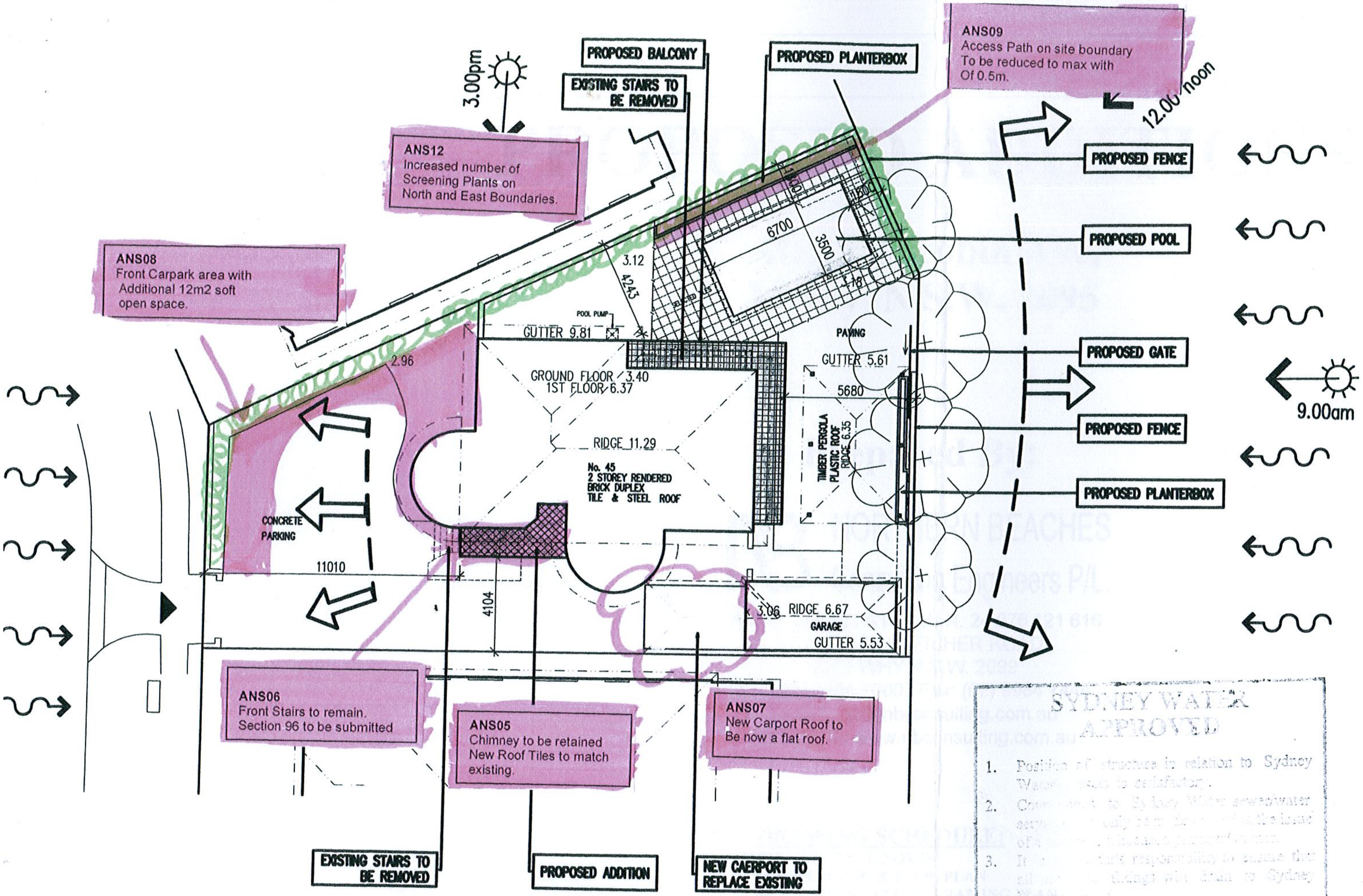


SITE ANALYSIS PLAN 1:200

KEY

- CAR ENTRY POINT
- SUN DIRECTION – 22 JUNE
- NOISE SOURCE
- DISTRICT VIEWS OVER ADJOINING HOUSES

I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979

This is the plan/spec. referred to in Form Building Certifiers Certificate
Certificate No 20091180
Plan Nos p.1
05/11/09
Craig Formosa
BPB0124

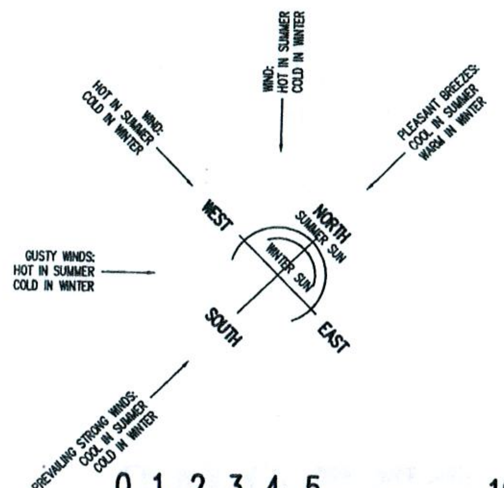
SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water ... is satisfactory.
2. ...
3. ...
4. ...
5. ...
6. Property No. 3250973

Quick Check ... on behalf of SYDNEY WATER

Per: Reece 12/10/09

These plans relate to Development Consent No. 202/09
The plans are NOT for construction.



0 1 2 3 4 5 10M
SCALE 1:200

IPANY:
NTHONY SWEENEY
CHITECTURAL DESIGN & PLAN SERVICE
–20 Victoria Parade, Manly, 2095, ABN: 84 063 033 063
one: 9976 3613, 0407 017 075

GENERAL NOTES:

1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easments are subjuct to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structual details or design which is to be supplied by Structual Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.

No.	AMENDMENT	DATE
1	ISSUED FOR DA	19/06/09

PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS
No 45 EUROBIN AVENUE
MANLY NSW 2095
CLIENT:

DATE: 20/06/09 SCALE: AS NOTED
DESIGNED & DRAWN: MICHAL KORECKY
www.plansdesign.com.au
DRAWING Nr : CALL 0006
SHEET: 1

PROPOSED ADDITIONS

At: 45 Eurobin Ave, Manly N.S.W. 2095

I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979

This is the plan/spec. referred to in Form Building Certifiers Certificate
Certificate No 2009/180
Plan No S01-S10
Dated 05/11/09
Craig Formosa BPB0124

Prepared By:

NORTHERN BEACHES
Consulting Engineers P/L.
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web page : www.nbconsulting.com.au

DRAWING SCHEDULE:

080552

11.08.2009

REV A

GENERAL NOTES:

GENERAL

G1. The drawings are to be read together with all Architects drawings and specifications.

G2. Dimensions shall not be obtained by scaling from the drawings. All setting out dimensions shall be verified and discrepancies shall be referred to the Engineer prior to commencement of work.

G3. Care is required during construction so that structural elements are not over stressed and that the works and excavations required therefore are kept stable at all times.

G4. Design, materials and workmanship are to be in accordance with current S.A.A standards and statutory authority regulations except where varied by these documents.

G5. Design live loads are in accordance with AS 1170.1

G6. Builder to ensure stability of existing structures in the vicinity of excavation works.

FOOTINGS

F1. FOUNDATION STRATA IS ASSUMED FOR DESIGN PURPOSES IN ACCORDANCE WITH AS 2870-1996 'RESIDENTIAL SLAB AND FOOTINGS-CONSTRUCTION'. SEE FOOTNOTE. CLASSIFICATION TO BE VERIFIED BY A GEOTECHNICAL ENGINEER COMMISSIONED BY THE CLIENT FOR CERTIFICATION OF FOUNDATIONS.

F2. Footings to be constructed and back filled as soon as possible following excavation to avoid softening by rain or drying out by exposure.

F3. Footings must bear into undisturbed natural ground clear of organic material. Refer to details.

F4. If rock or variable bearing strata is encountered during excavation of the footings all footings/piers are to be excavated to similar material of greater bearing capacity.
The Engineer is to be contacted at that time for approval or review.

F5. Footings to be cast in approved material having an allowable capacity as follows:

Sand Foundations:

SA1. Required bearing capacity 100 kPa.
SA2. Trenches must be cleaned of all debris and hand compacted prior to placement of reinforcement.

Clay Foundations:

CL1. Required bearing capacity 150 kPa.
CL2. Trenches must be cleaned of all debris. Soft spots must be cut out and filled as per compacted fill notes, prior to placement of reinforcement.

Shale Foundations:

SH1. Required bearing capacity 400 kPa.
SH2. Excavation for footings into shale must be cast or capped with plain concrete on the same day as excavation.

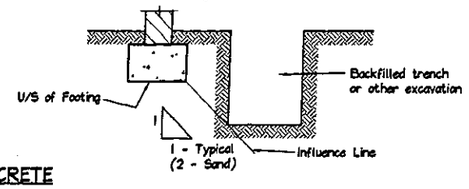
Sandstone Foundations:

SS1. Required bearing capacity 600 kPa.
SS2. Scrape weathered surface to remove cleaved sandstone under footings.

Refer adjacent for assumed Design bearing strata.

F6. Future development of neighboring properties may affect ground water conditions on this site. Consequently, reactivity in subgrade beneath footings may be locally altered therefore putting footing at risk of differential settlement. We recommend that, particularly in clay subgrades, agricultural drainage is installed to the upstream perimeter of the building at a distance from the building which is outside the zone of influence of the footings. The agricultural drain must be installed below the fluctuating seasonal zone which should be identified by geotechnical investigation.

