

PROPOSED TOWNHOUSE DEMOLITION & EXTENSION

ADDRESS: 29 GATEHOUSE DRIVE, KENSINGTON VIC 3031

WORKS DONE TO DATE TO BE REVIEWED FOR COMPLIANCE 09/09/2021		
LEVEL	WORKS DESCRIPTION	SHEET NO:
1	DEMOLITION OF THE TIMBE FRAMED FLAT ROOF OVER EX. BALCONY.	5 & 7 OF 18
1	RE-INSULATING & RE-PLASTERING OF ALL INTERNAL WALLS & CEILINGS AFFECTED	5 OF 18
1	ALL ROUGH-INS FOR PLUMBING & ELECTRICAL WORKS	5 OF 18
1	ALL AFFECTED FLOOR COVERING IS REMOVED & DISPOSED.	5 OF 18

WORKS DONE TO DATE TO BE REVIEWED FOR COMPLIANCE 09/09/2021		
LEVEL	WORKS DESCRIPTION	SHEET NO:
2	FRAMING & FLOORING FOR PROPOSED BALCONY.	15 & 16 OF 18
2	INSTALLATION OF DOUBLE SOLID BRICK WALL VERTICAL EXTENSION OF FIRE SEPARATION WALL FRL 60/60/60.	16 OF 18 DETAIL C
2	RE-INSULATING & RE-PLASTERING OF ALL INTERNAL WALLS & CEILINGS AFFECTED	6 OF 18
2	ALL ROUGH-INS FOR PLUMBING & ELECTRICAL WORKS.	6 OF 18
2	ALL AFFECTED FLOOR COVERING IS REMOVED & DISPOSED.	6 OF 18

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STAIRCASE DESIGN	PAGE 19
SITE COVERAGE - 29 GATEHOUSE DRIVE, KENSINGTON	
EXISTING	
ALLOTMENT AREA	249 sq.m.
TOTAL FLOOR AREA	205.3 sq.m.
PERVIOUS AREA	16.5 sq.m.
PROPSOED	



WARNING
ALL SERVICES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY AND EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS.

CLIENT:
THI Y NHI TRAN &
NGUYEN DUNG NGO

JOB NO: TT/NN/2021

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PROJECT:
EXTENSION

PROJECT ADDRESS:
29 GATEHOUSE DRIVE,
KENSINGTON VIC 3031

SHEET NO: 1/18

SCALE: AS SHOWN

DATE: 06/02/2021



REV.	REMARKS/COMMENTS	DATE	APRV.

GENERAL SPECIFICATIONS

GENERAL

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER OR ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- G2. ALL DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECT'S DRAWINGS OR FROM SITE. ENGINEER'S DRAWINGS MUST NOT BE SCALED.
- G3. DURING CONSTRUCTION THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
- G4. MATERIAL AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE RELEVANT SAA CODES, BCA/NCC REQUIREMENTS UNLESS OTHERWISE NOTED IN THE PROJECT SPECIFICATION.
- G5. THE APPROVAL OF A SUBSTITUTION BY THE ENGINEER IS NOT AN AUTHORIZATION FOR AN EXTRA. ANY EXTRA INVOLVED MUST BE TAKEN UP WITH THE ARCHITECT BEFORE WORK COMMENCES.
- G6. THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:-

AREA	LIVE LOAD
GARAGE	2.5 kPa
FLOOR	15 kPa
ROOF	1.0 kPa - TILE ROOF 0.5 kPa - METAL ROOF
BALCONY (IF APPLICABLE)	2.0 kPa

- G7. FOUNDATION MATERIAL TO BE APPROVED BEFORE POURING CONCRETE FOR A SAFE BEARING CAPACITY OF: 50kPa.....WAFFLE SLAB
100kPa.....STRIP FOOTING
- G8. ALL DETAILS SHOWN IN WBCSE DRAWING SETS ARE FOR STRUCTURAL PURPOSES ONLY. THE ARCHITECT AND BUILDER MUST ENSURE ALL CONSTRUCTION REQUIREMENTS SET BY THE BCA/NCC ARE MET. THIS OFFICE SHOULD BE CONTACTED IF ANY CLARIFICATION IS REQUIRED.

STRUCTURAL STEELWORK

- S1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1250 AND/OR AS4100.
- S2. WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554.
- S3. HIGH STRENGTH BOLTING SHALL BE IN ACCORDANCE WITH AS 1511.
- S4. TWO COPIES OF THE SHOP DETAIL DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEERS AND APPROVAL OF SAME OBTAINED BEFORE COMMENCING FABRICATION. APPROVAL WILL NOT COVER DIMENSIONS OR LAYOUT.
- S5. THE BUILDER SHALL PROVIDE AND LEAVE IN PLACE UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED SUCH TEMPORARY BRACING AS IS NECESSARY TO STABILIZE THE STRUCTURE DURING ERECTION.
- S6. CAMBER TO STRUCTURAL STEEL ROOF BEAMS, TRUSSES, PORTALS, ETC., TO BE 2mm FOR EVERY 1M OR SPAN UNLESS OTHERWISE NOTED.
- S7. ALL CLEAT AND DRILLING FOR FIXING OF TIMBER MEMBERS, ETC., TO BE PROVIDED BY FABRICATOR.
- S8. EXCEPT WHERE OTHERWISE SHOWN CONNECTIONS SHALL HAVE 6mm CONTINUOUS FILLET WELDS, 2-M16 8.8/S BOLTS IN 1.5mm CLEARANCE HOLES AND 10mm THICK CLEAT PLATE.
- S9. CONCRETE ENCASED STEELWORK SHALL BE WRAPPED WITH SLAB FABRIC, UNLESS OTHERWISE SHOWN.
- S10. STEELWORK SHALL BE THOROUGHLY WIRE BRUSHED AND GIVEN ONE SHOP COAT OF APPROVED PRIMER EXCEPT THAT NONE SHALL BE APPLIED AT CONTACT SURFACES WHERE H.S. BOLTS USED.
- S11. ALL STEEL BEAMS AND LINTELS ARE TO HAVE 100mm MIN. END BEARING UP TO 1.0m & 150mm MIN. END BEARING OVER 1.0m, UNLESS OTHERWISE NOTED.
- S12. STEEL FRAMING MUST BE PROTECTED FROM CORROSION WHERE REQUIRED IN ACCORDANCE WITH BCA 2016 3.4.2.2

CONCRETE

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600.
- C2. CONCRETE COVER TO ALL REINFORCEMENT (FINISHES NOT INCLUDED).

ELEMENT	FORMED AND SHELTERED	FORMED AND EXPOSED	NO FORM WORK
SLABS AND WALLS	20mm	30mm	65mm
BEAMS	25mm	40mm	65mm
COLUMNS	40mm	50mm	75mm
FOOTINGS		65mm	75mm

- C3. CONCRETE SIZES SHOWN DO NOT INCLUDE FINISH AND MUST NOT BE REDUCED OR HOLED IN ANY WAY WITHOUT THE ENGINEER APPROVAL.
- C4. DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.
- C5. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE PROPERLY FORMED AND LOCATED TO THE APPROVAL OF THE ENGINEER.
- C6. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- C7. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- C8. REINFORCEMENT SYMBOLS:-
L LOW DUCTILITY BARS TO AS 4671 : 2001
N NORMAL DUCTILITY BARS TO AS 4671 : 2001
E SEISMIC (EARTHQUAKE) DUCTILITY BAR TO AS 4671 : 2001
THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETRES
- C9. CAMBER TO BEAMS AND SLABS SHALL BE 2mm FOR EVERY 1M OF SPAN UNLESS OTHERWISE NOTED.
- C10. ALL CONCRETE SHALL BE GRADE 20MPa - 100mm SLUMP (U.N.O.)
- C11. ALL REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION SO AS NOT TO BE DISPLACED DURING CONCRETING ON APPROVED BAR CHAIRS AT 1.0m MAX CRS BOTH WAYS. WHERE REQUIRED PROVIDE SUPPORT BARS N16 AT 1.0M MAX CRS.
- C12. CONCRETE TO BE KEPT FREE OF SUPPORTING BRICKWORK BY TWO LAYERS OF A SUITABLE MEMBRANE (MALTHOID, ETC.), OR AS DIRECTED BY THE ENGINEER. VERTICAL FACES OF CONCRETE TO BE KEPT FREE BY 10mm THICKNESS OF BITUMINOUS CANITE.
- C13. WHERE WALLS ARE NON-LOAD BEARING AT EITHER HORIZONTAL OR VERTICAL FACES THEY SHALL BE SEPARATED FROM CONCRETE OR BRICKWORK BY 10mm THICK CANITE.
- C14. ALL REINFORCEMENT FOR ANY ONE POUR SHALL BE COMPLETELY PLACED AND TIED PRIOR TO INSPECTION BY THE ENGINEER OR ARCHITECT. NO CONCRETE SHALL BE POURED UNTIL REINFORCEMENT HAS BEEN INSPECTED AND APPROVED.
- C15. WHERE SLABS AND BEAMS ARE TO SUPPORT BRICKWORK OVER, FORMWORK AND PROPS MUST BE REMOVED BEFORE COMMENCEMENT OF BRICKWORK.
- C16. TRENCH MESH IN BEAMS TO BE LAID CONTINUOUSLY WITH EACH LAYER BEING LAPPED FOR ITS FULL WIDTH AT INTERSECTIONS AND FOR A MINIMUM OF 500mm AT SPLICES. THE TRENCH MESH SHALL BE OVERLAPPED BY THE WIDTH OF THE FABRIC AT T & L JUNCTIONS.
- C17. AS A GENERAL POLICY, WBCSE DO NOT RECOMMEND THE USE OF POLISHED CONCRETE. THE OWNER SHOULD BE MADE AWARE BY THE BUILDING DESIGNER AND BUILDER THAT CONCRETE IS A NATURAL MATERIAL AND THE POSSIBILITY OF SURFACE CRACK FORMATION MAY OCCUR AND CANNOT BE GUARANTEED EITHER IN THE SHORT OR LONG TERM, WE HIGHLY RECOMMEND CURING THE SLAB USING AN APPROVED CURING SPRAYED MEMBRANE.
- C18. WHEN NEW FOOTING IS ABUTTED TO THE ADJACENT STRUCTURES OF NEIGHBOURING BUILDING AT BOUNDARY, A MINIMUM OF 10mm THICK "ABLEFLEX" (OR APPROVED EQUIVALENT) MUST BE PLACED BETWEEN STRUCTURES (UNLESS OTHERWISE NOTED ON ENGINEERING DRAWINGS TYPICAL)

BRICKWORK

- B1. THE UNCONFINED COMPRESSIVE STRENGTH OF A BRICK UNIT TO BE MIN. OF 15MPa AND COMPRESSIVE STRENGTH OF MASONRY TO BE A MIN. OF 5.4 MPa
- B2. THE MORTAR MIX FOR BRICKWORK SHALL BE 1:1:6
- B3. FOR NON-LOAD BEARING WALLS SEE NOTE C13.
- B4. ARTICULATION (OR EXPANSION) JOINT SPACING MUST BE IN ACCORDANCE WITH AS4773.1 - 2015, AS4773.2 - 2015 & TECHNICAL NOTE 61 (AUG 2008) FOR ARTICULATED WALLING UNLESS NOTED OTHERWISE.
- B5. ALL WALL TIES MUST BE GALVANISED.

STRUCTURAL TIMBER

- T1. ALL TIMBER FRAMING IS TO BE IN ACCORDANCE WITH AS 1684-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.
- T2. ALL TIMBER STRESS GRADES NOMINATED SHALL BE IN ACCORDANCE WITH THE RELEVANT CODES AND MEANS THE STRUCTURAL QUALITY OF A TIMBER SECTION (REFER TO AS 1720).
- T3. TIMBER SHALL BE STORED AND HANDLED SO AS NOT TO BE DETRIMENTAL TO THEIR PERFORMANCE OR DAMAGE THEM. REFER APPENDIX H AS 1684-2:2010
- T4. ALL TIMBER SHALL BE DRY, IE: LESS THAN 15% MOISTURE CONTENT AT THE TIME OF CONSTRUCTION AND SHALL BE PROTECTED AND/OR TREATED AS NOTED.
- T5. ALL TIMBER BEAMS AND LINTELS ARE TO BEAR ON DOUBLE STUDS (ONE JAMB AND ONE BEARING STUD), UNLESS OTHERWISE NOTED.
- T6. BEAMS/STUDS HAVING MORE THAN 1 MEMBER TO BE NAIL LAMINATED TOGETHER IN ACCORDANCE WITH AS 1684-2010.
- T7. ALL EXPOSED TIMBER TREATMENT MUST BE IN ACCORDANCE WITH EXPOSURE CLASSIFICATION AS1684.2 TABLE B1, MINIMUM H3 TREATED OR DURABLE SPECIES TO BE ADOPTED TYPICAL U.N.O.

