# Unit Development

# **Engineering Drawing Index**

# Engineering Drawing Index

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Н	08/03/19	Final Engineering
G	27/02/19	Council Changes
F	20/11/18	Council Changes
Ε	22/10/18	Council Changes

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Drawing No: 917-6187

Sheet: En00

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- These drawings shall be read in conjunction with the architectural and other consultants drawings / specifications and with other such written instructions as may be issued during the construction. Any discrepancy shall be referred to the Engineer before commencing the work.
- 2. All dimensions are in millimeters, Unless noted otherwise.
- These drawings shall not be scaled, refer to dimensions given only or refer to the Architectural drawings.
- All levels and setting out dimensions shown on the drawings shall be checked on site prior to the commencement of work.
- During construction the structure shall be maintained in a stable condition with no part being overstressed with temporary supports / bracing installed as required.
- The engineer shall approve any proposed substitution prior to the commencement of works.

#### Earthworks:

- The earthworks shall be carried out in accordance with the geotechnical report and engineering specifications.
- The site shall be stripped a minimum depth of 150mm under pavements and buildings to remove the top soil. Any remaining uncontrolled fill matter, organic material, refuse or roots shall be removed.
- If a vibrating type roller is used, consideration shall be given to the effects on adjacent properties.
- All filling shall be under the supervision of the project geotechnical engineer who shall provide compaction certificates to the engineer for approval.

#### Formwork:

- All workmanship and materials shall be in accordance with A53610 & A53600, except where varied by the project documentation.
- The design certification and the performance of the formwork shall be the responsibility of the contractor.
- During construction support propping shall be required where there are loads from stacked materials, formwork and other supported slabs.
   Once the concrete has achieved its nominated 28 days strength, the imposed loads shall not exceed those given in the loading table.
- 4. With multistory construction, it is expected that support propping will extend a minimum of 3 levels below the slab being poured. Prop removal is to be programmed so as not to overstress previously cast floors and shall be submitted to the engineer for approval.
- The suspended slabs shall be propped until the 28 days strength has been achieved for the slabs, the formwork may be removed once 20 MPa strength has been achieved, however the slab will need to be back propped until 28 days strength has been achieved. No masonry or partition walls are to be constructed on suspended levels until all propping is removed.
- All exposed corners shall have a 20mm chamfer UNO.
- 7. All finished shall be in accordance with the architectural specification.

#### Permanent Metal Formwork:

- The permanent metal formwork shall be installed in accordance with the manufacturers recommendations and shall NOT be substituted from the product specified without written approval from the engineer.
- 2. The permanent metal formwork shall be suitably propped.
- 3. The permanent metal formwork shall not be spliced or joined midspan.
- The permanent metal formwork shall have a minimum end bearing of 50mm.
- 5. The permanent metal formwork shall be fixed to the supporting structure with spot welds or fasteners, there shall be a minimum of 1 fixing per sheet to the support each end adjacent to the side lap.
- 5. The permanent metal formwork may need to have the side lap fastened together midspan, this shall be carried out in accordance with the manufacturers specifications

#### Reinforced Concrete:

- workmanship and materials shall be in accordance with AS3600, except where varied by the project documentation.
- Concrete quality shall be as follows (Subject to Subgrade being satisfied):

Element	Slump (mm)	Maximum Aggregate size (mm)	Cement Type	Strength 28 Days (MPa)	Admixture
Footings	80	20		25	-
Bored Piers & Pile Caps	80	20		25	-
Floor Slabs on Ground	80	20	land	25	-
Suspended Floor Slabs	80	20	Portland Cement	32	-
Hollowcore Floor Slabs	80	20	nal F	32	-
Walls & Columns	80	20	Normal I Type A	32	-
Masonry Piers	150	7-14	] ~ '	20	-
Retaining Walls	80	20		32	-

- 3. The engineer shall approve any admixtures to be used in the concrete mix.
- The clear concrete cover to all reinforcement shall be as follows UNO:

Exposure	Strength	Against Formwork		Against Ground	
Classification to	28 Days	Interior	Exterior	With	With no
A53600	(MPa)	Surface	Surface	Membrane	Membrane
A1	20	20	30	30	50
A2	25	40	30	40	50
B1	32	40	40		
B2	40	45	45		

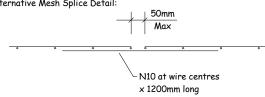
- Cover to reinforcement shall be obtained by the use of approved bar chairs placed at maximum 750mm cts in each direction.
- All concrete shall be mechanically vibrated and the vibrators SHALL NOT be used to spread the concrete.
- Size of the concrete elements do not include thickness of the applied final finishes.
- Approval shall be obtained from the engineer prior to the drilling of any holes or cutting in any chases other than those shown on the structural drawings.
- Construction joints where not shown on the structural drawings shall be located in accordance with the engineers approval.
- 10. Curing of all concrete it to be achieved by keeping surfaces continuously wet for a period of 7 days (10 days in summer months), and prevention of loss of moisture for a total of 10 days followed by gradual drying out. Approved spray on compounds complying with A53799 may be used provided that they do not interfere with the performance of the proposed floor finishes. Polythene sheeting or wet hessian may be used if protection from wind and traffic.
- 11. The suspended slabs shall be propped until 28 day strength has been achieved for slabs. The formwork may be removed once 20 MPa strength has been achieved, however the slab will need to be back propped until 28 days strength has been achieved. No masonry or partition walls are to be constructed on suspended levels until all propping is removed.
- Conduits, pipes, etc. shall only be placed in the middle third of the slab depth and spaced at not less than 3 diameters. They shall no be placed within the cover of the reinforcement.
- Reinforcement symbols:
  - S Denotes grade 250 S bars to AS1302
  - N Denotes grade 500 normal ductility deformed bars to AS4671
  - R Denotes grade 250 normal ductility round bars to AS4671
  - SL Denoted grade 500 low ductility square welded mesh to AS4671
  - RL Denoted grade 500 low ductility rectangular welded mesh to AS4671
- L Denoted grade 500 low ductility trench welded mesh to AS4671.
- 14. Reinforcement is represented diagrammatically and is not necessarily shown in true projection.
- 15. Splices in reinforcement shall be made only in positions shown or otherwise approved by the engineer.

16. Laps and cogs shall be in accordance with AS3600 and not less than the

Minimum S	iplice Lengths	Minimum Overall Cog Lengths
N12	400mm	200mm
N16	600mm	225mm
N20	800mm	275mm
N24	1100mm	325mm
N28	1400mm	375mm

- Site bending of deformed reinforcing bars shall be done without heating and using mechanical bending tools.
  - Welding of the reinforcement shall not be permitted unless shown on the structural drawings or approved by the engineer.
  - Joggles to the bar shall be 1 bar diameter over a length of 12 bar
- Bundled bars shall be tied together at 30 bar diameter centers with 3 wraps of tie wire.
  - Mesh shall be lapped 2 transverse wires plus 25mm.





#### Foundation Maintenance:

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- All soils are affected by water. Silts are weakened by water and some sands can settle if heavily watered, but most problems arise on clay foundations. Clays swell and shrink due to changes in moisture content and the potential amount of the movement is implied in the site classification in Australian Standard AS2870, which is specified as follows:
  - A Stable (Non-reactive)
- S Slightly Reactive
- M Moderatley Reactive
- H Highly Reavtive
- E Extremely Reavtive
- All sites shall be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This will require attention to the following.
- Site drainage: The site shall be graded or drained so that water cannot pond against or near the house. The ground immediately adjacent to the house shall be graded to a uniform fall of 50mmminimum away from the house over the first meter. The subfloor space for the houses with suspended floors shall be graded or drained to prevent ponding. The site drainage requirements shall be maintained.
- 4. Gardens: The gardens shall not interfere with the drainage requirements or the subfloor ventilation and weep holes drainage requirements. Garden beds adjacent to the house should be avoided. Over watering of gardens close to the house shall be avoided.
- 5. Restrictions on trees / shrubs: Planting of trees shall be avoided near the footings of the house or neighboring house on reactive sites as they can cause damage due to drying the clay. To minimise the possibility of damage, tree planting should be restricted to a distance from the house
  - 1.50  $\times$  The mature height for Class E sites.
  - 1.00 x The mature height for Class H sites.
- 0.75 x The mature height for Class M sites. Where rows or groups of trees are involved, the distance from the
- building should be increased. Removal of trees from the site can also cause similar problems.
- . Repair of leaks: Leaks in plumbing, including stormwater and sewerage drainage should be repaired promptly.





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Revision Schedule
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Scale: 1 : 20 @ A3

- All workmanship and materials shall be in accordance with AS3700.
- The design strength of masonry shall be:

Exposure	Brick	Brick Salt	Durability Classification of Built in Components	Mortar Mix		
Classification to A53600	Compressive Strength (MPa)			GP Portland e Cement Lime: Sand	f'c (MPa)	
A1 / A2	20	General	R3	1.0 : 1.0 : 6.0	2.8	
B1	20	Purpose	(Galvanised)	1.0 : 1.0 : 6.0	2.8	
B2	20	Exposure	R3 (Stainless)	1.0 : 0.5 : 4.5	2.8	

- All masonry walls supporting concrete slabs and beams shall have a slip joint comprising of two layers of galvanized steel in between the concrete and masonry
- All masonry walls supporting or supported by concrete floors shall have vertical joints located to match and control / construction joints in the
- Do not construct any masonry walls on suspended slabs until the slab formwork has been stripped and de-propped.
- Non load bearing masonry walls shall be separated from concrete slab or beam above by 20mm thick compressible filler.
- Provide vertical control joints at 6m maximum centers, and 4 meters maximum from corners in masonry walls, and between new and existing brickwork. The joint shall have expansion joint ties and suitably sealed with mostic sealant
- Masonry retaining walls are to be back filled with either of the following material
  - Coarse grained soil with low silt content
  - Residual Soil Containing Stones

  - Granular materials with low clay content

#### Structural Steel:

- All workmanship and materials shall be in accordance with AS4100 and
- The structural design has been baised on the following steel grades, UNO:
  - Hot rolled universal beams, columns, channels & angles: 300PLUS
    - C350/C450LOC
  - Circular, square & rectangular hollow sections: - Cold formed open DuraGal profiles:
- Cold formed lipped Cee & Zed Purlins:
- 350/C450LO G550/G500/G450 5.
- The structural design has been based on MBPMA nominal size Cee & Zed lipped purlins.
- Qualifications for welding procedures and personnel shall conform to Section 4 of AS 1554.1. Non destructive testing of welds shall include 100% visual inspection and additional testing as shown on the drawings.
- All welds shall be 6mm continuous fillet type GP, UNO. All butt welds shall be complete penetration in accordance with AS1554.1, UNO.
- **Bolt Designation:** 
  - 4.6/S Commercial bolts to AS 1111, snug tightened.
  - 8.8/S High strength structural bolts to AS1562, snug tightened.
  - 8.8/TB High strength structural bolts to AS1562,
  - full tensioned bearing joint.
  - 8.8/TF High strength structural bolts to AS1562,
  - fully tensioned friction joint
- All bolts shall be M16 8.8/S, with a minimum of 2 bolts per connection UNO.
- Fin plates shall be a minimum of 10mm thick, grade 300PLUS steel, UNO.
- Concrete encased steel work shall be wrapped with SL62 mesh and shall have a minimum 50mm of cover, UNO.
- 10. Steelwork to be encased in concrete shall have the following surface treatment UNO:

Exposure Classification to AS3600	Steelwork Protection Required
A1 / A2	Power tool clean to AS1627 Class 1, 1 Coat Alkyd Primer (Zinc Phosphate)
B1	Abrasive blast to AS1627 Class 2.5 1 Coat Inorganic Zinc Silicate
B2	Hot Dipped Galvanised to AS1650

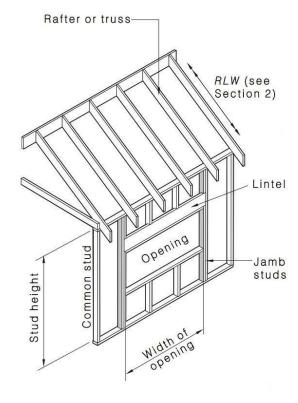
- 11. Where sealed tube members are hot dipped galvanised, the fabricator shall provide drill holes as neccessary to allow gases to escape.
- 12 All transport and erection damage, site welds etc., shall be reinstalled to an equivalent finish to adjacent steelwork.
- 13. If steel beams and posts are designated to be galvanised, then end plates, cap plates, and base plates shall also be galvanised.
- 14. All nuts and bolts shall be galvanised or marine grade stainless steel.

3.

- All workmanship and materials shall be in accordance with AS1684 and
- AS1684 shall be applied to domestic construction in sheltered locations
- Softwood to be a minimum of F7 MGP10 and hardwood to be a minimum of F17 UNO
- External timber shall be either hardwood durability class 1 or 2 as per AS1720 or impregnated pine grade F7 MGP10. pressure treated to AS1604 and re-dried prior to use. Supplementary treatment shall be applied to all cut surfaces.
- Two (2) copies of timber truss shop drawings shall be submitted to the engineer for approval, clearly indicating design loads and point loads applied to the structure.
- All bolts in timber construction shall be M16 4.6/5 UNO. Washers under heads and nuts shall be at least 25 times the holt diameter
- 7. All timber joints and notches shall be a minimum on 100mm away from loose knots, severe sloping grain, gum veins or other minor defects.

#### Blockwork:

- All workmanship and materials shall be in accordance with AS3700.
- Reinforced concrete blockwork shall comply with the following, UNO: - Blocks: Minimum 10 MPa unconfined compressive strength conforming to AS4455.
  - Mortar: 1.0: 1.0: 6.0 ratio of cement: Lime: Sand UNO.
  - Blocks shall be either 'H' or 'Double U' configuration.
  - Provide clean out holes at the base of the wall & rod core holes to remove excess mortar.
  - Core filling shall be 20 MPa concrete with maximum 10mm aggregate size with a maximum slump of 120 ±20mm
- Minimum cover of 55mm from the outside of the blockwork. Masonry retaining walls are to be back filled with either of the following material:
  - Coarse grained soil with low silt content
  - Residual Soil Containing Stones
  - Fine silty sand
  - Granular materials with low clay content
  - Vertical control joints shall be provided at max 8m centers. They shall be reinforced with N20-400 dowels 600mm long. One end shall be areased and capped
  - No admixtures shall be used in the mortar mix or the core fill mix without prior written consent from the engineer.





