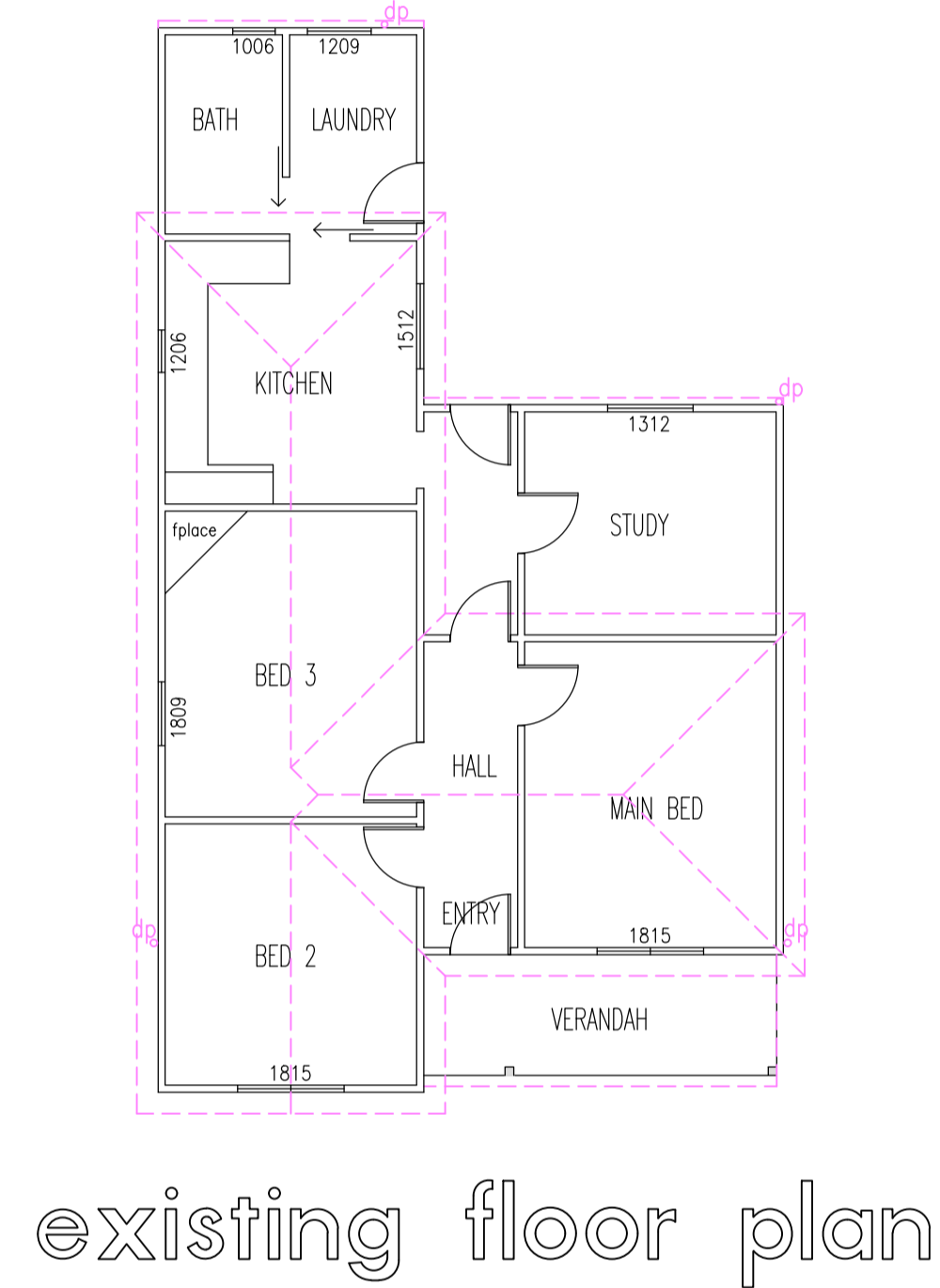


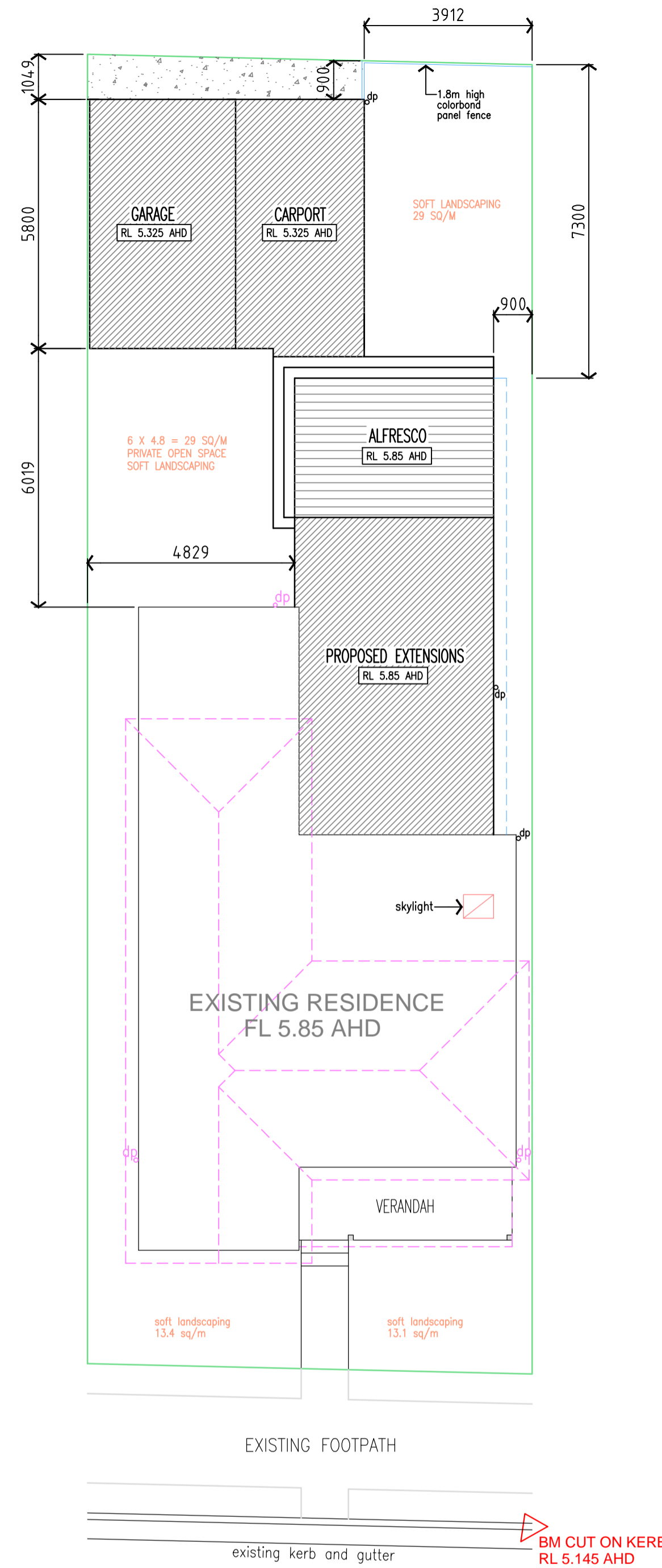
### HUBBARD STREET site analysis plan

CALCULATIONS OF EXISTING AREAS  
SITE = 315m<sup>2</sup>  
EXISTING HOUSE FOOTPRINT = 104m<sup>2</sup> (includes verandah)

7 Hubbard Street, Islington SUMMARY OF BASIX COMMITMENTS	
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.	
<b>WATER COMMITMENTS</b>	
Fixtures	
3 Star Shower Heads	3 Star Toilet
3 Star Kitchen Taps	3 Star Basin Taps
<b>THERMAL COMFORT COMMITMENTS</b>	
Suspended floor	Open subfloor: framed (R0.7), R0.8 (down) (or R1.5 including construction)
External wall	Framed (weatherboard, fibro, metal clad) R1.30 (or R1.70 including construction)
Flat ceiling	Ceiling: R1.40 (up), Roof: foil backed blanket (55mm) – Light in colour
Flat roof	
Glazing – W1	Standard aluminium, single clear (or U-Value: 7.63, SHGC: 0.75)
Glazing –	Standard aluminium, single toned (or U-Value: 7.57, SHGC: 0.57)
Skylights –	Timber, low-e internal/argon fill/clear external (or U-Value: 2.50, SHGC: 0.456)
<b>ENERGY COMMITMENTS</b>	
Artificial Lighting	Install a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps

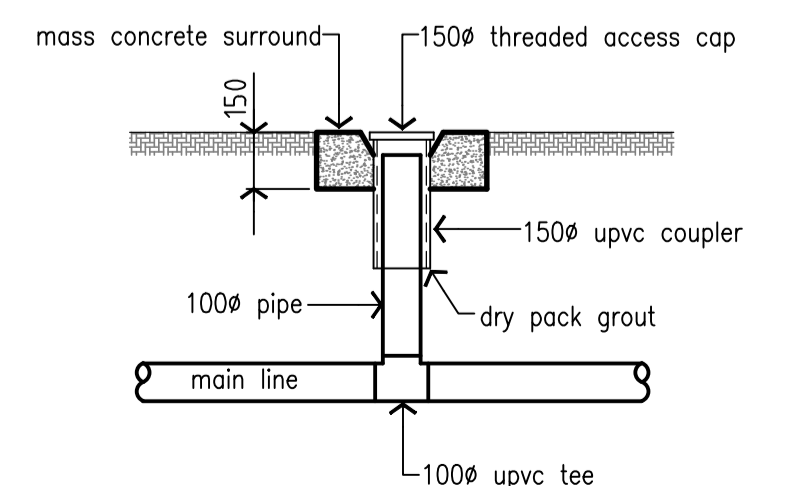


### existing floor plan

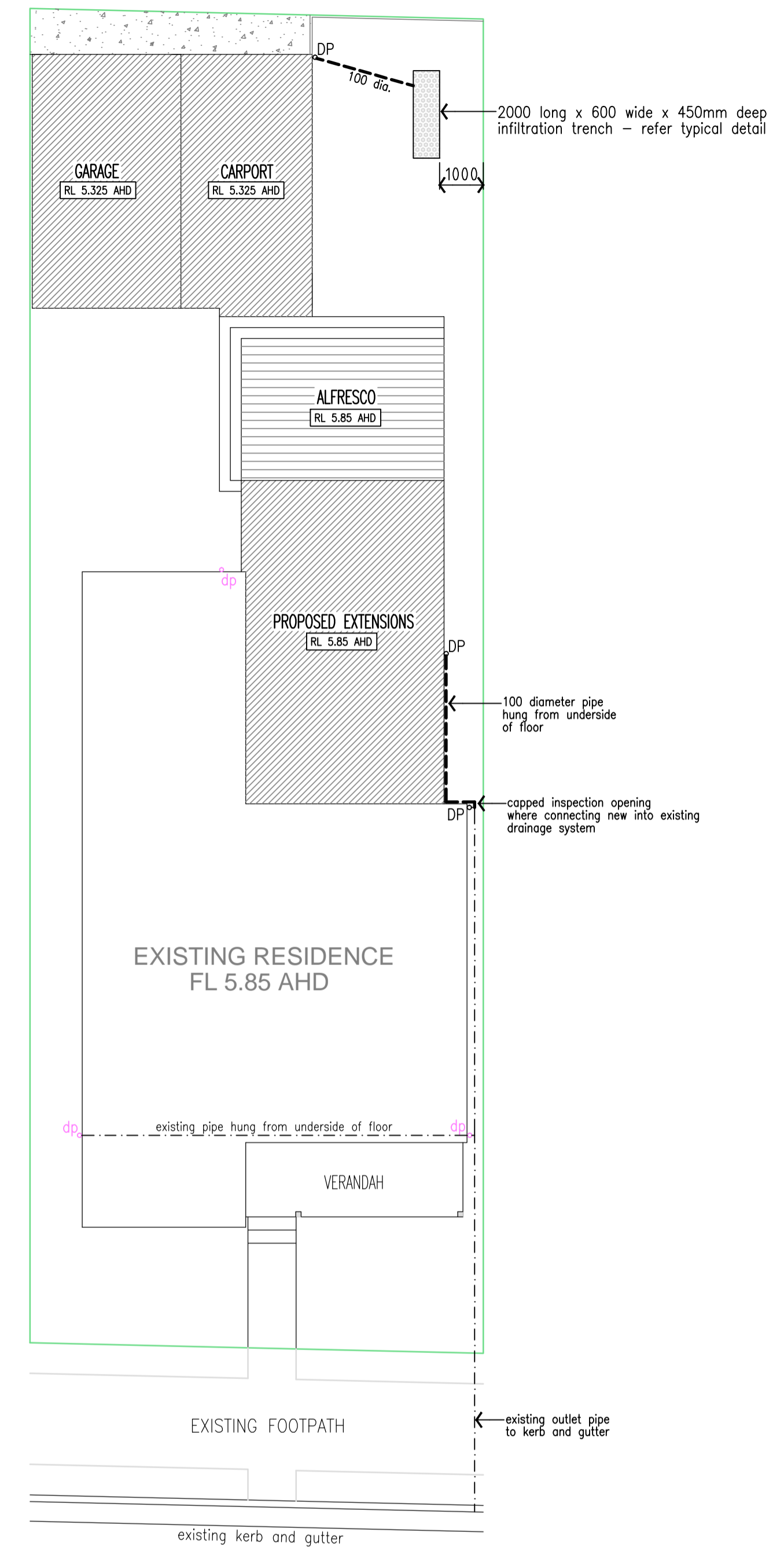


### HUBBARD STREET proposed site plan

CALCULATIONS OF NEW AREAS  
SITE = 315m<sup>2</sup>  
REMAINING LANDSCAPE AREA = 84.5m<sup>2</sup> (26% OF SITE)

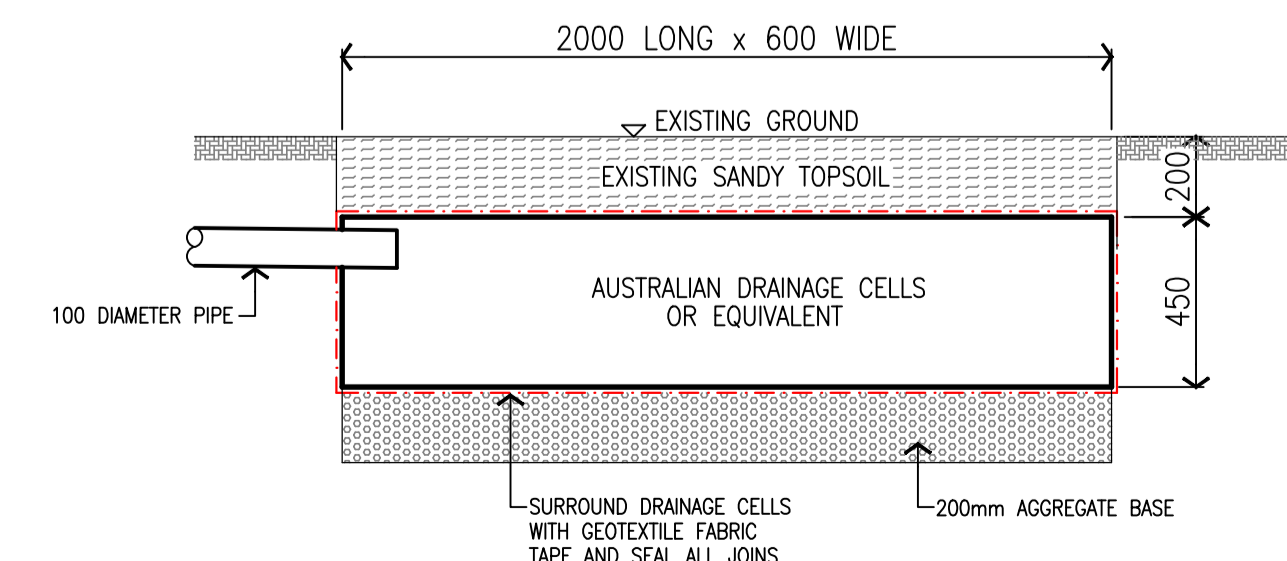


### INSPECTION OPENING



### HUBBARD STREET drainage plan

- NOTES**
- ALL STORMWATER DRAINAGE INSTALLATION WORKS TO COMPLY WITH NATIONAL PLUMBING AND DRAINAGE CODE AS 3500, BCA, NSW CODE OF PRACTICE 1999, COUNCIL CONSENT CONDITIONS AND THE CERTIFIERS REQUIREMENTS.
  - ALL PIPES TO BE 100mm UPVC UNLESS NOTED OTHERWISE.
  - MINIMUM GRADE TO STORMWATER LINES TO BE 1% UNLESS NOTED OTHERWISE.
  - ALL LEVELS APPROXIMATE ONLY CONFIRM ON SITE
  - FLOOR LEVELS SHOWN ARE FINISHED FLOOR LEVELS.



