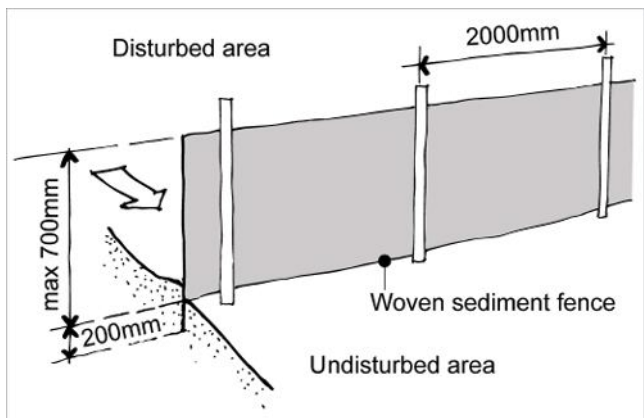
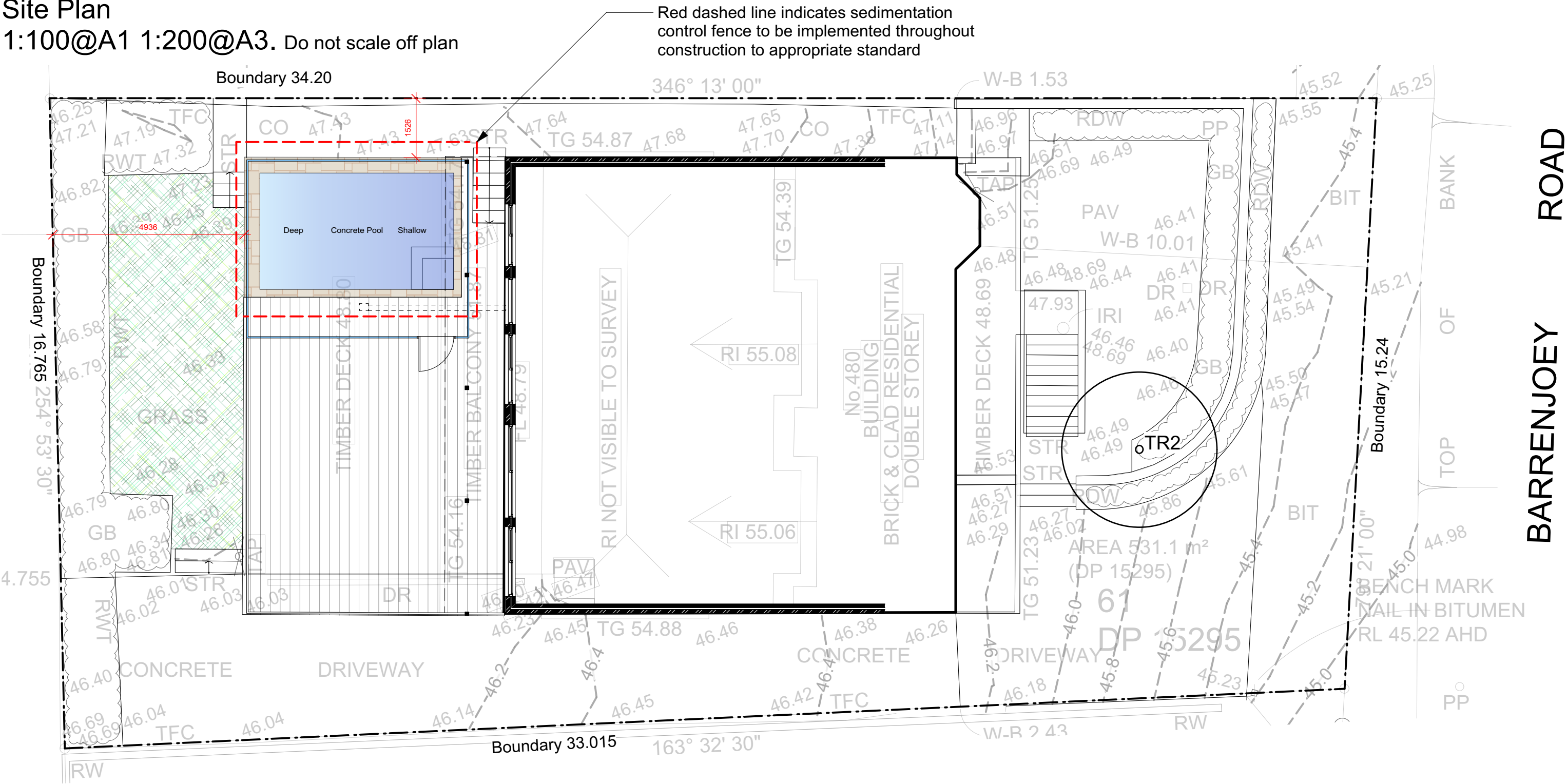


