



Partridge Partners

Structural Engineers
Domestic Commercial
Facade Forensic Events

PROPOSED ALTERATIONS & ADDITIONS

AT
23 DIXON AVENUE
FRENCHS FOREST
FOR
MR & MRS K JEPHCOTT

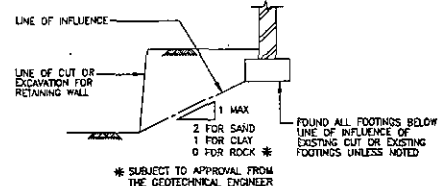
CONSTRUCTION NOTES

GENERAL

- Read these drawings in conjunction with all architectural and other working drawings, specifications and with such other written instructions as may be issued during the course of the contract.
- Provide all workmanship and materials in accordance with the requirements of the current editions of the BCA, the Australian Standards and the By-Laws and Ordinances of the relevant Building Authority.
- The Builder must comply with requirements of the Occupational Health & Safety Act and Regulations of the relevant Building Authority.
- Refer any conflict between these notes, the specifications, the drawings or any other relevant documents to the Engineer (Partridge Partners Pty Ltd).
- Do not obtain dimensions by scaling the drawings. For setting out dimensions and levels refer to architectural drawings.
- The Builder is responsible for the provision of all shoring to maintain the stability and integrity of excavations and adjacent structures. Provide details, for review by the Engineer, of any necessary temporary works, including shoring, prior to commencing construction.
- During construction it is the Builder's responsibility to maintain the structure in a stable condition and to ensure no part is overstressed. The design and drawings are copyright and may not be used or reproduced in whole or in part without the written permission of Partridge Partners Pty Ltd.
- Fire-Resistant Levels (FRLs) required for the various structural elements must be confirmed by the BCA consultant or Architect.

FOUNDATIONS

- The minimum safe bearing capacity of foundation material shall be:
Pad footings: 600 kPa in ROCK
Strip footings: 600 kPa in ROCK
- Foundation material shall be approved by the Geotechnical Engineer prior to placing concrete.
- The bases of footing excavations shall be finished clean and horizontal.
- Founding levels where shown are for tender purposes only.
- Any proposed footing excavation near boundaries, other structures or services shall be approved by the Engineer.
- Subgrade shall be approved material compacted to 98% Standard Dry density determined by testing to AS 1299.2.1.1, u.n.o.
- Locate all new footings relative to line of cut/excavation including excavations for retaining walls as follows:



LOADINGS

- Importance Levels of Building: 2
- Superimposed floor live loads are generally in accordance with AS/NZS1170.1 and specifically:
1.5 kPa. GENERALLY
2.0 kPa. BALCONIES
2.0 kPa. STAIRS
- Wind loads have been determined in accordance with AS4055
Wind Region: A
Topographic Class: T1
Wind Classification: N1
Shading: FS
The relevant provisions of AS1170.4 have been applied for the following:
Earthquake Design:
Probability factor k_p : 1
Hazard Factor Z: 0.05
Site Sub-Soil Class: B
Earthquake Design Category: N/A

REINFORCED CONCRETE

- Provide all workmanship and materials in accordance with AS3600, the SAA standards cited in AS3600, the drawings and the specification.
 - Provide concrete composition and minimum clear concrete cover to reinforcement as follows:-
- | Element | AS3600
c. MPa | Cover
mm |
|-------------------------|------------------|-------------|
| FOOTINGS | 25 | 50 |
| INTERNAL SUSPENDED SLAB | 32 | 20 |
| EXTERNAL SLAB ON GROUND | 32 | 40 |
- REFER TO MASONRY NOTE M11 FOR
CORE FILLING OF CONCRETE BLOCK WALLS

- Support all reinforcement at 1m maximum centres both ways on mild steel plastic tipped chairs, plastic chairs or concrete chairs. Use only plastic chairs for externally exposed soffits.
- Provide all concrete with 80mm maximum slump, 20mm maximum aggregate with no admixtures, unless approved by the Engineer.
- Sizes of concrete are net, exclusive of applied finishes. Beam depths are written first and include slab thickness.
- Properly form construction joints and use only where shown or approved by the Engineer.
- Make no holes or changes in concrete members without the approval of the Engineer.
- Reinforcement is represented diagrammatically and is not necessarily shown in true proportion.
- Weld or splice reinforcement only in positions approved by the Engineer.
- Provide the minimum clear spacing between conduits, cables, pipes and bars as required by AS3600 but not less than three bar diameters. Do not place conduits in slabs above top reinforcement or below bottom reinforcement.
- SL, RL, L (size) denotes hot rolled deformed bars Grade 230S.
N denotes hot rolled deformed bars Grade 500N.
R denotes hot rolled plain round bars Grade 230R.
SL, RL, L (size) denotes hot drawn wire fabric Grade 500.
- Notify the Engineer a minimum of 24 hours before reinforcement has been completed. Allow 2 hours after the completion of the reinforcement for the Engineer's inspection. Do not order concrete until reinforcement has been approved by the Engineer.
- Cure concrete in accordance with AS3600. Commence curing within two hours of finishing operations and continue for a minimum of seven days by using an approved proprietary compound or by keeping continuously wet.
- Top all unsupported bars in transverse direction to N12-300, lapped 500 U.N.O.
- Top fabric in accordance with details Fig.13.2.4 of AS3600.
- Provide hooks, laps and bends in accordance with AS3600 U.N.O.
- Provide Chamfers, drip grooves etc. in accordance with the Architect's details.
- Design, construct and strip formwork in accordance with AS3610 & AS3600.
- Pre-camber formwork upwards by 1/500 of the clear span U.N.O. where supported beams and slabs span greater than 5m.
- These slabs have not been designed or detailed for an in-slab hydraulic heating system or for a polished concrete finish. Contact the engineer for redesign and instruction if either is to be featured in these slabs.

FABRIC LAP DIAGRAM

Diagram showing the lap length for reinforcement bars.

STEELWORK

- Ensure materials, fabrication and erection are in accordance with AS4100, the SAA Standards cited in AS4100 and the specification.
- Submit three copies of all workshop drawings to the Architect and the Engineer to obtain their written approval prior to fabrication.
- Provide all welds as 6mm continuous fillet from E41XX Electrodes, all bolts as M20 4.6/5 and all cleats and gussets as 10mm plate u.n.o.
- For bolts, the following notation is used:
4-M16 4.6/5 denotes 4 x M16 commercial grade bolts snug tight.
6-M20 8.8/10 denotes 6 x M20 high strength structural bolts fully tensioned in a no slip joint.
8-M24 8.8/10 denotes 8 x M24 high strength structural bolts fully tensioned in a bearing joint.
- Leave mating surfaces of T-joint connections unpainted and free of mill scale and rust.
- Tighten bolts in T-joint connections using the part turn method or load indicating washers. Do not use calibrated torque wrenches. Use a hardened washer under the bolt head or nut, whichever is rotated. The re-use of fully tensioned bolts is prohibited.
- Provide all cleats and drill all holes necessary for fixing steel to steel or timber. Fabricate steel beams and trusses spanning greater than 5m with an upward pre camber of 1/500 span u.n.o.
- Prepare structural steelwork to class 2 and paint with Zinc Phosphate Primer to a thickness of 70 micrometres u.n.o.
- Hot dip galvanize all exposed external steelwork and all steelwork built into an external masonry skin, in accordance with grade HDG500 to AS/NZS2312. Within 100mm from the non-surf coat or 1 km from the surf coat, hot dip galvanize above in accordance with grade HDG900 to AS/NZS2312.
- Provide fire protection to all steelwork as required.
- Ensure all solid formed sections conform to AS1538 and are roll-formed from steel strip, minimum yield stress 450 MPa, 300g/m² minimum zinc coating mass U.N.O.

ALL CHEMICAL ANCHORS FOR TIED REINFORCEMENT SHALL BE MILI HIT-RE 500 ADHESIVE ANCHOR SYSTEM OR APPROVED EQUIVALENT INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL TIED REINFORCEMENT SHALL BE HOT DIP GALVANIZED UNLESS NOTED OTHERWISE.
M12 MIN. 100 EMBEDMENT, MIN. 60 EDGE DISTANCE, MIN. 70 SPACING
M16 MIN. 125 EMBEDMENT, MIN. 70 EDGE DISTANCE, MIN. 100 SPACING

SPECIFICATION FOR PAINT SYSTEMS (ALTERNATIVE TO HOT-DIP-GALVANISING)

PROVIDE ALL EXTERNAL STEELWORK WITH THE FOLLOWING CORROSION PROTECTION SYSTEM AS MANUFACTURED BY INTERNATIONAL PROTECTIVE COATINGS:
PREPARATION: ABRASIVE BLAST CLEAN TO CLASS 2X.
PRIMER - INTERZINC 52 AT 75 MICRONS DFT FILM THICKNESS (DFT.)
INTERMEDIATE COAT - INTERZINC 420 AT 125 MICRONS DFT
FINAL COAT - INTERZINC 629 AT 75 MICRONS DFT.
OR APPROVED EQUIVALENT SYSTEM.
PROVIDE WRITTEN CERTIFICATION ISSUED BY THE STEELWORK FABRICATOR CONFIRMING THE THICKNESS OF THE APPLIED PAINT SYSTEM WAS MEASURED ON SITE AND COMPLIES WITH THE ABOVE SPECIFICATION.

