42 ANDERSON STREET

MAC A IE, , 2444

DANIEL SCARLETT 0423389026

42 ANDERSON STREET

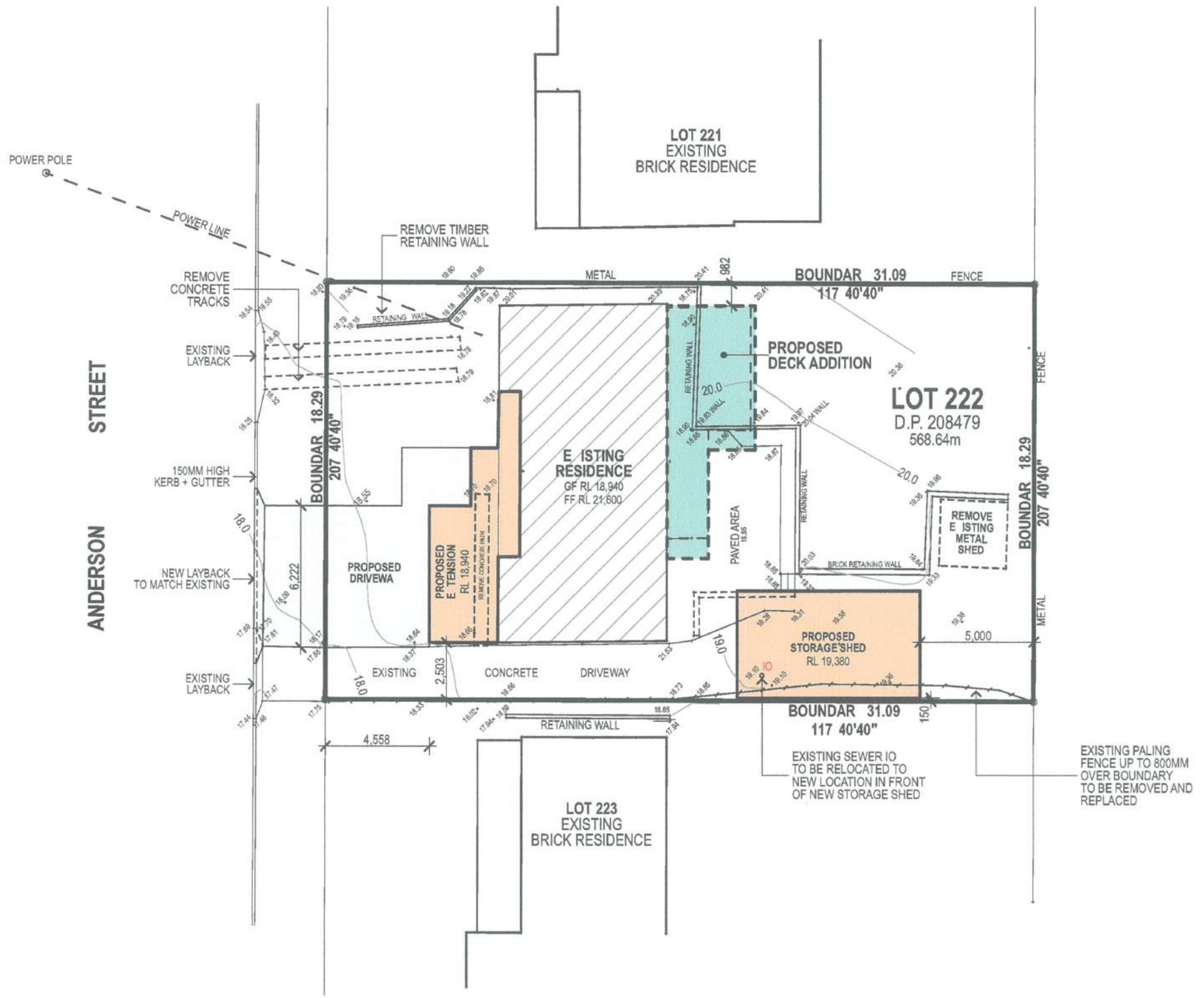
MAC A IE, , 2444

KEY:

WM	WATER METRE
PP	POWER POLE
EP	ELECTRICAL PILLAR
TP	TELSTRA PIT
H D	HYDRANT

KE :

- DENOTES GROUND FLOOR_GARAGE AND UPPER FLOOR BALCONY ADDITIONS
- DENOTES FIRST FLOOR_DECK EXTENSION
- DENOTES EXISTING RESIDENCE



SITE PLAN
Scale 1:200

A EA :

SITE:	568.64 M
GROUND FLOOR E ISTING:	102.65 M
GROUND FLOOR PROPOSED:	130.62 M
FIRST FLOOR E ISTING:	109.59 M
FIRST FLOOR PROPOSED:	112.72 M
FIRST FLOOR DECK:	33.17 M
FIRST FLOOR BALCONY:	17.89 M
STORAGE SHED:	37.69 M

0 10 20M

REV	DATE	DESCRIPTION
B	29.5.19	S96 + CONSTRUCTION CERTIFICATE ISSUE
A	28.12.14	TENDER ISSUE

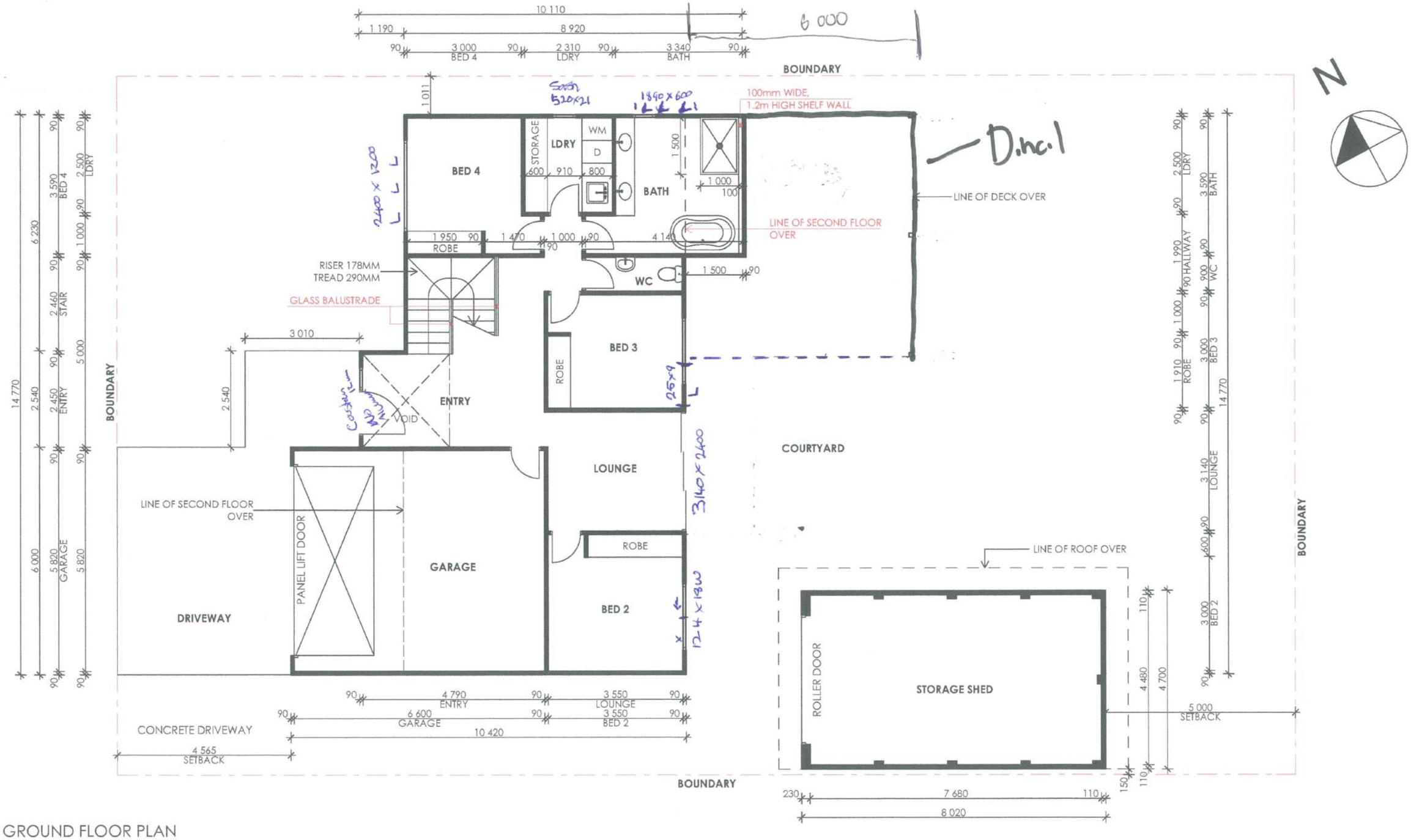
Project
ALTERATIONS & ADDITIONS TO EXISTING DWELLING
LOT 222, D.P. 208479, ANDERSON STREET
PORT MACQUARIE, NSW, 2444