Site Plan
1:100@A1 1:200@A3. Do not scale off plan

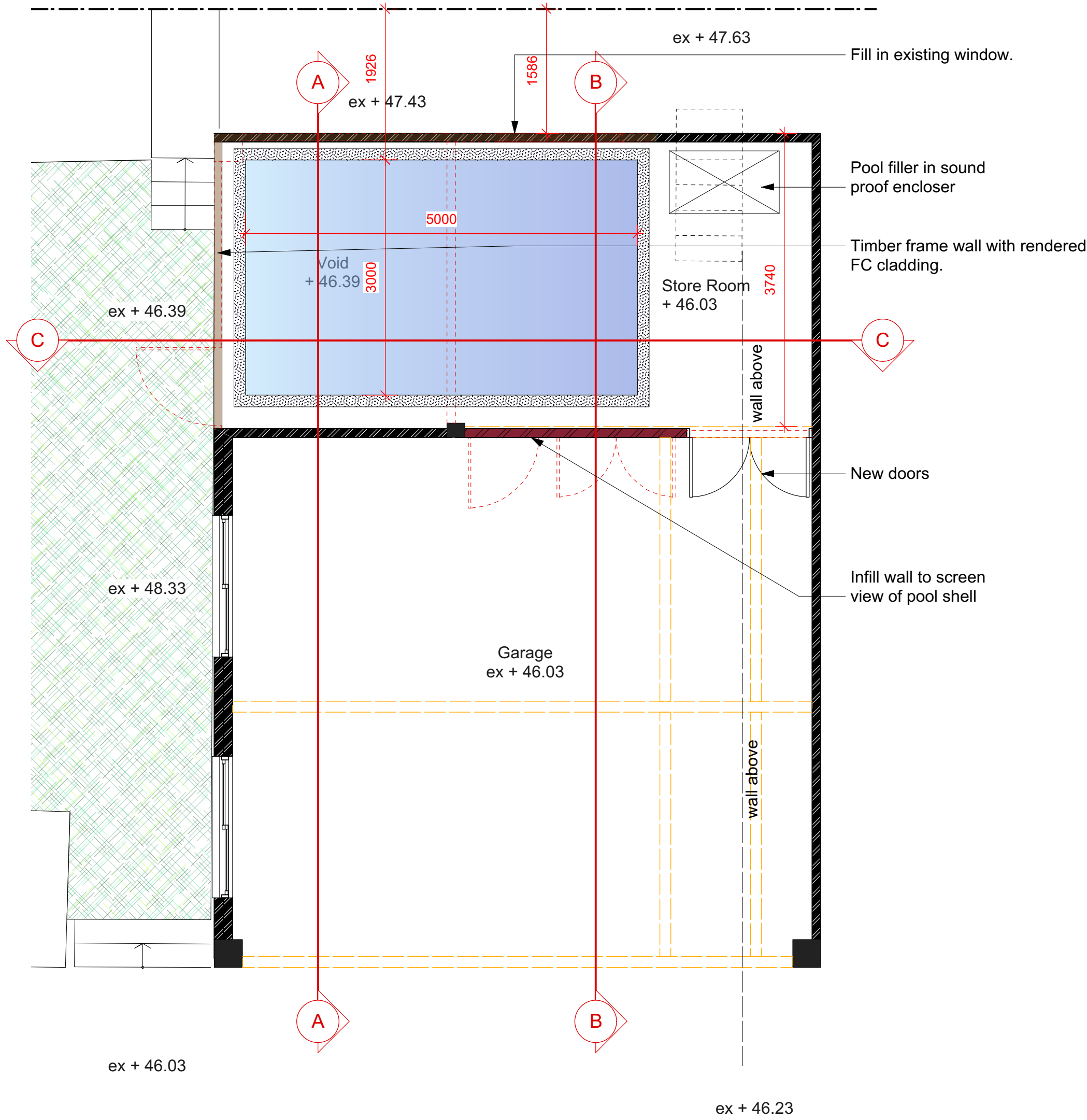


Sedimentation Control Fence
Not to scale.
Source: www.yourhome.gov.au

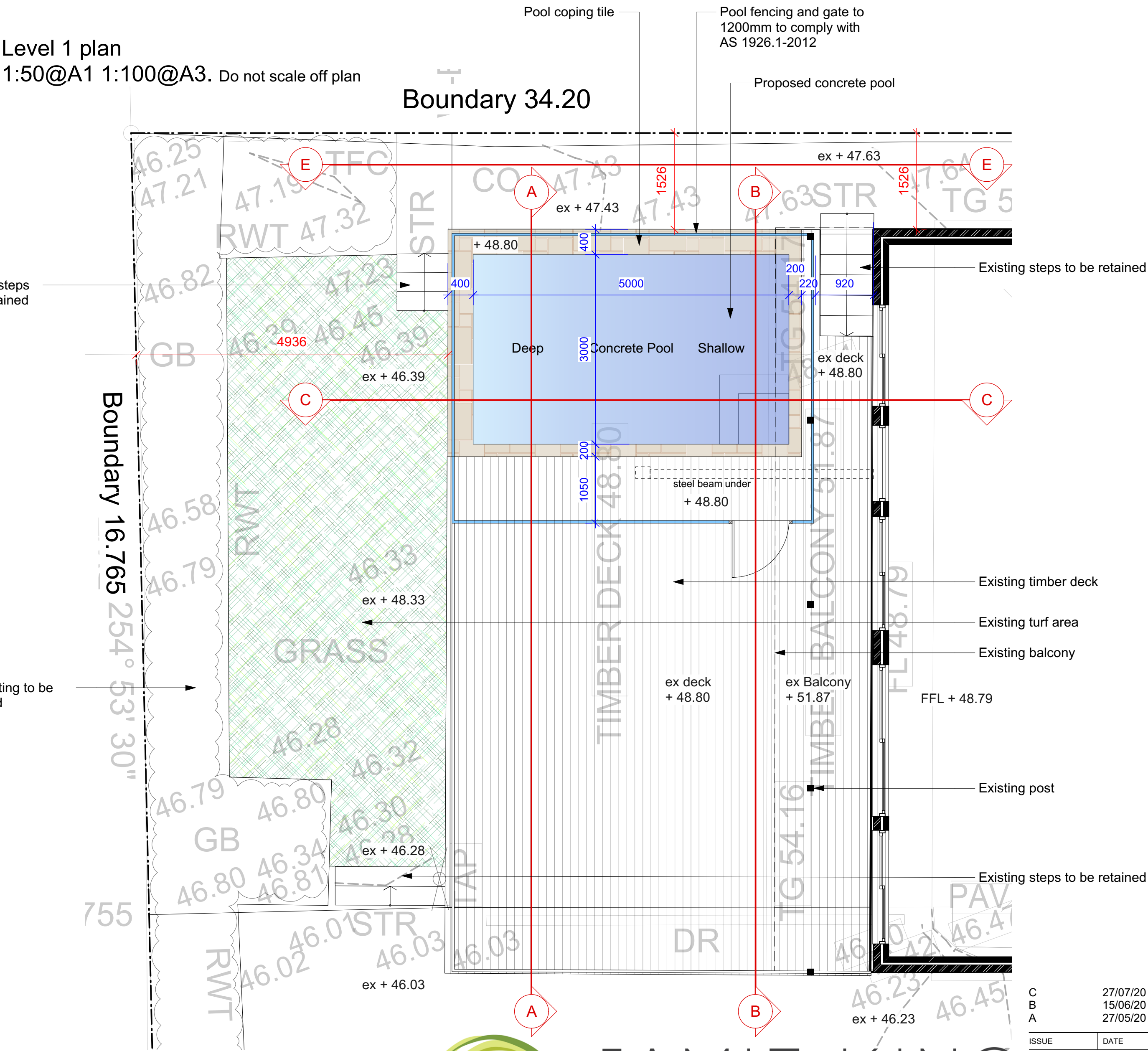
Legend

- MULCH AREA
- SOFT-FALL
- SAND
- ARTIFICIAL TURF
- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- UNIT PAVING
- STAIRS
- PEBBLE
- COBBLESTONE
- TIMBER
- WATER
- MASONRY RETAINING WALL
- STONE RETAINING WALL
- TIMBER RETAINING WALL
- BOULDER RETAINING WALL
- SITE OR WORKS BOUNDARY
- PROPOSED LEVEL
- TOP OF WALL LEVEL
- MATERIAL NAME
- SURFACE FALL DIRECTION
- SURFACE DRAINS
- SURVEY (50% GREY LINES)
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- EXISTING ROCK OUTCROP

Garage level plan
1:50@A1 1:100@A3. Do not scale off plan



Level 1 plan
