PROPOSED ALTERATIONS & ADDITIONS AT LOT 9 IN DP 753015 1185 GOLSPIE ROAD, GOLSPIE, NSW

DWG #	REV #	TITLE OF DRAWING
A-01	R	TITLE SHEET
A-02	Q	DEMOLITION PART SITE PLAN
A-03	Q	PROPOSED PART SITE PLAN
A-04	Q	DEMOLITION FLOOR PLAN
A-05	Q	PROPOSED FLOOR PLAN
A-06	Q	DIMENSIONED FLOOR PLAN
A-07	Q	ROOF PLANS
A-08	Q	CEILING PLANS
A-09	Q	DEMOLITION ELEVATIONS 1
A-10	Q	DEMOLITION ELEVATIONS 2
A-11	R	PROPOSED ELEVATIONS 1
A-12	Q	PROPOSED ELEVATIONS 2
A-13	R	DETAIL SECTION AND NOTES
A-14	R	WINDOWS & DOORS
A-15	R	WINDOWS & DOORS
A-16	N	BASIX
A-17	Q	EROSION & SEDIMENT CONTROL
A-18	R	3D VIEWS

1 PROPOSED OVERALL SITE PLAN
1 : 2000 @ A3

EMMA K. HALLAM

Bachelor of Architecture/Applied Science in Architecture 2005
Master of Architecture 2008

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REVISION	DESCRIPTION	DATE
H	COLOR OPTION	28/11/2021
I	PLAN REVISIONS, WINDOW DETAILS FOR DISCUSSION	01/12/2021
J	DRAFT CDC	28/12/2021
K	WINDOW & DOOR REVISIONS, ALFRESCO POST OPTIONS, WOOD STORAGE RETURN, MASTER BEDROOM DOOR MOVED	02/03/2022
L	DRAFT CDC	04/03/2022
M	MATERIAL OPTIONS	12/03/2022
N	REVISIONS PER EMAIL & PHONE CONFERENCE	13/03/2022
O	SUBFLOOR SKETCH REVISION	14/03/2022
P	WINDOWS & DOORS REVISION	06/04/2022
Q	PATIO DELETED	22/08/2022
R	ROOF STRUCTURE REVISED, ANGLED WINDOWS DELETED	09/09/2022

ISSUED FOR: DRAFT NOT FOR CONSTRUCTION

DRAWING: TITLE SHEET

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

PROJECT NO. 2021 103

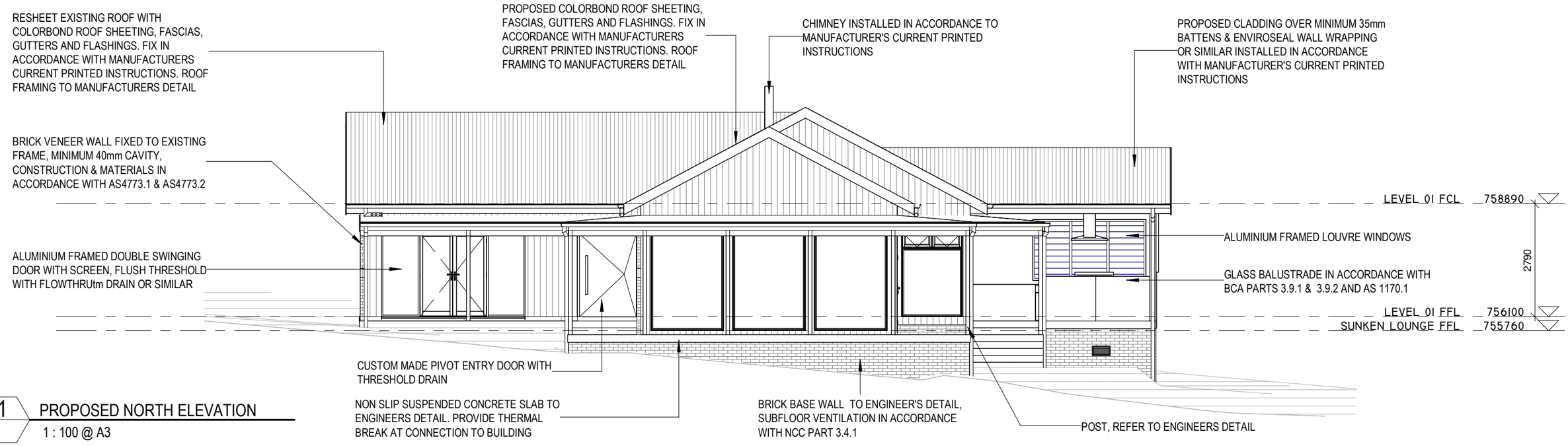
PRINT DATE 9/09/2022 11:51:52 AM

DRAWING SCALE 1 : 2000

AT SHEET SIZE A3 SHEET

DRAWING NUMBER A-01

REVISION R



1 PROPOSED NORTH ELEVATION

1 : 100 @ A3

2 PROPOSED WEST ELEVATION

1 : 100 @ A3

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REVISION	DESCRIPTION	DATE
F	ISSUED TO ENGINEER FOR QUOTATION	15/11/2021
G	PLAN REVISIONS, ADDITIONAL VERANDAH?, GABLE OPTIONS, COLOUR IMAGES	28/11/2021
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ISSUED FOR: DRAFT NOT FOR CONSTRUCTION

DRAWING: PROPOSED ELEVATIONS 1

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

PROJECT NO. 2021 103

PRINT DATE 9/09/2022 11:51:54 AM

DRAWING SCALE 1 : 100

AT SHEET SIZE A3 SHEET

DRAWING NUMBER A-11

REVISION R

GENERAL NOTES:

- SURVEYOR TO ESTABLISH BOUNDARY AND SET OUT BUILDING. ALL DIMENSIONS SUBJECT TO SITE SURVEY & TO BE CONFRIMED BY BUILDER PRIOR TO CONSTRUCTION.
- BUILDER TO LOCATE ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.
- INSTALL HARD WIRED ALARMS TO AS-3786, ADJACENT TO SLEEPING AREAS AS DIRECTED ON SITE.
- PROVIDE TERMITE CONTROL TO ALL AREAS AS REQUIRED BY PART B OF THE BCA, AS-3660.1 AND AS-3660.2.
- CONNECT ALL NEW DOWNPIPES TO NEW WATER TANKS.
- SUPPLY AND INSTALL ALL NECESSARY FITTINGS AND FIXTURES IN STRICT ACCORDANCE WITH MANUFACTURERS CURRENT PRINTED INSTRUCTIONS.
- GRADE FINISHED GROUND LINE TO GIVE A UNIFORM FALL OF MINIMUM 50mm AWAY FROM BUILDING.

SLAB & FOUNDATION:

SITE SHALL BE GRADED TO DIRECT WATER AWAY FROM THE AND NEAR THE SITE.
CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND AS2870
ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS3600
POLYTHENE MEMBRANE JOINTS TO BE TAPED IN ACCORDANCE WITH MANUFACTURERS CURRENT PRINTED INSTRUCTIONS.
REINFORCED CONCRETE SLAB IN ACCORDANCE WITH ENGINEERS DETAILS & MANUFACTURERS CURRENT PRINTED INSTRUCTION.
ALL REINFORCEMENTIN ACCORDANCE WITH AS4671.1.
ALL FABRIC IN ACCORDANCE WITH AS4671.1
MAXIMUM 80mm SET DOWN FOR WET AREAS.

STRUCTURAL STEEL:

ALL MATERIALS & WORK TO BE IN ACCORDANCE WITH AS4100 & ENGINEERS DETAIL
ALL STEEL TO HAVE A SURFACE TREATMENT IN ACCORDANCE WITH AS2312:2002

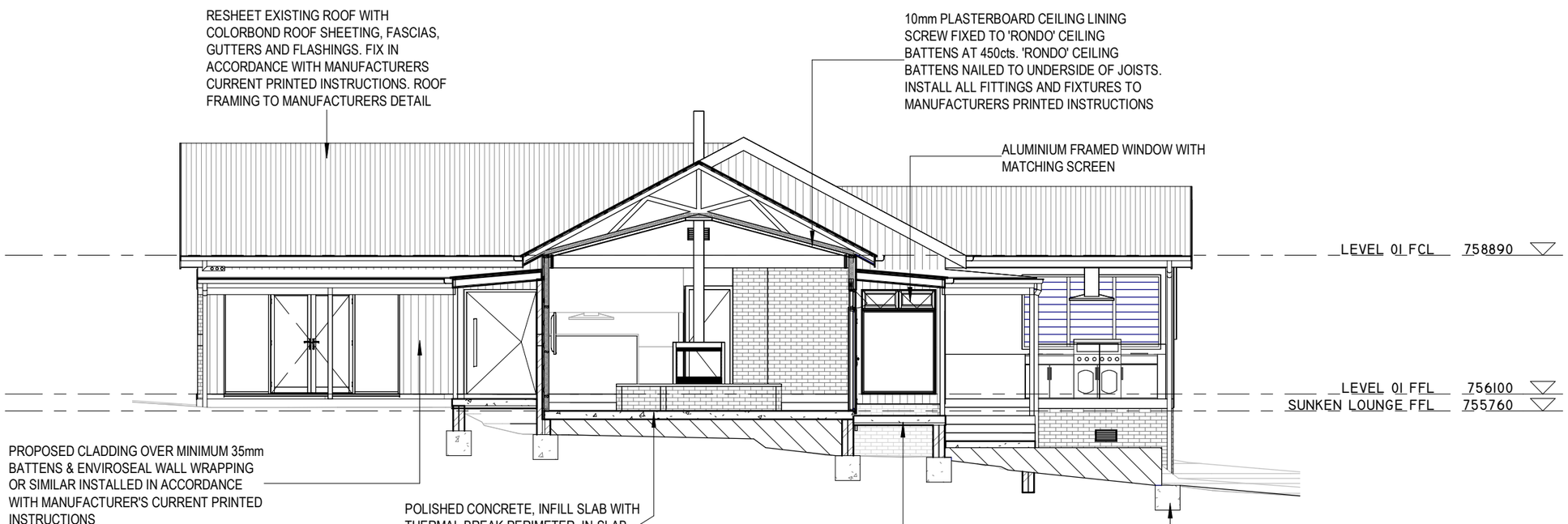
FRAMING:

TIMBER FRAME BRACING, TIE-DOWNS AND JOINT SCHEDULE TO BE DESIGNED AND CERTIFIED BY THE FRAME FABRICATOR IN ACCORDANCE WITH AS 1684 (NATIONAL TIMBER FRAMING CODE).
ALL TIMBER DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH AS1720.1 & AS1720.2

ROOF:

COLORBOND ROOF SHEETING, FASCIAS, GUTTERS AND FLASHING. FIX IN ACCORDANCE WITH MANUFACTURERS CURRENT PRINTED INSTRUCTIONS. ROOF FRAMING TO MANUFACTURERS DETAIL

ROOF PITCH TO BE CONFRIMED ON SITE PRIOR TO CONSTRUCTION



A SECTION A-A
1 : 100 @ A3

CEILING:

10mm PLASTERBOARD CEILING LINING SCREW FIXED TO 'RONDO' CEILING BATTENS AT 450cts. 'RONDO' CEILING BATTENS NAILED TO UNDERSIDE OF JOISTS. INSTALL ALL FITTINGS AND FIXTURES TO MANUFACTURERS PRINTED INSTRUCTIONS.

INTERIOR WALLS:

INTERNAL WALLS GENERALLY TO BE 10mm PLASTERBOARD OVER 90 x 45 F5 STUDS AT 450cts. 6mm VILLABOARD TO WET AREAS

EXTERIOR WALLS:

CLADDING
TIMBER CLADDING FIXED OVER ENVIROSEAL BREATHER SHEET, FIX TO TIMBER FRAMING IN ACCORDANCE WITH MANUFACTURERS CURRENT PRINTED INSTRUCTIONS

MASONRY
BRICK CONSTRUCTION & MATERIALS IN ACCORDANCE WITH AS4773.1 & AS4773.2
BRICK VENEER CONSTRUCTED USING EXISTING TIMBER FRAMING TO HAVE MINIMUM 40mm CAVITY. TIMBER FRAME TO BE WRAPPED IN ENVIROSEAL OR SIMILAR

SUBFLOOR WORK

BRICK BASE WALL TO ENGINEER'S DETAIL, SUBFLOOR VENTILATION IN ACCORDANCE WITH NCC PART 3.4.1
VERMIN PROOF VENTILATION OPENINGS TO BE ADDED TO EXISTING BASE WALLS AS DIRECTED ON SITE. MINIMUM PROVISION : 6000mm2 NET VENTILATION AREA PER LINEAR METRE OF WALL
ACCESS DOOR TO SUBFLOOR TO BE PROVIDED WHERE PRACTICAL

RESIDENTIAL COMPLIANCE STANDARDS
BUILDER TO SHOW FULL COMPLIANCE WITH ALL CURRENT REQUIRED CODES, STANDARDS & PARTS OF THE NCC (BCA), INCLUDING BUT NOT LIMITED TO THE FOLLOWING :
AS 1288 GLASS IN BUILDINGS BCA CLAUSE B1.4
AS 2047-1999 GLAZING ASSEMBLIES & BCA CLAUSE B1.4 & F1.13
AS 3666.1 - AIR HANDLING AND WATER SYSTEMS OF BUILDING - MICROBIAL CONTROL
BCA SECTION 2.1 - STRUCTURE
BCA SECTION 2.2 - DAMP AND WEATHERPROOFING
BCA SECTION 2.3 - FIRE SAFETY
BCA SECTION 2.4 - HEALTH AND AMENITY
BCA SECTION 2.5 - SAFE MOVEMENT AND ACCESS
BCA SECTION 2.6 - ENERGY EFFICIENCY
BCA SECTION 3 - ACCEPTABLE CONSTRUCTION
AS/NZS 1170.2:2011STRUCTURAL DESIGN ACTIONS-WIND ACTIONS
AS 1684.2 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS - N1/N2 SUPPLEMENT 1: TIMBER FRAMING SPAN TABLES - WIND CLASSIFICATION N1/N2 - SEASONED SOFTWOOD - STRESS GRADE F5 (SUPPLEMENT TO AS 1684.2-2010)
AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS
AS 3727.1:2016 PAVEMENTS - RESIDENTIAL
AS 4055-2012 WIND LOADS FOR HOUSING
AS 4349. INSPECTION OF BUILDINGS
AS/NZS 2589 GYPSUM LININGS - APPLICATION AND FINISHING
AS 3700:2018 MASONRY STRUCTURES
AS 4773 MASONRY IN SMALL BUILDINGS - DESIGN
AS 3600.1 - TERMITES
AS.3000 - ELECTRICAL INSTALLATIONS/WIRING

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REVISION	DESCRIPTION	DATE
J	DRAFT CDC	28/12/2021
L	DRAFT CDC	04/03/2022
N	REVISIONS PER EMAIL & PHONE CONFERENCE	13/03/2022
Q	PATIO DELETED	22/08/2022
R	ROOF STRUCTURE REVISED, ANGLED WINDOWS DELETED	09/09/2022

