

STANDARD NOTES

GENERAL

- G1** ALL WORK AND MATERIALS TO CONFORM TO THE DRAWINGS, THE SPECIFICATION, AND CURRENT BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.
- G2** THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS, THE SPECIFICATION AND ALL OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE CONSTRUCTION.
- G3** THE CONTRACTOR SHALL CONFIRM ALL RELEVANT DIMENSIONS BEFORE COMMENCING CONSTRUCTION AND/OR FABRICATION. DO NOT SCALE STRUCTURAL DRAWINGS.
- G4** ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORKS.
- G5** ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS (IN METRES) ARE TO AUSTRALIAN DATUM. ALL CO-ORDINATES ARE TO AUSTRALIAN MAPPING GRID.
- G6** THE APPROVAL OF ANY SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER. APPROVAL BY THE ENGINEER OF AN ALTERNATIVE IS NOT AN AUTHORISATION FOR A COST VARIATION. ANY CLAIM FOR A COST VARIATION MUST BE SUBMITTED TO THE RELEVANT PARTIES BEFORE THE WORK COMMENCES.
- G7** DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN THE WORKS IN A SAFE, STABLE CONDITION AND ENSURE THAT NO PART IS OVER-STRESSED. ALL TEMPORARY PROPPING AND BRACING NECESSARY SHALL BE THE CONTRACTORS RESPONSIBILITY.
- G8** ALL PROPS AND FORMWORK TO A BEAM OR SLAB SHALL BE REMOVED BEFORE CONSTRUCTING MASONRY WORKS.
- G9** ALL NON-LOAD BEARING WALLS SHALL BE CONSTRUCTED 20mm CLEAR OF SLAB AND BEAM SOFFITS UNLESS NOTED OTHERWISE.
- G10** NO HOLES, RECESSES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT THE ENGINEER'S WRITTEN APPROVAL.
- G11** THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE WORKS CARRIED OUT ON SITE UNLESS INSPECTED AND APPROVED IN WRITING BY THE ENGINEER.
- G12** BEFORE STARTING WORK ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE EXISTING UNDERGROUND SERVICES WILL NOT AFFECT THE WORKS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR ANY SITE DISCREPANCIES TO THE DRAWINGS. EXISTING LEVELS ARE TO BE VERIFIED ON SITE.
- G13** ALL REQUIRED TESTS AND/OR SITE INSPECTIONS ARE TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE.
- G14** BUILD, FABRICATE AND PRODUCE ONLY FROM DRAWINGS 'ISSUED FOR CONSTRUCTION'.

TIMBER

CONSTRUCTION

- T1** ALL TIMBER DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1720 AND AS1684. UNLESS OTHERWISE SHOWN, ALL TIMBER SHALL BE STRESS GRADE MGP10.
- T2** MAKE GOOD PRESERVATIVE TREATMENT WHERE CHECKOUTS, HOLES AND CUTS EXPOSE UNTREATED TIMBER.
- T3** NO PENETRATIONS OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN TIMBER MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- T4** NOTCHING OF BEAMS IS NOT PERMITTED UNLESS NOTED OTHERWISE.
- T5** ALL TIMBER BEAMS AND/OR LINTELS ARE TO BE SUPPORTED AT THEIR ENDS BY 290x45 SEASONED MGP10 STUDS SECURELY NAILED TOGETHER, UNLESS NOTED OTHERWISE.
- T6** STUDS IN ALL LOAD BEARING STUD WALLS ARE TO BE 90x45 MGP10 KD AT 450 MAX CTS WITH NOGGINGS AT 1300 VERTICAL CENTRES. TOP AND BOTTOM PLATES ARE TO BE 90x45 MGP10 KD. LOAD BEARING WALLS SHALL ONLY BE LOADED AT STUD LOCATIONS OR WITHIN 60mm OF EITHER SIDE OF THE STUD. LOADS SHALL NOT BE APPLIED IN THE CENTRE OF THE TOP PLATE.
- T7** FIX STUDS TO CROSS MASONRY OR CONCRETE WALLS WITH M10 MASONRY ANCHORS AT 900 CTS, UNLESS NOTED OTHERWISE.
- T8** PROVIDE TIMBER BLOCKING AT 1800 CTS TO ALL TIMBER FLOOR JOISTS, UNLESS NOTED OTHERWISE.
- T9** ALL DOUBLE MEMBERS SHALL BE NAIL LAMINATED IN ACCORDANCE WITH TIMBER FRAMING MANUAL AND AS1684.
- T10** PROVIDE 20mm MIN CLEARANCE TO UNDERSIDE OF ROOF TRUSSES OR FLOOR JOISTS FOR NON-LOAD BEARING STUD WALLS.
- T11** PROPRIETARY ROOF TRUSSES AND SIMILAR ELEMENTS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH AS1720 AND OTHER RELEVANT AUSTRALIAN STANDARDS. THIS SHALL INCLUDE ALL SUPPORT CONNECTIONS AND CAMBER OF TRUSSES.
- T12** THE ROOF FRAMING PLAN SHOWING THE ROOF TRUSS LAYOUT IS FOR TENDER PURPOSES AND IS INDICATIVE ONLY. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT AND DESIGN OF ALL TRUSSES, GIRDER TRUSSES, HIP TRUSSES ETC AND ANY ADDITIONAL SUPPORTS, BEAMS, LINTELS AND THE LIKE REQUIRED BY THE DESIGN.
- T13** TRUSSES SHALL BE SPACED AT 900mm MAX CTS FOR METAL DECK ROOFS AND AT 600mm MAX CTS FOR TILED ROOFS.
- T14** THE DETAILED ROOF TRUSS DESIGN IS TO BE CONSISTENT WITH SUPPORT LINES AND/OR POINTS SHOWN ON THE DRAWINGS. IF THE TRUSS MANUFACTURER WISHES TO ALTER THE LAYOUT OF THE ROOF TRUSSES AND/OR SUPPORTS THE ENGINEER SHALL BE INFORMED AND APPROVAL GIVEN PRIOR TO ANY DETAIL DESIGN OR CONSTRUCTION OCCURRING.

