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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19
1	Construction	16.09.19
2	Construction	04.10.19

CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

DRAWING INDEX AND SITE PLAN

Date	13.03.19	190047-S01-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	2

STANDARD NOTES

GENERAL

G1 ALL WORK AND MATERIALS TO CONFORM TO THE DRAWINGS, THE SPECIFICATION, AND CURRENT BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

G2 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS, THE SPECIFICATION AND ALL OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE CONSTRUCTION.

G3 THE CONTRACTOR SHALL CONFIRM ALL RELEVANT DIMENSIONS BEFORE COMMENCING CONSTRUCTION AND/OR FABRICATION. DO NOT SCALE STRUCTURAL DRAWINGS.

G4 ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORKS.

G5 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS (IN METRES) ARE TO AUSTRALIAN DATUM. ALL CO-ORDINATES ARE TO AUSTRALIAN MAPPING GRID.

G6 THE APPROVAL OF ANY SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER. APPROVAL BY THE ENGINEER OF AN ALTERNATIVE IS NOT AN AUTHORISATION FOR A COST VARIATION. ANY CLAIM FOR A COST VARIATION MUST BE SUBMITTED TO THE RELEVANT PARTIES BEFORE THE WORK COMMENCES.

G7 DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN THE WORKS IN A SAFE, STABLE CONDITION AND ENSURE THAT NO PART IS OVER-STRESSED. ALL TEMPORARY PROPPING AND BRACING NECESSARY SHALL BE THE CONTRACTORS RESPONSIBILITY.

G8 ALL PROPS AND FORMWORK TO A BEAM OR SLAB SHALL BE REMOVED BEFORE CONSTRUCTING MASONRY WORKS.

G9 ALL NON-LOAD BEARING WALLS SHALL BE CONSTRUCTED 20mm CLEAR OF SLAB AND BEAM SOFFITS UNLESS NOTED OTHERWISE.

G10 NO HOLES, RECESSES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT THE ENGINEER'S WRITTEN APPROVAL.

G11 THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE WORKS CARRIED OUT ON SITE UNLESS INSPECTED AND APPROVED IN WRITING BY THE ENGINEER.

G12 BEFORE STARTING WORK ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE EXISTING UNDERGROUND SERVICES WILL NOT AFFECT THE WORKS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR ANY SITE DISCREPANCIES TO THE DRAWINGS. EXISTING LEVELS ARE TO BE VERIFIED ON SITE.

G13 ALL REQUIRED TESTS AND/OR SITE INSPECTIONS ARE TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE.

G14 BUILD, FABRICATE AND PRODUCE ONLY FROM DRAWINGS "ISSUED FOR CONSTRUCTION".

LOADING NOTES

DESIGN DATA:
LIVE LOADING IN ACCORDANCE WITH AS1170.1
NON TRAFFICABLE ROOF: 0.25kPa
SUSPENDED FLOOR
RESIDENTIAL UP TO 2 STOREY: 1.5kPa
STAIR: 2kPa
CORRIDORS/BALCONIES: 2kPa

STRUCTURAL ELEMENTS HAVE BEEN DESIGNED TO THE FOLLOWING S.A.A CODES:
AS1170.0 : STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPLES
AS1170.1 : STRUCTURAL DESIGN ACTIONS - PERMANENT, IMPOSED AND OTHER ACTIONS
AS1170.2 : STRUCTURAL DESIGN ACTIONS - WIND ACTIONS
AS1684 : RESIDENTIAL TIMBER - DESIGN CRITERIA
AS1720 : TIMBER STRUCTURES - DESIGN METHODS
AS2870 : RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION
AS3600 : CONCRETE STRUCTURES
AS3700 : MASONRY STRUCTURES
AS4100: STEEL STRUCTURES

FOUNDATIONS

F1 PRIOR TO COMMENCING WORK, THE CONTRACTOR IS TO FAMILIARISE THEMSELVES WITH THE CONTENT OF THE SOIL REPORT. ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT ARE TO BE IMPLEMENTED.

F2 THE SITE HAS BEEN CLASSIFIED AS CLASS 'P' IN ACCORDANCE WITH AS2870.

F3 SOIL REPORT DETAILS ARE AS FOLLOWS:
PREPARED BY: GEOCORE PTY. LTD.
REPORT NO.: ST-40608
DATED: 04.03.2019
EDGE BEAMS, INTERNAL BEAMS AND PAD FOOTINGS SHALL BE FOUNDED AT LEAST 200mm INTO NATURAL GREY SILTY SAND WITH ALLOWABLE BEARING PRESSURE CAPACITY OF 80kPa. PROVIDE 15MPa BLINDING CONCRETE AS REQUIRED.

BORED PIERS TO BE FOUNDED A MINIMUM OF 1000mm INTO SILTY CLAY WITH ALLOWABLE BEARING PRESSURE CAPACITY OF 200kPa.

F4 THE CONTRACTOR IS TO ALLOW FOR THE ENGAGEMENT OF THE GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF THE FOUNDING MATERIAL PRIOR TO PLACEMENT OF CONCRETE.

F5 ALL WORK AND MATERIALS TO COMPLY WITH AS2870.

F6 UNLESS NOTED OTHERWISE, WHEREVER A NEW FOOTING IS LOCATED CLOSE TO AN EXCAVATION, BATTER, EXISTING FOOTING, EXISTING SERVICE LINE OR PROPOSED SERVICE LINE, WHICH IS DEEPER THAN THE NEW FOOTING, THE EXCAVATION FOR THE NEW FOOTING IS TO BE DEEPENED AND BACKFILLLED WITH BLINDING CONCRETE.

F7 OVER-EXCAVATION WITHIN THE INFLUENCE ZONE OF ANY FOOTING AND/OR RETAINING WALL IS NOT ALLOWED WITHOUT THE PRIOR APPROVAL OF THE EXCAVATION SEQUENCE BY THE ENGINEER.

F8 FOR SLABS CONSTRUCTED DIRECTLY ON GROUND, ALL ORGANIC TOP SOIL SHALL BE REMOVED FROM THE AREA COVERED BY THE SLAB. THE SLAB SHALL BEAR ON MATERIAL WITH ALLOWABLE BEARING PRESSURE OF 30-50kPa (REFER TO GEOTECHNICAL REPORT), OVERLAIN BY 50mm OF PACKING SAND FULLY COMPACTED, AND A 0.2mm POLYTHENE MEMBRANE LAPPED 200mm AND TAPPED AT THE JOINTS. ANY SOFT SPOT SHALL BE DUG OUT AND REPLACED WITH COMPACTED CRUSHED ROCK OR 15MPa BLINDING CONCRETE IN ACCORDANCE WITH AS2870 AND AS3798, UNLESS NOTED OTHERWISE.

F9 WHERE SUSPENDED SLAB OR BEAMS ARE TO BE CONSTRUCTED ON THE GROUND, TOP SOIL SHALL BE REMOVED AND FILLING AND/OR NATURAL GROUND UNDER THE SLAB AND BEAMS SHALL BE COMPACTED SO AS TO PROVIDE SUFFICIENT SUPPORT FOR THE WEIGHT OF THE WET CONCRETE AND ANY CONSTRUCTION LOADS PLACED THEREON, WHILE THE CONCRETE IS CURING. FILLNG IF REQUIRED SHALL BE EITHER CLEAN SOIL FROM EXCAVATIONS, SANDY LOAM OR OTHER APPROVED MATERIAL. THE SURFACE SHALL BE BROUGHT TO GRADE USING 50mm QUARRY DUST OR SAND AND OVERLAIN BY 0.2mm POLYTHENE MEMBRANE LAPPED 200mm AND TAPPED AT JOINTS.

F10 UNLESS NOTED OTHERWISE FOR SLAB REINFORCEMENT SIZE AND NUMBER REFER PLANS WHENEVER SLAB REINFORCEMENT IS CALLED UP IN ONE DIRECTION, DISTRIBUTION BARS ARE REQUIRED IN THE TRANSVERSE DIRECTION. ALL TOP AND BOTTOM DISTRIBUTION BARS NOT SHOWN ON PLAN ARE TO BE N12-300C/C WITH 400 LAP MIN. DETAILS ABOVE APPLY UNLESS SHOWN OTHERWISE ON PLAN AND PROVIDE STANDARD HOOKS OR COGS AS SHOWN.

F11 UNLESS NOTED OTHERWISE FILLING USED IN THE CONSTRUCTION OF THE SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF CONTROLLED FILL OR ROLLED FILL.

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A	Preliminary	08.04.19
Ø	Construction	30.05.19

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PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

GENERAL NOTES AND DRAWING INDEX

Date	13.03.19	190047-S01-2	
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Status	CONSTRUCTION	Revision	Ø

CONCRETE NOTES

C1 ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.

C2 CONCRETE SHALL BE CURED BY AN APPROVED METHOD FOR AT LEAST 7 DAYS AFTER PLACEMENT.

C3 CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATION. VIBRATION OF FORMS IS NOT ACCEPTABLE AND CONCRETE SHALL NOT BE SPREAD BY VIBRATING.

C4 CONCRETE SECTIONS SHOWN ARE MINIMUM SIZES AND DO NOT INCLUDE FINISHES. SIZES SHALL NOT BE REDUCED IN ANY WAY OR HOLES FORMED OR MADE IN ANY MEMBER WITHOUT THE APPROVAL OF THE ENGINEER.

C5 SLABS AND BEAMS ARE POURED CONCURRENTLY UNLESS NOTED OTHERWISE AND FINISHED WITH A STEEL FLOAT.

C6 CONCRETE TESTING SHALL COMPLY WITH THE REQUIREMENTS OF AS1379 FOR PROJECT ASSESSMENT.

C7 REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT IN TRUE PROJECTION.

C8 SYMBOLS ON THE DRAWING FOR REINFORCEMENT ARE AS FOLLOWS:

Y GRADE 400MPa DEFORMED REINFORCING BARS TO AS1302

N GRADE 500MPa DEFORMED REINFORCING BARS

R GRADE 250MPa PLAIN REINFORCING BARS TO AS1302

W HARD-DRAWN STEEL REINFORCING WIRE, GRADE 500 DUCTILITY CLASS L TO AS4671

TM HARD-DRAWN STEEL TRENCH MESH, GRADE 500 DUCTILITY CLASS L TO AS4671

RL RECTANGULAR RIB MESH GRADE 500 DUCTILITY CLASS L TO AS4671

SL SQUARE RIB MESH GRADE 500 DUCTILITY CLASS L TO AS4671

UNLESS OTHERWISE NOTED, ALL REINFORCING BARS (INCLUDING MESH) ARE TO BE D500 (IE DEFORMED BAR OF GRADE 500MPa)

C9 ALL REINFORCEMENT AND INSERTS SHALL BE SUPPORTED AND HELD IN THE DESIGN LOCATION BY APPROVED BAR CHAIRS, SPACERS OR TIES. BAR CHAIRS SHALL BE PLACED AT MINIMUM 1000 CENTRES IN TWO DIRECTIONS UNLESS NOTED OTHERWISE.

C10 HOOKS AND COGS SHALL COMPLY WITH AS3600 UNLESS OTHERWISE SHOWN ON DRAWINGS.

C11 WELDING AND THREADING OF REINFORCEMENT IS NOT PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.

C12 REINFORCEMENT SHALL BE EVENLY DISTRIBUTED OVER THE WIDTHS SHOWN UNLESS NOTED OTHERWISE.

C13 PROVIDE 2-N12 x 1200 BARS DIAGONALLY ACROSS RE-ENTRANT CORNERS OF SLABS, TIED UNDER THE TOP FABRIC.

C14 AT SLAB EDGES INCLUDING CONSTRUCTION AND OTHER JOINTS, AT LEAST ONE REINFORCING BAR OR FABRIC WIRE SHALL BE LOCATED PARALLEL TO AND WITHIN 75mm OF THE SLAB EDGE.

C15 REINFORCEMENT FABRIC SHALL BE LAPPED SO THAT EACH PAIR OF TRANSVERSE WIRES AT THE EDGE OF ONE SHEET OVERLAPS EACH CORRESPONDING PAIR OF TRANSVERSE WIRES OF THE SHEET BEING LAPPED. REINFORCEMENT SHALL BE SUPPORTED IN POSITION PRIOR TO CONCRETING COMMENCING ON DENSE PRECAST CONCRETE SPACER BLOCKS OR BAR CHAIRS ON GALVANISED STEEL DISHES AT 900mm MAXIMUM CENTRES EACH WAY.

C16 TRENCH MESH SHALL BE LAID CONTINUOUSLY AND SHALL BE SPLICED WHERE NECESSARY WITH A MINIMUM LAP OF 500mm.

C17 TRENCH MESH SHALL BE OVERLAPPED BY WIDTH OF FABRIC AT CORNERS AND INTERSECTIONS. THE ENDS OF TRENCH MESH SHALL TERMINATE WITH A CROSSBAR.

C18 CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE APPROVED BY THE ENGINEER. THE INTERFACE OF THE HARDENED CONCRETE SHALL BE THOROUGHLY SCABBLED TO REMOVE LATANCE AT ALL CONSTRUCTION JOINTS.

C19 SAWN JOINTS SHALL BE MADE AT A TIME APPROPRIATE TO THE CONCRETE MIX AND CLIMATIC CONDITIONS, GENERALLY BETWEEN 10 AND 20 HOURS OF PLACING THE CONCRETE.

C20 STRIPPING OF FORMS AND REMOVAL OF FORMWORK SHALL TAKE PLACE IN ACCORDANCE WITH PROCEDURE AGREED TO BY THE ENGINEER.

C21 CONCRETE MUST BE SEPARATED FROM SUPPORTING MASONRY WORK BY TWO LAYERS OF A SUITABLE DE-BONDING MEMBRANE.

C22 SPLICES IN REINFORCEMENT SHALL BE MADE IN THE POSITIONS SHOWN ON THE DRAWINGS OR AS OTHERWISE APPROVED BY THE ENGINEER. THE SPLICE SHALL CONFORM TO AS3600 PROVISIONS.

C23 HOT WATER HEATING PIPES MAY BE EMBEDDED IN THE SLAB PROVIDED THAT THE SLAB THICKNESS IS INCREASED BY 25mm AND LAID ON ADDITIONAL SL82 MESH.

C24 HARD RAMMED MORTARS SHALL CONSIST OF 1 CEMENT TO 2 SAND TYPICALLY BY VOLUME WITH SUFFICIENT WATER TO OBTAIN A DAMP EARTH CONSISTENCY.

C25 FORMWORK SHALL BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR IN ACCORDANCE WITH AS3610 S.A.A FORMWORK CODE.

C26 NO PLUGS, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

CONCRETE SCHEDULE

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

TIMBER

CONSTRUCTION

T1 ALL TIMBER DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1720 AND AS1684. UNLESS OTHERWISE SHOWN, ALL TIMBER SHALL BE STRESS GRADE MGP10.

T2 MAKE GOOD PRESERVATIVE TREATMENT WHERE CHECKOUTS, HOLES AND CUTS EXPOSE UNTREATED TIMBER.

T3 NO PENETRATIONS OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN TIMBER MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

T4 NOTCHING OF BEAMS IS NOT PERMITTED UNLESS NOTED OTHERWISE.

T5 ALL TIMBER BEAMS AND/OR LINTELS ARE TO BE SUPPORTED AT THEIR ENDS BY 2/90x45 SEASONED MGP10 STUDS SECURELY NAILED TOGETHER, UNLESS NOTED OTHERWISE.

T6 STUDS IN ALL LOAD BEARING STUD WALLS ARE TO BE 90x45 MGP10 KD AT 450 MAX CTS WITH NOGGINGS AT 1300 VERTICAL CENTRES. TOP AND BOTTOM PLATES ARE TO BE 90x45 MGP10 KD. LOAD BEARING WALLS SHALL ONLY BE LOADED AT STUD LOCATIONS OR WITHIN 60mm OF EITHER SIDE OF THE STUD. LOADS SHALL NOT BE APPLIED IN THE CENTRE OF THE TOP PLATE.

T7 FIX STUDS TO CROSS MASONRY OR CONCRETE WALLS WITH M10 MASONRY ANCHORS AT 900 CTS, UNLESS NOTED OTHERWISE.

T8 PROVIDE TIMBER BLOCKING AT 1800 CTS TO ALL TIMBER FLOOR JOISTS, UNLESS NOTED OTHERWISE.

T9 ALL DOUBLE MEMBERS SHALL BE NAIL LAMINATED IN ACCORDANCE WITH TIMBER FRAMING MANUAL AND AS1684.

T10 PROVIDE 20mm MIN CLEARANCE TO UNDERSIDE OF ROOF TRUSSES OR FLOOR JOISTS FOR NON-LOAD BEARING STUD WALLS.

T11 PROPRIETARY ROOF TRUSSES AND SIMILAR ELEMENTS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH AS1720 AND OTHER RELEVANT AUSTRALIAN STANDARDS. THIS SHALL INCLUDE ALL SUPPORT CONNECTIONS AND CAMBER OF TRUSSES.

T12 THE ROOF FRAMING PLAN SHOWING THE ROOF TRUSS LAYOUT IS FOR TENDER PURPOSES AND IS INDICATIVE ONLY. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT AND DESIGN OF ALL TRUSSES, GIRDER TRUSSES, HIP TRUSSES ETC AND ANY ADDITIONAL SUPPORTS, BEAMS, LINTELS AND THE LIKE REQUIRED BY THE DESIGN.

T13 TRUSSES SHALL BE SPACED AT 900mm MAX CTS FOR METAL DECK ROOFS AND AT 600mm MAX CTS FOR TILED ROOFS.

T14 THE DETAILED ROOF TRUSS DESIGN IS TO BE CONSISTENT WITH SUPPORT LINES AND/OR POINTS SHOWN ON THE DRAWINGS. IF THE TRUSS MANUFACTURER WISHES TO ALTER THE LAYOUT OF THE ROOF TRUSSES AND/OR SUPPORTS THE ENGINEER SHALL BE INFORMED AND APPROVAL GIVEN PRIOR TO ANY DETAIL DESIGN OR CONSTRUCTION OCCURING.

T15 THE TRUSS MANUFACTURER IS TO INDEPENDENTLY CERTIFY THE DESIGN OF THE TRUSSES PRIOR TO SUBMITTING THE DESIGN TO THE ENGINEER FOR REVIEW. CERTIFICATE OF COMPLIANCE AND SUPPORTING CALCULATIONS INCLUDING THE TYPE AND GRADE OF ALL TIMBER MEMBERS, METHOD OF TIE DOWN AND ANTICIPATED DEFLECTION OF THE TRUSSESS (BOTH SHORT AND LONG TERM), SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

T16 THE TRUSS DESIGN IS TO ALLOW FOR ANY PLANT OR OTHER SPECIAL LOADS LOCATED ON THE ROOF OR WITHIN THE ROOF SPACE. REFER TO THE ARCHITECTURAL, BUILDING SERVICES AND STRUCTURAL DRAWINGS FOR DETAILS.

T17 THE TRUSS MANUFACTURER IS RESPONSIBLE FOR ANY ROOF BRACING REQIRED BY THE DESIGN AND FOR STABILITY OF THE STRUCTURE DURING ERECTION.

T18 TRUSSES ARE TO BE FULLY LOADED PRIOR TO CONNECTING THE BOTTOM CHORD TO ANY NON LOAD BEARING WALLS.

T19 REFER TO ARCHITECTS DRAWINGS FOR DETAILS OF ALL SECONDARY FRAMING INCLUDING FIXING OF SHEETING, FLASHING AND CAPPINGS IN ACCORDANCE WITH AS1684.

NON-LOAD BEARING TIMBER LINTEL SCHEDULE

OPENING SIZE (mm)	SECTION
0-2000	120x45 MGP10
2001-3000	140x45 MGP10
3001-4000	200x45 MGP10

TIMBER STUD SCHEDULE FOR LOAD BEARING WALLS

MAXIMUM HEIGHT (mm)	SECTION
0-3000	90x45 MGP10 @450C/C
3000-3500	90x45 MGP12 @ 450C/C
3500-4000	120x45 MGP10 @450C/C

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GENERAL NOTES

Date	13.03.19	190047-S01-3	
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STRUCTURAL STEEL

S1 ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100.

S2 ALL STEEL SHALL BE NEW AND FREE FROM WELDS AND BLEMISHES UNLESS APPROVED BY THE ENGINEER.

S3 FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AS4100 AND SAA/SNZ HB62.

S4 THE GRADE OF STRUCTURAL STEEL SHALL BE AS FOLLOWS UNLESS STATED OTHERWISE:

SECTION	MIN GRADE (MPa)
HOT ROLLED SECTIONS	300
WELDED BEAM & COLUMN SECTIONS	300
CIRCULAR HOLLOW SECTIONS	250
SQUARE & RECTANGULAR HOLLOW SECTIONS	350
PLATE	250

S5 UNLESS SHOWN OTHERWISE ON THE DRAWINGS, ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

ALL WELDS SHALL BE 6MM CONTINUOUS FILLET WELDS ALL ROUND.

ALL BOLTS SHALL BE M20 – 8.8/S, WITH A MINUMUM OF 2 BOLTS PER CONNECTION.

ALL PURLIN BOLTS TO BE M12 – 4.6/S WITH A MINIMUM OF 2 BOLTS PER PURLIN END

ALL CLEAT, STIFFENER AND GUSSETT PLATES SHALL BE 10mm THICK

ALL CAP PLATES SHALL BE 12mm THICK

ALL BASE PLATES SHALL BE 12mm THICK

ALL BOLT HOLES SHALL BE 2mm LARGER THAN THE NOMINATED BOLT DIAMETER UNLESS NOTED OTHERWISE, EXCEPT HOLES IN BASE PLATES WHICH SHALL BE 6mm LARGER THAN THE NOMINATED BOLT DIAMETER

S6 ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554.

S7 WELD TYPES ARE DESIGNATED AS FOLLOWS:

CFW CONTINUOUS FILLET WELD
FPBW FULL PENETRATION BUTT WELD
PPBW PARTIAL PENETRATION BUTT WELD

S8 ALL WELDS SHALL BE SP (STRUCTURAL PURPOSE) IN ACCORDANCE WITH AS1554. ALL BUTT WELDS SHALL BE FULL STRENGTH COMPLETE PENETRATION WELDS. ALL ELECTRODES SHALL BE CLASS E48XX UNLESS NOTED OTHERWISE.

S9 WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS1554 INSPECTED AND CERTIFIED BY QUALIFIED PERSONNEL IN ACCORDANCE WITH AS2214.

S10 ALL HIGH-STRENGTH STRUCTURAL BOLTS SHALL BE M20 GRADE 8.8/S UNLESS NOTED OTHERWISE IN ACCORDANCE WITH AS1252.

S11 HOLDING-DOWN BOLTS SHALL BE M20 GRADE 4.6/S, GALVANISED UNLESS NOTED OTHERWISE.

S12 BOLTS MUST BE OF SUFFICIENT LENGTH TO HAVE AT LEAST ONE FULL THREAD EXPOSED AFTER TIGHTENING.

S13 BOLTS IN OVERSIZED OR SLOTTED HOLES ARE TO HAVE SUITABLE LARGER SIZED WASHERS.

S14 BOLT TYPES AND BOLTING PROCEDURE ARE DESIGNATED AS FOLLOWS:

4.6/S COMMERCIAL BOLTS TO AS1111, SNUG TIGHTENED

8.8/S HIGH STRENGTH STRUCTURAL BOLTS, NUTS AND HARDENED WASHERS TO AS1252, SNUG TIGHTENED

8.8/TB HIGH STRENGTH STRUCTURAL BOLTS AS ABOVE, FULLY TENSIONED TO AS1511 IN A BEARING TYPE JOINT

8.8/TF HIGH STRENGTH STRUCTURAL BOLTS AS ABOVE, FULLY TENSIONED TO AS1511 IN A FRICTION TYPE JOINT

S15 THE ENDS OF ALL TUBULAR MEMBERS SHALL BE SEALED WITH A 6mm PLATE UNLESS NOTED OTHERWISE.

S16 NOT ALL SECONDARY STEELWORK IS SHOWN IN STRUCTURAL DRAWINGS. PROVIDE ALL NECESSARY CLEATS AND HOLES REQUIRED TO FIX TIMBER AND OTHER MATERIALS AND FINISHES TO THE STEELWORK.

S17 BEFORE COMMENCING FABRICATION COPIES OF THE SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THIS REVIEW DOES NOT INCLUDE CHECKING OF DIMENSIONS.

S18 UNLESS STATED OTHERWISE ALL STEELWORK SHALL BE PAINTED WITH ONE SHOP COST OF ZINC PHOSPHATE PRIMER FOLLOWED BY A FINISH COAT OF APPROVED EXTERNAL ENAMEL. PREPARATION TO BE AS PER AS 1627. SPRAY PAINTING ON SITE IS NOT PERMITTED.

STEELWORK IN MASONRY WALLS OR OTHERWISE NOT ACCESSIBLE FOR FUTURE MAINTENANCE SHALL BE HOT DIPPED GALVANISED IN ACCORDANCE WITH AS/NZ4680.

STEELWORK WITH SUBSEQUENT FIRE PROTECTION COSTING MAY BE LEFT UNPAINTED IF IN ACCORDANCE WITH SUPPLIERS RECOMMENDATIONS.

ALL STEEL WORK BELOW FINISHED SURFACE, INCLUDING PRECAST COLUMN/WALL BASE PLATES, SHALL HAVE A PROTECTIVE COATING OF SIKAGARD 62 OR SIMILAR APPROVED. THIXOTROPIC EPOXY RESIN APPLIED AFTER INSTALLATION STRICTLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PAINT SYSTEMS TO GALVANISED STEEL TO BE AS SPECIFIED BY ARCHITECT.

S19 ALL HOT DIP GALVANISED MEMBERS SHALL BE PROVIDED WITH VENT AND DRAINAGE HOLES IN ACCORDANCE WITH THE GALVANISER'S RECOMMENDATIONS AND TO THE ACCEPTANCE OF THE ENGINEER.

S20 GALVANISED STEELWORK THAT IS SITE WELDED OR SUSTAINS ANY OTHER FORM OF SURFACE DAMAGE IS TO BE PREPARED TO AS1627.2 CLASS 3 AND PRIMED WITH 2 COATS OF GALVANITE (MANUFACTURED BY JOTUN) OR APPROVED EQUIVALENT TO MANUFACTURERS SPECIFICATION.

MASONRY

MATERIALS AND MORTAR

M1 ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700 AND AS4455

M2 CLAY BRICKS SHALL HAVE A CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15MPa UNLESS NOTED OTHERWISE. SOLID CONCRETE BRICKS SHALL HAVE A CHARACTERISTIC UNCONFINED STRENGTH OF 15MPa UNLESS NOTED OTHERWISE.

M3 HOLLOW AND CORED CONCRETE BLOCKS SHALL HAVE A CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15MPa UNLESS NOTED OTHERWISE.

M4 MORTAR FOR UNREINFORCED MASONRY SHALL CONSIST OF 1 CEMENT, 1 HYDRATED LIME, 6 WELL GRADED SAND UNLESS REQUIRED OTHERWISE BY AS3700.

M5 MORTAR FOR REINFORCED MASONRY SHALL CONSIST OF 1 CEMENT, 0.25 HYDRATED LIME, 3 WELL GRADED SAND FOR MORTAR TO CLAY. FOR CAVITY GROUT, MORTAR SHALL CONSIST OF 1 CEMENT, 2.5 SAND AND 1.5 10mm AGGREGATE.

M6 ALL MORTAR SHALL BE TYPE "M3", UNLESS IN A SEVERE MARINE ENVIRONMENT WHERE MORTAR TYPE "M4" SHALL BE USED. REFER AS3700 TABLE 12.2. CEMENT SHALL BE TYPE GP PORTLAND CEMENT OR GB BLENDED CEMENT COMPLYING WITH AS3972. LIME SHALL BE HYDRATED BUILDING LIME COMPLYING WITH AS1672.1. WATER THICKENER SHALL BE METHYL CELLULOSE BASED. SAND SHALL BE WELL GRADED AND FREE FROM SALTS, VEGETABLE MATTER AND IMPURITIES AND SHALL NOT CONTAIN MORE THAN 10% OF THE MATERIAL PASSING THE 75 MICRON SIEVE.

M7 LOAD BEARING MASONRY SHALL HAVE FULL-BED JOINTS UNLESS NOTED OTHERWISE.

M8 MASONRY TIES FOR CAVITY WALLS SHALL BE MEDIUM DUTY GRADE, SPACED AT NOT MORE THAN 600mm CENTRES VERTICALLY AND HORIZONTALLY. TIES FOR VENEER WALLS SHALL BE LIGHT DUTY GRADE SPACED AT NOT MORE THAN 450mm CENTRES VERTICALLY AND HORIZONTALLY. ADDITIONAL TIES SHALL BE PLACED ADJACENT TO LATERAL SUPPORTS, CONTROL JOINTS AND AROUND OPENINGS A SPACING OF NOT MORE THAN 300mm, AND LOCATED NOT MORE THAN 300mm FROM THE LINE OF SUPPORT, CONTROL JOINT OR PERIMETRE OF OPENING. CHARACTERISTIC STRENGTH OF TIES ARE TO BE RATED FOR THE APPROPRIATE CAVITY WIDTH.

M9 MASONRY SHALL BE TIED TO COLUMNS AT 400 MAXIMUM VERTICAL CENTRES.

M10 NEW MASONRY SHALL BE TIED INTO EXISTING USING MEDIUM DUTY TIES AT 400mm MAXIMUM VERTICAL CENTRES ALONG ALL VERTICAL EDGES, AND AT 600 MAXIMUM HORIZONTAL CENTRES UNLESS NOTED OTHERWISE.

M11 MASONRY TIES ARE TO BE GALVANISED TO RATING R2 IN ACCORDANCE WITH AS3700 AND AS2699.

M12 TIES BETWEEN LEAVES OF MSONRY FORMING SOLID WALLS OR ENGAGED PIERS SHALL BE MEDIUM DUTY, AND SPACED AT 400mm MAXIMUM CENTRES IN EACH DIRECTION.

M13 ALL CAVITIES BELOW GROUND LEVEL SHALL BE MORTAR OR GROUT FILLED.

M14 NON-LOAD BEARING WALLS SHALL BE KEPT 20mm CLEAR OF THE UNDERSIDE OF FLOORS AND SHELF ANGLES.

M15 AT VERTICAL CONTROL JOINTS PROVIDE MASONRY FLEXIBLE ANCHORS TYPE MFA 3/3 AT 600mm MAXIMUM CENTRES, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOINTS ARE TO BE 20mm WIDE WITH A 25mm DIAMETRE CLOSED-CELL PLOYETHYLENE FOAM BACKING ROD AND POLYSULPHIDE BASE CAULKING SEALANT TO THE EXTERNAL FACE UNLESS NOTED OTHERWISE. IN ADDITION, THE JOINT CONSTRUCTION MUST SATISFY REQUIREMENTS FOR FIRE RATING, SOUND INSULATION AND WATERPROOFING AS SPECIFIED BY THE ARCHITECT. CONTROL JOINTS ARE TO BE AT 6000mm MAXIMUM CENTRES.

M16 WHERE NON-LOAD BEARING WALLS ABUT THE UNDERSIDE OF HORIZONTAL OR RAKING MEMBERS (SLABS, STEEL OR CONCRETE BEAMS) PROVIDE MASONRY FLEXIBLE ANCHORS, TYPE MFA4 TO EVERY THIRD PERPEND, FIXED TO THE STRUCTURAL MEMBER WITH RAMSET 6mm DIAMETRE HEAD-DRIVE PINS OR SIMILAR. PROVIDE 10mm CLOSED-CELL POLYETHYLENE FOAM BACKING RODS BETWEEN THE WALL AND THE MEMBER.

M17 WHERE MASONRY WALLS INTERSECT STRUCTURAL MEMBERS (STEEL OR CONCRETE), PROVIDE MASONRY FLEXIBLE ANCHOR TYPE MFA7 AT 600 MAXIMUM CENTRES EMBEDDED IN THE MASONRY WALL AND FIXED TO THE MEMBER WITH 6mm DIAMETRE HEAD RAMSET DRIVE-PINS. MFA7 TIES SHALL BE 200mm LONG x 500mm TURNDOWN. TIES TO OUTER SKIN SHALL INCORPORATE A DRIP GROOVE.

M18 FOR WALLS WITH A CAVITY WIDTH BETWEEN 80mm TO 140mm PROVIDE MASONRY FLEXIBLE ANCHOR 'ANCHOR-TIES' AT 430mm VERTICAL AND 600mm HORIZONTAL CENTRES.

M19 CONCRETE BEAMS AND SLABS SHALL BE SEPARATED FROM SUPPORTING MASONRY BY 2 LAYERS OF MALTHOID OR SIMILAR APPROVED MEMBRANE ON TOP OF MORTAR LEVELLING SCREED.

M20 THE CONTRACTOR SHALL PROVIDE DETAILS AND PROCEDURES OF NEEDLE AND PROPPING TO OPENINGS IN MASONRY WALLS FOR APPROVAL BEFORE WORK COMMENCES.

M21 WHERE MASONRY WALLS ARE TO BE CONSTRUCTED ON SUSPENDED SLABS, STACK MASONRY UNITS TO BE USED IN THE WALL AS NEAR AS POSSIBLE TO THE FINAL POSITION OF THE WALL. NO UNITS ARE TO BE STACKED ON SUSPENDED CONCRETE WORKS UNTIL ALL PROPS HAVE BEEN REMOVED. THE STACKED LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD AS SET OUT IN THE LOADING NOTES. NO MASONRY UNITS ARE TO BE STACKED ON CANTILEVERED SLABS.

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

GENERAL NOTES

Date	13.03.19	190047-S01-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

LEGEND (UNLESS NOTED OTHERWISE ON PLAN)

100 — DENOTES 100mm THICK STIFFENED RAFT SLAB-ON-GROUND OVER MIN. 50mm SAND BED UNDERLAINE BY MIN. 0.2mm THICK DAMP-PROOF MEMBRANE. ADOPT SL82 FOR SLAB LENGTH UP TO 25m AND ADOPT SL92 FOR SLAB LENGTH UP TO 30m TOP. 30mm COVER. PROVIDE 2-N12 x 1200 BARS DIAGONALLY ACROSS RE-ENTRANT CORNERS OF SLABS, TIED UNDER THE TOP FABRIC.

130 — DENOTES 130mm THICK SUSPENDED SLAB OVER MIN. 50mm SAND BED UNDERLAINE BY MIN. 0.2mm THICK DAMP-PROOF MEMBRANE. ADOPT SL82 TOP & BOTTOM. 30mm COVER. PROVIDE 2-N12 x 1200 BARS DIAGONALLY ACROSS RE-ENTRANT CORNERS OF SLABS, TIED UNDER THE TOP FABRIC.

100-1 — DENOTES 100mm THICK PAVING SLAB-ON-GROUND OVER MIN. 50mm SAND BED. ADOPT SL82 TOP. 30mm COVER.

STEP — DENOTES A STEP ON THE SURFACE OF THE SLAB. SIZE OF STEP TO BE IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS. REFER TO DETAILS FOR REINFORCEMENT DETAILS.

WB1 — DENOTES SPEED CROSS BRACING (3kN/m)- REFER BRACING PLAN AND DETAILS.

WB2 — DENOTES 7mm PLYWOOD WALL BRACING (6kN/m) - REFER TO BRACING PLAN AND DETAILS.

DENOTES 2-90x45 MGP10 DOUBLE STUDS (NAIL LAMINATED) IN ACCORDANCE WITH TIMBER NOTES T5 (UNLESS SHOWN OTHERWISE ALL LINTELS & BEAMS SHALL BE PROVIDED WITH DOUBLE STUD SUPPORT 2/90x45 MGP10 NAIL LAMINATED)

PRT — PROPRIETARY ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS AT 900 MAX CENTRES TYPICALLY. TRUSS MANUFACTURER SHALL PROVIDE ADDITIONAL RAFTERS AND ROOF BRACING AS REQUIRED TO COMPLETE ROOF STRUCTURE AND MAINTAIN IN A STABLE CONDITION AND IN ACCORDANCE WITH STATUTORY REQUIREMENTS.

THE CONTRACTOR SHALL COORDINATE WITH THE MANUFACTURER AND INSTALLATION OF ROOF TRUSSES WITH ALL SUB-CONTRACTORS TO ENSURE THE REQUIRED CLEARANCES ARE PROVIDED IN ROOF/CEILING SPACE FOR ALL SERVICES AND BUILDING ELEMENTS.(REFER TO TIMBER NOTES. BRACING AS PER MANUFACTURER'S SPECIFICATIONS.)

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

DENOTES EXTENT OF LOAD BEARING WALL. REFER TO BRACING PLANS AND TIMBER NOTES.
NOTE: ALL EXTERNAL WALLS TO BE LOAD BEARING

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

NOTE: FOR FOUNDING DEPTHS REFER TO FOUNDATION NOTE F3.

