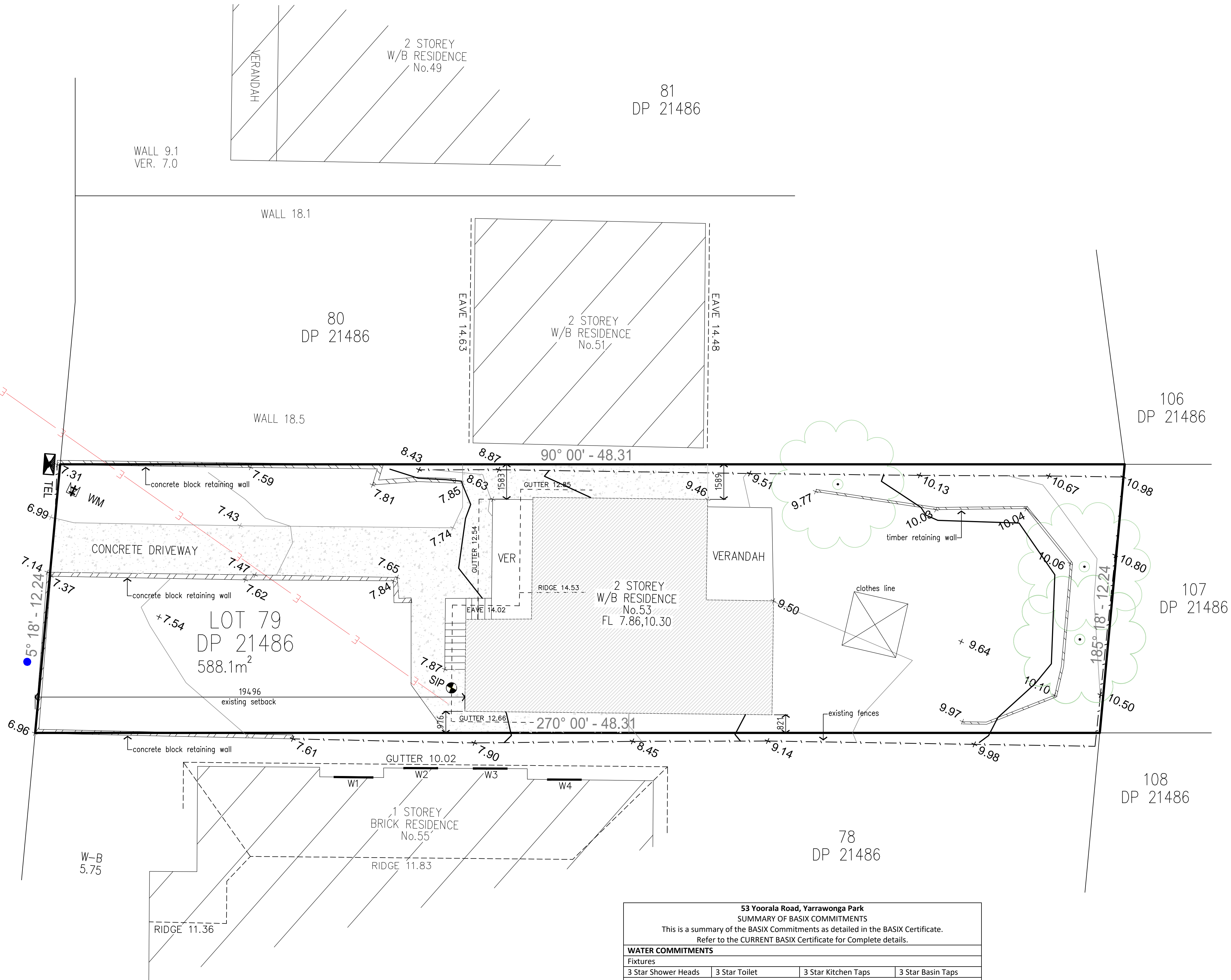


YOORALA ROAD

BENCHMARK  
RL6.97 AHD

edge of existing bitumen

6.59



### site analysis plan

CALCULATIONS OF EXISTING AREAS  
 SITE = 588.1m<sup>2</sup>  
 EXISTING HOUSE FOOTPRINT UNDER MAIN ROOF = 128m<sup>2</sup>  
 EXISTING LANDSCAPED AREA = 362m<sup>2</sup> (61% of site)

53 Yoorala Road, Yarrowonga Park 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
<b>THERMAL COMFORT COMMITMENTS</b>			
Suspended floor	Open Subfloor: Framed (R0.7), R0.8 (down) (or R1.50 including construction)		
Floor above	Existing dwelling or building – Nil insulation		
External wall	Framed (weatherboard, fibro, metal clad) R1.30 (or R1.70 including construction)		
Flat ceiling – Pitched roof	Ceiling: R3.0 (up), Roof: foil/sarking – Medium in colour		
Raked ceiling – Skillion roof	Ceiling: R3.0 (up), Roof: foil/sarking – Medium in colour		
Glazing –	Standard aluminium, single clear (or U-Value: 7.63, SHGC: 0.75)		
Skylights –	Timber, double clear/air fill, (or U-Value: 4.30, SHGC: 0.50)		
<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		



1	ISSUED FOR DA/CC APPROVAL	16.08.2021
NO.	AMENDMENT	DATE

PROJECT  
ALTERATIONS AND ADDITIONS

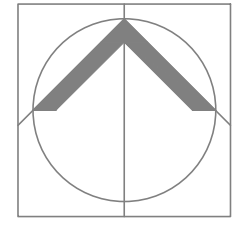
LOCATION  
LOT 79 DP 21486  
No.53 YOORALA ROAD  
YARRAWONGA PARK