MASONRY

- Ensure all workmanship and materials are in accordance with AS3700, the Standards cited in AS3700, the drawings and the APPL Standard Technical Specification STD-D905.
- Where masonry supports concrete slabs or beams, lay the top course with frogs down and covered with 2 layers of approved slip joint material.
- Walls shown shaded on plan are load bearing. Separate non-load bearing walls under slabs from the slab by 15mm of approved compressible material. Where masonry abuts slab downturns, provide 15mm gap between brickwork and side of downturn.
- Do not erect masonry supported by concrete slabs or beams until all formwork and props under have been removed.
- Provide all bricks of strength f_{uc} = 20 MPa u.n.o.
- Provide all hollow concrete masonry of strength f_{uc} = 15 MPa u.n.o.
- Provide classification M3 masonry mortar u.n.o. Note that within 100mm from non-surf coat, or 1km surf coat, provide classification M4 masonry mortar. Cut no chases into loadbearing masonry without the approval of the Engineer.
- Provide movement control joints vertically for full height of wall as follows:-
for general masonry = 6m maximum centres & 4m maximum from corners.
for articulated masonry = 6m maximum centres & 4m maximum from corners.
Provide 15mm minimum joints with an approved compressible filler, tied together every 4th course with an M12 3.3 masonry siding tie or approved equal.
- Construct hollow walls to full height or maximum 3m before filling cores. Provide closed openings of the base of all cores to be filled.
- Provide hollow F, 20 MPa core filling concrete with 10mm aggregate, 180 slump, U.N.O.
- Construct hollow masonry retaining walls using 'double U' blocks.
- Unreinforced masonry walls have not been designed unless noted.

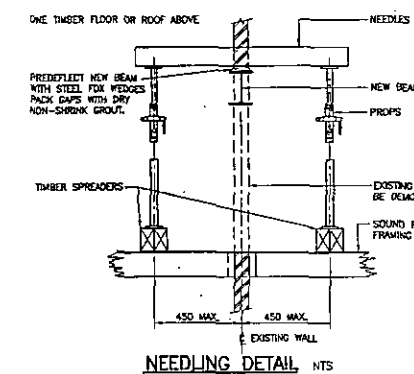
TIMBER

- Ensure all workmanship and materials are in accordance with AS1720 and AS1684, the SAA Standards cited in AS1720, AS1684 and the specification.
- Provide all timber as undressed MGP10 stress grade SEASONED PINE u.n.o. Provide all external timber as undressed hardwood or appropriately treated seasoned pine u.n.o.
- Where the use of treated pine for durability is noted on the structural drawings, ensure it complies with the following treatment levels:
Interior above ground = H3
Exterior above ground = H3
Exterior in ground = H4 & H5
All in accordance with AS1684
- Install proprietary timber connections in accordance with the manufacturer's written instructions.
- Reinforce bolted connections in unseasoned timber prior to the fixing of cladding.
- Timber elements or timber framing have not been designed unless noted.
- Provide all new construction with protection from subterranean termites in accordance with AS3600.1-1995. Provide the protection system or systems as specified by the architect.
- Submit three copies of all timber workshop drawings to the Engineer for checking prior to fabrication. All timbers to be pre-combusted upward 1/240 span u.n.o.
- For bushfire prone areas, use timber species classified as "fire-retardant-treated timbers" in accordance with AS3959 1989, i.e. untreated Blackbutt, Kauri (Merbau), Red Iron Bark, River Red gum, Silver Top oak, Spotted Gum or Turpentine.

ALL TIMBER CONNECTIONS, THE DOWNS BRACING AND TIMBER SIZES NOT NOMINATED ARE TO BE IN STRICT ACCORDANCE WITH AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE
ALL THE DOWNS TO BE DESIGNED FOR ULTIMATE LIMIT STATE GUST WIND SPEED OF 40 m/s (CATEGORY N2 AS DETERMINED FROM AS4055 - WIND LOADS FOR HOUSING)

EXISTING STRUCTURES (ALTERATIONS & ADDITIONS)

- After exposing the structure of the existing building, the Builder must advise the Engineer to allow for inspection to confirm availability of documented strengthening requirements, prior to commencing structural alterations and additions.



NEEDLING DETAIL

SUGGESTED WALL NEEDLING PROCEDURE

- IN CONJUNCTION WITH ENGINEER'S DRAWINGS PROCEED WITH THE FOLLOWING:
- NOTICE THROUGH WALL DIRECTLY ABOVE POSITION OF NEW STEEL BEAMS AT 800 MAX. COINTEGRATE WITH 150 PEE OR 1500 SPS OR EQUAL. NEEDLES SPACING 800 MAX. DOWNS PROPS AT EACH END.
 - PROPS SHALL BE SUPPORTED ON 2/100 x 75 K.P. SPREADERS ON FLOOR THE FULL LENGTH OF SPACING PERPENDICULAR TO FLOOR JOISTS. PREVENT BEAM BY DOWNS 150 STEEL FOR VIBES BETWEEN UNDER OF BRICKWORK & TOP OF BEAM TO TRANSFER LOAD TO NEW BEAM.
 - BEAM UP PROPS TO SUPPORT FULL LOAD OF BRICKWORK ABOVE NEEDLES.
 - NO BREAK OUT OPENING.
 - REMOVE BEAM WITH JACKING ON GROUT BED AS PER DETAILS. ALLOW 24 HOURS FOR GROUT TO CURE.
 - PREVENT BEAM BY DOWNS 150 STEEL FOR VIBES BETWEEN UNDER OF BRICKWORK & TOP OF BEAM TO TRANSFER LOAD TO NEW BEAM.
 - NO GAP BETWEEN NEW STEEL BEAM & UNDER OF EXISTING BRICKWORK.
 - NO A BRUSH OF 48 HOURS AFTER GROUTING, REMOVE PROPS & NEEDLES AND MAKE GOOD.

NOTE: THE ABOVE SUGGESTED PROCEDURE IN NO WAY RELIEVES THE BUILDER OF THE USUAL CONSTRUCTION RESPONSIBILITIES

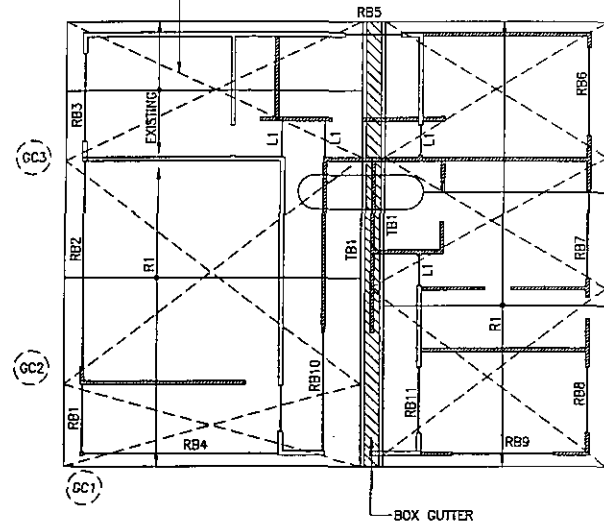
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DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS	Rev.	Issue/Amendment	By	Date	Rev.	Issue/Amendment	By	Date	Client	Project	Electronic Code	Signature Date	Designed				
 Liability limited by a scheme approved under Professional Standards Legislation COVER OF DISTILLANCE	P1	PRELIMINARY	ML	15.07.11					MR & MRS K JEPHCOTT	ALTERATIONS AND ADDITIONS 23 DIXON AVENUE FRENCHS FOREST	NJ 96419	11.08.11	NJ				
	P2	SENT FOR COMMENTS	ML	28.07.11													
	A	ISSUED FOR CONSTRUCTION	ML	11.08.11													
	B	RE-ISSUED FOR CONSTRUCTION	ML	20.09.12													
 Structural Engineers Domestic Commercial Facade Forensic Events Level 4, 1 Chandos Street, St Leonards NSW 2065 Tel 9450 9000 Email: partridge@partridge.com.au Web: www.partridge.com.au									Architect	MILA TECHNICAL SERVICES	Title	CONSTRUCTION NOTES	Scale at A1	Date	Drawn		
									TEL 0419 463 270			Job No.	2011.0227	Drawing No.	S1	Revision	B

REFER TO DRAWING No. S1 FOR CONSTRUCTION NOTES

PROVIDE 30 x 0.8 GALVANISED HOOP IRON BRACING EQUAL TO PRYDA SB083/30. WRAP AROUND END RAFTERS & FIX EACH END WITH 3/3.15 DIA. x 45 LONG GALVANISED FLAT HEAD NAILS. PROVIDE STRAP TENSIONER TO REMOVE ALL SLACK. THEN FIX STRAP TO TOP OF EACH RAFTER WITH 1/3.15 DIA. x 45 LONG GALVANISED FLAT HEAD NAIL.

