

GENERAL :

- 1. DO NOT SCALE FROM THIS DRAWING.
- 2. ALL DIMENSIONS IN MILLIMETERS
- 3. SETTING OUT DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
- 4. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE ARCHITECTURAL DRAWINGS ARE TO BE REFERRED TO THE ENGINEER IMMEDIATELY.
- 5. THE BUILDER IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN AND ADJACENT THE ALLOTMENT AND SHALL ENSURE THAT ALL NEW WORKS ARE IN ACCORDANCE WITH THE ATTACHED CRITICAL DEPTH LINE DIAGRAM.
- 6. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND REQUIREMENTS OF SCG CONSULTING ENGINEERS SITE INVESTIGATION & FOOTING REPORT. (NO.32119(S))
- 7. PROTECTION AGAINST SUB-TERRAINIAN TERMITES IS TO BE IN ACCORDANCE WITH THE ARCHITECTS DETAILS.
- 8. ALL EXCAVATIONS ARE TO REMAIN DRY AND FREE OF ALL LOOSE MATERIAL PRIOR TO THE PLACEMENT OF CONCRETE.
- 9. WHERE COMPACTED FILL IS NOTED ON THIS AND ASSOCIATED PLANS, COMPACTION TO ACHIEVE 98% MINIMUM DENSITY RATIO TO BE ACHIEVED FOR COHESIVE (CLAY) SOILS AND 65% MINIMUM DENSITY INDEX FOR COHESIONLESS (SANDY) SOILS. IN ACCORDANCE WITH AS3798-2007.
- 10. UNLESS NOTED OTHERWISE A MINIMUM BEARING CAPACITY OF 100kPa SHOULD BE ACHIEVED WITHIN COMPLETED FILLING. COMPACTION AND BEARING CAPACITY TEST RESULTS MUST BE PRESENTED TO SCG CONSULTING ENGINEERS FOR APPROVAL PRIOR TO WORKS PROCEEDING.
- 11. CHEMSET OR EPOXY BOLTING TO CONCRETE OR BLOCK WORK MEMBERS NOMINATED ON THE ATTACHED PLANS ARE TO UTILISE RAMSET CHEMSET INJECTION 800 SERIES OR EQUALLY APPROVED. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.
- 12. THE BUILDER MUST PROTECT ALL EXISTING NEIGHBOURING STRUCTURES/BUILDINGS THROUGHOUT THE WORKS, PARTICULARLY DURING EARTHWORKS. REFERENCE SHOULD BE MADE TO OUR CRITICAL DEPTH LINE DIAGRAM OR SEEK GUIDANCE DIRECTLY FROM THIS OFFICE
- 13. THE BUILDER MUST HAVE A B.A APPROVAL FOR THE PROPOSED WORKS FROM EITHER A PRIVATE CERTIFIER OR LOCAL COUNCIL BEFORE ANY SITE INSPECTION CAN BE CARRIED OUT.
- 14. ALL BUILDING MATERIALS USED MUST MEET THE MINIMUM NATIONAL CONSTRUCTION CODE REQUIREMENTS.

BRACING :

NEW DWELLING: ALL NEW STRUCTURES TO HAVE 50% OFF SPECIFIED BRACING TO BE INSTALLED PRIOR TO ROOF GOING ON.
EXISTING DWELLING: DURING CONSTRUCTION TEMPORARY PROPPING & BRACING TO BE INSTALLED TO SCG CONSULTING ENGINEERS SATISFACTION.

CONCRETE :

- 1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AS3600 – CONCRETE STRUCTURES
- 2. ADDITIVES INCLUDING FLY ASH CAN ONLY BE ADDED TO THE CONCRETE UPON THE APPROVAL OF THE ENGINEER.
- 3. ALL CONCRETE SHALL BE NORMAL CLASS CONCRETE UNLESS NOTED OTHERWISE. CONCRETE GRADES, MAXIMUM SLUMPS AND MAXIMUM AGGREGATE SIZE ARE AS FOLLOWS;
FOOTINGS – 25MPa, MAX SLUMP 100mm & 20mm MAX. AGG. SIZE.
GROUND FLOOR SLABS 100-150THK. – 32MPa, MAX. SLUMP 80mm & 20mm MAX. AGG. SIZE.
BEAMS/COLUMNS/SUSPENDED SLABS – 40MPa, MAX. SLUMP, 80mm & 20mm MAX. AGG. SIZE.
ALL EXTERNAL PAVEMENT SLABS – 32MPa, MAX. SLUMP 80mm & 20mm MAX AGG SIZE.
BLOCKWORK GROUT – N25, MAX. SLUMP, 100mm & 10mm MAX. AGG. SIZE.
- 4. ALL CONCRETE MEMBERS GREATER THAN 100mm IN THICKNESS MUST BE MECHANICALLY VIBRATED.
- 5. IN NO INSTANCE SHALL THE CONCRETE BE WETTED UP PRIOR TO OR DURING PLACEMENT.
- 6. SLAB CONCRETE SHALL BE CURED FOR A MINIMUM OF SEVEN (7) DAYS BY AN APPROVED METHOD. DETAILS AVAILABLE UPON REQUEST.
- 7. FORMWORK TO BE IN ACCORDANCE WITH AS3610. DESIGN AND CERTIFICATION IS BY OTHERS AND MUST BE INSPECTED AND APPROVED BY THE FORMWORK DESIGNER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- 8. FORMWORK STRIPPING AND BACK-PROPPING OF SUSPENDED FLOOR SLABS TO THE APPROVAL OF THE ENGINEER.

SCREW PIERS :

- 1. SCREW PIERS WHERE SPECIFIED ARE TO BE DESIGNED AND INSTALLED BY SPECIALIST CONTRACTOR TO ACHIEVE THE LOADS NOMINATED ON THE ASSOCIATED PLANS (SHOWN UNFACTORED). THE SCREW PIER SPECIALIST MUST SATISFY THEMSELVES WITH REGARD TO ANY GEOTECHNICAL REPORT/INFORMATION REQUIRED FOR THEIR DESIGN. WE RECOMMEND THE BUILDER REQUEST THE PIER CONTRACTOR INSTALL A TEST SCREW PIER PRIOR TO COMMENCING WORKS TO ENSURE ALL PIERING COSTS ARE KNOWN BEFORE COMMENCING WORKS.

REINFORCEMENT :

- 1. THE FOLLOWING MARKS ARE USED TO IDENTIFY THE VARIOUS REINFORCING STEELS USED, GOVERNING STANDARD FOR USE ALSO LISTED;
TM – TRENCH MESH, min 450MPa (AS1304)
F – MESH/FABRIC, MIN. 450MPa (AS1304)
N – DEFORMED BAR, MIN. 500MPa (AS1302)
R – PLAIN BAR, MIN 250MPa (AS1302)
W – HARD DRAWN WIRE, MIN 450MPa (AS1303)
- 2. ALL REINFORCEMENT SHALL BE CHAIRED, TIED AND RESTRAINED IN THE CORRECT LOCATION TO ENSURE NO MOVEMENT DURING CONCRETE PLACEMENT. SLAB MESH CHAIRS AT 800mm CTRS. MAX. IN BOTH DIRECTIONS.
- 3. MINIMUM COVER TO REINFORCEMENT IS AS FOLLOWS;
FOOTINGS & PIERS – 40mm ALL FACES
SLABS ON GROUND – 30mm TOP (INTERNAL SURFACES)
– 30mm BOTTOM (OVER POLY. DPM)
– 40mm (EXPOSED SURFACES).
- SUSPENDED SLABS – 30mm (INTERNAL SURFACES).
– 40mm (EXPOSED SURFACES).
- BEAMS & COLUMNS– 40mm (EXPOSED SURFACES).
– 30mm (INTERNAL SURFACES).
- 4. MINIMUM LAP LENGTHS ARE 225mm (ONE PANEL PLUS 25mm) FOR SLAB MESH, 500mm FOR TRENCH MESH AND 40 TIMES THE BAR DIAMETER OR 500mm WHICHEVER GREATER FOR REINFORCING BARS.
- 5. ALL EXPOSED STARTER BAR ENDS TO BE FITTED WITH PROTECTIVE END CAPS UNTIL ENCASED IN CONCRETE

TIMBER :

- 1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1720 AND AS1684.
- 2. ALL TIMBER FRAMING AND MINIMUM SIZES UNLESS INDICATED ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH N3 TIMBER FRAMING MANUAL.
- 3. ALL TIMBER UNLESS NOTED OTHERWISE SHALL BE SEASONED.
- 4. ALL TIMBER STORED ON SITE SHALL BE STACKED CLEAR OF THE GROUND AND SHALL BE PROTECTED FROM THE WEATHER. FURTHER, ALL TIMBER EXPOSED DURING THE CONSTRUCTION PERIOD TO HAVE MINIMUM H2 TREATMENT, OR BE FULLY COVERED TO PROTECT AGAINST MOISTURE, U.N.O.
- 5. ALL BOLTED CONNECTIONS SHALL HAVE 80mm MIN. END CLEARANCE AND BE FITTED WITH GALVANIZED MILD STEEL WASHERS.
- 6. TEMPORARY BRACING AND SUPPORT IS TO BE PROVIDED THROUGHOUT THE CONSTRUCTION PERIOD UNTIL SUCH STAGE THAT ALL MEMBERS ARE INSTALLED AND CONNECTED IN ACCORDANCE WITH DETAILS PROVIDED.
- 7. ALL TIMBER SHALL BE APPROPRIATELY PROTECTED FROM INSECT AND/OR MOISTURE ATTACK AT LEAST TO THE PROVISION OF THE BUILDING CODE OF AUSTRALIA AND AS3660 – PROTECTION FROM SUB-TERRANEAN TERMITES.
- 8. PRE-FABRICATED ROOF TRUSSES ARE TO BE DESIGNED AND MANUFACTURED BY A SPECIALIST CONTRACTOR. TRUSSES TO BE BRACED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.
- 9. FLOOR JOISTS EXCEEDING 150mm IN DEPTH SHALL HAVE SOLID BLOCKING ALONG THE LINE OF ALL SUPPORTS AND AT MID SPAN FOR ALL SPANS EXCEEDING 3.0m AND AT 1/3 POINTS FOR SPANS EXCEEDING 4.2m.
- 10. ALL FRAMING ANCHORS, FIXING PLATES, NAILING PLATES, JOIST HANGERS TO BE GALVANISED MINIMUM OR STAINLESS STEEL WHERE CONSTRUCTION WITHIN 2.0 km RADIUS OF OPEN COASTAL AREAS.
- 11. GANG-NAILED SPLICE PLATES NOT PERMITTED FOR EXTERIOR TIMBER BEAMS.
- 12. ALL DETAILING OF GLUE LAMINATED AND LVL ENGINEERED TIMBER PRODUCTS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

STEELWORK :

- 1. ALL WORKMANSHIP INCLUDING FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AS4100 & AS5131 WITH ALL MEMBERS AND SECTIONS BEING NEW AND FREE OF RUST AND DAMAGE. ANY VARIATION TO THIS MUST BE CONFIRMED IN WRITING BY THE ENGINEER PRIOR TO ANY WORK COMMENCING.
- 2. UNLESS NOTED OTHERWISE THE CONSTRUCTION CATEGORY IS CC2 IN ACCORDANCE WITH AS5131
- 3. ALL STEELWORK UNLESS NOTED OTHERWISE SHALL CLEANED OF RUST AND MILL SCALE AND COATED WITH ONE COAT OF ROZP.
- 4. EXPOSED STEELWORK INCLUDING BOLTS SHOULD BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH AS4680 AS APPLICABLE.
- 5. ALL BOLTS UNLESS NOTED OTHERWISE SHALL BE GRADE 4.6/S GALVANIZED (S-SNUG TIGHT IN ACCORDANCE WITH AS5131). WHERE GRADE 8.8/S ARE SPECIFIED ARE TO BE GALVANIZED AND IN ACCORDANCE WITH AS1252.1 (S-SNUG TIGHT IN ACCORDANCE WITH AS5131)
- 6. TEMPORARY BRACING AND SUPPORT SHALL BE PROVIDED TO THE STRUCTURE UNTIL ALL BOLTS ARE INSTALLED AND TIGHTENED AS SPECIFIED.
- 7. ALL STRUCTURAL STEEL MEMBERS TO CONFORM WITH THE FOLLOWING AUSTRALIAN STANDARDS AND MINIMUM STRENGTHS GRADES (MPa);
SHS/RHS/CHS HOLLOW SECTIONS – AS1163, MIN GRADE C350L0
UB/UC/PFC/EA/UEA HOT ROLLED SECTIONS – AS3679, MIN GRADE 300
PLATE SECTIONS – AS3678, MIN GRADE 250
COLD FORMED PURLINS/GIRTS (C OR Z) – AS1397, MIN GRADE 450
- 8. ALL WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS5131. ON-SITE WELDING IS NOT PERMITTED WITHOUT APPROVAL FROM THE ENGINEER. UNLESS NOTED OTHERWISE ALL WELDS ARE TO BE 5.0mm CONTINUOUS FILLET WELDS (C.F.W.).
- 9. ALL RESIDENTIAL CONSTRUCTION (CLASS 1) WELDS TO BE CATEGORY GP UNLESS NOTED OTHERWISE. ALL INDUSTRIAL (CLASS WELDS TO BE CATEGORY SP UNLESS NOTED OTHERWISE. ALL OTHER WELDS NOT SPECIFIED TO BE CATEGORY GP UNLESS NOTED OTHERWISE.
- 10. THE ENGINEER IS TO BE PROVIDED WITH STEELWORK SHOP DRAWINGS FOR REVIEW AND COMMENT PRIOR TO FABRICATION.

REINFORCED BLOCKWORK :

- 1. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS3700 2001.
- 2. MINIMUM MASONRY STRENGTH F'UC=15Mpa
- 3. MORTAR MIX 1 : 1/2 : 5 (CEMENT:LIME:SAND)
- 4. ALL CORES TO BE CLEANED AND FREE OF ALL MORTAR FINIS PRIOR TO GROUTING VIA CLEAN-OUT BLOCKS AT THE BASE OF THE WALL.
- 5. MINIMUM GROUT STRENGTH f'c=25MPa (300kg/m³ MIN. CEMENT) WITH A MAXIMUM AGGREGATE SIZE OF 10mm. COMPACT GROUT DOWN FULL DEPTH OF CORE WITH PLAIN ROD OR SIMILAR.
- 7. MINIMUM COVER TO REINFORCING is 20mm FROM INSIDE FACE OF BLOCK. BARS TO BE ARRANGED AS SHOWN ON ASSOCIATED DETAILS.
- 8. WALLS TO BE WATERPROOFED WHERE INDICATED ON THE DRAWINGS. WATERPROOF MEMBRANES INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES REQUIREMENTS.
- 9. UNLESS NOTED OTHERWISE ALL WALL VERTICAL STARTER BARS ARE TO BE CAST INTO THE SUPPORTING FOOTING OR FLOOR SLAB UNDER AS APPLICABLE
- 10. ALL MASONRY WALLS DURING CONSTRUCTION TO BE TEMPORARY BRACED OR OTHERWISE STABILISED AS NECESSARY TO RESIST WIND LOADS OR LATERAL FORCES, IN ACCORDANCE WITH LOCAL AUTHORITIES WORK PLACE HEALTH AND SAFETY GUIDE LINES.

ALUMINIUM WORK :

- 1. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS1664 WITH ALL MEMBERS AND SECTIONS BEING NEW AND FREE OF RUST AND DAMAGE. EXTRUDED ALUMINIUM TO BE GRADE 6351-TS U.N.O. PLATED ALUMINIUM TO BE GRADE 5083 U.N.O DESIGN AND FABRICATED TOLERANCE TO BE +/- 5mm Max..
- 2. ALL BOLTS, NUTS AND WASHER SHALL BE GRADE 316 STAINLESS STEEL. APPLY A LIBERAL COATING OF DURALAC OR LANOCOTE TO ALL CONTACTING SURFACES. TEMPORARY BRACING AND SUPPORT SHALL BE PROVIDED UNTIL ALL BOLTS ARE INSTALLED AND TENSIONED. NEOPRENE WASHER TO FORM SEPARATION GAPS BETWEEN METAL TYPES.
- 3. ALL WELDING SHALL BE CARRIED OUT BY A SPECIALIST TRADESMEN IN WORKSHOP CONDITIONS IN ACCORDANCE WITH AS1665. ON-SITE WELDING IS ONLY PERMITTED FOLLOWING PRIOR APPROVAL FROM THE ENGINEER. UNLESS NOTED OTHERWISE ALL WELDS ARE TO BE 6.0mm CONTINUOUS FILLET WELDS (C.F.W.). ALL BUTT WELDS TO BE FULL PENETRATION.
- 4. THE ENGINEER IS TO BE PROVIDED WITH STEELWORK SHOP DRAWINGS FOR REVIEW AND COMMENT PRIOR TO FABRICATION.

LOADING CRITERIA:

INTERNAL FLOORS = 1.5kPa
BALCONY'S = 3.0kPa
WIND RATING = N3 (W41N)

CONSTRUCTION CATEGORY: CC2
TO AS5131 STEELWORK
FABRICATION & ERECTION CODE

ABBREVIATIONS USED

(Cont)	CONTINUOUS SPANS
CTRS	CENTRES
V & H	VERTICAL & HORIZONTAL
T & B	TOP & BOTTOM
℄	CENTRE LINE
TYP	TYPICAL
M.S	MILD STEEL
(GALV.)	HOT DIPPED GALVANISED
Sq	SQUARE
NB	PLEASE NOTE
HWDD	HARDWOOD TIMBER
LVL	LAMINATED VANEER LUMBER (TIMBER)
KD	KILN DRIED
B.G.L	BELOW GROUND LEVEL
U.N.O.	UNLESS NOTED OTHERWISE
THK.	THICK
L/B	LOAD BEARING
V.O.S	VERIFY ON SITE
S/S	STAINLESS STEEL (Grade: 316)
T.F.D	TO FUTURE DETAIL

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Revision	Description	Date
Issue: FOR TENDER		
DEB/DAU TIA	 SCG CONSULTING ENGINEERS Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ASN 40 098 481 899	
	Title: GENERAL CONSTRUCTION NOTES	
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No32119 - N	Rev .

CONSTRUCTION SITE INSPECTIONS:

- OUR FEE FOR STRUCTURAL DOCUMENTATION DOES NOT INCLUDE AND ALLOWANCE FOR SITE INSPECTIONS. THE BUILDER MUST ESTABLISH WHO WILL BE PAYING FOR THESE VISITS PRIOR TO BOOKING THEM.
- PRIOR TO BOOKING SITE INSPECTIONS A VALID BUILDING APPROVAL (BA) MUST BE PROVIDED. INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THIS IS SUPPLIED.
- SITE INSPECTIONS MUST BE BOOKED WITH AT LEAST 24 HOURS NOTICE.
- CERTIFIERS REQUIRE THE FOLLOWING ELEMENTS INSPECTED AND FORM 16's ISSUED.
 - ALL FOOTINGS/SLAB (*)
 - BLOCK WORK (*)
 - FORMED CONCRETE (*)
 - FRAMING, BRACING & TIE DOWN (*)

(*) DENOTES PRIOR TO BEING CONCRETE/CONCEALED

WE WILL NOT ISSUE FORM 16 CERTIFICATES FOR ELEMENTS NOT INSPECTED

SCREW PIER SCHEDULE

- STEEL SCREW TO BE DESIGNED BY THE SPECIALIST MANUFACTURER, ENGINEER TO REVIEW DESIGN PRIOR TO INSTALLATION.
- PIERS ARE TO BE LOCATED WHERE SHOWN IN PLAN EXCEPT WHERE MARKED (**) WHICH INDICATES A PIER GROUP) IN THIS INSTANCE THE MANUFACTURER IS TO ADVISE ON THE MINIMUM PIER SPACING.

–IT IS RECOMMENDED THAT THE CONTRACTOR TO INSTALL TEST PIERS TO CONFIRM DEPTH FOR CAPACITY, PRIOR TO PRICING WORKS.

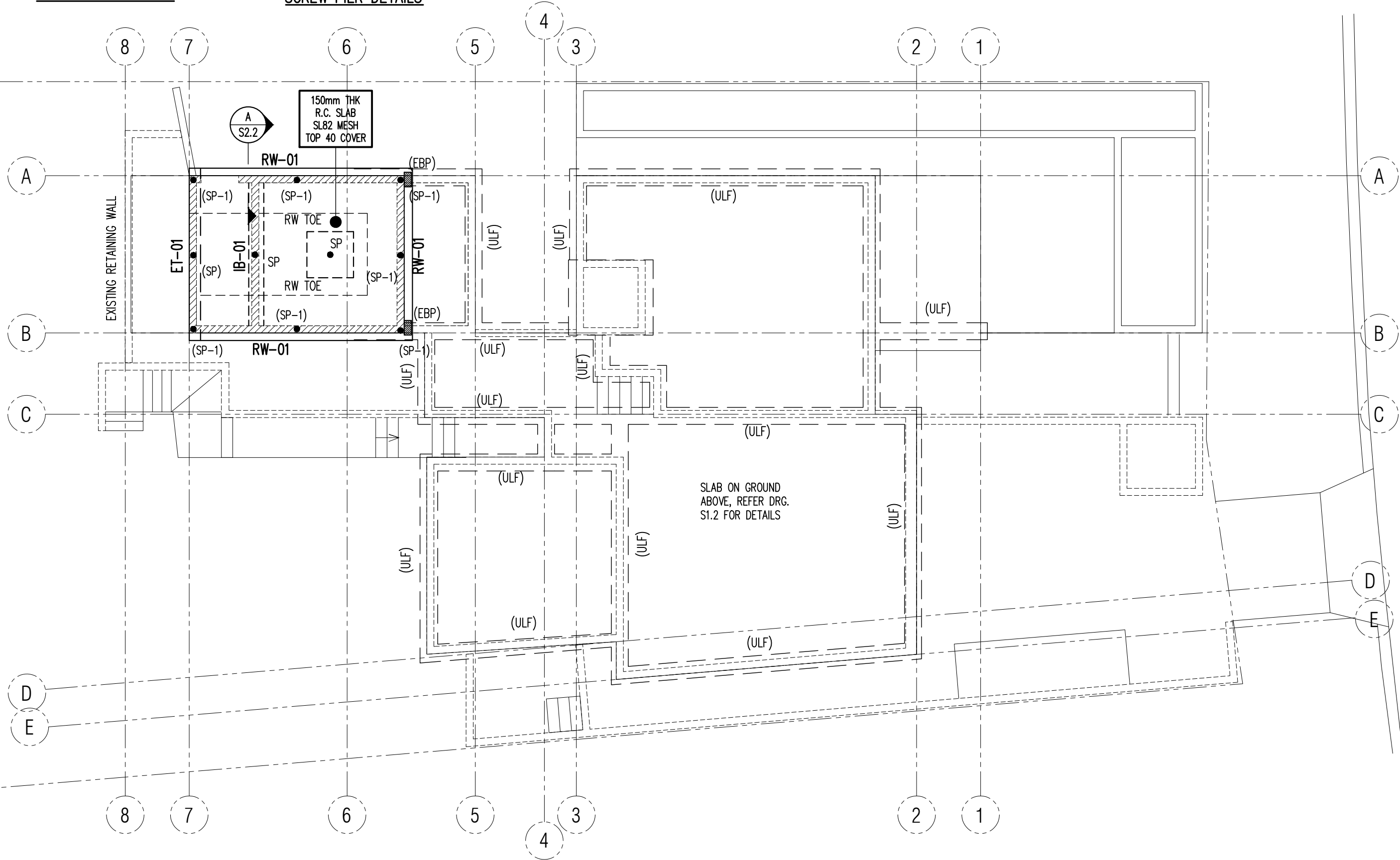
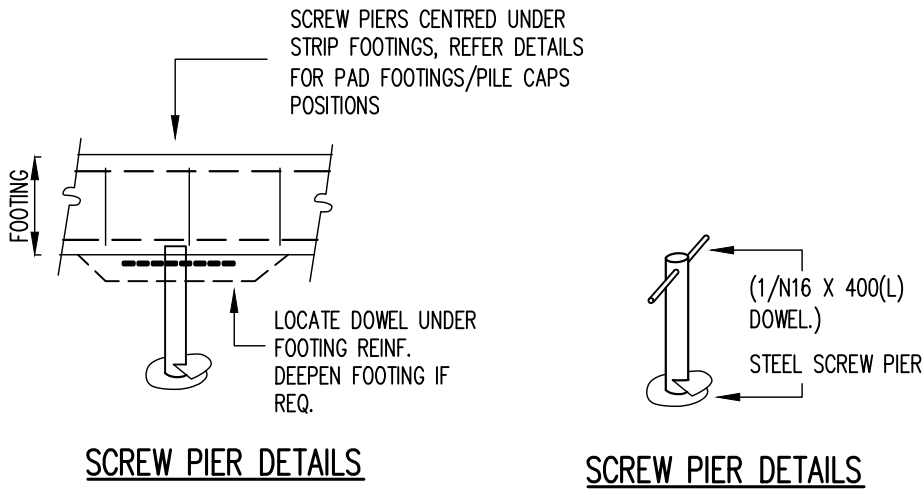
MINIMUM UNFACTORED WORKING LOADS FOR INDIVIDUAL PIERS ARE AS FOLLOWS

(SP) – 100KN

(SP-1) 150KN

COMPLIANCE CERTIFICATION FOR INSTALLATION TO BE ISSUED TO ENGINEER.

THE FLOOR SLAB WILL NOT BE CRACK FREE. SHRINKAGE CRACKS CAN AND WILL OCCUR. CRACK FREE SLABS ARE VERY EXPENSIVE TO CONSTRUCT AND WOULD REQUIRE AN ALTERNATIVE DESIGN.



LEGEND

- (SP-1) STEEL SCREW PIER-REFER SCREW PIER SCHEDULE FOR MINIMUM WORKING LOAD.
- (SP) STEEL SCREW SLAB PIERS, 2.0m CTRS MAX. REFER SCREW PIER SCHEDULE FOR MINIMUM WORKING LOADS. REFER FOOTING DETAILS PAGE FOR SLAB THICKENING REQUIREMENTS

- RW-01 TYPE 1 RETAINING WALL, REFER DRAWING S2.2 FOR DETAILS.
- ET-01 350(W) x 400(D) EDGE THICKENING, REFER DRAWING S2.2 FOR DETAILS.
- IB-01 400(W) x 400(D) INTERNAL THICKENING, 4L11TM TOP & BTM, R6 LIGS 900 CTRS
- (ULF) DENOTES UPPER LEVEL FOOTING, REFER DRG. S1.2 FOR DETAILS
- (EBP) 400 x 200 ENGAGED BLOCK PIERS FOR UPPER LEVEL FOOTING SUPPORT, 2/N12 FROM LOWER FOOTING UP BLOCK CORES AND COGGED INTO UPPER LEVEL FOOTING, REFER DETAILS ON DRAWING S2.2.

BUILDER TO MAINTAIN STABILITY OF ALL NEIGHBOURING STRUCTURES, REFER CRITICAL DEPTH LINE (DRG S2.1) FOR GUIDANCE.

PLUMBING ARTICULATION NOTE:
ALL PLUMBING SERVICES TO BE HUNG FROM UNDER SIDE OF SLAB, REFER Drg AJ1 FOR PLUMBING ARTICULATION REQUIREMENTS.

TARGET FOUNDATION SOIL
ALL FOOTINGS ARE TO BE FOUNDED 300mm INTO **NATURAL MEDIUM DENSE SILTY SAND** OR SUPPORTED ON FOOTING PIERS AT 2.0m ctrs FOUNDED 300mm INTO **NATURAL MEDIUM DENSE SILTY SAND**.

UNDERSLAB FILLING
PRIOR TO FILLING, REMOVE ALL TOPSOIL, LOOSE OR DISTURBED MATERIAL. FILL TO CONSIST OF CLEAN SAND WETTED AND COMPACTED IN 150mm LAYERS TO ACHIEVE 98% Min. FIELD DENSITY. COMPACTION RESULTS TO BE PRESENTED TO THE ENGINEER FOR APPROVAL PRIOR TO SLAB PREPARATIONS. PROVIDE BACK-PROPPING TO ANY RETAINING WALLS ADJACENT TO AREA BEING COMPACTED

LOOSE SANDS
THE SANDY SOILS ENCOUNTERED ON THIS SITE ARE SUSCEPTIBLE TO COLLAPSE WHEN UNCONFINED. THIS MAY AFFECT EXCAVATIONS AND RESULT IN ADDITIONAL EARTH WORKS AND INCREASE CONCRETE VOLUMES. TEMPORARY SHORING OR FORMA-TUBE MAY BE REQUIRED TO RETAIN THE LOOSE SANDS PRIOR TO CONCRETING.

THIS DRAWING AND ASSOCIATED DETAILS MUST BE READ IN CONJUNCTION WITH THE NOTES CONTAINED ON 32119-N.

