# The Banksia - Granny Flat

## for HPG

## 223 MORRIS ROAD ROTHWELL  QLD 4022

Titlepage

scale: @ A3

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| Rev | Description | Date |
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| 07 | The Banksia - Presentation Issue | 6/08/2020 |
| 08 | Preliminary | 21/09/2020 |

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project
*The Banksia - Granny Flat*
*223 MORRIS ROAD ROTHWELL  QLD 4022*

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WD
architect: *GA*
drawn: *PN*

project no: *0575-03*

**A-WD-00.01**  **08**



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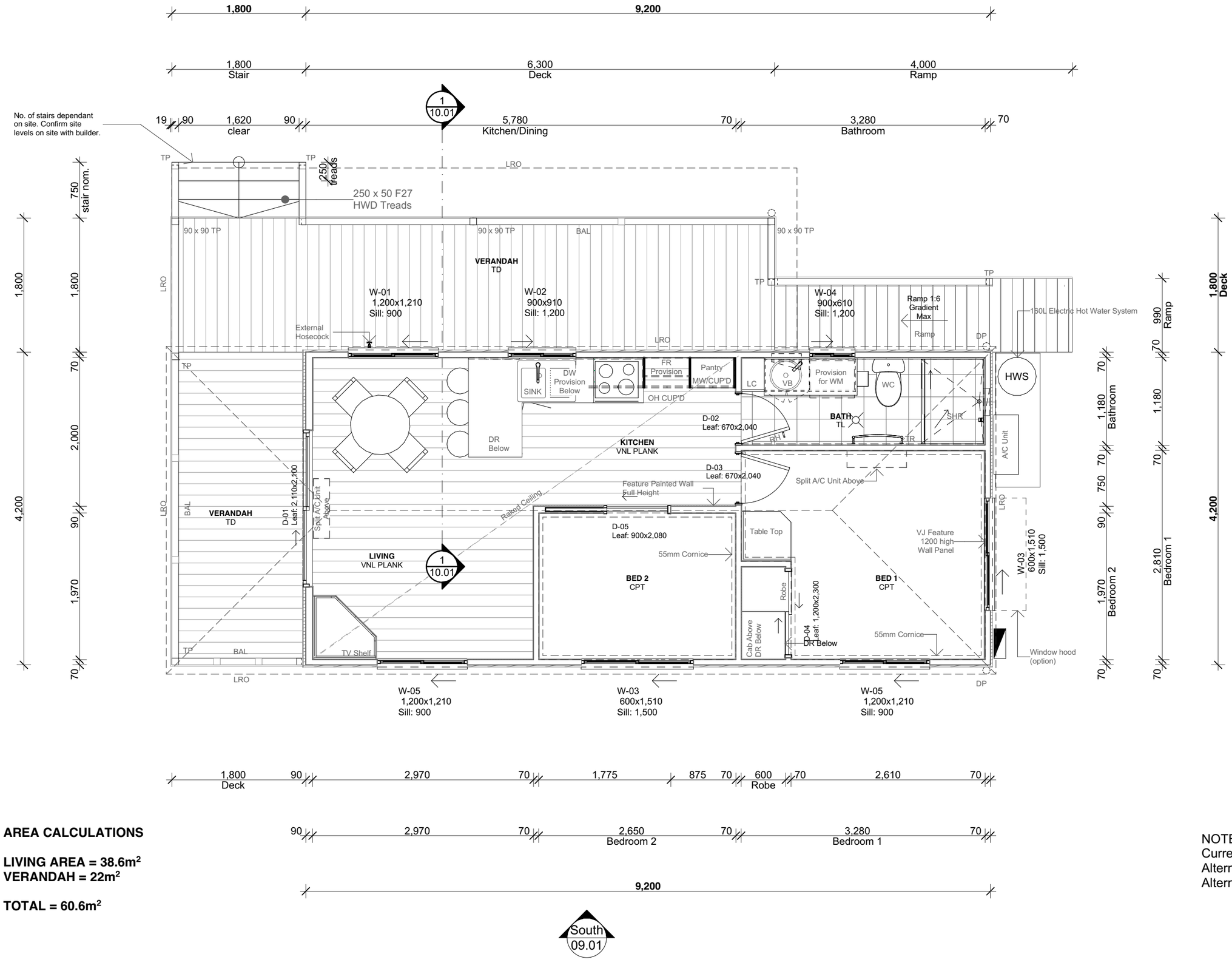


## FLOOR PLAN LEGEND

D08 Door Number

W 04 Window Number

| | |
|---|---|
| Al. Post | Aluminium Post |
| BAL | Aluminium RHS Frame |
| DP | Downpipe |
| DR | Drawer |
| DW | Dishwasher |
| FGW | Floor Grate Waste |
| FR | Fridge |
| LC | Linen Closet |
| LRO | Line of Roof Over |
| RH | Robe Hook |
| SHR | Shower |
| TP | Timber Post |
| TR | Towel Rail |
| VB | Vanity Basin |
| WC | Water Closet |

**NOTES**

1. To be read in conjunction with any consultants documentation if provided.
2. Dimensions are taken to wall cores and do not include linings.
3. Provide falls to all Wet Areas to AS.3740

## FRAMING PLAN LEGEND

## MATERIALS & FINISHES

| | |
|---|---|
| CPT | Carpet |
| TD | Timber Deck |
| TL | Tile |

**NOTES**

1. Refer to schedules for material information.

## AREA CALCULATIONS

**LIVING AREA = 38.6m²**
**VERANDAH = 22m²**

**TOTAL = 60.6m²**

NOTE:
Current plan represents as built display model
Alternative Deck Option 1 - No Verandah
Alternative Deck Option 2 - Verandah Extension

South 09.01

Ground Floor Plan
scale: 1:50 @ A3

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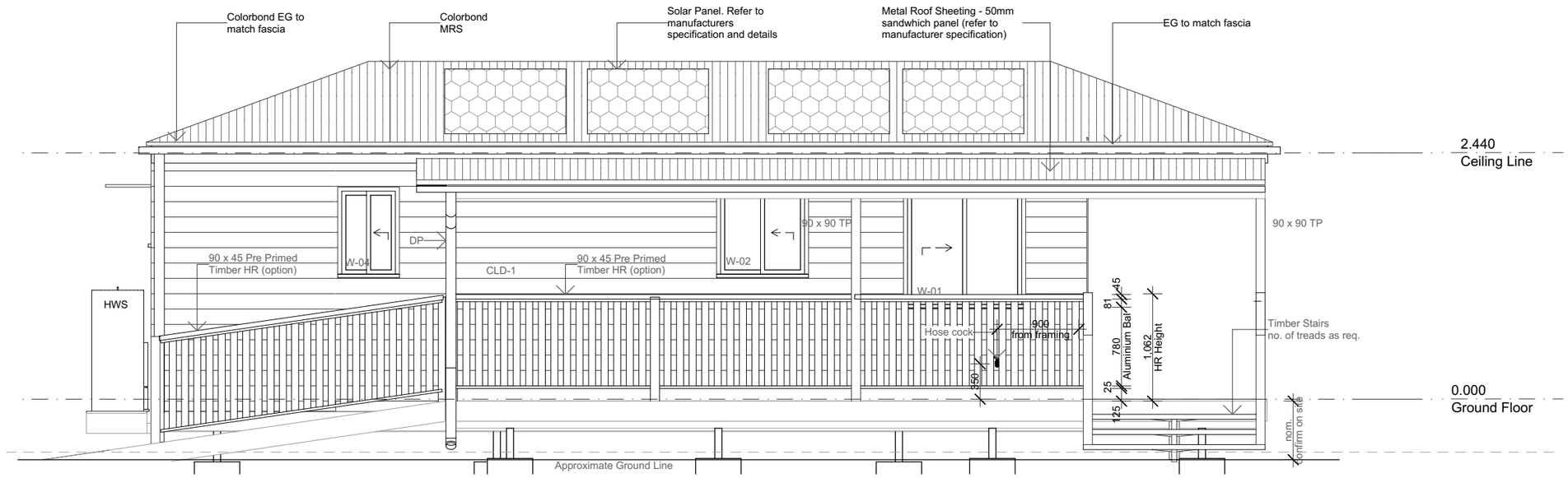
## ELEVATION & SECTION LEGEND

| | |
|---|---|
| CLD | Cladding type |
| DP | Downpipe |
| EG | Eaves Gutter |
| HR | Aluminium Handrail |
| MRS | Metal Roof Sheet |

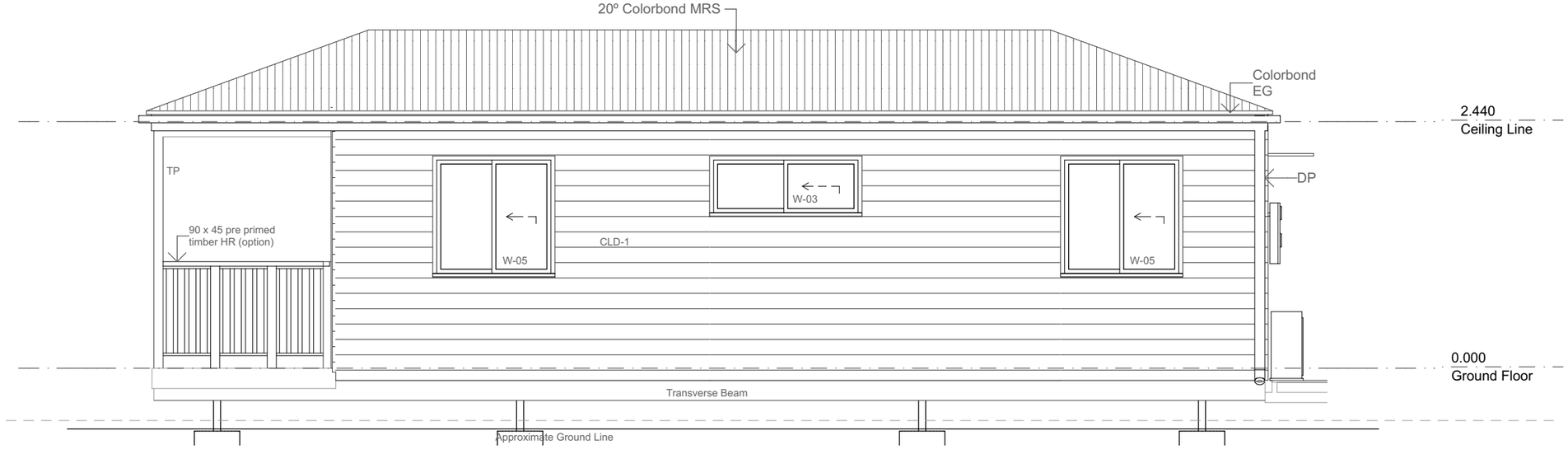
**NOTES**

1. Provide insulation and building paper to all external walls as per energy efficiency report.
2. Refer to manufactuer specification for full product details, fixing details and warranties.
3. Refer to schedules for material information.




