

GENERAL

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECT'S AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO FLEX ENGINEERS PRIOR TO PROCEEDING WITH THE WORK.
 - G2 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT STANDARDS AUSTRALIA CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.
 - G3 ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
 - G4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.
 - G5 UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.
 - G6 THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT STANDARDS AUSTRALIA CODES AND LOCAL GOVERNMENT ORDINANCES FOR THE FOLLOWING LOADINGS. REFER TO BUILDING DESIGNER'S DRAWINGS FOR PROPOSED FLOOR USAGE.
- | FLOOR USAGE | LIVE LOAD (kPa) | SUPERIMPOSED DEAD LOAD (kPa) |
|-------------|-----------------|------------------------------|
| INTERNAL | 15 | 15 |
| EXTERNAL | 2.0 | 15 |

FOUNDATIONS

- F1 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 150 kPa. THE FOUNDATION MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER FOR THIS BEARING CAPACITY PRIOR TO COMMENCEMENT OF THE WORKS.
- F2 REFER TO GEOTECHNICAL INVESTIGATIONS REPORT No: GG14/03/001 PREPARED BY: GREEN GEOTECHNICS PTY LTD DATED: 23 FEBRUARY 2024
- F3 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALL AND COLUMNS UNLESS NOTED OTHERWISE.
- F4 DO NOT EXCEED A RISE OF: 1 IN A RUN OF: 2 FOR THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS.
- F5 RESIDENTIAL SLABS AND FOOTINGS HAVE BEEN DESIGNED FOR A REACTIVITY CLASS: A TO AS 2870.
- F6 FOOTINGS TO BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.
- F7 FOOTINGS TO BE FOUNDED 200 MIN. INTO N.G.L.

WIND CLASSIFICATION

IN ACCORDANCE WITH AS-4055-2012 :
 WIND REGION : A
 TERRAIN CATEGORY : TC2.5
 SHIELDING CLASSIFICATION : NS
 TOPOGRAPHIC CLASS : T0
WIND CLASSIFICATION : N2
 ULTIMATE WIND SPEED : $V_{h,u} = 40 \text{ m/s}$
 SERVICEABILITY WIND SPEED : $V_{h,s} = 26 \text{ m/s}$

CONCRETE

- C1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS.
 - C2 READYMIX CONCRETE SUPPLY SHALL COMPLY WITH AS 1379.
 - C3 CONCRETE QUALITY ALL THE REQUIREMENTS OF THE ACSE SPECIFICATION DOCUMENT 1 (EDITION 6) SHALL APPLY TO THE FORMWORK, REINFORCEMENT AND CONCRETE UNLESS NOTED OTHERWISE.
- | ELEMENT | STRENGTH GRADE (MPa) | SLUMP | MAX AGG SIZE | CEMENT TYPE |
|----------------|----------------------|-------|--------------|-------------|
| REFER TO PLANS | - | - | - | - |
- C4 PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE AS 1379.
 - C5 NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING.
 - C6 CLEAR CONCRETE COVER TO ALL REINFORCEMENT FOR DURABILITY SHALL BE AS FOLLOWS UNLESS SHOWN OTHERWISE.
- | EXPOSURE CLASSIFICATION TO AS 3600: | CONCRETE GRADE: | CAST AGAINST FORMS AND GROUND: | CAST IN FORMS NOT EXPOSED: | CAST IN FORMS EXPOSED: |
|-------------------------------------|-----------------|--------------------------------|----------------------------|------------------------|
| A1&A2 | 25 | 50mm | 30mm | 20mm(A1) |
| B1 | 32 | 60mm | 40mm | - |
| B2 | 40 | 65mm | 45mm | - |
- COVER REQUIREMENTS MAY NEED TO BE INCREASED TO SUIT FIRE RATING. EXPOSURE CLASSIFICATION SHALL BE AS INDICATED ON THE DRAWING.
- DURABILITY REQUIREMENTS FOR CONCRETE.
- | EXPOSURE CLASSIFICATION TO AS 3600: | MINIMUM CEMENT CONTENT: | MAXIMUM W/C RATIO: |
|-------------------------------------|-------------------------|--------------------|
| A1&A2 | - | 0.56 |
| B1 | 320 | 0.56 |
| B2 | 390 | 0.46 |
| C | 450 | 0.40 |
- C7 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT 1 METRE CENTRES MAXIMUM BOTH WAYS. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS. USE PLASTIC CHAIRS IN EXPOSURE CONDITION GREATER THAN B1.
 - C8 CONCRETE SIZES DO NOT INCLUDE THICKNESSES OF APPLIED FINISHES.
 - C9 DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.
 - C10 REFER TO ARCHITECT'S DETAILS, FOR CHAMFERS, DRIP GROOVES, REGLETS, ETC., MAINTAIN COVER TO REINFORCEMENT AT THESE DETAILS.
 - C11 NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
 - C12 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
 - C13 ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.
 - C14 USE ALIPHATIC ALCOHOLS SPRAYED OVER THE SURFACE PRIOR TO AND AFTER FINISHING TO REDUCE RATE OF EVAPORATION FROM THE SURFACE AND HELP CONTROL PLASTIC SHRINKAGE CRACKING. NOTE THAT THE USE OF ALIPHATIC ALCOHOLS IS NOT A SUBSTITUTE FOR CURING.

CONCRETE (CONTINUED)

- C15 COMMENCE CURING OPERATIONS PROMPTLY AFTER SURFACE FINISHING IS COMPLETE. CURING COMPOUNDS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND ARE TO BE CHECKED FOR COMPATIBILITY WITH PROPOSED FLOOR FINISHES. SOME COMPOUNDS MAY REQUIRE REMOVAL FOR GLEED DOWN FLOOR COVERINGS OR WET CURING AS DESCRIBED BELOW.
- CONCRETE IS TO BE CURED BY KEEPING THE SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS, AND PREVENTING THE LOSS OF MOISTURE FOR A FURTHER 7 DAYS FOLLOWED BY A GRADUAL DRYING OUT.
- C16 PROPPING WHICH SUPPORTS CONSTRUCTION OVER IS TO BE LEFT IN PLACE AS REQUIRED TO AVOID OVER STRESSING THE STRUCTURE DUE TO CONSTRUCTION LOADING.
 - C17 THE ENGINEER SHALL BE GIVEN 24 HOURS NOTICE FOR REINFORCEMENT INSPECTIONS AND CONCRETE SHALL NOT BE DELIVERED UNTIL ENGINEERS APPROVAL IS OBTAINED.
 - C18 CONDUITS, PIPES ETC. SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH AND SPACED AT NOT LESS THAN 3 DIAMETERS OF THE CONDUIT, PIPES ETC. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE COVER TO REINFORCEMENT.
 - C19 REINFORCEMENT SYMBOLS:
 N DENOTES DEFORMED GRADE 500 NORMAL DUCTILITY CLASS BARS TO AS 4671
 R DENOTES PLAIN ROUND GRADE 250 NORMAL DUCTILITY CLASS BARS TO AS 4671
 RL DENOTES RECTANGULAR MESH GRADE 500 LOW DUCTILITY CLASS TO AS 4671
 SL DENOTES SQUARE MESH GRADE 500 LOW DUCTILITY CLASS TO AS 4671
 TM DENOTES TRENCH MESH GRADE 500 LOW DUCTILITY CLASS TO AS 4671
 THE MEMBER IMMEDIATELY FOLLOWING THE BAR GRADE SYMBOL REPRESENTS THE NOMINAL BAR DIAMETER IN MILLIMETERS. THE FIGURES FOLLOWING THE FABRIC SYMBOL SL & RL IS THE REFERENCE NUMBER FOR FABRIC TO AS 4671.
 - C20 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
 - C22 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE ENGINEER. LAPS SHALL BE IN ACCORDANCE WITH AS 3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.
 - C23 WHERE TRANSVERSE TIE BARS ARE NOT SHOWN PROVIDE N12-400 SPLICED WHERE NECESSARY AND LAPPED 500mm WITH MAIN BARS.
 - C27 STANDARD LAP AND COG LENGTHS UNLESS NOTED OTHERWISE ON DRAWINGS.
- | BAR DIAMETER | MIN LAP LENGTH (mm) | MIN COG LENGTH (mm) |
|--------------|---------------------|---------------------|
| N12 | 500 | 180 |
| N16 | 750 | 210 |
| N20 | 1000 | 260 |
- C28 MINIMUM MESH LAPS
-

