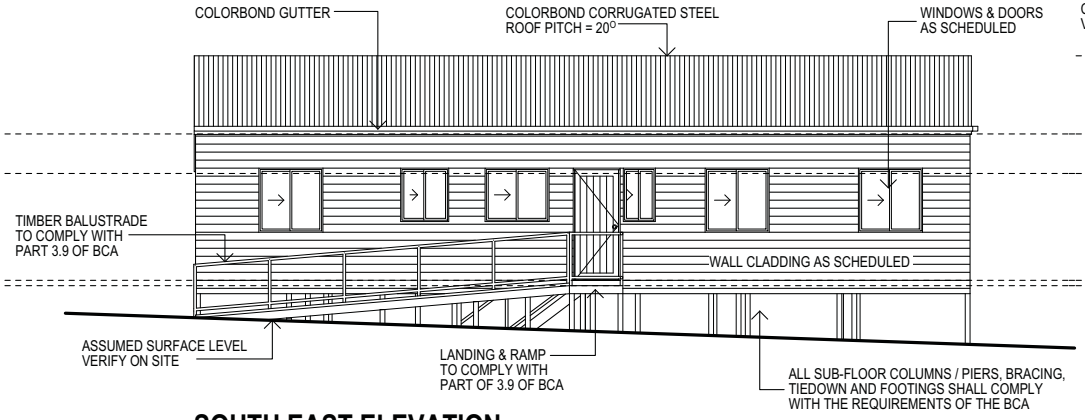
NORTH WEST ELEVATION

SCALE 1:100 @ A3



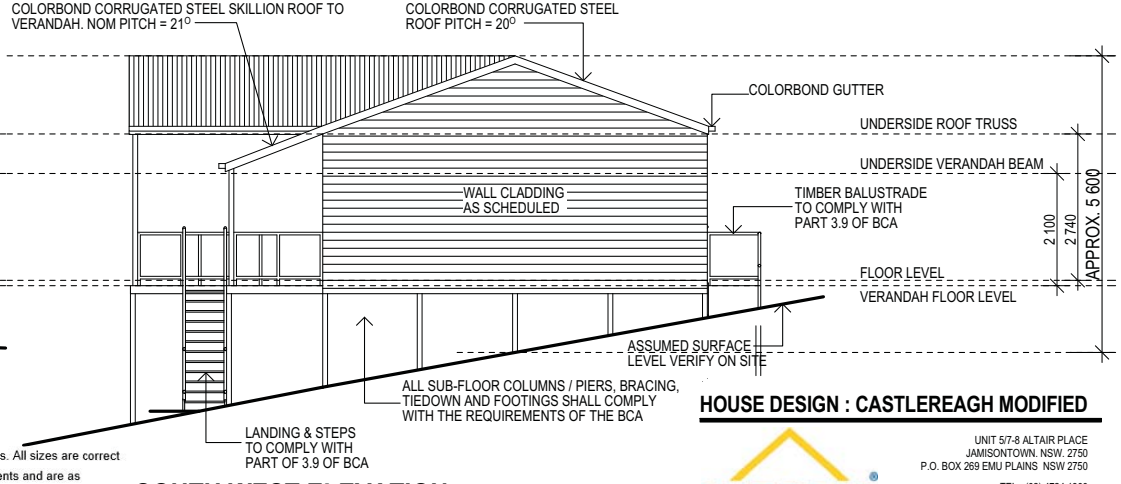
NORTH EAST ELEVATION

SCALE 1:100 @ A3



SOUTH EAST ELEVATION

SCALE 1:100 @ A3



SOUTH WEST ELEVATION

SCALE 1:100 @ A3

EXTERNAL MATERIAL AND COLOUR SCHEDULE

ELEMENT	MATERIAL	COLOUR
WALL CLADDING	WEATHERTEX PRIMELOK SMOOTH	DULUX TERRACE WHITE
DOWNPIPES	PVC BY OWNER	SHALE GREY
EAVES GUTTERS	COLORBOND STEEL	SHALE GREY
FASCIAS	COLORBOND STEEL	SHALE GREY
ROOF SHEETING	COLORBOND CUSTOM ORB	SHALE GREY
POSTS	TIMBER	DULUX LEXICON
DOOR	TIMBER	DULUX AQUANAMEL SEMI GLOSS LUSH HOSTA
WINDOWS & DOORS	ALUMINIUM - POWDER COATED	PEARL WHITE GLOSS

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WHERE REQUIRED, OPENABLE PORTIONS OF WINDOWS ARE TO BE PROTECTED IN ACCORDANCE WITH BCA CL 3.9.2.6.

THE COLOURS INDICATED FOR NON PRE-FINISHED ELEMENTS (eg TIMBER POSTS, WEATHERBOARD CLADDINGS) IN THIS SCHEDULE ARE TO BE VERIFIED ON SITE BY THE CLIENT. IF THERE ARE ANY CHANGES MADE TO PAINT COLOURS, THE OWNER SHALL OBTAIN APPROVAL FROM THE CERTIFYING AUTHORITY BEFORE PUTTING WORK IN HAND.

SURFACE LEVELS INDICATED ON THESE ELEVATIONS AND SECTIONS ARE BASED ON INFORMATION SUPPLIED BY THE CLIENT. THE OWNER/ BUILDER SHALL VERIFY THE ACCURACY OF THE LEVELS ON SITE & PRIOR TO MAKING APPLICATIONS OR PUTTING WORK IN HAND. SHOULD ANY DISCREPANCIES BE FOUND THE OWNER SHALL ADVISE KITOME IMMEDIATELY IN WRITING

HOUSE DESIGN : CASTLEREAGH MODIFIED

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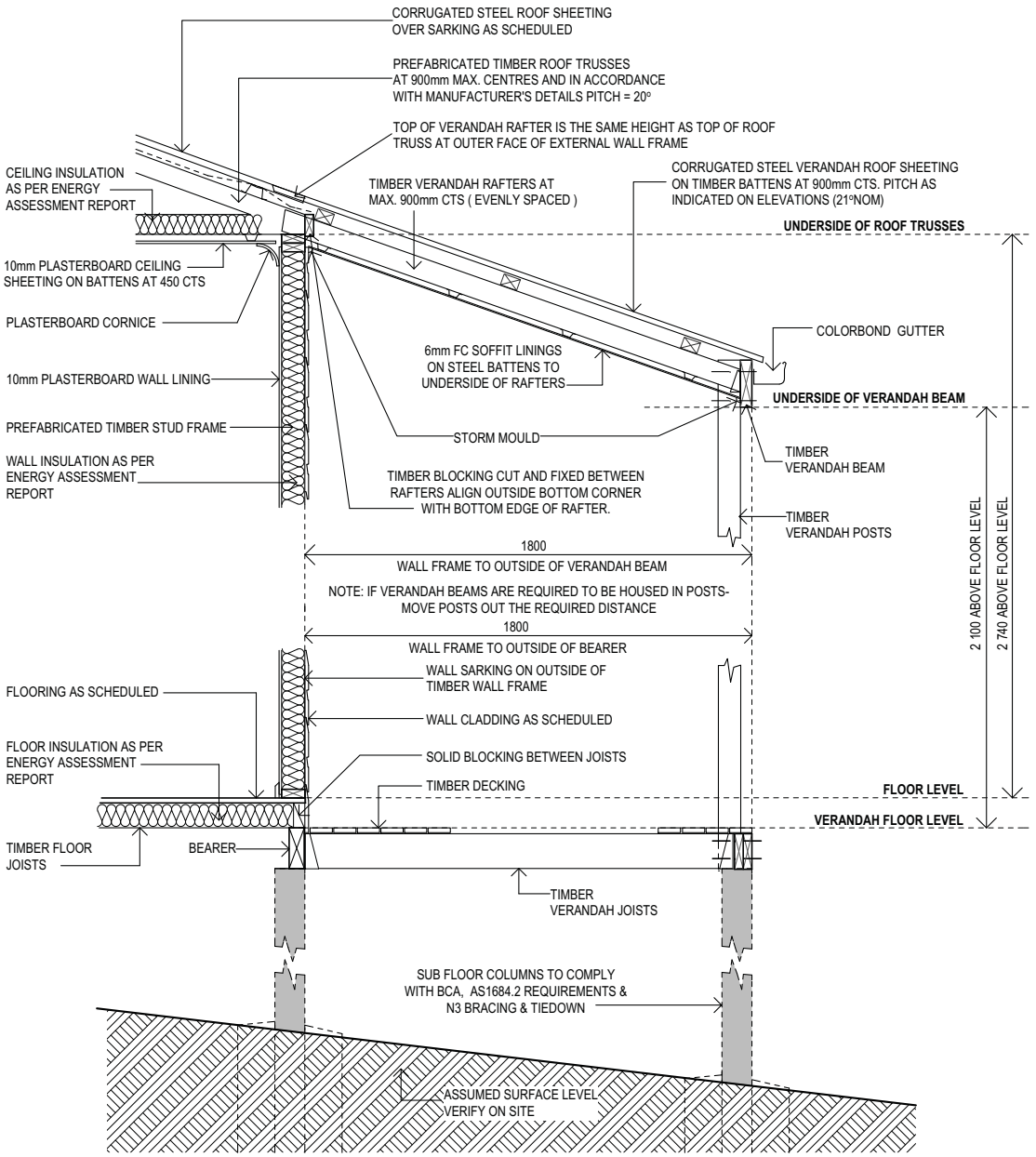
24/04/2020	PT	WD9	A

