

GENERAL NOTES:

1. DEAD AND LIVE LOADS ARE IN ACCORDANCE WITH AS1170
2. CONCRETE DESIGN IN ACCORDANCE WITH AS3600.
3. WIND BRACING DESIGN IN ACCORDANCE WITH AS1684.2-2010
4. CONCRETE FOOTING STRENGTH F'C = 25MPa SLUMP = 75MM AND AGGREGATE SIZE = 20MM.
5. DESIGN OF SLAB AND FOOTINGS IS IN ACCORDANCE WITH AS2870-2011, RESIDENTIAL SLABS & FOOTINGS.
6. ALL FOOTINGS ARE TO BE FOUNDED ON NATURAL GROUND OF AT LEAST 100 KPA BEARING CAPACITY. IF OTHER CONDITIONS ARE MET, ENGINEER IS TO BE NOTIFIED AND DESIGN CONFIRMED.
7. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWING SHALL BE MADE IN THE CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
8. CORRECT SUBTERRANEAN TERMITE CONTROL PROCEDURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3660.1.
9. ROOF AND OTHER SURFACE WATER SHALL BE DIRECTED AWAY FROM THE FOOTINGS AND TO A DISPOSAL POINT NOMINATED BY LOCAL COUNCIL.
10. MAINTENANCE OF FOUNDATIONS IN ACCORDANCE WITH CSIRO GUIDELINES.
11. IF ANY SITE CONDITIONS ARE ENCOUNTERED THAT ARE CONTRARY TO THE ENGINEERS REPORT OR ANY DETAILS THAT ARE NOT UNDERSTOOD, PLEASE CONTACT THIS OFFICE FOR CLARIFICATION.
12. DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALING FROM DRAWINGS.
13. ALL WORKS ARE TO BE SET OUT AND CONFIRMED PRIOR TO CONSTRUCTION. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL SETDOWNS, FLOOR LEVELS AND DIMENSIONING ARE IN ACCORDANCE WITH THE ARCHITECTURALS.
14. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURALS AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS GIVEN BOTH BEFORE AND DURING CONSTRUCTION. ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER BEFORE UNDERTAKING THE WORK.
15. DESIGN IMPOSED ACTIONS;

15.1.1.	GENERAL	1.5 KPA
15.1.2.	GARAGE	2.5 KPA
15.1.3.	DECK <1M	1.5 KPA
15.1.4.	DECK >1m	3.0 KPA
15.1.5.	ROOF	0.25 KPA
16. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SAA CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATIONS.
17. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION THROUGHOUT CONSTRUCTION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE IMPLEMENTED BY THE BUILDER TO THE KEEP THE WORKS AND EXCAVATION STABLE AT ALL TIMES.
18. ALL SERVICES ARE TO BE LOCATED IN THE FIELD IN CONJUNCTION WITH AN OFFICER OF THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
19. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
20. DETAILS CONTAINED WITHIN THESE PLANS INDICATE THE MINIMUM STRUCTURAL REQUIREMENTS AS SPECIFIED BY THIS OFFICE AND MAY NOT REPRESENT CODE AND STANDARD REQUIREMENTS OUTSIDE OF STRUCTURAL CONSIDERATION. BUILDER IS TO ENSURE FULL COMPLIANCE WITH ALL APPLICABLE CODES AND PRACTICES FOR THE

CONCRETE NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600
2. NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING
3. ALL REINFORCING SHALL BE FIRMLY SUPPORTED ON CHAIRS AT NO GREATER THAN 800 CRS BOTH WAYS. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS
4. THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK, THOROUGHLY EMBEDDING REINFORCING, AND FREE OF AIR POCKETS. ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED WITH MECHANICAL VIBRATORS BY SUITABLY EXPERIENCED CONTRACTORS
5. SLAB TO BE POURED IN COOL CONDITIONS WITH LIGHT WINDS
6. CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY MOIST FOR A PERIOD OF THREE DAYS AND PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 7 DAYS FOLLOWED BY GRADUAL DRYING. ALTERNATIVELY CURING COMPOUNDS COMPLYING WITH AS3799-1998 MAY BE USED.
7. PROVIDE 0.2MM DAMP PROOF MEMBRANE UNDER ALL SLABS U.N.O.
8. ALL FOOTINGS SHALL BE INSPECTED BY SUPERVISING ENGINEER OR RELEVANT CERTIFIER PRIOR TO POURING OF CONCRETE. CONCRETE SHALL NOT BE DELIVERED TO THE SITE UNTIL FINAL APPROVAL IS OBTAINED.
9. ALL BARS SHALL BE LAPPED BY 500MM MINIMUM.
10. IF USING POLISHED CONCRETE;
 - i) MIX TO BE LOW SHRINKAGE 32MPa SPECIAL MIX (MAX 600 MICROSTRAIN) U.N.O.
 - ii) MESH TO BE A MINIMUM, OF SL81 U.N.O.
11. FOR CLASS M, H1, H2 AND E SITES ALL DRAINS ATTACHED TO OR EMERGING FROM UNDERNEATH THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1 M OF THE BUILDING PERIMETER TO ACCOMMODATE A TOTAL RANGE OF DIFFERENTIAL MOVEMENT IN ANY DIRECTION EQUAL TO THE BELOW VALUES. THIS REQUIREMENT APPLIES TO ALL STORMWATER AND SANITARY PLUMBING DRAINS AND DISCHARGE PIPES.
 - 11.1. M - 40MM
 - 11.2. H1 - 60MM
 - 11.3. H2 - 75MM
 - 11.4. E - REFER TO GEOTECHNICAL ENGINEER

