STANDARD NOTES

GENERAL

G1 ALL WORK AND MATERIALS TO CONFORM TO THE DRAWINGS, THE SPECIFICATION, AND CURRENT BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

G2 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS, THE SPECIFICATION AND ALL OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE CONSTRUCTION.

G3 THE CONTRACTOR SHALL CONFIRM ALL RELEVANT DIMENSIONS BEFORE COMMENCING CONSTRUCTION AND/OR FABRICATION. DO NOT SCALE STRUCTURAL DRAWINGS.

G4 ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORKS.

G5 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS (IN METRES) ARE TO AUSTRALIAN DATUM. ALL CO-ORDINATES ARE TO AUSTRALIAN MAPPING GRID.

G6 THE APPROVAL OF ANY SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER. APPROVAL BY THE ENGINEER OF AN ALTERNATIVE IS NOT AN AUTHORISATION FOR A COST VARIATION. ANY CLAIM FOR A COST VARIATION MUST BE SUBMITTED TO THE RELEVANT PARTIES BEFORE THE WORK COMMENCES.

G7 DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN THE WORKS IN A SAFE, STABLE CONDITION AND ENSURE THAT NO PART IS OVER-STRESSED. ALL TEMPORARY PROPPING AND BRACING NECESSARY SHALL BE THE CONTRACTORS RESPONSIBILITY.

G8 ALL PROPS AND FORMWORK TO A BEAM OR SLAB SHALL BE REMOVED BEFORE CONSTRUCTING MASONRY WORKS.

G9 ALL NON-LOAD BEARING WALLS SHALL BE CONSTRUCTED 20mm CLEAR OF SLAB AND BEAM SOFFITS UNLESS NOTED OTHERWISE.

G10 NO HOLES, RECESSES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT THE ENGINEER'S WRITTEN APPROVAL.

G11 THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE WORKS CARRIED OUT ON SITE UNLESS INSPECTED AND APPROVED IN WRITING BY THE ENGINEER.

G12 BEFORE STARTING WORK ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE EXISTING UNDERGROUND SERVICES WILL NOT AFFECT THE WORKS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR ANY SITE DISCREPANCIES TO THE DRAWINGS. EXISTING LEVELS ARE TO BE VERIFIED ON SITE.

G13 ALL REQUIRED TESTS AND/OR SITE INSPECTIONS ARE TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE.

G14 BUILD, FABRICATE AND PRODUCE ONLY FROM DRAWINGS "ISSUED FOR CONSTRUCTION".

LOADING NOTES

DESIGN DATA:
LIVE LOADING IN ACCORDANCE WITH AS1170.1
NON TRAFFICABLE ROOF: 0.25kPa
SUSPENDED FLOOR
RESIDENTIAL UP TO 2 STOREY: 1.5kPa
RESIDENTIAL OVER 2 STOREY: 2kPa
STAIR: 4kPa
CORRIDORS/BALCONIES: 4kPa

STRUCTURAL ELEMENTS HAVE BEEN DESIGNED TO THE FOLLOWING S.A.A CODES:
AS1170.0 : STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPLES
AS1170.1 : STRUCTURAL DESIGN ACTIONS - PERMANENT, IMPOSED AND OTHER ACTIONS
AS1170.2 : STRUCTURAL DESIGN ACTIONS - WIND ACTIONS
AS1684 : RESIDENTIAL TIMBER - DESIGN CRITERIA
AS1720 : TIMBER STRUCTURES - DESIGN METHODS
AS2870 : RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION
AS3600 : CONCRETE STRUCTURES
AS3700 : MASONRY STRUCTURES
AS4100: STEEL STRUCTURES

FOUNDATIONS

F1 PRIOR TO COMMENCING WORK, THE CONTRACTOR IS TO FAMILIARISE THEMSELVES WITH THE CONTENT OF THE SOIL REPORT. ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT ARE TO BE IMPLEMENTED.

F2 THE SITE HAS BEEN CLASSIFIED AS CLASS 'P' IN ACCORDANCE WITH AS2870.

F3 SOIL REPORT DETAILS ARE AS FOLLOWS:
PREPARED BY: ABH SOIL TESTING & SURVEYING PTY. LTD.
REPORT NO.: 13628
DATED: 27.07.2020
ALL FOOTING SHALL BE FOUNDED AT LEAST 100mm INTO NATURAL SAND WITH ALLOWABLE BEARING PRESSURE CAPACITY OF 50kPa.

F4 THE CONTRACTOR IS TO ALLOW FOR THE ENGAGEMENT OF THE GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF THE FOUNDING MATERIAL PRIOR TO PLACEMENT OF CONCRETE.

F5 ALL WORK AND MATERIALS TO COMPLY WITH AS2870.

F6 UNLESS NOTED OTHERWISE, WHEREVER A NEW FOOTING IS LOCATED CLOSE TO AN EXCAVATION, BATTER, EXISTING FOOTING, EXISTING SERVICE LINE OR PROPOSED SERVICE LINE, WHICH IS DEEPER THAN THE NEW FOOTING, THE EXCAVATION FOR THE NEW FOOTING IS TO BE DEEPENED AND BACKFILLLED WITH BLINDING CONCRETE.

F7 OVER-EXCAVATION WITHIN THE INFLUENCE ZONE OF ANY FOOTING AND/OR RETAINING WALL IS NOT ALLOWED WITHOUT THE PRIOR APPROVAL OF THE EXCAVATION SEQUENCE BY THE ENGINEER.

F8 FOR SLABS CONSTRUCTED DIRECTLY ON GROUND, ALL ORGANIC TOP SOIL SHALL BE REMOVED FROM THE AREA COVERED BY THE SLAB. THE SLAB SHALL BEAR ON MATERIAL WITH ALLOWABLE BEARING PRESSURE OF 30-50kPa (REFER TO GEOTECHNICAL REPORT), OVERLAIN BY 50mm OF PACKING SAND FULLY COMPACTED, AND A 0.2mm POLYTHENE MEMBRANE LAPPED 200mm AND TAPPED AT THE JOINTS. ANY SOFT SPOT SHALL BE DUG OUT AND REPLACED WITH COMPACTED CRUSHED ROCK OR 15MPa BLINDING CONCRETE IN ACCORDANCE WITH AS2870 AND AS3798, UNLESS NOTED OTHERWISE.

F9 WHERE SUSPENDED SLAB OR BEAMS ARE TO BE CONSTRUCTED ON THE GROUND, TOP SOIL SHALL BE REMOVED AND FILLING AND/OR NATURAL GROUND UNDER THE SLAB AND BEAMS SHALL BE COMPACTED SO AS TO PROVIDE SUFFICIENT SUPPORT FOR THE WEIGHT OF THE WET CONCRETE AND ANY CONSTRUCTION LOADS PLACED THEREON, WHILE THE CONCRETE IS CURING. FILLNG IF REQUIRED SHALL BE EITHER CLEAN SOIL FROM EXCAVATIONS, SANDY LOAM OR OTHER APPROVED MATERIAL. THE SURFACE SHALL BE BROUGHT TO GRADE USING 50mm QUARRY DUST OR SAND AND OVERLAIN BY 0.2mm POLYTHENE MEMBRANE LAPPED 200mm AND TAPPED AT JOINTS.

F10 UNLESS NOTED OTHERWISE FOR SLAB REINFORCEMENT SIZE AND NUMBER REFER PLANS WHENEVER SLAB REINFORCEMENT IS CALLED UP IN ONE DIRECTION, DISTRIBUTION BARS ARE REQUIRED IN THE TRANSVERSE DIRECTION. ALL TOP AND BOTTOM DISTRIBUTION BARS NOT SHOWN ON PLAN ARE TO BE N12-300C/C WITH 400 LAP MIN. DETAILS ABOVE APPLY UNLESS SHOWN OTHERWISE ON PLAN AND PROVIDE STANDARD HOOKS OR COGS AS SHOWN.

F11 UNLESS NOTED OTHERWISE FILLING USED IN THE CONSTRUCTION OF THE SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF CONTROLLED FILL OR ROLLED FILL.

DRAWING INDEX

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
B	Preliminary	17.06.21
C	Preliminary	11.08.21
D	Preliminary	08.11.21
Ø	Construction	09.12.21
1	Construction	22.12.21

CLIENT HOLY HIGGINS

PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

GENERAL NOTES AND DRAWING INDEX

Date	22.12.21	200112-S01	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	1

CONCRETE NOTES

C1 ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.

C2 CONCRETE SHALL BE CURED BY AN APPROVED METHOD FOR AT LEAST 7 DAYS AFTER PLACEMENT.

C3 CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATION. VIBRATION OF FORMS IS NOT ACCEPTABLE AND CONCRETE SHALL NOT BE SPREAD BY VIBRATING.

C4 CONCRETE SECTIONS SHOWN ARE MINIMUM SIZES AND DO NOT INCLUDE FINISHES. SIZES SHALL NOT BE REDUCED IN ANY WAY OR HOLES FORMED OR MADE IN ANY MEMBER WITHOUT THE APPROVAL OF THE ENGINEER.

C5 SLABS AND BEAMS ARE POURED CONCURRENTLY UNLESS NOTED OTHERWISE AND FINISHED WITH A STEEL FLOAT.

C6 CONCRETE TESTING SHALL COMPLY WITH THE REQUIREMENTS OF AS1379 FOR PROJECT ASSESSMENT.

C7 REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT IN TRUE PROJECTION.

C8 SYMBOLS ON THE DRAWING FOR REINFORCEMENT ARE AS FOLLOWS:

Y GRADE 400MPa DEFORMED REINFORCING BARS TO AS1302

N GRADE 500MPa DEFORMED REINFORCING BARS

R GRADE 250MPa PLAIN REINFORCING BARS TO AS1302

W HARD-DRAWN STEEL REINFORCING WIRE, GRADE 500 DUCTILITY CLASS L TO AS4671

TM HARD-DRAWN STEEL TRENCH MESH, GRADE 500 DUCTILITY CLASS L TO AS4671

RL RECTANGULAR RIB MESH GRADE 500 DUCTILITY CLASS L TO AS4671

SL SQUARE RIB MESH GRADE 500 DUCTILITY CLASS L TO AS4671

UNLESS OTHERWISE NOTED, ALL REINFORCING BARS (INCLUDING MESH) ARE TO BE D500 (IE DEFORMED BAR OF GRADE 500MPa)

C9 ALL REINFORCEMENT AND INSERTS SHALL BE SUPPORTED AND HELD IN THE DESIGN LOCATION BY APPROVED BAR CHAIRS, SPACERS OR TIES. BAR CHAIRS SHALL BE PLACED AT MINIMUM 1000 CENTRES IN TWO DIRECTIONS UNLESS NOTED OTHERWISE.

C10 HOOKS AND COGS SHALL COMPLY WITH AS3600 UNLESS OTHERWISE SHOWN ON DRAWINGS.

C11 WELDING AND THREADING OF REINFORCEMENT IS NOT PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.

C12 REINFORCEMENT SHALL BE EVENLY DISTRIBUTED OVER THE WIDTHS SHOWN UNLESS NOTED OTHERWISE.

C13 PROVIDE 2-N12 x 1200 BARS DIAGONALLY ACROSS RE-ENTRANT CORNERS OF SLABS, TIED UNDER THE TOP FABRIC.

C14 AT SLAB EDGES INCLUDING CONSTRUCTION AND OTHER JOINTS, AT LEAST ONE REINFORCING BAR OR FABRIC WIRE SHALL BE LOCATED PARALLEL TO AND WITHIN 75mm OF THE SLAB EDGE.

C15 REINFORCEMENT FABRIC SHALL BE LAPPED SO THAT EACH PAIR OF TRANSVERSE WIRES AT THE EDGE OF ONE SHEET OVERLAPS EACH CORRESPONDING PAIR OF TRANSVERSE WIRES OF THE SHEET BEING LAPPED. REINFORCEMENT SHALL BE SUPPORTED IN POSITION PRIOR TO CONCRETING COMMENCING ON DENSE PRECAST CONCRETE SPACER BLOCKS OR BAR CHAIRS ON GALVANISED STEEL DISHES AT 900mm MAXIMUM CENTRES EACH WAY.

C16 TRENCH MESH SHALL BE LAID CONTINUOUSLY AND SHALL BE SPLICED WHERE NECESSARY WITH A MINIMUM LAP OF 500mm.

C17 TRENCH MESH SHALL BE OVERLAPPED BY WIDTH OF FABRIC AT CORNERS AND INTERSECTIONS. THE ENDS OF TRENCH MESH SHALL TERMINATE WITH A CROSSBAR.

C18 CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE APPROVED BY THE ENGINEER. THE INTERFACE OF THE HARDENED CONCRETE SHALL BE THOROUGHLY SCABBLED TO REMOVE LATANCE AT ALL CONSTRUCTION JOINTS.

C19 SAWN JOINTS SHALL BE MADE AT A TIME APPROPRIATE TO THE CONCRETE MIX AND CLIMATIC CONDITIONS, GENERALLY BETWEEN 10 AND 20 HOURS OF PLACING THE CONCRETE.

C20 STRIPPING OF FORMS AND REMOVAL OF FORMWORK SHALL TAKE PLACE IN ACCORDANCE WITH PROCEDURE AGREED TO BY THE ENGINEER.

C21 CONCRETE MUST BE SEPARATED FROM SUPPORTING MASONRY WORK BY TWO LAYERS OF A SUITABLE DE-BONDING MEMBRANE.

C22 SPLICES IN REINFORCEMENT SHALL BE MADE IN THE POSITIONS SHOWN ON THE DRAWINGS OR AS OTHERWISE APPROVED BY THE ENGINEER. THE SPLICE SHALL CONFORM TO AS3600 PROVISIONS.

C23 HOT WATER HEATING PIPES MAY BE EMBEDDED IN THE SLAB PROVIDED THAT THE SLAB THICKNESS IS INCREASED BY 25mm AND LAID ON ADDITIONAL SL82 MESH.

C24 HARD RAMMED MORTARS SHALL CONSIST OF 1 CEMENT TO 2 SAND TYPICALLY BY VOLUME WITH SUFFICIENT WATER TO OBTAIN A DAMP EARTH CONSISTENCY.

C25 FORMWORK SHALL BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR IN ACCORDANCE WITH AS3610 S.A.A FORMWORK CODE.

C26 NO PLUGS, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

CONCRETE SCHEDULE			
	EXPOSURE CLASSIFICATION	COVER	MIN GRADE (MPa)
BLINDING CONCRETE	-	-	15
FOOTING	A3	50	25
INTERNAL FLOOR SLAB	A1	25	25
EXTERNAL FLOOR SLAB	B1	30	32

NOTE: UNLESS NOTED OTHERWISE THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR VARIOUS ELEMENTS SHALL BE AS ABOVE.

TIMBER

CONSTRUCTION

T1 ALL TIMBER DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1720 AND AS1684. UNLESS OTHERWISE SHOWN, ALL TIMBER SHALL BE STRESS GRADE MGP10.

T2 MAKE GOOD PRESERVATIVE TREATMENT WHERE CHECKOUTS, HOLES AND CUTS EXPOSE UNTREATED TIMBER.

T3 NO PENETRATIONS OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN TIMBER MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

T4 NOTCHING OF BEAMS IS NOT PERMITTED UNLESS NOTED OTHERWISE.

T5 ALL TIMBER BEAMS AND/OR LINTELS ARE TO BE SUPPORTED AT THEIR ENDS BY 2/90x45 SEASONED MGP10 STUDS SECURELY NAILED TOGETHER, UNLESS NOTED OTHERWISE.

T6 STUDS IN ALL LOAD BEARING STUD WALLS ARE TO BE 90x45 MGP10 KD AT 450 MAX CTS WITH NOGGINGS AT 1300 VERTICAL CENTRES. TOP AND BOTTOM PLATES ARE TO BE 90x45 MGP10 KD. LOAD BEARING WALLS SHALL ONLY BE LOADED AT STUD LOCATIONS OR WITHIN 60mm OF EITHER SIDE OF THE STUD. LOADS SHALL NOT BE APPLIED IN THE CENTRE OF THE TOP PLATE.

T7 FIX STUDS TO CROSS MASONRY OR CONCRETE WALLS WITH M10 MASONRY ANCHORS AT 900 CTS, UNLESS NOTED OTHERWISE.

T8 PROVIDE TIMBER BLOCKING AT 1800 CTS TO ALL TIMBER FLOOR JOISTS, UNLESS NOTED OTHERWISE.

T9 ALL DOUBLE MEMBERS SHALL BE NAIL LAMINATED IN ACCORDANCE WITH TIMBER FRAMING MANUAL AND AS1684.

T10 PROVIDE 20mm MIN CLEARANCE TO UNDERSIDE OF ROOF TRUSSES OR FLOOR JOISTS FOR NON-LOAD BEARING STUD WALLS.

T11 PROPRIETARY ROOF TRUSSES AND SIMILAR ELEMENTS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH AS1720 AND OTHER RELEVANT AUSTRALIAN STANDARDS. THIS SHALL INCLUDE ALL SUPPORT CONNECTIONS AND CAMBER OF TRUSSES.

T12 THE ROOF FRAMING PLAN SHOWING THE ROOF TRUSS LAYOUT IS FOR TENDER PURPOSES AND IS INDICATIVE ONLY. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT AND DESIGN OF ALL TRUSSES, GIRDER TRUSSES, HIP TRUSSES ETC AND ANY ADDITIONAL SUPPORTS, BEAMS, LINTELS AND THE LIKE REQUIRED BY THE DESIGN.

T13 TRUSSES SHALL BE SPACED AT 900mm MAX CTS FOR METAL DECK ROOFS AND AT 600mm MAX CTS FOR TILED ROOFS.

T14 THE DETAILED ROOF TRUSS DESIGN IS TO BE CONSISTENT WITH SUPPORT LINES AND/OR POINTS SHOWN ON THE DRAWINGS. IF THE TRUSS MANUFACTURER WISHES TO ALTER THE LAYOUT OF THE ROOF TRUSSES AND/OR SUPPORTS THE ENGINEER SHALL BE INFORMED AND APPROVAL GIVEN PRIOR TO ANY DETAIL DESIGN OR CONSTRUCTION OCCURING.

T15 THE TRUSS MANUFACTURER IS TO INDEPENDENTLY CERTIFY THE DESIGN OF THE TRUSSES PRIOR TO SUBMITTING THE DESIGN TO THE ENGINEER FOR REVIEW. CERTIFICATE OF COMPLIANCE AND SUPPORTING CALCULATIONS INCLUDING THE TYPE AND GRADE OF ALL TIMBER MEMBERS, METHOD OF TIE DOWN AND ANTICIPATED DEFLECTION OF THE TRUSSESS (BOTH SHORT AND LONG TERM), SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

T16 THE TRUSS DESIGN IS TO ALLOW FOR ANY PLANT OR OTHER SPECIAL LOADS LOCATED ON THE ROOF OR WITHIN THE ROOF SPACE. REFER TO THE ARCHITECTURAL, BUILDING SERVICES AND STRUCTURAL DRAWINGS FOR DETAILS.

T17 THE TRUSS MANUFACTURER IS RESPONSIBLE FOR ANY ROOF BRACING REQIRED BY THE DESIGN AND FOR STABILITY OF THE STRUCTURE DURING ERECTION.

T18 TRUSSES ARE TO BE FULLY LOADED PRIOR TO CONNECTING THE BOTTOM CHORD TO ANY NON LOAD BEARING WALLS.

T19 REFER TO ARCHITECTS DRAWINGS FOR DETAILS OF ALL SECONDARY FRAMING INCLUDING FIXING OF SHEETING, FLASHING AND CAPPINGS IN ACCORDANCE WITH AS1684.

NON-LOAD BEARING TIMBER LINTEL SCHEDULE	
OPENING SIZE (mm)	SECTION
0-2000	120x45 MGP10
2001-3000	140x45 MGP10
3001-4000	200x45 MGP10

TIMBER STUD SCHEDULE FOR LOAD BEARING WALLS	
MAXIMUM HEIGHT (mm)	SECTION
0-3000	90x45 MGP10 @450C/C
3000-3500	90x45 MGP12 @ 450C/C
3500-4000	120x45 MGP10 @450C/C

WINDOW SILL MEMBER SCHEDULE	
OPENING SIZE (mm)	SECTION
0-1000	90x45 MGP10
1000-2500	2/90x45 MGP10
2500-3000	3/90x45 MGP10
3000-4000	2/200x45 LVL E14

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
Ø	Construction	09.12.21

CLIENT HOLY HIGGINS

PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

GENERAL NOTES

Date	22.12.21	200112-S02	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

STRUCTURAL STEEL

S1 ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100.

S2 ALL STEEL SHALL BE NEW AND FREE FROM WELDS AND BLEMISHES UNLESS APPROVED BY THE ENGINEER.

S3 FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AS4100 AND SAA/SNZ HB62.

S4 THE GRADE OF STRUCTURAL STEEL SHALL BE AS FOLLOWS UNLESS STATED OTHERWISE:

SECTION	MIN GRADE (MPa)
HOT ROLLED SECTIONS	300
WELDED BEAM & COLUMN SECTIONS	300
CIRCULAR HOLLOW SECTIONS	250
SQUARE & RECTANGULAR HOLLOW SECTIONS	350
PLATE	250

S5 UNLESS SHOWN OTHERWISE ON THE DRAWINGS, ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:
ALL WELDS SHALL BE 6MM CONTINUOUS FILLET WELDS ALL ROUND.
ALL BOLTS SHALL BE M20 – 8.8/S, WITH A MINUMUM OF 2 BOLTS PER CONNECTION.
ALL PURLIN BOLTS TO BE M12 – 4.6/S WITH A MINIMUM OF 2 BOLTS PER PURLIN END
ALL CLEAT, STIFFENER AND GUSSETT PLATES SHALL BE 10mm THICK
ALL CAP PLATES SHALL BE 12mm THICK
ALL BASE PLATES SHALL BE 12mm THICK
ALL BOLT HOLES SHALL BE 2mm LARGER THAN THE NOMINATED BOLT DIAMETER UNLESS NOTED OTHERWISE, EXCEPT HOLES IN BASE PLATES WHICH SHALL BE 6mm LARGER THAN THE NOMINATED BOLT DIAMETER

S6 ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554.

S7 WELD TYPES ARE DESIGNATED AS FOLLOWS:
CFW CONTINUOUS FILLET WELD
FPBW FULL PENETRATION BUTT WELD
PPBW PARTIAL PENETRATION BUTT WELD

S8 ALL WELDS SHALL BE SP (STRUCTURAL PURPOSE) IN ACCORDANCE WITH AS1554. ALL BUTT WELDS SHALL BE FULL STRENGTH COMPLETE PENETRATION WELDS. ALL ELECTRODES SHALL BE CLASS E48XX UNLESS NOTED OTHERWISE.

S9 WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS1554 INSPECTED AND CERTIFIED BY QUALIFIED PERSONNEL IN ACCORDANCE WITH AS2214.

S10 ALL HIGH-STRENGTH STRUCTURAL BOLTS SHALL BE M20 GRADE 8.8/S UNLESS NOTED OTHERWISE IN ACCORDANCE WITH AS1252.

S11 HOLDING-DOWN BOLTS SHALL BE M20 GRADE 4.6/S, GALVANISED UNLESS NOTED OTHERWISE.

S12 BOLTS MUST BE OF SUFFICIENT LENGTH TO HAVE AT LEAST ONE FULL THREAD EXPOSED AFTER TIGHTENING.

S13 BOLTS IN OVERSIZED OR SLOTTED HOLES ARE TO HAVE SUITABLE LARGER SIZED WASHERS.

S14 BOLT TYPES AND BOLTING PROCEDURE ARE DESIGNATED AS FOLLOWS:
4.6/S COMMERCIAL BOLTS TO AS1111, SNUG TIGHTENED
8.8/S HIGH STRENGTH STRUCTURAL BOLTS, NUTS AND HARDENED WASHERS TO AS1252, SNUG TIGHTENED
8.8/TB HIGH STRENGTH STRUCTURAL BOLTS AS ABOVE, FULLY TENSIONED TO AS1511 IN A BEARING TYPE JOINT
8.8/TF HIGH STRENGTH STRUCTURAL BOLTS AS ABOVE, FULLY TENSIONED TO AS1511 IN A FRICTION TYPE JOINT

S15 THE ENDS OF ALL TUBULAR MEMBERS SHALL BE SEALED WITH A 6mm PLATE UNLESS NOTED OTHERWISE.

S16 NOT ALL SECONDARY STEELWORK IS SHOWN IN STRUCTURAL DRAWINGS. PROVIDE ALL NECESSARY CLEATS AND HOLES REQUIRED TO FIX TIMBER AND OTHER MATERIALS AND FINISHES TO THE STEELWORK.

S17 BEFORE COMMENCING FABRICATION COPIES OF THE SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THIS REVIEW DOES NOT INCLUDE CHECKING OF DIMENSIONS.

S18 UNLESS STATED OTHERWISE ALL STEELWORK SHALL BE PAINTED WITH ONE SHOP COST OF ZINC PHOSPHATE PRIMER FOLLOWED BY A FINISH COAT OF APPROVED EXTERNAL ENAMEL. PREPARATION TO BE AS PER AS 1627. SPRAY PAINTING ON SITE IS NOT PERMITTED.
STEELWORK IN MASONRY WALLS OR OTHERWISE NOT ACCESSIBLE FOR FUTURE MAINTENANCE SHALL BE HOT DIPPED GALVANISED IN ACCORDANCE WITH AS/NZ4680.
STEELWORK WITH SUBSEQUENT FIRE PROTECTION COSTING MAY BE LEFT UNPAINTED IF IN ACCORDANCE WITH SUPPLIERS RECOMMENDATIONS.
ALL STEEL WORK BELOW FINISHED SURFACE, INCLUDING PRECAST COLUMN/WALL BASE PLATES, SHALL HAVE A PROTECTIVE COATING OF SIKAGARD 62 OR SIMILAR APPROVED. THIXOTROPIC EPOXY RESIN APPLIED AFTER INSTALLATION STRICTLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
PAINT SYSTEMS TO GALVANISED STEEL TO BE AS SPECIFIED BY ARCHITECT.

S19 ALL HOT DIP GALVANISED MEMBERS SHALL BE PROVIDED WITH VENT AND DRAINAGE HOLES IN ACCORDANCE WITH THE GALVANISER'S RECOMMENDATIONS AND TO THE ACCEPTANCE OF THE ENGINEER.

S20 GALVANISED STEELWORK THAT IS SITE WELDED OR SUSTAINS ANY OTHER FORM OF SURFACE DAMAGE IS TO BE PREPARED TO AS1627.2 CLASS 3 AND PRIMED WITH 2 COATS OF GALVANITE (MANUFACTURED BY JOTUN) OR APPROVED EQUIVALENT TO MANUFACTURERS SPECIFICATION.

MASONRY

MATERIALS AND MORTAR

M1 ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700 AND AS4455

M2 CLAY BRICKS SHALL HAVE A CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15MPa UNLESS NOTED OTHERWISE. SOLID CONCRETE BRICKS SHALL HAVE A CHARACTERISTIC UNCONFINED STRENGTH OF 15MPa UNLESS NOTED OTHERWISE.

M3 HOLLOW AND CORED CONCRETE BLOCKS SHALL HAVE A CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15MPa UNLESS NOTED OTHERWISE.

M4 MORTAR FOR UNREINFORCED MASONRY SHALL CONSIST OF 1 CEMENT, 1 HYDRATED LIME, 6 WELL GRADED SAND UNLESS REQUIRED OTHERWISE BY AS3700.

M5 MORTAR FOR REINFORCED MASONRY SHALL CONSIST OF 1 CEMENT, 0.25 HYDRATED LIME, 3 WELL GRADED SAND FOR MORTAR TO CLAY. FOR CAVITY GROUT, MORTAR SHALL CONSIST OF 1 CEMENT, 2.5 SAND AND 1.5 10mm AGGREGATE.

M6 ALL MORTAR SHALL BE TYPE “M3”, UNLESS IN A SEVERE MARINE ENVIRONMENT WHERE MORTAR TYPE “M4” SHALL BE USED. REFER AS3700 TABLE 12.2. CEMENT SHALL BE TYPE GP PORTLAND CEMENT OR GB BLENDED CEMENT COMPLYING WITH AS3972. LIME SHALL BE HYDRATED BUILDING LIME COMPLYING WITH AS1672.1. WATER THICKENER SHALL BE METHYL CELLULOSE BASED. SAND SHALL BE WELL GRADED AND FREE FROM SALTS, VEGETABLE MATTER AND IMPURITIES AND SHALL NOT CONTAIN MORE THAN 10% OF THE MATERIAL PASSING THE 75 MICRON SIEVE.

M7 LOAD BEARING MASONRY SHALL HAVE FULL-BED JOINTS UNLESS NOTED OTHERWISE.

M8 MASONRY TIES FOR CAVITY WALLS SHALL BE MEDIUM DUTY GRADE, SPACED AT NOT MORE THAN 600mm CENTRES VERTICALLY AND HORIZONTALLY. TIES FOR VENEER WALLS SHALL BE LIGHT DUTY GRADE SPACED AT NOT MORE THAN 450mm CENTRES VERTICALLY AND HORIZONTALLY. ADDITIONAL TIES SHALL BE PLACED ADJACENT TO LATERAL SUPPORTS, CONTROL JOINTS AND AROUND OPENINGS A SPACING OF NOT MORE THAN 300mm, AND LOCATED NOT MORE THAN 300mm FROM THE LINE OF SUPPORT, CONTROL JOINT OR PERIMETRE OF OPENING. CHARACTERISTIC STRENGTH OF TIES ARE TO BE RATED FOR THE APPROPRIATE CAVITY WIDTH.

M9 MASONRY SHALL BE TIED TO COLUMNS AT 400 MAXIMUM VERTICAL CENTRES.

M10 NEW MASONRY SHALL BE TIED INTO EXISTING USING MEDIUM DUTY TIES AT 400mm MAXIMUM VERTICAL CENTRES ALONG ALL VERTICAL EDGES, AND AT 600 MAXIMUM HORIZONTAL CENTRES UNLESS NOTED OTHERWISE.

M11 MASONRY TIES ARE TO BE GALVANISED TO RATING R2 IN ACCORDANCE WITH AS3700 AND AS2699.

M12 TIES BETWEEN LEAVES OF MSONRY FORMING SOLID WALLS OR ENGAGED PIERS SHALL BE MEDIUM DUTY, AND SPACED AT 400mm MAXIMUM CENTRES IN EACH DIRECTION.

M13 ALL CAVITIES BELOW GROUND LEVEL SHALL BE MORTAR OR GROUT FILLED.

M14 NON-LOAD BEARING WALLS SHALL BE KEPT 20mm CLEAR OF THE UNDERSIDE OF FLOORS AND SHELF ANGLES.

M15 AT VERTICAL CONTROL JOINTS PROVIDE MASONRY FLEXIBLE ANCHORS TYPE MFA 3/3 AT 600mm MAXIMUM CENTRES, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS. JOINTS ARE TO BE 20mm WIDE WITH A 25mm DIAMETRE CLOSED-CELL PLOYETHYLENE FOAM BACKING ROD AND POLYSULPHIDE BASE CAULKING SEALANT TO THE EXTERNAL FACE UNLESS NOTED OTHERWISE. IN ADDITION, THE JOINT CONSTRUCTION MUST SATISFY REQUIREMENTS FOR FIRE RATING, SOUND INSULATION AND WATERPROOFING AS SPECIFIED BY THE ARCHITECT. CONTROL JOINTS ARE TO BE AT 6000mm MAXIMUM CENTRES.

M16 WHERE NON-LOAD BEARING WALLS ABUT THE UNDERSIDE OF HORIZONTAL OR RAKING MEMBERS (SLABS, STEEL OR CONCRETE BEAMS) PROVIDE MASONRY FLEXIBLE ANCHORS, TYPE MFA4 TO EVERY THIRD PERPEND, FIXED TO THE STRUCTURAL MEMBER WITH RAMSET 6mm DIAMETRE HEAD-DRIVE PINS OR SIMILAR. PROVIDE 10mm CLOSED-CELL POLYETHYLENE FOAM BACKING RODS BETWEEN THE WALL AND THE MEMBER.

M17 WHERE MASONRY WALLS INTERSECT STRUCTURAL MEMBERS (STEEL OR CONCRETE), PROVIDE MASONRY FLEXIBLE ANCHOR TYPE MFA7 AT 600 MAXIMUM CENTRES EMBEDDED IN THE MASONRY WALL AND FIXED TO THE MEMBER WITH 6mm DIAMETRE HEAD RAMSET DRIVE-PINS. MFA7 TIES SHALL BE 200mm LONG x 500mm TURNDOWN. TIES TO OUTER SKIN SHALL INCORPORATE A DRIP GROOVE.

M18 FOR WALLS WITH A CAVITY WIDTH BETWEEN 80mm TO 140mm PROVIDE MASONRY FLEXIBLE ANCHOR ‘ANCHOR-TIES’ AT 430mm VERTICAL AND 600mm HORIZONTAL CENTRES.

M19 CONCRETE BEAMS AND SLABS SHALL BE SEPARATED FROM SUPPORTING MASONRY BY 2 LAYERS OF MALTHOID OR SIMILAR APPROVED MEMBRANE ON TOP OF MORTAR LEVELLING SCREED.

M20 THE CONTRACTOR SHALL PROVIDE DETAILS AND PROCEDURES OF NEEDLE AND PROPPING TO OPENINGS IN MASONRY WALLS FOR APPROVAL BEFORE WORK COMMENCES.

M21 WHERE MASONRY WALLS ARE TO BE CONSTRUCTED ON SUSPENDED SLABS, STACK MASONRY UNITS TO BE USED IN THE WALL AS NEAR AS POSSIBLE TO THE FINAL POSITION OF THE WALL. NO UNITS ARE TO BE STACKED ON SUSPENDED CONCRETE WORKS UNTIL ALL PROPS HAVE BEEN REMOVED. THE STACKED LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD AS SET OUT IN THE LOADING NOTES. NO MASONRY UNITS ARE TO BE STACKED ON CANTILEVERED SLABS.

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
Ø	Construction	09.12.21

CLIENT HOLY HIGGINS

PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

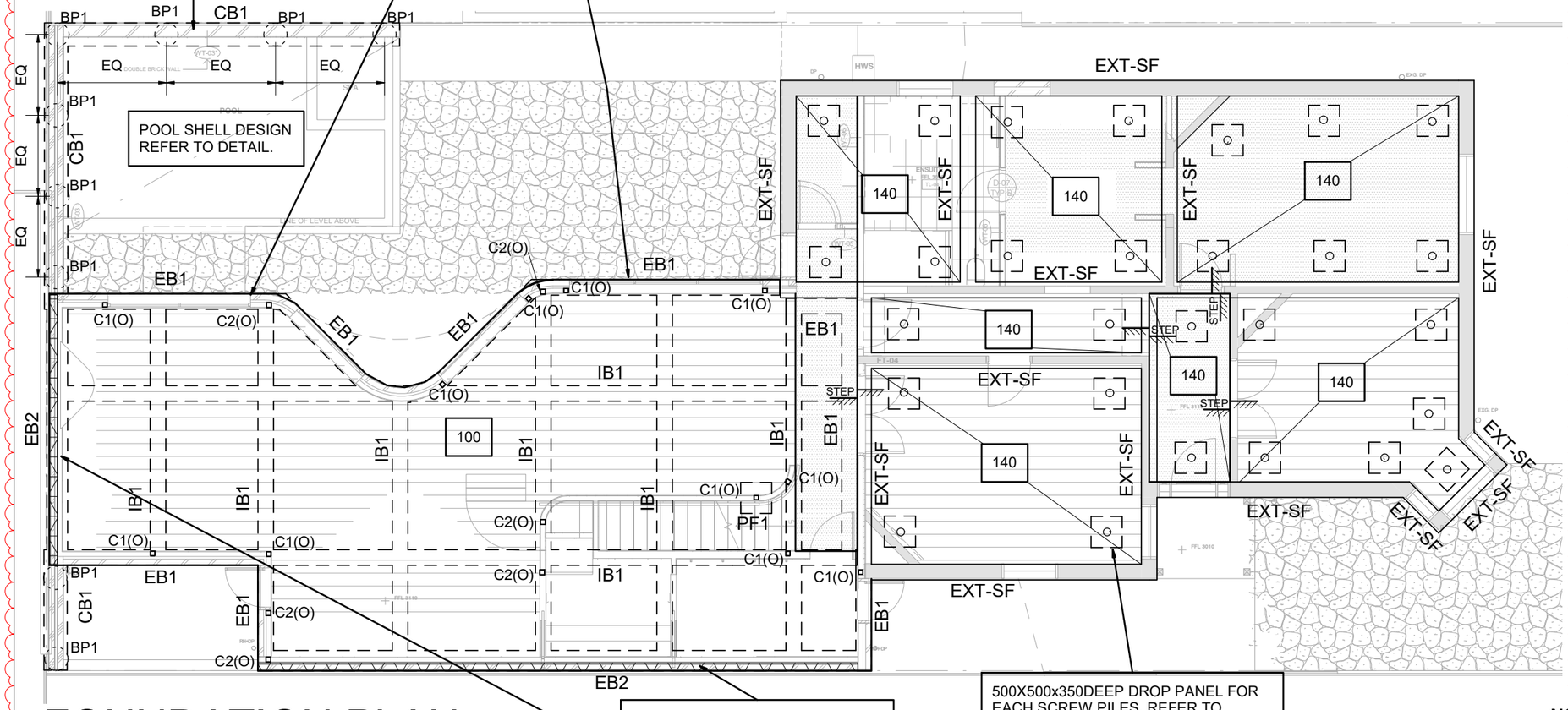
GENERAL NOTES

Date	22.12.21	200112-S03	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

ADOPT REINFORCED DOUBLE BRICKWALL WITH N12 @ 200 CTS VERTICAL, N12 @ 300 HORIZONTAL. WITH 80mm CAVITY. REFER TO DETAIL.

FOOTING TO BE TAKEN DOWN TO REQUIRED LEVEL TO NOT UNDERMINE PROPOSED POOL AND UNDERGROUND RWT.

NOTE: PRIOR TO COMMENCEMENT OF DEMOLITION, BUILDER TO DETERMINE IF WALL IS LOAD BEARING AND SECURELY PROP EXISITING WALL AND ROOF OVER PROPOSED NEW OPENING WITH ACROWPROP (EQ.) TO GROUND FLOOR ON SOLE PLATE AS REQUIRED. EXISTING CONDITION OF THE EXISTING FLOOR IS TO BE DETERMINED AND REVERT BACK TO ENGINEER FOR FURTHER ASSESSMENT.



FOUNDATION PLAN

1 : 100

LEGEND (UNLESS NOTED OTHERWISE ON PLAN)

100 — DENOTES 100mm THICK STIFFENED RAFT SLAB-ON-GROUND OVER MIN. 50mm SAND BED UNDERLAINE BY MIN. 0.2mm THICK DAMP-PROOF MEMBRANE. ADOPT SL82 TOP. 30mm COVER. PROVIDE 2-N12 x 1200 BARS DIAGONALLY ACROSS RE-ENTRANT CORNERS OF SLABS, TIED UNDER THE TOP FABRIC.

140 — DENOTES 120mm THICK STIFFENED RAFT SLAB-ON-GROUND OVER MIN. 50mm SAND BED UNDERLAINE BY MIN. 0.2mm THICK DAMP-PROOF MEMBRANE. ADOPT SL92 TOP&BOTTOM. 30mm COVER. PROVIDE 2-N12 x 1200 BARS DIAGONALLY ACROSS RE-ENTRANT CORNERS OF SLABS, TIED UNDER THE TOP FABRIC.

STEP — DENOTES A STEP ON THE SURFACE OF THE SLAB. SIZE OF STEP TO BE IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS. REFER TO DETAILS FOR REINFORCEMENT DETAILS.

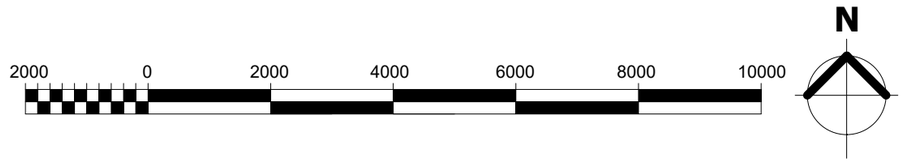
DENOTES EXTENT OF LOAD BEARING WALL. REFER TO BRACING PLANS AND TIMBER NOTES.
NOTE: ALL EXTERNAL WALLS TO BE LOAD BEARING

NOTE: ALL EXPOSED STEEL TO BE HOT DIP GALVANISED. ALL EXPOSED TIMBER TO BE TREATED. (CLASS 2 DURABILITY OR H3 TREATMENT) OUTSIDE & ABOVE GROUND CONDITIONS ONLY. EXPOSED CONDITIONS IN EXCESS OF ABOVE ASSUMPTION TO BE REFERRED TO THE ENGINEER.

NOTE: FOR FOUNDING DEPTHS REFER TO FOUNDATION NOTE F3.

CONCRETE SCHEDULE

MARK	MEMBER	COMMENTS
BP1	STEEL CAISSON BORED PIER BY OTHERS	DOUBLE BRICK DL: 15kN/m MOMENT AT TOP OF CAPPING BEAM: 7kNM/m
CB1	CAPPING BEAM BY OTHERS.	
EB1	300x600D EDGE BEAM	3-L12TM TOP & BOTTOM
EB2	400x600D EDGE BEAM. REFER DETAIL.	4-L12TM TOP & BOTTOM
EXT-SF	EXISTING STRIP FOOTING (ASSUMED).	
IB1	300x600D INTERNAL BEAM	3-L12TM TOP & BOTTOM
PF1	600x600x600D PAD FOOTING	SL82 TOP & BOTTOM
SP1	SCREW PILES BY OTHERS	DL : 45KN LL: 15KN



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A	Preliminary	03.02.19
B	Preliminary	17.06.21
C	Preliminary	11.08.21
D	Preliminary	08.11.21
Ø	Construction	09.12.21
1	Construction	22.12.21

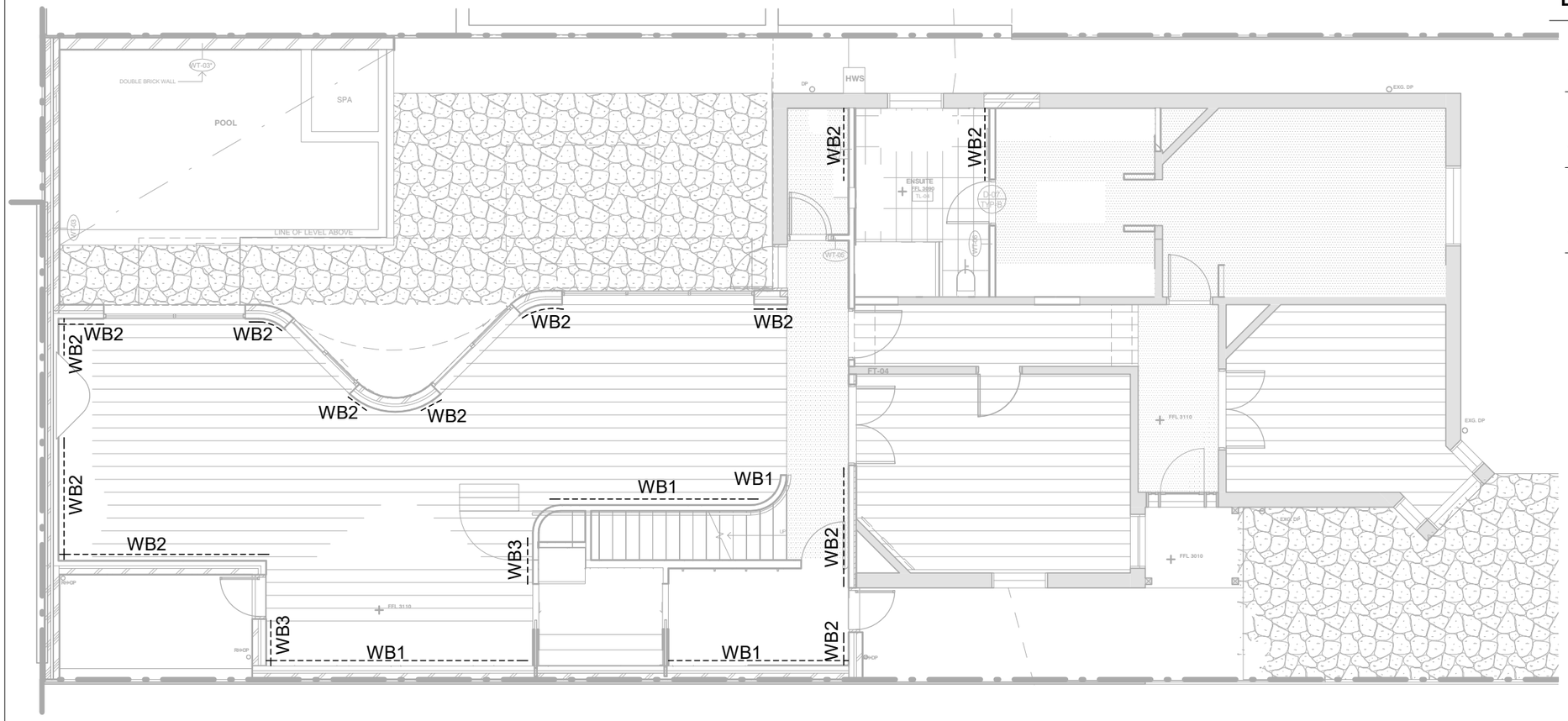
CLIENT HOLY HIGGINS

PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

FOUNDATION PLAN

Date	22.12.21	200112-S04	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	1



LEGEND (UNLESS NOTED OTHERWISE ON PLAN)

WB1 — DENOTES SPEED CROSS BRACING (3kN/m)- REFER BRACING PLAN AND DETAILS.

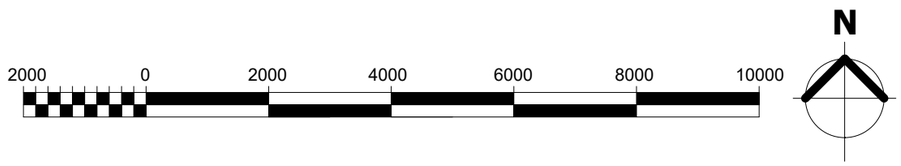
WB2 — DENOTES 7mm PLYWOOD WALL BRACING (6kN/m) - REFER TO BRACING PLAN AND DETAILS.

WB3 — DENOTES 75x8mm PLATE CROSS BRACING. REFER TO BRACING PLAN AND DETAILS.

DENOTES EXTENT OF LOAD BEARING WALL. REFER TO BRACING PLANS AND TIMBER NOTES.
NOTE: ALL EXTERNAL WALLS TO BE LOAD BEARING

GROUND FLOOR BRACING PLAN

1 : 100



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A	Preliminary	03.02.19
B	Preliminary	17.06.21
C	Preliminary	11.08.21
Ø	Construction	09.12.21

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PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

GROUND FLOOR BRACING PLAN

Date	22.12.21	200112-S05	
Designed by	BON		
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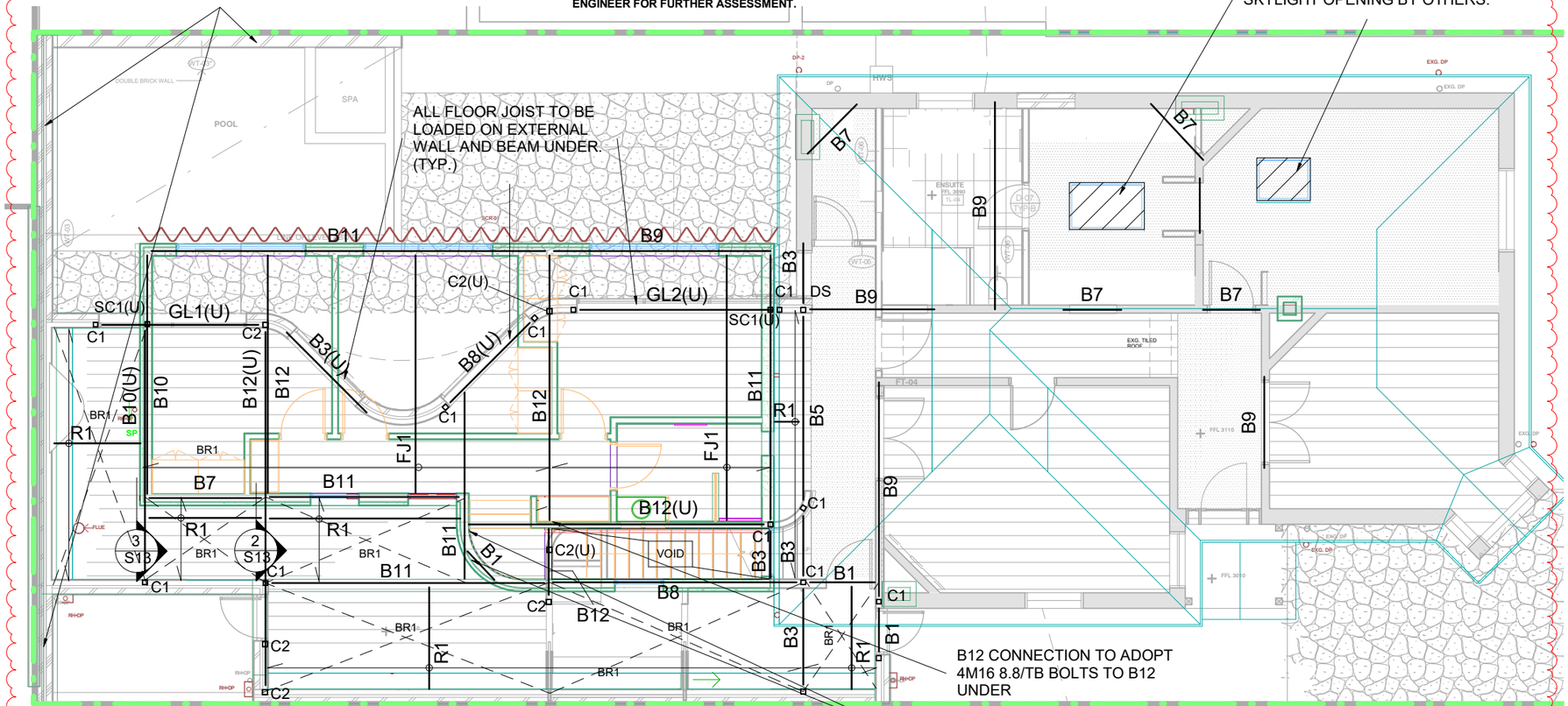
Status	CONSTRUCTION	Revision	Ø

ADOPT REINFORCED DOUBLE BRICKWALL WITH N12 @ 200 CTS VERTICAL, N12 @ 300 HORIZONTAL. WITH 80mm CAVITY.

NOTE: PRIOR TO COMMENCEMENT OF DEMOLITION, BUILDER TO DETERMINE IF WALL IS LOAD BEARING AND SECURELY PROP EXISITING WALL AND ROOF OVER PROPOSED NEW OPENING WITH ACROWPROP (EQ.) TO GROUND FLOOR ON SOLE PLATE AS REQUIRED. EXISTING CONDITION OF THE CHIMNEY IS TO BE DETERMINED AND REVERT BACK TO ENGINEER FOR FURTHER ASSESSMENT.

SKYLIGHT OPENING BY OTHERS.



FIRST FLOOR FRAMING PLAN

1 : 100

LEGEND (UNLESS NOTED OTHERWISE ON PLAN)

□ DENOTES 2-90x45 MGP10 DOUBLE STUDS (NAIL LAMINATED) IN ACCORDANCE WITH TIMBER NOTES T5 (UNLESS SHOWN OTHERWISE ALL LINTELS & BEAMS SHALL BE PROVIDED WITH DOUBLE STUD SUPPORT 2/90x45 MGP10 NAIL LAMINATED)

BR1 DENOTES 30X1.0 MITEK STRUCTURAL BRACING STRIP TO UNDER SIDE OF ROOF TRUSS BOTTOM CHORD AND TOP OF FLOOR JOISTS. WRAP AND FIX TO TOP PLATES USING 6 NAILS PER STRAP PER END. ALSO FIX TO TRUSS BOTTOM CHORD OR TOP OF FLOOR JOISTS AT INTERSECTION USING 2-30X2.8mm FH NAILS, TO MANUFACTUERER'S SPECS.

NOTE: ALL EXPOSED STEEL TO BE HOT DIP GALVANISED. ALL EXPOSED TIMBER TO BE TREATED. (CLASS 2 DURABILITY OR H3 TREATMENT) OUTSIDE & ABOVE GROUND CONDITIONS ONLY. EXPOSED CONDITIONS IN EXCESS OF ABOVE ASSUMPTION TO BE REFERRED TO THE ENGINEER.

STEEL LINTEL SCHEDULE FOR BRICK WALL		
OPENING SIZE	SECTION	BEARING
0 - 1500	100x100x6EA	110mm
1500 - 1800	100x100x8EA	230mm
1800 - 2100	100x100x10EA	230mm
2100 - 2700	150(V)x100x8UA	230mm
2700 - 3000	150(V)x100x10UA	230mm

SPANS IN EXCESS OF ABOVE TO BE REFERRED TO THE ENGINEER.

MEMBER SCHEDULE FIRST

MARK	DESCRIPTION	COMMENTS
B1	120x45 MGP10	
B3	200x45 LVL E14	
B5	2-240x45 LVL E14	NAIL LAMINATED
B7	150PFC	
B8	180PFC	
B9	200PFC	
B10	230PFC	
B11	250PFC	
B12	310UB46	
C1	89x6.0 SHS (C350)	
C2	100x6.0 SHS (C350)	
DS	2/90x45 LVL E14	DOUBLE STUD NAIL LAMINATED ALTERNATIVE: 90x90 F17

MEMBER SCHEDULE FIRST

MARK	DESCRIPTION	COMMENTS
FJ1	300 DEEP POSI JOISTS	AT 450mm MAX CENTRES
GL1	230PFC + 10x200 H PL	
GL2	250PFC + 10x200 H PL	
R1	SHEET ROOF RAFTERS	ADOPT 900mm MAX CENTRES AND PROVIDE NOGGINS AT MIDSPAN: 90x45 MGP10 UP TO 1400mm SPAN 120x45 MGP10 UP TO 2400mm SPAN 240x45 MGP10 UP TO 3800mm SPAN 190x45 LVL E14 UP TO 4500mm SPAN
SC1	89x6.0 SHS (C350)	STUB COLUMN

N

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C	Preliminary	11.08.21
D	Preliminary	08.11.21
Ø	Construction	09.12.21
1	Construction	22.12.21

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PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

FIRST FLOOR FRAMING PLAN

Date	22.12.21	200112-S06	
Designed by	BON		
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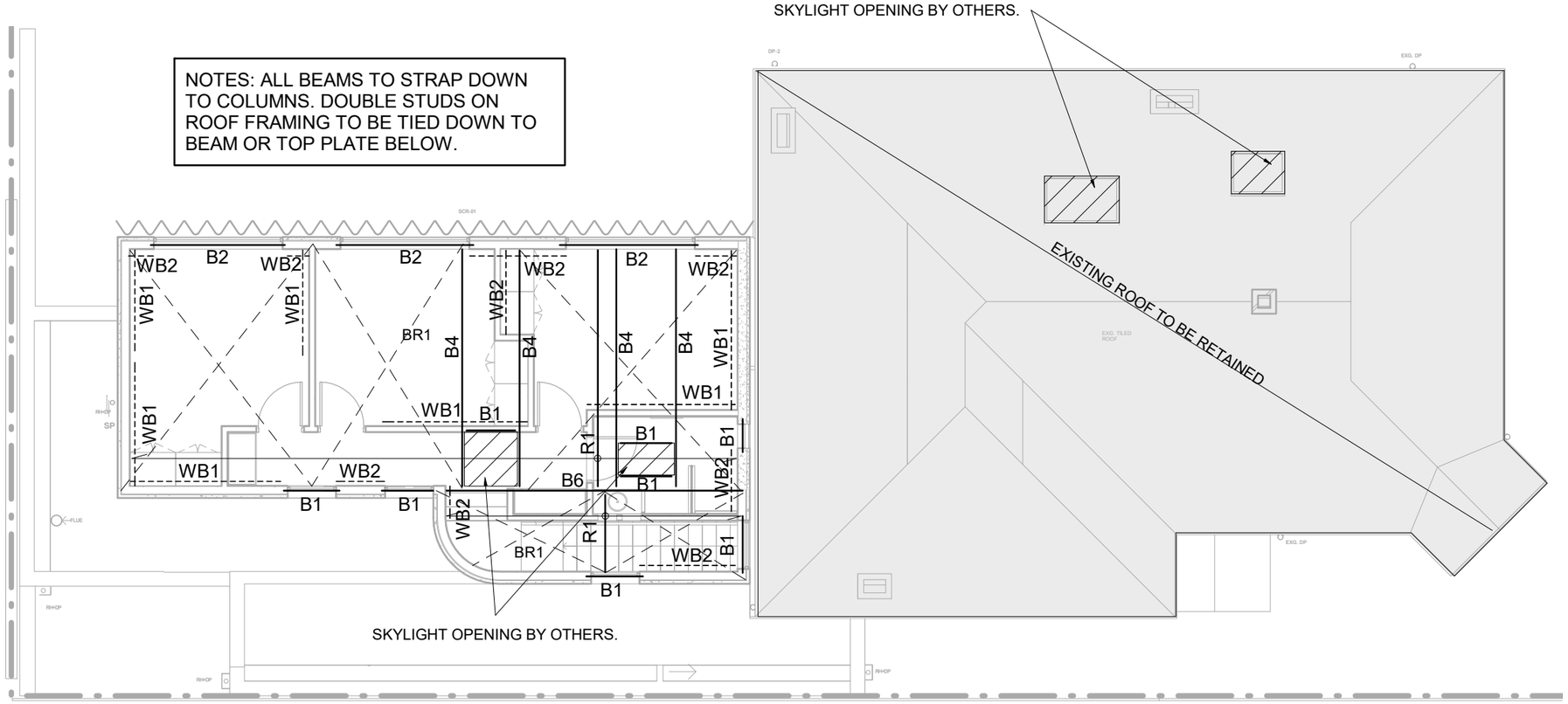
Status	CONSTRUCTION	Revision	1



ROOF FRAMING PLAN

1 : 100

MEMBER SCHEDULE ROOF		
MARK	DESCRIPTION	COMMENTS
B1	120x45 MGP10	
B2	190x45 MGP10	
B6	2-300x45 LVL E14	NAIL LAMINATED
R1	SHEET ROOF RAFTERS	ADOPT 900mm MAX CENTRES AND PROVIDE NOGGINS AT MIDSPAN: 90x45 MGP10 UP TO 1400mm SPAN 120x45 MGP10 UP TO 2400mm SPAN 240x45 MGP10 UP TO 3800mm SPAN 190x45 LVL E14 UP TO 4500mm SPAN

LEGEND (UNLESS NOTED OTHERWISE ON PLAN)

WB1 — DENOTES SPEED CROSS BRACING (3kN/m)- REFER BRACING PLAN AND DETAILS.

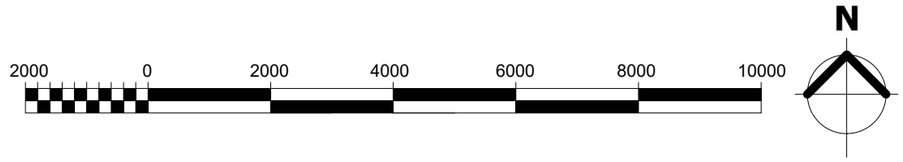
WB2 — DENOTES 7mm PLYWOOD WALL BRACING (6kN/m) - REFER TO BRACING PLAN AND DETAILS.

BR1 — DENOTES 30X1.0 MITEK STRUCTURAL BRACING STRIP TO UNDER SIDE OF ROOF TRUSS BOTTOM CHORD AND TOP OF FLOOR JOISTS. WRAP AND FIX TO TOP PLATES USING 6 NAILS PER STRAP PER END. ALSO FIX TO TRUSS BOTTOM CHORD OR TOP OF FLOOR JOISTS AT INTERSECTION USING 2-30X2.8mm FH NAILS, TO MANUFACTUERER'S SPECS.

DENOTES EXTENT OF LOAD BEARING WALL. REFER TO BRACING PLANS AND TIMBER NOTES.
NOTE: ALL EXTERNAL WALLS TO BE LOAD BEARING

DENOTES 2-90x45 MGP10 DOUBLE STUDS (NAIL LAMINATED) IN ACCORDANCE WITH TIMBER NOTES T5(UNLESS SHOWN OTHERWISE ALL LINTELS & BEAMS SHALL BE PROVIDED WITH DOUBLE STUD SUPPORT 2/90x45 MGP10 NAIL LAMINATED)

NOTE: ALL EXPOSED STEEL TO BE HOT DIP GALVANISED. ALL EXPOSED TIMBER TO BE TREATED. (CLASS 2 DURABILITY OR H3 TREATMENT) OUTSIDE & ABOVE GROUND CONDITIONS ONLY. EXPOSED CONDITIONS IN EXCESS OF ABOVE ASSUMPTION TO BE REFERRED TO THE ENGINEER.



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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
B	Preliminary	17.06.21
C	Preliminary	11.08.21
Ø	Construction	09.12.21

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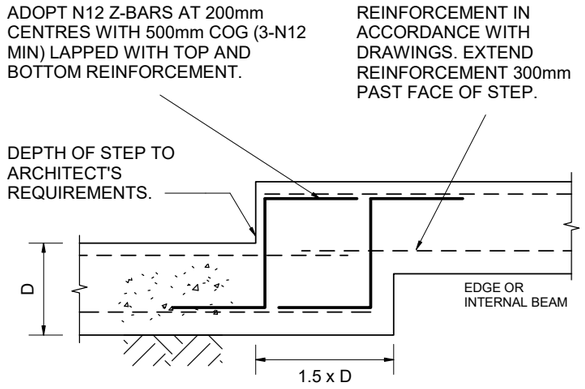
PROJECT PROPOSED EXTENSION & ALTERATION

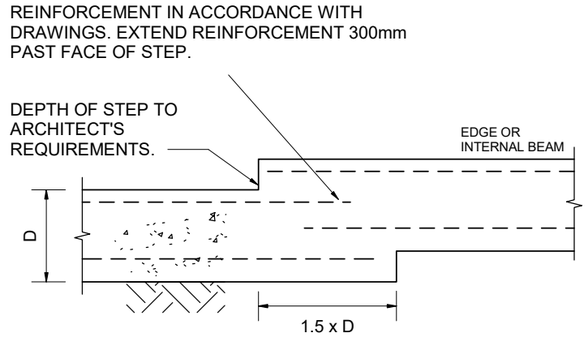
ADDRESS 3 LONGMORE STREET, ST KILDA

ROOF FRAMING AND BRACING PLAN

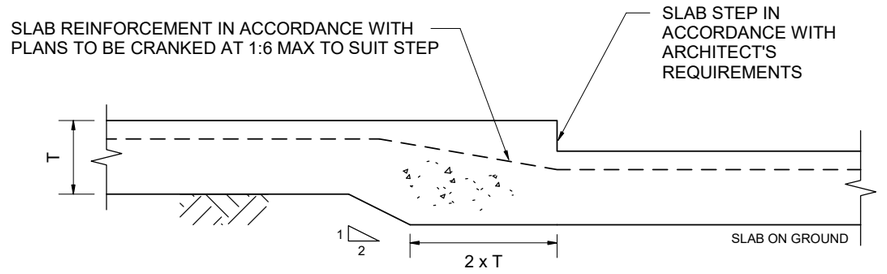
Date	22.12.21	200112-S07	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



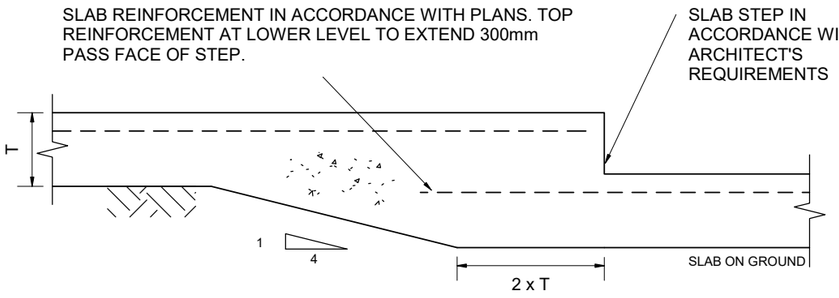
STEP LARGER THAN 200mm



STEP UP TO 200mm

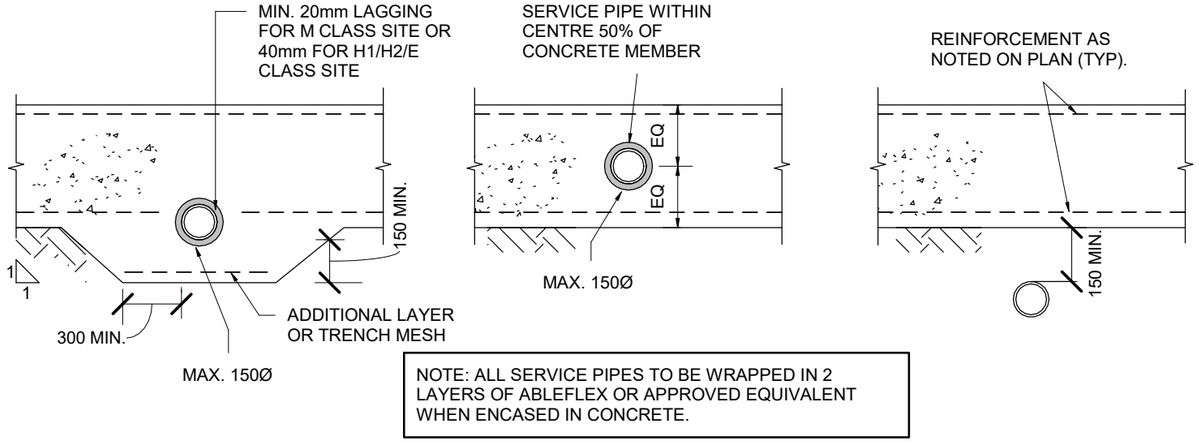


STEP LESS THAN 50mm



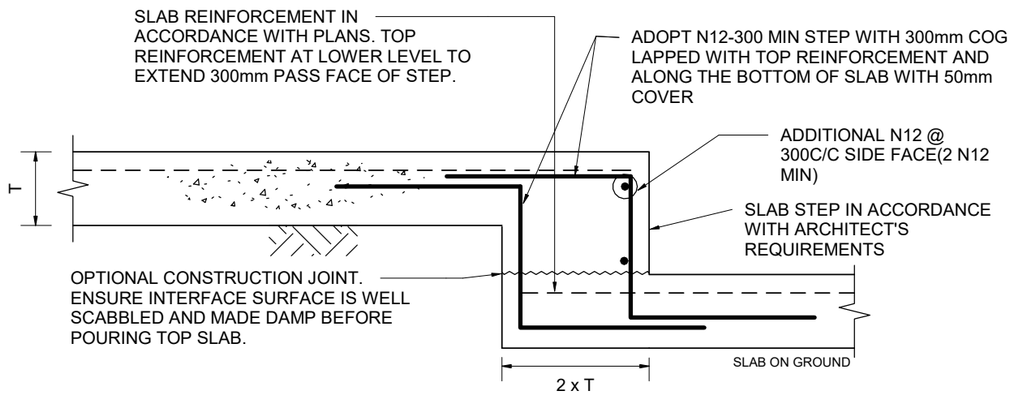
STEP 50mm< STEP < 200mm

FOOTING STEP DETAIL



NOTE: ALL SERVICE PIPES TO BE WRAPPED IN 2 LAYERS OF ABLEFLEX OR APPROVED EQUIVALENT WHEN ENCASED IN CONCRETE.

SERVICE PIPE PENETRATION THROUGH RIB BEAM AND STRIP FOOTING DETAILS



STEP LARGER THAN 200mm

SLAB STEP DETAIL

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A	Preliminary	03.02.19
Ø	Construction	09.12.21

CLIENT HOLY HIGGINS

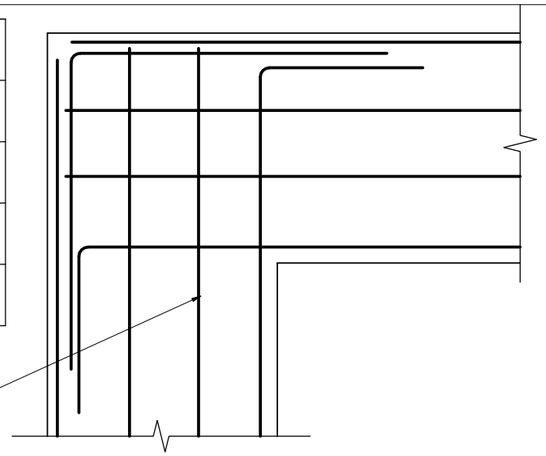
PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

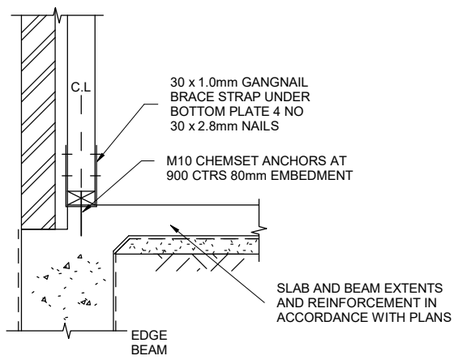
FOUNDATION DETAILS

Date	22.12.21	200112-S08	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

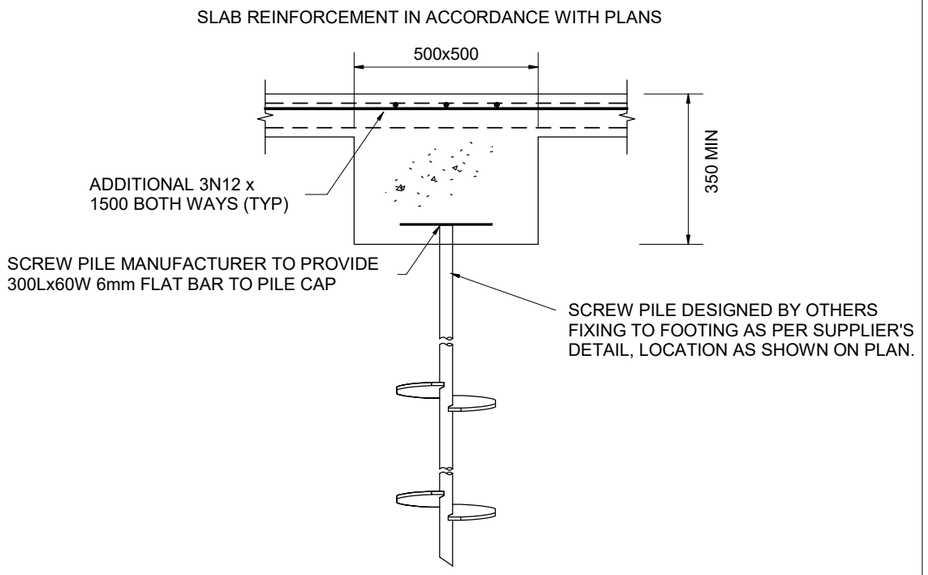
TENSION SPLICE LENGTHS		
BAR SIZE	SPLICE LENGTH IN STANDARD DETAILS	MIN. f'c
N12	400	25
N16	600	25
N20	900	25



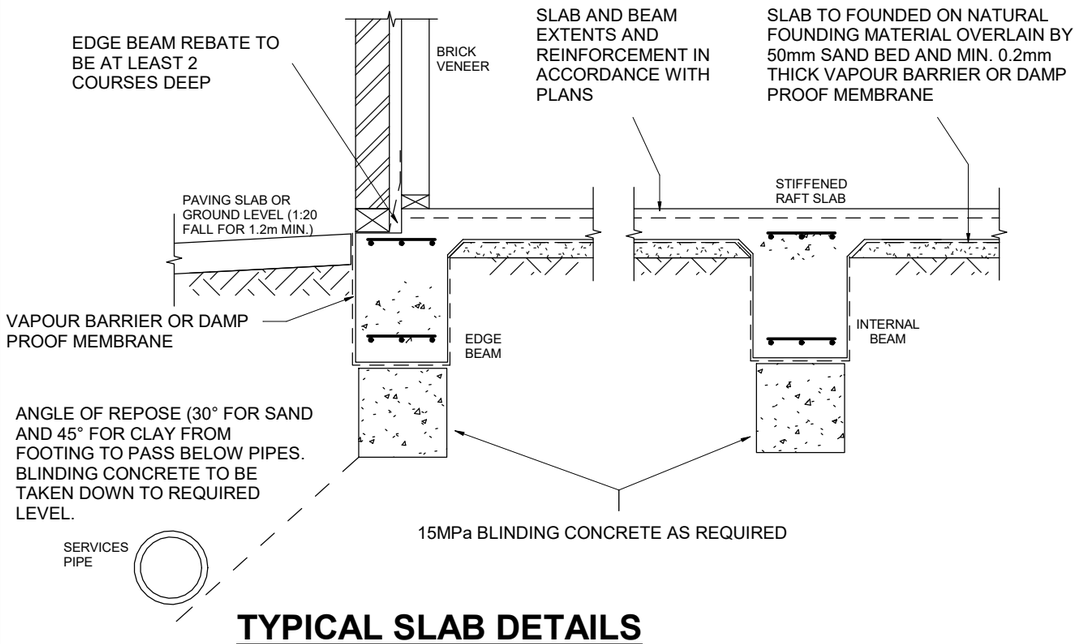
TYPICAL CORNER REINFORCEMENT DETAIL



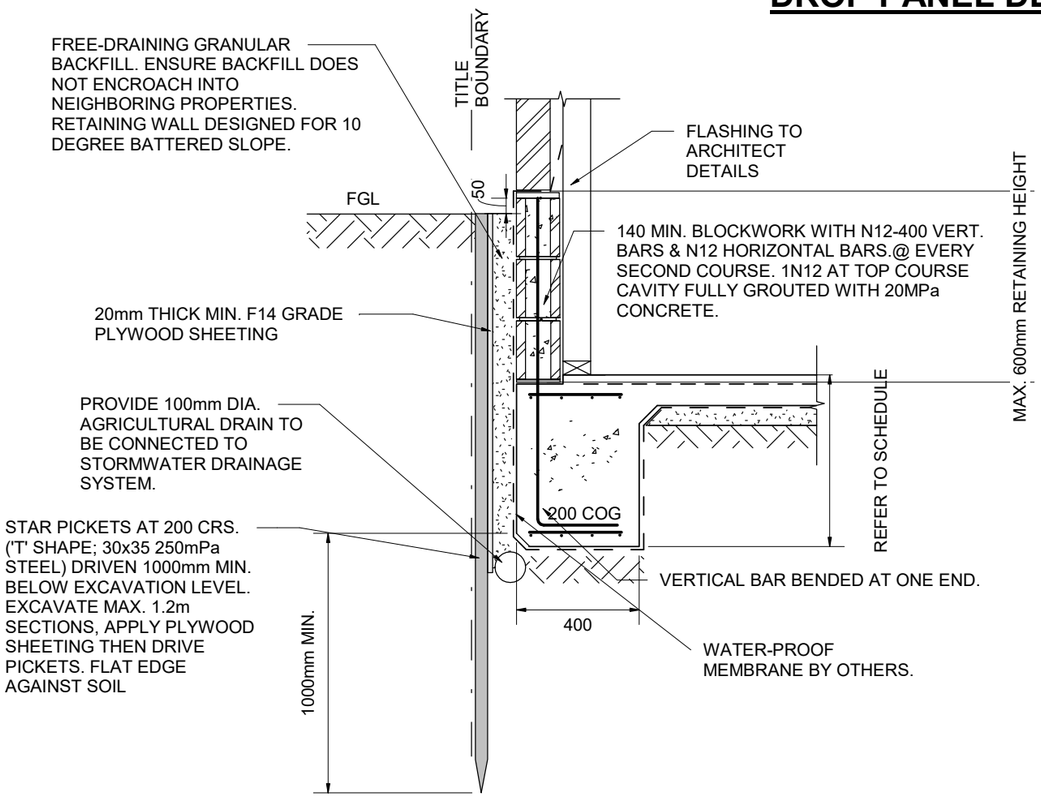
TYPICAL STUD TO BOTTOM PLATE



DROP PANEL DETAILS



TYPICAL SLAB DETAILS



EXTERNAL WALL WITH RETAINING WALL DETAIL

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A	Preliminary	03.02.19
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PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

FOUNDATION DETAILS

Date	22.12.21	200112-S09	
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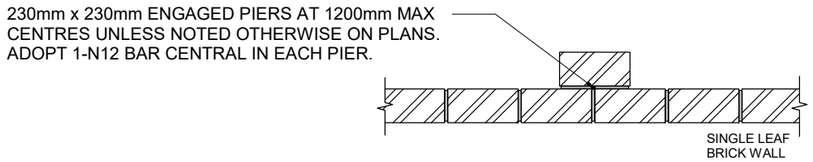
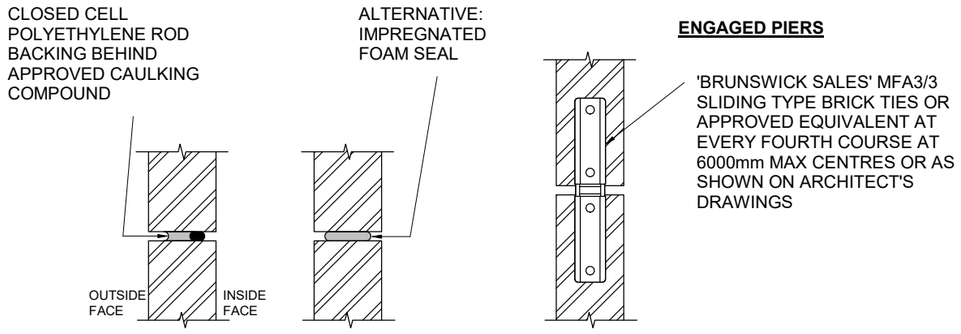
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

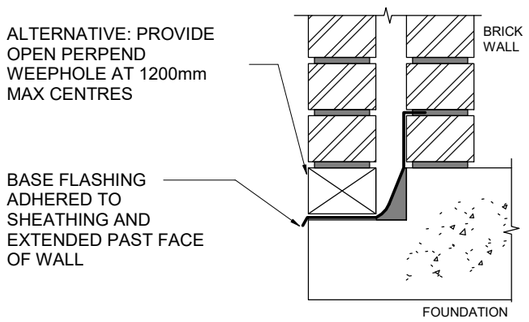


ENGAGED PIERS

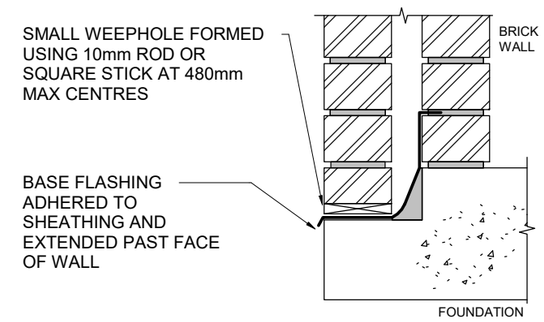


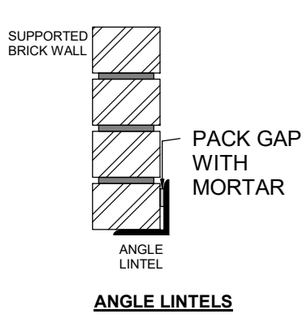
NOTE: REFER TO MASONRY NOTES M15 AND M18 ON SHEET S01.

ARTICULATION AND CONTROL JOINTS



WEEPHOLES IN BRICK WALL





ANGLE LINTELS

BRICK CONSTRUCTION DETAILS

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
Ø	Construction	09.12.21

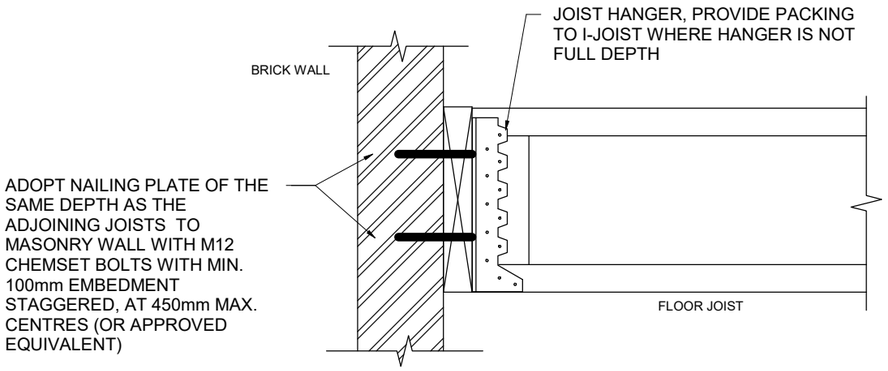
CLIENT HOLY HIGGINS

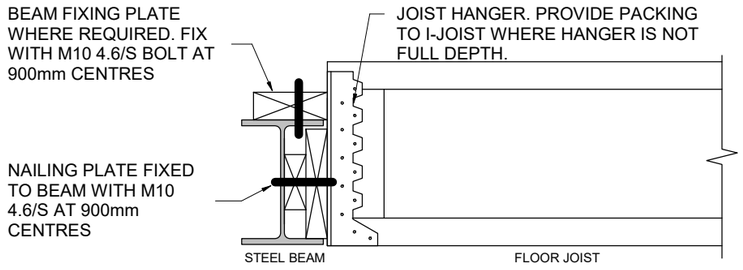
PROJECT PROPOSED EXTENSION & ALTERATION

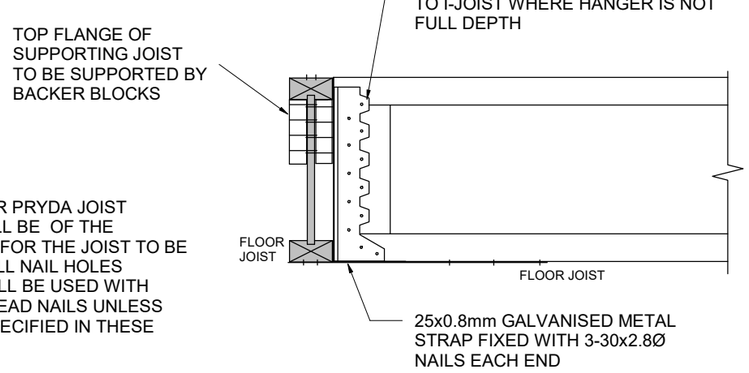
ADDRESS 3 LONGMORE STREET, ST KILDA

MASONRY DETAILS

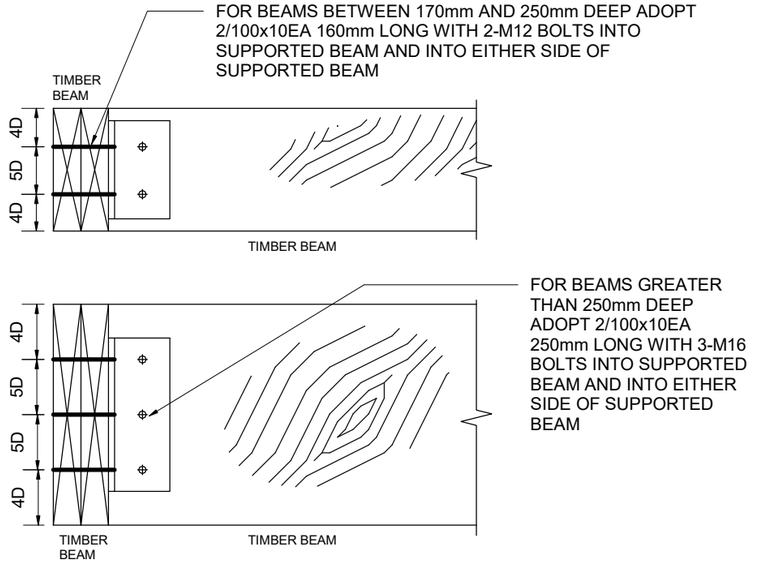
Date	22.12.21	200112-S10	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø



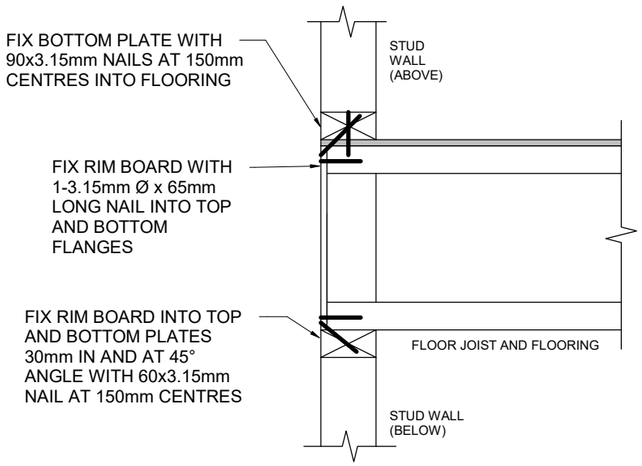




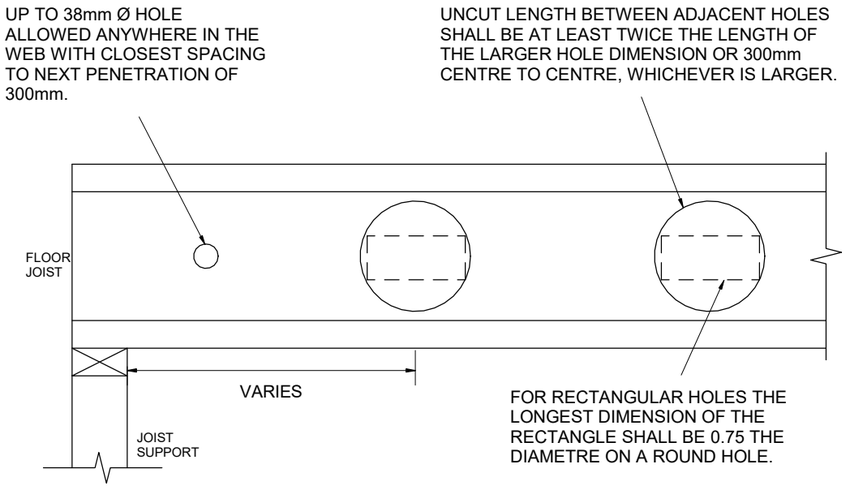
FLOOR JOIST CONNECTION DETAILS



TIMBER BEAM CONNECTION DETAIL



FLOOR JOIST END DETAILS

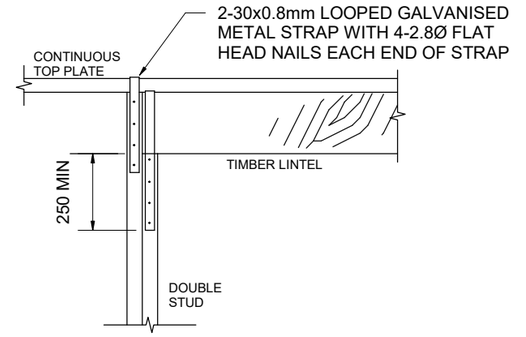


NOTE: CLOSEST DISTANCE OF CENTRE OF CIRCULAR HOLE LARGER THAN 38mm TO SUPPORT SHALL BE DETERMINED BY MANUFACTURER'S REQUIREMENTS.

FLOOR JOIST PENETRATION DETAILS

BOLT SCHEDULE	
WASHER SIZE	BOLT SIZE
25x25x1.6mm	UP TO M6
50x50x3mm	UP TO M12
65x65x5mm	UP TO M20
75x75x6mm	GREATER THAN M20

NOTE: ALL BOLTED CONNECTIONS SHALL USE WASHERS UNDER ALL BOLT HEADS AND NUTS. SIZES OF WASHERS TO BE IN ACCORDANCE WITH AS1720, AS ABOVE.



LINTEL CONNECTION DETAIL

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
Ø	Construction	09.12.21

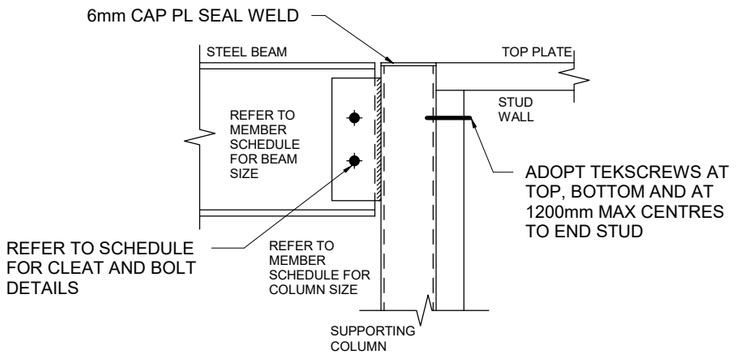
CLIENT HOLY HIGGINS

PROJECT PROPOSED EXTENSION & ALTERATION

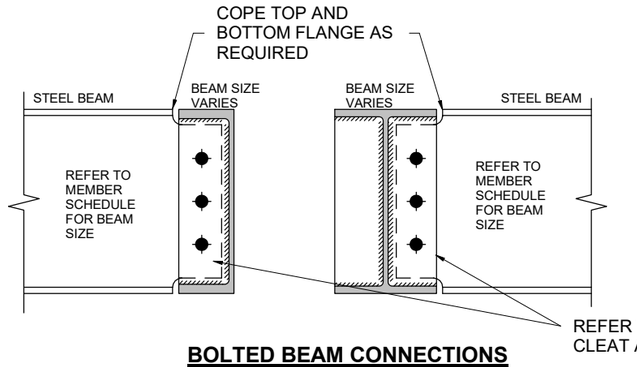
ADDRESS 3 LONGMORE STREET, ST KILDA

FRAMING DETAILS

Date	22.12.21	200112-S11	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

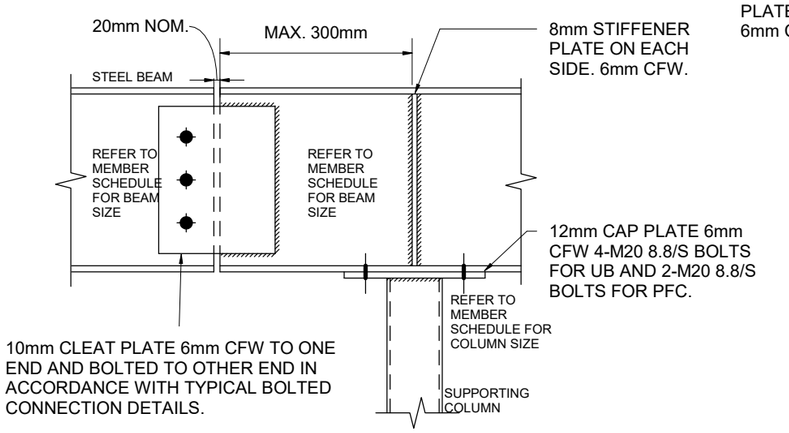


BEAM TO COLUMN

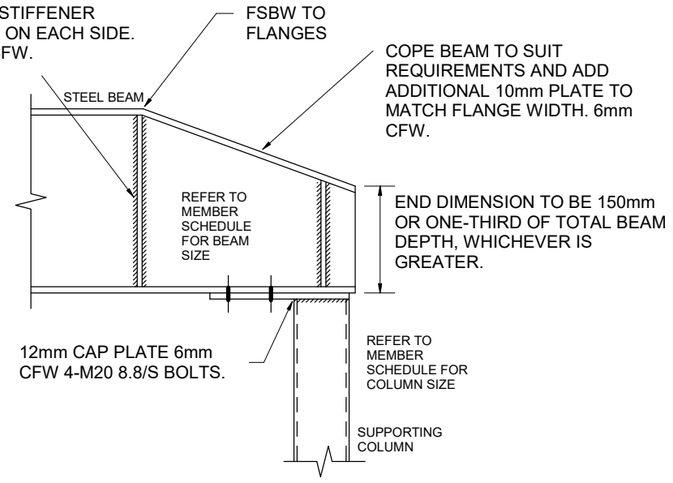


BOLTED BEAM CONNECTIONS

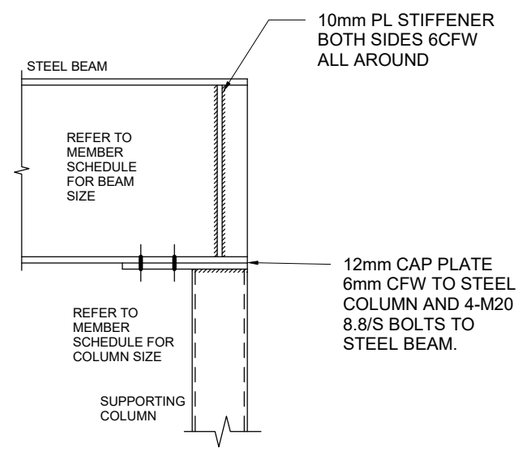
BOLTED CONNECTION DETAILS		
MEMBER SIZE	BOLTS	CLEAT PLATE
UP TO 200 DEEP	2-M16 8.8/S BOLTS	10mm 6CFW
UP TO 250 DEEP	2-M20 8.8/S BOLTS	
UP TO 360 DEEP	3-M20 8.8/S BOLTS	



BEAM SPLICE



BEAM OVER COLUMN (BEAM COPING)



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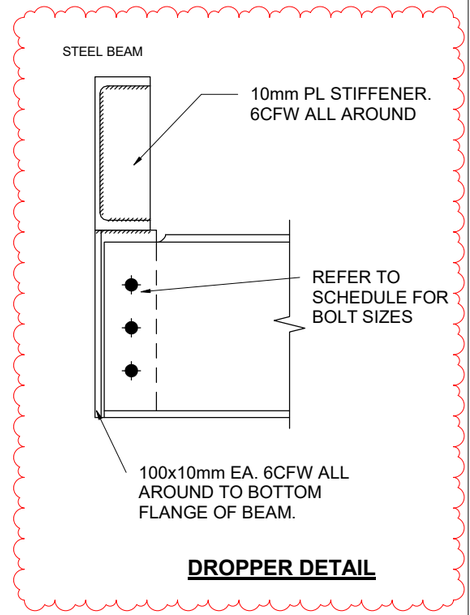
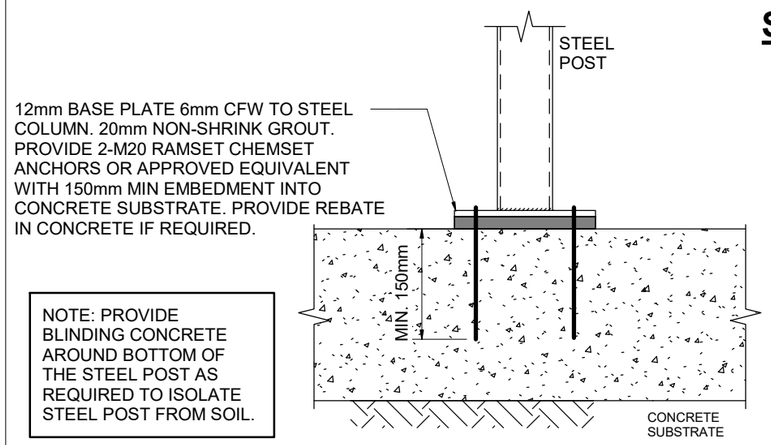
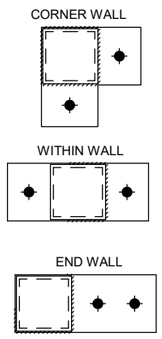


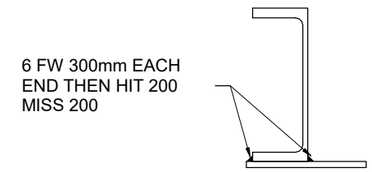
DROPPER DETAIL

STEEL BEAM CONNECTION DETAILS (U.N.O)

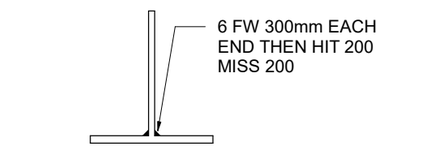


STEEL POST TO FOOTING DETAIL

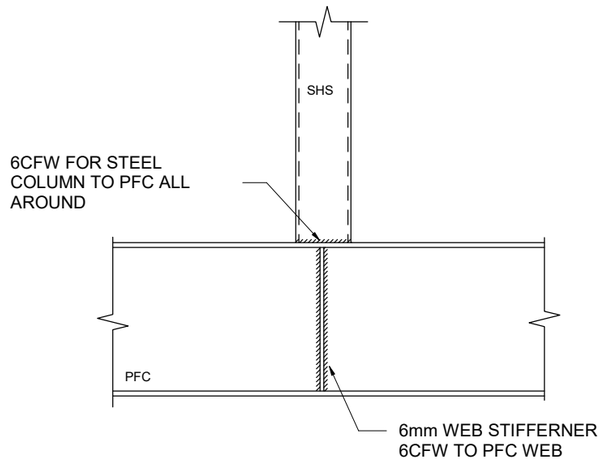




PFC+PL LINTEL DETAIL



T-LINTEL DETAIL



SHS COLUMN ON PFC DETAIL

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
Ø	Construction	09.12.21
1	Construction	22.12.21

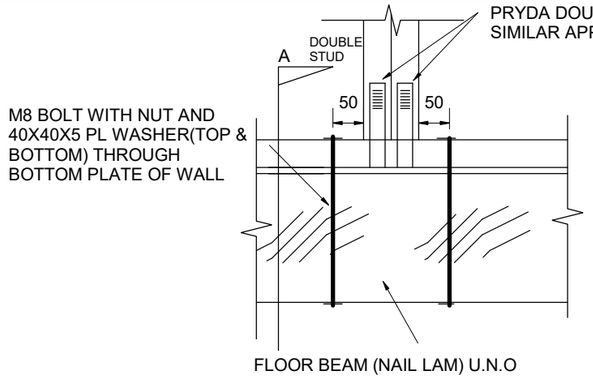
CLIENT HOLY HIGGINS

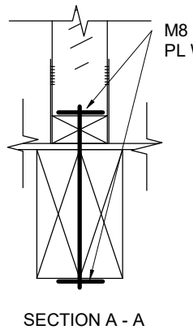
PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

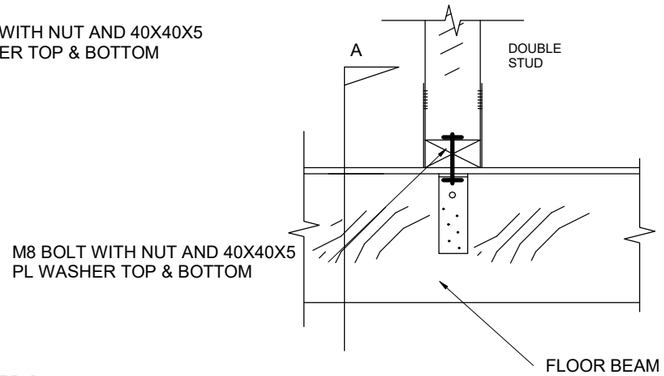
FRAMING DETAILS

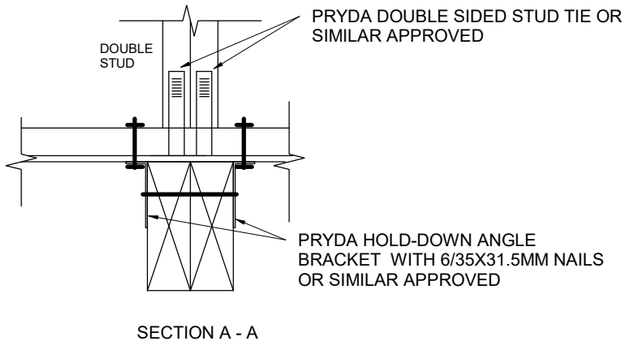
Date	22.12.21	200112-S12	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	1



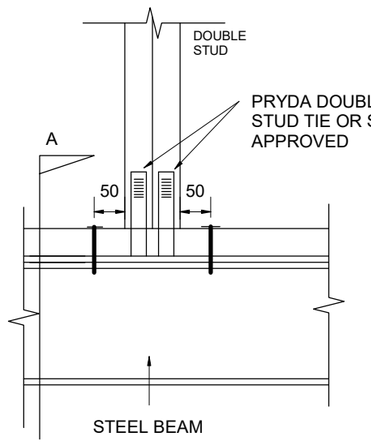


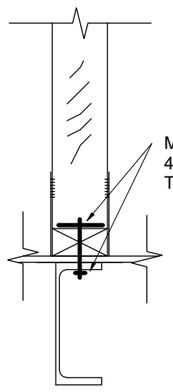
UPLIFT DOUBLE STUD TO TIMBER BEAM DETAIL (PARALLEL)



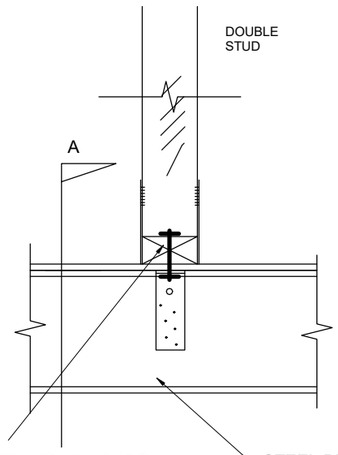


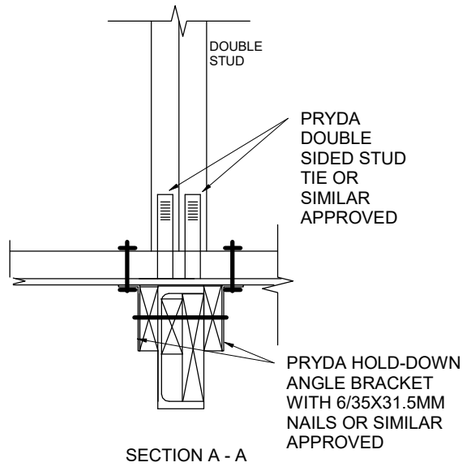
UPLIFT DOUBLE STUD TO TIMBER BEAM DETAIL(PERPENDICULAR)



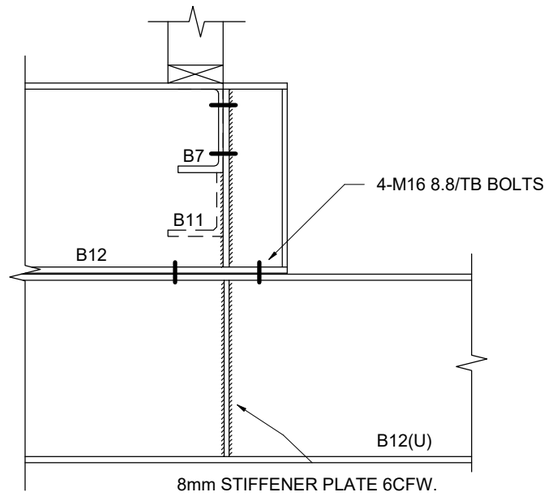


UPLIFT DOUBLE STUD TO STEEL BEAM DETAIL (PARALLEL)





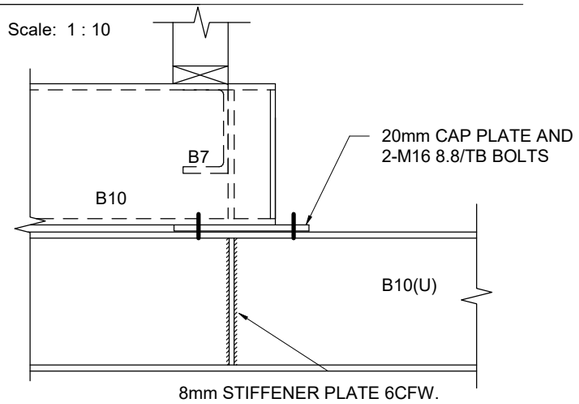
UPLIFT DOUBLE STUD TO STEEL BEAM DETAIL (PERPENDICULAR)



2 / S06

2 First Floor - Section 4

Scale: 1 : 10



3 / S06

2 First Floor - Section 5

Scale: 1 : 10

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
B	Preliminary	17.06.21
Ø	Construction	09.12.21

CLIENT HOLY HIGGINS

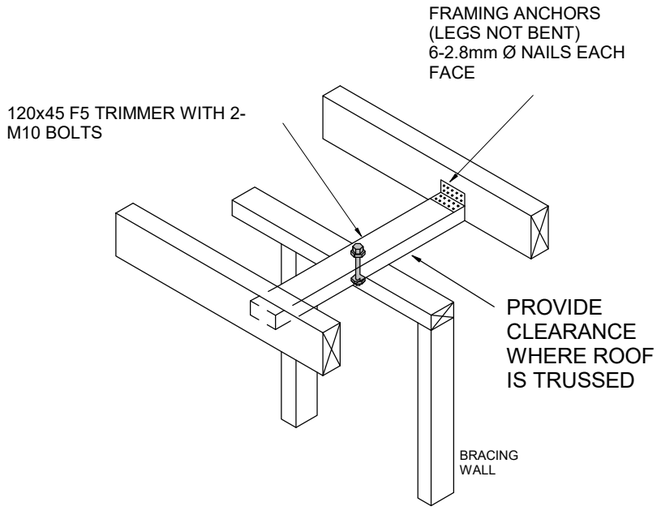
PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

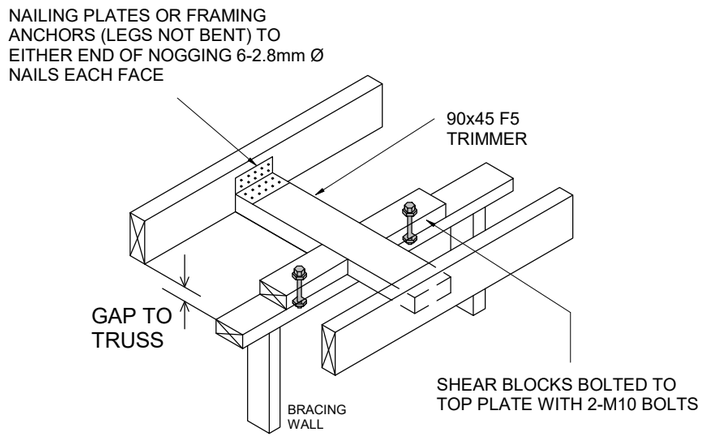
FRAMING DETAILS

Date	22.12.21	200112-S13	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

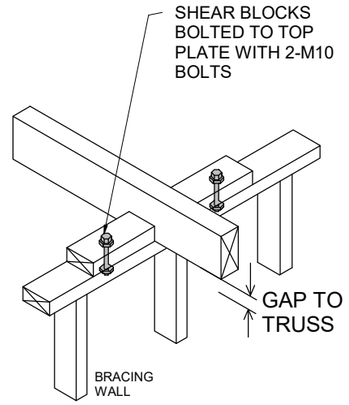
NOTE: FOR TRUSSED ROOFS, SCREWS OR BOLTS THROUGH THE TOP PLATE SHALL BE PLACED IN HOLES THAT PERMIT VERTICAL MOVEMENT OF THE TRUSSES.



BRACING WALL PARALLEL

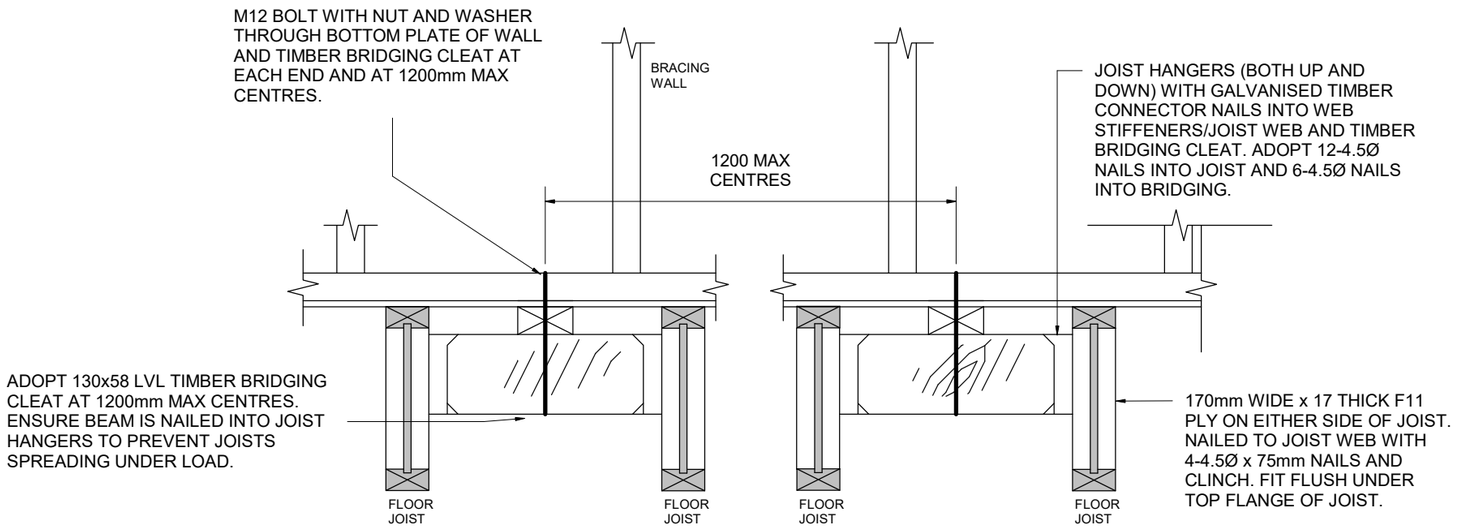


BRACING WALL PARALLEL

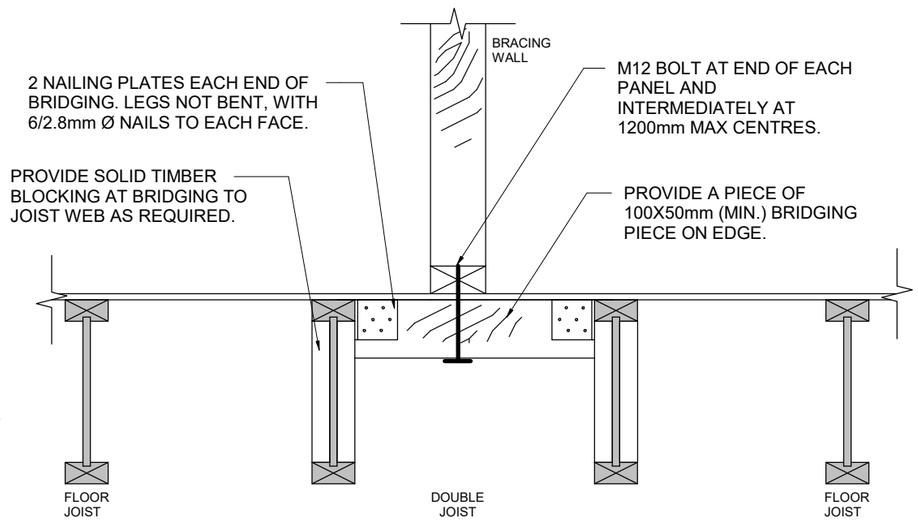


BRACING WALL PERPENDICULAR

BRACING WALL TOP PLATE DETAIL



BRACING WALL BETWEEN PERPENDICULAR JOISTS



BRACING WALL BETWEEN PARALLEL JOISTS

BRACING WALL BOTTOM PLATE DETAIL

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
Ø	Construction	09.12.21

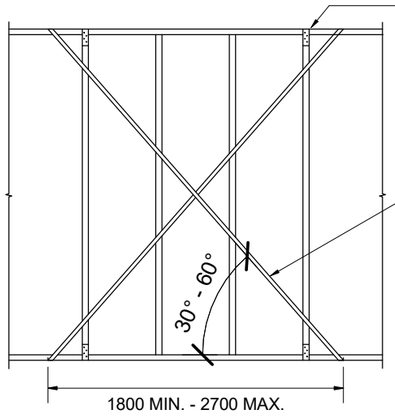
CLIENT HOLY HIGGINS

PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

BRACING DETAILS

Date	22.12.21	200112-S14	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

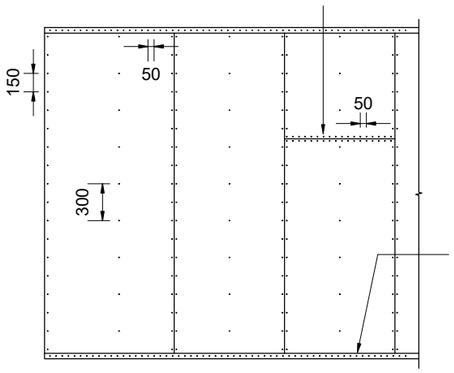


30x0.8mm GALVANISED METAL STRAP LOOPED OVER PLATE AND FIXED TO STUD WITH 4-30x2.8Ø GALVANISED FLAT-HEAD NAILS (OR EQUIVALENT) TO EACH END.

30x0.8mm TENSIONED METAL STRAP FIXED TO STUDS WITH ONE 30x 2.8Ø GALVANISED FLAT-HEAD NAIL (OR EQUIVALENT) AND TO PLATES WITH 4-30x2.8Ø GALVANISED FLAT-HEAD NAILS.

WALL BRACING DETAIL

HORIZONTAL BUTT JOINTS PERMITTED, PROVIDED NAIL FIXED TO NOGGINGS AT 50mm CENTRES.

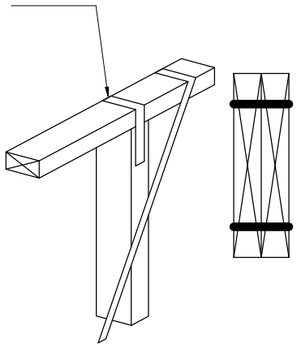


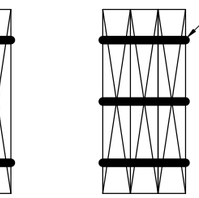
ADOPT F27 4mm THICK PLYWOOD NAILED TO FRAME WITH 30mm x 2.8mm Ø GALVANISED FLATHEAD NAILS OR EQUIVALENT.

FASTENER SPACING:
150mm AT TOP AND BOTTOM PLATES.
150mm AT VERTICAL EDGES AND NOGGINGS.
300mm AT INTERMEDIATE STUDS.

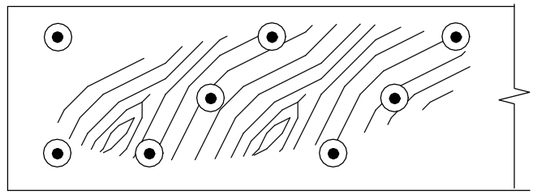
BOTTOM PLATE FIXED AT EACH END OF BRACING PANEL AND AT 1200mm CTS WITH 1-M12 BOLT THROUGH JOIST OR 1-M12 CHEMSET ANCHOR (110mm EMBEDMENT, 50mm EDGE DISTANCE) THROUGH SLAB.

WALL BRACING DETAIL

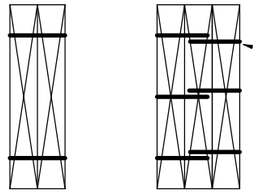




ADOPT M12 8.8/S BOLTS WITH 55mm WASHERS IN 3 ROWS AT 600mm MAX CENTRES FOR TRIPLE MEMBER LAMINATION AND 2 ROWS AT 600mm MAX CENTRES FOR DOUBLE MEMBER LAMINATION. ALLOW FOR 60mm MINIMUM EDGE DISTANCE.



GLUE LAMINATED (GLULAM)

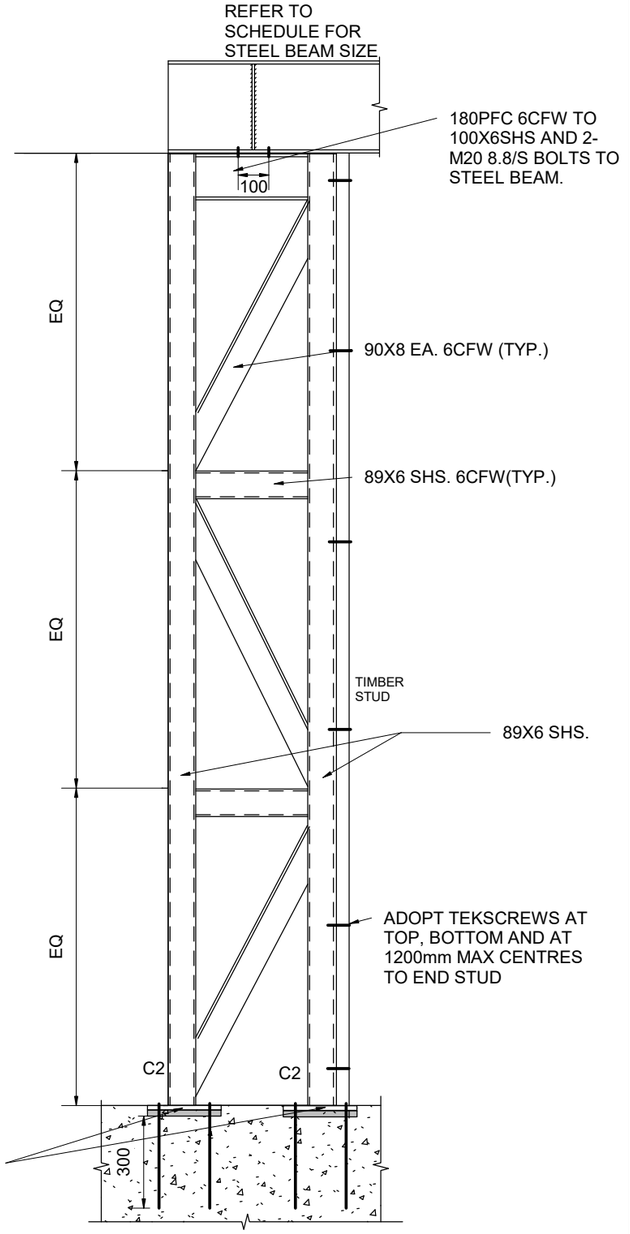


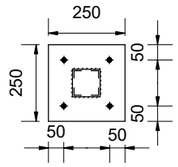
ADOPT 3.75Ø x 90mm NAILS IN 3 ROWS AT 300mm MAX CENTRES FOR TRIPLE MEMBER LAMINATION AND 2 ROWS AT 300mm MAX CENTRES FOR DOUBLE MEMBER LAMINATION. ALLOW FOR 50mm MINIMUM EDGE DISTANCE.

LAMINATED VENEER LUMBER (LVL)

ALTERNATIVE: VERTICAL LAMINATIONS MAY BE ACHIEVED BY ADOPTING THE PRINCIPLE DESCRIBED IN AS1684 (CLAUSE 2.3).

TIMBER MEMBER LAMINATION

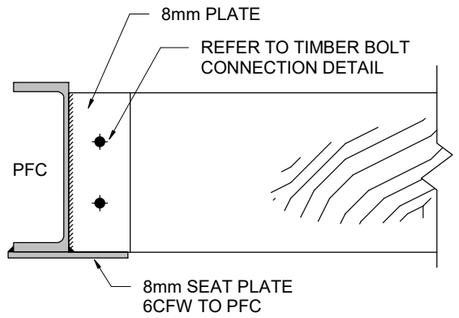




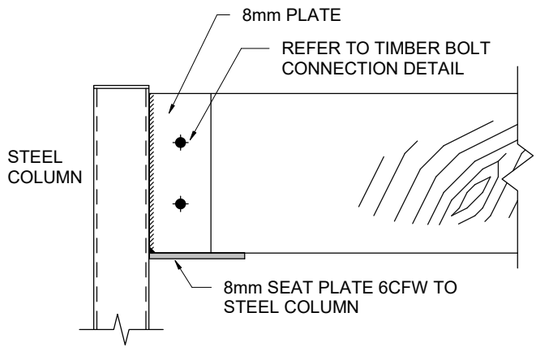
PLAN

20mm BASE PLATE 6mm CFW TO STEEL COLUMN AND 4-M20 4.6/S HD BOLTS WITH 300mm MIN. EMBEDMENT INTO CONCRETE SUBSTRATE. 20mm NON-SHRINK GROUT IN REBATE..

TYPICAL WB3 DETAIL



TIMBER BEAM TO STEEL BEAM CONNECTION DETAIL



TIMBER BEAM TO STEEL COLUMN CONNECTION DETAIL

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REV	DESCRIPTION	DATE
A	Preliminary	03.02.19
C	Preliminary	11.08.21
Ø	Construction	09.12.21

CLIENT HOLY HIGGINS

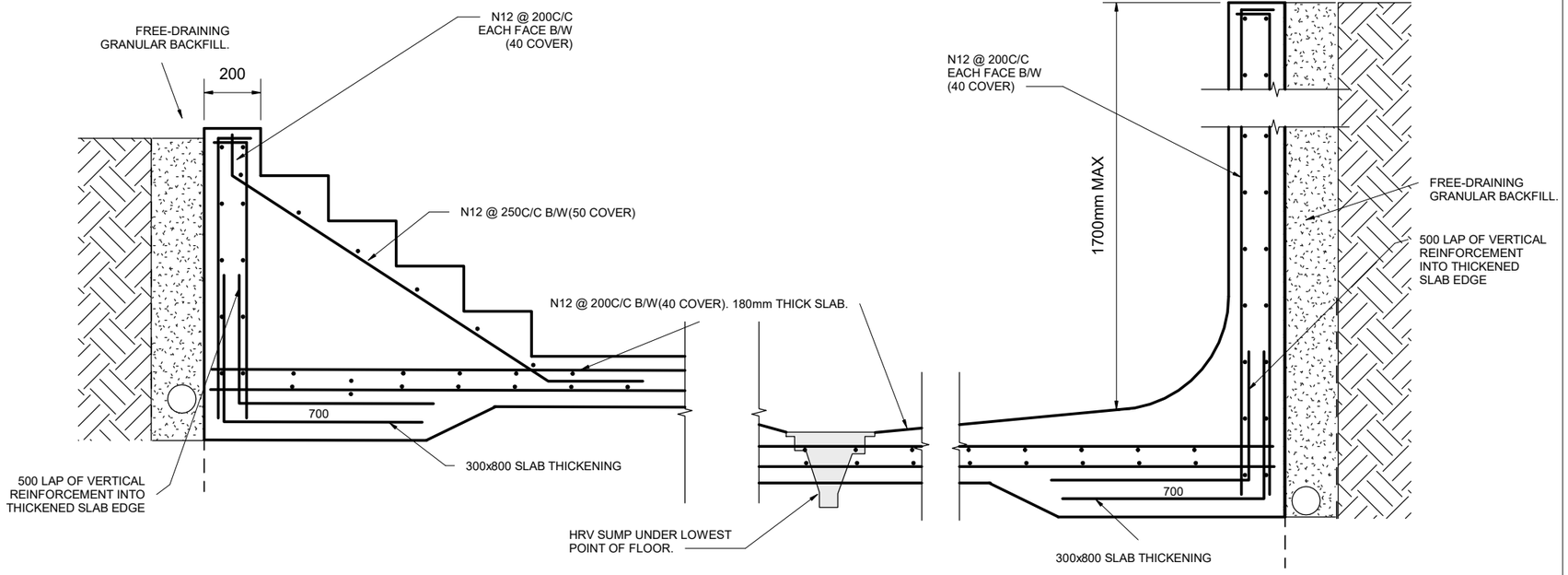
PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

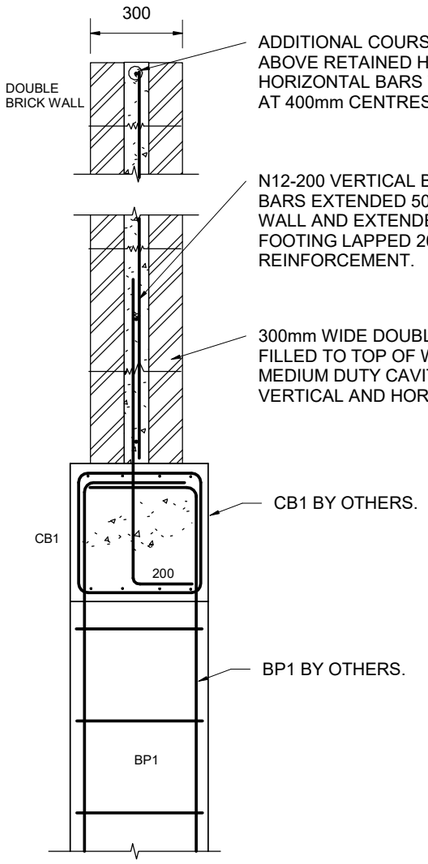
BRACING DETAILS

Date	22.12.21	200112-S15	
Designed by	BON		
Drawn by	KTA	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

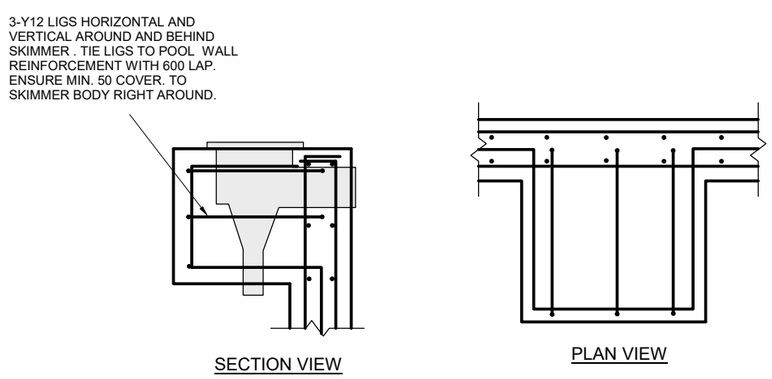
NOTE: BUILDER TO ENSURE PROTECTION OF ALL PROPERTY WITHING ZONE OF DISTURBANCE OF PROPOSED POOL EXCAVATION PRIOR COMMENCEMENT OF EXCAVATION WORK. SAFETY BARRIERS TO AS1926 1-2012 TO BE APPROVED BY BUILDING SURVEYOR PRIOR TO COMMENCEMENT OF POOL FILLING.



TYPICAL POOL SHELL DETAILS

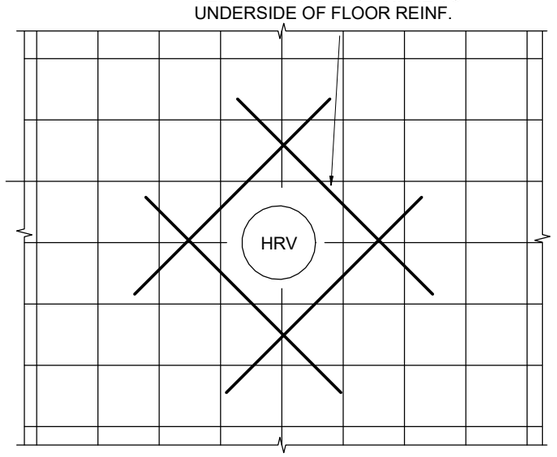


DOUBEL BRICK REINFORCED WALL DETAIL



TYPICAL SKIMMER BLOCK DETAILS

CUT FLOOR REINFORCEMENT AT HRV LOCATION. MAINTAIN 50 EDGE COVER. 4-Y12 x 900 LONG DIAGONAL BARS TO HRV SUMP PERIMETER AS SHOWN. TIE TO UNDERSIDE OF FLOOR REINF.



PLAN VIEW

TYPICAL HRV SUMP DETAILS

TINGMORE STRUCTURES

TINGMORE STRUCTURES
03 9005 1177
office@tingmore.com.au

REV	DESCRIPTION	DATE
Ø	Construction	09.12.21

CLIENT HOLY HIGGINS

PROJECT PROPOSED EXTENSION & ALTERATION

ADDRESS 3 LONGMORE STREET, ST KILDA

ADDITIONAL DETAILS

Date	22.12.21	200112-S16	
Designed by	BON		
Drawn by	BON	Scale @ A3	as indicated
Status	CONSTRUCTION	Revision	Ø

General Notes

G1 ALL INFORMATION PROVIDED ON THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE ONLY. ALL LEVELS ARE TO ARBITARY DATUMS. THE CONTRACTOR SHALL REFER TO THE ARCHITECT'S DRAWINGS FOR ALL DIMENSIONS AND SITE SETOUT INFORMATION.

G2 ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THESE PLANS AND THE RELEVANT AUTHORITY'S STANDARD DRAWINGS AND SPECIFICATIONS AND TO A STANDARD OF WORKMANSHIP APPROVED BY THAT AUTHORITY. ALL AUTHORITY STANDARD DRAWINGS SHALL SUPERSEDE DRAWINGS ON PLAN FOR ALL COUNCIL ASSETS AND CONNECTIONS INTO COUNCIL ASSETS. ALL WORKS MUST COMPLY WITH AS3500.3 NATIONAL PLUMBING AND DRAINAGE CODE, PART 3 & 5 - STORMWATER DRAINAGE.

G3 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. PLEASE CONTACT THE DRAINAGE ENNGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION WITH ANY QUERIES OR CLARIFICATIONS OF THIS DOCUMENTATION. ANY PROPOSED ALTERATIONS TO APPROVED PLANS MAY REQUIRE RE-SUBMISSION TO COUNCIL AND/OR ENGINEERING RE-DESIGN AND WILL BE SUBJECT TO VARIATION FEES AS STIPULATED IN THE CONTRACT.

G4 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PROJECT'S COMMISSIONED GEOTECHNICAL REPORT FOR SOIL CONDITIONS AND RECOMMENDATIONS. ALL EARTHWORK AND SUBGRADE RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER IS TO BE IMPLEMENTED.

G5 PRIOR TO COMPLETION THE CONTRACTOR SHALL ENSURE THE SITE OF WORKS IS TIDIED AND OBTAIN CLEARANCE FROM THE SUPERVISING ENGINEER OR THE PROJECT MANAGER.

Pre-Construction

P1 PRIOR TO THE COMMENCEMENT OF ANY WORKS THE CONTRACTOR MUST VERIFY THAT ALL DRAWINGS HAVE BEEN CHECKED AND APPROVED BY THE RELEVANT AUTHORITIES.

P2 PRIOR TO THE COMMENCEMENT OF WORKS WITHIN THE ROAD RESERVE THE CONTRACTOR MUST SUBMIT A TRAFFIC MANAGEMENT PLAN PREPARED IN ACCORDANCE WITH "THE CODE OF PRACTICE FOR WORKSITE SAFETY - TRAFFIC MANAGEMENT" AND OBTAIN APPROVAL FROM THE COUNCIL TRAFFIC ENGINEER.

P3 PRIOR TO THE COMMENCEMENT OF BUILDING WORKS ON SITE THE CONTRACTOR MUST VERIFY THE FEASIBILITY OF THE OUTFALL STORMWATER DRAINAGE SYSTEM TO THE LEGAL POINT OF DISCHARGE AS DOCUMENTED BY:
(A) VERIFICATION OF THE INVERT LEVEL OF THE DRAIN FORMING THE LEGAL POINT OF DISCHARGE, AND
(B) VERIFICATION THAT THE ROUTE FROM THE SITE TO THE LEGAL POINT OF DISCHARGE IS CLEAR OF ALL OTHER AUTHORITY SERVICES.
IF EITHER OF THE AFOREMENTIONED CONDITIONS CANNOT BE VERIFIED THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT MANAGER.

P4 PRIOR TO THE COMMENCEMENT OF ANY WORKS THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL IDENTIFY THE LEVELS, DIMENSIONS AND LOCATIONS ALL UNDERGROUND SERVICES, NOTIFY THE AUTHORITIES RESPONSIBLE FOR THOSE SERVICES AND COMPLY WITH ALL OF THE REQUIREMENTS OF THOSE AUTHORITIES.

Earthworks

E1 THE CONTRACTOR SHALL PRIOR TO CONSTRUCTING ANY TRENCHES GREATER THAN 1.5M IN DEPTH NOTIFY THE RELEVANT AUTHORITY IN WRITING IN ACCORDANCE WITH THE PROVISIONS OF THE MINES ACTS 1958 SECTION 385. A QUALIFIED PERSON MUST BE IN ATTENDANCE AT ALL TIMES DURING SUCH EXCAVATIONS.

E2 ALL DISTURBED AREAS TO BE COVERED WITH 100MM TOP SOIL AND SEEDED WITH GRASS AS DIRECTED. NO TOP SOIL IS TO BE REMOVED FROM THE SITE.

E3 IMPORTED FILL IS TO COMPLY WITH THE FOLLOWING SPECIFICATIONS:
MAXIMUM LIQUID LIMIT OF 50%
MAXIMUM PLASTICITY INDEX OF 25%
PI x % < 0.425MM < 1200
POTENTIAL SWELL IN 4 DAY SOAKED CBR TEST LESS THAN 0.5%
MAXIMUM PERMIABILITY OF 1 x 10-9 m/s
LESS THAN 20% RETAINED ON THE 37.5mm SIEVE (THIS WILL ALLOW FOR IMPLEMENTATION OF CONVENTIONAL COMPACTION CONTROL TESTING)

E4 ALL EXISTING REDUNDANT CONCRETE, PAVEMENT, SOIL, RUBBISH AND CONSTRUCTION DEBRIS SHALL BE TAKEN UP AND REMOVED FROM SITE.

E5 ALL EARTHWORKS ARE TO BE PERFORMED IN ACCORDANCE WITH AS3798. REFER TO GEOTECHNICAL INVESTIGATION REPORT. THE CONTRACTOR IS TO STRIP THE SITE OF ALL SIGNIFICANT ORGANIC SOILS AND OTHER MATTER TO A MINIMUM DEPTH OF 150mm FOR THE CARPARKS, FOOTPATHS ETC. AND THE AREA BENEATH THE BUILDING PLATFORMS. STOCKPILE TOPSOIL IN DESIGNATED AREAS.

E6 PRIOR TO PLACING FILL MATERIAL THE SURFACE OF THE ENTIRE SITE IS TO BE COMPACTED TO 100% STANDARD DENSITY AND TESTED AT A RATE OF ONE TEST PER 400 SQM OF THE SITE. FILL MATERIAL SHALL BE APPROVED IMPORTED GRANULAR MATERIAL SUCH AS N.D.C.R OR QUARRY WASTE OR AS NOTED IN THE GEOTECHNICAL REPORT.

E7 THE FILLING TO THE BUILDING PLATFORMS AND PAVEMENTS IS TO BE PLACED IN 150mm MAXIMUM LOOSE DEPTH LAYERS TO A DENSITY OF AT LEAST 100% STANDARD COMPACTION. IT IS STRESSED THAT THIS IS A MINIMUM REQUIREMENT. TESTING IS TO BE IN ACCORDANCE WITH AS1289.

E8 THE CONTRACTOR IS TO ALLOW FOR TESTING OF ALL PROPOSED IMPORTED FILL SAMPLES PRIOR TO THEIR ACCEPTANCE FOR USE AS FILL MATERIAL. THIS FILLING SHOULD BE HOMOGENOUS IN COMPOSITION. THE PLASTICITY INDEX OF THE FILL MATERIAL FINES SHALL NOT EXCEED 50% AND MAKE THE DEGREE OF COMPACTION OBTAINABLE. THE FILLING SHALL NOT CONTAIN ANY PARTICLES GREATER THAN 75mm WHICH MAY PREVENT THE SENSIBLE PERFORMANCE OF CONTROL DENSITY TESTS. THIS APPROVED MATERIAL SHALL BE KEPT IN A STOCKPILE AT ITS OPTIMUM MOISTURE CONTENT FOR COMPACTION UNTIL PLACEMENT.

E9 THE CONTRACTOR IS TO INCLUDE FOR PROJECT CONTROL TESTING OF ALL LAYERS OF FILLING AS THE WORKS PROCEED AT A RATE OF ONE TEST PER 400SQM OF SITE AREA PER LAYER OF FILLING AS WELL AS TESTING OF THE EXPOSED SUB-GRADE WHEN PROOF ROLLING. THESE TESTS SHALL BE CARRIED OUT TO AS1289 BY AN INDEPENDENT SOILS TESTING AUTHORITY APPROVED BY THE ENGINEER IN WRITING. THE RESULTS SHALL BE MADE AVAILABLE AT THE SITE DURING THE CURRENCY OF THE WORKS, LAYER BY LAYER TO THE FINISHED PLATFORM RL. THESE WORKS ARE TO BE PROTECTED FROM THE INGRESS OF WATER BOTH DURING AND AFTER CONSTRUCTION UNTIL SLAB AND PAVEMENTS ARE CONSTRUCTED.

General Construction

C1 THE CONTRACTOR IS TO ARRANGE ALL SERVICES IN THE VICINITY OF THE WORKS (GAS, TELECOM, ETC.) TO BE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF EXCAVATION AND ALL EXCAVATION AROUND THESE SERVICES ARE TO BE EXCAVATED BY HAND AND NOT MACHINERY.

C2 THE CONTRACTOR SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A LICENSED SURVEYOR.

C3 THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES GENERALLY IN ACCORDANCE WITH THE GUIDELINES OF THE EPA AND AS NECESSARY TO PREVENT RUN-OFF FROM THE SITE OF SEDIMENT RESULTING FROM HIS WORKS. SUCH MEASURES SHALL ALSO COMPLY WITH REQUIREMENTS OF COUNCIL.

C4 THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK, WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER AND THE ENGINEER.

C5 ALL TRENCHES UNDER OR ADJACENT TO EXISTING OR FUTURE PAVING AND FOOTINGS TO BE BACKFILLED WITH CLASS 2 20mm CRUSHED ROCK COMPACTED IN 150mm LOOSE LAYERS TO 100% STANDARD COMPACTION IN ACCORDANCE WITH AS1289.

C6 ALL TRENCHES REQUIRED TO BE DEEPER THAN 1.5m SHALL CONFORM WITH THE APPLICABLE REQUIREMENTS OF THE 1985 OCCUPATIONAL HEALTH AND SAFETY ACT AND THE HEALTH AND SAFETY ORGANISATION (CONSTRUCTION EXCAVATION INFORMATION BULLETIN No 7).

C7 AS FAR AS REASONABLY PRACTICABLE, THE WORKS SHALL BE MAINTAINED IN A NOMINALLY DRY CONDITION WHILE THEY ARE IN PROGRESS, AND PARTICULAR CARE SHALL BE TAKEN TO PREVENT DUSTING, FLOODING, PONDING SEEPAGE AND EROSION.

C8 ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.

C9 PRIOR TO PLACEMENT OF ANY PAVEMENT MATERIAL THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE.

C10 ALL VEHICLE CROSSINGS TO COMPLY WITH RELEVANT AUTHORITY SPECIFICATIONS.

C11 ALL SURFACES SHALL DRAIN IN THE DIRECTION SHOWN ON THE DRAWINGS. ALL SURFACES TO BE GRADED EVENLY BETWEEN SPOT LEVELS SHOWN TAKING CARE TO MATCH ADJACENT SURFACES AND MINIMUM DEPTHS BELOW BUILDING FFL AS SHOWN.

C12 ALL PAVEMENT SUB-GRADE AREAS ARE TO BE STRIPPED OF ALL SIGNIFICANT ORGANIC SOILS TO A MINIMUM DEPTH OF 150mm. THE EXPOSED AREA IS TO BE PROOF ROLLED AND ANY SOFT SPOTS THAT ARE IDENTIFIED ARE TO BE REMOVED AND REPLACED WITH APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO A DENSITY NO LESS THAN THAT OF THE SURROUNDING GROUND. PRIOR TO PLACING PAVEMENT SUB-BASE MATERIAL, THE UPPER LAYER OF SUB-GRADE IS TO BE COMPACTED TO 100% DENSITY AND TESTED IN ACCORDANCE WITH AS1289.

C13 FOR ALL PAVEMENT CONCRETE WORKS INCLUDING JOINTS LAYOUT AND JOINTS LOCATION THE CONTRACTOR IS TO REFER TO CEMENT & CONCRETE ASSOCIATION OF AUSTRALIA'S "GUIDE TO RESIDENTIAL STREETS AND PATHS" C&CAA T51, OR VISIT WWW.CONCRETE.NET.AU.

C14 PROVIDE 2-N12 x 1200 BARS DIAGONALLY ACROSS RE-ENTRANT CORNERS OF SLABS (AROUND PIT EDGES), TIED UNDER THE TOP FABRIC.

C15 ALL CONCRETE FOR KERB, KERB CHANNEL, PITS AND PEDESTRIAN PAVINGS TO HAVE A MINIMUM STRENGTH OF 32MPa AT 28 DAYS. ALL CONCRETE FOR VEHICULAR PAVING TO BE 32MPa.

Drainage

D1 ALL STORMWATER DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3.

D2 LOCATION OF DOWNPIPES ARE ONLY INDICATIVE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OR PLUMBER TO DECIDE ON SITE THE LOCATION OF DOWNPIPES TO COMPLY WITH AS3500. ALL DOWNPIPES TO BE CONNECTED TO NEAREST PIT AND PIPES.

