PROPOSED ALTERATION AND ADDITION AT 18 BLIGH CRESCENT SEAFORTH, 2092

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G2. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED.

G3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.

G4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.ALL RL AND CONTOUR LEVELS ARE EXPRESSED IN METRES.

G5. THIS DRAWING SET HAVE BEEN PREPARED FROM INFORMATION AVAILABLE AT THE TIME OF ISSUE. POTENTIALLY THIS INFORMATION MAY BE THE SUBJECT TO CHANGE PRIOR TO OR DURING THE CONSTRUCTION SEQUENCE, THE CONTRACTOR IS NOTIFY THE ENGINEER WHERE DISCREPANCIES OCCUR.

G6. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

G7. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

G8. PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORKS THE CONTRACTOR IS TO IDENTIFY AND LOCATE ALL EXISTING SERVICES. ANY DAMAGES TO EXISTING SERVICES IS TO BE REIMBURSED BY THE CONTRACTOR.SERVICES PRESENTED ON '**HYVE DESIGNS'** STRUCTURE DRAWINGS ARE INDICATIVE ONLY.

G9. THE STRUCTURAL ELEMENTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:-

CONCRETE	-	AS 3600
FOOTING	-	AS 2870
STEEL	-	AS 4100
MASONRY	-	AS 3700
TIMBER	-	AS 1684/AS 1720
LOADING CODE	-	AS 1170.1 TO AS 1170.2

		LIVE LOAD (LL)	SUPERIMPOSED DEAD LOAD (UDL)
		UDL	UDL
a.	AREA		
	RESIDENTIAL:		
	GENERAL AREAS	1.5 kPa	1.0 kPa
	BALCONY/WET AREAS	2.0 kPa	1.5 kPa
	ROOF - COLOURBOND (NON-TRAFFICABLE)	0.25 kPa	0.4 kPa
c.	BCA IMPORTANCE LEVEL		2
d.	WIND LOAD REGION		N4
	TERRAIN CATEGORY		2.5
e.	EARTHQUAKE DESIGN CATEGORY (EDC)/ANNUAL PROBABILITY OF EXCEEDENCE (k_p) HAZARD FACTOR (Z)		2 1/500 0.08
	SITE SUB-SOIL CLASS		Ce

FOUNDATIONS

F1. FOUNDATIONS HAVE BEEN DESIGNED FOR A UNIFORM BEARING PRESSURE OF 1000KPa, CLASS M. BEFORE ANY CONCRETE IS PLACED THE SAFE BEARING CAPACITY SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER.

F2. THE CONTRACTOR IS TO ENGAGE AND PAY A GEOTECHNICAL ENGINEER TO VERIFY BEARING CAPACITY OF THE FOUNDATION PRIOR TO PLACEMENT OF THE BLINDING LAYER.

F3. REFER TO THE GEOTECHNICAL ENGINEERING REPORT SPECIFIED IN THE GENERAL NOTES FOR SITE SPECIFIC GEOTECHNICAL INFORMATION

F4. OVER EXCAVATION OUTSIDE TOLERANCE LIMITS SHALL BE BACKFILLED WITH CONCRETE GRADE N20

F5. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THE SITE IS PROPERLY MAINTAINED.
REFER TO FOUNDATION MAINTENANCE APPENDIX 'B' OF AS 2870.

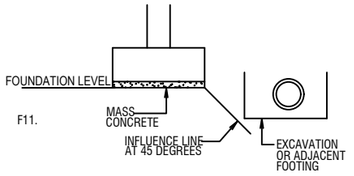
F6. ALL FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.

F7. WHERE AN EXCAVATION IS REQUIRED ADJACENT OR BELOW AN EXISTING FOOTING, THE SIDE OF THE EXCAVATION SHALL BE LOCATED OUTSIDE THE ZONE OF INFLUENCE OF THE FOOTING. WHERE THIS CAN NOT BE ACHIEVED 'HYVE DESIGN ENGINEERS' SHALL BE NOTIFIED FOR FURTHER DIRECTION. MASS CONCRETE CAN BE APPLIED TO THE UNDERSIDE OF THE FOOTING TO LOWER THE ZONE OF INFLUENCE.

F8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ANY EXCAVATION IN A STABLE CONDITION WITHOUT ADVERSELY AFFECTING SURROUNDING PROPERTY INCLUDING SERVICES.ALL LOOSE MATERIAL, DEBRIS AND WATER IS BE REMOVED FROM THE FOUNDATIONS. FORMWORK IS TO BE USED WHERE SIDES OF FOUNDATION IS LOOSE AND UNSTABLE.

F9. THE FOOTING DETAILS SHOWN ARE FOR THE SITE CLASSIFICATION STIPULATED. WHILST EVERY CASE HAS BEEN TAKEN TO VERIFY THAT THE INFORMATION SHOWN IS CORRECT, HYVE DESIGNS TAKE NO RESPONSIBILITY FOR VARIATIONS WHICH MAY OCCUR DUE TO MODIFICATION IN SITE CONDITIONS.

F10. TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO BE LOCATED.



F11.

F12. THE LEVELS WHERE SHOWN ARE FOR THE BULK EARTHWORKS ONLY. DETAILED EARTHWORKS, INCLUDING EXCAVATION OF LIFT OVERRUNS,FOOTINGS, SHEET PILING, TEMPORARY SHORING, UNDERPINNING (WHERE REQUIRED) AND SITE DEWATERING ARE NOT INCLUDED AND SHALL BE CARRIED OUT SEPARATELY.

FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE SLAB IS SUSPENDED SHALL CONSIST OF A CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH AS 2870.
a) ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED LAYERS NOT MORE THAN 300mm FOR SAND MATERIAL OR 400mm COMPACTED IN LAYERS NOT MORE THAN 150mm FOR OTHER MATERIAL.
b) CONTROLLED FILL CONSISTING OF WELL GRADED SAND FILL UP TO 800mm DEEP, WELL COMPACTED IN NOT MORE THAN 300mm LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER. NO SAND FILL UP TO 400mm DEEP, WELL COMPACTED IN NOT MORE THAN 150mm LAYERS BY A MECHANICAL ROLLER, CLAY FILL SHOULD BE MOIST DURING COMPACTION.
THE DEPTHS OF FILL GIVEN ABOVE ARE DEPTHS MEASURED AFTER COMPACTION.
FOR COMPACTED DEPTHS GREATER THAN THAT GIVEN ABOVE THE FILL SHALL BE SUBJECTED TO CONTROL AND TESTING. IF TEST FAILS THEN PIERS ARE REQUIRED. CONTACT THE ENGINEER PRIOR TO FURTHER CONSTRUCTION .

CONCRETE

C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 AND AS 2870.

C2. CONCRETE COMPONENTS AND QUALITY SHALL BE AS SHOWN ON SLAB PLANS.

C3. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

C4. ALL THICKNESS SHOWN IS THE MINIMUM STRUCTURAL REQUIREMENT. NO REDUCTION IN THICKNESS DUE TO FALLS OR TOPPING IS PERMITTED.

C5. CONCRETE SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH AS1012 AND THE PROJECT SPECIFICATION

C6. THE CHARACTERISTIC COMPRESSIVE STRENGTH (f'c) AT 28 DAYS OF IN PLACE CONCRETE SHALL BE AS NOTED ON THE DRAWINGS.

C7. CONDUITS, PIPES AND THE LIKE SHALL NOT BE PLACED WITHIN THE CONCRETE COVER.

C8. NO PENETRATIONS GREATER THAN 150mm DIA, OR EMBEDMENT OF PIPES GREATER THAN 40mm DIA OTHER THAN SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE SLABS. HOLES, CHASES OR EMBEDMENT ITEMS, INCLUDING PIPES AND CONDUITS IN OTHER CONCRETE MEMBERS SHALL NOT BE PLACED IN WITHOUT PRIOR APPROVAL OF THE ENGINEER.

C9. CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH AS 3600 AND SHALL COMMENCE WITHIN 2 HOURS OF FINISHING OPERATIONS AND SHALL BE MAINTAINED FOR A MINIMUM OF 7 DAYS USING AN APPROVED PROPRIETARY CURING COMPOUND (EXCEPT CHLORINATED RUBBER BASED TYPE) OR CONTINUOUS PONDING WITH POTABLE WATER.

C10. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER.

C11. ENSURE ADEQUATE SUPPLY OF ALIPHATIC ALCOHOL ON SITE BEFORE COMMENCING CONCRETE WORK.

C12. CONCRETE SHALL HAVE THE FOLLOWING PARAMETERS:

ELEMENT	STRENGTH GRADE (MPa)	SLUMP (mm)	MAX AGG. SIZE (mm)	MAX SHRINKAGE
SLABS ON GROUND	40	80	20	600 με
PAD FOOTINGS & PILES	40	80	20	600 με
R.C WALLS	40	80	20	600 με
SUSPENDED SLAB	40	80	20	600 με
COLUMNS	40	80	20	600 με
TOPPING SLAB	*	*	*	*
INFIL SLAB FOLD	40	160	10	600 με
P.T SLABS	40	80	20	600 με

* TOPPING SLAB WITH MAXIMUM DENSITY OF 1000kg/m^3

FORMWORK

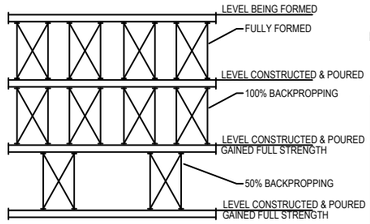
F1 FORMWORK SHALL BE DESIGN, CONSTRUCTED AND STRIPPED IN ACCORDANCE WITH AS3610.

F2 THE DESIGN, CERTIFICATION, CONSTRUCTION AND PERFORMANCE OF THE FORMWORK AND FALSEWORK INCLUDING STRIPPING AND BACK PROPPING IS THE RESPONSIBILITY OF THE FORMWORK SUB CONTRACTOR

F3 THE SUBCONTRACTOR SHALL PROVIDE A CERTIFICATE TO THE HEAD CONTACTOR STATING THAT THE FORMWORK PROPS AND BRACES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE SUB-CONTRACTOR ENGINEER'S DESIGN

F4 STRIPPING AND BACK PROPPING BE TO FORMWORK SUB-CONTRACTOR'S ENGINEER'S DESIGN AND A WRITTEN PROCEDURE MUST BE PROVIDED TO THE HEAD CONTRACTOR.

F5 WHERE ANY METAL FORMWORK (E.G BONDEK, ETC) IS SHOWN ON THE ENGINEER'S DOCUMENTS, THE CONTRACTOR SHALL PROP AND INSTALL THE WORKS ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS, UNLESS NOTED OTHERWISE ON THE ENGINEERS'S DOCUMENTS.



TYPICAL BACK PROPPING SEQUENCE

REINFORCEMENT

R1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 2009, AS1302 AND OTHER RELEVANT AUSTRALIAN CODES

R2. REINFORCEMENT TYPE AND GRADE.

SYMBOL	TYPE	AUS. STAND.	GRADE
N	HOT ROLLED DEFORMED BARS	4671	500
Y	HOT ROLLED DEFORMED BARS	4671	400
RL OR SL	WELDED WIRE REINFORCEMENT FABRIC	4671	500
		4671	500

R3. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION.

