

PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY FOR JAMESONS STRATA MANAGEMENT

CONSTRUCTION NOTES

GENERAL NOTES

- G1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DETAILS AND ALL DIMENSIONS TO BE VERIFIED BY THE BUILDER PRIOR TO COMMENCEMENT OF THE WORK.
- G3. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB LEVELS AND ARCHITECTURAL DETAILS.
- G4. DURING CONSTRUCTION THE BUILDER IS RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION WITHOUT OVERSTRESSING ANY PART.
- G5. COMPLY WITH AS 3660 PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES.
- G6. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA.
- G7. THIS DOCUMENT IS NOT VALID TO BE USED AS DRAWINGS ON SITE UNLESS SIGNED AND MARKED AS "FOR CONSTRUCTION".

STRUCTURAL STEEL NOTES

- S1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS 4100, AS 1554 AND FOR TUBULAR MEMBERS AS 1163.
- S2. UNLESS OTHERWISE NOTED ALL STRUCTURAL STEEL TO BE FY = 300MPa IN ACCORDANCE WITH AS 1204, TUBULAR AS 1163, BLACK BOLTS AS 1111 AND HIGH TENSION BOLTS AS 1252.
- S3. ALL WELDS TO BE 6mm CONTINUOUS FILLET UNLESS OTHERWISE NOTED. WELDS IN ACCORDANCE WITH AS 1554.
- S4. ALL STRUCTURAL STEELWORK BEARING ON MASONRY TO BE BEDDED ON A 25mm GROUT PAD.
- S5. EXCEPT WHERE CONCRETE ENCASED OR WHERE NOTED OTHERWISE, ALL STRUCTURAL STEELWORK TO BE SURFACE CLEANED TO REMOVE ALL LOOSE MILL SCALE, RUST, DIRT, GREASE ETC, AND EVEN GIVEN ONE SHOP COAT OF RED OXIDE ZINC CHROMATE PRIMER.
- S6. TWO COPIES OF CHECKED WORKSHOP DRAWINGS TO BE SUBMITTED TO THE ENGINEER AND APPROVAL OBTAINED IN WRITING BEFORE FABRICATION IS COMMENCED, APPROVAL COVERS STRUCTURAL SUFFICIENCY OF JOINTS AND MEMBERS AND NOT DIMINISHING ACCURACY.

FOUNDATION NOTES

- F1. FOUNDATION MATERIAL (.....SHALE.....) TO BE CONSISTENT WITH UNIFORM MOISTURE CONTENT THROUGHOUT, AND HAVE A MINIMUM SAFE BEARING CAPACITY OF400..... kPa, TO BE ACHIEVED ON SITE.
- F2. ALL RESIDENTIAL SLABS AND FOOTINGS TO COMPLY WITH AS 2870 UNLESS DETAILED OTHERWISE.

BRICKWORK NOTES

- B1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS 3700, NCC 2016 AND AS 1316 AS AMENDED, EXCEPT WHERE VARIED BY CONTRACT DOCUMENTS.
- B2. BRICKS TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 15 MPa AND TO BE LAID IN 1 : 4 1/2 MORTAR UNLESS NOTED OTHERWISE.

TIMBER NOTES

- T1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS 1720.2, AS 1684 AND AS 1328 (GLUED LAMINATED)
- T2. ALL WORKMANSHIP AND MATERIALS WITH REGARD TO WIND BRACING TO BE IN ACCORDANCE WITH AS 4055.

LOADINGS

- L1. IMPORTANCE LEVELS OF BUILDING: 2
- L2. SUPERIMPOSED FLOOR LOADS ARE GENERALLY IN ACCORDANCE WITH AS / NZS1170.1 & SPECIFICALLY
 - 1.5 kPa GENERALLY
 - 2.0 kPa BALCONIES
 - 2.0 kPa STAIRS
- L3. WIND LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH AS4055
 - WIND REGION: A TERRAIN CATEGORY: 3
 - TOPOGRAPHIC CLASS: T1 SHELDING: FS
 - WIND CLASSIFICATION: N1
- L4. THE RELEVANT PROVISIONS OF AS1170.4 HAVE BEEN APPLIED FOR THE FOLLOWING
 - EARTHQUAKE DESIGN
 - PROBABILITY FACTOR Kp: 1 HAZARD FACTOR Z: 0.08
 - SITE SUB-SOIL CLASS: CE
 - EARTHQUAKE DESIGN CATEGORY: N/A

BARS LAPS & COGS

BAR SIZE	SLAB & WALL LAPS	BEAM LAPS	BAR COGS
N12	400	400	180
N16	600	600	210
N20	800	900	260
N24	1100	1200	310
N28	1400	1500	360
N32	1700	1900	400

LAPS ARE MINIMUM U.N.O

INCREASE LAP BY 25% IF DEPTH OF CONCRETE BELOW BAR IS > 300	TURN COG SIDWAYS IF SLAB DEPTH IS INSUFFICIENT
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MESH LAPPING DIAGRAM



CONCRETE NOTES

- C1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS 3600 AS AMENDED, EXCEPT WHERE VARIED BY CONTRACT DOCUMENTS.
- C2. CONCRETE QUALITY TO BE ACCORDANCE WITH THE FOLLOWING TABLE UNLESS NOTED OTHERWISE :

ELEMENT	SLUMP	MAX SIZE AGGREGATE	CEMENT TYPE	AS 3600 F'c MPa	ADMIXTURE
PIERS	80	20	A	32	-
FOOTINGS	80	20	A	32	-
SLAB ON GROUND	80	20	A	32	-
COLUMNS	80	20	A	32	-
WALLS	80	20	A	32	-
SUSPENDED SLABS	80	20	A	32	-
BLOCKWORK CORES	230	10	A	32	-
STAIRS	80	20	A	32	-

- C3. CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS EXCEPT WHERE INCREASED COVER IS REQUIRED TO SATISFY FIRE RATING OR UNLESS NOTED OTHERWISE

	REQUIRED CLEAR CONCRETE COVER (mm) RATIONALISED FROM AS 3600								
	INTERNAL		EXTERNAL			IN CONTACT WITH GROUND			
	WET AREAS AND INDUSTRIAL	OTHER	COASTAL < 1km	INLAND > 1 < 50km OR INDUST.	INLAND > 50km NON INDUST	DAMP PROOF MEMBRANE	NO MEMBRANE	BELOW WATER TABLE	AGGRESSIVE GROUND WATER
FOOTINGS	-	-	-	-	-	40	50	75	100
PEDESTALS & COL	40	40	50	40	40	40	50	65	75
SLABS	40	20	45	40	30	30	40	60	65
BEAMS	40	25	50	40	40	40	50	65	75
WALLS	40	20	50	40	40	40	50	65	75

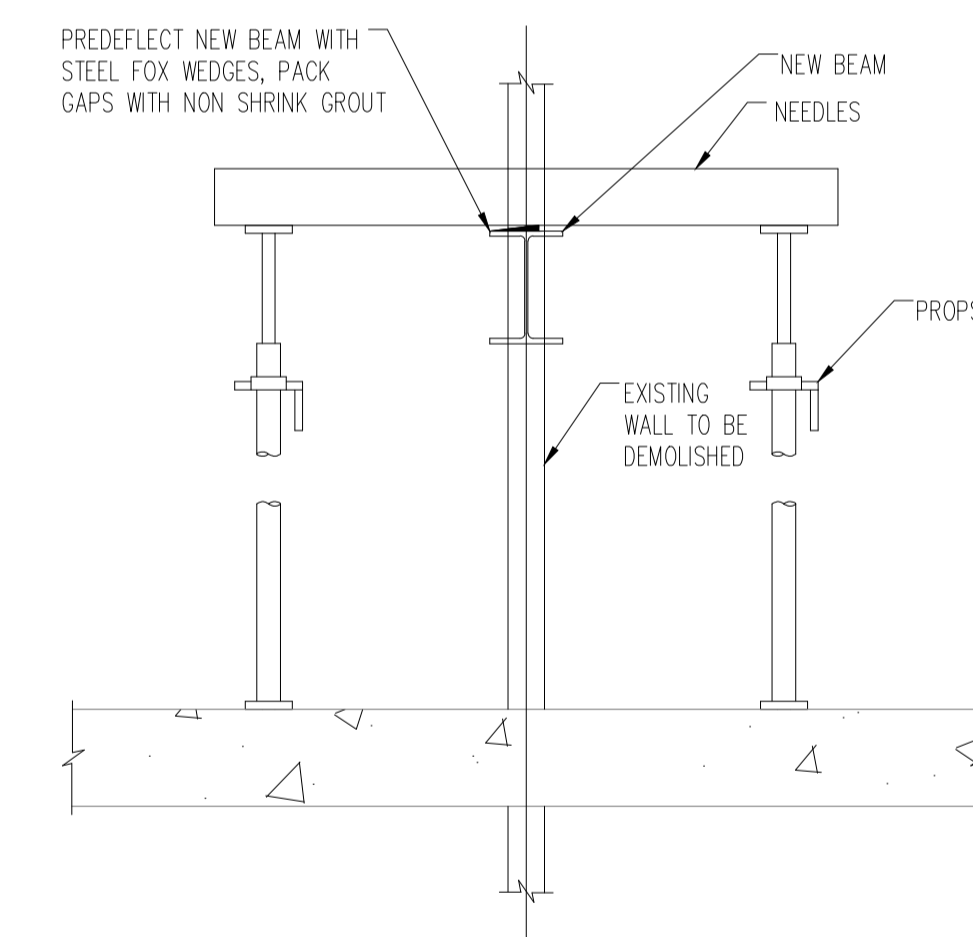
- C4. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C5. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- C6. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS (IF ANY).
- C7. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN THE CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- C8. ALL CONCRETE SHALL BE COMPACTED USING HIGH FREQUENCY VIBRATORS.
- C9. ALL CONCRETE SURFACES SHALL BE CURED BY MAINTAINING THEM CONSTANTLY DAMP OR WET FOR A MINIMUM OF 7 DAYS. CURING TO COMMENCE IMMEDIATELY AFTER POURING.
- C10. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- C11. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN. THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES. REINFORCEMENT FABRIC TO HAVE END AND SIDE LAPS OF 250 MIN
- C12. ALL REINFORCEMENT SHALL BE SUPPORTED ON STEEL CHAIRS TO MAINTAIN IT AT THE CORRECT LEVELS, IN NO CASE SHALL THE SPACING OF CHAIRS EXCEED 800. PLASTIC BAR CHAIRS ONLY SHALL BE USED FOR EXPOSURE CLASSIFICATION B1 OR WORSE.
- C13. UNLESS OTHERWISE SHOWN CONCRETE ENCASEING TO STRUCTURAL STEELWORK SHALL BE 50 MINIMUM THICKNESS REINFORCED WITH FGW41. FABRIC SHALL HAVE 25 COVER AND BE LAPPED 250 AT ALL SPLICES.
- C14. SEPARATE ALL CONCRETE SLAB AND BEAM SURFACES FROM CONTACT WITH MASONRY WITH TWO LAYERS OF "MALTHOD" OR EQUIVALENT
- C15. REINFORCEMENT SYMBOLS ARE AS FOLLOW :
 - N---- GRADE D500 DEFORMED BAR IN ACCORDANCE WITH AS 4671
 - S---- GRADE D250N DEFORMED BAR IN ACCORDANCE WITH AS 4671
 - R---- GRADE R250N PLAIN BAR IN ACCORDANCE WITH AS 4671
 - SL----GRADE 500 SQUARE & RECTANGULAR WIRE FABRIC IN ACCORDANCE WITH AS 4671
 - L?TM-- GRADE 500 TRENCH MESH BAR IN ACCORDANCE WITH AS 4671
 THE NUMBER FOLLOWING THE REINFORCEMENT BAR SYMBOL IS THE NUMBER OF MILLIMETERS IN THE BAR DIAMETER.
- C16. FORMWORK WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE S.A.A. FORMWORK CODE AS 1509.
- C17. THE ENGINEER IS TO BE GIVEN 48 HOURS NOTICE OF ALL IMPENDING POURS.

NEEDLING DETAIL

SUGGESTED WALL NEEDLING PROCEDURE IN CONJUNCTION WITH THE ENGINEERS DRAWINGS PROCEED WITH THE FOLLOWING

- N1. NEEDLE THROUGH WALL DIRECTLY ABOVE POSITION OF NEW STEEL BEAMS AT 900mm MAX CENTRES WITH 125 PFC OR 100 x 6 SHS OR EQUAL NEEDLES SPANNING 900mm MAX ONTO PROP AT EACH END.
- N2. PROPS SHALL BE SUPPORTED DIRECTLY ON THE EXISTING CONCRETE FLOOR SLAB. SCREW UP PROPS TO SUPPORT FULL LOAD OF BRICKWORK ABOVE NEEDLES.
- N3. BREAK OUT OPENING
- N4. INSERT BEAM WITH SEATING ON GROUT BED AS PER DETAILS, ALLOW 24 HOURS FOR GROUT TO CURE. PREFLECT BEAM BY DRIVING 1:20 STEEL FOX WEDGES BETWEEN UNDERSIDE OF BRICKWORK & TOP OF BEAM TO TRANSFER LOAD TO NEW BEAM.
- N5. RAM PACK BETWEEN NEW STEELBEAM & UNDERSIDE OF EXISTING BRICKWORK WITH DRY NON SHRINK GROUT
- N6. A MINIMUM OF 48HRS AFTER GROUTING REMOVE THE PROPS & NEEDLES & MAKE GOOD

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



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PROJECT STATUS					
FOR CONSTRUCTION					
CLIENT					
JAMESONS STRATA MANAGEMENT					
PROJECT ADDRESS					
PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY					
SHEET INFO					
CONSTRUCTION NOTES					
DESIGNED	S.D.	DRAFTED	L.S.	CHECKED	B.M.
SHEET NO	S01	SCALES	AS SHOWN	START DATE	03-05-2018
SHEET SIZE	A1	DO NOT ATTEMPT TO SCALE FROM THESE DRAWINGS			PROJECT NO
					02-05-2019
					J170097

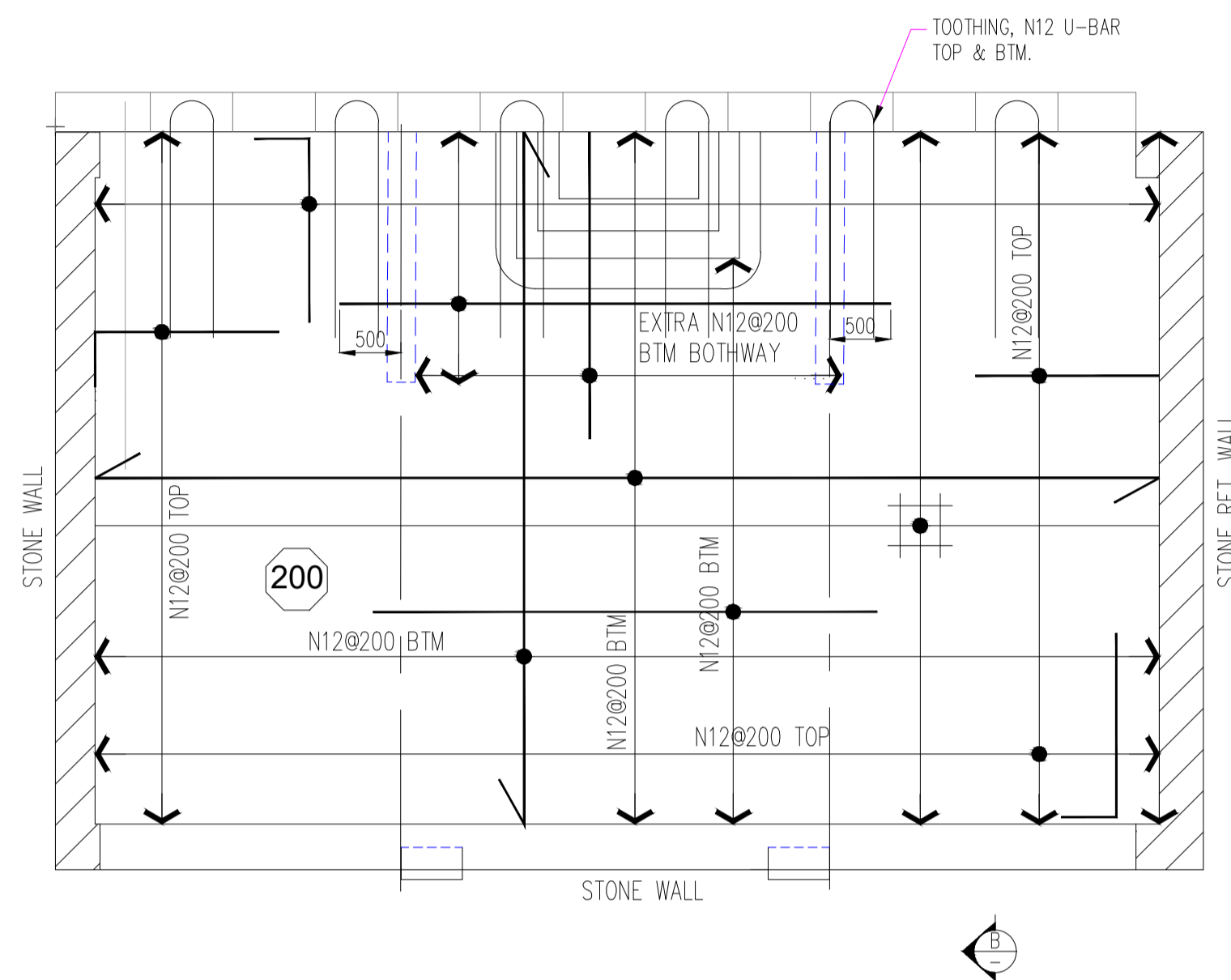
MEMBER SCHEDULE:

BEAMS
B1: 200UB 29

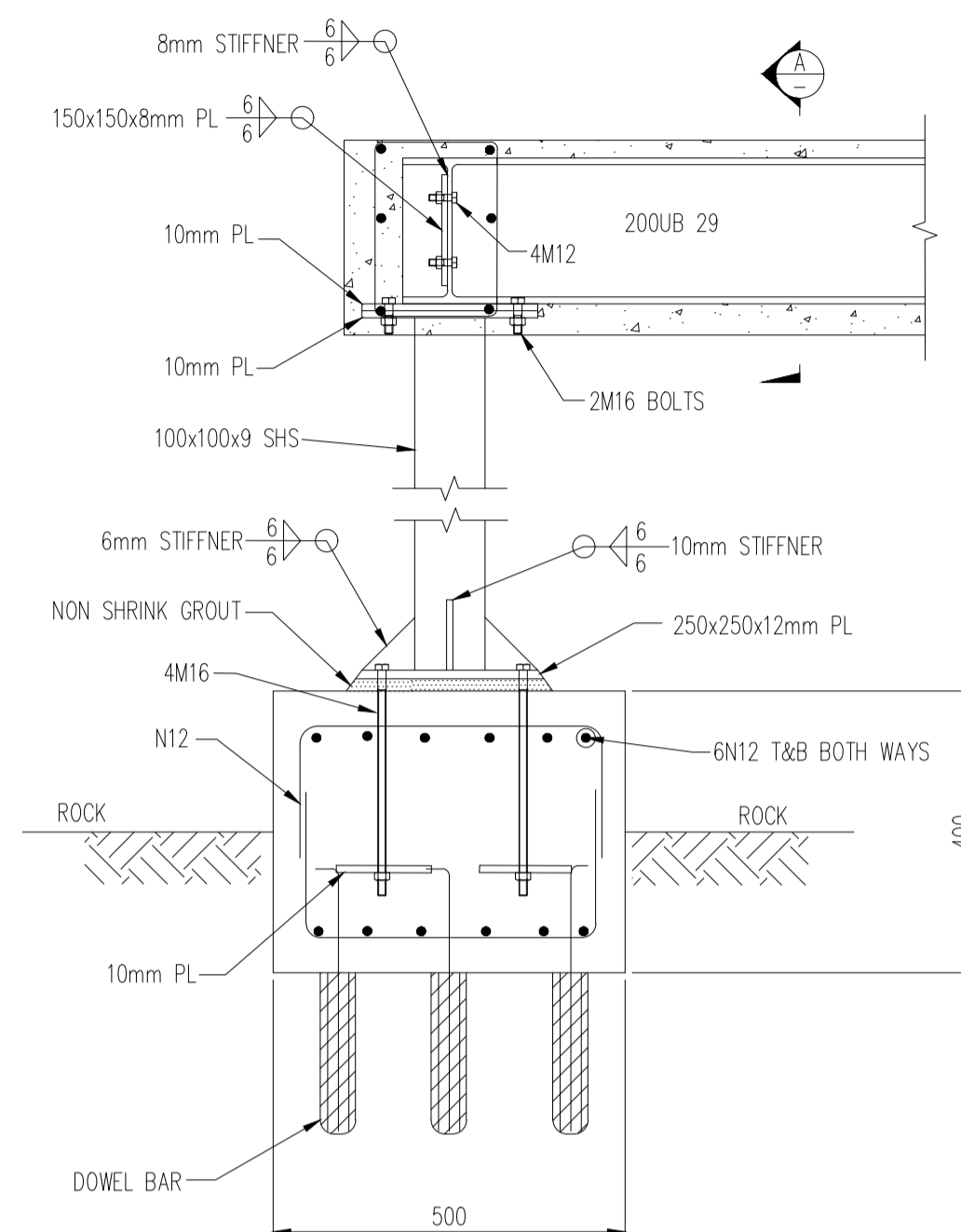
POST
P1: 100x100x9 S.H.S.

