

# PROPOSED RESIDENCE

## 275 FRENCHMANS LANE

### SMOKEY TOWN

#### GENERAL

1. These notes shall be read in conjunction with the specifications and all other relevant drawings. Any discrepancy shall be referred to the Engineer prior to the start of work.
2. All dimensions shall be verified on site prior to fabrication. Engineer's drawings must not be scaled.
3. Materials and workmanship to conform to the relevant current S.A.A. codes and to the project specifications.

#### FOUNDATIONS AND FOOTINGS:

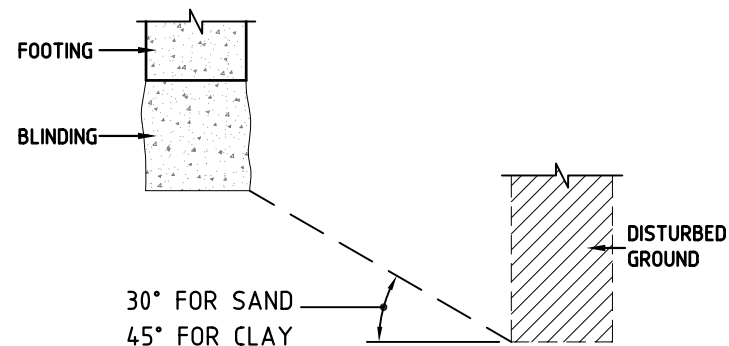
1. Foundation design based on safe bearing capacity of .....kPa refer soil report.
2. Footing excavations to be true to shape and free of all loose material.
3. Provide a blinding layer if required of 15MPa concrete, 50mm thick minimum, beneath all pad footings prior to installing moisture barrier and reinforcement.

#### CONCRETE SLAB NOTES :

1. Remove all topsoil containing grass roots, organic matter and vegetation below slab area.
2. Filling may be spread over the slab area for levelling purposes in accordance with the soil report and clause 6.4.2 of AS2870 - 1996. Filling must be compacted sufficiently to ensure that beam trenches maintain their design shape.
3. Vapour Barrier shall be 0.2mm thick polyethylene sheeting with adequate impermeability, and durability to ultraviolet deterioration and impact during construction. Lapping shall be not less than 200mm at joints and penetrations by pipes or plumbing shall be taped.
4. Slab fabric shall be placed with a cover as shown on the drawing and lapped by one full panel of fabric. Trench mesh in beams shall be placed with 40mm cover top and bottom and spliced, where necessary, by a lap of 500mm. At T - and L - intersections the trench mesh shall be overlapped by the width of the fabric.
5. Concrete shall be not less than 20 MPa grade, with 20mm nominal maximum aggregate size and 80mm slump. Concrete should be cured for at least 7 days prior to placing brickwork.
6. The area within one metre of the slab edge shall be graded away from the slab to prevent water resting against the slab.
7. Refer to Section 6 of AS2870-1996 for full set of construction requirements.

#### GENERAL NOTES :

1. Refer to soil report for additional construction and maintenance requirements which form part of this design.
2. Do not scale this drawing. All dimensions to be taken from architectural drawing.
3. The owner's attention is drawn to appendix B of AS2870 - 1996 " Performance Requirements and Foundation Maintenance "
4. Unless noted otherwise, wherever a new footing is located close to an excavation, batter, existing footing, existing service or new service which is deeper than the new footing the excavation for the new footing shall be deepened and backfilled with blinding concrete as indicated below.



#### STRUCTURAL STEELWORK:

1. Structural steelwork shall conform to AS 4100. Members shall be to AS 3678 and AS 3679. Welded sections Grade 300, Hot Rolled sections Grade 300. Hollow sections shall conform to AS 1163, S.H.S. and R.H.S. Grade 350, C.H.S. Grade 250 and 350.
2. Shop drawings shall be submitted to the Engineer and approved before fabrication commences. Approval will not cover layout or assembly dimensions.
3. Welds, unless otherwise noted, shall be 6mm minimum continuous fillets. All welding shall be in accordance with AS 4100.
4. Unless otherwise noted, bolts shall be 16mm diameter 4.6/S minimum, and shall be installed with one washer and one nut. Holes shall be 2mm clearance circular. Gusset and cleat plates shall be 8mm thick minimum.
5. All bolts, nuts and washers to be galvanized unless otherwise noted. Bolts marked 4.6/S shall be mild steel bolts installed snug tight. Bolts marked 8.8/S shall be high strength bolts installed snug tight. Bolts marked 8.8/T shall be high strength bolts fully torqued in accordance with AS 4100 ie: snug tight plus one half turn. All bolts, nuts, washers and methods of installation etc., to be in accordance with the relevant Australian Standard.
6. All cleats and drillings for fixing timber and non-structural members shall be provided by the fabricator.
7. Steelwork, other than concrete encased steelwork, shall be power tool cleaned, all weld slag removed, and given one coat of approved metallic primer at least 48 hours prior to despatch.
8. Concrete encased steelwork to be unpainted and enclosed with F41 mesh (unless otherwise noted) placed centrally in 50mm minimum concrete encasement. All steelwork below ground to be encased in minimum 75mm concrete.
9. Camber to beams, trusses and portals to be 2mm for every 1000mm of span, unless otherwise noted. Camber for cantilevers to be 5mm for every 1000mm of length.
10. Tolerances for fabrication and erection shall be in accordance with the relevant current S.A.A. code.
11. The Contractor shall provide any temporary erection bracing, etc., necessary for the safe erection of the steelwork.
12. All external & exposed steelwork including brick lintels to be hot dip galvanized to A.S.4680

ALL EXTERNAL ( EXPOSED TO WEATHER )  
STEELWORK INCLUDING FASTENERS  
TO BE HOT DIP GALVANIZED TO AS.4680.  
ALL STEEL LINTELS SUPPORTING MASONRY  
TO BE HOT DIP GALVANIZED TO AS.4680

#### STRUCTURAL TIMBER:

1. All structural timberwork shall conform to the requirements of AS 1720 Timber Engineering Code and AS 1684 Timber Framing Code.
2. In all timber bolted joints, every bolt bearing on a timber surface shall be provided with a washer of a size not less than -  
25 x 25 x 1.6mm - for bolts up to M6 diameter  
50 x 50 x 3mm - for bolts up to M12 diameter  
65 x 65 x 5mm - for bolts up to M20 diameter  
75 x 75 x 6mm - for bolts greater than M20 diameter  
If round washers are used, they shall be of a thickness and area not less than those specified above for the equivalent square washer.  
(Extract: Table 4.12 AS 1720.1 - 1997 Timber Structures Part 1)

ALL EXTERNAL STUD WALLS ARE LOAD BEARING.

