

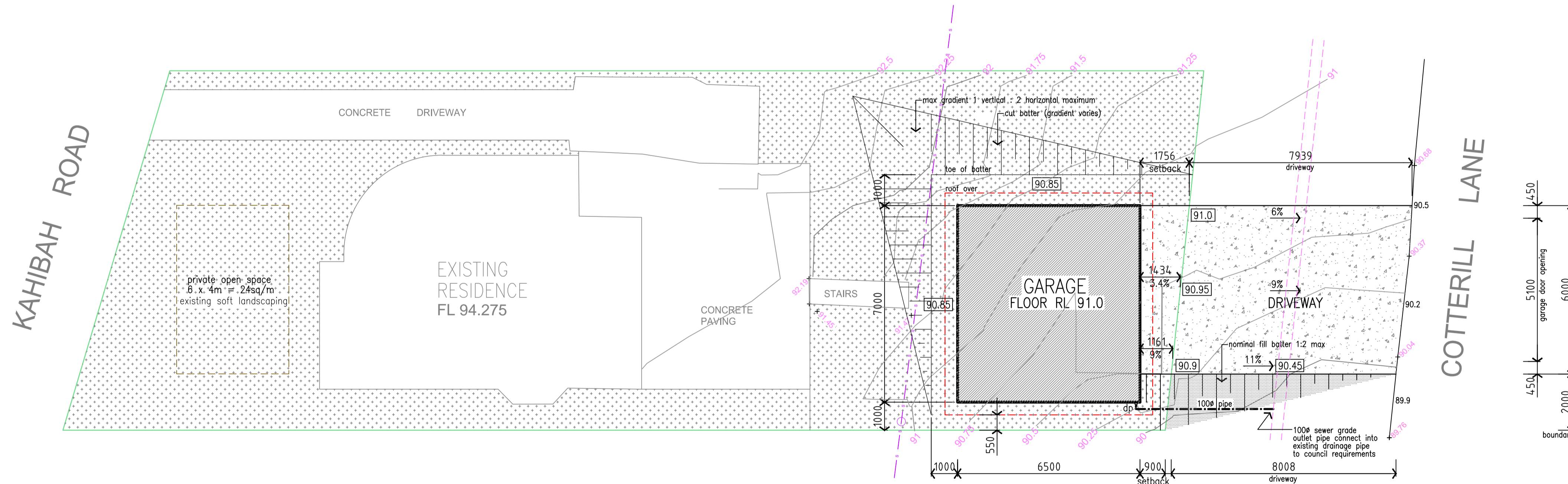
SEDIMENT FENCE

SEDIMENT CONTROL NOTES

- All sediment control devices are to be constructed, placed and maintained in accordance with the Blue Book (Landcom 2004 Managing Urban Stormwater: Soils and Construction, 4th Edition).
- All perimeter & siltation control measures are to be constructed as the first step in earthworks and/or clearing.
- All landscaping measures including the establishment of grassing are to be completed prior to the final inspection. All erosion devices are to be maintained until the landscaping is completed and established.

site analysis plan

CALCULATIONS OF EXISTING AREAS
 SITE = 487m²
 EXISTING HOUSE FOOTPRINT = 86/2
 EXISTING SOFT LANDSCAPING = 189m² (38% of site area)



proposed site plan

CALCULATIONS OF NEW AREAS
 PROPOSED GARAGE = 45.5m²
 NEW CONCRETE AREA = 56m²
 REMAINING LANDSCAPE AREA = 268m² (55% OF SITE)

- soft landscaping
- finished surface levels (AHD)

A	ISSUED FOR CC	29.01.2025
2	BATTER GRADIENTS NOTED DRIVEWAY WIDTH DIMENSIONS ADDED	16.12.2024
1	ISSUED FOR DA APPROVAL	21.10.2024
NO.	AMENDMENT	DATE

PROJECT

PROPOSED GARAGE

LOCATION
 LOT 176 DP 18348
 No.8 KAHIBAH ROAD
 HIGHFIELDS, NSW 2289

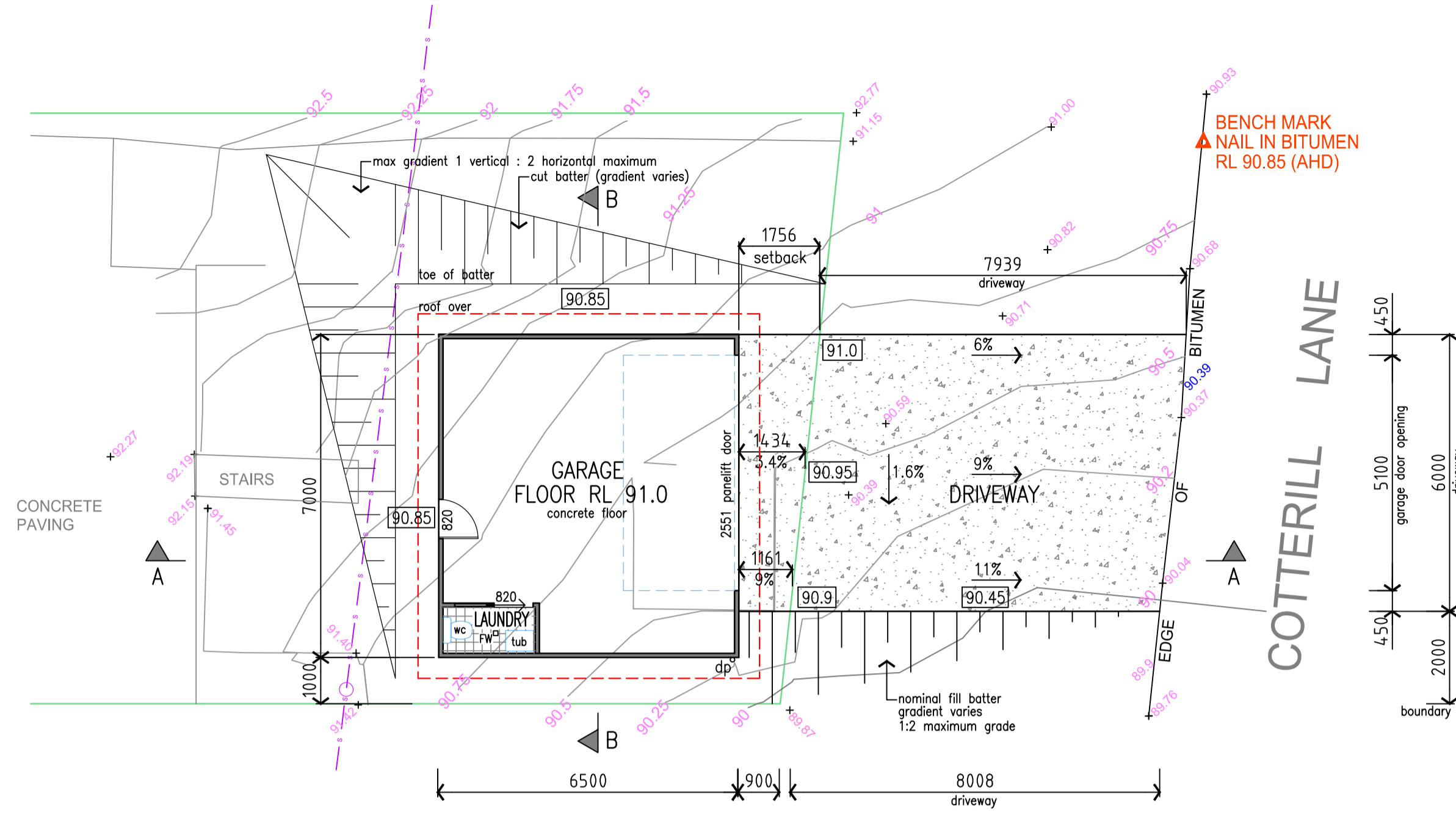
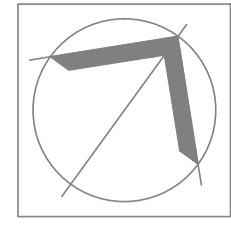
CLIENT
SEAN COX

