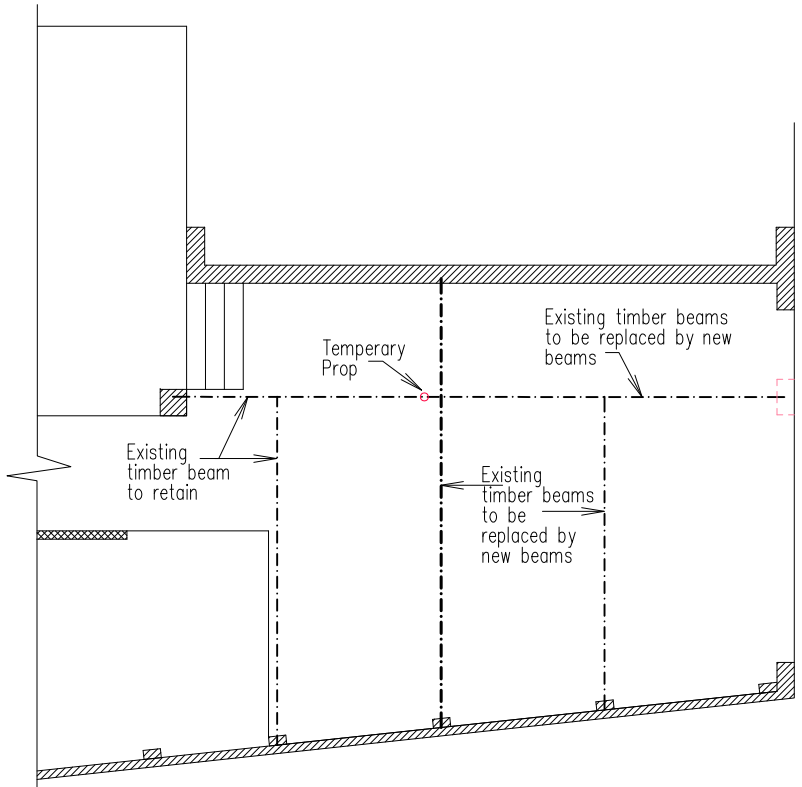
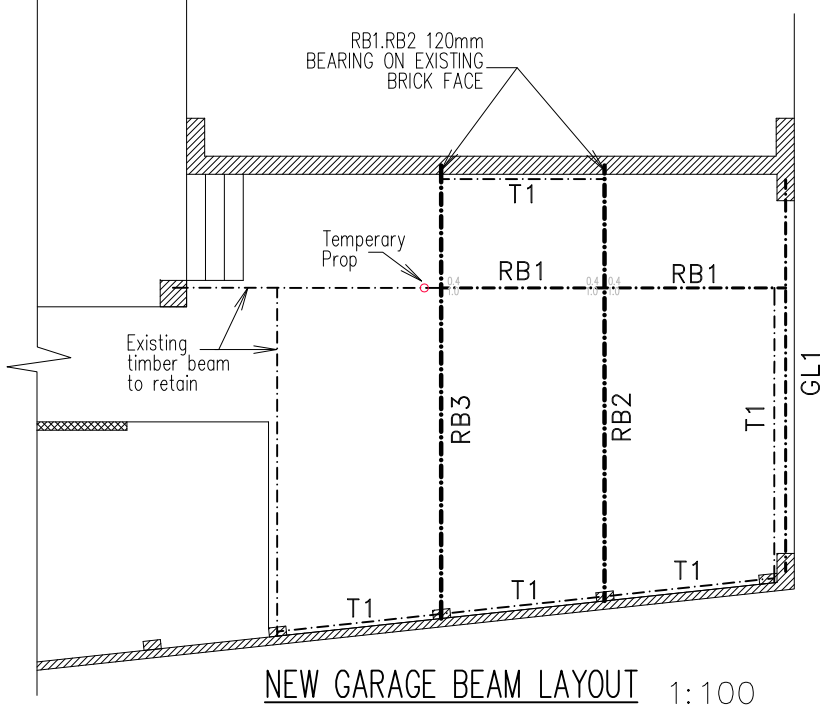


EXISTING GARAGE BEAM LAYOUT 1:100

– EXISTING BRICK VENEER WALL

– EXISTING TIMBER STUD WALL

– EXISTING WALL TO BE REMOVED



NEW GARAGE BEAM LAYOUT 1:100

RB1 – 190x45 F7 (H3 Treated) PINE

RB2, RB3 – 3 No. 290x45 F7 (H3 Treated) PINE
NAIL LAMINATED TO AS 1684

GL1 – FABRICATED 'T' BAR
240x10 VERTICAL WEB
200x10 BASE PLATE
6mm CFW HIT 100mm MISS 50mm STAGGER
FULLY HOT DIPPED GALV.
240mm MIN END BEARING

T1 – 190x45 F7 (H3 Treated) PINE
WITH M10 CHEMSET BOLT AT 600mm CTS
65mm EMBEDMENT INTO BRICK WALL
END TIE TO TIMBER BEAM WITH 3mm ANGLE
BRACKET WITH 2–M10 COACH SCREW

GENERAL NOTES.