ALL TIMBER CONNECTIONS, TIE DOWNS BRACING AND TIMBER SIZES NOT NOMINATED ARE TO BE IN STRICT ACCORDANCE WITH AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE
ALL TIE DOWNS TO BE DESIGNED FOR ULTIMATE LIMIT STATE GUST WIND SPEED OF 40 m/s (CATEGORY N2 AS DETERMINED FROM AS4055 - WIND LOADS FOR HOUSING)

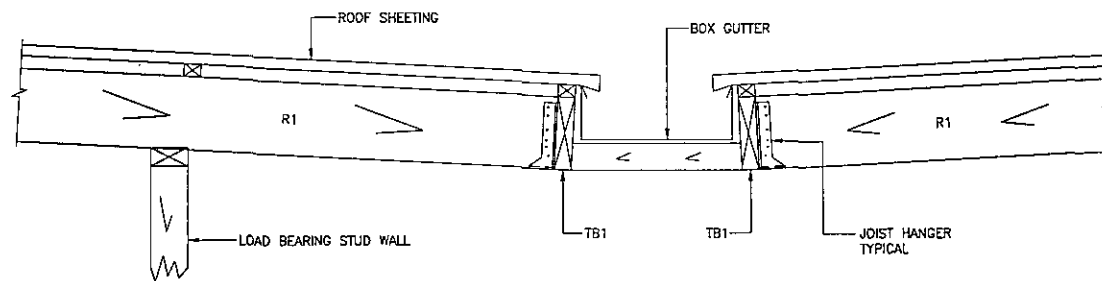


ROOF LAYOUT PLAN

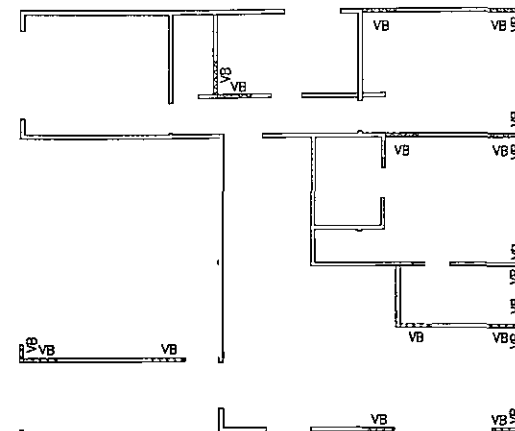
MEMBER SCHEDULE

GC1,GC2,GC3	90x90 SHWD.
RB1	150x45 LVL
RB2	360x63 LVL
RB3,RB5,RB6	200x45 LVL
RB7,RB10,RB11	200x45 LVL
RB4	245x63 LVL
RB8,RB9	150x45 LVL
TB1	200x45 LVL
L1	90x45 [MGP10]
R1	200x45 LVL AT 600 CTS.

- NOTES
1. ROOF MEMBERS HAVE BEEN DESIGNED FOR SHEET METAL ROOF.
 2. SHWD :- SEASONED HARD WOOD.

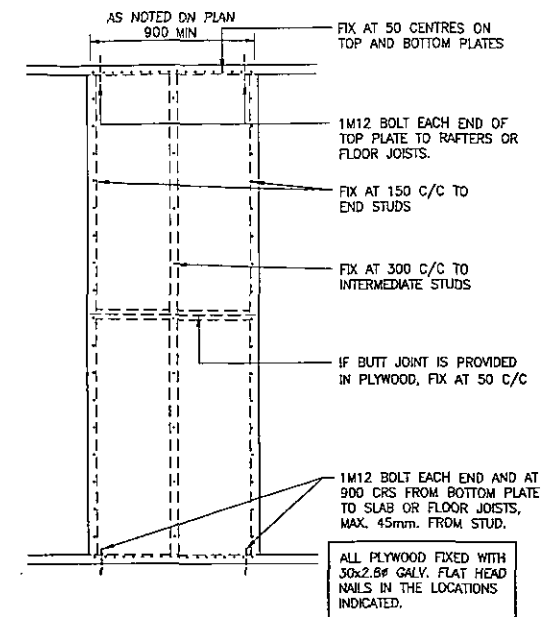


DETAIL A



1ST FLOOR WALL BRACING PLAN

- NOTES
1. VB - DENOTES TYPE "B" VERTICAL WALL BRACING UNDER (5mm THICK F11 PLYWOOD) FIXED IN ACCORDANCE WITH AS1684.4



'VB' PLYWOOD TYPE B BRACING PANEL

4 mm F14 PLYWOOD OR 5 mm F11 PLYWOOD FOR 450 STUD SPACING.
SCALE 1:20

ALTERNATIVE TYPE B BRACING
30x0.8MM GALVANISED FLAT METAL TENSION STRAP WITH TENSIONER
NAILED TO STUD AND PLATES AS PER LIGHT TIMBER FRAMING CODE.

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Rev.	Issue/Amendment	By	Date	Rev.	Issue/Amendment	By	Date
P1	PRELIMINARY						
P2	SENT FOR COMMENTS	ML	28.07.11				
A	ISSUED FOR CONSTRUCTION	ML	11.08.11				
B	WALL BRACING REVISED	ML	3.05.12				
C	RE-ISSUED FOR CONSTRUCTION	ML	20.09.12				



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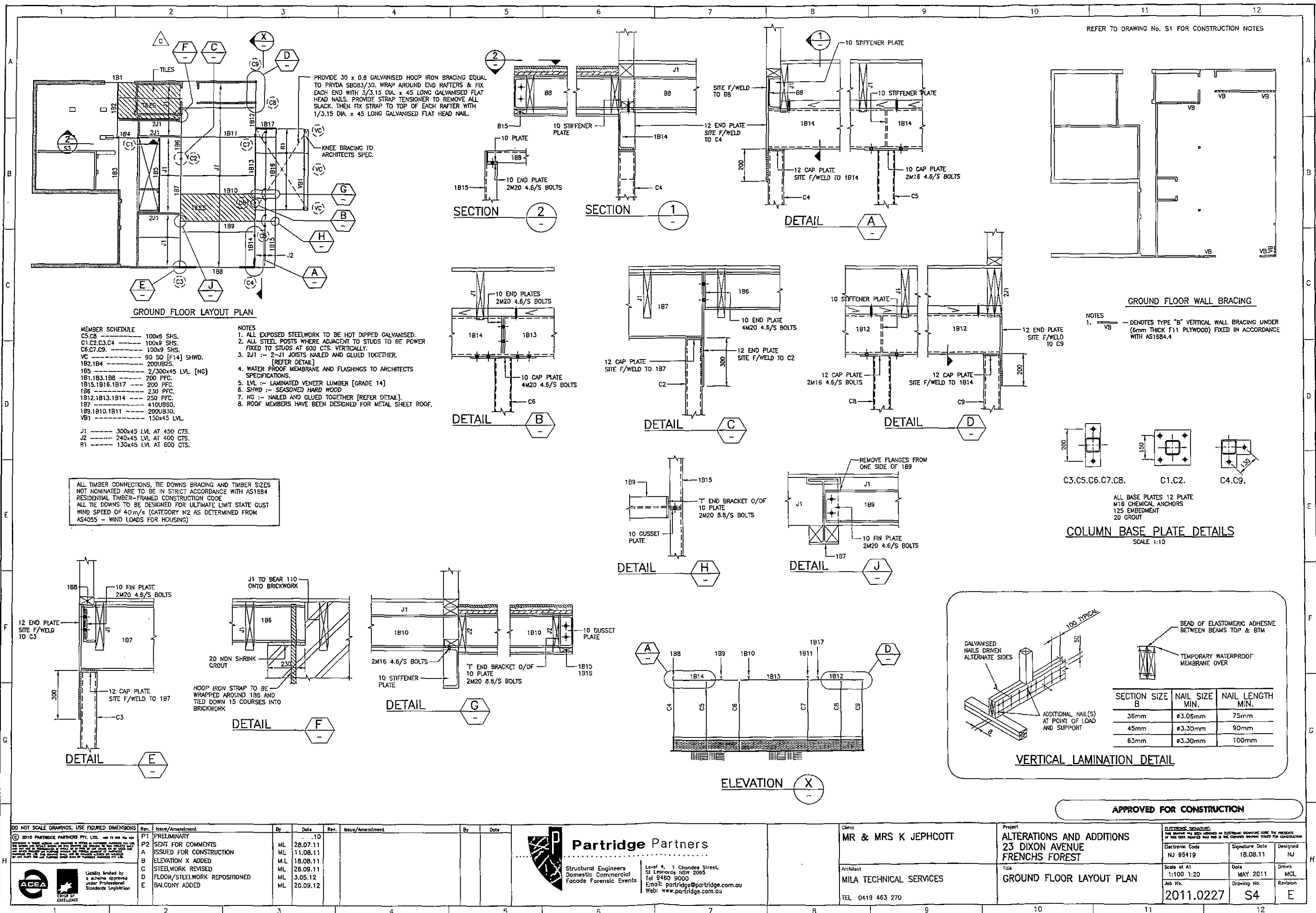
Client
MR & MRS K JEPHCOTT