Vision Engineers 27 Eighth Street Adamstown W/ (02) 4954 2422 M/ 0414 011 483 enquiries@visioneng.com.au www.visioneng.com.au

I hereby certify that the above mentioned works are structurally adequate for their intended purpose. This certification is limited to the structural elements detailed, and based on the works being carried out in accordance with these structural/civil plans. The structure has been designed in accordance with the following:

- AS/NZS 1170.0:2002: Structural design actions General principles
- AS/NZS 1170.1:2002: Structural design actions Permanent, imposed & other actions
- AS/NZS 1170.2:2011: Structural design actions Wind actions
- AS 4055-2012: Wind Loads For Housing
- AS 4100-1998: Steel Structures
- AS 1163-1991: Structural Steel Hollow Sections
- AS/NZS 1111-1996: ISO Metric Hexagon Commercial Bolts & Screws
- AS 3600-2009: Concrete Structures.
- AS 3700-2011: Masonry Structures
- AS 2870-2011: Residential slabs and footings Construction
- AS 1684-2010: Residential timber framed construction
- AS 1720.1-2010: Timber Structures Design Methods
- AS 3959-2009: Construction of buildings in bushfire prone areas
- Building Code of Australia (BCA)

All works to be carried out by a licensed builder in accordance with the current edition of the Building Code of Australia (BCA) and relevant Australian Standards for construction.

Based on the above parameters, I hereby certify that the structural components are adequate under the imposed loading provided that they are constructed in accordance with the relevant Australian Standards. I certify that I am a qualified and practising Structural Engineer in accordance with the requirements of the Building Code of Australia and The Institution of Engineers, Australia.



Murray Palmer BEng (Civil & Structural) Hons Member No: 3798337 Senior Engineer



27 Eighth Street, Adamstown W/ (02) 40231266 M/ 0414 011 483

	Revision Schedule						
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Н	08/03/19	Final Engineering					
G	27/02/19	Council Changes					

# Client:

F 20/11/18 Council Changes

E 22/10/18 Council Changes

# Address:

Date Started: 10/07/2018

<u>Drawing No:</u> 917-6187 Sheet:

En<sub>02</sub> Scale: 1:20 @ A3



1:100

# VISION ENGINEERS FOOTING INSPECTIONS ARE REQUIRED:

- Piers and trenches prior to reinforcing
- 2. All steel reinforcement prior to pouring concrete

Contact Vision Engineers minimum 48 hours prior to organise inspections.



#### General Notes

- 1. Bracing and tie-down details to the engineers details and AS1684.2
- 2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
- 3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

#### **BUILDERS NOTE:**

Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be ordered direct off plans.

Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers seperate site confirmed Materials list. Plans are not intended to be the absolute

medium for construction information accuracy due to site discrepencies. See schedule of specifications for further

Wind Class:N2 (W33N) (Assumed)

Soil Class: 'M' (Assumed)

#### SURVEY NOTE:

Boundary dimensions are assumed only and taken from site information, others or ormation

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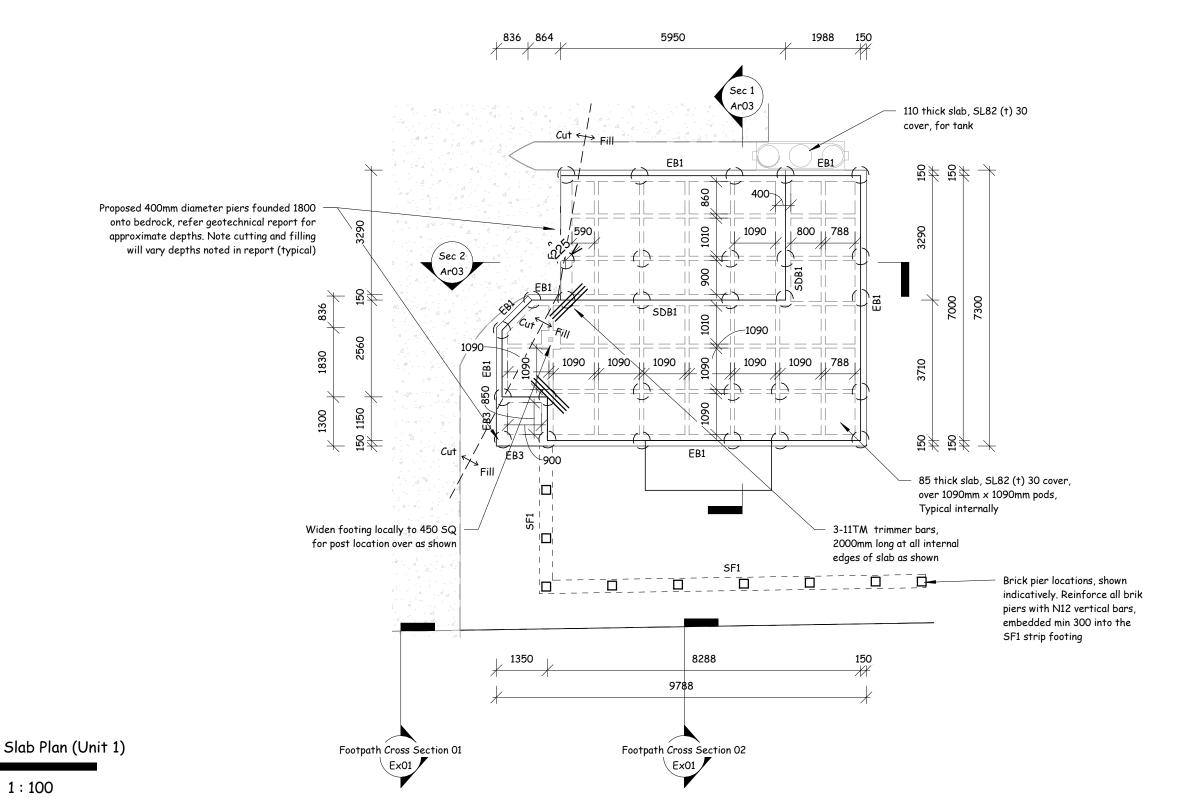
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20.11.18	Council Changes
27.02.19	Council Changes
08.03.19	Final Engineering
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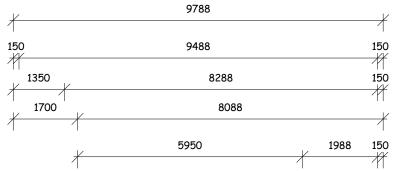


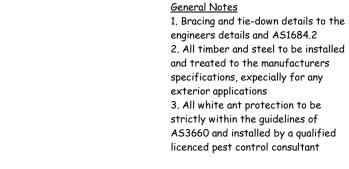


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Confirm boundaries before commencement of construction.

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See schedule of specifications for details.

prior to organise ins	pections.	/	<b>/</b>   <b>/</b>	
		Sec 3 Ar03	Cut / Fill	110 thick slab, SL82 (t) 30 cover, for tank
Murray Palmer BEng (Civil & Structural) Hons Member No: 3798337 Senior Engineer  Proposed 400mm diameter piers founded 1800 onto bedrock, refer geotechnical report for approximate depths. Note cutting and filling will vary depths noted in report (typical)	3448	1090 1090 1090 1090 1090 1090	1090 1010 1030 370 200 1000 1000 370 200 1000 370 370 370 370 370 370 370 370 370	3648
	1350 1780 836 3342 1350 2510 150 150 3710 3448	EB1	906 0101 000 788 1090 1090 788 EBI	150 3710 3448 150 7158 15295
Wide	n footing locally for post location over as shown	Cut   836   874   5950	1988 150	
Slab Plan (Units 2	<b>§</b> 3)	150 9498	150	
1:100		1350 8298 9798	150	

Revision Schedule		
22.10.18	Council Changes	
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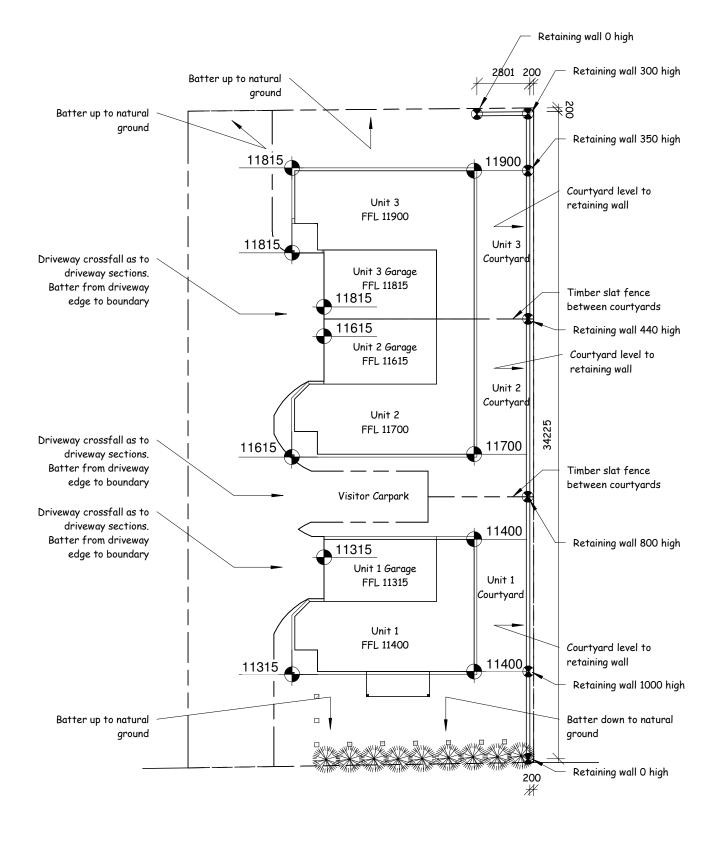
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27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

Use Dimensions in preference to scale. Site

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Soil Class: 'M' (Assumed)

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See schedule of specifications for details.

		Revision Schedule
	22.10.18	Council Changes
	20.11.18	Council Changes
	27.02.19	Council Changes
	08.03.19	Final Engineering

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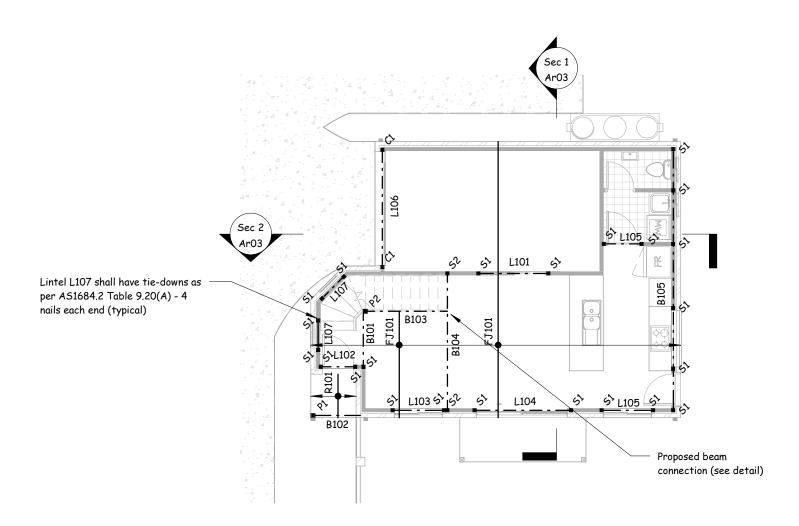
Date Started: 10/07/2018

Drawing No: 917-6187

Sheet: En05

Scale: As indicated @ A3





First Floor Joist Layout Plan (Unit 1)

1:100

#### General Notes

- 1. Bracing and tie-down details to the engineers details and AS1684.2
- 2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
- 3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant



	Member	Schedule (First Floor Joist) - Unit 1
Member	Description	Size
51	Studs	2/90 x 45 MGP10/F7, Nail laminated
52	Studs	3/90 x 45 MGP10/F7, Nail laminated
P1	Post	90 × 90 F7 K/D T/Pine OR 100 × 100 F11 Hardwood
P2	Post	100 x 100 F11 Hardwood
C1	Column	89 SHS 3.5, HDG or Inorganic Zinc Coating
B101	Beam	300 x 45 HYSPAN LVL
B102	Beam	140 x 45 MGP10 H3 (if not fully clad)
B103	Beam	300 x 45 HYSPAN LVL
B104	Beam	2/300 x 45 HYSPAN LVL, Nail laminated
B105	Beam	300 x 45 HYSPAN LVL
L101	Lintel	200 x 63 HYSPAN LVL
L102	Lintel	Min. 120 x 45 MGP10
L103	Lintel	200 x 63 HYSPAN LVL
L104	Lintel	2/300 x 45 HYSPAN LVL
L105	Lintel	200 x 63 HYSPAN LVL
L106	Lintel	180 PFC + 200 x 10 Base PL, HDG or Inorganic Zinc Coating
L107	Lintel	140 × 45 MGP10
FJ101	Floor Joist	HYJOIST HJ30045 @ Max 600 cts (450 cts for wet areas)
R101	Rafter	90 x 45 MGP10 @ Max 900 cts



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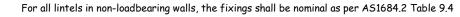
# Address:

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	Tie-downs fo	r lintels supporting	g sheet roof (AS16	84.2 Table 9.20)	
DLW					
RLW	Up to 1200	Up to 1800	Up to 2400	Up to 3000	Up to 3600
3000	9.20(A) - 4 Nails	9.20(A) - 4 Nails	9.20(A) - 6 Nails	9.20(A) - 6 Nails	9.20(A) - 4 Nails
4500	9.20(A) - 4 Nails	9.20(A) - 6 Nails	9.20(A) - 4 Nails	9.20(A) - 6 Nails	9.20(A) - 6 Nails