CLIENT  
MATTHEW AND ALAYNA TISDELL

DRAWING  
SITE ANALYSIS PLAN

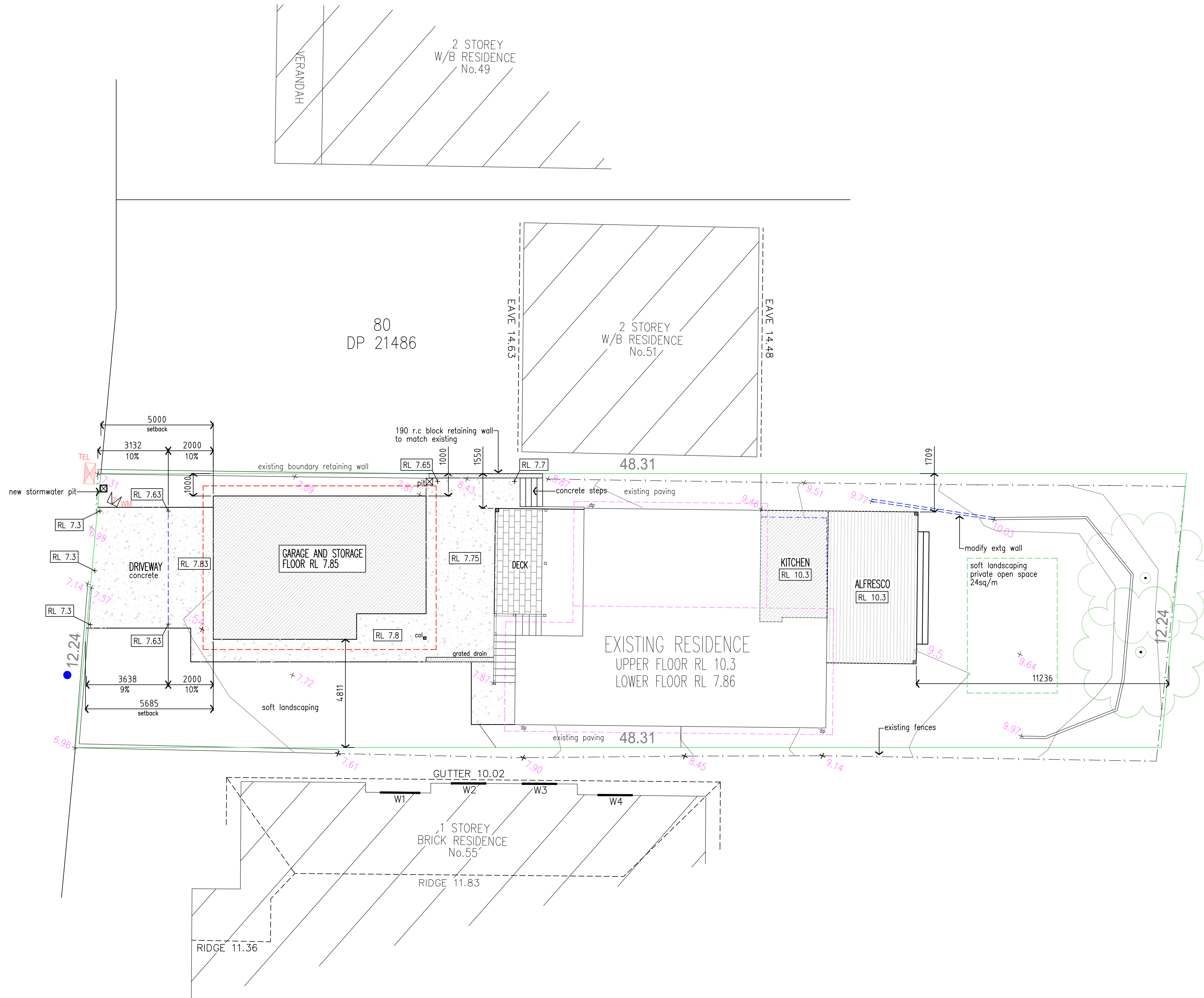
LINDSAY TAPP  
 BUILDING CONSULTANT  
 ARCHITECTURAL  
 CIVIL & STRUCTURAL  
 W: ltdraftingnewcastle.com.au  
 E: tappdrafting@bigpond.com  
 M: 0419 609641  
 A: 7 halberd close, valentine. 2280

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1:100	JULY 2021	2021-007 (A1)



YOORALA ROAD

BENCHMARK  
RL6.97 AHD



### proposed site plan

CALCULATIONS OF NEW AREAS  
 PROPOSED GARAGE AND STORAGE = 56.8m<sup>2</sup>  
 PROPOSED UPPER FLOOR DECK EXTENSION AND ROOF OVER = 98.4m<sup>2</sup>  
 PROPOSED KITCHEN EXTENSION UNDER MAIN ROOF = 14.4m<sup>2</sup>  
 PROPOSED ALFRESCO AND ROOF = 27m<sup>2</sup>  
 PROPOSED DRIVEWAY AND CONCRETE PAVING = 73m<sup>2</sup>  
 TOTAL REMAINING LANDSCAPE AREA = 258m<sup>2</sup> (44% OF SITE AREA)

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**ALTERATIONS AND ADDITIONS**

LOCATION  
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 No.53 YOORALA ROAD  
 YARRAWONGA PARK

