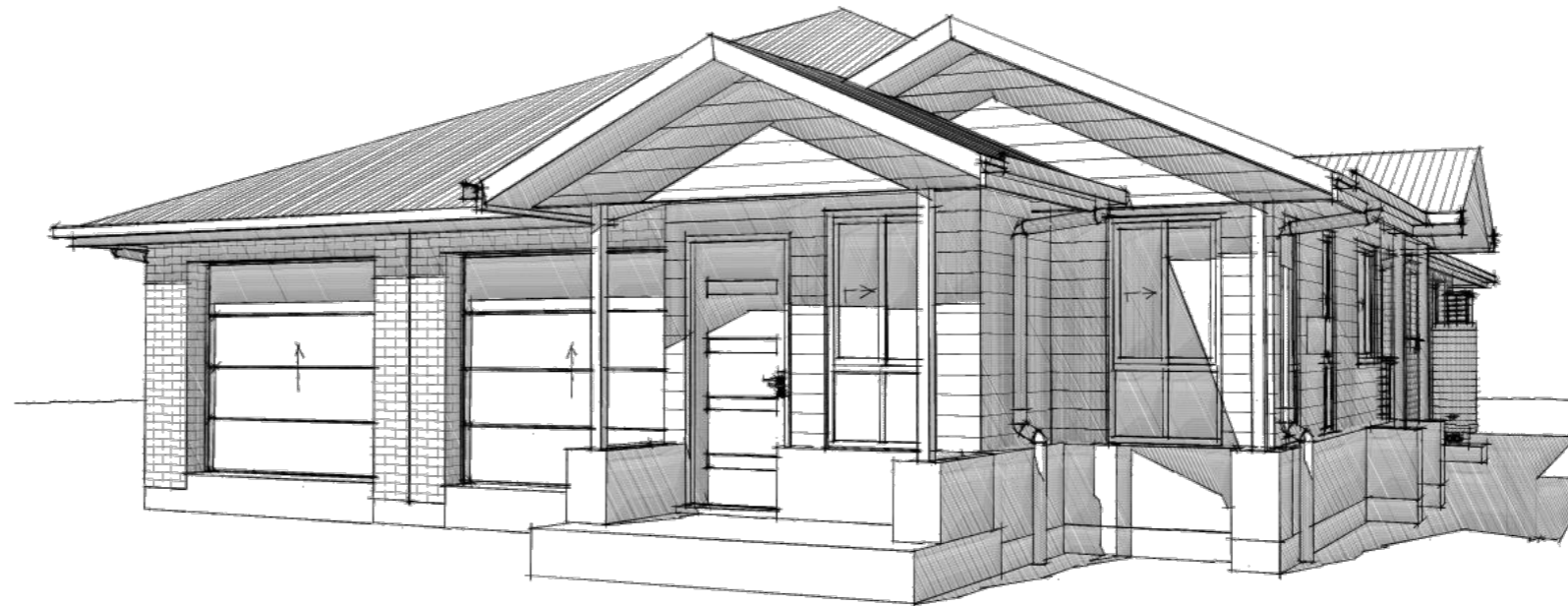


N3 Wind Category

Communications Pre-wired



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

18	PartyWall Penetration
17	PartyWall Details
16	Sanitary Drainage
15	Landscape Plan
14	Tiedown Details
13	Tiedown Details
12	Bracing Plan
11	Waste Layout
10	Slab Plan
09	Electrical Plan
08	Internal Elevations
07	Internal Elevations
06	Section & Details
05	Elevations
04	Elevations
03	Floor Plan
02	Site Plan
01	Cover sheet
SHEET	DESCRIPTION



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Rev	Date	Amendments
A	15.09.2023	Pre Construction Copy

JV  
By

Client:  
PAIG Investor 3 (HTCB 3) ACN:  
601 790 774

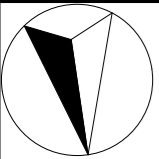
Product:  
**Tuvalu**  
**Hamilton Facade**  
**Garage to Left**

Site Address:  
Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

**Cover sheet**

Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale:	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>01</b>	Job No: <b>408652</b>	

Date: \_\_\_\_\_ Client's Signature: \_\_\_\_\_



**N3 Wind Category**

**Communications Pre-wired**

**SITE:**  
**#15 DESTINY STREET**  
**MORAYFIELD**  
**LOT 203 ON SP324733**

LOCAL AUTH: MORETON BAY R.C.  
AREA: 453m<sup>2</sup>  
UBD REF: 67 M1

**CONTOUR AND DETAIL SURVEY**

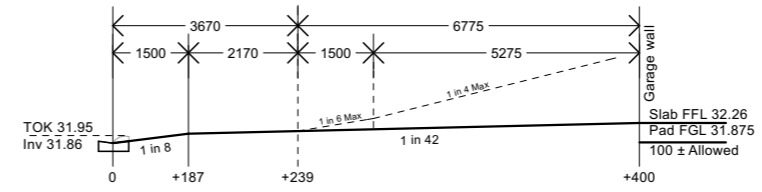
THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

**SERVICES**

O/H POWER	⊕	NO
U/G POWER	⊗	YES
WATER	⊙	YES
TELECOM	⬭	YES (NBN)
GAS	— GAS —	NOT FOUND
SEWER	— S —	NOT FOUND
ROOFWATER	— RW —	ROAD
STORMWATER	— SW —	ROAD

**LEGEND**

O/H LIGHT	⊙
S/WATER PIT	⊗
FIRE HYDRANT	⊕
WATER VALVE	⊙
MOUNTABLE KERB	— — — —
NON-MOUNT KERB	== == == ==
REF RL.	31.69
DATUM	AHD (VIA LOT 237) [22-768]



**Moreton Bay Regional Council**  
**Proposed driveway profile**  
Scale 1:150  
Note: Refer to "New Access Driveway Approval"

**◆ NORTH POINT WARNING ◆**  
The north point shown relates to the subject survey plan. The user should ensure this is suitable for their purpose

**G Developments Turn Key Package**  
75.1m<sup>2</sup> - Exposed aggregate concrete to driveway, path, porch and exit pad.

**Note:**  
Approximate height and positions of retaining walls and fences shown. The heights and positions may vary from the plans due to site conditions at the builders discretion.

**(SWR HC)**  
Approx. Position of sewer 'house connection'. Plumber to confirm on site prior to commencement of excavation

Best practice procedures for erosion & sediment control as outlined by Moreton Bay Regional Council regulations to be adhered to

Please discuss proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining wall is appropriate to suit the finish ground level on adjacent blocks

**Site Coverage: 47.50%**  
**(as per Building Act 1975)**

**RETAINING WALL LEGEND**  
Timber retaining wall  
Approx. Height of retaining walls (mm) 1000

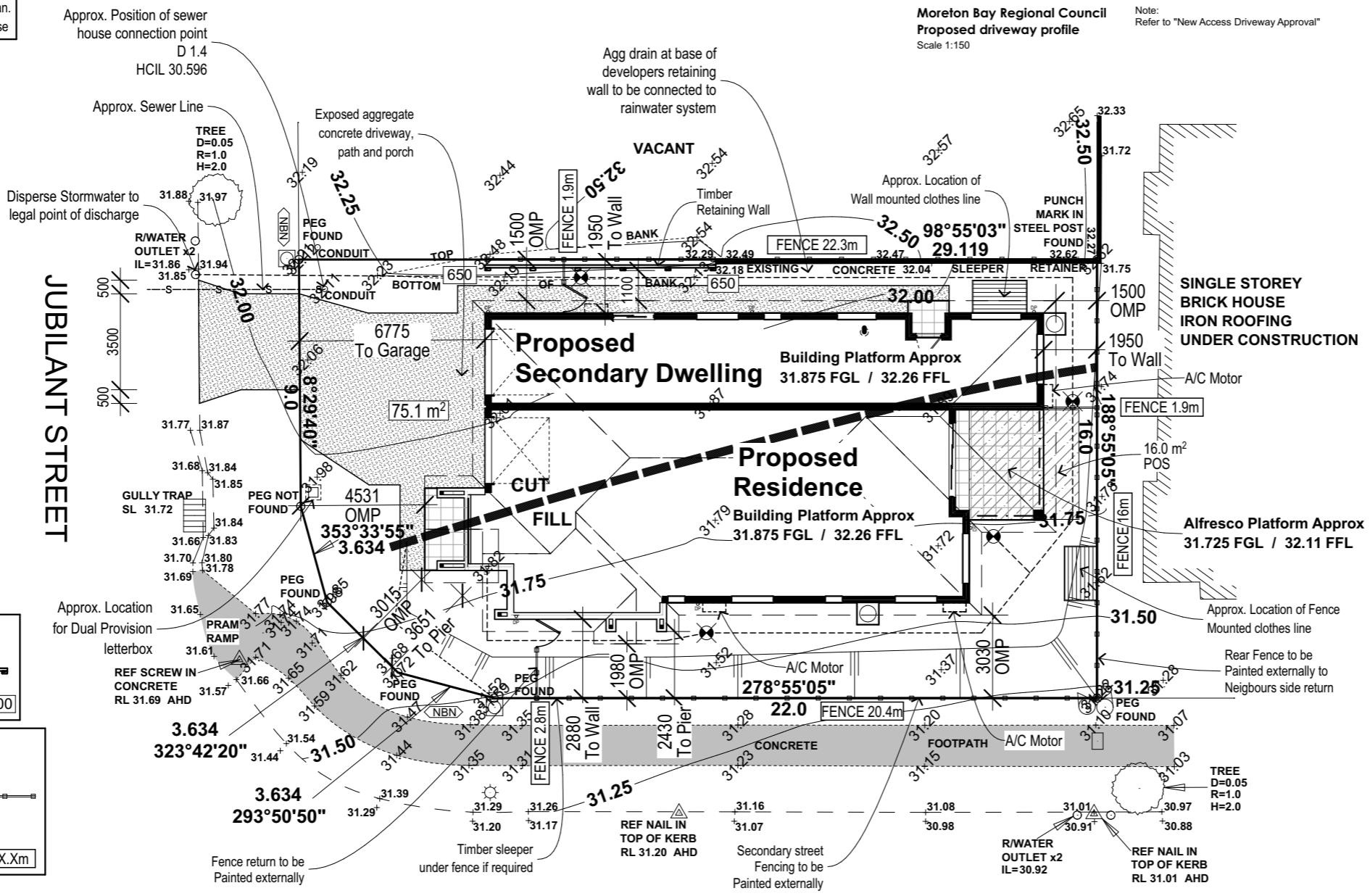
**Fence Legend**  
1800mm High Treated Pine Good Neighbour Capped timber fence  
Approx. Total length of fence = 65.3m  
Approx. Length of fence FENCE XX.Xm

**OVERLAND FLOW POTENTIAL:**  
(PER QBCC SUBSIDENCE POLICY) We have inspected the subject site during survey and consider that it is **UNLIKELY** there is any potential for concentrated stormwater overland flow. The aim is to identify features such as a drain, gully or low point. No specific **Local Council** searches have been conducted and engineering analysis may be required.

**NOTE: NOT ALL BOUNDARY CORNERS ARE DEFINED IN THE FIELD. CLIENT SHOULD CONSIDER AN IDENTIFICATION SURVEY BEFORE CONSTRUCTION COMMENCES.**  
**NOTE: SEWER AS-CONSTRUCTED PLANS WERE UNAVAILABLE AT THE TIME OF SURVEY. FOR THE EXACT POSITION OF SEWER LINES CONTACT THE LOCAL AUTHORITY.**

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.

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.



**DESTINY STREET**

Siteworks / Notes	- Subject to full covenant approval by client prior to council lodgement.
Cut Batter: 1:3 / Fill Batter: 1:3	- Subject to local government authority energy efficiency requirements.
<b>NO HEAVY COMPACTION OVER SERVICES</b>	- G Developments takes no responsibility for damage to existing access way, retaining walls or fences.
Engineers Wind Classification: <b>N3</b>	Location of yard gullies are indicative only and may be moved at the discretion of the builder on site to suit site conditions

<b>SITWORKS - MAIN</b>	Cut:- 600mm Fill:- 400mm Pad R.L:- 31.875m Main Slab R.L:- 32.26m
<b>SITWORKS - ALFRESCO</b>	Cut:- N/A Fill:- 150mm Alfresco Pad R.L:- 31.725m Alfresco Slab R.L:- 32.11m
<b>Critical AHD Pad Level</b>	NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Building platform height shown is approx. Only & may vary on site due to site conditions.

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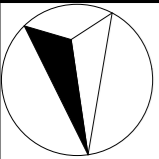
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Rev	Date	Amendments
A	15.09.2023	Pre Construction Copy

Client: PAIG Investor 3 (HTCB 3) ACN: 601 790 774  
Product: **Tuvalu**  
**Hamilton Facade**  
**Garage to Left**

Site Address: Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

<b>Site Plan</b>			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: A	
Scale: 1:200	Checked: M.F.	Checked Date: 25.08.23	
Sheet: 02	Job No: 408652		



N3 Wind Category

Communications Pre-wired

Note: Provide steel wall frames and roof trusses Provide R 0.2 thermal break to external wall frame and lightweight cladding

Exhaust fans ducted externally to soffit U.N.O. with a minimum flow rate of discharge of 25 L/s (to comply with ABCB HPS 2022 Part 10.8.2). Refer to Electrical plan for locations.

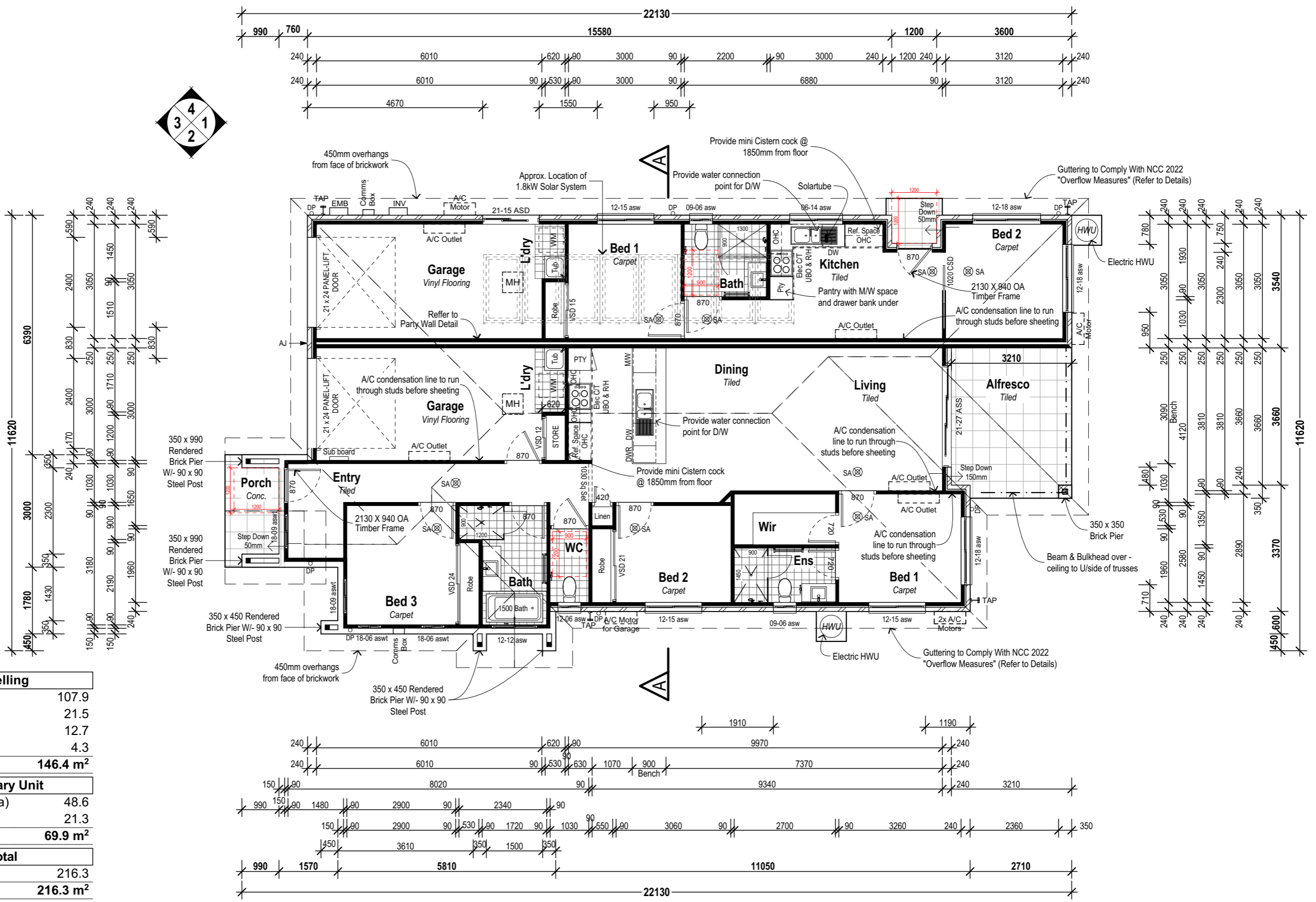
Note: Provide roller blinds throughout (excluding wet area)

Note: Provide Security screens to all openable windows & sliding glass doors

Provide full ht. Masonry articulation as per engineers report

Note: 450mm Eave U.N.O.