F7. UNLESS OTHER WISE APPROVED. Excavations near new or existing footings shall not be within the footing influence line.



CONCRETE

C1. All workmanship and materials shall be in accordance with AS 3600.

C2. Concrete quality shall be as follows and shall be verified by tests.

C3. All concrete unless otherwise noted shall have a slump of 80mm at point of placement, a max. aggregate size of 20 mm.
No water shall be added to the mix prior to or during placement of concrete. Strength as specified on plans.

C4. Clear concrete cover to reinforcement shall be as follows unless otherwise shown-

ELEMENT	INTERIOR	EXTERIOR	EXTERIOR CAST AGAINST GROUND
FOOTINGS	-	-	50
COLUMNS/PEDESTALS	30 UNO	REFER TO PLAN	-
SLABS/WALLS	25	REFER TO PLAN	40 ON MEMBRANE
BEAMS	25 UNO	REFER TO PLAN	50
BLOCKWORK	55 FROM APPROPRIATE FACE		

C5. Sizes of concrete elements do not include thickness of applied finishes.

C6. All Construction Joints locations shall be approved by the Structural Engineer.

C7. Beam depths are written first and include slab thickness, if any.

C8. No holes or chases other than those shown on the structural drawings shall be made in concrete elements without the prior approval of the engineer.

C9. Shrinkage reducing admixtures such as 'Eclipse' or approved equivalent, if specified, must be added to mix prior to pour.

C10. Water reducing agents, if specified, must be added to mix prior to pour. No extra water is to be added to increase slump.

C11. Where vertical slab/beam surfaces are formed against a masonry (or other) wall, provide 10 mm styrene separation material.

C12. Water must not be added to concrete mix prior to placement of concrete.

C13. Above covers may have to be adjusted if fire rating is a requirement.

REINFORCEMENT

R1. All reinforcement specified is Grade D500 unless noted otherwise.

R2. Reinforcement is represented diagrammatically it is not necessarily shown in true projection.

R3. Top reinforcement is to be continuous over supports.
Bottom reinforcement to be lapped at supports.

R4. Welding of reinforcement shall not be permitted unless shown on the structural drawings.

R5. Pipes or conduits shall not be placed within the zone of concrete cover to the reinforcement without the approval of the engineer.

R6. All reinforcing bars and fabric shall comply with AS 4671-2001.

R7. Reinforcement symbols:
N - Grade 500N deformed bar (D500) Normal Ductility
R - Grade 250N plain round bar (R250) Normal Ductility.
SL - Grade 500L welded deformed ribbed mesh (D500) Square Low Ductility.
RL - Grade 500L welded deformed ribbed mesh (D500) Rectangular Low Ductility.
The number immediately following these symbols is the number of millimeters in the bar diameter.
Example : 8 N12-250
Denotes 8, Grade 500N deformed bars, 12 mm diameter at 250 cts.

R8. Fabric reinforcement to be lapped 1 complete square + 25 mm unless noted otherwise.

R9 All reinforcement shall be firmly supported on bar chairs spaced at a maximum of 750 centres both ways under rod and fabric reinforcement. Reinforcement shall be tied at alternate intersections.

FORMWORK

FW1. Formwork must be cleaned of all debris prior to casting of concrete.

FW2. Minimum stripping times for form work shall be as recommended in AS 3610 - 1990 or as directed by the engineer.

FW3. The finished concrete shall be a dense homogeneous mass, completely filling the form work, thoroughly embedding the reinforcement and free of stone pockets. All concrete elements including slabs on ground and footings shall be compacted with mechanical vibrators.

FW4. Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, followed by prevention of loss of moisture for seven days followed by a gradual drying out . Approved sprayed on curing compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.

BRICKWORK

BR1. Brickwork is to be constructed to AS 3700.

BR2. Two layers of approved greased metal based slip material shall be used over all load bearing walls that support concrete slabs and placed on smooth brickwork or trowelled mortar finish. Non load-bearing walls shall have 10 mm compressible material and ties to the slab soffit.

BR3. No brickwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests.

BR4. Control joints to be placed at a maximum of 8m centres or in accordance with AS 3700.

BR5. Exposure grade bricks to be used below damp proof course.

BR6. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO.
Bitumastic fibreboard internal UNO.

BR7. Provide stainless steel wall ties below DPC to AS 3700. Provide galvanized wall ties above DPC to AS 3700 & Local Council Specifications.

BR8. Dry Pressed Bricks should always be use for brick retaining walls. In addition we recommend that dry pressed bricks be used for all types of construction where possible. Dry pressed bricks grow only half as much as extruded bricks. Extruded bricks are difficult to fix to and excessive brick growth leads to cracking in walls and render.

BLOCKWORK

BL1. Concrete blocks shall have a minimum compressive strength of 15 MPa and conform to AS 1500. Masonry to be constructed to AS 3700.

BL2. Where cores of hollow blocks are to be filled, properly compacted 20MPa concrete with 10 mm aggregate and 230 mm slump shall be used. Clean out openings must be utilized for all cores.

BL3. Location of actual starters is critical to suit block cores, allow 55 mm cover from the outside face of blockwork. All reinforcement lap lengths to conform to AS 3600.

BL4. Control joints to be placed at a maximum of 8 m centres or in accordance with AS 3700.

BL5. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO.
Bitumastic fibreboard internal UNO.

BL6. Retaining walls or any reinforced and concrete core filled block walls to be of Double 'U' Block Construction.

BL7. No blockwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests. unless approved by the Structural Engineer.

BL8. Max. pour height for unrestrained blockwork is 2000.

STEEL

S1. All Structural steelwork to be Grade 300 or greater.
Design, fabrication and erection to be in accordance with AS 4100.

S2. Materials and workmanship shall comply with AS 1250 - 1981, SAA Steel Structures Code and the specification for Structural Steel.

S3. Rolled steel sections including steel plates shall comply with AS 3678-1990.

S4. Cold formed steel sections shall be Grade 450 Zinc coated in accordance with AS 1538-1988.

S5. Welded and seamless steel hollow sections shall comply with AS 1163 Grade 350.

S6. Bolt Designation:
4.6S - Commercial bolts Grade 4.6, snug tightened.
8.8S - High Strength structural bolts Grade 8.8, snug tightened.
8.8TB - High Strength structural bolts Grade 8.8, fully tightened to AS 1511 and acting as a Bearing Joint.
8.8TF - High Strength structural bolts Grade 8.8, fully tensioned to AS 1511 and acting as a Bearing Joint.
Unless noted otherwise, all bolts will be 8.8S.

S7. Unless shown otherwise, minimum connection shall be 2M16 bolts, 10 thick gusset plates, 6mm continuous fillet welds.

S8. Load indicating washers shall be used in all fully tensioned joints. (8.8TF & 8.8TB).

S9. All welding shall be carried out in accordance with AS 1554 SAA Structural Steel Welding Code.

S10. Unless noted otherwise all welds shall be category SP using E41xx Electrodes. All butt welds shall be complete penetration butt welds category SP.

S11. Grouting of anchor bolt sleeves and base plates shall be completed by the contractor using High Strength, Non-Shrink grout.

S12. Fabrication and erection tolerances for Structural Steelwork shall be in accordance with AS 4100.

S13. Purlin bolts shall be M12 - 4.6S galvanised.

S14. Steel work shall have one of the following grades of corrosion protection:-

INTERNAL

a. Thoroughly cleaned wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Luxaprime applied by hand using brushes to achieve a total dry film thickness of 70 microns.

EXTERNAL ELEMENTS, & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS GREATER THAN 2 km FROM SEA WATER:

b. Preparation Blast clean to a minimum standard Class 2.5 in accordance with AS 1627 Part 4.
Primer 2-pack epoxy phosphate at dft 75 microns (Dulux Durepon P14).
Barrier Coat 2-pack epoxy micaceous iron oxide, dft 100 microns
Finish Coat 2-pack epoxy high gloss acrylic to dft 75 microns.
(e.g. Dulux Acrathane 1 F)

c. Hot dipped galvanized to AS 4680.
Where the galvanic (Hot Dip Galvanized) coating is compromised by welding, bolting or damage, two pack zinc rick epoxy primer (Dulux Zincanode 202) is to be be applied after wire brushing affected area (use 3 coats minimum) or Hot Metal Spray in accordance with AS 4680.
PAINTING OVER HOT DIP GALVANISED STEEL:
Degrease and preparation whip blast. Application of a general purpose epoxy (Dulux Duremax GPE) thickness 125 microns. Application of a high build polyurethane (Dulux Weathermax HBR) thickness 100 microns

EXTERNAL ELEMENTS, & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS LESS THAN 2 km FROM SEA WATER:

d. Preparation blast clean to minimum Class 2.5
Application of a two pack zinc rich epoxy primer (Dulux Zincanode 402) thickness 75 microns. Application of a general purpose epoxy (Dulux Duremax GPE) thickness 125 microns. Application of a high build polyurethane (Dulux Weathermax HBR) thickness 100 microns

S15. Workshop drawings shall be prepared and two copies submitted to the engineer for review prior to fabrication commencement.

TIMBER

T1. All workmanship and materials to be in accordance with AS 1684, AS 1720 and as 3959. All soft wood to be Grade F7 unless noted otherwise. All hardwood to be minimum Grade F14 unless otherwise noted. Exposed timber to be CCA treated (to AS 1604) redried after full impregnation, or durability class 1, 2 or 3.
ALL SOFTWOOD TIMBER FRAMING TO HAVE A MINIMUM TREATMENT PROTECTION OF H2 or T2 TREATED FOR TERMITE PROTECTION UNLESS NOTED OTHERWISE.

