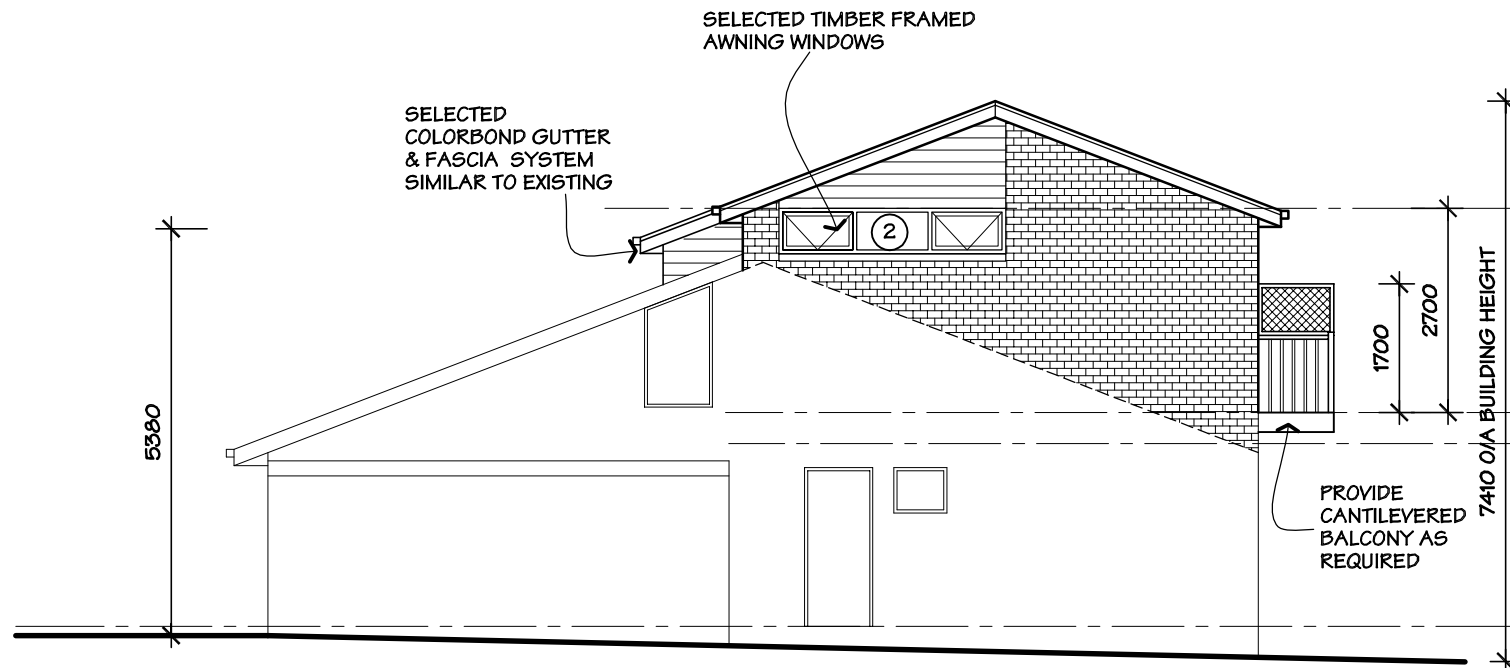


ELEVATION C
SCALE 1:100



ELEVATION D
SCALE 1:100

WINDOW / DOOR SCHEDULE

No.	Size (h x w)	Description	Lintel
1	1000 X 1800	TIMBER AWNING	190 x 45 F17 KDHW
2	600 X 3000	TIMBER AWNING	2/220 x 45 F17 KDHW
3	600 X 600	TIMBER FIXED	90 x 45 F17 KDHW
4	600 X 600	TIMBER FIXED	90 x 45 F17 KDHW
5	600 X 600	TIMBER FIXED	90 x 45 F17 KDHW
A	2100 X 1800	TIMBER SLIDING DOOR	190 x 45 F17 KDHW

* SIZES SHOWN ARE NOMINAL SIZES ONLY AND ARE SUBJECT TO MANUFACTURERS STANDARD SIZE AND PROFILE.

* ALL GLAZING IS TO COMPLY WITH A.S 1288. (2006)

* NEW TIMBER AWNING WINDOWS ARE TO CONTAIN ALUMINIUM FRAMED INSECT SCREENS AND WINDOW WINDERS.