LOAD BEARING STUD WALLS:-  
45 x 90 MGP10 PINE WALL PLATES  
90 x 45 MGP10 STUDS @ 450 MAX CTS  
NOGGINGS @ 1200 MAX CTS

NON-LOAD BEARING WALLS:-  
45 x 90 MGP10 PINE WALL PLATES  
90 x 35 MGP10 STUDS @ 600 MAX CTS  
NOGGINGS @ 1350 MAX CTS


ALL TIMBER FRAMING TO CONFORM TO AS.1684

PROVIDE WALL BRACING TO AS.1684  
WIND CLASSIFICATION N.3

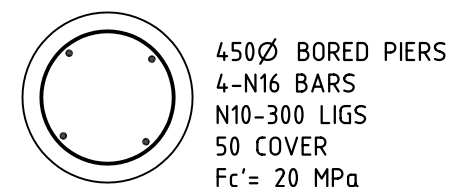
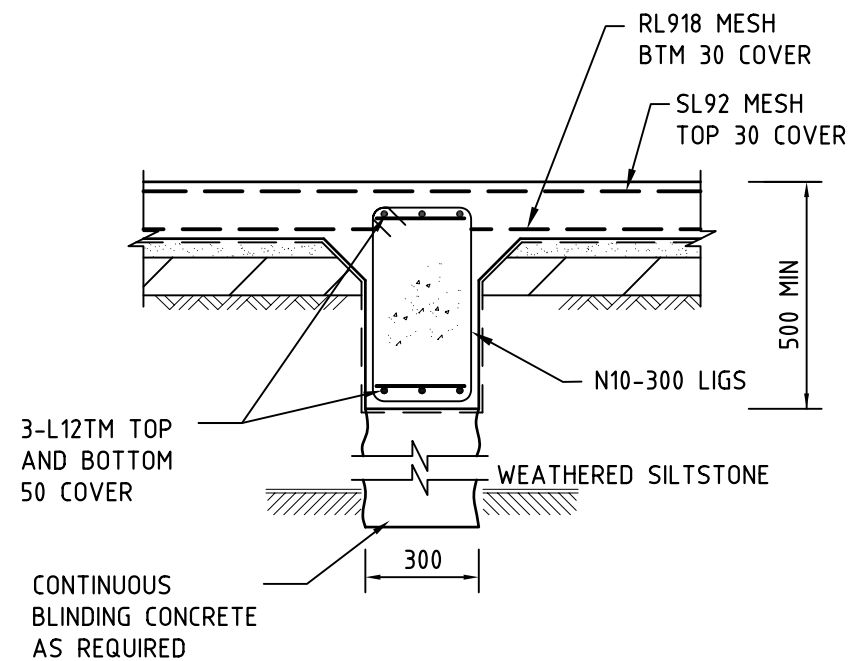
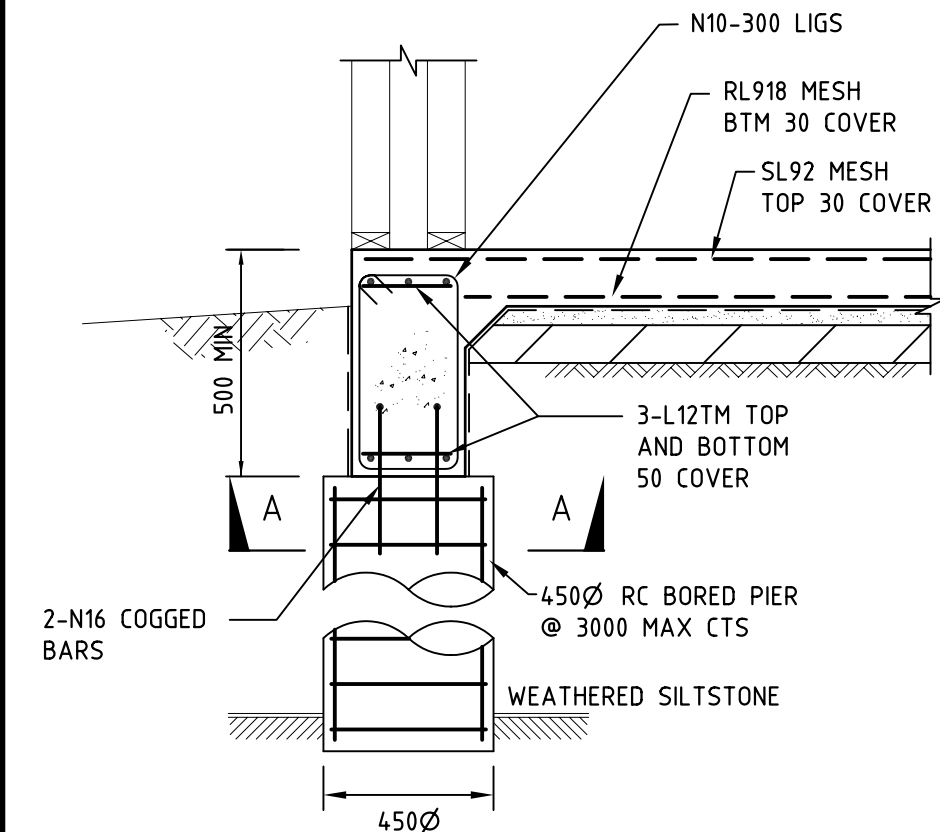
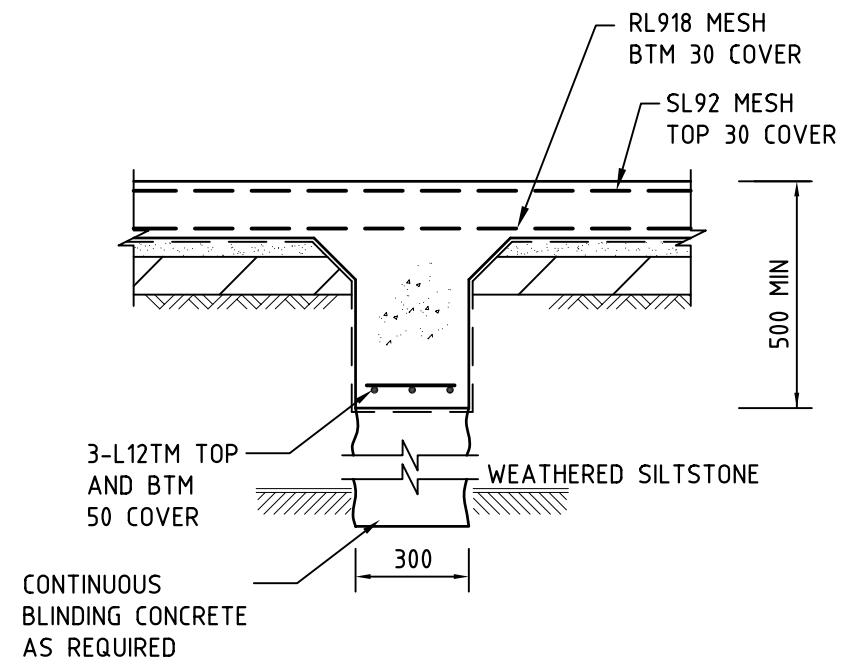
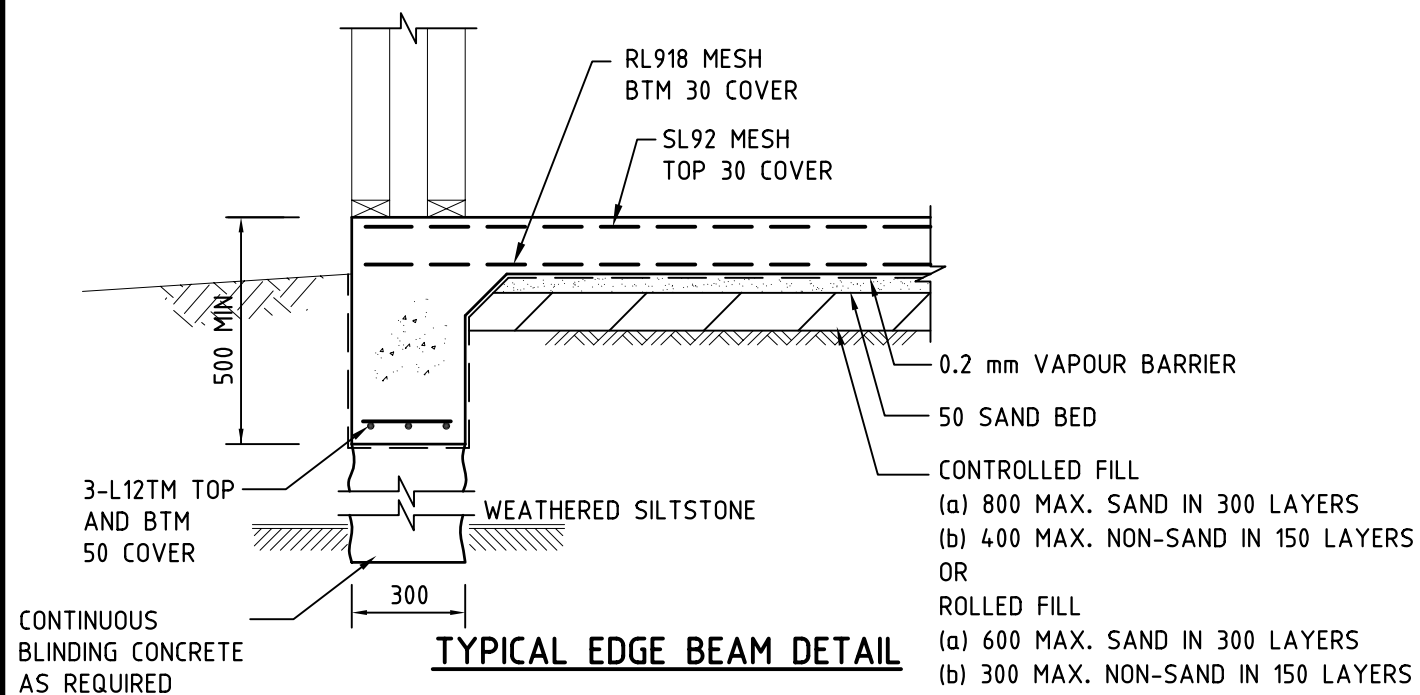
#### MASONRY:

1. All brickwork and blockwork walls to be constructed in accordance with A.S.3700 Masonry Code. MFA denotes Masonry Flexible Anchors by Brunswick Sales or equivalent.
2. Provide vertical control joints in all walls at 6.0 metre maximum centres unless closer joints are indicated.
3. Cavity ties shall be embedded 50mm into mortar joint and comply with A.S.2699. Maximum horizontal and vertical spacings shall be 600mm generally, 300mm around openings, 300mm for cavities greater than 90mm and 400 along joints and at all structural members. Walls with 50mm cavity or less provide MFA Posi-ties and MFA Anchor-ties for cavities up to 140mm.
4. Where brickwork or blockwork walls intersect structural members, provide MFA 4/1, MFA 5/1, MFA 3/3 FB or Colgrip as appropriate at 400mm centre to centre fixed to the structural member with 6.5mm diameter Ramset Drive pins and installed in accordance with the manufacturers specifications.
5. Wall anchors, connectors, steel lintels, ties, bed joint mesh, bolts and fixings shall comply with A.S.2975. Provide MFA fixings at all joints and supporting structural members (beams, columns, walls, roof and floor).
6. At vertical control joints install MFA fixings half open for clay bricks, fully closed for concrete masonry units in accordance with the manufacturer's specification.
7. In all brickwork joints provide 10mm minimum closed cell polyethylene foam and sealant all in accordance with the manufacturer's specification.
8. Concrete must be kept free of supporting brickwork or blockwork by two layers of Malthoid. Vertical faces of concrete must be kept clear of walls and columns by 10mm thick Abelflex or approved equivalent. Masonry must not be built on slab or beams until all supporting formwork has been removed.
9. Structural and Reinforced Masonry:  
Blocks: minimum compressive strength  $f'_{uc}$  = 12 MPa  
Bricks: minimum compressive strength  $f'_{uc}$  = 30 MPa  
Mortar mix: Unreinforced masonry 1:1:6 C:L:S  
Reinforced masonry 1:1/4:3 C:L:S
10. Grout mix: Reinforced masonry 10mm aggregate concrete,  $f'_{c}$  = 15 MPa, 120mm slump  
All free standing walls above 1500mm height shall be temporarily braced at 3.0 metre maximum centres during construction.
11. Brick ties to be a minimum durability class of R3... see below for recommendations from most severe to least severe  
R4: 316 stainless steel  
R3: 304 stainless steel, hot dipped galvanized 470GM  
R2: Galvanised Z600

ISSUED FOR BUILDING  
PERMIT


CLIENT/ARCHITECT JUDD LYSENKO MARSHALL ARCHITECTS <b>JLM</b> 21 GARDINER STREET NORTH MELBOURNE VIC 3051 J 0411 214 832 L 0402 155 652 M 0403 789 767 Info@jlma.com.au www.jlma.com.au ABN: 547 857 654 62 COPYRIGHT © 2006	
DESIGNED <b>B.HASTY</b>	DATE <b>FEBRUARY, 2008</b>
DRAWN <b>J.MEYER</b>	SCALE <b>N.T.S</b>
 Unit 5, 41 Glenhuntingly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: meyon@bigpond.com.au	
SHEET SIZE <b>A3</b>	DRAWING NUMBER <b>7619 - S0</b>
REVISION	

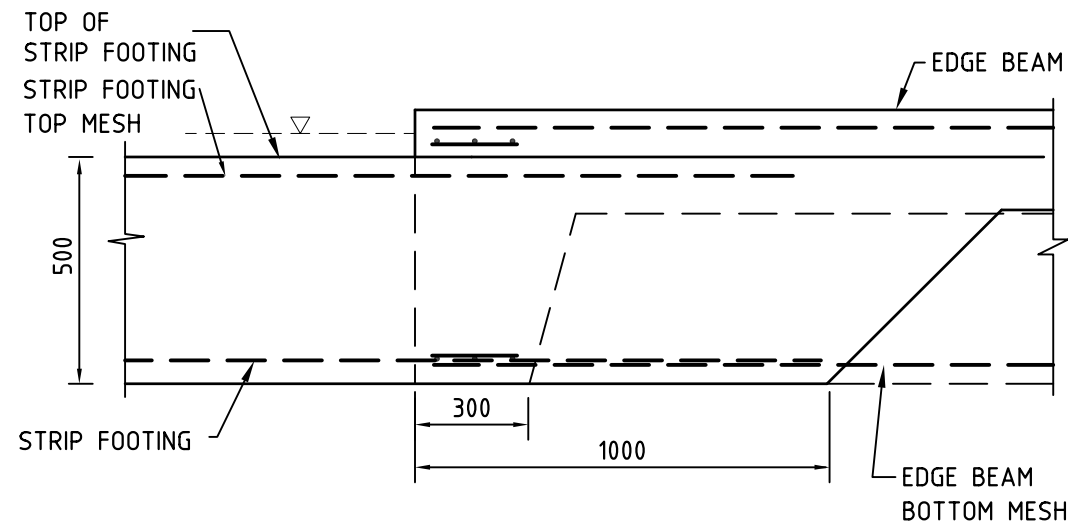




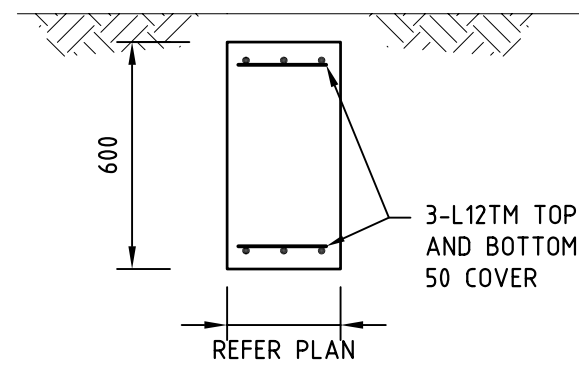
FOUND ALL FOOTINGS (UNO), 100MIN.  
INTO THE NATURAL WEATHER SILTSTONE  
WITH MIN. 500 kPa BEARING CAPACITY

**ISSUED FOR BUILDING PERMIT**

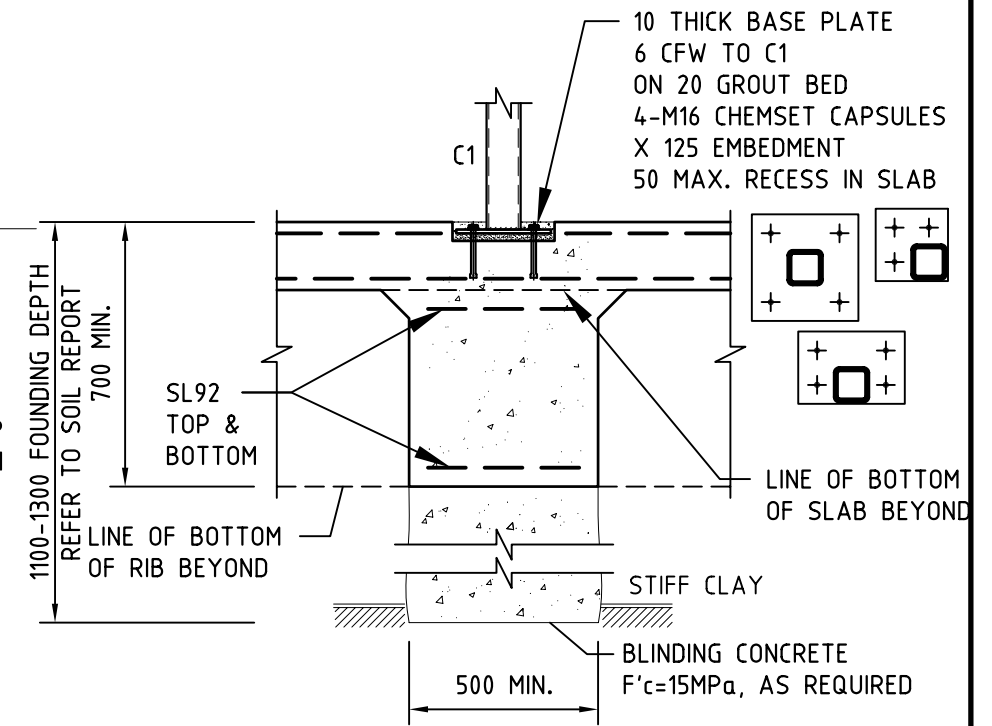
PROJECT		PROPOSED RESIDENCE 275 FRENCHMANS LANE SMOKEY TOWN	
CLIENT/ARCHITECT		JUDD LYSENKO MARSHALL ARCHITECTS 21 GARDINER STREET NORTH MELBOURNE VIC 3051 J 0411 214 832 L 0402 155 652 M 0403 789 767 Info@jlma.com.au www.jlma.com.au ABN: 547 857 654 62 COPYRIGHT © 2006	
DESIGNED	B.HASTY	DATE	FEBRUARY, 2008
DRAWN	J.MEYER	SCALE	1 : 100
 STRUCTURAL AND CIVIL ENGINEERS		Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: meycon@bigpond.com.au	
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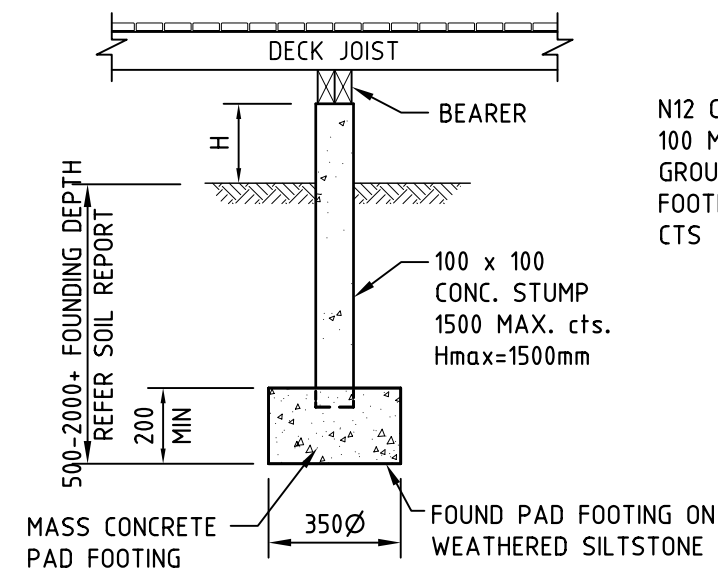
**SLAB/STRIP FOOTING JUNCTION DETAIL**