T2. All joists deeper than 150 to have blocking over support bearers and at a maximum 3000 centres.

T3. Roof trusses to be designed by the manufacturer to the relevant standards. Pre camber to be an amount equal to dead load deflection unless otherwise noted..

T4. All holes for bolts to be exact size. Washers to be used under all heads and nuts and to be at least 2.5 times the bolt diameter. Bolts to be M16 grade 4.6 unless noted otherwise.

T5. Treat all exposed cut ends with Reseal by Protim to manufacturers specification to achieve required Hazard Level Exposure Classification.

T6. Battens for T & G to be Kiln Dried to 12 %. 38mm minimum. deep treated pine or as recommended by supplier. Flooring to be installed no sooner than 28 days after slab pour.

T7. Hot dip galvanized nails/clouts/screws to be used with all timber connections.

T8. Cantinuous nailing must not be used for any timber connections.

T9. All exposed CCA treated pine to have an application of penetrating sealer to reduce warping and twist of the timber due to varying moisture content in service.

T10. All Stud walls to be 90x45 F7 Kiln Dried
T2 Treated at 450 Cts and noggings to AS 1684.

COMPACTED FILL

CF1. Only to be used with approval by Engineer & to be certified by a geotechnical Engineer.

CF2. Clear organic material, topsoil and any uncontrolled existing fill under proposed slabs/footings.

CF3. Filling shall be granular material compacted in not more than 200 mm layers to a minimum dry density ratio (AS 1289/E4.2 1982) of 98 percent standard maximum dry density.

CF4. During clearing and excavation for slabs and footings cut out soft spots and fill as above.

INSPECTIONS BY ENGINEER

48 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION

1. Bearing strata of all footings prior to concrete pour by Geotechnical Engineer.
2. Any reinforcement prior to concrete pour.
3. Timber and Steel framing prior to cladding or lining.
4. Steel lintels after installation.
5. CONTACT YOUR PCA (Principal Certifying Authority) AS TO REQUIREMENTS FOR MANDATORY CRITICAL STAGE inspections IN ACCORDANCE WITH REVISED EP&A ACT REGULATIONS EFFECTIVE JULY 1, 2004.
6. Inspection by Geotechnical Engineer over 1.5m of vertical cut through Sandstone bed rock to permit identification of defects and remedial measures initiated.

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - 'A'
ASSUMED BEARING STRATA FOR DESIGN PURPOSES - SAND ~ 100 kPa
CONTRACTOR TO ENGAGE GEOTECHNICAL CONSULTANT TO VERIFY FOUNDATION CLASSIFICATION

A3

Date:	Rev:	Amendment:	By:

DOCUMENT CERTIFICATION
Date : 11/8/09
Stewart McGeady
B.E.(Civil), MIEAust, P.Eng
(Director Northern Beaches Consulting Engineers)

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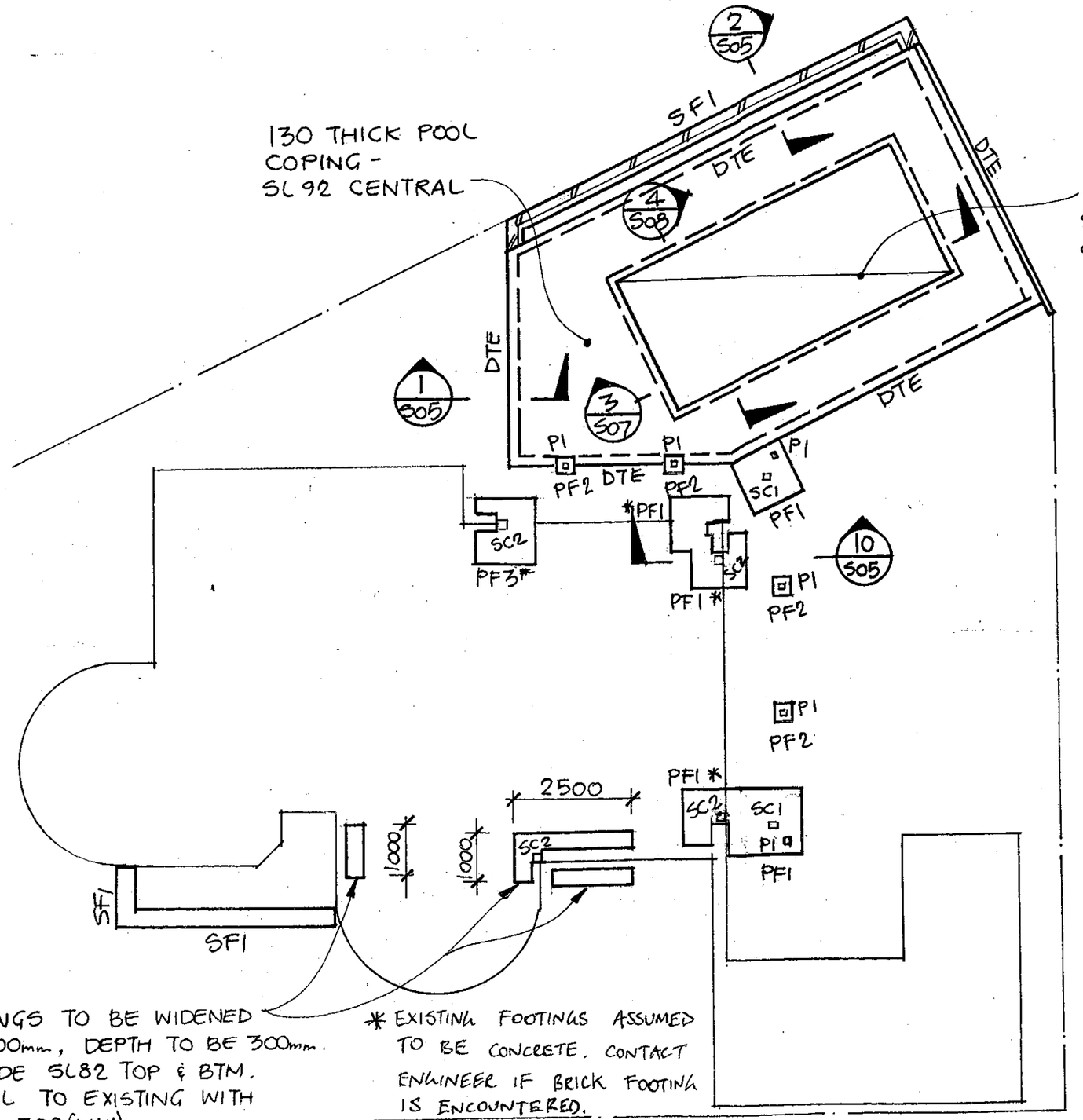
Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: AUG. '09	Design: R.T.	Drawn: LFC	Checked:
Client: M & R COOK	Drawing Title: GENERAL NOTES	Job No: 080552		Drawing No: S01	Rev:

Northern Beaches Consulting Engineers Pty Ltd.

NOTES:

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



SF1 : 400x400 DP STRIP FOOTING 4-L8TM TOP & BTM + R6-900.

SC1 : 125x125x5 SHS HOT DIP GALV.

SC2 : 89x89x6 SHS

PF1 : 1200x1200x300 DP SL82 TOP & BTM

PF2 : 350x350x300 DP MASS CONCRETE PAD FOOTING

PF3 : 1500x1500x300 DP SL82 TOP & BTM

P1 : 100x100 F7 KD H3 (CONNECT TO PF WITH PRYDA POST ANCHOR & 2 M12 EPOXY SET ANCHORS)

• PF* CAN STRADDLE EXISTING FOOTING.

FOOTING & POOL PLAN

1:100

F'c - 20 MPa FOOTINGS, 32MPa POOL.

Northern Beaches Consulting Engineers Pty Ltd.

A3

Date	Rev	Amendment	By
AUG. 09	A	REDRAWN	LFC

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Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: JULY '09	Design: R.T.	Drawn: LFC	Checked:	
Client: M & R. COOK	Drawing Title: FOOTING & POOL PLAN	Job No: 080552		Drawing No: S02	Rev: A	

NOTES:

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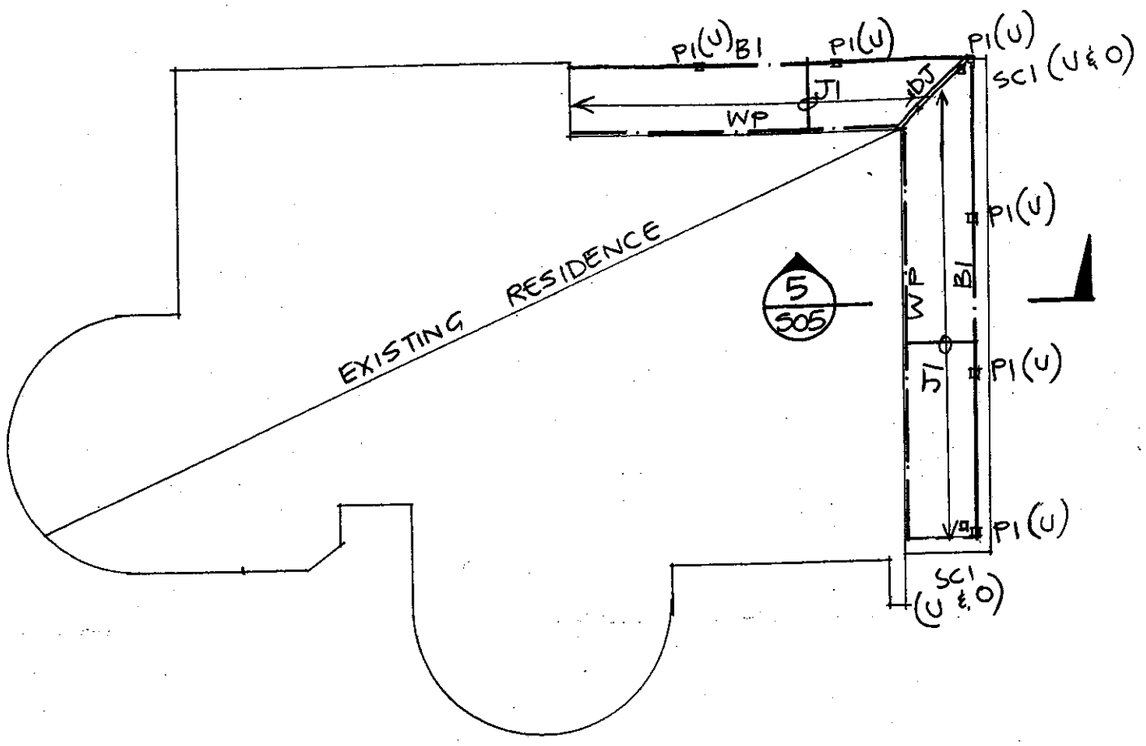

