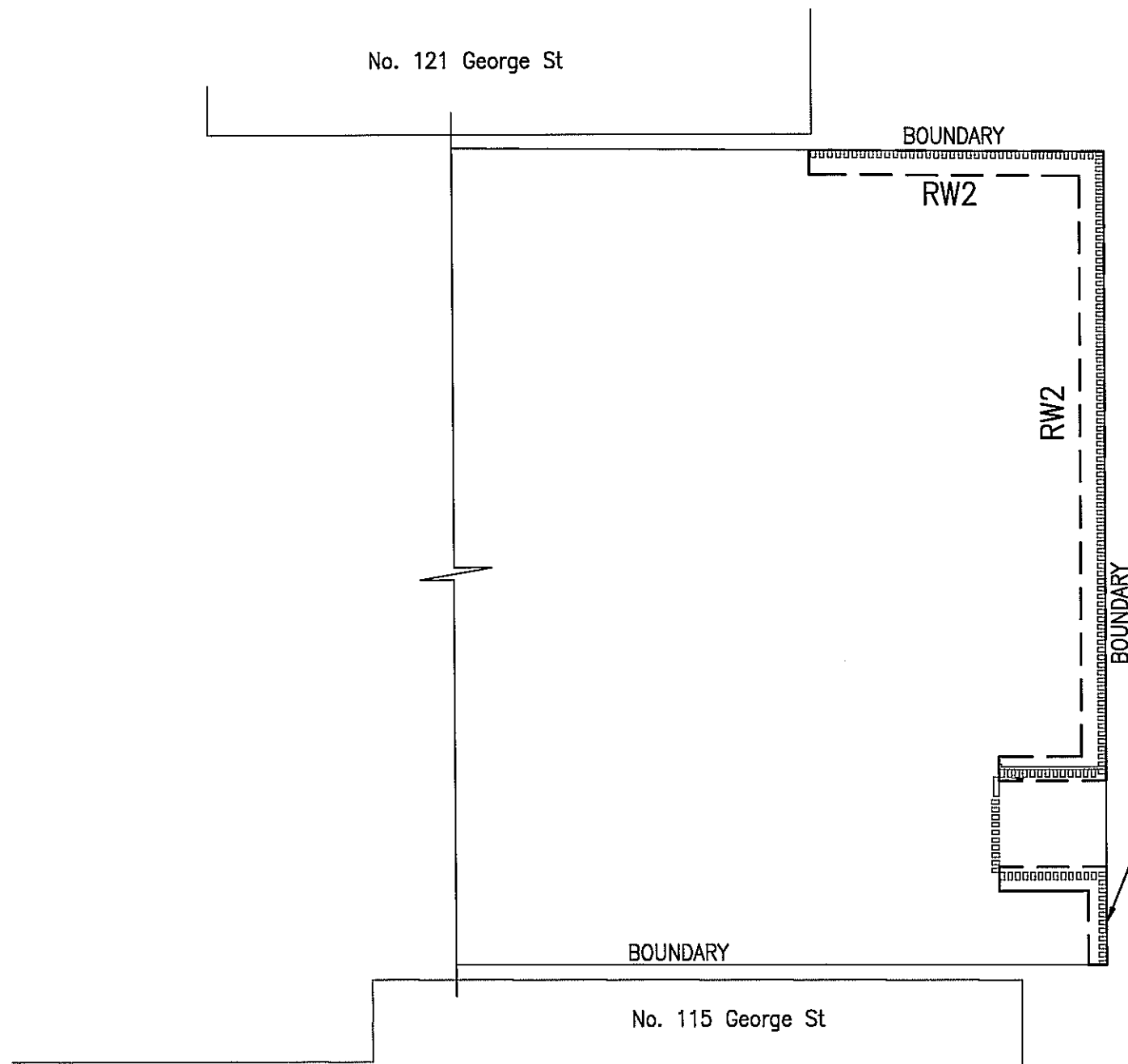


SUB FLOOR FOOTING PLAN



FENCE FOOTING PLAN

RAFT SLAB

100mm THICK SLAB
 REINFORCE
 USING SL82 MESH TOP.
 25mm TOP COVER
 CONCRETE STRENGTH 20MPa.
 LAP MESH 300mm MINIMUM.
 50mm SAND BEDDING,
 0.2mm POLYTHENE MEMBRANE,
 LAP AND TAPE AS REQUIRED

STRIP FOOTING

PROVIDE 450 DP x 300 WIDE
 STRIP FOOTING THROUGHOUT
 TYPICAL REINFORCE USING
 3-L11TM TOP AND BOTTOM
 FOUNDED ON NATURAL CLAYS

THIS FOOTING SYSTEM HAS BEEN DESIGNED FOR A CLASS 'M' SITE
 FOR AN ARTICULATED MASONRY VENEER DOUBLE STOREY ALTERATION

B 17.06.08 NO CHANGE G.G.
 A 26.05.08 NEIGHBOURS ADDED G.G.

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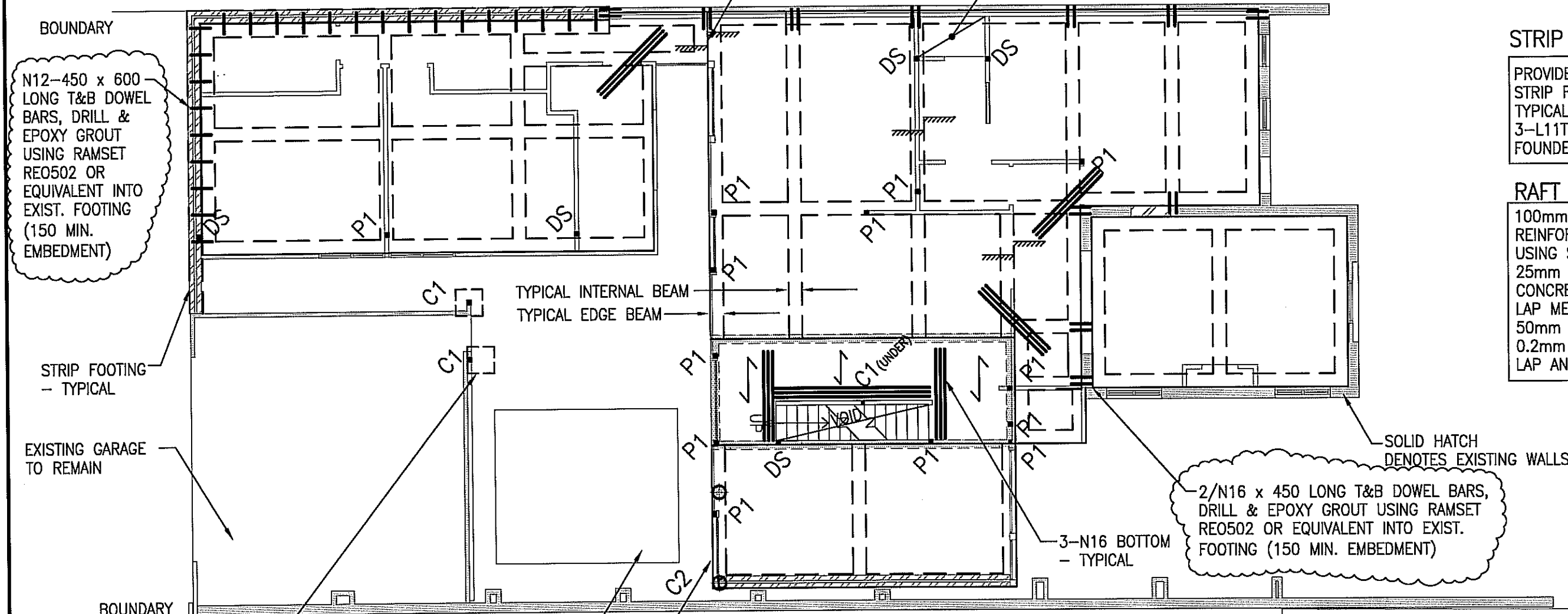
117-119 GEORGE STREET
 FITZROY

SUB FLOOR FOOTING PLAN
 FENCE FOOTING PLAN

NEST ARCHITECTS PH: 9654 0303

	DATE: 06.03.08	3176-08
	DRAWN: N.B.	1 of 10
	DESIGNED: R.B.	REV.
	SCALE: 1:100	B

DO NOT UNDERMINE NEIGHBOURING FOOTINGS. CONFIRM DEPTH OF ADJOINING FOOTINGS ON SITE PRIOR TO COMMENCING WORKS. IF NEIGHBOURING FOOTING IS LESS THAN 600mm BELOW NATURAL SURFACE CONTACT THIS OFFICE IMMEDIATELY FOR ADVICE. IF NEIGHBOURING FOOTING IS DEEPER THAN PROPOSED STRIP FOOTING MATCH STRIP FOOTING WITH NEIGHBOURING



STRIP FOOTING
 PROVIDE 450 DP x 300 WIDE STRIP FOOTING THROUGHOUT TYPICAL REINFORCE USING 3-L11TM TOP AND BOTTOM FOUNDED ON NATURAL CLAYS

RAFT SLAB
 100mm THICK SLAB REINFORCE USING SL82 MESH TOP. 25mm TOP COVER CONCRETE STRENGTH 20MPa. LAP MESH 300mm MINIMUM. 50mm SAND BEDDING, 0.2mm POLYTHENE MEMBRANE, LAP AND TAPE AS REQUIRED

