

GENERAL NOTES:

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTION AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES IN THESE DOCUMENTS SHALL BE REFERRED TO THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
2. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT SAA CODES AND LOCAL GOVERNMENT ORDINANCES.
3. THE FOOTINGS HAVE BEEN DESIGNED FOR A UNIFORM BEARING INTENSITY OF **150 kPa** FOUNDATION MATERIAL SHALL BE APPROVED BY AN ENGINEER FROM THIS OFFICE BEFORE PLACING ANY CONCRETE.
4. SITE CLASSIFICATION - **M** FOOTING SYSTEM - **WAFFLE** DESIGNED IN ACCORDANCE WITH 'AS 2870'. THE OWNER'S ATTENTION IS DRAWN TO APPENDIX A OF 'AS 2870' "PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE".

FOUNDATION NOTES:

1. ALL SOFT FILLING MATERIAL AND TOP SOIL OVER THE NATURAL STRATA IS TO BE REMOVED.
 - FOR CLAY FILLING USE 150mm THICK LAYERS TO 300mm MAXIMUM DEPTH. THE CLAY IS TO BE MOIST AND COMPACTED BY MECHANICAL MEANS.
 - FOR SAND FILLING USE 150mm THICK LAYERS TO 600mm MAXIMUM DEPTH. THE SAND IS TO BE COMPACTED BY A VIBRATING PLATE OR ROLLER.
 IF EXTENT OF FILL EXCEEDS THE LIMIT OUTLINED ABOVE, THE ENGINEER IS TO BE NOTIFIED FOR FURTHER INSTRUCTION.
2. ALL TOP SOIL AND VEGETABLE MATTER ARE TO BE REMOVED FROM THE SITE AND ANY BOULDERS OR ROCKS TO BE REPLACED WITH GRANULAR FILLING.
3. SLAB AND FOOTING DETAILS REFER ONLY TO STABLE FOUNDATION MATERIALS NOT SUBJECT TO LOSS OF STABILITY DUE TO CLIMATIC CONDITIONS.

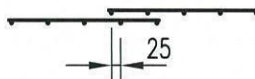
CONCRETE NOTES:

1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH "SAA CONCRETE STRUCTURE CODE" AS 3600-2009.
2. CONCRETE QUALITY:

ELEMENT	MAX. SIZE AGGREGATE	SLUMP	DESIGN STRENGTH
WAFFLE SLAB	20mm	80mm	25 MPa
STRIP FOOTING	20mm	80mm	25 MPa
PIER	20mm	80mm	25 MPa
3. ALL READY MIXED CONCRETE IS TO COMPLY WITH AS 1379. NO ADDITIVES TO BE USED WITHOUT APPROVAL.
4. PROVIDE BAR SUPPORTS OR SPACERS AT A MAXIMUM SPACING OF 800mm CENTRED TO GIVE THE FOLLOWING CLEAR CONCRETE COVER TO REINFORCEMENT UNLESS NOTED OTHERWISE:

FOUNDATION BEAMS:	50mm
SLAB:	20mm TOP AND 30mm BTM.
5. ALL CONCRETE SHALL BE COMPACTED BY AN APPROVED IMMERSION TYPE VIBRATOR.
6. ALL CONCRETE SHALL BE CURED BY AN APPROVED METHOD FOR A MINIMUM PERIOD OF 7 DAYS IMMEDIATELY AFTER POURING.
7. CONDUITS, PIPES ETC MUST NOT BE PLACE IN CONCRET COVER NOR SHALL HOLES OR CHASES BE ALLOWED WITHOUT PRIOR APPROVAL BY THE ENGINEER.
8. FIX REINFORCEMENTS AS SHOW ON DRAWINGS. THE TYPE AND GRADE IS INDICATED BY A SYMBOL AS SHOWN BELOW ON THE DRAWINGS THIS IS FOLLOWED BY A NUMERAL WHICH INDICATES THE SIZE IN MILLIMETRES.
 - N = HOT ROLLED DEFORMED BAR GRADE D500N 500MPa
 - S = HOT ROLLED RIBBED BAR D250N
 - R = PLAIN ROUND BAR GRADE R250N 250MPa
 - SL = SQUARE MESH 500L 500MPa
 - RL = RECTANGULAR MESH 500L 500MPa
 - L = TRENCH MESH 500MPa
 ALL REINFORCEMENT IS TO COMPLY WITH AS 4671 : 2001
9. SPLICES IN REINFORCEMENTS SHALL BE MADE ONLY IN THE POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE ENGINEER. LAPS IN REINF. SHALL BE AS SHOWN ON DRAWING. LAP LENGTHS SHALL BE 40 BAR DIA. UNLESS NOTED OTHERWISE.

FABRIC LAPS


10. FOR CONCRETE BEARING, PROVIDE ONE LAYER OF 2-PLY "MALTHOID" MATERIAL BETWEEN CONCRETE AND BRICKWORK. BEFORE PLACING MATERIAL, LEVEL OFF TOP OF BRICKWORK WITH STEEL TROWEL FINISH AND 1:3:12 MORTAR BED OF 10mm MINIMUM THICKNESS.
11. ALL BRICKWORK SHALL COMPLY WITH AS 3700.

PIERS:

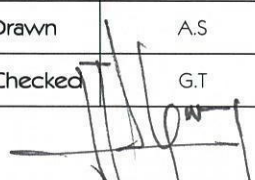
1. IF LOAD BEARING BEAMS ARE BEARING ON NON-STRUCTURAL FILL, THE FOLLOWING PIER ARRANGEMENT SHALL BE USED.
 - FOR (CLAY STRATUM)
400 DIA. BORED PIERS AT 1800 CTS
 - FOR (SHALE OR ROCK)
300 DIA. BORED PIERS AT 1800 CTS OR 500x300 BULK PIERS.

BRICKWORK NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH 'AS 3700'.
2. ALL BRICKS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20MPa.
3. BRICKWORK MORTAR TO BE A MIX 1 CEMENT 1 LIME 4.5 SAND.
4. BRICK WALLS TO BE PROVIDED WITH VERTICAL CONTROL JOINTS AT 6 METRE MAX. CTS. (CLASS M) 5 METRE MAX. CTS. (CLASS H).
5. ALL CLAY BRICKS SHALL BE EXPOSED TO AMBIENT CONDITIONS FOR MINIMUM OF 3 MONTHS BEFORE USE.
6. MAXIMUM 5 YEAR UNRESTRAINED EXPANSION OF CLAY BRICKS SHALL BE 0.8mm PER METRE.
7. CLAY BRICKS SHALL NOT BE LAID OVER FLOOR SLAB FOR MINIMUM OF 10 DAYS AFTER CONCRETING THE SLAB.
8. ALL BRICKWORK SHALL COMPLY WITH AS/NZS 4455
9. BRICKWORK ARTICULATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TN61 ARTICULATED WALLING. (CEMENT, CONCRETE AGGREGATE.).
10. ALL BRICK WALLS SUPPORTING SLABS AND BEAMS SHALL HAVE 2 LAYERS PLY MALTHOID OR SIMILAR BETWEEN CONCRETE AND BWK. BEFORE PLACING MATERIAL LEVEL OFF TOP OF BRICKWORK WITH STEEL TROWEL FINISH AND A 1:3:12 MORTAR BED OF 10mm THICKNESS.
11. NON LOAD BEARING WALLS SHALL BE SEPARATED FROM CONCRETE ABOVE BY 20mm THICK CLOSED CELL POLYETHYLENE STRIP.

STEELWORK NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND IN ACCORDANCE WITH 'AS 4100'. IT SHALL ALSO BE TO THE SATISFACTION OF RELEVANT AUTHORITIES AND THE ENGINEER.
2. UNLESS NOTED OTHERWISE, ALL STEEL SHALL BE IN ACCORDANCE WITH -
 - AS 3679 GRADE 300 ROLLED SECTIONS,
 - AS 1163 GRADE 350 FOR RHS SECTIONS,
 - AS 1163 GRADE 350 FOR CHS SECTIONS,
 - AS 1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL.
3. WELDS SHALL BE 6mm CONTINUOUS FILLET WELD (SP), ALL BOLTS 16mm DIAMETER COMMERCIAL GRADE, ALL CLEATS AND GUSSETS 8mm PLATE, UNLESS NOTED OTHERWISE.
4. BOLT TYPES SHALL BE AS FOLLOWS -
 - 4.6/S - COMMERCIAL BOLTS OF GRADE 4.6 TO 'AS 1111' TIGHTENED TO A SNUG TIGHT FIT.
 - 8.8/S - HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO 'AS 1252' TIGHTENED TO A SNUG TIGHT FIT.
 - 8.8/TB - HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO 'AS 1252' FULLY TENSIONED TO 'AS 4100' AS A BEARING TYPE JOINT.
 - 8.8/TF - HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO 'AS 1252' FULLY TENSIONED TO 'AS 4100' AS A FRICTION TYPE JOINT WITH CONTACT SURFACES LEFT UNCOATED.
 ALL BOLT HOLES TO BE DRILLED, NO MORE THAN 2mm OVERSIZE U.N.O.
5. HIGH STRENGTH TB AND TF BOLTS SHALL BE INSTALLED USING APPROVED LOAD INDICATING WASHERS.
6. ALL STEELWORK SHALL BE THOROUGHLY WIRE BRUSHED AND PRIMED WITH RED OXIDE CHROMATE.
7. ALL STEEL MEMBERS MUST BE GALVANISED WHEN EXPOSED TO WEATHER
8. STEELWORK SHALL BE HANDLED AND STORED BY METHODS AND APPLIANCES THAT WILL NOT OVERSTRESS OR DEFORM IT.
9. 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.
10. WHERE SEALED TUBE MEMBERS ARE TO BE HOT DIPPED GALVANISED, THE FABRICATOR SHALL PROVIDE ALL DRILL HOLES AS NECESSARY.
11. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION DURING ERECTION. SAFETY REQUIREMENTS, EQUIPMENT AND SCAFFOLDING SHALL MEET THE REQUIREMENTS OF THE REVELANT AUTHORITIES.
12. ALL TRANSPORT AND ERECTION DAMAGE, SITE WELDS ETC. SHALL BE REINSTATED TO AN EQUIVALENT FINISH TO ADJACENT STEELWORK.
13. FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS TO BE CONSTRUCTED IN ACCORDANCE WITH 'AS 1657-1992.

ISSUE	BY	DESCRIPTION	DATE	Date	JULY.2013
A	FA	FOR CC	23.07.13	Scale	
				Drawn	A.S
				Checked	G.T
				 FERNANDO ALGORRY BE, MEngSc, MIE(Aust)	

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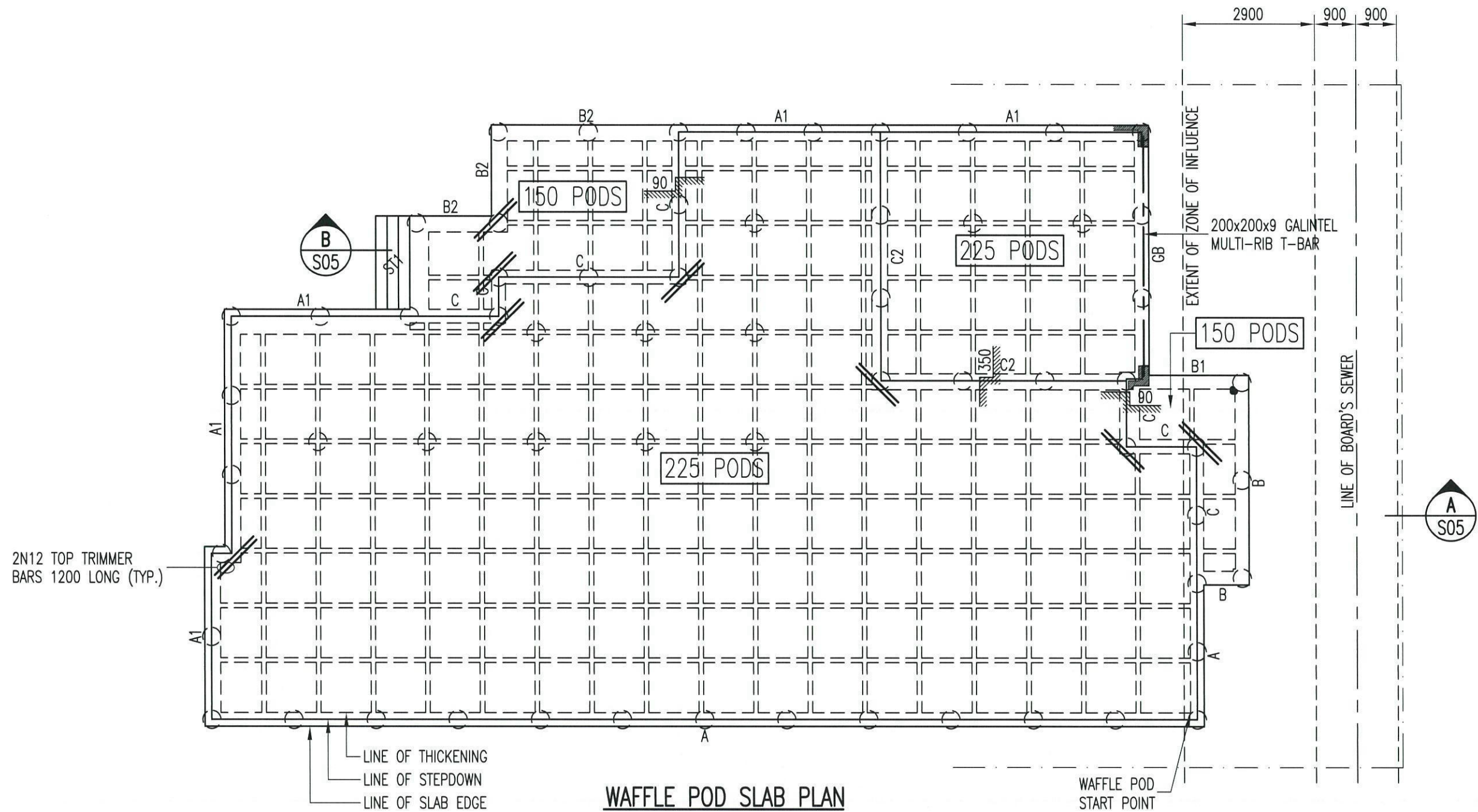
ABN 43 064 952 692

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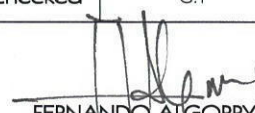
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Client		PRACTICAL BUILDING	Issue	Project No.
Title		GENERAL NOTES 'M'	A	P3964
Activity Type	Job No	Sheet No		
CC	1309-13	S00		



WAFFLE POD SLAB PLAN

85mm THICK SLAB U.N.O.
 SL72 FABRIC TOP THROUGHOUT U.N.O.
 CONCRETE STRENGTH $f'c = 25MPa$

○ - INDICATES 400Ø MASS CONC PIERS 1800 MAX. CTS. U.N.O.

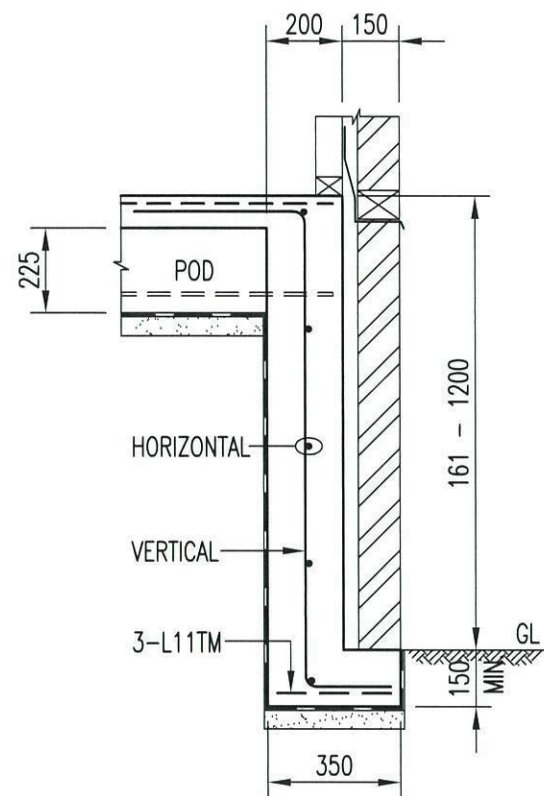
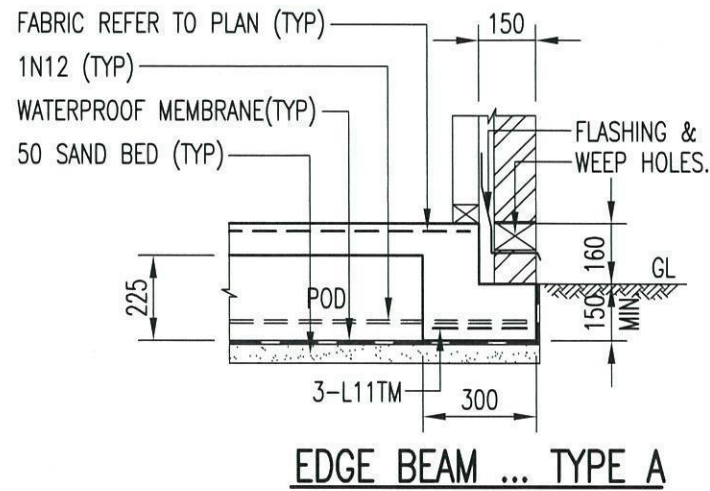
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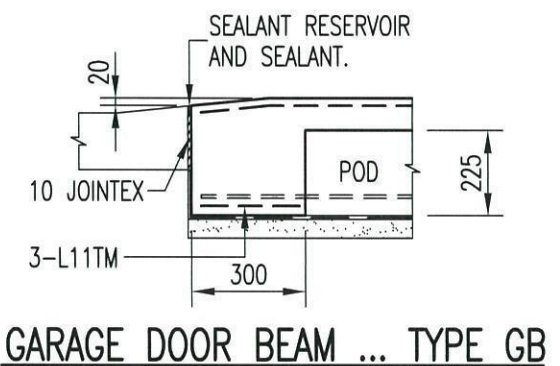
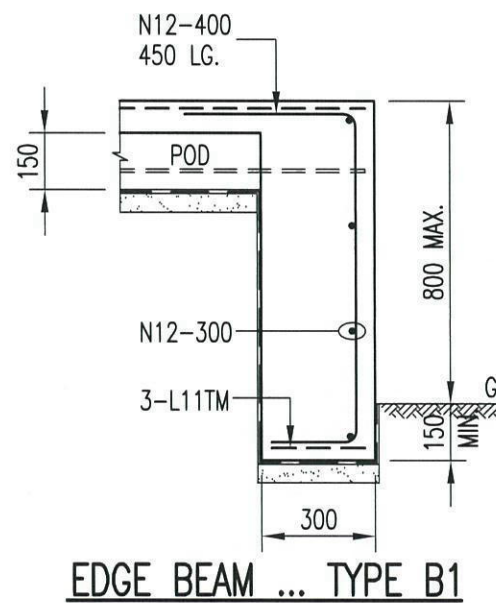
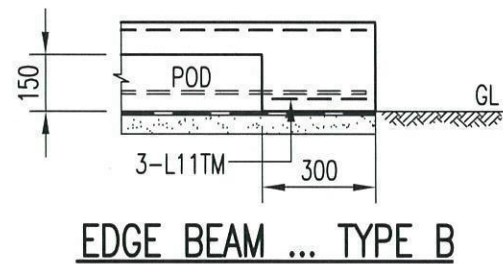
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Client		PRACTICAL BUILDING		Issue A
Title		WAFFLE POD SLAB PLAN 'M'		Project No. P3964
Activity Type	Job No	Sheet No		
CC	1309-13	S01		



DROPPED EDGE BEAM ... TYPE A1

DROPPED EDGE BEAM REINFORCEMENT

DROPPED EDGE BEAM DEPTH	BEAM REINFORCEMENT
161 - 400mm	R10-400 VERTICAL, 1N12 HORIZONTAL
401 - 800mm	N12-400 VERTICAL, N12-300 HORIZONTAL
801 - 1200mm	N12-300 VERTICAL, N12-300 HORIZONTAL



ISSUE	BY	DESCRIPTION	DATE	Date	JULY.2013
A	FA	FOR CC	23.07.13	Scale	1:20
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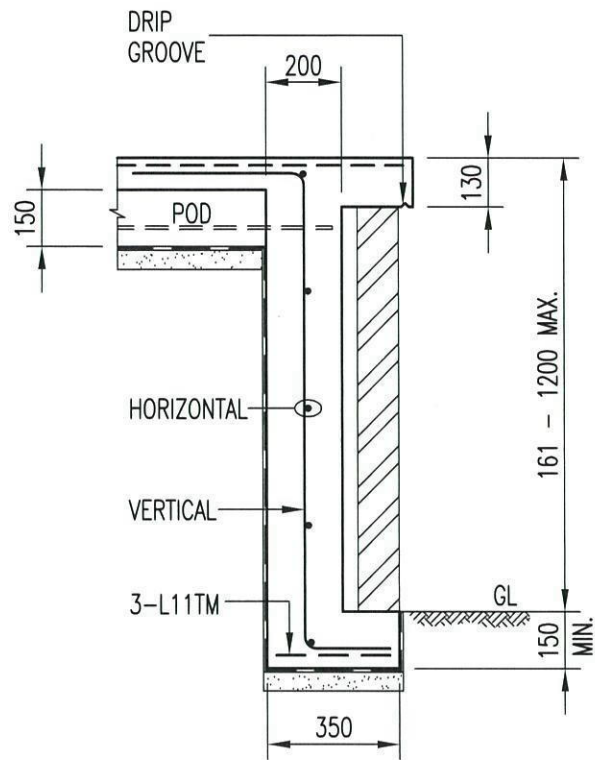
Project PROPOSED DWELLING
 LOT 36 DP 1166546, WEEMA STREET
 CADDENS

Client PRACTICAL BUILDING

Title WAFFLE POD DETAILS 'M'

Issue A
 Project No. P3964

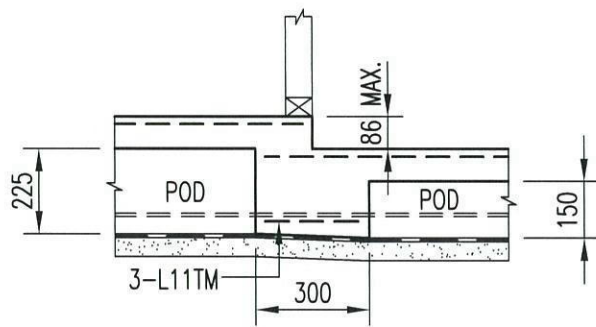
Activity Type CC
 Job No 1309-13
 Sheet No S02



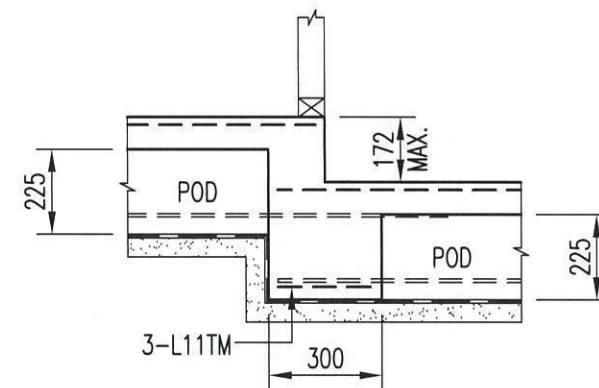
DROPPED EDGE BEAM ... TYPE B2

DROPPED EDGE BEAM REINFORCEMENT

DROPPED EDGE BEAM DEPTH	BEAM REINFORCEMENT
161 - 400mm	R10-400 VERTICAL, 1N12 HORIZONTAL
401 - 800mm	N12-400 VERTICAL, N12-300 HORIZONTAL
801 - 1200mm	N12-300 VERTICAL, N12-300 HORIZONTAL



STEP DOWN ... TYPE C



STEP DOWN ... TYPE C1

ISSUE	BY	DESCRIPTION	DATE	Date	JULY.2013
A	FA	FOR CC	23.07.13	Scale	1:20
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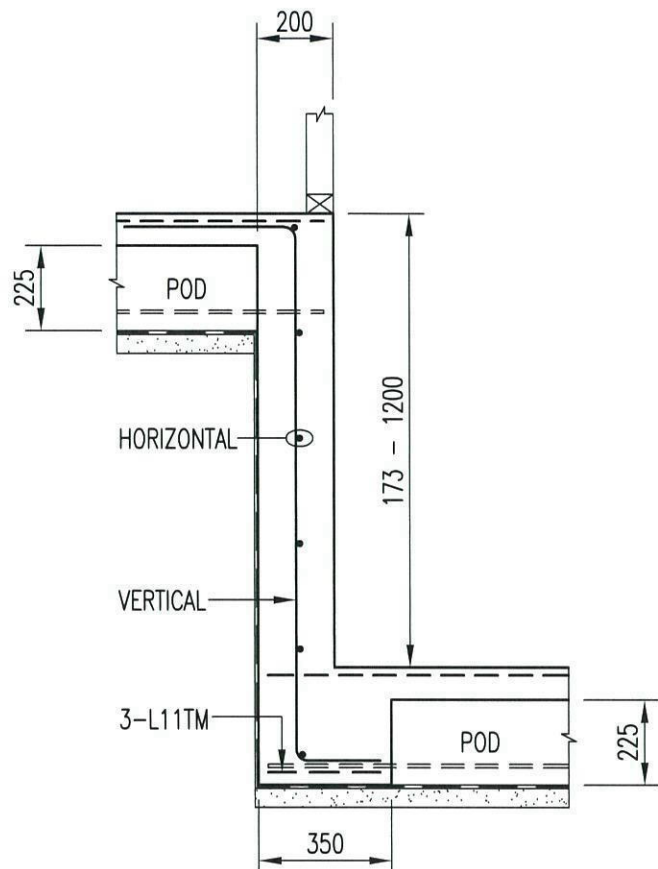
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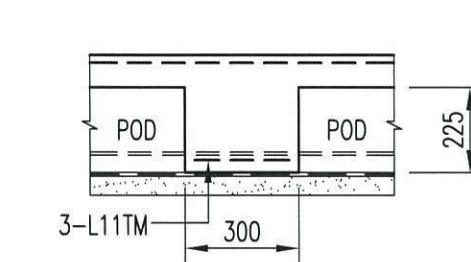
Project		PROPOSED DWELLING LOT 36 DP 1166546, WEEMA STREET CADDENS		
Client		PRACTICAL BUILDING		Issue A
Title		WAFFLE POD DETAILS 'M'		Project No. P3964
Activity Type	Job No	Sheet No		
CC	1309-13	S03		



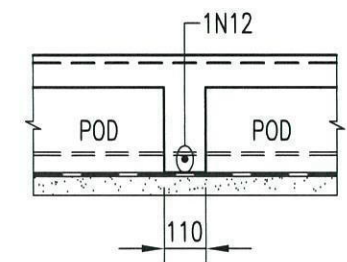
DROPPED STEP DOWN ... TYPE C2

DROPPED STEP BEAM REINFORCEMENT

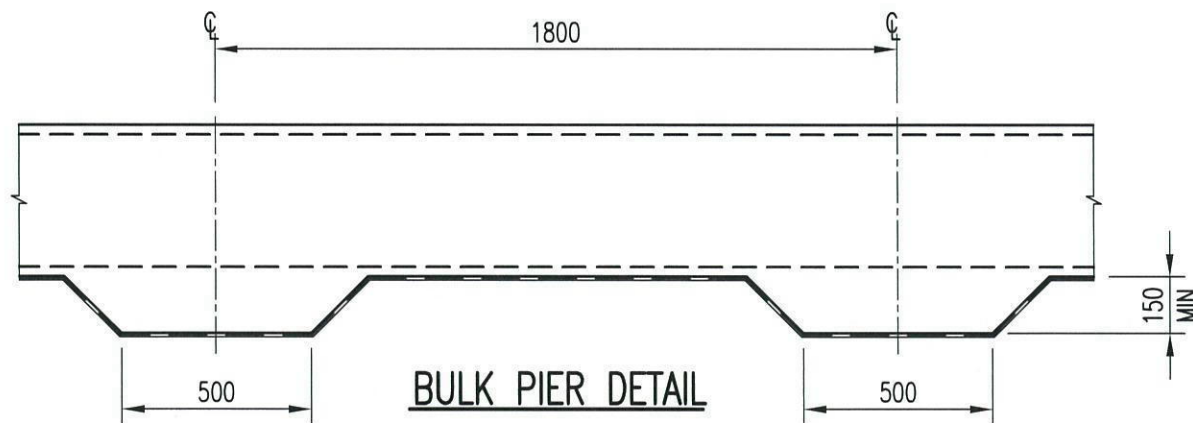
DROPPED STEP BEAM DEPTH	BEAM REINFORCEMENT
173 - 400mm	R10-400 VERTICAL, 1N12 HORIZONTAL
401 - 800mm	N12-400 VERTICAL, N12-300 HORIZONTAL
801 - 1200mm	N12-300 VERTICAL, N12-300 HORIZONTAL



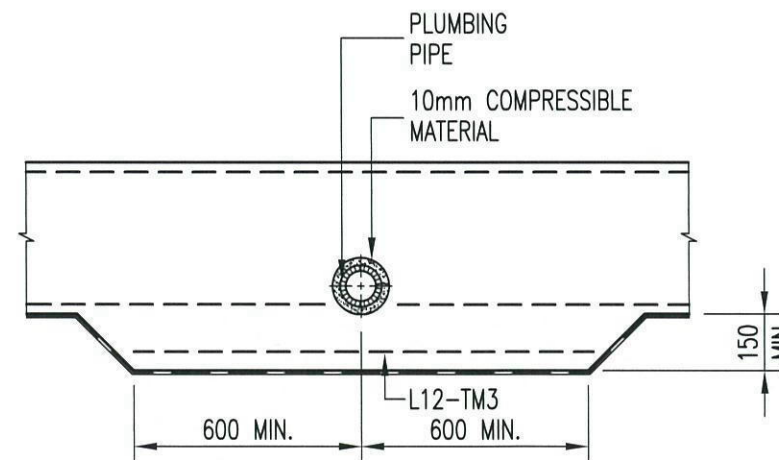
INTERNAL BEAM ... TYPE D



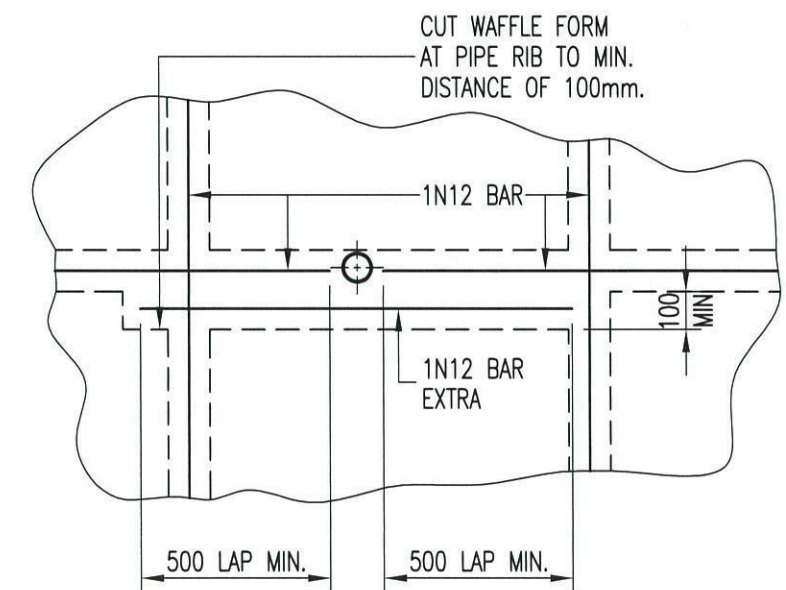
RIB DETAIL



BULK PIER DETAIL



DETAIL OF PLUMBING PIPE THROUGH FOOTING



PIPE THROUGH RIB DETAIL

ISSUE	BY	DESCRIPTION	DATE	Date	JULY.2013
A	FA	FOR CC	23.07.13	Scale	1:20
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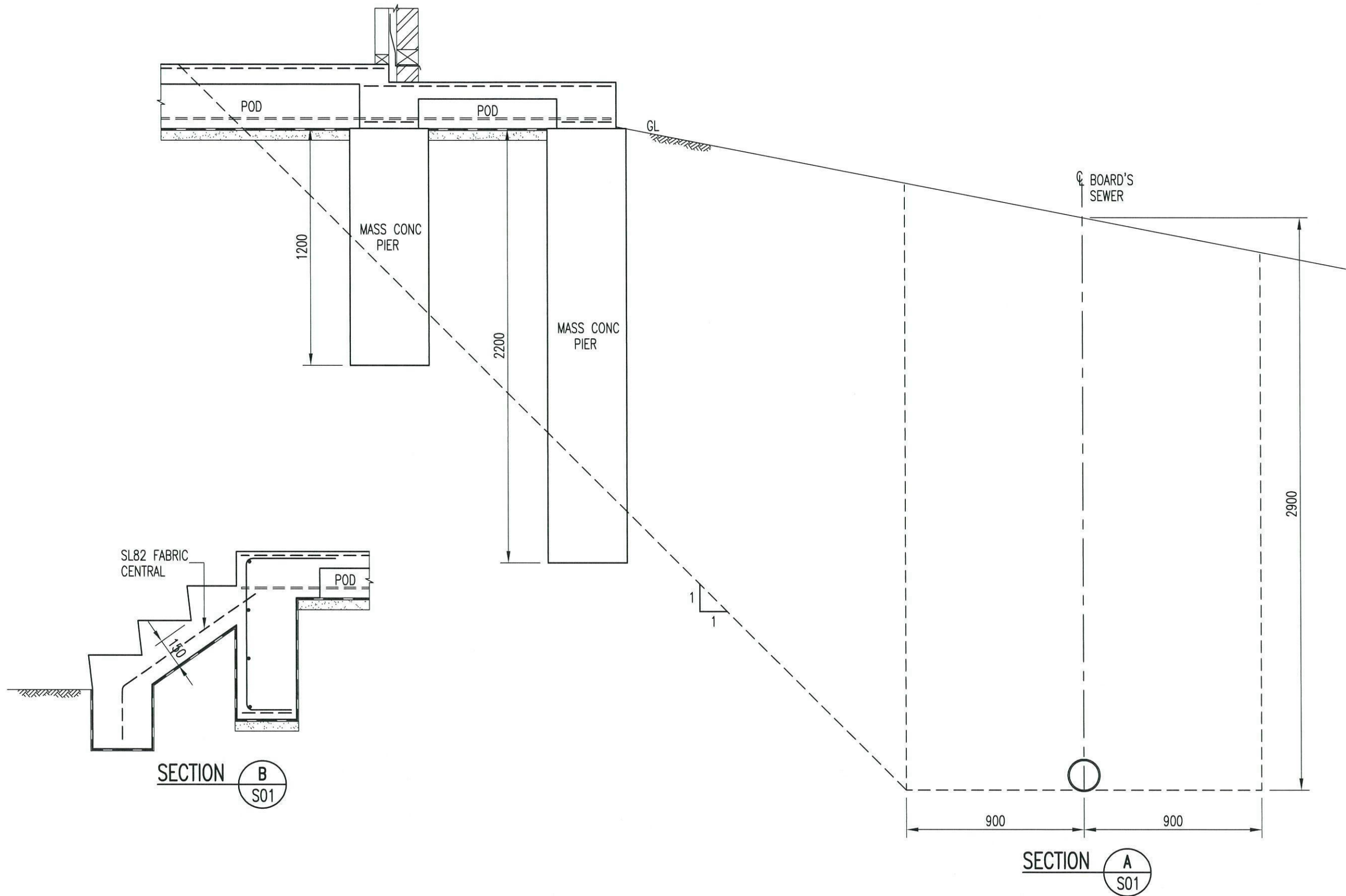
Project PROPOSED DWELLING
 LOT 36 DP 1166546, WEEMA STREET
 CADDENS

Client PRACTICAL BUILDING

Title WAFFLE POD DETAILS 'M'

Issue A Project No. P3964

Activity Type CC Job No. 1309-13 Sheet No. S04



ISSUE	BY	DESCRIPTION	DATE	Date	JULY.2013
A	FA	FOR CC	23.07.13	Scale	1:20
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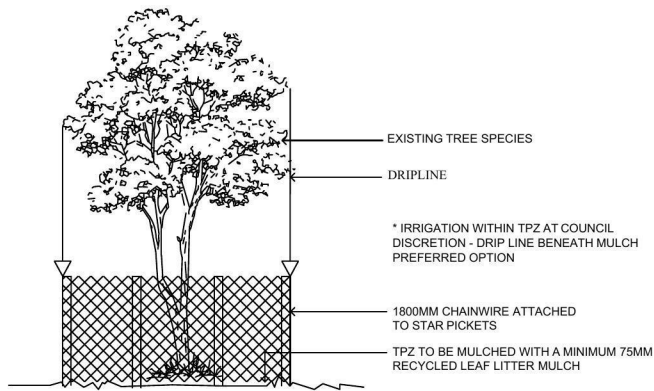
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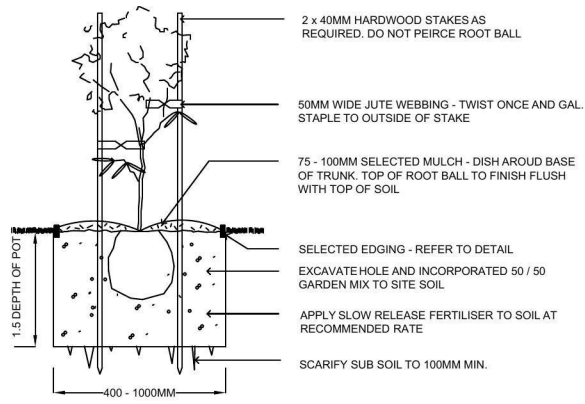
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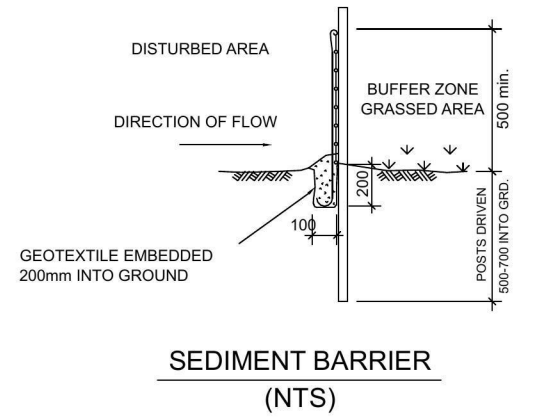
Project		PROPOSED DWELLING LOT 36 DP 1166546, WEEMA STREET CADDENS		
Client		PRACTICAL BUILDING		Issue A
Title		SECTIONS		Project No. P3964
Activity Type	Job No	Sheet No		
CC	1309-13	S05		



TREE PROTECTION DETAIL
(NTS)



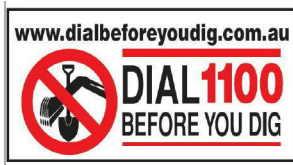
25 - 75LTR TYPICAL PLANTING
(NTS)



(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)

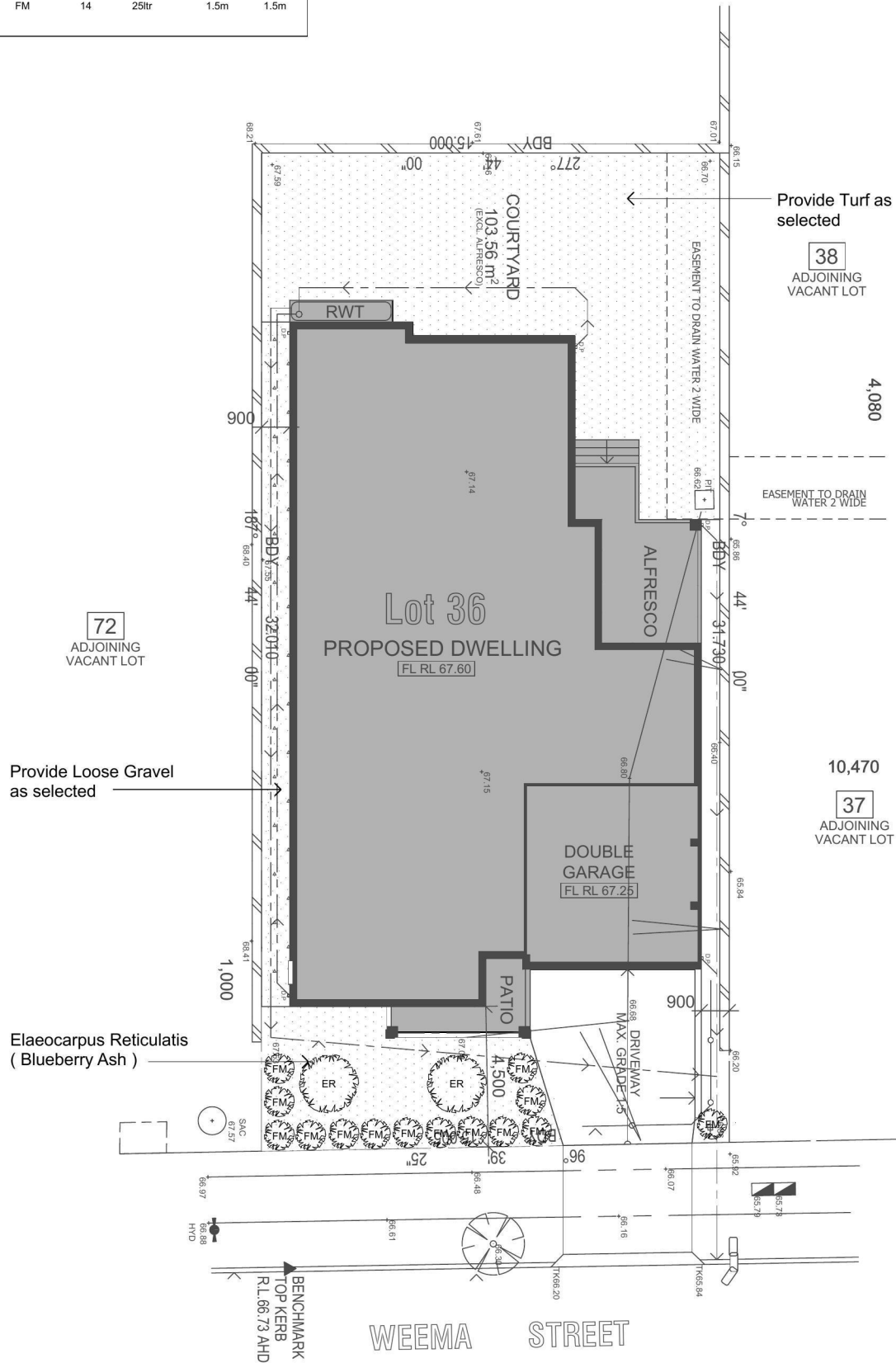
PLANT SCHEDULE

BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
Elaeocarpus Reticulatis (Blueberry Ash)	ER	2	25ltr	5.0m	3.0m
SHRUBS/ GROUND COVERS					
Lilly Pilly	FM	14	25ltr	1.5m	1.5m



Legend:

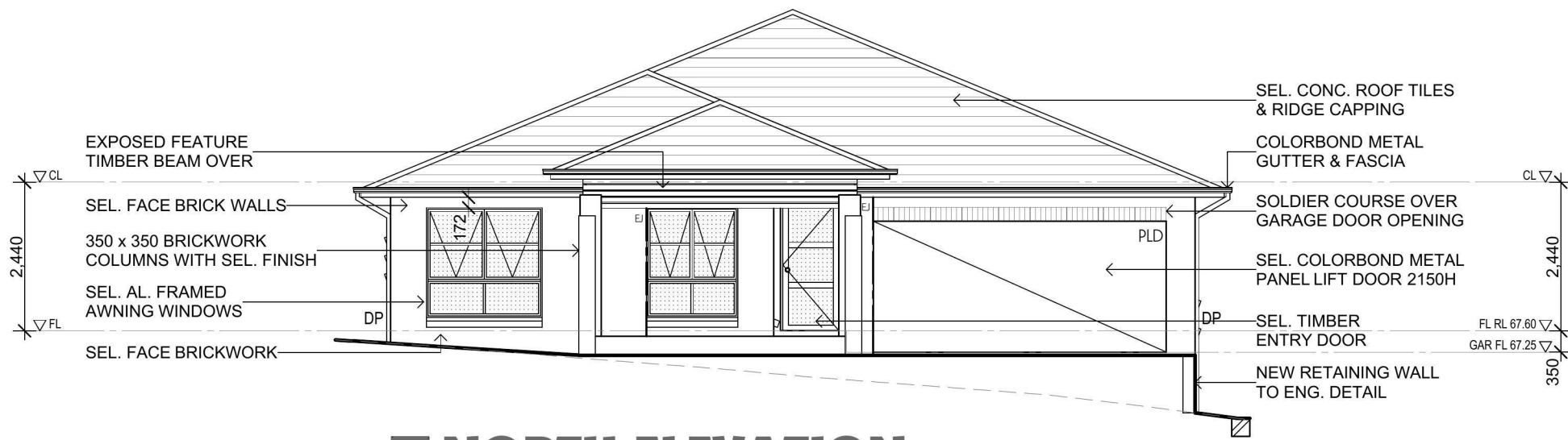
	- Decorative Gravel
	- Hardstand Surface
	- Grass Area



Concept Landscaping Plan

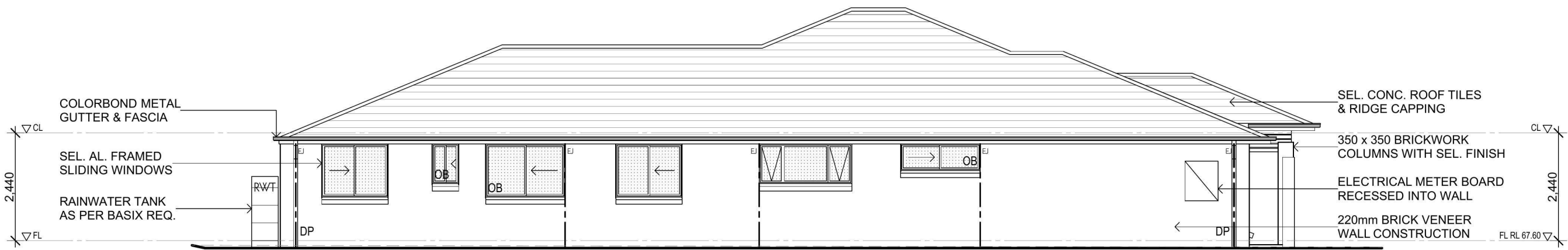
scale 1:200

Issue	Amendment	Date	 JR DESIGN & DRAFTING RESIDENTIAL DESIGN & DRAFTING SERVICES Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164 Note: Builder shall check and verify all dimensions prior to the commencement of any work.	North: 	Proposed:	Drawing Title:		Revision:	
A	Landscape Plan	08.07.13			Landscape Plans	L.G.A			A
					Location:	Penrith Council		Job No:	
					Client:	Practical Building		1375	
						Drawn	JR	Date	08.07.2013
						Scale	1:200	Sheet	



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

Energy Rating Certificate Number 14580153

single-dwelling rating

5.0 stars

heating 56.8 MJ/m²

cooling 42.9 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Thomas Ruck VIC/BDAV/121456

Assessor Signature *T. Ruck* Date 11/07/13

ISSUE	BY	DESCRIPTION	DATE
A	CZ	FOR DA	10.07.13

General Notes

- All dimensions and floor areas are to be verified by the Builder. Any discrepancies are to be brought to the attention of the designer prior to the commencement of any building work.
- Levels shown are approximate unless accompanied by reduced levels.
- Figured dimensions must be taken in preference to scaling.
- All boundary clearances must be verified by the surveyor prior to the commencement of any building works.
- Where engineering drawings are required such must take preference to this drawing.
- Stormwater to be discharged to Council's requirements and AS 3500.3-1990.
- All services to be located and verified by the Builder with relevant authorities before any building work commences.

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Consultants



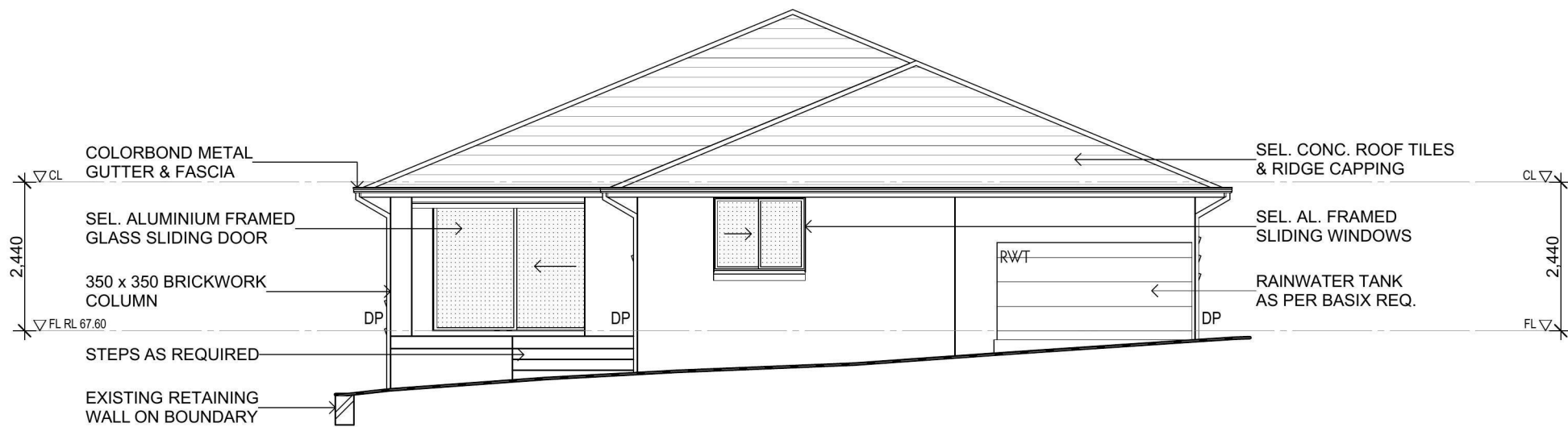
Date	JUNE 2013
Scale	1:100 UNO
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Checked	C. ZAPPIA
Certified	

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Project	PROPOSED DWELLING LOT 36 DP 1166546, WEEMA STREET CADDENS	Project No.	P3964
Client	PRACTICAL BUILDING	Sheet No.	A03
Title	ELEVATIONS	Issue	A
Activity Type	DA/CC	Job No.	1309-13



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

Energy Rating Certificate Number 14560153

single-dwelling rating

heating 56.8 MJ/m²

cooling 42.9 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Thomas Ruck VIC/BDAA/12/1456

Assessor Signature *T. Ruck* Date 11/07/13

ISSUE	BY	DESCRIPTION	DATE
A	CZ	FOR DA	10.07.13

General Notes

- All dimensions and floor areas are to be verified by the Builder. Any discrepancies are to be brought to the attention of the designer prior to the commencement of any building work.
- Levels shown are approximate unless accompanied by reduced levels.
- Figured dimensions must be taken in preference to scaling.
- All boundary clearances must be verified by the surveyor prior to the commencement of any building works.
- Where engineering drawings are required such must take preference to this drawing.
- Stormwater to be discharged to Council's requirements and AS 3500.3-1990.
- All services to be located and verified by the Builder with relevant authorities before any building work commences.

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Consultants



Date	JUNE 2013
Scale	1:100 UNO
Drawn	M. ZAPPIA
Checked	C. ZAPPIA
Certified	

ALGORRY ZAPPIA & ASSOCIATES PTY. LTD.
ABN 43 064 958 692

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Project	PROPOSED DWELLING LOT 36 DP 1166546, WEEMA STREET CADDENS	Project No.	P3964
Client	PRACTICAL BUILDING	Sheet No.	A04
Title	ELEVATIONS	Issue:	A
Activity Type	DA/CC	Job No.	1309-13