

**NOTES:**  
IMAGES ARE DIAGRAMATIC ONLY  
REFER TO ELEVATIONS FOR DETAILS

A	11.12.17	PRE-CONSTRUCTION COPY	??
REV	DATE	AMENDMENTS	BY

12	Tiedown Details
11	Tiedown Details
10	Bracing Plan
09	Section AA
08	Electrical Plan
07	Slab Plan
06	Internal Elevations
05	Elevations
04	Elevations
03	Floor Plan
02	Site Plan
01	Cover sheet
SHEET	DESCRIPTION



ADDRESS: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au

ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689

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# DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTES:

PRODUCT:  
**Newtown 190**  
**Traditional Facade**  
**Garage to RH**

"2018 Design Range"

CLIENT:  
?? Client Full Name

SITE ADDRESS:  
Lot ???  
?? Street  
?? Suburb, QLD ??postcode

**Cover sheet**

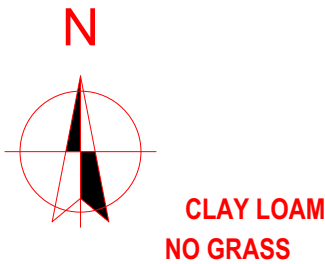
DRAWN:	DATE: DD.MM.YY	Rev: <b>A</b>
SCALE:	CHECKED: ??	
SHEET: <b>01</b>	JOB No: <b>405???</b>	

SITEWORKS / NOTES	TENDER SUBJECT TO LOCAL SHIRE COUNCIL ENERGY EFFICIENCY REQUIREMENTS	G DEVELOPMENTS TAKES NO RESPONSIBILITY FOR DAMAGE TO EXISTING ACCESS WAY, RETAINING WALLS OR FENCES	SITEWORKS
CUT BATTER:- 1:3 FILL BATTER:- 1:3	TENDER SUBJECT TO FULL COVENANT APPROVAL BY CLIENT PRIOR TO COUNCIL LODGEMENT		CUT:- 250mm FILL:- 250mm SLAB R.L:- 0.123m AHD PAD R.L:- 0.000m AHD
NO HEAVY COMPACTION OVER SERVICES	LOCATION OF YARD GULLIES ARE INDICATIVE ONLY & MAY BE MOVED AT THE DISCRETION OF THE BUILDER ON SITE TO SUIT THE SITE CONDITONS	<input checked="" type="checkbox"/> - YARD GULLY	BUILDING PLATFORM HEIGHT SHOWN IS APPROX. ONLY & MAY VARY ON SITE DUE TO SITE CONDITIONS.
ENGINEERS WIND CLASSIFICATION: N2			

G DEVELOPMENTS TURN KEY PACKAGE  
???m² - EXPOSED AGGREGATE CONCRETE TO DRIVEWAY, PATH TO FRONT DOOR, ALFRESCO AND CLOTHESLINE PAD

BEST PRACTICE PROCEDURES FOR EROSION & SEDIMENT CONTROL AS OUTLINED BY G.C.C.C. REGULATIONS TO BE ADHERED TO

NATURAL GAS AVAILABLE ON SITE. PROVIDE METER BOX FOR GAS METER. LOCATING GAS MAIN CONNECTION POINT AND CONNECTION FROM GAS MAIN TO HOUSE BY G DEVELOPMENTS



Levels & Contours shown hereon are related to AHD. Prior to any construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.

SITE AREA: ???m²

SITE COVER: ???%

Services shown hereon have been located where possible by field survey.  
If not able to be located, services have been plotted from the records of relevant authorities where available.  
Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services.

SITE:  
RIVERSTONE CROSSING  
UPPER COOMER/LOT 608 ON DISCLOSURE.  
LOCAL AUTH: GOLD COAST C.  
COUNTY: WARD  
PARISH: CEDAR  
AREA: 462m²  
UBD REF: GC16 B9

## CONTOUR AND DE . SURVEY

THIS SURVEY MAPS THE SITE FROM LEVEL. IT DOES NOT GUARANTEE POSITION OF PEGS, ALLOTMENT BOUNDARY OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

## SERVICES

O/H POWER	NO
U/G POWER	YES (NOT CONN)
WATER	YES (NO METER)
TELECOM	YES (NOT CONN)
GAS	NOT FOUND
SEWER	YES
ROOFWATER	FRONT/PIT
STORMWATER	FRONT/PIT

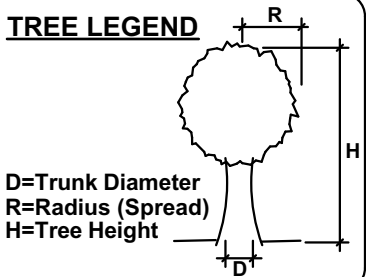
## LEGEND

O/H LIGHT	
S/WATER P	
FIRE HYD'	
WATER V	
MOUNT :RB	— — — — —
NON-M. :ERB	= = = = =
REF RL. 21.47	
DATUM AHD (VIA PSM #172715)	

## FENCE LEGEND

1800 HIGH TIMBER FENCE -  
FENCE (m) LENGTH OF TIMBER FENCE  
TOTAL LENGTH OF FENCE = ???m

## TREE LEGEND



COMMS. PREWIRED

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CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTES:

PRODUCT:  
Newtown 190  
Traditional Facade  
Garage to RH

"2018 Design Range"

CLIENT:  
?? Client Full Name

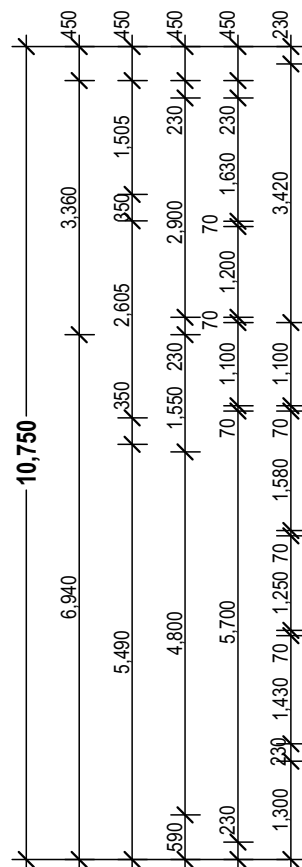
SITE ADDRESS:  
Lot ???  
?? Street  
?? Suburb, QLD ??postcode

Site Plan

DRAWN:	DATE: DD.MM.YY	Rev: A
SCALE: 1:200	CHECKED: ??	
SHEET: 02	JOB No: 405???	

**NOTE:**  
PROVIDE 300mm DEEP  
BULKHEAD OVER ALL HAMPERS

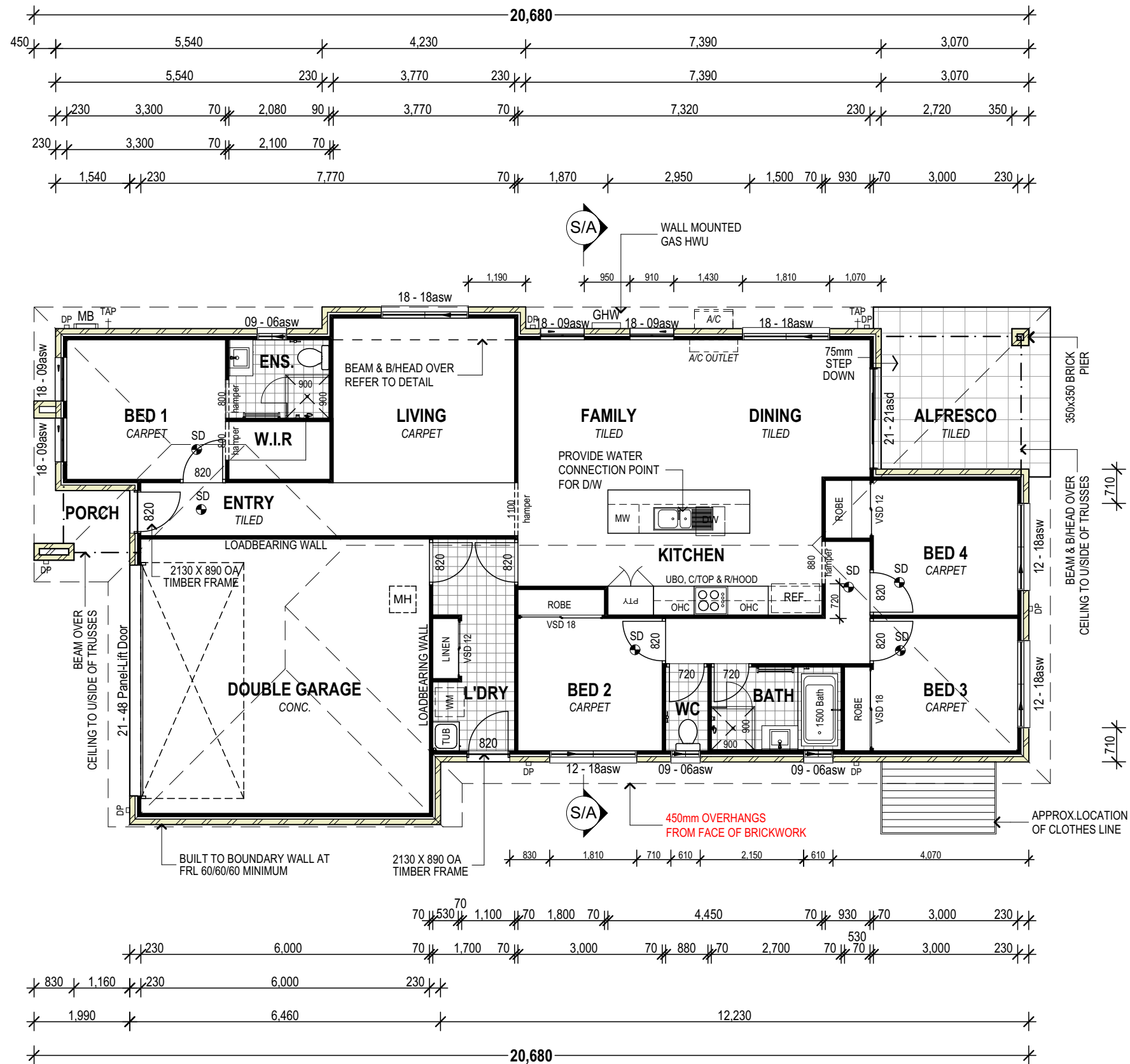
**NOTE:**  
**PROVIDE 1 SHELF & HANGING**  
**RAIL TO ALL ROBES AND 4**  
**SHELVES (equally spaced)**  
**FOR ALL LINEN CUPBOARDS**



