

APPROVED ALTERNATIVE DRAWING
BY ARCHITECT
MR. & MRS. S. PETRINI.

APPROVED
DATE: 10/28/71

SECTION 1-1

SECTION 2-2

EXISTING ATTENDANCE

APPROVED
DATE: 11/18/71

SECTION 3-3

EXISTING ATTENDANCE

APPROVED
DATE: 11/18/71

PROJ. NO. 2001
 17. 02. 2001

**PROPOSED ADDITIONS AT
 1405 MONROE ST. NEWARK
 NJ**

**WORKING
 DRAWING**
 ALL WORK IS TO BE DONE
 IN ACCORDANCE WITH
 NATIONAL SPEC. 9001
 10008-2-A

DATE: 01/15/01
 DRAWN BY: J. M. PETRALINI
 CHECKED BY: J. M. PETRALINI
 APPROVED BY: J. M. PETRALINI

SCALE: AS SHOWN

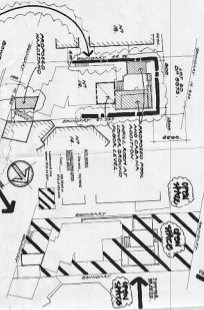
ELEVATION

PROVIDED
 1. 11. 01. 01

SECTION A-A



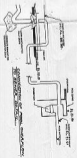
**LANDSCAPE OPEN
 SPACE AREA PLAN
 • SITE ANALYSIS PLAN**



NOTES:
 1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH NATIONAL SPEC. 9001.
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 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH NATIONAL SPEC. 9001.
 4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH NATIONAL SPEC. 9001.
 5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH NATIONAL SPEC. 9001.

TABLE

DESCRIPTION	QUANTITY	UNIT	REMARKS	DATE
FOUNDATION	1	sq. ft.	300.00	1/15/01
FLOORING	1	sq. ft.	300.00	1/15/01
WALLS	1	sq. ft.	300.00	1/15/01
CEILING	1	sq. ft.	300.00	1/15/01
ROOFING	1	sq. ft.	300.00	1/15/01
MECHANICAL	1	sq. ft.	300.00	1/15/01
ELECTRICAL	1	sq. ft.	300.00	1/15/01
PLUMBING	1	sq. ft.	300.00	1/15/01
PAINTING	1	sq. ft.	300.00	1/15/01
LANDSCAPING	1	sq. ft.	300.00	1/15/01
TOTAL	1	sq. ft.	300.00	1/15/01



**TYPICAL SECTION WALL
 ROOF DETAIL
 WALL DETAIL**

ALL EXISTING TREES AND VEGETATION BEHIND THIS LINE SHALL BE PROTECTED DURING THE CONSTRUCTION WORKS

PROPOSED POOL FOR DETAILS REFER TO PLANS BY ALL WALLS

EXISTING RHAPIS EXCELSIA TO BE RETAINED AND PLANTED ADJACENT TO PROPOSED SWIMMING POOL AS SHOWN

TILED CONCRETE STEPS (FOR DETAILS REFER TO PLANS BY ALL WALLS)

PROPOSED DECK EXTENSION (FOR DETAILS REFER TO PLANS BY ALL WALLS)

EXISTING FRANGIPANI TO BE REMOVED

EXISTING PITTOSPORUM TO BE REMOVED

LINE OF EXISTING TIMBER DECK (SHOWN DASHED)

EXISTING BRACHYCHITON ACERIFOLIUS TO BE REMOVED

EXISTING GARDEN AREA TO BE RETAINED

PROPOSED GARAGE (FOR DETAILS REFER TO PLANS BY ALL WALLS)

EXISTING HIBISCUS SPECIES TO BE RETAINED

EXISTING CHRYSALIDOCARPUS LUTESCENS TO BE RETAINED
EXISTING STONE WALL TO BE RETAINED

EXISTING GARDEN AREA TO BE RETAINED

1-LA

2-GRG

1-LA

EXISTING ELAEOCARPUS RETICULATUS TO BE RETAINED

EXISTING MUSA SPECIES TO BE RETAINED

EXISTING ROCK PATHWAY
EXISTING GARDEN AREA TO BE RETAINED

PROPOSED POOL CABANA FOR DETAILS REFER TO PLANS BY ALL WALLS

EXISTING SYZGIUM SPECIES TO BE REMOVED

EXISTING PITTOSPORUM SPECIES TO BE REMOVED

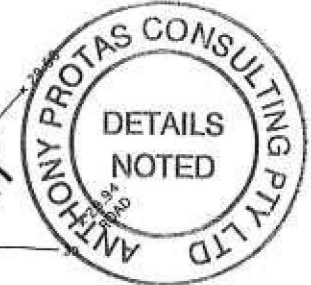
PROPOSED ACCESS STEPS FOR DETAILS REFER TO PLANS BY ALL WALLS

EXISTING PAVED PATHWAYS TO BE RETAINED

EXISTING LAGERSTROMEA INDICA TO BE RETAINED

LEGEND

- RL. 34.522 PROPOSED LEVEL
- 33.81 EXISTING LEVEL
- MULCHED / PEBBLED ACCESS PATH
- EXISTING PAVED AREA/ACCESS PATH
- PROPOSED PAVED AREA BY ALL WALLS
- LAWN AREA
- EXISTING GARDEN AREA TO BE RETAINED
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED



- Notes:**
- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
 - All detailing of drainage to paved areas shall be by others.
 - All levels shall be determined by others and approved on site by client.
 - Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
 - Do not scale from drawings.
 - If in doubt contact the Landscape Architect.
 - All boundaries shall be surveyed prior to commencement of construction works.
 - This plan is for DA purposes only. It has not been detailed for construction.
 - All dimensions, levels and boundaries are nominal only.
 - This design shall not be copied, used or reproduced in any way without prior written permission of A. Total Concept Landscape Architects.

