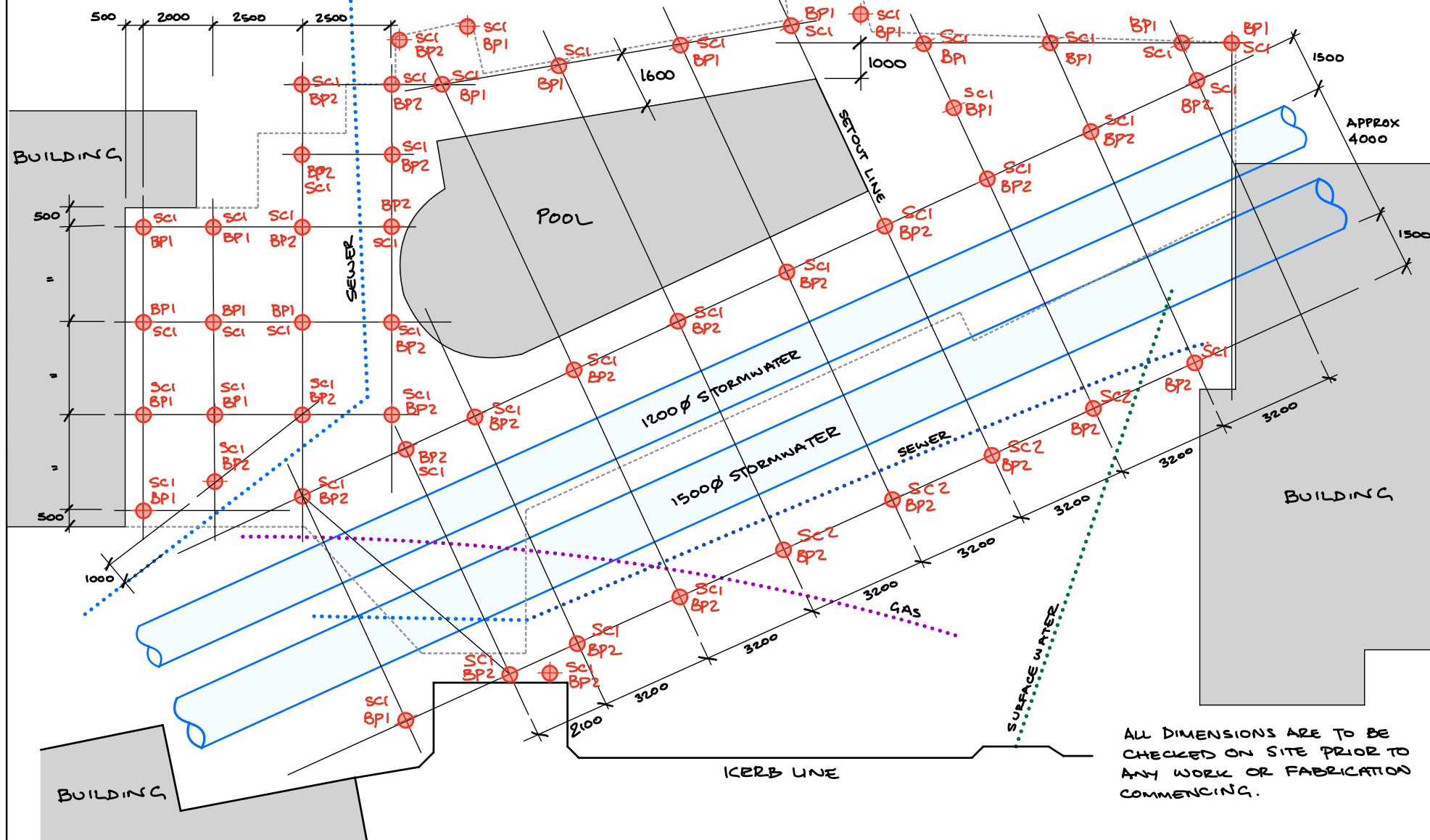




BUILDING

KERB LINE

FOR SECTION SIZES
PLEASE SEE DRAWING
210117-S03



ALL DIMENSIONS ARE TO BE
CHECKED ON SITE PRIOR TO
ANY WORK OR FABRICATION
COMMENCING.