STRUCTURAL STEEL

- S1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS 4100 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- S2 UNLESS NOTED OTHERWISE, ALL STEEL SHALL BE IN ACCORDANCE WITH AS 3678 GRADE 250, OR AS 3679 GRADE 300, OR AS 1163 GRADE 350 AS APPROPRIATE.
- S3 WORKSHOP FABRICATION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AT LEAST 7 DAYS PRIOR TO COMMENCEMENT OF FABRICATION. FABRICATION IS NOT TO COMMENCE WITHOUT ENGINEER'S APPROVAL OF WORKSHOP DRAWINGS. WHERE NOT INDICATED ON STRUCTURAL DRAWINGS, ALL DIMENSIONS & SETOUT TO BE OBTAINED FROM ARCHITECTURAL DRAWINGS.
- S4 BOLTS ARE DESIGNATED ON THE DRAWINGS BY THE NUMBER, DIAMETER, GRADE AND TIGHTENING PROCEDURE.
 4.6/5 DENOTES COMMERCIAL BOLTS OF GRADE 4.6 TO AS 1111, SNUG TIGHTENED.
 8.8/5 DENOTES HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252, FULLY TENSIONED TO AS4100 AS A BEARING TYPE JOINT.
 8.8/7F DENOTES HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 FULLY TENSIONED TO AS 4100 AS A FRICTION TYPE JOINT WITH FACING SURFACES LEFT UNCOATED.
- S5 UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE M20 CATEGORY 8.8/5. NO CONNECTION SHALL HAVE LESS THAN 2 BOLTS. ALL BOLTS AND WASHERS SHALL BE GALVANIZED. CLEATS AND GUSSETS SHALL BE 10mm THICK.
- S7 FILLET WELDS SHALL BE 6mm CONTINUOUS. CATEGORY SP, USING ELECTRODES IN ACCORDANCE WITH AS 1554.1 U.N.O. BUTT WELDS SHALL BE COMPLETE PENETRATION BUTT WELDS IN ACCORDANCE WITH AS 1554.1. ALL OTHER WELDS SHALL BE IN ACCORDANCE WITH AS 1554.1. WELD CATEGORY:
 PURLIN AND GIRT CLEATS - GP
 ALL OTHER U.N.O. - SP
- S8 ALL WELDS SHALL BE INSPECTED IN ACCORDANCE WITH AS 1554.1 THE EXTENT OF NON DESTRUCTIVE EXAMINATION SHALL COMPLY WITH AS 1554.1 DEFECTIVE WELDS SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH AS 1554.1
- S9 PROVIDE SEAL PLATES TO THE ENDS OF ALL HOLLOW SECTIONS, WITH "BREATHER" HOLES IF MEMBERS TO BE HOT DIP GALVANIZED.
- S11 ALL STEELWORK SHALL BE TEMPORARILY BRACED BY THE ERECTOR AS NECESSARY TO STABILISE THE STRUCTURE DURING ERECTION AND UNTIL PERMANENT STABILISING ELEMENTS HAVE BEEN CONSTRUCTED.
- S12 STEELWORK TO BE CONCRETE ENCASED SHALL BE UNPAINTED.
- S13 ALL STRUCTURAL STEELWORK BELOW GROUND SHALL BE CONCRETE ENCASED, MIN THICKNESS 75mm.
- S15 STRUCTURAL STEELWORK NOT ENCASED IN CONCRETE SHALL HAVE THE FOLLOWING SURFACE TREATMENT IN ACCORDANCE WITH THE SPECIFICATION.
INTERNAL - 2 COATS OF ALKYD PRIMER OR 2 COATS OF ALKYD GLOSS
EXTERNAL - EXPOSED STEELWORK HOT DIPPED GALVANIZED
- S16 ALL GALVANISING OF STRUCTURAL STEELWORK SHALL BE PROCESSED IN ACCORDANCE WITH AS 4680/1999 'GALVANIZED COATINGS ON FABRICATED FERROUS ARTICLES'. THE CONTINUOUS AVERAGE ZINC COATING MASS TO BE 600 g/m² (550 g/m² MINIMUM).

MASONRY

- M1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700.
- M2 STRENGTH OF BRICKS, CLASS OF BLOCKS AND TYPE OF MORTAR SHALL BE AS FOLLOWS:-

MATERIAL:	CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH, F _{uc} :	MORTAR CLASSIFICATION:
BRICKS	12 or 15 MPa	M3
CONCRETE BLOCKS	20 MPa	M3
- M3 MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE SUPERINTENDENT.
- M4 ALL MASONRY WALLS AND PIERS SUPPORTING SLABS AND BEAMS SHALL HAVE A PRE-GREASED GALVANIZED STEEL SLIP JOINT BETWEEN CONCRETE SOFFIT AND THE TOP OF THE MASONRY ELEMENT U.N.O.
- M5 ALL MASONRY SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ALL CONTROL JOINTS IN THE CONCRETE.
- M6 NON LOAD BEARING WALLS SHALL BE SEPARATED FROM CONCRETE ABOVE BY 12mm THICK CLOSED CELL POLYETHYLENE STRIP.
- M7 NO CHASES OR RECESSES ARE PERMITTED IN LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER.
- M8 PROVIDE CLEANOUT HOLES AT BASE OF ALL WALLS. ROD CORE HOLES TO REMOVE PROTRUDING MORTAR AFTER APPROVAL FROM THE ENGINEER.
- M9 CORE FILLING GROUT TO HAVE A CHARACTERISTIC STRENGTH OF 15 MPa, 10 mm AGGREGATE, 230 mm SLUMP. FILL ALL CORES.
- M10 PROVIDE 65 mm COVER TO REINFORCING BARS FROM THE OUTSIDE FACE OF THE BLOCKWORK TO ALLOW ADEQUATE GROUT COVER.
- M11 PROVIDE VERTICAL CONTROL JOINTS AT 10 m MAX CENTRES, AND 5 m MAXIMUM FROM CORNERS IN ALL BRICK WALLS.
- M12 PROVIDE VERTICAL CONTROL JOINTS AT 8 m MAX CENTRES, AND 4 m MAXIMUM FROM CORNERS IN ALL CONCRETE BLOCK WALLS.
- M13 BACKFILL TO RETAINING WALLS TO BE FREE DRAINING GRANULAR MATERIAL U.N.O. PROVIDE SUBSOIL DRAIN TO WEEP HOLES.
- M14 DO NOT CONSTRUCT MASONRY WALLS ON SUSPENDED CONCRETE SLABS UNTIL SLAB HAS BEEN STRIPPED AND DE-PROPPED.
- M15 ALL CAVITY CONSTRUCTION TO HAVE GALVANIZED / STAINLESS STEEL WALL TIES INSTALLED AS PER CLAUSE 3.4, AS 3700

PLUMBING PLACEMENT

- PLUMBING PIPES UNDER ALL RAFT SLABS & STRIP FOOTINGS SHALL BE PLACED WITH A MINIMUM OF 50mm CLEARANCE BETWEEN UNDERSIDE OF FOOTING & TOP OF PIPE. ALTERNATIVELY, PENETRATIONS SHALL BE PERMITTED THROUGH THE MIDDLE THIRD OF EDGE OR STIFFENING BEAMS.
- SLEEVES TO PLUMBING (CLASS 'M, H1, H2 & F' SITES ONLY)
 ALL PENETRATIONS THROUGH FOOTINGS & EDGE BEAMS SHALL BE SLEEVED TO ALLOW MAXIMUM 20mm MOVEMENT AS PER AS 2870-2011, CLAUSE 5.6.4 (a).
- ALL PLUMBING & DRAINAGE SERVICES ARE TO BE FITTED WITH FLEXIBLE CONNECTIONS AS PER AS 2870-2011, CLAUSE 5.6.3 & 5.6.4.