STEEL LINTEL SCHEDULE FOR BRICK WALL		
OPENING SIZE	SECTION	BEARING
0 - 1500	100x100x6EA	110mm
1500 - 1750	100x100x10EA	230mm
1750 - 2100	100x100x12EA	230mm
2000 - 2500	150(V)x100x10UA	230mm
2500 - 2700	150(V)x100x12UA	230mm

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

CONCRETE SCHEDULE

MARK	MEMBER	COMMENTS
BP1	600Ø BORED PIER	REFER TO DETAIL.
EB1	300x550D EDGE BEAM	3-L12TM TOP & BOTTOM
EB2	300x500D EDGE BEAM	3-N16 TOP & BOTTOM N10 LIGATURE @ 350 C/C
IB1	300x550D INTERNAL BEAM	3-L12TM TOP & BOTTOM
IB2	400x550D INTERNAL BEAM.	4-L12TM TOP & BOTTOM
IB3	300x500D INTERNAL BEAM	3-N16 TOP & BOTTOM N10 LIGATURE @ 350 C/C
IB4	400x500D INTERNAL BEAM.	4-N16 TOP & BOTTOM N10 LIGATURE @ 350 C/C
PF1	450x450x550D PAD FOOTING	SL82 BOTTOM
PF2	500x700x550D PAD FOOTING	SL82 TOP & BOTTOM
SF1	300x550D STRIP FOOTING	3-L12TM TOP & BOTTOM
SF2	400x550D STRIP FOOTING	4-L12TM TOP & BOTTOM
SF3	1000X550D STRIP FOOTING	10-L12TM TOP & BOTTOM

MEMBER SCHEDULE

MARK	DESCRIPTION	COMMENTS
B1	120x45 LVL E14	
B2	140x45 LVL E14	
B3	170x45 LVL E14	
B4	200x45 LVL E14	
B5	240x45 LVL E14	
B6	240x63 LVL E14	
B7	300x45 LVL E14	
B8	2-200x45 LVL E14	NAIL LAMINATED
B9	2-240x45 LVL E14	NAIL LAMINATED
B10	2-300x45 LVL E14	NAIL LAMINATED
B11	150PFC	
B12	180PFC	
B13	200PFC	
B14	230PFC	
B15	250PFC	
B16	300PFC	
B17	200UC46.2	
B18	250UC72.9	
C1	89x6.0 SHS (C350)	
C2	75x5.0 SHS	COLUMN TO TOP OF BALUSTRADE.
DS	2/90x45 LVL E14	DOUBLE STUD NAIL LAMINATED ALTERNATIVE: 90x90 F17
DS1	2/90x45 MGP10	NAIL LAMINATED.
FJ1	POSI STRUTS	AT 450mm MAX CENTRES
FJ2	BALCONY JOIST	ADOPT AT 450mm MAX CENTRES: 120x45 LVL E14 UP TO 2000mm 170x63 LVL E14 UP TO 2900mm 240x63 LVL E14 UP TO 3800mm
GL1	150PFC + 10x200 H PL	
GL2	180PFC + 10x200 H PL	MIN. 230mm END BEARING
GL3	200PFC + 10x200 H PL	MIN. 230mm END BEARING
GL4	230PFC + 10x200 H PL	MIN. 230mm END BEARING
GL5	300PFC + 10x200 H PL	MIN. 230mm END BEARING
GL6	T-LINTEL 250x12 WEB WITH 12x200 FLANGE	MIN. 230 BEARING
L1	100x100x8 EA	REFER TO DETAIL.
L2	150(V)x100x12 UA	
SC1	89x6.0 SHS (C350)	STUB COLUMN
TP1	90x90 F7 KD TREATED PINE POST	H3 TREATED
TP2	90x90 F17 KD HW POST	H3 TREATED
TP3	90x90 F17 KD HW POST	POST TO TOP OF BALUSTRADE. H3 TREATED.
TS	3/90x45 LVL E14	TRIPLE STUD NAIL LAMINATED
WP1	LVL E14 TO MATCH DEPTH OF ADJOINING JOIST/BEAM	WAILING PLATE. PROVIDE M12 CHEMSET BOLTS WITH MIN. 100mm EMBEDMENT STAGGERED, AT 450mm MAX. CENTRES

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A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19
2	Construction	04.10.19

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PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

LEGEND AND SCHEDULE

Date	13.03.19	190047-S03	
Designed by	BON		
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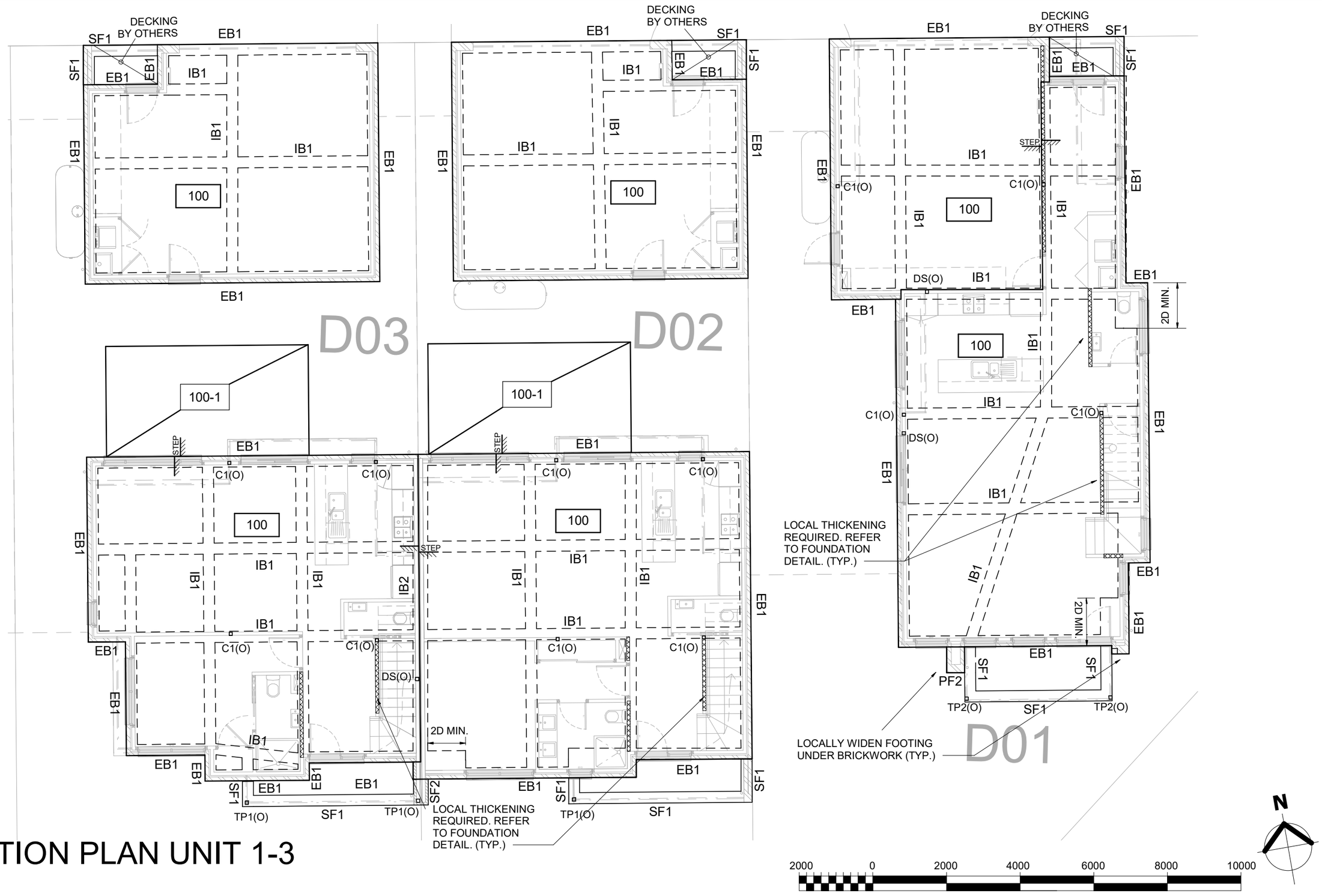
Status	CONSTRUCTION	Revision	2



FOUNDATION PLAN UNIT 1-3

1 : 100

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A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19
1	Construction	16.09.19

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PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

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UNIT 1-3 FOUNDATION PLAN

Date	13.03.19	190047-S04-1	
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GROUND FLOOR BRACING PLAN U1-3

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UNIT 1-3 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S04-2	
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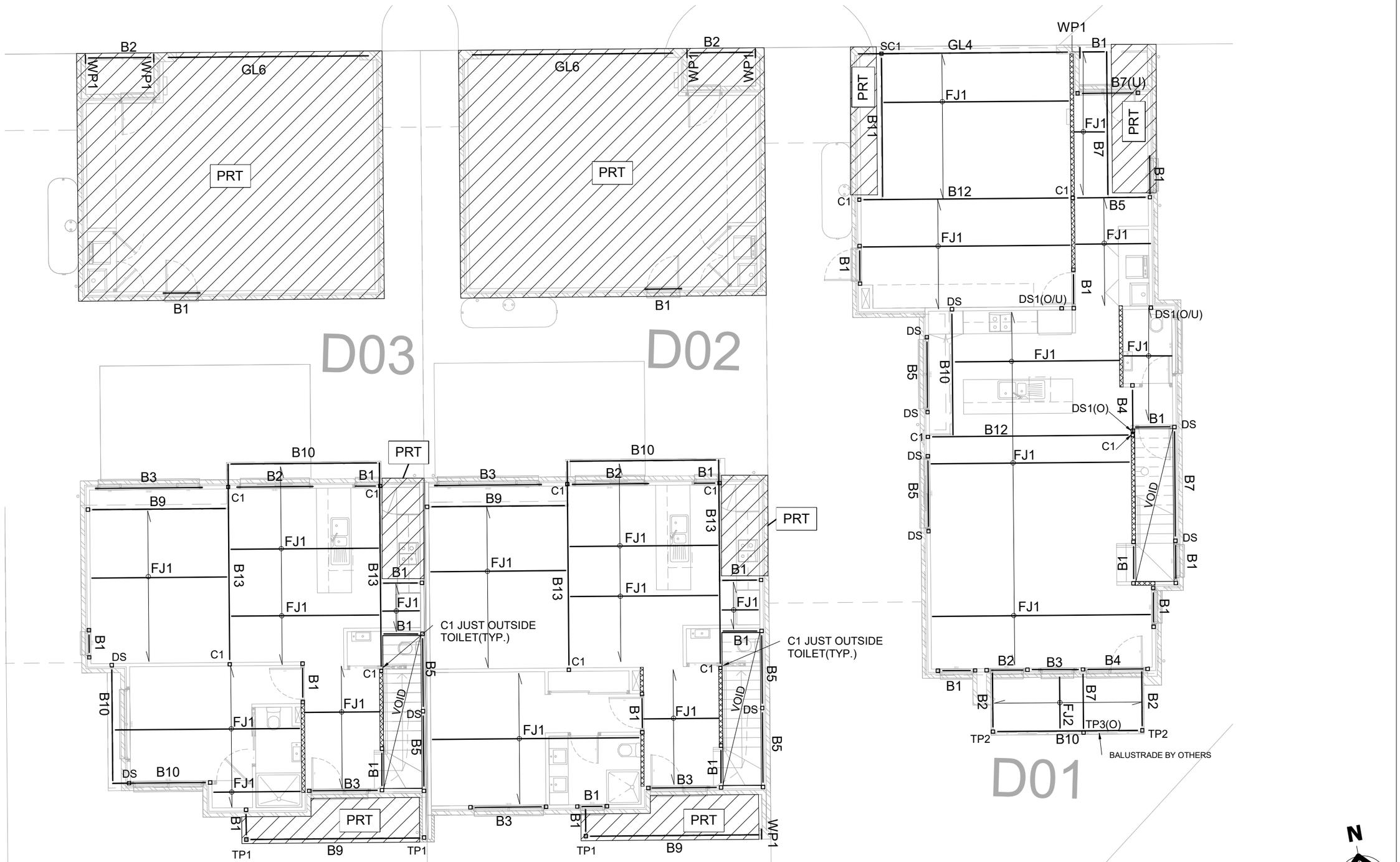
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U1-3

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1	Construction	16.09.19

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UNIT 1-3 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S04-3	
Designed by	BON		
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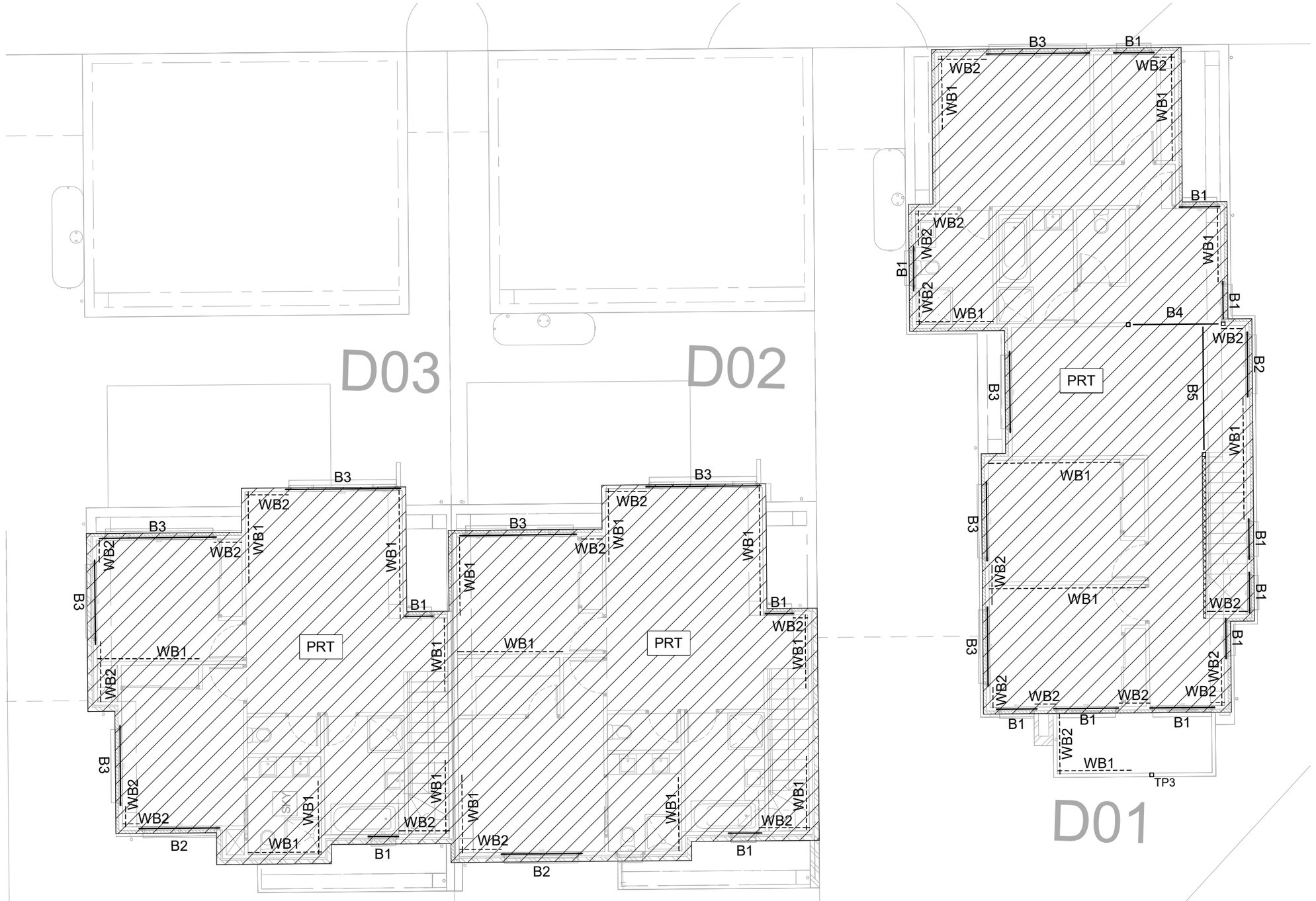
Status	CONSTRUCTION	Revision	1



ROOF FRAMING PLAN U1-3

1 : 100

2000 0 2000 4000 6000 8000 10000

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UNIT 1-3 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S04-4	
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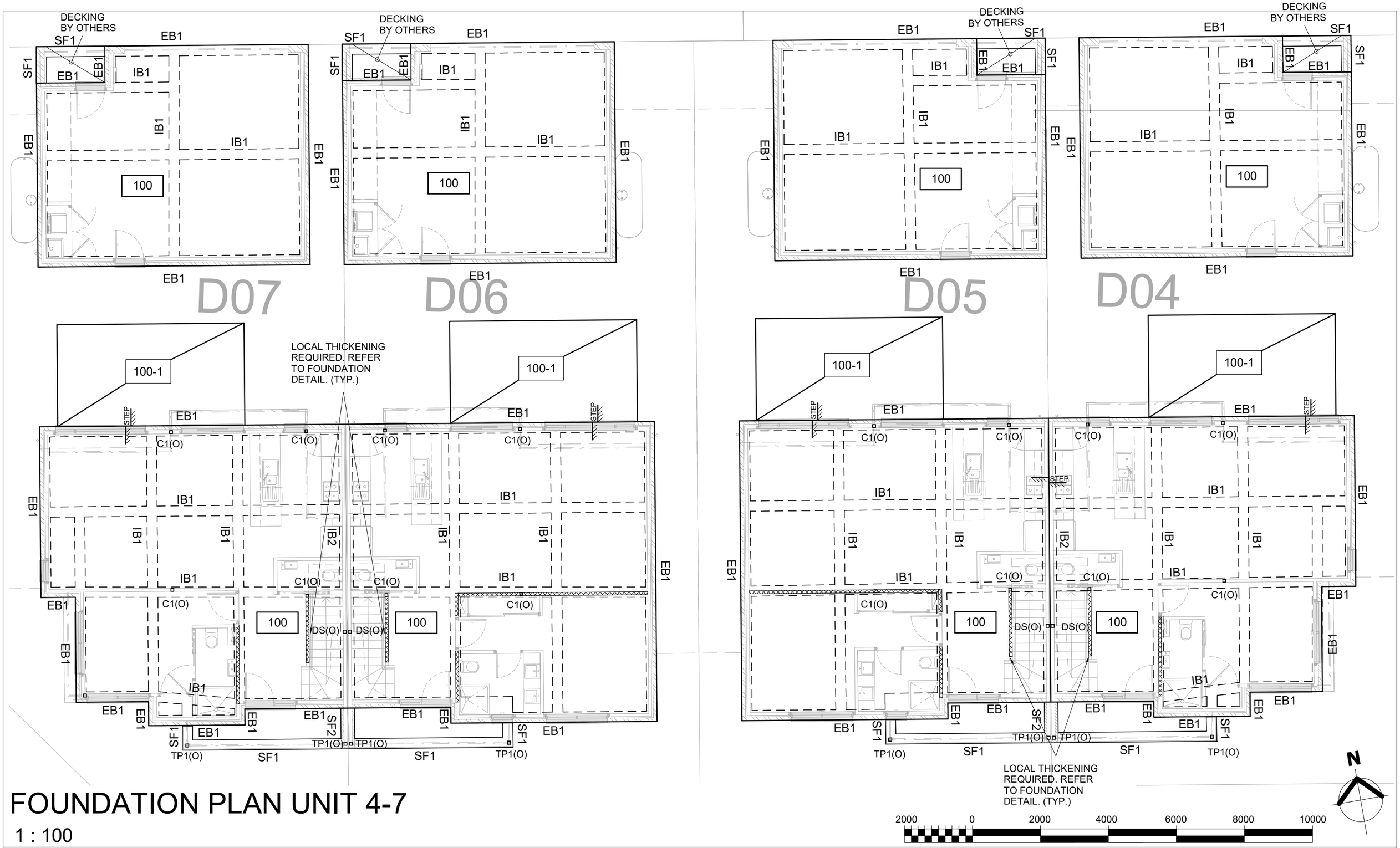
Status	CONSTRUCTION	Revision	Ø



FOUNDATION PLAN UNIT 4-7

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A	Preliminary	08.04.19
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UNIT 4-7 FOUNDATION PLAN

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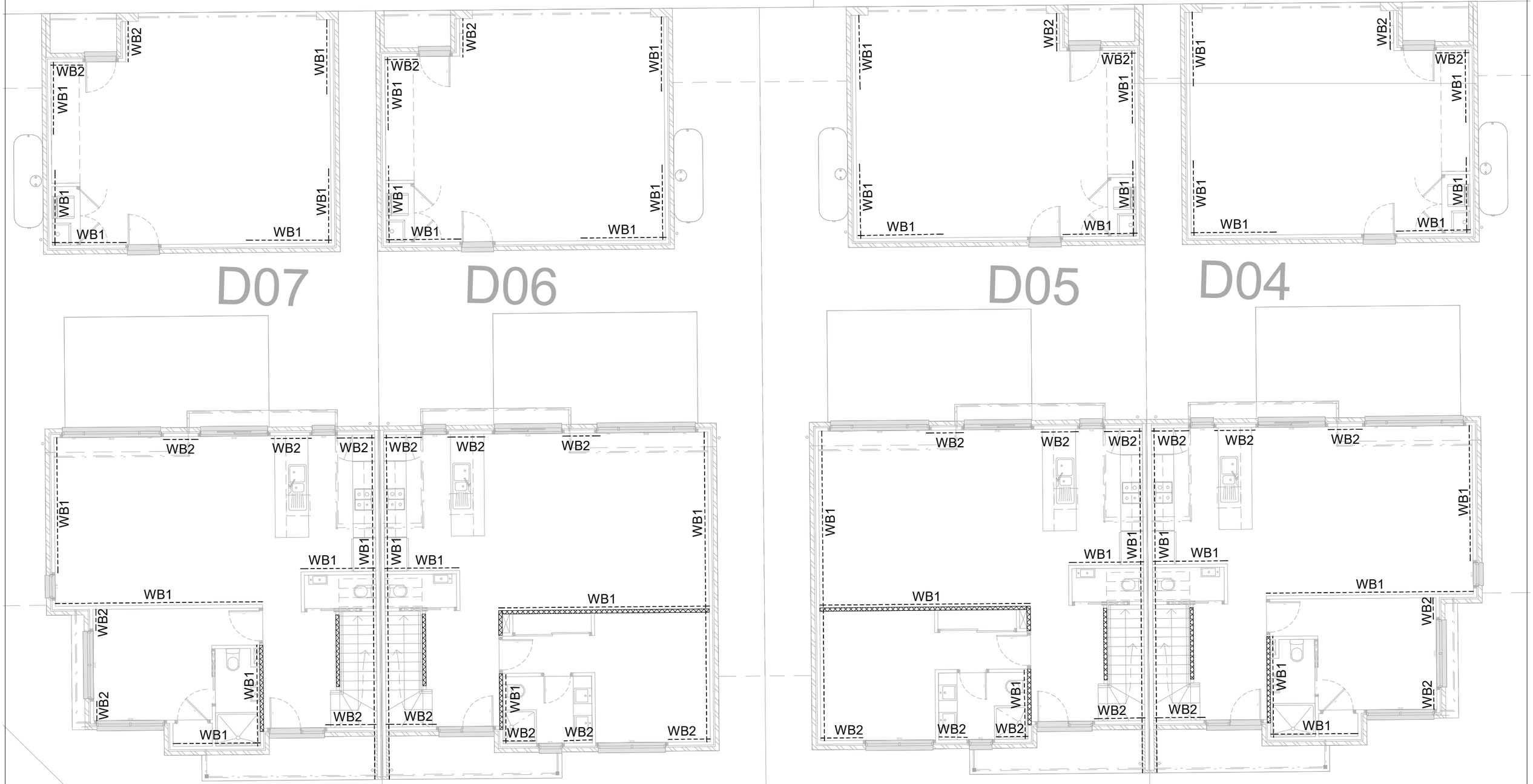
Status	CONSTRUCTION	Revision	Ø



GROUND FLOOR BRACING PLAN U4-7

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
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UNIT 4-7 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S05-2	
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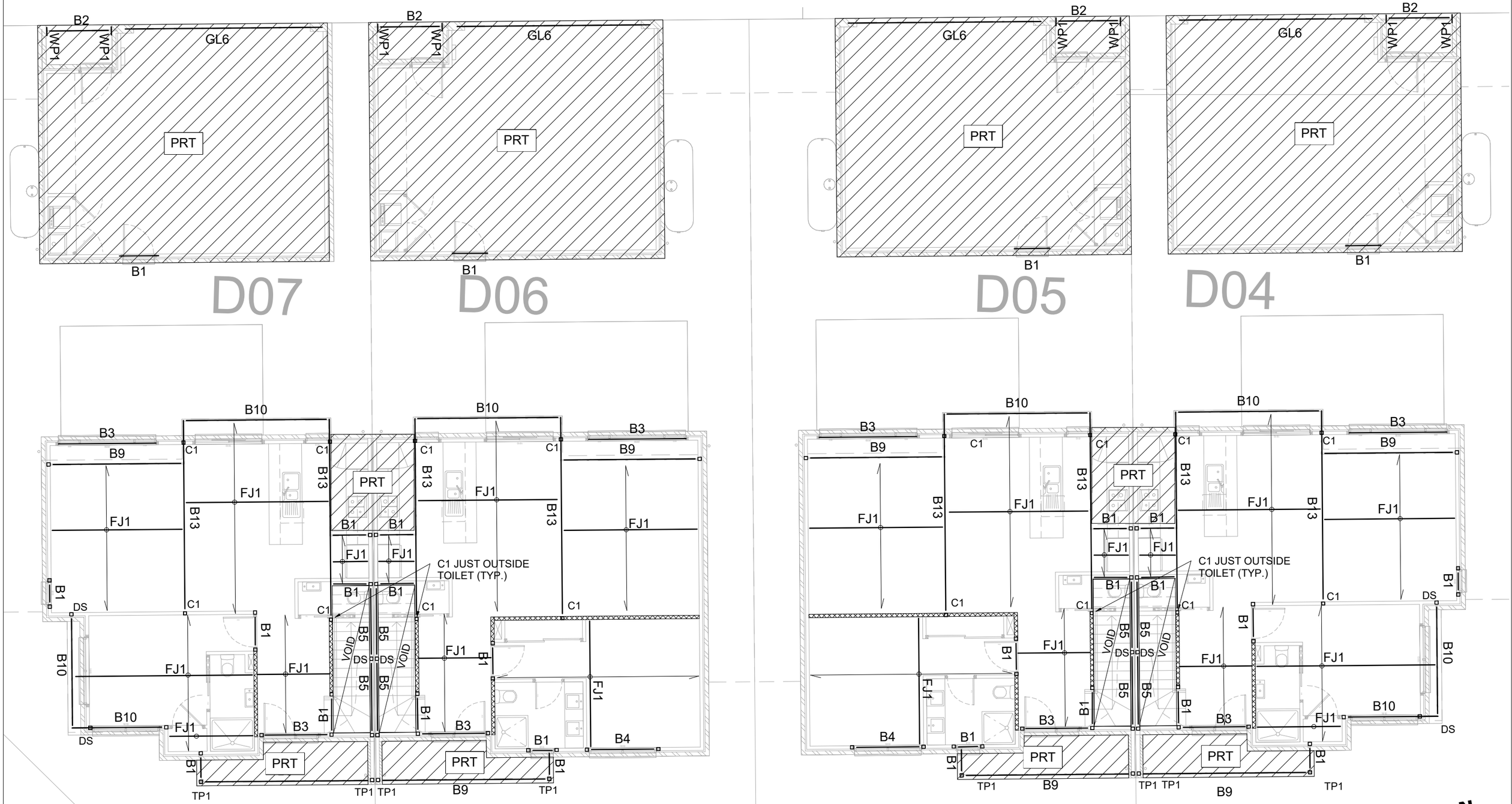
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U4-7

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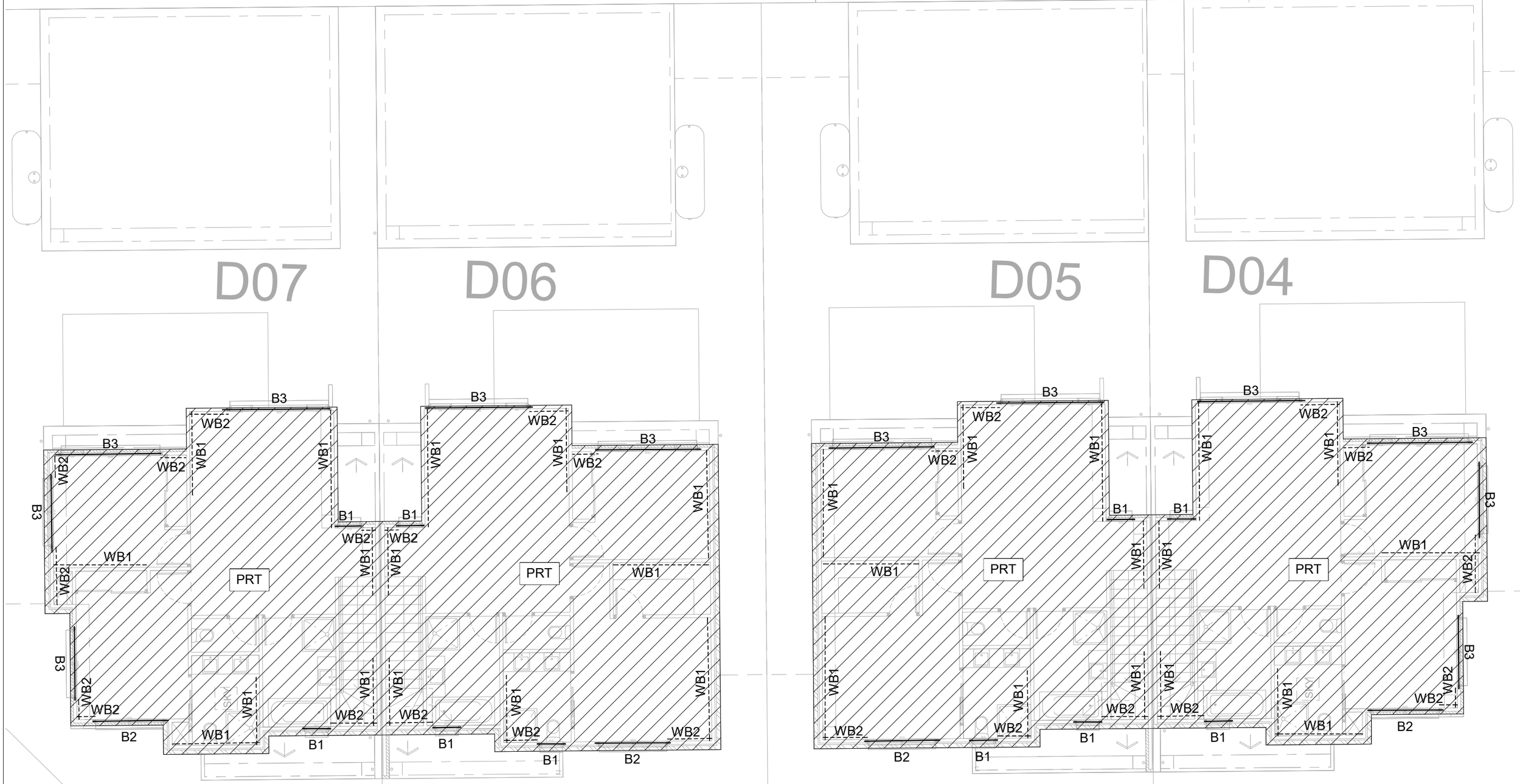
PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNTI 4-7 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S05-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



ROOF FRAMING PLAN U4-7

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A	Preliminary	08.04.19
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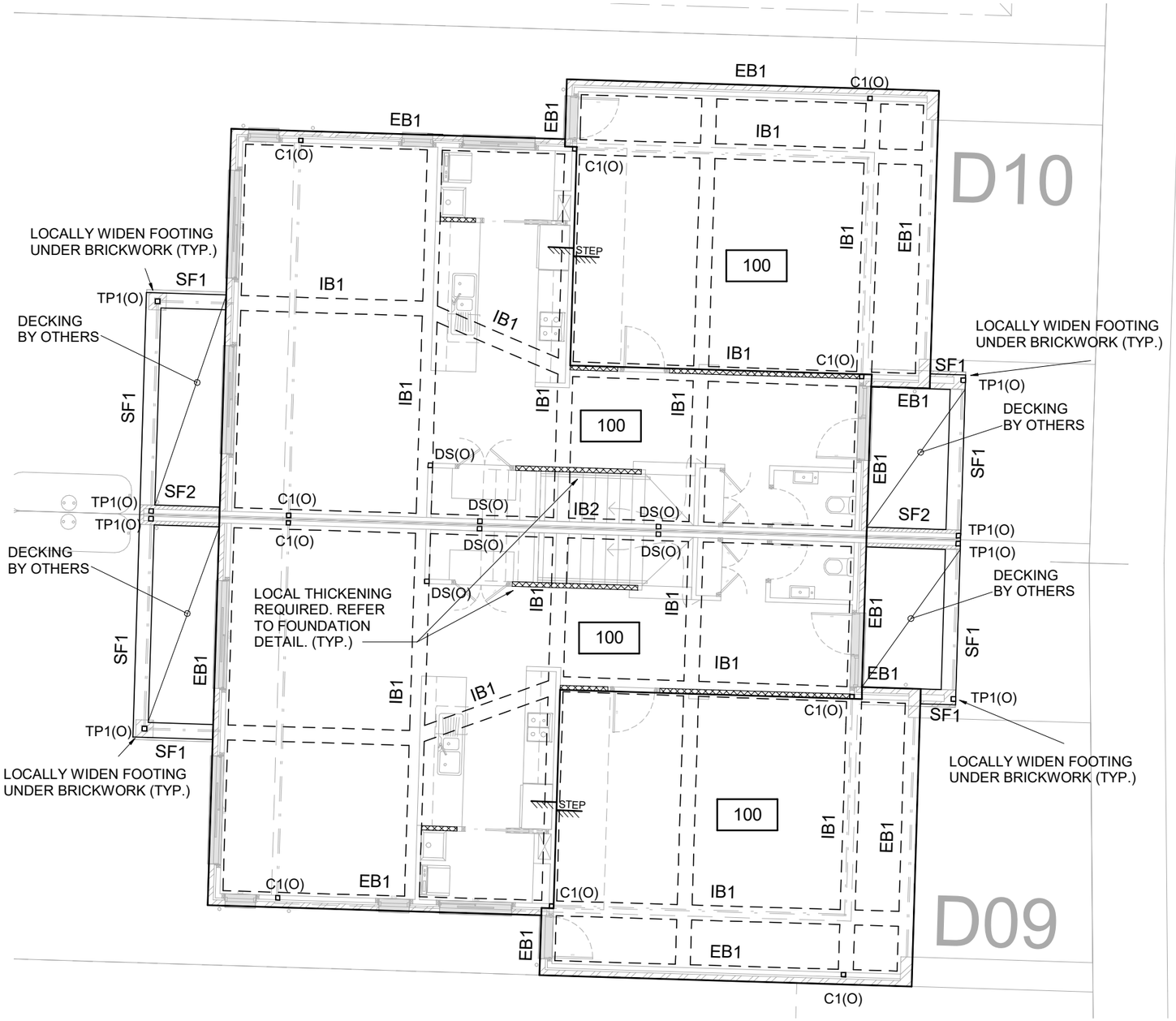
UNIT 4-7 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S05-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FOUNDATION PLAN U9-10

1 : 100

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A	Preliminary	08.04.19
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PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 9-10 FOUNDATION PLAN

Date	13.03.19	190047-S06-1	
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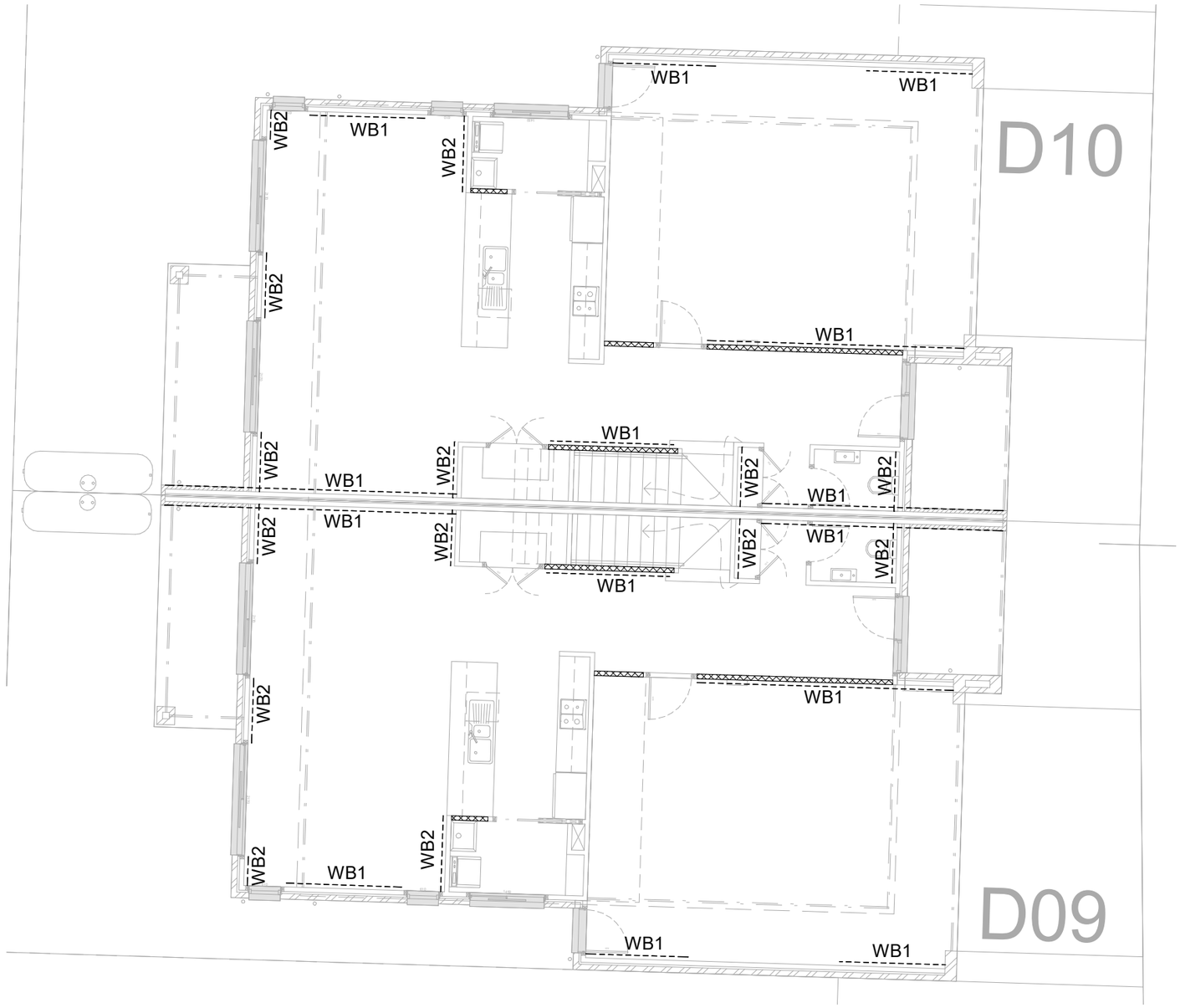
Status	CONSTRUCTION	Revision	Ø



GROUND FLOOR BRACING PLAN U9-10

1 : 100

N

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A	Preliminary	08.04.19
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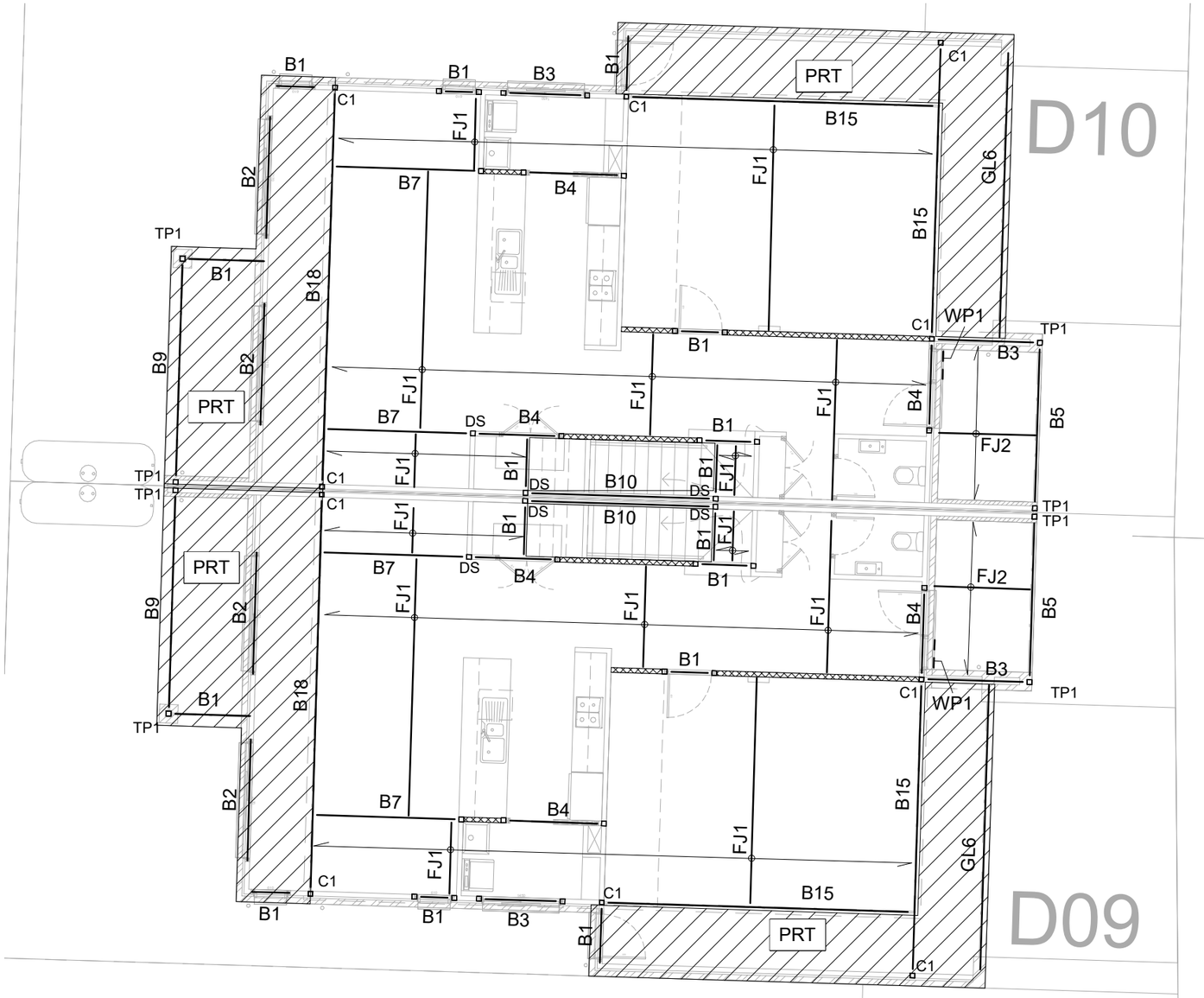
PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 9-10 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S06-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U9-10

