

Bush Fire Safety Measures Components Performance Statement

Type of Statement

Identification

Statement of Performance of Plans

Description: Plans for Alterations and additions.

Address : 23 Maroa Cres, Allambie , NSW.2100

Applications / Uses: Plans for New alterations and additions to a .Domestic dwelling for construction of a deck and stairs.

*New construction must comply with AS 3959 2009 BAL 12.5

Compliance with RFS letter of 4/7/2012 is required.

Supplier Details

Name: Chris Wainwright

Address: Wainwright Fire Service

Statement

I Christopher Edwin Wainwright

of Wainwright Fire Service

state that:

(a) As indicated, component plans specified in this statement have been assessed by a properly qualified person and were found, when assessed, to be capable of performing:

I. To the standard/s identified below and

II. At the level, and within the criteria identified below ,

(b) The information contained in this statement is, to the best of my knowledge and belief, true and accurate.

Applicable Standard	Level of Compliance (criteria as applicable)
RFS Conditions 4/7/2012,"Planning for Bushfire Protection, section A 3.7 Addendum Appendix 3.and modified consent.	COMPLIANT
AS 3959 2009 sec 3+4 BAL 12.5	COMPLIANT

Signature: *C.E. Wainwright*

Position Title: *CHIEF FIRE OFFICER*

Qualification: Fire Station Officer/
Country Fire Officer

Signature Date: *17TH OCTOBER 2012*

Document Issue Date: *17TH OCTOBER 2012*

Contact: Wainwright Fire Service

Mb: 0417 403 791 ;

Email: wainwrightfire@hotmail.com



Application Lodgement Summary

Sydney
WATER

Reference Number 8253522

Date Requested: Wed October 3 2012

Agent Reece Rockdale, 2/432 west Botany St Rockdale
Applicant Mrs Lai, 23 Maroa Cresnet Allambie 2100
Property/Asset 23 Maroa Cres, Allambie 2100 (B Lai Ac Lai) PNum: 3433943
150 mm VC Sewer Main - (3375778) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$16.71	\$0.00	\$16.71

Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.

RESIDENTIAL CONSTRUCTION SPECIFICATION

WHEN USED FOR EXTENSIONS, ADDITIONS, ETC., ANY
PART THAT IS NOT APPLICABLE IS TO BE DISREGARDED

TRUELINE SPECIFICATION

PROJECT

EXTENSION TO EXISTING DECK
AREA & ALTERATIONS TO ADJACENT
ENTRY DOORS TO DECK AREA
AT 23 MAROA CRESCENT ALLAMBE
FOR Mr BERNARD L.A.I.

DA No. Mod 2012 / 0112

CC No.

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Note: If this document is to form part of a building contract, it is necessary to complete the Specification in full:

Squares must be ticked and any section deemed not suitable is to be crossed out.

SPECIFICATION FOR THE COMPLETION OF:

ERECTION AND COMPLETION OF A GROUND FLOOR DECK EXTENSION
& ADJACENT DOOR ALTERATION

LOT NUMBER Lot 39 DP 26781

STREET NUMBER 23

STREET MARDA CRESCENT

SUBURB/TOWN ALLAMBIE 2100

MUNICIPALITY/SHIRE OF WARRINGAH

FOR MR ~~MRS~~ Ms BERNARD LAI

Herein after called the owner

THE CONTRACTOR MUST ENSURE THE WHOLE WORKS AND SERVICES ARE PERFORMED IN ACCORDANCE WITH THIS SPECIFICATION AND DRAWINGS AND COMPLETED IN WHOLE IN A TRUE WORKMANLIKE MANNER.

BUILDER B.H. & J.M. READMAN

ADDRESS 18 BINALONG AVE ALLAMBIE

LICENCE NUMBER 1613116 EXPIRY DATE

BUILDERS ABN 149 118 55093

INSURANCE DETAILS N/A

GENERALLY

PROVIDE: Means the supply and complete building in of specified materials, fittings, etc.

APPROVED: Means approved by the owner, L.C. **APPROVED** means approved by the local council.

REGULATIONS AND NOTICES: All State and Local Government Building Ordinances and Amendments thereto and requirements of legally Constituted Authorities and the Building Code of Australia and Australian Standards must be complied with by the builder. The Builder to give all notices and obtains all permits.

INSURANCE: The ☒ Owner ☐ Builder must effect the insurance of all works against fire and storm. The Builder shall at his own expense adequately insure against Public Risk and to insure as required under terms of the appropriate Workers Compensation and Employers Liability Acts, and Home Warranty Insurance.

LABOUR AND MATERIALS: All labour, material, fittings and plant required to construct and complete the building is to be provided by the builder. Materials are to be new and of the standard specified. Faulty or unsuitable material not to be used. All work to be performed in a good worklike manner.

SETTING OUT: The Builder is to ensure the building is set out in accordance with the site plan and within the boundaries of the site.

TEMPORARY TOILET: ☒ Owner ☐ Builder shall provide temporary toilet accommodation for the workmen. Where the Authority requires the temporary toilet to be connected to sewer mains, the additional cost plus Builders margin shall be borne by the Owner.

ELECTRICITY: The Builder is to make arrangements for any electrical power to be used in the erection of the works and is to pay fees and costs incurred therein. Should Additional poles, wiring, service risers or underground wiring etc. be required by the Electricity Supply Authority, this additional cost plus Builders margin shall be borne by the Owner.

WATER: ☒ Owner ☐ Builder allow for connecting water to the proposed building and fittings.

PLANS AND SPECIFICATIONS: Any work indicated on the plan but not in the specification or vice versa, and any item not shown in either plan or specification but which is obviously necessary as part of proper construction and/or specifications may not be made without written consent of the owner.

PLANS OF THE JOB: A legible copy of the plans and specifications bearing the approval of the Municipal Authority concerned, must be maintained by the Builder at all times.

RESPONSIBILITIES: It is the responsibility of the Builder/end user to verify plans and Specifications as to their accuracy and suitability.

VARIATIONS: Any variations to specifications are to be added in the addenda at the back of the specification.

SITE SIGN: ☐ Owner ☒ Builder to supply site sign showing Lot No., name of Builder and Licensee and full License No. and any other detail that may be required by the Local Authorities

EXCAVATOR

SITE: ☒ Owner ☐ Builder to clear the site of all stumps, roots etc., grubbed to a minimum distance of 3m outside the building line or to the boundaries of the allotment, whichever is the less or to Local Authority regulations. Any depressions within the area covered by the building are to be filled.

TRENCHES: All footings for walls, piers etc. to be excavated to a minimum depth of 500mm or to a depth necessary to secure solid bottoms and even bearings throughout, bottoms to be level and stepped as necessary. At completion of foundations walls etc. all excavations are to be filled, well rammed to ground level and surplus soil spread.

ROCK OR SHALE: Excavation in rock or shale and removal from the site by ☒ Owner ☐ Builder at additional cost.

ACCESS: ☒ Owner ☐ Builder to provide all weather access to site.

CONCRETOR

CONCRETE IS TO CONSIST OF:

4 parts 20mm gauge blue metal or other approved aggregate, 2 parts clean sharp sand, 1 part fresh cement, a sufficiency of water, all well mixed mechanically and placed in position immediately after mixing. The slump of the concrete is not to exceed 100mm. Ready mixed concrete to have a minimum compressive strength of 20Mpa tested in accordance with code AS 3600 "Concrete Structures". After pouring, the concrete is to be maintained in accordance with the standard before being built on, all subject to engineering specifications. NOTE: It is necessary to complete Specification in full.

FOUNDATIONS

REINFORCED CONCRETE FOUNDATIONS:

Provide reinforced concrete footings to AS 2870 and to Local Council's requirements or engineers design if applicable.

PIER AND BEAM FOOTINGS:

Piers shall be solid concrete as designed by structural engineers, taken to uniform bearing approved by supervising engineer. ~~Beams shall be reinforced concrete having even bearing on piers as designed by structural engineer.~~

CONCRETE FLOORS: Provide suspended concrete floors if shown on drawings. L.C. approved metal formwork may be used to manufacturers recommendations, solid filling ~~may be used for laundry/garage adjoining building,~~ top of slab to be not less than 50mm below antcap/dampcourse level and have a continuous support on a minimum of 75mm on at least two opposite sides.

TABLE FOR SUSPENDED CONCRETE SLABS

Guide Only. Engineering details may be required and are to take precedence. All measurements in mm. Y = Structural Grade Deformed Bar. Int = Internal. Ext = External.

Clear Span Between Supports	20 MP's Slab Thickness		REINFORCEMENT							
			Bars to AS 4671							
			Fabric to AS 4671		Main Bars			Tie Bars		
			Int.	Ext.	* Size	Int.	Ext.	* Size	Int.	Ext.
Up to 2000	Int.	Ext.	F72	F82	Y12	280	220	Y12	400	400
2500	100	110	F82	F102	Y12	220	240	Y12	400	400
3000	110	130	F92	F81	Y12	160	100	Y12	400	300
3500	130	150	F102	F81	Y12	140	100	Y12	300	280
4000	150	180	F81	F918	Y12	100	90	Y12	280	240
4500	170	-	F81	-	Y12	100	-	Y12	260	-

This table to apply to single spans, simply supported one way non-wall bearing slabs. Main bar reinforcements to be set 20mm from bottom and edges of slab and run from support to support. Minimum 50mm bearing of reinforcement over supports with tie bars on top edge of slab and to have 30mm cover to reinforcement if exposed to weather. The main bars shall be laid in direction of shorter span. For fabric reinforcements with different bar spacing, closer bars are the main bars. For the purpose of shrinkage control, add top layer of F72 mesh for spans to 3m and F82 mesh for spans tp 3.9m. Durability requirements in above ground exterior concrete to be 40MPA to 1km from coastline and 32MPA 1 km to 50km from coastline. Provide slip joints between concrete and supporting walls. All wall bearing or larger slabs must be designed by a structural engineer.

☐ SLAB ON GROUND: Provide 100mm minimum thick concrete slab reinforced with F72 (AS 4671) set 30mm from top of concrete on a foundation of a minimum of 50mm of sand, with a 200 um polythene membrane between, lapped 150mm and turned up. Maintain a minimum of 100mm bearing surface all round.