GROUND FLOOR FRAMING PLAN

1:100

J1 : 90 x 45 F7 KD H3 JOISTS @ 450cts

B1 : 2/140 x 45 F7 KD H3

WP : 90x 45 F7 KD H3 WALL PLATE WITH M12's @ 900cts EPOXY SET ANCHORS.

P1 : 100x100 F7 KD H3

SC1 : 100x100x5 SHS HOT DIPGALV.

(U) = UNDER
(O) = OVER

Northern Beaches Consulting Engineers Pty Ltd.

A3

Date:	Rev:	Amendment:	By:
AUG.'09	A	REDRAWN	

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Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: JULY '09	Design: R.T.	Drawn: LFC	Checked:
Client: M & R. COOK	Drawing Title: GROUND FLOOR FRAMING PLAN	Job No: 080552		Drawing No: S03	Rev: A

NOTES:

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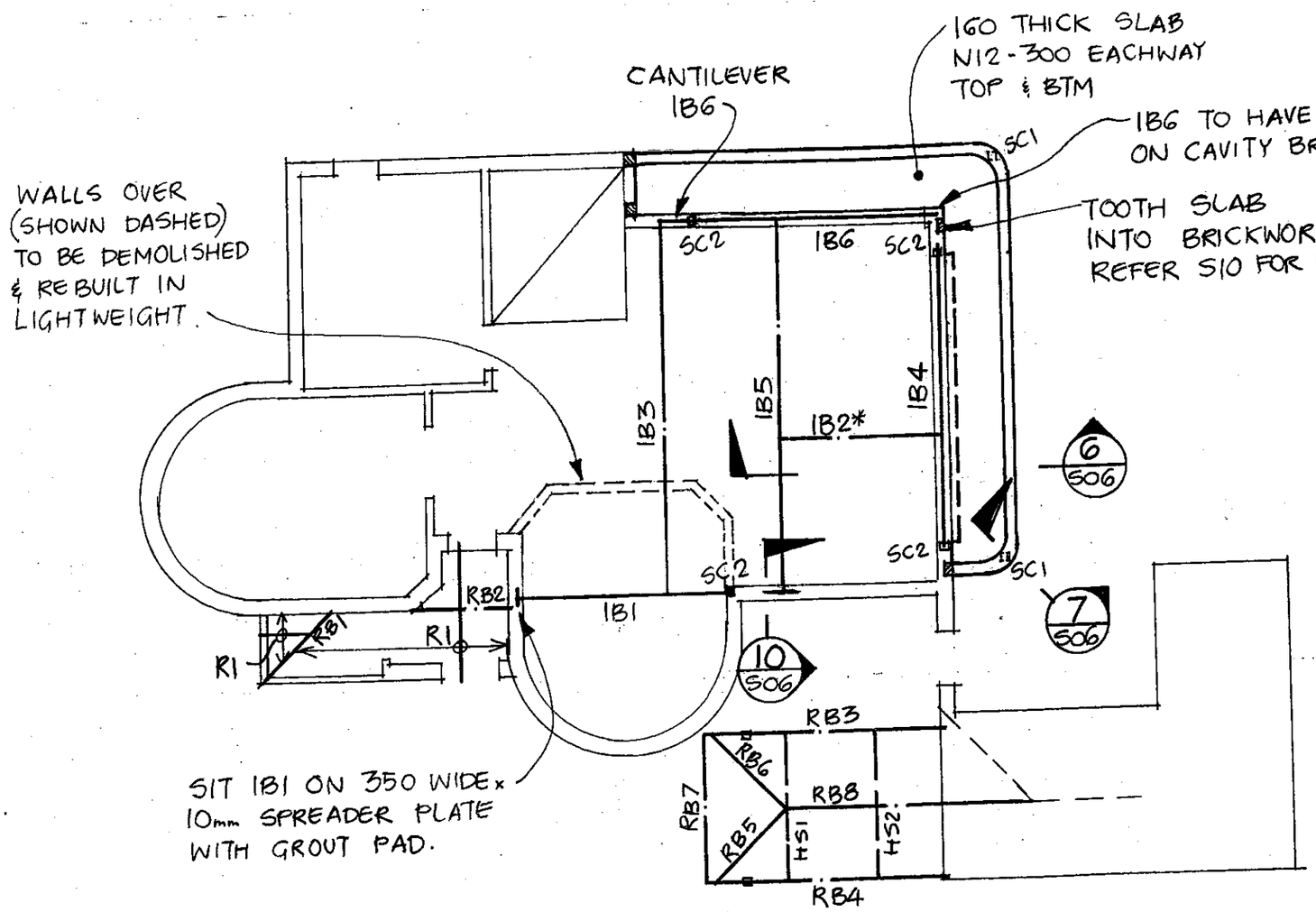

R1 : 90x45 F7 KD RAFTERS @ 450 cts

RB1 : 90x45 F7 KD

RB2 : 140x45 F7 KD

RB7, RB3, RB4 : 240x70 F7 KD H3

RB5, RB6 : 140x45 F7 KD

RB8 : 140x35 F7 KD

HS1, HS2 : 2/190x45 F7 KD

1B1 : 200 UC 46

1B2 : 150 UC 23

1B3, 1B5 : 250 UC 89

1B4 : 250 UC 72

1B6 : 200 UC 59

SC1 : 100x100x5 SHS HOT DIP GALV.

SC2 : 89x89x6 SHS

1B7 : 150 UC 39

BEAM PRELOADING DEFLECTION REQ'D:

1B1, 1B2 : 10mm

1B3, 1B4, 1B5 : 20mm

1B6 : 10mm

FIRST FLOOR & ROOF FRAMING PLAN

1:100

F'c = 40 MPa, COVER = 45mm COVER

* 1B2 MAY BE OMITTED. ENGINEER TO ASSESS SLAB DURING DEMOLITION OF STAIR VOID.

Northern Beaches Consulting Engineers Pty Ltd.

A3

Date:	Rev:	Amendment:	By:
AUG. '09	A	REDRAWN	LFC

DOCUMENT CERTIFICATION
Date: 13/8/09
Stewart McGeady
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Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: JULY '09	Design: R.T.	Drawn: LFC	Checked:	
Client: M & R. COOK	Drawing Title: FIRST FLOOR & ROOF FRAMING PLAN	Job No: 080552		Drawing No: S04	Rev: A	

NOTES:

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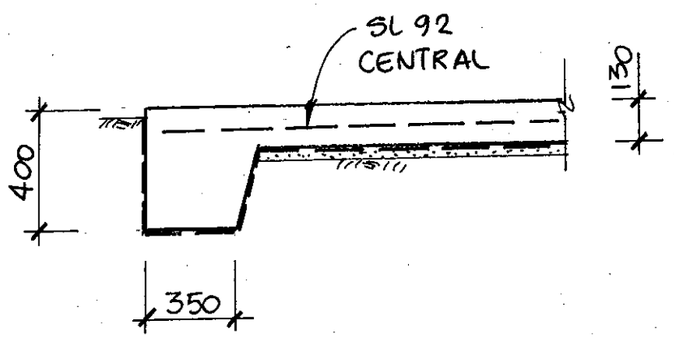
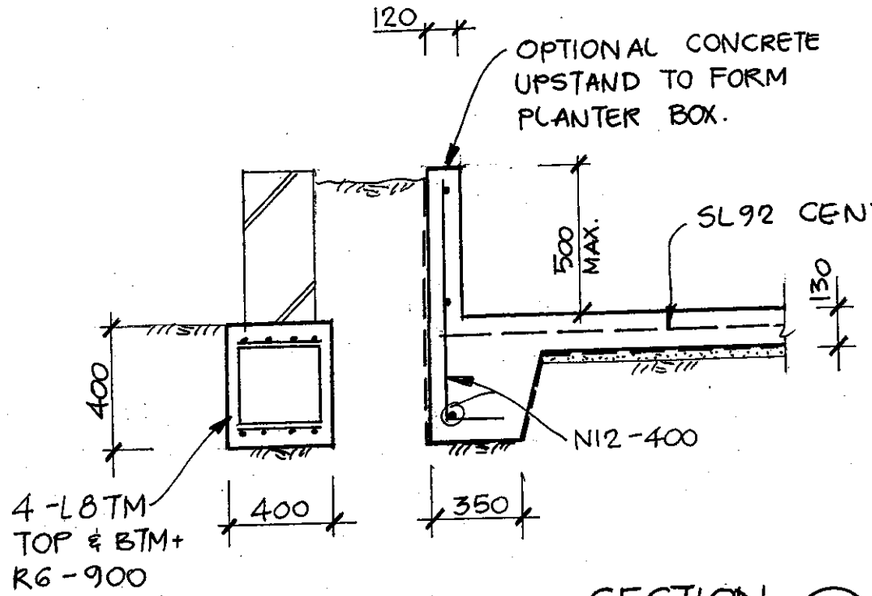
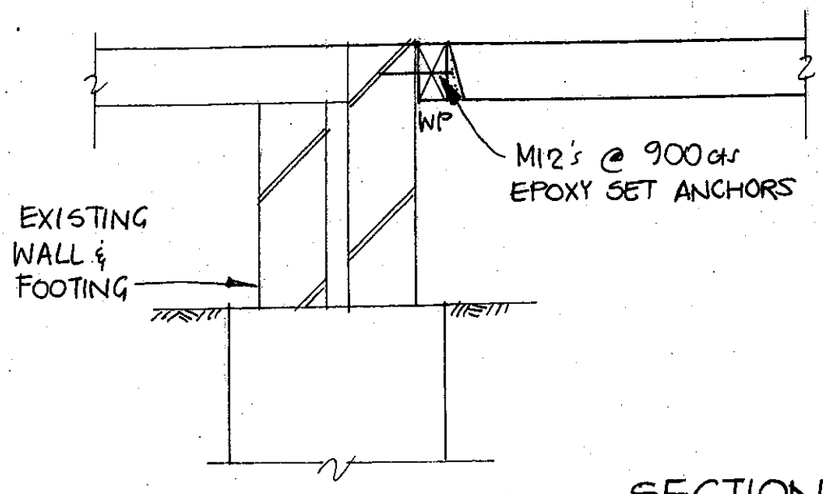