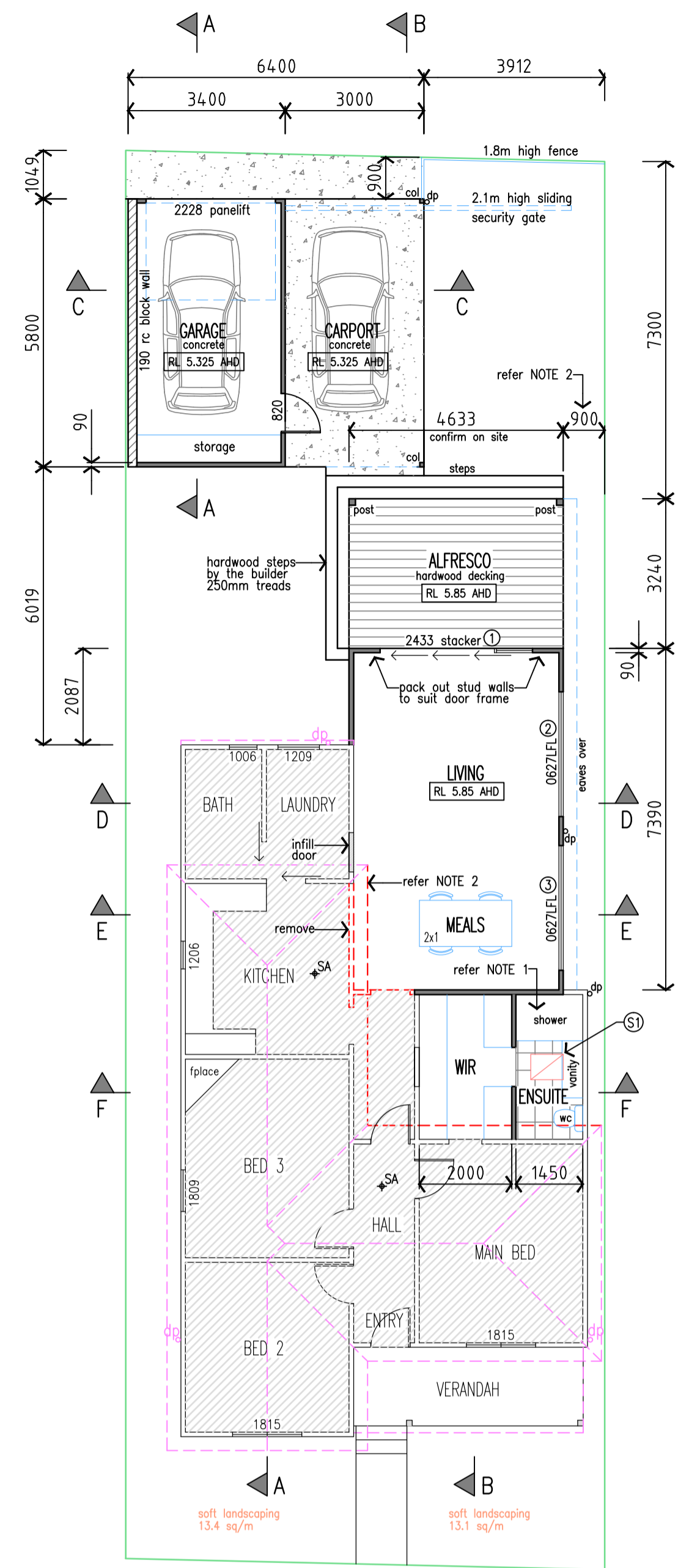
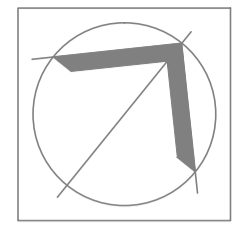
### INFILTRATION TRENCH DETAIL



1	ISSUED FOR CDC APPROVAL	15.06.2021
NO.	AMENDMENT	DATE
PROJECT		
ALTERATIONS AND ADDITIONS		
LOCATION		
LOT 13 DP 5680		
No.7 HUBBARD STREET		
ISLINGTON		
CLIENT		
SARAH CHARLTON AND CODY LUCAS		
DRAWING		
SITE PLANS		

**LINDSAY TAPP**  
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1:100	JUNE 2021	2021-008 (A1)

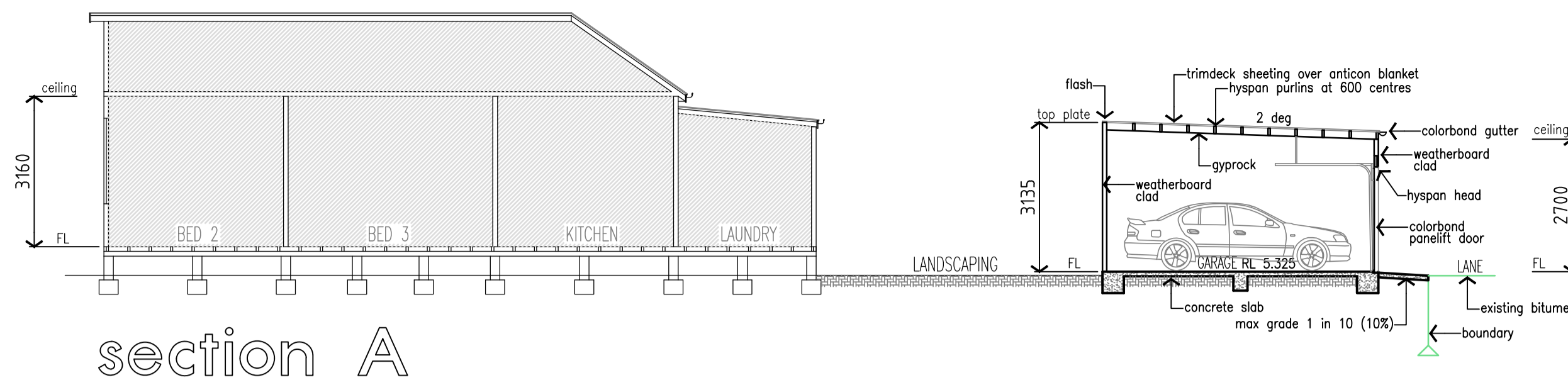


# floor plan

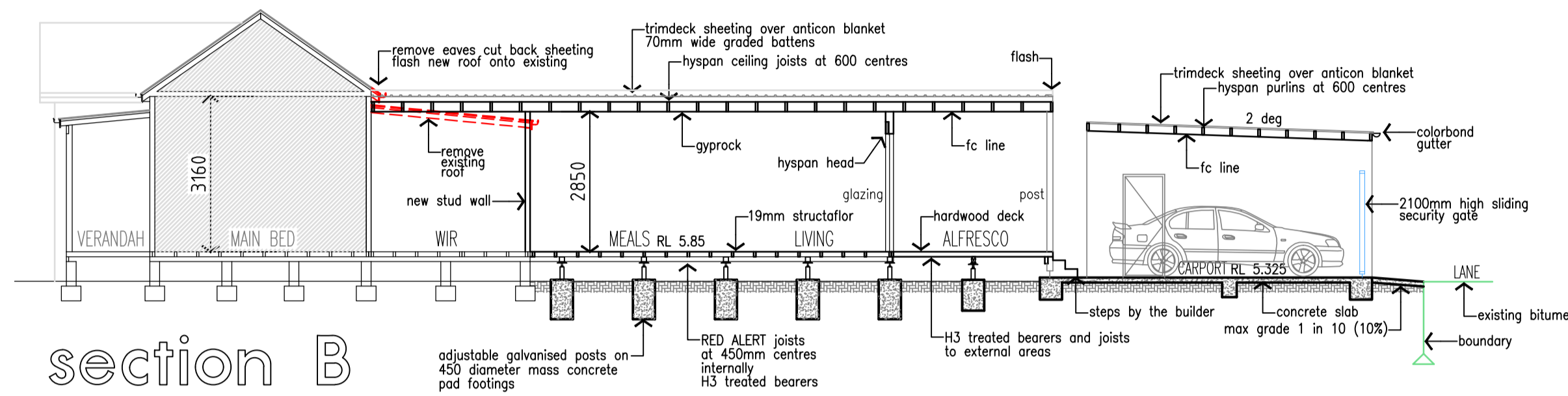
- 0627 denotes 600 high x 2700 wide window refer glazing supplier for stud opening dimensions
- ① denotes new glazing number – refer basis schedule
- SA Smoke alarms in accordance with AS 3786.
- odp connect new downpipes into existing drainage system refer Stormwater Management Plan
- NOTE 1 provide mechanical exhaust to external wall or ceiling space in accordance with 3.8.7.4 of the BCA for condensation management.
- NOTE 2 remove existing gutter and cut back eaves to existing wall line
- NOTE 3 900mm is minimum setback to finished external building line.
- GLAZING REQUIREMENTS REFER BASIS REPORT A420097 dated Monday 14th June 2021 prepared by EVERGREEN ENERGY SOLUTIONS.
- Window W1 Standard Aluminium, single clear (U-Value 7.63, SHGC 0.75)
- Windows W2 AND W3 Standard Aluminium, single clear (U-Value 7.57, SHGC 0.57)

Number	Orientation	Area of glazing	Shading device
1	NORTH-WEST	7.92 m2	eave >= 900mm
2	NORTH-EAST	1.62 m2	eave >= 450mm
3			

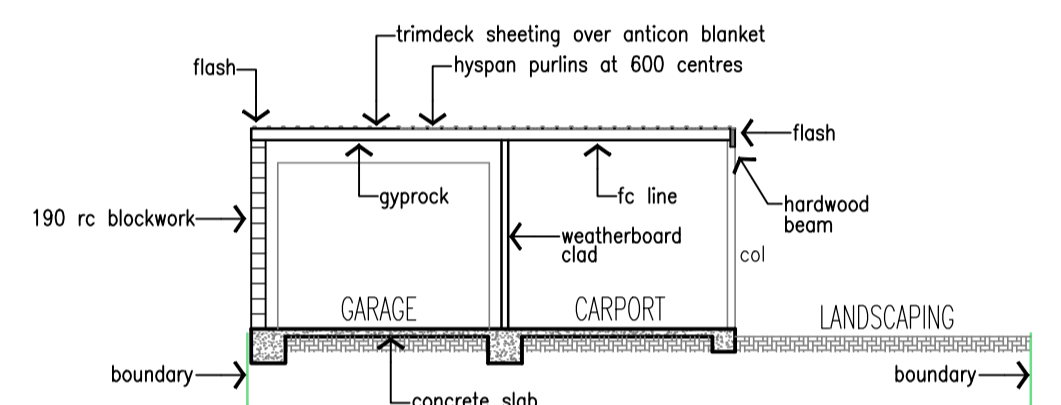
Number	Area of glazing	Shading device	Frame and Glass Type
S1	0.77m2	none	timber, low-E internal/argon fill/clear external (or U-value 2.5, SHGC: 0.456)