FRAMING

- F1. PROVIDE SOLID BLOCKING (45 WIDE x D-25 DEEP) SECURELY NAILED TO JOISTS/RAFTERS (D=DEPTH OF JOIST/RAFTER) AT 1800 MAX. CRS.
- F2. ALL EXTERNAL OR EXPOSED STEELWORK TO BE HOT DIP GALVANISED.
- F3. WATERPROOFING TO ARCHITECTS DETAILS.
- F4. ALL TIMBER FRAMING & BRACING NOT SHOWN TO COMPLY WITH AS1684 TIMBER FRAMING MANUAL.
- F5. ALL BRICKWORK LINTELS TO ARCHITECTS DETAILS. ALL BRICKWORK LINTELS TO COMPLY WITH F.3.3.3.5 OF B.C.A 2012 VOLUME 2.
- F6. ALL BEAMS/GIRDER & HIP TRUSSES TO BE SUPPORTED ON DOUBLE STUDS EACH END U.N.O.
- F7. ALL LINTELS TO BE SUPPORTED ON SINGLE STUD AND JAMB STUD U.N.O.
- F8. ALL TRUSSES & WALL FRAMES TO MANUFACTURER'S DESIGN & DETAILS.
- F9. TRUSS DIRECTION ASSUMED AS SHOWN (IF APPLICABLE). CONTACT THIS OFFICE IF DIFFERENT TRUSS LAYOUT IS USED SO LINTELS ETC CAN BE REDESIGNED (IF REQUIRED).
- F10. ALL TIMBER LINTELS TO BE DESIGNED BY THE TRUSS MANUFACTURER. TYPICAL U.N.O.
- F11. BUILDER TO SUPPLY MANUFACTURERS TRUSS LAYOUT TO THIS OFFICE FOR APPROVAL PRIOR TO CONSTRUCTION. TRUSS DESIGN MUST BE IN ACCORDANCE WITH AS1720 AND AS1684. TRUSS FABRICATOR/BUILDER IS RESPONSIBLE FOR PROVIDING ADEQUATE ROOF/WALL BRACING TO ENSURE STABILITY OF THE STRUCTURE IN ACCORDANCE TO AS1684.
- F12. ALL INTERNAL WALLS TO BE NON-LOAD BEARING (TYPICAL) UNLESS HATCHED OTHERWISE ON PLANS.

INSPECTIONS

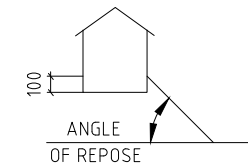
ALL STRUCTURAL WORK MUST BE INSPECTED AND APPROVED IN WRITING PRIOR TO ANY WORK PROCEEDING. 48 HOUR MIN. NOTICE IS REQUIRED FOR ALL INSPECTIONS.

SITE DRAINAGE

- D1. AT THE TIME OF THE PREPARATION OF THIS DOCUMENT, IF THE DRAINAGE DESIGN WAS NOT PREPARED OR CERTIFIED BY THIS OFFICE THEN THE DRAINAGE SYSTEM MAY NEED TO BE DOCUMENTED BY A SUITABLY QUALIFIED PERSON TO COMPLY WITH AS2870-2011. THE DRAINAGE DESIGNER SHOULD ENSURE THAT THE ELEMENTS OF THE DRAINAGE SYSTEM DESIGN ARE CONSIDERED WITH RESPECT TO THE PROPOSED FOOTING SYSTEM WE RECOMMEND THAT WBCSE OR AN EQUIVALENT CERTIFIED PRACTITIONER, REVIEW ALL THE DOCUMENTATION TO ENSURE COMPLIANCE.
- D2. SITES SHOULD BE DRAINED SO THAT WATER CANNOT POND AGAINST OR NEAR THE HOUSE. THE GROUND IMMEDIATELY ADJACENT TO THE HOUSE SHOULD BE GRADED TO FALL 50mm OVER THE FIRST METRE WHERE THIS IS IMPRACTICABLE (IE: ON SEVERAL SLOPING SITES) USE A.G. DRAINS ADJACENT TO FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

FOOTING: ANGLE OF REPOSE

- A1. FOOTING MUST NOT UNDERMINE EXISTING FOOTING OR BE UNDERMINED BY PROPOSED EXCAVATION.
- A2. ENSURE ADEQUATE ANGLE OF REPOSE AT ALL TIMES (REFER DETAILS BELOW).
- A3. NOTIFY THIS OFFICE IF FOOTING UNDERMINE OCCURS.
- A4. PIPE DEPTH & LOCATION MUST BE CONFIRMED PRIOR TO CONSTRUCTION.



ANGLE OF REPOSE
30° MAX IN SAND/SILT
45° MAX IN CLAY
60° MAX IN ROCK

OH & SAFETY

- O1. FOR ALL WORKS CONDUCTED ON THIS PROJECT, THE BUILDER SHALL HAVE ALL APPROPRIATE AND SUFFICIENT SAFETY MEASURES AND PROCEDURES IN PLACE.
- O2. DEEP TRENCHES MAY EXIST ON THIS SITE. BUILDER TO ENSURE NECESSARY SAFETY MEASURES ARE TAKEN TO PREVENT FALL AND TRIPPING HAZARDS ARE ELIMINATED.
- O3. FOR LARGE SPAN BEAMS (SAY 6000mm), BUILDER TO ENSURE SEAT PLATES/ANGLES TO STEEL COLUMNS FOR MAJOR BEAMS AND LINTELS ARE INSTALLED FOR SAFER CONNECTION, BOLTING AND SITE WELDING.
- O4. ADEQUATE PROPPING MAY BE REQUIRED FOR ANY RETAINING/LOAD BEARING WALLS ON BOUNDARIES. TEMPORARY SHORING MAY BE REQUIRED.
- O5. PROVISIONS SHALL BE MADE FOR APPROPRIATE DISTANCE FOR ROOF BATTENS/RAFTERS TO PROVIDE A SAFE WORKING PLATFORM DURING ROOF INSTALLATION AND WORKING AT HEIGHTS.
- O6. BUILDER MAY NEED TO BE AWARE OF APPROPRIATE MEASURES TO DEAL WITH HAZARDOUS MATERIALS SUCH AS ASBESTOS THAT MAY BE FOUND IN SERVICE PITS.
- O7. IF A CRANE IS REQUIRED, THE BUILDER IS TO PROVIDE ADEQUATE SAFETY MEASURES FOR CRANE USAGE AROUND POWER LINES.
- O8. IF ANY DIGGING IS REQUIRED OUTSIDE OF SITE BOUNDARIES, INFORMATION REGARDING EXISTING COUNCIL ASSETS NEED TO BE SOUGHT FROM "DIAL BEFORE YOU DIG".
- O9. THE SAFETY CONCERNS AND HAZARDS IDENTIFIED ABOVE REPRESENT COMMONLY OCCURRING RISKS. THE LIST DOES NOT COVER THE FULL RANGE OF RISK AVOIDANCE MEASURES REQUIRED.

DOWNPIPE & GUTTER NOTES:

THEY ARE TO BE IN ACCORDANCE WITH NCC PART 3.5.2, AS 3500.3 AND AS 3500.5. A DOWNPIPE MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH AND BE LOCATED WITHIN 1.2m FROM A VALLEY. WHERE DOWNPIPES ARE LOCATED GREATER THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER. EAVE GUTTERS ARE TO BE PROVIDED WITH OVERFLOW PROVISIONS ALONG THE LENGTH OF THE GUTTERING IN ACCORDANCE WITH AS 3500.3

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PROJECT:
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29 GATEHOUSE DRIVE,
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SHEET NO: 2/18


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DATE: 06/02/2021




LEGEND


PROPOSED ALTERATIONS TO
LOT No: 03
STREET No: 31

 EXISTING 3 STOREY TOWNHOUSES
& GARAGES

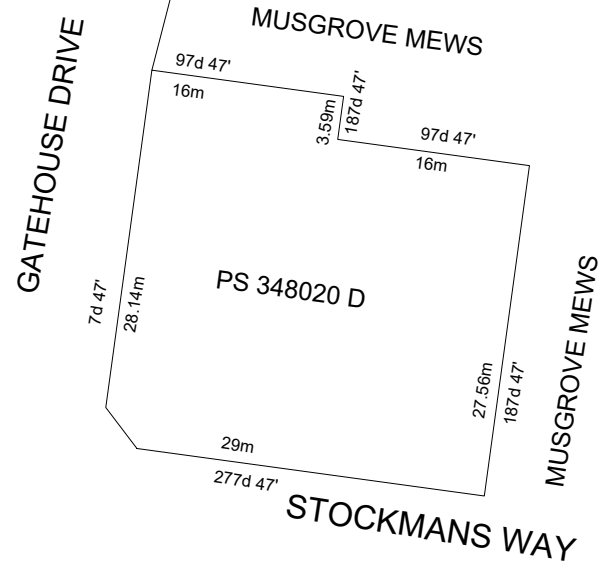
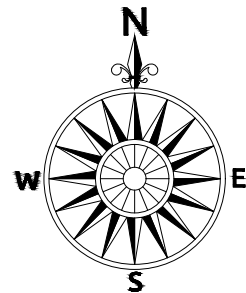
LOT No: 03
STREET No: 31
ALTERATION TO LEVEL 1
EXISTING BALCONY & PROPOSED
LEVEL 2 BALCONY

 ALTERATION TO LEVEL 1
EXISTING BALCONY & PROPOSED
LEVEL 2 BALCONY

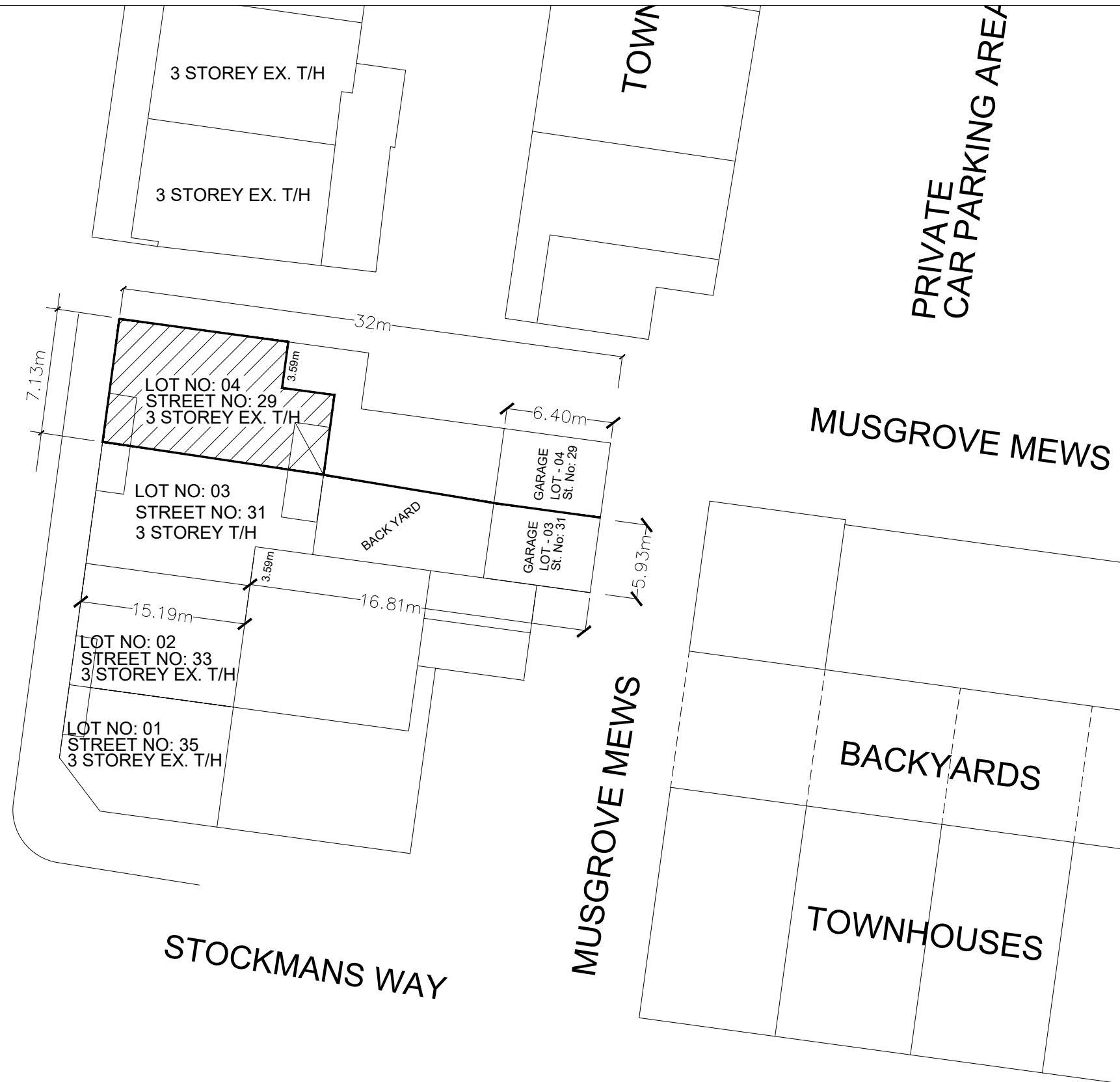
LOT Nos: 01, 02 & 04
STREET Nos: 35, 33 & 29
EX. ADJOINING 3 STOREY TOWNHOUSES



