# BASIX NOTES FOR LOT A:

Relevant overshadowing specifications must be satisfied for each window & glazed dear. The following information requirement must be also satisfied to each window and plazed door Each window or glazed door with standard aluminium or timber frames and single clear or tone glass may either match the description, or, have a U-value and a solar gain Coefficient (SHGC) no greater than that listed below. Total system U-value and SHGCs must be calculated in accordance with National Fenestration council (NFRC) conditions The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

WINDOW GLASS FRAME & GLASS TYPE

No (Orientation)	AREA	SHADING	OVERSHADOWING
WG02 N WG03 N	5.6 improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 6.8 improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC:		NONE
LIGHTING	of 40% of new or gitered light fixture are fitted	Show on CC Plans	Certifer Check
	mpact fluorescent, or light-emitted-diode (LEO) tamps	4	✓
FIXTURES	to have a 3 star rating or flow rate no greater than 9 litres/n	sigute ./	
All toilets to ho	ve a flushing system of 3 star rating or flow rate no greater the taps to have a 3 star rating or flow rate no greater than 9 li	an 4 litres/flush. 🗸	1

### THERMAL COMFORT COMMITMENTS

The new construction (floors, walls & ceilings) to be in accordance with the the following specification: except that a) additional insulation is not required where the area of new construction is less than 2msq, b) insulation specified is not required for parts of after construction where insulation already exist.

CONSTRUCTION Floor: concrete slob on ground Flat ceiling, flat roof: framed

ADDITIONAL INSULATION REQ'D

OTHER SPECIFICATION

ceiling: R2.50 (up), roof: foil/sarking

medium (solar absorbtance 0.475 - 0.70)

## BASIX NOTES FOR LOT B:

Windows, glazed doors & shading devices to be installed in accordance with the table below. Relevant overshadowing specifications must be satisfied for each window & glozed door. The following information requirement must be also satisfied to each window and glozed door. Each window or glazed door with standard aluminium or timber frames and single clear or tone glass may either match the description, or, have a U-value and a solar gain Coefficient (SHGC) no greater than that listed below. Total system U-value and SHGCs must be calculated in accordance with National Fenestration council (NFRC) conditions For projections, the leading edge of each cove, pergolo, verandah, balcony or awning must be no more than 500mm above the head of the window or glozed door & no more than 2400mm above sill level. Pergolas with polycorbonate roof sheeting must have shading coefficient < 0.35 Pergolas with fixed battens must have parallel to the window or glazed door above which they are situated, unless the pergola also shades a pardicular window. The spacing between battens must not be more than 50mm

### WINDOW GLASS FRAME & GLASS TYPE

No		AREA		SHADING	OVERSHADOWING
	(Orientation)	(sm)			
D101	S	5.6	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	eave/verandah/pergala/balcany > = 900mn	n NONE
W101	5	7.2	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	eave/verandah/pergola/balcany > = 900mm	n NONE
W102	5	5.6	atenderd aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	eave/verandah/pergola/balcany > = 900mn	n NONE
W103	S	1.2	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	NONE	NONE
W104	N	0.5	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	eave/verandah/pergola/baicony > = 450mm	n NONE
W105	N	7.2	standard aluminium, single clear, (or U-value: 5.7, SHGC: 0.47)	eave/verandsh/pergolo/balcony > = 450mm	NONE
LIG	HTING			Shaw on CC Bloss	0-45 01

install a minimum of 40% of new or altered light fixture are fitted with fluorescent, compact fluorescent, or light-emitted-diade (LEO) lamps

All showerheads to have a 3 star rating or flow rate no greater than 9 litres/minute. All toilets to have a flushing system of 3 star rating or flow rate no greater than 4 litres/flush. Kitchen & basin tops to have a 3 star rating or flow rate no greater than 9 litres/minute.

### THERMAL COMFORT COMMITMENTS

The new construction (floors, walls & ceilings) to be in accordance with the the following specification: except that a) additional insulation is not required where the area of new construction is less than 2mag, b) insulation specified is not required for parts of alter construction where insulation already exist.

## CONSTRUCTION

floor above existing dwelling or building external wall: other/undecided Flat ceiling, pitch roof

ADDITIONAL INSULATION REQ'D

R1.70 (Including construction)

ceiling: R2.50 (up), roof: foil/sarking

OTHER SPECIFICATION

medium (solor absorbtance 0.475 - 0.70)

NOTE:

THIS ARCHITECTURAL DOCUMENTATION SHOULD BE READ IN CONJUGATION WITH THE FIRE SAFETY REPORT, BY BUILDING CODE OF AUSTRALIA CONSULTANT, DATED 13.12.2008 - [REF 1620.161-flow]

COUNCIL COPY



These plans relate to Development

Consent No.\_\_\_168/09

The plans are NOT for construction.

ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. REFER TO ALL DETAIL DWGS BY CONSULTANT ENGINEERS BEFORE COMMENCING WORK REFER ANY DISCREPANCIES TO ARCHITECTS

ISSUED FOR D.A.

25.05.2009

2058 DA11 A

THE SITE FOREMAN designers project managers 12 CARLTON CRESCENT, SUMMER HILL PH 1300 728 006 - FAX 1300 728 440

**DEVELOPMENT APPLICATION DRAWINGS FOR PROPOSED ALTERATIONS, ADDITIONS AND STRATA SUB-DIVISION AT** No 28 THE CRESCENT, MANLY LOT 7 & 8 D.P. 456039

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# PROPOSED AADDITION AND ALTERATION

# 28 THE CRESCENT, MANLY

C1 ALL MATERIALS AND WORKMANSHIP

### CONCRETE

IMMU COPY

# CONSTRUCTION NOTES

### GENERAL

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWING AND SPECIFICATIONS AND SHALL BE VERIFIED ON SITE BY THE BUILDER
- G2 THESE DRAWINGS SHALL NOT BE SCALED, DIMENSIONS SHALL BE VERIFIED ON SITE BY THE BUILDER PRIOR TO COMMENCING WORK.
- G3 FOR AL WATERPROOFING,FLASHING,
  DRAINAGE,STEPS NUMBER OF STAIR
  RISERS,LEVELS AND FALLS REFER TO
  ARCHITECTURAL DRAWINGS AND
  SPECIFICATIONS,
- G4 SHOULD ANY OMISSIONS ON THESE DRAWINGS ARISE DURING CONSTRUCTION THEY SHALL BE REPORTED TO THE ARCHITECT AND THE ENGINEER FOR EVALUATION BEFORE RECOMMENCING WORK.
- G5 THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE AND NEIGHBOURING STRUCTURES IN A SAFE AND STABLE CONDITION DURING CONSTRUCTION.
- G6 ALL WORKMANSHIP AND MATERIALS SHALL
  BE IN ACCORDANCE WITH THE REQUIREMENTS
  OF THE SA CODES AND BY-LAWS AND ORDINANCE
  of the relevant Buildings Authority,
  All CODES SHALL BE IN CURRENT EDITION.
- G7 ANY CONFLICT BETWEEN THESE NOTES, THE SPECIFICATIONS OR THE DRAWINGS SHALL RESOLVED BY RAFIC RAHME & ASSOCIATES.
- G8 SUBSTITUTIONS ARE TO BE MADE ONLY WITH APPROVAL OF RAFIC RAHME & ASSOCIATES.
- G9 A MINIMUMOF 24 HOURS NOTICE SHALL BE GIVEN TO RAFIC RAHME & ASSOCIATES FOR ALL INSPECTIONS.

	SHALL	ΒE	IN			WITH	 ı
C2	CONCRE	ETE	ดม	AL IT	Yı		

ELEMENT	SLUMP (mm)	MAX.SIZE AGG.(mm)	CEMENT TYPE	AS3600 F'c (Mpa)	ADMIXTURE
FOOTINGS	80	20	A	25(UND)	NIL
SLABS ON GROUND	80	20	A	25	NIL
SUSPENDED SLABS	80	20	A	32(UND)	NIL
COLUMNS PIERS.	80 80	20	Ą	32(UND)	NIL
1 46/1/45	au .	20	A	25	NIL

C3 CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS:

CASTAGAINST FORMS IN CONTACT WITH GROUND OR WATER
COMPLYING WITH AS1509 CAST AGAINST THE GROUND
ELEMENT INTERIOR EXTERIOR MEMBRANE UNPROTECTED

ENVIRONMENTS ENVIRONMENTS PROTECTED

COLUMNS/PEDESTALS	40	55	
BEAMS*	40	<b>55</b>	40
FOOTINGS.	50	50	50
SLABS	20	40	30
WALLS. PIERS.	40 40	<del>4</del> 0	50
, 441.01	TU	40	50

\* COVER TO VERTICAL REIF.IN COLUMN, COVER TO LOMGITUDINALREINF.IN BEAMS.

Omedured Octable 2 0 10 - 1 3 4 8 8

46/arring: A comprehensive check of the Structural (50/asyn has not heart carried out & the approval of the classings by Groenfalt) According Certifiers does not refleve the Structural Engineer of their responsibility to ensere the observable adequacy of the project.

