



# VTFE

Vision Timber Framing & Estimating

## Timber Framing Plans

For Cameron Lockett and Gillian Walker

At 18 Richman Ave PROSPECT

Head Office: 0490 444 007  
Steven: 0491 622 402  
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### Revision Schedule

Rev	Date	Description
B	13/09/20	Amendment
A	10/09/20	VTFE

### Client:

Cameron Lockett and Gillian Walker

### Address:

18 Richman Ave PROSPECT

Date Started: 10/09/2020

Drawing No: VTFE-820-7269

Sheet: TF00

Scale: @ A3

Tie-downs for N1 Sheet Roof 8m RLW (AS1684.2 Section 9)	
Tophat Batten (purlin) to Rafter/Truss Topchord (General)	Table 9.25(c)/(d) or Table 9.25 (e) - 1/Framing anchor
Tophat Batten (purlin) to Rafter/Truss Topchord (Within 1200mm to edge)	Table 9.25(c)/(d) or Table 9.25 (e) - 1/Framing anchor
Truss/Rafter @ 600 cts to Ring Beam/Underpurlin (Fixings @ 600 cts)	Table 9.22(a) - 1/Framing anchor
Truss/Rafter @ 1200 cts to Ring Beam/Underpurlin (Fixings @ 1200 cts)	Table 9.22(a) - 2/Framing anchors
Truss/Rafter @ 600 cts to Top plate (Fixings @ 600 cts)	Table 9.21(b) - 1/Framing anchor OR Table 9.21(c)/(d) - 2/2.8 dia. nails each end
Truss/Rafter @ 1200 cts to Top plate (Fixings @ 1200 cts)	Table 9.21(b) - 2/Framing anchors OR Table 9.21(c)/(d) - 3/2.8 dia. nails each end
Top plate to Studs (Fixings @ 600 cts)	Table 9.19(d) - 1/30 x 0.8 G.I. strap with 2 nails
Top plate to Studs (Fixings @ 1200 cts)	Table 9.19(d) - 1/30 x 0.8 G.I. strap with 4 nails
Noggings to Studs	2/75mm x 3.05mm dia. skew nails or through nailed between studs @ mid span or to suit cladding.
Studs to bottom plate (single/upper storey)	To match top plate to studs fixing specification or rafter/truss to stud fixing where applicable
Upper storey wall studs to lower wall studs (direct alignment and supporting roof loads)	30 x 0.8 Galv. Strap from upper stud to lower stud , min 600mm long, with 4 nails to all studs & joists
Rafter/Truss to pole plate (Fixings @ 600 cts)	Table 9.22(a) - 1/Framing anchor
Pole Plate to Ceiling Joist (Fixings @ 600 cts)	Table 9.22(a) - 1/Framing anchor
Ceiling Joist (supporting pole plate to beam/wallframe (Fixings @ 600 cts)	Table 9.22(a) - 1/Framing anchor
Rafter/Truss to pole plate (Fixings @ 1200 cts)	Table 9.22(a) - 2/Framing anchors
Pole Plate to Ceiling Joist (Fixings @ 1200 cts)	Table 9.22(a) - 2/Framing anchors
Ceiling Joist (supporting pole plate to beam/wallframe (Fixings @ 1200 cts)	Table 9.22(a) - 2/Framing anchors
Ledger plate to wallframe, fixed every stud (note ledger plate to be sized to suit spacing requirements as per Table 9.22(m)	Table 9.22(m) - 2/No. 14 Type 17 screws
Bottom plate to concrete slab (single/upper storey). (Fixings @ 1200 cts)	10mm x 100mm screwbolt (Hilti HUS-HR or similar) with min 60mm edge distance. Use a minimum 40 x 40 x 2.5mm square galv. washers to timber face. Refer to manufacturer's specifications for further information
Bottom plate to timber floor frame (single/upper storey). (Fixings @ 600 cts)	Table 9.18 (a) - 3 nails
Bottom plate to timber floor frame (single/upper storey). (Fixings @ 1200 cts)	Table 9.18 (a) - 2/No. 14 Type 17 screws OR Table 9.18 (b) - M10 cuphead
Non-load bearing bottom plate to slab/timber floor frame	Nominal fixing as perTable 9.4, unless specific bracing tie-down as required
Bottom plate to concrete slab (lower storey). (Fixings @ 1200 cts)	Nominal fixing as perTable 9.4, unless specific bracing tie-down as required
Bottom plate to timber floor frame (lower storey)	Nominal fixing as perTable 9.4, unless specific bracing tie-down as required
Pitching plate to cavity masonry wall	Use M12 tie down rods @ max 1800 cts embedded into the concrete footings. Engineer to conforfirm suitability of footings for tie-downs