Revision	Description	Date
Issue: FOR TENDER		
 Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 090 481 899		
Title: LOWER FOOTING AND SLAB PLAN		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S1.1	Rev.

0 1 2 3 4 5m 1:100 @ A2

CONSTRUCTION SITE INSPECTIONS:

- OUR FEE FOR STRUCTURAL DOCUMENTATION DOES NOT INCLUDE AND ALLOWANCE FOR SITE INSPECTIONS. THE BUILDER MUST ESTABLISH WHO WILL BE PAYING FOR THESE VISITS PRIOR TO BOOKING THEM.
 - PRIOR TO BOOKING SITE INSPECTIONS A VALID BUILDING APPROVAL (BA) MUST BE PROVIDED. INSPECTIONS WILL NOT BE UNDERTAKEN UNTIL THIS IS SUPPLIED.
 - SITE INSPECTIONS MUST BE BOOKED WITH AT LEAST 24 HOURS NOTICE.
 - CERTIFIERS REQUIRE THE FOLLOWING ELEMENTS INSPECTED AND FORM 16's ISSUED.
 - ALL FOOTINGS/SLAB (*)
 - BLOCK WORK (*)
 - FORMED CONCRETE (*)
 - FRAMING, BRACING & TIE DOWN (*)
- (*) DENOTES PRIOR TO BEING CONCRETE/CONCEALED

WE WILL NOT ISSUE FORM 16 CERTIFICATES FOR ELEMENTS NOT INSPECTED

LEGEND

- ONE PIECE OF 3L11TM 2000(L) FIXED TO UNDERSIDE OF SLAB MESH @ 45 DEG. TO CORNER. LENGTH AS INDICATED.
- SF-01 450(W) x 450(D) STRIP FOOTING, REFER DRAWING S2.1 FOR DETAILS.
- SF-02 450(W) x 450(D) STRIP FOOTING, REFER DRAWING S2.1 FOR DETAILS.
- SF-03 450(W) x 450(D) STRIP FOOTING, REFER DRAWING S2.1 FOR DETAILS.
- SF-04 450(W) x 450(D) STRIP FOOTING, REFER DRAWING S2.1 FOR DETAILS.
- SF-05 450(W) x 450(D) STRIP FOOTING, REFER DRAWING S2.1 FOR DETAILS.
- IF-01 450(W) x 450(D) INTERNAL FOOTING, REFER DRAWING S2.1 FOR DETAILS.
- IF-02 450(W) x 450(D) INTERNAL FOOTING, REFER DRAWING S2.1 FOR DETAILS.
- IF-03 450(W) x 450(D) INTERNAL FOOTING, REFER DRAWING S2.1 FOR DETAILS.
- CF-01 450(W) x 450(D) CONTINUOUS FOOTING, REFER DRAWING S2.2 FOR DETAILS.
- PF-LP 450(D) LIFT BASE PAD FOOTING, REFER DRAWING S2.2 FOR DETAILS.
- GWF-01 GARDEN WALL FOOTING, REFER DRAWING S2.3 FOR DETAILS.
- PP-1 350 DIA. CONCRETE POST PAD FOOTINGS 900(D) OR FOUNDED 300 INTO NATURAL MEDIUM DENSE SILTY SANDS, WHICHEVER GREATER.
- FP-1 350 DIA. CONCRETE FOOTING PIERS, 2.0m CTRS MAX. FOUNDED 300 INTO NATURAL STIFF SILTY CLAY, OMIT WHERE FOOTINGS FOUNDED 300 INTO NATURAL STIFF SILTY CLAY.
- (SP-1) STEEL SCREW PIER, REFER SCREW PIER SCHEDULE FOR MINIMUM WORKING LOAD.
- T.J. DENOTES WET TOOLED JOINT TO TERRACE SLAB, REFER TO DETAILS ON DRAWING S2.3
- TS 100 THK. TERRACE SLAB ON COMPACTED MATERIAL, SL72 MESH, TOP 40 COVER, 200(W) X 200(D) EDGE THICKENING AT UN-SUPPORTED EDGES. FLEXIBLE JOINT AGAINST MASONRY/CONCRETE.
- DS 125 THK. DRIVEWAY SLAB ON COMPACTED MATERIAL, SL82 MESH, TOP 40 COVER, FLEXIBLE JOINT AGAINST MASONRY/CONCRETE.
- (EBP) 400 x 200 ENGAGED BLOCK PIERS FOR UPPER LEVEL FOOTING SUPPORT, 2/N12 FROM LOWER FOOTING UP BLOCK CORES AND COGGED INTO UPPER LEVEL FOOTING, REFER DETAILS ON DRAWING S2.2.
- 50mm SHOWER RECESS, REFER SECTION ON DRG S2.2 FOR DETAILS.
- (RCS) REINFORCED CONCRETE STAIRS ON GROUND, REFER DRG S2.3 FOR DETAILS

SCREW PIER SCHEDULE

- STEEL SCREW TO BE DESIGNED BY THE SPECIALIST MANUFACTURER, ENGINEER TO REVIEW DESIGN PRIOR TO INSTALLATION.
- PIERS ARE TO BE LOCATED WHERE SHOWN IN PLAN EXCEPT WHERE MARKED (**) WHICH INDICATES A PIER GROUP IN THIS INSTANCE THE MANUFACTURER IS TO ADVISE ON THE MINIMUM PIER SPACING.
- IT IS RECOMMENDED THAT THE CONTRACTOR TO INSTALL TEST PIERS TO CONFIRM DEPTH FOR CAPACITY, PRIOR TO PRICING WORKS.
- MINIMUM UNFACTORED WORKING LOADS FOR INDIVIDUAL PIERS ARE AS FOLLOWS
- (SP) – 100KN
- (SP-1) 150KN
- COMPLIANCE CERTIFICATION FOR INSTALLATION TO BE ISSUED TO ENGINEER.

TARGET FOUNDATION SOIL
ALL FOOTINGS ARE TO BE FOUNDED 300mm INTO **NATURAL MEDIUM DENSE SILTY SAND** OR SUPPORTED ON FOOTING PIERS AT 2.0m ctrs FOUNDED 300mm INTO **NATURAL MEDIUM DENSE SILTY SAND**.

BUILDER TO MAINTAIN STABILITY OF ALL NEIGHBOURING STRUCTURES, REFER CRITICAL DEPTH LINE (DRG S2.1) FOR GUIDANCE.

THE FLOOR SLAB WILL NOT BE CRACK FREE. SHRINKAGE CRACKS CAN AND WILL OCCUR. CRACK FREE SLABS ARE VERY EXPENSIVE TO CONSTRUCT AND WOULD REQUIRE AN ALTERNATIVE DESIGN.

POLISHED CONCRETE NOTES:
THE FLOOR SLAB WILL NOT BE CRACK FREE. SHRINKAGE CRACKS CAN AND WILL OCCUR. CRACK FREE SLABS ARE VERY EXPENSIVE TO CONSTRUCT AND WOULD REQUIRE AN ALTERNATIVE DESIGN.
CONTRACTOR TO COMPLY WITH THE FOLLOWING STRATEGIES TO AID IN THE PREVENTION OF POSSIBLE REDUCTION IN CRACKING:

1. 130mm THK polished ground floor slab – N32
2. No excess mixing water shall be added to the concrete on-site, without the direct written instruction, of the premix concrete supplier.
3. Concrete shall be adequately compacted to ensure the expulsion of trapped air, bond to reinforcement to avoid the incidence of plastic cracking and surface imperfections.
4. Aliphatic Alcohol shall be sprayed (to manufacturer's recommendations) on the concrete immediately after screeding.
5. The concrete is to be cured for a minimum of 7 days using the water misting, damp hessian, or ponding method. If the specified curing regime presents construction problems, an alternative solution must be approved by the principles representative. Honing should not commence until curing has been completed.
6. Saw joints shall not be delayed.

LOOSE SANDS
THE SANDY SOILS ENCOUNTERED ON THIS SITE ARE SUSCEPTIBLE TO COLLAPSE WHEN UNCONFINED. THIS MAY AFFECT EXCAVATIONS AND RESULT IN ADDITIONAL EARTH WORKS AND INCREASE CONCRETE VOLUMES. TEMPORARY SHORING OR FORMA-TUBE MAY BE REQUIRED TO RETAIN THE LOOSE SANDS PRIOR TO CONCRETING.

UNDERSLAB FILLING
PRIOR TO FILLING, REMOVE ALL TOPSOIL, LOOSE OR DISTURBED MATERIAL. FILL TO CONSIST OF CLEAN SAND WETTED AND COMPACTED IN 150mm LAYERS TO ACHIEVE 98% Min. FIELD DENSITY. COMPACTION RESULTS TO BE PRESENTED TO THE ENGINEER FOR APPROVAL PRIOR TO SLAB PREPARATIONS. PROVIDE BACK-PROPPING TO ANY RETAINING WALLS ADJACENT TO AREA BEING COMPACTED

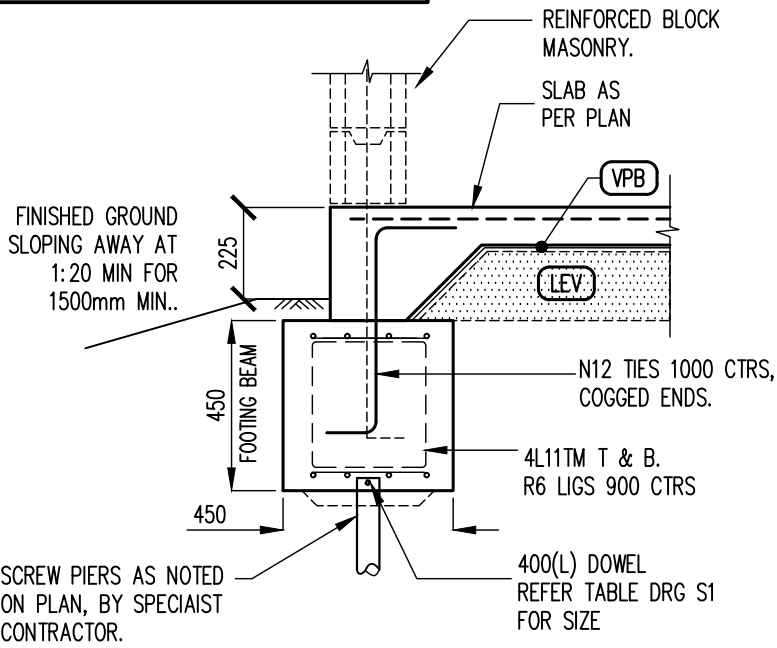
DRIVEWAY CROSSOVER TO BE IN ACCORDANCE WITH COUNCIL STD DRG. RS-049 AND RS-050.

THIS DRAWING AND ASSOCIATED DETAILS MUST BE READ IN CONJUNCTION WITH THE NOTES CONTAINED ON 32119-N.

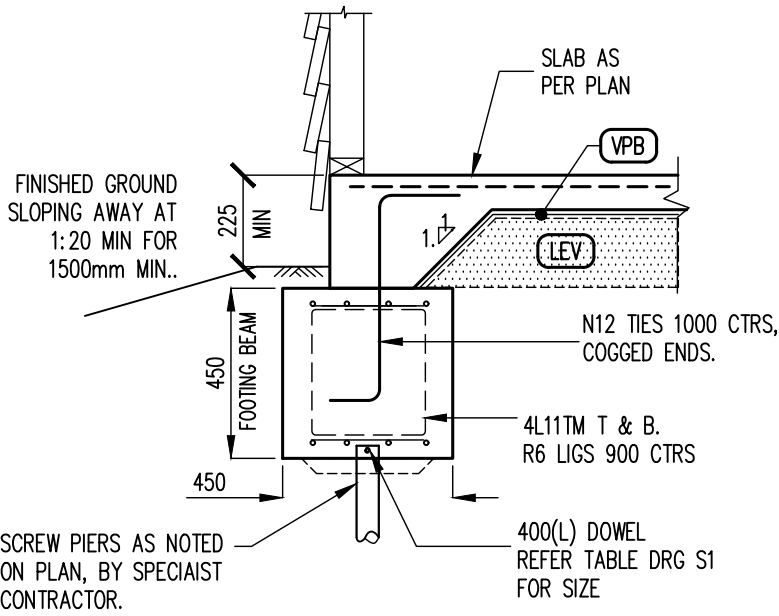
Revision	Description	Date
Issue: FOR TENDER		
REBUILD TIA SCG CONSULTING ENGINEERS Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 090 481 899		
Title: UPPER FOOTING AND SLAB PLAN		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S1.2	Rev.

0 1 2 3 4 5m 1:100 @ A2

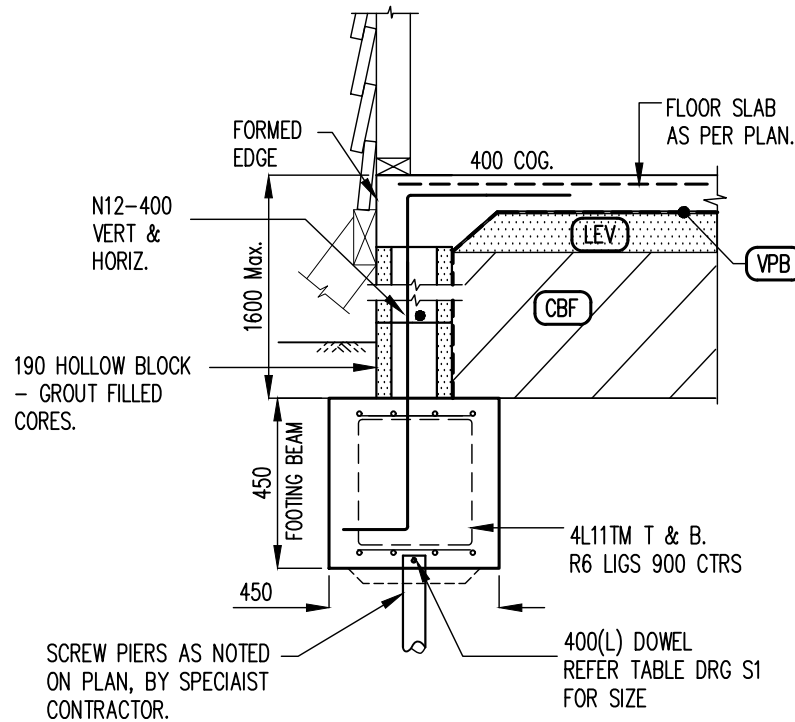
NOTE:
BUILDERS TO REFER DRAWING S1.1 FOR SITE
INSPECTION REQUIREMENTS.



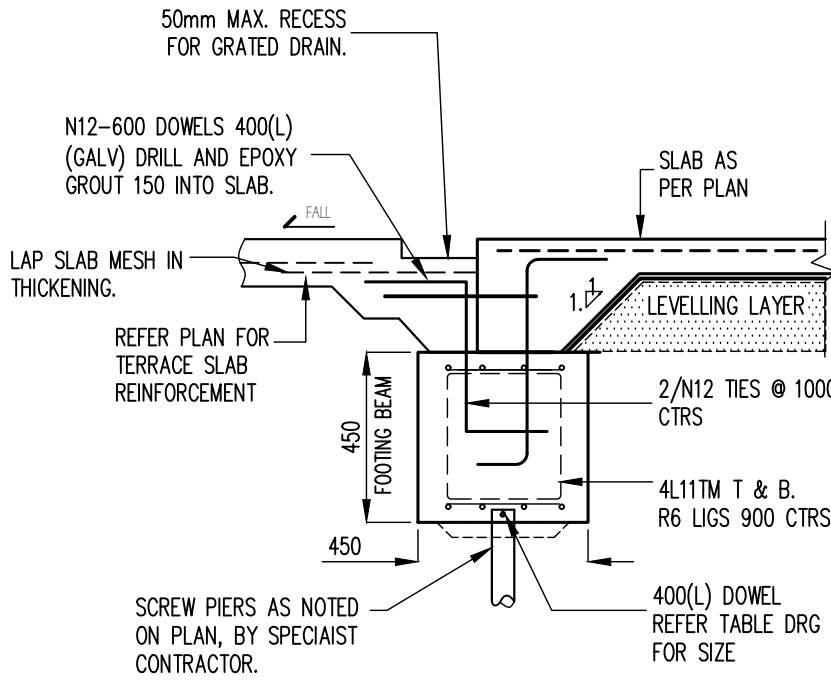
(SF-01) ~ STRIP FOOTING
TYPICAL SECTION



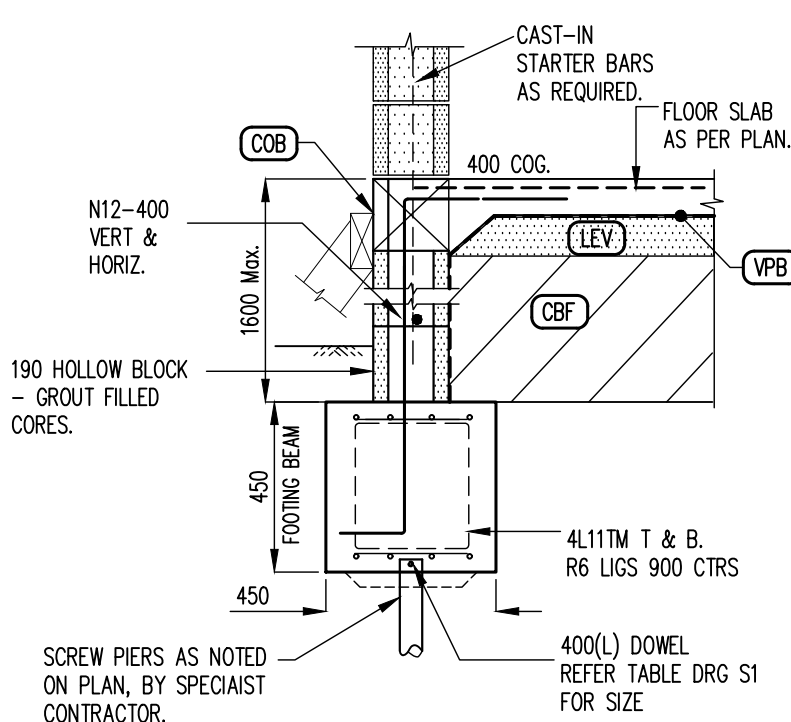
(SF-02) ~ STRIP FOOTING
TYPICAL SECTION



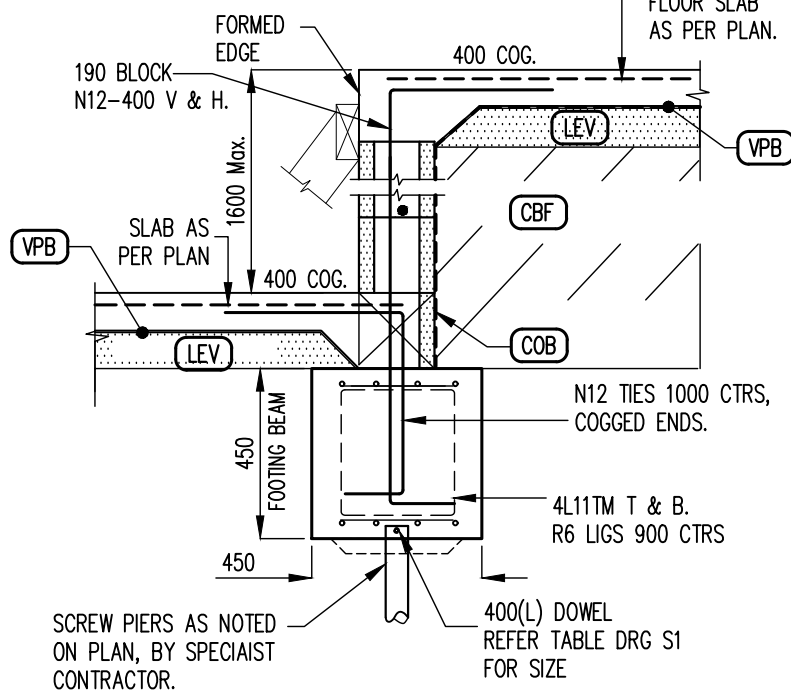
(SF-03) ~ STRIP FOOTING
TYPICAL SECTION



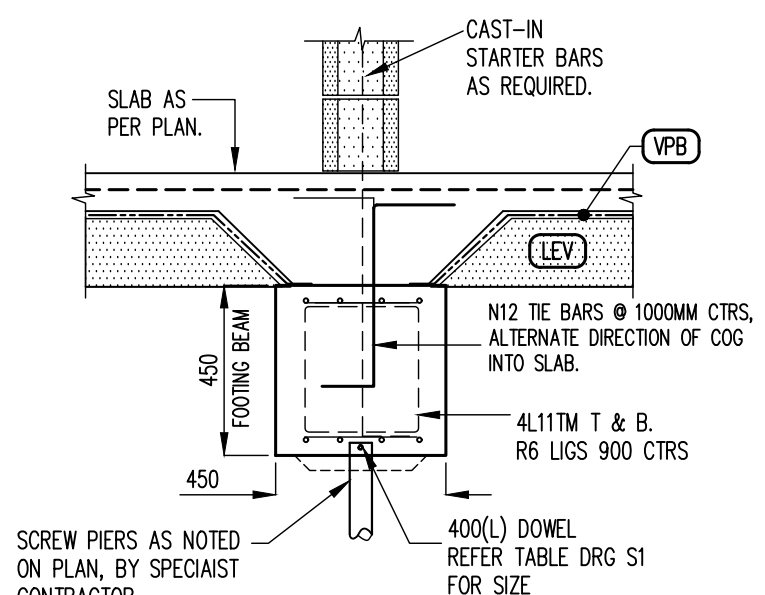
(SF-04) ~ STRIP FOOTING
TYPICAL SECTION



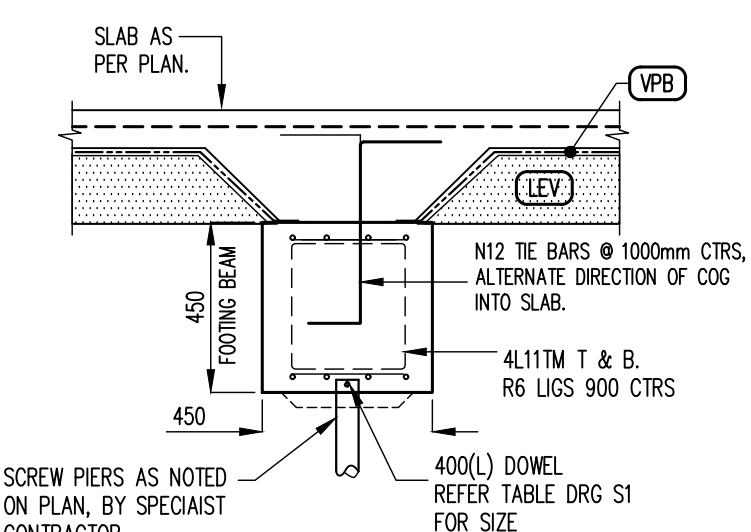
(SF-05) ~ STRIP FOOTING
TYPICAL SECTION



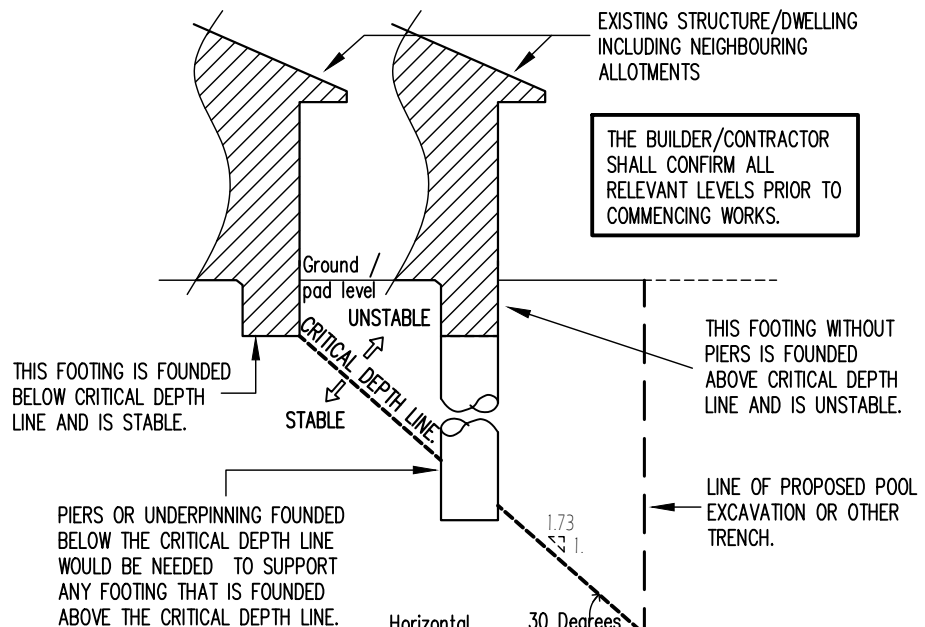
(IF-01) ~ INTERNAL FOOTING
TYPICAL SECTION



(IF-02) ~ INTERNAL FOOTING
TYPICAL SECTION

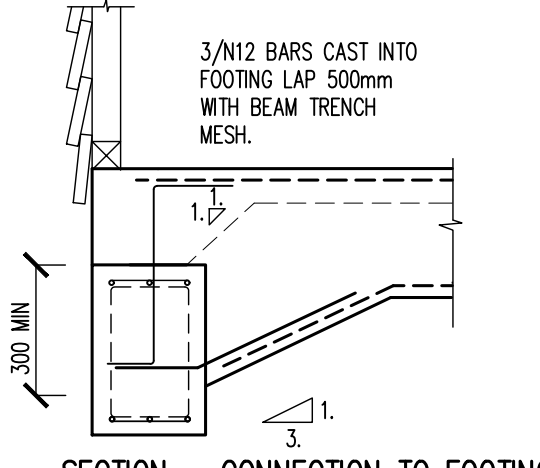


(IF-03) ~ INTERNAL FOOTING
TYPICAL SECTION

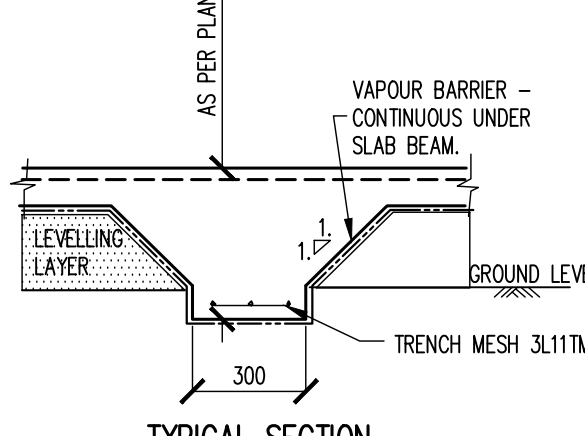


CRITICAL DEPTH LINE
TYPICAL SECTION

NOTE:
THIS DETAIL ALSO APPLIES TO EXISTING FOUNDATIONS
ON NEIGHBOURING PROPERTIES. SHEET PILING MUST
BE INSTALLED WHERE EXISTING FOOTINGS WILL BE
FOUNDED ABOVE ANY EXCAVATION CRITICAL DEPTH
LINE

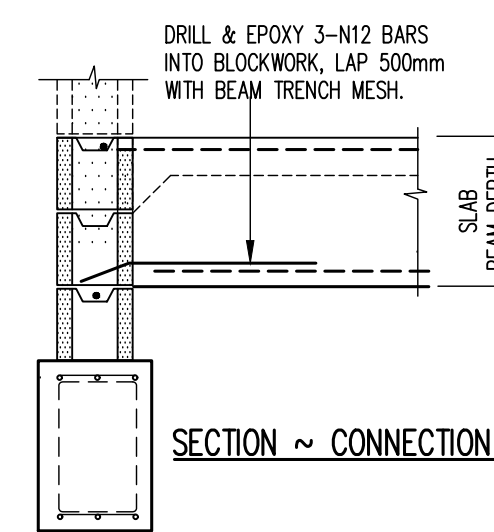


SECTION ~ CONNECTION TO FOOTING



TYPICAL SECTION

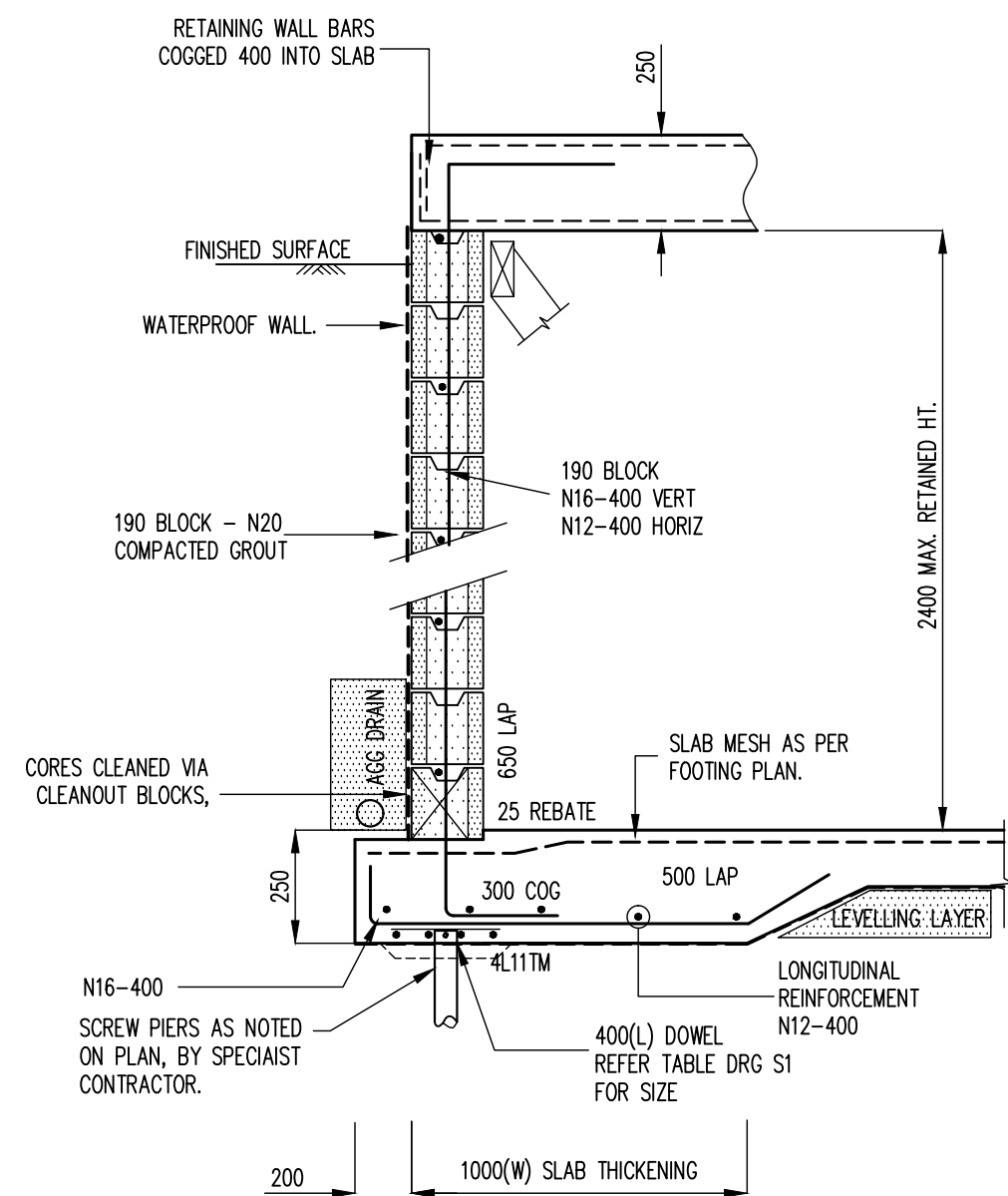
SB ~ SLAB BEAM DETAILS
TYPICAL SECTION



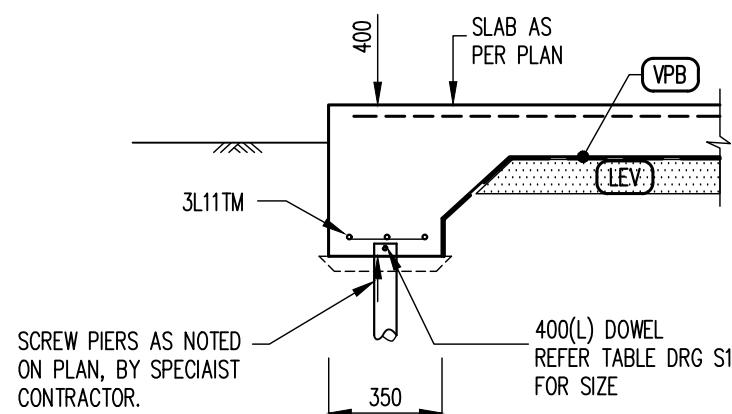
SECTION ~ CONNECTION BLOCKWORK

THIS DRAWING AND ASSOCIATED DETAILS
MUST BE READ IN CONJUNCTION WITH
THE NOTES CONTAINED ON 32119-N.

