GENERAL NOTES:
1 ... These drawings shall be read in conjunction with Architectural and all other Consultant's drawings and specifications, and with such other written instructions as may be issued during the course of the works.
2 ... No building works shall be constructed on or over any allotment boundary or easement or other similar such property title without the necessary permits and/or approvals. These drawings do not constitute such permits and/or approvals irrespective of whether building works are so indicated on or over such property titles.
3 ... Setting-out dimensions shall be verified by the Builder prior to commencement of work. Dimensions shall not be obtained by scaling the drawings. Dimensions are in millimetres, unless indicated otherwise. Drawing practice is to AS 1100.
4 ... During construction all structures and structural elements shall be maintained in a stable condition and no part shall be overstressed.
5 ... All workmanship and materials shall be in accordance with the requirements of the Australian Standards, the Building Code of Australia, and the by-laws and ordinances of the relevant Building Authority.
6 ... References to Australian Standards refer to the current edition unless specifically noted otherwise.

FOUNDATIONS & SITE DRAINAGE:
1 ... Footings have been designed for an allowable bearing pressure of 150 kPa.
2 ... Piers have been designed for an allowable bearing pressure of 300 kPa.
3 ... The Builder shall obtain written approval from the Engineer for the foundation in accordance with the requirements of these plans and relevant Australian Standards prior to placing concrete.
4 ... The site shall be excavated so as to ensure adequate surface drainage away from footings and slabs in such a manner to prevent ponding beside any new works.
5 ... The site shall be drained in accordance with clause 5.2 of AS 2870, "Residential Slabs and Footings".
6 ... Footings and slabs shall not be constructed on a mixture of cut and fill material without the Engineer first inspecting the site to determine the extent of stabilizing measures, such as piering or thickenings. All stabilizing work shall be carried out in accordance with the Engineer's written instructions and shall be covered by the final certification.
7 ... Piers shall be taken to strata approved by the Engineer and shall only be filled with concrete with the written approval of the Engineer.
8 ... If drainage trenches are to be excavated within the zone of influence of footings or edge beams the Engineer shall be notified to determine piering requirements.

NOTE
MASONRY ANCHORS ARE TO BE EPOXY SET INSTALLED
IN ACCORDANCE WITH RAMSET SPECIFICATION.
POLYESTER IS NOT AN ACCEPTABLE ALTERNATIVE TO EPOXY.

CONCRETE:
1 ... All workmanship and materials shall be in accordance with AS 3600 except where varied by the contract documents.
2 ... The quality of concrete shall be maintained in accordance with TABLE 'CQ'.
3 ... Concrete above ground shall be moist cured for minimum of 7 days, except where fully protected from direct sunlight, in which case, a minimum of 3 days. Alternatively, curing may be by spraying with an approved curing compound to Manufacturer's recommendations within 1 hour of finishing.
4 ... Clear concrete cover to reinforcement shall in accordance with TABLE 'CCC', unless indicated otherwise on the drawings.
5 ... Reinforcement shall be lapped in accordance with TABLE 'RL' for bars; and lapped 2 cross bars + 25 minimum for fabric, unless detailed otherwise.

TABLE 'CQ' - CONCRETE QUALITY

Element	Slump	Max. Agg Size	Cement Type	Concrete Grade
Footings	80	20	Blended	N25
Slabs	80	20	Blended	N32

TABLE 'RL' - REINFORCEMENT LAPS for BARS

Reinforcement	Vertical Lap	Horizontal Lap
L11TM	600 min	600 min
N12	550	550
N16	700	700

TABLE 'CCC' - CLEAR CONCRETE COVER TO REINFORCEMENT.

Exposure Class	A1			A2			B1			B2		C
Concrete Quality	N20	N25	N32	N25	N32	N40	N25	N32	N40	N32	N40	N50
Footings		50										
Edge beams		50										
Slabs		30										

TIMBERWORK:
1 ... All timberwork shall comply with AS 1684-2021 and AS 1720.
2 ... Blocking of rafters/joists shall be in accordance with AS 1684-2021.
3 ... All external framing timber shall be minimum H3 treated UNO.
4 ... Bolting of timber to structural steelwork shall be by grade 4.6 hexagon bolts with a structural washer on the timber side, in accordance with the dimensions specified in AS 1720 to achieve the full capacity of the connection. UNO.
5 ... All structural hardwood must be seasoned.
6 ... All exposed timber must be suitable for the site BAL rating. Builder to confirm prior to ordering of materials.

FOOTINGS AND SLABS:
1 ... The site classification has been tested / ~~assumed~~ to be Class P/M site to AS 2870. Where this classification is assumed the Engineer should be contacted for confirmation of the classification after excavation of site. A geotechnical investigation may be required to establish this classification.
2 ... Slabs have not been designed to eliminate shrinkage cracks.
3 ... All soil containing vegetable matter is to be stripped from the site.
4 ... Sand fill over 100mm deep is to be placed in layers not exceeding 150mm and compacted, without the addition of water, using a vibrating plate compactor. Sand fill must not be placed under footings or slab-on-ground edge beams. Sand fill may be placed under internal stiffening ribs.
5 ... Concrete shall be poured on a 0.2mm High impact resistant polyethylene membrane, placed over well-consolidated packing sand. Polyethylene shall be lapped a minimum of 300 and taped at all joints and penetrations.
6 ... Provide slab-edge rebates, cross-falls and set-downs in slabs for tiling and other finished levels to suit Architectural drawings and specifications.
7 ... Finished floor levels and edge beam treatments are not to infringe the BCA & Building Authority's requirements.
8 ... DPC's and flashings have not been shown.
9 ... Termite protection shall be provided in accordance with the requirements of AS 3660.

STEELWORK:
1 ... All material grade 300 to AS3678 & AS3679 UNO.
2 ... All workmanship to be in accordance with AS4100 and AS1554 UNO.
3 ... All welds to be 6mm CFW E41XX GP category to AS1551 UNO.
4 ... All splatter, flux, dags and burrs to be removed.
5 ... All bolting to AS1252 grade 4.6/s per AS4100 UNO.
6 ... All steelwork to be fire rated to BCA requirements.
7 ... All steel work to be minimum shop primed in accordance with the BCA.
8 ... All external steel work including connections, to be hot dip galv. in accordance with the BCA.

STRUCTURAL STEEL DURABILITY
1 ... All steelwork shall be protected as indicated in TABLE 'SSP'. For hot-dipped galvanised members all necessary holes and copings are to be provided in approved positions to suit the requirements of the galvanising process and the Architect, whether or not detailed on the drawing. Decorative surface finishes to architects requirements.

TABLE 'SSP' - STEELWORK SURFACE PROTECTION

Element	Reference	Environment/ Durability Classification
Not Built Into Masonry	BCA Vol 2 Table 3.4.4.2	Severe
Built Into Masonry	AS 2699.3 Table 1, 2 & 3	R4

Issue	Drn	Des'd	Description	Date
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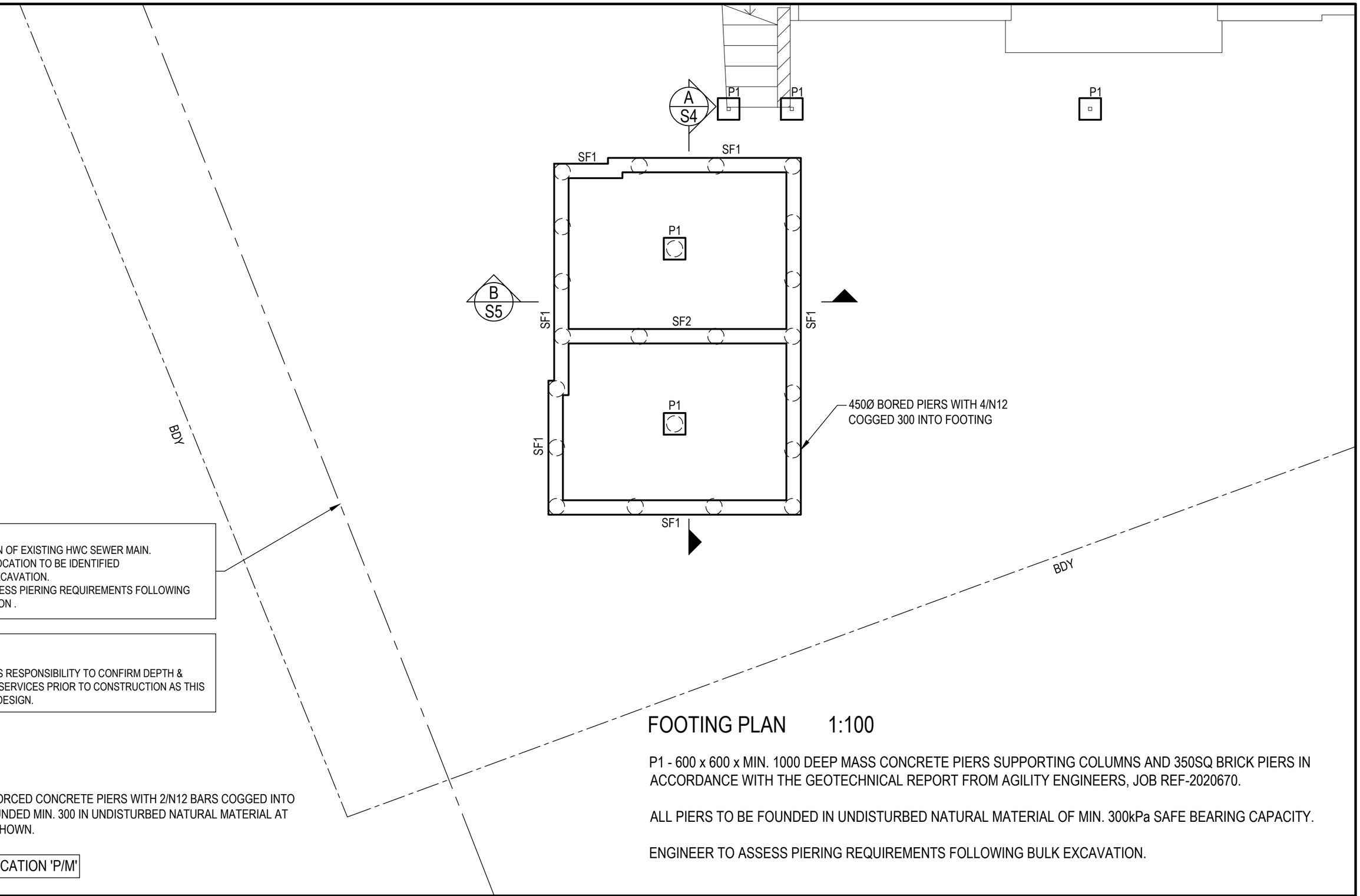
Client AL-MAHAIDI
Project PROPOSED GARAGE
No. 160 PRINCETON AVENUE
ADAMSTOWN HEIGHTS

Job No.	Drawing No.		Issue	Size
23-156	S1	OF 9	A	A3



NOTE:
APPROX LOCATION OF EXISTING HWC SEWER MAIN.
EXACT DEPTH & LOCATION TO BE IDENTIFIED
PRIOR TO BULK EXCAVATION.
ENGINEER TO ASSESS PIERING REQUIREMENTS FOLLOWING
THIS IDENTIFICATION .

NOTE:
DIAL 1100 DBYD.
IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM DEPTH & LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AS THIS MAY AFFECT THE DESIGN.

◯ - 450Ø REINFORCED CONCRETE PIERS WITH 2/N12 BARS COGGED INTO FOOTING FOUNDED MIN. 300 IN UNDISTURBED NATURAL MATERIAL AT LOCATIONS SHOWN.

SITE CLASSIFICATION 'P/M'

FOOTING PLAN 1:100

P1 - 600 x 600 x MIN. 1000 DEEP MASS CONCRETE PIERS SUPPORTING COLUMNS AND 350SQ BRICK PIERS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FROM AGILITY ENGINEERS, JOB REF-2020670.

ALL PIERS TO BE FOUNDED IN UNDISTURBED NATURAL MATERIAL OF MIN. 300kPa SAFE BEARING CAPACITY.

ENGINEER TO ASSESS PIERING REQUIREMENTS FOLLOWING BULK EXCAVATION.

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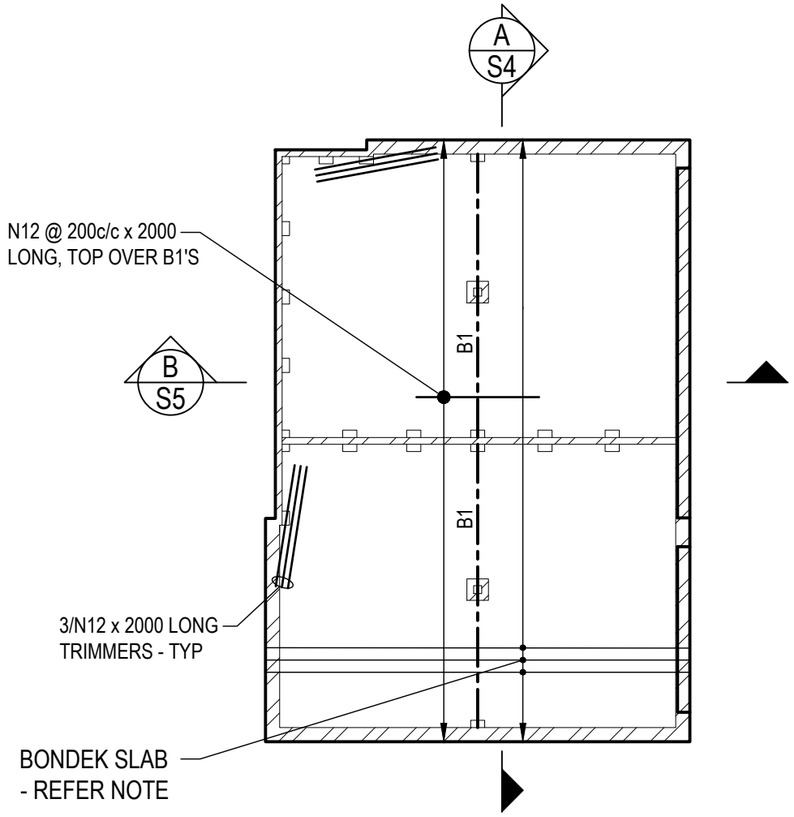
ADAMSTOWN HEIGHTS

Job No.	Drawing No.	Issue	Size
23-156	S2 OF 9	A	A3



MEMBER DETAIL

No.	MEMBER	SUPPORT
B1	200 UB 22 CONTINUOUS	350SQ BRICK PIERS, 230 x 110 ENGAGED BRICK PIERS

FLOOR SLAB AND FRAMING PLAN 1:100

BONDEK SLAB NOTE :
150 BONDEK SLAB, 1.0 BONDEK, SL 82 TOP, 40 COVER
32 MPa CONCRETE 1 ROW OF TEMPORARY PROPPING TO EACH SPAN FOR MIN 14 DAYS AFTER PLACEMENT OF CONCRETE.

NOTE:
BONDEK MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS

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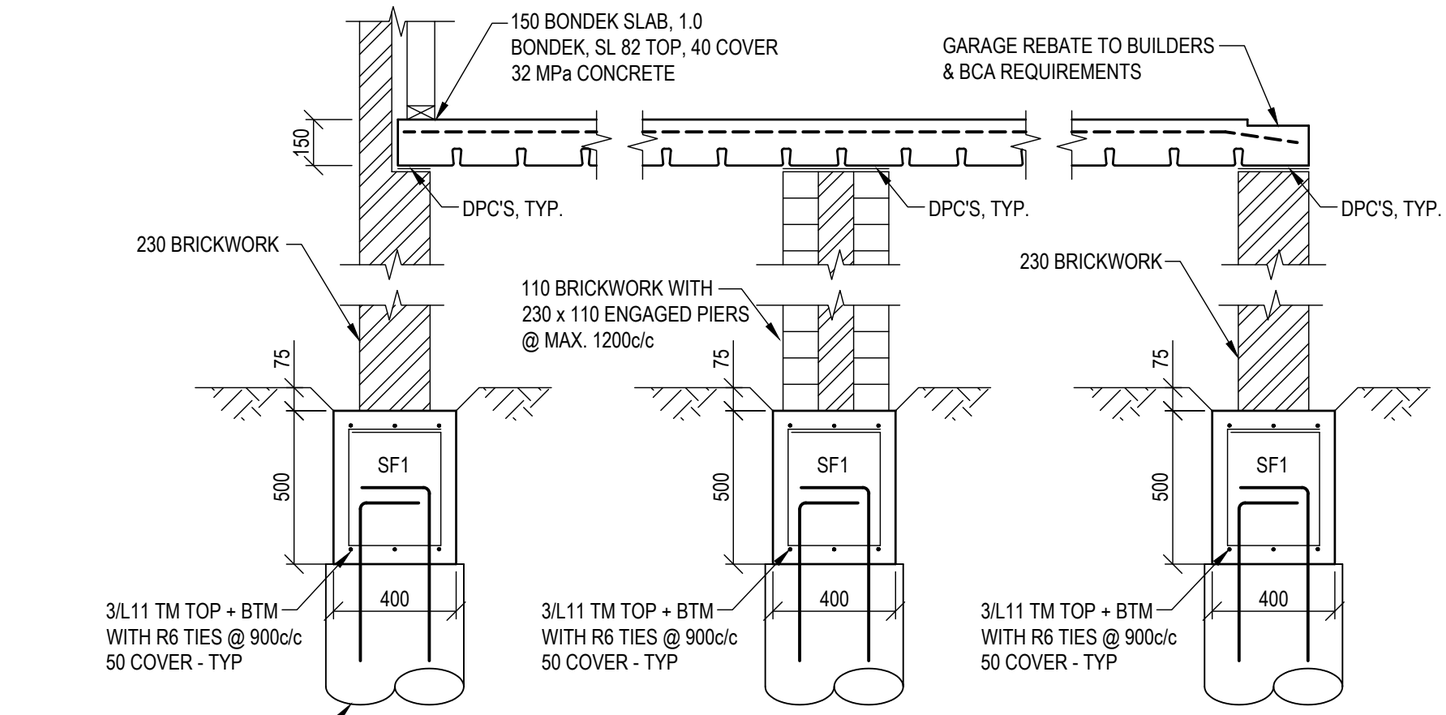
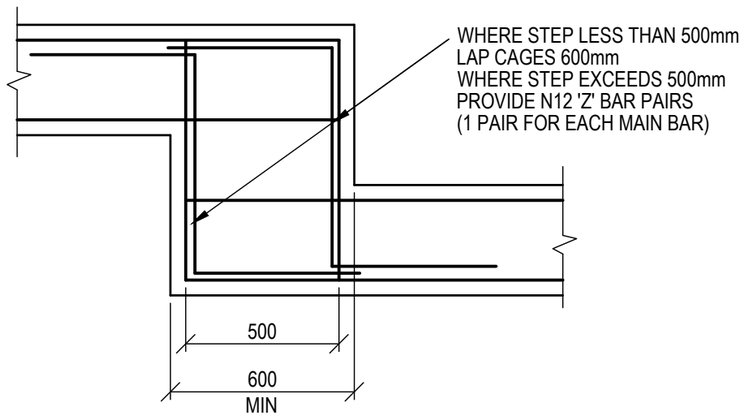
ADAMSTOWN HEIGHTS

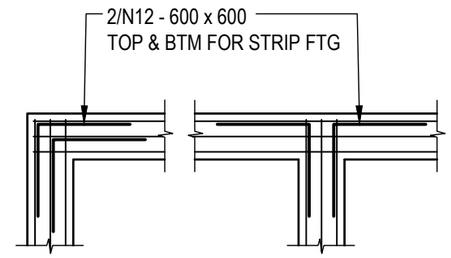
Job No.	Drawing No.	Issue	Size
23-156	S3 OF 9	A	A3



SECTION A S2/S3 1:20



FOOTING STEP DETAILS



CORNER BAR DETAIL

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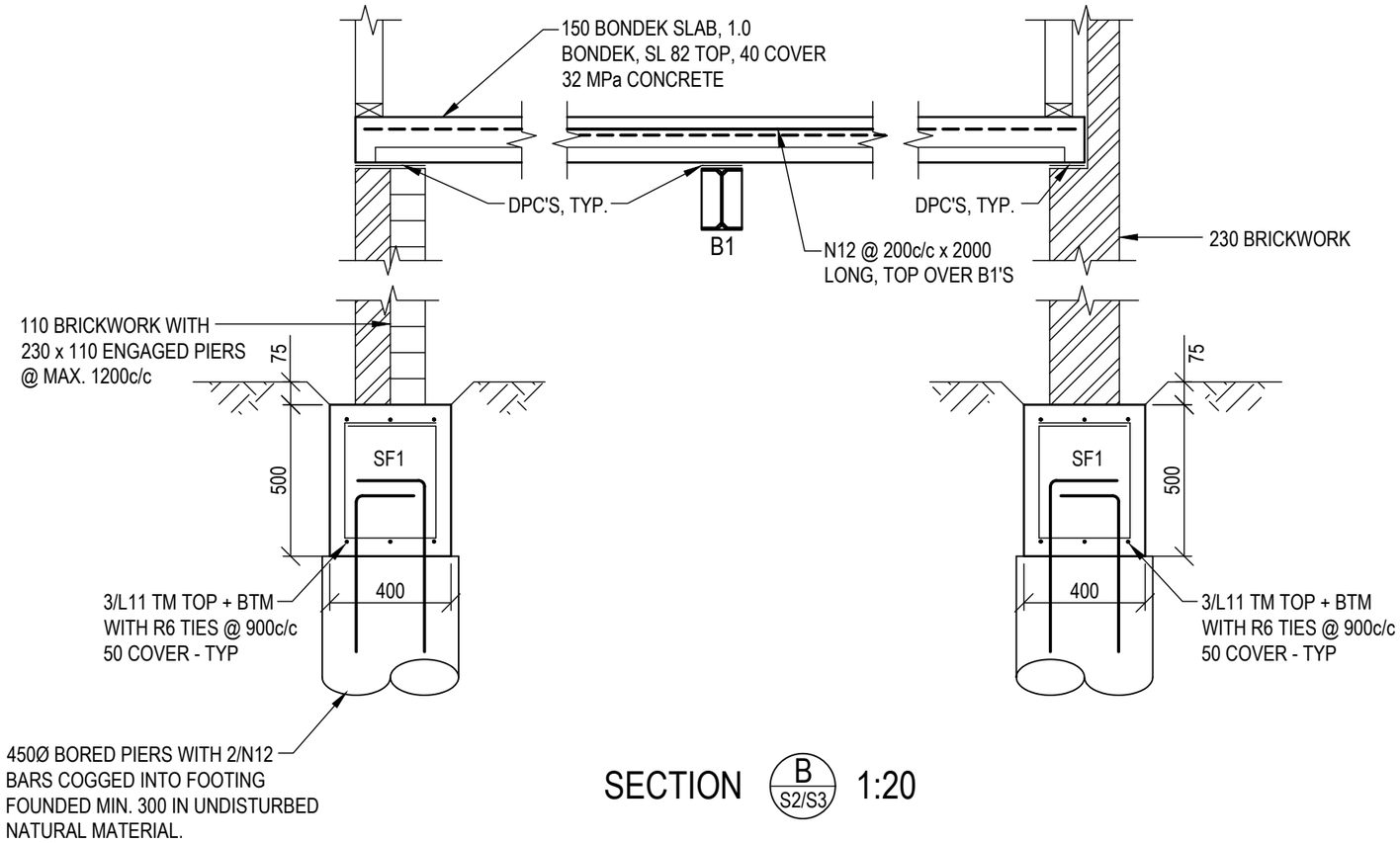
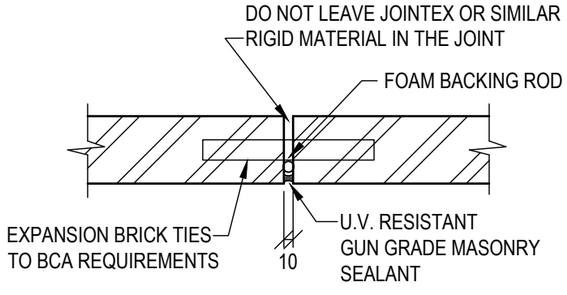
No. 160 PRINCETON AVENUE
ADAMSTOWN HEIGHTS

Job No.	Drawing No.	Issue	Size
23-156	S4 OF 9	A	A3

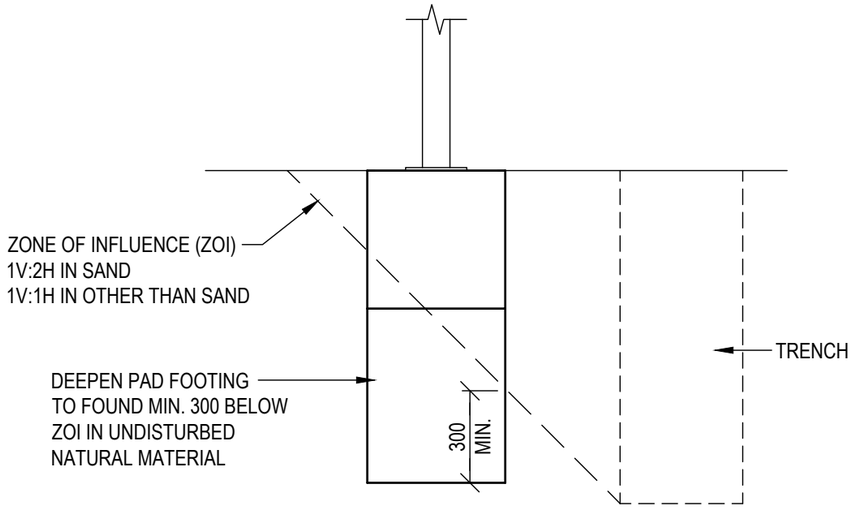


SECTION B S2/S3 1:20



MASONRY CONTROL JOINT
@ MAX 6m CENTRES

Provide control joints in masonry walls in accordance with the Building Code of Australia



TYPICAL PIER DETAIL ADJACENT SERVICES TRENCH

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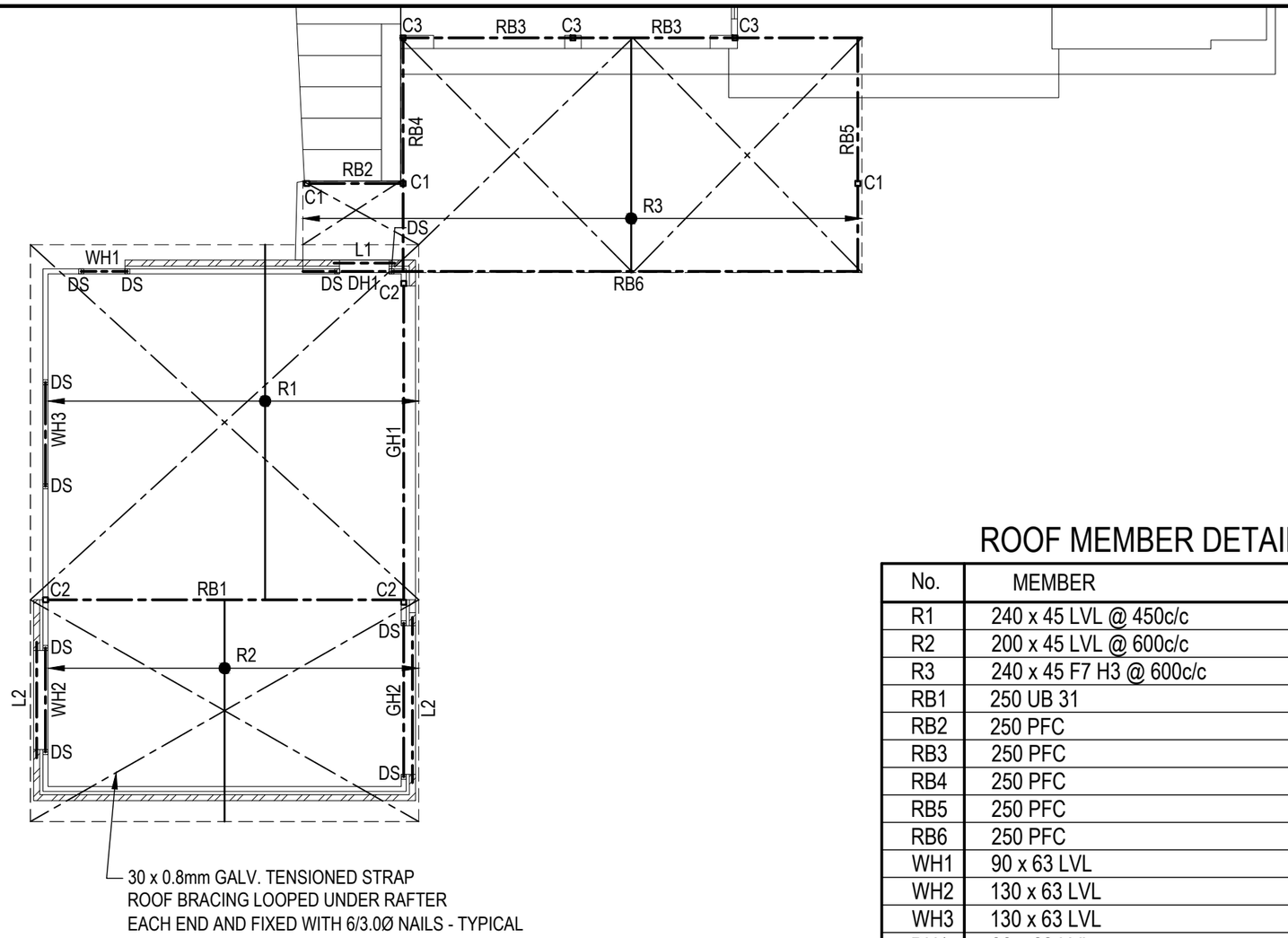
ADAMSTOWN HEIGHTS

Job No.	Drawing No.	Issue	Size
23-156	S5 OF 9	A	A3



ROOF FRAMING PLAN 1:100

NOTE:
UPGRADE EXPOSED TIMBERS TO BUSHFIRE RESISTANT HARDWOOD IN ACCORDANCE WITH BAL RATING AS REQUIRED

ALL HEADS, BEAMS, LINTELS, RAFTERS AND TRUSSES NOT SHOWN TO FRAME MANUFACTURERS DETAILS AND AS1684 REQUIREMENTS

NOTE:
DOUBLE MEMBERS TO BE NAIL LAMINATED IN ACCORDANCE WITH AS1684 AND MANUFACTURERS REQUIREMENTS.

ROOF MEMBER DETAIL

No.	MEMBER	SUPPORT
R1	240 x 45 LVL @ 450c/c	FRAMING, RB1
R2	200 x 45 LVL @ 600c/c	RB1, FRAMING
R3	240 x 45 F7 H3 @ 600c/c	RB3, RB2
RB1	250 UB 31	C2, C2
RB2	250 PFC	C1'S
RB3	250 PFC	C3'S
RB4	250 PFC	C3, C1, RB6
RB5	250 PFC	RB3, RB6
RB6	250 PFC	RB5, FRAMING
WH1	90 x 63 LVL	DS EACH END
WH2	130 x 63 LVL	DS EACH END
WH3	130 x 63 LVL	DS EACH END
DH1	90 x 63 LVL	DS EACH END
GH1	230 PFC WITH 200 x 10 PL	C2, C2
GH2	200 x 63 LVL	DS EACH END
L1	85 x 7 GALINTEL FLAT	MIN. 100 BEARING EACH END
L2	100 x 100 x 6 GALINTEL ANGLE	MIN. 150 BEARING EACH END
DS	2/90 x 45 F7 STUDS	SLAB
C1	89 x 5 SHS	FOOTING
C2	89 x 5 SHS	SLAB
C3	89 x 5 SHS	EXISTING FLOOR FRAME OVER ENGAGED BRICK PIER TBC WITH BUILDER ON SITE

Issue	Drn	Des'd	Description	Date
A	P.W	C.S	CONSTRUCTION ISSUE	01.08.23

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ADAMSTOWN HEIGHTS

Job No.	Drawing No.	Issue	Size
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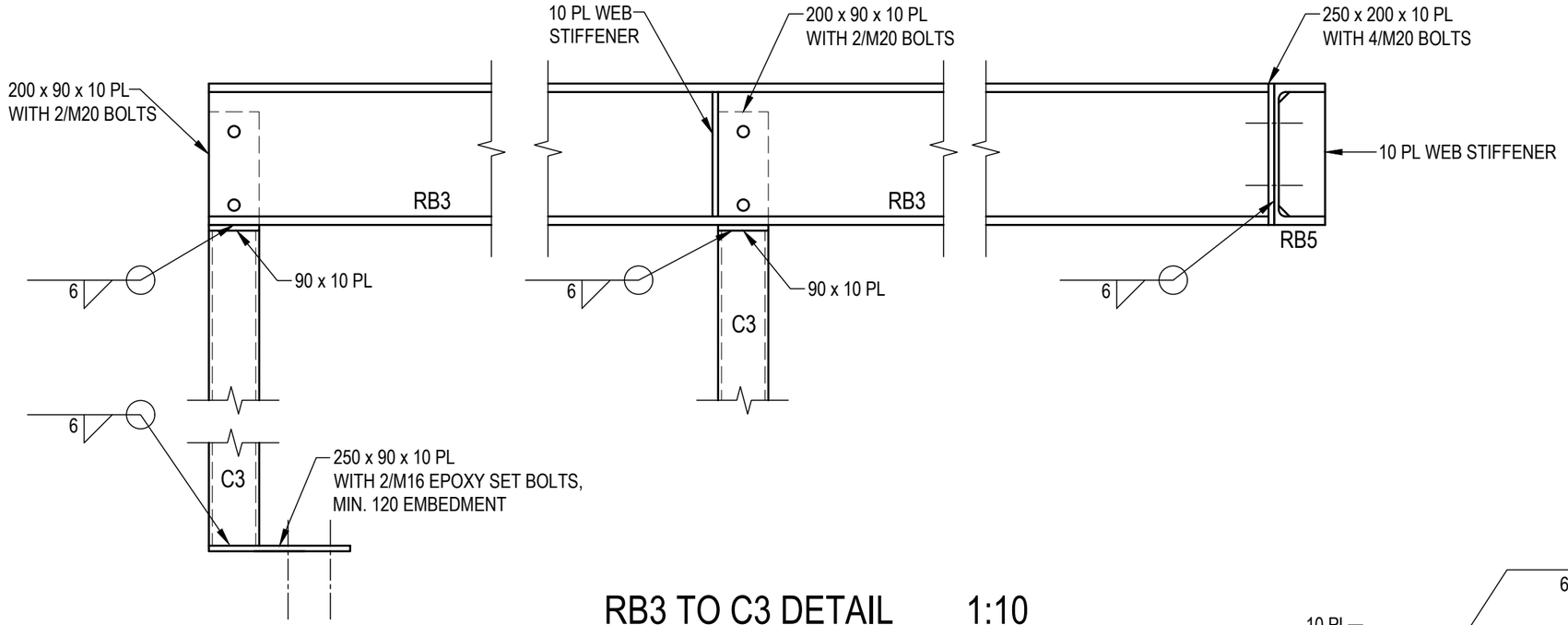
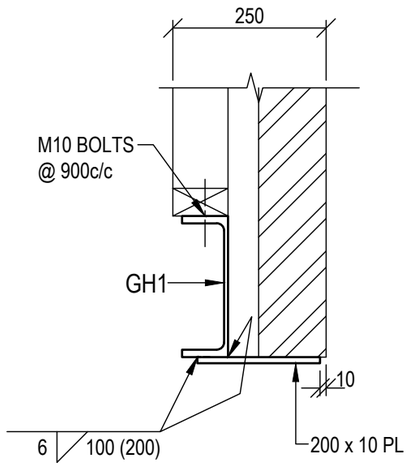


RB3 TO C3 DETAIL 1:10

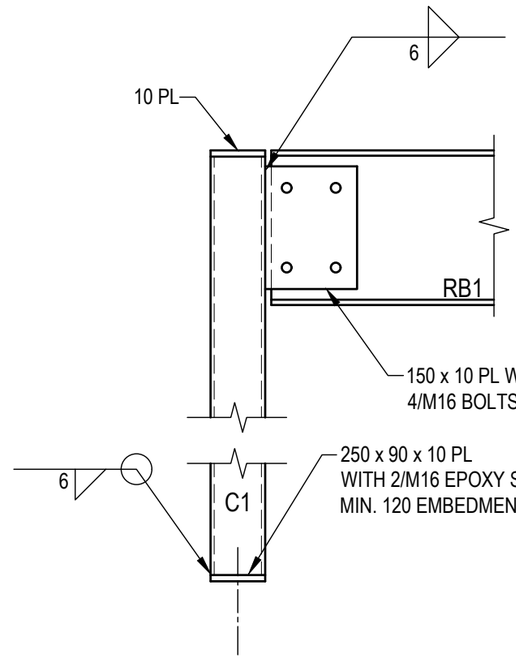
RB5 TO C1 SIMILAR

RB4 TO C1 SIMILAR

RB6 TO RB4/RB5 SIMILAR



GH1 DETAIL 1:10



RB1 TO C2 DETAIL 1:10

RB2 TO C1 SIMILAR

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Project PROPOSED GARAGE
No. 160 PRINCETON AVENUE
ADAMSTOWN HEIGHTS

Job No.	Drawing No.	Issue	Size
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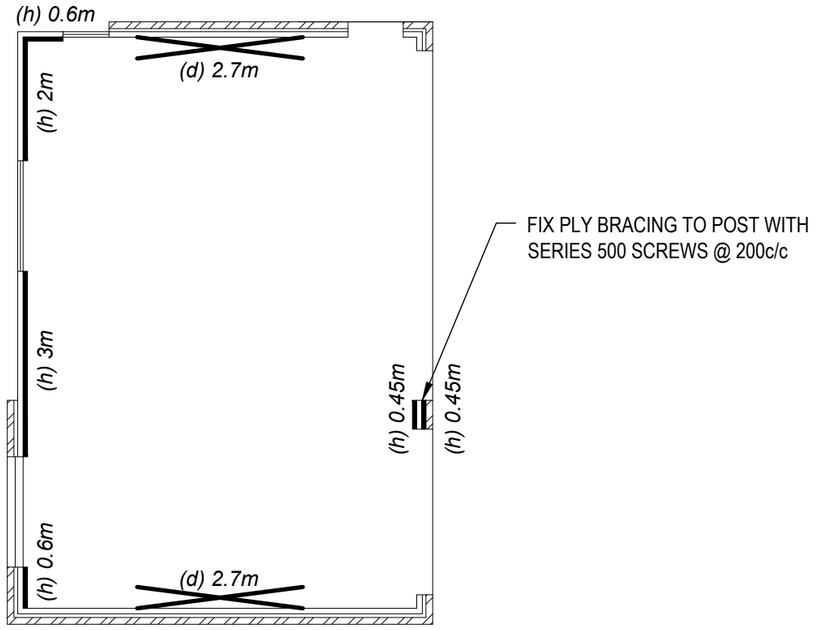
WIND CLASSIFICATION 'N2'



BRACING PLAN 1:100

BRACING LEGEND

Refer to Table 8.18 AS 1684.2 for details as identified below.

(b) 2m Indicates bracing as per *(b) Double diagonal tension or metal strap braces* and length.

(d) 2m Indicates bracing as per *(d) Double diagonal tension or metal strap braces* and length.

(g) 2m Indicates bracing as per *(g) Plywood,* and length *"2m"*

(h) 2m Indicates bracing as per *(h) Plywood,* and length *"2m"*

Issue	Drn	Des'd	Description	Date
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Project PROPOSED GARAGE
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ADAMSTOWN HEIGHTS

Job No.	Drawing No.	Issue	Size
23-156	S8 OF 9	A	A3

BRACING & TIE-DOWN NOTE:

1. BRACING & TIEDOWN DETAILS SPECIFIED ARE TO AS1684.2 - 2021 Residential Timber-Framed Construction - Part 2 Non- Cyclonic Areas, FOR WIND CLASSIFICATION N2.

2. BRACED INTERNAL WALLS ARE TO BE FIXED TO STRUCTURE OVER AND / OR EXTERNAL WALLS IN ACCORDANCE WITH TABLE 8.22 TO ACHIEVE THE FULL CAPACITY OF THE WALL BRACES SPECIFIED.

3. BRACED WALLS ARE TO BE FIXED TO FLOOR USING MASONRY ANCHORS AS SHOWN IN DETAILS TO SATISFY REQUIREMENTS OF AS 1684.2 - 2021 CLAUSE 8.3.6.10.

4. MASONRY ANCHORS ARE TO BE EPOXY SET TO RAMSET SPECIFICATIONS. POLYESTER IS NOT AN ACCEPTABLE ALTERNATIVE TO EPOXY.

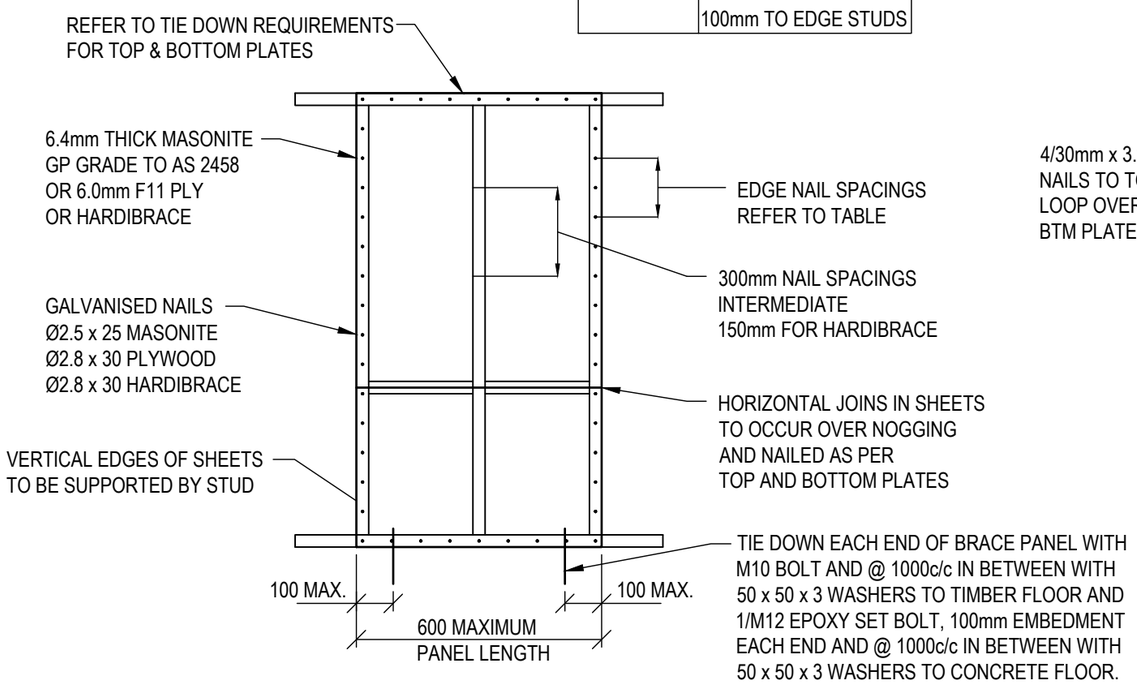
5. UPGRADE EXISTING TIE-DOWNS AS REQUIRED WHERE EXISTING TILE OR SIMILAR HEAVY ROOFING IS BEING REPLACED WITH METAL SHEET OR SIMILAR LIGHT ROOFING.

TIE DOWN REQUIREMENTS - ADDITIONAL TO NOMINAL FIXING

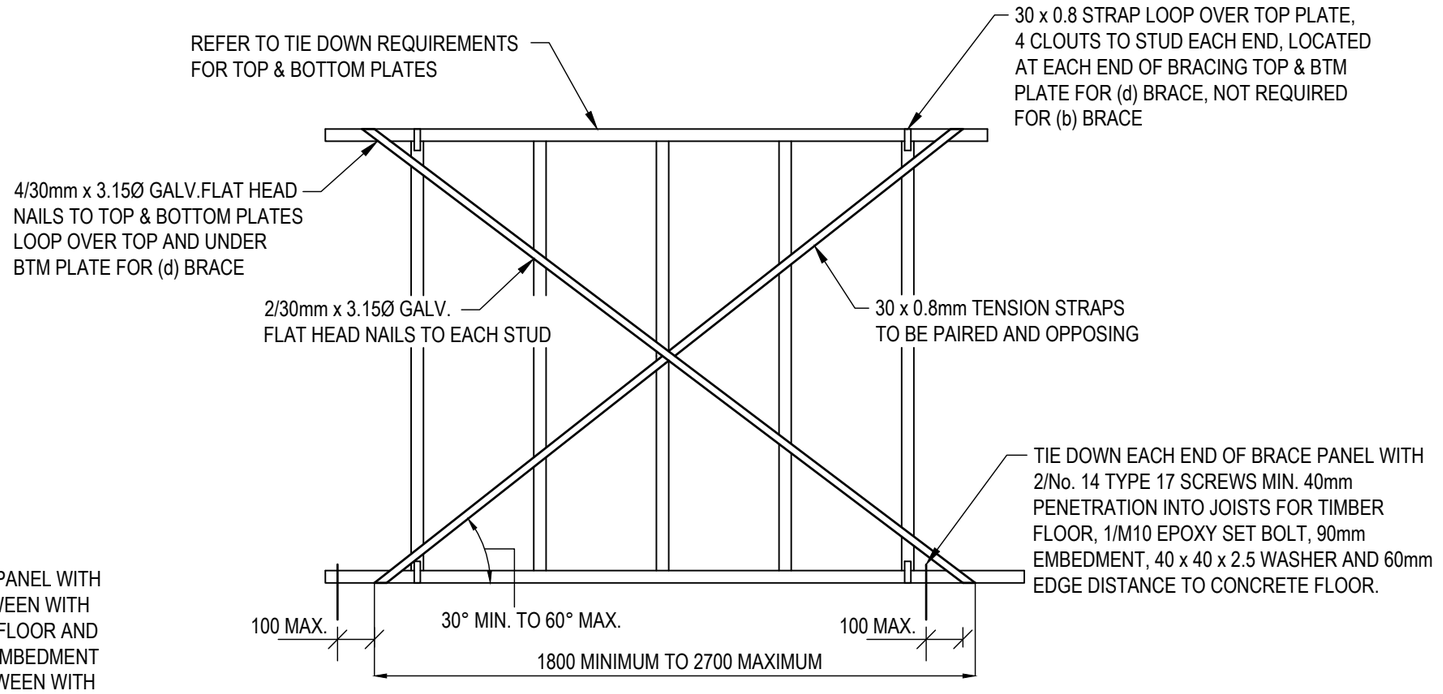
MEMBER	DETAILS	TIE DOWN	AS 1684.2 - 2021 REFERENCE
BATTENS	75 x 38 @ 900c/c	GENERAL - 1/75 x 3.05Ø DEFORMED SHANK NAIL WITHIN 1200 OF EDGES - 2/75 x 3.05Ø DEFORMED SHANK NAILS	TABLE 9.25 (b)
RAFTERS OR TRUSSES @ 600c/c	UP TO 10m LONG	1 FRAMING ANCHOR WITH 4/2.8Ø NAILS TO EACH LEG	TABLE 9.21 (b)
STUDS TO TOP & BOTTOM PLATES	TRUSSES UP TO 10m SPAN	1 FRAMING ANCHOR WITH 4/2.8Ø NAILS TOP & BOTTOM EACH STUD	TABLE 9.19 (e)
BOTTOM PLATE TO FLOOR STRUCTURE	TRUSSES UP TO 10m SPAN	1/M10 BOLT @ 1200c/c OR M8 EPOXY SET ANCHOR @ 1200c/c	TABLE 9.18 (b) TABLE 9.18 (e)
WINDOW & DOOR HEADS	TRUSSES UP TO 10m SPAN OPENINGS UP TO 3m	DOUBLE STUDS. 30 x 0.8 STRAP, 6 NAILS EACH END OF STRAP TOP & BOTTOM. 1/M10 BOLT OR M8 EPOXY SET ANCHOR	TABLE 9.20 (a)

EDGE NAIL SPACINGS

PRODUCT	SPACINGS
MASONITE	50mm
PLYWOOD	50mm TO PLATES 150MM TO EDGE STUDS
HARDIBRACE	50mm TO PLATES 100mm TO EDGE STUDS



TYPICAL SHEET BRACING PANEL



TYPICAL TYPE (b) AND (d) METAL TENSION STRAP

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