# 1 North Elevation

Scale 1:50




# 2 South Elevation

Scale 1:50

Elevations
scale: 1:50 @ A3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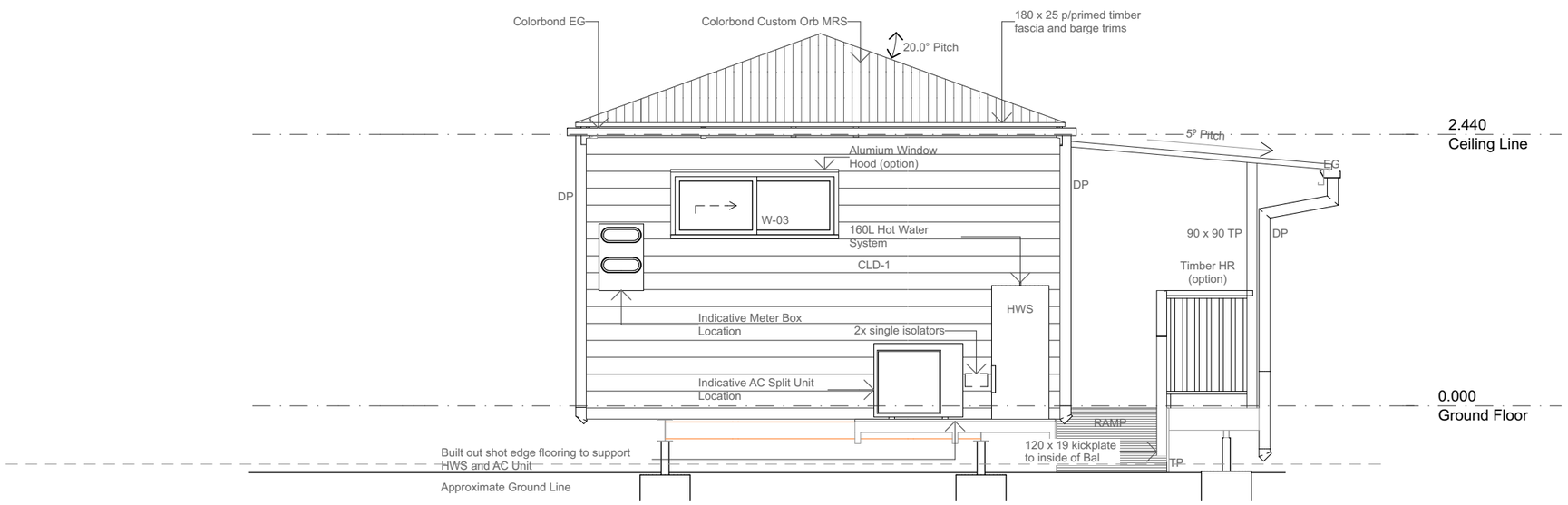
## ELEVATION & SECTION LEGEND

| | |
|---|---|
| CLD | Cladding type |
| DP | Downpipe |
| EG | Eaves Gutter |
| HR | Aluminium Handrail |
| MRS | Metal Roof Sheet |

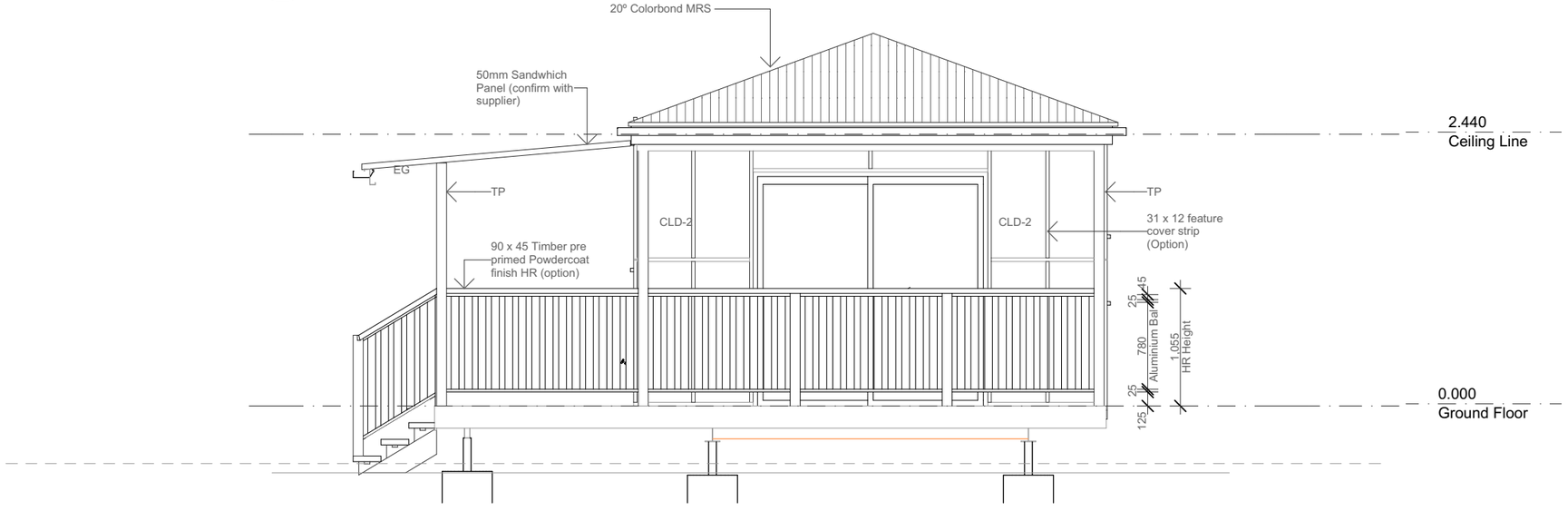
**NOTES**

1. Provide insulation and building paper to all external walls as per energy efficiency report.
2. Refer to manufactuer specification for full product details, fixing details and warranties.
3. Refer to schedules for material information.




## 2 East Elevation

Scale 1:50




## 1 West Elevation

Scale 1:50

Elevations
scale: 1:50 @ A3

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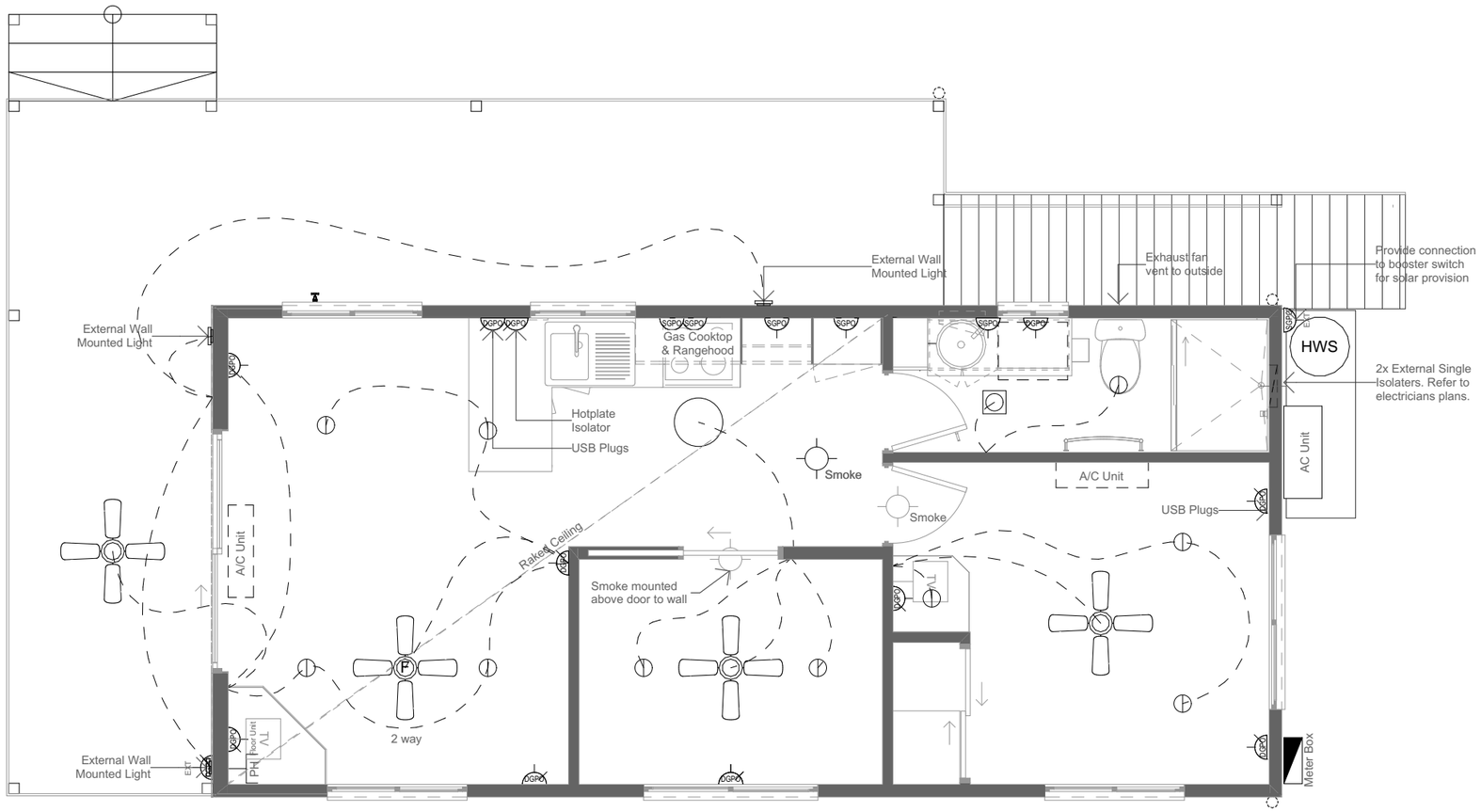


## LIGHTING LEGEND

- Switch
- Switch - two way
- Switch with dimmer - option
- Switch with fan control
- Recessed LED light
- Wall light - surface mounted
- Electrical meterboard
- Extractor fan with light
- LED round oyster light (kitchen)

## ELECTRICAL LEGEND

- GPO - single
- GPO - double
- GPO - ext weatherproof
- TV socket
- Phone socket
- Smoke detector
- Hot Water System 160L/250L