Notes:

- Tie-down tables have assumed JD5 for Joint Group, where selected timber has a higher Joint Group refer to AS1684.2 Section 9 for possible alternate tie-down fixings.
- Where nominal is specified, refer to AS1684.2 Table 9.4 for tie-down fixings.
- Where tie-downs for bracing units are greater than specified on this table the bracing unit tie-downs shall be used.

Tie-downs for N1 Sheet Roof (AS1684.2 Section 9)	
N1 Sheet Roof - 8m RLW	
Lintel up to 1210 mm to wall frame	Table 9.20(a) - 4/2.8 dia. nails each end
Lintel up to 2410 mm to wall frame	Table 9.20(b) - M10 bolt & 4 nails each end
Lintel up to 3010 mm to wall frame	Table 9.20(b) - M10 bolt & 4 nails each end
Lintel up to 4210 mm to wall frame	Table 9.20(b) - M10 bolt & 4 nails each end Or Table 9.20(c) - M10 bolt

<p><b>PLYWOOD</b> "PA" length specified on plans</p> <p>AS1684.2, TABLE 8.18 Plywood F14 Grade 4mm (Table G) as per Manufacturer Details</p> <p>3.4 kN/m</p> <p>Fastener Spacing - 150mm Horizontal Edges - 150mm Vertical Edges &amp; Noggings - 300mm Intermediate Studs</p> <p>Nailed To Frame Using 30x2.8mm Diam. Galv. Nails</p> <p>Note: Use 4mm F14 for Studs @ 450 cts or 6mm F14 Ply for Studs @ 600 cts</p> <p>900mm min.</p> <p>Fix Bottom Plate To Floor Frame Or Slab With Nominal Fixing Only (See AS1684.2 TABLE 9.4)</p>	<p><b>PLYWOOD</b> "PB" length specified on plans</p> <p>AS1684.2, TABLE 8.18 Plywood F14 Grade 4mm (Table H) as per Manufacturer Details</p> <p>6.0 kN/m</p> <p>Fastener Spacing - 50mm Horizontal Edges - 150mm Vertical Edges &amp; Noggings - 300mm Intermediate Studs</p> <p>Nailed To Frame Using 30x2.8mm Diam. Galv. Nails</p> <p>Note: Use 4mm F14 for Studs @ 450 cts or 6mm F14 Ply for Studs @ 600 cts</p> <p>900mm min.</p> <p>Fix Bottom Plate To Floor Frame Or Slab With A 13 kN Capacity Connection @ Each End &amp; Intermediately @ Max 1200mm Cts</p>
<p><b>OSBRACE Type 4</b> 2.2 kN/m</p> <p>Refer Osbrace Tables "OSB" length specified on plans</p> <p>Fastener Spacing - 80mm Horizontal Edges - 150mm Vertical Edges &amp; Noggings - 300mm Intermediate Studs</p> <p>Nailed To Frame Using 30x2.8mm Diam. Galv. Nails</p> <p>2mm Expansion Gap Around Perimeter Of Every Panel</p> <p>M10 x 70mm Coach Screws With 50x50x3mm Washers In Each Corner Of Each Sheathed, Short Wall Section</p> <p>450mm min.</p> <p>Fix Bottom Plate To Floor Frame Or Slab With Nominal Fixing Only (See AS1684.2 TABLE 9.4)</p>	<p><b>OSBRACE Type 3</b> 6.0 kN/m</p> <p>Refer Osbrace Tables "OSB" length specified on plans</p> <p>Fastener Spacing - 40mm Horizontal Edges - 150mm Vertical Edges &amp; Noggings - 300mm Intermediate Studs</p> <p>Nailed To Frame Using 30x2.8mm Diam. Galv. Nails</p> <p>2mm Expansion Gap Around Perimeter Of Every Panel</p> <p>900mm min.</p> <p>Fix Bottom Plate To Floor Frame Or Slab As Per AS1684.2 Table 8.23 &amp; Table 8.24</p>
<p><b>METAL ANGLE BRACE</b> 1.5 kN/m</p> <p>AS1684-2, TABLE 8.18 (c)</p> <p>"SA" length specified on plans</p> <p>20 x 18 x 2.0 Metal Angle</p> <p>- Fixed To Each Stud With 2/30x2.8 Diam. Galv. Flat Head Nails - Fixed To Plate With 2/30x2.8 Diam. Galv. Flat Head Nails</p> <p>30x0.8mm Galv. Strap 3/30x2.8 Diam. Nails To Each End To Stud</p> <p>1800mm min. &lt;-&gt; 2700mm max.</p> <p>Fix Bottom Plate To Floor Frame Or Slab With Nominal Fixing Only (See AS1684.2 Table 9.4)</p>	<p><b>DOUBLE METAL CROSS BRACE with STUD TIES</b> 3.0 kN/m</p> <p>AS1684-2, TABLE 8.18 (d)</p> <p>30 x 0.8 Tensioned Galv. Metal Strap</p> <p>- Fixed To Studs With 1/30 x 2.8 Diam. Galv. Flat Head Nail - Fixed To Plates With 4/30 x 0.8 Diam. Galv Flat Head Nails</p> <p>30x0.8mm Galv. Strap 4/30x2.8 Diam. Nails To Each End To Stud</p> <p>1800mm min. &lt;-&gt; 2700mm max.</p> <p>Fix Bottom Plate To Floor Frame Or Slab With Nominal Fixing Only (See AS1684.2 Table 9.4)</p> <p>"SB" length specified on plans</p>