Note: Provide 300mm deep Square Set openings



Floor Areas - Dwelling	
Unit 1 - Living	107.9
Unit 1 - Garage	21.5
Unit 1 - Alfresco	12.7
Unit 1 - Porch	4.3
<b>Total</b>	<b>146.4 m<sup>2</sup></b>

Floor Areas - Auxiliary Unit	
Unit 2 - Living (Incl. L'dry Area)	48.6
Unit 2 - Garage	21.3
<b>Total</b>	<b>69.9 m<sup>2</sup></b>

Floor Areas - Total	
<b>Total</b>	<b>216.3</b>
<b>Total</b>	<b>216.3 m<sup>2</sup></b>

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Rev	Date	Amendments
A	15.09.2023	Pre Construction Copy

Client:  
**PAIG Investor 3 (HTCB 3) ACN: 601 790 774**

Product:  
**Tuvalu Hamilton Facade Garage to Left**

Site Address:  
**Lot 203 #15 Destiny Street Affinity Estate - Stage 2 Morayfield QLD 4506 SP: 324733**  
LGA: Moreton Bay Regional Council

Floor Plan			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>03</b>	Job No: <b>408652</b>		

Date: \_\_\_\_\_  
Client's Signature: \_\_\_\_\_

**N3 Wind Category**

**Communications Pre-wired**

Note:  
Provide steel wall frames and roof trusses  
Provide R 0.2 thermal break to external wall  
frame and lightweight cladding

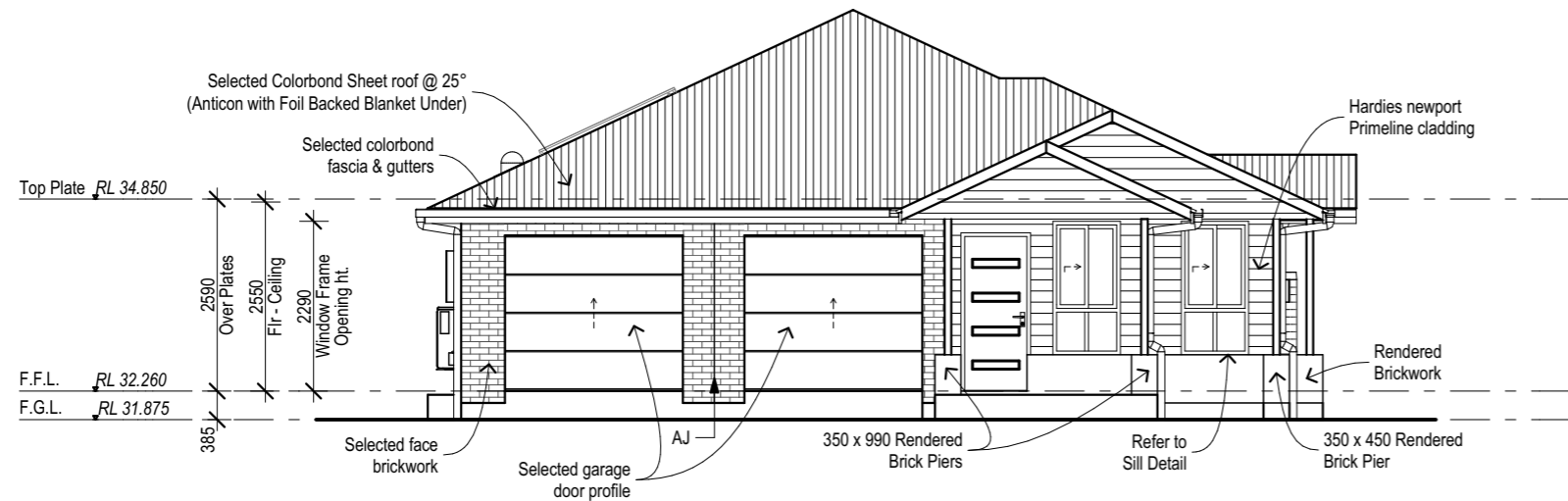
Note: Provide white off mortar.

Note:  
Provide Security screens to all openable windows  
& sliding glass doors

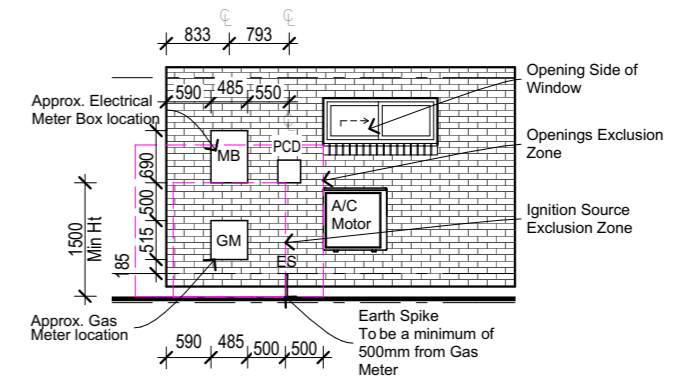
Note:  
450mm Eave U.N.O.

Entry door note:  
Entry door style shown is indicative only.  
Refer to the contract for further details

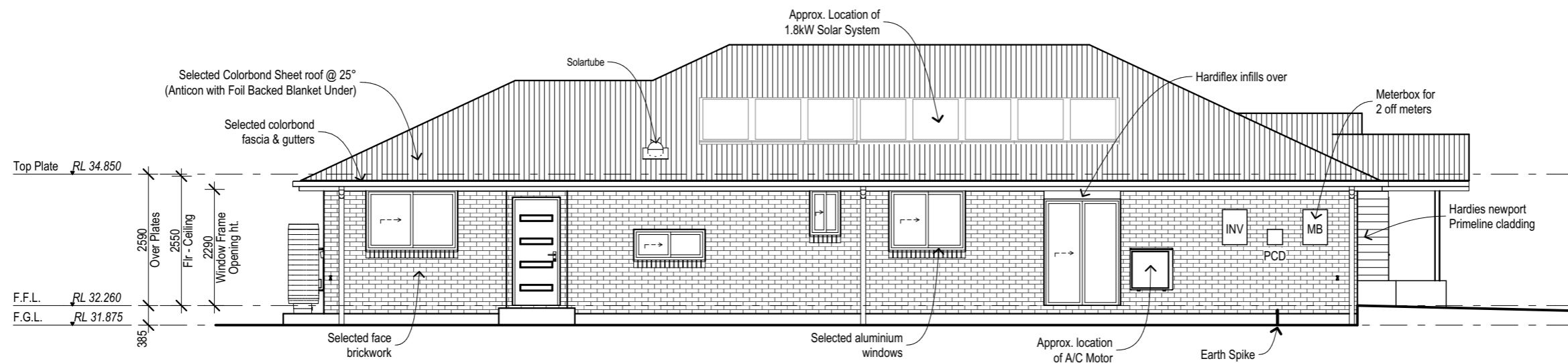
Provide full ht. Masonry articulation as per  
engineers report



**Elevation 1**



**TYP. SERVICES DETAIL QLD:100**



**Elevation 2**



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Client:  
PAIG Investor 3 (HTCB 3) ACN:  
601 790 774

Product:  
**Tuvalu**  
**Hamilton Facade**  
**Garage to Left**

JV  
By

Site Address:  
Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

**Elevations**

Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>04</b>	Job No: <b>408652</b>	

**N3 Wind Category**

**Communications Pre-wired**

Note:  
Provide steel wall frames and roof trusses  
Provide R 0.2 thermal break to external wall  
frame and lightweight cladding

Note: Provide white off mortar.

Note:  
Provide Security screens to all openable windows  
& sliding glass doors

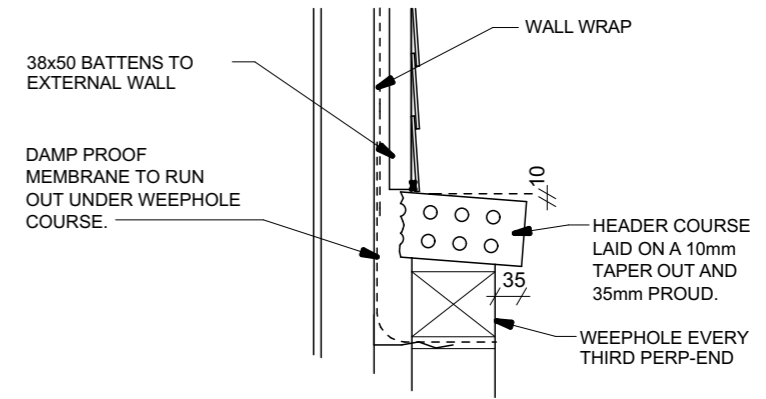
Note:  
450mm Eave U.N.O.

Entry door note:  
Entry door style shown is indicative only.  
Refer to the contract for further details

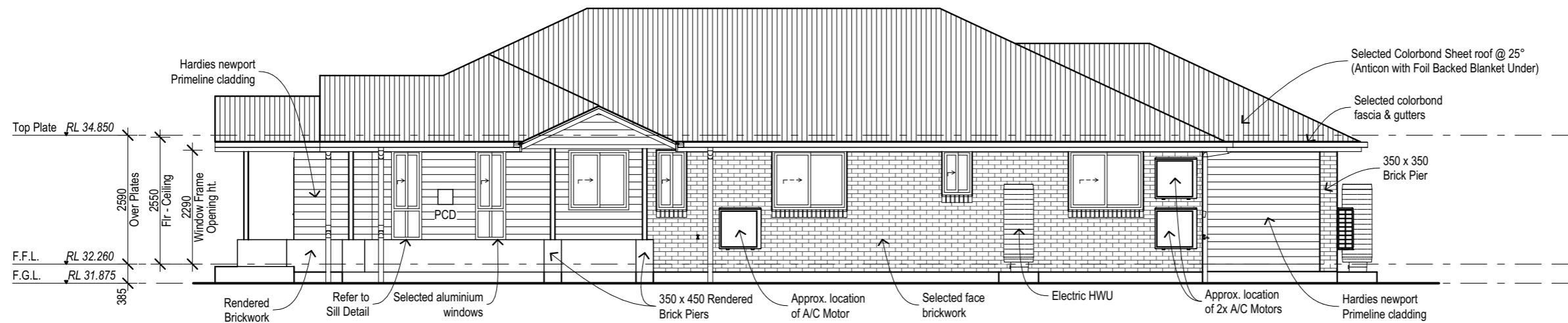
Provide full ht. Masonry articulation as per  
engineers report



**Elevation 3**



**TYPICAL SILL DETAIL**  
SCALE 1:10



**Elevation 4**



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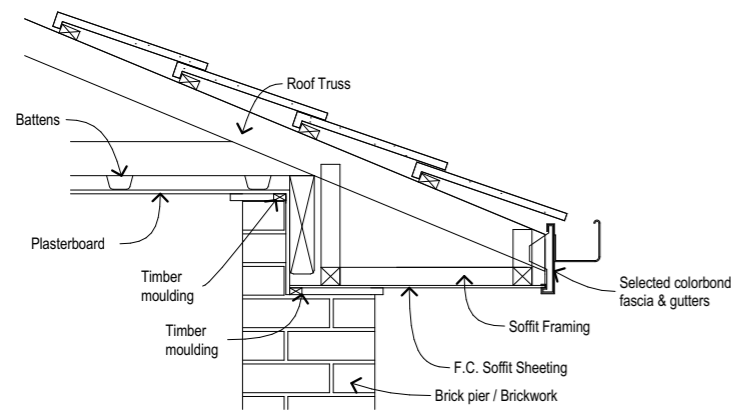
**Elevations**

Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>05</b>	Job No: <b>408652</b>	

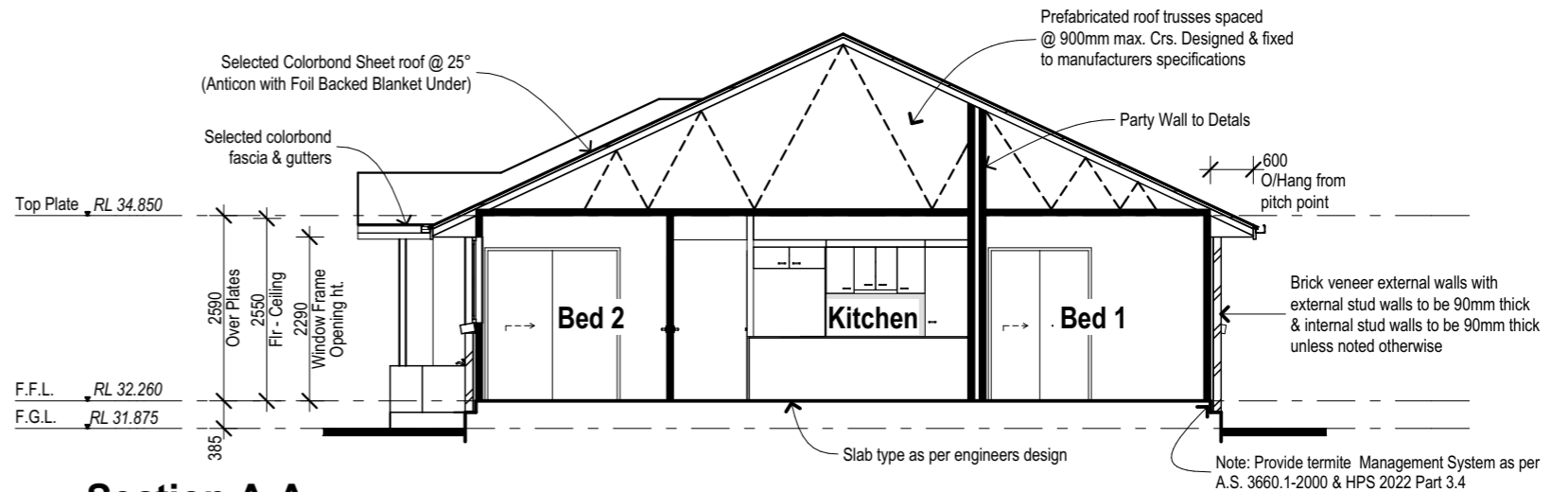
Date: \_\_\_\_\_ Client's Signature: \_\_\_\_\_

**N3 Wind Category**

**Communications Pre-wired**



**Alfresco Bulkhead Detail**  
1:20



**Section A-A**

Note: refer to engineers footing design

Refer to report - AWT 77465  
Dated - 24/08/2023  
Site Classification - 'H1'

Note:  
10mm Plasterboard internal wall linings.  
10mm Plasterboard ceiling linings.  
6mm Villaboard to wet area internal wall linings.