Architect
MILA TECHNICAL SERVICES
TEL 0419 463 270

Project
**ALTERATIONS AND ADDITIONS
23 DIXON AVENUE
FRENCHS FOREST**

Title
**ROOF LAYOUT PLAN
& 1ST FLOOR WALL BRACING**

ELECTRONIC SIGNATURE: THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC SIGNATURE CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THIS IS THE CERTIFIED DRAWING ISSUED FOR CONSTRUCTION.		
Electronic Code NJ 98419	Signature Date 11.08.11	Designed NJ
Scale at A1 1:100 1:20	Date MAY 2011	Drawn MCL
Job No. 2011.0227	Drawing No. S5	Revision C



REFER TO DRAWING No. S1 FOR CONSTRUCTION NOTES

GROUND FLOOR LAYOUT PLAN

MEMBER SCHEDULE

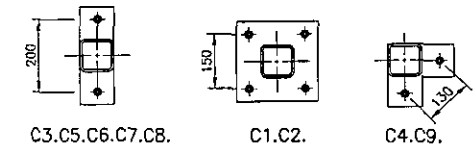
CS.C3	100x6 SHS.
C1.C2.C3.C4	100x9 SHS.
C6.C7.C9.	100x9 SHS.
VC	90 SQ [F14] SHWD.
1B2.1B4	200UB25.
1B5	2/300x45 LVL [NG]
1B1.1B3.1B8	200 PFC.
1B15.1B16.1B17	200 PFC.
1B6	230 PFC.
1B12.1B13.1B14	250 PFC.
1B7	410UB60.
1B9.1B10.1B11	200UB30.
VB1	150x45 LVL.
J1	300x45 LVL AT 450 CTS.
J2	240x45 LVL AT 400 CTS.
R1	130x45 LVL AT 600 CTS.

- NOTES
1. ALL EXPOSED STEELWORK TO BE HOT DIPPED GALVANISED.
 2. ALL STEEL POSTS WHERE ADJACENT TO STUDS TO BE POWER FIXED TO STUDS AT 600 CTS. VERTICALLY.
 3. 2J1 :- 2-J1 JOISTS NAILED AND GLUED TOGETHER. [REFER DETAIL]
 4. WATER PROOF MEMBRANE AND FLASHINGS TO ARCHITECTS SPECIFICATIONS.
 5. LVL :- LAMINATED VENEER LUMBER [GRADE 14]
 6. SHWD :- SEASONED HARD WOOD
 7. NG :- NAILED AND GLUED TOGETHER [REFER DETAIL].
 8. ROOF MEMBERS HAVE BEEN DESIGNED FOR METAL SHEET ROOF.

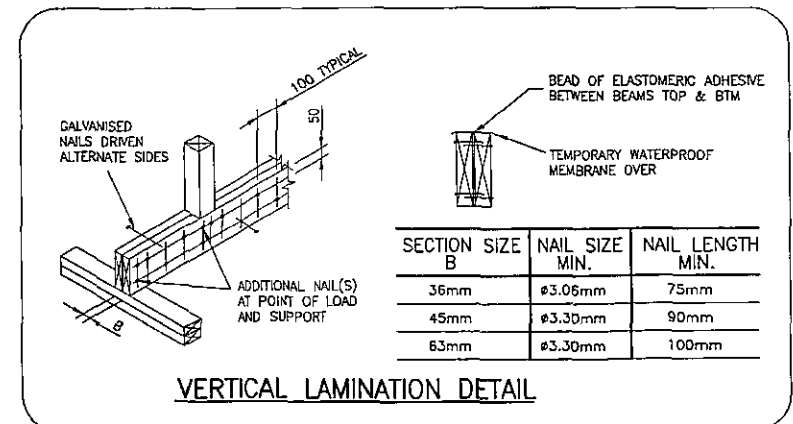
ALL TIMBER CONNECTIONS, TIE DOWNS BRACING AND TIMBER SIZES NOT NOMINATED ARE TO BE IN STRICT ACCORDANCE WITH AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE. ALL TIE DOWNS TO BE DESIGNED FOR ULTIMATE LIMIT STATE GUST WIND SPEED OF 40 m/s (CATEGORY N2 AS DETERMINED FROM AS4055 - WIND LOADS FOR HOUSING)

GROUND FLOOR WALL BRACING

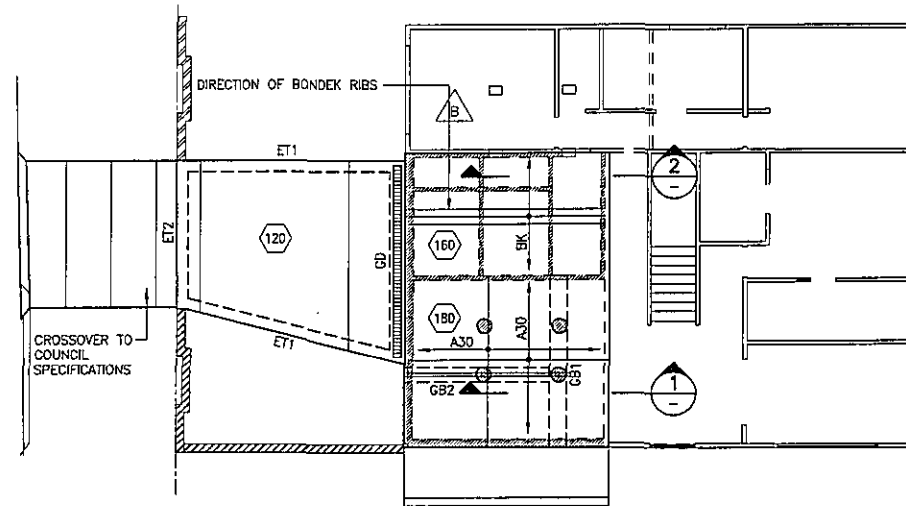
- NOTES
1. VB1 :- DENOTES TYPE "B" VERTICAL WALL BRACING UNDER (6mm THICK F11 PLYWOOD) FIXED IN ACCORDANCE WITH AS1684.4



COLUMN BASE PLATE DETAILS
SCALE 1:10

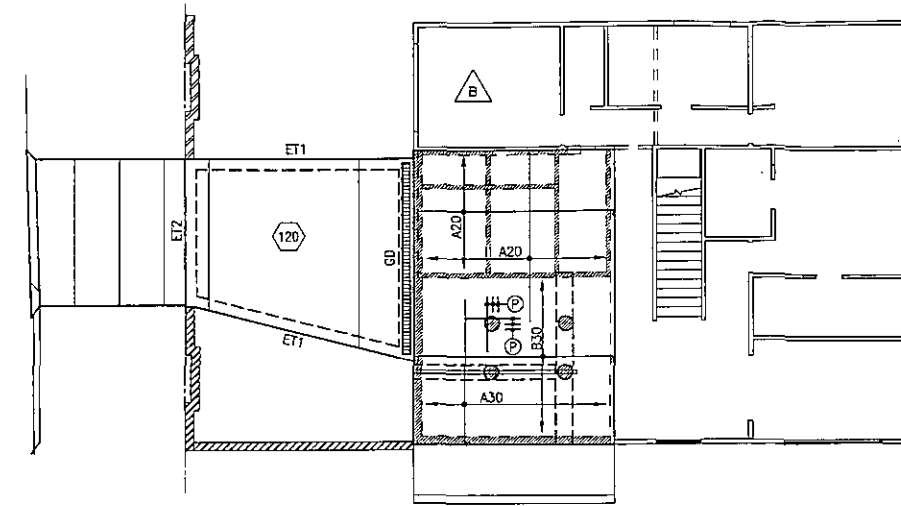


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BOTTOM REINFORCEMENT

- NOTE
1. REINFORCEMENT SHOWN THUS: — TO BE LAID 1ST.
2. BK :- INDICATES 1.0mm BONDEK INSTALLED TO MANUFACTURERS SPEC.
3. (160) :- DENOTES SLAB THICKNESS.