N12-450 x 600 LONG T&B DOWEL BARS, DRILL & EPOXY GROUT USING RAMSET RE0502 OR EQUIVALENT INTO EXIST. FOOTING (150 MIN. EMBEDMENT)

2/N16 x 450 LONG T&B DOWEL BARS, DRILL & EPOXY GROUT USING RAMSET RE0502 OR EQUIVALENT INTO EXIST. FOOTING (150 MIN. EMBEDMENT)

C1 ON 600 x 600 x 450 DEEP MASS CONCRETE PAD TO BEAR ON NATURAL CLAYS WITH MIN. BEARING CAPACITY 100 kPa. - TYPICAL

ENSURE NEW WATER TANKS DO NOT UNDERMINE EXISTING FOOTING OR BOUNDARY WALL

DEEPEN FOOTING TO ENSURE BELOW ANGLE OF REPOSE FOR PROPOSED WATER TANKS USING BORED PIERS - REFER TO DETAIL

GROUND FLOOR FOOTING PLAN

← DENOTES SPAN DIRECTION OF BONDEK
 150 THICK 0.75mm BONDEK II SLAB
 SL82 MESH TOP CONCRETE STRENGTH $f_c' = 25$ MPa
 PROP TO MANUFACTURERS REQUIREMENTS AND DETAILS

THIS FOOTING SYSTEM HAS BEEN DESIGNED FOR A CLASS 'M' SITE FOR AN ARTICULATED MASONRY VENEER DOUBLE STOREY ALTERATION

⊙ 300 ϕ BORED PIERS AS FOUNDED BELOW ANGLE OF REPOSE OF WATER TANK.

▨ DENOTES SET-DOWN IN FLOOR LEVEL

▨▨▨ DENOTES 3-L12TM x 2000 LG TOP BARS TO RE-ENTRANT CORNERS TYP.

B 17.06.08 NOTES CHANGED G.G.
 A 26.05.08 NEIGHBOURS ADDED G.G.

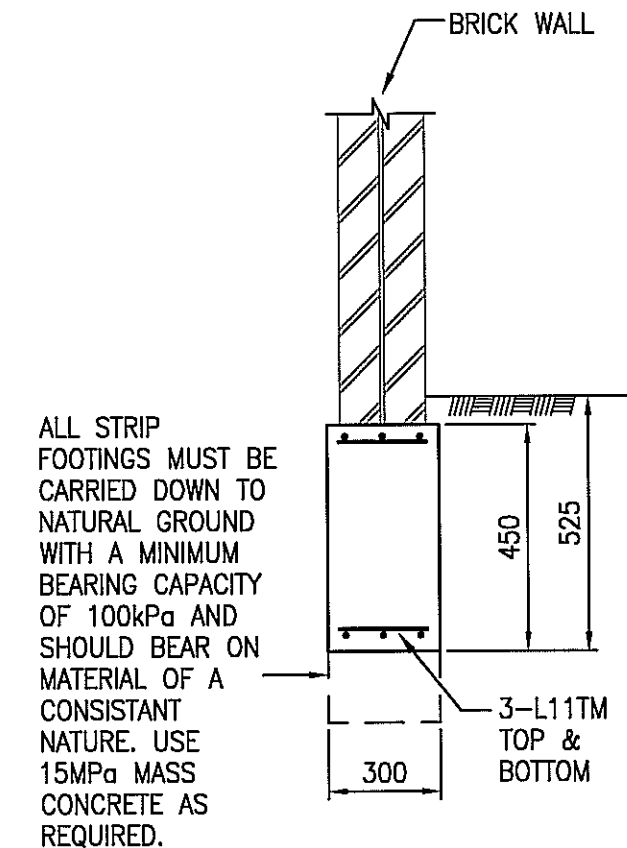
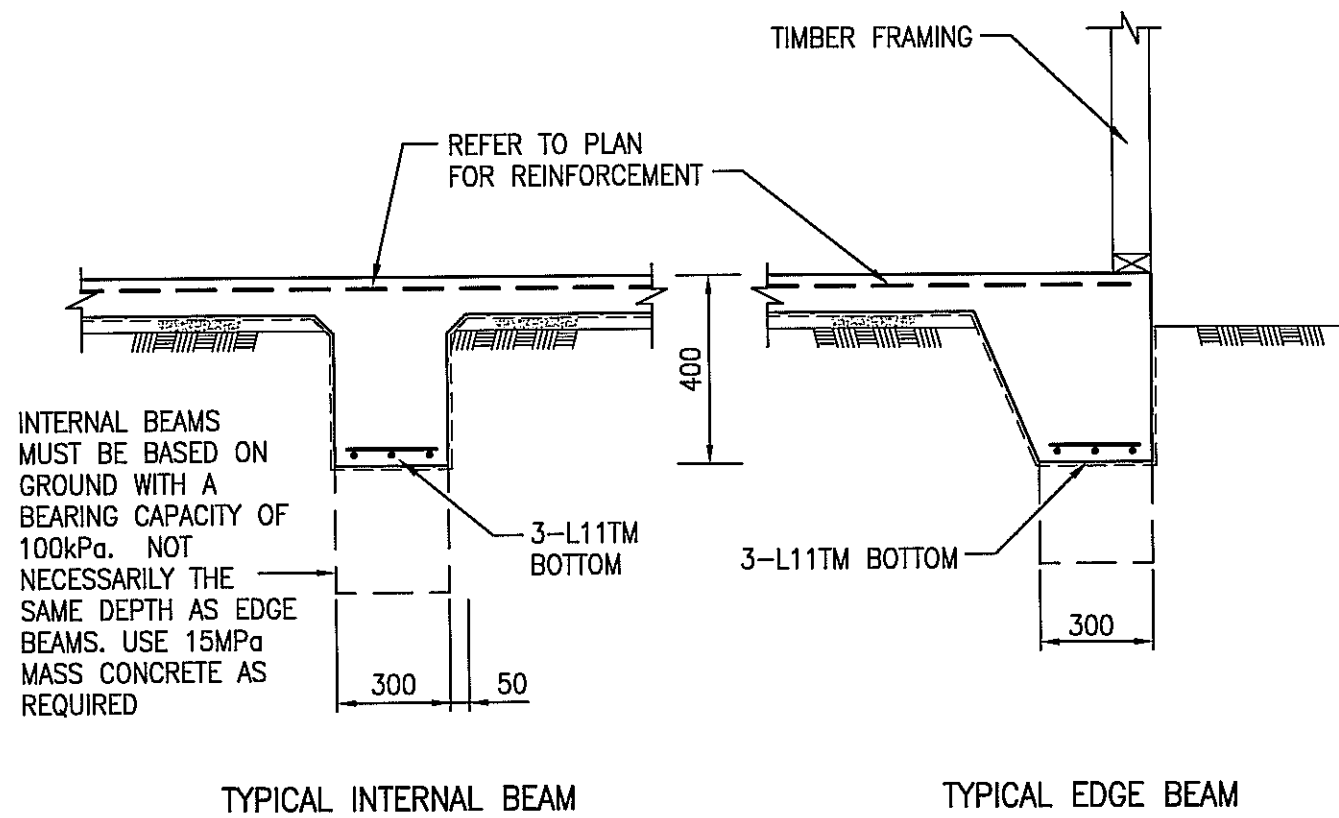
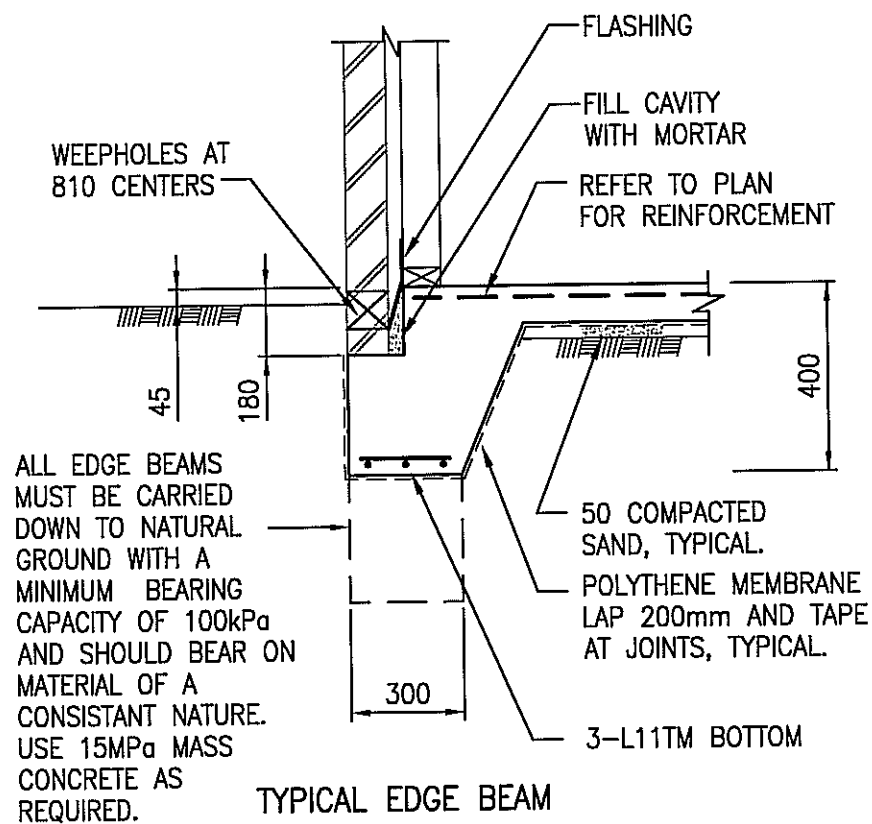
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117-119 GEORGE STREET
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GROUND FLOOR FOOTING PLAN