1 : 100

2000 0 2000 4000 6000 8000 10000

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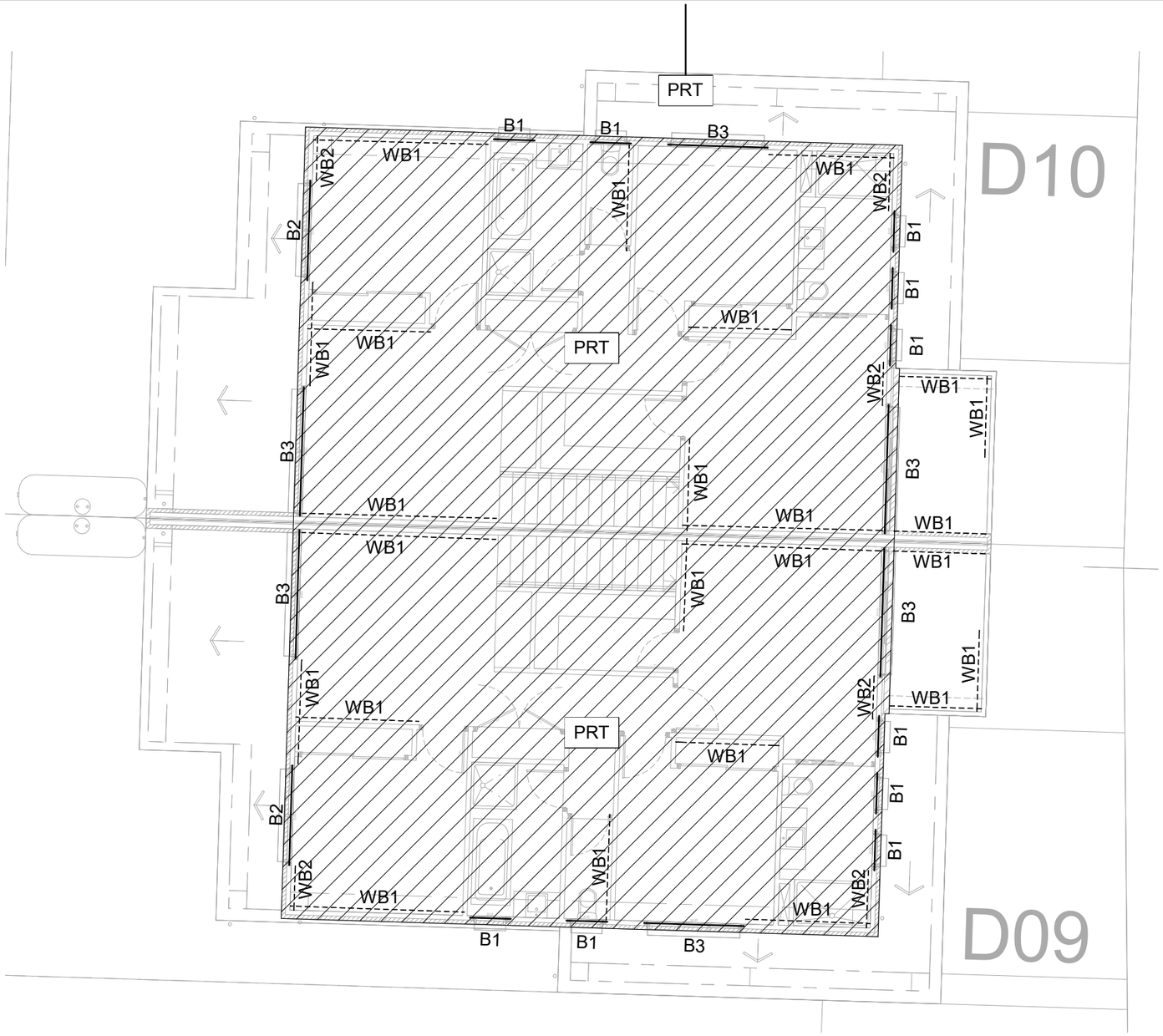
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 9-10 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S06-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



ROOF FRAMING PLAN U9-10

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

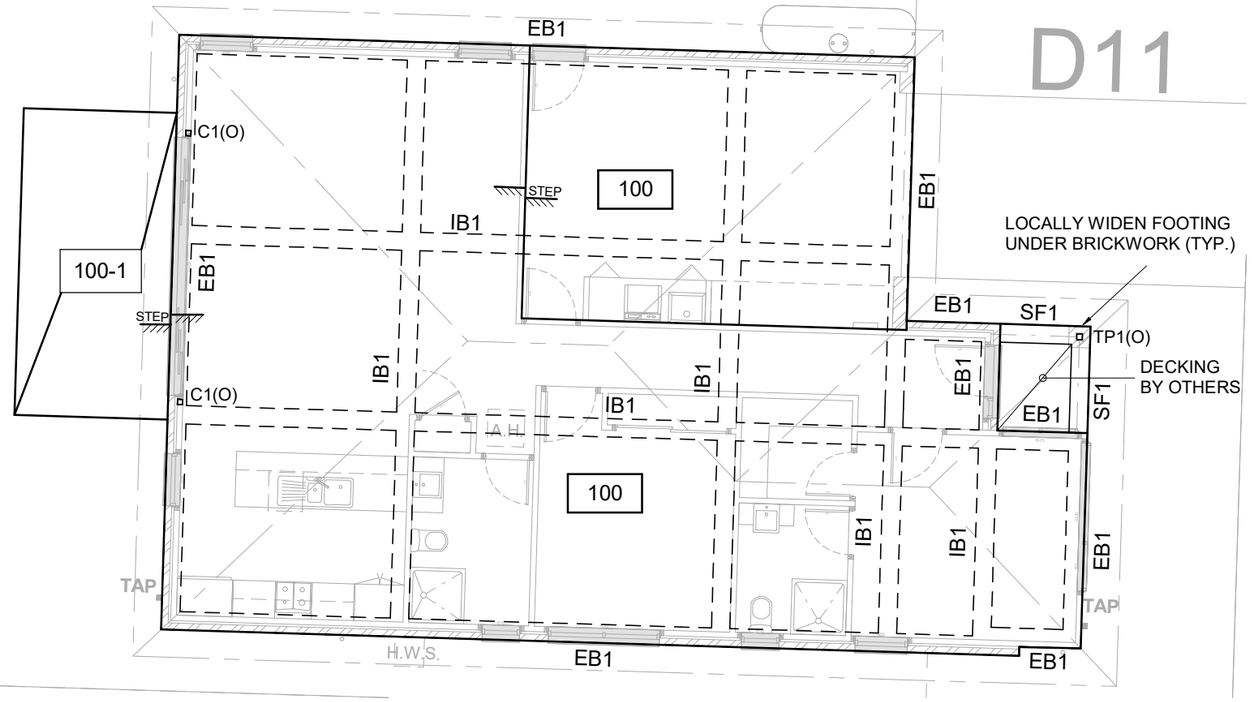
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

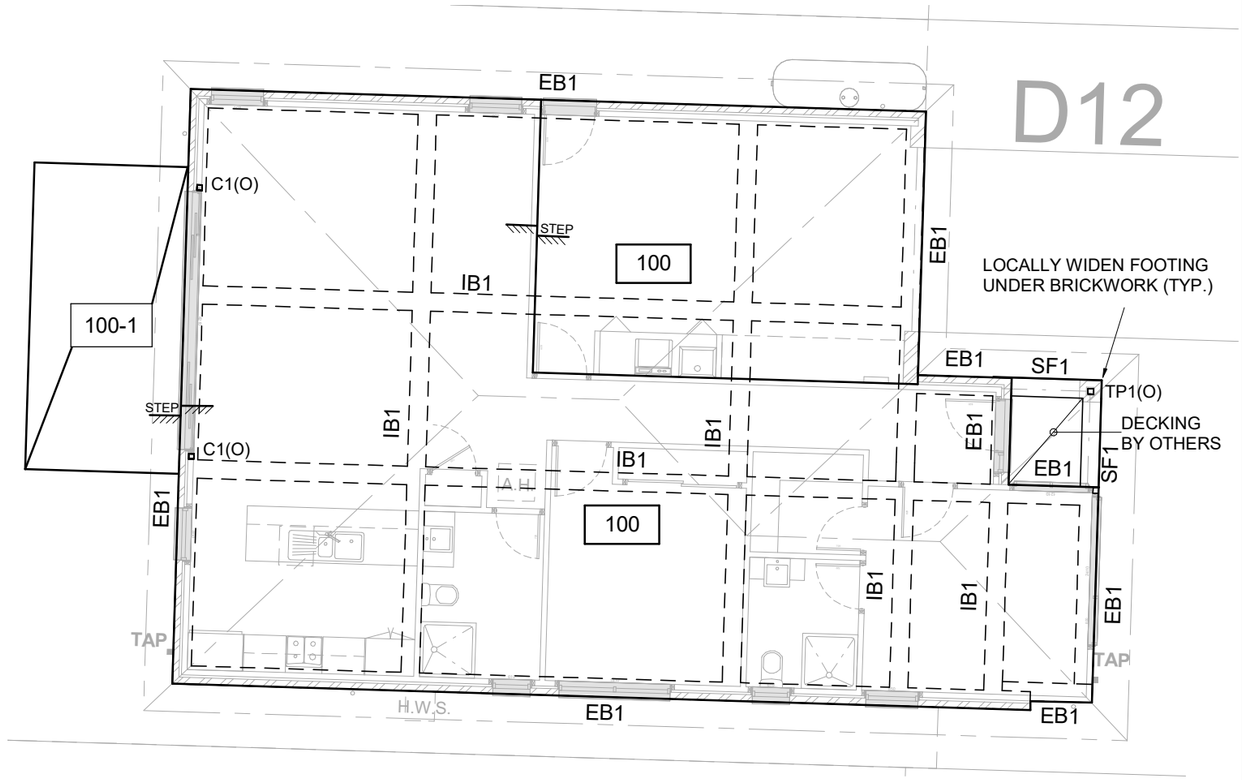
UNIT 9-10 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S06-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



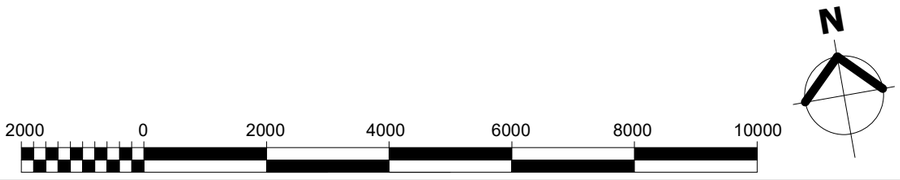
FOUNDATION PLAN U11

1 : 100



FOUNDATION PLAN U12

1 : 100



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office@tingmore.com.au

REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

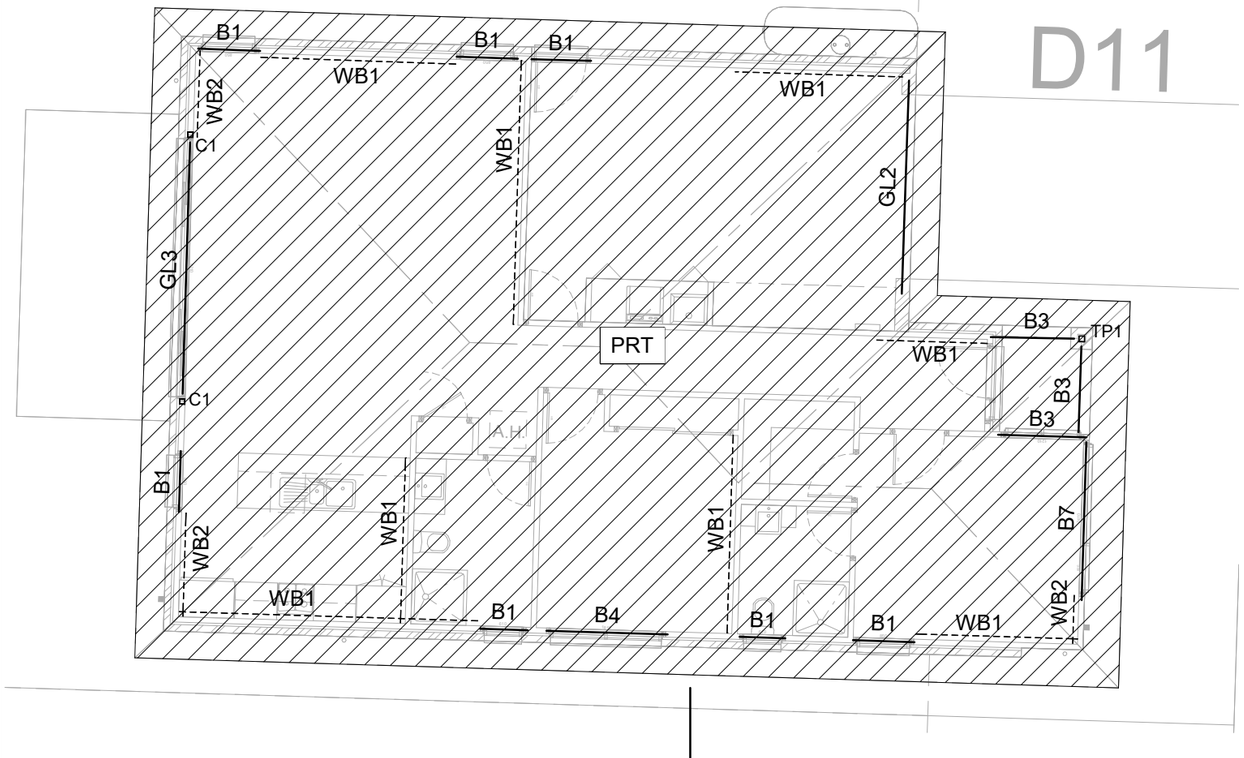
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

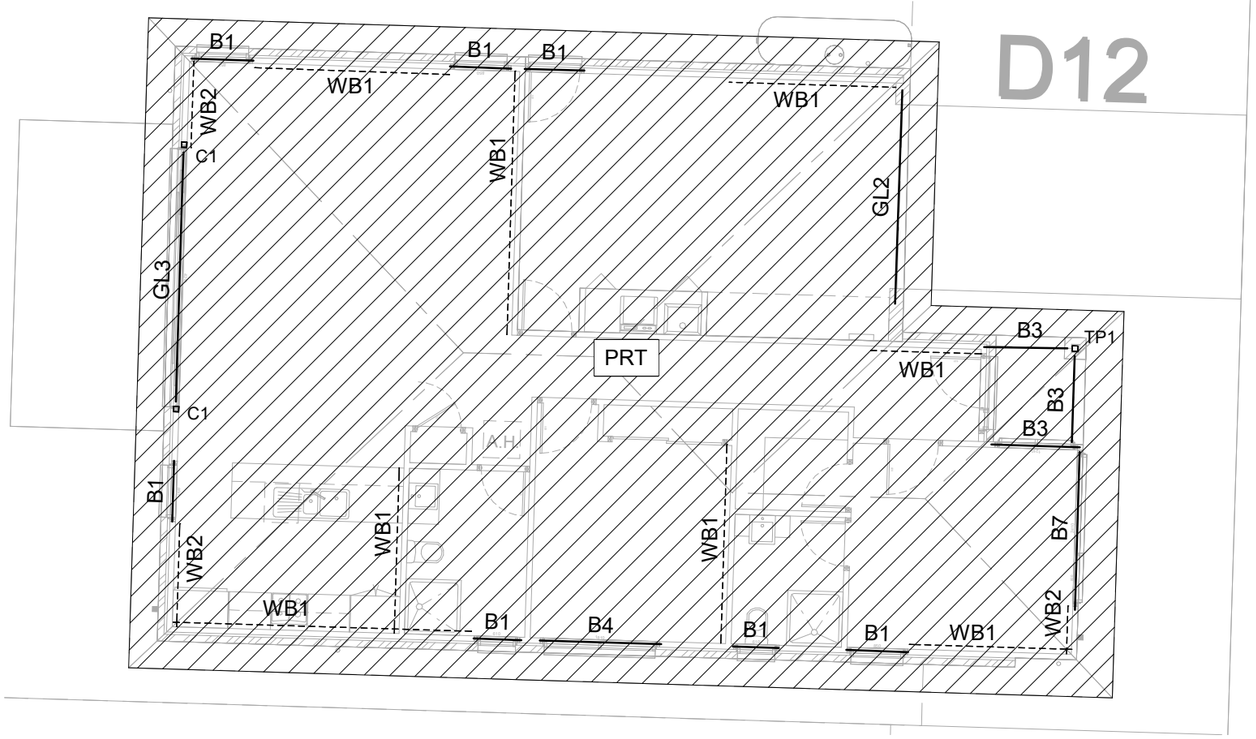
UNIT 11-12 FOUNDATION PLAN

Date	13.03.19	190047-S07-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



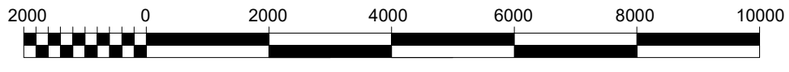
ROOF FRAMING AND BRACING PLAN U11

1 : 100



ROOF FRAMING AND BRACING PLAN U12

1 : 100



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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19
1	Construction	16.09.19

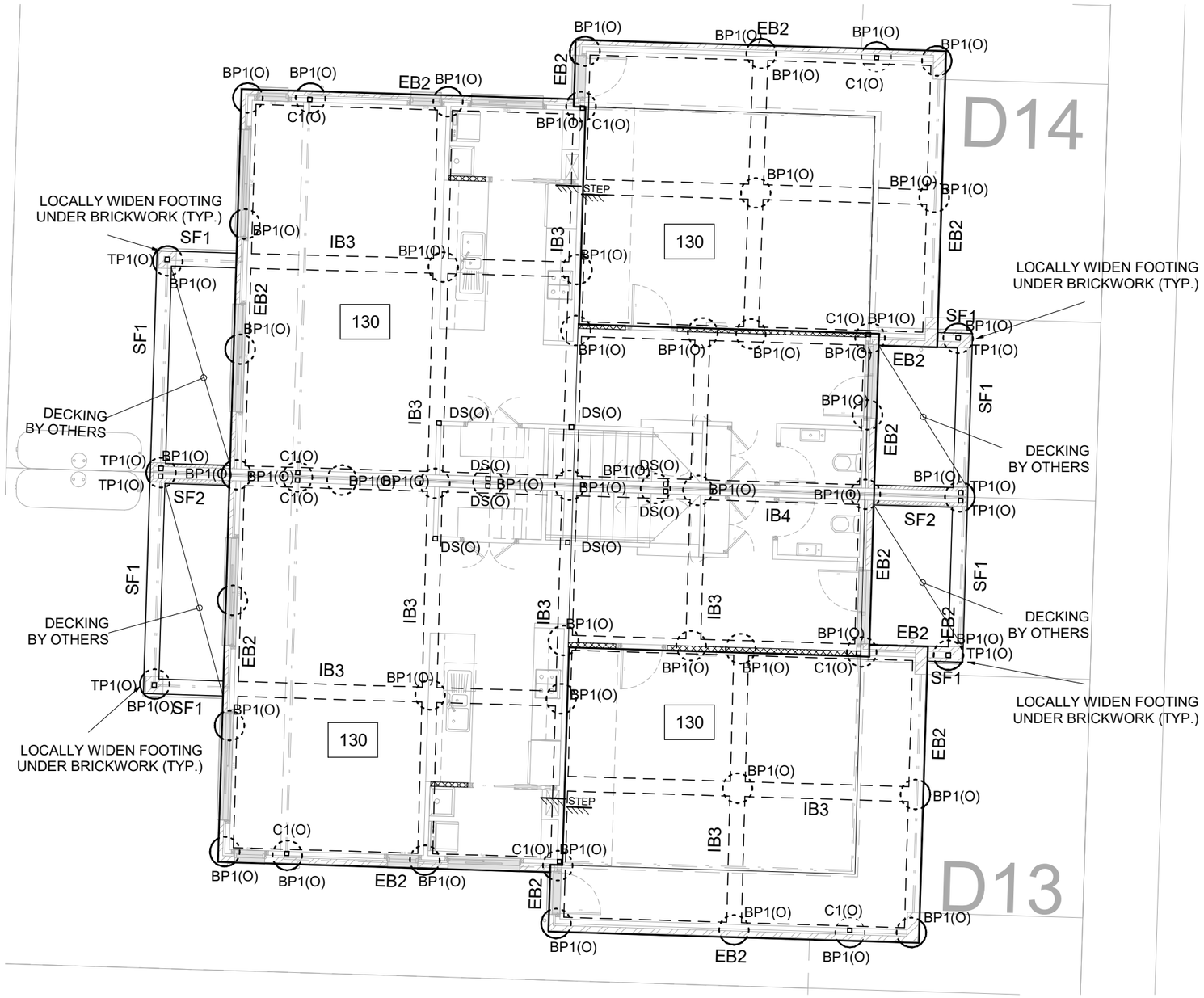
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 11-12 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S07-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	1



FOUNDATION PLAN U13-14

1 : 100

N

2000 0 2000 4000 6000 8000 10000

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

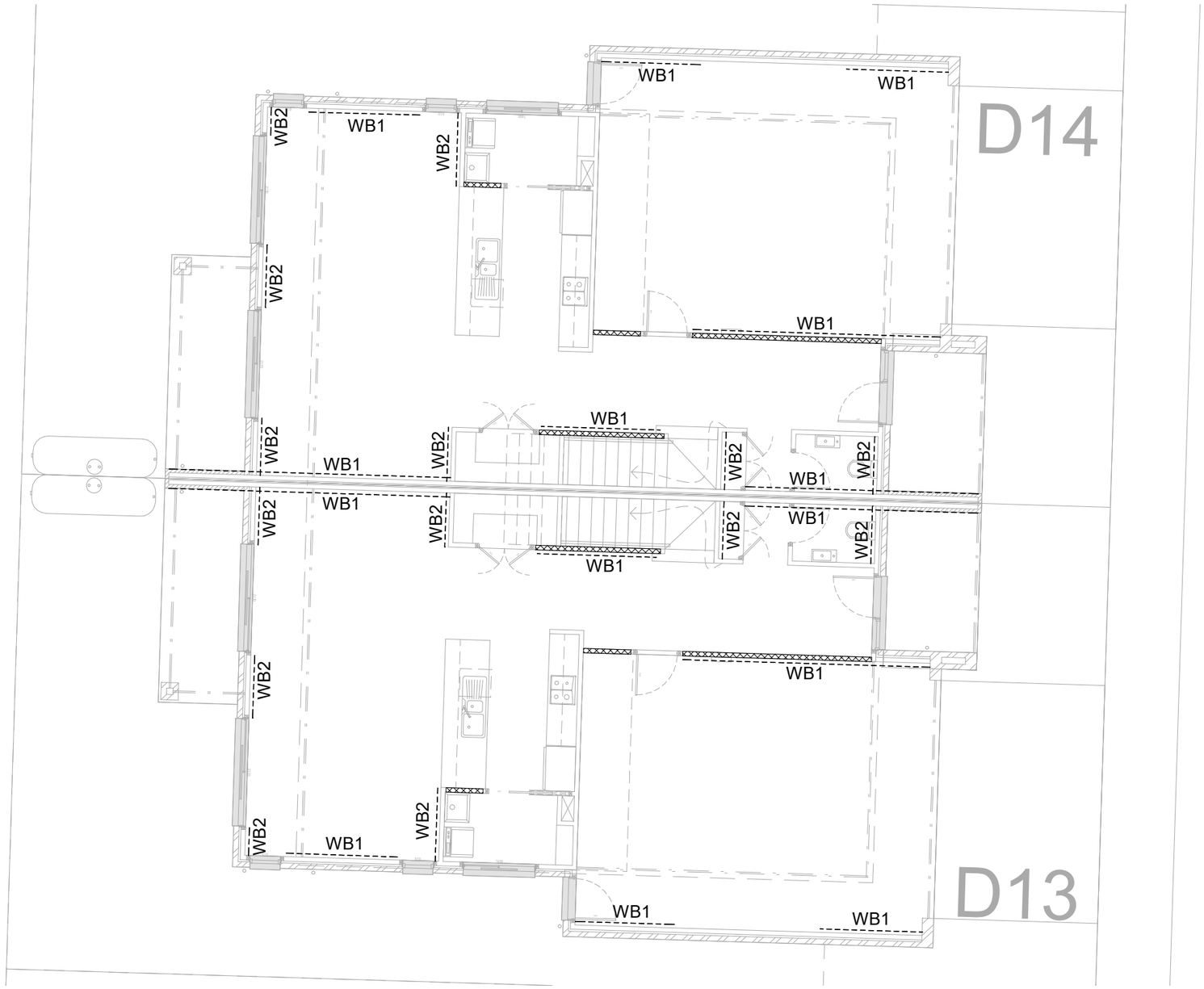
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 13-14 FOUNDATION PLAN

Date	13.03.19	190047-S08-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



GROUND FLOOR BRACING PLAN U13-14

1 : 100

N

2000 0 2000 4000 6000 8000 10000

TINGMORE STRUCTURES

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office@tingmore.com.au

REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

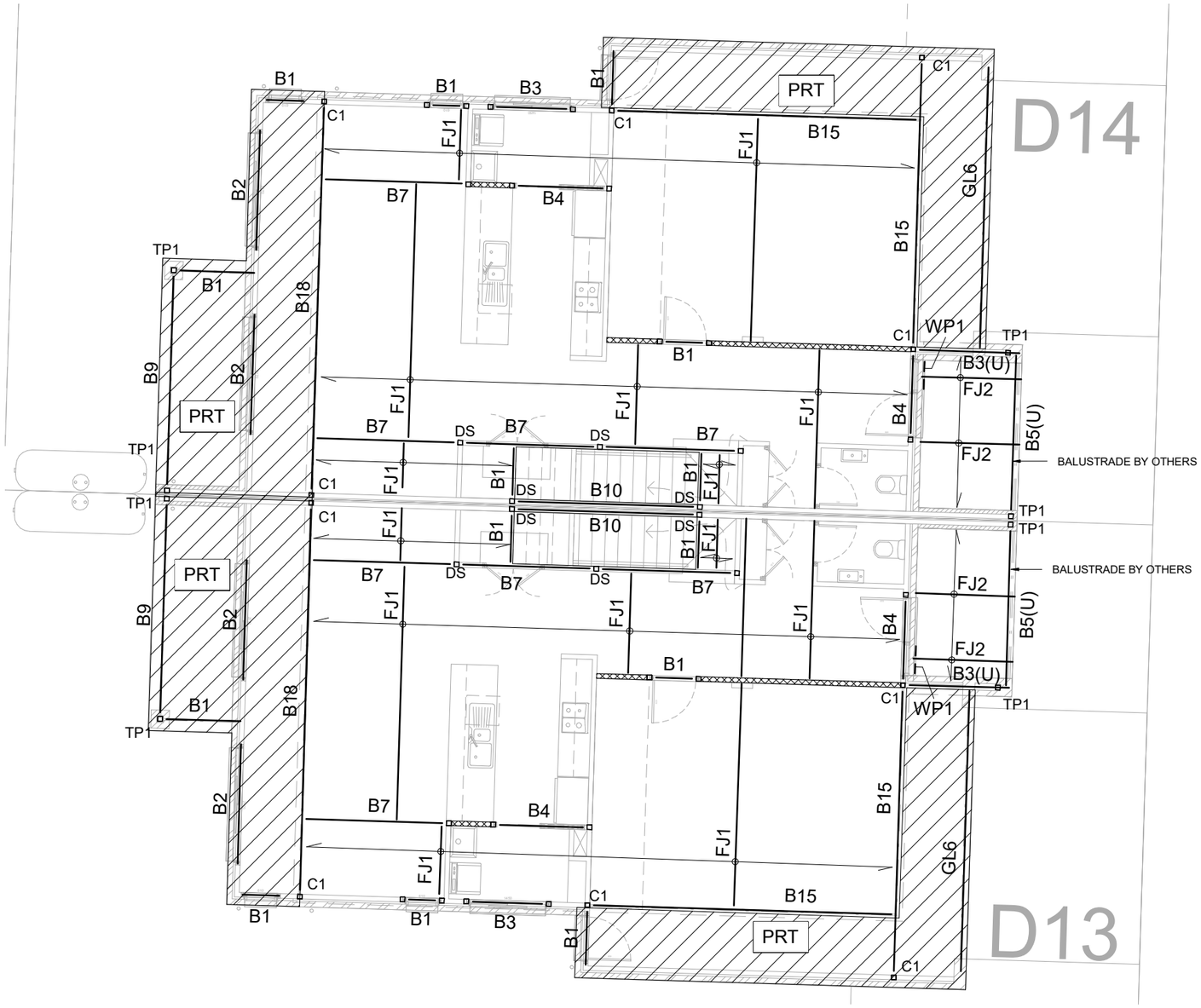
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 13-14 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S08-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U13-14

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

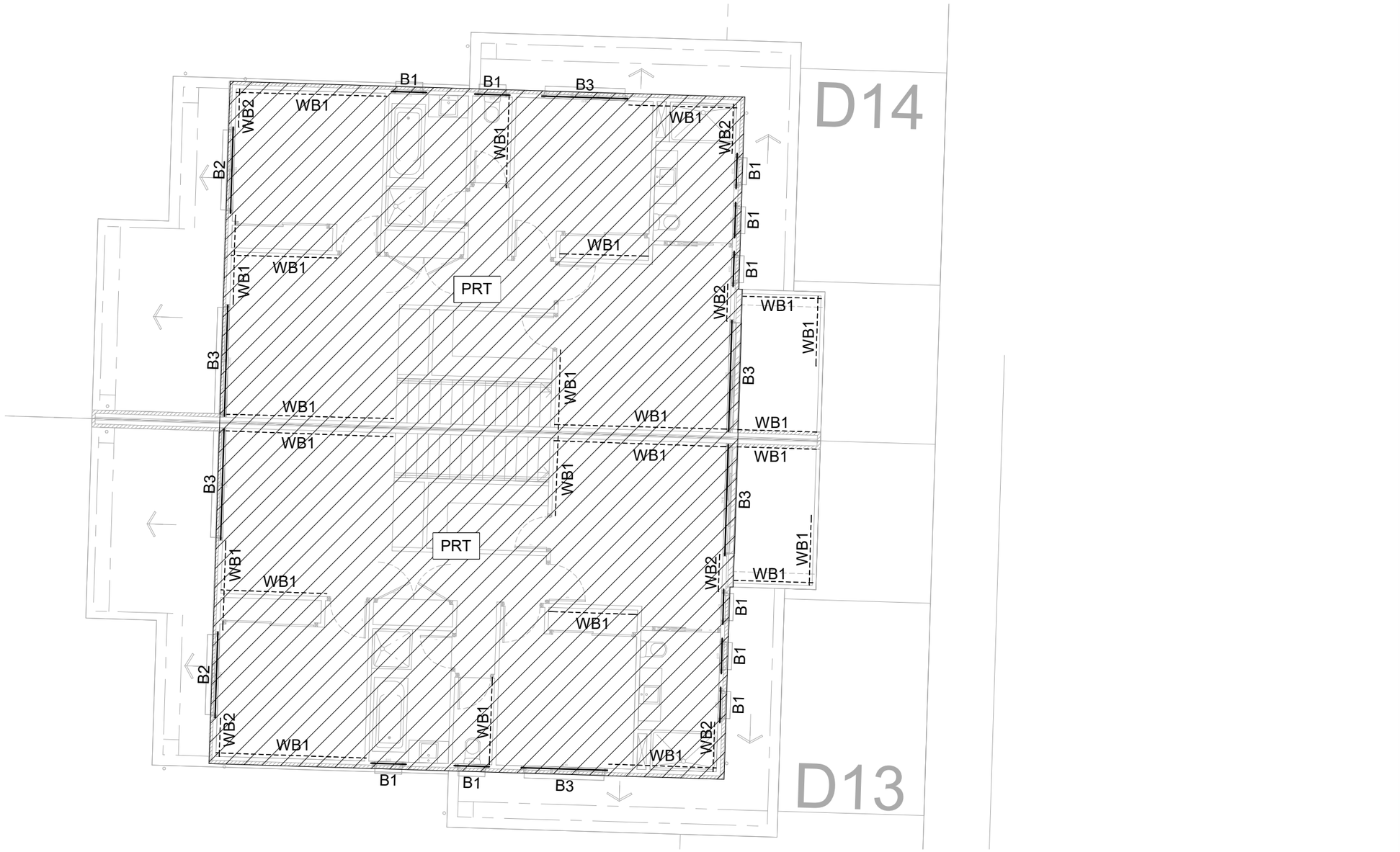
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 13-14 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S08-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



ROOF FRAMING PLAN U13-14

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

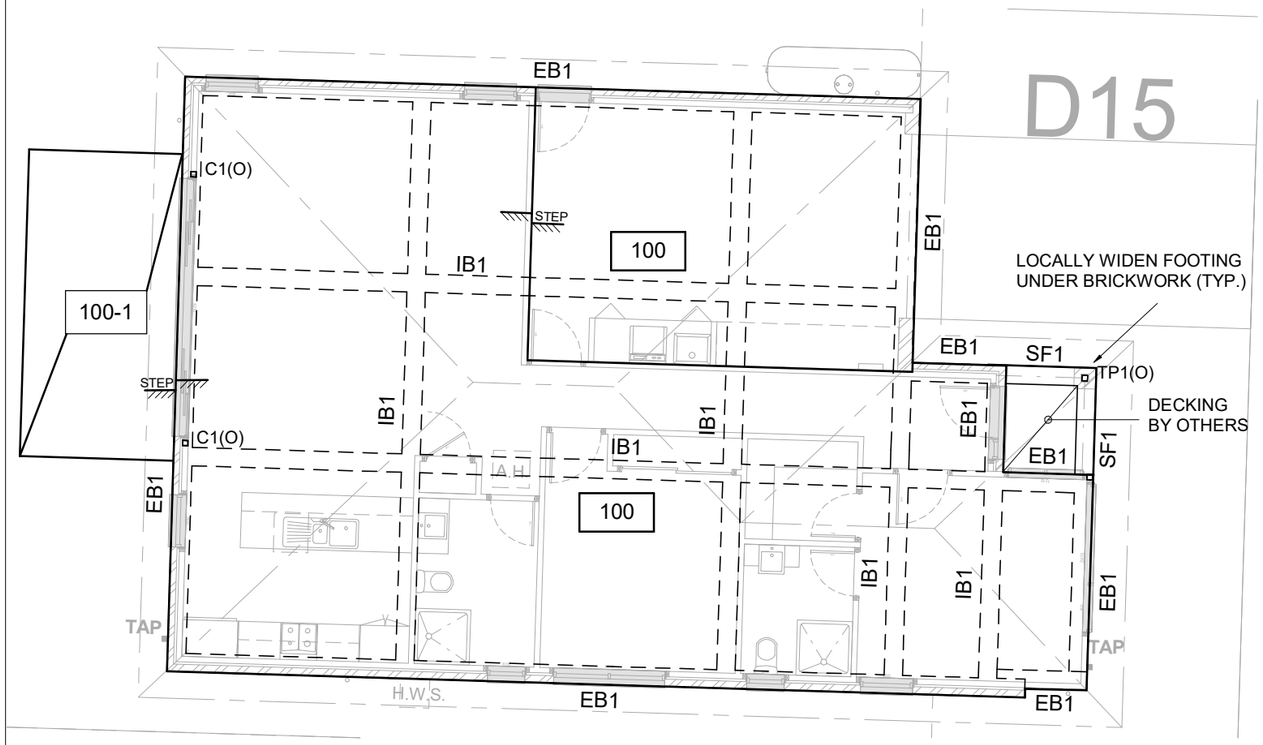
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

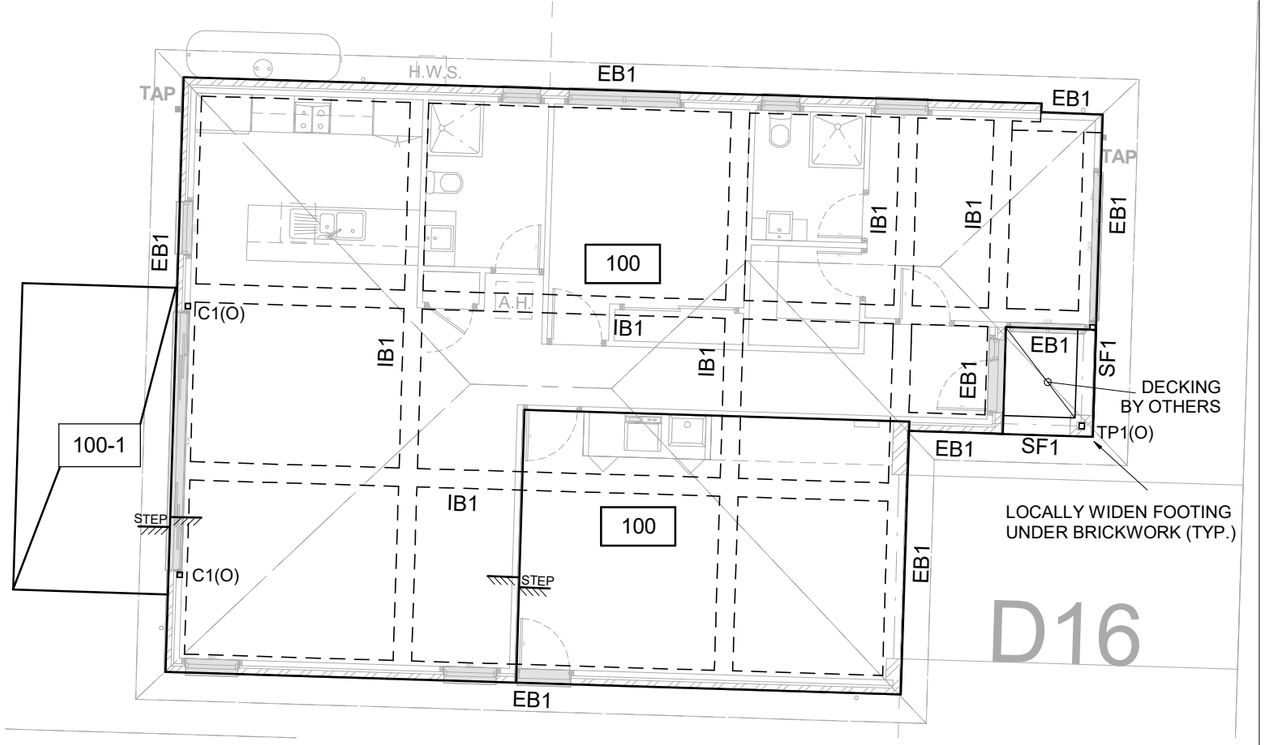
UNIT 13-14 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S08-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



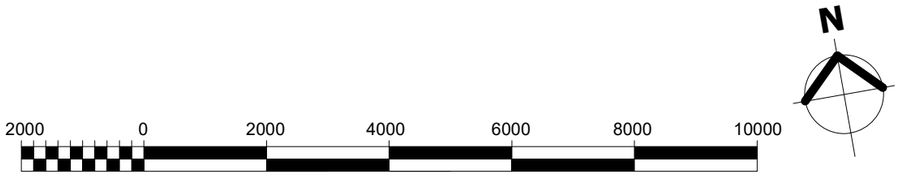
FOUNDATION PLAN U15

1 : 100



FOUNDATION PLAN U16

1 : 100



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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