LYNSKEY
STRUCTURAL CONSULTANTS

PO Box 295, Mt Ommaney, Q 4074 Email: mail@lynskey.com.au
Tel: (07) 3279 4909 Web: www.lynskey.com.au

Client THE VILLAGE OF LANGLER DREW
Address 10 MARYVALE STREET
TOOWONG

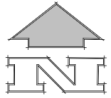
Title DECK FOOTING PLAN

Drawn by CL
Date MAY 23

Checked by

Drawing No. 210117-S01
Rev D

Scale Sheet Size A3



KERB LINE

FOR SECTION SIZES
PLEASE SEE DRAWING
210117-S03

BUILDING

POOL

BUILDING

BUILDING

EDGE OF DECK

ZONE FOR
SHADE
STRUCTURE

KERB LINE

GENERAL NOTES:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS, SPECIFICATIONS, AND WITH SUCH FURTHER DETAILS, AND INSTRUCTIONS WHICH MAY BE ISSUED. REFER ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- UNLESS OTHERWISE STATED ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES.
- ALL DIMENSIONS SHALL BE CHECKED ON SITE AND VERIFIED BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS.
- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CURRENT EDITIONS OF RELEVANT S.A.A. CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
- DURING CONSTRUCTION SUFFICIENT TEMPORARY BRACING SHALL BE USED TO ENSURE THAT THE STRUCTURE AND EXCAVATIONS ARE MAINTAINED IN A STABLE CONDITION AND NO PART WILL BE OVERSTRESSED.
- SUBSTITUTIONS FOR THE SPECIFIED ITEMS, MATERIALS ETC MUST BE APPROVED BY THE ENGINEER PRIOR TO USE.
- THE ENGINEER MAY REQUEST CALCULATIONS AND/OR CERTIFICATIONS OF ELEMENTS DESIGNED BY SUPPLIERS OR MANUFACTURERS. THESE MUST BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.

FOUNDATIONS:

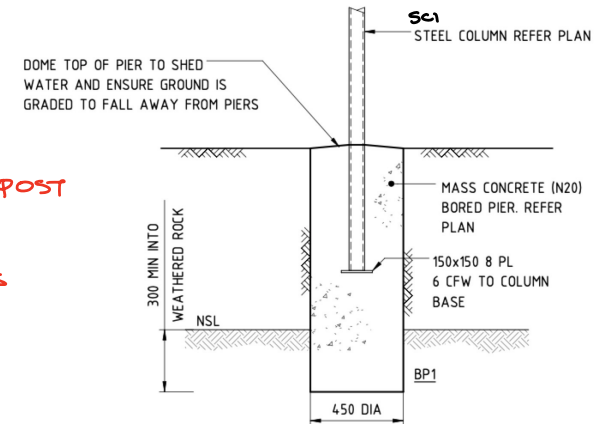
- STRIP AND REMOVE FROM SITE, ALL VEGETATION, TOP SOIL AND DELETERIOUS MATERIAL.
- EXCAVATIONS FOR ALL FOOTINGS SHALL BE TAKEN TO DEPTHS SHOWN, OR TO A FOUNDATION STRATA CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 250 kPa, WHICHEVER IS THE DEEPER. ALL EXCAVATIONS SHALL BE FREE FROM LOOSE MATERIAL, MUD AND WATER. THE CONTRACTOR IS TO ENSURE STABILITY OF ALL EXCAVATIONS AND EXISTING STRUCTURES DURING CONSTRUCTION.
- THE UNDERSIDE OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF 300mm BELOW NATURAL GROUND LEVEL OR INTO MATERIAL WITH AN ALLOWABLE BEARING CAPACITY OF 400 kPa.
- EXCAVATIONS FOR BORED PIERS SHALL BE DONE BY MECHANICAL AUGER OR OTHER APPROVED MEANS. THE SIDES OF ALL HOLES SHALL BE VERTICAL AND THE SIDES AND BOTTOM SHALL BE FREE FROM LOOSE MATERIAL. CONCRETE SHALL BE PLACED IN EACH HOLE WITHIN 12 HOURS OF EXCAVATION.
- THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE FOUNDATION MATERIAL BEFORE PLACING CONCRETE.
- SELECT FILL MATERIAL UNDER FOUNDATIONS SHALL BE COMPACTED IN 200mm LAYERS TO 98% STD COMPACTION.
- FILL MATERIAL UNDER SLABS AND BUILDING ELEMENTS TO BE MADE UP FROM SELECT FILL. (CBR 15 OR GREATER AND P.I. LESS THAN 12%)

NOTE:

NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS. NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDER GROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