1. These drawings are to be read in conjunction with the Architectural and other Consultants drawings and specifications. Any discrepancy is to be referred to the Engineer.
2. The Engineers drawings are not to be scaled.
3. Construction MUST be in accordance with the requirements of the ALL Current Building Codes of Australia, and the by-laws and ordinances of the relevant building authority.
4. All materials and workmanship must conform to the relevant current Codes & Regulations.
5. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION & ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
6. The Engineer's approval is required before any substitutions are made.
7. All debris, building rubble, surface vegetation and top soil mustl be removed from the area beneath concrete slabs poured on ground.
8. Vertical faces of concrete to be kept free by 12mm bituminous caneite.

SITE.

10. Top soil containing significant organic matter is to be stripped from the site.
11. Clean granular fill up to 600mm deep may be used. The fill is to be compacted in 150mm layers by mechanical compaction equipment such that the excavations through this layer maintain ther shape. Fill is to be placed where required before beams are excavated.
12. Raft slabs are not to be used on soft alluvial sites.
13. Edge beams and beams supporting brickwork are to be founded a minimum of 100mm into natural undisturbed soil per detals.
14. A vapour barrier of 0.2mm thickness polythene MUST be placed under the slab. The vapour barrier is to be lapped and taped at all joints and MUST be taped around plumbing fittings.
15. Where floaters or rock outcrops are encountered in the excavations for slab beams the width and depth of the beam may be reduced by not more than one third in the vicinity of the floater provided that additional reinforcement is used so that the flexural strength of the section is not reduced.
16. All excavations should be protected against collapse and if necessary be provided with protection for the public.

STRUCTURAL DEAD LIVE LOAD

21. THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS –

AREA	LIVE LOAD
ROOF	0.25 KPA

BRICK WORK & ARTICULATION JOINTS

M1. a) ALL BRICK WORKS MUST BE BUILT TO COMPLY WITH AS 3700–2011
b) TO PROVIDE FULL HIGH ARTICULATION JOINT TO AS 3700–2011, 4.8.4. AND SOIL CLASSIFICATION REFER TO SOIL REPORT.
M2. Where articulation joints are specified at window edges, the masonry lintel crossing the joint shall not be bonded to brickwork. Neoprene pads may be installed.

TIMBER.

T1. ALL TIMBER SHALL BE STRESS GRADED AND COMPLY WITH THE PROVISIONS OF CURRENT A.S. 1720.1 – TIMBER ENGINEERING CODE. AND CURRENT A.S. 1684 – TIMBER FRAMING CODE.
T2. TIMBER NOMINATED WILL GENERALLY BE AS NOTED BELOW. THE MAXIMUM UNDERSIZE FROM NOMINATED DIMENSIONS SHALL BE AS DETAILED BELOW :

F5 SEASONED PINE	ACTUAL DIMENSION.
F7 GREEN OREGON	MINUS 4 MM.
F8 GREEN OB HARDWOOD	MINUS 3 MM.
F17 SEASONED (KD) HARDWOOD	ACTUAL DIMENSION.

MANUFACTURED SECTIONS PER THE MANUFACTURER'S SPECIFICATIONS.

T3. GLUE LAMINATED TIMBER SHALL COMPLY WITH THE REQUIREMENTS OF CURRENT AS 1328.
T4. ALL NAILS USED TO FIX STEEL CONNECTORS, STEEL STRAPS OR PLYWOOD WALL BRACING SHALL BE 35mm LONG x 3.15 DIA. FLAT HEAD NAILS.
T5. Sub–Floor Clearance: Provide sufficient clearance between the ground surface and the underside of the bearers to allow access for floor leveling purposes.
T6. Sub–floor framing to comply with the Current AS–1684–Timber Framing code.
T7. All dual members to be laminated in accordance with the Current AS–1684–Timber Framing code.

TEMPORARY BRACING AND PROTECTION OF PEOPLE & PROPERTY.

TP1. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
TP2. THE CONTRACTOR SHALL PROVIDE AND EMPLOY AND ADDITIONAL BRACING OR EQUIPMENT NECESSARY TO ADEQUATELY AND SAFETY HOLD THE STRUCTURE IN POSITION DURING CONSTRUCTION.
TP3. THE CONTRACTOR SHALL PROTECT PEOPLE AND PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT AS 2124 DURING ALL STAGES OF THE WORK.

SCALE TO SHOWN
– DO NOT SCALE DRAWINGS.
– ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA
– WORK TO FIGURED DIMENSIONS ONLY.
– ALL DRAWINGS ARE TO BE READ IN CONJUCTION WITH ARCHITECTURAL DRAWINGS.
– ANY DISCREPANCY SHOULD BE REPORTED TO ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS BEING CARRIED OUT AND/OR MATERIALS BEING ORDERED.

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ASSOCIATES PTY LTD

JOB 1711

Title: GENERAL NOTES
PROJECT:
PROPOSED ALTERATION TO EXISTING GARAGE
2 ALVASTON AVE, WANTIRNA

DESIGN	H. XU	DATE:	09/03/2022
DRAWN	H. XU	PAGE:	S1 / 1