CLIENT  
**MATTHEW AND ALAYNA TISELL**

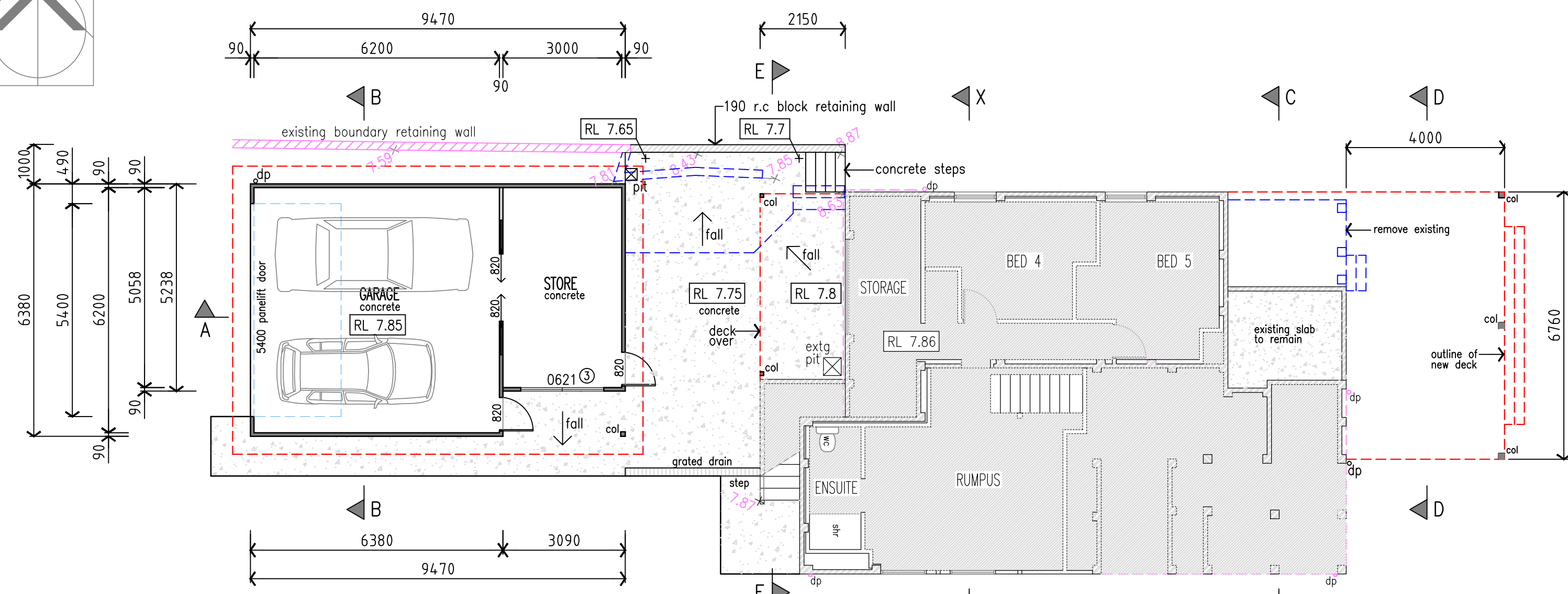
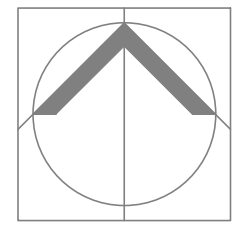
DRAWING  
**PROPOSED SITE PLAN**

CONSULTANT  
 ARCHITECTURAL  
 CIVIL & STRUCTURAL  
 LANDSCAPE ARCHITECTURE  
 ENGINEERING  
 SURVEYING  
 PHOTOGRAPHY  
 VIDEOGRAPHY  
 INTERIOR DESIGN  
 EXTERIOR DESIGN  
 FURNITURE DESIGN  
 LIGHTING DESIGN  
 SIGNAGE DESIGN  
 GRAPHIC DESIGN  
 WEBSITE DESIGN  
 SOCIAL MEDIA DESIGN  
 CONTENT WRITING  
 TRANSLATION  
 VOICE OVER  
 VIDEO PRODUCTION  
 PHOTOGRAPHY  
 VIDEOGRAPHY  
 INTERIOR DESIGN  
 EXTERIOR DESIGN  
 FURNITURE DESIGN  
 LIGHTING DESIGN  
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**LINDSAY TAPP**  
 BUILDING CONSULTANT  
 ARCHITECTURAL  
 CIVIL & STRUCTURAL  
 W: ttdraftingnewcastle.com.au  
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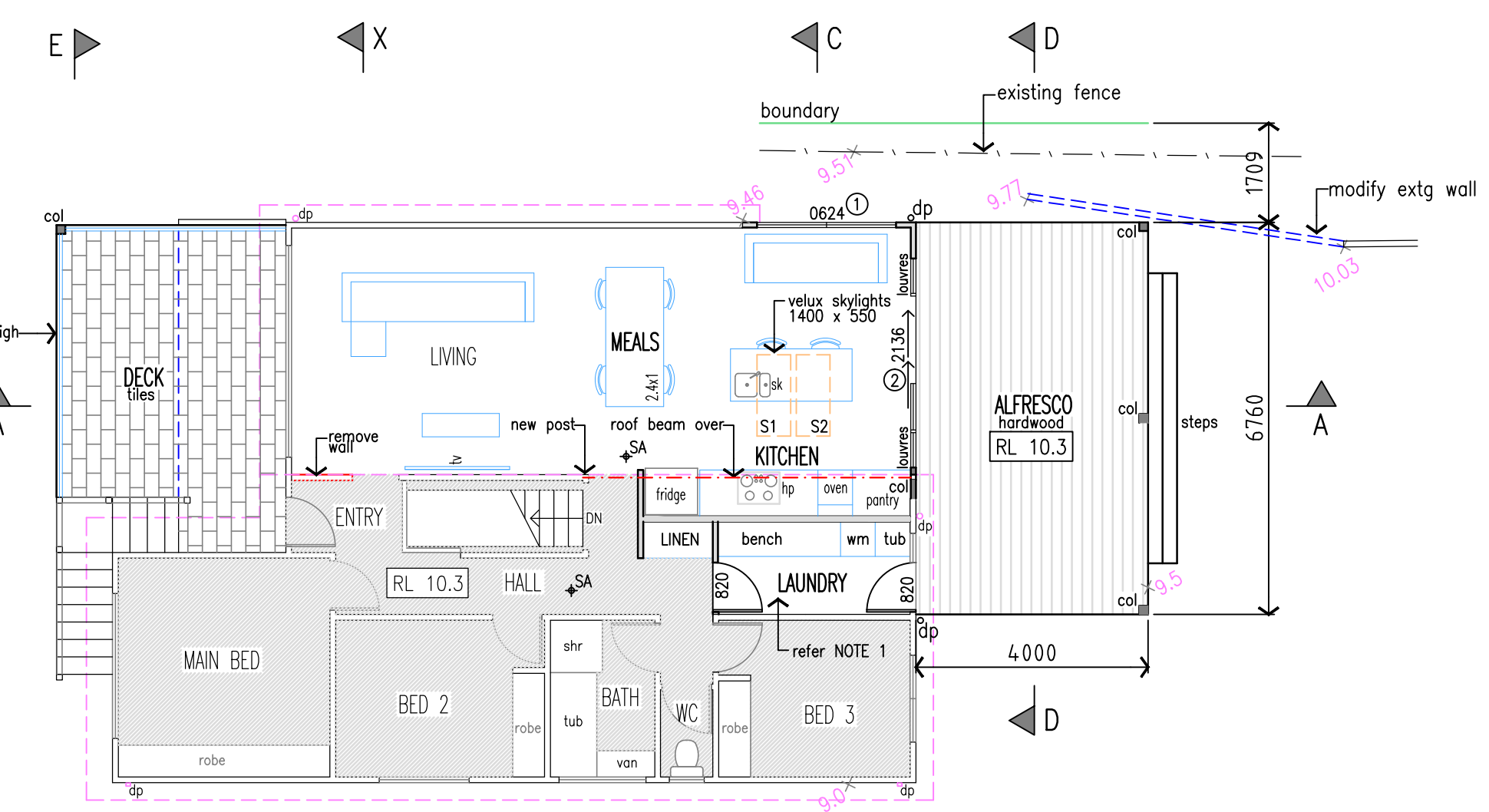
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### lower floor