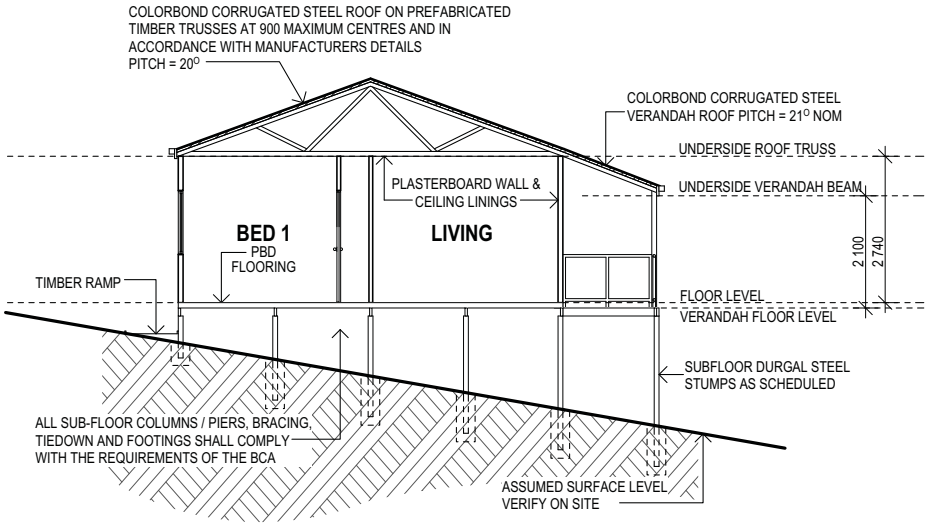
FIXING OF CEILING BATTENS	FIXING OF TIMBER ROOF BATTENS	FIXING OF STEEL ROOF BATTENS
FIX CEILING BATTENS TO UNDERSIDE OF ROOF TRUSSES USING 2/10 GAUGE X 20MM TYPE 17 SCREWS AT EACH INTERSECTION	FIX BATTENS TO TOP OF RAFTERS IN ACCORDANCE WITH TABLE 9.25 OF AS 1684.2 N3 TIEDOWN DETAILS	FIX BATTENS TO TOP OF TRUSSES WITH 2xNo14x35mm 17 TYPE SCREWS.



THE BUILDER SHALL PROVIDE ALL FLASHINGS WEEPHOLES, DPC's, CAPPINGS ETC THAT MAY BE REQUIRED BY THE BCA & TO MAKE THE ENTIRE WORKS WATERTIGHT. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF BCA TIEDOWNS TO COMPLY WITH AS1684.2(N3)

DIAGRAMMATIC SECTION

SCALE 1:20 @ A3



DIAGRAMMATIC CROSS SECTION A-A

SCALE 1:100 @ A3

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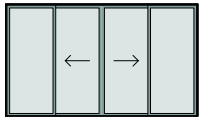
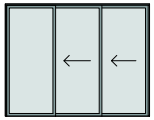
Print Date	Checked	Drawing No	Issue No
24/04/2020	PT	WD10	A

EXTERNAL WINDOW & DOOR SCHEDULE								
ID	D1	D2	W1	W2	W3, W4 & W8	W5	W6	W7
Quantity	1	1	1	1	3	1	1	1
Nominal Height	2 100	2 100	1 000	2 000	1 200	1 000	1 000	1 000
Nominal Width	3 600	2 700	1 200	1 800	1 200	600	1 200	900
Sill height	0	0	1 100	100	900	1 100	1 100	1 100
Head height	2 140	2 150	2 100	2 100	2 100	2 100	2 100	2 100
Glazing	CLEAR, SINGLE	CLEAR, SINGLE	CLEAR, SINGLE	CLEAR, SINGLE	CLEAR, SINGLE	CLEAR, SINGLE	OBS, SINGLE	OBS, SINGLE
Frame	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
BAL	LOW	LOW	LOW	LOW	LOW	LOW	LOW	LOW
Viewed from Outside								

REFER TO BASIX REPORT FOR GLAZING SPECIFICATIONS

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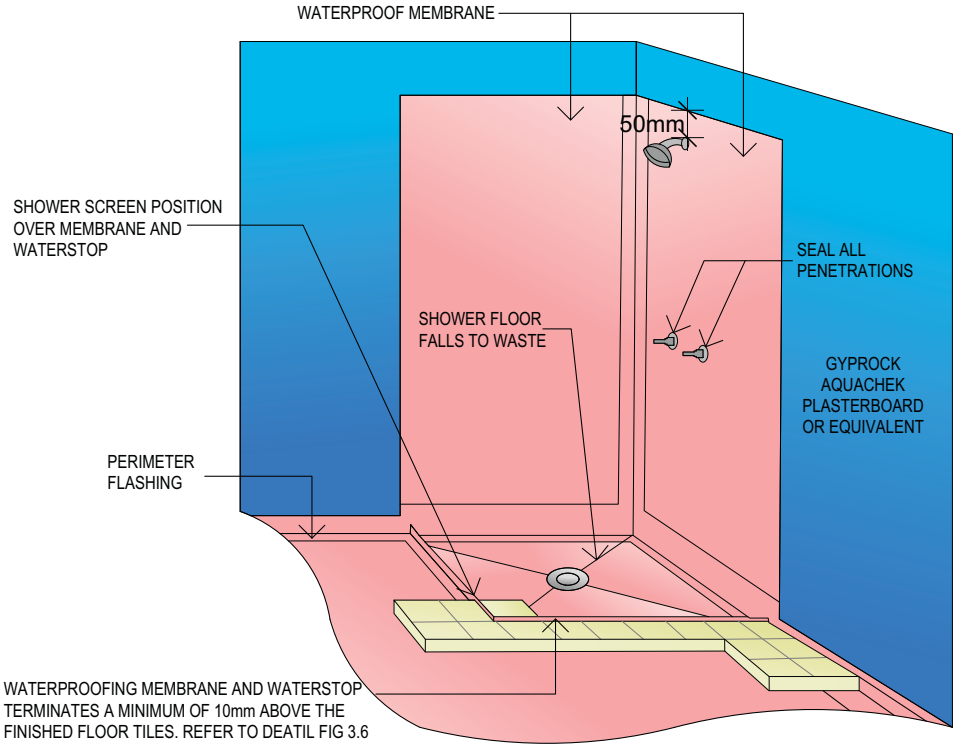
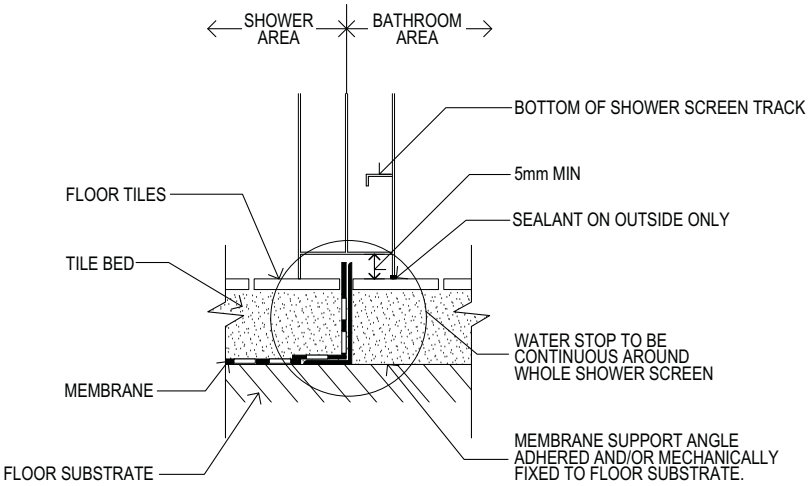
As Noted	JR	4015-467