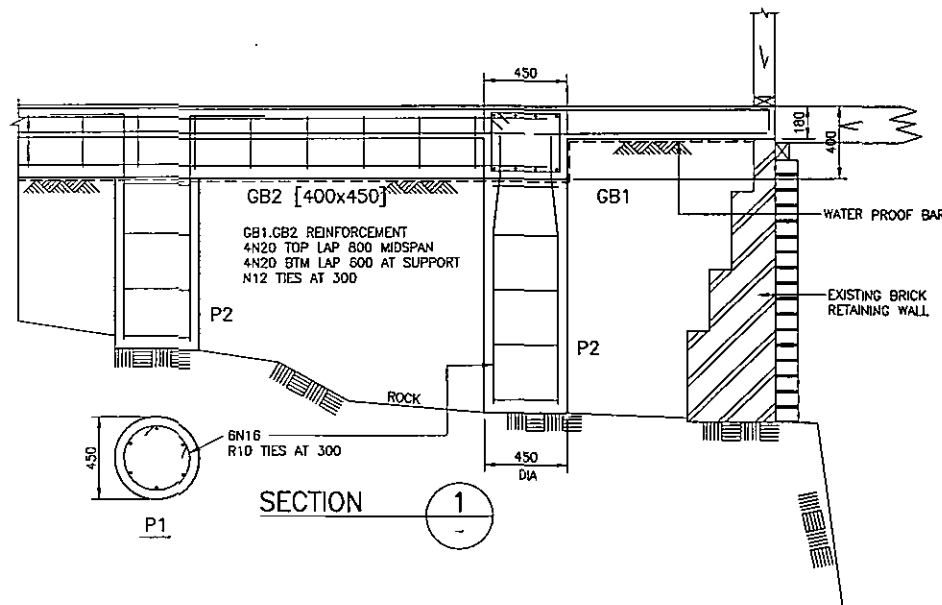


TOP REINFORCEMENT

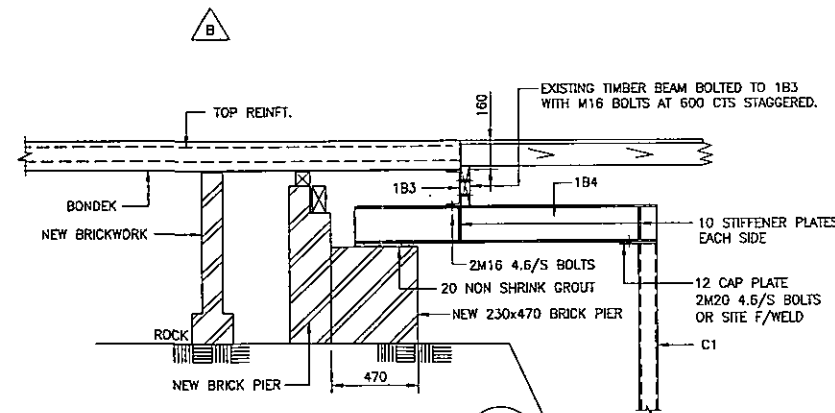
- NOTE
1. REINFORCEMENT SHOWN THUS: — TO BE LAID LAST.
2. (P) DENOTES 3N16 (1500 LONG) AT 150 CTS EXTRA BOTH WAYS.
3. 120 SLAB :- SLB2 TOP THROUGHOUT.

- NOTES
1. REINFORCEMENT SCHEDULE
A - DENOTES N12 BARS
B - DENOTES N16 BARS
C - DENOTES N20 BARS
D - DENOTES N24 BARS
NUMBER DENOTES SPACING IN CM.
eg. B20 DENOTES - N16 BARS AT 200mm SPACING.

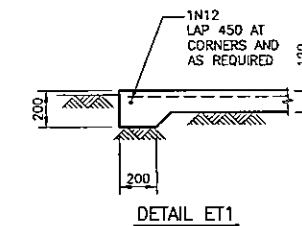
**GROUND FLOOR LAYOUT PLAN
180mm THICK SLAB**



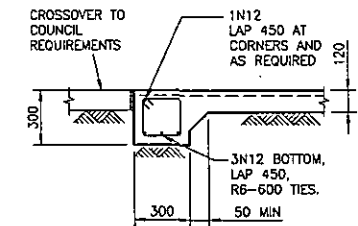
SECTION 1



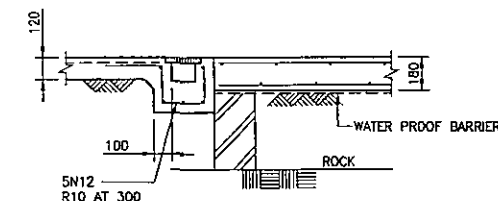
SECTION 2



DETAIL ET1



DETAIL ET2



DETAIL GD

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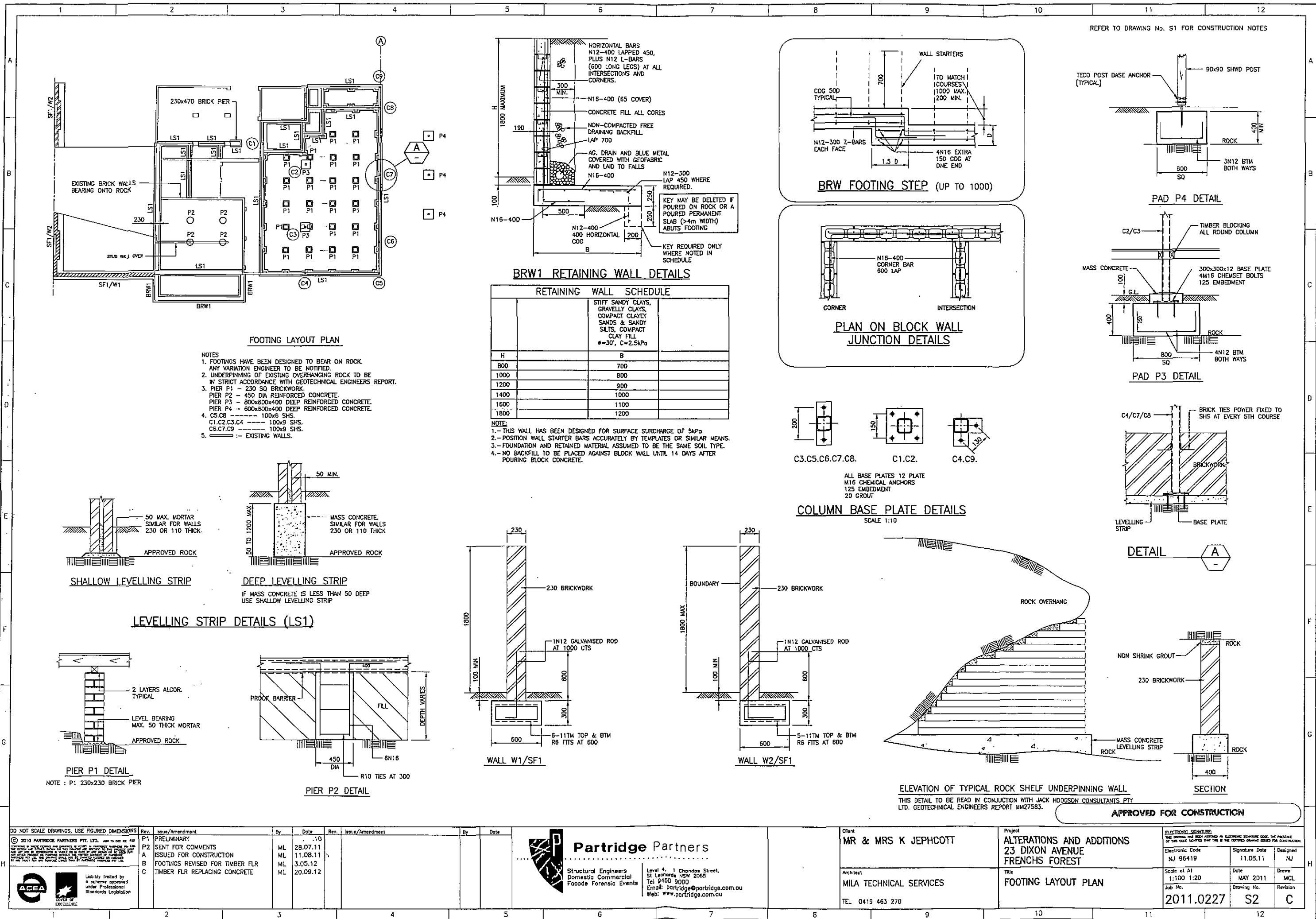
Rev.	Issue/Amendment	By	Date	Rev.	Issue/Amendment	By	Date
P1	PRELIMINARY		10				
P2	SENT FOR COMMENTS	ML	28.07.11				
A	ISSUED FOR CONSTRUCTION	ML	11.08.11				
B	GARAGE SLAB REVISED	ML	26.09.11				
C	SECTION 2 REVISED	ML	3.05.12				
D	RE-ISSUED FOR CONSTRUCTION	ML	20.09.12				

