WALL FRAMING

*All wall framing to be JD4 seas. RADIATA PINE (u.n.o.)
*Loadbearing walls not to be notched or trenched
*All wall framing to be in accordance with Section 6 AS1684-2006.
*Provide continuous rows of nogging at 1350mm max crs.
*Stagger in the row of noggings shall not be greater than twice the nogging breadth.
*Ground floor bottom plates are assumed to be fully supported while upper floor are not.
*Studs shall generally be at 450mm max crs except for internal non-loadbearing walls which may be at 600mm max crs.
*Where F.C. wall linings have been used to wet areas studs shall be at 450mm max crs.

Wall frame				Load Width (mm)
EXTERNAL WALLS		2/35x70 MGP12		
INTERNAL WALLS WITH FLOOR LOAD	70x35 M`	2/35x70 MGP12		
NON-LOADBEARING INTERNAL WALLS				

BOTTOM PLATES
WHERE WALLS ARE DOUBLE BRACED, BOTTOM PLATES ARE TO BE F17 SEAS. HWD.

INTERNAL LOADBEARING WALLS

Indicates the location of internal loadbearing walls carrying roof &/or floor loads
*Wall frames carrying roof &/or floor loads to be as per external
*Wall frames carrying floor load only to be as per schedule

SILL TRIMMERS (N1 or N2)

Openings may be 70mm wider than the nominal width given

OPENING WIDTH	UP TO 2400	2700	3000	3300	3600
TRIMMER SIZE	70x35 or 90x35 F5	2/70x35 or 90x35 F5	2/70x35 or 90x35 F8	2/70x35 or 90x35 F8	3/70x35 or2/90x35 F8

JAMB STUDS

OPENING WIDTH	UP TO 1200	1300 to 2100	2200 to 3000	GARAGE DOOR
JAMB STUDS	2	3	4	4/35x70 MGP12

JAMB STUDS NOTES

*Jamb stud sizes shown on this plan are to be the same stress grade as the common studs in the adjacent wall frame and indicate the required size each side of the opening. Where jamb stud sizes shown are made up of multiple members they shall be nailed together as per Clause 2.4 AS1684-2006 & the following combinations provided each side of opening :-
~ 2 members : 1 full length stud + 1 secondary jamb stud
~ 3 members : 2 full length studs + 1 secondary jamb stud
~ 4 members : 2 full length studs + 2 secondary jamb studs