1:50@A1 1:100@A3. Do not scale off plan



JAMIE KING
LANDSCAPE ARCHITECT
DESIGN • APPROVE • MANAGE

C	27/07/20	Issue C	PROJECT #	2090
B	15/06/20	Issue B	CLIENT	Jye
A	27/05/20	DRAFT	SCALE @ A1	See above
			DRAWN	SA
			CHKD	JK
			REVISION	
			DWG	Master Landscape Plan
			DATE #	See above
			DWG #	Sht-101

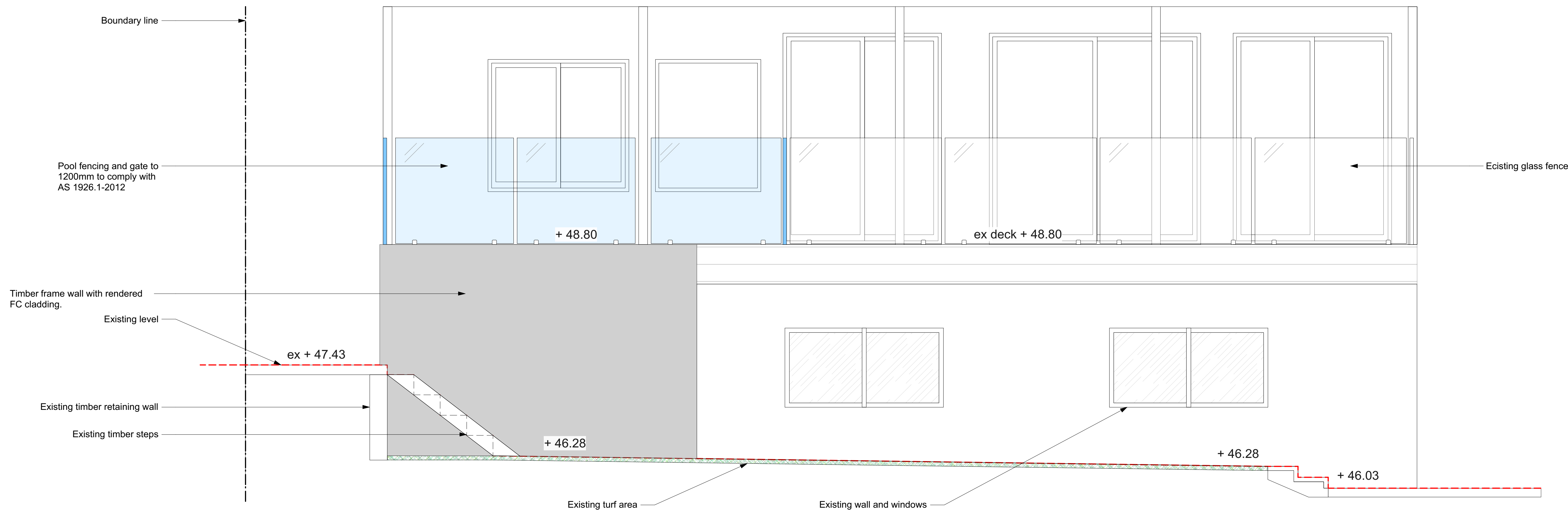
Jamie King Landscape Architect
84 Palmgrove Rd, Avalon, NSW, 2107
T: 0421 517 991
W: www.jamieking.com.au
E: jamie@jamieking.com.au

Notes:
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>Contractors to check all measurements onsite before quoting or commencing work.
>If abnormalities arise, contact the Landscape Architect.
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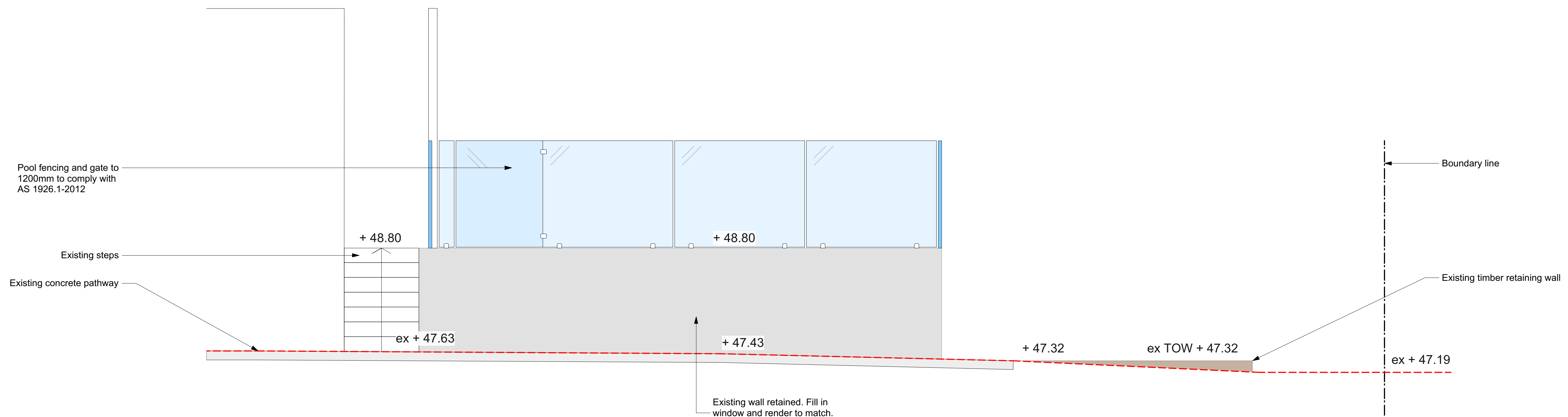