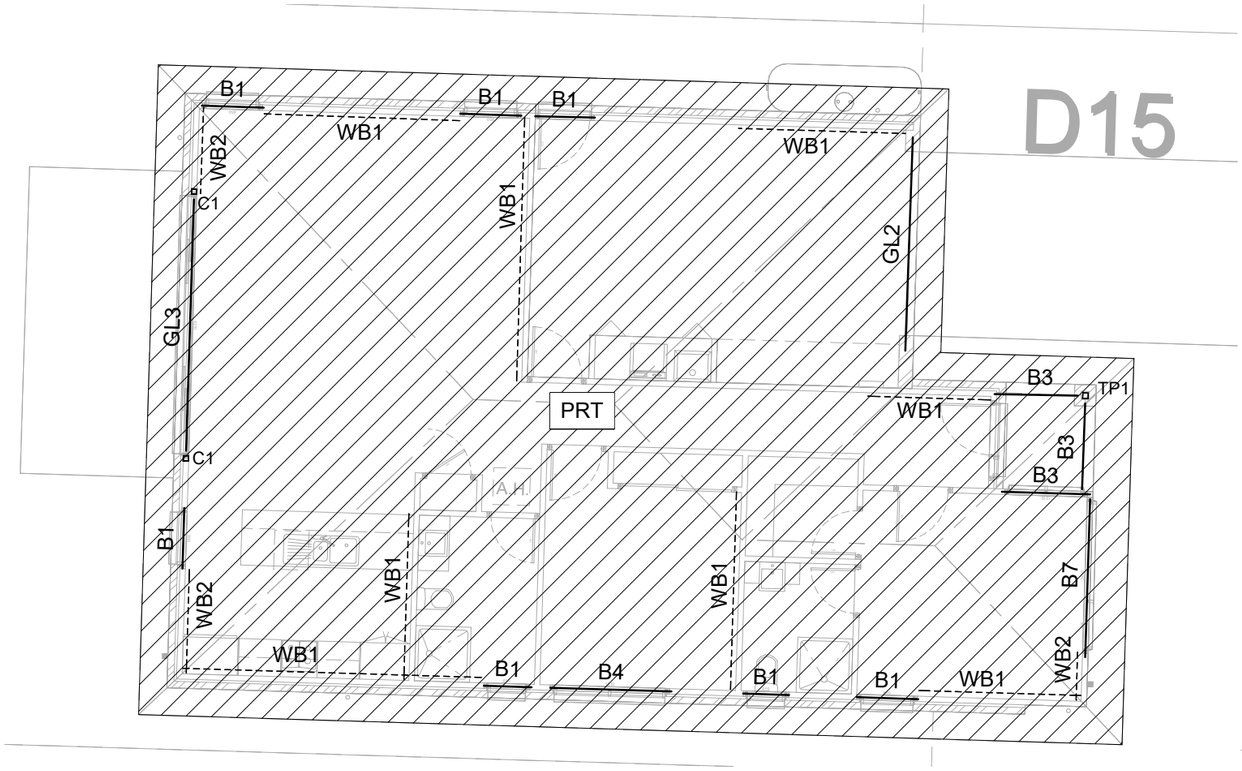
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

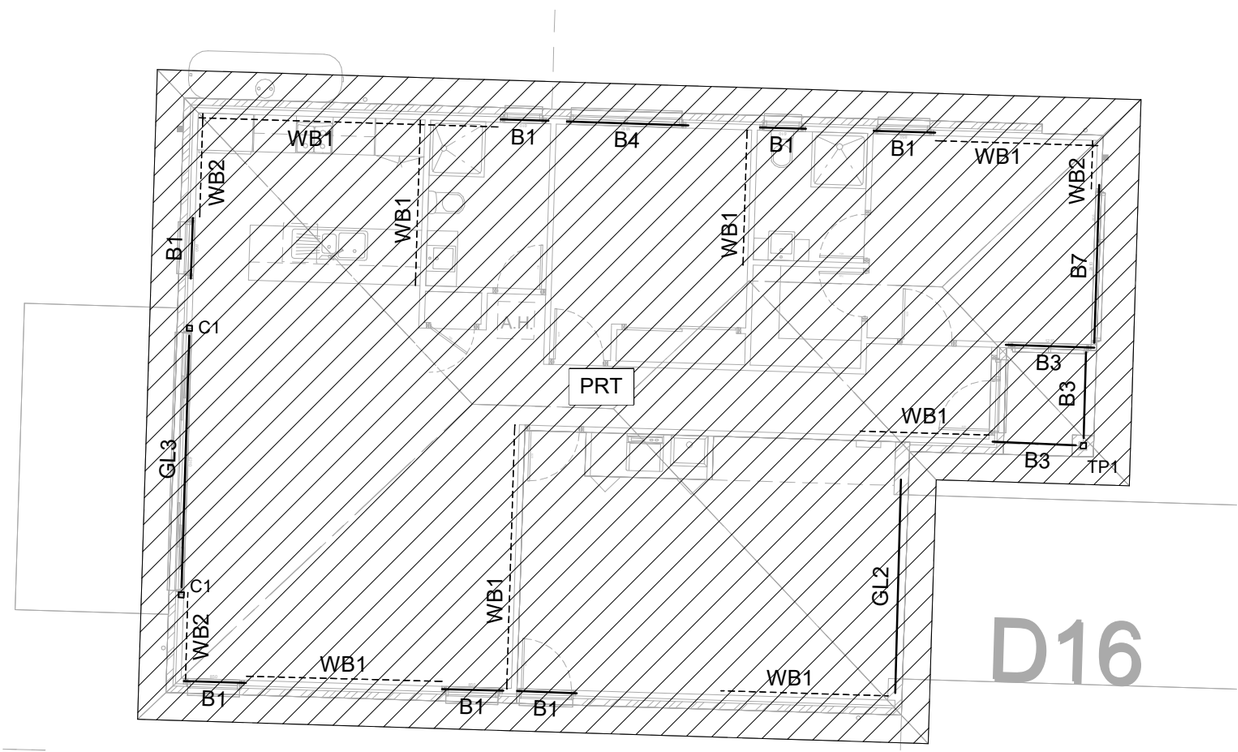
UNIT 15-16 FOUNDATION PLAN

Date	13.03.19	190047-S09-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



ROOF FRAMING AND BRACING PLAN U15

1 : 100



ROOF FRAMING AND BRACING PLAN U16

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19
1	Construction	16.09.19

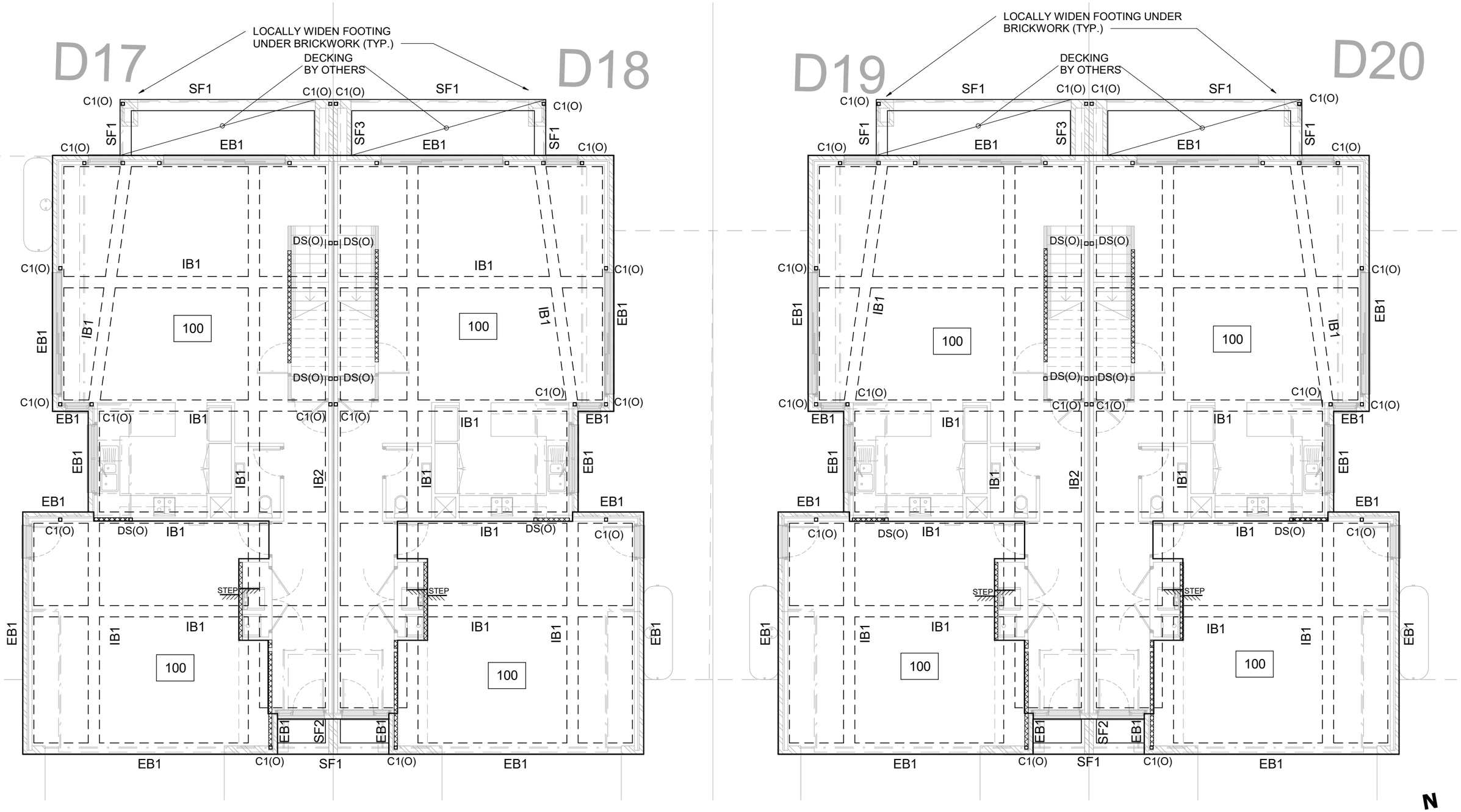
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 15-16 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S09-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	1



FOUNDATION PLAN U17-20

1 : 100

N

2000 0 2000 4000 6000 8000 10000

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

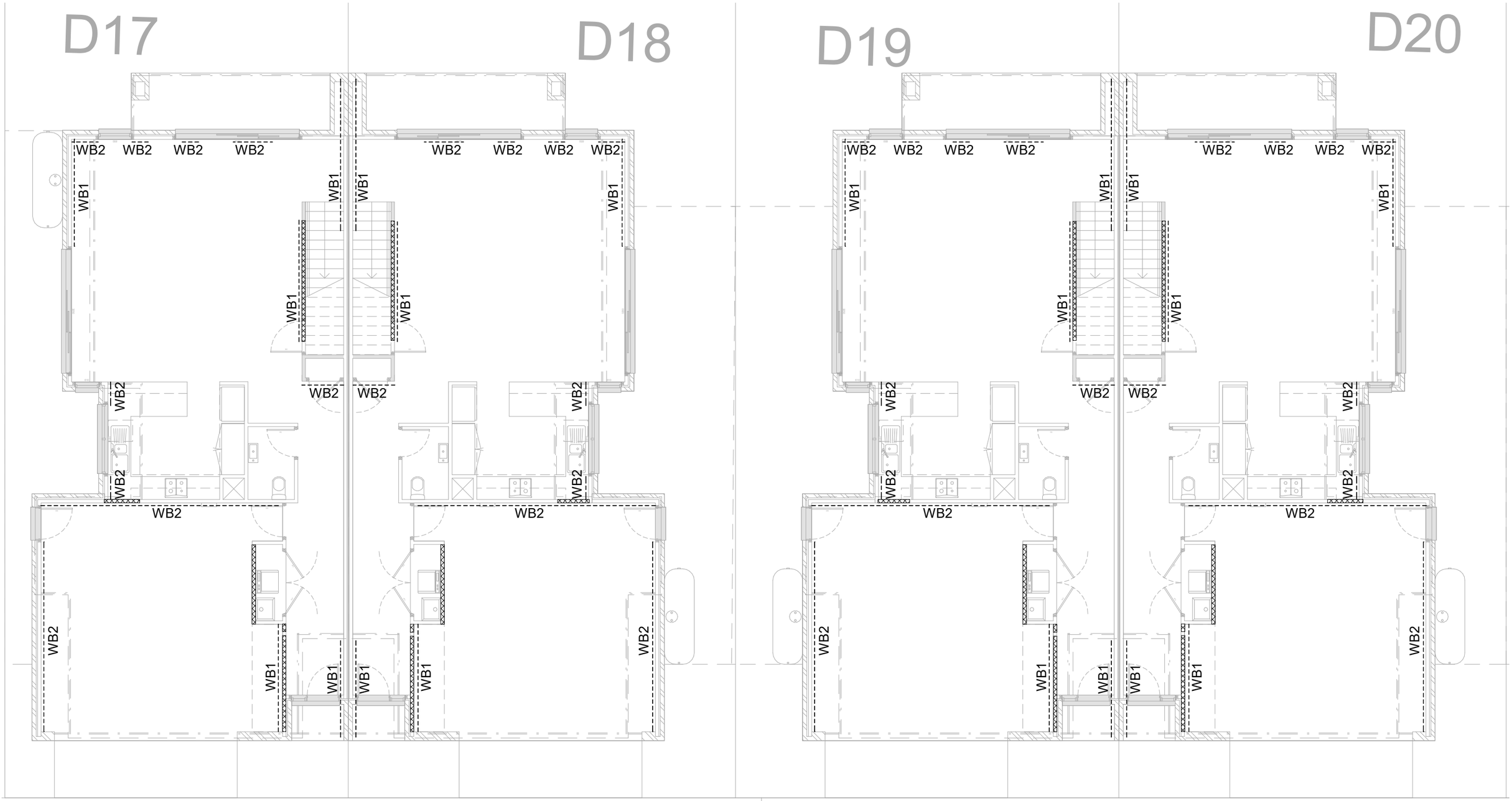
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 17-20 FOUNDATION PLAN

Date	13.03.19	190047-S10-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



GROUND FLOOR BRACING PLAN U17-20

1 : 100

2000 0 2000 4000 6000 8000 10000

N

TINGMORE STRUCTURES

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

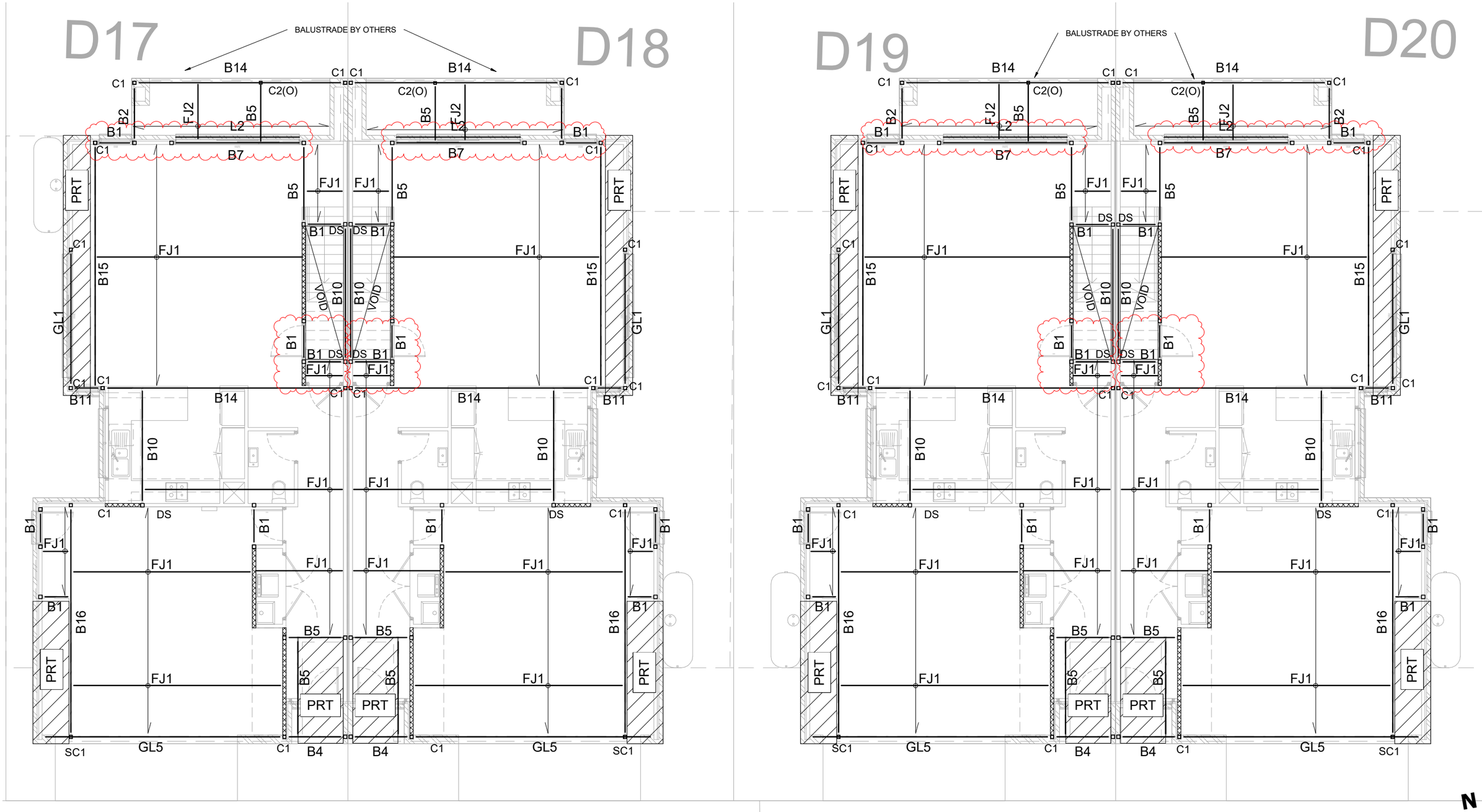
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 17-20 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S10-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U17-20

1 : 100

N

2000 0 2000 4000 6000 8000 10000

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19
2	Construction	04.10.19

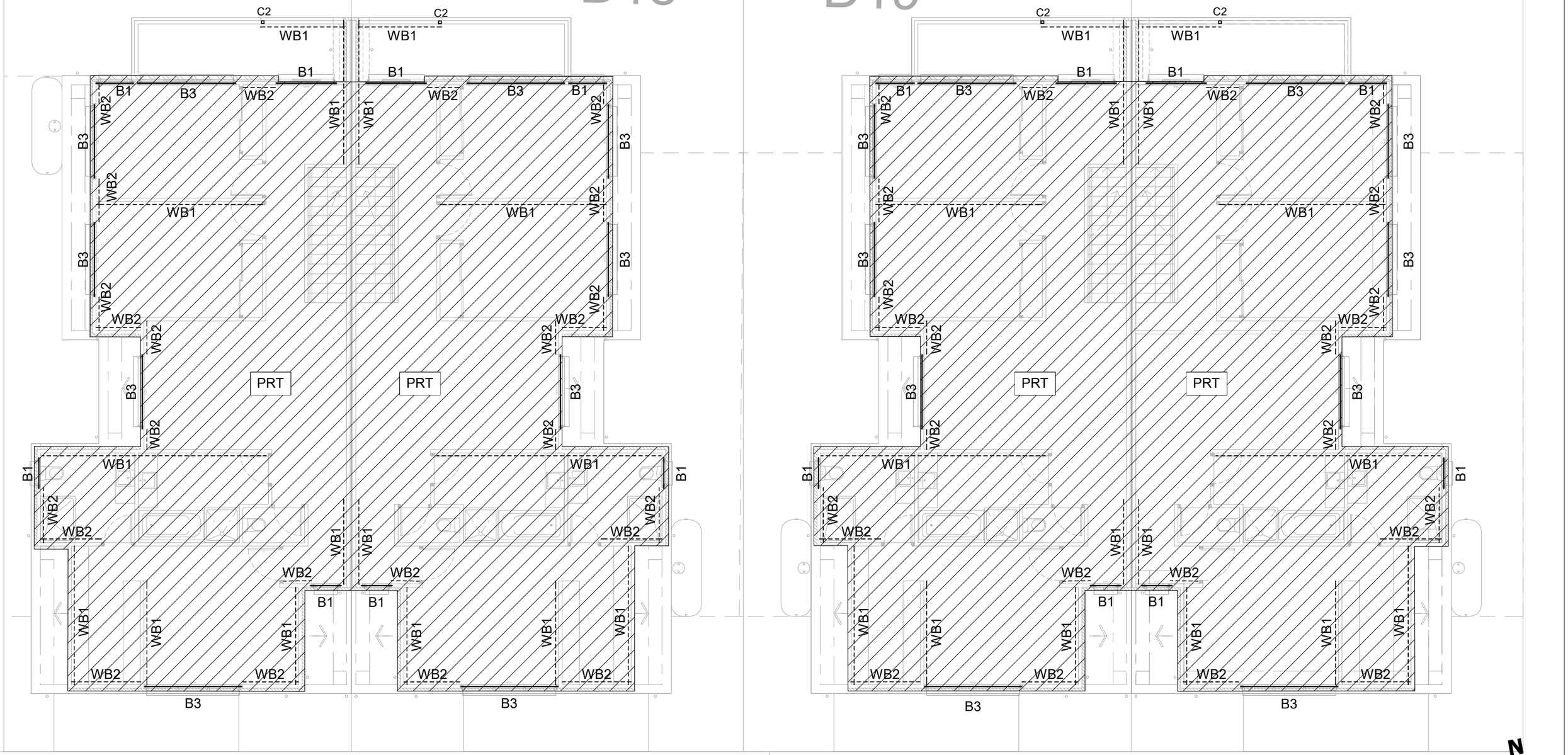
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 17-20 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S10-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	2



ROOF FRAMING PLAN U17-20

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

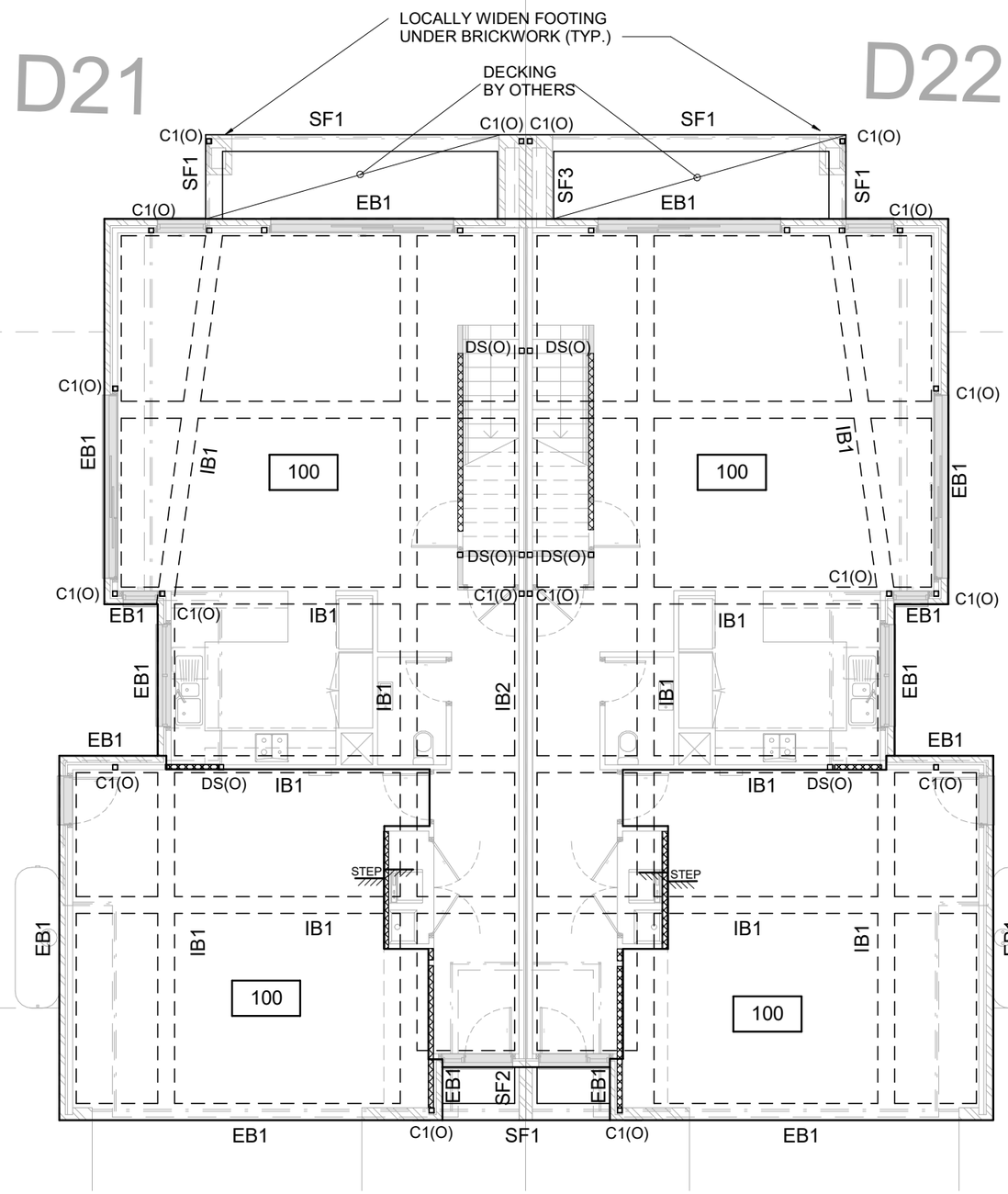
CLIENT MAINLINE DEVELOPMENT PTY LTD

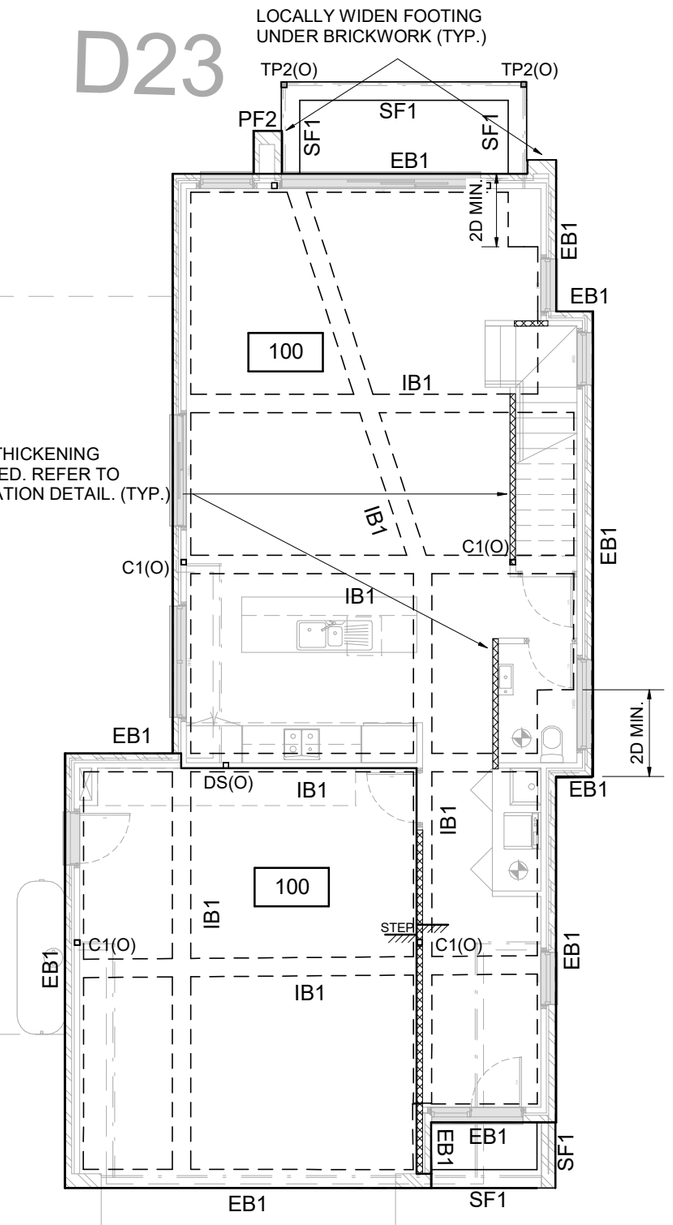
PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 17-20 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S10-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø





FOUNDATION PLAN U21-23

1 : 100

N

2000 0 2000 4000 6000 8000 10000

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03 9005 1177
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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19
1	Construction	16.09.19

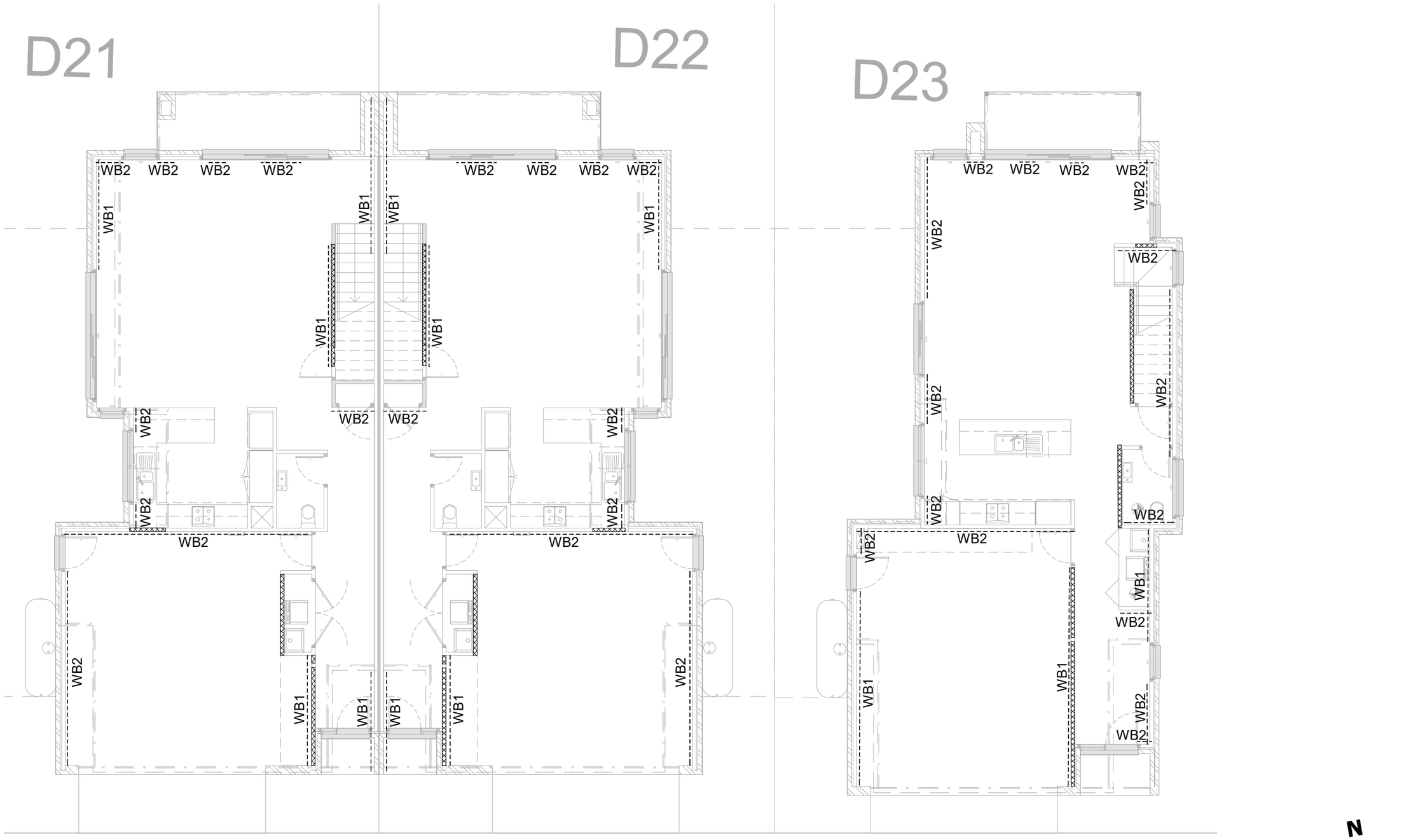
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNT 21-23 FOUNDATION PLAN

Date	13.03.19	190047-S11-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	1



GROUND FLOOR BRACING PLAN U21-23

1 : 100

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

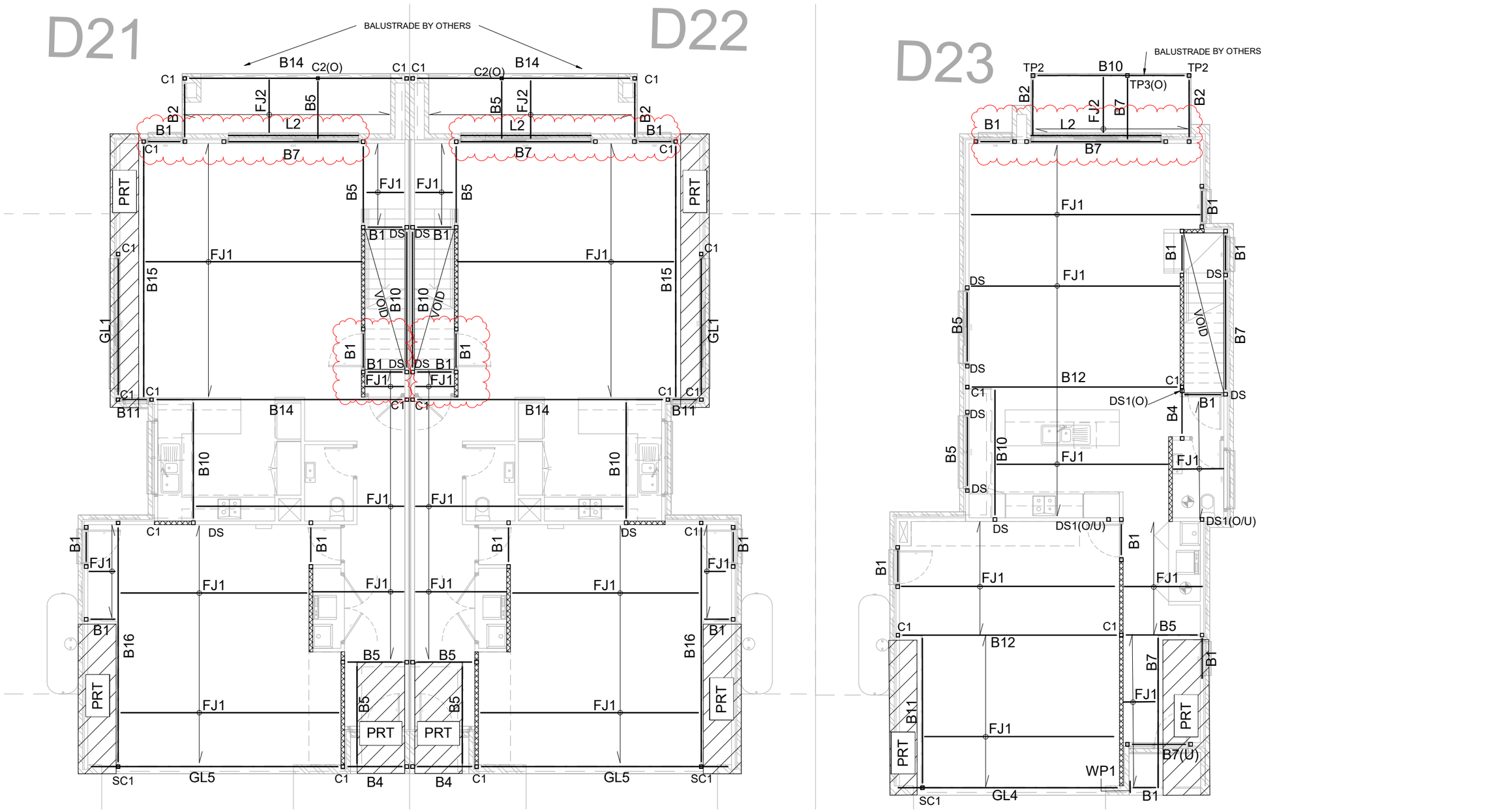
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

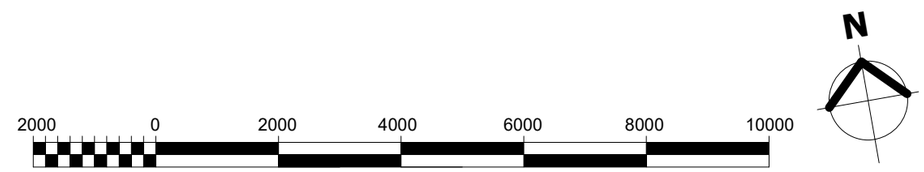
UNT 21-23 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S11-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U21-23

1 : 100



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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19
1	Construction	16.09.19
2	Construction	04.10.19

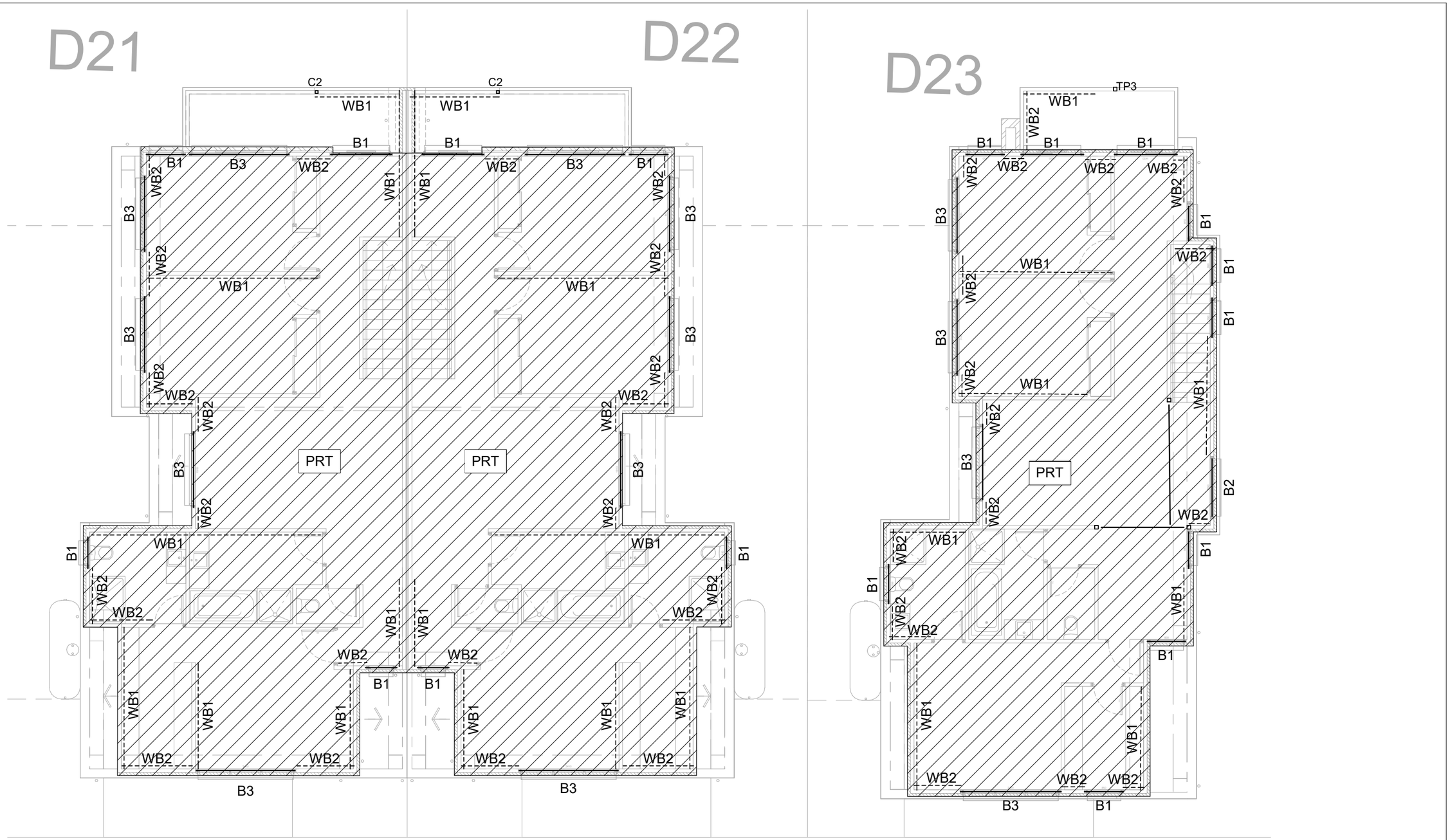
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNT 21-23 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S11-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	2