- C4 SIZES OF CONCRETE DO NOT INCLUDE THICKNESS OF APPLIED FINSHES, BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS WHERE SLAB IS PLACED WITH THE BEAM.
- C5 CONSTRUCTION JUINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF RAFIC RAHME & ASSOCIATES.
- C6 NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF RAFIC RAHME & ASSOCIATES.
- C7 AT PENETRATIONS IN SLABS, UNLESS OTHERWISE DETAILED, REINFORCEMENT MUST NOT BE CUT BUT HALL BE GATHERED EQUALLY TO EACH SIDE OF THE PENETRATION AND EXTRA REINFORCEMENT PROVIDED BETWEEN THE PENETRATIONS AS DIRECTED BY RAFIC RAHME & ASSOCIATES.
- C8 PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF RAFIC RAHME & ASSOIATES.
- C9 THE CONTRACTOR SHALL NOTIFY RAFIC RAHME & ASSOCIATES 24 HOURS BEFORE POURING THE CONCRETE.

RAFIC RAHME & ASSOCIATES
CONSULTING ENGINEERS
(CIVIL,STRUCTURAL,HYDRAULICS)

5/423 KING GEORGES ROAD BEVERLY HILLS NEW SOUTH WALES 2209 tel; 9585 9693...fex: 9585 9791 DRAWING TITLE:

STRUCTURAL.DETAILS.AT: 28 THE CRESCENT, MANLY

 SHEET:
 1 OF 4
 CAD FILE
 28THECRESCENT

 SCALE:
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 DWG No:
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 Checked by : R.R.
 DATE:
 8/02/10

THE SITE FOREMAN designers project managers

12 CARLTON CRESCENT, SUMMER HILL PH 1300 728 006 - FAX 1300 728 440

- C10 CONRETE CURING TO BE IN ACCORDANCE WITH THE RELEVANT SA CODES, CONCRETE TO BE CURED A MINIMUM OF 7 DAYS AFTER POURING,
- C11 NEITHER WALLS NOR ANY PERMANENT LOADINGS SHALL BE ERECTED ON ANY PART OF THE STRUCTURE WHILE IT IS SUPPORTED BY FORMWORK OR PROPING, WHERE FORMWORK IS NOT USED, APPROVAL SHALL BE OBTAINED FROM THE ENGINEER BEFORE ANY WALL OR ANY ANY OTHER PERMANENT LOADING IS ERECTED ON THE CONCRETE SLAB AND/OR BEAM.
- C12 CONCRETE IN WALLS, COLUMNS, PIERS AND PEDESTALS SHALL BE PLACED A MINIMUM OF 24 HOURS BEFORE CASTING CONCRETE IN SLABS AND BEAMS OVER.
- C13 ALL CONCRETE SHALL BE COMPACTED WITH IMMERSION TYPE VIBRATORS.
- C14 STRIPPING OF FORMWORK AND BACKPROPING TO BE STRICTLY IN ACCORDANCE WITH AS 3600 SECTION 19.6

### REINFORCEMENT

- R1 ALL REINFORCEMENT TO BE SUPPORTED ON APPROVED CHAIRS AT 800mm CENTRES BOTH WAYS,
- R2 MESH REINFORCEMENT SHALL NOT BE LAPPED IN POSITIONS OF MAXIMUM MOMENT.Le, MIDSPAN OR OVER SUPPORTS,
- R3 MESH REINFORCEMENT IN SLABS SHALL EXTEND ON THE SUPPORT WALL OR BEAM SUCH THAT THE TRANSVERSE WIRE IS EMBEDDED A MINIMUM OF 25 mm WITHIN THE SUPPORT.
- R4 ALL UNSUPPORTED BARS SHALL BE TIED IN THE TRANSVERSE DIRECTION TO N12 AT 400mm CENTRES.
- R5 MINIMUM LAP SQUARE MESH: END SQUARE + 25mm SIDE SQUARE+25mm
- R6 REINFORCEMENT IS REPRESENTED DIAGRAMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- R7 SPLICES IN REINFORCEMEN SHALL BE MADE ONLY IN THE POSITIONS SHOWN.THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES, WHERE LAP LENGTHS ARE NOT SHOWN THEY SHALL SATISFY THE REQUIREMENTS OF AS3600.
- R8 WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- R9 REINFORCEMENT SYMBOLS
  - N HOT-ROLLED DEFORMED BARS,GRADE 400Y TO AS3600
  - S STRUCTURAL GRADE DEFORMED, GRADE 230S TO AS1302
  - R PLAIN ROUND GRADE 230R TO AS1302
  - F FBHARD DRAWN REINFORCIMG FABRIC TO AS1304
- R10 ALL STEEL WIRE MESH SHALL BE SUPPLIED IN FLAT SHEETS
- R11 THE CONTRACTOR SHALL NOTIFY RAFIC RAHME & ASSOCIATES 24 HOURS BEFORE REINFORCEMENT IS COMPLETED. THE CONTRACTOR SHALL ALLOW AFTER THE COMPLETION OF THE REINFORCEMENT TWO HOURS MINIMUM FOR THE RAFIC RAHME & ASSOCIATES INSPECTION.