PRINCESS HIGHWAY
KENSINGTON



LOCATION MAP - 1 : 1000



SITE PLAN - 1 : 500

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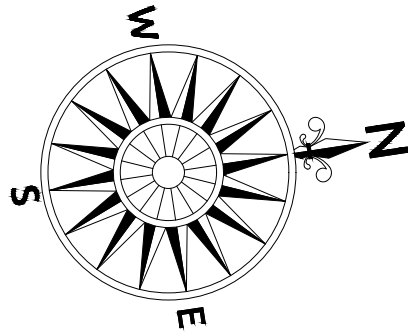
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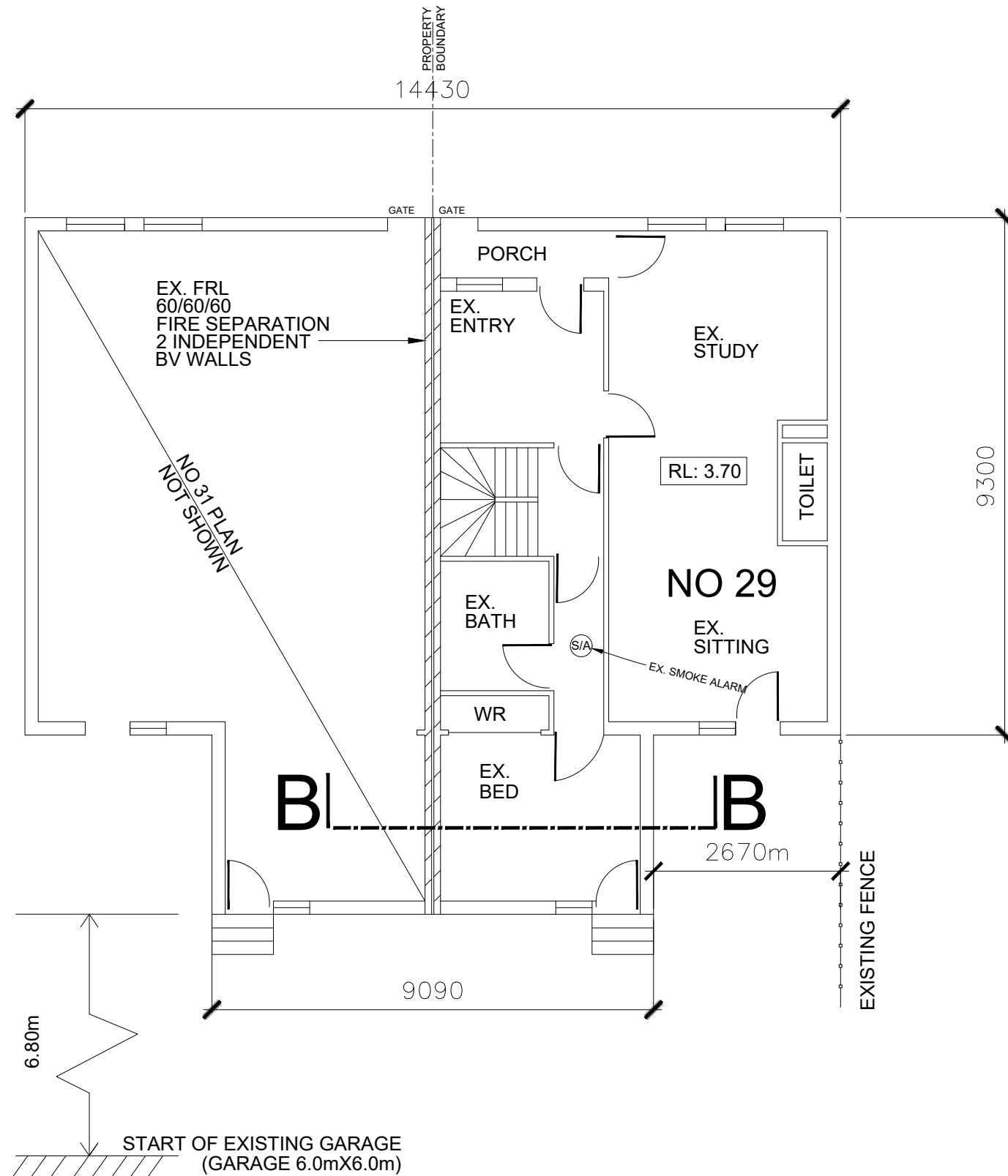
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NOTATIONS USED

- EX. - EXISTING
- EXT. EXTERNAL
- NO. - NUMBER
- WR - WARDROBE
- SA - SMOKE ALARM
- GL - GROUND LEVEL
- D/B/WALL - DOUBLE BRICK WALL
- BV - BRICK VENEER
- LDRY - LAUNDRY
- W/WIN - WINDOW
- D - DOOR
- RL - REDUCED LEVEL
- DP - DOWN PIPE
- LPD - LEGAL POINT OF DISCHARGE
- F17 - TIMBER STRESS GRADE
- NCC - NATIONAL CONSTRUCTION CODE
- C/C - CENTRE TO CENTRE
- sq.m. - SQUARE METER
- m - METERS
- mm - MILLIMETERS



GROUND LEVEL - EXISTING PLAN - 1 : 100

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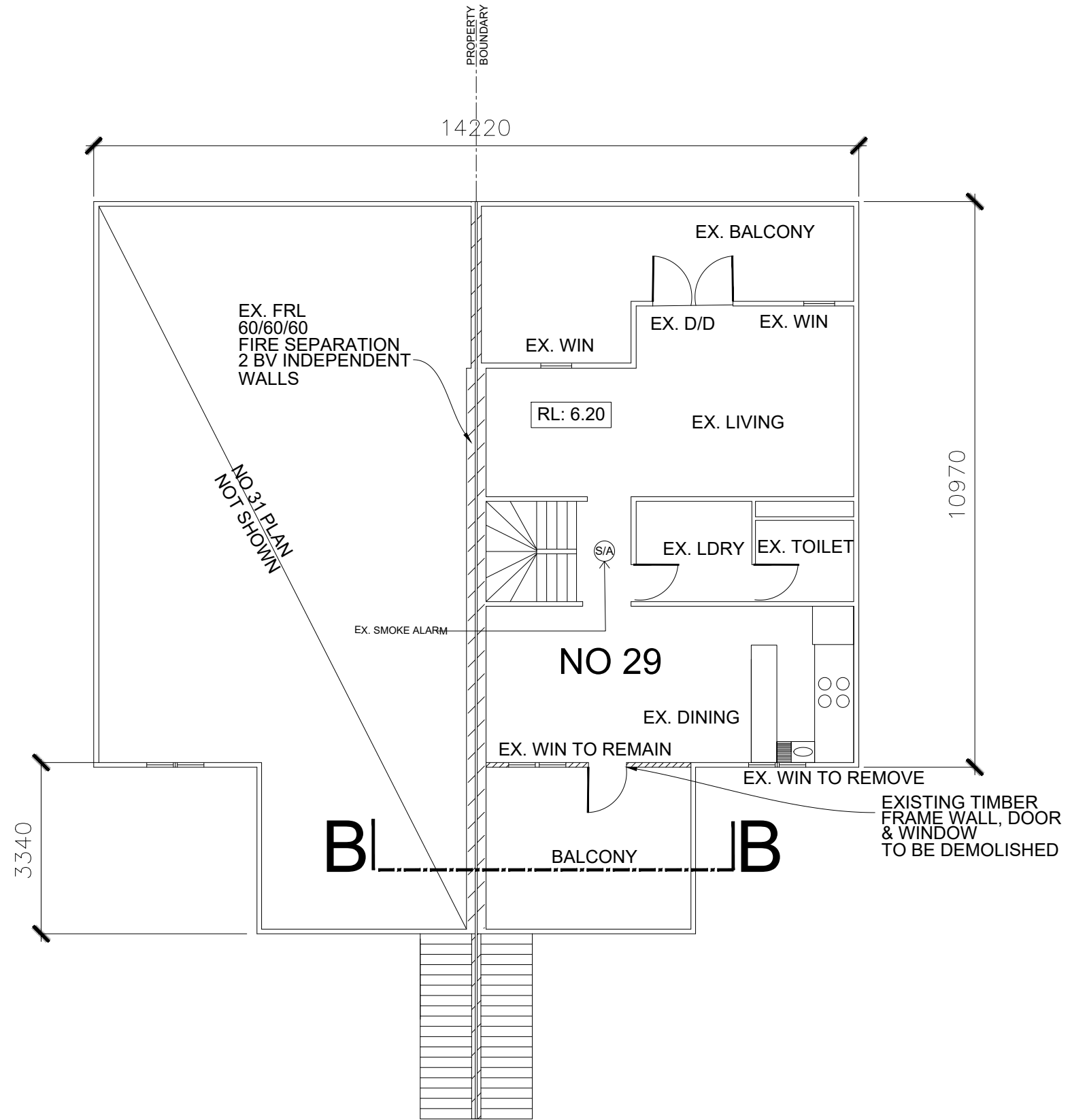
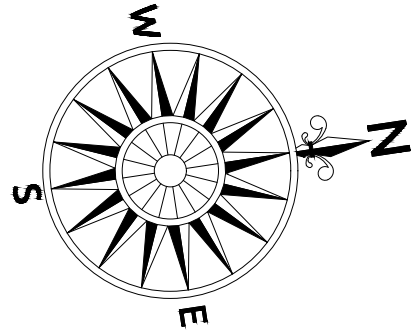
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LEVEL 1 - EXISTING & DEMOLITION PLAN - 1 : 100

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PROJECT:
EXTENSION

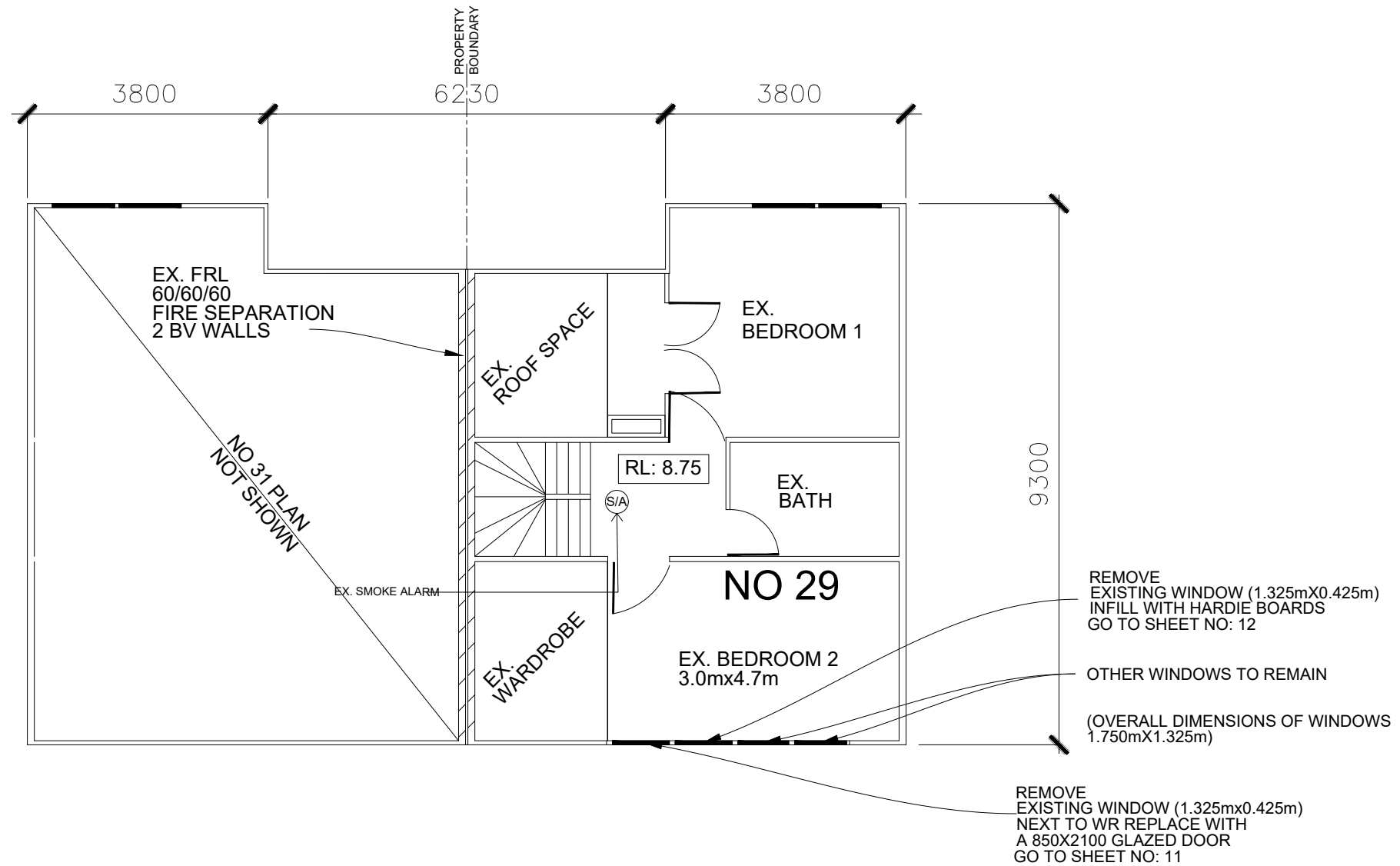
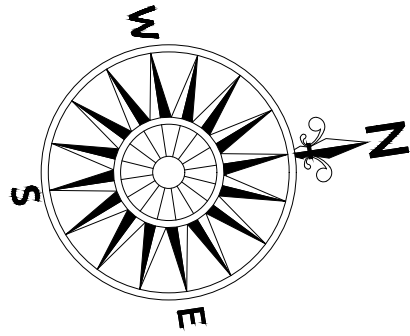
PROJECT ADDRESS:
29 GATEHOUSE DRIVE,
KENSINGTON VIC 3031