NEST ARCHITECTS PH: 9654 0303

	DATE: 06.03.08	3176-08
	DRAWN: N.B.	2 of 10
	DESIGNED: R.B.	REV.
SCALE: 1:100	B	



GENERAL NOTES

- G1 ALL TIMBER FRAMING SHALL COMPLY WITH AS1684 (TIMBER FRAMING CODE) OR VICTORIAN TIMBER FRAMING MANUAL
- G2 ALL STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100 (STEEL DESIGN CODE) ALL LINTELS EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANISED.
- G3 ALL DIMENSIONS SHALL BE VERIFIED ON SITE ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ENGINEERING DRAWINGS MUST NOT BE SCALED.
- G4 MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT S.A.A CODES AND BUILDING CODE OF AUSTRALIA.
- G5 SUBSTITUTION SHALL NOT BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- G6 THE BUILDER SHALL ENSURE THAT THE STRUCTURE IS TO REMAIN STABLE DURING CONSTRUCTION AND THAT NO PART SHALL BE OVERSTRESSED.
- G7 ALL BEAMS AND LINTELS ARE TO HAVE A MINIMUM BEARING OF 110mm ON BRICKWORK OR SUPPORTED ON A 100 x 100 F7 OREGON POST UNLESS NOTED OTHERWISE.
- G8 ALL ROOF CONSTRUCTION IS TO BE SECURELY TIED DOWN
- G9 ALL STEELWORK EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANISED
- G10 WELDS TO BE 6mm CONTINUOUS FILLET LAID DOWN WITH APPROVED COVERED ELECTRODE IN ACCORDANCE WITH AS1554 - WELDING CODE. BOLTS 20mm DIA, BLACK IN 22mm CLEARANCE HOLES, GUSSET PLATES 10mm THICK UNLESS NOTED OTHERWISE.

BRICKWORK AND BLOCKWORK

- B1 ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AS3700 THE MASONRY CODE.
- B2 UNLESS DETAILED OTHERWISE ON THE ARCHITECTURAL OR ENGINEERING DRAWINGS PROVIDE CONTROL JOINTS IN BRICKWORK AND BLOCKWORK WALLS AT 6.0m CENTERS.
- B3 RETAINING WALLS MUST NOT BE BACK FILLED UNTIL WALL CONSTRUCTION HAS BEEN COMPLETED AND CONCRETE FILL TO CAVITY HAS CURED FOR 14 DAYS

FOUNDATIONS

- F1 ALL FOOTINGS SHALL BE BASED ON SOLID NATURAL GROUND WITH A SAFE BEARING CAPACITY OF 100kPa. THE FINAL LEVEL AND VERIFICATION OF THE BEARING PRESSURE SHALL BE DETERMINED BY THE ENGINEER ON SITE DURING THE EXCAVATION FOR THE FOUNDATIONS.
- F2 ALL FOUNDATIONS MUST BE INSPECTED AND APPROVED BY THE RELEVANT BUILDING INSPECTOR BEFORE THE CONCRETE IS POURED.
- F3 ALL FILL UNDER SLAB SHALL BE IN ACCORDANCE WITH AS2870 COMPACTED TO 95% DENSITY OF SURROUNDING SOILS
- F4 EXCAVATIONS ARE TO BE EXAMINED CAREFULLY AND ANY UNUSUAL FEATURES REPORTED TO THE STRUCTURAL ENGINEER. CARE MUST BE TAKEN TO ENSURE THAT ALL EXCAVATIONS ARE TAKEN THROUGH DISTURBED ZONES LEFT BY THE REMOVAL OF TREES AND SITE CLEARANCE.
- F5 WHERE NECESSARY STRIP SURFACE TOP SOIL AND REMOVE ALL ORGANIC MATERIAL INCLUDING EXCAVATING ANY SOFT SPOTS ENCOUNTERED
- F6 REINFORCEMENT LAPS TO BE AS FOLLOWS:
 A) AT SPLICES OF TRENCH MESH A DISTANCE OF NOT LESS THAN 500mm
 B) AT T INTERSECTIONS FOR THE FULL WIDTH OF THE FABRIC LAYER
 C) AT CORNERS FOR THE FULL WIDTH OF THE FABRIC LAYER
- F7 ENSURE GROUND UNDER SLABS COMPACTED AND ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED USING COMPACTED GRANULAR MATERIAL IN 150 LAYERS
- F8 WHERE SIGNIFICANT TREES EXIST IN THE VICINITY OF THE BUILDING, FOOTINGS TO BE FOUNDED AT MINIMUM 2000mm DEPTH UNLESS ROOT BARRIERS ARE ADOPTED. ROOT BARRIERS TO BE FOUNDED AT MINIMUM 1800mm DEPTH
- F9 SUPPORT TO VERTICAL FRAMING ELEMENTS:-
 SLAB SYSTEM: ALL DOUBLE STUDS, TRIPLE STUDS OR ALL OTHER POSTS TO BE SUPPORTED ON OR WITHIN 1000mm OF EDGE OR INTERNAL BEAMS TYPICAL U.N.O.
 STRIP FOOTING SYSTEM: ALL DOUBLE STUDS, TRIPLE STUDS OR ALL OTHER POSTS TO BE SUPPORTED EITHER ON ENGAGED PIER, BRICK PIER OR CONC. STUMP WITH CONC. PAD FOOTING TYPICAL U.N.O.
- F10 REFER TO THE SOILS REPORT NUMBER 20071072 BY D M LAWRENCE SOIL TESTING PTY LTD DATED 7TH DECEMBER 2007

CONCRETE

- C1 CONCRETE COMPRESSION STRENGTH SHALL BE $f_c=25MPa$. AT 28 DAYS OR AS SPECIFIED ON THE DRAWINGS. TESTING AS DEFINED FOR THE PROJECT CONTROL MAXIMUM SLUMP 100mm. NOMINAL AGGREGATE SHALL BE 20mm.
- C2 CLEAR CONCRETE COVERS TO THE REINFORCEMENT UNLESS NOTED OTHERWISE SHALL BE:-
- | | CAST AGAINST FORMWORK & EXPOSED TO GROUND OR WATER | CAST AGAINST FORMWORK & SHELTERED LOCATION | CAST AGAINST GROUND |
|------------------------|--|--|---------------------|
| PAD AND PILED FOOTINGS | 65 | - | 75 |
| STRIP FOOTINGS | 60 | - | 65 |
| SLABS AND WALLS | 30 | 20 | 65 |
- C3 REINFORCEMENT MUST BE SECURELY FIXED IN POSITION TO PREVENT DISPLACEMENT AND SUPPORTED ON BAR CHAIRS SPACED AT 0.8M CENTERS.
- C4 CONCRETE SIZES SHOWN DO NOT ALLOW FOR FINISHES AND MUST NOT BE REDUCED OR HOLED WITHOUT THE ENGINEERS APPROVAL. SLABS AND BEAMS ARE TO BE POURED TOGETHER.
- C5 REINFORCEMENT NOTATION:-
 R DENOTES STRUCTURAL GRADE PLAIN ROUND BARS TO AS1302
 S DENOTES STRUCTURAL GRADE DEFORMED BARS TO AS1302
 N DENOTES COLD WORKED DEFORMED BARS TO AS1302
 SL DENOTES HARD DRAWN WIRE SQUARE REINFORCING FABRIC TO AS1304
 RL DENOTES HARD DRAWN WIRE RECTANGULAR REINFORCING FABRIC TO AS1304
- C6 THE NUMBER AFTER THE MARK INDICATES THE DIAMETER OF THE BAR OR MESH.
- C7 2 NUMBER N12 x 1500mm LONG BARS SHALL BE PROVIDED IN WALLS AND SLABS AT EACH CORNER OF ANY OPENING UNLESS NOTED OTHERWISE.

B 17.06.08 NO CHANGES G.G.
 A 26.05.08 NO CHANGES G.G.

