

Wind Classification N2 (AS 4055) Fixings required in addition to standard practices.

Timber size and Tie down to AS 1684 Code. Tie down requirement (AS1684.)

- A 2 x 90mm long screws for 70 x 40 batten  
1 x 90mm long screws for 40 x 40 batten
- B M12 bolts min 2.
- C 1 - Framing anchor, 4/2.8mm dia nails each end.
- D 30 x 0.8 GI strap, 2 x 75x 3.05 nails each end.
- E 3 x 3.05 nails driven into joist, min 40mm.
- F 4 x 75 mm long nails skew nail into bearer.
- G 1/M10 bolt fixed to bearer with M10 bolt cast into footing with 150 cog.
- H M10 Masonry bolt into slab @ 1200 cts
- I M10 threaded rod from bearer to top plate @ 1800 mm cts
- J Joist Hangers 3.15mm nails to manufactures details
- K Rafter Hanger 3.15mm nails to manufactures details

**BEAM SCHEDULE**

- B1 - 290 x 42 GL17s
- B2 - 140 x 45 F7
- B3 - 190 x 70 F7
- B4 - 190 x 70 F7

- HB1 - 240 x 45 Meyspan13
- HB2 - 90 x 45 Meyspan13
- HB3 - 130 x 35 Meyspan13

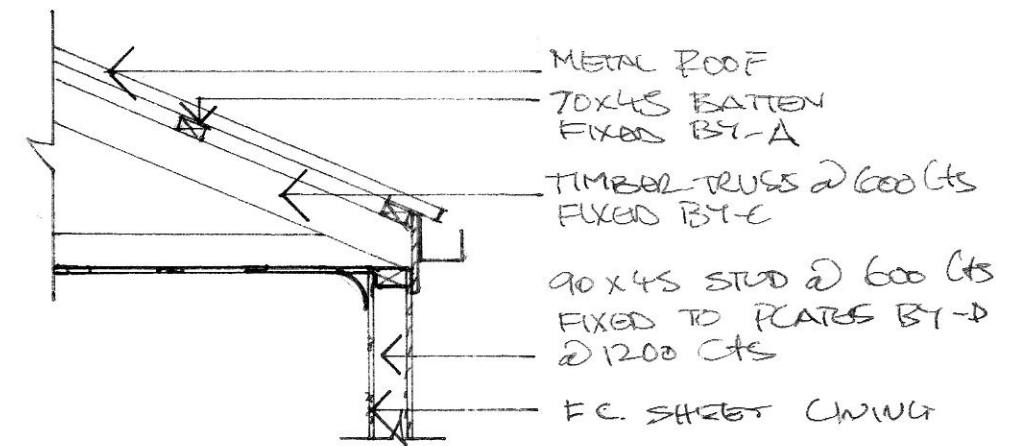
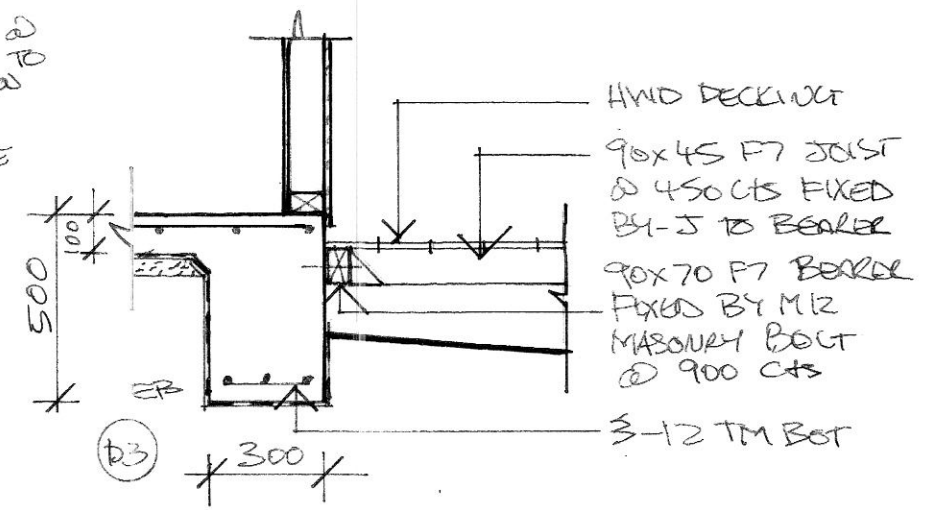
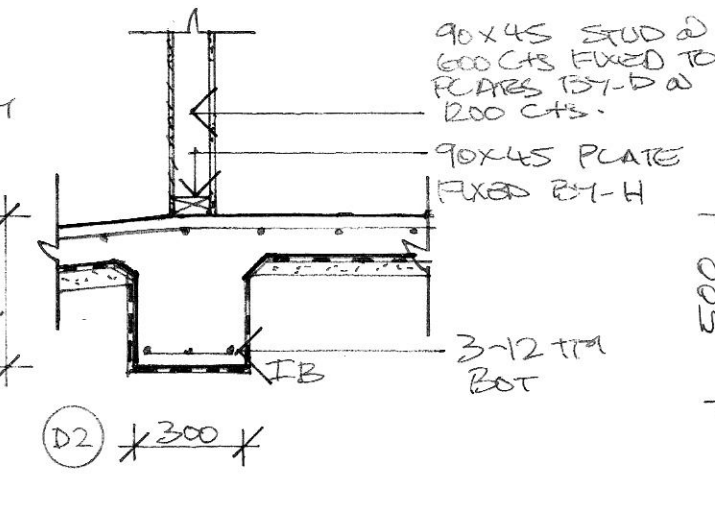
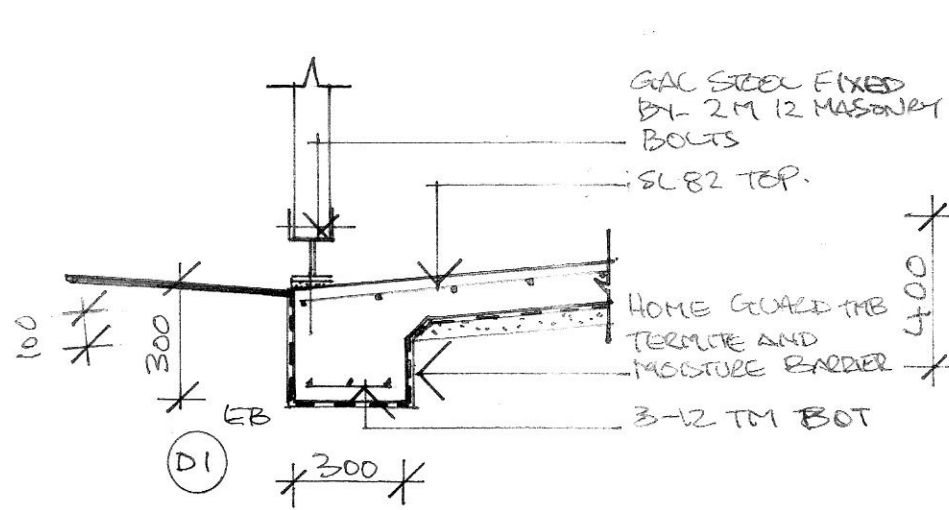
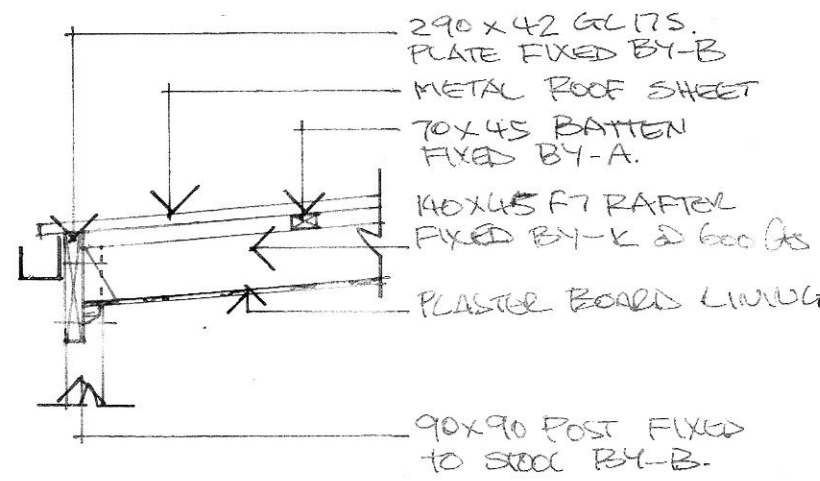
**WALL BRACING REQUIRED TO AS 1684**