ISSUED FOR: DRAFT NOT FOR CONSTRUCTION

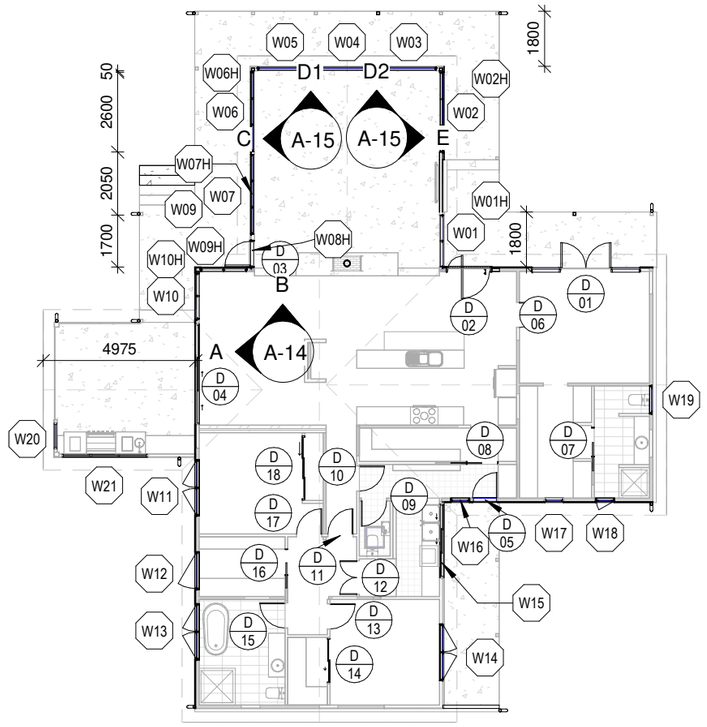
DRAWING: DETAIL SECTION AND NOTES

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

PROJECT NO. 2021 103
PRINT DATE 9/09/2022 11:51:55 AM
DRAWING SCALE 1 : 100
AT SHEET SIZE A3 SHEET
DRAWING NUMBER A-13
REVISION R

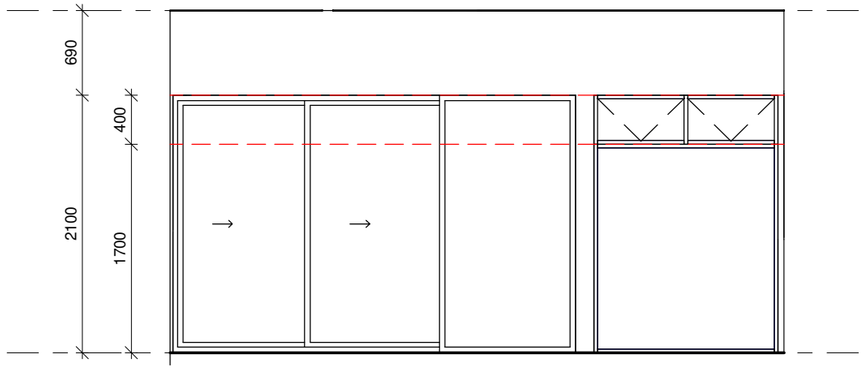


1 WINDOWS & DOORS

1 : 200 @ A3

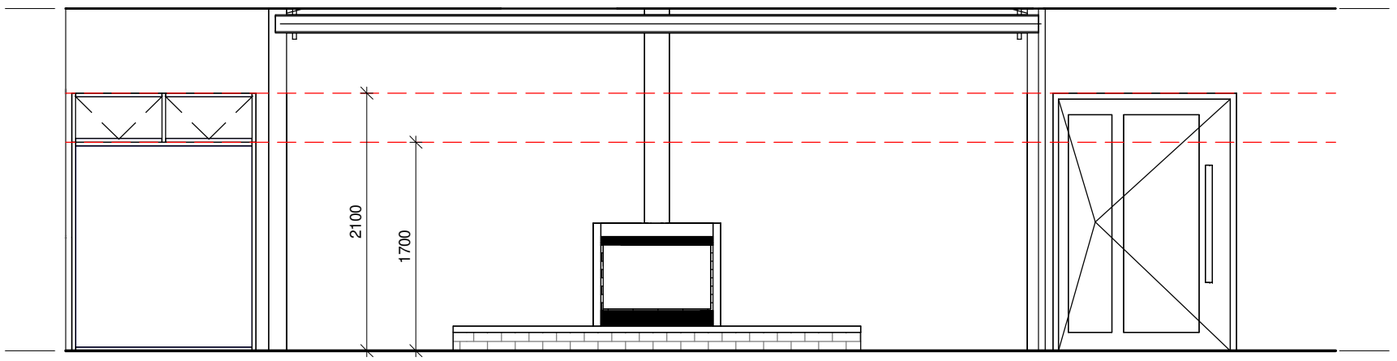
DOOR SCHEDULE					
DOOR NO.	DOOR TYPE	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT
01	ALUMINIUM FRAMED DOUBLE SWINGING DOOR WITH SCREEN	2100	1738	0	2100
02	FEATURE ENTRY DOOR	2100	1400	0	2100
03	ALUMINIUM FRAMED SWINGING DOOR WITH SCREEN	2040	885	0	2040
04	ALUMINIUM FRAMED GLAZED SLIDING DOOR	2100	3000	0	2100
05	SELECTED TIMBER FEATURE ENTRY DOOR	2100	820	0	2100
06	TIMBER FRAMED, SOLID CORE SWINGING DOOR	2100	820	0	2100
07	TIMBER FRAMED, SOLID CORE CAVITY SLIDING	2100	920	0	2100
08	TIMBER FRAMED, SOLID CORE CAVITY SLIDING	2100	1000	0	2100
09	TIMBER FRAMED, SOLID CORE SWINGING DOOR	2100	820	0	2100
10	TIMBER FRAMED, SOLID CORE SWINGING DOOR	2100	820	0	2100
11	TIMBER FRAMED, SOLID CORE SWINGING DOOR	2100	820	0	2100
12	TIMBER FRAMED, SOLID CORE SWINGING DOUBLE DOORS	2100	1100	0	2100
13	TIMBER FRAMED, SOLID CORE SWINGING DOOR	2100	820	0	2100
14	SLIDING ROBE DOORS	2100	1400	0	2100
15	TIMBER FRAMED, SOLID CORE SWINGING DOOR	2100	820	0	2100
16	TIMBER FRAMED, SOLID CORE CAVITY SLIDING	2100	820	0	2100
17	TIMBER FRAMED, SOLID CORE SWINGING DOOR	2100	820	0	2100
18	SLIDING ROBE DOORS	2100	2000	0	2100

WINDOW SCHEDULE					
WINDOW NO.	WINDOW TYPE	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT
01	ALUMINIUM FRAMED FIXED WINDOW	1700	1700	0	1700
01H	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	400	1700	2040	2440
02	ALUMINIUM FRAMED FIXED WINDOW	2040	2600	0	2040
02H	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	400	2600	2040	2440
03	ALUMINIUM FRAMED FIXED WINDOW	2440	1800	0	2440
04	ALUMINIUM FRAMED FIXED WINDOW	2440	1800	0	2440
05	ALUMINIUM FRAMED FIXED WINDOW	2440	1800	0	2440
06	ALUMINIUM FRAMED FIXED WINDOW	2040	2600	0	2040
06H	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	400	2600	2040	2440
07	ALUMINIUM FRAMED FIXED WINDOW	2040	2600	0	2040
07H	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	400	2600	2040	2440
08H	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	400	885	2040	2440
09	ALUMINIUM FRAMED FIXED WINDOW	1700	1500	0	1700
09H	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	400	1500	1700	2100
10	ALUMINIUM FRAMED FIXED WINDOW	1700	1500	0	1700
10H	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	400	1500	1700	2100
11	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	1800	1810	300	2100
12	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	1200	1210	900	2100
13	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	1800	1810	300	2100
14	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	1800	1810	300	2100
15	SLIDING STACKING WINDOW WITH SCREENS	1100	2410	1000	2100
16	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	1800	600	300	2100
17	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	1800	600	300	2100
18	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	1800	600	300	2100
19	ALUMINIUM FRAMED WINDOW WITH MATCHING SCREEN	900	900	1200	2100
20	EXTERIOR LOUVRES	1500		1100	2600
21	EXTERIOR LOUVRES	1500		900	2400
22	VELUX SKYLIGHT	665	665		



A WINDOW ELEVATION A

1 : 50 @ A3



B WINDOW ELEVATION B

1 : 50 @ A3

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REVISION	DESCRIPTION	DATE
H	COLOR OPTION	28/11/2021
I	PLAN REVISIONS, WINDOW DETAILS FOR DISCUSSION	01/12/2021
J	DRAFT CDC	28/12/2021
K	WINDOW & DOOR REVISIONS, ALFRESCO POST OPTIONS, WOOD STORAGE RETURN, MASTER BEDROOM DOOR MOVED	02/03/2022
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P	WINDOWS & DOORS REVISION	06/04/2022
Q	PATIO DELETED	22/08/2022
R	ROOF STRUCTURE REVISED, ANGLED WINDOWS DELETED	09/09/2022

ISSUED FOR: DRAFT NOT FOR CONSTRUCTION

DRAWING: WINDOWS & DOORS

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

PROJECT NO. 2021 103

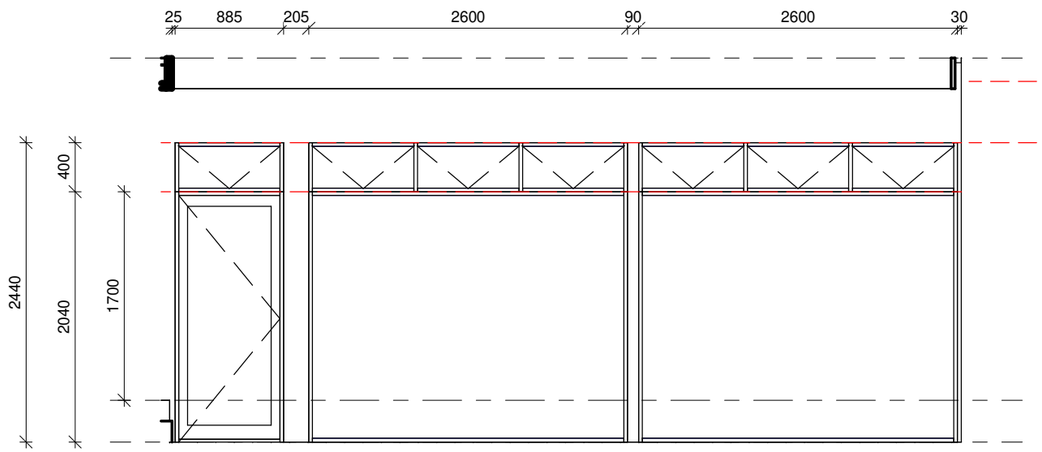
PRINT DATE 9/09/2022 11:51:56 AM

DRAWING SCALE As indicated

AT SHEET SIZE A3 SHEET

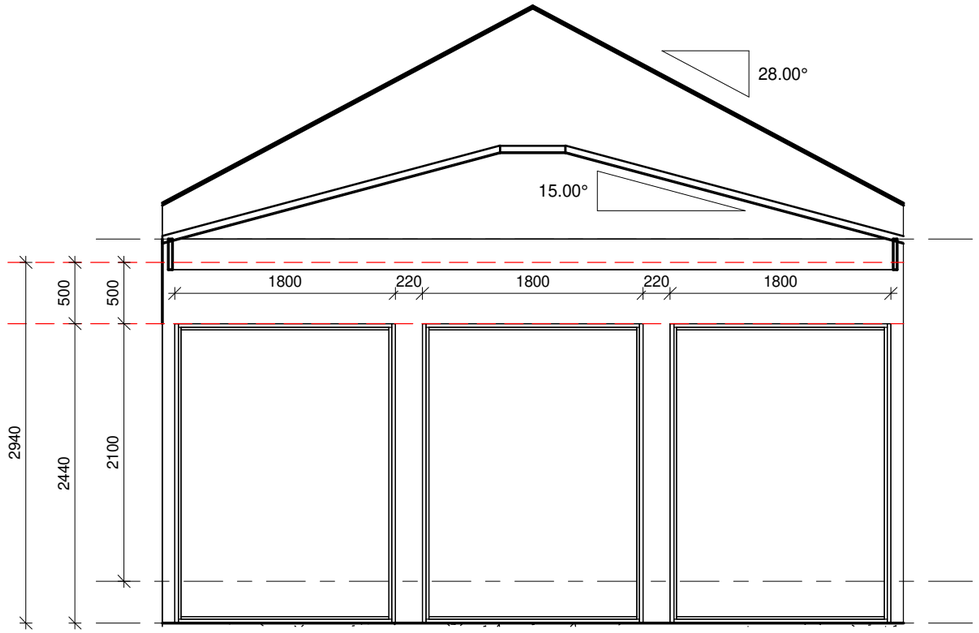
DRAWING NUMBER A-14

REVISION R



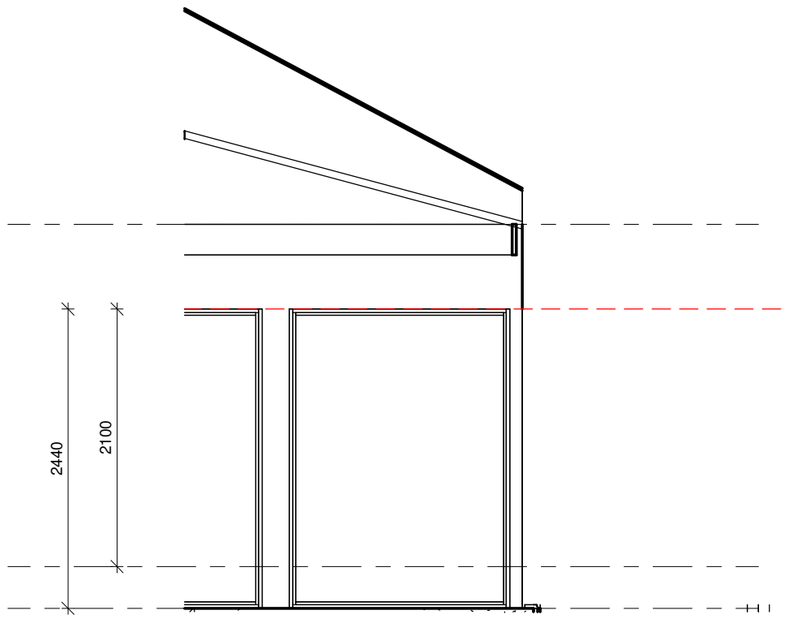
C WINDOW ELEVATION C

1 : 50 @ A3



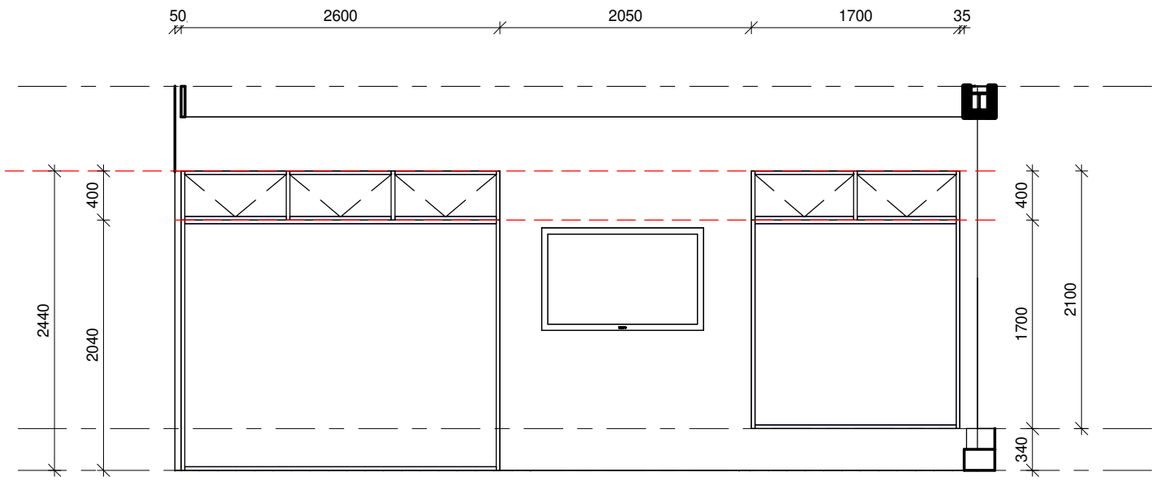
D1 WINDOW ELEVATION D

1 : 50 @ A3



D2 WINDOW ELEVATION PART D

1 : 50 @ A3



E WINDOW ELEVATION E

1 : 50 @ A3

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REVISION	DESCRIPTION	DATE
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R	ROOF STRUCTURE REVISED, ANGLED WINDOWS DELETED	09/09/2022