PATHS: ☐ Builder ☒ Owner to provide paths of concrete as previously specified, from front entry step and as shown on plans, car tracks to be 100mm thick, and paths 75mm thick. Finished thickness including provision of two parts metal screening to one part cement dusted over surface and trowelled all in one operation or, alternatively, rendered while concrete is green. Paving to be laid with bituminous felt jointing strips, not more than 1.2m apart, and to full thickness of concrete and rendering to be "V" jointed over same. Excavate for and lay paths to even grade true to line and curve.

internal edges are to be shaped to form a quadrant gutter 25mm wide, sealed at corners. The tray is to project a minimum of 25mm beyond the external faces of brickwork turned up and/or down as required. ~~Where the tray is turned up, a clearance of at least 6mm is to be maintained between the brickwork and the tray. Provide weep holes by leaving open vertical joints in brickwork above tray. Rake joints in brickwork ready to receive flashing to be provided by plumber. A loose brick must be left in the back of the chimney stack. This brick must not be set until after that tray has been cleared of all mortar droppings.~~

FOUNDATION DOOR: Provide access door where applicable, approximately 600mm wide and fitted with appropriate hinges and lock.

STEEL WORKER

Provide steel work in accordance with Engineers details or as shown on plan. If wrought iron is shown on plan, provide same.

METAL FRAMING

METAL FRAMING: Provide and erect framing to A.S. 3623 or engineers detail as shown on plan in accordance with manufacturers recommendations and instructions. Damp proofing (flashing) to be provided between concrete floors and bottom plate and any adjoining masonry walls etc in accordance with AS 2904. If this section is applicable, any section in this specification which duplicates any of this work is to be disregarded

CARPENTER

GENERALLY: Timber shall comply with AS1720, AS 1684 and be part of the class specified reasonably straight grained and free from those defects, which might effect its durability and/or strength. Scantlings to be in long lengths, accurately cut and fitted, well spiked and securely fixed. For the exercise of this specification (unless specifically stated otherwise) hardwood is to be of a stress grade and not less than F8 and softwood not less than F5. Timber shall be graded to appropriate AS grading specification. Mechanical grading to AS1748, visual grading will require evidence that they comply with the required stress grade. Allowable tolerances as to size is permitted only as outlined by the appropriate AS. Timber is **NOT** to be weakened by any method such as cutting, planing, chipping etc. Where size of timber is restricted owing to lack of space, a higher grade or laminated timber may be substituted if warranted, all only as approved by Local Council.

FLOOR FRAMING: All floors shown on plan as timber are to be framed at level shown with suitable timber as laid down in AS1684. Bearers to be laid true and level. Packing not permitted. Provide 100 x 50mm or 125 x 75mm bearers, set on edge as already specified at max. 1.8m centres. Provide 100 x 50mm joists set on edge at a maximum 450mm centres and fix bearers by double nailing at each crossing. Underside of joists to be checked out as necessary over bearers to enable tops of joists to be finished true and level. Unsupported spans exceeding 2.7m to have 50 x 50 herringbone strutting or solid blocking spaced at maximum of 1.8m centres. No span to exceed 4.8m (Timber walls must have double joists under).

WOOD PRESERVATIVE: All hardwood plating, bearers and joists (if timber construction) in ground floor are to be treated with one coat of pest resisting and wood preserving oil (Specification No. AS1604) or approved chemical treatment, before fixing, on all faces and ends, except tops of joists.

WALLS: To be framed with ☐ Hardwood ☒ Oregon ☐ Pine. *Adjust if necessary to suit new doorway*

WALL PLATES: (and Bottom) For 100mm studs – 100 x 50mm for 75mm studs – 75 x 50mm. Plates may be checked approx 10mm to provide uniform thickness where studs occur. Where plates are machined to a uniform thickness, checking may be omitted.

STUDS: AS 1684 (not more than 3m long) Wall, external and internal.

MAXIMUM 3M LONG	UPPER STOREY	LOWER STOREY
At 450mm centres	100 x 38mm or 75 x 50mm	N/A
Each side of openings up to 1.8m wide.	100 x 50mm or 75 x 50mm	N/A
Other openings up to 3.6m	100 x 75mm or 75 x 75mm	N/A
Over 3.6m	100 x 100mm	N/A

Three studs are to be provided at each wall angle and intersection, well blocked and securely fastened together. Two studs may be accepted in brick veneer construction. With corner windows, the angle studs are to be cut away

COLLAR TIES: Up to 4.2m span – 75 x 50mm Hardwood or 100 x 50 mm pine. Over 4.2m-span – 100 x 50mm Hardwood or 125 x 50mm pine. Fixed to alternate pair of rafters.

GUTTERS AND VALLEY BOARDS: 19mm thick and width of gutter.

MANHOLE: Trim as required between ceiling joists for manhole 600 x 400mm line the opening and provide suitable cover.

HOT WATER TANK: Provide hot water storage tank (AS 3498).

PORCH ROOF: To be constructed when shown on plan. Post D.A.R. pipe or wrought iron, securely fixed top and bottom. ~~75 x 50mm Top Plates – D.A.R. if exposed. 75 x 50mm Rafters spaced at maximum of 450mm centres. A fall of at least 13mm in 300mm must be maintained towards outer edge. Roof to be covered as per drawing. Fix 25mm fascia all round.~~ *Retain existing roof over deck area & unaltered*

GABLES: (If shown on drawing) Form and project plates, purlins, ridges etc. Supply and fit 159 x 19mm barge boards with fillet at top, scribed up to tiling or capped with asbestos cement to allow for verge tiles to be pointed with mortar or formed metal fascia to manufacturers specifications. Cover gable faces with siding as shown on drawing. Line soffits as for eaves.

EAVES: Project rafters at eaves to give soffit as shown on plan and fix fascia all round out of 25mm timber or other approved product.

☐ Line underside of rafters with 4.5mm fibre cement, cover joints and provide quadrant moulding against wall;

☐ Form flat soffit with 4.5mm cement let into a full 7mm groove at back of fascia and secured at wall to 50 x 25mm battens nailed to framing and supported at all joints and intermediately with 38 x 38mm sprockets at maximum of 450mm centres. Cover joints with approved strips and provide quadrant moulding against wall.

☐ **SHEET FLOORING:** To be fixed in strict accordance with manufacturers recommendations and AS 1859, AS 1860.

☐ **FLOORING, TIMBER:** Must not be fixed until roofing complete and building weatherproof. Timber must be seasoned to a moisture content between 10% and 15%. Flooring is to be tightly cramped, every board nailed at each bearing with nails, punched below the surface, thoroughly cleaned and flushed off at completion. Floor must be T & G with a finished thickness not less than 19mm. Flooring exceeding 43mm face wide to be double nailed at all bearing points.

TIMBER FLOOR SANDING: Floor to be sanded to even surface.

☐ **TIMBER DECKING:** To be ☒ Hardwood ☐ Treated pine ☐ Other.....To be securely fixed to joists using corrosion proof fasteners.

☐ **COMPRESSED FIBRE CEMENT:** Not less than 18mm for joists spacing 600mm, or 15mm for joists spacing 450mm. All installed as per manufacturers instructions.

FLOOR FRAMING ☐

BEARERS At 1.8m centres set on edge	(Over 2 or more spans)		
	Non load bearing & sheet roofing	100x75mm	125x75mm
	Supporting tile roof or trusses	125x75mm	125x75mm
JOISTS Ground and upper floors At 450mm centres	Up to 1.8m	100x50mm	150x50mm
	1.8 to 2.4m	125x50mm	175x50mm
	2.4 to 3.0m	150x50mm	200x50mm
	3.0 to 3.6m	175x50mm	250x50mm
	3.6 to 4.2m	225x50mm	275x50mm
	4.2 to 4.8m	250x50mm	300x50mm

An engineers certificate is required as to size and adequacy for spans over 4.0m

Unsupported spans exceeding 2.7m to have 38x38mm herringbone strutting or solid blocking 1.8m centres as per AS 1684.1992.

JAMB LININGS: Lining to be a minimum of 38mm thick solid rebated to all door openings. Where return plaster reveals occur, linings are to be 75 x 50mm rebated. Linings to openings not having doors or to have swing doors are to be 25mm thick timber securely fixed.

DOORS: AS 2689. Fit accurately to door frames, hang front and rear doors with three 100mm steel butts and other doors unless otherwise specified with two 88mm steel butts. Height of doors to be 2040mm.

~~To front entry a 2.040m x 820mm x 40mm door with selected lock and furniture.~~ To rear entry fit 2.040m x 820mm x 40mm door with selected lock and furniture. Internal doors to be 2.040m x 820mm x 35mm flush panel with selected lock and furniture. Double doors to be 2.040m x 820mm x 40mm rebated together with mortise lock and furniture. Fit sliding doors and tracks where shown on plans. Laundry door to be 2.040m x 820mm x 40mm with lock and furniture. Any variations to door sizes must be shown on plan as a separate item. Door sets to AS 2689 may be used as an alternative and are to be fitted in accordance with the standard.

~~GARAGE DOORS: to be ☐ Tilt ☐ Roll ☐ Other.....~~

SECURITY SCREEN DOORS: AS 5039, AS 5040 Where indicated on plan are to be supplied and fitted in accordance with the standard.

☐ AUTOMATIC GARAGE DOOR OPENER:..... ☐ Owner ☐ Builder

WINDOWS: AS 2146, AS 2147 ☐ Casement ☐ Hopper ☐ Double Hung. To be approved stock construction out of solid rebated material. Head and stiles are to be out of material having an end section of not less than 5000mm square: mullions and transoms not less than 6250mm square, rebate in all cases are to be of such depth as to ensure complete weather proofing. Sills minimum 75mm thick, sunk, weathered and throated tallow wood or other species of hardwood. Window units and combination window wall units may have sills not less than 50mm thick.

SASHES: Sashes are to be manufactured from sash stock material not less than 38mm thick. Where glass weight of 3mm or heavier is indicated for use (see under Glazier) 44mm sash and stock material should be used unless a mechanical sash adjuster is provided, then 35mm material can be used. All units to be supplied with furniture.

☐ ALUMINIUM FRAMED: AS 2047, AS 2048 as shown on plans. Type and manufacturer as selected fitted with all furniture and fixed in accordance with the particular manufacturers recommendations. Heads and sills to be flashed. Frames and sashes must be fitted in conformity with good building practice.

ARCHITRAVES: Provide architraves of standard section to all door, window and other openings internally.

SKIRTINGS: Provide skirtings of standard section.

Adjust as necessary

STORM MOULDS: Fix to all window frames and outside doors where appropriate.