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- Framing Notes:**
- Bracing and tie-down details to AS1684.2
  - All timber and steel to be installed and treated to the manufacturer's specifications, especially for any exterior applications
  - All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant.

- Builders Notes:**
- Use dimensions in preference to scale.
  - Site verify all dimensions before ordering materials.
  - These framing plans are not intended to be the absolute medium for construction information, please refer to the architectural plans, engineering drawings and specifications.
  - All boundaries are to be confirmed by the Contractor before the commencement of construction.

Revision Schedule		
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B	13/09/20	Amendment
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**Client:**  
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Date Started: 10/09/2020

Drawing No: VTFE-820-7269

Sheet: TF01

Scale: As indicated @ A3



# VTFE

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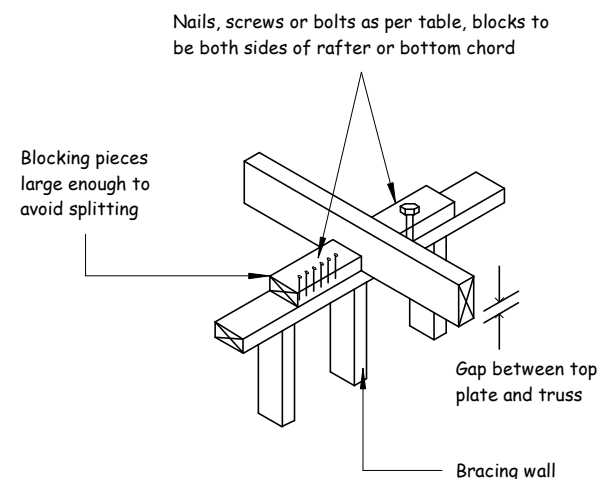
18 Richman Ave PROSPECT