Print Date	Checked	Drawing No	Issue No
24/04/2020	PT	WD12	A



BATHROOM WITH HOBLESS SHOWER



NOTE: SOME SHOWER SCREEN EXTRUSIONS MAY NOT PERMIT THE WATER STOP EXTENDING INTO A REBATE. A CHANNEL SECTION MAY BE NEEDED TO BE INSTALLED OVER THE WATER STOP ANGLE WITH THE SHOWER SCREEN PLACED ON TOP OF THE CHANNEL INCLUDING RETURN PANELS.

FIG 3.6: TYPICAL HOBLESS CONSTRUCTION

SOURCE AS 3740-2010

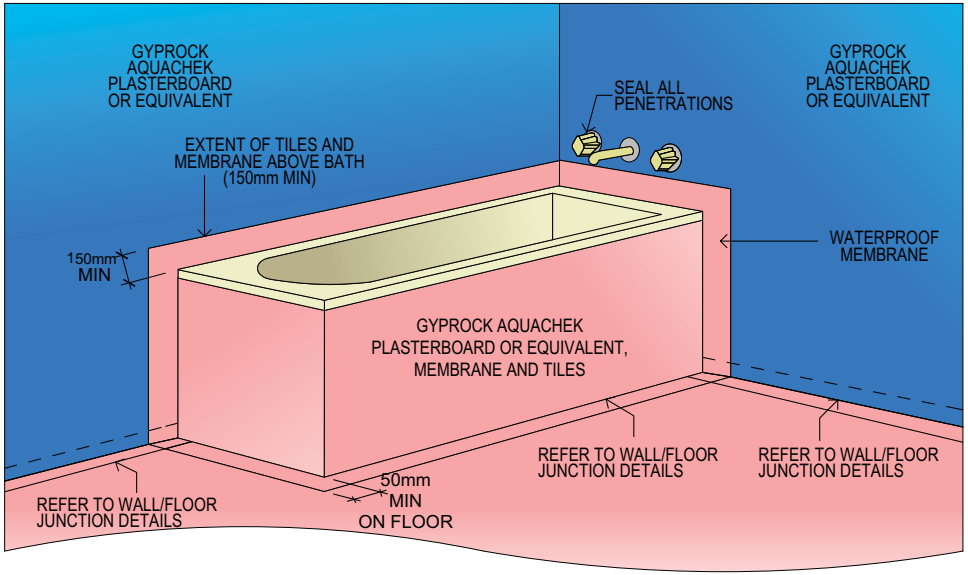


FIG Z612: INSTALLATION LAYOUT FOR A BATH WITHOUT SHOWER

SOURCE CSR GYPROCK RESIDENTIAL INSTALLATION GUIDE

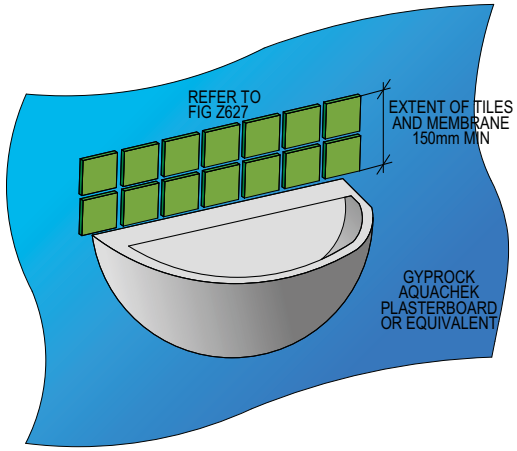


FIG Z613: TYPICAL HAND BASIN - INSTALLATION DETAIL

SOURCE CSR GYPROCK RESIDENTIAL INSTALLATION GUIDE

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24/04/2020	**PT**	**WD14**	**A**

TIE DOWN NOTES

BASIC DESIGN PARAMETERS – REFER TO THE LATEST EDITION OF AS1684.2

WIND CLASSIFICATION: N3 (REGION A & B)

ROOFING:	METAL DECK	MAX'M ROOF BATTEN SPACING:	900mm
MAX'M FLOOR LOAD WIDTH:	4000mm	MAX'M STUD SPACING:	600mm
MAX'M ROOF TRUSS SPAN:	8800mm (inc eaves)	MAX'M VERANDAH SPAN:	3000mm
MAX'M ROOF PITCH:	35 degrees	MAX'M VERANDAH POST SPACING:	2700mm
MAX'M TRUSS/RAFTER SPACING:	900mm	MAX'M VERANDAH RAFTER SPACING:	900mm

JOINT GROUPS: J2-UNSEASONED HARDWOOD, JD4-SEASONED PINE.
THESE NOTES REFER TO TABLES AND DIAGRAMS CONTAINED WITHIN AS1684.2 AND ARE NOT TO SCALE.
FOR CONNECTIONS NOT SHOWN OR WHERE THE CONNECTION EXCEEDS THESE DESIGN PARAMETERS, REFER TO AS1684.2.
TABLE REFERENCES ARE FROM AS1684.2

ROOF

TIMBER ROOF BATTENS TO TRUSSES/RAFTERS (JD4)
Within 1200mm from edge of roofing
MAXIMUM UPLIFT FORCE = 2.4kN
UPLIFT CAPACITY = 3.6kN
1/75mm No.14 type 17 screw for 45mm battens
To other general areas
MAXIMUM UPLIFT FORCE = 1.3kN
UPLIFT CAPACITY = 3.6kN
1/75mm No.14 type 17 screw for 45mm battens
See table 9.25 (d)

ROOF TRUSSES/RAFTERS TO TOP PLATES (JD4)
UPLIFT FORCE = 5.3kN
UPLIFT CAPACITY = 12.4kN
1/Pryda cyclone strap looped around top plate, 4/30x2.8mm flat head nails each leg

ROOF TRUSSES/RAFTERS TO TOP PLATES (JD4) OVER OPENINGS
UPLIFT FORCE = 5.3kN
UPLIFT CAPACITY = 12.4kN
1/Pryda cyclone strap looped around lintel, 4/30x2.8mm flat head nails each leg

WALL FRAME

FRAME TO SLAB (JD4)
(LOAD BEARING WALLS WITHOUT BRACING)
(see also Wall Bracing Diagrams)
UPLIFT FORCE = 7.0kN (At each connection)
UPLIFT CAPACITY = 20kN (Connection at 1100mm MAX CTS)
1/M12 rod with 50x50x3 washer to top plate, M12 rod cast into slab with coupler or chemical anchor to 20kN capacity