ROOF FRAMING PLAN U21-23

1 : 100

2000 0 2000 4000 6000 8000 10000

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

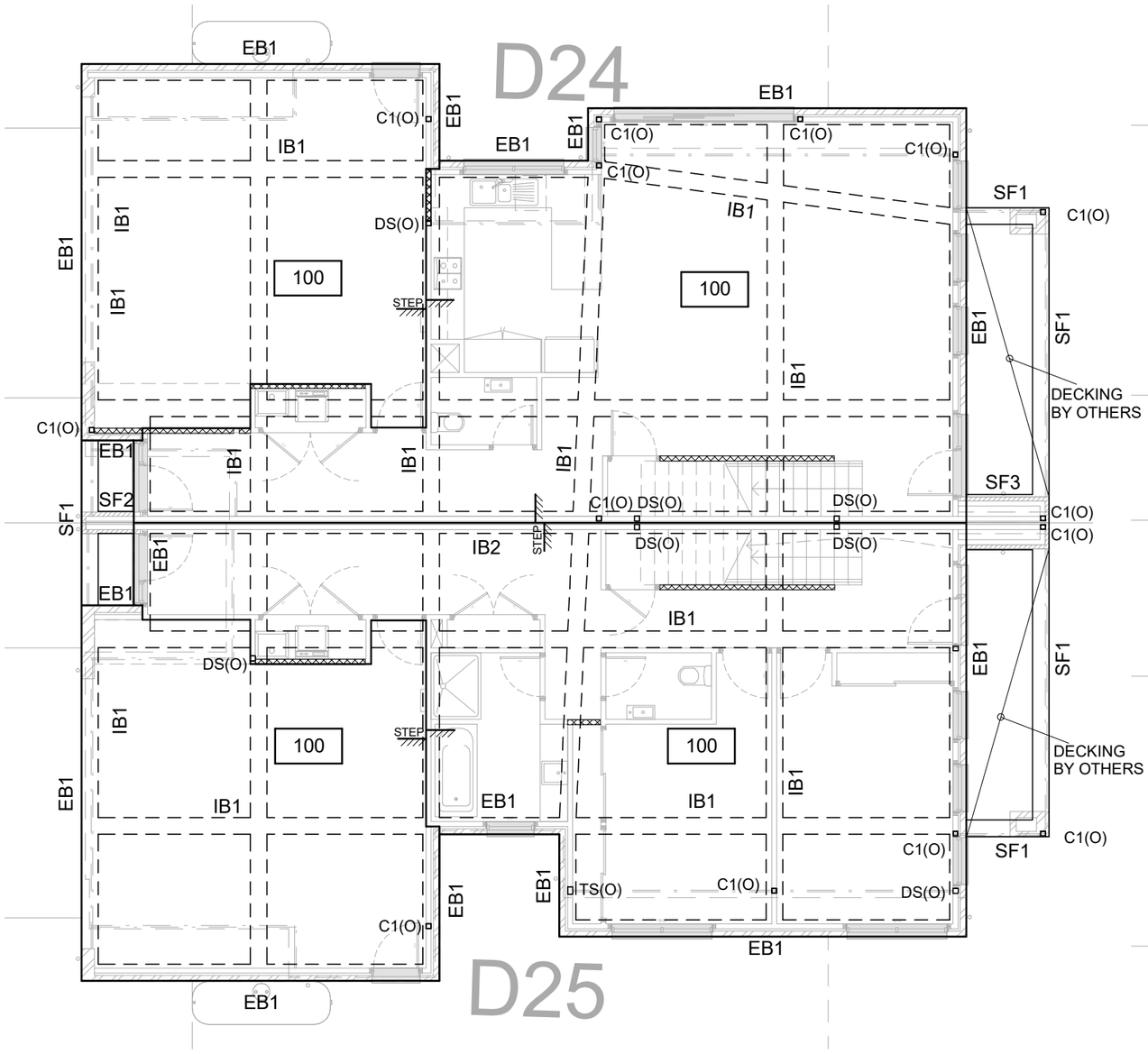
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

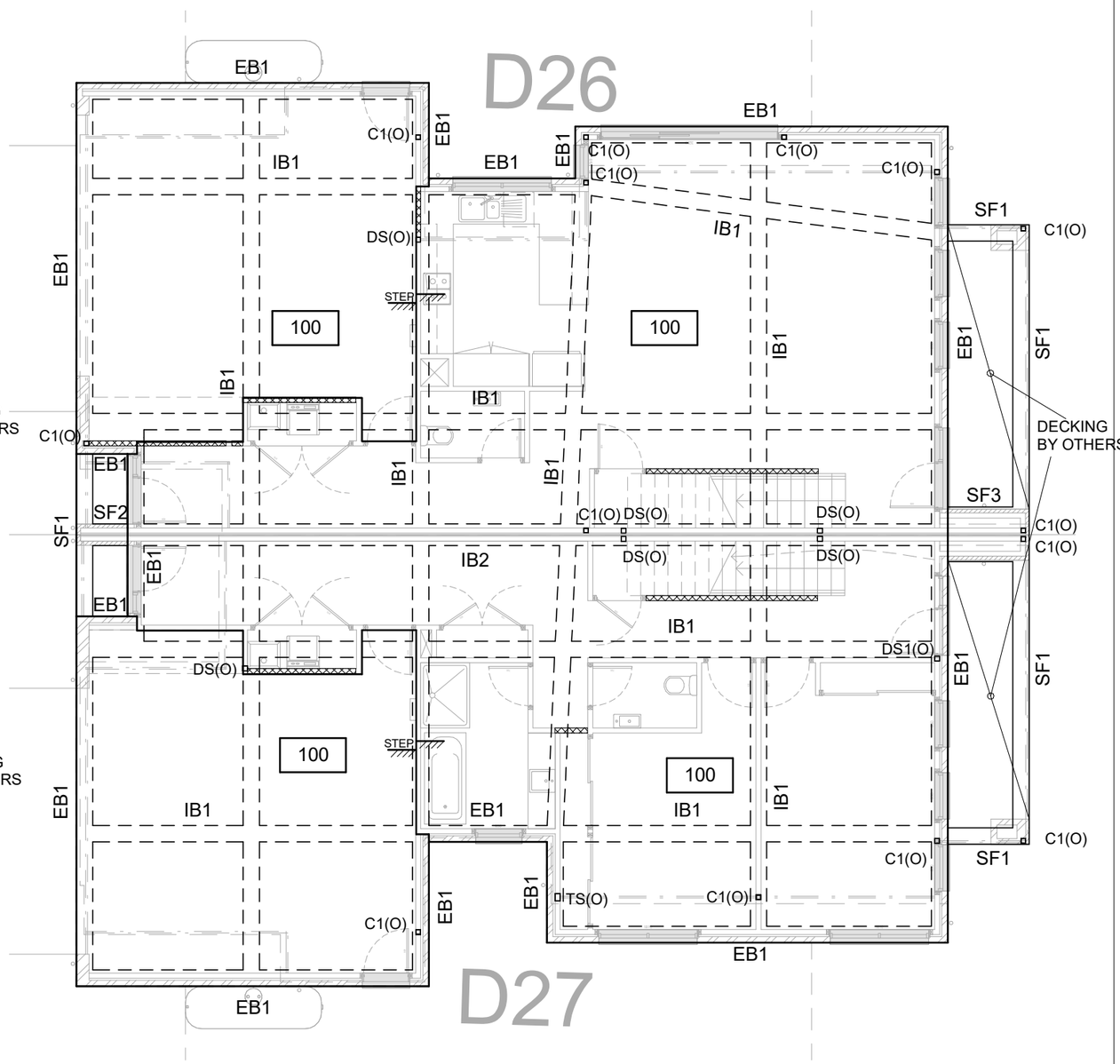
UNT 21-23 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S11-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



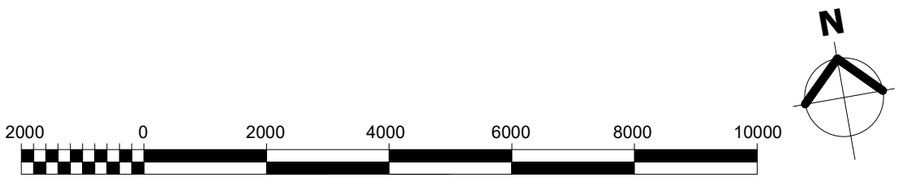
FOUNDATION PLAN U24-25

1 : 100



FOUNDATION PLAN U26-27

1 : 100



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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

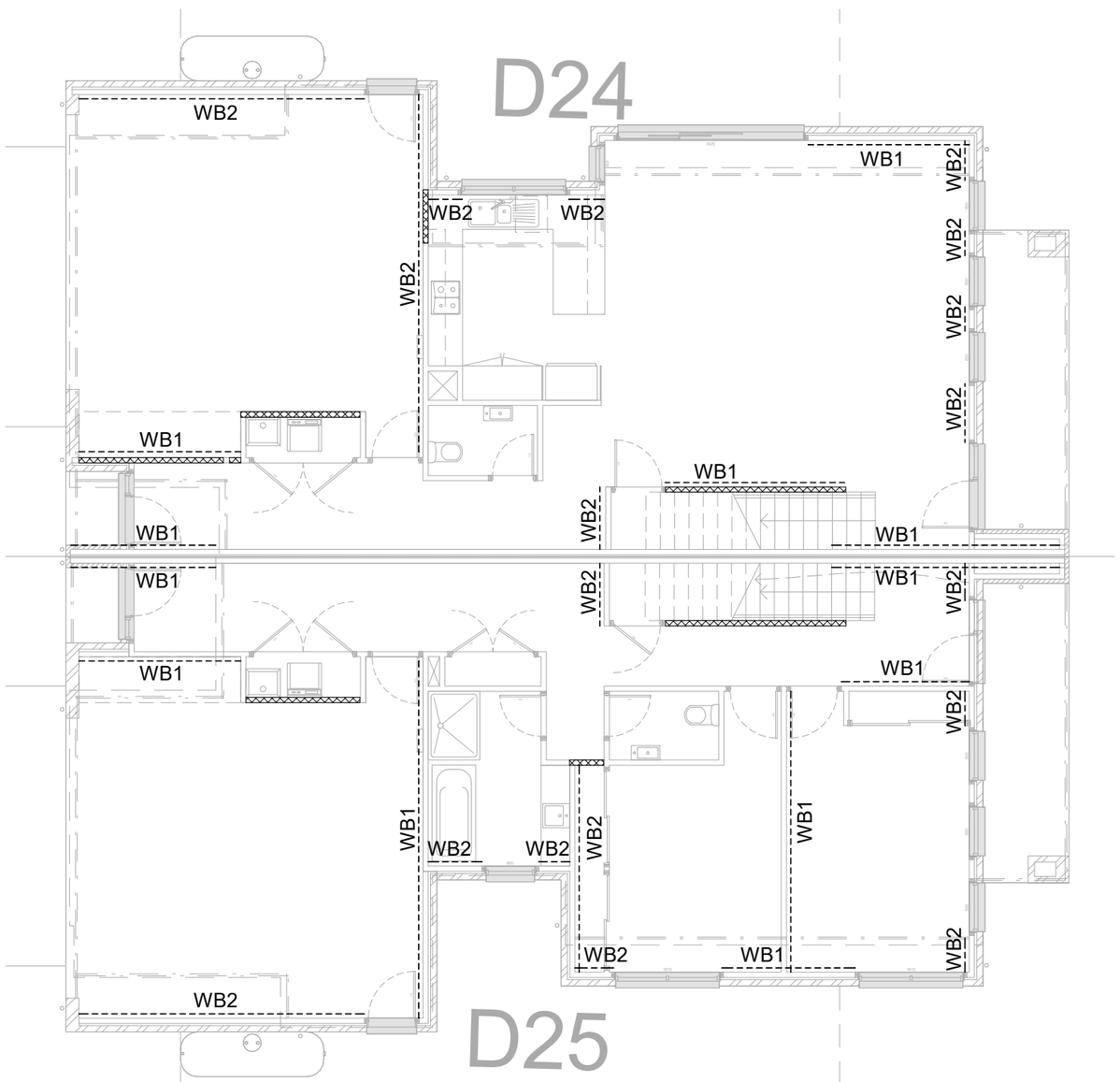
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

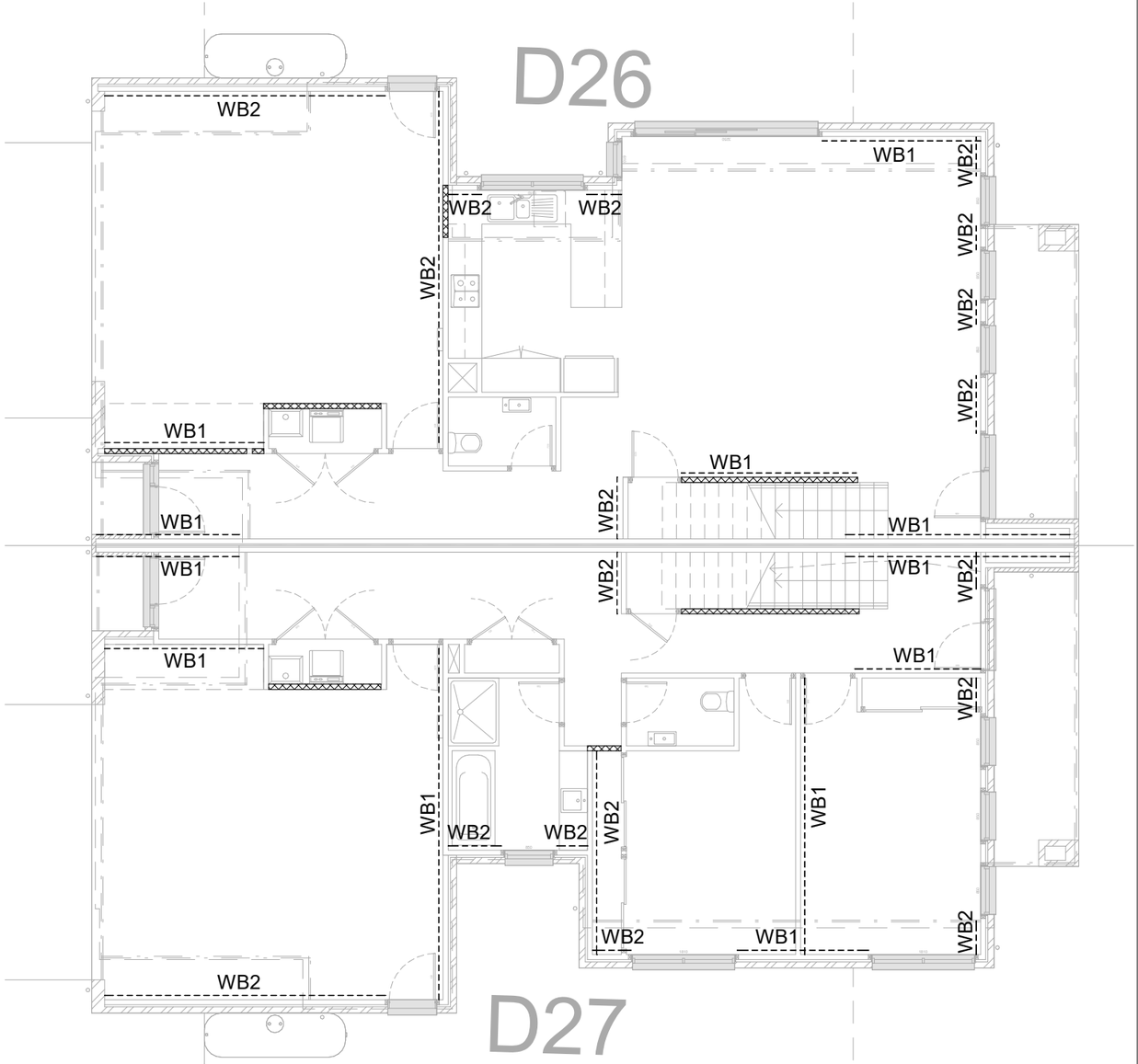
UNT 24-27 FOUNDATION PLAN

Date	13.03.19	190047-S12-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



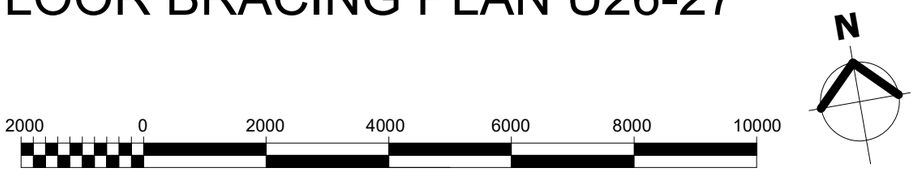
GROUND FLOOR BRACING PLAN U24-25

1 : 100



GROUND FLOOR BRACING PLAN U26-27

1 : 100



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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

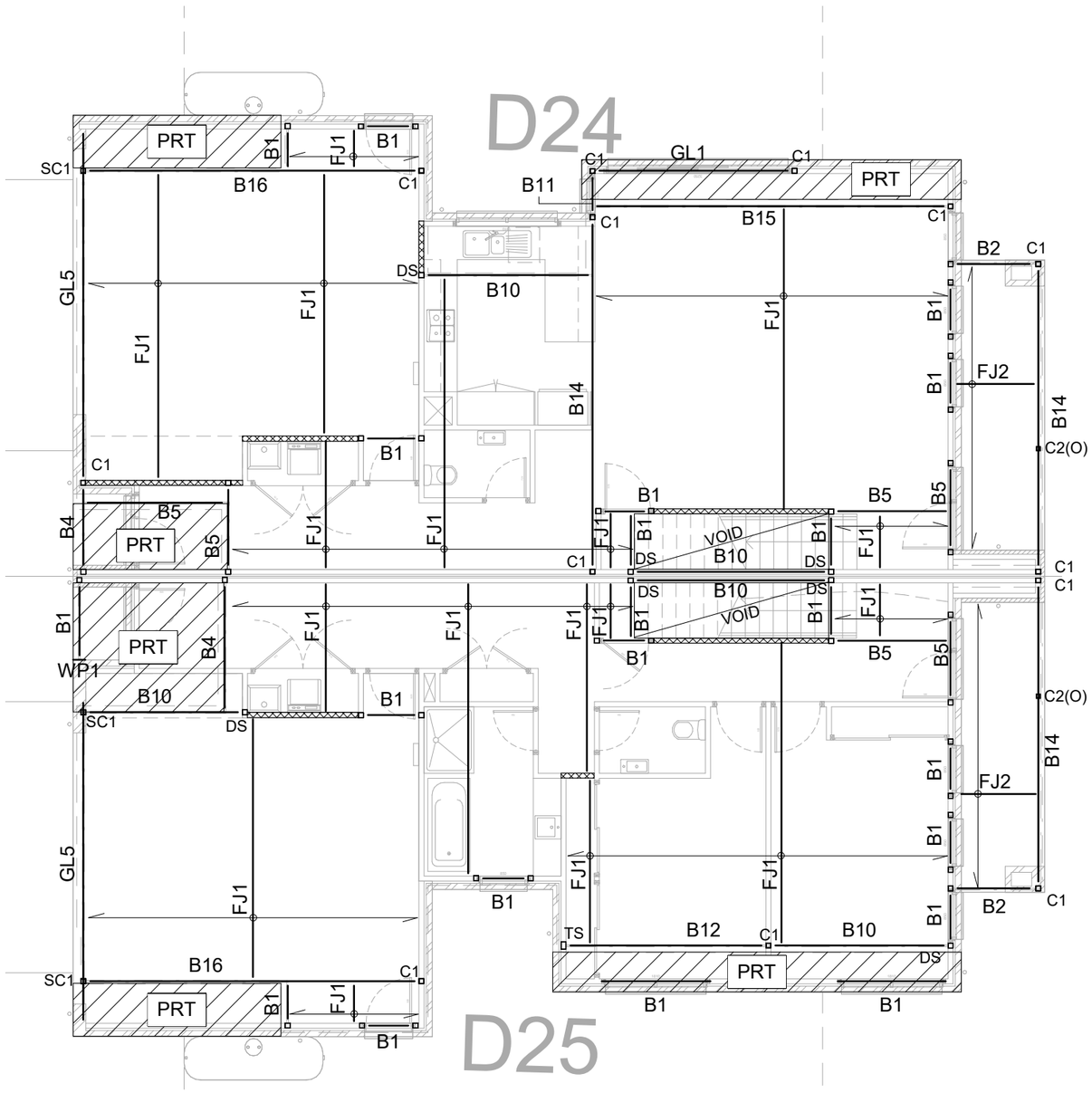
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNT 24-27 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S12-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U24-25

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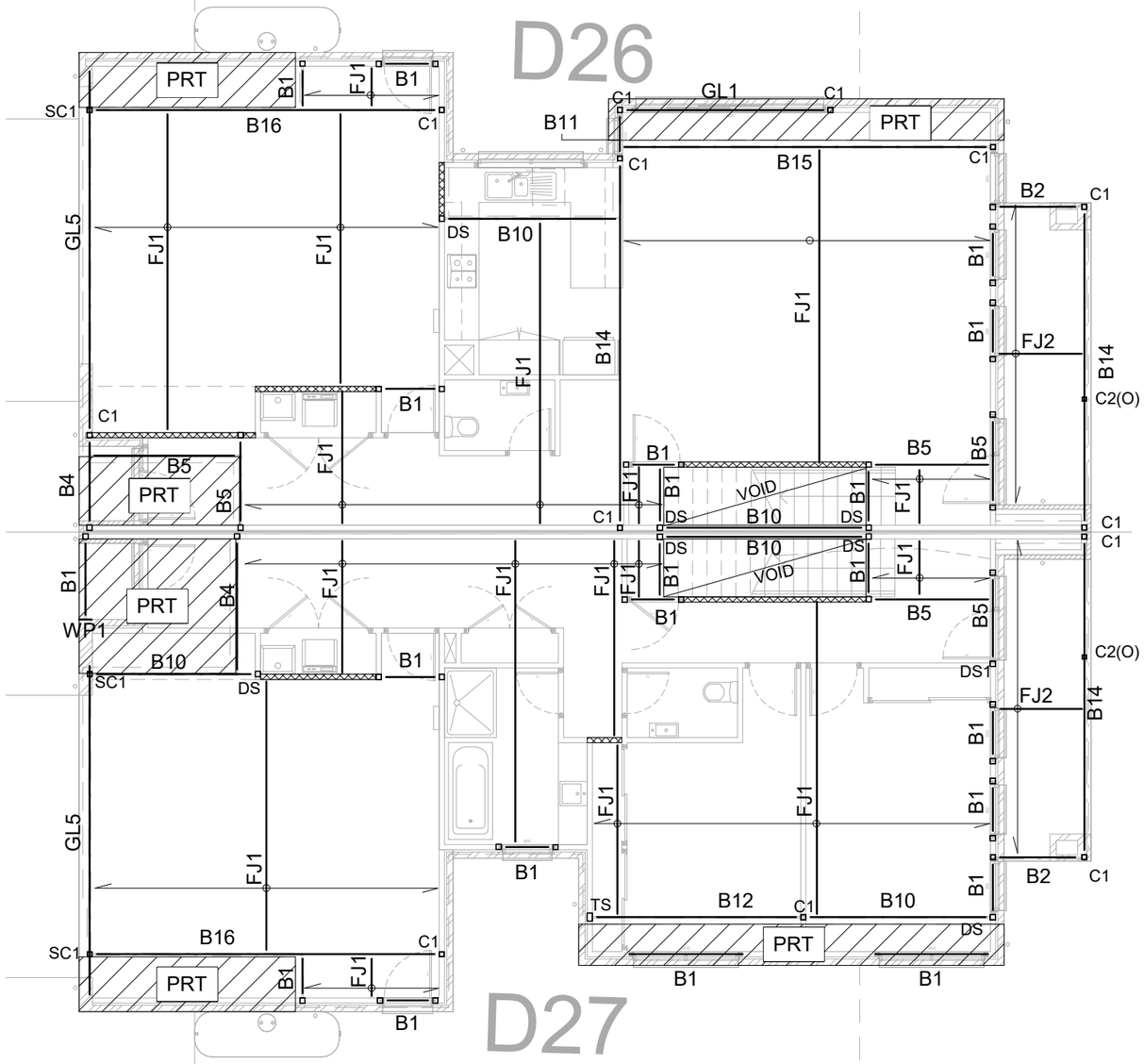
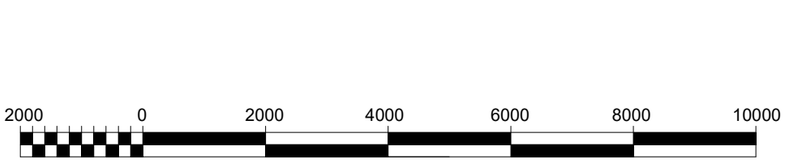


FIRST FLOOR FRAMING PLAN U26-27

1 : 100



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REV	DESCRIPTION	DATE
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CLIENT MAINLINE DEVELOPMENT PTY LTD

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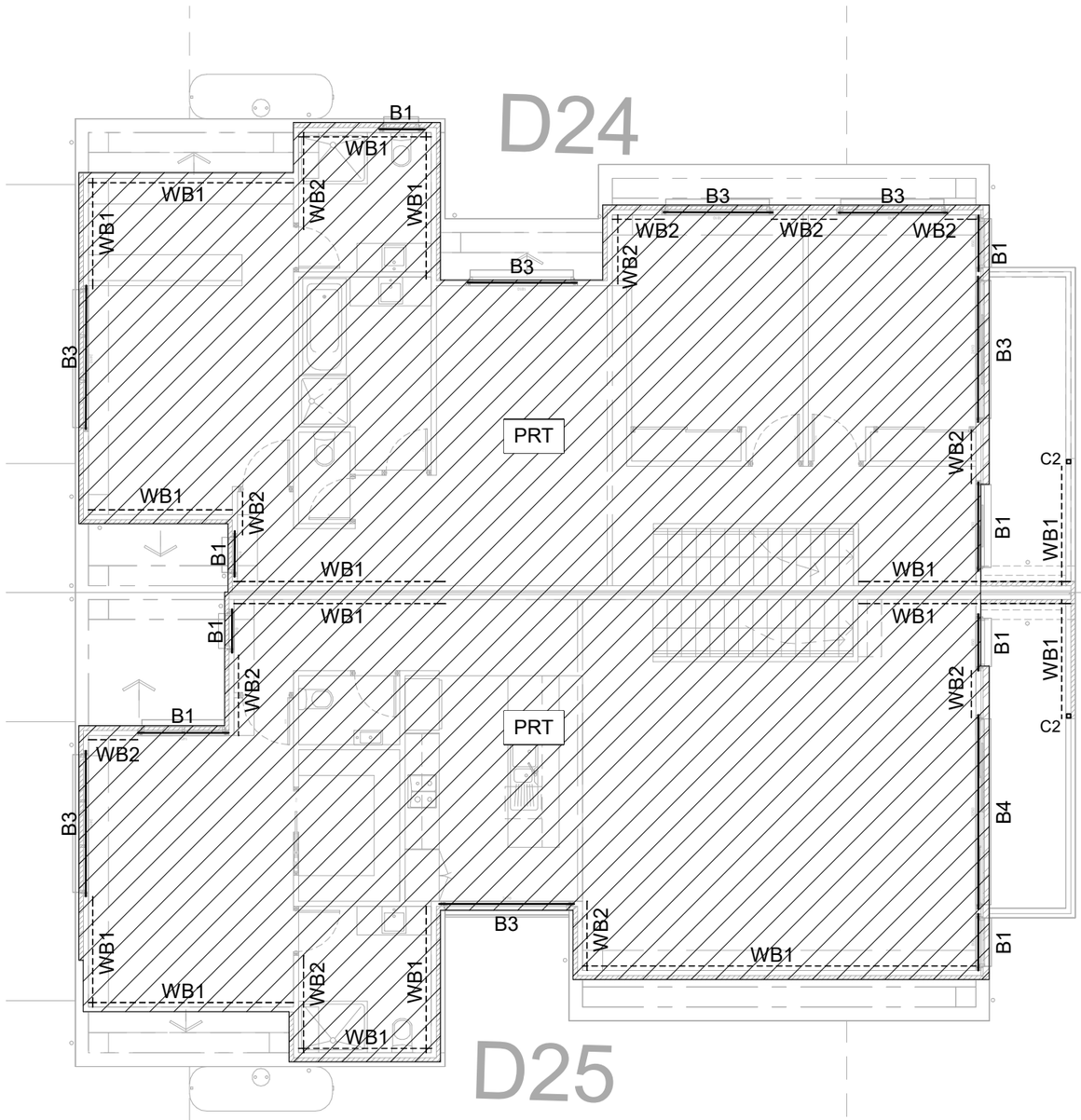
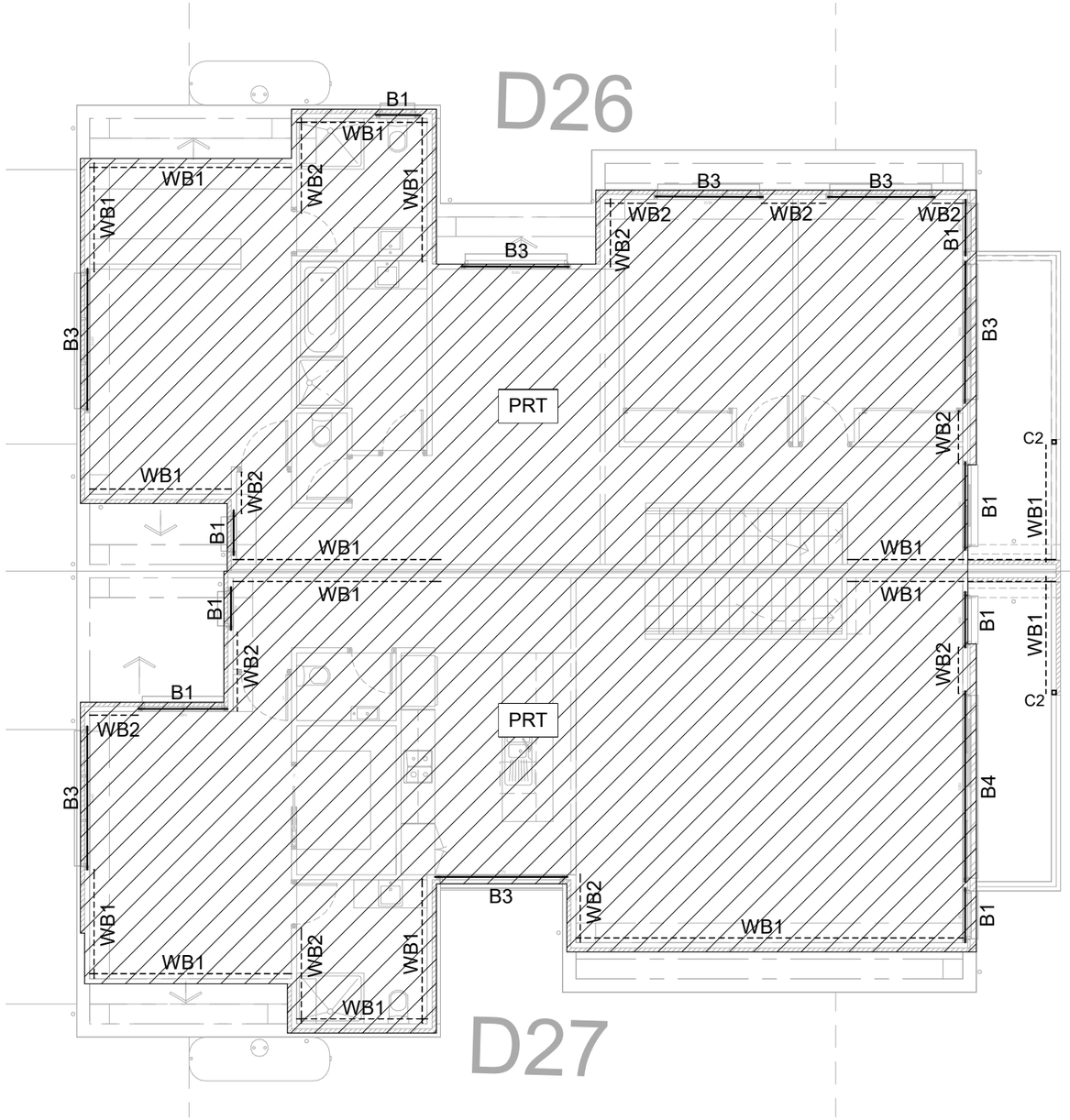
UNT 24-27 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S12-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



ROOF FRAMING PLAN U24-25

1 : 100



ROOF FRAMING PLAN U26-27

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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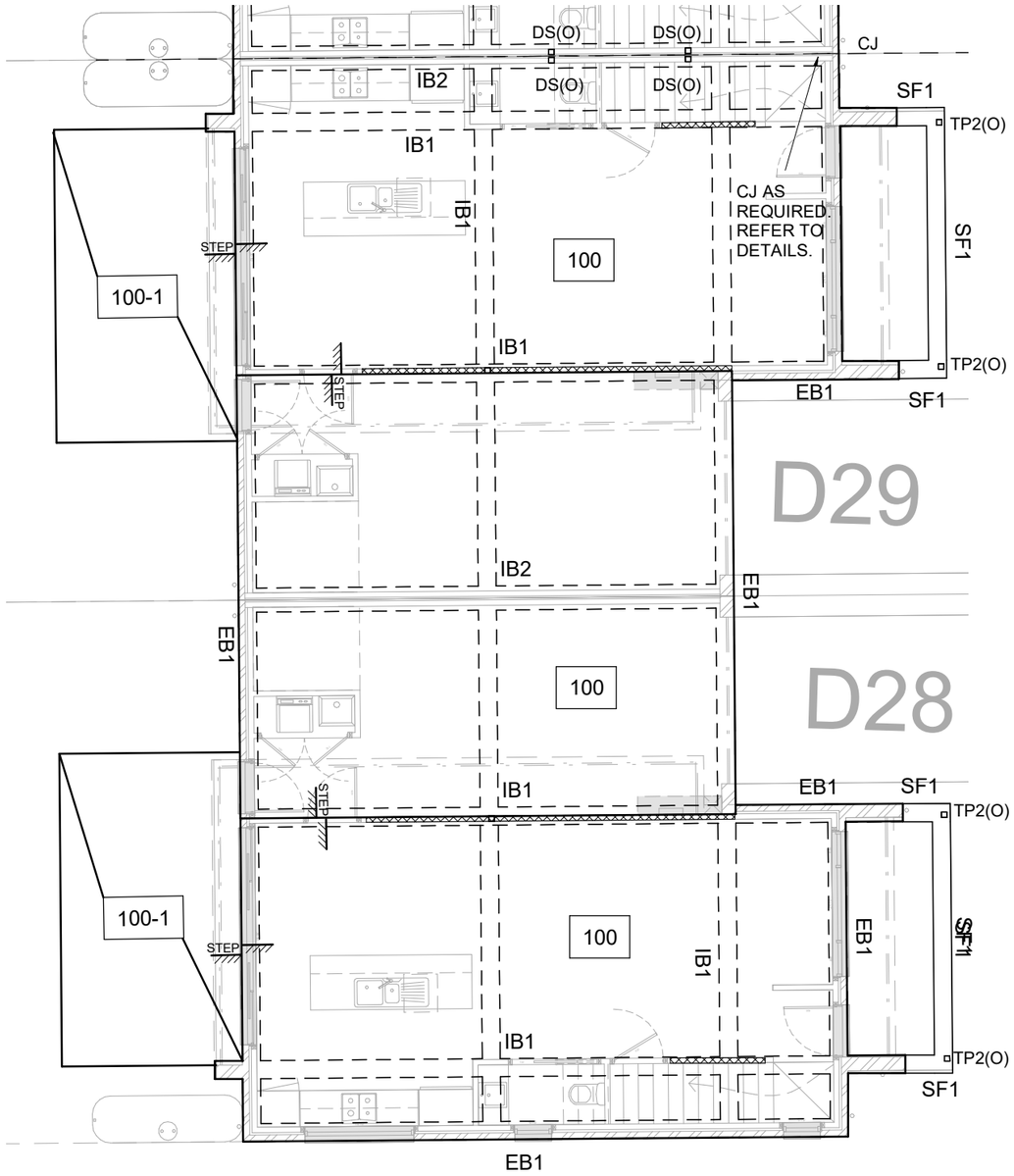
ADDRESS 96 BRUNT ROAD, BEACONSFIELD

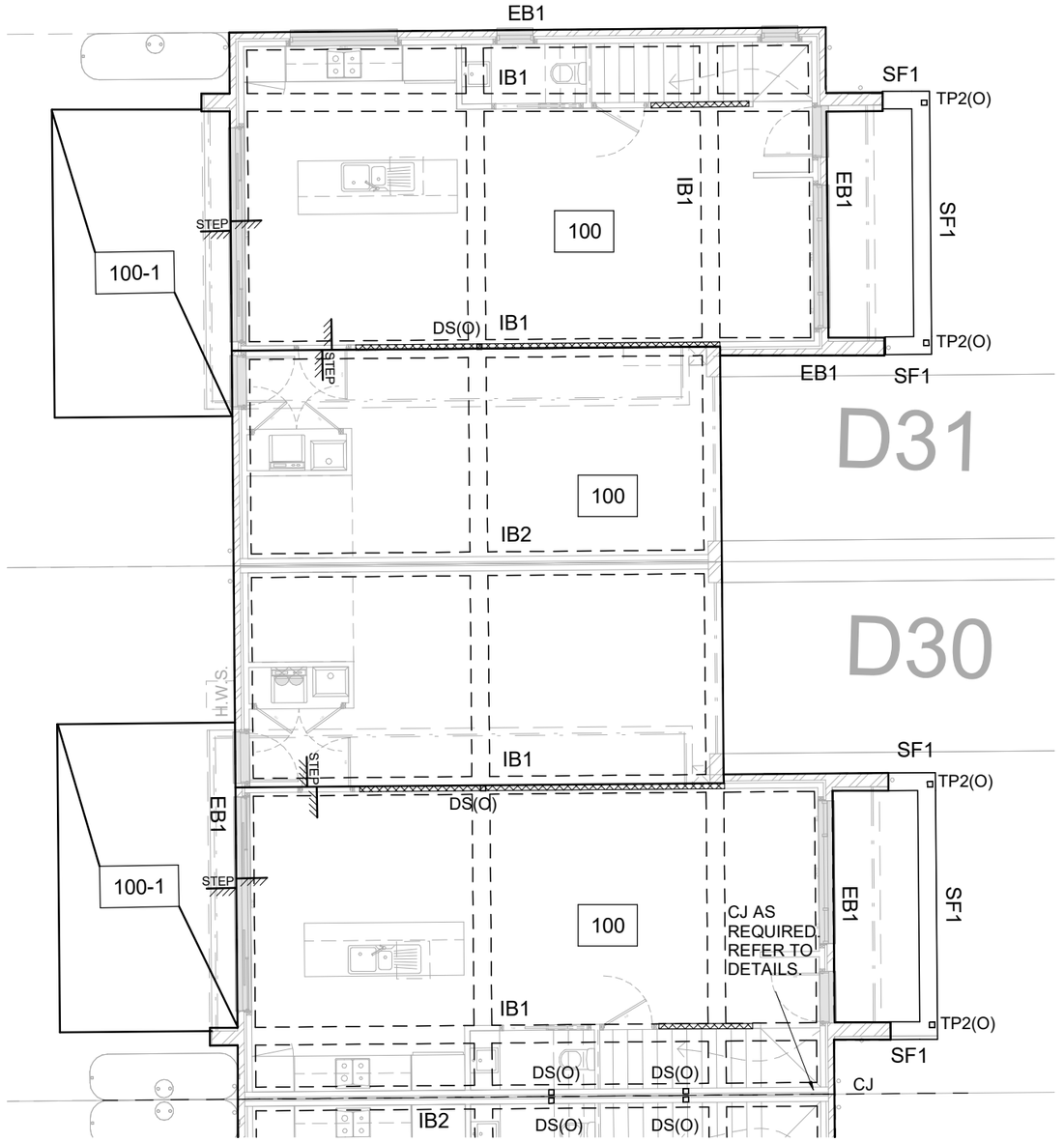
UNT 24-27 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S12-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FOUNDATION PLAN U28-29

1 : 100



FOUNDATION PLAN U30-31

1 : 100

N

2000 0 2000 4000 6000 8000 10000

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
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Ø	Construction	30.05.19