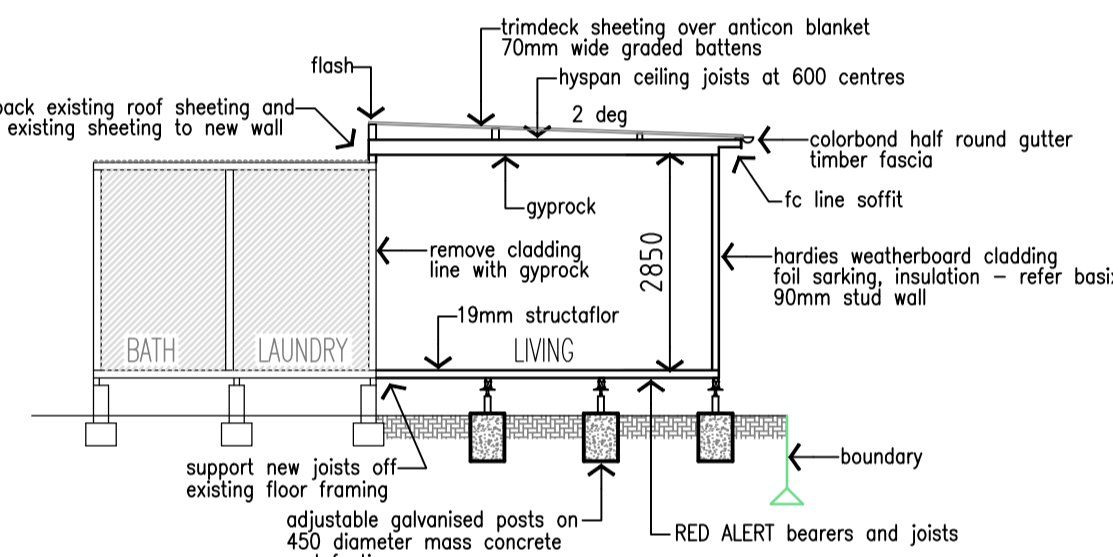
section A



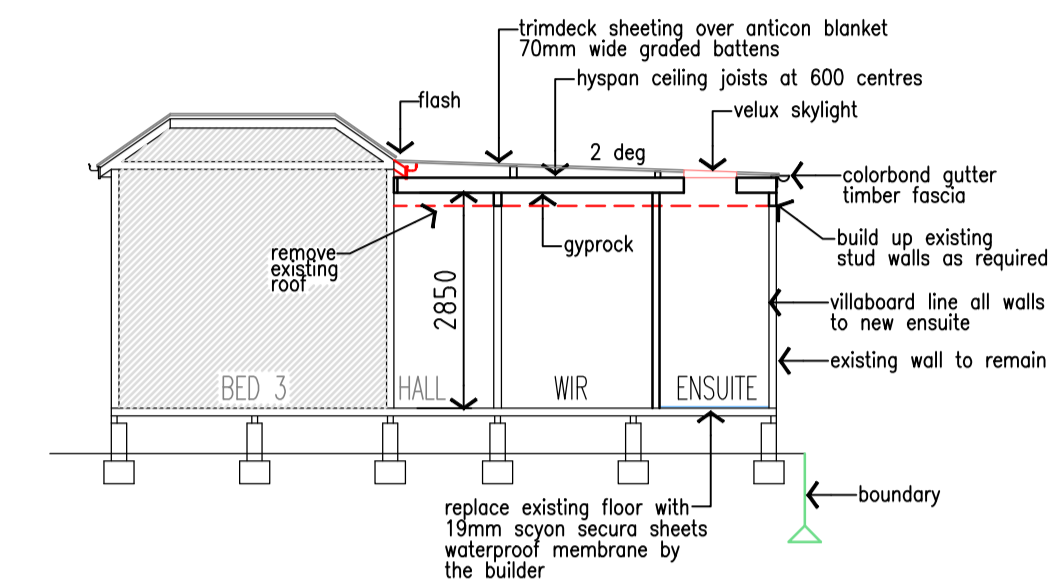
section B



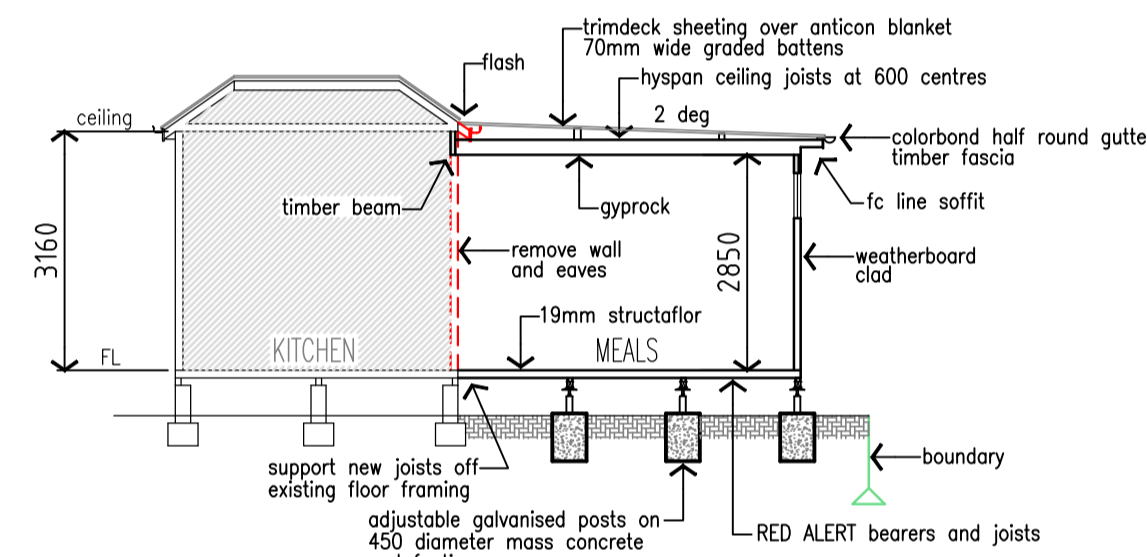
section C



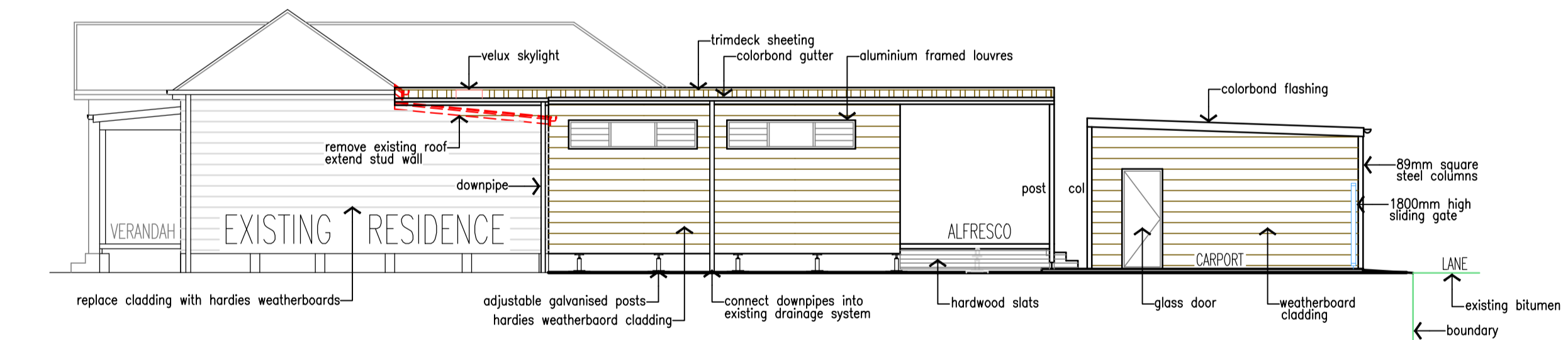
section D



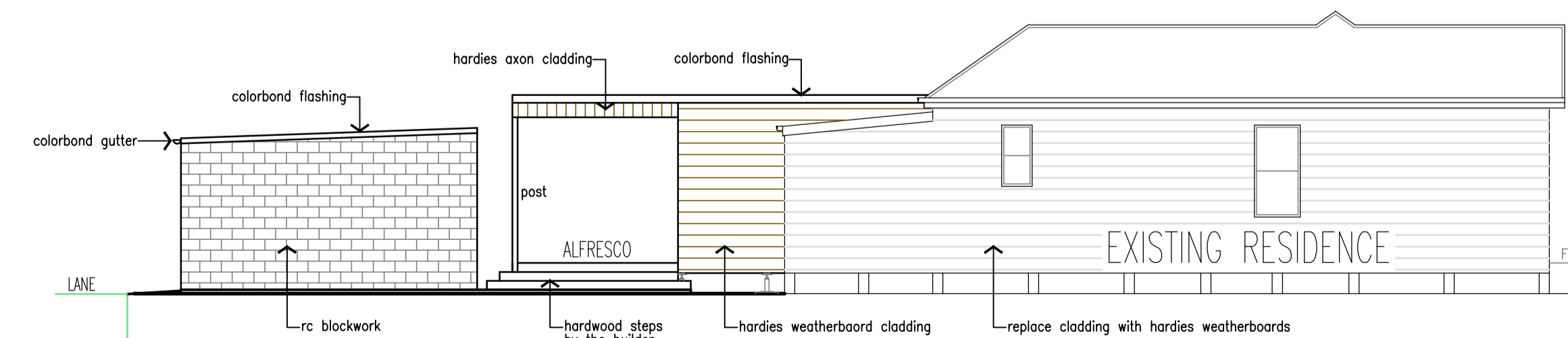
section E



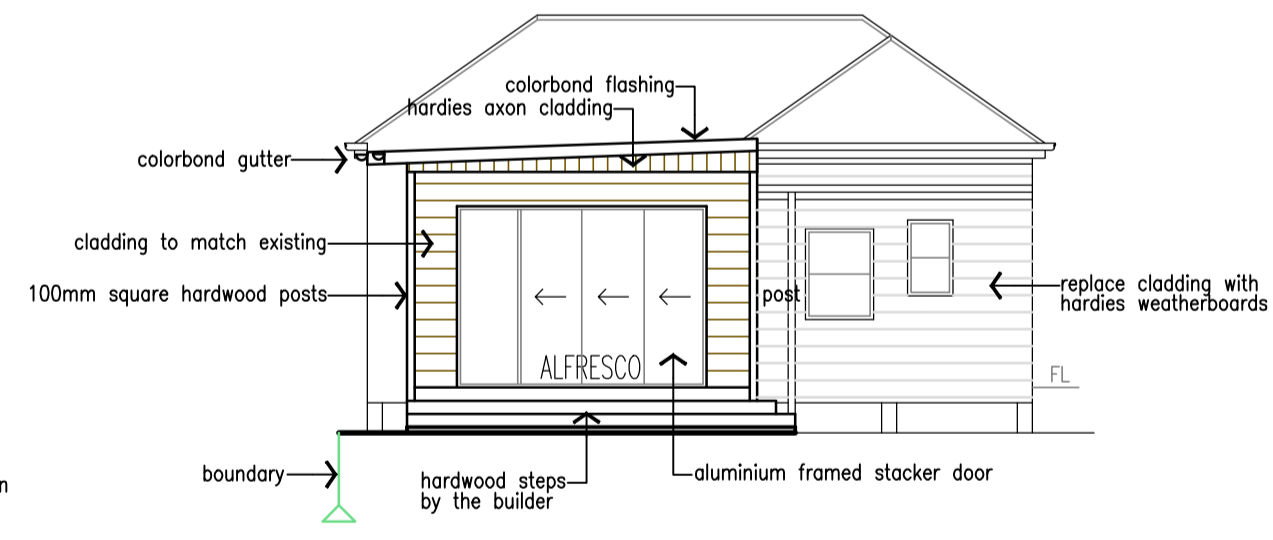
section F



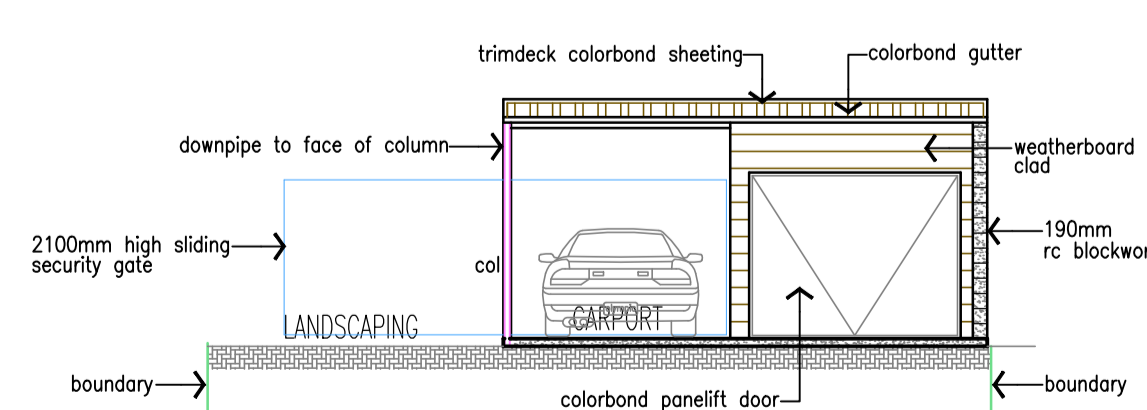
south-west elevation



south-west elevation



north west elevation



carport-garage north west elevation

## BUILDING SPECIFICATION

- GENERAL**  
The builder shall confirm all levels and dimensions on site prior to construction. The builder/owner shall give all notices, obtain permits and pay all fees/insurances required. Reference code for all work shall be the Building Code of Australia.  
Building set-out to be by a registered surveyor.  
Termite protection treatment in accordance with AS 3660.1. Smoke detectors in accordance with AS 3786.  
Subfloor ventilation in accordance with BCA part 3.4.1. Waterproof wet areas in accordance with AS 3740.  
Balustrading and handrails to comply with BCA clause 3.9.1.2. Stairs to comply with clause 3.9.1.3 and 3.9.1.4.  
Exhaust fans to Bathroom, Kitchens and Laundry to comply with AS 1668.2. Provide ducting to roof space, eave or external wall.
- CONCRETOR**  
All work shall be in accordance with AS 3600.  
All footings, slabs to engineers/councils approval prior to pouring concrete.  
Finishes to external concrete surfaces to owners requirements.
- TIMBER FRAMING**  
All work shall be in accordance with AS 1684-2010. The National Timber Framing Code.  
All external timber to be F7 kiln dried treated pine u.n.o.  
External fixings to be hot dip galv.  
Internal timber framing to be MGP 10 (F5) minimum grade. fb – denotes hardwood floorboards to owners spec. 19mm all purpose structural elsewhere