**Energy efficiency notes:**

- R2.5 Bulk Insulation to ceiling area
- Foil Wall-wrap to external stud walls
- Energy efficient aluminium improved windows & sliding door units
- Weather stripping to hinged external doors
- Electric HWU
- L.E.D. downlights
- 500kpa water pressure limiting device
- Approx. 1.8kw Solar power Systems.
- Anticon with Foil Backed Blanket Under.

**GUTTER AND DOWNPIPES TO COMPLY WITH NCC 2022 H2D6 & ABCB HOUSING PROVISIONS STANDARD 2022 PART 7.4.2 - 7.4.7**

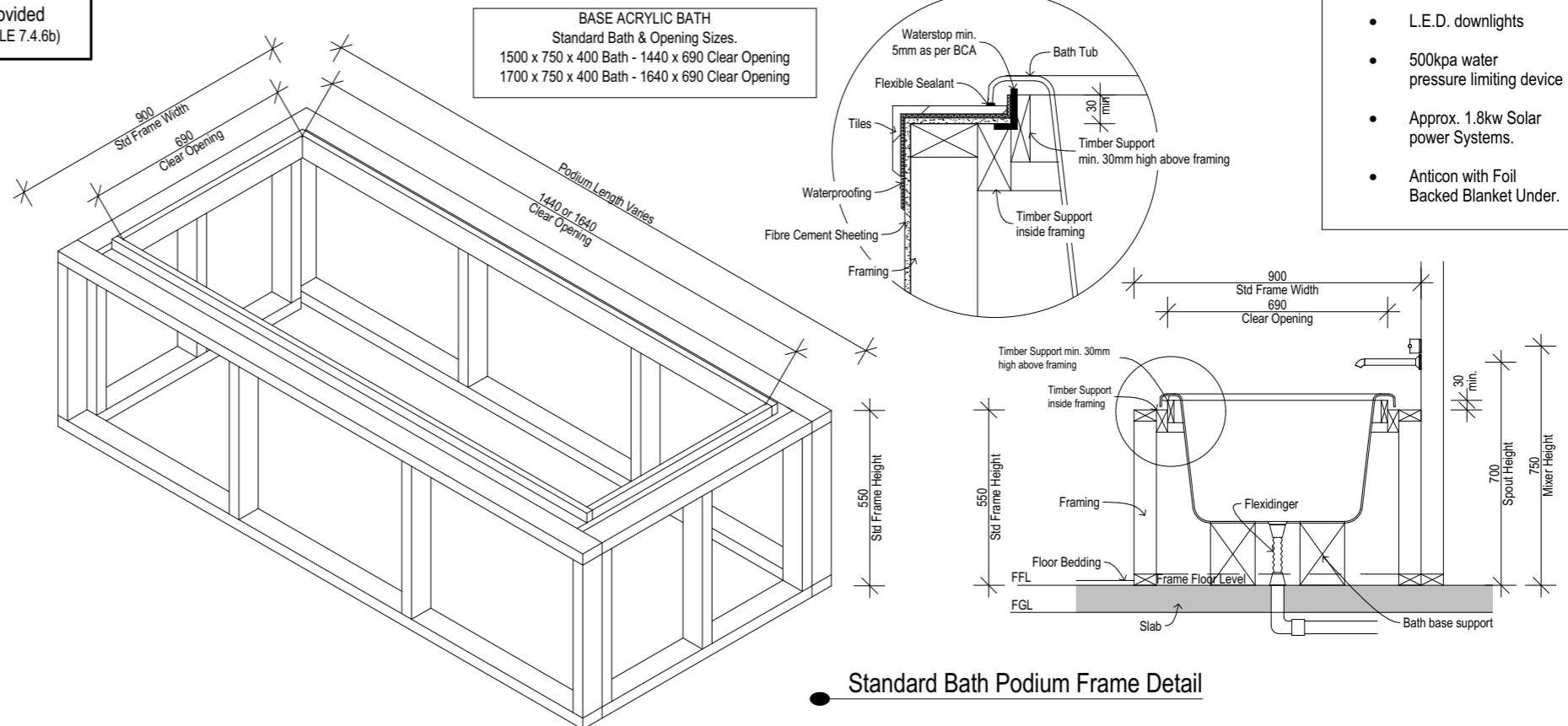
**OVERFLOW MEASURES TO GUTTERS TAKEN FROM NCC 2022 H2D6 & ABCB HOUSING PROVISIONS STANDARD 2022 PART 7.4.2 - 7.4.7**

RAINFALL DURATION INTENSITIES (TABLE 7.4.3d)	OVERFLOW VOLUME FOR CONTINUOUS MEASURE (L/s/m) (TABLE 7.4.4a)		
5 MINUTE DURATION RAINFALL INTENSITIES (100 YEARS)	DESIGN 5 MINUTE DURATION RAINFALL INTENSITIES (100 YEARS)	RIDGE TO GUTTER LENGTH (MAXIMUM DEFAULT) (M)	OVERFLOW VOLUME FOR CONTINUOUS MEASURE (L/s/m)
<b>LOCALITY</b> (mm/h)	<b>DESIGN</b> (mm/h)		1.4 L/s/m required
IPSWICH 278	300	16.0	1.5 L/s/m provided (REFER TO TABLE 7.4.6b)
BRISBANE 306	325		
VICTORIA PT 320	325		
BUNDABERG 339	350	14.0	

**Figure 7.4.6b 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**

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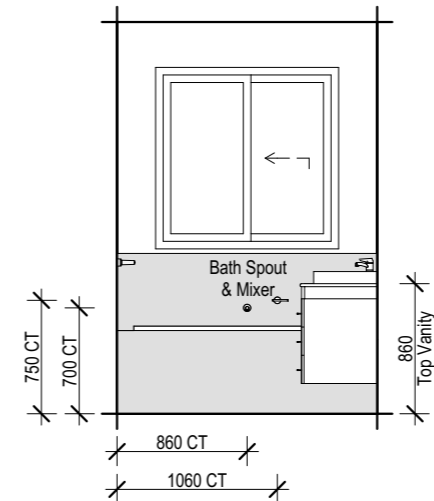
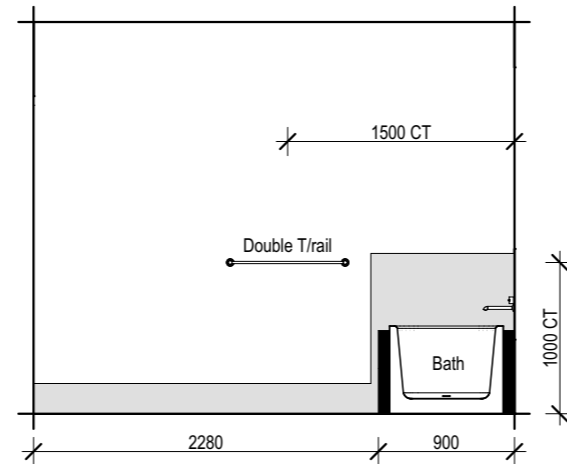
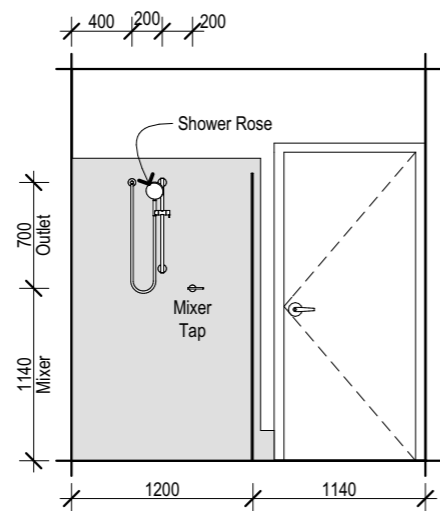
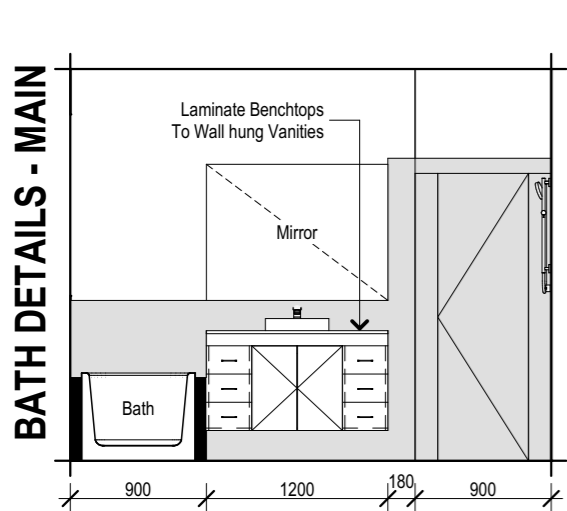
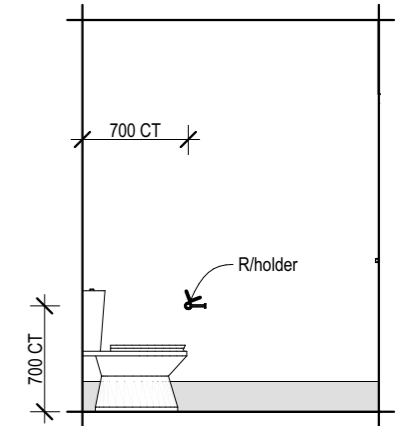
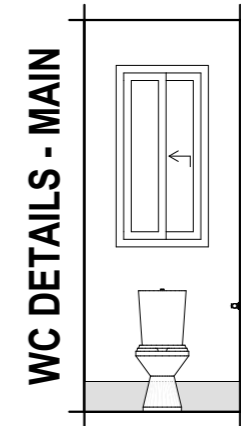
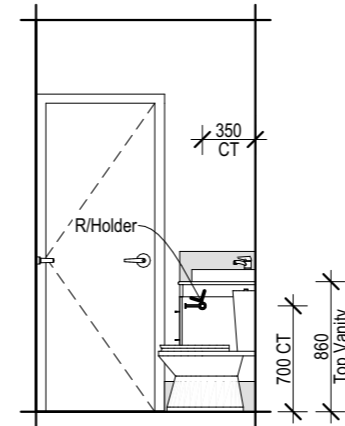
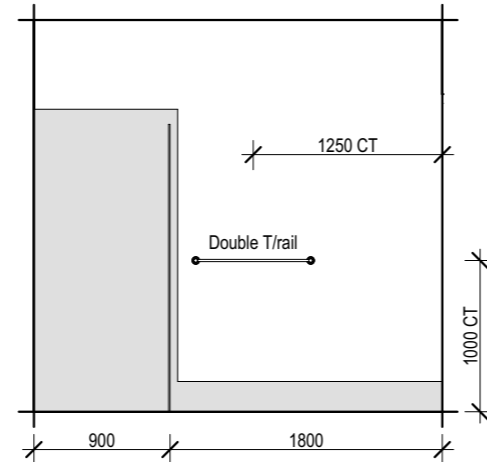
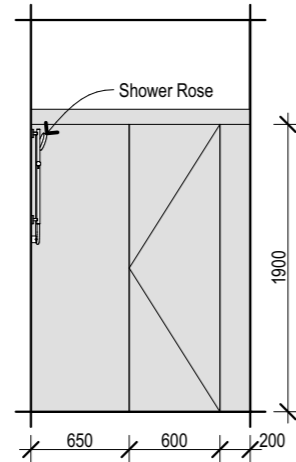
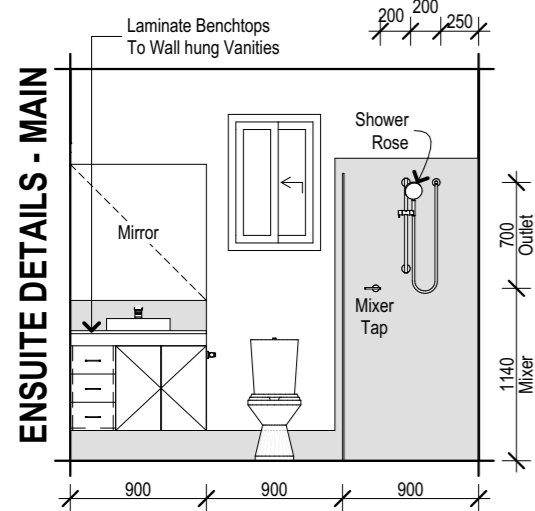
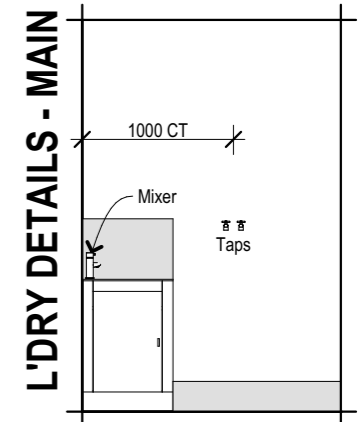
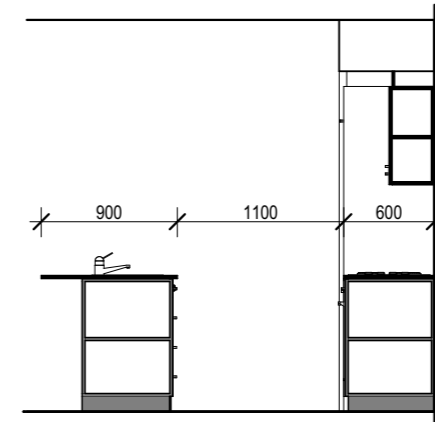
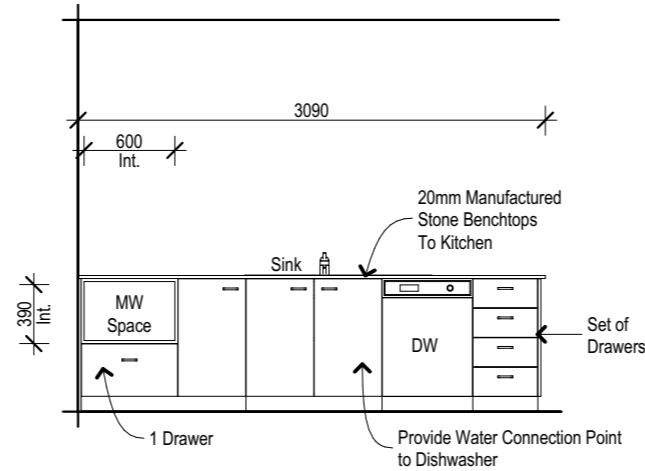
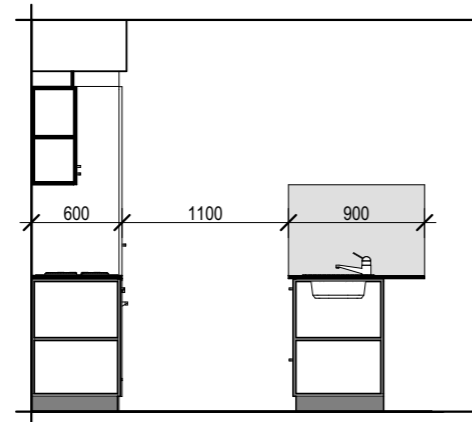
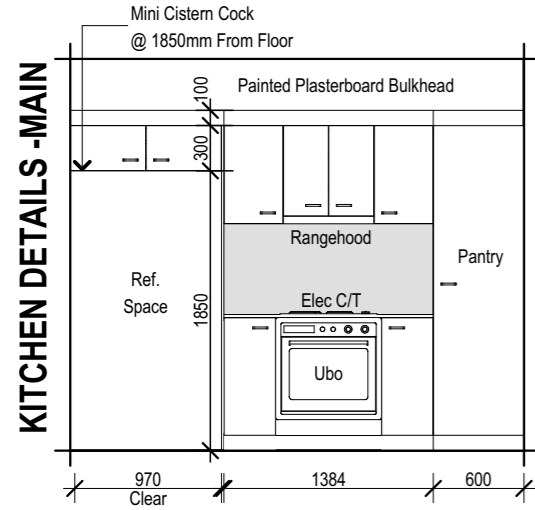
Product:  
**Tuvalu Hamilton Facade Garage to Left**