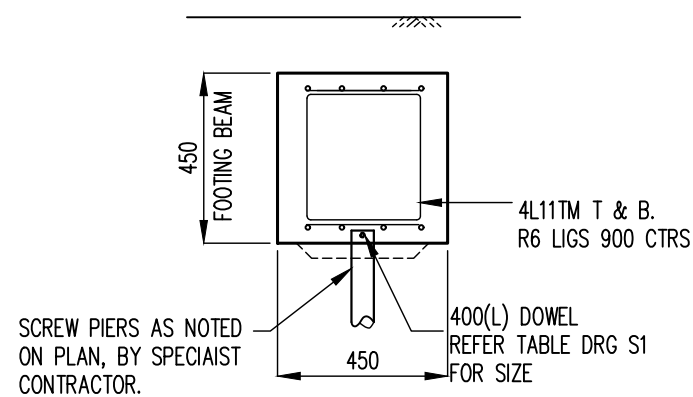
Revision	Description	Date
Issue:	FOR TENDER	
 Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email: admin@scg-engineers.com web: www.scg-engineers.com ABN 40 088 481 899		
Title: FOOTING AND SLAB DETAILS		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No 32119	- S2.1



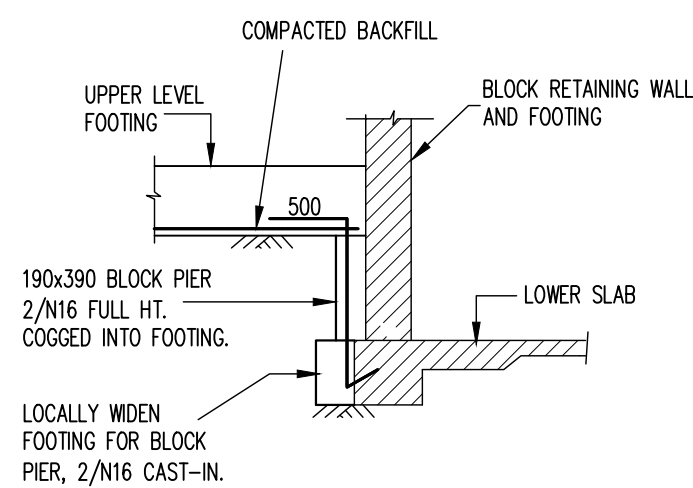
(RW-01) ~ RETAINING WALL
TYPICAL SECTION



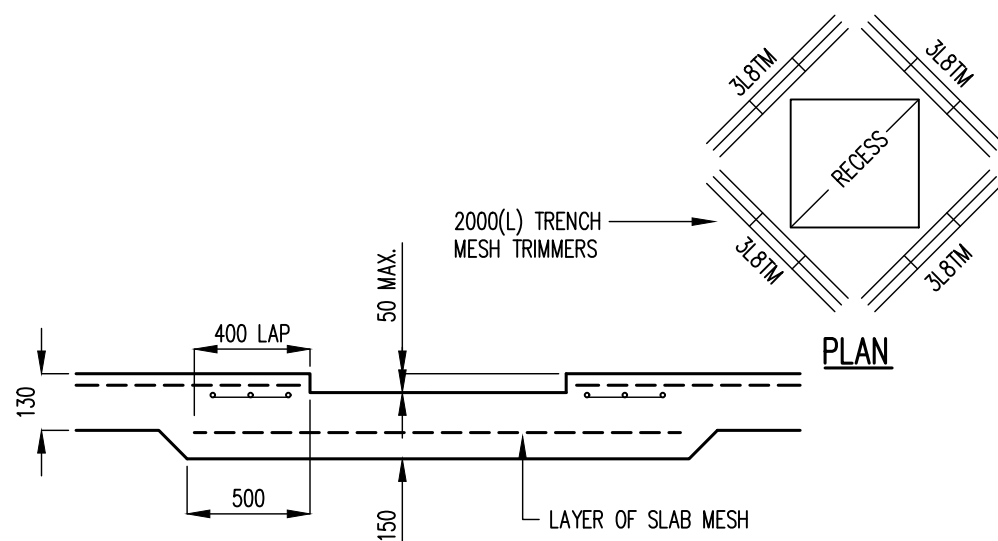
(ET-01) ~ EDGE THICKENING
TYPICAL SECTION



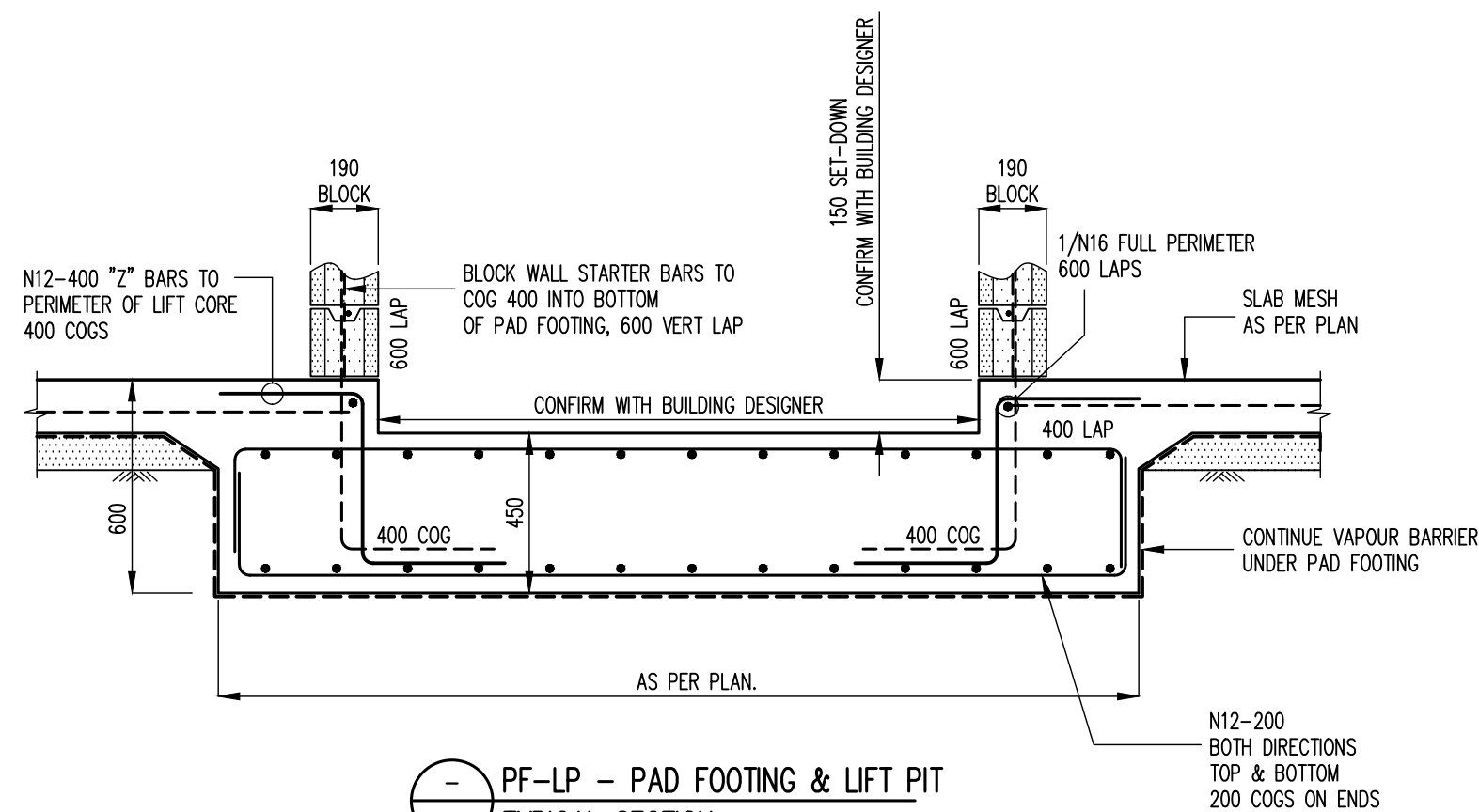
(CF-01) ~ CONTINUOUS FOOTING
TYPICAL SECTION



(BP) ~ BLOCK PIER
TYPICAL SECTION



SHOWER BASE
TYPICAL SECTION



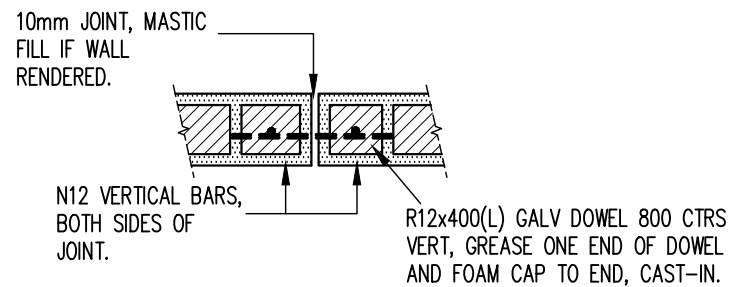
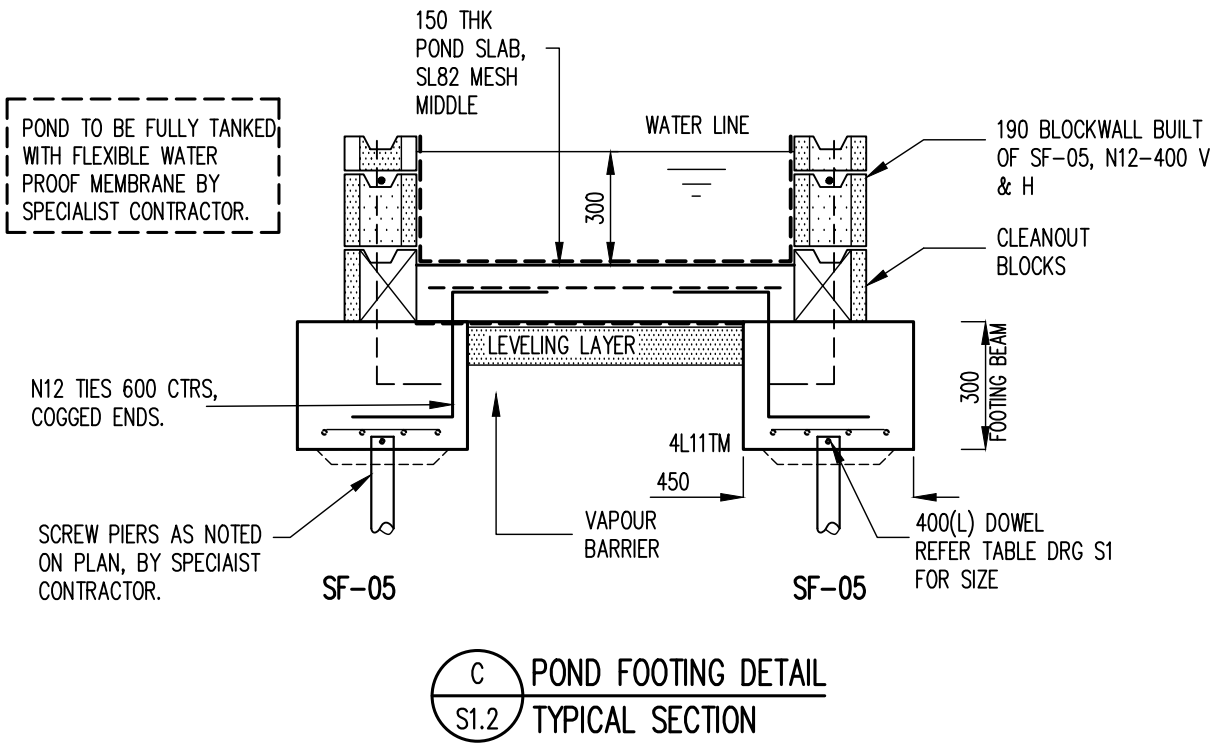
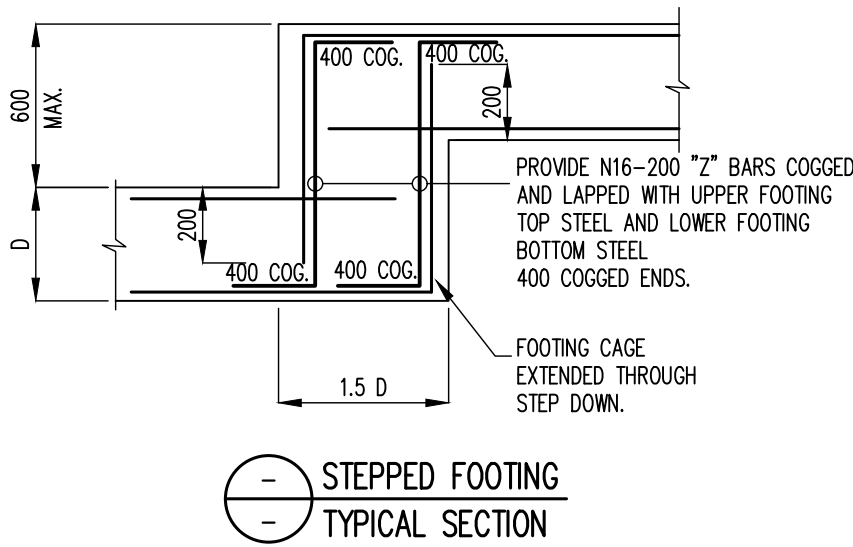
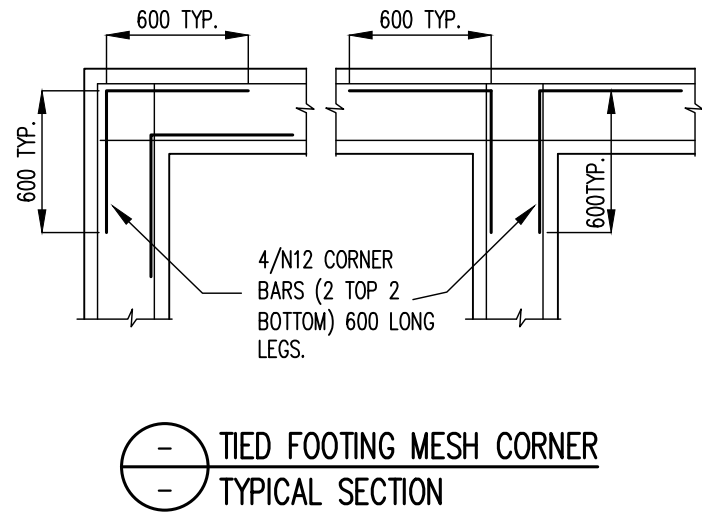
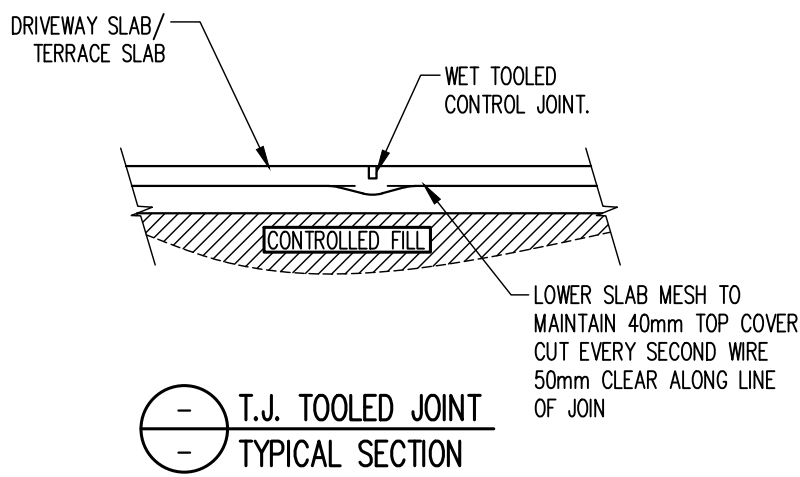
PF-LP – PAD FOOTING & LIFT PIT
TYPICAL SECTION

THIS DRAWING AND ASSOCIATED DETAILS
MUST BE READ IN CONJUNCTION WITH
THE NOTES CONTAINED ON 32119-N.

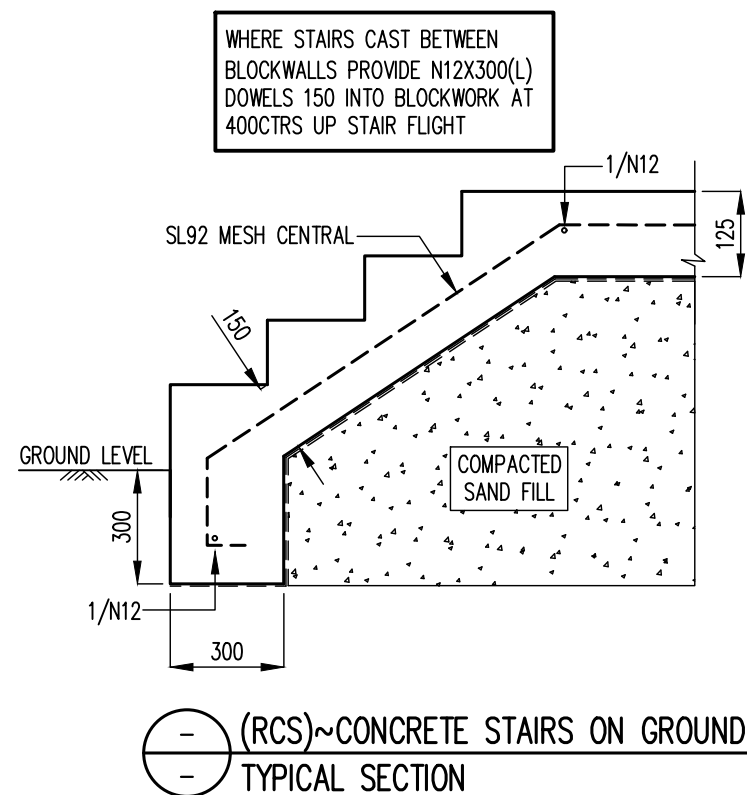
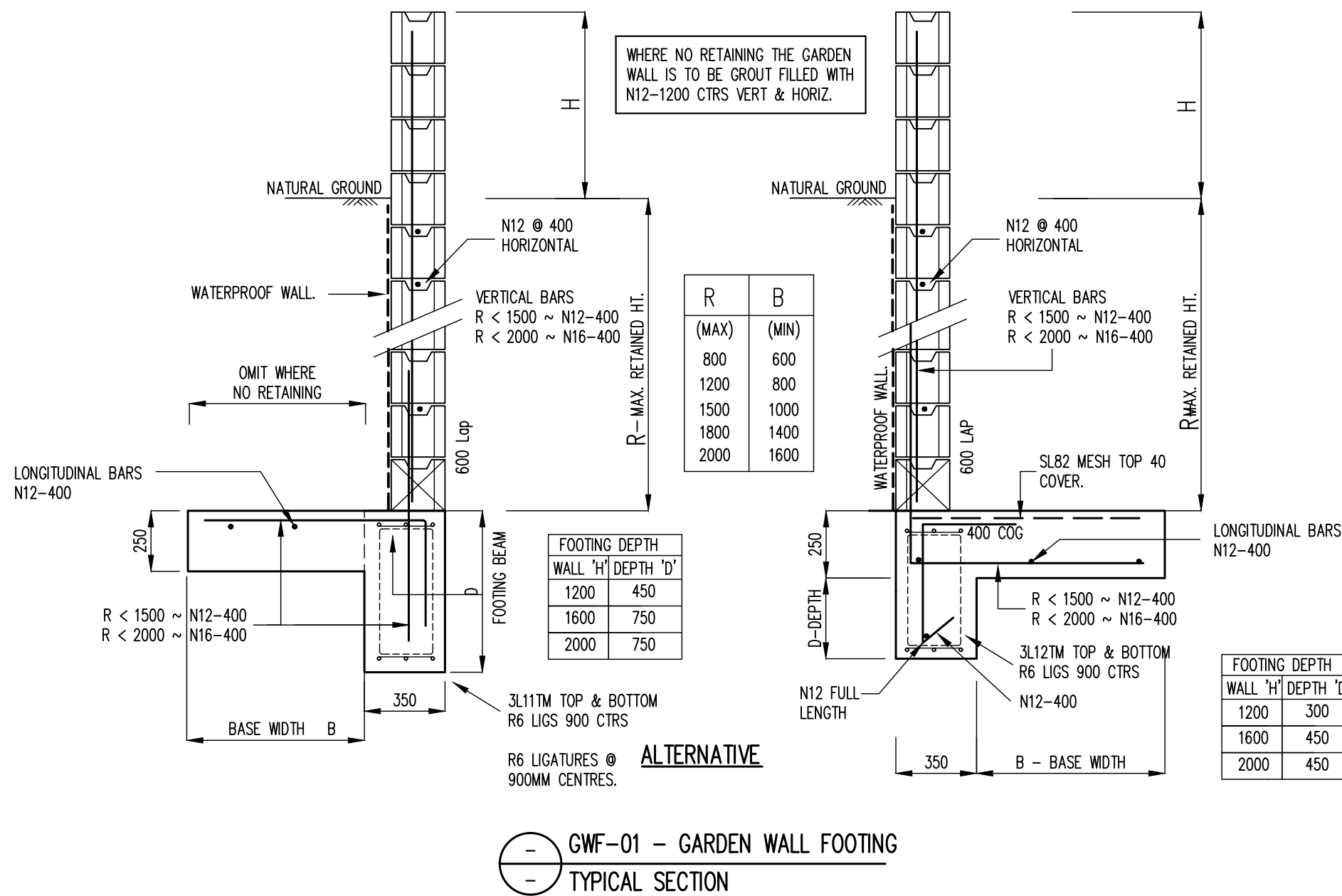
Revision	Description	Date
Issue: FOR TENDER		
Title: FOOTING AND SLAB DETAILS		
Project: 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S2.2	Rev.

Unit 1/11 Project Ave,
Noosa Heads
Ph (07) 5455 5604
email: admin@scg-engineers.com
web: www.scg-engineers.com
ABN 40 090 481 899

NOTE:
BUILDERS TO REFER DRAWING S1.1 FOR SITE
INSPECTION REQUIREMENTS.



MOVEMENT JOINT
TYPICAL SECTION
PROVIDE FULL HT. MOVEMENT JOINTS AT 6.0M CTRS



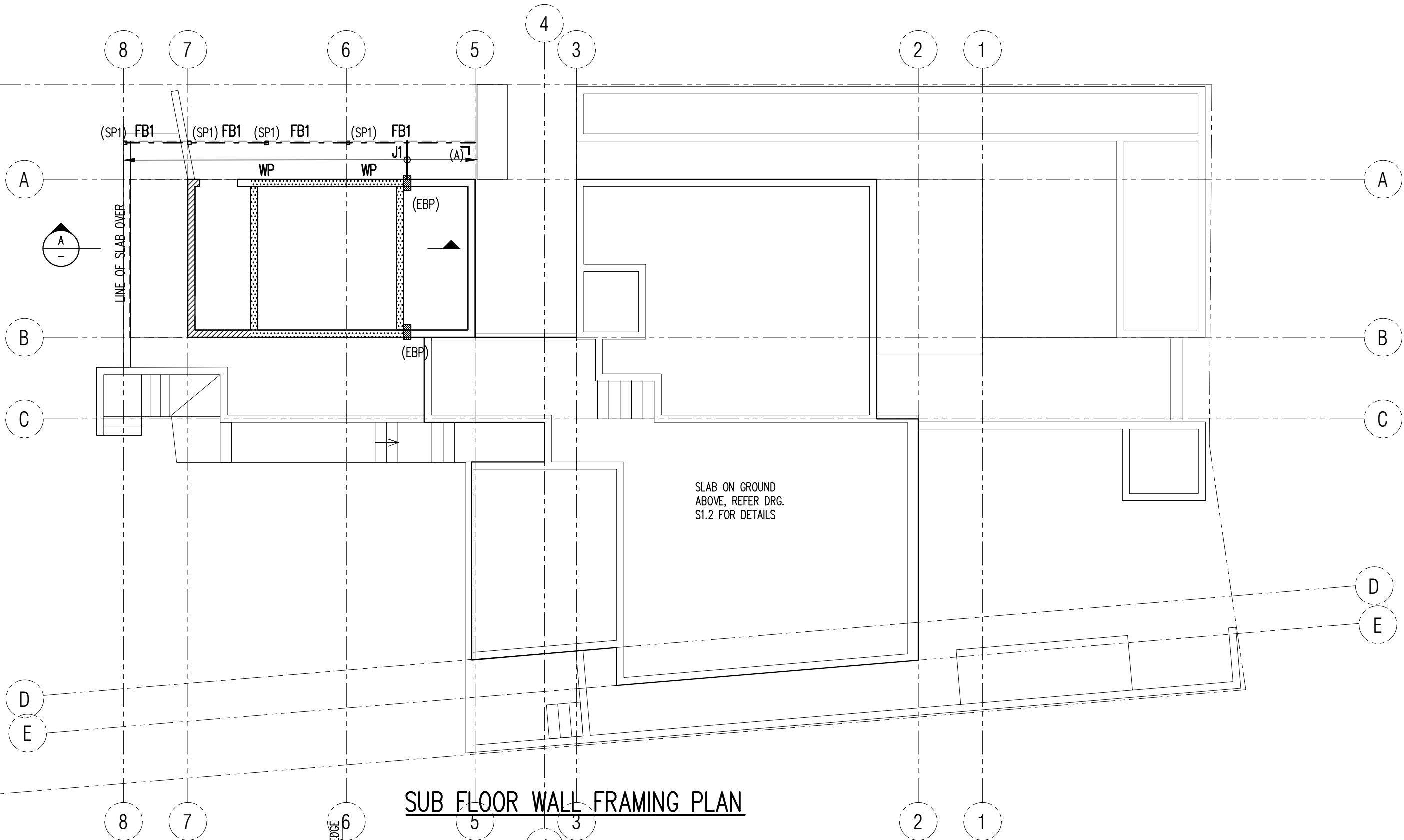
THIS DRAWING AND ASSOCIATED DETAILS
MUST BE READ IN CONJUNCTION WITH
THE NOTES CONTAINED ON 32119-N.