**SF4 FOOTING DETAIL**



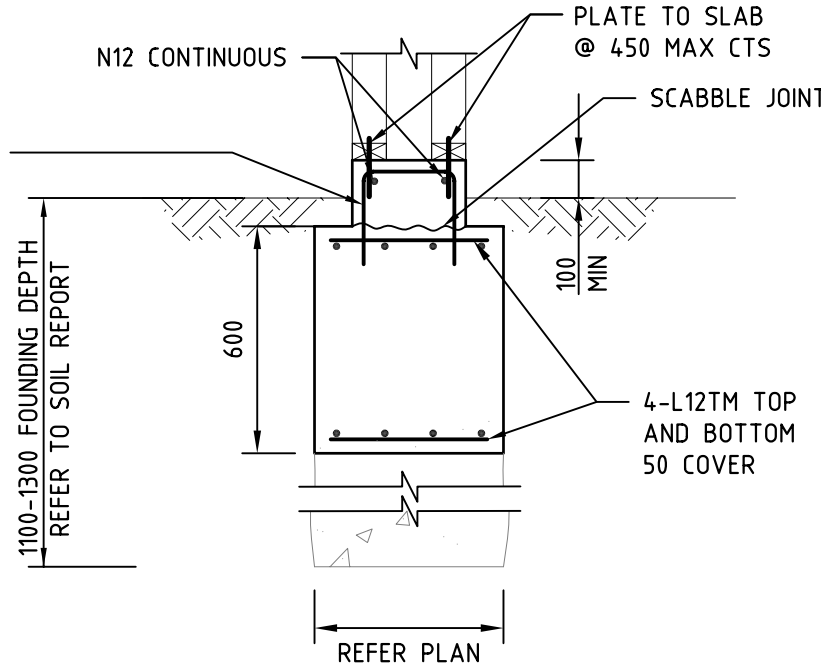
**TYPICAL C1/C3 FOOTING DETAIL**



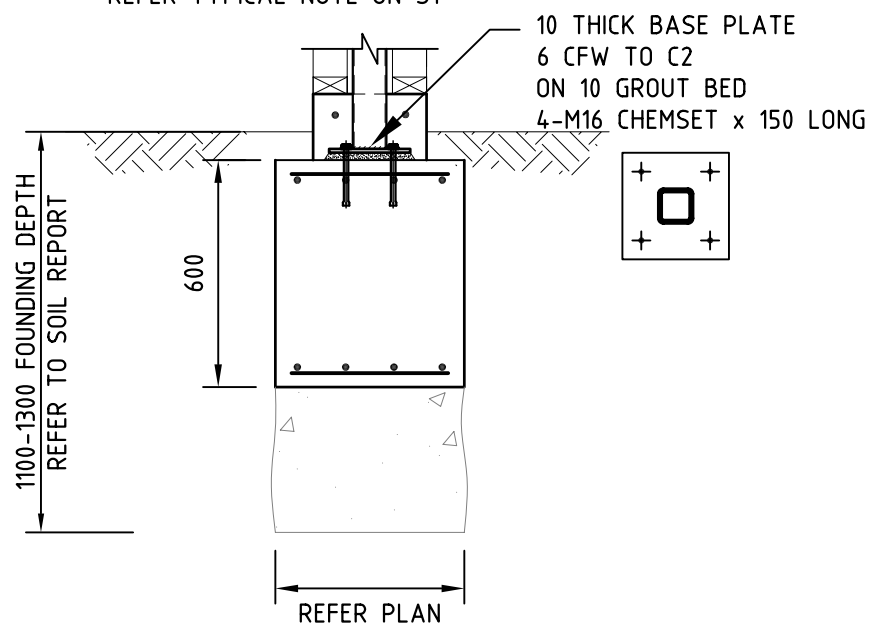
**TYPICAL TIMBER DECK DETAILS**

REFER TYPICAL NOTE ON S1

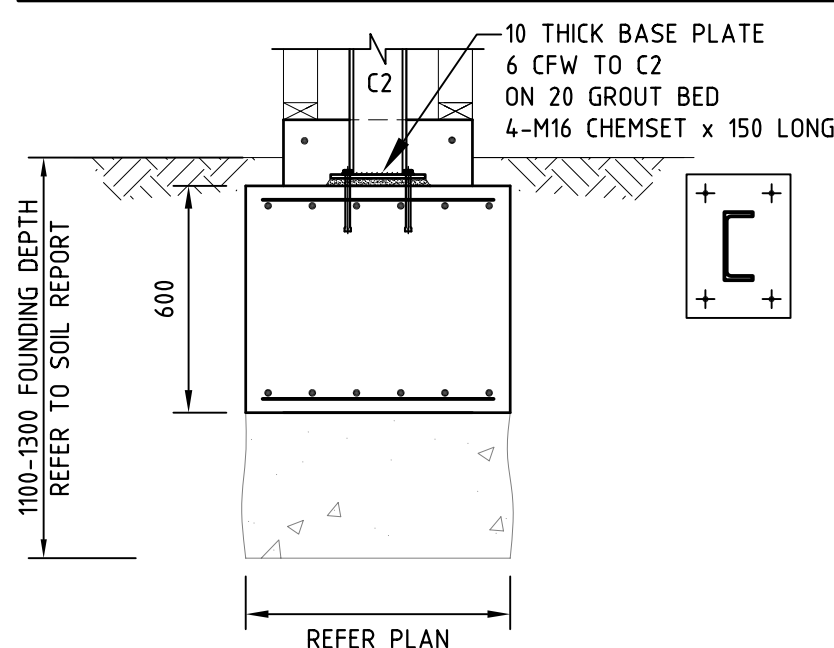
N12 COGGED 'U' BAR  
100 MIN EPOXY  
GROUTED INTO  
FOOTING @ 450 MAX  
CTS