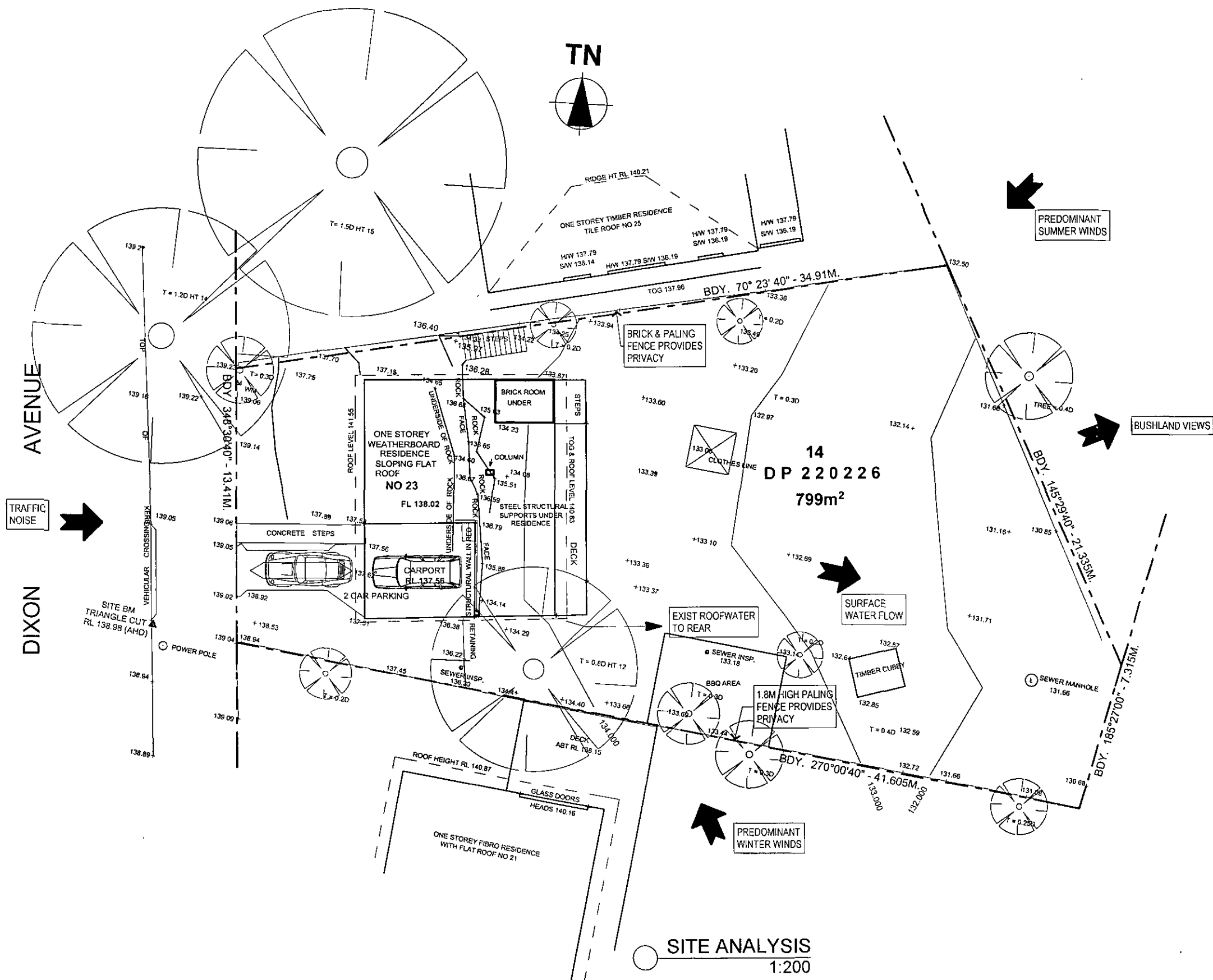
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Client
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Architect
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Project
**ALTERATIONS AND ADDITIONS
23 DIXON AVENUE
FRENCHS FOREST**
Title
**GROUND FLOOR SLAB
TOP & BTM REINFORCEMENT**

ELECTRONIC SIGNATURE		
Electronic Code NJ 96419	Signature Date 11.08.11	Designed NJ
Scale at A1 1:100 1:20	Date MAY 2011	Drawn MCL
Job No. 2011.0227	Drawing No. S3	Revision D





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AMENDMENTS
A. ALTERATIONS TO CLIMATIC AREAS
- SECT.96 APPLICATION - 18-06-12

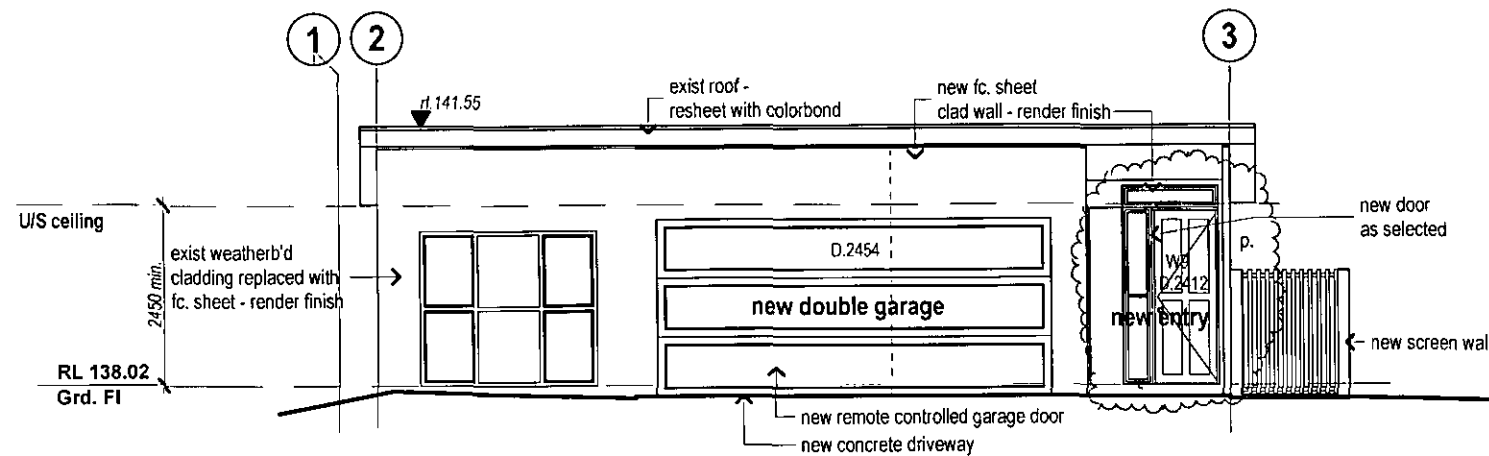
Job: **PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE**
SECT.96 APPLICATION

Client: **MR. & MRS. K. JEPHCOTT**
Job Address: **LOT 14 DP220226**
23 DIXON AVE.
FRENCHS FOREST, NSW.
Title: **SITE ANALYSIS PLAN**

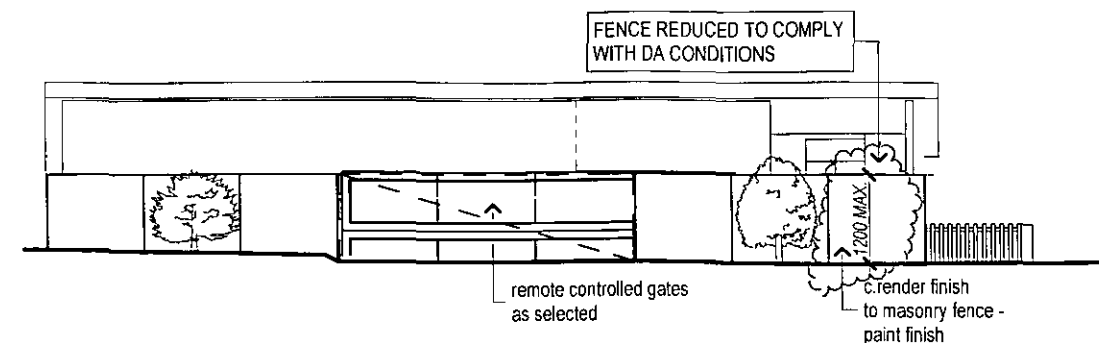
prepared by:
Mila Technical Services
mobile: 04194 63270 email: latta@optusnet.com.au
Scale: **AS SHOWN** File: **JEPHCOTT** Amdmt: **A**
Date: **JUNE. 2012**