PLANTING SCHEDULE

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
DC	Dianella caerulea	Blue Flax Lily	6	2.5L	700	700
GRG	Grevillea 'Robyn Gordon'	Grevillea	2	15lt	2000	2000
LA	Livistonia australis	Cabbage Tree Palm	3	25lt	4000	15000
LT	Lomandra 'Tanika'	Dwarf Lomandra	13	5lt	500	500

DATE - 21/02/11 REVISION - 'A' - AMENDMENTS MADE FOR CONSTRUCTION CERTIFICATE

PROPOSED LANDSCAPE PLAN

ADDRESS **16 BOWER STREET, MANLY**

CLIENT **MR & MRS S PETRINI**

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fx: (02) 9957 5922

PROJECT # **ALL WALLS**

DATE # **30/06/10** DWG # **L/01**

SCALE @ A3 **1:200**

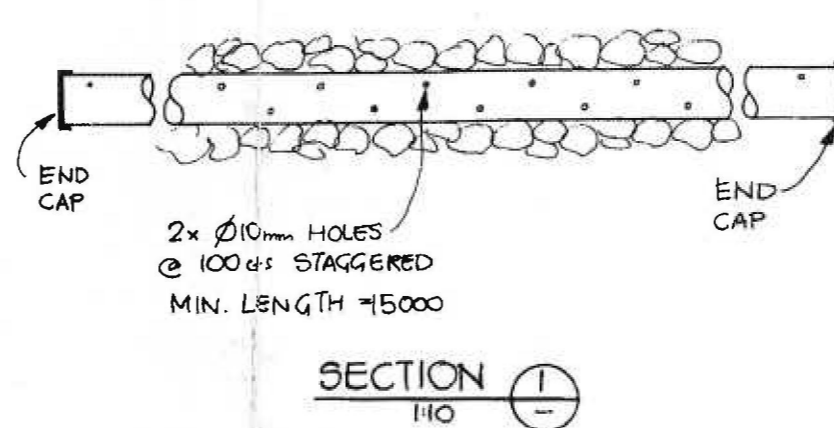
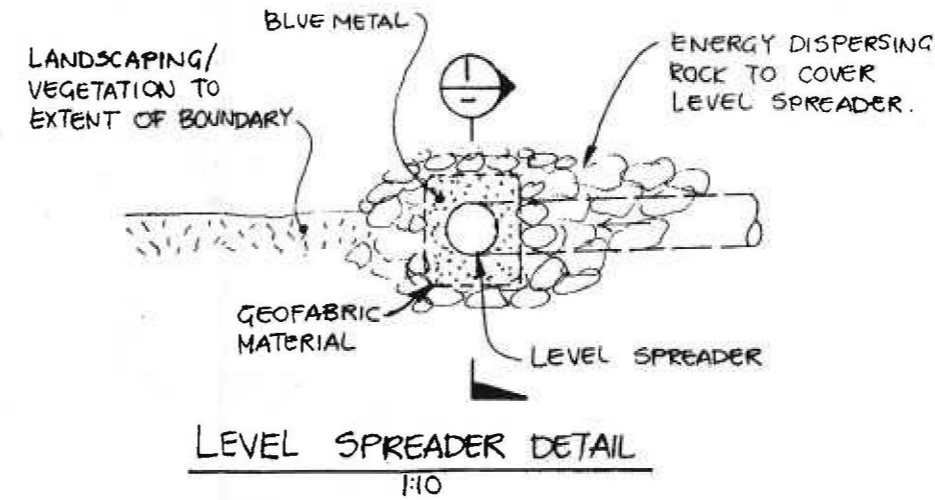
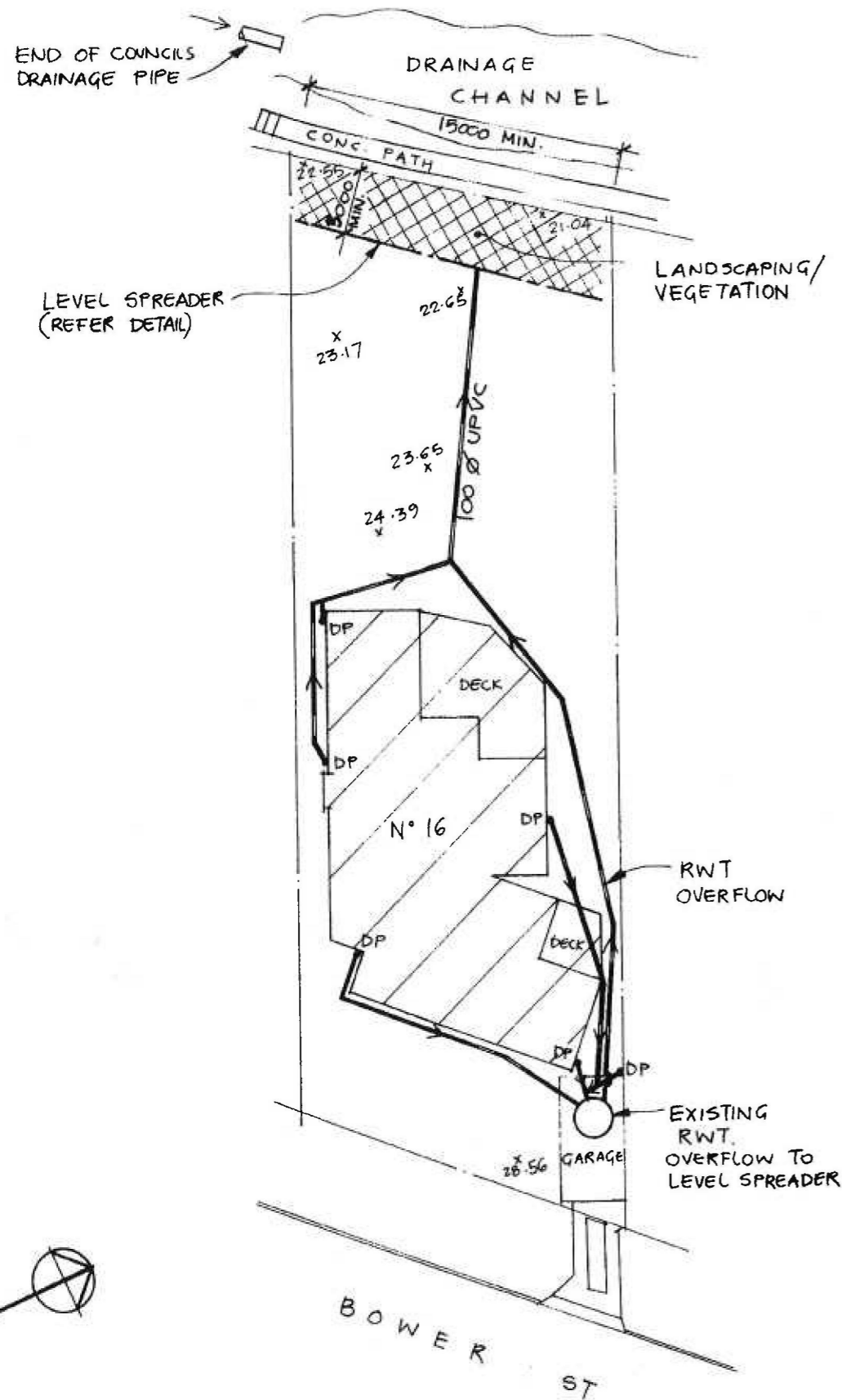
DRAWN **JL**