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C	27/07/20	Issue C	Landscape Architect.	
B	15/06/20	Issue B	*This design is copyright and is not to be reproduced in anyway without written consent of Jamie King Landscape Architect	
A	27/05/20	DRAFT Issue for review		
ISSUE	DATE	REVISION		
PROJECT	480 Barrenjoey Road, Avalon Beach			PROJECT # 2090
CLIENT	Jye		DATE # SCALE @ A1	See above DWG #
DWG	Sections		DRAWN CHKD	SA JK
			REVISION	
Jamie King Landscape Architect 84 Palmgrove Rd, Avalon, NSW, 2107 T: 0421 517 991			W: www.jamieking.com.au E: jamie@jamieking.com.au	



Elevation D
1:25@A1 1:50@A3. Do not scale off plan



Elevation E
1:25@A1 1:50@A3. Do not scale off plan

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C	27/07/20	Issue C
B	15/06/20	Issue B
A	27/05/20	DRAFT issue for review

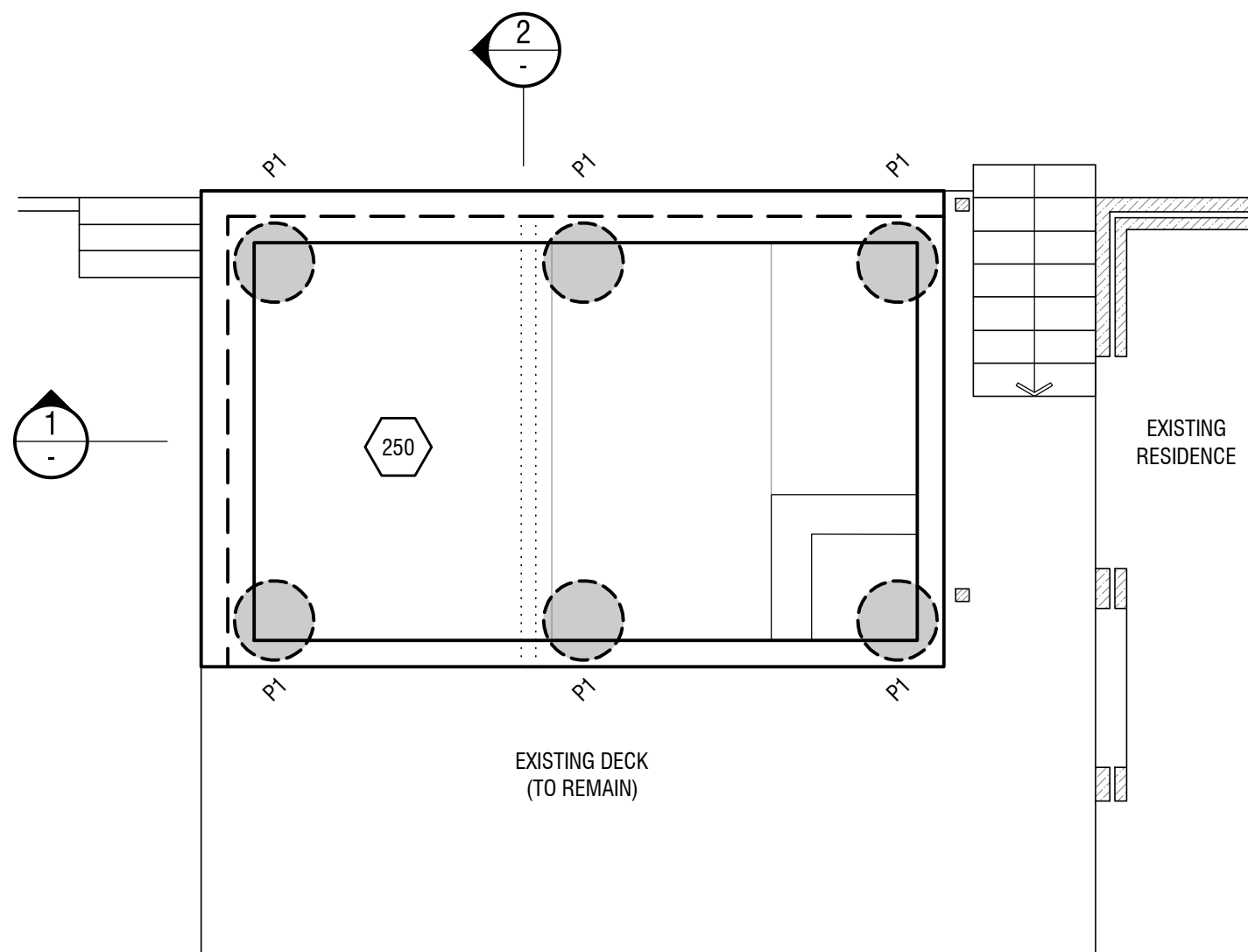
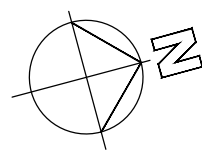
ISSUE	DATE	REVISION
PROJECT	480 Barrenjoey Road, Avalon Beach	
CLIENT	Jye	PROJECT # 2090
DWG	Elevations	DWG # Sht-103
CHKD	JK	REVISION