TIMBER

- T1 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS 1720. TIMBER SIZES WHERE NOT INDICATED SHALL BE IN ACCORDANCE WITH AS 1684.
- T2 UNLESS NOTED OTHERWISE TIMBER SHALL BE STRUCTURAL MACHINE GRADED PINE (MGP) OF MINIMUM STRESS GRADE MGP10. GROUND FLOOR TIMBER FLOOR FRAMING SHALL BE HARDWOOD MIN STRESS GRADE F8. ALL TIMBER SHALL BE FREE OF SPLITS, WARPS AND GUM LINES.
- T3 THE MAXIMUM PERMITTED UNDERSIZE TOLERANCES ON TIMBER SHALL BE:
UNSEASONED TIMBER
 UP TO AND INCLUDING F7..... 4mm
 F8 AND ABOVE..... 3mm
SEASONED TIMBER
 ALL GRADES..... 0mm
- T4 ROOF TRUSSES SHALL BE 'GANG-NAIL' OR APPROVED EQUIVALENT PREFABRICATED TRUSSES. TIMBER USED IN TRUSSES SHALL BE SEASONED PINUS RADIATA OF MINIMUM STRESS GRADE F5. THREE COPIES OF SHOP DETAIL DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER & APPROVAL OF THE SAME OBTAINED BEFORE COMMENCING FABRICATION. APPROVAL WILL NOT COVER DIMENSIONS OF LAYOUT. ROOF TRUSSES SHALL BE ERECTED AND BRACED IN ACCORDANCE WITH THESE DRAWINGS AND THE FABRICATORS DETAILS.
- T5 FIXINGS ARE DESIGNATED ON THE DRAWING BY TYPE, NUMBER, DIAMETER AND LENGTH. FIXINGS SHALL BE IN ACCORDANCE WITH AS 2344, AS 3566, AS1111.1, AS 1393 OR AS 1442 AS APPROPRIATE.

REV	DATE	DRAWN	DESCRIPTION
A	10.09.24	S. WHELAN	ISSUED FOR INFORMATION

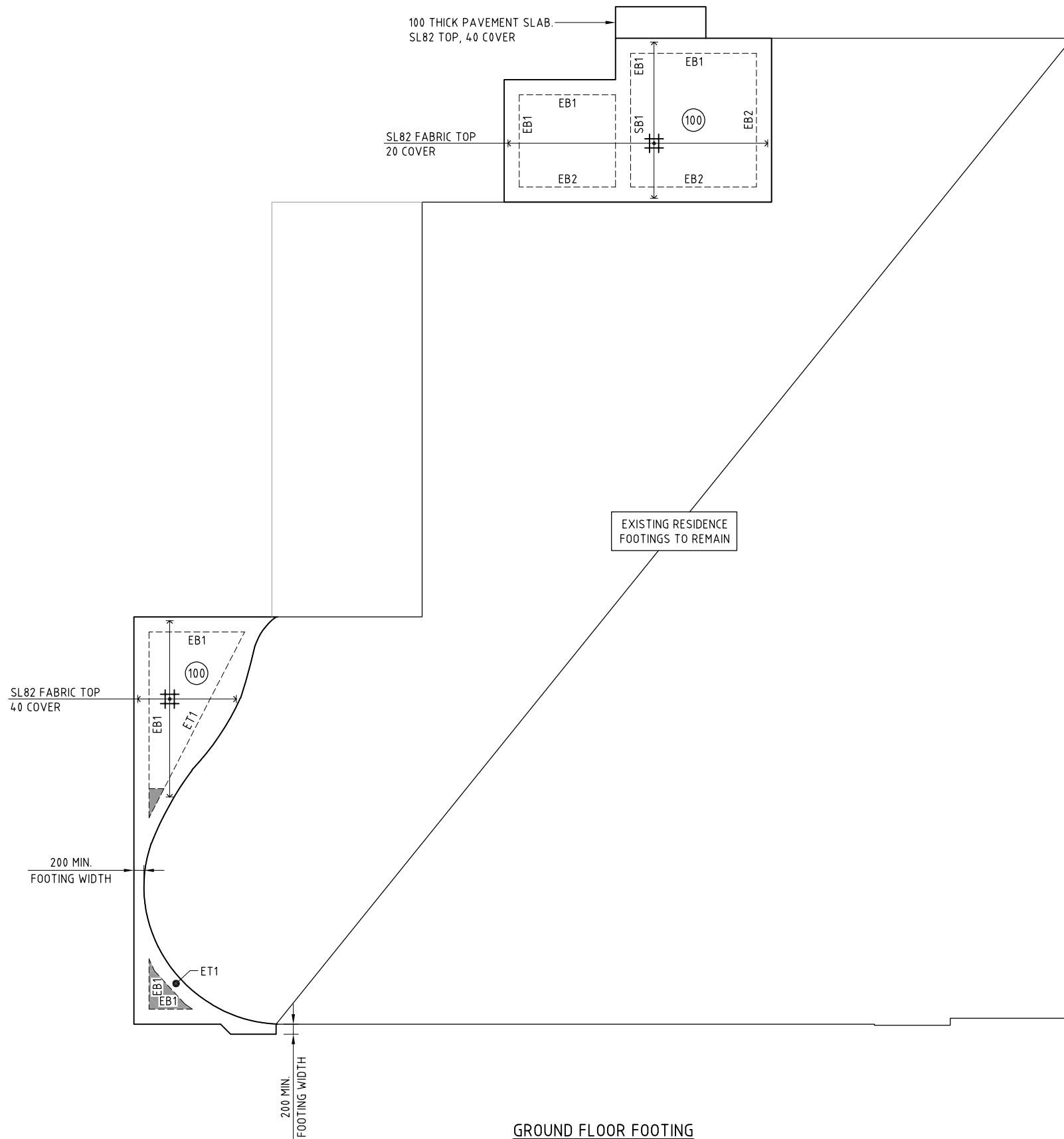


PROJECT:
ALTERATIONS & ADDITIONS
5 CABARITA ROAD
AVALON BEACH NSW

DRAWING:
GENERAL NOTES

SCALE:
 -

PROJECT No:
FX240027
 DRAWING No:
S02
 DATE:
10/09/2024



GROUND FLOOR FOOTING
LAYOUT PLAN
SCALE 1:100

CONCRETE QUALITY					
ELEMENT	SLUMP	AGGREGATE (MAX. SIZE)	CEMENT TYPE	ADMIXTURE	F'c (MPa)
FOOTINGS	100	20	GP	NIL	25

CONCRETE COVER
 CAST AGAINST MEMBRANE = 30mm
 CAST AGAINST UNPROTECTED GROUND = 50mm
 INTERNAL SURFACES = 20mm
 EXTERNAL SURFACES = 40mm

LEGEND:

(100)	DENOTES:	MINIMUM SLAB THICKNESS
[Hatched Box]	DENOTES:	MASS CONCRETE INFILL

FOOTING SCHEDULE			
MARK	DESCRIPTION	SIZE	NOTES
EB1	EDGE BEAM	REFER TO DETAIL	-
EB2	EDGE BEAM	REFER TO DETAIL	-
SB1	STIFFENER BEAM	REFER TO DETAIL	-
ET1	EDGE THICKENING	REFER TO DETAIL	-

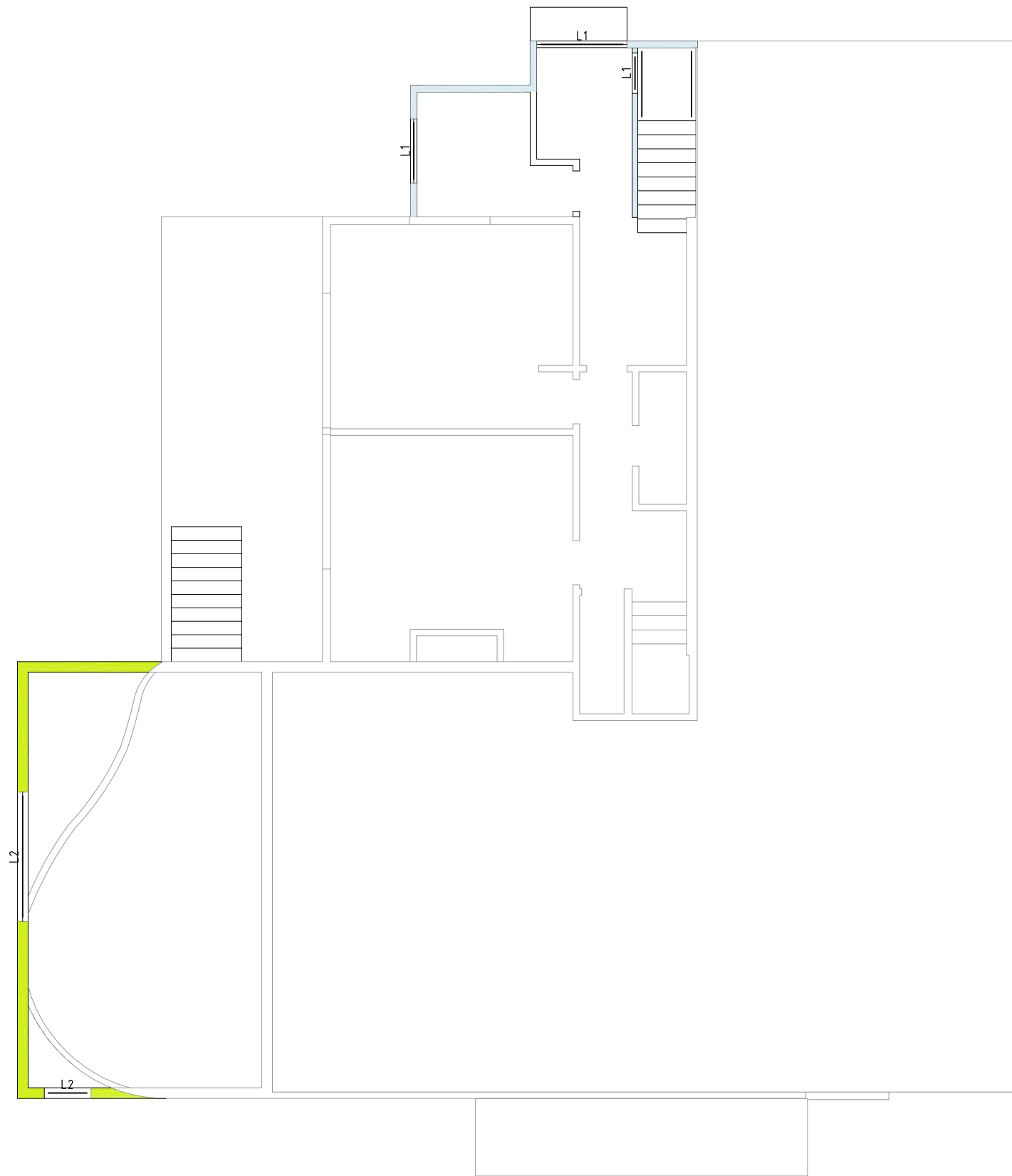
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PROJECT:
ALTERATIONS & ADDITIONS
 5 CABARITA ROAD
 AVALON BEACH NSW

DRAWING:
GROUND FLOOR FOOTING
LAYOUT PLAN
 SCALE:
 1:100 AT A3

PROJECT No:
FX240027
 DRAWING No:
S03
 DATE:
10/09/2024



GROUND FLOOR LINTEL PLAN
SCALE 1:100

OPENING NOTE:
 BUILDER TO PROVIDE 45x90 MGP10 (ON FLAT) HEAD TRIMMERS TO ALL EXTERNAL OPENINGS AS PER AS1684.
 SINGLE TRIMMER FOR OPENINGS UP TO 2400
 DOUBLE TRIMMER FOR OPENINGS UP TO 3600.

LEGEND:

- DENOTES: NEW LOAD BEARING STUD-FRAMED WALL UNDER
- DENOTES: NEW LOAD BEARING MASONRY WALL UNDER

ROOF AND WALL FRAMING NOTES
 ALL MATERIALS AS PER AS1684.4 2010 MGP10 U.N.O.
 ROOF PITCH AS NOTED ON ARCHITECT'S DRAWINGS.

WALL FRAME SPECIFICATIONS		
	LOAD BEARING	NON LOAD BEARING
TOP PLATE	2/35x90	45x90
STUDS AT 450 CTS	90x45	90x35
BTM PLATE	2/35x90	45x90

