

futurebuild®

Specifier preparing this design and layout:	Futurebuild Residential Design Service
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Project details:

Site address:	Lot 366 18 Kahikatea Way, Richmond, Tasman
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Constructed for:

Constructed by:

Please find attached Futurebuild Residential Design Service take off FS12781 including Joist and Beam Layouts and associated costing for the engineered wood products specified for the mid-floor framing components of the proposed dwelling at Lot 18 Kahikatea Way, Richmond, Tasman.

Please note the following assumptions apply:

- ^ Floor layout follows Architectural Drawing sheet A05.
- ^ We have applied HJ300 90 hyJOIST floor joists at 400 centres as specified on Architect Drawing.
- ^ We have applied HJ240 90 hyJOIST floor joists at 400 centres under the entry level shower as mentioned in your email.
- ^ We have applied 300x90 hy90 beams and 400x90 hyONE beams as specified on Architect Drawing.
400x90 hyONE beam is larger than floor joist system, and will be required to be built up into wall framing above.
- ^ We have applied HJ240 90 hyJOIST floor joists at 400 centres under the entry level shower as mentioned in your email.
- ^ No allowance has been made for steel beams or timber required to pack out the steel to facilitate connection.
- ^ Bracketry has been allowed for connection of hyJOIST's to steel supporting members within the floors.
- ^ Futurebuild hyJOIST products have been supplied untreated in accordance with NZS 3602, solid LVL including boundary members have been treated to H1.2 level.

rat3 (Rationalised member)
300 x 45 truFRAME H1.2, 1/7.2 m

3.3m	3.8m	0.1m
1/Bdy1	1/Bdy2	

rat1 (Rationalised member)
300 x 90 hy90 H1.2, 1/4.2 m

1.9m	2.1m	0.2m
1/B4	1/B5	

rat2 (Rationalised member)
300 x 90 hy90 H1.2, 1/4.8 m

1.3m	3.3m	0.2m
1/B3	1/B6	

Make sure that each Rat member is checked to correctly match its label code on the applicable layout

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Ver: 115 Sheet: 2

Drawing No.:FS12781 - FL

Date: Wednesday, 15 December 2021 Time: 3:21 pm

Specified by: Futurebuild Residential Design Service

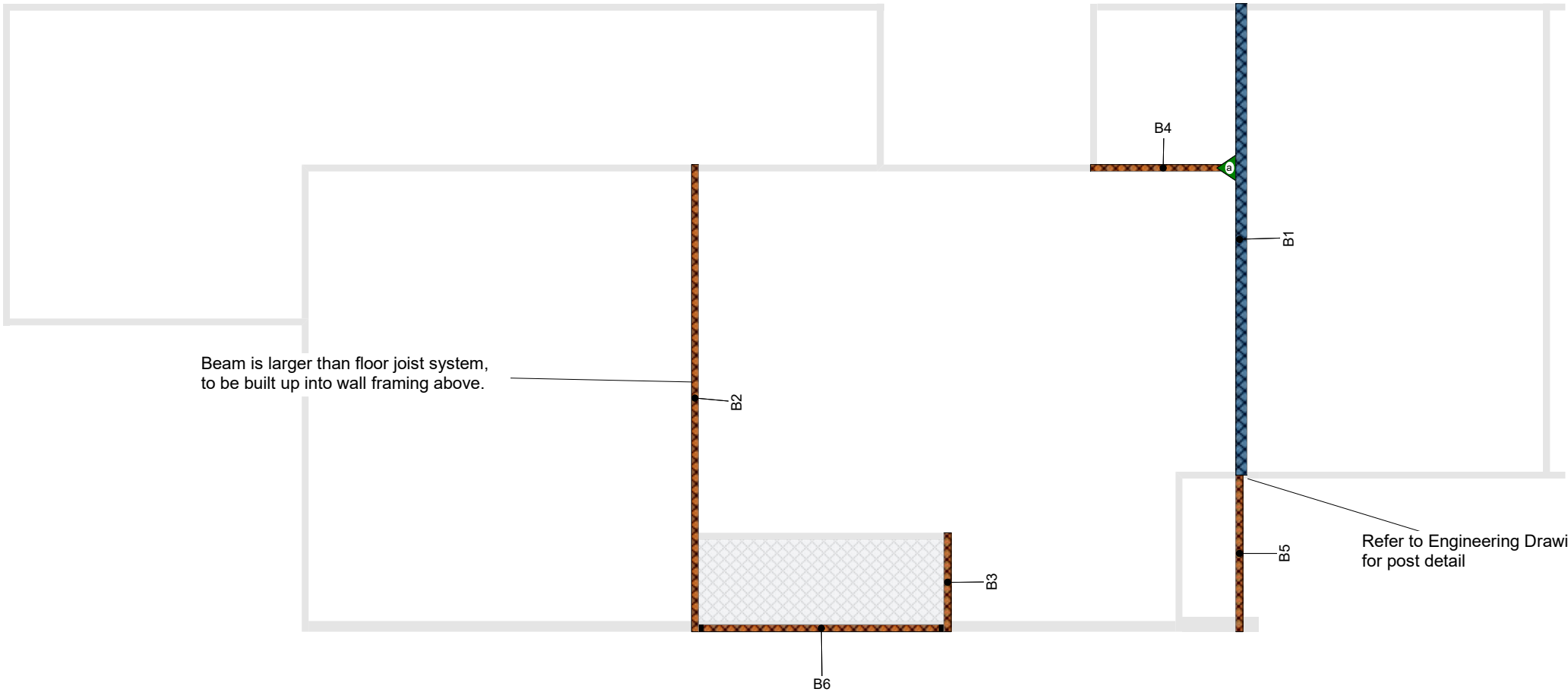
Project: Ford

Site address: Lot 366 18 Kahikatea Way, Richmond,
Tasman

For:

FLOOR JOIST LAYOUT
Cutting list

laylTout



NOTES.

1. Futurebuild LVL solid section beams to be installed in accordance with Futurebuild LVL literature and NZS 3604.	2. Persons relying on information provided should verify the proposed lengths, spacings and layout and check that assumptions for loading and support, as specified in the Design certificate, correspond to requirements
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Bracket codes		
a	LVSIA-V	1

Label	Member		No/Length (m)
	Type	Size	
Beam schedule - user specified			
B1	250UB31.4		
B2	hyONE H1.2	400 x 90	1/7.2
B3*	hy90 H1.2	300 x 90	1/1.3
B4*	hy90 H1.2	300 x 90	1/1.9
B5*	hy90 H1.2	300 x 90	1/2.1
B6*	hy90 H1.2	300 x 90	1/3.3



Ver: 115

Sheet: 1

Drawing No.:FS12781 - FLB

Date: Wednesday, 15 December 2021 Time: 3:21 pm

Specified by: Futurebuild Residential Design Service

Project: Ford

Site address: Lot 366 18 Kahikatea Way, Richmond, Tasman

For:

Symbols:

 Post support

 Beam below floor joists

 Floor level beam



Rationalised member

FLOOR BEAM LAYOUT

laylTout