**NOTES:**

1. All LED light fittings are to be warm-white no more than 3000 kelvin.

Electrical Plan - Ground Floor

scale: 1:50 @ A3

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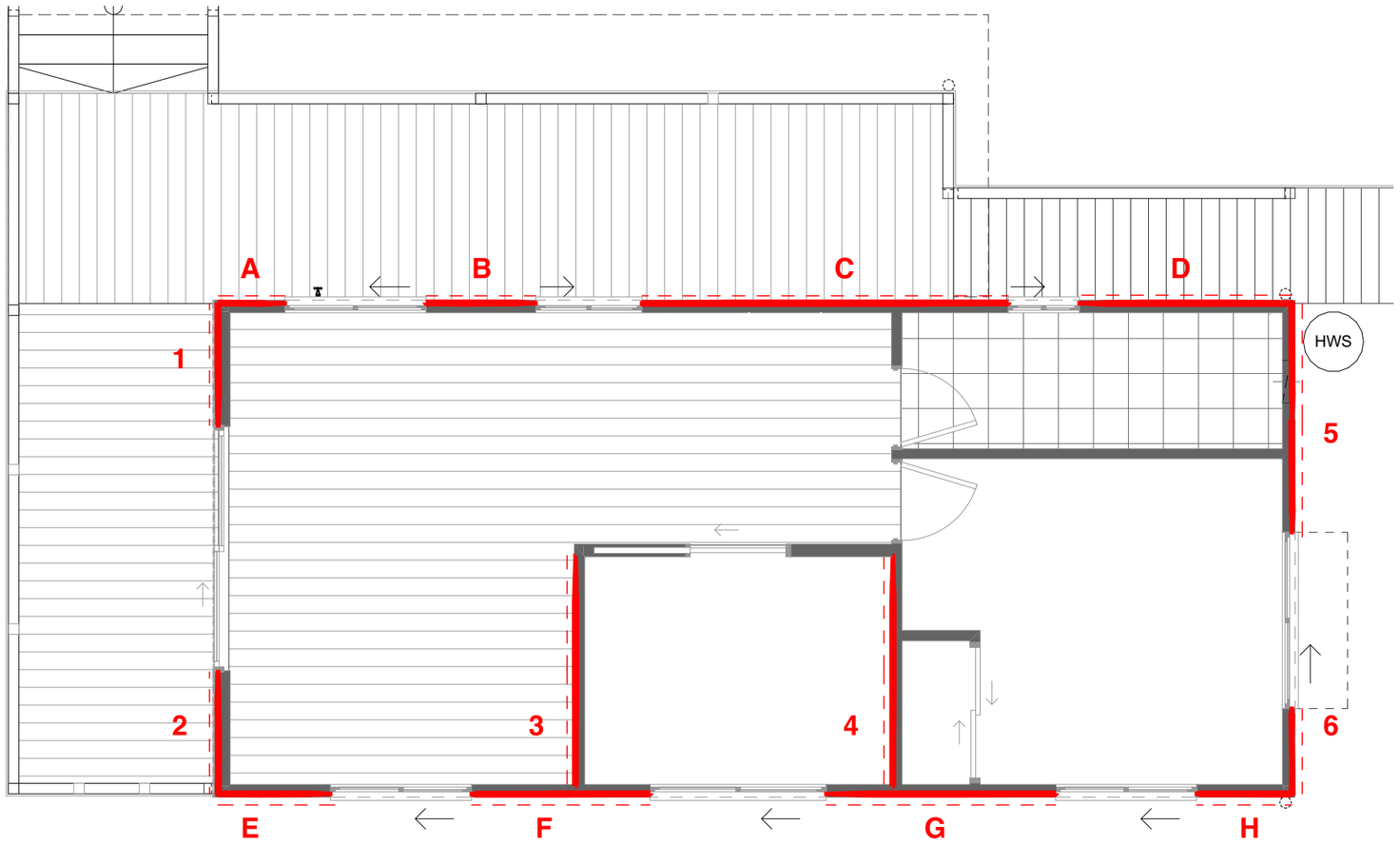



## 1 Bracing Plan

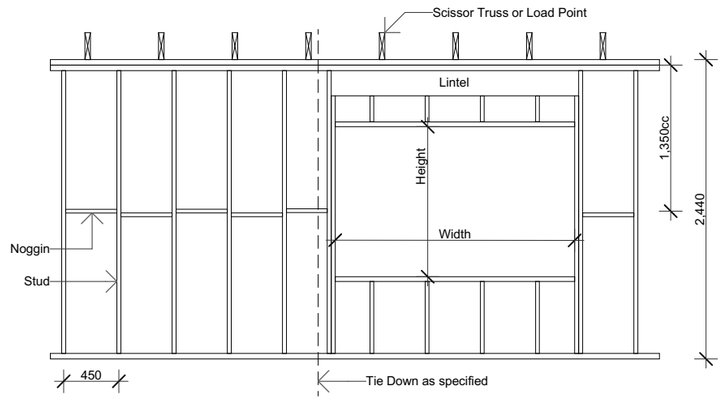
Scale 1:50

## BRACING PLAN LEGEND

Bracing Plywood to Wall

**NOTES**

1. Refer to eng specifications and details for tie down details and fixing details
2. All Member sizes to be reviewed and confirmed by engineer




## 2 Typical Load-Bearing Timber Wall Frame

Scale 1:50

WALL FRAMING SCHEDULE

| MEMBER | TOP PLATE (DOUBLE) | COMMON STUDS | BOTTOM PLATE |
|---|---|---|---|
| EXTERNAL WALLS (unless stated otherwise) | 2/70 X 35 MGP10 | 70 X 35 MGP10 @450cc | 70 X 35 MGP10 |
| INT. LOAD BEARING WALLS | 2/70 X 35 MGP10 | 70 X 35 MGP10 @450cc | 70 X 35 MGP10 |
| INT. NON LOAD BEARING WALLS | 2/70 X 35 MGP10 | 70 X 35 MGP10 @450cc | 70 X 35 MGP10 |

NOTE:

- All internal timber framing to be LOSP H2 treated.
- 35mm Wall thickness nogging to be provided @ 1350crs max. of all walls.
- All external timber framing to be LOSP H3 treated.
- Bracing Schedule to be designed in accordancew with AS 1684.2 - Latest Edition

| 3.4kN/m Bracing System | |
|---|---|
| Minimum Plywood Thickness (mm) | 4.0mm |
| Stress Grade | F22 |
| Stud Spacing | 450 cc |
| Fixings | 30x2.8mm dia flathead nails |

| BRACING SCHEDULE | | | | | |
|---|---|---|---|---|---|
| WIND BRACING N3 | | | | | |
| direction 'X' (left/right) f = | | | direction 'Y' up/down) f = | | |
| WALL | TYPE & LENGTH (in m) | RESISTANCE (in Kn's) | WALL | TYPE & LENGTH (in m) | RESISTANCE (in Kn's) |
| A | 0.57PLY | 1.938 | 1 | 1.045PLY | 3.553 |
| B | 0.94PLY | 3.196 | 2 | 1.05PLY | 3.57 |
| C | 3.14PLY | 10.676 | 3 | 1.97PLY | 6.698 |
| D | 1.85PLY | 6.29 | 4 | 1.97PLY | 6.698 |
| E | 0.96PLY | 3.264 | 5 | 1.96PLY | 6.681 |
| F | 1.53PLY | 5.202 | 6 | 0.73PLY | 2.482 |
| G | 1.965PLY | 6.681 | | | |
| H | 0.815PLY | 2.771 | | | |
| Bracing Required in Direction X is 8.2Kn<br>Bracing Placed in Direction X is 40.018Kn | | | Bracing Required in Direction Y is 24.5Kn<br>Bracing Placed in Direction Y is 29.682Kn | | |

NOTE:

- Plywood butt joint to be at a common stud with clouts as crs. shown.
- Horizontal butt joints to be fixed to nogging at 150 crs.
- Allow to pack out adjacent studs with continuous strips of ply to receive wall lining.

Typical Bracing and Wall Framing Details

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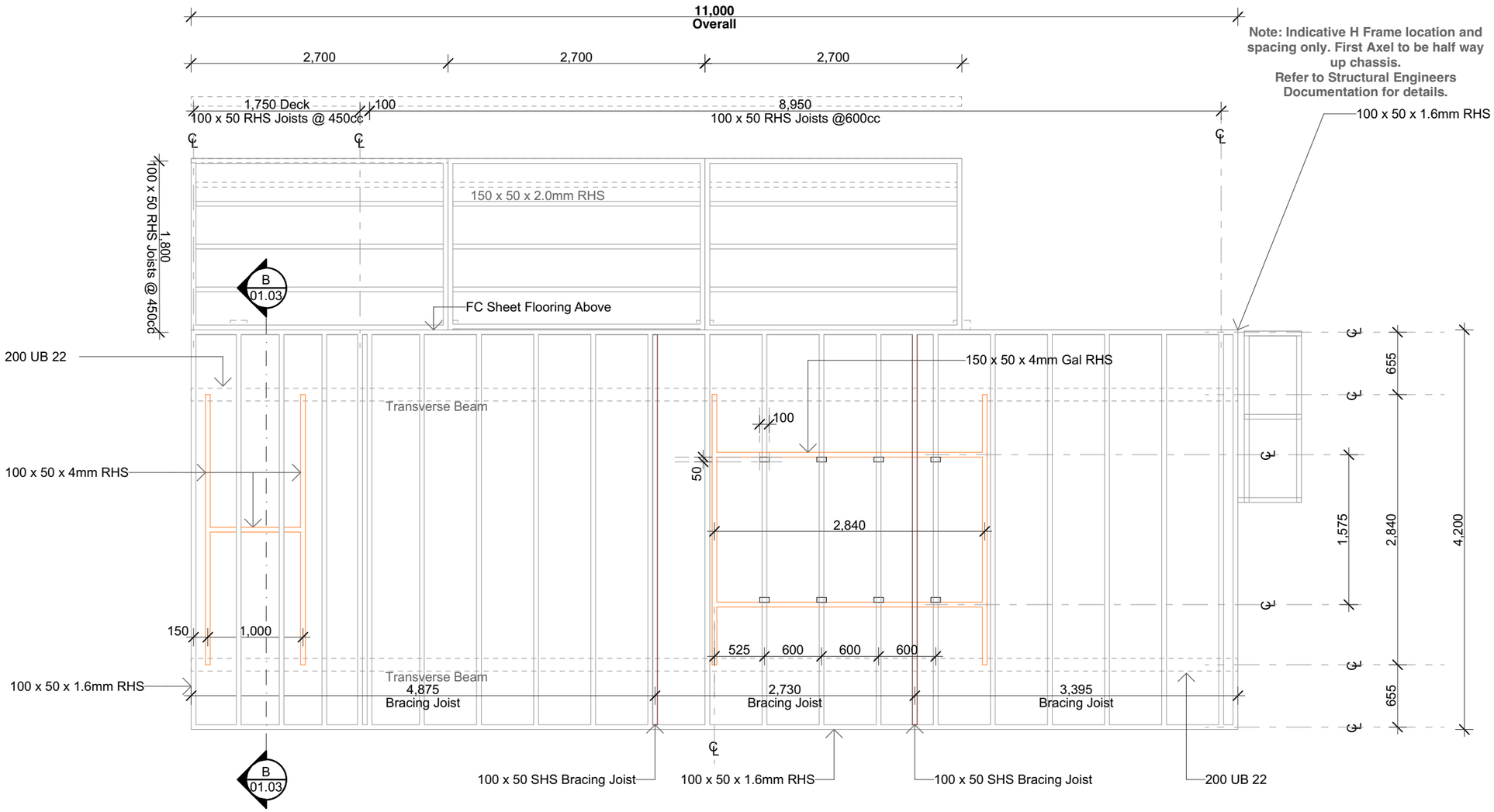
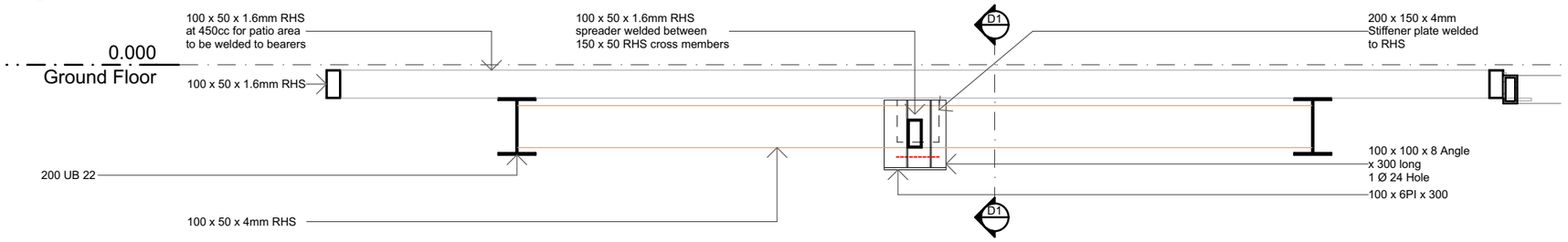