Revision	Description	Date
Issue: FOR TENDER		
 Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email: admin@scg-engineers.com web: www.scg-engineers.com ABN 40 080 481 899		
Title: FOOTING AND SLAB DETAILS		
Project: 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S2.3	Rev .

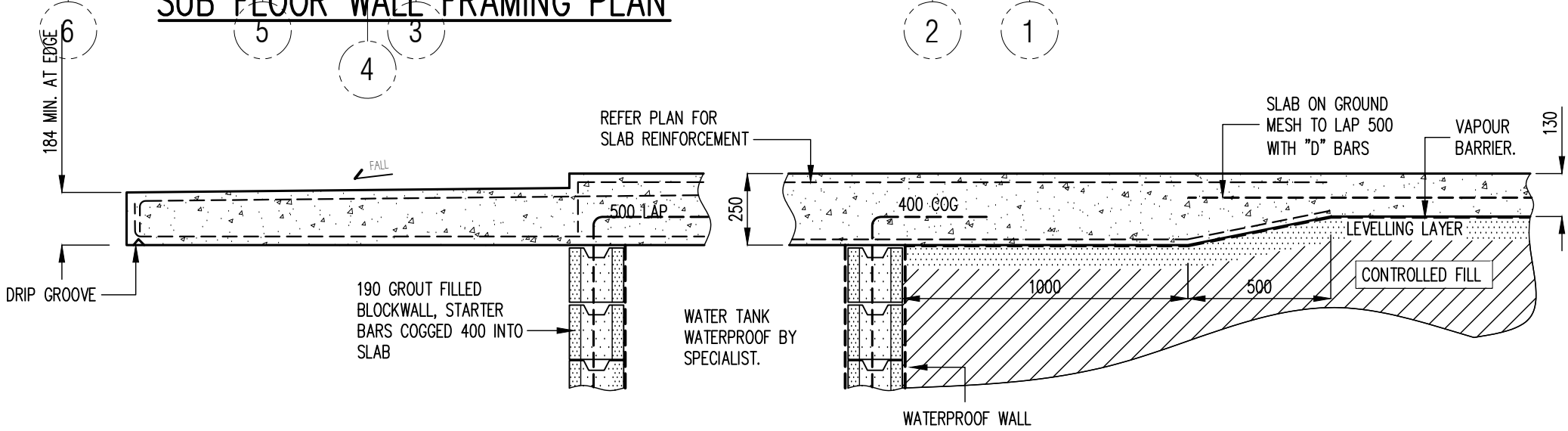
NOTE:
BUILDERS TO REFER DRAWING S1.1 FOR SITE
INSPECTION REQUIREMENTS.

FLOOR FRAMING SCHEDULE	
MARK	SIZE/GRADE
J1	100 x 50 (F17) HDWD JOISTS AT 450 CTRS
FB1	150 x 75 (F17) HDWD DECK BEARER
DJ	DOUBLE JOIST, NAIL LAMINATE
WP	JOIST SIZED WALL PLATE
*	INDICATES MEMBER WITHIN FLOOR DEPTH

- LVL timber to be LVL15 in accordance with AS4357.
- All exposed timber to be H3 treated.
- All exposed laminated timbers to be service class 3 or better with all end grains sealed
- It is further recommended that once sealed, members should have a 'malthoid' cover strip (or similar) applied to all top edges of deck joists & deck bearers to again minimise the ingress of moisture.
- Where LVL's or Laminated '17' are used in a LOSP H3 application please refer Manufacturer's specifications and guide lines for best installation.
- (CONT.) Indicates Continuous over 2 spans or more. Spans to be no more or less than 20% greater than adjacent span for continuity.
- HDWD deck joists supporting composite decking boards to be reduced to 300ctr's or as manufacturers requirements.



- LEGEND**
- 190 GROUT FILLED BLOCK RETAINING WALLS, REFER FOOTING DETAILS/SECTIONS FOR REINFORCING DETAILS.
 - 190 GROUT FILLED BLOCK WALLS, N12 VERTICALS AND HORIZONTALS AT 400 CTRS AND FULL PERIMETER OF ALL OPENINGS, ADDITIONAL VERTICALS WHERE NOTED ON PLAN.
 - (EBP) 400 x 200 ENGAGED BLOCK PIERS FOR UPPER LEVEL FOOTING SUPPORT, 2/N12 FROM LOWER FOOTING UP BLOCK CORES AND COGGED INTO UPPER LEVEL FOOTING, REFER DETAILS ON DRAWING S2.2.
 - (SP1) 89 x 89 x 3.5 SHS STUMP POST. (GALV.) where exposed
 - (A) 125x75x10 UA ANGLE CLEATS FOR TIMBER BEAM CONNECTIONS, 2/M12 BOLTS TO TIMBER BEAM 2/M16 CHEMSETS 150 EMBEDMENT TO BLOCKWALL 80mm Min. END CLEARANCE ON ALL TIMBER HOLES. 80mm Min. EDGE DISTANCE ON CHEMSETS REFER DETAILS Drg. FD.1



A
-
SLAB TRANSITION & STEP DOWN
TYPICAL SECTION

0 1 2 3 4 5m 1:100 @ A2

THIS DRAWING AND ASSOCIATED DETAILS
MUST BE READ IN CONJUNCTION WITH
THE NOTES CONTAINED ON 32119-N.

Revision	Description	Date
Issue: FOR TENDER		
 Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 080 481 899		
Title: SUB FLOOR WALL FRAMING PLAN		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S3.1	Rev.

NOTE:
BUILDERS TO REFER DRAWING S1.1 FOR SITE
INSPECTION REQUIREMENTS.

ALL STUDS TO GROUT FILLED BLOCK
WALL CORES, WITH 3/M10 'TRU BOLTS'
EQUALLY SPACED UP STUD.

ALL STUDS TO SHS POSTS WITH 6 14G
WING TEK SCREWS EQUALLY SPACED.

ALL LINTEL SIZES NOTED ON
PLAN ARE TO BE
SmartVL 15'S U.N.O

ALL BRACING WALLS TO BE
ENGAGED TO ROOF/FLOOR
VIA SHEAR BLOCKING AS
DETAILED ON STANDARD
BRACING SHEETS FD1.1

NOTE: BALUSTRADING DESIGN
AND CERTIFICATION TO BE
SUPPLIED BY OTHERS.

ALL EXTERNAL METAL FIXINGS INCLUDING
FRAMING ANCHORS, JOIST HANGERS, AND
STRAPPING TO BE MARINE GRADE (316)
STAINLESS STEEL.

BRACING KEY

BRACING PANEL LENGTH.
1.8 (PB) ← BRACING PANEL TYPE.

(PB) – 4.0mm F27 PLY FIXED IN ACCORDANCE
WITH THE MANUFACTURERS REQUIREMENTS
TO ACHIEVE 6.0kN/m.

LEGEND

- M12 (U.N.O) ANCHOR ROD FROM ROOF BEAM/TOP
PLATE TO FLOOR BEARER/FLOOR SLAB U.N.O.
- BRACING PANEL, REFER BRACING
KEY FOR SIZE TYPE AND STRENGTH.
- (P1) 89 x 89 x 5.0 SHS POST. (GALV.) WHERE EXPOSED
- (P2) 89 x 89 x 3.5 SHS POST. (GALV.) WHERE EXPOSED
- PC1 250 PFC PORTAL COLUMN
- PC2 200 PFC PORTAL COLUMN
- (BP-1) BLOCK PIER GROUT FILLED, REFER DETAILS.

- BL1 BLOCK LINTEL REFER TO DETAILS.
- 190 GROUT FILLED BLOCK WALLS, N12 VERTICALS
AND HORIZONTALS AT 400 CTRS AND FULL
PERIMETER OF ALL OPENINGS, ADDITIONAL
VERTICALS WHERE NOTED ON PLAN.
- AJ – FULL HT BRICKWORK ARTICULATION JOINT,
REFER DETAILS ON FINAL PAGE.

PT-600(B) INDICATES POWERTRUSS BRACING FRAME.
LENGTH AS NOTED. SEE www.powertruss.com.au

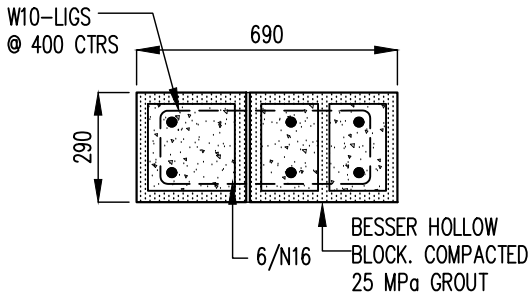
PT-600(C) INDICATES POWERTRUSS BRACING COLUMN.
LENGTH AS NOTED. SEE www.powertruss.com.au

* (WB) 3(No.) M10 MASONRY BOLTS FROM STUD WALL TO
CORE FILLED BLOCK WALL, EQUALLY SPACED UP STUD.

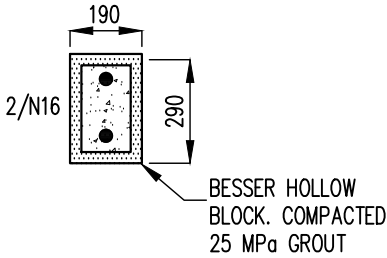
(BCW) 190 GROUT FILLED BLOCK GARDEN WALLS,
REFER SECTION ON FOOTING DETAILS.

RB OVER ROOF BEAM OVER, REFER ROOF FRAMING PLAN.

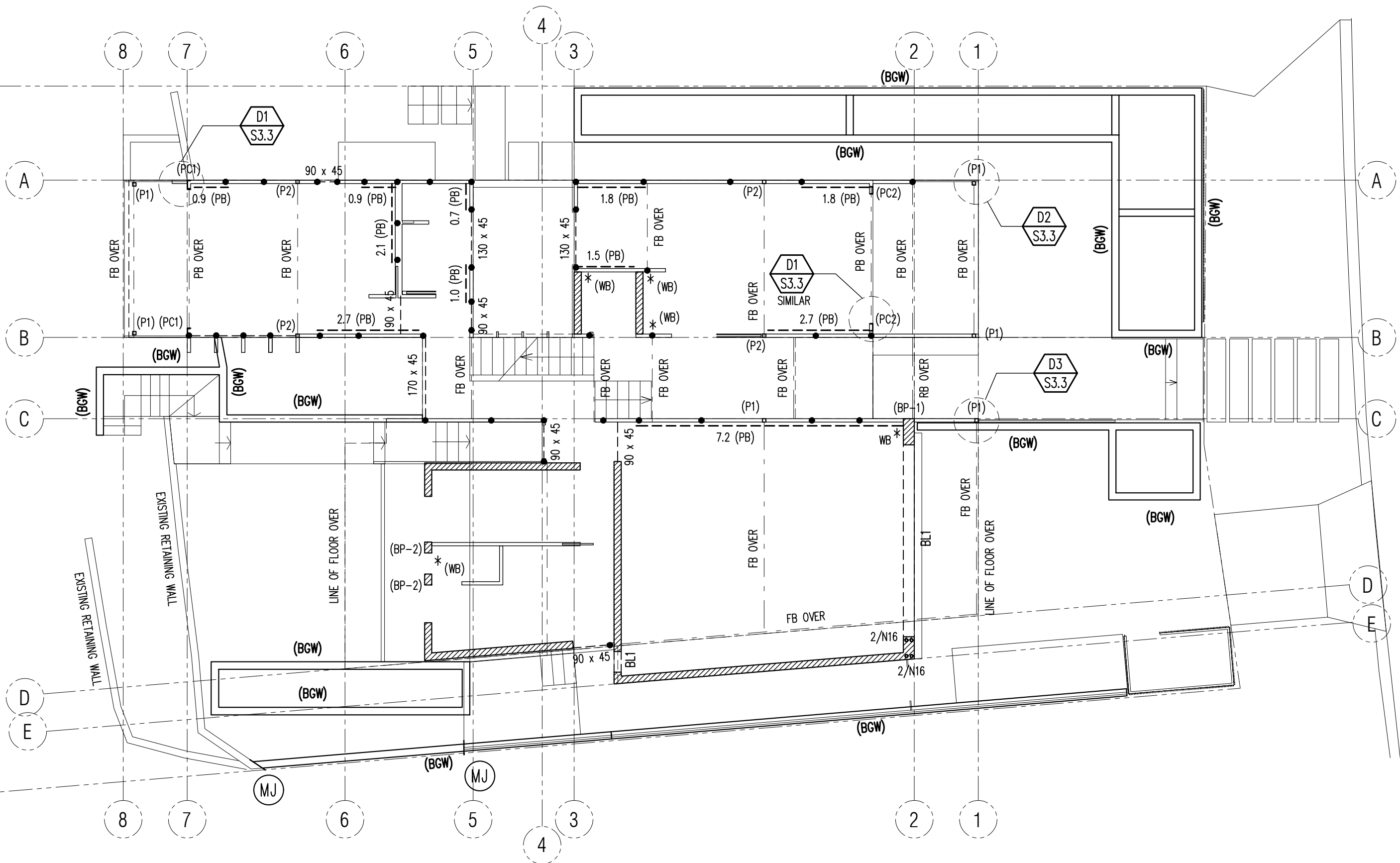
FB OVER FLOOR BEARER OVER, REFER FLOOR FRAMING PLAN.



(BP-1) ~ BLOCK PIER
TYPICAL SECTION

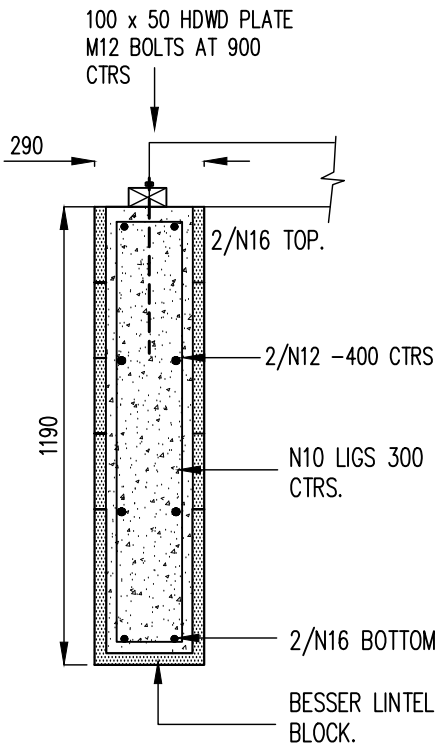


(BP-2) ~ BLOCK PIER
TYPICAL SECTION



LOWER WALL FRAMING PLAN

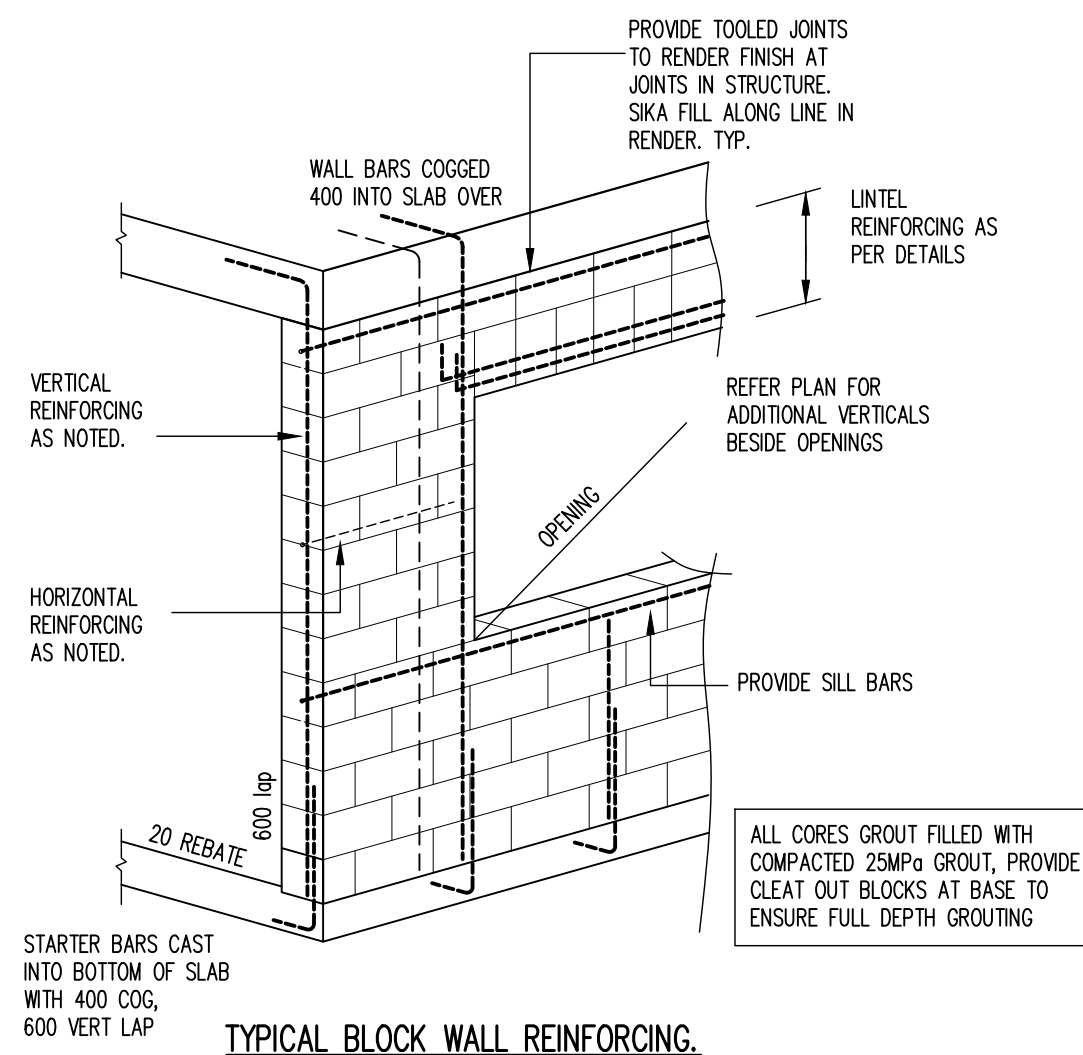
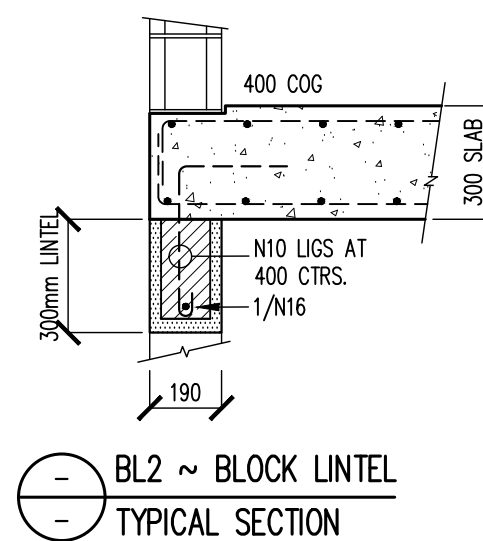
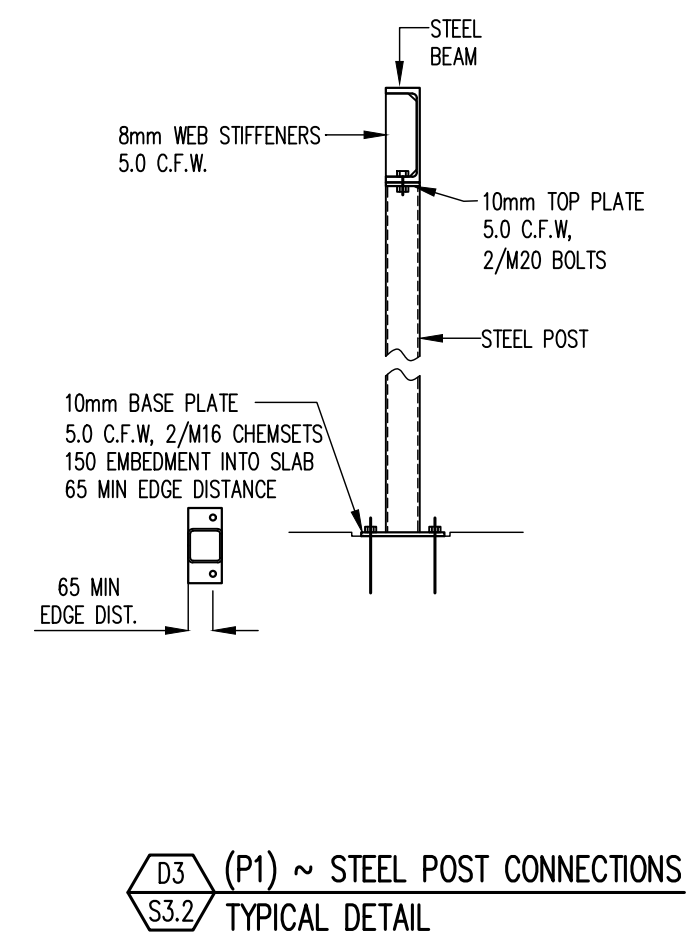
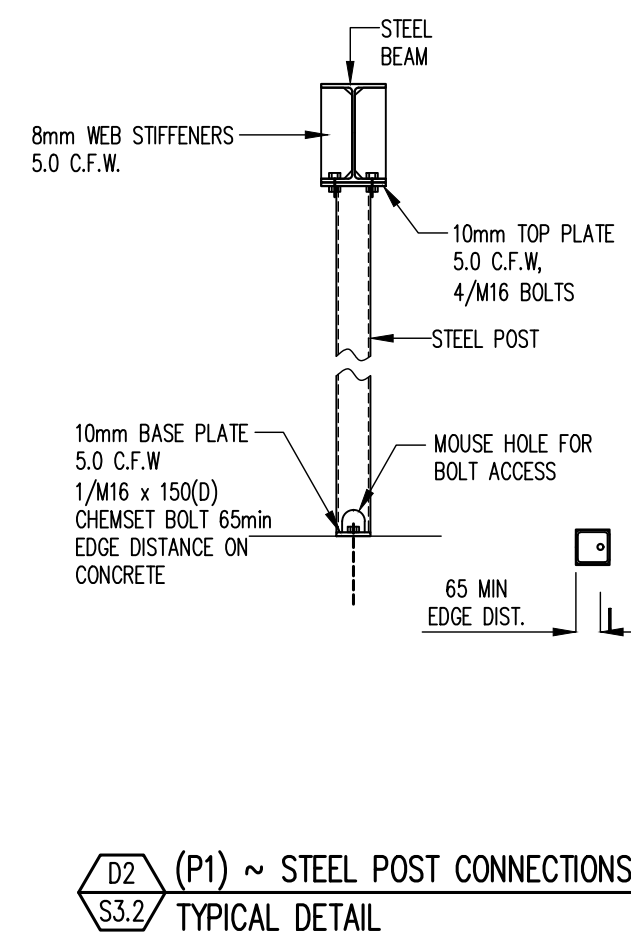
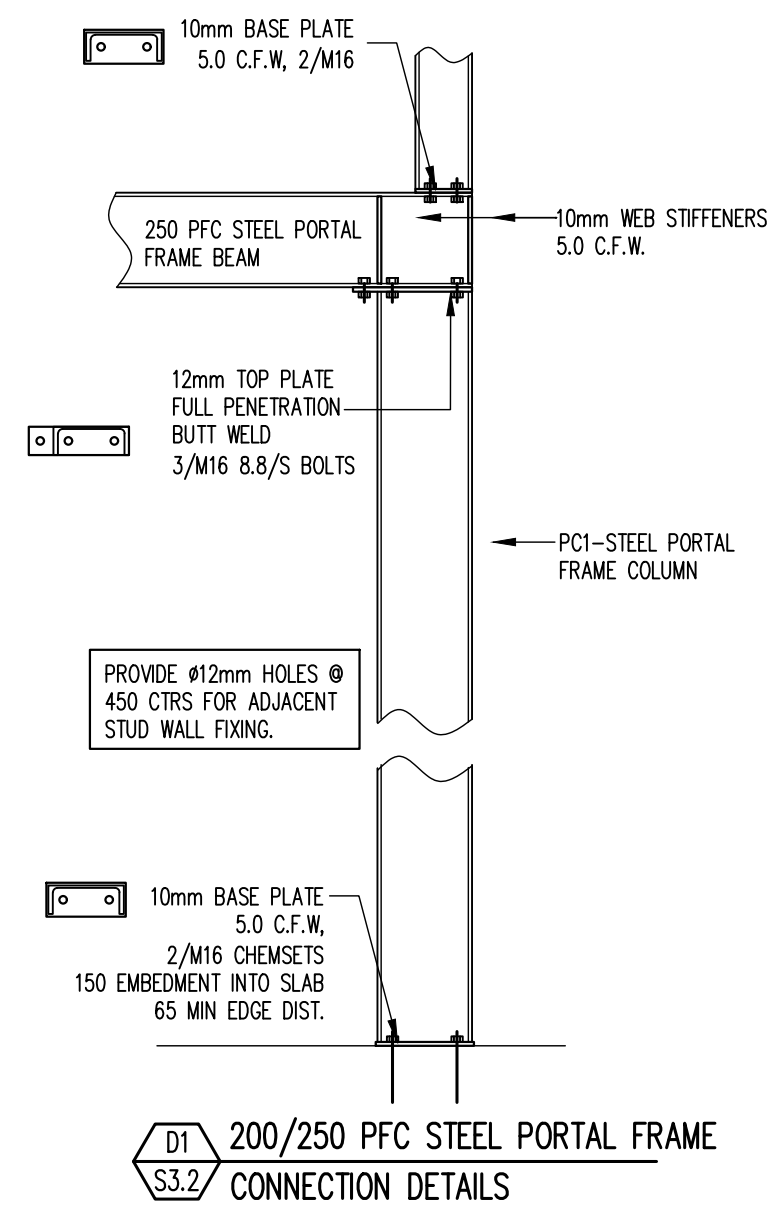
TIMBER FRAMING SPECIFICATION N3		
LOAD BEARING		
MEMBER	SIZE/GRADE	COMMENT
Top Plate	1/90x45 (MPG12)+ 1/90x35 (MPG12)	Not trenched
Studs @ 450		
External	90 x 35 (MPG12) 90 x 45 (MPG12)	3300(H) Max. 3700(H) Max.
Internal	2/90 x 35 (MPG12) 90 x 35 (MPG12)	4100(H) Max. 3900(H) Max.
Btm. Plate	2/90 x 35 (MPG12) 90 x 45 (MPG12)	4600(H) Max. Where on slab
Noggins	90 x 35 (MPG12)	At 1500 ctrs max.
LOWER STOREY OF 2 – LOAD BEARING		
MEMBER	SIZE/GRADE	COMMENT
Top Plate	90 x 45 (F8)	Not trenched
Studs @ 450	90 x 35 (F8)	2700(H) Max.
	2/90 x 35 (F8)	Not trenched 3600(H) Max.
Btm. Plate	90 x 35 (F8)	Not trenched
Noggins	90 x 35 (F8)	At 1100cts max.
Jamb studs as per AS1684.2 W41N.		
NON-LOAD BEARING		
MEMBER	SIZE/GRADE	COMMENT
Top Plate	70 x 35 (MPG12)	–
Studs @ 450	70 x 35 (MPG12)	–
Btm. Plate	70 x 35 (MPG12)	–
Noggins	70 x 35 (MPG12)	Mid Ht.



BL1 ~ BLOCK LINTEL
TYPICAL SECTION

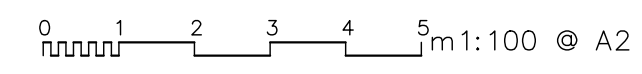
THIS DRAWING AND ASSOCIATED DETAILS
MUST BE READ IN CONJUNCTION WITH
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Revision	Description	Date
Issue:	FOR TENDER	
 Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 080 481 899		
Title: LOWER WALL FRAMING PLAN		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S3.2	Rev.