\* \*dp connect new downpipes into existing drainage system refer Stormwater Management Plan



### upper floor

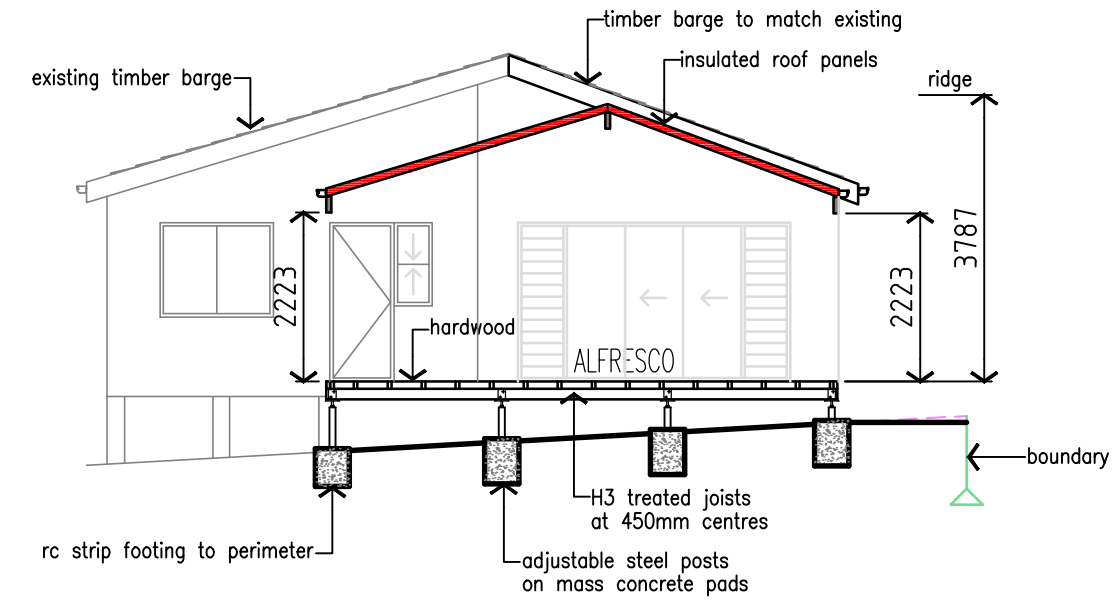
- 0627 denotes 600 high x 2700 wide window
- ① denotes new glazing number – refer basix schedule
- SA Smoke alarms in accordance with AS 3786.
- \*dp connect new downpipes into existing drainage system refer Stormwater Management Plan
- NOTE 1 provide mechanical exhaust to external wall or ceiling space in accordance with 3.8.7.4 of the BCA for condensation management.

REFER BASIX REPORT A426235 dated 8th August 2021 prepared by EVERGREEN ENERGY SOLUTIONS.

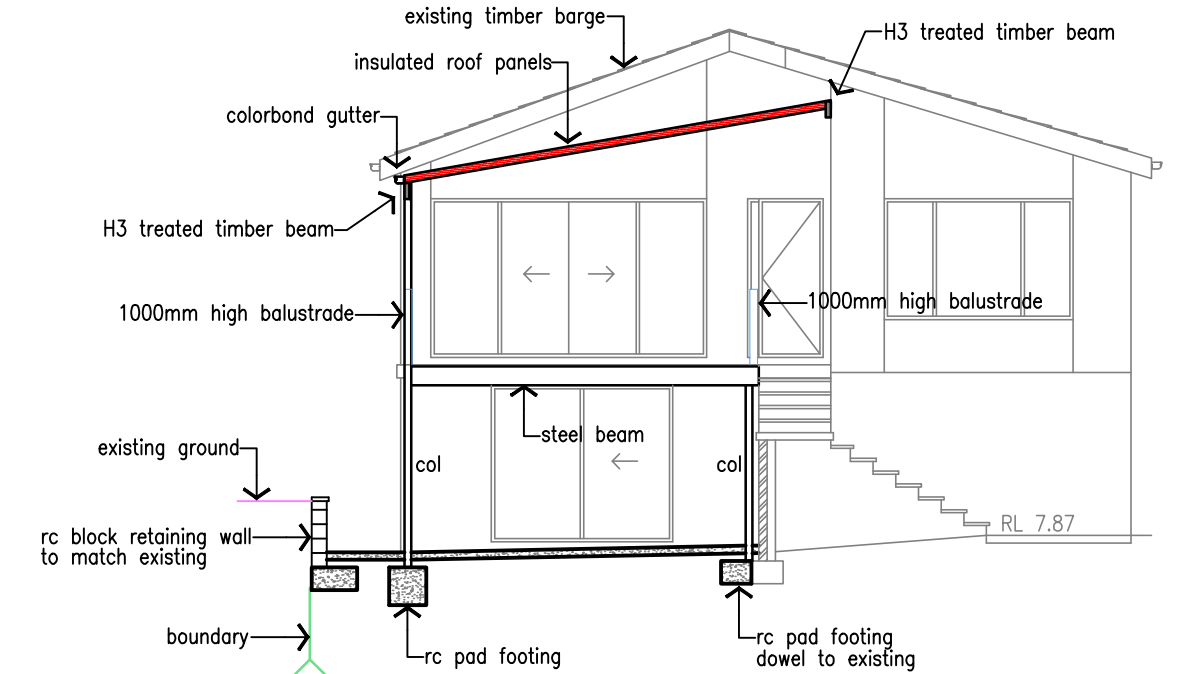
All windows Standard Aluminium, single clear (or U-Value 7.63, SHGC 0.75)