- BRACING AND TIE DOWN REQUIREMENTS**  
Designed for wind speed = N1 (34m/s)  
Region A  
Terrain Cat. 3.0  
Partial Shielding  
Provide wall bracing in accordance with AS1684.2-2010. Residential timber framed construction.  
Metal strap bracing refer table 8.18b or c.  
Ply bracing refer table 8.18g. (denoted ply on plan)
- LININGS**  
10mm gyprock to walls and ceilings  
6mm Villaboard to wet area walls and ceilings  
19mm Scyon Secura to timber framed floors
- INSULATION**  
Refer Basis Certificate By Evergreen Energy Consultants.
- DRAINAGE AND PLUMBING**  
Dispose of stormwater to council requirements.  
Refer to Stormwater Management Plan  
Provide socked agroflex subsurface drains to all landscaped filled areas, connected to existing stormwater.  
All plumbing work shall comply with Hunter Water Board requirements. Location of all existing services to be confirmed prior to construction.  
All work in accordance with AS 3500.
- ELECTRICIAN**  
All work in accordance with AS 3000. Exact type and location of light fittings, switches and power outlets shall be determined on site during progress of work.
- GLAZING**  
New windows and doors shall be aluminium-timber, type and manufacture to owners requirements.  
Aluminium or stainless steel screens to be fitted over the operable portion of the window.  
All work in accordance with AS 2047.
- ROOFER**  
All work in accordance with AS 1397 (1993)  
All fasteners in accordance with AS 3566
- STEELWORK**  
All connections to be fully site welded u.n.o. All steelwork to be rozc prime with paint finish.
- PAINTER**  
Finished colors and stain finishes to the owners spec.
- EROSION & SEDIMENT CONTROL**  
Refer Sediment and Erosion Control Plan and Details.
- Water, Lighting and Fixtures**  
Refer Basis Certificate By Evergreen Energy Consultants.