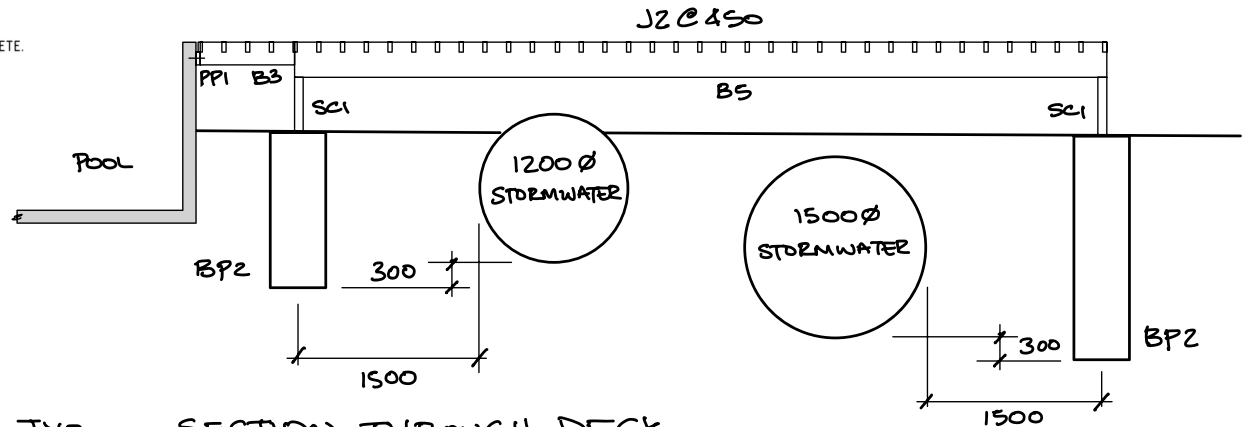
SECTION SIZES

- BP1 - 450Ø PIER MIN 1.2m DEEP
- BP2 - 450Ø PIER TO FOUND 0.3m BELOW THE ADJACENT SEWER OR STORMWATER PIPE
- SC1 - 75x75x4 SHS GALVANISED POST
- SC2 - 75x75x4 SHS GALVANISED PERGOLA POST
- J1 - 200x50 F14 JOISTS @ 450 CENTRES CANTILEVERED ENDS
- J2 - 200x50 F14 JOISTS @ 450 CENTRES
- B1 - 250x50 F14 BEARER CANTILEVERED END
- B2 - 250x50 F14 BEARER
- B3 - 200x50 F14 BEARER FIXED TO PPI WITH HEAVY DUTY JOIST HANGER
- B4 - 250x50 EDGE BEARER
- B5 - 300 PFC GALVANISED STEEL BEAM
- PPI - 200x50 F14 POLE PLATE FIXED TO POOL WALL WITH M12 CHEMSETS @ 600 CENTRES
- PP2 - 200x50 F14 POLE PLATE FIXED TO HOUSE WALL WITH M12 CHEMSETS @ 600 CENTRES

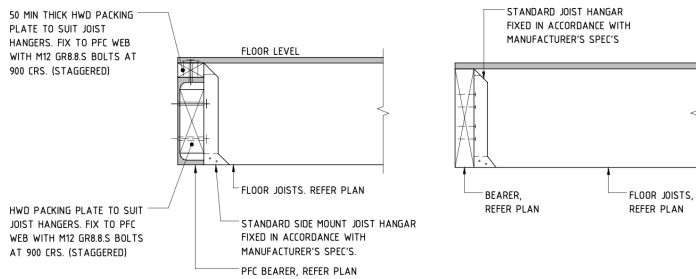


STEEL COLUMN 'SC1' DETAIL

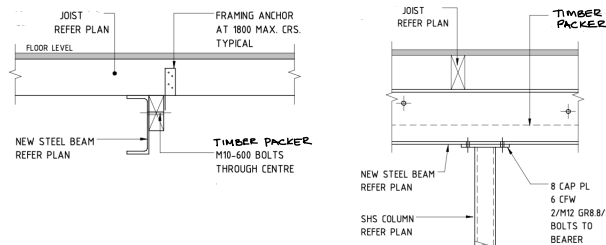
SCALE 1 : 20



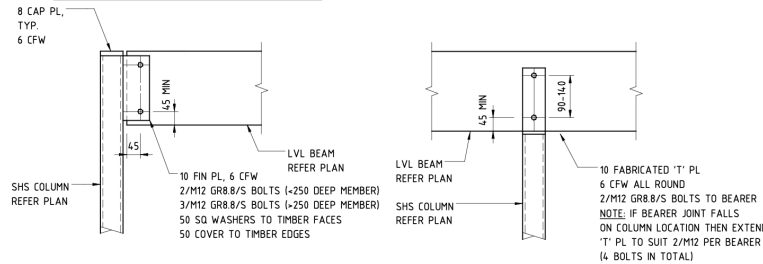
TYPICAL SECTION THROUGH DECK



FLOOR JOIST TO PFC BEARER DETAIL (IN LINE)