Site Address:  
**Lot 203 #15 Destiny Street Affinity Estate - Stage 2 Morayfield QLD 4506 SP: 324733**  
LGA: Moreton Bay Regional Council

Section & Details			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:20, 1:100	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>06</b>	Job No: <b>408652</b>		

**N3 Wind Category**

**Communications Pre-wired**



LIFT OFF HINGES TO COMPLY WITH ABCB HOUSING PROVISION 2022-PART 10.4.2

ALL MIRRORS AT 900mm HIGH

CLEAR LAMINATED GLASS SHOWER SCREENS WITH POWDERCOATED ALUMINIUM FRAMES TO SHOWERS

NOTE: ALL DIMENSIONS ARE APPROX. ONLY AND MAY VARY DEPENDING ON PRODUCT SELECTION AND ARE SHOWN FROM FLOOR LEVEL AND DO NOT INCLUDE BEDDING OR FLOOR TILES.

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ACN: 116332220  
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Rev	Date	Amendments
A	15.09.2023	Pre Construction Copy

Client:  
PAIG Investor 3 (HTCB 3) ACN:  
601 790 774  
Product:  
**Tuvalu**  
**Hamilton Facade**  
**Garage to Left**

Site Address:  
Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

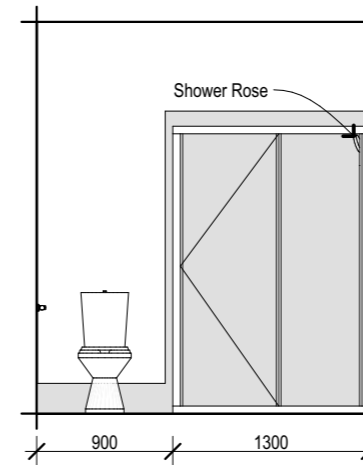
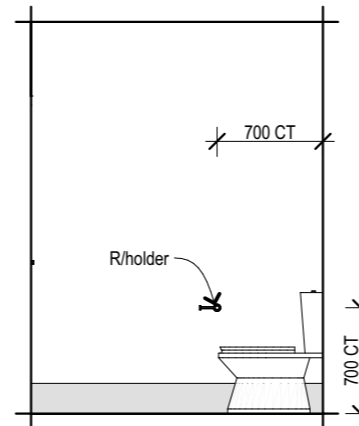
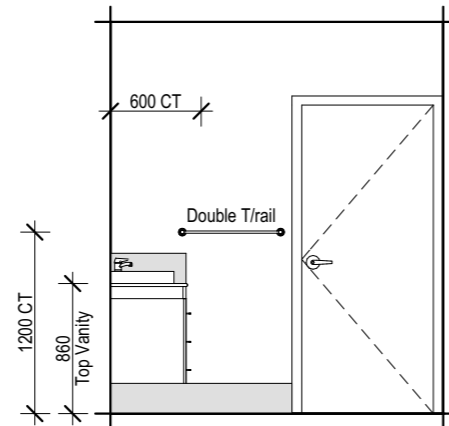
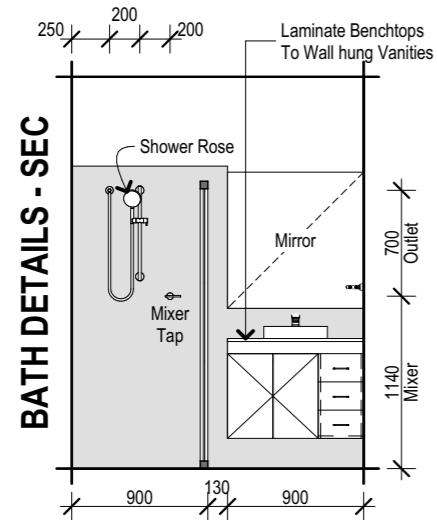
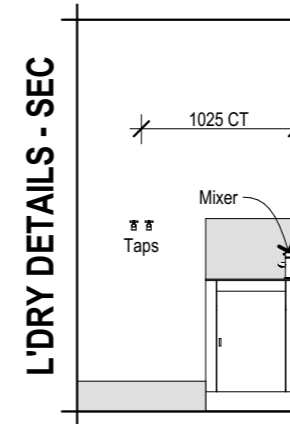
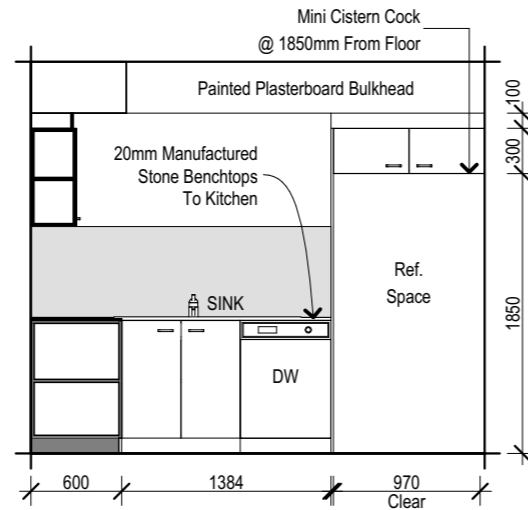
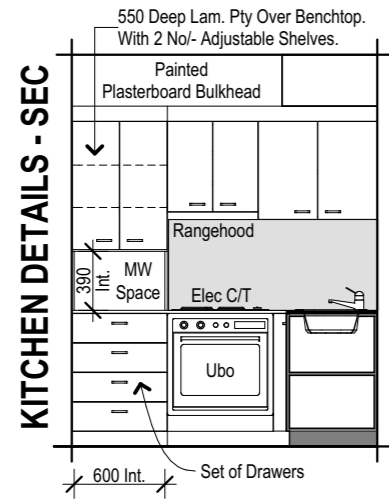
**Internal Elevations**

Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale: 1:50	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>07</b>	Job No: <b>408652</b>	

Date: \_\_\_\_\_  
Client's Signature: \_\_\_\_\_

**N3 Wind Category**

**Communications Pre-wired**



LIFT OFF HINGES TO COMPLY WITH ABCB HOUSING PROVISION 2022-PART 10.4.2

ALL MIRRORS AT 900mm HIGH

CLEAR LAMINATED GLASS SHOWER SCREENS WITH POWDERCOATED ALUMINIUM FRAMES TO SHOWERS

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Rev	Date	Amendments	By
A	15.09.2023	Pre Construction Copy	JV

Client:  
**PAIG Investor 3 (HTCB 3) ACN: 601 790 774**

Product:  
**Tuvalu Hamilton Facade Garage to Left**

Site Address:  
**Lot 203 #15 Destiny Street Affinity Estate - Stage 2 Morayfield QLD 4506 SP: 324733**

LGA: Moreton Bay Regional Council

Internal Elevations			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:50	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>08</b>	Job No: <b>408652</b>		

Date: \_\_\_\_\_ Client's Signature: \_\_\_\_\_

**N3 Wind Category**

**Communications Pre-wired**

ELECTRICAL LEGEND		
Type	Description	Qty
	Ceiling Fan & Light	5
	Circular Fluro	2
	Data Point	2
	Downlight - L.E.D.	28
	DPP (GPO)	19
	DPP with USB	4
	Exhaust Fan	3
	Phone Point	4
	Smoke Alarms	9
	SPP (GPO)	12
	TV Point	4
	Wall Light	4

**Position of Electrical Points Subject to Construction Constraints**

- Light Switches @ 1350mm Above FL
- Wall Mounted Lights @ 2000 Above FL
- Power Outlets @ 300mm Above FL (Except for the following)

1000 - Kitchen Bench	1800 - Rangehood (RH)
600 - Microwave U/Bench (MW)	1800 - Refrigerator (Ref)
600 - Dishwasher (DW)	1000 - Laundry Bench
1500 - Washing Machine (WM)	1000 - Vanities

**Comms Pre Wire Includes:**

- \* Lead in Cabling
- \* Gpo
- \* Lead in Conduit

All Above Items to Fibre Network Suppliers Specification

**Fibre Network Supplier to Provide:**

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

**Smoke Alarms**

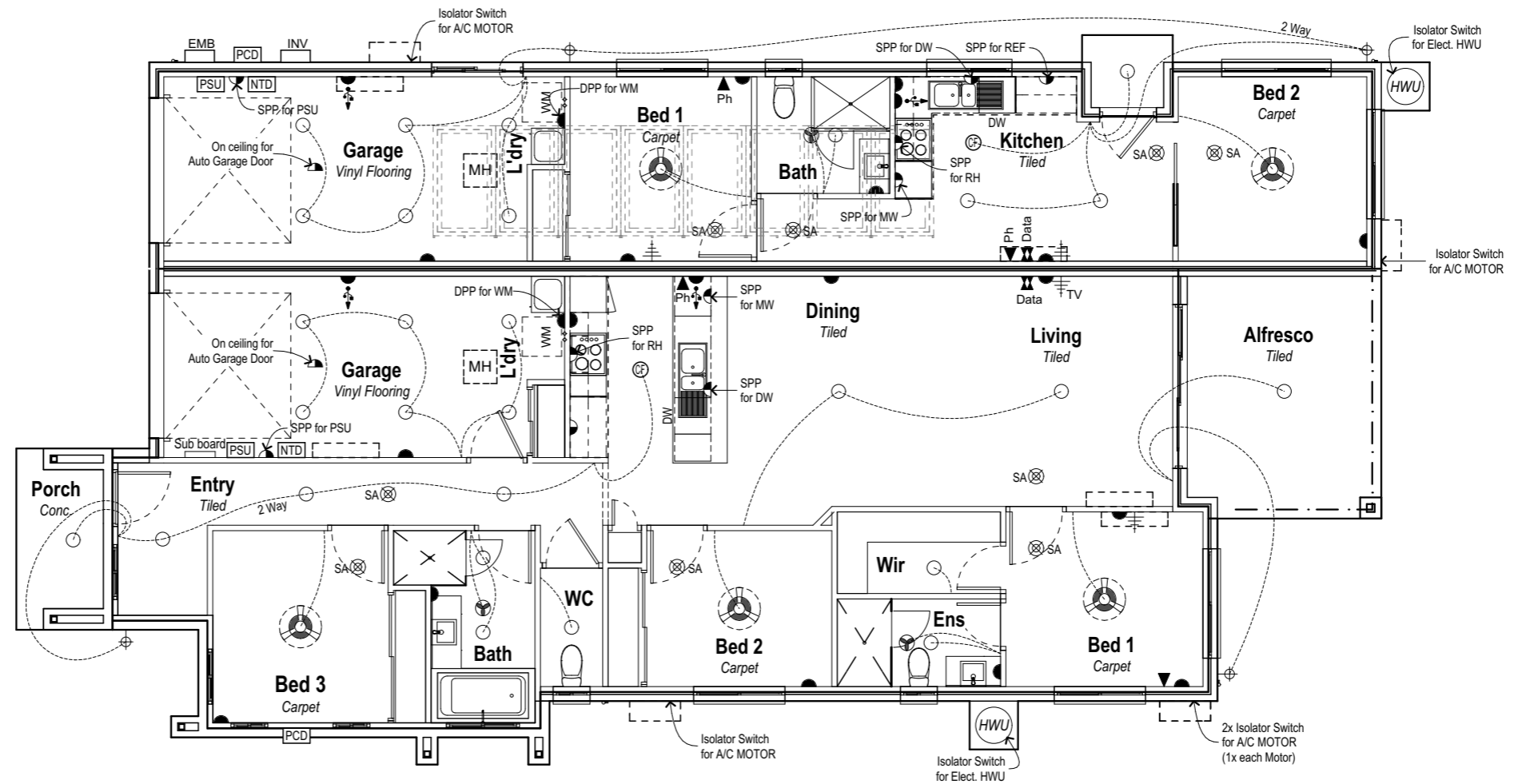
Approx. Position - installed as per ABCB HPS 2022 - PART 9.5 & AS 3786

**Exhaust fans**

To comply with A.S.1668.2. Installed as per ABCB HPS 2022 - PART 10.8.2

**Provide Solar Power System**

Final location of unit & points to be determine supplier / installer.



**FIRE SEPARATING WALL NOTES**

All electrical switches, outlets or sockets accommodated in a fire separating wall.

1. The service and building element must be tested to achieve a FRL of not less than -/60/60.
2. The service must be installed so that the opening or recess must not be located opposite any point within 300 mm horizontally or 600 mm vertically of any opening or recess on the opposite side of the wall, or extend beyond half the thickness of the wall and any gap within the service, and the wall must be packed with mineral fibre or other suitable material.
3. Other than for tested systems, if a switch, outlet or socket is accommodated in a hollow separating wall (stud, veneer, hollow masonry) the cavity immediately behind the service must be framed and packed with mineral fibre or other suitable material.