CERTIFIED BY



NO.	ISSUED FOR CDC APPROVAL	15.06.2021
1	AMENDMENT	DATE

## ALTERATIONS AND ADDITIONS

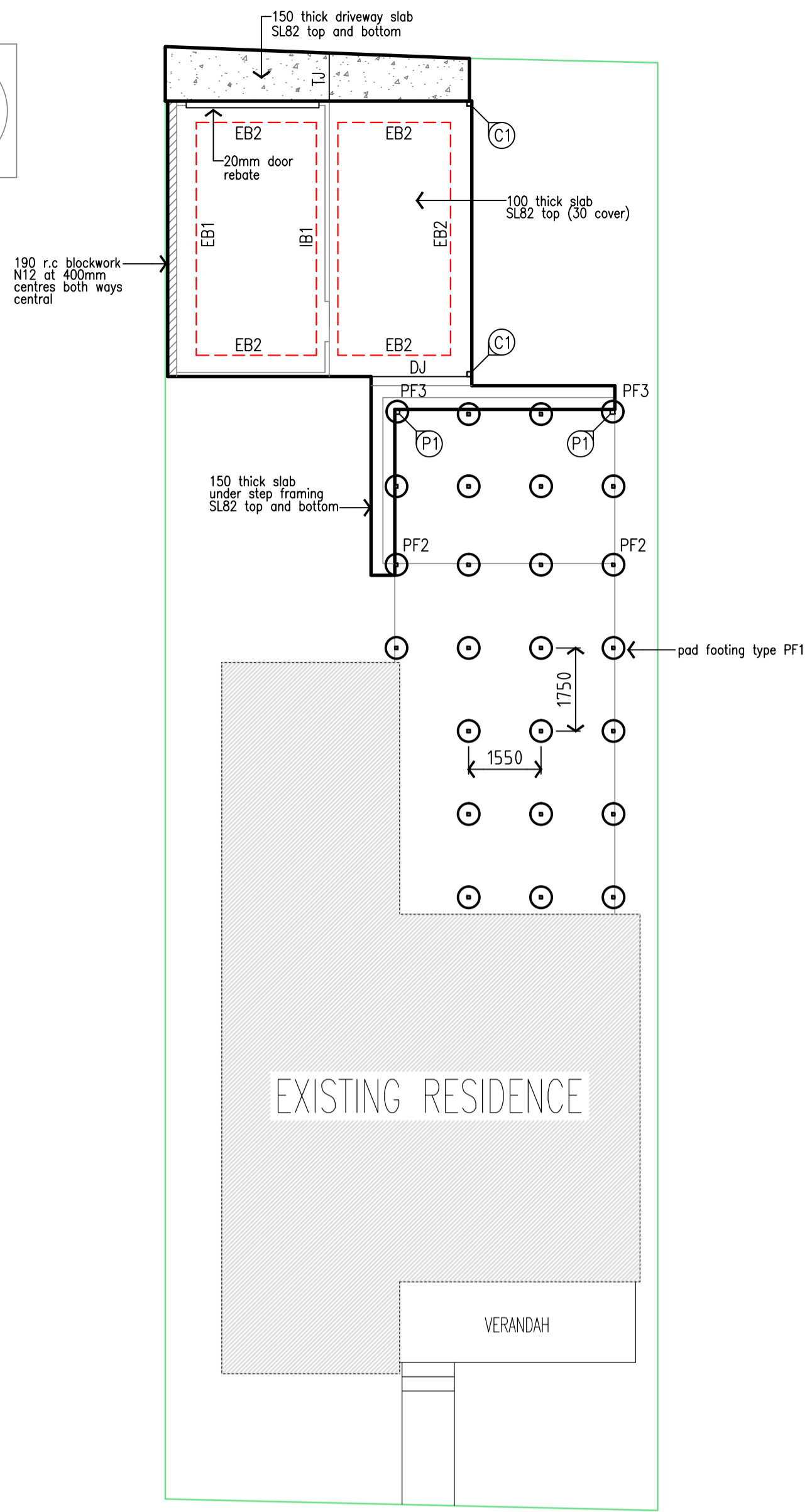
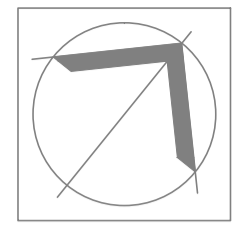
LOCATION  
LOT 13 DP 5680  
No.7 HUBBARD STREET  
ISLINGTON

CLIENT  
SARAH CHARLTON AND CODY LUCAS

DRAWING  
ARCHITECTURAL

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### footings and slab plan

- Footings have been designed in accordance with AS2870 class M site. Final setout of footings to be confirmed on site by the builder
- PF1 450 diameter mass concrete bored piers x 800mm deep
- PF2 450 diameter mass concrete bored piers x 800mm deep embed adjustable posts as per typical detail for bracing
- TJ tool groove control joint within 24 hours of slab pour. refer typical detail
- DJ isolation joint between structural slab and paving slab refer typical detail
- All slabs to be laid on 0.2mm polythene membrane.

### floor framing plan

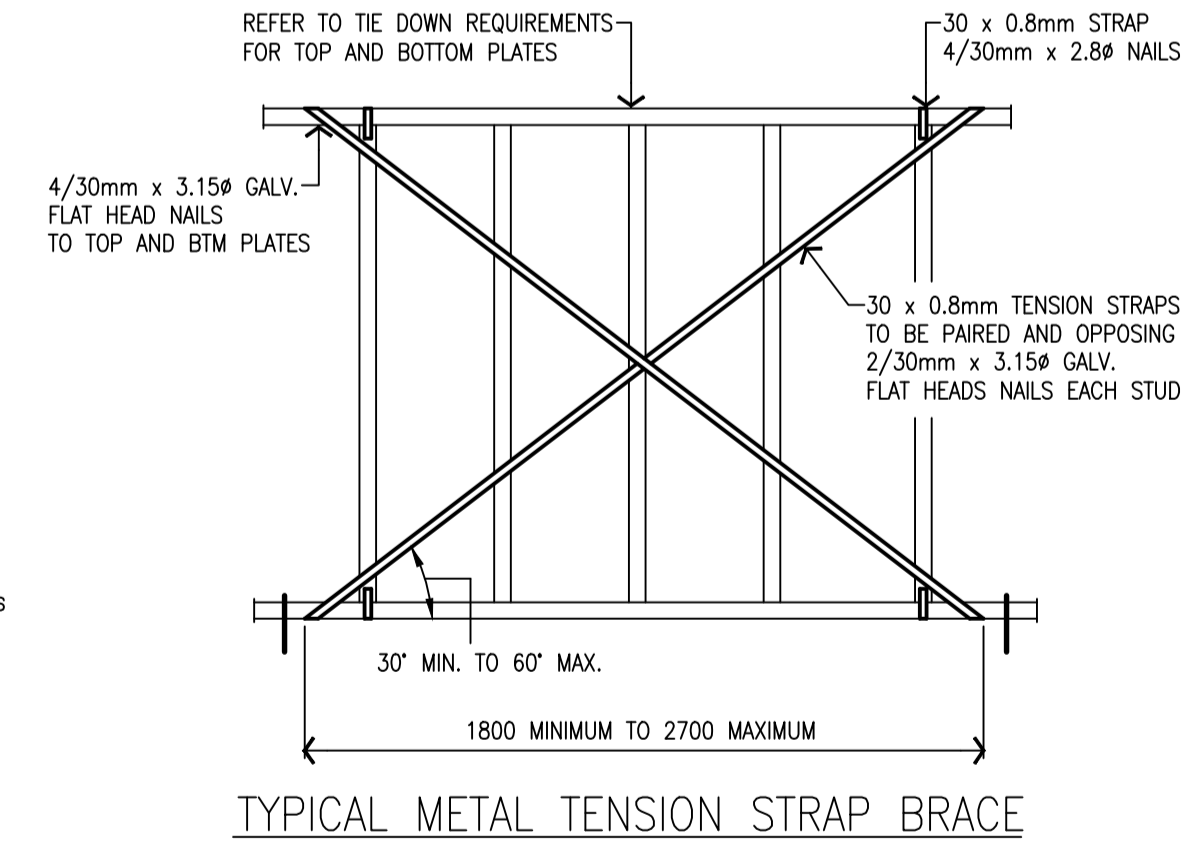
- BEARERS BR 90 x 70 F7 H4 treated continuous over 2 spans
- FLOOR JOISTS J1 100 x 45 RED ALERT at 450mm centres continuous over 2 spans
- DECK BEAM DB1 138 x 42 F7 H3 treated DB2 90 x 70 F7 H4 treated
- DECK JOISTS DJ 90 x 45 MGP10 H3 treated at 450mm centres continuous over 2 spans
- COLUMNS C1 89 x 89 x 4.0 SHS
- POSTS P1 140mm square solid face hardwood GL13 (merbau)
- STUDS DS double studs or 100 x 100 hardwood post