D3 UNLESS NOTED OTHERWISE MINIMUM FALLS FOR 100Ø AND 150Ø STORM WATER DRAINAGE PIPES ARE 1:100.

D4 STORM WATER PIPE TYPE NOTATIONS ARE DEFINED AS FOLLOWS:
uPVC - PIPE WORK TO BE 'SEWER QUALITY' uPVC SOLVENT WELD JOINTED.
RCP - PIPE WORK TO BE CLASS 2 REINFORCED CONCRETE AND RUBBER RING JOINTED.
FRC - PIPE WORK TO BE CLASS 2 FIBRE REINFORCED CEMENT AND RUBBER RING JOINTED.
RIBLOC PE - PIPE WORK TO BE 'RIBLOC' SERIES 2000 POLYETHYLENE PIPE WITH WOUND STEEL STRIP AND RUBBER RING JOINTED.
SPECIFICATIONS AND INSTALLATION TO BE TO MANUFACTURER'S RECOMMENDATIONS.

D5 GRATED SURFACE DRAINS TO BE PROVIDED WHERE LANDSCAPING PREVENTS RUN OFF SURFACE WATER. DRAINS TO CONNECT TO NEAREST PIT AND PIPES.

D6 ALL AGI PIPES TO BE CONNECTED TO SILT PITS PRIOR TO CONNECTING TO THE STORMWATER SYSTEM.

D7 ALL AGI DRAINS SHALL BE UPVC SLOTTED DRAINS AND BE LOCATED AT THE REAR OF ALL KERBS, BEHIND ALL RETAINING WALLS, PERIMETER OF ALL BUILDINGS AND PAVING.

D8 UNLESS SHOWN OTHERWISE, ALL DRAINS SHALL BE LAID IN A STRAIGHT ALIGNMENT FROM PIT TO PIT.

D9 INSPECTION OPENINGS TO BE INSTALLED AT EACH POINT OF CONNECTION, AT EVEN SPACINGS NOT MORE THAN 30m APART, AT EACH CONNECTION TO AN EXISTING STORMWATER DRAIN AND AT ANY CHANGE OF DIRECTION GREATER THAN 45 DEGREES.

D10 WHERE PIPES ARE LOCATED UNDER CARPARK AND ROADWAY, TRENCHES ARE TO BE BACKFILLED WITH CLASS 2 STABILISED CRUSHED ROCK COMPACTED IN 150MM LAYERS TO A MINIMUM DRY DENSITY OF 98% MODIFIED COMPACTION. TRENCH TO BE BACKFILLED TO SUBGRADE LEVEL.

D11 CARE TO BE TAKEN WHEN BREAKING INTO COUNCIL DRAINS, KERBS & CHANNELS, AND FOOTPATHS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE ARE REINSTATED TO THE SATISFACTION OF COUNCIL. ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS.

D12 PLUMBER MUST CHECK SOIL REPORT TO ESTABLISH THE SOIL TYPE FOR THE SITE. IF REACTIVE SOIL AND FILLED SOIL TYPES ARE ENCOUNTERED (CLASS M, H1, H2, AND E) PLUMBER TO FOLLOW VBA TECHNICAL SOLUTIONS SHEET 3.06 DRAINS IN REACTIVE SOILS, UNSTABLE OR WATER CHARGED GROUND. REFER TO DRAINAGE NOTES AS2870-2011 CLAUSE 5.6.3 DRAINAGE REQUIREMENTS.

D13 CONTRACTOR TO MAINTENANCE CLEAN ALL NEW AND EXISTING STORMWATER DRAINAGE PRIOR TO LEAVING THE SITE.

Landscaping

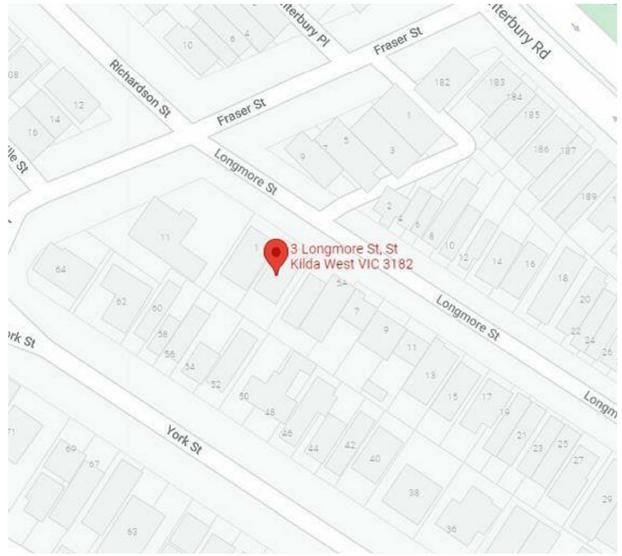
L1 FOR DETAILS OF LANDSCAPE AREAS AND FINISH REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.

L2 THE CONTRACTOR SHALL REGRADE, SHAPE, TOPSOIL, AND GRASS ALL ADJACENT EXISTING GRASSED AREAS THAT ARE DISTURBED OR ALTERED AS A CONSEQUENCE OF THE PROPOSED WORKS.
MINIMUM GRADES FOR SURFACE TYPES ARE AS FOLLOWS:
LAWN - 1:100
GARDEN BEDS - 1:25
MASONRY PAVEMENTS - 1:80

L3 IN NEW LANDSCAPE AREAS ALL REDUNDANT PAVEMENT MATERIAL SHALL BE REMOVED AND REINSTATED WITH CLEAN FILL TO 150MM BELOW FINISHED SURFACE LEVEL. UNLESS NOTED OTHERWISE ON THE LANDSCAPE PLANS REINSTATEMENT OF A MINIMUM 150MM OF CLEAN TOPSOIL SHALL BE PROVIDED TO ALL LANDSCAPE AREAS.

L4 ALL EXISTING TREES IN THE VICINITY OF THE TRAFFICABLE AREAS THAT ARE TO RETAINED SHALL BE PRUNED AND ROOTS CUT & SEALED WHERE THEY EXTEND BENEATH NEW WORKS BY APPROPRIATELY QUALIFIED PERSONNEL. TREES TO BE REMOVED SHALL HAVE ALL ROOTS GRUBBED OUT AND BE MADE GOOD WITH COMPACTED FILL.

Locality Plan



DRAWING INDEX

Sheet Number	Sheet Name	Revision	Date
C01	GENERAL NOTES	Ø	20.12.21
C02	STORMWATER DRAINAGE LAYOUT PLAN	Ø	20.12.21
C03	TYPICAL DETAILS	Ø	20.12.21

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CLIENT
HOLY HIGGINS

RESPONSIBLE AUTHORITY
PORT PHILIP COUNCIL

REV	DESCRIPTION	DATE
A	PRELIMINARY	16.11.21
B	PRELIMINARY	16.11.21
C	PRELIMINARY	24.11.21
Ø	CONSTRUCTION	20.12.21

PROJECT
PROPOSED EXTENSION AND ALTERATION

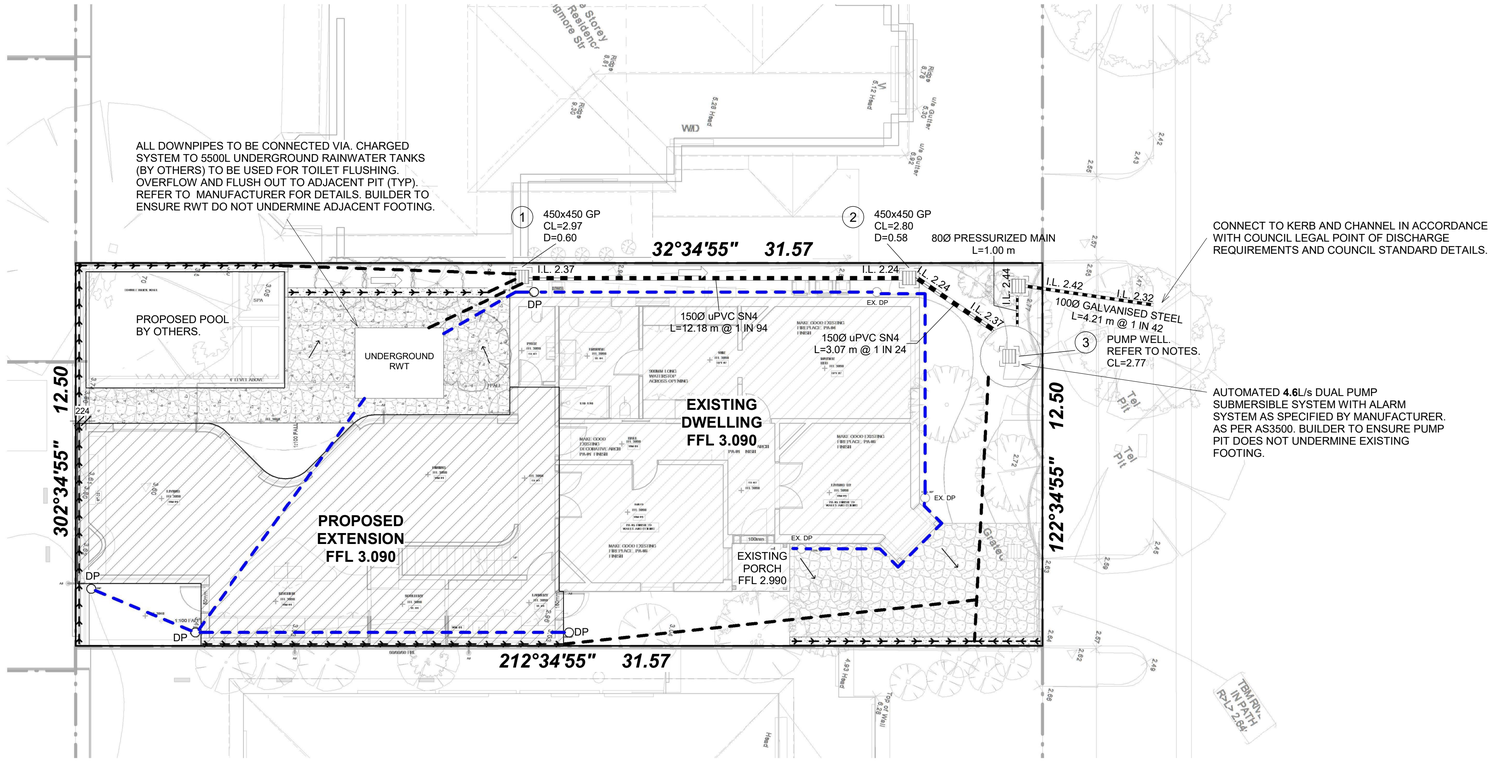
ADDRESS
3 LONGMORE STREET,
ST KILDA WEST
VIC 3182

TITLE
GENERAL NOTES

DATE 20.12.21
DESIGNED BON
DRAWN BON
STATUS CONSTRUCTION

200112 - C01

SCALE AT A1
AS INDICATED
REV Ø



Drainage Layout

1 : 100

Drainage Plan Legend

PROPOSED STORMWATER DRAIN		OVERLAND FLOW PATH	
EXISTING STORMWATER DRAIN		INDICATIVE DIRECTION OF FALL	
PROPOSED 100Ø UNSLOTTED UPVC DRAIN		SPOT LEVEL	12.34
PROPOSED 100Ø UNSLOTTED UPVC DRAIN (CHARGED TO RWT)		BUILDING FOOTPRINT	
PROPOSED 90Ø SLOTTED SUBSURFACE DRAIN		AUTHORITY EASEMENT	
COVERED PIT (JP or SEP)		PROPOSED CONCRETE PAVEMENT	
GRATED PIT (GP)		EXISTING CROSSOVER TO BE REMOVED	
TRENCH GRATE		PROPOSED CROSSOVER	
PROPOSED DOWNPIPE CONNECTION	DP	PROPOSED PERMEABLE PAVING	
PROPOSED INSPECTION OPENING	IO	PROPOSED RETAINING WALL	RW
PROPOSED GRATED INLET	GI	TREE PROTECTION ZONE	
PROPOSED RAINWATER TANK	RWT	STRUCTURAL ROOT ZONE	
PROPOSED 100Ø UNSLOTTED UPVC DRAIN (CHARGED TO RAIN GARDEN)		PROPOSED RAIN GARDEN	

N

MELBOURNE ONE CALL SYSTEM
DIAL 1100
DIAL BEFORE YOU DIG

GRADE ALL PAVED AND GRASS AREAS AWAY FROM BUILDING TOWARDS GRATED PITS OR INLETS TO PREVENT WATER ENTERING THE DWELLINGS / GARAGES. ENSURE DWELLING AND GARAGE FLOOR LEVELS ARE HIGHER THAN BACKYARD FLOOR LEVEL. IF REQUIRED INSTALL TRENCH GRATES ALONG ENTRANCES AND CONNECT TO NEAREST PIT.

THE BUILDER IS RESPONSIBLE FOR CONFIRMING EXISTING PIPE INVERT LEVELS PRIOR TO COMMENCEMENT OF DRAINAGE CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGN ENGINEER FOR RE-DESIGN AND RE-SUBMISSION TO COUNCIL.

LOCATION OF DOWNPIPES ARE ONLY INDICATIVE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OR PLUMBER TO DECIDE ON SITE THE LOCATION OF DOWNPIPES. ALL DOWNPIPES TO BE CONNECTED TO NEAREST PIT AND PIPES. ALL PIPES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 REQUIREMENTS.

CARE MUST BE TAKEN FOR WORKS WITHIN TPZs. REFER TO ARBORIST FOR DETAILS.

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CLIENT

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RESPONSIBLE AUTHORITY

PORT PHILIP COUNCIL

REV	DESCRIPTION	DATE
A	PRELIMINARY	16.11.21
B	PRELIMINARY	16.11.21
C	PRELIMINARY	24.11.21
Ø	CONSTRUCTION	20.12.21

PROJECT

PROPOSED EXTENSION AND ALTERATION

ADDRESS

3 LONGMORE STREET,
ST KILDA WEST
VIC 3182

TITLE

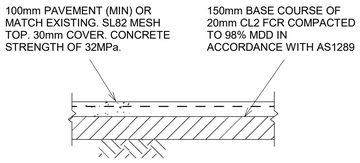
STORMWATER DRAINAGE LAYOUT PLAN

DATE	20.12.21
DESIGNED	BON
DRAWN	BON
STATUS	CONSTRUCTION

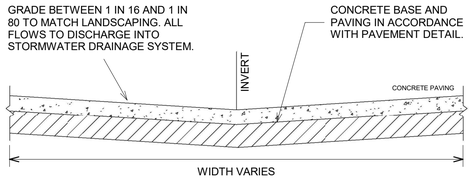
200112 - C02

SCALE AT A1
AS INDICATED

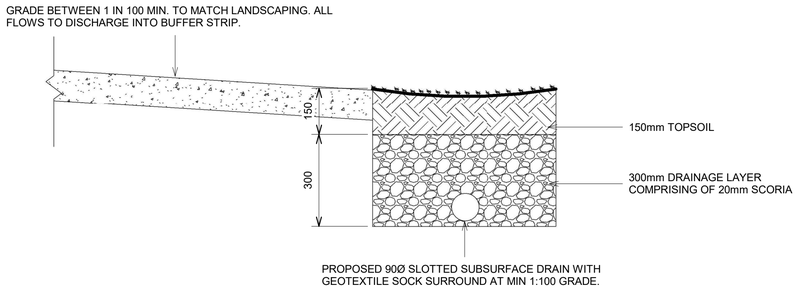
REV Ø



PAVING SLAB DETAIL

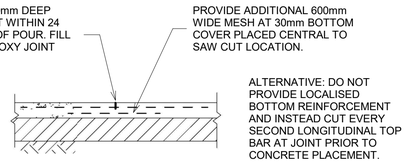


DRIVEWAY CROSS-SECTION

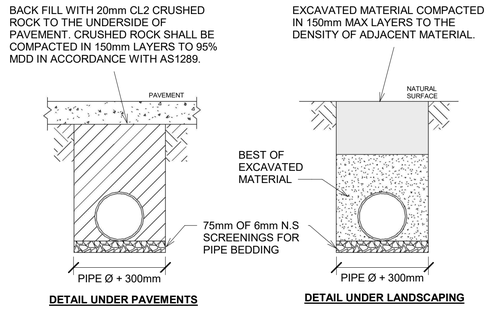


BUFFER STRIP DETAIL

NOTE: REFER TO CIVIL NOTE C13 REGARDING LOCATION OF SAW CUT JOINTS

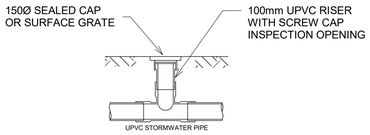


SAW CUT JOINT DETAIL



PIPE LAYING DETAILS

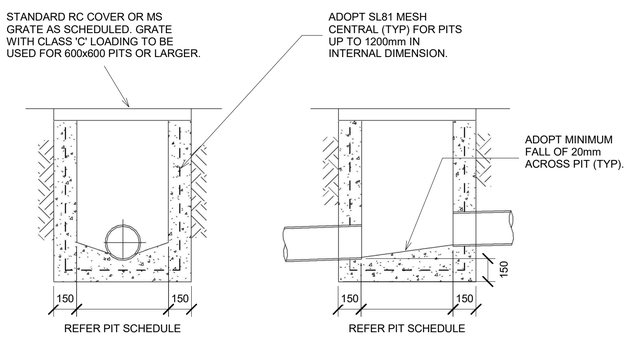
NOTE: REFER TO CIVIL NOTE D6 REGARDING LOCATION OF INSPECTION OPENINGS



INSPECTION OPENING (IO) OR GRATED INLET (GI) DETAIL

NOTE: FOR PITS GREATER THAN 900 DEEP PROVIDE R24 x 150 WIDE GALVANISED STEP IRONS IN ACCORDANCE WITH AS1657 AT 300mm MAX CENTRES.

NOTE: REFER TO CIVIL NOTE C14 FOR RE-ENTRANT CORNER BAR REQUIREMENTS FOR PAVEMENT ADJACENT TO PITS.

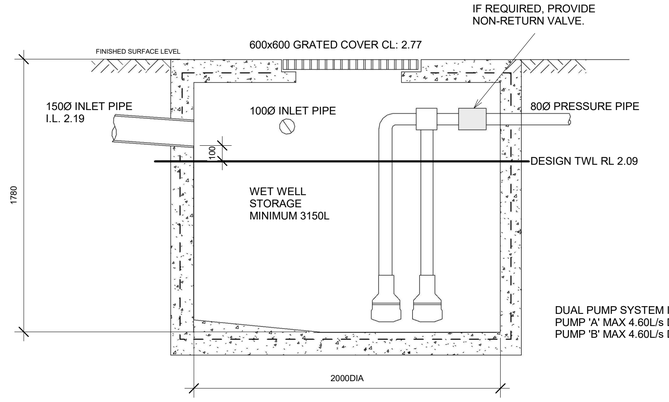


ALTERNATIVE: PRECAST CONCRETE OR POLYCRETE PITS MAY BE ADOPTED PROVIDED THEY ARE IN COMPLIANCE WITH REQUIRED LOADING REQUIREMENTS. PITS TO BE INSTALLED IN ACCORDANCE TO MANUFACTURER'S REQUIREMENTS.

DRAINAGE PIT (JP OR GP) DETAILS

TANK SIZE AND DIMENSIONS INDICATIVE ONLY. FOR PROPRIETARY PUMP PITS, MIN. 3150L WET WELL STORAGE TO BE ACHIEVED. REFER TO MANUFACTURER FOR DETAILS.

WET WELL VOLUME REQUIREMENTS
WET WELL STORAGE REQUIRED: 3150L



PUMP PIT 3 DETAIL

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HOLY HIGGINS

RESPONSIBLE AUTHORITY

PORT PHILIP COUNCIL

REV	DESCRIPTION	DATE
A	PRELIMINARY	16.11.21
B	PRELIMINARY	16.11.21
C	PRELIMINARY	24.11.21
Ø	CONSTRUCTION	20.12.21

PROJECT

PROPOSED EXTENSION AND ALTERATION

ADDRESS

3 LONGMORE STREET,
ST KILDA WEST
VIC 3182

TITLE

TYPICAL DETAILS

DATE	20.12.21
DESIGNED	BON
DRAWN	BON
STATUS	CONSTRUCTION

200112 - C03

SCALE AT A1
AS INDICATED

REV Ø