Date Started: 10/09/2020

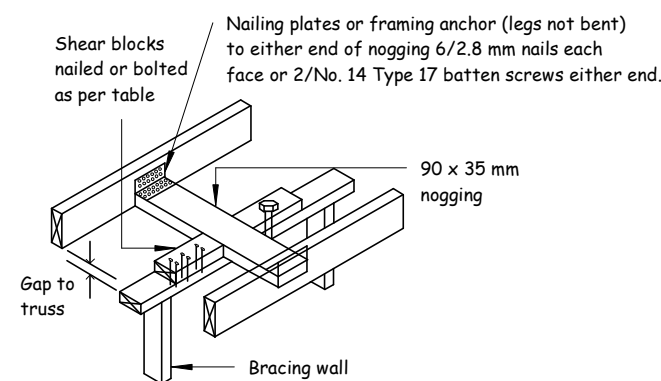
Drawing No: VTFE-820-7269

Sheet: TF02

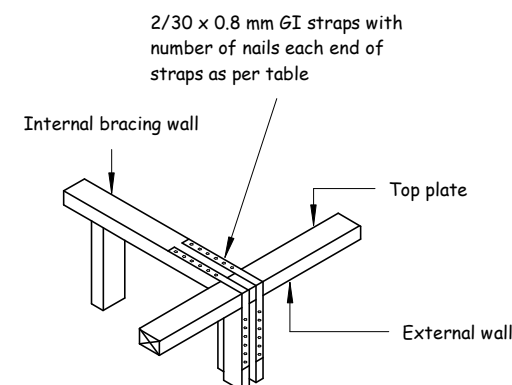
Scale: @ A3



Shear Capacity (kN)						
	Unseasoned Timber			Seasoned Timber		
	J2	J3	J4	JD4	JD5	JD6
Nails						
4/3.05	5.0	3.6	2.5	3.6	3.0	2.2
6/3.05	6.6	4.7	3.4	5.0	4.2	3.1
4/3.33	5.6	4.0	2.8	4.0	3.3	2.5
6/3.33	7.4	5.3	3.7	5.5	4.6	3.5
Bolts						
M10	6.4	4.1	2.6	4.3	3.0	2.0
M12	7.6	4.9	3.1	5.1	3.6	2.5
2/M10	13	8.0	5.1	8.4	5.9	4.0
Screws						
2/No 14 Type 17	9.7	6.9	4.9	6.9	4.9	3.6
3/No 14 Type 17	15	10	7.4	10	7.4	5.4



Shear Capacity (kN)						
	Unseasoned Timber			Seasoned Timber		
	J2	J3	J4	JD4	JD5	JD6
Nails						
4/3.05	5.0	3.6	2.5	3.6	3.0	2.2
6/3.05	6.6	4.7	3.4	5.0	4.2	3.1
4/3.33	5.6	4.0	2.8	4.0	3.3	2.5
6/3.33	7.4	5.3	3.7	5.5	4.6	3.5
Bolts						
M10	6.4	4.1	2.6	4.3	3.0	2.0
M12	7.6	4.9	3.1	5.1	3.6	2.5
2/M10	13	8.0	5.1	8.4	5.9	4.0
Screws						
2/No 14 Type 17	9.7	6.9	4.9	6.9	4.9	3.6
3/No 14 Type 17	13	9.2	6.6	9.8	7.4	5.4



Shear Capacity (kN)							
Number of straps		Unseasoned Timber			Seasoned Timber		
		J2	J3	J4	JD4	JD5	JD6
		Nails					
	1	4/2.8	4.3	3.1	2.2	3.3	3.0
6/2.8		6.5	4.6	3.3	4.9	4.0	3.1
2	4/2.8	8.7	6.2	4.4	3.3	3.0	2.1
	6/2.8	13	9.3	6.6	9.8	8.1	6.1



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Date Started: 10/09/2020

Drawing No: VTFE-820-7269

Sheet: TF03

Scale: 1 : 100 @ A3

#### WIND BRACING CALCS (N1)

WIND DIRECTION ↑

RAKING FORCE = 32.5 kN  
BRACING ACHIEVED = 51.8 kN

#### WIND BRACING CALCS (N1)

WIND DIRECTION →

RAKING FORCE = 26.6 kN  
BRACING ACHIEVED = 53.4 kN

#### MEMBER SCHEDULE:

L/B TOP AND BOTTOM PLATES = 90X45 MGP10

NON-L/B TOP AND BOTTOM PLATES = 90X45 MGP10

STUDS = 90X45 MGP10 @600cts (W/A STUDS @ 450cts)

NOGGING = 90X35 MGP10 @1350mm max

2S = SUPPORT/JAMB STUDS = 2/90X45 MGP10 (NAIL LAMINATED)

3S = SUPPORT/JAMB STUDS = 3/90X45 MGP10 (NAIL LAMINATED)