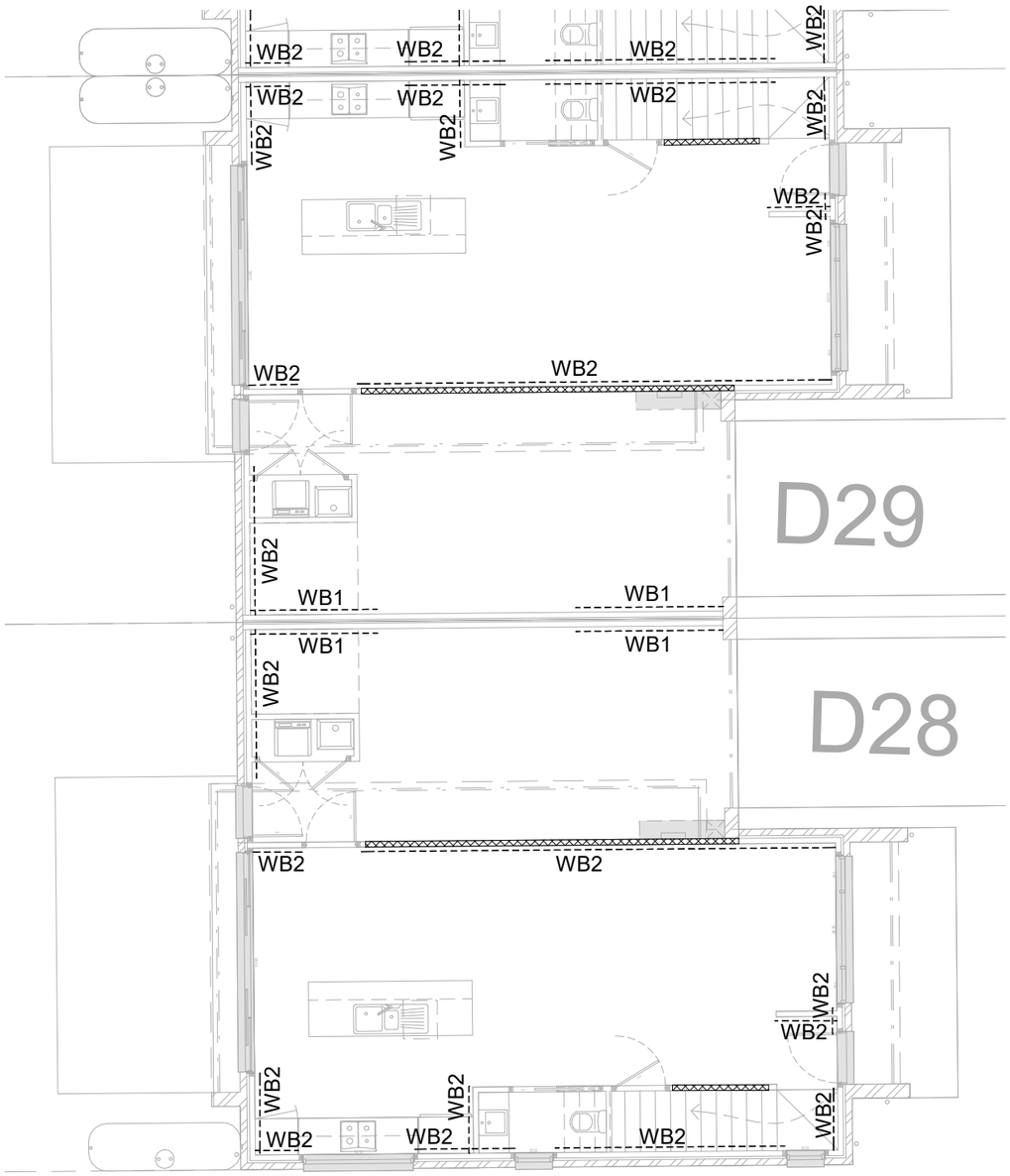
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

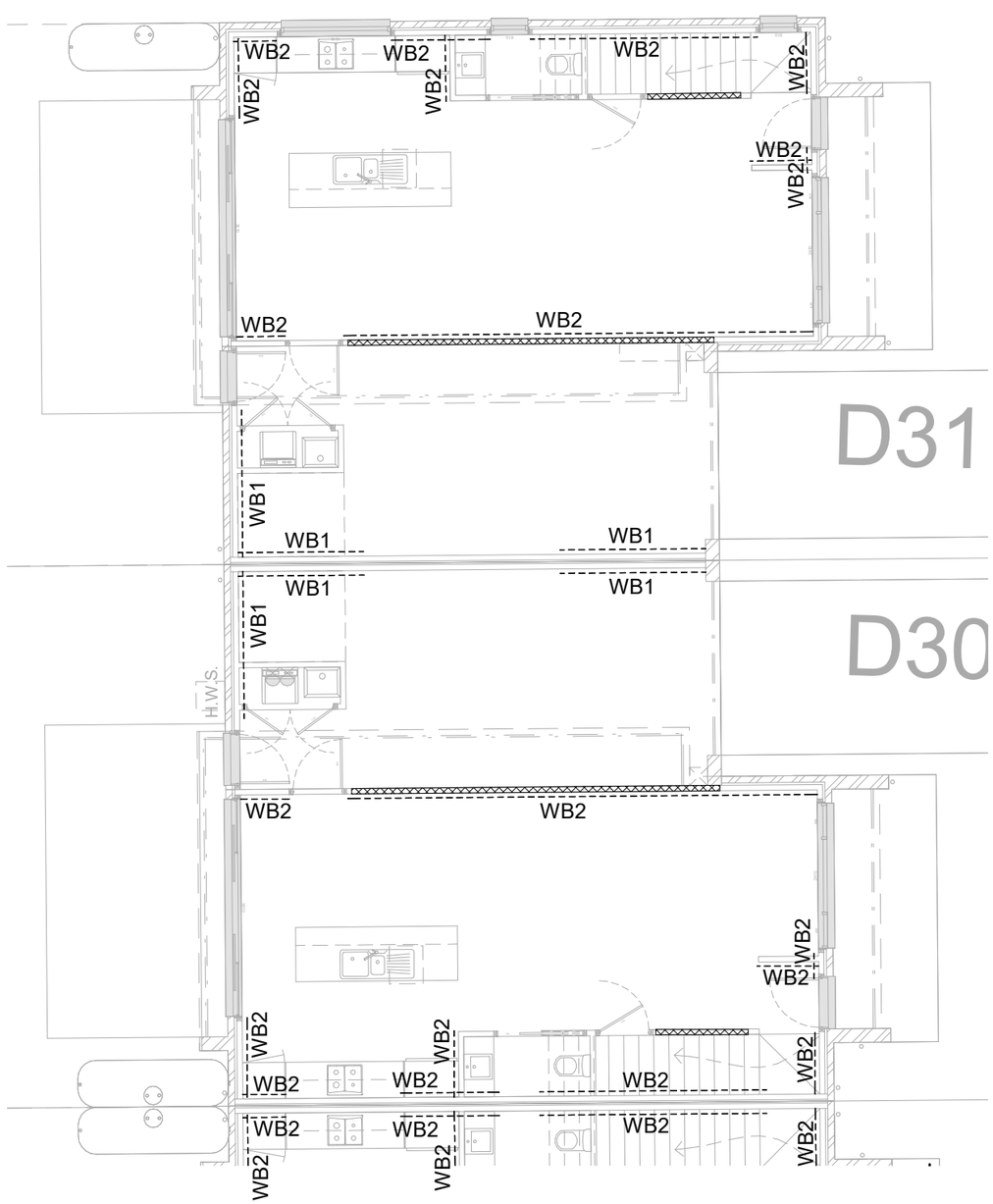
UNT 28-31 FOUNDATION PLAN

Date	13.03.19	190047-S13-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



GROUND FLOOR BRACING PLAN U28-29

1 : 100



GROUND FLOOR BRACING PLAN U30-31

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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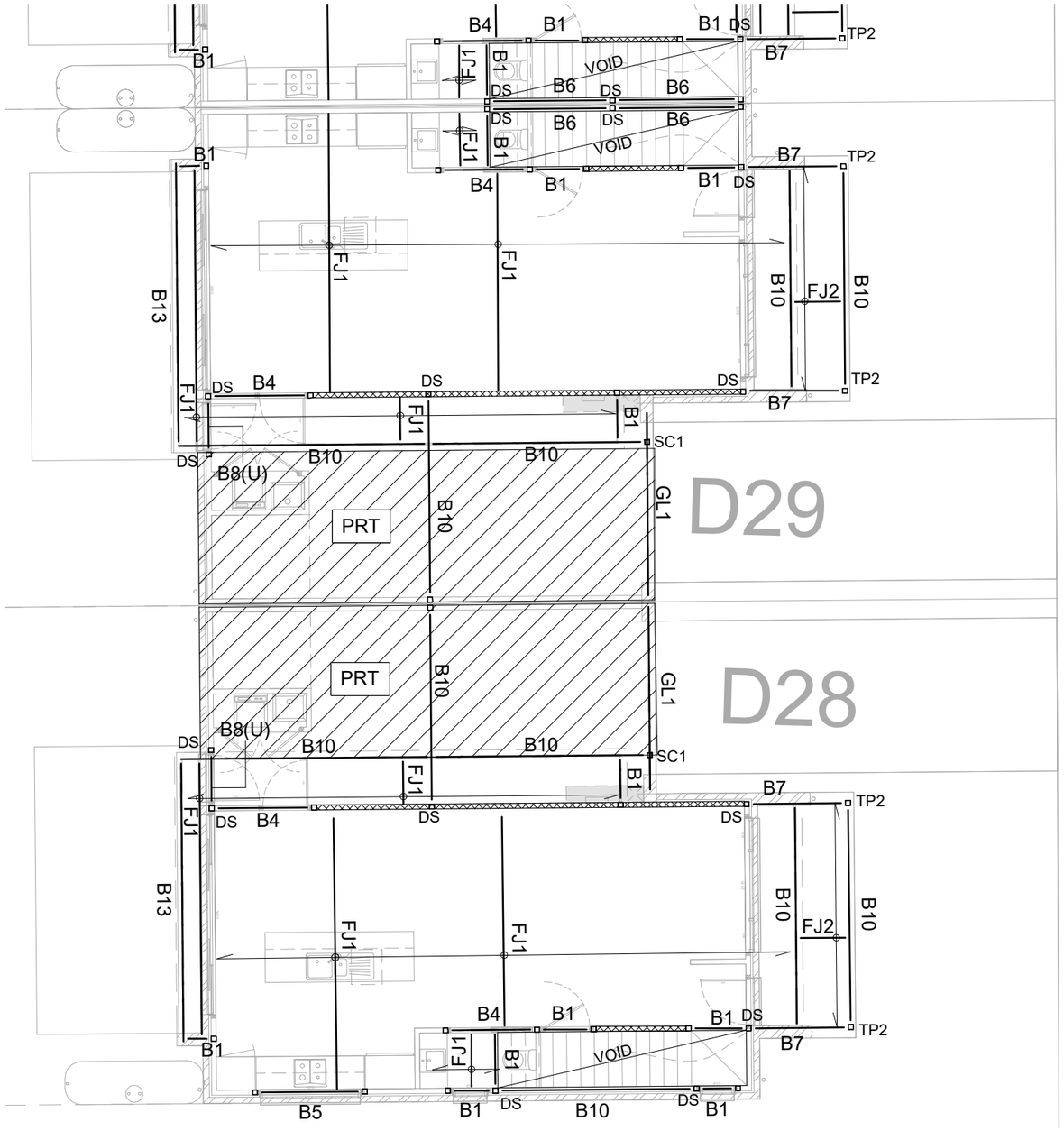
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

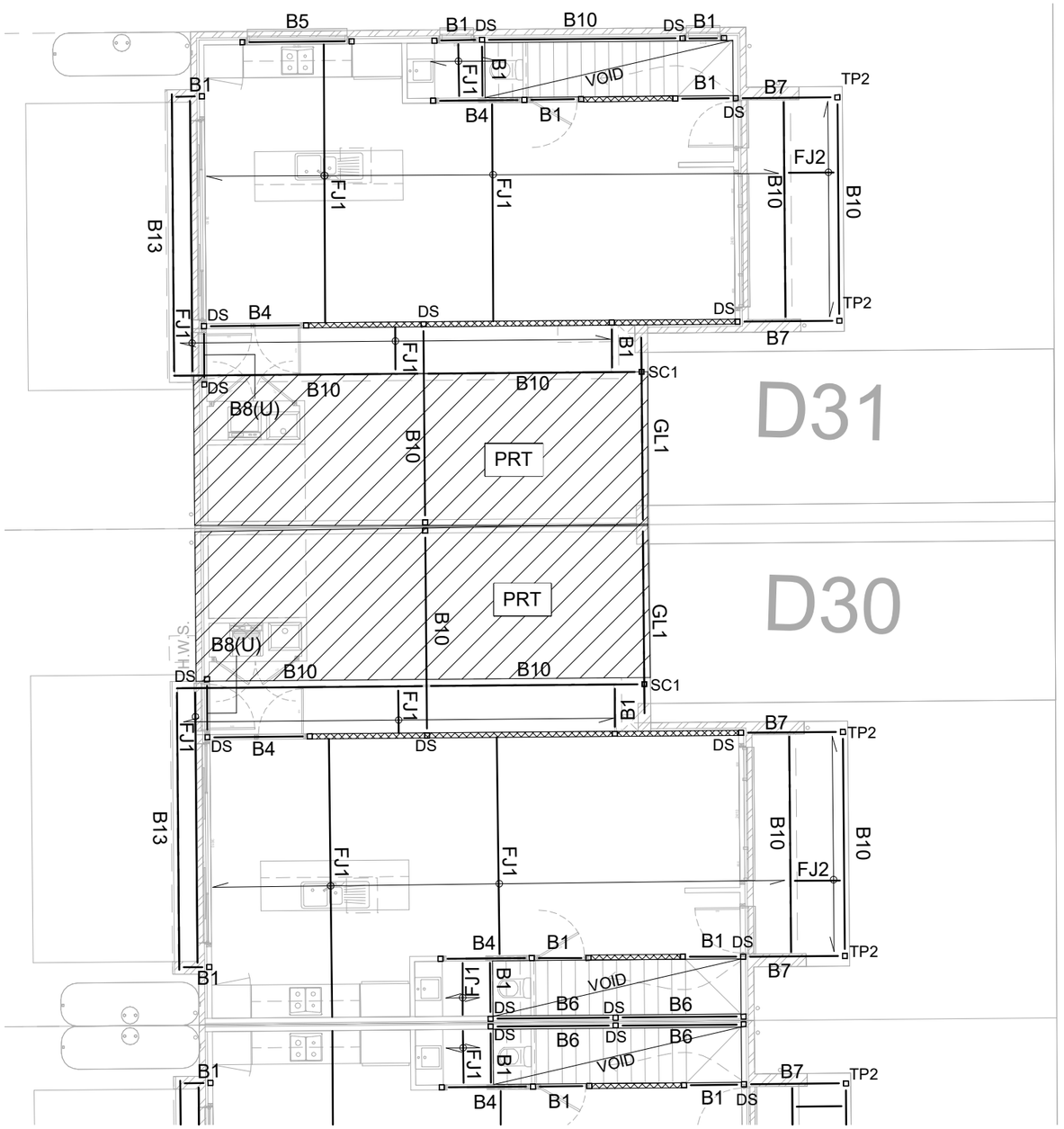
UNIT 28-31 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S13-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U27-28

1 : 100



FIRST FLOOR FRAMING PLAN U29-30

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

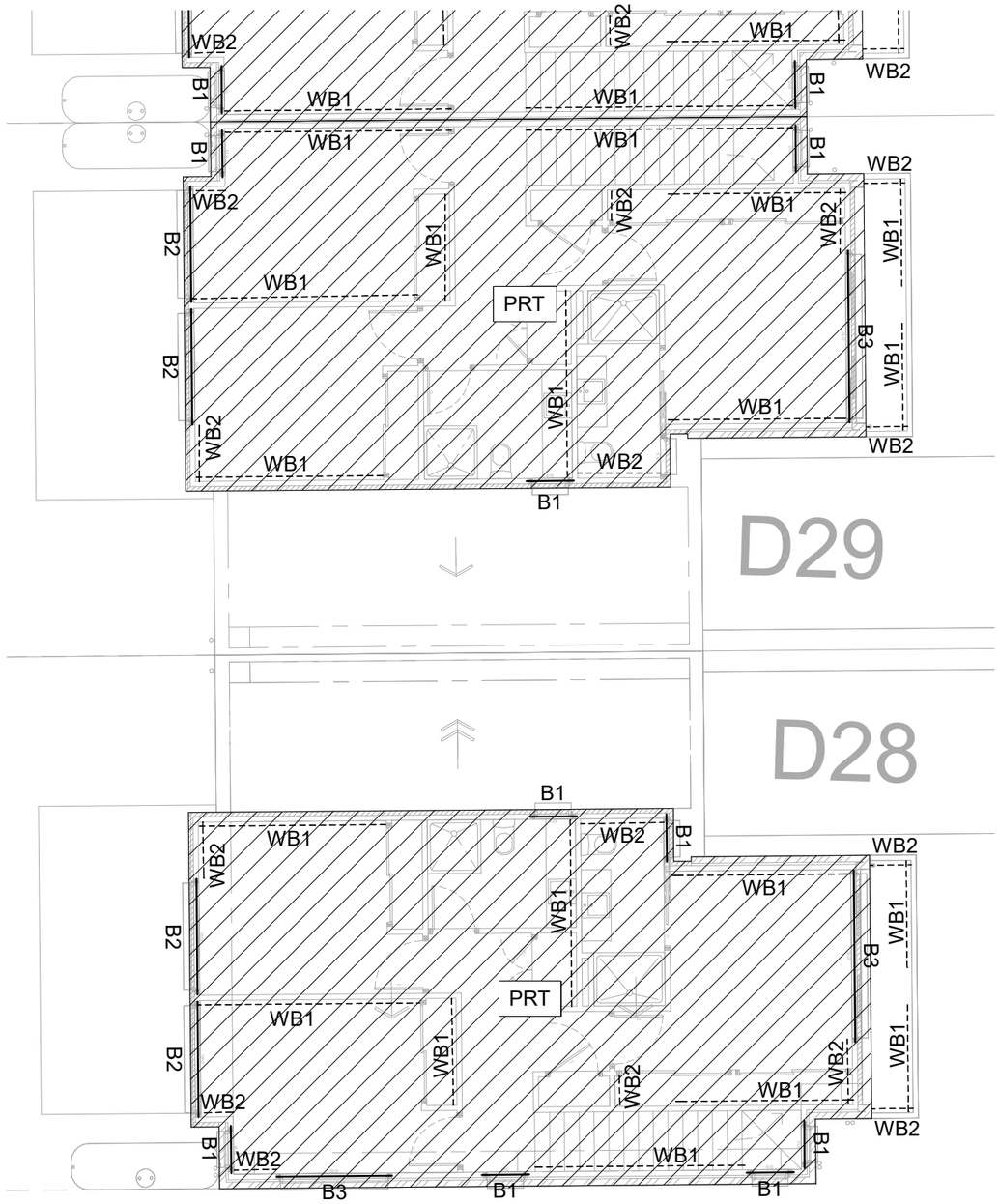
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

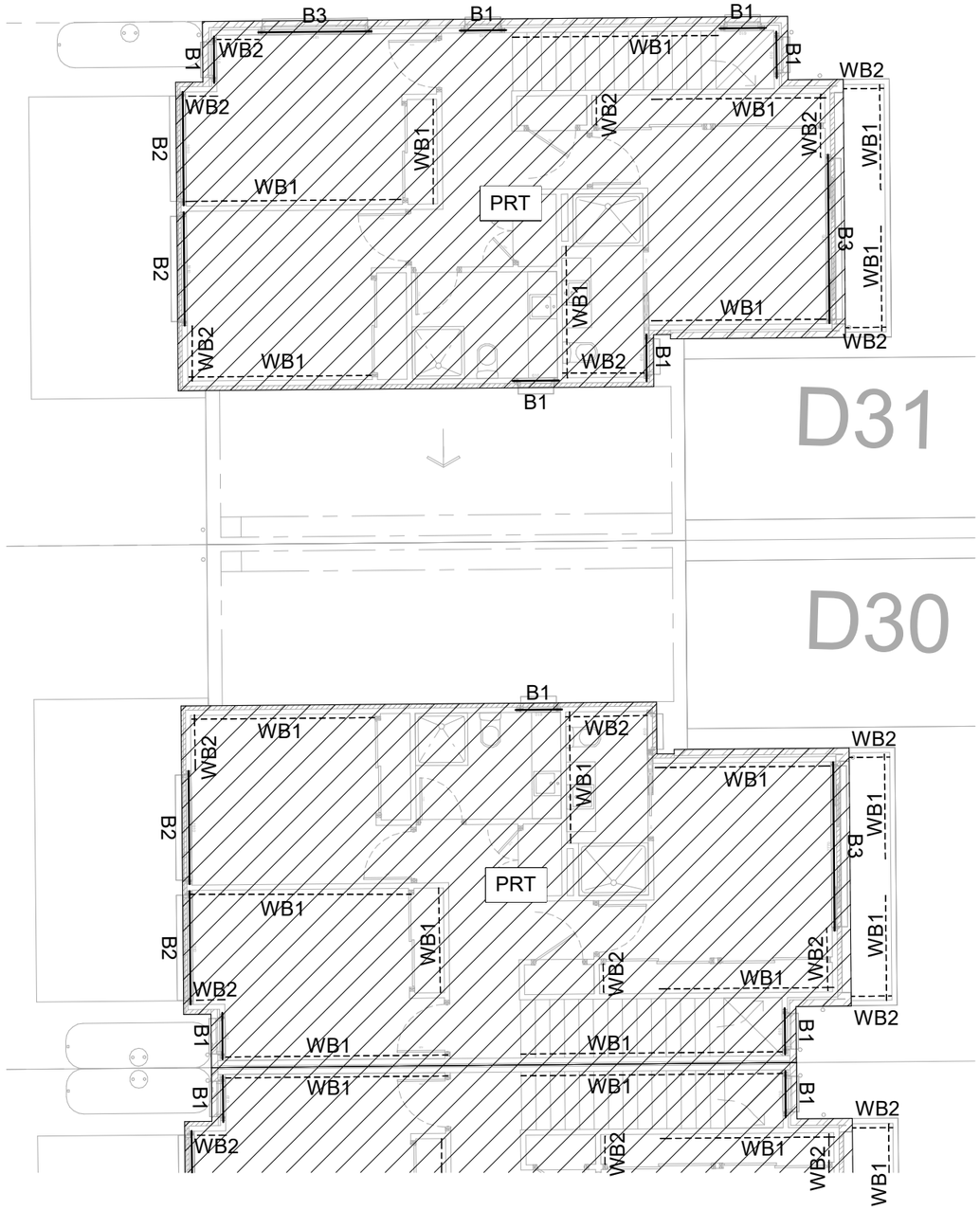
UNIT 28-31 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S13-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



ROOF FRAMING PLAN U28-29

1 : 100



ROOF FRAMING PLAN U30-31

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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Ø	Construction	30.05.19

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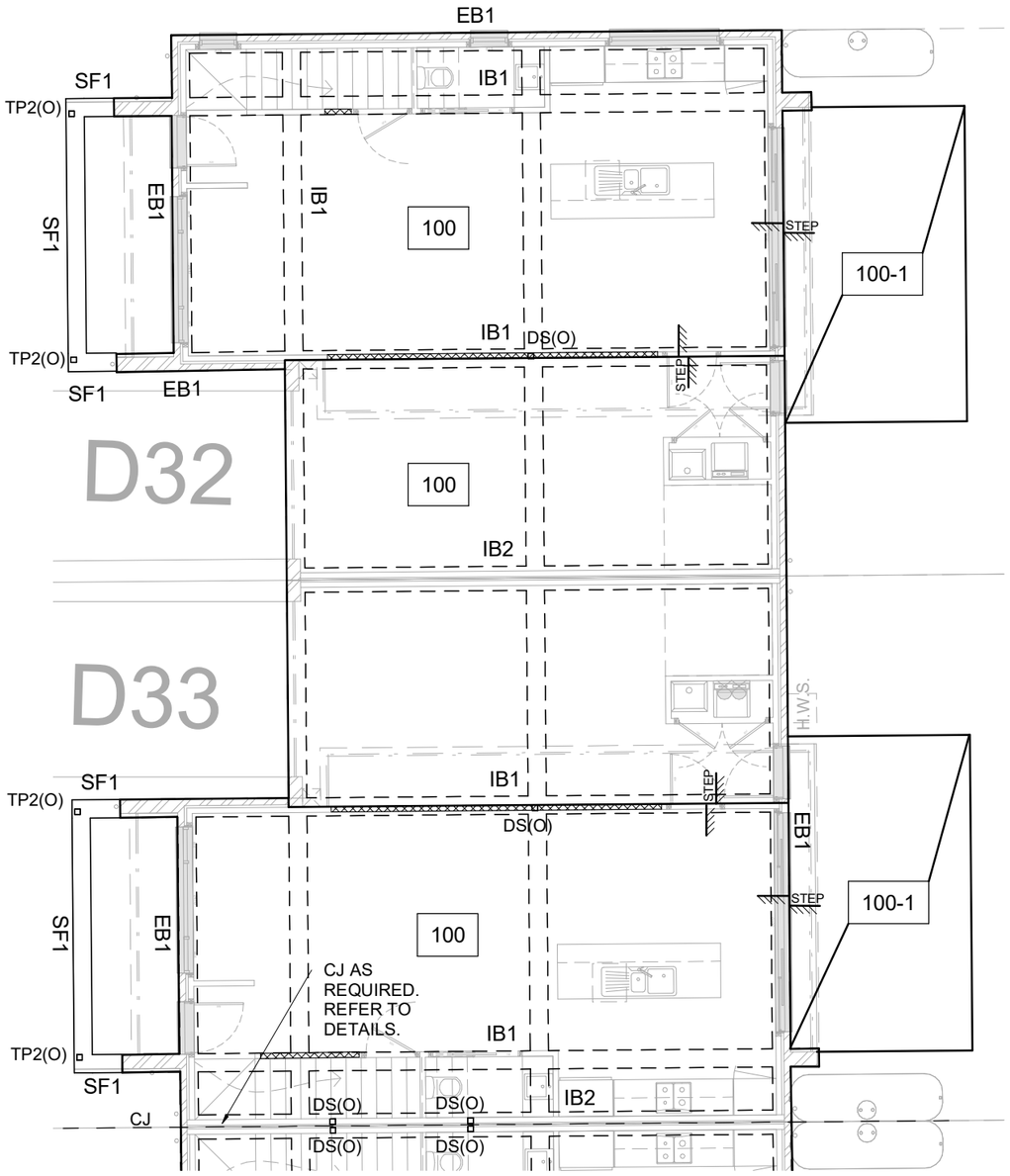
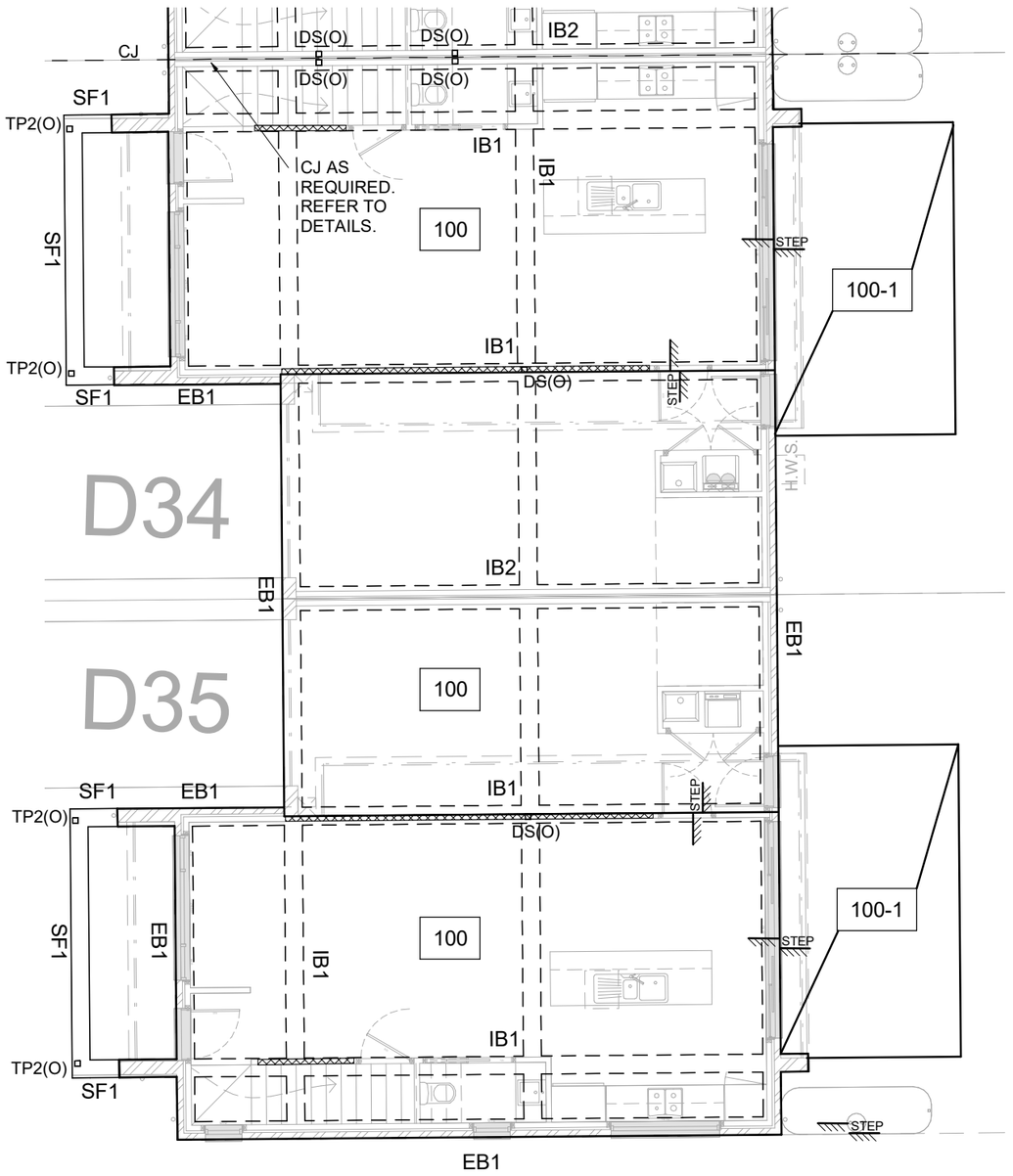
UNIT 28-31 ROOF FRAMING AND BRACING PLAN

Date	13.03.19	190047-S13-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FOUNDATION PLAN U32-33

1 : 100



FOUNDATION PLAN U34-35

1 : 100

N

2000 0 2000 4000 6000 8000 10000

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
B	Preliminary	24.04.19
Ø	Construction	30.05.19

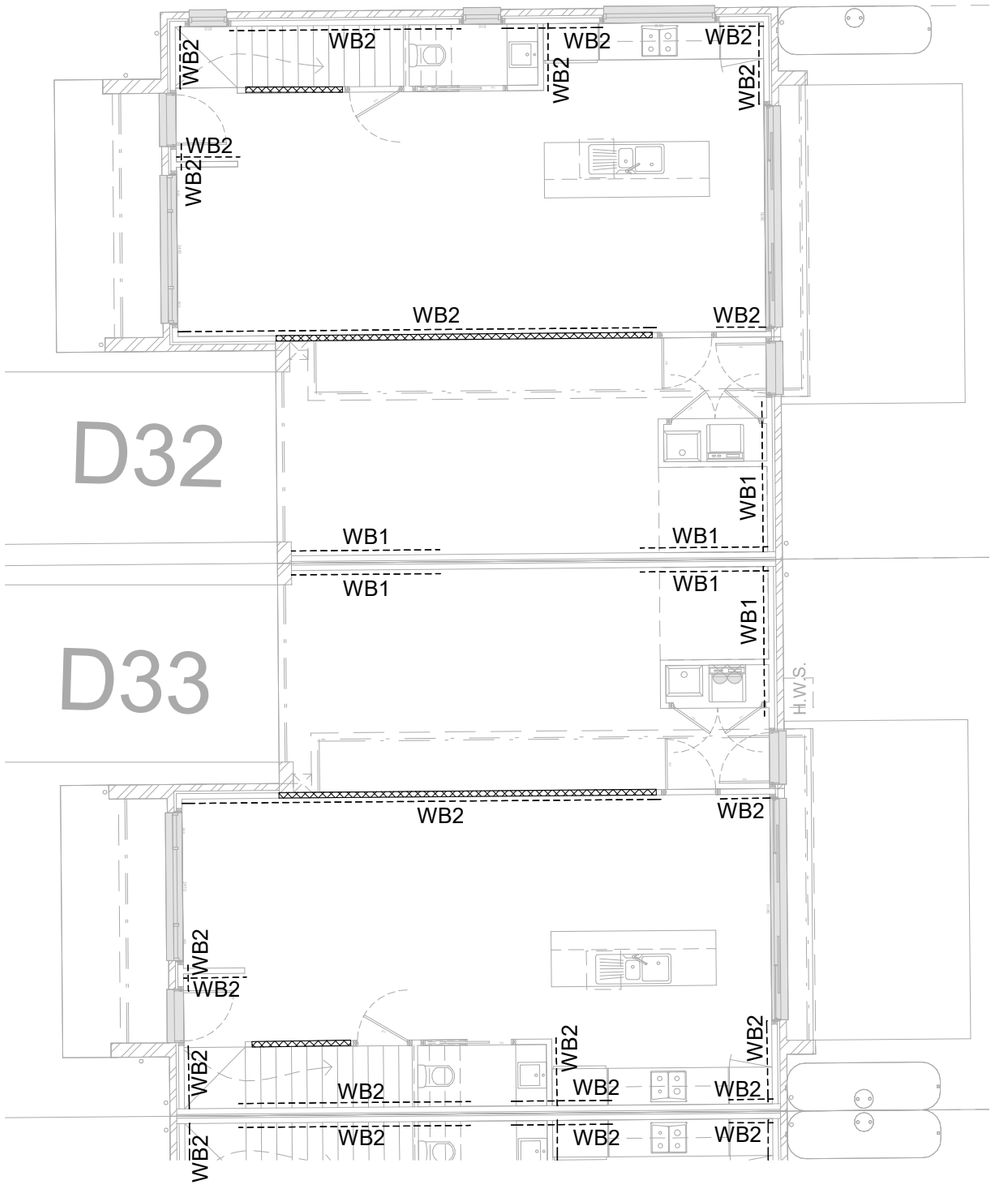
CLIENT MAINLINE DEVELOPMENT PTY LTD

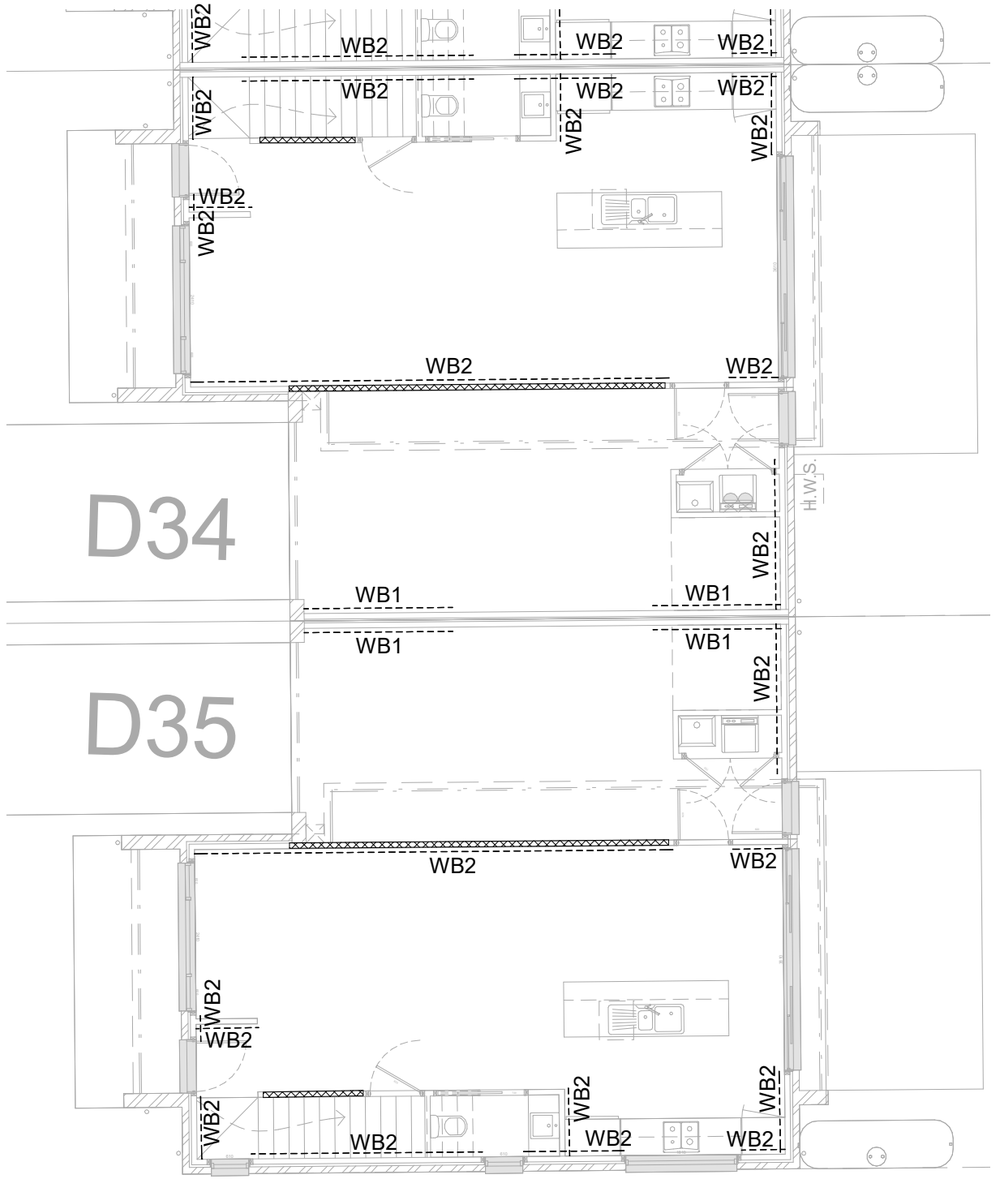
PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