NOTES:

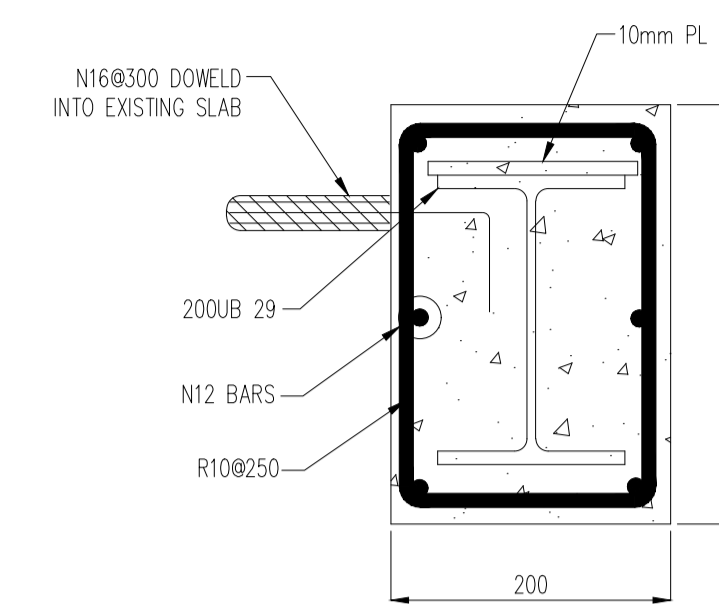
1. REMOVE ALL PARUPET WALLS, PLANTER BOXES AND STAIRS SITTING ON TOP OF THE EXISTING SLAB.
2. REMOVE THE EXISTING SLAB.
3. CONSTRUCT NEW SLAB AND ENSURE THAT THE NEW SLAB IS PROPERLY SUPPORTED BY WALLS BELOW.
4. REPLACE PARUPET WALLS AROUND THE SLAB AFTER CONCRETE IS SET (28 DAYS).
5. THIS INSTALLER TO PROVIDE THE PROPPING DETAILS FOR THE STRUCTURAL ENGINEER'S APPROVAL.
6. INSPECTIONS BY THE STRUCTURAL ENGINEER WILL BE REQUIRED ONCE THE BEAM IS INSTALLED PRIOR TO CASTING BEAMS WITH CONCRETE & REMOVAL OF PROPPING.



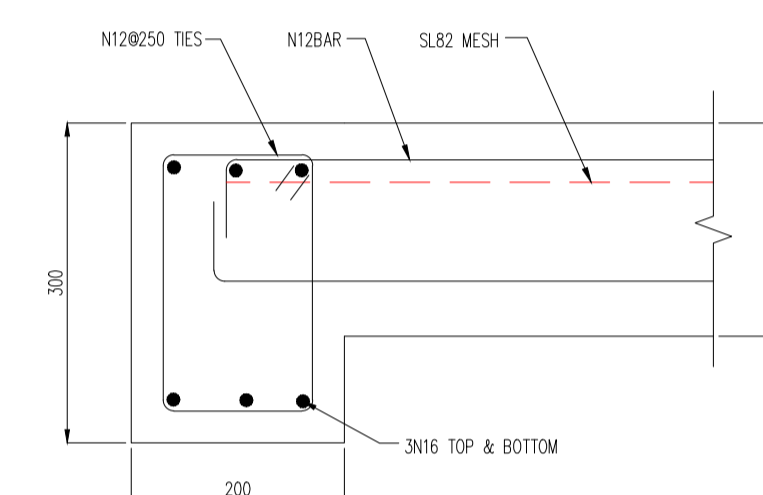
GARAGE ROOF PLAN
SCALE 1:50



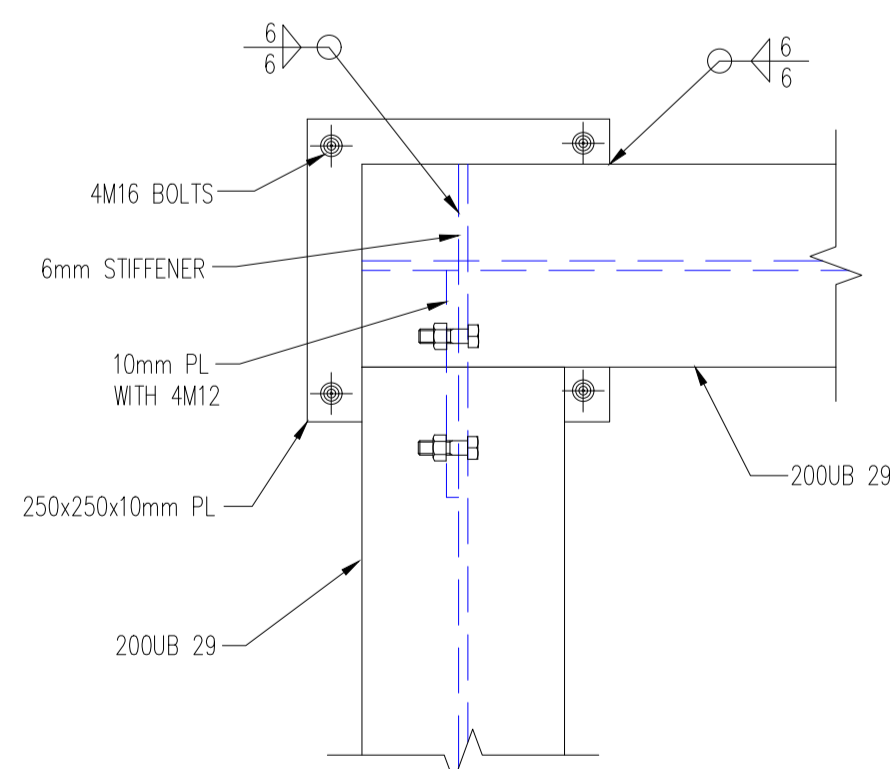
P1 TO B1 CONNECTION AND FOOTING DETAIL
SCALE 1:10



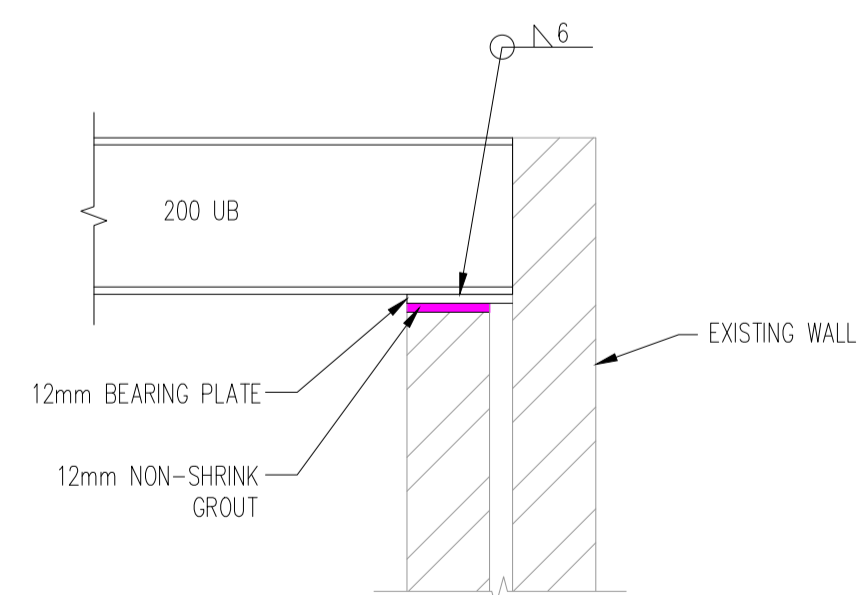
SECTION A
SCALE 1:5



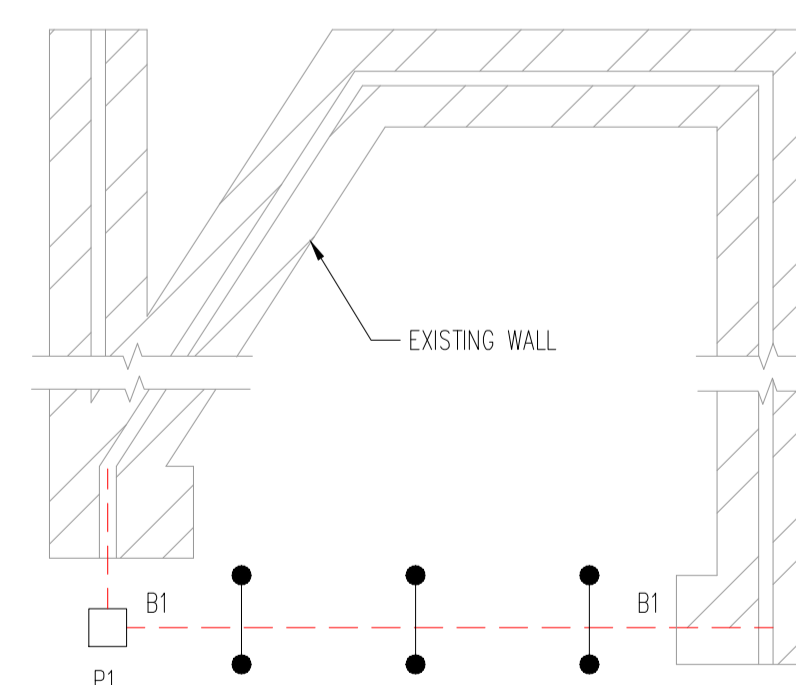
SECTION B
SCALE 1:5



TOP VIEW BEAM CONNECTION DETAIL
SCALE 1:5



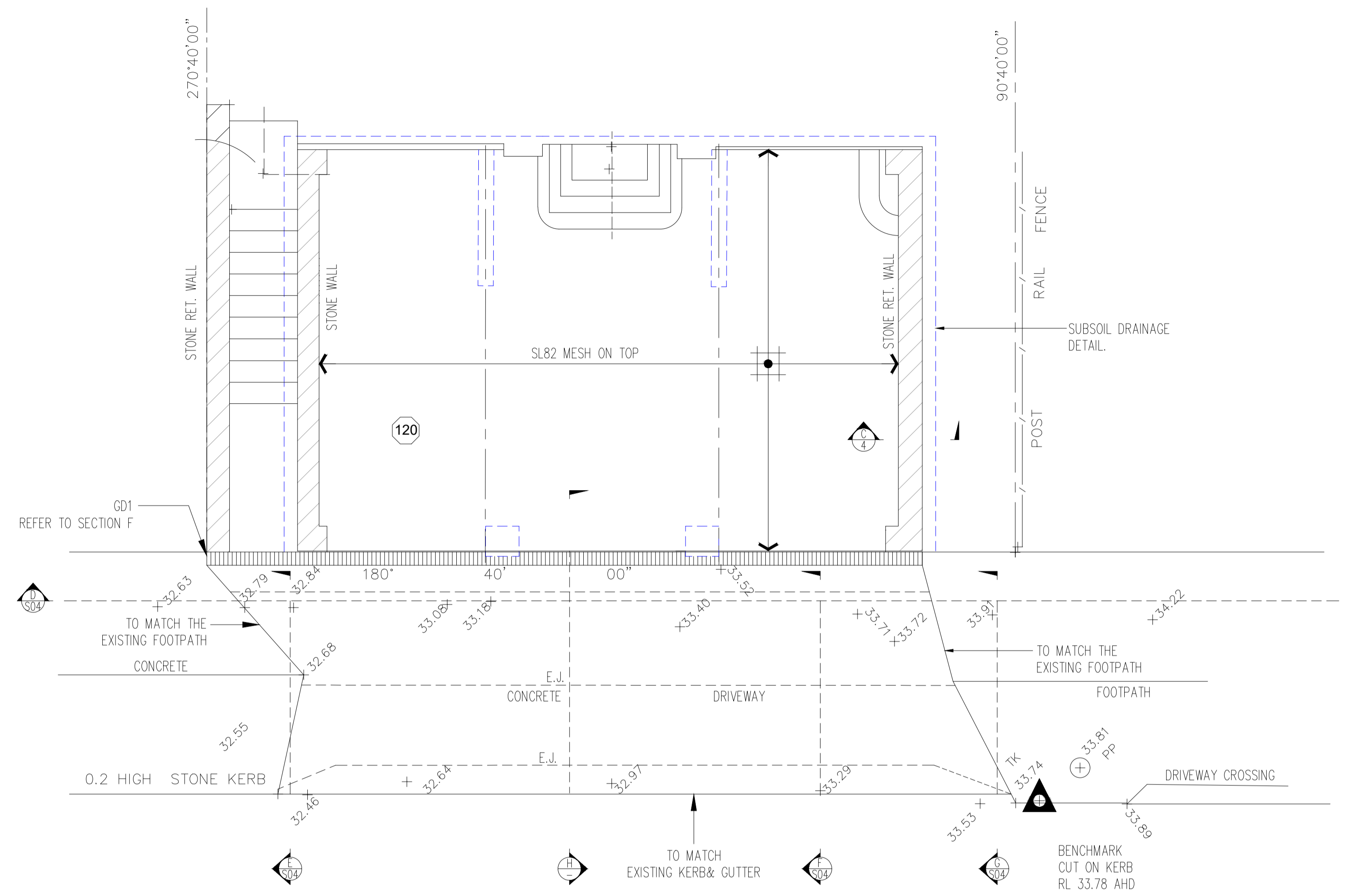
BEAM CONNECTION DETAIL
SCALE 1:10



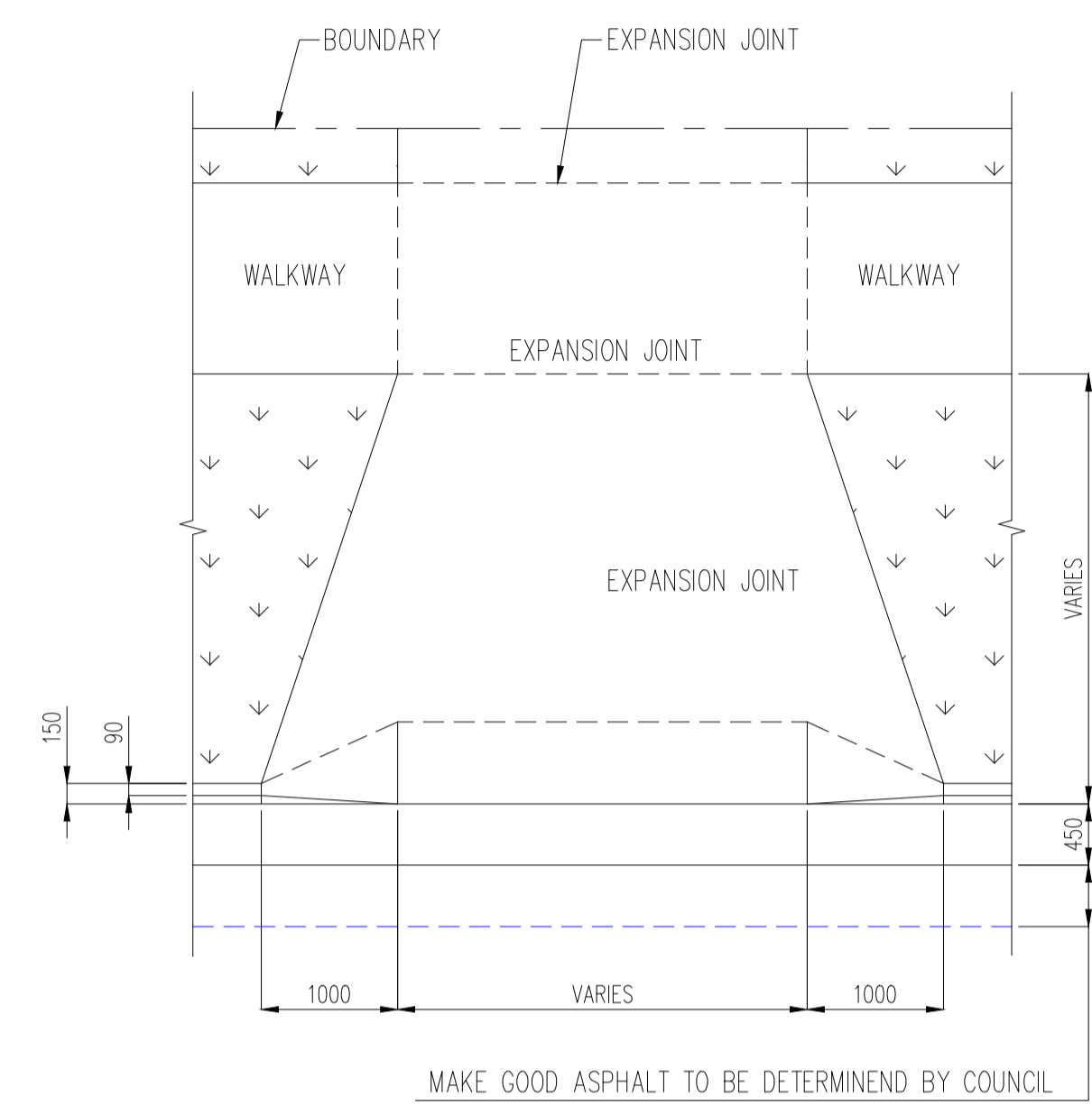
PROPOSED STRENGTHENING OF SLAB AT BACK OF PROPERTY

PLAN
SCALE 1:20

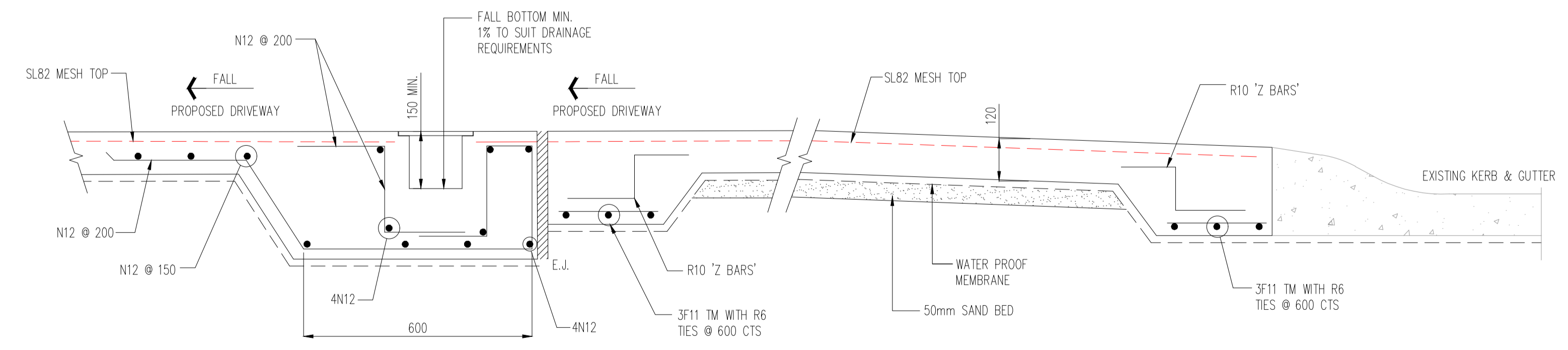
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PROJECT STATUS		FOR CONSTRUCTION					
CLIENT		JAMESONS STRATA MANAGEMENT					
PROJECT ADDRESS		PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY					
SHEET INFO		GARAGE ROOF PLAN, SECTIONS & DETAILS					
DESIGNED	S.D.	DRAFTED	L.S.	CHECKED	B.M.	SIGNED	
SHEET NO	S02	SCALES	AS SHOWN	START DATE	03-05-2018	PLOT DATE	02-05-2019
SHEET SIZE	A1	DO NOT ATTEMPT TO SCALE FROM THESE DRAWINGS				PROJECT NO	J170097