STEEL NOTES:

1. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS4100 AND AS1554
2. UNLESS OTHERWISE NOTED, FILLET WELDS SHALL BE 7MM MIN THROAT THICKNESS EXECUTED IN ACCORDANCE WITH AS1554.1
3. ALL BOLTS SHALL BE GALVANISED M16 GRADE 8.8/S TO AS1252 UNLESS OTHERWISE NOTED
4. ALL BASE PLATES AND GUSSET PLATES SHALL BE 10MM UNLESS OTHERWISE STATED.
5. THE BUILDER SHALL BE RESPONSIBLE FOR THE DIMENSION CONTROL OF ALL STEELWORK. CHECK BEFORE PROCEEDING.
6. SPLICES IN MEMBERS SHALL NOT BE MADE UNLESS APPROVAL IS OBTAINED BEFOREHAND.
7. SURFACE PRERPARATION IN ACCORDANCE WITH AS1627.
8. PROTECTIVE COATING FOR STEEL EXPOSED TO ATMOSPHERIC CORROSION IS TO COMPLY WITH AS2312 AND GALVANIZED STRUCTURAL SECTIONS ARE TO COMPLY WITH AS4680 WITH A MINIMUM COATING OF 600G/SQ.M.
9. ALL EXTERNAL STEEL TO BE HOT DIP GALVANISED OR PAINTED TO AN EQUIVILANT STANDARD.
10. SITE WELDING SHALL BE KEPT TO A MINIMUM AND SHALL BE CARRIED OUT IN SUCH A FASHION AS TO MAINTAIN THE INTEGRITY OF THE STRUCTURE.
11. ALL WASHERS, NUTS ETC SHALL BE GALVANISED.
12. IT IS OUR UNDERSTANDING THAT THE MAJORITY OF STEELWORK SHALL BE FABRICATED IN A SHOP AND TRANSPORTED TO SITE FOR ERECTION. FINAL DIMENSIONS ARE TO BE OBTAINED FROM ARCHITECTURALS IN COMBINATION WITH SITE MEASUREMENTS. DO NOT SCALE FROM THESE PLANS, USE GIVEN DIMENSIONS.
13. IF IN DOUBT SEEK ADVICE OF SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF WORK

SAFETY IN DESIGN ASSESSMENT

POTENTIAL HAZARD	DETAILED OF HAZARD	INITIAL RISK	RISK REDUCTION MEASURES
N/A	N/A	N/A	N/A

THE ABOVE TABLE DENOTES ABNORMAL HAZARDS/RISKS. NORMAL DESIGN RISKS ARE THE RESPONSIBILITY OF THE RELEVANT PARTY DURING THE PHASE CONCERNED (EG. CONTRACTOR DURING CONSTRUCTION, OWNER/OPERATOR DURING OPERATIONS, MAINTENANCE CONTRACTOR(S) DURING MAINTENANCE)

WIND CATEGORY = N3 (VH,U = 50 M/S)

SITE CLASSIFICATION
 SOIL TEST BY A.S.C.T DATED 09/04/24
 CLASS "M" SITE
 MODERATELY REACTIVE SITE, WHICH CAN EXPERIENCE MODERATE GROUND MOVEMENT FROM MOISTURE CHANGES BETWEEN 20 AND 40MM

DURABILITY REQUIREMENTS	INTERNAL OR BELOW GROUND	EXTERNAL & ABOVE GROUND
	A1	B2
CONCRETE GRADE	25MPa	40MPa
POLISHED CONCRETE	S32MPa	
COVER CAST AGAINST GROUND	40mm	60mm
COVER CAST IN FORMS	30mm	45mm