R4. THE BAR SIZE IS INDICATED BY THE NUMBER AFTER THE SYMBOL, WHICH INDICATES THE BAR DIAMETER IN MILLIMETERS

R5. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.

R6. ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY APPROVED BAR CHAIRS, SPACERS OR SUPPORT BARS.

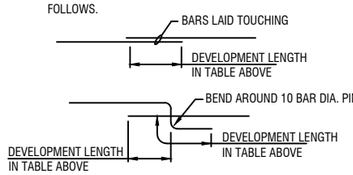
R7. CHAIRS FOR REINFORCEMENT SHALL BE OBTAINED BY THE USE OF STAINLESS STEEL OR PLASTIC BAR CHAIRS FOR BOTTOM REINFORCEMENT AND PLASTIC TIPPED WIRE BAR CHAIRS FOR TOP REINFORCEMENT.
ALL CHAIRS TO BE SPACED AT A MAXIMUM OF 800mm CENTRES.

R8. COVER SPECIFIED ALSO APPLIES LOCALLY AT RECESSES.

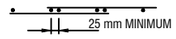
R9. LAP REINFORCEMENT ONLY AT LOCATIONS SHOWN ON THE DRAWINGS OR AS APPROVED.
UNLESS OTHERWISE NOTED, LAP BARS AS TABULATED BELOW.

REINFORCEMENT BAR	LAP LENGTH (mm)
SL82	400
SL92	500
SL102	600
N12	500
N16	800
N20	1000
N24	1200

R10. LAPPED SPLICES FOR BARS IN TENSION IN SLABS SHALL BE AS FOLLOWS.



R11. FABRIC SHALL BE LAPPED SUCH THAT THE TWO OUTERMOST WIRES OF ONE SHEET OVERLAP THE TWO OUTERMOST WIRES OF THE OTHER SHEET BY 25 mm MINIMUM.



R12. A MAXIMUM OF THREE SHEETS OF FABRIC SHALL BE LAPPED AT ANY POINT.

R13. WHERE NO REINFORCEMENT IS SHOWN ON THE DRAWING AT RIGHT ANGLES TO THE MAIN REINFORCEMENT DISTRIBUTION REINFORCEMENT IS TO BE PROVIDED.

R14. CONCRETE COVER TO REINFORCEMENT SHALL BE AS TABULATED BELOW, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

CONDITION	AS 3600 EXPOSURE CLASSIFICATION	COVER TO NEAREST REINFORCEMENT PER CONCRETE GRADE (mm)	
		32 MPa	40 MPa
SURFACES IN CONTACT WITH THE GROUND (NON-AGGRESSIVE SOILS ONLY)			
- CAST DIRECTLY AGAINST THE GROUND	A2	50	50
- CAST AGAINST A WATERPROOF MEMBRANE	A1	30	30
- FORMED SURFACE	A2	50	50
SURFACES IN INTERIOR ENVIRONMENTS (FULLY ENCLOSED WITHIN A BUILDING)			
- RESIDENTIAL	A1	30	30
- NON-RESIDENTIAL	A2	30	30
SURFACES IN ABOVE-GROUND EXTERIOR ENVIRONMENTS			
- INLAND (> 50 km)	A2	25	20
- NEAR COASTAL (1 - 50 km)	B1	40	30
- COASTAL (< 1 km)	B2	65	45
SURFACES IN CONTACT WITH FRESH WATER	B1	40	30

STRUCTURAL STEELWORK

S1. STEEL COMPONENTS SHALL CONFORM WITH THE FOLLOWING TABLE U.N.O

COMPONENT	AUS. STAND.	GRADE
PLATE	3678	300
HOT ROLLED SECTIONS	3679	300
RHS, SHS & CHS	1163	C350 & C450
PURLINS & GIRTS	1397	450
WELDED BEAMS & COLUMNS	3679	300
FLAT BARS & RODS.	3679	250

S2. BOLT DESIGNATION

4.6/S	COMMERCIAL BOLTS OF GRADE 4.6 TO AS 1111 SNUG TIGHTENED.
8.8/S	HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 SNUG TIGHTENED.
8.8/TB	HIGH STRENGTH BOLTS OF GRADE 8.8 TO AS 1252 FULLY TENSIONED TO AS 4100 AS A BEARING JOINT.
8.8/TF	HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 FULLY TENSIONED TO AS 4100 AS A FRICTION JOINT WITH CONTACT SURFACES LEFT UNCOATED.

S3. UNLESS NOTED OTHERWISE:
- ALL BOLTS SHALL BE M20
- ALL BOLTS (EXCEPT HOLD DOWN BOLTS) SHALL BE CATEROGY 8.8/S
- HOLDING DOWN BOLTS SHALL BE CATERGORY 4.6/S UNLESS NOTED OTHERWISE
- ALL NUTS,BOLTS,WASHERS SHALL BE GALVANISED

S4. ALL WELDS TO BE 6 mm CONTINUOUS FILLET WELDS U.N.O. SPECIAL PRECAUTIONS (e.g. LOW HEAT ELECTRODES TO BE USED WHEN WELDING THIN WALLED SECTIONS).
ALL BUTT WELDS TO BE COMPLETE PENETRATION BUTT WELDS.
ELECTRODES TO BE E48XX U.N.O.
WELD CATEGORY AS TABULATED BELOW.

ELEMENT	WELD CATEGORY
ALL	S.P.

S5. ALL WELDS IS TO BE IN ACCORDANCE WITH AS1554

S6. THE CONTRACTOR SHALL PROVIDE AND LEAVE IN PLACE UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED SUCH TEMPORARY BRACING AS IS NECESSARY TO STABILISE THE STRUCTURE DURING ERECTION.

S7. GROUT UNDER BASE PLATES TO BE HIGH STRENGTH CEMENTITIOUS NON-SHRINK OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE ON DRAWINGS.

S8. SUBSTITUTIONS FOR STEEL SECTIONS SHOWN ON DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.

S9. SUBSTITUTIONS FOR STEEL SECTIONS SHOWN ON DRAWINGS SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.

S10. ALL STEELWORK AND CONNECTORS BELOW GROUND OR FINISH SURFACE LEVEL IS BE HOT-DIPPED GALVANIZED.

S11. THE ENDS OF ALL HOLLOW SECTIONS SHALL BE SEALED WITH 6MM PLATES UNLESS NOTED OTHERWISE.

S12. FOR EACH BATCH OF STEEL SUPPLIED, THE CONTRACTOR SHALL OBTAIN A CERTIFICATION OF COMPLIANCE FROM THE STEEL SUPPLIER CERTIFYING COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARD **NOTE:** THE CONTRACTOR IS NOT TO SUBSTITUTE ALTERNATIVE GRADES OF STEEL WITHOUT APPROVAL FROM HYVE DESIGNS, REDESIGNS TO ALTERNATIVE GRADES SHALLBE AT THE CONTRACTOR'S EXPENSE.

S13. ALL BASE PLATES AND SIMILAR SHALL BE GROUTED WITH AN APPROVED CEMENTITIUOS, NON-SHRINK GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 40MPa AT 7 DAYS. THICKNESS OF GROUT SHALL BE 20mm UNLESS NOTED OTHERWISE.

S14. ROOF BRACING (INCLUDING DIAGONAL STRUT BRACING) SHALL BE SUPPORTED FROM EVERY SECOND PURLIN WITH HOOK BOLTS FIXED THROUGH THE PURLIN WEB

MASONRY

(BRICKWORK OR UNREINFORCED BLOCKWORK)

M1. ALL WORKMANSHIP AND MATERIAL SHALL COMPLY WITH AS 3700, BCA VOLUME 2 HOUSING PROVISIONS SECTION 3.3 AND THE SPECIFICATIONS

M2. CUTTING AND CHASING OF MASONRY WALL IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

M3. NO MASONRY WALL TO BE BUILT ON PROPPED SLABS.

M4. OBTAIN ENGINEERS APPROVAL BEFORE COMMENCING MASONRY WALL ON SUSPENDED SLABS.

M5. MINIMUM COMPRESSIVE STRENGTH OF LOAD BEARING BRICKS SHALL BE AS FOLLOWS U.N.O;
CLAY BRICK f'uc = 20MPa
CONCRETE BRICKS f'uc = 15 MPa

M6. ALL MASONRY WALLS IN STRAIGHT SECTIONS AND CORNERS TO BE FULLY BONDED EVEN WHEN DIFFERENT BRICK STRENGTHS ARE NOMINATED.

M7. PLACE 2 LAYERS OF MALTHOID OR SIMILAR BETWEEN LOAD BEARING MASONRY WALL AND CONCRETE SLABS.
ENSURE TOP SURFACE OF MASONRY IS SMOOTH.

M8. MINIMUM STRENGTH OF GROUT TO BE USED TO CORE FILLED MASONRY WALLS TO BE 20 MPa.

M9. BRICKS TO BE SOLID BRICKS WITH NO HOLES

M10. MORTAR CLASS TO BE MINIMUM 10MM THICK M3 FULL SHELL UNLESS NOTED OTHERWISE.

M11. MINIMUM STRENGTH OF GROUT TO BE USED TO CORE FILLED MASONRY WALLS TO BE 20 MPa UNLESS NOTED OTHERWISE.

M12. PLACE BRICKTOR OR BLOCKTOR (MEDIUM DUTY TIES) TO ALL MASONRY AT APPROX. 400 CENTRES (AND ONE COURSE OVER OPENINGS).

M13. THE CAVITY SHALL NOT EXCEED 100mm AND SHALL NOT BE SMALLER 40mm UNLESS NOTED OTHERWISE. KEEP CAVITY CLEAN AND CLEAR OF OBSTRUCTIONS.

M14. UNLESS NOTED OR SHOWN OTHERWISE ON DRAWINGS THERE ARE TO BE NO CHASES OR RECESSES PERMITTED IN MASONRY WALLS WITHOUT THE PRIOR APPROVAL

M15. THE STABILITY OF THE BRICK WALLS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
WALLS MAY NEED TEMPORARY BRACING.

M16. NO MASONRY TO BE PLACED ON SUSPENDED FLOOR (INCLUDING TIMBER) WITHOUT PROPPING TO FORMWORK ENGINEERS WRITTEN APPROVAL

M17. CORROSION PROTECTION FOR WALL TIES TO BE IN ACCORDANCE WITH TABLE 3.3.5.4 NCC VOLUME 2

M18. PLACE MEMBRANE TYPE DPC, BITUMEN COATED ALUMINUM OR EMBOSSED POLYETHYLENE BETWEEN LOAD BEARING MASONRY WALL AND CONCRETE SLABS. SHEAR FACTOR kv=0.3

M19. BRICK LINTEL SCHEDULE TO BE USED ACROSS THE PROJECT UNLESS NOTED OTHERWISE. MINIMUM NUMBER OF BRICK ABOVE OPENINGS TO BE 5 COURSES.

M20. MASONRY ARTICULATION JOINTS IN ACCORDANCE TO AS4773.2 & BCA 3.3.5.13

BRICK LINTEL SCHEDULE			
OPENING SIZE (mm)	INTERNAL SKIN	EXTERNAL SKIN	END BEARING
UP TO 900mm	100 x 8mm FLAT BAR	100 x 6mm FLAT BAR	100 mm
1200	100 x 10mm FLAT BAR	100 x 8mm FLAT BAR	100 mm
1500	100 x 100 x 8mm ANGLE	100 x 100 x 6mm ANGLE	150 mm
2100	150 x 100 x 8mm ANGLE	150 x 100 x 6mm ANGLE	150 mm
2400	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150 mm
2700	150 x 100 x 10mm ANGLE	150 x 100 x 10mm ANGLE	150 mm
3000	150 x 100 x 12mm ANGLE	150 x 100 x 12mm ANGLE	150 mm

TIMBER

T1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1720.1 SAA TIMBER STRUCTURES CODE AND AS 1684 NATIONAL TIMBER FRAMING CODE.