GARAGE FLOOR PLAN
SCALE 1:50

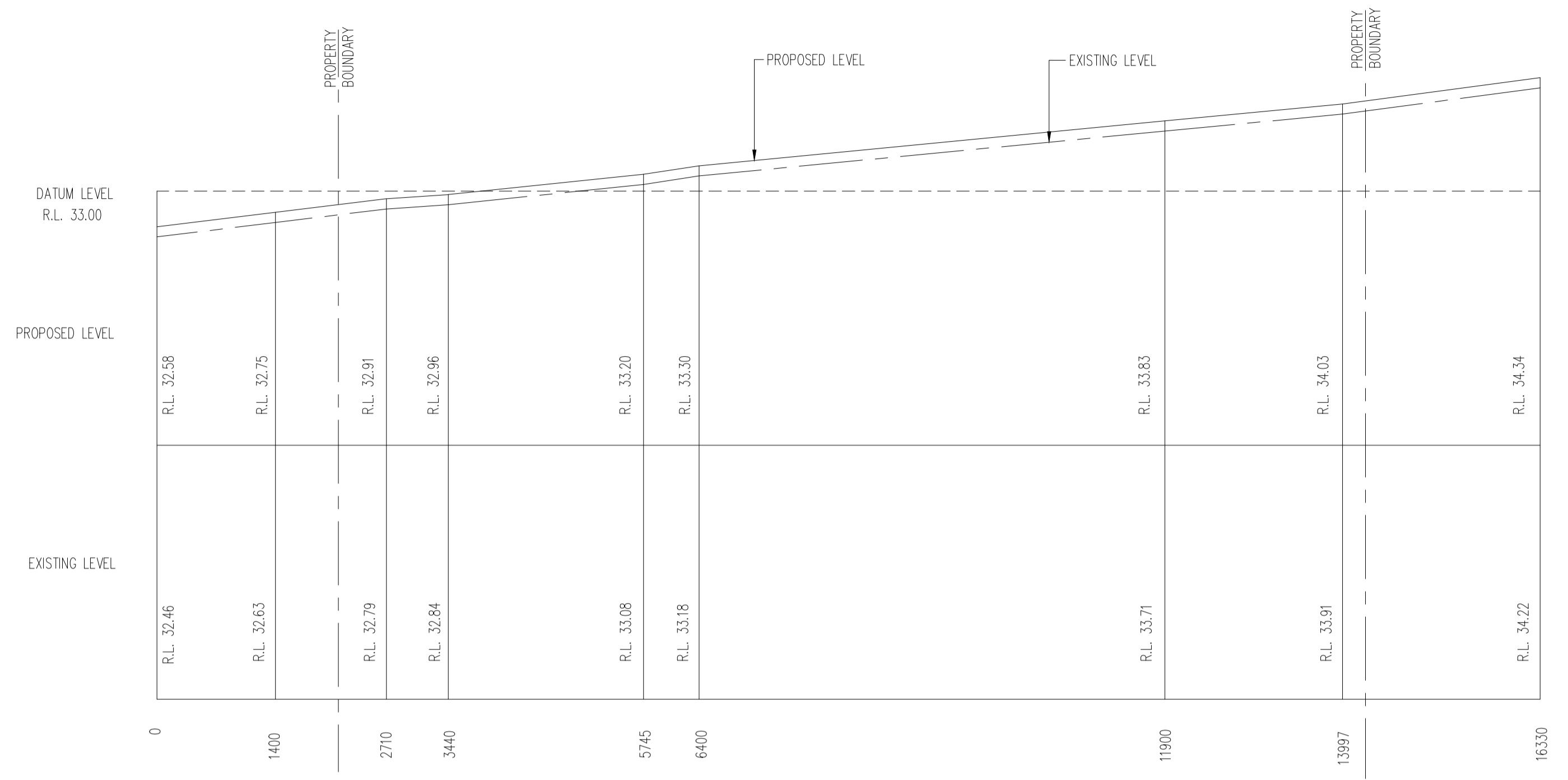


DRIVEWAY PLAN
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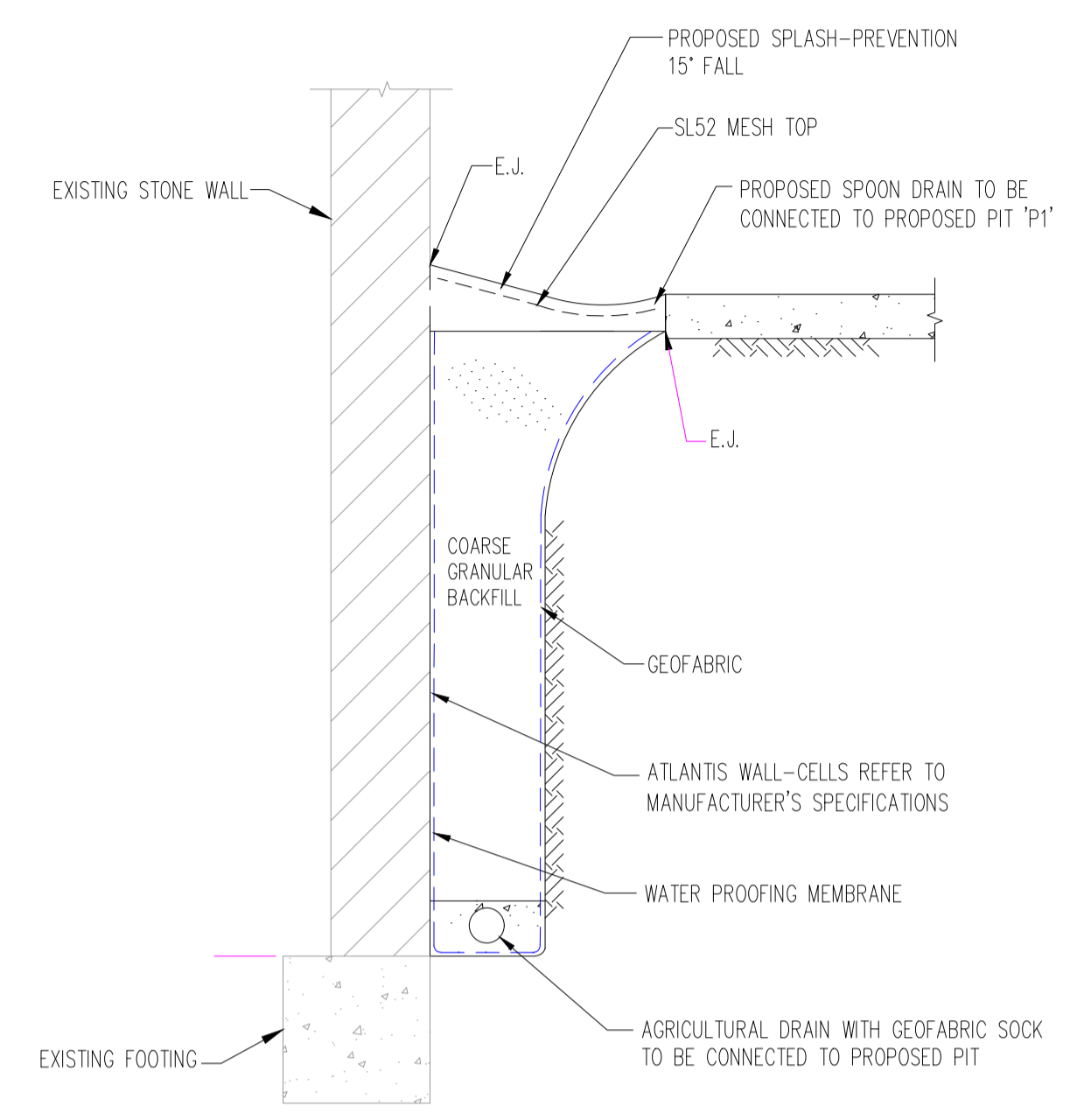


SECTION H
SCALE 1:10

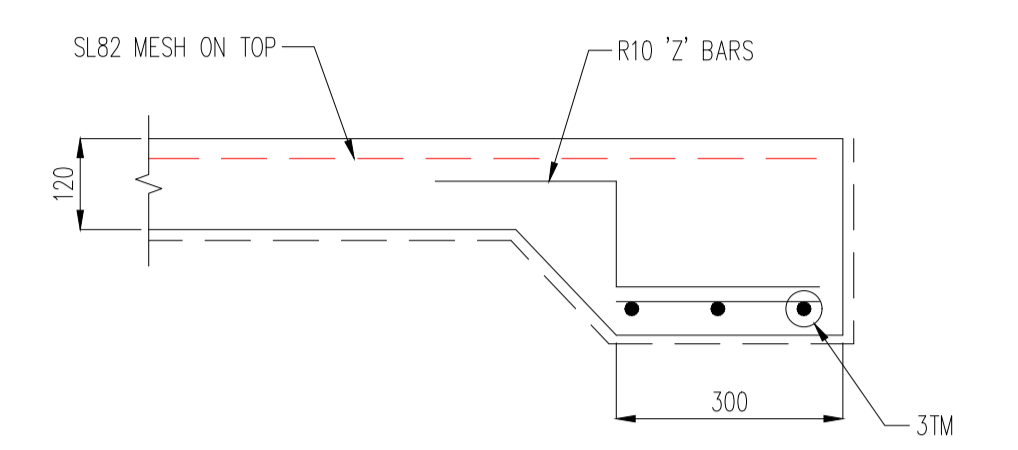
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FOR CONSTRUCTION						
CLIENT JAMESONS STRATA MANAGEMENT						
PROJECT ADDRESS PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY						
SHEET INFO GARAGE ROOF PLAN, SECTIONS & DETAILS						
DESIGNED	S.D.	DRAFTED	L.S.	CHECKED	B.M.	
SHEET NO	S03	SCALES	AS SHOWN	START DATE	03-05-2018	
SHEET SIZE	A1	DO NOT ATTEMPT TO SCALE FROM THESE DRAWINGS			PROJECT NO	J170097
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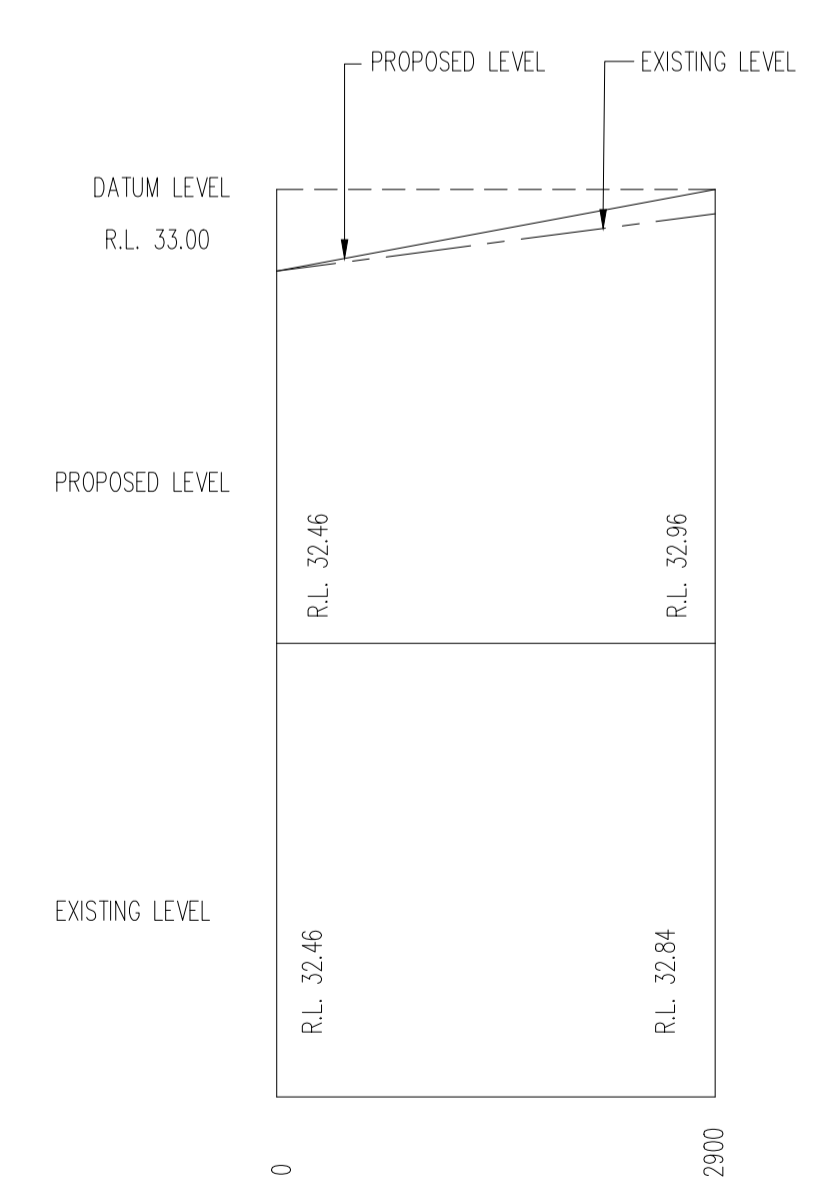
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S03



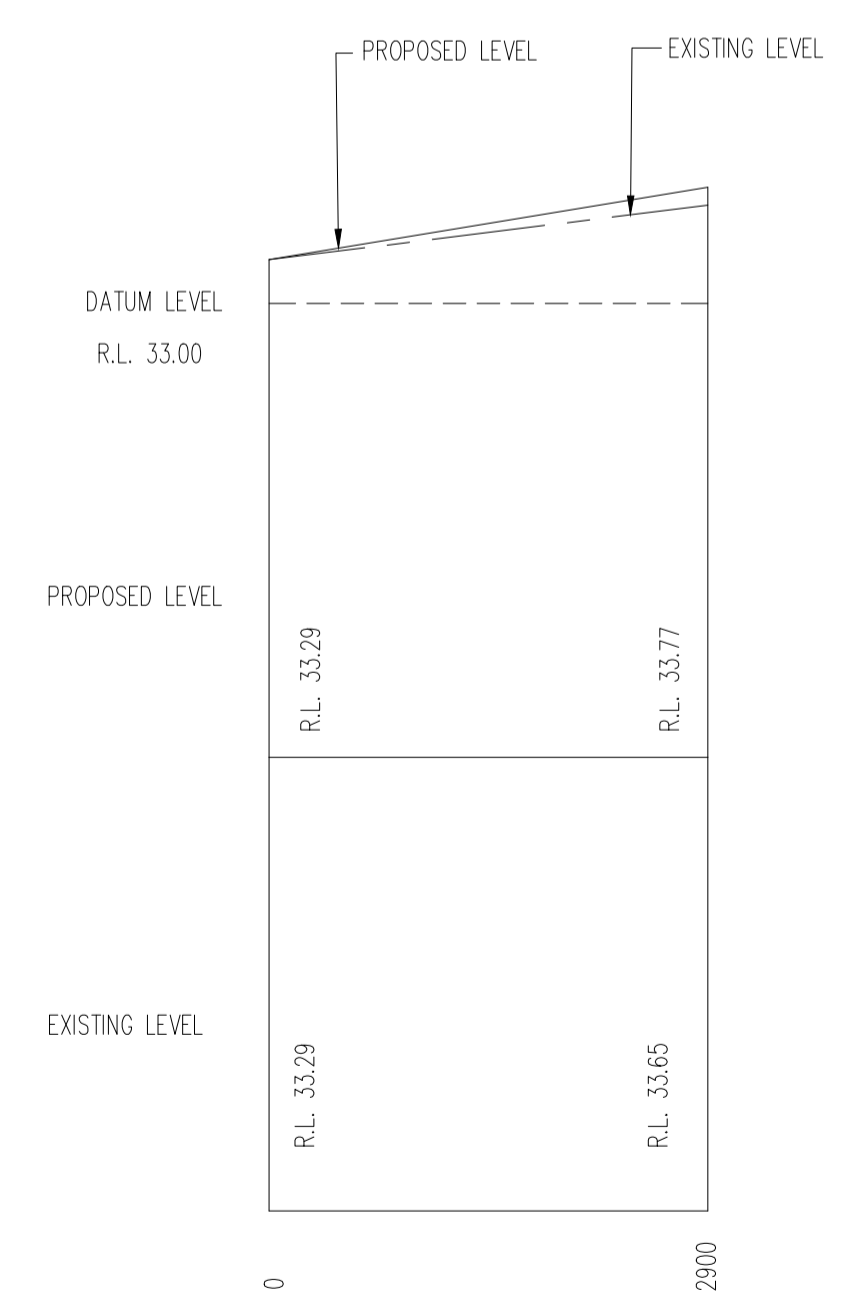
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S03



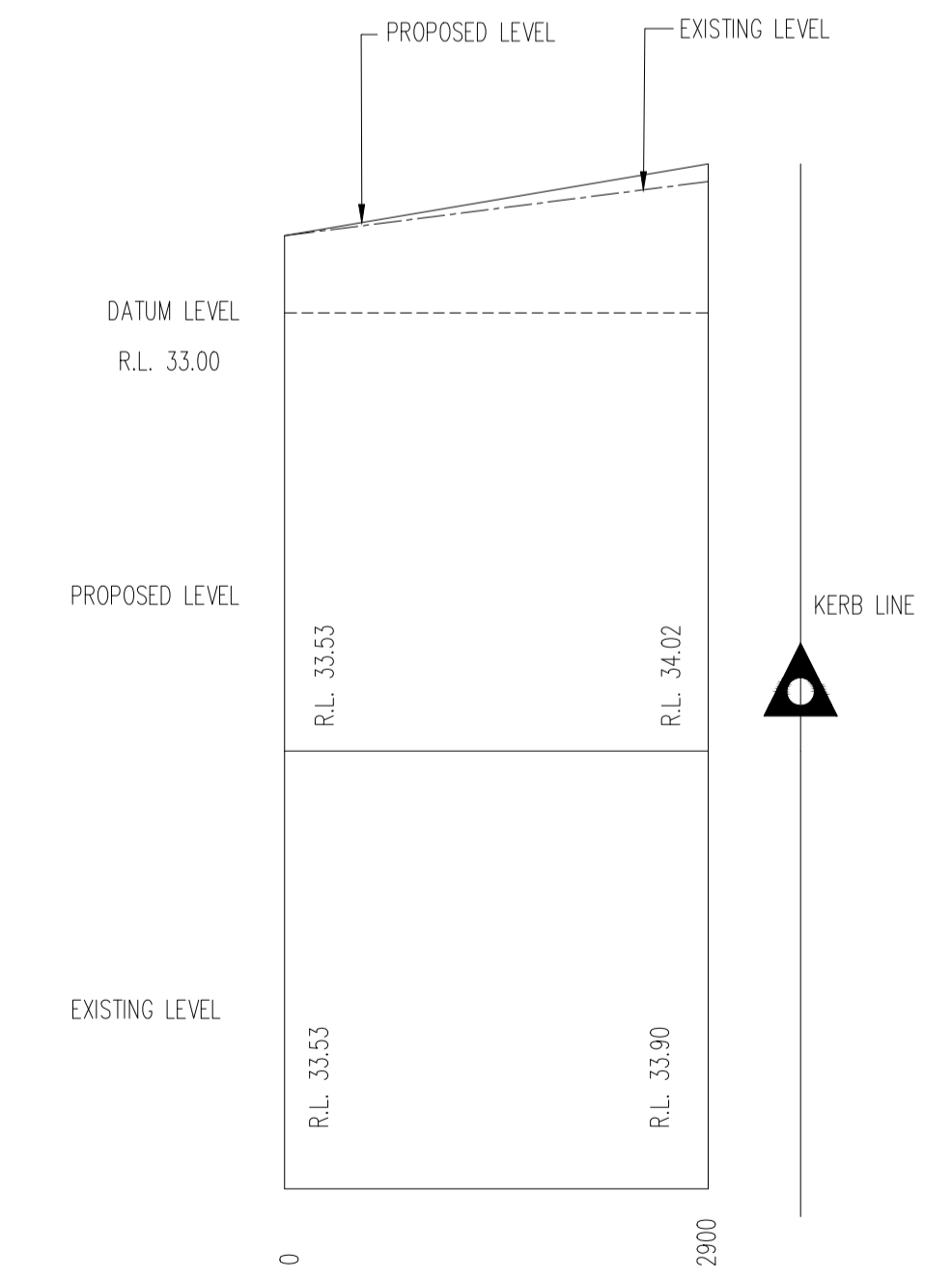
FLOOR SLAB EDGE DETAIL
SCALE 1:10
(IF REQUIRED)



SECTION **E**
SCALE 1:50
S03



SECTION **F**
SCALE 1:50
S03



SECTION **G**
SCALE 1:50
S03

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PROJECT ADDRESS PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY						
SHEET INFO GARAGE FLOOR SECTIONS & DETAILS						
DESIGNED	S.D.	DRAFTED	L.S.	CHECKED	B.M.	
SHEET NO	S04	SCALES	AS SHOWN	START DATE	03-05-2018	
SHEET SIZE	A1	DO NOT ATTEMPT TO SCALE FROM THESE DRAWINGS			PROJECT NO	J170097

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 - PROBABILITY FACTOR Kp: 1 HAZARD FACTOR Z: 0.08
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MESH LAPPING DIAGRAM



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PEDESTALS & COL	40	40	50	40	40	40	50	65	75
SLABS	40	20	45	40	30	30	40	60	65
BEAMS	40	25	50	40	40	40	50	65	75
WALLS	40	20	50	40	40	40	50	65	75