### roof framing plan

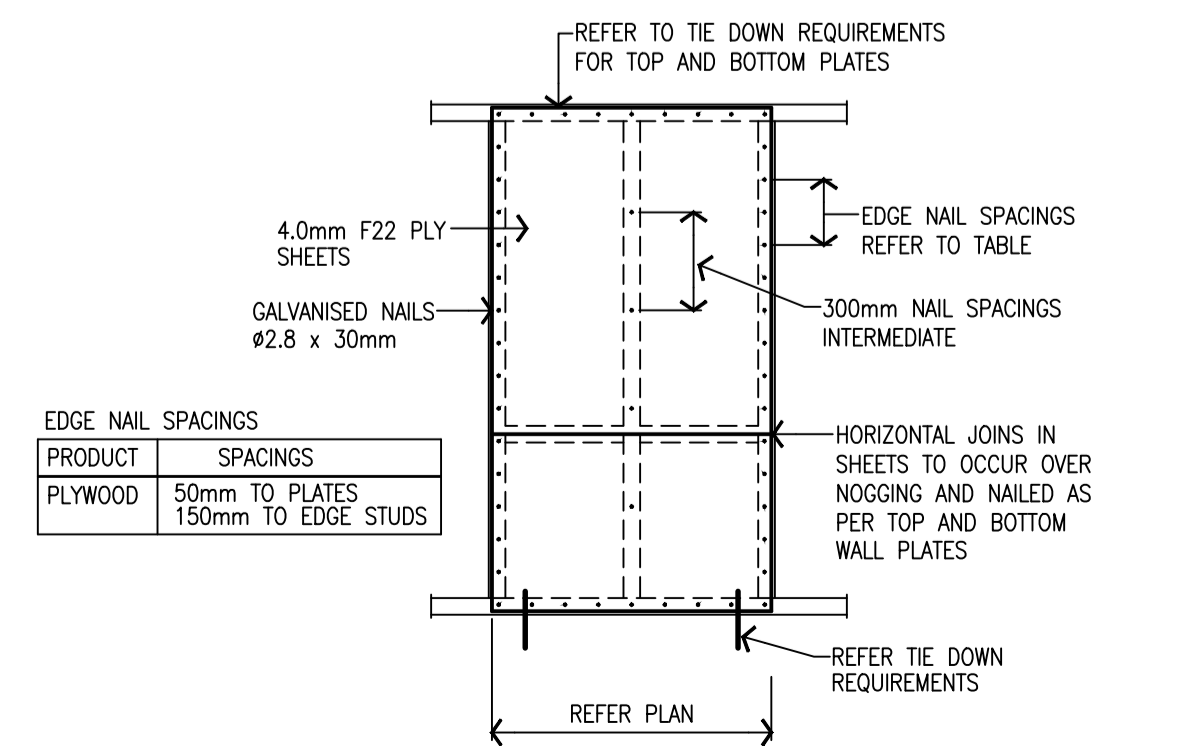
- NAILING PLATE NP 45 x 90 H3 treated plate M16 chemsets at 1200mm centres, embed 120mm into top of rc blockwork
- HEADS H1 200 x 63 HYSPAN H2 150 x 63 HYSPAN
- CEILING BEAM CB1 240 x 63 HYSPAN
- ROOF BEAM RB1 250 PFC RB2 190 x 45 F27 KD HARDWOOD
- CEILING JOISTS CJ1 200 x 45 HYSPAN at 600mm centres 1 row solid blocking midspan
- ROOF PURLINS RP1 150 x 45 HYSPAN at 600mm centres 1 row solid blocking midspan
- COLUMNS C1 89 x 89 x 4.0 SHS
- POSTS P1 140mm square solid face hardwood GL13 (merbau)
- STUDS DS double studs or 100 x 100 hardwood post

### wall bracing

- WALL BRACING MS metal strap bracing refer table 8.18b or c. ply sheet bracing refer table 8.18g.



TYPICAL METAL TENSION STRAP BRACE



TYPICAL SHEET BRACING PANEL

#### NOTES

##### GENERAL

- G1. These drawings shall be read in conjunction with all architectural and or consultants drawings and specifications and any written instructions issued during the contract. Any discrepancy shall be referred to the Engineer before proceeding with the work.
- G2. All dimensions shown shall be verified by the builder on site. Engineers drawings shall not be scaled.
- G3. u.n.o. denotes "unless noted otherwise".
- G4. During construction the structure shall be maintained in a stable condition and no part shall be overstressed.

##### FOUNDATIONS

- F1. Footings have been designed for an allowable bearing pressure of 100 kPa, founded on SAND, in accordance with Geotechnical Report No. .... prepared by: If a geotechnical investigation has not been made, the foundation conditions are an assumption and must be confirmed by trial excavations by the builder. Foundation material shall be approved for this bearing pressure before placing membrane, reinforcement or concrete.
- F2. Residential slabs and footings have been designed in accordance with AS 2870 for a class 'M' site.

##### LOADING

- L1. The structural work shown on these drawings has been designed for the following live loads: FLOORS = 2.0kPa ROOFS = 0.25kPa
- L2. Wind loads are in accordance with AS 1170.2-1989. As follows: Basic Wind Velocity N1 = 34m/s - Terrain Category 3.0 - Partial shielding.
- L3. The relevant provisions of AS 1170 part IV have been applied for a structure of this type located in earthquake zone 'B'.

##### CONCRETE

- C1. All concrete work shall comply with SAA concrete structures code AS 3600-2018.
- C2. Concrete quality shall be as follows:
 

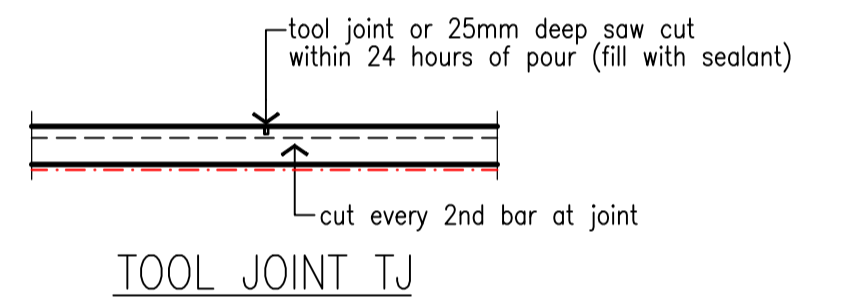
Elements	F'c MPa	Slump	Cover
FOOTINGS	25	80	50mm
SLAB	25	80	30mm TOP

Maximum size of aggregate - 20mm. Cement type A. No admixtures shall be used.
- C3. All concrete shall be mechanically vibrated.

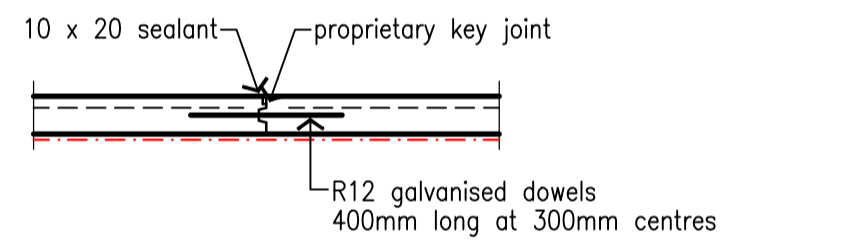
##### IE DOWN REQUIREMENTS

IN ACCORDANCE WITH AS 1684.2-2010

- BATTENS TO CEILING JOISTS OR ROOF PURLINS 2/75 x 3.18mm GROOVED NAILS
- CEILING JOISTS/PURLINS TO WALL TOP PLATE OR BEAMS 1 FRAMING ANCHOR PER MEMBER 4/2.8mm NAILS. TABLE 9.19B.
- TOP AND BOTTOM WALL PLATES TO STUDS 30 x 0.8mm G.I. STRAP AT EVERY WINDOW STUD & 1800mm CENTRES. 6/2.8mm NAILS.
- BOTTOM PLATE THROUGH TO BEARERS 30 x 0.8mm G.I. STRAP AT 1800mm CENTRES. 6/2.8mm NAILS.
- JOISTS TO BEARERS NOMINAL FIXINGS
- BEARERS TO ADJUSTABLE POSTS BOLTS AS PER POST SUPPLIER
- GARAGE BOTTOM PLATE TO FLOOR SLAB M10 CHEMSETS AT CORNERS AND AT 1800mm CENTRES. 6/2.8mm NAILS.



TOOL JOINT TJ



DOWEL JOINT DJ

THIS DRAWING HAS BEEN CHECKED IN ACCORDANCE WITH NORMAL ENGINEERING PROCEDURES AND THE DETAILS SHOWN ARE CERTIFIED TO BE STRUCTURALLY ADEQUATE.

MCDONALD STRUCTURAL ENGINEERING  
CP Eng. (NZ)  
PO BOX 521, HAMILTON NSW 2393  
Mobile 0424 696 082 - Matthew McDonald