PRELIMINARY NOT FOR CONSTRUCTION



Greg Alderson Associates

(02) 6629 1552 | OFFICE@ALDERSONASSOCIATES.COM.AU
 43 MAIN STREET CLUNES NSW 2480 | ABN 58 594 160 789

THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON & ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED, COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

CLIENT:
McDERMOTT

SITE ADDRESS:
**28 KINGLSEY STREET, BYRON BAY
NSW 2481**

PROJECT:
PROPOSED EXTENSION

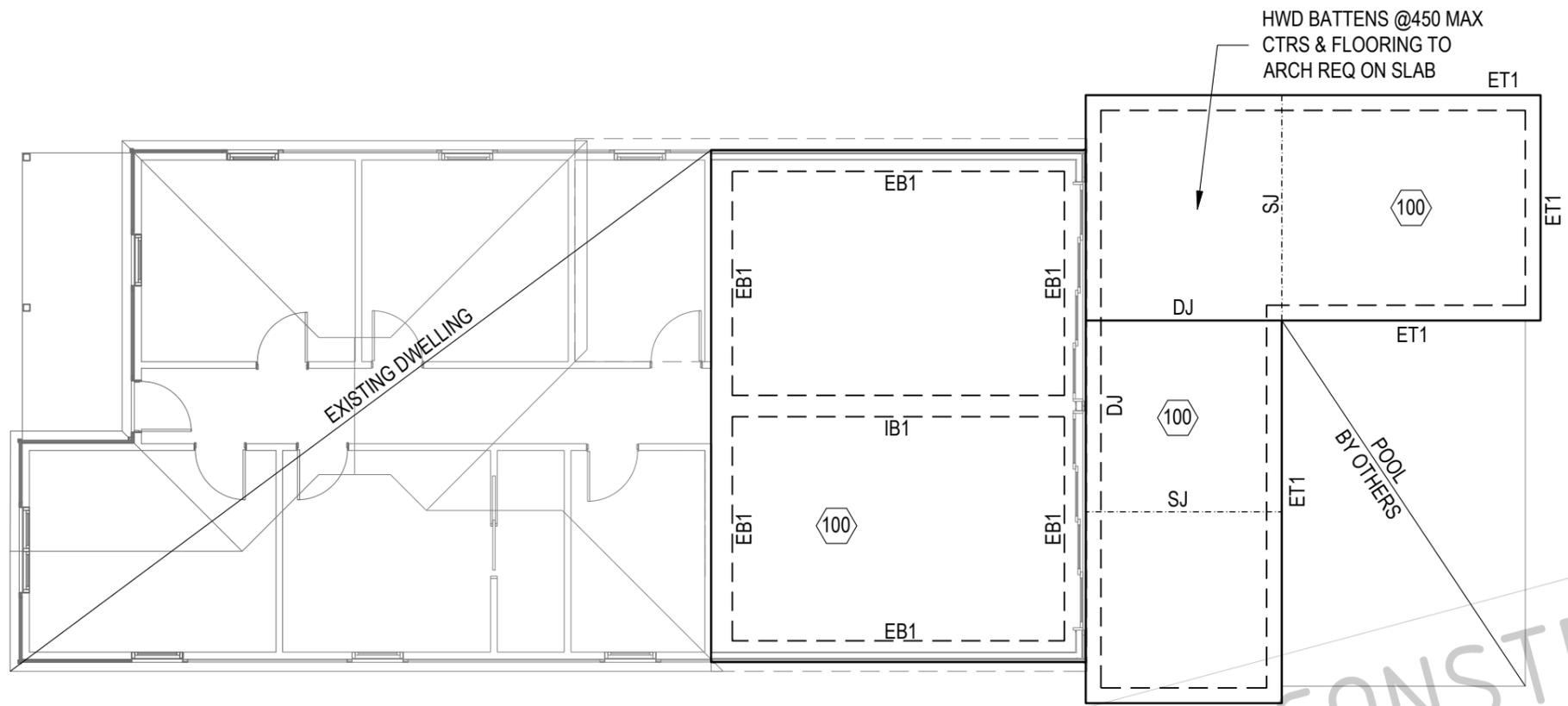
TITLE:
NOTES

SIZE:
A3

JOB NUMBER: **24360**
 DRAWING NUMBER: **S01**

CHECKED:

REV	DESCRIPTION	BY	DATE
A	PRELIMINARY ISSUE	AM	06/05/2024



FOOTING PLAN

1:100

ALL FOOTINGS TO BE FOUNDED IN STIFF NATURAL GROUND WITH A MINIMUM BEARING CAPACITY OF 100kPa.