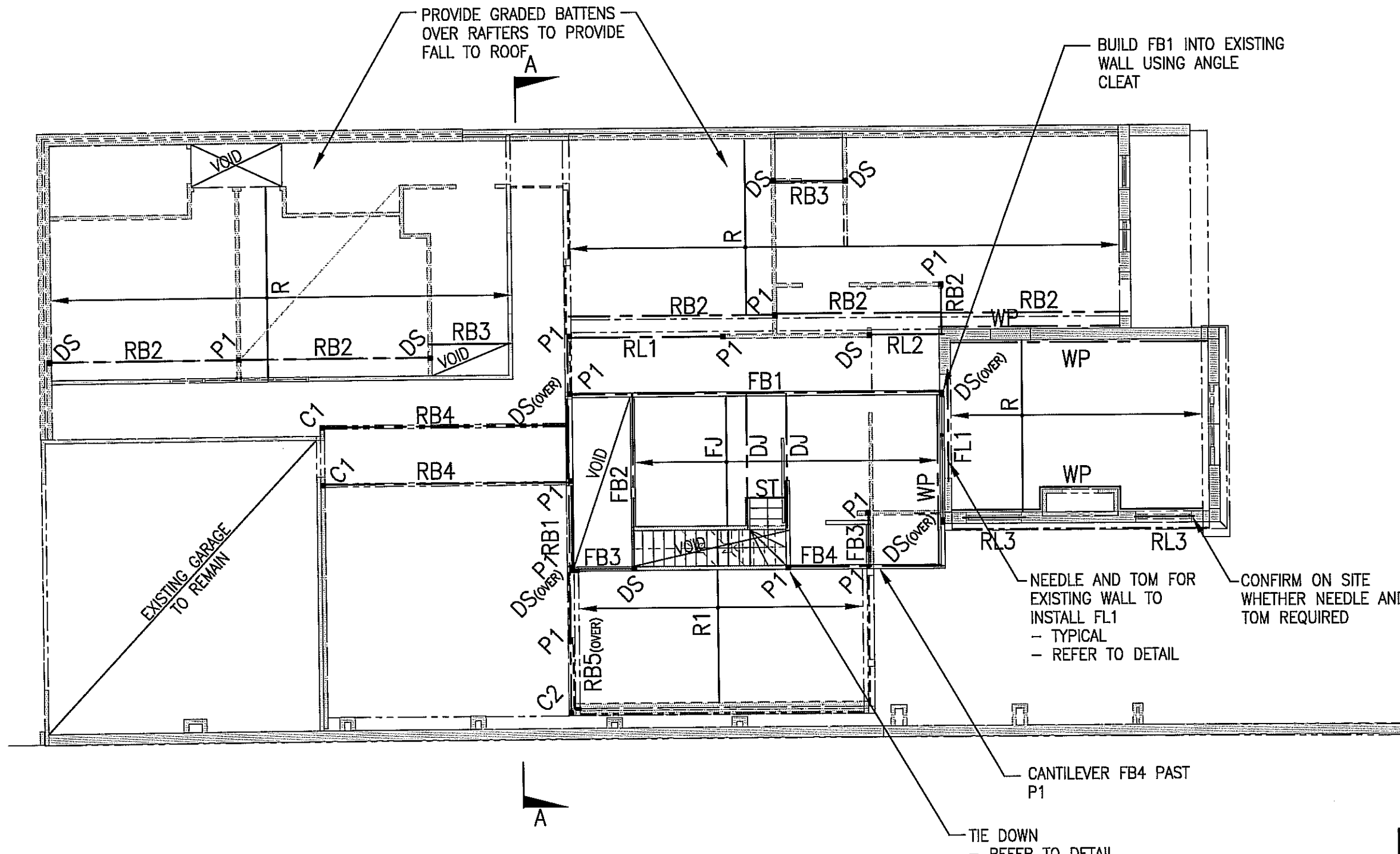
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117-119 GEORGE STREET
 FITZROY

NOTES & DETAILS

NEST ARCHITECTS PH: 9654 0303

DATE: 06.03.08 3176-08
 DRAWN: N.B. 3 of 10
 DESIGNED: R.B. REV.
 SCALE: N.T.S. B



FIRST FLOOR FRAMING PLAN

B 17.06.08 NO CHANGES G.G.
 A 26.05.08 NO CHANGES G.G.

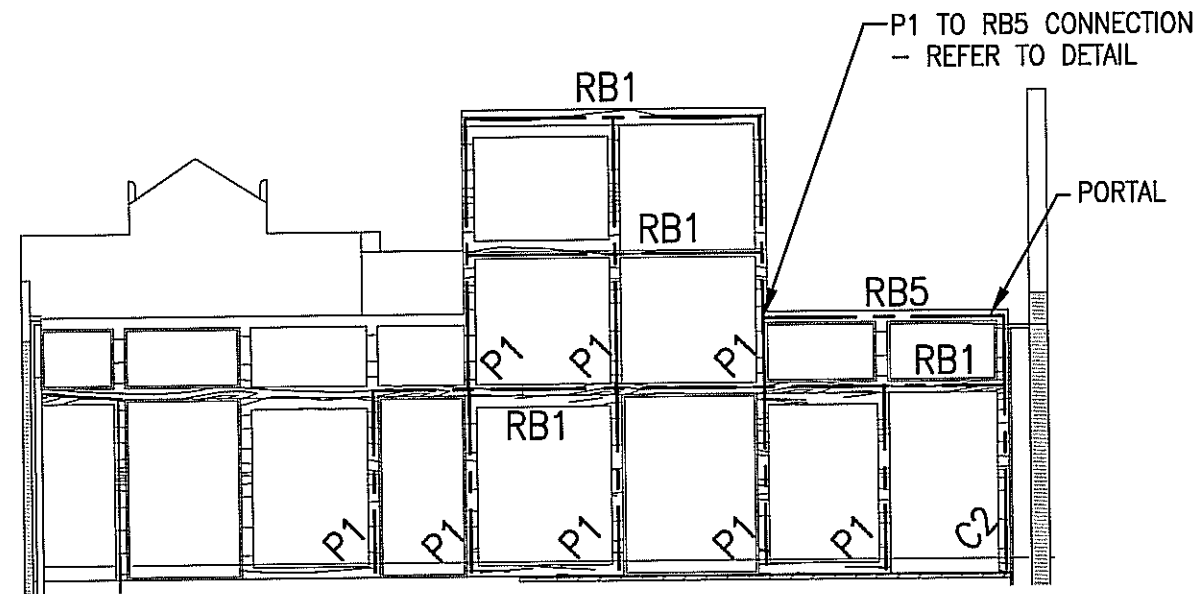
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FIRST FLOOR FRAMING PLAN

NEST ARCHITECTS PH: 9654 0303

	DATE: 06.03.08	3176-08
	DRAWN: N.B.	4 of 10
	DESIGNED: R.B.	REV. B
	SCALE: 1:100	



WALL ELEVATION
SECTION A-A

B 17.06.08 NO CHANGES G.G.
A 26.05.08 NO CHANGES G.G.

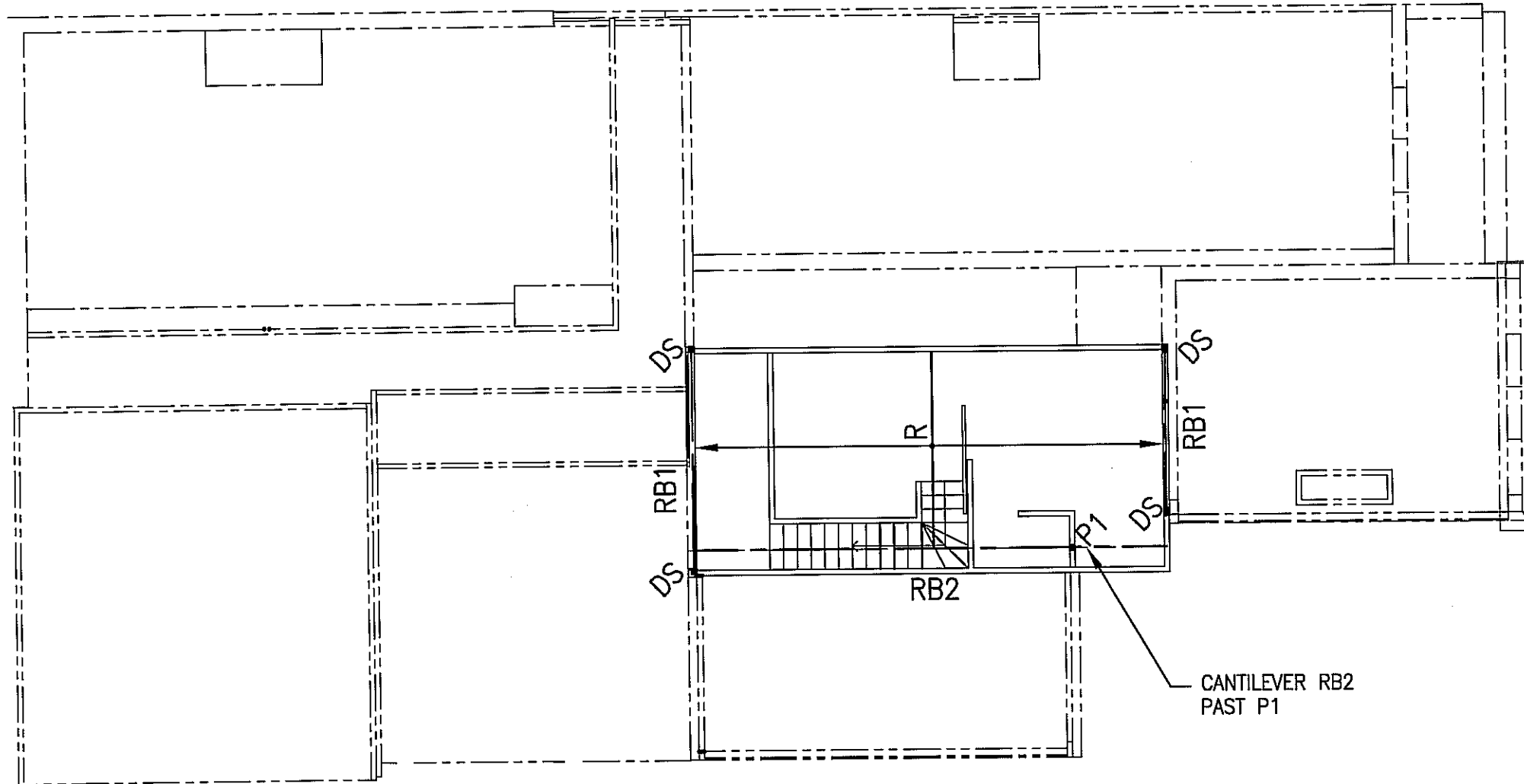
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ELEVATION

NEST ARCHITECTS PH: 9654 0303

DATE: 06.03.08	3176-08
DRAWN: N.B.	5 of 10
DESIGNED: R.B.	REV.
SCALE: 1:100	B



ROOF FRAMING PLAN


B 17.06.08 NO CHANGES G.G.
 A 26.05.08 NO CHANGES G.G.