ISSUED FOR: DRAFT NOT FOR CONSTRUCTION

DRAWING: WINDOWS & DOORS

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

PROJECT NO. 2021 103

PRINT DATE 9/09/2022 11:51:57 AM

DRAWING SCALE 1 : 50

AT SHEET SIZE A3 SHEET

DRAWING NUMBER A-15

REVISION R

1 VIEW FROM NORTH EAST
@ A3

2 VIEW FROM SOUTH EAST
@ A3

3 VIEW FROM WEST
@ A3

4 INTERNAL VIEW FROM SUNKEN LOUNGE
@ A3

5 VIEW FROM KITCHEN
@ A3

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ISSUED FOR: DRAFT NOT FOR CONSTRUCTION

DRAWING: 3D VIEWS

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

PROJECT NO. 2021 103

PRINT DATE 9/09/2022 11:52:06 AM

DRAWING SCALE

AT SHEET SIZE A3 SHEET

DRAWING NUMBER A-18

REVISION R

PROPOSED ALTERATIONS & ADDITIONS
AT LOT 9 IN DP 753015
1185 GOLSPIE ROAD, GOLSPIE, NSW

DWG #	REV #	TITLE OF DRAWING
A-01	D	TITLE SHEET
A-02		OVERALL SITE PLAN
A-03	D	EXISTING PART SITE PLAN
A-04	D	PROPOSED PART SITE PLAN
A-05	D	DEMOLITION FLOOR PLAN
A-06	D	PROPOSED FLOOR PLAN
A-07		PROPOSED ROOF PLAN
A-08		PROPOSED CEILING PLAN
A-09	D	PROPOSED ELEVATIONS
A-10	D	PROPOSED ELEVATIONS
A-11		DETAIL SECTION AND NOTES
A-12		BASIX
A-13		EROSION & SEDIMENT CONTROL
A-14	D	3D VIEWS
ASK-01	D	CONCEPT SECTIONS

ISSUED FOR

PRELIMINARY DESIGN

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GENERAL NOTES:
All works are to comply with the relevant Australian standards & all relevant authority requirements.
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.
A registered surveyor to set out structure & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.
All timber framing & construction must comply with AS1684 'the national timber framing code'. Provide temporary & permanent bracing to all framing in accordance with the standard.
All concrete slabs & footings are subject to to a soil classification & are to comply with engineers drawings or AS2870 'residential slabs & footings code' including all relevant region specific supplements.
All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.
All lintels, beams, & supports to be specified by a registered engineer or relevant Australian Standard.
provide termite control to sub-floor in accordance with the BCA & all relevant local authority requirements or provide ant capping and termite barrier.
The structure shall be maintained in a stable condition at all times, & no element shall be overstressed, during & after construction.
All wet area fixtures shall be to client's selection or inclusions list.

AMENDMENTS

REVISION	DESCRIPTION	DATE
A	FIRST CONCEPT FOR DISCUSSION	01/10/2021
B	CONCEPT B SKETCH ONLY FOR DISCUSSION	04/10/2021
C	CONCEPT B WITH VERANDAH	04/10/2021
D	FINAL PRELIMARY DESIGN	Date 4

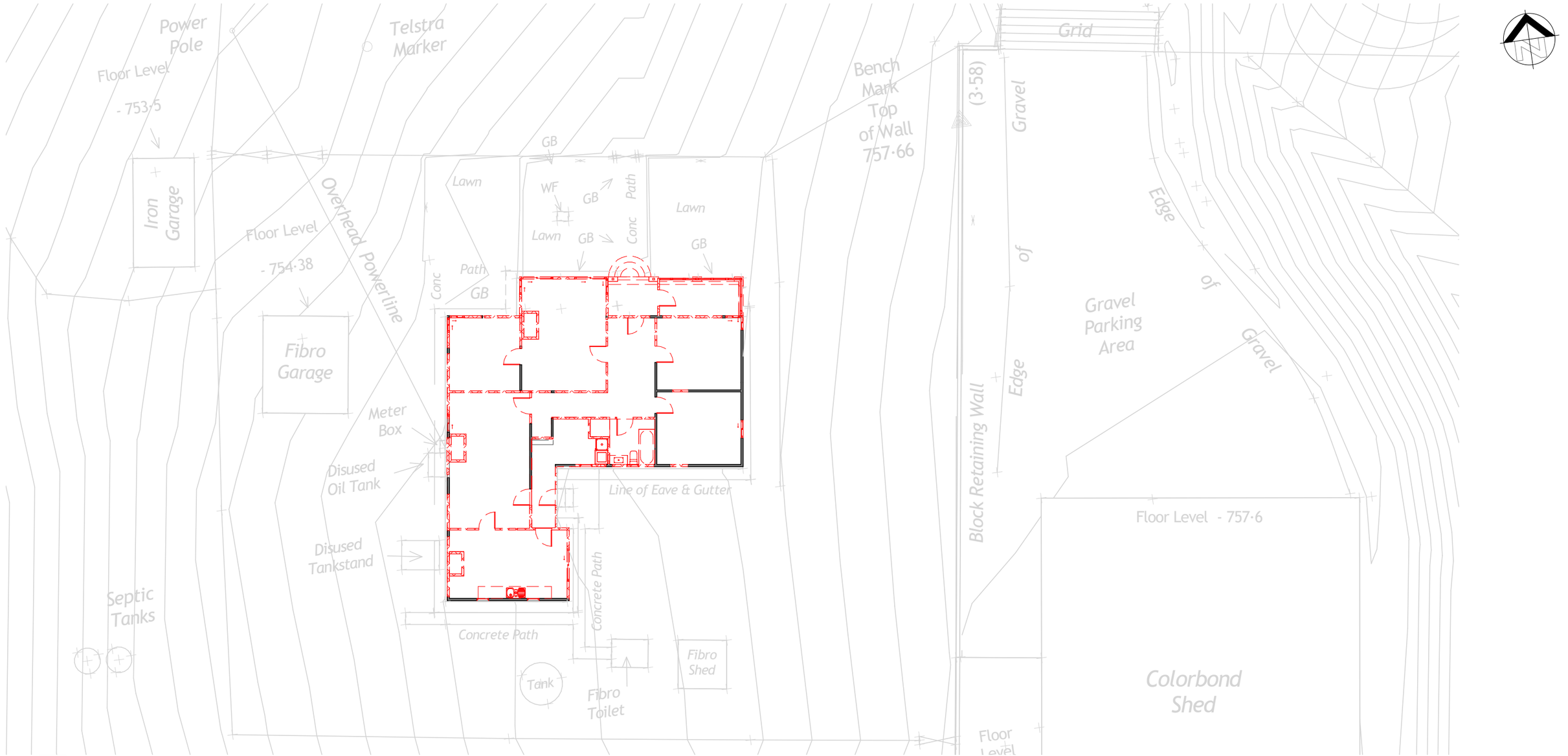
DRAWING: TITLE SHEET

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

DRAWN: E.K.H.
PROJECT NO.: 2021 103
PRINT DATE: 14/10/2021 12:05:07 AM
DRAWING SCALE
AT SHEET SIZE: A3 SHEET
DRAWING NUMBER: A-01
REVISION: D



1 EXISTING PART SITE PLAN

1 : 200 @ A3

SITE LEGEND

FFL 000.00	FINISHED FLOOR LEVEL
RL 000.00	PROPOSED SITE LEVEL
000000	EXISTING SITE LEVEL

NOTES:

ALL LEVELS SHOWN ARE BASED ON SUPPLIED 3rd PARTY SURVEY INFORMATION. EMMA K HALLAM ACCEPTS NO RESPONSIBILITY OR INDEMNITY FOR THE ACCURACY OF SUPPLIED SITE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS. EMMA K HALLAM TO BE NOTIFIED OF ANY ANOMALIES PRIOR TO THE CONTRACTOR STARTING ANY WORKS. ALL BUILDING WORKS, SIGNAGE, FITTINGS & FIXTURES TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

REGISTERED SURVEYOR TO ESTABLISH BOUNDARY & SET OUT BUILDING IN STRICT ACCORDANCE WITH THIS DOCUMENTATION SET. ALL DIMENSIONS SUBJECT TO SITE SURVEY.

ISSUED FOR

PRELIMINARY DESIGN

EMMA K. HALLAM

Bachelor of Architecture/Applied Science in Architecture 2005
Master of Architecture 2008

A.B.N. 20829396639

GENERAL NOTES:
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AMENDMENTS

REVISION	DESCRIPTION	DATE
D	FINAL PRELIMARY DESIGN	Date 4

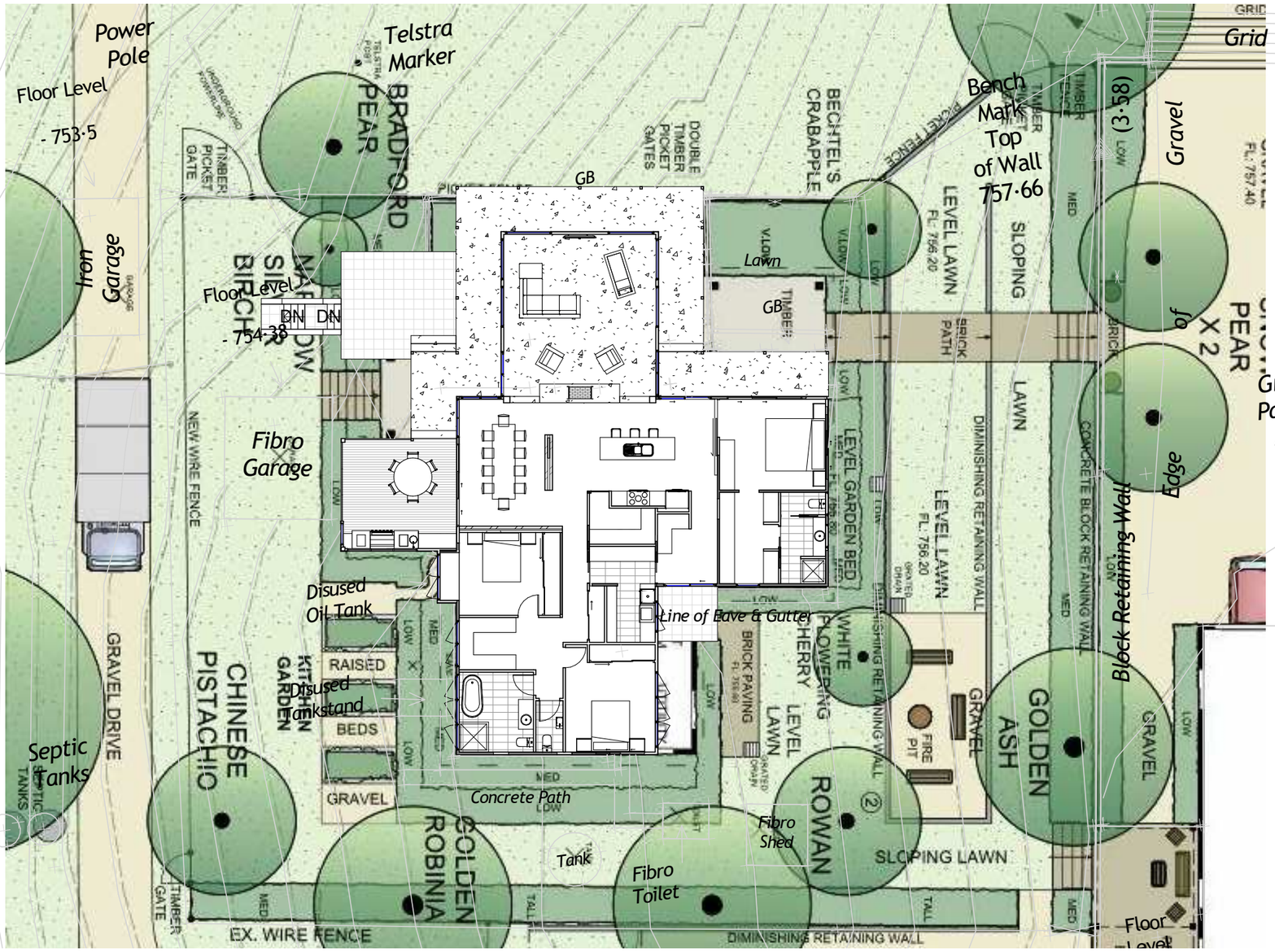
DRAWING: EXISTING PART SITE PLAN

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

DRAWN	Approver
PROJECT NO.	2021 103
PRINT DATE	14/10/2021 12:05:08 AM
DRAWING SCALE	As indicated
AT SHEET SIZE	A3 SHEET
DRAWING NUMBER	A-03
REVISION	D



1 PROPOSED PART SITE PLAN

1 : 200 @ A3

SITE LEGEND

FFL 000.00	FINISHED FLOOR LEVEL
RL 000.00	PROPOSED SITE LEVEL
000000	EXISTING SITE LEVEL

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ISSUED FOR

PRELIMINARY DESIGN

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AMENDMENTS

REVISION	DESCRIPTION	DATE
A	FIRST CONCEPT FOR DISCUSSION	01/10/2021
D	FINAL PRELIMARY DESIGN	Date 4

DRAWING: PROPOSED PART SITE PLAN

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

DRAWN	EKH
PROJECT NO.	2021 103
PRINT DATE	14/10/2021 12:05:09 AM
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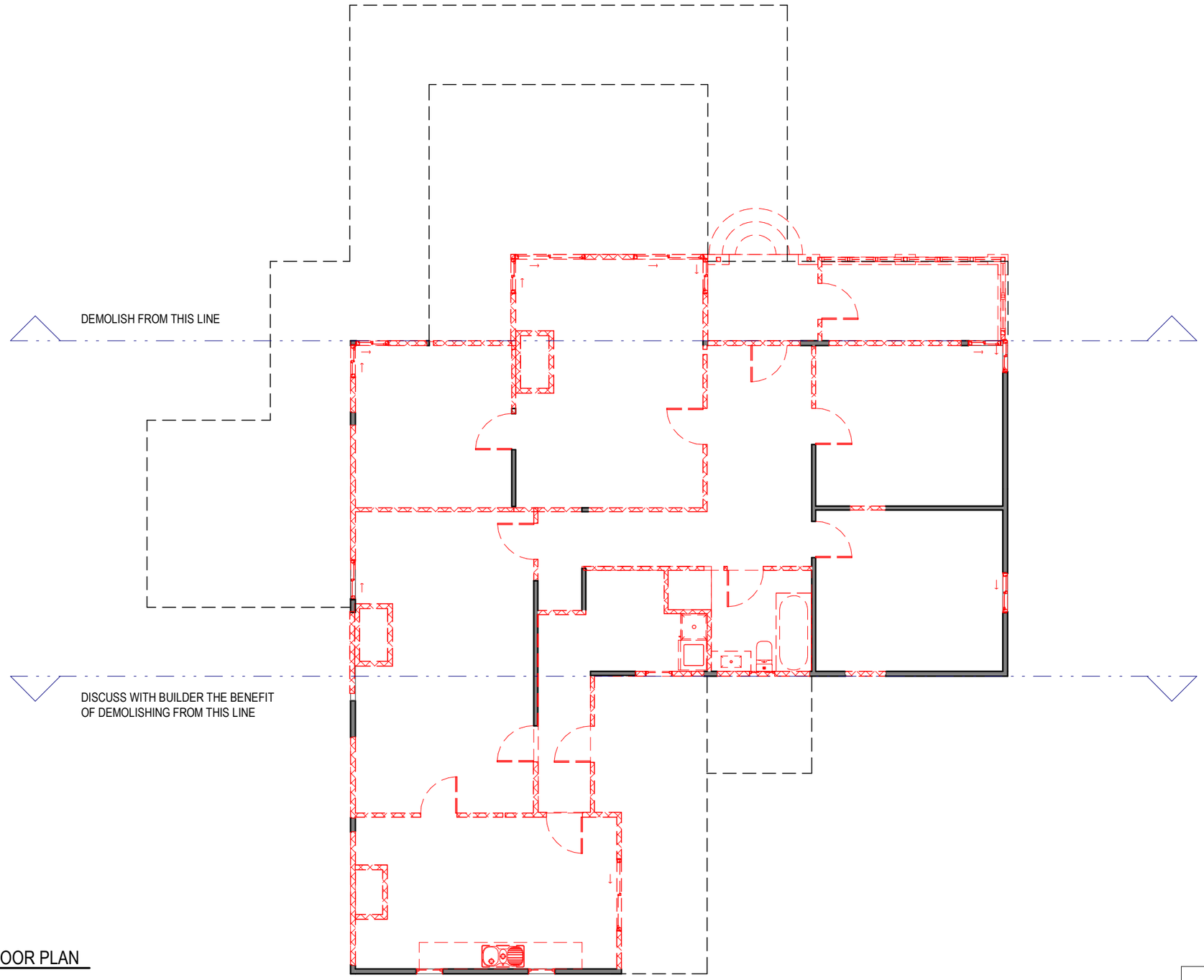
AT SHEET SIZE	A3 SHEET
DRAWING NUMBER	A-04
REVISION	D