FOOTING NOTES

-  DENOTES SLAB THICKNESS
-  DOWEL JOINT
-  SAW JOINT

FALLS IN EXTERNAL SLAB TO ARCH REQUIREMENT



Greg Alderson Associates

(02) 6629 1552 | OFFICE@ALDERSONASSOCIATES.COM.AU
43 MAIN STREET CLUNES NSW 2480 | ABN 58 594 160 789

THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON & ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED, COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

CLIENT:
McDERMOTT

SITE ADDRESS:
**28 KINGLSEY STREET, BYRON BAY
NSW 2481**

PROJECT:
PROPOSED EXTENSION

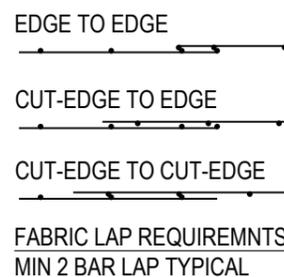
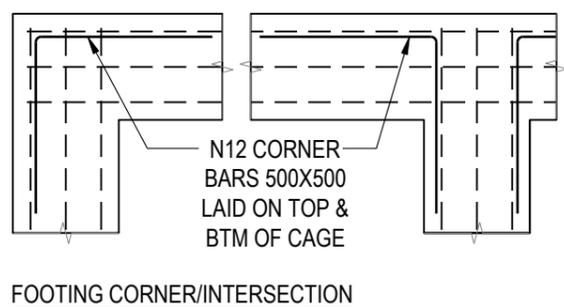
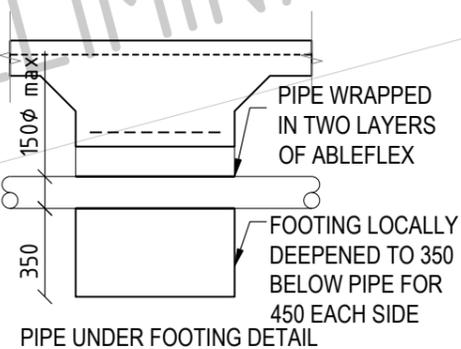
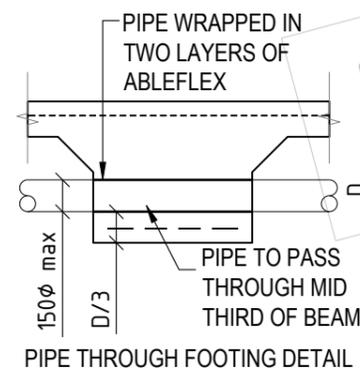
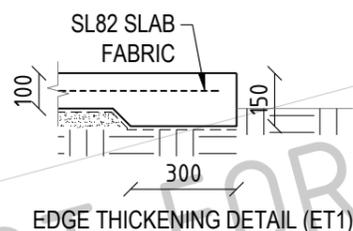
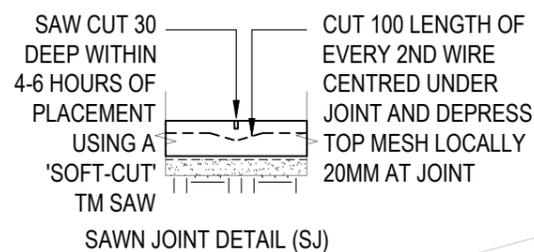
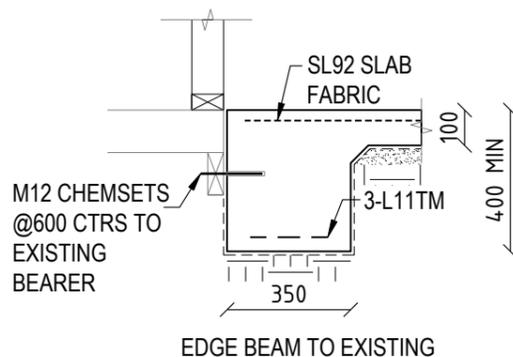
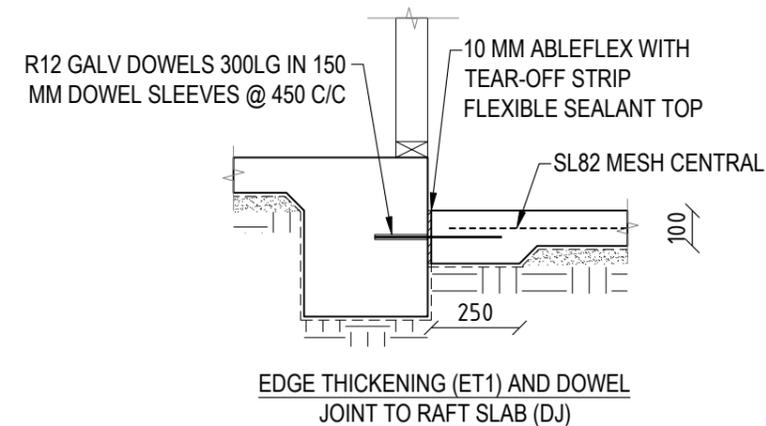
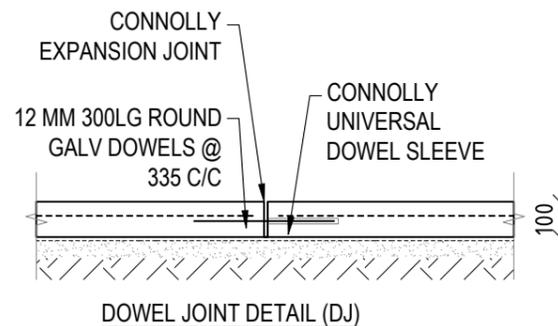
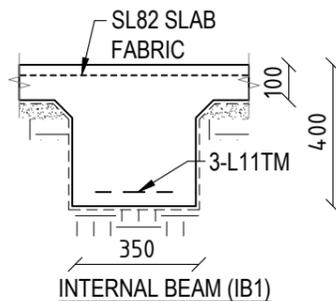
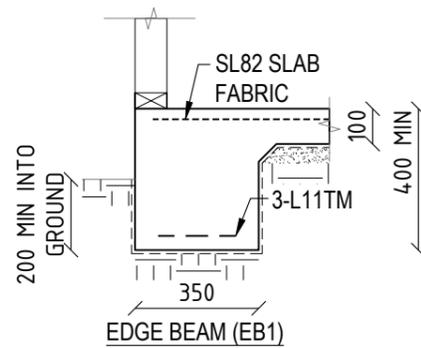
TITLE:
FOOTING PLAN