**TYPICAL STRIP FOOTING DETAIL SF1, SF2 & SF3 DETAIL**




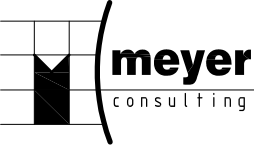
**C3 TO SF1 DETAIL**



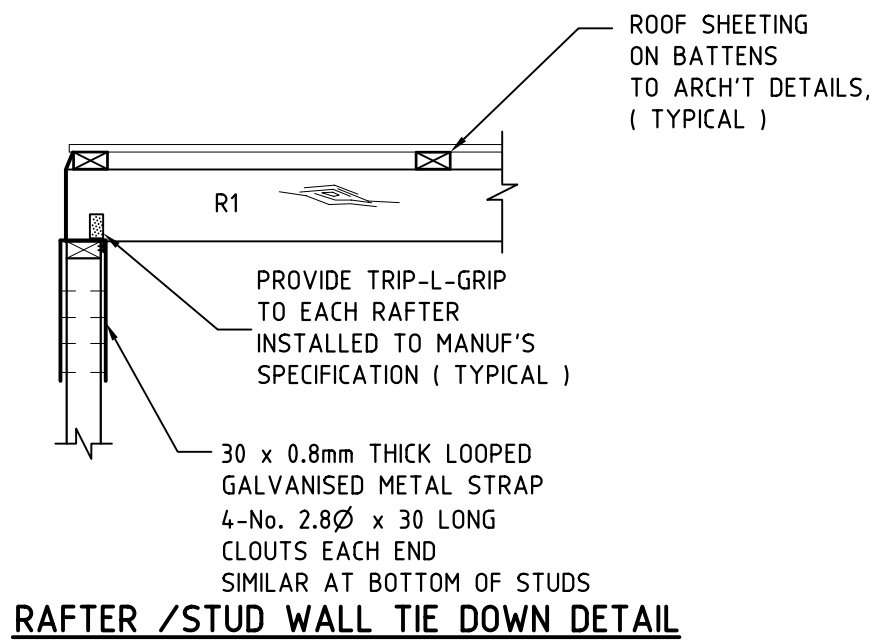
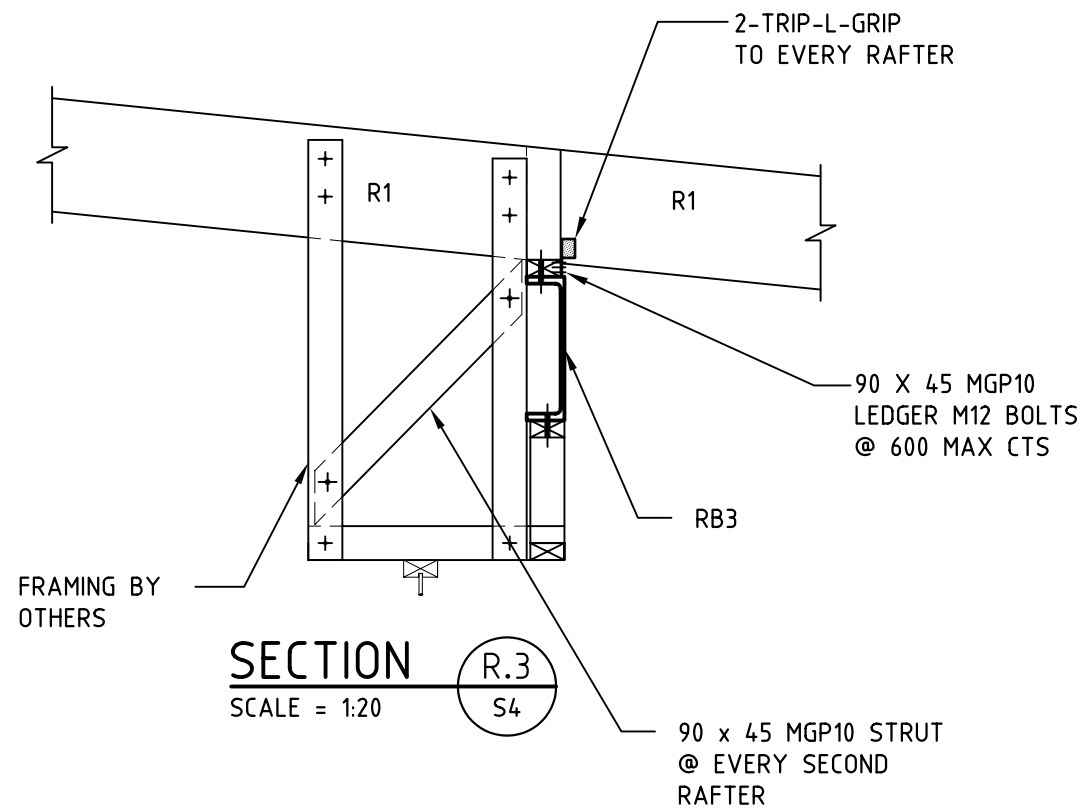
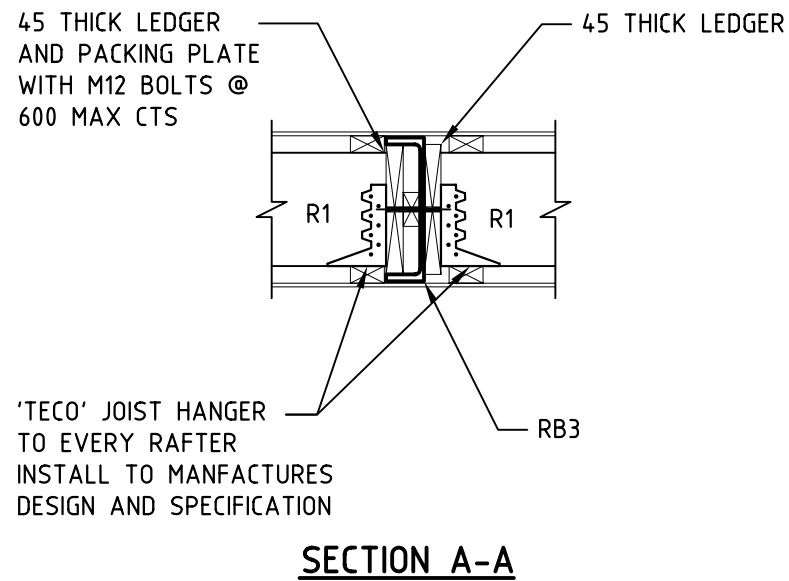
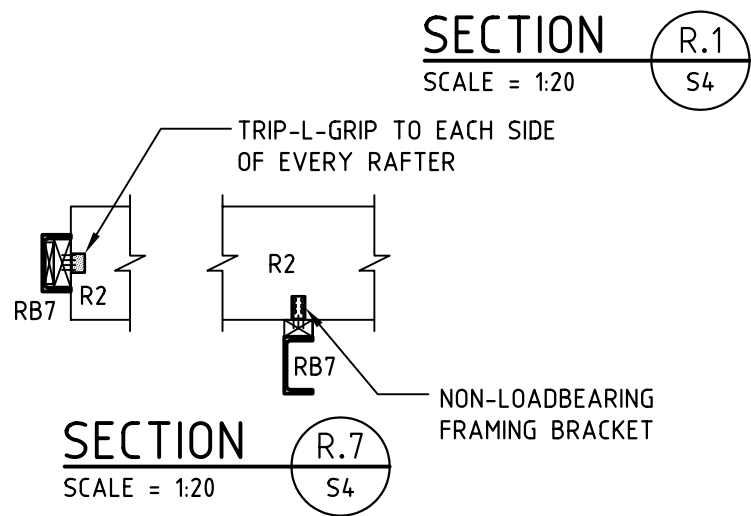
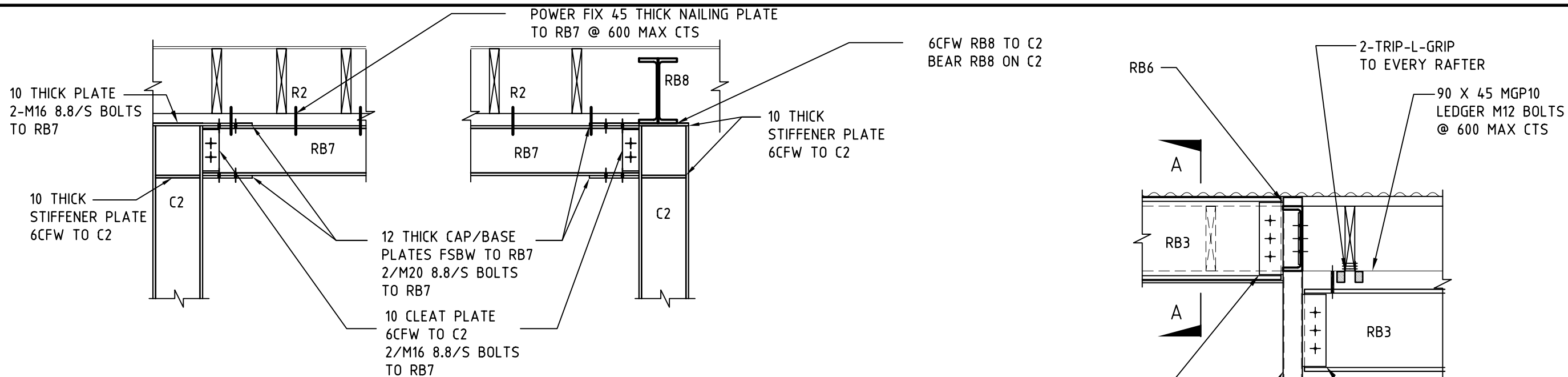
**C2 TO SF2 DETAIL**

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WITH MIN. 500 kPa BEARING CAPACITY