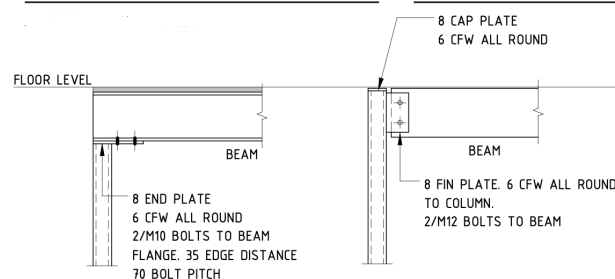


PFC BEARER TO JOIST DETAIL



COLUMN TO LVL BEARER DETAIL (END)

COLUMN TO LVL BEARER DETAIL (SPAN)



COLUMNS TO BEAM

COLUMNS TO BEAM

STEEL - COLUMNS TO BEAM DETAIL - TYPICAL

TIMBER NOTES:

- ALL TIMBER FRAMING SHALL BE SEASONED OR KILN DRIED TO THE STRESS GRADES SHOWN ON THE DRAWINGS U.N.O. AND SHALL COMPLY WITH THE REQUIREMENTS OF AS1720 'TIMBER ENGINEERING CODE'. ALL SOFTWOOD SHALL BE JOINT GROUP JD4, ALL HARDWOOD SHALL BE JOINT GROUP J2.
- ALL LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING PROPERTIES MINIMUM: $F_b = 16.0 \text{ MPa}$, $E = 13200 \text{ MPa}$, JOINT GROUP JD4, ALL LVL WHERE USED IN EXPOSED ABOVE GROUND CONDITIONS SHALL BE TREATED TO CLASS H3.
- ALL STRUCTURAL TIMBER USED IN EXTERNAL AND EXPOSED SITUATIONS SHALL HAVE CLASS 1 OR 2 HEARTWOOD DURABILITY & CLASS H3 SAPWOOD TREATMENT. ALL TIMBER SET INTO THE GROUND SHALL HAVE CLASS 1 HEARTWOOD DURABILITY AND CLASS H5 SAPWOOD TREATMENT.
- ALL STEELWORK, BOLTS, NUTS, WASHERS AND OTHER FITMENTS INCLUDING NAILING PLATES, STEEL STRAPPING AND FRAMING PLATES SHALL BE HOT DIPPED GALVANISED OR MANUFACTURED FROM GALVANISED STEEL SHEET IN THE CASE OF PLATES AND STRAPPING.

DESIGN LOADING:

ALL FRAMING MEMBER SIZES, TIE-DOWN BRACING, AND FIXING DETAILS SHALL COMPLY WITH AUSTRALIAN STANDARD RESIDENTIAL TIMBER FRAMED CONSTRUCTION CODES AS1684.1-DESIGN CRITERIA AND AS1684.2-NON-CYCLONIC AREAS FOR WIND CLASSIFICATION 'N2' (W33) UNLESS OTHERWISE SHOWN ON THE DRAWINGS. FIX ROOF SHEETING IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION FOR WIND CLASSIFICATION 'N2', INTERNAL PRESSURE COEFFICIENT +0.2, -0.3 AND DESIGN ROOF LIVE LOAD 0.25 kPa

TIMBER FRAMING:

ROOF BATTENS

- 35 x 70 MGP12 @ 900 CRS. (600 MAX. CANTILEVER)

WALL FRAMING AND ROOF PARAPET

- STUDS - 35 x 90 MGP12 @ 450 CRS

- TOP PL - 2/35 x 90 MGP12

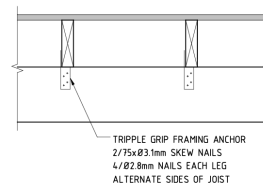
- BOTTOM PL - 35 x 90 MGP12

WALL NOGGINGS TYP.