T2. TIMBER FLOORS (300 mm OVERALL DEPTH) AND ROOF FRAMING TO BE DESIGNED BY BUILDERS SUB-CONTRACTOR AND APPROVED BY AN ENGINEER.
SUB-CONTRACTOR TO PROVIDE A STRUCTURAL CERTIFICATE.

T3. SOFTWOOD MINIMUM GRADE F7 U.N.O
HARDWOOD MINIMUM GRADE F11 U.N.O

T4. EXTERNAL TIMBER TO BE EITHER HARDWOOD DURABILITY CLASS 1 OR 2 OR IMPREGNATED GRADE F7.PRESSURE TREATED TO AS1684 AND RE-DRILLED PRIOR TO USE. SUPPLEMENTARY TREATMENT SHALL BE APPLIED TO ALL CUT SURFACES. PROVIDED DOCUMENTATION

T5. ALL TIMBERS TO BE TREATED FOR TERMITE PROTECTION IN ACCORDANCE WITH AS2870, AS3660 AND BCA

T6. STEEL & TIMBER BEAM LOCATIONS ARE INDICATIVE ONLY AND MAY CHANGE WITH THE APPROVAL OF THE ENGINEER.

T7. ALL TIMBER SHALL BE FREE OF GUM VIENS, POCKETS, KNOTS, KNOT HOLES OR SPLITS WITHIN 150 mm OF ANY CONNECTIONS.

T8. ALL BOLTS IN TIMBER CONSTRUCTION TO BE MINIMUM M16 U.N.O BOLT HOLES TO BE DRILLED EXACT SIZE. WASHERS UNDER HEADS AND NUTS TO BE AT LEAST 2.5 TIMES BOLT DIAMETER.

T9. ALL TIMBER JOINTS AND NOTCHES TO BE 100mm MINIMUM FROM LOOSE KNOTS. SEVERE SLOPING GRAIN, GUM VIENS OR OTHER MINOR DEFECTS.
FOR JOISTS SPANNING GREATER THAN 3m AND LESS THAN 4.2m PROVIDE ONE ROW OF BLOCKING MID - SPAN.
FOR JOISTS SPANNING GREATER THAN 4.2m AND UP TO 6.0m PROVIDE TWO ROWS OF BLOCKING AT $\frac{1}{3}$ POINTS.
FOR DEEP JOIST FLOORS WHERE A CONTINUOUS TRIMMING JOIST IS NOT PROVIDED AT END OF JOISTS. BLOCKING IS REQUIRED AT 1800 MAXIMUM CENTERS AS PER AS1684.

ISSUED FOR COORDINATION
NOT FOR CONSTRUCTION

DRAWINGS TO BE PRINTED IN COLOUR

IF IN DOUBT, ASK

REV	DATE	AMENDMENT / REVISION DESCRIPTION
A	19/02/2024	ISSUED FOR COORDINATION
B	15/05/2024	ISSUED FOR COORDINATION
C	26/06/2024	ISSUED FOR COORDINATION

TITLE	NAME
DRAWN	JI
DESIGNED	JI
DRG CHECK	JI
DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

GENERAL NOTES (SHEET 1 OF 2)

JOB NUMBER:	SCALE	SHEET No	REV
SC23071		SC00	C

PROPOSED ALTERATION AND ADDITION AT 18 BLIGH CRESCENT SEAFORTH, 2092

EXISTING STRUCTURES

EX1. IT IS ASSUMED THAT ALL EXISTING STRUCTURE HAS BEEN CONSTRUCTED TO REASONABLE BUILDING STANDARDS. HOWEVER THIS QUALITY AND STANDARD CAN VARY. WE ADVISE THAT THE ENGINEER BE NOTIFIED DURING CONSTRUCTION TO CONFIRM THE INTEGRITY OF THE EXISTING STRUCTURE.

EX2. ASSUMPTIONS OF THE EXISTING STRUCTURE HAS BEEN PLACED ON THE DRAWINGS, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT THE ASSUMPTIONS ARE CORRECT. ENGINEER TO BE NOTIFIED IF DISCREPANCY ARISES.

EX3. THE REMOVAL OR DEMOLISHMENT OF ANY PART OF AN EXISTING STRUCTURE SHALL BE TEMPORARY PROP AND MADE STABLE DURING CONSTRUCTION UNTIL THE NEW STRUCTURE HAS BEEN PLACED.

EX4. AREAS THAT IS TO BE RETAINED NEAR THE REMOVAL OR DEMOLISHMENT OF ANY PART OF THE EXISTING STRUCTURE SHALL BE MADE GOOD TO CURRENT BCA AND AUSTRALIAN STANDARDS.

EX5. ALL MEASUREMENTS ARE APPROXIMATE AS NO SURVEY WAS PROVIDED TO PRODUCE THE DRAWINGS. A COMBINATION OF ARCHITECTURAL DRAWINGS AND MEASUREMENTS WHERE ACCESSIBLE WERE USED IN PRODUCING THESE DRAWINGS. AS THIS IS AN EXISTING DEVELOPMENT, IT IS PRUDENT TO CHECK ALL DIMENSIONS ON SITE PRIOR TO PROCUREMENT AND CONSTRUCTION.

DESIGN NOTES FOR EXISTING STRUCTURE:

DN1. SPANNING DIRECTION ASSUMED FOR EXISTING RAFTERS:

DN2. ASSUMED DESIGN LOADS FOR THE EXISTING STRUCTURAL MEMBERS IS AS FOLLOWS:

a. AREA	LIVE LOAD (LL)	SUPERIMPOSED DEAD LOAD (UDL)
	UDL	UDL
ROOF - COLORBOND (NON-TRAFFICABLE)	0.25 kPa	0.9 kPa
WET/BALCONY AREA	2 kPa	1.5 kPa
GENERAL AREAS	1.5 kPa	1.0 kPa

DN3. FOUNDATIONS OF EXISTING STRUCTURE ARE TO BE CHECKED BY THE ENGINEER PRIOR TO CONSTRUCTION

LEGEND (ABOVE)

DENOTES EXISTING WALLS ABOVE TO REMAIN

DENOTES TIMBER STUD WALLS TO BE ADDED

DENOTES BRICK WALLS TO BE ADDED

SC1/O DENOTES STEEL COLUMN OVER

P1 DENOTES 450 DIA MASS CONCRETE PILES TBC DURING CC

LEGEND (BELOW)

DENOTES EXISTING WALLS BELOW

DENOTES PROPOSED WALL BELOW

SC1/U DENOTES STEEL COLUMN UNDER

LEGEND (OTHER)

DENOTES ROOF AREA AND FALL DIRECTION OF ROOF

DENOTES STAIRS TO BE ADDED

STEEL MEMBER SCHEDULE

	TYPE & GRADE	SIZE & SPACING
SB1	STEEL BEAM	310 UB 32
SB2	STEEL BEAM	200 X 100 X 6 RHS
SB3	STEEL BEAM	MATCH EXISTING SB1
SB4	STEEL BEAM	200 PFC
SB5	STEEL BEAM	100 X 100 X 6 SHS
SB6	STEEL BEAM	310UB46.2
SB7	STEEL BEAM	200UB29.8
SB8	STEEL BEAM	100 PFC
SB9	STEEL BEAM	300 PFC
SB10	STEEL BEAM	250UB37.7
SB11	STEEL BEAM	180UB22.2
SB12	STEEL BEAM	250 PFC
SB13	STEEL BEAM	230 PFC
SC1	STEEL COLUMN	100 X 100 X 6 SHS
SC2	STEEL COLUMN	89 X 89 X 6 SHS
SC3	STEEL COLUMN	125 X 125 X 6 SHS
SC4	STEEL COLUMN	89 X 89 X 5 SHS
SC5	STEEL COLUMN	139 X 6 CHS
SL1	STEEL LINTEL	150 X 90 X 10 UA
BR1	STEEL BRACING	50 X 6 EA

TIMBER MEMBER SCHEDULE

	TYPE & GRADE	SIZE & SPACING
R1	F7 TIMBER RAFTER	120 X 45@ 300 CTS
R2	F7 TIMBER RAFTER	240 X 45 @ 450 CTC
TB1	F7 TIMBER BEAM	2/90 X 45
TB2	TIMBER BEAM	2/240 X 45 MGP10 H3
TB3	TIMBER BEAM	2/290 X 45 MGP10 H3
TB4	TIMBER BEAM	MATCH JOIST 1
TB5	F7 TIMBER BEAM	290 X 45
TB6	TIMBER BEAM	MATCH LOCAL EXISTING JOIST
TB7	F7 TIMBER BEAM	2/170 X 45
TB8	F17 TIMBER BEAM	2/290 X 45
TB9	F7 TIMBER BEAM	2/290 X 45
TB10	F7 TIMBER BEAM	2/140 X 45
J1	TIMBER JOIST	190 X 45 MGP10 H3 TREATED @ 450mm CTS
J2	HYSPAN TIMBER JOIST	240 X 45 @ 450mm CTS
J3	TIMBER JOIST	120 X 45 F7 @ 300 CTS

EXISTING STEEL MEMBER SCHEDULE(TBC ON SITE)

	TYPE & GRADE	SIZE & SPACING
EX-SB1	EXISTING STEEL BEAM	TIMBER PLATE & TRUSS IN BETWEEN
EX-SB2	EXISTING STEEL BEAM	200 PFC
EX-SB3	EXISTING STEEL BEAM	230 X 90 OLD IMPERIAL I BEAM
EX-SC1	EXISTING STEEL COLUMN	200 X 100 X 6 RHS
EX-SC2	EXISTING STEEL COLUMN	100 X 100 X 6 SHS
EX-SC3	EXISTING STEEL COLUMN	CHS
EX-SC4	EXISTING STEEL COLUMN	150 X 100 X 6 RHS

ABBREVIATIONS

BTM - BOTTOM
CFW - CONTINUOUS FILLET WELD
CJ - CONSTRUCTION JOINT
C_L - CENTRE LINE
CPBW - COMPLETE PENETRATION BUTT WELD
CTS - CENTRES
D.J - DOWELED JOINT
EF - EACH FACE
EW - EACH WAY
FFL - FINISH FLOOR LEVEL
GL - GROUND LINE
HOR - HORIZONTAL
IJ - ISOLATION JOINT - 10mm ABLEFLEX OR EQUIVALENT
KJ - KEY JOINT
MC - MASS CONCRETE
MJ - MOVEMENT JOINT
NB - NAILING BEAM
NOM - NOMINAL
NSOE - NOT SHOWN ON ELEVATION
NSOP - NOT SHOWN ON PLAN
NTS - NOT TO SCALE
PF(1) - PAD FOOTING
RL - REDUCED LEVEL
SSL - STRUCTURAL SLAB LEVEL
SJ - SAWN CONTROL JOINT
VERT. - VERTICAL
UNO - UNLESS NOTED OTHERWISE
O - OVER
TBC - TO BE CONFIRMED
T&B - TOP AND BOTTOM
TYP. - TYPICAL
U - UNDER