DRAWING
SITE PLANS



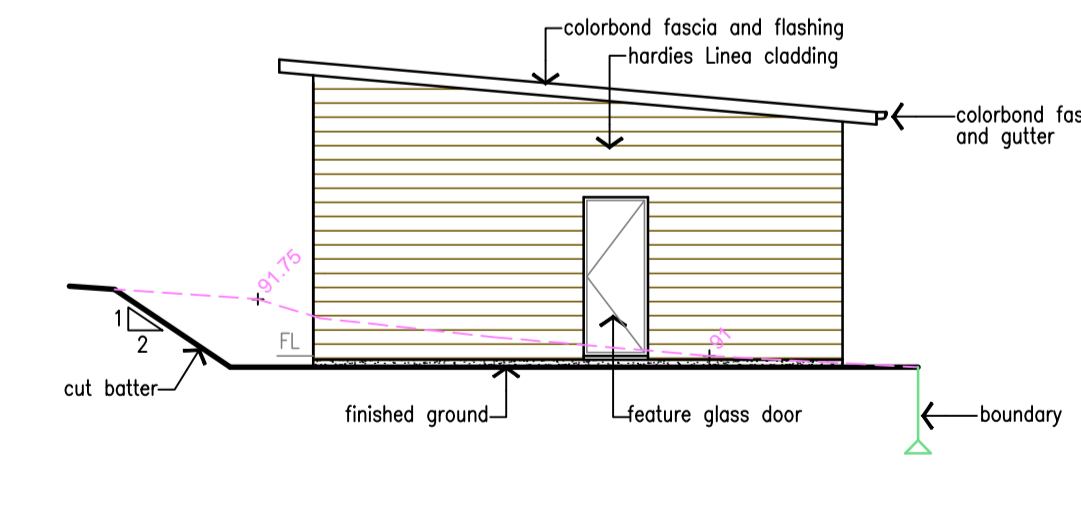
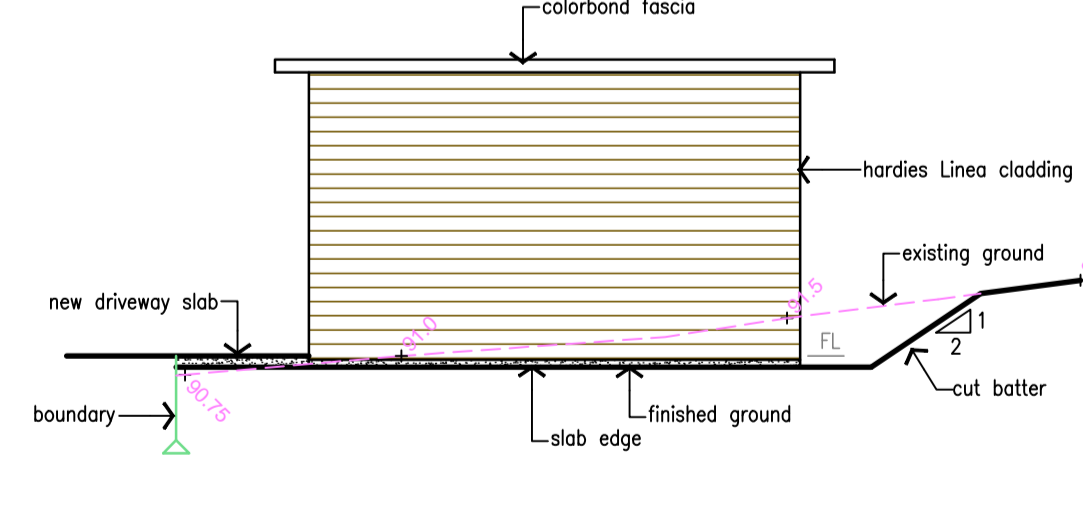
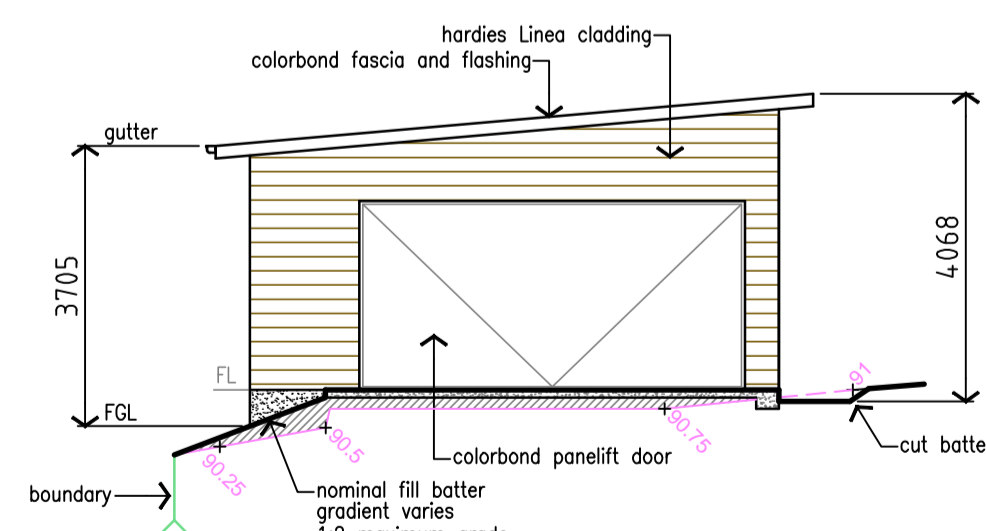
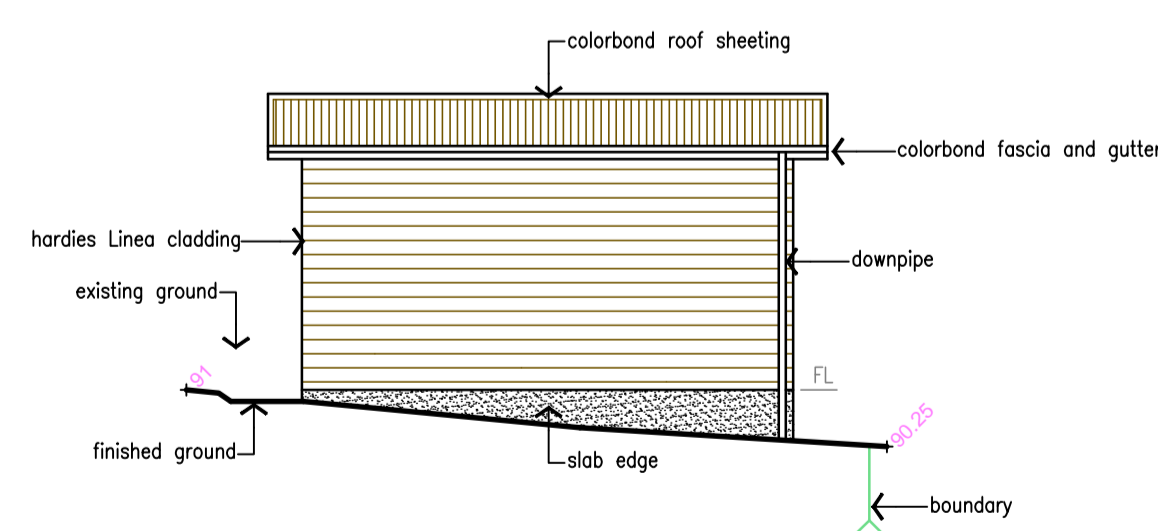
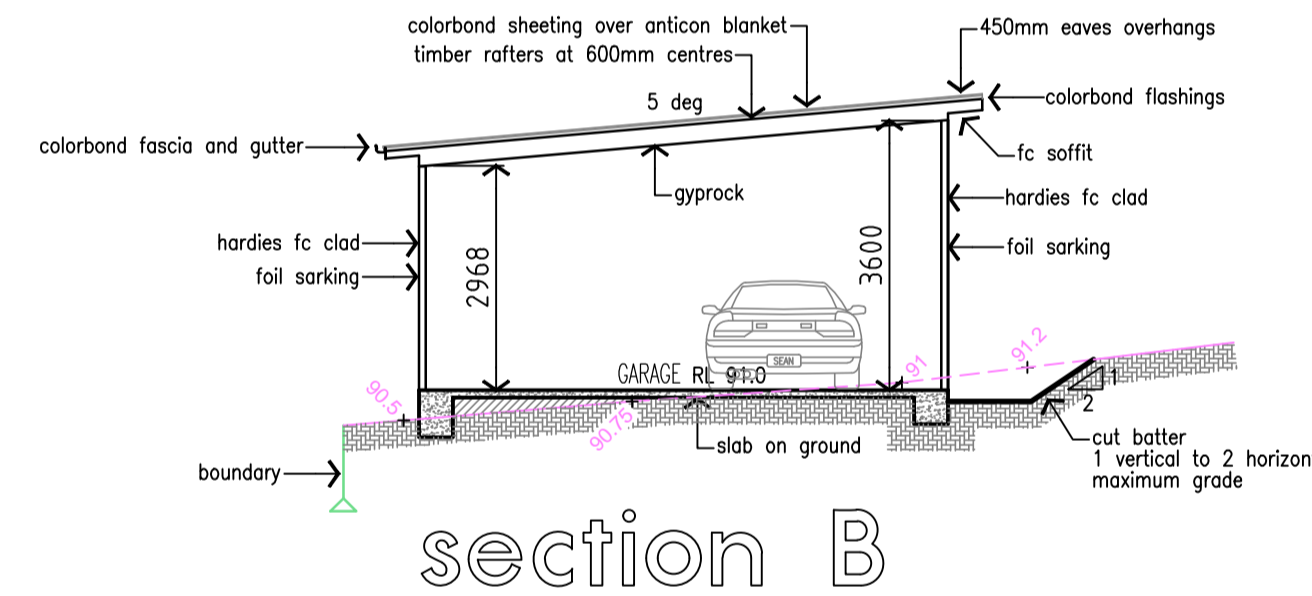
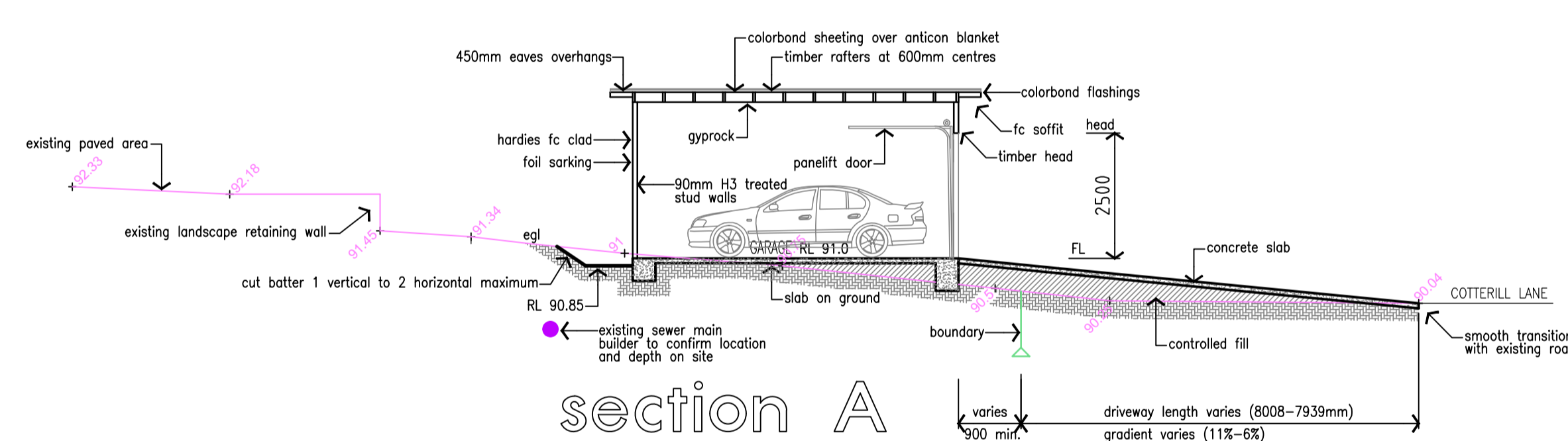
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SCALES	DATE	CAD FILE
1:100	AUGUST 2024	2024-026 (A1)



garage floor plan

- edp connect new downpipes into existing drainage system
- FW Floor Wastes and waterproofing to wet areas in accordance with NCC 10.2 and H4D1,H4D2,H4D3. Falls to Floor Wastes between 1.60 minimum and 1.50 maximum, refer 10.2.12.