SIZE:
A3

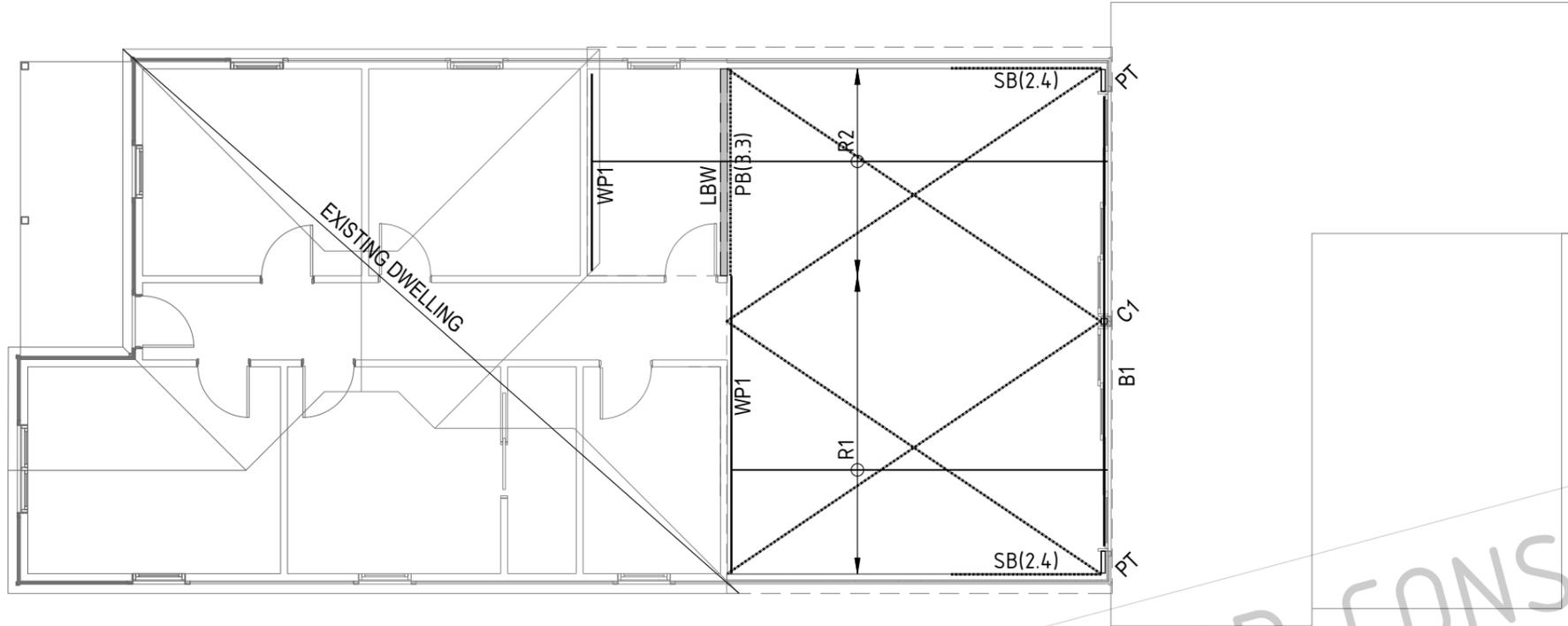
JOB NUMBER: **24360** DRAWING NUMBER: **S02**

CHECKED:

REV	DESCRIPTION	BY	DATE
A	PRELIMINARY ISSUE	AM	06/05/2024



PRELIMINARY - NOT FOR CONSTRUCTION



FRAMING PLAN

1:100

ALL FRAMING TO BE IN ACCORDANCE WITH AS1684.2 AND MANUFACTURERS SPECIFICATIONS.