FRAME TO SLAB – ADJACENT OPENINGS
MAXIMUM OPENING = 2700mm
UPLIFT FORCE = 13.4kN
UPLIFT CAPACITY = 20kN (JD4)
1/M12 rod with 50x50x3 washer to top plate, M12 rod cast into slab with coupler or chemical anchor to 20kN capacity. Rods either side of opening

FRAME BOTTOM PLATES TO SLAB (JD4)
(NON-LOAD BEARING EXTERNAL OR INTERNAL WALLS)
Chemical, expansion or fired proprietary fasteners at maximum 1200 centres

FRAME BOTTOM PLATES TO FLOOR FRAMING (JD4)
IN ADDITION TO TIE DOWN REQUIREMENTS FOR ALL WALLS
Plates up to 38mm – 2/75x3.05mm dia nails at 600mm centres
Plates up to 38mm to 50mm – 2/90x3.05mm dia nails at 600mm centres

FLOOR FRAMING

FLOOR JOISTS TO SUPPORTS
(FLOOR BEARERS OR WALL FRAMES)
For joists spanning up to 4000mm maximum at 450mm centres
UPLIFT FORCE = 2.0kN
UPLIFT CAPACITY = 2.2kN
3/7x3.05 dia skew nails
See table 9.17(a)
ALTERNATIVELY IF JOISTS ARE IN PLANE WITH BEARER:
UPLIFT CAPACITY = 4.7kN min (JD4)
G.I. Joist Hanger 3/2.8mm dia nails in each leg
See table 9.17(g)

BEARERS TO SUPPORTS
UPLIFT FORCE = 12.0kN (for piers at 1800mm centres and maximum 2700 opening)

BRICK PIERS
UPLIFT CAPACITY = 27kN (J2)
UPLIFT CAPACITY = 20kN (JD4)
350x350 isolated or engaged with grouted cores & 1/12mm rod connected to bearer and anchored to footing
See table 9.16(g)

STEEL COLUMNS (PIERS)
UPLIFT CAPACITY = 21kN – 2/M12 bolts (J2 & JD4)
Bolt through angle bracket & bearer.
See table 9.16(i)

TIMBER POSTS/STUMPS
UPLIFT CAPACITY = 17kN (J2) & 17kN (JD4)
2/M12 bolts through bearers & housed timber stumps
See table 9.16(c)

"UNIPIERS" & PRECAST CONCRETE STUMPS ETC
UPLIFT CAPACITY = 12.0kN minimum
Refer to manufacturers' details to achieve a minimum uplift capacity of 12kN for uplift and shear

TABLE 9.1 STEEL WASHERS

BOLT OR COACH SCREW DIAMETER, mm	WASHER SIZE (mm)
M10 CUPHEAD	STANDARD
M12 CUPHEAD	STANDARD
M16 CUPHEAD	STANDARD
M10 BOLT OR COACH SCREW	38 x 38 x 2
M12 BOLT OR COACH SCREW	50 x 50 x 3
M16 BOLT OR COACH SCREW	65 x 65 x 5

VERANDAH

VERANDAH POST TO BEARER/VERANDAH PLATE (JD4)
UPLIFT FORCE = 5.4kN
UPLIFT CAPACITY = 10kN 2/M12 bolts
See table 9.20(i)

VERANDAH RAFTERS TO VERANDAH PLATE (JD4)
UPLIFT FORCE = 1.8kN
UPLIFT CAPACITY = 4.2kN
2/No.14 type 17 screws through verandah plate with a minimum of 35mm penetration into rafter (predrill if splitting occurs)
See table 9.22(m) and 9.17(g)

VERANDAH RAFTERS TO WALL FRAME (JD4)
UPLIFT FORCE = 1.8kN
UPLIFT CAPACITY = 3.5kN
Metal framing anchor 4/2.8 dia nails in each leg
See table 9.22(a)

VERANDAH POSTS TO FOOTINGS (JD4)
Applicable where verandah posts extend to footings
UPLIFT FORCE = 5.4kN
UPLIFT CAPACITY = 10kN minimum
2/M12 bolts through post support anchored to footing in accordance with manufacturers' specification with 10kN minimum uplift capacity

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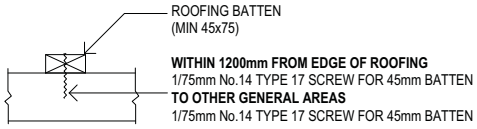
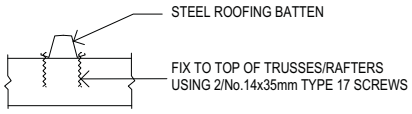


TIMBER BATTENS

NOTE: IF ROOFING BATTENS SIT ON LINING PLACED ON TOP OF ROOF FRAME, INCREASE THE LENGTH OF SCREWS BY THE THICKNESS OF THE LINING (MINIMUM)

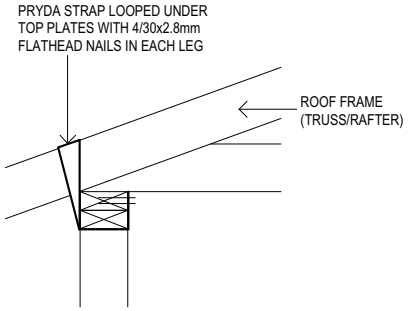


STEEL BATTENS

NOTE- IF ROOFING BATTENS SIT ON LINING PLACED ON TOP OF ROOF FRAME, INCREASE THE LENGTH OF SCREWS BY THE THICKNESS OF THE LINING (MINIMUM). REFER TO MANUFACTURERS SPECIFICATION.

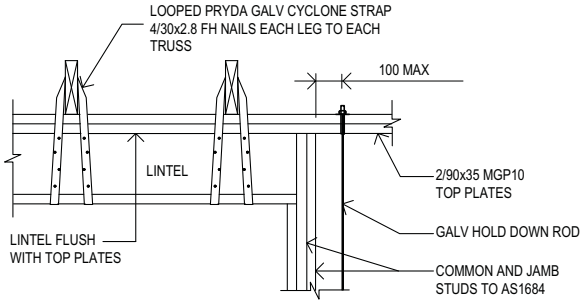
ROOFING BATTEN TO RAFTER/TRUSS

JOINT GROUP = JD4
BATTEN SPACING = 900mm
TRUSS / RAFTER SPACING = 900mm MAX
UPLIFT CAPACITY= 3.6kN (WITHIN 1200mm FROM EDGE OF ROOFING)
UPLIFT CAPACITY= 3.6kN (TO OTHER GENERAL AREAS)