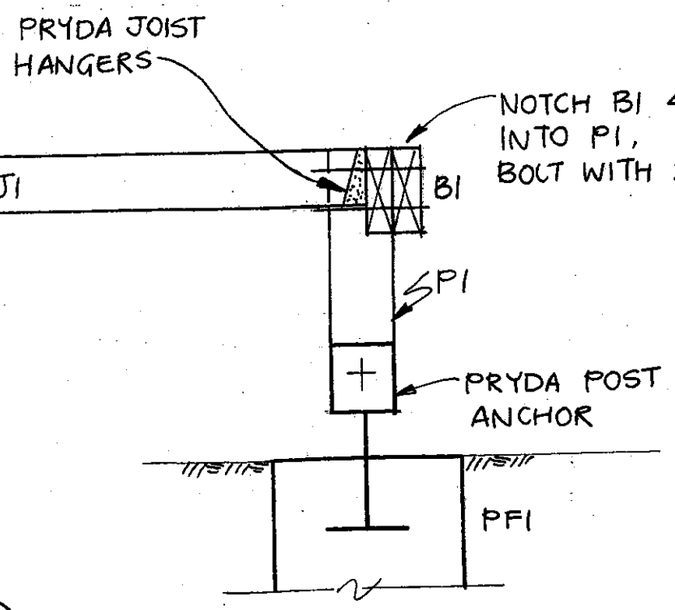
SECTION 1 / 1:20 / S02

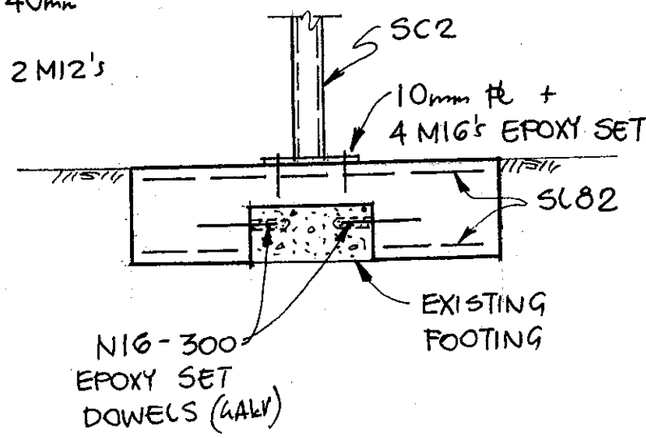


SECTION 2 / 1:20 / S02



SECTION 5 / 1:10 / S03





SECTION 10 / 1:20 / S02

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A3

Date:	Rev:	Amendment:	By:

DOCUMENT CERTIFICATION
Date: 13/8/09
Stewart McGeady
B.E.(Civil), MIEAust, P.Eng
(Director Northern Beaches Consulting Engineers)

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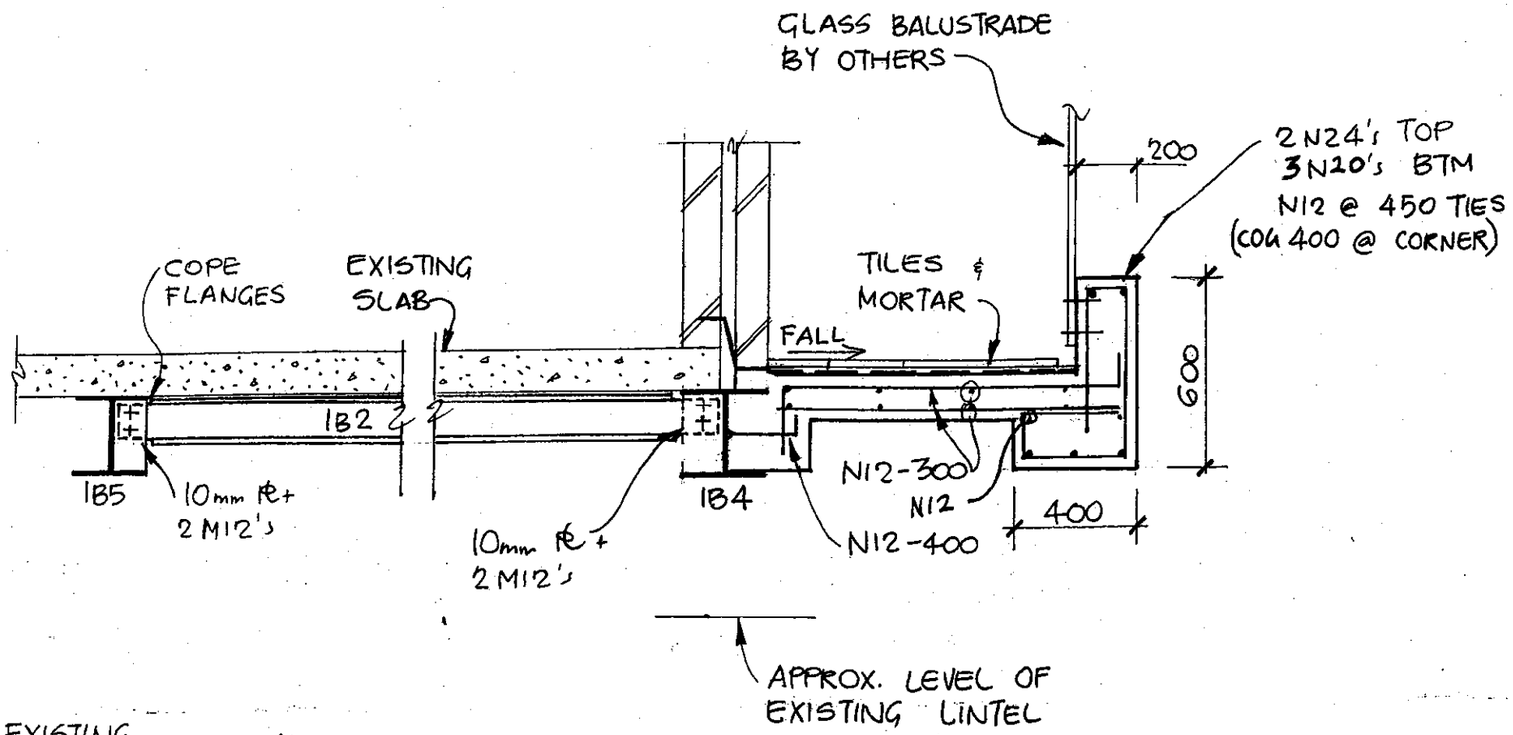
web page : www.nbconsulting.com.au

Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: JULY '09	Design: R.T.	Drawn: LFC	Checked:
Client: M & R. COOK	Drawing Title: SECTIONS	Job No: 080552		Drawing No: S05	Rev:

NOTES:

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



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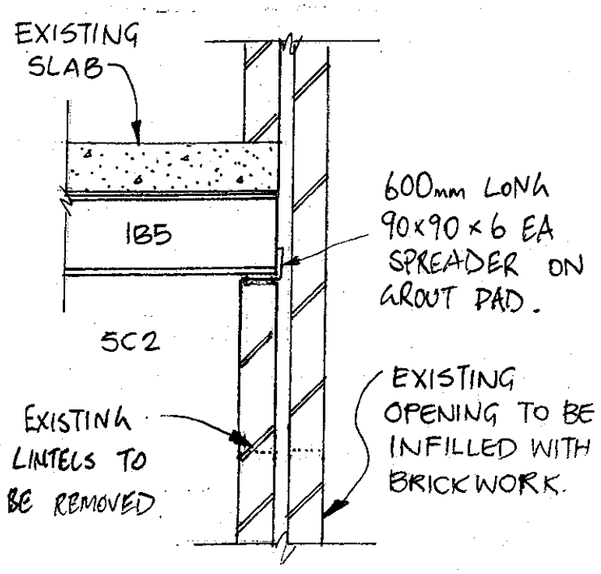
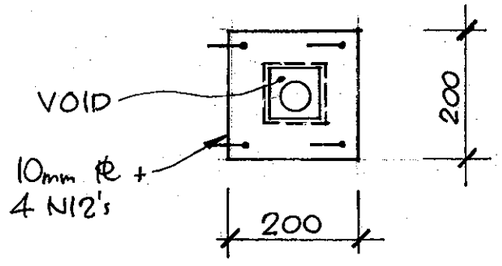