LOADING NOTES

- DESIGN DATA:
LIVE LOADING IN ACCORDANCE WITH AS1170.1
NON TRAFFICABLE ROOF: 0.25kPa
SUSPENDED FLOOR
RESIDENTIAL UP TO 2 STOREY: 1.5kPa
RESIDENTIAL OVER 2 STOREY: 2kPa
STAIR: 4kPa
CORRIDORS/BALCONIES: 4kPa
- STRUCTURAL ELEMENTS HAVE BEEN DESIGNED TO THE FOLLOWING S.A.A CODES:
AS1170.1 : STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPLES
AS1170.1 : STRUCTURAL DESIGN ACTIONS - PERMANENT, IMPOSED AND OTHER ACTIONS
AS1170.2 : STRUCTURAL DESIGN ACTIONS - WIND ACTIONS
AS1684 : RESIDENTIAL TIMBER - DESIGN CRITERIA
AS1720 : TIMBER STRUCTURES - DESIGN METHODS
AS2870 : RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION
AS3600 : CONCRETE STRUCTURES
AS3700 : MASONRY STRUCTURES
AS4100 : STEEL STRUCTURES

FOUNDATIONS

- F1** PRIOR TO COMMENCING WORK, THE CONTRACTOR IS TO FAMILIARISE THEMSELVES WITH THE CONTENT OF THE SOIL REPORT. ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT ARE TO BE IMPLEMENTED.
- F2** THE SITE HAS BEEN CLASSIFIED AS CLASS 'M' IN ACCORDANCE WITH AS2870.
- F3** SOIL REPORT DETAILS ARE AS FOLLOWS:
PREPARED BY: SOILTECH INVESTIGATIONS PTY. LTD.
REPORT NO.: LAT22713P
DATED: 01.11.2018
PAD FOOTINGS SHALL BE FOUNDED AT LEAST 100mm INTO NATURAL STIFF SILTY CLAY WITH ALLOWABLE BEARING PRESSURE CAPACITY OF 100kPa. PROVIDE 15MPa BLINDING CONCRETE AS REQUIRED.
- F4** THE CONTRACTOR IS TO ALLOW FOR THE ENGAGEMENT OF THE GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF THE FOUNDING MATERIAL PRIOR TO PLACEMENT OF CONCRETE.
- F5** ALL WORK AND MATERIALS TO COMPLY WITH AS2870.
- F6** UNLESS NOTED OTHERWISE, WHEREVER A NEW FOOTING IS LOCATED CLOSE TO AN EXCAVATION, BATTER, EXISTING FOOTING, EXISTING SERVICE LINE OR PROPOSED SERVICE LINE, WHICH IS DEEPER THAN THE NEW FOOTING, THE EXCAVATION FOR THE NEW FOOTING IS TO BE DEEPEEN AND BACKFILLED WITH BLINDING CONCRETE.
- F7** OVER-EXCAVATION WITHIN THE INFLUENCE ZONE OF ANY FOOTING AND/OR RETAINING WALL IS NOT ALLOWED WITHOUT THE PRIOR APPROVAL OF THE EXCAVATION SEQUENCE BY THE ENGINEER.
- F8** FOR SLABS CONSTRUCTED DIRECTLY ON GROUND, ALL ORGANIC TOP SOIL SHALL BE REMOVED FROM THE AREA COVERED BY THE SLAB. THE SLAB SHALL BEAR ON MATERIAL WITH ALLOWABLE BEARING PRESSURE OF 30-50kPa (REFER TO GEOTECHNICAL REPORT). OVERLAIN BY 50mm OF PACKING SAND FULLY COMPACTED, AND A 0.2mm POLYTHENE MEMBRANE LAPPED 200mm AND TAPPED AT THE JOINTS. ANY SOFT SPOT SHALL BE DUG OUT AND REPLACED WITH COMPACTED CRUSHED ROCK OR 15MPa BLINDING CONCRETE IN ACCORDANCE WITH AS2870 AND AS3798, UNLESS NOTED OTHERWISE.
- F9** WHERE SUSPENDED SLAB OR BEAMS ARE TO BE CONSTRUCTED ON THE GROUND, TOP SOIL SHALL BE REMOVED AND FILLING AND/OR NATURAL GROUND UNDER THE SLAB AND BEAMS SHALL BE COMPACTED SO AS TO PROVIDE SUFFICIENT SUPPORT FOR THE WEIGHT OF THE WET CONCRETE AND ANY CONSTRUCTION LOADS PLACED THEREON, WHILE THE CONCRETE IS CURING. FILLING IF REQUIRED SHALL BE EITHER COMPACTED SOIL FROM EXCAVATIONS, SANDY LOAM OR OTHER APPROVED MATERIAL. THE SURFACE SHALL BE BROUGHT TO GRADE USING 50mm QUARRY DUST OR SAND AND OVERLAIN BY 0.2mm POLYTHENE MEMBRANE LAPPED 200mm AND TAPPED AT JOINTS.