Number	Orientation	Area of glazing	Shading device
1	NORTH	1.44 m <sup>2</sup>	eave >= 450mm
2	EAST	7.56 m <sup>2</sup>	eave >= 900mm

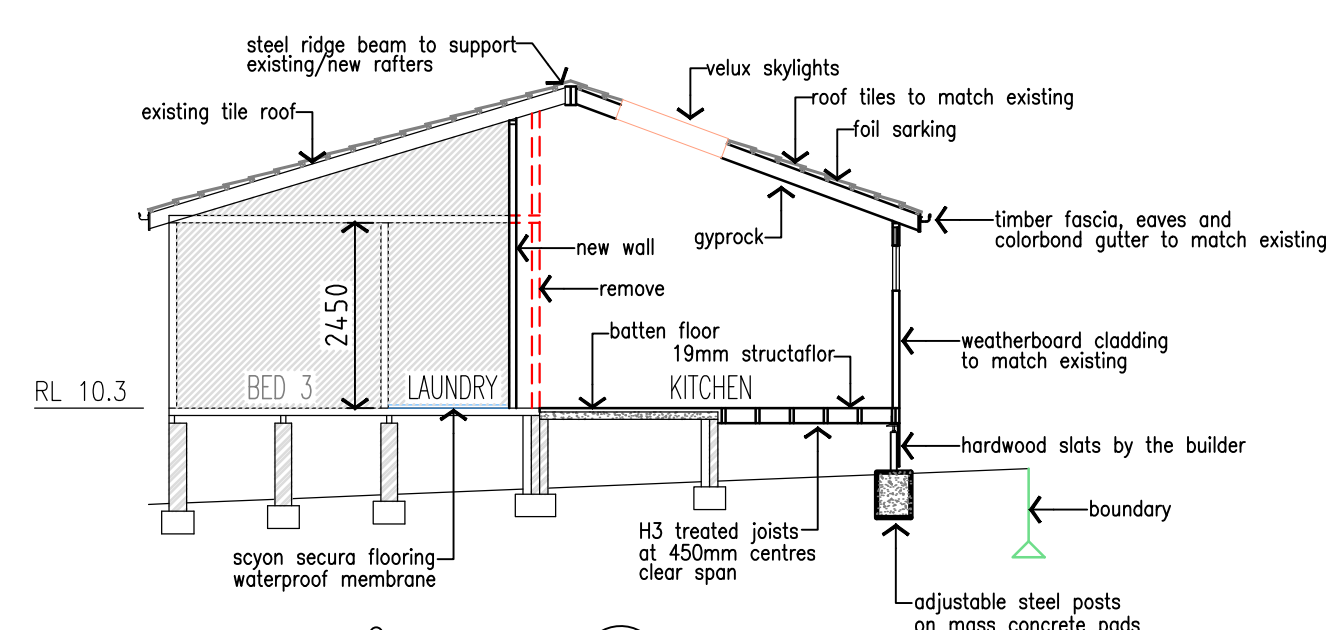
Number	Area of glazing	Shading device	Frame and Glass Type
S1,S2	0.77m <sup>2</sup>	none	timber, low-E internal/argon fill/clear external (or U-value 4.3, SHGC: 0.5)