SECTION 10 / 1:20 / S04



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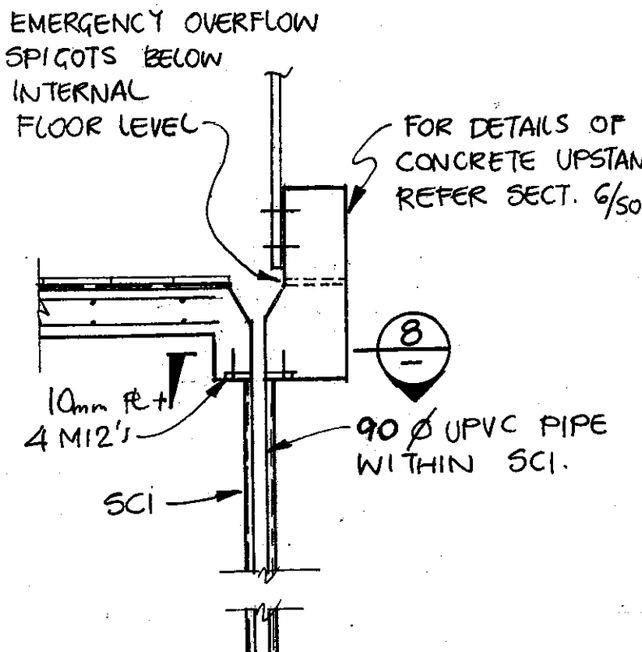

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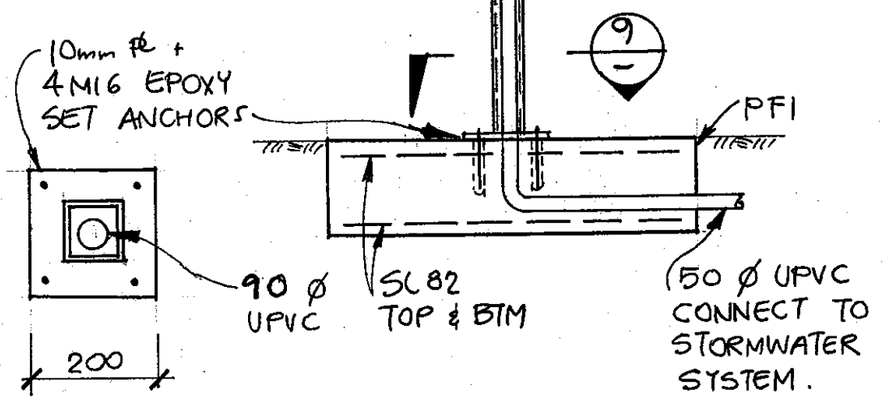

SECTION 7 / 1:20 / S04

A3

Date:	Rev:	Amendment:	By:
SEPT'09	A	Sect'N 6 extended Sect'N 10 added.	LFC

DOCUMENT CERTIFICATION
Date: 13/8/09
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web page : www.nbconsulting.com.au

Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY
Client: M & R. COOK	Drawing Title: SLAB SECTIONS

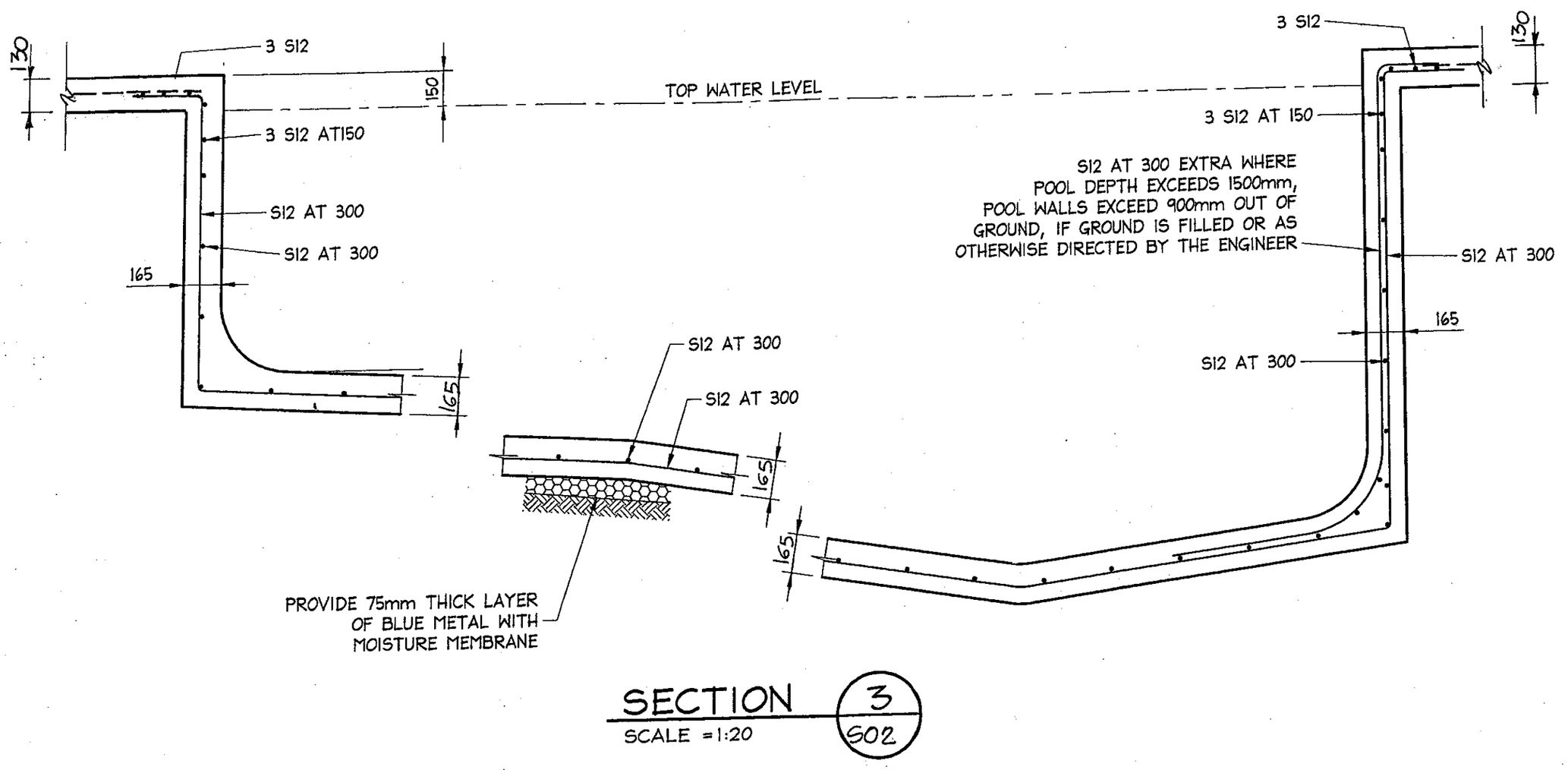
Date:	Design:	Drawn:	Checked:
JULY '09	R.T.	LFC	

Job No:	Drawing No:	Rev:
080552	S06	A

Northern Beaches Consulting Engineers Pty Ltd.

NOTES:

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



SECTION 3
SCALE =1:20 S02

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A3

Date:	Rev:	Amendment:	By:

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Date : 13/8/09
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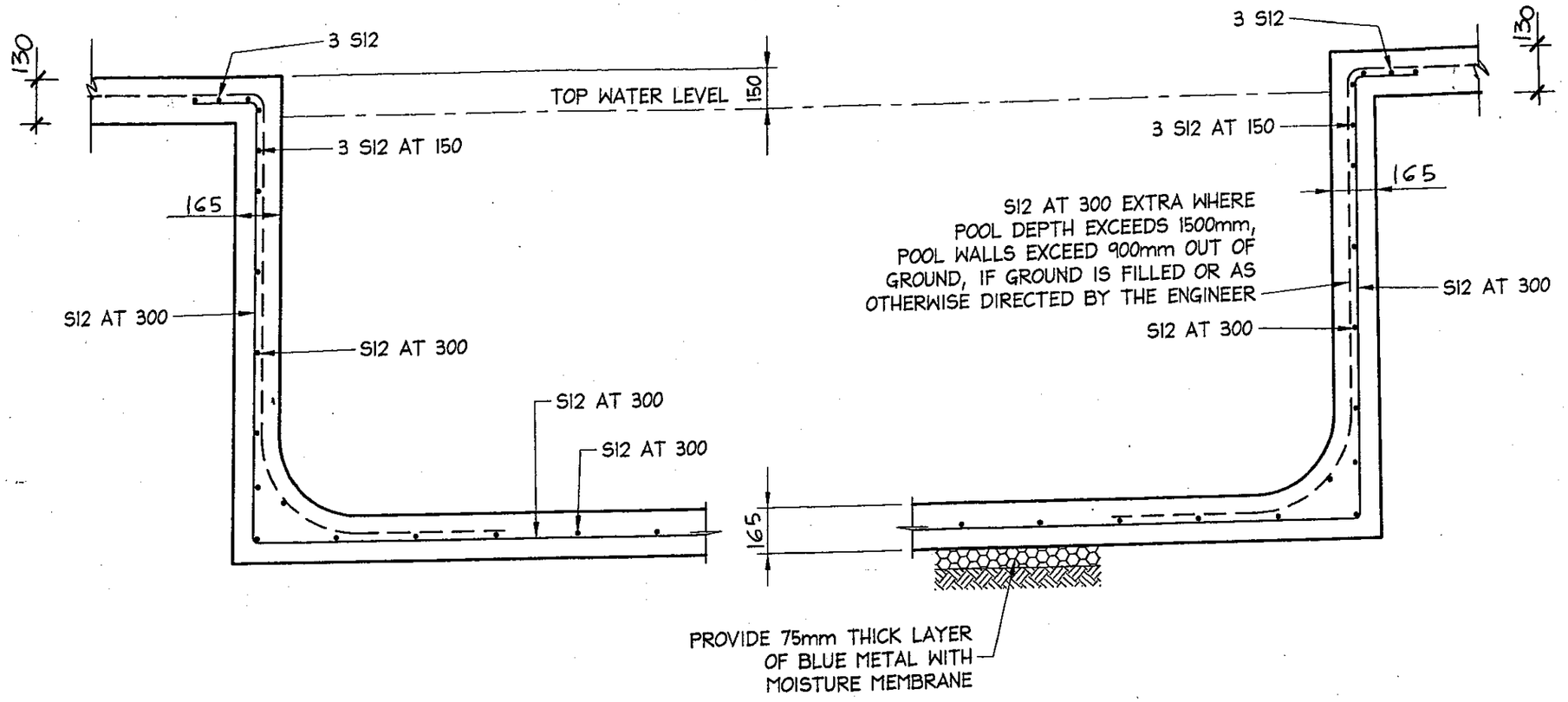
e-mail : nb@nbconsulting.com.au
web page : www.nbconsulting.com.au

Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: JULY '09	Design: R.T.	Drawn: LFC	Checked:
Client: M & R. COOK	Drawing Title: POOL SECTIONS SHEET 1.	Job No: 080552	Drawing No: S07		Rev:

NOTES:

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



SECTION 4
SCALE = 1:20
S02

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Date:	Rev:	Amendment:	By:

DOCUMENT CERTIFICATION
Date: 13/8/09
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web page : www.nbconsulting.com.au

Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: JULY '09	Design: R.T.	Drawn: LFC	Checked:
Client: M & R. COOK	Drawing Title: POOL SECTIONS SHEET 2.	Job No: 080552		Drawing No: S08	Rev:

CONCRETE POOL NOTES:

REINFORCEMENT:
All welded fabric shall be lapped as follows:
- 300mm minimum lap.
- 50mm minimum concrete cover.

Mild steel rods denoted S12 are 12mm diameter 250S Grade deformed bars.
- 450mm minimum lap.
- 65mm minimum concrete cover.

Reinforcement to be held in its correct position at 800mm centres.

CONCRETE:
All workmanship and materials shall be carried out in accordance with AS 3600.
Concrete design strength (F'c) at 28 days to be : 32 MPa.

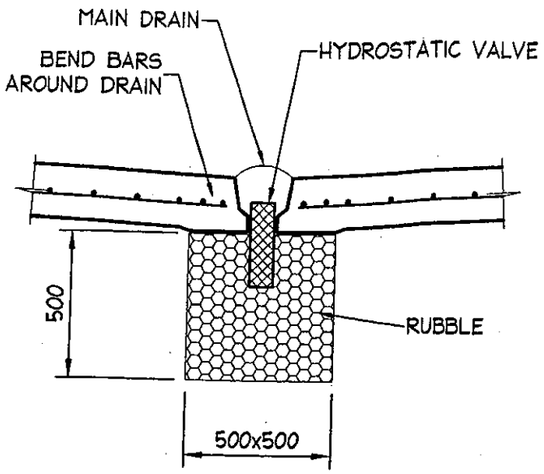
FOUNDATION:
Piers to be provided as directed by the Engineer if rock or filled ground is encounted when the pool is excavated.

CONCRETE COVER:
Concrete placed in contact with the (excavation) ground to have 65mm minimum cover to reinforcement.
65mm minimum cover to pool face.

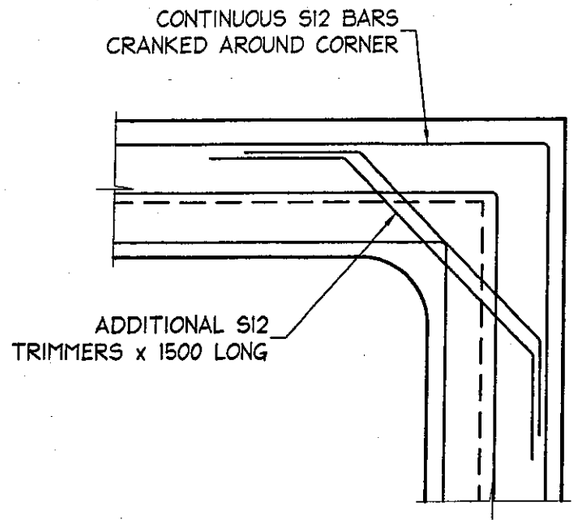
DESIGN:
Pool design and construction to be in accordance with AS 2783 (1992) and all other relevant Australian Standards.

PIER NOTES:
If pool floor is partially founded on solid rock provide 400mm ϕ concrete piers at 1800mm maximum centres to remainder of pool floor.
All piers to be founded on rock.
Piers up to 1.0m deep to be mass concrete.
Piers between 1.0m and 2.0m deep provide 4 S12 bars with R6 Ties at 300mm centres.
Any piers over 2.0m deep to Engineers detail.
For any internal piers under pool floor provide 3 S12 bars (1500mm long) at 300mm centres each way directly over piers to pool floor.

WASTE WATER:
Waste water from pool will be discharged into Sydney Water's Sewerage System.



MAIN DRAIN DETAIL
SCALE = 1 : 20



CORNER DETAIL
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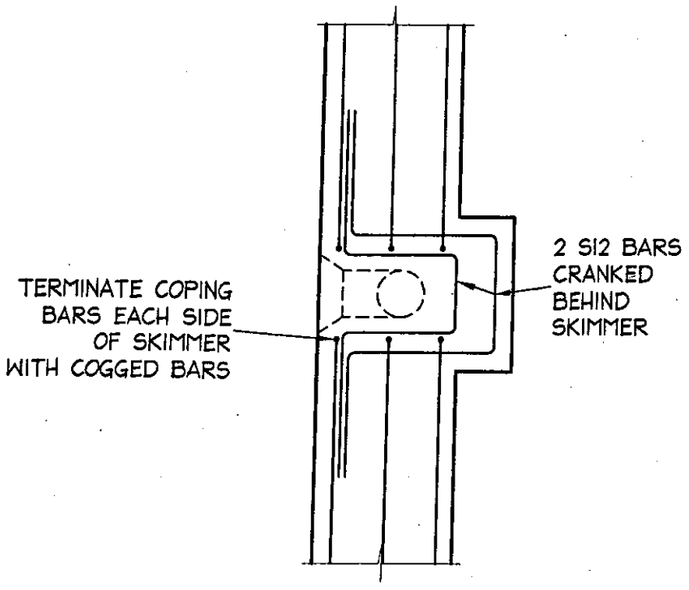
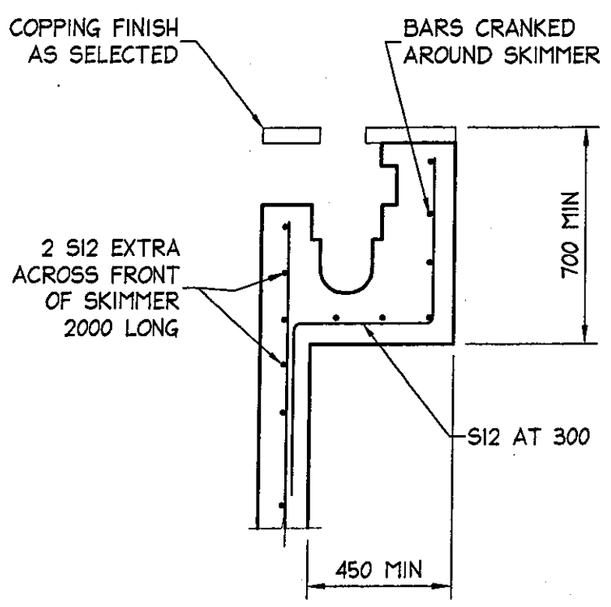


PLAN ON SKIMMER
SCALE = 1 : 20



SECTION AT SKIMMER
SCALE = 1 : 20

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

Northern Beaches Consulting Engineers Pty Ltd.