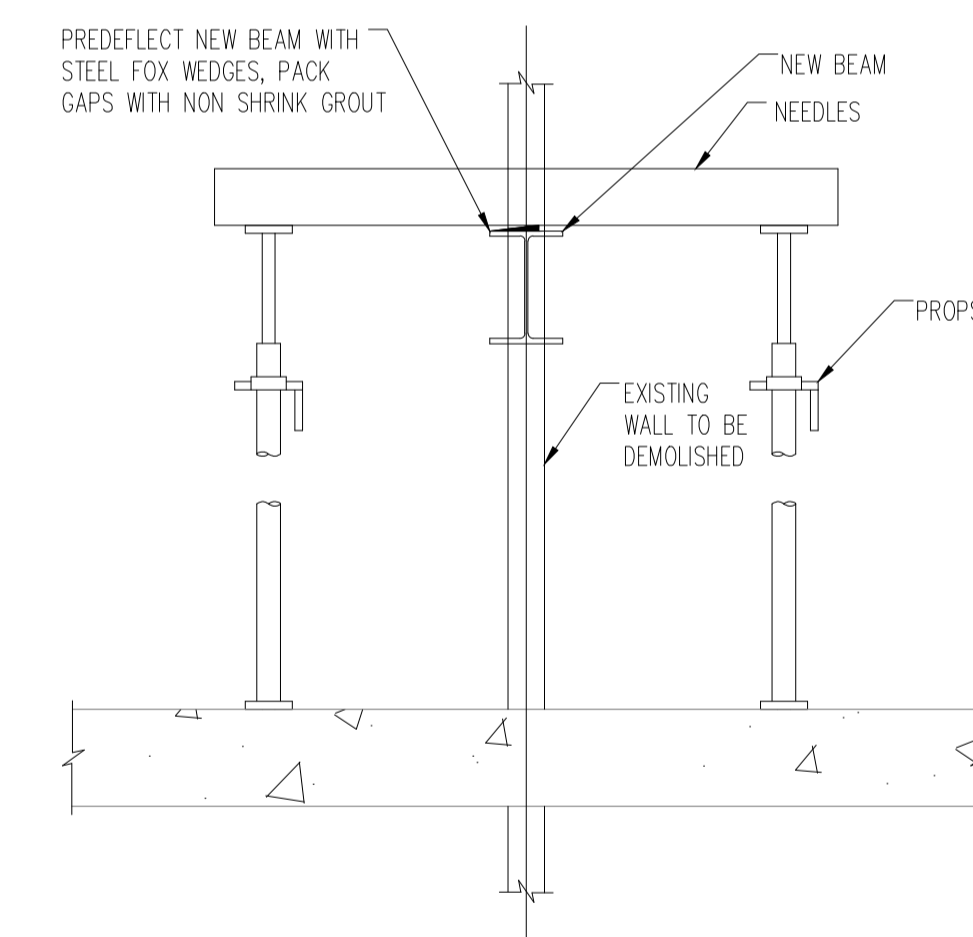
- C4. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C5. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- C6. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS (IF ANY).
- C7. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN THE CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- C8. ALL CONCRETE SHALL BE COMPACTED USING HIGH FREQUENCY VIBRATORS.
- C9. ALL CONCRETE SURFACES SHALL BE CURED BY MAINTAINING THEM CONSTANTLY DAMP OR WET FOR A MINIMUM OF 7 DAYS. CURING TO COMMENCE IMMEDIATELY AFTER POURING.
- C10. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- C11. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN. THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES. REINFORCEMENT FABRIC TO HAVE END AND SIDE LAPS OF 250 MIN
- C12. ALL REINFORCEMENT SHALL BE SUPPORTED ON STEEL CHAIRS TO MAINTAIN IT AT THE CORRECT LEVELS, IN NO CASE SHALL THE SPACING OF CHAIRS EXCEED 800. PLASTIC BAR CHAIRS ONLY SHALL BE USED FOR EXPOSURE CLASSIFICATION B1 OR WORSE.
- C13. UNLESS OTHERWISE SHOWN CONCRETE ENCASEING TO STRUCTURAL STEELWORK SHALL BE 50 MINIMUM THICKNESS REINFORCED WITH FGW41. FABRIC SHALL HAVE 25 COVER AND BE LAPPED 250 AT ALL SPLICES.
- C14. SEPARATE ALL CONCRETE SLAB AND BEAM SURFACES FROM CONTACT WITH MASONRY WITH TWO LAYERS OF "MALTHOD" OR EQUIVALENT
- C15. REINFORCEMENT SYMBOLS ARE AS FOLLOW :
 - N---- GRADE D500 DEFORMED BAR IN ACCORDANCE WITH AS 4671
 - S---- GRADE D250 DEFORMED BAR IN ACCORDANCE WITH AS 4671
 - R---- GRADE R250 PLAIN BAR IN ACCORDANCE WITH AS 4671
 - SL----GRADE 500 SQUARE & RECTANGULAR WIRE FABRIC IN ACCORDANCE WITH AS 4671
 - L?TM-- GRADE 500 TRENCH MESH BAR IN ACCORDANCE WITH AS 4671
 THE NUMBER FOLLOWING THE REINFORCEMENT BAR SYMBOL IS THE NUMBER OF MILLIMETERS IN THE BAR DIAMETER.
- C16. FORMWORK WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE S.A.A. FORMWORK CODE AS 1509.
- C17. THE ENGINEER IS TO BE GIVEN 48 HOURS NOTICE OF ALL IMPENDING POURS.

NEEDLING DETAIL

SUGGESTED WALL NEEDLING PROCEDURE IN CONJUNCTION WITH THE ENGINEERS DRAWINGS PROCEED WITH THE FOLLOWING

- N1. NEEDLE THROUGH WALL DIRECTLY ABOVE POSITION OF NEW STEEL BEAMS AT 900mm MAX CENTRES WITH 125 PFC OR 100 x 6 SHS OR EQUAL NEEDLES SPANNING 900mm MAX ONTO PROP AT EACH END.
- N2. PROPS SHALL BE SUPPORTED DIRECTLY ON THE EXISTING CONCRETE FLOOR SLAB. SCREW UP PROPS TO SUPPORT FULL LOAD OF BRICKWORK ABOVE NEEDLES.
- N3. BREAK OUT OPENING
- N4. INSERT BEAM WITH SEATING ON GROUT BED AS PER DETAILS, ALLOW 24 HOURS FOR GROUT TO CURE. PREFLECT BEAM BY DRIVING 1:20 STEEL FOX WEDGES BETWEEN UNDERSIDE OF BRICKWORK & TOP OF BEAM TO TRANSFER LOAD TO NEW BEAM.
- N5. RAM PACK BETWEEN NEW STEELBEAM & UNDERSIDE OF EXISTING BRICKWORK WITH DRY NON SHRINK GROUT
- N6. A MINIMUM OF 48HRS AFTER GROUTING REMOVE THE PROPS & NEEDLES & MAKE GOOD

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



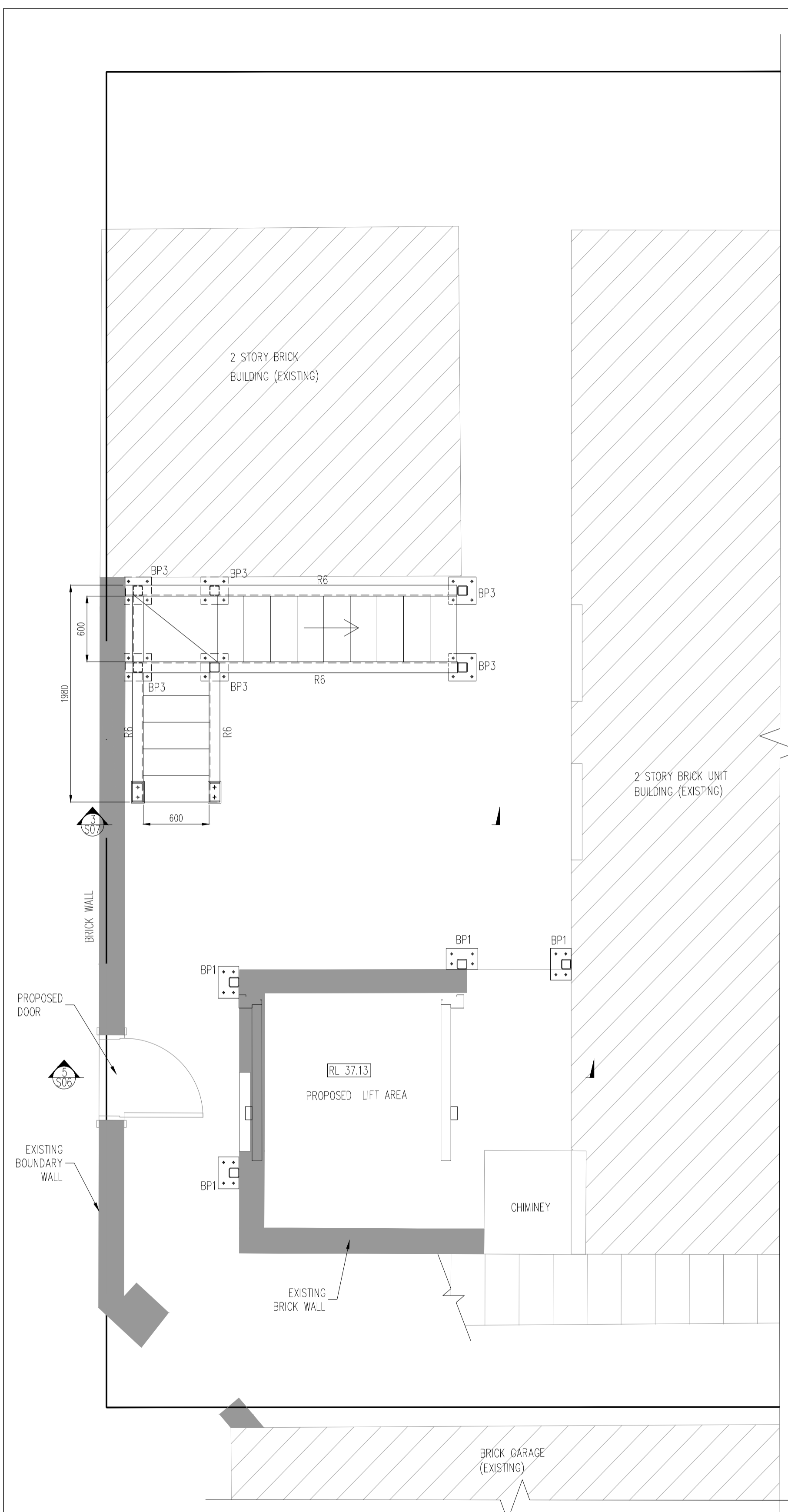
		ABN 71121623550 Suite 201/283 Alfred St., North Sydney Tel: (02) 9922 5501 Email: info@neillydavies.com.au		COPYRIGHT THIS DOCUMENT IS & SHALL REMAIN THE PROPERTY OF NEILLY DAVIES & PARTNERS CONSULTING ENGINEERS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. IT MUST NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF THE COMPANY.	
PROJECT STATUS					
FOR CONSTRUCTION					
CLIENT					
JAMESONS STRATA MANAGEMENT					
PROJECT ADDRESS					
PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY					
SHEET INFO					
CONSTRUCTION NOTES					
DESIGNED	M.R.	DRAFTED	M.L.	CHECKED	B.M.
SHEET NO	S01	SCALES	AS SHOWN	START DATE	03-05-2018
SHEET SIZE	A1	DO NOT ATTEMPT TO SCALE FROM THESE DRAWINGS			PROJECT NO
					02-05-2019
					J170097

LEGEND

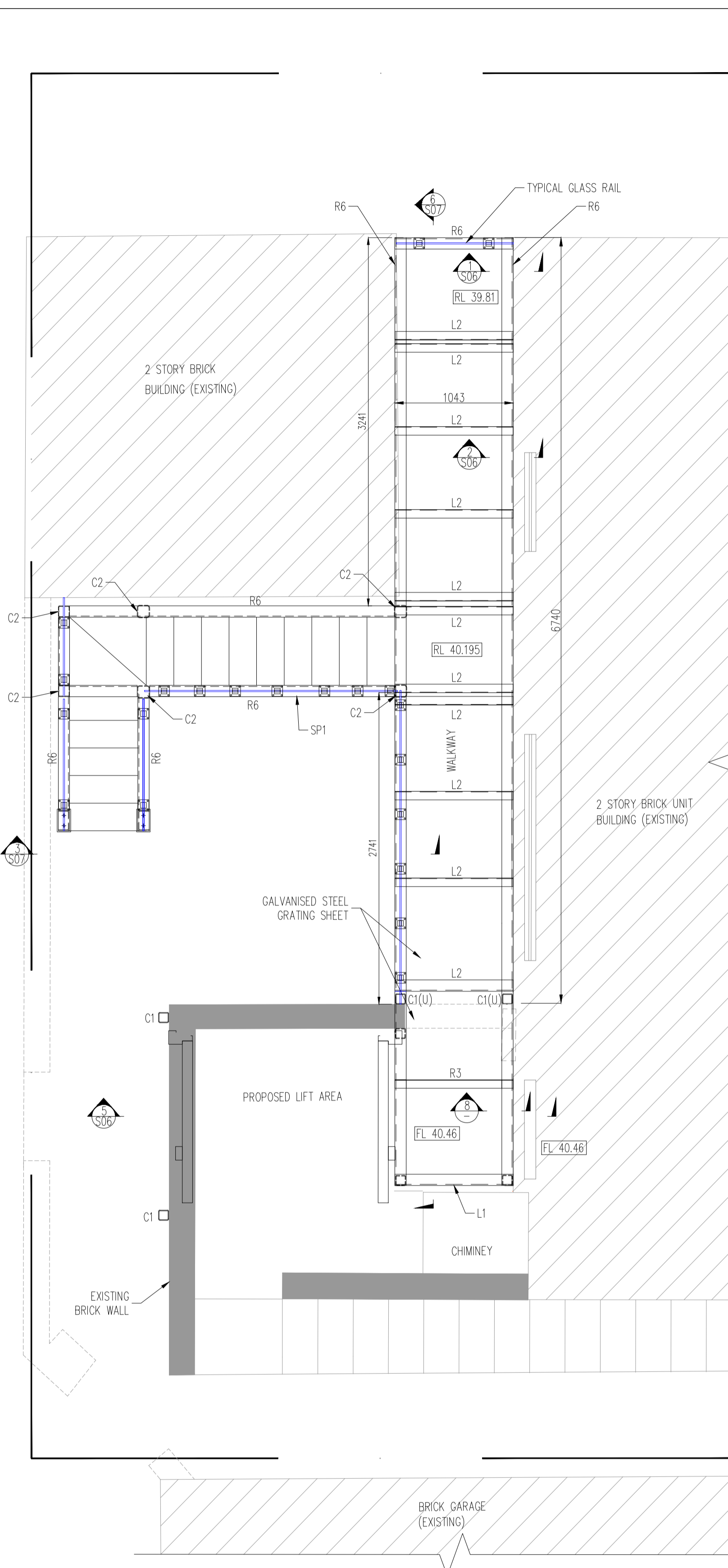
- EXISTING WALLS TO RETAIN
- WALLS BELOW

MEMBER SCHEDULE

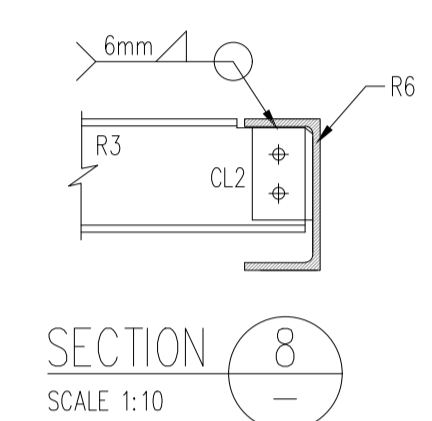
- C1 - 90 x 90 x 6 SHS
- C2 - 100 x 100 x 6 SHS
- R1 - 200 PFC
- R2 - 50x50x3 SHS
- R3 - 150 PFC
- R6 - 200(H) x 100(B) x 10(T) STAINLESS STEEL CHANNEL (MIDWAY METALS)
- L1 - 100x100x10 EA
- L2 - 75x75x5 EA



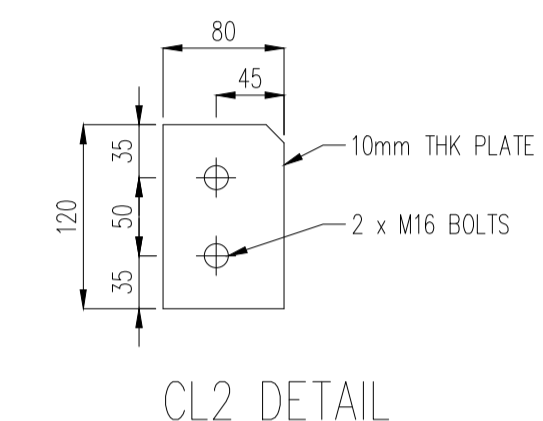
GROUND FLOOR PLAN
SCALE 1:30



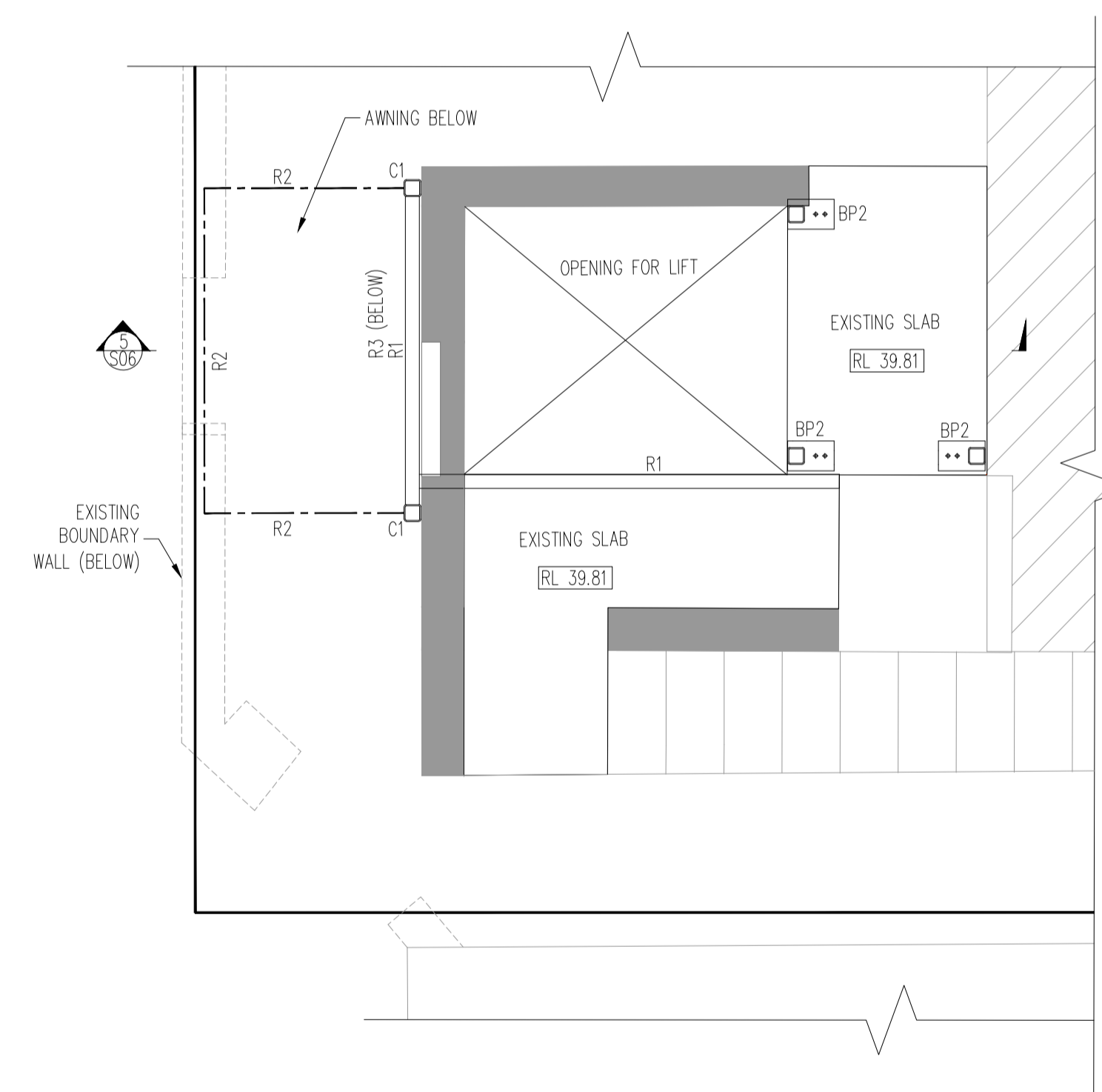
LEVEL 1 (FL 46.46) PLAN
SCALE 1:30



SECTION 8
SCALE 1:10



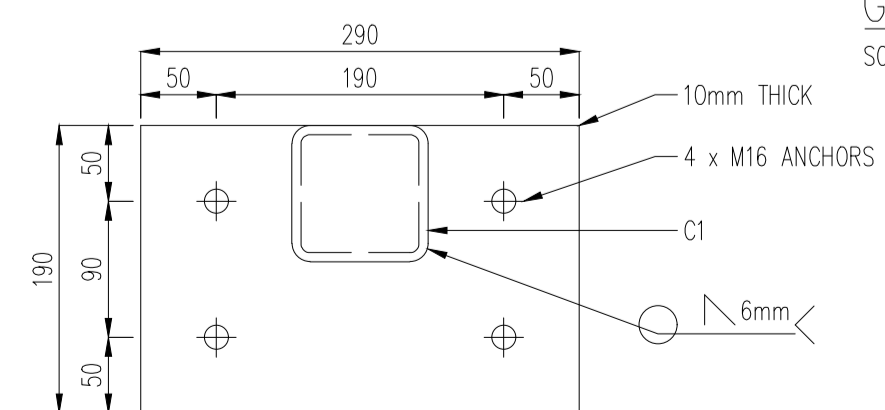
CL2 DETAIL
SCALE 1:5



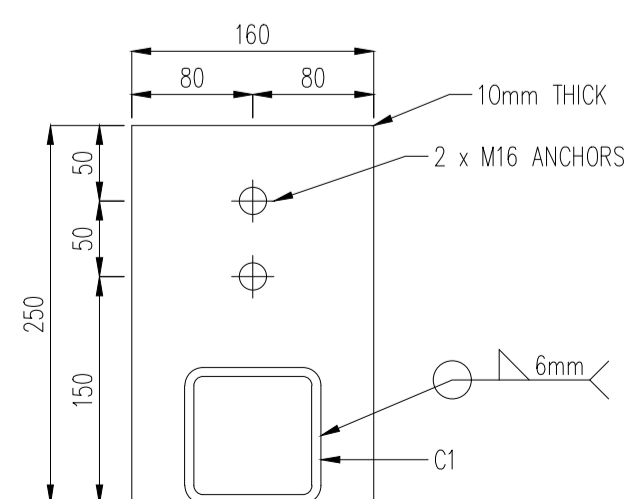
EXISTING ROOF SLAB LEVEL (FL 39.81) PLAN
SCALE 1:30

NOTES:

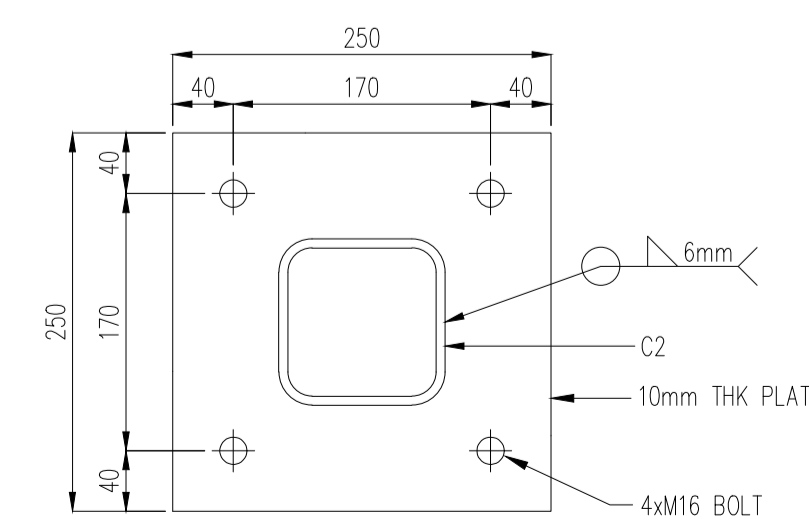
ALL LEVEL AND DIMENSION TO BE VERIFIED BEFORE CONSTRUCTION.