BUILDING SPECIFICATION

- GENERAL**
The builder shall confirm all levels and dimensions on site prior to construction. The builder/owner shall give all notices, obtain permits and pay all fees/insurances required. Reference code for all work shall be the NCC 2022 National Construction Code Volume 2 and Housing Provisions Building setout to be by a registered surveyor. Termite protection treatment in accordance with NCC 3.4. Smoke Alarms in accordance with NCC 9.5. Subfloor ventilation in accordance with NCC 6.2. Waterproof wet areas in accordance with NCC 10.2. Balustrading and handrails to comply with NCC 11.3. Stairs and Ramps to comply with NCC 11.2. Exhaust fans to Bathroom, Kitchens and Laundry to comply with NCC 10.6 and 10.8. Provide ducting to roof space, eave or external wall.
- CONCRETOR**
All work shall be in accordance with AS 3600 and NCC Part 4. All footings, slabs to engineers/certifiers approval prior to pouring concrete. Footings designed in accordance with AS2870 for a 'M' site. Finishes to external concrete surfaces to owners requirements.
- TIMBER FRAMING**
All work shall be in accordance with AS 1684-2010. The National Timber Framing Code and NCC Part 6. All external timber to be F7 kiln dried treated pine u.n.o. External fixings to be hot dip galv. Internal timber framing to be MGP 10 (F5) minimum grade. fb - denotes hardwood floorboards to owners spec. 19mm all purpose structaflor elsewhere
- BRACING AND TIE DOWN REQUIREMENTS**
Designed for wind speed = N3 (50m/s) Region A Terrain Cat. 3.0 Partial Shielding Provide wall bracing in accordance with AS1684.2-2010. Residential timber framed construction. Metal strap bracing refer table 8.18b or c. Ply bracing refer table 8.18g. (denoted ply on plan)
- LININGS**
10mm gyprock to walls and ceilings
6mm Villaboard to wet area walls and ceilings
19mm Scyon Secura to timber framed floors
- INSULATION**
Refer Basix Certificate By Evergreen Energy Consultants.
- DRAINAGE AND PLUMBING**
Dispose of stormwater to council requirements and refer to the Stormwater Management Plan
Provide socked hard tube subsurface drains to all landscaped filled areas, connected to existing stormwater.
All plumbing work shall comply with Hunter Water Board requirements. Location of all existing services to be confirmed prior to construction.
All work in accordance with AS 3500 and NCC Part 7.4 for Gutters and Downpipes.
- ELECTRICIAN**
All work in accordance with AS 3000. Exact type and location of light fittings, switches and power outlets shall be determined on site during progress of work.
- GLAZING**
New windows and doors shall be aluminium-timber, type and manufacture to owners requirements.
Aluminium or stainless steel screens to be fitted over the openable portion of the window.
All work in accordance with NCC Part 8.
- METAL ROOFER**
All work in accordance with NCC 2022 Volume 2 and the Housing Provision 7.2.
- TILE ROOFER**
All work in accordance with NCC 2022 Volume 2 and the Housing Provision 7.3.
- STEELWORK**
All connections to be fully site welded u.n.o. All steelwork to be rozc prime with paint finish.
All work in accordance with AS 4100-1998 Steel Structures and NCC Part 6.3 Structural Steel Members.
- PAINTER**
Finished colors and stain finishes to the owners requirements.
- EROSION & SEDIMENT CONTROL**
Refer Sediment and Erosion Control Plan and Details.
- Water, Lighting and Fixtures**
Refer Basix Certificate By Evergreen Energy Consultants.