MASONRY

MATERIALS AND MORTAR

- M1** ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700 AND AS4455.
- M2** CLAY BRICKS SHALL HAVE A CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15MPa UNLESS NOTED OTHERWISE. SOLID CONCRETE BRICKS SHALL HAVE A CHARACTERISTIC UNCONFINED STRENGTH OF 15MPa UNLESS NOTED OTHERWISE.
- M3** HOLLOW AND CORED CONCRETE BLOCKS SHALL HAVE A CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15MPa UNLESS NOTED OTHERWISE.
- M4** MORTAR FOR UNREINFORCED MASONRY SHALL CONSIST OF 1 CEMENT, 1 HYDRATED LIME, 6 WELL GRADED SAND UNLESS REQUIRED OTHERWISE BY AS3700.
- M5** MORTAR FOR REINFORCED MASONRY SHALL CONSIST OF 1 CEMENT, 0.25 HYDRATED LIME, 3 WELL GRADED SAND FOR MORTAR TO CLAY, FOR CAVITY GROUT, MORTAR SHALL CONSIST OF 1 CEMENT, 2.5 SAND AND 1.5 10mm AGGREGATE.
- M6** ALL MORTAR SHALL BE TYPE "M3", UNLESS IN A SEVERE MARINE ENVIRONMENT WHERE MORTAR TYPE "M4" SHALL BE USED. REFER AS3700 TABLE 12.2. CEMENT SHALL BE TYPE GP PORTLAND CEMENT OR G8 BLENDED CEMENT COMPLYING WITH AS53972. LIME SHALL BE HYDRATED BUILDING LIME COMPLYING WITH AS1672.1. WATER THICKENER SHALL BE METHYL CELLULOSE BASED. SAND SHALL BE WELL GRADED AND FREE FROM SALTS, VEGETABLE MATTER AND IMPURITIES AND SHALL NOT CONTAIN MORE THAN 10% OF THE MATERIAL PASSING THE 75 MICRON SIEVE.
- M7** LOAD BEARING MASONRY SHALL HAVE FULL-BED JOINTS UNLESS NOTED OTHERWISE.
- M8** MASONRY TIES FOR CAVITY WALLS SHALL BE MEDIUM DUTY GRADE, SPACED AT NOT MORE THAN 600mm CENTRES VERTICALLY AND HORIZONTALLY. TIES FOR VENEER WALLS SHALL BE LIGHT DUTY GRADE SPACED AT NOT MORE THAN 450mm CENTRES VERTICALLY AND HORIZONTALLY. ADDITIONAL TIES SHALL BE PLACED ADJACENT TO LATERAL SUPPORTS, CONTROL JOINTS AND AROUND OPENINGS A SPACING OF NOT MORE THAN 300mm, AND LOCATED NOT MORE THAN 300mm FROM THE LINE OF SUPPORT, CONTROL JOINT OR PERIMETRE OF OPENING. CHARACTERISTIC STRENGTH OF TIES ARE TO BE RATED FOR THE APPROPRIATE CAVITY WIDTH.
- M9** MASONRY SHALL BE TIED TO COLUMNS AT 400 MAXIMUM VERTICAL CENTRES.
- M10** NEW MASONRY SHALL BE TIED INTO EXISTING USING MEDIUM DUTY TIES AT 400mm MAXIMUM VERTICAL CENTRES ALONG ALL VERTICAL EDGES, AND AT 600 MAXIMUM HORIZONTAL CENTRES UNLESS NOTED OTHERWISE.
- M11** MASONRY TIES ARE TO BE GALVANISED TO RATING R2 IN ACCORDANCE WITH AS3700 AND AS2699.
- M12** TIES BETWEEN LEAVES OF MASONRY FORMING SOLID WALLS OR ENGAGED PIERS SHALL BE MEDIUM DUTY, AND SPACED AT 400mm MAXIMUM CENTRES IN EACH DIRECTION.