Roof trusses over. Roof trusses,

roof bracing and tie downs to the

manufacturers specifications and

	Tie-downs fo	r lintels supporting	g sheet roof (AS16	84.2 Table 9.20)	
DIW					
RLW	Up to 1200	Up to 1800	Up to 2400	Up to 3000	Up to 3600
3000	9.20(A) - 4 Nails	9.20(A) - 4 Nails	9.20(A) - 6 Nails	9.20(A) - 6 Nails	9.20(A) - 4 Nails
4500	9.20(A) - 4 Nails	9.20(A) - 6 Nails	9.20(A) - 4 Nails	9.20(A) - 6 Nails	9.20(A) - 6 Nails

Timber grade Up		Span				
	Up to 1200	Up to 1800	Up to 2400	Up to 3000	Up to 3600	
MGP10/F7	2/90 x 45	140 x 35	190 × 35	240 x 35	2/240 x 35	
Hyspan	95 x 45	130 x 45	150 x 45	200 x 45	240 x 45	
Smart LVL 15	120 x 35	120 x 35	150 x 42	170 x 42	240 x 42	

90 x 45

95 x 45

120 x 35

Minimum	size for linte	s supporting s	sheet roof up	to 4.5m RLW	(N1/N2)
Timbon onodo			Span		
Timber grade	Up to 1200	Up to 1800	Up to 2400	Up to 3000	Up to 3600
M <i>G</i> P10/F7	120 x 45	190 x 35	190 x 45	240 x45	2/240 x 45
Hyspan	90 x 45	130 x 45	150 x 63	200 x 63	240 x 63
Smart LVL 15	120 x 35	130 x 42	150 x 42	200 x 58	240 x 58

Minimum size for non-loadbearing lintels

Up to 1200 | Up to 1800 | Up to 2400 | Up to 3000 | Up to 3600 |

190 x 45

130 x 45

130 × 58

190 x 45

170 x 45

170 x 58

120 x 45

130 x 36

120 x 35

Timber grade

MGP10/F7

Hyspan

Smart LVL 15

90 x 45

95 x 36

90 x 42

- 1. Bracing and tie-down details to the engineers details and AS1684.2
- 2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
- 3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant

8305 8305	FJ302	ج ( 308 م ج ) المحادث في المحادث	manufactu AS1684.
B3133 CV	B310		Sec 5 Ar03
F1302	8311 & B312		
C304		5	
	हुरे हुरे L301	) L301	Sec 4 Ar03
8 B303 + 6 B303	10	B300	
R301 \$ FJ301	L302 & & L30	03 8	
B302			

Fix B309 to B307 using PRYDA split

L307

B308

Load bearing wall

joist hanger, fixings as per

5 5

manufacturer's specifications

First Floor Joist	Layout Plan (	(Units 2 & 3)
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**VISION**ENGINEERS

MPalmer

Murray Palmer

BEng (Civil & Structural) Hons

Member No: 3798337

Senior Engineer

L307

Sec 3

Ar03

L307

5/5

B307

1:100

	Member Sch	nedule (First Floor Joist) - Units 2 & 3
Member	Description	Size
C1	Column	89 x 89 x 3.5 SHS, HDG or Inorganic Zinc Coating
C2	Column	180 PFC, HDG or Inorganic Zinc Coating
<i>C</i> 3	Column	89 x 89 x 5.0 SHS, HDG or Inorganic Zinc Coating
5 <i>C</i> 1	Stub Column	75 x 75 x 4.0 SHS, HDG or Inorganic Zinc Coating
51	Studs	2/90 × 45 MGP10/F7, Nail laminated
52	Studs	3/90 × 45 MGP10/F7, Nail laminated
P1	Post	90 x 90 F7 K/D T/Pine OR 100 x 100 F11 Hardwood
P2	Post	100 x 100 F11 Hardwood
B300	Beam	300 x 45 HYSPAN LVL
B301	Beam	300 x 45 HYSPAN LVL
B302	Beam	140 x 45 M <i>G</i> P10 H3
B303	Beam	300 x 45 HYSPAN LVL
B304	Beam	2/300 x 45 HYSPAN LVL, Nail laminated
B305	Beam	140 x 45 M <i>G</i> P10 H3
B306	Beam	140 x 45 MGP10 H3
B307	Beam	2/300 x 45 HYSPAN LVL, Nail laminated
B308	Beam	250 PFC, HDG or Inorganic Zinc Coating
B309	Beam	300 x 45 HYSPAN LVL
B310	Beam	310 UB 32, HDG or Inorganic Zinc Coating
B311	Beam	2/360 x 45 HYSPAN LVL, Nail laminated
B312	Beam	250 PFC, HDG or Inorganic Zinc Coating
B313	Beam	2/360 x 45 HYSPAN LVL, Nail laminated
L301	Lintel	200 x 63 HYSPAN LVL
L302	Lintel	2/300 x 45 HYSPAN LVL, Nail laminated
L303	Lintel	240 x 63 HYSPAN LVL
L304	Lintel	200 PFC + 200 x 10 PL, HDG or Inorganic Zinc Coating
L305	Lintel	200 PFC + 200 x 10 PL, HDG or Inorganic Zinc Coating
L306	Lintel	180 PFC, HDG or Inorganic Zinc Coating
L307	Lintel	Refer typical lintel tables for sizes
L308	Lintel	200 x 63 HYSPAN LVL
FJ301	Floor Joist	HYJOIST HJ30045 @ Max 600 cts
FJ302	Floor Joist	HYJOIST HJ30090 @ Max 600 cts
FJ302 <i>A</i>	Floor Joist	HYJOIST HJ30090 @ Max 450 cts (for wet areas)
R301	Rafter	90 x 45 MGP10 @ Max 900 cts



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

#### **BUILDERS NOTE:**

Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be ordered direct off plans.

Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers seperate site confirmed Materials list. Plans are not intended to be the absolute

medium for construction information accuracy due to site discrepencies. See schedule of specifications for further details.

Wind Class:N2 (W33N) (Assumed)

Soil Class: 'M' (Assumed)

# SURVEY NOTE:

Boundary dimensions are assumed only and taken from site information, others or owners information.

Confirm boundaries before commencement of construction.

Full project specific detailed survey plans have not been supplied to Plan Vision for planning purposes.

See schedule of specifications for details.

Revision Schedule				
22.10.18	Council Changes			
20.11.18	Council Changes			
27.02.19	Council Changes			
08.03.19	Final Engineering			

# Unit Development

# Client:

# Address:

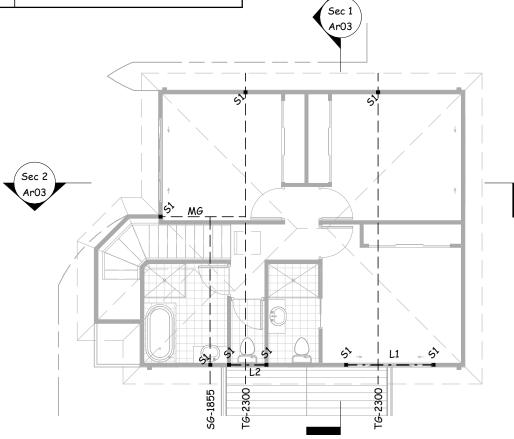
Date Started: 10/07/2018 Drawing No: 917-6187

Sheet: En07

As indicated @ A3 Scale:



Member Schedule (First Floor Roof) (Unit 1)						
Member	Description	Size				
51	Studs	2/90 x 45 MGP10/F7, Nail laminated				
L1	Lintel	240 x 45 HYSPAN LVL (supports Girder Truss)				
L2	Lintel	140 × 45 MGP10				



First Floor Roof Plan (Unit 1)

1:100



#### General Notes

- 1. Bracing and tie-down details to the engineers details and AS1684.2
- 2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
- 3. All white ant protection to be strictly within the guidelines of
- AS3660 and installed by a qualified licenced pest control consultant