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PROJECT

PROPOSED GARAGE

LOCATION

LOT 176 DP 18348
No.8 KAHIBAH ROAD
HIGHFIELDS, NSW 2289

CLIENT

SEAN COX

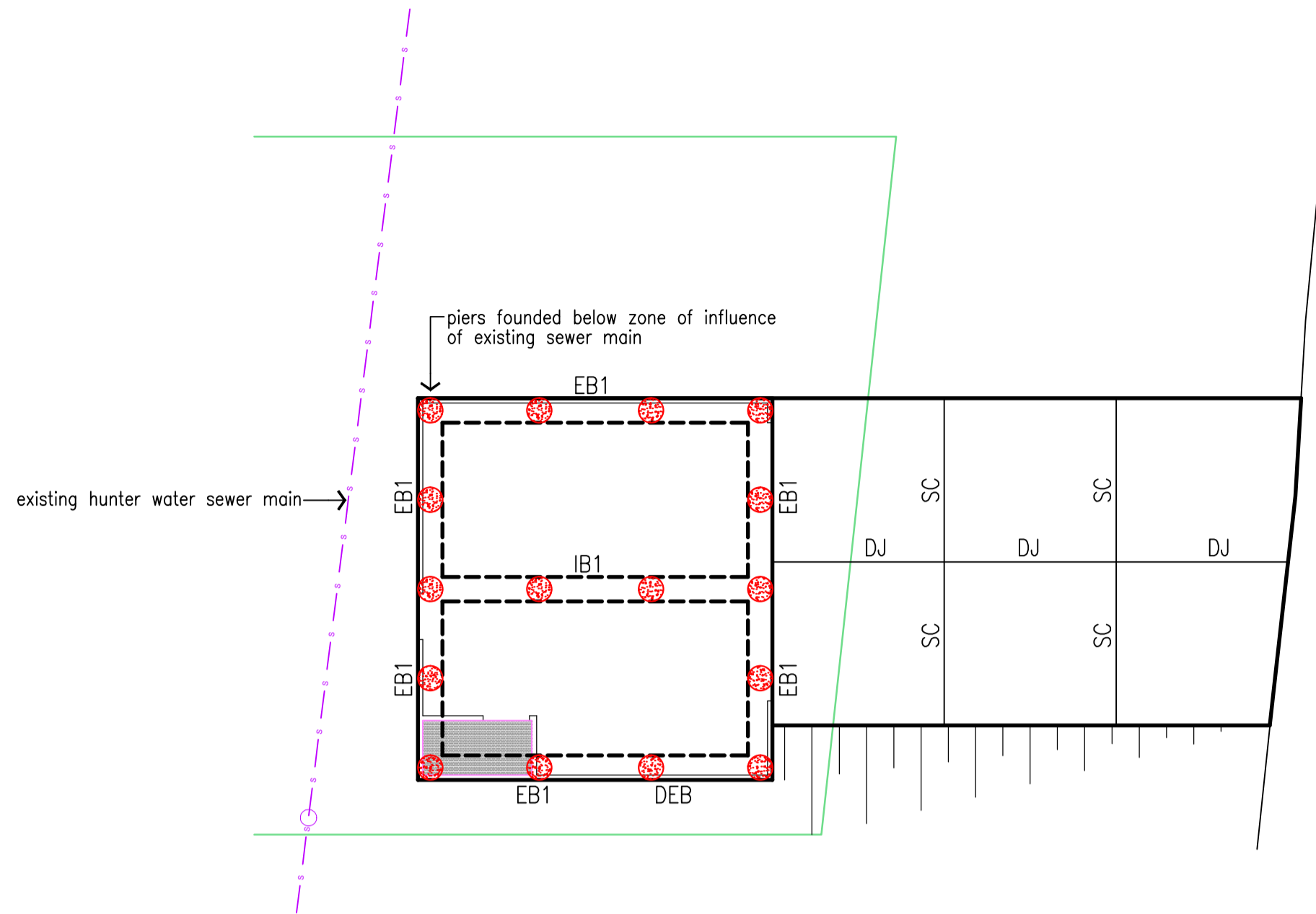
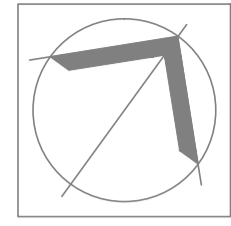
DRAWING

ARCHITECTURAL



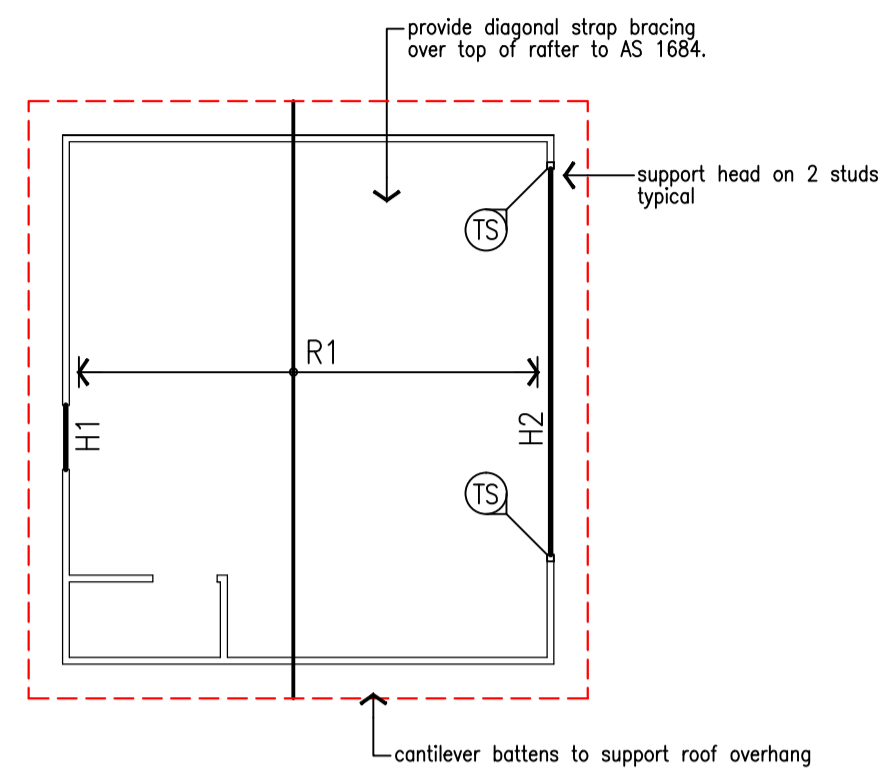
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SCALES	DATE	CAD FILE
1:100	AUGUST 2024	2024-026 (A2)



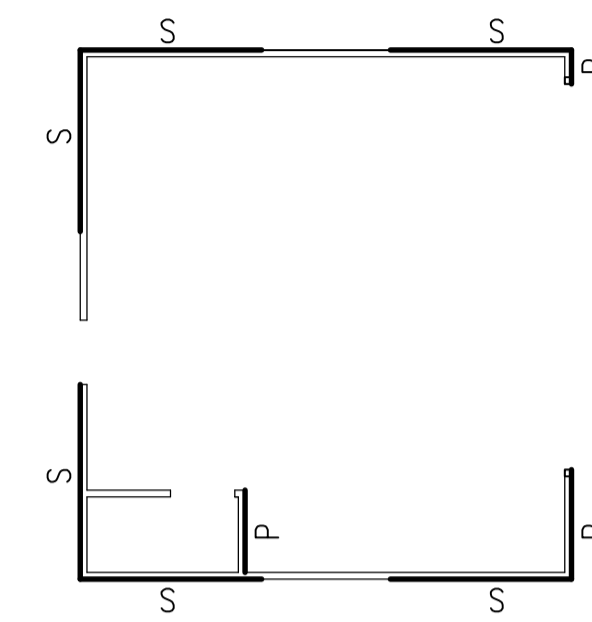
slab plan

- Slabs have been designed in accordance with AS2870 for a class 'H1' site.
- All slabs to be 100mm thick SL82 top (30mm cover).
- Provide 450 diameter mass concrete bored piers. 2/N12 vertical bars in piers cog 200mm into slab beams found onto rock material to supervising certifiers approval. Piers may be deleted where slab beams founded onto rock.
- 40mm tiling setback



roof framing plan

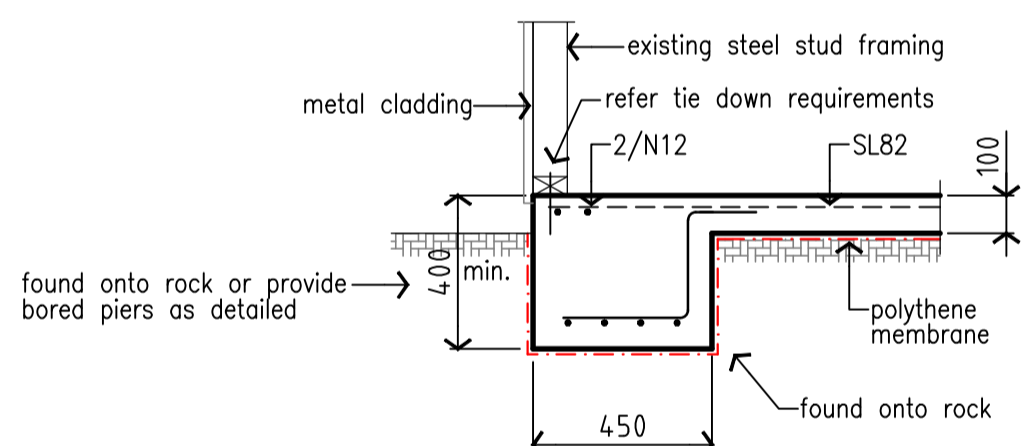
TAG	ITEM	MEMBER SIZE
TS	studs	triple studs and overstrap
H1	heads	2/90 x 45 MGP10
H2		2/290 x 45 MGP10
R1	rafters	290 x 45 HYPAN at 600mm centres



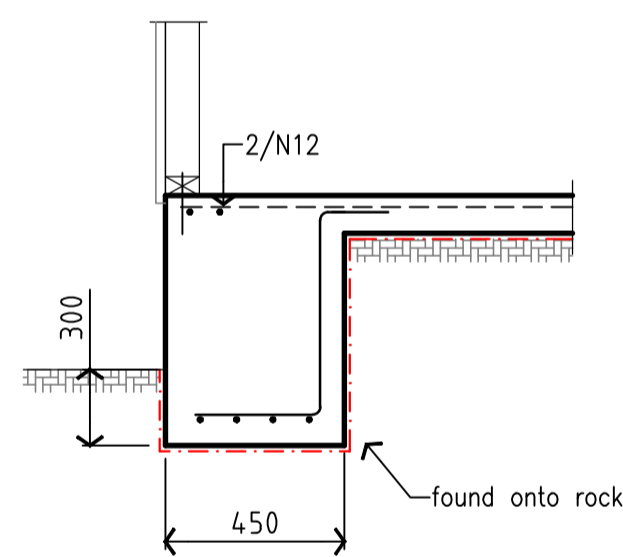
wall bracing plan

MEMBER SCHEDULE		
TAG	DESCRIPTION	SIZE
S	WALL BRACING	METAL TENSION STRAP
P		PLY SHEET

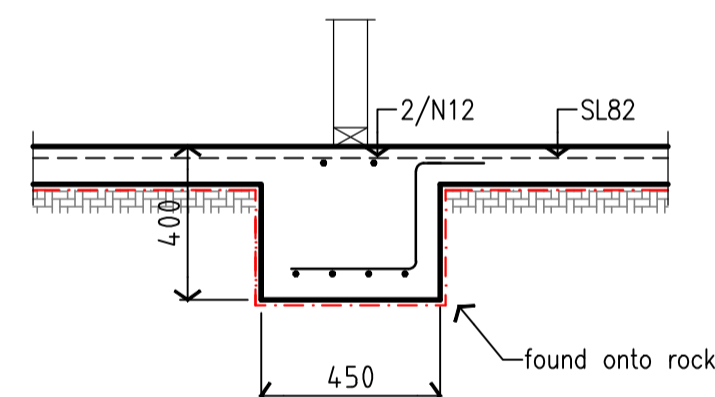
- TIE DOWN REQUIREMENTS**
IN ACCORDANCE WITH AS 1684.2-2021 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.
- BATTENS TO RAFTERS 2/75 x 3.18mm GROOVED NAILS
 - RAFTERS TO WALL TOP PLATE AND ROOF BEAMS 2 FRAMING ANCHOR PER MEMBER 4/2.8mm NAILS. TABLE 9.19B.
 - TOP AND BOTTOM WALL PLATES TO STUDS 30 x 0.8mm G.I. STRAP AT EVERY WINDOW STUD AND 1800mm CENTRES. 6/2.8mm NAILS.
 - BOTTOM PLATE TO SLAB M12 CHEMSETS AT CORNERS AND AT 1200mm CENTRES



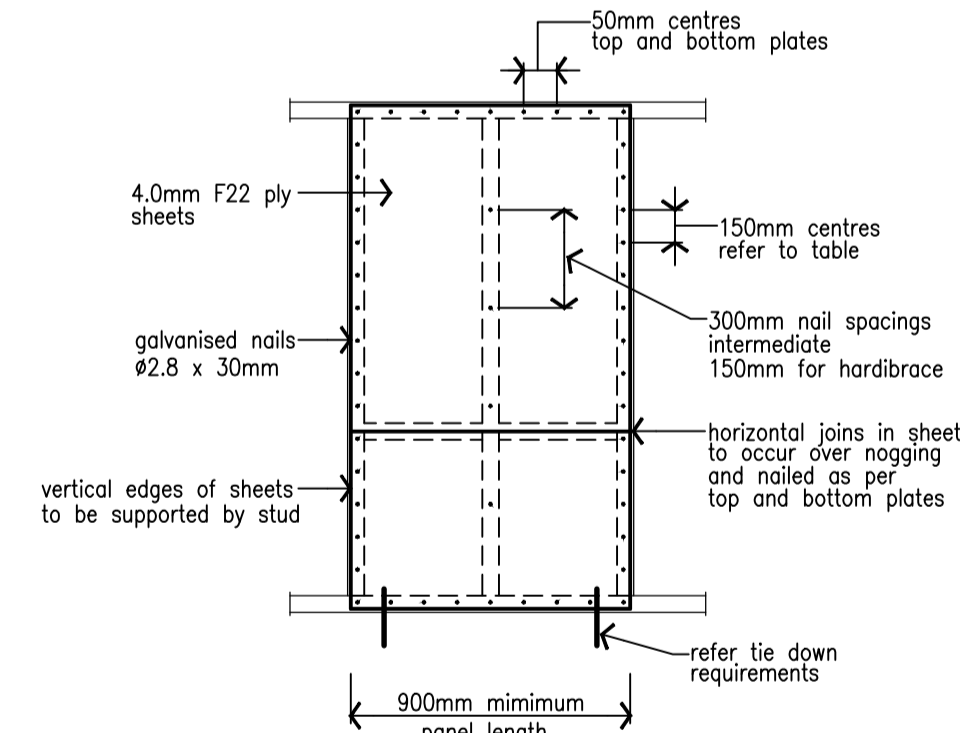
EDGE BEAM EB1
4-L11TM BOTTOM
R10 Z BARS AT 500mm CENTRES
2/N12 BARS TOP



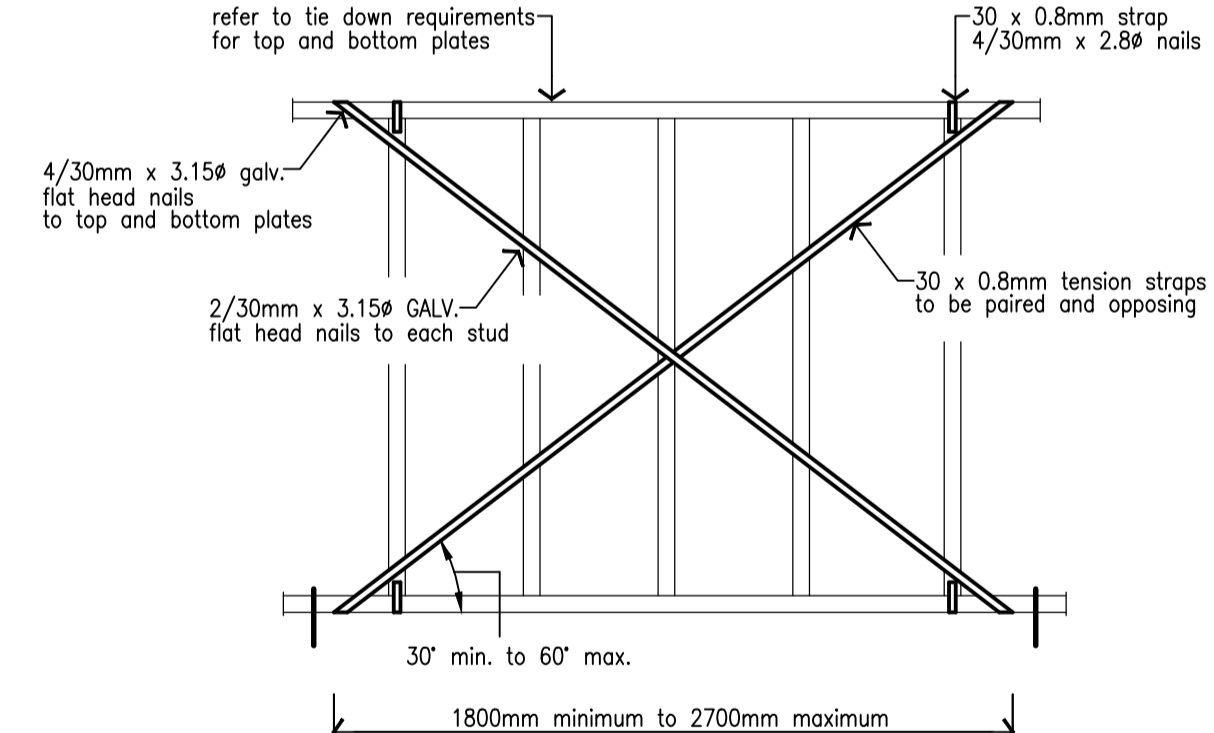
DEEP EDGE BEAM DEB
4-L11TM BOTTOM
R10 Z BARS AT 500mm CENTRES
2/N12 BARS TOP



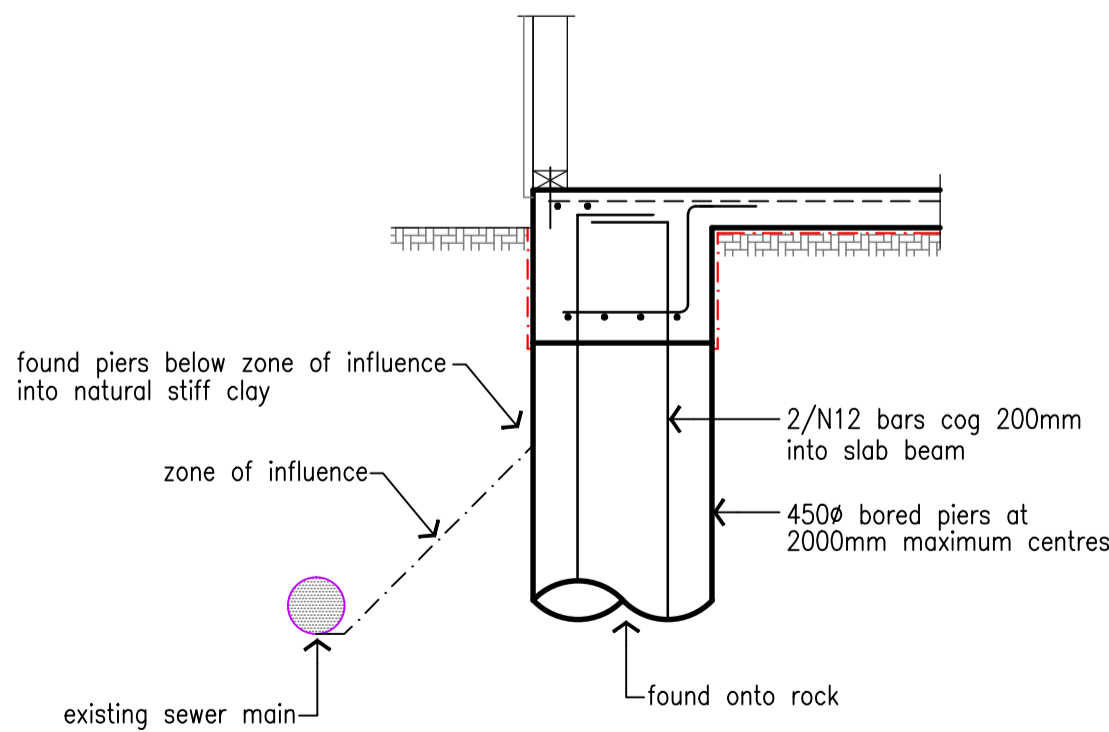
INTERNAL BEAM IB1
4-L11TM BOTTOM
R10 Z BARS AT 500mm CENTRES
2/N12 BARS TOP