DATE #	See above	DWG #
SCALE @ A1	See Plan	
DRAWN	SA	
CHKD	JK	

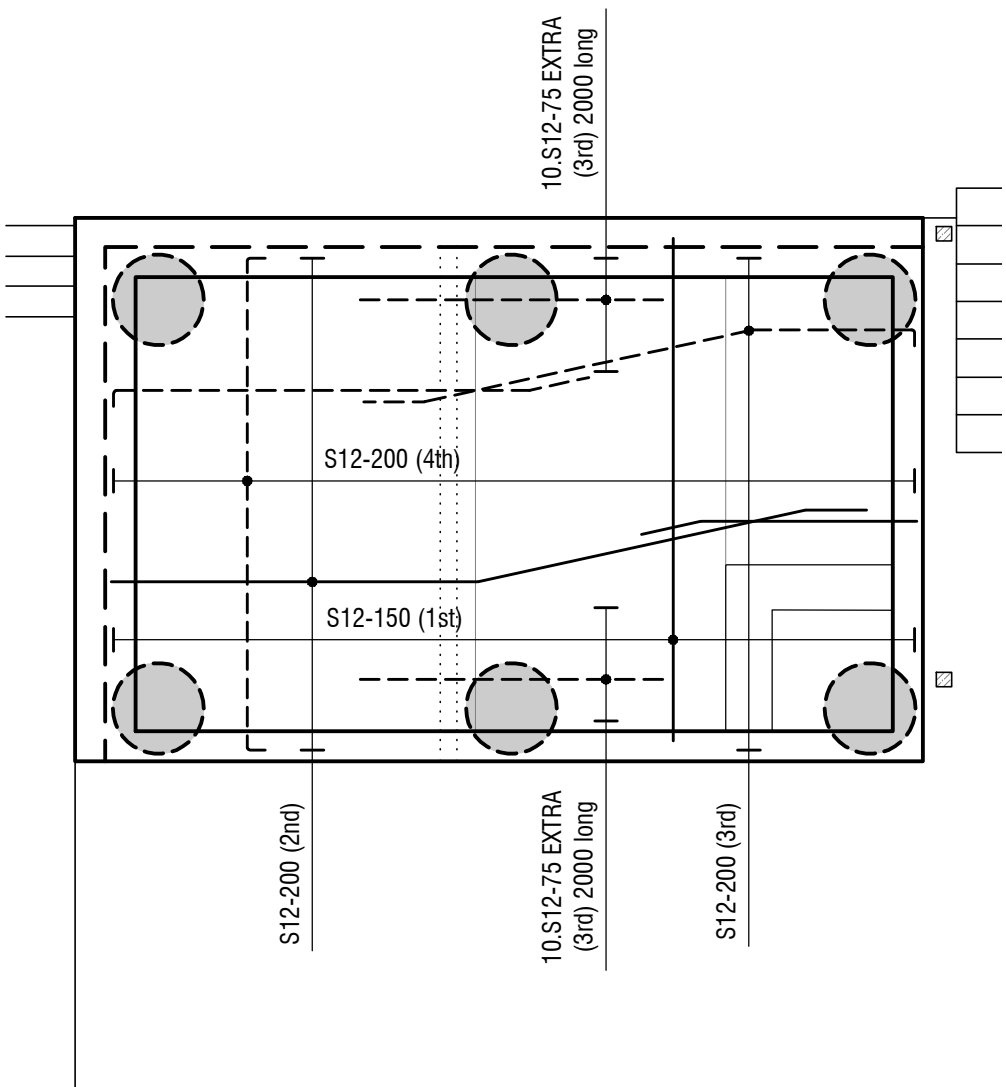
Jamie King Landscape Architect
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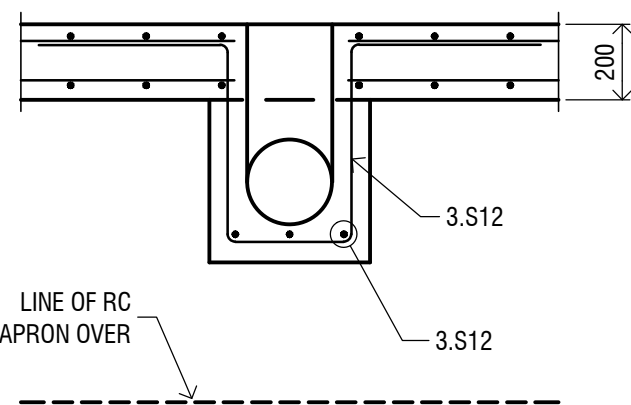
JAMIE KING
LANDSCAPE ARCHITECT
DESIGN ● APPROVE ● MANAGE