MEMBER SCHEDULE

B1	-240x63 LVL 13
R1	-240x63 LVL 13
R2	-240x45 LVL 13
C1	-89x3.5 SHS
PT	-POWERTRUSS BRACING SYSTEM
WP1	-240x45 LVL 13
SB	-METAL STRAP BRACING
PB	-PLY BRACING
LBW	-DENOTES LOAD BEARING WALL

PRELIMINARY - NOT FOR CONSTRUCTION



Greg Alderson
Associates

(02) 6629 1552 | OFFICE@ALDERSONASSOCIATES.COM.AU
43 MAIN STREET CLUNES NSW 2480 | ABN 58 594 160 789

THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON & ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED, COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

CLIENT:

McDERMOTT

SITE ADDRESS:

28 KINGLSEY STREET, BYRON BAY
NSW 2481

PROJECT:

PROPOSED EXTENSION

TITLE:

ROOF FRAMING & WIND BRACING
PLAN

SIZE:

A3

JOB NUMBER:

24360

DRAWING NUMBER:

S04

CHECKED:

REV

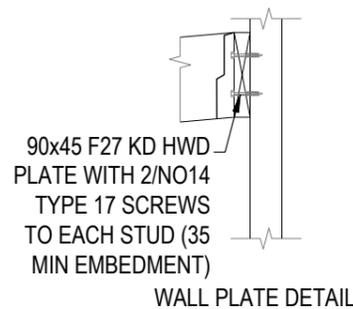
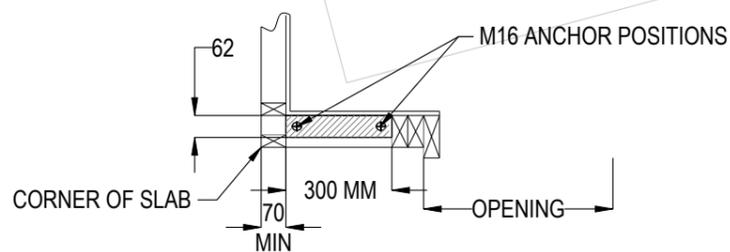
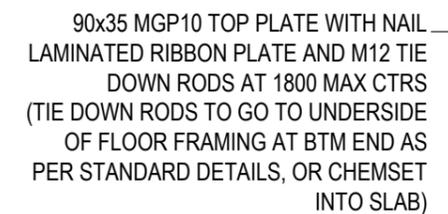
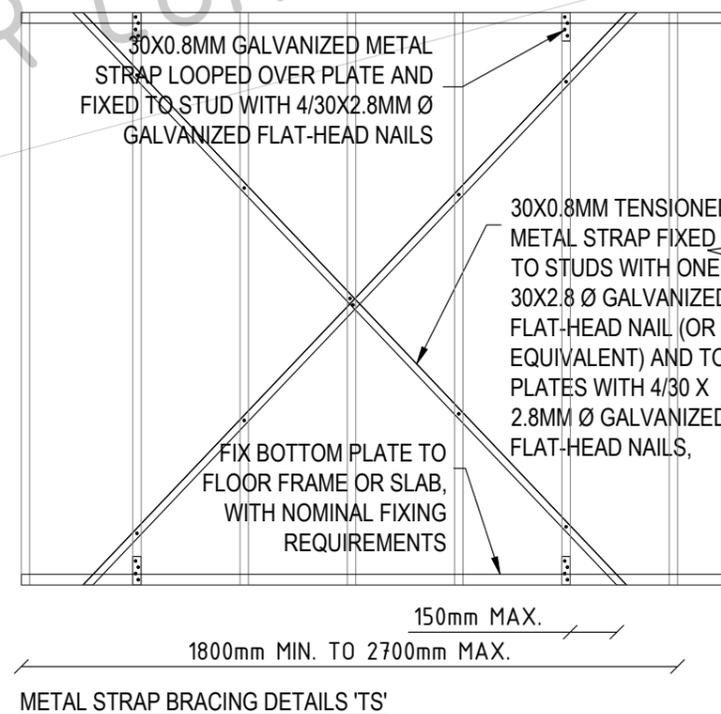
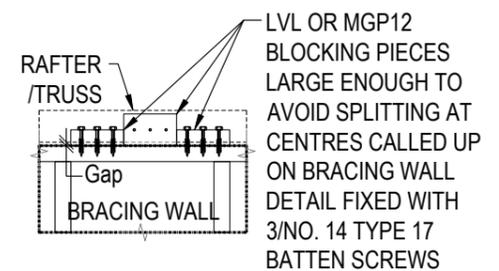
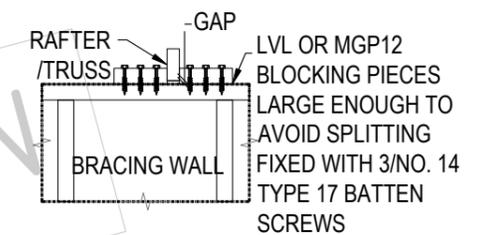
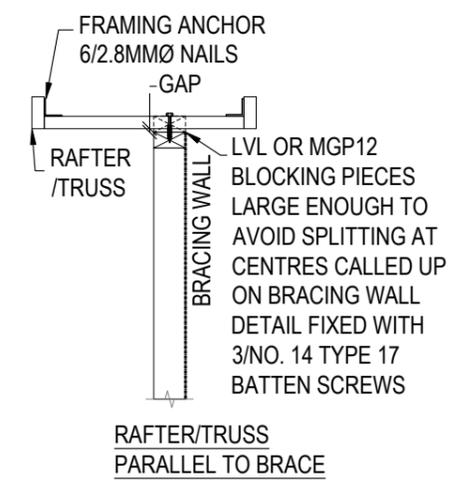
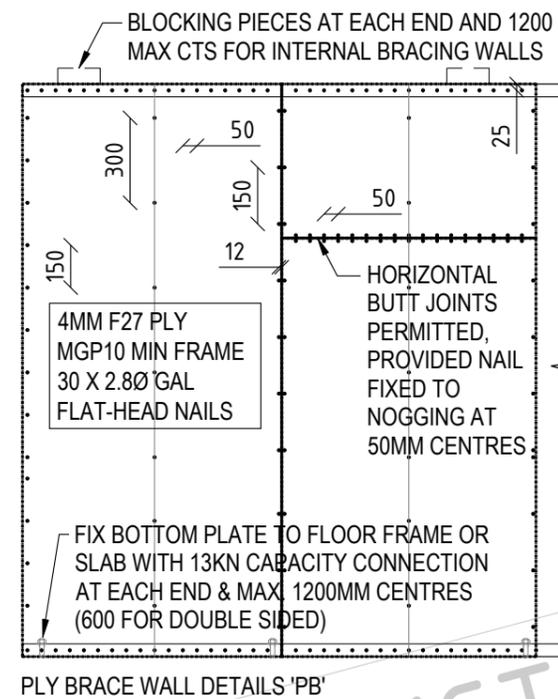
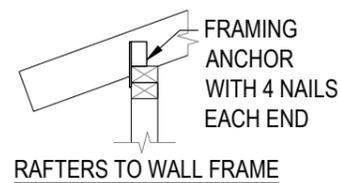
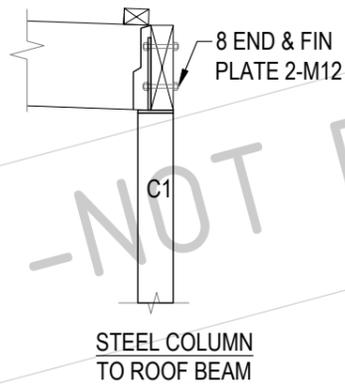
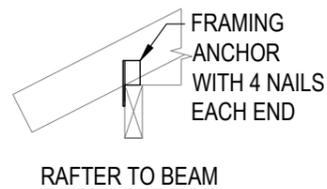
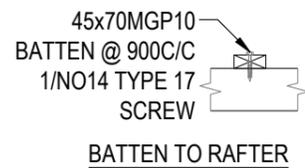
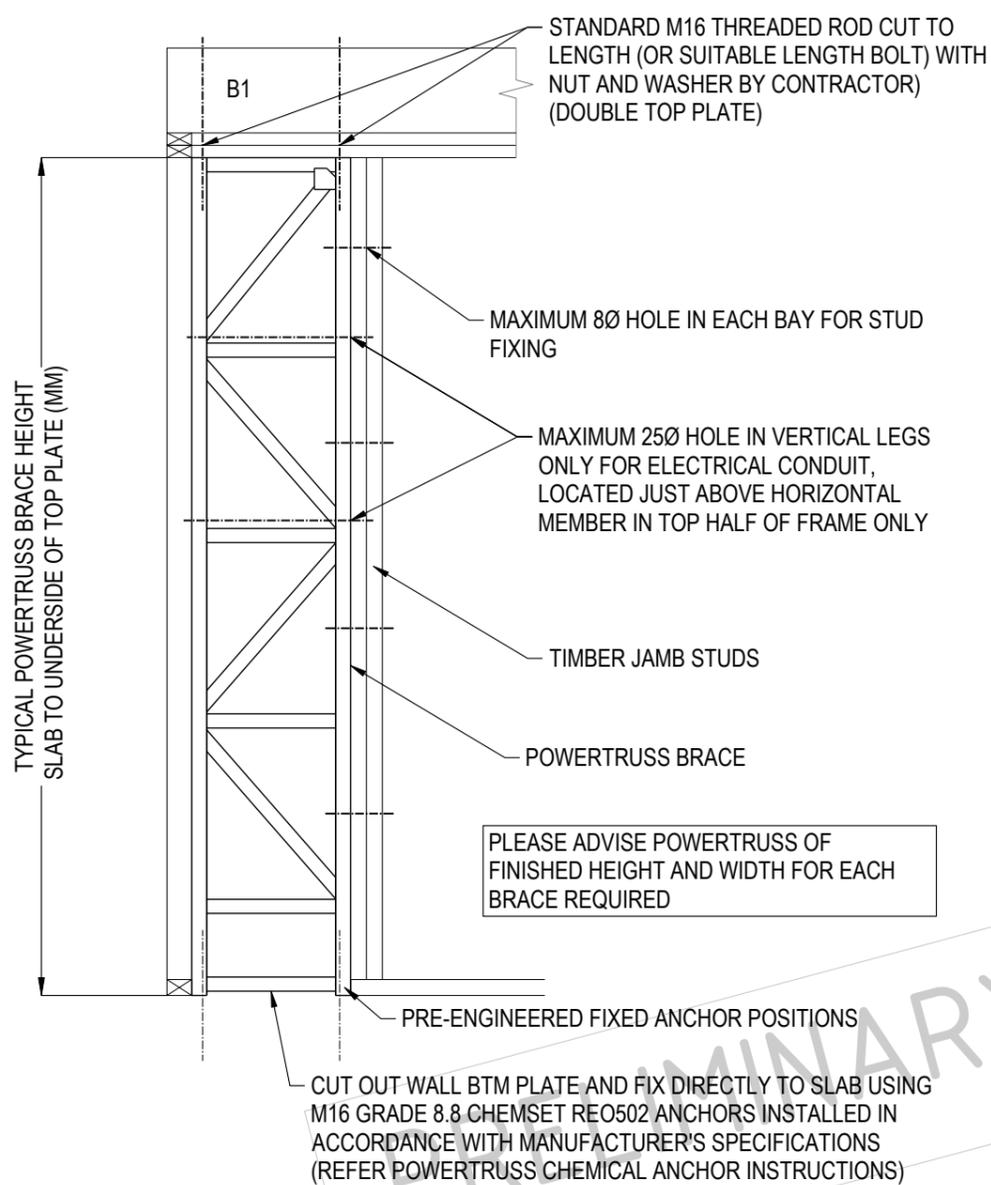
A