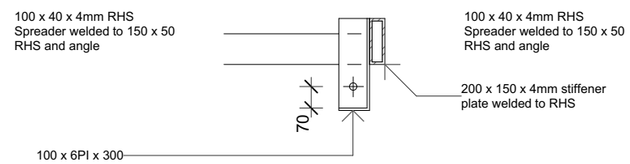

## 1 Framing Plan

Scale 1:50




## 2 B Draw Bar Section

Scale 1:20




## 3 D-1 Detail

Scale 1:20

## FRAMING PLAN LEGEND

| | |
|---|---|
| FC | Fibre Cement |
| RHS | Rectangular Hollow Section |
| UB | Universal Beam |

**NOTES**

1. To be read in conjunction with engineering documentation if provided.
2. For UB sizes refer to eng documentation.
3. Note that UB Bearer spacing might differ based on UB size. Refer to eng documentation.
4. Flooring substructure to be 22mm or 19mm Nexen or similar approved FC

Framing Plan
scale: @ A3

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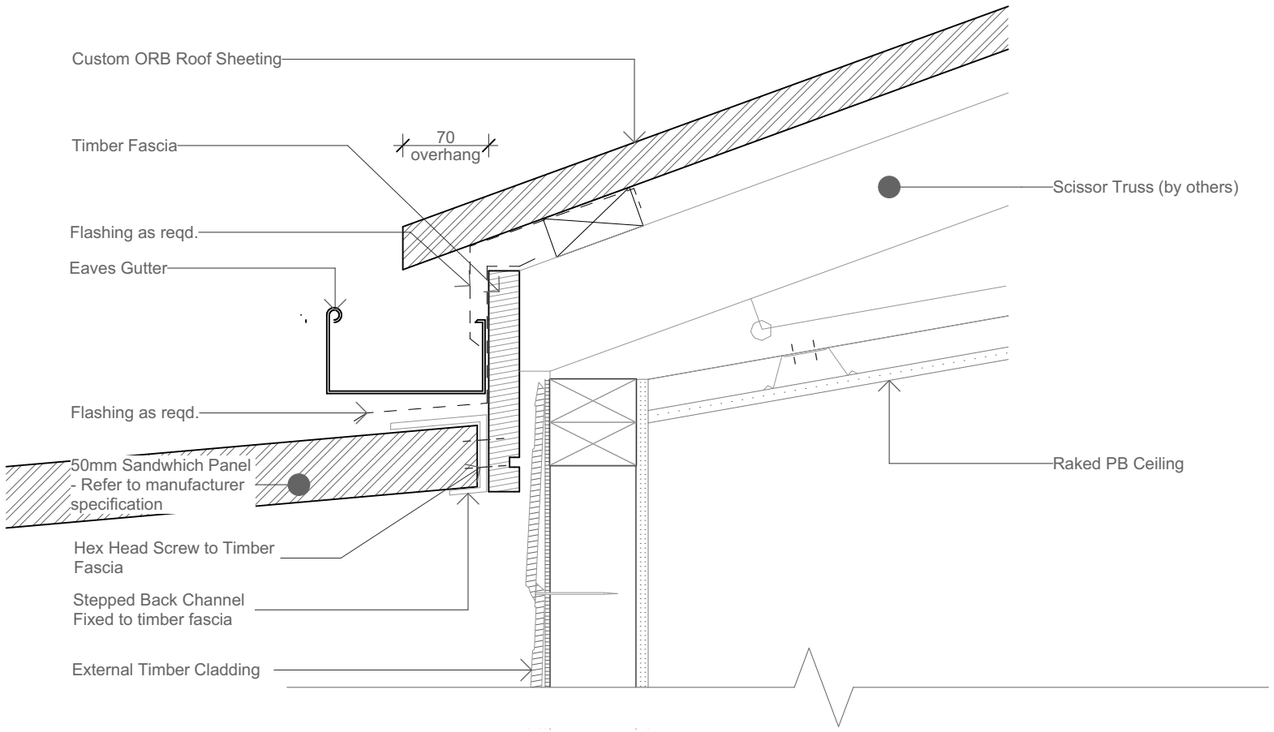
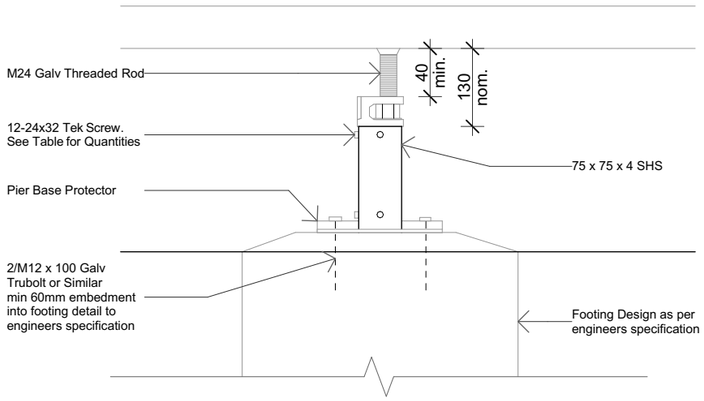



## 1 D-01 Detail

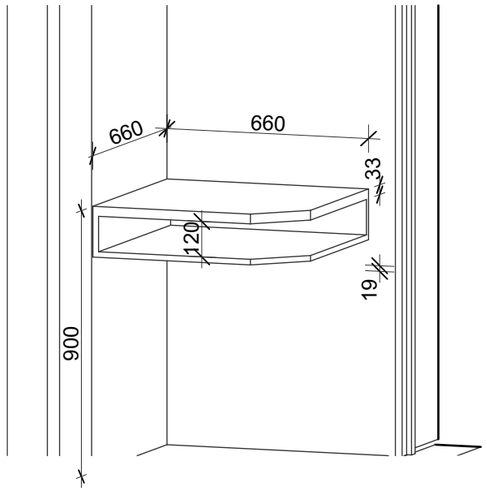
Scale 1:5



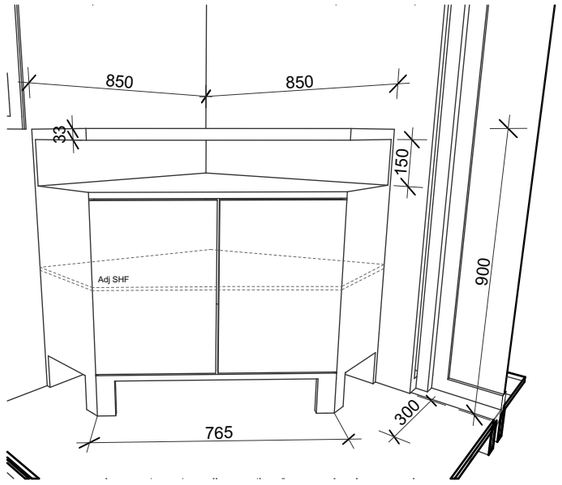

| Tek Screw Qty | Max Uplift Capacity kN |
|---|---|
| 6 | 27.0 |
| 4 | 19.2 |
| 4 | 16.2 |
| 3 | 10.8 |
| 2 | 9.6 |

## 2 D-02 Detail

Scale 1:10




## Bedroom Table Detail




## TV Unit Detail

### ELEVATION & SECTION LEGEND

| | |
|---|---|
| CLD | Cladding type |
| DP | Downpipe |
| EG | Eaves Gutter |
| HR | Aluminium Handrail |
| MRS | Metal Roof Sheet |

**NOTES**

1. Provide insulation and building paper to all external walls as per energy efficiency report.
2. Refer to manufactuer specification for full product details, fixing details and warranties.
3. Refer to schedules for material information.