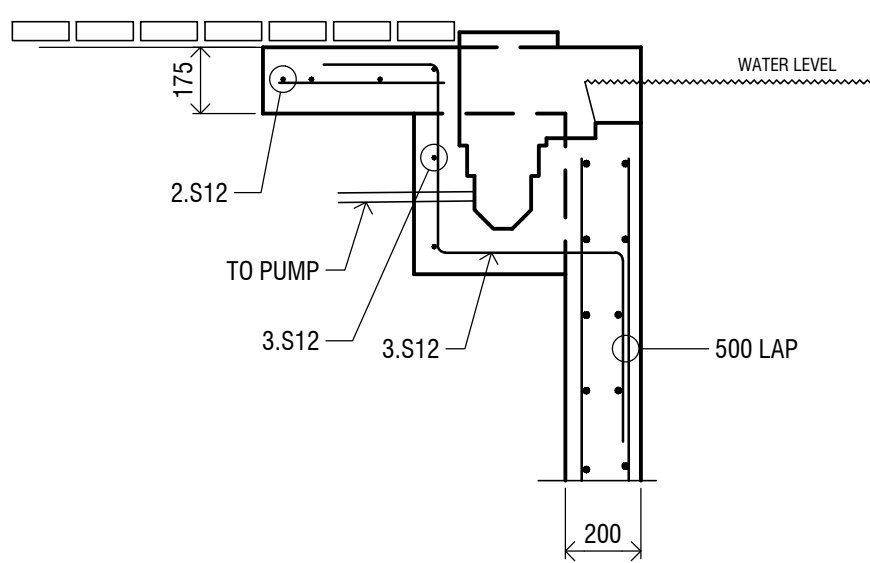
POOL PLAN
1:50



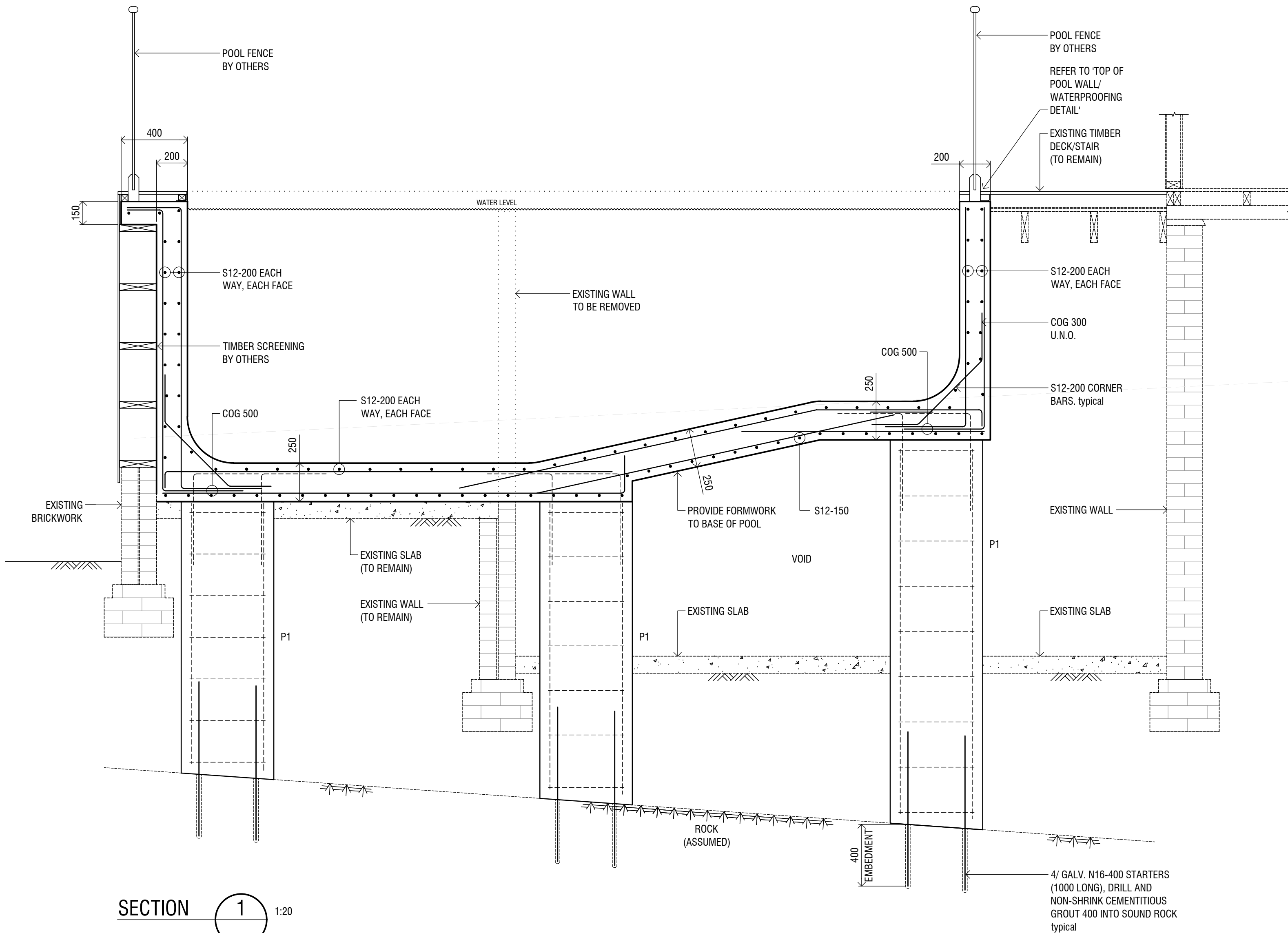
POOL PLAN
REINFORCEMENT PLAN
1:50



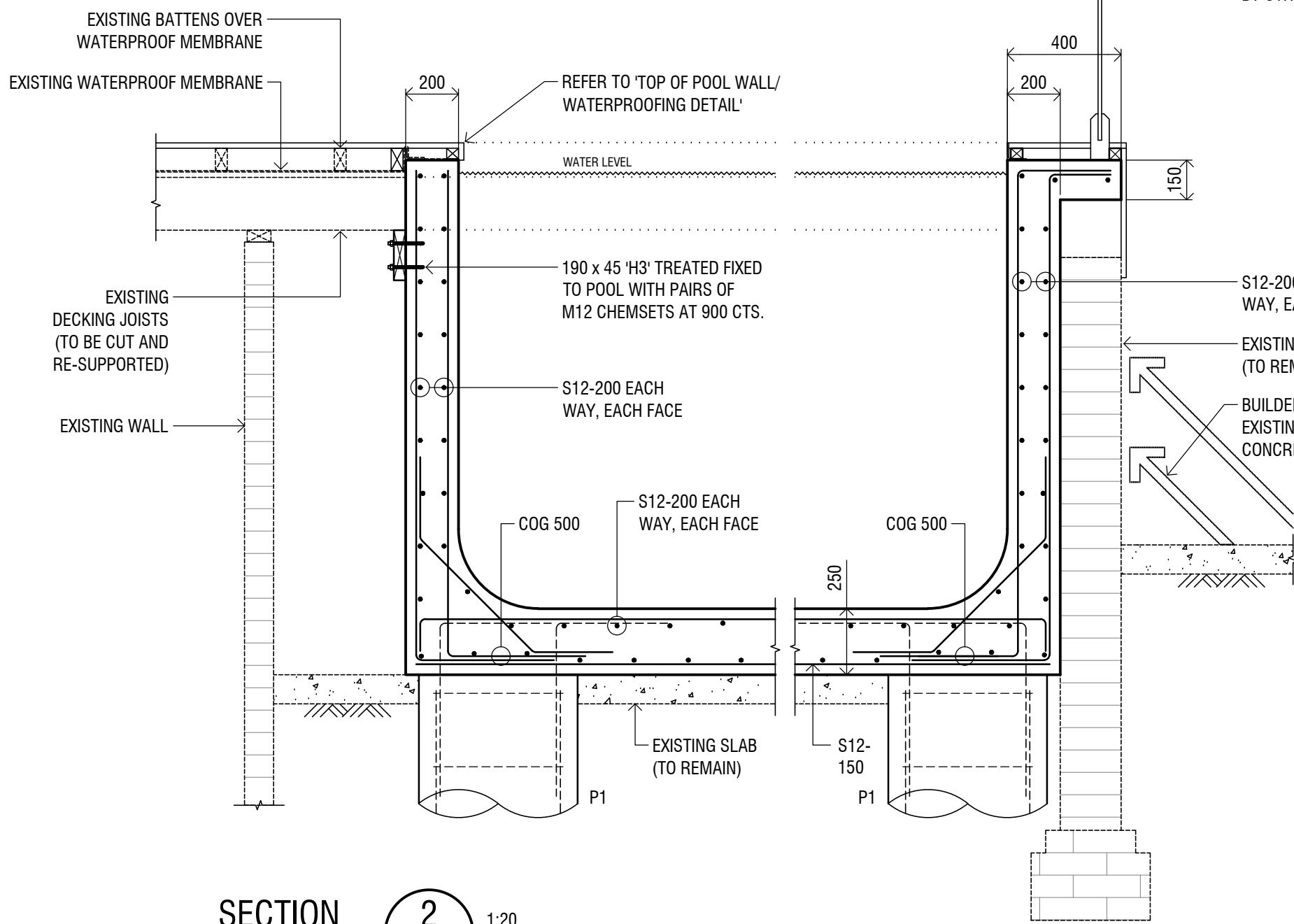
PLAN ON SKIMMER BOX
REFER TO ARCHITECT'S DRAWINGS FOR EXACT LOCATION.
1:20



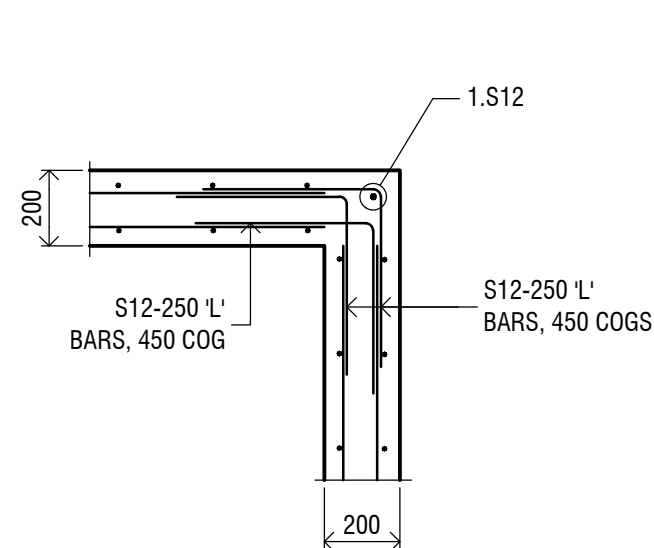
SECTION THROUGH
SKIMMER BOX
1:20



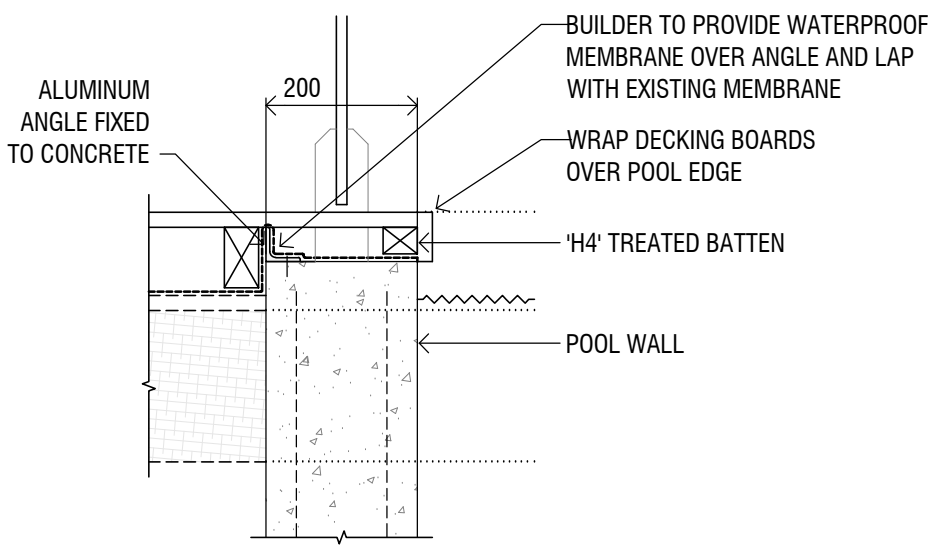
SECTION 1
1:20



SECTION 2
1:20



PLAN ON TYPICAL WALL
CORNER DETAIL
1:20



TOP OF POOL WALL/
WATERPROOFING DETAIL
1:10

CONSTRUCTION NOTES:

General

- Read these drawings in conjunction with all architectural and other consultants' drawings and specifications and such other written instructions as may be issued during the course of the contract. U.N.O. obtain all dimensions from the architectural drawings. Refer any discrepancies in these documents to the architect before proceeding with the work.
- Check and be responsible for the correctness of all dimensions and report any discrepancy immediately to the architect. Do not scale dimensions from the drawings.
- Ensure stability of the works during construction, and that of the adjacent structures, including excavations in the vicinity. Temporarily brace all structural steelwork until masonry or stud shear walls have been erected. Ensure no part of the structure is overstressed.
- Ensure all workmanship and materials are in accordance with the requirements of the current SAA codes with amendments and the by-laws and ordinances of the relevant building authority and the specifications.

Foundations

- Footings have been designed for an allowable bearing pressure of 600 KPa (Rock).
- The builder shall obtain approval from the supervising engineer/builder inspector as to the suitability of the foundation material prior to placing concrete.
- Any weak or defective areas of foundation soil shall be removed and replaced with sound granular material (compacted in layers, each not more than 100mm thick, to achieve a min. dry density ratio of 98% - standard compaction).