BASE PLATE (BP1) DETAIL FOR C1
SCALE 1:5



BASE PLATE (BP2) DETAIL FOR C1
SCALE 1:5



BASE PLATE (BP3) DETAIL FOR C2
SCALE 1:5

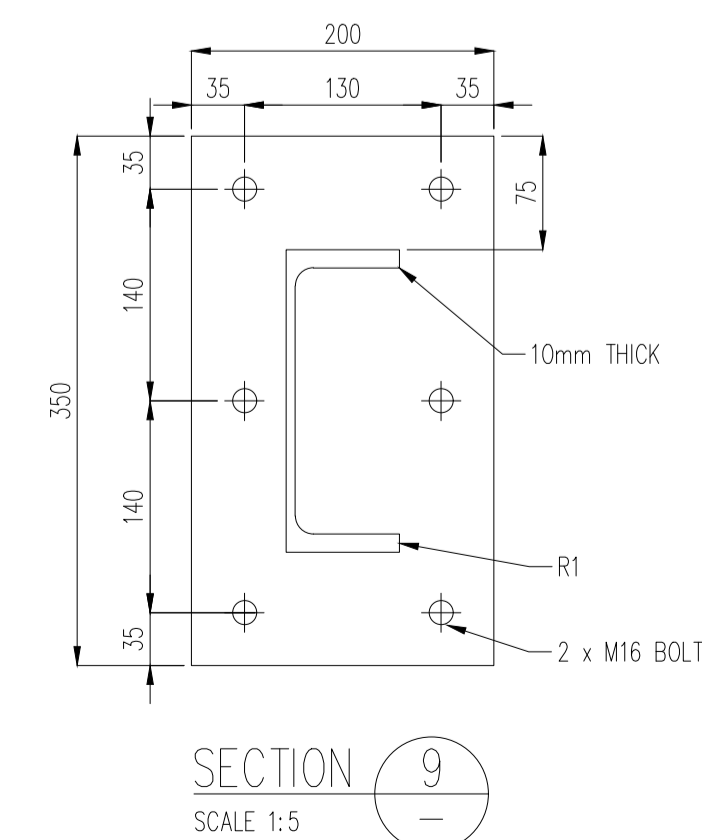
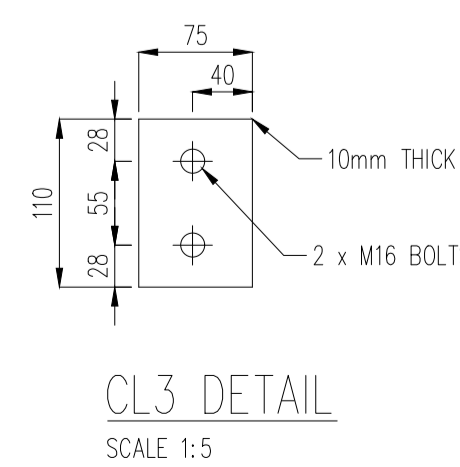
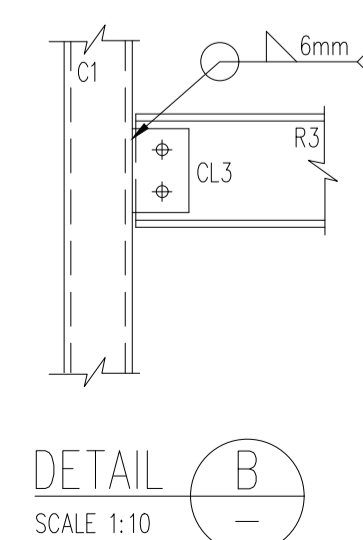
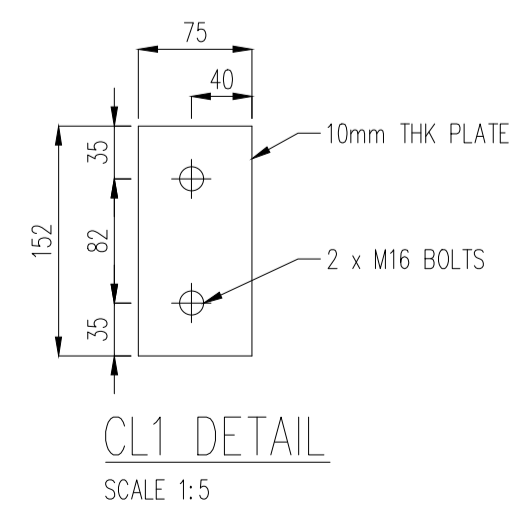
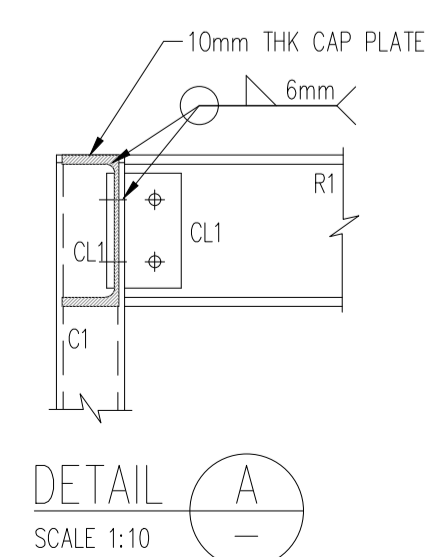
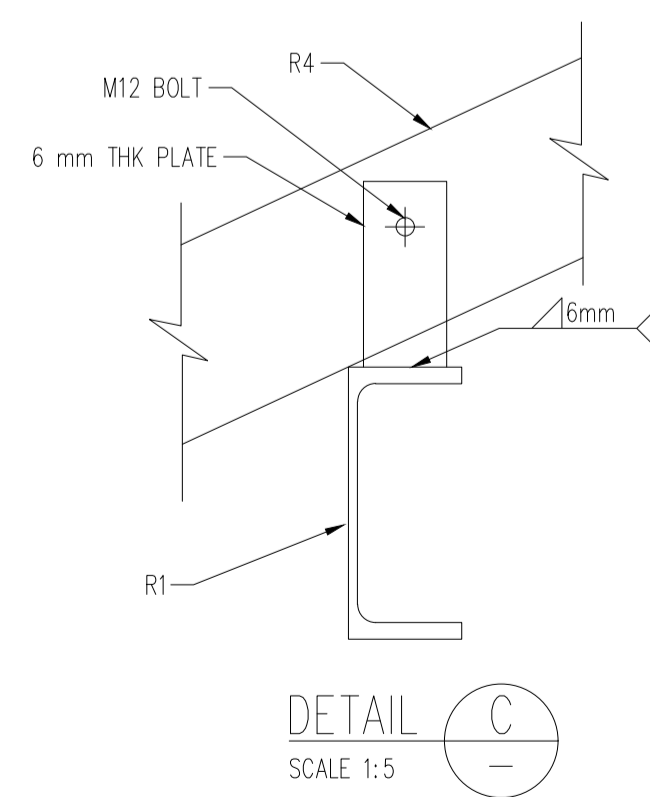
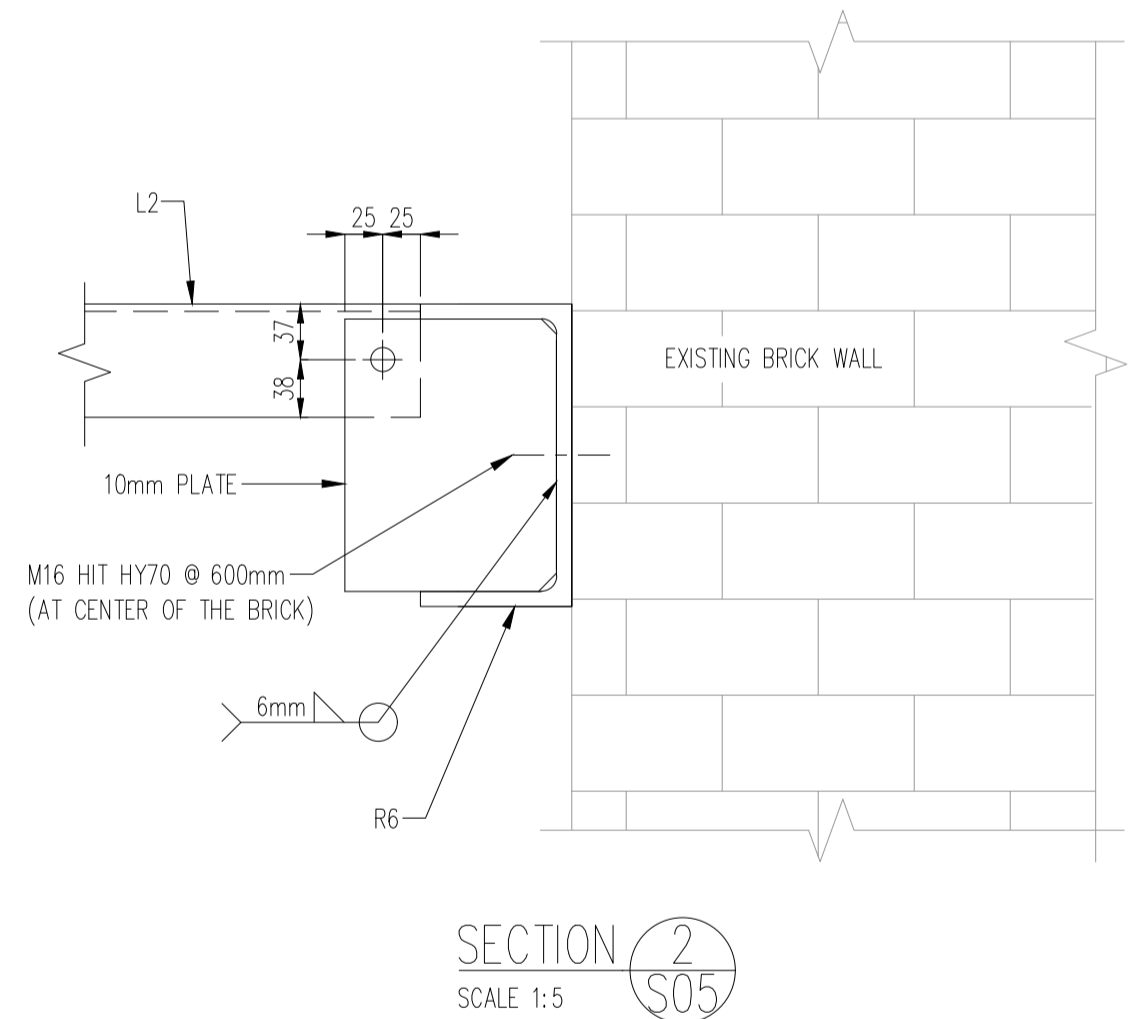
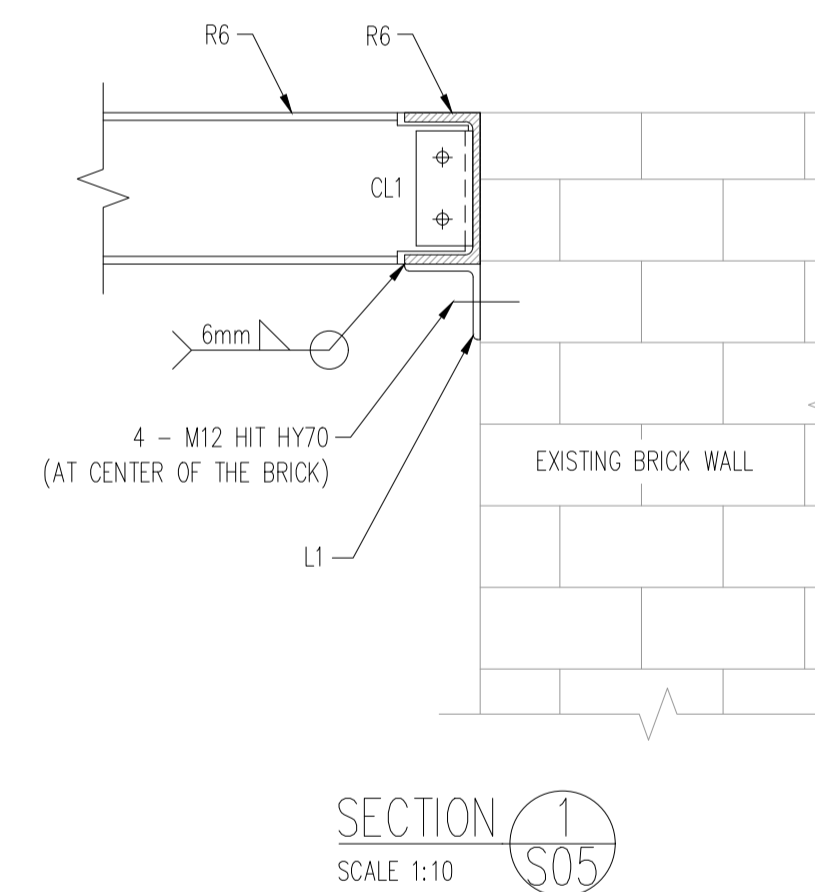
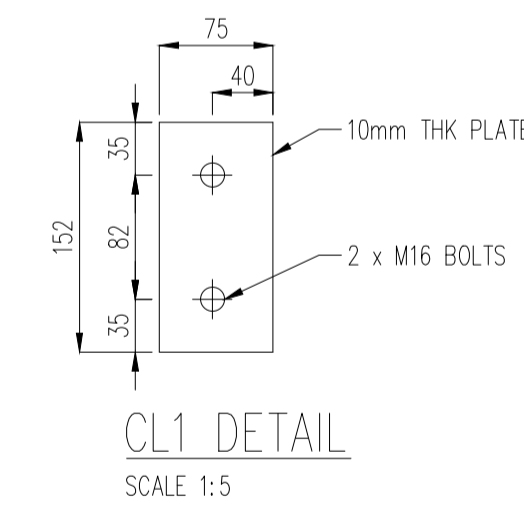
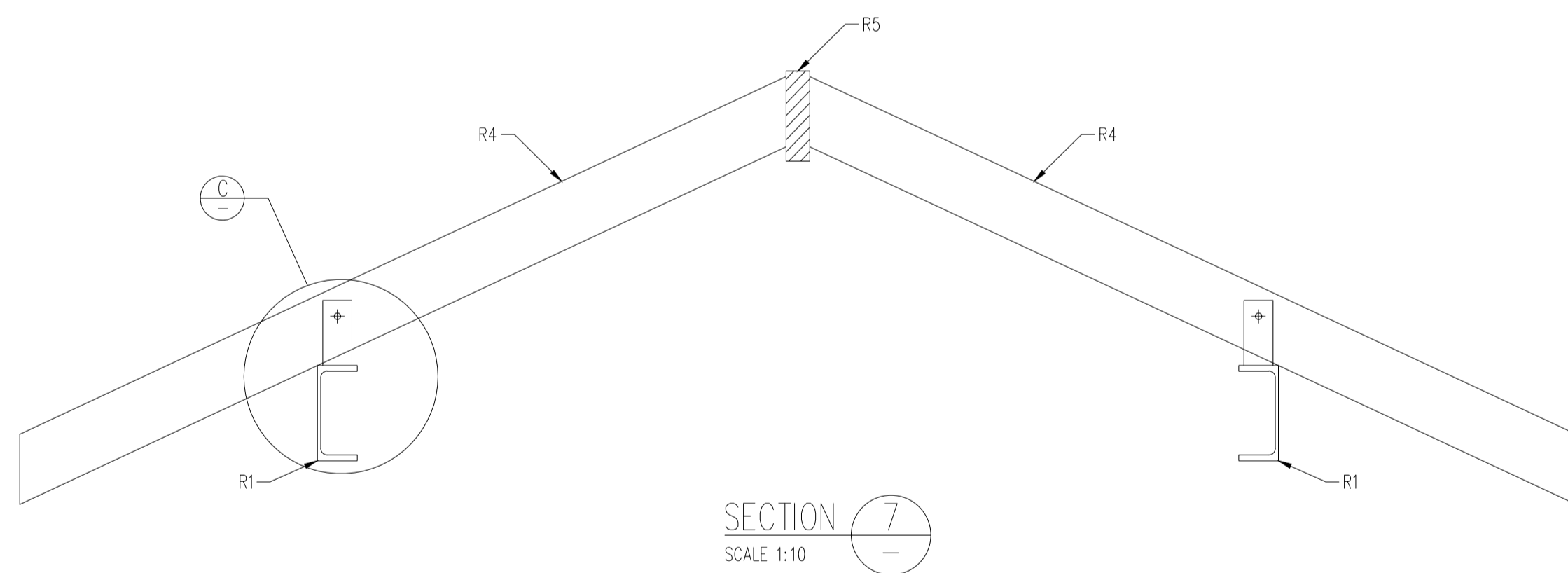
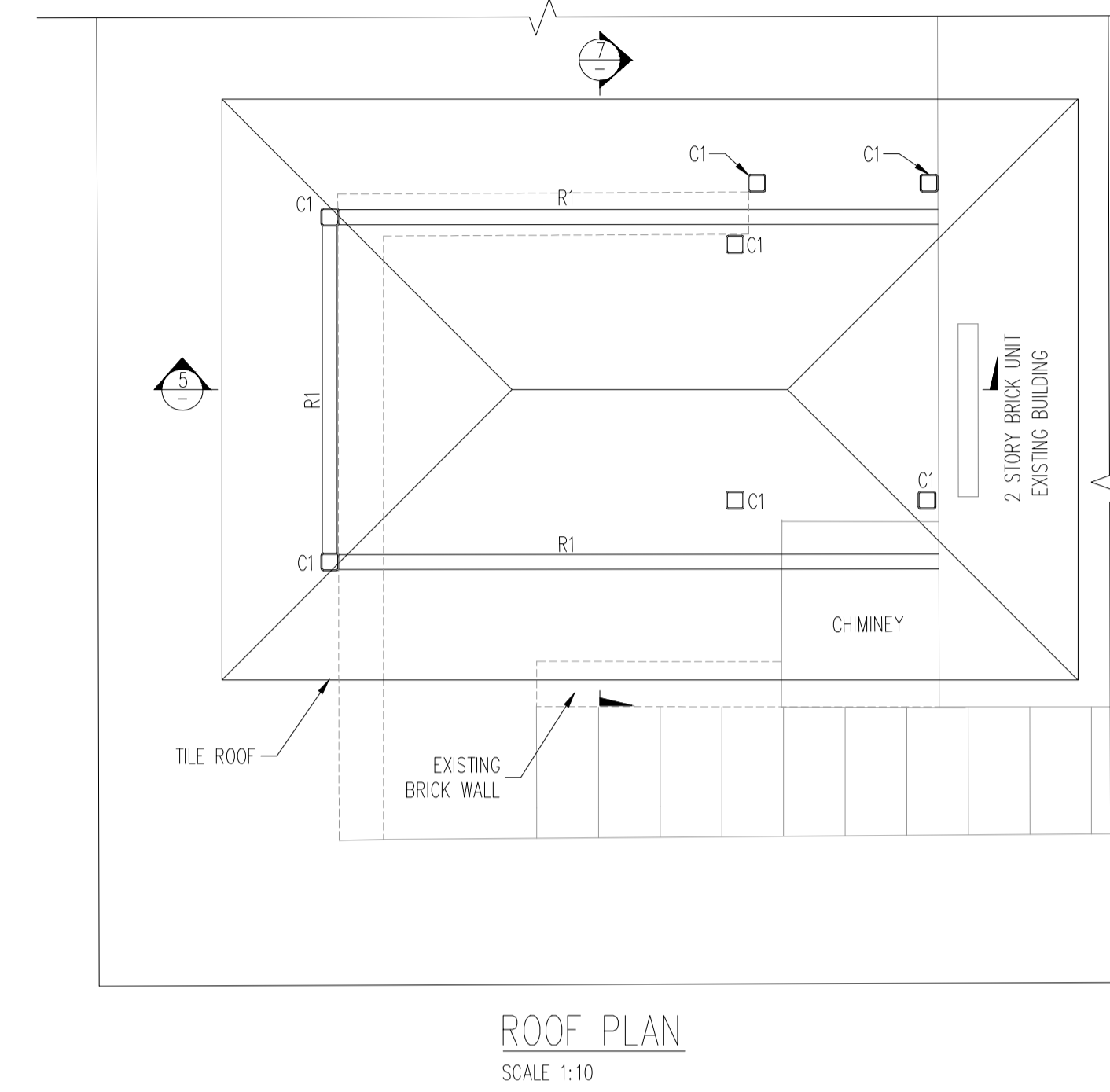
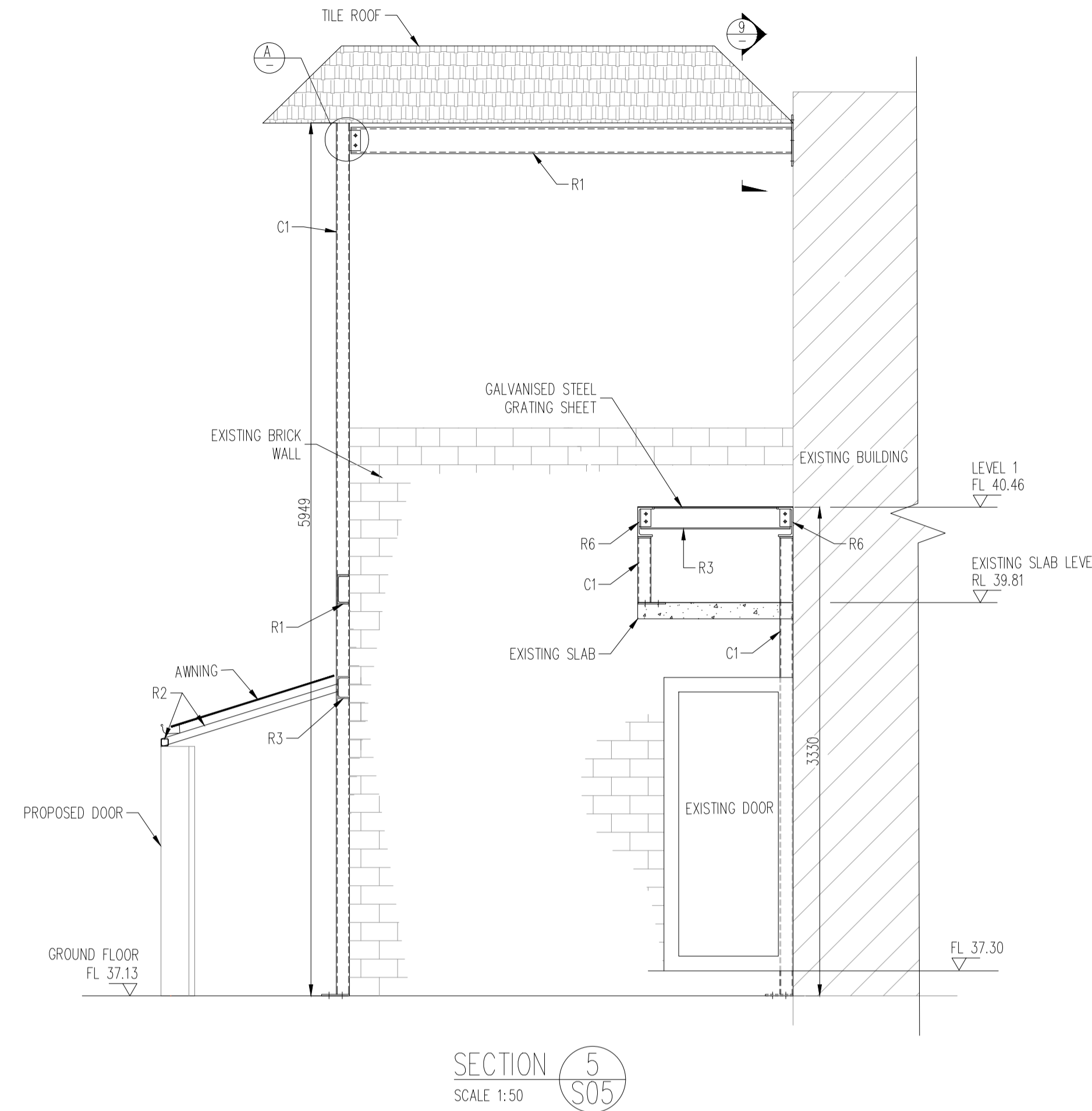
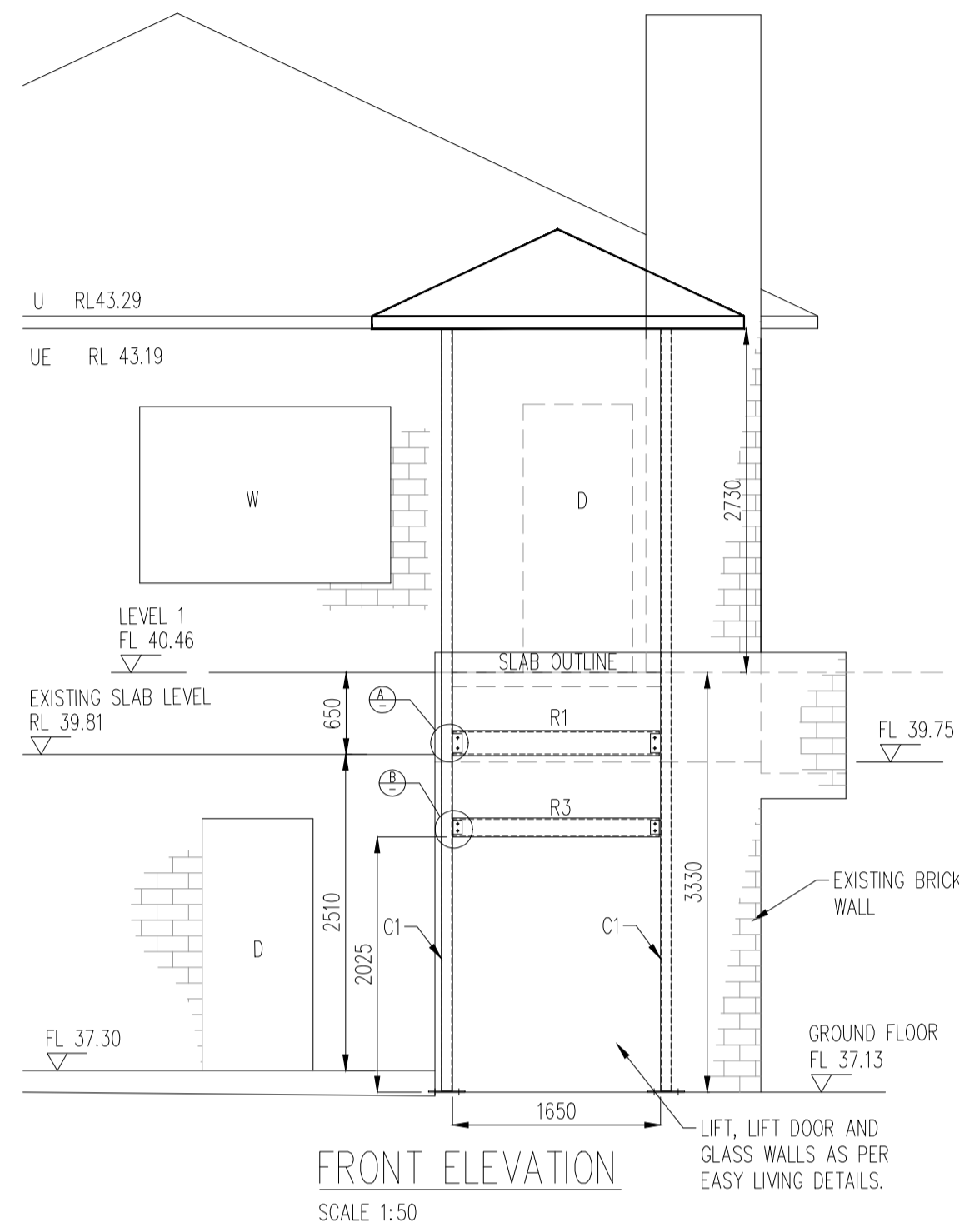
neillyd Davies consulting engineers
ABN 71121623550
Suite 201/283 Alfred St., North Sydney
Tel: (02) 9922 5501
Email: info@neillyd Davies.com.au