* PROVIDE 150 x 100 x 10 MSA BRICK LINTELS - ALL EXPOSED METAL ANGLE LINTELS TO BE HOT DIPPED GALVANISED.

* NEW STAIRWELL IS TO CONTAIN GRADE "A" SAFETY GLASS.

© 2007 COPYRIGHT WARNING

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF AUSDRAFT SOLUTIONS AND ARE SUBJECT TO THE COPYRIGHT LAWS OF AUSTRALIA. THE UNAUTHORISED USE, BUILDING, COPYING OR REPRODUCTION OF IDEAS CONTAINED IN THESE PLANS IS AN INFRINGEMENT OF COPYRIGHT AND OFFENDERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

NOTE: DO NOT SCALE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED.

PROJECT:

FIRST FLOOR ADDITION

FOR:

Margaret & Graeme Pinchbeck

AT:

**Unit 15/ No 346 Canterbury Road
Heathmont.**

SCALE: 1:100

MEL:

JOB No.: 07138

CAD FILE No.: 07138WD

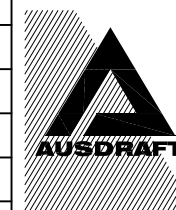
COUNCIL: Maroondah

DATE: 30/10/07

REV: NIL

DRAWN: S.E.

SHEET: 6 OF 9



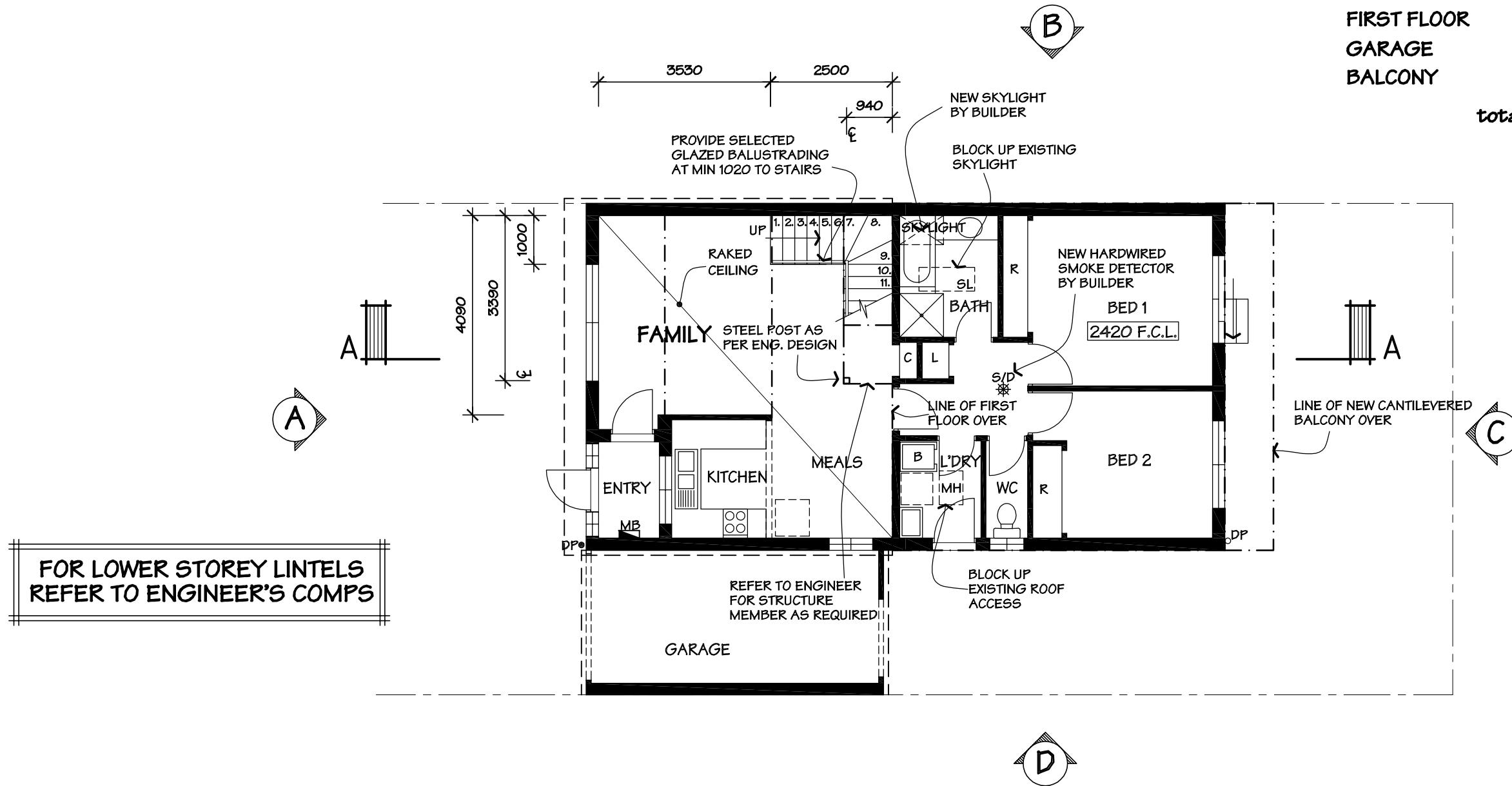
215 Waverley Road,
Malvern East, VIC. 3145
Ph. 9571 5525
Fax: 9571 5523
enquiries@ausdraft.com.au
www.ausdraft.com.au
ACN 118 329 123