CHKD **SW** REVISION - 'A'

atc

NOTES:

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

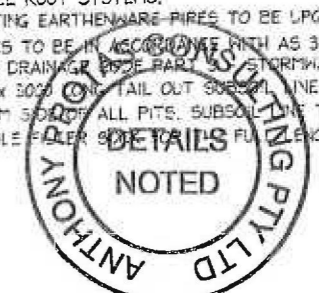


CALCULATION SUMMARY

SITE AREA	702.9m ²
EXISTING IMPERVIOUS AREA	246.7m ² (35%)
PROPOSED IMPERVIOUS AREA	276.2m ² (39%)
IMPERVIOUS AREA IS < 60% AND INCREASE IN IMPERVIOUS AREA IS < 50m ² ∴ NO OSD REQ'D	
AREA TO DISPERSION PIPE	220m ²
LENGTH REQUIRED	220/15 = 15m

STORMWATER NOTES:

- 1 - ALL PIPES TO BE 100mm Ø UNLESS NOTED OTHERWISE.
- 2 - ALL PIPES TO BE UPVC TO AS 1254-2002 UNLESS NOTED OTHERWISE.
- 3 - ALL PIPES TO BE LAYED AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE.
- 4 - ALL PIPES SHALL BE LAID ON A 100mm SAND BED, COMPACTED TO 100% S.M.D.D. BELOW PAVEMENTS. (NO COMPACTATION REQUIRED BELOW LANDSCAPING) COVER TO SURFACE FROM TOP OF PIPE TO BE 300mm MINIMUM. BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN. TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED.
- 5 - ALL DOWN PIPES TO BE 100mm Ø UNLESS NOTED OTHERWISE.
- 6 - DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
- 7 - PROVIDE CLEANING EYES AT ALL DOWNPIPES.
- 8 - ALL PITS TO BE CAST INSITU OR, IF PRECAST, APPROVED BY ENGINEER. CAST INSITU PITS TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH N12 TOP TIE UNLESS NOTED OTHERWISE. CAST INSITU PITS GREATER THAN 1000 DEEP TO BE MINIMUM 900x600 AND TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH N12 AT 300 EACH WAY UNLESS NOTED OTHERWISE.
- 9 - ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS.
- 10 - ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.
- 11 - PRIOR TO COMMENCING ANY SITE WORKS THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES TO APPROVED SEDIMENT AND EROSION CONTROL PLAN, EPA GUIDELINES AND COUNCIL SPECIFICATIONS. ALL MEASURES TO REMAIN IN PLACE UNTIL COMPLETION AND STABILIZATION OF THE SITE TO COUNCIL SATISFACTION.
- 12 - ALL LEVELS SHOWN ARE TO AHD
- 13 - ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
- 14 - ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO UPVC.
- 15 - ALL WORKS TO BE IN ACCORDANCE WITH AS 3500-2003 NATIONAL PLUMBING DRAINAGE CODE PART 55 STORMWATER DRAINAGE.
- 16 - 90mm Ø x 3000mm TAIL OUT SUBSOIL LINE TO BE PROVIDED ON THE UPSTREAM SIDE OF ALL PITS. SUBSOIL LINE TO BE COVERED WITH GEOTEXTILE FILTER FABRIC TO FULL LENGTH AND END COVERED