UNIT 32-35 FOUNDATION PLAN

Date	13.03.19	190047-S14-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø





GROUND FLOOR BRACING PLAN U32-33

1 : 100

GROUND FLOOR BRACING PLAN U34-35

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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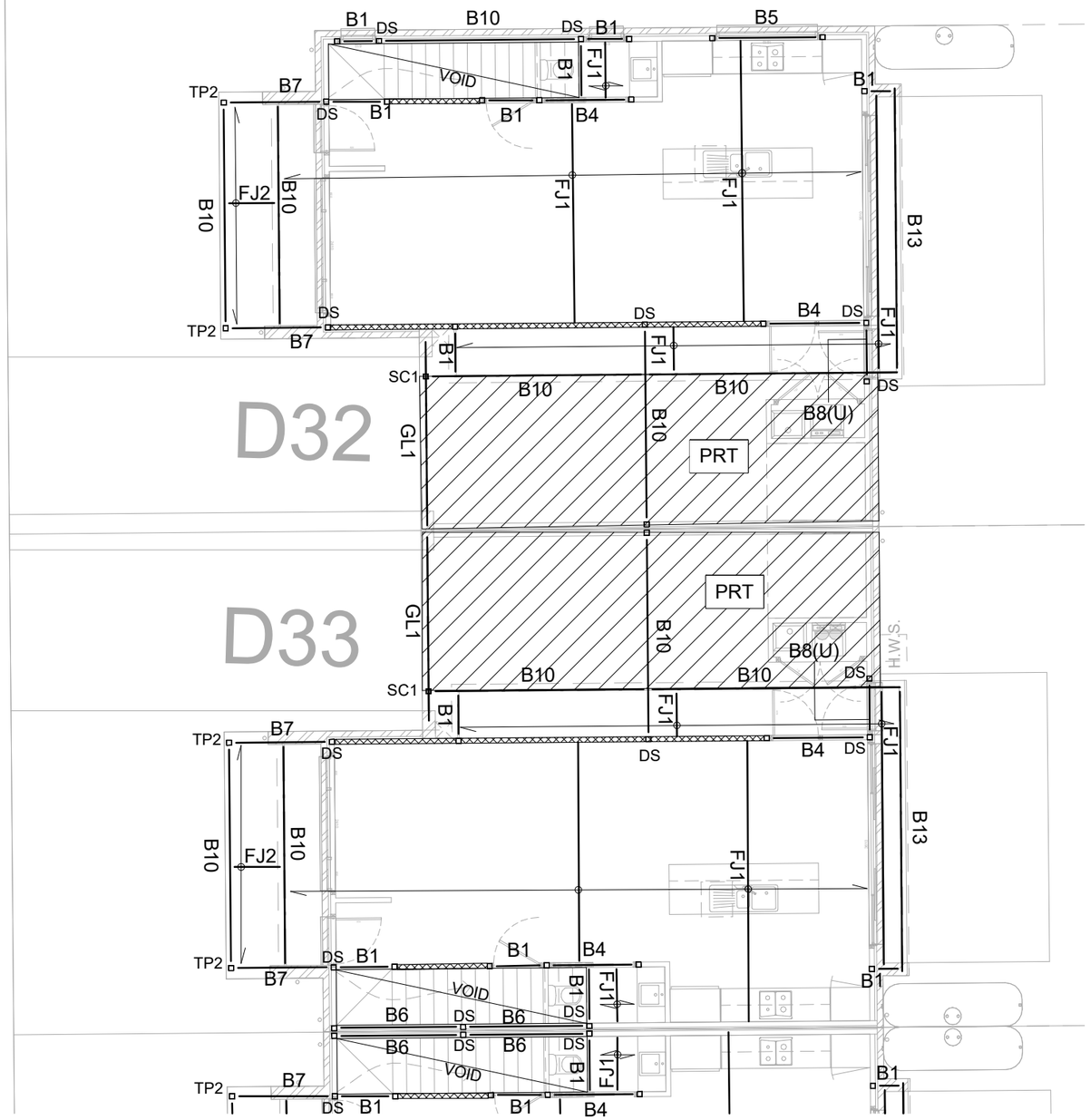
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

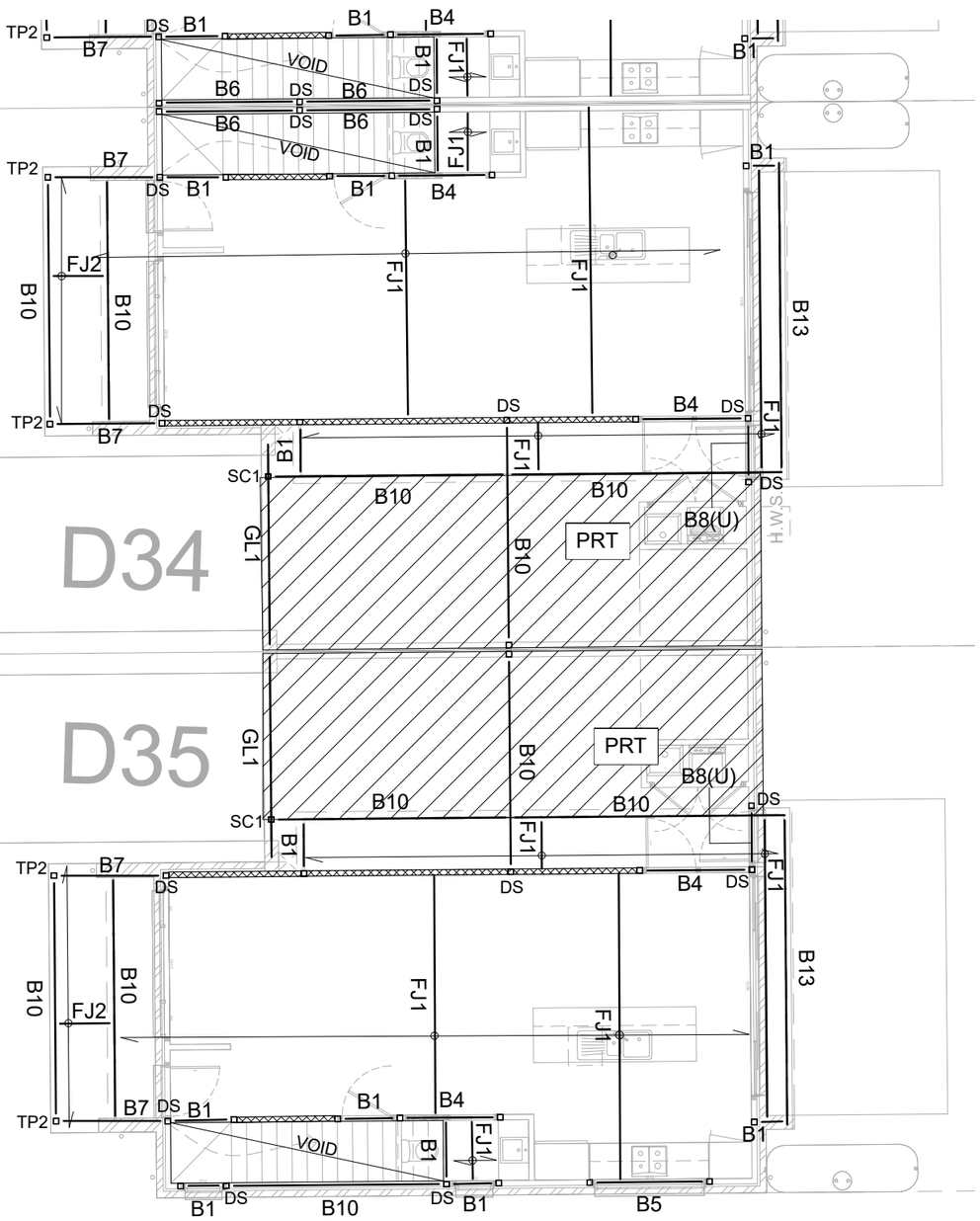
UNIT 32-35 GROUND FLOOR BRACING PLAN

Date	13.03.19	190047-S14-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



FIRST FLOOR FRAMING PLAN U32-33

1 : 100



FIRST FLOOR FRAMING PLAN U34-35

1 : 100

2000 0 2000 4000 6000 8000 10000

N

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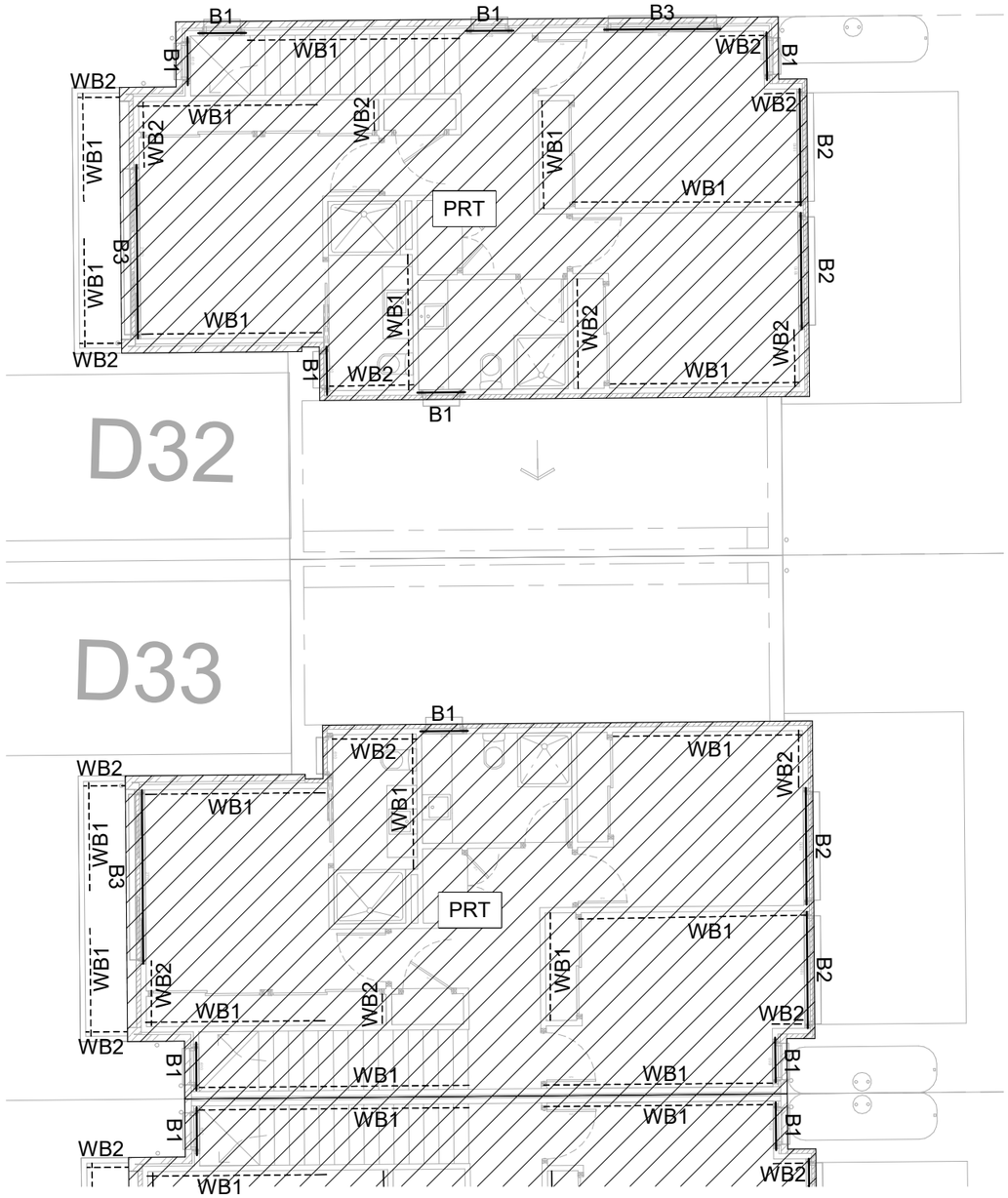
PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

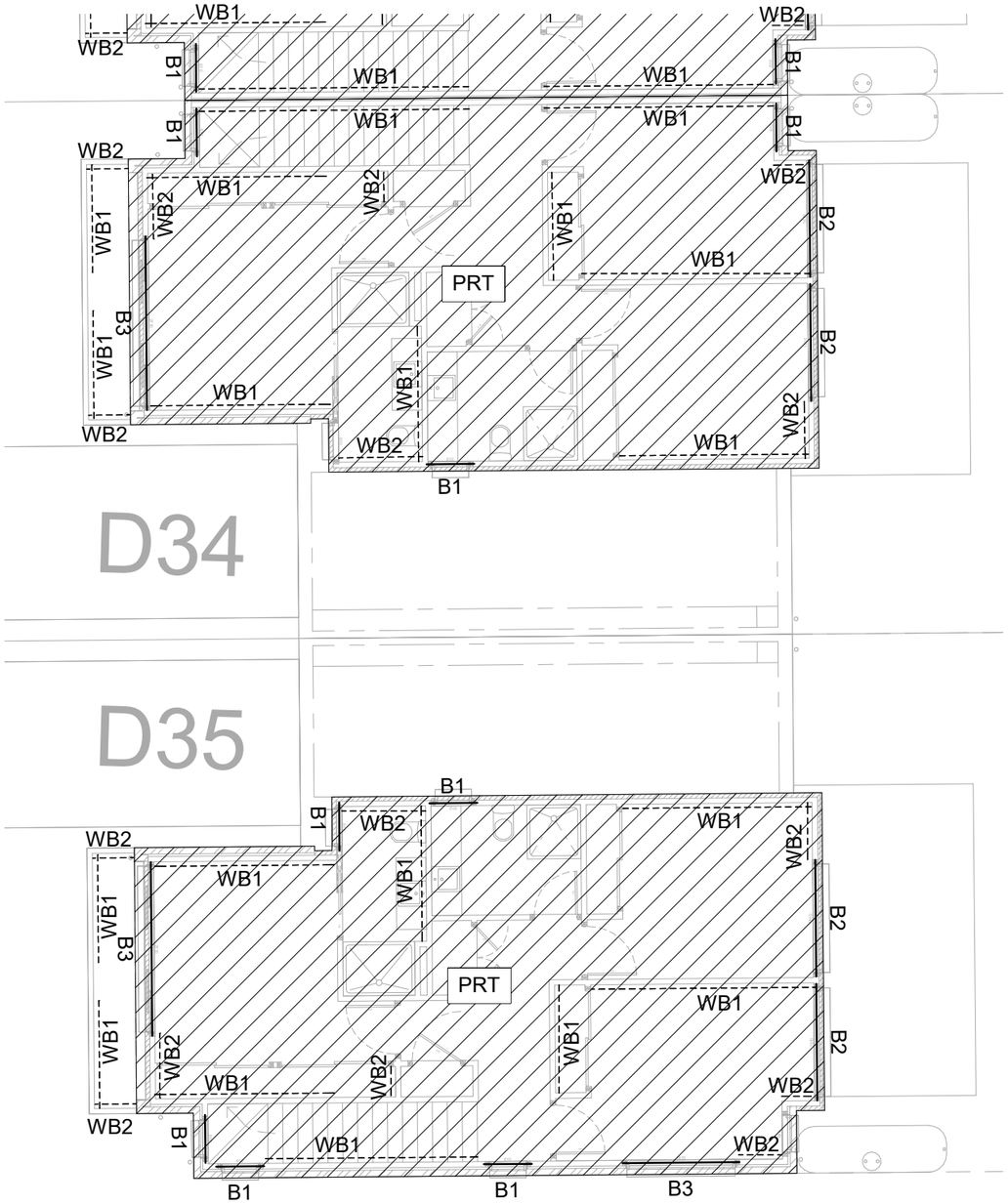
UNIT 32-35 FIRST FLOOR FRAMING PLAN

Date	13.03.19	190047-S14-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



ROOF FRAMING PLAN U32-33

1 : 100



ROOF FRAMING PLAN U34-35

1 : 100

N

2000 0 2000 4000 6000 8000 10000

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Date	13.03.19	190047-S14-4	
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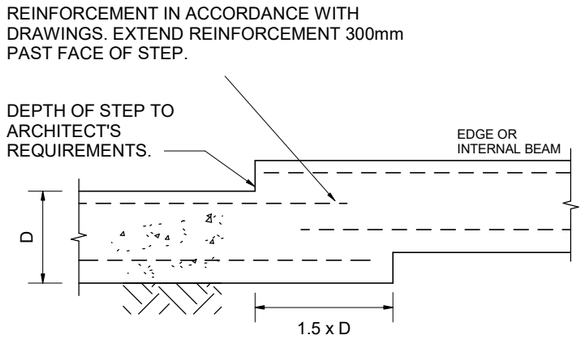
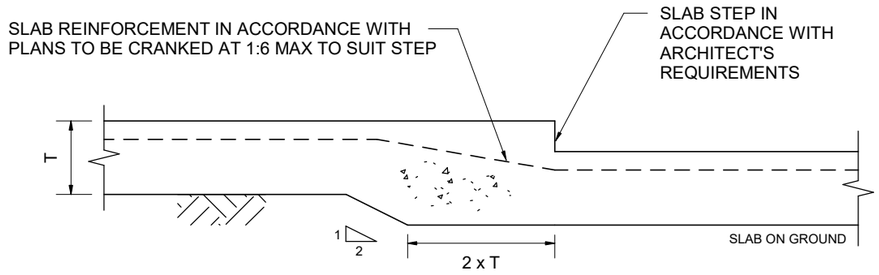
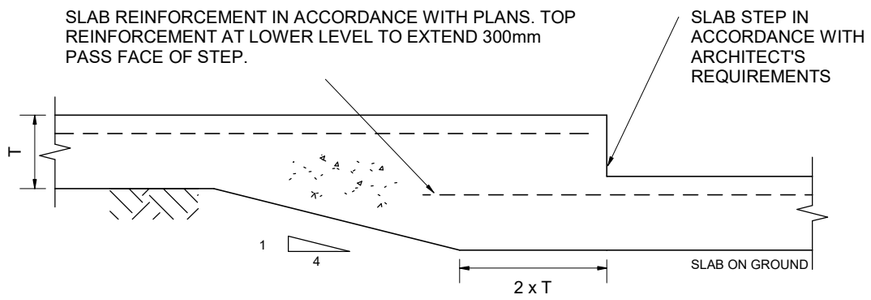


STEP UP TO 200mm

FOOTING STEP DETAIL

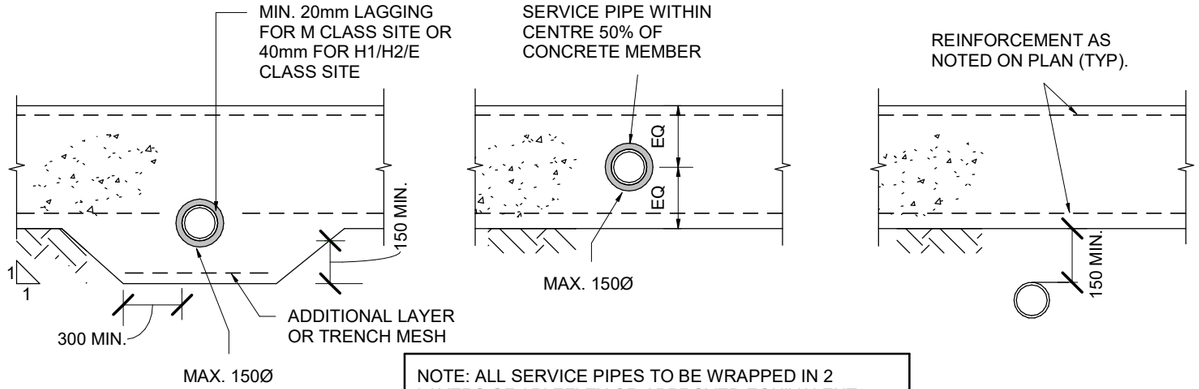


STEP LESS THAN 50mm



STEP 50mm< STEP < 200mm

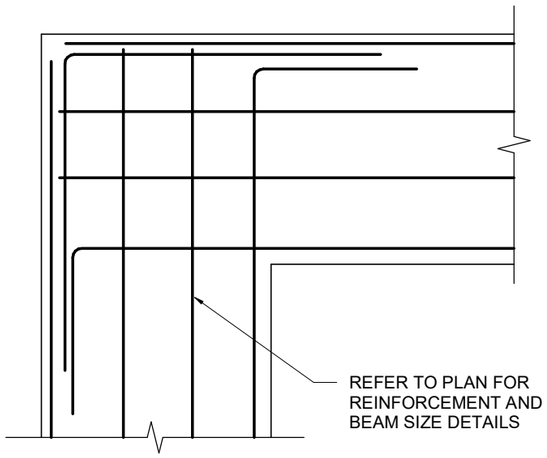
SLAB STEP DETAIL



NOTE: ALL SERVICE PIPES TO BE WRAPPED IN 2 LAYERS OF ABLEFLEX OR APPROVED EQUIVALENT WHEN ENCASED IN CONCRETE.

SERVICE PIPE PENETRATION THROUGH RIB BEAM AND STRIP FOOTING DETAILS

TENSION SPLICE LENGTHS		
BAR SIZE	SPLICE LENGTH IN STANDARD DETAILS	MIN. f'c
N12	400	25
N16	600	25
N20	900	25



TYPICAL CORNER REINFORCEMENT DETAIL

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ADDRESS 96 BRUNT ROAD, BEACONSFIELD

FOUNDATION DETAILS

Date	13.03.19	190047-S15-1	
Designed by	BON		
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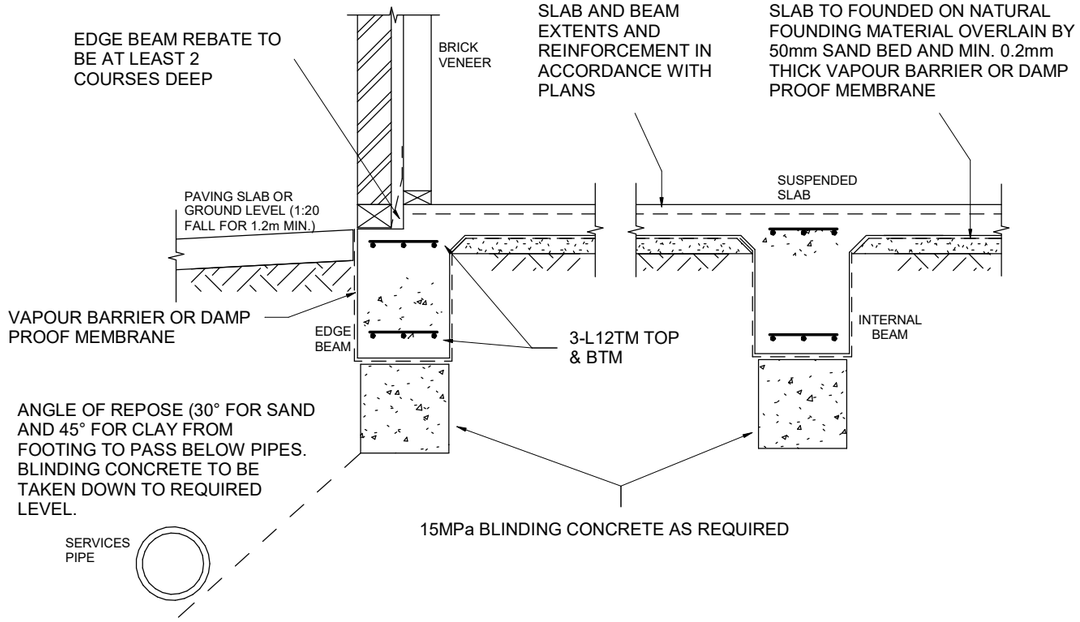
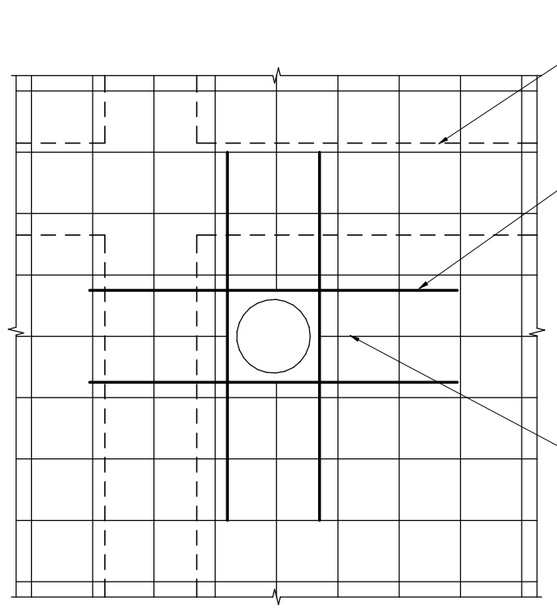
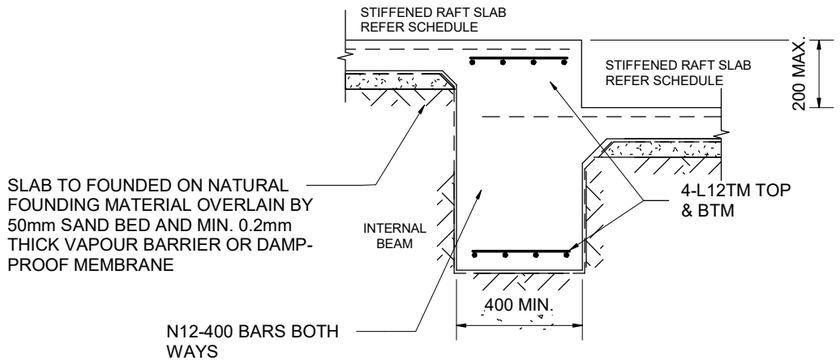


TYPICAL SLAB DETAILS

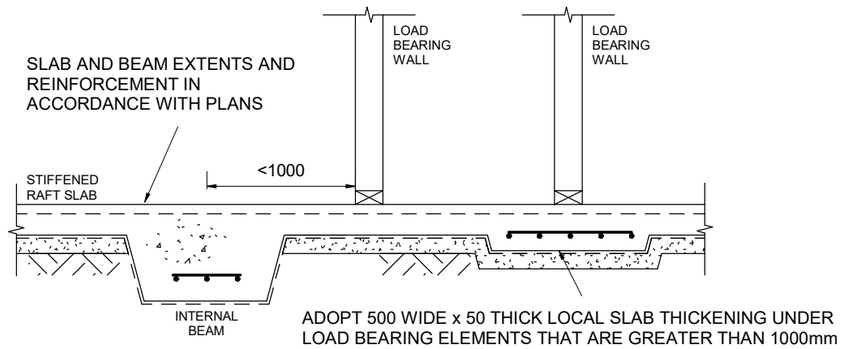


NOTE: ONLY REINFORCING BARS SHOWN FOR CLARITY. ONLY REQUIRED FOR PENETRATIONS IN SLABS GREATER THAN 150mm. PENETRATIONS MAY NOT PENETRATE SLAB RIBS.

TYPICAL SLAB PENETRATION DETAIL



TYPICAL INTERNAL BEAM STEPDOWN UP TO 200mm DETAIL



LOCAL SLAB THICKENING DETAILS

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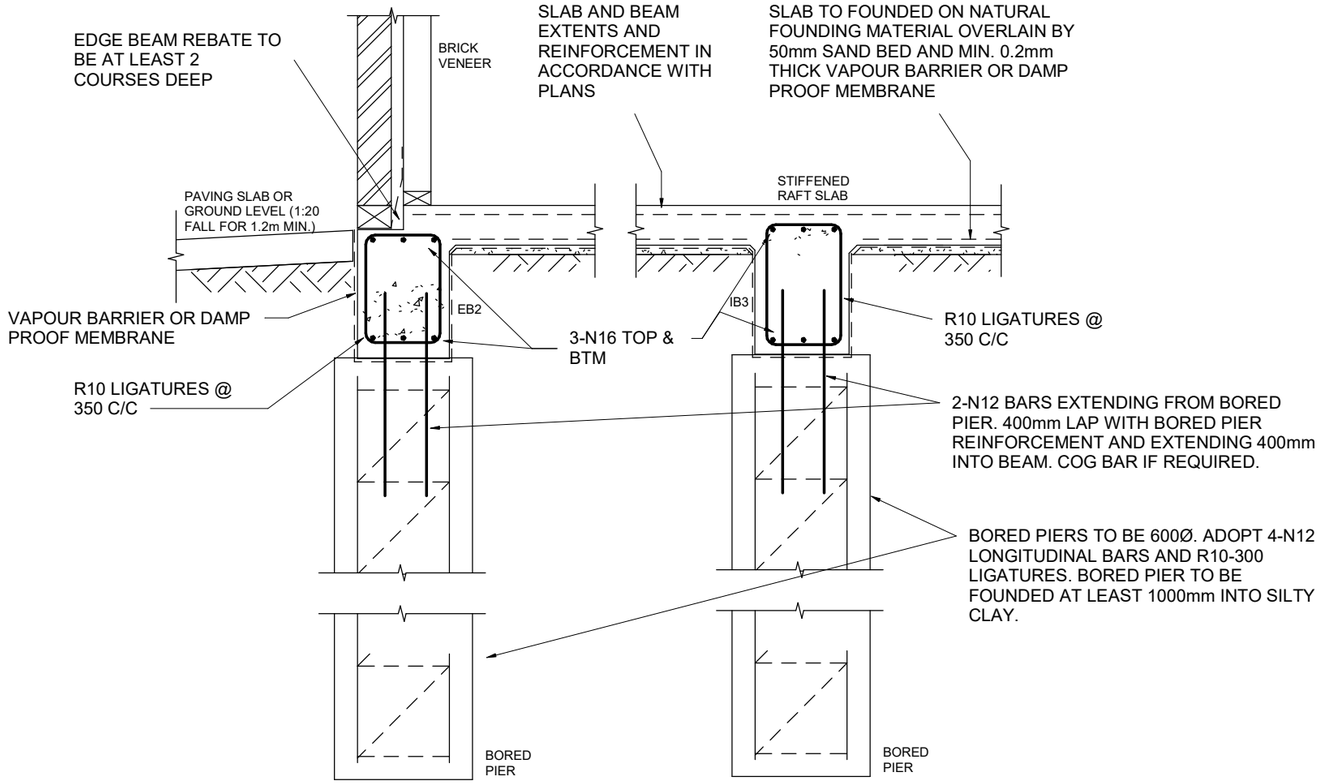
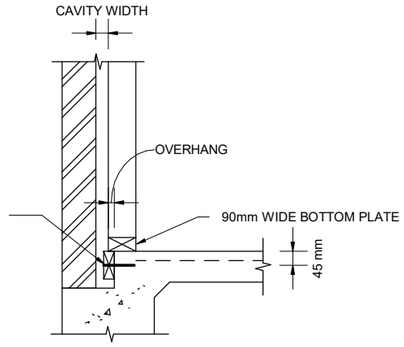
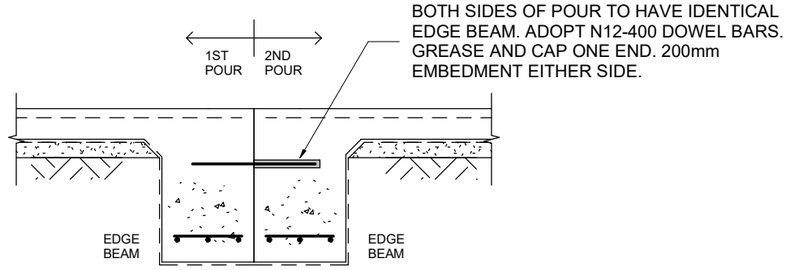


STIFFENED RAFT ON BORED PIERS DETAILS

FOR BOTTOM PLATE OVERHANG LESS THAN 10mm NO RECTIFICATION IS REQUIRED.
FOR BOTTOM PLATE OVERHANG BETWEEN 10-30mm PROVIDE 90x35 F7 TREATED PINE FIXED TO SLAB DIRECTLY UNDER BOTTOM PLATE WITH M8 DYNABOLTS AT EVERY STUD. PROVIDE 50mm EMBEDMENT.



TYPICAL BOTTOM PLATE OVERHANG RECTIFICATION DETAIL



CONSTRUCTION JOINT DETAILS

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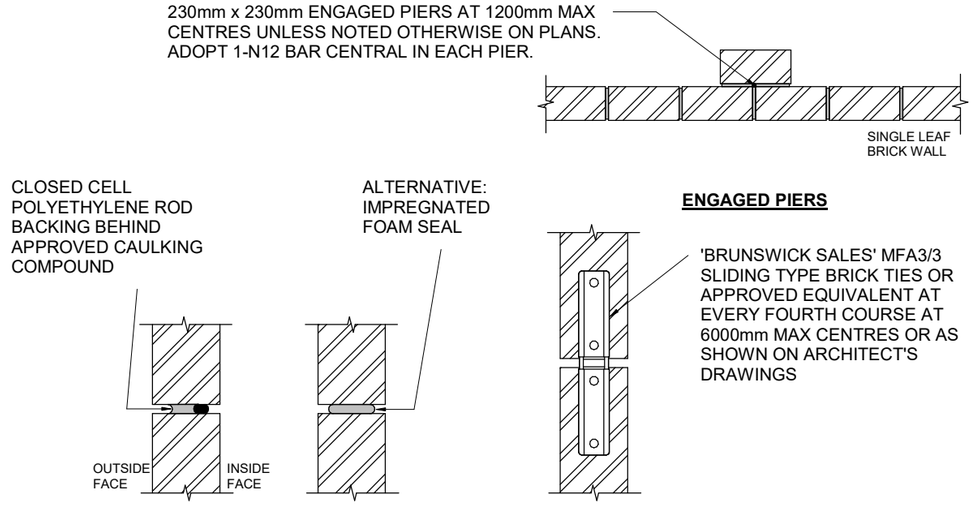
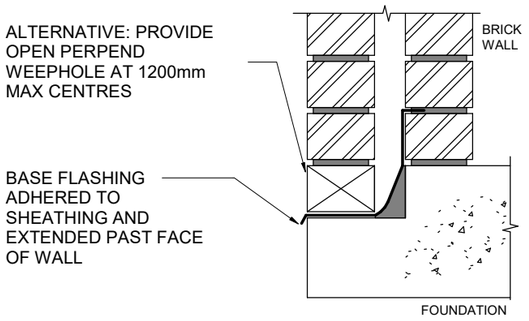


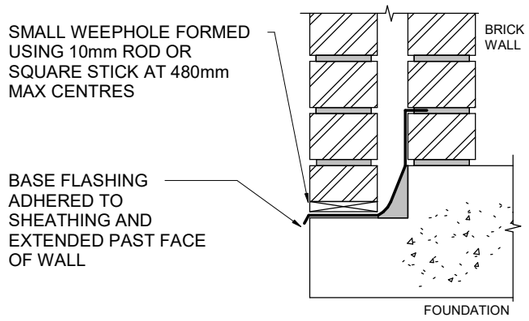
ENGAGED PIERS

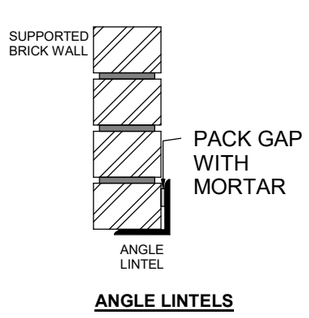
NOTE: REFER TO MASONRY NOTES M15 AND M18 ON SHEET S01.

ARTICULATION AND CONTROL JOINTS



WEEPHOLES IN BRICK WALL





ANGLE LINTELS

BRICK CONSTRUCTION DETAILS

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

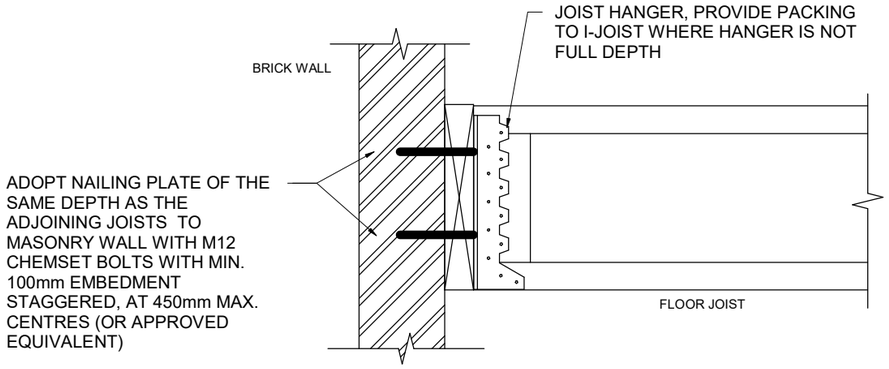
CLIENT MAINLINE DEVELOPMENT PTY LTD

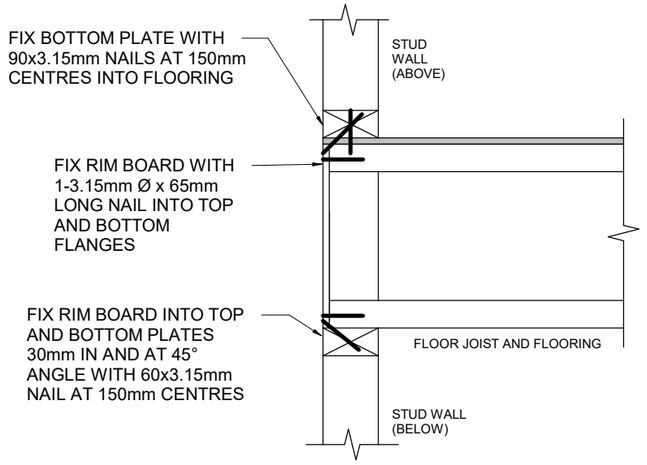
PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

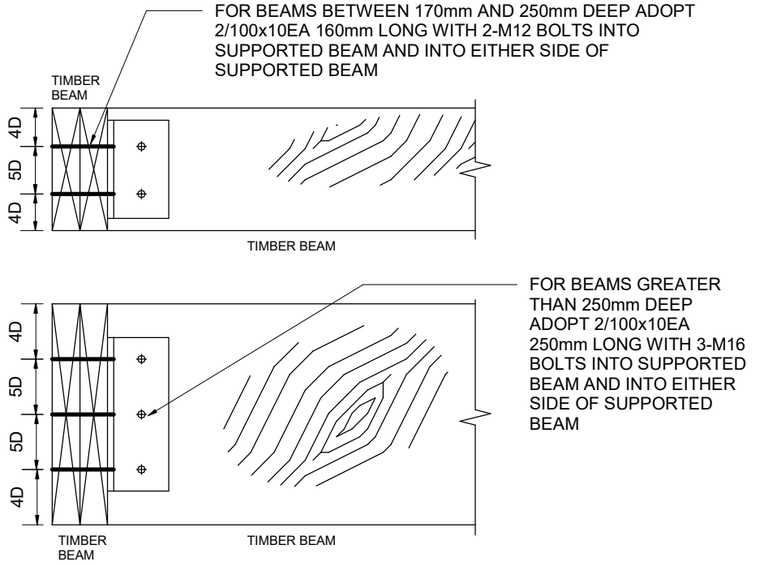
ADDRESS 96 BRUNT ROAD, BEACONSFIELD

MASONRY DETAILS

Date	13.03.19	190047-S16	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

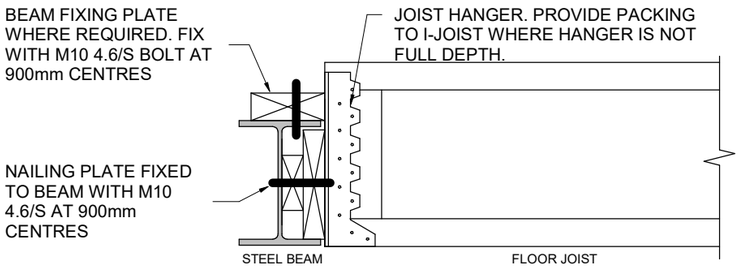


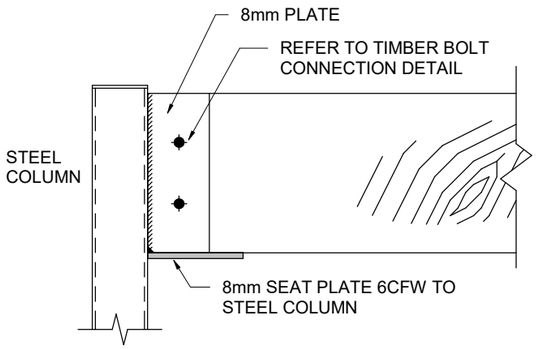


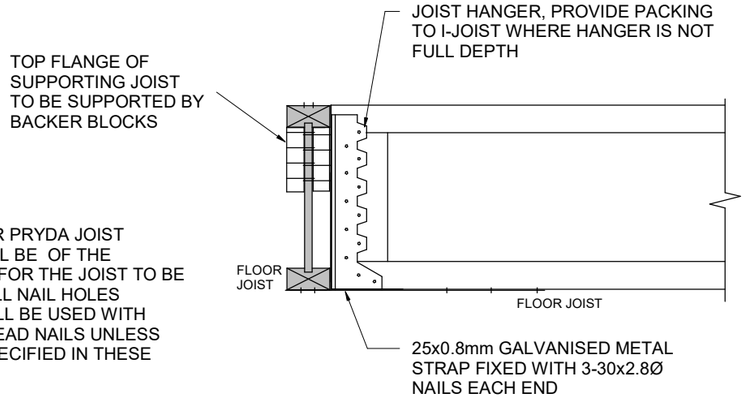


FLOOR JOIST END DETAILS

TIMBER BEAM CONNECTION DETAIL

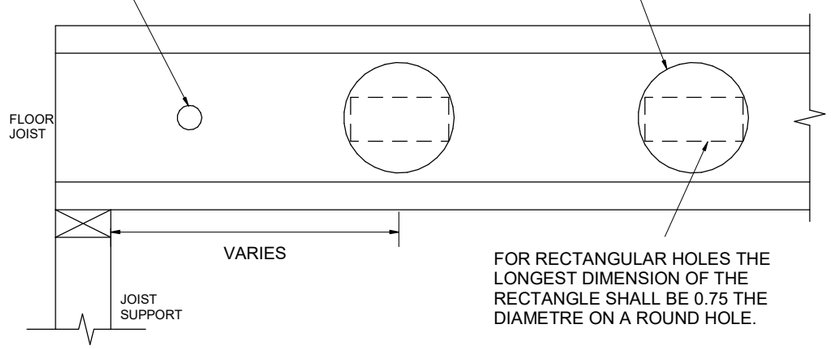






NOTE: MITEK OR PRYDA JOIST HANGERS SHALL BE OF THE CORRECT SIZE FOR THE JOIST TO BE SUPPORTED. ALL NAIL HOLES PROVIDED SHALL BE USED WITH 30x2.8Ø FLAT HEAD NAILS UNLESS OTHERWISE SPECIFIED IN THESE DRAWINGS.