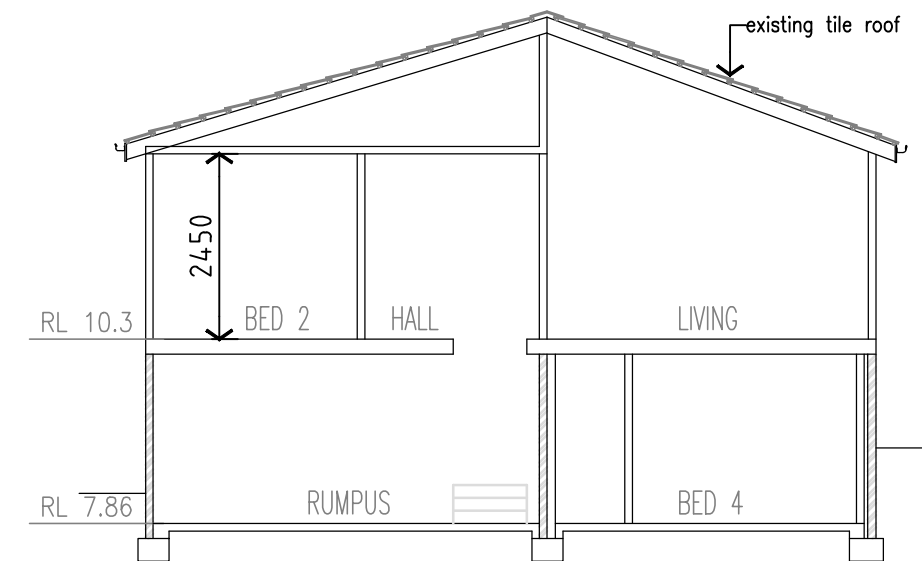
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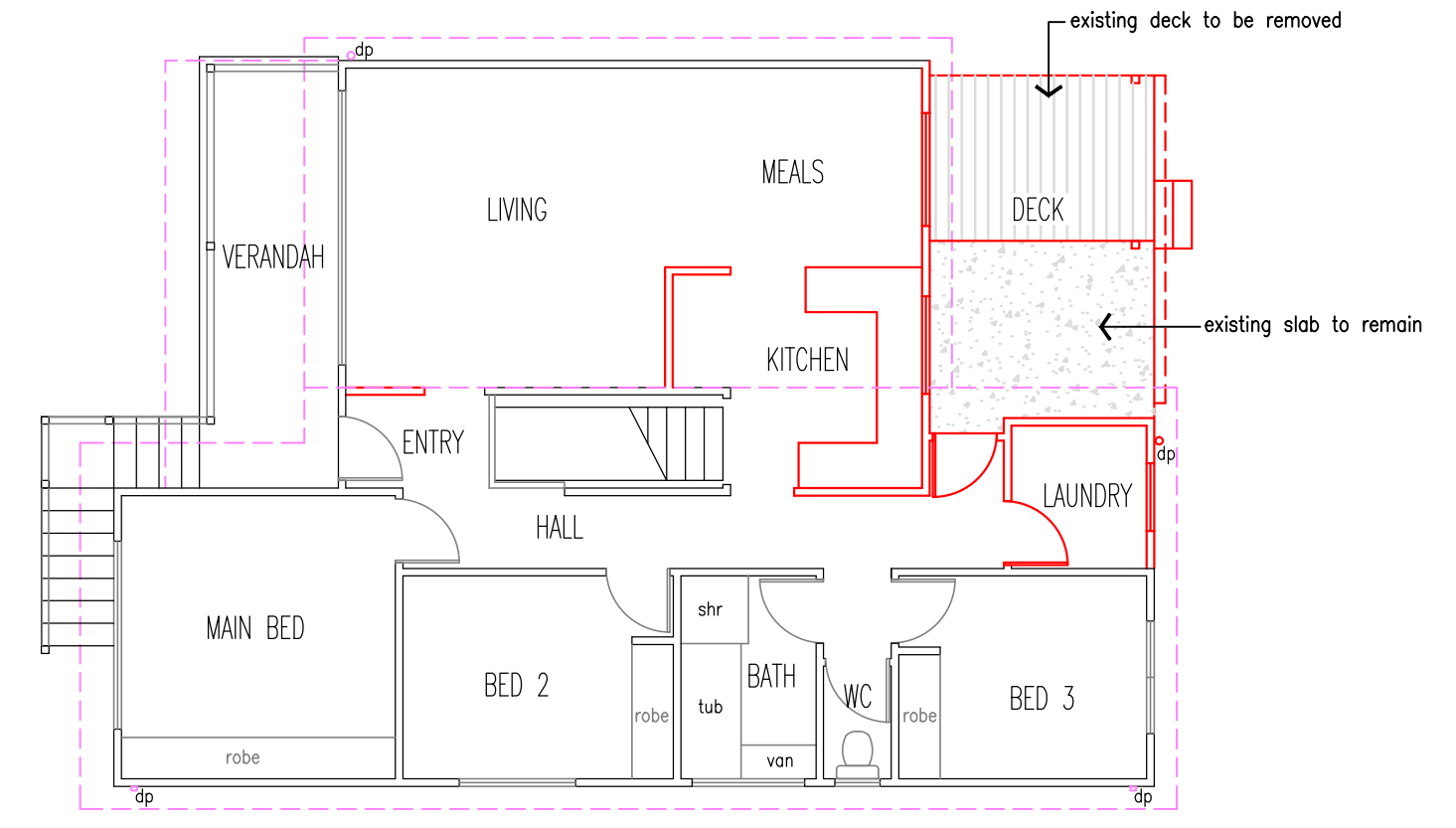
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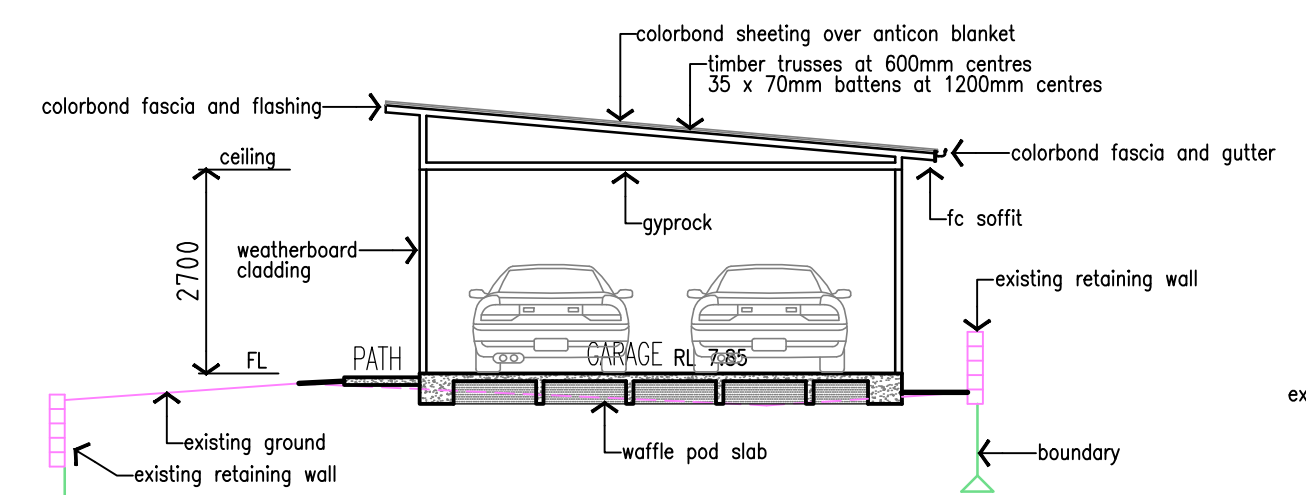
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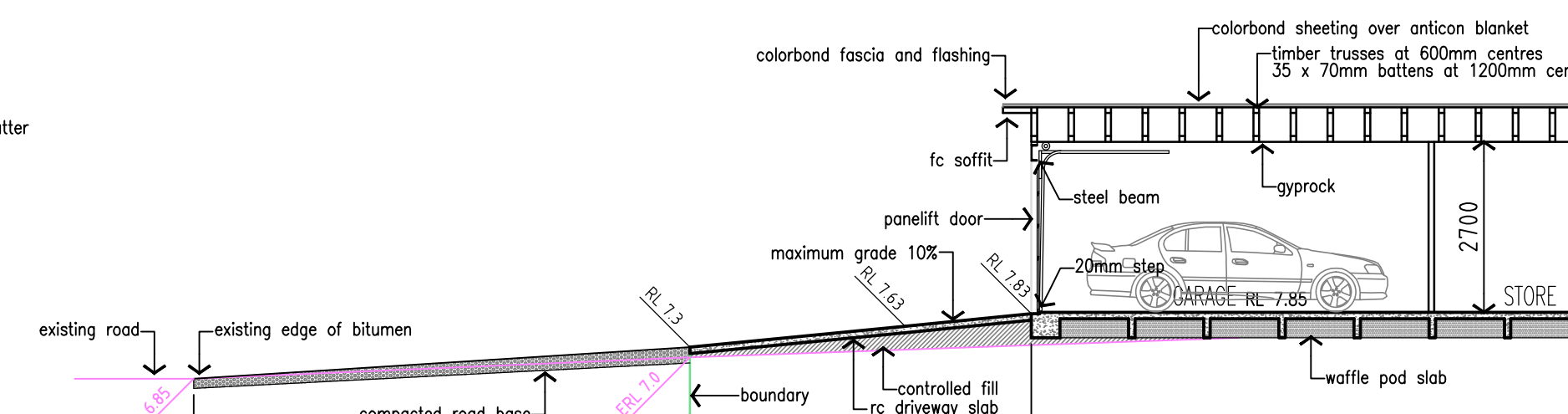
### section X