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Org. No: **SHEET 1 OF 10**

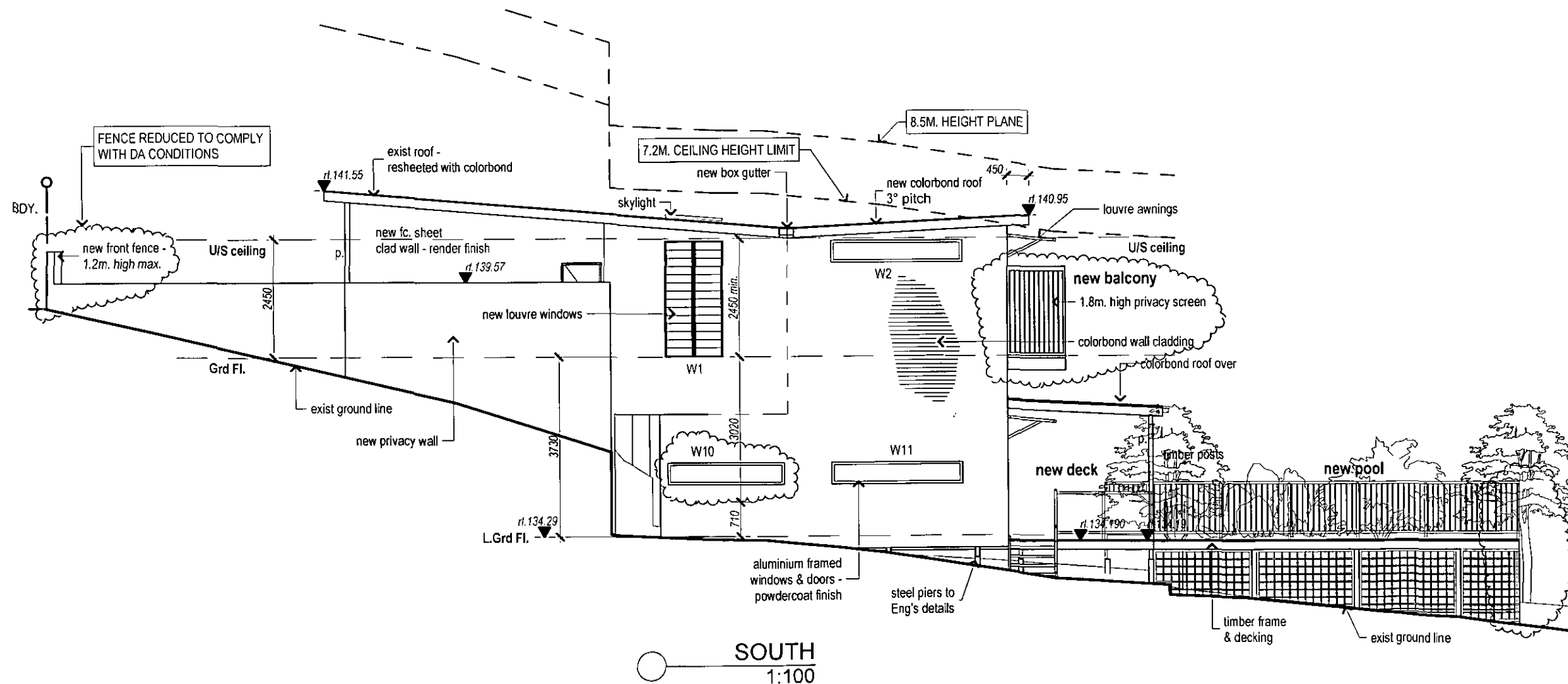
S96
J1-06-12



WEST
1:100



FENCE ELEV
1:100



SOUTH
1:100

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AMENDMENTS
A. ALTERATIONS TO CLOURED AREAS
- SECT 96 APPLICATION - 18-06-12

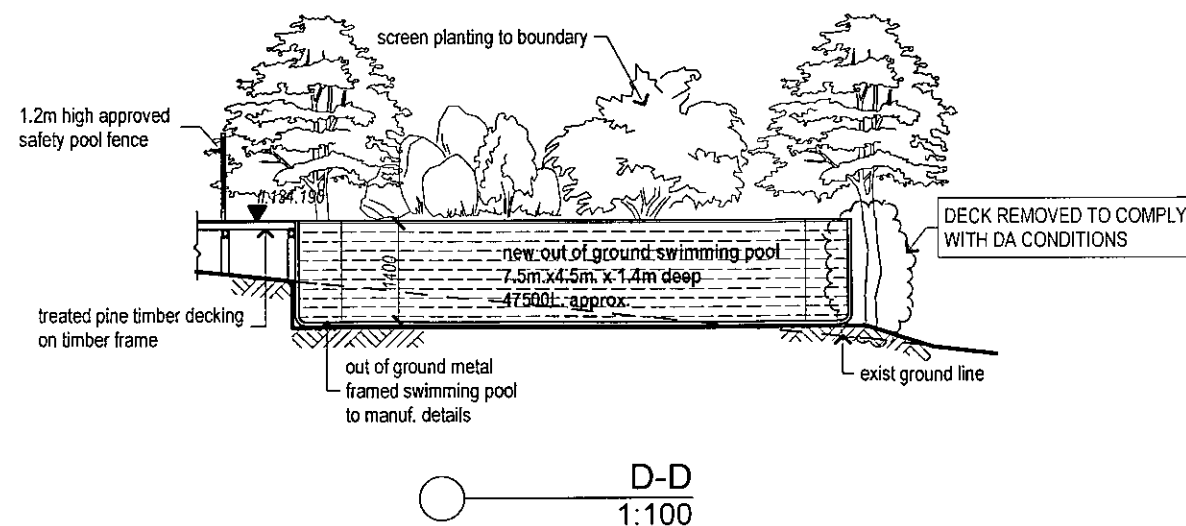
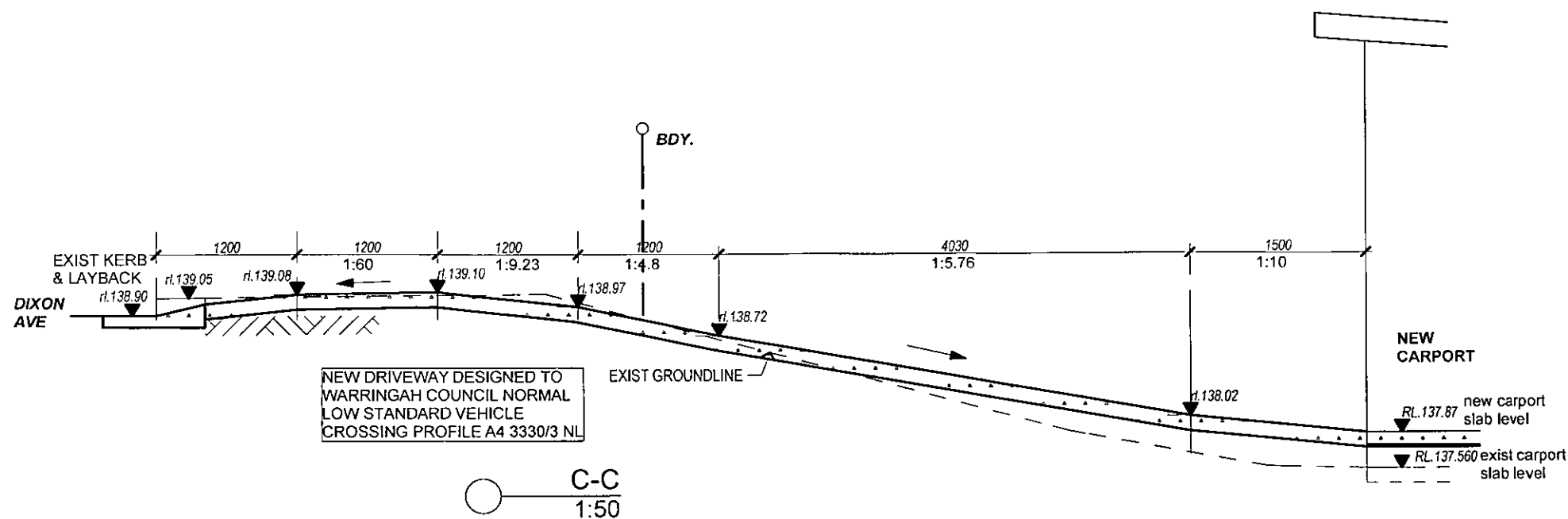
Job: **PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE**
SECT.96 APPLICATION

Client: **MR. & MRS. K. JEPHCOTT**
Job Address: **LOT 14 DP220226
23 DIXON AVE.
FRENCHS FOREST, NSW.**
Title: **ELEVATIONS**

prepared by:
Mila Technical Services
mobile: 04194 63270 email: latta@optusnet.com.au
Scale: **AS SHOWN** File: **JEPHCOTT** Amdmt: **A**
Date: **JUNE, 2012**

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AMENDMENTS
A. ALTERATIONS TO COLOURED AREAS
- SECT. 96 APPLICATION - 18/06/12