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ROOF FRAMING PLAN

NEST ARCHITECTS PH: 9654 0303

	DATE: 06.03.08	3176-08
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	DESIGNED: R.B.	REV.
	SCALE: 1:100	B

MEMBER SCHEDULE

MARK	SIZE	COMMENTS
C1	89 x 89 x 3.5 SHS	GRADE 350
C2	200 x 100 x 4.0 RHS	PORTAL FRAME
DJ	DOUBLE JOIST	
DS	2/90 x 45 MGP10	STUDS NAIL LAMINATED TOGETHER
FB1	300 PFC	
FB2	2/240 x 45 F17 KDHW	
FB3	2/240 x 45 F17 KDHW	
FB4	200 PFC	
FJ	190 x 45 KDHW	JOISTS @ 450 CRS MAX. SPAN 4500
FL1	200 x 10 HORIZONTAL + 250 x 12 VERTICAL 6 FW 150 HIT & MISS	INTERNAL  EXTERNAL  230 MIN. END BEARING
P1	90 x 90 F17 KDHW	
R	190 x 45 MGP10	RAFTERS @ 600 CRS. MAX. SPAN 4250
R1	140 x 45 MGP10	RAFTERS @ 600 CRS. MAX. SPAN 3200
RB1	2/190 x 45 F17 KDHW	
RB2	200 PFC	
RB3	2/140 x 45 MGP10	
RB4	150 PFC	
RB5	200 x 100 x 9.0 RHS	
RL1	200 PFC	
RL2	2/190 x 45 MGP10	
RL3	100 x 8 EA	EACH BRICK SKIN
ST	2/190 x 45 MGP10	STAIR TRIMMER
WP	190 x 45 MGP10 WALL PLATE	WALL PLATE FIX TO EXISTING WALL USING M12 TRUBOLTS @ 900 CRS

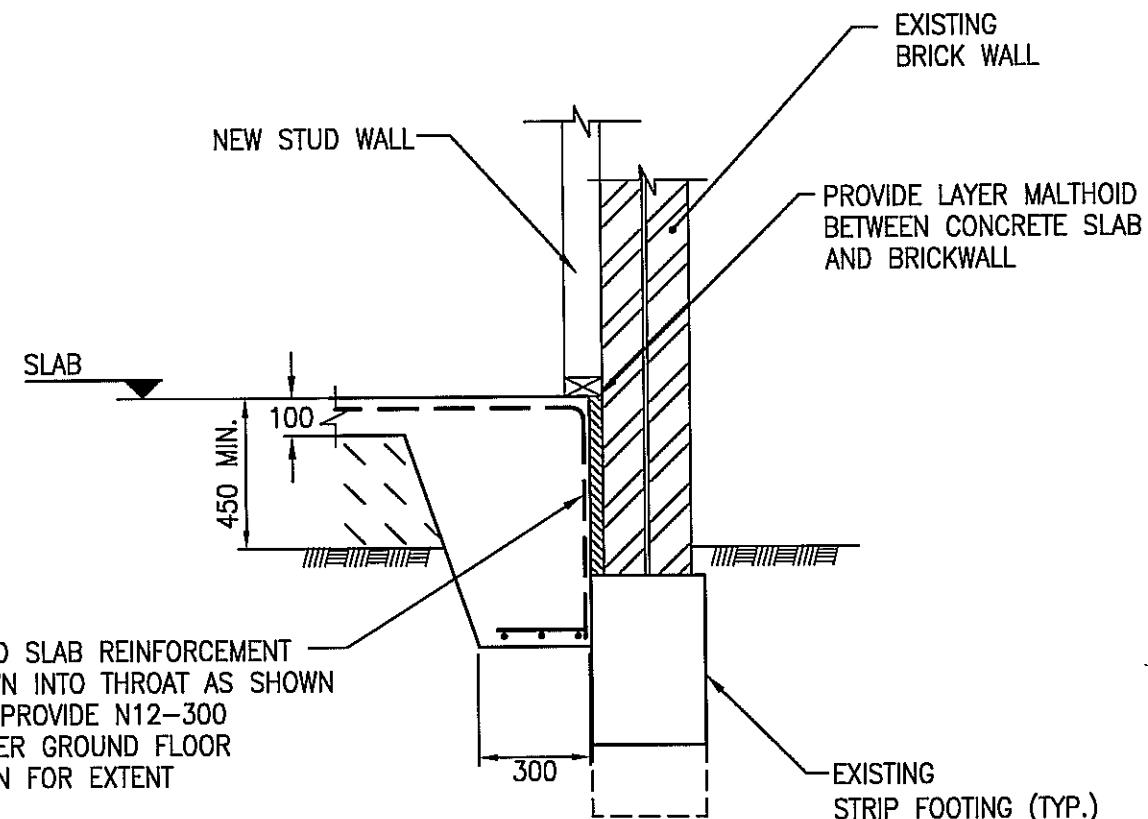
EXTERNAL LINTELS	
SPAN TO 900	90 x 6 EA
900-1800	100 x 8 EA
1800-2700	150 x 100 x 10 UA

ALL EXTERNAL LINTELS ARE TO HAVE A MINIMUM OF 110mm END BEARING ON BRICKWORK TYPICAL

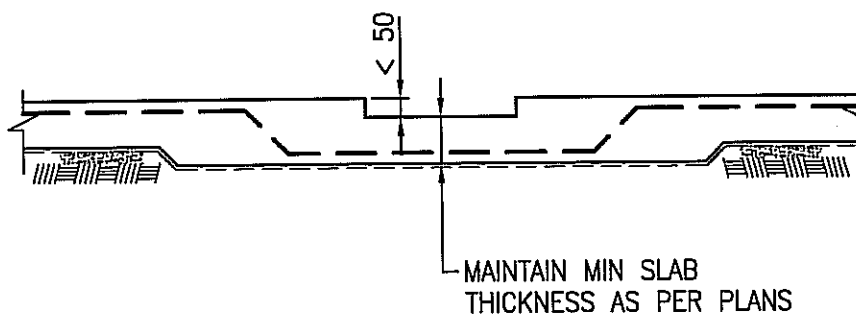
ALL INTERNAL LINTELS UNLESS NOTED OTHERWISE ON PLAN ARE TO BE SUPPORTED ON A DOUBLE STUD

ALL EXTERNAL STEELWORK EXPOSED TO WEATHER IS TO BE HOT-DIPPED GALVANISED OR APPLY NOT LESS THAN 75 MICRONS OF INORGANIC ZINC SILICATE IN ACCORDANCE WITH AS 2105, TYPE 3 OR TYPE 4

FOLD SLAB REINFORCEMENT DOWN INTO THROAT AS SHOWN OR PROVIDE N12-300 REFER GROUND FLOOR PLAN FOR EXTENT



TYPICAL SLAB DOWNTURN DETAIL



RECESS IN SLAB PANEL

ROOF LINTELS (INTERNAL)		
SPAN	SIZE	JAMB STUD
900	2/90 x 45 MGP10	90 x 45 MGP10
1800	2/190 x 45 MGP10	2/90 x 35 MGP10
2700	2/240 x 45 F17 KDHW	2/90 x 45 MGP10

NOTES:

THE LINTELS AND JAMB STUDS IN THE ABOVE SCHEDULE HAVE NOT BEEN DESIGNED TO SUPPORT GIRDER TRUSSES

NOTES:

- 1 TIMBER TO BE TREATED IF EXPOSED TO WEATHER
- 2 ALL EXPOSED STEELWORK TO BE HOT-DIPPED GALVANISED OR APPLY NOT LESS THAN 75 MICRONS OF INORGANIC ZINC SILICATE IN ACCORDANCE WITH AS 2105, TYPE 3 OR TYPE 4
- 3 ALL INTERNAL LINTELS UNLESS NOTED OTHERWISE ON PLAN ARE TO BE SUPPORTED ON A DOUBLE STUD
- 4 REFER NOTE F9 ON NOTES AND DETAILS SHEET FOR SUPPORT REQUIREMENTS TO ALL DOUBLE STUDS, TRIPLE STUDS AND ALL OTHER POSTS

B 17.06.08 NO CHANGES G.G.
A 26.05.08 NO CHANGES G.G.