SHEET NO: 5/18

SCALE: AS SHOWN

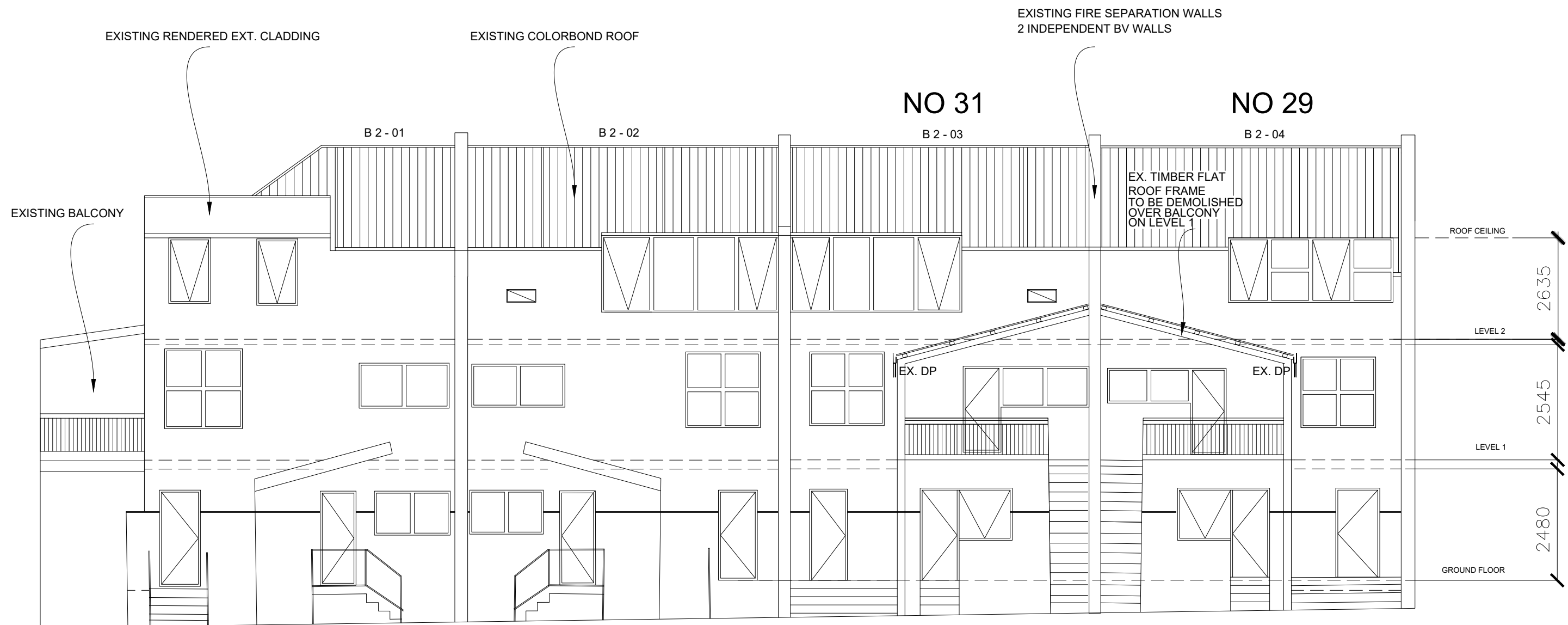
DATE: 06/02/2021






LEVEL 2 - EXISTING & DEMOLITION PLAN - 1 :100

<p>CLIENT: THI Y NHI TRAN & NGUYEN DUNG NGO</p> <p>JOB NO: TT/NN/2021</p>	<p>WB CIVIL STRUCTURAL ENGINEERS ABN: 84119322436</p> <p>OFFICE: NO: 6, TENDULKAR DRIVE, ROCKBANK 3335 Mobile: 0401023328 / Ph: 03 9746 0089 Email: priyan@wbcse.com.au</p>	<p>CIVIL/STRUCTURAL ENGINEER BUSINESS LICENCING AUTHORITY</p> <p>PRIYAN WIJEYERATNE PE 2448, F.I.E.(AUST)., C.P.ENG. M.Eng.(Str.), M.Tech.(Mgt.), B.Sc.(Civil)</p>	<p>PROJECT: EXTENSION</p> <p>PROJECT ADDRESS: 29 GATEHOUSE DRIVE, KENSINGTON VIC 3031</p>	<p>SHEET NO: 6/18</p> <p>SCALE: AS SHOWN</p> <p>DATE: 06/02/2021</p>	
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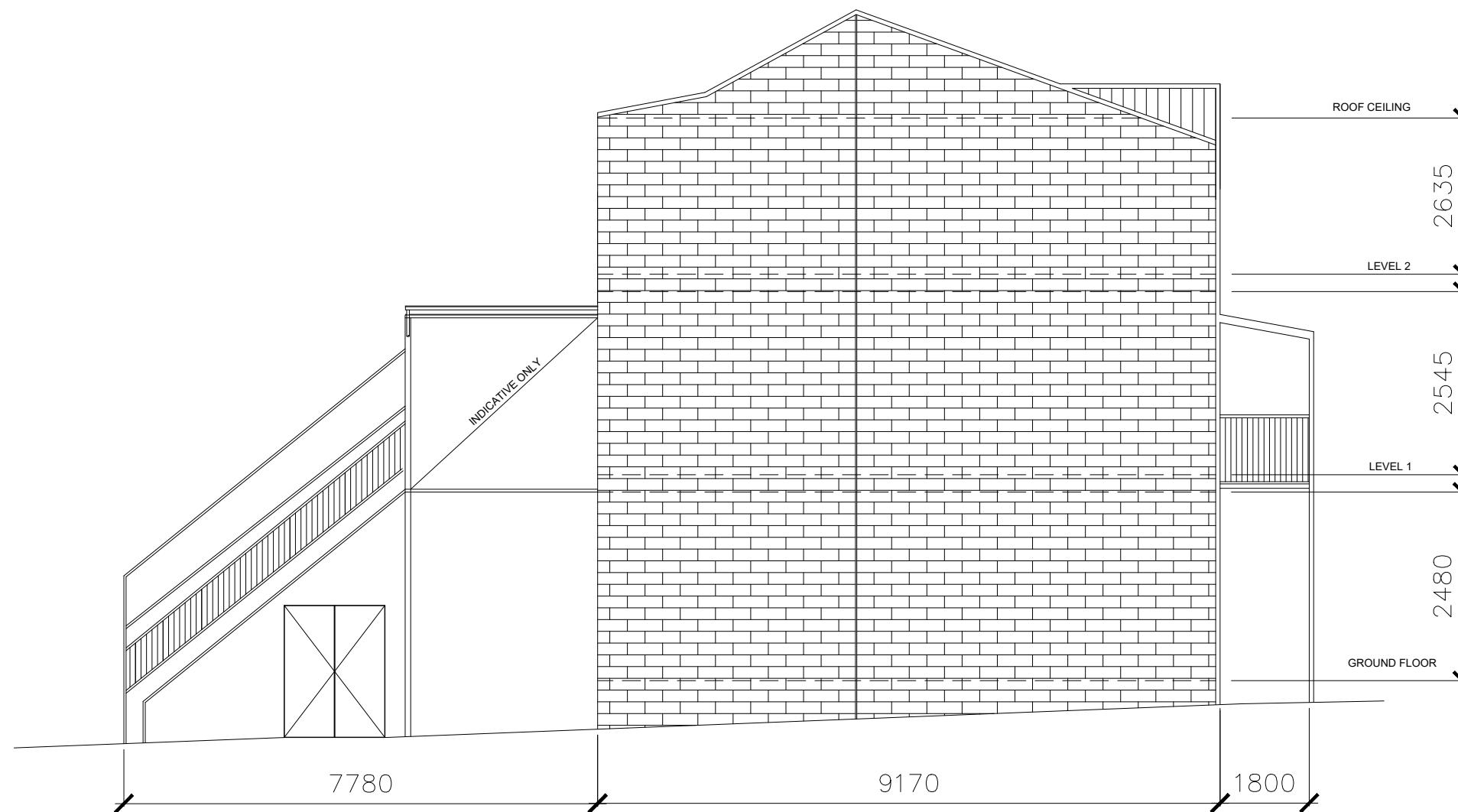
EXISTING EAST ELEVATION - 1 : 100

<p>CLIENT: THI Y NHI TRAN & NGUYEN DUNG NGO</p> <p>JOB NO: TT/NN/2021</p>	<p>WB CIVIL STRUCTURAL ENGINEERS ABN: 84119322436</p> <p>OFFICE: NO: 6, TENDULKAR DRIVE, ROCKBANK 3335 Mobile: 0401023328 / Ph: 03 9746 0089 Email: priyan@wbce.com.au</p>	<p>CIVIL/STRUCTURAL ENGINEER BUSINESS LICENCING AUTHORITY</p> <p>PRIYAN WIJEYERATNE PE 2448, F.I.E.(AUST), C.P.ENG. M.Eng.(Str.), M.Tech.(Mgt.), B.Sc.(Civil)</p>	<p>PROJECT: EXTENSION</p> <p>PROJECT ADDRESS: 29 GATEHOUSE DRIVE, KENSINGTON VIC 3031</p>	<p>SHEET NO: 7/18</p> <p>SCALE: AS SHOWN</p> <p>DATE: 06/02/2021</p>	
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EXISTING WEST ELEVATION - 1:100

<p>CLIENT: THI Y NHI TRAN & NGUYEN DUNG NGO</p> <p>JOB NO: TT/NN/2021</p>	<p>WB CIVIL STRUCTURAL ENGINEERS ABN: 84119322436</p> <p>OFFICE: NO: 6, TENDULKAR DRIVE, ROCKBANK 3335 Mobile: 0401023328 / Ph: 03 9746 0089 Email: priyan@wbcse.com.au</p>	<p>CIVIL/STRUCTURAL ENGINEER BUSINESS LICENCING AUTHORITY</p> <p>PRIYAN WIJEYERATNE PE 2448, F.I.E.(AUST), C.P.ENG. M.Eng.(Str.), M.Tech.(Mgt.), B.Sc.(Civil)</p>	<p>PROJECT: EXTENSION</p> <p>PROJECT ADDRESS: 29 GATEHOUSE DRIVE, KENSINGTON VIC 3031</p>	<p>SHEET NO: 8/18</p> <p>SCALE: AS SHOWN</p> <p>DATE: 06/02/2021</p>	
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EXISTING NORTH ELEVATION - 1:100