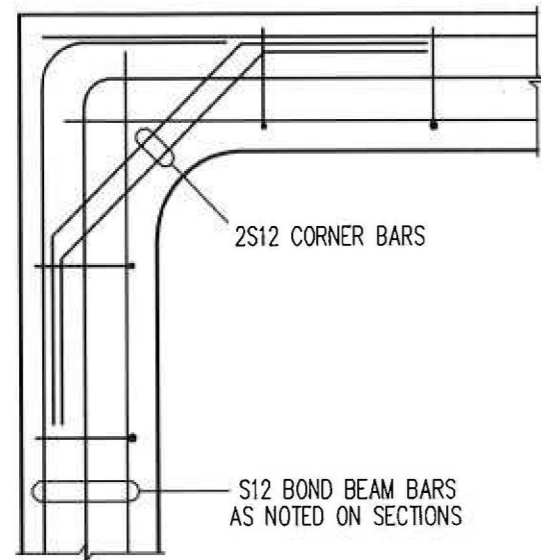


IF IN DOUBT ASK

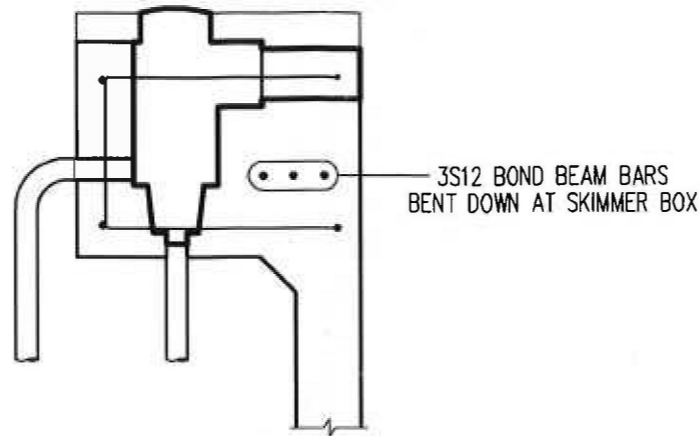
STORMWATER MANAGEMENT PLAN
1:200

A2		DOCUMENT CERTIFICATION		NORTHERN BEACHES Consulting Engineers P/L		Architect: ALL WALLS		Project: N° 16 BOWER ST MANLY		Date: MAY '10	Design: P.M.	Drawn: LFC	Checked: RM
18/5/10		ISSUED FOR C.C.		A.C.N 078 121 616 A.B.N. 24 078 121 616 Suite 207, 30 FISHER ROAD DEE WHY N.S.W. 2099 Ph: (02) 9984 7900 Fax: (02) 9984 7444 e-mail: nb@nbconsulting.com.au web page: www.nbconsulting.com.au		Client: MR & MRS BEACHLEY		Drawing Title: STORMWATER MANAGEMENT PLAN		Job No: 100511	Drawing No: DOI	Rev: A	
Date	Rev	Amendment											

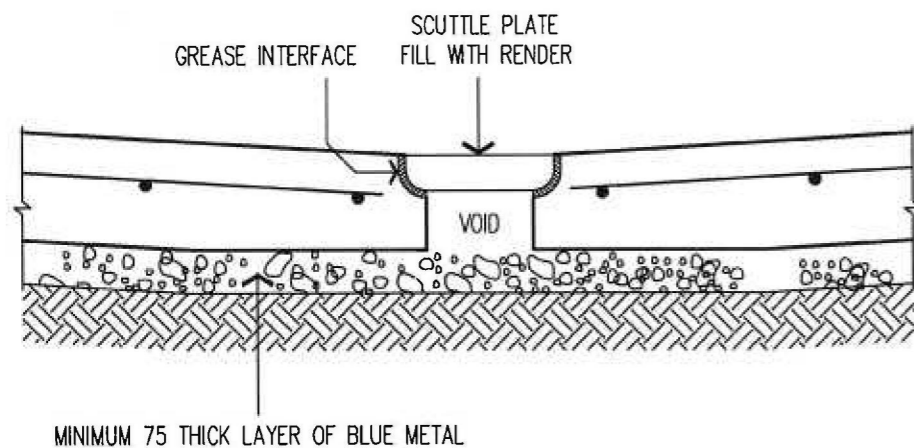
Northern Beaches Consulting Engineers Pty Ltd.



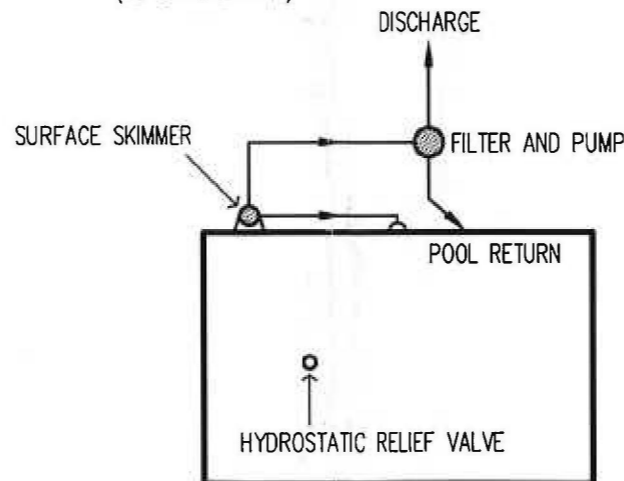
CORNER DETAIL - BOND BEAM
(IF APPLICABLE)



SKIMMER BOX DETAIL
(IF APPLICABLE)



HYDROSTATIC RELIEF VALVE DETAIL (H.R.V.)



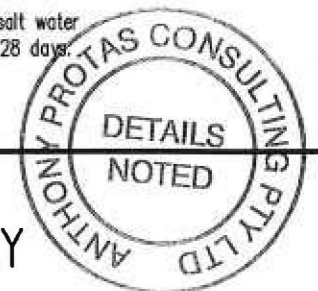
DIAGRAMMATIC PLUMBING LAYOUT
(IF APPLICABLE)

NOTES FOR SWIMMING POOL OWNERS

1. **POOL SET OUT**
Pool set-out size, location and height level is deemed to be acceptable to the owner unless the builder is advised otherwise. Such advice must be prior to placement of reinforcement.
2. **CURING CONCRETE**
After concreting, the pool shell is to be thoroughly wetted down twice daily for at least (7) days, (ten (10) days in summer.)
3. **SAFETY FENCES**
Safety fencing is to be Council approved prior to the pool being filled and comply with AS1926
4. **FILLING POOL**
Hose to be prevented from swishing around during filling. DO NOT use rubber hoses.
5. **UNDERWATER LIGHTS**
Lights must be fully submerged during use.
6. **WALKWAYS AND COPINGS**
Walkways and copings are designed for a 2 kPa live load and are not designed to support masonry walls unless noted otherwise.