ISSUED FOR COORDINATION
NOT FOR CONSTRUCTION

DRAWINGS TO BE PRINTED IN COLOUR

IF IN DOUBT, ASK

REV	DATE	AMENDMENT / REVISION DESCRIPTION
A	19/02/2024	ISSUED FOR COORDINATION
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C	26/06/2024	ISSUED FOR COORDINATION

TITLE	NAME
DRAWN	JI
DESIGNED	JI
DRG CHECK	JI
DESIGN CHECK	PH
APPROVED	PH

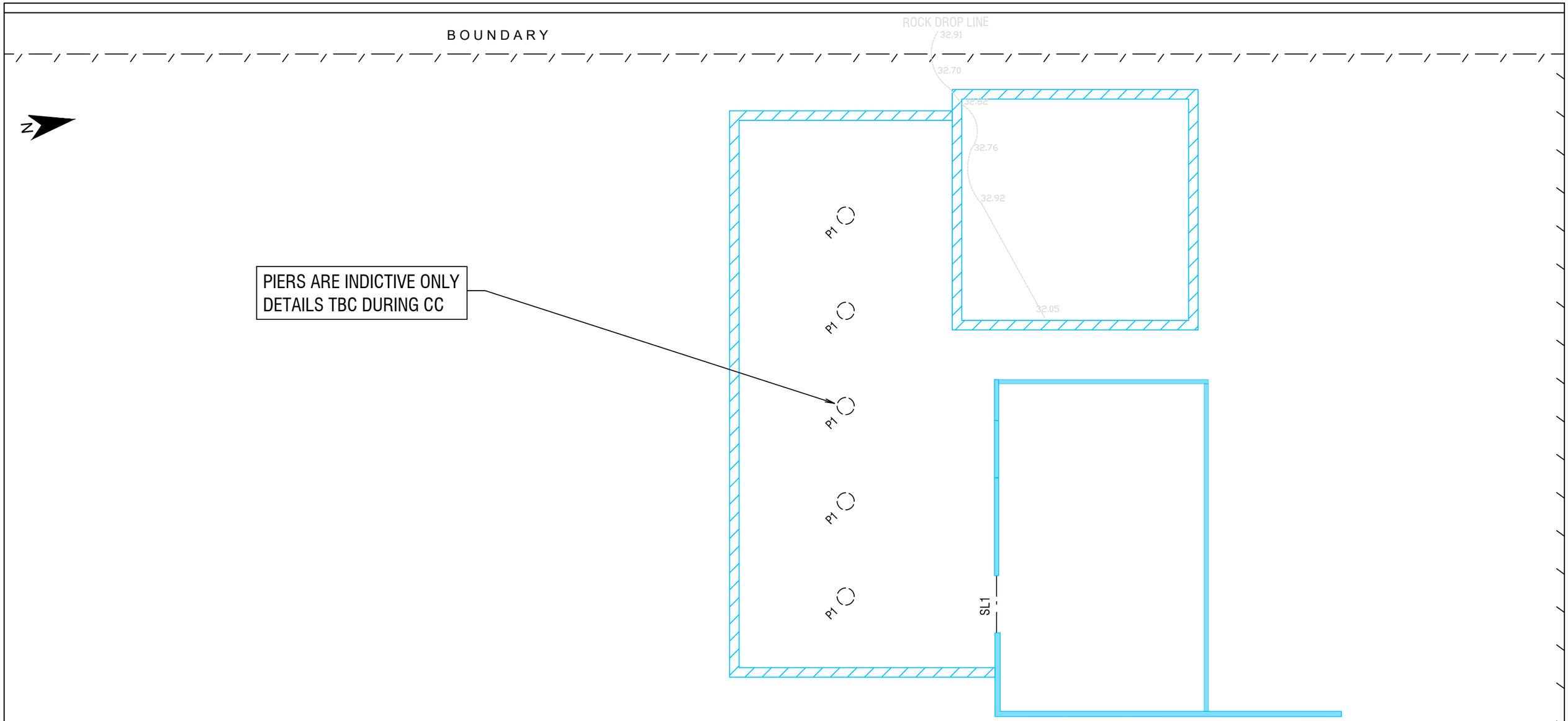
HYVE DESIGNS

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

GENERAL NOTES (SHEET 2 OF 2)

JOB NUMBER:	SCALE	SHEET No	REV
SC23071		SC01	C



BOUNDARY

NOTES:

1. FOR NOTES AND MEMBER SIZING REFER TO GENERAL NOTES SHEET SC00 AND SC01
2. ALL STEEL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

0 1 2 4 6
SCALE (m) 1:100

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DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

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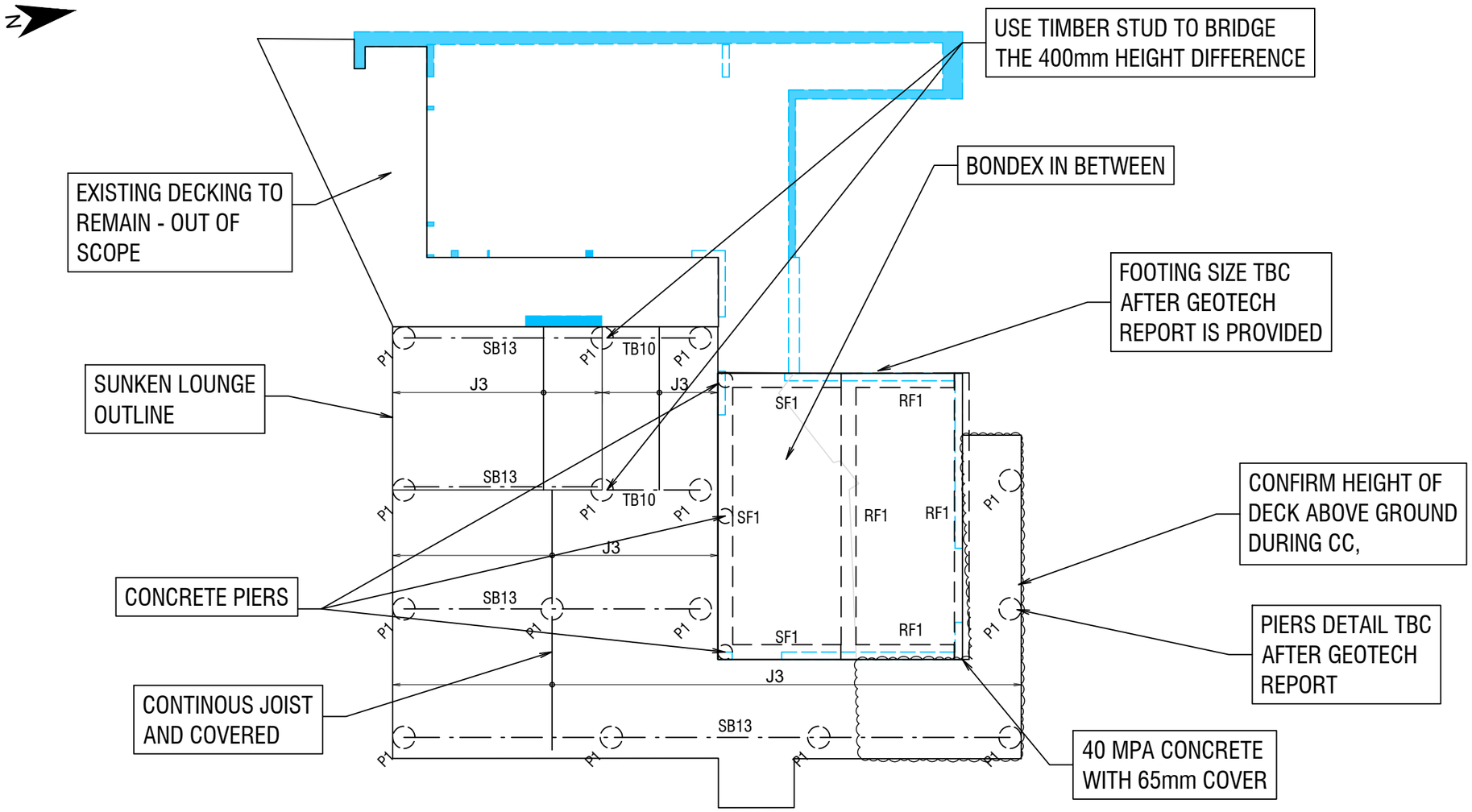
SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

MAIN HOUSE BASEMENT PLAN

JOB NUMBER	SCALE	SHEET No	REV
SC23071	A3-1:100	SC20	C

BOUNDARY



BOUNDARY

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DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

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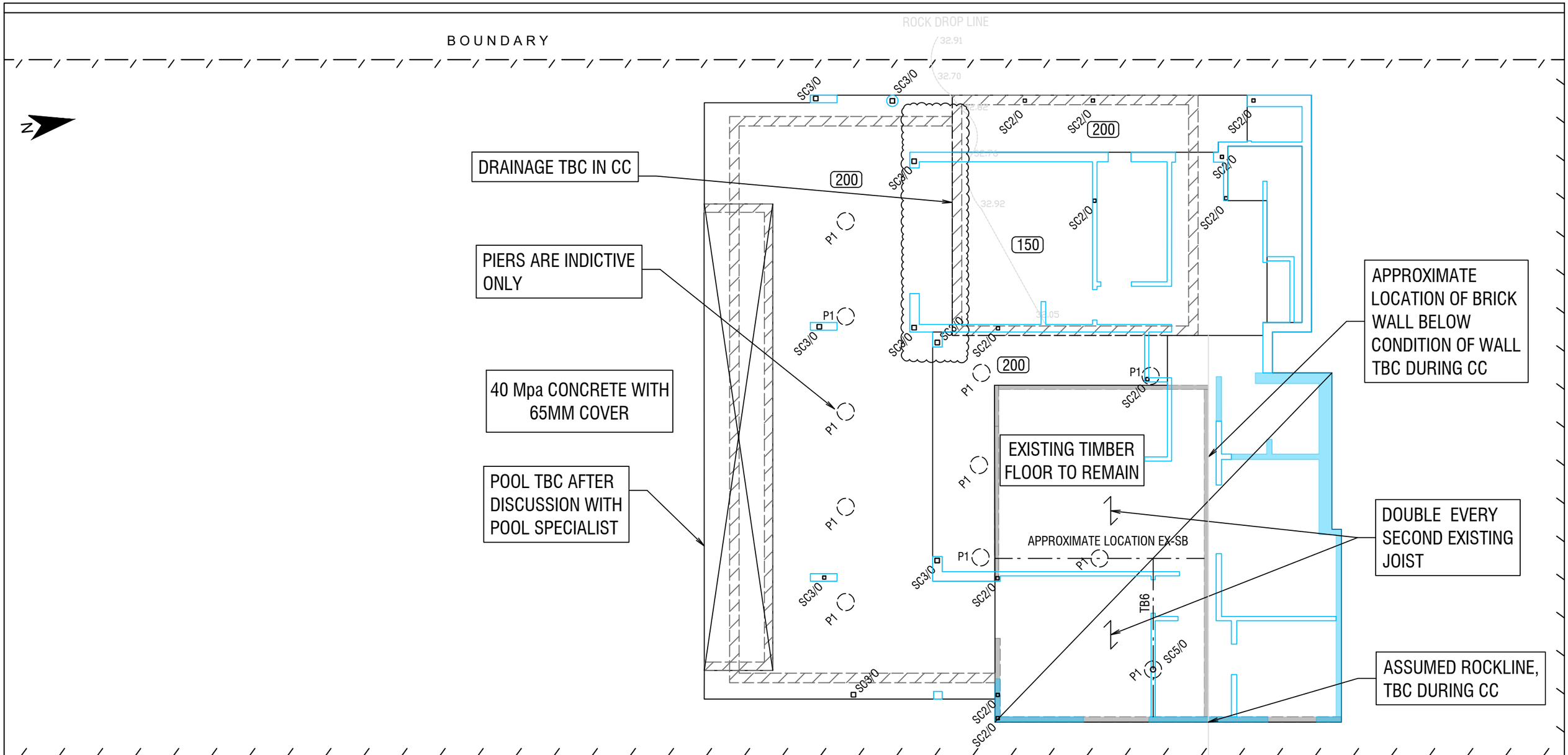
SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