1 DEMOLITION FLOOR PLAN

1 : 100 @ A3

LEGEND

ITEM TO BE DEMOLISHED

DEMOLITION:

- ALL DEMOLITION WORK TO BE IN ACCORDANCE WITH AS2601
- CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
- DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
- ANY DAMAGE RESULTING FROM THE WORKS MUST BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- PREPARE A DILAPIDATION REPORT FOR ADJOINING PROPERTIES PRIOR TO COMMENCING WORK.
- DEMOLITION SHALL BE CARRIED OUT SO AS TO CAUSE NO DISTURBANCE TO SURROUNDING STRUCTURES.
- DEMOLISH EXISTING STRUCTURE / BUILDING. CARE TO BE TAKEN BELOW SLAB LEVEL.
- LOCATE AND PREVENT ANY DAMAGE TO EXISTING SERVICES.
- ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT DAMAGE TO ALL ADJACENT WORK. SHOULD ANY DAMAGE OCCUR, THE CONTRACTOR SHALL MAKE GOOD TO THE SATISFACTION OF THE TO STANDARD OF EXISTING BUILDING
- IF AND WHEN OPENING UP ANY WORK, ANY CONDITIONS ARE FOUND TO BE UNSOUND OR UNSAFE THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE HEAD CONTRACTOR FOR HIS INSTRUCTIONS.
- PEG AND LABEL ALL CUT / REDUNDANT SERVICES FOR LATER IDENTIFICATION.
- THE CONTRACTOR SHALL REMOVE FROM SITE ALL DEBRIS AND ASSOCIATED WASTE.
- ONCE DEMOLITION'S ARE COMPLETED AND PHOTOGRAPHIC RECORDS TAKEN THE CONTRACTOR SHALL PREPARE AREAS FOR NEW WORK.
- GENERALLY LOCATE AND PROTECT ALL EXISTING SERVICE LINES, CONDUIT RUNS, ETC.

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AMENDMENTS

REVISION	DESCRIPTION	DATE
A	FIRST CONCEPT FOR DISCUSSION	01/10/2021
D	FINAL PRELIMARY DESIGN	Date 4

DRAWING: DEMOLITION FLOOR PLAN

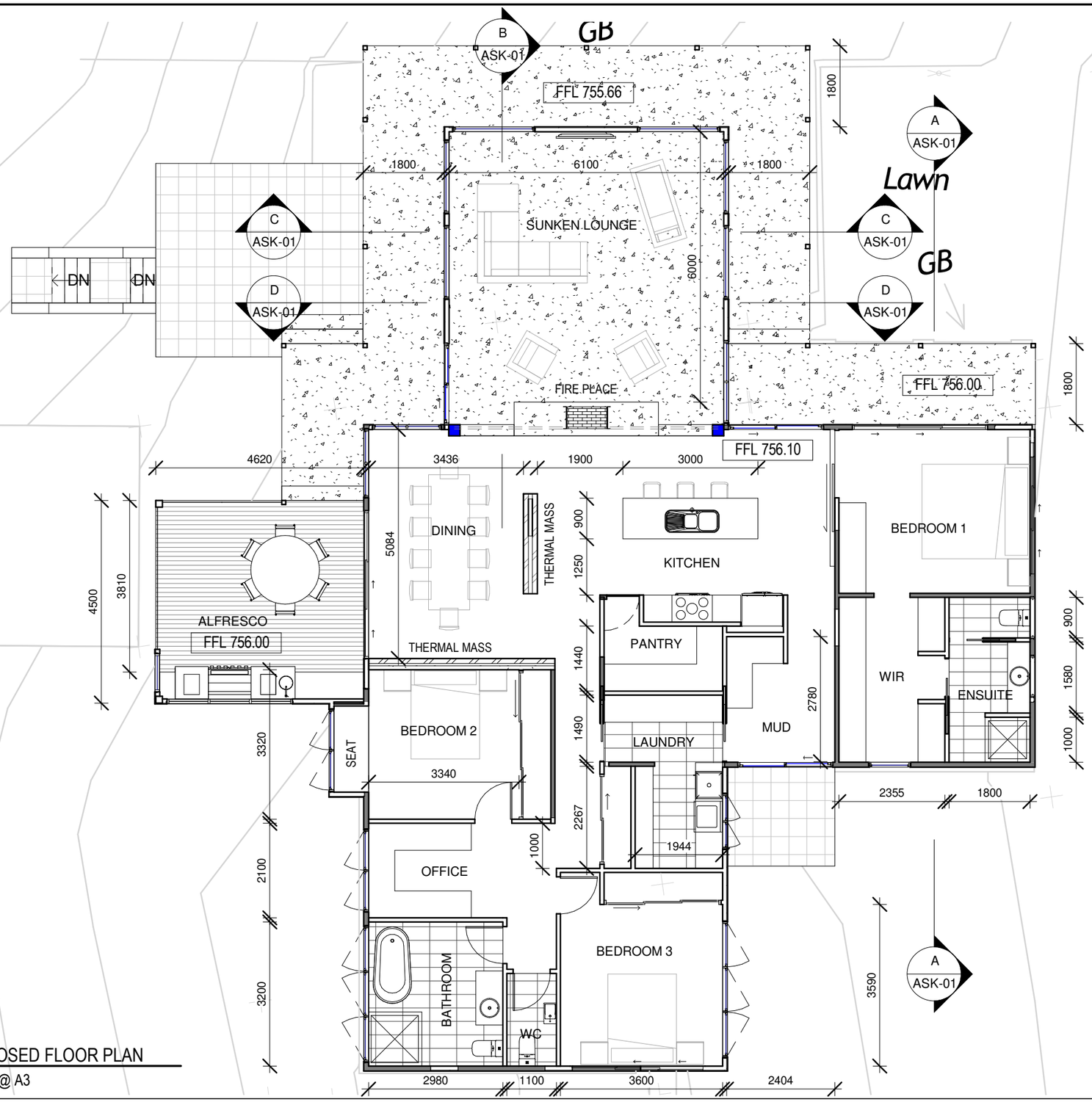
LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

DRAWN	EKH
PROJECT NO.	2021 103
PRINT DATE	14/10/2021 12:05:09 AM
DRAWING SCALE	1 : 100
AT SHEET SIZE	A3 SHEET
DRAWING NUMBER	A-05
REVISION	D

AREAS	
EXISTING HOUSE FLOOR AREA	163.60 m²
EXISTING VERANDAH FLOOR AREA	13.32 m²
NEW TIMBER DECK ALFRESCO FLOOR AREA	20.70 m²
NEW HOUSE FLOOR AREA	211.62 m²
NEW POLISHED CONCRETE VERANDAH FLOOR AREA	56.95 m²



1 PROPOSED FLOOR PLAN

1 : 100 @ A3

ISSUED FOR

PRELIMINARY DESIGN

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REVISION	DESCRIPTION	DATE
A	FIRST CONCEPT FOR DISCUSSION	01/10/2021
D	FINAL PRELIMARY DESIGN	Date 4

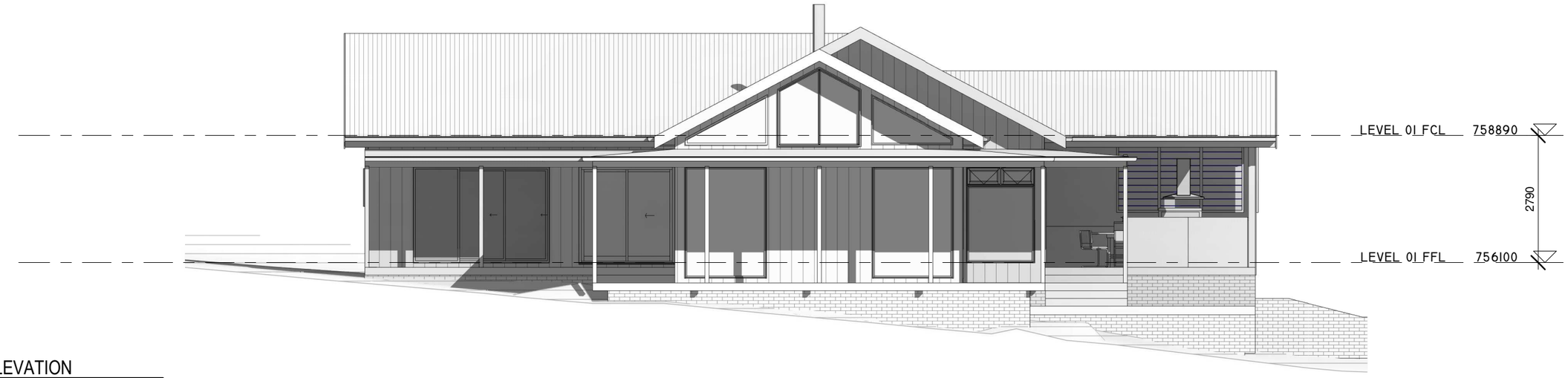
DRAWING: PROPOSED FLOOR PLAN

LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT: MR N. & MRS E. WHITTAKER

DRAWN: EKH
PROJECT NO.: 2021 103
PRINT DATE: 14/10/2021 12:05:10 AM
DRAWING SCALE: 1 : 100
AT SHEET SIZE: A3 SHEET
DRAWING NUMBER: A-06
REVISION: D



1 NORTH ELEVATION
1 : 100 @ A3

2 WEST ELEVATION
1 : 100 @ A3

ISSUED FOR
PRELIMINARY DESIGN

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REVISION	DESCRIPTION	DATE
D	FINAL PRELIMARY DESIGN	Date 4

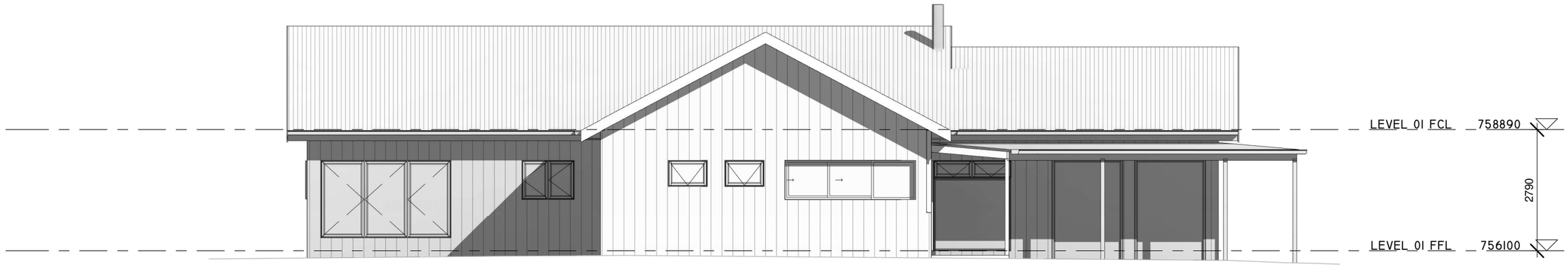
DRAWING
PROPOSED ELEVATIONS

LOT AND DEPOSITED PLAN NO.
LOT 9 IN DP 753015

STREET ADDRESS
1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT
MR N. & MRS E. WHITTAKER

DRAWN	E.K.H.
PROJECT NO.	2021 103
PRINT DATE	14/10/2021 12:05:12 AM
DRAWING SCALE	1 : 100
AT SHEET SIZE	A3 SHEET
DRAWING NUMBER	A-09
REVISION	D



1 EAST ELEVATION

1 : 100 @ A3

2 SOUTH ELEVATION

1 : 100 @ A3

ISSUED FOR

PRELIMINARY DESIGN

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DRAWING: PROPOSED ELEVATIONS

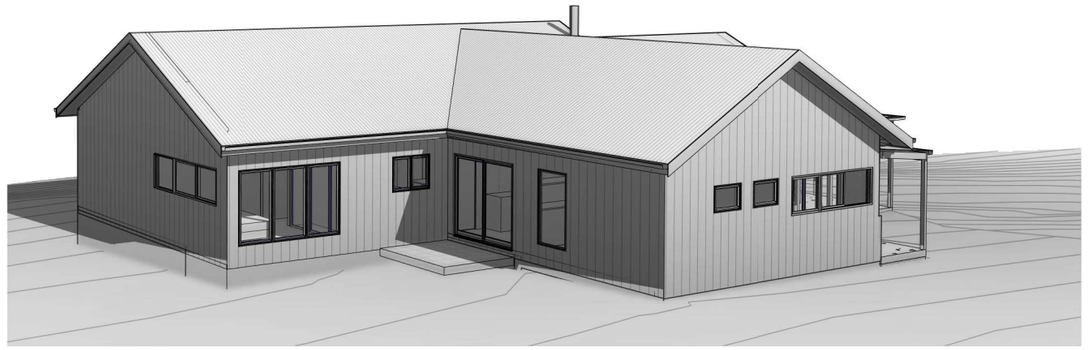
LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

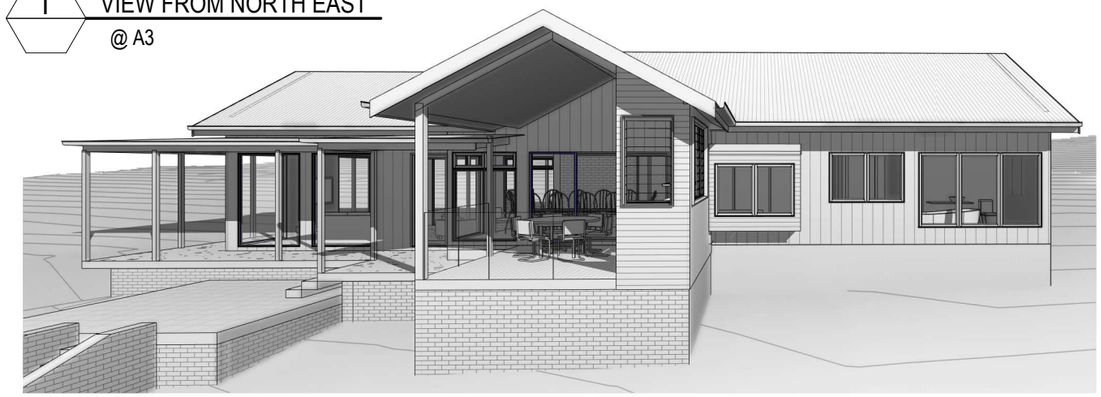
CLIENT: MR N. & MRS E. WHITTAKER

DRAWN	E.K.H.
PROJECT NO.	2021 103
PRINT DATE	14/10/2021 12:05:13 AM
DRAWING SCALE	1 : 100
AT SHEET SIZE	A3 SHEET
DRAWING NUMBER	A-10
REVISION	D