- F10** UNLESS NOTED OTHERWISE FOR SLAB REINFORCEMENT SIZE AND NUMBER REFER PLANS. WHENEVER SLAB REINFORCEMENT IS CALLED UP IN ONE DIRECTION, DISTRIBUTION BARS ARE REQUIRED IN THE TRANSVERSE DIRECTION. ALL TOP AND BOTTOM DISTRIBUTION BARS NOT SHOWN ON PLAN ARE TO BE N12-300/C WITH 400 LAP MIN. DETAILS ABOVE APPLY UNLESS SHOWN OTHERWISE ON PLAN AND PROVIDE STANDARD HOOKS OR COGS AS SHOWN.
- F11** UNLESS NOTED OTHERWISE FILLING USED IN THE CONSTRUCTION OF THE SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF CONTROLLED FILL OR ROLLED FILL.

CONCRETE NOTES

- C1** ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.
- C2** CONCRETE SHALL BE CURED BY AN APPROVED METHOD FOR AT LEAST 7 DAYS AFTER PLACEMENT.
- C3** CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATION. VIBRATION OF FORMS IS NOT ACCEPTABLE AND CONCRETE SHALL NOT BE SPREAD BY VIBRATING.
- C4** CONCRETE SECTIONS SHOWN ARE MINIMUM SIZES AND DO NOT INCLUDE FINISHES. SIZES SHALL NOT BE REDUCED IN ANY WAY OR HOLES FORMED OR MADE IN ANY MEMBER WITHOUT THE APPROVAL OF THE ENGINEER.
- C5** SLABS AND BEAMS ARE POURED CONCURRENTLY UNLESS NOTED OTHERWISE AND FINISHED WITH A STEEL FLOAT.
- C6** CONCRETE TESTING SHALL COMPLY WITH THE REQUIREMENTS OF AS1379 FOR PROJECT ASSESSMENT.
- C7** REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT IN TRUE PROJECTION.
- C8** SYMBOLS ON THE DRAWING FOR REINFORCEMENT ARE AS FOLLOWS:
Y GRADE 400MPa DEFORMED REINFORCING BARS TO AS1302
N GRADE 500MPa DEFORMED REINFORCING BARS TO AS1302
R GRADE 250MPa PLAIN REINFORCING BARS TO AS1302
W HARD-DRAWN STEEL REINFORCING WIRE, GRADE 500 DUCTILITY CLASS L TO AS4671
TM HARD-DRAWN STEEL TRENCH MESH, GRADE 500 DUCTILITY CLASS L TO AS4671
RL RECTANGULAR RIB MESH GRADE 500 DUCTILITY CLASS L TO AS4671
SL SQUARE RIB MESH GRADE 500 DUCTILITY CLASS L TO AS4671
- UNLESS OTHERWISE NOTED, ALL REINFORCING BARS (INCLUDING MESH) ARE TO BE D500 (IE DEFORMED BAR OF GRADE 500MPa)
- C9** ALL REINFORCEMENT AND INSERTS SHALL BE SUPPORTED AND HELD IN THE DESIGN LOCATION BY APPROVED BAR CHAIRS, SPACERS OR TIES. BAR CHAIRS SHALL BE PLACED AT MINIMUM 1000 CENTRES IN TWO DIRECTIONS UNLESS NOTED OTHERWISE.
- C10** HOOKS AND COGS SHALL COMPLY WITH AS3600 UNLESS OTHERWISE SHOWN ON DRAWINGS.
- C11** WELDING AND THREADING OF REINFORCEMENT IS NOT PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.
- C12** REINFORCEMENT SHALL BE EVENLY DISTRIBUTED OVER THE WIDTHS SHOWN UNLESS NOTED OTHERWISE.
- C13** PROVIDE 2-N12 x 1200 BARS DIAGONALLY ACROSS RE-ENTRANT CORNERS OF SLABS, TIED UNDER THE TOP FABRIC.
- C14** AT SLAB EDGES INCLUDING CONSTRUCTION AND OTHER JOINTS, AT LEAST ONE REINFORCING BAR OR FABRIC WIRE SHALL BE LOCATED PARALLEL TO AND WITHIN 75mm OF THE SLAB EDGE.