**NOTE:**  
**PROVIDE SECURITY SCREENS TO  
ALL OPENABLE WINDOWS &  
SLIDING GLASS DOORS**

PROVIDE FULL HT. MASONRY  
ARTICULATION AS PER ENGINEERS  
SOILTEST REPORT

**COMMS. PREWIRED**



**NOTE:**  
ALL WINDOWS &  
EXTERNAL DOORS TO BE  
CENTERED IN WALL/ROOM  
UNLESS DIMENSIONED  
OTHERWISE

**NOTE:**  
450mm EAVE UNO

Floor Areas	
Living	137.48
Garage	37.24
Alfresco	12.01
Porch	3.72
	<b>190.45 m<sup>2</sup></b>

N2 WIND CATERGORY

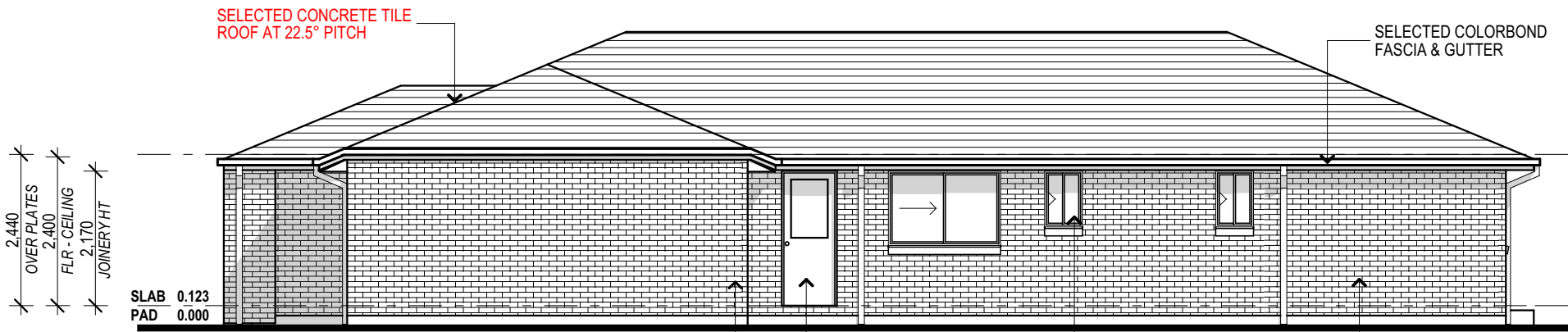
NOTE:  
PROVIDE SECURITY SCREENS TO  
ALL OPENABLE WINDOWS &  
SLIDING GLASS DOORS

ENTRY DOOR NOTE:  
ENTRY DOOR STYLE SHOWN IS INDICATIVE ONLY.  
REFER TO THE CONTRACT FOR FURTHER DETAILS

NOTE:  
450mm EAVE UNO



ELEVATION 1



ELEVATION 2

BUILT TO BOUNDARY WALL AT FRL 6/60/60 MINIMUM  
SWING DOOR WITH GLAZED PANEL  
SELECTED ALUMINIUM WINDOWS  
SELECTED FACE BRICKWORK

COMMS. PREWIRED

PROVIDE FULL HT. MASONRY  
ARTICULATION AS PER ENGINEERS  
SOILTEST REPORT



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CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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CLIENT:  
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SITE ADDRESS:  
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?? Suburb, QLD ??postcode

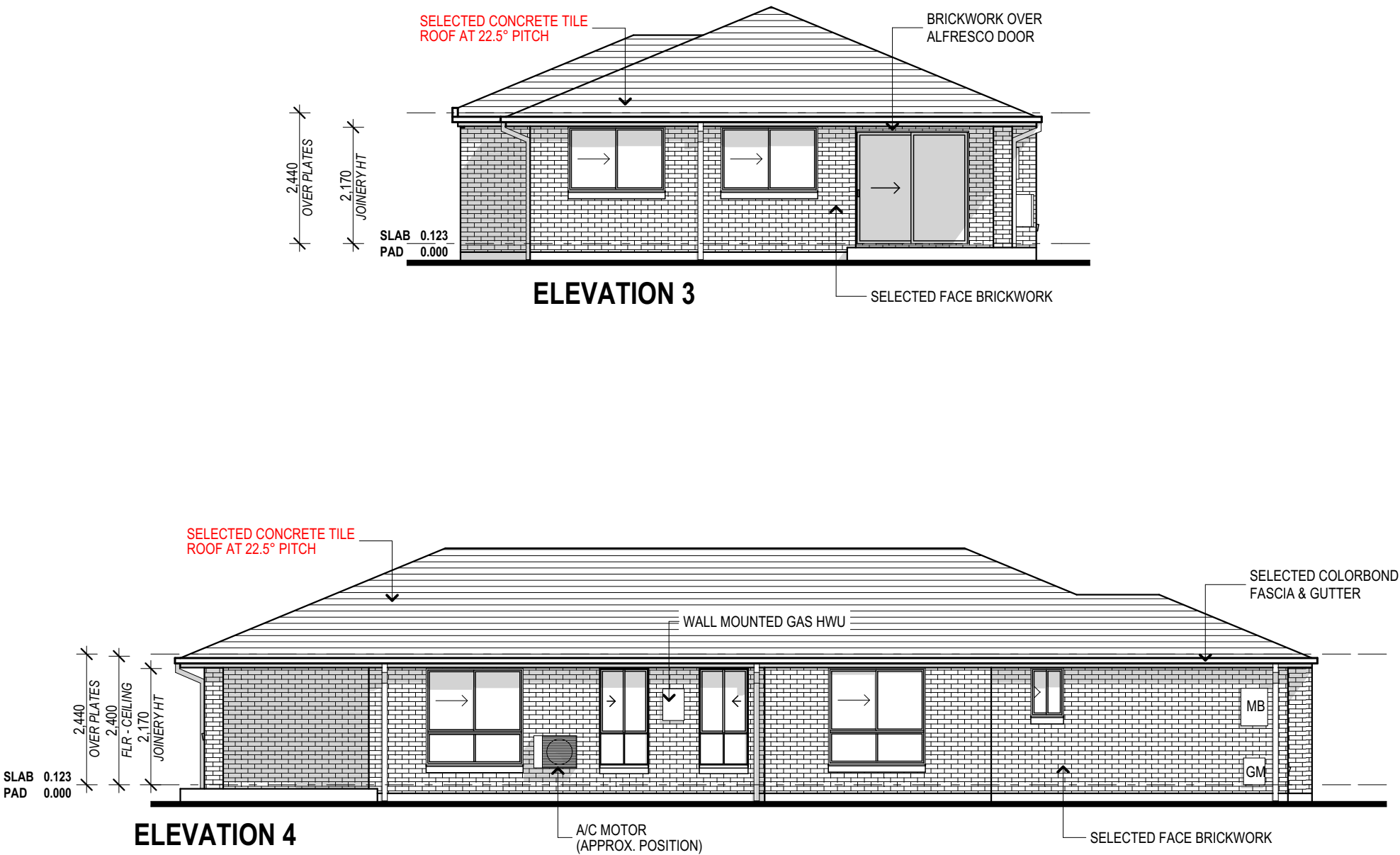
Elevations		
DRAWN:	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 04	JOB No: 405???	