GRANNY FLAT FOOTING PLAN

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:100	SC21	C

BOUNDARY



BOUNDARY

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SCALE (m) 1:100

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DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

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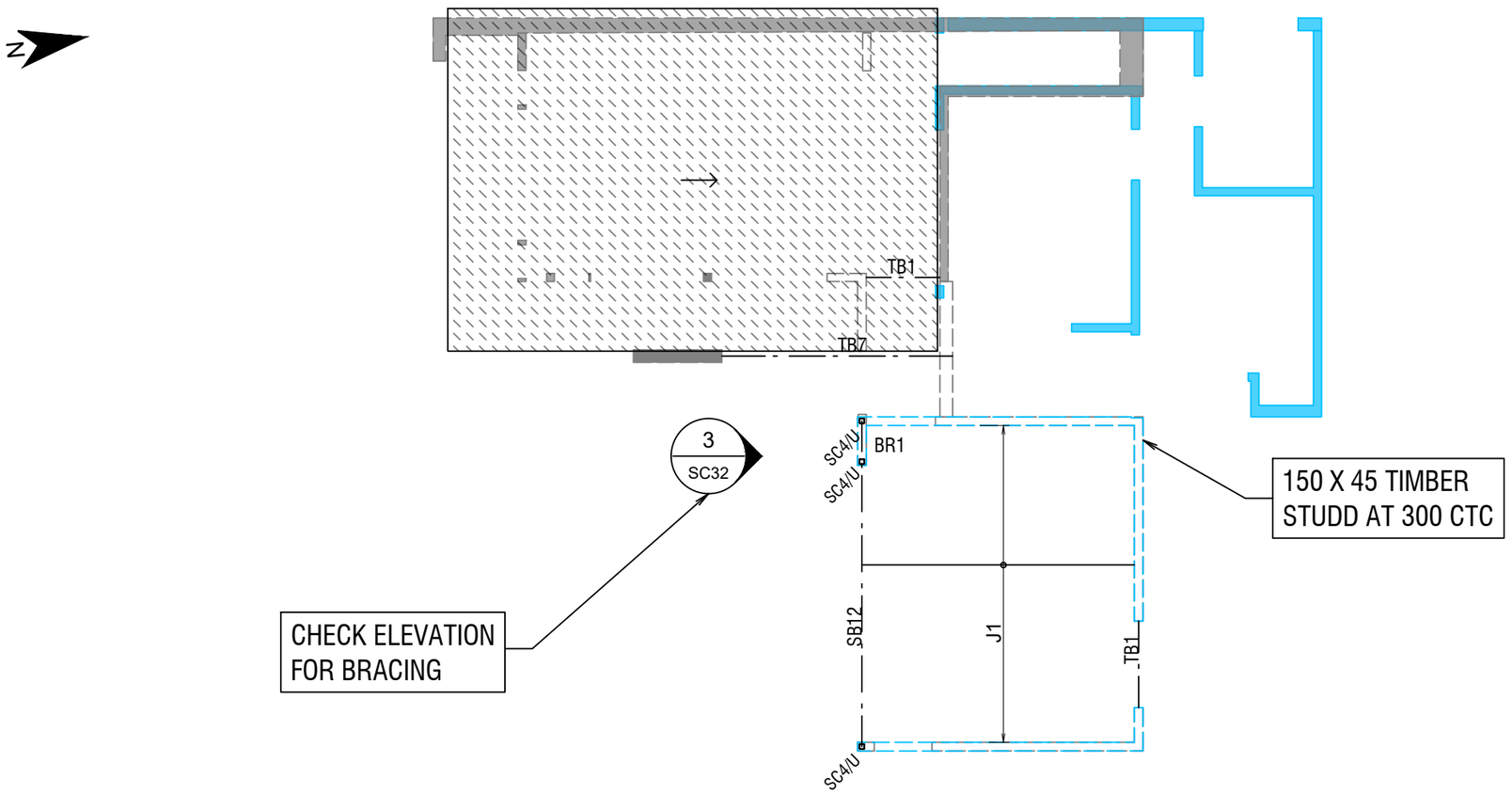
SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

MAIN HOUSE GROUND FLOOR PLAN

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:100	SC30	C

BOUNDARY



BOUNDARY

FIRST FLOOR FRAMING PLAN

SCALE 1:100

NOTE :

1. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED
2. ALL STEEL FIXINGS TO BE IN ACCORDANCE TO AS4100
3. ALL EXPOSED TIMBER TO BE PRESSURE TREATED TO AS1684
4. DOUBLE JOIST TO BE PLACED UNDER WALLS PARALLEL TO JOISTS U.N.O
5. DOUBLE STUD TO BE PLACED UNDER TIMBER BEAM ENDS U.N.O
6. ALL BEAMS TO HAVE MINIMUM 150mm BEARING.
7. BEAMS DOUBLED UP TO BE BOLTED WITH M10-600 STAGGED BOLTS U.N.O
8. FOR NOTES AND MEMBER SIZES REFER TO GENERAL NOTES SHEETS SC00 AND SC01
9. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

0 1 2 4 6

SCALE (m) 1:100

DRAWINGS TO BE PRINTED IN COLOUR

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DRG CHECK	JI
DESIGN CHECK	PH
APPROVED	PH

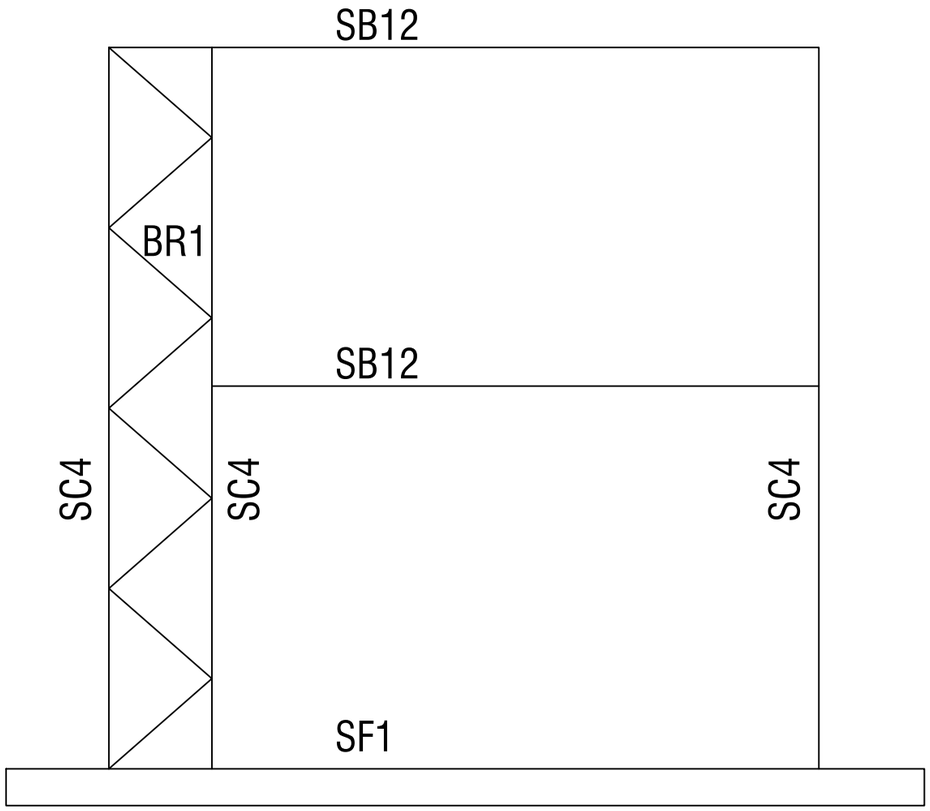
HYVE DESIGNS

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

MAIN HOUSE GROUND FLOOR PLAN

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:100	SC31	C



3 SC31 ELEVATION
SCALE : 1:50

NOTES:

1. FOR NOTES AND MEMBER SIZING REFER TO GENERAL NOTES SHEET SC00 AND SC01
2. FOR GENERAL ARRANGEMENT REFER TO SHEET SC31
3. ALL STEEL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

DRAWINGS TO BE PRINTED IN COLOUR

IF IN DOUBT, ASK

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DESIGNED	JI
DRG CHECK	JI
DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

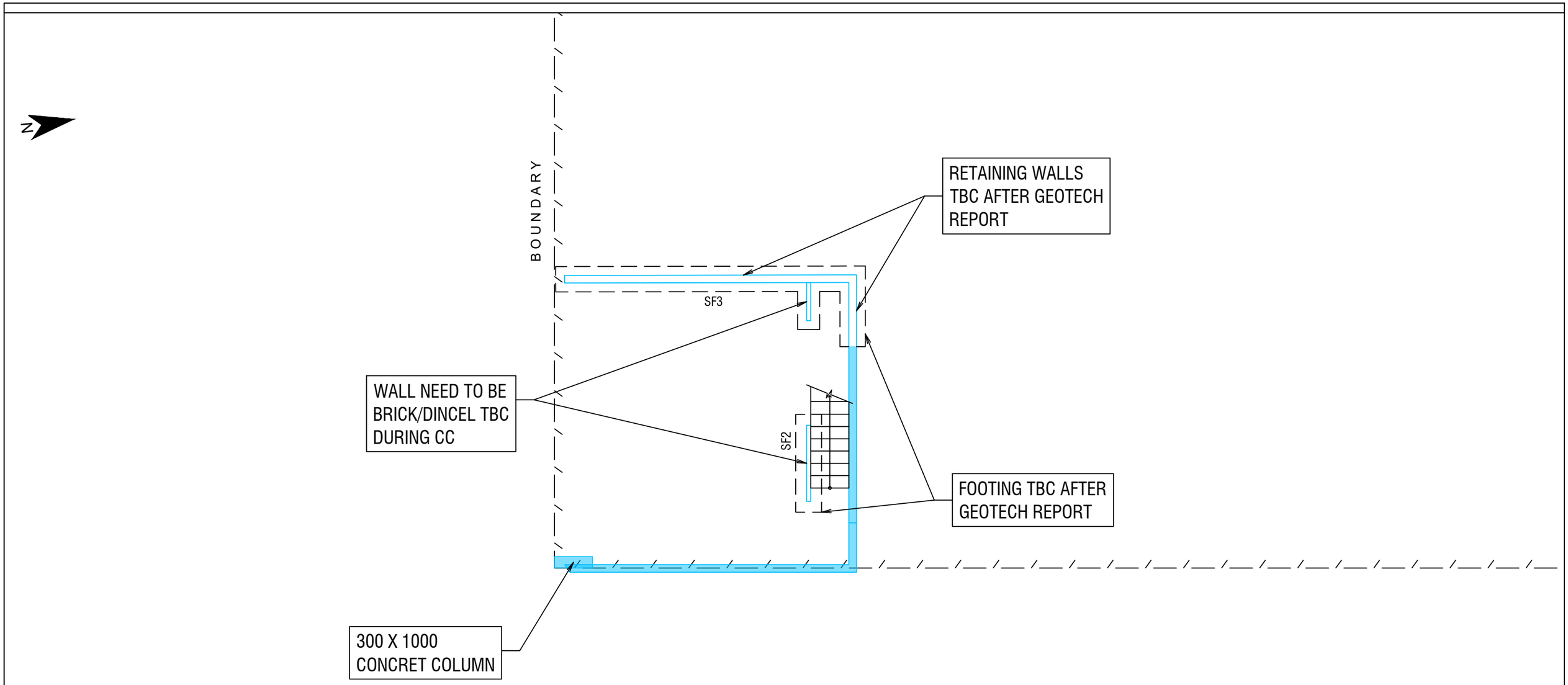
ISSUED FOR COORDINATION
NOT FOR CONSTRUCTION