THIS DRAWING AND ASSOCIATED DETAILS
MUST BE READ IN CONJUNCTION WITH
THE NOTES CONTAINED ON 32119-N.

Revision	Description	Date
Issue: FOR TENDER		
		Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email: admin@scg-engineers.com web: www.scg-engineers.com ABN 40 008 481 859
		Title: LOWER WALL FRAMING DETAILS
Project 42 Pelican St Peregrine Beach		
Date: Aug 2022	Drg No. 32119 - S.33	
		Rev.



NOTE:
BUILDERS TO REFER DRAWING S1.1 FOR SITE
INSPECTION REQUIREMENTS.

WHERE DJ (DOUBLE I JOISTS) NOMINATED
PROVIDE EQUIVALENT SIZE IN EITHER
DOUBLE 45 WIDE LVL OR KD MEMBER,
NAIL LAMINATED.

PROVIDE DOUBLE JOISTS UNDER ALL LOAD
BEARING AND BRACING WALLS RUNNING
PARALLEL TO JOISTS.

ALL STUDS TO GROUT FILLED BLOCK
WALL CORES, WITH 3/M10 'TRU BOLTS'
EQUALLY SPACED UP STUD.

ALL EXTERNAL ROOF MEMBERS
TO BE H3 TREATED AND FULLY
ENCLOSED AND WEATHER PROOFED.

ALL EXTERNAL FLOORING MEMBERS
TO BE H3 OR EQUALLY WEATHER
PROOFED.

ALL BOLTED TIMBER CONNECTIONS ARE
TO HAVE 5 x D MIN. END CLEARANCE.
WHERE D = BOLT DIAMETER.

ANY CONNECTION DETAIL NOT NOMINATED
SHALL BE IN STRICT ACCORDANCE WITH
AS1684.2 RESIDENTIAL TIMBER FRAMED
CONSTRUCTION.

ALL STRUCTURAL MEMBERS WHERE
SPECIFIED AS (LVL) TO BE SMART
(LVL) 15 Min.

NOTE: BALUSTRADING DESIGN
AND CERTIFICATION TO BE
SUPPLIED BY OTHERS.

ALL EXTERNAL METAL FIXINGS INCLUDING
FRAMING ANCHORS, JOIST HANGERS, AND
STRAPPING TO BE MARINE GRADE (316)
STAINLESS STEEL.

IN-SLAB CONDUITS
SCG CONSULTING ENGINEERS MUST BE
SUPPLIED WITH A PROPOSED CAST-IN
SLAB CONDUIT PLAN BY THE BUILDER
FOR APPROVAL PRIOR TO COMMENCING
CONSTRUCTION. CONDUITS MAY BE
GROUPED IN MAXIMUM 100mm WIDE
BUNDLES WITH MIN 100mm IN BETWEEN
BUNDLES. LOCATE BETWEEN TOP &
BOTTOM REO LAYERS

100max

DOCUMENT DISTRIBUTION
A COPY OF THIS DOCUMENT MUST BE
AVAILABLE DURING CONSTRUCTION FOR
USE AND REFERENCE BY THE
FOLLOWING SUB-CONTRACTORS
* FORM WORKERS
* STEEL FIXERS
* PLUMBERS
* MECH AND ELECTRICAL

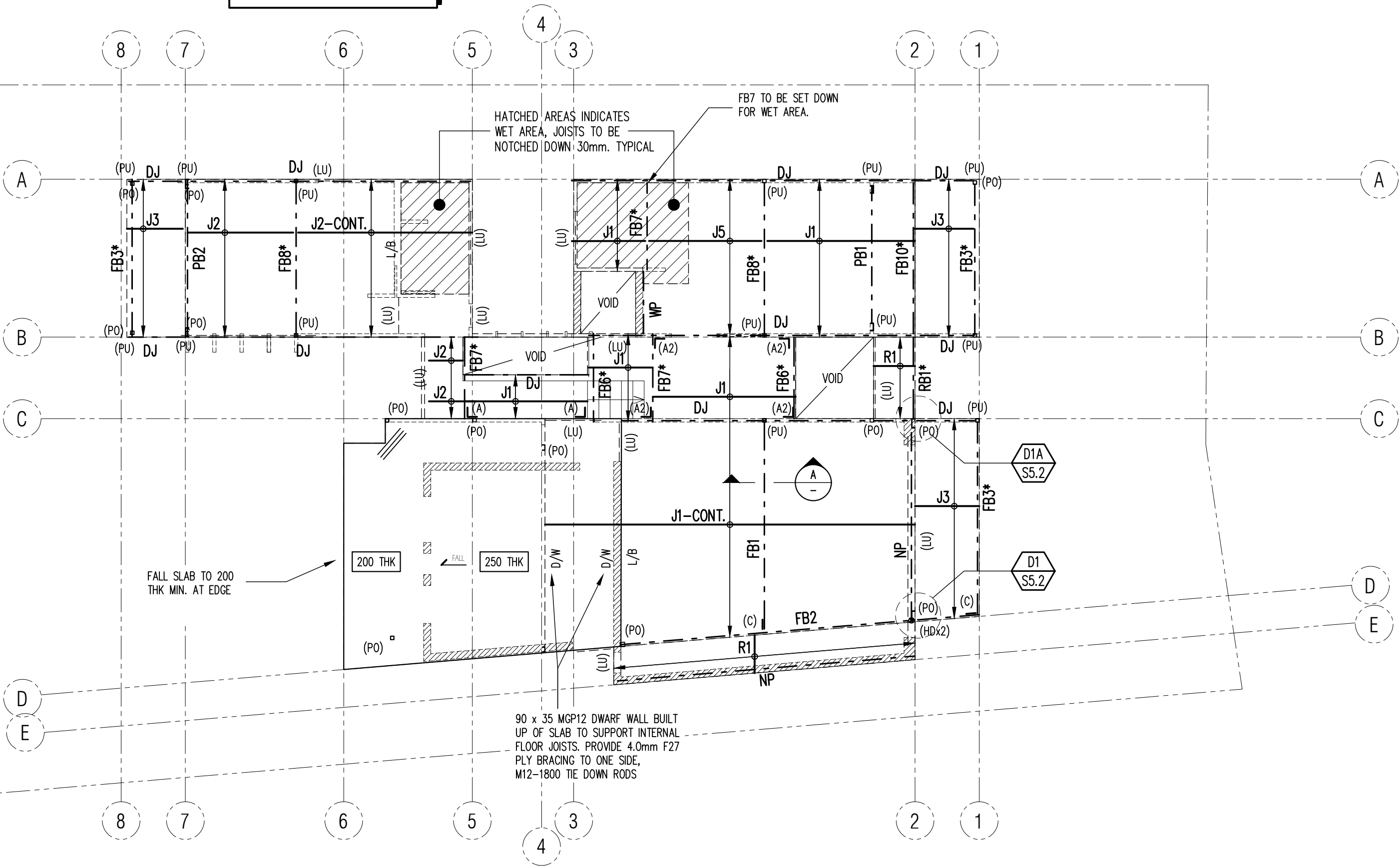
XYPEX C-1000 NF ADMIX TO
MANUFACTURER'S SPECIFICATIONS. TO
ALL EXPOSED ROOF & DECK SLABS.

ROOF FRAMING SCHEDULE	
MARK	SIZE/GRADE
R1	90 x 45 SMART (LVL)15 RAFTERS AT 900 CTRS.
RB1	90 x 45 SMART (LVL)15 ROOF BEAM
*	INDICATES MEMBER WITHIN ROOF DEPTH.

- All exposed timber to be H3 treated.
- All exposed laminated timbers to be service class 3 or better with all end grains sealed.
- Where trusses or rafters spaced at 900ctrs provide battens at 300ctrs to satisfy Health & Safety Regulations otherwise space trusses and rafters at 600ctrs.
- (CONT.) Indicates Continuous over 2 spans or more. Spans to be no more or less than 20% greater than adjacent span for continuity.

FLOOR FRAMING SCHEDULE	
MARK	SIZE/GRADE
J1	170 x 42 SMART (LVL)15 JOISTS AT 450 CTRS
J2	150 x 42 SMART (LVL)15 JOISTS AT 450 CTRS
J3	125 x 50 (F17) HDWD JOISTS AT 450 CTRS
J4	250 x 50 (F17) HDWD JOISTS AT 450 CTRS
J5	200 x 42 SMART (LVL)15 JOISTS AT 450 CTRS
FB1	310 UB 40 STEEL FLOOR BEARER
FB2	380 PFC STEEL FLOOR BEARER (GALV.)
FB3	180 PFC STEEL FLOOR BEARER (GALV.)
FB4	2/300 x 45 SMART (LVL)15 FLOOR BEARER
FB5	310 UB 32 (GALV.) STEEL FLOOR BEARER
FB6	170 x 58 SMART (LVL)15 FLOOR BEARER
FB7	2/170 x 42 SMART (LVL)15 FLOOR BEARER
FB8	200 UB 22 STEEL FLOOR BEARER
FB9	150 PFC STEEL FLOOR BEARER
FB10	230 x 85 HYNE 15C FLOOR BEARER
PB1	200 PFC PORTAL BEAM
PB2	250 PFC PORTAL BEAM
DJ	DOUBLE JOIST, NAIL LAMINATE
(LU)	LINTEL UNDER, REFER BRACING PLAN
*	INDICATES MEMBER WITHIN FLOOR DEPTH

- LVL timber to be LVL15 in accordance with AS4357.
- All exposed timber to be H3 treated.
- All exposed laminated timbers to be service class 3 or better with all end grains sealed.
- It is further recommended that once sealed, members should have a 'malthoid' cover strip (or similar) applied to all top edges of deck joists & deck bearers to again minimise the ingress of moisture.
- Where LVL's or Laminated '17' are used in a LOSP H3 application please refer Manufacturer's specifications and guide lines for best installation.
- (CONT.) Indicates Continuous over 2 spans or more. Spans to be no more or less than 20% greater than adjacent span for continuity.
- HDWD deck joists supporting composite decking boards to be reduced to 300ctrs or as manufacturers requirements.



UPPER FLOOR FRAMING & SUSPENDED SLAB ARRANGEMENT PLAN

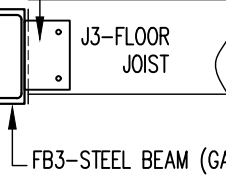
LEGEND – FRAMING

- L/B INDICATES LOAD BEARING WALL UNDER.
- (PU) INDICATES SUPPORT POST UNDER, REFER WALL FRAMING PLAN FOR SIZE.
- (PTU) INDICATES POWERTRUSS UNDER, REFER DRG S3.2 FOR DETAILS.
- (PO) INDICATES SUPPORT POST OVER, REFER UPPER BRACING PLAN FOR SIZE.
- (LU) INDICATES LINTEL UNDER, REFER LOWER WALL FRAMING & BRACING PLAN FOR TYPE/SIZE.
- (C) 10mm M.S. SIDE CLEAT TO STEEL BEAM FOR BEAM CONNECTIONS, 2/M16 FOR TIMBER MEMBERS 80mm Min. END CLEARANCE ON ALL TIMBER HOLES OR 3/M16 FOR STEEL MEMBERS.
- D/W INDICATES LOAD BEARING DWARF WALL BETWEEN UPPER AND LOWER FLOORS. 90 x 45 (MGP12) TOP AND BOTTOM PLATES, 90 x 35 (MGP12) STUDS @ 450 CTRS. M12 RODS @ 1800 CTRS AND PLY BRACE ONE SIDE OF WALL.

LEGEND – SLAB

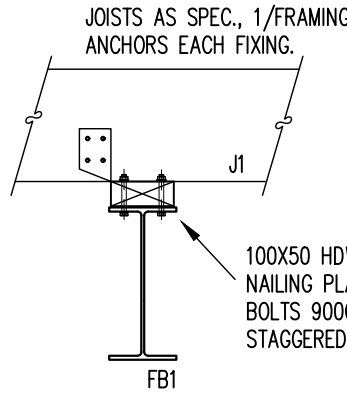
- 250 THK INDICATES THE MINIMUM STRUCTURAL DEPTH OF THE SUSPENDED SLAB AFTER FALLS FOR DRAINAGE.
- INDICATES LOAD BEARING STRUCTURE UNDER SUPPORTING THE SUSPENDED SLAB.
- 50 Step INDICATES LINE OF STEPDOWN TO TOP SURFACE OF THE SUSPENDED SLAB.
- INDICATES 3/M12 BARS 2000(L) FIXED TO BOTTOM AND TOP STEEL.
- INDICATES DIRECTION OF FALLS ON FINISHED SLAB SURFACE.

8mm SIDE CLEATS-450 CTRS
5.0 C.F.W., 2/M12 (GALV.) BOLTS
80mm END & 50mm SIDE
CLEARANCE ON TIMBER HOLES



J3 TO FB3 CONNECTION TYPICAL SECTION

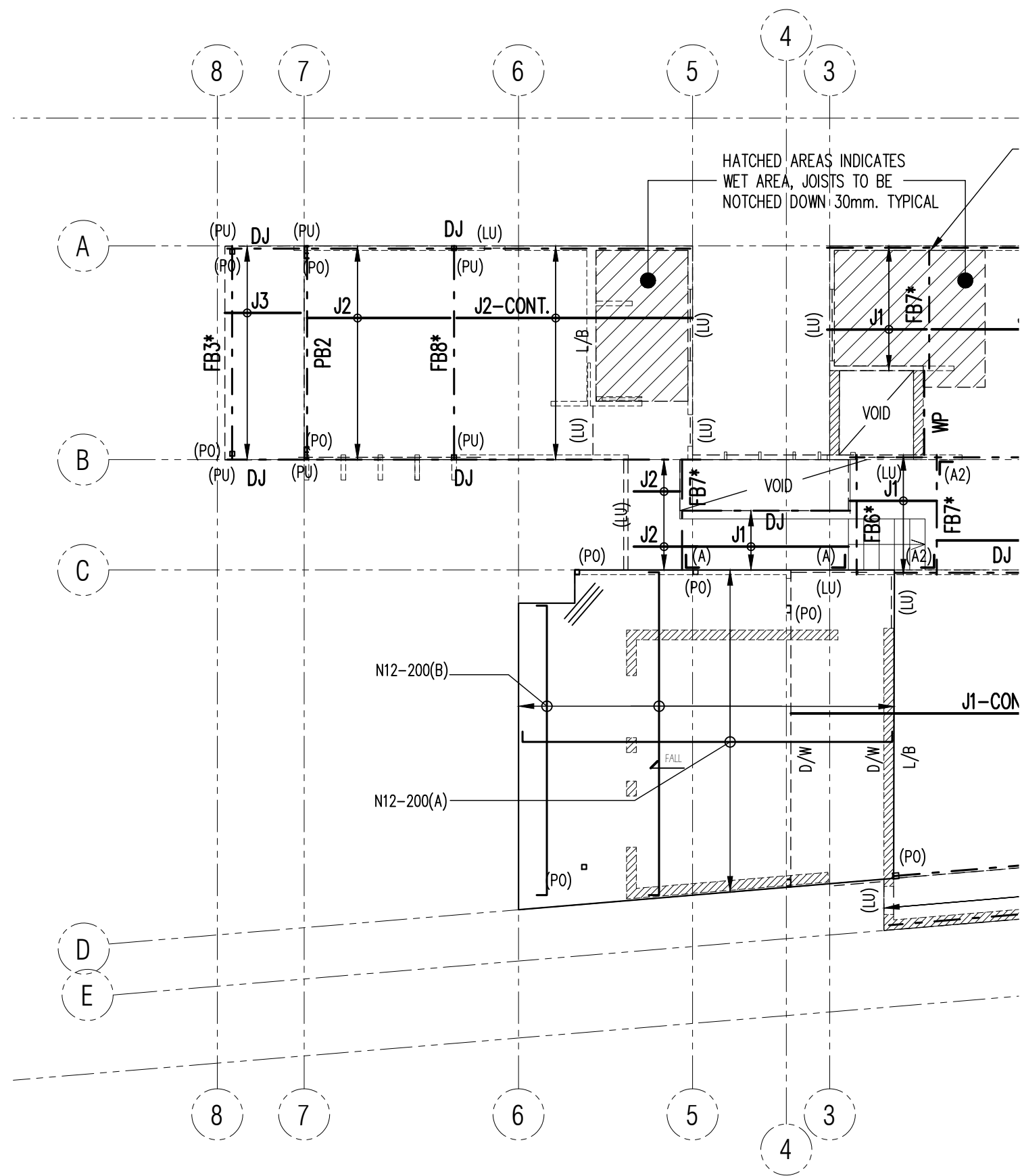
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MUST BE READ IN CONJUNCTION WITH
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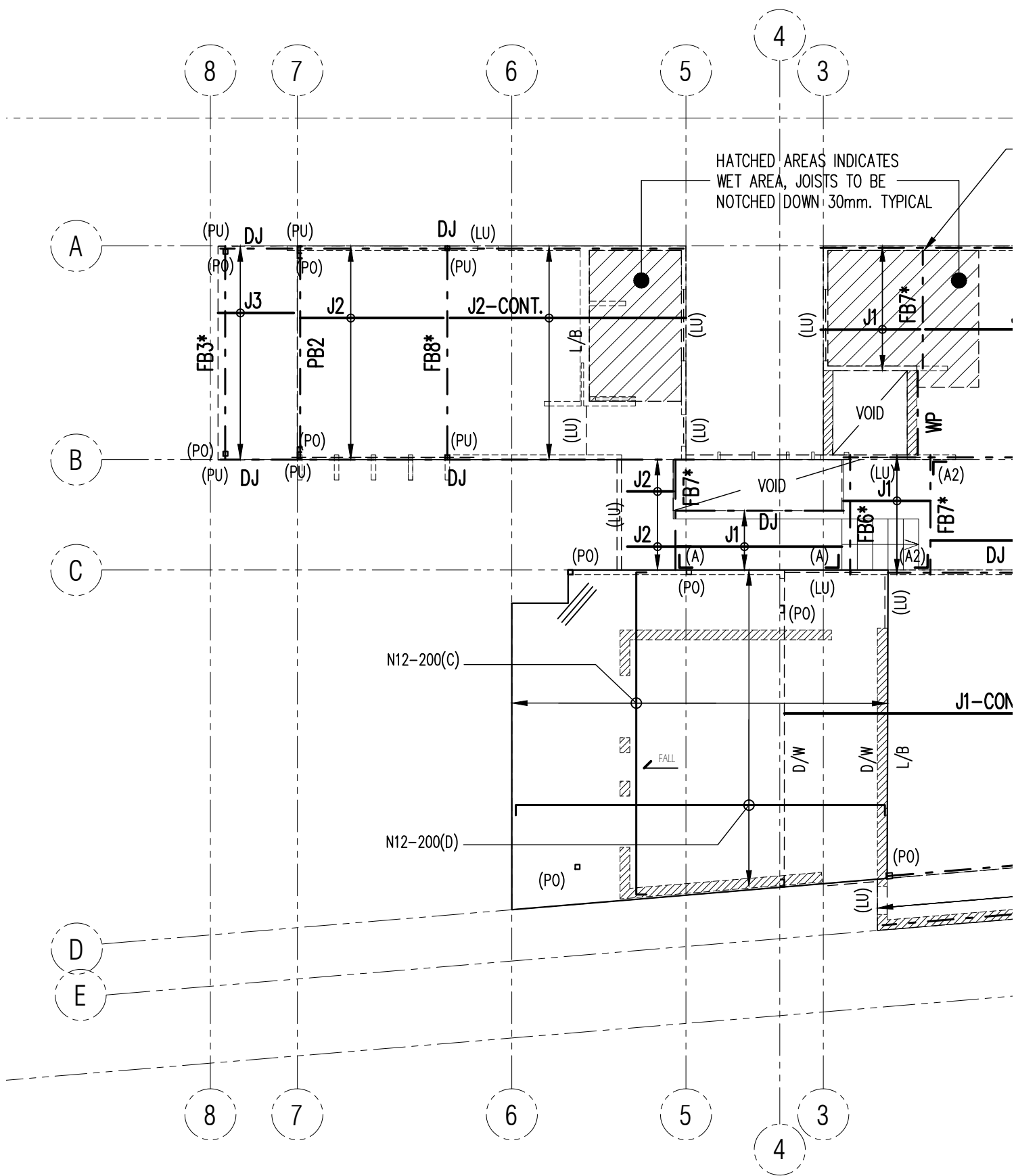
UB/JOIST/RAFTER CONNECTION TYPICAL SECTION

0 1 2 3 4 5m 1:100 @ A2

Revision	Description	Date
Issue: FOR TENDER		
 Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 080 481 899		
Title: UPPER FLOOR FRAMING & SLAB ARRANGEMENT PLAN		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S4.1	Rev.



SUSPENDED SLAB BTM REINFORCMENT PLAN



SUSPENDED SLAB TOP REINFORCMENT PLAN

LEGEND

250 THK INDICATES THE MINIMUM STRUCTURAL DEPTH OF THE SUSPENDED SLAB AFTER FALLS FOR DRAINAGE.

INDICATES LOAD BEARING STRUCTURE UNDER SUPPORTING THE SUSPENDED SLAB.

50 Step INDICATES LINE OF STEPDOWN TO TOP SURFACE OF THE SUSPENDED SLAB.

70 Soffit Step INDICATES LINE OF STEPDOWN TO BOTTOM SURFACE (SOFFIT) OF THE SUSPENDED SLAB.

RCB-01 REINFORCED CONCRETE BEAM, REFER Drg-S?? FOR DETAILS

DENOTES 40mm Max. STEPDOWN TO WET AREAS.

DENOTES 3/N12 BARS 2000(L) FIXED TO BOTTOM AND TOP STEEL.

INDICATES DIRECTION OF FALLS ON FINISHED SLAB SURFACE

IN-SLAB CONDUITS
SCG CONSULTING ENGINEERS MUST BE SUPPLIED WITH A PROPOSED CAST-IN SLAB CONDUIT PLAN BY THE BUILDER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. CONDUITS MAY BE GROUPED IN MAXIMUM 100mm WIDE BUNDLES WITH MIN 100mm IN BETWEEN BUNDLES. LOCATE BETWEEN TOP & BOTTOM REO LAYERS

DOCUMENT DISTRIBUTION
A COPY OF THIS DOCUMENT MUST BE AVAILABLE DURING CONSTRUCTION FOR USE AND REFERENCE BY THE FOLLOWING SUB-CONTRACTORS

- * FORM WORKERS
- * STEEL FIXERS
- * PLUMBERS
- * MECH AND ELECTRICAL

XYPEX C-1000 NF ADMIX TO MANUFACTURES'S SPECIFICATIONS. TO ALL EXPOSED ROOF & DECK SLABS.

THIS DRAWING AND ASSOCIATED DETAILS MUST BE READ IN CONJUNCTION WITH THE NOTES CONTAINED ON 32119-N.

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Issue: FOR TENDER		
Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 080 481 899		
Title: SUSPENDED SLAB REINFORCEMENT PLAN		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S4.2	Rev.

0 1 2 3 4 5m 1:100 @ A2

NOTE:
BUILDERS TO REFER DRAWING S1.1 FOR SITE
INSPECTION REQUIREMENTS.

ALL STUDS TO SHS POSTS WITH 6 14G
WING TEK SCREWS EQUALLY SPACED.

ALL LINTEL SIZES NOTED ON
PLAN ARE TO BE
SmartLVL 15'S U.N.O

ALL BRACING WALLS TO BE
ENGAGED TO ROOF/FLOOR
VIA SHEAR BLOCKING AS
DETAILED ON STANDARD
BRACING SHEETS FD1.1

NOTE: BALUSTRADING DESIGN
AND CERTIFICATION TO BE
SUPPLIED BY OTHERS.

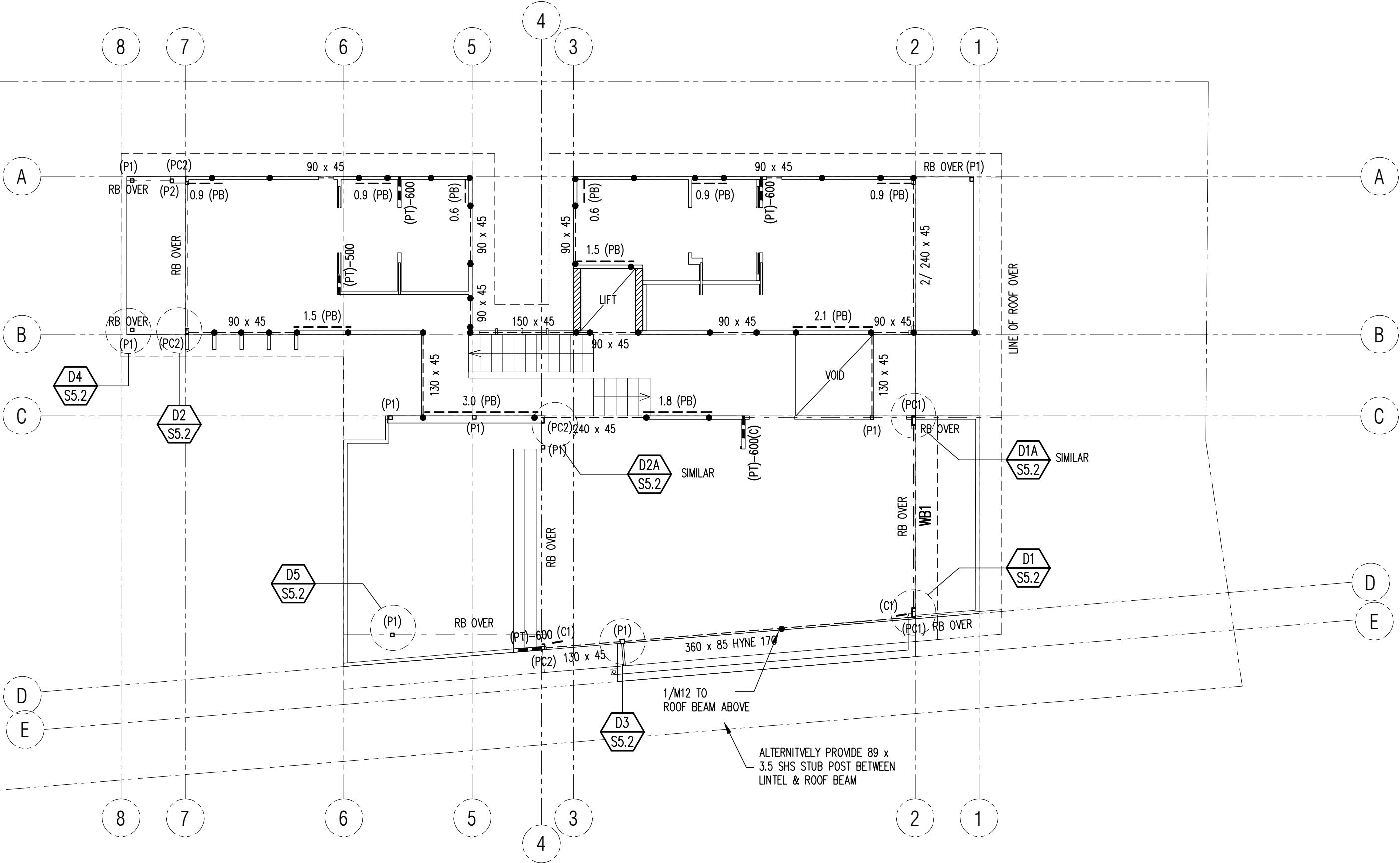
ALL EXTERNAL METAL FIXINGS INCLUDING
FRAMING ANCHORS, JOIST HANGERS, AND
STRAPPING TO BE MARINE GRADE (316)
STAINLESS STEEL.

BRACING KEY

BRACING PANEL LENGTH.
1.8 (PB) ← BRACING PANEL TYPE.
(PB) – 4.0mm F27 PLY FIXED IN ACCORDANCE
WITH THE MANUFACTURERS REQUIREMENTS
TO ACHIEVE 6.0kN/m.