- C15** REINFORCEMENT FABRIC SHALL BE LAPPED SO THAT EACH PAIR OF TRANSVERSE WIRES AT THE EDGE OF ONE SHEET OVERLAPS EACH CORRESPONDING PAIR OF TRANSVERSE WIRES OF THE SHEET BEING LAPPED. REINFORCEMENT SHALL BE SUPPORTED IN POSITION PRIOR TO CONCRETING COMMENCING ON DENSE PRECAST CONCRETE SPACER BLOCKS OR BAR CHAIRS ON GALVANISED STEEL DISHS AT 500mm MAXIMUM CENTRES EACH WAY.
- C16** TRENCH MESH SHALL BE LAID CONTINUOUSLY AND SHALL BE SPLICED WHERE NECESSARY WITH A MINIMUM LAP OF 500mm.
- C17** TRENCH MESH SHALL BE OVERLAPPED BY WIDTH OF FABRIC AT CORNERS AND INTERSECTIONS. THE ENDS OF TRENCH MESH SHALL TERMINATE WITH A CROSSBAR.
- C18** CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE APPROVED BY THE ENGINEER. THE INTERFACE OF THE HARDENED CONCRETE SHALL BE THOROUGHLY SCABBLED TO REMOVE LATANCE AT ALL CONSTRUCTION JOINTS.
- C19** SAWN JOINTS SHALL BE MADE AT A TIME APPROPRIATE TO THE CONCRETE MIX AND CLIMATIC CONDITIONS, GENERALLY BETWEEN 10 AND 20 HOURS OF PLACING THE CONCRETE.
- C20** STRIPPING OF FORMS AND REMOVAL OF FORMWORK SHALL TAKE PLACE IN ACCORDANCE WITH PROCEDURE AGREED TO BY THE ENGINEER.
- C21** CONCRETE MUST BE SEPARATED FROM SUPPORTING MASONRY WORK BY TWO LAYERS OF A SUITABLE DE-BONDING MEMBRANE.
- C22** SPLICES IN REINFORCEMENT SHALL BE MADE IN THE POSITIONS SHOWN ON THE DRAWINGS OR AS OTHERWISE APPROVED BY THE ENGINEER. THE SPLICE SHALL CONFORM TO AS3600 PROVISIONS.
- C23** HOT WATER HEATING PIPES MAY BE EMBEDDED IN THE SLAB PROVIDED THAT THE SLAB THICKNESS IS INCREASED BY 25mm AND LAID ON ADDITIONAL SL82 MESH.
- C24** HARD RAMMED MORTARS SHALL CONSIST OF 1 CEMENT TO 2 SAND TYPICALLY BY VOLUME WITH SUFFICIENT WATER TO OBTAIN A DAMP EARTH CONSISTENCY.
- C25** FORMWORK SHALL BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR IN ACCORDANCE WITH AS3610 S.A.A FORMWORK CODE.
- C26** NO PLUGS, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

CONCRETE SCHEDULE			
	EXPOSURE CLASSIFICATION	COVER	MIN GRADE (MPa)
BLINDING CONCRETE	-	-	15
FOOTING	A3	50	25
INTERNAL FLOOR SLAB	A1	25	25
EXTERNAL FLOOR SLAB	B1	30	32

NOTE: UNLESS NOTED OTHERWISE THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR VARIOUS ELEMENTS SHALL BE AS ABOVE.



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CLIENT

STRATEGIC ENTERTAINMENT INVESTMENT PTY LTD.