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PROJECT STATUS				FOR CONSTRUCTION	
CLIENT				JAMESONS STRATA MANAGEMENT	
PROJECT ADDRESS				PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY	
SHEET INFO				STAIR PLANS, SECTIONS & DETAILS	
DESIGNED	M.R.	DRAFTED	M.L.	CHECKED	B.M.
SHEET NO	S05	SCALES	AS SHOWN	START DATE	03-05-2018
SHEET SIZE	A1	DO NOT ATTEMPT TO SCALE FROM THESE DRAWINGS			PROJECT NO
					02-05-2019
					J170097

MEMBER SCHEDULE

- C1 - 90 x 90 x 6 SHS
- C2 - 100 x 100 x 6 SHS
- R1 - 200 PFC
- R2 - 50x50x3 SHS
- R3 - 150 PFC
- R4 - 120x45 MCP12
- R5 - 170x45 MCP12
- L1 - 100x100x10 EA
- L2 - 75x75x5 EA



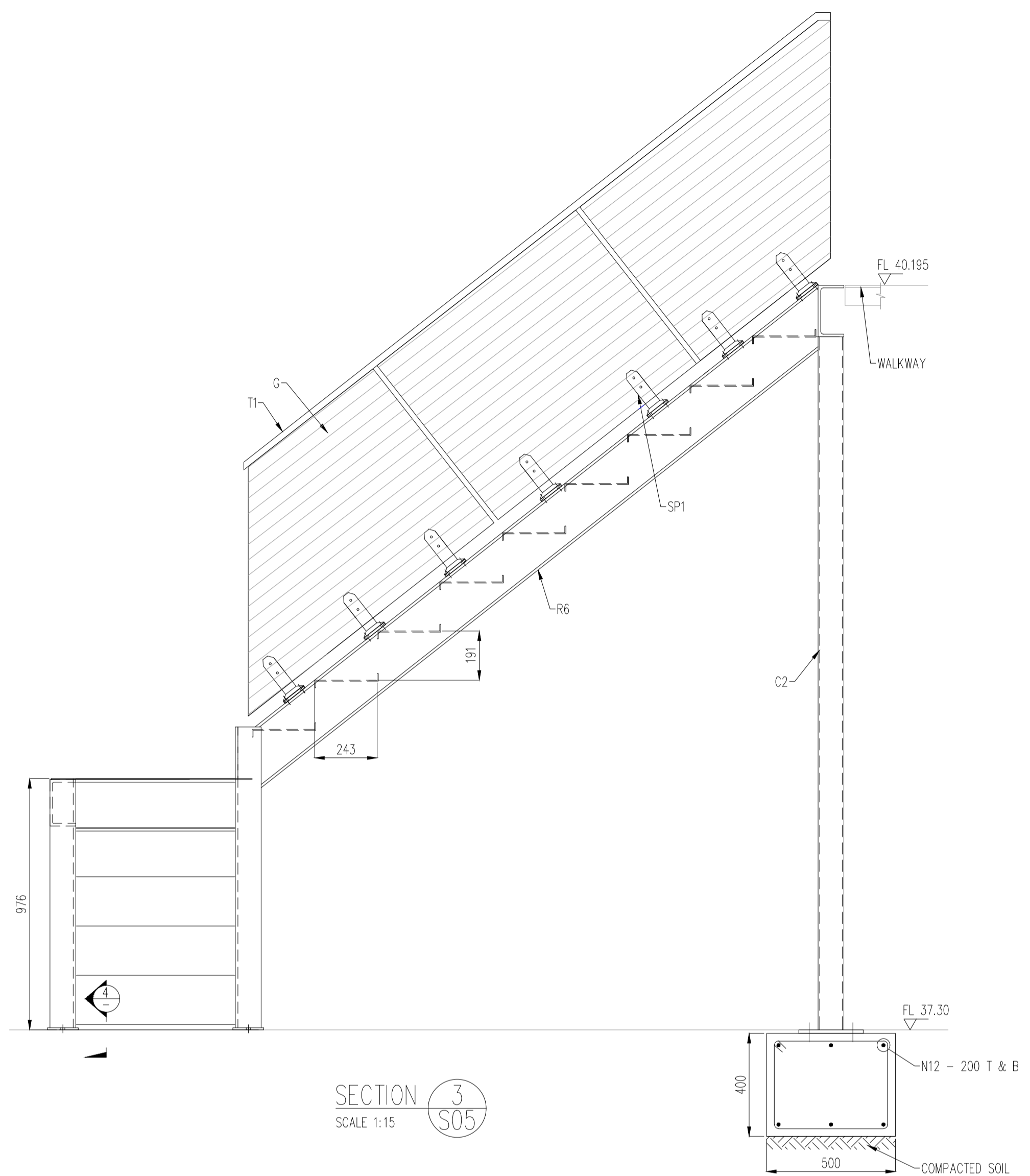
NOTES:

ALL LEVEL AND DIMENSION TO BE VERIFIED BEFORE CONSTRUCTION.

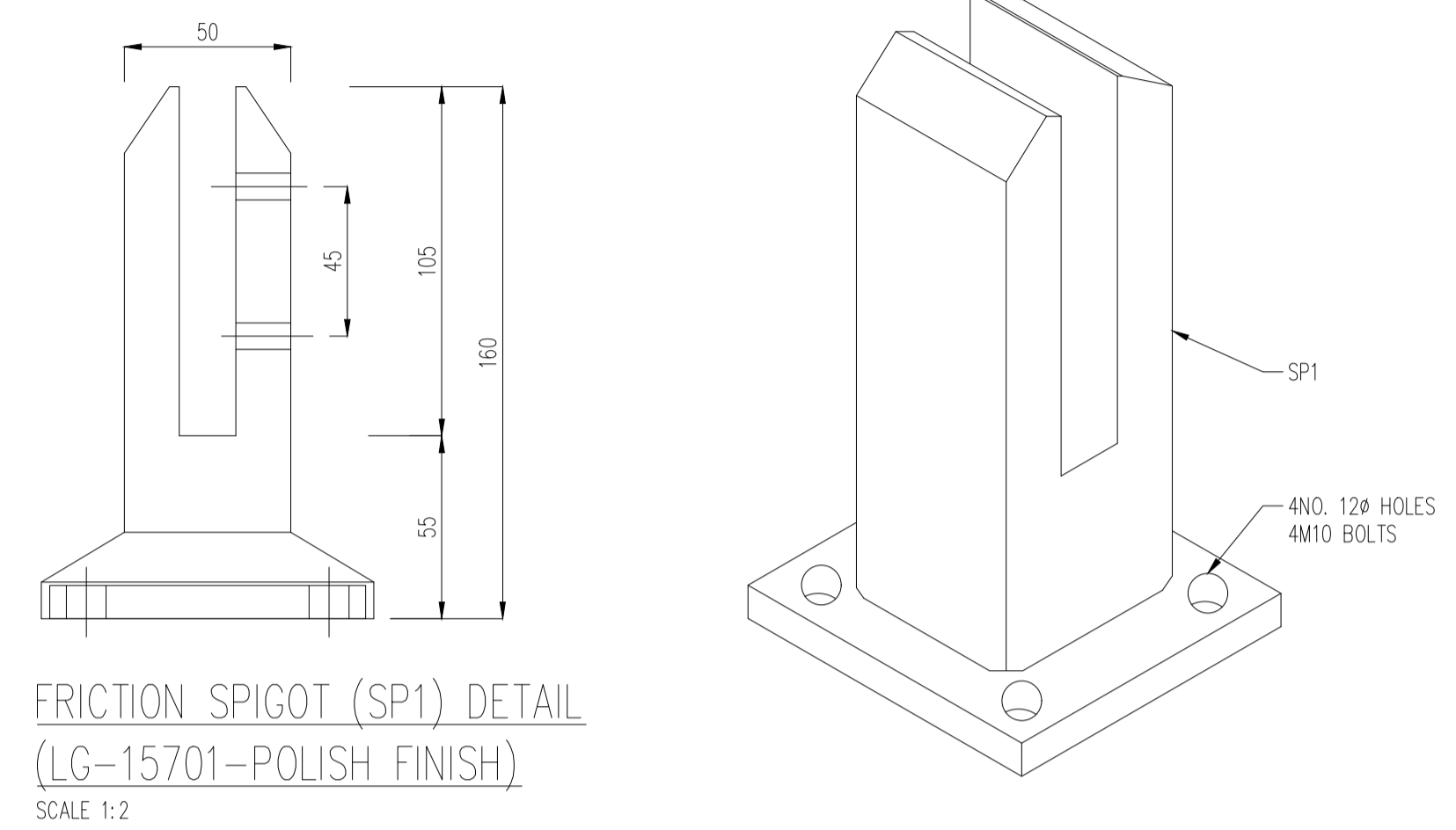
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FOR CONSTRUCTION						
JAMESONS STRATA MANAGEMENT						
PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY						
ROOF PLAN, SECTIONS AND DETAILS						
DESIGNED	M.R.	DRAFTED	M.L.	CHECKED	B.M.	
SHEET NO	S06	SCALES	AS SHOWN	START DATE	03-05-2018	
SHEET SIZE	A1	DO NOT ATTEMPT TO SCALE FROM THESE DRAWINGS			PROJECT NO	J170097

MEMBER SCHEDULE

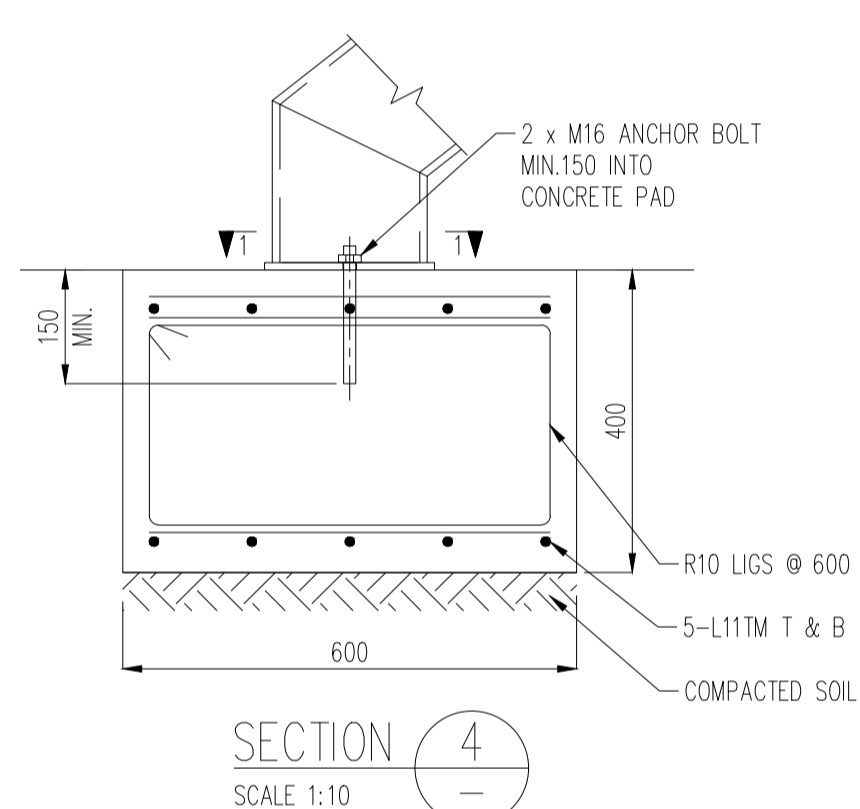
- C1 - 90 x 90 x 6 SHS
- C2 - 100 x 100 x 6 SHS
- R3 - 150 PFC
- R6 - 200(H) x 100(B) x 10(I) STAINLESS STEEL CHANNEL (MIDWAY METALS)
- L1 - 100x100x10 EA
- L2 - 75x75x5 EA
- G - GRADE A 12mm THICK GLASS
- SP1 - STRATCO SPIGOT LG-15701 (POLISH FINISH)
- T1 - GLASS CAPPING RAIL 40x30 (STRATCO LG16336)



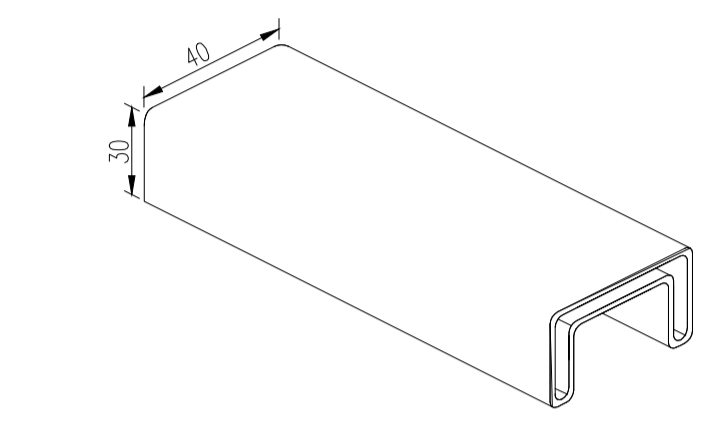
SECTION 3
SCALE 1:15



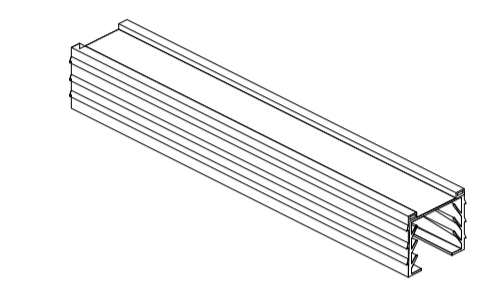
FRICITION SPIGOT (SP1) DETAIL
(LG-15701-POLISH FINISH)
SCALE 1:2