GROUND FLOOR MEMBER SCHEDULE

MARK	MEMBER	SIZE	NOTES
L1	LINTEL	2/120x45 MGP10	-
L2	LINTEL	100x100x8.0 EA	GRADE 300

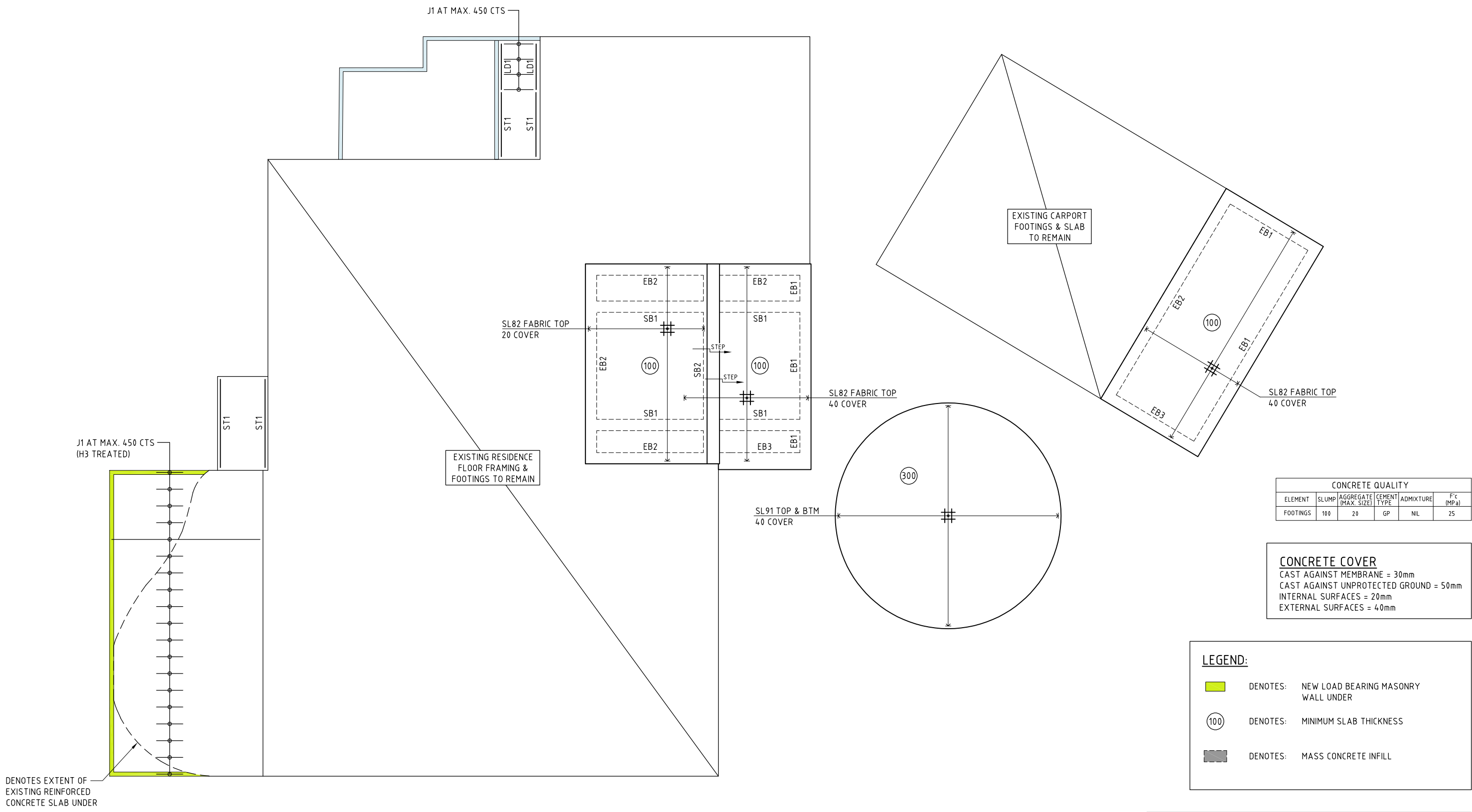
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PROJECT:
ALTERATIONS & ADDITIONS
 5 CABARITA ROAD
 AVALON BEACH NSW

DRAWING:
GROUND FLOOR LINTEL PLAN
 SCALE:
 1:100 AT A3

PROJECT No:
FX240027
 DRAWING No:
S04
 DATE:
10/09/2024



LEVEL 1 FOOTING & FLOOR FRAMING LAYOUT PLAN
SCALE 1:100

FIRST FLOOR MEMBER SCHEDULE			
MARK	MEMBER	SIZE	NOTES
J1	JOIST	140x35 MGP10	-
LD1	LEDGER	140x35 MGP10	-
ST1	STAIR STRINGER	240x45 MGP10	H3 TREATED

FOOTING SCHEDULE			
MARK	DESCRIPTION	SIZE	NOTES
EB1	EDGE BEAM	REFER TO DETAIL	-
EB2	EDGE BEAM	REFER TO DETAIL	-
EB3	EDGE BEAM	REFER TO DETAIL	-
SB1	STIFFENER BEAM	REFER TO DETAIL	-
SB2	STIFFENER BEAM	REFER TO DETAIL	-

CONCRETE QUALITY					
ELEMENT	SLUMP	AGGREGATE (MAX. SIZE)	CEMENT TYPE	ADMIXTURE	F _c (MPa)
FOOTINGS	100	20	GP	NIL	25

CONCRETE COVER
 CAST AGAINST MEMBRANE = 30mm
 CAST AGAINST UNPROTECTED GROUND = 50mm
 INTERNAL SURFACES = 20mm
 EXTERNAL SURFACES = 40mm

LEGEND:

- DENOTES: NEW LOAD BEARING MASONRY WALL UNDER
- DENOTES: MINIMUM SLAB THICKNESS
- DENOTES: MASS CONCRETE INFILL

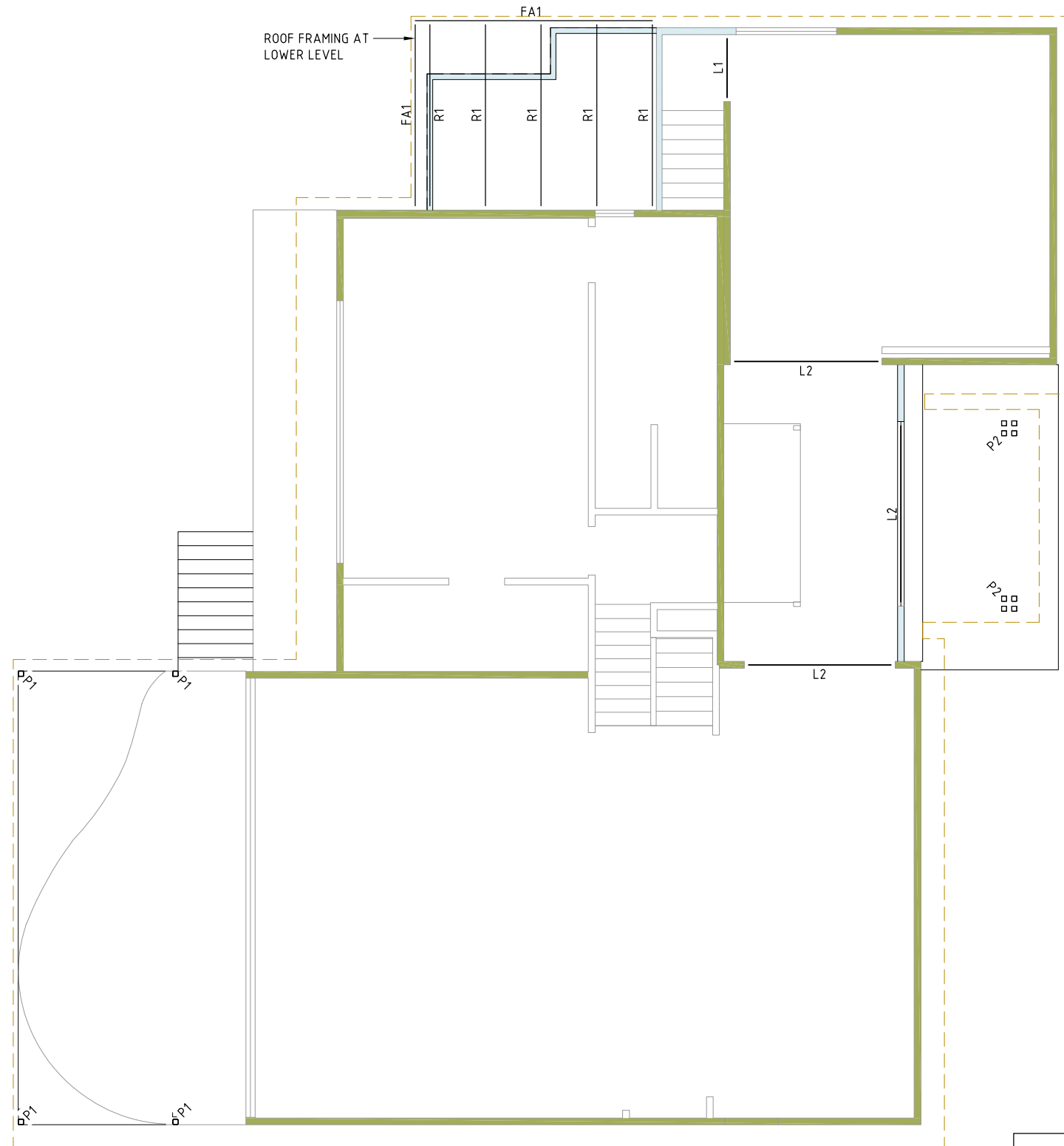
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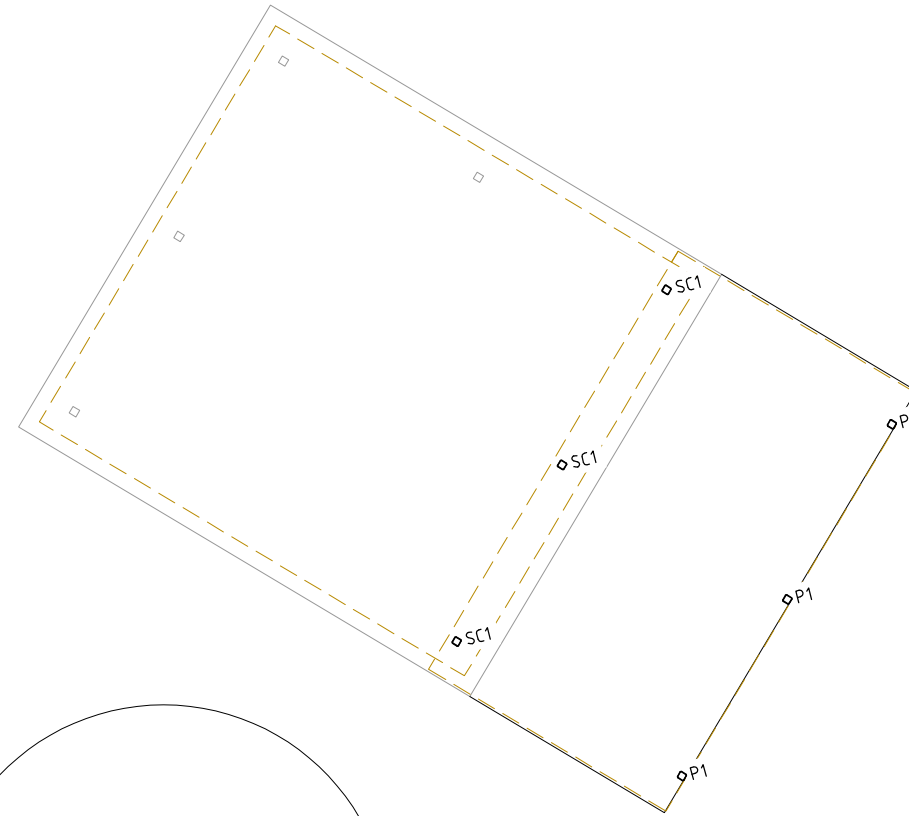
PROJECT:
ALTERATIONS & ADDITIONS
 5 CABARITA ROAD
 AVALON BEACH NSW