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

ELEVATION

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:20	SC32	C



NOTES:

1. FOR NOTES AND MEMBER SIZING REFER TO GENERAL NOTES SHEET SC00 AND SC01
2. ALL STEEL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED
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0 1 2 4 6
SCALE (m) 1:100

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DESIGN CHECK	PH
APPROVED	PH

IF IN DOUBT, ASK

HYVE DESIGNS

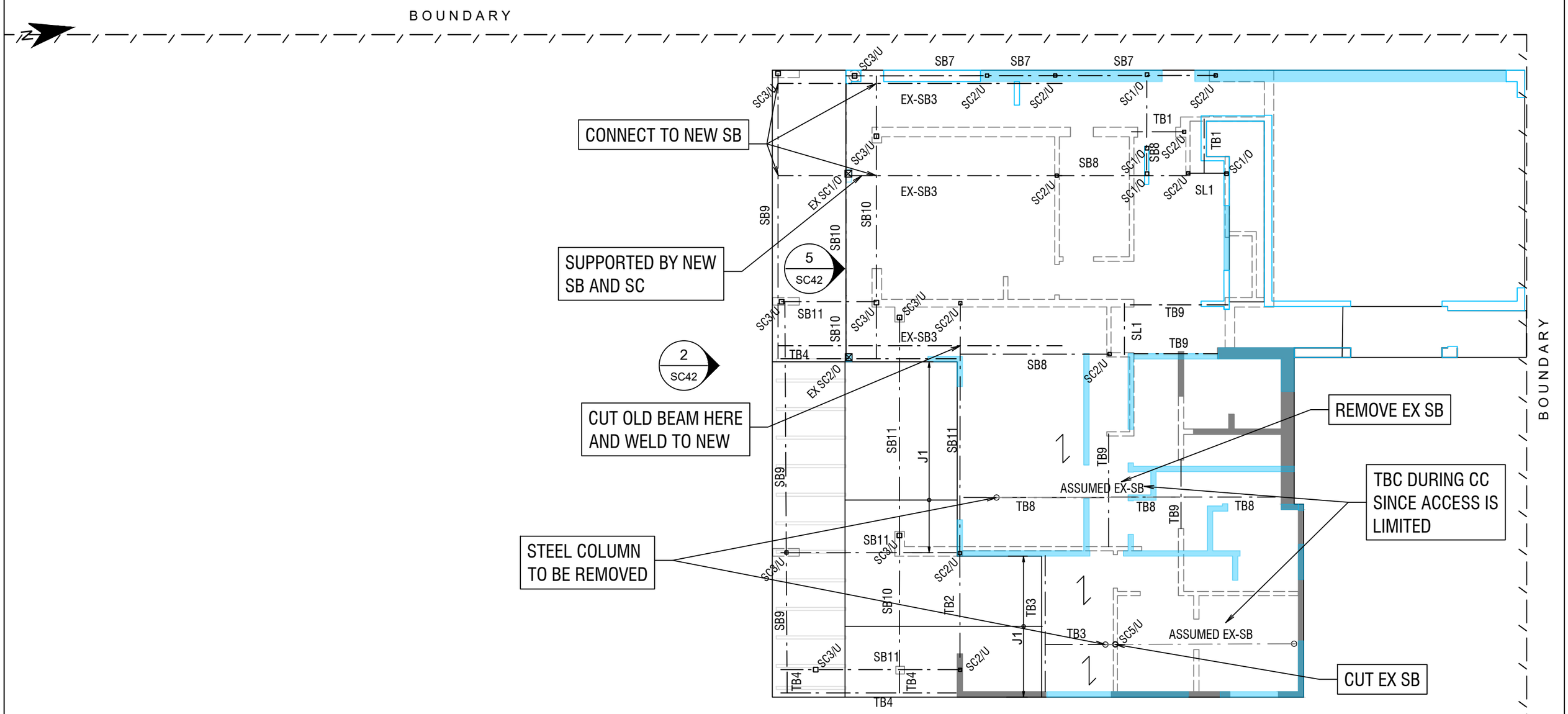
ISSUED FOR COORDINATION
NOT FOR CONSTRUCTION

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

BOTTOM CARPORT LOWER LEVEL PLAN

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:100	SC33	C



FIRST FLOOR FRAMING PLAN

SCALE 1:100

NOTE :

1. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED
2. ALL STEEL FIXINGS TO BE IN ACCORDANCE TO AS4100
3. ALL EXPOSED TIMBER TO BE PRESSURE TREATED TO AS1684
4. DOUBLE JOIST TO BE PLACED UNDER WALLS PARALLEL TO JOISTS U.N.O
5. DOUBLE STUD TO BE PLACED UNDER TIMBER BEAM ENDS U.N.O
6. ALL BEAMS TO HAVE MINIMUM 150mm BEARING.
7. BEAMS DOUBLED UP TO BE BOLTED WITH M10-600 STAGGED BOLTS U.N.O
8. FOR NOTES AND MEMBER SIZES REFER TO GENERAL NOTES SHEETS SC00 AND SC01
9. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

0 1 2 4 6

SCALE (m) 1:100

DRAWINGS TO BE PRINTED IN COLOUR

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DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

ISSUED FOR COORDINATION
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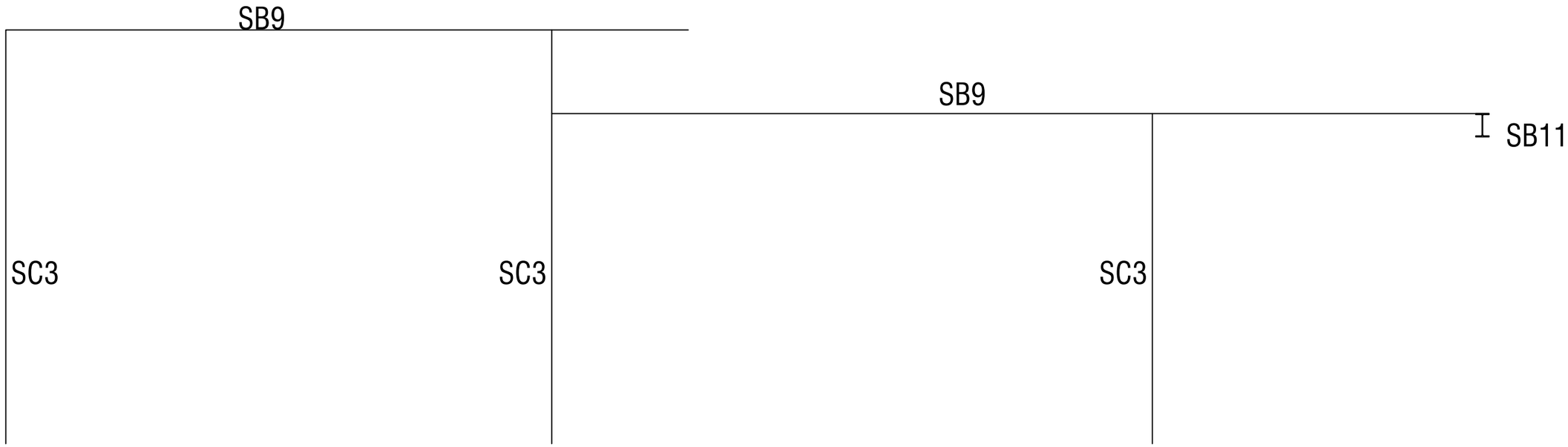
SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

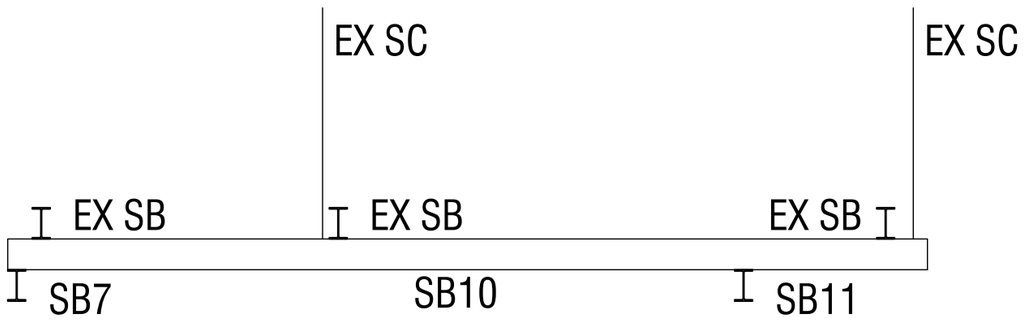
CLIENT
NIK LEE

MAIN HOUSE FIRST FLOOR PLAN

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:100	SC40	C



2 SC40 **ELEVATION**
SCALE : 1:50



5 SC40 **ELEVATION**
SCALE : 1:50

NOTES:

1. FOR NOTES AND MEMBER SIZING REFER TO GENERAL NOTES SHEET SC00 AND SC01
2. FOR GENERAL ARRANGEMENT REFER TO SHEET SC40
3. ALL STEEL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

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DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

