PROPOSED WAREHOUSE OFFICE
25-31 DUNN STREET, BILOELA QLD 4715

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DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A3)

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BANANA SHIRE COUNCIL

PROJECT
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TITLE
COVER PAGE

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PCE681 – S00		0

GENERAL NOTES

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, OTHER CONSULTANT DRAWINGS, SPECIFICATIONS AND ALL ISSUED INSTRUCTIONS.
2. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES AMONG THE STRUCTURAL DRAWINGS, OTHER CONSULTANTS DRAWINGS OR ACTUAL SITE CONDITIONS TO THE ENGINEERS BEFORE PROCEEDING WITH THE WORK.
3. UNLESS STATED OTHERWISE ALL DIMENSIONS ARE IN MILLIMETERS AND ALL LEVELS ARE IN METERS
4. THE CONTRACTOR SHALL NOT OBTAIN THE DIMENSIONS BY SCALING OFF THE DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS, LEVELS AND LOCATIONS OF ALL STRUCTURAL MEMBERS PRIOR TO FABRICATION AND / OR COMMENCEMENT OF THE WORK.
6. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND SERVICES AND REPORT TO THE ENGINEERS FOR ADVICE IF ANY CLASHES OCCUR.
7. DURING CONSTRUCTION, THE WHOLE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES AND NO STRUCTURE ELEMENTS SHALL BE OVERSTRESSED DUE TO APPLIED CONSTRUCTION LOADS. THE CONTRACTOR SHALL ALLOW AND BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ANY REQUIRED TEMPORARY WORK.
8. THE CONTRACTOR SHALL ENSURE ALL WORK TO BE DONE IN ACCORDANCE WITH REQUIREMENTS OF RELEVANT CURRENT WORKPLACE HEALTH AND SAFETY ACT.
9. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT CURRENT AUSTRALIAN STANDARDS AND REQUIREMENTS OF LOCAL GOVERNMENT AUTHORITIES.
10. THE CONTRACTOR SHALL GIVE A MINIMUM 48 HOURS NOTICE OF INSPECTIONS FOR ALL STRUCTURAL WORK.
11. SUBSTITUTION OF ANY STRUCTURAL WORK SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF A CHARTERED ENGINEER FROM PEER ENGINEERS PTY. LTD.

DESIGN PARAMETERS

1. WIND LOADS HAVE BEEN CALCULATED IN ACCORDANCE WITH "AS/NZS 1170.2 WIND ACTIONS" USING THE FOLLOWING PARAMETERS:

REGION	B
TERRAIN CATEGORY	2.5
WIND CLASSIFICATION	N3

2. UNLESS STATED OTHERWISE THE STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH RELEVANT CURRENCT AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES' REGULATIONS FOR THE FOLLOWING IMPOSED ACTIONS U.N.O:

IMPOSED ACTIONS – DOMESTIC AND RESIDENTIAL

ELEMENTS	UNIFORMLY DISTRIBUTED ACTIONS (kPa)	CONCENTRATED ACTIONS (kN)
GENERAL FLOOR AREAS	1.5	1.8
BALCONIES	2.0	1.8
STAIRS & LANDINGS	2.0	2.7
GARAGE & CARPORTS (MAX. 2500KG GROSS MASS TRAFFIC	2.5	13.0
DRIVWAYS AND RAMPS (MAX. 1000kg GROSS MASS VEHICLES)	5.0	31.0
ROOF	0.25	1.1