DESCRIPTION

PRELIMINARY ISSUE

BY DATE

AM 06/05/2024



POWERTRUSS WALL BRACING SYSTEM

Queensland (Head Office)
Unit 4-175 Railway Pde
THORNESIDE, QLD. 4158
Phone: (07) 3245 4930
Facsimile: (07) 3245 4838
Email: neil@powertruss.com.au

New South Wales
3 Noongah Road
NELSONS PLAINS, NSW 2324
Phone: 0410 783 191
Email: chris@powertruss.com.au

Victoria
16 Gaine Road
DANDENONG SOUTH, VIC. 3175
Phone: (03) 9799 9122
Facsimile: (03) 9799 9800
Email: alex@powertruss.com.au



Greg Alderson
Associates

(02) 6629 1552 | OFFICE@ALDERSONASSOCIATES.COM.AU
43 MAIN STREET CLUNES NSW 2480 | ABN 58 594 160 789

THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON &
ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED,
COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

CLIENT:
McDERMOTT

SITE ADDRESS:
28 KINGLSEY STREET, BYRON BAY
NSW 2481

PROJECT:
PROPOSED EXTENSION

TITLE:
ROOF FRAMING & WIND BRACING
DETAILS

SIZE:
A3

JOB NUMBER: 24360
DRAWING NUMBER: S05

CHECKED:

REV A DESCRIPTION PRELIMINARY ISSUE BY AM DATE 06/05/2024