LINTELS, BEAMS & BEARERS

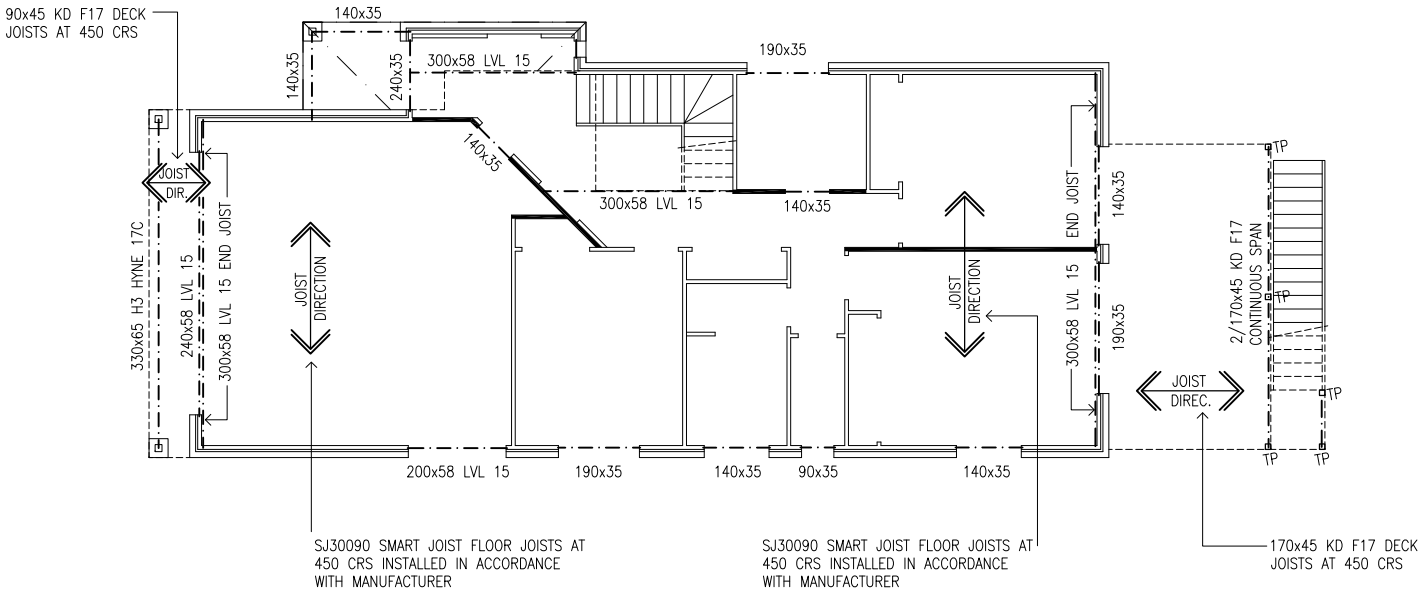
*All lintels, beams & bearers to be (F17) seasoned hwd (u.n.o.)
*Vertical nail laminated lintels to be in accordance with CLAUSE 2.3 + FIG. 2.8 AS1684-2006
*Lintels must be used in conjunction with top plates ledgers and lintel trimmers
*A minimum clearance of 15mm shall be provided between the underside of the lintel or lintel trimmer and the top of the window frame
*Beams noted as "Refer Engineer" shall be of size and supported as specified in the engineer's report.
*NLB = non-loadbearing *(F7) = (F7) seas. L.O.S.P. hoop pine
*(F14) = (F14) unseas. hwd *(F27) = (F27) seas. hwd.

OPENINGS

*Openings shall be framed as per Fig.6.9 AS 1684-2006.
*Jack studs between the lintel and top plate or trimmer shall be the same size and spacing as the common studs.

GIRDER TRUSS NOTES

*GT = Girder Truss *TG2400 = Truncated Girder Truss
*HGT = Half Girder Truss
*DG1200 = Dutch Girder (1200 setback)
*Girder Truss support studs to be in accordance with roof truss manuf. spec.
*Jamb studs that support lintels that in turn support girder trusses shall have their size increased by the size of the support studs as supplied by the roof truss manuf. Where the girder truss is located at or within the central third of the lintel span the breadth of the jamb studs either side of the opening shall be increased by one half of the breadth of the stud required to support the girder truss. Where the girder truss is located at or within one third of the lintel span from the jamb stud, this jamb stud shall be increased in size by the size of the stud supporting the girder truss.
*In the event that the locations of girder trusses vary from those shown on this plan, the truss manuf. is to inform this office so that amended drawings can be issued.



EQUIVALENT OR GREATER

PROVIDE (F17)SEAS. HWD RIBBON PLATE UNDER ALL GIRDER TRUSS POINT LOADS. RIBBON PLATE TO SPAN 3No. STUD ωINGS MIN. (1350mm min long)

LEGEND

TP 90x90 CCA F7 TIMBER POST

A	DATE	DRAWN
VER	DATE	DESCRIPTION

ALAN BRIND
DESIGN & CAD DRAFTING PTY LTD
8 Kooyong Crt, FERNY GROVE, Q, 4055. Fax 3851 3796. Ph 3851 3166
BSA LIC. 75230 ACN 072 663 364

PROJECT
AT:

SCALE: 1:100 at A3
DRAWN: A. Brind
FOR:

DRAWING TITLE: LOWER LEVEL FRAMING PLAN

JOB I.D.
DWG No: W4
VER: A