

Construction Certificate Determination

Rec. 153657

issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)**Certificate No. 2004/318**

Council	Pittwater
Determination date of determination	Approved 12 October 2004
Subject land Address Lot No, DP No.	5 Bilgola Terrace, Bilgola Lot 8 DP 822265
Applicant Name Address Contact No. (phone)	Mr M & Mrs K Mitchell 5 Bilgola Terrace, Bilgola NSW 2107 9973 1851
Owner Name Address Contact No. (phone)	Mr Mark & Mrs Katrina Mitchell 5 Bilgola Terrace, Bilgola 9973 1851
Description of Development Type of Work	Alterations & Additions to an existing dwelling including a swimming pool
Builder or Owner/Builder Name Contractor Licence No/Permit	Colmer Constructions Pty Ltd 148830C
Value of Work Building	\$48,728.00
Attachments	<div>C COUNCIL COPY</div>

Plans & Specification**approved**

List plans no(s) & specifications
Reference

1. Architectural Details (including Pool Fencing Details) & Construction Specifications (as amended), reference no. 041101-1, prepared by Nick Karahalios, dated 30 September 2004
2. Landscape Details, reference no. LC-MRBT-ED-01(A), prepared and endorsed by Evergreen Design, dated 13 September 2004
3. Structural Details, reference no. 040112, Drawing nos. S01, S02 & S03 & 040112SP Drawing No. S01, prepared and endorsed by Northern Beaches Consulting Engineers, dated October 2004, and endorsed by P Crozier Geotechnical Engineer, dated 5 October 2004
4. Completed Form 2 of Pittwater Council's Geotechnical Risk Management Policy, dated 7 October 2004
5. Sydney Water Approval

Certificate

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the Environmental Planning and Assessment Act 1979.

Signed



**Date of endorsement
Certificate No.**

12 OCT 2004
2004/318

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority

Tom Bowden
93
Dept of Infrastructure, Planning & Natural Resources
(NSW Accreditation Scheme)
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Contact No.
Address

Development Consent

Development Application No.
Date of Determination

NO 405/04
27 July 2004

BCA Classification

1a & 10b

DECLARATION

I declare for the creation of

ALTERATIONS & ADDITIONS

to the K. MITCHELL

DP no 82263

TEFFACE

TEFFACE

COUNCIL
COPY

2004

SPECIFICATION

FOR THE ERECTION AND COMPLETION OF BUILDING AT: LOT No. 8 DP No. 822263
HOUSE No. 5 STREET BILGOLA TERRACE SUBURB BILGOLA
MUNICIPALITY / SHIRE / CITY PITTWATER
FOR MR./ MRS./ MR MITCHELL Hereafter called the Proprietor.

The builder must ensure that relative drawings, plans and construction comply with the prescribed construction, the Local Government Act, the Building Code of Australia and that the work and services are performed by the Builder to the satisfaction of the Proprietor and Lending Authorities.

INSPECTION NOTICE

This is to apply only if inspections are required by the Lending Authority. The building is to be inspected by the Society or Bank Representative at the following stages of construction and the Builder is to give the Lending Authority and Owner at least (2) clear working days notice that inspections are required.

1. When trenches for footings have been prepared or rock surfaces scabbled and in the case of reinforced concrete footings, when reinforcement and depth pegs have been placed in position just prior to placing of concrete. Footings must not be commenced until the trenches have been inspected and approved by the Society Representative.
2. On completion of floor, wall and roof framing with noggin in position and veneer walling, but before flooring is cut down, roof covering is laid and wall linings and sheetings are secured.
3. When the internal wall coverings have been secured and fixing out commenced, apron mouldings must not be fixed until flashings have been inspected and approved.
4. ON COMPLETION OF BUILDING. The owner is cautioned that if works have advanced beyond these stages without the requisite notices being given, inspections made and unsatisfactory conditions are discovered later, the offer of a loan or the terms and conditions of a loan may be varied by the lending authority.

REGULATIONS AND NOTICES:

The builder is to comply with the Building Code of Australia 1996 as applicable to the particular State or Territory in which the building is being constructed and/or any amendment thereto and the requirements of legally constituted Authorities for local Government and/or Services. The Builder is to give all notices, obtain all permits and pay all fees required by such Authorities. If any difference in requirements exists between this specification and the Building Code of Australia or relevant Standard that may apply to the construction of any building nominated by this specification then the requirements of the Building Code of Australia and/or the appropriate Standard shall take precedence over this specification for any construction. Where manufacturers materials, components, design factors and construction methods comply with the Performance Requirements of the B.C.A. these may be accepted by approval authorities as an alternative as per the Deemed to Satisfy Provisions.

INSURANCE:

Insurance of the works against fire will be effected as nominated in the Building Contract. The Builder shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers' Compensation Act, Work Cover and/or other regulations as applicable.

VISIT THE SITE:

Builders tendering are to visit the site and satisfy themselves to the nature and extent of the work, the facilities available and the difficulties entailed in the execution of the said works. No extra amount above the accepted price will be allowed because of work arising due to neglect of this precaution, or assumptions made in respect of levels or ground slopes.

LABOUR AND MATERIALS:

The Builder is to provide all materials, labour, fittings and plant required to construct and complete the work. Materials shall be of the standard specified and workmanship in each trade shall be performed by tradesmen of that particular trade and in conformity with current good building practice.

SET OUT:

The Builder shall be responsible for the accuracy and clear delineation of the site boundaries and location of the buildings there on. The Builder is to set out and maintain the works in accordance with the drawings. Figured dimensions to be taken in preference to scale.

PLANS AND SPECIFICATIONS:

Any work indicated on the plans and not in the specification or vice versa, and any item not shown on either plans or specifications but which is obviously necessary as part of proper construction and/or finish, is to be considered as so shown or specified and is to be duly done as part of the contract. Any variations to plans or specifications to be made by agreement only.

PLANS ON JOB:

The builder must at all times maintain on the job a legible copy of the plans and specifications, bearing the approval of the Municipal Authority concerned or Principal Certifying Authority.

STANDARDS

Where an Australian Standard (AS) or Australian New Zealand Standard (AS/NZS) is nominated in this specification then that nomination refers to the latest revision of that Standard unless the Building Code of Australia references a different revision.

EXCAVATOR - BCA part 3.1.

EARTHWORKS AND EXCAVATIONS:

All earthworks shall be designed and constructed in accordance with the guidelines of AS3798. Stormwater and other surface water drainage by underground piping or surface diversions shall be in accordance with AS/NZS3500.

All siteworks shall be in accordance with the Environmental Planning and Assessment Act and Regulations for siteworks for the erection of a building, safeguarding excavations, backfilling, preventing soil movement and supporting neighboring buildings. Drainage requirements must be determined according to the soil classifications FOOT part 3.1.1.0 and part 3.2. Drainage in reactive soil areas must comply with the requirements of the clauses

FOOTINGS AND PIERS: BCA part 3.2.2

Excavate for all footings, piers, etc. to dimensions and minimum depth shown on plans or otherwise specified, or to depths necessary to secure solid bottoms and even bearing throughout similar strata. Bottoms of excavations to be level and stepped where necessary. Grade, fill and ram where necessary to receive concrete floors where shown on ground level.

At completion of foundations, all excavations to be filled, well rammed to ground level and surplus soil spread as directed. All seepage and soakage water to be effectively dealt with and diverted clear of the building. Excavate for and lay agricultural drains to back of walls retaining earth and to any other sections of foundations as may be necessary and/or directed.

ROCK EXCAVATIONS:

Should rock of any type be encountered in excavation of the works the cost of its removal is to be considered as an extra to the contract and charged for at a rate per cubic metre as indicated in the schedule of rates. The Proprietor is to be notified when rock is encountered in excavations.

CONCRETER - BCA part 3.2.3

All structural concrete shall be ready mixed and in compliance with AS3600, and unless otherwise specified on Engineers drawings, shall be of the following grades.

For concrete in strip footings, piers and pads.....Grade 15

For concrete in slabs, beams, columns and other structural elements.....Grade 20 U.N.O.

The concrete shall be supplied by an approved firm and delivery dockets shall be kept on the job for inspection by the proprietor if he so desires. The concrete for minor works, where strength of concrete is not critical, such as paving on solid ground, may have a minimum compressive strength of 15MPa if unreinforced and 20 MPA if reinforced. Alternatively, such concrete may be mixed on site where the aggregate proportions and water/cement ratio can be controlled so that the required compressive strengths can be obtained.

All concrete work shall comply with the AS3600. Maximum slump shall be 80mm unless otherwise specified by Engineer. Concrete shall be carefully handled and placed to avoid segregation and shall be adequately compacted by means of mechanical vibrators or rodding and spading to ensure maximum compaction. Reinforcing mesh fabric to AS 1304 and all reinforcing bars mild steel grade unless otherwise specified.

FOOTINGS: BCA parts 3.2.3, 3.2.4 and 3.2.5

Where sites have soils or foundations of reactive nature or problem sites footings shall be approved by a practising structural engineer and in the case of known highly swelling soils or other unstable soils special precautions may have to be taken in the design and construction of concrete footings. In the case of concrete suspended floors to first floor it will be necessary for size of footings to be specified by a practising structural engineer. Footing sizes to be as per AS2870 part 1.

CROSS SECTION DIMENSIONS OF REINFORCED CONCRETE FOOTINGS: for buildings with timber framed floors. for sites classified a or s according to AS2870.

CONSTRUCTION OF WALL	Normal thickness of wall to be supported (not more than)	Size of Concrete (width x depth)	
		For stable soil foundations Class A	Other foundations not subject to significant movement Class S
Brick, single storey with wall height not exceeding 4200mm excluding any gable.	mm 270 110 270	mm 400x300 300x300 400x400	mm 400x400 400x400** 400x500**
Brick, two storey with external wall height not exceeding 7200mm excluding any gable internal wall height not exceeding 7200mm. ** use 11TM reinforcement Top and Bottom			
Brick veneer, single storey with wall height not exceeding 4200mm excluding any gable.	110	300x300	300x400
Brick veneer, two storey with external wall height not exceeding 7200mm excluding any gable.	110	300x300	300x400
Timber frame, single storey – foundation walling measured from the top of the strip footing.			
Up to 1500mm height	110	300x300	300x400
Exceeding 1500mm and up to 3000mm height	110	300x400	300x400

REINFORCEMENT FOR STRIP FOOTINGS	Width of Strip Footing	Minimum number of main wires per layer using 8TM or 11TM fabric	Minimum number of 10mm dia. bars per layer	Minimum number of 12mm dia. bars per layer
	300 400	3 4	3-Y10 4-Y10	3-Y12 4-Y12

Where wall thickness exceeds as specified above, increase footing width to maintain the offset and provide additional bar or bars so that bar centres do not exceed 200mm, or an additional width of trench mesh, maintaining in all cases the required concrete cover.

At completion of footing excavations fill to the underside of floor slab with approved hardcore so as to provide a minimum depth of 100mm. Such hardcore may be carried under minor interior footings if required. Cover areas as noted on drawings with waterproof membrane allowing sufficient at perimeters to extend membrane up face of footing to terminate under external brickwork.

Owners are advised that foundations and associated drainage of all buildings requires continuing maintenance to assist footing performance and advice is available in the CSIRO information sheet 10-91. It is the owners responsibility to maintain the site in accordance with this document.

TERMITE PROTECTION: BCA part 3.1.3

Where the building is being erected in a prescribed termite area and protection is required by regulation of local government or state authority then protection against subterranean termites shall be installed in accordance with AS 3660. Details of method of protection to be used shall be submitted where required, prior to commencement of building works. Written certification, signed by the installer, that the method used and the manufacturers specification complies with the Australian Standard shall be provided to the relevant authority and owner where required. A durable notice must be permanently fixed in a prominent location in the building prior to its occupation indicating: 1. The method and date of installation of the system and the need to inspect and maintain the system on a regular basis. 2. Where a chemical barrier is used, the life expectancy as listed on the National Registration Authority label and recommended date of renewal. Note that AS3660 and BCA lists the minimum acceptable level of protection only. Owners and/or builders may specify and install additional protection if desired

CONCRETE FLOORS: BCA parts 3.2.3

Provide concrete floors where indicated on plans. Where not specifically detailed, floors are to be a minimum of 100mm thick, reinforced with No. F72 hard drawn reinforcing fabric set 32mm below top of concrete. Floor slabs to be full thickness and free from grooves and ridges. Finish surface in one operation as required for tiling or otherwise to fine finish with float or steel trowel and sponge. Thickness of floors shall be maintained under tiling recesses in all cases.

Note that in Climate Zones 6,7 and 8 the edges and underneath some concrete slab construction may require thermal insulation.

INTEGRAL FLOOR SLABS AND SLAB ON GROUND: BCA part 3.2.5

Grade whole area occupied by floor to a minimum depth as required to remove top soil and grass roots etc. Determine level of top of floor to habitable rooms, a minimum of 150mm above highest point of adjacent proposed external ground level (adjust for fill or general excavation as required) or as otherwise required by Local Council.

The external finished ground surface must be graded to drain water away from the building at a minimum slope away of 50mm over the first 1m as per BCA Part3.1.2.3

Excavate for perimeter and other main footings to minimum depths as shown on Engineers drawings or to depths necessary to obtain solid bottoms and even bearing throughout a similar strata. Allow for sufficient recess for brickwork if carried under main floorings so as to reduce the amount of concrete necessary, provided that the fill is retained from displacement under the footings (by a temporary earth bank or similar) and provided also that a minimum of 100mm depth of the same hardcore is provided under all footings in such case, roadbase or ungraded bluemetal is recommended as hardcore, coalwash is NOT to be used. Reinforce to Engineers detail and pour in one continuous operation in concrete Grade 20 unless otherwise nominated. Residential slabs and footings must be constructed in accordance with AS2870 as amended.

SUSPENDED REINFORCED CONCRETE SLABS::

All concrete slabs to separate areas within or adjoining a building generally of timber floor construction shall be suspended. Temporary formwork must be removed prior to final inspection. Permanent metal formwork approved by the lending authority may be used with slab sizes and reinforcement according to manufacturers recommendation.

Suspended floor slabs to have minimum of 100mm bearing on at least two sides and spans are not to exceed 2100mm except where specifically detailed. Solid fill forming may be used under concrete floors (eg. laundry, garage) adjoining the building providing that the level of the top of the slab is not less than 50mm below antcap and/or dampcourse level of the main building. For spans exceeding 2100mm, slabs supporting walls, cantilever slab floors or where beams and columns are used to support the slab, a practising structural engineers details shall be submitted with the drawings and specifications.

FORMWORK: All formwork for concrete shall be in accordance with AS 3610.

PRESTRESSED BEAM FLOORING:

Prestressed beams for areas to be constructed by this method shall be delivered to site and stacked for storage on timber packers to avoid damage and where stacked one above the other the timber packers shall be positioned in verticle lines.

Beams shall be purpose made by the manufacturer for this particular project, designed in accordance with AS3600. Beams shall be individually marked for their respective location on the job and positioned in the work to comply with manufacturers key drawing. Cutting or drilling into beams or modification in any way shall be done only with the express authority of the manufacturer or their site representative.

Seating for beams shall be true to line and level before positioning beams commences to ensure even,uniform bearing and such seatings shall be not less in length than shown on the drawing or as follows :

Brickwork - bearing not less than 100mm	A.A.C. lightweight concrete
Steel - bearing not less than 70mm.	external walls - bearing not less than 140mm.
Concrete - bearing not less than 75mm.	Internal walls - full bearing across width of wall.

Spacing of beams and fibre cement infill panel placement shall be strictly to manufacturers detail. Topping slab concrete shall have a 28 day strength of not less than 20 MPA and thickness shall not exceed 50mm unless shown on the drawings. Reinforce with nominal F52 Mesh U.N.O.

Topping slabs shall be continuously cured for 7 days to prevent non structural cracking.

PATHS: (see AS 3727 for guide to residential pavement construction)

Provide paths as indicated on plans. Concrete to be as previously specified and surfaced with wooden float. Excavate for and lay paths to even grades, true lines and curves. Car tracks to be a minimum of 100mm thick and paths a minimum of 75mm. Provide expansion joints in paths at a maximum spacing of 1200mm with bitumen impregnated felt joining strips the full thickness of concrete with tooled V-joints above same.

BRICKLAYER - (construction of masonry building shall be as per AS3700) BCA part 3.3

CLAY BRICKS:

To be sound, hard, of well burnt clay and shale and comply with specifications AS1225 "Burnt Clay and Shale Building Bricks".

SAND LIME BRICKS:

To Comply with AS1654 "Calcium Silicate Bricks" and have a transverse strength no less than as per Specification AS1640 "Clay Bricks".

CONCRETE BLOCKS OR BRICKS:

To comply with AS4455 Masonry Building Blocks/Pavers

SAND;

To be clean, sharp and free from all impurities. **CEMENT MORTAR:** To be one part fresh cement to 3 parts sand.

LIME MORTAR; BCA part 3.3.1.6

To be one part lime to 3 parts sand. Lime to be well slaked before use. **COMPO MORTAR:** To be one part cement, one part lime and 6 parts sand. All bricks to be well wetted before use. This not to apply to textured bricks. Footing courses to be grouted solid with cement mortar. All brickwork to be properly bonded. laid on full bed and

all perpend filled. All piers are to be built solid and each course grouted as work proceeds. Carry up all work true and plumb to even gauge and in level courses the full height and thickness required. The brickwork faces above damp course level to be finished with neatly ironed or raked joints. Beds and joints to be kept to a reasonable thickness. Finish all other exposed brickwork faces with neat struck joints.

BUILD THE FOLLOWING IN CEMENT MORTAR; BCA part 3.3.1.6

All brickwork to underside of floor bearers level. All 110mm thick brickwork. All copings, steps, brick balustrade walls, sills, piers, wing walls, retaining walls. Brick fences on alignment and/or brickwork under timber fencing also concrete blocks or bricks. **Build compo mortar:** All other Brickwork, including concrete masonry.

SLEEPER PIERS: BCA table 3.2.5.2.

230 x 230mm up to 1.5 high, footings are to be two courses of 350mm work. Where pier height exceeds 1.5m up to a maximum of 2.4m footings are to be two courses of 470 work. and lower portion of pier to be 350 x 350. Concrete footings must be 500mm square and 200mm thick for an effective supported floor area of not more than 20m², or to Engineers details for solid other than class A or S.

ENGAGED PIERS:

To be minimum of 230 x 110, spaced at not more than 1.8m centres up to 1200 high to support floor bearers and at similar centres to stiffen walls supporting concrete slabs. Piers over 1200 high to be 230 x 230. All engaged piers to be anchored to walls with specified wall ties.

VENEER WALLS: BCA 3.3.1.2

To be 110mm Brickwork built in Compo Mortar on foundation walls as previously specified. Internal faces to be 38mm from timber frames. Build in 3mm galvanised wall ties opposite each alternate stud, four courses above level of bottom plate, then every fourth course and spaced not more than 460mm horizontally and 610mm vertically or 610mm horizontally and 460mm vertically. Ties to be left open for attachment to studs. A cavity space of between 25mm and 50mm must be maintained throughout. Where thermal insulation is required to comply with Energy Efficiency requirements, clear cavity spaces must be maintained. Cavities and weep holes to be clean and clear at damp course level. All mortar droppings to be caught on paper or other material and removed before internal linings are fixed. Mortar joints on inside face walls to be flush with brickwork.

SPECIAL WALLS: (if shown on plans)

Walling not of timber. Veneer on-timber or masonry to be constructed as per Structural Engineers Detail and Certificate.

SINGLE LEAF MASONRY: (Garage Walls etc.)

Footings as per BCA part 3.2.5.1 engaged piers and reinforcing to be as per part 3.3.1.

ACCESS:

Adequate access in the external foundation wall must be provided with a weatherproof lockable door and crawl access is to be provided to all under floor areas.

VENTILATION; BCA part 3.4.1

Sub-floor areas shall be ventilated by means of evenly distributed openings with an unobstructed area of 7300mm² per lineal metre of external wall. Where particle board flooring is used the unobstructed area shall be increased to 7500mm² per lineal metre and evenly spaced. Ventilation of internal walls shall be a minimum of 22000mm² 2/m run of wall. Vents to be immediately below bearers and similarly provide vents under verandah floors and suspended floor slabs. Sufficient cross ventilation to be provided through all walls below floors. No section of the under-floor area should be so constructed that it will hold pockets of still air. Appropriate special provision to be made where a gas bath heater is installed. Ventilation may be varied by Local Council

BRICK REINFORCEMENT:

In full brick cavity walls at two courses above level of the highest opening built into each 110mm thickness one continuous strand of 64 wide galvanised metal reinforcement lapped 100mm at joints and full width of layer at intersections.

ANT CAPS:

To all brickwork and piers, at the level of underside of floorbearers, ant capping of 0.5mm gauge galvanised steel or other approved metal is to be set, projecting 38mm beyond the internal faces of all brickwork and turned down at a 45 degree angle, lapped 13mm and soldered or crimped at all joints and corners so as to provide a continuous and effective barrier against termites throughout the length of the material. Whole of house protection against subterranean termite attack shall be installed in accordance with AS 3660.

TIES; BCA PART 3.3.3.1

Wall ties complying with AS/NZS2699 shall be used for all tie requirements in brick or masonry construction. Corrosion protection and installation of wall ties is referenced in AS3700.

STEPS:

If shown on plan in bricks to match other exposed brickwork. To be built in solid work or where side walls are provided in consolidated filling. Treads are to be brick on edge, or pre cast concrete units with a minimum of 396mm width and a maximum of 190mm and minimum and minimum of 115mm rises.

LINTELS: BCA PART 3.3.3.4 AND 3.3.3.5

Provide galvanised mild steel angle iron or bars of the following sizes over openings to each 110mm thickness (or part thereof) of brickwork, all having a minimum of 110 bearing each end. All lintel angles to be placed with the longer leg vertical

UPPER STOREY	EXTERNAL WALLS	INTERNAL WALLS
Up to 1210mm span	One 76mmx10mm bar	One 76mmx10mm bar
Up to 1570mm span	One 76x51x10 angle	One 76x51x10 angle
Up to 2410mm span	One 127x76x10 angle	One 127x51x10 angle
Up to 3010mm span	One 152x89x10 angle	One 152x89x10 angle

LOWER STOREY OR BASEMENT	EXTERNAL WALLS	INTERNAL WALLS
Up to 910mm span	One 76x76x10 angle	One 76x76x10 angle
Up to 1210mm span	One 102x76x10 angle	One 127x76x10 angle
Up to 1810mm span	One 152x76x10 angle	One 152x89x10 angle
Up to 2410mm span	One 152x102x10 angle	One 152x102x10 angle

FIREPLACE CHIMNEY and FLUES: BCA part 3.2.5.5 and 3.7.3

Reinforced concrete footings 200mm wider all round than brick construction to be provided. Build 110mm brick wall and/or corbel courses to support hearth. Non combustible material to be used for upper surface of hearth with a minimum thickness of 155mm and shall extend not less than 300mm beyond the front of the fireplace opening and not less than 150mm beyond each side of the opening. Local council may vary this requirement. Upper surface of hearth not to slope away from grate. Provide fireplace and chimney in position as shown and to the dimensions on plan. Mild steel bars or angles of suitable sizes and with a 110mm bearing at each end to support work over openings. Up to the level of 300mm above the underside of the arch or lintel, the back and sides of the fireplace to be constructed in two separate sections of solid masonry minimum 190mm thick not including cavity. Concrete masonry not permitted in construction of inner section, balance of walling to be minimum of 90mm thick. Flue to be rendered minimum 12mm thick. Mix; 1 cement, 2 lime, 10 sand or L.C. approved material. Chimney stack is to be not less than the height of the main roof ridge and is to be built in compo mortar. The flue is to be 250 x 250mm or one tenth of the area of the fireplace opening, whichever is the greater, gathered over to break daylight and pargetted to the full height. An 0.6mm galvanised steel tray, in one piece, holed for flue is to be set at level of one course above roof covering on the high side of the roof. The internal edges are to be shaped to form a quadrant gutter 25mm wide, sweated at corners. The tray is to project a minimum of 25mm beyond the external faces of brickwork turned up and/or down as required. Where the tray is turned up, a clearance of at least 6mm is to be maintained between the brickwork and the tray. Provide weep holes by leaving open vertical joints in brickwork above tray. Rake joints in brickwork ready to receive flashing to be provided by Plumber. A loose brick must be left on the back of the chimney stack. This brick must not be set until after the tray has been cleared of all mortar droppings.

HEATING APPLIANCES: Domestic type Oil, Gas and Solid Fuel heater installations shall comply with AS2918 'Domestic solid fuel burning appliances - Installation' or AS1691 'Rules for installation of domestic Oil Fired appliances' as applicable. Installation of gas fired appliances shall be carried out by a licensed gas plumber.

DAMP COURSE: BCA part 3.3.4

Provide a continuous run of L.C. Approved dampcourse material to full width of wall thickness on all brickwork at level not higher than bottom of floor bearers and engaged piers. Dampcourse material is to be run in long lengths, lapped minimum 100mm at joints and full width at all intersections. To wall surrounding concrete and/or solid floors an additional run of dampcourse is to be laid, one full course above floor level and stepped down to meet lower dampcourse where other walls about walls of bathroom, shower recess or laundry. Damp proof courses and flashings shall be installed to give performance as specified in AS/NZS 2904.

VERMIN PROOFING:

13mm mesh galvanised bird wire to be built into brickwork and taken across cavity and secured to bottom plate.

FLASHINGS:

L.C. approved dampcourse material to be built in under all window sills 25mm at back of wood sill and 50mm at each end of same. Flashing to be bent down across cavity and built 25mm into veneer wall. L.C. approved dampcourse material to be built in over all exposed window and external door openings.

WEEP HOLES;

Perpend joints are to be left open in exterior brick walls spaced approx. 600mm in course immediately over flashings of all exposed openings and to brick retaining walls, fender walls etc. as required. See Bushfire Clauses for protection of weep holes in bush fire areas.

RETAINING WALLS:

Retaining walls not specifically detailed, and foundation walling required to retain earth, are to be a minimum of 230mm thick, up to a height of 750mm of retained earth. Cavity walls used to retain earth are to have the leaf adjacent to the retained earth a minimum of 230mm thick, to a maximum of 900mm of retained earth height. All to be properly bonded (see 'Bonded Walls') and provide with a properly constructed agricultural drain to the earth side of retaining wall. For walls in excess of the above heights of retained earth, an Engineers detail will be required.

BONDED WALLS:

Solid brick walls more than one brick width which are used to retain earth or are otherwise noted as 'Bonded Walls', shall be bonded throughout the thickness of the wall by either header bricks or equivalent tying. Where header bricks are used every sixth course shall be a header course or there shall be at least one header or

equivalent tie to every 0.13sq metres (every third course at 480mm centres) Walls 350mm or more in thickness shall have overlapping headers or ties to provide a continuous tie through the wall.

CAVITY WALLS:

Walls indicated as cavity walls to be constructed with two leaves 110mm thick spaced nominally at 60mm apart. Where thermal insulation is required to comply with Energy Efficiency requirements clear cavity spaces must be maintained. Connect the two leaves with wall ties as per AS2699 set nominally 720mm apart (max.900mm in every fifth course) breaking bond. Ties to be embedded a minimum of 50mm in each leaf. Keep ties clean of mortar droppings and cavity clear as work proceeds.

STRAPS: BCA part 3.3.3

To full brick cavity walls, secure door and window frames with 1.6mm galvanised iron straps set in brickwork. Straps to be 25mm wide and at least 300mm long, where practicable and spaced at a maximum of five courses apart. Set 25mm x 1.6mm galvanised iron straps 1800 apart and 1200mm down cavity with ends turned 75mm into brickwork to secure wall top plates.

COMPLETION:

Clean all cavities. Wait upon and make good after other trades. Replace all damaged and defective bricks. Clean all exposed brickwork with diluted spirits of salts, or as otherwise recommended by brick manufacturers, wash down with clean water and leave free from cement and mortar stains.

BRICKLAYER (Concrete brick) A.S. 1346 - BCA part 3.3.1

MORTAR: For normal conditions mortar to consist of:

Above Dampcourse:	1 part cement 2 parts lime or lime putty 9 parts clean sand	Below Dampcourse:	1 part cement 1 part lime or lime putty 6 parts clean sand
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Mortar mixes must comply with A.S. 3400 (BCA parts 3.3.1.6 and 3.3.1.7)

The substitution of other plasticisers for lime is not recommended. Under no circumstances should the proportion of cement be increased.

GENERALLY:

Bricks are to be dry when laid in wall. When delivered on site bricks should be stacked openly and off wet ground and where practicable to be covered in wet weather. Footing courses to be grouted solid. All brickwork to be properly bonded, laid on full bed and all perpend filled.

JOINTS: BCA part 3.3.1.7

Finish all external brickwork and internal feature walls with raked joints. Finish all other brickwork with neat struck joints. U.N.O.