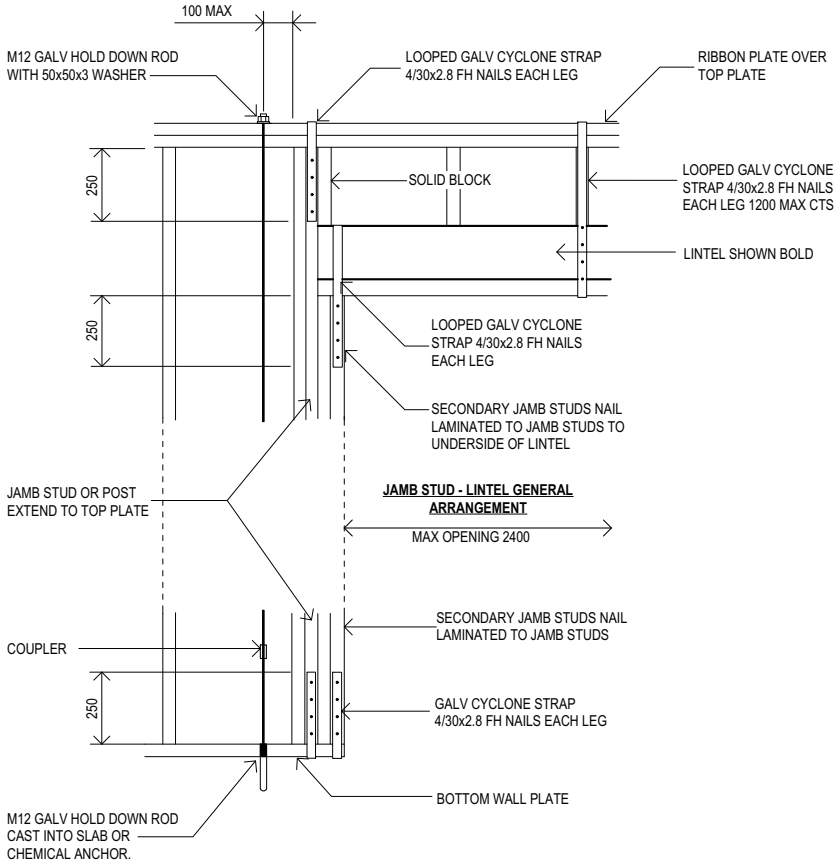


ROOF TRUSS TIEDOWN

JOINT GROUP = JD4
TRUSS / RAFTER SPACING = 900mm
UPLIFT CAPACITY= 12.4kN



TRUSS/RAFTER TIED DIRECTLY TO LINTEL



JAMB STUD HOLD DOWN GENERAL ARRANGEMENT

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Drawings Prepared By:
PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS

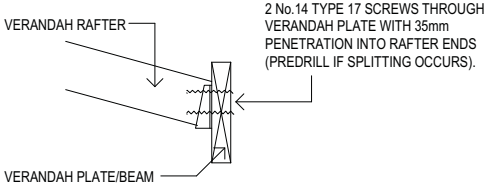
Project

DETAILS OF BUILDING KIT (N20809)
FOR MARK & LEAH TOZER
LOT 97 DP1072514
No. 15 CREIGHTON PARADE
NORTH NAROOMA NSW 2546

Drawing Status
CONSTRUCTION / BUILDING APPROVAL

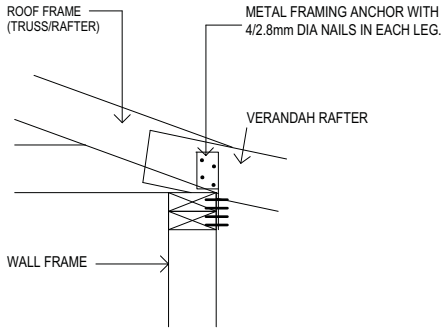
Scale	Drawn	Job No
As Noted	JR	4015-467

Print Date	Checked	Drawing No	Issue No
24/04/2020	PT	WD17	A



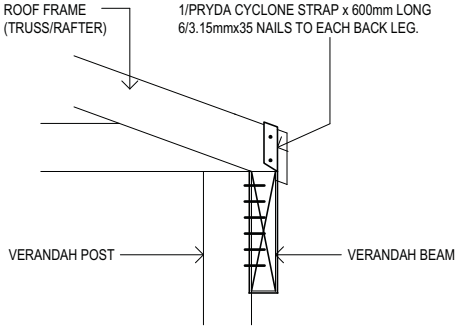
VERANDAH RAFTER TO VERANDAH PLATE

JOINT GROUP = JD4
UPLIFT CAPACITY = 4.2kN



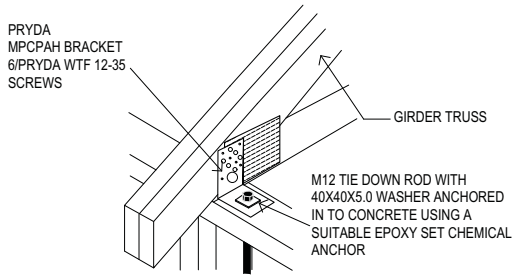
VERANDAH RAFTER TO WALL TOP PLATE

JOINT GROUP = JD4
UPLIFT CAPACITY = 3.5kN



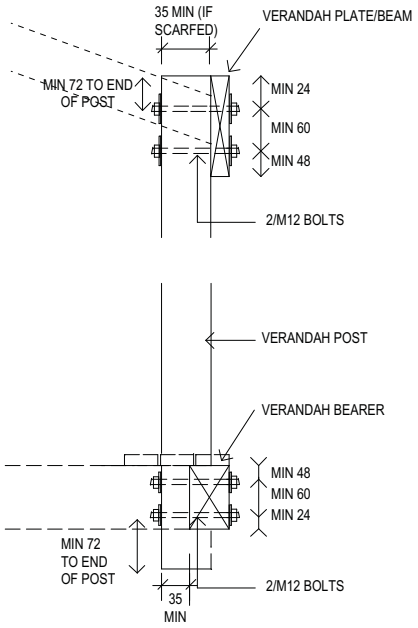
ROOF TRUSS TO VERANDAH BEAM

JOINT GROUP = JD4
UPLIFT CAPACITY= 12.4kN



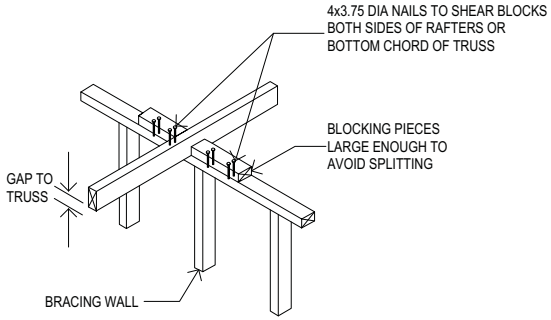
GIRDER TRUSS TIE DOWN

JOINT GROUP = JD4
UPLIFT CAPACITY= 15kN



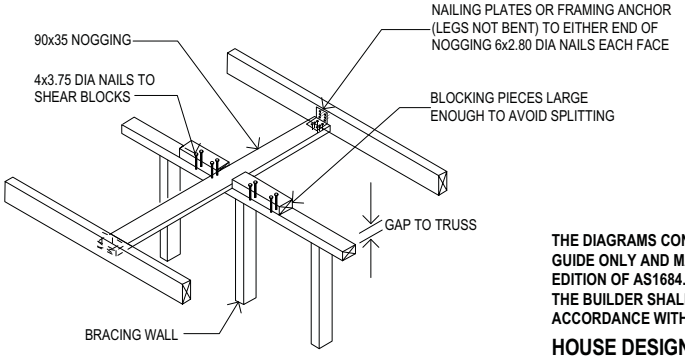
VERANDAH POST TO BEARER AND VERANDAH PLATE

JOINT GROUP = JD4
UPLIFT CAPACITY = 10kN MIN



RAFTER/JOIST/TRUSS AT RIGHT ANGLE TO BRACING WALL

CONNECTION TO BE INSTALLED AT EVERY INTERSETINGG TRUSS (600mm MAX CTS)



RAFTER/JOIST/TRUSS PARALLEL TO BRACING WALL

CONNECTION TO BE INSTALLED AT 600mm MAX CTS

INTERNAL BRACING WALL CONNECTION TO RAFTER/JOIST/TRUSS

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Signed .....
(Purchasers Signature)

Date.....