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Product:  
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**Hamilton Facade**  
**Garage to Left**

Site Address:  
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SP: 324733  
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**Electrical Plan**

Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>09</b>	Job No: <b>408652</b>	

Date: \_\_\_\_\_ Client's Signature: \_\_\_\_\_

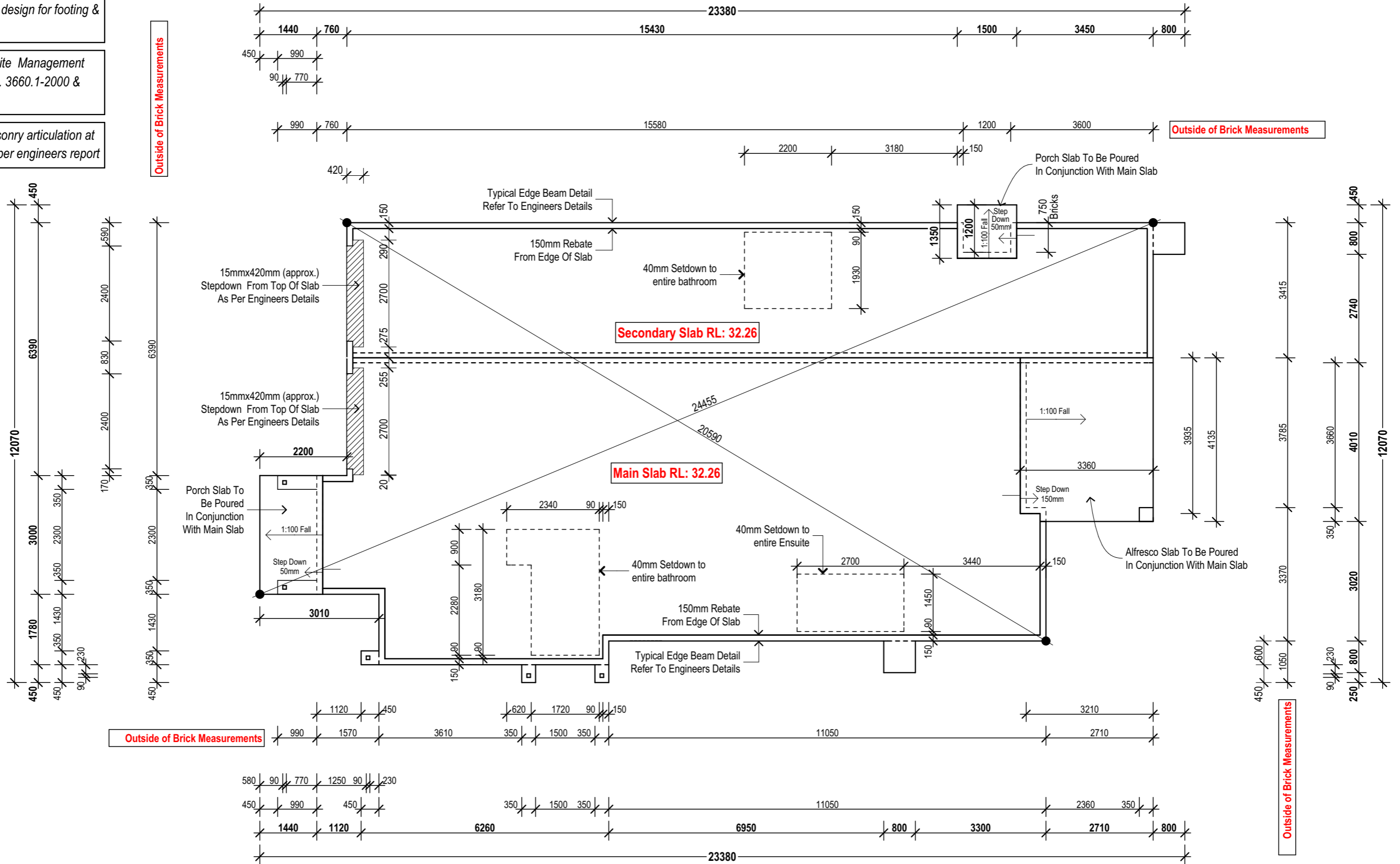
**N3 Wind Category**

**Communications Pre-wired**

Note:  
Refer to engineers design for footing & slab details

Note: Provide termite Management System as per A.S. 3660.1-2000 & HPS 2022 Part 3.4

Provide full ht. Masonry articulation at 5.0m max. Crs as per engineers report



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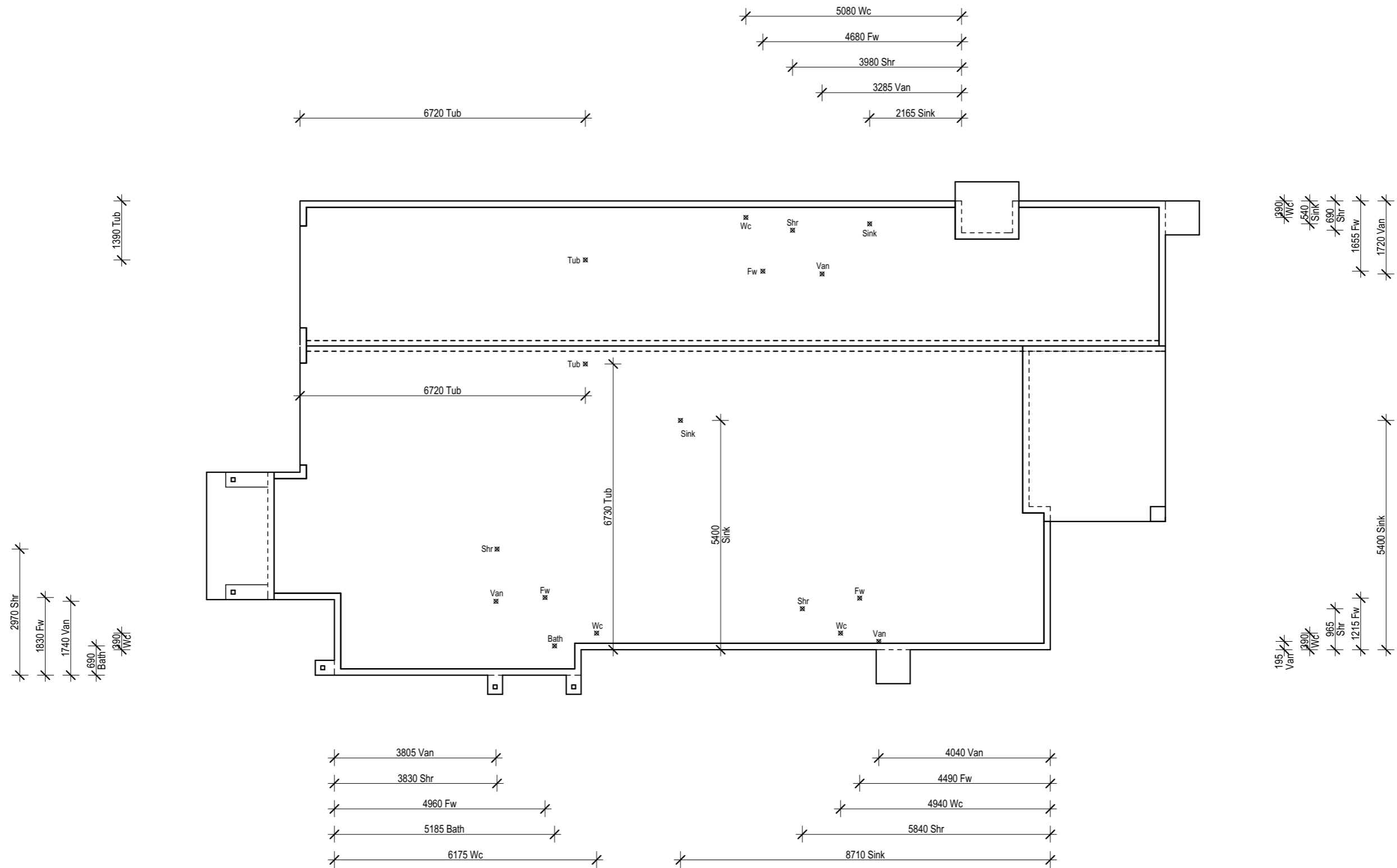
Site Address:  
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Slab Plan			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>10</b>	Job No: <b>408652</b>		

Date: \_\_\_\_\_  
Client's Signature: \_\_\_\_\_

N3 Wind Category

Communications Pre-wired




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			By

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601 790 774

Product:  
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**Garage to Left**

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Waste Layout			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>11</b>	Job No: <b>408652</b>		

Date: \_\_\_\_\_ Client's Signature: \_\_\_\_\_

N3 Wind Category

Communications Pre-wired

**BRACING SCHEDULE**

- UPPER OR SINGLE STOREY  
- JOINT GROUP = JD4  
MAIN DWELLING

**N3**

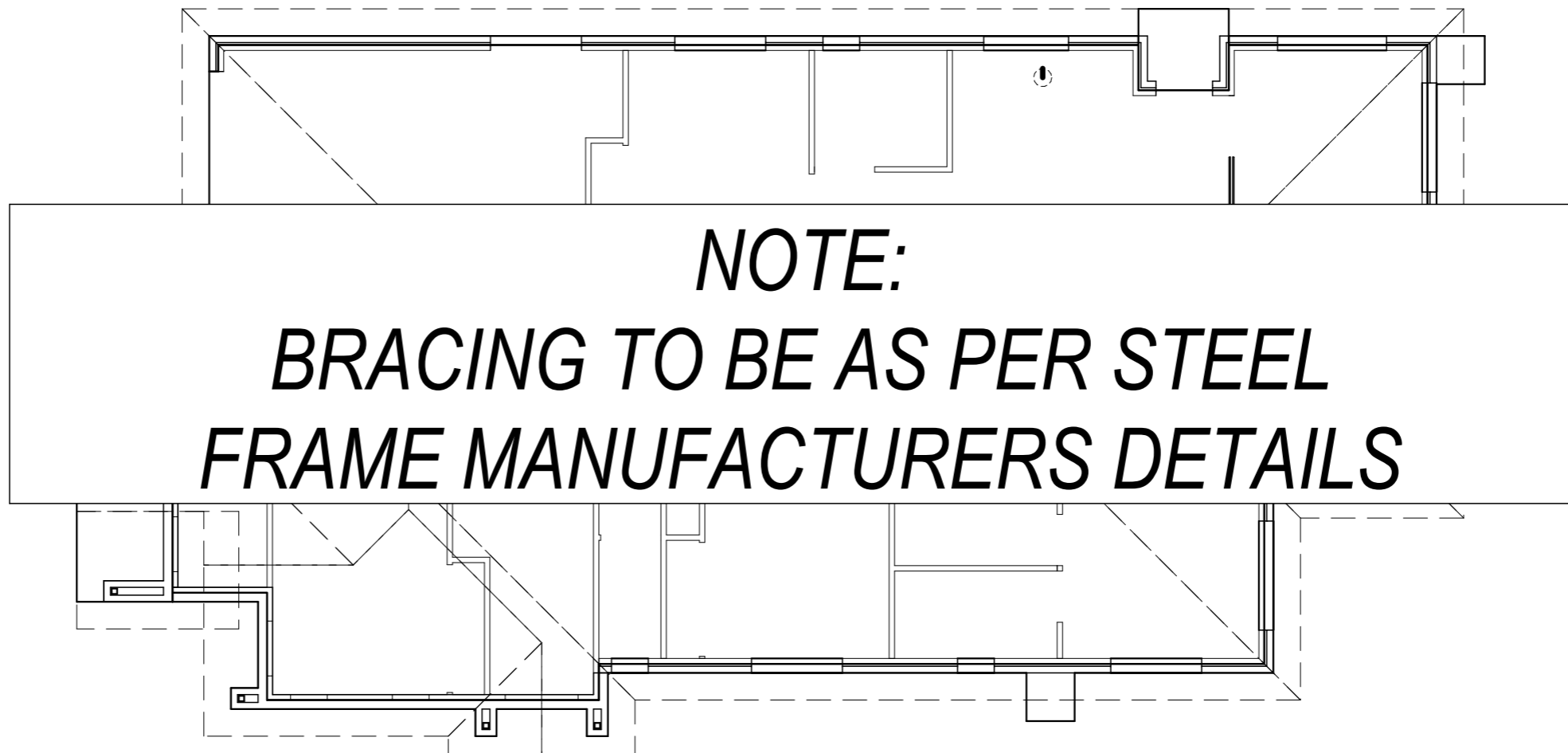
**DIRECTION A** ← REQUIRED kN = 25.1

CODE	TYPE	LENGTH	VALUE	No.	TOTAL kN
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	450mm	0.7kN	0	00.0
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	500mm	0.8kN	0	00.0
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	600mm	3.6kN	0	00.0
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	900mm	5.4kN	0	00.0
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	1800mm	10.8kN	0	00.0
AS	STEEL ANGLE BRACE @ 1.5 kN/m	1800mm	2.7kN	0	00.0
AS	STEEL ANGLE BRACE @ 1.5 kN/m	2400mm	3.6kN	0	00.0
AS	STEEL ANGLE BRACE @ 1.5 kN/m	2700mm	4.0kN	0	00.0
C	BRACING BRICK PIER @ 1.5 kN (both directions)		1.5kN		
					RESISTANCE PROVIDED kN = 00.0

**DIRECTION B** ↑ REQUIRED kN = 67.0

CODE	TYPE	LENGTH	VALUE	No.	TOTAL kN
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	450mm	0.7kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	500mm	0.8kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	600mm	3.6kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	900mm	5.4kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	1800mm	10.8kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	2400mm	14.4kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	2700mm	16.2kN	0	00.0
BS	STEEL ANGLE BRACE @ 1.5 kN/m	1800mm	2.7kN	0	00.0
BS	STEEL ANGLE BRACE @ 1.5 kN/m	2400mm	3.6kN	0	00.0
BS	STEEL ANGLE BRACE @ 1.5 kN/m	2700mm	4.0kN	0	00.0
C	BRACING BRICK PIER @ 1.5 kN (both directions)		1.5kN	0	00.0
					RESISTANCE PROVIDED kN = 00.0

**Notes:**  
Plywood bracing walls less than 900mm long require M12 rods, top plate to bottom plate.  
Bracing walls sheathed both sides require M16 tie down rods at each end and intermediately @ 1200mm ctrs.  
Internal ply bracing walls should be with M12 ramset cynabolts at each end and @ max of 1200mm ctrs with 65mm penetration into the slab.  
External bracing wall should be fixed M12 chemsets.



**BRACING SCHEDULE**

- UPPER OR SINGLE STOREY  
- JOINT GROUP = JD4  
SECONDARY DWELLING

**N3**

**DIRECTION A** ← REQUIRED kN = 8.8

CODE	TYPE	LENGTH	VALUE	No.	TOTAL kN
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	450mm	0.7kN	0	00.0
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	500mm	0.8kN	0	00.0
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	600mm	3.6kN	0	00.0
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	900mm	5.4kN	0	00.0
A	STRUCTURAL PLY BRACE @ 6.0 kN/m	1800mm	10.8kN	0	00.0
AS	STEEL ANGLE BRACE @ 1.5 kN/m	1800mm	2.7kN	0	00.0
AS	STEEL ANGLE BRACE @ 1.5 kN/m	2400mm	3.6kN	0	00.0
AS	STEEL ANGLE BRACE @ 1.5 kN/m	2700mm	4.0kN	0	00.0
C	BRACING BRICK PIER @ 1.5 kN (both directions)		1.5kN		
					RESISTANCE PROVIDED kN = 00.0

**DIRECTION B** ↑ REQUIRED kN = 68.0

CODE	TYPE	LENGTH	VALUE	No.	TOTAL kN
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	450mm	0.7kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	500mm	0.8kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	600mm	3.6kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	900mm	5.4kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	1800mm	10.8kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	2400mm	14.4kN	0	00.0
B	STRUCTURAL PLY BRACE @ 6.0 kN/m	2700mm	16.2kN	0	00.0
BS	STEEL ANGLE BRACE @ 1.5 kN/m	1800mm	2.7kN	0	00.0
BS	STEEL ANGLE BRACE @ 1.5 kN/m	2400mm	3.6kN	0	00.0
BS	STEEL ANGLE BRACE @ 1.5 kN/m	2700mm	4.0kN	0	00.0
C	BRACING BRICK PIER @ 1.5 kN (both directions)		1.5kN	0	00.0
					RESISTANCE PROVIDED kN = 00.0



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Product:  
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Hamilton Facade  
Garage to Left**

Site Address:  
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#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733**

LGA: Moreton Bay Regional Council

Bracing Plan			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>12</b>	Job No: <b>408652</b>		

# SPECIFICATIONS:-

## N.3 SHEET ROOF (COLORBOND) SINGLE STORY

### BY LAWS & CODES.

All construction shall be designed and built to comply with the Building Act 1975 and the NCC-BCA (Vol 2), 2022 edition & subsequent amendments to date & A.S 1684.2 2021 (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.