ABN 30 118 329 123
RBP No. DP-AD 18369

⊕ PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH A.S. 1668 AND A.S. 3666

S/D
* A.C. OPERATED SMOKE DETECTOR WITH 9 VOLT BATTERY BACK-UP.


AREAS :	SQ. METRES	SQUARES
GROUND FLOOR	93.6	10.1
FIRST FLOOR	52.2	5.6
GARAGE	16.0	1.7
BALCONY	7.1	0.8
total:	168.9	18.2



PROPOSED GROUND FLOOR PLAN

SCALE 1:100

<p>© 2007 COPYRIGHT WARNING</p> <p>THESE PLANS ARE THE EXCLUSIVE PROPERTY OF AUSDRAFT SOLUTIONS AND ARE SUBJECT TO THE COPYRIGHT LAWS OF AUSTRALIA. THE UNAUTHORISED USE, BUILDING, COPYING OR REPRODUCTION OF IDEAS CONTAINED IN THESE PLANS IS AN INFRINGEMENT OF COPYRIGHT AND OFFENDERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>	<p>NOTE: DO NOT SCALE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED.</p>	PROJECT:	SCALE: 1:100	MEL:
		FIRST FLOOR ADDITION	JOB No.: 07138	
		FOR:	CAD FILE No.: 07138WD	
		Margaret & Graeme Pinchbeck	COUNCIL: Maroondah	
		AT:	DATE: 30/10/07	REV: NIL
		Unit 15/ No 346 Canterbury Road Heathmont.	DRAWN: S.E.	SHEET: 3 OF 9