| Area.       | Type                                         | Amount                        |
|-------------|----------------------------------------------|-------------------------------|
| Short walls | Plywood 1200mm wide Ref-section (h) method B | W and E - All available walls |
| Long walls  | Plywood 1200mm wide Ref-section (h) method B | 4                             |

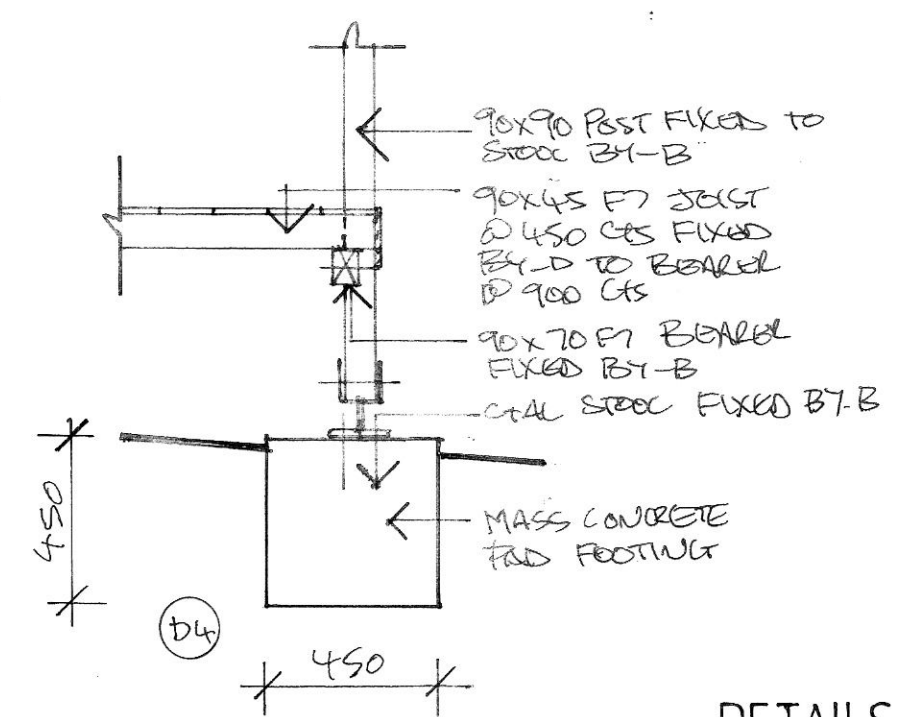
Long Walls are parallel to the long side of the new building  
Hold down fixing at bracing points to be 1x M10 bolt or 2 x No 14 type 17 screws with 38mm penetration  
As per table 8.23 and 8.24 As 1684.2  
Bracing to be evenly distributed to external and internal walls.