JOINT REINFORCEMENT AND CONTROL JOINTS: BCA part 3.3.1.8 and 3.3.1.9

In addition to reinforcement over openings as later specified provide joint reinforcement in bed joints at vertical spacings not exceeding 600mm. Control joints, providing a continuous vertical separation through the entire thickness of the wall, are to be provided where indicated on plans or where walls exceed 9m in length, as close as practical building will permit. Reinforcement not to extend across control joints.

AUTOCCLAVED AERATED CONCRETE BLOCKS:

GENERALLY: Lightweight blockwork shall be Autoclaved Aerated Concrete blocks consisting of sand, cement and lime and shall be installed to areas as indicated on drawings. Site provisions for storage of materials and for the mixing of adhesive shall be as recommended by the manufacturer.

WORKMANSHIP

Fixings, fastenings, anchors, lugs and the like shall be of a type approved by the manufacturer and shall transmit the loads and stresses imposed and ensure the rigidity of the assembly. Block laying shall be in accordance with the manufacturers current published specifications.

TOLERANCES:

Maximum planar misalignment shall be 2mm along butt joints. The thickness and width of walls shall not vary by more than 5mm from design sizes. Deviation from plumb, level or dimensional angle must not exceed 5mm per 3.5m of length of member or 6mm in total run in any line.

INSTALLATIONS:

All lightweight blockwork shall be installed using thin bed adhesive mortar to all horizontals and perpend. The first course must be made true and level using a normal thick bed mortar with thin bed adhesive to fully seal the perpend. All thin bed adhesive shall be applied using a recommended notched trowel to obtain an even distribution of adhesive to achieve joint thickness of 2-3mm. All lightweight blockwork shall be laid in a format that the vertical joint of the lower course must be staggered at least 100mm relative to the vertical joint of the overlying course. A slip/joint bond breaker must be installed between the first course and the foundations or slab on all internal and external walls to allow for differential movement between the blocks and the supporting structure. Build in as necessary all flashings, reinforcements, arch bars, lintels, frames, straps, bolts, lugs, wall ties, metalwork, precast units, sills, partitions, joists and the like. Carefully set out and leave openings for other trades to eliminate cutting.

CONTROL JOINTS: BCA part 3.3.1.8.

Control joints should be built into walls at no greater than 8m centres and at locations in accordance with the recommendations of the manufacturer. Masonry expansion ties shall be installed across the joint every third course.

CLEANING:

Take care at all times to keep walls clean. Remove excess adhesive progressively. Clean strictly in accordance with manufacturers recommendations.

COMPLETION:

On completion clean out all blocks, mortar, droppings, debris etc. and remove all scaffolding, make good all put-log holes and other blemishes and leave all work in perfect condition and protect until handover.

CONCRETE BLOCK and REINFORCED MASONRY: AS 3700 - BCA part 3.3.2

GENERALLY: All masonry units shall comply with AS1500 'Hollow Load Bearing Concrete Units'. Masonry shall be stacked on planks off the ground and in wet weather shall be covered with tarpaulins or otherwise kept dry. At the end of each days work the top of the wall shall be covered with tar paper, polyethylene sheets or by other means protected from becoming excessively weak. Masonry units shall not be dampened prior to laying, but shall be laid in dry state.

MORTAR: BCA PARTS 3.3.1.6 AND 3.3.1.7

Mortar shall comply with AS123 in all respects. Plasticisers may be used when approved and where tests show the mortar with plasticisers meets the requirements of these specifications.

CONSTRUCTION BEDDING:

All face and end joints shall be fully filled with mortar and joints shall be squeezed tight. Slushing of mortar into joints shall not be permitted. The first course of blocks shall be laid in a full bed or mortar.

JOINTS:

Joints on all exposed surfaces shall be as specified. The joint shall be formed by striking the mortar flush and after it has partially set, tooling with the proper shaped tool to adequately compact the surface. The tool shall be of sufficient length to form a straight line free from waves. Internal joints shall be ironed. Where flush joints are left exposed, they shall be first compacted, then repointed and excess mortar removed. Joints shall be 10mm thick unless otherwise specified or directed.

PATTERNS AND BOND:

All walls shall be built plumb, true and level, to the thickness shown on the plans and with the pattern indicated, or running bond U.N.O.

CONTROL JOINTS:

Shall be located where shown and shall form a continuous vertical break from top to bottom of wall or from bond beam. Provision shall be made for adequate lateral stability. Joint shall be filled with mortar, raked back 16mm and pointed with a non-hardening plastic filler. No reinforcing shall be carried across control joint.

JOINT REINFORCEMENT: BCA part 3.3.2.3.

Reinforce every 600mm in height and in the two courses immediately above and below window openings. Lap mesh at least 150mm at all joints and intersections except at control and expansion joints where a slip joint must be provided.

BRACING DURING CONSTRUCTION:

Masonry walls constructed in locations where they may be exposed to highwinds during erection shall not be built higher than ten times their thickness unless adequately braced, or unless provision is made for prompt installation of permanent bracing such as intermediate floor or roof structure. Back filling shall not be placed against foundation walls or retaining walls before mortar or grouting has sufficiently hardened, or before wall has been permanently braced to withstand horizontal pressure.

WEATHERPROOFING: BCA part 3.3.4

All concrete masonry walls exposed to the weather or below ground level shall be adequately weather proofed or water proofed, using an approved paint or other coating and applied in accordance with the directions of the manufacturer.

CLEANING:

During the progress of the work, every effort shall be made to keep walls, that are to be left exposed, clean. Mortar smears shall be allowed to dry for a short period and shall then be promptly removed by trowel or wire brush or both. Care shall be taken to avoid damage to the mortar joint when brushing. Mortar burrs shall be promptly removed. At the conclusion of the work, walls shall be cleaned down, all scaffolding and debris removed and the wall left in good clean condition.

BUSHFIRE PRONE AREAS – BCA 3.7.4

Performance requirements are satisfied for a class 1 building located in a designated bushfire prone area if constructed in accordance with AS3959.

- N.S.W. Variation:
- (a) AS3959 – Construction of buildings in bushfire prone areas, excluding section 2 of that standard which is replaced by "Planning for Bushfire Protection, appendix 3 – Site Assessment for Bushfire Attack.
 - OR
 - (b) subclause (a) as modified by development consent following consultation with NSW Rural Fire Service under sec. 79BA of the Environmental Planning and Assessment Act 1979
 - OR
 - (c) subclause (a) as modified for development consent with a bushfire authority issued under section 100B of the Rural Fires Act 1997

CONSTRUCTION OF CLASS 1 BUILDINGS as per acceptable methods in BCA clause 3.7.4.1 (for information only)

BUILDING COMPONENT	BUSH FIRE ATTACK CATEGORY		
	MEDIUM	HIGH	EXTREME
Flooring system	(a) Concrete slab on ground (b) Suspended concrete floor (c) Framed floor with all joists and bearers above 600mm above ground (d) Framed floor where timbers are less than 600mm above ground (i) All timbers fire retardant OR (ii) subfloor space fully enclosed as per the wall above OR (iii) fully enclosed with non combustible material or 6mm thick F.R. cement sheets	As per medium requirements	As per medium requirements except that where bearers and joists are greater than 600mm above ground and not enclosed, all timbers must be fire retardant treated or sheathed underneath with non combustible material.
Supporting posts, piers stumps, poles (except where enclosed as per flooring systems)	(a) Non combustible material (b) Fire retardant treated timber to 400mm above ground (c) Timber mounted on 75mm high stirrups	As per medium requirements	As per medium requirements except that all timber is to be fire retardant treated
External Walls	(a) Masonry, concrete or earthwall (b) Framed wall with (i) sarking having a flammability index not more than 5 OR (ii) an insulation material of that standard (c) Timber logs with all joints between the logs planed and sealed (d) Combustible sheet cladding if cladding within 400mm of ground is covered by non combustible sheet material	As per medium requirements except that:- (a) P.V.C. cladding must not be used: and (b) Timber wall cladding must be fire retardant treated	As per high attack category
Windows	The openable part of a window must be screened with aluminium, steel or bronze corrosion resistant mesh with 1.8mm max. aperture size.	As per medium requirements except that: (a) timber must be fire retardant treated except if enclosed by non combustible shutters (b) Leadlight windows must be protected with non combustible material or toughened glass (c) Window screens must not be aluminium	As per high requirements except that windows not protected by non combustible shutters shall be glazed with toughened glass
External doors	External doors must be fitted with (a) weather strips or draught excluders to prevent build up of burning debris and (b) tight fitting screen doors with corrosion resistant mesh as per windows	As per medium requirements except that (i) aluminium mesh must not be used and (ii) leadlight panels must be protected by non combustible shutters or panels	As per high bushfire requirements except that:- (a) Timber doors must be fire retardant treated OR (b) Protected by non combustible shutters OR (c) Solidcore doors min.35mm
Vents and weepholes	Vents and weepholes must be protected by spark guards of corrosion resistant 1.8mm max. mesh size aluminium, steel or bronze	As per medium category except that aluminium mesh must not be used	As per high category requirements
Roof covering, eaves and fascias	(a) Timber shakes or shingles are not allowed. (b) Sheet roofing must be metal or fibre reinforced cement (c) Seal gaps under corrugations at wall or eaves line by (i) fully sarking roof OR (ii) corrosion resistant mesh as per weepholes or profiled metal sheet or mineral wool (d) Hip and ridge capping must be preformed with no gaps or gaps sealed as per (c) (e) Roof wall junctions must be sealed by: (i) fascia and eaves lining OR (ii) sealing to u/side of roofing at wall line with non combustible material (f) Tiled roofs must be fully sarked (including ridge) with sarking directly under tiling battens. All sarking must have Flammability Index less than 5	As per medium requirements except that (a) all roof sheeting must be non combustible and sarked: and (b) Timber eaves lining and/or trimming strips must be of fire retardant treated timber: and (c) Fascias must be non combustible or fire retardant treated.	As per high category requirements except that:- (a) Fibre reinforced cement or aluminium sheet must not be used for roof sheeting or fascias: and (b) Aluminium must not be used for eaves linings
Roof lights	(a) rooflight penetrations and shafts must be sealed with non combustible sleeve and linings (b) A rooflight may be of metal framed thermoplastic provided that the diffuser at ceiling level is wired or toughened glass in a metal frame (c) Vents in rooflights must have a steel or bronze mesh screens with 1.8mm max aperture size	As per medium requirements, except that: (a) roof light glazing must be wired glass (Thermo plastic or toughened glass must not be used)	As per the requirements for high category attack
Roof Ventilators	All components of roof ventilators, including rotary ventilators must be of non combustible materials and ventilation openings must be protected by 1.8mm max. aperture size non corrosive steel or bronze screens.		
Gutters and downpipes	Must be constructed of non combustible materials including materials or devices to stop leaves collecting or clogging.		
Verandah and decks	Supporting posts, columns and piers and external walls must comply with previous requirements as per this table for all categories. If sheeted or tongue and grooved solid flooring is used, the flooring system must comply with previous requirements for flooring systems.		
	(a) spaced timber deck flooring (i) gaps in deck strips must not be less than 5mm (ii) the perimeter of the deck must not be enclosed (iii) The deck flooring must be separated from main building so fire will not spread	(a) spaced timber deck flooring must be fire retardant treated.	(a) as per high category except that all timber (including balustrades) must be fire retardant treated or all materials must be non combustible

- NOTES:
- (a) Fire retardant timber must comply with requirements of AS/NZS3837. Some timber varieties naturally meet the Ignition and Heat Radiance Parameters when tested to ASTM D2698 Method B without having to be fire retardant treated.
 - (b) External timbers in a verandah patio, deck or the like are regarded as protected also if they are under a roof or similar structure that projects to a line at an angle of 30° off the vertical from the base of the wall
 - (c) Where roofing systems are fully sarked, mesh protected vents may be necessary to reduce condensation in some areas.
 - (d) Where sub floor areas are enclosed termite protection must not be compromised.

ENERGY EFFICIENCY – BCA part 3.12

Performance provisions of the BCA part 2.6 requires that a building must have a level of thermal performance so that greenhouse gas emissions are reduced using energy efficiently. This level of thermal performance must facilitate the efficient use of energy for cooling and heating. This will be achieved by selection of materials and methods of construction of Building Fabric, External Glazing, Building sealing, Air movement and services as best suited to the particular Climatic Zone in which the building is sited. Map of Australian Climate Zones for Thermal Design can be viewed on the Australian Building Code Boards website at www.abcb.gov.au

R-Value is the Thermal Resistance of a component to heat and cold movement. Thermal movement is upwards or downward through a roof or a combination of both.

THERMAL RESISTANCE: minimum TOTAL R-Value required for various climatic zones									
BUILDING COMPONENT	CLIMATE ZONE								
ROOFS	1	2 - Altitude less than 300	2 - Altitude 300m or more	3	4	5	6	7	8
Direction of heat flow	Downwards			Downwards and upwards			Upwards		
Minimum Total R-Value required	2.2	2.2	2.5	2.2	3.0	2.7	3.2	3.8	4.3

BUILDING COMPONENT	CLIMATE ZONE							
WALLS	1	2	3	4	5	6	7	8
Minimum Total R - Value required	1.4	1.4	1.7	1.4	1.7	1.9	2.8	
QLD. Variation minimum Total R-Value	1.0		n.a.	1.4		n.a.		

Special Condition apply to two storey houses

FLOORS	CLIMATE ZONES	6	7	8	Enclosed perimeters and heated slab floors have special requirements. Consult authorities
Suspended floors without heating and unenclosed around perimeter		1.0	1.0	2.5	

Added insulation to achieve minimum R-Values for various climate zones can be: (a) Reflective Building membrane or (b) Bulk insulation or a combination of both Reflective Building Membranes must be installed with not less than 20mm air space between the more reflective side and a building lining or cladding (note: cavity clearances are not to be reduced) and closely fitted against any penetration and or door/window frame, be adequately supported and overlapped to adjoining sheet not less than 150mm. Bulk insulation must be installed so that it maintains its position by not slumping and forming voids and must about other installation or building members. Care should be taken that insulation does not interfere with the safety or performance of services or fittings. Insulation as manufactured must comply with AS/NZS4859.1 as AS2464 as applicable.

R-VALUE OF INSULATION TO BE ADDED TO BUILDING COMPONENT TO MEET TOTAL R-VALUE REQUIRED									
ROOF TYPE	ROOFS	CLIMATE ZONE							
		1,2 Below 300m AHD altitude	1,2 at or over 300m AHD	3	4	5	6	7	8
	Minimum required Total R-Value for roofs	2.2	2.5	2.2	3.0	2.7	3.2	3.8	4.3
FLAT ROOF, SKILLION ROOF AND CATHEDRAL CEILING – CEILING LINING UNDER RAFTERS									
TILED	Total R-Value of roof materials	0.4 downwards	0.4 down and up			0.40 upwards			
	Minimum R-Value of insulation to add	1.8	2.1	1.8	2.59	2.29	2.79	3.39	3.89
FLAT ROOF, SKILLION ROOF AND CATHEDRAL CEILING – CEILING ON TOP OF EXPOSED RAFTERS									
TILED	Total R-Value of roof materials	0.4 downwards	0.41 down and up			0.41 upwards			
	Minimum R-Value of insulation to add	1.79	2.09	1.79	2.59	2.29	2.79	3.39	3.89
FLAT CEILING WITH PITCHED ROOF – CAVITY ROOF SPACE									
TILED	Total R-Value of roof materials	0.7 downwards	0.35 down and up			0.35 upwards			
	Minimum R-Value of insulation to add	1.5	2.15	1.85	2.65	2.35	2.85	3.4	3.95
FLAT ROOF, SKILLION ROOF AND CATHEDRAL CEILING – CEILING LINING UNDER RAFTERS									
METAL	Total R-Value of roof materials	0.38 downwards	0.35 down and up			0.39 upwards			
	Minimum R-Value of insulation to add	1.82	2.12	1.82	2.61	2.31	2.81	3.41	3.91
FLAT ROOF, SKILLION ROOF AND CATHEDRAL CEILING – CEILING LINING OF TOP OF EXPOSED RAFTERS									
METAL	Total R-Value of roof materials	0.37 downwards	0.37 down and up			0.39 upwards			
	Minimum R-Value of insulation to add	1.83	2.13	1.83	2.61	2.31	2.81	3.41	3.91
FLAT CEILING WITH PITCHED ROOF – CAVITY ROOF SPACE									
METAL	Total R-Value of roof materials	0.5 downwards	0.4 down and up			0.4 upwards			
	Minimum R-Value of insulation to add	1.7	2.1	1.8	2.6	2.3	2.8	3.4	3.9

A roof must achieve the minimum Total R-Value specified. In Climate Zones 1, 2, and 3 pitched roof material with a flat ceiling must have a Solar Absorptance value less than 0.55, RBM installed below the roof and the roof space ventilated by roof, gable, eaves or ridge vents that allow an unobstructed air flow with no dead air spaces. Vents must have a total fixed open area of not less than 1% of the ceiling area. OR not less than 2 wind driven ventilators in association with fixed vents subject to approval.

TYPICAL SOLAR ABSORPTANCE VALUES OF COLOURED ROOFS

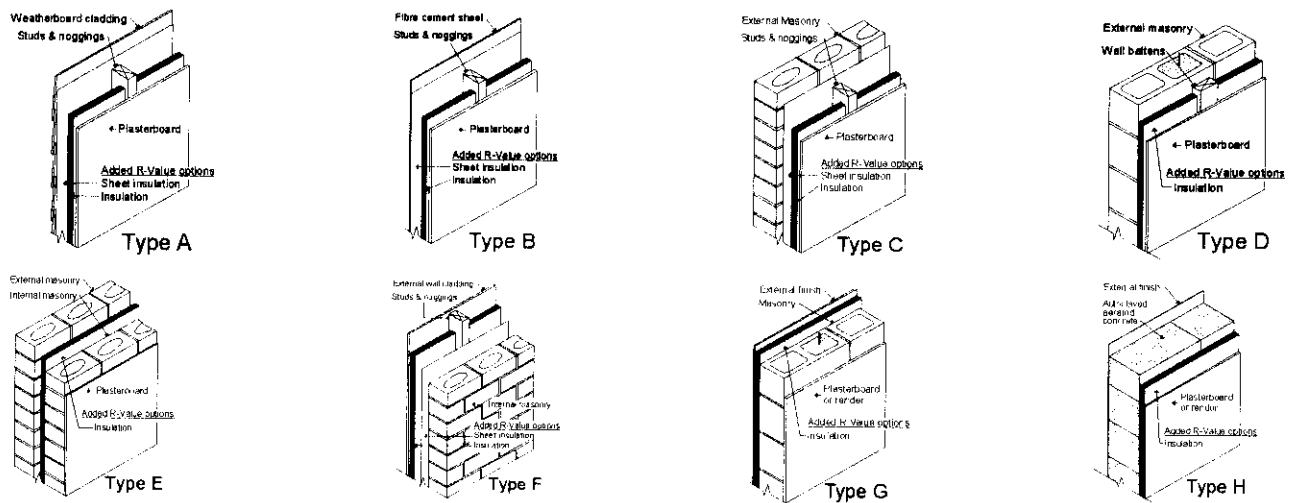
Slate (dark grey)	0.9			Light Grey	0.45
Red, Green	0.75	Zinc Aluminium (dull)	0.55	off white	0.35
Yellow, Buff	0.6	Galvanised steel (dull)	0.55	Light Cream	0.3

EXTERNAL WALLS

An external wall must achieve the minimum Total R-Value for the relevant Climate Zone or in Climate Zones 1, 2 and 3 to be shaded by a verandah, balcony, carport eaves and gutter or the like. The horizontal projection from the external face of the building must be not less than one quarter of the overall height of the wall measured from the internal floor vertically to the underside of the projection. This applies to all stories. NOTE: In Climate Zones 4, 5, 6, 7 and 8 all walls must achieve a surface density of not less than 220 Kg/m² and in Climate Zone 6 be constructed on a flooring system that is in direct contact of ground i.e. concrete slab or in Climate Zones 6, 7, and 8 incorporate insulation with an R-Value not less than 1.0 to the edges and underneath the slab. These requirements do not apply to South facing walls in Climate Zones 1, 2 and 3 south of latitude 20° south

R-VALUE OF INSULATION TO BE ADDED TO BUILDING COMPONENT TO MEET TOTAL R-VALUE REQUIRED						
TYPICAL WALL CONSTRUCTION		R - VALUES	CLIMATE ZONE			
			1,2,3,5	4,6	7	8
		Minimum required Total R – Value for Walls	1.4	1.7	1.9	2.8
(A) Weatherboard: minimum 70mm Timber Frame	Total R-Value of Wall Materials		0.47			
	Minimum R-Value of insulation to add		0.93	1.23	1.43	2.33
	Total R-Value of Wall Materials		0.4			
(B) Cement or Metal Sheet 70mm timber frame	Minimum R-Value of insulation to add		1.0	1.3	1.5	2.4
	Total R-Value of Wall Materials		0.54			
	Minimum R-Value of insulation to add		0.86	1.16	1.36	2.26
(C) Clay Masonry Veneer minimum 110mm Veneer	Total R-Value of Wall Materials		0.52			
	Minimum R-Value of insulation to add		0.88	1.18	1.38	2.28
	Total R-Value of Wall Materials		0.67			
(E) Cavity Clay Masonry 110 ext. veneer, 90mm internal (min)	Minimum R-Value of insulation to add		0.73	See note above		
	Total R-Value of Wall Materials		0.5			
	Minimum R-Value of insulation to add		0.9	1.2	1.4	2.3
(F) External insulated Clay Masonry Minimum 110 mm masonry	Total R-Value of Wall Materials		0.48			
	Minimum R-Value of insulation to add		0.92	1.22	1.42	2.32
	Total R-Value of Wall Materials		1.73			
(G) External insulated Corner Masonry minimum 140mm thick	Minimum R-Value of insulation to add		Nil	Nil	Nil	1.07
	Total R-Value of Wall Materials		1.73			
(H) Auto Claved Aerated Masonry minimum 200mm thick	Minimum R-Value of insulation to add		Nil	Nil	Nil	1.07
	Total R-Value of Wall Materials		1.73			

See diagrams next page for wall construction types A to H.



ENERGY EFFICIENT EXTERNAL GLAZING – BCA part 3.12.2

This part of the BCA applies to Class 1 buildings and class 10a buildings with a conditional space.

Acceptable Construction Practice: The effective glazing area of a building must not exceed the percentages of the building area as per BCA Table 3.12.2.1. This table defines the maximum effective glazing area (Total glazed area of all windows in a storey) as a percentage of the total floor area of a storey. The glazing area limits listed provide only the minimal protection against overheating (heat flow into the building via the glazing) and heat loss (through the glazing) in cold conditions. The heat loss or gain can be controlled by siting of windows, shading, use of protective films, double glazing with air or gas fill in a sealed unit, and size of windows. Window manufacturers can supply windows to suit the requirements for the site Climate Zone and the window construction depends on shading of the glazed area by verandahs, balcony, fixed canopies etc. or a shading device. A shading device must restrict at least 80% of the solar radiation when in use and can be a shutter, blind, vertical or horizontal screen with blades, battens, slats etc. and be adjustable by the building occupants. Where necessary the nomination of glazing types, window locations, shading etc. should be carried out by an approved specialist.

CARPENTER GENERALLY:

All timber shall comply with the appropriate standard as listed below. Timber sizes to comply with AS1170.2 for serviceability and Design Wind Gust Velocities (permissible stress) of 33 M/s minimum. Substitution of some members may be required for higher Gust Wind Velocities and advice of local authorities Building Department or Structural Engineer should be sought as whether design to W41N or higher is required.

STRESS GRADES:

Visually Stress Graded Timber: Timbers whose species or place of growth is known may be visually graded for quality in accordance AS 2082.

Mechanically Stress Graded Timber of required stress grade according to AS/NZS 1748 may be used regardless of species.

Seasoned Timbers: All timber shall be regarded as seasoned only if its moisture content does not exceed 18 per cent.

FRAMING : BCA part 3.4.3.

Timber sizes in this specification are based on AS1684.4 Simplified Non-cyclonic areas with restrictions as follows: Maximum wind classification N2 (33m/s) - maximum roof pitch 30° - maximum building width 12.0m - maximum rafter overhang 750mm - maximum wall height at ext. walls, floor to ceiling 2400mm. The sizes are for information only and should not be used for construction. All design for a structure within these limits should be carried out by reference to AS1684.4

NOTE: for wind classification N3 (W41N) and N4 (W50N) Non-cyclonic areas with building widths 12.0m and up to 16.0m and with roof slopes exceeding 30° and up to 35°, design according to AS1684.2 is required

FLOOR FRAMING:

Ground floor timbers shall be only of hardwood, cypress pine or pressure treated Radiata or Canada Pine below a height of 300mm above finished ground level and must not be built into brickwork. Subfloor ventilation shall conform to BCA part 3.4.1. In Bushfire Prone Areas special conditions apply.

ANT CAPS:

To all brickwork and piers, at the level of underside of floorbearers, and capping of 0.5mm gauge galvanised steel or other approved metal is to be set, projecting 38mm beyond the internal faces of all brickwork and turned down at a 45 degree angle, lapped 13mm and soldered or crimped at all joints and corners so as to provide a continuous and effective barrier against termites throughout the length of the material. Whole of house protection against subterranean termite attack shall be installed in accordance with AS 3660.1

BEARERS:

Bearers should be laid in straight and normally parallel lines with top surfaces arranged to give level bedding for joists. Unless specifically noted as otherwise, bearers shall be located directly under all loadbearing walls, except where walls are located at right angles to line of bearers, in which case piers or other approved supports shall be provided for bearers at points where they cross under such walls. Bearers having minor excesses in depth shall be brought to required level by checking out underside over supports. Packing is to be avoided but where there is no alternative, corrosion resistant and incompressible sheet material over full area of contact may be permitted. Bearers having not more than permitted spring shall be placed so that they tend to straighten under loading. Joints in bearers, unless specifically detailed otherwise, shall be made only at points of support on which adequate bearing for both members can be provided and the joint shall be secured by means of bolting or spiking against displacement or separation.

JOISTS:

Joists shall be laid over bearers in straight and normally parallel lines with top surfaces set accurately to a common level to receive flooring. Underside of joists having minor excesses in depth to be notched out over bearers to obtain required common level. Packing may be employed if unavoidable similar to that for bearers, such packing to be securely fixed. Joists having not more than the permitted amount of spring shall be laid so that they tend to straighten under loading. Joints, unless specifically detailed, shall be made only over bearers or other supports. Joints occurring in joists which parallel and support wallplates shall be made at points of support which provide adequate bearing for both ends which shall be butted or scarfed to maintain a straight line. Posts shall be securely skew nailed, from both sides to bearers at all points of support.

Where floor joists abut solid masonry or concrete walls, they shall be supported on timber wall plates or bearers carried on walling, off-sets or attached piers; where such method is not practicable and height of floor is more than 1800mm above ground the ends of joists or bearers may bear in pockets formed in the wall which allow at least 12mm clear air space at sides and ends of members and provide solid bearing at least 100mm in depth.

Where the unsupported span of deep joists exceed 2700mm, 50mm x 50mm herringbone strutting or solid blocking of 25mm min thickness shall be provided in continuous rows between joists at not more than 1800mm centres.

STUDS:

Housings or notchings to accept bracing, noggings, trimmers, lintels etc. may be made in any face of stud, providing that their depth does not exceed 10mm and the studs are designed as notched studs. Notches into stud depth are to be max. 20mm for diagonal cut in bracing only and providing also that where notchings or housings are made on opposite faces of the same stud, they shall be spaced not less than twelve times the width of the stud apart.

A stud to the side of openings may however have material equal to half its depth removed over an area sufficient to accept a head or lintel member, providing always that the head or lintel member continues through and is housed into the next stud adjoining the jamb stud.

Studs to sides of openings and studs supporting concentrated loads shall not be cut or notched except as permitted above. Junctions of loadbearing walls shall be framed with three studs. Well blocked and spiked together or with a solid post equal to the depths of intersecting walls.

In brick veneer construction framing of wall junctions with two studs is acceptable providing that such studs are joined at not less than 800mm centres along their height by securely spiking blocking pieces exceeding 200mm in length. Where corners are interrupted by windows the structural corner mullion shall be not less than 100mm x 100mm timber, or equivalent steel section.

Studs to side of openings shall have a depth equal to that of the common stud, except that double studs may be used providing that their total thickness is not less than the required single stud and that the studs are well spiked together. All notchings in studs shall comply with AS1684.4 table 6.1.

WALL PLATES:

Wall plates shall be in long lengths to each panel of walling and shall be not less than the size or lower in grade than common studs used in the particular wall

section. Trenching shall be max. 3mm deep unless the design uses span tables based on remaining depth. Where plates are machined gauged to a uniform thickness trenching may be omitted. Where due to the use of different centre-to-centre spacing for studs and floor joists or for any other reason the points of support offered by joists, blocking pieces or concrete floors is not vertically over studs then a 75mm thick top plate shall be used in combinations as shown in AS1684.