SPECIFICATIONS

1. All workmanship and materials to be in accordance with Australian Standard AS 2783.
2. Site Plan dimensions are to water face U.N.O.
3. Dimensions shall not be obtained by scaling the details.
4. All levels and dimensions are relative to concrete coping level. Fixed Datum represents the the fixed coping height/level.
Approximate coping levels are represented as follows:
a) NGL +200 represents 200 mm above existing Ground Level.
b) NGL -400 represents 400 mm below existing Ground Level.
5. Provide filter with matched pump and plumbing to manufacturers recommendations.
6. Supporting ROCK to be natural material with a minimum safe bearing capacity of 600kPa.
7. Advise Engineer if excavation in fill or ground water is encountered. Provide temporary penetrations to floor slab if ground water level exceeds 500 mm above deep floor level.
8. The excavation base is to be provided with an undershell drainage layer as follows:
a) 75 min. blue metal drainage layer, or 50 min. thick layer with plastic over.
b) Corrugated iron sheeting & membrane if over rock.
c) Plastic layer only if base is entirely in sand.
9. All reinforcement to be of Australian Manufacture in accordance with S.A.A. Standards.
S - Grade 230 structural grade deformed. R - Grade 230 plain grade round.
N - Grade 410 tempcore grade bars. SL - Grade 450 hard drawn wire fabric.
10. Reinforcing bars, unless noted otherwise, are to be lapped 40 bar diameters min., fabric to be lapped 400mm min. All laps should preferably be staggered.
11. All reinforcing to be securely supported by bar chairs at 1000 max cs.
12. Minimum concrete cover to reinforcement from closest concrete surface to be as follows:
Water face Salt Chlorination: 65mm
Water face standard chlorination: 50mm
Coping/walkway surface: 50mm
Rear face, formed: 40mm
Rough ground: 65mm.
13. Concrete to be pneumatically placed, have a min. design strength of $F'c = 25$ MPa at 28 days except :
a) Where structure located < 1km from large expanses of water
a) Where structure is located in tidal or splash zone of salt water then concrete design strength min. $F'c = 40$ MPa at 28 days.
14. Skimmer box to comply with AS1926.3-2003



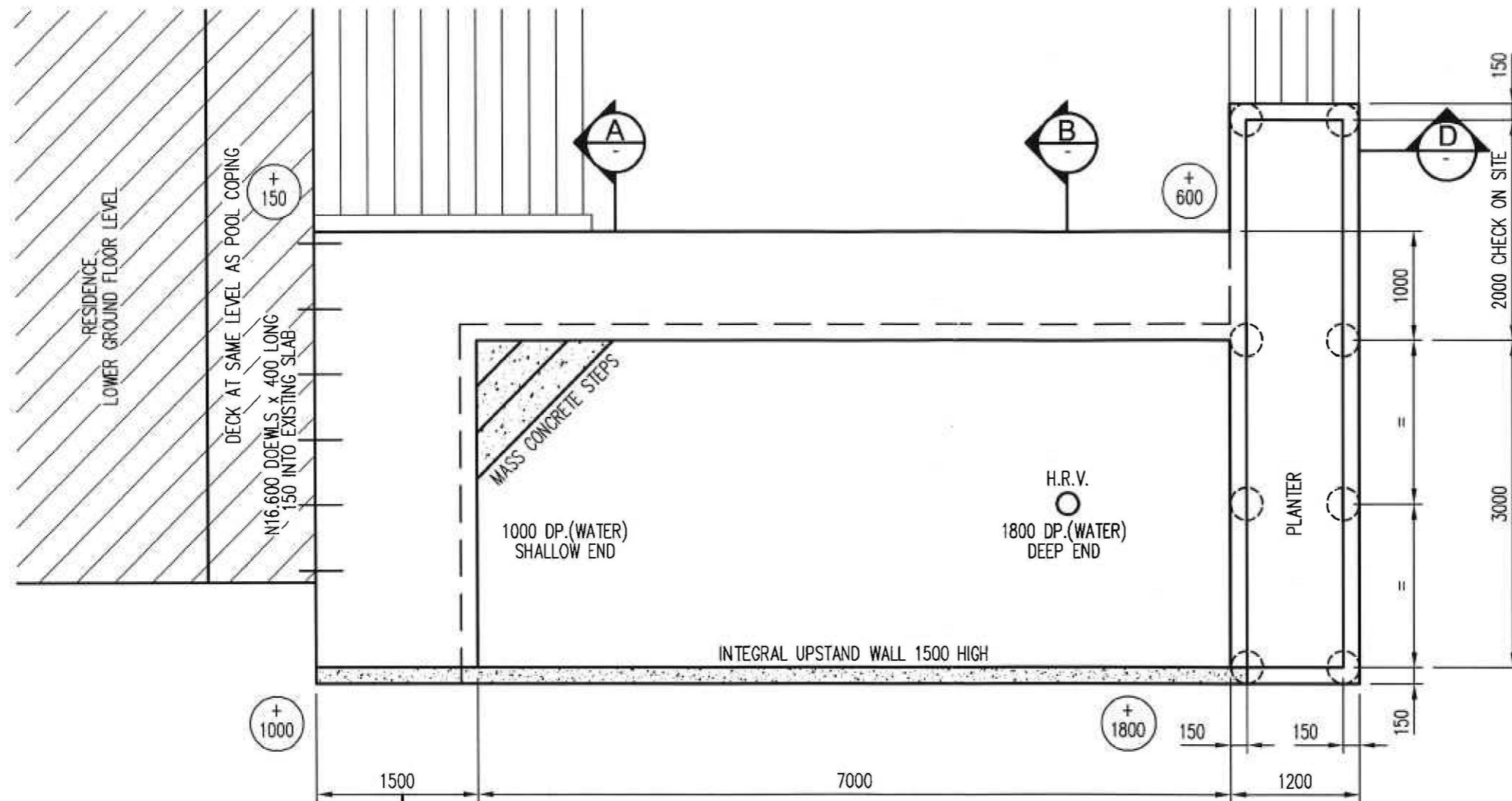
J.T.DAVIES & Co. Pty. Ltd.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS ABN 54 001 220 186
TEL : (02) 9908 4968 MOBILE: 0411390744 FAX: (02) 9908 4961
38 ORLANDO AVENUE, MOSMAN N.S.W. 2088
EMAIL: jackdavies39@yahoo.com.au

**PROPOSED SWIMMING POOL
AT 16 BOWER STREET, MANLY
FOR MR. S. PETRINI**

DETAILS

APPROVED	DATE	AMENDMENT	DESCRIPTION	DATE
<i>H. Gings</i> B.E.	30.09.10			

DATE	SCALES	DRAWN	DWG No.	REVISION	JOB No.
28.09.10	N.A.	C.W.	1/3	.	10122



PLAN ON SWIMMING POOL

- NOTE :
1. H.R.V. = HYDROSTATIC RELIEF VALVE
 2. REFER TO ARCHITECTS DRAWINGS FOR SITE PLAN



⊕ 150 LEVEL OF STRUCTURAL COPING ABOVE NATURAL GROUND LEVEL

J.T.DAVIES & Co. Pty. Ltd.

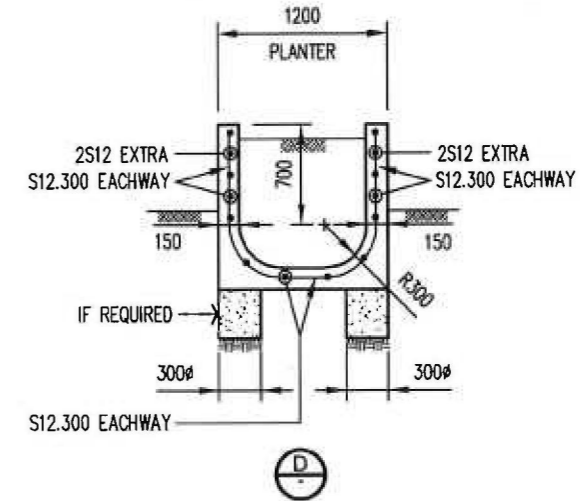
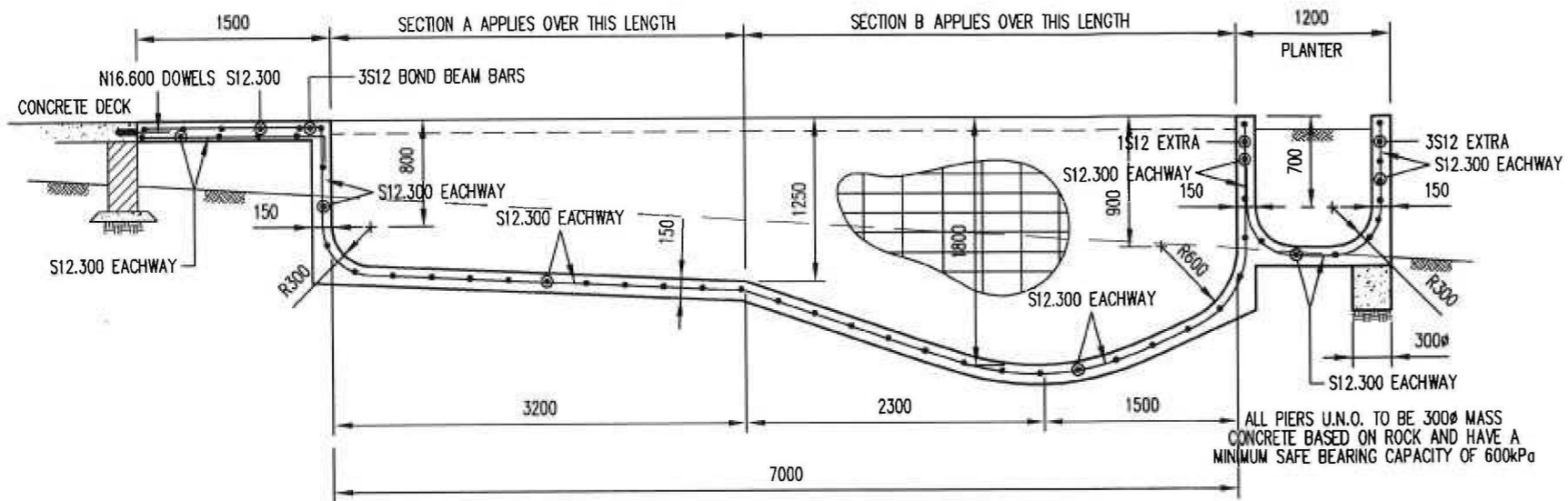
CONSULTING CIVIL AND STRUCTURAL ENGINEERS ABN 54 001 220 186
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**PROPOSED SWIMMING POOL
 AT 16 BOWER STREET, MANLY
 FOR MR. S. PETRINI**

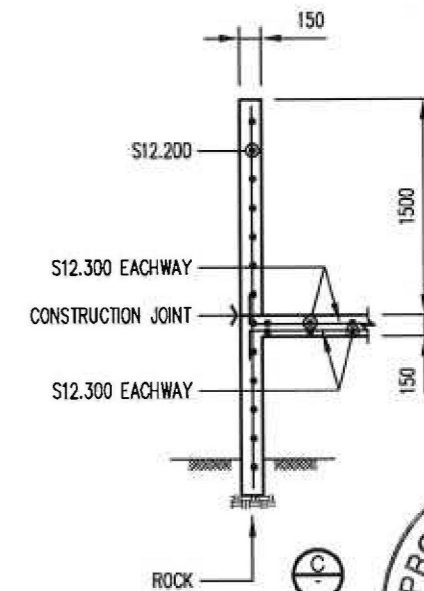
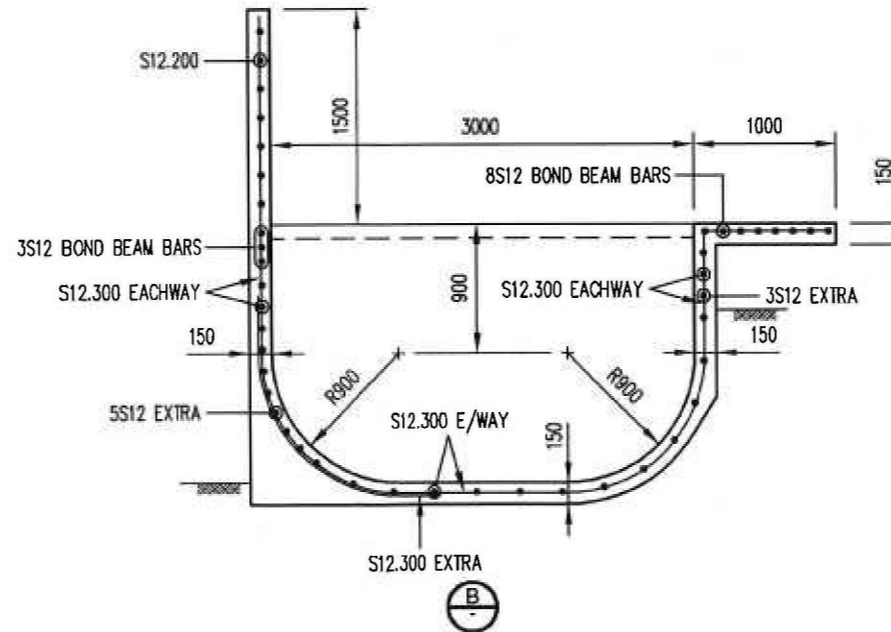
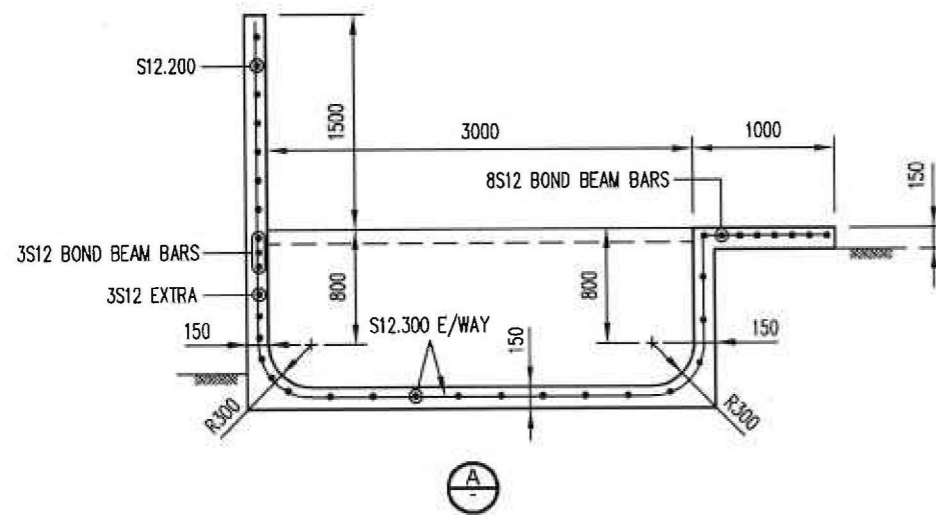
PLAN

APPROVED	DATE	AMENDMENT	DESCRIPTION	DATE
<i>H. Gings</i> B.E.	30.09.10			

DATE	SCALES	DRAWN	DWC No.	REVISION	JOB No.
28.09.10	1/50	C.W.	2/3	.	10122



LONGITUDINAL SECTION



J.T.DAVIES & Co. Pty. Ltd.

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 38 ORLANDO AVENUE, MOSMAN N.S.W. 2088
 EMAIL: jackdavies39@yahoo.com.au

PROPOSED SWIMMING POOL
 AT 16 BOWER STREET, MANLY
 FOR MR. S. PETRINI

SECTIONS

APPROVED	DATE	AMENDMENT	DESCRIPTION	DATE	DATE	SCALES	DRAWN	DWG No.	REVISION	JOB No.
<i>H. G. G. G.</i> B.E.	30.09.10					1/50	C.W.	3/3		10122

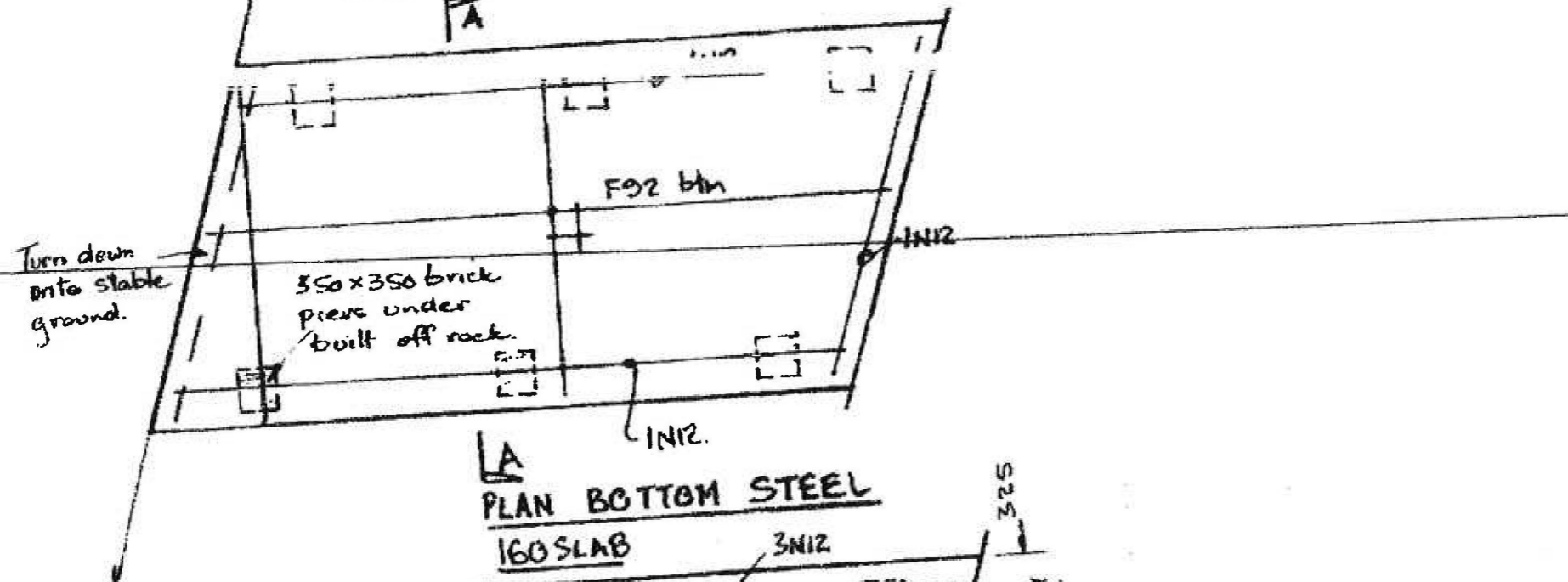
SK1.