DRAWING:
LEVEL 1 FOOTING & FLOOR FRAMING LAYOUT PLAN
 SCALE:
 1:100 AT A3

PROJECT No:
FX240027
 DRAWING No:
S05
 DATE:
10/09/2024



LEVEL 1 LINTEL & LOWER ROOF FRAMING
LAYOUT PLAN
SCALE 1:100



OPENING NOTE:
 BUILDER TO PROVIDE 45x90 MGP10 (ON FLAT)
 HEAD TRIMMERS TO ALL EXTERNAL OPENINGS
 AS PER AS1684.
 SINGLE TRIMMER FOR OPENINGS UP TO 2400
 DOUBLE TRIMMER FOR OPENINGS UP TO 3600.

ROOF AND WALL FRAMING NOTES
 ALL MATERIALS AS PER AS1684.4 2010 MGP10 U.N.O.
 ROOF PITCH AS NOTED ON ARCHITECT'S DRAWINGS.

WALL FRAME SPECIFICATIONS		
	LOAD BEARING	NON LOAD BEARING
TOP PLATE	2/35x90	45x90
STUDS AT 450 CTS	90x45	90x35
BTM PLATE	2/35x90	45x90

ROOF FRAMING MEMBER SCHEDULE

MARK	MEMBER	SIZE	NOTES
FB1	FASCIA BOARD	190x19 MGP10	H3 TREATED
L1	LINTEL	2/90x45 MGP10	-
L2	LINTEL	2/290x45 MGP10	-
P1	POST	100x100x5.0 SHS	GRADE C350L0
P2	POST	4/100x100 MGP10	H3 TREATED
R1	RAFTER	170x45 MGP10	-
SC1	STUB COLUMN	100x100x5.0 SHS	GRADE C350L0

LEGEND:

DENOTES: EXISTING LOAD BEARING STUD-FRAMED WALL UNDER

DENOTES: NEW LOAD BEARING STUD-FRAMED WALL UNDER

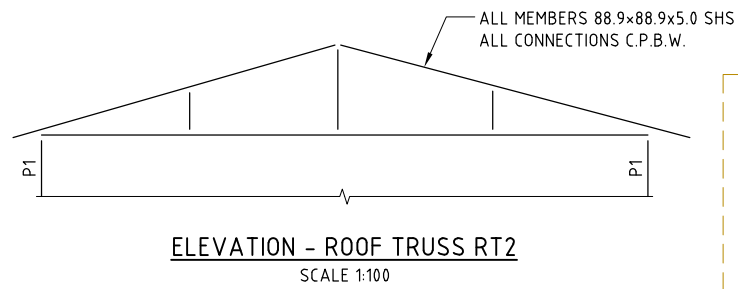
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PROJECT:
ALTERATIONS & ADDITIONS
 5 CABARITA ROAD
 AVALON BEACH NSW

DRAWING:
LEVEL 1 LINTEL & LOWER ROOF
FRAMING LAYOUT PLAN
 SCALE:
 1:100 AT A3

PROJECT No:
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S06
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10/09/2024



NEW ROOF BATTENS TO SPAN FROM EXISTING ROOF STRUCTURE TO R2 RAFTERS

NEW RAFTERS SPLICED TO EXISTING (TYP.)

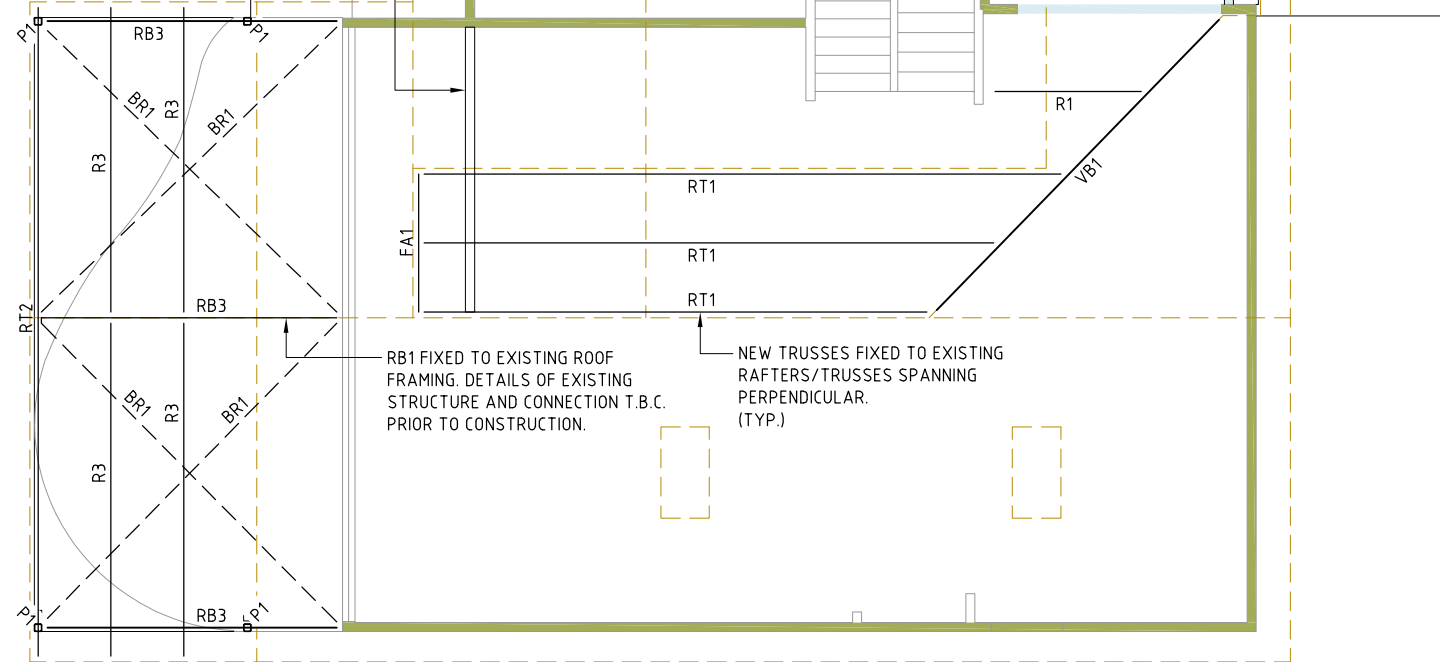
VALLEY BEAM LAID FLAT OVER EXISTING RAFTERS/TRUSSES (TYP.)