Where roof trusses supporting tiled roofs are placed more than 50mm from wall studs, minimum thickness of top plates shall be 75mm unless otherwise specified hereunder. Where top plates are required to bear a major load arising from a roof strut, strutting beam, long span deep joists or the like, such loading shall be only at points immediately above a supporting stud, post or column. Where this is not practicable plate is to be adequately stiffened and the load distributed to adjoining studs by means of super imposed blocking pieces, close noggings from below or other approved means.

Where bottom plates are required to carry a stud to the side of an opening or a stud bearing a major load mentioned above the plates shall be supported by a joist, a blocking piece or a concrete floor slab directly beneath the point or points at which such studs are located.

EAVES BEAMS AND VERANDAH PLATES:

Eaves beams and verandah plates shall be provided to support rafters or trusses over full height openings or recesses in walls or over verandahs or porches covered by main roof structure. Any reduction in nominal size through mill dressing or scalloping shall be allowed for so that the minimum size listed is not reduced. The ends of eaves beams and verandah plates that are supported on stud wall shall be carried by studs or stud groups as for heads for equivalent spans. End fixing shall provide resistance to uplift or displacement. Verandah Posts to be not less than 100mm x 100mm in timber F11. If supporting roof loads they shall be as per AS1684.2.

ROOF FRAMING:

Pitch of roof is to be as shown on plans and length of rafter to longest ridge to be gauged to suit full tile courses.

Roof timbers are to be seated on timber wall frames, positioned so that they are adequately supported. Where supported on masonry walling, they are to be attached to timber wall plates of minimum dimensions 75mm x 38mm unless anchored directly to masonry. Wall plates to be secured to masonry as previously specified under bricklayer, where straps are used such straps are to be drawn snugly over and secured to top of plate. Straps or similar fastenings to be spaced at maximum of 1800mm for tiled roofs and 1200mm for sheet metal roofing.

ROOFING BATTENS: Supporting roofing only. (Note: roofing battens are not suitable for the safe support of workers prior to fixing roof cladding). Battens should be continuous over a minimum of two spans and their design to suit rafter/truss spacing and batten spacing must be in accordance with AS1684 for the allowable roof mass.

CEILING JOISTS:

Joists shall be in single lengths where practicable, positioned beside and in direction of main rafters where practicable.

Secure to hangers with 35mm x 32mm timber cleats, MGPIO (seas.), strapping of 25mm x 1.7mm (16g) galvanised iron or equivalent fasteners. Provide ceiling joists as shown in tables or AS1684.4 supported from hanging beams so that their span does not exceed 2.4m where joist is continuous over two spans, otherwise reduce span to 2.1m. Provide ceiling battens 38mm x 25mm at 450 centres in timber grade F4 or better where required.

HANGING BEAMS:

End bearing of hanging beams shall be the full width of wall plates and they shall be positioned either directly over a stud or their load adequately distributed to stud by intermediate blocking or local reinforcement of wall plate. Where length of hanger exceeds 4.8m the hanger is to be supported by a beam as for Strutting Beams and the size of hanger is to be governed by new span. (Roof not to be strutted off hangers or beam supporting hanger).

RIDGE BOARDS:

Ridge boards used in coupled roofs of simple construction, where they are not required to be strutted or propped and where opposing pairs of rafters are not separated by more than their own thickness at either side of their ridge junction, shall be 50mm greater in depth than rafters x 19mm thick. Otherwise they shall be 50 greater in depth and 35mm thick

VALLEY BOARDS:

Shall not be less than 19mm thick and of sufficient width to adequately support valley gutters.

UNDERPURLINS:

Underpurlins shall be in single lengths where possible and in straight runs at right angles to direction of rafters. Where splices cannot be avoided, joint shall be halved, lapped and spiked together at point of support. Ends of underpurlins shall not project (cantilever) beyond a support by more than 25 per cent of span distance of normal supports.

STRUTTING BEAMS:

Strutting beams may extend in any direction in roof space so long as their ends are supported on load bearing walls. Where supported by stud walling the beams shall land either directly above a stud of adequate size or their load shall be distributed over two or more studs by blocking or reinforcement of wall top plates. An initial clearance of 25mm shall be provided between underside of beams and top of ceiling joists. Loading of strutting beams over openings shall be avoided unless lintel above opening is sized to carry additional load.

MANHOLE:

Trim as required between ceiling joists for manhole 600 x 400mm minimum size. Line the opening and provide a suitable cover.

EAVES:

Project rafters to give a soffit at eaves of directed width and fix 200 x 25mm timber fascia or colourbond steel as directed. Where eaves are boxed in, soffit bearers (sprockets) of 50 x 38mm shall be provided, spaced to suit eaves lining and attached directly to outer ends of rafters. In brick veneer buildings the inner ends of soffit bearers shall be fixed to the frame so as to be 20mm or more clear above top of brickwork at time of construction.

In solid masonry buildings the inner ends of soffit bearers shall be located by means of 50 x 25mm hangers from rafters or wall plates.

In Bushfire Prone Areas fascias and eaves linings have special requirements.

PREFABRICATED TIMBER WALL FRAMES AND TRUSSES – BCA part 3.4.3

Where prefabricated frames and/or trusses are required for construction of the building, the manufacturers certification of construction according to AS1684.2 or AS1684.4 for the building on the particular site must be obtained. Where certification is attached to truss or framing members the certification labels shall be left in place after erection for approval by the appropriate Building Surveyor, P.C.A., or Council Authority. Timber trusses purpose manufactured for this project and engineer designed according to AS1720.1 are to be spaced at centres as directed, erected and fixed in accordance with the manufacturers instructions as approved. Support only on ends or designed bearing points. Where spacing of trusses exceeds 600mm centres provide intermediate ceiling joists in 100mm x 38mm hardwood (in F7) or 100mm x 50mm (in F8) supported from hangers at maximum of 2100 centres. Hanging beams shall be supported not more than 600mm from bottom chord panel points unless hangers are provided to nearest top chord panel points.

MASSSES OF TYPICAL ROOF CONSTRUCTION

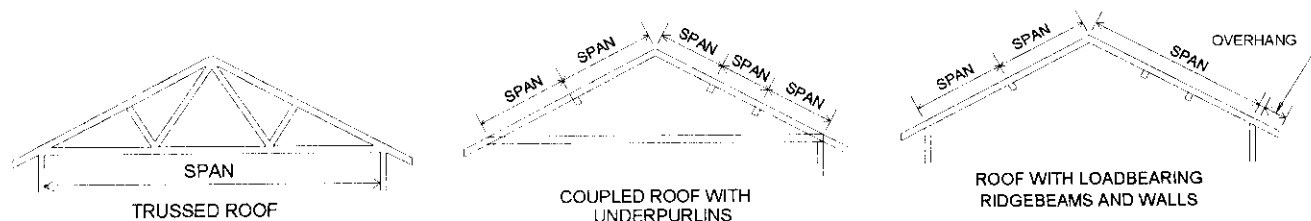
MASS OF ROOF	MATERIAL
10 kg/m ²	Steel sheet roofing 0.50mm thick and battens
20 kg/m ²	Metal sheet tiles or medium gauge steel sheet roofing, battens, 12mm softwood ceiling lining, sarking and lightweight insulation
30 kg/m ²	Steel sheet roofing 0.775mm thick, 13mm plaster ceiling, roof and ceiling battens, sarking and lightweight insulation
40 kg/m ²	Steel sheet roofing 0.75 thick, battens, graded purlins and high density fibreboard ceiling lining
60 kg/m ²	Terracotta or concrete tiles and battens
75 kg/m ²	Terracotta or concrete tiles, roofing and ceiling battens, 10mm plasterboard, sarking and insulation
90 kg/m ²	Terracotta or concrete tiles, purlins, roofing and ceiling battens, 19mm hardwood ceiling lining, sarking and insulation

DEFINITIONS:

Spacing - Where this term is used the measurement shall be the centre-to-centre distance between members.

Span - Where this term is used the measurement shall be the face-to-face distance between members.

Reference is made to effective roof spans in the tables - the span is an indicator of the mass of roof being carried by the outer wall members. Below are examples of typical spans.



TABLES OF TIMBER SIZES

SINGLE STOREY TILED ROOF

SINGLE STOREY SHEET ROOF

Framing Member Stud Height 2400	Span	Unseasoned				Seasoned			
		F8	F5	MPG10	MPG12	F8	F5	MPG10	MPG12
BEARERS- Strutted roof - max. rafter span 3000 @ 1800 spacing continuous over two or more spans-load bearing.	1500	100 x 75	2/120 x 35	2/120 x 35	2/90 x 35	100 x 75	2/90 x 35	2/90 x 35	2/90 x 35
Trussed Roof 9.0 Span. External	1800	125 x 75	2/140 x 35	2/120 x 35	2/90 x 35	125 x 75	2/120 x 35	2/120 x 35	2/90 x 35
Wall 1800 spacing continuous over two or more spans-load bearing.	1500	175 x 75	2/170 x 35	2/140 x 35	2/140 x 35	125 x 75	2/120 x 35	2/120 x 35	2/90 x 35
JOISTS- 450 spacing-continuous over two or more spans	1800	150 x 75	2/190 x 35	2/190 x 35	2/140 x 35	200 x 75	2/190 x 35	2/190 x 35	2/170 x 35
WALL PLATES- Trenched for studs max. 3 @ up to 600 centres	1800	125 x 38	120 x 45	120 x 35	120 x 35	125 x 38	120 x 45	120 x 35	120 x 35
Raftered roof 3000 Span									
Top Plates		2/50 x 75	2/45 x 70	2/45 x 70	45 x 70	50 x 75	2/45 x 70	2/35 x 70	45 x 70
Bottom Plates		50 x 75	2/45 x 70	2/45 x 70	45 x 70	50 x 75	2/45 x 70	2/35 x 70	45 x 70
Trussed Roof 9000 Span									
Top Plates		3/50 x 75	-----	3/45 x 70	2/45 x 70	2/50 x 75	3/45 x 70	2/45 x 70	2/45 x 70
Bottom Plates		3/50 x 75	-----	3/45 x 70	2/45 x 70	2/50 x 75	3/45 x 70	2/45 x 70	2/45 x 70
JAMB STUDS- (70/75mm frame) Truss or Rafter Span (9000 max.)	900	2/75 x 38	2/70 x 45	2/70 x 35	70 x 45	75 x 38	2/70 x 35	70 x 45	70 x 35
Single storey or upper storey ext. or internal load bearing walls	1800	2/75 x 50	3/70 x 45	2/70 x 35	2/70 x 35	2/75 x 38	2/70 x 45	2/70 x 45	70 x 45
	2400	3/75 x 38	4/70 x 45	3/70 x 35	2/70 x 45	2/75 x 38	3/70 x 45	2/70 x 45	2/70 x 35
	3000	3/75 x 50	4/70 x 45	3/70 x 45	2/70 x 45	2/75 x 50	3/70 x 45	2/70 x 45	270 x 35
STUDS under concentrated loading @ 600 centres notched up to 20 for bracing Roof area 15m ²		3/75 x 50	-----	3/70 x 45	2/70 x 45	2/75 x 50	2/70 x 45	2/70 x 35	70 x 45
LINTELS- Raftered roof 3000 Span	900	75 x 75	90 x 35	90 x 35	90 x 35	75 x 50	90 x 35	90 x 35	90 x 35
	1200	100 x 50	2/90 x 35	90 x 45	90 x 35	100 x 38	120 x 35	90 x 45	90 x 35
	1500	125 x 75	120 x 45	2/90 x 35	2/90 x 35	100 x 75	120 x 45	90 x 45	90 x 35
	1800	150 x 75	2/120 x 45	2/120 x 35	120 x 45	125 x 50	2/90 x 45	2/90 x 35	90 x 45
	2100	175 x 75	190 x 35	170 x 35	2/120 x 45	125 x 75	2/120 x 35	120 x 45	2/90 x 35
	2400	200 x 75	2/170 x 45	2/140 x 45	2/140 x 35	150 x 75	2/120 x 45	2/120 x 35	120 x 45
	3000	2/50 x 75	2/240 x 35	2/190 x 45	2/170 x 45	200 x 75	2/170 x 35	170 x 45	2/140 x 35
	3600	300 x 75	2/290 x 35	2/240 x 45	2/24 x 35	250 x 75	2/240 x 35	2/190 x 45	2/170 x 45
Trussed Roof 9000 Span	900	100 x 75	2/90 x 35	90 x 45	90 x 35	100 x 50	2/90 x 35	90 x 45	90 x 35
	1200	125 x 75	2/120 x 35	120 x 45	2/90 x 45	125 x 50	140 x 45	2/90 x 45	2/90 x 35
	1500	175 x 75	2/140 x 45	2/120 x 45	2/120 x 45	150 x 50	2/120 x 35	2/140 x 35	2/90 x 45
	1800	200 x 75	2/170 x 45	2/170 x 35	2/140 x 35	150 x 75	2/140 x 35	2/120 x 35	2/120 x 35
	2100	225 x 75	2/240 x 35	2/170 x 45	2/170 x 35	175 x 75	2/170 x 35	170 x 45	2/120 x 45
	2400	275 x 75	2/240 x 35	2/240 x 35	2/190 x 45	200 x 75	2/170 x 45	2/170 x 35	2/140 x 35
	3000	-----	2/290 x 45	2/290 x 35	2/240 x 45	250 x 75	2/240 x 35	2/190 x 45	2/190 x 35
	3600	-----	-----	-----	2/290 x 45	-----	2/290 x 45	2/290 x 35	2/240 x 45

SINGLE STOREY TILED ROOF

Framing Member Stud Height 2400	Span	Unseasoned				Seasoned		
		F5	F7	F8	F11	F5	MPG10	MPG 12
CEILING JOISTS at 600 centres over two or more max. 2400 Spans		125 x 38	125 x 38	100 x 50	100 x 50	120 x 35	120 x 35	90 x 45
HANGING BEAMS @ max. 2400 centres	2400	100 x 50	150 x 38	150 x 38	125 x 50	120 x 45	120 x 45	120 x 35
	3000	200 x 38	175 x 50	175 x 50	175 x 38	170 x 35	140 x 45	140 x 35
	3600	225 x 50	225 x 38	200 x 50	200 x 50	190 x 45	170 x 45	170 x 35
	4200	275 x 50	250 x 50	250 x 50	225 x 50	240 x 35	190 x 45	190 x 35
	4800	300 x 50	300 x 50	275 x 50	275 x 50	290 x 35	240 x 35	240 x 35
STRUTTING BEAMS @ 2400 centres, max. rafter span 3000	2400	250 x 75	250 x 75	225 x 75	225 x 75	2/240 x 35	2/190 x 45	2/170 x 45
	3000	300 x 75	300 x 75	275 x 75	250 x 75	2/240 x 45	2/240 x 35	2/190 x 45
	3600	-----	-----	300 x 75	300 x 75	2/290 x 35	2/240 x 45	2/240 x 35
RAFTERS @ 600 centres - roof mass 60 kg/m ² continuous over two or more spans.	3000	150 x 38	125 x 50	125 x 38	125 x 38	120 x 35	120 x 35	90 x 45
Overhang		750	750	750	750	500	550	750
UNDERPURLINS CONTINUOUS SPAN. Max.rafter span 3000. Max.strut spacing 2400		-----	150 x 75	150 x 75	150 x 75	2/140 x 45	2/120 x 45	2/120 x 35
COLLAR TIES to each alternate pair of rafters halved and shouldered	up to 4200 over 4200	75 x 50	75 x 50	75 x 50	75 x 50	70 x 45	70 x 35	70 x 35
		100 x 50	100 x 50	100 x 50	100 x 50	90 x 45	90 x 35	90 x 35

NOTES:

1. Cantilevers shall not exceed 25% of the allowable span, except that allowable offsets and cantilevers of load bearing walls at right angles to bearers shall be as per Table 4.1 of AS1684.4
2. Multiple members shall be vertically nail laminated according to Clause 2.3 of AS1684.4
3. Edge distances for some sheet bracing materials may require a minimum plate depth and or minimum stud breadth of 45mm for joining sheets
4. For openings greater than 900mm a secondary jamb stud may be required to support a lintel as per tables

SINGLE STOREY SHEET ROOF

Framing Member Stud Height 2400	Span	Unseasoned				Seasoned		
		F5	F7	F8	F11	F5	MPG10	MPG12
STRUTTING BEAMS @ 2400 centres max. rafter span 3000 under purlin span 2400	2400	200 x 75	200 x 75	175 x 75	175 x 75	2/170 X 35	2/140 X 45	2/140 X 35
	3000	225 x 75	225 x 75	225 x 75	200 x 75	2/190 X 35	2/170 X 45	2/170 X 35
	3600	275 x 75	250 x 75	250 x 75	225 x 75	2/240 X 35	2/190 X 45	2/170 X 45
RAFTERS @ 900 centres roof mass 20kg/m ² continuous. over two or more spans	3000	125 x 38	125 x 38	100 x 50	100 x 38	120 x 35	90 x 45	90 x 35
Overhang		500	650	700	750	450	450	500
UNDERPURLINS CONTINUOUS SPAN Max.rafter span 3000. Max.strut spacing 2400		125 x 75	125 x 75	125 x 75	100 x 75	2/90 x 35	2/90 x 45	2/90 x 35

Where top plates are required to bear a load arising from the placement of a roof strut, such strut shall be located only at a point immediately above a supporting stud unless the top plate is adequately stiffened by means of an intermediate blocking piece. Where bottom plates are required to carry a stud to the side an opening or a stud bearing a major load, the plates shall be supported by a joist or intermediate blocking piece directly beneath that stud. Double studs to be well spiked to ensure their action as one structural member.

The above tables refer to size of studs notched up to 20 for bracing. For sizes of studs not notched refer to AS1684.

For doorway openings up to 900 wide where jamb linings or other comparable stiffening are used, common studs are permissible.

Lintels over 175 deep to be seasoned or a low shrinkage timber species used.

HIPS - Depth of Common Rafter + 50 x 13 less than Rafter thickness
 RIDGE BOARDS - Depth of Common Rafter + 50 x 25 thick
 VALLEY RAFTERS - Depth of Common Rafter + 50 x 38 thick

CEILING JOISTS, HANGING BEAMS, VALLEY BOARDS, COLLAR TIE - As for tiled roofs

For floor joists at 450 centres over single 1800 spans, 100 x 50 unseasoned F8 or F11 can be used. For bearers and joists of other stress grades and spans refer to AS 1684.4 or AS1684.2.

Direct load in relation to top plates is where rafters or trusses are placed within 1.5 times the thickness of the plate from the stud; random load is where the placement of rafters or trusses exceeds that limit. Where points of fixing of studs on bottom wall plates occurs directly above points of support provided by joists, blocking pieces or by concrete floors, bottom wall plate may be as shown above for direct load.

GABLES OR VERGES:

Where open gables or verges are indicated on plans such are to be formed as extensions to main roof with rafters supported on cantilever extensions of ridge boards, underpurlins and wall plates. Extension to wall plates shall be same size as underpurlin. Alternatively the overhang shall be framed with jack rafters set at right angles to and framed into the common rafters.

Where boxed gables are indicated, such gables shall be framed as above but with 75 x 50mm gable studs halved to side of verge rafters at centres to suit lining material and having 75 x 38mm soffit bearers fixed between the lower ends of gable studs and the structural walls as for boxed eaves. Horizontal location for gable studs and fixing for lower edges of gable linings shall be provided by a 75 x 38mm plate-on-edge let into the face of gable stud level with the soffit bearers. Boxed gables shall be securely strutted from the structural wall plate to support the weight of the gable framing and the roof covering.

UNCOUPLED ROOF WITH LOADBEARING RIDGEBEAMS AND/OR WALLS

Rafters supporting roof and ceiling loads – non coupled cathedral roof single span

Rafter Span	Rafter Spacing	Unseasoned				Seasoned			
		F5	F7	F8	F11	F5	MPG10	MPG12	F17
Tiled Roof Ceiled									
3000	600	200 x 38	200 x 50	175 x 50	175 x 50	175 x 45	140 x 45	140 x 45	140 x 35
		750	750	750	750	750	750	750	750
3600	Overhang	250 x 50	225 x 50	225 x 50	200 x 50	240 x 35	170 x 45	170 x 45	170 x 35
		750	750	750	750	750	750	750	750
4200	Overhang	275 x 50	275 x 50	250 x 50	250 x 50	240 x 45	240 x 35	190 x 45	190 x 45
		750	750	750	750	750	750	750	750
4800	Overhang	275 x 75	275 x 75	300 x 50	275 x 50	290 x 35	240 x 45	240 x 35	240 x 35
		750	750	750	750	750	750	750	750
5400	Overhang	-----	300 x 75	300 x 75	275 x 75	-----	290 x 35	290 x 35	240 x 45
			750	750	750		750	750	750
Sheet Roof Ceiled									
3000	900	175 x 50	175 x 50	175 x 50	150 x 50	140 x 45	140 x 35	120 x 45	120 x 45
		750	750	750	750	750	750	750	750
3600	Overhang	225 x 50	200 x 50	200 x 50	200 x 50	170 x 45	170 x 35	140 x 45	140 x 45
		750	750	750	750	750	750	750	750
4200	Overhang	250 x 50	250 x 50	225 x 50	225 x 50	240 x 35	190 x 45	170 x 45	170 x 45
		750	750	750	750	750	750	750	750
4800	Overhang	300 x 50	275 x 50	275 x 50	250 x 50	240 x 45	240 x 35	190 x 45	190 x 45
		750	750	750	750	750	750	750	750
5400	Overhang	300 x 75	275 x 75	300 x 50	275 x 50	290 x 35	240 x 45	240 x 35	240 x 35
		750	750	750	750	750	750	750	750

NOTE:

- Allowable overhangs are based on a maximum birdsmouth depth of D/3. Where rafters are not birdsmouthed, the allowable overhang may be increased to 30% of the single span for that member, provided that the overhang does not exceed 50% of the actual backspan.
- Overhang limits are only applicable where rafter ends are supported by a structural fascia.

TABLE OF TIMBER SIZES LOWER STOREY OF TWO STOREY CONSTRUCTION - TILED ROOF

Framing Member Stud Height 2400	Span	Unseasoned				Seasoned		
		F5	F7	F8	F11	F5	MPG10	MPG12
BEARERS								
Strutted Roof – max. rafter span 3000, bearers @ 1800 spacing continuous over two or more spans - load bearing.	1200	125 X 75	125 X 75	100 X 75	100 X 75	2/120 X 35	2/90 X 45	2/90 X 35
	1800	200 X 75	175 X 75	150 X 75	150 X 75	2/170 X 45	2/140 X 45	2/120 X 45
Trussed Roof - 9000 span. Bearers @ 1800 spacing continuous over two or more spans - load bearing	1200	150 x 75	150 x 75	125 x 75	125 x 75	2/120 x 45	2/120 x 45	2/90 x 45
	1800	225 x 75	200 x 75	175 x 75	175 x 75	2/190 x 45	2/170 x 45	2/140 x 45
JOISTS TO GROUND FLOOR			Refer to	Single	Storey	Tables		
WALL PLATES – Not trenched, external load bearing walls - Joists at 600 centres								
RAFTER OR TRUSS SPAN 3000 (70/75mm frame)	B/plates	2/50 x 75	2/50 x 75	2/50 x 75	2/50 x 75	3/45 x 70	2/45 x 70	2/35 x 70
	T/plates	3/50 x 75	2/50 x 75	2/50 x 75	2/50 x 75	3/45 x 70	2/70 x 45	2/35 x 70
	B/plates	3/50 x 75	3/50 x 75	3/50 x 75	2/50 x 75	-----	3/45 x 70	3/45 x 70
	T/plates	-----	3/50 x 75	3/50 x 75	2/50 x 75	-----	3/45 x 70	2/45 x 70
JAMB STUDS – (70/75mm frame)	900	3/75 x 50	3/75 x 38	2/75 x 50	2/75 x 38	3/70 x 45	2/70 x 35	2/70 x 35
Truss or Rafter Span (9000 max)	1800	4/75 x 50	4/75 x 38	3/75 x 50	3/75 x 38	4/70 x 45	2/70 x 45	2/70 x 45
Opening span	2400	-----	4/75 x 50	4/75 x 50	3/75 x 50	-----	3/70 x 45	3/70 x 35
	3000	-----	-----	4/75 x 50	4/75 x 50	-----	4/70 x 35	3/70 x 45
COMMON STUDS - @ 600 centres								
notched up to 20mm for bracing								
RAFTER OR TRUSS SPAN 3000		75 x 50	75 x 50	75 x 38	75 x 38	2/70 x 35	70 x 35	70 x 35
	9000	2/75 x 38	2/75 x 38	2/75 x 38	75 x 50	2/70 x 35	70 x 45	70 x 35
LINTELS								
Raftered roof 3000 span	900	100 x 75	100 x 75	100 x 50	100 x 50	90 x 45	90 x 35	90 x 35
	1200	150 x 50	125 x 50	125 x 75	125 x 50	2/120 x 35	2/90 x 45	2/90 x 35
	1500	175 x 75	175 x 75	150 x 75	150 x 75	2/140 x 35	2/120 x 35	2/120 x 35
	1800	200 x 75	200 x 75	175 x 75	175 x 75	2/170 x 35	2/140 x 45	2/140 x 35
	2400	275 x 75	250 x 75	225 x 75	225 x 75	2/240 x 35	2/190 x 45	2/170 x 45
	3000	-----	-----	300 x 75	300 x 75	2/290 x 35	2/240 x 45	2/240 x 35
Trussed Roof 9000 span	900	125 x 50	125 x 50	100 x 75	100 x 75	2/90 x 35	90 x 45	90 x 35
	1200	150 x 75	150 x 75	150 x 75	150 x 50	2/120 x 45	2/120 x 35	120 x 45
	1500	200 x 75	200 x 75	175 x 75	175 x 75	2/170 x 35	2/140 x 35	2/120 x 45
	1800	225 x 75	225 x 75	225 x 75	200 x 75	2/190 x 45	2/170 x 35	2/170 x 35
	2400	300 x 75	300 x 75	275 x 75	275 x 75	2/240 x 45	2/240 x 45	2/240 x 35
	3000	-----	-----	-----	-----	-----	2/290 x 45	2/290 x 45

NOTES:

Member sizes shown in the above table are for structures with an upper floor joist maximum span of 4800mm. (for greater spans see AS1684.2)

Direct load in relation to top plates is where first floor joists are placed within 1.5 times the thickness of the plate from the stud, random load is where placement of the joists exceeds that limit. Direct load in relation to bottom plates is where stud bearing occurs directly above points of support provided by joists, blocking pieces, or by concrete floors. Refer to single storey table for upper floor wall framing and roof. For doorway openings up to 900 wide where jamb linings or other comparable stiffenings are used common studs are permissible.

NOTE: Sizes shown in tables in this specification are intended only as a guide to the size and stress grade for a particular member of a building frame. All timber framing should be designed and constructed in accordance with AS1684.2 and/or AS1684.4

Sizes in this specification are based on AS1684.4 Simplified Non-cyclonic areas, with restrictions as follows:-

- Maximum wind classification N2 (33m/s)
- Maximum Roof pitch 30°
- Maximum building width 12.0m

Where a building exceeds the restrictions as listed above, design to comply with AS1684.2 will allow wind speeds up to N4 (50 m/s), roof slopes up to 35° and building widths up to 16.0m.

VERANDAH MEMBERS:

Base of post shall be checked over joists and bolted or coach screwed to side of joist, or bolted or coach screwed to a metal stirrup with dowel set in concrete. Top of post shall be securely fixed to plates.

Plates: Sizes and spans as for lintels, but minimum thickness to be 50mm.

Note: For a stained finish to the above members a timber of durability Class 2 or better (refer AS1684) or one which has been adequately treated with preservatives shall be used.

PERMANENT BRACING OF WALLS AS PER AS1684.2 Section 8 - BCA parts 3.4.3.8, 3.4.3.11, 3.4.3.19, 3.4.3.20 and 3.4.3.21

This section 'Permanent Bracing of walls as per AS1684 shows typical bracing applicable to timber frame construction as explanatory information only.

TYPE 'A' UNITS (Design racking resistance of 2kN). The following bracing units are deemed satisfactory type 'A' braces.

1. A pair of diagonal timber or metal section braces in opposite directions from each end of the wall as per fig (A) OR galvanised metal tensioned strap bracing as per fig (B).
2. Single diagonal timber or metal section brace as per figure (C).
3. A 900mm minimum wide panel of structural plywood as per figure (D).

Type 'A' Bracing – Pair of diagonals from each end of wall

Timber	Metal Section	Tensioned Straps
50mm x 19mm for studs up to 2.7m long 75mm x 19mm for studs over 2.7m long Fixing: galvanised flat head nail 2.8mm dia. x 50mm long to each plate and stud.	18mm x 16mm x 12mm min. galvanised angle brace fixed with one 2.8mm dia. x 30 long galvanised flat head nail to each plate and stud edge.	Flat galvanised straps 0.8mm thick x 20 wide. Fixings: one galvanised flat head nail 2.8mm dia. x 30mm long to each plate and stud edge. Tension straps.

Type 'A' Bracing – Single diagonal at end of wall.