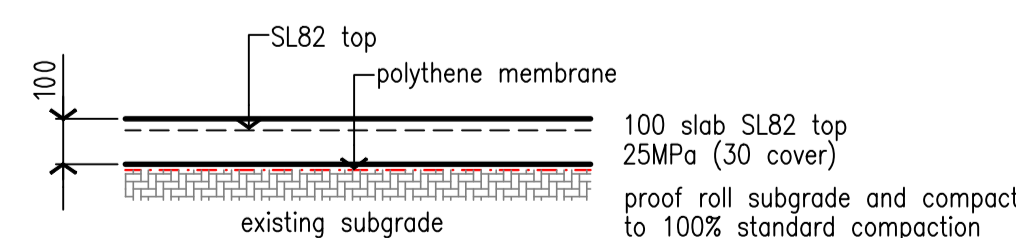
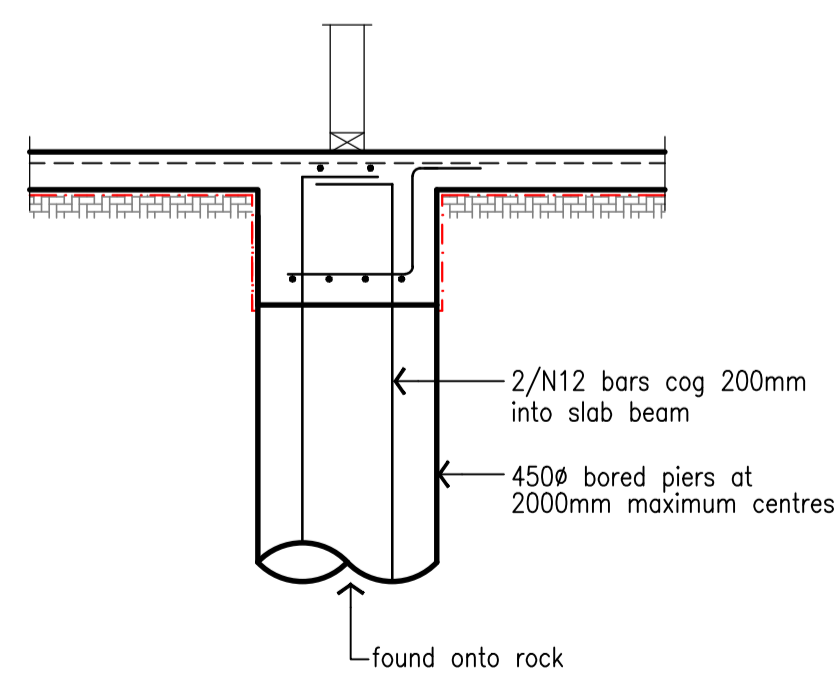
TYPICAL SHEET BRACING PANEL



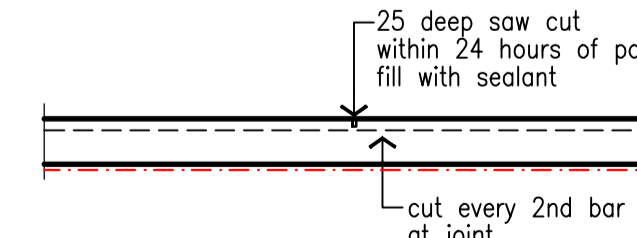
TYPICAL METAL TENSION STRAP BRACE



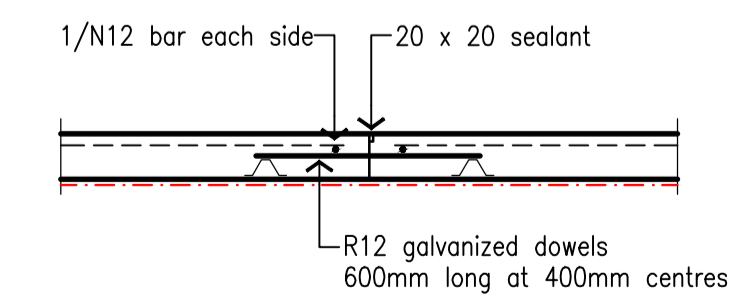
TYPICAL BORED PIER DETAILS



CONCRETE DRIVEWAY PAVEMENT



SAW CUT SC



DOWEL JOINT DJ

- NOTES**
GENERAL
- G1. These drawings shall be read in conjunction with all architectural and or consultants drawings and specifications and any written instructions issued during the contract. Any discrepancy shall be referred to the Engineer before proceeding with the work.
 - G2. All dimensions shown shall be verified by the builder on site. Engineers drawings shall not be scaled.
 - G3. u.n.o. denotes "unless noted otherwise".
 - G4. During construction the structure shall be maintained in a stable condition and no part shall be overstressed.
- FOUNDATIONS**
- F1. Footings have been designed for an allowable bearing pressure of 250 kPa. Founded on *BRX*. in accordance with Geotechnical Report No. prepared by: If a geotechnical investigation has not been made, the foundation conditions are an assumption and must be confirmed by trial excavations by the builder. Foundation material shall be approved for this bearing pressure before placing membrane, reinforcement or concrete.
 - F2. Residential slabs and footings have been designed in accordance with AS 2870 for a class 'H1' site.
- LOADING**
- L1. The structural work shown on these drawings has been designed for the following live loads:
FLOORS = 2.0kPa ROOFS = 0.25kPa
 - L2. Wind loads are in accordance with AS 1170.2-1989. As follows:
Basic Wind Velocity N2 = 40m/s - Terrain Category 3.0 - Partial shielding.
 - L3. The relevant provisions of AS 1170 part IV have been applied for a structure of this type located in earthquake zone 'B'.
- CONCRETE**
- C1. All concrete work shall comply with SAA concrete structures code AS 3600.
 - C2. Concrete quality shall be as follows:
- | Elements | F _c MPa | Slump | Cover |
|-------------|--------------------|-------|----------|
| BORED PIERS | 25 | 80 | 50mm |
| FOOTINGS | 25 | 80 | 50mm |
| SLAB | 25 | 80 | 30mm TOP |
- Maximum size of aggregate - 20mm. Cement type A. No admixtures shall be used.
- C3. All concrete shall be mechanically vibrated.

THIS DRAWING HAS BEEN CHECKED IN ACCORDANCE WITH NORMAL ENGINEERING PROCEDURES AND THE DETAILS SHOWN ARE CERTIFIED TO BE STRUCTURALLY ADEQUATE.

M. J. McDonald

MIE Aust. CP Eng. NER
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JOB No. 25017

A	ISSUED FOR CC	30.01.2025
NO.	AMENDMENT	DATE

PROPOSED GARAGE

LOCATION
LOT 176 DP 18348
No.8 KAHIBAH ROAD
HIGHFIELDS. NSW 2289

CLIENT
SEAN COX

DRAWING
STRUCTURAL

LINDSAY TAPP
CONTRACT DRAFTING PTY LTD
BUILDING CONSULTANT • ARCHITECTURAL • CIVIL & STRUCTURAL

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1:100,20	JANUARY 2025	2024-026 (S1)