~~KITCHEN CUPBOARDS: Provide properly constructed floor and wall cupboards in position and to dimensions indicated on plan. Floor cupboards to have raised floors with toe space under front face. Cover bench tops with materials as selected. Doors to be accurately fitted and hung and finished with selected catches and handles. All cupboards are to be securely fixed in position and neatly finished at wall and floor intersections.~~

BUILT IN CUIPBOARDS: Frame up and fix cupboard/s in position and to dimensions shown on plan. Provide doors and door furniture as selected.

BATHS: Under exposed edges of bath provide a properly constructed frame ready to receive covering specified elsewhere. Or build brick-on-edge walls in classification "M4" mortar and leave ready to receive tiles as specified under "Tile layer". Make provision for the area under bath to be properly drained and ventilated.

BATH AND SHOWER RECESS: If bath and shower recess are to be lined with laminate or waterproof material, a timber frame is to be constructed. If tiling is called for, refer to "tile layer" in this specification.

FENCER

FENCING: By ☐ Owner ☐ Builder.

TYPE:

- ☐ Brick as detailed
☐ Colourbond as per manufacturers specification
☐ Timber as detailed
☐ Other/.....

SITUATION:

- ☐ Front
☐ Sides
☐ Rear
☐ Other.....

TILELAYER

FLOORS: Provide ☐ bathroom and shower recess ☐ separate W.C. with floor tiles as selected.

WALLS: Provide wall tiles to:- bathroom 1.4m or shower recess 1.8m or
To enclose bath and hobs above kitchen sink and hot plate of stove and W.C. Finish at top and salient angles with glazed edge tiles. Provide vents to under bath. Fix recess fittings (If printed heights are not crossed out they are to apply). Where other types of lining are used refer to "Internal wall linings".

PAINTER

As selected by Owner

GENERALLY: All paints, stains, varnishes and water colours to be properly mixed, be of approved brands and brought to job in unopened containers. Material used for priming is to be recommended by the manufacturers of the paints to be used. All finishing colours are to be chosen by owner. Do all necessary stopping after priming has been applied. Rub down all surfaces to a reasonably smooth finish prior to the application of each successive coat of paint.

EXTERNALLY: Prime BEFORE fixing. All dressed surfaces of all door and window frames, all external woodwork including underside and end of sills, are to be primed before fixing.

WOODWORK: After priming, all exposed woodwork to be given one coat of undercoat and one finishing coat of approved paint.

IRONWORK: Eaves, gutters, downpipes and service pipes and all wrought iron etc., to be cleaned and given one coat of approved primer and one good coat of oil paint or a paint recommended for metal work.

FIBRE CEMENT: Clean and prepare all external fibre cement surfaces for colouring then give two coats of approved paint.

INTERNALLY

WOODWORK: all exposed woodwork to be prepared and given one undercoat and finished with two coats of approved paint or wood stain to manufacturers recommendation.

FIBROUS PLASTER AND FIBRE CEMENT: To be prepared and given two coats of approved paint.

GYPSUM PLASTER BOARD: To be prepared and given two coats of approved paint.

CEMENT RENDER: to be given one coat sealer and two coats approved paint

GLAZIER

ALL WINDOW SASHES AND LIGHTS TO BE GLAZED. All glass is to be back puttied, well sprigged into primed or oiled rebates and weather puttied. Glass is to be free of defects and of the weights and sizes set out below. AS1288 to apply.

MAXIMUM SIZE OF SHEETS	GLASS THICKNESS (mm)
560 x 560mm or 760 x 460mm	2
700 x 700mm or 1000 x 500mm	2
760 x 760mm or 1250 x 600mm	3
900 x 900mm or 1500 x 700mm	3
1170 x 1170mm or 1500 x 970mm	4

Clean all glass on completion.

VARIOUS TRADES

BRICK VENEER TIMBER SHRINKAGE GAPS: _____ In two-storey construction where timber with a low shrinkage is used in each floor framing 20mm clear space shall be provided to the underside of first floor windowsills. Where unseasoned hardwood is used in each floor framing the above clearance shall be increased by 50%. In concrete slab-on-ground two storey construction window sills on first floor require a space of 10mm. the brick veneer shall be kept 10mm below roof frame. In two storey construction where timber with a low shrinkage is used in each floor framing, the Brick Veneer shall be kept 20mm clear below roof framing on the first floor. Where brick gables are to be provided roof framing shall be kept to a minimum of 20mm clear for two storey. Where unseasoned hardwood is used in floor framing, the clearances above shall be increased by 50%. For slab-on-ground two storey construction a clear space of 10mm shall be provided in the first floor.

non-hardening plastic filler. Plastic filler shall be tooled to match jointing. No reinforcing shall be used across a control joint.

FOOTINGS: The size and proportion of footings shall be based on an assessment of the load to be carried, the bearing capacity of the foundation material and any other factors, which may affect the stability, and carrying capacity of the footing. All to the approval and or design of a supervising structural engineer.

STANDARD FOOTINGS: For general construction the footings as specified on page 3 may be used if no unusual ground conditions exist.

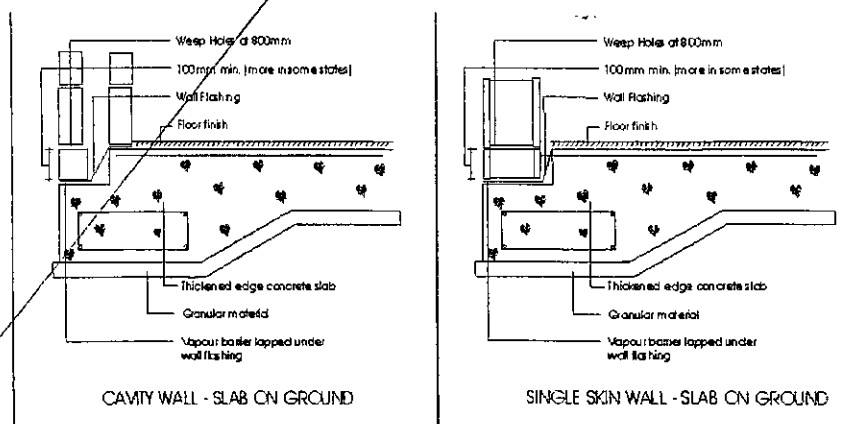
JOINT REINFORCEMENT: Joint reinforcement shall be used at all window and similar openings in the first two bed joints under the sill, except that it may be omitted when bond beam is provided in this position. The reinforcement shall extend at least 500mm beyond the reveals or to the end of the wall, whichever distance is lesser. Joint reinforcement used generally to control cracking throughout a wall shall be laid in the bed joints with vertical spacings not exceeding 600mm, except that it may be omitted within 600mm of a structural diaphragm or bond beam.

BRACING DURING CONSTRUCTION: Masonry walls constructed in locations where they may be exposed to winds during erection shall not be built higher than ten times their thickness unless adequately braced or until provision is made for the prompt installation of permanent bracing. Back filling shall not be placed against foundation walls until they have been braced to withstand horizontal pressure or as required by supervising structural engineer.

DECORATIVE SCREEN WALLS: Screen walls used for decorative purposes shall carry no vertical loads other than their own weight. They shall be adequately anchored to suitable horizontal or vertical structural members in order to resist wind and any other lateral loads.

WEATHER PROOFING: All single leaf masonry walls exposed to the weather or below ground shall be adequately weather- proofed or water proofed, using an approved product specifically designed for the purpose and applied in accordance with the manufacturers specifications.

VAPOUR BARRIER: To be pigmented polythene sheet not less than 0.2mm thick, taped and sealed at all joints.



The concrete block supplement is to take precedence over the specification if it conflicts in any way and all other parts of the specification are to be adhered to.

COMPLETION

The building is to be completed in every trade. Sashes and doors to be eased, locks oiled and all plant, surplus building materials and rubbish removed from the site. Gutters and drains are to be cleared and the building generally to be left clean and fit for occupation. The Builder is to furnish the Owner with:-

1. Notification of Completion
2. Certificate of Compliance re plumbing & drainage.
3. All keys for all doors.

It is the responsibility of the Builder to arrange any inspections necessary by council, water board or Lending Authorities.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Signed Owner.....Signed Witness.....

Date.....

Signed Builder.....Signed Witness.....

Date.....

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THE TRUELINE SPECIFICATION OF STANDARDS CO.

TRUELINE PRINTING and GRAPHICS
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Ph: (02) 97084170

TRADEMARK REGISTERED 2005 by I&R Gibson Pty Ltd, 182A Cooper Road, Yagoona NSW 2199

Structural Certificate for New Loads

Client Name: Bernard Lai
Address: No 23 Maroa Crescent
Allambie NSW 2100

Project: Additions and alterations to Residence at
No 23 Maroa Crescent
Allambie NSW 2100

Certificate ref: 12091- Load

Dear Bernard Lai,

The structural design and details for the alterations and addition at No 23 Maroa Crescent, Allambie NSW 2100 are shown on drawings number 12091-S1-S3. The structural drawings are based on the architectural layout as shown on the architectural drawings by PLANCRAFT Project No: 13

A site inspection was made of the existing structure with a view to carrying the design loads in accordance with Australian Standard AS1170.1 (Loading Code).

The sizes of support walls and footings are adequate to carry the design loads subject to the requirements on the drawings No. 12091-S1-S3. Some further checking of the existing supporting walls and footings may be required on site after initial set-out of the new works and prior to completion. Some adjustment may be required to the structure depending on the conditions encountered on site when work commences.

The structural adequacy of the existing residence, that is not associated or connected to the proposed new work was not inspected on site and is not covered by this certificate.

The design for the proposed additions is in accordance with Australian Standards AS3700 (Masonry Code), AS3600 (Concrete Code), AS 4100 (Steel Code), AS 1684 (Timber Framing Code) and AS1720 (Timber Code).

Yours sincerely

Michal Korecky
Sydney 16-10-2012



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Stormwater Drainage Management

Client Name: Bernard Lai
Address: No 23 Maroa Crescent
Allambie NSW 2100

Project: Additions and alterations to Residence at
No 23 Maroa Crescent
Allambie NSW 2100

Certificate ref: 12091- SW

Dear Bernard Lai,

The proposed alterations and addition at No 23 Maroa Crescent, Allambie NSW 2100 are shown on the architectural drawings by PLANCRAFT Project No: 13.

In accordance with Warringah council OSD Checklist no OSD is required for one-off extension or addition, involving an increase in impervious area which is less than 50m² or if combined impervious areas (existing and proposed) is less than 35% of the site plus 50m². Based on our calculations the increase of impervious areas is less than 50m² thus OSD is not required.