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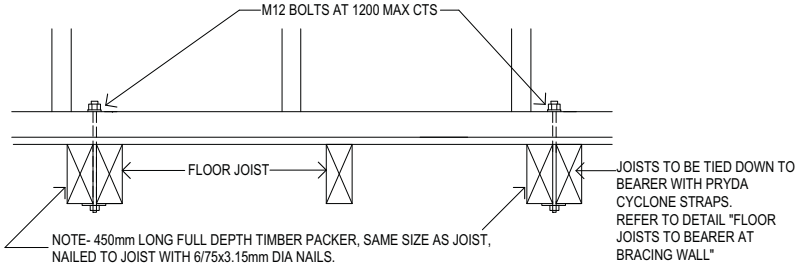
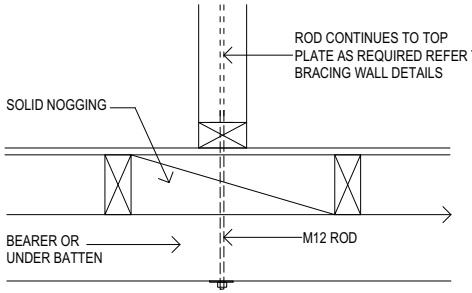


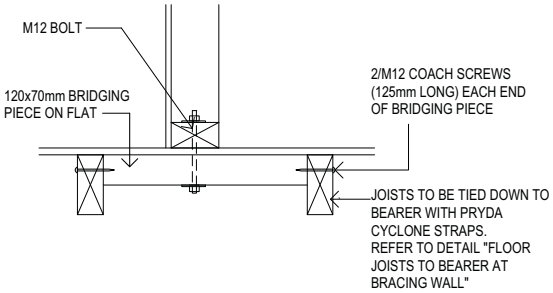
FIXING OF BOTTOM OF BRACING WALL TO FLOOR FRAMING

JOINT GROUP = JD4
UPLIFT CAPACITY= 20kN (M12 BOLT)



FIXING OF BOTTOM OF BRACING WALL TO FLOOR FRAMING

JOINT GROUP = JD4
UPLIFT CAPACITY= 20kN



FIXING OF BOTTOM OF BRACING WALL TO FLOOR FRAMING

FOR BRACING WALL WITH CAPACITY UP TO 8.1kN

JOINT GROUP = JD4
UPLIFT CAPACITY= 15.0kN

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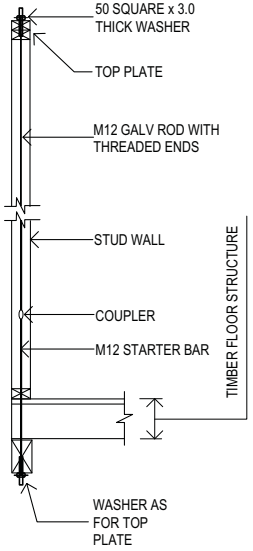
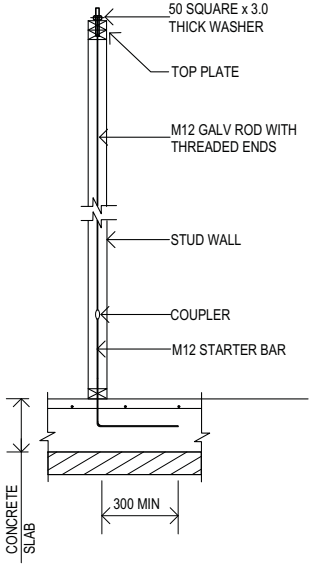
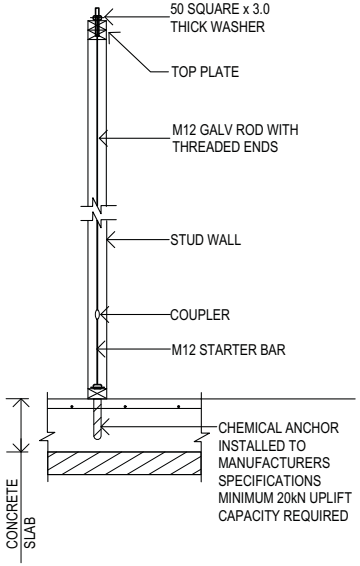


TIMBER FLOORS



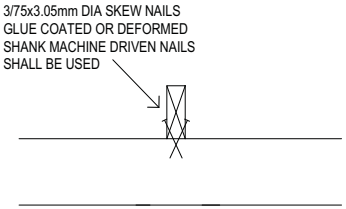
CONCRETE FLOORS - CAST IN

(SIMILAR FOR TOP OF BLOCKWORK WALLS)



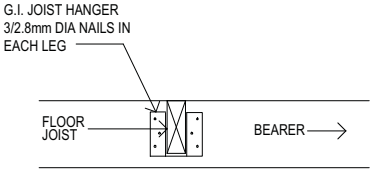
CONCRETE FLOORS - CHEMICAL ANCHOR

TYPICAL HOLD DOWN ROD CONNECTIONS



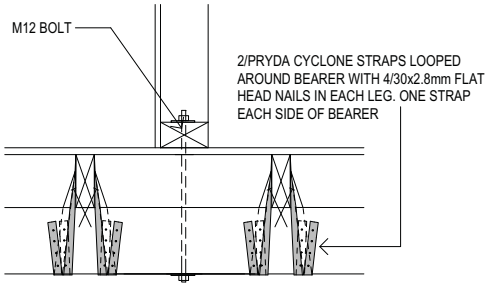
JOISTS TO SUPPORTS

JOINT GROUP = J2
JOIST SPAN = 2400mm MAX
JOIST SPACING = 450mm MAX
UPLIFT CAPACITY= 2.2kN



FLOOR JOISTS INLINE WITH BEARERS

JOINT GROUP = JD4
JOIST SPAN = 4000mm MAX
JOIST SPACING = 450mm MAX
UPLIFT CAPACITY= 4.7kN



FLOOR JOISTS TO BEARER AT BRACING WALL

JOINT GROUP = JD4
UPLIFT CAPACITY= 24.8kN

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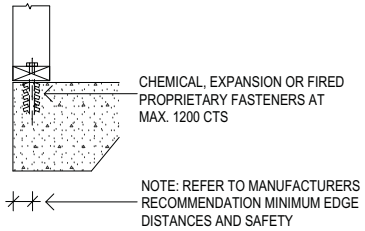
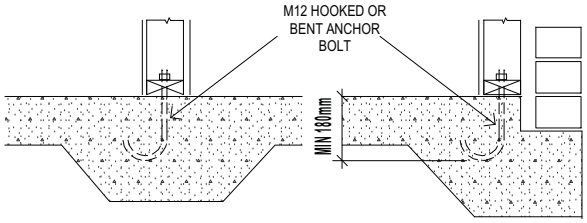


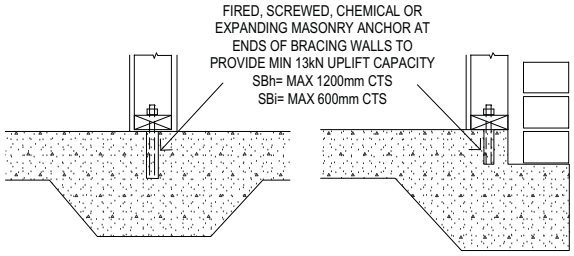
NON-LOAD BEARING INTERNAL OR EXTERNAL WALLS BOTTOM PLATES TO SLAB

JOINT GROUP = JD4
UPLIFT CAPACITY= REFER MANUFACTURER



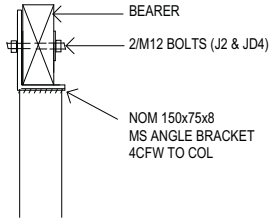
FIXING OF BOTTOM OF BRACING WALLS TO SLAB

JOINT GROUP = JD4
UPLIFT CAPACITY= 20kN (M12 BOLT)



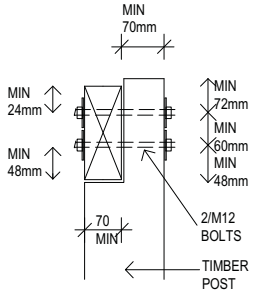
FIXING OF BOTTOM OF BRACING WALLS TO SLAB

JOINT GROUP = JD4
UPLIFT CAPACITY= REFER TO MANUFACTURER SPECIFICATION (13kN MIN REQUIRED)