N2 WIND CATERGORY

NOTE:  
PROVIDE SECURITY SCREENS TO  
ALL OPENABLE WINDOWS &  
SLIDING GLASS DOORS

NOTE:  
450mm EAVE UNO



COMMS. PREWIRED

PROVIDE FULL HT. MASONRY  
ARTICULATION AS PER ENGINEERS  
SOILTEST REPORT

**G DEVELOPMENTS PTY LTD**

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NOTES:

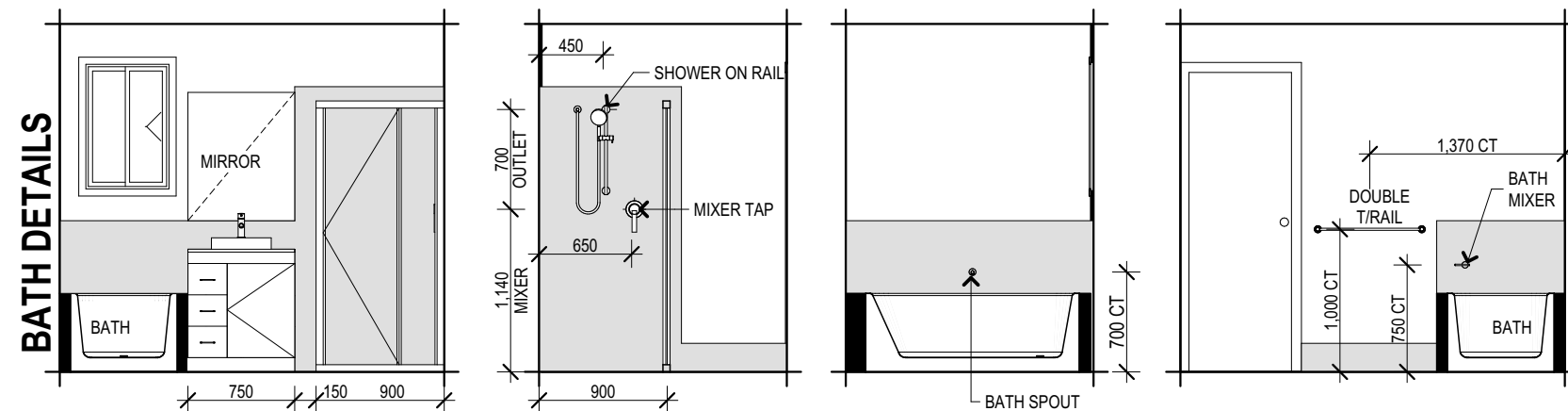
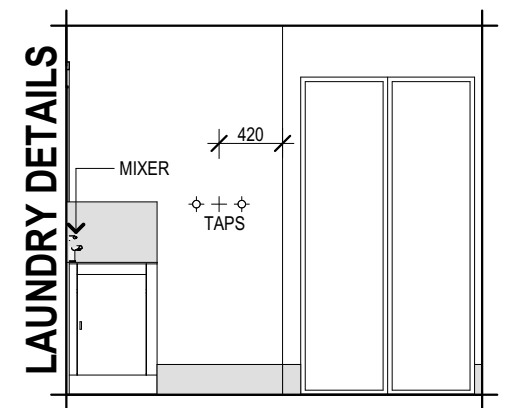
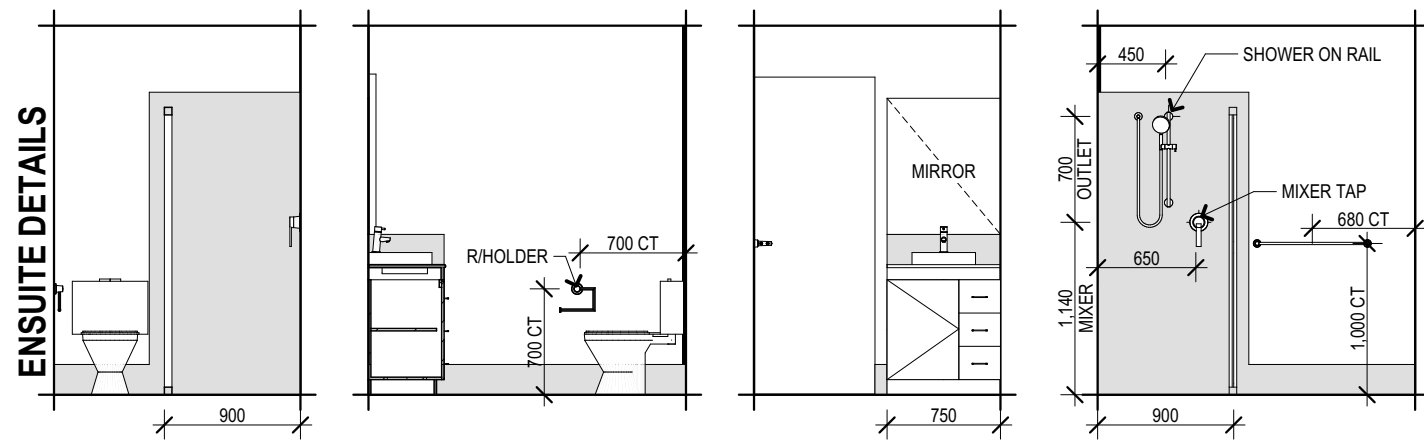
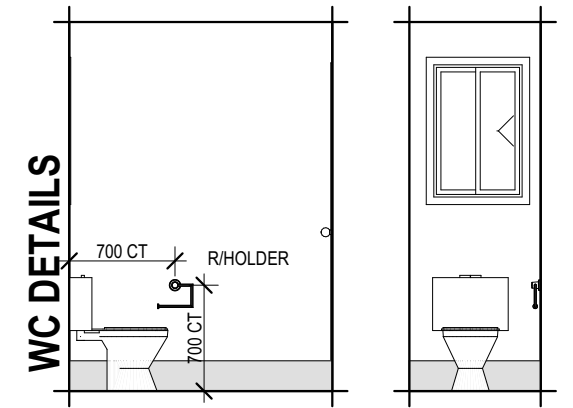
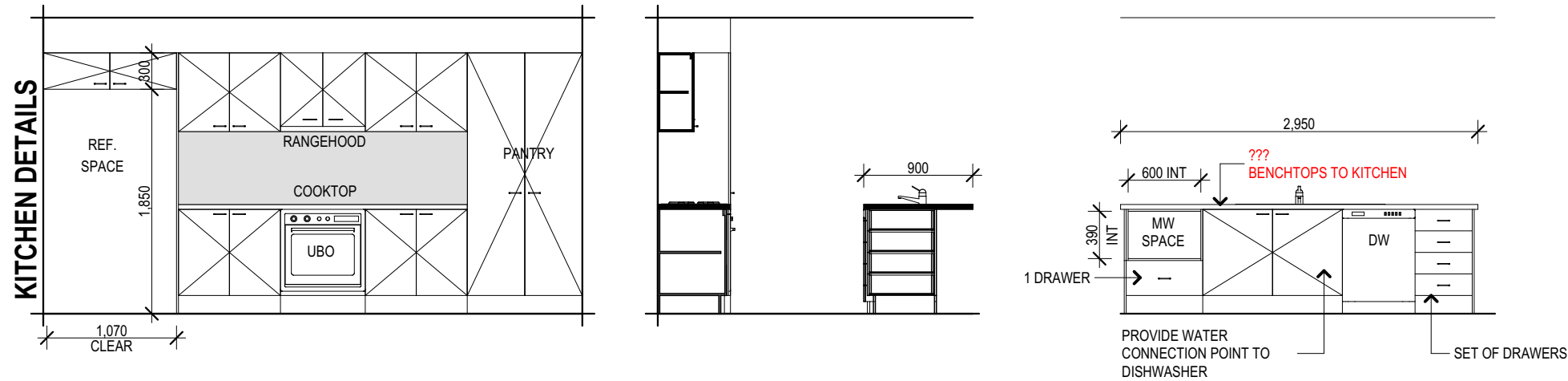
PRODUCT:  
**Newtown 190**  
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**Garage to RH**

"2018 Design Range"

CLIENT:  
**?? Client Full Name**

SITE ADDRESS:  
**Lot ???**  
**?? Street**  
**?? Suburb, QLD ??postcode**

Elevations		
DRAWN:	DATE: DD.MM.YY	Rev: <b>A</b>
SCALE: 1:100	CHECKED: ??	
SHEET: <b>05</b>	JOB No: <b>405???</b>	



NOTE: ALL DIMENSIONS ARE FROM FLOOR LEVEL AND DO NOT INCLUDE BEDDING OR FLOOR TILES.

LIFT OFF HINGES TO COMPLY WITH BCA 3.8.3.3

CLEAR LAMINATED GLASS SHOWER SCREENS WITH POWDERCOATED ALUMINIUM FRAMES TO SHOWERS

ALL MIRRORS AT 900mm HIGH



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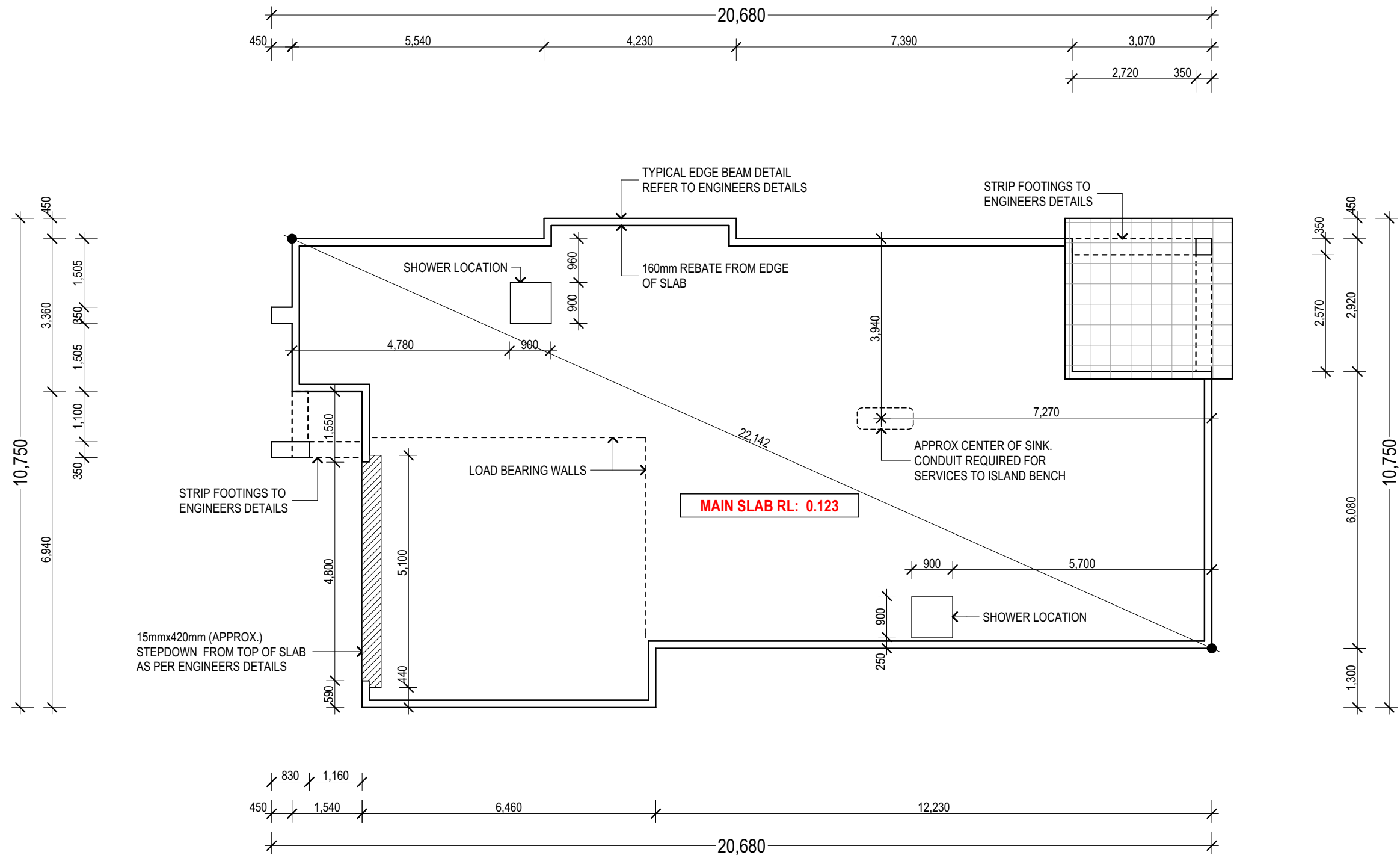
"2018 Design Range"

CLIENT:  
**?? Client Full Name**

SITE ADDRESS:  
**Lot ???**  
**?? Street**  
**?? Suburb, QLD ??postcode**

Internal Elevations			
DRAWN:	DATE:	Rev:	A
SCALE: 1:50, 1:100	CHECKED: ??		
SHEET: <b>06</b>	JOB No: <b>405???</b>		

PROVIDE FULL HT. MASONRY  
ARTICULATION AS PER ENGINEERS  
SOILTEST REPORT



NOTE:  
REFER TO ENGINEERS DESIGN  
FOR FOOTING & SLAB DETAILS

NOTE:  
PROVIDE TERMITE BARRIER AS  
PER A.S. 3660.1-2000



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**Garage to RH**




















*"2018 Design Range"*

CLIENT:  
**?? Client Full Name**

SITE ADDRESS:  
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**?? Street**  
**?? Suburb, QLD ??postcode**

Slab Plan		
DRAWN:	DATE: DD.MM.YY	Rev: <b>A</b>
SCALE: 1:100	CHECKED: ??	
SHEET: <b>07</b>	JOB No: <b>405???</b>	

ELECTRICAL LEGEND

CODE	TYPE
	SINGLE POWER POINT (GPO)
	DOUBLE POWER POINT (GPO)
	DOWNLIGHT - LED
	LIGHT POINT - BAYONET
	LIGHT POINT - PENDANT
	LIGHT POINT - CIRCULAR FLURO
	LIGHT POINT - SINGLE FLURO
	LIGHT POINT - PARA FLOOD
	PHONE POINT
	DATA POINT
	TV POINT
	CEILING EXHAUST FAN
	HEATER LIGHT FAN - 2
	HEATER LIGHT FAN - 4
	SMOKE DETECTOR
	CEILING FAN
	CEILING FAN & LIGHT
	FOXTEL POINT
	SKYLIGHT - LIGHT TUBE

- LIGHT SWITCHES AT 1350mm ABOVE AFL
- WALL MOUNTED LIGHTS AT 2000 ABOVE FL
- POWER OUTLETS AT 300mm ABOVE FL (EXCEPT FOR THE FOLLOWING)
- 1000 - KITCHEN BENCH      750 - DISHWASHER (DW)
- 1800 - RANGEHOOD (RH)    1500 - WASHING MACHINE
- 750 - MICROWAVE w/bench    1000 - LAUNDRY BENCH
- 1500 - REFRIGERATOR (REF)   1000 - VANITIES

SMOKE DETECTORS  
APPROX. POSITION - INSTALLED AS PER  
B.C.A. 3.7.2 & COMPLY WITH A.S.3786

EXHAUST FANS  
TO COMPLY WITH A.S.1668.2.  
INSTALLED AS PER B.C.A. 3.8.5

Comms Box Connection Includes:

- \* Lead in Cabling
- \* Wiring Cabinet
- \* Gpo Near Wiring Cabinet
- \* Lead in Conduit

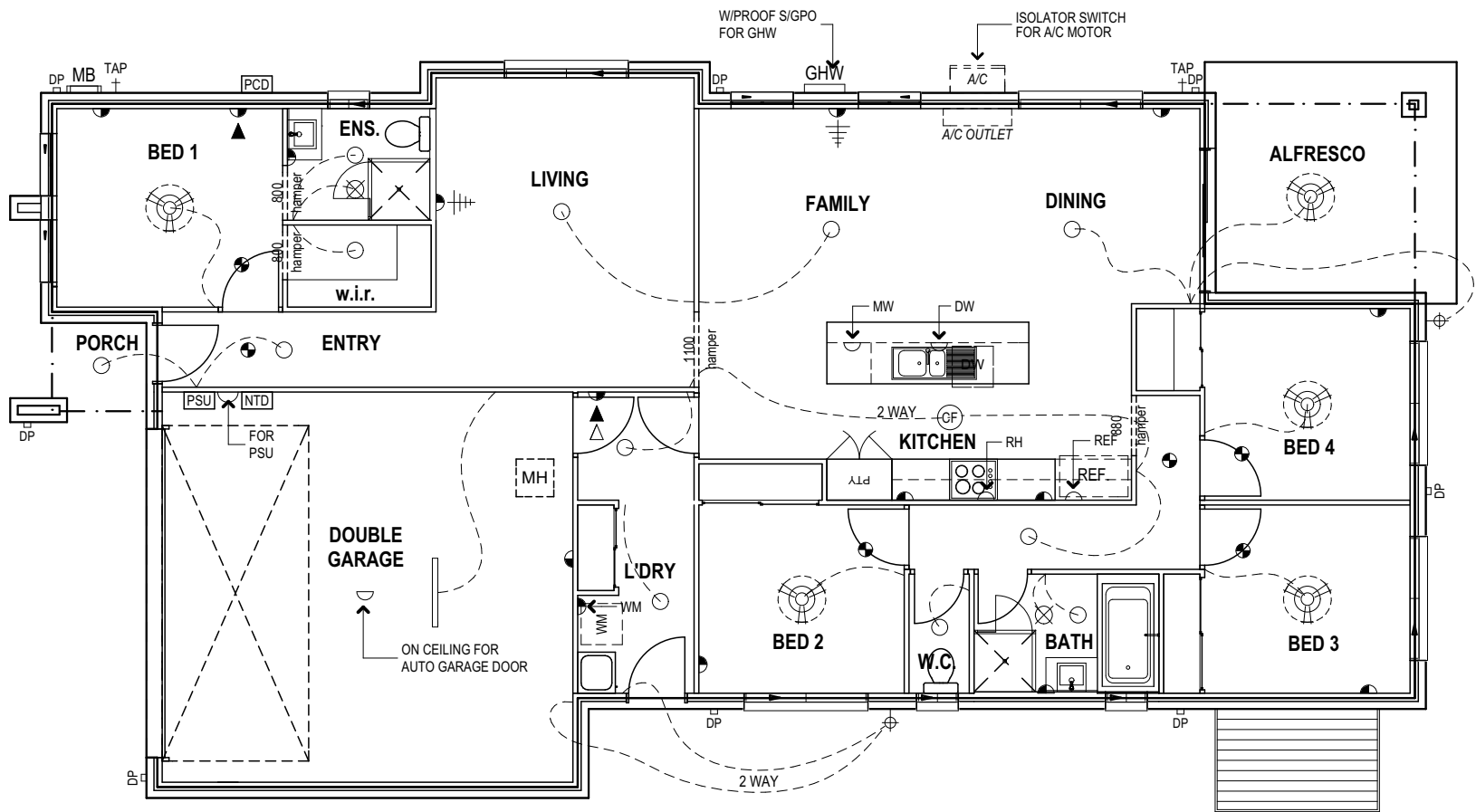
All Above Items to Fibre Network Suppliers  
Specification

Fibre Network Supplier to Provide:

- \*Network Terminal Device
- \* PSU (Batory Back-Up by Home Owner)

COMMS. PREWIRED

POSITION OF ELECTRICAL POINTS  
SUBJECT TO CONSTRUCTION  
CONSTRAINTS





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**Garage to RH**

"2018 Design Range"

CLIENT:  
**?? Client Full Name**

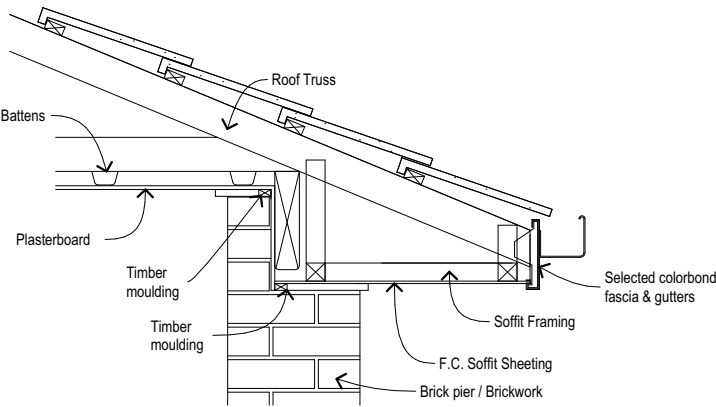
SITE ADDRESS:  
**Lot ???**  
**?? Street**  
**?? Suburb, QLD ??postcode**

**Electrical Plan**

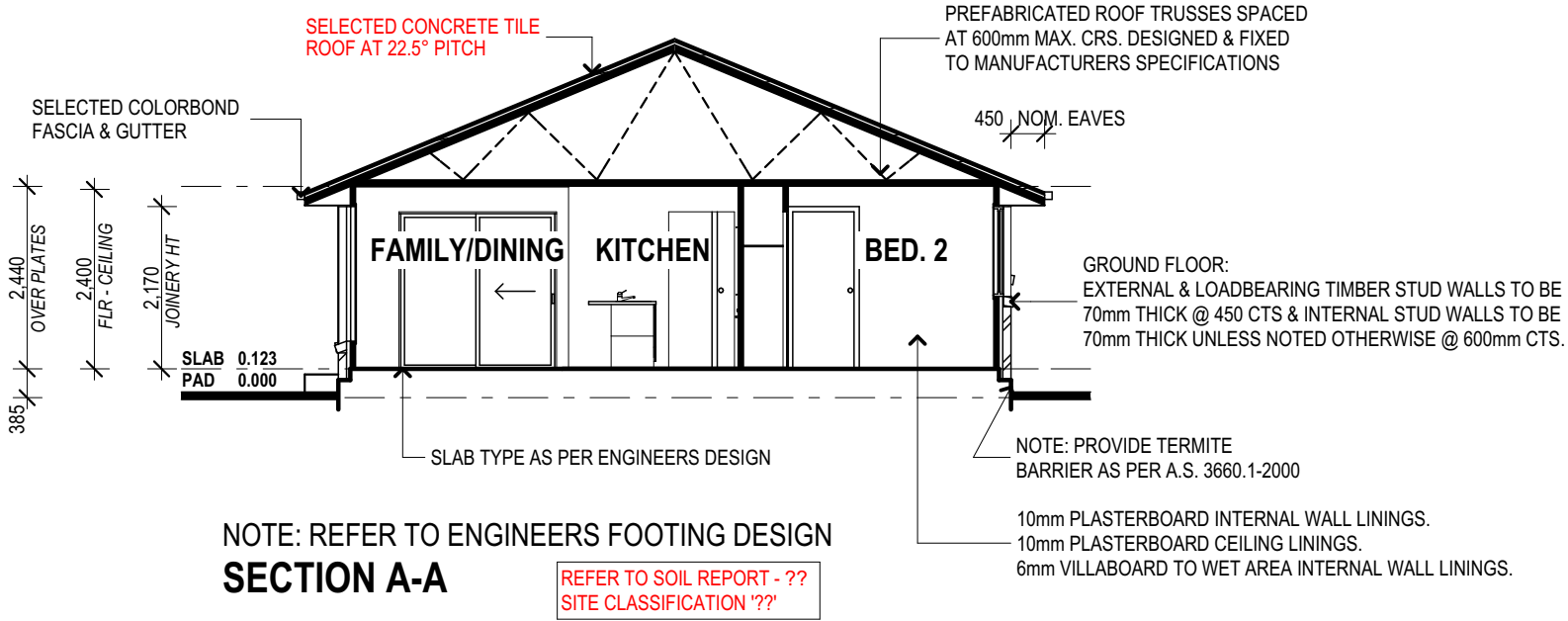
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SCALE: 1:100	CHECKED: ??	
SHEET: <b>08</b>	JOB No: <b>405???</b>	



N2 WIND CATERGORY



Alfresco Bulkhead Detail  
1:20



NOTE: REFER TO ENGINEERS FOOTING DESIGN  
SECTION A-A

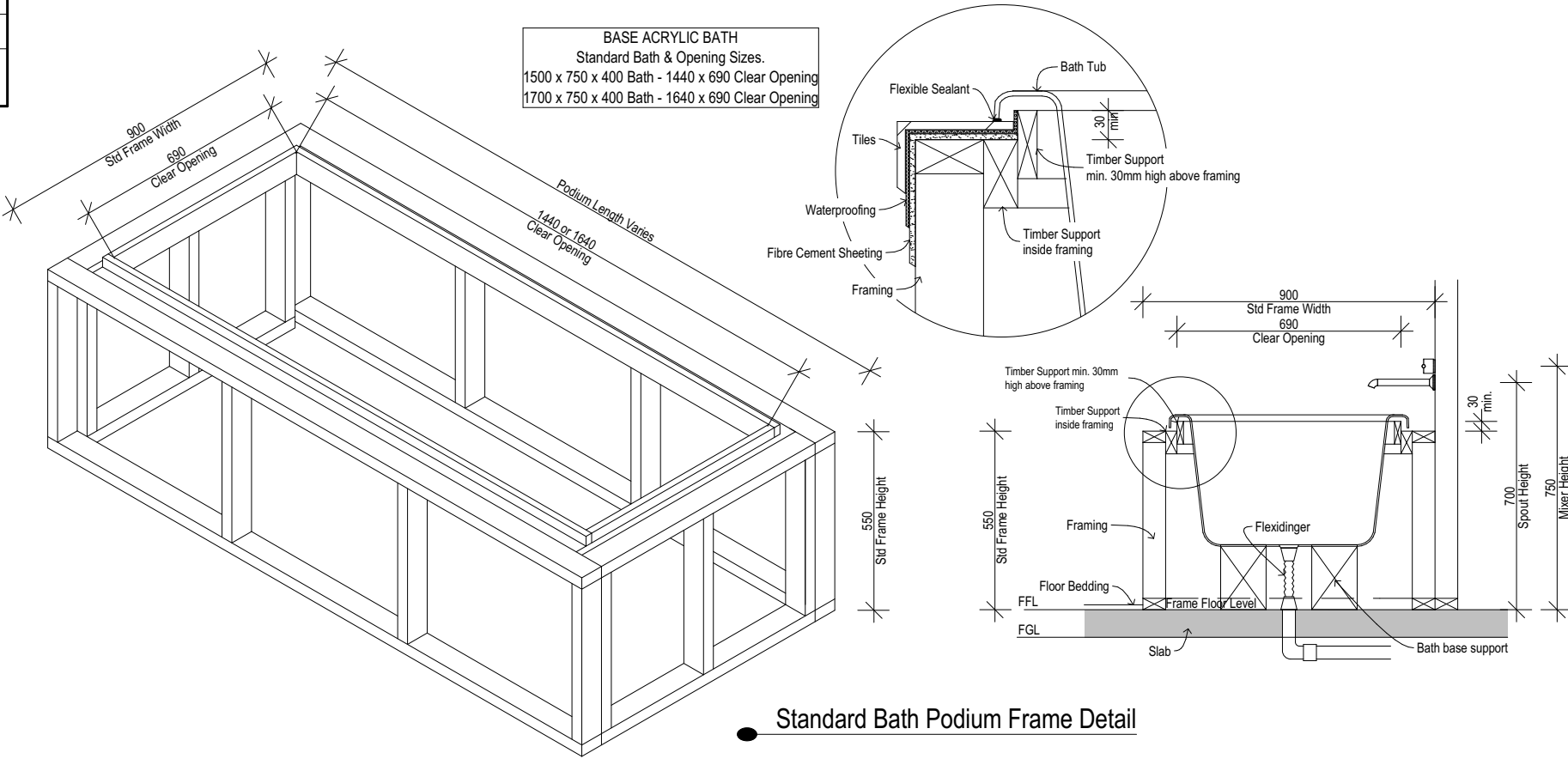
REFER TO SOIL REPORT - ??  
SITE CLASSIFICATION '??'

GUTTER AND DOWNPIPES TO COMPLY WITH NCC 2016 PART 3.5.2

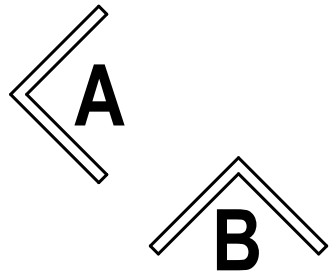
OVERFLOW MEASURES TO GUTTERS TAKEN FROM NCC 2016 PART 3.5.2.4.

RAINFALL DURATION INTENSITIES (TABLE 3.5.2.1)		OVERFLOW VOLUME FOR CONTINUOUS MEASURE (L/s/m) (TABLE 3.5.2.3a)	
5 MINUTE DURATION RAINFALL INTENSITIES (100 YEARS)		DESIGN 5 MINUTE DURATION RAINFALL INTENSITIES (100 YEARS)	RIDGE TO GUTTER LENGTH (MAXIMUM DEFAULT) (M)
LOCALITY	(mm/h)	DESIGN (mm/h)	OVERFLOW VOLUME FOR CONTINUOUS MEASURE (L/s/m)
IPWICH	278	300	1.4 L/s/m required
BRISBANE	305	325	1.5 L/s/m provided
VICTORIA PT	320	325	(REFER TO TABLE 3.5.2.4)

Table 3.5.2.4 ACCEPTABLE OVERFLOW MEASURES		
Table a. Acceptable continuous overflow measure		
Description	Overflow Capacity (L/s/m)	Construction
<b>Controlled back gap with-</b>	<b>1.5</b>	
(a) a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and		
(b) one spacer per bracket, with the spacer not more than 50 mm wide; and		
(c) the back of the gutter installed a minimum of 10 mm below the top of the fascia.		



Standard Bath Podium Frame Detail



PROVIDE FULL HT. MASONRY  
ARTICULATION AS PER ENGINEERS  
SOIL TEST REPORT

BRACING SCHEDULE

- UPPER OR SINGLE STOREY
- CONCRETE TILED ROOF
- JOINT GROUP = JD4

N2

DIRECTION A



REQUIRED kN = 19.7

CODE	TYPE	LENGTH	VALUE	No.	TOTAL
A	F11 STRUCTURAL PLY BRACE @ 6.0 kN/m	500mm	3.0kN		
A	F11 STRUCTURAL PLY BRACE @ 6.0 kN/m	600mm	3.6kN		
A	F11 STRUCTURAL PLY BRACE @ 6.0 kN/m	900mm	5.4kN	4	21.6
B	STEEL ANGLE BRACE @ 1.5 kN/m	1800mm	2.7kN		
B	STEEL ANGLE BRACE @ 1.5 kN/m	2400mm	3.6kN		
B	STEEL ANGLE BRACE @ 1.5 kN/m	2700mm	4.0kN	2	8.0
C	BRACING BRICK PIER @ 1.5 kN (both directions)		1.5kN		

RESISTANCE PROVIDED kN = 29.6

DIRECTION B

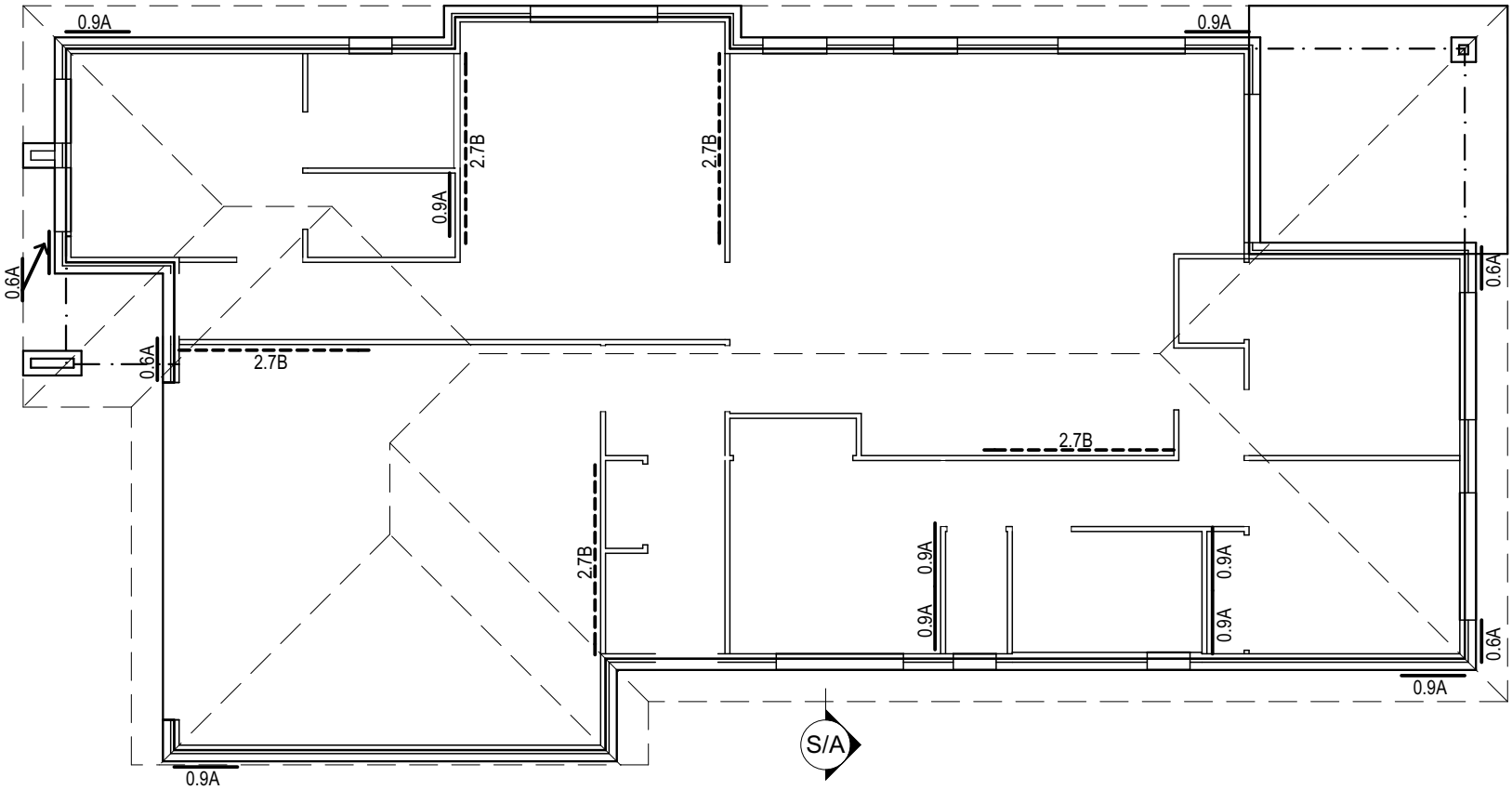


REQUIRED kN = 41.4

CODE	TYPE	LENGTH	VALUE	No.	TOTAL
A	F11 STRUCTURAL PLY BRACE @ 6.0 kN/m	500mm	3.0kN		
A	F11 STRUCTURAL PLY BRACE @ 6.0 kN/m	600mm	3.6kN	4	14.4
A	F11 STRUCTURAL PLY BRACE @ 6.0 kN/m	900mm	5.4kN	5	27.0
B	STEEL ANGLE BRACE @ 1.5 kN/m	1800mm	2.7kN		
B	STEEL ANGLE BRACE @ 1.5 kN/m	2400mm	3.6kN		
B	STEEL ANGLE BRACE @ 1.5 kN/m	2700mm	4.0kN	3	12.0
C	BRACING BRICK PIER @ 1.5 kN (both directions)		1.5kN		

RESISTANCE PROVIDED kN = 53.4

TELESCOPIC SHS POST INSIDE ENGAGED/BRICK PIERS  
(TIED FROM FOOTINGS TO FRAMING MEMBERS)  
BRICK PIERS NOT CORE FILLED



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# DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

NOTES:

PRODUCT:

Newtown 190

Traditional Facade  
Garage to RH

"2018 Design Range"

CLIENT:

?? Client Full Name

SITE ADDRESS:

Lot ???

?? Street

?? Suburb, QLD ??postcode

Bracing Plan

DRAWN:

DATE:

DD.MM.YY

Rev:

A

SCALE:

1:100

CHECKED:

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SHEET:

10

JOB No:

405???

SPECIFICATIONS:-

N.2 CONC. TILE ROOF  
SINGLE STORY

BY LAWS & CODES.

All construction shall be designed and built to comply with the Building Act 1975 and the Building Code of Australia 2010 edition & subsequent amendments to date & A.S 1684.2 2006 (residential timber framed construction)

MANUFACTURES SPECIFICATIONS.

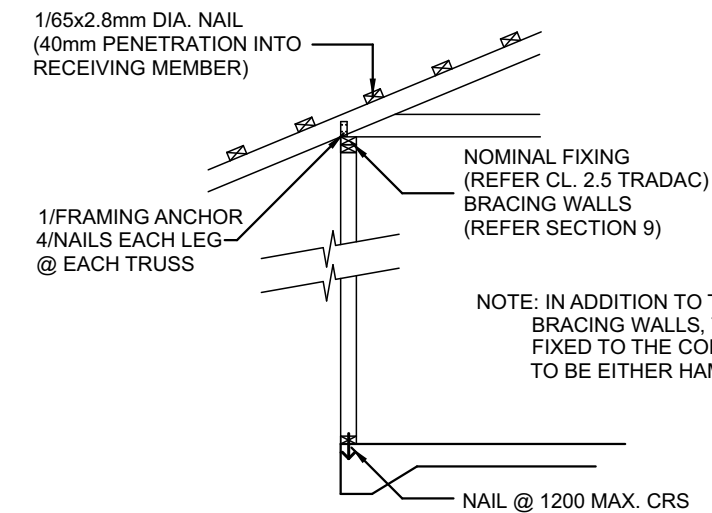
Means a current specification approved by the Local Authority for use under the conditions applicable in this industry.

MATERIALS & COMPONENTS.

1. All Materials shall be new.
2. Timber sizes and details not shown shall comply with A.S 1684.2  
All timber, truss sizes and details shall be as per A.S 1684.2 (2006)
3. Concrete ftg. 20MPa., remainder 20 MPa.
4. STEEL; Shop primed (all fixing bolts shall be hot dipped galvanised).
5. ROOFING; Selected Conc tile roofing fixed in accordance with manufacturers specifications.
6. WALLS: Brick Veneer (wall ties @ 600 x 600) to comply with AS 3700 & Supp.1 SAA Masonary Code.  
Prefabricated wall frames - timber sizes shall comply with A.S 1684.2 (2006)
7. WALL LINING: Plaster Board generally to all walls and ceilings (10mm thick to walls - 10mm thick to ceiling) fixed in accordance with manufacturers specifications.  
6.0mm Villaboard to bathroom areas.
8. ALUMINIUM WINDOWS & DOORS: All windows and sliding glazed doors shall be powder coat finished (unless stated otherwise) fixed in strict accordance with manufacturers specifications - all sizes shown on plan.
9. DOORS: Entry doors and timber frame shall be as per specifications. Where WC doors do not open outwards from WC room enclosure, they shall be provided with externally removable hinges.
10. VENTILATION Intenal WC enclosures shall be vented in accordance with Part F4.5 or F4.6 of the Building Code of Australia.
11. D.P.C.: Provide approved damp proof course between bottom plates and concrete/masonry to all external walls and to all internal wet areas
12. FLASHINGS: All windows and sliding doors flush with gable ends shall have 50mm galvabond window flashing above.
- 13 EXTERNAL CLADDING: Refer to Elevations for details

TIE DOWN FIXINGS

- 330mm Battens spacings/roof tile setout and 600mm truss/rafter spacings (U.N.O)
1. Roofing fixed to battens in accordance to manufacturers specifications.
2. Fixing of battens to rafters or trusses - by 1/65mm x 2.8 dia grooved nail (40mm penetration into receiving member) (or approved fasteners).
3. Fixing of rafters or trusses to top plate by 1 framing achor with 3/2.8 dia. nails each leg.



TIMBER FRAMED TIE DOWN WALL

TIMBER SCHEDULE

REFER TO "FRAME & TRUSS SUPPLIER" SPECIFICATION/CERTIFICATION

NOTE: Unless stated otherwise on floor plan, seasoned timber sizes as per timber schedule below as per A.S 1684.2 (2006)

Bottom Plate	70 x 35 MGP 10
Top Plate	2/70 x 35 MPG 10 (roof span up to 8000) 2/70 x 35 MGP 12 (roof span up to 14000)
Nogging	70 x 35 MGP 10
Studs (loadbearing wall) @ 450 crs	70 x 35 MGP 10 - 2440mm High (roof span up to 14000) 70 x 35 MGP 12 - 2740mm High (roof span over 14000) 70 x 35 MGP 12 - 2440mm High (roof span over 14000)

Studs (non-loadbearing bracing wall) @ 450 crs - 70 x 35 MPG 10 up to 3000  
- 70 x 35 MGP 12 up to 3600

Studs (side of openings)

Lintels - unless noted on floor plan, refer to "FRAME & TRUSS SUPPLIER" SPECIFICATION/CERTIFICATION

NOTE: Lintel/Roof beam sizes do not account for Girder trusses. Sizes may increase on site to cater for any extra loads or to the availability of timber sizes. Refer to table below or Duncans, Hynes or Tasbeam load tables.

Roof Battens 50 x 25 F14 unseasoned hardwood

ROOF SPAN				STUDS AT SIDE			
LINTELS	1400	1900	3600	4500	6600	NO.(MGR)	
900	120x35 MGP12	120x35 MGP12	120x35 MGP12	120x35 MGP12	120x35 MGP12	2	
1200	120x35 MGP12	120x35 MGP12	190x35 MGP10	190x35 MGP10	190x35 MGP10	2	
1500	120x35 MGP12	190x35 MGP10	190x35 MGP10	190x35 MGP10	190x35 MGP10	2	
1800	190x35 MGP10	190x35 MGP10	190x35 MGP10	240x35 MGP10	240x35 MGP10	2	
2100	190x35 MGP12	190x70 MGP10	240x36 LVL	240x36 LVL	240x36 LVL	3	
2400	190x70 MGP10	240x36 LVL	240x63 LVL	240x63 LVL	240x63 LVL	3	
2700	240x36 LVL	240x63 LVL	230x65 17C	230x65 17C	230x65 17C	3	
3000	240x45 LVL	240x63 LVL	230x65 17C	230x65 17C	260x65 17C	3	
3300	240x63 LVL	240x63 LVL	230x65 17C	260x65 17C	260x65 17C	3	
3600	300x45 LVL	300x45 LVL	260x65 17C	260x65 17C	270x65 18C	3	
3900	300x63 LVL	300x63 LVL	260x65 17C	295x65 17C	300x65 18C	3	
4200	300x63 LVL	230x65 17C	295x65 17C	295x65 17C	330x65 18C	4	
4500	230x65 17C	260x65 17C	295x65 17C	300x65 18C	360x65 18C	4	
4800	230x65 17C	260x65 17C	300x65 18C	330x65 18C	360x65 18C	4	
MGP = MACHINE GRADED PINE				JD4	(TRADAC)		
LVL = LAMINATED VENEER LUMBER				JD4	TILLING TIMBER		
17C = GLUE LAMINATED PINE BEAMSD2				JD1	HYNEBEAM		
18C = GLUE LAMINATED HWD BEAMSD2				JD1	HYNEBEAM		

NOMINAL FIXINGS FOR TIMBER MEMBERS

TIEDOWN SCHEDULE N2 TILE ROOF (UPLIFT LOAD WIDTH 7500)

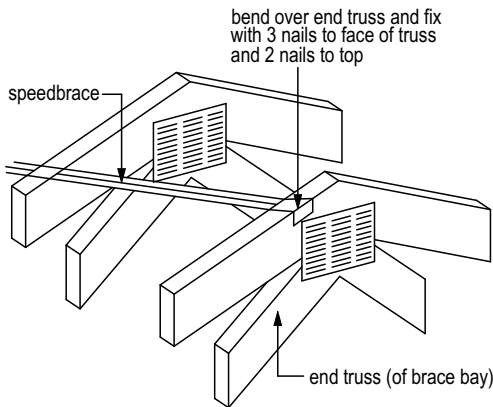
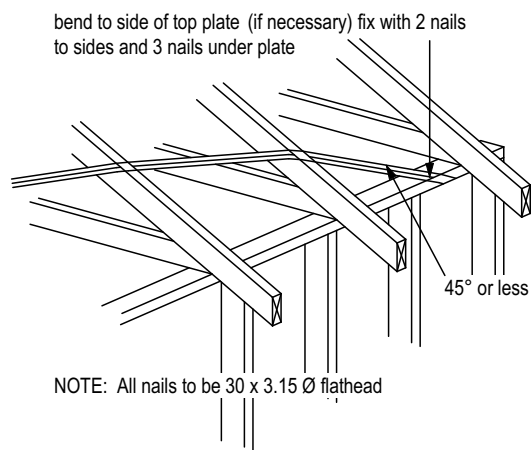
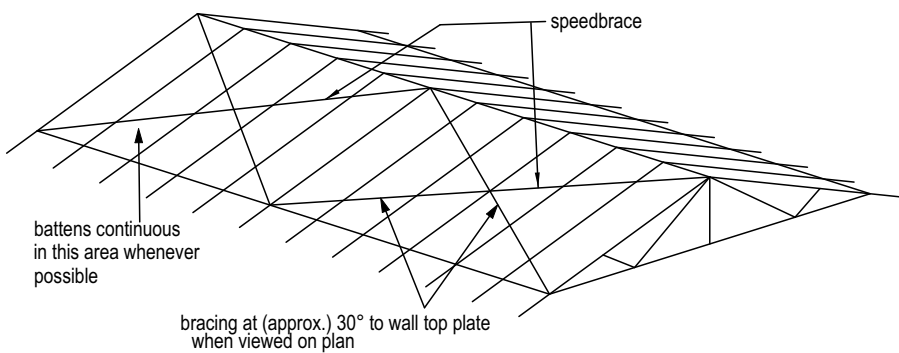
MEMBERS	UPLIFT	METHOD	KN PROVIDED	DETAIL
ROOF BATTEN TO RAFTER		As per Manufacturers requirements		
TRUSSES TO TOP PLATE @ 600 CTRS		As per Manufacturers requirements		
PLATES TO STUDS (upper floor or single storey)	Nominal	2/75mm nails through plate into end grain of stud top and bottom.	0.17kn	
LINTELS < 3.0	Nominal	2/75mm nails through lintel into stud		
LINTELS < 6.0	Nominal	2/75mm nails through lintel into stud		
BOTTOM PLATE TO CONCRETE (single storey)	Nominal	1 masonry nail (hand driven or fired) at not more than 1200mm crs	1.0.kn	
BOTTOM PLATE (upper floor) TO TOP PLATE (lower floor)		As per Manufacturers requirements		
VERANDAH PLATE TO POST @ 3000 MAX CTRS (7500 U.L.W.)	Nominal	2/M10 cup head bolts	8.4kn	
PLATES TO STUDS (lower floor)	Nominal	2/75mm nails through plate into end grain of stud top and bottom.	0.17kn	
BOTTOM PLATE TO CONCRETE (lower floor)	Nominal	1 masonry nail (hand driven or fired) at not more than 1200mm crs	1.0.kn	

NOTE:- PREFABRICATED FRAME SUPPLIER IS TO SUPPLY SCHEDULE & CERTIFICATION FOR FRAMES SUPPLIED. DESIGNED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND THE BUILDING ACT 1975.

	ADDRESS: P.O. BOX 600 PARADISE POINT, 4216 www.gdevelopments.com.au  ACN: 116332220 ABN: 77116332220 QBSA: 1086689  "Building a Shared Vision"	<p>©</p> <p>ALL CONTENT COPYRIGHTED:- This design and/or print is the property of G. Bull and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. Any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.</p> <p># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	CLIENT'S SIGNATURE: _____ DATE: _____	PRODUCT: <b>Newtown 190</b> <b>Traditional Facade</b> <b>Garage to RH</b>  <i>"2018 Design Range"</i>	CLIENT: <b>?? Client Full Name</b>	Tiedown Details		
			NOTES:	SITE ADDRESS: <b>Lot ???</b> <b>?? Street</b> <b>?? Suburb, QLD ??postcode</b>	DRAWN:	DATE: DD.MM.YY	Rev: <b>A</b>	
					SCALE: 1:100	CHECKED: ??		
					SHEET: <b>11</b>	JOB No: <b>405???</b>		



ROOF BRACING



WALL BRACING

Bracing to be located as shown on plan.  
Structural ply to external walls (inside cavity) - refer to detail Bracing Type A.  
All bracing shall be fixed in strict accordance to manufacturers specifications.  
The top of all timber bracing walls shall be fixed to roof and ceiling - refer to details "C" and "D".

STRUCTURAL PLYWOOD - 6.0kN/m

F14, 4mm thick min. structural plywood on outer face of stud wall nailed to frame with 30 x 2.8mm dia flathead nails or equivalent. Studs @ 450 ctrs behind panels.

PLYWOOD BRACING PANELS- equal to or greater than 900mm lengths

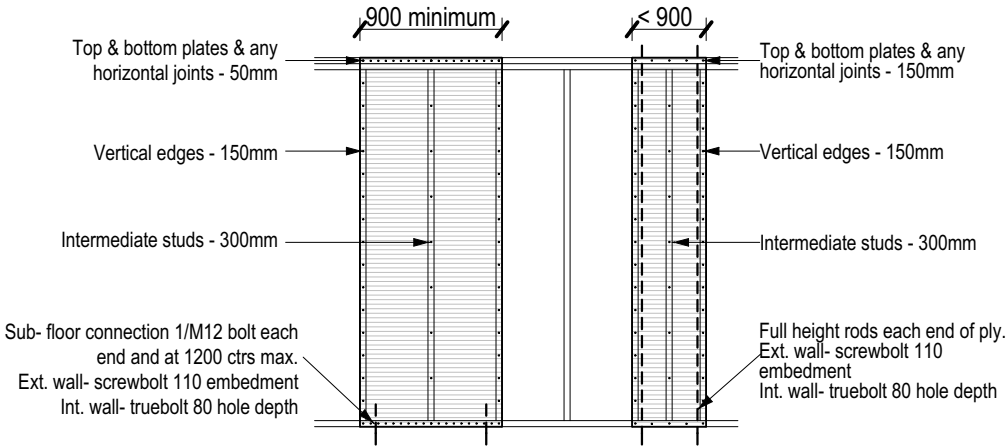
- Nailing ctrs: Top & Bottom plates - 50mm  
Vertical edges - 150mm  
Intermediate studs - 300mm
- Fixings: Top - Method A, B, C, or D per 900mm length  
Bottom - 1/M12 Bolt each end & @ 1200 ctrs max

PLYWOOD BRACING PANELS- less than 900mm ply lengths

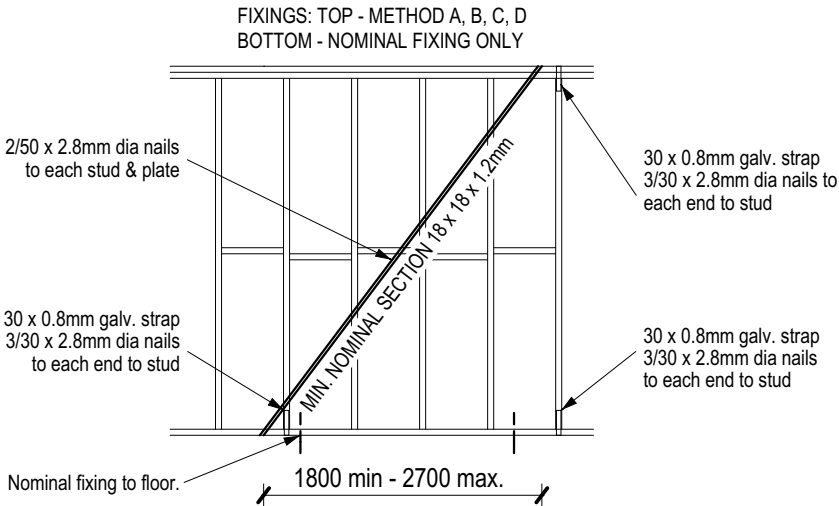
- Nailing ctrs: Top & bottom plates - 150mm  
Vertical edges - 150mm  
Intermediate studs - 300mm
- Fixings: Top - Method A, B, C or D per 900mm ply length  
Bottom - 1/M12 full height rod each end.

- kN values: 0.6m = x 3.6kN (reduced by 0.6)  
0.7m = x 4.2kN (reduced by 0.7)  
0.8m = x 4.8kN (reduced by 0.8)

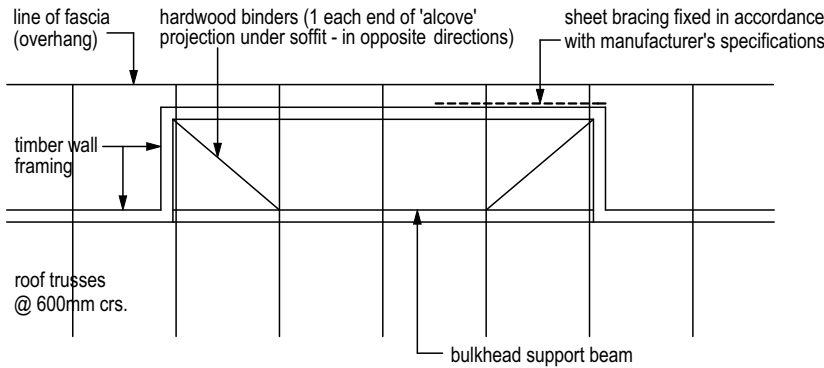
BRACING TYPE 'A' structural plywood detail - 6.0kN/m



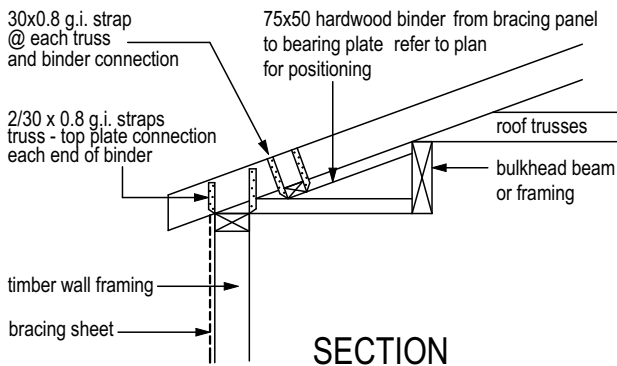
BRACING TYPE 'B' metal angle brace detail - 1.5kN/m



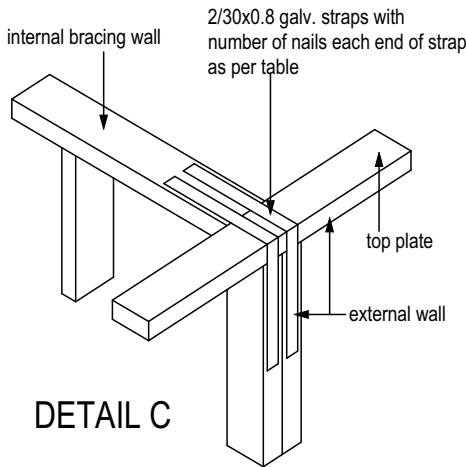
WALL BRACING UNDER SOFFIT DETAILS



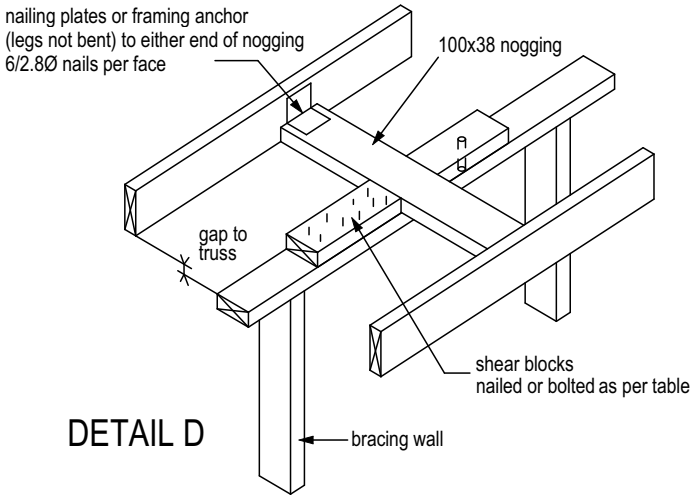
PLAN



SECTION



DETAIL C



DETAIL D



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CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTES:

PRODUCT:  
**Newtown 190**  
**Traditional Facade**  
**Garage to RH**

*"2018 Design Range"*

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Tiedown Details			
DRAWN:	DATE:	Rev:	
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<b>12</b>	<b>405???</b>		