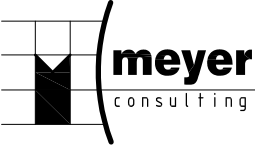
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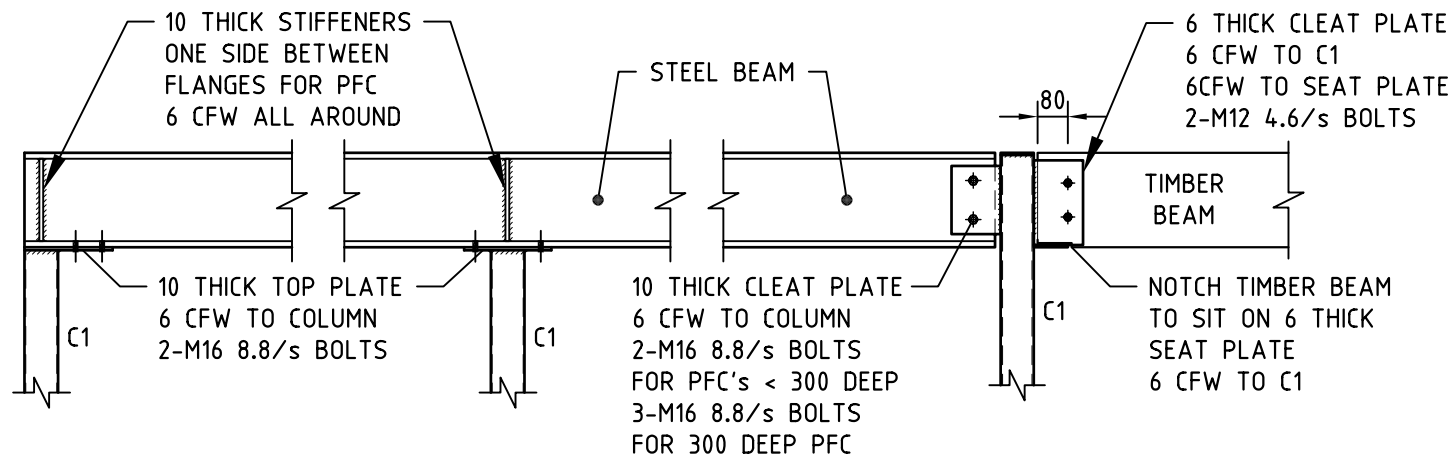
PROJECT		
PROPOSED RESIDENCE 275 FRENCHMANS LANE SMOKEY TOWN		
CLIENT/ARCHITECT JUDD LYSENKO MARSHALL ARCHITECTS		
 21 GARDINER STREET NORTH MELBOURNE VIC 3051 J 0411 214 832 L 0402 155 652 M 0403 789 767 Info@jlma.com.au www.jlma.com.au ABN: 547 857 654 62 COPYRIGHT © 2006		
DESIGNED	B.HASTY	DATE FEBRUARY, 2008
DRAWN	J.MEYER	SCALE 1 : 100
 STRUCTURAL AND CIVIL ENGINEERS		Unit 5, 41 Glenhuntly Road Elwood Vic 3184  Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: meymcon@bigpond.com.au
SHEET SIZE	DRAWING NUMBER	REVISION
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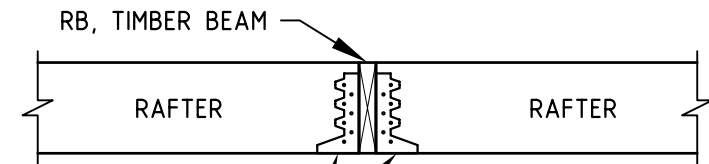


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DESIGNED	B.HASTY	DATE FEBRUARY, 2008
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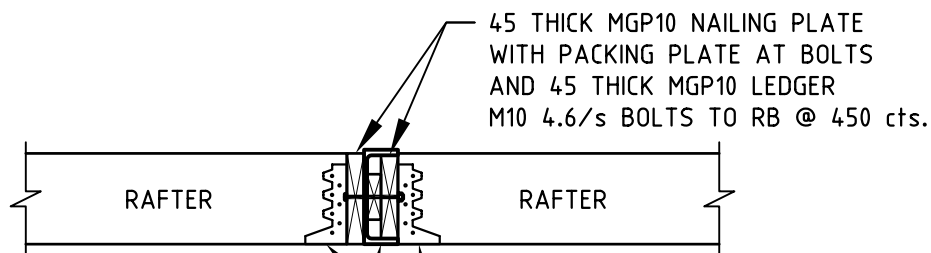


**TYPICAL COLUMN TO TIMBER/STEEL BEAM CONNECTION DETAILS**



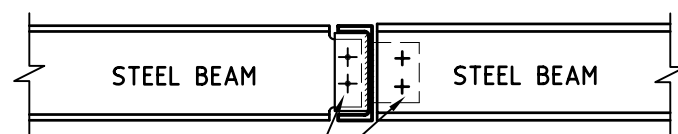
'TECO' JOIST HANGER TO EACH RAFTER TO MANUFACTURER'S SPECIFICATIONS

**TYPICAL RAFTER TO TIMBER BEAM DETAIL**



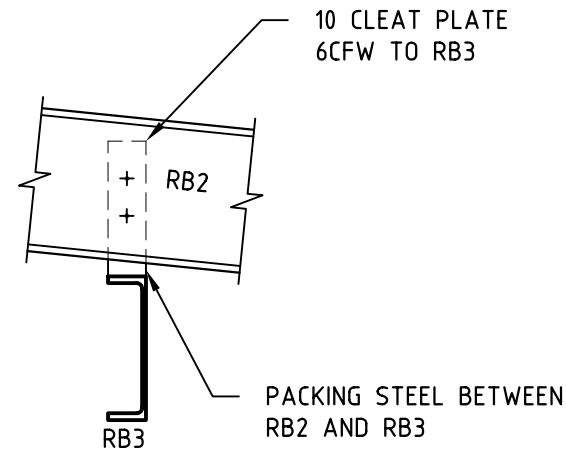
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**TYPICAL RAFTER TO STEEL BEAM DETAIL**

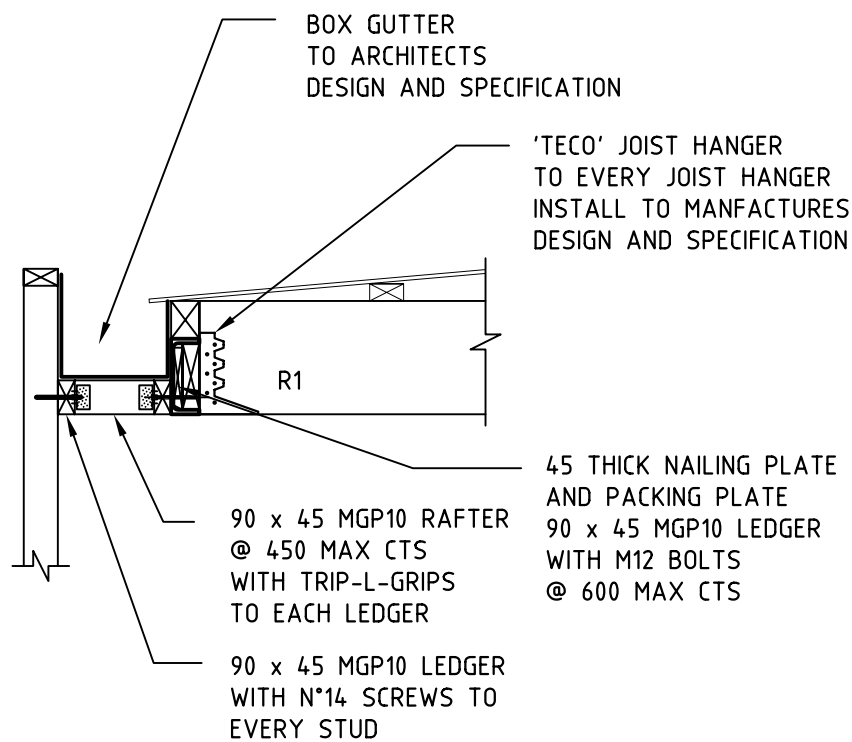


10 CLEAT PLATE  
6 CFW TO STEEL BEAM  
2-M16 8.8/s BOLTS

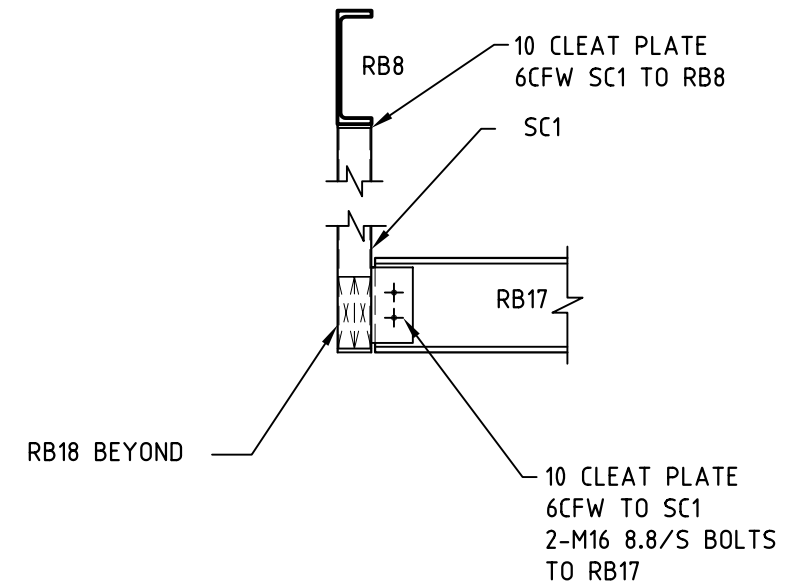
**TYPICAL STEEL BEAM TO STEEL BEAM DETAIL**