The new downpipes will be connected to existing stormwater drainage lines. The existing stormwater system should be sufficient to drain the stormwater of proposed alterations and additions, however some adjustments may be required to the existing stormwater system depending on the conditions encountered on site when work commences. All drainage work shall be installed and shall be checked on site by a qualified plumber or Civil Engineer for compliance with AS3500.3 and accepted industry standards.

The collection system and all new plumbing and drainage for the new addition at No 23 Maroa Crescent, Allambie NSW 2100 shall be in accordance with the relevant clauses of the following:

- Australian/ New Zealand Standards including AS/NZS 3500.3:2003 (Plumbing and drainage, Stormwater drainage)
- AAR87 (Australian Rainfall and Runoff)
- Warringah Council's On-Site Stormwater Detention Technical Specification
- Sydney Water Specifications 'Guidelines for Rainwater Tanks on Residential Properties'.

Yours sincerely
Michal Korecky MIE Aust
Sydney 16/10/2012



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GENERAL NOTES

GENERAL

- These drawings shall be read in conjunction with all architectural and other consultants' drawings and specifications and with such other written instructions as may be issued during the course of the contract. Any discrepancy shall be referred to the Engineer before proceeding with the work.
- All materials and workmanship shall be in accordance with the relevant and current SAA codes and with the By-Laws and Ordinances of the relevant building authorities except where varied by the project specification.
- All dimensions shall be taken from the Architectural drawings or the actual work and shall be verified by the builder on site. Engineer's drawings shall not be scaled for dimensions.
- During construction the structure shall be maintained in a stable condition and no part shall be overstressed. Temporary bracing shall be provided by the builder to keep the works and excavations stable at all times.
- Unless noted otherwise all levels are in metres and all dimensions are in mm.
- All work shall be in accordance with The Building Code of Australia, current relevant S.A.A. Codes and those of all Statutory Authorities having jurisdiction over the work.
- Lines and locations of existing work is shown on the drawings as indicative only. The builder is to check and refer any discrepancies to the engineer. The adequacy of the existing structures is not covered in these drawings U.N.O.
- Only certified design details and certified drawings for the proposed new work shall be used for construction on site.
- The details shown on the drawings cover the extent of the new structural work. Existing work is not included, unless noted, in the new work.
- The details shown on the drawings cover the extent of the new structural work. Existing work is not included, unless noted, in the new work.
- The construction shall follow the member sizing and design intent as shown on the drawings. Substitutions, where necessary, shall be approved by the Engineer.

FOUNDATIONS

- Footings have been designed for an allowable bearing intensity of:
Strip Footings 150 kPa Pad Footings 150 kPa
Piers kPa Floor Slabs kPa
Edge Beams to Slabs 150 kPa Ribs to Slabs kPa
- The foundation material shall be approved by the engineer for this pressure During excavation and before placing reinforcement or concrete.
- Footings shall be located centrally under walls and columns u.n.o. before placing reinforcement or concrete.
- Footings to be constructed and backfilled as soon as possible following excavation to avoid softening or drying out by exposure.
- Do not backfill retaining walls (other than cantilever walls) until floor construction at top and bottom is completed. Ensure free draining backfill and drainage is in place.
- If rock is encountered during excavation of the footings all footings/ piers are to be excavated to similar material of greater bearing capacity.

CONCRETE

- All workmanship and materials shall be in accordance with AS 3600
- Concrete components and quality at 28 days shall be as follows u.n.o

Location	N	Slump (mm)	Aggregate Size (mm)	F'c (MPa)
FOOTINGS	25	80	20	25
SLABS	32	80	20	32
BLOCK CORE FILL	20	80	10	20

- Minimum clear concrete cover to all reinforcement shall be as follows U.N.O:

Exposure classification	Required cover,mm				
	Characteristic strength (f'c)				
	20MPa	25MPa	32MPa	40MPa	50MPa
A1	20	20	20	20	20
A2	20	30	25	20	20
B1	-	30	40	30	25
B2	-	-	(65)	45	35
C	-	-	-	(70)	50

- Minimum cover for fire resistance level (FRL) shall be as follows:

	Minimum element width or thickness / min cover (mm)			
FRL	BEAM	SLAB	COLUMN	WALL
60	125/30	80/20	200/20	80/20
90	150/45	100/25	250/30	100/35
120	200/55	120/30	300/45	120/40
180	240/70	150/45	400/60	150/45
240	270/80	170/55	450/70	170/50

- Cover shall be maintained by the use of approved spacers or chairs at 800mm maximum cts. Pipes, conduits etc., are not to be placed in cover concrete. Provide 100mm square galvanised metal pads under chairs in contact with the ground or membrane.
- All concrete shall be mechanically vibrated. Vibrators shall not be used to spread concrete
- Sizes of concrete elements do not include thickness of applied finishes.
- Construction joints where not shown shall be located to approval of the engineer. All construction joints shall be scabbled over the hole face and any unsound material removed.
- No holes or chases other than those shown on the structural drawings shall be made in concrete members without the prior approval of the engineer.
- Concrete shall be separated from supporting masonry by 2 layers of bituminous felt or approved equivalent.
- Splices in reinforcement shall be made only in the positions shown or as approved by the engineer. where the lap length is not shown it shall be sufficient to develop the full strength of the reinforcement as specified in AS3600. cogs and hooks shall be standard unless shown otherwise.
- Splices in reinforcement shall be made only in the positions shown or as approved by the engineer. where the lap length is not shown it shall be sufficient to develop the full strength of the reinforcement as specified in AS3600. cogs and hooks shall be standard unless shown otherwise.
- Welding of reinforcement will not be permitted unless shown on the structural drawings or approved by the engineer.
- Pipes or conduits shall not be placed within the concrete cover to reinforcement without the approval of the engineer.
- Exposed corners shall be 20 mm chamfered u.n.o.
- All reinforcement shall be inspected by the superintendent or engineer prior to placing concrete.
- All slab concrete to be cured in an approved manner for a minimum of 7days.
- Formwork used for structural members shall comply with A.S.1509 and stripping of formwork shall comply with Table 4.2 of A.S.1509.
- Props may be removed after 28days of curing or after 14 days if the concrete has reached its characteristic strength (as proved by cylinder test results).
- Each floor shall be fully propped to the floor below in accordance with AS 3610 (formwork code).
- Each floor shall be fully propped to the floor below in accordance with AS 3610 (formwork code).
- All formwork and props for slabs and beams shall be removed before construction of any masonry walls or partitions on the floor.

REINFORCEMENT

- All reinforcement bars and fabric shall comply with AS 4671-2001
- All reinforcement specified is Grade D500 U.N.O.
- Reinforcement is represented diagrammatically; it is not necessarily shown in true projection.
- Reinforcement splices and construction joints shall not be relocated or added without the Engineers approval. Splices in reinforcement are to develop the full strength of the bar being spliced and standard hooks and caps (AS 3600) shall be adopted U.N.O. Reinforcement shall be securely tied at all laps and intersections with 1.25mm annealed wire.
- Reinforcement symbols
N - Deformed grade 500 normal ductility reinforcing bars to AS/NZS 4671.
R - Plain round grade 250 normal ductility reinforcing bars to AS/NZS 4671.
SL - Deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
RL - Deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
L-TM - Deformed grade 500 low ductility trench mesh to AS/NZS 4671.
Y - Deformed grade 450 normal ductility reinforcing bars to AS/NZS 4671.
F - Deformed grade 450 low ductility reinforcing mesh to AS/NZS 4671.

STEELWORK

- All workmanship and materials shall be in accordance with AS4100. Steel shall comply with A.S.1204 and hollow sections shall be manufactured to A.S.1163 Grade 350, U.N.O.
- All welds shall be 6 mm continuous fillet type sp uno. butt welds where indicated on the drawings shall be complete penetration welds as defined in AS1554.1 All butt welds and all fillet welds 8mm and over shall be Category SP. All welding shall use E41XX electrodes.
- Unless noted otherwise all bolts shall be M20 Grade 8.8/S and no steel to steel connections shall have less than 2 commercial bolts 4.6/S.
- BOLT DESIGNATION to A.S.1252 is as follows:
4.6/S-Commercial bolts of grade 4.6 to AS1111 tightened to a snug tight fit.
8.8/S-High Strength Bolts installed snug tight.
8.8/IB-High Strength Bolts in bearing mode.
8.8/TF-High Strength Bolts in friction grip mode.
Attention is drawn to the use of Hard Grade washers with High Strength bolts. All exposed bolts are to be galvanised U.N.O.
- U.N.O. seal all tubes with 5mm plate and continuous fillet weld.
- Two copies of shop drawings are to be approved by the Engineer prior to the commencement of fabrication.
- Steelwork below ground shall have 75mm concrete encasing with FGW41 wrapping centrally placed.
- U.N.O. beams and lintels to bear a minimum of 230mm on brickwork on a bed of 12mm of 2:1 sand / cement mortar. All steel beams to have 10mm stiffener plate at each bearing location U.N.O.
- The contractor shall provide temporary bracing as is necessary to stabilise the structure during erection.
- The contractor shall provide all cleats and drill all holes necessary for fixing steel to steel and timber to steel whether or not detailed in the drawings.
- U.N.O. all steelwork shall be thoroughly cleaned of rust, scale and grease and shall have one coat of red oxide zinc chromate primer except for concrete encased steelwork, galvanised steelwork, and mating steel surfaces connected together with 8.8/TF bolts. Priming is to be touched up on completion of erection. All exposed steelwork and external lintels shall be galvanised.

MASONRY

- All workmanship and materials shall be in accordance with AS 3700.
- Clay building bricks shall have a minimum compressive strength of 30MPa to A.S.1225, and concrete masonry units shall be Grade 12 units to A.S.2733.
- Mortar to masonry shall be (Cement : Lime : Sand) as follows (U.N.O):
Unreinforced masonry 1 : 1 : 6
Reinforced masonry 1 : 1/4 : 3
- Non load bearing walls shall be separated from concrete above by 20 mm thick closed cell polyethylene strip.
- All masonry walls supporting slabs and beams shall have a pre-greased two layer galvanised steel slip joint between concrete and masonry.
- All masonry walls supporting or supported by concrete floors shall be provided with vertical joints to match any control joints in the concrete.
- In all masonry, provide joint reinforcement and band beams in accordance with A.S.3700 and the masonry unit manufacturer recommendations.
- In reinforced masonry, grout shall have a minimum compressive strength (F'c) of 12MPa with a minimum cement content of 300kg/m3 and sufficient water to provide a pouring consistency that will enable the cores and cavities to be completely filled.
- All cavities in masonry below ground are to be filled with mortar or grout.
- Cleanout and inspection openings are to be provided at the base of all reinforced and grouted cavities and cores. Bed joints and perpendis in reinforced masonry are to be full width and shall not be raked.