CLIENT:
THI Y NHI TRAN &
NGUYEN DUNG NGO

JOB NO: TT/NN/2021

WB CIVIL STRUCTURAL
ENGINEERS

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PROJECT:
EXTENSION

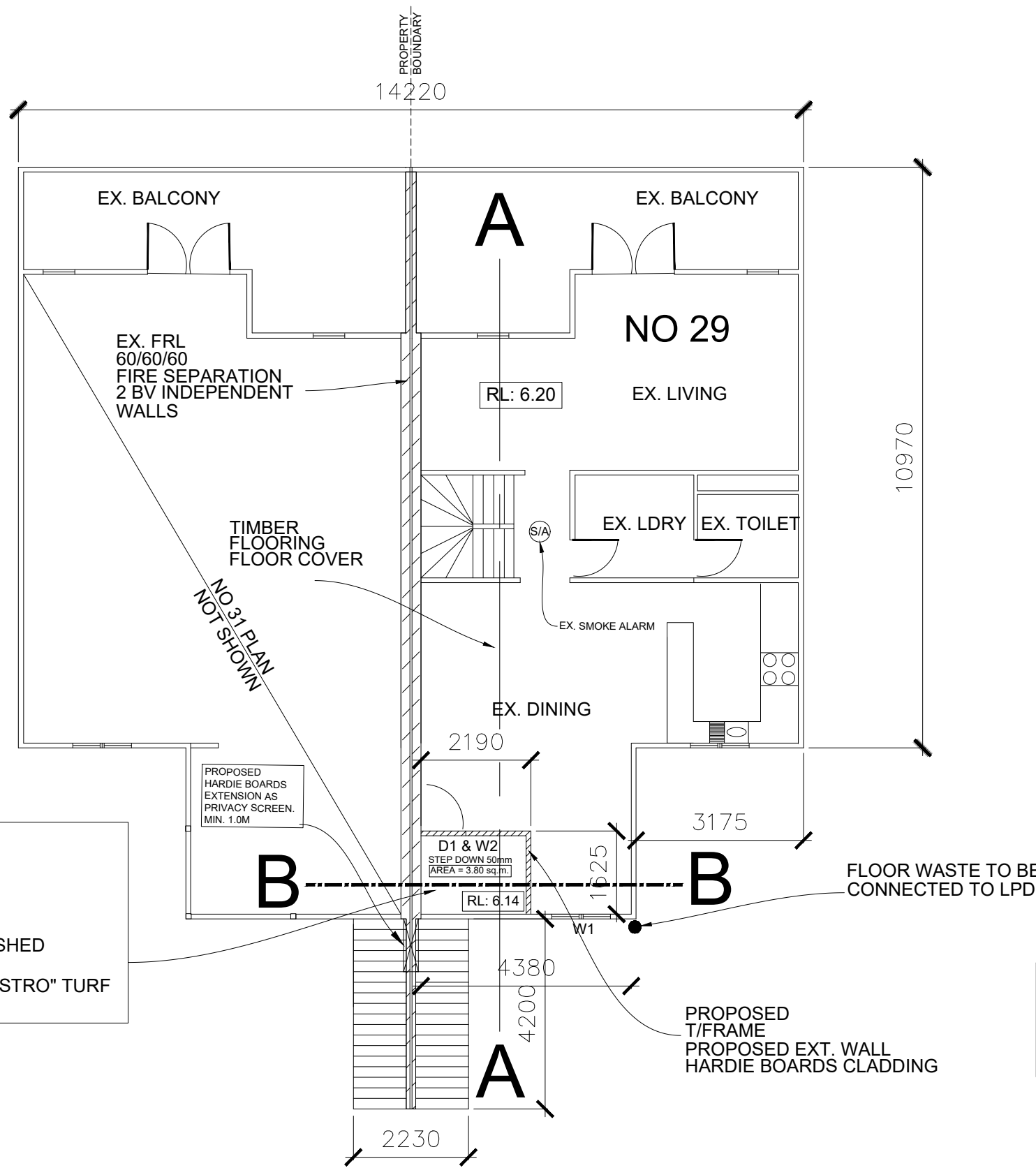
PROJECT ADDRESS:
29 GATEHOUSE DRIVE,
KENSINGTON VIC 3031

SHEET NO: 9/18

SCALE: AS SHOWN

DATE: 06/02/2021






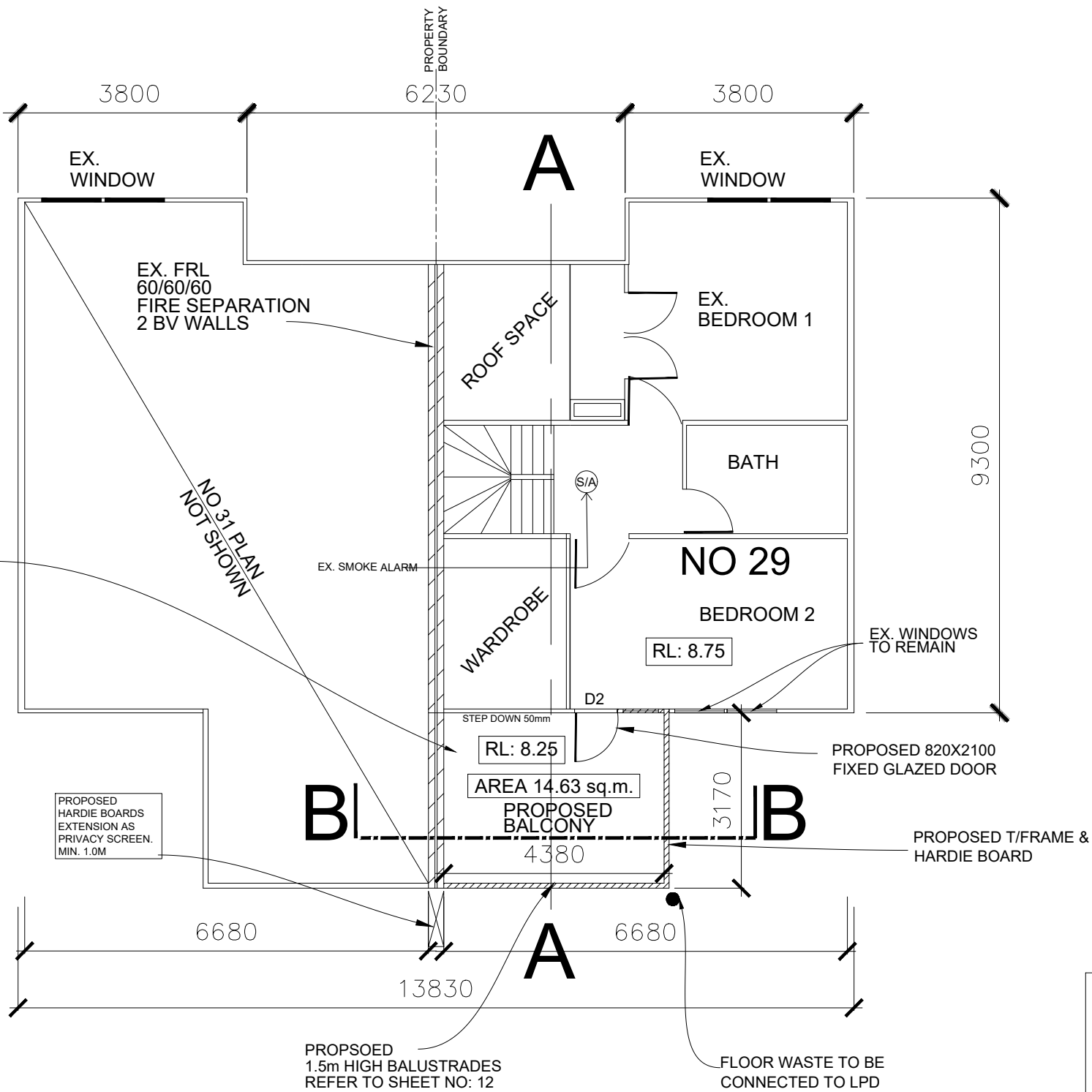
BALCONY FLOOR TO BE COVERED WITH JAMES HARDIE "SECURA" EXTERIOR FLOOR PANELS 22mm Th. INSTALLED TO MANUFACTURER SPECIFICATIONS. WATER PROOFED WITH AN APPROVED WP AGENT TO MANUFACTURER SPECIFICATIONS. PERIMETER TO BE METAL FLASHED AND WET SEALED ALL ROUND WITH SILICONE. "SECURA" FLOORING TO BE OVERLAIED WITH "ASTRO" TURF AND FIX FIRMLY TO PREVENT ANY SLIPPING.

BALCONY WATERPROOFING USE **ARDEX WPM 002** AS PER MANUFACTURER SPECIFICATIONS

PROPOSED WORKS PLAN LEVEL 1 - 1:100

CLIENT: THI Y NHI TRAN & NGUYEN DUNG NGO <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> JOB NO: TT/NN/2021 </div>	WB CIVIL STRUCTURAL ENGINEERS ABN: 84119322436 OFFICE: NO: 6, TENDULKAR DRIVE, ROCKBANK 3335 Mobile: 0401023328 / Ph: 03 9746 0089 Email: priyan@wbcse.com.au	CIVIL/STRUCTURAL ENGINEER BUSINESS LICENCING AUTHORITY PRIYAN WIJEYERATNE PE 2448, F.I.E.(AUST), C.P.ENG. M.Eng.(Str.), M.Tech.(Mgt.), B.Sc.(Civil)	PROJECT: EXTENSION PROJECT ADDRESS: 29 GATEHOUSE DRIVE, KENSINGTON VIC 3031	SHEET NO: 10/18 <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> SCALE: AS SHOWN </div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> DATE: 06/02/2021 </div>	
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BALCONY FLOOR TO BE COVERED WITH JAMES HARDIE "SECURA" EXTERIOR FLOOR PANELS 22mm Th. INSTALLED TO MANUFACTURER SPECIFICATIONS. WATER PROOFED WITH AN APPROVED WP AGENT TO MANUFACTURER SPECIFICATIONS. PERIMETER TO BE METAL FLASHED AND WET SEALED ALL ROUND WITH SILICONE. "SECURA" FLOORING TO BE OVERLAIED WITH "ASTRO" TURF AND FIX FIRMLY TO PREVENT ANY SLIPPING.



BALCONY WATERPROOFING USE **ARDEX WPM 002** AS PER MANUFACTURER SPECIFICATIONS

PROPOSED WORKS PLAN LEVEL 2 - 1:100

CLIENT:
THI Y NHI TRAN &
NGUYEN DUNG NGO

JOB NO: TT/NN/2021

WB CIVIL STRUCTURAL ENGINEERS
ABN: 84119322436

OFFICE:
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PROJECT:
EXTENSION

PROJECT ADDRESS:
29 GATEHOUSE DRIVE,
KENSINGTON VIC 3031

SHEET NO: **11/18**

SCALE: AS SHOWN

DATE: 06/02/2021

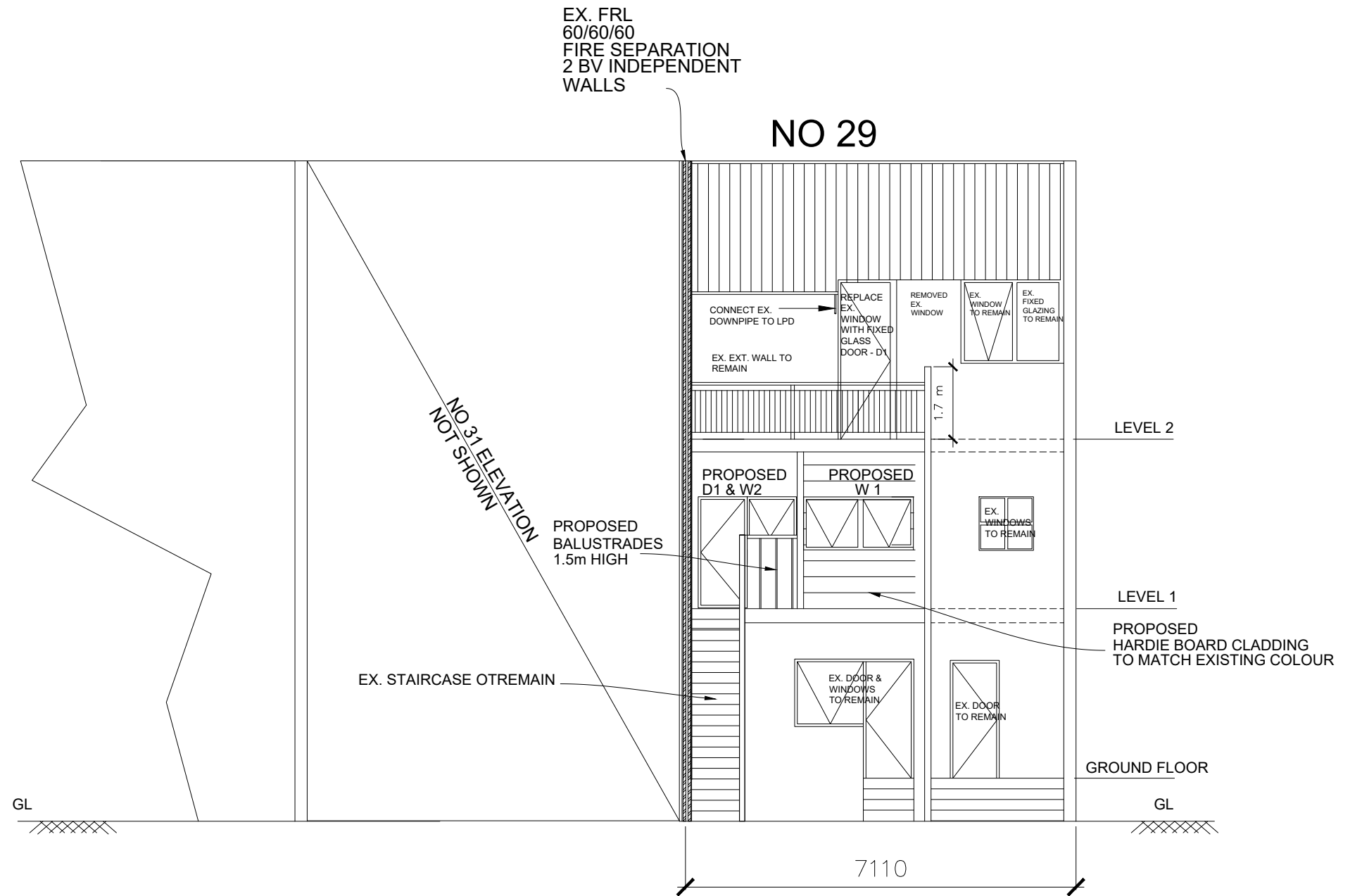
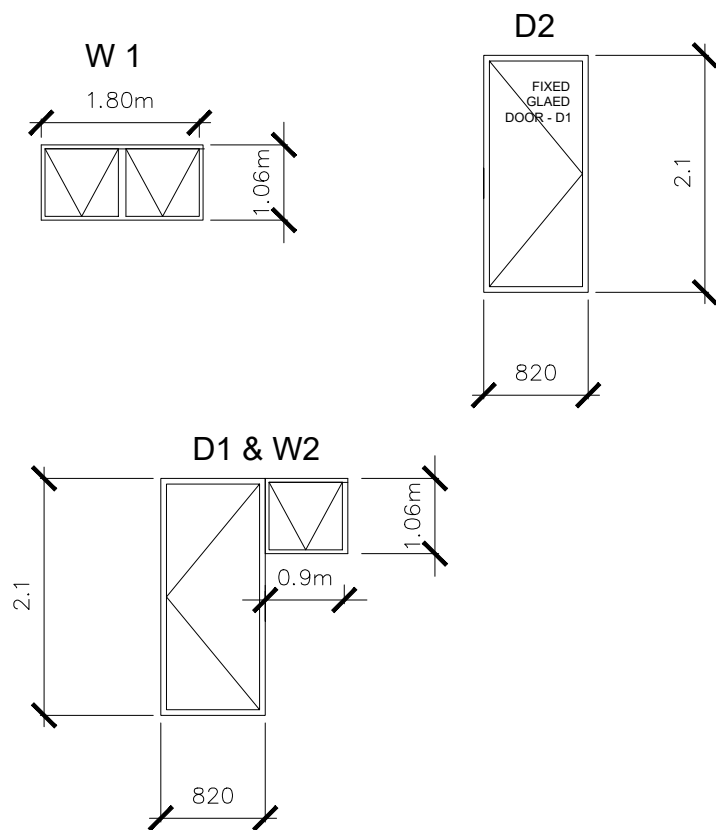