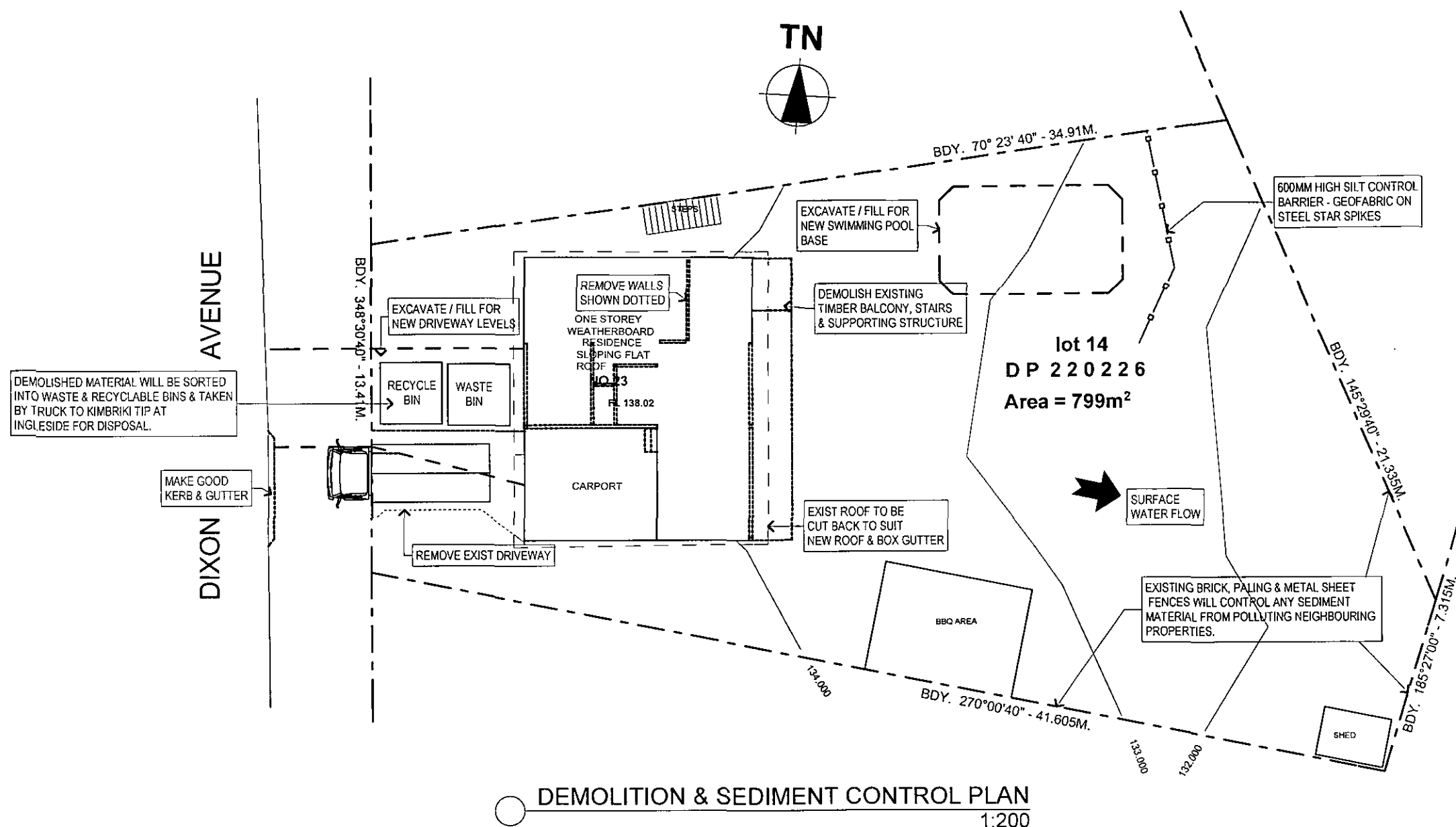
Job: **PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE**
SECT.96 APPLICATION

Client: **MR. & MRS. K. JEPHCOTT**
Job Address: **LOT 14 DP220226
23 DIXON AVE.
FRENCHS FOREST, NSW.**
Title: **SECTIONS**

prepared by: **Mila Technical Services**
mobile: 04194 63270 email: latta@optusnet.com.au
Scale: **AS SHOWN** File: **JEPHCOTT** Arndmt: **A**
Date: **JUNE, 2012**

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S96
J1-06-12



DEMOLITION & SEDIMENT CONTROL PLAN
1:200

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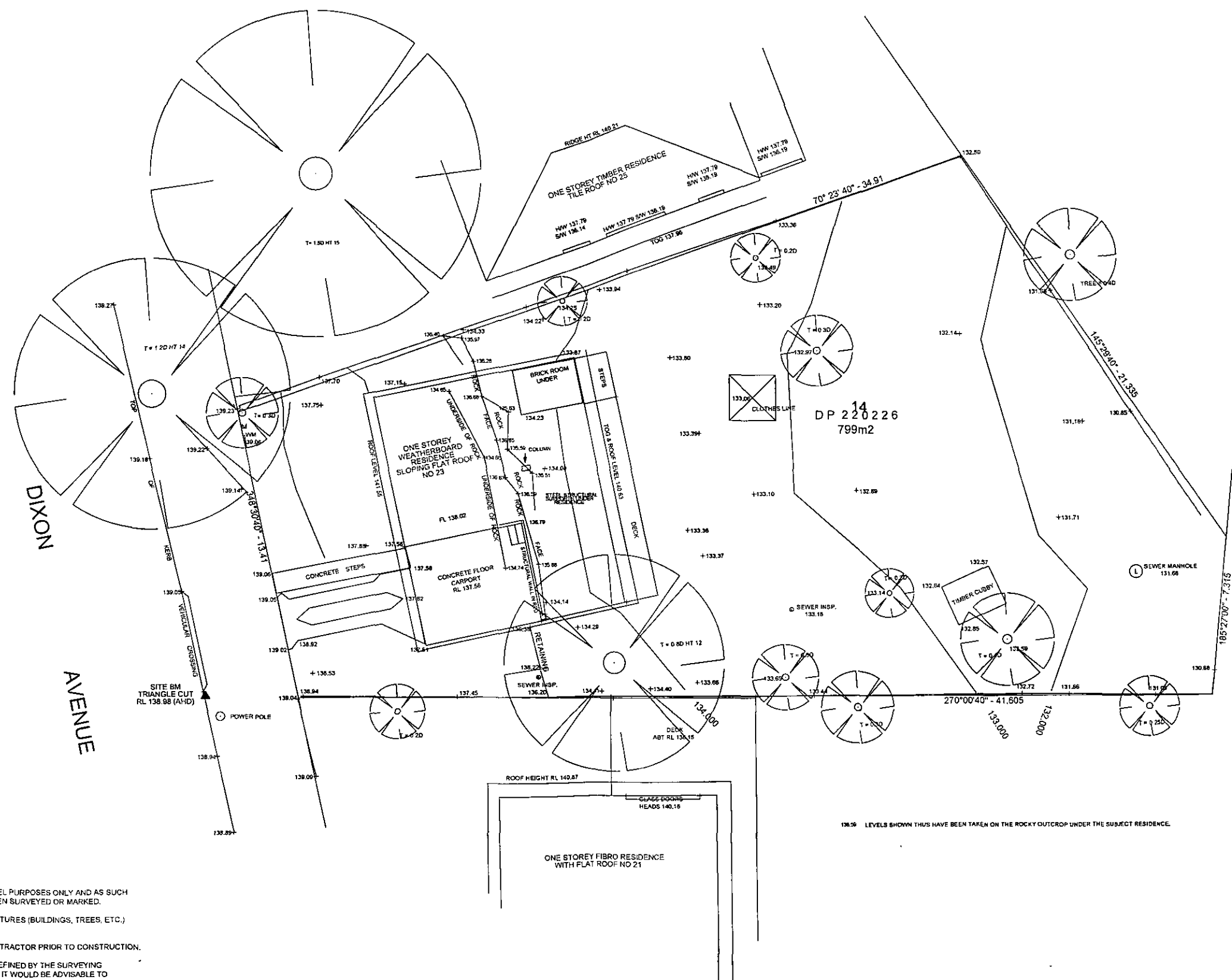
AMENDMENTS
A. ALTERATIONS TO CLOURED AREAS
- SECT.96 APPLICATION - 15-06-12

Job: PROPOSED EXTENSIONS & RENOVATIONS TO EXISTING RESIDENCE
SECT.96 APPLICATION

Client: MR. & MRS. K. JEPHCOTT
Job Address: LOT 14 DP220226
23 DIXON AVE.
FRENCHS FOREST, NSW.
Title: DEMOLITION PLAN

prepared by:
Mila Technical Services
mobile: 04194 63270 email : latta@optusnet.com.au
Scale: AS SHOWN File: JEPHCOTT Amdmt: A
Date: JUNE, 2012

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S96
J1-06-12



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