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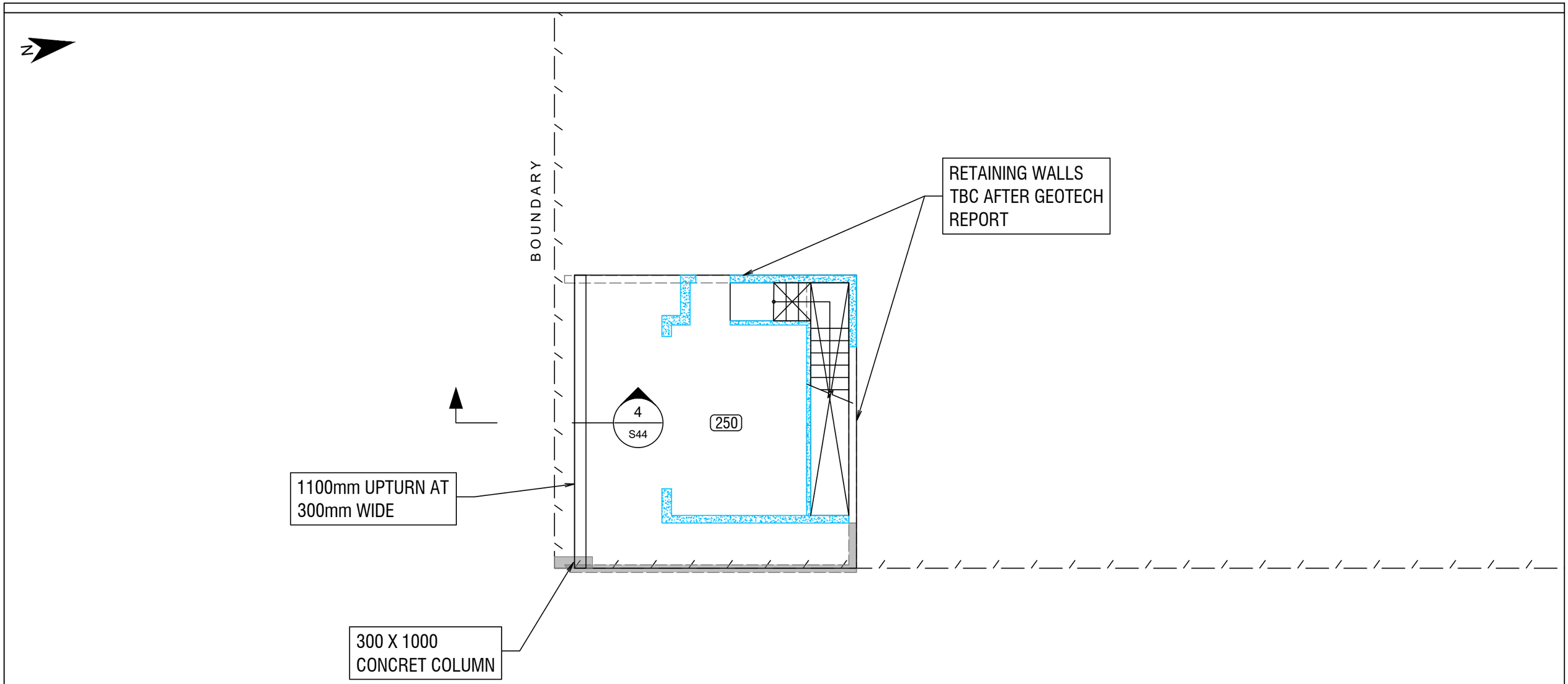
NOT FOR CONSTRUCTION

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

ELEVATION

JOB NUMBER	SCALE	SHEET No	REV
SC23071	A3-1:20	SC42	C



SUSPENDED SLAB PLAN
250mm THICK SLAB U.N.O

SCALE 1:100

NOTES:

1. FOR NOTES, MEMBER SCHEDULES, LINTELS AND LEGENDS REFER TO GENERAL NOTES SHEETS SC00 AND SC01
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0 1 2 4 6
SCALE (m) 1:100

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TITLE	NAME
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DRG CHECK	JI
DESIGN CHECK	PH
APPROVED	PH

IF IN DOUBT, ASK

HYVE DESIGNS

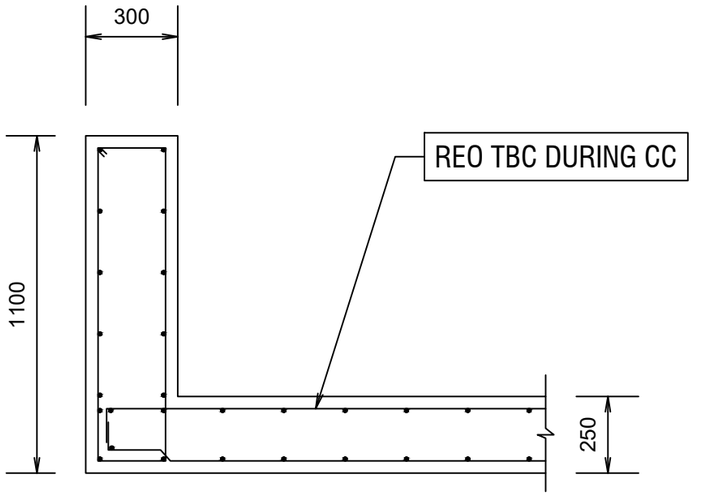
ISSUED FOR COORDINATION
NOT FOR CONSTRUCTION

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

BOTTOM CARPORT UPPER LEVEL PLAN

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:100	SC43	C



4 SC43 SECTION
SCALE : 1:20

NOTES:

1. FOR NOTES AND MEMBER SIZING REFER TO GENERAL NOTES SHEET SC00 AND SC01
2. FOR GENERAL ARRANGEMENT REFER TO SHEET SC43
3. ALL STEEL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

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DRG CHECK	JI
DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

ISSUED FOR COORDINATION
NOT FOR CONSTRUCTION

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

BOTTOM CARPORT DETAILS

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:20	SC44	C

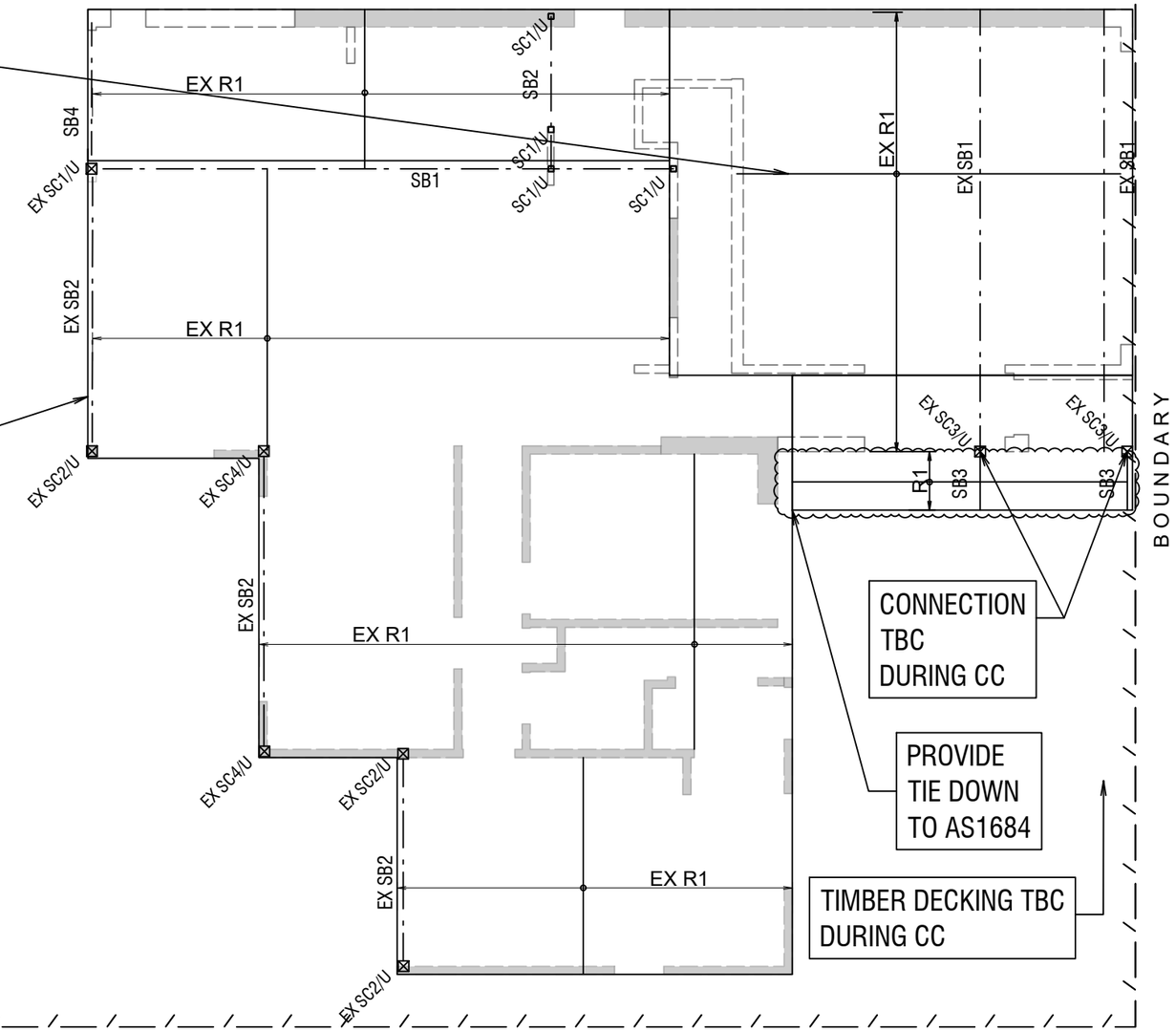
BOUNDARY

N

CONFIRM EXISTING RAFTER SIZING DURING CONSTRUCTION AND EXTEND IT IF NECESSARY WITH SAME SIZING WITH LAP OF 400mm

1
SC52

EXISITING STEEL MEMBER ARE HIDDEN BEHIND TIMBER, REFER TO ELEVATION 1 AND SC01 FOR MINIMUM SIZING, NEED TO ENSURE EXISITING MEMBER ARE EQUAL OR GREATER THEN WHATS PROVIDED



BOUNDARY

ROOF FRAMING PLAN

SCALE 1:100

NOTE :

1. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED
2. ALL STEEL FIXINGS TO BE IN ACCORDANCE TO AS4100
3. ALL EXPOSED TIMBER TO BE PRESSURE TREATED TO AS1684
4. DOUBLE JOIST TO BE PLACED UNDER WALLS PARALLEL TO JOISTS U.N.O
5. DOUBLE STUD TO BE PLACED UNDER TIMBER BEAM ENDS U.N.O
6. ALL BEAMS TO HAVE MINIMUM 150mm BEARING.
7. BEAMS DOUBLED UP TO BE BOLTED WITH M10-600 STAGGED BOLTS U.N.O
8. * DENOTES A CONTINUOUS MEMBER OVER INTERMEDIATE SUPPORTS
9. FOR STEEL LINTEL (SL1) SIZING REFER TO BRICK LINTEL SCHEDULE ON SC00
10. FOR NOTES AND MEMBER SIZES REFER TO GENERAL NOTES SHEETS SC00 AND SC01
11. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

DENOTES DIRECTION OF FALL OF ROOF

BOUNDARY

0 1 2 4 6
SCALE (m) 1:100

DRAWINGS TO BE PRINTED IN COLOUR

IF IN DOUBT, ASK

ISSUED FOR COORDINATION
NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT / REVISION DESCRIPTION
A	19/02/2024	ISSUED FOR COORDINATION
B	15/05/2024	ISSUED FOR COORDINATION
C	26/06/2024	ISSUED FOR COORDINATION