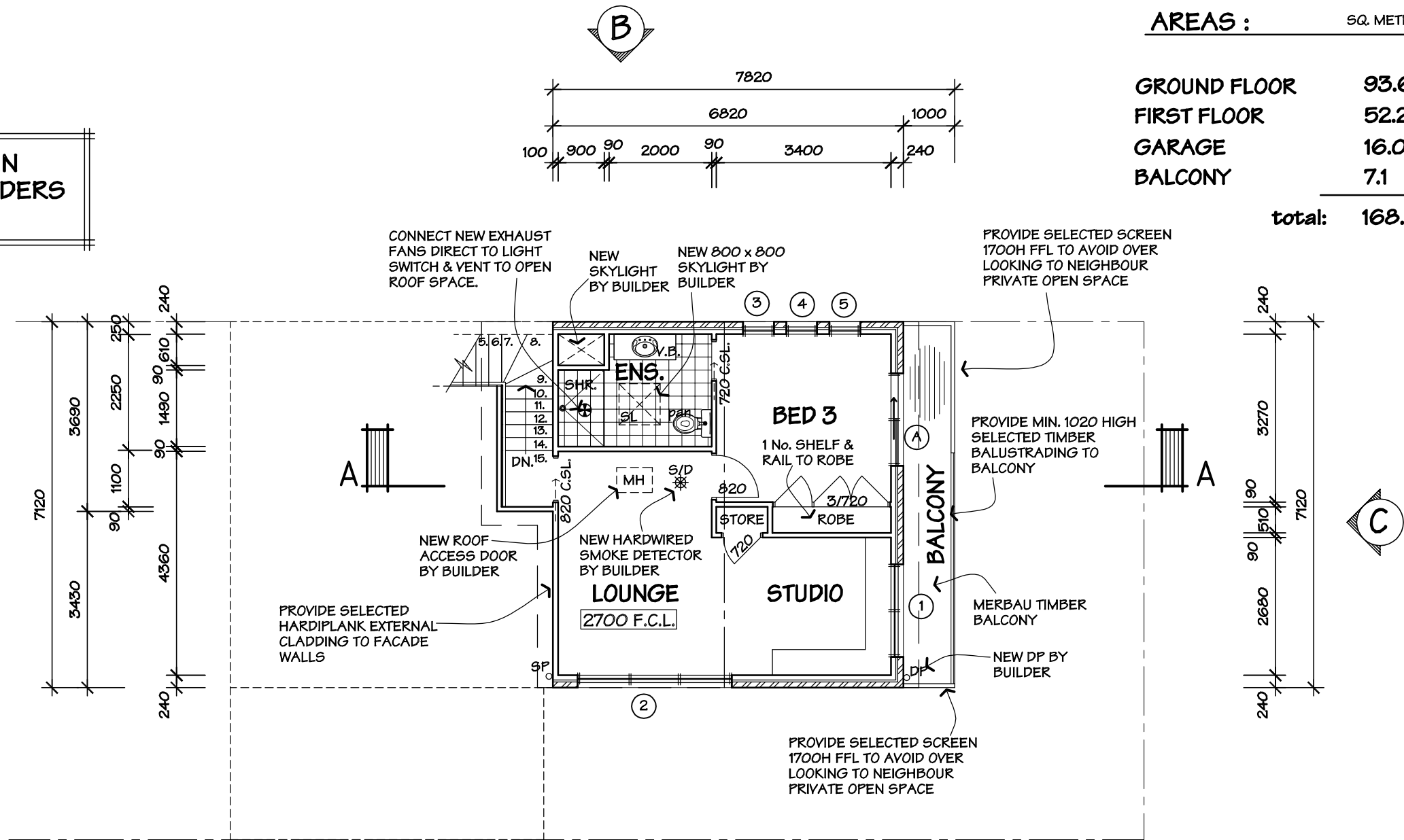
215 Waverley Road,
Malvern East, VIC. 3145
Ph. 9571 5525
Fax: 9571 5523
enquiries@ausdraft.com.au
www.ausdraft.com.au
ACN 118 329 123
ABN 30 118 329 123
RBP No. DP-AD 18369

⊕ PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH A.S. 1668 AND A.S. 3666

S/D ✱ A.C. OPERATED SMOKE DETECTOR WITH 9 VOLT BATTERY BACK-UP.

PLANS TO BE READ IN CONJUNCTION WITH BUILDERS SPECIFICATIONS

AREAS :	SQ. METRES	SQUARES
GROUND FLOOR	93.6	10.1
FIRST FLOOR	52.2	5.6
GARAGE	16.0	1.7
BALCONY	7.1	0.8
total:	168.9	18.2



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

WATERPROOFING OF WET AREAS BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS, AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2004. (Waterproofing of Wet areas within residential buildings)

<p>© 2007 COPYRIGHT WARNING</p> <p>THESE PLANS ARE THE EXCLUSIVE PROPERTY OF AUSDRAFT SOLUTIONS AND ARE SUBJECT TO THE COPYRIGHT LAWS OF AUSTRALIA.</p> <p>THE UNAUTHORISED USE, BUILDING, COPYING OR REPRODUCTION OF IDEAS CONTAINED IN THESE PLANS IS AN INFRINGEMENT OF COPYRIGHT AND OFFENDERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>	<p>NOTE: DO NOT SCALE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED.</p>	PROJECT:	SCALE: 1:100	MEL:
		FIRST FLOOR ADDITION	JOB No.: 07138	
		FOR: Margaret & Graeme Pinchbeck	CAD FILE No.: 07138WD	
		AT: Unit 15/ No 346 Canterbury Road Heathmont.	COUNCIL: Maroondah	
			DATE: 30/10/07	REV: NIL
			DRAWN: S.E.	SHEET: 4 OF 9

215 Waverley Road,
Malvern East, VIC. 3145
Ph. 9571 5525
Fax: 9571 5523
enquiries@ausdraft.com.au
www.ausdraft.com.au
ACN 118 329 123