VB1, VB2 = ALFRESCO VERANDAH BEAMS = 300x58 SmartLVL15

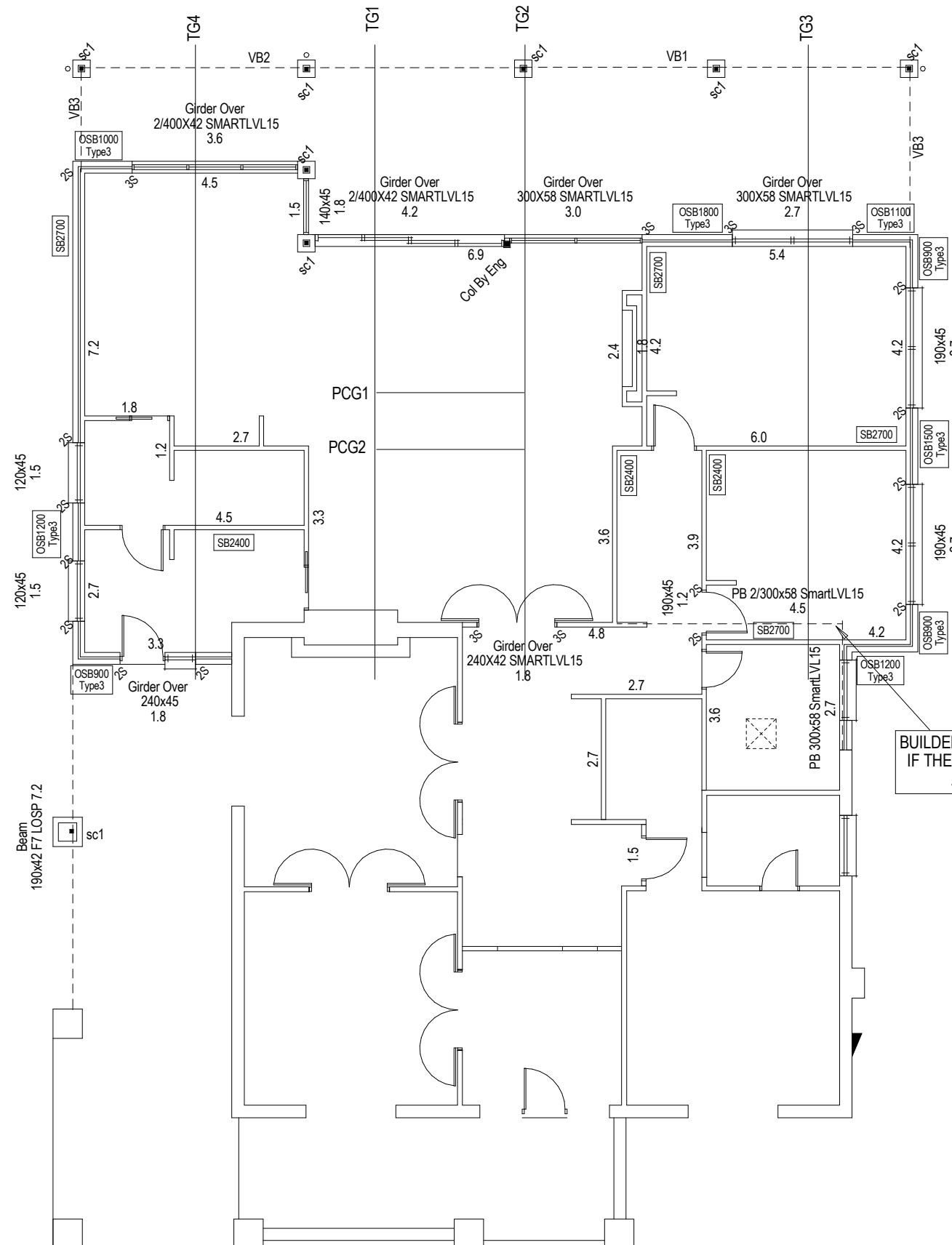
VB3 = ALFRESCO VERANDAH BEAM = 300x42 SmartLVL15

sc1 = STEEL POST INSIDE BRICK PIER = 50X50X2.0

SB#### = DIAGONAL TENSION STRAPBRACE (REFER TO BRACING DETAILS)

OSB#### = OSBRACE PANEL (REFER TO BRACING DETAILS)

