GENERAL NOTES

- 1. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH CURRENT ARCHITECTURAL AND ALL OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS, AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE WORKS. ANY VARIATIONS TO ARCHITECTURAL OR OTHER CONSULTANTS DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF ALL CONSULTANTS.
- 2. BUILDING WORKS SHALL NOT BE CONSTRUCTED ON OR OVER ANY ALLOTMENT BOUNDARY OR EASEMENT OR OTHER SIMILAR SUCH PROPERTY TITLE WITHOUT THE NECESSARY PERMITS AND/OR APPROVALS. THESE DRAWINGS DO NOT CONSTITUTE SUCH PERMITS AND/OR APPROVALS IRRESPECTIVE OF WHETHER BUILDING WORKS ARE SO INDICATED ON OR OVER SUCH PROPERTY TITLES.
- 3. ALL SETTING-OUT DIMENSIONS, RL's, STEPS & SETDOWNS SHALL BE VERIFIED BY THE BUILDER PRIOR TO COMMENCEMENT OF SITE WORK. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. DIMENSIONS ARE IN MILLIMETRES, UNLESS INDICATED OTHERWISE. DRAWING PRACTICE IS TO AS 1100.
- 4. ALL STRUCTURES AND STRUCTURAL ELEMENTS SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED DURING CONSTRUCTION.
- 5. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

W.H.S. NOTES

- 1. ALL WORK IS TO COMPLY WITH WHS LEGISLATION AND RELEVANT CODES OF PRACTICE.
- 2. ALL WORK IS TO BE IN ACCORDANCE WITH BUILDER'S CONSTRUCTION WHS MANAGEMENT SYSTEM AND SAFE WORK METHOD STATEMENT.
- 3. A RISK ASSESSMENT OF EACH OF THE FOLLOWING MUST BE UNDERTAKEN FOR THIS WORKSITE:
 - SITE ACCESS.
- TRAFFIC MANAGEMENT DURING DELIVERY OF BUILDING MATERIALS.
- OVERHEAD & UNDERGROUND UTILITIES.
- STABILITY OF STRUCTURES ADJACENT TO THE EXCAVATION.
- EFFECT OF THE WORKS ON ADJACENT PROPERTIES.
- STRUCTURAL ADEQUACY OF FORMWORK.
- SAFE PERSONNEL ACCESS WITHIN AND AROUND THE CONSTRUCTION WORK.
- COLLAPSE OF EXISTING & IMPROVEMENTS INTO EXCAVATIONS.

SEWER PIPELINES IN FILLED OR LOOSE SOIL NOTES

- 1. WHERE THE DWELLING SLAB IS SUPPORTED BY PIERS DUE TO THE PRESENCE OF FILL OR LOOSE SOIL, THE SEWER PIPELINES BELOW THE SLAB MUST BE STRAPPED TO THE SLAB U.N.O.
- 2. THE STRAPS ARE TO BE 25 x 1mm, 316 STAINLESS STEEL & FIXED TO THE SLAB REINFORCEMENT. STRAPS ARE TO BE LOCATED AT EVERY GULLY, JUNCTION & AT MAXIMUM 1000mm C/C (REFER DETAIL).
- 3. FLEXIBLE PIPELINE JOINTS ARE TO BE LOCATED IMMEDIATELY OUTSIDE THE BUILDING U.N.O.

CLIENT: IPARSHI ARCHIDESIGN AND CONSTRUCTION

- FOUNDATION NOTES
- 1. ALL FOOTINGS, SLABS & SLAB BEAMS TO BE FOUNDED BELOW ALL TOPSOIL & ORGANIC MATERIAL, IN NATURAL MATERIAL OR CONTROLLED FILL OF MINIMUM 100kPa ALLOWABLE BEARING CAPACITY OR PIERED AS NOTED.
- 2. WHERE ROCK IS ENCOUNTERED ON THE SITE, ALL FOOTINGS, SLABS & SLAB BEAMS ARE TO BE FOUNDED DIRECTLY ON ROCK OR PIERED TO ROCK AS NOTED.
- 3. ALL SLAB BEAMS, FOOTINGS & PIER BASES ARE TO BE CLEARED & REMAIN FREE OF DEBRIS, LOOSE MATERIAL & WATER PRIOR TO PLACING CONCRETE.
- 4. ALL FOUNDATIONS ARE TO BE INSPECTED AND APPROVED PRIOR TO PLACING CONCRETE.

CONCRETE PIERING NOTES

- 1. MASS CONCRETE BORED PIERS ARE TO BE FOUNDED MINIMUM 300mm INTO MATERIAL OF MINIMUM 300kPa ALLOWABLE BEARING CAPACITY.
- PIERS TO BE 4000. AT MAX. 2400 C/C OR AS SHOWN IN PLAN.
- 2. ALL LOADBEARING FOOTINGS & SLAB BEAMS MUST BE PIERED TO ROCK WHERE ROCK IS EXPOSED U.N.O.
- 3. PIER SETOUT, SPACING & INSTALLATION REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR
- 4. ALL PIERING WORK TO BE UNDERTAKEN TO ENSURE NO DAMAGE IS CAUSED TO ADJACENT STRUCTURES OR EXISTING SERVICES.