REV	DESCRIPTION	DATE
A	Preliminary	04.12.18
Ø	Construction	21.07.22

PROJECT

PROPOSED ALTERATION

ADDRESS

200 MITCHAM ROAD,
MITCHAM

TITLE

GENERAL NOTES AND DRAWING INDEX

DATE 21.07.22

DESIGNED SNG

DRAWN SNG

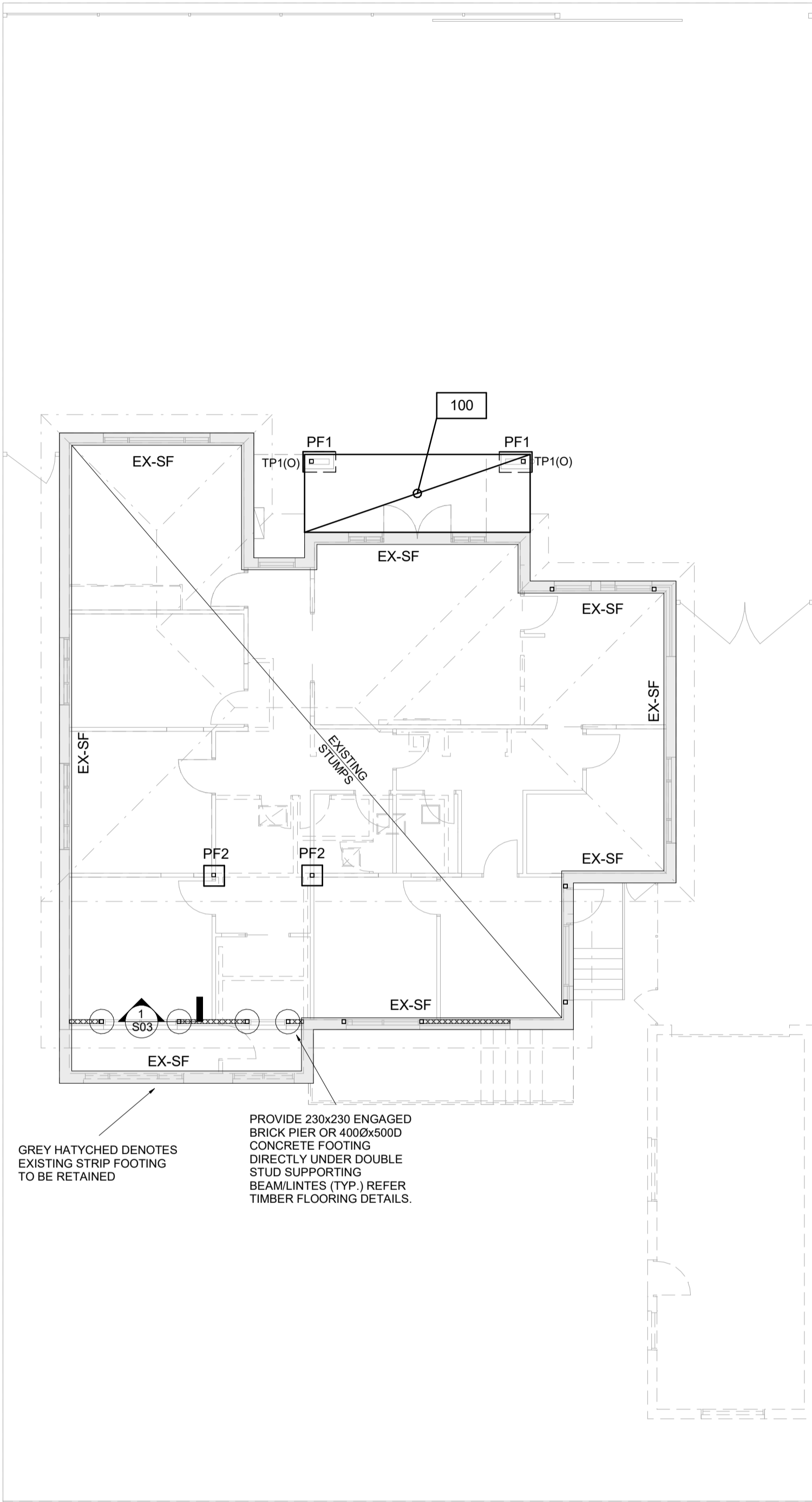
STATUS CONSTRUCTION

2018.164 - S01

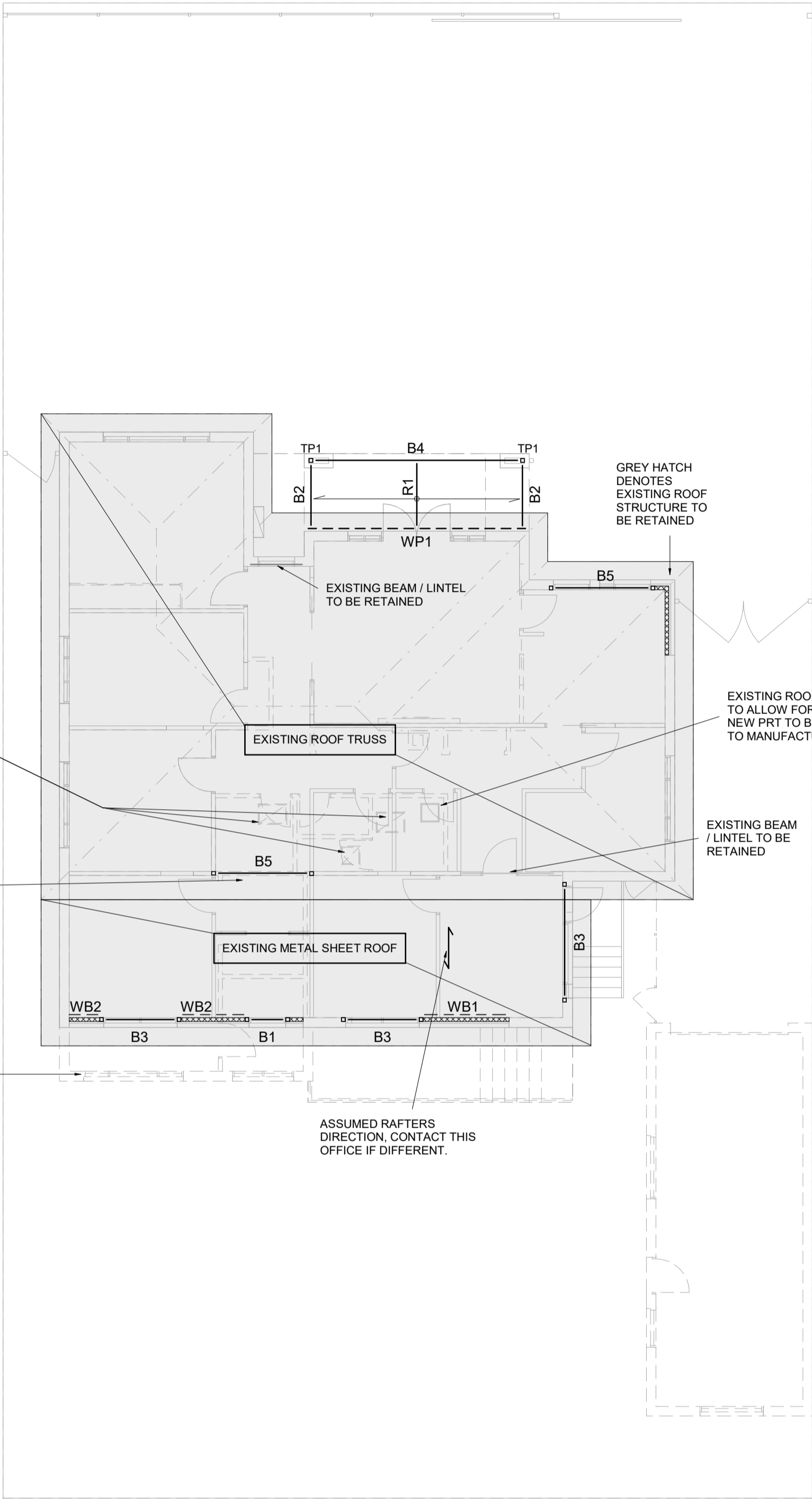
SCALE AT A1 AS INDICATED REV Ø

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision
S01	GENERAL NOTES AND DRAWING INDEX	Ø
S02	FOUNDATION, FRAMING AND BRACING PLAN	Ø
S03	FOUNDATION AND FRAMING DETAILS	Ø



FOUNDATION PLAN
1 : 100



FRAMING AND BRACING PLAN
1 : 100

LEGEND (UNLESS NOTED OTHERWISE ON PLAN)	
	DENOTES 2-90x45 MGP10 DOUBLE STUDS (NAIL LAMINATED) IN ACCORDANCE WITH TIMBER NOTES T5 (UNLESS SHOWN OTHERWISE ALL LINTELS & BEAMS SHALL BE PROVIDED WITH DOUBLE STUD SUPPORT 2/90x45 MGP10 NAIL LAMINATED)
WB1	DENOTES SPEED CROSS BRACING (3kN/m)- REFER BRACING PLAN AND DETAILS.
WB2	DENOTES 7mm PLYWOOD WALL BRACING (6kN/m) - REFER TO BRACING PLAN AND DETAILS.