Detail Sections
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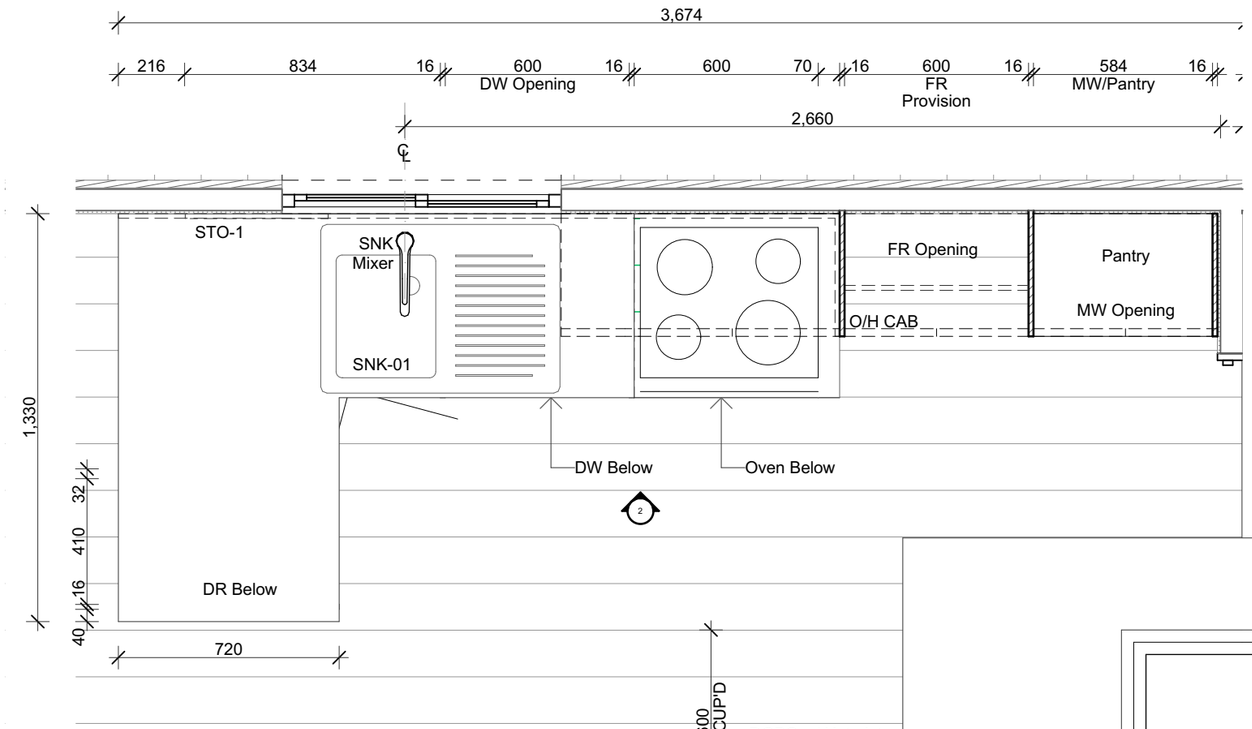


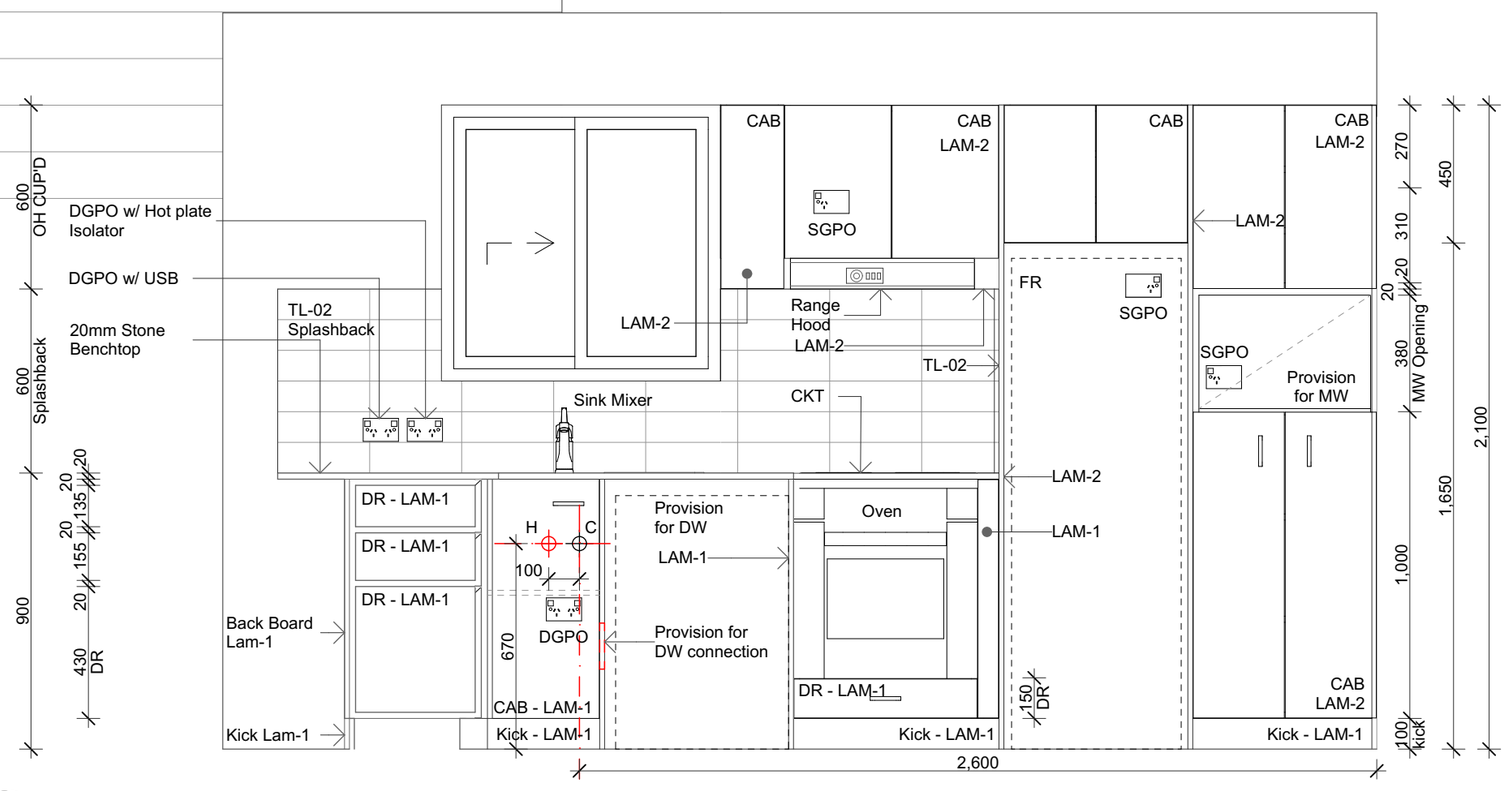

## 1 Kitchen Plan

1 - Scale 1:20

LAM-1
Laminex Polar White matte or similar approved



LAM-2
Laminex Black Matte or similar approved




## 2 Kitchen Cabinetry

2 - Scale 1:20

### JOINERY LEGEND

| | |
|---|---|
| CAB | Cabinet |
| CKT | Cooktop |
| DW | Dishwasher |
| DR | Drawer |
| OV | Oven - under bench |
| RH | Robe Hook |
| SB | Splashback |
| SNK | Sink |
| STO | Stone Benchtop |
| TL | Tile |
| TRH | Toilet Roll Holder |
| LAM | Laminate |

### NOTES

1. All floor tiles in wet areas to fall between 1:80 and 1:100 where applicable.
2. Allow for power and/or water supply and drainage for DW, FR and WM.
3. Handle pull to bottom cabinets. Push mechanism to top cabinets. Soft closing mechanism to all cabinets.
4. It is the joiners responsibility to ensure the structural integrity and fitness-for-use of all joinery items.
5. Ensure that Heavy Duty Moisture Resistant substrate is used on all wet area joinery, or joinery that is otherwise adjacent to wet areas.
6. It is the joiners responsibility to confirm all dimensions on site prior to ordering/manufacturing all joinery items.
7. Read in conjunction with consultant documents for details relating to (but not limited to) vents, power points, data points, tundishes, floor wastes and water supply.
8. Shower floor waste to be full length stainless steel grate channel. Fall Shower floor to waste.
9. Ensure that Heavy Duty Moisture Resistant substrate (ie: Villaboard 6mm) is used on all wet area joinery, or joinery that is otherwise adjacent to wet areas.

Kitchen Wet Area - Plan & Elevation
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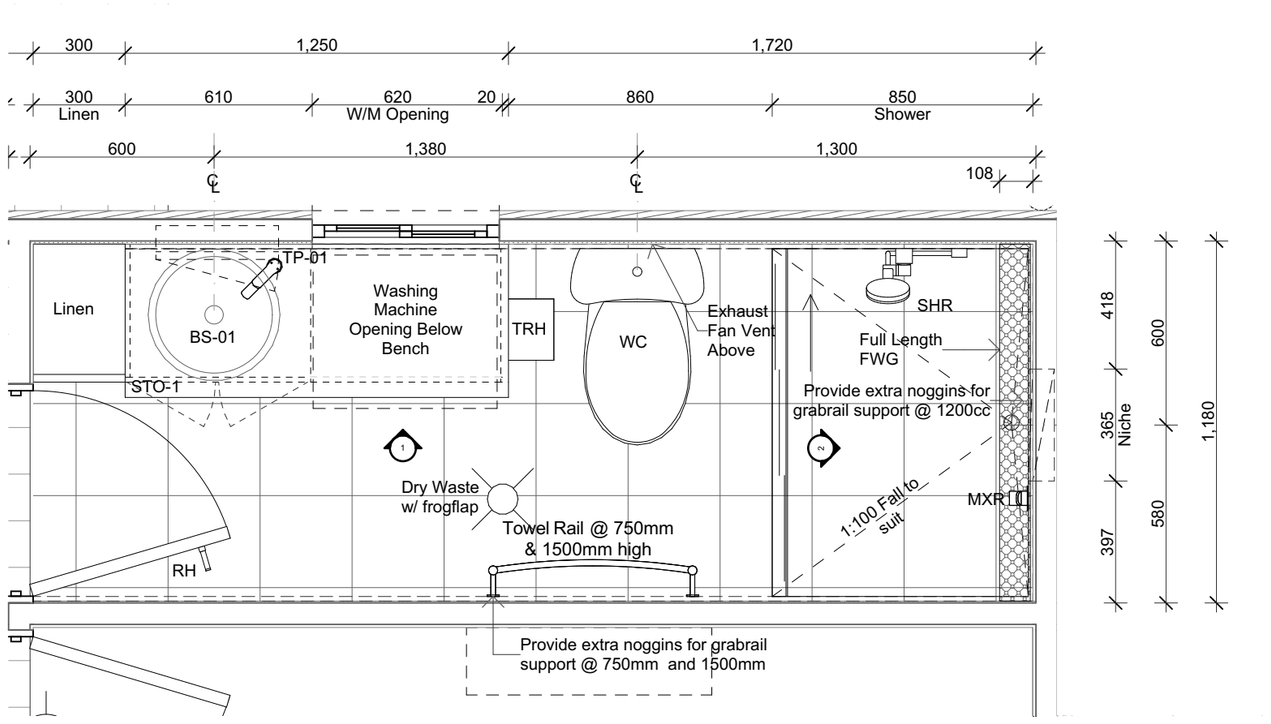


# 1 Bathroom Plan

Scale 1:20

## JOINERY LEGEND

| | |
|---|---|
| CAB | Cabinet |
| CKT | Cooktop |
| DW | Dishwasher |
| DR | Drawer |
| OV | Oven - under bench |
| RH | Robe Hook |
| SB | Splashback |
| SNK | Sink |
| STO | Stone Benchtop |
| TL | Tile |
| TRH | Toilet Roll Holder |
| LAM | Laminate |

**NOTES**

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2. Allow for power and/or water supply and drainage for DW, FR and WM.
3. Handle pull to bottom cabinets. Push mechanism to top cabinets. Soft closing mechanism to all cabinets.
4. It is the joiners responsibility to ensure the structural integrity and fitness-for-use of all joinery items.
5. Ensure that Heavy Duty Moisture Resistant substrate is used on all wet area joinery, or joinery that is otherwise adjacent to wet areas.
6. It is the joiners responsibility to confirm all dimensions on site prior to ordering/manufacturing all joinery items.
7. Read in conjunction with consultant documents for details relating to (but not limited to) vents, power points, data points, tundishes, floor wastes and water supply.
8. Shower floor waste to be full length stainless steel grate channel. Fall Shower floor to waste.
9. Ensure that Heavy Duty Moisture Resistant substrate (ie: Villaboard 6mm) is used on all wet area joinery, or joinery that is otherwise adjacent to wet areas.