- All Materials shall be new.
- 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 (2021)
- Concrete fig. 20MPa., remainder 20 MPa.
- STEEL: Shop primed (all fixing bolts shall be hot dipped galvanised).
- ROOFING: Selected sheet roofing fixed in accordance with manufacturers specifications.
- WALLS: Brick Veneer (wall ties @ 450 hor x 600 vert) to comply with AS 3700 & Supp.1 SAA Masonry Code.  
Prefabricated wall frames - timber sizes shall comply with A.S 1684.2 (2021)
- WALL LINING: Plasterboard 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.
- 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.
- DOORS: Entry doors and timber frame shall be as per specifications. Where WC doors do not open outwards from WC room end
- VENTILATION: Exhaust fans ducted externally to comply with ABCB HPS 2022 Part 10.8.2). Refer to
- D.P.C.: Provide approved damp proof course between and to all internal wet areas
- FLASHINGS: All windows and sliding doors flush
- EXTERNAL CLADDING: Refer to Elevations for

### TIE DOWN FIXINGS OF ROOF TO BE AS PER THE MANUFACTURERS DETAILS FOR N3 WIND RATING

NOTE: IN ADDITION TO THE REQUIREMENTS FOR BRACING WALLS, THE BOTTOM PLATES OF ALL WALLS SHALL BE FIXED TO THE CONCRETE SLAB @ 1200mm MAX CRS. FASTENERS TO BE EITHER HAMMERED, FIRED, SCREWED OR EXPANSION MASONARY

ROOF SPAN	STUDS AT SIDE					
LINTELS	1400	1900	3600	4500	6600	NO.(MGP10)
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	240x36 LVL	240x36 LVL	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	295x65 17C	295x65 17C	295x65 17C	3
3300	240x63 LVL	240x63 LVL	260x65 17C	260x65 17C	260x65 17C	3
3600	300x45 LVL	300x63 LVL	270x65 18C	270x65 18C	270x65 18C	3
3900	300x63 LVL	300x63 LVL	300x65 18C	300x65 18C	300x65 18C	3
4200	300x63 LVL	300x63 LVL	295x65 17C	330x65 18C	330x65 18C	4
4500	300x63 LVL	300x63 LVL	300x65 17C	300x65 18C	360x65 18C	4
4800	300x63 LVL	300x63 LVL	300x65 18C	330x65 18C	360x65 18C	4

MGP = MACHINED PINE  
LVL = LAMINATED VENEER LUMBER  
17C = GLUE LAMINATED PINE BEAM  
18C = GLUE LAMINATED HWD BEAM

JD4 (TRADAC)  
JD4 TILLING TIMBER  
JD1 HYNEBEAM  
JD1 HYNEBEAM

**REFER TO "FRAME & TRUSS SUPPLIER" SPECIFICATION / CERTIFICATION.**

TIEDOWN SCHEDULE N3 SHEET ROOF (UPLIFT LOAD WIDTH 7500)							
MEMBERS	UPLIFT	METHOD	KN PROVIDED	DETAIL	METHOD	KN PROVIDED	DETAIL
ROOF BATTEN TO RAFTER	1.5kn	As per Manufacturers requirements					
TRUSSES TO TOP PLATE @ 600 CRS	5.9kn	As per Manufacturers requirements					
PLATES TO STUDS	11.0kn	1/M12 threaded rod at every window, door jamb, every corner, every end and intermediate at max 1200 crs	20.0kn				
LINTELS < 1.6	7.9kn	1/30x0.8 G.I. strap with 6/2.8 dia nails each end top and bottom each side of opening	8.4kn				
LINTELS < 3.3	16.4kn	2/30x0.8 G.I. strap with 6/2.8 dia nails each end top and bottom each side of opening	16.8kn				
LINTELS < 4.0	19.9kn	1/M12 threaded rod each side side of opening.	20.0kn				
BOTTOM PLATE TO CONCRETE (lower floor)	9.0kn	1/M12 anchor at every window, door jamb, every corner, every end and intermediate at max 1200 crs	20.0kn				
PLATES TO STUDS (lower floor)	6.8kn	1/30x0.8 G.I. strap with 6/2.8 dia nails each end at every window, door jamb, every corner, every end and intermediate at max 900 crs (every second stud) top and bottom.	8.4kn			7.6kn	
VERANDA PLATE TO POST @ 3000 MAX CTRS (2480 U.L.W.)	9.5kn	2/M12 hex head bolts	9.5kn				

**NOTE:**  
**TIE DOWN TO BE AS PER STEEL FRAME MANUFACTURERS DETAILS**

NOTE:- PREFABRICATED FRAME SUPPLIER IS TO SUPPLY SCHEDULE & CERTIFICATION FOR FRAMES SUPPLIED. DESIGNED IN ACCORDANCE WITH THE NCC-BCA (Vol 2), 2022 AND THE BUILDING ACT 1975.



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Rev	Date	Amendments
A	15.09.2023	Pre Construction Copy

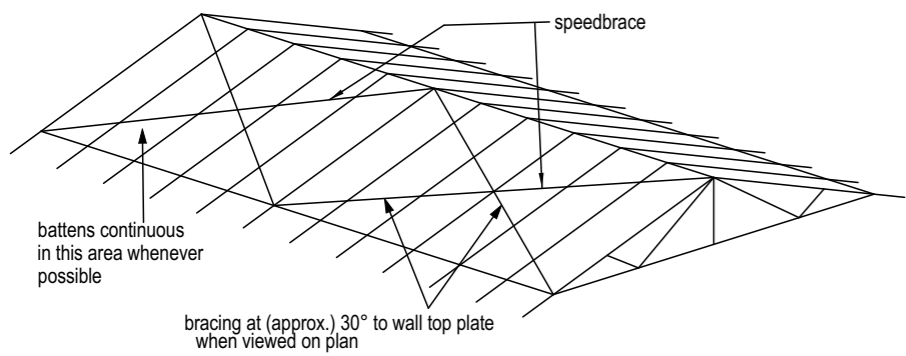
Client:  
PAIG Investor 3 (HTCB 3) ACN:  
601 790 774

Product:  
**Tuvalu**  
**Hamilton Facade**  
**Garage to Left**

Site Address:  
Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

Tiedown Details			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale:	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>13</b>	Job No: <b>408652</b>		

## ROOF BRACING



bend to side of top plate (if necessary) fix with 2 nails to sides and 3 nails under plate

bend over end truss and fix with 3 nails to face of truss and 2 nails to top



NOTE: All nails to be 30 x 3.15 Ø flathead

## 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

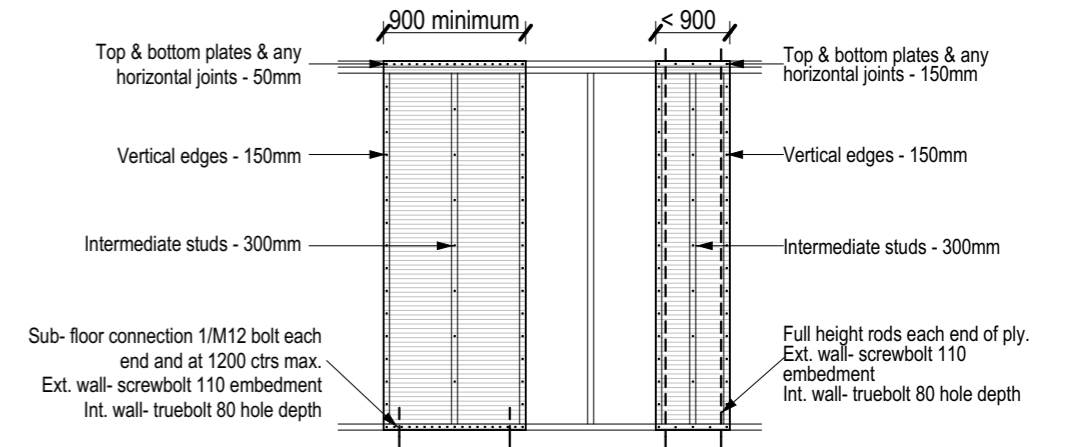
F14, 4mm thick min. structural plywood on outer face of stud wall nailed to frame with 30 x 2.8mm dia flathead nails or equivalent. Studs @ 450 ctrs behind panels.

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

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



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

FIXINGS: TOP - METHOD A, B, C, D  
BOTTOM - NOMINAL FIXING ONLY

30 x 0.8mm galv. strap  
3/30 x 2.8mm dia nails to each end to stud

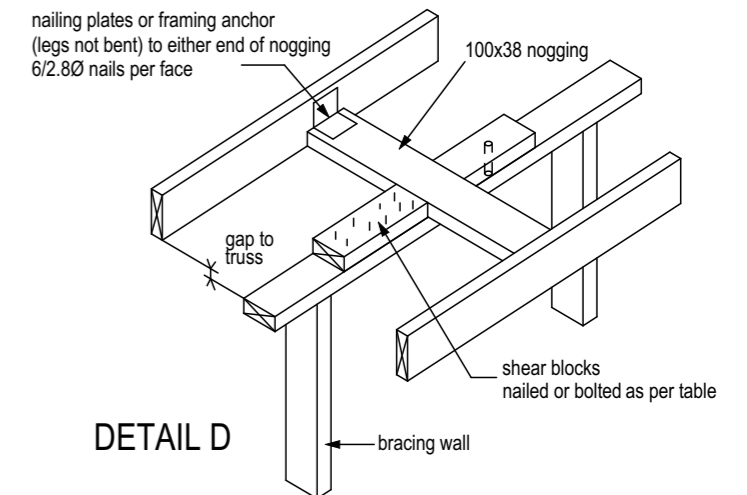
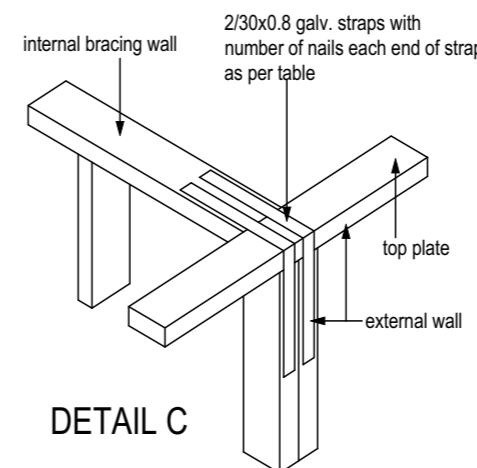
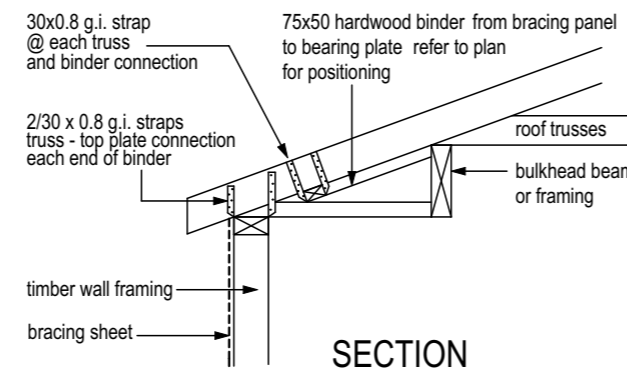
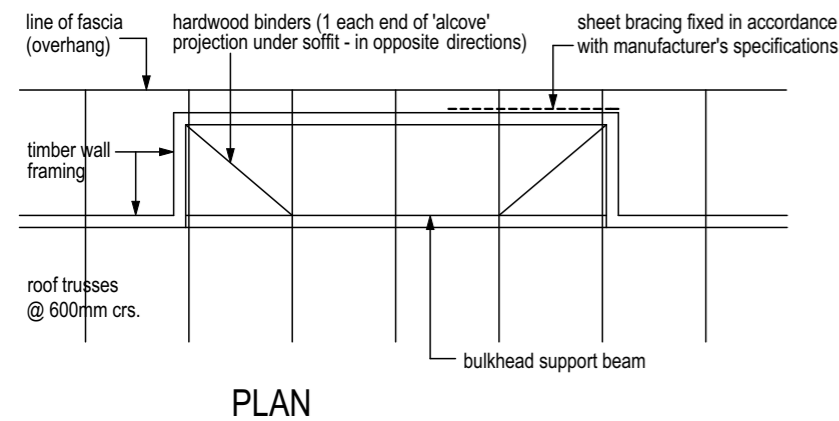
30 x 0.8mm galv. strap  
3/30 x 2.8mm dia nails to each end to stud

# NOTE: TIE DOWN TO BE AS PER STEEL FRAME MANUFACTURERS DETAILS

0.7m = x 4.2kN (reduced by 0.7)  
0.8m = x 4.8kN (reduced by 0.8)

Nominal fixing to floor. 1800 min - 2700 max.

## WALL BRACING UNDER SOFFIT DETAILS



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601 790 774

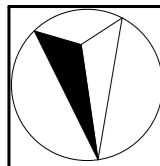
Product:  
**Tuvalu**  
**Hamilton Facade**  
**Garage to Left**

Site Address:  
Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

### Tiedown Details

Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale:	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>14</b>	Job No: <b>408652</b>	





Date: Client's Signature:

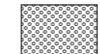
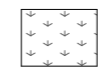

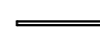


**N3 Wind Category**

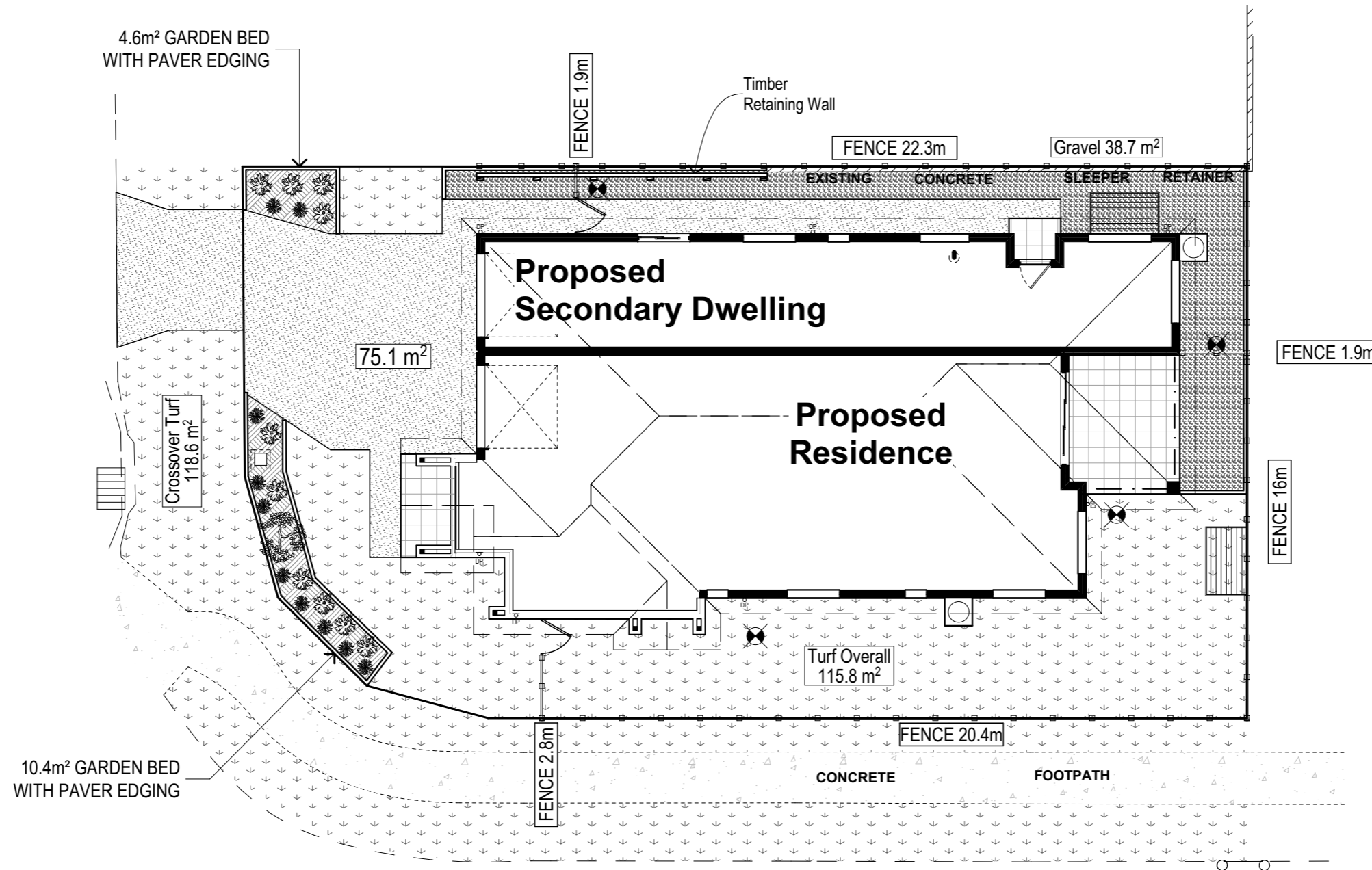
**Communications Pre-wired**

**LEGEND AND QUANTITIES -**

-  1 - 45L Tree
-  10 - 200mm Pot Size Plants
-  10 - 140mm Pot Size Plants
-  - YARD GULLY

-  Feature Stone
-  "A" Grade Turf
-  Gravel
-  Clay Paver Garden Edging

**NOTES:**  
 Garden and lawn areas to be edged with clay paver edge unless adjoining onto concrete pad or fencing.  
 Turf evenly graded from residence towards yard gullies.  
 All garden beds mulched 75mm depth after planting.