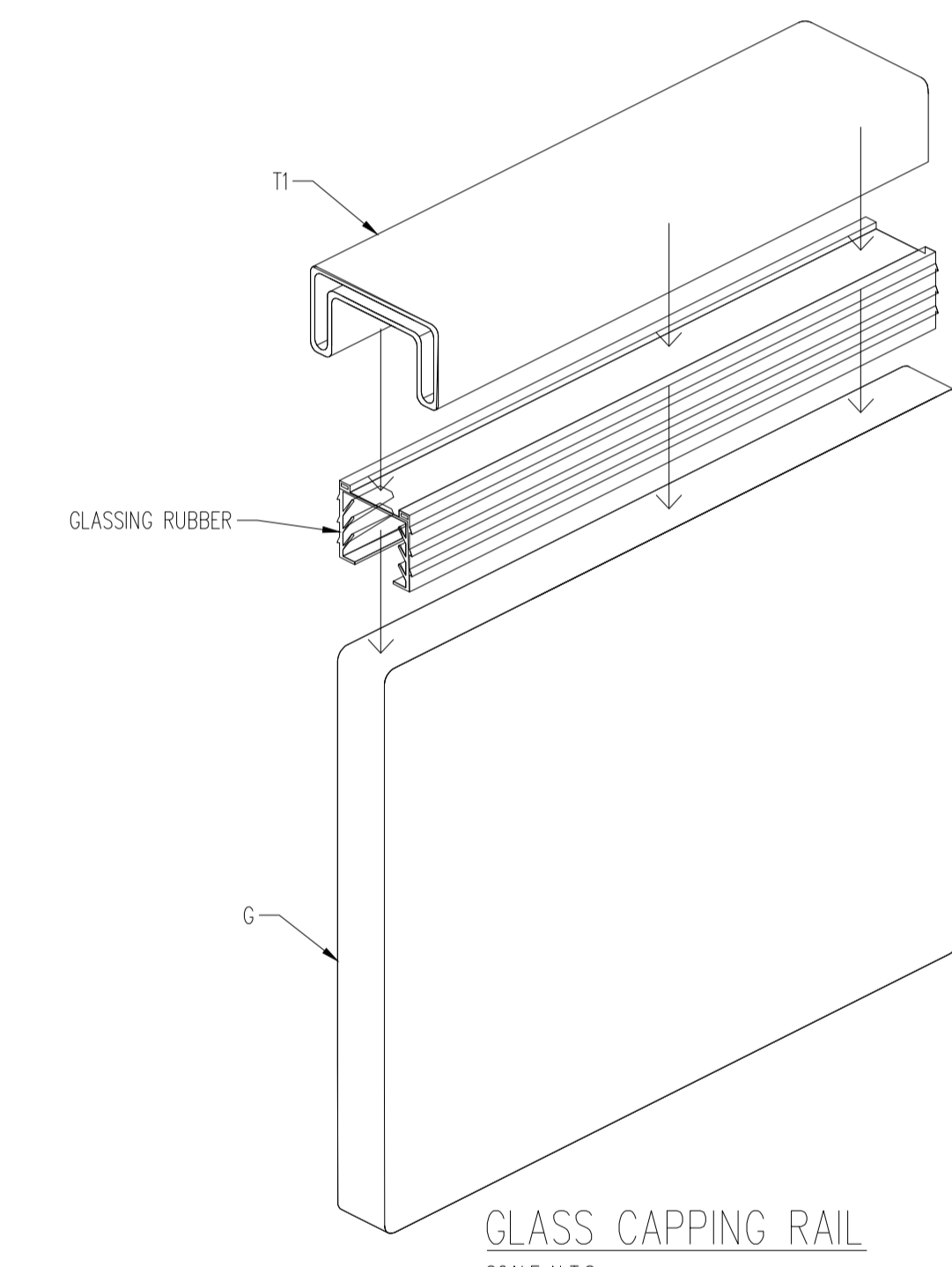
SECTION 4
SCALE 1:10



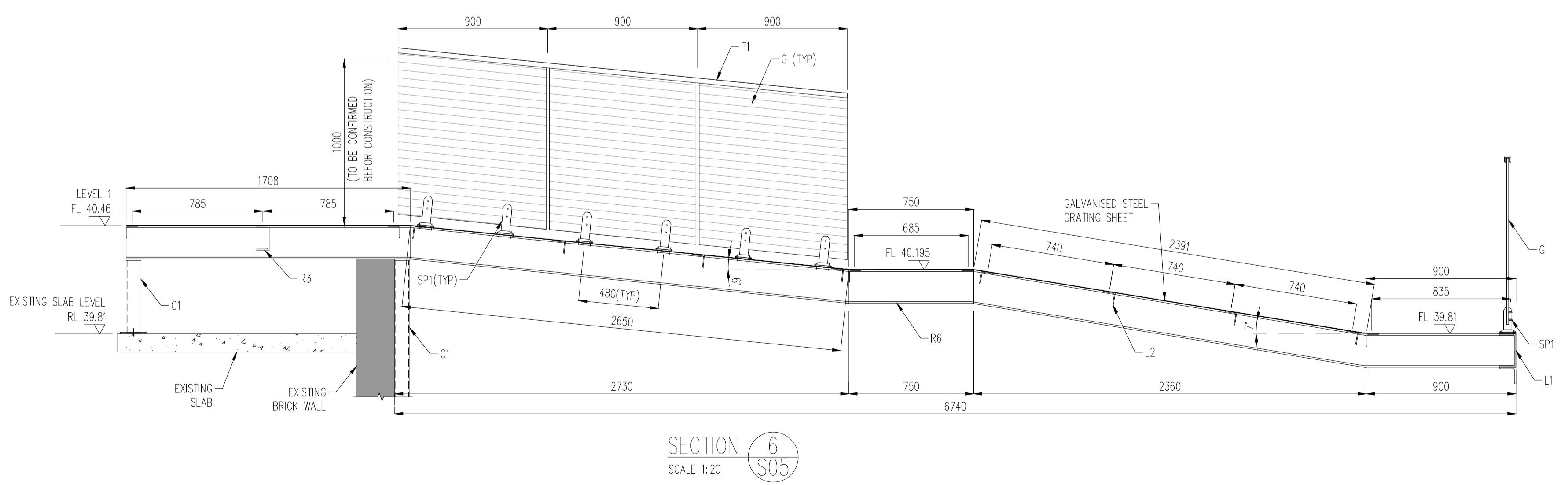
GLASS CAPPING DETAILS (T1) DETAIL
(LG-16336-POLISH FINISH)
SCALE N.T.S.



GLASSING RUBBER (LG-16334)
SCALE N.T.S.



GLASS CAPPING RAIL
SCALE N.T.S.



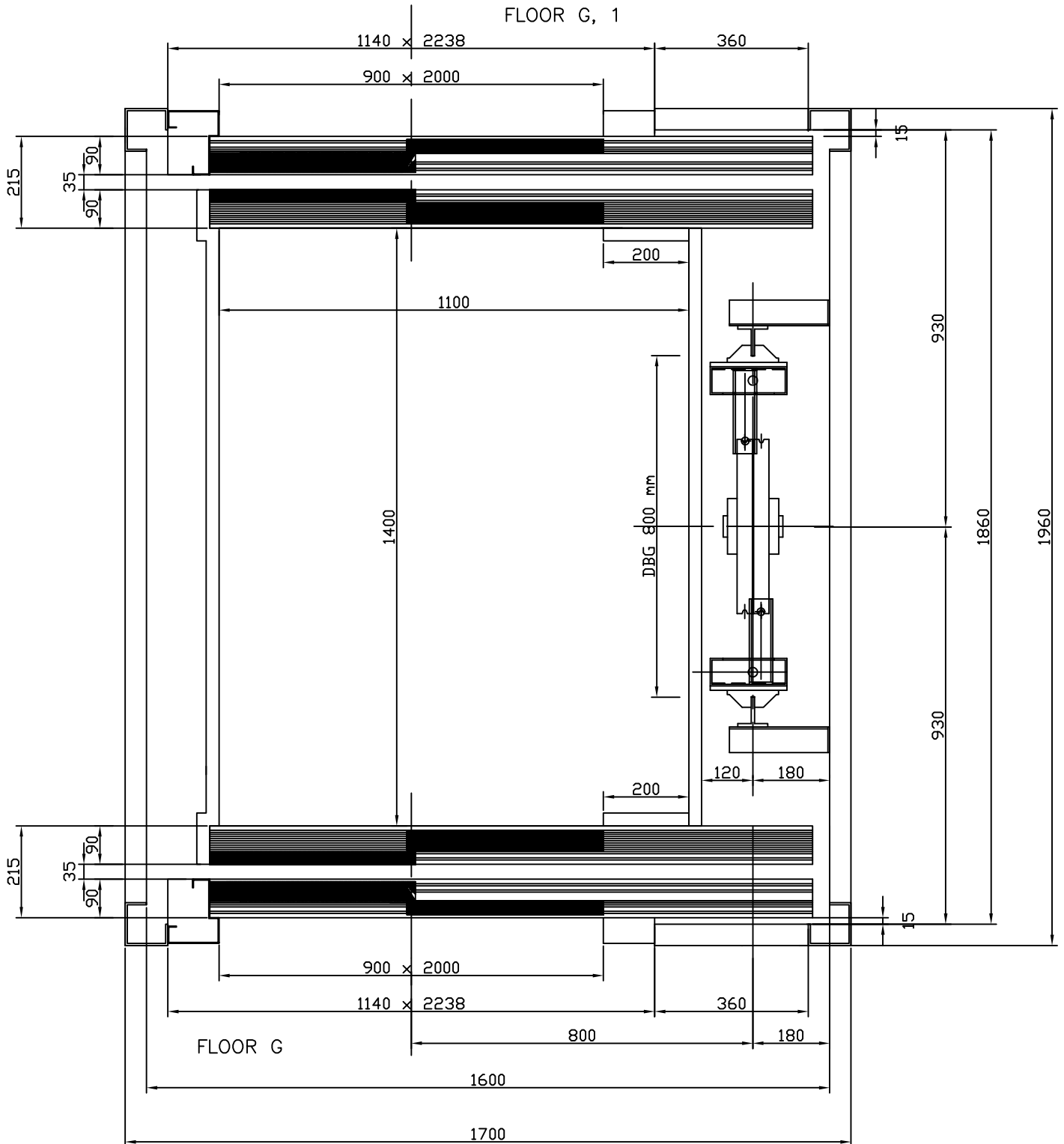
SECTION 6
SCALE 1:20

NOTES:
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		FOR CONSTRUCTION JAMESONS STRATA MANAGEMENT PROPOSED ADDITIONS & ALTERATIONS AT 1 QUINTON ROAD, MANLY STAIRCASE, WALKWAY AND HANDRAIL DETAILS				
DESIGNED	M.R.	DRAFTED	M.L.	CHECKED	B.M.	
SHEET NO	S07	SCALES	AS SHOWN	START DATE	03-05-2018	
SHEET SIZE	A1	DO NOT ATTEMPT TO SCALE FROM THESE DRAWINGS			PROJECT NO	J170097

PLAN VIEW

**VERTICAL DIMENSIONS
SHOWN ARE FROM FFL**



HYDRAULIC HOMELIFT META500

LIFT NUMBER 4909

DATE 23/11/2018

RATED LOAD 400 KG

EASY LIVING

N10010 - 1 QUINTON ROAD, MANLY



METALIFT SRL, Via 4 Novembre 21, 42021 Ubersetto DI Fiorano (MO) Tel. 0536/071690

This drawing has been prepared on the information provided and has generated the technical specifications here drawn. Any changes to the site details and dimensions will affect the specifications and must be communicated to Easy Living. Do not scale, if in doubt ask.

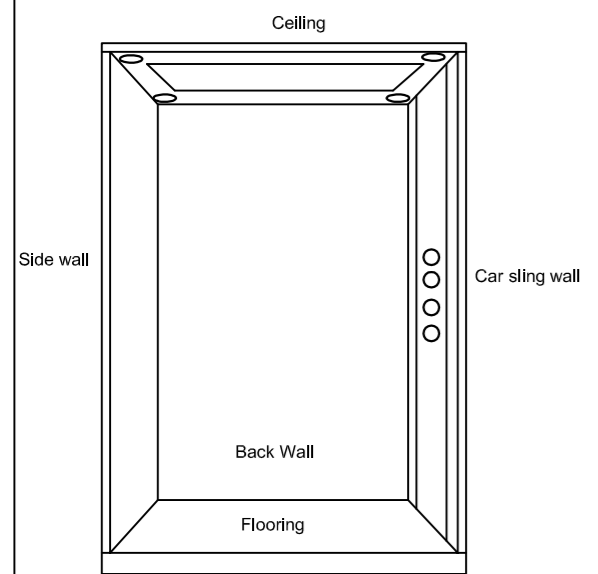
PRIMARY NOTES

- 1) The lift shaft be provided with permanent shaft lighting the terminal lighting units at shaft pit level
- 2) Controller and pump unit shall be protected from manomissions.
- 3) The machine room/shaft shall be provided with hole 150 mm diameter

Please confirm the following

DIMENSIONS	
Description	mm
Overall travel	3000
Overhead height (min.)	2650
Pit Width	1700
Pit length	1960
Pit depth	200
Distance to control panel	3500

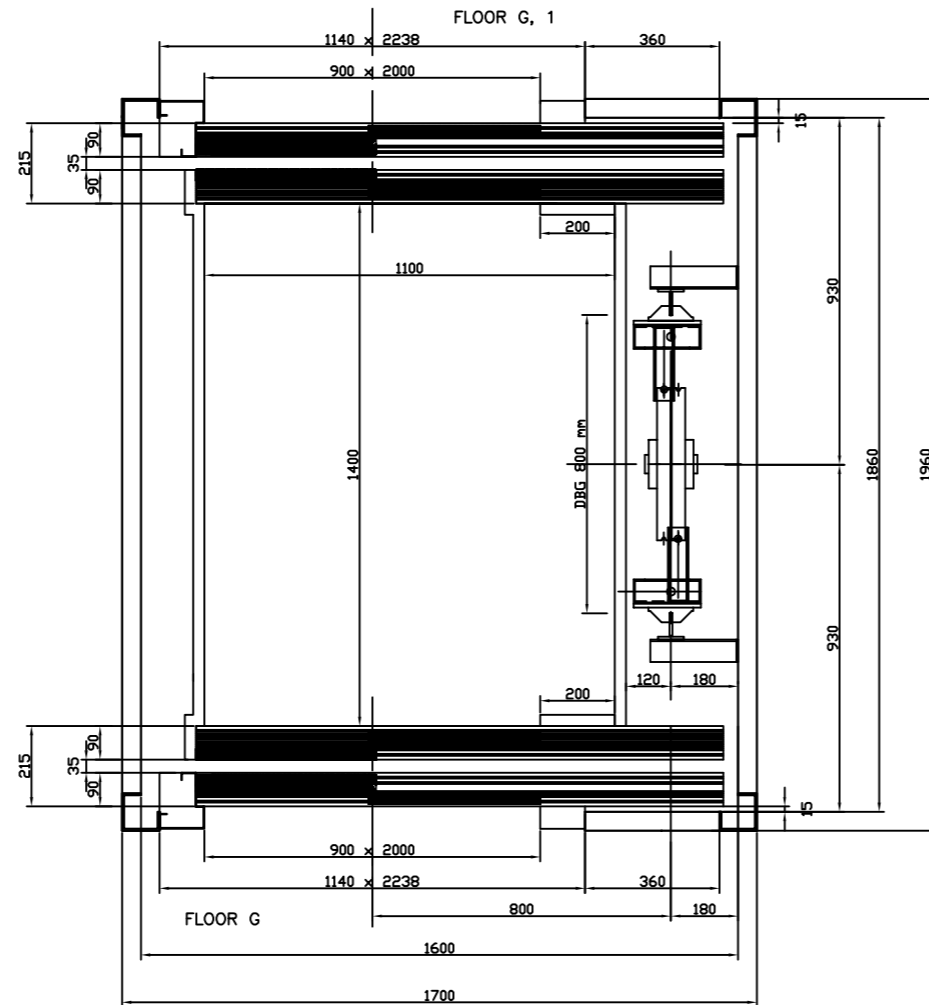
CAR FINISH	
Car sling wall	PLASTIC LAMINATE 1678 WOOD With full height flush central COP panel in Mirror Stainless steel. Blue display and key switch
Ceiling	Mirror Stainless steel with 4 LED downlights in the frame corners
Side wall	PLASTIC LAMINATE 1678 WOOD
Back	Back entry floors G, 1
Cabin corners	Polish Stainless Steel
Flooring	Granit Rocksolid 607



Approved without changes

Yes	No
Signed _____	
Date _____	

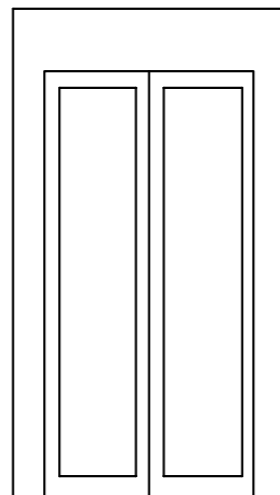
PLAN



DOORS

CAR DOORS	
Type	2 PANELS SLIDING DOOR
Colour/Finish	MIRROR STAINLESS STEEL FRAMED TRANSPARENT GLASS PANELS

LANDING DOORS	
Type	2 PANELS SLIDING DOOR
Colour/Finish	MIRROR STAINLESS STEEL FRAME WITH FRAMED TRANSPARENT GLASS PANELS
LOP	MIRROR STAINLESS STEEL



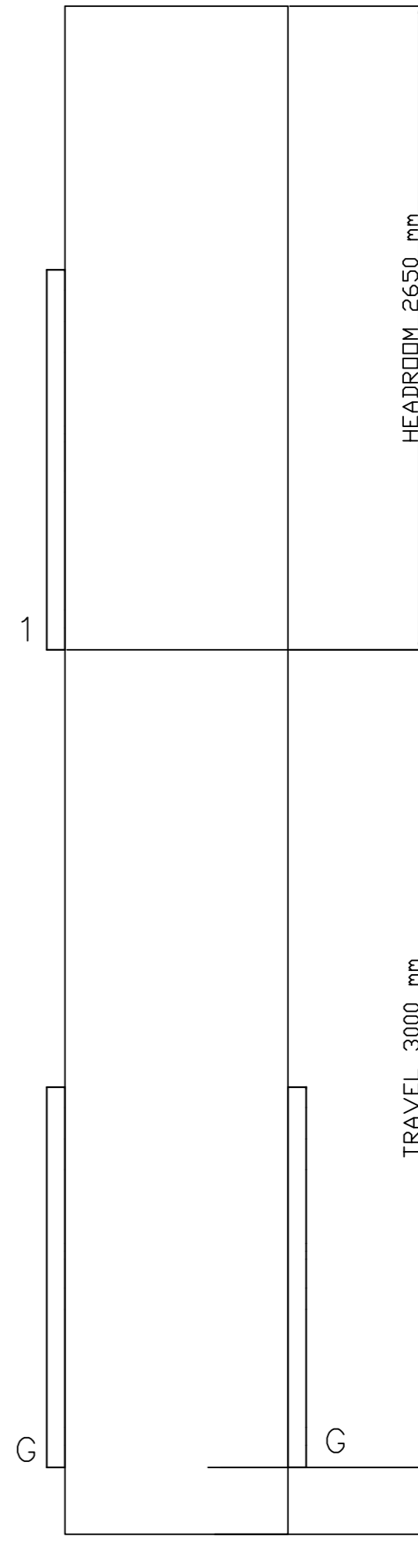
VERTICAL DIMENSIONS SHOWN ARE FROM FFL

easy living
home elevators

APPROVED No Exceptions
 APPROVED *As Noted

SIGNED _____ DATE _____

CONCRETE/STEEL SHAFT CONFIGURATION



GENERAL INFORMATION

LOAD : 400kg
CAPACITY : 5 Person
No. STOPS : 2
No. ACCESSES : 2
SPEED : 0.30m/sec
SHAFT TYPE : Steel Shaft

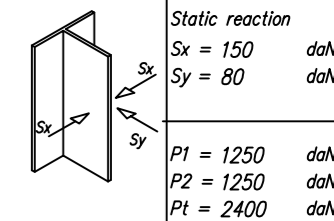
CAR FRAME - META500

GUIDES: T70 x 70 x 8
BRACKET DIST: 1500mm (max)
MOTOR KW: 3 Kw
POWER: 230V - 50Hz
LIGHT POWER: 12V (in car)
LOW OPERATION: 24Vcc
Singlephase