LEGEND

- M12 (U.N.O) ANCHOR ROD FROM ROOF BEAM/TOP
PLATE TO FLOOR BEARER/FLOOR SLAB U.N.O.
- BRACING PANEL, REFER BRACING
KEY FOR SIZE TYPE AND STRENGTH.
- (P1) 89 x 89 x 5.0 SHS POST. (GALV.) WHERE EXPOSED
- (P2) 75 x 75 x 4.0 SHS POST. (GALV.) WHERE EXPOSED
- PC1 250 PFC PORTAL COLUMN
- PC2 150 PFC PORTAL COLUMN
- PT-600(B) INDICATES POWERTRUSS BRACING FRAME.
LENGTH AS NOTED. SEE www.powertruss.com.au
- PT-600(C) INDICATES POWERTRUSS BRACING COLUMN.
LENGTH AS NOTED. SEE www.powertruss.com.au
- 190 GROUT FILLED BLOCK WALLS, N12 VERTICALS
AND HORIZONTALS AT 400 CTRS AND FULL
PERIMETER OF ALL OPENINGS, ADDITIONAL
VERTICALS WHERE NOTED ON PLAN.
- RB OVER ROOF BEAM OVER, REFER ROOF FRAMING PLAN.
- (C1) 10mm M.S. SIDE CLEAT TO STEEL BEAM FOR
TIMBER BEAM CONNECTIONS
5.0mm C.F.W., 3/M16 BOLTS, 80mm Min. END
CLEARANCE ON ALL TIMBER HOLES.
REFER DETAILS Drg. FD.1



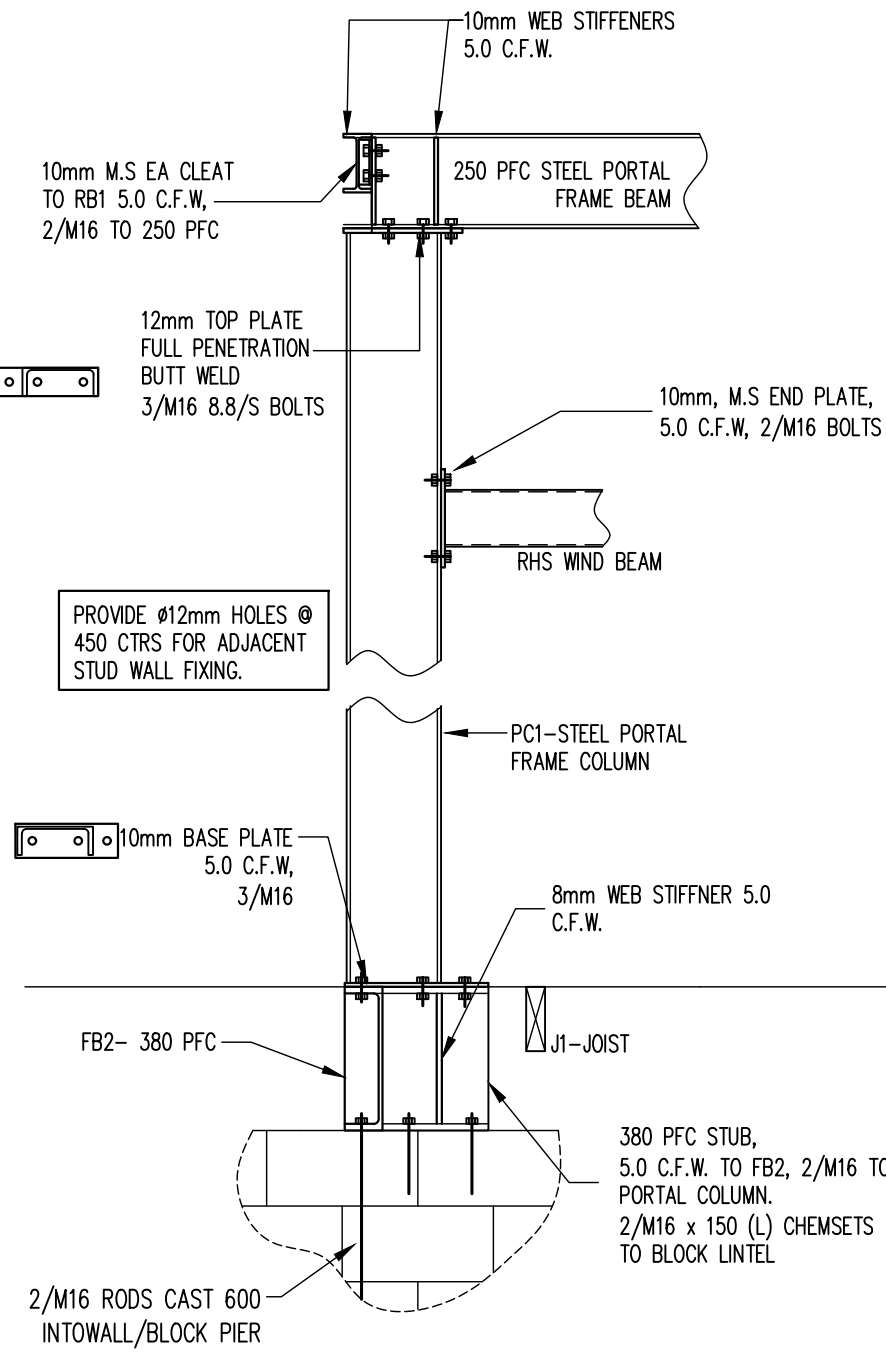
UPPER FLOOR WALL FRAMING PLAN

TIMBER FRAMING SPECIFICATION N3		
LOAD BEARING		
MEMBER	SIZE/GRADE	COMMENT
Top Plate	1/90x45 (MPG12)+	Not trenched
Studs @ 450	1/90x35 (MPG12)	
	90 x 35 (MPG12)	3300(H) Max.
	90 x 45 (MPG12)	3700(H) Max.
Internal	2/90 x 35 (MPG12)	4100(H) Max.
	90 x 35 (MPG12)	3900(H) Max.
	2/90 x 35 (MPG12)	4600(H) Max.
Btm. Plate	90 x 35 (MPG12)	Not trenched
Noggins	90 x 45 (MPG12)	Where on slab
	90 x 35 (MPG12)	At 1500 ctrs max.
Jamb studs as per AS1684.2 W41N.		
NON-LOAD BEARING		
MEMBER	SIZE/GRADE	COMMENT
Top Plate	70 x 35 (MPG12)	–
Studs @ 450	70 x 35 (MPG12)	–
Btm. Plate	70 x 35 (MPG12)	–
Noggins	70 x 35 (MPG12)	Mid Ht.

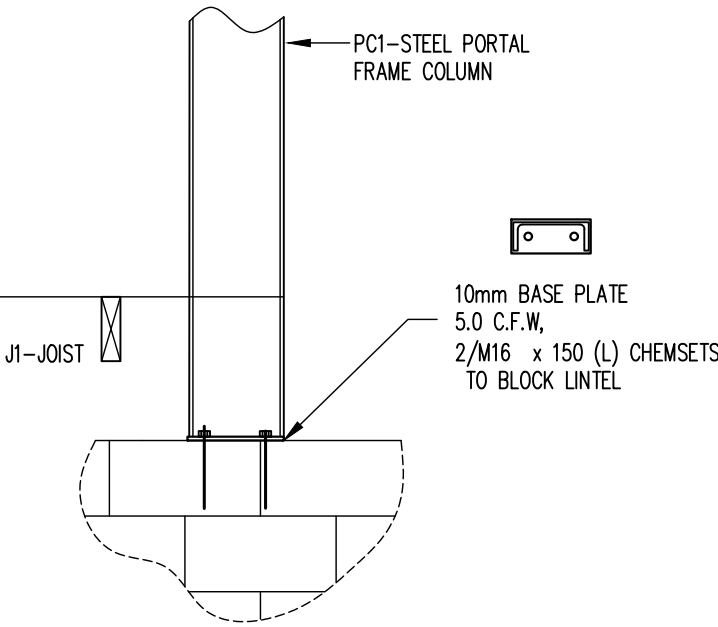
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Issue: FOR TENDER		
Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 080 481 899		
Title: UPPER FLOOR WALL FRAMING PLAN		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S5.1	Rev.

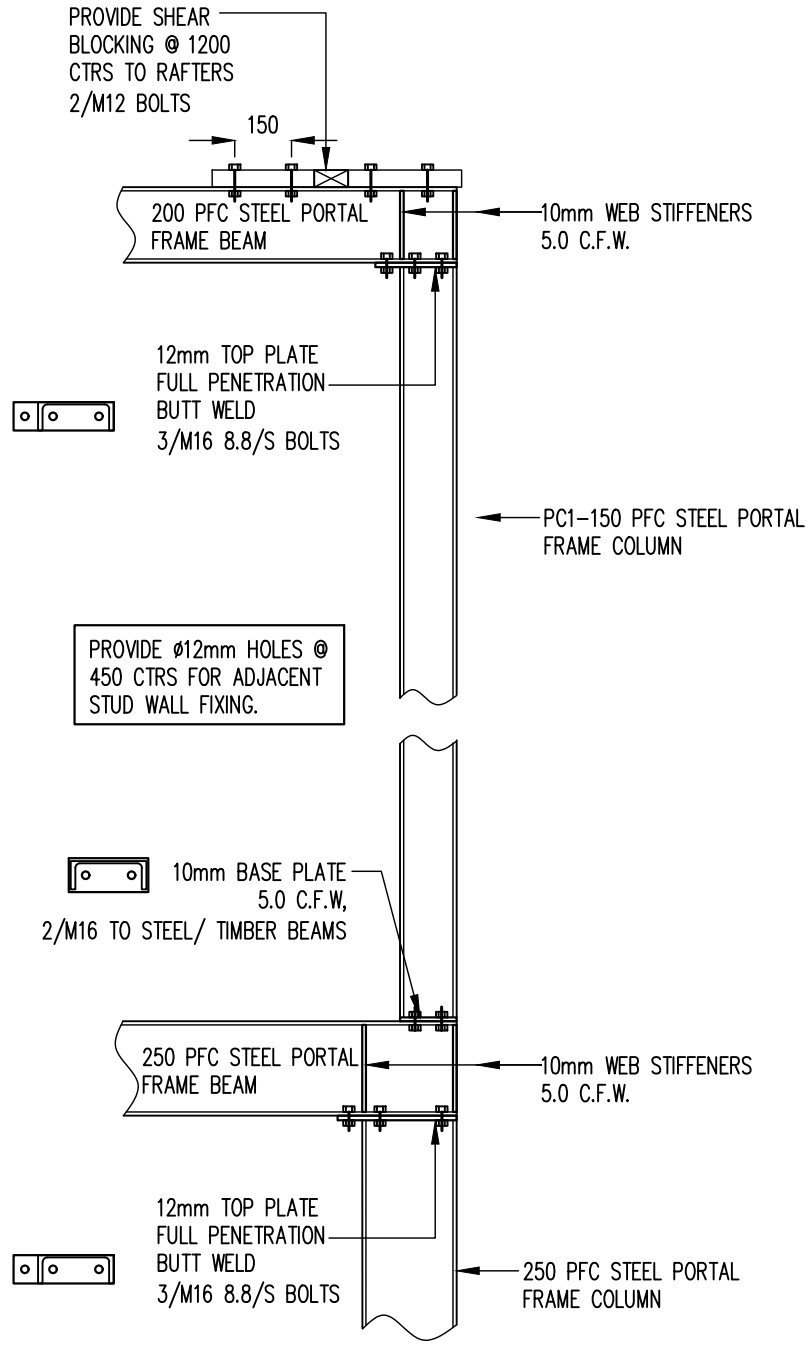
0 1 2 3 4 5m 1:100 @ A2



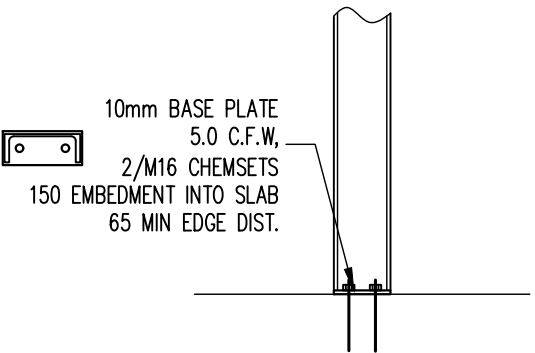
D1 250 PFC STEEL PORTAL FRAME
S5.1 CONNECTION DETAILS



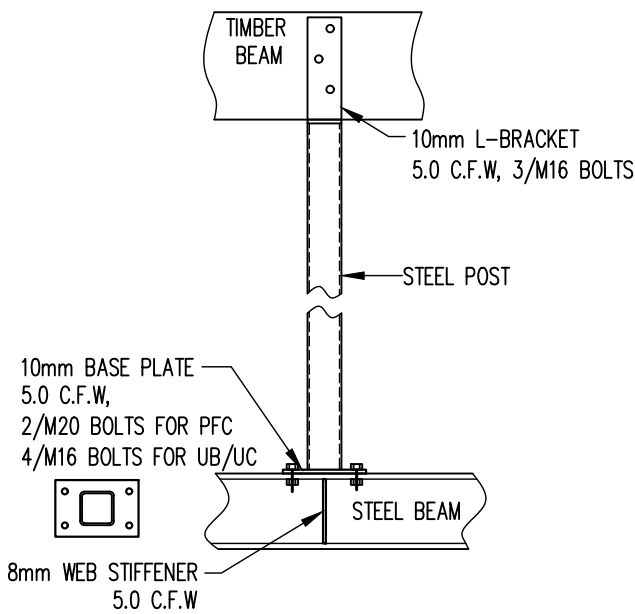
D1A 250 PFC STEEL PORTAL FRAME
S5.1 CONNECTION DETAILS



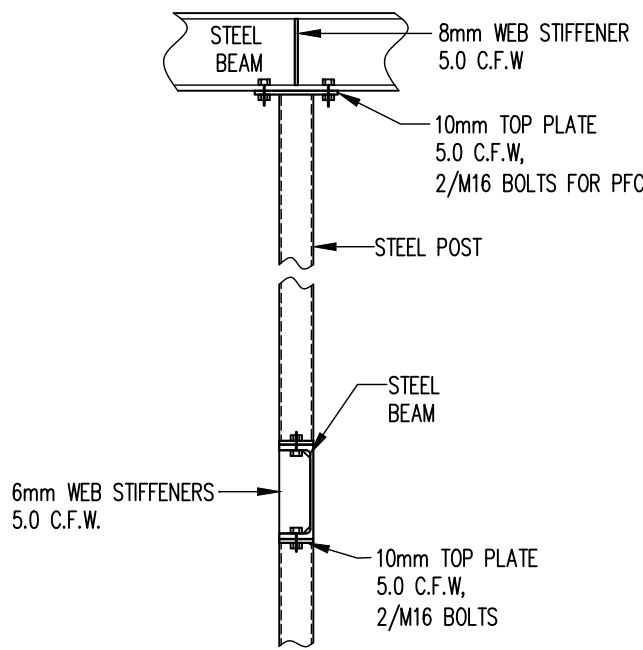
D2 150/200 PFC STEEL PORTAL FRAME
S5.1 CONNECTION DETAILS



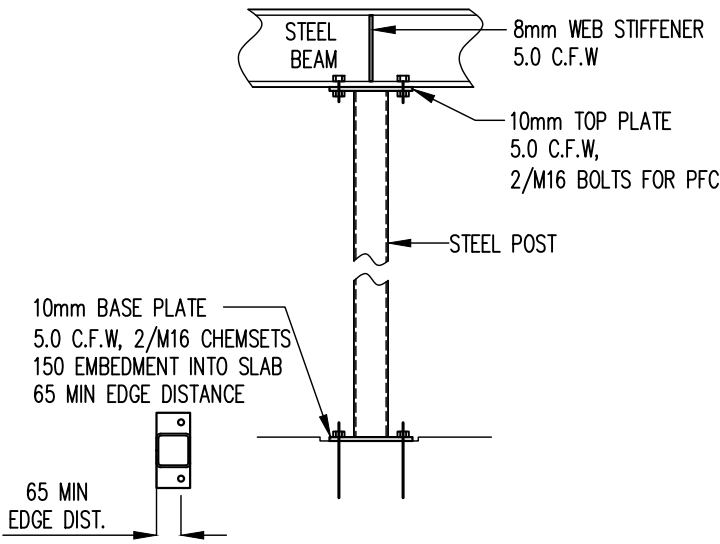
D2A 150/200 PFC STEEL PORTAL FRAME
S5.1 CONNECTION DETAILS



D3 (P1) ~ STEEL POST CONNECTIONS
S5.1 TYPICAL DETAIL



D4 (P1) ~ STEEL POST CONNECTIONS
S5.1 TYPICAL DETAIL



D5 (P1) ~ STEEL POST CONNECTIONS
S5.1 TYPICAL DETAIL

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Title: UPPER WALL FRAMING DETAILS		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S5.2	Rev.

0 1 2 3 4 5m 1:100 @ A2

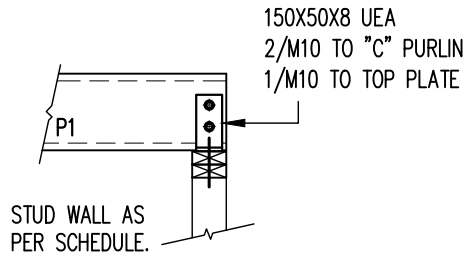
NOTE:
BUILDERS TO REFER DRAWING S1.1 FOR SITE
INSPECTION REQUIREMENTS.

ALL EXTERNAL ROOF MEMBERS
TO BE H3 TREATED AND FULLY
ENCLOSED AND WEATHER PROOFED.

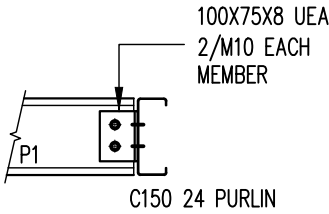
ALL BOLTED TIMBER CONNECTIONS ARE
TO HAVE 5 x D MIN. END CLEARANCE.
WHERE D = BOLT DIAMETER.

ANY CONNECTION DETAIL NOT NOMINATED
SHALL BE IN STRICT ACCORDANCE WITH
AS1684.2 RESIDENTIAL TIMBER FRAMED
CONSTRUCTION.

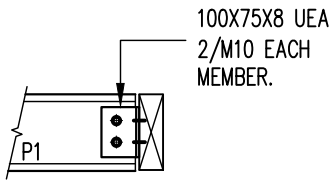
ALL EXTERNAL METAL FIXINGS INCLUDING
FRAMING ANCHORS, JOIST HANGERS, AND
STRAPPING TO BE MARINE GRADE (316)
STAINLESS STEEL.



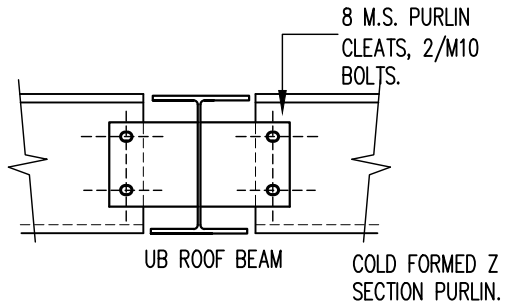
PURLIN/UEA CONNECTION
TYPICAL SECTION



DP ANGLE CONNECTION
TYPICAL SECTION



PURLIN TO TIMBER BEAM
TYPICAL SECTION

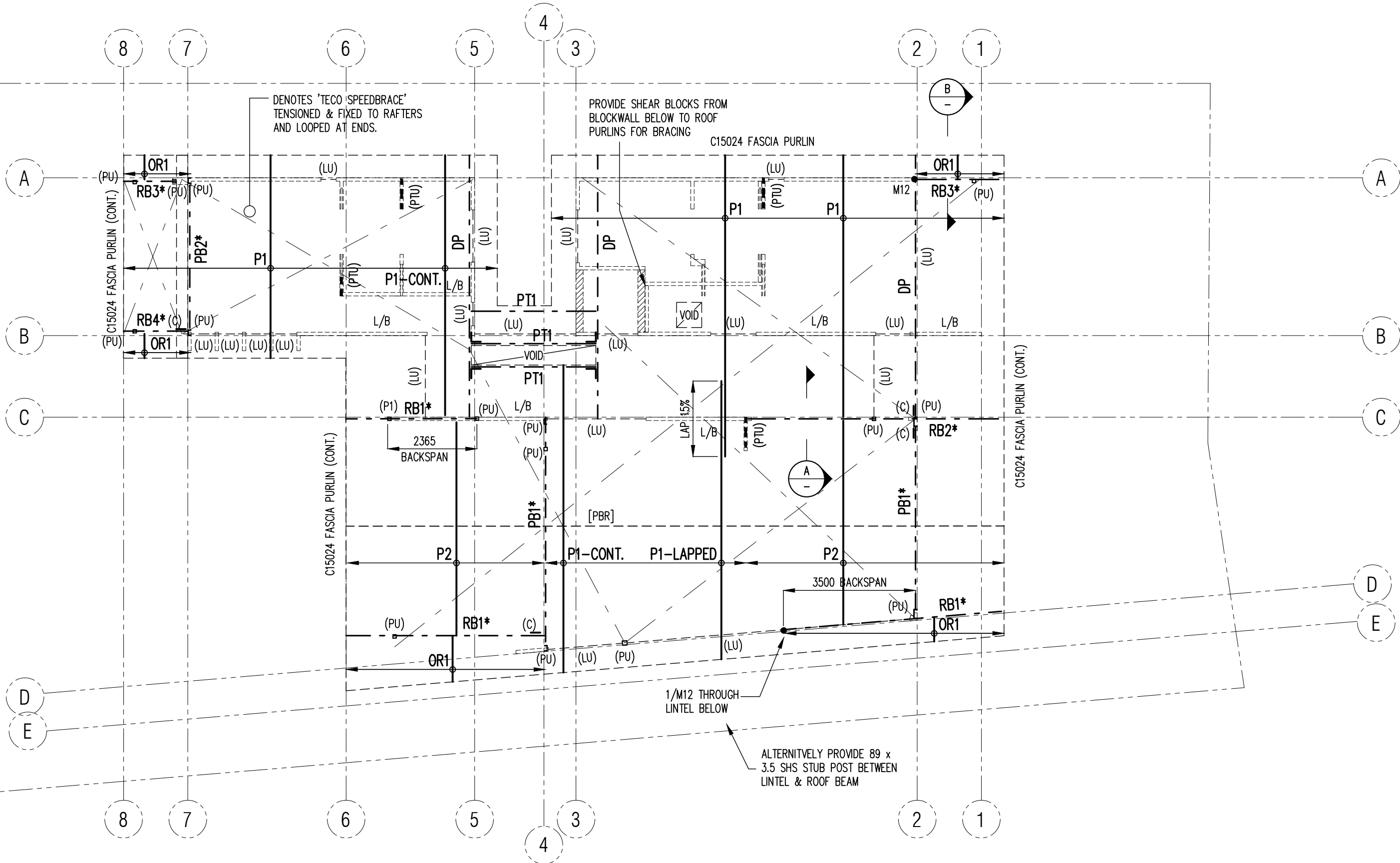


PURLIN TO STEEL BEAM
TYPICAL SECTION

ROOF FRAMING SCHEDULE	
MARK	SIZE/GRADE
P1	C/Z 15015 STEEL PURLINS @ 900 CTRS
P2	C/Z 15024 STEEL PURLINS @ 900 CTRS
RB1	150 UB 18 STEEL ROOF BEAM
RB2	150 UB 18 STEEL ROOF BEAM
RB3	150 UB 14 STEEL ROOF BEAM
RB4	100 UC 15 STEEL ROOF BEAM
PB1	250 PFC STEEL PORTAL BEAM
PB2	200 PFC STEEL PORTAL BEAM
PT1	C15024 STEEL PURLIN TRIMMER
DP	DOUBLE 15015 C PURLIN BACK TO BACK
* INDICATES MEMBER WITHIN ROOF DEPTH.	

- All exposed timber to be H3 treated.
- All exposed laminated timbers to be service class 3 or better with all end grains sealed.
- Where trusses or rafters spaced at 900ctrs provide battens at 300ctrs to satisfy Health & Safety Regulations otherwise space trusses and rafters at 600ctrs.
- (CONT.) Indicates Continuous over 2 spans or more. Spans to be no more or less than 20% greater than adjacent span for continuity.

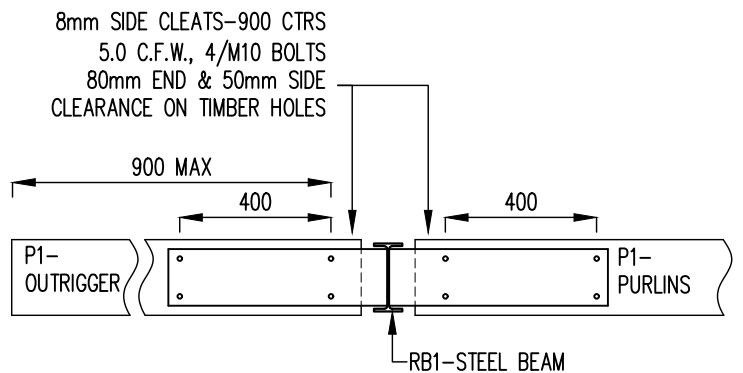
TIE-DOWN SCHEDULE	
MEMBERS	REQUIREMENT
Rafter – Top Plate	2/M10 to Purlin, 1/M12 to Top Plate
Top Plate – Slab	M12 Rods, 1800 ctrs max.
Rafter – Roof Beam	2/M10 Bolts
Wall Plate – Stud Wall	2/100mm Batten screws
Wall Plate – Block Wall	M12 Bolts, 600 ctrs
Roof Beam – Posts	2/M16 Bolts U.N.O
Posts – Bearers	2/M16 Bolts U.N.O
Comments: Batten Screw– No.14 Type 17 Screw, provide 43mm min. penetration into receiving member. Maximum truss width 6.0m All framing anchors and straps to have 4/2.8mmØ nails each end. Roof truss design, bracing and girder truss tie-down by truss manufacturer. All timber bolt holes are to have 80mm min. end clearance. Any timber connections not nominated within these plans shall be in strict accordance with AS1684.2-2010: Residential timber-framed construction.	



ROOF FRAMING PLAN

LEGEND

- (A2) 75 x 50 x 5mm M.S. (Galv.) PRYDA ANGLE BRACKET FOR TIMBER BEAM CONNECTIONS, 6/PRYDA WFT12-35 SCREWS ON EACH LEG. REFER PRYDA TECHNICAL GUIDE FOR INSTALLATION SPECIFICATIONS.
- [PBR] LYSAGHT PURLIN BRIDGING
- L/B INDICATES LOAD BEARING WALL UNDER.
- (PU) INDICATES SUPPORT POST UNDER, REFER WALL FRAMING PLAN FOR SIZE.
- (LU) INDICATES LINTEL UNDER, REFER LOWER WALL FRAMING & BRACING PLAN FOR TYPE/SIZE.
- (PTU) INDICATES POWERTRUSS UNDER, REFER DRG S5.1 FOR DETAILS.