Bathroom Wet Area - Plan

scale: @ A3

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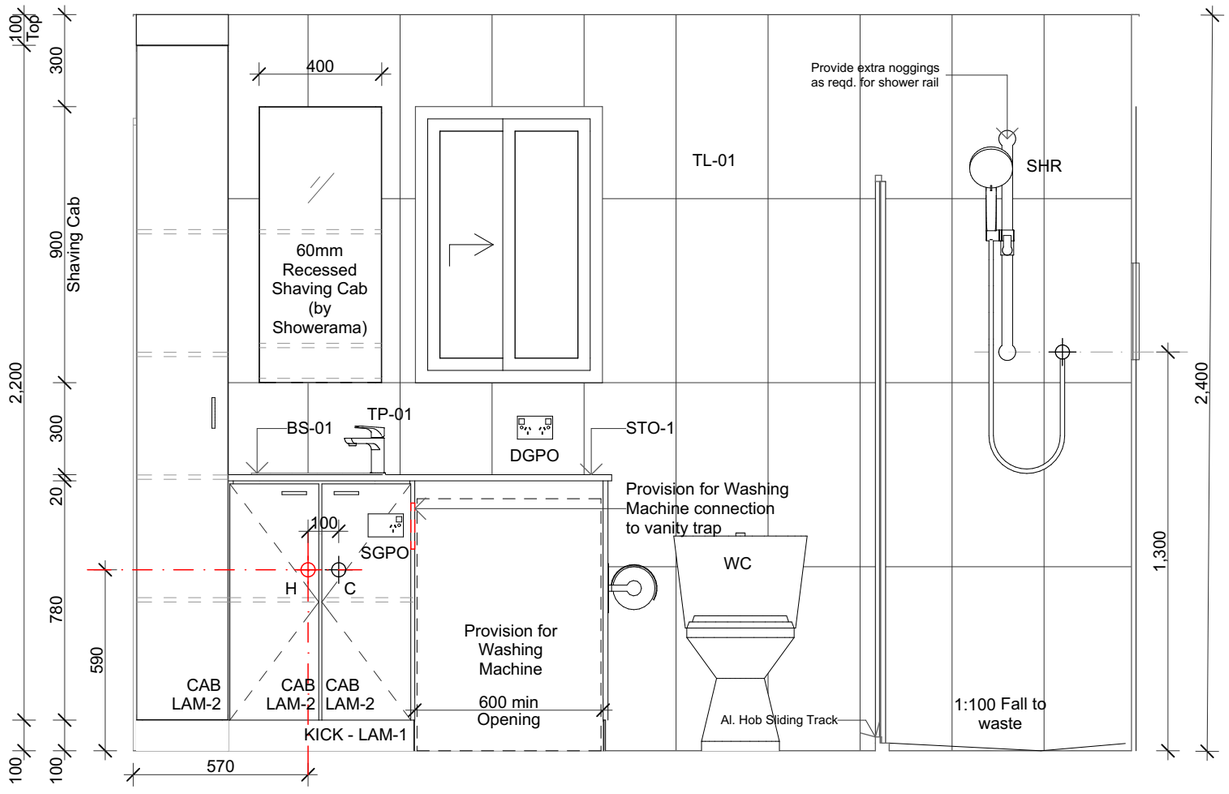
LAM-1
Laminex Polar White
Matte or similar
approved

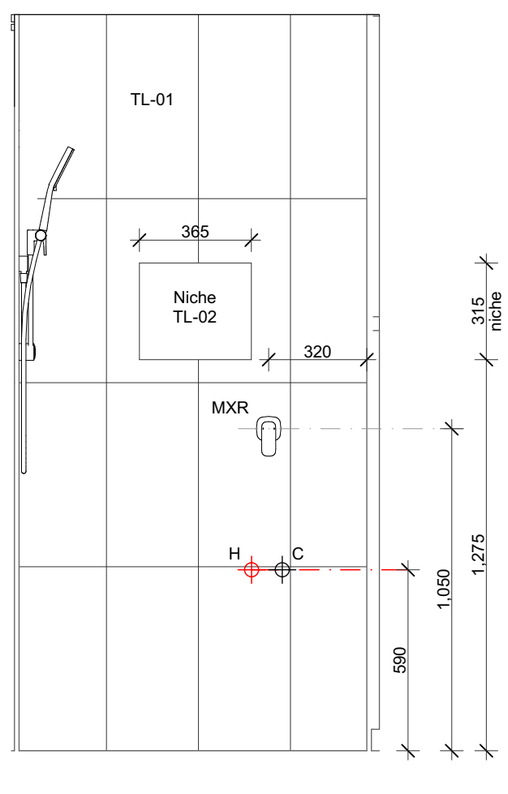


LAM-2
Laminex Black Matte or
similar approved




## 1 Bathroom Elevation 1

Scale 1:20




## 2 Bathroom Elevation 2

Scale 1:20

## JOINERY LEGEND

| | |
|---|---|
| CAB | Cabinet |
| CKT | Cooktop |
| DW | Dishwasher |
| DR | Drawer |
| OV | Oven - under bench |
| RH | Robe Hook |
| SB | Splashback |
| SNK | Sink |
| STO | Stone Benchtop |
| TL | Tile |
| TRH | Toilet Roll Holder |
| LAM | Laminate |

**NOTES**

1. All floor tiles in wet areas to fall between 1:80 and 1:100 where applicable.
2. Allow for power and/or water supply and drainage for DW, FR and WM.
3. Handle pull to bottom cabinets. Push mechanism to top cabinets. Soft closing mechanism to all cabinets.
4. It is the joiners responsibility to ensure the structural integrity and fitness-for-use of all joinery items.
5. Ensure that Heavy Duty Moisture Resistant substrate is used on all wet area joinery, or joinery that is otherwise adjacent to wet areas.
6. It is the joiners responsibility to confirm all dimensions on site prior to ordering/manufacturing all joinery items.
7. Read in conjunction with consultant documents for details relating to (but not limited to) vents, power points, data points, tundishes, floor wastes and water supply.
8. Shower floor waste to be full length stainless steel grate channel. Fall Shower floor to waste.
9. Ensure that Heavy Duty Moisture Resistant substrate (ie: Villaboard 6mm) is used on all wet area joinery, or joinery that is otherwise adjacent to wet areas.

Bathroom Wet Area - Interior Elevations

scale: 1:20 @ A3

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| 09 | The Banksia - Presentation Issue | 6/08/2020 |
| 10 | Preliminary | 21/09/2020 |

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WD
architect: *GA*
drawn: *PN*

project no: *0575-03*
**A-WD-15.03** **10**



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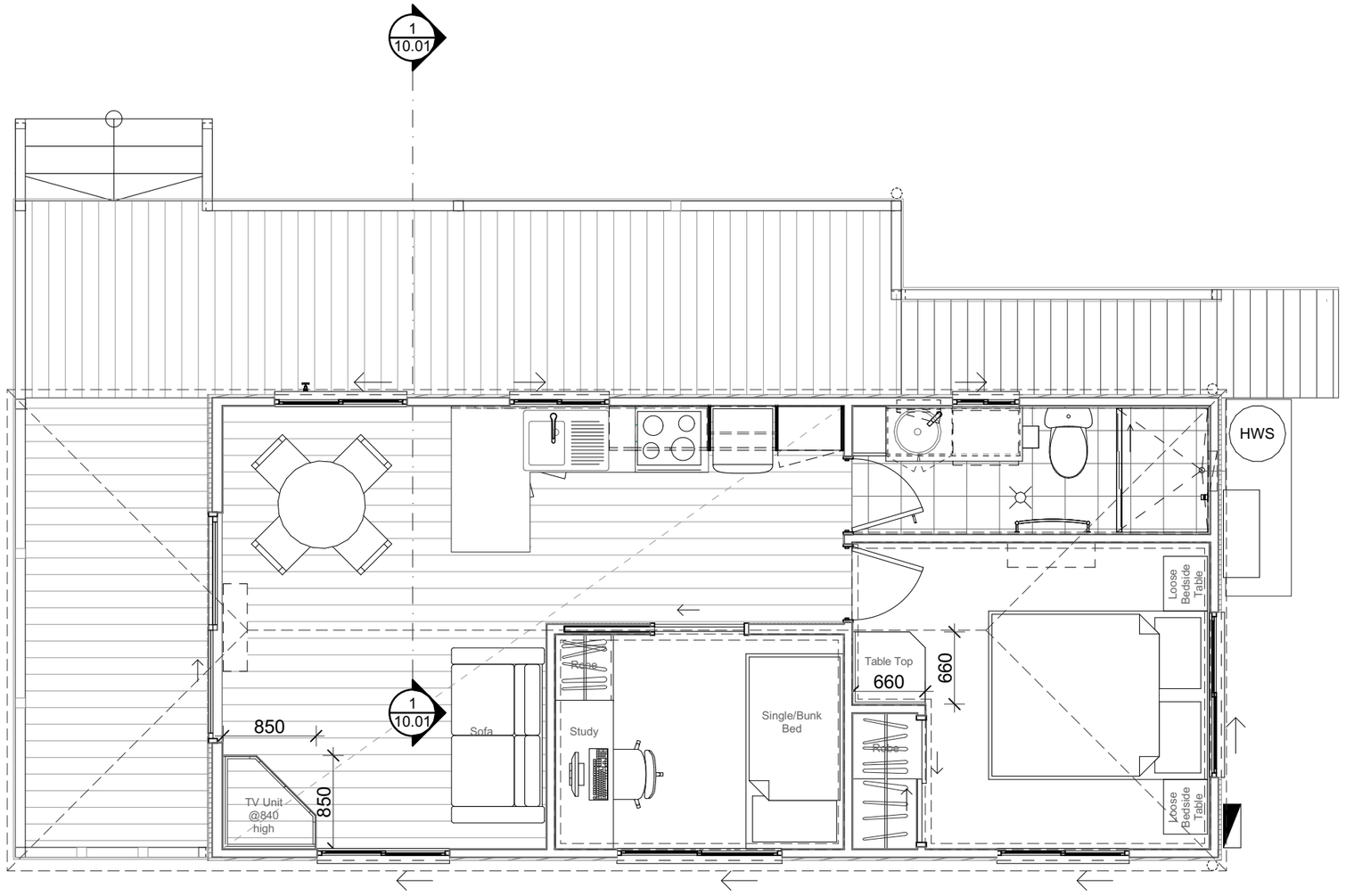