	DENOTES EXTENT OF LOAD BEARING WALL. REFER TO BRACING PLANS AND TIMBER NOTES.
100	DENOTES 100mm THICK INFILL SLAB-ON-GROUND OVER MIN. 50mm SAND BED UNDERLAINE BY MIN. 0.2mm THICK DAMP-PROOF MEMBRANE. ADOPT SL82 TOP. 30mm COVER.
EX-SF	DENOTES EXTENT OF EXISTING STRIP FOOTING (ASSUMED) TO BE RETAINED, SHOWN INDICATIVELY
	DENOTES 4000 x 500 DEEP CONCRETE FOOTING

NOTE: ALL EXPOSED STEEL TO BE HOT DIP GALVANISED. ALL EXPOSED TIMBER TO BE TREATED. (CLASS 2 DURABILITY OR H3 TREATMENT) OUTSIDE & ABOVE GROUND CONDITIONS ONLY. EXPOSED CONDITIONS IN EXCESS OF ABOVE ASSUMPTION TO BE REFERRED TO THE ENGINEER.

STEEL LINTEL SCHEDULE FOR BRICK WALL		
OPENING SIZE	SECTION	BEARING
0 - 1500	100x100x6EA	110mm
1500 - 1800	100x100x8EA	230mm
1800 - 2100	100x100x10EA	230mm
2100 - 2700	150(V)x100x8UA	230mm
2700 - 3000	150(V)x100x10UA	230mm

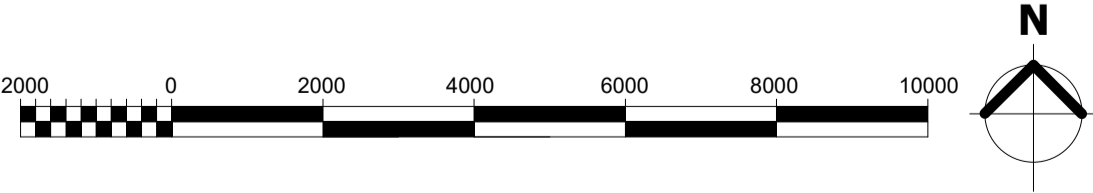
SPANS IN EXCESS OF ABOVE TO BE REFERRED TO THE ENGINEER.

NOTE: FOR FOUNDING DEPTHS REFER TO FOUNDATION NOTE F3.