				-,	lown Details		
			Jamb	Stud Sizes			
Jamb St	tuds A	Jam	ıb Studs B	Jamb Studs	C Jam	b Studs D	
2/90 x 35	MGP10	2/90	× 45 MGP10	3/90 x 45 MGF	0 2/90 x 63 Hyspan LVL13		
		Mini	mum size for 1	non-loadbearing li	ntels		
	.			Span			
Timber gro	ade	Up to 1200	Up to 180		Up to 3000	Up to 3600	
MGP10/F	7	90 x 45	90 x 45	120 x 45	190 x 45	190 x 45	
Hyspan LV	L13	95 x 36	95 x 45	130 x 36	130 x 45	170 × 45	
Smart LVL	_	90 x 42	120 x 3		130 x 58	170 × 58	
Jamb Stu		A	A -1 4- 1	A	A 2750	Α	
				used up to a heig			
	5		•	el (Design wind sp RLW up to 3000r			
				 Span			
Timber gro	ade	Up to 1200	Up to 180	00 Up to 2400	Up to 3000	Up to 3600	
MGP10/F	7	2/90 x 45°	* 140 x 3	5 190 x 35	240 x 35	2/240 x 35*	
Hyspan LV	L13	95 x 45	130 x 4	5 150 x 45	200 x 45	240 x 45	
Smart LVL	.15	120 x 35	120 x 3	5 150 x 42	170 x 42	240 x 42	
Jamb Stu	ds	Α	A	Α	Α	В	
	<b>.</b>			d together as per			
				used up to a heig			
	5		•	el (Design wind sp V 3001mm up to 4			
Timber gro	nde			Span			
		Up to 1200	· ·	<u> </u>	<u> </u>	Up to 3600	
MGP10/F		120 x 45	190 x 3		240 x 45	2/240 x 45*	
Hyspan LV Smart LVL	_	90 x 45 120 x 35	130 x 4		200 x 63 200 x 58	240 x 63 240 x 58	
Jamb Stu		A A	130 X 4	2 150 x 42	200 x 56	B B	
ound ord	u3			d together as per			
	Ja			used up to a heig			
	5		,	el (Design wind sp			
		Sheet	Roof with RLV	V 4501mm up to 6	000mm		
Timber gro	ade	Un to 1200	)   Un to 180	Span OO Up to 2400	Up to 3000	Up to 3600	
MGP10		Up to 1200 190 x 45	2/190 x 4		<u> </u>	-	
Hyspan LV	I.13	130 x 45	200 x 4		300 x 45	360 x 63	
Smart LVL		130 x 42	200 x 4		300 x 58	300 x 75	
Jamb Stu				В	С	С	
	ds	Α	Α	D			
J 4.,10 014	ds						
3 a., ib 0 lu		* - Denote	s nail laminate	ed together as per e used up to a heig	AS1684.2		
J 4.110 O TU	Ja	* - Denote mb size stu ingle / Uppe	s nail laminate ds above to be er Storey Lint	ed together as per used up to a heig el (Design wind sp	AS1684.2 ht of 2750mm eed N1/N2) -		
	Ja	* - Denote mb size stu ingle / Uppe	s nail laminate ds above to be er Storey Lint	ed together as per e used up to a heig el (Design wind sp W 6001mm upto 7!	AS1684.2 ht of 2750mm eed N1/N2) -		
Timber gro	Jai	* - Denote mb size stu ingle / Uppe Sheet	s nail laminate ds above to be er Storey Lint Roof with RLV	ed together as per e used up to a heig el (Design wind sp W 6001mm upto 79 Span	AS1684.2 ht of 2750mm eed N1/N2) - 500mm		
Timber gro	Jai	* - Denote mb size studingle / Uppe Sheet Up to 1200	s nail laminate ds above to be er Storey Lint Roof with RLN  Up to 186	ed together as per e used up to a heig el (Design wind sp W 6001mm upto 79 Span	AS1684.2 ht of 2750mm eed N1/N2) - 500mm	Up to 3600	
Timber gro MGP10	Jai S	* - Denote mb size stu- ingle / Uppe Sheet Up to 1200 190 x 45	s nail laminate ds above to be er Storey Lint Roof with RLV  Up to 180 2/190 x 4	ed together as per e used up to a heig el (Design wind sp W 6001mm upto 79 Span 00 Up to 2400 5* 2/240 x 45	AS1684.2 ht of 2750mm eed N1/N2) - 500mm Up to 3000 2/290 x 45*	Up to 3600	
Timber gro MGP10 Hyspan LV	Jai S	* - Denote mb size sturingle / Uppe Sheet Up to 1200 190 x 45 130 x 45	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 186 2/190 x 4 200 x 4	ed together as per e used up to a heig el (Design wind sp W 6001mm upto 7! Span 00 Up to 2400 .5* 2/240 x 45' 5 240 x 45	AS1684.2 ht of 2750mm eed N1/N2) - 500mm Up to 3000 2/290 × 45* 300 × 63	Up to 3600 - 400 x 63	
Timber grv MGP10 Hyspan LV Smart LVI	Jai S ade	* - Denote mb size stu- ingle / Uppe Sheet Up to 1200 190 x 45	s nail laminate ds above to be er Storey Lint Roof with RLV  Up to 180 2/190 x 4	ed together as per e used up to a heig el (Design wind sp W 6001mm upto 7! Span 00 Up to 2400 .5* 2/240 x 45' 5 240 x 45	AS1684.2 ht of 2750mm eed N1/N2) - 500mm Up to 3000 2/290 × 45* 300 × 63 300 × 58	Up to 3600 - 400 x 63 400 x 75	
Timber gro MGP10 Hyspan LV	Jai S ade	* - Denote mb size stur ingle / Upper Sheet  Up to 1200 190 × 45 130 × 45 130 × 42 A	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180 2/190 × 4 200 × 4 B	and together as per the used up to a height el (Design wind sp W 6001mm upto 79 Span OO Up to 2400 1.5* 2/240 x 45 5 240 x 45 2 240 x 58 B	AS1684.2 ht of 2750mm eed N1/N2) - 500mm Up to 3000 2/290 × 45* 300 × 63 300 × 58 C	Up to 3600 - 400 x 63	
Timber grv MGP10 Hyspan LV Smart LVI	Jai S ade L13 L15 ds	* - Denote mb size stur ingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42 A * - Denote	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180 2/190 × 4 200 × 4 B s nail laminate	ed together as per e used up to a heigel (Design wind sp W 6001mm upto 7!  Span  Up to 2400  55 2/240 x 45!  2 240 x 58	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2	Up to 3600 - 400 x 63 400 x 75	
Timber grv MGP10 Hyspan LV Smart LVI	Jai S ade L13 .15 ds Jai	* - Denote mb size stu- ingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42 A  * - Denote mb size stu-	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180 2/190 x 4 200 x 4 200 x 4 B s nail laminate ds above to be	and together as per e used up to a heige el (Design wind sp W 6001mm upto 7!  Span  Up to 2400  55* 2/240 x 45* 5 240 x 45 2 240 x 58  B and together as per	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2  ht of 2750mm	Up to 3600 - 400 x 63 400 x 75 D	
Timber grv MGP10 Hyspan LV Smart LVI Jamb Stu	Jai S ade L13 .15 ds Jai	* - Denote mb size stu- ingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42 A  * - Denote mb size stu-	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180 2/190 x 4 200 x 4 200 x 4 B s nail laminate ds above to be	cd together as per e used up to a heigel (Design wind sp W 6001mm upto 75 Span DO Up to 2400 55 2/240 x 45 2 240 x 58 B  ed together as per e used up to a heigel used up to a heigel constant of the constant	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2  ht of 2750mm  684.2 Table 9.20	Up to 3600 - 400 x 63 400 x 75 D	
Timber gro MGP10 Hyspan LV Smart LVI	Jai S ade L13 L15 ds Jai	* - Denote mb size stu- ingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42 A  * - Denote mb size stu-	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180 2/190 x 4 200 x 4 200 x 4 B s nail laminate ds above to be	and together as per a used up to a heigel (Design wind sp W 6001mm upto 75 Span DO Up to 2400.5* 2/240 × 45 2 240 × 58 B and together as per a used up to a heigel g sheet roof (AS1	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2  ht of 2750mm  684.2 Table 9.20	Up to 3600 - 400 x 63 400 x 75 D	
Timber grown MGP10 Hyspan LV Smart LVI Jamb Stu  RLW  Up to 3000	Jai S ade L13 L15 ds Jai Tie-da Up t 9.20(/	* - Denote mb size stur ingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42 A * - Denote mb size stur owns for line to 1200 A) 4 nails 5	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180  2/190 x 4  200 x 4  200 x 4  B  s nail laminate ds above to be tels supporting  Up to 1800  9.20(A) 4 nails	and together as per a used up to a heigel (Design wind sp W 6001mm upto 75 Span  OU Up to 2400  55* 2/240 × 45  5 240 × 45  2 240 × 58  B  and together as per a used up to a heigel g sheet roof (AS1  Lintel Span  Up to 2400  9.20(A) 6 nails	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2  ht of 2750mm  684.2 Table 9.20  Up to 3000  9.20(A) 6 nails	Up to 3600 - 400 x 63 400 x 75 D  Up to 3600 9,20(A) 4 nails	
Timber grown MGP10 Hyspan LV Smart LVI Jamb Stu  RLW  Up to 3000 3001-4500	Jai 5 ade L13 L15 ds Jai Tie-da Up 1 9.20(19.20(	* - Denote mb size stur ingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42  A * - Denote mb size stur owns for lim to 1200 A) 4 nails 5 A) 4 nails 5 A) 4 nails 5	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180 2/190 × 4 200 × 4 200 × 4 B s nail laminate ds above to be tels supporting  Up to 1800 0.20(A) 4 nails 0.20(A) 6 nails	and together as per a used up to a heigel (Design wind sp W 6001mm upto 75 Span DO Up to 2400 15* 2/240 × 45* 2 240 × 58 B and together as per a used up to a heigel g sheet roof (AS1 Lintel Span Up to 2400 9.20(A) 6 nails 9.20(A) 6 nails	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2  ht of 2750mm  684.2 Table 9.20  Up to 3000  9.20(A) 6 nails  9.20(A) 6 nails	Up to 3600 - 400 x 63 400 x 75 D  Up to 3600 9,20(A) 4 nails	
Timber grown MGP10 Hyspan LV Smart LVL Jamb Stu  RLW Up to 3000 3001-4500 4501-6000	Jai 5 113 115 115 115 115 115 115 115 115 1	* - Denote mb size stur ingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42 A * - Denote mb size stur owns for lim to 1200 A) 4 nails 5	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180  2/190 x 4  200 x 4  200 x 4  B  s nail laminate ds above to be tels supporting  Up to 1800  9.20(A) 4 nails 9.20(A) 6 nails 9.20(B) 4 nails	and together as per a used up to a heigel (Design wind sp W 6001mm upto 75 Span  OU Up to 2400  55* 2/240 × 45  5 240 × 45  2 240 × 58  B  and together as per a used up to a heigel span  Up to 2400  9.20(A) 6 nails  9.20(B) 6 nails	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2  ht of 2750mm  684.2 Table 9.20  Up to 3000  9.20(A) 6 nails  9.20(A) 6 nails  9.20(B) 6 nails	Up to 3600 - 400 x 63 400 x 75 D	
Timber grown MGP10 Hyspan LV Smart LVL Jamb Stu  RLW Up to 3000 3001-4500 4501-6000	Jai 5 113 115 ds Jai 115 9.20(/ 9)(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/	* - Denote mb size sturingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42  * - Denote mb size sturingle for 1200 4) 4 nails 5 4) 4 nails 5 4) 4 nails 5 4) 4 nails 5	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180  2/190 x 4  200 x 4  B  s nail laminate ds above to be tels supporting  Up to 1800  2/20(A) 4 nails  2/20(B) 6 nails  2/20(B) 6 nails	and together as per a used up to a heigel (Design wind sp W 6001mm upto 75 Span DO Up to 2400.5* 2/240 × 45 2 240 × 45 B B A d together as per a used up to a heigel g sheet roof (AS1 Lintel Span Up to 2400 9.20(A) 6 nails 9.20(B) 6 nails 9.20(B) 6 nails	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2  ht of 2750mm  684.2 Table 9.20  Up to 3000  9.20(A) 6 nails  9.20(B) 6 nails  9.20(C) M12	Up to 3600 - 400 x 63 400 x 75 D  Up to 3600 9.20(A) 4 nails 9.20(A) 6 nails	
Timber grv MGP10 Hyspan LV Smart LVI Jamb Stu	Jai 5 113 115 ds Jai 115 9.20(/ 9)(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/ 9.20(/	* - Denote mb size sturingle / Upper Sheet  Up to 1200 190 x 45 130 x 45 130 x 42  * - Denote mb size sturingle for 1200 4) 4 nails 5 4) 4 nails 5 4) 4 nails 5 4) 4 nails 5	s nail laminate ds above to be er Storey Lint. Roof with RLV  Up to 180  2/190 x 4  200 x 4  200 x 4  B  s nail laminate ds above to be tels supporting  Up to 1800  9.20(A) 4 nails 9.20(B) 6 nails	and together as per a used up to a heigel (Design wind sp W 6001mm upto 75 Span  OU Up to 2400  55* 2/240 × 45  5 240 × 45  2 240 × 58  B  and together as per a used up to a heigel span  Up to 2400  9.20(A) 6 nails  9.20(B) 6 nails	AS1684.2  ht of 2750mm  eed N1/N2) -  500mm  Up to 3000  2/290 × 45*  300 × 63  300 × 58  C  AS1684.2  ht of 2750mm  684.2 Table 9.20  Up to 3000  9.20(A) 6 nails  9.20(B) 6 nails  9.20(C) M12	Up to 3600 - 400 x 63 400 x 75 D  Up to 3600 9.20(A) 4 nails 9.20(A) 6 nails	



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

#### BUILDERS NOTE:

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Wind Class:N2 (W33N) (Assumed)

Soil Class: 'M' (Assumed)

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Boundary dimensions are assumed only and taken from site information, others or owners information.

 $\label{lem:confirm} \textit{Confirm boundaries before commencement} \\ \textit{of construction}.$ 

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See schedule of specifications for details.

Revision Schedule				
22.10.18	Council Changes			
20.11.18	Council Changes			
27.02.19	Council Changes			
08.03.19	Final Engineering			

# Unit Development

# Client:

# Address:

Date Started: 10/07/2018

Drawing No: 917-6187

Sheet: EnO8

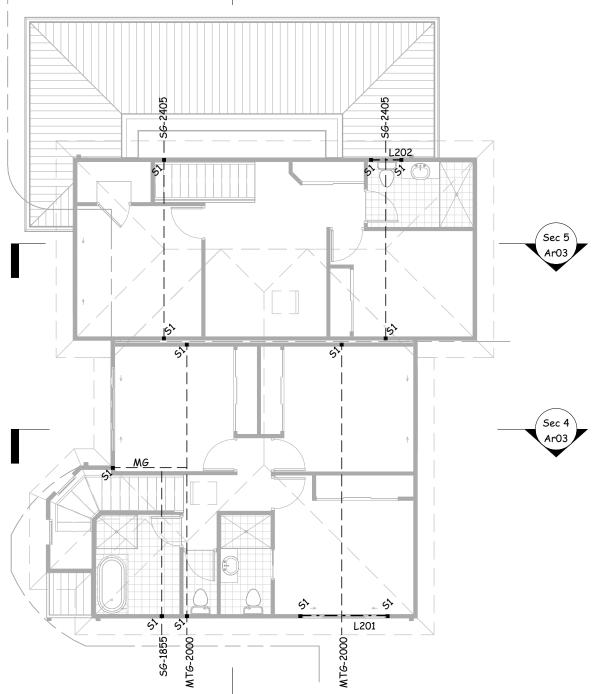
Scale: As indicated @ A3



- 1. Bracing and tie-down details to the engineers details and AS1684.2
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- 3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant







First Floor Roof Plan (Units 2 & 3)

1:100

	Member Schedule (First Floor Roof) (Unit 2 & 3)						
Member	Description	Size					
51	Studs	2/90 x 45 MGP10/F7, Nail laminated					
L201	Lintel	200 x 63 HYSPAN LVL (supports Girder Truss)					
L202	Lintel	140 x 45 M <i>G</i> P10					