TITLE	NAME
DRAWN	JI
DESIGNED	JI
DRG CHECK	JI
DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

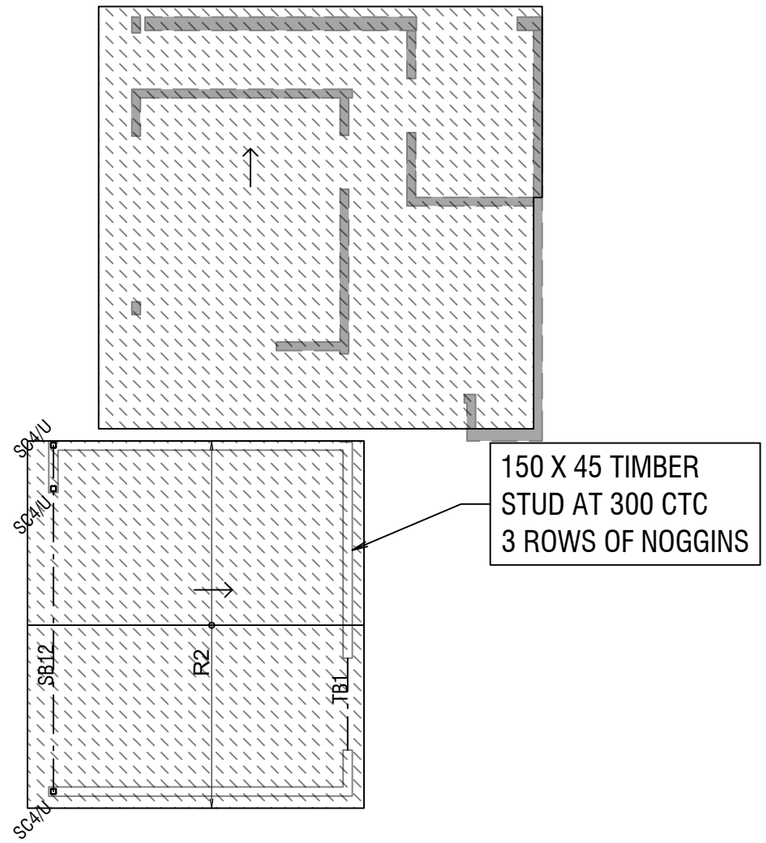
CLIENT
NIK LEE

MAIN HOUSE ROOF PLAN

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:100	SC50	C

BOUNDARY

N



150 X 45 TIMBER
STUD AT 300 CTC
3 ROWS OF NOGGINS

ROOF FRAMING PLAN

SCALE 1:100

NOTE :

1. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED
2. ALL STEEL FIXINGS TO BE IN ACCORDANCE TO AS4100
3. ALL EXPOSED TIMBER TO BE PRESSURE TREATED TO AS1684
4. DOUBLE JOIST TO BE PLACED UNDER WALLS PARALLEL TO JOISTS U.N.O
5. DOUBLE STUD TO BE PLACED UNDER TIMBER BEAM ENDS U.N.O
6. ALL BEAMS TO HAVE MINIMUM 150mm BEARING.
7. BEAMS DOUBLED UP TO BE BOLTED WITH M10-600 STAGGED BOLTS U.N.O
8. * DENOTES A CONTINUOUS MEMBER OVER INTERMEDIATE SUPPORTS
9. FOR STEEL LINTEL (SL1) SIZING REFER TO BRICK LINTEL SCHEDULE ON SC00
10. FOR NOTES AND MEMBER SIZES REFER TO GENERAL NOTES SHEETS SC00 AND SC01
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DENOTES DIRECTION OF FALL OF ROOF

BOUNDARY

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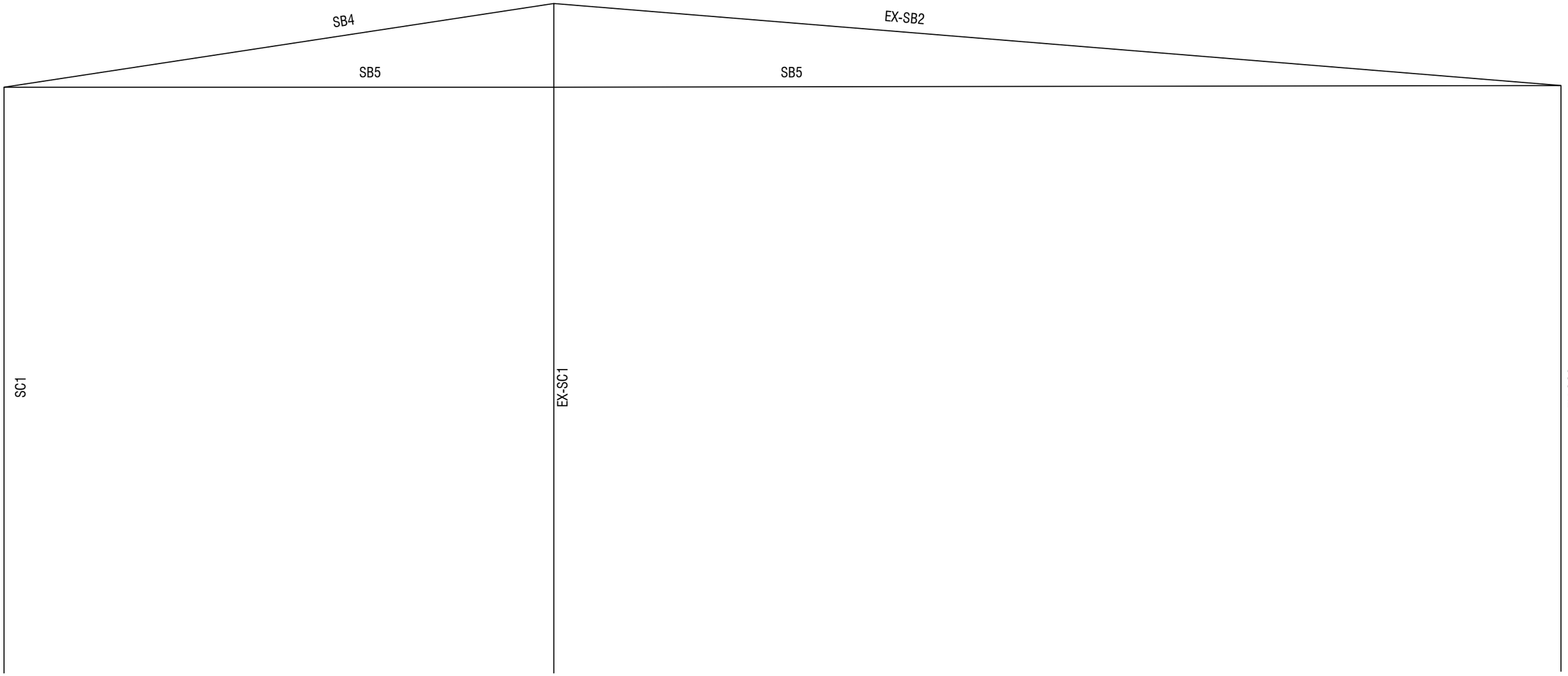
NIK LEE

GRANNY FLAT ROOF PLAN

JOB NUMBER	SCALE	SHEET No	REV
SC23071	A3-1:100	SC51	C



1 SC50 ELEVATION
SCALE : 1:20

NOTES:

1. FOR NOTES AND MEMBER SIZING REFER TO GENERAL NOTES SHEET SC00 AND SC01
2. FOR GENERAL ARRANGEMENT REFER TO SHEET SC50
3. ALL STEEL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

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DESIGN CHECK	PH
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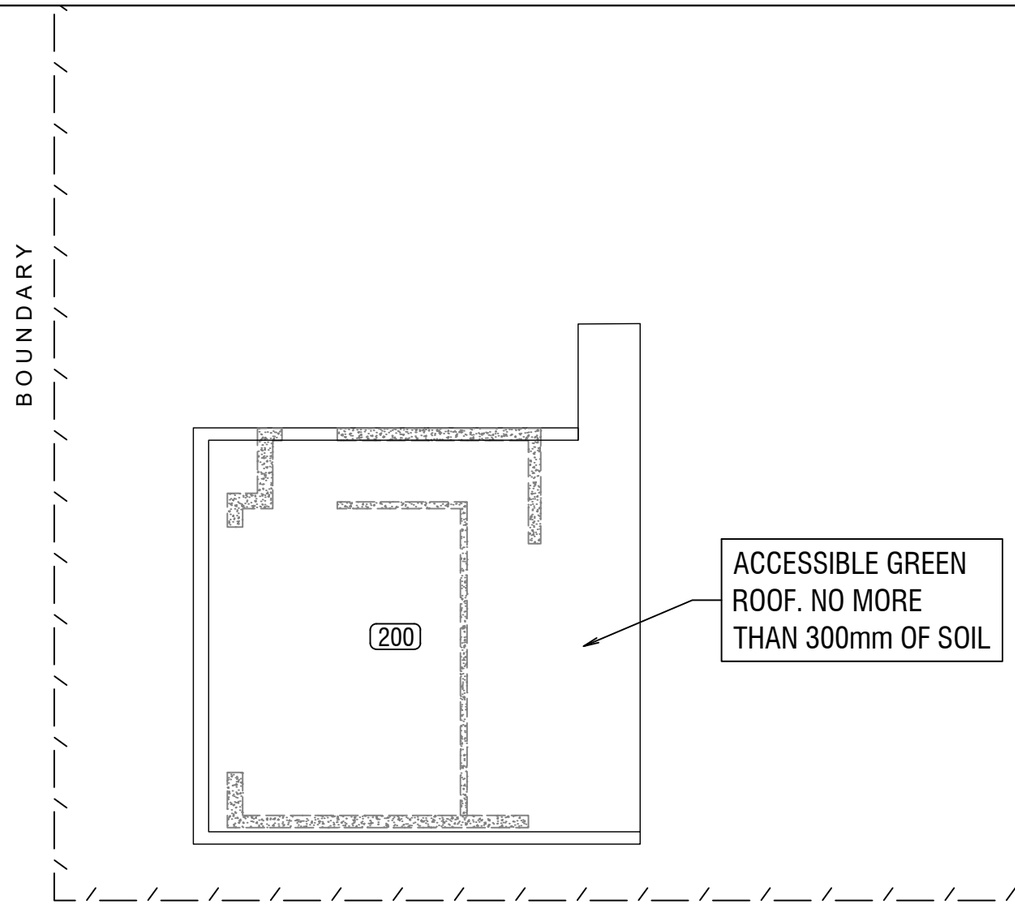
SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

MAIN HOUSE UPPER FLOOR ELEVATION

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:20	SC52	C



SUSPENDED SLAB PLAN
200mm THICK SLAB U.N.O

SCALE 1:100

NOTES:

1. FOR NOTES, MEMBER SCHEDULES, LINTELS AND LEGENDS REFER TO GENERAL NOTES SHEETS SC00 AND SC01
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC. THE ATTACHMENT OF THE CLADDING TO THE STRUCTURE HAS NOT BEEN SHOWN NOR DESIGNED BY HYVE DESIGNS. REFER TO THE ARCHITECTURAL (OR MANUFACTURER'S) DRAWINGS, DETAILS AND SPECIFICATIONS

0 1 2 4 6
SCALE (m) 1:100

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DRG CHECK	JI
DESIGN CHECK	PH
APPROVED	PH

HYVE DESIGNS

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SITE ADDRESS
18 BLIGH CRESCENT SEAFORTH

CLIENT
NIK LEE

BOTTOM CARPORT ROOF PLAN

JOB NUMBER:	SCALE	SHEET No	REV
SC23071	A3-1:100	SC53	C