NOTE:

1. USE F17 KDHW STRUCTURAL TIMBER FOR PROPOSED WORKS.
2. FIRE SEPARATION WITH BORAL WET AREA FIRESTOP. GO TO SHT. NO 16.
3. ALL NEW CLADDING TO MATCH EXISTING EXTERNAL. COLORS AND USE HARDIE BOARDS .
4. FOLLOW MANUFACTURERS SPECIFICATION.
5. NEW COLORBOND METAL BALCONY BALUSTRADES TO COMPLY WITH NCC 2019 & RELEVANT AUSTRALIAN STANDARDS
6. ALL PROPOSED WORKS TO COMPLY WITH NCC 2019.

PROPOSED DOOR & WINDOW SCHEDULE

MATERIAL - TIMBER
COLOUR - BLUE MATCHING EXISTING EXT. W&D FRAMES



EAST ELEVATION - SHOWING PROPOSED WORKS - 1:100

CLIENT:
THI Y NHI TRAN &
NGUYEN DUNG NGO

JOB NO: TT/NN/2021

WB CIVIL STRUCTURAL ENGINEERS

ABN: 84119322436

OFFICE:
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PROJECT:
EXTENSION

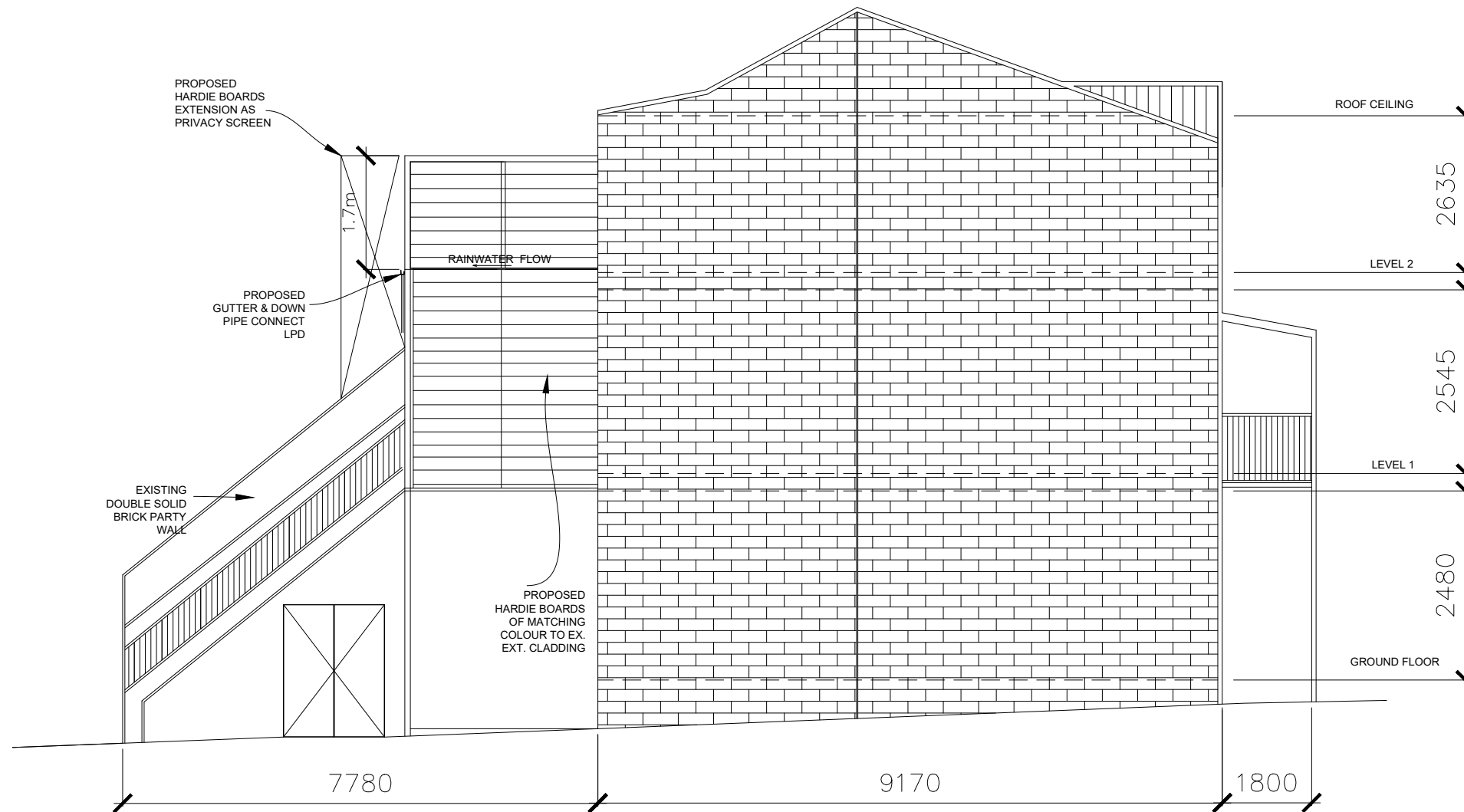
PROJECT ADDRESS:
29 GATEHOUSE DRIVE,
KENSINGTON VIC 3031

SHEET NO: 12/18

SCALE: AS SHOWN

DATE: 06/02/2021





PROPOSED NORTH ELEVATION - 1:100

CLIENT:
THI Y NHI TRAN &
NGUYEN DUNG NGO

JOB NO: TT/NN/2021

WB CIVIL STRUCTURAL
ENGINEERS

ABN: 84119322436

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PROJECT:
EXTENSION

PROJECT ADDRESS:
29 GATEHOUSE DRIVE,
KENSINGTON VIC 3031

SHEET NO: 13/18

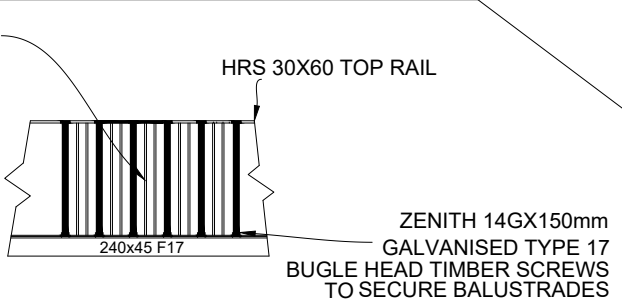
SCALE: AS SHOWN

DATE: 06/02/2021



COLORBOND STEEL BALUSTRATE
MATCH EXT. CLADDING CREAM COLOUR
ON TOP RAIL & 75mm MAIN VERTICALS
EXISTING EXT. WINDOW FRAME BLUE COLOUR
ON INTERMEDIATE VERTICALS
MAXIMUM SPACE BETWEEN VERTICALS TO BE 125mm

BUILDER MAY USE A COMPLIANT PROPRIETARY
BALUSTRADES SYSTEM AVAILABLE AT BUNNINGS.
IN THIS CASE INSTALL AS PER SUPPLIER SPECS.



DETAIL 'B' NTS

EQUIVALENT STRESS
GRADE TIMBERS MAY BE
USED.

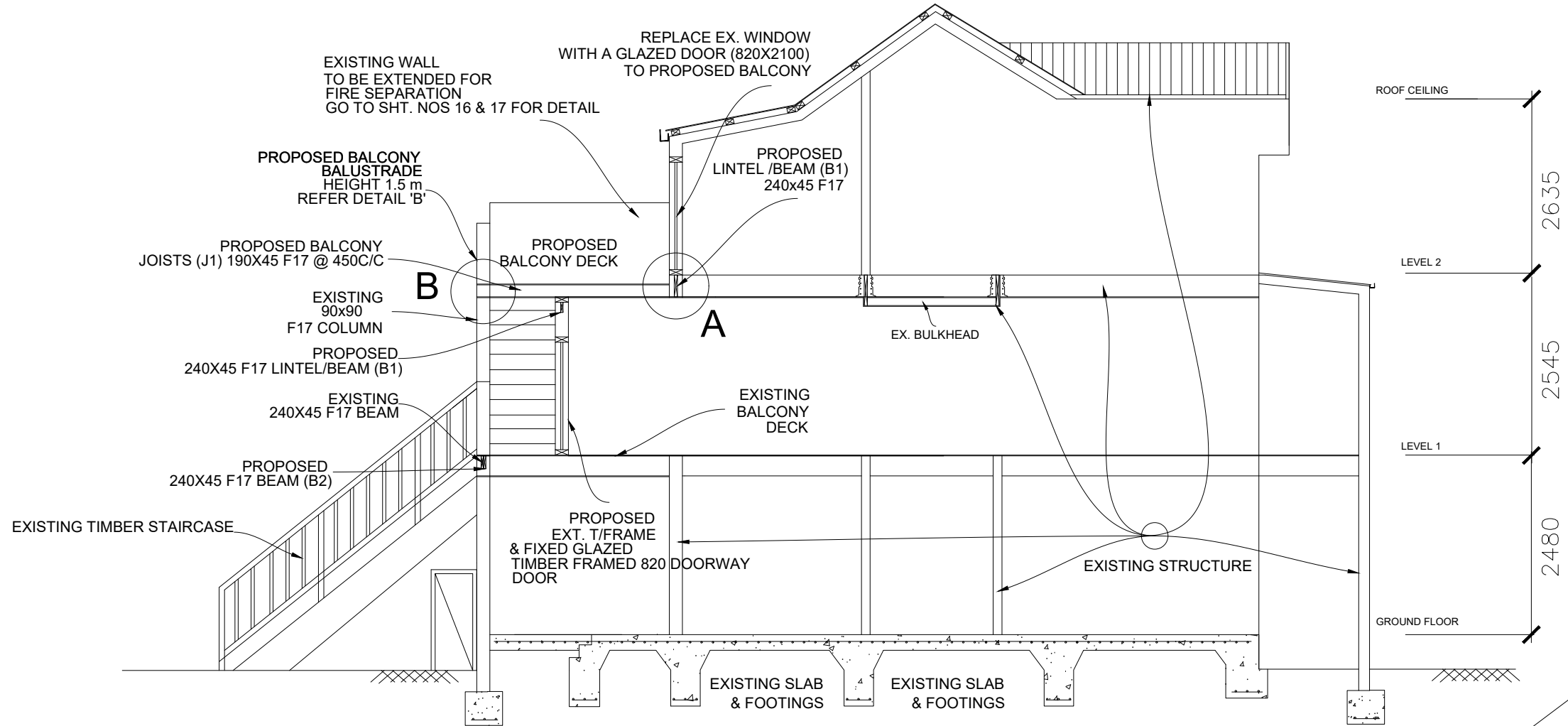
FRAMING SPECIFICATIONS

STUDS
90X45P @ 450 C/C
DOUBLE STUDS @ OPENINGS

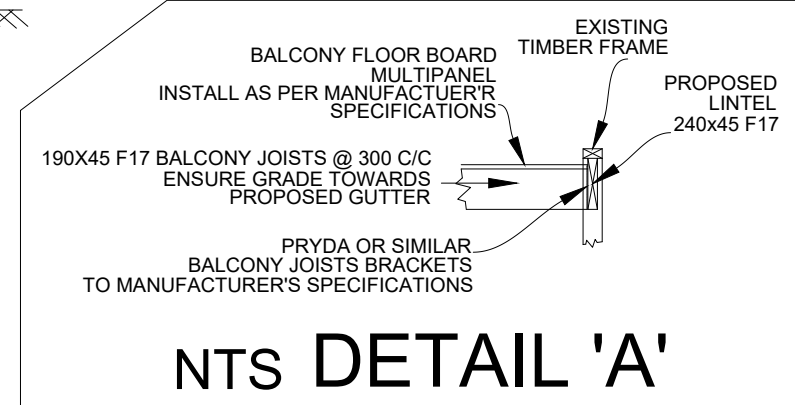
WALL PLATES
TOP & BOTTOM
1 - 45X90 NOT TRENCHED

BRACING & FIXING
FOLLOW AS1684.2 STANDARD
DETAIL

BALCONY FLOOR - W/P
USE MULTIPANEL WATER
PROOFED FLOORING SYSTEM.
INSTALLATION AS PER
MANUFACTURER
SPECIFICATIONS



**PROPOSED WORKS
SECTION A - A - 1:100**



NTS DETAIL 'A'

CLIENT:
**THI Y NHI TRAN &
NGUYEN DUNG NGO**

JOB NO: TT/NN/2021

**WB CIVIL STRUCTURAL
ENGINEERS**
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PROJECT:
EXTENSION

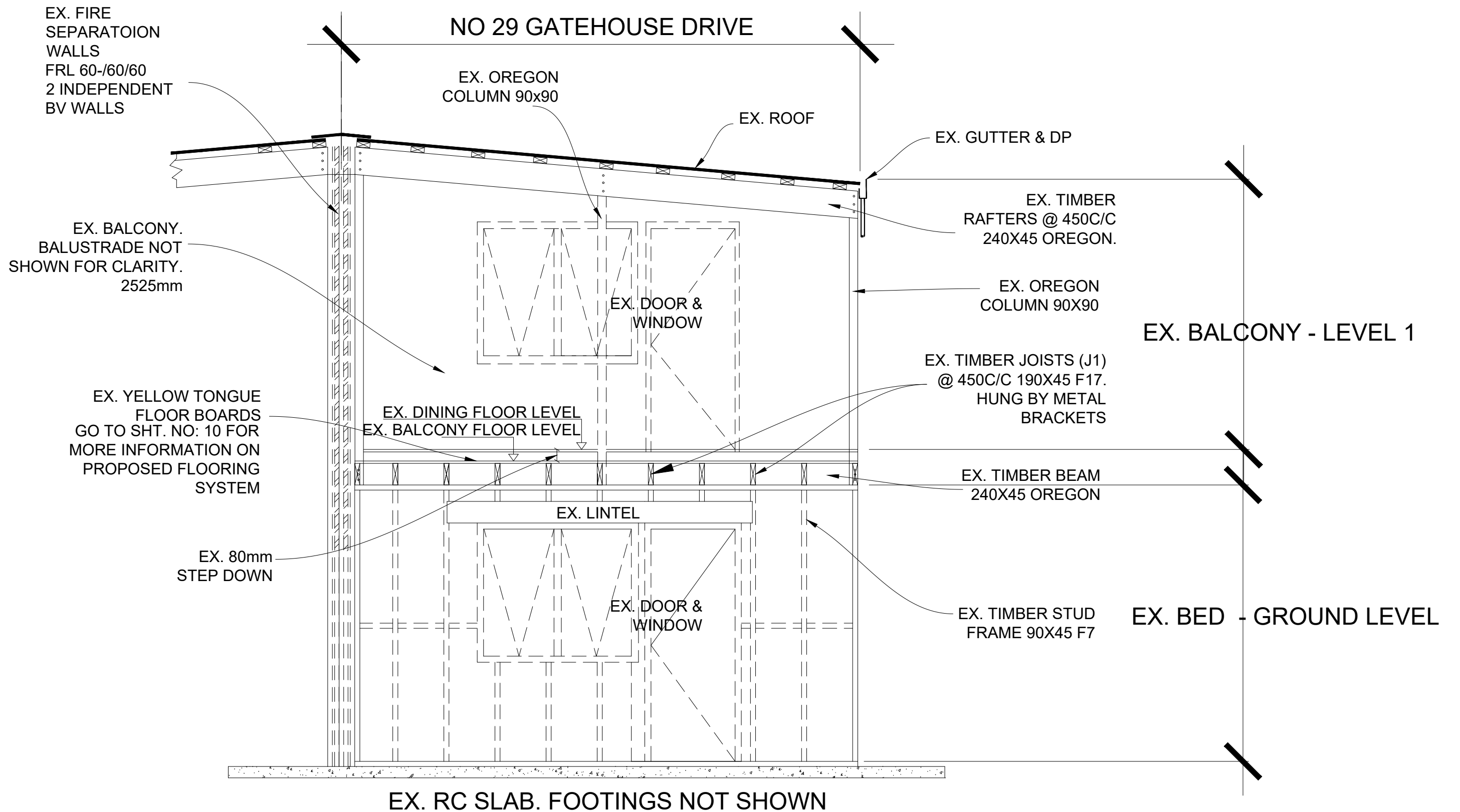
PROJECT ADDRESS:
**29 GATEHOUSE DRIVE,
KENSINGTON VIC 3031**

SHEET NO: 14/18


SCALE: AS SHOWN

DATE: 06/02/2021





**EX. STRUCTURAL FRAME
SECTION B-B - 1:20**

<p>CLIENT: THI Y NHI TRAN & NGUYEN DUNG NGO</p> <p>JOB NO: TT/NN/2021</p>	<p>WB CIVIL STRUCTURAL ENGINEERS ABN: 84119322436</p> <p>OFFICE: NO: 6, TENDULKAR DRIVE, ROCKBANK 3335 Mobile: 0401023328 / Ph: 03 9746 0089 Email: priyan@wbce.com.au</p>	<p>CIVIL/STRUCTURAL ENGINEER BUSINESS LICENCING AUTHORITY</p> <p>PRIYAN WIJEYERATNE PE 2448, F.I.E.(AUST)., C.P.ENG. M.Eng.(Str.), M.Tech.(Mgt.), B.Sc.(Civil)</p>	<p>PROJECT: EXTENSION</p> <p>PROJECT ADDRESS: 29 GATEHOUSE DRIVE, KENSINGTON VIC 3031</p>	<p>SHEET NO: 15/18</p> <p>SCALE: AS SHOWN</p> <p>DATE: 06/02/2021</p>	
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EQUIVALENT STRESS GRADE TIMBERS MAY BE USED.

METAL CAPS TO PREVENT RAIN WATER/MOISTURE PENETRATION FOR FULL LENGTH.

PROPERTY BOUNDARY

1.7m

VERTICAL EXTENSION OF FIRE SEPARATION DOUBLE SOLID CLAY BRICKS PARTY WALL

PROPOSED BALCONY NO: 29 LEVEL 2

EX. FIRE SEPARATION DOUBLE SOLID CLAY BRICKS PARTY WALL

PROPOSED F17 190X45 BALCONY JOISTS (J1) OR EQUIVALENT

BALCONY FLOOR TO BE COVERED WITH JAMES HARDIE "SECURA" EXTERIOR FLOOR PANELS 22mm THICK INSTALLED TO MANUFACTURER SPECIFICATIONS. INTERNAL PERIMETER TO BE METAL FLASHED AND WET SEALED WITH SILICONE. "SECURA" FLOORING TO BE OVERLAID WITH "ASTRO" TURF AND GLUED FIXED FIRMLY TO PREVENT ANY SLIPPAGE.

DETAIL C

PROPOSED FIRE SEPARATOR FRL 60/60/60 MIN. HT. 1.7m USE BORAL WET AREA FIRESTOP FIRE WALL SYSTEM

1.0m
1.7m

EX. FIRE SEPARATOR WALL FRL 60-/60/60 BV WALL

REMOVE EX. 2.5m / 90x90 OREGON COLUMN AND REPLACE WITH A 4.2m / 90x90 OREGON COLUMN

EX. PLYWOOD FLOOR BOARDS GO TO SHT. NO: 10 FOR MORE INFORMATION ON PROPOSED FLOORING SYSTEM

EX. 80mm STEP DOWN

CONNECT EX. DOWNPIPE TO LPD

PROPOSED FLOORING GO TO SHT. NO: 11 FOR MORE INFORMATION

PROPOSED D1 - WITH FIXED GLAZING

EX. WINDOWS TO REMAIN

PROPOSED HARDIE BOARDS 1.7m HIGH

PROPOSED BEAM (B1) F17 240X45

PROPOSED F17 190X45 JOISTS (J1)

DP TO LPD

REMOVE ALL EX. ROOF RAFTERS, BATTENS & SHEETING & DISPOSE

REMOVE EX. 2.5m / 90x90 OREGON COLUMN AND REPLACE WITH A 4.2m / 90x90 OREGON COLUMN

EX. TIMBER JOISTS @ 450C/C 190X45 OREGON. HUNG BY METAL BRACKETS

EX. TIMBER BEAM 240X45 OREGON ADD 1X240X45 F17

PROPOSED DOOR & WINDOW D1 & W2

PROPOSED WINDOWS W1

EX. DINING FLOOR LEVEL
EX. BALCONY FLOOR LEVEL

NO PROPOSED ALTERATIONS TO GROUND FLOOR

DP TO LPD

EX. TOWNHOUSE STRUCTURE - INDICATIVE ONLY

EX. RC SLAB. FOOTINGS NOT SHOWN

DETAIL C - VERTICAL EXTENSION TO EX. FIRE SEPARATION WALL - NTS

PROPOSED STRUCTURAL FRAME SECTION B-B - 1:30

CLIENT:
THI Y NHI TRAN &
NGUYEN DUNG NGO

JOB NO: TT/NN/2021

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PROJECT:
EXTENSION

PROJECT ADDRESS:
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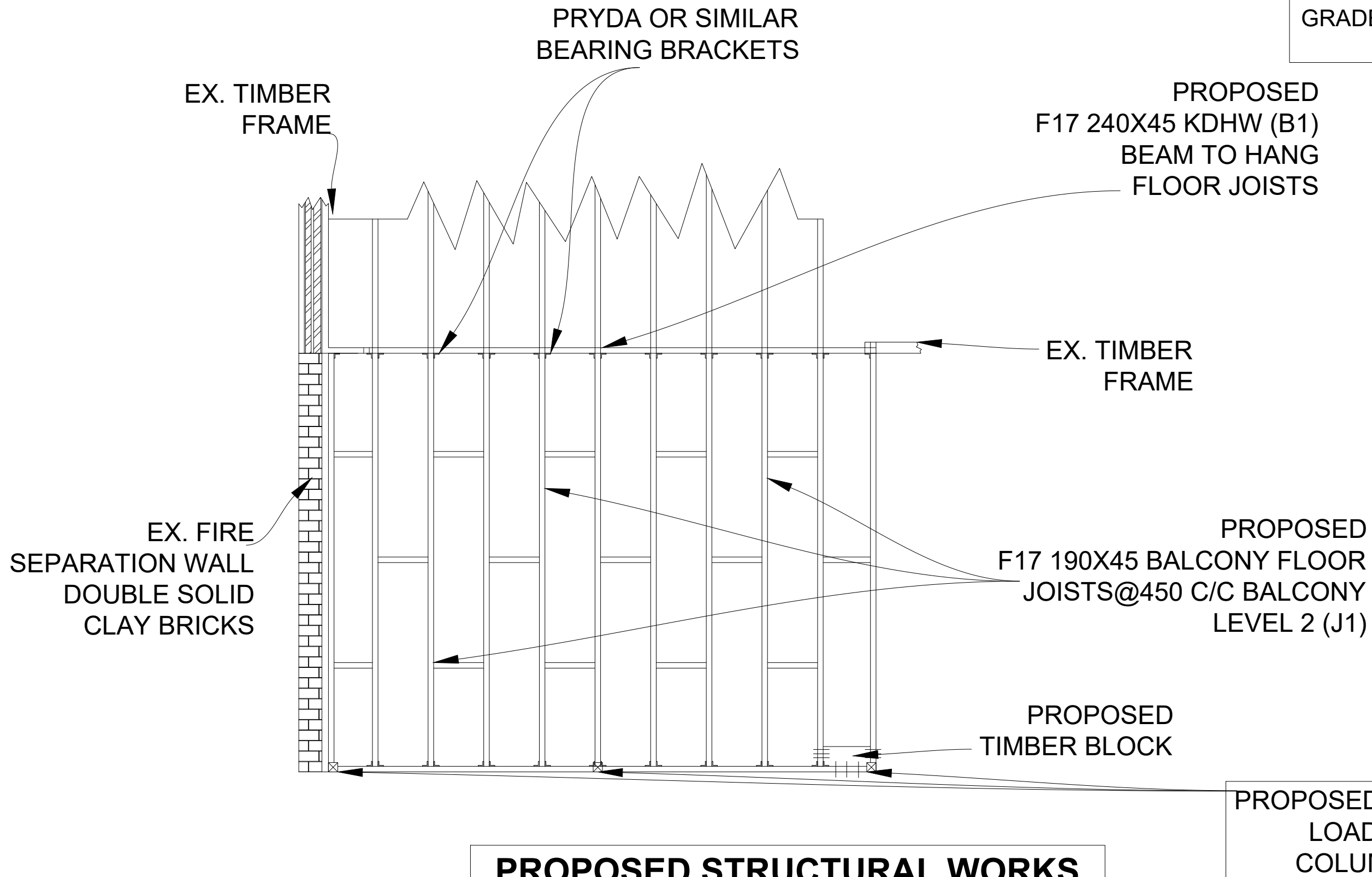
SHEET NO: 16/18

SCALE: AS SHOWN

DATE: 06/02/2021



EQUIVALENT STRESS
GRADE TIMBERS MAY BE
USED.