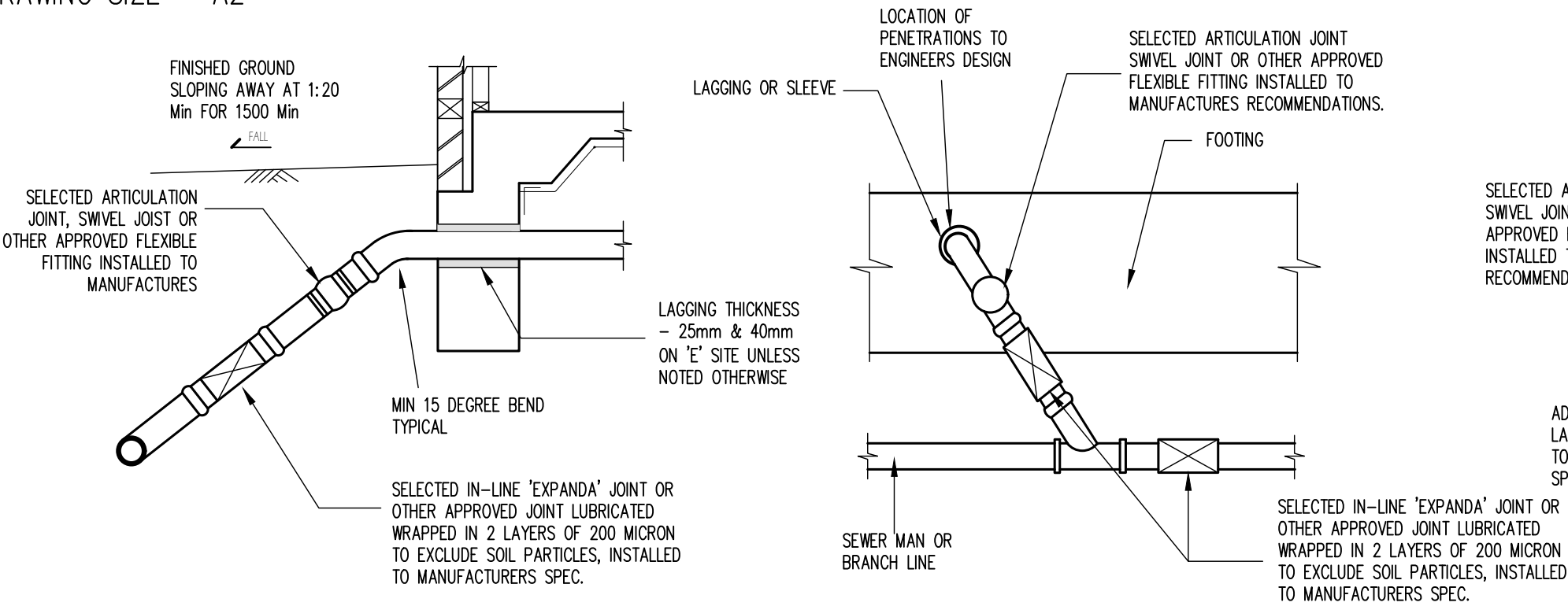


P1 & OR1 TO RB1 CONNECTION
TYPICAL SECTION

0 1 2 3 4 5m 1:100 @ A2

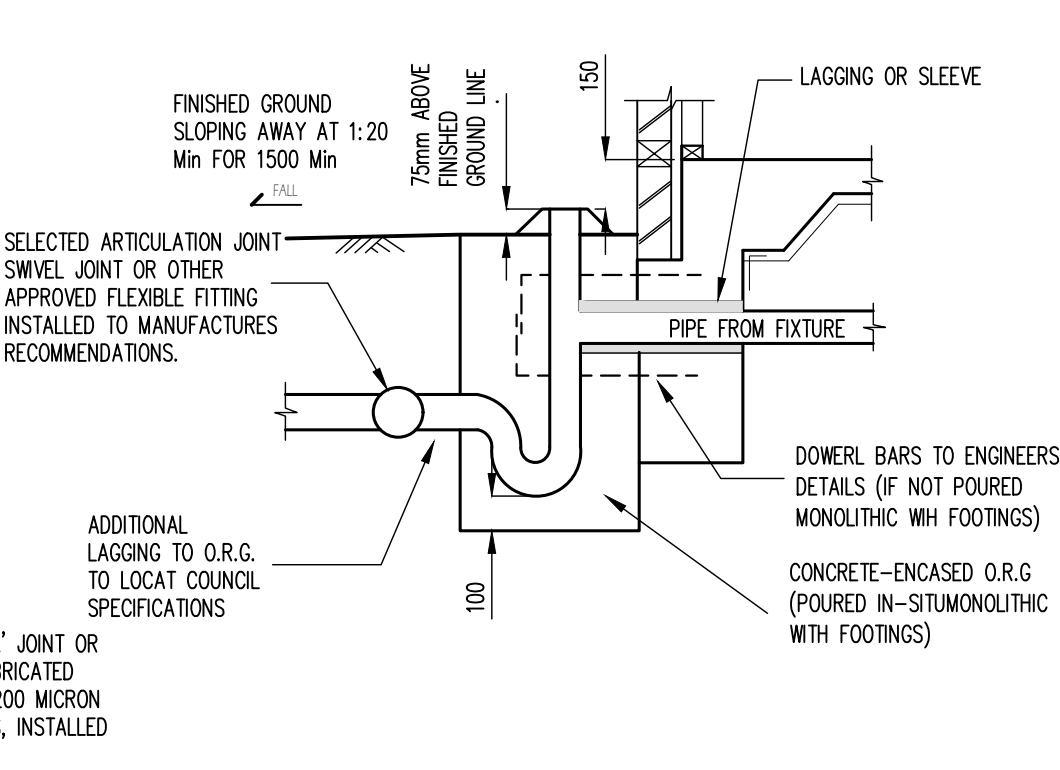
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Title: ROOF FRAMING PLAN		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119 - S6.1	Rev.

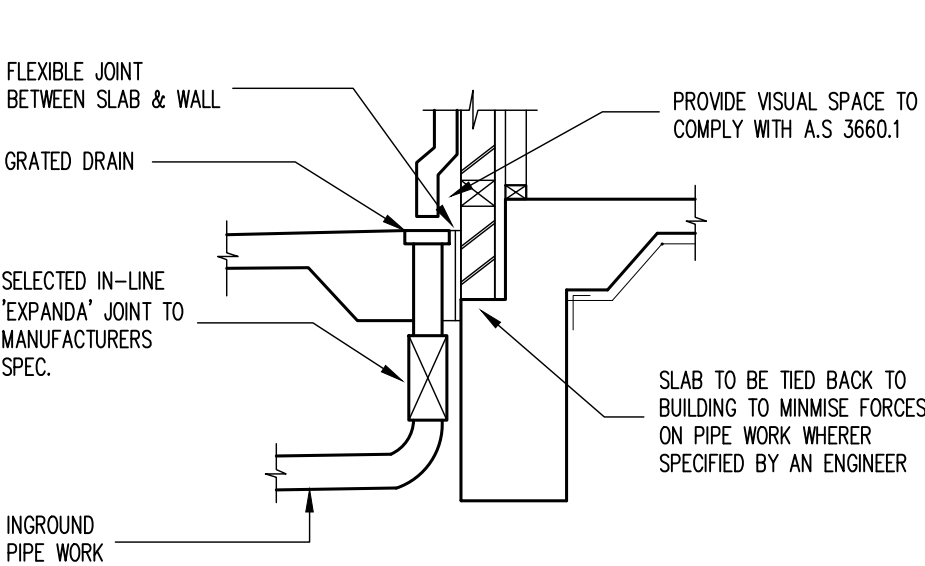


TYPICAL PIPE THROUGH FOOTING DETAIL – SECTION

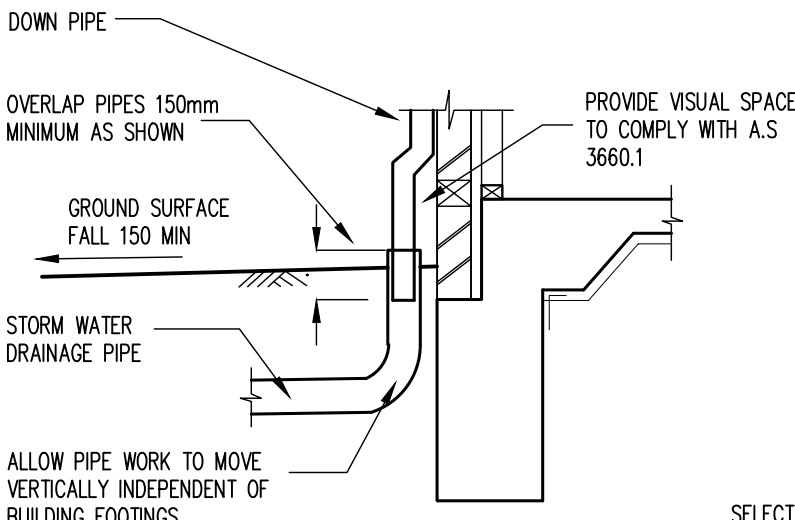
TYPICAL CONNECTION FROM PIPE WORK TO BRANCH LINE DETAIL



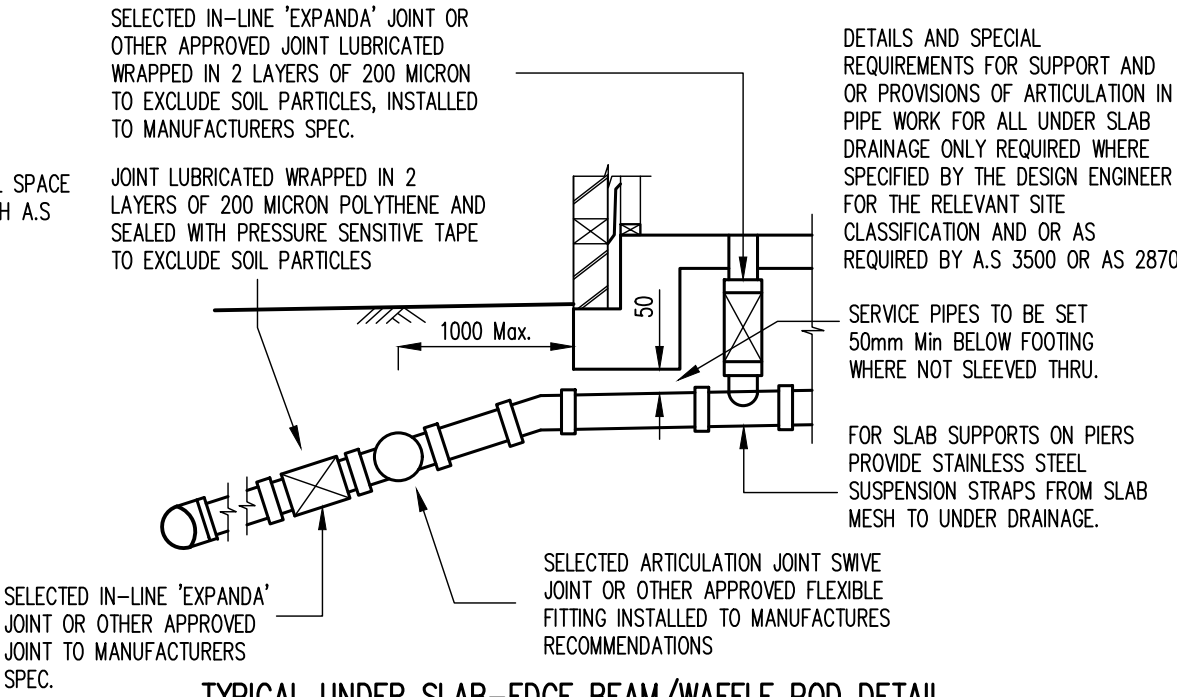
TYPICAL SECTION AT O.R.G TO PREVENT SHEAR AT FOOTING FACE



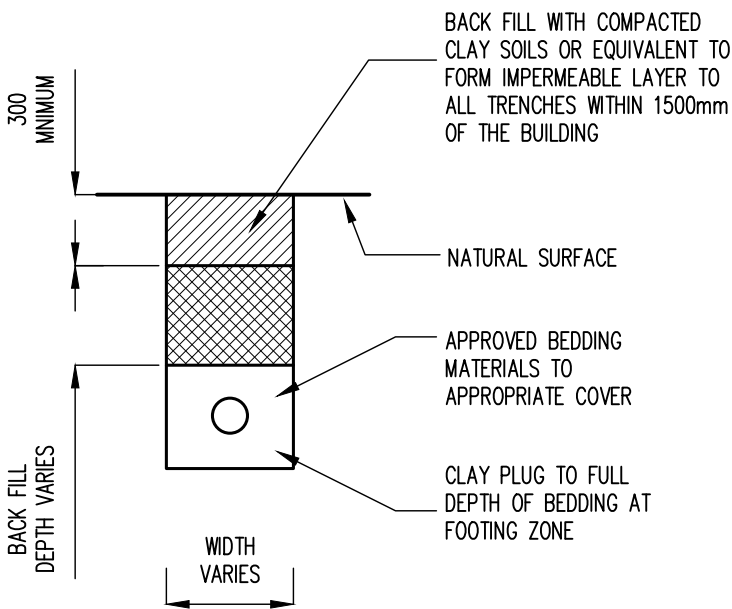
DOWN PIPE TO GRATED DRAWING DETAIL



TYPICAL STORM WATER DETAIL (ALTERNATIVE)



TYPICAL UNDER SLAB-EDGE BEAM/WAFFLE POD DETAIL



TYPICAL TRENCH DETAIL

GUIDELINES FOR DESIGN AND INSTALLATION

- NOTES : THE FOLLOWING NOTES AND DETAILS PROVIDED ARE A GUIDE ONLY FOR ARTICULATION FOR SANITARY PLUMBING, DRAINAGE AND SHOULD BE READ IN CONJUNCTION WITH AS/NZS 3500, AS 2870 AND ANY OTHER RELEVANT STANDARD AND OTHER REQUIREMENTS OF THE B.C.A.
- ALL DRAINS INSTALLED IN GROUND THAT IS FILLED, UNSTABLE, EXPANSIVE (eg. M, H, E AND P SITES) OR WATER CHARGED AND WHERE SOIL MOVEMENT MAY EFFECT THE PERFORMANCE OF ANY DRAIN. A CERTIFIED PLAN AND SPECIFICATION SHOULD BE PROVIDED BY AN APPROPRIATELY QUALIFIED PERSON. WHEN A COMPLIANCE PERMIT AND ASSESSMENT IS REQUIRED BY THE LOCAL AUTHORITY, A SOIL REPORT AND ALL CALCULATIONS SHOWING PROPOSED METHOD TO PROTECT THE DRAINAGE FROM POTENTIAL GROUND MOVEMENTS MAY BE REQUIRED.
 - ALL SEWER & STORMWATER TO BE CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500 AND THE REQUIREMENT OF AS2870 SECTION 5' CLAUSE 5.5 AND SECTION 6; CLAUSE 6.6 ARTICULATION AND EXPANSION JOINTS ARE TO BE PROVIDED TO ACCOMMODATE MOVEMENT IN ALL PIPE WORK WITHIN 3 METERS OF THE DWELLING AND COMPLY WITH AS1260.
 - PLUMBING AND DRAINAGE UNDER THE SLAB SHOULD BE AVOIDED WHERE PRACTICAL (REFER AS/NZS 3500 CLAUSE 4.10)
 - GRADES IN PIPE WORK ON M, H, AND P SITES SHOULD HAVE A MINIMUM GRACE OF 1:30 WITHIN 1.5 METERS OF THE BUILDING AND 1:60 ELSEWHERE. GRADES IN FLEXIBLE FITTINGS TO BE SET AT THE MINIMUM GRADE.
 - ALL EXPANSION AND ARTICULATION JOINTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS. ALL JOISTS TO BE SET MID POINT SO AS TO ALLOW FOR MAXIMUM IN EITHER DIRECTION.
 - SWIVEL JOINTS SHOULD NOT BE USED A BEND TO ACHIEVE CORRECT FALLS. THE JOINTS SHOULD BE SET IN A STRAIGHT LINE OF THE DRAIN TO ALLOW MAXIMUM (+) OR (-) MOVEMENT. A MINIMUM 15' BEND TO BE INSTALLED BEFORE SWIVEL JOINTS TO ACHIEVE MINIMUM GRADES FROM THE FACE OF FOOTINGS
 - DETAIL AND SUPPORT OF TRAPS AT THE O.R.G TO BE CONSIDERED ON SITE TO ALLOW FOR POTENTIAL MOVEMENTS INCLUDING ISOLATION AND ARTICULATION ASSOCIATED WITH PATHS AND PAVEMENT. THE O.R.G SHOULD BE CAST IN CONCRETE MONOLITHICALLY WITH THE FOOTING SYSTEM ON CLASS

- H & E SITES
- ALL PVC PIPE WORK PASSING THROUGH CONCRETE MUST HAVE 25MM LAGGING
- STORM WATER SYSTEMS THAT COLLECT ROOF WATER AND SURFACE WATER AREA REQUIRED TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500 PART 5
- THE USE OF CORRUGATED FLEXIBLE PVC PIPE PRODUCTS SHOULD BE AVOIDED ON CLASS H AND E SITES AS THEY ARE NOT ABLE TO EXPAND LONGITUDINALLY TO ACCOMMODATE POTENTIAL VERTICAL & LATERAL MOVEMENTS AT THE SLAB OR FOOTING EDGE UNLESS SPECIFICALLY DETAILED BY THE MANUFACTURE
- ALL JOINTS IN STORM WATER PIPES WITHIN 3.0 METERS OF THE HOUSE UNDER CONSTRUCTION SHOULD BE ARTICULATED TO ACCOMMODATE GROUND MOVEMENTS WITHOUT LEAKAGE
- SEPTIC TANKS AND ASSOCIATED SOAKAGE AREAS SHOULD BE LOCATED TO MINIMISE SOIL MOISTURE INCREASES WITHIN THAT FOUNDATION. JOINTS IN PLUMBING PIPES WITHIN 3.0 METERS OF THE HOUSES UNDER CONSTRUCTION SHOULD BE ARTICULATED TO ACCOMMODATE GROUND MOVEMENTS WITHOUT LEAKAGE SEPTIC TANKS IN PARTICULAR REQUIRE CAREFUL DETAILING
- ALL PIPE WORKS INCLUDING STORM WATER FITTINGS AND ADAPTERS SHOULD BE PROTECTED FROM MECHANICALLY DAMAGE
- TERMITE PROTECTION NOT SHOWN ON THESE DRAWINGS AS THERE ARE VARIOUS OPTIONS REFER TO THE BUILDING DESIGNER
- ALL DETAILS ARE INDICATIVE ONLY. DESIGN OF PATHS FOOTINGS ETC. AND LOCATION OF PENETRATIONS TO BE SPECIFIED BY AN ENGINEER
- PROVISIONS SHOULD BE MADE FOR THE CONNECTION OF OVERFLOW OR WATER DISCHARGE FROM FIXTURES SUCH AS H.W.S AND A.C TO A DRAIN AS REQUIRED BY THE RELEVANT LOCAL AUTHORITY
- EXPECTED MINIMUM REQUIREMENT FOR EXPANSION AND ALLOWABLE RELATION IN FITTINGS AS FOLLOWS.

ARTICULATION SCHEDULE FOR SOIL TYPES		
SITE CLASS	MINIMUM REQUIRED EXPANSION CAPACITY	ALLOWABLE ROTATION
'E'	150mm	15°
'H'	70mm	15°
'P'	70mm PLUS ADDITIONAL REQUIREMENTS IN THE CASE OF FILL (MIN DEPENDENT ON SITE CONDITION)	15°
'M'	MINIMUM 25mm LAGGING THROUGH FOOTINGS	NOT APPLICABLE

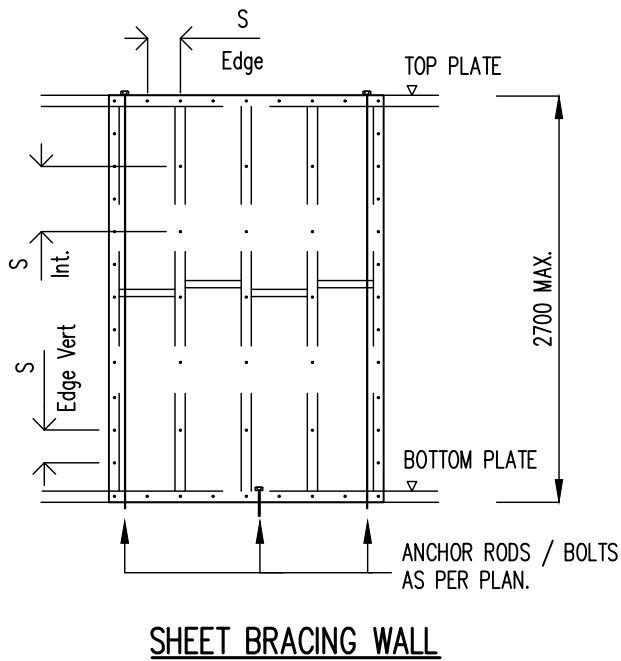
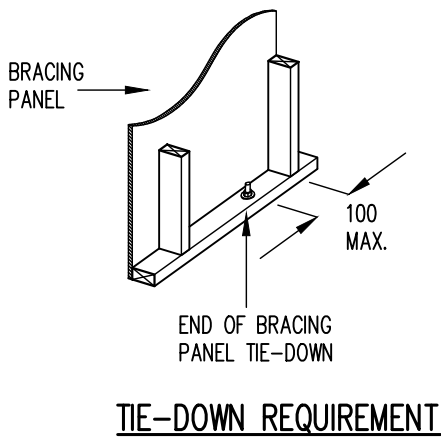
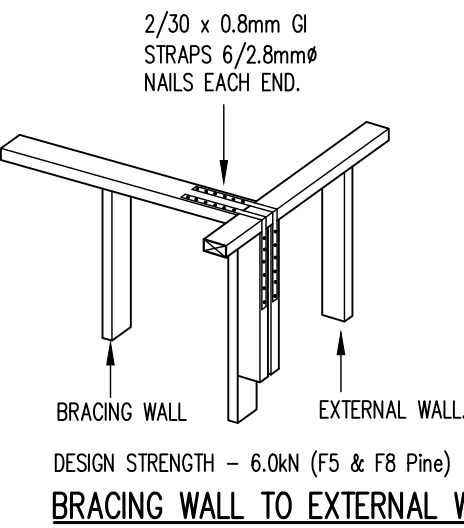
SITE CLASSIFICATION:

THE SOIL EVALUATION FOR THIS SITE WAS CARRIED OUT BY AUSTRALIAN SOIL INVESTIGATION (ASI) IN ACCORDANCE WITH AS2870-2011. THIS SITE INVESTIGATION (REPORT No.29??? (S)) HAS REVEALED FILL OR A SOIL REACTIVITY OF M, H, E, P. REFER ARTICULATION SCHEDULE FOR DETAILS ON CONNECTION TYPE

Checked:
RPEQ 5835
S Richardson



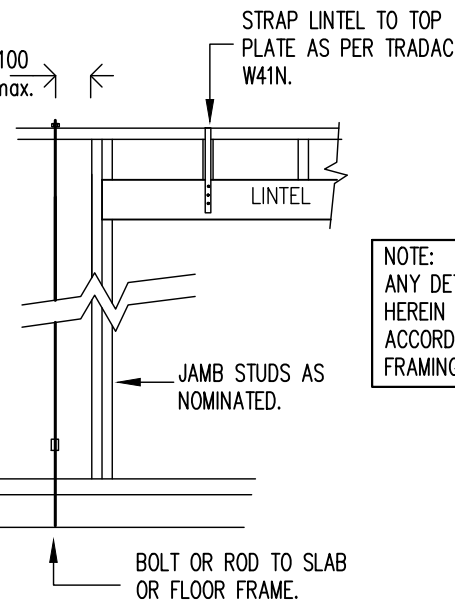
Revision	Description	Date
Issue: FOR TENDER		
 Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email: admin@scg-engineers.com web: www.scg-engineers.com ABN 40 080 481 899		
Title: PLUMBING ARTICULATION DETAILS		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No32119 - AJ1	Rev: .



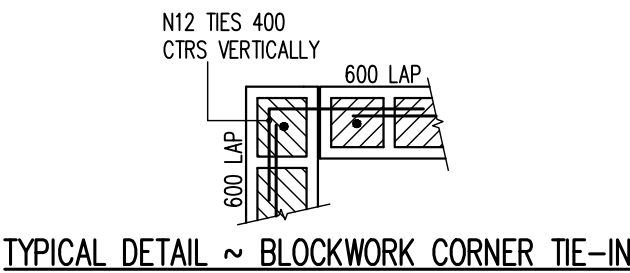
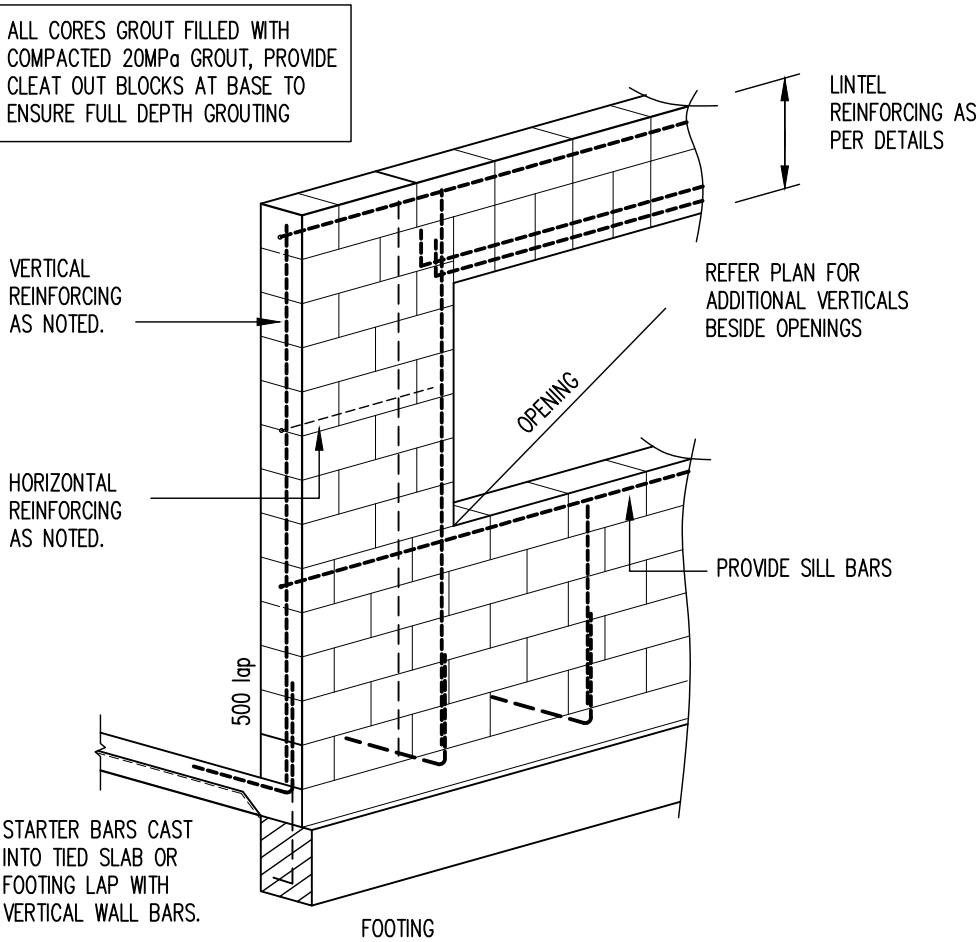
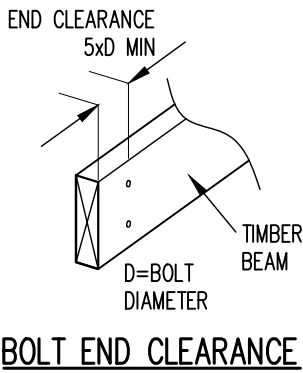
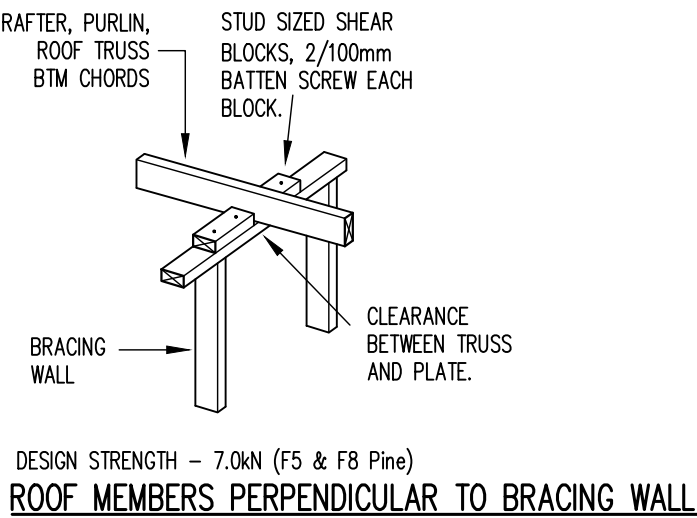
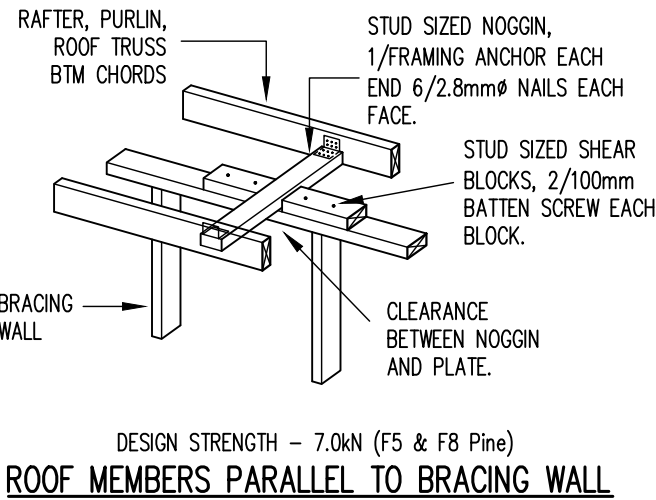
Mark	Type	S. Edge	S. Edge Vert.	S. Int.	Strength
(PB)	4mm (F27) Ply	150	150	300	6.0
(VB)	6mm Villaboard	150	150	150	2.9
(HB)	6mm Hardboard (1)	150	150	150	2.9
(FC)	6mm Fibre Cement	150	150	150	2.9
(GP)	10mm Plasterboard	150	150	150	1.8
(PB1)	7mm (F11) Ply	50	100	100	8.7

(1) Hardboard includes Hardiflex and Hardtex Sheets.
– Minimum clout size 2.8# x 30mm, 40mm Plasterboard clouts for Gyprock.