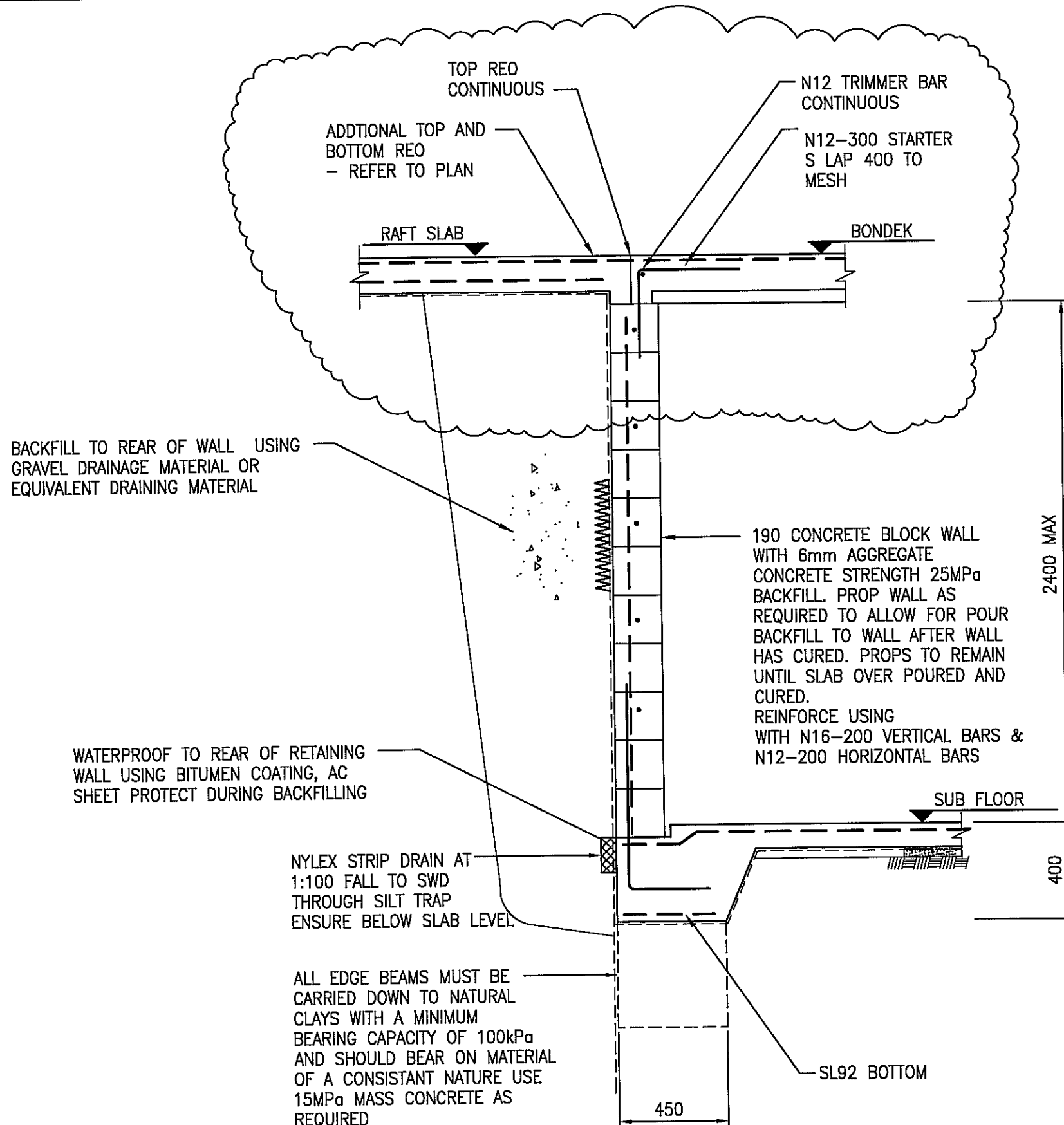
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117-119 GEORGE STREET
FITZROY

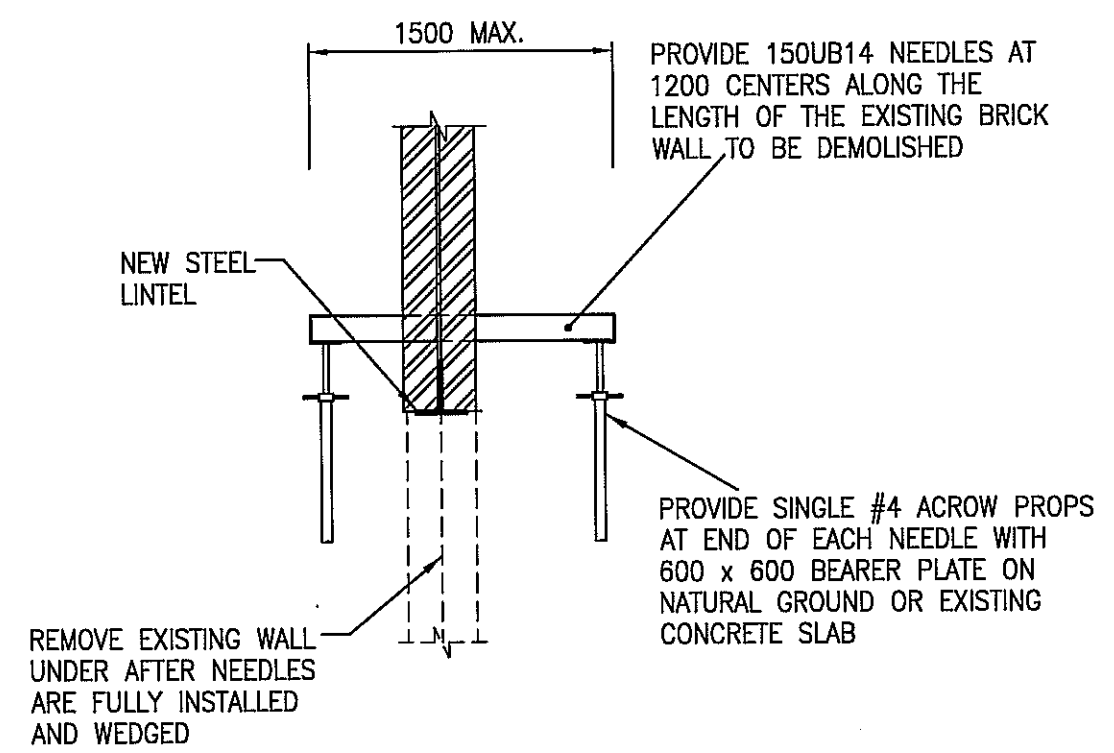
NOTES & DETAILS

NEST ARCHITECTS PH: 9654 0303

DATE: 06.03.08 3176-08
DRAWN: N.B. 7 of 10
DESIGNED: R.B. REV.
SCALE: N.T.S. B



RETAINING WALL 'RW1'



NEEDLE AND TOM SECTION

B 17.06.08 DETAIL CHANGED G.G.
 A 26.05.08 NO CHANGES G.G.

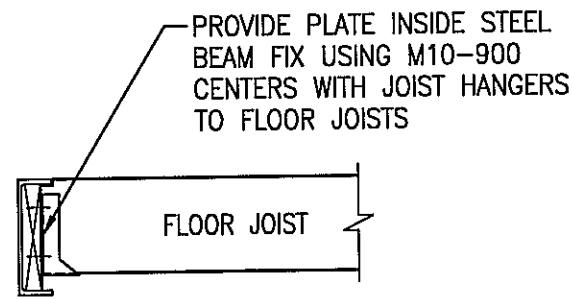
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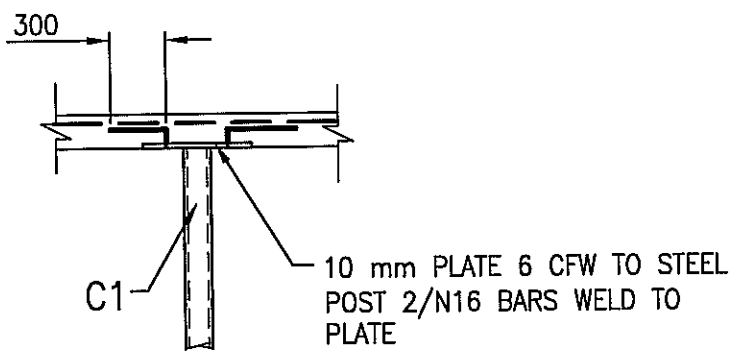
NOTES & DETAILS

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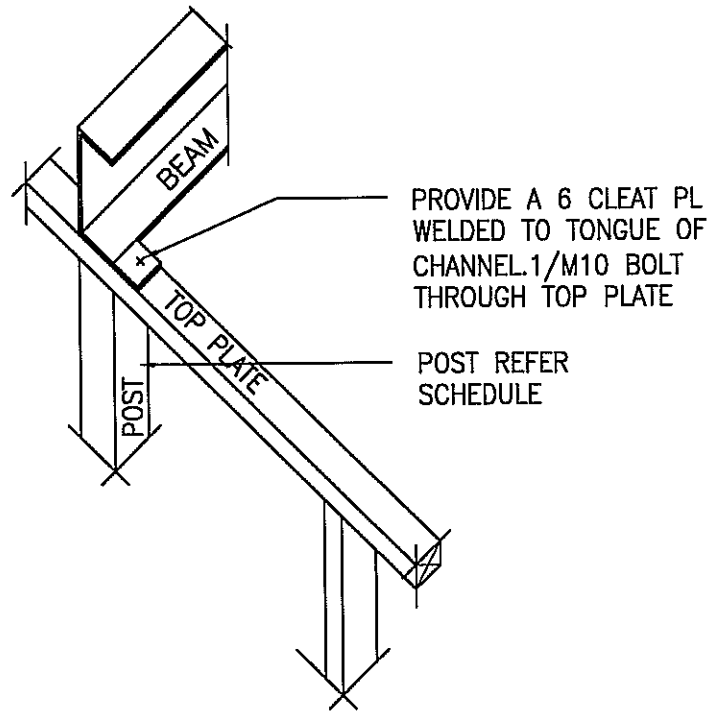
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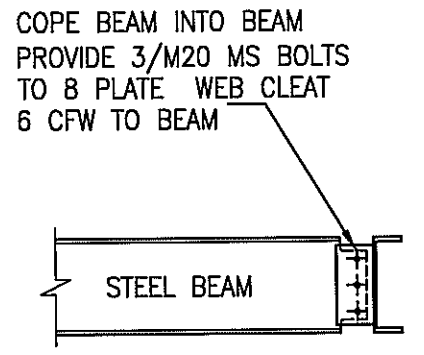
STEEL BEAM FLOOR JOIST DETAIL



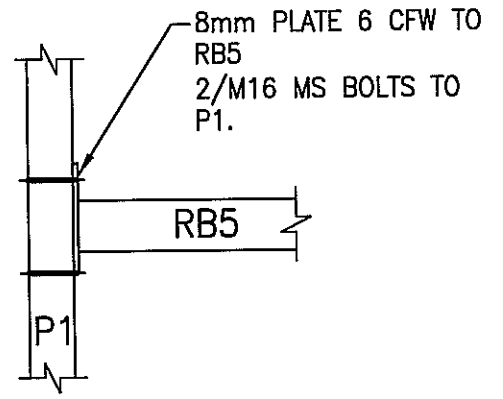
POST SLAB DETAIL



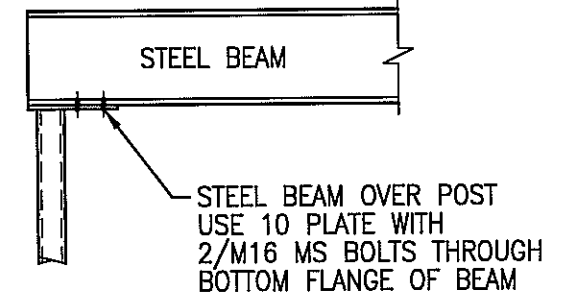
TIMBER POST TO STEEL BEAM CONNECTION DETAIL



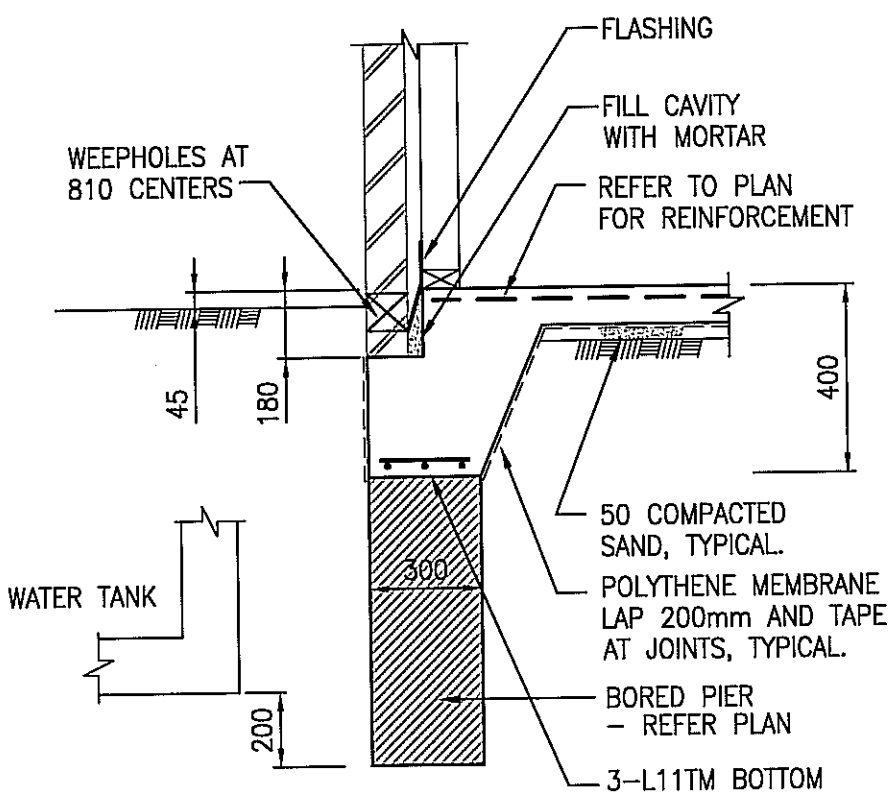
CHANNEL TO BEAM DETAIL



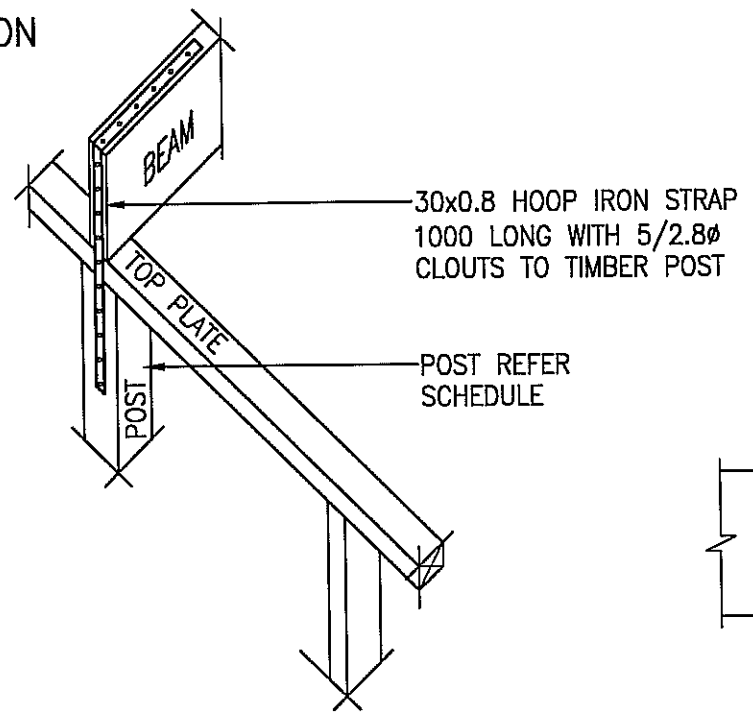
P1 TO RB5 CONNECTION



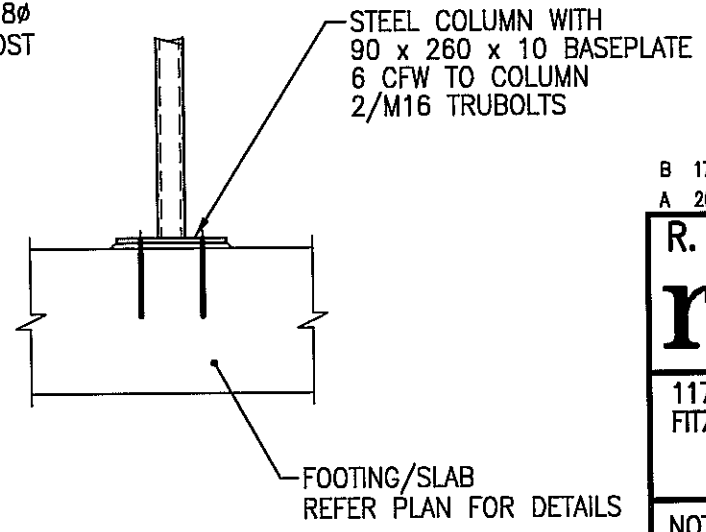
STEEL POST STEEL BEAM DETAIL



TYPICAL EDGE BEAM



TIMBER POST TO TIMBER BEAM CONNECTION DETAIL



STEEL COLUMN BASE DETAIL

B 17.06.08 NO CHANGES G.G.
A 26.05.08 NO CHANGES G.G.

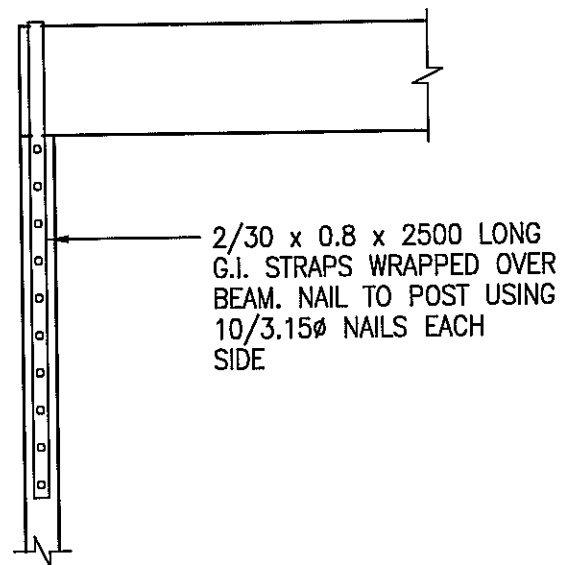
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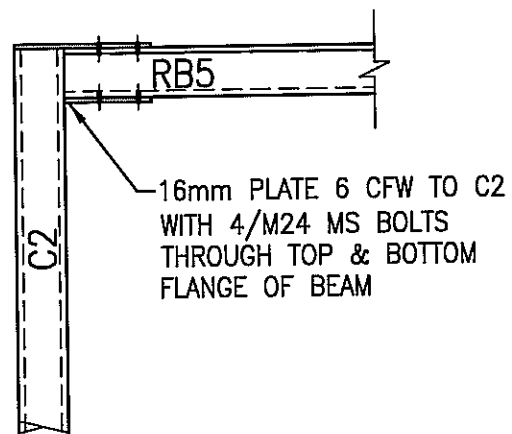
NOTES & DETAILS

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DATE: 06.03.08	3176-08
DRAWN: N.B.	9 of 10
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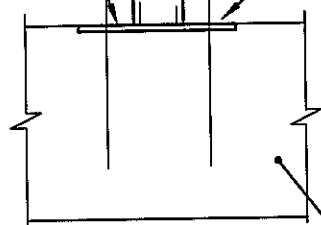


GAL STRAP TIE DOWN DETAIL



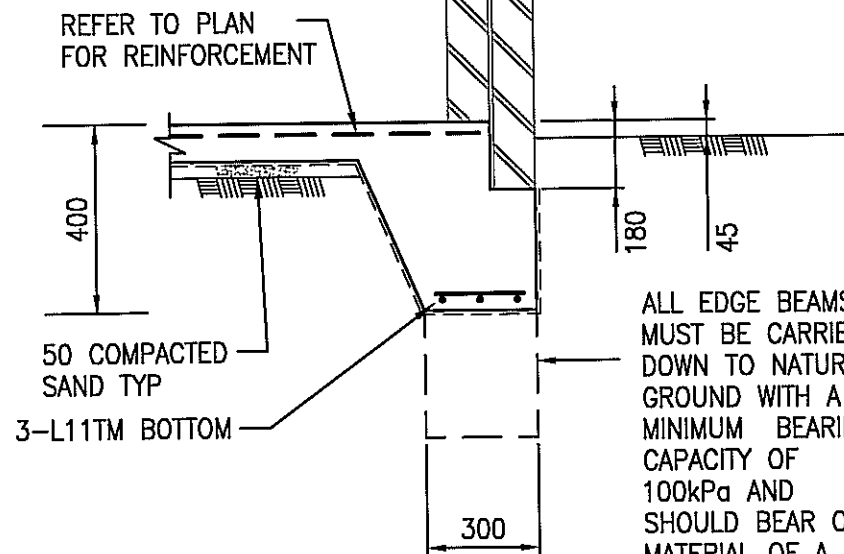
EMBED PLATE AND BOLT INTO CONCRETE

20 BASE PL 4M20-4.6/S H.D. BOLTS x 600 LONG



RAFT SLAB EDGE BEAM REFER PLAN FOR DETAILS

PORTAL FRAME DETAIL

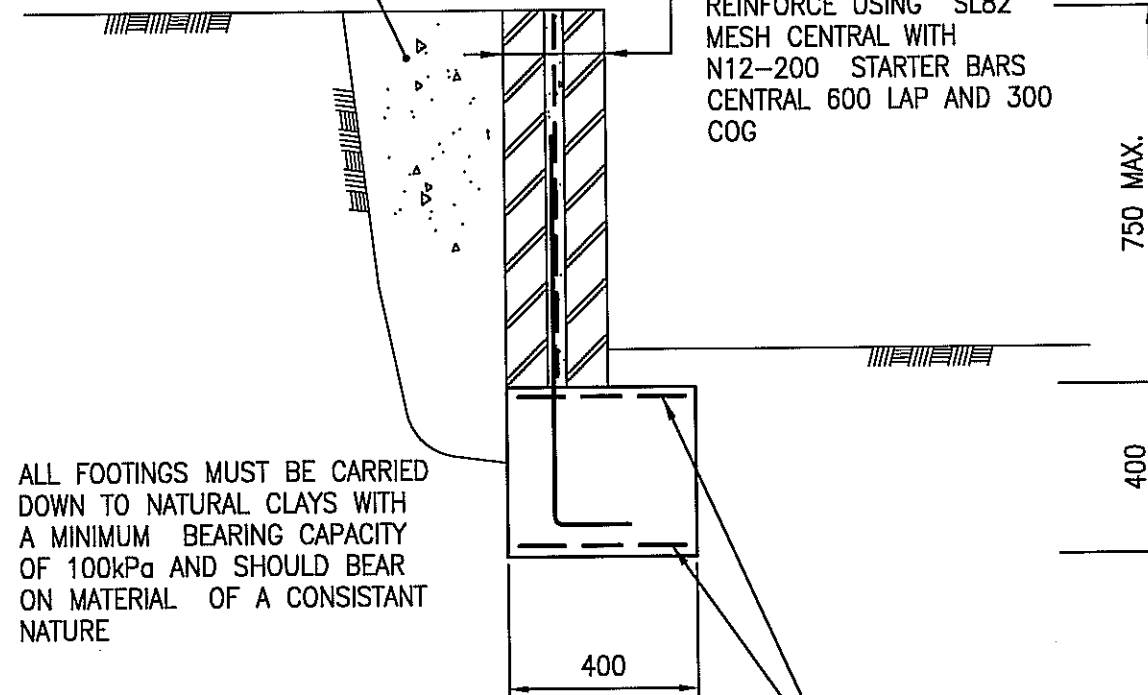


TYPICAL EDGE BEAM (230 BRICKWORK)

ALL EDGE BEAMS MUST BE CARRIED DOWN TO NATURAL GROUND WITH A MINIMUM BEARING CAPACITY OF 100kPa AND SHOULD BEAR ON MATERIAL OF A CONSISTANT NATURE. USE 15MPa MASS CONCRETE AS REQUIRED.

BACKFILL TO REAR OF WALL USING GRAVEL DRAINAGE MATERIAL OR EQUIVALENT DRAINING MATERIAL

270 THICK DOUBLE BRICK WALL FILL CAVITY WITH 6mm AGGREGATE CONCRETE STRENGTH 20MPa. PROP WALL AS REQUIRED TO ALLOW FOR POUR BACKFILL TO WALL AFTER WALL HAS CURED. REINFORCE USING SL82 MESH CENTRAL WITH N12-200 STARTER BARS CENTRAL 600 LAP AND 300 COG



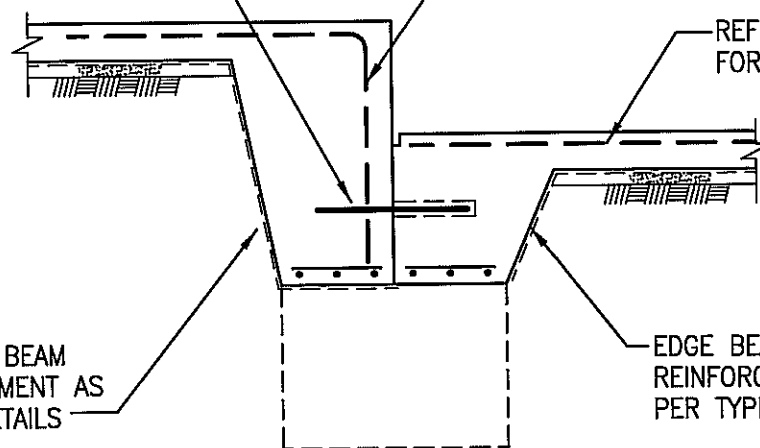
LANDSCAPE RETAINING WALL DETAIL RW2

SL92 T&B

ALL FOOTINGS MUST BE CARRIED DOWN TO NATURAL CLAYS WITH A MINIMUM BEARING CAPACITY OF 100kPa AND SHOULD BEAR ON MATERIAL OF A CONSISTANT NATURE

R16 DOWELS x 400 LONG AT 500 CTS CAST 200 INTO EDGE BEAM WRAP FREE END WITH GREASE

FOLD SLAB REINFMT DOWN INTO EDGE BEAM OR PROVIDE N12-300



EDGE/INTERNAL BEAM AND REINFORCEMENT AS PER TYPICAL DETAILS

EDGE BEAM AND REINFORCEMENT AS PER TYPICAL DETAILS

CONSTRUCTION JOINT DETAIL

B 17.06.08 NO CHANGES G.G.
A 26.05.08 NO CHANGES G.G.

R. BLIEM & ASSOCIATES PTY LTD
rba
Unit 10,23 Dudley St
Eltham Victoria 3095
Ph: 9431-4630
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Mob. 0414 251 784

117-119 GEORGE STREET
FITZROY

ELEVATION

NEST ARCHITECTS PH: 9654 0303

DATE: 06.03.08	3176-08
DRAWN: N.B.	10 of 10
DESIGNED: R.B.	REV.
SCALE: N.T.S.	B