A3

Date:	Rev:	Amendment:	By:

DOCUMENT CERTIFICATION
Date: 13/8/09
Stewart McGeady
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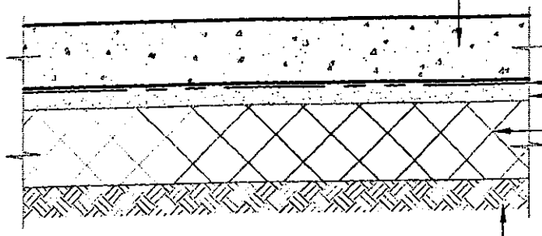
web page : www.nbconsulting.com.au

Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: JULY '09	Design: R.T.	Drawn: LFC	Checked:
Client: M & R COOK	Drawing Title: POOL TYPICAL DETAILS	Job No: 080552	Drawing No: S09	Rev:	

NOTES:

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

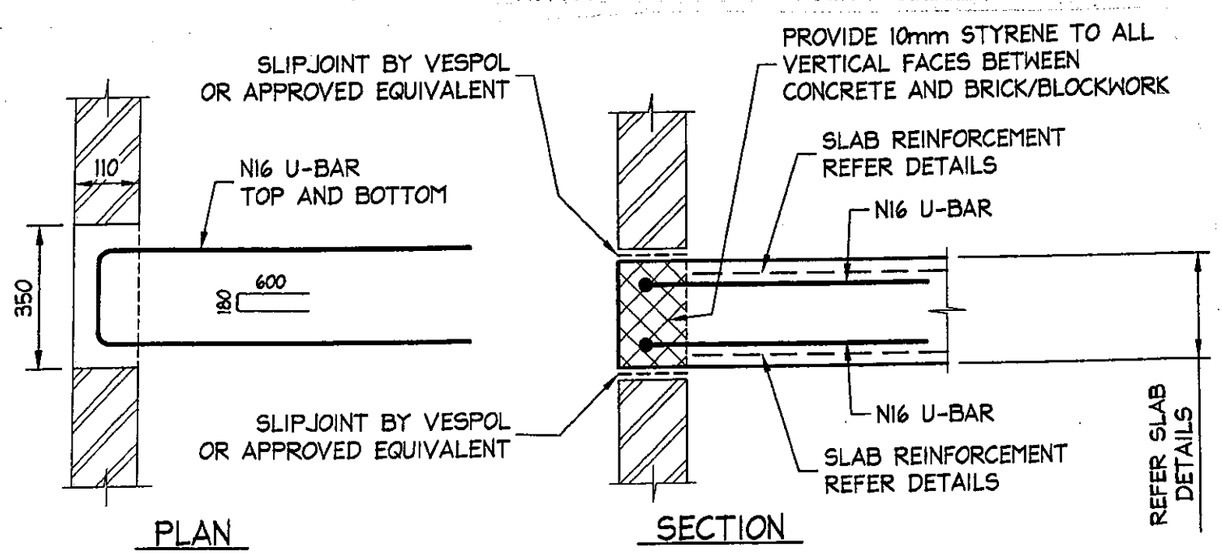


NOTE :

SAND BLINDING, SUB-BASE, FILLING AND SUB GRADE TO BE MECHANICALLY COMPACTED TO A DRY DENSITY RATIO OF NOT LESS THAN 98% MAXIMUM DRY DENSITY TO A.S. 1289/E4.2 1982. ALL AREAS TO BE TESTED BY GEOTECHNICAL ENGINEER AND RESULTS FORWARDED TO STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE.

TYPICAL SLAB PREPARATION TYPE A
SLAB ON GRADE

N.T.S.



TOOTHING TO BE PROVIDE AT 1500mm MAXIMUM CENTRES UNO.

TYPICAL TOOTHING DETAIL

SCALE = N.T.S.

A3

Date:	Rev:	Amendment:	By:

DOCUMENT CERTIFICATION
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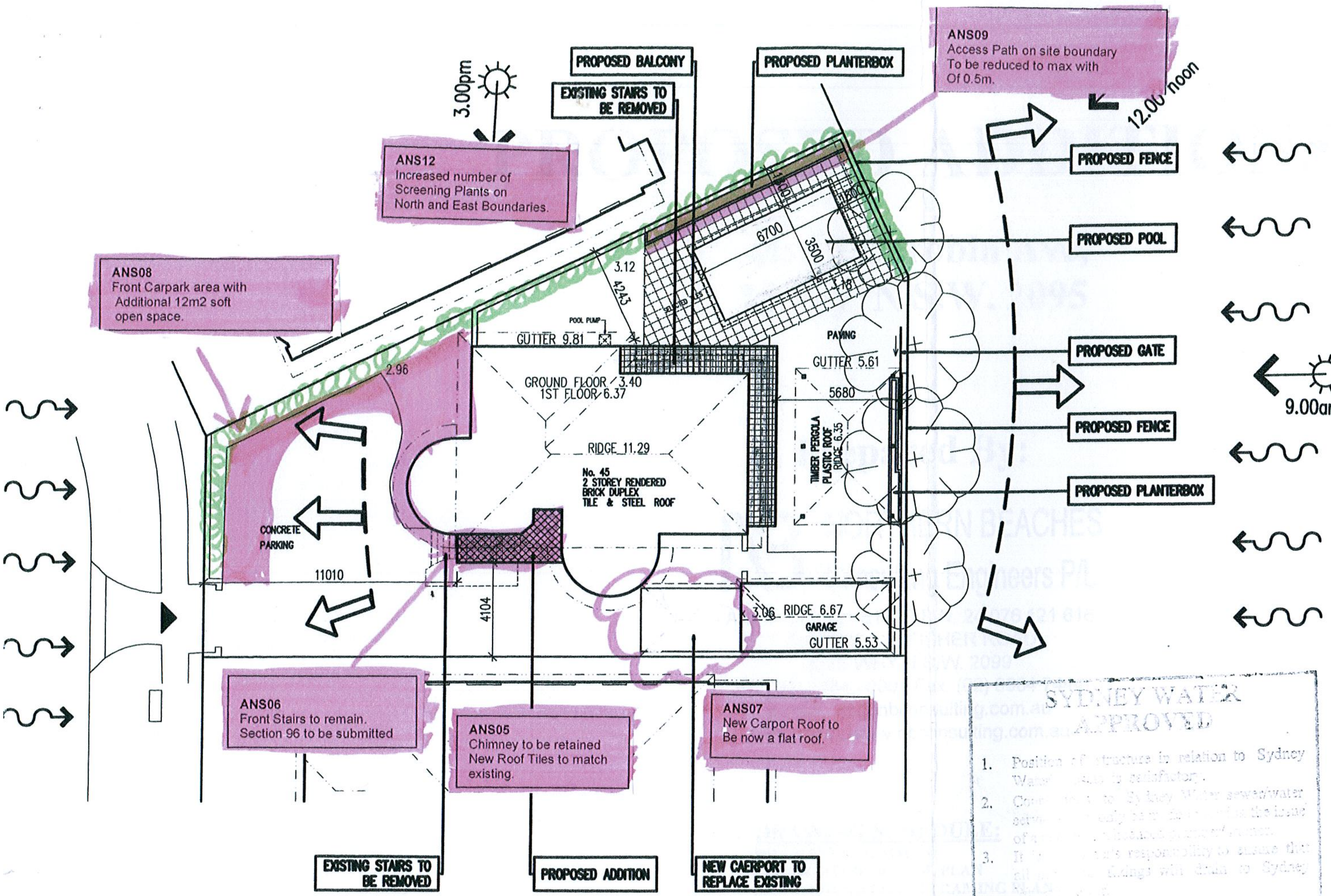
Architect: ANTHONY SWEENEY	Project: 45 EUROBIN AVE MANLY	Date: JULY '09	Design: R.T.	Drawn: LFC	Checked:
Client: M & R. COOK	Drawing Title: TYPICAL SLAB DETAILS	Job No: 080552		Drawing No: S10	Rev:

Northern Beaches Consulting Engineers Pty Ltd.



SITE ANALYSIS PLAN 1:200

KEY

- CAR ENTRY POINT
- SUN DIRECTION – 22 JUNE
- NOISE SOURCE
- DISTRICT VIEWS OVER ADJOINING HOUSES

I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979

This is the plan/spec. referred to in Form Building Certifiers Certificate
Certificate No. 2009/180
Plan No. 1
05/11/09
Craig Formosa BPB0124

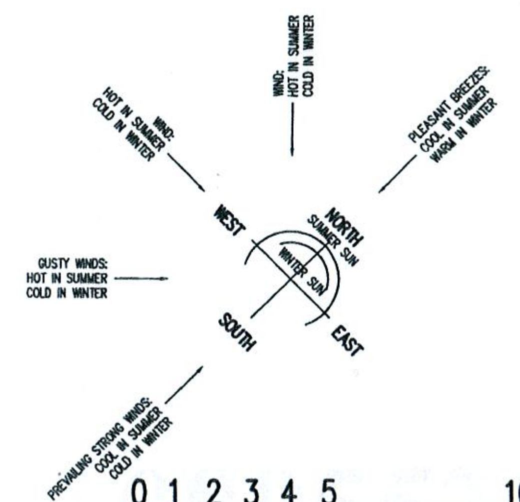
SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water ... to satisfaction.
2. ...
3. ...
4. ...
5. ...
6. Property ... 3250973

Quick Check Agent on behalf of SYDNEY WATER

Per: Reece 12/10/09

These plans relate to Development
Consent No. 202/09
The plans are NOT for construction.



0 1 2 3 4 5 10M
SCALE 1:200

COMPANY:
ANTHONY SWEENEY
ARCHITECTURAL DESIGN & PLAN SERVICE
18-20 Victoria Parade, Manly, 2095 ABN: 84 063 033 063

GENERAL NOTES:

1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easments are subjuct to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the 'TIMBER FRAMING' code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structual details or design which is to be supplied by Structual Engineer.

No.	AMENDMENT	DATE
1	ISSUED FOR DA	19/06/09

COPYRIGHT:

PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS
No 45 EUROBIN AVENUE
MANLY NSW 2095

DATE: 20/06/09 SCALE: AS NOTED
DESIGNED & DRAWN: MICHAL KORECKY
www.plansdesign.com.au
DRAWING Nr : SHEET: