

DRAWING STATUS
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 P. Kennard
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SUB-FLOOR BRACING			
190 SQUARE PIERS		390 SQUARE PIERS	
PIER HEIGHT	CROSSED BRACING REQUIRED (32x0.8 H.I. STRAP)	PIER HEIGHT	CROSSED BRACING REQUIRED (32x0.8 H.I. STRAP)
500 max	N/A	700 max	N/A
700 max	'a' AS SHOWN	900 max	'a' AS SHOWN
900 max	'a' & 'b' AS SHOWN	1100 max	'a' & 'b' AS SHOWN

 DENOTES HOLD DOWN LOCATION
 32x0.8 GALV. HOOP IRON STRAP - REFER DETAILS

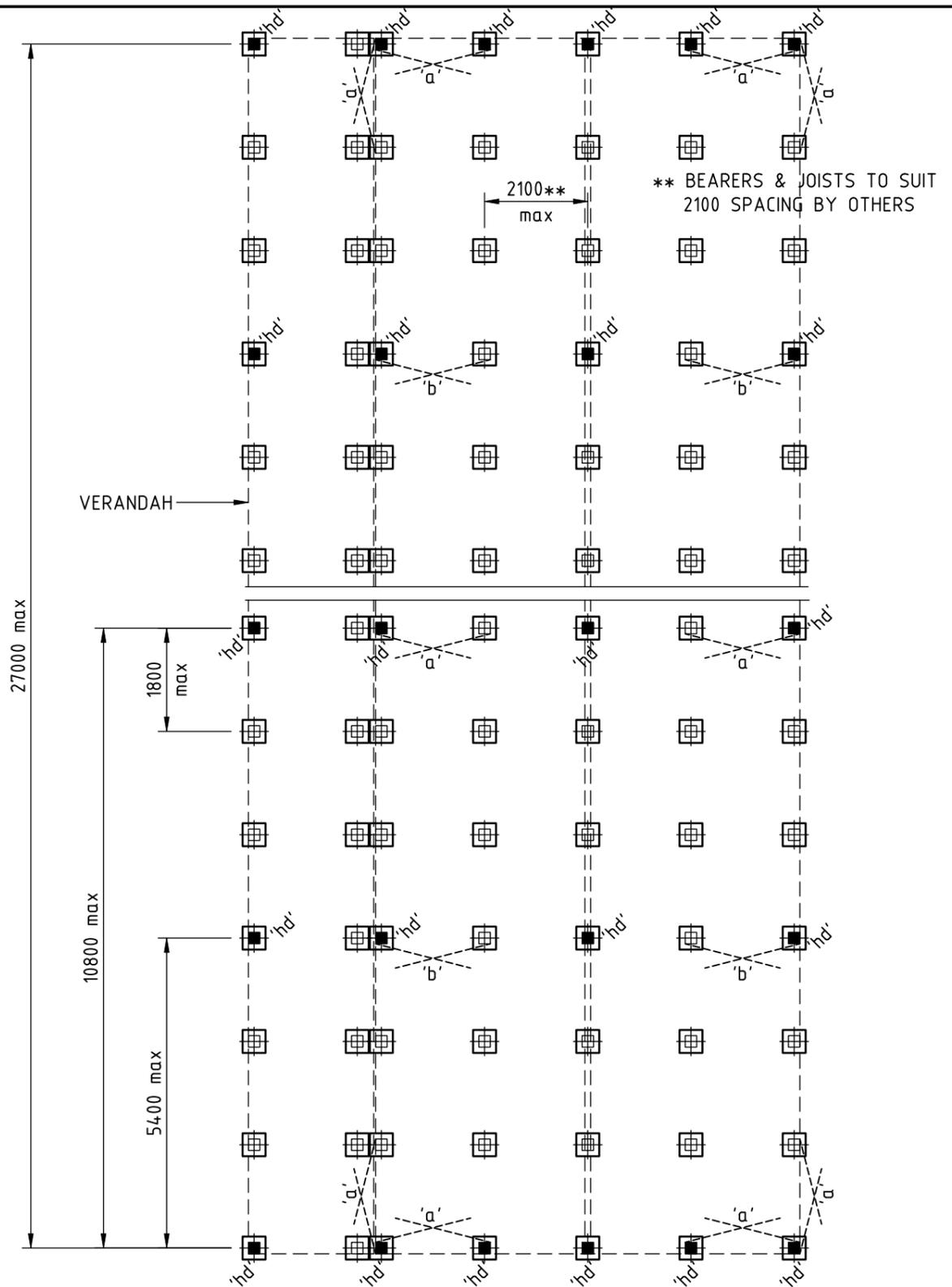
- NOTE:**
- APPROVAL TO INTERPOLATE BRACING REQUIREMENTS & HEIGHTS FOR SAME PIER SIZES.
 - APPROVAL TO USE 390 SQ. PIERS TO MAXIMUM HEIGHT, WHERE MAXIMUM PIER HEIGHT FOR 190 SQ. PIERS IS EXCEEDED.

VERANDAH NOTE:
 VERANDAH IMPROVES RESISTANCE TO OVERTURNING DUE TO ADDITIONAL PIERS.
 UPLIFT TO BE RESISTED BY HOLDING DOWN STRAPS AS NOTED - REFER DETAILS.
 VERANDAH FLOOR & ROOF FRAMING TO BE FIXED TO HOUSE FRAMING.

PRECAST SOLE PLATES:
 PRECAST SOLE PLATES ARE SUITABLE FOR APPROVED, NATURAL SITES ONLY, DEVOID OF FILL (OTHER THAN TESTED & CERTIFIED STRUCTURAL FILL).
 SOLE PLATES MUST BEAR BELOW TOPSOIL, ONTO FIRM, CONSISTENT NATURAL MATERIAL WITH SBV 100kPa.

PIER FOOTINGS:
 REFER TABLES ON SHEETS S04 & S05 FOR FOOTING DEPTHS TO SUIT SITE CONDITIONS IN ACCORDANCE WITH AS2870.

N3



PLAN - WIND CLASSIFICATION N3

NOTE - APPLICABLE FOR CONCRETE PIER FOOTINGS, AND PRECAST CONCRETE SOLE PLATES - REFER SHEETS S04 & S05.

FOR CONSTRUCTION

Rev.	Amendment or reason for issue	Date	Drawn	Designed	Verified	Authorised (*)
B	BEARER SPACING EXTENDED TO 2100 MAX	13.9.23	C.A.	P.J.K.	X	
A	ISSUED FOR CONSTRUCTION	19.9.22	C.A.	P.J.K.	X	
-	ISSUED FOR APPROVAL	11.8.22	C.A.	P.J.K.	X	



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Project TYPICAL FOOTING & PIER DETAILS FOR TRANSPORTABLE HOMES		Drawing Title TYPICAL FOOTING, HOLD DOWN & SUB-FLOOR BRACING PLAN FOR N3 WIND CLASSIFICATION	
Client BETTERLOOK/LLOYDS HOMES		Scales 1:100	Client Project No.
Architect / Project Manager BETTERLOOK/LLOYDS HOMES		Drawing No. 22S005-ST-S01 (N3)	Sheet 1 of 6
			Revision B

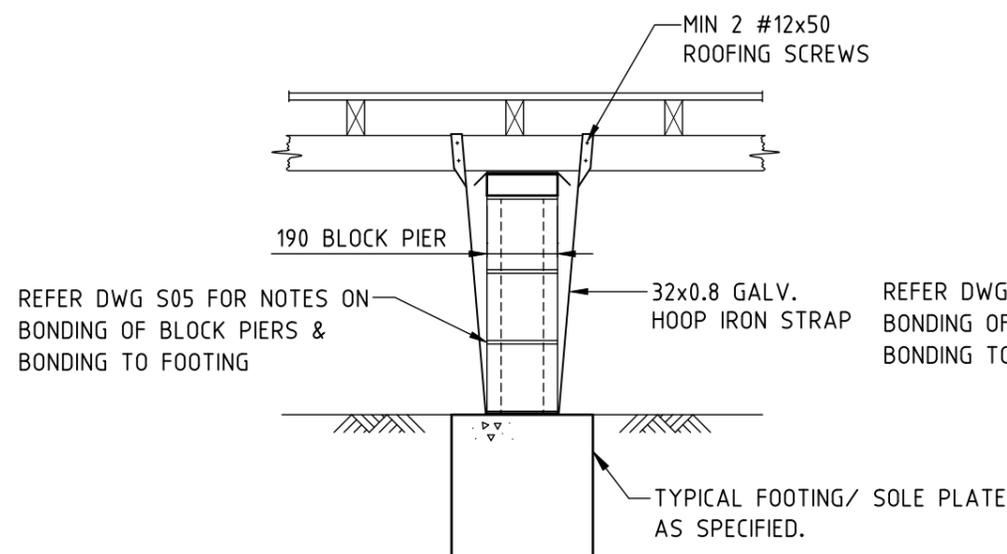
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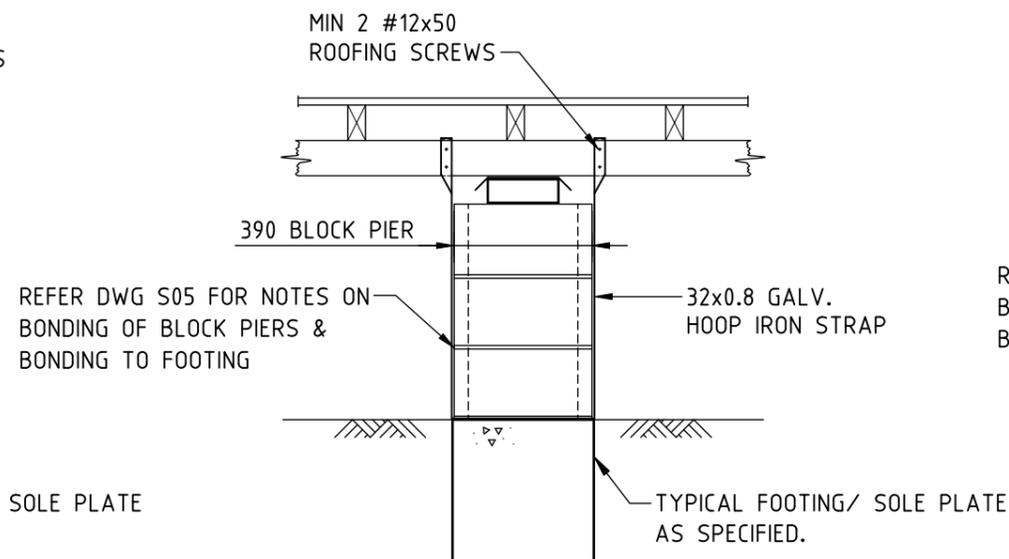
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HOLD DOWN HOOP IRON STRAPS, AS SPECIFIED, TO BE INSTALLED UNDER BLOCK PIERS & FIXED TO BEARER