Concrete

- All concrete works and materials are to be in accordance with AS3600-Concrete Structures Code (current edition) & BCA Part B1.3 (b). Addition of water on site to concrete shall not be permitted. Concrete compressive strength (F_c), shall be as follows:

Element	F _c	slump	max. agg.
footings	25	80	20
slab on ground	32	80	20
suspended slab	32	80	20

Concrete (continued)

		Formed 50	Cast against ground 75
Footings			
Columns	[internal] [external]	40 40	50 65
Walls	[internal] [external]	30 40	50 65
Beams	[internal] [external]	30 40	50 65
Slabs/ band beams	[internal] [external]	20* 40	30 65
Slabs on ground with membrane		30 Top	30 Btm
Slabs on ground without membrane		30 Top	50 Btm
Core filled block		65 against ground 50 not against ground	

* Minimum cover within 1km of coast shall be 30mm.

- Concrete shall be moist cured for a minimum of 7 days following placement of concrete. Alternative methods of curing may be acceptable, provided approval from the supervising engineer has been obtained.
- Sawn joints to be completed within 16 to 24 hours of placement of concrete. Typical depth of sawn joints to be D/4, where 'D' is slab depth (U.N.O.)
- Spikes in reinforcement are to be made only where shown on drawings, except where written approval has been obtained from the engineer.
- U.N.O. provide 350mm minimum end laps to fabric and lap bars as noted below. Securely tie reinforcement at all laps and intersections with 1.25mm black annealed wire.

Bar dia.	Lap length
N12	400
N16	600
N20	800
N24	1050
N28	1300
N32	1600

Structural Timber

- Materials and workmanship shall comply with AS1720 Timber Engineering Code and AS1684 Light Timber Framing Code.
- All timber used shall have been stress graded by visual or mechanical means in accordance with the appropriate Australian Standards. Holes for bolts, unless noted otherwise (U.N.O.), shall be made oversize as follows: Bolt diameter 15mm or less - 2mm oversize Bolt diameter 16mm and greater - 3mm oversize
- Shank and thread of bolts shall be thoroughly coated with a heavy water-proof grease before inserting into the timber.
- Specialised metal fasteners such as Gang-nail plates, Trip-L-Grip etc. shall be of proven type and shall have had working loads determined in accordance with the procedure specified in AS1849.
- At the practical completion of the contract, and again at the end of the maintenance period and if necessary during that period, the contractor shall re-tighten all bolts to approval. Bolts that will be inaccessible after completion of the project, shall be re-tightened immediately after to being built.
- Trusses shall be constructed only by a fabricator approved by the superintendent. Design shall be in accordance with AS1720 and to the loadings, profiles and together with requirements specified on the drawings. Design of trusses shall be by a qualified structural engineer experienced in timber design. Shop drawings of trusses, together with all necessary information for checking the strength of truss members and connectors shall be submitted not less than fourteen days prior to Commencement of fabrication. Fabrication shall not commence unless permission to do so has been given.
- Edge distances for fasteners in timber (from ends and sides) shall be in accordance with AS1720.

Brickwork & Blockwork

- All workmanship and materials shall be in accordance with AS3700-Masonry Structures Code & BCA Part B1.3 (a).
- Mortar for the masonry shall be proportioned as follows:

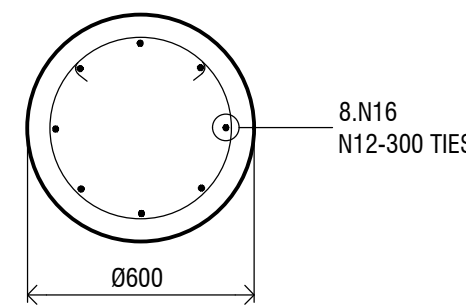
In general:

- 4 part sand, 1 part cement, 1 part lime
- Below damp proof coursing, and in retaining walls: 3 part sand, 1 part cement, 1 part lime

- Brickwork or blockwork supporting concrete or steel members shall be trowelled smooth and separated at the bearing surface by 2 Layers of Alcor
- Reinforced blockwalls shall be core filled with concrete compressive strength (F_c) of 20 MPa. max. 10 mm. aggregate and 150 slump (typical U.N.O.) All blocks to have a minimum grade of fb= 15
- Provide clean out blocks to all core filled blockwork.
- Provide continuous vertical expansion joints in brickwalls and blockwalls at 5000mm. max. cts.
- Use MFA 3/1 wall ties at every 6th course U.N.O. at brick vertical expansion joints.

Excavation Precautions

- Builder to maintain stability of adjoining buildings. Do not excavate below level of adjoining footings without written consent of engineer.
- Builder to allow to provide temporary and/or permanent shoring to prevent collapse of ground during excavation works. If builder is unsure, contact Engineer for advice/details (at builder's cost).
- Engineer to be advised when excavation works are underway to ensure that all our guidelines are being followed.
- The builder must use the recommendations contained within the Geotechnical Engineer's report during all excavation works.
- Do not use machines or demolish buildings in a manner which will cause vibration damage to adjoining properties.



PILE 'P1' DETAIL
FOUNDED ON ROCK
1:20

01	ISSUED FOR TENDER	30.06.20
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Issue	Amendment	Date
Architect	JAMIE KING LANDSCAPE ARCHITECT 84 PALMGROVE RD, AVALON 2107 T: 0421 517 991 E: jamie@jamieking.com.au	

Project	420 BARRENJOEY ROAD, AVALON BEACH
Title	SWIMMING POOL PLAN AND SECTIONS

MBROSIO CONSULTING STRUCTURAL ENGINEERS 4/153 Victoria Road, Gladesville NSW 2111 Phone: 9679 5577 Fax: 9679 5588 dambrsioconsulting@bigpond.com
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Design	A.D.A	Drawn	A.A.B	Scale	1:50
Certified				S.E. PHOENIX M.E. - Aust NPER (Structural)	
S7847		01	S1.01		

TENDER - NOT FOR CONSTRUCTION