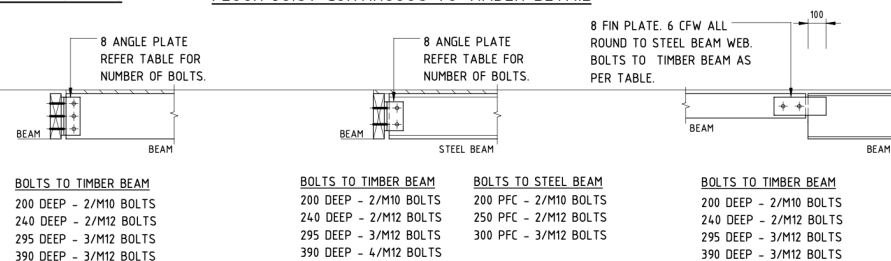
- 1350 VERT CRS - 35 x 90 F8

CEILING BATTENS

- 35 x 42 (IF NOT SPECIFIED BY ARCHITECT)
F5 SCREW & GLUE FIXED SCREW & GLUE FIXED



FLOOR JOIST CONTINUOUS TO TIMBER DETAIL

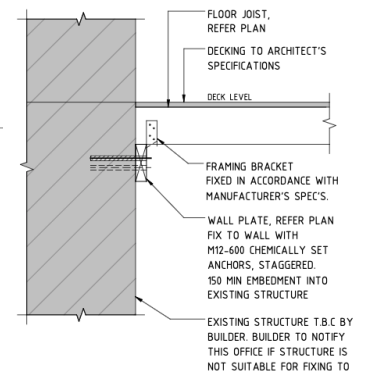


TIMBER - BEAM TO BEAM

CONNECTION DETAILS - TYPICAL

TIMBER BEAM TO STEEL BEAM

CONNECTION DETAILS - TYPICAL



WALL PLATE TO EXISTING DETAIL

TIE-DOWN - SHEET ROOF (N2)

ALL TIE-DOWN SYSTEMS ARE TO ENSURE CONTINUITY FROM TOP PLATE TO BOTTOM PLATE AND SUB-FLOOR FOR FULL HEIGHT OF STRUCTURE. ALL FRAMING ANCHORS & GI STRAPS, TO BE FIXED WITH 4/2.80 NAILS EACH END U.N.O. ALL WASHERS ARE TO BE 50x50x3.0 FOR M12 BOLTS AND 38x38x2.0 FOR M10 BOLTS.

TOP PLATE:

- 30x0.8 GI STRAPS AT CORNERS AND 1800 CRS. 4/2.80 NAILS EACH END. STRAPS TO EXTEND 500 MIN. DOWN STUDS.

ROOF BEAMS:

- UNLESS NOTED OTHERWISE ON DRAWINGS: 30x0.8 GI STRAPS, 4/2.80 NAILS EACH END AND AT 1800 MAX. CENTRES. BETWEEN ENDS.

LINTELS

- UNLESS NOTED OTHERWISE ON DRAWINGS:
- UP TO 1500 SPAN - 30x0.8 GI STRAPS, 4/2.80 NAILS EACH END
- 1500 TO 3000 SPAN - 30x0.8 GI STRAPS, 6/2.80 NAILS EACH END U.N.O.

JOISTS:

- JOIST IN PLANE WITH BEAM - JOIST HANGERS AT EACH JOISTS. FIXING AS PER MANUFACTURER'S SPECIFICATION. DECK JOISTS - PROVIDE 1 FRAMING ANCHOR EACH END.

FLOOR BEAMS:

- REFER TYPICAL BEAM DETAILS FOR CONNECTION.

FLOOR TO FLOOR:

- FIX WITH 30x0.8 GI STRAPS, 2.80 NAILS AT CORNERS AT 1800 CENTRES. EXTEND STRAP 300 ABOVE BOTTOM PLATE AND 300 BELOW LOWER FLOOR TOP PLATE.

FRAMING TO SLAB:

- BOTTOM PLATE TO SLAB. 1/M12 CHEMSET AT CORNERS. MASONRY NAILS TO SLAB AT 1000 CENTRES.

COLUMNS:

- 2/M10 BOLTS TO COLUMN AND TO BEAM CONNECTION.

BRACING WALLS AND TIE-DOWN

ALL BRACING WALLS AND TIE-DOWN IS TO BE CONNECTED TO THE SUB-FLOOR AND ROOF FRAME TO ACHIEVE THE REQUIRED DESIGN RESISTANCE, REFER TO AS1684.2-1999 FOR CONNECTION DETAILS U.N.O. BRACING WALLS < 900 TO HAVE FULL HEIGHT M12 H.D. RODS.

BRACING

PROVIDE SPEEDBRACE AS SHOWN FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. PROVIDE BRACING WALLS AS SHOWN ON THE DRAWINGS. THE WALLS SHALL BE PLY SHEETED IN ACCORDANCE WITH THE PAA PLYWOOD ASSOCIATION DESIGN MANUAL. TO ACHIEVE 6kN/m RESISTANCE. REFER TO DETAIL.