			Jamb S	Stud Size	es			
Jamb St	uds A	Tan	nb Studs B	Tam	b Studs (	Tom	b Studs D	
2/90 x 35			× 45 MGP10				3 Hyspan LVL13	
2770 X 33	700110		imum size for r				5 1 1y3pan 2 v213	
	_				Span			
Timber gro	ıde	Up to 120	0 Up to 180	00 Up	to 2400	Up to 3000	Up to 3600	
MGP10/F	7	90 x 45	90 x 45	1	20 x 45	190 x 45	190 x 45	
Hyspan LVL	_13	95 x 36	95 x 45	1	30 x 36	130 x 45	170 x 45	
Smart LVL	.15	90 x 42	120 x 35	5 1	20 x 35	130 x 58	170 × 58	
Jamb Stud	ds	Α	Α		Α	Α	Α	
	Jan	nb size stu	ıds above to be	used up	to a heig	ht of 2750mm		
	Sir		er Storey Linte heet Roof with					
					Span			
Timber gro	ıde	Up to 120	0 Up to 180	00 Up	to 2400	Up to 3000	Up to 3600	
MGP10/F		2/90 × 45	· ·		90 × 35	240 x 35	2/240 x 35*	
Hyspan LVL		95 x 45	130 x 45	_	50 × 45	200 x 45	240 × 45	
Smart LVL		120 x 35			50 x 42	170 x 42	240 x 42	
Jamb Stu		A	A		A	A	В	
O GIIID O I G			es nail laminate	d taaath				
			ids above to be	_				
	Sir		er Storey Linte Roof with RLW		m up to 4!			
Timber gro	ıde			_	Span	T		
		Up to 120	<u> </u>		to 2400	Up to 3000	<u> </u>	
MGP10/F	7	120 x 45			90 x 45	240 x 45	2/240 x 45*	
Hyspan LVL	_13	90 x 45	130 x 45	5 1	50 x 63	200 x 63	240 x 63	
Smart LVL15		120 x 35	130 x 42	2 1	50 x 42	200 x 58	240 x 58	
Jamb Stu	ds	Α	Α		Α	В	В	
	Jan	nb size stu	es nail laminate uds above to be er Storey Linte	used up	to a heig	ht of 2750mm		
				el (Desig		zed N1/N2) -		
		Sheet	Roof with RLW		•			
Timber gra	ıde		Roof with RLW	/ 4501mi	Span	000mm	Un to 3600	
	ıde	Up to 120	Roof with RLW  Up to 180	/ 4501mi	Span to 2400	Up to 3000	· ·	
MGP10		Up to 120 190 x 45	0 Up to 180 2/190 x 4	/ 4501mi	Span to 2400 240 x 45*	Up to 3000 2/290 x 45*		
MGP10 Hyspan LVL	_13	Up to 120 190 × 45 130 × 45	0 Up to 180 2/190 x 4 200 x 4	/ 4501mi	Span to 2400 240 × 45* 40 × 45	Up to 3000 2/290 x 45* 300 x 45	360 x 63	
MGP10 Hyspan LVL Smart LVL	_13 _15	Up to 120 190 × 45 130 × 45 130 × 42	0 Up to 180 2/190 x 4 200 x 4	/ 4501mi	Span to 2400 240 × 45* 40 × 45 40 × 42	Up to 3000 2/290 x 45 <sup>x</sup> 300 x 45 300 x 58	360 x 63 300 x 75	
MGP10 Hyspan LVL	_13 15 ds	Up to 120 190 × 45 130 × 45 130 × 42	Roof with RLW  Up to 180  2/190 x 4  200 x 4!  A	/ 4501mi	Span 2400 240 x 45* 40 x 45 40 x 42 B	Up to 3000 2/290 x 45* 300 x 45 300 x 58 C	360 x 63	
MGP10 Hyspan LVL Smart LVL	_13 15 ds	Up to 120 190 × 45 130 × 45 130 × 42 A * - Denote	Roof with RLW  Up to 180 2/190 x 4 200 x 4 200 x 4 A  es nail laminate ids above to be	/ 4501mi  00 Up  5* 2/2  2 2  d togeth used up	Span to 2400 240 × 45* 40 × 45 40 × 42 B er as per to a heig	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm	360 x 63 300 x 75	
MGP10 Hyspan LVL Smart LVL	_13 15 ds	Up to 120 190 x 45 130 x 45 130 x 42 A * - Denote ab size stungle / Upp	Roof with RLW  Up to 180  2/190 x 4  200 x 4!  A  es nail laminate	/ 4501ml  00 Up  5* 2/2  2 2  d togeth used up	Span to 2400 x 45* 40 x 45 40 x 42 B err as perr to a heig n wind spirm upto 75	Up to 3000 2/290 x 45° 300 x 45 300 x 58 C AS1684.2 ht of 2750mm ged N1/N2) -	360 x 63 300 x 75	
MGP10 Hyspan LVL Smart LVL Jamb Stud	Jam Sin	Up to 1200 190 x 45 130 x 45 130 x 42  A * - Denote the size stu	Roof with RLW  Up to 180 2/190 x 4 200 x 4 200 x 4 A es nail laminate ads above to be er Storey Linte Roof with RLV	/ 4501ml  / 4501ml  / 00 Up  5* 2/2  2 2  d togeth used up  el (Desig	Span  to 2400  240 × 45*  40 × 45  40 × 42  B  ter as per  to a heig  n wind spi m upto 75  Span	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm ged N1/N2) - 500mm	360 x 63 300 x 75 C	
MGP10 Hyspan LVL Smart LVL Jamb Stud	Jam Sin	Up to 120  190 x 45  130 x 45  130 x 42  A * - Denote ab size stu ngle / Upp Sheet	Roof with RLW  Up to 180 2/190 x 4 200 x 4 200 x 4 A es nail laminate ids above to be er Storey Linte Roof with RLV	/ 4501ml  / 4501ml  / 00 Up  / 5* 2/2  / 2  d togeth  used up    (Design  V 6001ml	Span 240 × 45* 40 × 45 40 × 45 40 × 42 B Her as per to a heig n wind spirm upto 75 Span 0 to 2400	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm eed N1/N2) - 500mm Up to 3000	360 x 63 300 x 75 C	
MGP10 Hyspan LVL Smart LVL Jamb Stud	Jam Sin	Up to 120  190 x 45  130 x 45  130 x 42  A * - Denote ab size stu ngle / Upp Sheet  Up to 120  190 x 45	Roof with RLW  Up to 180 2/190 x 4 200 x 4 200 x 4 A es nail laminate eds above to be er Storey Linte Roof with RLV  Up to 180 2/190 x 4	7 4501mi 7 4501mi 7 4501mi 7 4501mi 7 4501mi 7 4501mi 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Span 240 x 45* 40 x 45* 40 x 45 8 er as per to a heig m wind sp m upto 75  Span 240 x 45*	Up to 3000 2/290 x 45 <sup>3</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm eed N1/N2) - 500mm Up to 3000 2/290 x 45 <sup>3</sup>	360 x 63 300 x 75 C	
MGP10 Hyspan LVL Smart LVL Jamb Stud Timber gra MGP10 Hyspan LVL	13	Up to 120 190 x 45 130 x 45 130 x 42 A * - Denote ab size stu- ngle / Upp Sheet Up to 120 190 x 45 130 x 45	Roof with RLW  Up to 180 2/190 x 4 200 x 4 200 x 4 A es nail laminate ads above to be er Storey Linte Roof with RLV  Up to 180 2/190 x 4 200 x 44	7 4501mi 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Span 240 x 45* 40 x 45* 40 x 45 8 er as per to a heig n wind spm upto 75 Span 240 x 45* 40 x 45	Up to 3000 2/290 x 45 <sup>3</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm  Up to 3000 2/290 x 45 <sup>3</sup> 300 x 63	360 x 63 300 x 75 C Up to 3600 400 x 63	
MGP10 Hyspan LVL Smart LVL Jamb Stud Timber gra MGP10 Hyspan LVL Smart LVL	13	Up to 120 190 x 45 130 x 45 130 x 42 A * - Denote ab size stu- ngle / Upp Sheet Up to 120 190 x 45 130 x 45 130 x 42	Roof with RLW  0 Up to 180 2/190 x 44 200 x 44 200 x 44 A es nail laminate eds above to be er Storey Linte Roof with RLV  0 Up to 180 2/190 x 44 200 x 44 200 x 44	7 4501mi 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Span 240 x 45* 40 x 45* 40 x 45 Ber as per to a heig n wind sp. m upto 75 Span 240 x 45* 40 x 45 40 x 58	Up to 3000 2/290 x 45 <sup>3</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>3</sup> 300 x 63 300 x 58	360 x 63 300 x 75 C	
MGP10 Hyspan LVL Smart LVL Jamb Stud Timber gra MGP10 Hyspan LVL	13	Up to 120 190 x 45 130 x 45 130 x 42 A * - Denote ab size stu- ngle / Upp Sheet Up to 120 190 x 45 130 x 45	Roof with RLW  Up to 180 2/190 x 4 200 x 4 200 x 4 A es nail laminate ads above to be er Storey Linte Roof with RLV  Up to 180 2/190 x 4 200 x 44	7 4501mi 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Span 240 x 45* 40 x 45* 40 x 45 8 er as per to a heig n wind spm upto 75 Span 240 x 45* 40 x 45	Up to 3000 2/290 x 45 <sup>3</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm  Up to 3000 2/290 x 45 <sup>3</sup> 300 x 63	360 x 63 300 x 75 C Up to 3600 400 x 63	
MGP10 Hyspan LVL Smart LVL Jamb Stud Timber gra MGP10 Hyspan LVL Smart LVL	Jam Sir Mde	Up to 120  190 x 45  130 x 45  130 x 42  A  * - Denote ab size stu uple / Upp Sheet  Up to 120  190 x 45  130 x 45  130 x 42  A  * - Denote ab	Roof with RLW  0 Up to 180 2/190 x 44 200 x 44 200 x 44 A es nail laminate eds above to be er Storey Linte Roof with RLV  0 Up to 180 2/190 x 44 200 x 44 200 x 44	7 4501mi 7 4501mi 7 4501mi 8 7 4501mi 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Span 2 to 2400 240 × 45* 40 × 45 40 × 42 B er as per to a heig n wind spm upto 75 Span 2 to 2400 240 × 45* 40 × 45 B B er as per	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 AS1684.2	360 x 63 300 x 75 C Up to 3600 400 x 63 400 x 75	
MGP10 Hyspan LVL Smart LVL Jamb Stud Timber gra MGP10 Hyspan LVL Smart LVL	Jam Sin  13  Jam Sin  Jam Sin  Jam Jam Jam Jam Jam Jam Jam	Up to 120  190 x 45  130 x 45  130 x 42  A  * - Denote ab size stu  190 x 45  130 x 45  A  * - Denote ab size stu	Roof with RLW  O Up to 180 2/190 x 4 200 x 4 200 x 4  A  es nail laminate do above to be er Storey Linte Roof with RLW  O Up to 180 2/190 x 4 200 x 4 B  es nail laminate dd above to be	/ 4501mi  / 4501	Span  1 to 2400  240 × 45*  40 × 45  40 × 42  B  wer as perto a height of the service of the ser	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 AS1684.2	Up to 3600 400 x 63 400 x 75 D	
MGP10 Hyspan LVL Smart LVL Jamb Stud Timber gra MGP10 Hyspan LVL Smart LVL	Jam Sin  13  Jam Sin  Jam Tie-dou	Up to 120  190 x 45  130 x 45  130 x 42  A  * - Denote 150 x 45  1	Roof with RLW  O Up to 180 2/190 x 4 200 x 4 200 x 4 200 x 4 200 x 6 Roof with RLW  O Up to 180 2/190 x 4 200 x 6 B  The serious process of the	/ 4501mi  / 4501	Span  to 2400 × 45*  40 × 45  40 × 45  8  wer as perto a height of the service of	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 45 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm	360 x 63 300 x 75 C  Up to 3600 400 x 63 400 x 75 D	
MGP10 Hyspan LVL Smart LVL Jamb Stud  Timber gra MGP10 Hyspan LVL Jamb Stud	Jam Sin  15 ds  Jam Sin  Jam Tie-dox	Up to 120  190 x 45  130 x 45  130 x 42  A  * - Denote 150 x 45  130 x 45  A  * - Denote 150 x 45  150 x 4	Roof with RLW  O Up to 180  2/190 x 4  200 x 4!  200 x 4!  A  es nail laminate  rds above to be er Storey Linte Roof with RLW  O Up to 180  2/190 x 4  200 x 4!  200 x 4!  B  es nail laminate rds above to be estels supporting  Up to 1800	/ 4501mi  / 4501	Span  to 2400 × 45*  40 × 45  40 × 45  8  wer as per  to a heig  n wind sp. m upto 75  Span  to 2400  240 × 45*  40 × 45  40 × 45  and to 2400  control of (AS10  antel Span  to 2400	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm 584.2 Table 9.2	Up to 3600  Up to 3600  Up to 3600  Up to 3600	
MGP10 Hyspan LVL Smart LVL Jamb Stud  Timber gra MGP10 Hyspan LVL Jamb Stud  RLW Up to 3000	Jam Sin  Jam Sin  Jam Tie-dox  Up to 9.20(A	Up to 1200  190 × 45  130 × 45  130 × 42  A  * - Denote the size stungle / Upp Sheet  Up to 120  190 × 45  130 × 45  A  * - Denote the size stungle / Upp to 120  190 × 45  130 × 45  A  * - Denote the size stungle / Upp to 120  A  * - Denote the size stungle / Upp to 120  A  * - Denote the size stungle / Upp to 120  A  * - Denote the size stungle / Upp to 1200  Denote	Roof with RLW  O Up to 180  2/190 x 4  200 x 4!  200 x 4!  A  es nail laminate  rds above to be  er Storey Linte  Roof with RLW  O Up to 180  2/190 x 4  200 x 4!  200 x 4!  B  es nail laminate  rds above to be  estels supporting  Up to 1800  9.20(A) 4 nails	/ 4501mi  / 55	Span  2 to 2400 240 × 45* 40 × 45 40 × 42 B  wer as per to a heig n wind sp. m upto 75 Span 2 to 2400 240 × 45* 40 × 45 B  wer as per to a heig n to a heig oof (A S10 atel Span a 2400 b) 6 nails	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm 584.2 Table 9.2 Up to 3000 9.20(A) 6 nails	Up to 3600  Up to 3600  Up to 3600  9.20(A) 4 nails	
MGP10 Hyspan LVL Smart LVL Jamb Stud  Timber gra MGP10 Hyspan LVL Jamb Stud  RLW Up to 3000 3001-4500	Jam Sin  Jam Sin  Up to  9.20(A)  9.20(A)	Up to 1200  190 x 45  130 x 45  130 x 42  A  * - Denote 150 x 45  130 x 45	Roof with RLW  O Up to 180 2/190 x 4 200 x 4! 200 x 4! 200 x 4! 200 x 6! Roof with RLW  O Up to 180 2/190 x 4 200 x 4! 200 x 4! 200 x 4! 200 x 4! 200 x 6! B  Est nail laminate and above to be at the supporting Up to 1800 9.20(A) 4 nails 9.20(A) 6 nails	/ 4501mi  / 4501	Span  2 to 2400 240 × 45* 40 × 45 40 × 42 B wer as per to a heig n wind sp. m upto 75 Span 2 to 2400 240 × 45* 40 × 58 B wer as per to a heig oof (AS10 atel Span 2 2400 ) 6 nails ) 6 nails	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 58 C AS1684.2 ht of 2750mm  Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm  Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm  584.2 Table 9.2 Up to 3000 9.20(A) 6 nails 9.20(A) 6 nails	Up to 3600 400 x 63 400 x 63 400 x 75 D	
MGP10 Hyspan LVL Smart LVL Jamb Stud  Timber gra MGP10 Hyspan LVL Jamb Stud	Jam Sin  Jam Sin  Up to  9.20(A 9.20(A	Up to 1200  190 × 45  130 × 45  130 × 42  A  * - Denote the size stungle / Upp Sheet  Up to 1200  190 × 45  130 × 42  A  * - Denote the size stungle / Upp to 1200  190 × 45  130 × 45  130 × 45  A  * - Denote the size stungle / Upp to 1200  190 × 45  130 × 45  130 × 42  A  A  * - Denote the size stungle / Upp to 1200  190 × 45  190 × 4	Roof with RLW  O Up to 180  2/190 x 4  200 x 4!  200 x 4!  A  es nail laminate  rds above to be  er Storey Linte  Roof with RLW  O Up to 180  2/190 x 4  200 x 4!  200 x 4!  B  es nail laminate  rds above to be  estels supporting  Up to 1800  9.20(A) 4 nails	/ 4501mi / 52 2 2 / 6001m / 6001	Span  2 to 2400 240 × 45* 40 × 45 40 × 42 B  wer as per to a heig n wind sp. m upto 75 Span 2 to 2400 240 × 45* 40 × 45 B  wer as per to a heig n to a heig oof (A S10 atel Span a 2400 b) 6 nails	Up to 3000 2/290 x 45 <sup>2</sup> 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm Up to 3000 2/290 x 45 <sup>2</sup> 300 x 63 300 x 58 C AS1684.2 ht of 2750mm 584.2 Table 9.2 Up to 3000 9.20(A) 6 nails	Up to 3600  Up to 3600  Up to 3600  9.20(A) 4 nails	



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

Use Dimensions in preference to scale. Site

#### **BUILDERS NOTE:**

verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be ordered direct off plans.

Materials to be ordered are only to be

ordered from a Builders or applicable product manufacturers seperate site confirmed Materials list.
Plans are not intended to be the absolute medium for construction information accuracy due to site discrepencies. See

medium for construction information accuracy due to site discrepencies. See schedule of specifications for further details.

Wind Class:N2 (W33N) (Assumed)

Soil Class: 'M' (Assumed)

# SURVEY NOTE:

Boundary dimensions are assumed only and taken from site information, others or owners information.

Confirm boundaries before commencement of construction.
Full project specific detailed survey plans

have not been supplied to Plan Vision for planning purposes.

See schedule of specifications for details.