### demolition plan



### section B



### section A

- #### 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.
    - Footings designed in accordance with AS2870 for a 'M' site. 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 structalor elsewhere
  - BRACING AND TIE DOWN REQUIREMENTS
    - Designed for wind speed = N2 (33m/s)
    - Terrain A
    - Region 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 Basix Certificate By Evergreen Energy Consultants.
  - DRAINAGE AND PLUMBING
    - Dispose of stormwater to council requirements. Refer to Stormwater Management Plan
    - Provide socked aggroflex 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 Basix Certificate By Evergreen Energy Consultants.



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### ALTERATIONS AND ADDITIONS

LOCATION  
 LOT 79 DP 21486  
 No.53 YOORALA ROAD  
 YARRAWONGA PARK

CLIENT  
 MATTHEW AND ALAYNA TISELL

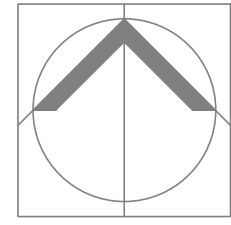
### ARCHITECTURAL

LINDSAY TAPP  
 BUILDING CONSULTANT  
 ARCHITECTURAL  
 CIVIL & STRUCTURAL  
 W: ttdraftingnewcastle.com.au  
 E: tappdrafting@bigpond.com  
 M: 0419 609641  
 A: 7 halberd close, valentine. 2280

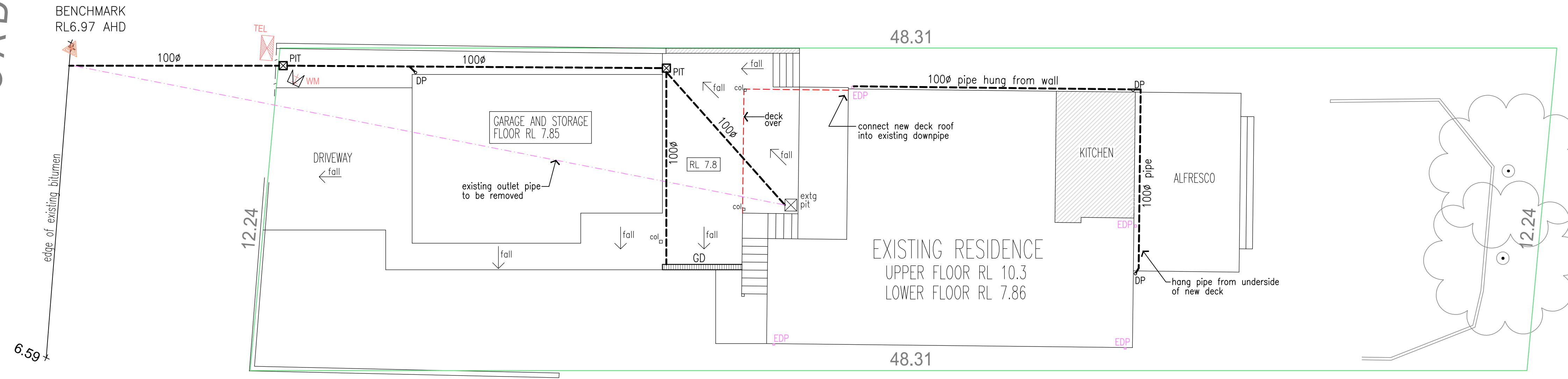
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YOORALA ROAD



**STORMWATER DRAINAGE NOTES**

1. ALL STORMWATER DRAINAGE INSTALLATION WORKS TO COMPLY WITH NATIONAL PLUMBING AND DRAINAGE CODE AS 3500, THE BCA, NSW CODE OF PRACTICE 1999, COUNCIL CONSENT CONDITIONS AND THE STATUTORY AUTHORITY'S REQUIREMENTS.
2. ALL PITS TO BE PRECAST CONCRETE STEEL REINFORCED.
3. ALL PIPES TO BE 90Ø UPVC UNLESS NOTED OTHERWISE.
4. ALL PIPE SIZES SHOWN ARE DN (DIAMETER NOMINAL) EQUIVALENT PIPE SIZES FOR THE SELECTED PIPE MATERIALS TO COMPLY WITH TABLE 1.1 AND 1.3 OF AS3500.
5. 100Ø PIPES TO BE CLASS SN6 UPVC LAID AT MINIMUM GRADE 1 IN 100.
6. 150Ø PIPES TO BE CLASS SN4 UPVC LAID AT MINIMUM GRADE 1 IN 100.
7. 90Ø SUBSOIL DRAINAGE CLASS SN6 SLOTTED HARD TUBE LAID AT MINIMUM GRADE 1 IN 200.
8. ARROWS INDICATE DIRECTION OF GRADE 1.100 MINIMUM.
9. ALL LEVELS APPROXIMATE ONLY CONFIRM ON SITE.
10. FLOOR LEVELS SHOWN ARE FINISHED FLOOR LEVELS.
11. COVER AND GRATE LEVELS TO BE MODIFIED AS NECESSARY ON SITE TO MATCH SURROUNDING AND ENSURE DRAINAGE TO GRATES.
12. MINIMUM COVER TO STORMWATER PIPES SHALL BE AS FOLLOWS:  
TRAFFICABLE AREAS 450mm.  
LANDSCAPED 300mm  
PIPES TO BE CONCRETE ENCASED IF MINIMUM COVERS CANNOT BE OBTAINED IN TRAFFICABLE AREAS, REFER TO CLAUSE 3.8 AS 3500.3. ALTERNATIVELY USE UPVC SEWER GRADE PIPES UNDER ROADS AND BUILDINGS.
13. ALL LANDSCAPED AREAS PROVIDE DN90 SUBSOIL DRAINS (AGROFLEX OR SIMILAR) LAID AT MINIMUM GRADE 1 IN 200. PROVIDE GEOFABRIC FILTER SOCK TO ALL PIPES.
14. USE 100Ø UPVC PIPES FROM ALL DOWNPIPES.  
FOR LOCATIONS OF DOWNPIPES REFER TO ARCHITECTURAL DRAWINGS.
15. ALL OUTLET PIPES TO HAVE 150 x 100 RHS HEAVY DUTY PLASTIC KERB ADAPTORS.