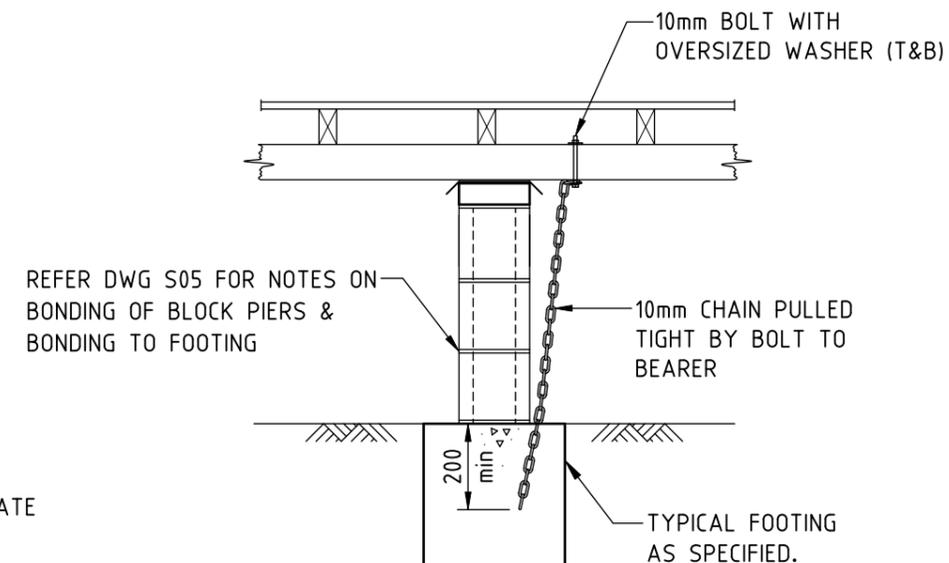
200mm
 A3 SHEET



TYPICAL HOLDING DOWN DETAIL
 190x190 BLOCK PIER



TYPICAL HOLDING DOWN DETAIL
 390x390 BLOCK PIER



HOLDING DOWN CHAIN DETAIL
 N4 WIND CLASSIFICATION

DESIGN CRITERIA
 REFER TO STANDARD BUILDING REQUIREMENTS & AS4055.
 WIND CLASSIFICATION TO BE PROVIDED BY APPROVED AUTHORITY.

FOR CONSTRUCTION

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A	ISSUED FOR CONSTRUCTION	19.9.22	C.A.	P.J.K.	X	
-	ISSUED FOR APPROVAL	11.8.22	C.A.	P.J.K.	X	



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Project
 TYPICAL FOOTING & PIER DETAILS
 FOR TRANSPORTABLE HOMES

Client
BETTERLOOK/LLOYDS HOMES

Architect / Project Manager
 BETTERLOOK/LLOYDS HOMES

Drawing Title
HOLDING DOWN DETAILS

Scales
 1:20

Drawing No.
22S005-ST-S02

Client Project No.