## FLOOR PLAN LEGEND

D08 Door Number

W 04 Window Number

Al. Post Aluminium Post
BAL Aluminium RHS Frame
DP Downpipe
DR Drawer
DW Dishwasher
FGW Floor Grate Waste
FR Fridge
LC Linen Closet
LRO Line of Roof Over
RH Robe Hook
SHR Shower
TP Timber Post
TR Towel Rail
VB Vanity Basin
WC Water Closet

**NOTES**

1. To be read in conjunction with any consultants documentation if provided.
2. Dimensions are taken to wall cores and do not include linings.
3. Provide falls to all Wet Areas to AS.3740

Furniture Plan
scale: 1:50 @ A3

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drawn: PN

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**A-WD-03.02** **08**

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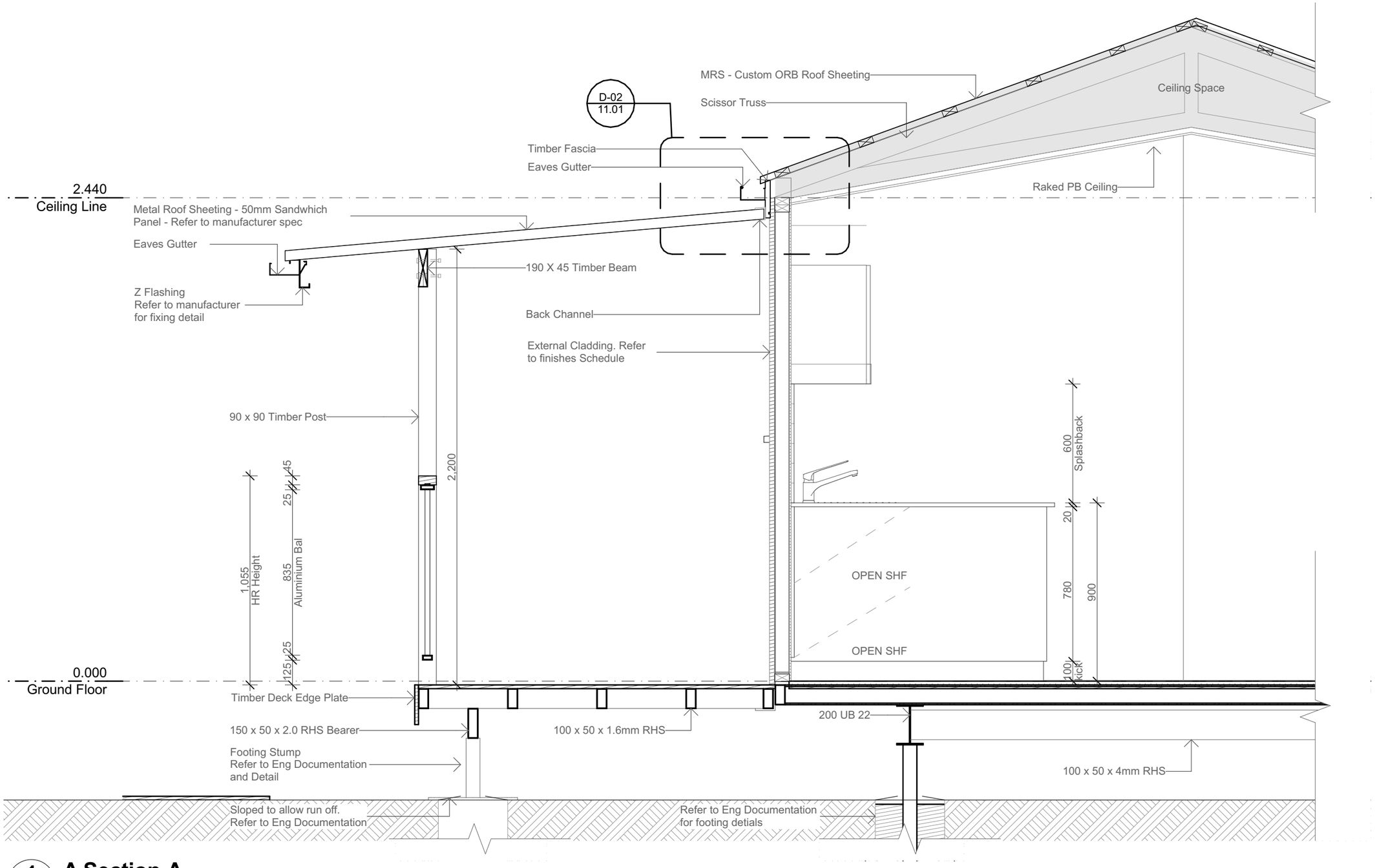
## ELEVATION & SECTION LEGEND

| | |
|---|---|
| CLD | Cladding type |
| DP | Downpipe |
| EG | Eaves Gutter |
| HR | Aluminium Handrail |
| MRS | Metal Roof Sheet |

**NOTES**

1. Provide insulation and building paper to all external walls as per energy efficiency report.
2. Refer to manufactuer specification for full product details, fixing details and warranties.
3. Refer to schedules for material information.




# 1 A Section A

Scale 1:20

Section 1
scale: @ A3

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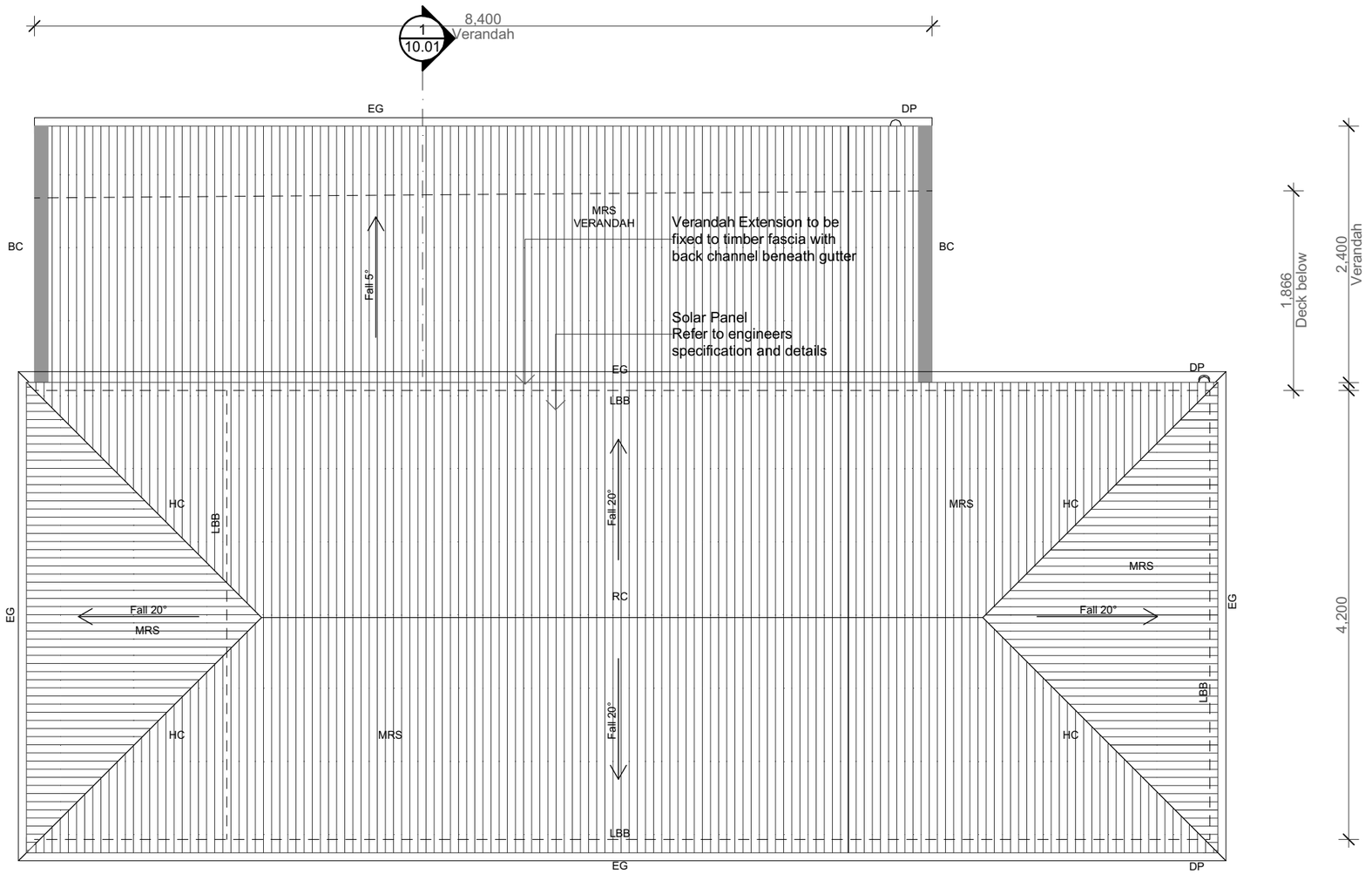


## ROOF LEGEND

| | |
|---|---|
| BC | Barge Cap |
| DP | Downpipe |
| EG | Eaves Gutter |
| HC | Hip Capping |
| LBB | Line of Building Below |
| RC | Ridge Capping |
| MRS | Metal Roof Sheet |

**NOTES**

1. Refer to truss manufacturer details for full truss layout and specification.
2. Refer to specification for full product details and warranties.
3. Scribe flashings and cappings to roof sheet profile.