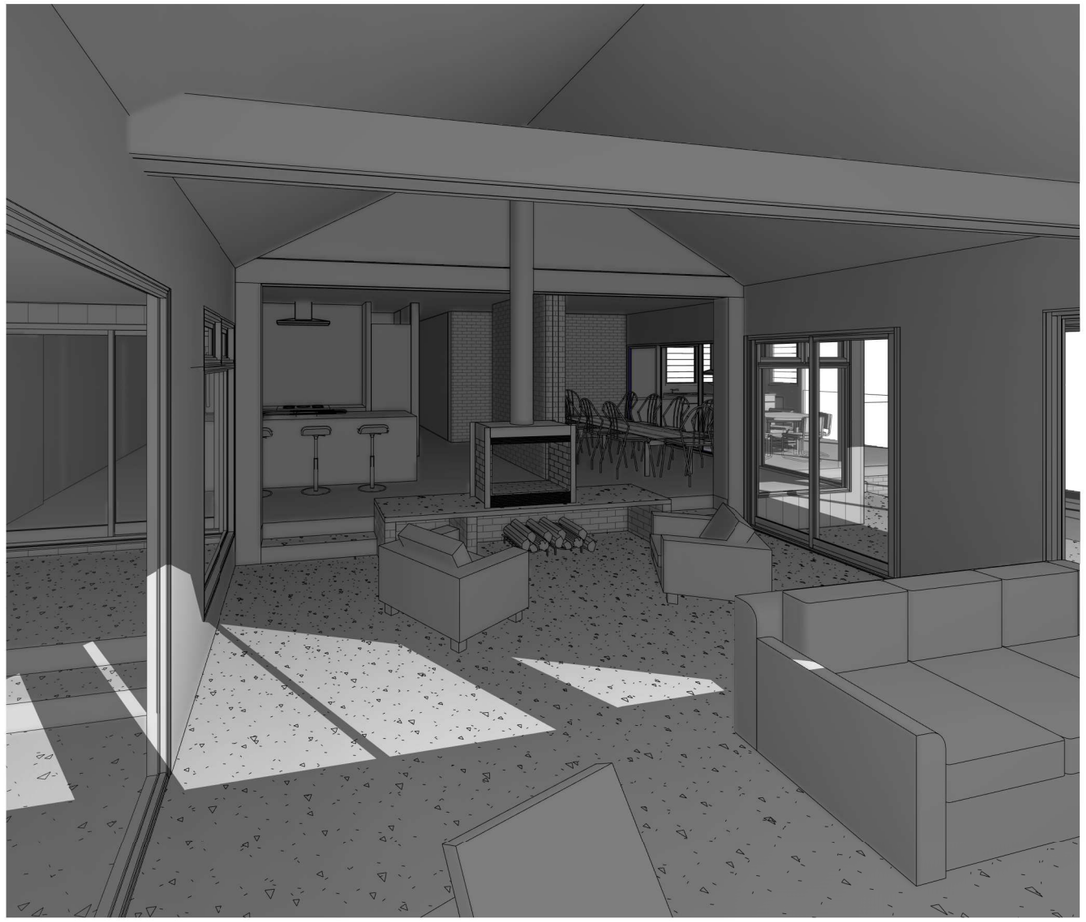
1 VIEW FROM NORTH EAST
@ A3



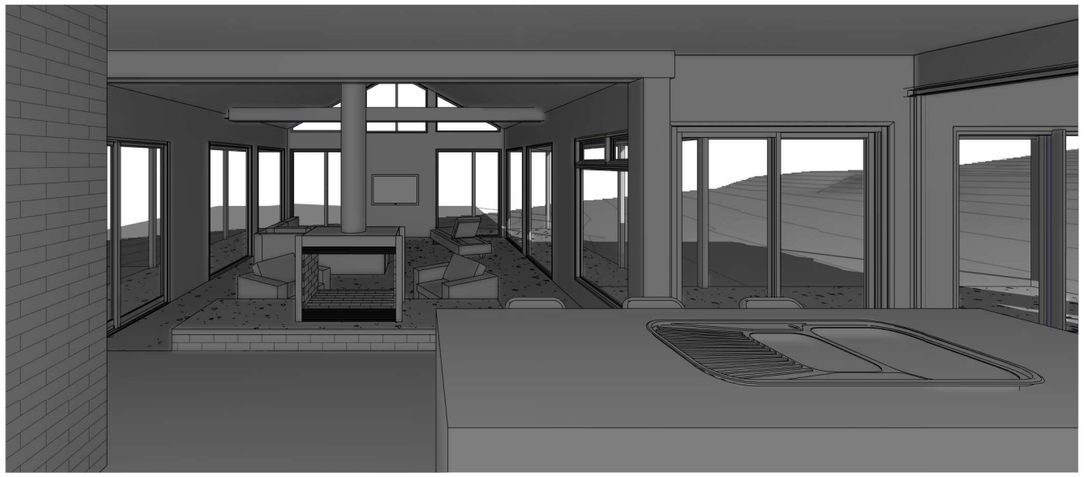
2 VIEW FROM SOUTH EAST
@ A3



3 VIEW FROM WEST
@ A3



4 INTERNAL VIEW FROM SUNKEN LOUNGE
@ A3



5 VIEW FROM KITCHEN
@ A3

ISSUED FOR
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AMENDMENTS

REVISION	DESCRIPTION	DATE
A	FIRST CONCEPT FOR DISCUSSION	01/10/2021
D	FINAL PRELIMARY DESIGN	Date 4

DRAWING: 3D VIEWS

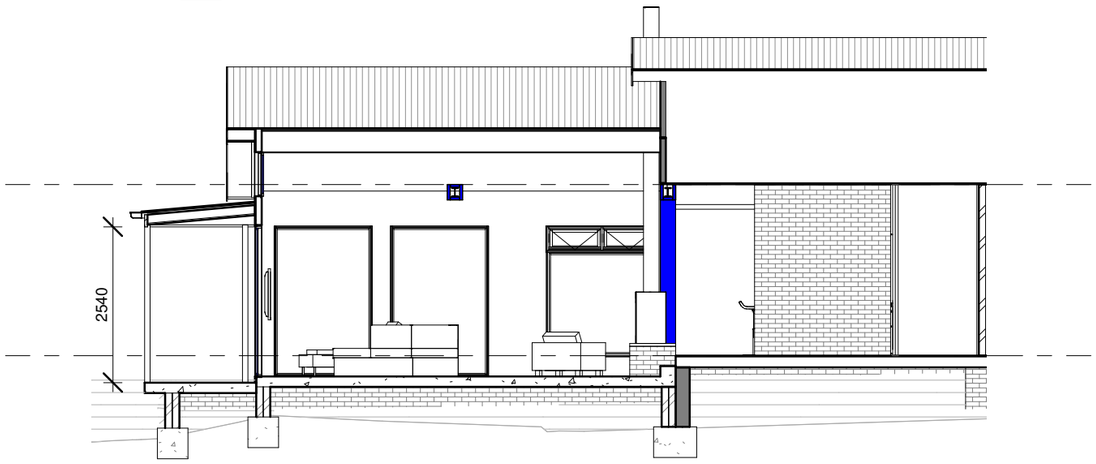
LOT AND DEPOSITED PLAN NO.: LOT 9 IN DP 753015

STREET ADDRESS: 1185 GOLSPIE ROAD, GOLSPIE, NSW

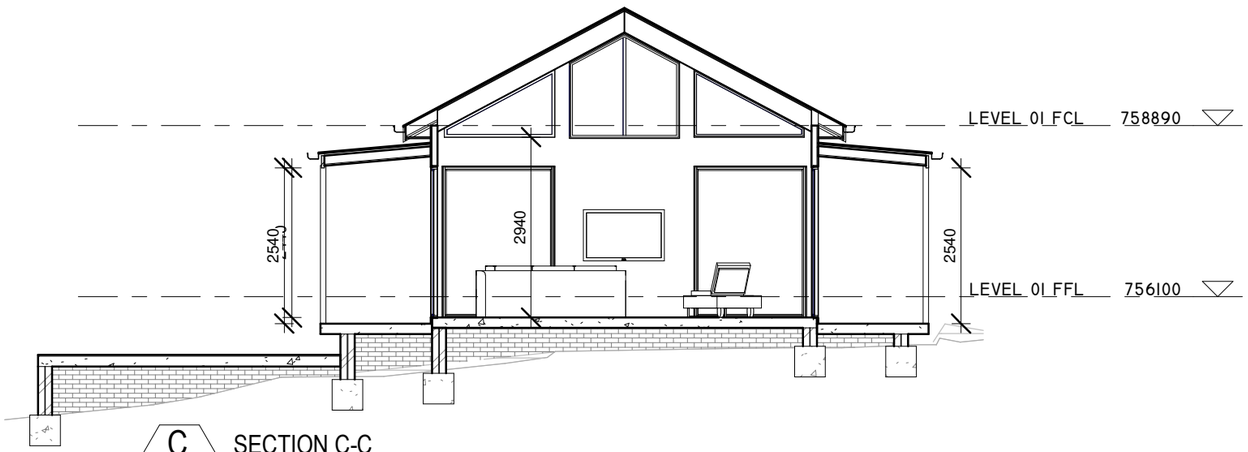
CLIENT: MR N. & MRS E. WHITTAKER

DRAWN	EKH
PROJECT NO.	2021 103
PRINT DATE	14/10/2021 12:05:17 AM
DRAWING SCALE	
AT SHEET SIZE	A3 SHEET
DRAWING NUMBER	A-14
REVISION	D

A SECTION A-A
1 : 100 @ A3



B SECTION B-B
1 : 100 @ A3



C SECTION C-C
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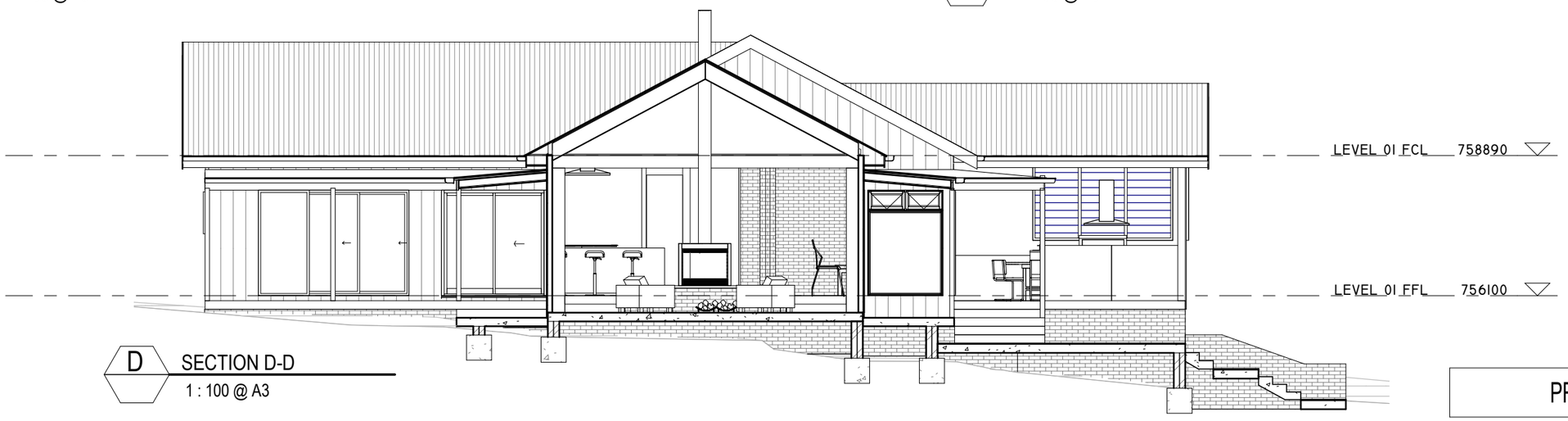

D SECTION D-D
1 : 100 @ A3

ISSUED FOR
PRELIMINARY DESIGN

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AMENDMENTS

REVISION	DESCRIPTION	DATE
D	FINAL PRELIMARY DESIGN	Date 4

DRAWING
CONCEPT SECTIONS

LOT AND DEPOSITED PLAN NO.
LOT 9 IN DP 753015

STREET ADDRESS
1185 GOLSPIE ROAD, GOLSPIE, NSW

CLIENT
MR N. & MRS E. WHITTAKER

DRAWN	EKH
PROJECT NO.	2021 103
PRINT DATE	14/10/2021 12:05:19 AM
DRAWING SCALE	1 : 100
AT SHEET SIZE	A3 SHEET
DRAWING NUMBER	ASK-01
REVISION	D

LOT 9 GOLSPIE RD GOLSPIE

GENERAL NOTES

G1 These drawings shall be read in conjunction with other consultants' drawings and specifications and with other such written instructions as may be issued during the course of the Contract. Any discrepancy shall be referred to the Engineer before proceeding with the work.
G2 All dimensions are in millimetres, U.N.O. (unless noted otherwise).
G3 No dimension shall be obtained by scaling the drawings.
G4 All levels and setting out dimensions shown on the drawings shall be checked on site prior to the commencement of the work.
G5 During construction the structure shall be maintained in a stable condition and no part shall be overstressed.
G6 Damp-proofing & sealing details shall be in accordance with Architect's details. All joints in concrete elements shall be suitably sealed or damp-proofed.

FOUNDATIONS

F1 Refer Slab Design Criteria for classification of site.
F2 All foundations must be stable and uniform throughout.
F3 Footings shall be placed centrally under walls and columns, U.N.O.

LOADING

L1 Superimposed floor loads are generally in accordance with AS 1170.1 or as noted in Table L4.
L2 Wind loads are in accordance with AS/NZS 1170.2 as follows:
Region : A Terrain category 3 wind classification N2
L3 Earthquake loads are in accordance with AS 1170.4 as follows:
a = 0.08 S = 1.0 I = 1.0, U.N.O.
L4 Live loads & additional dead loads: (to AS/NZS 1170.1)

Area subject to loading	Live Load		Add. Dead Load
	Uniform	Point	
Floors - Internal	1.50 kPa	1.80 kN	0.50 kPa
Floors - External & Garage	3.00 kPa	1.80 kN	1.00 kPa
Roof Areas	0.25 kPa	1.40 kN	0.15 kPa

MASONRY

M1 All workmanship and materials shall be in accordance with AS 3700.
M2 Characteristic compressive strength of masonry (f'uc) = 24 MPa

Durability Requirements			
Mortar	Salt Attack Resistance Grade	Built In Component	Min. Cover to Reinforcement & Tendons in Grouted Cavities
M2	Protected	R1 (Galv'd 300 g/m² each side)	5
M3	General Purpose	R3 (Galv'd 470 g/m² each side)	15
M4	Exposure	R4 (Stainless)	30

M3 All masonry walls supporting slabs and beams shall have a pre-greased two layer galvanised steel slip joint between concrete and masonry.
M4 All masonry walls supporting or supported by concrete floors shall be provided with vertical joints to match any control joints in the concrete.
M5 Non load bearing walls shall be separated from concrete above by 12 mm thick closed cell polyethylene strip.
M6 Provide vertical control joints at 8 metres maximum centres, and 4 metres maximum from corners in masonry walls, and between new & existing brickwork.
M7 Masonry retaining walls are to be backfilled with either of the following material:
- Coarse grained soil with low silt content
- Residual soil containing stones
- Fine silty sand
- Granular materials with low clay content

REINFORCED CONCRETE

C1 All workmanship and materials shall be in accordance with AS 3600 current edition, except where varied by the contract documents.
C2 Concrete quality shall be as follows (subject to note C4 being satisfied):

Element	Slump mm	Max. Agg. Size mm	Cement Type	f'c at 28 Days MPa
Footings	80	20	Normal	20
Slabs on Ground	80	20	Portland	25
Suspended Floors	80	20	Type A	32

C3 Engineer to approve any admixtures used in concrete mix.
C4 Cover to reinforcement shall be obtained by the use of approved bar chairs. All chairs to be placed at 750 maximum centres.
C5 Minimum clear concrete cover to reinforcement including ties and stirrups (other than residential slabs on ground or footings) shall be as follows uno.

Exposure Classification	Minimum Cover (mm)				
	Concrete Strength (f'c)				
	20 MPa	25 MPa	32 MPa	40 MPa	>50 MPa
A1	20	20	20	20	20
A2	(50)	30	25	20	20
B1	-	(60)	40	30	25
B2	-	-	(65)	45	35
C	-	-	-	(70)	50

For bracketed figures refer to AS 3600 current edition table 4.10.3.2

C6 Residential slab on ground and footings cover requirements:
(Minimum concrete grade N20)
- Unprotected ground: 40 mm
- External exposure: 40 mm
- Membrane in contact with ground: 30 mm
- Internal surface: 20 mm
- Strip & pad footing: 40 mm

C7 All concrete shall be mechanically vibrated. Vibrators shall not be used to spread concrete.
C8 Sizes of concrete elements do not include thickness of applied finishes.
C9 No holes or chases other than those shown on the structural drawings shall be made in concrete members without the prior approval of the Engineer.
C10 Construction joints where not shown shall be located to the approval of the Engineer.
C11 Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, and prevention of loss of moisture for a total of 7 days followed by gradual drying out. Approved sprayed on compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.
C12 Construction support propping is to be left in place where needed to avoid over stressing the structure due to construction loading. No masonry or partition walls are to be constructed on suspended levels until all propping is removed and the slab has absorbed its dead load deflection.
C13 Conduits, pipes, etc. shall only be placed in the middle one third of slab depth and spread at not less than 3 diameters.
C14 Reinforcement symbols :
N - Denotes deformed grade 500 normal ductility reinforcing bars to AS/NZS 4671.
R - Denotes plain round grade 250 normal ductility reinforcing bars to AS/NZS 4671.
SL - Denotes deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
RL - Denotes deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
L--TM - Denotes deformed grade 500 low ductility trench mesh to AS/NZS 4671.
C15 Reinforcement is represented diagrammatically; it is not necessarily shown in true projection.
C16 Splices in reinforcement shall be made only in positions shown or otherwise approved by the Engineer.
C17 Fabric reinforcement shall have splices made so that the overlap, measured between the outermost transverse wires of each sheet of fabric, is not less than the spacing of those wires plus 25 mm.
C18 Welding of reinforcement shall not be permitted unless shown on the structural drawings or approved by the Engineer.

STRUCTURAL STEEL

S1 All workmanship and materials shall be in accordance with AS 4100, AS 1163, AS 1554.1 and AS/NZS 4600.
S2 The structural design has been based on the following steel grades, U.N.O:
Hot rolled universal beams, columns, channels & angles: 300PLUS
Circular, square & rectangular hollow sections: C350/C450LO
Cold formed open DuraGal profiles: C400/C450LO
Cold formed lipped Cee & Zed purlins: G550/G500/G450
S3 The structural design has been based on MBPMA nominal size Cee & Zed lipped purlins. All purlin profiles shall be in accordance with the MBPMA specifications.
S4 Qualifications of welding procedures and personnel shall conform to Section 4 of AS 1554.1. Non destructive testing of welds shall include 100% visual inspection and additional testing as shown on the drawings.
All welds shall be 6 mm continuous fillet type SP, U.N.O. All butt welds shall be complete penetration in accordance with AS 1554.1, U.N.O.

Commercial bolts to AS 1111, snug tightened
High strength structural bolts to AS 1562, snug tightened
High strength structural bolts to AS 1562, fully tensioned bearing joint to AS 1511
High strength structural bolts to AS 1562, fully tensioned friction joint to AS 1511

All bolts shall be M16 8.8/S, with a minimum of 2 bolts per connection, U.N.O.

S7 High strength TF & TB bolts shall be installed using approved load indicator washers, or in accordance with the part turn method nominated in AS 4100.
S8 Gusset plates shall be 10 mm thick, grade 300PLUS steel, U.N.O.
S9 Concrete encased steelwork shall be wrapped with SL41 fabric and shall have a minimum of 50 mm cover, U.N.O.
S10 Steelwork not encased shall have the following surface treatment :

Exposure Classification	Steelwork Protection Required
A1 / A2	Power tool clean to AS1627 Class 1 1 Coat Alkyd Primer (Zinc Phosphate)
B1	Abrasive blast to AS1627 Class 2.5 1 Coat Inorganic Zinc Silicate
B2	Hot Dipped Galvanised to AS4680

S11 Where sealed tube members are hot dip galvanised, the fabricator shall provide drill holes as necessary.
S12 All transport and erection damage, site welds etc., shall be reinstated to an equivalent finish to adjacent steelwork

SITE PREPARATION FOR SLABS ON GROUND

P1 Strip topsoil containing organic matter. Proof roll fill sub grade and remove any soft zones.
P2 Where additional fill is required to the underside of slabs on ground, non cohesive materials such as sand and gravel dust shall be placed by "controlled" compaction in horizontal layers of 200 mm (loose) maximum depth. This fill shall be compacted to at least 95% of Standard Maximum Dry Density (SMDD).
P3 For slabs on ground, sand 50 mm approximate thickness is to be spread as a levelling layer and well watered down.
P4 Damp-proofing membrane unpunctured and taped at laps, is to be placed over the sand, sufficient membrane being provided at edges to return under brickwork. Where no brickwork, tape membrane to side of footing below ground.

FOUNDATION MAINTENANCE

FOUNDATION SOILS : All soils are affected by water. Silts are weakened by water and some sands can settle if heavily watered, but most problems arise on clay foundations. Clays swell and shrink due to changes in moisture content and the potential amount of the movement is implied in the site classification in Australian Standard AS2870, which is specified as follows:

A Stable (Non-reactive).
S Slightly Reactive.
M Moderately Reactive.
H Highly Reactive.
E Extremely Reactive.

CLASS A & S SITES : Sands, silts and clays shall be protected from becoming extremely wet by adequate attention to site drainage and prompt repair of plumbing leaks.
CLASS M, H & E SITES : Sites classified as M, H, or E shall be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This will require attention to the following :

Drainage of the site : The site shall be graded or drained so that water cannot pond against or near the house. The ground immediately adjacent to the house shall be graded to a uniform fall of 50 mm minimum away from the house over the first metre. The sub floor space for houses with suspended floors shall be graded or drained to prevent ponding where this may affect the performance of the footing system. The site drainage requirements shall be maintained for the economic life of the building.

Limitations on gardens : The development of the gardens shall not interfere with the drainage requirements or the sub floor ventilation and weep hole drainage systems. Garden beds adjacent to the house should be avoided. Care should be taken to avoid over watering of gardens close to the house footings.

Restrictions on trees and shrubs : Planting of trees should be avoided near the foundation of a house or neighbouring house on reactive sites as they can cause damage due to drying of the clay at substantial distances. To reduce, but not eliminate, the possibility of damage, tree planting should be restricted to a distance from the house of :

1.50 x mature height for Class E sites
1.00 x mature height for Class H sites
0.75 x mature height for Class M sites

Where rows or groups of trees are involved, the distance from the building should be increased. Removal of trees from the site can also cause similar problems.

Repair of leaks : Leaks in plumbing, including storm water and sewerage drainage should be repaired promptly.

The level to which these measures are implemented depends on the reactivity of the site. The measures apply mainly to masonry houses and masonry veneer houses. For frame houses clad with timber or sheeting, lesser precautions may be appropriate.

BONDEK/CONDECK FORMWORK

B1 U.N.O. BONDEK/CONDECK PANELS SHALL BE 1.00Mmm BMT
B2 PANELS ARE TO BE SECURELY FIXED OR HELD DOWN TO PREVENT DISPLACEMENT DUE TO CONSTRUCTION LOADING OR WIND UPLIFT PRIOR TO CONCRETING
B3 FIX PANELS TO STEELWORK BY PUDDLE WELDING DRIVE PINS OR OTHER SUITABLE METHODS. SLIP JOINTS SHALL BE LOCATED AS SHOWN
B4 FIXING TO MASONRY IS NOT NECESSARY PROVIDED CONCRETE IS PLACED IMMEDIATELY AFTER PANELS ARE LAID. TOP COURSE OF BRICKWORK IS TO BE STRAIGHT AND LEVEL. IF REQUIRED, PROVIDE LAYER OF SMOOTH HARD MORTAR SLIP JOINTS SHALL BE PROVIDED AT ALL MASONRY U.N.O.
B5 BEFORE CONCRETE IS PLACED, ANY ACCUMULATED DEBRIS, GREASE OR ANY OTHER SUBSTANCE WILL NEED TO BE REMOVED TO ENSURE CLEAN BONDING SURFACE. ANY PONDED RAINWATER SHOULD BE REMOVED BY BLOWING OR SWEEPING
B6 FASTENING OF SIDE LAP JOINTS SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS, AND GENERALLY ONE No. 10-24x16mm SELF-DRILLING TAPPING SCREW IS REQUIRED MID-SPAN FOR SUPPORT SPACING OF 2750mm OR GREATER. FOR POINT LOADS RATINGS OR EXPOSED SOFFITS ADDITIONAL FIXING MAY BE REQUIRED
B7 U.N.O PROPPING SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS
B8 PROPS SHALL NOT BE REMOVED UNTIL CONCRETE HAS REACHED SUFFICIENT STRENGTH

LEGEND

DENOTES LOAD BEARING BRICK WALL OVER
DENOTES CORE FILLED BLOCK WALL OVER
DENOTES NON LOAD BEARING WALL OVER
DENOTES NON LOAD BEARING WALL UNDER
DENOTES LOAD BEARING MASONRY WALL UNDER
DENOTES LOAD BEARING 190 DINCEL WALL
DENOTES LOAD BEARING STUD WALL OVER
DENOTES SLAB PENETRATION
XX DENOTES SLAB STEP DEPTH
??? DENOTES MINIMUM SLAB DEPTH
DENOTES SLAB DATUM
SB1(-150) DENOTES STEEL BEAM 150mm BELOW SLAB DATUM
S.J DENOTES SAWN JOINT. REFER TO DETAILS.
K.J DENOTES KEY JOINT. REFER TO DETAILS.
DS DENOTES DOUBLE STUD
TS DENOTES TRIPLE STUD
PS DENOTES F11x4.5 THICK PLYWOOD SHEET STRUCTURAL BRACING. REFER TO TIMBER FRAMING CODE FOR FIXING.
MSX DENOTES 30x0.8 METAL STRAP CROSS BRACING. REFER TO TIMBER FRAMING CODE AS1684 FOR FIXING
SC1 DENOTES CONTINUOUS STEEL COLUMN
SC1(O) DENOTES STEEL COLUMN OVER
SC1(U) DENOTES STEEL COLUMN UNDER
SC1(O) / SC1(U) DENOTES STEEL COLUMN UNDER & OVER

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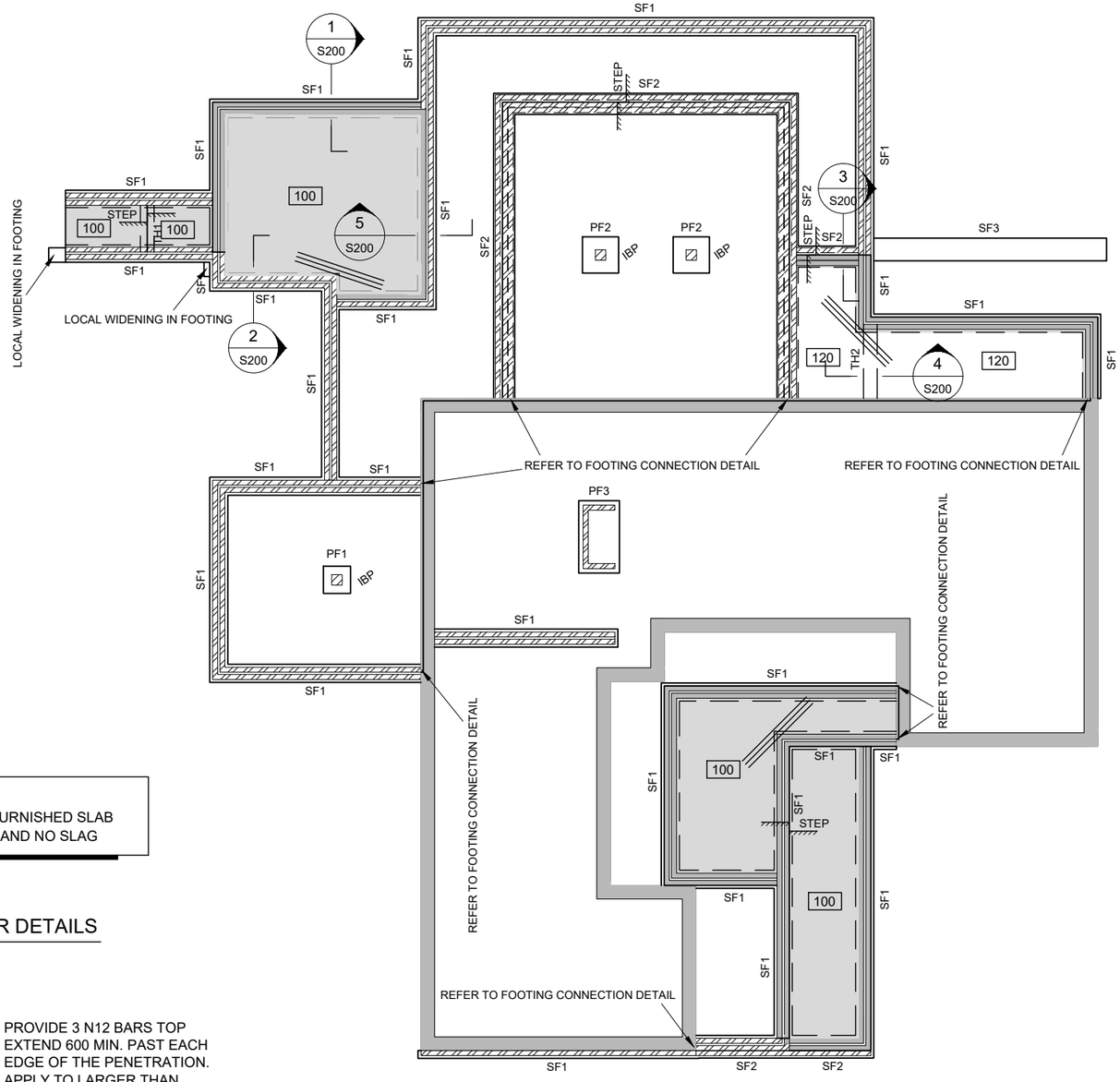
1:50 @A1 1:100 @A3