Revision Schedule				
22.10.18	Council Changes			
20.11.18	Council Changes			
27.02.19	Council Changes			
08.03.19	Final Engineering			

# Unit Development

# Client:

# Address:

Date Started: 10/07/2018

Drawing No: 917-6187

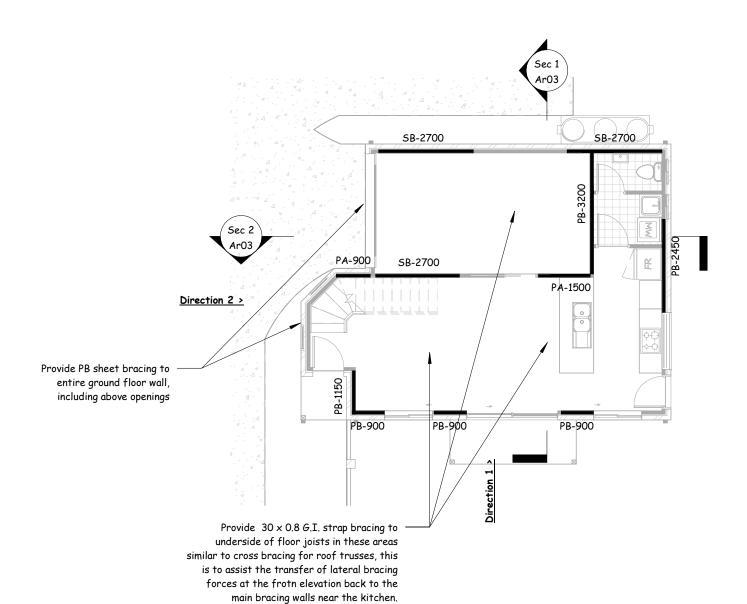
Sheet: En09

Scale: As indicated @ A3



- 1. Bracing and tie-down details to the engineers details and AS1684.2
- 2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
- 3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant





# GROUND FLOOR BRACING DETAILS UNIT 1:

Wind Speed = N2

#### Direction 1:

Wind Pressure (AS1684.2 Table 8.3) = 0.81 kPa Contributory Surface Area = 49.8 m2 Required Wind Bracing Capacity = 40.3 kN Achieved Bracing Capacity = 40.8 kN

#### Direction 2:

Wind Pressure (AS1684.2 Table 8.5) = 0.85 kPa Contributory Surface Area = 37.2 m2 Required Wind Bracing Capacity = 31.6 kN Achieved Bracing Capacity = 32.4 kN

#### **Bracing Units:**

PA = 3.4 kN/m PB = 6.0kN/m SA = 1.5kN/m SB = 3.0kN/m



Use Dimensions in preference to scale. Site

verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if

#### BUILDERS NOTE:

Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes.

Materials are under no circumstances to be ordered direct off plans.

Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers seperate site confirmed Materials list.

Plans are not intended to be the absolute medium for construction information

schedule of specifications for further details. Wind Class:N2 (W33N) (Assumed)

accuracy due to site discrepencies. See

Soil Class: 'M' (Assumed)

#### SURVEY NOTE:

Boundary dimensions are assumed only and taken from site information, others or owners information.

Confirm boundaries before commencement of construction.
Full project specific detailed survey plans

have not been supplied to Plan Vision for planning purposes.

See schedule of specifications for details.

Revision Schedule						
22.10.18	Council Changes					
20.11.18	Council Changes					
27.02.19	Council Changes					
08.03.19	Final Engineering					

# Unit Development

# Client:

# Address:

Date Started: 10/07/2018

Drawing No: 917-6187

Sheet: En10

Scale: As indicated @ A3

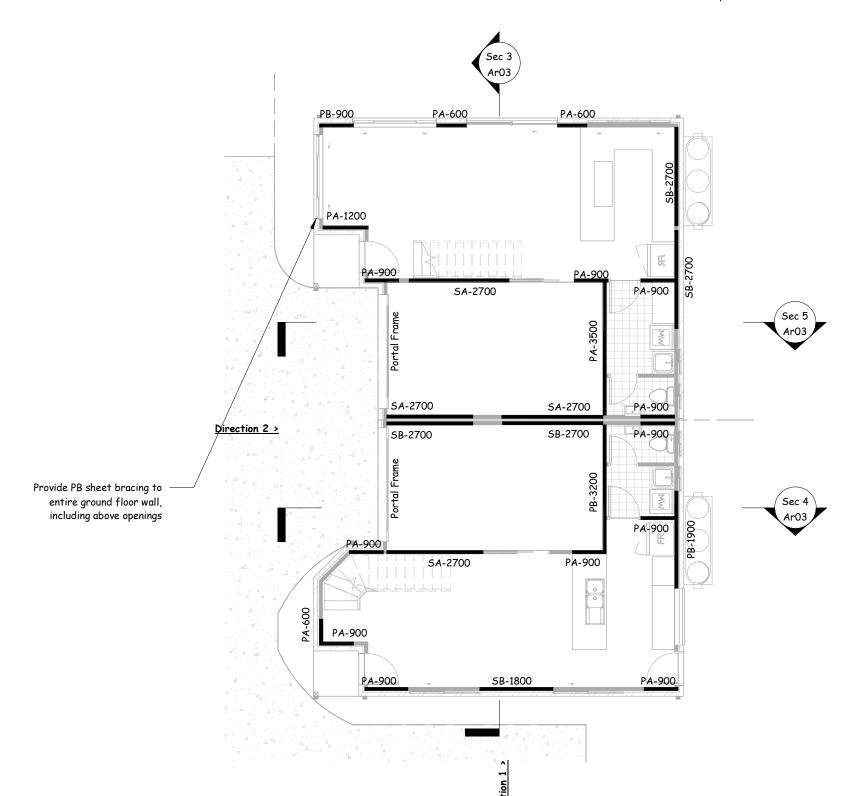
Ground Floor Bracing Plan (Unit 1)

1:100



- 1. Bracing and tie-down details to the engineers details and  $\mbox{\rm AS1684.2}$
- 2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
- 3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant





#### GROUND FLOOR BRACING DETAILS UNIT 3:

Wind Speed = N2

#### Direction 1:

Wind Pressure (AS1684.2 Table 8.5) = 0.85 kPa
Contributory Surface Area = 51.1 m2
Required Wind Bracing Capacity = 21.75 kN (Half Both Units' 43.5 kN)
Achieved Bracing Capacity = 28.1 kN + Portal Frame 10kN

#### Direction 2:

Wind Pressure (AS1684.2 Table 8.3) = 0.81 kPa Contributory Surface Area = 76.5 m2 Required Wind Bracing Capacity = 31.0 kN (Half Both Units' 62.0 kN) Achieved Bracing Capacity = 36.9 kN

#### **GROUND FLOOR BRACING DETAILS UNIT 2:**

Wind Speed = N2

#### Direction 1:

Wind Pressure (AS1684.2 Table 8.5) = 0.85 kPa Contributory Surface Area = 51.1 m2 Required Wind Bracing Capacity = 21.75 kN (Half Both Units' 43.5 kN) Achieved Bracing Capacity = 28.36 kN

#### Direction 2:

Wind Pressure (A51684.2 Table 8.3) = 0.81 kPa Contributory Surface Area = 76.5 m2 Required Wind Bracing Capacity = 31.0 kN (Half Both Units' 62.0 kN) Achieved Bracing Capacity = 33.4 kN + Portal Frame 10kN

#### Bracing Units:

PA = 3.4 kN/m PB = 6.0kN/m SA = 1.5kN/m SB = 3.0kN/m



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

Use Dimensions in preference to scale. Site

#### **BUILDERS NOTE:**

verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be ordered direct off plans. Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers seperate site

confirmed Materials list.
Plans are not intended to be the absolute medium for construction information accuracy due to site discrepencies. See schedule of specifications for further details

Wind Class:N2 (W33N) (Assumed)

Soil Class: 'M' (Assumed)

#### SURVEY NOTE:

Boundary dimensions are assumed only and taken from site information, others or owners information.

Confirm boundaries before commencement of construction.

Full project specific detailed survey plans have not been supplied to Plan Vision for planning purposes.

See schedule of specifications for details.

Revision Schedule					
22.10.18	Council Changes				
20.11.18	Council Changes				
27.02.19	Council Changes				
08.03.19	Final Engineering				

Unit Development

# Client:

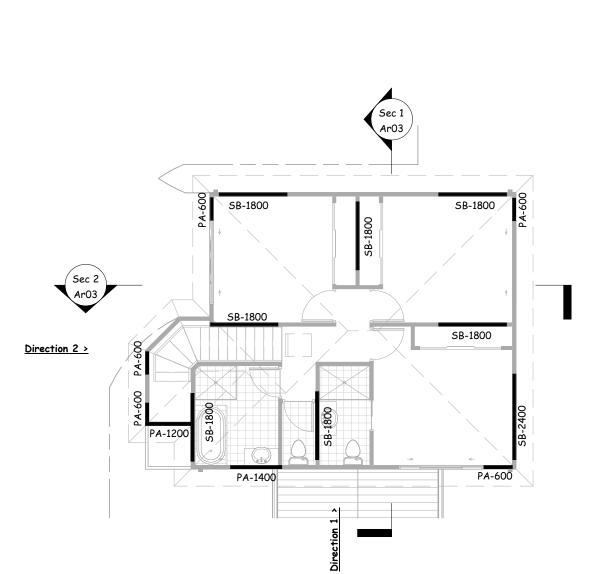
# Address:

Scale: As indicated @ A3

Ground Floor Bracing Plan (Units 2 & 3)

1:100





# First Floor Bracing Plan (Unit 1)

1:100

#### General Notes

- 1. Bracing and tie-down details to the engineers details and AS1684.2
- 2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
- 3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant



#### FIRST FLOOR BRACING DETAILS UNIT 1:

#### Direction 1:

Wind Pressure (AS1684.2 Table 8.2) = 0.70 kPa Contributory Surface Area = 23.3 m2 Required Wind Bracing Capacity = 16.3 kN Achieved Bracing Capacity = 29.5 kN

Wind Pressure (AS1684.2 Table 8.4) = 0.77 kPa Contributory Surface Area = 17.3 m2 Required Wind Bracing Capacity = 13.3 kN Achieved Bracing Capacity = 32.4 kN

#### **Bracing Units:**

PA = 3.4 kN/mPB = 6.0kN/mSA = 1.5kN/mSB = 3.0kN/m

Wind Speed = N2

# SURVEY NOTE:

Boundary dimensions are assumed only and taken from site information, others or owners information Confirm boundaries before commencement

**VISIONENGINEERS** 

27 Eighth Street, Adamstown

W/ (02) 49542422 M/ 0414 011 483

Use Dimensions in preference to scale. Site

verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be

Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers seperate site

Plans are not intended to be the absolute medium for construction information accuracy due to site discrepencies. See schedule of specifications for further

**BUILDERS NOTE:** 

ordered direct off plans.

confirmed Materials list.

of construction. Full project specific detailed survey plans

Wind Class:N2 (W33N) (Assumed)

Soil Class: 'M' (Assumed)

have not been supplied to Plan Vision for planning purposes.

See schedule of specifications for details.

Revision Schedule						
22.10.18	Council Changes					
20.11.18	Council Changes					
27.02.19	Council Changes					
08.03.19	Final Engineering					

# Unit Development

Client:

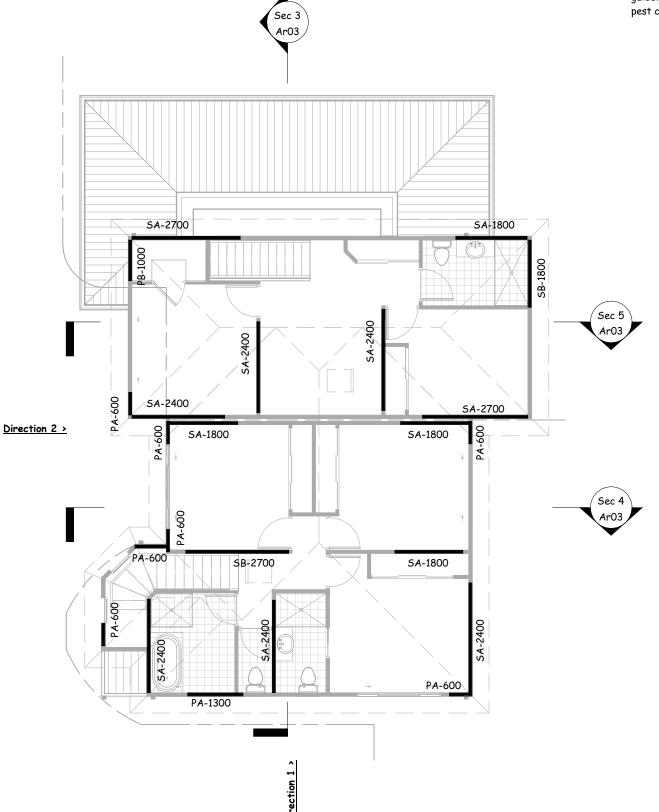
# Address:

Date Started: 10/07/2018 Drawing No: 917-6187

Sheet: En12

As indicated @ A3 Scale:





- 1. Bracing and tie-down details to the engineers details and  $\mbox{\sc AS1684.2}$
- 2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
- 3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant



#### FIRST FLOOR BRACING DETAILS UNIT 3:

Wind Speed = N2

#### Direction 1:

Wind Pressure (AS1684.2 Table 8.4) = 0.77 kPa Contributory Surface Area = 26.8 m2 Required Wind Bracing Capacity = 10.35 kN (Half Both Units' 20.7 kN) Achieved Bracing Capacity = 20.1 kN

#### Direction 2:

Wind Pressure (AS1684.2 Table 8.2) = 0.72 kPa Contributory Surface Area = 33.4 m2 Required Wind Bracing Capacity = 12.05 kN (Half Both Units' 24.1 kN) Achieved Bracing Capacity = 14.4 kN

#### FIRST FLOOR BRACING DETAILS UNIT 2:

Wind Speed = N2

# Direction 1:

Wind Pressure (AS1684.2 Table 8.4) = 0.77 kPa Contributory Surface Area = 26.8 m2 Required Wind Bracing Capacity = 10.35 kN (Half Both Units' 20.7 kN) Achieved Bracing Capacity = 15.3 kN

# Direction 2:

Wind Pressure (AS1684.2 Table 8.2) = 0.72 kPa Contributory Surface Area = 33.4 m2 Required Wind Bracing Capacity = 12.05 kN (Half Both Units' 24.1 kN) Achieved Bracing Capacity = 23.6 kN

#### Bracing Units:

PA = 3.4 kN/m PB = 6.0kN/m SA = 1.5kN/m SB = 3.0kN/m



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

Use Dimensions in preference to scale. Site

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product manufacturers seperate site

Wind Class:N2 (W33N) (Assumed)

Soil Class: 'M' (Assumed)

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See schedule of specifications for details.