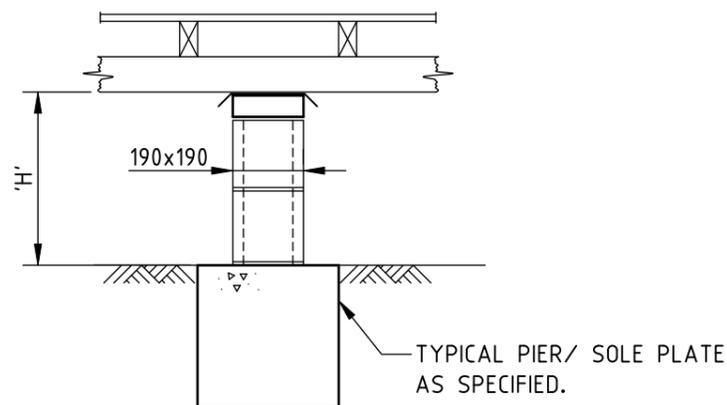
Sheet
 2 of 6

Revision
 A

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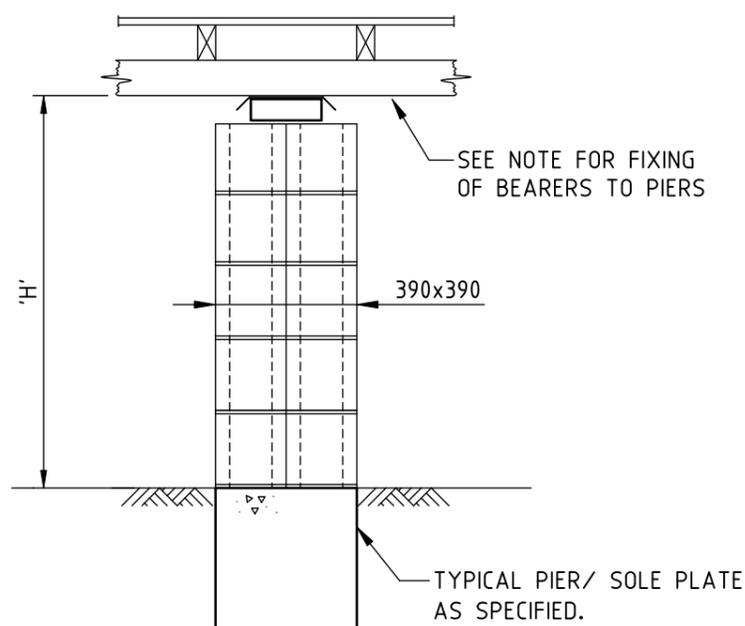
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TYPICAL BLOCK PIER DETAIL

190x190 BLOCK PIER



TYPICAL BLOCK PIER DETAIL

390x390 BLOCK PIER

SLOPING SITE NOTES:

ALLOWABLE HEIGHTS REFER TO MAXIMUM AVERAGE HEIGHT OF PIERS ON SLOPING SITES WITH VARIATIONS FROM AVERAGE NOT EXCEEDING 200mm.
 PROVIDE SUB-FLOOR CROSS BRACING AS REQUIRED TO SUIT WIND CLASSIFICATION & MAXIMUM ALLOWABLE HEIGHTS.

BLOCK PIER NOTES:

- PROVIDE PIERS AT 1800 CTS MAX.
- DESIGNED FOR HOLLOW CONCRETE BLOCKS.
- ALL BLOCK TO BLOCK JOINTS & BLOCK PIER TO FOOTING JOINT TO BE BONDED WITH FULLER MAX BOND OR APPROVED EQUIVALENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. BONDING AGENT TO HAVE MINIMUM TENSILE/ SHEAR STRESS OF 2.2MPa ULTIMATE & 1.1MPa WORKING.

FIXING OF BEARERS TO PIERS:

- FIXING OF BEARERS TO PIERS IN ACCORDANCE WITH AS1684-2010, PART 2, IS NOT REQUIRED FOR THESE WIND CONDITIONS ON THE BASIS THAT:
1. COMPUTATIONS BY SKCE INDICATE THAT LATERAL MOVEMENT OF A COMPLETED TRANSPORTABLE HOME BY BETTERLOOK/LLOYDS PLACED ON PIERS IS UNLIKELY.
 2. THERE IS NO LOCAL EVIDENCE TO SUGGEST THAT A COMPLETED TRANSPORTABLE HOME BY BETTERLOOK/LLOYDS HAS SLIPPED ON ITS PIER SUPPORTS DUE TO ANY WIND LOAD EVENT.
 3. TRANSPORTABLE HOMES BY BETTERLOOK/LLOYDS ARRIVE ON SITE COMPLETE AND THERE IS NO NECESSITY FOR FIXING TO ENSURE STABILITY DURING CONSTRUCTION.

DESIGN CRITERIA

REFER TO STANDARD BUILDING REQUIREMENTS & AS4055.
 WIND CLASSIFICATION TO BE PROVIDED BY APPROVED AUTHORITY.

ALLOWABLE HEIGHT TABLE 1 - 190x190 BLOCK PIERS

WIND CLASSIFICATION & CROSSED BRACING	ALLOWABLE HEIGHT 'H'(mm)
N2 - NO BRACING	900
N2 - BRACED	1100
N3 - NO BRACING	500
N3 - BRACED	900
N4 - BRACED	900

ALLOWABLE HEIGHT TABLE 2 - 390x390 PIERS

WIND CLASSIFICATION & CROSSED BRACING	ALLOWABLE HEIGHT 'H'(mm)
N2 - NO BRACING	1100
N2 - BRACED	1500
N3 - NO BRACING	700
N3 - BRACED	1100
N4 - BRACED	1100

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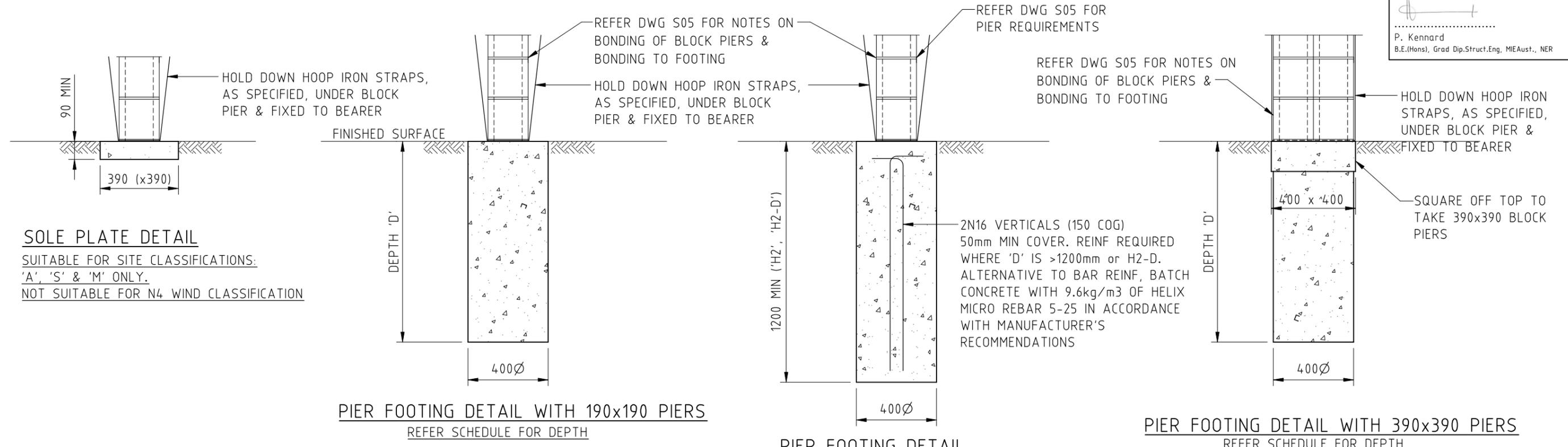
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Project TYPICAL FOOTING & PIER DETAILS FOR TRANSPORTABLE HOMES	Drawing Title BLOCK PIER DETAILS
Client BETTERLOOK/LLOYDS HOMES	Scales 1:20
Architect / Project Manager BETTERLOOK/LLOYDS HOMES	Client Project No.
	Drawing No. 22S005-ST-S03
	Sheet 3 of 6
	Revision A

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SOLE PLATE DETAIL
 SUITABLE FOR SITE CLASSIFICATIONS:
 'A', 'S' & 'M' ONLY.
 NOT SUITABLE FOR N4 WIND CLASSIFICATION

PIER FOOTING DETAIL WITH 190x190 PIERS
 REFER SCHEDULE FOR DEPTH

PIER FOOTING DETAIL
 CLASS 'H1-D', 'H2' & 'H2-D' SITES
TYPICAL FOOTING DETAILS

PIER FOOTING DETAIL WITH 390x390 PIERS
 REFER SCHEDULE FOR DEPTH

FOOTING DESIGN NOTES:
 SOLE PLATE FOOTINGS FOR 'A', 'S' & 'M' CLASS SITES DO NOT CONFORM TO 'DEEMED TO COMPLY PROVISIONS', HOWEVER USE OF LOCALLY PROVEN DESIGN OR ALTERNATIVE DESIGN SUBJECT TO SATISFYING PERFORMANCE REQUIREMENTS IS ALLOWABLE BY:
 1. BUILDING CODE OF AUSTRALIA VOLUME 2 -2019, NCC PROVISIONS A1 & A2
 CLAUSES - APPLICATION A2.2
 PERFORMANCE REQUIREMENTS P2.1
 ACCEPTABLE CONSTRUCTION P3.0 & 3.2
 2. AS2870-2011 CLAUSES 1.1 & 1.2.
 WE THEREFORE CERTIFY THAT THE SOLE PLATE FOOTING DESIGN COMPLIES WITH THE PERFORMANCE REQUIREMENTS FOR SITES CLASSIFIED UP TO 'M' MODERATELY REACTIVE WHERE THE SITE CLASSIFICATION & AVAILABILITY OF NATURAL FOUNDATION MATERIAL WITH ADEQUATE BEARING CAPACITY HAS BEEN CONFIRMED BY SEPERATE GEOTECHNICAL INVESTIGATION.
 FOR SITES CLASSIFIED AS 'M-D' TO 'H2-D', REFER SEPARATE FOOTING DETAILS THIS SHEET.

FOOTING SCHEDULE	PIER OPTION	SOLE PLATE OPTION
SITE CLASSIFICATION	PIER DEPTH 'D'	ALLOWABLE
A & S	400 MIN	YES (N1, N2, N3 ONLY)
M	500 MIN	YES (N1, N2, N3 ONLY)
M-D	800 MIN	NO
H1	1000 MIN	NO
H1-D	1200 MIN	NO
H2	1200 MIN	NO
H2-D	1200 MIN	NO

CONCRETE STRENGTH TO BE 25MPa AT 28 DAYS.

PIER FOOTING NOTES:
 - PROVIDE PIERS AT 1800 CTS MAX. AS DETAILED
 - PIERS & PADS TO BEAR ON UNIFORM NATURAL SOUND SOILS WITHOUT VEGETATION OR ORGANIC MATTER HAVING A S.B.V. OF 100kPa.
 - DESIGN IS IN ACCORDANCE WITH AS2870 RESIDENTIAL SLABS AND FOOTINGS.

ALLOWANCE SHOULD BE MADE TO ADJUST/ PACK BEARERS DURING EXTREME SEASONAL CONDITIONS

DESIGN CRITERIA
 REFER TO STANDARD BUILDING REQUIREMENTS & AS4055.
 WIND CLASSIFICATION TO BE PROVIDED BY APPROVED AUTHORITY.

NOTE: FOR SITE CLASSIFICATION 'P' REFER TO ENGINEER.
 IF 'P' REFERS TO SITE FILL OVER NATURAL SOILS,
 REFER TO DRAWING S05 FOR DETAILS.

FOR CONSTRUCTION

200mm A3 SHEET

100mm

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B	MICRO REBAR ALTERNATIVE ADDED	13.9.23	C.A.	P.J.K.	X	
A	ISSUED FOR CONSTRUCTION	19.9.22	C.A.	P.J.K.	X	
-	ISSUED FOR APPROVAL	11.8.22	C.A.	P.J.K.	X	



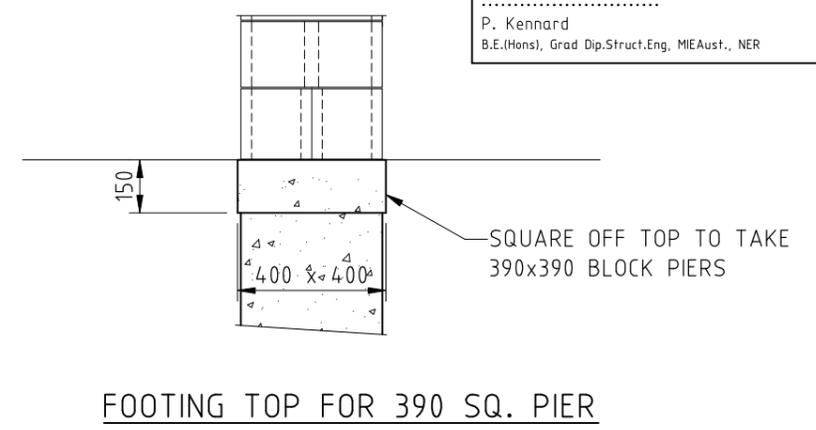
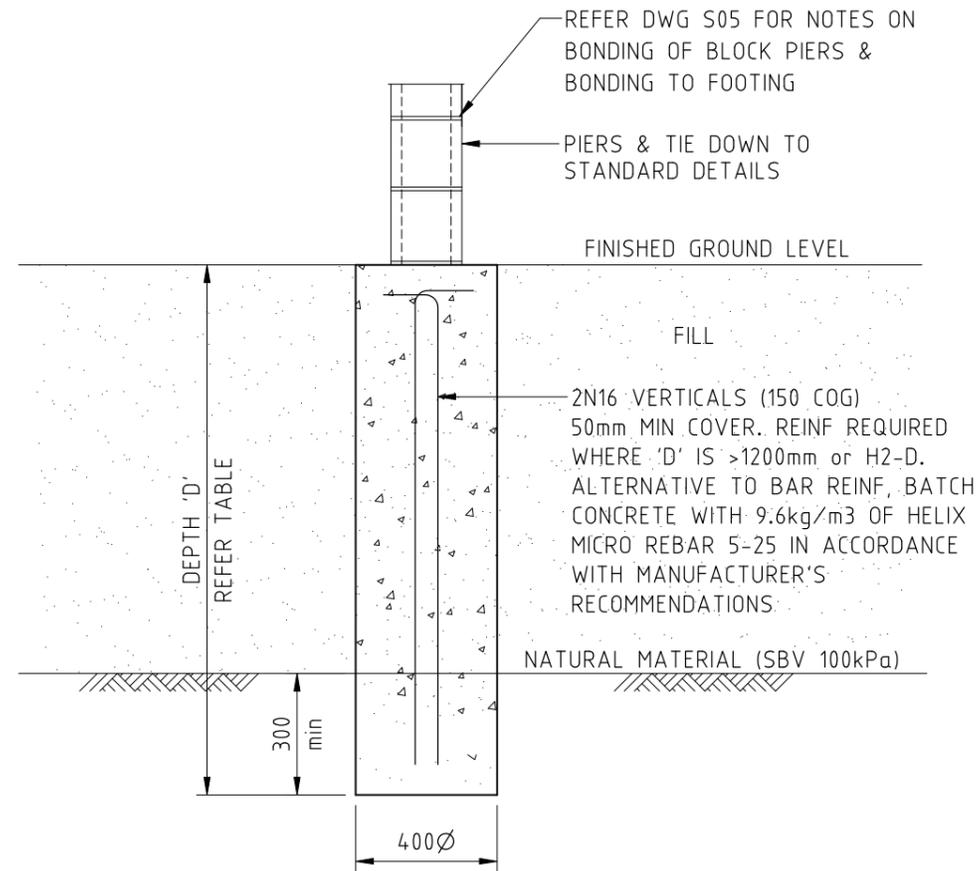
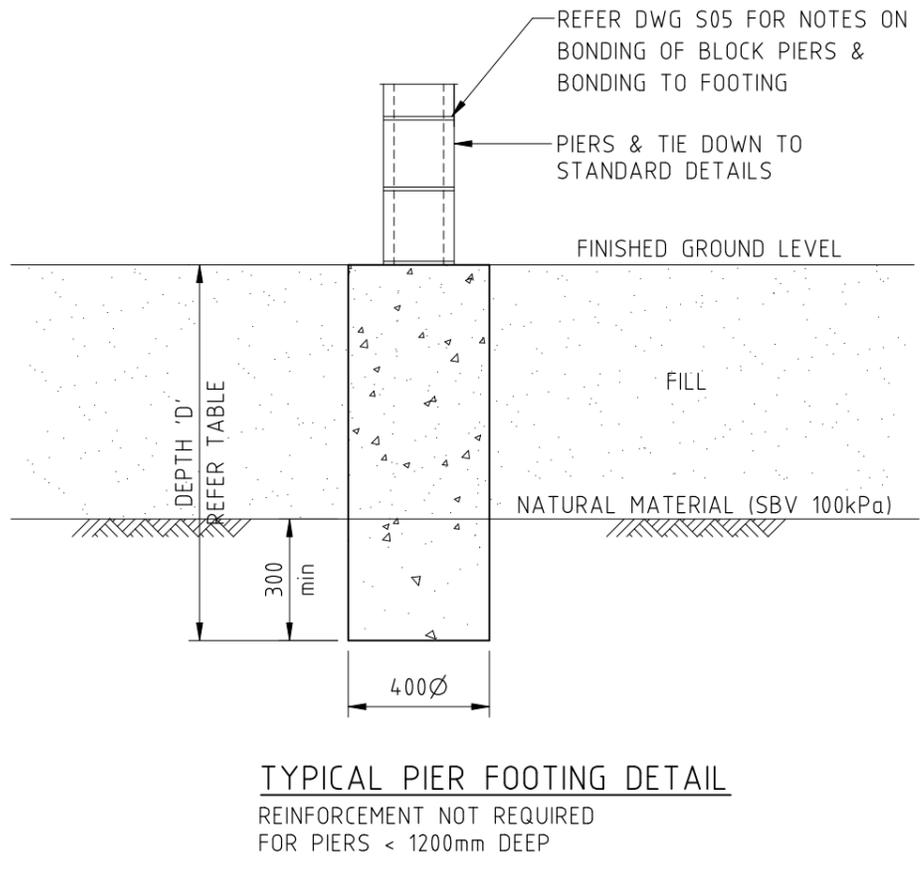
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Project TYPICAL FOOTING & PIER DETAILS FOR TRANSPORTABLE HOMES		Drawing Title TYPICAL FOOTING DETAILS	
Client BETTERLOOK/LLOYDS HOMES		Scales 1:20	Client Project No.
Architect / Project Manager BETTERLOOK/LLOYDS HOMES		Drawing No. 22S005-ST-S04	Sheet 4 of 6 Revision B

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TYPICAL PIER FOOTING DETAILS FOR FILLED SITES
 (ALL FILL, OTHER THAN TESTED & CERTIFIED STRUCTURAL FILL)

- PIER FOOTING NOTES:**
- PROVIDE FOOTINGS AT 2100 CTS MAX (1800 CTS MAX FOR N4) WHEREVER FILL IS PRESENT.
 - ALL PIERS TO BE 400Ø UNLESS NOTED OTHERWISE.
 - FOOTINGS TO BEAR BELOW ANY FILL MATERIAL & 300 MIN INTO UNIFORM NATURAL SOUND SOILS (WITHOUT VEGETATION OR ORGANIC MATTER) HAVING A S.B.V. OF 100KPa.
 - MINIMUM BEARING DEPTH FOR FOOTINGS TO BE IN ACCORDANCE WITH FOOTING DEPTH SCHEDULE & DETAILS.
 - CONCRETE STRENGTH TO BE 25MPa AT 28 DAYS.

DESIGN CRITERIA
 REFER TO STANDARD BUILDING REQUIREMENTS & AS4055. WIND CLASSIFICATION TO BE PROVIDED BY APPROVED AUTHORITY.

FOOTING DEPTH SCHEDULE	
SITE CLASSIFICATION	FOOTING FOUNDING DEPTH 'D'* (MIN DEPTH BELOW FGL)
A & S	400 MIN
M	500 MIN
M-D	800 MIN
H1	1000 MIN
H1-D	1200 MIN
H2	1200 MIN
H2-D	1200 MIN

* FOOTING DEPTH MUST EQUAL OR EXCEED DEPTH GIVEN IN TABLE FOR RELEVANT SITE CLASSIFICATION & BEAR 300mm MIN INTO NATURAL MATERIAL WITH SBV 100 kPa.

ALLOWANCE SHOULD BE MADE TO ADJUST/ PACK BEARERS DURING EXTREME SEASONAL CONDITIONS

CONCRETE STRENGTH TO BE 25MPa AT 28 DAYS.

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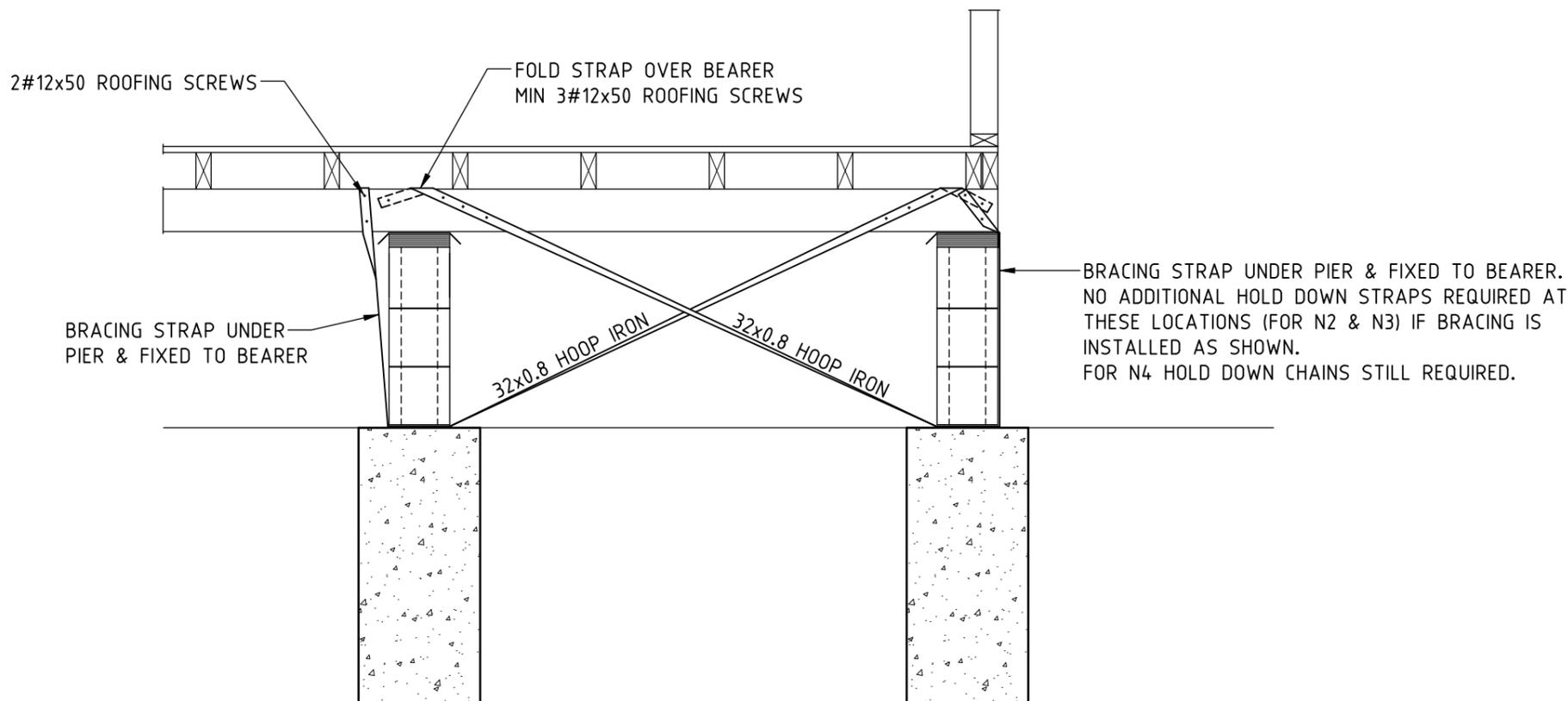
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Project TYPICAL FOOTING & PIER DETAILS FOR TRANSPORTABLE HOMES		Drawing Title TYPICAL FOOTING DETAILS FOR FILLED SITES	
Client BETTERLOOK/LLOYDS HOMES		Scales 1:20	Client Project No.
Architect / Project Manager BETTERLOOK/LLOYDS HOMES		Drawing No. 22S005-ST-S05	Sheet 5 of 6
			Revision B

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SUBFLOOR CROSS BRACING DETAIL

NOTE - HD STRAPS/ CHAINS NOT SHOWN FOR CLARITY.
 REFER PLAN FOR HD LOCATIONS.

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Client BETTERLOOK/LLOYDS HOMES	Scales 1:20
Architect / Project Manager BETTERLOOK/LLOYDS HOMES	Client Project No.
	Drawing No. 22S005-ST-S06
	Sheet 6 of 6
	Revision A

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200mm
A3 SHEET
100mm