PROPOSED STRUCTURAL WORKS PLAN - BALCONY LEVEL 2 - NTS

CLIENT:
THI Y NHI TRAN &
NGUYEN DUNG NGO

JOB NO: TT/NN/2021

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PROJECT:
EXTENSION

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29 GATEHOUSE DRIVE,
KENSINGTON VIC 3031

SHEET NO: 17/18

SCALE: AS SHOWN

DATE: 06/02/2021



ENERGY EFFICIENCY

The following to be installed to the *new habitable* parts of the building in accordance with Deemed to Satisfied (DtS) provisions of BCA Vol 2, 2019, Part 3.12 of

Building element	BCA clause	Total R value	Installation
Roof	3.12.1.2	R 4.1	R3.5 insulation batts Required
External walls	3.12.1.4	R 2.8	R2.5 insulation batts + Reflective Foil Insulation Required
Floors	3.12.1.5	R 1.25	R1.0 insulation batts Required

WINDOWS, GLAZING

FRAMES: MTM Aluminium Windows

GLAZING:

Awning & Fixed

SINGLE Glazed U Value=6.56, SHGC=0.66

Aluminium Sliding

SINGLE Glazed U Value=6.53, SHGC=0.73

Doors

Glazed U Value=6.31, SHGC=0.72

U Value to be equal or less & SHGC can be within 5%

AIR LEAKAGE

- Exhaust fans to be sealed.
- Windows and sliding doors are fitted with weather seals.
- External doors to be weather stripped.
- Gaps & Cracks around doors, windows and service penetrations are sealed.

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JOB NO: TT/NN/2021

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PROJECT:
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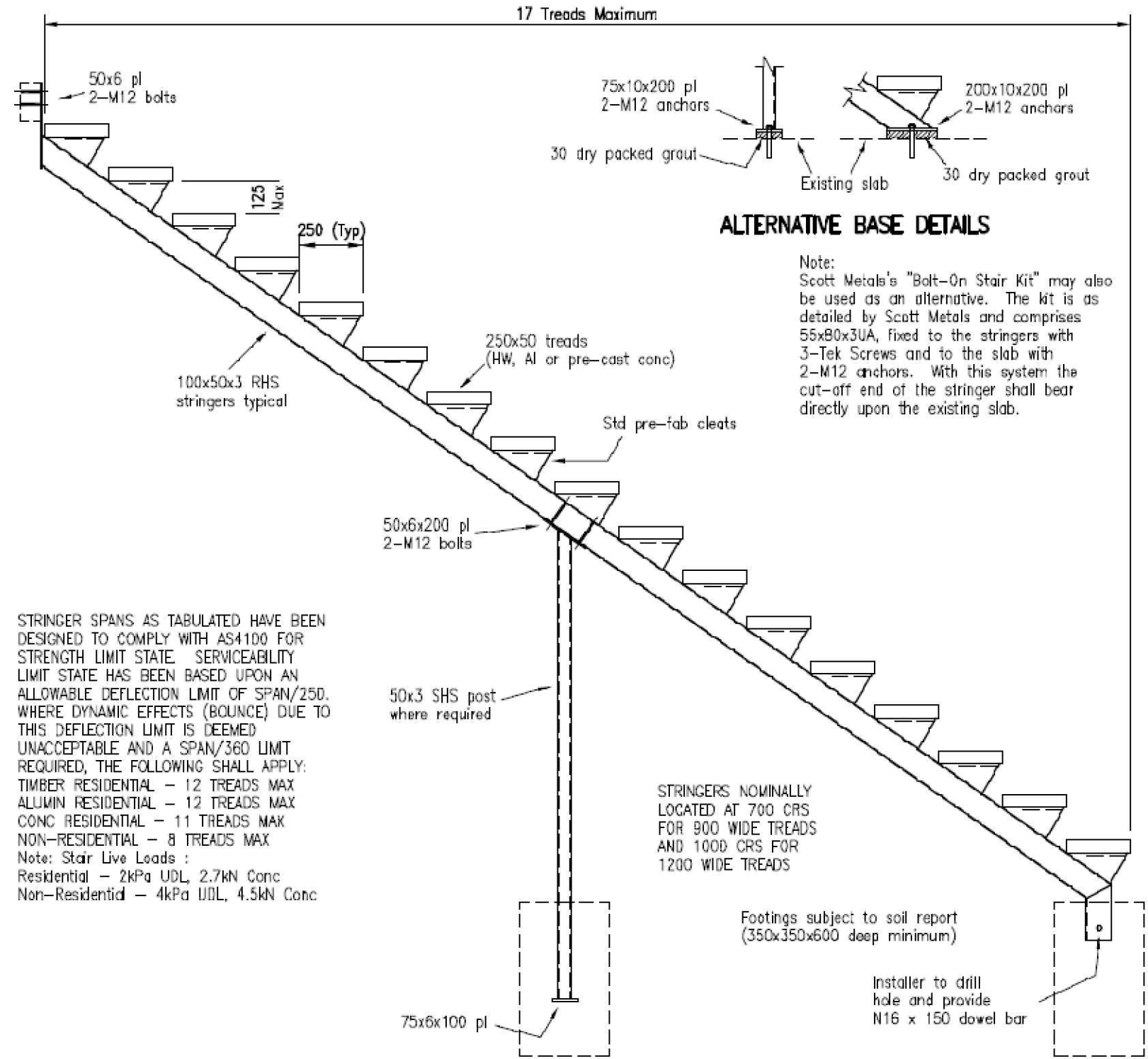
PROJECT ADDRESS:
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SHEET NO: **18/18**

SCALE: AS SHOWN

DATE: 06/02/2021





ALTERNATIVE BASE DETAILS

Note:
 Scott Metals's "Bolt-On Stair Kit" may also be used as an alternative. The kit is as detailed by Scott Metals and comprises 55x80x30A, fixed to the stringers with 3-Tek Screws and to the slab with 2-M12 anchors. With this system the cut-off end of the stringer shall bear directly upon the existing slab.

STRINGER SPANS AS TABULATED HAVE BEEN DESIGNED TO COMPLY WITH AS4100 FOR STRENGTH LIMIT STATE. SERVICEABILITY LIMIT STATE HAS BEEN BASED UPON AN ALLOWABLE DEFLECTION LIMIT OF SPAN/250. WHERE DYNAMIC EFFECTS (BOUNCE) DUE TO THIS DEFLECTION LIMIT IS DEEMED UNACCEPTABLE AND A SPAN/360 LIMIT REQUIRED, THE FOLLOWING SHALL APPLY:
 TIMBER RESIDENTIAL - 12 TREADS MAX
 ALUMIN RESIDENTIAL - 12 TREADS MAX
 CONC RESIDENTIAL - 11 TREADS MAX
 NON-RESIDENTIAL - 8 TREADS MAX
 Note: Stair Live Loads :
 Residential - 2kPa UDL, 2.7kN Conc
 Non-Residential - 4kPa UDL, 4.5kN Conc

STRINGERS NOMINALLY LOCATED AT 700 CRS FOR 900 WIDE TREADS AND 1000 CRS FOR 1200 WIDE TREADS

Footings subject to soil report (350x350x600 deep minimum)

Installer to drill hole and provide N16 x 150 dowel bar

STEELWORK:


- All steelwork shall be executed in accordance with the current edition of:
 AS 4100 - SAA Steel Structures Code
 AS 4600 - SAA Cold Formed Steel Structures Code
 AS 1554 - SAA Code for Welding in Building
- The steelwork Sub-Contractor's shop drawings should to be submitted to the Engineer for approval prior to commencement of fabrication.
- Unless otherwise noted the size of fillet welds shall to be 6mm.
- Where noted on the drawings:
 fw = fillet weld
 cfw = continuous fillet weld
 bw = butt weld
 fpbw = full penetration butt weld
- Steelwork shall be thoroughly cleaned and coated with one coat of Zinc Phosphate paint (or treated as specified) before erection. Steelwork to be encased in concrete shall not be painted.
- Where encased, steelwork shall be wrapped with 3.25 mm (10 gauge) black wire at 100 mm pitch with 50 mm cover.
- Where noted on the drawings:
 M12 = Commercial Bolts, Strength Grade 4.6, 'Snug Tight'
 M16 HS = High Strength Structural Bolts, Strength Grade 8.8, 'Snug Tight'
 M20 HSFG = High Strength Friction Grip Bolts, Strength Grade 8.8, either Friction Type Joint (TF) or Bearing Type Joint (TB) as specified, both types fully tensioned to the requirements of AS 1511.
 20 = No. of mm in bolt diameter
 All bolted connections shall include a washer of similar stress grade to the bolt and nut. Bolt threads shall not extend across the shear plane.
- Where hollow sections of same external size, and with differing wall thickness are specified, the wall thickness shall be clearly marked on the section during fabrication for identification by the builder on site.

Stringers 100x50x3 RHS (UNO)	Number of Treads						
	11	12	13	14	15	16	17
Timber Res x 900 W	/	/	/	/	/	/	5
Timber Res x 1200 W	/	/	/	/	/	5	5
Aluminium Res x 1200 W	/	/	/	/	/	4	5
Concrete Res x 900 W	/	/	/	/	4	X	X
Concrete Res x 1200 W	/	/	/	4	X	X	X
Timber Non-Res x 900 W	/	/	/	4	X	X	X
Timber Non-Res x 1200 W	/	/	4	5	X	X	X
Aluminium Non-Res x 1200 W	/	/	4	5	X	X	X
Concrete Non-Res x 900 W	/	/	4	X	X	X	X
Concrete Non-Res x 1200 W	/	4	5	X	X	X	X

X Not suitable for clear span, use 100x50x3 RHS with support post at or about mid-span
4 100x50x4 RHS required for clear span or 100x50x3 RHS with post at or about mid-span
5 100x50x5 RHS required for clear span or 100x50x3 RHS with post at or about mid-span
 At or about mid-span means not more than 11 treads clear span
 All stringers shall consist on one continuous length, regardless of internal support

R.P.E.Q. 1134
 If in doubt ask - DO NOT SCALE !

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<p>CLIENT: THI Y NHI TRAN & NGUYEN DUNG NGO</p> <p>JOB NO: TT/NN/2021</p>	<p>WB CIVIL STRUCTURAL ENGINEERS ABN: 84119322436</p> <p>OFFICE: NO: 6, TENDULKAR DRIVE, ROCKBANK 3335 Mobile: 0401023328 / Ph: 03 9746 0089 Email: priyan@wbce.com.au</p>	<p>CIVIL/STRUCTURAL ENGINEER BUSINESS LICENCING AUTHORITY</p> <p>PRIYAN WIJEYERATNE PE 2448, F.I.E.(AUST), C.P.ENG. M.Eng.(Str.), M.Tech.(Mgt.), B.Sc.(Civil)</p>	<p>PROJECT: EXTENSION</p> <p>PROJECT ADDRESS: 29 GATEHOUSE DRIVE, KENSINGTON VIC 3031</p>	<p>SHEET NO: PAGE 19</p> <p>SCALE: AS SHOWN</p> <p>DATE: 06/02/2021</p>	
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