Revision Schedule				
22.10.18	Council Changes			
20.11.18	Council Changes			
27.02.19	Council Changes			
08.03.19	Final Engineering			

#### Unit Development

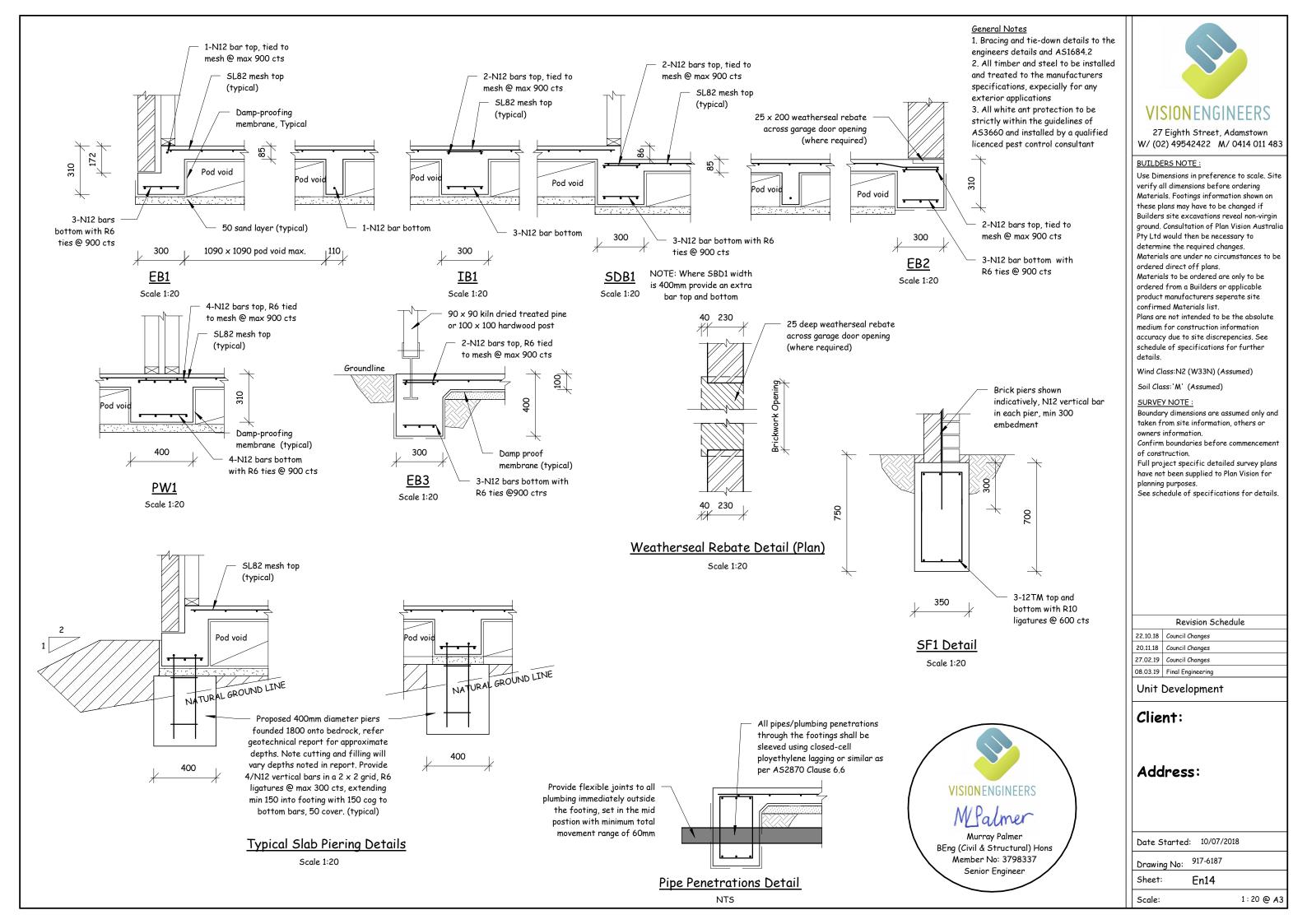
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# Address:

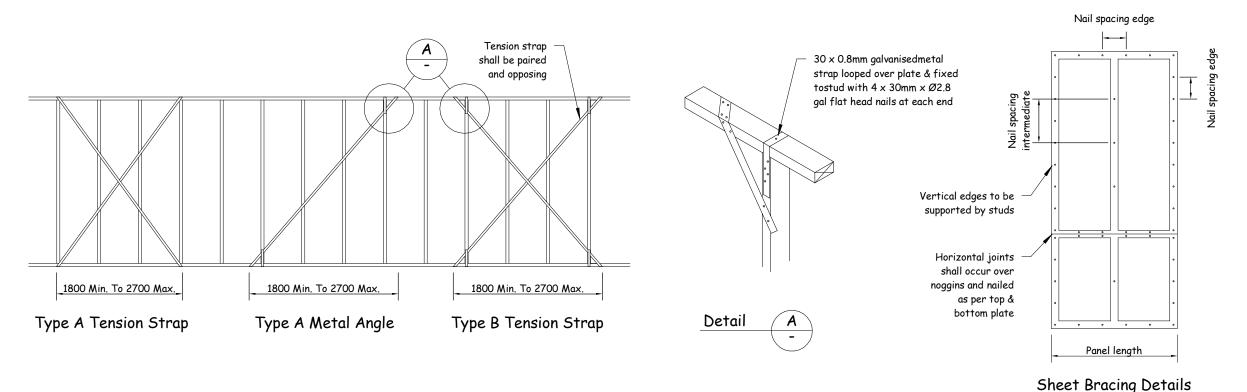
Scale: As indicated @ A3

First Floor Bracing Plan (Units 2 & 3)

1:100







Type A - Sheet Bracing (PA) Specifics

Product	Australian	Type /		nickness For	Panel			Spacing (mm)	Special
Froduct	Standard	Grade	Stud Spa	cing (mm)	Length	Size	Edge	Intermediate	Requirements
			450	600	(mm)	(mm)	Lage	Intermediate	
Plywood	AS2269	F8 F11 F14 F27	7 4.5 4 3	9 7 6 4.5	900	30mm × Ø2.8 <i>G</i> alv.	150	300	No nogging req'd Except at sheet Ends. Nails shall Be 7mm from all Edges
Hardboard (Masonite)	AS2458	G.P.	6.4	6.4	900	30mm x Ø2.8 <i>G</i> alv.	100	300	Nails to be 10mm From vertical Edges & 20mm from Horizontal edges. No nogging req'd Except at sheet Ends.

#### Type A - Sheet Bracing Notes

- 1. Panel lengths greater than those listed above can be considered as a number of bracing units directly proportioned to their installed length I.E. A 1200mm panel of plywood equals 1200 / 900 = 1.33 bracing units.
- 2.00 / 900 1.33 brough girls.

  2. Nails should be driven just below the surface of the sheet using the hammer face only. Nails must not be punched

  3. Plywood panel lengths of 600mm are equivalent to 1/3 of a type a bracing unit.

  4. For stud spacing of 600mm c/c where noggins are installed and the plywood bracing panels are nailed to the noggins at 1500mm c/c, the plywood thickness may be as for stud spacing

- at 450mm c/c, 5. PA\* indicates full length available. 6. Refer to table 1 on the following sheet for top & bottom plate fixing details.

# Type A - Strap Bracing (SA) Specifics

Type Of	Material & Size	Nailing Re	quirements	Special Requirements
Diagonal Brace		To Each Stud	To Each Plate	·
Metal Angle	Galvanised angle, nom. Section 20x18x1.2mm min. Net section 42mm²	1×30ר2.8mm Galv. Flat head nail	2x30xØ2.8mm Galv. Flat head nail	Drill holes if necessary to prevent nail splitting
Tension Strap	Galvanised flat metal tension strapping of min. Thickness 0.8mm & min. Net section of 15.2mm²	1x30xØ2.8mm Galv. Flat head nail	3x30xØ2.8m m Galv. Flat head nail	Straps must be properly tensioned

# Type B - Sheet Bracing (PB) Specifics

Product	Australian	Type /	Minimum Th	nickness For	Panel	Nail	Nail	Spacing (mm)	Special
Product	Standard	Grade	Stud Spa	cing (mm)	Length	Size	Edge	Intermediate	Requirements
			450	600	(mm)	(mm)	cage	Intermediate	·
Plywood	AS2269	F8 F11 F14 F27	7 6 4 4	9 7 6 4.5	900 / 1200	30mm x Ø2.8 <i>G</i> alv.	50 to plates & 150 to edge str	300	No nogging req'd except at sheet ends. Nails shall be 7mm from all edges
Hardboard (Masonite)	AS2458	G.P.	6.4	6.4	900 / 1200	30mm × Ø2.8 <i>G</i> alv.	50 to plates & 150 to edge sta	300	Nails to be 10mm from vertical edges & 20mm from horizontal edges. No nogging req'd except at sheet ends.

#### Type B - Sheet Bracing Notes

- 1. Panel lengths greater than those listed above can be considered as a number of bracing units directly proportioned to their installed length I.E. A 1200mm panel of plywood equals 1200 /
- 900 = 1.33 bracing units.

  2. Nails should be driven just below the surface of the sheet using the hammer face only. Nails must not be punched

  3. PB' indicates full length available.

  4. Refer to table 1 on the following sheet for top & bottom plate fixing details.

# Type B - Strap Bracing (SB) Specifics

Type Of	Material & Size	Nailing Re	equirements	Special Requirements
Diagonal Brace		To Each Stud	To Each Plate	
Tension Strap	Galvanised flat metal tension strap nom. Size 30x0.8mm & min. Section of 24mm²	2/30xØ3.15mm galv. Flat head nail	4/30xØ2.8mm galv. Flat head nail	Straps must be properly tensioned & strap must return over top plate. & under the bottom plate. The stud nearest to each end of each diagonal strap shall be fixed to the plates with straps or framing anchors 4x30xø2.8mm nails at each end.



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Soil Class: 'M' (Assumed)

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Revision Schedule				
22.10.18	Council Changes			
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# Unit Development

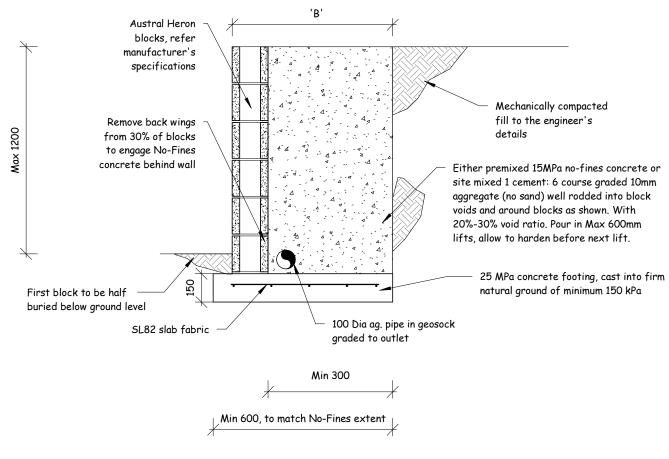
# Client:

# Address:

Scale:

Date Started	d: 10/07/2018	
Drawing No:	917-6187	
Sheet:	En15	

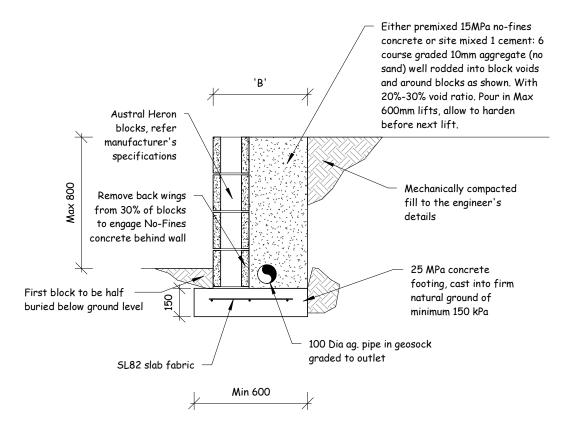
As indicated @ A3



# Retaining Wall Detail 800-1200mm

Scale 1:20

RETAINING WALL SCHEDULE FOR MAX. 1200 HIGH				
HEIGHT 'H'	NO FINES 'B'			
800	500			
1000	650			
1200	850			



# Retaining Wall Detail < 800mm

Scale 1:20





27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

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	27.02.19	Council Changes
	08.03.19	Final Engineering

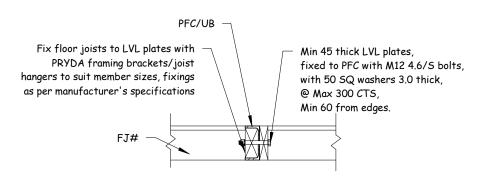
# Unit Development

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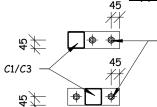
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21120

Scale: 1:20 @ A3



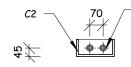
# Typical Floor Joist to Steel Beam Detail



16 thick base plate, 6CFW to column, on 20 thk non-shrink grout, inline with wall framing, 2/M12 Hilti Hit-HY200-R HIT-V rods, min 60 edge distance, min 60 anchor spacing, min 110 embedment, installed as per manufacturer's specifications (typical)

# Typical C1 SHS Base Plate Connection Details

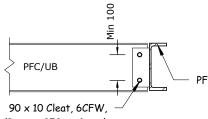
Scale 1:20



16 thick base plate, 6CFW to column, on 20 thk non-shrink grout, within wall framing, 2/M12 Hilti Hit-HY200-R HIT-V rods, min 60 edge distance, min 60 anchor spacing, min 150 embedment, installed as per manufacturer's specifications (typical)

# Typical C2 PFC Base Plate Connection Details

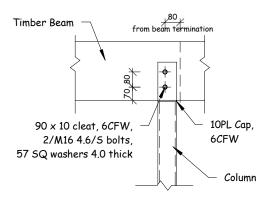
Scale 1:20



2/M16 8.8/5 Bolts (Beams <250mm Deep) 3/M16 8.8/S Bolts (Beams >250mm Deep) For SB1 to SB3 use 3/M20 8.8/S bolts

# PFC to PFC/UB CONNECTION DETAIL

SCALE NTS

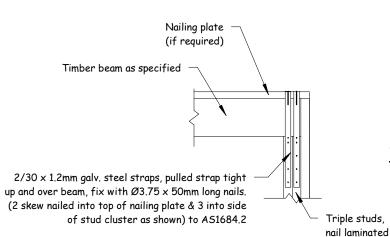


90 x 10 cleat, 6CFW.