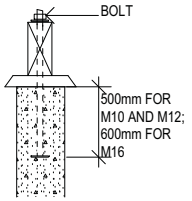
BEARER TO STEEL COLUMN

JOINT GROUP = J2, JD4
UPLIFT CAPACITY = 21kN



BEARER TO TIMBER POST

JOINT GROUP = J2, JD4
UPLIFT CAPACITY = 17kN (J2)
17kN (JD4)



BEARER TO PRECAST CONCRETE STUMP

REFER TO MANUFACTURERS
DETAILS TO ACHIEVE MIN
12kN UPLIFT

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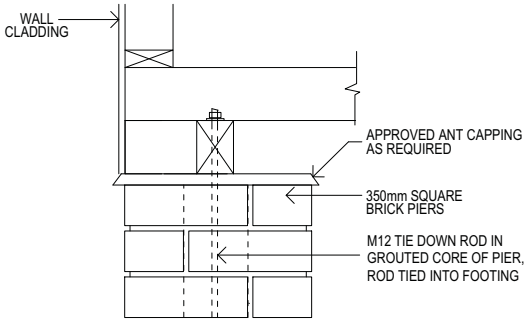
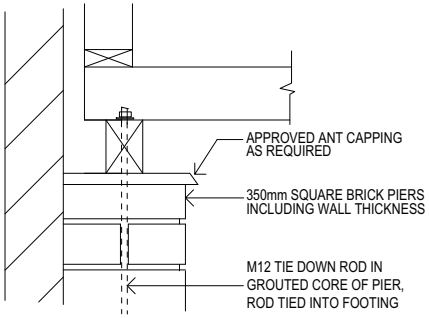
(Purchasers Signature)

Date.....



BEARER TO BRICK PIER LOAD BEARING WALLS

JOINT GROUP = J2 (TYPICAL)
UPLIFT CAPACITY = 27kN
JOINT GROUP = JD4
UPLIFT CAPACITY= 20kN
DETAIL APPLICABLE TO CLAD BUILDINGS



BEARER TO ENGAGED BRICK PIER LOAD BEARING WALL

JOINT GROUP = J2 (TYPICAL)
UPLIFT CAPACITY = 27kN
JOINT GROUP = JD4
UPLIFT CAPACITY= 20kN
DETAIL APPLICABLE TO BRICK VENEER BUILDINGS

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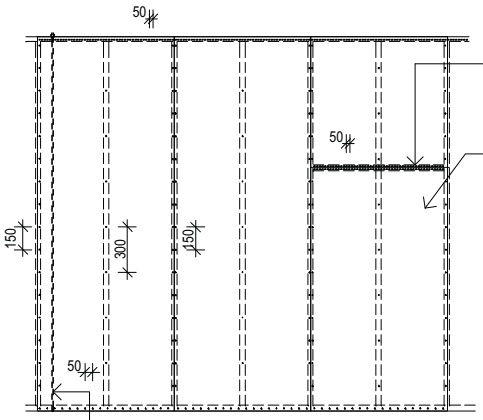


HORIZONTAL BUTT JOINTS PERMITTED, PROVIDED NAIL FIXING TO NOGGING IS AT 50mm CTS

PLYWOOD NAILED TO FRAME USING 30x2.8mm DIA GALV FLATHEAD NAILS OR EQUIVALENT.

TOP AND BOTTOM PLATES - NAILS AT 50mm CTS
VERTICAL EDGES - NAILS AT 150mm CTS
INTERMEDIATE STUDS - NAILS AT 300mm CTS

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

NOTE:
DENOTED AS 'SBhA - LENGTH' ON PLAN (EG-SBhA-0.6= SHEET BRACE TABLE 8.18h METHOD A - 600mm LONG)
IF THE LENGTH OF THE BRACING WALL IS BETWEEN 600mm & 900mm THE TOP & BOTTOM PLATES SHALL BE TIED DOWN TO THE FLOOR FRAME OR SLAB WITH M12 RODS AT EACH END. SEE TABLE 8.18(h) METHOD A AND CLAUSE 8.3.6.5

PLY SHEET BRACE - SBh

BRACING CAPACITY = 6.0kN/m

DENOTED AS 'SBh - LENGTH' ON PLAN (EG - SBh-0.9 = SHEET BRACE TABLE 8.18h- 900mm LONG)
SEE TABLE 8.18(h) METHOD B
TIEDOWN ALL BRACING UNITS TO TIMBER SUBFLOOR WITH M12 BOLTS AT EACH END & INTERMEDIATELY AT 1200 CTS MAXIMUM & ADJACENT TO STUDS
TIEDOWN ALL BRACING UNITS TO CONCRETE SLAB WITH APPROVED MASONRY ANCHORS AT EACH END & MAXIMUM OF 1200mm CTS

HORIZONTAL BUTT JOINTS ARE PERMITTED, PROVIDED FIXED TO NOGGING AT 50mm CTS

PLYWOOD NAILED TO FRAME USING 30x2.8mm DIA GALV FLATHEAD NAILS OR EQUIVALENT.

TOP AND BOTTOM PLATES - NAILS AT 50mm CTS
VERTICAL EDGES - NAILS AT 100mm CTS
INTERMEDIATE STUDS - NAILS AT 100mm CTS

MINIMUM PLYWOOD THICKNESS		
STRESS GRADE	STUD SPACING mm 450	600
NO NOGGING (EXCEPT HORIZONTAL BUTT JOINTS)		
F11	7.0	7.0

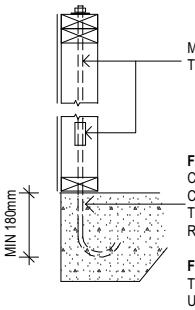
M12 ROD TOP TO BOTTOM PLATE EACH END OF SHEATHED SECTION

FIX BOTTOM PLATE TO FLOOR FRAME OR SLAB WITH M12 RODS AS SHOWN, PLUS A 13kN CAPACITY CONNECTION AT MAX. 600mm CTS

PLY SHEET BRACE - SBi

BRACING CAPACITY = 8.7kN/m

DENOTED AS 'SBi - LENGTH' ON PLAN (EG - SBi-0.9 = SHEET BRACE TABLE 8.18i - 900mm LONG)
SEE TABLE 8.18(i)



M12 TIEDOWN ROD WITH TENSIONING DEVICE

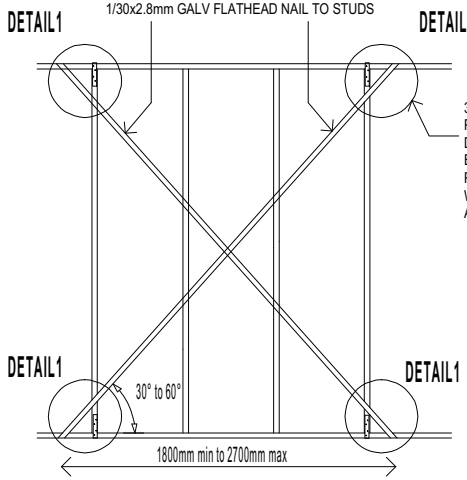
FOR SLABS
CAST J BOLT INTO SLAB OR CHEMICALLY ANCHOR ROD TO SLAB TO MANUFACTURERS RECOMMENDATIONS

FOR TIMBER FLOORS
TIEDOWN ROD FIXED TO UNDERSIDE OF BEARERS

TIEDOWN SHEET BRACING <900mm LONG

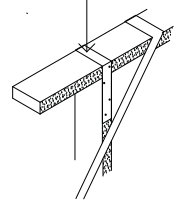
INCORPORATING DIAGRAM 9.19(f)

JOINT GROUP = JD4
UPLIFT CAPACITY = 20kN



30x0.8mm (OR EQ) TENSIONED GALV METAL STRAP NAILED TO PLATES WITH 4/30x2.8mm DIA GALV FLATHEAD NAILS TO EACH END AND 1/30x2.8mm GALV FLATHEAD NAIL TO STUDS

30x0.8mm GALV METAL STRAP LOOPED OVER PLATE AND FIXED TO STUD WITH 4/30x2.8mm DIA GALVANISED FLATHEAD NAILS OR EQUIVALENT TO EACH END. ALTERNATIVELY PROVIDE SINGLE STRAPS TO EACH SIDES, WITH 4 NAILS PER STRAP END, OR EQUIVALENT ANCHORS OR FASTENERS



DETAIL 1

DOUBLE METAL STRAP TENSIONED WITH STUD STRAPS

BRACING CAPACITY = 3.0kN/m
UPLIFT FORCE AT ENDS = 8.1kN

DENOTED AS 'MST - LENGTH' ON PLAN (EG - MST - 2.7= METAL STRAP TENSIONED - 2.7m LONG)
SEE TABLE 8.18 (d)
TIEDOWN ALL BRACING UNITS TO TIMBER SUBFLOOR WITH M12 BOLT AT EACH END & MAXIMUM OF 1200mm CTS
TIEDOWN ALL BRACING UNITS TO CONCRETE SLAB WITH APPROVED MASONRY ANCHORS AT EACH END & MAXIMUM OF 1200mm CTS

I/we have checked these plans. All sizes are correct and they satisfy the requirements and are as agreed to purchase

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(Purchasers Signature)

Date.....

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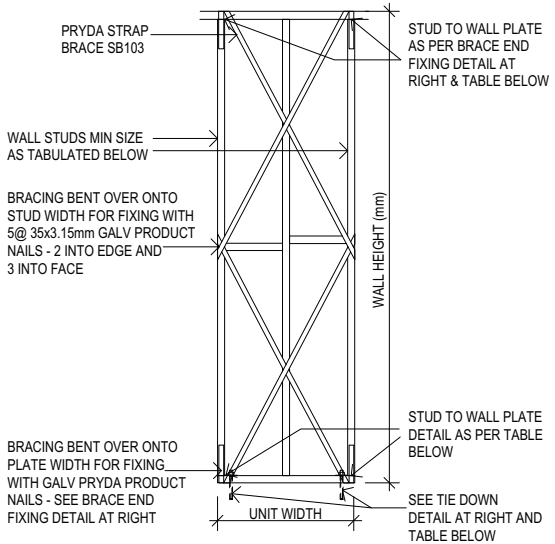
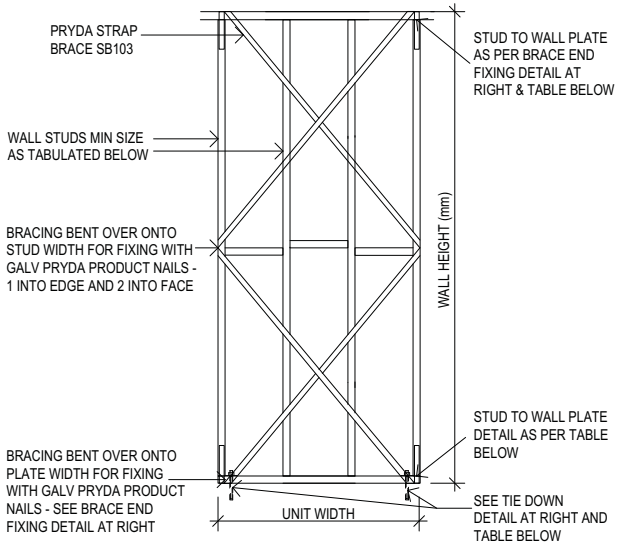
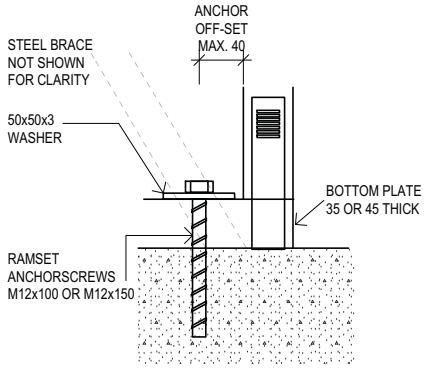


TYPE SW1-0609
(600mm - 900mm)

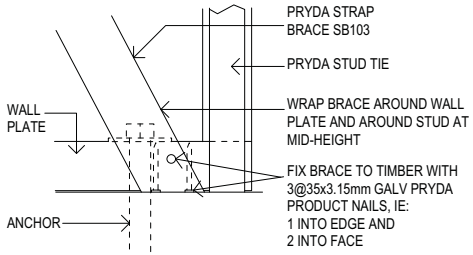


TYPE SW1-1014
(1000mm - 1400mm)

PRYDA SINGLE STRAP BRACE (SB103) FOR SHORT WALL UNITS



TIE DOWN DETAIL



BRACE END FIXING DETAIL

CONSTRUCTION

BRACE	WALL HEIGHT	MINIMUM WALL STUD
PRYDA STRAP BRACE SB103	2400	70x35 F5; 90x35 F5
	2700	70x45 F5; 90x35 F5
	3000	70x35 F8; 90x35 F5

TIE DOWN ANCHOR DETAILS

BOTTOM PLATE	ANCHOR CODE	LENGTH	ANCHOR DIA	MIN EMBEDMENT	MIN WASHER
70x35 OR 90x35 INTERNAL WALLS ONLY	AS 12100H	100	M12	60	JD4 - 50x50x3.0 (OW12/56S)
70x45 OR 90x45 INTERNAL WALLS & ALL EXTERNAL WALLS	AS 12150H	150	M12	100	

I/we have checked these plans. All sizes are correct and they satisfy the requirements and are as agreed to purchase

Signed .....

(Purchasers Signature)

Date.....

BRACING CAPACITIES

MINIMUM BRACING CAPACITY (kN) FOR UNIT WIDTH									
	EXTERNAL - SW1/0609				EXTERNAL - SW1/1014				
	600	700	800	900	1000	1100	1200	1300	1400
2400 high wall	1.6	2.0	2.5	2.8	3.3	3.7	4.0	4.1	4.3
2700 high wall	1.4	1.7	2.2	2.5	3.0	3.3	3.6	3.9	4.1
3000 high wall	1.1	1.5	1.8	2.2	2.6	3.0	3.2	3.5	3.7
	INTERNAL - SW1/0609				INTERNAL - SW1/1014				
	600	700	800	900	1000	1100	1200	1300	1400
2400 high wall	1.8	2.2	2.7	3.1	3.7	4.0	4.3	4.5	4.7
2700 high wall	1.6	1.9	2.4	2.8	3.3	3.7	4.0	4.2	4.5
3000 high wall	1.3	1.8	2.0	2.5	2.9	3.3	3.6	4.0	4.2

THE DIAGRAMS CONTAINED IN THESE DOCUMENTS ARE A GUIDE ONLY AND MAY BE SUPERSEDED BY THE LATEST EDITION OF AS1684.2
THE BUILDER SHALL ENSURE THAT ALL WORKS ARE IN ACCORDANCE WITH THE LATEST EDITION OF AS1684.2

HOUSE DESIGN : CASTLEREAGH MODIFIED

KITOME
UNIT 5/7-8 ALTAIR PLACE
JAMISONTOWN. NSW. 2750
P.O. BOX 269 EMU PLAINS NSW 2750
TEL - (02) 4724 1900
FAX - (02) 4735 5655

Drawings Prepared By:
PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS

Project

DETAILS OF BUILDING KIT (N20809)
FOR MARK & LEAH TOZER
LOT 97 DP1072514
No. 15 CREIGHTON PARADE
NORTH NAROOMA NSW 2546

Drawing Status

CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No	
As Noted	JR	4015-467	
Print Date	Checked	Drawing No	Issue No
24/04/2020	PT	WD22	A