P.2/E

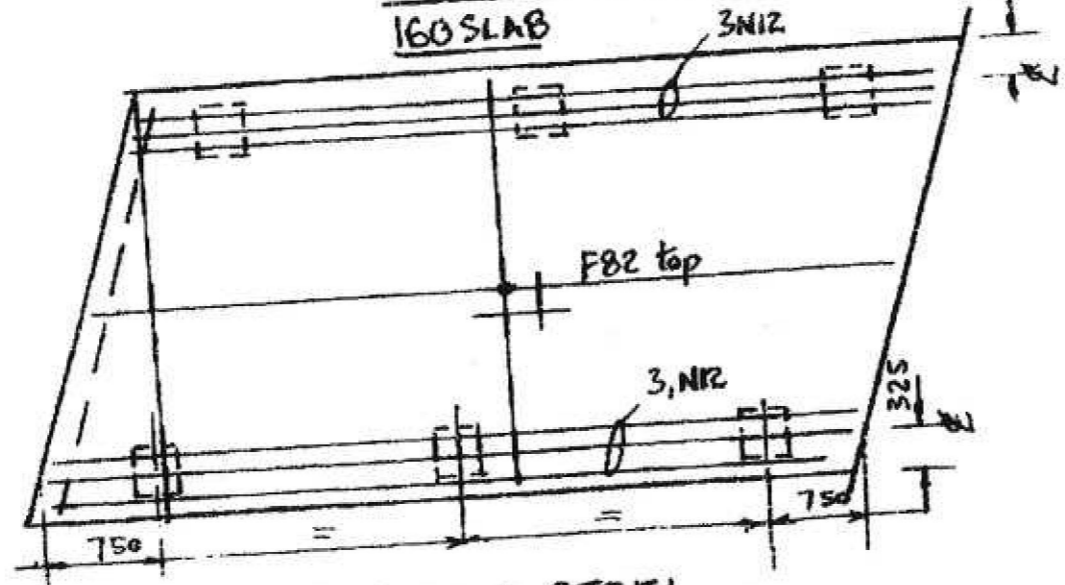
To: 99814313

12-FEB-2011 16:08 From:

GARAGE SLAB 16 BOWER ST MANLY



PLAN BOTTOM STEEL 160 SLAB



PLAN TOP STEEL Scale 1:50

Refer to SK2
for Section AA

J.T. DAVIES & Co. Pty. Ltd.
 CONSULTING CIVIL
 AND STRUCTURAL ENGINEERS
 ABN 54 001 220 186
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 FAX: (02) 9908 4961
 38 ORLANDO AVENUE, MOSMAN N.S.W. 2088
 EMAIL: j.t.davies38@yahoo.com.au

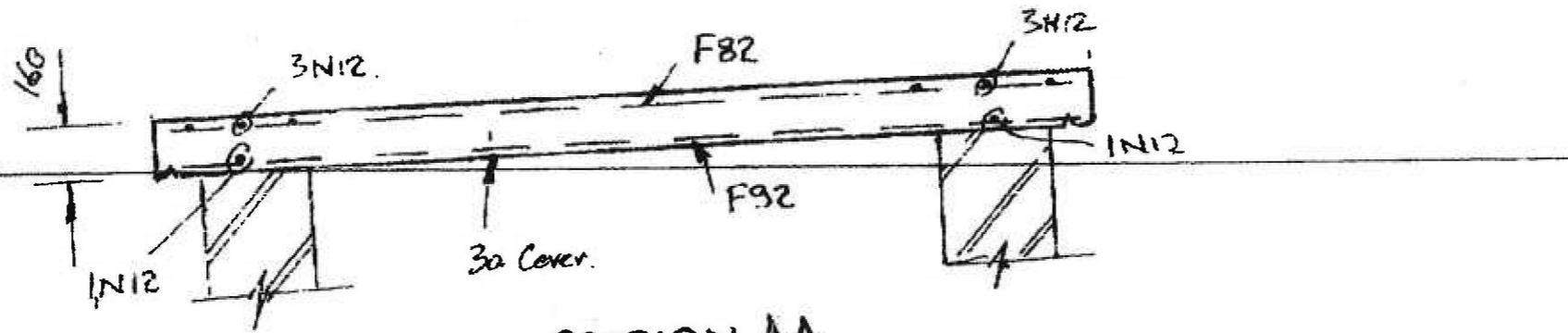
Approved *Davis B.F.*

PROPOSED GARAGE SLAB 16 BOWER ST MANLY

SKC

P 1/2

To: 99614313



SECTION AA
Scale 1:20

NOTE: Concrete f_{ck} 40MPa.

J.T. DAVIES & Co. Pty. Ltd.
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AND STRUCTURAL ENGINEERS
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38 ORLANDO AVENUE, MOSMAN N.S.W. 2088
EMAIL: jackdaves39@yahoo.com.au

Approved *James BE.*

12-FEB-2011 16:03 From:

PROJECT	NO. 10042-4
DATE	1/28/53
DESIGNED BY	AMERICAN CONSULTING ENGINEERS
DRAWN BY	V. J.
CHECKED BY	19
APPROVED BY	19
DATE	MAY 1957
PROJECT	9877455

PROPOSED CROSSOVER
 AND LAYBACK SLAB
 AT 16 BOWER ST.
 MAINLY FOR
 WORKING
 DRAWING.
ALL WALLS P/L.