### BRICKWORK AND BLOCKWORK

- B1 ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS3700
- B2 TWO LAYERS OF APPROVED METAL SLIP JOINT MATERIAL SHALL BE LAID UNDER ALL SLABS AMD BEAMS WHERE THEY BEAR ON BRICKWORK.
- B3 WALLS SHOWN ON STRUCTURAL DRAWINGS ARE LOAD BEARING WALLS,NON LOAD BEARING WALLS UNDER SLABS SHALL BE SEPARATED FROM THE SLAB IN AN APPROVED MANNER.
- B4 NO BRICKWORK WHICH IS SUPPORTED BY THE SLAB SHALL BE ERECTED UNTILL FORMWORK HAS BEEN REMOVED,
- B5 BRICK MORTAR TO BE AS SHOWN ON BRICKWORK SCHEDULE.
- B6 BRICK STRENTGH FOR LOAD BEARING BRICKWORK TO BE A MINMUM OF F'm=6.3; FOR ISOLATED AND ENGAGED PIERS F'm=6.3. UNLESS NOTED OTHERWISE.
- B7 BLOCKS SHALL BE CLASS A DOUBLE 'U' BLOCKS U.N.O. TO AS3700, HAVING A MINIMUM 2 C 1 0 1 3 4 8 8 CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15MPa.
- B8 BLOCK MORTAR TO BE 1016 PROPORTIONS BY VOLUME CEMENT, LIME, AND SANDA UNDER the carded and it live approved of the savings by Greenfold Accredited Cardinas does not
- B9 GROUT SHALL CONSIST OF 1 PART CEMENT,1/10 PART HYDRATED LIME, 3 PARTS SAND
  AND UP TO 2 PARTS OF 10mm GRAVEL AND SUFFICIENT WATER TO ACHIEVE 230mm
  SLUMP MIX WHICH WILL FLOW FREELY WITHOUT SEGRAGATION AND SHALL HAVE A
  MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF F'C=25MPa. XYPEX OR SIMILAR
  IF APPROVED BY THE CLIENT AND RAFIC RAHME & ASSOCIATES TO BE ADDED TO
  GROUT AT THE RATE SPECIFIED BY THE MANUFACTURER.
- B10 CLEAN-OUT BLOCKS SHALL BE PROVIDED AT THE BOTTOM OF ALL REINFORCED BLOCK WALLS TO FACILITATE CLEANING AND TYING OF REINFORCEMENT INT ITS CORRECT POSITION.
- B11 BEFORE GROUTING ALL PROJECTING MORTAR FINS SHALL BE REMOVED BY RODDING AND/OR BRUSHING AND ALL LOOSE MATERIAL REMOVED FROM BOTTOM OF WALL.
- B12 ALL GROUTED WALLS SALL BE VIBRATED AND/OR RODDED TO ENSURE COMPLETE FILLING AND COMPACTION OF GROUT IN ALL CORES.
- B13 10mm VERTICAL EXPANSION JOINTS DENOTED V.J. TO BE PROVIDED IN ALL EXTERNAL FACE BRICKWORK AT 8m MAXIMUM CENTRES UNLESS NOTED OTHERWISE AND TO BE CO-ORDINATED WITH ARCHITECT.
- B14 HORIZONTAL CHASING OF BRICK WALLS IS STRICTLY PROHIBITED UNLESS APPROVED BY THE ENGINEER
- B15 WALL TIES AND OTHER BUILT IN STEEL ACCESSORIES TO HAVE A MINIMUM CORROSION RESISTANCE RATING OFR3 TO AS3700 U.N.O.

DRAWING TITLE: STRUCTURAL.DETAILS.AT: 28 THE CRESCENT, MANLY 5/423 KING GEORGES ROAD CAD FILE 28THECRESCEN SHEET: RAFIC RAHME & ASSOCIATES 2 OF **BEVERLY HILLS** THE SITE FOREMAN designers project managers SCALE: AS.SHOWN NEW SOUTH WALES 2209 CONSULTING ENGINEERS DWG No:-80210 12 CARLTON CRESCENT, SUMMER HILL PH 1300 728 008 - FAX 1300 728 440 tel: 9585 9693...fax: 9585 9791 DRAWN: (CIVIL, STRUCTURAL, HYDRAULICS) A HANGchecked by : R.R. DATE: 8/02/10