TIMBER

- All workmanship and materials shall be in accordance with AS 1684
- All timber members not nominated shall conform to the req. of A.S.1684.
- All soft wood to be Grade min. F7 U.N.O., All hardwood to be Grade F14 U.N.O.
- All Exposed timber to be CCA treated (to AS 1604) redried after full impregnation or durability class 1 or 2.
- All joists deeper than 150mm to have blocking over support bearers at a max. 3000 CTS.
- Roof trusses to be designed by the manufacturer to the relevant standards. Pre camber to be an amount equal to dead load deflection (U.N.O)
- 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 min M16 grade 4.6. (U.N.O.)
- treat all exposed cut ends to achieve H3 Exposure Classification.

COMPACTED FILL

- Only to be used with Engineers approval and to be certified by Geotechnical Engineer.
- Clear organic material and topsoil under proposed slab/footings.
- Filling shall be granular material compacted in not more than 200mm layers to a minimum dry density ratio (AS 1289/E4 2 1982) of 98 percent.
- During clearing and Excavation for slab and footings cut out soft spots and fill as above.

INSPECTIONS BY ENGINEER

- 48 hours notice required before any site inspection
- Bearing strata of all footings prior to concrete pour
 - Any reinforcement prior to concrete pour
 - Timber and steel framing prior to cladding or lining
 - Steel lintels after installation

DOCUMENT CERTIFICATION

I am a qualified Structural / Civil engineer. I hold the following qualifications:
MEngSc. (Civl), MIEAust.
I hereby state that these plans or details comply with the conditions of design consent, the provisions of the Building Code of Australia and the Australian industry standards.
date: 16/10/12

Michal Korecky

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DESIGN BY:

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PROJECT:

PROPOSED ADDITIONS AND ALTERATIONS
No 23 MAROA CRESCENT
ALLAMBIE NSW 2100 LOT 39, DP 26781

CLIENT:

BERNARD LAI

DATE: 16/10/12

SCALE: AS NOTED

DRAWN: MK

ISSUE: 1

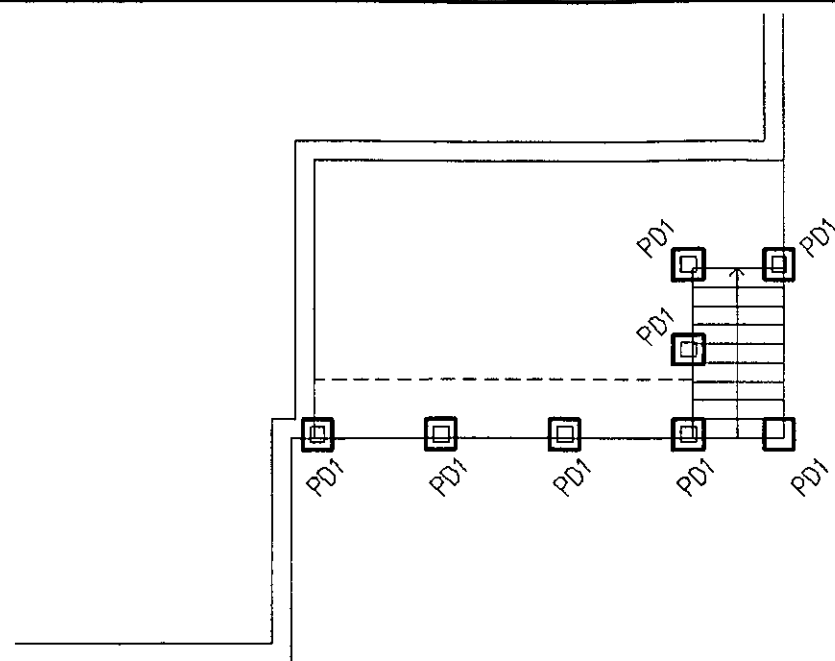
DRAWING Nr :

12091

SHEET:

S1

ALLOWABLE BEARING CAPACITY TO BE CHECKED ON SITE

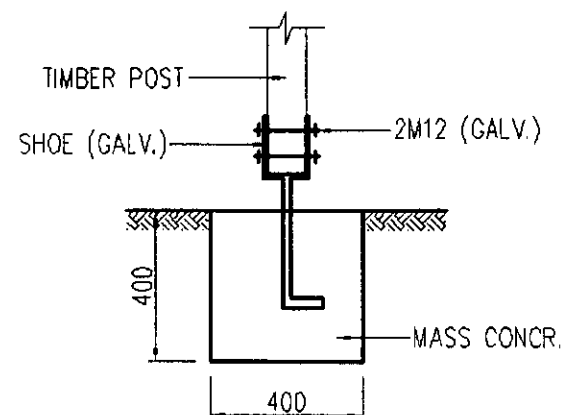


FOOTING PLAN

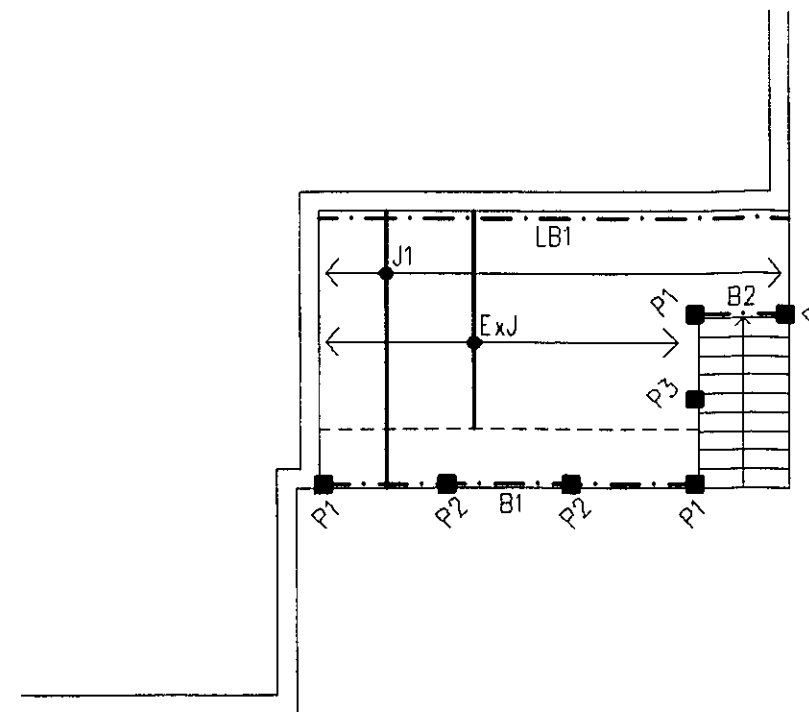
1:100

PADS

PD1 - 400 x 400 x 400 DEEP MASS CONCRETE PADS (V.O.S.)
V.O.S. - VERIFY ON SITE



PD1 1:20



GROUND FLOOR PLAN

1:100

JOISTS

J1 - 190 x 45 F14 HW AT 450 CTS
ExJ - EXISTING JOISTS M12-600 TO J1

PIERS

P1 - 112 x 112 F14 HW
P2 - 100 x 100 F14 HW
P3 - 90 x 90 F14 HW

BEAMS

B1 - 140 x 70 F14 HW
B2 - 140 x 70 F14 HW
LB1 - 140 x 45 F14 HW, M16-600 CTS

DOCUMENT CERTIFICATION

I am a qualified Structural / Civil engineer. I hold the following qualifications:
MEMBER (Civil), MIEAUST.
I hereby state that these plans or details comply with the conditions of development consent,
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date: 16/10/12

Michal Korecky

1 ISSUED FOR CONSTRUCTION CERTIFICATE
No. AMENDMENT

16/10/12
DATE

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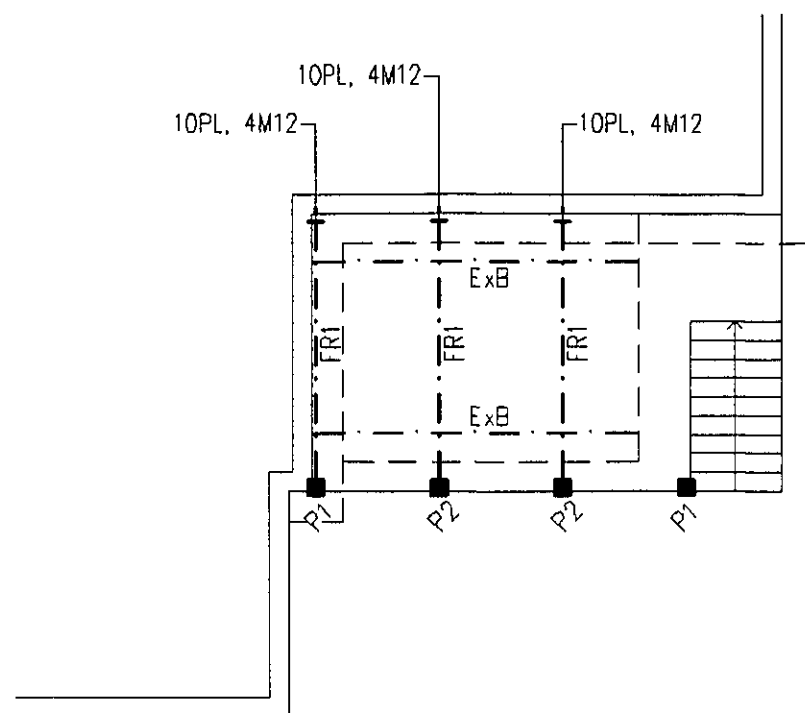
ISSUE: 1

DRAWING Nr :

12091

SHEET:

S2



ROOF PLAN

1:100

PIERS

P1 - 112 x 112 F14 HW
P2 - 100 x 100 F14 HW

FRAME

FR1 - 100 x 50 x 3 RHS

BEAMS

ExB - EXISTING BEAM

STRUCTURE TO COMPLY WITH BAL 12.5 REQUIREMENTS

Weathertex Timbers		Crosschecks with AS3959 Appendix E	Air Dry Density [kg/m ³]	TDA Tests		
Standard Trade Name	Botanical Name			Tig [min] ^{***}	HRR _{max} [kw/m ²]	HRR _{av} _{10min} [kw/m ²]
Sydney Blue Gum	Eucalyptus saligna	Yes	850	n/a	n/a	n/a
Blackbutt	Eucalyptus pilularis	Yes	900	n/a	n/a	n/a
Sydney Peppermint	Eucalyptus piperita		only in AS 2878	n/a	n/a	n/a
Rose Gum	Eucalyptus grandis	Yes*	620-750	n/a	n/a	n/a
Grey Gum	Eucalyptus propinqua	Yes	1080	n/a	n/a	n/a
Red Bloodwood	Corymbia gummifera		900	n/a	n/a	n/a
Grey Ironbark	Eucalyptus paniculata	Yes	1120	230.33	181.33	78.77
Swamp Mahogany	Eucalyptus robusta		850	n/a	n/a	n/a
White Topped Box	Eucalyptus quadrangulata	Yes	1030	n/a	n/a	n/a
Round Leaf Gum	Eucalyptus deanei		960	n/a	n/a	n/a
Forest Red Gum	Eucalyptus teteticornis	Yes	1050	n/a	n/a	n/a
Brown Barrel	Eucalyptus fastigata	Yes	750	n/a	n/a	n/a
Yellow Box	Eucalyptus melliodora	Yes	1100	n/a	n/a	n/a
Mountain Grey Gum	Eucalyptus cypellocarpa	Yes	880	n/a	n/a	n/a
Grey Box	Eucalyptus moluccana		1100	n/a	n/a	n/a
Narrow Leafed Red Ironbark	Eucalyptus crebra	AS1720.2 table 1 density = 1250 ^{***}	1090	1307	74.7	34.9
Red Mahogany	Eucalyptus resinifera	Yes	950	n/a	n/a	n/a
Messmate	Eucalyptus obliqua	Yes	780	148	148.4	50.6
Manna Gum	Eucalyptus viminalis	Yes	750	n/a	n/a	n/a
New England Blackbutt	Eucalyptus campanulata	AS1720.2 table 1 density = 1150 ^{**}	930	n/a	n/a	n/a
Blue Leaf Stringy Bark	Eucalyptus agglomerata	Yes	880	n/a	n/a	n/a
White Stringy Bark	Eucalyptus eugenioides	Yes	880	n/a	n/a	n/a
Mountain Gum	Eucalyptus dairympleana	AS1720.2 table 1 density = 1100 ^{**} , ^{***}	700	n/a	n/a	n/a

*Table E1 in AS 3959 specifies this species as density > 750 kg/m³ - potentially a mistake in the Standard

**Green density is quoted - AS 3959 specifies densities being taken at MC of 12% - TW

***Table E2 in AS 3959 specifies this species as density > 650 kg/m³ but not > 750 kg/m³

****the spreadsheet sent gives units [min] - I believe [sec] is meant

DOCUMENT CERTIFICATION

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I hereby state that these plans or details comply with the conditions of development consent,
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Michal Korecky

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DATE: 16/10/12

SCALE: AS NOTED

DRAWN: MK

ISSUE: 1

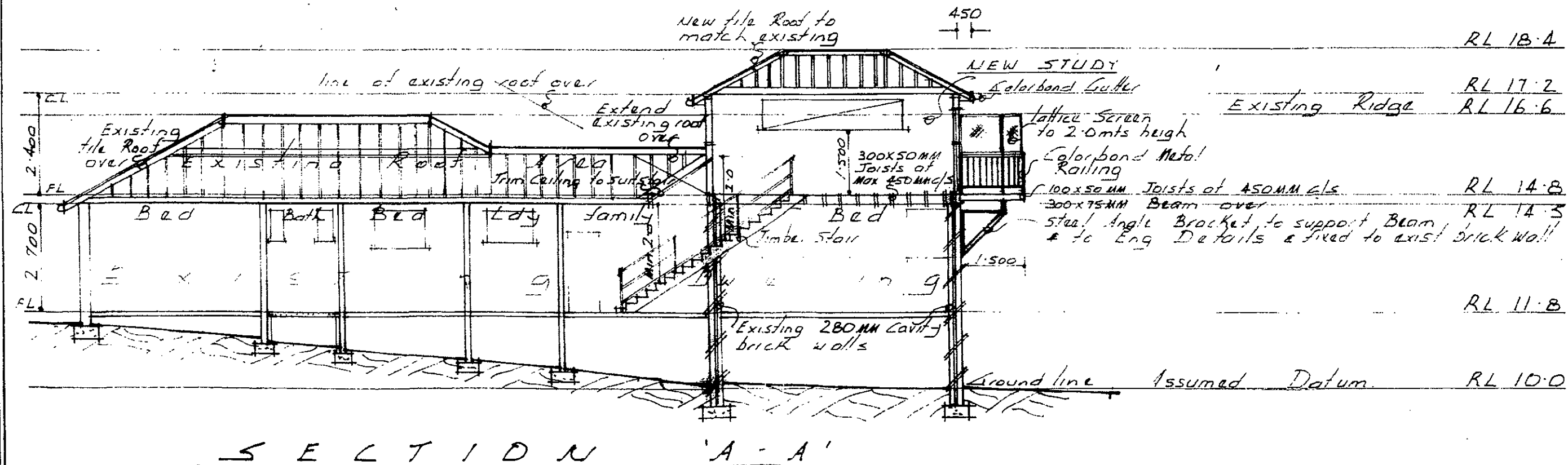
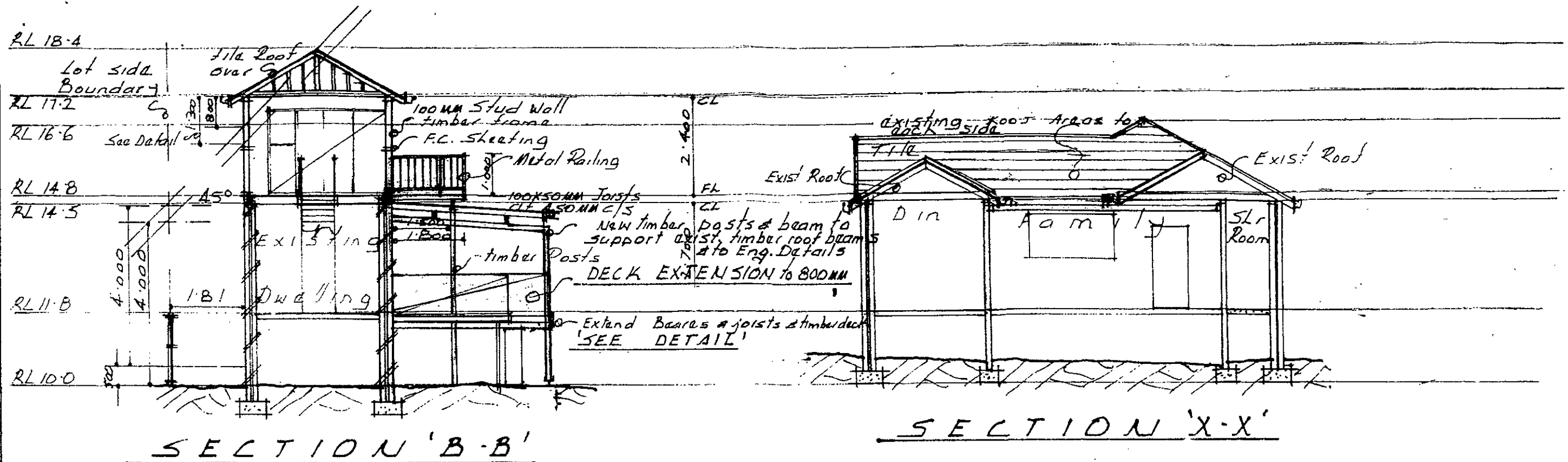
DRAWING Nr :

12091

SHEET:

S3

Scale 1:100

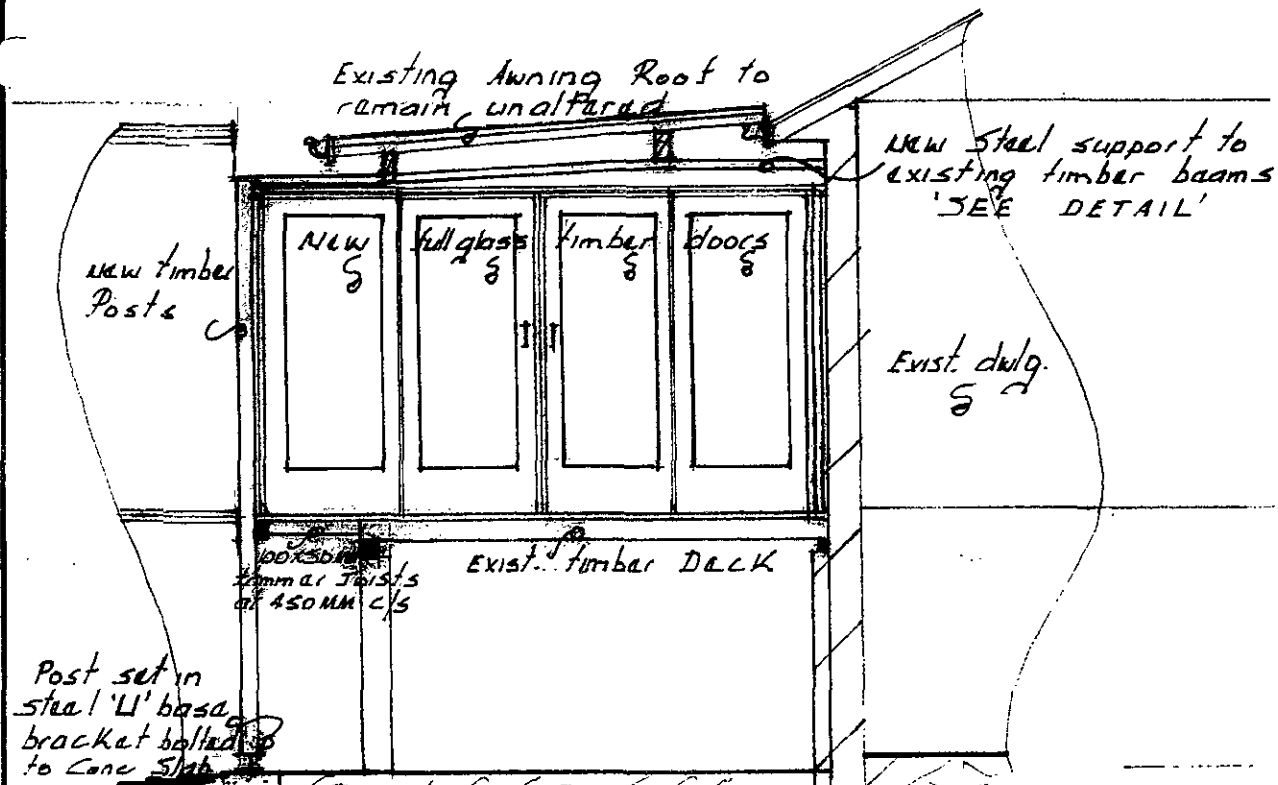


A/6

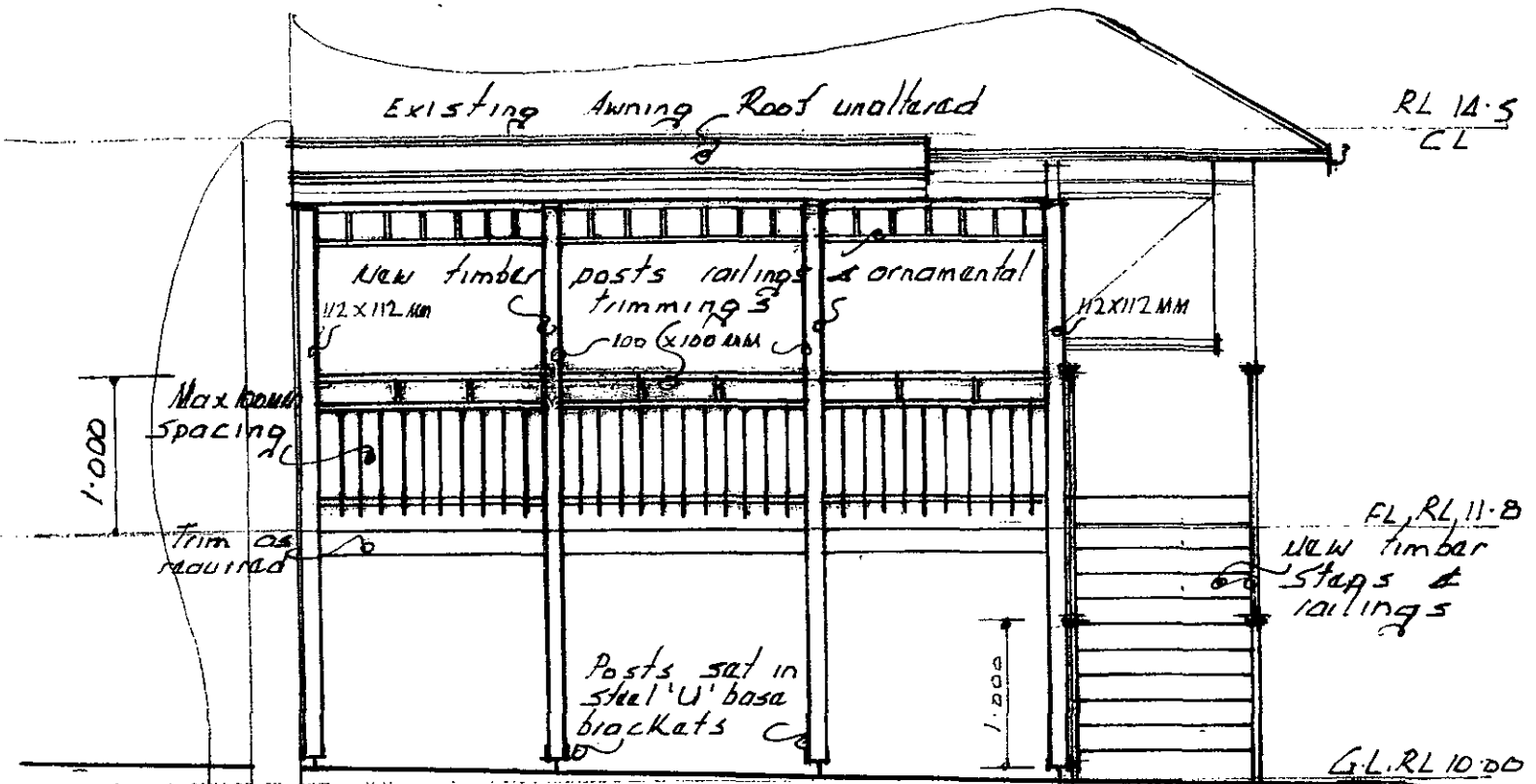
As originally proposed

PROPOSED "DECK EXTENSION" & ALTERATIONS ONLY	PLAN/CRAFT. P/11.95580ABD. M/11.11.11
AT No 23 (Lot 39 DP26781) MANDA CRES ALLAMBIE 2100	No. WL:13 26.8.12
FOR Mr. BERNARD L.A.I. "CONSTRUCTION CERTIFICATE"	Scale 1:100 0 1 2 3

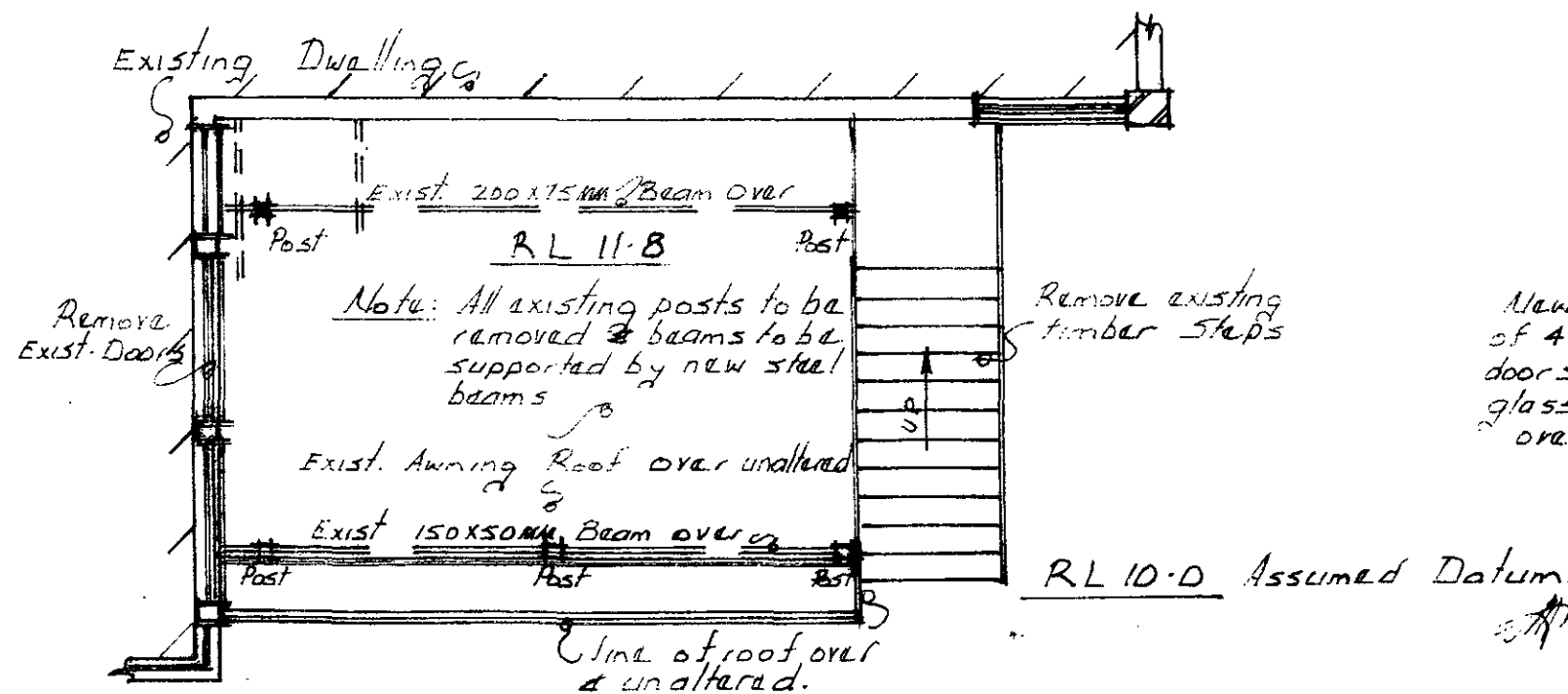
DETAILS



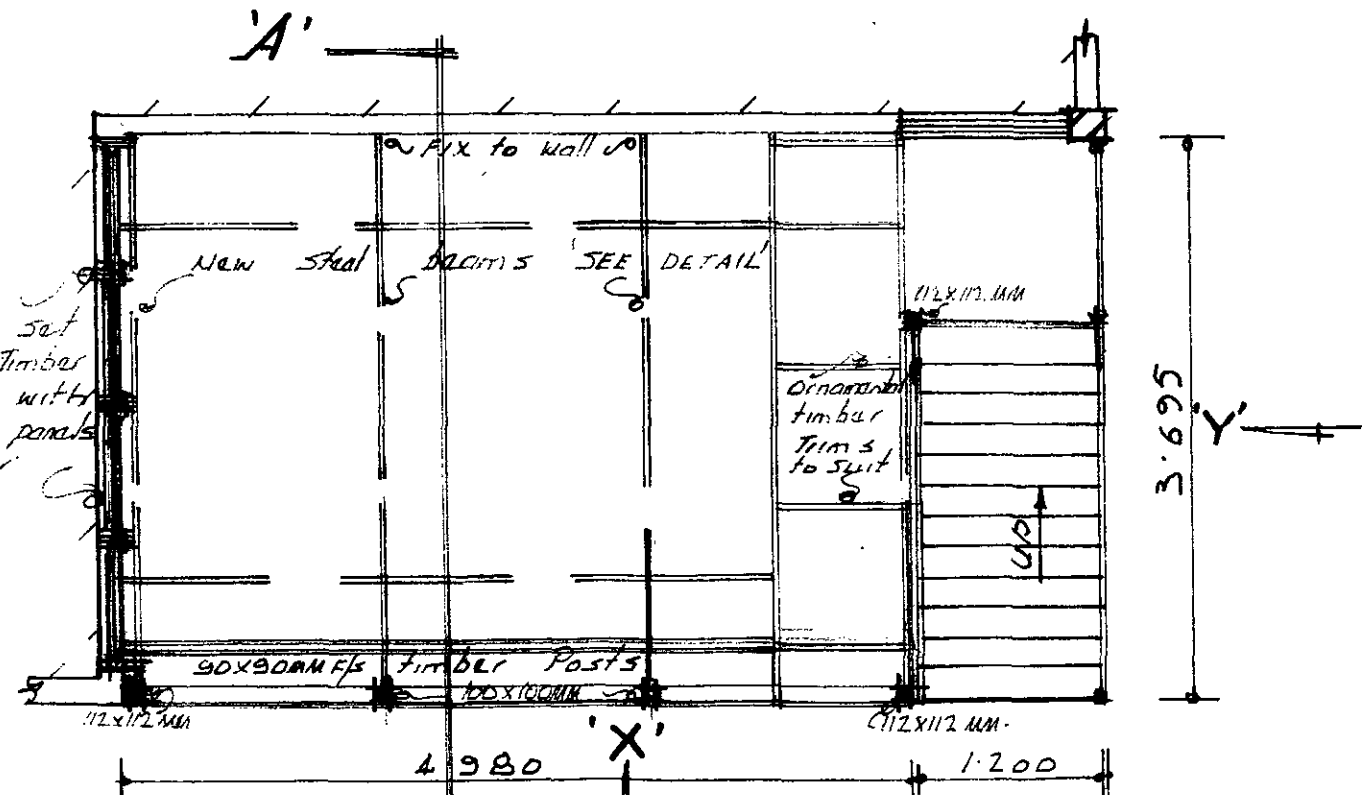
SECTION 'A-A'