1	ISSUED FOR CDC APPROVAL	15.06.2021
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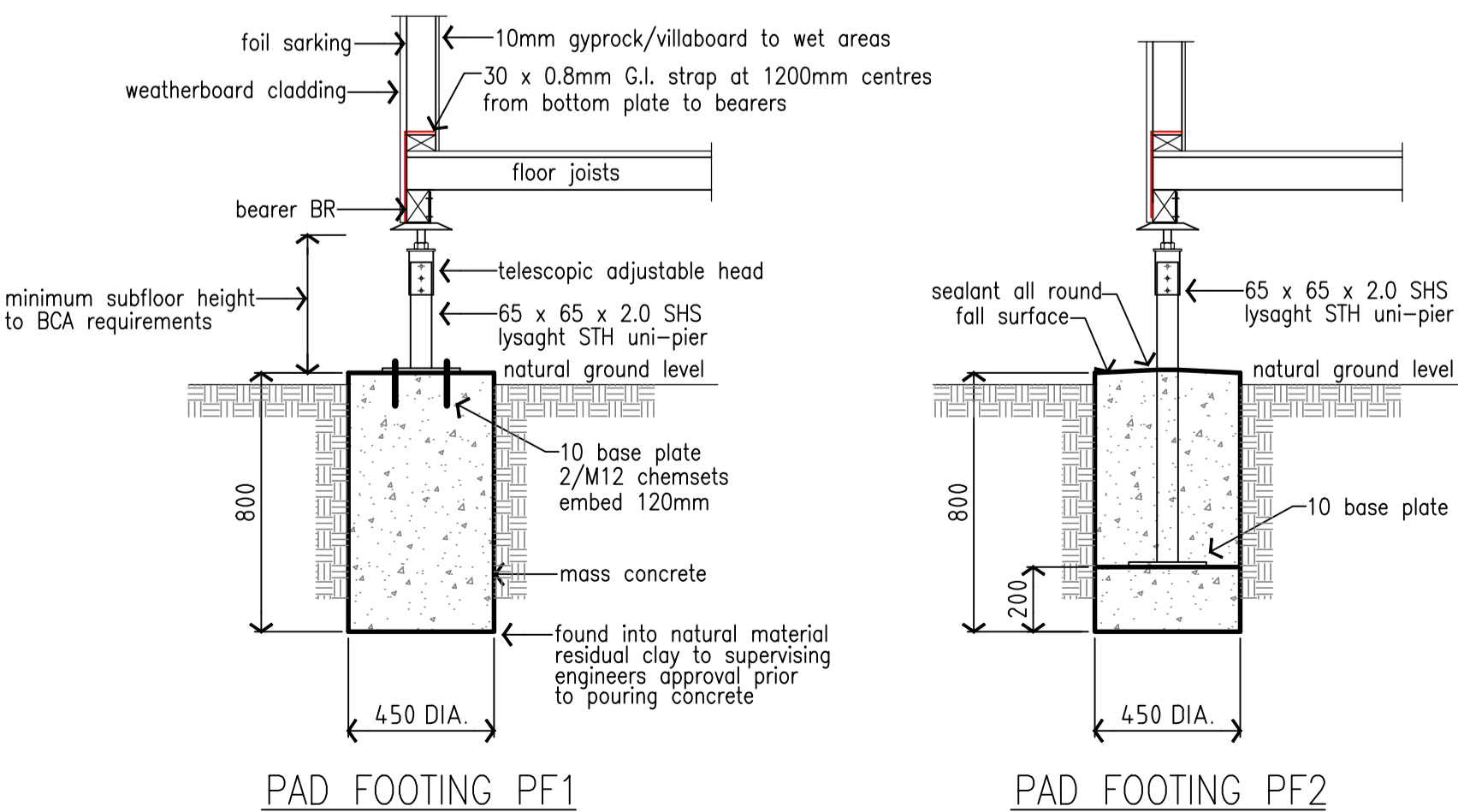
LOCATION  
LOT 13 DP 5680  
No.7 HUBBARD STREET  
ISLINGTON

CLIENT  
SARAH CHARLTON AND CODY LUCAS

### STRUCTURAL

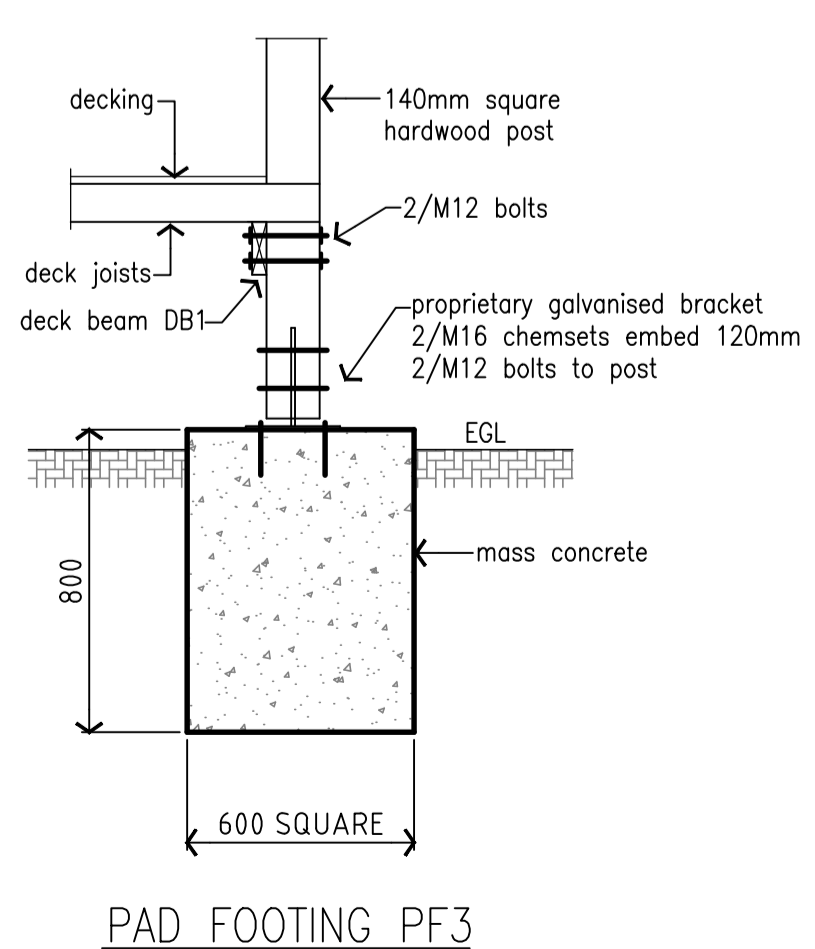
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SCALES 1:100,20	DATE JUNE 2021	CAD FILE 2021-008 (S1)
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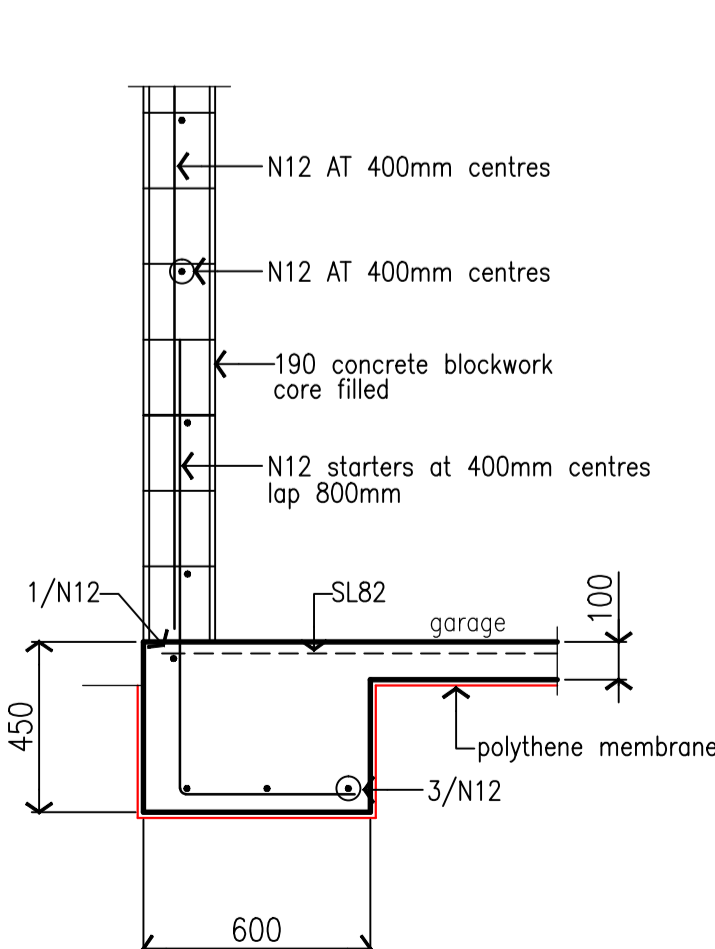


PAD FOOTING PF1

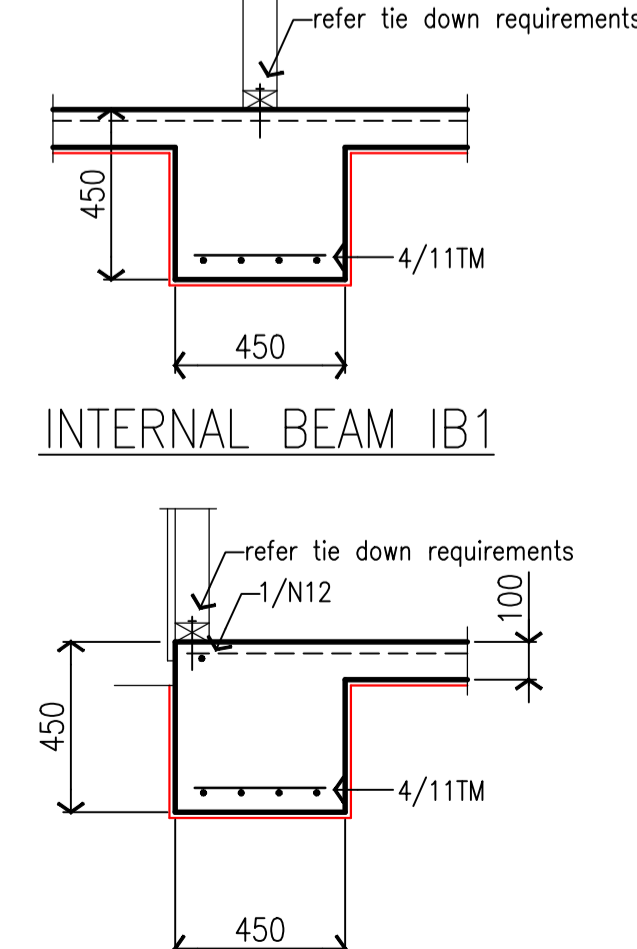
PAD FOOTING PF2



PAD FOOTING PF3



EDGE BEAM EB1



EDGE BEAM EB2