3/M16 4.6/S bolts, 57 SQ washers 4.0 thick

Timber Beam

300mm Timber Beam to Column Connection Detail Scale NTS

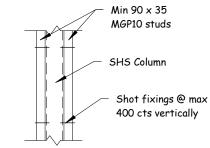


# Max 25mm brickwork overhang on base plate 200 x 10 PL, 6FW, Hit 150. Miss 100. 200 Continuous @ ends

L106 etc

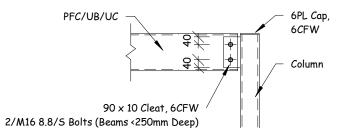
# Typical Cross Section Thru Garage Lintel

Scale 1:20



# Column Shot Fixing Detail

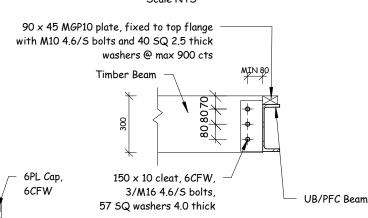
Scale NTS



# Typical PFC/UB "Cleat" Connection To SHS Detail

Scale NTS

3/M16 8.8/S Bolts (Beams > 250mm Deep)



# Typical L304/L305 to C2 Connection Detail

Scale NTS

Typical Timber Beam to Studs Connection Detail

Scale NTS

90 x 45 MGP10 timber plate to PFC, 1/M10

4.6/S bolt @ Max 600 cts, with 40 SQ

L304/L305

90 x 10 Cleat,

2/M16 8.8/S Bolts

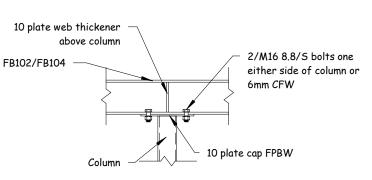
Timber Beam

6CFW to C2,

washer 2.5 thick to timber face (typical)

Base plate for L304/L305

shown indicatively, refer detail



10 thick flange cleat plate,

column, 2/M16 8.8/S bolts to

10 thick web stiffener plate, 6CFW

between flanges of C2 at location

of bottom flange cleat plate

10 thick flange cleat plate, 6CFW

to C2 column, 2/M16 8.8/S bolts

to bottom flange of PFC beam

6CFW as cap plate to C2

top flange of PFC beam

# Typical PFC/UB "Cap" Connection To Column Detail (Continuing Over)

6PL Cap,

SHS

6CFW

Scale NTS

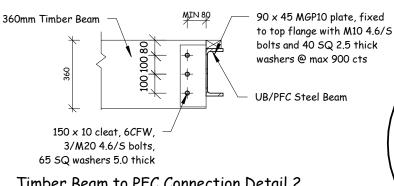
360mm Timber Beam to Column Connection Detail Scale NTS

SHS

90 x 10 cleat, 6CFW,

3/M20 4.6/S bolts,

65 SQ washers 5.0 thick



# Timber Beam to PFC Connection Detail 2

Scale NTS



# Timber Beam to PFC Connection Detail 1

NOTE: SoaltiNotes beam to timber beam connections adopt the relevant "Timber Beam to PFC Connection Detail 1 or 2" to suit the beam sizes and instead of a steel plate welded to the steel beam, use a Min 150  $\times$  150  $\times$ 10 EA and connect the two timber beam together.

# Revision Schedule 22.10.18 Council Changes 20.11.18 Council Changes 27.02.19 Council Changes 08.03.19 Final Engineering

VISIONENGINEERS

27 Eighth Street, Adamstown

W/ (02) 49542422 M/ 0414 011 483

Use Dimensions in preference to scale. Site

Materials. Footings information shown on

Builders site excavations reveal non-virgin

ground. Consultation of Plan Vision Australia

Materials are under no circumstances to be

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product manufacturers seperate site

medium for construction information

accuracy due to site discrepencies. See

schedule of specifications for further

Boundary dimensions are assumed only and

Confirm boundaries before commencement

Full project specific detailed survey plans have not been supplied to Plan Vision for

See schedule of specifications for details

taken from site information, others or

Wind Class: N2 (W33N) (Assumed)

Soil Class: 'M' (Assumed)

SURVEY NOTE:

owners information

of construction.

planning purposes.

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Ptv Ltd would then be necessary to

determine the required changes.

ordered direct off plans.

confirmed Materials list

verify all dimensions before ordering

**BUILDERS NOTE:** 

#### Unit Development

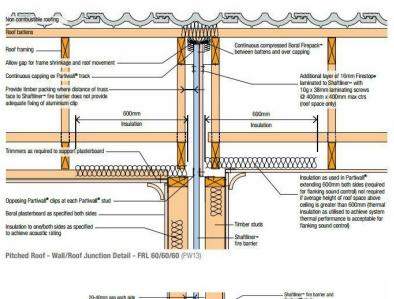
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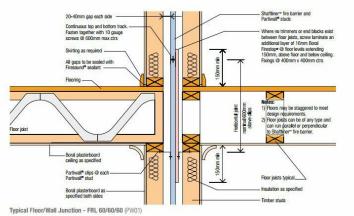
# Address:

Date Started	l: 10/07/20	018
Drawing No:	917-6187	
Sheet:	En17	
Scale:		1:20 @ A3

# Timber Beam to Column Connection Detail

Scale NTS





# Boral Fire Rated Party Wall Details

(or similar by other manufacturers to relevant standards)

NTS

Boral Party Wall Detail

1:20



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

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product manufacturers seperate site

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			Revision Schedule
		22.10.18	Council Changes
		20.11.18	Council Changes
		27.02.19	Council Changes
		08.03.19	Final Engineering
	1 1		

# Unit Development

# Client:

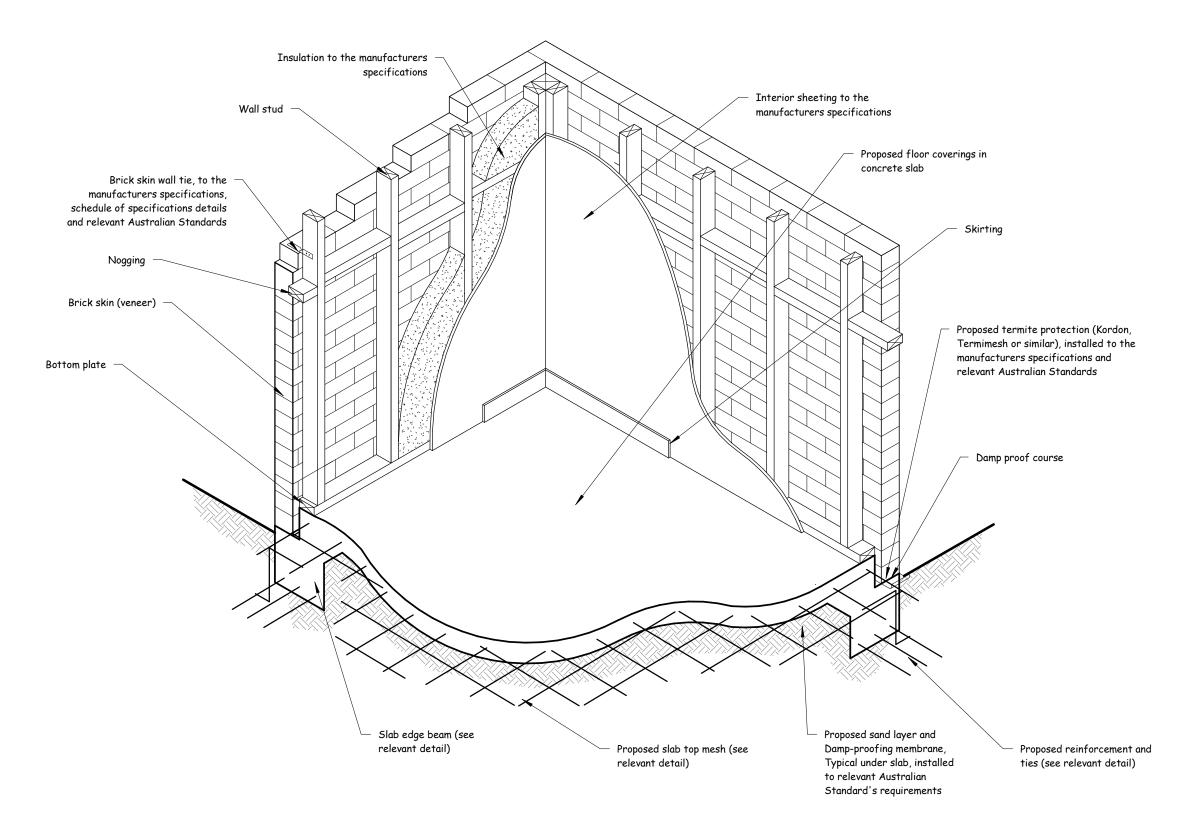
# Address:

Date Started: 10/07/2018

Drawing No: 917-6187

Sheet: En18

Scale: 1:20 @ A3



<u>Typical 3D Construction Detail - Brick Veneer - Slab</u>

Scale 1:20



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

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# Unit Development

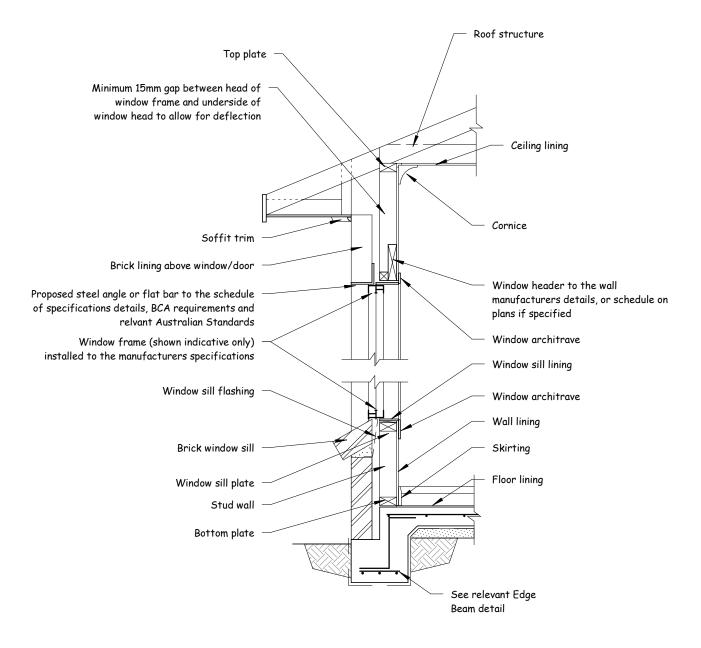
# Client:

# Address:

Date Started: 10/07/2018

Drawing No: 917-6187
Sheet: En19

Scale: 1:20 @ A3



Typical Wall Section - Brick Veneer - Slab

Scale 1:20



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	ı		

# Unit Development

# Client:

# Address:

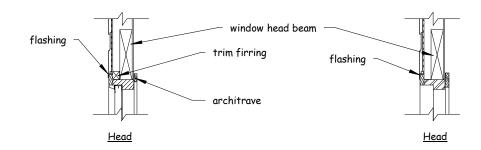
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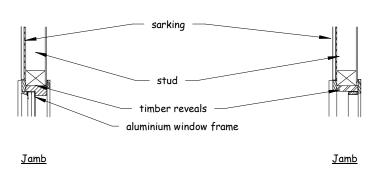
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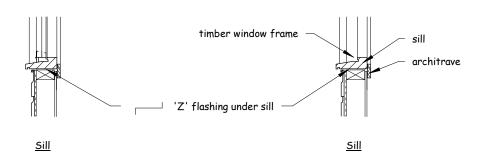
En20

1:20 @ A3 Scale:

# ALUMINIUM WINDOW TIMBER WINDOW



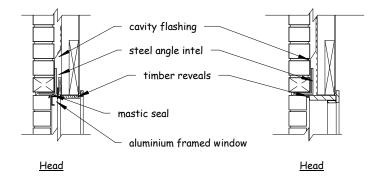




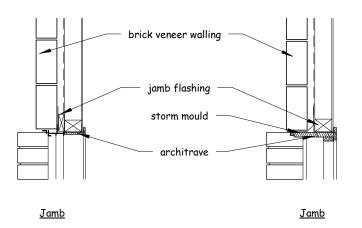
Typical Wall/Window Relationship Details - Weatherboard

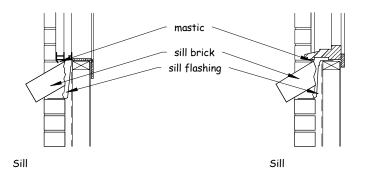
Scale 1:20

#### ALUMINIUM WINDOWS



TIMBER WINDOWS





Typical Wall/Window Relationship Details - Brick Veneer

Scale 1:20



27 Eighth Street, Adamstown W/ (02) 49542422 M/ 0414 011 483

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# Unit Development

# Client:

# Address:

Date Started: 10/07/2018

Drawing No: 917-6187

Sheet: En21

Scale: 1:20 @ A3