Client
DANIEL SCARLET

Drawing Title
SITE PLAN

Drawn JJR | Scale **AS SHOWN @ A3** | Date **29/5/19** | Dwg No. **CC-03**

Checked | Project Number **1403** | Revision **B**



GROUND FLOOR PLAN
Scale 1:100

5 10M

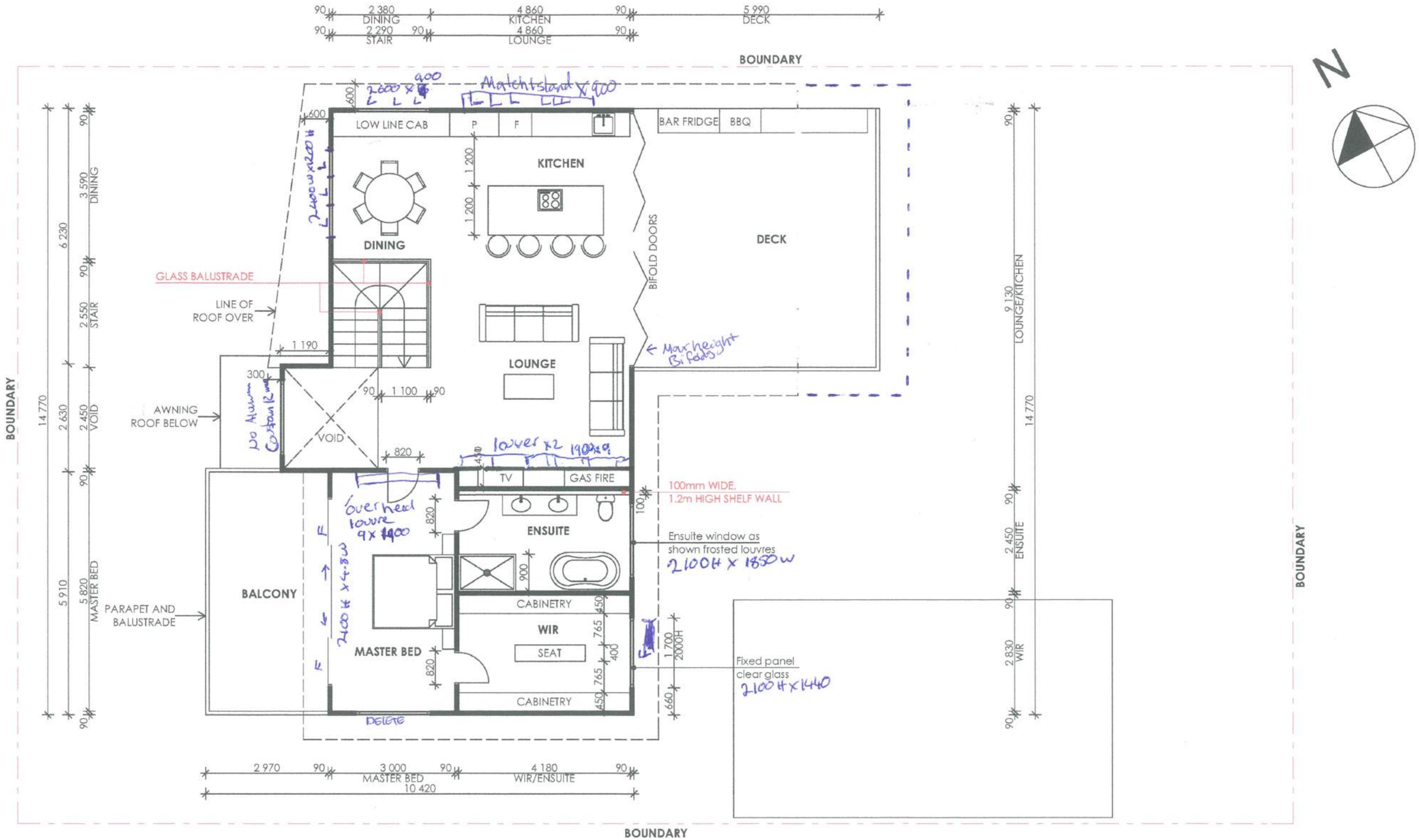
REV	DATE	DESCRIPTION

Project

Client

Drawing Title
GROUND FLOOR PLAN

Drawn	Scale AS SHOWN @ A3	Date 14/07/2021	Dwg No.
Checked	Project Number		



FIRST FLOOR PLAN
Scale 1:100

5 10M

REV	DATE	DESCRIPTION

Project

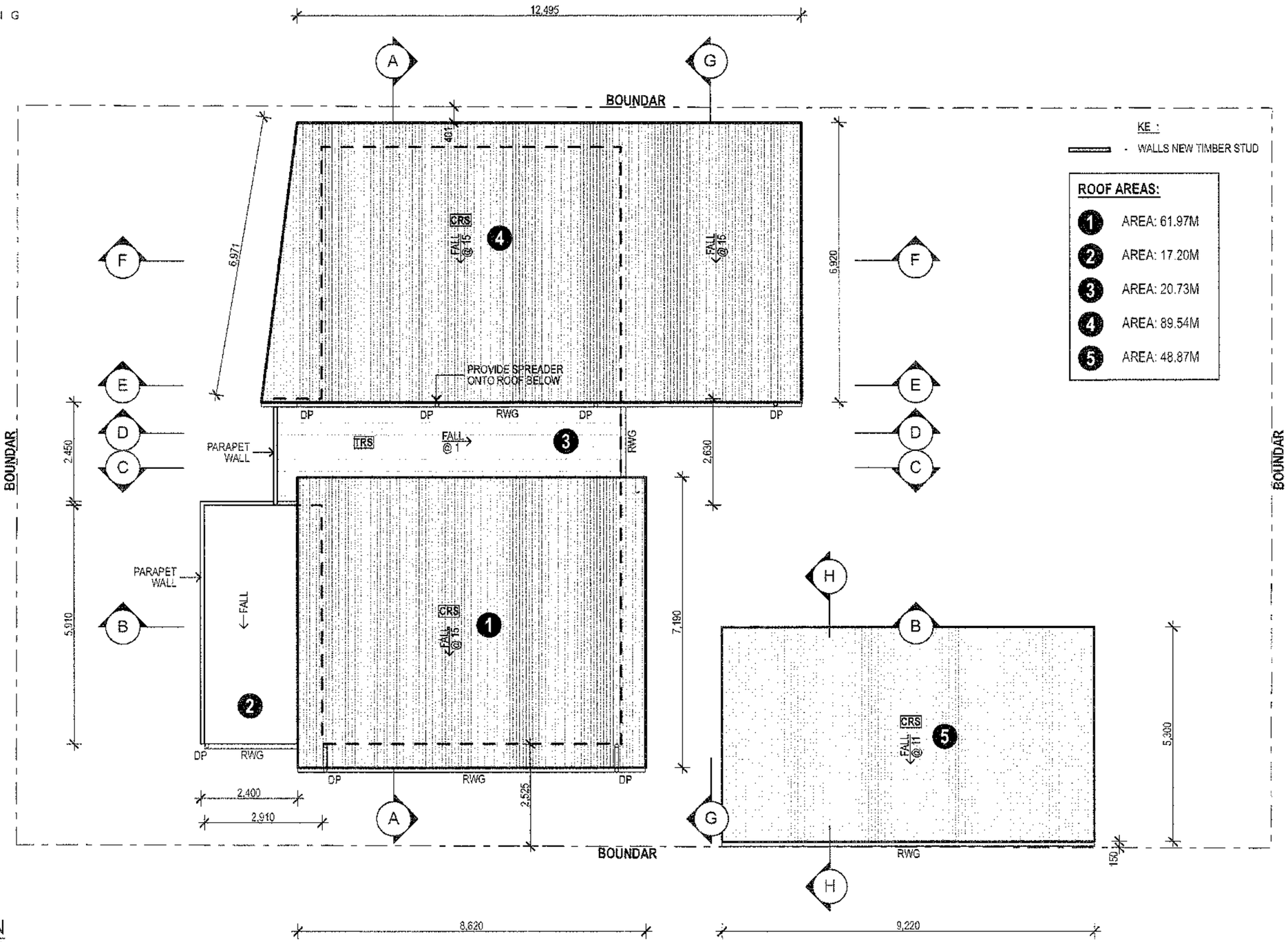
Client

Drawing Title
FIRST FLOOR PLAN

Drawn	Scale AS SHOWN @ A3	Date 14/07/2021	Dwg No.
Checked	Project Number		

LEGE D

CRS C L B D F HEE I G
DP D I E
RWG AI A E G E
TRS IMDEK F HEE I G



ROOF PLAN
Scale 1:100

0 5 10M

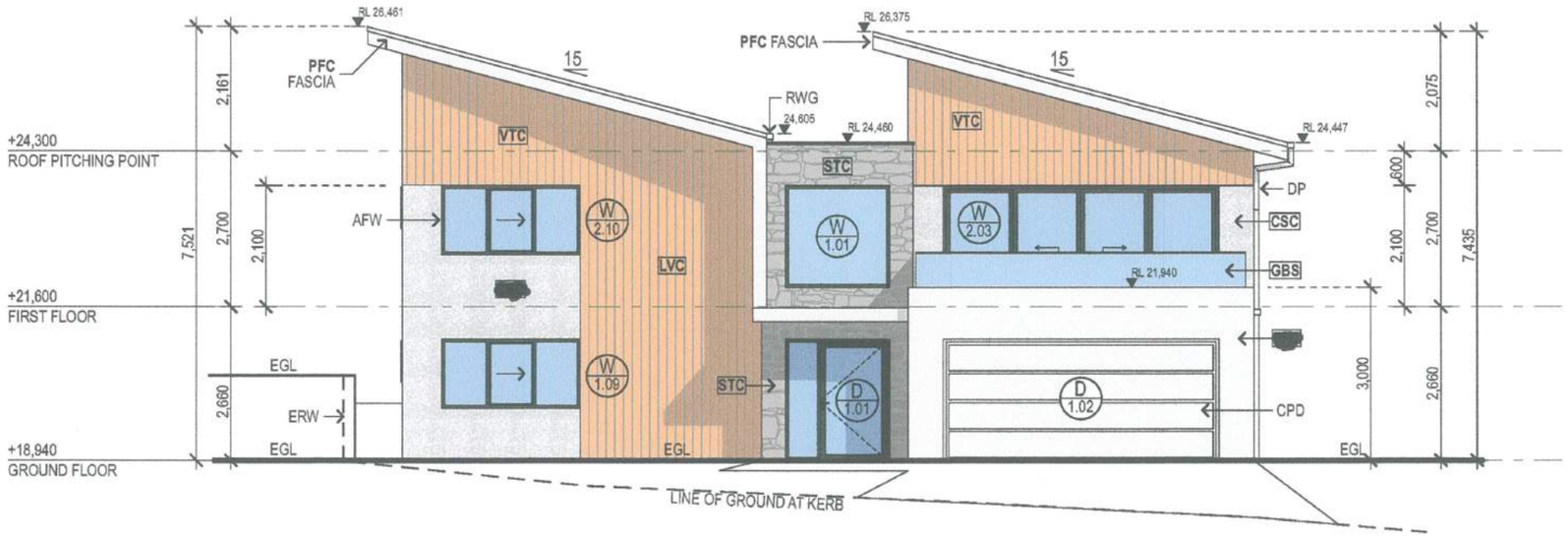
REV	DATE	DESCRIPTION
B	29.5.19	S96 + CONSTRUCTION CERTIFICATE ISSUE
A	28.12.14	TENDER ISSUE

Project
ALTERATIONS & ADDITIONS TO EXISTING DWELLING
LOT 222, D.P. 208479, ANDERSON STREET
PORT MACQUARIE, NSW, 2444

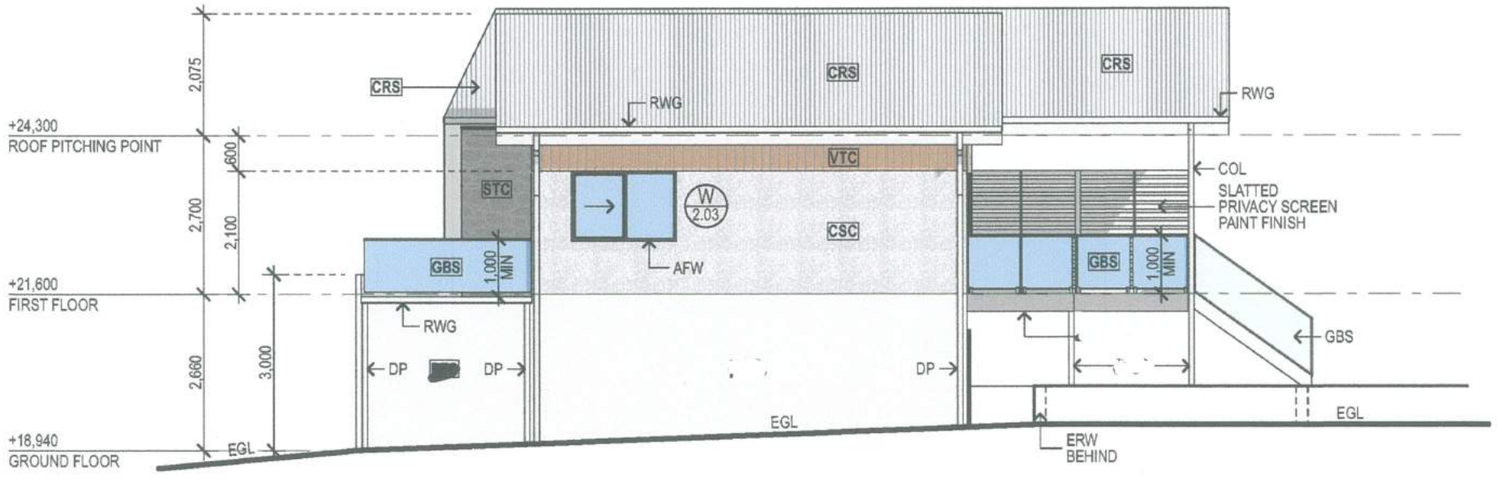
Client
DANIEL SCARLET

Drawing Title
ROOF PLAN

Drawn JJR | Scale **AS SHOWN @ A3** | Date **29/5/19** | Dwg No. **CC-08**
Checked | Project Number **1403** | Revision **B**



NORTH WEST ELEVATION
Scale 1:100



SOUTH WEST ELEVATION
Scale 1:100

LEGEND:

AFW	ALUMINIUM FRAMED WINDOWS
AFD	ALUMINIUM FRAMED DOORS
COL	COLUMN
CRS	COLORBOND ROOF SHEETING
DP	DOWN PIPE
D	DOOR LABLE
ERW	EXISTING RETAINING WALL
EGL	EXISTING GROUND LINE
GBS	GLAZED BALUSTRADE
TFD	TIMBER FRAMED DECK
PFC	PAINTED FIBRE CEMENT
RWG	RAINWATER GUTTER
STC	STONE TILE CLADDING
WBC	WEATHERBOARD CLADDING
VTC	VERTICAL TIMBER CLADDING
W	WINDOW LABLE

0 5 10M

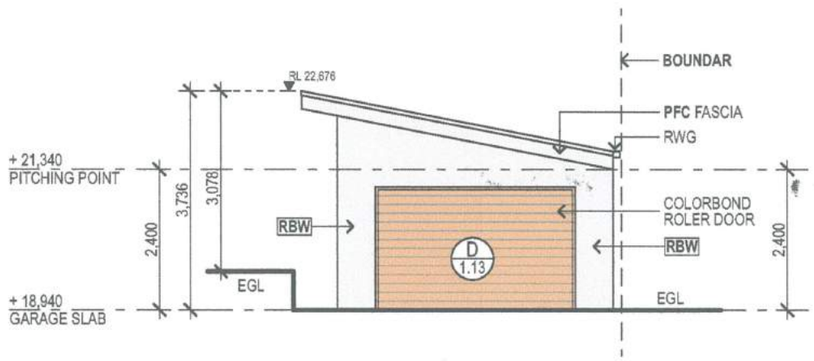
REV	DATE	DESCRIPTION
B	29.5.19	S96 + CONSTRUCTION CERTIFICATE ISSUE
A	28.12.14	TENDER ISSUE

Project
ALTERATIONS & ADDITIONS TO EXISTING DWELLING
LOT 222, D.P. 208479, ANDERSON STREET
PORT MACQUARIE, NSW, 2444

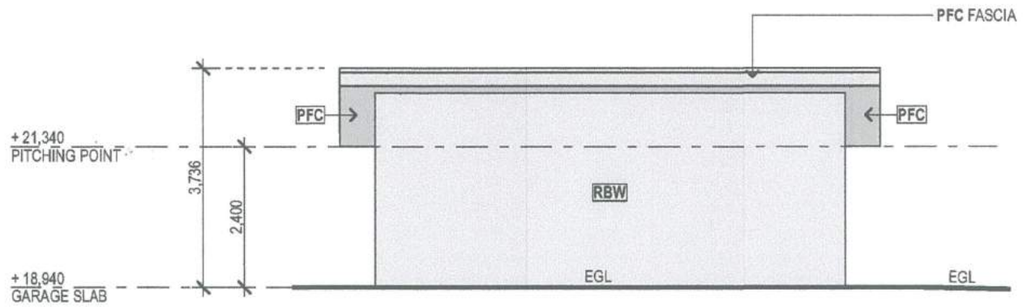
Client
DANIEL SCARLET

Drawing Title
NORTH WEST + SOUTH WEST ELEVATIONS

Drawn JJR | Scale **AS SHOWN @ A3** | Date **29/5/19** | Dwg No. **CC-10**
Checked | Project Number **1403** | Revision **B**



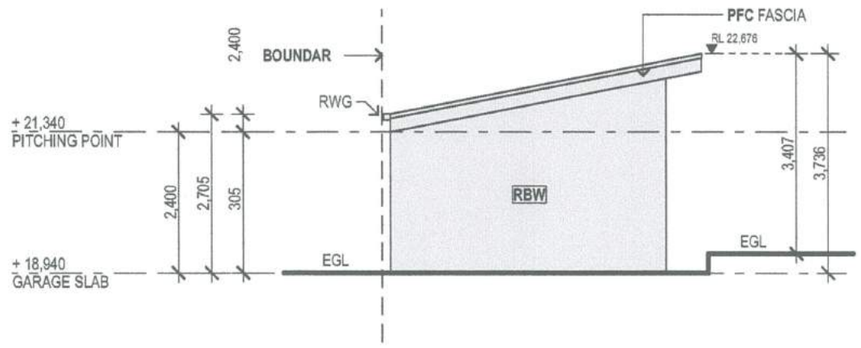
SHED - NORTH WEST ELEVATION
Scale 1:100



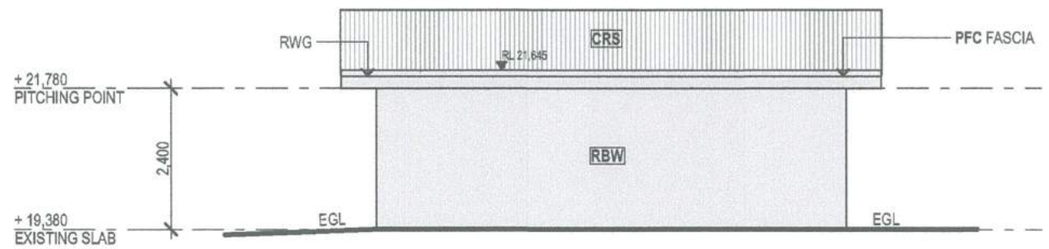
SHED - NORTH EAST ELEVATION
Scale 1:100

LEGEND:

EGL	EXISTING GROUND LINE
RBW	RENDERED BRICKWORK
PFC	PAINTED FIBRE CEMENT
CRS	COLORBOND ROOF SHEETING



SHED - SOUTH EAST ELEVATION
Scale 1:100



SHED - SOUTH WEST ELEVATION
Scale 1:100

0 5 10M

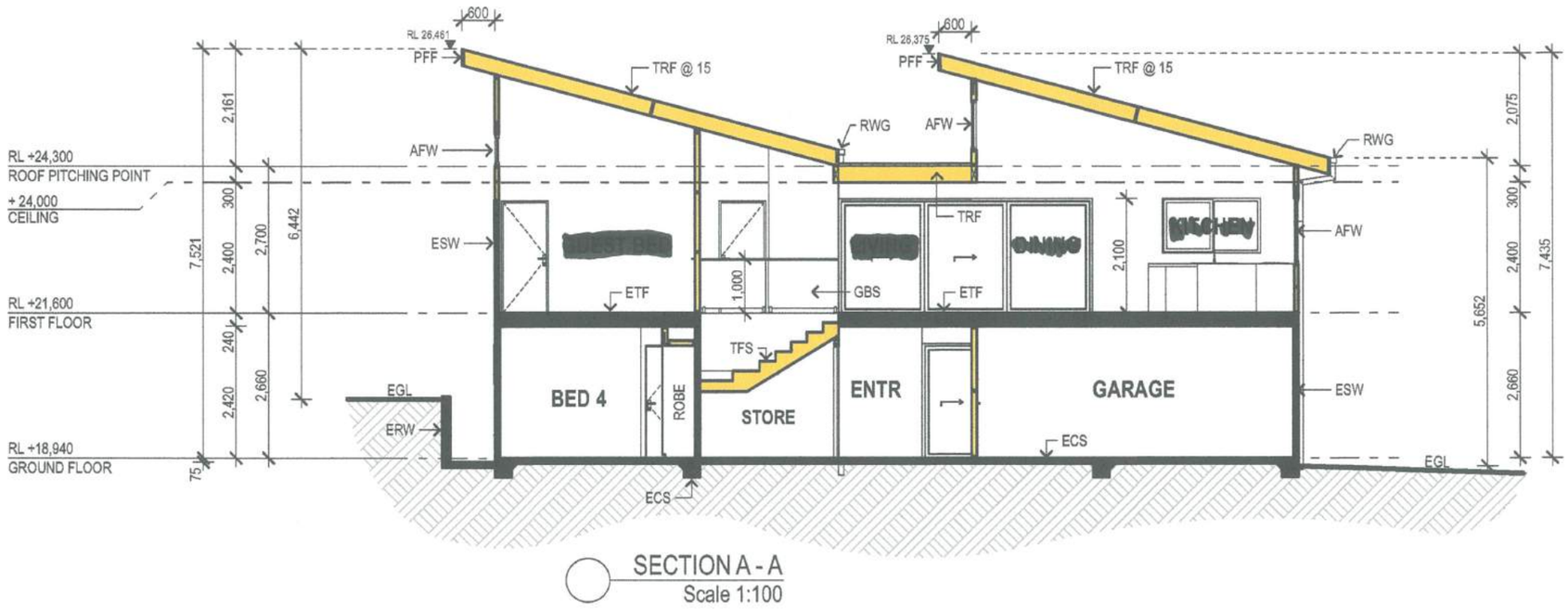
REV	DATE	DESCRIPTION
B	29.5.19	S96 + CONSTRUCTION CERTIFICATE ISSUE
A	28.12.14	TENDER ISSUE

Project
ALTERATIONS & ADDITIONS TO EXISTING DWELLING
LOT 222, D.P. 208479, ANDERSON STREET
PORT MACQUARIE, NSW, 2444

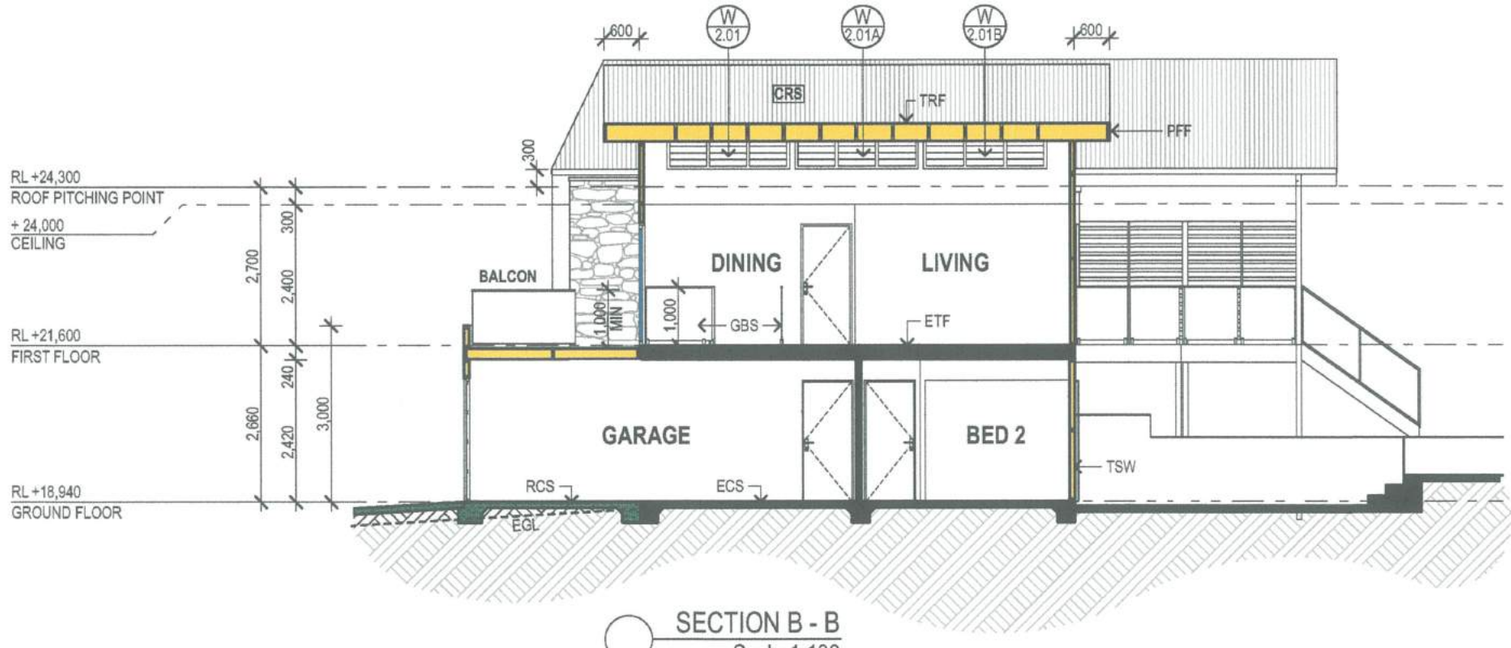
Client
DANIEL SCARLET

Drawing Title
STORAGE SHED ELEVATIONS

Drawn JJR | Scale **AS SHOWN @ A3** | Date **29/5/19** | Dwg No. **CC-11**
Checked | Project Number **1403** | Revision **B**



SECTION A - A
Scale 1:100



SECTION B - B
Scale 1:100

LEGEND:

AFW	ALUMINIUM FRAMED WINDOWS
AFD	ALUMINIUM FRAMED DOORS
COL	COLUMN
DP	DOWN PIPE
D	DOOR LABLE
ESW	EXISTING STUD WALL
ECS	EXISTING CONCRETE SLAB
ETF	EXISTING TIMBER FLOORING
ERW	EXISTING RETAINING WALL
EGL	EXISTING GROUND LINE
GBS	GLAZED BALUSTRADE
TFD	TIMBER FRAMED DECK
TFS	TIMBER FRAMED STAIR
TRF	TIMBER ROOF FRAMING
PFC	PAINTED FIBRE CEMENT
PBD	PLASTERBOARD
RWG	RAINWATER GUTTER
W	WINDOW LABLE

0 5 10M

REV	DATE	DESCRIPTION
B	29.5.19	S96 + CONSTRUCTION CERTIFICATE ISSUE
A	28.12.14	TENDER ISSUE

Project
ALTERATIONS & ADDITIONS TO EXISTING DWELLING
LOT 222, D.P. 208479, ANDERSON STREET
PORT MACQUARIE, NSW, 2444

Client
DANIEL SCARLET

Drawing Title
SECTIONS A - A + B - B

Drawn JJR | Scale **AS SHOWN @ A3** | Date **29/5/19**

Checked | Project Number **1403**

Dwg No. **CC-12** Revision **B**

Client

SCARLET

Proposed Additions

47 Anderson Street, Port Macquarie NSW 2444

S00 - General Specifications

S01 - Slab & Footing Layout Plan

S02 - Concrete Sections 1.