TIMBER FRAMED CONSTRUCTION

1. ALL TIMBER FRAMING SHALL COMPLY WITH:
   AS 1684 – RESIDENTIAL TIMBER FRAMED CONSTRUCTION AND
   AS 1720 – TIMBER STRUCTURES
2. ALL MANUFACTURED PRODUCTS USED IN THE CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND GUARANTEE.
3. ALL TIMBER USED IN THIS CONSTRUCTION SHALL BE THE SIZE, TYPE AND STRESS GRADE SPECIFIED ON THESE DRAWINGS. ALTERNATIVE DESIGNS SHALL BE SUBMITTED TO AND APPROVED BY PEER ENGINEERS PTY. LTD. PRIOR TO CONSTRUCTION.
4. SUITABLY TREAT ALL TIMBER USED IN THIS CONSTRUCTION AGAINST TERMITE, INSECT AND FUNGAL ATTACK, AS APPLICABLE. EXTERNAL TIMBER ELEMENT EXPOSED TO WEATHERING SHALL BE TREATED TO H3 LEVEL OR EQUAL TO ENSURE DURABILITY. WHERE EXPOSED DIRECTLY TO THE SUN, FURTHER PROTECTION WITH A GOOD QUALITY PAINT SYSTEM IS REQUIRED.
5. THE MAXIMUM MOISTURE CONTENT ANYWHERE WITHIN SEASONED TIMBER SHALL NOT EXCEED 15 %.
6. HOT DIP GALVANIZED FIXINGS SHALL BE USED WITHIN 500M OF AREAS EXPOSED TO SALT WINDS, EXPOSED TO WEATHER AND / OR USED TO AFFIX CCA TREATED TIMBER.
7. HOLES DRILLED IN TIMBER FOR BOLTED FASTENERS SHALL BE OVERSIZED 2MM FOR BOLTS UP TO AND INCLUDING 16MM DIAMETER AND OVERSIZED 3MM FOR BOLTS 20MM AND LARGER. WASHERS SIZED IN ACCORDANCE WITH TABLE 4.11 OF AS 1720.1 SHALL BE FITTED AGAINST ALL TIMBER FACES.
8. UNLESS DETAILED OTHERWISE TIMBER MEMBERS SHALL BE FIXED WITH NOMINAL NAILS IN ACCORDANCE WITH AS1684.

INSPECTIONS AND CERTIFICATIONS

1. ALL REINFORCED CONCRETE MEMBERS TO BE INSPECTED BY PEER ENGINEERS PTY. LTD. PRIOR TO THE CONCRETE PLACEMENT.
2. ALL TIMBER AND STEEL STRUCTURAL MEMBERS SHALL NOT BE COVERED UNTIL INSPECTED BY PEER ENGINEERS PTY. LTD.
3. FINAL CERTIFICATIONS TO BE ISSUED BY PEER ENGINEERS PTY. LTD. PEER ENGINEERS WILL NOT TAKE ANY RESPONSIBILITIES IF THE INSPECTIONS ARE NOT CONDUCTED BY A CHARTERED ENGINEER FROM OUR OFFICE.

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TITLE: GENERAL STRUCTURAL NOTES (SHEET 1)

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LOAD-BEARING WALL

TOP PLATE	2/35x90 MGP10
STUDS	1/90x35 MGP10 AT 450 CRS. (NOGGING AT MID HEIGHT)
BOTTOM PLATE	1/35x90 MGP10

TIE DOWN SCHEDULE - N3

MEMBER	TIE DOWN
JOINT GROUP	JD4-PINE/MGP. JD2/J2-HARDWOOD
ROOF HEIGHT	2400
LINTEL TIE DOWN	TOP PLATE AND BOTTOM PLATE TO STUD WITH 30x0.8 mm G.I. STRAP 4/2.8mm NAILS EACH END OF STRAP. M10 BOLT TO SLAB 100mm MAX
RAFTER/TRUSS TO TOP PLATE/ROOF BEAM	30x0.8 mm G.I. STRAP OVER TRUSS WITH STRAP ENDS FIXED TO PLATE WITH 3/2.8mm DIA. NAILS PLUS 2/75 mm SKEW NAILS
BOTTOM PLATE TO CONCRETE SLAB	M10 CAST IN BOLT AT 1200mm CRS. MAX.

ALL OTHER FIXINGS TO BE IN ACCORDANCE WITH AS1684.2-2010 AND APPROPRIATE BUILDING PRACTICE.

NOTES

1. BUILDER IS TO ENSURE ALL TIMBER SPECIFIED IN EXTERNAL LOCATIONS IS A SUITABLE DURABILTY CLASS FOR THIS APPLICATION OR HAS BEEN TREATED TO THE CORRECT HAZARD LEVEL.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETTING OUT DIMENSIONS. ANY DISCREPANCIES BETWEEN THE ENGINEERING AND ARCHITECTURAL DRAWINGS TO BE RESOLVED PRIOR TO CONSTRUCTION COMMENCING.
3. WALL FRAMING HAS BEEN DESIGNED FOR THE TRUSS LAYOUT SHOWN. ALTERNATIVE TRUSS LAYOUTS WILL REQUIRE REDESIGN OF WALL FRAMING AT CONTRACTORS EXPENSE.
4. REFER TO DRAWING S01-S03 FOR PROJECT NOTES.

MEMBER SCHEDULE

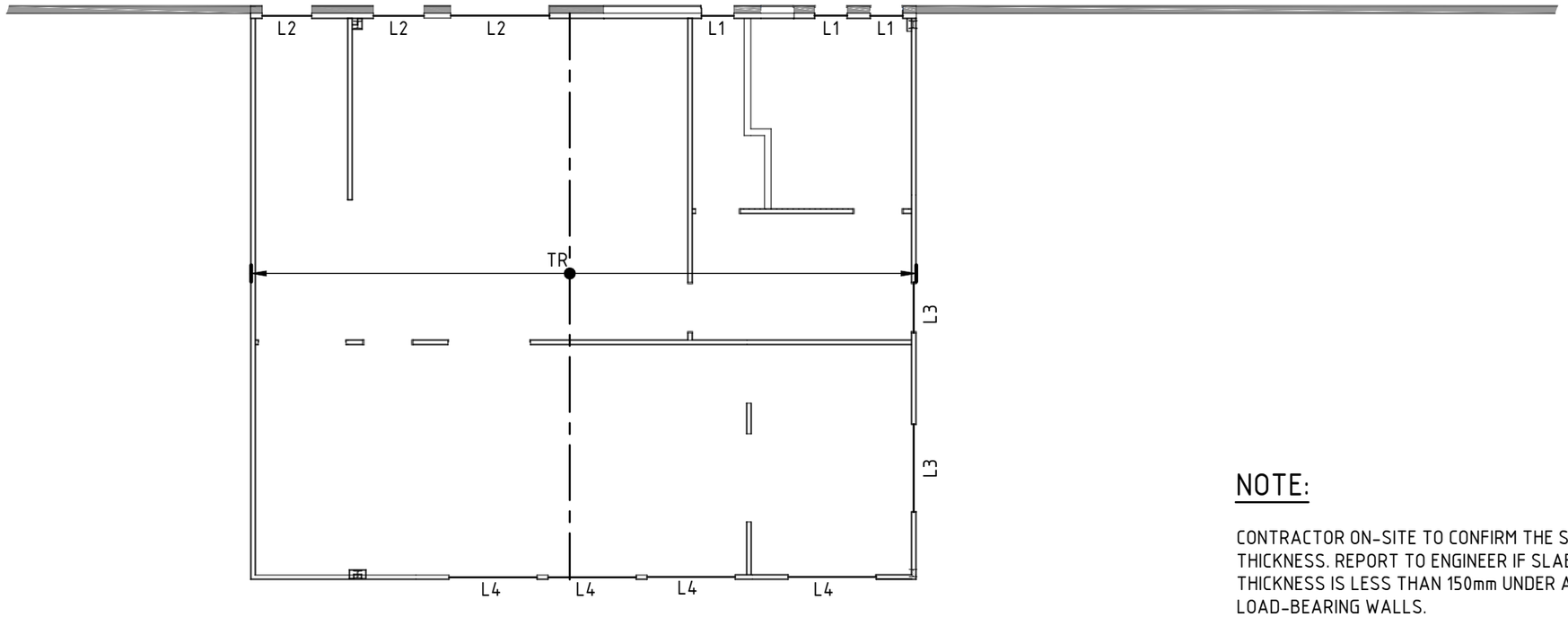
MARK	SECTION	DESCRIPTION
TR	-	TRUSS ROOF @900 CRS. MAX.

LINTEL SCHEDULE

MEMBER	No. OF JAMB STUD	SECTION
L1	2	120x35 MGP10
L2	2	140x35 MGP10
L3	2	90x35 MGP10
L4	3	140x42 LVL15

LEGEND

	INDICATES NEW STUD WALL
	EXISTING COLUMN
	EXISTING SHED EXTERNAL WALL



NOTE:

CONTRACTOR ON-SITE TO CONFIRM THE SLAB THICKNESS. REPORT TO ENGINEER IF SLAB THICKNESS IS LESS THAN 150mm UNDER ANY OF LOAD-BEARING WALLS.

ROOF FRAMING PLAN

SCALE 1:100

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TITLE: FLOOR FRAMING PLAN

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BRACING NOTES

B1 BRACING TYPE (h) METHOD 'B' AS PER "A.S.1684.2-2010" TABLE 8.18 AT 6kN/m FOR MIN. 900mm LENGTH. BRACING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION TO ACHIEVE 6kN/m.

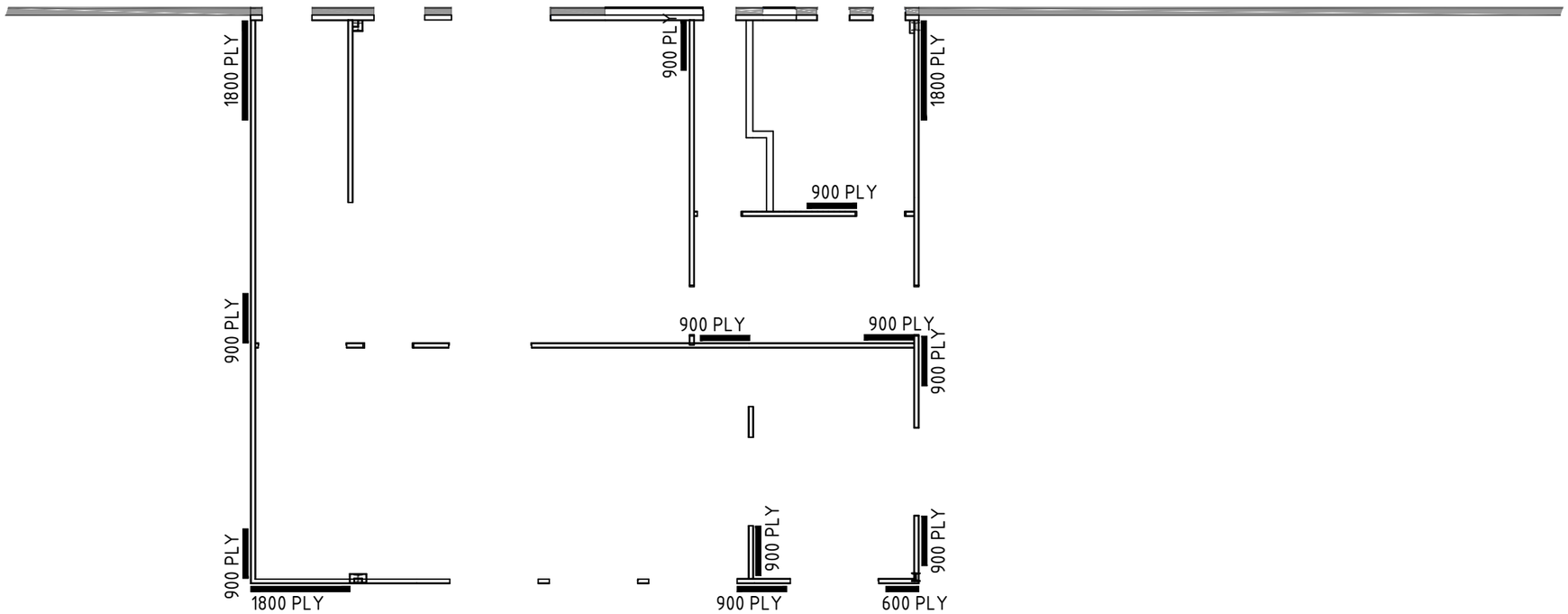
B2 FOR LESS THAN 900mm LENGTH PROVIDE M12 ANCHOR RODS AT EACH END OF PLY BRACING WALL.

B3 FOR WALLS SHEETED ON BOTH SIDES, PROVIDE M12 ANCHOR RODS AT EACH END OF PLY BRACING WALL.

B4 BRACING WALLS ARE TO BE CONNECTED TO THE ROOF FRAMING OR TO THE CEILING OR TO THE EXTERNAL WALL FRAME IN ACCORDANCE WITH "A.S.1684.2-2010". THE CONNECTION IS TO BE OF EQUAL STRENGTH TO THE BRACING STRENGTH THAT IS REQUIRED BY THE BRACING WALL.

LEGEND

900 PLY	INDICATES PLY BRACE WALL BELOW



WALL BRACING PLAN

SCALE 1:100

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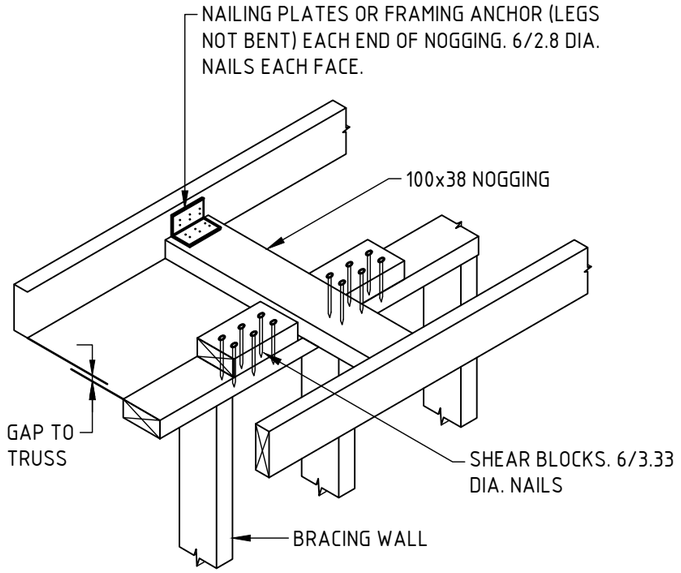


FIGURE 8.22 (e) DESIGN STRENGTH = 5.5kN (JD4)

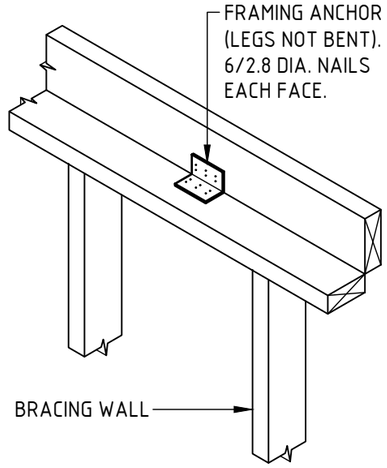
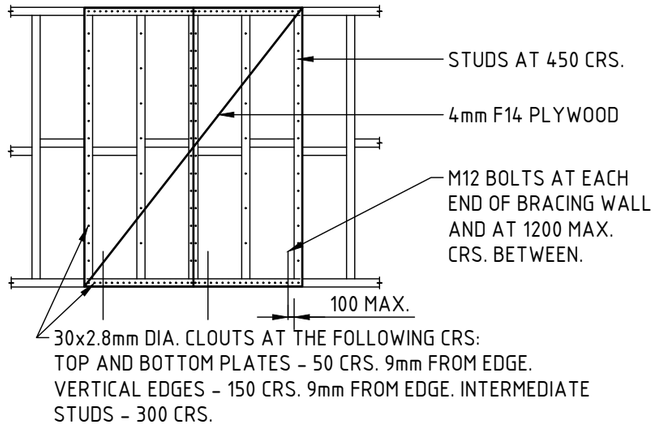


FIGURE 8.22 (f) DESIGN STRENGTH = 4.9kN (JD4)



BRACING WALL DETAIL

6.0kN/m

TRUSSES/JOISTS PARALLEL TO BRACING WALLS

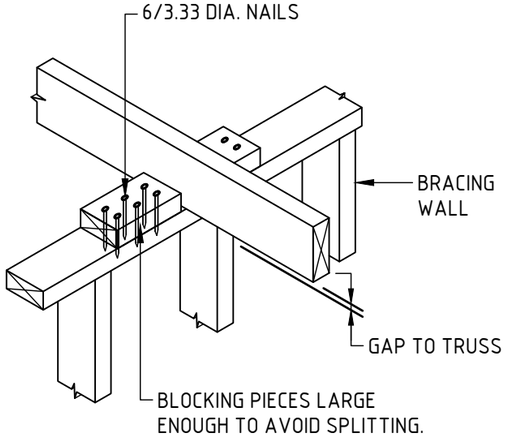


FIGURE 8.22 (j) DESIGN STRENGTH = 5.5kN (JD4)

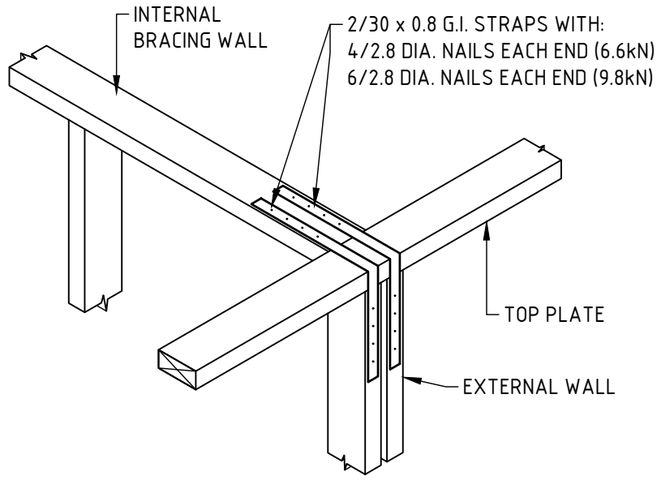


FIGURE 8.22 (k) DESIGN STRENGTH AS SHOWN (JD4)

TRUSSES/JOISTS AT RIGHT ANGLES TO BRACING WALLS

FIXING OF TOP OF BRACING WALLS

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