SIDE ELEVATION
(Indicated 'X')



EXISTING DECK PLAN



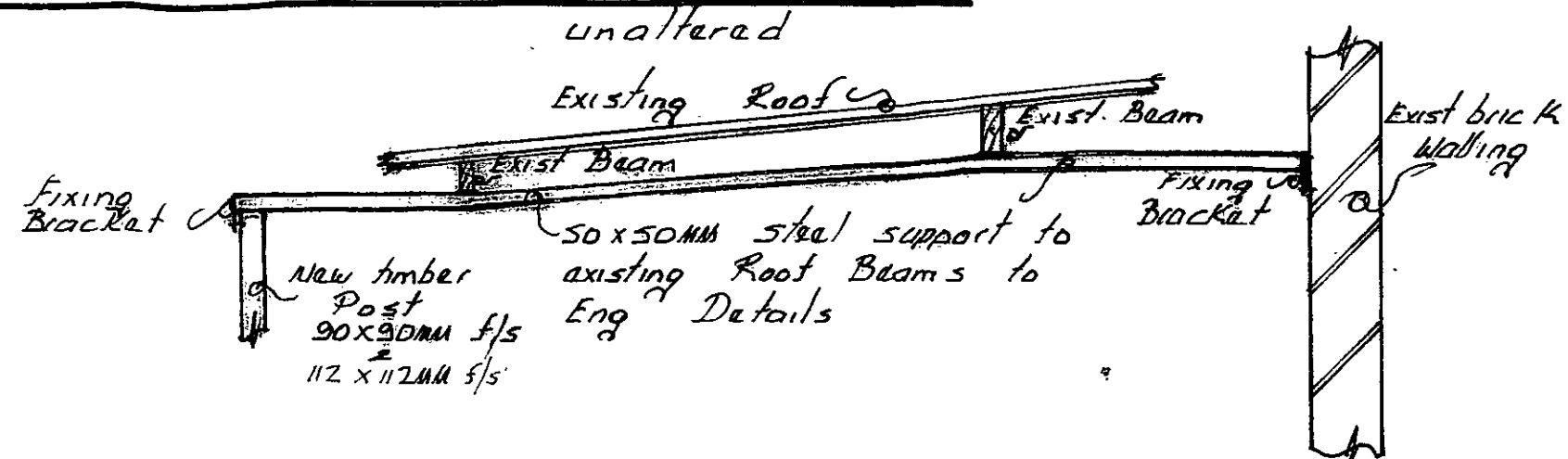
NEW DECK PLAN

PROPOSED ALTERATIONS TO EXISTING EXTERNAL DECK AREA FOR
THE EXISTING DWELLING
AT No 23 MARGA CRESCENT ALAMBIE 2100
FOR Mr BERNARD LAI

Scale 1:50

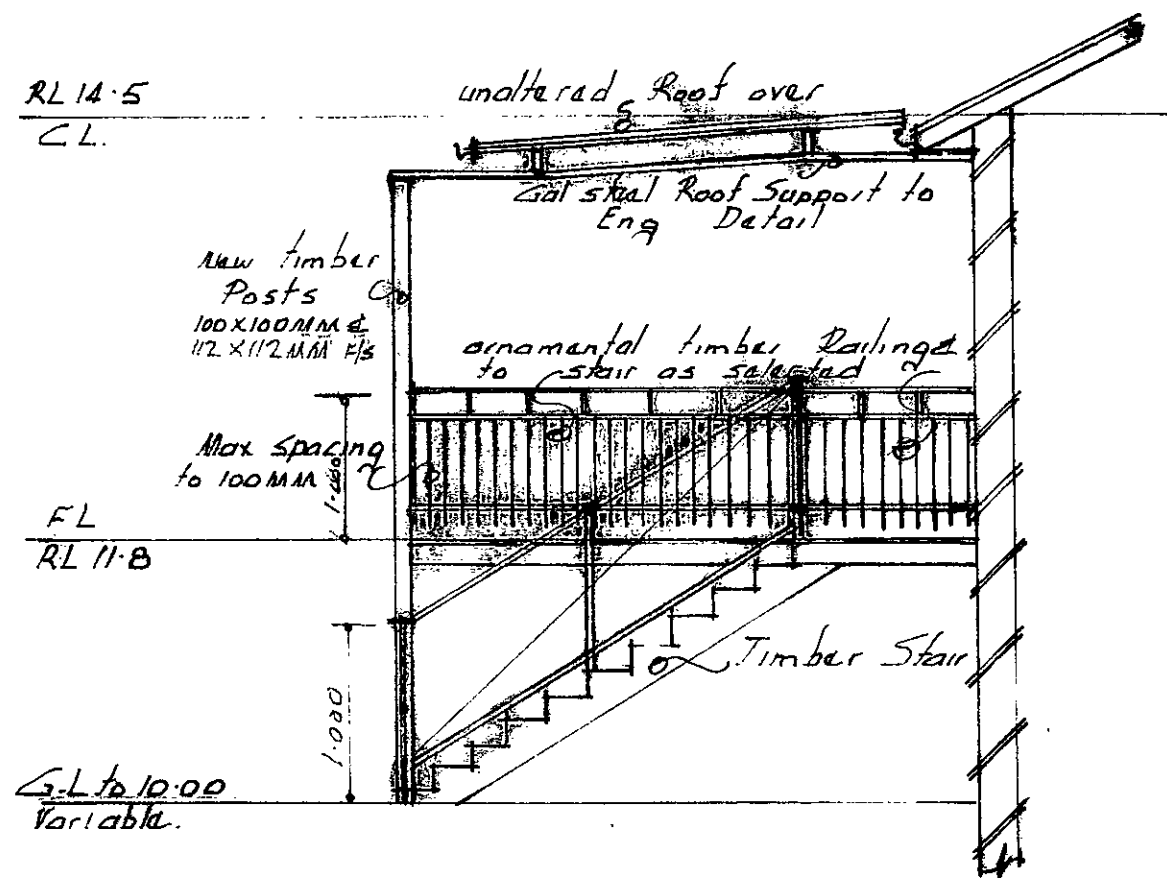
CONSTRUCTION CERTIFICATE

D E T A I L S

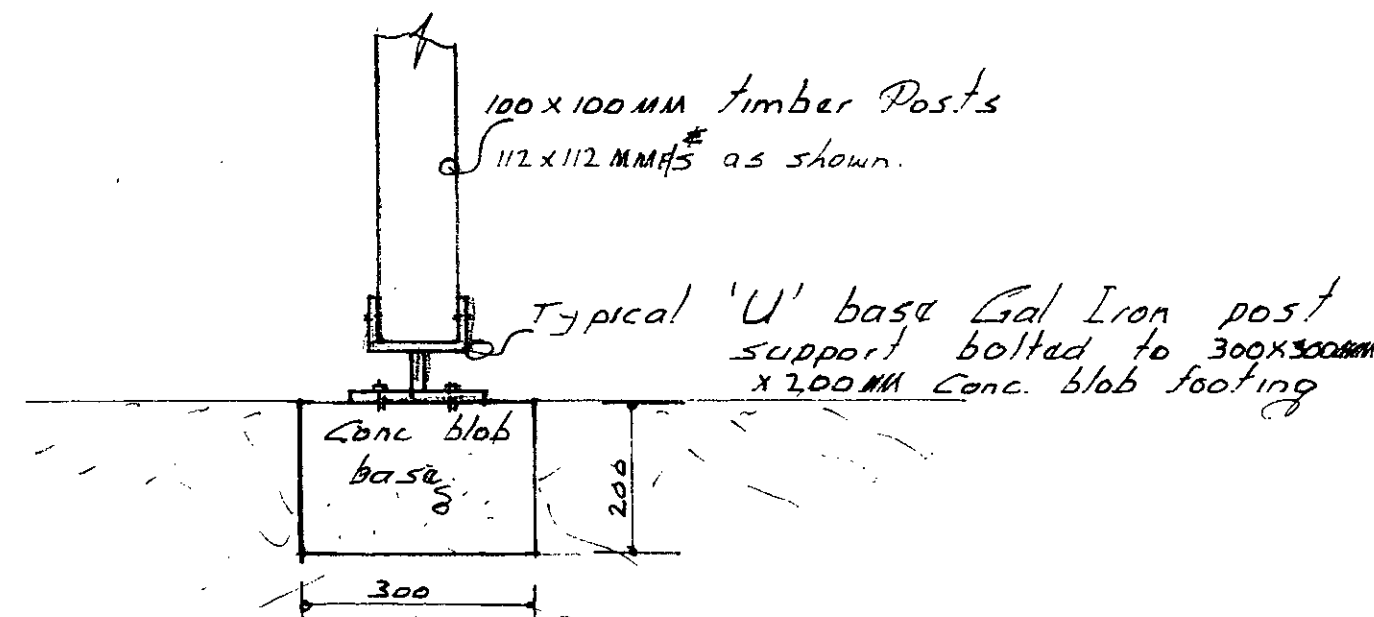


GAL. STEEL ROOF SUPPORT BEAM.

Scale 1:25



SIDE ELEVATION
(Indicated 'Y')



TYPICAL POST BASE FIXING

Scale 1:10

6/6 'CONSTRUCTION CERTIFICATE'

PROPOSED ALTERATIONS TO EXISTING DECK AREA FOR
THE EXISTING DWELLING
AT No 23 MARGA CRESCENT ALAMBIE 2100
FOR Mr. BERNARD LA1. No. WL:13 26.8.12 Scale 1:100

Planecraft 95580488 Alf BREESE