S03 - Concrete Sections 2.

S04 - Upper Slab Layout Plan

S05 - Reinforcing Layouts - Top & Bottom

S06 - Concrete Sections 3.

S07 - Concrete Sections 4.

S08 - Roof Framing

S09 - Steelwork Details

DAVID R. JOHNSON
Consulting Engineer Pty Ltd.
A.B.N. 87 102 381 251
Telephone 0265 811 190
Mobile 0488 000 038
Email drj.eng@bigpond.com
6/34 Acacia Av
P.O. Box 510
Port Macquarie
NSW 2444

GENERAL

IT IS IMPERATIVE THAT CONTRACTORS OBTAIN, READ AND FULLY UNDERSTAND THE GUIDELINES DETAILED IN PART 3 VOL 2 OF THE CURRENT ADDITION OF THE BCA & ITS REFERENCED AUSTRALIAN STANDARDS. THE DESIGN PROVIDED IS INACCORDANCE WITH THESE DOCUMENTS, HOWEVER MATERIALS & CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

a) All engineering drawings shall be read in conjunction with relevant architectural and other consultant's documents.
b) The Engineers drawings shall not have sizes scaled from.
c) If there are discrepancies, ambiguities or confusion arising from the documents, the matter shall be referred to the supervisor for correction or clarification before work is commenced.
d) Dimensions are only included for the relevant sections and structural requirements of the project. For all other dimensions refer to other consultants documents.

FOUNDATIONS

THE BUILDING AREA IS FIRSTLY TO BE STRIPPED OF ALL VEGETATION & TOP-SOIL. EXPECIALLY THE AREA UNDER WAFFLE, RAFT & INFILL SLABS.

a) Excavations shall be accurate to shape and profile, dewatered and free from top soil, loose earth, tree roots, mud and stones. AND BE DRY. If rain occurs while foundations are exposed the reinforcing is to be removed & cleaned, and soft wet material removed from foundation, then allowed to dry for atleast 6 hours.
b) Should foundation material be (soft, wet, organic or unstable) indicating a lower than acceptable bearing capacity at the prescribed depths, obtain instructions from the superintendent before carrying out additional excavations.
c) Slab panels, Edge beams, Strip and Pad Footings and Load support thickenings are to be founded on natural soil or controlled fill with an allowable bearing pressure not less than 100kPa.
d) Where fill is required under a slab, it shall be placed inaccordance with the requirements of BCA Part 3.2.2.2, AS1289 & AS2870 Sec 6.
e) For certifiers inspecting foundations it is imperative that minimum bearing capacity be achieved, for raft slabs this is a stiff clay where the soil can be indented with the thumb but not penetrated, For strip footings it is Very Stiff clay that can be marked but not penetrated with thumb pressure.

LOADING

All loading has been in accordance with AS1170

DEAD LOADING (AS1170.1)

LIVE LOADING (AS1170.1)

Floor	Internal External Basement	2.00kPa 3.00kPa 2.50kPa
Roof	Trafficable Non-trafficable	3.00kPa 0.25kPa

WIND LOADING (AS1170.2)
Region A Cat 2 Vp=41m/s Vu=50m/s

EARTHQUAKE LOADING (AS1170.4)
Type I Site S=1.0 Acc a=0.05 Imp I=1.0

CONCRETE

a) All concrete & workmanship shall be in accordance with BCA & AS3600.
b) Ready-Mix concrete complying with AS1379, shall be used for any structural elements and slabs. Dockets shall be provided to ensure the time taken from the introduction of water until the concrete is completely discharged shall not be more than 1.0 hour.
c) NO ADDITIONAL WATER IS TO BE ADDED to the already mixed concrete, without the consent of the Engineer.
d) Fresh concrete is to be properly compacted by a mechanical Immersion Vibrator.
e) Builder to provide & supply results of project control testing in accordance Sec 20.7 AS3600.
f) Beams depths include slab thickness.
g) Concrete sizes do not include thickness of surface finishes.
e) Concrete shrinkage to be a max 700 microstrain @ 56 days. To AS1012 Pt 13
f) No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without Engineers approval.
g) Construction joints are to be implemented on external slabs which are longer than 6m, contact the Engineer or Architect for specific locations. if not shown.
h) Concrete to be placed and all exposed surfaces treated with a COMMERCIAL CURING COMPOUND, in accordance with AS3799. Curing operations shall begin on slabs as soon after concrete has displayed initial set, but no more than 2 hours after finishing, and on Columns and Walls after forms have been removed.
i) All Formwork and Scaffolding is to comply with the requirements of AS3610 and AS1576 respectively. The design shall be the responsibility of the builder.
j) Concrete surfaces when stripped shall be true to the shapes and locations shown on the Drawings, free of bony or porous areas and excessive depressions or projections, and within a tolerance of +/- 5mm when tested with a 3m long straight edge.

REINFORCEMENT

a) Steel Reinforcement shall comply with the requirements of AS3600.
b) Use reinforcing bars complying with AS1302, steel-reinforcing wire complying with AS1303, and welded wire fabric complying with AS1304.

Element	Ductility	Type	Configuration	Strength	Example
Bar Mesh	N-normal L-low	Deformed Deformed	- S-square R-rectangle	500 500	N12 SL82

c) Fix reinforcement to comply with AS3600 with clear cover as shown on the drawings or from table below.

Element	F'c	Internal	External	FRL
Footing	N25	50	50 side	
Wall	N40	25	40	
Filled Block	N15	25	40	120/120/120
Column	N40	45	40	90/-/-
Basement Slab	N25	25	40	
Transfer Slab	N40	25	40	90/90/120
Ultrafloor	N40	25	40	90/90/90
Roof Slab	N40	25	40	

d) Adequately support reinforcement to maintain correct position by supporting on plastic chairs and securely tied using 1.25mm Dia. Annealed wire at all intersections. Where bending is required by the Drawings, restrict the diameter of the bends to the requirements of AS3600. Bend reinforcement cold with the exception of bars of grade 230S, which may be bent at temperatures up to 850oC. Do not re-bend bars within 20 diameters of original bend. Do not galvanize reinforcement to be bent.
e) Refer to BCA for reinforcement Laps and Splices.

MASONRY

GENERAL

a) All materials and workmanship shall comply with the current AS3700, AS2699 and BCA requirements, and will be of a quality acceptable to the Supervisor, and have a FRL 120/120/120.
b) Concrete block units shall be precast, hollow for grout filling and have a compressive strength of F'b = 12Mpa.
c) Load Bearing Bricks shall have a compressive strength of F'b = 20Mpa.
d) The masonry units shall be sound, dry, clean, crack free and have been cured for not less than 28 days before delivery.
e) To provide a good bond between the units and the mortar, refer to the following table formulated by the Concrete Masonry Association of Australia.

Mortar Type	Portland Cement	Blended Cement	Lime	Sand	Methyl Cellulose	Where Used
M3	1 1	0 0	1 0	6 5	Optional Yes	General Purpose (All Blockwork above DPC) Below DPC non-aggressive soils

f) Mortar should be discarded and not retempered after the initial set of the cement has taken place.
g) Caution should be exercised when using lime-replacing additives such as plasticisers or workability agents. They should only be used if specified by the Architect or Engineer and then strictly in accordance with the manufacturer's instructions. Detergents should never be used.
h) Laid Bricks, blocks, face shells and perpends should be fully bedded in mortar.

CONTROL JOINTS

a) Control joints should be built into masonry walls at all points of potential cracking and at locations shown on the drawings. In reinforced masonry walls the spacing of control joints should not exceed 8m, and in Brickwork the lesser of twice the height of the panel or 5m. Control Joints should always be provided at the following locations
Major changes in wall height.
Changes in wall thickness
Control joints in floors and roof slabs.
At T-junctions.
b) These joints must be sealed to prevent water penetration. Using open cell polyurethane foam backing strip or equivalent, and then Sikaflex 15 LM or equivalent sealant towards the end of construction.
c) No masonry walls shall be erected on suspended slabs and beams until all propping and shoring has been removed.
d) Where slabs and beams bear on masonry elements a bond breaking layer is needed. Either 1) a level smooth layer of mortar and 2 layers of Aluminum-Cored Dampcourse. Or 2) on bare masonry place a fire, termite and water-resistant material (eg.Hardiflex) and 1 layer of Alcor under concrete.

REINFORCING

a) Masonry walls shall be tied to return walls or adjacent structural elements using approved brick ties at 300mm centers. Free vertical masonry edges to be restrained using 75x75x4.0SHS. Spot weld ties to steelwork.
b) Chases, holes and recesses shall not be made in load bearing masonry.
c) Provide stainless steel wall ties to both skins of loadbearing brickwork from spaced at 900mm horizontal and every forth course vertical.
d) Reinforce load-bearing brickwork with continuous masonry reinforcement (Brick-Tor) in first bed joint above floor slab and lintels and every forth bed thereafter. Lap 400mm around corners.
e) In Reinforced Block construction it is imperative that the vertical reinforcement be positioned correctly. THIS CANNOT BE ACHIEVED BY PUSHING THE REINFORCING DOWN THE CORE of the full height wall, before or after grouting has taken place. It can only be accomplished by lapping and securely tying the vertical reinforcement firstly, to the embedded starter bars protruding from the reinforced concrete footing, then to the horizontal reinforcement which will be positioned in the knock-out portion of the unit as the wall is constructed.

GROUT

a) The grout used to fill the cores or blockwork walls should have, Characteristic Compressive Strength 15 MPa (minimum), Cement content not less than 300 kg/m3, Coarse aggregate not greater than 10mm, a pouring consistency that ensures the cores and reinforcement are completely filled and surrounded, without segregation of the constituents. (Slump = 230mm)
b) Clean out openings are required at the base of all walls, and before placement of the grout, it is important that the cores be clean and free of mortar projecting into the core. In hot weather hosing out the cores is permitted to prevent 'flash setting' of the grout. But should be completed 30 minutes before the grout is placed.
c) Grouting in lifts of more than three meters should not be attempted in one pour. Where the lift is more than 2.4 meters, it is preferable to fill the cores in two stages about 30 minutes apart.
d) The grout once placed should be thoroughly compacted to expel all air voids.
e) Compaction for and for all other walls, a high frequency pencil vibrator should be used carefully.

DRAINAGE

a) The backfilling of the retaining wall shall not commence until 28 days have elapsed after the cores have been grouted.
b) The drainage system immediately behind the wall, should consist of a 300mm width of Coarse-grained soil without admixture of fine particles, highly permeable (e.g. Gravel)
c) A continuous agriculture pipe located at the base of the wall. The pipe must discharge beyond the ends of the wall or be connected to the stormwater drainage system.
d) In basement type construction it is also important to prevent hydrostatic pressure under the floor slab. Where there is the possibility of groundwater under the slab, then a subfloor drainage system is advisable.
e) To reduce the passage of water through the wall, for aesthetics or aggressive ground water reasons, the earth face of the wall should be treated using appropriate sealing techniques such as water-resistant render, water-resistant paint, or tanking with bituminous materials.

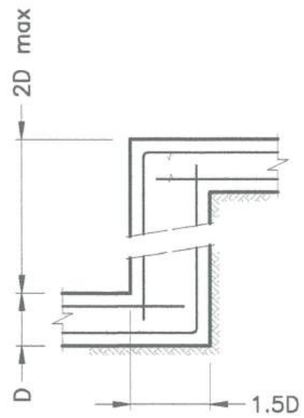
STRUCTURL STEELWORK

a) All structural steelwork shall comply with the requirements setout in AS4100 Steel Structures Code.
b) All Hot Rolled sections shall comply with AS3679.1 and be a minimum Grade 300.
c) All Cold Formed Hollow Sections shall comply with AS1163 and be a minimum Grade 350. unless noted otherwise.
d) All welds shall be 6mm continuous fillet weld (CFW) UNO Structural Purpose E41XX & comply with the requirements of AS1554 Welding Steel Structures.
e) All connection plates shall be 10mm unless noted otherwise.
f) All structural bolts shall be Commercial Bolts (4.6 Grade) to AS1111 and snug tightened unless noted otherwise.
g) Shop drawings shall be submitted to engineer for approval before fabrication. Approval shall not relieve contactor of responsibility of compliance with documentation.
h) Roofing and fixing to be carried out to manufactures specifications.
i) Structural Steel Members must be protected against corrosion in accordance with AS1650 where Internal - 2 Coats Alkyd Primer and External - Hot Dip Galvanize 600g/m2
j) Where a Paint finish is applied, the surface of the steelwork must be hand or power tool cleaned to remove any dirt and rust immediately prior to painting.
k) All Zinc coatings require a barrier coat to stop conventional domestic enamels from peeling.
l) Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.