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	28.03.2022	A.N	U.H	X.X

CLIENT: NEIL AND LIZ - EMMA
PROJECT: PROPOSED ADDITION
SITE ADDRESS: LOT 9 GOLSPIE RD GOLSPIE
SCALE: 1:100
DATE: 28.03.2022
DWG No.: S000
PROJECT No.: 22-242
REVISION: X
DRAWING TITLE: GENERAL NOTES



FOOTING & SLAB PLAN

1:125

NOTES:

1. REFER TO DRAWING S200 FOR FOOTING & SLAB DETAILS
2. ALL FOOTINGS TO BEAR ON SAME STRATA & ON NATURAL SOLID GROUND OTHERWISE BORED PIERS MAY BE REQUIRED UNDER.
3. ALL EXTERNAL SLABS TO BE 100 THICK WITH SL82 FABRIC IN TOP, 30 COVER
4. PROVIDE CONTINUOUS VAPOR BARRIER OR DAMP-PROOFING MEMBRANE OVER 50mm SAND UNDER ALL SLABS ACCORDING TO THE BCA FIG 3.2.2.3
5. ARTICULATE ALL BRICKWORK & DRAINAGE TO BCA
6. BUILDER TO REPORT SITE CONDITION TO STRUCTURAL ENGINEER AFTER THE SITE CUT & FILL IS COMPLETE
7. EXTENT OF SLAB ON FILL IS INDICATIVE AND TO BE CONFIRMED ON SITE PIERS ARE NOT REQUIRED UNDER SLAB IF FILL DOES NOT EXCEED 400mm.
8. FOOTING & SLAB PLAN IS DESIGNED WHEN CONTOURS ARE NOT PROVIDED YET

ELEMENT / CONCRETE QUALITY	STRENGTH f'c	MAX SIZE AGG. mm	SLUMP mm	CEMENT TYPE	ADMIXTURE
FOOTINGS	20	20	80	GP	-
SLAB ON GROUND	25	20	80	GP	-
POLISHED SLAB	32	20	80	GP	

REFER TO GENERAL NOTES FOR REINFORCEMENT COVER

FOOTING SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
SF1	STRIP FOOTING	500 D x 300 W	L11TM-200 TOP & BTM + 400mm 11TM CLIP SPACER
SF2	STRIP FOOTING	500 D x 400 W	L11TM-300 TOP & BTM + 400mm 11TM CLIP SPACER
TH1	THICKENING	300 D x 300 W	L11TM-200 BTM
TH2	THICKENING	300 D x 300 W	L11TM-200 BTM
PF1	PAD FOOTING	500 D x 600 x 600 W	MASS CONCRETE
PF2	PAD FOOTING	500 D x 800 x 800 W	MASS CONCRETE
PF3	PAD FOOTING	500 D x 1400 x 900 W	MASS CONCRETE

NOTE:

SITE CLASSIFICATION "M" AS DETERMINED BY ACT CONSULTING ENGINEER.
REFER TO SITE CLASSIFICATION PREPARED BY ACT.

NOTE:

TRUSS LAYOUT TO BE FORWARDED TO ACT CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE
DO NOT LOAD INTERNAL WALLS WITHOUT PERMISSION OF A STRUCTURAL ENGINEER
TIMBER TRUSSES, ROOF BRACING, WALL FRAMING, LINTELS
WALL BRACING AND EXISTING ROOF SUPPORT TRUSSES BY FRAMING COMPANY.

NOTE:

USE P/T CONCRETE MIX FOR BURNISHED SLAB WITH MAXIMUM 50-70 FLY ASH AND NO SLAG

SLAB ON GROUND NOTES

100 — DENOTES EXTENT OF 100 THICK SLAB ON 400mm MAXIMUM COMPACTED FILL REINFORCED WITH SL82 MESH TOP CONTINUOUS THROUGHOUT PLUS ANY EXTRAS AS NOTED ON PLAN AND IN DETAILS.

120 — DENOTES EXTENT OF 120 THICK SLAB REINFORCED WITH SL81 MESH TOP & SL72 MESH BTM CONTINUOUS THROUGHOUT PLUS ANY EXTRAS AS NOTED ON PLAN AND IN DETAILS.

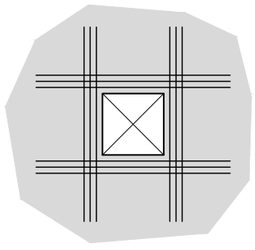
REFER TO TABLE BELOW FOR CONCRETE COVERS

NOTES TO BE READ IN CONJUNCTION WITH PLANS AND TYPICAL DETAILS

REINFORCEMENT COVERS

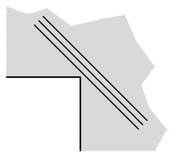
SLAB ON GROUND		INTERIOR	EXTERIOR
SLAB	TOP	20mm	45mm
	BTM	30mm	30mm
	SIDES	45mm	45mm

TYPICAL SLAB TRIMMER DETAILS



PROVIDE 3 N12 BARS TOP EXTEND 600 MIN. PAST EACH EDGE OF THE PENETRATION. APPLY TO LARGER THAN 150 x 150 PENETRATION.

SLAB PENETRATION TRIMMER



3 N12-2000 LONG (75 SPACING) TRIMMERS BARS AT ALL RE-ENTRANT CORNERS, TIED TO UNDERSIDE OF TOP REINFORCEMENT.

SLAB RE-ENTRANT CORNER TRIMMER

BRICK MEMBER SCHEDULE			
MARK	DESCRIPTION	SIZE	COMMENTS
IBP	INTERNAL BRICK PIER	230 x 230 BRICK PIER	1500 MAXIMUM HEIGHT

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1:50 @A1 1:100 @A3

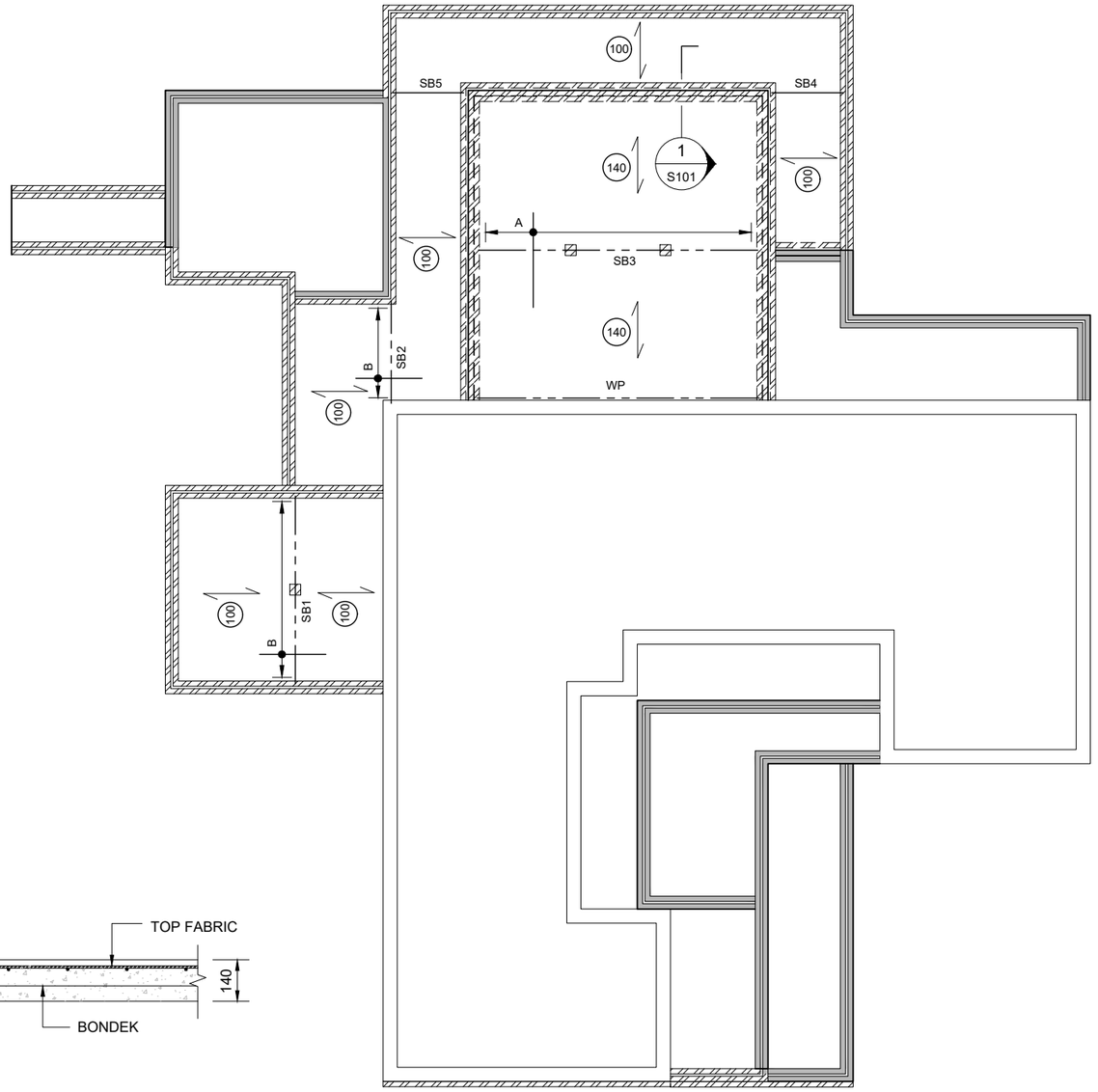
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	25.04.2022	A.N	U.H	X.X

CLIENT: NEIL AND LIZ - EMMA

PROJECT: PROPOSED ADDITION

SITE ADDRESS: LOT 9 GOLSPIE RD GOLSPIE

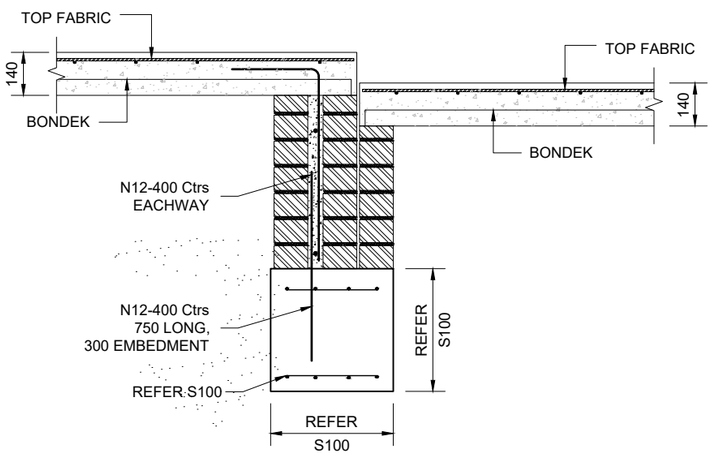
SCALE: 1:125 | DATE: 25.04.2022 | DWG No.: S100
PROJECT No.: 22-242 | REVISION: X
DRAWING TITLE: FOOTING & SLAB PLAN



BONDEK FLOOR SLAB PLAN

1:125

NOTE:
ALL LVL TIMBER MEMBERS MUST BE WEATHER PROTECTED.
ADVISE OUR OFFICE OTHERWISE



SECTION 1/S101

1:20

STEEL & TIMBER MEMBER SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
SB1	STEEL BEAM	150UB14	
SB2	STEEL BEAM	150UB14	
SB3	STEEL BEAM	150UB14	
SB4	STEEL BEAM	150UB14	
SB5	STEEL BEAM	150UB14	
WP	WALL PLATE	150 PFC	M12 @ 600 INTO BRICKWORK
A	N12-400, 2000 LONG TOP EXTRA TIED UNDER TOP FABRIC		
B	N12-400, 1400 LONG TOP EXTRA TIED UNDER TOP FABRIC		

NOTE:
TRUSS LAYOUT TO BE FORWARDED TO ACT CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE

DO NOT LOAD INTERNAL WALLS WITHOUT PERMISSION OF A STRUCTURAL ENGINEER

TIMBER TRUSSES, ROOF BRACING, WALL FRAMING, LINTELS
WALL BRACING AND EXISTING ROOF SUPPORT TRUSSES BY FRAMING COMPANY.

NOTE:
ARCHITECT/ BUILDER TO CHECK THE CLEARANCE, LEVELS AND LAYOUT OF STRUCTURAL STEEL MEMBERS BEFORE COMMENCEMENT ON SITE

NOTE:
1- DO NOT DEMOLISH LOAD BEARING WALLS BEFORE CONTACTING OUR OFFICE.
2- BUILDER CAN ENGAGE OUR OFFICE FOR ALTERNATIVE SUPPORT STRUCTURE.

ELEMENT / CONCRETE QUALITY	STRENGTH f'c	MAX SIZE AGG. mm	SLUMP mm	CEMENT TYPE	ADMIXTURE
SLAB ON BONDEK	32	20	80	GP	

BONDEK NOTES

DENOTES 1.00 BMT BONDEK SLAB SPAN DIRECTION (BY LYSAGHTS OR APPROVED EQUIVALENT)

100 — ALL SLABS TO BE 100 THICK WITH SL82 MESH TOP THROUGHOUT LAID LAST WITH 40 COVER PLUS EXTRA REINFORCEMENT AS NOTED ON PLAN

140 — ALL SLABS TO BE 140 THICK WITH SL81 MESH TOP THROUGHOUT LAID LAST WITH 20 COVER PLUS EXTRA REINFORCEMENT AS NOTED ON PLAN

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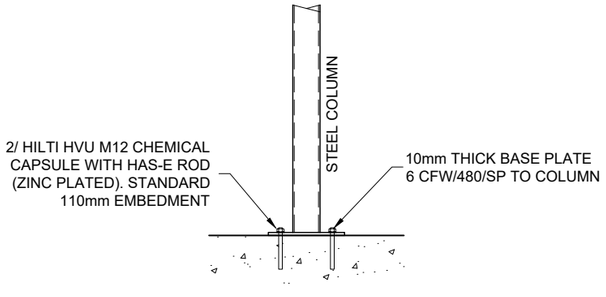
A	FOR CC	25.04.2022	A.N	U.H	X.X