Timber	Metal Section
75mm x 19mm min. fixed with two 2.8mm dia x 50mm long flat head galvanised nails to each stud and plate.	Galvanised angle brace fixed with two 2.8mm dia x 30 long galvanised flat head nails to each plate and stud

Type 'B' Units (design racking resistance of 4kN. The following bracing units are deemed to be satisfactory type 'B' braces

1. A pair of diagonal galvanised metal tension straps of minimum nominal dimension 30mm x 0.8mm in opposing directions on one side of timber frame. Ends of straps shall be bent over top and bottom faces of plates and fixed with four 3.15mm dia. x 30mm long galvanised flat head nails. Braces shall be fixed to stud edges with two similar nails to each crossing. End studs of braces section shall be strapped to top and bottom plates with 30mm x 0.8mm galvanised strap looped over plate and fixed to studs with four galvanised flat head nails 3.15mm dia x 30mm long each end of loop.

2. A 900mm minimum wide panel of structural plywood as shown in figure (D). Fixed as follows:

Plywood stress grade F8 Stud spacing 450mm to be 7mm thick ply.

Plywood stress grade F11 Stud spacing 450mm to be 6mm thick ply.

Plywood stress grade F14 Stud spacing 450mm to be 4mm thick ply.

Fixing: 2.8mm dia x 30mm long galvanised flat head nails at 50mm centres along top and bottom plates, 150mm centres along vertical edges and 300mm centres along intermediate studs.

Stud spacing 600mm to be 9mm thick ply.

Stud spacing 600mm to be 7mm thick ply.

Stud spacing 600mm to be 6mm thick ply.

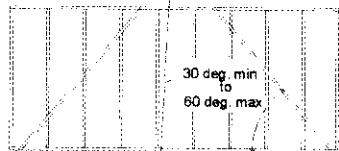


fig (A)

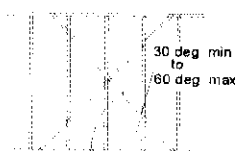


fig (B)

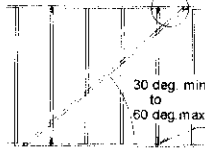


fig (C)

Brace and Strap connection see Detail 2
Galvanised metal strap 30mm x 0.8mm as per Detail 2 or single straps both sides with three nails each strap end or equivalent proprietary framing anchors or nail plate fasteners

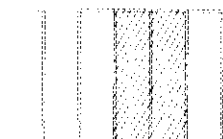


fig D

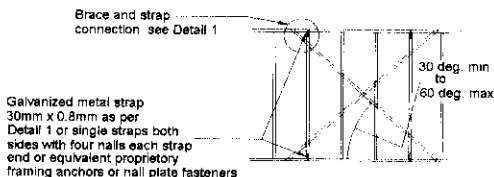
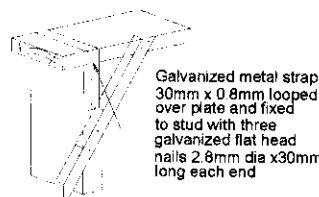


fig E



DETAIL 1



DETAIL 2

Diagrams as shown and explanation of the various types of bracings are not intended to specify bracing requirements for any timber frame construction. All bracing requirements for a particular design in timber framing must be determined in accordance with Section 8 of AS1684.2 or AS1684.4 as applicable.

TIEDOWN REQUIREMENTS: BCA tables 3.4.3.8, 3.4.3.9 and 3.4.3.18

Tie down requirements for timber frame construction can be determined from AS1684.4 Section 9 for maximum design gust wind speeds of 33m/sec. For wind speeds in excess of 33m/sec, design as per AS1684.2 is required.

Tie down fixings should be determined for the following connections:

- a) bearers to piers
- b) floor joists to bearers
- c) Bottom plates to floor joists or concrete slabs
- d) studs to bottom and top plates
- e) rafters to top plates
- f) rafters to ceiling joists
- g) battens and/or purlins to rafters.
- h) collar ties to rafters
- i) verandah plates and eaves beams to posts

NOTE: Special fastening requirements are required for type 'A' and 'B' wall bracing for connections (c) and (d) above.

CYCLONIC AND OTHER HIGH WIND AREAS

Where buildings are to be constructed in regions B, C, and D as per AS 1179.2 compliance with the Australian Wind loading Code AS1179.2-1989 or the Australian Standard Wind Loads for housing AS4055 is required.

In cyclonic areas buildings must be Engineer designed and/or structurally certified for wind speeds of 205.2 km/hr (55.7 m/s) in Region "C" and 243.4 km/hr (Vy 85 m/s) in Region D.

NOTE: High wind areas exist outside of cyclone regions B,C and D. Clarification of the category of the site should be sought from local authorities.

STEEL FRAMING AND OR TRUSSES - BCA part 3.4.2

MATERIALS:

All framing sections shall be manufactured from galvanised steel conforming to AS1397. Galvanised materials up to 3.2mm thick shall have minimum coating mass of 200 g/m². Design, fabrication and fixing shall be as per recommendations of the component manufacturers design manual.

FABRICATION AND ERECTION:

All structural components may be fabricated into frames and/or trusses in the shop or on site and shall be cut accurately to length to fit firmly against abutting members and held so until fastened. Studs shall be seated squarely in bottom plates with webs at 90deg. to the face of the wall and accurately located, plumbed and securely fixed to top and bottom plates. Multiple studs shall be used as specified at concentrated load points. Plates shall be securely spliced to maintain continuity. Splices in studs are not permitted. Structurally adequate heads shall be fitted over openings in walls. All frames shall be adequately braced for transport and resist wind loads in service. Preferred fastening is by MIG welding. Other fastening such as carbon arc welding, self tapping bolts and screws or blind rivets of adequate strength may be used. All welds shall be cleaned and painted with zinc rich paint. The bottom plate shall be securely fastened to sub floor at centres as recommended and all site connections shall be as specified in design manual. Holes for electrical wiring, other cables and plumbing services shall be max. 33 dia.

flanged holes in studs and nogginns where required. Service pipes shall be effectively separated from framing by lagging and be securely fixed in cavities. Permanent electrical earthing of a steel frame building shall be carried out in accordance with the requirements of the local electrical authority. Where power tools are used on site, temporary earthing to the frame shall be made during construction. On completion of framing all debris shall be removed from cavities and bottom plates. Domestic metal framing shall be designed to comply with the load combinations as per AS3623.

ROOFER - BCA part 3.5.1

TILE ROOFING: BCA part 3.5.1.2.

Provide all roofs with first quality roofing tiles. Where pitch of rafters is less than 1:2.75 terra cotta Marseilles pattern, 1:3.7 Swiss pattern, 1:3.3 concrete tiles are used the roof shall be sarked with either 2 ply bituminous felt or double faced aluminium foil covered reinforced fabric as per AS1736. Between 1:3.7 and 1:4.5 slope, perimeter of roof shall be provided with an anti ponding board or device to ensure that all water will be discharged into eaves gutter, a clear space must be provided between edge of the device and the lowest side of the first batten so as to allow a free flow of water into the gutter. Where one section of the roof discharges into a lower section, the discharge is to be widely distributed, and the roof is to be fully sarked. Elsewhere, where a spreader is used the roof shall be sarked from the point of discharge to Eaves with a minimum width of 1800mm approved sarking. Cover all ridges and hips with capping, starters and apex caps necessary and bed all capping and verge tiles on lime mortar and point with coloured cement mortar.

TERRA COTTA TILES:

To be glazed and manufactured in accordance with AS 2049. To be fixed to timber battens with copper wire ties every alternate tile, all fixed in accordance with AS2050.

CONCRETE TILES:

To conform to AS1757 and AS1758 and to be produced by manufacturers who provide a comprehensive guarantee and fix in accordance with AS1787. Tiles are to have an end lap of not less than 75mm. Where wiring holes are provided, every alternate tile in each course is to be tied to battens with approved wire. Where holes are provided for nailing every tile in each third course is to be fixed with galvanised flat head nails at least 19mm into tile batten. Fixing to be as per AS2050.

CORRUGATED FIBRE CEMENT ROOFING:

To conform to AS1611 and fixed in accordance with AS1562 Pt.2. Minimum pitch of roof is to be 1:8 for large corrugations and 1:11 where the rafter length can be covered with a single sheet. Where pitch of roof is less than 1:6 in the case of large corrugations and 1:4.5 in the case of small corrugation end laps shall be at least 225mm and sealed. Sheets to be fixed with galvanised round head screws and felt washers set in mastic to each run of battens with side and end laps or other approved method in accordance with manufacturers instructions. All necessary accessories are to be provided and the roof is to be adequately birdproofed.

PROFILED STEEL ROOF: BCA part 3.5.1.3

To be material as nominated on drawings. All necessary accessories to be provided and fixed according to manufactures recommendations. Roof is to be bird proofed. Sheet fixings and spacings are to be strictly as per manufacturers recommendations for the design wind speed for the area. Design and installation shall be in accordance with AS/NZS 1562.

SARKING:

Where sarking is specified or required by any authority the selection of and fixing shall be in accordance with the code of practice as specified in AS1736 for pliable roof sarking and/or AS1903-04 for reflective foil laminates. All installations must comply with the requirements of BCA part 3.7.4. in Bushfire prone areas.

STEEL WORKER - BCA part 3.4.4

GENERALLY:

All steel work is to be fabricated to details as shown on engineers drawings all work to be in accordance with AS4100 Steel Structures.

PURLINS AND GIRTS:

To roof and walls of building provide purlins and girts according to engineers details.

ROOFER AND SHEETER:

Cover roof and walls of building in full length sheets complete with all necessary flashings cappings etc. Secure as recommended by manufacturer provide panels of selected translucent sheeting as indicated or directed.

FLOORING - BCA part 3.4.3.4

T & G STRIP FLOORING: BCA table 3.4.3.1

Flooring shall be seasoned and stored in a way to preserve its delivery condition. Flooring boards shall be laid in straight and parallel lines with tongues fitted into grooves and cramped together with pressures suited to moisture content and seasonal conditions. End joints shall be made on a joist, except as noted under 'End Matched Flooring' and joints in adjoining boards shall be staggered. Flooring shall be kept 12mm clear of walls or wall plates parallel with the direction of laying. Boards of normal width of 75mm and less shall be fixed with one nail at each joist and boards over 75mm shall be fixed with two nails at each joist. Nails in faces of boards are to be well punched to allow for subsequent sanding and stopping. Boards profiled for secret nailing are to be skew nailed through tongues at each joist with nail punched to permit the full entry of the tongue into the groove. Flooring is not to be cut in and fixed before roofing is complete, external walls sheeted or lined and all external openings covered.

END MATCHED FLOORING:

Where end matched flooring (with tongued and grooved ends are used, joints need not be made over joists but may fall at an intermediate point between joists providing that end joints are well distributed throughout the flooring.

SHEET FLOORING: BCA tables 3.4.3.2 and 3.4.3.3

The minimum height of sheet flooring above ground level and under-floor ventilation shall be in accordance with manufacturers instructions or as required by Council or Lending Authority.

Where sheet flooring is used in platform construction and a decorative finish is required it shall be sealed with a water repellent at time of fixing.

a) Structural Plywood: shall be manufactured in accordance with AS2269 and sheets stamped on the face side with manufacturers name or trade mark. Sheets shall be fixed in accordance with manufacturers instructions as approved.

b) Particle Board: Approved board bonded with phenolic resin to achieve a type 'A' bond as defined in AS1860 for plywood may be used in platform construction or as fitted flooring. Boards shall be fixed in accordance with manufacturers instructions as approved. The perimeter of flooring should be fully supported by joists or nogginns. Other approved particle board may be used providing it is a minimum of 2100mm above the ground, well ventilated and the building completely weatherproof prior to fixing of the floor.

c) Compressed Fibre Cement: Sheet flooring not less than 18mm thick with density of not less than 1.8g/cm3 may be used in lieu of suspended concrete floors. Sheets shall be fixed in accordance with manufacturers instructions adequately flashed and suitably finished.

ELECTRICIAN

Provide all labour and materials necessary for the proper installation of electrical services in accordance with the appropriate AS Rules and requirements of the Local Supply Authority. Arrange with the supply Authority for connection from supply main to meter board. Provide for the proper installation and connect electricity stove/s and hot water unit/s. Provide light and power points as indicated on drawings or as directed and in accordance with AS/NZS1680. Provide box to enclose meters in accordance with the requirements of the Authority concerned. Arrange for inbuilt wiring for telephone, television, computer and security installation as required.

SMOKE DETECTORS/ALARMS : BCA part 3.7.2

Fire/smoke detectors selected by the owner and complying with the requirements of the Local Government Act and/or state or territory regulations must be fitted in the locations required and approved by the regulatory authority and shall be installed in accordance with AS3786.

LIGHTNING PROTECTION:

Where lightning protection is specified by the proprietor or required under regulatory provisions it shall be installed in accordance with AS1768.

EXTERNAL WALL CLADDING - BCA part 3.5.3

TIMBER CLADDING:

Weatherboards or profile sheeting as approved by the leading authority shall be fixed and flashed in accordance with manufacturers instructions and to the satisfaction of the lending authority. Weatherboards with laps as specified by the relevant AS shall be hardwood, pressure treated radiata pine or slash pine, cypress pine, baltic pine or western red cedar. The boards shall have a maximum moisture content of 15% be in long lengths with staggered end joints, securely nailed and fitted with angle stops. Western red cedar used externally shall be fixed with galvanised or cadmium plated fasteners. Boards exceeding 100mm in width shall be double fastened at all bearings. All boards shall be primed or sealed all around including rebates and ends before fixing. Where vertical boarding is used it shall be fixed to battens at not more than 600mm centres and sarking acceptable to the lending authority placed behind the battens to provide air space and fixed to the frame work with adequate provision for discharge of moisture. External boarding shall be in one length or have joints specially designed for external use.

FIBRE CEMENT: BCA part 3.5.3.3

a) Flat Sheeting: Fibre cement sheeting shall be not less than 4.5mm thick and close jointed to full height of walling or above sill level where weatherboard dados are specified. Horizontal joints shall be flashed with 0.42mm galvanised steel turned up 13mm against stud faces and down 12mm over sheet faces, lapped 25mm at joints. Internal angles of walls shall be flashed with 38mm x 38mm x 0.42mm minimum base thickness galvanised steel angles or bitumen coated metal flashing to full height of studs and lapped 50mm at joints. All vertical and horizontal joints and angles shall be covered with timber, fibre cement or other mouldings as approved by the lending authority. Trimmers of not less than 75mm x 38mm timber shall be provided between ends of floor bearers to support lower edge of sheeting.

b) Profiled sheeting and Weatherboard: As approved by the lending authority shall be fixed and flashed in accordance with the manufacturers instructions and to the satisfaction of the lending authority.

OTHER EXTERNAL SHEETING:

May be submitted to the lending authority for consideration where their use satisfies the appropriate Performance Requirements of the BCA and to comply with the requirements of AS/NZ1562.

INTERNAL WALL LININGS

Line all internal walls not specified as otherwise with Gypsum plaster board fixed horizontally in full length sheets, or with staggered end joints to ceiling height. Sheets to have recessed edges and of thickness as recommended by the manufacturer for the stud, batten or support spacing. Fixing is to be with galvanised clouts, manufacturer approved screws and/or approved adhesive and be strictly in accordance with manufacturers instructions. Set all internal angles. Note: Where below 1200mm in laundry, bathroom and W.C. and at back of kitchen sink unit and below 1800mm in shower recess, only approved water repellent sheet shall be used. Note: Adhesives must not be used to fix sheets in tiled areas.

FIBREBOARD:

Sheets shall not be less than 4.5mm thick except where tiled. Sheets to be tiled shall not be less than 6mm thick. Where flush jointing is required fibreboard sheets shall be used, fixed and jointed in accordance with manufacturers instructions.

CEILING FIXER

CEILINGS:

Provide Gypsum plaster board to all internal ceilings unless otherwise specified. Sheets to have recessed edges and to be 10mm thick when fixed to ceiling battens/joists spaced at not more than 450mm and 13mm thick for 600mm spacings. Fixing is to be with galvanised clouts and/or approved adhesive and is to be in accordance with manufacturers recommendations as approved. Provide selected cornices, neatly mitred, properly fixed and scrimmed and set at all joints in full wall lengths where practicable. Gypsum plaster board for ceilings and walls shall be as per AS2589. Sheets of different thickness may be used at other spacings where their manufacture and installation complies with the Deemed to Satisfy Provisions.

PLASTERER

To all brick walls not specified as feature brickwork or otherwise (with exception of garage) apply render to minimum thickness of 12mm. Render to consist of one part fresh cement to 3 parts clean sand with 10 per cent hydrated lime added. Use only whilst fresh. All brickwork to be well wetted before plastering is commenced. **GENERALLY:** Point up all flashings externally with cement mortar and make good as required after other trades.

JOINER

GENERALLY:

Joinery timber is to be of durable species seasoned and free from those defects which might effect its appearance and/or durability. All to be D A R accurately cut and fitted, properly mitred and scribed as required and securely fixed. All surfaces to be left free of mill marks or other defects, filled where necessary and ready for painting or staining. Where wood plugging is required it shall be a suitable species properly seasoned.

JAMB LININGS AND DOORS:

1. DOOR FRAMES – BRICK BUILDINGS:

Shall be at least 100mm x 50mm solid rebated properly dowelled to thresholds. Mullions shall be 75mm thick and double rebated.

2. JAMB LININGS – INTERIOR DOORS ALL BUILDINGS, EXTERIOR DOORS TIMBER FRAMED AND BRICK VENEER:

Linings shall be a minimum of 38mm thick solid rebated to all door openings. Where return plaster reveals occur linings shall be 75mm x 50mm rebated. Alternatively for internal doorways 25mm linings may be used with 12mm planted stops. In brick veneer and timber framed construction 12mm clearance shall be provided over jamb linings to external openings. Linings to openings not having doors or to have swing doors are to be 25mm thick timber securely fixed. Other proprietary linings may be approved by the owner.

DOORS:

Fit accurately to door frame. Hang external doors with three 88mm steel butts and internal doors unless otherwise specified with two 88mm steel butts. External doors shall not be less than 2040mm x 820mm x 40mm thick. Where sheeted with plywood, waterproof plywood only shall be used. All framed glazed doors (external or internal) shall be minimum of 40mm thick. Internal doors shall be minimum of 35mm thick and free of warping.

WINDOWS AND FRAMES:

In brick veneer construction 10mm clear space shall be left between underside of sill and brickwork. In two storey construction with hardwood timber framing the clearance shall be increased to 20mm.

INSTALLATION:

All windows shall be installed in accordance with the requirements of AS2047-48 for Aluminium windows and AS2146-47 for timber windows.

METAL DOORS AND WINDOW FRAMES:

To be of type and manufacture selected or noted, fitted with all necessary furniture and fixed and flashed in accordance with particular manufacturers recommendations.

STAIRS AND HANDRAILS: BCA 3.9.1 and 3.9.2

Stairways shall be constructed to the layout as shown on plans with treads of equal dimensions except where shown or where winders are required. All risers in any flight shall be of equal height. All flights shall have a minimum of 2 and not more than 18 risers. Vertical clearances above stairs shall be 2000mm min. to soffit of floor or structure above when measured vertically above nose of tread. Relationship of riser to going shall be between 1:2 and 1:1.35 unless otherwise directed or as permitted in AS1657. Balustrades shall be provided to all landings, decks roofs other elevated platforms where the vertical distance from that level is more than 1 metre above the adjoining floor or finished ground level. Height of the balustrade must be a minimum of 1 metre above landings etc. and not less than 865mm above the nosings of any stair treads or floor of a ramp. Openings in balustrades (decorative or otherwise) and space between treads, eg. riser opening must not allow a 125 mm dia sphere to pass through. Resistance to loading forces of a balustrade must be in accordance with A.S. 1170. Materials and finish of handrails, newel posts and balustrading shall be as directed or agreed by owner.

ACCESS AND MOBILITY

Where access and mobility requirements are to be addressed in the construction of a new building, AS1428.1 General Requirements for Access – New Building Work contains the minimum design requirements to enable access for people with disabilities. Revision of the BCA in order to address requirements of the Disability Discrimination Act (DDA) as applies to the construction of buildings with public areas will require that the latest revisions of AS1428 should be used.

PLUMBER AND DRAINER

EAVES GUTTERS AND DOWNPIPES:

Eaves gutters and downpipes of material and finish as nominated on drawings shall be installed as per manufacturers specification to all eaves as required with falls to downpipes in positions shown and to comply with AS/NZS 2179.

VALLEYS:

To be 0.6mm thickness galvanised steel 450mm wide and fixed to valley boards with edge beaded well lapped and soldered or silicone jointed.

FLASHINGS:

Flash around chimney stacks, exhaust flues and wherever else required with approved flashings dressed well down onto roof slopes and taken vertically at least 75mm. Wedge step flashing into brickwork joints and point up with cement mortar. Eaves gutters, valleys and roof flashings shall be selected from materials compatible with each other and the roof covering to prevent bi-metallic corrosion. (See BHP publications TB8, TB15.

SANITARY PLUMBER:(all areas)

Provide wash tubs, pedestal pan, kitchen sink, wash basin, bath and floor grate to shower recess (as per plan). Provide waste traps and connect to drainage in accordance with the requirements of the sewerage authority concerned.

WATER SERVICE:

Where a reticulated water supply is available all work shall be carried out by a licensed water plumber. All water supply installations shall be carried out in accordance with AS3500 'National Plumbing and Drainage Code'.

BATHROOM FLOOR:

Provide a 50mm grating to overflow outlet in bathroom floor. Connect waste to system or install dry waste if approved..

WET ROOM FLASHINGS: BCA 3.8.1

Waterproofing of wet areas shall be designed and installed in accordance with requirements and construction techniques as per AS3740 and appendix for wall/floor

combinations. All to be inspected and approved by the Council and Society inspector prior to covering.

HOT WATER SERVICE:

All installations must comply with AS3500.4 Provide from H/water unit with selected tubing to points necessary. Terminate with taps selected. Provide inlet stop cock to hot water unit.

GAS SERVICE:

The whole of the work to be carried out as per requirements of the Local Supply Authority. The plumber is to be responsible for the gas service from fence alignment, including fixing of the meter and cover for same. Installations for bottled gas supply shall comply with the relevant standard.

RAIN WATER TANKS:

Install rain water tanks of selected material. Install on slab or built up support stand as nominated. Connect with copper or other approved tubing to outlets and taps as required with selected mains pressure pump system. All to be installed as per manufacturers recommendations.

SEWERED AREAS:

Provide a drainage system from pedestal pan and from wastes of all fittings and connect to the sewer main, where shown on site plan all to be in accordance with the rules and requirements of the Authority for Water Supply and Sewerage. Provide at least one gully outside the building. The Authority Certificate to be produced at Completion of the Work.

UNSEWERED AREAS:

Provide a drainage system from all fittings and from grease trap in accordance with the requirements of the Local Authority concerned. Excavate for drains to provide even falls throughout and a minimum cover of 300mm. Lay 100mm socketed vitrified clay pipes or P V C to take soilwater from wastes of washtubs, bath, shower, washbasin and grease trap. All pipes to be completely jointed with rubber rings or solvent cement as approved. All drain lines to be laid so that water is discharged into an absorption trench provided in position shown on plan. Provide an approved grease trap with lid in position shown to take the water from kitchen sink. Top of trap to be 75mm above finished ground or nearby concrete paving level. All drainage work from fittings to the drainage line outside the building to be in accordance with the rules and requirements of the Water Supply and Sewerage Authority for sewered areas. That Authority 'Special Inspection' Certificate of the work to be produced by the builder. All plumbing and drainage shall be in accordance with the Code of Practice for state or territory and regulating local government area.

SEPTIC SYSTEM:

In position shown on site plan provide and install septic system as nominated by the proprietor together with a holding tank and length of absorption trench installed in accordance with the manufacturers instructions and the requirements of the Local Authority.

STORM WATER DRAINS:

Provide roof water drains from downpipes and from grates in paving where shown on site plan. Drains to be 100mm socketed vitrified clay pipes or PVC laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 3000mm clear of the building into rubble packing 600mm diameter and 600mm deep. Acceptable solutions for stormwater drainage to be as per AS/NZS3500 part 3.2.

NOTE: Drain pipes must not be taken through the footings of the building. All seepage and soakage water is to be effectively dealt with and diverted clear of the buildings as shown on site plan. Trenches for drains where running parallel to the building must not be within 60mm of the footings of the building.

TILELAYER

GENERALLY:

For guidance on installation of ceramic tiles see recommendations as set out in AS3958 parts 1 and 2.

WALLS:

Cover the following wall faces with selected glazed tiles:

To bathroom generally to a height of 135mm.

To bath recess to a height of 1350mm.

To shower recess to a height of 1800mm.

To enclosing of bath and hobs

To WC to height of one row of tiles or as directed

Above kitchen sink/s and cooking area/s allow for four rows tiles. Finish at top and salient angles with round edge tiles. Provide vent tiles and selected recess fittings. Tiles to be fixed to a backing of Fibre Cement with approved adhesive. Areas for tiles can be increased by proprietors direction or as noted on plans.

FLOORS:

Cover floors of bathroom, shower recess, WC and ES with selected ceramic tiles, set in cement mortar or approved adhesive and graded to give an even and adequate fall to floor waste.

PAINTER

GENERALLY:

All paints, stains, varnishes and water colours are to be of approved brands as selected. Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used. All finishing colours are to be selected by the proprietor. Do all necessary stopping after the priming has been applied. Rub down all surfaces to a smooth finish prior the application of each successive coat of paint. External joinery or other exposed woodwork to have a clear plastic finish is to be treated with a priming oil containing wood preservative and a water repellent.

EXTERNALLY:

All external woodwork to be given one coat of primer, one coat of oil based undercoat or to be given one coat of primer, one coat of flat clear plastic and one coat of clear plastic.

PRIMING WEATHERBOARDS:

Baltic Pine is to be primed all round as well as on the ends before fixing: Hardwood, cypress pine, radiata pine and oregon are to be primed on external faces including rebates before fixing, pressure treated canada pine is to be primed at ends before fixing.

IRONWORK:

Eaves, gutters, downpipes, exposed service pipes and wrought iron etc. to be cleaned and primed and give one coat of gloss paint all round.

FIBRE CEMENT:

Clean and prepare all external fibre cement surfaces and finish with two coats of water based paint.

INTERNALLY:

All exposed woodwork in kitchen, bathroom, laundry WC EC to be prepared primed and then given one undercoat and finished with one coat of full gloss paint or to be stained and finished with two coats of clear liquid plastic as selected.

IRONWORK:

Paint flue pipes with one coat of aluminium paint. Clean down and prime all exposed service pipes and finish with one coat of gloss oil paint.

CEILINGS:

To be given one coat of sealer and two coats of paint. The finishing coat of bathroom, laundry, and kitchen ceilings to be semi gloss.

WALLS:

All rooms except bathroom, laundry and kitchen to be given one coat of sealer and two coats of water based paint. To bathroom, kitchen, WC EC and laundry where no tiled or pre surfaced material to be given one coat of sealer, one coat of undercoat and one coat of gloss oil paint system.

GLAZIER: BCA part 3.6

All sashes, doors, fixed lights and other glass in building shall be selected and installed by procedures as set out in AS1288 and/or AS2047 for type, thickness and area of glass according to wind loading, human impact and other considerations for glazing in frames of timber, steel, stainless steel, aluminium and bronze according to type of frame, height of building and glazing compound and for design and glazing of unframed toughened glass assemblies. Specific attention should be made to the selection of frame materials, glazing, location in walls and orientation to the path of the sun for various climate zone. Where windows are not shaded by roof, eaves or other building projections advice by an approved specialist or manufacturer should be sought to ensure that all installations comply with the Energy Efficiency requirements of the BCA..

FENCING

Provide paling fence 1500mm height to side and rear boundaries. Posts to be 125 x 50mm in sawn approved durable hardwood, morticed for two rails and sunk into ground 600mm at maximum of 2700 mm. Posts at angles in fencing to be 125mm square. Well ram around posts. Where rock is encountered posts are to be set in concrete. Fit two rows of 75 x 50mm hardwood rails into mortises. Cover framing with hardwood palings. Double nail to rails at top and bottom. Cut line at top and top corners. All timber in ground or concrete to be well tarred or treated with an approved preservative. Allow for repairing any existing recommendations of the manufacturer.

FRONT FENCING:

Provide front fencing as directed.

ALPINE AREAS:

Where a building is to be constructed in an alpine area compliance with the requirements of BCA part 3.7.5. is required. Alpine areas are areas above Australian Height Datum (AHD) as follows:- NSW, VIC, ACT above 1,200 metres AHD. TASMANIA above 900 metres AHD. For sub alpine areas where significant snow loads may occur see BCA fig. 3.5.7.2

LANDSCAPING

The area to be landscaped shall comply with the landscape plan and requirements of the Local Council Authorities.

CAR PARKING

All carparking and loading bays to be kerbed, guttered, sealed, drained, line marked and landscaped. Drainage of surface water into neighbouring properties is NOT permitted except where an easement is obtained. All car parks shall comply with the provision of Local Council Authorities.

COMPLETION

The building shall be completed in every trade. Sashes, doors, locks and all other equipment shall be checked and left in a satisfactory operating condition. Timber floors shall be at least rough sanded. Where fine sanding is specified see CA39: Code of practice for sanding interior wooden floors. All plant, surplus materials and rubbish is to be removed from site. Gutters and drains shall be cleared and the building generally to be left clean and fit for occupation.

The Builder is to furnish the Owner with:

- | | |
|---|---|
| 1 Notification of Completion | 4 Certificate from Sewerage Authority re-sanitary drainage. |
| 2 All Keys for all doors. | 5 Invoices for all PC items required. |
| 3 Certificate of termite protection treatment | |

It is the responsibility of the builder to arrange any inspections necessary by Local Council, Waterboard or Lending Authorities and/or Principal Certifying Authority.

It is the responsibility of the Owner to apply to Local Supply Authorities for connection of Electricity from mains to meter box.

'APPROVAL TO OCCUPY' MUST BE OBTAINED.

ADDITIONAL REQUIREMENTS:

This is the specification referred to in the Contract dated:/...../..... .

Date for Completion:/...../..... .

..... PROPRIETOR / /

..... BUILDER / /

MASONRY EXTERIOR	Clay Bricks <input type="checkbox"/>	Face <input type="checkbox"/>	Commons <input type="checkbox"/>	Stone <input type="checkbox"/>
	Concrete Bricks <input type="checkbox"/>	Concrete Blocks <input type="checkbox"/>	AAC Blocks <input type="checkbox"/>	AAC Panels <input type="checkbox"/>
	Rendered <input type="checkbox"/>	Bagged <input type="checkbox"/>	Painted <input type="checkbox"/>	<input type="checkbox"/>
MORTAR JOINTS	Colour..... <input type="checkbox"/>	Ironed <input type="checkbox"/>	Flush <input type="checkbox"/>	Raked <input type="checkbox"/>
SILLS	Brick <input type="checkbox"/>	Quarry Tiles <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERNAL WALL SHEETING	Timber Cladding <input type="checkbox"/>	Fibre Cement Cladding <input type="checkbox"/>	Metal Cladding <input type="checkbox"/>	PVC/Vinyl <input type="checkbox"/>
	Type..... <input type="checkbox"/>	Type..... <input type="checkbox"/>	Type..... <input type="checkbox"/>	Type..... <input type="checkbox"/>
FLOOR CONSTRUCTION	Timber <input type="checkbox"/>	Concrete <input type="checkbox"/>	Pre.Str. Beam Floor <input type="checkbox"/>	Steel <input type="checkbox"/>
FLOORING	T & G <input type="checkbox"/>	Species..... <input type="checkbox"/>	Compressed FC Sheet <input type="checkbox"/>	Structural Plywood <input type="checkbox"/>
	Particle Board <input type="checkbox"/>	Tiles: Ceramic <input type="checkbox"/>	Terra Cotta <input type="checkbox"/>	Quarry <input type="checkbox"/>
DECKING	Treated Pine <input type="checkbox"/>	Other..... <input type="checkbox"/>		
FRAME CONSTRUCTION	Timber <input type="checkbox"/>	Hardwood <input type="checkbox"/>	Pine <input type="checkbox"/>	Oregon <input type="checkbox"/>
	High strength galvanised steel framing <input type="checkbox"/>		Structural Steel <input type="checkbox"/>	<input type="checkbox"/>
ROOF CONSTRUCTION	Pitched Roof <input type="checkbox"/>	Exposed Rafters <input type="checkbox"/>	Oregon <input type="checkbox"/>	Hardwood <input type="checkbox"/>
	Roof Trusses <input type="checkbox"/>	Raked Ceiling <input type="checkbox"/>	Pine <input type="checkbox"/>	Steel Framing <input type="checkbox"/>
	Flat/Skillion <input type="checkbox"/>		<input type="checkbox"/>	
ROOF COVER	Concrete Tiles <input type="checkbox"/>	Terra Cotta Tiles <input type="checkbox"/>	Shingles/Slate <input type="checkbox"/>	Corrugated FC <input type="checkbox"/>
	Zincalume <input type="checkbox"/>	Colorbond <input type="checkbox"/>	Polycarbonate <input type="checkbox"/>	Profile..... <input type="checkbox"/>
THERMAL INSULATION	Roof/ceiling <input type="checkbox"/>	RBM Rating R..... <input type="checkbox"/>	Bulk Insulation Rating R..... <input type="checkbox"/>	
	Walls <input type="checkbox"/>	RBM Rating R..... <input type="checkbox"/>	Bulk Insulation Rating R..... <input type="checkbox"/>	
	Floors <input type="checkbox"/>	RBM Rating R..... <input type="checkbox"/>	Bulk Insulation Rating R..... <input type="checkbox"/>	
INTERNAL WALL LININGS	Gypsum Plasterboard <input type="checkbox"/>	FC Sheeting <input type="checkbox"/>	Timber Panelling <input type="checkbox"/>	Cement Render <input type="checkbox"/>
	Face Brick <input type="checkbox"/>	Other..... <input type="checkbox"/>		
WET AREA LININGS	WR Gyp. Plasterboard <input type="checkbox"/>	Villaboard <input type="checkbox"/>	Timber Panelling <input type="checkbox"/>	Laminated Panel <input type="checkbox"/>
CEILINGS	Gypsum Plasterboard <input type="checkbox"/>	Timber Panelling <input type="checkbox"/>	FC Sheeting <input type="checkbox"/>	<input type="checkbox"/>
CORNICE	Type..... <input type="checkbox"/>	Size.....mm <input type="checkbox"/>		
DOOR JAMBS	Timber <input type="checkbox"/>	Galvanised Steel <input type="checkbox"/>	<input type="checkbox"/>	
WINDOWS	Timber <input type="checkbox"/>	Aluminium <input type="checkbox"/>	Type/Manufacturer..... <input type="checkbox"/>	
FLYSCREENS	Timber <input type="checkbox"/>	Aluminium <input type="checkbox"/>	Other <input type="checkbox"/>	
JOINERY	Timber <input type="checkbox"/>	Species..... <input type="checkbox"/>	Stained/Polished <input type="checkbox"/>	Painted <input type="checkbox"/>
	Architrave Size.....mm <input type="checkbox"/>	Skirting Size.....mm <input type="checkbox"/>	Material..... <input type="checkbox"/>	
	Kitchen Cupboards..... <input type="checkbox"/>		Stained <input type="checkbox"/>	Painted <input type="checkbox"/>
	Front Door Type..... <input type="checkbox"/>		Stained <input type="checkbox"/>	Painted <input type="checkbox"/>
	Other External Doors Type..... <input type="checkbox"/>		Stained <input type="checkbox"/>	Painted <input type="checkbox"/>
	Internal Doors Type..... <input type="checkbox"/>		Stained <input type="checkbox"/>	Painted <input type="checkbox"/>
	Garage Door Type..... <input type="checkbox"/>		Size.....mm <input type="checkbox"/>	Colour..... <input type="checkbox"/>
EXTERNAL STAIRS	Timber <input type="checkbox"/>	Steel <input type="checkbox"/>	Concrete <input type="checkbox"/>	
INTERNAL STAIRS	Timber <input type="checkbox"/>	Steel <input type="checkbox"/>	Concrete <input type="checkbox"/>	
	as manufactured by..... <input type="checkbox"/>		Balustrade type..... <input type="checkbox"/>	
ELECTRICIAN	Provide:	Light Points..... <input type="checkbox"/>	Single Switches..... <input type="checkbox"/>	Two way switches..... <input type="checkbox"/>
		Power Outlets..... <input type="checkbox"/>	Single..... <input type="checkbox"/>	Double..... <input type="checkbox"/>
	Light Fittings..... <input type="checkbox"/>		Smoke Detectors..... <input type="checkbox"/>	Exhaust Fans..... <input type="checkbox"/>
ROOF PLUMBER	Quad Gutters (size.....) <input type="checkbox"/>	Box Gutters <input type="checkbox"/>	Sheerline Gutters <input type="checkbox"/>	<input type="checkbox"/>
GUTTERS/DOWNPINES	Downpipes 100 x 50 <input type="checkbox"/>	100 x 75 <input type="checkbox"/>	100 x 100 <input type="checkbox"/>	Round.....dia <input type="checkbox"/>
	Colorbond <input type="checkbox"/>	PVC <input type="checkbox"/>	Copper <input type="checkbox"/>	Zincalume <input type="checkbox"/>
	Aluminium <input type="checkbox"/>	Galvanised <input type="checkbox"/>		
WATER SERVICE	Copper pipe <input type="checkbox"/>	PVC Pipe <input type="checkbox"/>		
ONSITE STORAGE TANKS	Type..... <input type="checkbox"/>	Size..... <input type="checkbox"/>	Nos. <input type="checkbox"/>	Pressure Pump <input type="checkbox"/>
HOT WATER SERVICE	Electric <input type="checkbox"/>	Gas <input type="checkbox"/>	Solar <input type="checkbox"/>	<input type="checkbox"/>
	Mains Pressure <input type="checkbox"/>	Gravity Fed <input type="checkbox"/>	Cylinder capacity.....litres <input type="checkbox"/>	
INTERNAL SEWER SERVICE	Copper <input type="checkbox"/>	PVC <input type="checkbox"/>		
DRAINER	Sewer connection <input type="checkbox"/>	Septic System <input type="checkbox"/>	Aerated System <input type="checkbox"/>	Type..... <input type="checkbox"/>
	PVC pipes <input type="checkbox"/>	Vitrified clay pipes <input type="checkbox"/>	Copper pipes <input type="checkbox"/>	
FENCING	Brick <input type="checkbox"/>	Paling <input type="checkbox"/>	Rail <input type="checkbox"/>	Brushwood <input type="checkbox"/>
	Front Boundary <input type="checkbox"/>	Side Boundary <input type="checkbox"/>	Rear Boundary <input type="checkbox"/>	Colorbond <input type="checkbox"/>
	As manufactured by..... <input type="checkbox"/>		Type..... <input type="checkbox"/>	
POOL	Type..... <input type="checkbox"/>	Finish..... <input type="checkbox"/>		

This Schedule is to be fully completed. Items applicable should be marked - items with blank spaces will NOT be included in the works

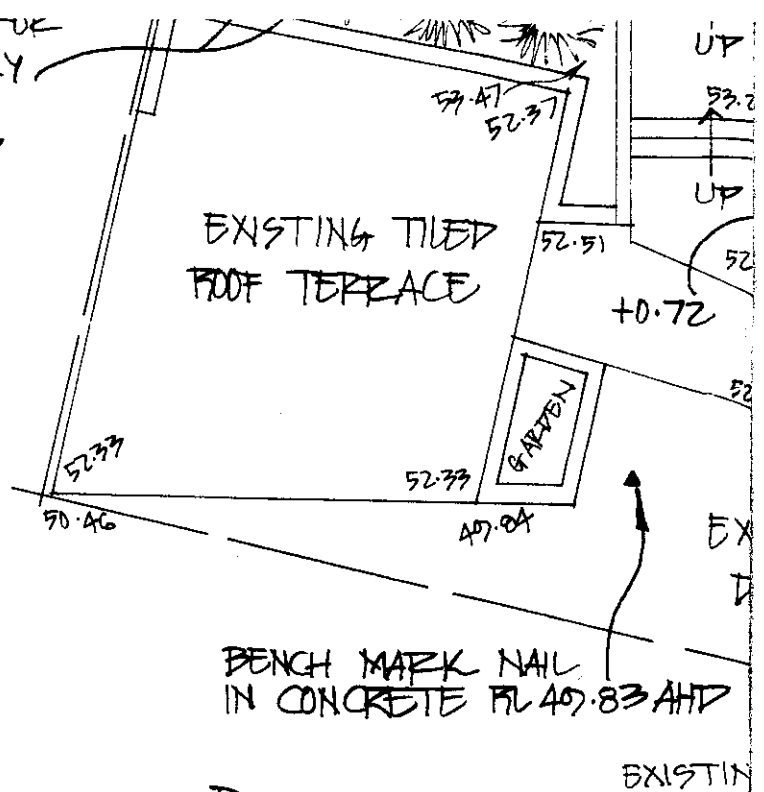
STATEMENT OF WORKS ALLOWANCES AND ESTIMATES

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Excavation and backfill	cubic yard	100	1.50	150.00
2	Gravel base	square yard	200	2.00	400.00
3	Asphalt paving	square yard	200	3.00	600.00
4	Concrete curb	linear foot	100	4.00	400.00
5	Manhole installation	each	1	100.00	100.00
6	Storm sewer pipe	linear foot	100	5.00	500.00
7	Storm sewer manhole	each	1	150.00	150.00
8	Storm sewer cleanout	each	1	20.00	20.00
9	Storm sewer riser	each	1	30.00	30.00
10	Storm sewer tee	each	1	25.00	25.00
11	Storm sewer elbow	each	1	25.00	25.00
12	Storm sewer reducer	each	1	25.00	25.00
13	Storm sewer cap	each	1	10.00	10.00
14	Storm sewer cover	each	1	10.00	10.00
15	Storm sewer grate	each	1	10.00	10.00
16	Storm sewer riser cap	each	1	10.00	10.00
17	Storm sewer riser cover	each	1	10.00	10.00
18	Storm sewer riser grate	each	1	10.00	10.00
19	Storm sewer riser cap	each	1	10.00	10.00
20	Storm sewer riser cover	each	1	10.00	10.00
21	Storm sewer riser grate	each	1	10.00	10.00
22	Storm sewer riser cap	each	1	10.00	10.00
23	Storm sewer riser cover	each	1	10.00	10.00
24	Storm sewer riser grate	each	1	10.00	10.00
25	Storm sewer riser cap	each	1	10.00	10.00
26	Storm sewer riser cover	each	1	10.00	10.00
27	Storm sewer riser grate	each	1	10.00	10.00
28	Storm sewer riser cap	each	1	10.00	10.00
29	Storm sewer riser cover	each	1	10.00	10.00
30	Storm sewer riser grate	each	1	10.00	10.00
31	Storm sewer riser cap	each	1	10.00	10.00
32	Storm sewer riser cover	each	1	10.00	10.00
33	Storm sewer riser grate	each	1	10.00	10.00
34	Storm sewer riser cap	each	1	10.00	10.00
35	Storm sewer riser cover	each	1	10.00	10.00
36	Storm sewer riser grate	each	1	10.00	10.00
37	Storm sewer riser cap	each	1	10.00	10.00
38	Storm sewer riser cover	each	1	10.00	10.00
39	Storm sewer riser grate	each	1	10.00	10.00
40	Storm sewer riser cap	each	1	10.00	10.00
41	Storm sewer riser cover	each	1	10.00	10.00
42	Storm sewer riser grate	each	1	10.00	10.00
43	Storm sewer riser cap	each	1	10.00	10.00
44	Storm sewer riser cover	each	1	10.00	10.00
45	Storm sewer riser grate	each	1	10.00	10.00
46	Storm sewer riser cap	each	1	10.00	10.00
47	Storm sewer riser cover	each	1	10.00	10.00
48	Storm sewer riser grate	each	1	10.00	10.00
49	Storm sewer riser cap	each	1	10.00	10.00
50	Storm sewer riser cover	each	1	10.00	10.00

THESE ESTIMATES ARE BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR AT THE PROJECT SITE.

ESTIMATOR	DATE
_____ [Signature]	_____ [Date]
REVIEWER	DATE
_____ [Signature]	_____ [Date]

REQUIRED FOR
NEW BALCONY
OVER TO
ENGINEERS
DETAIL.



BILGOLA

PROPOSED GROUND F
SCALE 1:100

**SYDNEY WATER
APPROVED**

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licenced plumber/drainier.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 4786015

Reece, Brookvale,
Quick Check Agent on behalf of
SYDNEY WATER

Per: [Signature] 12/10/04

**COUNCIL
COPY**

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 - To be submitted with detailed design for construction certificate

Development Application for MR & MRS. MITCHELL
 Name of Applicant

Address of site 5 BILGOLA TERRACE, BILGOLA

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, LUCAS MOLLOY on behalf of NORTHMAN DIACONIS CONSULTING ENGINEERS
 (insert name) (trading or company name)

on this the 7th OCT 2004
 (date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development

Geotechnical Report Details:

Report Title: PROPOSED HOUSE ADDITIONS & POOL
 Report Date: MAY 2004
 Author: P. CREMER

Structural Documents list:

Drawing N° 501 Swimming Pool Jib N°: 04012-3P
 Drawing N° 502, 503 House Additions Jib N°: 04012

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

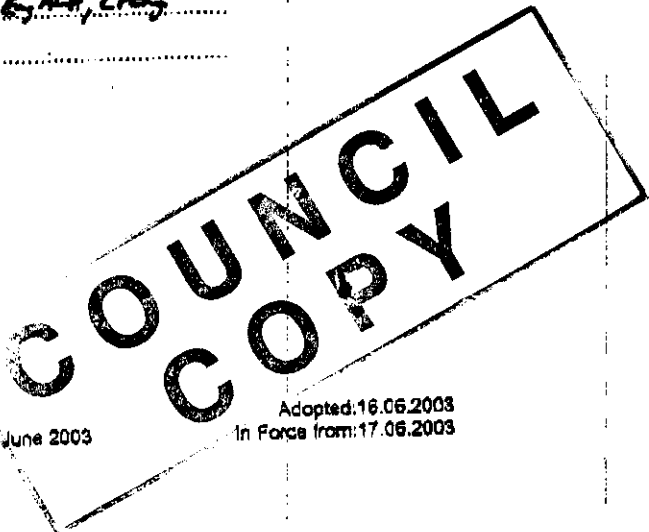
Lucas Molloy
 (name)

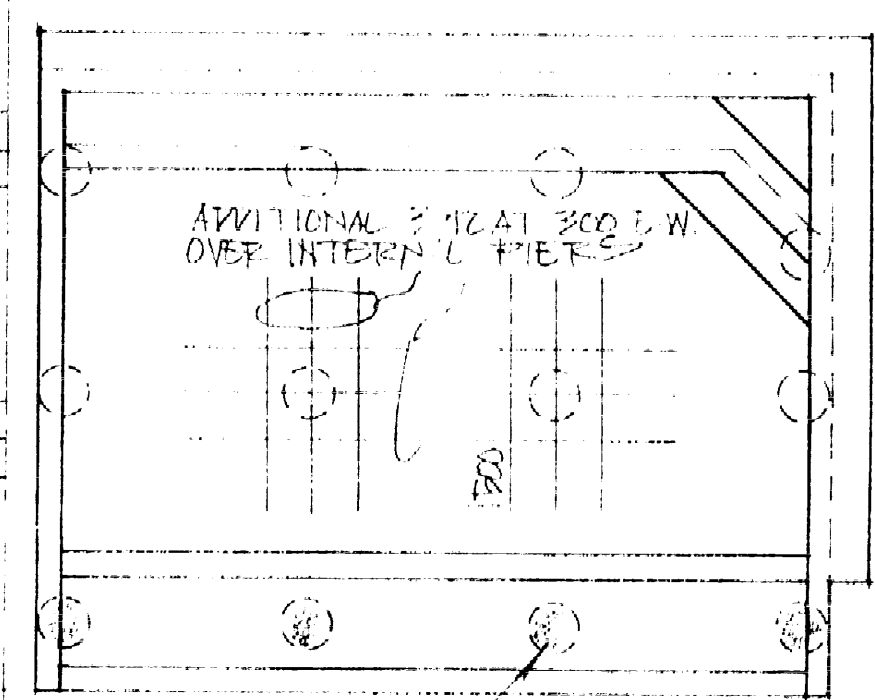
[Signature]
 (signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

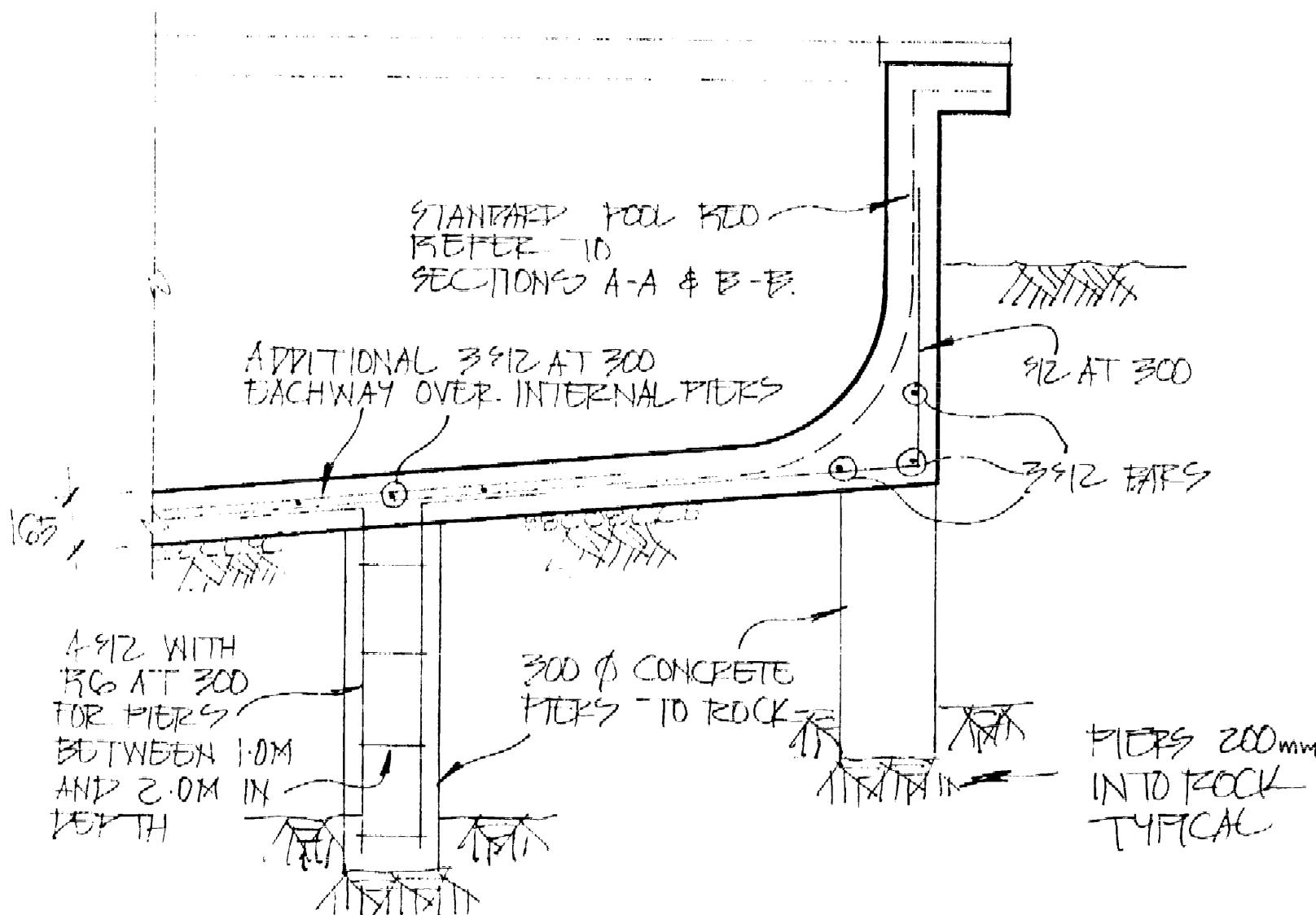
I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated _____ and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriately taken into account by the structural engineer in the preparation of these structural documents. I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature [Signature]
 Name Peter Corzina
 Chartered Professional Status MIE, Aed, CPEng
 Membership No. 691550

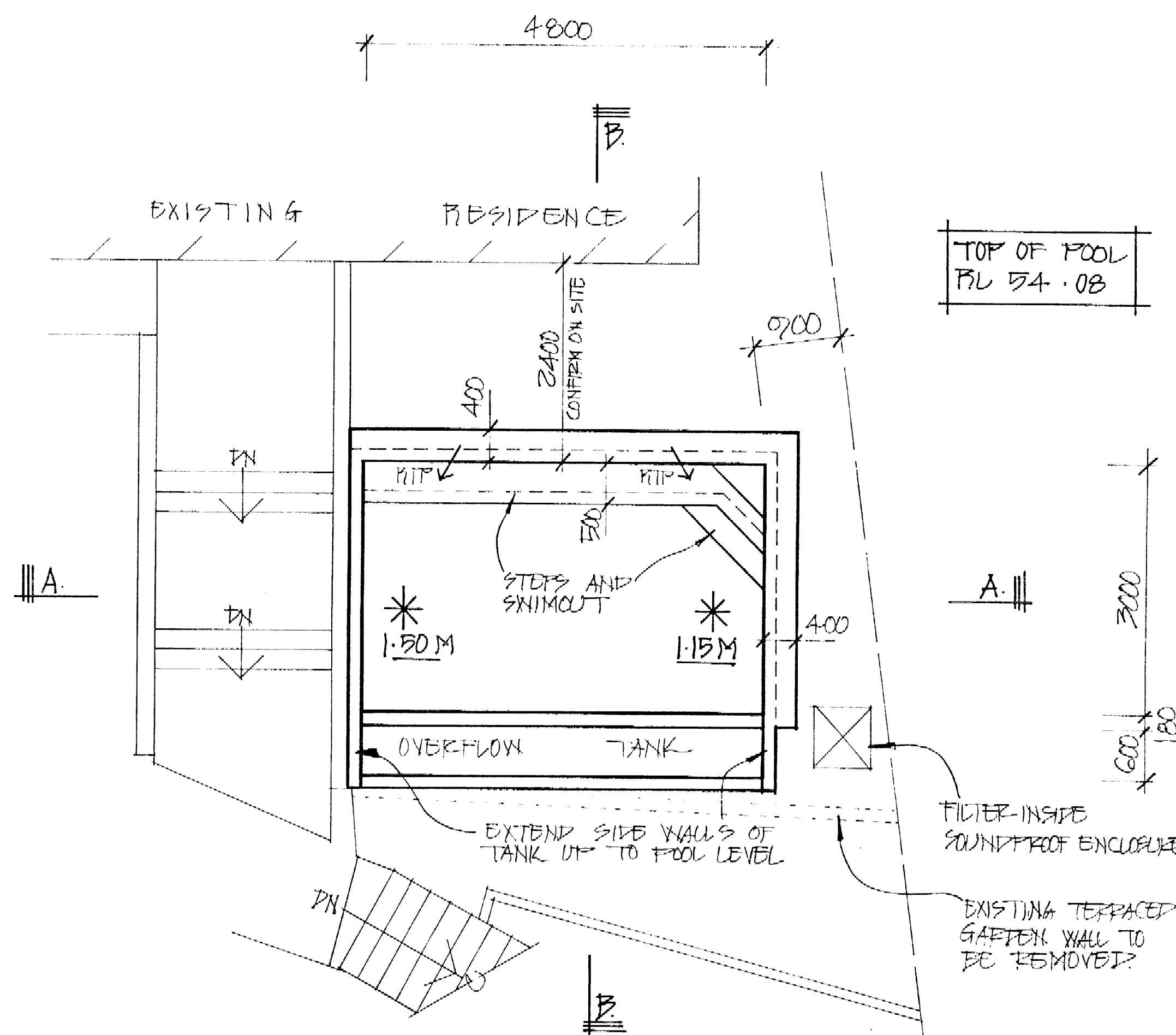




PIER PLAN (SCALE 1:50)



TYPICAL PIER DETAILS (SCALE 1:20)



POOL PLAN (SCALE 1:50)

* INDICATES DEPTH OF WATER
RIP DENOTES RETURN TO POOL

CONCRETE POOL NOTES:

REINFORCEMENT:
All welded fabric shall be lapped as follows:
- 300mm minimum lap.
- 50mm minimum concrete cover.
Mild steel rods denoted S12 are 12mm diameter 250S Grade deformed bars.
- 450mm minimum lap.
- 65mm minimum concrete cover.
Reinforcement to be held in its correct position at 800mm centres.

CONCRETE:
All workmanship and materials shall be carried out in accordance with AS 3600. Concrete design strength (f_c) at 28 days to be: **32MPa**.

FOUNDATION:
Piers to be provided as directed by the Engineer if rock or filled ground is encountered when the pool is excavated.

CONCRETE COVER:
Concrete placed in contact with the (excavation) ground to have 65mm minimum cover to reinforcement. 65mm minimum cover to pool.

DESIGN:
Pool design and construction to be in accordance with AS 2783 (1992) and all other relevant codes.

PIER NOTES:
If pool floor is partially founded on solid rock provide 400mm ϕ concrete piers at 1800mm maximum centres to remainder of pool floor.
All piers to be founded on rock.
Piers up to 1.0m deep to be mass concrete.
Piers between 1.0m and 2.0m deep provide 4 S12 bars with R6 Ties at 300mm centres.
Any piers over 2.0m deep to Engineers detail.
For any internal piers under pool floor provide 3 S12 bars (1500mm long) at 300mm centres each way directly over piers to pool floor.

WARNING
PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicant's responsibility to obtain approval from Sydney Water or other utilities prior to the commencement of any works.
Dig Before You Dig 1100

INSIGHT DEVELOPMENT CONSULTANTS PTY LTD
Structural Details C.C. No. 2004/318
PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of this project.

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer.
I hold the following qualifications:
BE(Civil), CPENG, MIEAust, NPER.
Institute of Engineers Membership No. 803928
I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian (Industry) Standards.
Date: **SEPT 04**
Rick G. Wray
(Director Northern Beaches Consulting Engineers P/L)

NORTHERN BEACHES Consulting Engineers P/L.
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail: nb@nbconsulting.com.au

Project:

PROPOSED SWIMMING POOL AT 5 BILGOLA TERRACE, BILGOLA.

PER: MR & MRS: MITCHELL

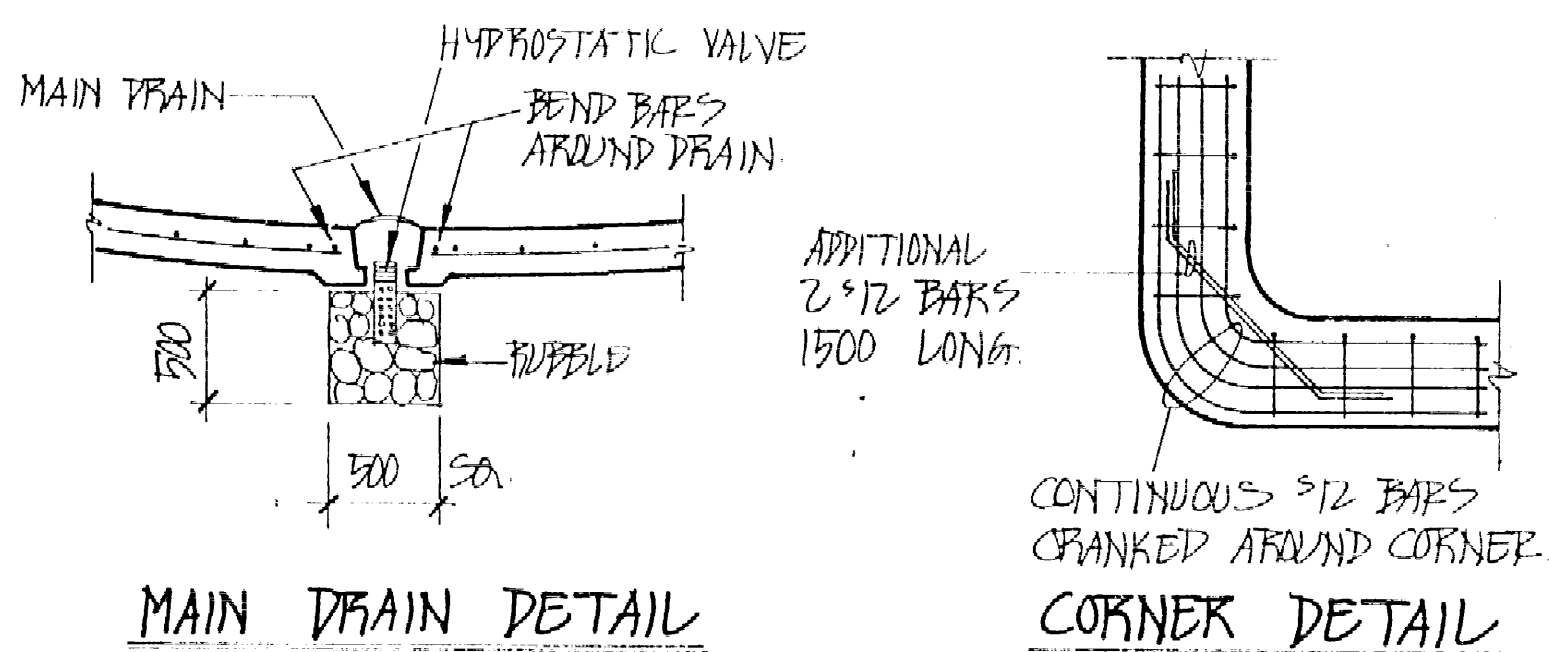
Drawing Title:

PLANS AND DETAILS

Date: Design: Drawn: Checked:

Job No: Drawing No: Rev:

040112 SP S01



MAIN DRAIN DETAIL

CORNER DETAIL

CROZIER - Geotechnical Consultants
MIE Aust CPENG Reg No 691550
5-10-04 *Phog*

EXPANSION JOINT
EXISTING BRICK WALL
WARNING
ENSURE EXISTING BRICK WALL IS FOUNDED OFF SOLID ROCK - OTHERWISE ENGINEER TO BE CONSULTED.

CENTRELINE OF MAIN DRAIN

PROVIDE ADDITIONAL CONCRETE STEEL 912 AT 300 WHERE POOL WALLS EXCEED 300mm OUT OF GROUND, IF GROUND IS FILLED OR AS OTHERWISE DIRECTED BY THE ENGINEER.

SECTION A-A (SCALE 1:20)

POOL FLOOR TO BE FOUNDED OFF SOLID ROCK OR PROVIDE PIERS TO ROCK IN ACCORDANCE WITH PIER NOTES AND PIER DETAILS.

GENERAL NOTES:

GENERAL

- G1. The drawings are to be read together with all Architects drawings and specifications.
- G2. Dimensions shall not be obtained by scaling from the drawings. All setting out dimensions shall be verified and discrepancies shall be referred to the Engineer prior to commencement of work.
- G3. Care is required during construction so that structural elements are not over stressed and that the works and excavations required therefore are kept stable at all times.
- G4. Design, materials and workmanship are to be in accordance with current SAA standards and statutory authority regulations except where varied by these documents.
- G5. Design live loads are in accordance with AS 1170.1

FOOTINGS

- F1. Foundation strata is assumed for design purposes in accordance with AS 2870. See footnote. Classification to be verified by a Geotechnical Engineer commissioned by the client if certification of foundation is required.
- F2. Footings to be constructed and back filled as soon as possible following excavation to avoid softening by rain or drying out by exposure.
- F3. Footings must bear into undisturbed natural ground clear of organic material. Refer to details.
- F4. If rock or variable bearing strata is encountered during excavation of the footings all footings/piers are to be excavated to similar material of greater bearing capacity. The Engineer is to be contacted at that time for approval or review.
- F5. Footings to be cast in approved material having an allowable capacity as follows:

Sand Foundations:

- S41. Required bearing capacity 100 kPa.
- S42. Trenches must be cleaned of all debris and hand compacted prior to placement of reinforcement.

Clay Foundations:

- C41. Required bearing capacity 150 kPa.
- C42. Trenches must be cleaned of all debris. Soft spots must be cut out and filled as per compacted fill notes, prior to placement of reinforcement.

Gravel Foundations:

- G41. Required bearing capacity 400 kPa.
- G42. Excavation for footings into shale must be cast or capped with plain concrete on the same day as excavation.

Sandstone Foundations:

- S51. Required bearing capacity 650 kPa.
- S52. Scrape weathered surface to remove cleaved sandstone under footings.

Refer adjacent for assumed Design bearing strata

CONCRETE

- C1. All workmanship and materials shall be in accordance with AS 3600.
- C2. Concrete quality shall be as follows and shall be verified by tests.
- C3. All concrete unless otherwise noted shall have a slump of 80mm at point of placement, a max. aggregate size of 20 mm. No water shall be added to the mix prior to or during placement of concrete. Strength as specified on plans.
- C4. Clear concrete cover to reinforcement shall be as follows unless otherwise shown:-

ELEMENT	INTERIOR	EXTERIOR	EXTERIOR CAST AGAINST GROUND
FOOTINGS	-	-	50
COLUMNS/PEDESTALS	30 UNO	REFER TO PLAN	-
SLABS/WALLS	25	REFER TO PLAN	40 ON MEMBRANE
BEAMS	25 UNO	REFER TO PLAN	50
BLOCKWORK	55 FROM APPROPRIATE FACE		

- C5. Sizes of concrete elements do not include thickness of applied finishes.
- C6. All Construction Joints locations shall be approved by the Structural Engineer.
- C7. Beam depths are written first and include slab thickness, if any.
- C8. No holes or chases other than those shown on the structural drawings shall be made in concrete elements without the prior approval of the engineer.

A2

DOCUMENT CERTIFICATION		
Date	01.01.04	R. Wray
By	Rick G. Wray	(Director Northern Beaches Consulting Engineers)
Rev		
Amendment		

- C9. Shrinkage reducing admixtures such as 'Eclipse' or approved equivalent, if specified, must be added to mix prior to pour.
- C10. Water reducing agents, if specified, must be added to mix prior to pour. No extra water is to be added to increase slump.
- C11. Where vertical slab/beam surfaces are formed against a masonry (or other) wall, provide 10 mm styrene separation material.
- C12. Water must not be added to concrete mix prior to placement of concrete.
- C13. Above covers may have to be adjusted if fire rating is a requirement.

REINFORCEMENT

- R1. All reinforcement specified is Grade D500 unless noted otherwise.
- R2. Reinforcement is represented diagrammatically it is not necessarily shown in true projection.
- R3. Top reinforcement is to be continuous over supports. Bottom reinforcement to be lapped at supports.
- R4. Welding of reinforcement shall not be permitted unless shown on the structural drawings.
- R5. Pipes or conduits shall not be placed within the zone of concrete cover to the reinforcement without the approval of the engineer.
- R6. All reinforcing bars and fabric shall comply with AS 4671-2001.
- R7. Reinforcement symbols:
N - Grade 500N deformed bar (D500) Normal Ductility
R - Grade 250N plain round bar (R250) Normal Ductility.
SL - Grade 500L welded deformed ribbed mesh (D500) Square Low Ductility
RL - Grade 500L welded deformed ribbed mesh (D500) Rectangular Low Ductility.
The number immediately following these symbols is the number of millimeters in the bar diameter.

Example:

8 N12-250, denotes 8, Grade 500N deformed bars, 12 mm diameter at 250 c/c.

R8. Fabric reinforcement to be lapped 1 complete square + 25 mm unless noted otherwise.

R9. All reinforcement shall be firmly supported on bar chairs spaced at a maximum of 750 centres both ways under rod and fabric reinforcement. Reinforcement shall be tied at alternate intersections.

FORMWORK

- FW1. Formwork must be cleaned of all debris prior to casting of concrete.
- FW2. Minimum stripping times for form work shall be as recommended in AS 1504 or as directed by the engineer.
- FW3. The finished concrete shall be a dense homogeneous mass, completely filling the form work, thoroughly embedding the reinforcement and free of stone pockets. All concrete elements including slabs on ground and footings shall be compacted with mechanical vibrators.
- FW4. Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, followed by prevention of loss of moisture for seven days followed by a gradual drying out. Approved sprayed on curing compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.

BRICKWORK

- BR1. Brickwork is to be constructed to AS 3700.
- BR2. Two layers of approved greased metal based slip material shall be used over all load bearing walls that support concrete slabs and placed on smooth brickwork or trowelled mortar finish. Non load-bearing walls shall have 10 mm compressible material and ties to the slab soffit.
- BR3. No brickwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests.
- BR4. Control joints to be placed at a maximum of 8m centres or in accordance with AS 3700.
- BR5. Exposure grade bricks to be used below damp proof course.
- BR6. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO. Bitumastic fibreboard internal UNO.
- BR7. Provide stainless steel wall ties below DPC to AS 3700. Provide galvanized wall ties above DPC to AS 3700 & Local Council Specifications.

BLOCKWORK

- BL1. Concrete blocks shall have a minimum compressive strength of 15 MPa and conform to AS 1500. Masonry to be constructed to AS 3700.
- BL2. Where cores of hollow blocks are to be filled, properly compacted 20MPa concrete with 10 mm aggregate and 230 mm slump shall be used. Clean out openings must be utilized for all cores.
- BL3. Location of actual starters is critical to suit block cores, allow 55 mm cover from the outside face of blockwork. All reinforcement lap lengths to conform to AS 3600.
- BL4. Control joints to be placed at a maximum of 8 m centres or in accordance with AS 3700.
- BL5. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO. Bitumastic fibreboard internal UNO.
- BL6. Retaining walls or any reinforced and concrete core filled block walls to be of Double 'U' Block Construction.
- BL7. No blockwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests unless approved by the Structural Engineer.
- BL8. Max. pour height for unrestrained blockwork is 2000.

STEEL

- S1. All Structural steelwork to be Grade 300 or greater. Design, fabrication and erection to be in accordance with AS 4100.
- S2. Materials and workmanship shall comply with AS 1250 - 1981, SAA Steel Structures Code and the specification for Structural Steel.
- S3. Rolled steel sections including steel plates shall comply with AS 3678 - 1990.
- S4. Cold formed steel sections shall be Grade 450 Zinc coated in accordance with AS 1538-1988.
- S5. Welded and seamless steel hollow sections shall comply with AS 1163. Grade 350.
- S6. Bolt Designation:
4.6S - Commercial bolts Grade 4.6, snug tightened.
8.8S - High Strength structural bolts Grade 8.8, snug tightened.
8.8TB - High Strength structural bolts Grade 8.8, fully tightened to AS 1511 and acting as a Bearing Joint.
8.8TF - High Strength structural bolts Grade 8.8, fully tensioned to AS 1511 and acting as a Bearing Joint.
Unless noted otherwise, all bolts will be 8.8S.
- S7. Unless shown otherwise, minimum connection shall be 2M16 bolts, 10 thick gusset plates, 6mm continuous fillet welds.
- S8. Load indicating washers shall be used in all fully tensioned joints. (8.8TF & 8.8TB).
- S9. All welding shall be carried out in accordance with AS 1554 SAA Structural Steel Welding Code.
- S10. Unless noted otherwise all welds shall be category SP using E41xx Electrodes. All butt welds shall be complete penetration butt welds category SP.
- S11. Grouting of anchor bolt sleeves and base plates shall be completed by the contractor using High Strength, Non-Shrink grout.
- S12. Fabrication and erection tolerances for Structural Steelwork shall be in accordance with AS 4100.
- S13. Purlin bolts shall be M12 - 4.6S galvanised.
- S14. Steel work shall have one of the following grades of corrosion protection:-
INTERNAL
a. Thoroughly cleaned wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Luxaprim applied by hand using brushes to achieve a total dry film thickness of 70 microns.

EXTERNAL ELEMENTS & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS

- b. Preparation Blast clean to a minimum standard Class 2.5 in accordance with AS 1627 Part 4.
Primer 2-pack epoxy phosphate at dft 75 microns (Dulux Durepon P14).
Barrier Coat 2-pack epoxy micaceous iron oxide, dft 100 microns.
Finish Coat 2-pack epoxy high gloss acrylic to dft 75 microns (e.g. Dulux Acrathane I F) in an approved colour.
- c. Hot dipped galvanized to AS 4680.
Where the galvanic (Hot Dip Galvanized) coating is compromised by welding, bolting or damage, inorganic zinc-rich paint (minimum 95% zinc content) is to be applied after wire brushing affected area (use 3 coats minimum), or Hot Metal Spray in accordance with AS 4680.
- S15. Workshop drawings shall be prepared and two copies submitted to the engineer for review prior to fabrication commencement.

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - ROCK
ASSUMED BEARING STRATA FOR DESIGN PURPOSES - ROCK

TIMBER

- T1. All workmanship and materials to be in accordance with AS 1684, AS 1720 and as 3959. All soft wood to be Grade F7 unless noted otherwise. All hardwood to be minimum Grade F14 unless otherwise noted. Exposed timber to be CCA treated (to AS 1604) redried after full impregnation, or durability class 1 or 2.
- T2. All joists deeper than 150 to have blocking over support bearers and at a maximum 3000 centres.
- T3. Roof trusses to be designed by the manufacturer to the relevant standards. Pre camber to be an amount equal to dead load deflection u.n.o.
- T4. All holes for bolts to be exact size. Washers to be used under all heads and nuts and to be at least 2.5 times the bolt diameter. Bolts to be M16 grade 4.6 unless noted otherwise.
- T5. Treat all exposed cut ends with Resol by Protim to manufacturers specification to achieve required Hazard Level Exposure Classification.
- T6. Battens for T & G to be Kiln Dried to 12 % 38mm minimum deep treated pine or as recommended by supplier. Flooring to be installed no sooner than 28 days after slab pour.
- T7. Hot dip galvanized nails/clouts/screws to be used with all timber connections.
- T8. Continuous nailing must not be used for any timber connections.

COMPACTED FILL

- CF1. Only to be used with approval Engineer & to be certified by a geotechnical Engineer.
- CF2. Clear organic material and topsoil under proposed slabs/footings.
- CF3. Filling shall be granular material compacted in not more than 200 mm layers to a minimum dry density ratio (AS 1289/E4.2 1982) of 98 percent.
- CF4. During clearing and excavation for slabs and footings cut out soft spots and fill as above.

INSPECTIONS BY ENGINEER

48 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION

1. Bearing strata of all footings prior to concrete pour.
2. Any reinforcement prior to concrete pour.
3. Timber and Steel framing prior to cladding or lining.
4. Steel lintels after installation.
5. CONTACT YOUR PCA (Principal Certifying Authority) AS TO REQUIREMENTS FOR MANDATORY CRITICAL STAGE INSPECTIONS IN ACCORDANCE WITH REVISED EP4A ACT REGULATIONS EFFECTIVE JULY 1, 2004

DRAWING SCHEDULE:

901 - GENERAL NOTES

~~902 - FOUNDATION PLAN - FLOOR FRAMING -~~

~~AND BALCONY DETAILS~~

902 - FOUNDATION PLAN - FLOOR FRAMING -

AND BALCONY DETAILS

903 - ROOF FRAMING DETAILS

INSIGHT DEVELOPMENT
CONSULTANTS PTY LTD

Structural Details C.C. No. 24/01/318

PLEASE NOTE: The stamping of this

plan by Insight Development Consultants

does not relieve the Structural

Engineer of his responsibility to ensure

the commencement of any work.

CR021001 - 04/01/04 - 04/01/04

MIEAL CPEng 5/10/04 691550

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WARNING

PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicants responsibility to obtain approval from Sydney Water or other utilities prior to the commencement of any work.

CR021001 - 04/01/04 - 04/01/04

MIEAL CPEng 5/10/04 691550

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NORTHERN BEACHES
Consulting Engineers P/L

ACN 076 21616 A.B.N. 24 076 121 616

Suite 207, 10 FISHER ROAD

DEE WHY N.S.W. 2099

Ph: (02) 9634 7000 Fax: (02) 9984 7444

e-mail: nb@nbconsulting.com.au

Project PROPOSED ALTERATIONS

AT- 5 BILGOLA TERRACE

BILGOLA

FOR - MR & MRS MITCHELL

Drawing No

GENERAL NOTES

AND DRAWING SCHEDULE

The stamping of this drawing remains with Northern Beaches Consulting Engineers P/L

Date

10/01/04

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Checked

B.S.

10/01/04

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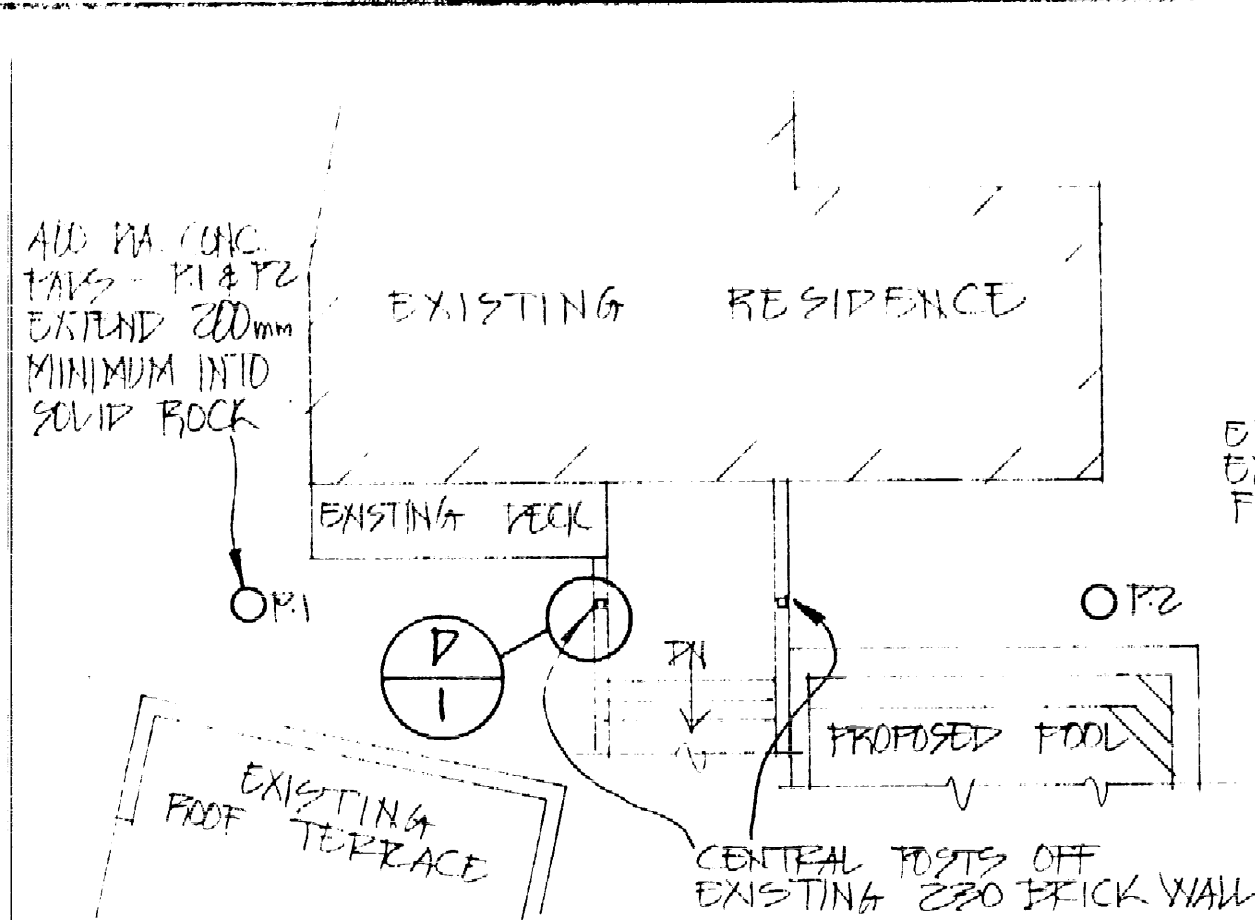
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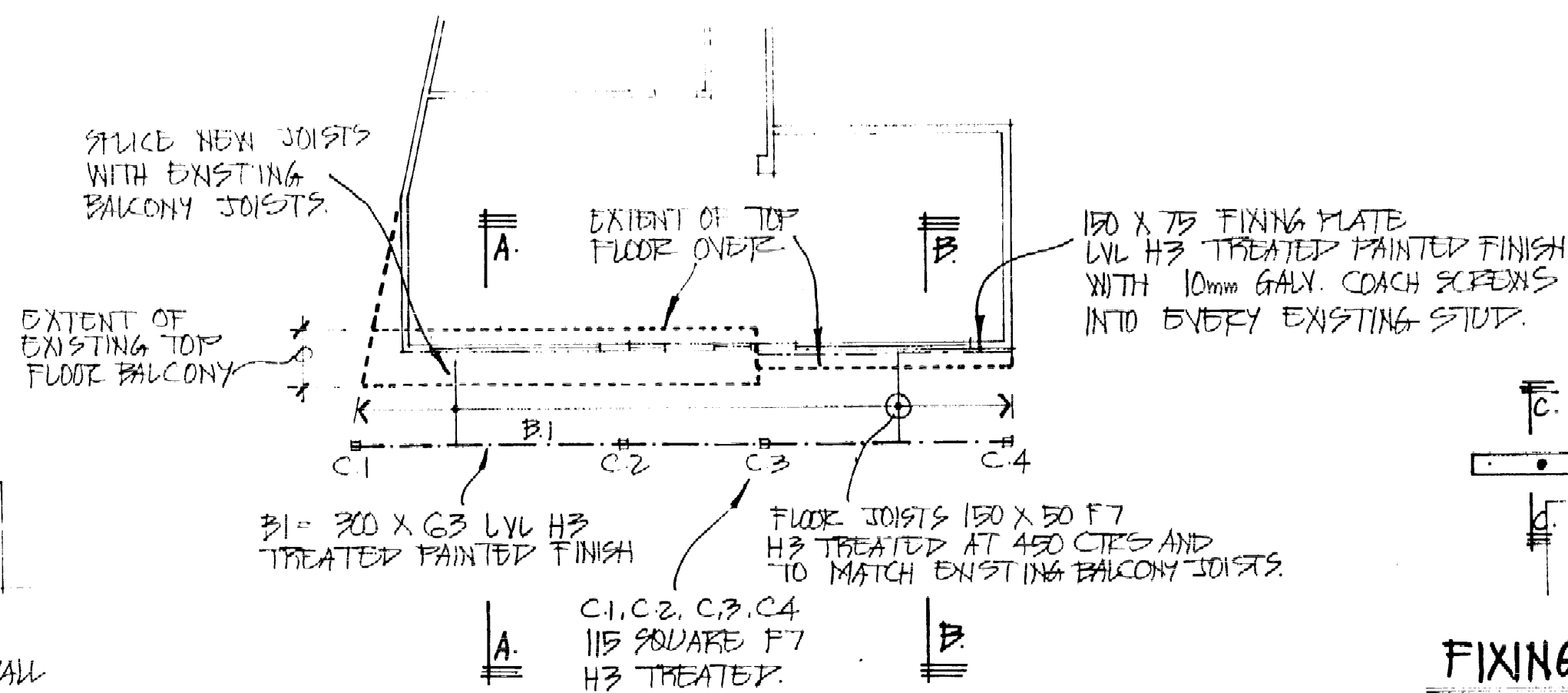
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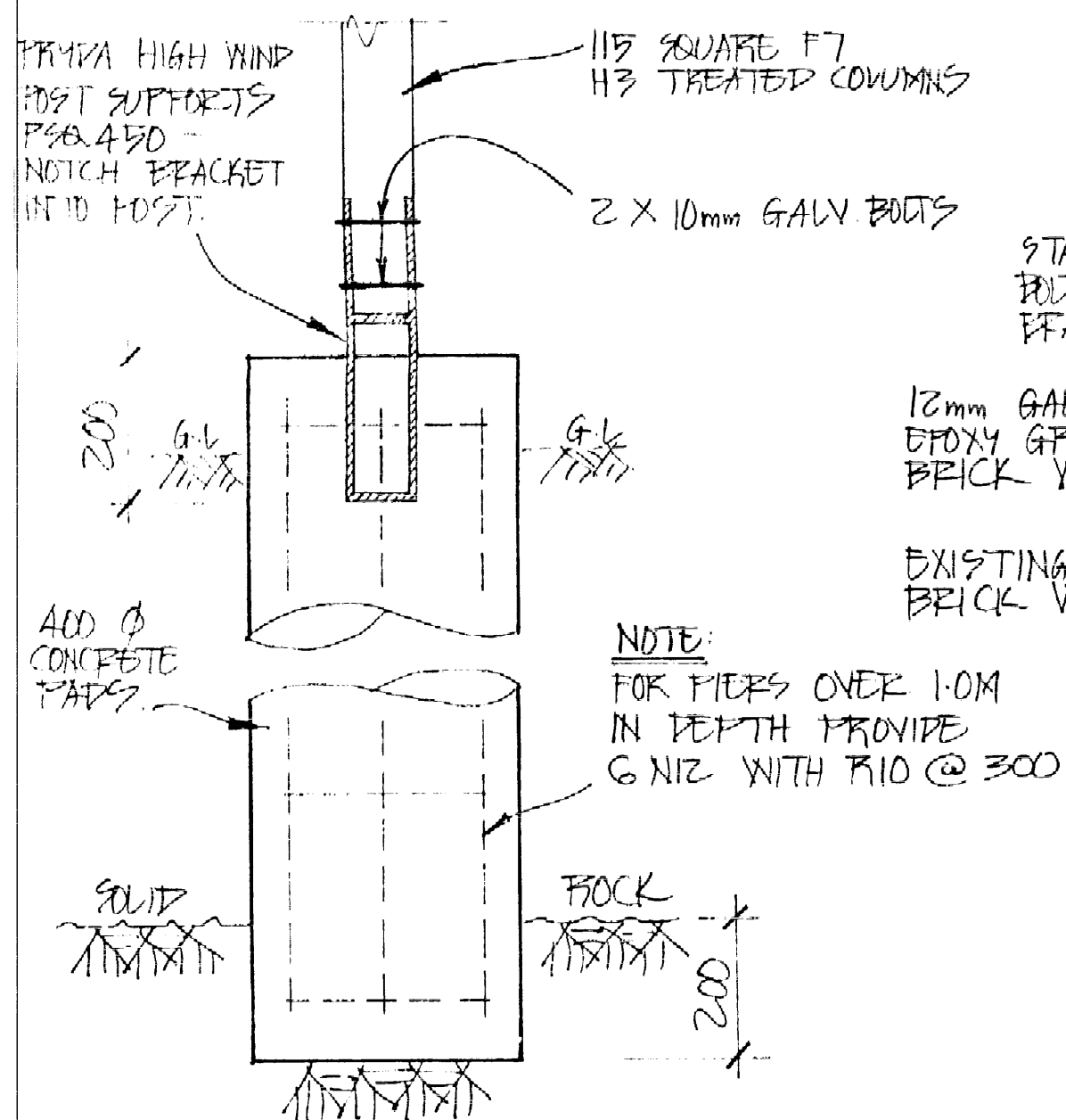
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FOUNDATION PAD PLAN (SCALE 1:100)

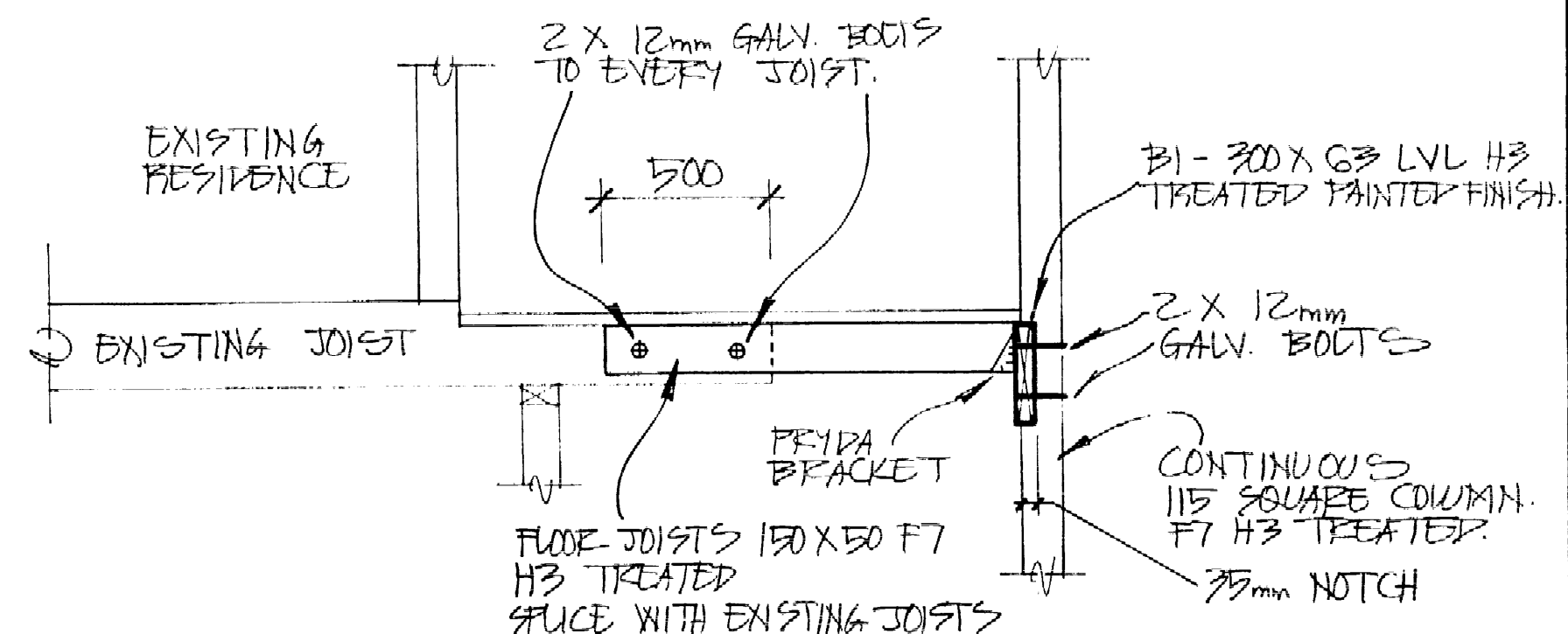


FLOOR FRAMING PLAN TOP FLOOR BALCONY (SCALE 1:100)

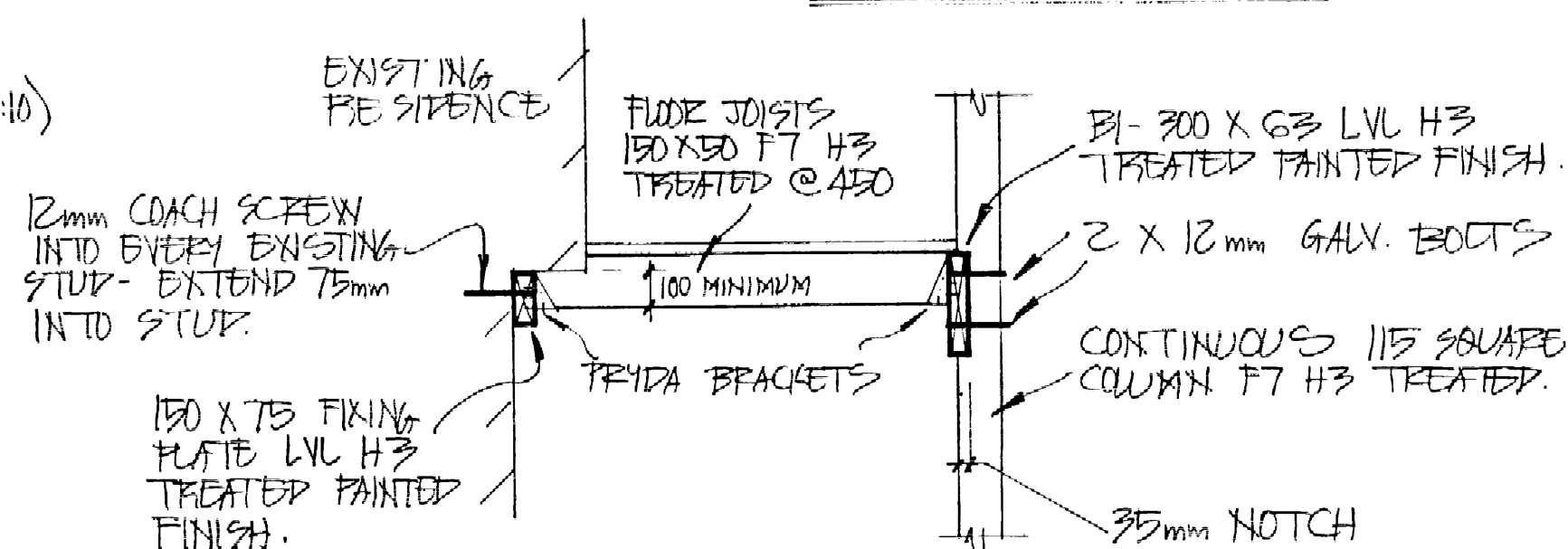


TYPICAL PAD DETAIL (SCALE 1:10)

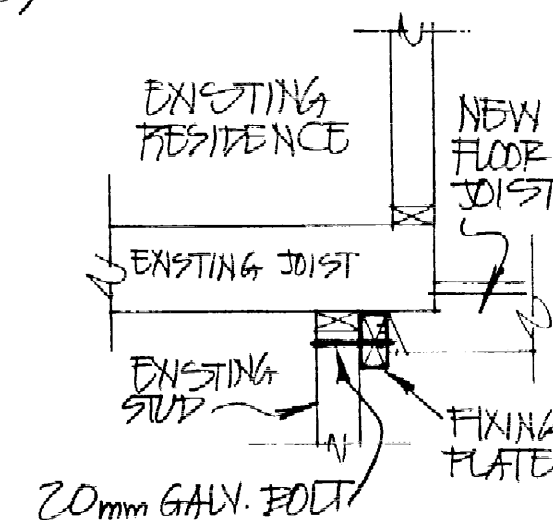
DETAIL - 1 (SCALE 1:10)



SECTION A-A (SCALE 1:20)



SECTION B-B (SCALE 1:20)

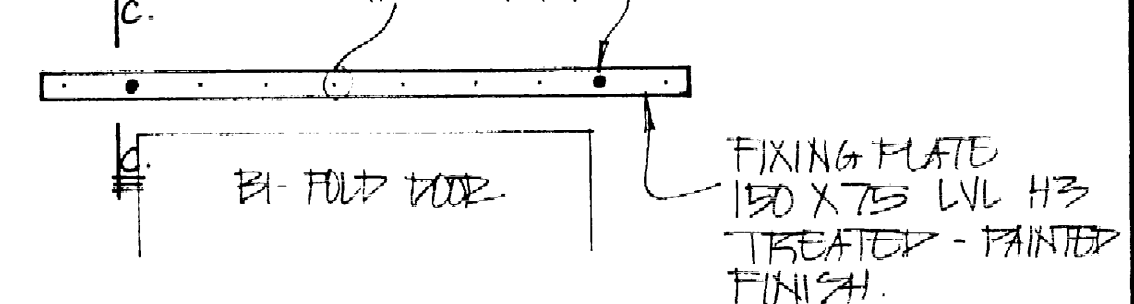


SECTION C-C (SCALE 1:20)

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

PROVIDE 20mm GALV. BOLT TO EACH END OF DOOR. ALL OTHER FIXINGS TO BE 12mm GALV. COACH SCREENS 75mm INTO EVERY EXISTING STUD.



FIXING PLATE ELEVATION (SCALE 1:50)

A2

DOCUMENT CERTIFICATION

Date: OCT 04' *R. Wray*
Rick G. Wray
(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer
I hold the following qualifications:
BE(Civil), CPEng, MIEAust, NPER
Institute of Engineers Membership No. 803938
I hereby state that this drawing is in compliance
with the conditions of the development consent,
the provisions of the Building Code of Australia
and/or relevant Australian/Industry Standards.

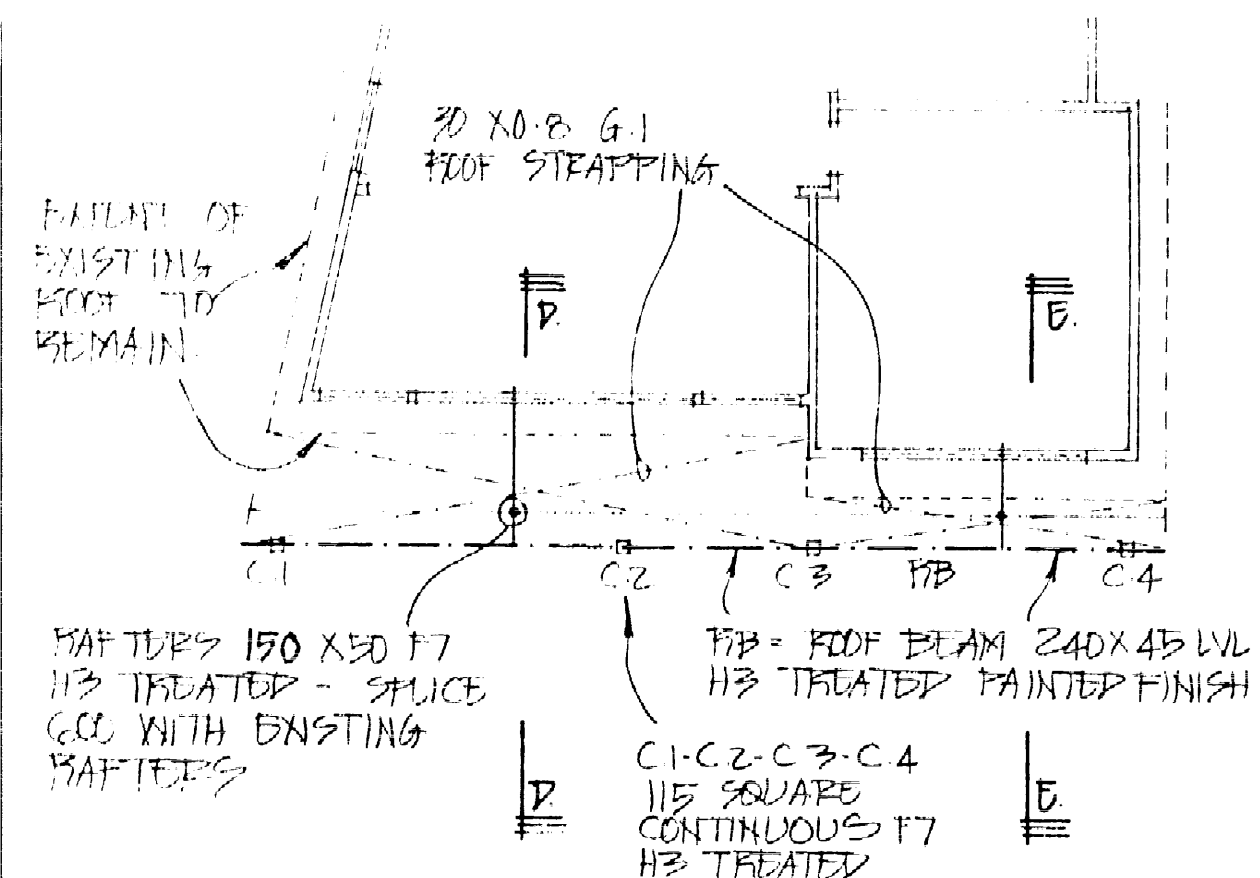


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ACN 076 121 616 ABN 24 076 121 616
Suite 207, 30 FISHER ROAD
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Ph (02) 9984 7000 Fax (02) 9984 7444
e-mail: nb@nbconsulting.com.au

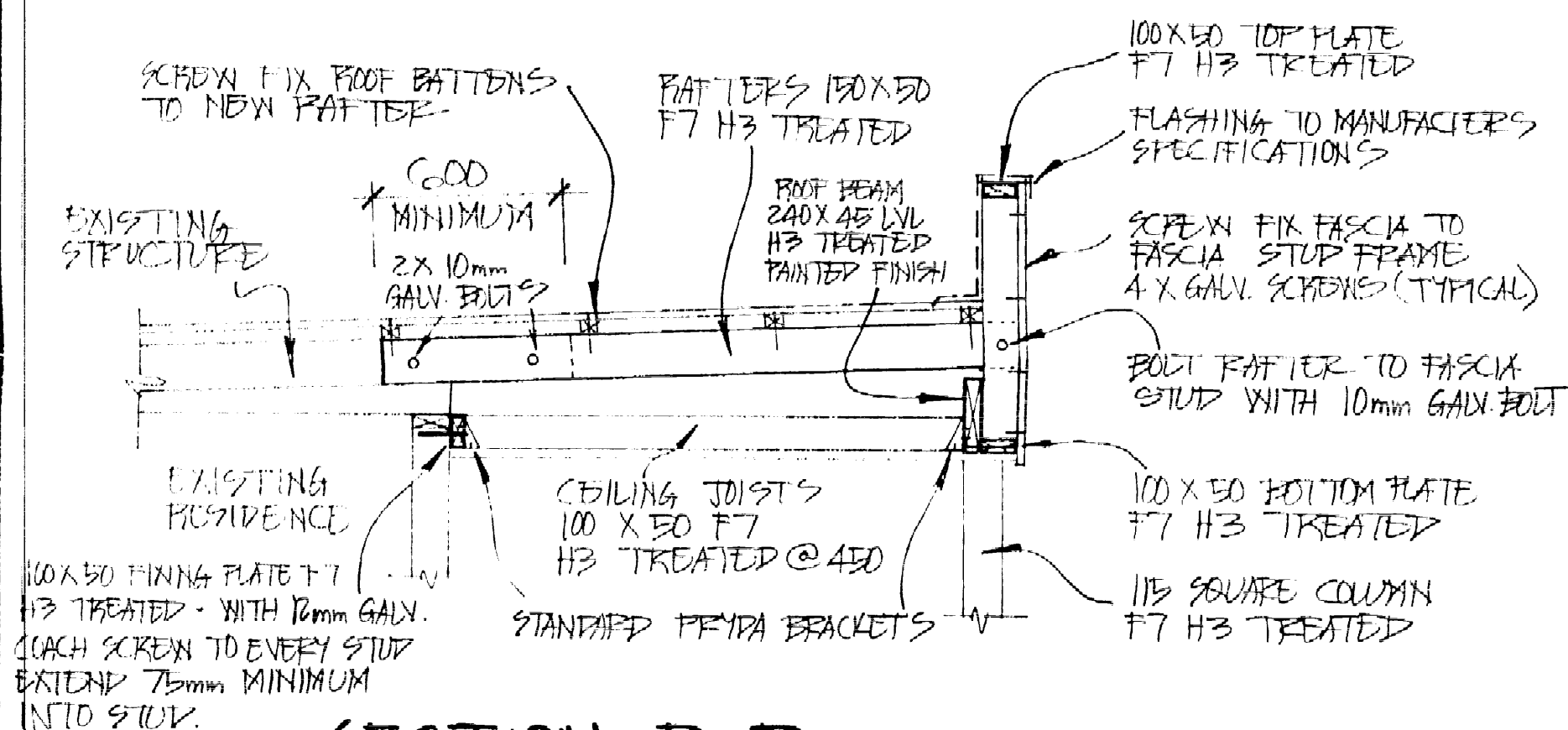
Project: PROPOSED ALTERATIONS
AT- 5 BILGOLA TERRACE,
BILGOLA.
FOR: MR & MRS MITCHELL

Drawing Title:
FOUNDATION PAD PLAN
AND DETAILS - FLOOR FRAMING
PLAN FOR TOP FLOOR BALCONY
AND DETAILS.
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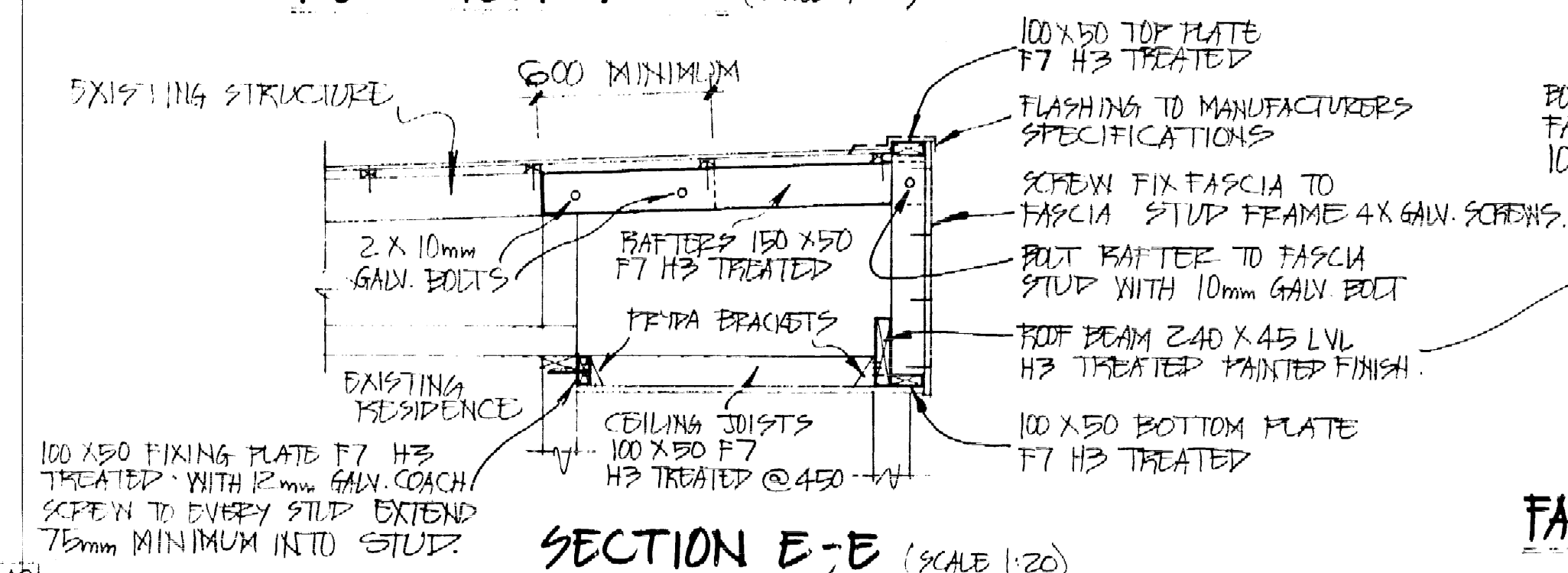
Date:	30/09/04	Design:	RGW	Drawn:	W	Checked:	B.S.
Job No:	040112	Drawing No:	502	Rev:			



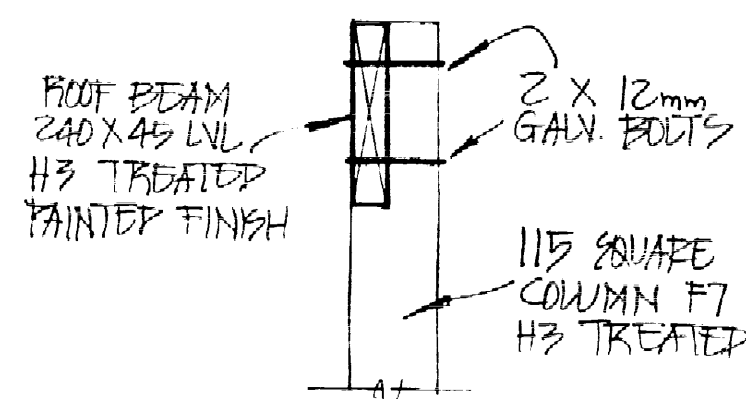
ROOF FRAMING PLAN (SCALE 1:100)



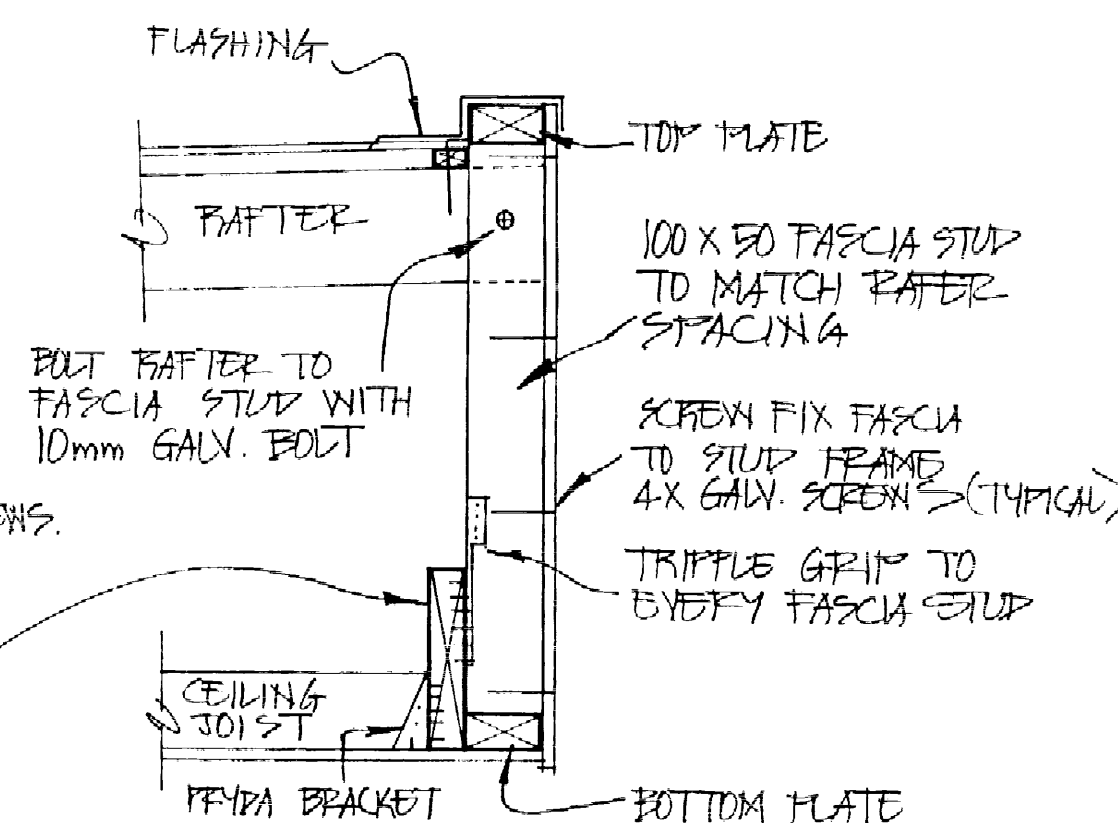
SECTION D-D (SCALE 1:20)



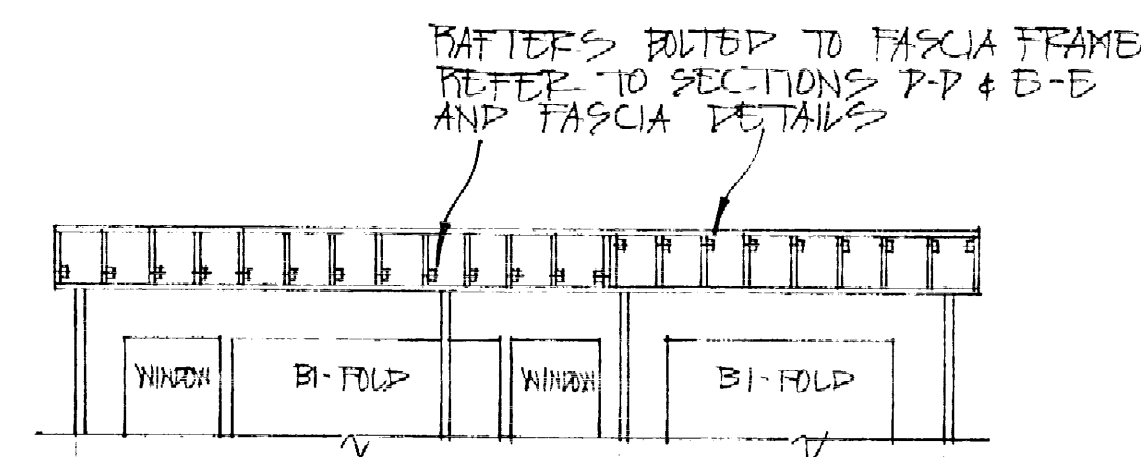
SECTION E-E (SCALE 1:20)



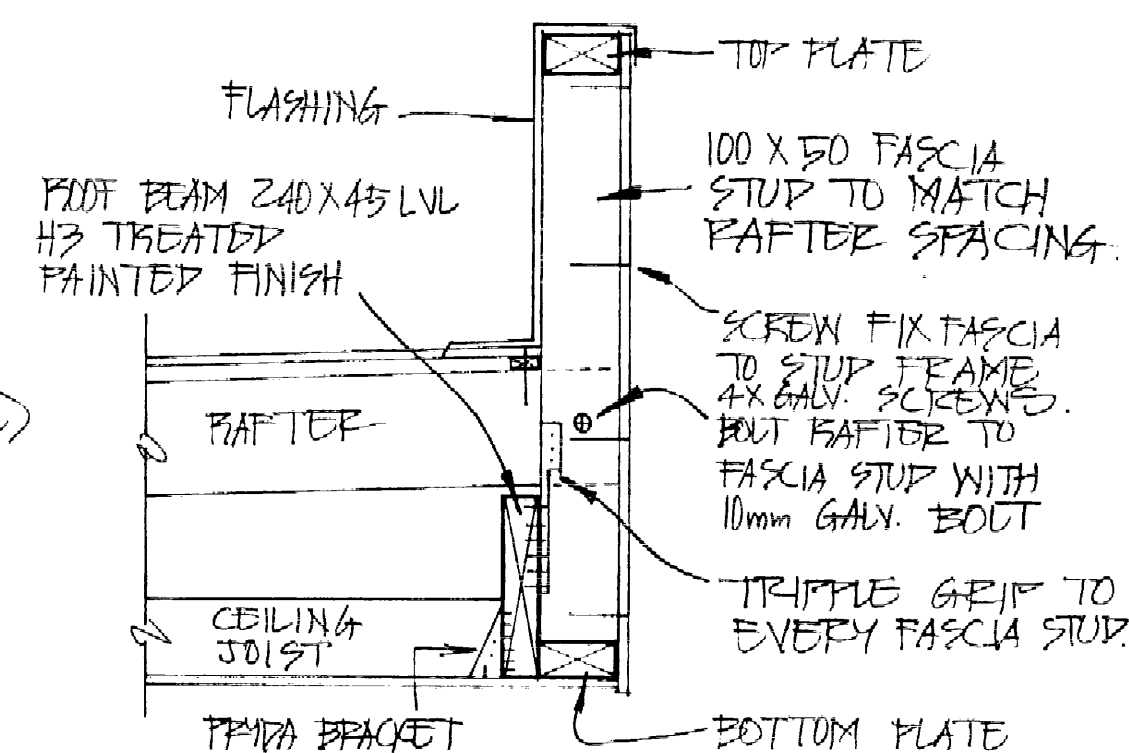
ROOF BEAM TO COLUMN CONNECTION
(SCALE 1:10)



FASCIA DETAIL AT SECTION E-E
(SCALE 1:10)



FASCIA ELEVATION (SCALE 1:100)



FASCIA DETAIL AT SECTION D-D
(SCALE 1:10)

NOTES:

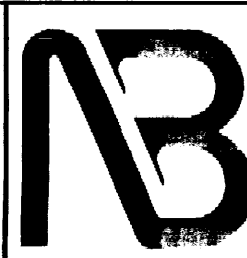
- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
- FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

CROOKER - Geotechnical Consultants
MIE Aust CP Eng NPER Reg 691350
5-10-04 *[Signature]*

DOCUMENT CERTIFICATION

Date: 01/04/04
Rick G. Wray
(Director Northern Beaches Consulting Engineers)

I am a qualified Structural/Civil Engineer.
I hold the following qualifications
BE(Civil), CP Eng, MIE Aust., NPER.
Institute of Engineers Membership No. 803938
I hereby state that this drawing is in compliance
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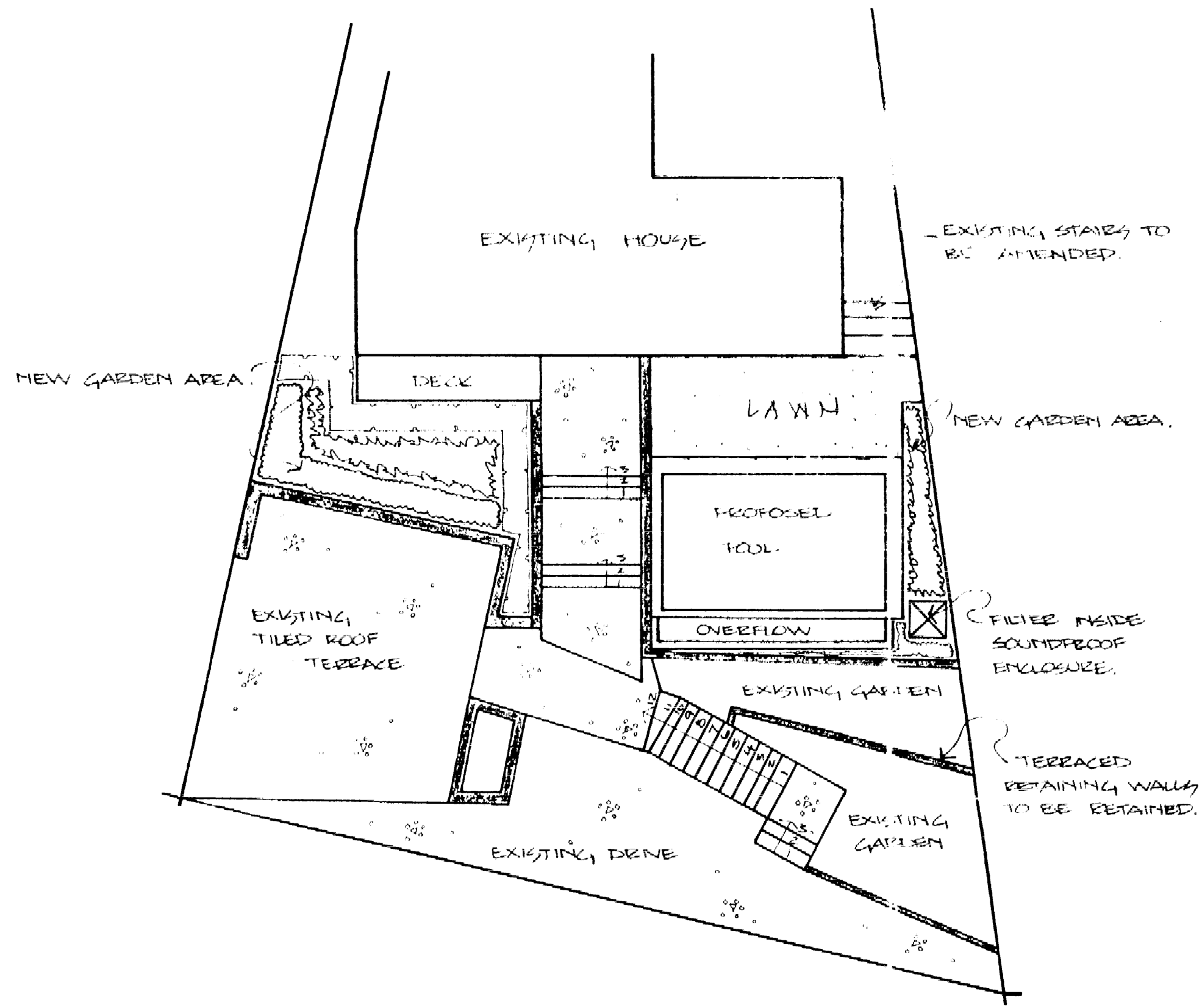
NORTHERN BEACHES
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e-mail: nb@nbce-engineers.com.au

Project: PROPOSED ALTERATIONS
AT: 5 BILGOLA TERRACE,
BILGOLA.
FOR: MR & MRS MITCHELL.

Drawing Title:
ROOF FRAMING DETAILS
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Date: 30/09/04	Design: FGN	Drawn: NL	Checked: B.S.
Job No: 040112	Drawing No: S03		

LANDSCAPE NOTES



- TURF AREAS.**
EXISTING TURF AREAS ARE TO BE RETAINED WHEREVER POSSIBLE. ANY DAMAGED AREAS ARE TO BE REPAIRED PRIOR TO COMPLETION OF WORKS. TURF AREAS TO BE TOPDRESSED TO REMOVE UNDULATIONS.
- GARDEN AREAS.**
EXISTING GARDEN AREAS ARE TO BE RETAINED WHEREVER POSSIBLE. NEWLY FORMED GARDEN BEDS ARE TO INCLUDE 300mm DEPTH IMPROVED ORGANIC SOIL LAID OVER CULTIVATED SUBGRADE. 75mm DEPTH MULCH IS TO BE PLACED TO ALL GARDEN AREAS.
- GARDEN EDGING.**
ANY EXISTING GARDEN EDGING THAT IS DAMAGED IS TO BE REPAIRED. ANY NEW EDGING IS TO BE INSTALLED SO AS TO BEST MATCH EXISTING EDGING.
- TREE REMOVAL/RETENTION.**
ONLY TREES CLEARLY IDENTIFIED FOR REMOVAL ARE TO BE REMOVED. TREES TO BE RETAINED ARE TO BE FENCED OFF FOR PROTECTION. ANY EXCAVATION WITHIN THE DRIFTLINE OF TREES FOR RETENTION IS TO BE PERFORMED BY HAND. TREE ROOTS LARGER THAN 150mm DIAMETER ARE ONLY TO BE CUT AFTER INSPECTION BY AN ARBORIST.
- EXISTING RETAINING WALLS.**
ALL EXISTING RETAINING WALLS ARE TO BE RETAINED. ANY DAMAGE IS TO BE MADE GOOD. ALL DRAINAGE BEHIND WALLS IS TO BE CHECKED AND REPAIRED AS REQUIRED.
- PROPOSED PLANTING SPECIES.**
TREE SPECIES TO BE USED IN NEW GARDEN AREAS WILL BE AS PER THE ATTACHED PROPOSED SPECIES LIST. POT SIZES USED SHALL BE SELECTED FROM 140mm, 200mm AND 300mm UNITS.
- PROPOSED SWIMMING POOL.**
FOR ALL DETAILS, DIMENSIONS AND CONSTRUCTION SPECIFICATIONS FOR THE PROPOSED POOL PLEASE REFER TO ATTACHED DRAWINGS.
- MAINTENANCE.**
GENERAL MAINTENANCE IS TO BE CARRIED OUT TO LANDSCAPING WORKS FOR A PERIOD OF 8 WEEKS. DEFECTS ARE TO BE FIXED IN THIS PERIOD.

THESE PLANS HAVE BEEN DESIGNED FOR THE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH DCP No. 23 LANDSCAPE AND VEGETATION MANAGEMENT.

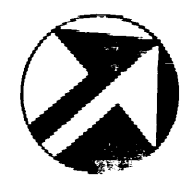
- TURF AREAS
- GARDEN AREAS - NEW
- EXISTING GARDEN
- GARDEN AREAS - EXISTING
- GARDEN EDGING
- HARD SURFACES - EXISTING

PROPOSED PLANT SPECIES

SPECIES	MATURE SIZE
• AGAPANTHUS ORIENTALIS	50 cm
• AGAVE SPECIES	50 cm
• CLIVIA MINIATA	50 cm
• CYCAS REVOLUTA	75 cm
• LEBIDOE VARIEGATA	50 cm
• MURRAYA PANICULATA	3 m
• OPHIOPOGON JAPONICUS	25 cm
• PANDANUS UTILIS	5 m
• PHILODENDRON XANADU	70 cm
• PHOENIX ROEBELII	3 m
• PLOCEMIUM TENAX	1 m
• RHYSO DISCOLOR	35 cm
• STREPTITZEA REGINAE	1 m
• TRACHELOSPERMUM JACMINODES	-
• YUCCA SPECIES	1.5 m

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DRAWING : LC-MRBT-ED-01
REVISION : A
DATE : 13 SEPTEMBER 2004
SCALE : 1:100
DESIGNED : DS
DRAWN : DS



EVERGREEN DESIGNS

PH: 02 9663 0441
MOB: 0407 025 466

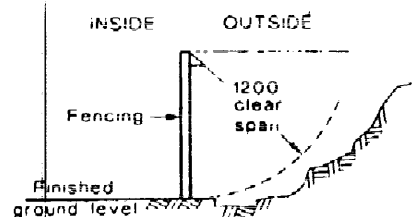
APN: 20 447 066174
BEN: 01991726617

LANDSCAPE CONCEPT-MITCHELL RES.
5 BILCOLA TERRACE, BILCOLA

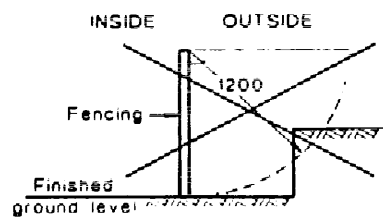
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LC-MRBT-ED-01

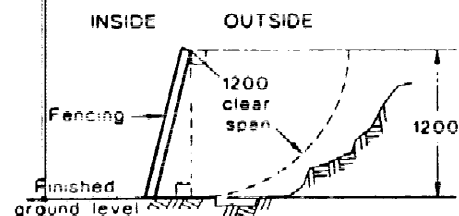
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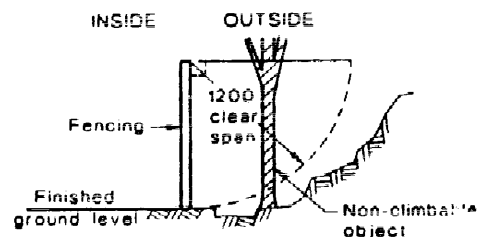
ACCEPTABLE



NOT ACCEPTABLE



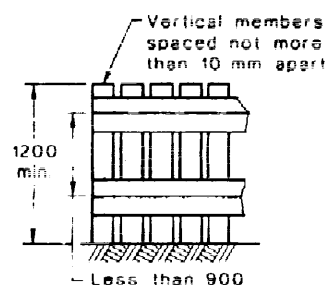
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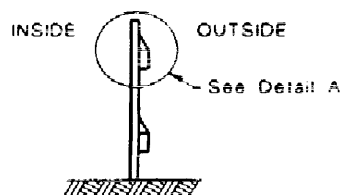
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DIMENSIONS IN MILLIMETRES

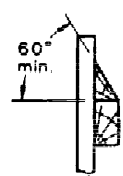
EFFECTIVE FENCE HEIGHT



FRONT VIEW



SECTION

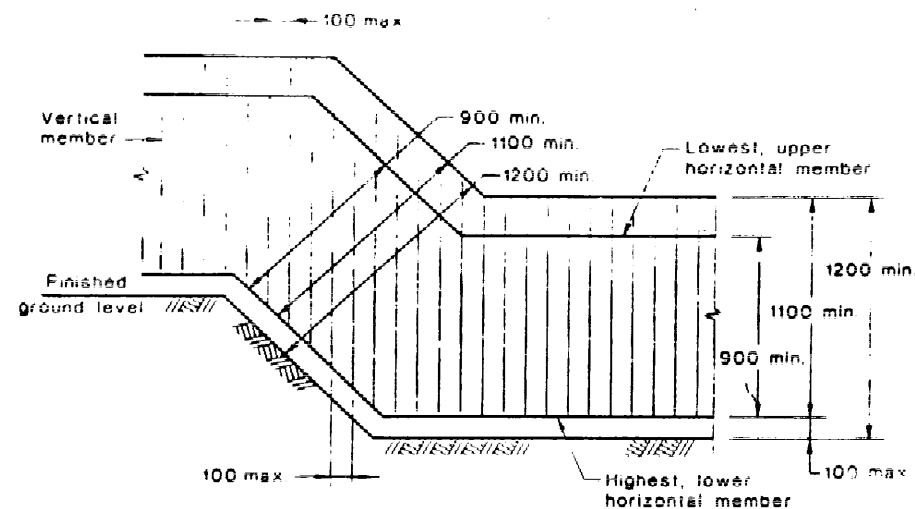


DETAIL A

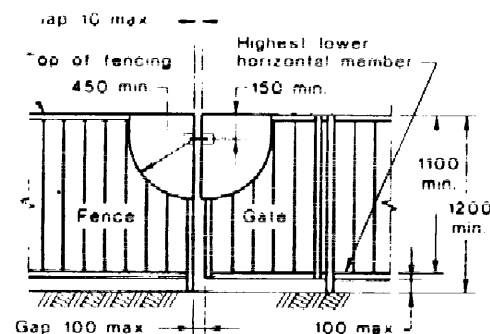
FENCE WITH HORIZONTAL MEMBERS NOT ACTING AS A HOLD FOR CLIMBING

SWIMMING POOL SAFETY FENCE DETAILS

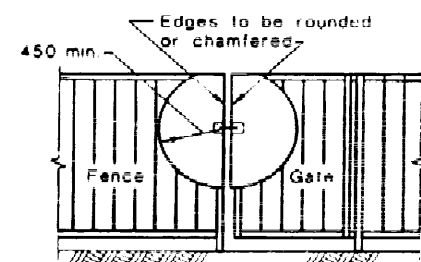
5 BILGOLA TERRACE, BILGOLA



PERPENDICULAR FENCING DIMENSIONS ON SLOPING GROUND

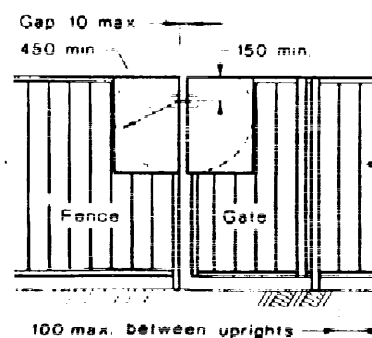


(a) Basic requirements

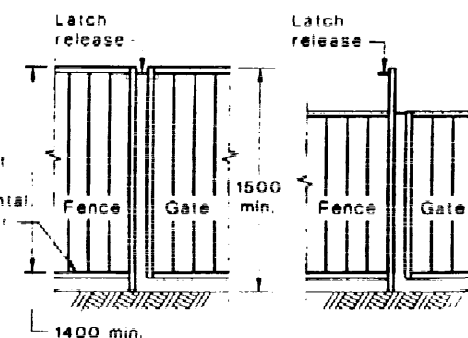


(b) Latch more than 150 below top of fence (shielding is centred on latch)

LATCH POSITIONING AND SHIELDING REQUIREMENTS



(c) Shield larger than minimum size



(d) Shield not required for latch or release located at 1500 or higher

NOTE

- INDICATES SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE BCA AND AS 3786.
- PROVIDE R.3 INSULATION TO ALL NEW INTERNAL CEILING AREAS.
- PROVIDE R.2 INSULATION TO ALL NEW STUD WALLS.
- ALL NEW TAPS, SHOWER HEADS AND CISTENS TO BE AAA RATED.

EXISTING WINDOW TO BE REPLACED - WITH NEW WINDOW

CUT BACK EXISTING DECK AS SHOWN TO ALLOW FOR ADDITIONAL NATIVE LAND SCAPING. PROVIDE NEW ZEALAND FLAX (TO MATCH EXISTING)

SUPPORT POSTS AND BEAM AS REQUIRED FOR NEW BALCONY OVER TO ENGINEERS DETAIL.

BENCH MARK NAIL IN CONCRETE RL 47.83 AHD

BILGOLA

TERRACE

PROPOSED GROUND FLOOR ADDITION PLAN
SCALE 1:100

EXISTING COLORBOND METAL ROOF.

EXTEND EXISTING ROOF OVER NEW BALCONY

ROOF PLAN
SCALE 1:100

PROVIDE TWO NEST BOXES (ONE LARGE & ONE SMALL) IN THE GARDEN.

EXTEND EXISTING ROOF OVER NEW BALCONY

PROVIDE TIMBER FASCIA 600 DEEP TO CONCEAL STEP IN ROOF - CONFIRM DEPTH ON SITE

AMEND EXISTING STAIRS

REMOVE EXISTING WINDOW AND PROVIDE BI-FOLD DOORS.

FENCE TO COMPLY WITH THE SWIMMING POOL ACT 1992 AND AS 1926.1

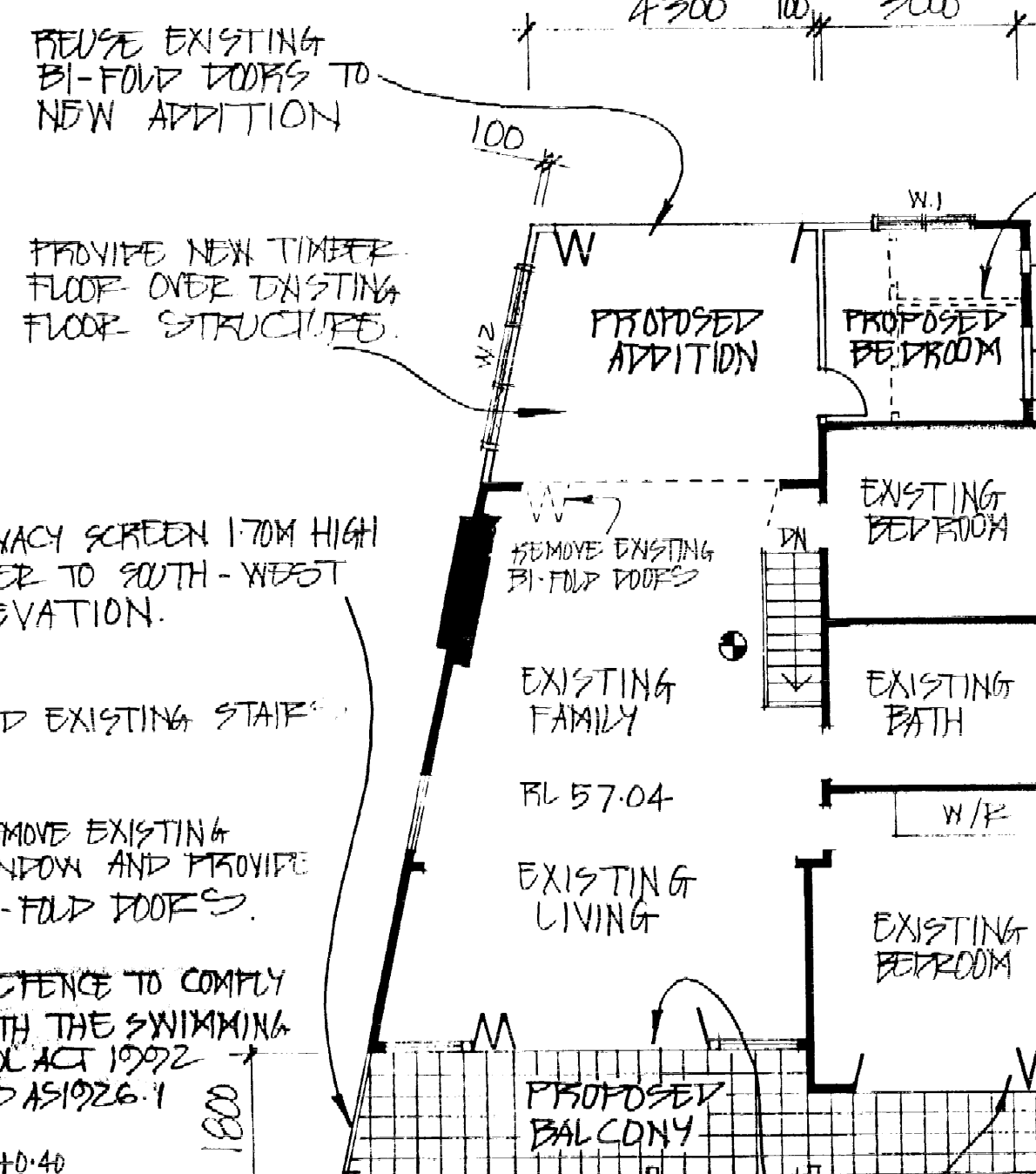
FILTER INSIDE SUNDROOF ENCLOSURE

EXISTING TERRACED GARDEN WALLS TO BE REPLACED TO ENGINEERS DETAIL.

NOTE: NO CHANGE TO EXISTING STORMWATER

EXISTING COLORBOND METAL ROOF

FLOOR SPACE RATIO	
- SITE AREA =	3226.60sq.m
- EXISTING GROUND FLOOR AREA =	47.15
- EXISTING 10th FLOOR AREA =	96.85
- PROPOSED ADDITION TO REAR AND FRONT ENTRY =	25.00
TOTAL =	169.00sq.m
	42.61%



PROPOSED TOP FLOOR ADDITION PLAN
SCALE 1:100

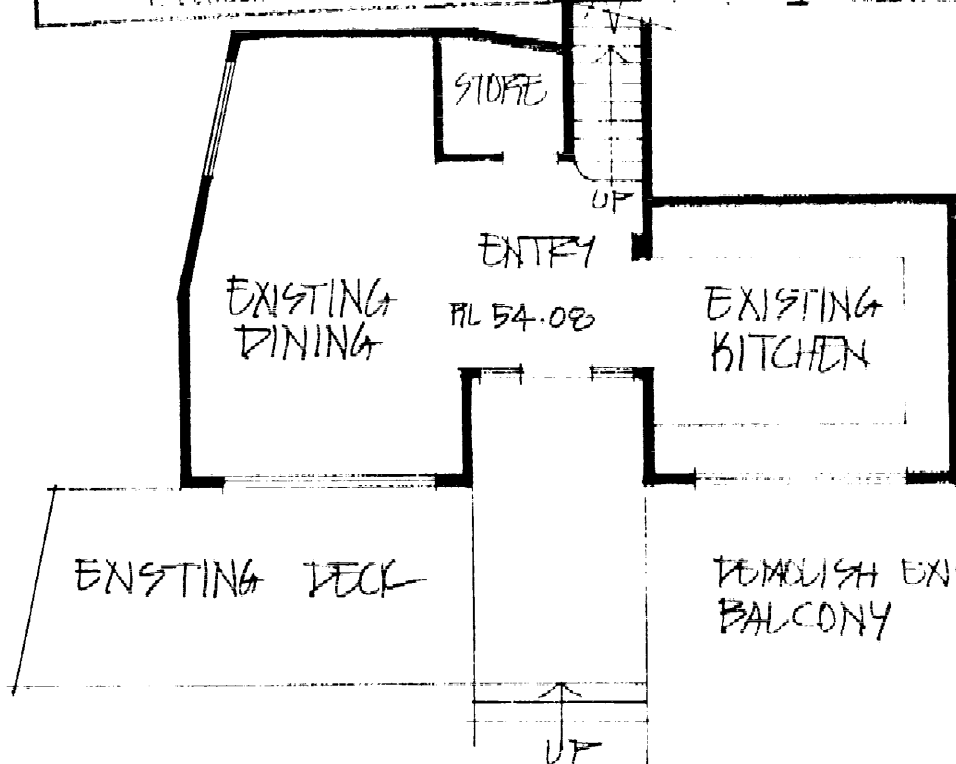
WINDOW LEGEND

W1	1500 WIDE	X	1200 HIGH
W2	3000 WIDE	X	1200 HIGH
W3	1200 WIDE	X	600 HIGH

INDEPENDENT DEVELOPMENT CONSULTANTS PTY LTD
CONSENT NO. A65104 DATE 27/10/04
CONSTRUCTION CERT. NO. 20041318
EXISTING CONSTRUCTION CERTIFICATE PLANS
12 OCT 2004
T. Bowden Accreditation No. 93

WARNING

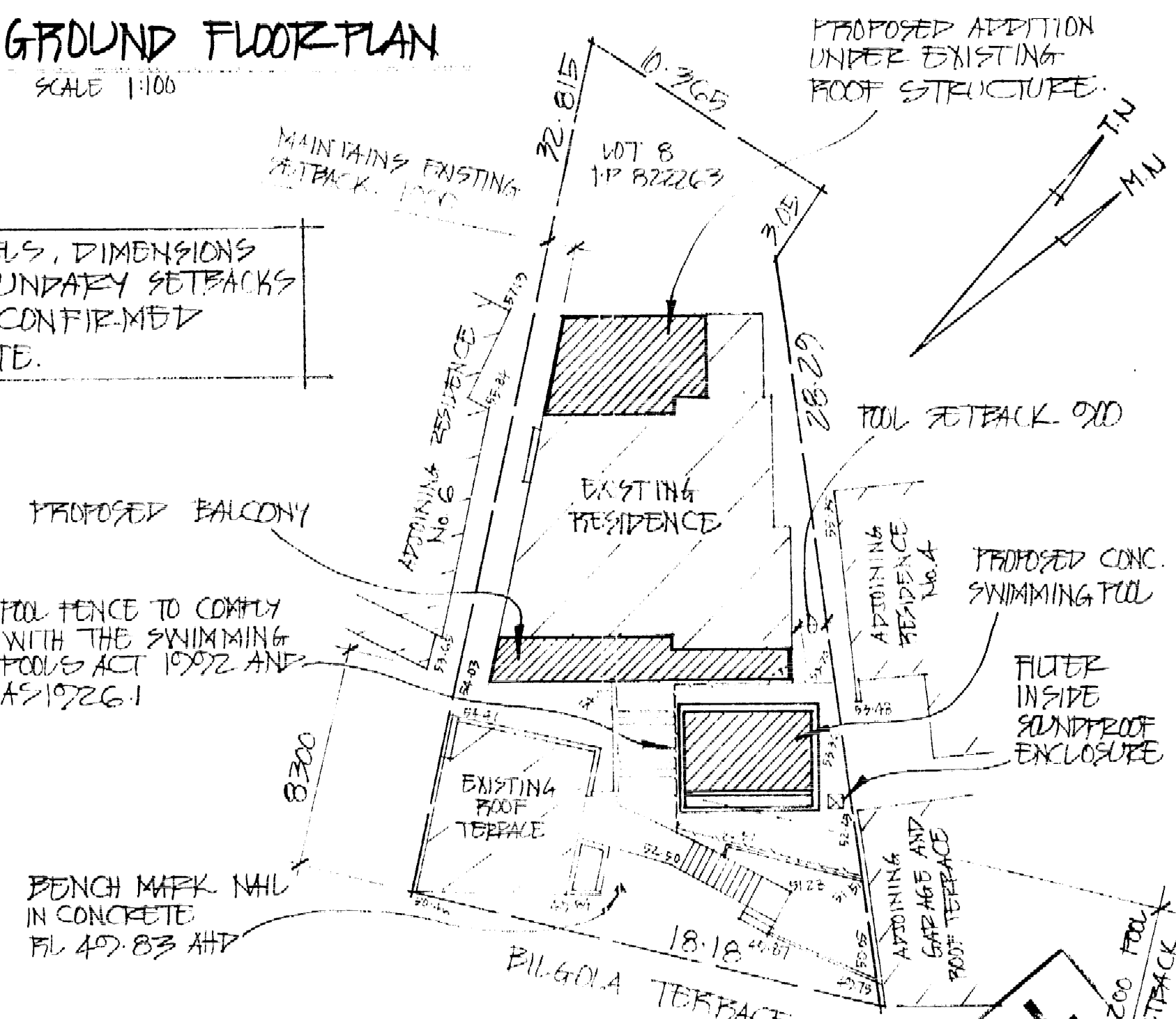
PLEASE NOTE: The stamping of this plan by Inlight Development Consultants Pty Ltd does not relieve the Applicant's responsibility to obtain approval from Sydney Water or other utilities prior to the commencement of any works.
E 11 For You Dig 1100



EXISTING GROUND FLOOR PLAN
SCALE 1:100

EXISTING TOP FLOOR PLAN SCALE 1:100

ALL LEVELS, DIMENSIONS AND BOUNDARY SETBACKS TO BE CONFIRMED ON SITE.



SITE PLAN AND SITE ANALYSIS
SCALE 1:200

PROPOSED ALTERATION & SWIMMING POOL			
LOCATION	5 BILGOLA TERRACE, BILGOLA.		
DATE	25/05/04	SCALE	AS SHOWN
DESIGNER	NICK	DATE	04/10/04
MR. M & MRS. K. MITCHELL		NICK KARAHALIOS	
9360 5121		9360 5121	