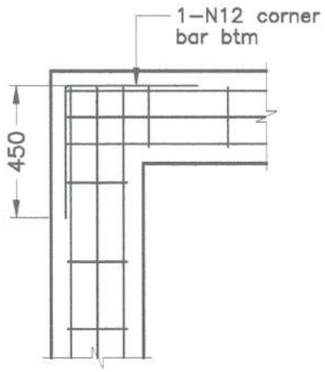
title: General Specifications

sheet: S00 | drawing no.: 2021- | amdt.:

DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 281
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



Typical Step Detail



Typical Corner Lap Detail

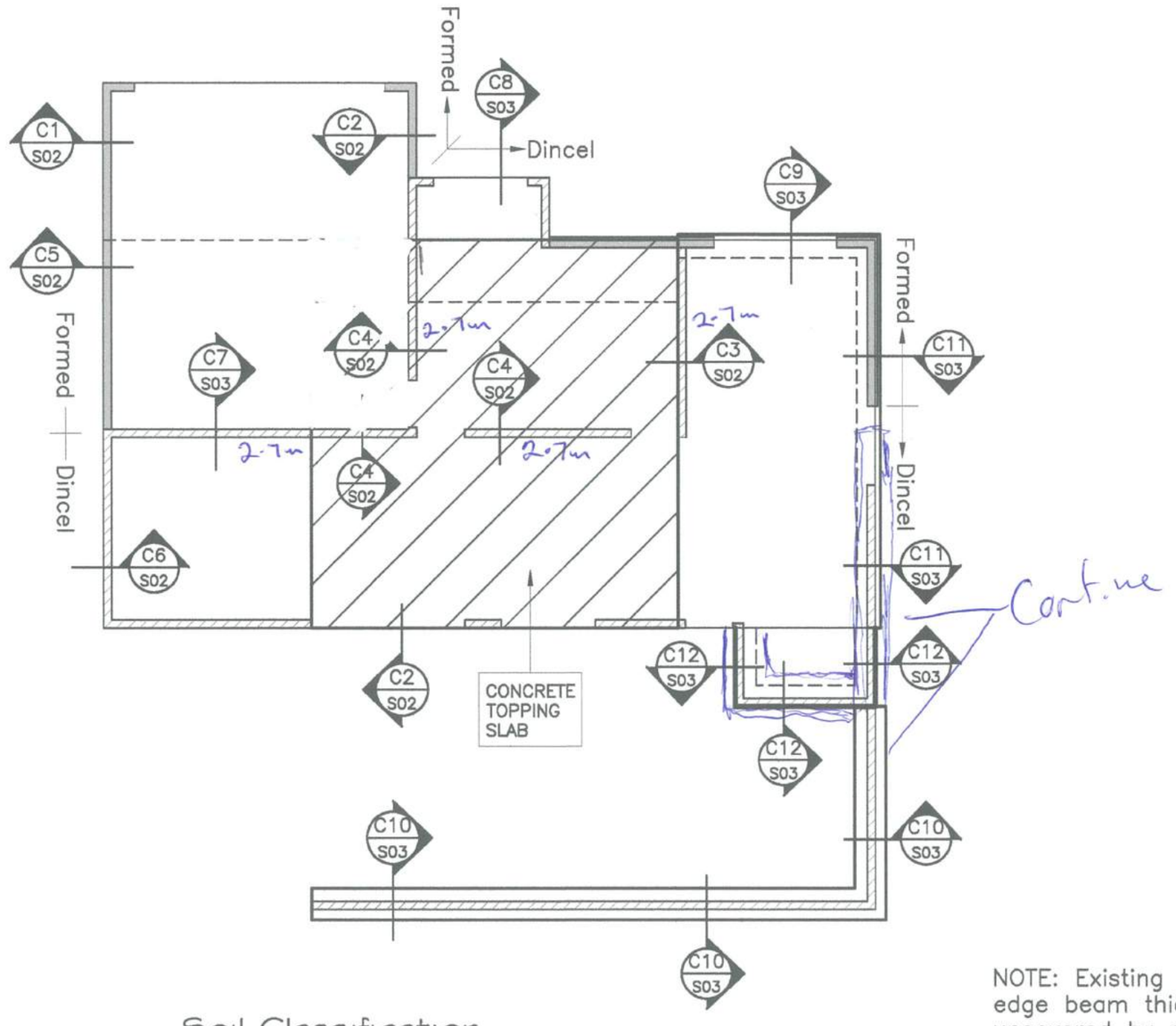
Slab & Footing Layout Plan

Scale 1:100 @ A3

Concrete Notes:

Footing
- Compressive Strength F'c=25MPa
- Slump 85±15mm
- Water/Cement Ratio 0.45

Slab
- Compressive Strength F'c=25MPa
- Slump 85±15mm
- Water/Cement Ratio 0.45
- SL82 Top

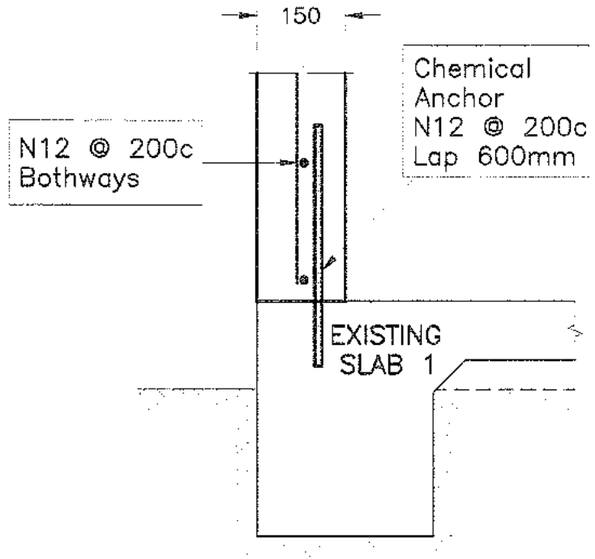


Soil Classification
'M'

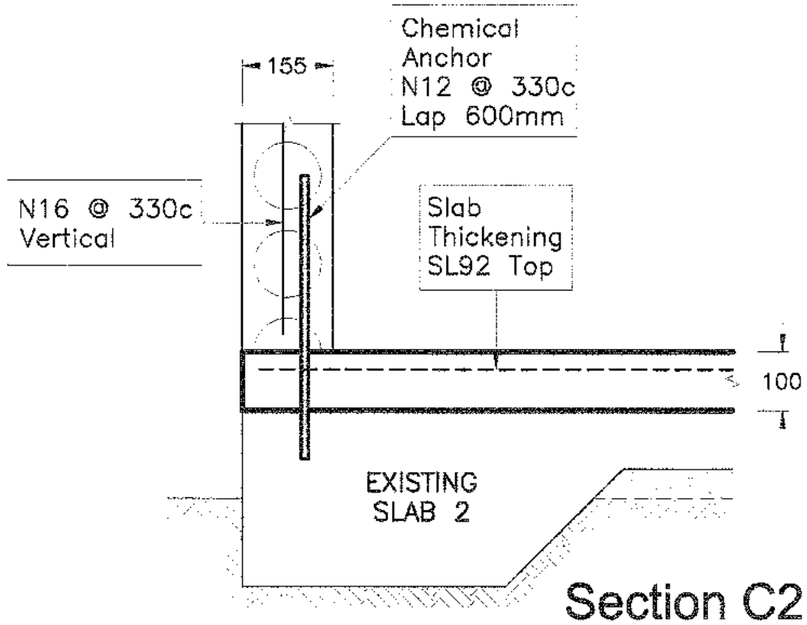
NOTE: Existing slab thickness and edge beam thickness has not been uncovered by client, this is to be determined before construction.

client: SCARLET		title: Slab & Footing Layout	
project: Proposed Additions, 47 Anderson Street, Port Macquarie			
drawn: D.R.J	date: Jul 2021	sheet: S01	drawing no.: 2021-90 amdt.

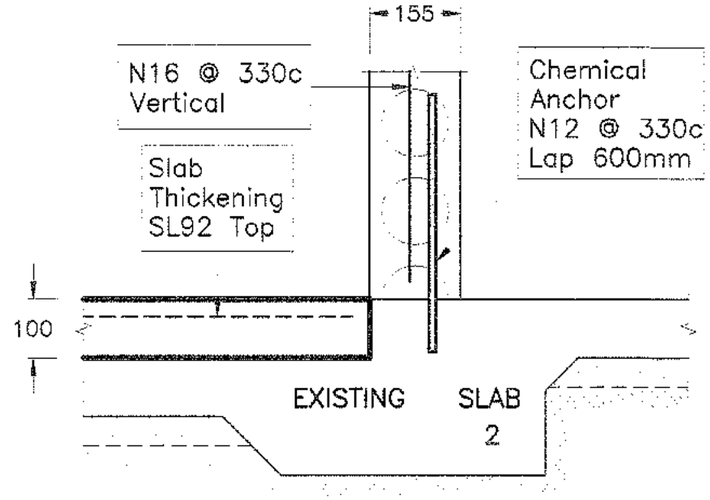
DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



Section C1
Scale 1:10



Section C2
Scale 1:10



Section C3
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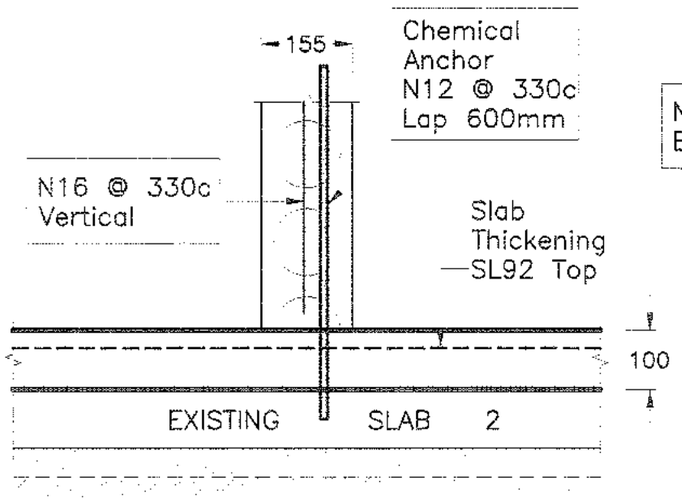

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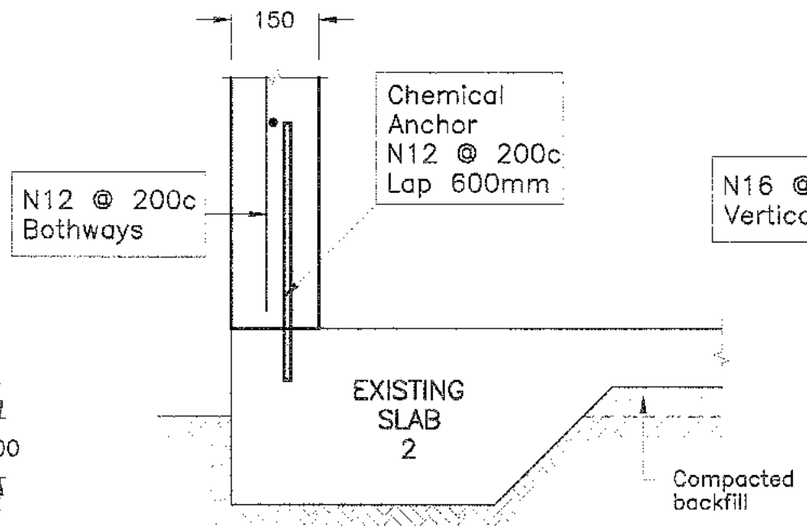

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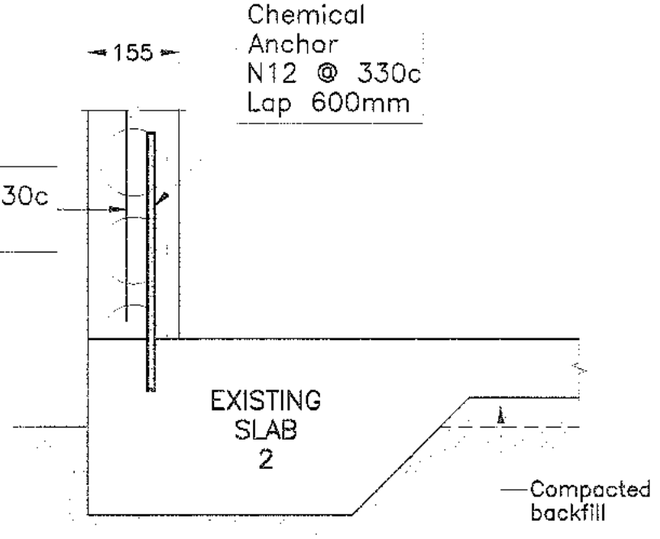
Scale 1:10



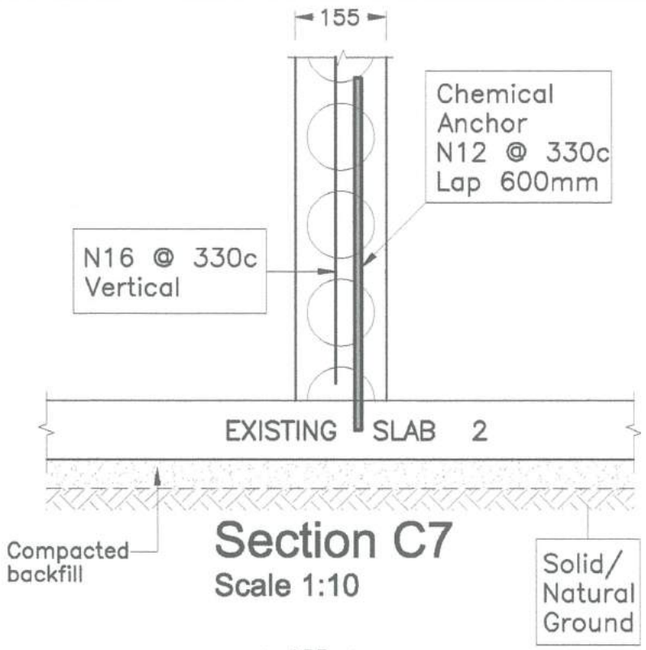
Section C6
Scale 1:10

client	SCARLET
project	Proposed Additions 47 Anderson Street, Port Macquarie
drawn	D.R.J
date	Jul 2021

title Concrete Sections 1.

sheet S02	drawing no. 2021-90	amdt.

DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



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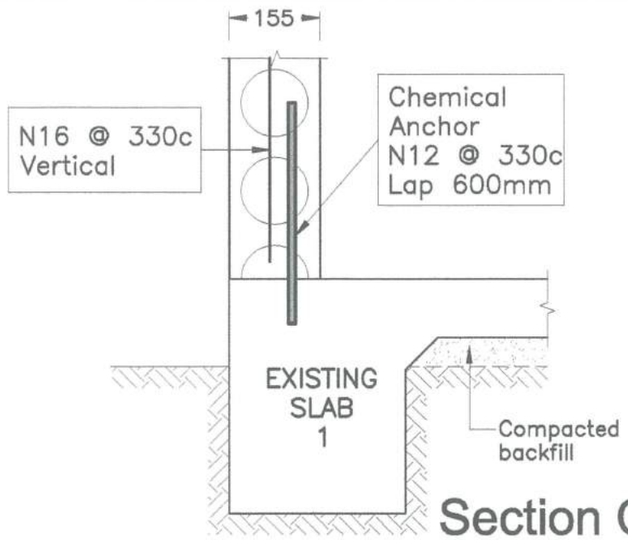
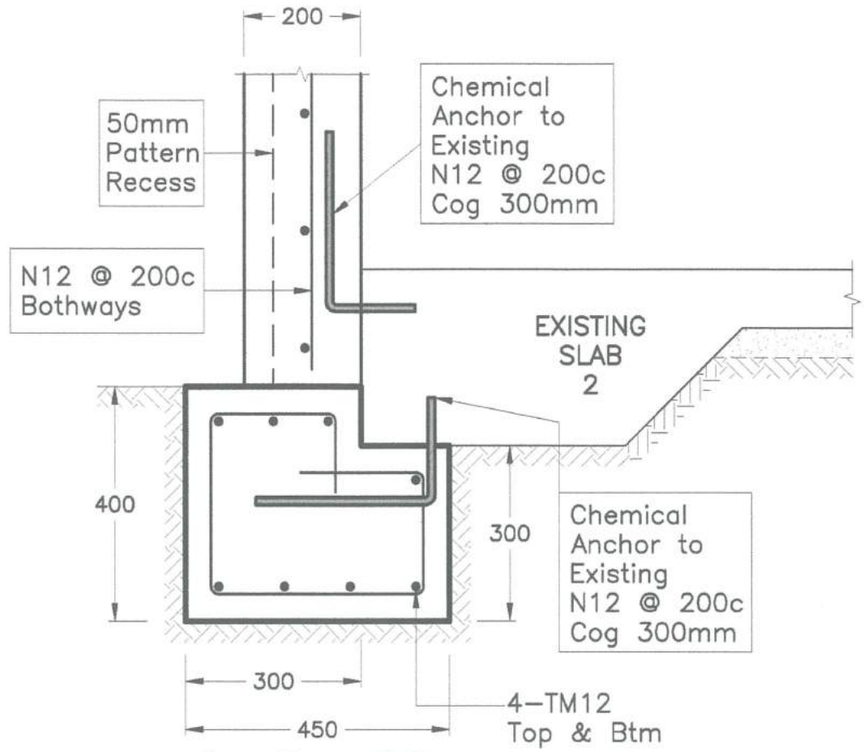
Scale 1:10



Section C8
Scale 1:10



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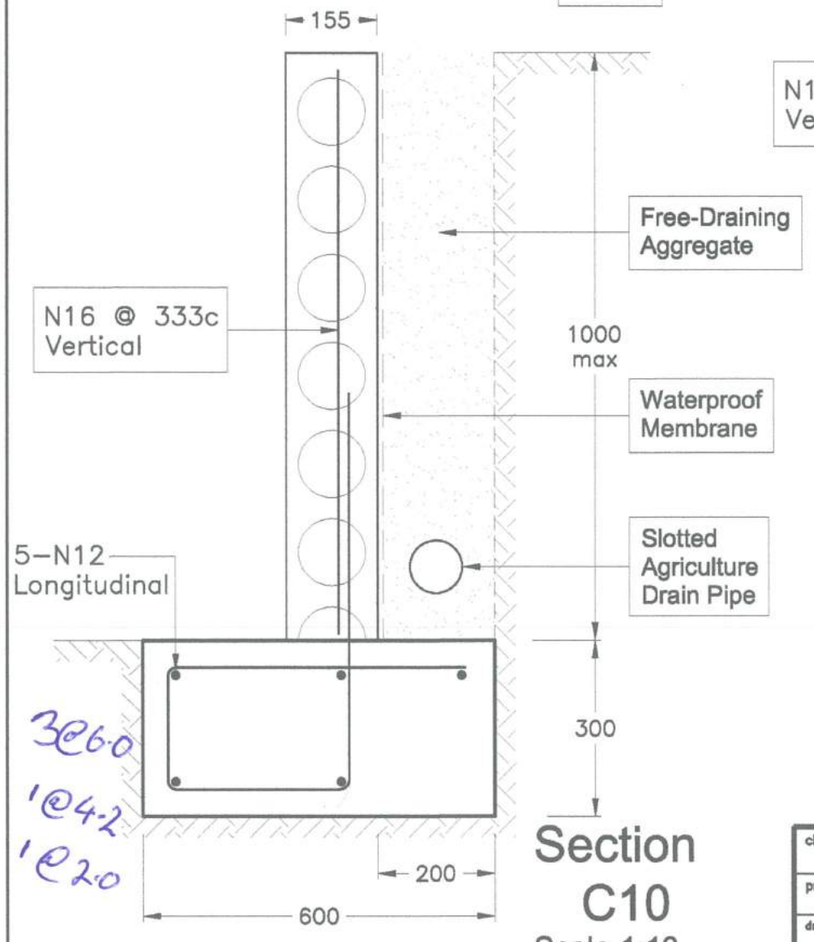

Section C10
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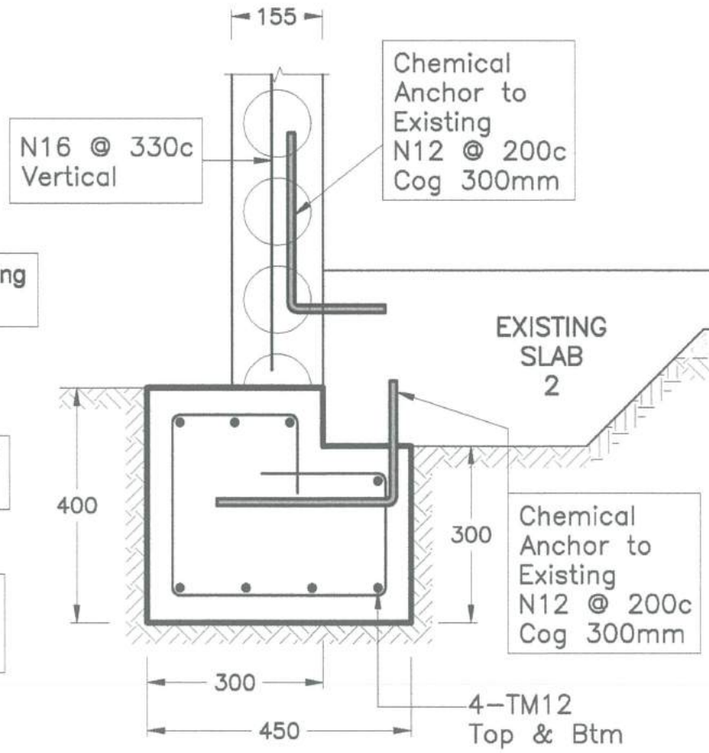

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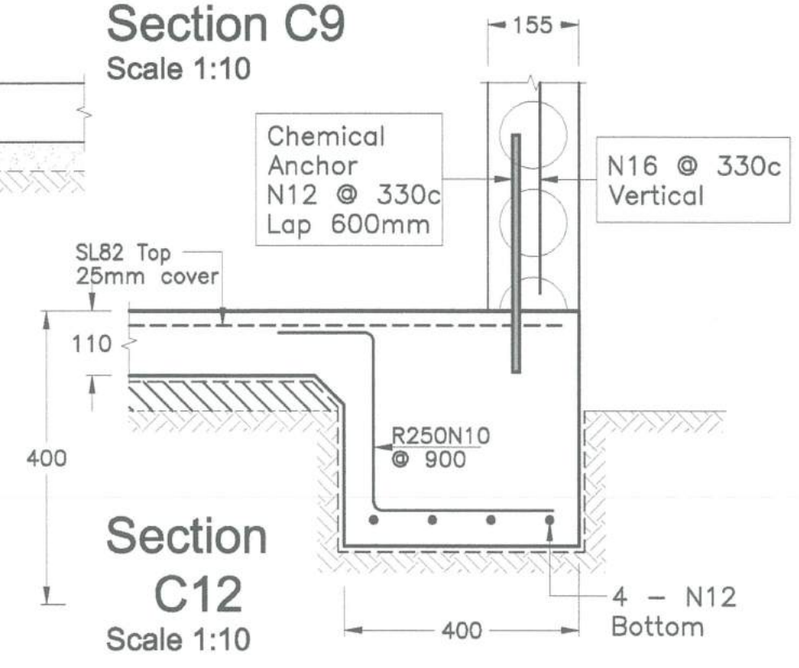
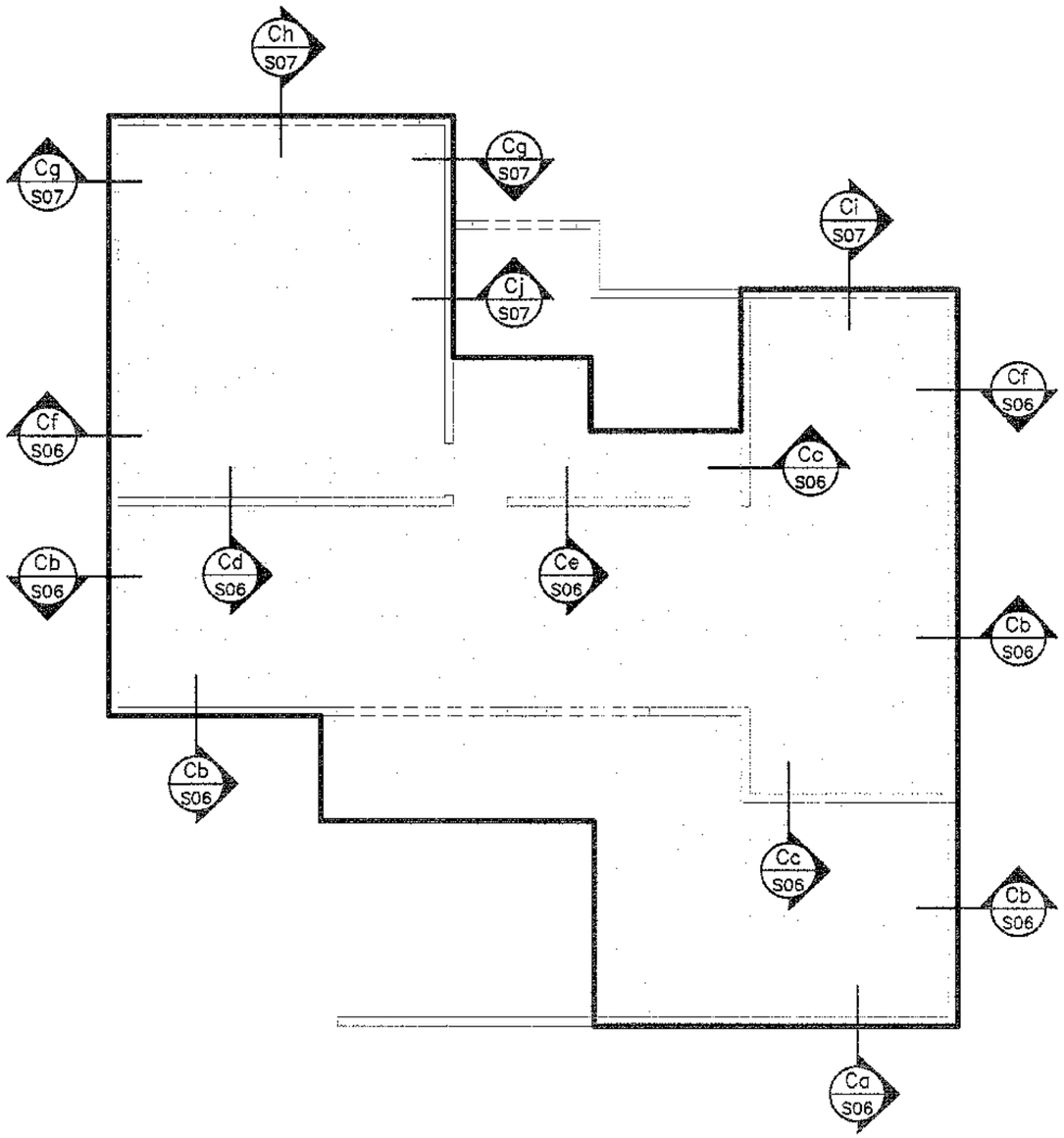
Scale 1:10



Section C12
Scale 1:10

client	SCARLET
project	Proposed Additions 47 Anderson Street, Port Macquarie
drawn	D.R.J
date	Jul 2021
title	Concrete Sections 2.
sheet	S03
drawing no.	2021-90
amdt.	

DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



Upper Level Slab Layout

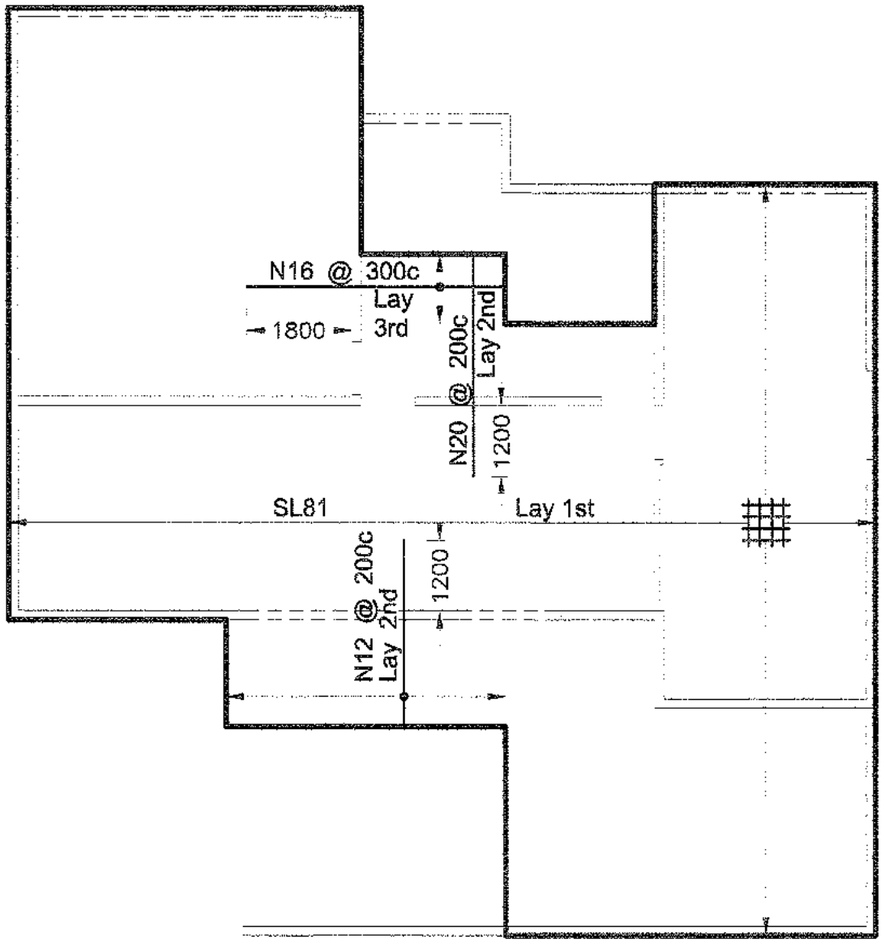
Scale 1:100 @ A3

Concrete Notes:

Slab
- Compressive Strength F'c=40MPa
- Slump 85±15mm
- Water/Cement Ratio 0.45

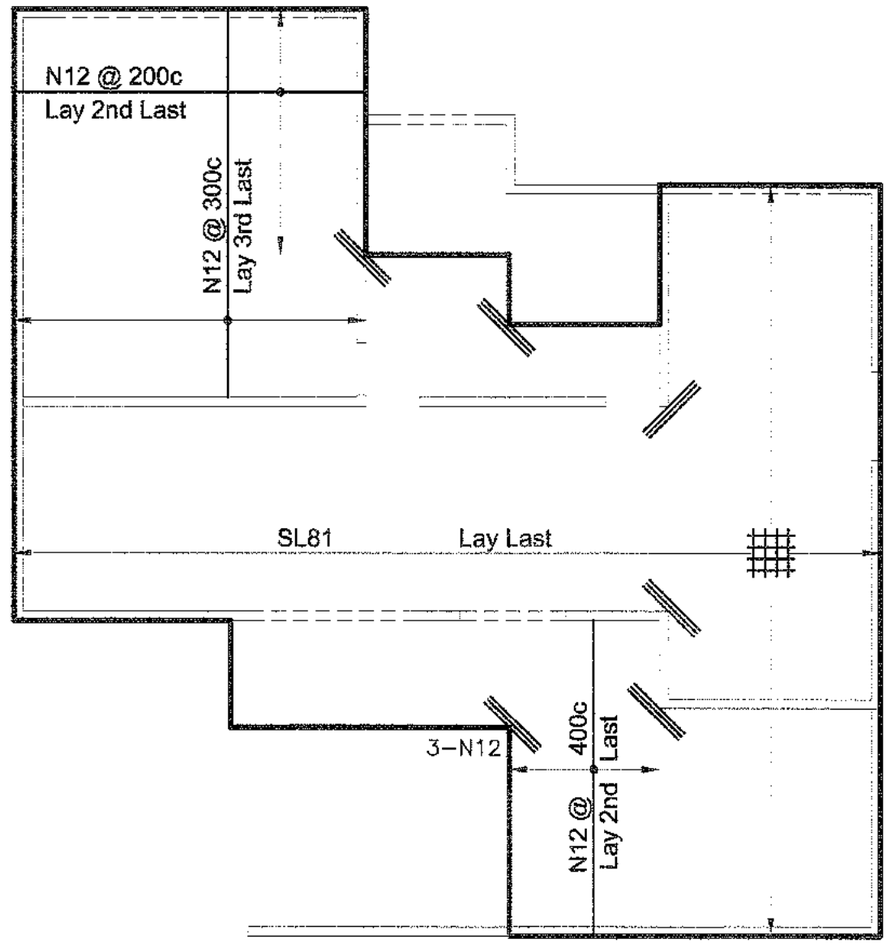
client: SCARLET		title: Upper Level Slab	
project: Proposed Additions, 47 Anderson Street, Port Macquarie			
drawn: D.R.J	date: Jul 2021	sheet: S04	drawing no.: 2021-90 amdt.

DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



Bottom Reinforcing

Scale 1:100 @ A3



Top Reinforcing

Scale 1:100 @ A3

client: SCARLET

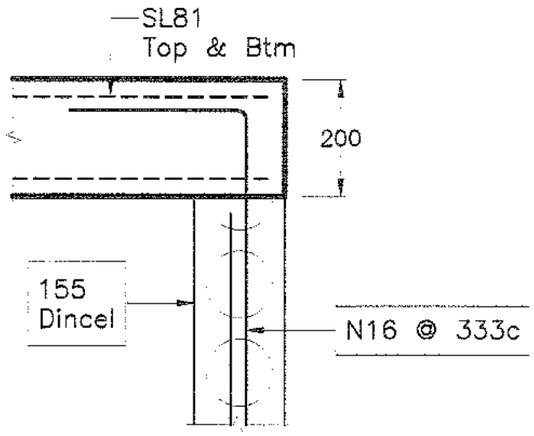
project: Proposed Additions
47 Anderson Street, Port Macquarie

drawn: D.R.J | date: Jul 2021

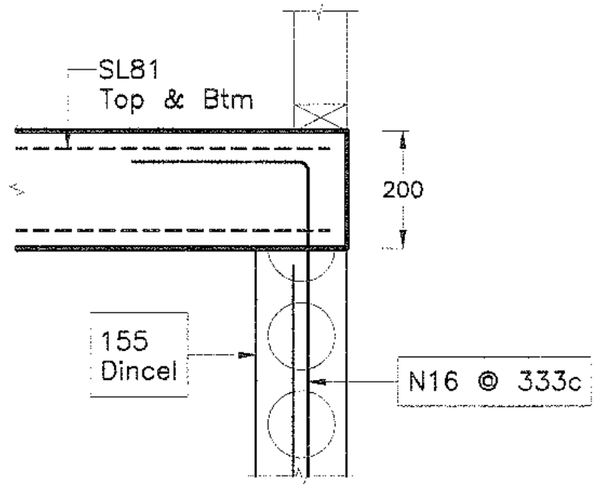
title: Reinforcing Layouts

sheet: S05 | drawing no.: 2021-90 | amdt.:

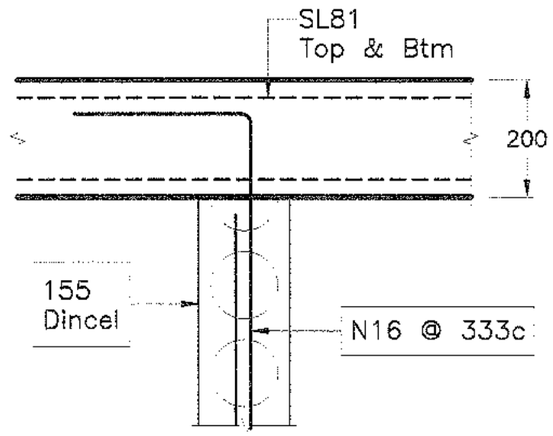
DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



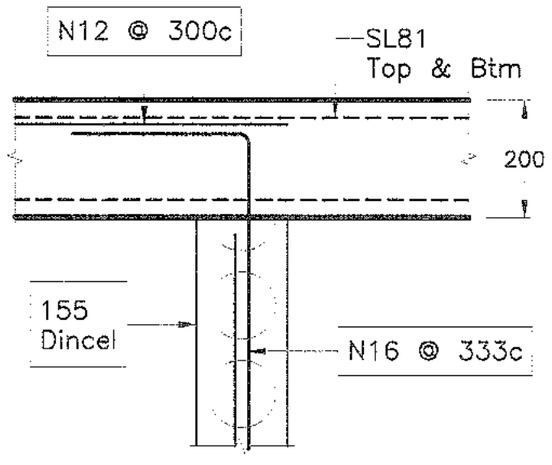
Section Ca
Scale 1:10



Section Cb
Scale 1:10



Section Cc
Scale 1:10



Section Cd
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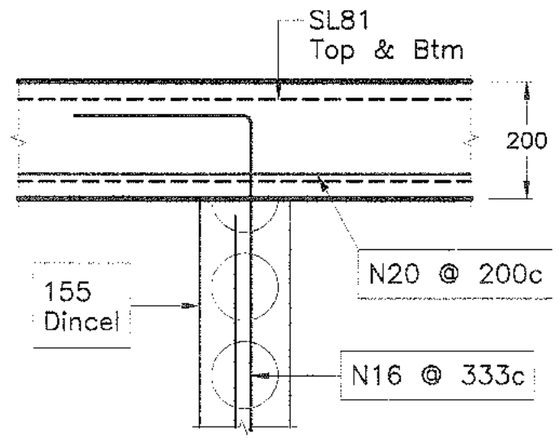
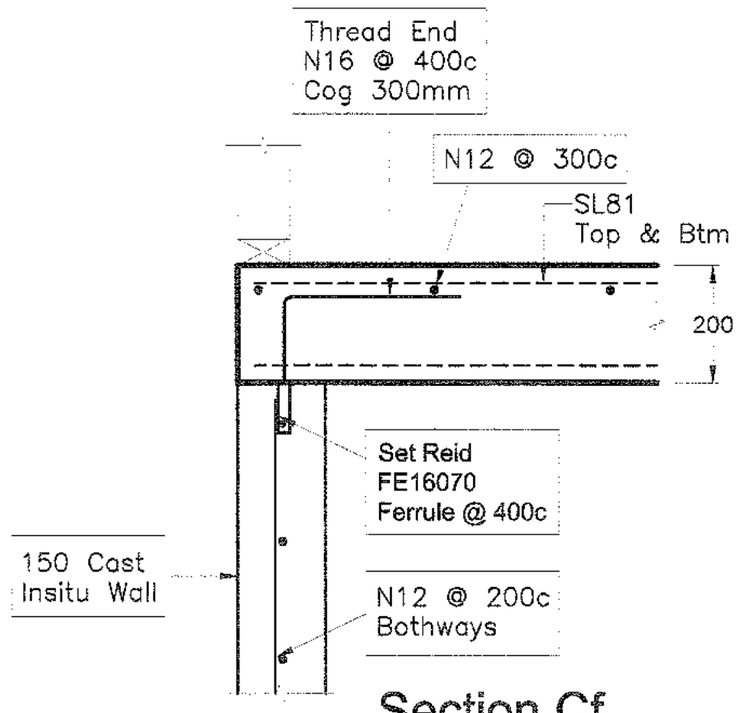


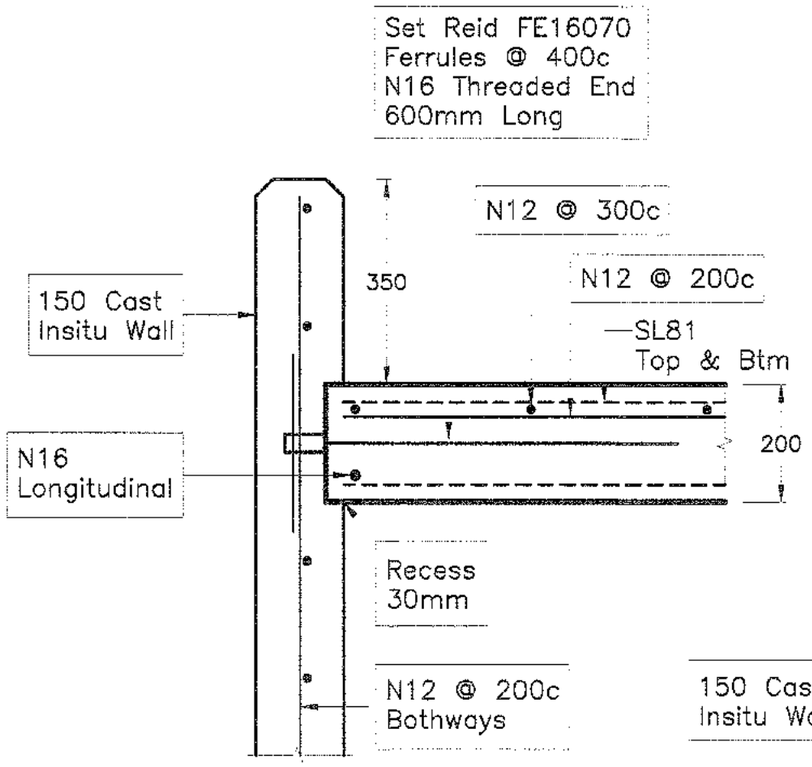
Section Ce
Scale 1:10



Section Cf
Scale 1:10

client: SCARLET		title: Concrete Sections 3.	
project: Proposed Additions, 47 Anderson Street, Port Macquarie			
drawn: D.R.J	date: Jul 2021	sheet: S06	drawing no.: 2021-90

DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
8/34 Accola Avenue
P.O. Box 510
Port Macquarie
NSW 2444



Section Cg
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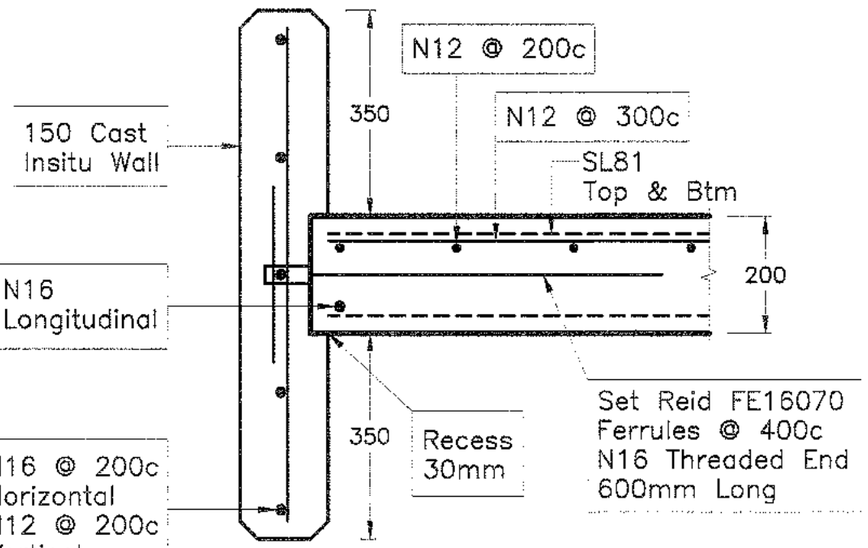
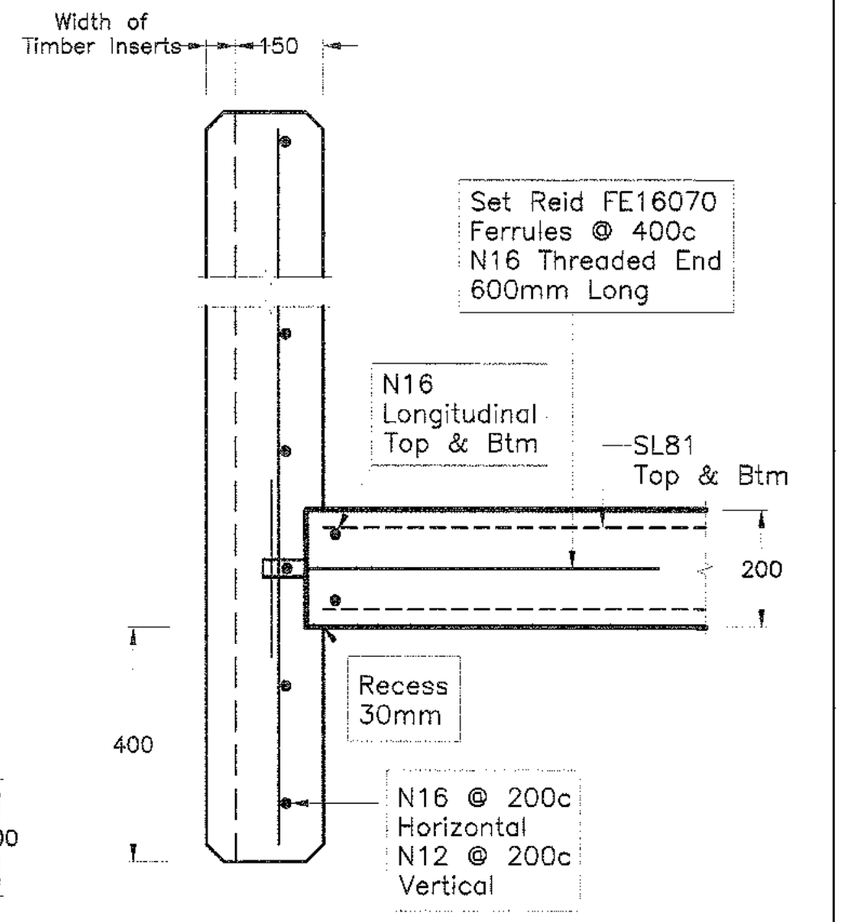
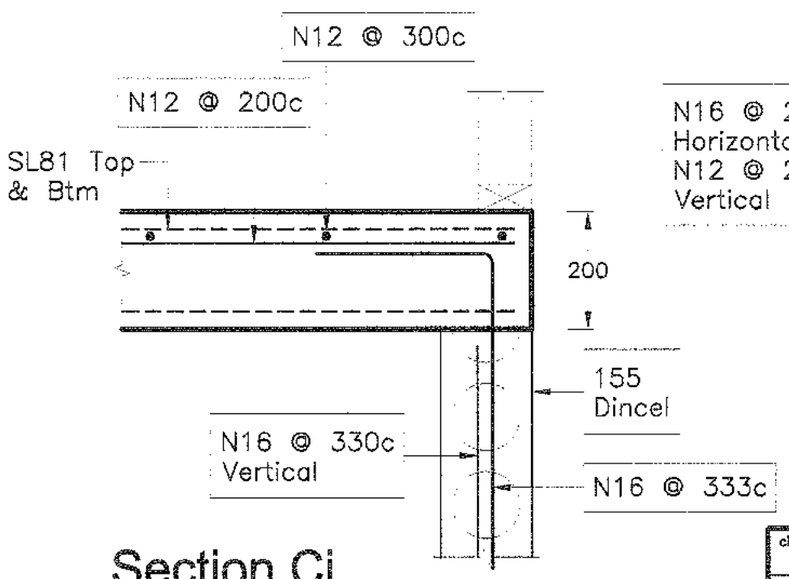


Section Ch
Scale 1:10



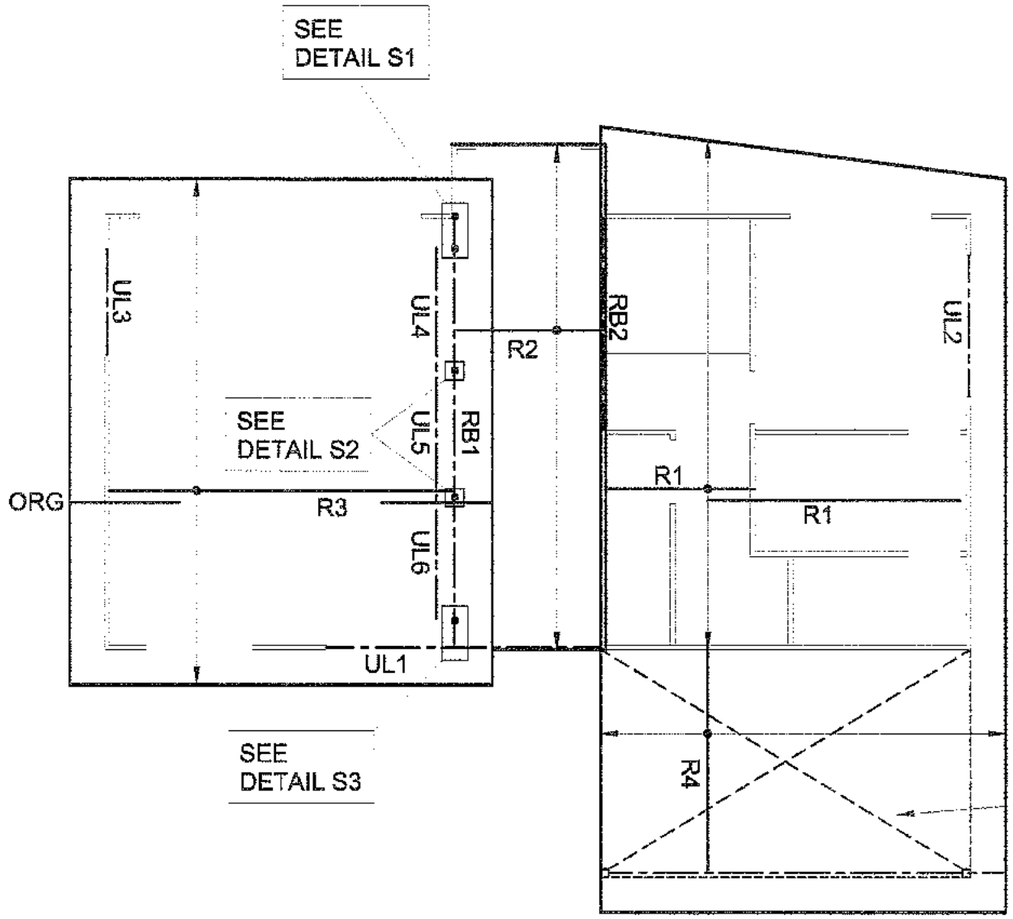
Section Ci
Scale 1:10



Section Cj
Scale 1:10

client: SCARLET		title: Concrete Sections 4.	
project: Proposed Additions, 47 Anderson Street, Port Macquarie			
drawn: D.R.J	date: Jul 2021	sheet: S07	drawing no.: 2021-90

DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 331 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



Mark	Description
UL1	250 PFC
UL2	2/190x45 MGP10
UL3	190x45 MGP10
UL4	190x35–F27
UL5	190x35–F27
UL6	190x35–F27
RB1	300 PFC
RB2	2/240x35–F27
R1	240x45 MGP10 @ 900c
R2	140x45 MGP10 @ 600c
R3	HJ30090 @ 600c
R4	240x35–F27 @ 900c
ORG	240x45 MGP10

Roof Framing

Scale 1:100 @ A3

client SCARLET

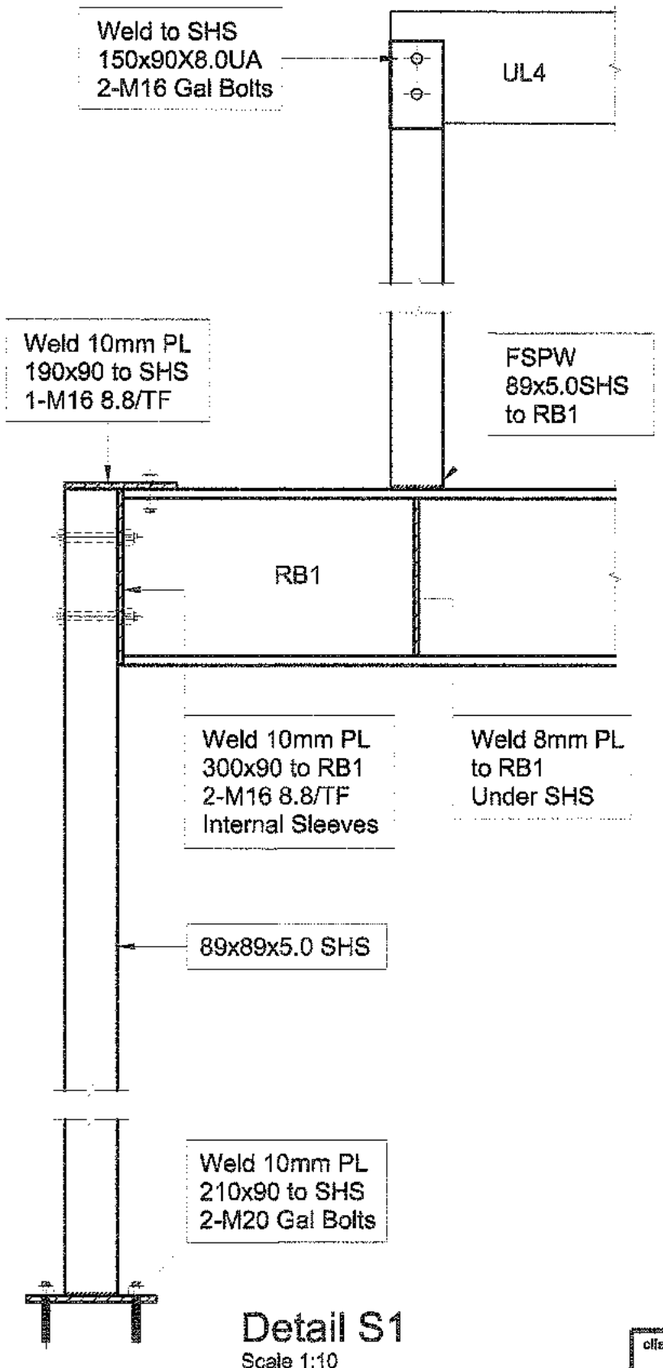
project Proposed Additions
47 Anderson Street, Port Macquarie

drawn D.R.J | date Jul 2021

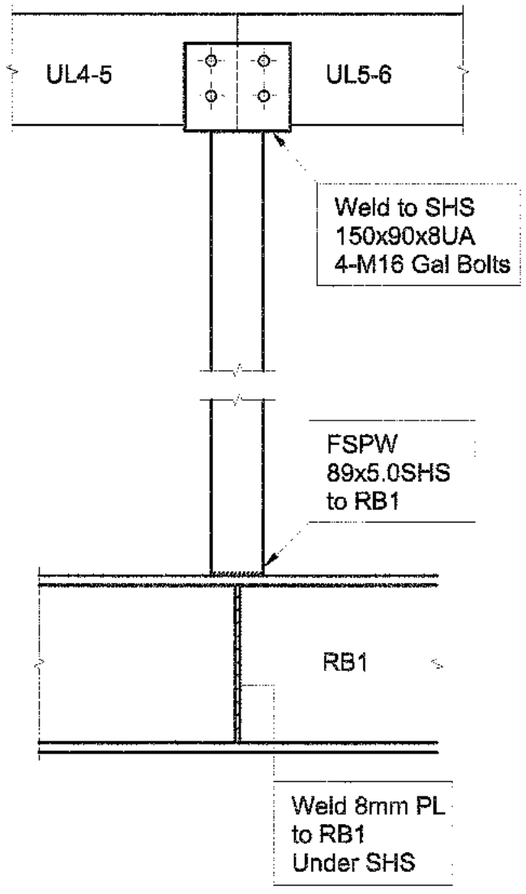
title Roof Framing

sheet S08 | drawing no. 2021-90 | amdt

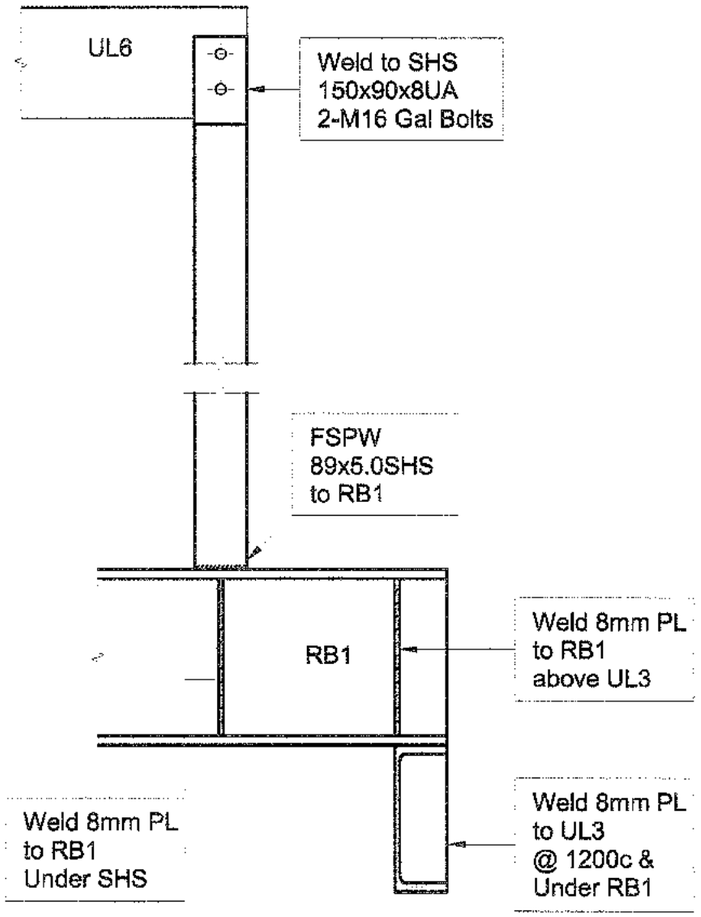
DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



Detail S1
Scale 1:10



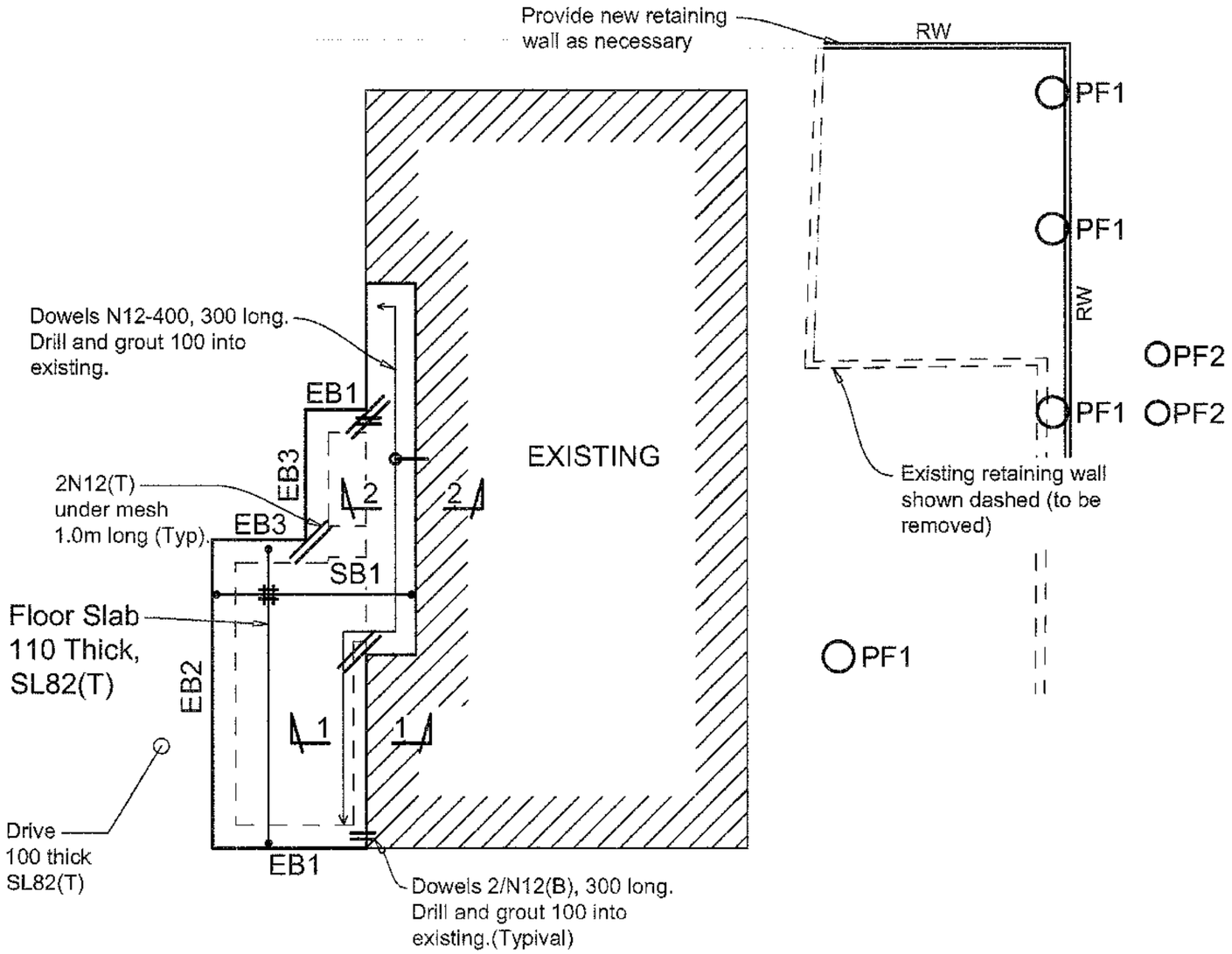
Detail S2
Scale 1:10



Detail S3
Scale 1:10

client	SCARLET	title	Steelwork Details
project	Proposed Additions 47 Anderson Street, Port Macquarie		
drawn D.R.J	date Jul 2021	sheet S09	drawing no. 2021-90 amdt.

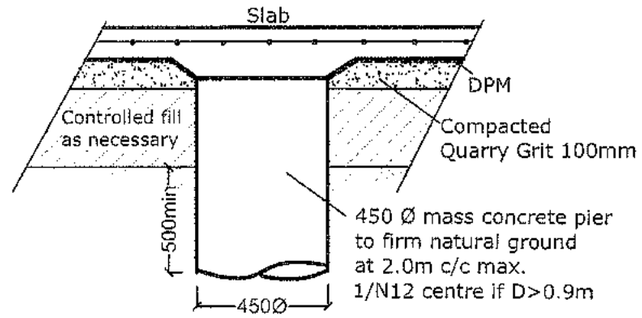
DAVID R. JOHNSON
Consulting Engineer Pty Ltd
A.B.N. 87 102 381 251
Telephone 0265 811 190
FAX 0265 815 757
Mobile 0488000038
Email: drj.eng@bigpond.com
6/34 Acacia Avenue
P.O. Box 510
Port Macquarie
NSW 2444



SLAB & FOOTING PLAN 1:100

SEE ARCHITECTURAL PLANS FOR SETOUT DIMENSIONS

NOTE: PROVIDE 450Ø CONC PIERS @ 2.0m CTS IN ALL FILLED AREAS. ENGINEER TO CHECK ON SITE. 1/N12 - CENTER IF FILL > 0.9m



Slab Pier Detail

NOTE:

1) FILLING UNDER SLABS FILL UNDER SLABS IS TO BE COMPACTED TO A SUFFICIENT LEVEL TO BE CLASSED AS "CONTROLLED FILL". THIS CAN BE ACHIEVED BY EITHER:

(a) COMPACT FILL IN ACCORDANCE WITH CL6.4.2 OF AS2870
OR
(b) FILL TO BE PLACED & COMPACTED UNDER SUPERVISION OF GEOTECHNICAL CONSULTANT & RECEIVE APPROPRIATE CERTIFICATION

WHERE FILL IS UNABLE TO BE CLASSED AS "CONTROLLED FILL" IT SHALL BE TREATED AS LOOSE & REDESIGN OF THE SLAB MAYBE REQUIRED

2) ALL INTERNAL SEWER PIPES LAID UNDER BUILDING SLABS ARE TO BE LAID IN CONTROLLED FILL & TO AS3500.
3) BRICKWORK TO BCA REQUIREMENTS, AS3700 & AS4773
4) DESIGN FOR SITE CLASSIFICATION 'M' TO AS 2870
5) THE OWNER IS TO MAINTAIN THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN CSIRO PAMPHLET BTF18 "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCE"

NOTE : ALL FOOTINGS, PIERS & SLABS TO BE INSPECTED BY SUPERVISING OFFICER PRIOR TO POURING OF CONCRETE

Note: All areas of fill under wet areas are to be compacted to AS2870 & AS3500 & compaction confirmed by Geotechnical Engineer prior to placement of DPM & reinforcement

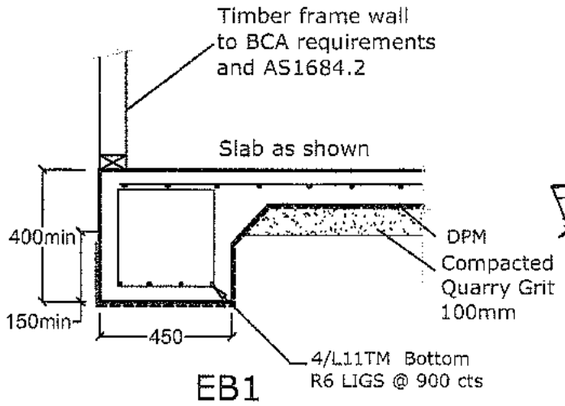
DO NOT SCALE
IF IN DOUBT, CONSULT SUPERVISING ENGINEER PRIOR PROCEEDING WITH WORKS

B.R. Development Consulting

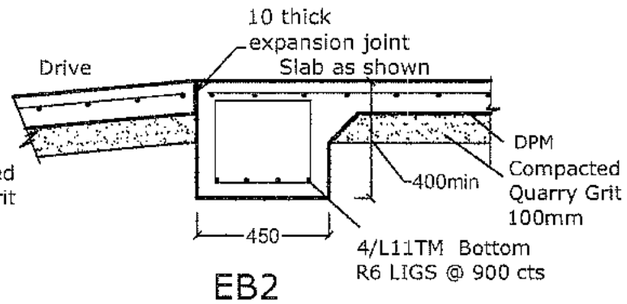
SLAB PLAN
Client:
SCARLET
Job Address:
42 ANDERSON STREET
PORT MACQUARIE

Dwg No: 10149
Date: Oct 2019
Scale: 1:100 (@A3)
Checked:
MIEAust
Sh 3 of 7

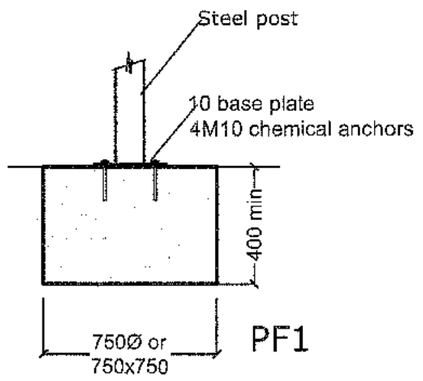
Plot Date: 18 October 2019 - 6:13 PM



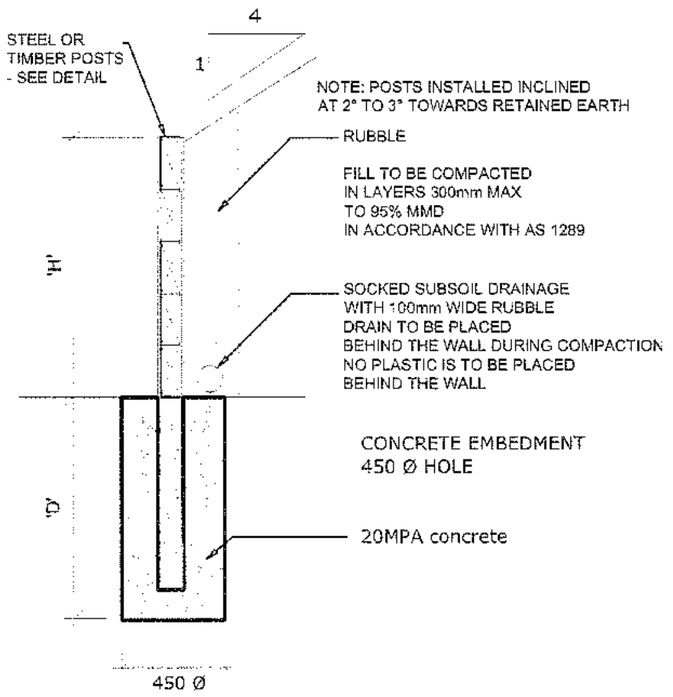
EB1

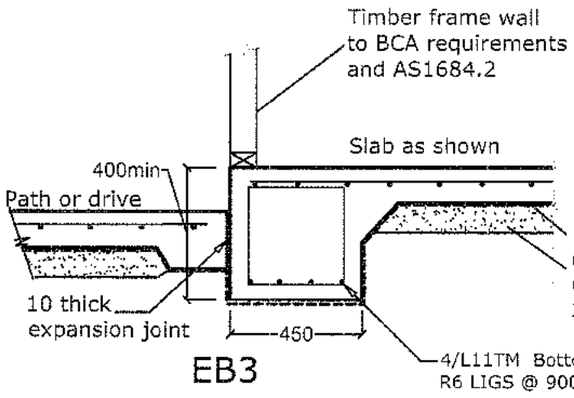


EB2

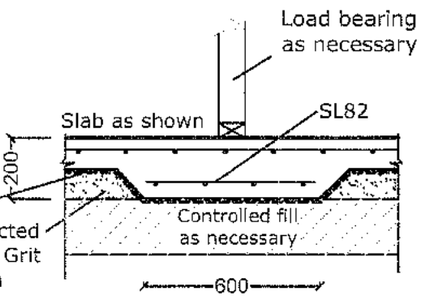


PF1

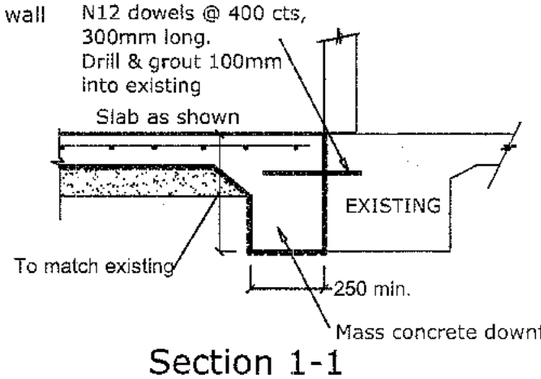




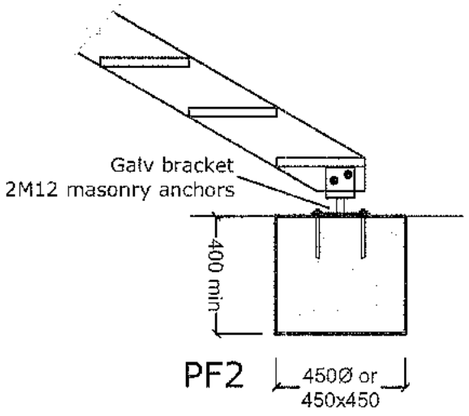
EB3



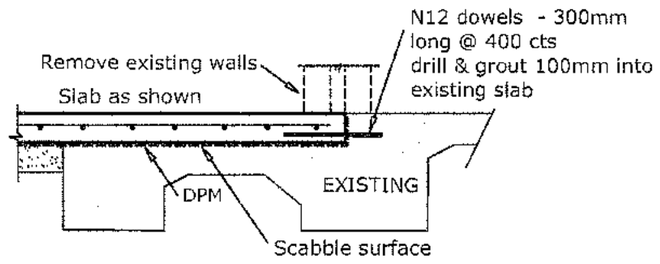
SB1



Section 1-1



PF2



Section 2-2

RW - TREATED PINE RETAINING WALL

POST CENTRE	WALL HEIGHT 'H'	EMBED. DEPTH 'D'	POST SIZE	SLEEPER SIZE	ORIENTATION
1200	1200 max	1000 min	steel 100x85x4 (HD Galv)	200x75	
1800	1000 max	700 min	steel 100x85x4 (HD Galv)	200x75	
1800	450 max	500 min	steel 100x85x4 (HD Galv)	200x75	
1800	800 max	1000 min	timber 200x75	200x75	
1800	800 max	1200 min	timber 2/200x75	200x75	near boundary
1000	1200 max	1400 min	timber 2/200x75	200x75	

NOTE : ALL FOOTINGS, PIERS & SLABS TO BE INSPECTED
BY SUPERVISING OFFICER PRIOR TO POURING OF CONCRETE

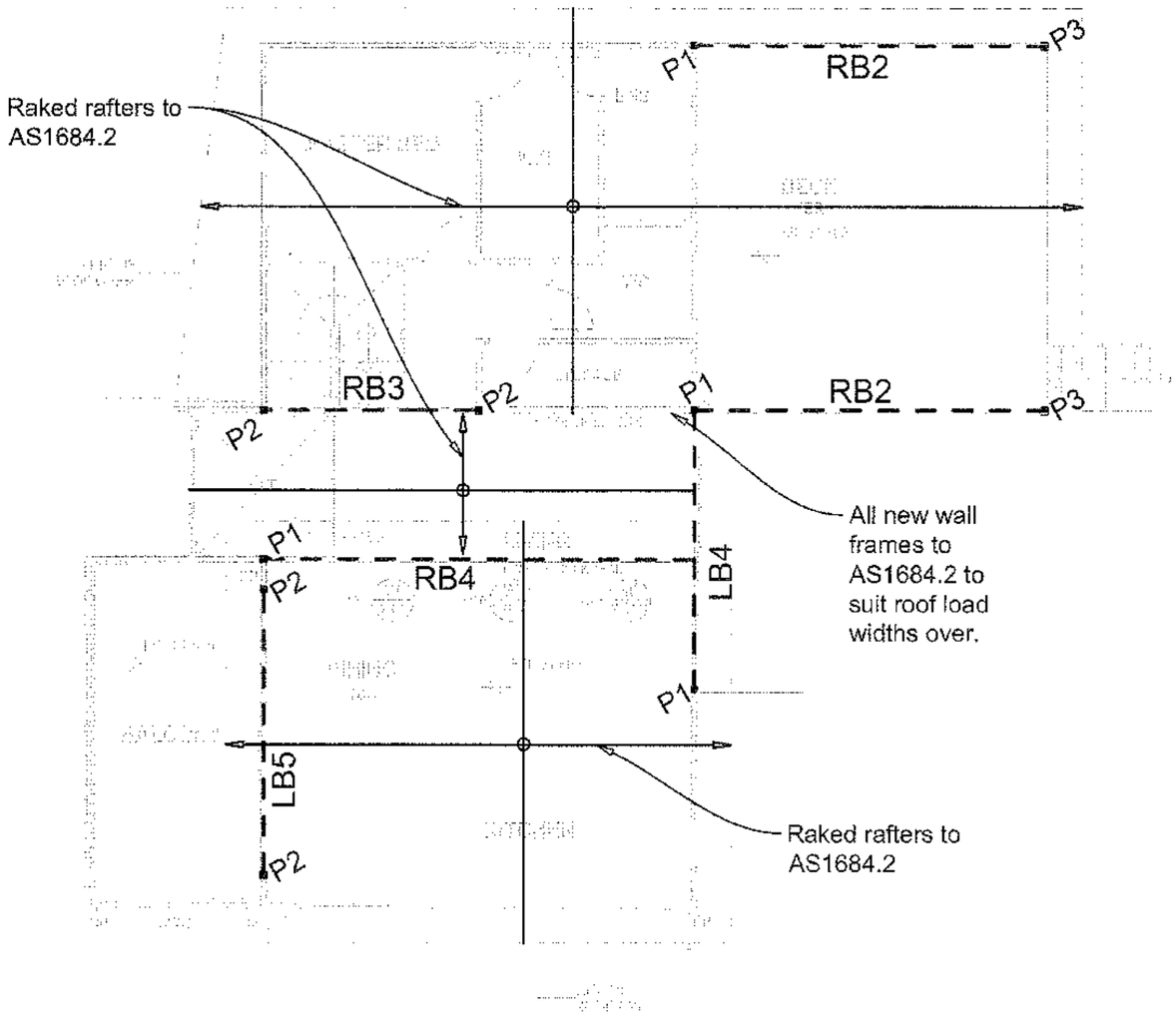
DO NOT SCALE
IF IN DOUBT, CONSULT
SUPERVISING ENGINEER PRIOR
TO PROCEEDING WITH WORKS

B.R. Development Consulting

DETAIL
Client:
SCARLET
Job Address:
42 ANDERSON STREET
PORT MACQUARIE

Dwg No: 10149
Date: Oct 2019
Scale: 1:20 (@A3)
Checked:
MIEAust
Sh 4 of 7

Plot Date: 18 October 2019 - 6:13 PM



UPPER FLOOR PLAN SHOWING ROOF FRAME OVER 1:100

SEE ARCHITECTURAL PLANS FOR SETOUT DIMENSIONS

MEMBER SCHEDULE

Roof & Lintel Beams

RB2.....230 PFC (HD Galv) or equivalent timber beam.
RB3, LB5.....150 PFC or equivalent timber beam.
RB4.....300 PFC.
LB4..... 250 PFC.

Posts

P1..... 75x75x4 SHS. Provide 10 plate top and bottom with 2M12 bolts.
P2..... 90sq F27 hwd in wall frame.
P3..... 100x100x4 SHS (HD Galv). Provide 10 plate top and bottom with 2M12 bolts.

Notes:

1. All exposed steel members, fittings & fasteners to be hot-dip galvanised.
2. All exposed timber members to be preservative treated to H3 level or hardwood, durability grade 2 or better.
3. Wall & roof construction to be generally in accordance with AS1684.2 Residential Timber Framed Construction.
4. Wall & roof frames to be subject to separate certification. This certification to be supplied to this office prior to commencement of construction.

ROOF TIE DOWN NOTES
METAL ROOF, WIND CLASSIFICATION N3

- FIX ROOF TRUSSES TO WALL TOP PLATE TO TRUSS MANUFACTURERS REQUIREMENTS
- FIX RAFTERS TO WALL TOP PLATE WITH METAL FRAMING ANCHORS & 4 NAILS INTO SIDE GRAIN OF EACH MEMBER.
- FOR WALL FRAMES PROVIDE M12 THREADED ROD AT 1.8m c/c FROM WALL TOP PLATE TO FLOOR SLAB, SIMILAR TO TIE-DOWN TYPE ' F ' TABLE 9.19 OF AS1684.2
- STRAP FLOOR JOISTS UNDER EXTERNAL WALLS TO BEARERS WITH 30x0.8 HOOP-IRON STRAP AT 1.8m c/c WITH 4 NAILS EACH END SIMILAR TO TIE-DOWN TYPE ' C ' TABLE 9.17 OF AS1684.2
- FIX BEARER TO FOOTING WITH M10 THREADED ROD CAST INTO FOOTING & BOLTED THROUGH BEARER, SIMILAR TO TIE-DOWN TYPE ' G ', TABLE 9.16 OF AS1684.2
- FOR LINTELS & ROOF BEAMS PROVIDE TIE-DOWN IN ACCORDANCE WITH TABLE 9.20 OF AS1684.2 TO SUIT N3 WIND CLASSIFICATION & ROOF LOAD WIDTH OVER.

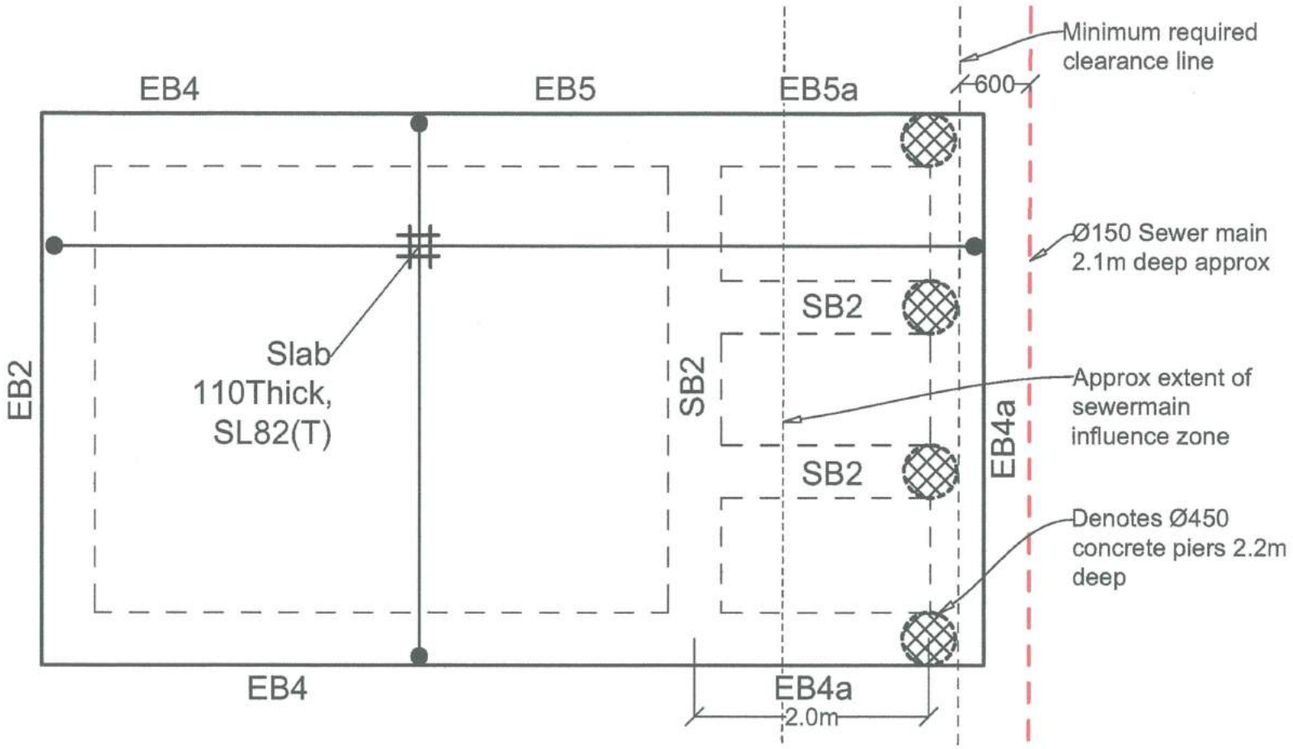
DO NOT SCALE
IF IN DOUBT, CONSULT SUPERVISING ENGINEER PRIOR TO PROCEEDING WITH WORKS

B.R. Development Consulting

ROOF FRAME
Client:
SCARLET
Job Address:
42 ANDERSON STREET
PORT MACQUARIE

Dwg No: 10149
Date: Oct 2019
Scale: 1:100 (@A3)
Checked: MIEAust
Sh 6 of 7

Plot Date: 18 October 2019 - 6:13 PM



SHED SLAB PLAN 1:50

SEE ARCHITECTURAL PLANS FOR SETOUT DIMENSIONS

NOTE:

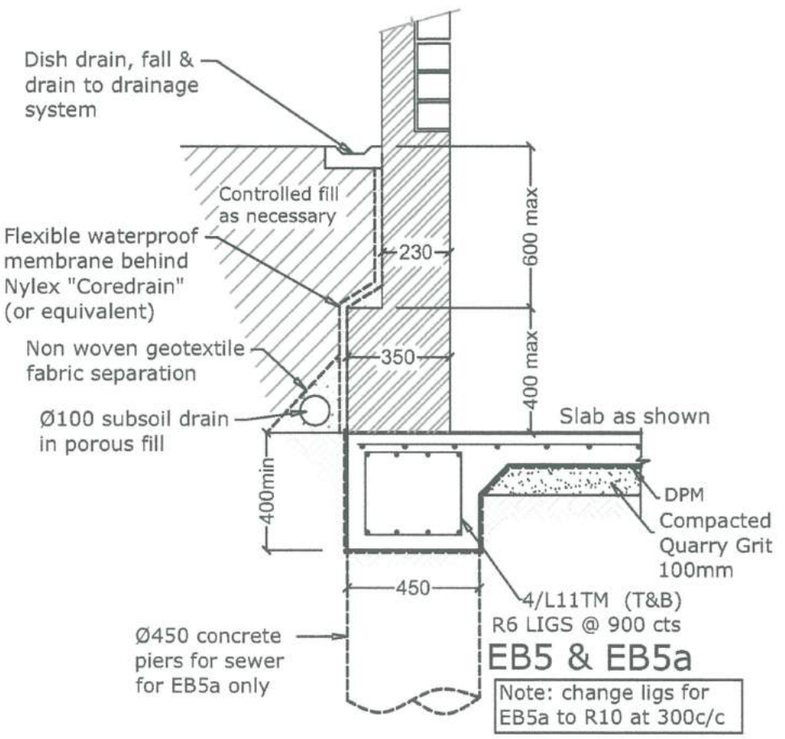
1) FILLING UNDER SLABS FILL UNDER SLABS IS TO BE COMPACTED TO A SUFFICIENT LEVEL TO BE CLASSED AS "CONTROLLED FILL". THIS CAN BE ACHIEVED BY EITHER:

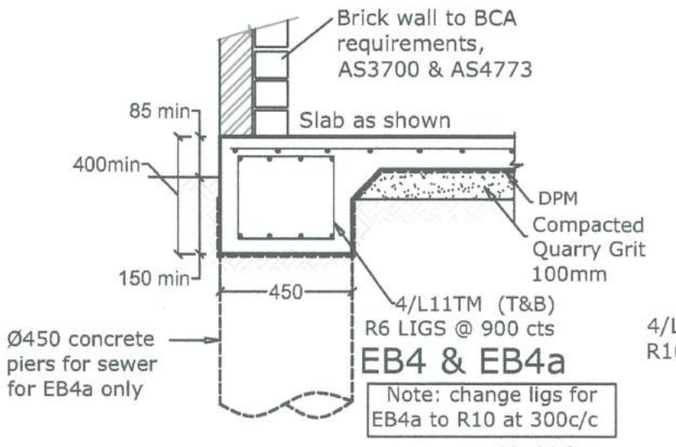
(a) COMPACT FILL IN ACCORDANCE WITH CL6.4.2 OF AS2870
OR
(b) FILL TO BE PLACED & COMPACTED UNDER SUPERVISION OF GEOTECHNICAL CONSULTANT & RECEIVE APPROPRIATE CERTIFICATION

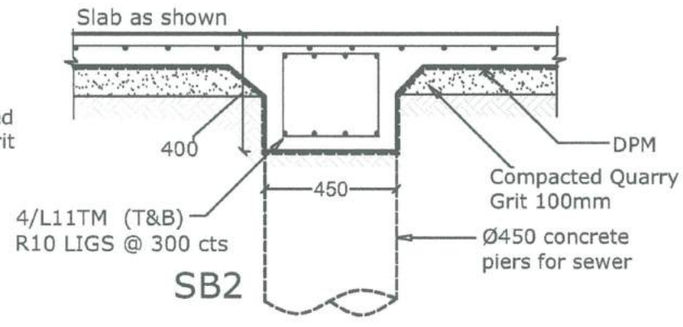
WHERE FILL IS UNABLE TO BE CLASSED AS "CONTROLLED FILL" IT SHALL BE TREATED AS LOOSE & REDESIGN OF THE SLAB MAYBE REQUIRED

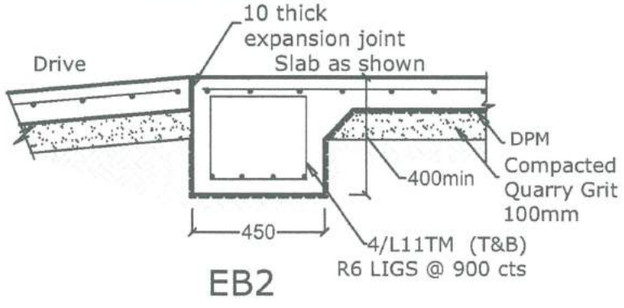
2) ALL INTERNAL SEWER PIPES LAID UNDER BUILDING SLABS ARE TO BE LAID IN CONTROLLED FILL & TO AS3500.
3) BRICKWORK TO BCA REQUIREMENTS, AS3700 & AS4773
4) DESIGN FOR SITE CLASSIFICATION 'M' TO AS 2870
5) THE OWNER IS TO MAINTAIN THE BUILDING IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN CSIRO PAMPHLET BTF18 "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCE"

NOTE : ALL FOOTINGS, PIERS & SLABS TO BE INSPECTED BY SUPERVISING OFFICER PRIOR TO POURING OF CONCRETE









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B.R. Development Consulting
Surveying • Civil & Structural Engineering • Planning
B.R. Development Consulting
64 Lord Street
Port Macquarie
NSW 2444
Postal Address:
PO Box 1076
Port Macquarie
NSW 2444
02 6583 2733
office@brconsulting.net.au

SHED SLAB
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