MASONRY NOTES

- 1. ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700, AS4773 & BCA REQUIREMENTS.
- 2. MASONRY UNITS, MORTAR & BUILT-IN COMPONENTS ARE TO BE IN ACCORDANCE WITH SECTION 5 OF AS3700 FOR THE RELEVANT EXPOSURE ENVIRONMENT.

CONCRETE NOTES

- 1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS2870.1 & AS3600.
- 2. CONCRETE GRADES: -
- SLAB & FOOTINGS (U.N.O) 20 MPa, MAX 20mm
- AGGREGATE & 80 SLUMP.
- 3. ALL CONCRETE TO BE VIBRATED DURING PLACEMENT.
- 4. ALL CONCRETE TO BE CURED IN AN APPROVED MANNER FOR A MINIMUM OF 7 DAYS.
- 5. ALL SLABS ARE TO BE UNDERLAIN BY A HIGH IMPACT IMPERMEABLE MEMBRANE.
- 6. MINIMUM REINFORCEMENT LAPS: -
 - HDWW11 500 mm.
 - MESH 2 CROSSRODS + 25 mm.
 - N BARS 40 x BAR DIA.
 - TM 500 mm.
- 7. COVER TO REINFORCEMENT: -
 - INTERNAL 30mm
 - EXTERNAL 40mm
 - GROUND 50mm
- 8. ALL REINFORCEMENT IS TO BE FIRMLY SUPPORTED ON PLASTIC, INSULATED STEEL OR CONCRETE BAR CHAIRS SPACED AT 1000c/c MAXIMUM
- 9. TILED AREAS TO HAVE BROOM FINISH, ELSEWHERE TO HAVE STEEL TROWEL FINISH.
- 10. CONCRETE SLAB & FOOTINGS HAVE BEEN DESIGNED TO SATISFY THE PERFORMANCE CRITERIA OF SECTION 3 OF AS2870 - RESIDENTIAL SLABS & FOOTINGS.
- 11. IN AREAS OF BRITTLE FLOOR COVERINGS e.g. SLATE OR TILES, IT WOULD BE RECOMMENDED THAT ONE OF THE FOLLOWING MEASURES BE UTILISED: -
 - INCREASE MESH SIZE TO SL92 OR DOUBLE MESH LAYER.
 - USE A RUBBERISED FLEXIBLE ADHESIVE BEDDING.
 - DELAY PLACING TILES FOR A MINIMUM OF 3 MONTHS.
- 12. THE OWNERS ATTENTION IS DRAWN TO CSIRO PAMPHLET "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCE". OWNER SHOULD COMPLY WITH THE RECOMMENDATIONS OF THIS PAMPHLET. THE SITE ABOUT THE BUILDING PERIMETER & ALL SERVICE TRENCHES ARE TO BE GRADED TO DRAIN AWAY FROM THE BUILDING PERIMETER.
- 13. PROVIDE REPLACEMENT EQUIVALENT SIZED LAP BARS FOR ANY REINFORCEMENT THAT IS CUT DUE TO INSTALLATION OF SERVICES ETC THROUGH SLAB BEAMS AND RIBS. REFER TO CONCRETE NOTES FOR LAP LENGTHS.
- 14. ALL STEEL REINFORCEMENT IS TO BE IN ACCORDANCE WITH AS/NZS4671.
- 15. WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
- 16. REINFORCEMENT SYMBOLS AND DESIGNATIONS
- DENOTES D500N HIGH STRENGTH DEFORMED N BARS - ALL SINGLE REINFORCEMENT BARS U.N.O.
- R DENOTES PLAIN ROUND BARS - R500L FOR ALL _ TIES / FITMENTS, R250N FOR ALL SLAB ON GROUND DOWELS U.N.O.
- DENOTES D500L COLD ROLLED RIBBED WIRE MESH SL - MESH / FABRIC AS NOTED.
- DENOTES D500L COLD ROLLED RIBBED WIRE TM _ TRENCH MESH.
- DENOTES D500L COLD ROLLED RIBBED WIRE HDWW -HDWW.

66B.
CONSTRUCTION OF A DETACHED
SECONDARY DWELLING AT 82
ROSEMONT STREET SOUTH
PUNCHBOWL, NSW 2196
PUNCHBOWL, NSW 2196

LIOR

JOB NO: 2161 DRA	WING TITLE: D1, SHEET 1 OF 3			
APPROVED	7			
BY:				
	B.E. M.E. MIEAust	14.12.24	ISSUED FOR CONSTRUCTION	
Drawn by: SMU	Checked by: SUS	D 4	Davisiana.	L
Date: 10/12/2024	SCALE 1:100(A3)	Date	Revision	R



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• IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM ALL SETOUT, RL'S, SETDOWNS & DIMENSIONS WITH THE CONTRACT ARCHITECTURAL PLANS PRIOR TO COMMENCING ON SITE.ANY DISCREPANCY SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUING WORKS. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING DRAWINGS.

ARCHITECTS DETAILS

NOTE: ALL STEPDOWN TO BE CONFIRMED WITH ARCHITECTS PLANS NOTE:

ALL FALLS IN SLAB/ FINISHED BY