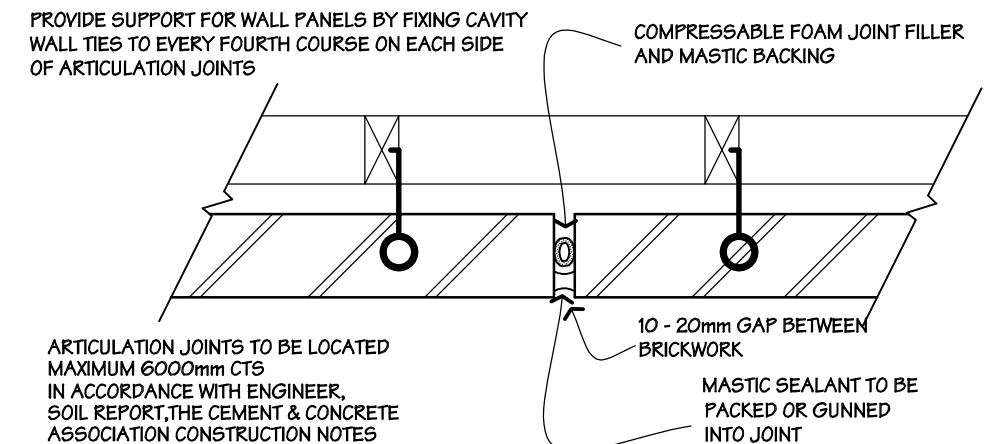
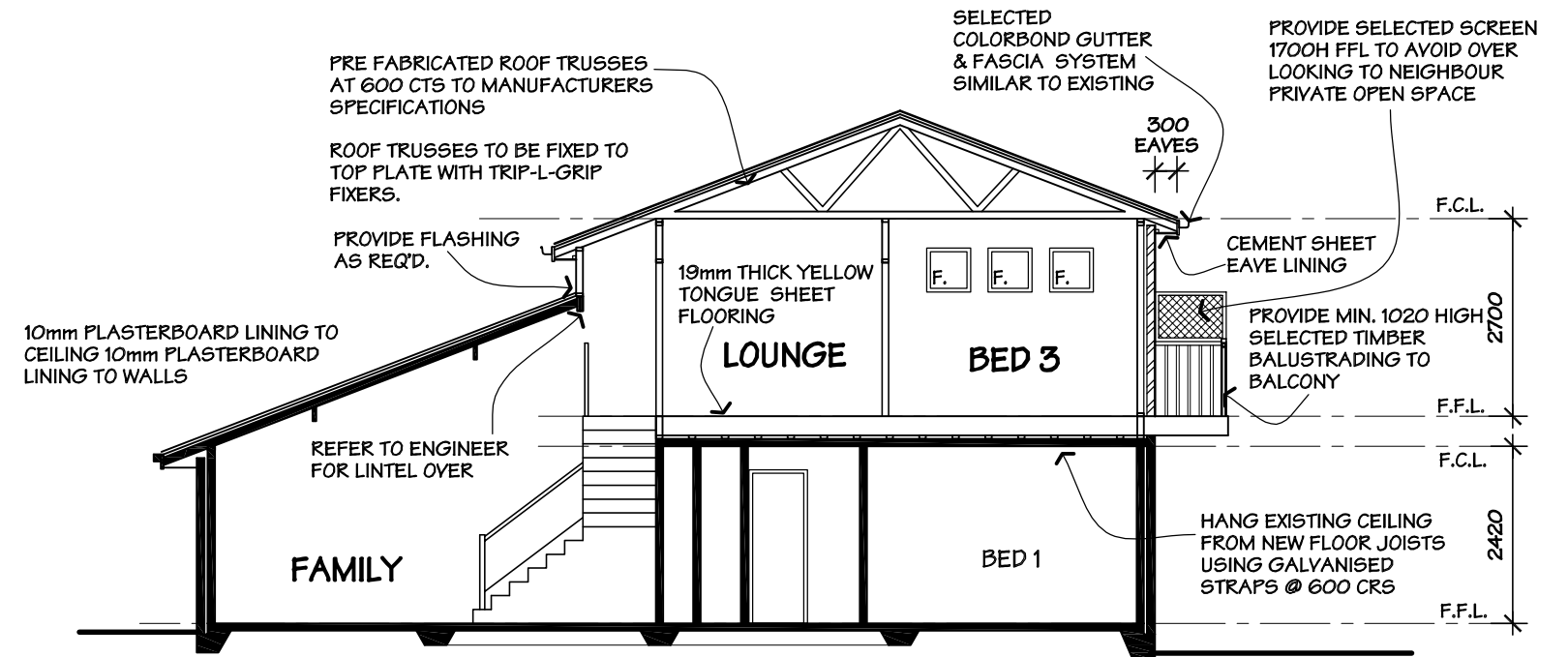
AUSDRAFT

