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Consulting Civil & Structural Engineers

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DWG No	REV.	DESCRIPTION
10125-04		TYPICAL SLAB DETAILS
10125-03		SLAB PLAN
10125-02		GENERAL NOTES
10125-01		TITLE SHEET

DRAWING SCHEDULE

PROPOSED RESIDENCE AT:

LOT 2308 PATANGA CRESCENT
JORDAN SPRINGS
FOR:
MR SANDEEP & MRS GAGANDEEP MEHROK

Builder:

Certified:

Palitha S. Wijesena
B Sc.(Eng.): C.P Eng: M.I.E. Aust.: M.I.C.E. (U.K.): N.P.E.R.

Job No: ---

Design: PSW

Date: 28-03-14

Drawn: A.L

Drawing No: 10125-01

DESIGN LIVE LOADS

'FLOORS 1.5 Kpa GARAGES 3.0 Kpa BALCONIES STAIR ROOFS

GENERAL NOTES:

1. This drawing is to be read in conjunction with Architect's and other Consultant's drawings and specifications and with such other written instructions as may be issued during the course of the contract. any discrepancies in these documents shall be referred to the Engineer for decision before proceeding with the work.
2. Dimensions shall not be obtained by scaling.
3. All workmanship and materials to be in accordance with all current SAA Codes of Practice and Local Government Ordinances.
4. All vegetable soil including organic soil and roots to be removed from beneath all concrete work.
5. All footings to be founded in natural ground with bearing capacity specified.
6. Footings are not to be constructed in fill material.
7. Footings have been designed for allowable equal uniform bearing pressure of 100Kpa on firm natural ground. Foundation material shall be approved for this bearing capacity before placing reinforcement.
8. Footing details shown are for the site classification stipulated. Whilst every care has been taken to verify that all the information shown is correct Palitha S. Wijesena & Associates take no responsibility for variations that may occur due to variations in site conditions.
9. Depths of structural members are noted first on plan and includes slab thickness, followed by width of member.
10. Provide 300um HD polythene membrane beneath slab joints, lapped 150 mm minimum and taped continuously.
11. Provide one layer of two ply Malthoid or similar between brickwork and underside of concrete surfaces.
12. Design based upon use of a trussed roof, conventional roof supporting, tiles/metal deck roofing.
13. The whole of the area under concrete slabs on ground shall be treated for the prevention of termites. This treatment shall take place after all filling and compaction has been carried out and just prior to placing the waterproof membrane.
14. The Owner's attention is drawn to appendix A of AS 2870 performance Requirements and Foundation Maintenance.
15. Site classified as Class M. Refer Site Classification Report No 7508/94–AA prepared by Geotech Testing P/L. We disclose we have not verified this Report and that we rely on its findings.
16. The design of the slab details on this drawing has been prepared taking into account the requirements and provisions of AS 2870 and is considered satisfactory for the site conditions.
17. Fill used in the construction of the slab except where the slab is suspended shall consist of control or rolled fill in accordance with AS 2870.1–1988.
18. Formwork to remain in place for
19. Stability of the structure during construction and excavation is the responsibility of the Builder, also, the stability of existing buildings in the vicinity of any excavations.

BLOCKWORK NOTES:

1. All blockwork shall be constructed in accordance with AS 3700.
2. All blocks to be Class A to AS NZS 4456.8 .
3. All blockwork to be constructed in mortar 1:1:6.
4. Core filling where specified to be placed in heights not exceeding 1200 mm. Clean out openings to be provided at base of each lift in which is to be filled.

ABBREVIATIONS:

APPROX.	Approximate	MIN.	Minimum
B	Bottom	MAX.	Maximum
B/W.	Bothways	N.T.S.	Not To Scale
BTM.	Bottom	No.	Number
CONC.	Concrete	O/A	Overall
COL.	Column	REINF.	Reinforcement
CRS.	Centers	R.C.	Reinforcement Concrete
℄	Centre Line	S.S.	Stainless Steel
C.O.S.	Confirm On Site	STD.	Standard
C/W	Complete With	S.W.	Storm Water
CFW	Continuous Fillet Weld	S	Sewer
FW	Fillet Weld	SQ.	Square
DWG.	Drawing	T	Top
E.G.L.	Existing Ground Level	TM	Trench Mesh
EXIST.	Existing	TYP.	Typical
FTG.	Footing	U.N.O.	Unless Noted Otherwise
F.G.L.	Finish Ground Level	U.G.	Underground
GALV.	Galvanised	U/S	Underside
H.D.	Heavy Duty		
I.L.	Invert Level		
I.J.	Isolation Joint		

Mandatory Requirements For Salinity Affects:

(A) The following measures must be used for house slabs and footings:

1. For slab on ground construction, a layer of sand at least 50 mm deep under the slab must be provided;
2. A high impact damp proof membrane (rather than a vapour proof membrane) must be laid under slab (NSW BCA 3.2.2.6)
3. The damp proof membrane must be extended to the outside face of the external edge beam up to the finished ground level. (as per clause 3.2.2.6 and figure 3.2.2.3 of the BCA);
4. Class 32 MPa(N32) concrete must be used OR a sulphate resisting. Type SR cement with a water cement ratio of 0.5 must be used .Water,which will reduce the concrete strength below 32 MPa must not be added to the concrete at the construction site;
5. Slabs must be vibrated and cured for a minimum of three days. Care must be taken not to over vibrate the concrete during placement, as segregation of the concrete aggregates will occur;
6. The minimum cover to reinforcement must be 50 mm from unprotected ground. Chairs including lateral supports should be in position prior to inspection and subsequent pouring of the concrete;
7. The minimum cover to reinforcement must be 30 mm from a membrane in contact with the ground;
8. The minimum cover to reinforcement must be 50 mm for strip footings and beams irrespective of whether a damp proof membrane is used;
9. Admixtures for waterproofing and/or corrosion prevention may be used.

(B) The following measures must be used for brickwork:

1. The damp proof course must consist of polyethylene or polyethylene coated metal and be correctly placed;(NSW BCA 3.3.4.4);
2. Exposure class masonry units must be used below the damp proof course level. (Clause 3.3.1.5(b) and Table 3.3.1.1 of the BCA);
3. Appropriate mortar and mixing ratio must be used with exposure class masonry units;(clause 3.3.1.6 of the BCA);
4. Admixtures for waterproofing and/or corrosion prevention may be used.

M

CONCRETE NOTES:

1. All concrete work is to comply with AS 3600 and AS 2870.
2. Concrete mix to be Fc' 32 MPa.
   Maximum aggregate 20 mm Slump 100 mm.
3. Concrete cover to reinforcement in slabs 25 mm.
   in footings 65 mm.
4. Concrete to be mechanically vibrated during placing.
5. Concrete to be cured by being constantly wet for a minimum of 7 days after casting or by any other method approved in writing by the Engineer.

REINFORCEMENT NOTES:

1. Mesh reinforcement to comply with AS 4671.2001
2. N denotes hot rolled deformed bar
   R denotes plain round bar to AS 1302.
3. Laps to reinforcement: Mesh sides 300 mm/ends 450 mm Trench Mesh 600 mm
   Bars as noted on drawing.
4. Reinforcement to be supported on approved plastic tipped chairs at 900 mm centres in both directions.

BRICKWORK NOTES:

1. All brickwork shall be constructed in accordance with AS3700
2. All bricks to be Class A.
3. All brickwork to be constructed in mortar 1:1:6.

TIMBER NOTES:

1. Timber construction shall be in accordance with the requirements of AS 1684 Light Timber Framing Code and AS 1720 Timber Engineering Code.
2. Softwood structural timbers shall be F 7 grade or better and hardwood shall be f 11 grade or better, unless noted otherwise.
3. Trussed roofs shall have vertical plane ridge bracing and 45° diagonal rafter bracing from the ridge to the wall plates on each side of the ridge terminating at building corners or cross walls.
4. Internal stud walling shall be braced using"Gangnail Speed Brace" bracing or similar approved by the Engineer. Braces shall be triple nailed at each end and single nailed to each stud using 2.5 mm diameter nails.
5. Timber exposed to decay hazard shall be treated with "Tanolith" Creosote or similar preservative in accordance with AS 1604.
6. Anchor rods and tie down straps to the roof shall be installed that ensure uplift forces from wind are transmitted to the foundations unless special fixings are nominated.
7. Major structural connections shall be bolted. The Builder shall obtain details from the Engineer if not shown on the drawings.

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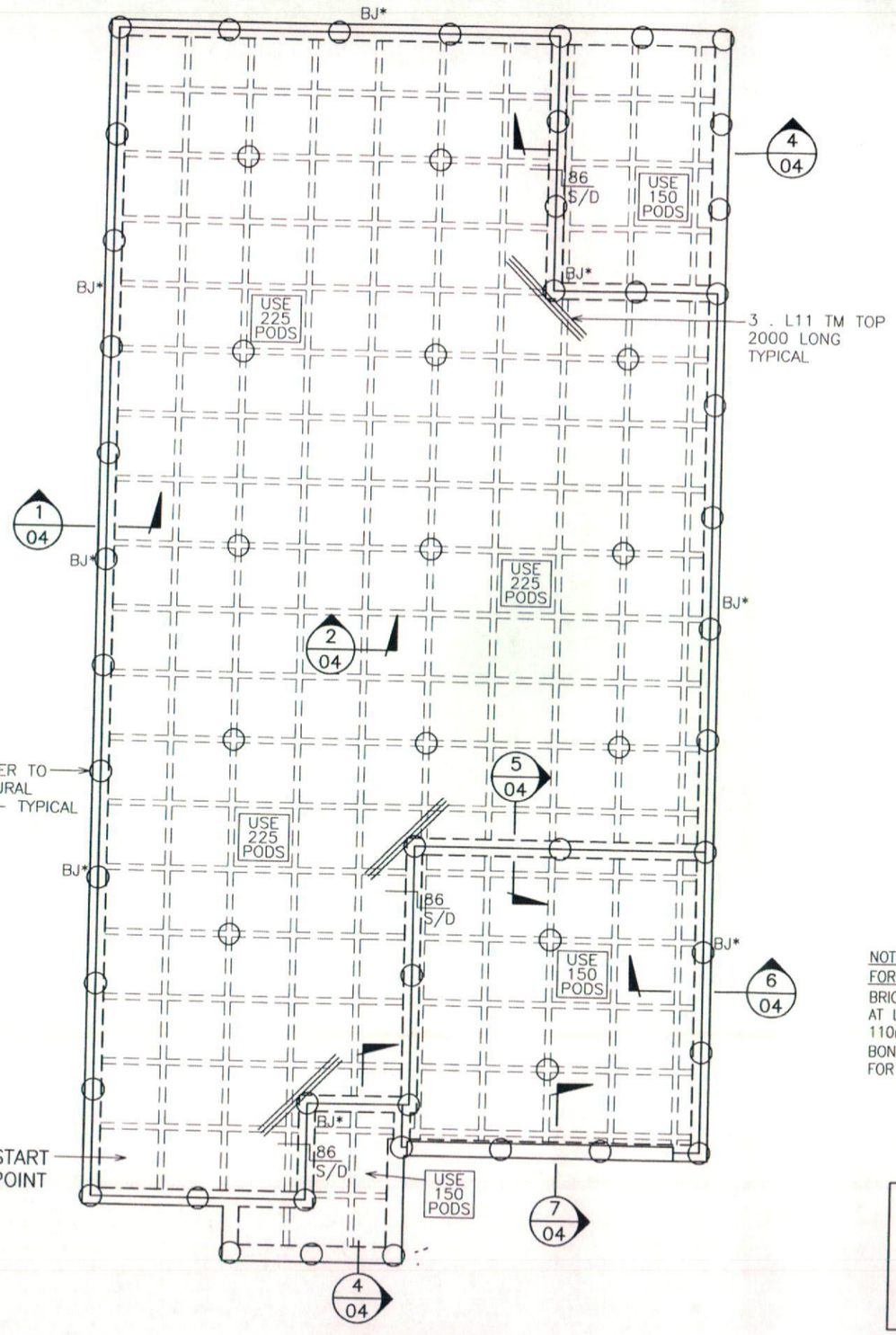
Drawn:	Date:	Scale:	Drawing No:
A.L	28–03–14		10125-02

Drawing Title: GENERAL NOTES



SLAB PLAN

USE 32MPa CONCRETE

USE SL82 FABRIC AS SLAB LENGTH >20m

BJ* – INDICATES BRICK JOINT REFER TO ARCHITECT'S DRAWINGS FOR POSITIONING

THIS SITE IS SALINITY AFFECTED. REFER GENERAL NOTES ON DRAWING NO 10125–02 FOR SPECIFICATIONS.

SLAB NOTES:

U.N.O. SLAB=85mm THK. WITH 1 LAYER OF SL82 FABRIC IN TOP UNLESS NOTED OTHERWISE, LAID ON 300UM HD WATERPROOF MEMBRANE ON 50mm SAND BLINDING ON WELL COMPACTED GRANULAR FILL. THE FILLING IS TO BE PLACED & COMPACTED TO AVOID ANY DEFLECTION & SETTLEMENT IN THE SLAB.

IF THE SITE IS CUT & FILLED: THE EXTERNAL BEAMS INDICATED, WHERE NOT BEARING ON FIRM NATURAL GROUND, MUST BE PIERED TO FIRM NATURAL GROUND (HAVING A SAFE BEARING CAPACITY OF 300kPa MINIMUM) BELOW THE FILL & TOP SOIL, USING 400 DIA. PIERS AT 1.8m CTS.

WHERE DEPTH OF ROLLED FILL BELOW SLAB EXCEEDS 400mm THE INTERNAL BEAMS INDICATED MUST BE PIERED TO FIRM NATURAL GROUND USING 400 DIA. PIERS AT 3.3m MAX. CTS.

IF LOAD BEARING BEAMS ARE BEARING ON NON–STRUCTURAL FILL, THE FOLLOWING PIER ARRANGEMENT SHALL BE USED:
FOR 210kPA PRESSURE (CLAY STRATUM): 400 DIA. BORED PIERS AT 1.8m CTS OR 500X300 BULK PIERS.
FOR 400 kPa PRESSURE (SHALE OR ROCK).
300 DIA. BORED PIERS AT 1.8m CTS

ALL STRIP FOOTINGS ARE TO BE FOUNDED DIRECTLY ON, OR PIERED DOWN TO FIRM NATURAL GROUND WITH AN ALLOWABLE MINIMUM BEARING PRESSURE OF 150kPa. PIERS SHOULD BE 400 DIA. & SPACED AT 1.8m CTS.

IF SHALE OR ROCK IS ENCOUNTERED IN THE TRENCHES OR PIER HOLES, THE ENTIRE BEAM SYSTEM MUST BE PIERED DOWN TO THIS STRATA.

THE EDGE BEAMS ARE TO HAVE A MINIMUM PENETRATION OF 150mm INTO THE FIRM NATURAL GROUND. TOP OF SLAB IS TO BE 250mm ABOVE THE EXTERNAL GROUND LEVEL.

PROVIDE ADDITIONAL BRICK ARTICULATION JOINTS AS REQUIRED.

PIERING NOTES

EXTERNAL PIERS @ 2000 CTS TO BE FOUNDED ON FIRM NATURAL BEARING, BUT ONLY WHERE ROLLED FILL IS LOCATED UNDER EDGE BEAM OR ALTERNATIVELY IN ORDER TO ACHIEVE AN EVEN BEARING IE. IF SHALE OR ROCK IS ENCOUNTERED IN CUT.

INTERNAL PIERS @ 3300x3300 C/CTS ONLY WHERE DEPTH OF ROLLED FILL BENEATH SLAB EXCEEDS 300mm. IF INTERNAL RIBS SUPPORT BRICKWORK, THEN PIERS ARE REQUIRED AS PER EXTERNAL EDGE BEAM.

NOTE: WHERE FOOTINGS ARE NOT FOUNDED ON NATURAL GROUND OR CONTROLLED FILL, PROVIDE 400mm DIA. MASS CONCRETE PIERS @ 2400mm CTS (MAX) AND SOCKETED 300mm (MIN) INTO NATURAL STRATUM OF 250kPa (MIN) BEARING CAPACITY.

ALL PIERS ARE TO BE POURED SEPARATE TO RAFT SLAB

NOTE ;
FOR GARAGE WALLS > 2.4m IN HEIGHT
BRICK WALLS TO BE 230mm
AT LOWER SECTION.
110mm WALL WITH 230x230
BONDED PIERS @ 1800 CTRS
FOR UPPER HEIGHT OF 2400mm.

M

THE SITE CLASSIFICATION USED FOR THIS DESIGN IS 'M'. REFER GEOTECH REPORT NO 7508/94–AA PREPARED BY GEOTECH TESTING P/L.

PROPOSED PIER LAYOUT AS SHOWN TO BE CONFIRMED ON SITE.

PROVIDE 1 N12 BAR TOP IN THE RIBS INTERSECTING THE PIERS

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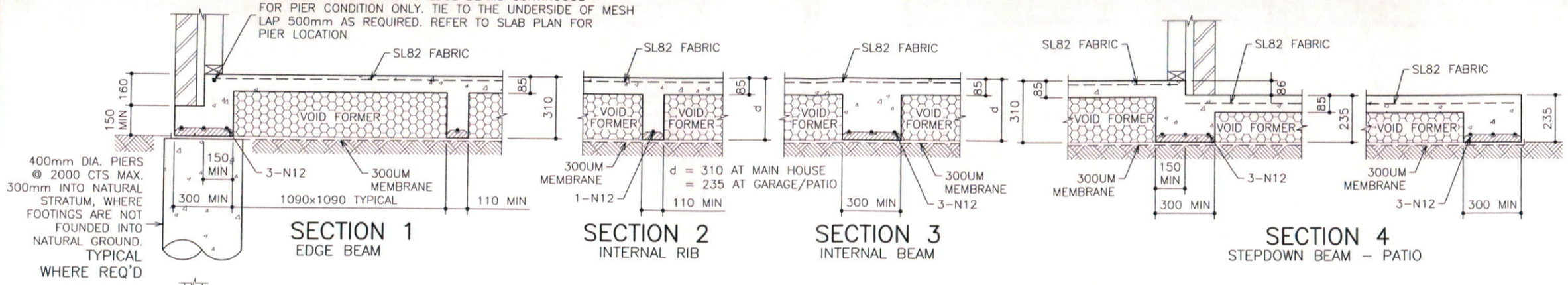
Drawn:	Date:	Scale:	Drawing No:
AL	28–03–14	1:100	10125-03

Drawing Title: SLAB PLAN

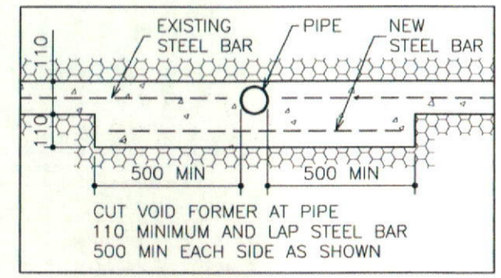


REINFORCEMENT FOR EXTERNAL BEAMS

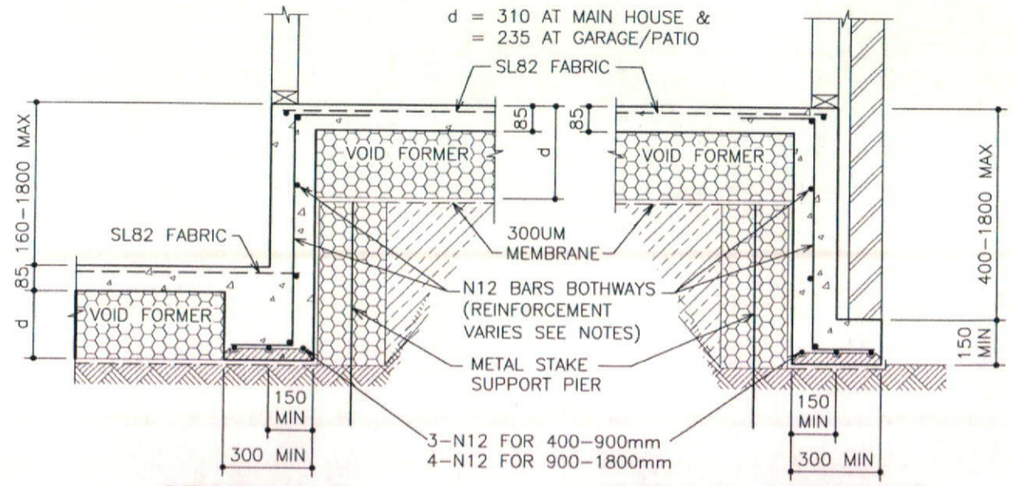
WHERE WIDTH EXCEEDS 300mm

WIDTH	TOP STEEL	BTM STEEL EXTRA
301-330	1-N12	1-N12
331-440	1-N12	2-N12
441-550	1-N12	3-N12
551-660	1-N12	4-N12

NOTE:
N12 BARS CAN BE REPLACED WITH 10.65mm HDW (450MPa STRESS GRADE)



MODIFICATION WHERE PIPE PENETRATES RIB

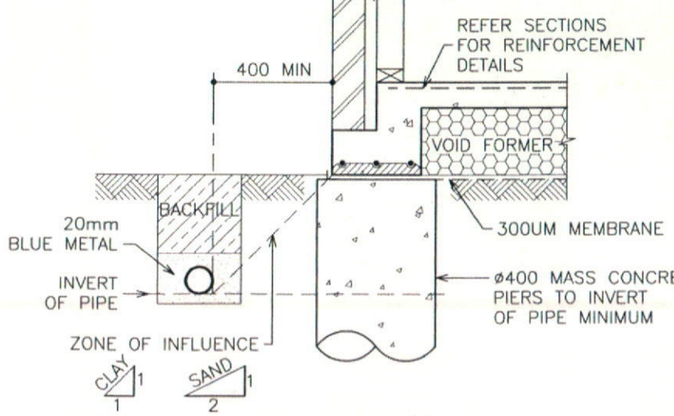


SECTION 8
INTERNAL DEEP BEAM

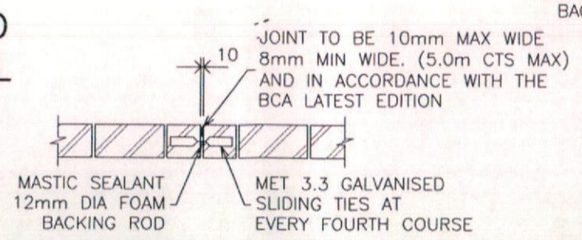
TYPICAL DEEPENED EDGE BEAM DETAIL

DEEP BEAM DEPTH	BEAM REINFORCEMENT
160 - 400mm	N12 BARS AT 1200 CTS & 1-N12 HORIZONTAL
400 - 900mm	N12 BARS AT 600 CTS & 1-N12 CENTRALLY
900 - 1500mm	N12 BARS AT 300 CTS BOTH WAYS
1500 - 1800mm	N12 BARS AT 200 CTS BOTH WAYS

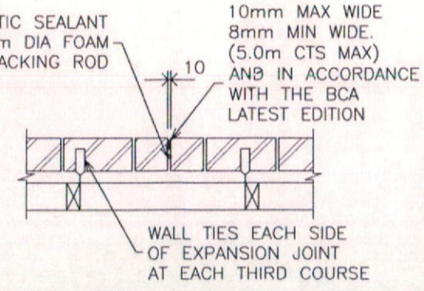
M



HOUSE SERVICES DETAIL



GARAGE WALL
SINGLE LEAF MASONRY WITH BRICK PIERS



BRICKJOINT DETAIL (BJ*)
BRICK VENEER TYPE CONSTRUCTION

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Drawn:	Date:	Scale:	Drawing No:
PSW	28-03-14	1:20	10125-04

Drawing Title: TYPICAL SLAB DETAILS

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation.

FLOOR FINISHES By Owner

b) SLIPPERY OR UNEVEN SURFACES

Designer has not not been involved in the selection of surface finishes. the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance,demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

BUILDING COMPONENTS

Mechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects.Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig),appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical,disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

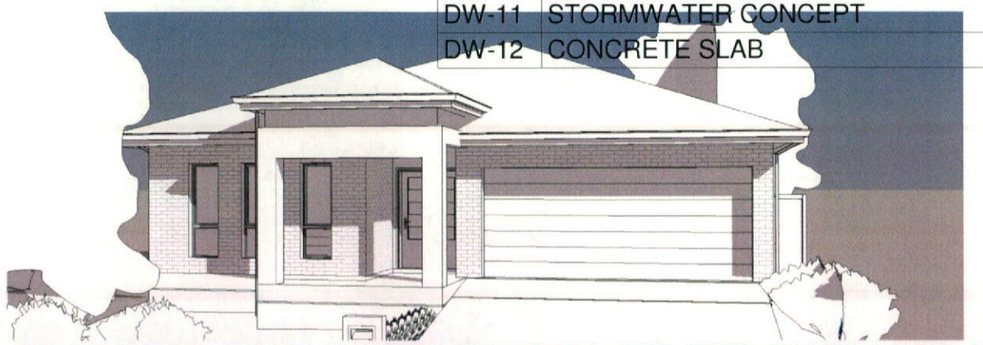
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (But is not excluded to): OWNER,BUILDER,SUB-CONTACTORS, CONSULTANTS,RENOVATORS,OPERATORS, MAINTAINORS,DEMOLISHERS.

Sheet List

Sheet Number	Sheet Name
DW-01	COVER SHEET
DW-02	SITE PLAN
DW-03	GROUND FLOOR PLAN
DW-04	ELEVATIONS
DW-05	ELEVATIONS
DW-06	SECTIONS
DW-07	SEDIMENT CLTR/SHADOW DIAGRAM
DW-08	LANDSCAPE
DW-09	SCHEDULE OF FINISH
DW-10	NOTIFICATION PLAN
DW-11	STORMWATER CONCEPT
DW-12	CONCRETE SLAB



PROPOSED SINGLE STOREY BRICK VENEER DWELLING AT LOT 2308 PATANGA CRESCENT

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CLIENT:
Mr Sandeep & Mrs Gagandeep Mehrok

PROJECT :
Lot 2308 Patanga Cres Jordan Springs

COVER SHEET

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-01 B
Scale

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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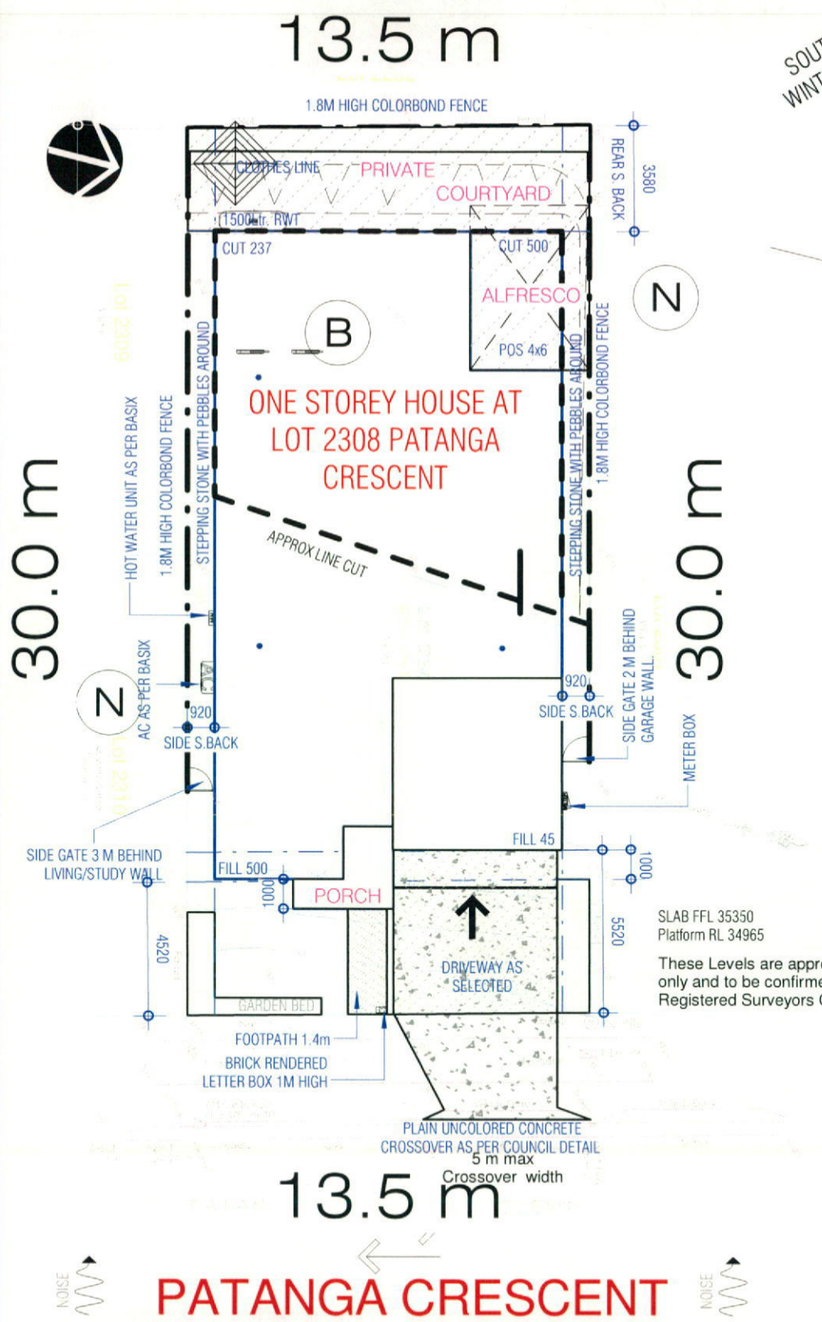
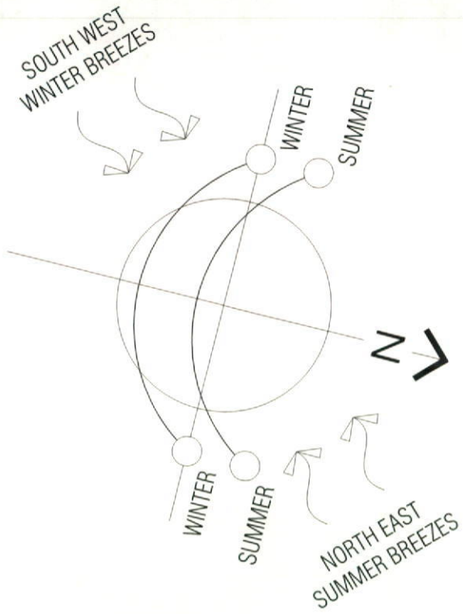


SLAB FFL 35350
Platform RL 34965

These Levels are approximate only and to be confirmed by Registered Surveyors Onsite



SITE DATA

Total Site Area	=	405 SQM
Site Cover	=	232 SQM (Max 60%=243sqm)
Landscape Area	=	122.5 SQM (Min 30%=121.5sqm)
Hard SurfaceArea	=	50.5 SQM
(Driveway 30.5+Porch 6+Alfresco 14)		
POS	=	66.1 SQM (Min 15%=60.75sqm)
Principle POS	=	4x6 (Min 24sqm - Allowed)
Primary Frontage	=	4.52m to Living
	=	5.52 to Garage
Side Setbacks	=	0.92 m
REAR SETBACK	=	3.58 m
Max Height to Ceiling	=	2.7 m
Max Height	=	5.255 m

SITE BOUNDARY

WIND DIRECTION

(B) PROPOSED BUILDING

(N) NEIGHBOURHOOD PROPERTIES

POS PRIVATE OPEN SPACE

VEHICULAR ACCESS

DRIVEWAY ACCESS

Building Code of Australia Building Classification: 1

BCA COMPLIANCE

Section A General Provisions

Vol. 2 Part 1.3, Clause 1.3.2 Classifications:
CLASS 1: One or more buildings which in association constitute -
(a) Class 1A - A single dwelling, being -
(i) a detached house, or
(ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a
row house, terrace house, town house or villa unit;
CLASS 10: A non-habitable building being a private garage, carport, shed, or the like.

Section C Fire Separation

Part 3.7.1 Fire Separation
3.7.1.1 Application
Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.
3.7.1.2 General Concession - Non-combustible materials
The following materials, though combustible or containing combustible fibtres, may be used wherever a non-
combustible is required in the Housing Provisions:
(a) plasterboard, and
(b) perforated gypsum lath with a normal paper finish, and
(c) fibrous-plaster sheet, and
(d) fibre-reinforced cement sheeting, and
(e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and
where the Spread-of-Flame Index of the product is not more than 0; and
(f) bonded laminated materials, where -
(i) each laminate is non-combustible; and
(ii) each adhesive layer is not more than 1mm thick; and
(iii) the total thickness of adhesive layers is not more than 2mm; and
(iv) the Spred-of-Flame Index and the Smoke-Development Index of the laminated material
as a whole does not exceed 0 and 3 respectively.
3.7.1.3 External Walls of Class 1 buildings
An external wall of a Class 1 building and any openings in that wall must comply with 3.7.1.5, if the wall is
less than-
(a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or other
public space; or
(b) 1.8m from another building on the same allotment other than appurtenant Class 10 building or a
detached part of the same Class 1 building.

3.7.1.4 Measurement of distances
(a) The distance from any point on an external wall of a building to an allotment boundary or another
building is the distance to that point measured along a line at right angles from the allotment
boundary or external wall of the other building which intersects that point without obstruction by a
wall complying with 3.7.1.5.
(b) Where a wall within a specified distance is required to be constructed in a certain manner, only
that part of the wall, (including any openings) within the specified distance, must be constructed in
that manner.
3.7.1.5 Construction of External Walls
(a) External walls (including gables) required to be fire-resisting [Referred to in 3.7.1.3 or 3.7.1.6] must
extend to the underside of a non-combustible roof covering or non-combustible eaves lining, and
must-
(i) have an FRL of not less than 60/60/60 when tested from the outside; or
(ii) be of masonry-veneer construction in which the external masonry veneer is not less
than 90mm thick; or
(iii) be of masonry construction not less than 90mm thick.
(B) Openings in external walls required to be fire-resisting [referred to in 3.7.1.3 or 3.7.1.6] must be
protected by-
(i) non-operable fire-windows or other construction with an FRL of not less than –/60/– ; or
(ii) self-closing solid-core doors not less than 35mm thick.
(c) Sub-floor vents, roof vents, weep holes and penetrations for pipes, conduits and the like need not
comply with (b) above.
(d) Concessions for non-habitable room windows, conduits and the like-
Despite the requirements in (b), in a non-habitable room a window that faces the boundary of an
adjoining allotment may be not less than 600mm from that boundary, or, where the building faces
another building on the same allotment, not less than 1.2m from that building; providing that-
(i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2sqm; or
(ii) in a room other than referred to in (i), opening has an area of not more than 0.54sqm;
and-
(A) the window is steel-framed, there are no opening sashes and it is glazed in
wire glass; or
(B) the opening is enclosed with hollow glass blocks.

3.7.1.8 Separating walls
(a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building
which is not apurtenant to that Class 1 building, must have an FRL of not less than 60/60/60, and-
(i) commence at the footings or ground slab; and
(ii) extend-
(A) if the building has a non-comustible roof covering, to the underside of the roof
covering; or
(B) if the building has a combustible roof covering, to not less than 450mm above
the roof covering.

SPECIFICATION C1.10 Fire Hazard Properties
Materials used in the building having flamability, smoke developed and spread-of-flame indices as set-out in Spec. C1.10.

SECTION F Health and Amenity

Part F1: Damp and Weatherproofing
-Stormwater drainage must comply with AS/NZS 3500.3.2
-Roof covering to comply with F1.5
-Sarking must comply with AS/NZS 4200, Parts 1 and 2
-Water proofing of wet areas in buildings to comply with F1.7
-Damp-proofing of floors on ground to comply with F1.11

Part F3.7: Fire safety
-Automatic fire detection system to be provided in accordance with Part 3.7.2 General concession:
Part 3.7.2: Smoke alarms - requirements for smoke alarms:
(a) Smoke alarms must be installed in:
(i) any storey containing bedrooms.

Part 3.8: Health and amenity
-Wet areas within the building must comply with the requirements of Part 3.8.1 Wet areas.
Part 3.8.6: Sound insulation requirements
3.8.6.1 Application - Compliance with this Part satisfies performance requirement P2.4.6 for sound insulation.
3.8.6.2 Sound insulation requirements
(a) to provide insulation from air-born and impact sound, a separating wall between two or more Class
1 buildings, must-
(i) achieve the weighted sound reduction with spectrum adaption term [Rw+Ctr] and
discontinuous construction
requirements, as required by Table 3.8.6.1; and
(ii) be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.
(b) For the purpose of this Part, the Rw+Ctr must be determined in accordance with As/NZS 1276.2 or
ISO 717.1, using results from laboratory measurements.

Part 3.9: Safe movement and access
-The treads and risers of the proposed stairs are to comply with Part 3.9.1.2 General requirements.

1 **Site Analysis**
1 : 200

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CLIENT:
Mr Sandeep & Mrs Gagandeep Mehrok

PROJECT :
Lot 2308 Patanga Cres Jordan Springs

SITE PLAN

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-02 B

Scale As indicated

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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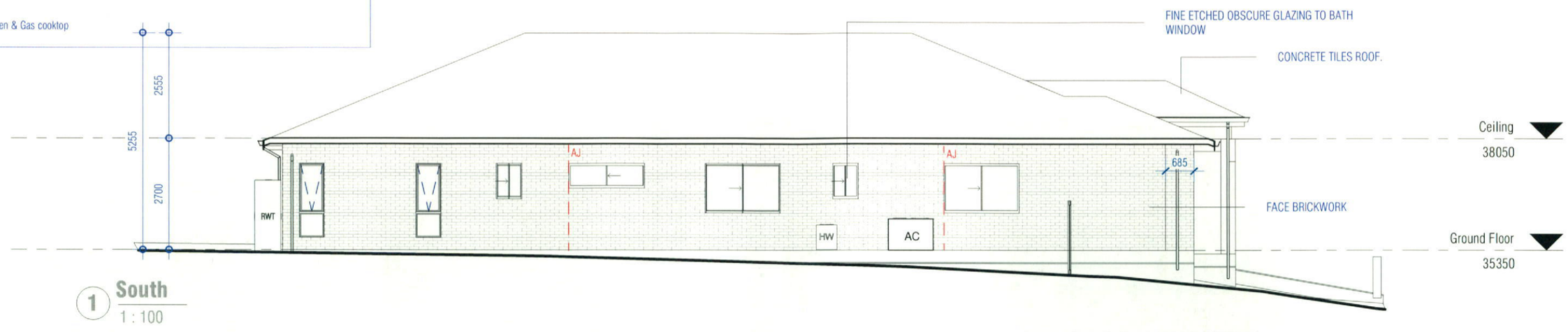
BASIX REQUIREMENTS

Water:
1.Shower Heads, Toilet and Taps must be Min 3 star rated.
2.Minimum 1500 Litre Rain Water Tank with min roof runoff from 150 sqm.
3.RWT must be connected to all toilets , cold water tap in laundry and one outdoor tap.

Thermal:
1.External Wall insulation:R Value 1.66 or 2.2 including Construction.
2.Ceiling to have min R value 3.0 and must have Foil/Sarking.
3. Insulation specified above must be installed in accordance with the Part 3.12.1.1 of BCA.
4.All windows are Standard Aluminum and Single Clear glazing except obscure glazing to Bath & Ens.

Energy:
1.Hot Water - gas Instantanous -4.5 star rating.
2.Heating and cooling system of 1- Phase aircondition with a zoning in day and night areas.
3.Individual Fan -ducted to facade or roof - must be installed to Laundry , Kitchen and One bath.

Other:
Electric oven & Gas cooktop



1 South
1 : 100

2 East
1 : 100

LEGEND

AJ ARTICULATION JOINT

AJ- Articulation Joint in Brick Work in accordance with Clause 3-3-1.8 of the BCA Final Location to be verified by the builder on site

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PROJECT :
Lot 2308 Patanga Cres Jordan Springs

ELEVATIONS

Project number	20130287
Date	12-10-13
Drawn by	FF
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DW-04 B

Scale 1 : 100

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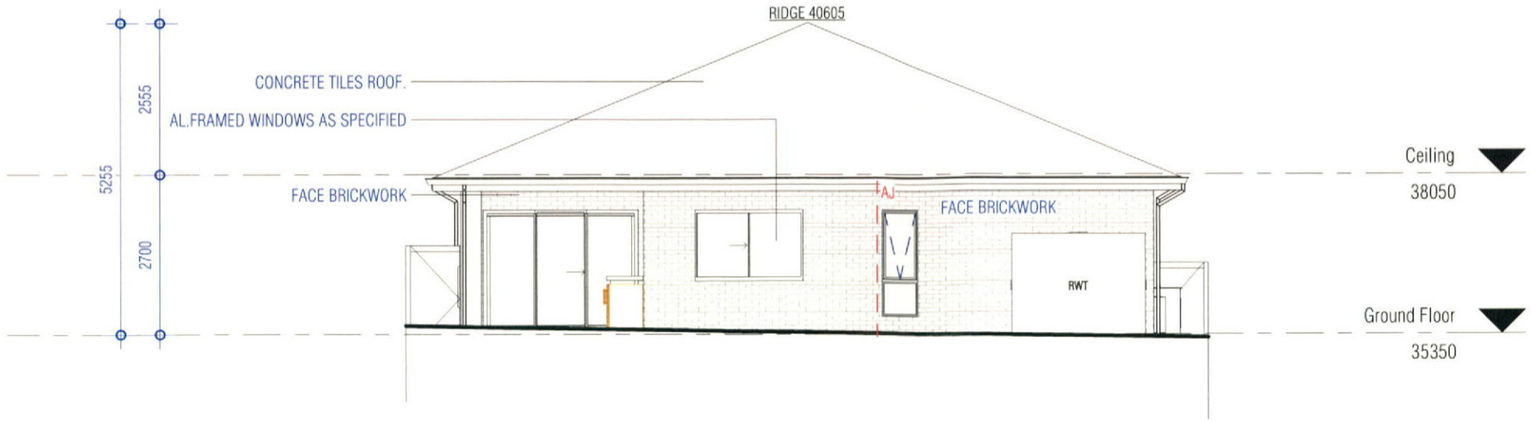
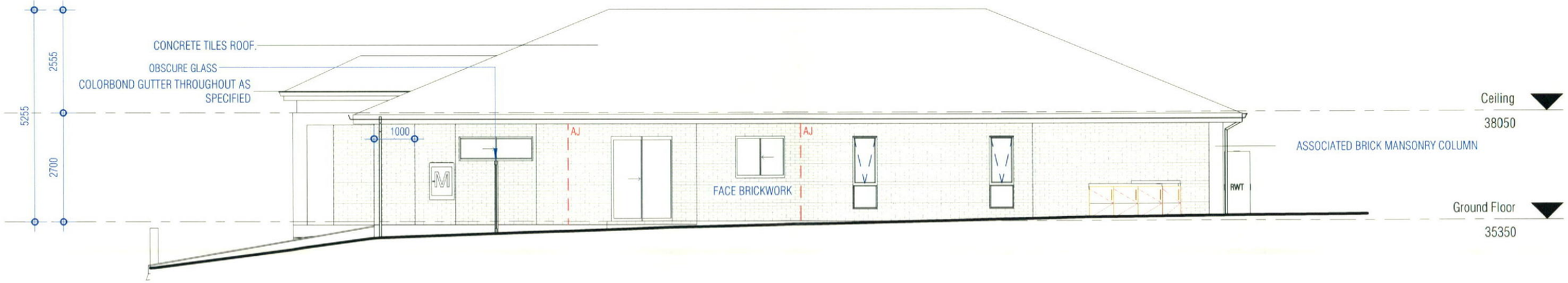


1 West
1 : 100



2 North
1 : 100

LEGEND

AJ ARTICULATION JOINT

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PROJECT :
Lot 2308 Patanga Cres Jordan Springs

ELEVATIONS

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DW-05 B

Scale 1 : 100

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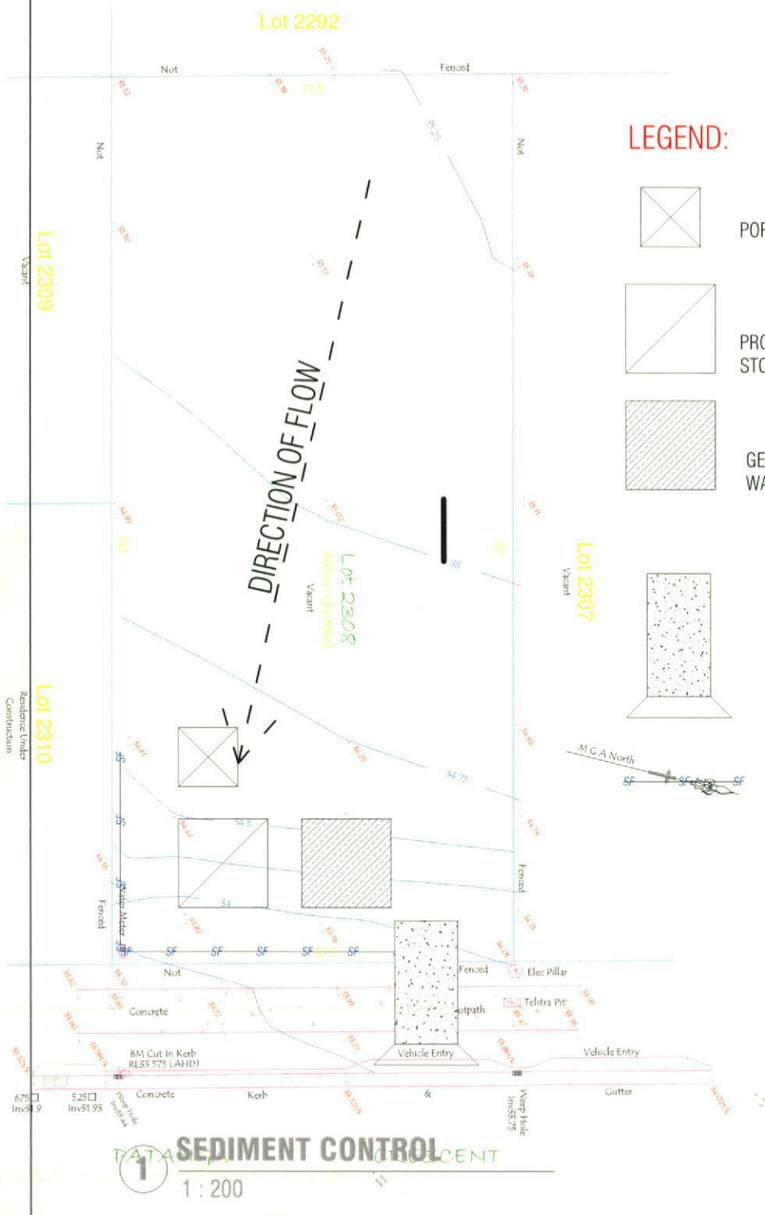


1 SEDIMENT CONTROL
1 : 200

LEGEND:

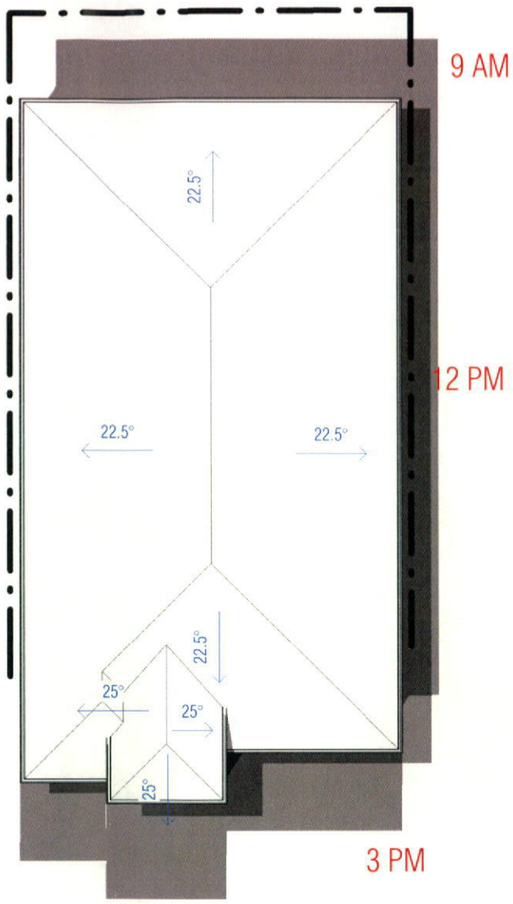
PORTABLE W.C

PROVISIONAL AREA FOR STOCKPILING OF MATERIALS

GEOTEXTILE TRADE WASTE RECEPTABLE

VC AND STABILISED ENTRY

SEDIMENT CONTROL FENCE



PATANGA CRESCENT

SOIL EROSION NOTES

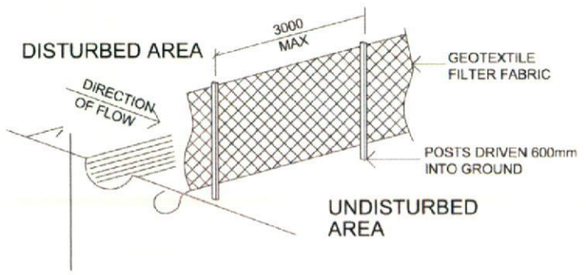
TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY. BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE
NECESSARY TO PLACE BANKS OR DRAINSDOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF.
THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED
BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED
AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR/SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEPT DAILY
6. UNDER SECTION 16 OF THE CLEAN WATERS ACT HEAVY FINES,INCLUDING A $600 ON THE SPOT FINE, MAY BE IMPOSED IF A PERSON ALLOWS SOIL, CEMENT SLURRY OR OTHER BUILDING
MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORM WATER SYSTEM.

SEDIMENT NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND Max 3 m Ctrs.
3. DIG A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A Min LAP OF 150 mm.



SEDIMENT CONTROL FENCE
NOT TO SCALE

*THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:

1-ARCHITECTURAL PLANS
2-CONTOUR AND DETAIL SURVEY

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CLIENT:
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PROJECT :
Lot 2308 Patanga Cres Jordan Springs

SEDIMENT CLTR/SHADOW DIAGRAM

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-07 B

Scale 1 : 200

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
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PATANGA CRESCENT

SIDE GATE 3 M BEHIND LIVING/STUDY WALL

Smartscreen fancing (Riversand Colour) or similar to 1.8 high

STEPPING STONE WITH PEBBLES AROUND

FILL 500

FOOTPATH MAX 1.8

BRICK RENDERED LETTER BOX 1M HIGH

PORCH

- Any garden or lawn edging visible from the street is to be constructed of masonry textured or coloured bricks, blocks or coloured concrete – no timber edging is permitted.
- Any retaining walls visible from the street or 900mm high and over are to be of masonry construction.
- Vehicle crossovers are to be plain concrete to PCC specifications. 5m wide V.C for double garage and 3m wide V.C for single garage, except where required to meet Australian Standards from corner.
- All existing street trees and verge planting are to be protected during construction.

ONE STOREY HOUSE AT LOT 2308 PATANGA CRESCENT

1500Lt RWT

CLOTHES LINE

PRIVATE COURTYARD

ALFRESCO

Smartscreen fancing (Riversand Colour) or similar to 1.8 high

Lot 2292

DRIVEWAY AS SELECTED

PLAIN UNCOLORED CONCRETE CROSSOVER AS PER COUNCIL DETAIL

5 m max Crossover width

Denotes Fence

METER

STEPPING STONE WITH PEBBLES AROUND

SIDE GATE 2 M BEHIND GARAGE WALL.

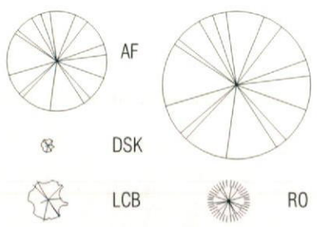
Smartscreen fancing (Riversand Colour) or similar to 1.8 high

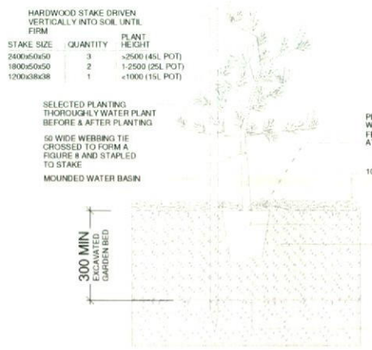
Planting Schedule

CODE	BOTANICAL NAME	M.Ht	POT SIZE	QTY
AF	Agonis flexuosa 'Afterdark'*	6m	25L	1
DSK	Dianella 'Silv er Streak'*	0.5m	150mm	46
ER	Elaeocarpus reticulatus*	6m	25L	1
LCB	Loropetalum chinense v ar. rubrum 'Burgundy'	1.5m	200mm	6
RO	Rosa sp.	2m	200mm	4

Grand total: 58

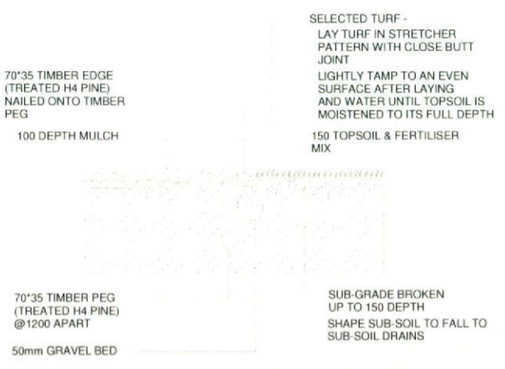
TOTAL PLANTS	TOTAL NATIVE PLANTS	TOTAL EXOTIC PLANTS	% Native Plants	Total Trees
55	46	11	84%	2





2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST



1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.

LAND SCAPE NOTES

TURF
EXCAVATE/ GRADE AREAS TO BE TURFED TO 120MM BELOW THE REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITH 1500MM OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL OF THE SURFACE WATER RUNOFF IS TO BE DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AD AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP SUBGRADE TO 150MM DEEP. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING TURF, SPREAD 'SHIRLEYS NO. 17 LAWN FERTILISER' OVER THE TOPSOIL AT THE RECOMMENED RATE. LAY SIR WALTER BUFFALO TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.

STABILISED CRUSHED SANDSTONE
PATH TO BE CRUSHED SANDSTONE OVER WEEDMAT TO DEPTH OF 50MM. STABILSED WITH 5% CEMENT.

TIMBER EDGING
TREATED HARDWOOD EDGING. THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINES AS INDICATED ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN SCORE TIMBER TO ACHIEVE MORE EVEN CURVES. THE TOP OF THE EDGE IS TO FINISH FLUSH WIH THE ADJACENT TURF AND MULCH LEVELS.

PLANTING AREAS
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300MM BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX IF REQUIRED OR IMPROVE EXISTING SOIL WITH COMPOST BLEND. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOP SOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE. NO CLAY). INSTALL 75MM OF SELECTED MULCH. MULCH TO BE ANL 'FOREST BLEND'.

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CLIENT:
Mr Sandeep & Mrs Gagandeep Mehrok

PROJECT :
Lot 2308 Patanga Cres Jordan Springs

LANDSCAPE

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-08 B

Scale As indicated

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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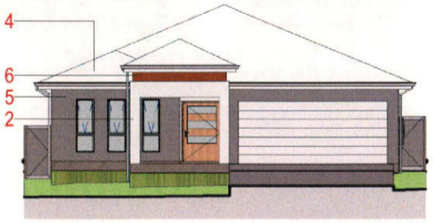
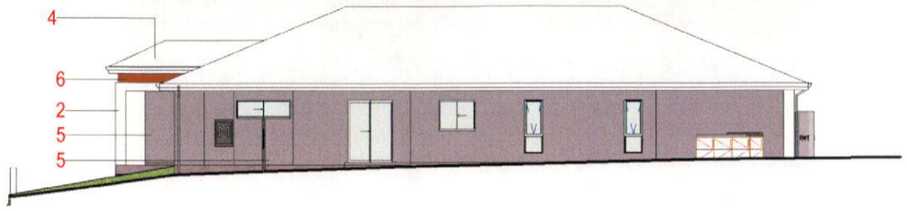
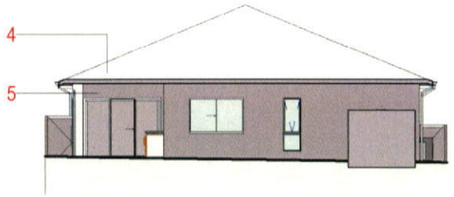


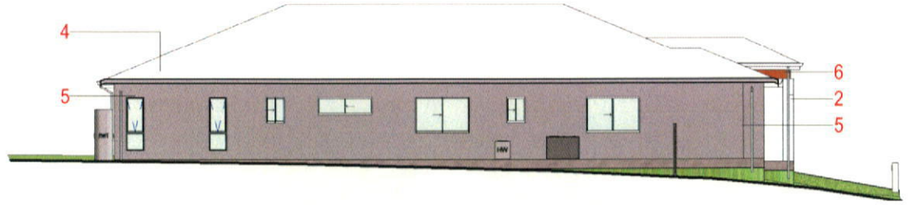
1 **F_East**
1 : 200



2 **F_North**
1 : 200



3 **F_West**
1 : 200



4 **F_South**
1 : 200

02..Render as selected by client

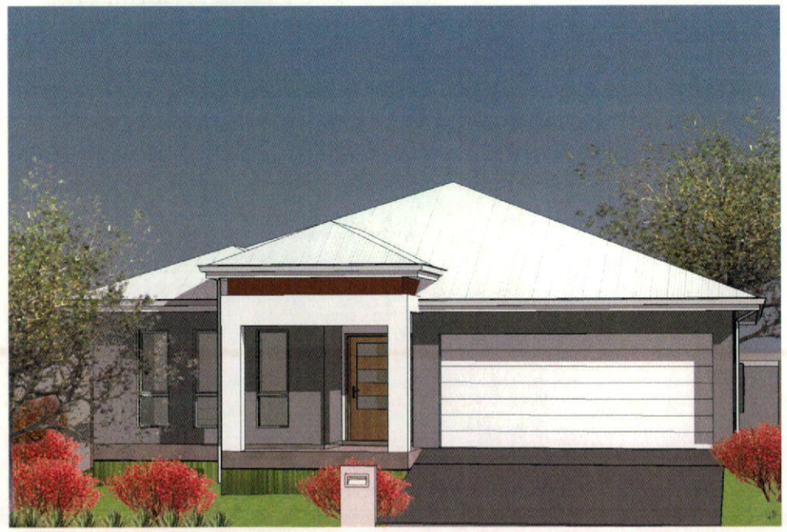
04.ROOF TILES - Traditional Sambuca

03.STENCIL CONCRETE

05.AUSTRAL Symmetry - Asphalt
- Exposure Grade

COLORBOND - Monument

06.DARK BROWN TIMBER



Roof - Traditional Sambuca
Gutters -Monument
Fascia - Dune
Downpipes - Dune
Windows - Dune
Brick -Austral Symmetry- Asphalt- Exposure Grade

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PROJECT :
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SCHEDULE OF FINISH

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-09 B

Scale 1 : 200

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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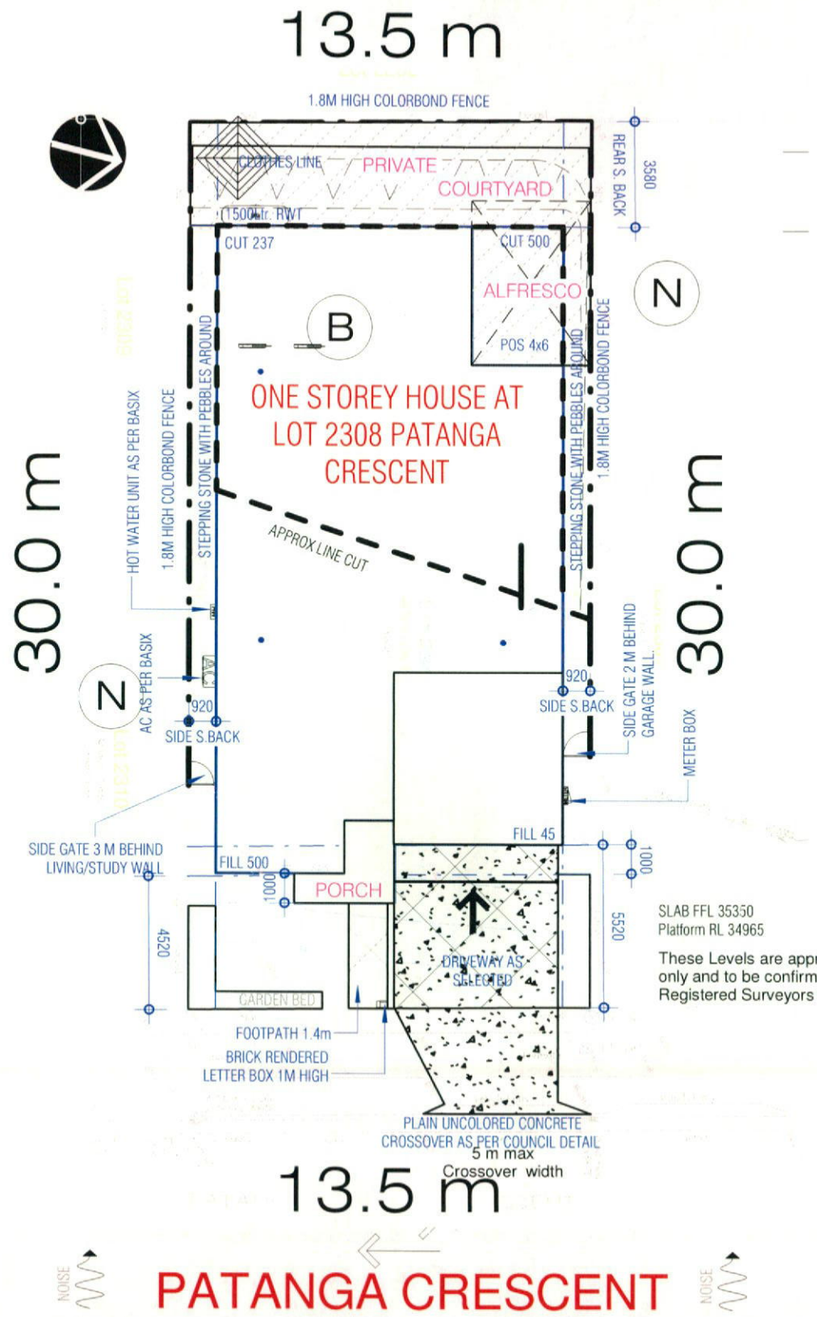
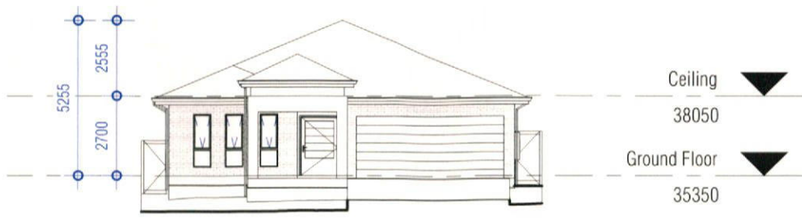


SLAB FFL 35350
Platform RL 34965

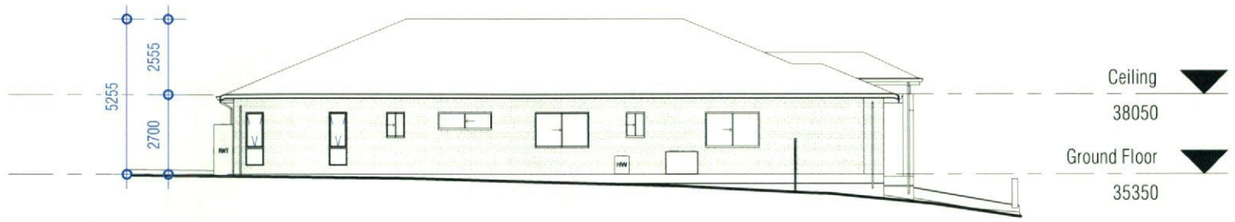
These Levels are approximate only and to be confirmed by Registered Surveyors Onsite

5 **N_Site**
1 : 200

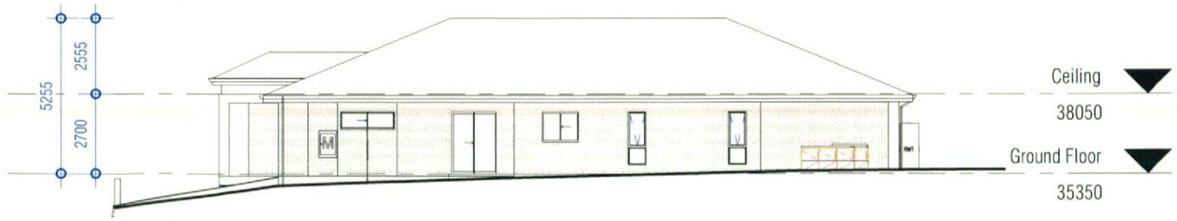


1 **N_East**
1 : 200

2 **N_West**
1 : 200



3 **N_South**
1 : 200



4 **N_North**
1 : 200

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PROJECT :
Lot 2308 Patanga Cres Jordan Springs

NOTIFICATION PLAN

Project number	20130287
Date	12-10-13
Drawn by	FF
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DW-10 B
Scale 1 : 200

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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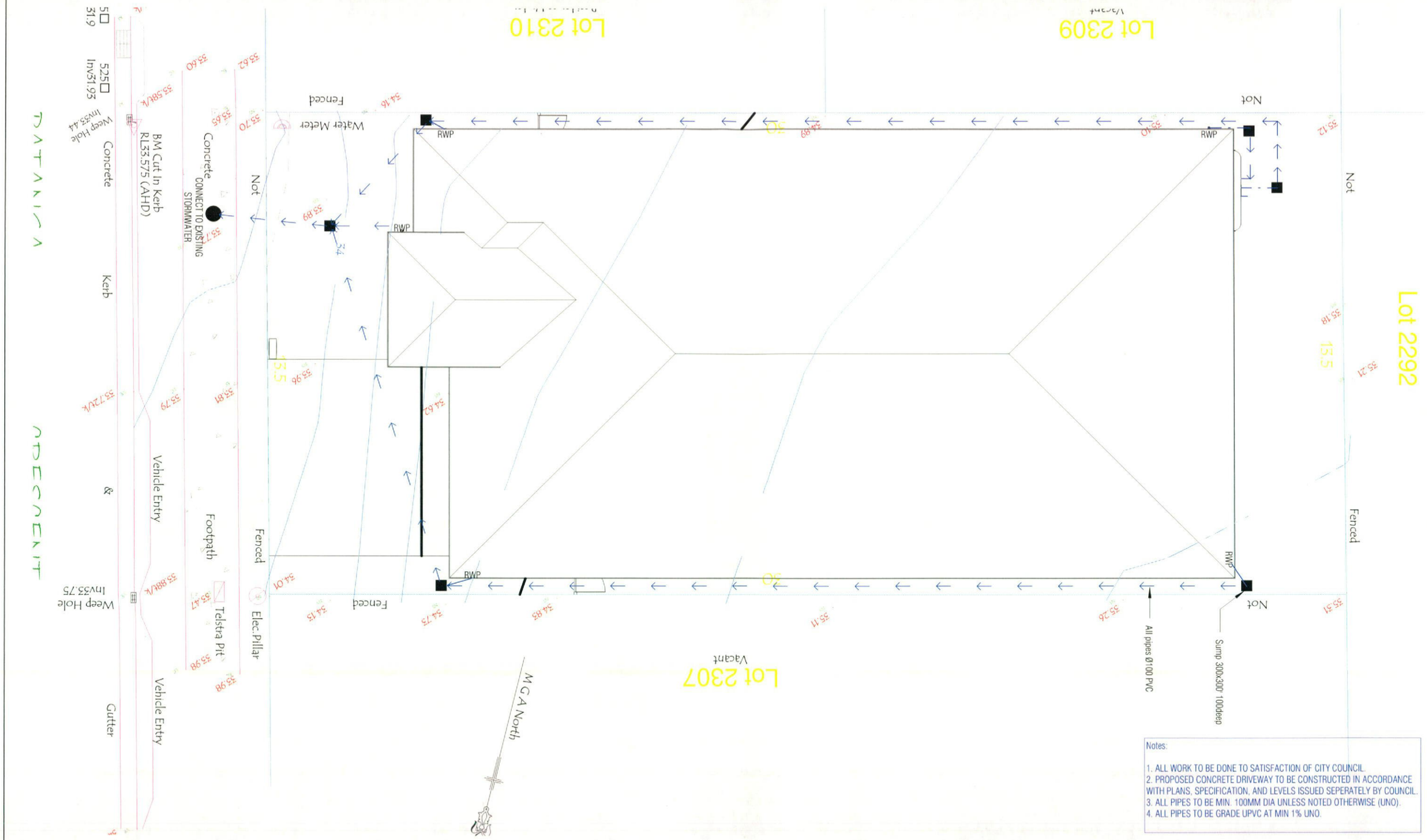

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CLIENT:

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PROJECT :

Lot 2308 Patanga Cres Jordan Springs

STORMWATER CONCEPT

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-11 B

Scale 1 : 100

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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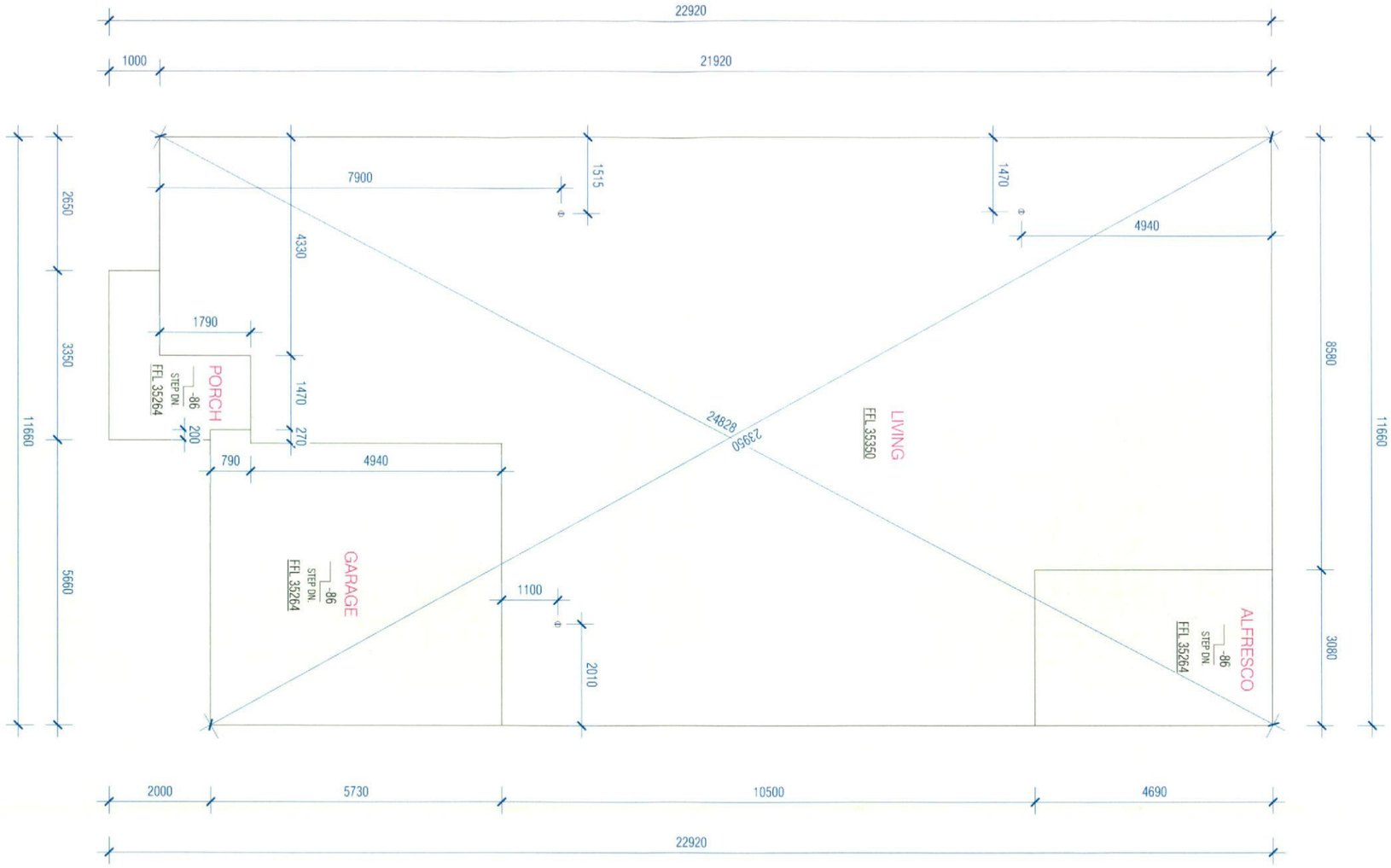

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PROJECT :
Lot 2308 Patanga Cres Jordan Springs

CONCRETE SLAB

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-12 B

Scale 1 : 100

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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