OPERATION

AUTOMATIC

LOADINGS



CUSTOMER:
EASY LIVING

SITE OF INSTALLATION:
1 QUINTON ROAD, MANLY

LIFT NUMBER:
4909

JOB NUMBER
N10010

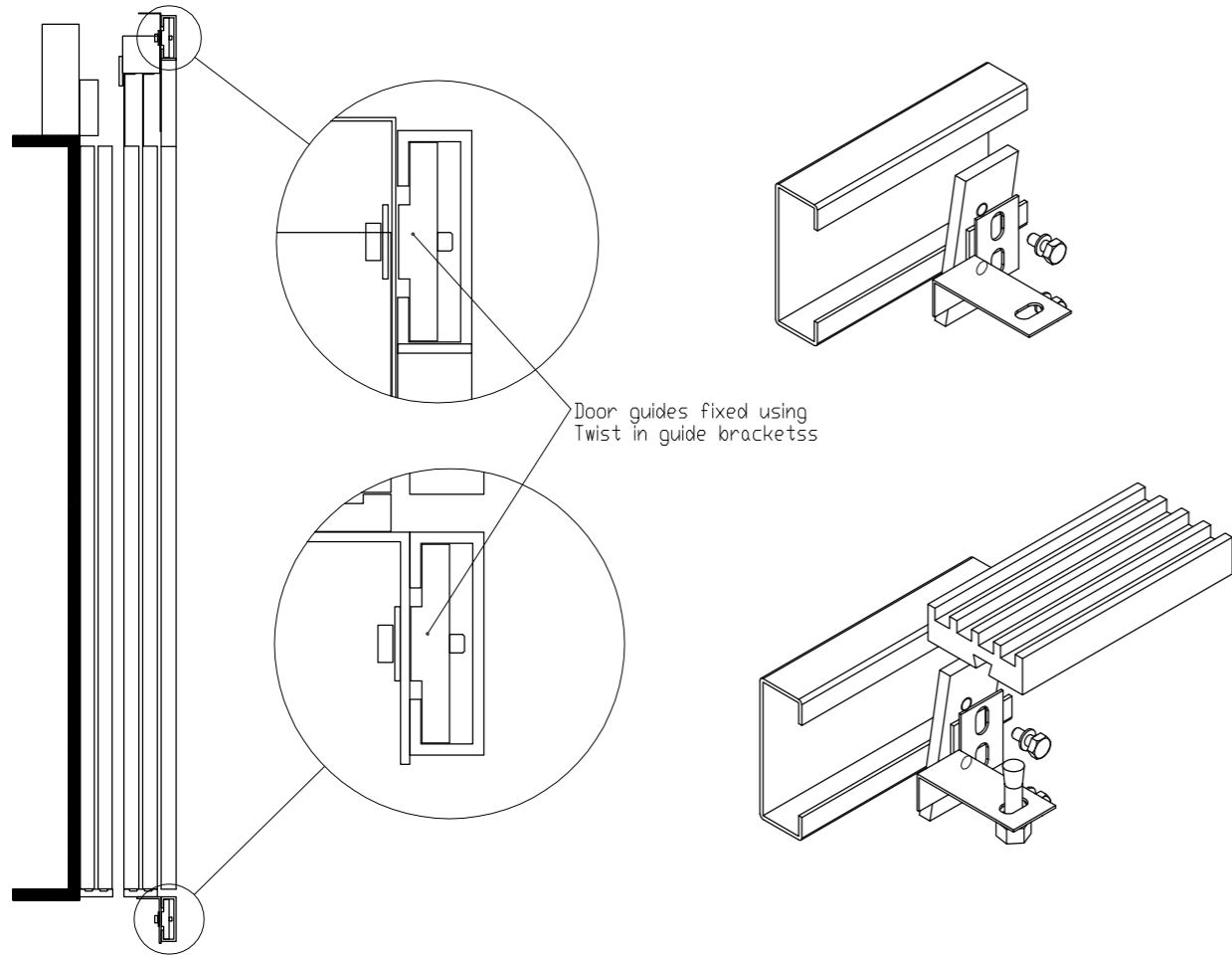
REV	ALTERATION	DATE

SCALE: _____ DATE: 23/11/2018 DRAWN BY: _____

META500



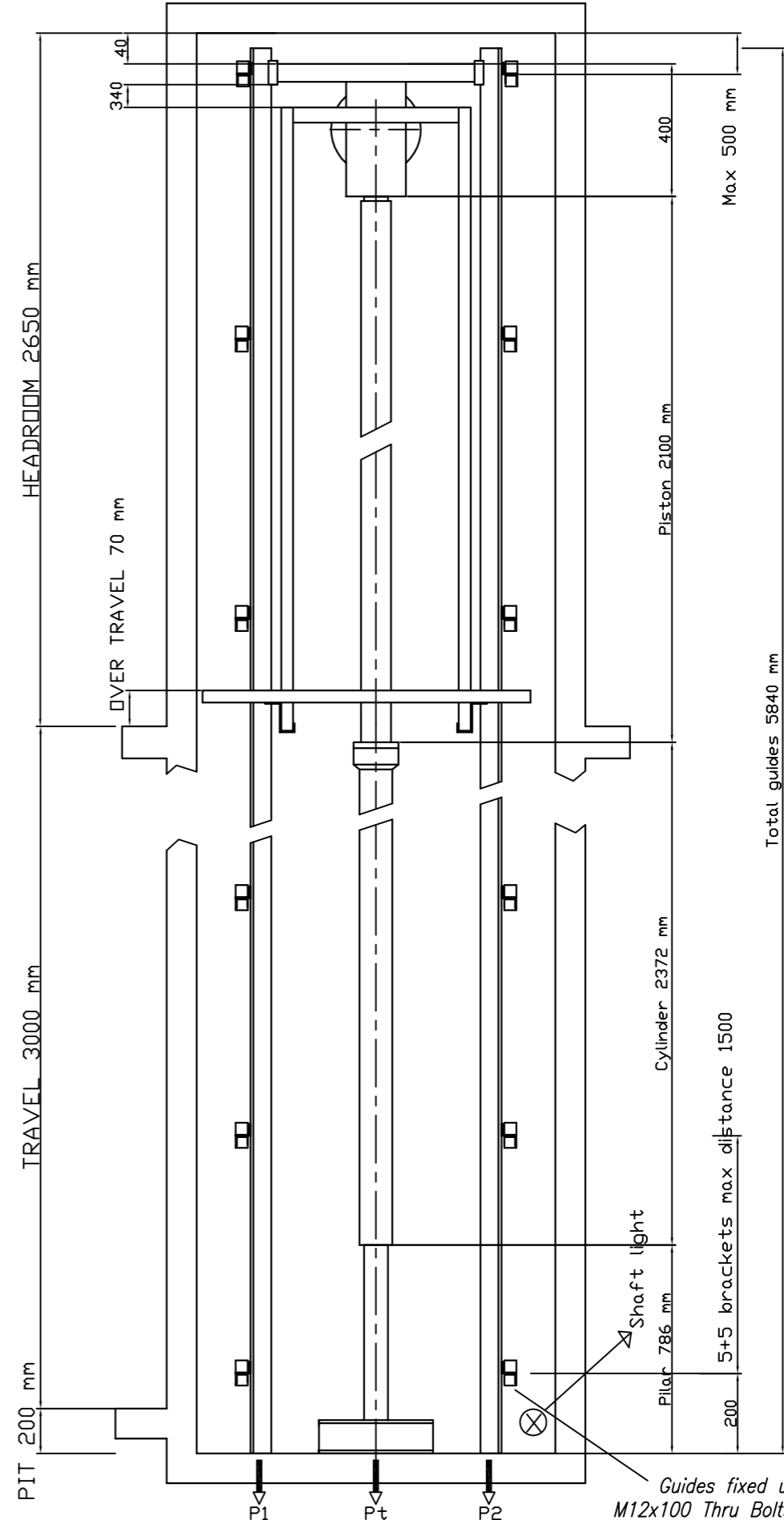
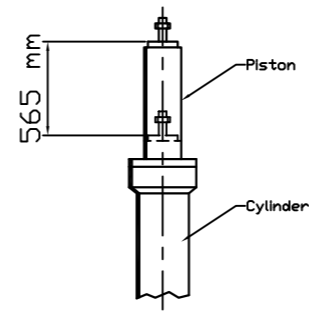
DOORS SECTION



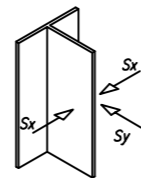
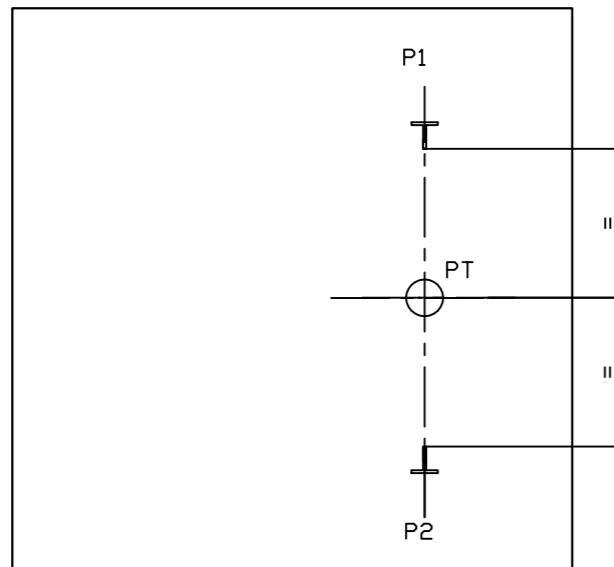
GUIDES ELEVATION

VERTICAL DIMENSIONS SHOWN ARE FROM FFL

PISTON POSITION WITH THE CAR POSITIONED AT THE LOWEST FLOOR



LOADING PLAN



Static reaction
 $S_x = 150 \text{ daN}$
 $S_y = 80 \text{ daN}$
 $P1 = 1250 \text{ daN}$
 $P2 = 1250 \text{ daN}$
 $Pt = 2400 \text{ daN}$

APPROVED No Exceptions
 APPROVED *As Noted

SIGNED _____ DATE _____

GENERAL INFORMATION

LOAD : 400kg
 CAPACITY : 5 Person
 No. STOPS : 2
 No. ACCESSES : 2
 SPEED : 0.30m/sec
 SHAFT TYPE : Steel Shaft

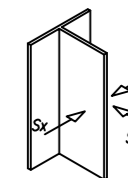
CAR FRAME - META500

GUIDES: T70 x 70 x 8
 BRACKET DIST: 1500mm (max)
 MOTOR KW: 3 Kw
 POWER: 230V - 50Hz
 LIGHT POWER: 12V (in car)
 LOW OPERATION: 24Vcc Singlephase

OPERATION

AUTOMATIC

LOADINGS



Static reaction
 $S_x = 150 \text{ daN}$
 $S_y = 80 \text{ daN}$
 $P1 = 1250 \text{ daN}$
 $P2 = 1250 \text{ daN}$
 $Pt = 2400 \text{ daN}$

CUSTOMER:
EASY LIVING

SITE OF INSTALLATION:
1 QUINTON ROAD, MANLY

LIFT NUMBER:
4909

JOB NUMBER
N10010

REV	ALTERATION	DATE

SCALE: _____ DATE: 23/11/2018 DRAWN BY: _____

META500

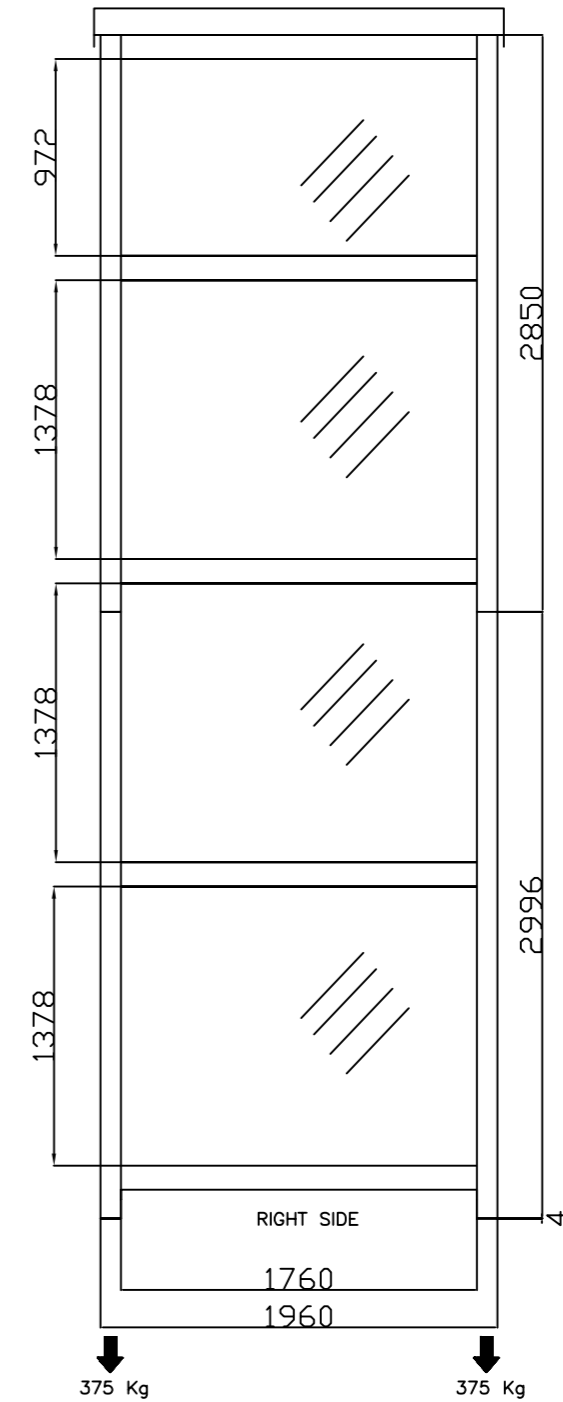
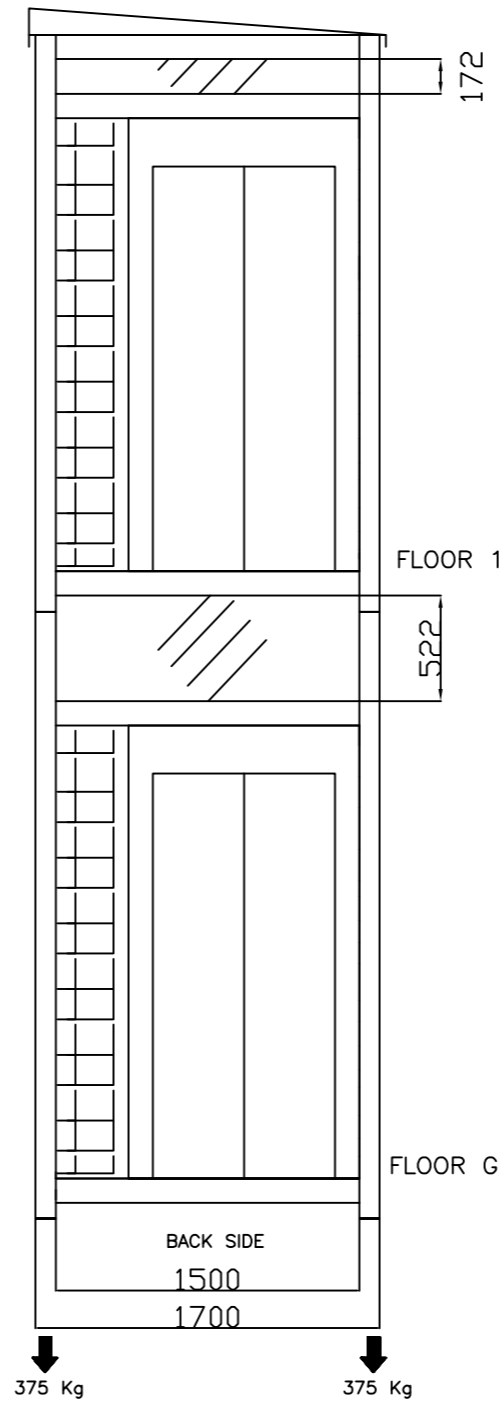
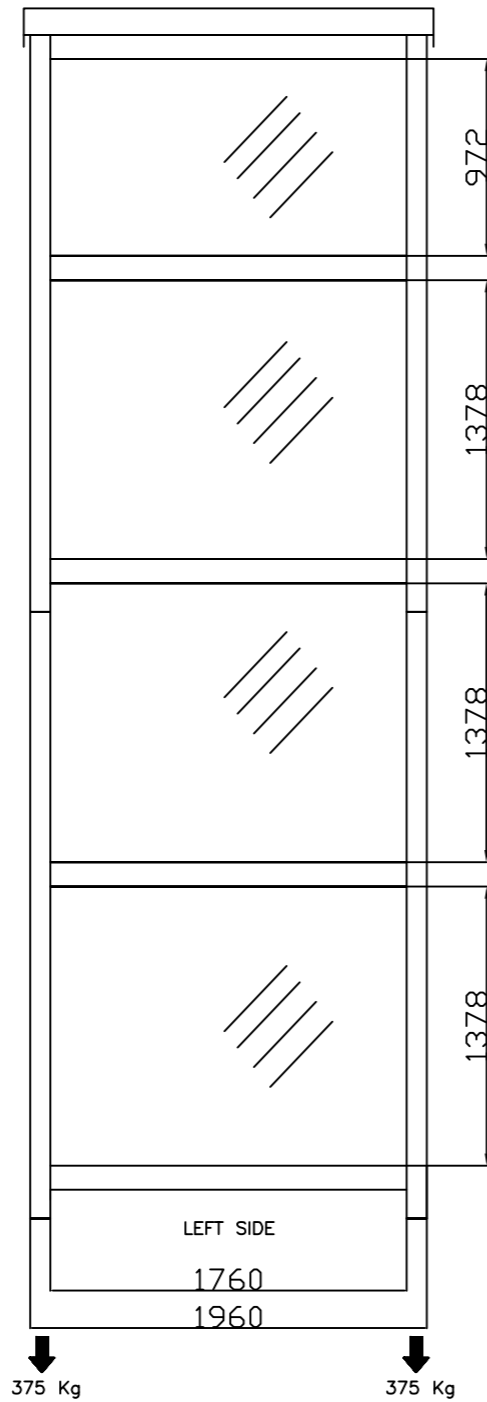
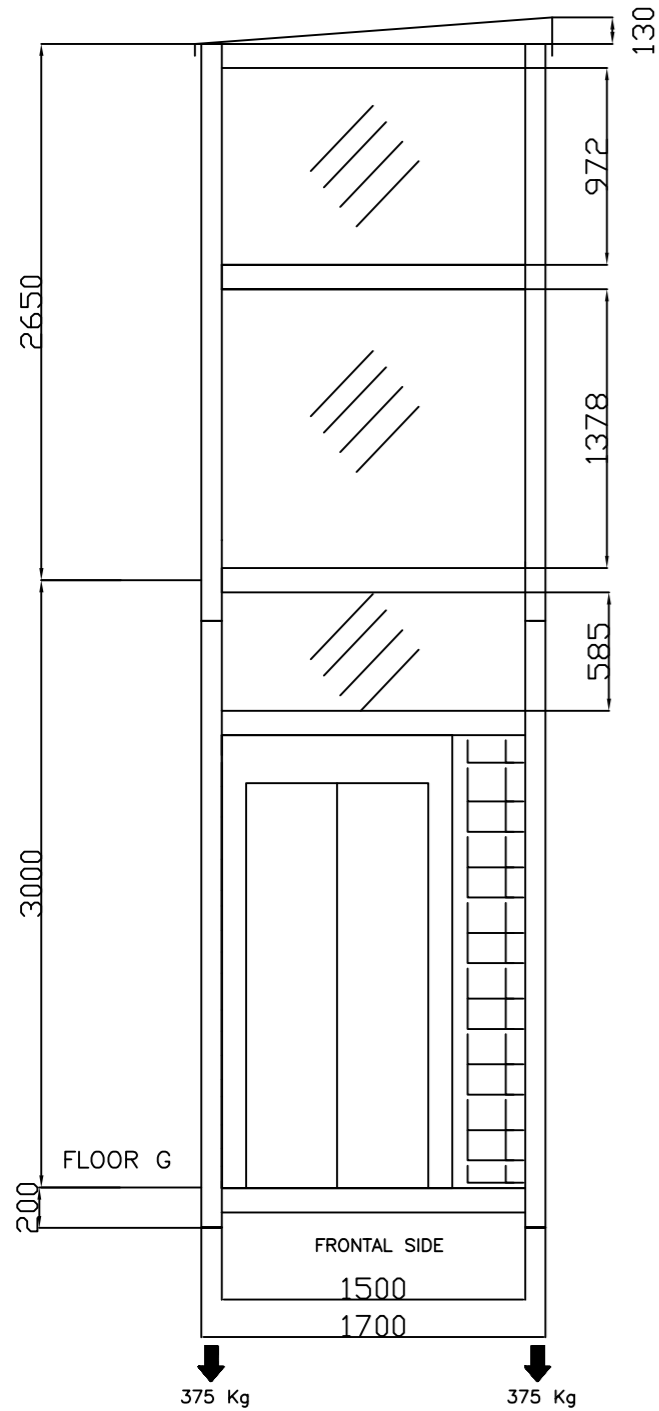




VERTICAL DIMENSIONS SHOWN ARE FROM FFL

APPROVED No Exceptions
 APPROVED *As Noted

SIGNED _____ DATE _____



This drawing has been prepared on the information provided and has generated the technical specifications here drawn. Any changes to the site details and dimensions will affect the specifications and must be communicated. Do not scale, if in doubt ask.

PRIMARY NOTES

- 1) The lift shaft be provided with permanent shaft lighting the terminal lighting units at shaft pit level
- 2) Controller and pump unit shall be protected from manomissions.
- 3) The machine room/shaft shall be provided with hole 150 mm diameter

STRUCTURE WEIGHT WITH GLASS ABOUT 1500Kg

PREPARED FOR GLASS

CLIENTE: EASY LIVING		
Luogo di installazione : 1 QUINTON ROAD , MANLY		
Impianto N° 4909		
Rev.	Modifica	Data
Scale : 1:10	Data 23/11/2018	Disegnatore
N10010		
Firma		
PRODUTTORE: 