# Roof Plan - Hip Option

scale: 1:50 @ A3

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WD
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drawn: *PN*

project no: *0575-03*

**A-WD-04.01** **10**

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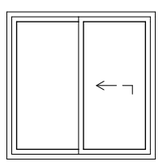
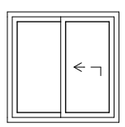
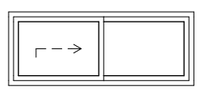
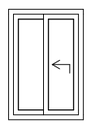
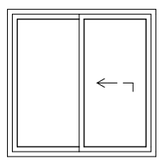
| WINDOW SCHEDULE | |
|---|---|
| **WINDOW NUMBER** | TYPE |
| W-01 | 01 |
| W-02 | 02 |
| W-03 | 03 |
| W-03 | 03 |
| W-04 | 04 |
| W-05 | 01 |
| W-05 | 05 |

## WINDOW TYPE LEGEND

| | | | |
|---|---|---|---|
| **TYPE** | 01 | 02 | 03 |
| **NOMINAL WxH SIZE** | 1,210×1,200 | 910×900 | 1,510×600 |
| **NOMINAL HEAD HEIGHT** | 2,100 | 2,100 | 2,100 |
| **QUANTITY** | 2 | 1 | 2 |
| |  |  |  |
| **NOMINAL SILL HEIGHT** | 900 | 1,200 | 1,500 |
| **SYSTEM** | Trend or Similar Approved | Trend or Similar Approved | Trend or Similar Approved |
| **FRAME FINISH** | White Powdercoat Aluminium | White Powdercoat Aluminium | White Powdercoat Aluminium |
| **GLAZING** | Grey Glass | Grey Glass. Bathroom window to have obscure glass | Grey Glass |
| **HARDWARE** | Provided by manufacturer | Provided by manufacturer | Provided by manufacturer |
| **OTHER** | Allow for insect screen | Insect screen to all windows | Allow for insect screen |

## WINDOW TYPE LEGEND

| | | |
|---|---|---|
| **TYPE** | 04 | 05 |
| **NOMINAL WxH SIZE** | 610×900 | 1,210×1,200 |
| **NOMINAL HEAD HEIGHT** | 2,100 | 2,100 |
| **QUANTITY** | 1 | 1 |
| |  |  |
| **NOMINAL SILL HEIGHT** | 1,200 | 900 |
| **SYSTEM** | Trend or Similar Approved | Trend or Similar Approved |
| **FRAME FINISH** | White Powdercoat Aluminium | White Powdercoat Aluminium |
| **GLAZING** | Grey Glass. Bathroom window to have obscure glass | Grey Glass |
| **HARDWARE** | Provided by manufacturer | Provided by manufacturer |
| **OTHER** | Insect screen to all windows | Allow for insect screen |

Window Schedule
scale: @ A3

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| 10 | The Banksia - Review Issue | 23/07/2020 |
| 11 | Preliminary | 21/09/2020 |

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*223 MORRIS ROAD ROTHWELL QLD 4022*

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**A-WD-17.01** **11**

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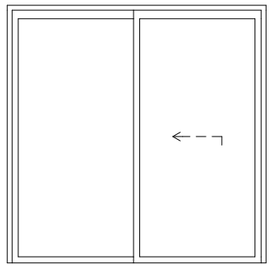
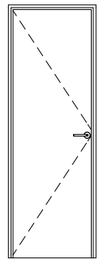
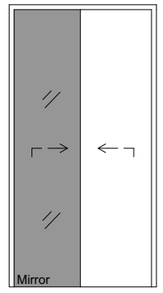
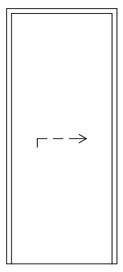
| DOOR SCHEDULE | |
|---|---|
| **DOOR NUMBER** | TYPE |
| D-01 | 01 |
| D-02 | 02 |
| D-03 | 02 |
| D-04 | 04 |
| D-05 | 05 |

## DOOR TYPE LEGEND

| | | | |
|---|---|---|---|
| **TYPE** | 01 | 02 | 04 |
| **NOMINAL WxH SIZE** | 2,110×2,100 | 670×2,040 | 1,200×2,300 |
| **SILL/THRESHOLD** | 0 | 0 | 0 |
| **QUANTITY** | 1 | 2 | 1 |
| |  |  |  |
| **SYSTEM** | Trend or similar approved | Solid Core. | Vinyl Sliding Wadrobe Door |
| **FRAME FINISH** | White Powdercoat Aluminium | White Architrave. Slam Jamb on hinge side. | Chrome frame |
| **LEAF FINISH** | Glazed | White Paint Finish | Right leaf to be vinyl. Left leaf to be a mirror panel |
| **HARDWARE** | Provided by supplier | Provided by supplier | Provided by supplier |
| **LOCKING / HANDLES** | Provided by supplier | Provided by supplier | Provided by supplier |
| **OTHER** | Low profile frame. Provide for Crimsafe Security Screen as option | | |

## DOOR TYPE LEGEND

| | |
|---|---|
| **TYPE** | 05 |
| **NOMINAL WxH SIZE** | 820×2,040 |
| **SILL/THRESHOLD** | 0 |
| **QUANTITY** | 1 |
| |  |
| **SYSTEM** | Cavity Slider |
| **FRAME FINISH** | White Paint Finish |
| **LEAF FINISH** | White Paint Finish |
| **HARDWARE** | Provided by supplier |
| **LOCKING / HANDLES** | Rectangular flush pull handle |
| **OTHER** | |

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Door Schedule
scale: @ A3

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architect: *GA*
drawn: *PN*

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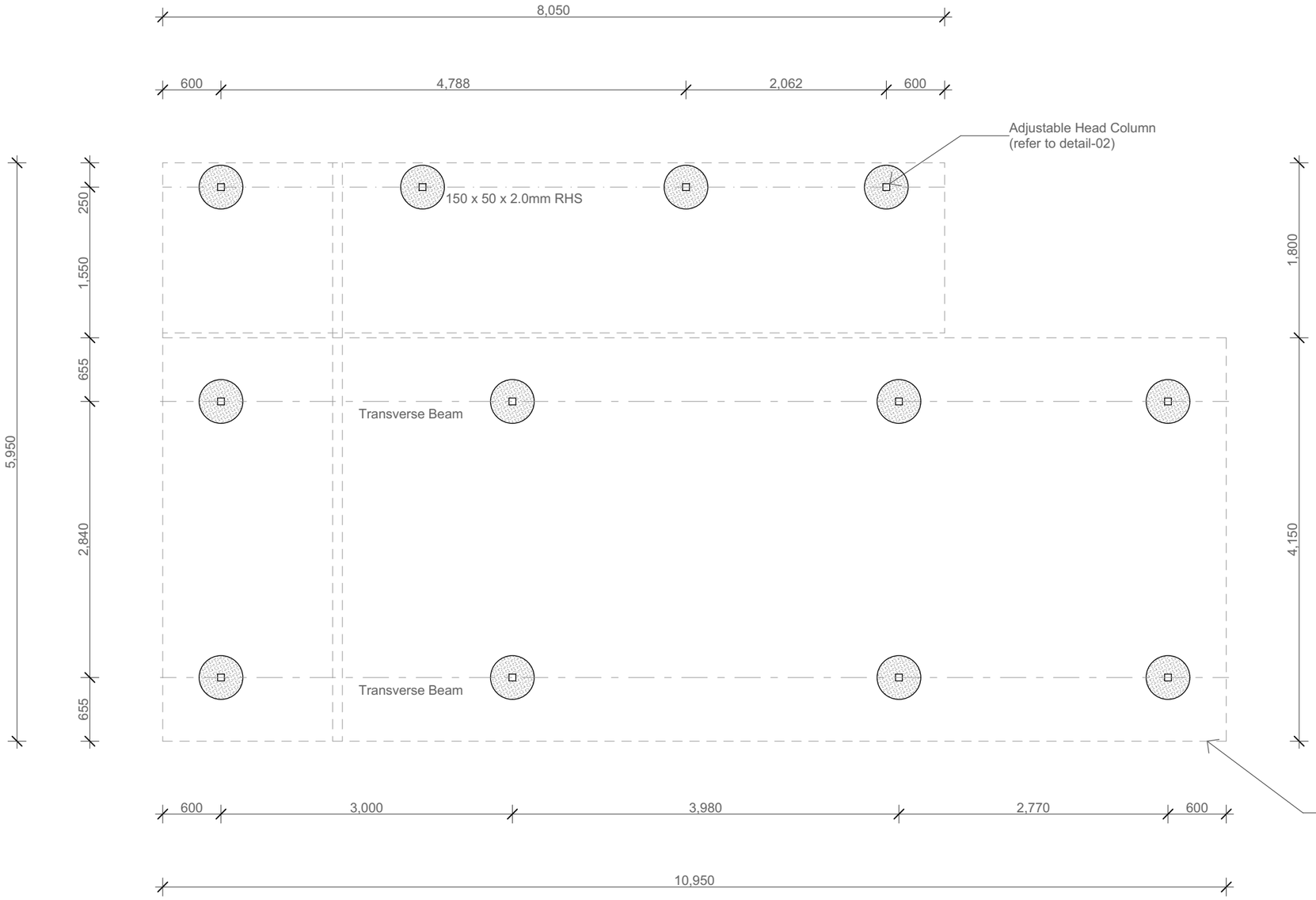
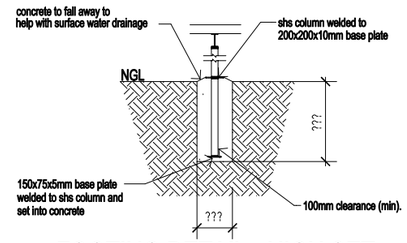



## NOTES

High Set Sub Floor Structure
100 x 100 x 4.0 RHS Galv. columns set into concrete footing, refer to detail. Pad footings comply with engineers detail and setout in accordance with footing plan as per design post to beam connection continuos fillet weld.

Soil class to be determined by engineer. Depth and adjustable heads to be provided as required depending on soil class. Refer to eng documentation in conjunction with AS 2870-2011 for soil classification details

Transverse Beam - 250 UB 31




**FOOTING DETAIL - HIGH SET**
**ENGINEER DESIGNED**
**(more then 900mm above ground level)**

## SOIL CLASSIFICATION AND FOOTING GUIDE

**(to be read in conjunction with AS 2870-2011 and confirmed with engineer's documentation)**

**A - Option 1 - Rock close to surface, making excavation difficult and costly - 450 deep x 600 square or 600 dia. - Columns bolted to top of footing, reinforcement drilled and epoxy set into bedrock. (This option will need cross bracing, columns can't be used for bracing alone).**
**- Option 2 - 750 deep x 450 dia - Steel Columns cast in 600mm min (300mm min. socket into rock).**

**S - 750 deep x 450 dia - Steel Columns cast in 600mm min.**
**- 900 deep x 450 dia - Steel Columns cast in 750mm min.**

**M - 900 deep x 450 dia**
- **Steel Columns cast in 750mm min.**

**H1 - 1200 deep x 450 dia**
- **Steel Columns cast in 1000mm min.**

**H2 - 1500 deep x 450 dia**
- **Steel Column cast in 1200mm min.**
- **Steel Column cast in 750mm min. with 4/N12 bars +R6 Spiral Ties/Cage (full depth - cover)**

**E - 1800 deep x 450 dia - Columns to have Adjustable Heads to allow for movement/adjustments.**
- **Steel Column cast in 1500mm min.**
- **Steel Column cast in 750mm min. with 4/N12 bars +R6 Spiral Ties/Cage (full depth - cover)**
- **Screw Piers with Steel Column (by others) Bracing Capacity of columns may be minimised - Generally allowance should be made for Cross Bracing.**
- **Screw Piers (by others) with 900 deep x 450 dia pier top - Steel Columns cast in 750mm min. (Adjustable head potentially not required)**

**P - Site Specific**

Stump & Footing Plan
scale: 1:50 @ A3

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