Date: \_\_\_\_\_  
Client's Signature: \_\_\_\_\_



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Rev	Date	Amendments	By
A	15.09.2023	Pre Construction Copy	JV

Client:  
**PAIG Investor 3 (HTCB 3) ACN:  
 601 790 774**

Product:  
**Tuvalu  
 Hamilton Facade  
 Garage to Left**

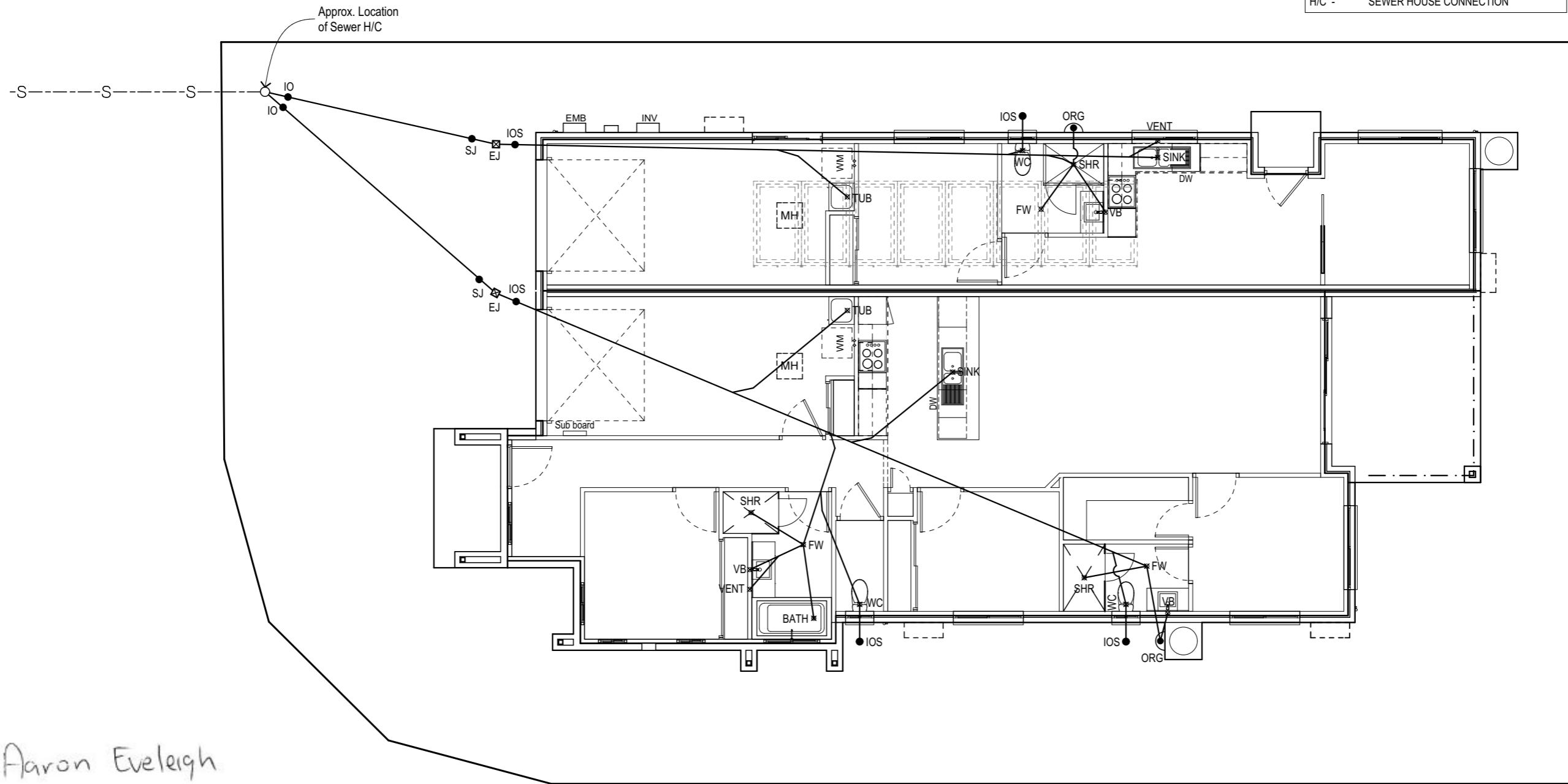
Site Address:  
**Lot 203  
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 Morayfield QLD 4506  
 SP: 324733  
 LGA: Moreton Bay Regional Council**

Landscape Plan			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:150	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>15</b>	Job No: <b>408652</b>		

N3 Wind Category

Communications Pre-wired

LEGEND	
EJ -	EXPANSION JOINT
SJ -	SWIVEL JOINT
IO -	INSPECTION OPENING
IOS -	INSPECTION OPENING TO SURFACE
ORG -	OVERFLOW RELIEF GULLY
FW -	FLOOR WASTE
WC -	WATER CLOSET
SHR -	SHOWER
VB -	VANITY BASIN
H/C -	SEWER HOUSE CONNECTION



Araron Eveleigh  
 Lic No. 25449

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Rev	Date	Amendments	By
A	15.09.2023	Pre Construction Copy	JV

Client:  
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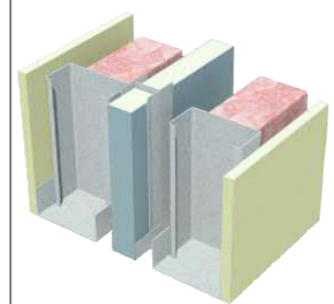
Product:  
**Tuvalu**  
**Hamilton Facade**  
**Garage to Left**

Site Address:  
 Lot 203  
 #15 Destiny Street  
 Affinity Estate - Stage 2  
 Morayfield QLD 4506  
 SP: 324733  
 LGA: Moreton Bay Regional Council

Sanitary Drainage			
Plot Date: 27/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>16</b>	Job No: <b>408652</b>		

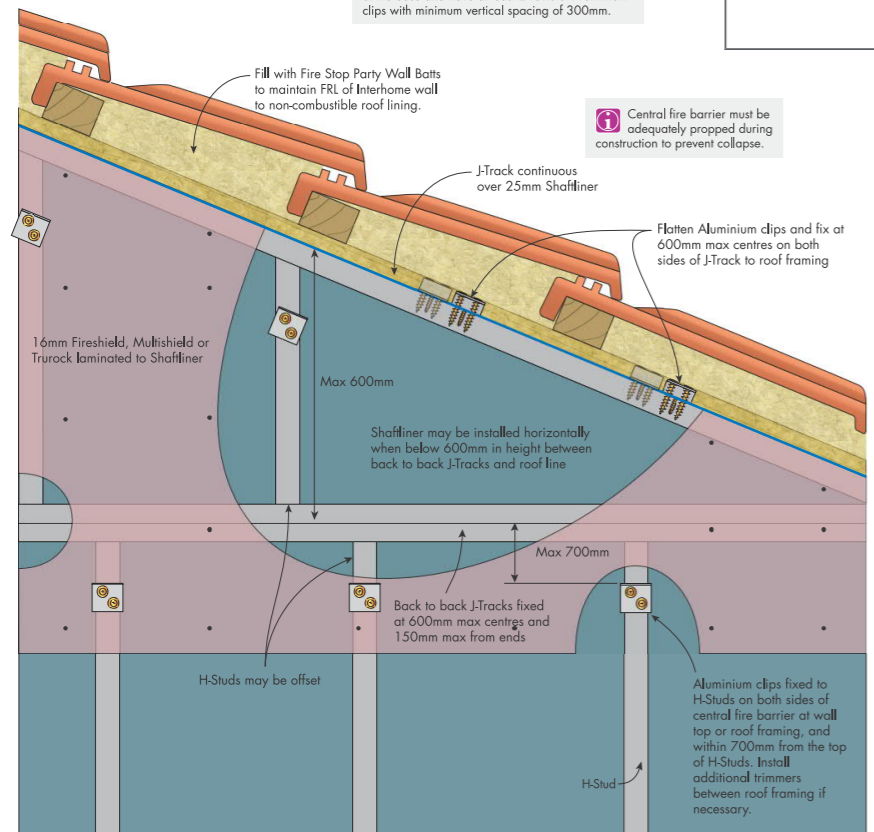
Date: \_\_\_\_\_  
 Client's Signature: \_\_\_\_\_

IHW9			Fire Resistance Level
<ul style="list-style-type: none"> <li>1 layer of 10mm <b>soundshield</b> or <b>opal</b></li> <li>Steel stud framing with insulation</li> <li>Minimum 20mm air-gap</li> <li>1 layer of 25mm <b>shaftliner</b> or <b>intershield</b> encased in <b>interhome H-studs</b></li> <li>Minimum 20mm air-gap</li> <li>Steel stud framing with insulation</li> <li>1 layer of 10mm <b>soundshield</b> or <b>opal</b></li> </ul>			<b>60/60/60</b> rated for the wall frame opposite to fire attack  Fire Report FC11661
Minimum Cavity On Each Side (mm)	Wall Width (mm)	Sound Insulation R <sub>w</sub> (R <sub>w</sub> + Ctr)	Acoustic Report Day Design 3094-42  Note: Impact Sound Resistant - Discontinuous Construction
Cavity size = stud size + air-gap		2 x Pink® Batts Wall R2.5	
110 (eg. 70 stud + 40 gap or 90 stud + 20 gap)	265	62 (50)	



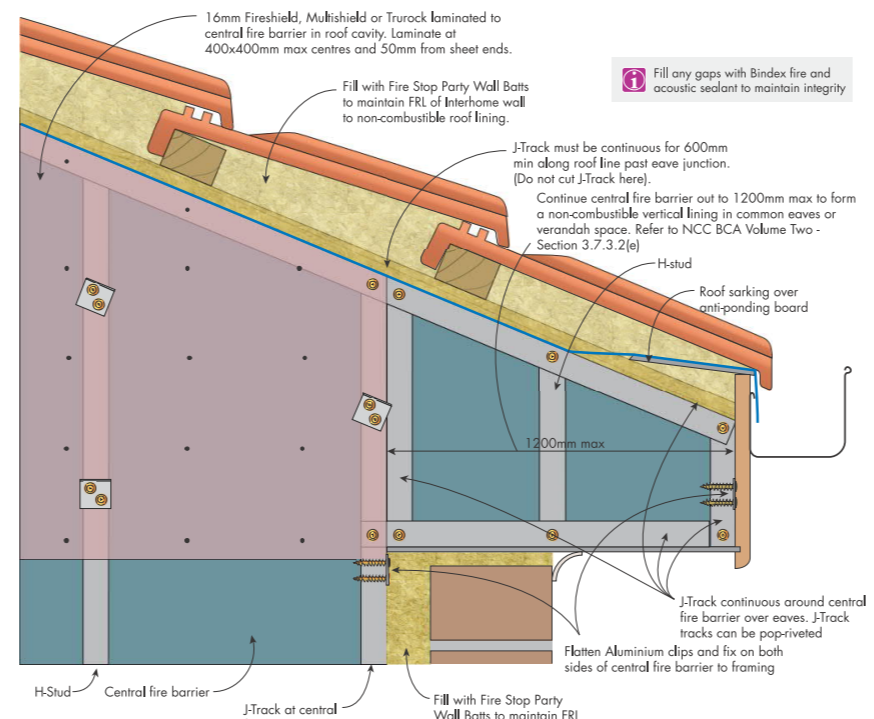
### Interhome Central Fire Barrier

For raked ceilings, central fire barriers with horizontal back to back J-tracks must be fixed at the base and have at least 2 rows of Aluminium clips with minimum vertical spacing of 300mm.



