

LEGEND

PAGE 1# COVER PAGE
 PAGE 2# EXISTING FLOOR PLAN
 PAGE 3# PROPOSED FLOOR PLAN
 PAGE 4# PLUMBING PLAN
 PAGE 5# WINDOWS AND DOORS
 PAGE 6# ENERGY EFFICIENCY DETAILS
 PAGE 7# FRAMING PLAN
 PAGE 8# BRACING PLAN
 PAGE 9# FOOTING LAYOUT
 PAGE 10# ENGINEERING DETAILS
 PAGE 11# ENGINEERING DETAILS

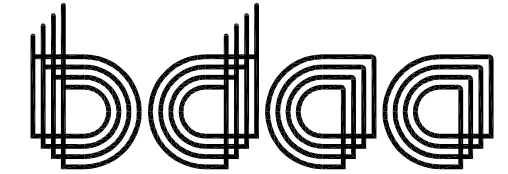
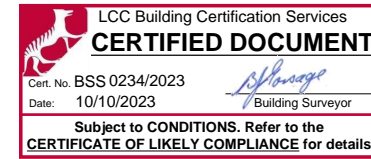
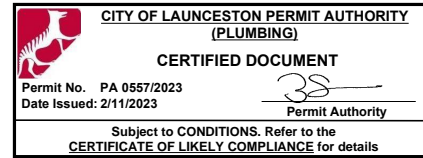
COUNCIL – CITY OF LAUNCESTON
 ZONE – GENERAL RESIDENTIAL
 CODE – SAFEGUARDING OF AIRPORTS
 LANDSLIDE BAND – NIL

TITLE REF. = 61029/10

BUSHFIRE-PRONE AREA BAL RATING N/A

WIND CLASSIFICATION N3
 DESIGN GUST SPEED (VU) 50M/S

SITE CLASS H1 AS PER TASMAN
 REPORT NO. TG23010/15



**BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA**

CLIMATE ZONE FOR THERMAL DESIGN = 7
 REFER TO ENERGY REPORT BY 2DR

ALPINE AREA – N/A LESS THAN 900m AHD

CORROSION ENVIRONMENT – MODERATE

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF
 BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD
 HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE
 PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES
 THEN THESE MUST BE CONFIRMED ONSITE BY A
 SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED
 'APPROVED' PLANS BY BUILDING SURVEYOR AND
 PERMIT AUTHORITY

AS PER NCC 3.8.7 CONDENSATION MANAGEMENT.
 REFER TO THE GUIDANCE IN THE "GUIDE FOR CONTROL OF
 CONDENSATION AND MOULD IN TASMANIAN HOMES" AND THAT
 SHOULD BE ADHERED TO WHERE POSSIBLE. AND
 "CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE –
 VERSION 2"

IF ANY DISCREPANCIES, APPARENT ERROR,
 ANOMALY OR AMBIGUITY WITHIN THE
 DOCUMENTATION IS FOUND, THE DESIGNER IS TO BE
 CONTACTED PRIOR TO ANY MORE CONSTRUCTION
 CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND
 THAT THE NOTED DIMENSIONS ARE USED FOR
 ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

INDIVIDUAL UNIT PLANS TO BE READ IN CONJUNCTION
 WITH OVERALL PLAN FIR0623-0 REFER TO OVERALL
 PLAN FOR SITE PLANS, ELEVATIONS AND GENERAL
 NCC CONSTRUCTION NOTES AND DETAIL

UNIT 1

PROPOSED UNIT DEVELOPMENT FOR M FIROOZBAKHT AND L DEZFULI AT 15-17 CAROLINE STREET PROSPECT 7250

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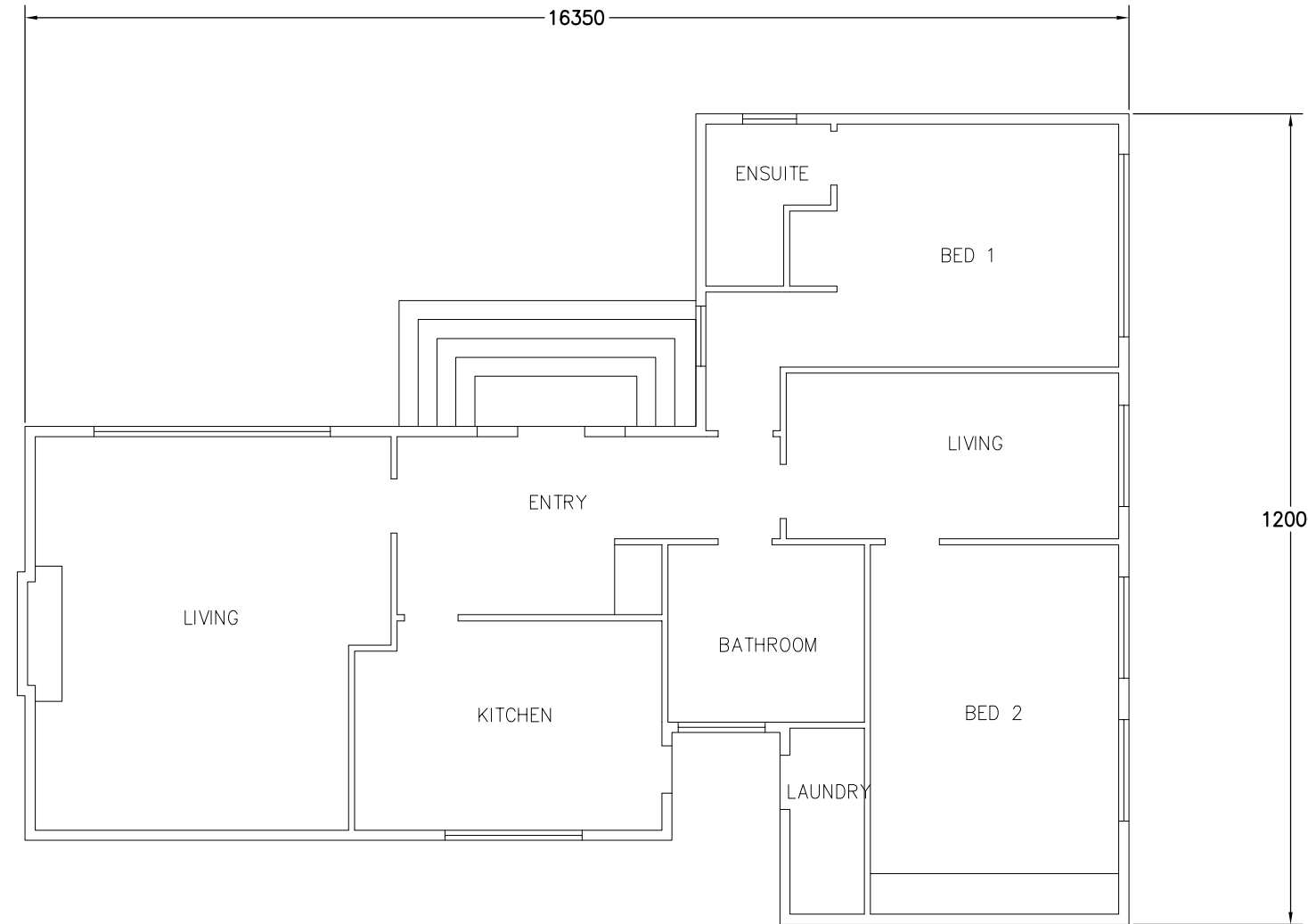
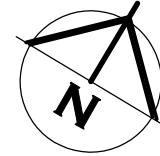
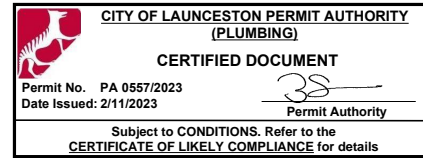
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**EXISTING UNIT 1
FLOOR PLAN**



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APPROVED.
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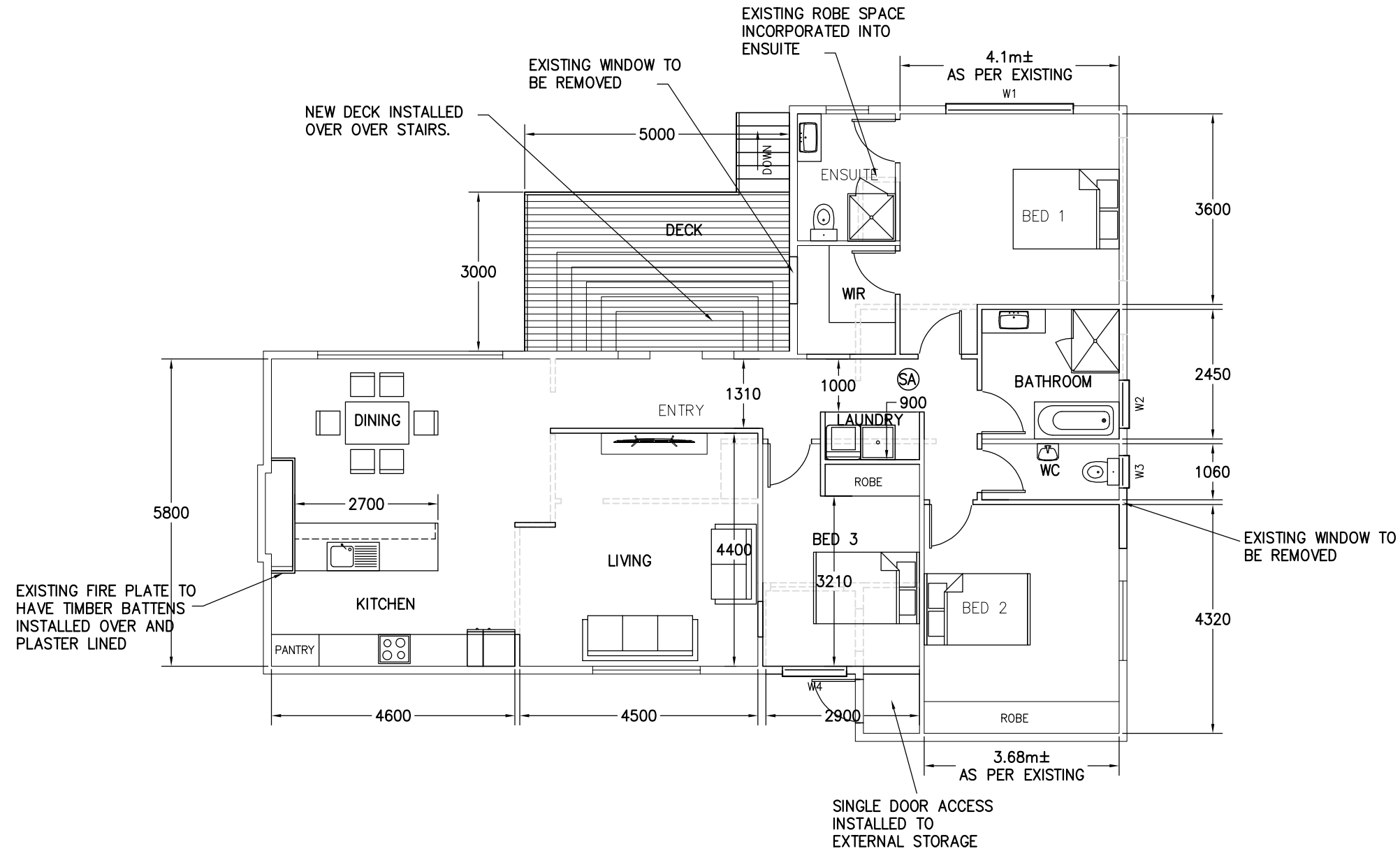
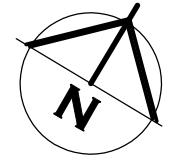
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AREA TABLE

	SQUARE METER	BUILDING SQUARES
EXISTING FLOOR AREA	134.0	14.4
TOTAL AREA	134.0	14.4



PROPOSED UNIT 1 FLOOR PLAN

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING
 CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING. CLADDING IN ADDITION TO DIMENSIONS
 ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

EXISTING DIMENSIONS TO BE CONFIRMED ONSITE

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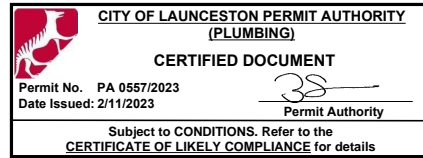
AREA TABLE		
	SQUARE METER	BUILDING SQUARES
EXISTING FLOOR AREA	134.0	14.4
PROPOSED DECK AREA	15.0	1.6
CARPORT AREA	24.0	2.6
PROPOSED ADDITIONAL FLOOR AREA	2.7	0.3
TOTAL AREA	175.7	18.9

- 90mm TIMBER FRAMED WALL WITH CEMENT SHEET CLADDING
- 90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)

ⓈA – 240V HARD WIRED SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC9.5 TO COMPLY WITH AS3786, BE CONNECTED TO MAINS POWER AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM

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THIS PAGE FEATURES COLORED LINES AND SHOULD ONLY BE PRINTED IN COLOR. GREEN TEXT IN THE NOTE SECTION SERVES AS A REFERENCE



O.R.G. CHARGED FROM SINK
MINIMUM 150mm BELOW LOWEST
SANITARY FITTING AND 75mm
ABOVE FINISH GROUND LEVEL



REFER TO SITE
PLUMBING PLAN
FOR FURTHER
DETAILS

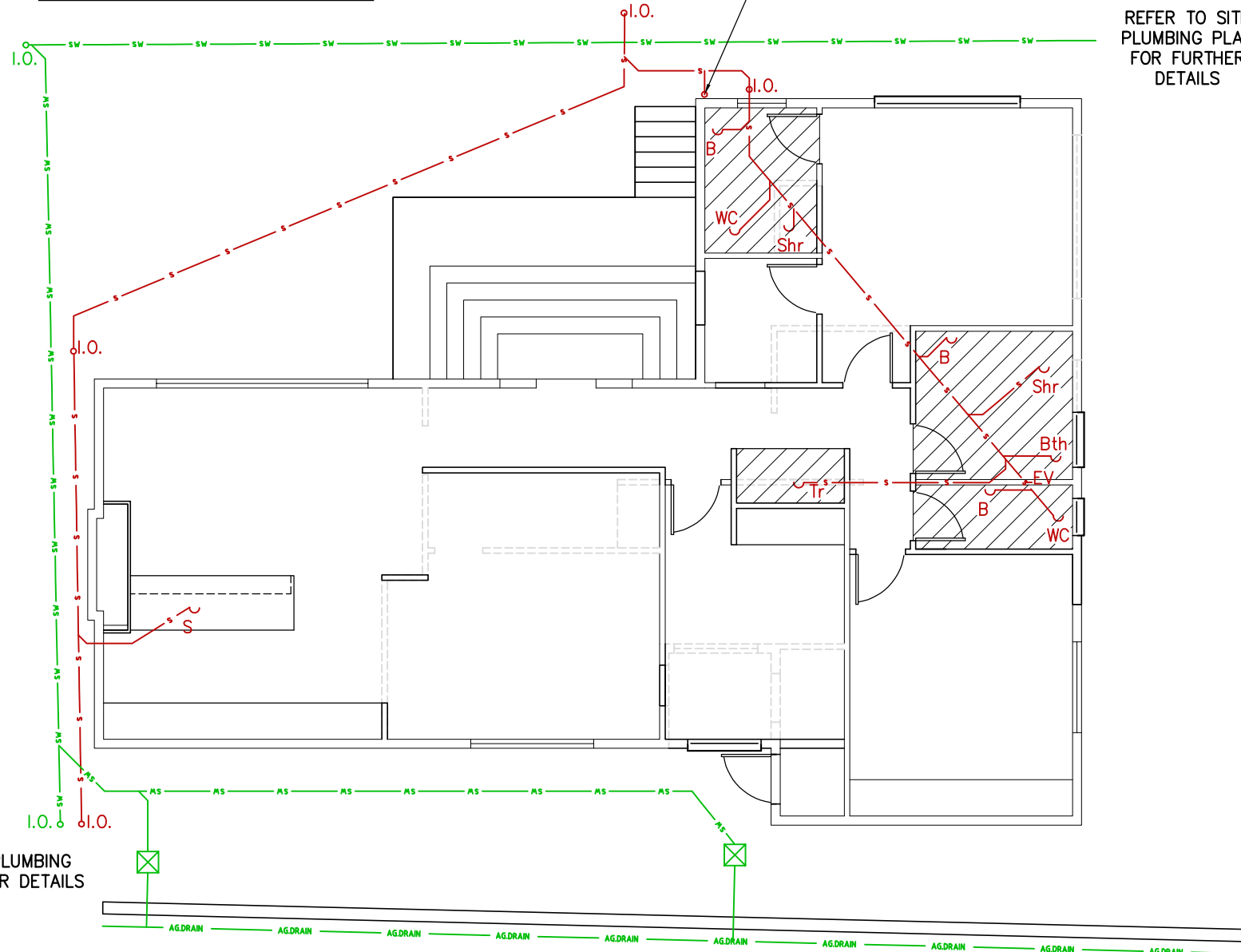
REFER TO SITE
PLUMBING PLAN
FOR FURTHER
DETAILS




PLUMBING PLAN

EXISTING DOWNPIPES CONNECTED
INTO NEW STORMWATER SYSTEM

REFER TO SITE PLUMBING
PLAN FOR FURTHER DETAILS



 HATCHING DENOTES WET AREAS. TO COMPLY WITH PART 10.2 WET AREA WATERPROOFING

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ALL DRAINAGE WORK TO COMPLY WITH AS3500, TASMANIAN PLUMBING CODE AND LOCAL COUNCIL REQUIREMENTS. LOCATION AND DEPTH OF EXISTING SERVICES TO BE CONFIRMED ONSITE

SEWER BRANCH LINES AND PIPEWORK TO FLOOR LEVEL TO BE DN100 DIA. CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF 1:60 (1.65%). WATER CLOSET LINE DN100 DIA. CLASS SH SOLVENT WELD UPVC, MIN GRADE 1:60.

STORM WATER BRANCH LINES TO BE DN90 DIA CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF 1:60

THE INSTALLING OF WATER PIPE LINES INSTALLED WITH HIS311 REHAU. WILL REQUIRE THE MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES AND HOT WATER MAIN LINE TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES. ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS3500

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT 50 DEGREES. KITCHEN AND LAUNDRY TO BE 60 DEGREES AND COMPLY WITH AS3500

LEGEND:
B = HAND BASIN - 40mm
Shr = SHOWER - 50mm
Bth = BATH - 40mm
WC = TOILET - 100mm
Tr = WASH TROUGH - 50mm
S = KITCHEN SINK - 50mm
EV = EDUCT VENT - 50mm
ORG = OVERFLOW RELIEF GULLY CHARGED WITH FIXTURE OR TAP OVER MINIMUM 150mm BELOW LOWEST FITTING
IO = INSPECTION OPENING
DP = DOWNPIPE - 90mm
FW = FLOOR WASTE WITH FLOOR TO FALL TO WASTE



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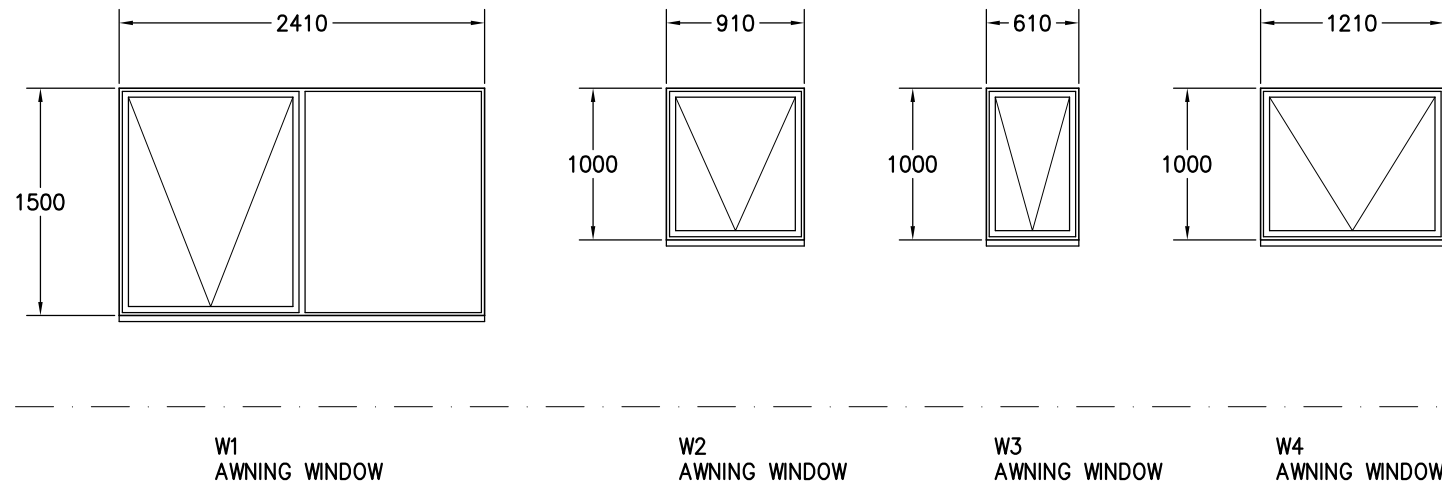
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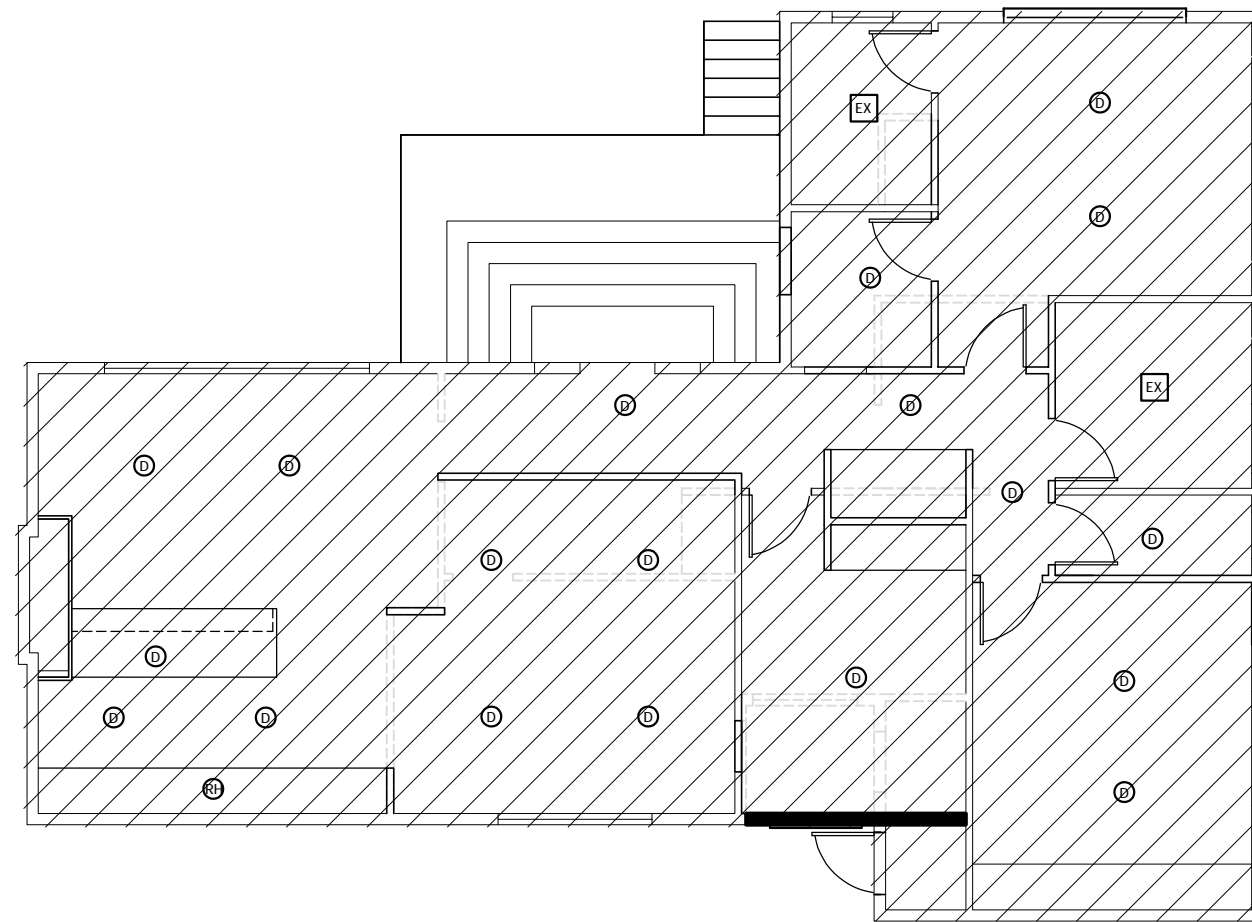
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PART 13.7.6 ARTIFICIAL LIGHTING MAXIMUM WATTAGE
 CLASS 1 BUILDING AREA = 136 sq/m
 TOTAL MAXIMUM WATTS = 680W
 TOTAL WATTS INSTALLED = 293W



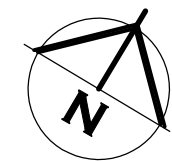
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS.
 - MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT
 - THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR
 - THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR
 ALL OPENING MUST BE ADEQUATELY FLASHED USING MATERIAL THAT COMPLIES WITH AS2904

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS2047 ALL OTHER GLASS TO COMPLY WITH AS1288



WINDOWS AND DOORS 1:50

- ALL WINDOWS TO BE ALUMINIUM FRAMED DOUBLE GLAZED U-VALUE OF 4.32 - SHGC VALUE - 0.55 AWS-008-01
- SLIDING DOORS TO BE ALUMINIUM FRAMED DOUBLE GLAZED U-VALUE OF 4.02 - SHGC VALUE - 0.61 AWS-013-01
- WINDOWS WITH THE SAME OR BETTER U VALUE & SHGC VALUES AS NOMINATED TO BE USED ONSITE
- ALL WINDOWS AND DOORS TO BE WEATHER STRIPPED
- OWNER TO CONFIRM OBSCURE/ CLEAR GLASS IN BATHROOM/ WC'S
- GARAGE WINDOWS AND DOORS MAY BE SINGLE GLAZED UNLESS OTHERWISE NOTED
- EXTENT OF WINDOW OPENING TO COMPLY WITH PART 11.3.7 PROTECTION OF OPENABLE WINDOWS



ALL WIRING TO BE INSTALLED AS PER AS/NZS 3000-2018

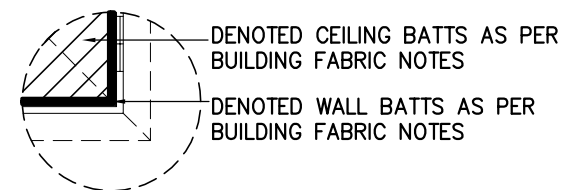
ELECTRICAL LEGEND

- ⊙ 280mm DIAMETER SELF CLOSING EXHAUST FAN
- ⊙ 11w LED DOWNLIGHT
- EX COMBINED LIGHT, FAN AND 4 HEAT LAMP
4/275w HEAT LAMP
1/42w FLUORESCENT GLOBE
- EX COMBINED LIGHT, FAN AND 2 HEAT LAMP
2/275w HEAT LAMP
1/42w FLUORESCENT GLOBE
- ⊙ EXTERIOR WALL LIGHT 11w
- ⊙ 150mm FLUE DIAMETER RANGEHOOD WITH SELF CLOSING DAMPER
- × SURFACE MOUNTED BATTEN HOLDER WITH 11w HALOGEN BULB
- | SINGLE 21W LED TUBE LIGHT

CEILING PENETRATION AND INSULATION PLAN

- EXHAUST FANS DUCTED EXTERNALLY AND TO BE SELF CLOSING AND SEALED
- DIMMER SWITCHES MAYBE INSTALLED ON LIGHTS IN BEDROOM, LIVING AND DINING ROOMS OR TO CLIENT REQUEST
- ALL DOWNLIGHTS TO BE IC APPROVED AND FITTED FROM BELOW WITH NO INTERRUPTION TO INSULATION BLANKET
- EXACT LAYOUT OF ELECTRICAL FIXTURES TO BE CONFIRMED ONSITE BY OWNER/BUILDER

INSULATION PLAN



ALL TIMBER FLOORS TO BE INSULATED BETWEEN JOISTS

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SITE CONFIRM ACTUAL SIZE AND OPENING SIZE WITH WINDOW SUPPLIERS



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**NCC2022 TAS PART H6 ENERGY EFFICIENCY
IN TASMANIA, PART H6 IS REPLACED WITH BCA 2019
AMENDMENT 1 PART 2.6.**

NCC2019 PART 3.12- ENERGY EFFICIENCY:

APPLICATION OF PART 3.12 SATISFIED BY COMPLYING WITH, BUILDING FABRIC 3.12.1,
EXTERNAL GLAZING 3.12.2, BUILDING SEAL 3.12.3 AND AIR MOVEMENT 3.12.4

PART 3.12.2- EXTERNAL GLAZING

ALL CALCULATIONS, U-VALUE AND SHGC ARE BASED ON B.C.A 3.12.2.1
EXTERNAL GLAZING. P AND H VALUES AS PER B.C.A FIGURE 3.12.2.2.



3.12.1 BUILDING FABRIC

SUSPENDED FLOORS
UNENCLOSED FLOOR TO HAVE A MIN R2.75
MIN R-VALUE OF INSULATION ADDED = R2.5

WALLS
CONSTRUCTION INCLUDING INTERNAL AND EXTERNAL
LINING=0.56
SISALATION TO EXTERNAL WALLS (RBM=0.45)
INSULATION TO ALL WALLS=R2.5
TOTAL SUPPLIED=R3.51

ROOF
CONSTRUCTION INCLUDING INTERNAL AND EXTERNAL
LININGS=0.39
REFLECTIVE SISALATION TO ROOF LINE (RBM = 0.55)
TOTAL R-VALUE OF ROOF = R0.94
BLANKET INSULATION BE INSTALLED TO
TOTAL R-VALUE MIN R4.2
TOTAL SUPPLIED=R5.14, TOTAL REQUIRED= R5.1

BULK INSULATION MUST BE INSTALLED TO ITS TRUE
SIZE WITH NO DISTORTION OR CRUSHING. IF THIS IS
NOT POSSIBLE POLYSTYRENE SHEETS OF EQUIVALENT
R VALUE MUST BE USED.



Glazing element	Orientation	Size	Performance	Shading	Calculation Data	Calculated Outcomes									
Description (optical)	Facing Sector	Height (m)	Width (m)	Area (m²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P (m)	H (m)	PH	Ex	Area used (m²)	U x area / Winter Access	Element Share of % of Allowance Used	SHGC x Ex Area	Element Share of % of Allowance Used
1 Existing North glazing	N	12.70	4.30	0.55	0.98	12.70	2.44	42% of 100%	0.7	37% of 73%					
2 Existing East glazing	E	14.80	4.30	0.55	1.21	14.80	2.81	48% of 100%	0.7	53% of 73%					
3 Existing South glazing	S	0.80	4.30	0.55	0.64	0.80	0.15	3% of 100%	0.3	2% of 73%					
4 Existing West glazing	W	2.30	4.30	0.55	1.19	2.00	0.48	8% of 100%	1.6	9% of 73%					

Glazing element	Orientation	Size	Performance	Shading	Calculation Data	Calculated Outcomes									
Description (optical)	Facing Sector	Height (m)	Width (m)	Area (m²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P (m)	H (m)	PH	Ex	Area used (m²)	U x area / Winter Access	Element Share of % of Allowance Used	SHGC x Ex Area	Element Share of % of Allowance Used
1 Existing North glazing	N	12.70	4.30	0.55	0.98	12.70	2.04	50% of 92%	0.7	57% of 51%					
2 Existing East glazing	E	2.30	4.30	0.55	1.21	2.20	0.46	10% of 92%	1.5	12% of 51%					
3 Existing South glazing	S	0.80	4.30	0.55	0.64	0.80	0.17	4% of 92%	0.3	2% of 51%					
4 Existing West glazing	W	1.50	2.40	4.30	0.55	0.56	0.98	10% of 92%	1.8	18% of 51%					
5 W1	E	1.80	0.80	4.30	0.55	1.21	0.46	10% of 92%	0.8	5% of 51%					
6 W2	E	1.80	0.80	4.30	0.55	1.21	0.46	10% of 92%	0.8	5% of 51%					
7 W3	E	1.80	0.80	4.30	0.55	1.21	0.46	10% of 92%	0.8	5% of 51%					
8 W4	S	1.80	1.20	4.30	0.55	0.64	0.17	5% of 92%	0.4	4% of 51%					

EXISTING DWELLING ENERGY RATING FAILS CURRENT STANDARDS

PROPOSED DWELLING ENERGY RATING IMPROVED COMPARED TO DWELLING WITHOUT EXTENSION

3.12.3 BUILDING SEALING

3.12.3.1 CHIMNEYS AND FLUES
THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 ROOF LIGHTS
ROOF LIGHTS MUST BE SEALED OR CAPABLE OF BEING SEALED. MUST BE CONSTRUCTED WITH

- AN IMPERFORATE CEILING DIFFUSER OR THE LIGHT INSTALLED AT THE CEILING OR INTERNAL LINING LEVEL
- A WEATHERPROOF SEAL IF IT IS A ROOF WINDOW
- A SHUTTER SYSTEM READILY OPERATED EITHER MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.3.3 EXTERNAL WINDOWS AND DOORS.
(A) A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR OPENING WINDOW AND OTHER SUCH OPENINGS

(B) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATE SPECIFIED IN AS2047 NEED NOT COMPLY WITH (A)

(C) A SEAL REQUIRED BY (A)- FOR THE BOTTOM EDGE OF AN EXTERNAL SWING DOOR MUST BE A DRAFT PROTECTION DEVICE AND FOR THE EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 EXHAUST FAN
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSING DAMPER, FILTER OR THE LIKE.

3.12.3.5 CONSTRUCTION OF ROOFS, WALLS AND FLOORS
(A) ROOF, EXTERNAL WALLS, EXTERNAL FLOOR AND ANY OPENING SUCH AS A WINDOW FRAME, DOOR FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (B) WHEN FORMING PART OF THE EXTERNAL FABRIC.

(B) CONSTRUCTION REQUIRED BY (A) MUST BE - ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT CEILING WALL AND FLOOR JUNCTIONS AND SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

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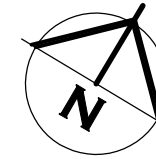
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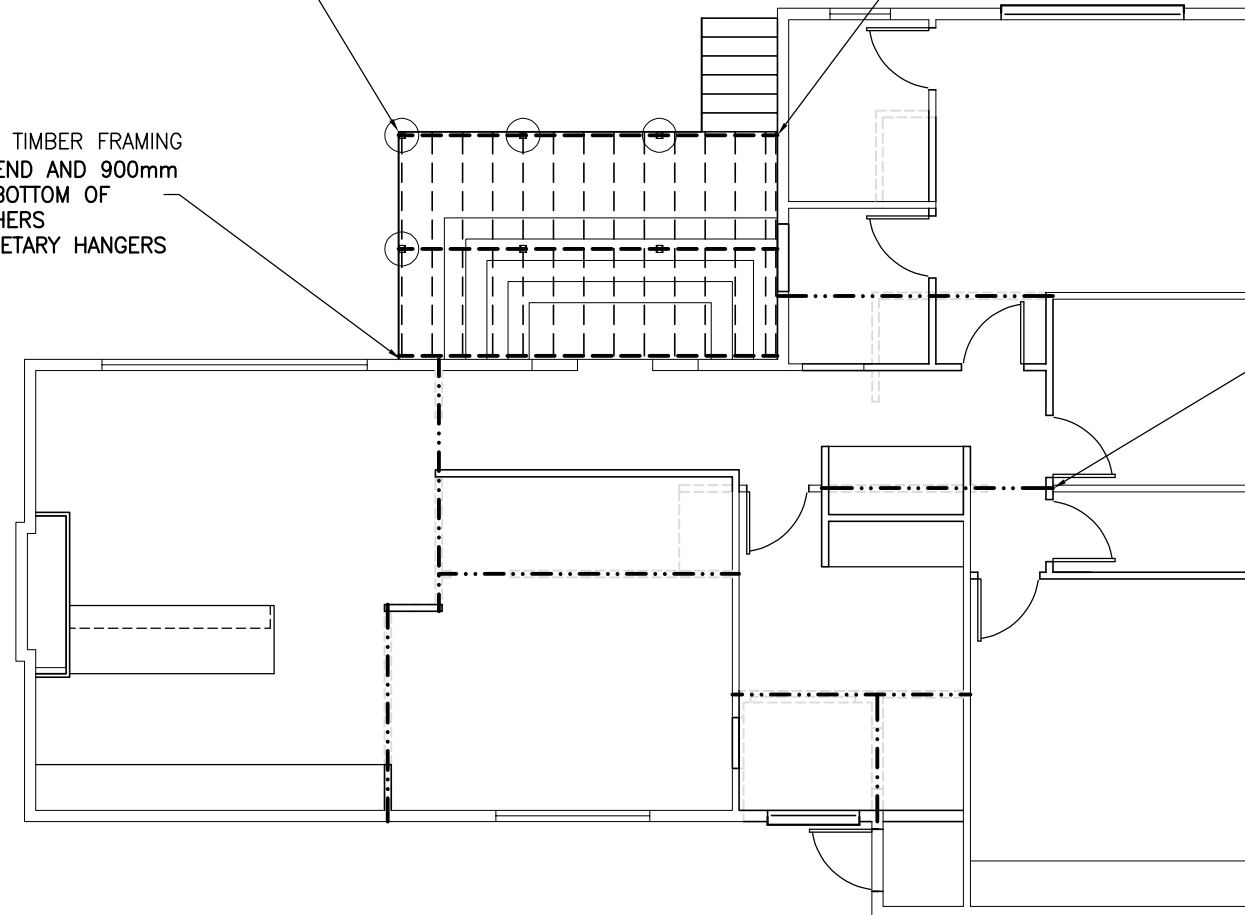
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DECK FRAME
140x45mm F7 TP JOISTS AT 400mm crs
2/140x35mm F7 TP BEARERS
30x0.8mm TENSIONED GALV STRAP BRACING TO BE INSTALLED TO JOISTS WHERE DECK IS GREATER THAN 1.0m ABOVE FINISHED GROUND LEVEL. BRACING TO BE INSTALLED AT 30-60°. STRAP FIXED TO JOISTS WITH 50x3.15 HOT-DIPPED GALVANIZED FLAT HEAD RING SHANK OR FLAT HEAD DEFORMED NAIL

BEARER BOLTED TO FOOTING/BLOCKWORK WITH 150mm LONG 100x6mm EQUAL ANGLE WITH 2/10mm BOLTS THROUGH BEARER AND 2/10-75mm MASONRY ANCHORS TO FOOTING

LEDGER DETAILS TO TIMBER FRAMING
190x45mm F7 TP LEDGER BOLTED TO TIMBER FRAMING WITH 2/10mm GALV BOLTS AT EACH END AND 900mm crs. MINIMUM 60mm FROM TOP AND BOTTOM OF LEDGER WITH MINIMUM 55x3mm WASHERS JOISTS FIXED TO LEDGER WITH PROPRIETARY HANGERS BLOCKING AS REQUIRED TO FRAMING



EXISTING WALL REMOVAL

- NEW BEAMS EITHER INSTALLED UNDER EXISTING CEILING JOISTS AND ENSURE ALL EXISTING ROOF STRUCTURE IS SUPPORTED ON NEW LINTELS.
- LINTEL SIZE AS PER LINTEL NOTE, DOUBLE STUD TO EACH END FOR LINTEL SPANS OVER 1800mm
- PROP EXISTING CEILING JOISTS PRIOR TO REMOVAL OF ANY WALLS.
- BUILDER TO ENSURE ALL NEW CONCENTRATED LOADS HAVE SUPPORT ON TO BEARER OR FOOTING IN SUBFLOOR SPACE.
- IF IN ANY DOUBT DURING CONSTRUCTION, BVZ DESIGNS TO BE CONTRACTED AND TO PROVIDE SITE INSPECTION

FRAMING PLAN

LINTELS NOT NOMINATED IN LOAD BEARING WALLS UNDER 3.6m SPAN AS PER LINTEL SCHEDULE

ALL EXTERNAL WALLS TO BE LOAD BEARING



LINTELS. TIMBER FRAME SHEET ROOF (UNO)
UPPER FLOOR OR SINGLE STOREY RLW UP TO 6000mm

TO 950mm	90x45 LVL13 MIN	- 2/90x35mm MPG10	- 140x45mm F7 TP	
950mm TO 1850mm	140x45 LVL13 MIN	- 190x35mm MPG10	- 190x45mm F7 TP	
1850mm TO 2450mm	190x45 LVL13 MIN	- 240x35mm MPG10	- 240x45mm F7 TP	-100PFC
2450mm TO 3050mm	2/190x45 LVL13 MIN	- 2/240x35mm MPG10	- 2/240x45mm F7 TP	-125PFC
3050mm TO 3650mm	2/240x45 LVL13 MIN	- 2/290x45mm MPG10	- N/A	-150PFC

PROVIDE 2/90x35mm MGP10 STUDS TO EACH END OF SPANS 1500-3000mm 3/90x35mm MGP10 STUDS FOR SPAN 3000-5200mm
OTHER TIMBER TYPES MAY BE USED, REFER MANUFACTURERS SPAN TABLES FOR APPROPRIATE MEMBER SIZING.
IF TRUSS POINT LOADS (EG, GIRDER TRUSS OR SIMILAR) ARE LOCATED OVER LINTELS DESIGNER TO BE CONTACTED TO CONFIRM LINTEL ADEQUACY
HYSpan TO STEEL BEAM EQUIVALENT
300x63mm LVL13 MIN - 180PFC
360x63mm LVL13 MIN - 200PFC
400x63mm LVL13 MIN - 230PFC
450x63mm LVL13 MIN - 250PFC

- T.S. - TRIPLE STUD
- D.S. - DOUBLE STUD
- SHS - 90x3.5mm SHS POST

LINTEL WITH DOUBLE/TRIPLE STUD UNDER EACH LOAD POINT AND END OF LINTEL. TIED TO STUDS WITH 2/700mm LONG 30x0.8mm GALV. STRAPS WITH 6/30x2.8mm GALV CLOUTS AT EACH SIDE

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PROJECT: PROPOSED UNIT DEVELOPMENT FOR M FIROOZBAKHT AND L DEZFULI AT 15-17 CAROLINE STREET PROSPECT 7250

DRAWING: FRAMING PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 24 / 09 / 23

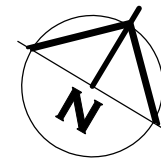
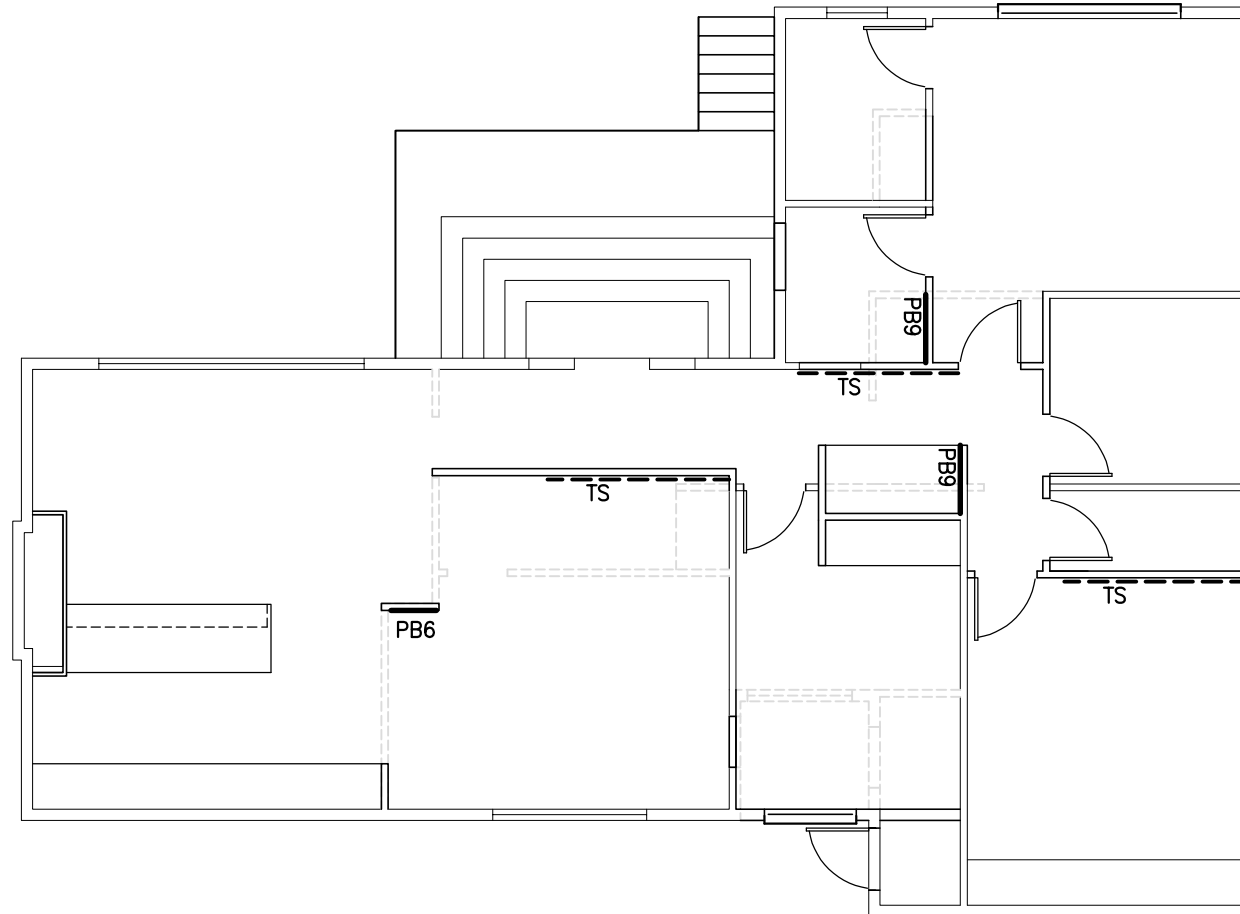
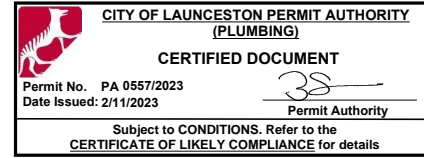
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BRACING DESIGNED FOR WIND CLASSIFICATION N3
AS PER TASMAN GEOTECHNICS SITE REPORT

NOTE: BRACING SHOWN IS MINIMUM REQUIREMENT, ADDITIONAL
UNITS MAY BE INSTALLED FOR CONSTRUCTION PURPOSES.

PB6/9 PLYWOOD BRACING UNIT
SEE DETAILS PAGE FOR DETAILS.
TS TENSION STRAP BRACING UNIT.
SEE DETAILS PAGE FOR DETAILS.



BRACING UNIT LOCATION PLAN

TRUSS SUPPLIER MAY OFFER ALTERNATIVE TIMBER LINTEL, IF TRUSS POINT LOADS (EG, GIRDER TRUSS OR SIMILAR) ARE LOCATED OVER NOMINATED LINTEL THE DESIGNER TO BE CONTACTED TO CONFIRM ADEQUACY.

TRUSSES AND ROOF BRACING AS PER TRUSS SUPPLIER (U.N.O).



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M FIROOZBAKHT AND L DEZFULI
AT 15-17 CAROLINE STREET
PROSPECT 7250

DRAWING: BRACING LAYOUT

DESIGNED: B. v. Z. APPROVED.
DRAWN: B. v. Z. DATE: 24 / 09 / 23

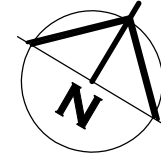
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FOOTINGS AND SLAB DESIGNED FOR SITE CLASS H1 AS PER TASMAN GEOTECHNICS REPORT NO. TG23010/15, FOOTINGS / FOUNDATIONS A MINIMUM OF 150mm INTO CLAY FOR SLAB/ FOOTINGS 600mm INTO CLAY FOR PIERS (APPROX 300mm BELOW EXISTING S.L.)



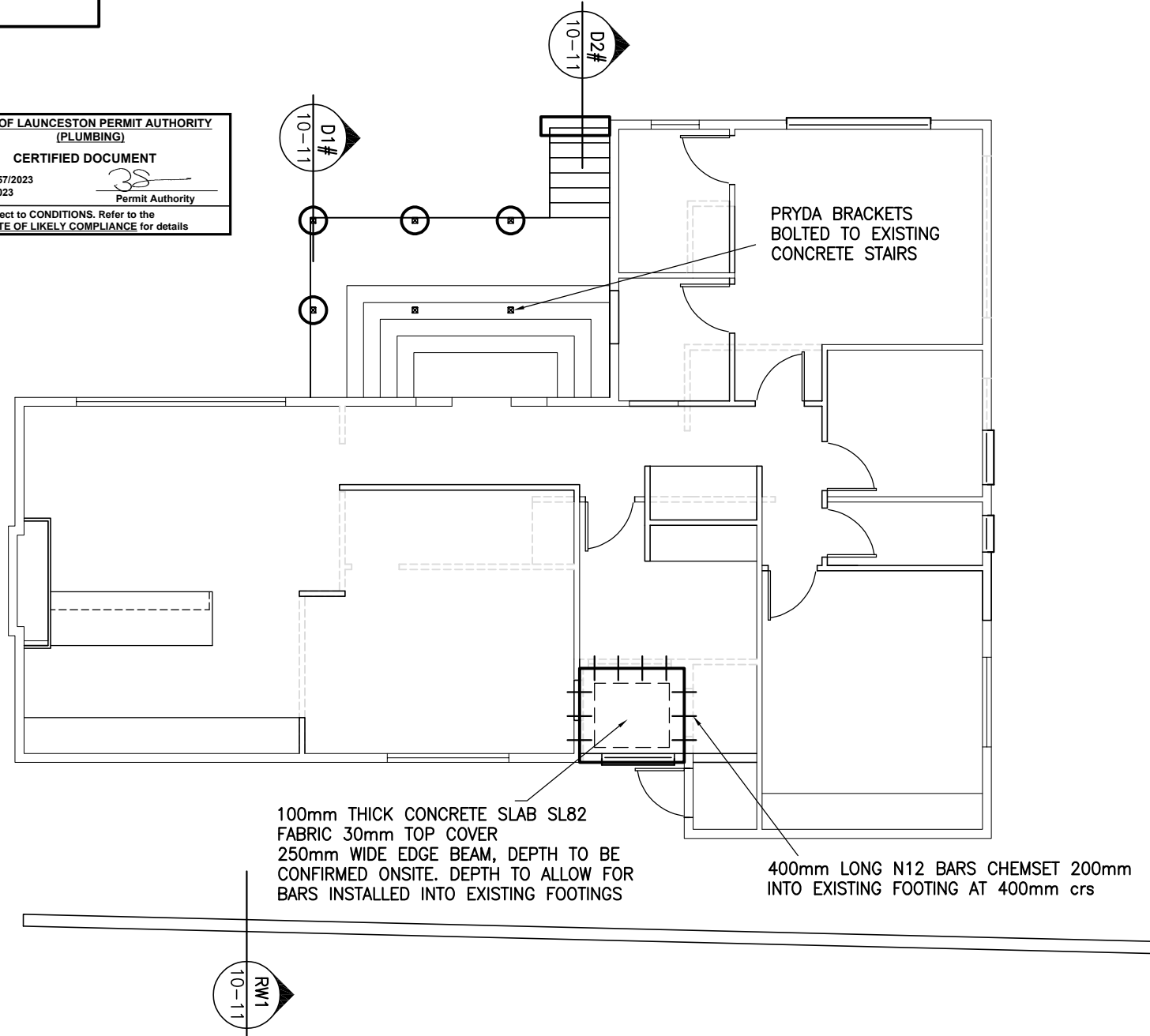
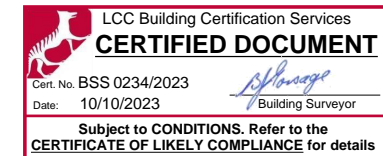
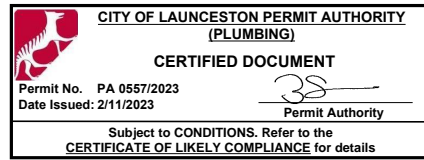
NOTES:

- ALL FLOOR ADHESIVES TO BE SUITABLE FOR THE SOIL CLASSIFICATION.
- ALL EARTHWORKS ONSITE MUST FOLLOW THE RECOMMENDATIONS OF AS 3798-2007
- TEMPORARY BRACING OF STRUCTURE TO BE PROVIDED TO ENSURE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- BRITTLE SURFACES ARE NOT TO BE INSTALLED WITHIN THREE MONTHS OF SLAB POURING.
- IF PERIMETER BEAM OR INTERNAL BEAM/RIB IS WIDER THAN TYPICAL PROVIDE ADDITIONAL N12 BAR FOR EVERY 100MM OF ADDITIONAL WIDTH OF BEAM / RIB.
- N12 BARS TIED TO UNDERSIDE OF SLAB MESH TO PERIMETER OF PENETRATION, SEE DETAIL
- DESIGN DOES NOT ALLOW FOR POLISHED CONCRETE FINISH
- SHRINKAGE CRACKS CAN OCCUR. SAW CUTS AND CURING OF SLAB WILL IMPROVE THE OUTCOME BUT WILL NOT GUARANTEE THAT SOME CRACKING WILL NOT OCCUR.
- EXTERIOR CONCRETE EXPOSED TO WEATHER IS TO DRAIN AWAY FROM BUILDING AT MINIMUM 1:100
- WHERE TIMBER FLOOR IS INSTALLED, SUBFLOOR ACCESS TO BE INSTALLED TO ALLOW RE LEVELING OF PIERS IF REQUIRED
- WHERE R6 LIGS ARE NOMINATED, THESE MAY BE SUBSTITUTED BY 8mm THICK BOGAR CLIPS

SET OUT NOTES:

- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT. IF IN DOUBT CONSULT A REGISTERED SURVEYOR.

ENCLOSED FOUNDATIONS WITH TIMBER FLOORS TO COMPLY WITH PART 6.2.1. TO HAVE VENTS 6000MM² PER METER LENGTH OF EXTERNAL WALL. (PRYDA 230X75MM METAL VENTS AT 1050MM SPACING MAX OR 230X165MM AT 2360MM SPACING MAX.). MINIMUM 150MM BETWEEN FINISHED GROUND LEVEL AND ANY TIMBER FRAMING



FOOTING LAYOUT

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SOIL CLASSIFICATION TO AS2870.
THE OWNERS ATTENTION IS DRAWN TO APPENDIX A OF AS2870.1 "PERFORMANCE REQUIREMENTS & FOUNDATION MAINTENANCE".
FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

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PROJECT: PROPOSED UNIT DEVELOPMENT FOR M FIROOZBAKHT AND L DEZFULI AT 15-17 CAROLINE STREET PROSPECT 7250

DRAWING: FOOTING LAYOUT

DESIGNED: B. v. Z. APPROVED.
DRAWN: B. v. Z. DATE: 24 / 09 / 23

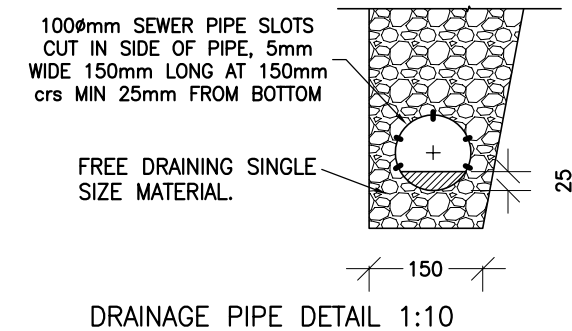
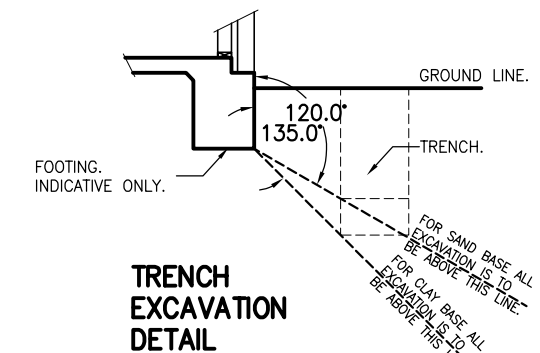
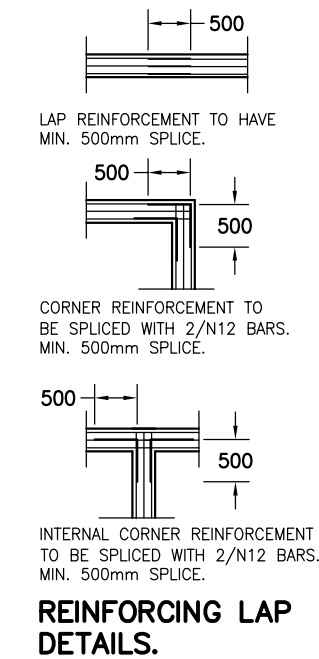
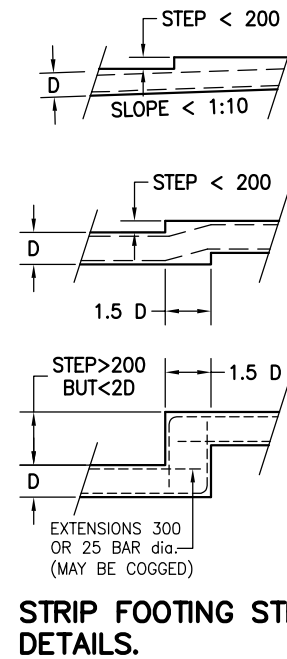
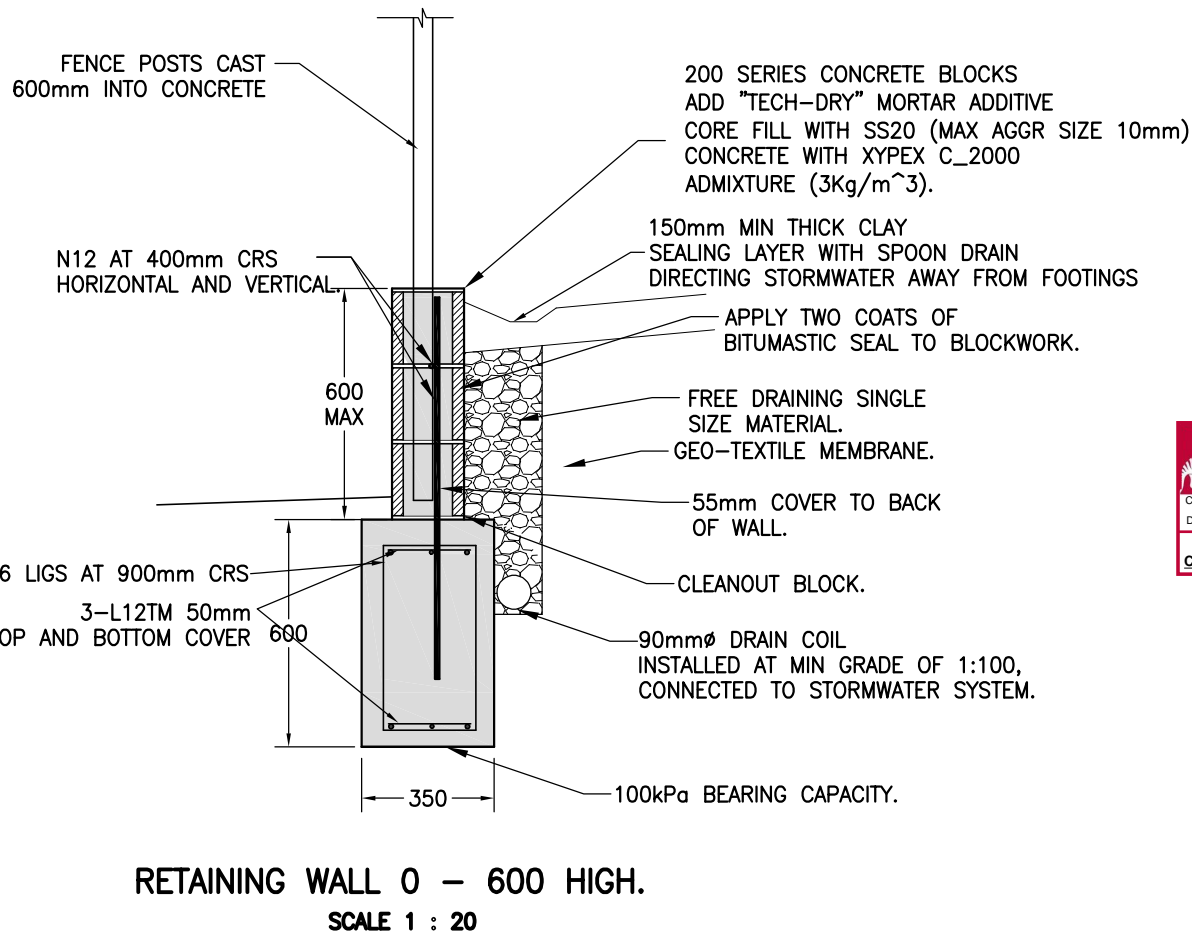
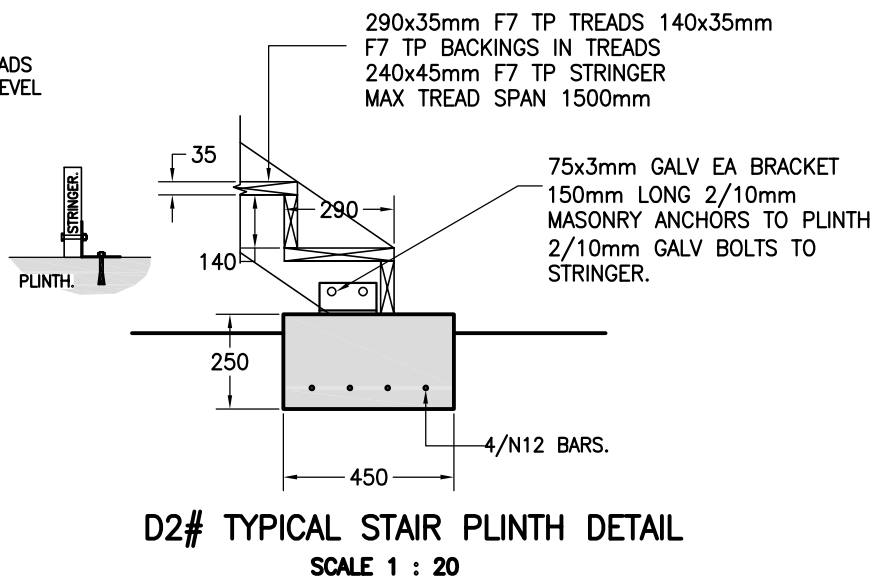
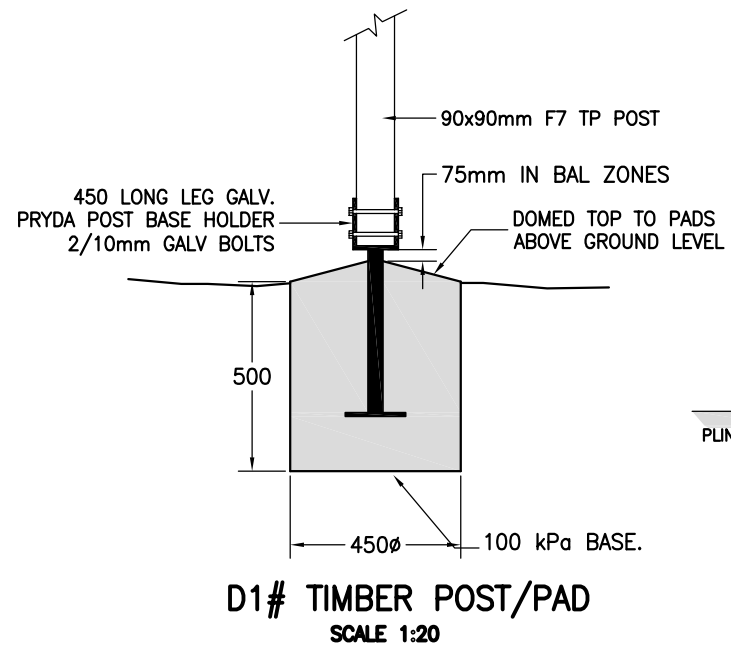
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GENERAL NOTES:

- CHECK ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE
- STANDARDS: ALL WORK SHALL COMPLY WITH THE TASMANIAN BUILDING REGULATIONS, AND RELEVANT CURRENT AUSTRALIAN STANDARDS, PARTICULARLY AS 2870 (RESIDENTIAL SLABS & FOOTINGS) AS 3700 (UNIFIED MASONRY CODE) AS 3600 (CONCRETE STRUCTURES)
- ALL FOOTINGS SHALL BE FOUNDED ON SOUND ROCK, CLAY OR SAND FOUNDATIONS HAVING A SAFE BEARING CAPACITY OF AT LEAST 100kpa
- SLAB PREPARATION: BEFORE DISTURBING THE GROUND SURFACE, ERECT SILT FENCES, CONSTRUCT CUTOFF DRAINS AND DETENTION SUMPS AND ENSURE THAT ADEQUATE ALL-WEATHER ACCESS IS PROVIDED TO THE SITE. PREVENT SOIL etc. FROM MIGRATING TO ADJACENT PRIVATE OR PUBLIC LAND IN ACCORDANCE WITH LOCAL COUNCIL POLICY. STRIP VEGETATION AND OTHER ORGANIC MATTER TO BELOW ROOT ZONE. CARRY OUT BULK EXCAVATION WHERE REQUIRED ENSURING AT ALL STAGES THAT THE EXCAVATED AREA IS PROTECTED FROM EXCESSIVE RUNOFF AND PONDING OF WATER CANNOT OCCUR IN ANY FOUNDATION MATERIAL BY PROVISION OF DRAINS etc. BUILD UP WHERE REQUIRED TO ACHIEVE DESIGN LEVELS WITH ROAD BASE MATERIAL THOROUGHLY COMPACTED IN MAX. 100 THICK LAYERS. CONTROLLED FILL SHALL BE EQUAL TO DIER BASE CLASS A (19mm) MATERIAL COMPACTED TO 98%. STANDARD COMPACTION AT A MOISTURE CONTROL WITHIN $\pm 1\%$ OF OMC. BLIND WITH 30mm COMPACTED SAND AND LAY 0.2mm PVC VAPOUR BARRIER, TAPING ALL JOINTS TO PREVENT MOISTURE TRANSFER.
- ALL CONCRETE TO BE GRADE N25 (20mm NOMINAL AGGREGATE SIZE) PLACED IN ACCORDANCE WITH SECTION 19 OF AS 3600 AND 80mm SLUMP AND TROWEL FINISH
- MAINTAIN 50mm CLEAR CONCRETE COVER TO REINFORCEMENT IN FOOTINGS, 30mm ELSEWHERE.
- CURE ALL CONCRETE FOR 7 DAYS (minimum) BY PONDING WITH WATER, COVERING WITH PVC SHEETING OR APPLICATION OF CHLORINATED RUBBER CURING COMPOUND.
- CONCRETE DIMENSIONS SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE CLASSIFICATION OF THIS SITE. ACTUAL FOUNDING DEPTHS MAY VARY TO SUIT FLOOR LEVELS AND THE REQUIREMENTS OF NOTE 3# ABOVE. IT IS NOT NECESSARY TO REMOVE SOLID ROCK SIMPLY TO ACHIEVE FOOTING DIMENSIONS AS LONG AS CONTINUITY AND COVER OF REINFORCEMENT ARE MAINTAINED.
- MINIMUM HEIGHT ABOVE GROUND LEVEL TO SLAB TOP TO BE 150mm
- PLUMBING PENETRATIONS TO BE TAPED AND LAGGED
- BITUMASTIC SEAL AND WATER PROOFING TO BE PROTECTED DURING CONSTRUCTION AND BACKFILLING
- WHERE STEELWORK IS EMBEDDED IN CONCRETE DENSO PRIMER D, BITUMEN MASTIC STRIP AND TAPE TO BE INSTALLED OVER STEELWORK

MAINTENANCE IS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2870 APPENDIX B2
 : SLAB ON GROUND TO HAVE ADJACENT AREA GRADED TO A MINIMUM OF 1000 FROM SLAB EDGE WITH MINIMUM FALL OF 50mm
 : SUSPENDED FLOORS TO HAVE SUB-FLOOR BASE GRADED OR DRAINED TO PREVENT PONDING
 : GARDENS SHOULD NOT INTERFERE WITH DRAINAGE REQUIREMENTS OR SUB-FLOOR VENTILATION
 : ANY GARDEN NEAR HOUSE FOOTINGS SHOULD NOT BE OVERWATERED.
 : PLANTING OF ANY TREES SHOULD BE RESTRICTED TO A MINIMUM DISTANCE OF 3/4 x MATURE HEIGHT FOR INDIVIDUAL PLANTING AND INCREASED FOR A SERIES OF PLANTINGS.
 : ANY PLUMBING LEAKS INCLUDING SPOUTING AND DOWNPIPES SHOULD BE IMMEDIATELY REPAIRED.

SITE SPECIFIC ROCK NOTE: WHERE A FOOTING OR EDGE BEAM ENCOUNTERS A SINGLE ROCK OUTCROP OR FLOATER OVER A LENGTH LESS THAN 1000m, THE DEPTH OF THE FOOTING MAY BE REDUCED BY UP TO ONE-THIRD PROVIDED THAT THE AMOUNT OF TOP AND BOTTOM REINFORCEMENT IS DOUBLED AND EXTENDED 500mm PAST THE SECTION WITH REDUCED DEPTH. ALTERNATIVELY, THE FOOTING CAN BE STEPPED OR RAISED PROVIDED THE STRUCTURAL STIFFNESS IS PRESERVED. ATTENTION IS ALSO DRAWN TO NOTES CONCERNING ROCK AND FOUNDATION AS PER THE SOIL REPORT



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MV CONSULTING (TAS) PTY LTD
 CERTIFICATE No: **MV0923-30**
 SIGNED: *[Signature]*
 MEINDERT VAN DER MOLEN
 Acc No: CC565H DATE: 24/09/23
 M: 0407802037

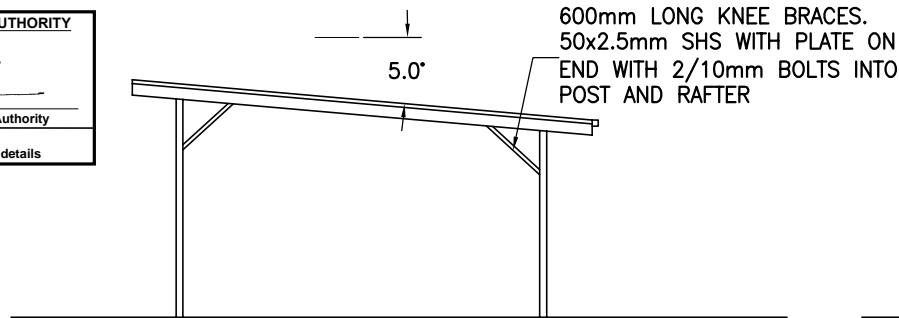
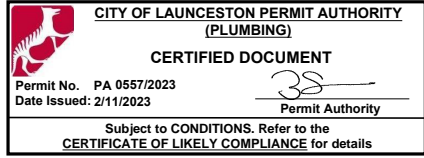
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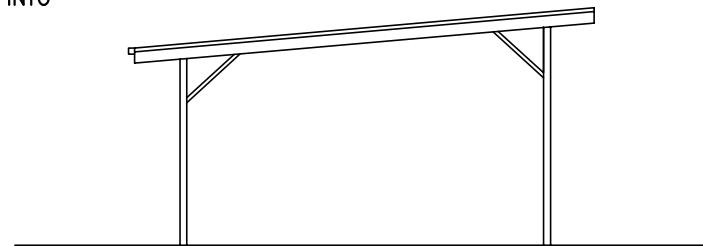
DRAWING: ENGINEERING DETAILS

DESIGNED: B. v. Z. APPROVED: DATE: 24 / 09 / 23
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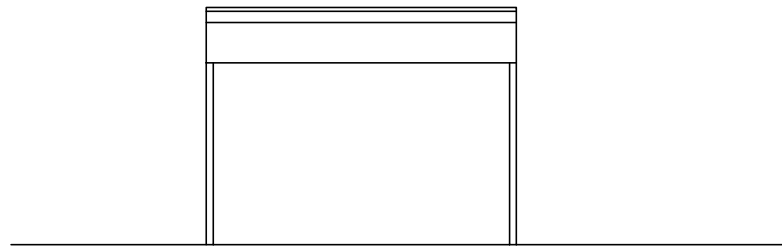
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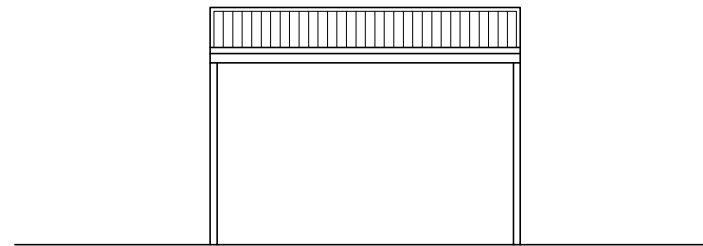
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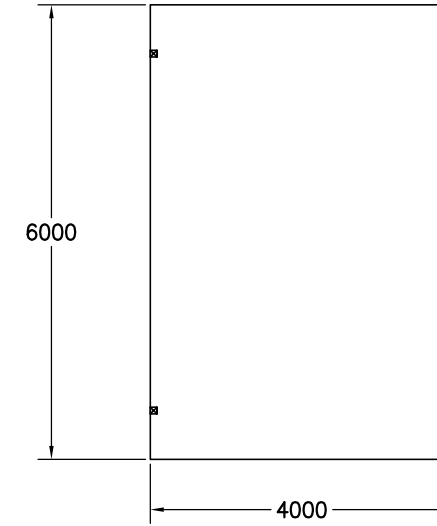
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WEST ELEVATION

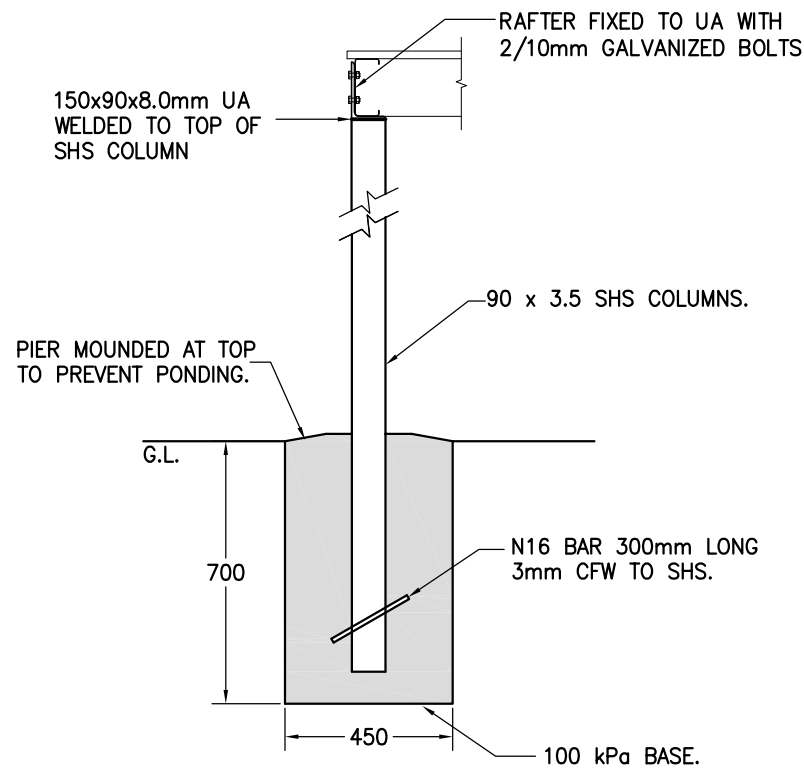


EAST ELEVATION



CARPORT PLAN

CONSTRUCTED AS PER PLANS OR PREFABRICATED CARPORT. IF PREFABRICATED CARPORT IS USED, ENGINEERING PLANS TO BE PROVIDED TO BUILDING SURVEYOR PRIOR TO CONSTRUCTION.

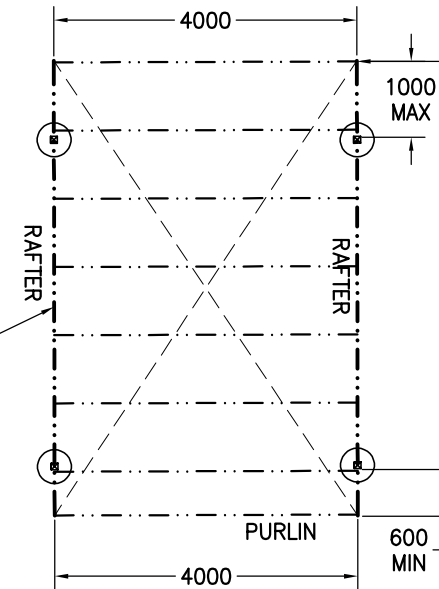


CARPORT POST/ PAD DETAIL

SCALE 1 : 20



150-19 C-SECTION CARPORT PURLINS AND RAFTERS. 30 x 0.8mm GALV. TENSIONED STRAPPING



CARPORT FRAME PLAN

SCALE 1:100

PROPRIETARY BRACKETS MINIMUM 2mm WALL THICKNESS WITH 4/TYPER 14 TEK SCREWS PER CONNECTION

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DESIGNS

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