LOCALLY REMOVE EXISTING EAVES AS SHOWN TO CONSTRUCT NEW SKYLIGHT

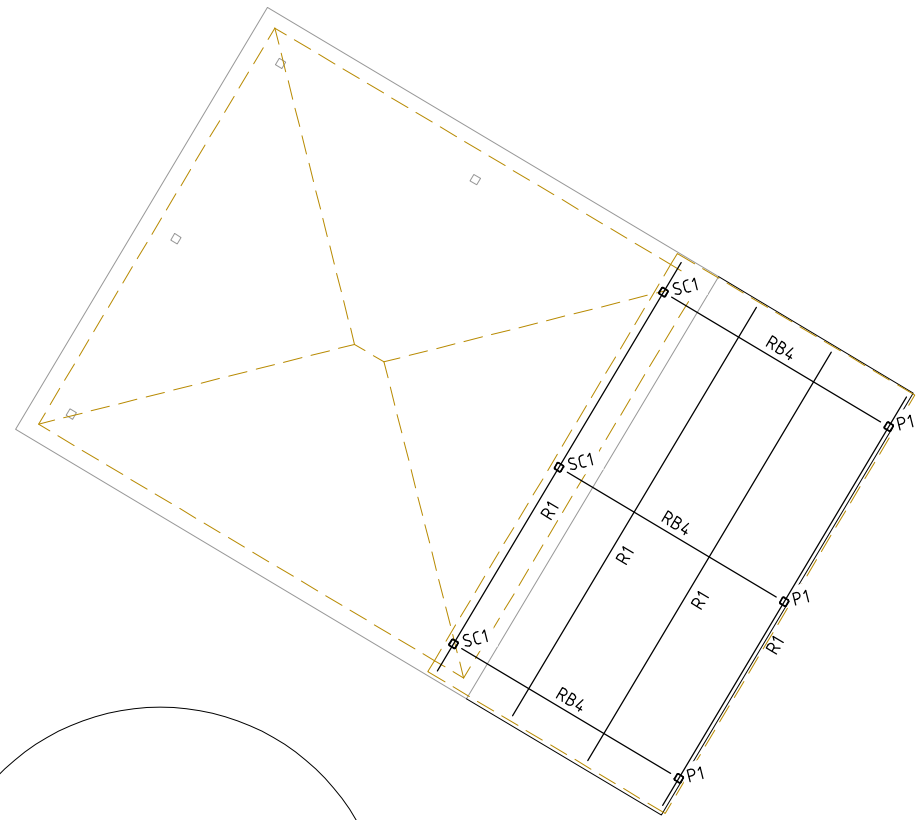
NON-LOADBEARING STUD-FRAMED WALL BUILT OFF EXISTING ROOF FRAMING. PROVIDE JOISTS BETWEEN EXISTING RAFTERS, IF REQUIRED.

RB1 FIXED TO EXISTING ROOF FRAMING. DETAILS OF EXISTING STRUCTURE AND CONNECTION T.B.C. PRIOR TO CONSTRUCTION.

NEW TRUSSES FIXED TO EXISTING RAFTERS/TRUSSES SPANNING PERPENDICULAR. (TYP.)



ROOF FRAMING LAYOUT PLAN
SCALE 1:100



LEGEND:

- DENOTES: EXISTING LOAD BEARING STUD-FRAMED WALL UNDER
- DENOTES: NEW LOAD BEARING STUD-FRAMED WALL UNDER

ROOF FRAMING MEMBER SCHEDULE

MARK	MEMBER	SIZE	NOTES
BR1	BRACING	32x1.2 GALV. STRAP	-
FB1	FASCIA BOARD	190x19 MGP10	H3 TREATED
L1	LINTEL	2/90x45 MGP10	-
L2	LINTEL	2/290x45 MGP10	-
P1	POST	100x100x5.0 SHS	GRADE C350L0
P2	POST	4/100x100 MGP10	H3 TREATED
R1	RAFTER	170x45 MGP10	-
R2	RAFTER	120x45 MGP10	H3 TREATED
R3	RAFTER	190x45 MGP10	-
RB1	ROOF BEAM	2/290x45 MGP10	H3 TREATED
RB2	ROOF BEAM	170x45 MGP10	-
RB3	ROOF BEAM	2/190x45 MGP10	H3 TREATED
RB4	ROOF BEAM	100x100x5.0 SHS	GRADE C350L0
RT1	ROOF TRUSS	BY MANUFACTURER	-
RT2	ROOF TRUSS	REFER ELEVATION	-
SC1	STUB COLUMN	100x100x5.0 SHS	GRADE C350L0
VB1	VALLEY BOARD	45x170 MGP10	-