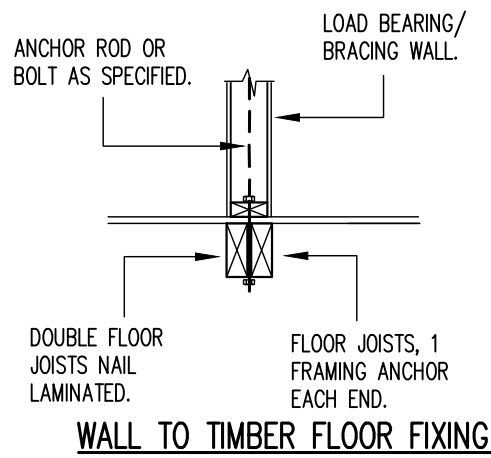
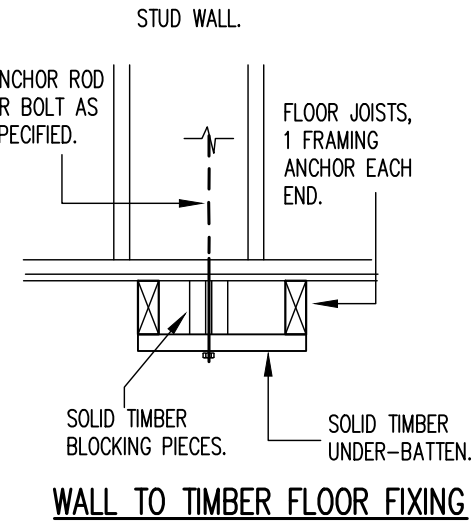
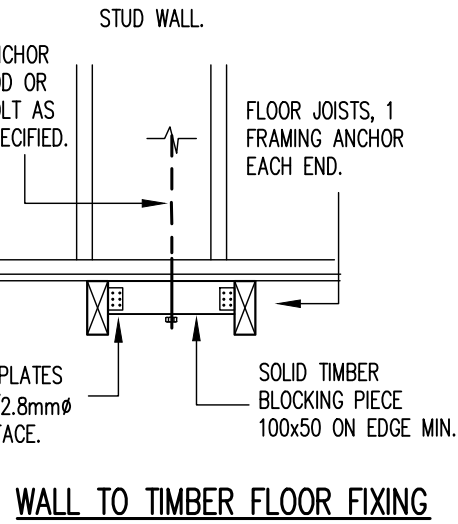
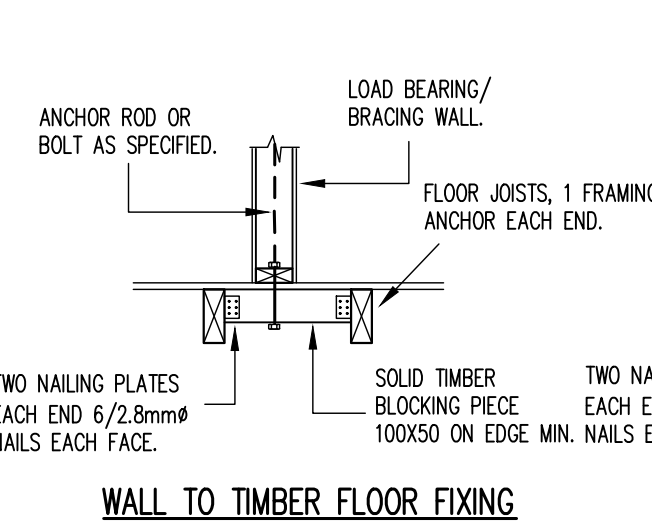
BRACING WALL FRAMING STANDARD DETAILS



NOTE:
ANY DETAIL NOT NOMINATED
HEREIN SHALL BE IN STRICT
ACCORDANCE WITH THE N3 TIMBER
FRAMING MANUAL AS1684.2-1999.

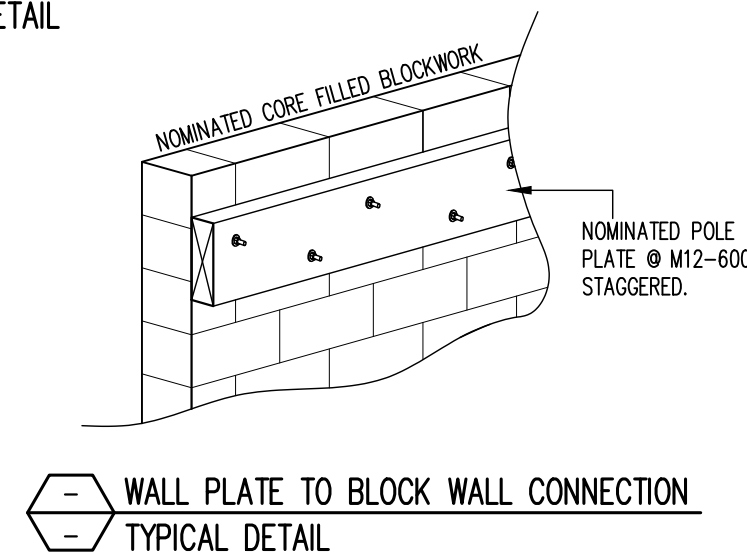
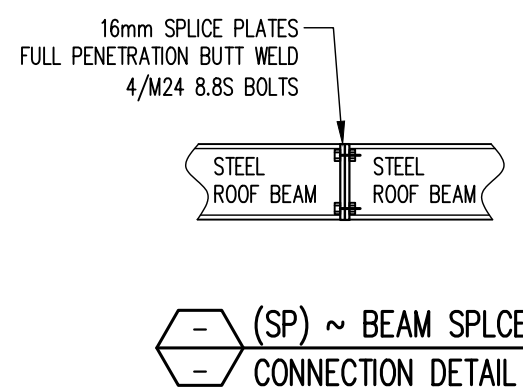
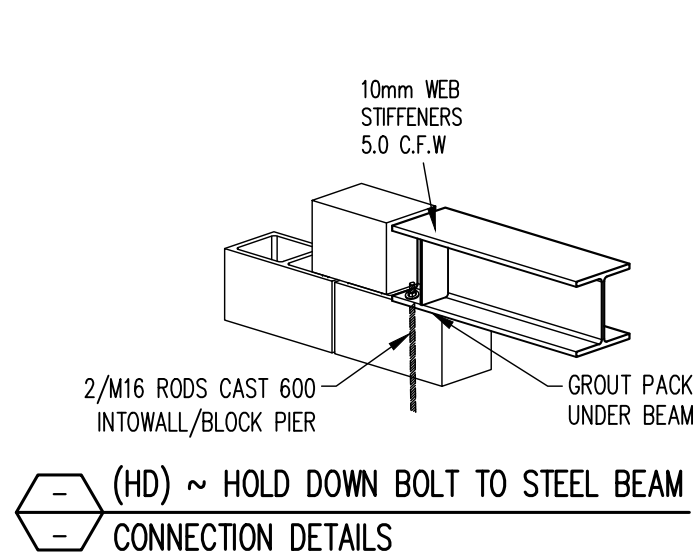
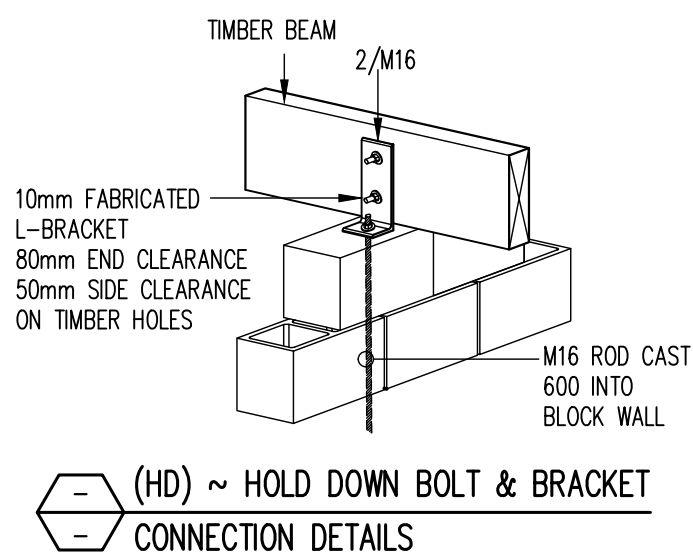
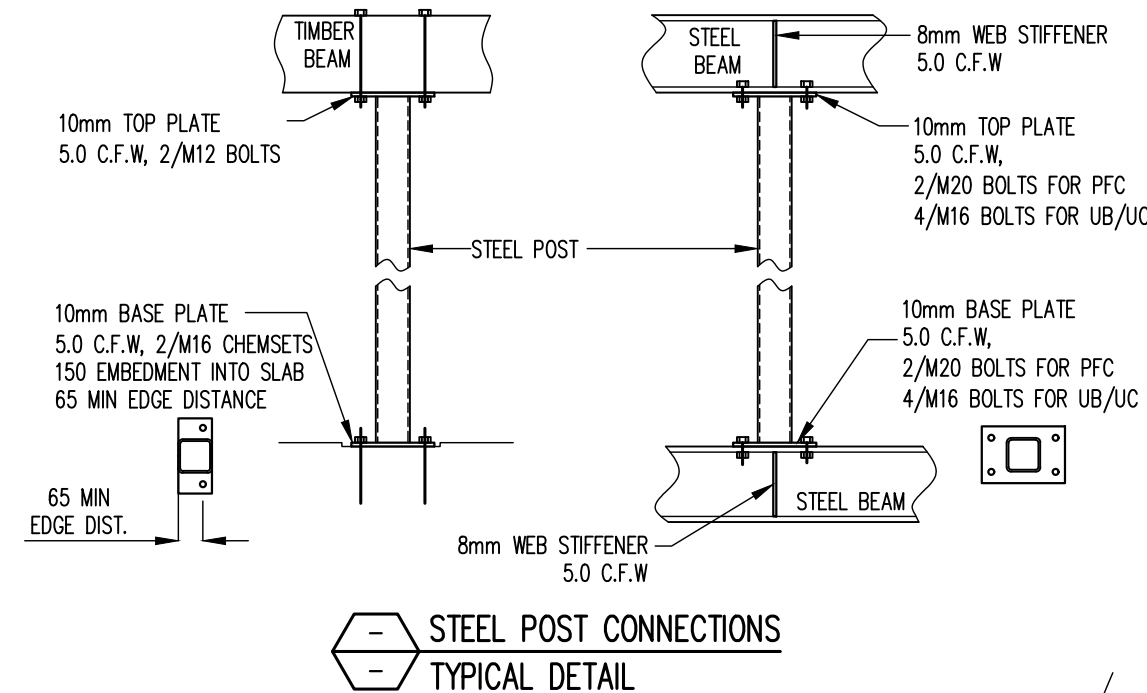
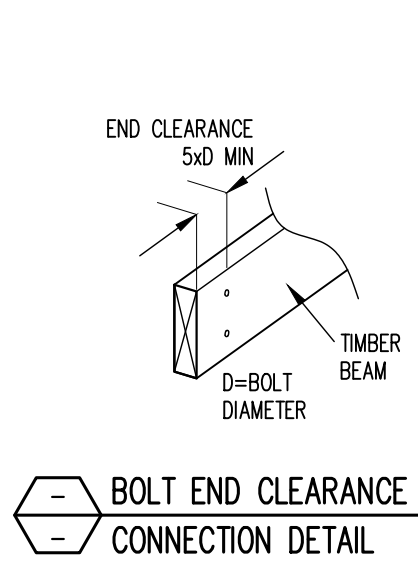
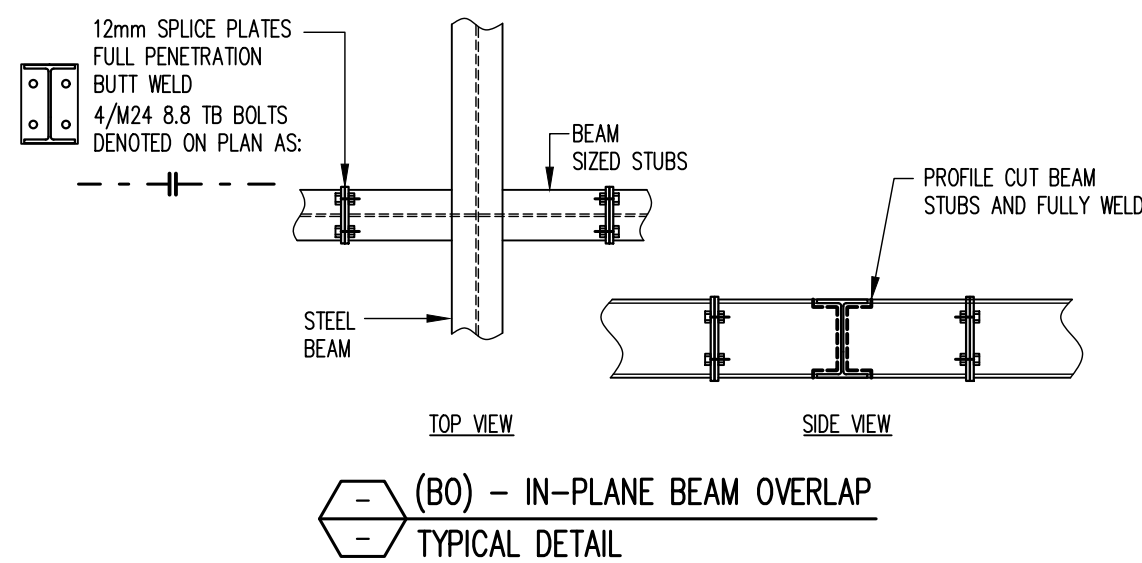
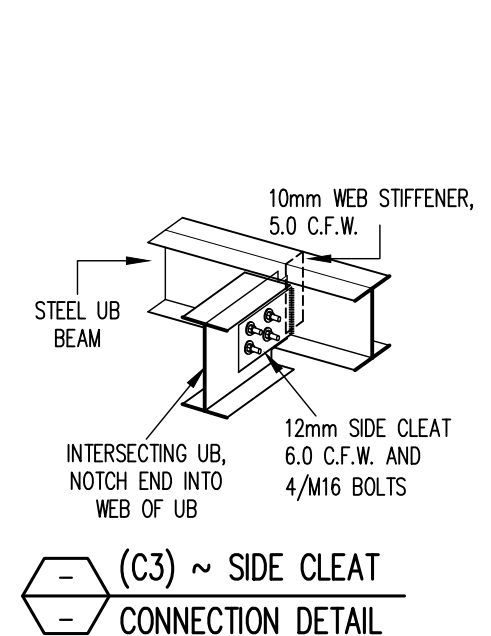
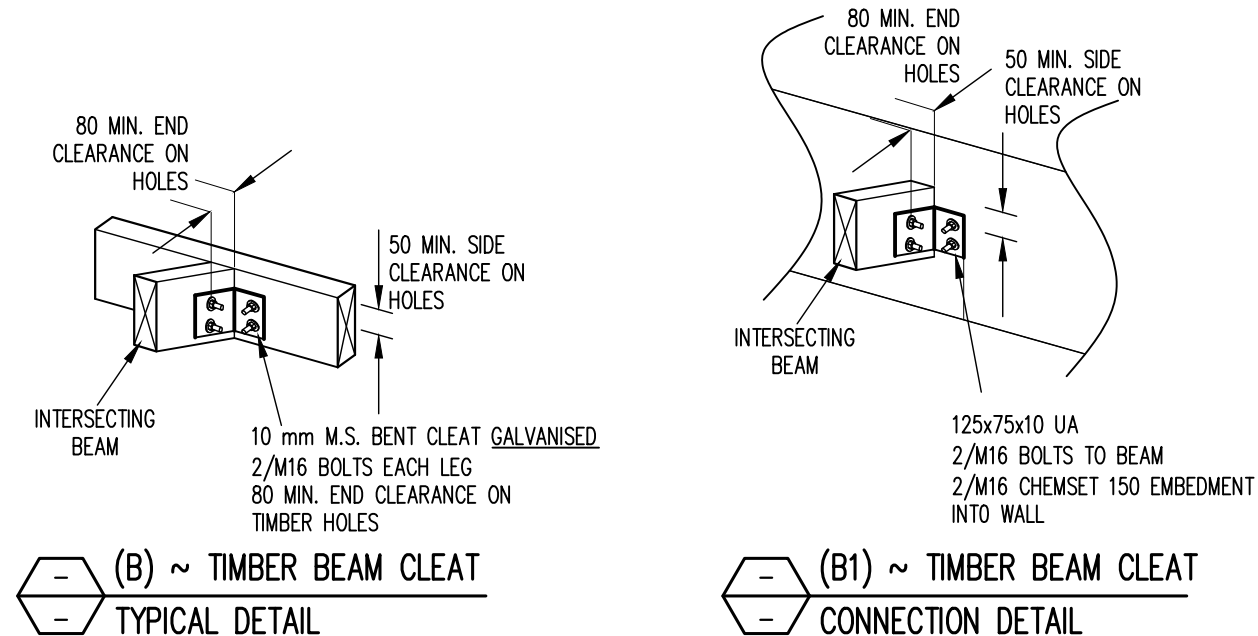
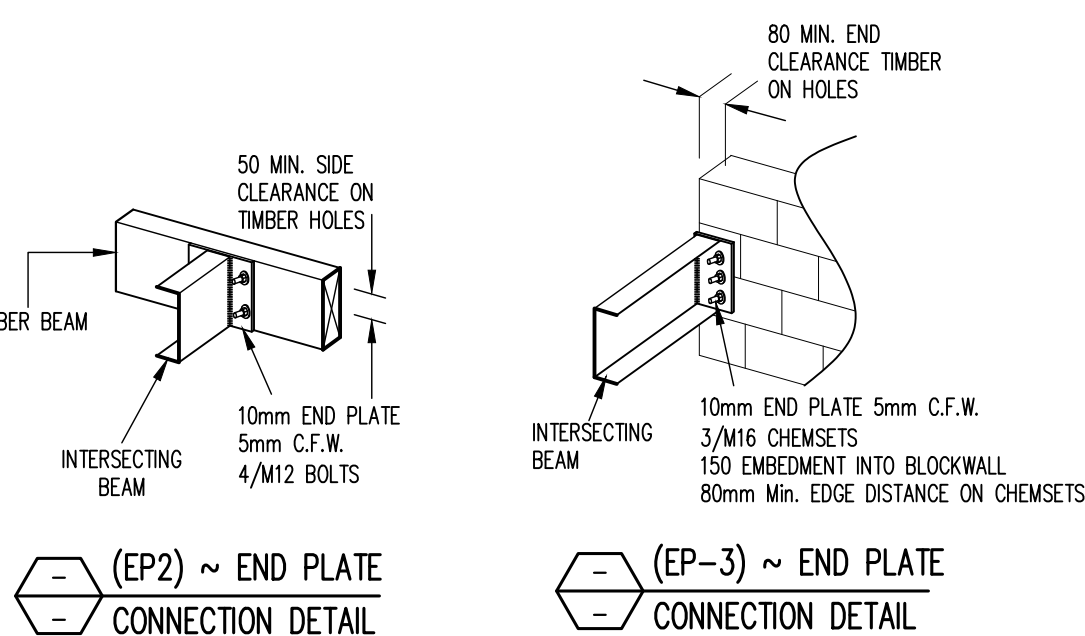
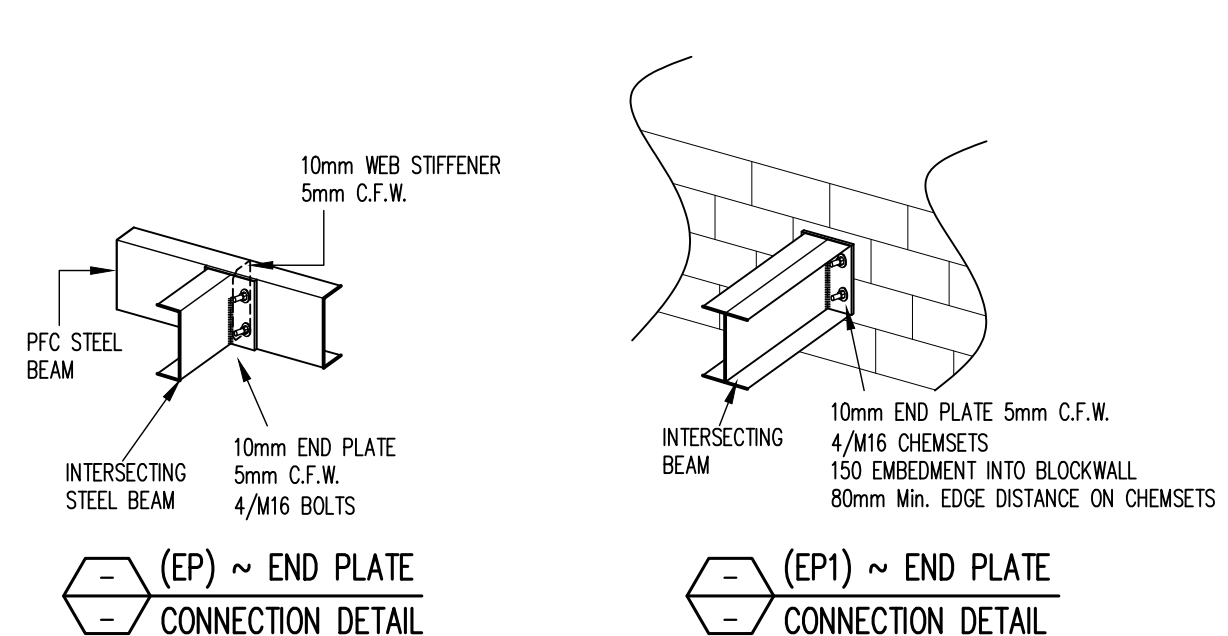
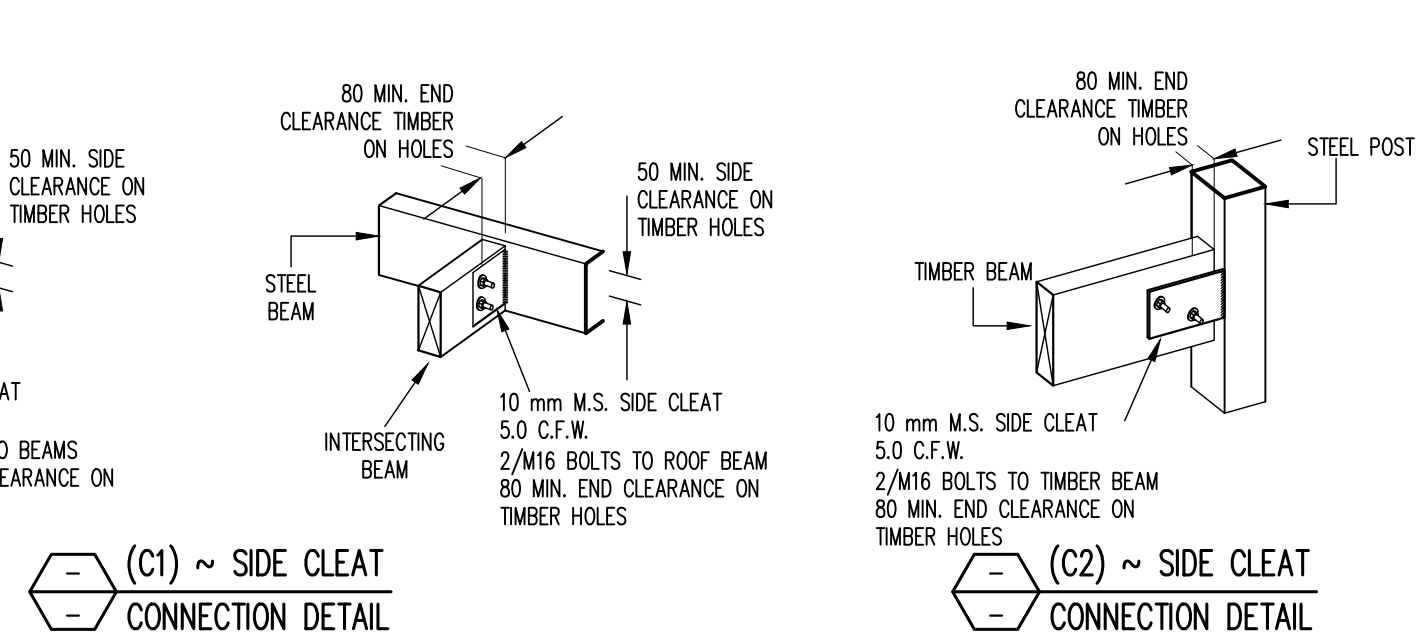
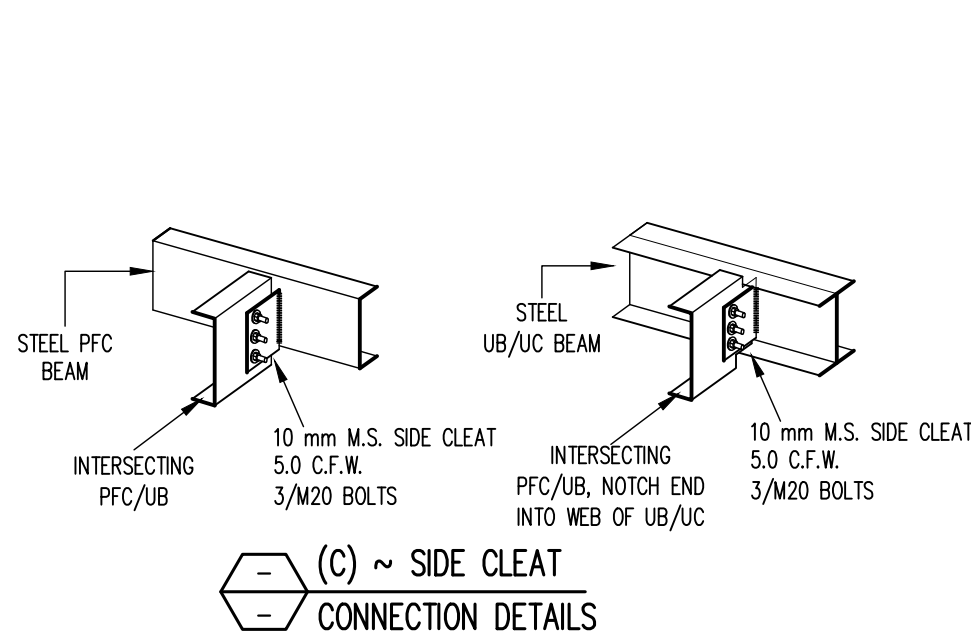
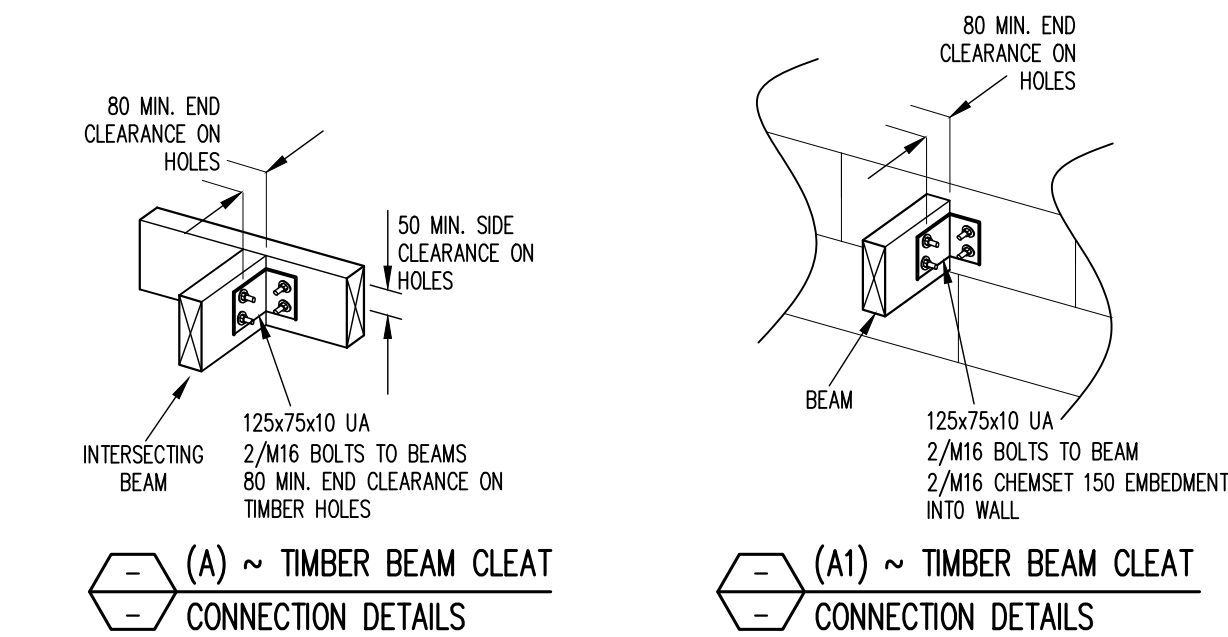


TIE DOWN AND SHEAR BLOCKING STANDARD DETAILS



TIE DOWN AND BLOCKING TO JOISTS DETAILS

Revision	Description	Date
Issue:	FOR TENDER	
 Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 080 481 899		
Title: STANDARD FRAMING DETAILS		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No. 32119	- FD1.1



Revision	Description	Date
Issue:	FOR TENDER	
SCG CONSULTING ENGINEERS Unit 1/11 Project Ave, Noosa Heads Ph (07) 5455 5604 email:admin@scg-engineers.com web:www.scg-engineers.com ABN 40 080 481 899		
Title: STANDARD FRAMING DETAILS		
Project 42 Pelican St Peregian Beach		
Date: Aug 2022	Drg No32119 - FD1.2	Rev.