**ROOF BRACING REQUIRED.**

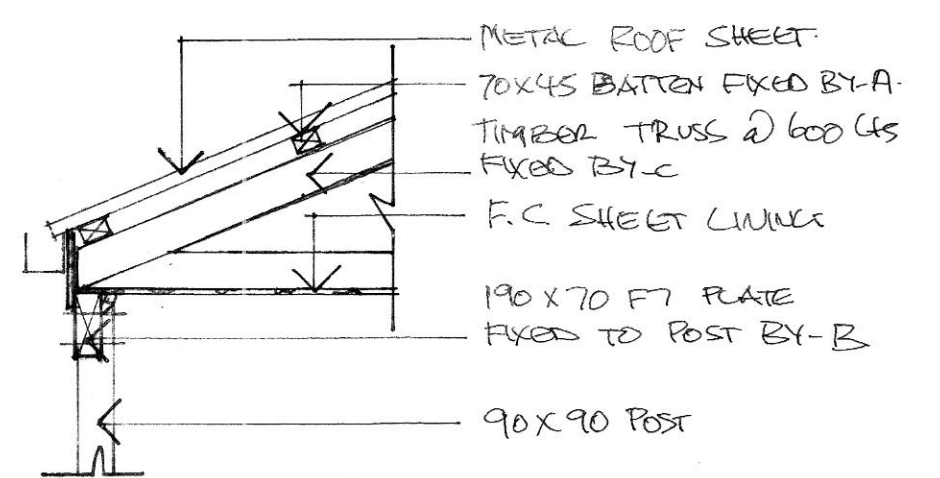
| Unit         | Type                         | Amount |
|--------------|------------------------------|--------|
| Timber truss | Metal Brace (To AS4440)      |        |
| Rafters      | Metal Brace (50mm x 3mm gal) |        |