CLIENT: NEIL AND LIZ - EMMA
PROJECT: PROPOSED ADDITION
SITE ADDRESS: LOT 9 GOLSPIE RD GOLSPIE

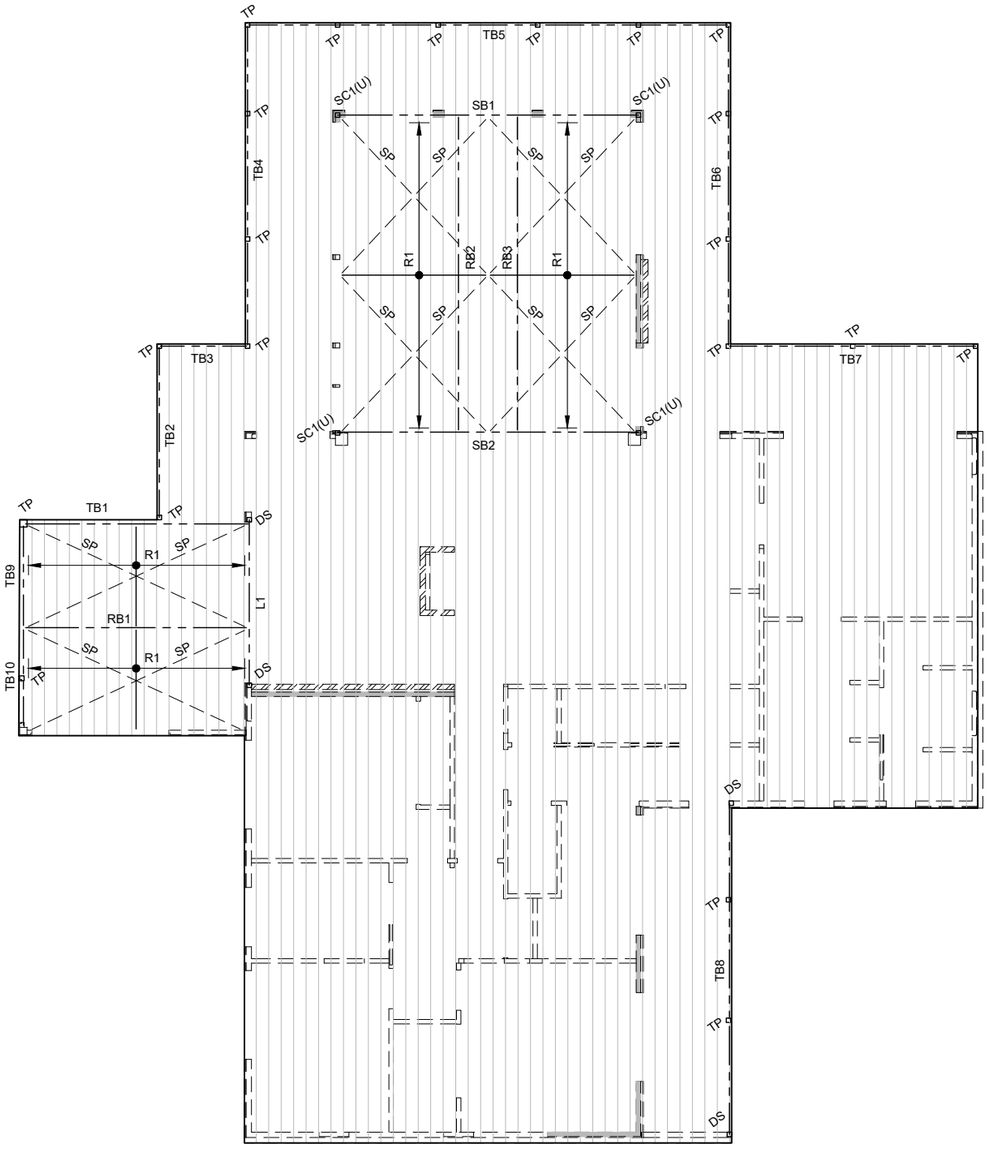
SCALE: 1:125 | DATE: 25.04.2022 | DWG No.: S101
PROJECT No.: 22-242 | REVISION: X
DRAWING TITLE: BONDEK FLOOR SLAB PLAN

BASE PLATE PLAN VIEW



TYPICAL COLUMN AT GROUND FLOOR BASE PLATE DETAIL

1:20



ROOF SUPPORT STRUCTURE

1:125

NOTE:
ALL LVL TIMBER MEMBERS MUST BE WEATHER PROTECTED.
ADVISE OUR OFFICE OTHERWISE

STEEL & TIMBER MEMBER SCHEDULE

MARK	DESCRIPTION	SIZE	COMMENTS
DS	DOUBLE STUD	2/90 x 45 MGP10	
SC1	STEEL COLUMN	89 x 89 x 3.5 SHS	
TP	TIMBER POST	90 x 90	
TB1	TIMBER BEAM	2/300 x 45 LVL	
TB2	TIMBER BEAM	300 x 45 LVL	
TB3	TIMBER BEAM	300 x 45 LVL	
TB4	TIMBER BEAM	300 x 45 LVL	
TB5	TIMBER BEAM	300 x 45 LVL	
TB6	TIMBER BEAM	300 x 45 LVL	
TB7	TIMBER BEAM	300 x 45 LVL	
TB8	TIMBER BEAM	150 x 45 LVL	
TB9	TIMBER BEAM	240 x 45 LVL	
TB10	TIMBER BEAM	2/240 x 45 LVL	
SB1	STEEL BEAM	250 PFC (CRANKED BEAM)	
SB2	STEEL BEAM	250 PFC (CRANKED BEAM)	
RB1	RIDGE BEAM	300 x 63 LVL	
RB2	RIDGE BEAM	330 x 85 GL18S OR 200UB18	
RB3	RIDGE BEAM	330 x 85 GL18S OR 200UB18	
L1	TIMBER LINTEL	2/300 x 45 LVL	
R1	TIMBER RAFTER	150 x 45 LVL @ 600 Ctrs	
SP	SPEED BRACE		

NOTE:
TRUSS LAYOUT TO BE FORWARDED TO ACT CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE

DO NOT LOAD INTERNAL WALLS WITHOUT PERMISSION OF A STRUCTURAL ENGINEER

TIMBER TRUSSES, ROOF BRACING, WALL FRAMING, LINTELS WALL BRACING AND EXISTING ROOF SUPPORT TRUSSES BY FRAMING COMPANY.

NOTE:
ARCHITECT/ BUILDER TO CHECK THE CLEARANCE, LEVELS AND LAYOUT OF STRUCTURAL STEEL MEMBERS BEFORE COMMENCEMENT ON SITE

NOTE:
1- DO NOT DEMOLISH LOAD BEARING WALLS BEFORE CONTACTING OUR OFFICE.
2- BUILDER CAN ENGAGE OUR OFFICE FOR ALTERNATIVE SUPPORT STRUCTURE.

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1:50 @A1 1:100 @A3

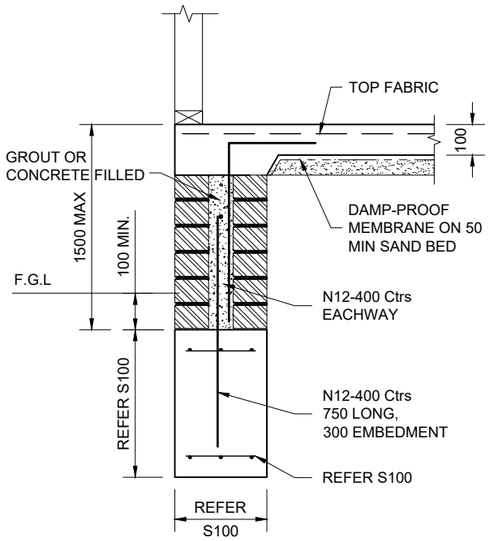
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	25.04.2022	A.N	U.H	X.X

CLIENT: NEIL AND LIZ - EMMA

PROJECT: PROPOSED ADDITION

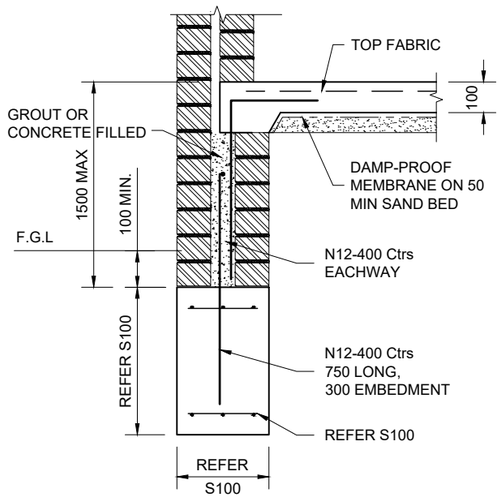
SITE ADDRESS: LOT 9 GOLSPIE RD GOLSPIE

SCALE: 1:125 | DATE: 25.04.2022 | DWG No.: S102
PROJECT No.: 22-242 | REVISION: X
DRAWING TITLE: ROOF SUPPORT STRUCTURE



TYPICAL STRIP FOOTING - 'SF1'

SECTION 1 / S100
1:20



SECTION 2 / S100
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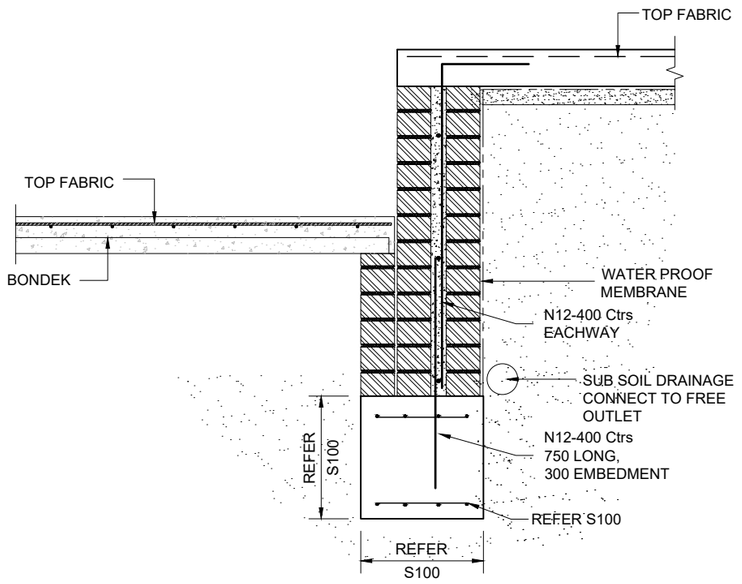

SECTION 3 / S100
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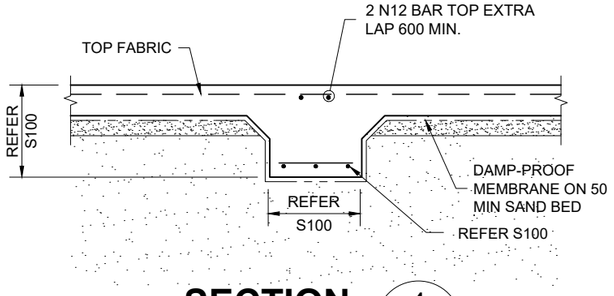

SECTION 4 / S100
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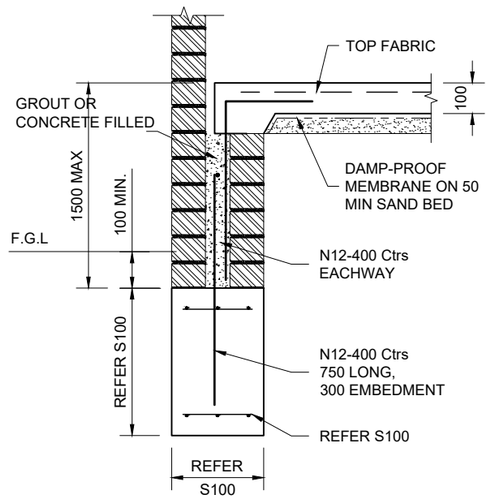

SECTION 5 / S100
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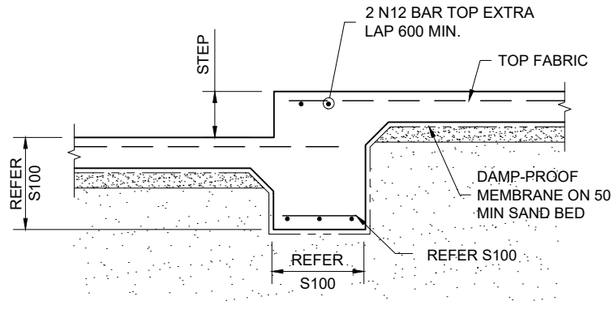

TYPICAL THICKENING - 'TH1'

1:20

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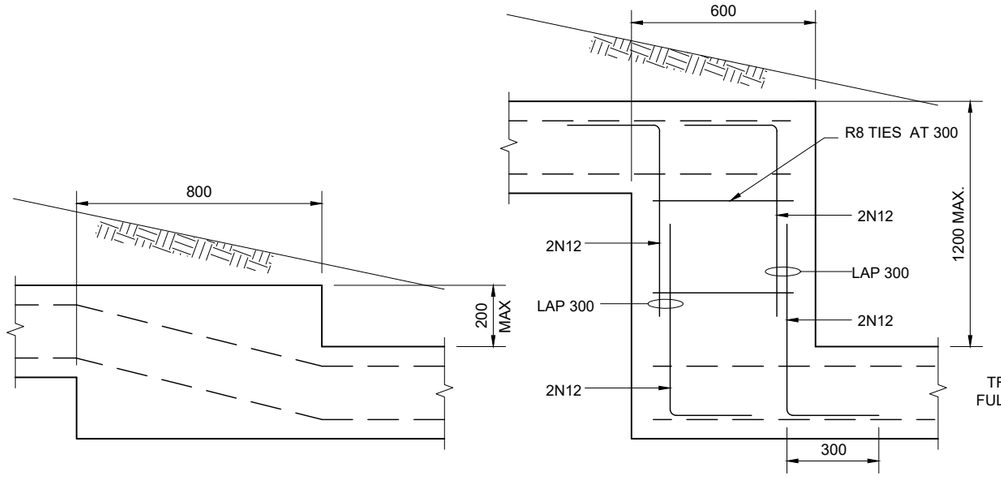
1:50 @A1 1:100 @A3

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	12.04.2022	A.N	U.H	X.X

CLIENT: NEIL AND LIZ - EMMA
PROJECT: PROPOSED ADDITION
SITE ADDRESS: LOT 9 GOLSPIE RD GOLSPIE

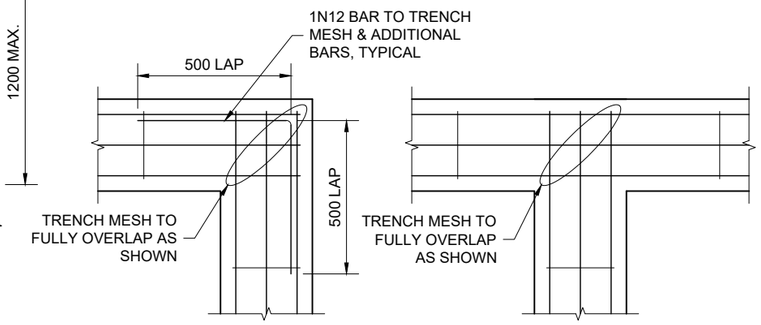
SCALE:	DATE:	DWG No.:
1:100	12.04.2022	S200
PROJECT No.: 22-242	REVISION: X	

DRAWING TITLE: FOOTING & SLAB DETAILS



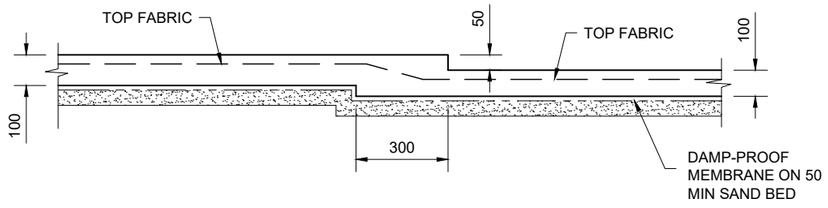
TYPICAL FOOTING STEP DETAIL (ELEVATION)

1:20



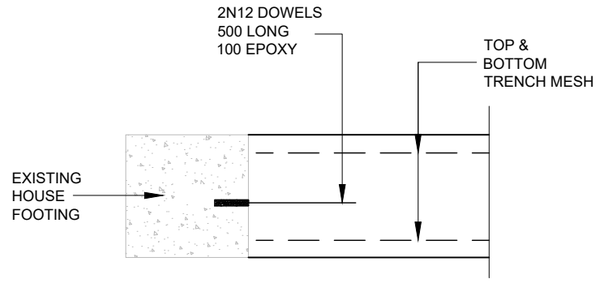
TYPICAL FOOTING CORNER DETAILS (PLAN)

1:20



TYPICAL SET DOWN TO WET AREAS IF REQUIRED

1:20



TYPICAL SF1 CONNECTION TO EXISTING FOOTING

SCALE : 1:20

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0m 0.5 1 1.5 2 2.5
1:50 @A1 1:100 @A3

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR CC	12.04.2022	A.N	U.H	X.X

CLIENT: NEIL AND LIZ - EMMA

PROJECT: PROPOSED ADDITION

SITE ADDRESS: LOT 9 GOLSPIE RD GOLSPIE

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1:100	12.04.2022	S201
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22-242	X	

DRAWING TITLE: FOOTING & SLAB DETAILS