FLOOR JOIST CONNECTION DETAILS



NOTE: CLOSEST DISTANCE OF CENTRE OF CIRCULAR HOLE LARGER THAN 38mm TO SUPPORT SHALL BE DETERMINED BY MANUFACTURER'S REQUIREMENTS.

FLOOR JOIST PENETRATION DETAILS

TIMBER BEAM TO STEEL COLUMN CONNECTION DETAIL

BOLT SCHEDULE	
WASHER SIZE	BOLT SIZE
25x25x1.6mm	UP TO M6
50x50x3mm	UP TO M12
65x65x5mm	UP TO M20
75x75x6mm	GREATER THAN M20

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

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
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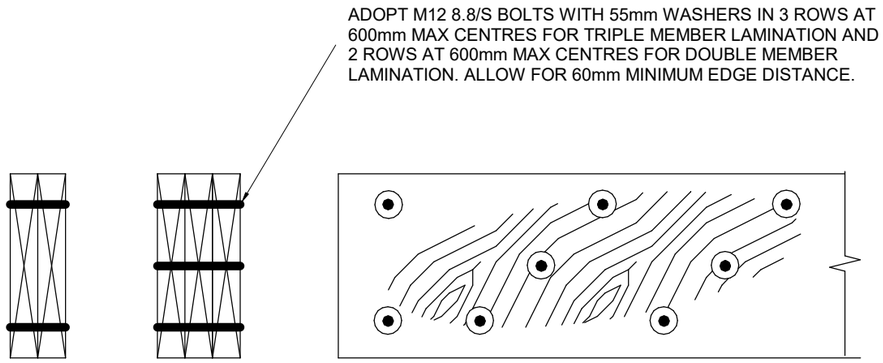
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

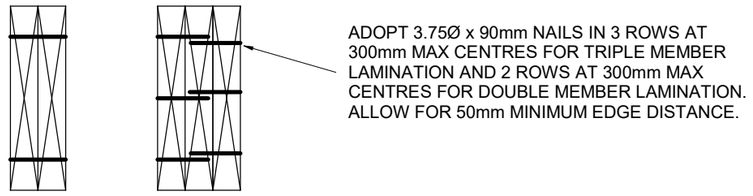
ADDRESS 96 BRUNT ROAD, BEACONSFIELD

FRAMING DETAILS

Date	13.03.19	190047-S17-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



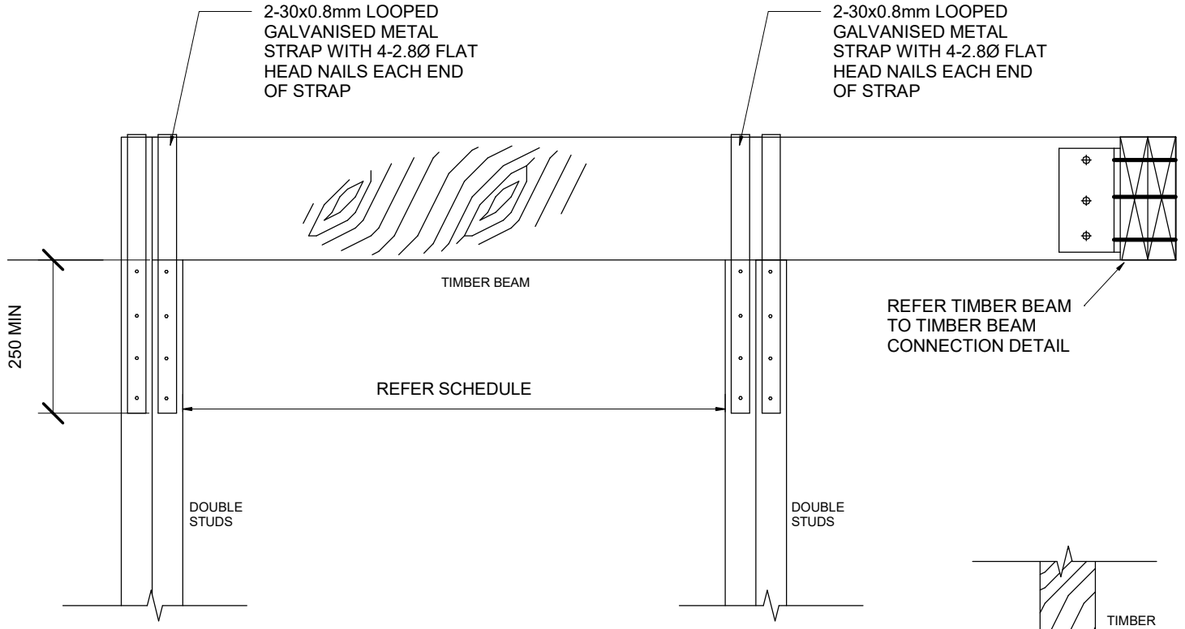
GLUE LAMINATED (GLULAM)



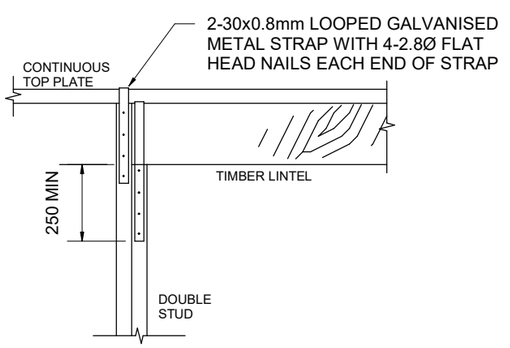
LAMINATED VENEER LUMBER (LVL)

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

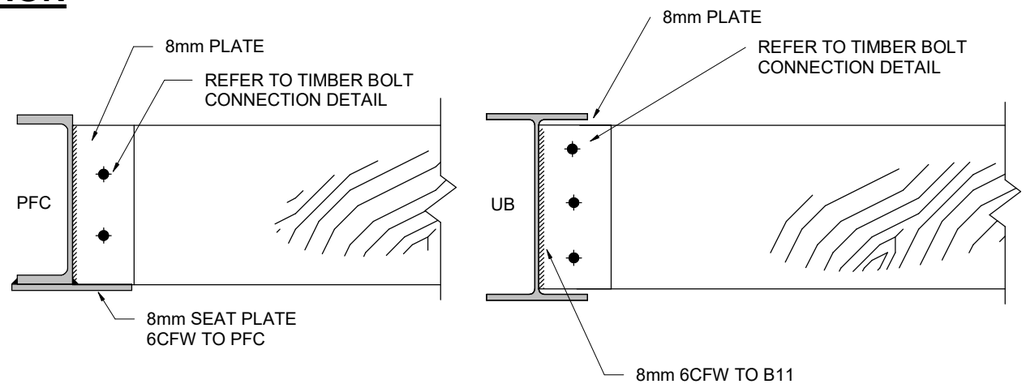
TIMBER MEMBER LAMINATION



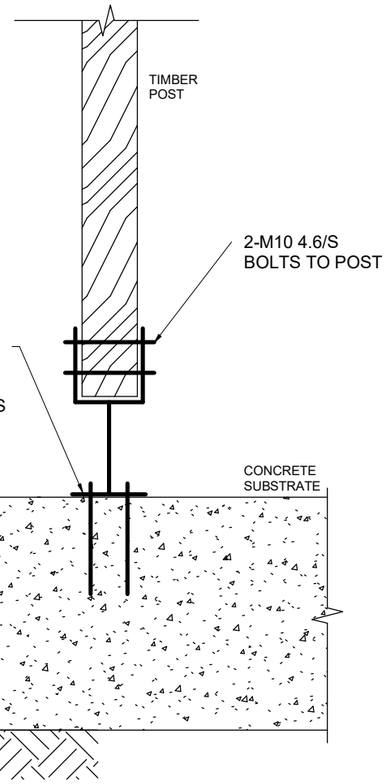
TIMBER BEAM CANTILEVER ELEVATION DETAIL



LINTEL CONNECTION DETAIL



TIMBER BEAM TO STEEL BEAM CONNECTION DETAIL



TIMBER POST TO FOOTING DETAIL

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
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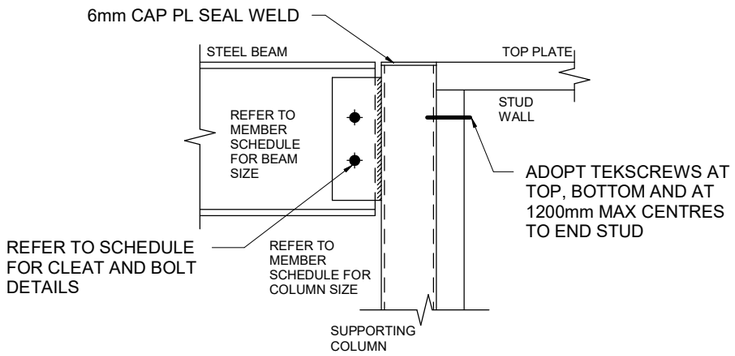
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

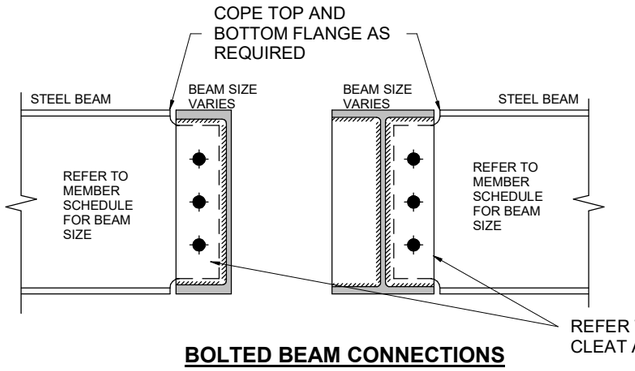
ADDRESS 96 BRUNT ROAD, BEACONSFIELD

FRAMING DETAILS

Date	13.03.19	190047-S17-2	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

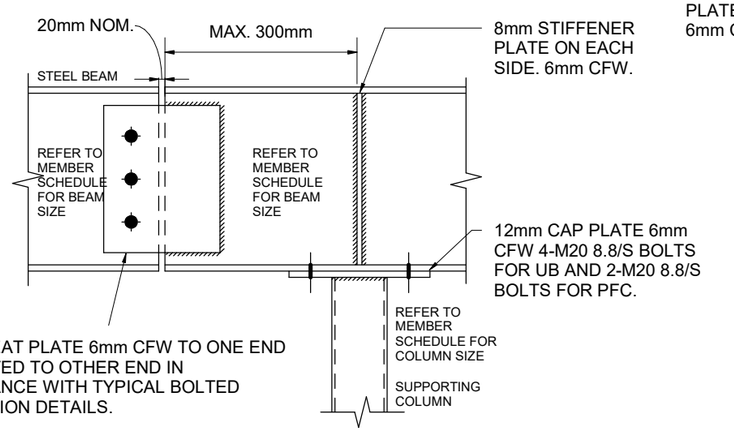


BEAM TO COLUMN

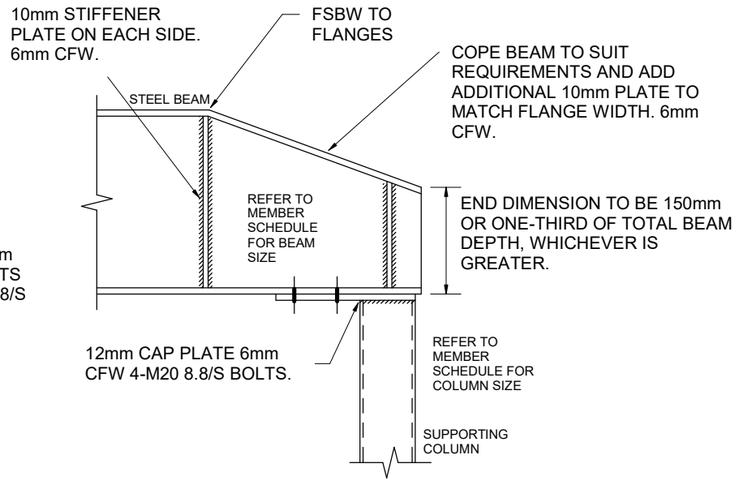


BOLTED BEAM CONNECTIONS

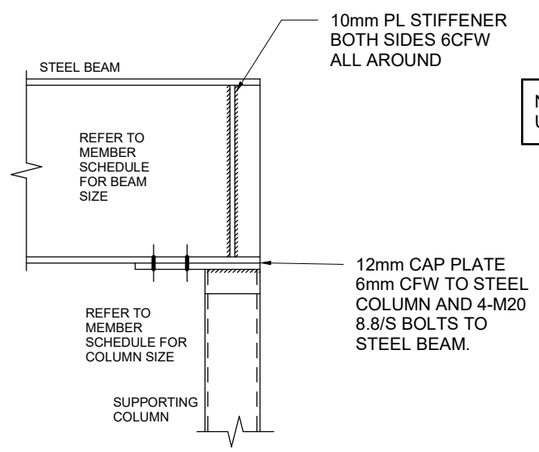
BOLTED CONNECTION DETAILS		
MEMBER SIZE	BOLTS	CLEAT PLATE
UP TO 200 DEEP	2-M16 8.8/S BOLTS	10mm 6CFW
UP TO 250 DEEP	2-M20 8.8/S BOLTS	
UP TO 360 DEEP	3-M20 8.8/S BOLTS	



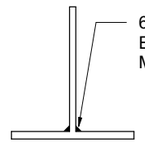
BEAM SPLICE



BEAM OVER COLUMN (BEAM COPING)



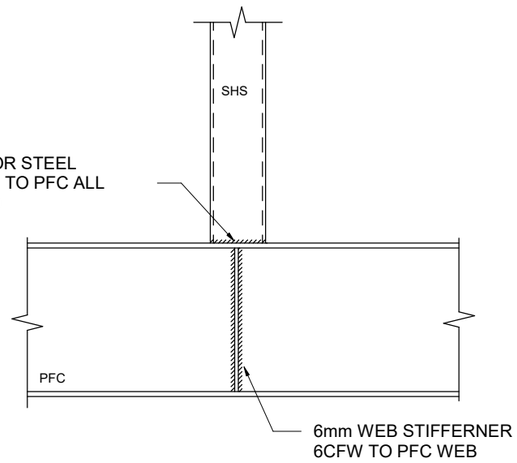
BEAM OVER COLUMN



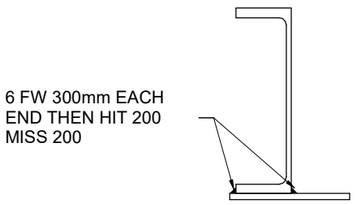
NOTE: LINTELS TO BE PROPPED AT MID SPAN UNTIL BRICK WORK IS AT LEAST 3 DAYS OLD.

T-LINTEL DETAIL

STEEL BEAM CONNECTION DETAILS (U.N.O)

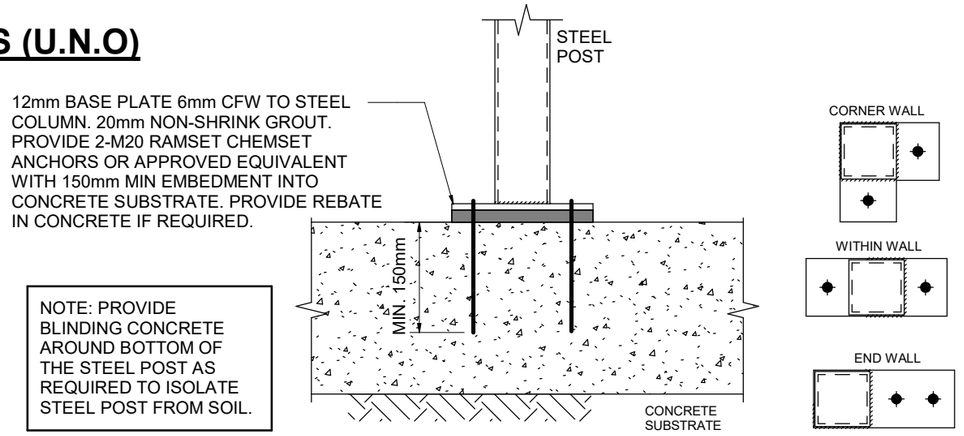


SHS COLUMN ON PFC DETAIL



LINTELS TO BE PROPPED AT MID SPAN UNTIL BRICK WORK IS AT LEAST 3 DAYS OLD.

PFC+PL LINTEL DETAIL



NOTE: PROVIDE BLINDING CONCRETE AROUND BOTTOM OF THE STEEL POST AS REQUIRED TO ISOLATE STEEL POST FROM SOIL.

STEEL POST TO FOOTING DETAIL

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

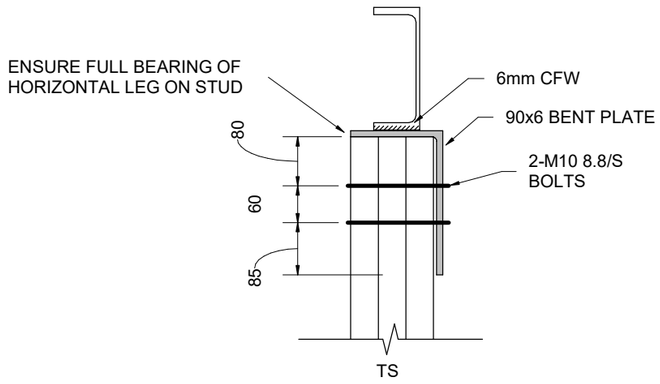
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

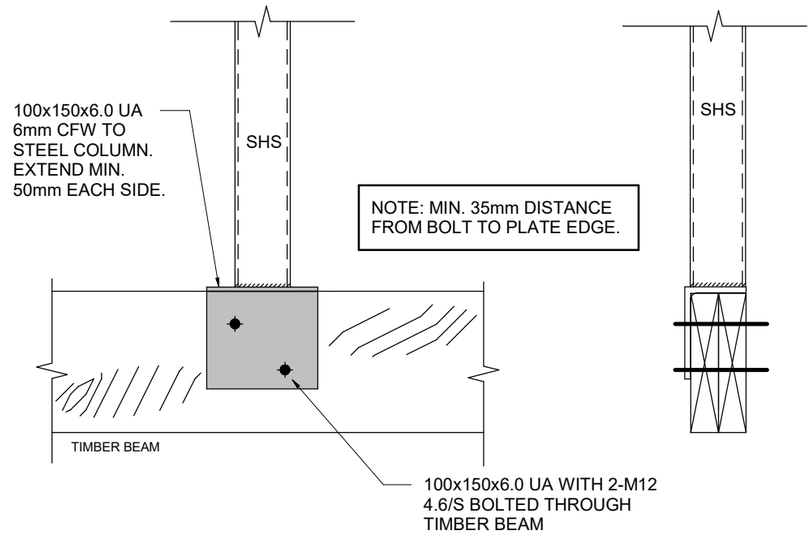
ADDRESS 96 BRUNT ROAD, BEACONSFIELD

FRAMING DETAILS

Date	13.03.19	190047-S17-3	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



STEEL BEAM BEARING ON TIMBER STUD DETAIL



SHS COLUMN ON TIMBER BEAM DETAIL

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REV	DESCRIPTION	DATE
A	Preliminary	08.04.19
Ø	Construction	30.05.19

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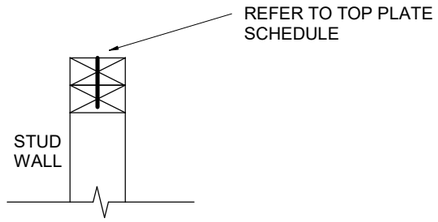
PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

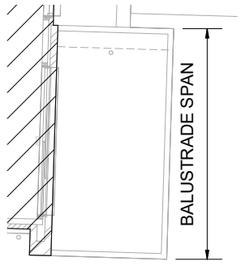
ADDRESS 96 BRUNT ROAD, BEACONSFIELD

FRAMING DETAILS

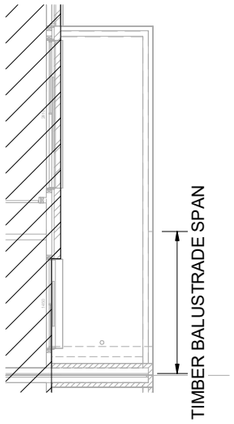
Date	13.03.19	190047-S17-4	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



BALCONY TOP PLATE DETAIL



BALUSTRADE LAYOUT A (FULL TIMBER BALUSTRADE)



BALUSTRADE LAYOUT B (TIMBER AND GLASS BALUSTRADE)

TIMBER BALUSTRADE TOP PLATE SCHEDULE		
SPAN LENGTH (mm)	MEMBER	MEMBER LAMINATION
UP TO 1500	1-90x45 LVL E14	-
UP TO 3000	2-90x45 LVL E14	M8 x 75mm AT 500 CTS
UP TO 3800	3-90x45 LVL E14	M10 x 120mm AT 500 CTS
UP TO 4500	4-90x45 LVL E14	M10 x 150mm AT 500 CTS

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REV	DESCRIPTION	DATE
B	Preliminary	24.04.19
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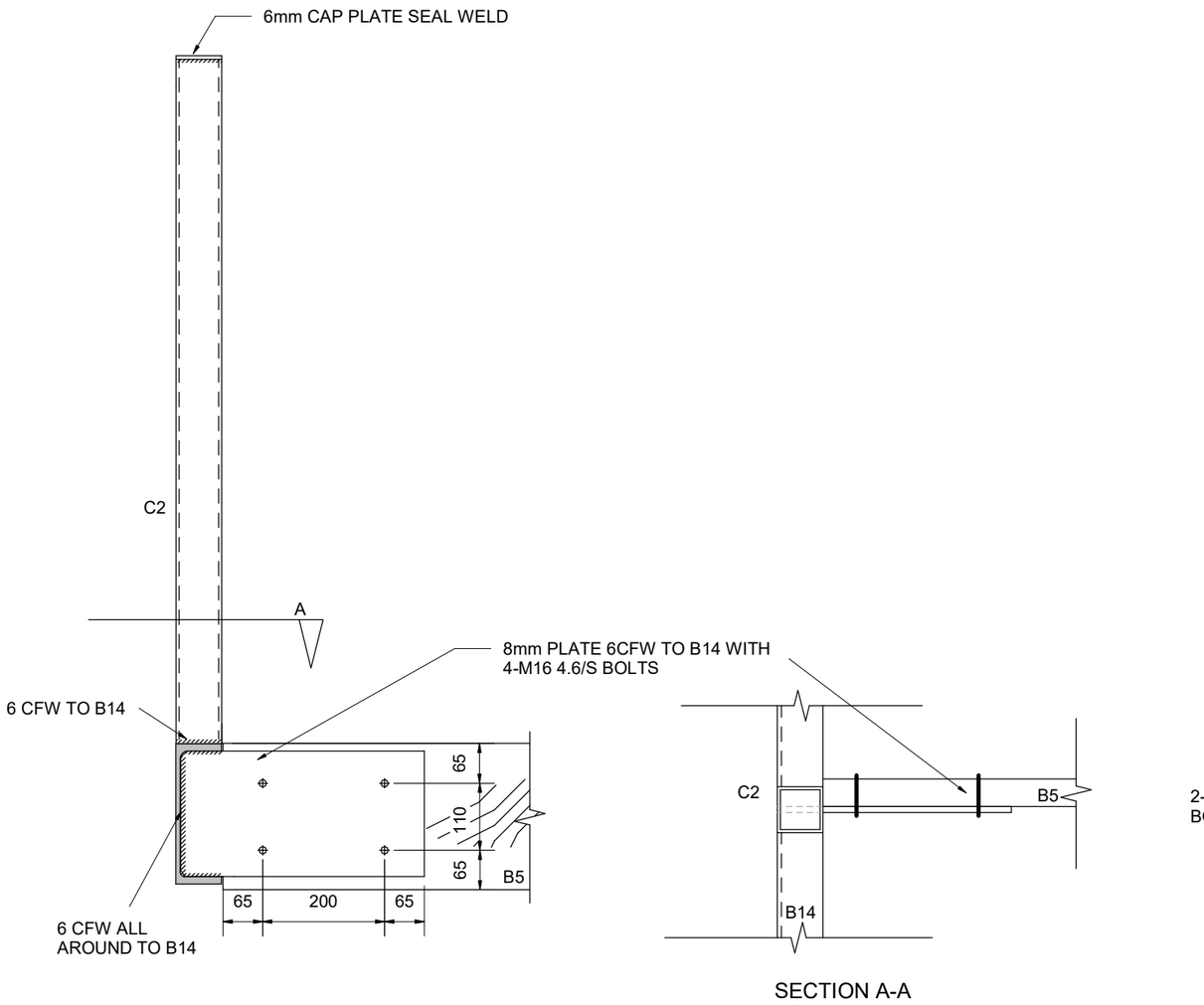
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

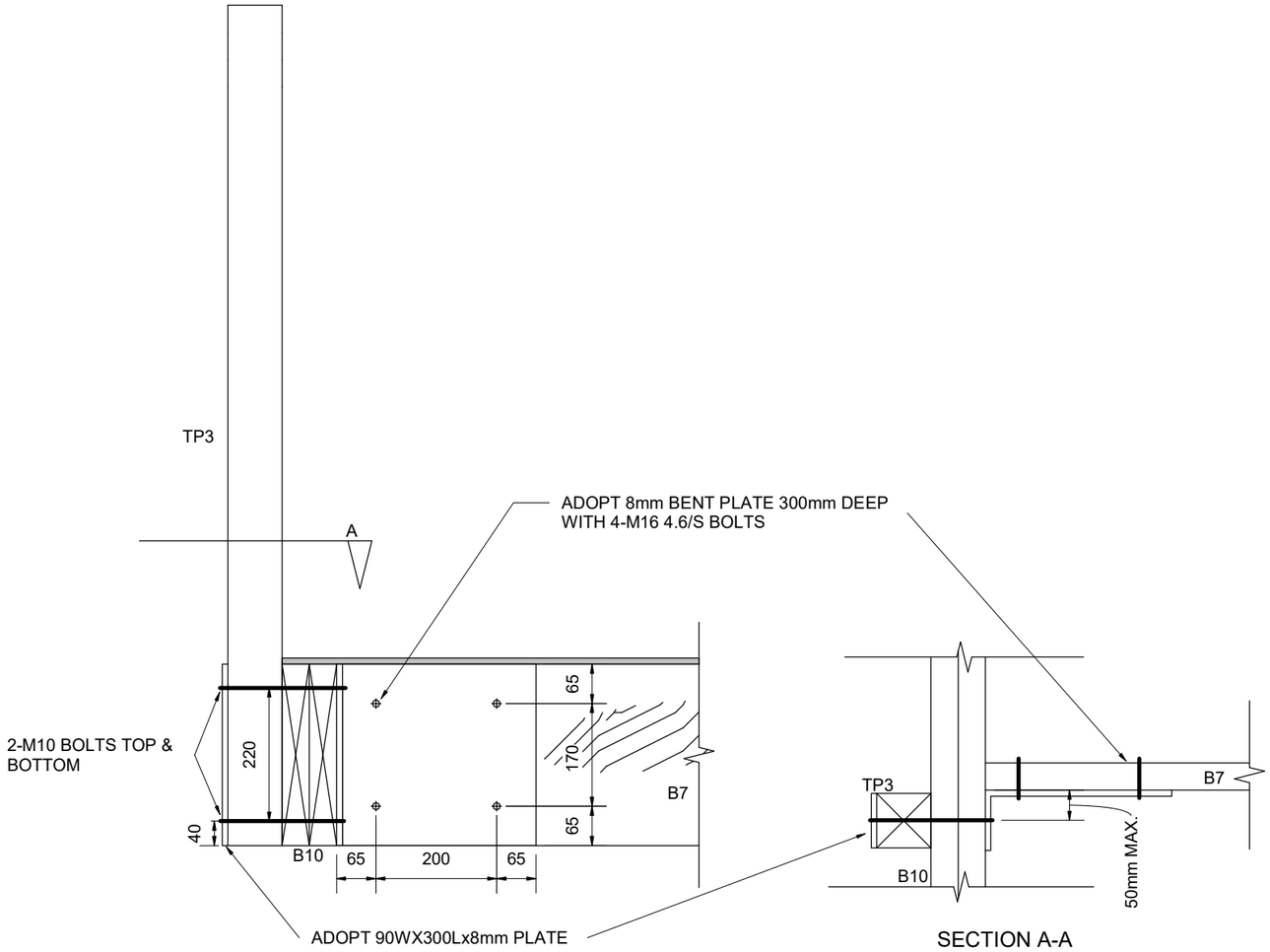
FRAMING DETAILS

Date	13.03.19	190047-S17-5	
Designed by	Designer		
Drawn by	Author	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



SECTION A-A

BALCONY SHS WITH PFC DETAIL



SECTION A-A

BALCONY TIMBER POST WITH B10 DETAIL (FOR UNIT 1 & 23)

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B	Preliminary	24.04.19
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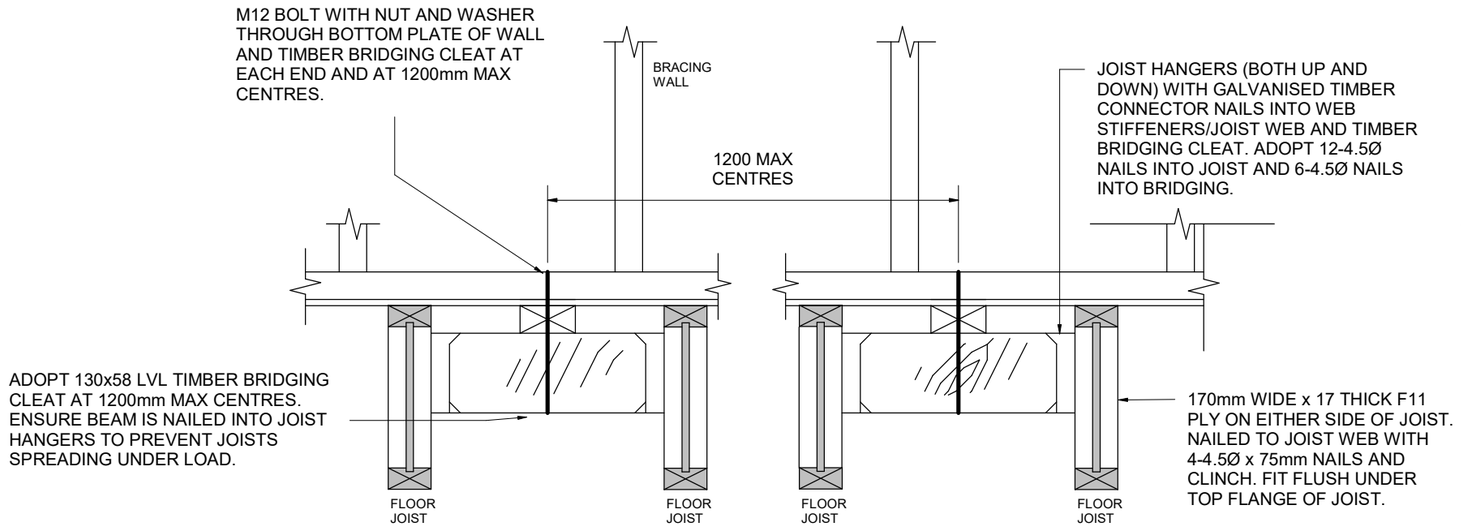
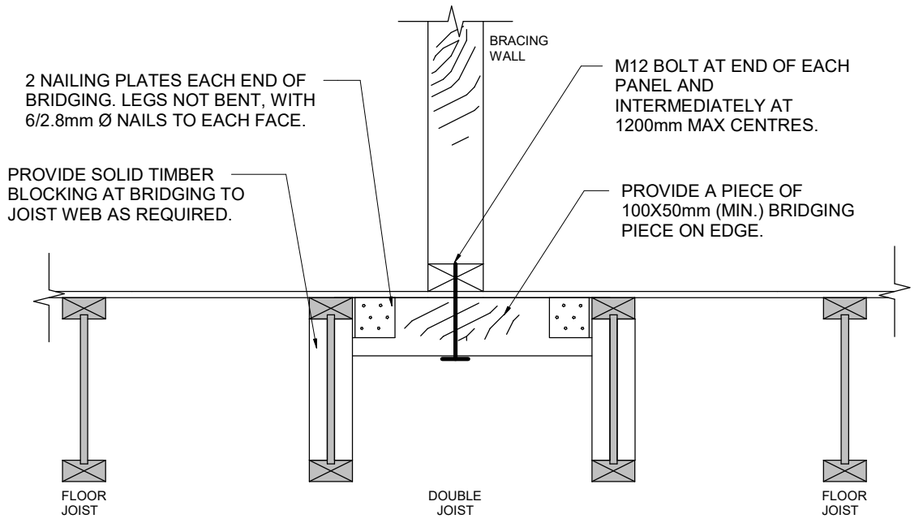
ADDRESS 96 BRUNT ROAD, BEACONSFIELD

FRAMING DETAILS

Date	13.03.19	190047-S17-6	
Designed by	Designer		
Drawn by	Author	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



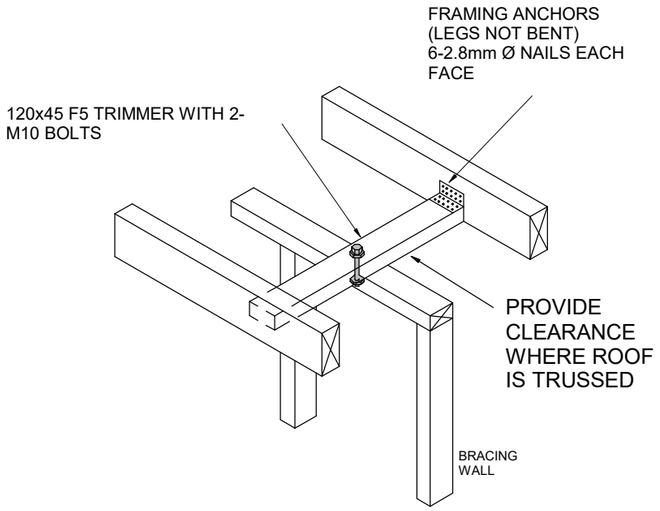
BRACING WALL BETWEEN PERPENDICULAR JOISTS



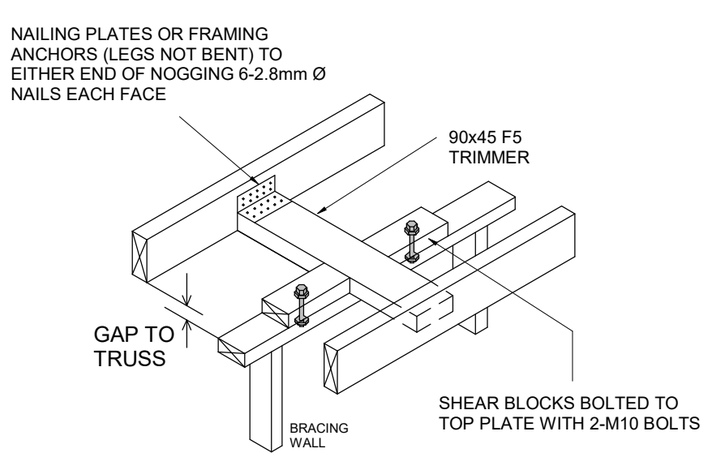
BRACING WALL BETWEEN PARALLEL JOISTS

BRACING WALL BOTTOM PLATE DETAIL

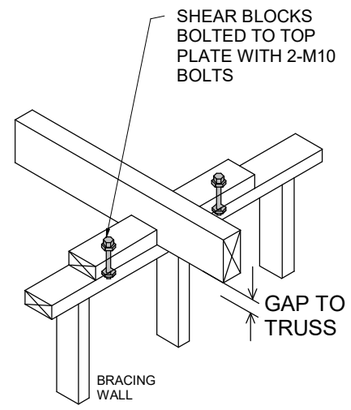
NOTE: FOR TRUSSED ROOFS, SCREWS OR BOLTS THROUGH THE TOP PLATE SHALL BE PLACED IN HOLES THAT PERMIT VERTICAL MOVEMENT OF THE TRUSSES.



BRACING WALL PARALLEL



BRACING WALL PARALLEL



BRACING WALL PERPENDICULAR

BRACING WALL TOP PLATE DETAIL

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A	Preliminary	08.04.19
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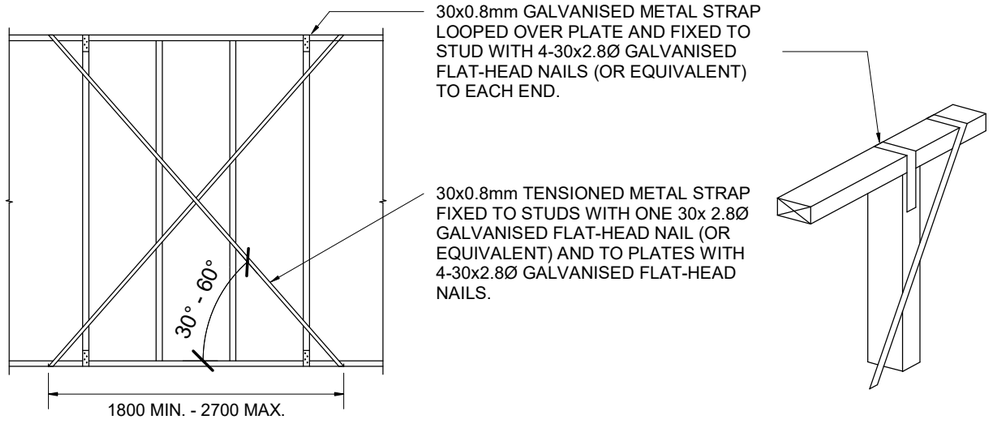
CLIENT MAINLINE DEVELOPMENT PTY LTD

PROJECT PROPOSED 35 UNITS TOWNHOUSE DEVELOPMENT

ADDRESS 96 BRUNT ROAD, BEACONSFIELD

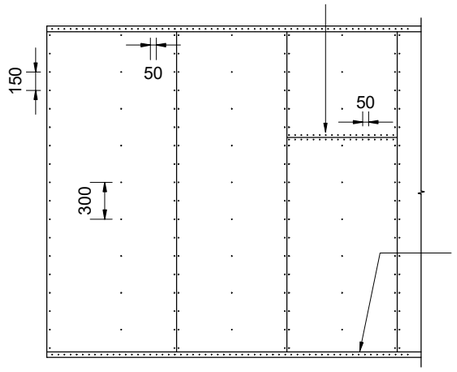
BRACING DETAILS

Date	13.03.19	190047-S18-1	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



WALL BRACING DETAIL

HORIZONTAL BUTT JOINTS PERMITTED, PROVIDED NAIL FIXED TO NOGGINGS AT 50mm CENTRES.



ADOPT F27 4mm THICK PLYWOOD NAILED TO FRAME WITH 30mm x 2.8mm Ø GALVANISED FLATHEAD NAILS OR EQUIVALENT.

FASTENER SPACING:
150mm AT TOP AND BOTTOM PLATES.
150mm AT VERTICAL EDGES AND NOGGINGS.
300mm AT INTERMEDIATE STUDS.

BOTTOM PLATE FIXED AT EACH END OF BRACING PANEL AND AT 1200mm CTS WITH 1-M12 BOLT THROUGH JOIST OR 1-M12 CHEMSET ANCHOR (110mm EMBEDMENT, 50mm EDGE DISTANCE) THROUGH SLAB.

WALL BRACING DETAIL

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