## = DENOTES WALL PLATE LENGHTS



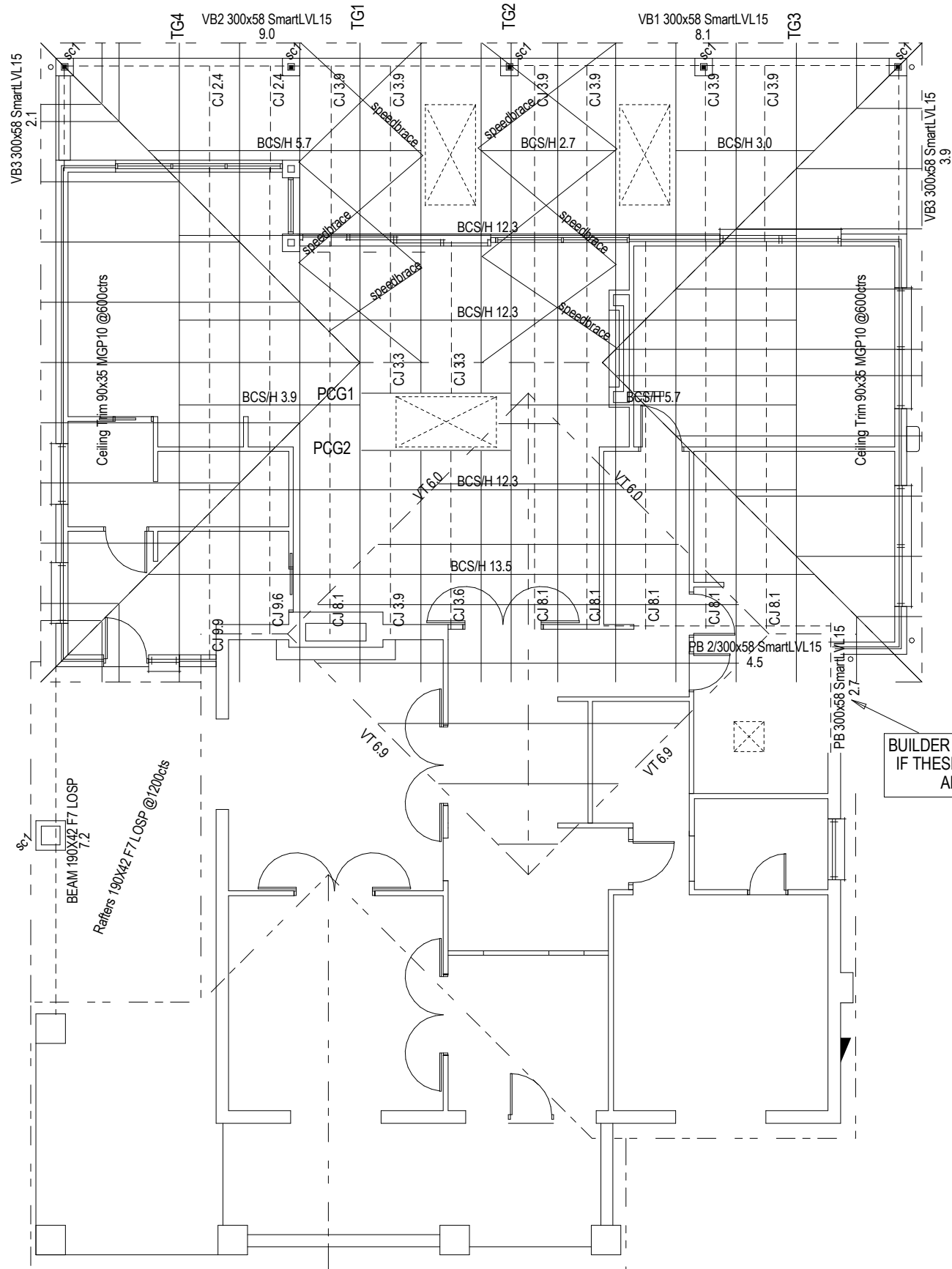
VTFE - Wall Frame

1 : 100



ROOF OVER ALFRESCO  
WITH SOLAR PANELS LOADING

190x35 MGP10 SKYLIGHT TRIMS  
with 90x45 MGP10 CEILING TRIMS.



#### MEMBER SCHEDULE

sc1 = STEEL POST INSIDE PIER = 50X50X2.0  
VB1, VB2 = ALFRESCO VERANDAH BEAMS = 300x58 SmartLVL15  
VB3 = ALFRESCO VERANDAH BEAMS = 300x42 SmartLVL15  
BCS/H = BOTTOM CHORD RESTRAINT = 90X35 MGP10 @1800cts MAX  
CJ = CEILING JOISTS = 90X35 @ INTERMEDIATE TRUSSES  
VT = VALLEY TRIMS = 90X35 MGP10  
CEILING TRIMS = 90X35 MGP10 @ 600 SPACINGS (TYPICAL)  
PURLIN (NOT SHOWN) = METAL TOP HAT BATTENS @1200 MAX SPACINGS  
REFER TO ROOF TRUSS LAYOUT BY FREEMAN WAUCHOPE #18RICHMAN



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VTFE - Roof Frame

1 : 100