ABN 30 118 329 123
RBP No. DP-AD 18369

FRAMING SPECIFICATION

MEMBER	SIZE (mm)	MAX. SINGLE SPAN	MAX. CONT. SPAN	MAX. SPACING	STRESS GRADE
ROOF TRUSSES	PREFABRICATED TIMBER ROOF TRUSSES AT 600 CENTRES TO MANUFACTURERS DESIGN & SPECIFICATIONS				
RIDGE & HIPPS	190 X 45	-	-	-	F7 PINE
ROOF BATTENS	25 X 50 38 X 75	-	-	330 CRS. 900 CRS	F8 OBHW
RAFTERS - PITCHED - FLAT	125 X 38 140 X 45	2400 3800	3000 -	600 CRS. 450 CRS.	F8 OBHW F17 KDHW
ROOF PROPS	100 X 75	-	-	-	F8 OBHW
COLLAR TIES	100 X 38	-	-	EVERY 2nd RAFTER	F8 OBHW
UNDERPURLING	100 X 75	-	-	-	F8 OBHW
CEILING JOISTS	100 X 38	2000	2400	450 CRS.	F8 OBHW
ENGINEER DESIGNED BEAMS	REFER TO COMPUTATIONS AND PLANS AS REQUIRED.				
TOP PLATES	2/90 X 35 (F/F) 90 X 45 (G/F)	-	-	-	MGP 10 PINE
BOTTOM PLATES	90 X 35 (G/F) 90 X 45 (F/F)	-	-	-	MGP 10 PINE
COMMON STUDS	90 X 45 90 X 35 (Internal)	-	-	450 CRS. 600 CRS.	MGP 10 PINE
CORNER STUDS	90 X 45	-	-	-	MGP 10 PINE
JAMB STUDS	2/90 X 45	-	-	-	MGP 10 PINE
NOGGINGS	70 X 35	-	-	-	F5 PINE
ANGLE BRACING	20 GAUGE GALVANISED 'L' STRAP				
FOUNDATION	SLAB ON GROUND (REFER TO ENGINEERS)				
FLOOR JOISTS (LOWER)	NOT APPLICABLE				
(UPPER)	REFER TO ENGINEERS				
FLOORING	GROUND FLOOR	REFER TO SPECIFICATIONS 19mm YELLOW TONGUE PARTICLE BOARD TO WET AREAS ONLY			
	FIRST FLOOR	19mm YELLOW TONGUE PARTICLE BOARD			
SITE CLASSIFICATION: CLASS (-) - REFER TO ENGINEERS REPORT					
o ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A.S 1684 - 2006 NATIONAL TIMBER FRAMING CODE. o REFER TO WINDOW SCHEDULE FOR ALL LINTEL SIZES AS REQUIRED.					

ROOF TRUSSES NOT TO BE ORDERED UNTIL AFTER A SITE MEASURE OF EXTERNAL WALLS & CONFIRMATION OF ROOF PITCH



© 2007 COPYRIGHT WARNING
THESE PLANS ARE THE EXCLUSIVE PROPERTY OF AUSDRAFT SOLUTIONS AND ARE SUBJECT TO THE COPYRIGHT LAWS OF AUSTRALIA. THE UNAUTHORISED USE, BUILDING, COPYING OR REPRODUCTION OF IDEAS CONTAINED IN THESE PLANS IS AN INFRINGEMENT OF COPYRIGHT AND OFFENDERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

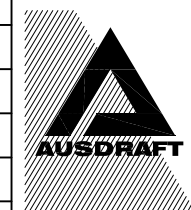
NOTE: DO NOT SCALE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED.

PROJECT:
FIRST FLOOR ADDITION

FOR:
Margaret & Graeme Pinchbeck

AT:
Unit 15/ No 346 Canterbury Road Heathmont.

SCALE: 1:100	MEL:
JOB No.: 07138	
CAD FILE No.: 07138WD	
COUNCIL: Maroondah	
DATE: 30/10/07	REV: NIL
DRAWN: S.E.	SHEET: 7 OF 9



215 Waverley Road,
Malvern East, VIC. 3145
Ph. 9571 5525
Fax: 9571 5523
enquiries@ausdraft.com.au
www.ausdraft.com.au
ACN 118 329 123
ABN 30 118 329 123
RBP No. DP-AD 18369