**RB3 TO RB2 CONNECTION DETAIL**




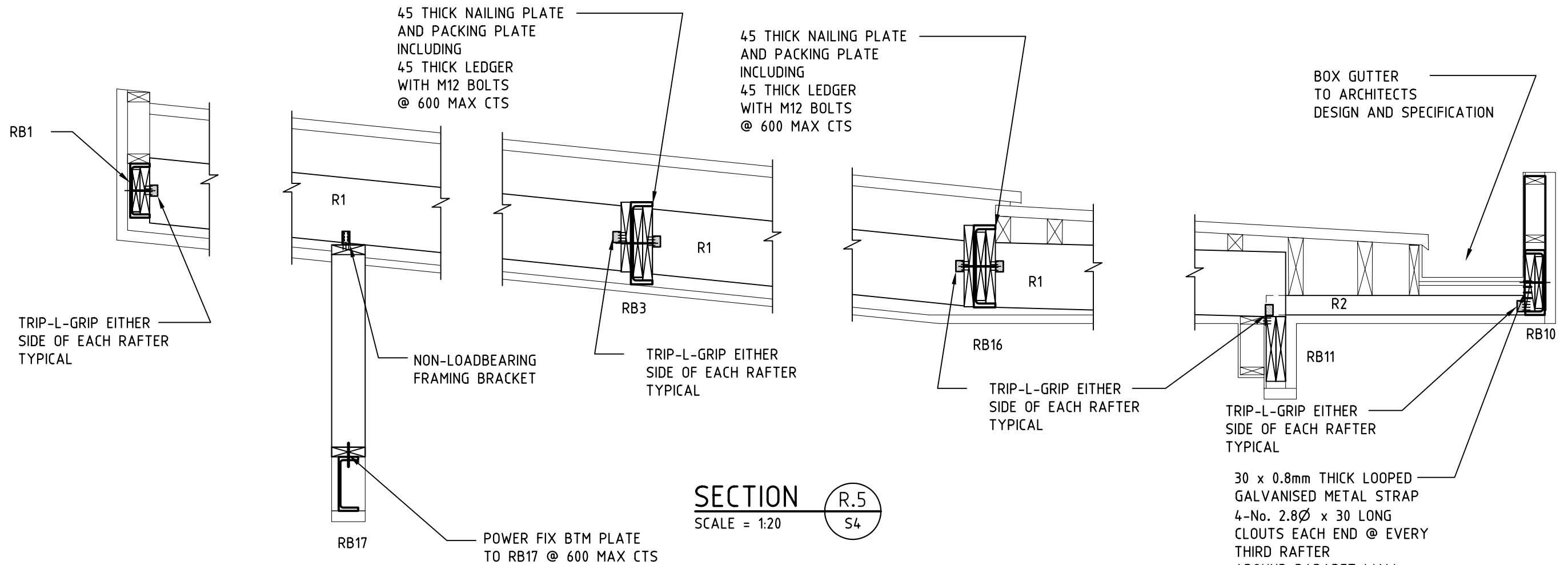
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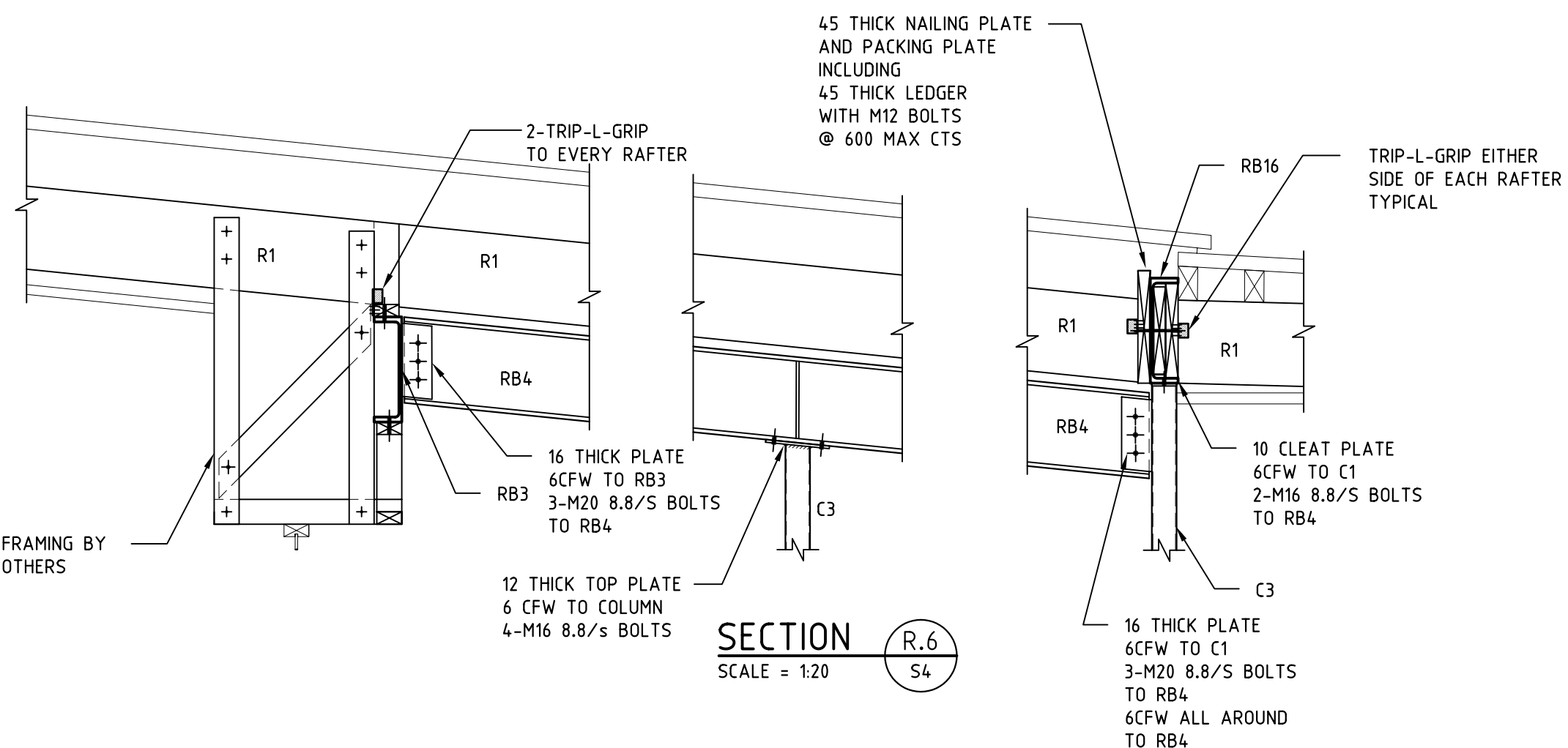
**TYPICAL RAFTER TO TIMBER BEAM DETAIL**

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PROJECT		PROPOSED RESIDENCE 275 FRENCHMANS LANE SMOKEY TOWN	
CLIENT/ARCHITECT		JUDD LYSENKO MARSHALL ARCHITECTS 21 GARDINER STREET NORTH MELBOURNE VIC 3051 J 0411 214 832 L 0402 155 652 M 0403 789 767 Info@jlma.com.au www.jlma.com.au ABN: 547 857 654 62 COPYRIGHT © 2006	
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DRAWN	J.MEYER	SCALE	1 : 20
		Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: meymcon@bigpond.com.au	
SHEET SIZE	DRAWING NUMBER	REVISION	
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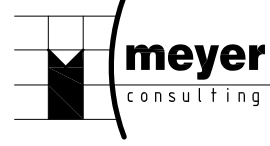


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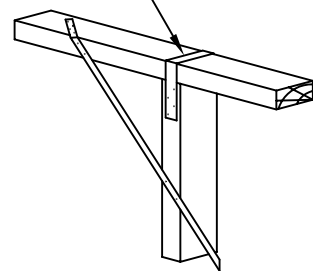