REV	DATE	DRAWN	DESCRIPTION
A	10.09.24	S. WHELAN	ISSUED FOR INFORMATION

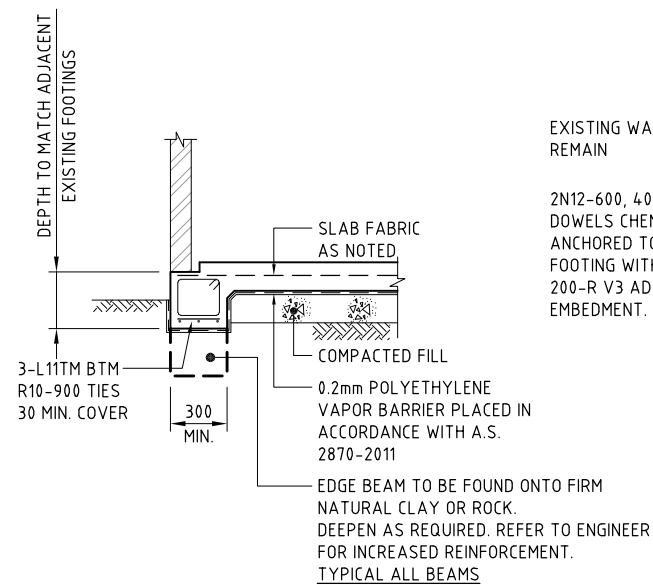


PROJECT:
ALTERATIONS & ADDITIONS
5 CABARITA ROAD
AVALON BEACH NSW

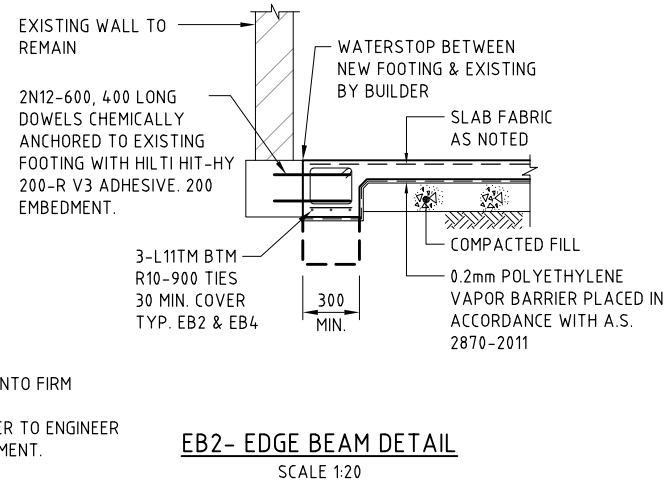
DRAWING:
ROOF FRAMING LAYOUT PLAN

SCALE:
1:100 AT A3

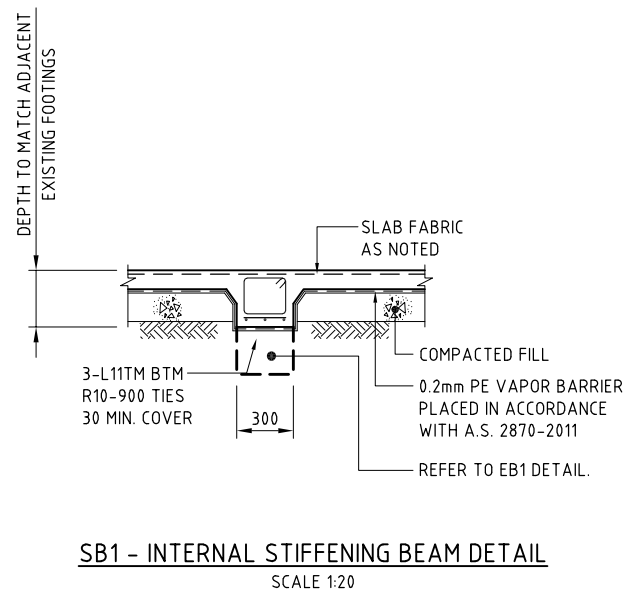
PROJECT No:
FX240027
DRAWING No:
S07
DATE:
10/09/2024



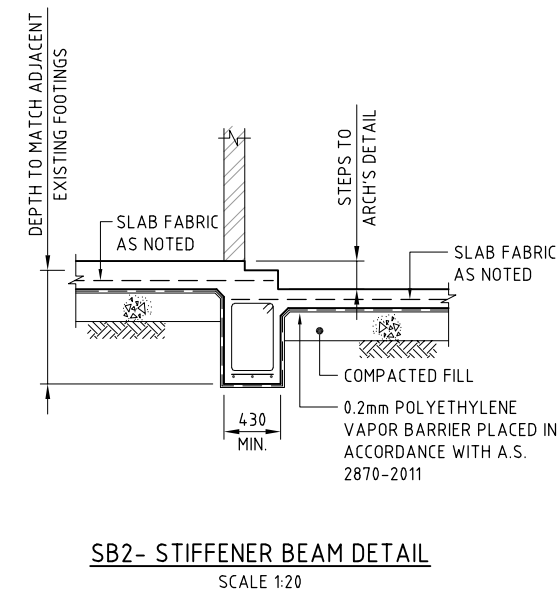
EB1 - EDGE BEAM DETAIL
SCALE 1:20



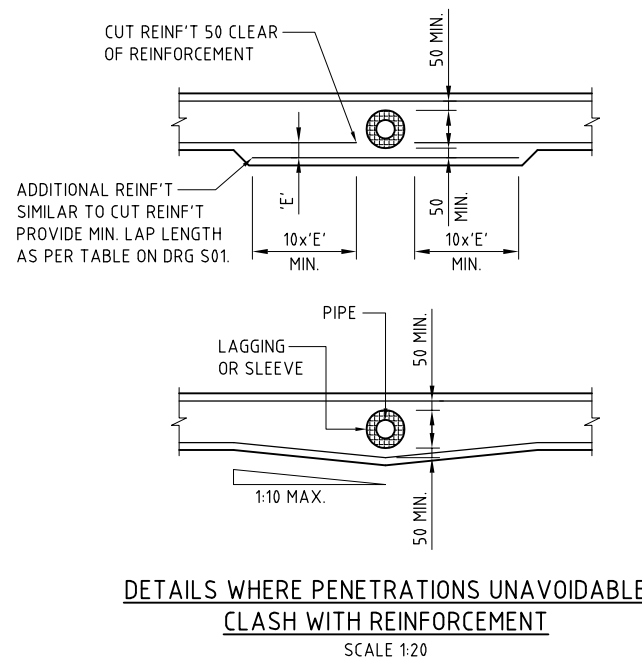
EB2 - EDGE BEAM DETAIL
SCALE 1:20



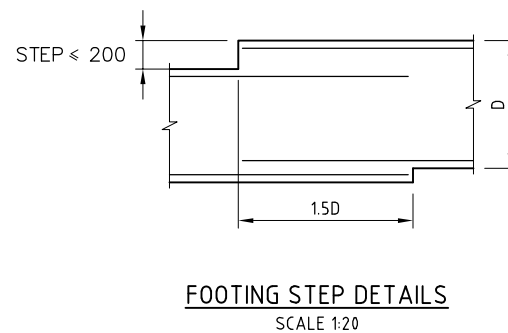
SB1 - INTERNAL STIFFENING BEAM DETAIL
SCALE 1:20



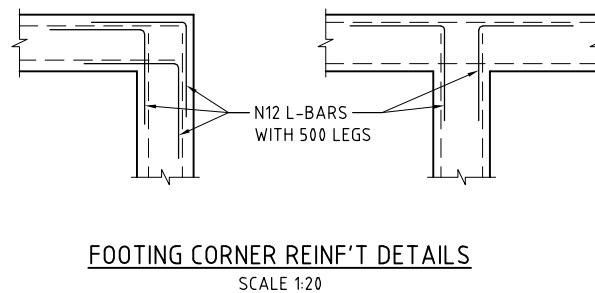
SB2 - STIFFENER BEAM DETAIL
SCALE 1:20



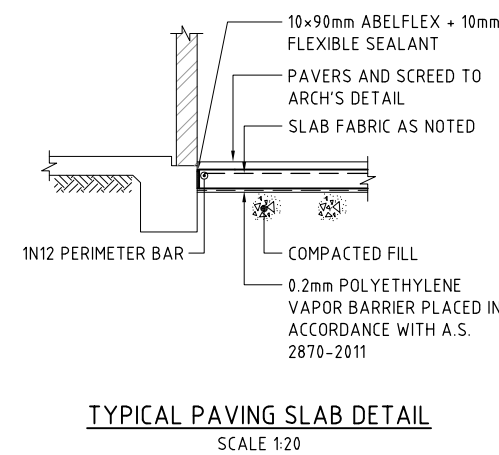
DETAILS WHERE PENETRATIONS UNAVOIDABLE CLASH WITH REINFORCEMENT
SCALE 1:20



FOOTING STEP DETAILS
SCALE 1:20



FOOTING CORNER REINF'T DETAILS
SCALE 1:20



TYPICAL PAVING SLAB DETAIL
SCALE 1:20

REV	DATE	DRAWN	DESCRIPTION
A	10.09.24	S. WHELAN	ISSUED FOR INFORMATION



PROJECT:
ALTERATIONS & ADDITIONS
5 CABARITA ROAD
AVALON BEACH NSW

DRAWING:
FOOTING DETAILS

SCALE:
1:100 AT A3

PROJECT No:
FX240027
DRAWING No:
S08
DATE:
10/09/2024