- TIMBER FLOOR/DECKING SPECIFICATION
- TF1 TIMBER FLOORING SHALL BE AS SPECIFIED BY THE ARCHITECT
- TF2 TYPICAL INTERNAL FLOOR JOIST SHALL BE 90 x 45 MGP10 TREATED PINE JOISTS AT 450 CTS FIXED WITH 2/75mm NAILS SKEWED INTO EACH BEARER AND LAPPED 200 MINIMUM EACH END MAXIMUM JOIST SPAN 1500mm JOISTS TO BE CONTINUOUS OVER A MINIMUM OF TWO SPANS.
- TF3 TYPICAL EXTERNAL FLOOR JOIST UNDER LOAD BEARING WALLS SHALL BE 2/90 x 45 MGP10 TREATED PINE JOISTS NAIL LAMINATED FIXED WITH 2/75mm NAILS SKEWED INTO EACH BEARER AND LAPPED 200 MINIMUM EACH END. MAXIMUM JOIST SPAN 1500mm. JOISTS TO BE CONTINUOUS OVER A MINIMUM OF TWO SPANS.
- TF4 BEARERS SHALL BE 120 x 45 MGP10 TREATED PINE AT 1500 CTC MAX. JOINS IN BEARERS TO BE MADE OVER ALTERNATING STUMPS. MAXIMUM BEARER SPAN 1600mm. BEARERS TO BE CONTINUOUS OVER A MINIMUM OF TWO SPANS
- TF5 EXTERNAL BEARERS UNDER LOAD BEARING WALLS SHALL BE 2/120 x 45 MGP10 TREATED PINE. WITH MAXIMUM SPAN OF 1600mm. BEARERS TO BE CONTINUOUS OVER A MINIMUM OF TWO SPANS
- TF6 STUMPS UP TO 1800mm H TO BE 100 x 100mm CONCRETE STUMP WITH WIRE ROD PROTRUDING FROM THE TOP OR SIMILARLY APPROVED, TO BE SPACED AT 1800mm CENTRES ALONG THE UNDERSIDE OF THE BEARER AND SET APPROXIMATELY 100mm INTO THE CONCRETE PADS
- TF8 LARGE 200 X 200mm ANT CAPS, FITTED TO THE TOP OF EACH STUMP (THERE ARE PURCHASED AS TERMITE CAPS)
- TF9 FOOTINGS TO BE 400 MIN.Ø x 500MIN. DEEP FOUNDED 100mm INTO NATURAL SILTY CLAY.

CONCRETE SCHEDULE		
MARK	MEMBER	COMMENTS
PF1	500x800x450D PAD FOOTING	MASS CONCRETE
PF2	500x500x450D PAD FOOTING	MASS CONCRETE

MEMBER SCHEDULE		
MARK	DESCRIPTION	COMMENTS
B1	120x45 MGP10	
B2	140x45 MGP10	H3 TREATED
B3	240x45 MGP10	
B4	290x45 MGP10	
B5	2-240x45 MGP10	NAIL LAMINATED
R1	140x45 MGP10 @ 900C/C	SHEET ROOF RAFTERS, H3 TREATED
TP1	90x90 F7 KD TREATED PINE POST	H3 TREATED
WP1	140x45 MGP10	WALING PLATE. PROVIDE M10 CHEMSET BOLTS WITH MIN 80mm EMBEDMENT STAGGERED AT 450mm MAX. CENTRES (OR APPROVED EQUIVALENT)



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REV	DESCRIPTION	DATE
A	Preliminary	04.12.18
Ø	Construction	21.07.22

PROJECT
PROPOSED ALTERATION

ADDRESS
200 MITCHAM ROAD, MITCHAM

TITLE
FOUNDATION, FRAMING AND BRACING PLAN

DATE
21.07.22

DESIGNED
SNG

DRAWN
SNG

STATUS
CONSTRUCTION

2018.164 - S02

SCALE AT A1 AS INDICATED
REV
Ø



NOTE: ALL BOLTED CONNECTIONS SHALL USE WASHERS UNDER ALL BOLT HEADS AND NUTS. SIZES OF WASHERS TO BE IN ACCORDANCE WITH AS1720, AS ABOVE.



ALTERNATIVE: VERTICAL LAMINATIONS MAY BE ACHIEVED BY ADOPTING THE PRINCIPLE DESCRIBED IN AS1684 (CLAUSE 2.3).

TIMBER MEMBER LAMINATION



BRACING WALL TOP PLATE DETAIL



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STRATEGIC
ENTERTAINMENT
INVESTMENT PTY LTD.

[illegible]

PROJECT

PROPOSED ALTERATION

ADDRESS

200 MITCHAM ROAD,
MITCHAM

TITLE

FOUNDATION AND FRAMING DETAILS

DATE	21.07.22
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DESIGNED	SNG
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DRAWN	SNG
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STATUS	CONSTRUCTION
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2018.164 - S03

SCALE AT A1
AS INDICATED