**SECTION R.6**  
SCALE = 1:20

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PROJECT <b>PROPOSED RESIDENCE 275 FRENCHMANS LANE SMOKEY TOWN</b>		
CLIENT/ARCHITECT JUDD LYSENKO MARSHALL ARCHITECTS <b>JLM</b> 21 GARDINER STREET NORTH MELBOURNE VIC 3051 J 0411 214 832 L 0402 155 652 M 0403 789 767 Info@jlma.com.au www.jlma.com.au ABN: 547 857 654 62 COPYRIGHT © 2006		
DESIGNED <b>B.HASTY</b>	DATE <b>FEBRUARY, 2008</b>	
DRAWN <b>J.MEYER</b>	SCALE <b>1 : 20</b>	
 STRUCTURAL AND CIVIL ENGINEERS		Unit 5, 41 Glenhuntly Road Elwood Vic 3184  Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: meyon@bigpond.com.au
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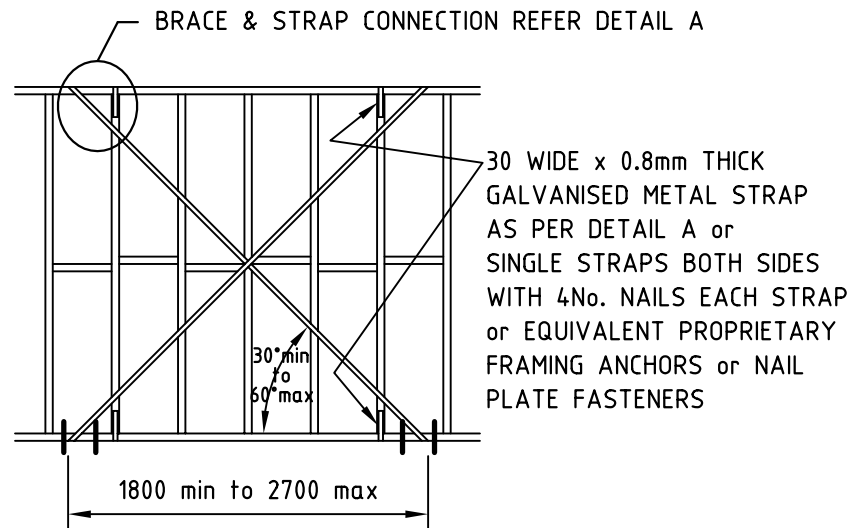
30 WIDE x 0.8mm THICK GALVANISED METAL STRAP LOOPED OVER PLATE AND FIXED TO STUD WITH 4No. 2.8Ø x 30 LONG GALVANISED FLATHEAD NAILS EACH END



DETAIL A

**METAL TENSION STRAP BRACING**

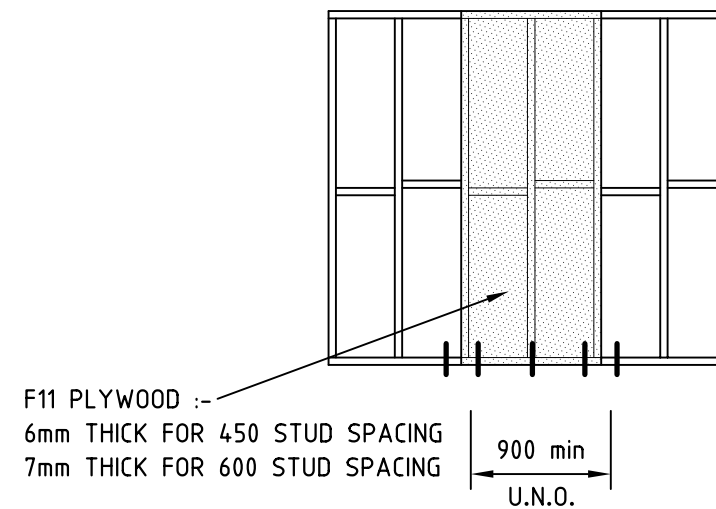
CORROSION PROTECTED FLAT METAL TENSION STRAPPING FIXED TO EACH STUD & FACE OF TOP & BOTTOM PLATE WITH 2No. 3.15Ø x 30 LONG GALVANISED FLATHEAD NAILS AND WITH 4No. 3.15Ø x 30 LONG GALVANISED FLATHEAD NAILS TO THE STRAP RETURN OVER THE TOP PLATE & UNDER THE BOTTOM PLATE



**ALTERNATIVE 1 – PAIR OF DIAGONAL TENSION STRAPS**

**PLYWOOD BRACING**

FIX PLYWOOD PANELS WITH 2.8Ø x 30 LONG GALVANISED FLATHEAD NAILS OR EQUIVALENT AT 50 CENTRES ALONG TOP & BOTTOM PLATES, 150 CENTRES ALONG VERTICAL EDGES AND 300 CENTRES ALONG INTERMEDIATE STUDS NAILS SHALL BE LOCATED A MINIMUM OF 7mm FROM PANEL EDGES



**ALTERNATIVE 2 – PANEL OF STRUCTURAL PLYWOOD**

**BOTTOM PLATE FIXING TO CONCRETE :**

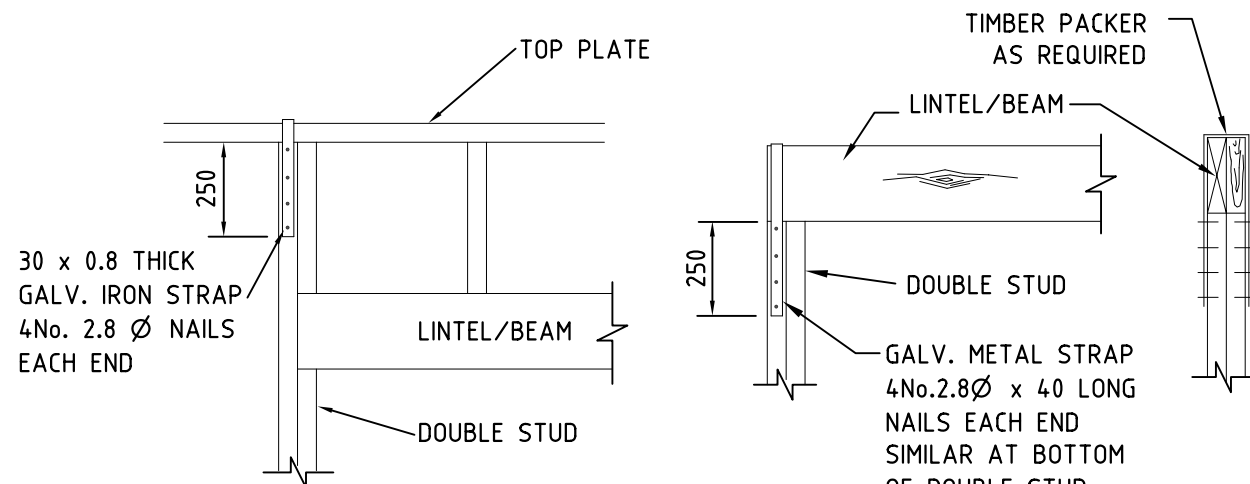
2No. 10mm DYNABOLTS AT EACH END OF BRACING UNIT AND AT 1200 MAX. cts BETWEEN ( MIN. 70 FROM EDGE OF CONCRETE )

**TO TIMBER :**

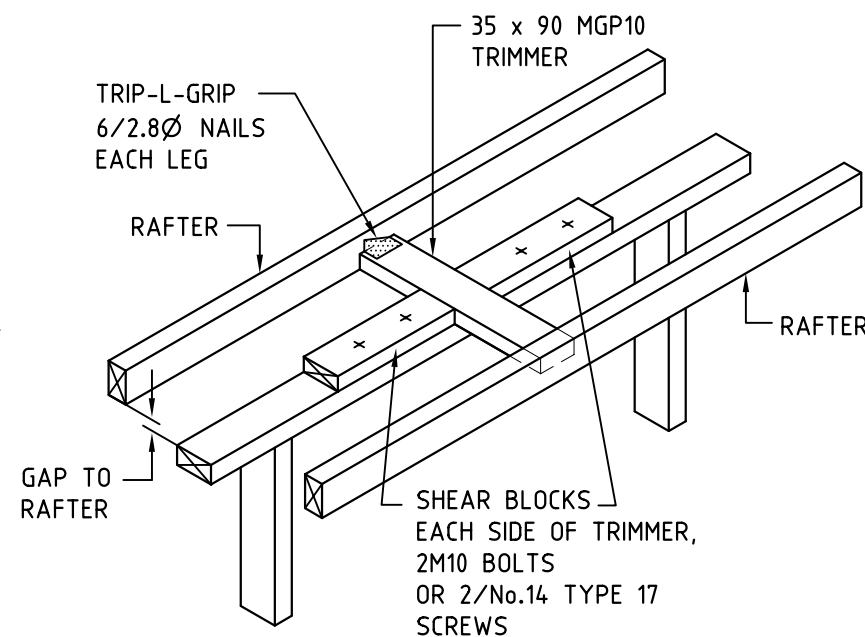
30 x 0.8 GALV. STRAP TO JOISTS ( BEARERS ) 3/2.8Ø NAILS EACH END OF STRAP AT EACH END OF BRACING AND AT 1200 MAX. cts BETWEEN

**WALL BRACING UNIT DETAILS**

PROVIDE WB TO CONFORM TO AS1684.4-1999 TABLE 8.3 (d) & (h)




**TYPICAL LINTEL/BEAM TO D.S. DETAILS**



**CONNECTION OF BRACED WALL TO RAFTER**

**ISSUED FOR BUILDING PERMIT**

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DESIGNED	<b>B.HASTY</b>	DATE	<b>FEBRUARY, 2008</b>
DRAWN	<b>J.MEYER</b>	SCALE	<b>1 : 20</b>
 STRUCTURAL AND CIVIL ENGINEERS		Unit 5, 41 Glenhuntly Road Elwood Vic 3184 Phone: (03) 9525 6681 Fax: (03) 9525 6683 Email: meyon@bigpond.com.au	
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