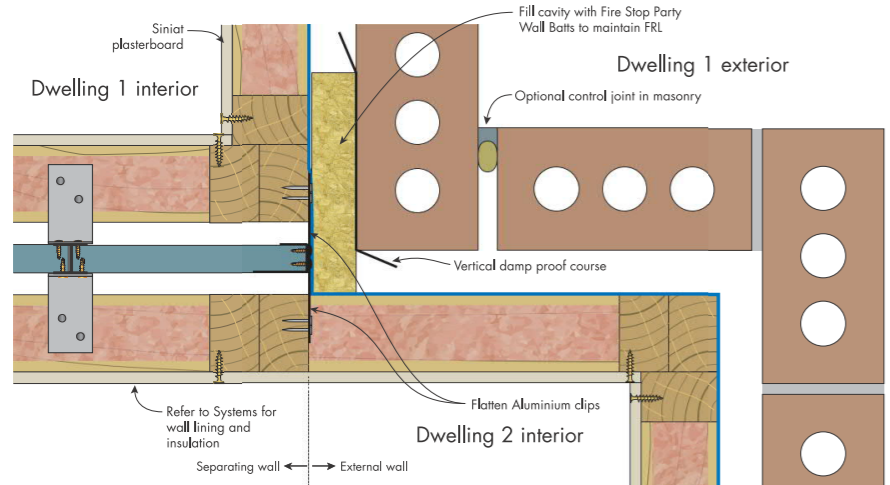
**FIGURE 37 Interhome with Horizontal Shaftliner to Roof Line**  
FRL 60/60/60  
Section

### Interhome Wall Over Eaves

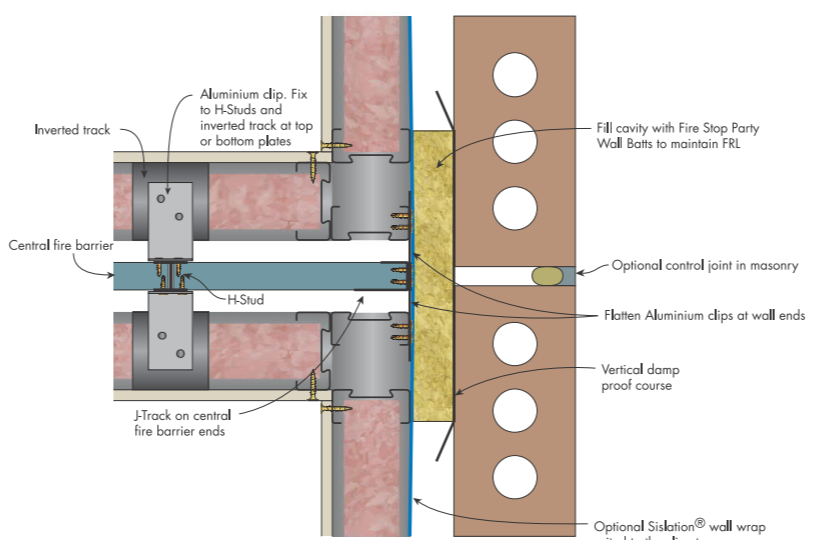


**FIGURE 41 Interhome over Eaves**  
FRL 60/60/60  
Section

### Interhome Wall To External Wall

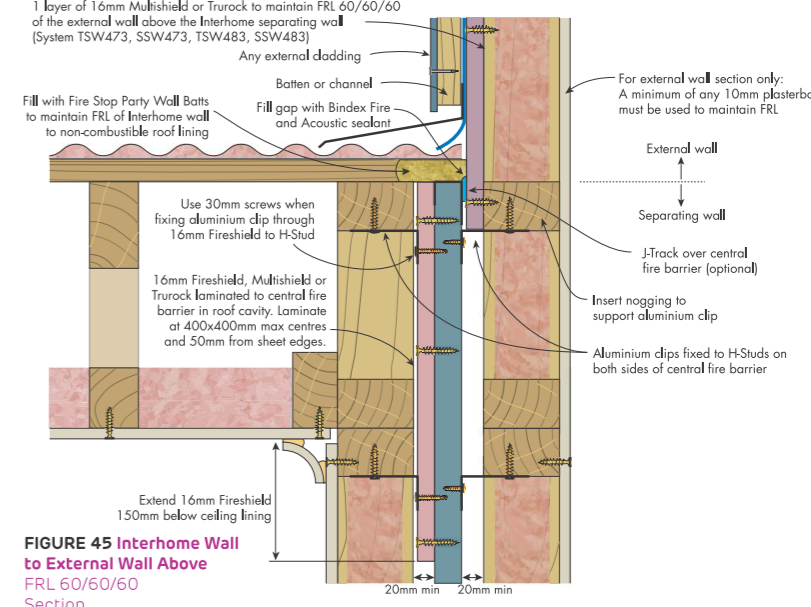


**FIGURE 60 Interhome Wall to Brick Wall with Return**  
FRL 60/60/60  
Plan



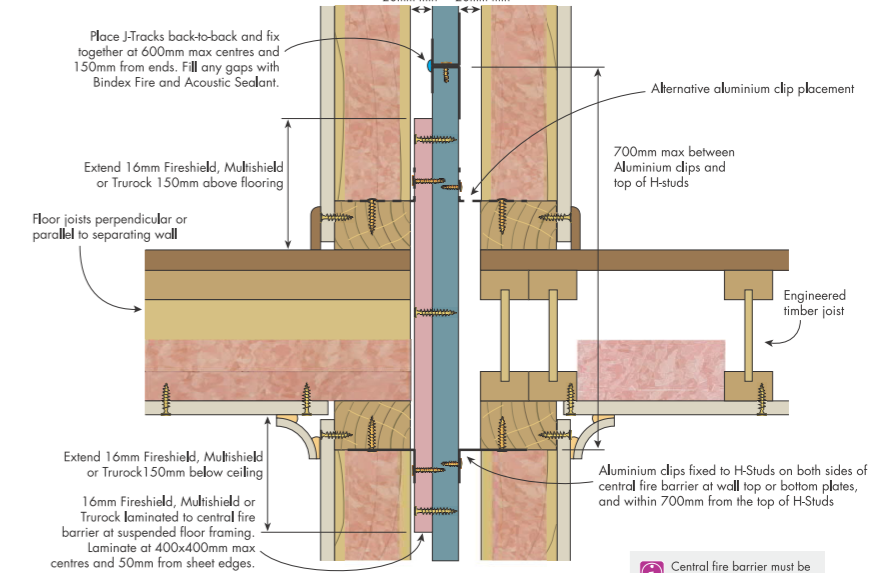
**FIGURE 59 Interhome Wall to External Brick Wall**  
Steel Frame - FRL 60/60/60  
Plan

### Interhome Wall To External Wall Above



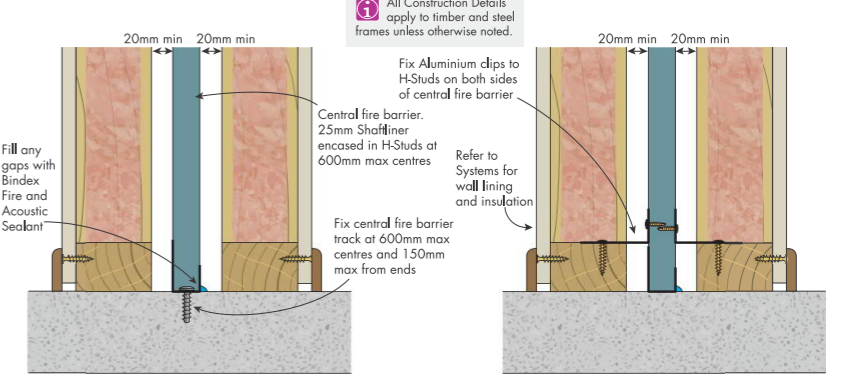
**FIGURE 45 Interhome Wall to External Wall Above**  
FRL 60/60/60  
Section

### Interhome Wall To Upper Storey Floor



**FIGURE 28 Interhome Wall to Upper Storey Floor**  
FRL 60/60/60  
Section

### Interhome Wall Base Details



**FIGURE 20 Interhome Wall Base to Slab**  
FRL 60/60/60  
Section

**FIGURE 21 Interhome Wall Base to Slab - Alternate Detail**  
FRL 60/60/60  
Section

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Rev	Date	Amendments	JV By
A	15.09.2023	Pre Construction Copy	JV

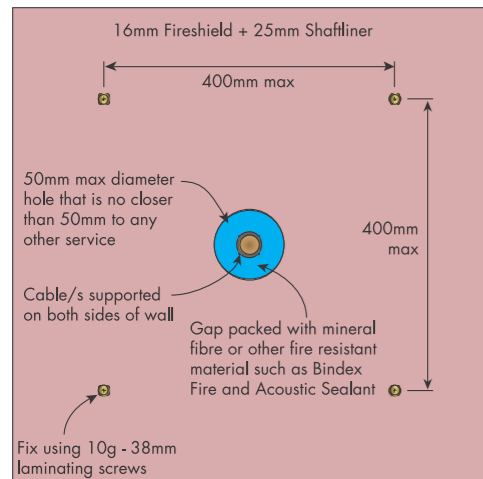
Client:  
**PAIG Investor 3 (HTCB 3) ACN: 601 790 774**

Product:  
**Tuvalu Hamilton Facade Garage to Left**

Site Address:  
**Lot 203 #15 Destiny Street Affinity Estate - Stage 2 Morayfield QLD 4506 SP: 324733**  
LGA: Moreton Bay Regional Council

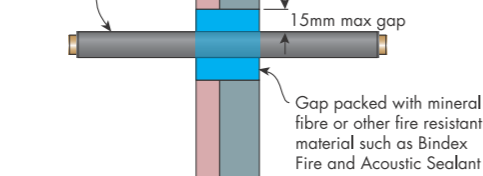
PartyWall Details			
Plot Date: 27/09/2023	Drawn: J.V.	Rev:	<b>A</b>
Scale:	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>17</b>	Job No: <b>408652</b>		

Date: Client's Signature:



Electrical cable detail according to 2019 NCC BCA V2 Section 3.7.3.3 (b) (ii)

Cable/s supported on both sides of wall

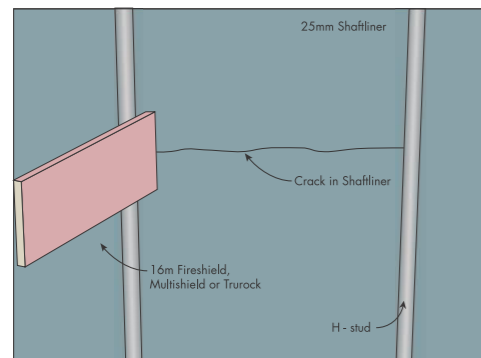


Elevation

Section

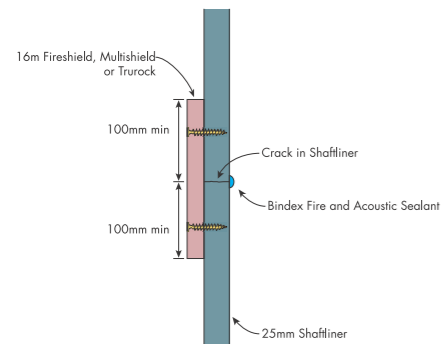
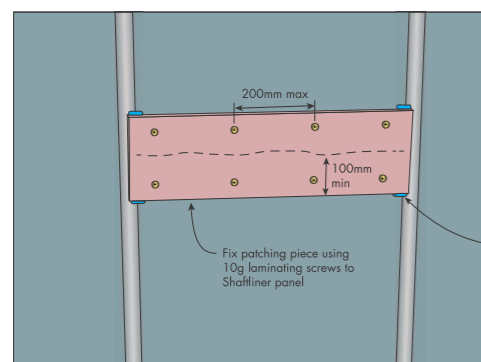
**FIGURE 80 Single Cable Penetration Through Central Fire Barrier in Roof Cavity**  
Telecommunication and Power cables  
Maintains FRL 60/60/60 of Interhome Wall System

**Fire Rated Patching Of Central Fire Barrier - Crack in Shaftliner**



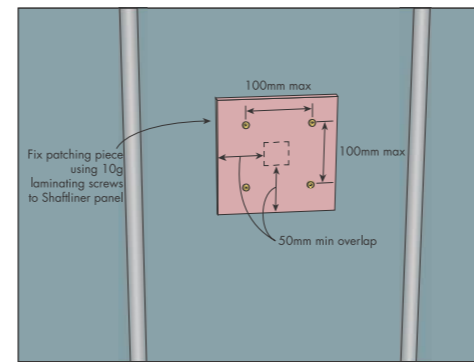
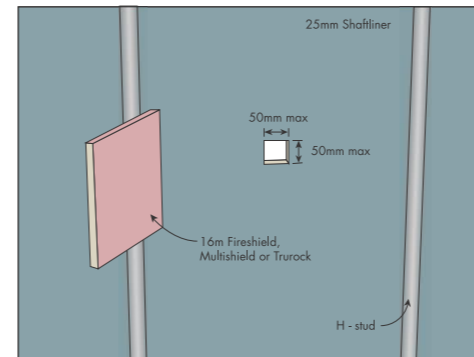
Fill any gaps with Bindex Fire and Acoustic Sealant to maintain integrity

Seal gap between H-Stud and patching piece with Bindex Fire and Acoustic Sealant

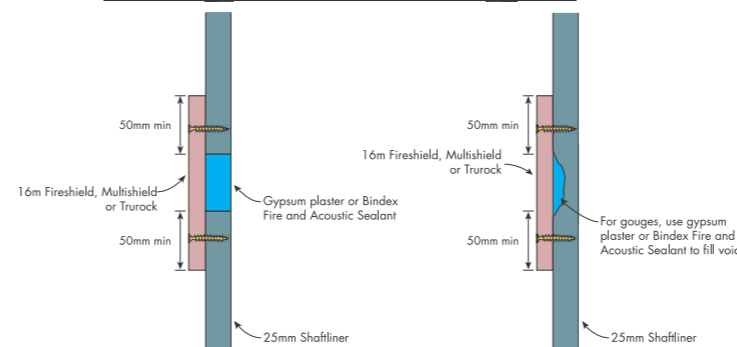


**FIGURE 83 Fire Rated Patch for Shaftliner panel**  
Section - FRL 60/60/60

**Fire Rated Patching Of Central Fire Barrier - 50x50mm maximum opening**

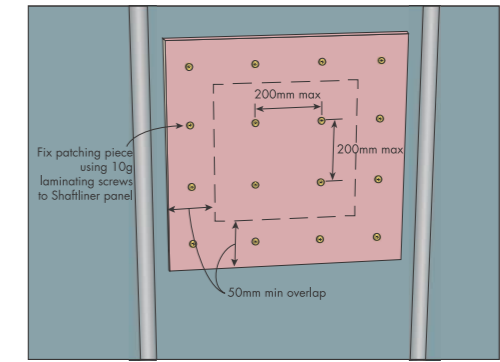
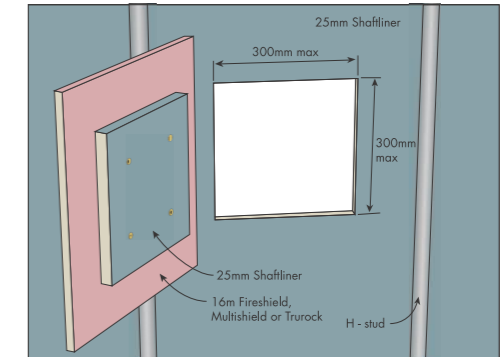


Fill any gaps with Bindex Fire and Acoustic Sealant to maintain integrity

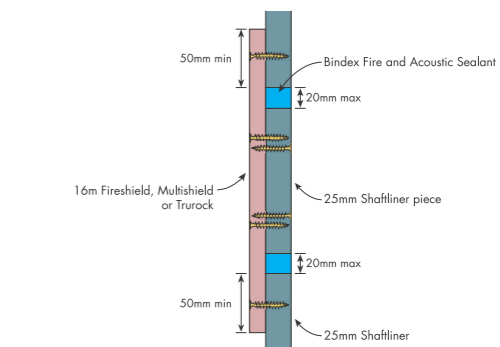


**FIGURE 81 Fire Rated Patch for Shaftliner panel**  
Section - FRL 60/60/60

**Fire Rated Patching Of Central Fire Barrier - 300x300mm maximum opening**



Fill any gaps with Bindex Fire and Acoustic Sealant to maintain integrity



**FIGURE 82 Fire Rated Patch for Shaftliner panel**  
Section - FRL 60/60/60

# Fire Rated Penetration Details

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Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.

Rev	Date	Amendments	By
A	15.09.2023	Pre Construction Copy	JV

Client:  
PAIG Investor 3 (HTCB 3) ACN:  
601 790 774  
Product:  
**Tuvalu**  
**Hamilton Facade**  
**Garage to Left**

Site Address:  
Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

PartyWall Penetration			
Plot Date: 27/09/2023	Drawn: J.V.	Checked: M.F.	Checked Date: 25.08.23
Scale:	Job No: 408652	Rev: A	
Sheet: 18			

Date: \_\_\_\_\_  
Client's Signature: \_\_\_\_\_