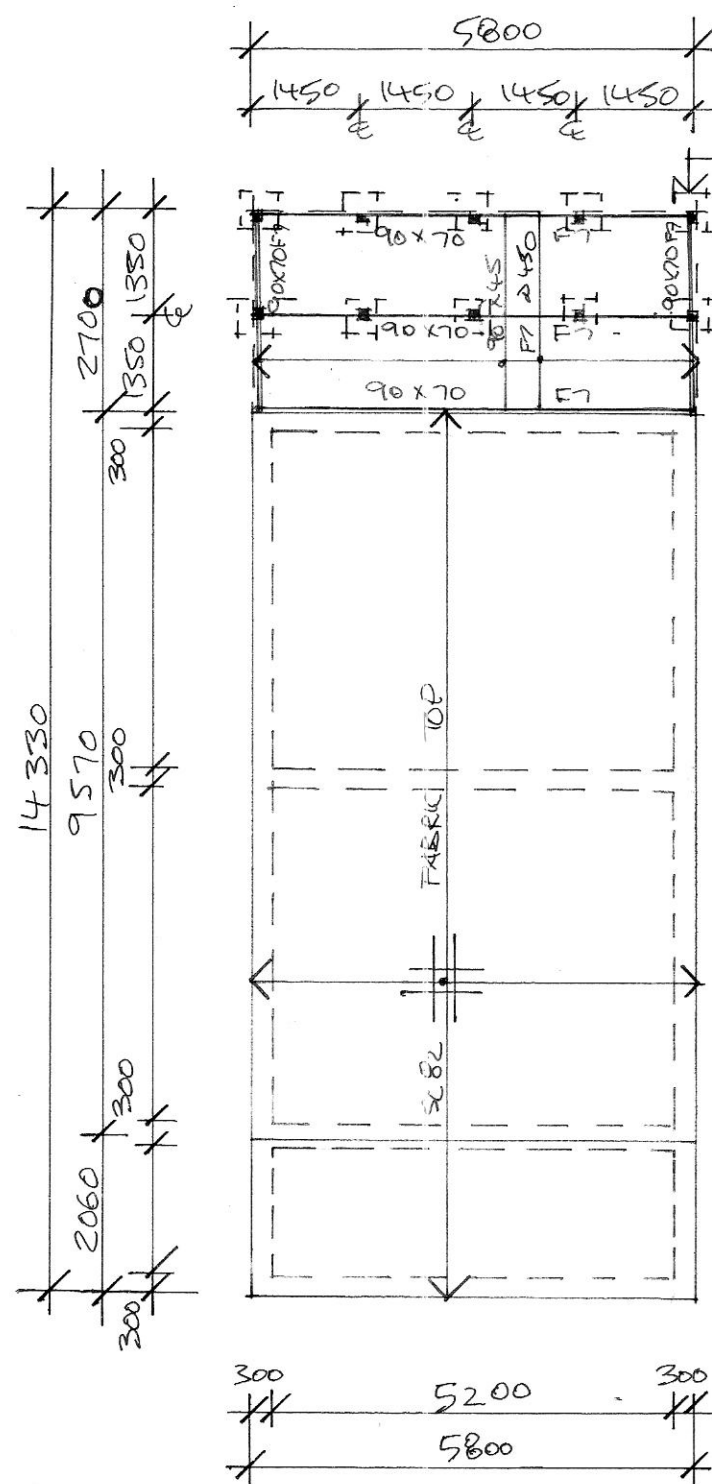
EAVE DETAIL



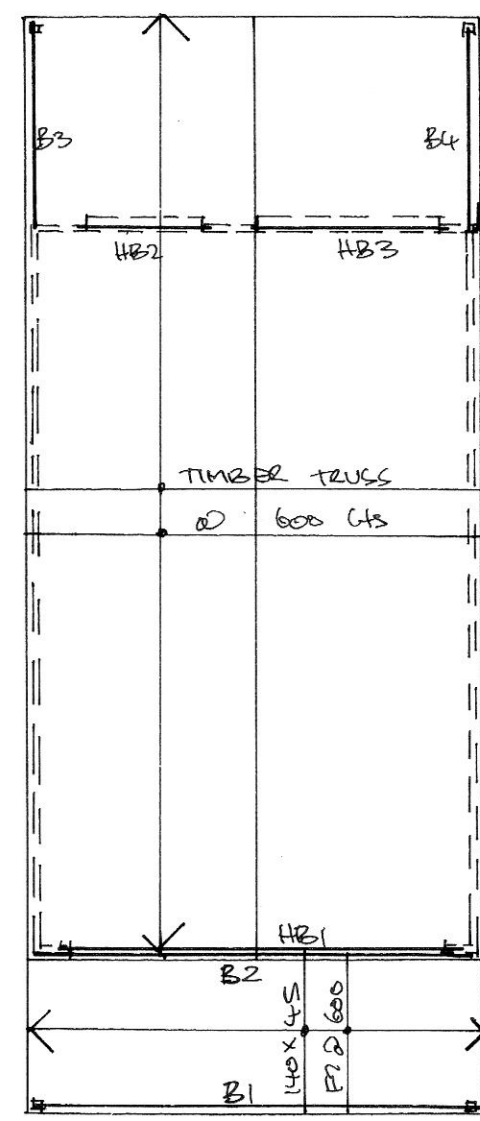
DETAILS SCALE 1:20



DECK EAVE DETAIL



SLAB AND FOOTING PLAN SCALE 1:100



ROOF PLAN SCALE 1:100

STRUCTURAL ENGINEER  
I certify that the drawings have been checked and the Structural Design complies with the relevant Australian Standards.

ROBERT WHITE  
B.E. MIE. Aust. C.P. ENG  
Signed - *Robert White*  
NPER-3 144848  
Date - 17.5.22

For any enquires phone - 0407014804

\* Figured dimensions to be used in preference to scaling drawings.  
\* Ground lines shown are approx., and must be verified on site.  
\* All dimensions and levels shall be verified on site before ordering any materials and the beginning of any works.  
\* This design and drawing is the property of Just Drafting and must not be copied or loaned without the consent of Just Drafting.  
\* If any error or discrepancies are found in the drawings please contact  
JUST DRAFTING Design and Planning Services.  
Phone 49598075 or 0412442690

Client Mr SSanson and Ms R Wilson  
Proposed : Garage  
Address - 28 Second Street, Cardiff South  
Job No 4306 Drawing No 2/2 Date 11/05/22