**MAINTENANCE PROGRAMME**

1. ALL STORMWATER PITS TO BE CLEANED ON A REGULAR BASIS AT MINIMUM 1 MONTH INTERVALS.
2. FLUSH SYSTEM ANNUALLY.

## stormwater management plan

- 100Ø** STORMWATER PIPE SIZE  
sewer grade under roads and buildings
- 300mm SQUARE x 300mm DEEP MINIMUM PROPRIETARY DRAINAGE PIT (EVERHARD POLYMER OR SIMILAR) HEELGUARD GRATE
- GD** PROPRIETARY (AQUADRAIN 200-200 OR SIMILAR) x 200mm MINIMUM DEEP GRATED DRAIN (HEELGUARD COVER)  
FALL INVERT 1% MINIMUM TO OUTLET PIPE
- INSPECTION OPENING
- DOWNPIPE  
ALL ROOF DRAINAGE PIPES FROM DOWNPIPES TO BE 100 DIAMETER.
- DENOTES EXISTING DOWNPIPE

- \* NOTE 1  
BUILDER TO REMOVE EXISTING CONCRETE AS REQUIRED TO ALLOW FOR PLACEMENT OF NEW DRAINAGE WORKS.
- \* NOTE 2  
CONNECT NEW RETAINING WALL AGG. DRAINAGE PIPES INTO STORMWATER DRAINAGE SYSTEM.

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AMENDMENT		DATE

PROJECT  
**ALTERATIONS AND ADDITIONS**

LOCATION  
LOT 79 DP 21486  
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YARRAWONGA PARK

CLIENT  
**MATTHEW AND ALAYNA TISDELL**

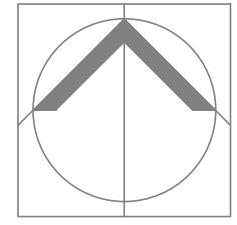
DRAWING  
**STORMWATER MANAGEMENT**

**LINDSAY TAPP**  
 BUILDING CONSULTANT  
 ARCHITECTURAL  
 CIVIL & STRUCTURAL  
 W: [tappingnewcastle.com.au](http://tappingnewcastle.com.au)  
 E: [tappingnewcastle@bigpond.com](mailto:tappingnewcastle@bigpond.com)  
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 A: 7 halberd close, valentine. 2280

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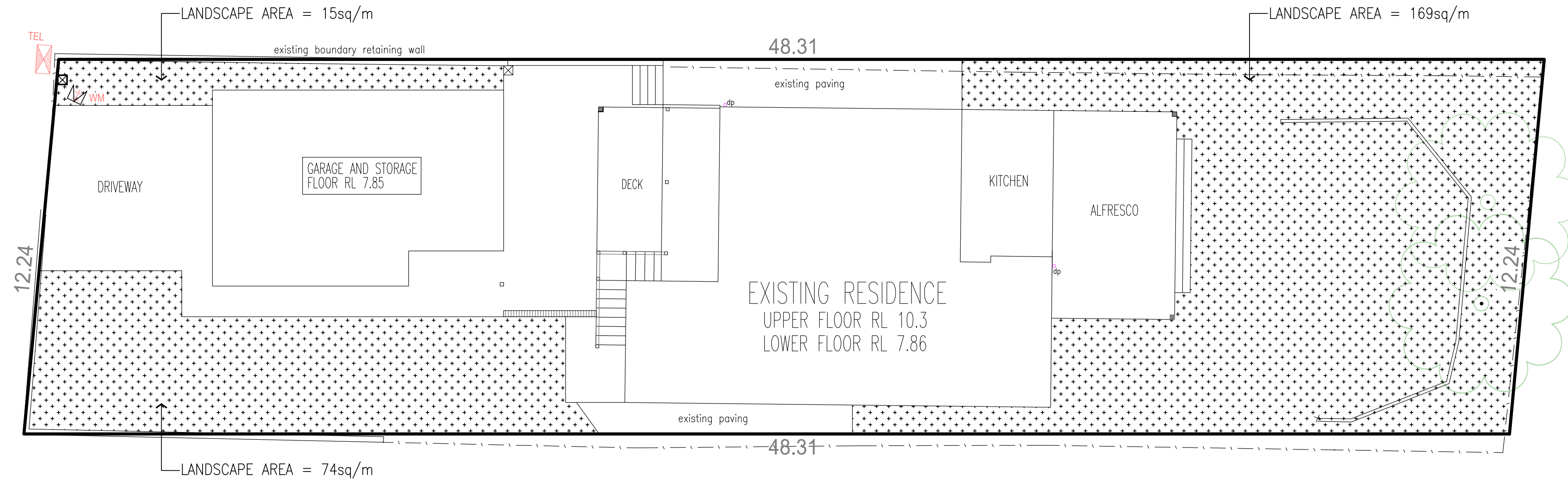






YOORALA ROAD

BENCHMARK  
RL6.97 AHD  
edge of existing bitumen  
6.59



## landscaping plan

SITE AREA = 588.1sq/m  
TOTAL LANDSCAPE AREA = 258sq/m (44% OF SITE AREA)

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PROJECT  
ALTERATIONS AND ADDITIONS

LOCATION  
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YARRAWONGA PARK

CLIENT  
MATTHEW AND ALAYNA TISELL

DRAWING  
LANDSCAPING PLAN

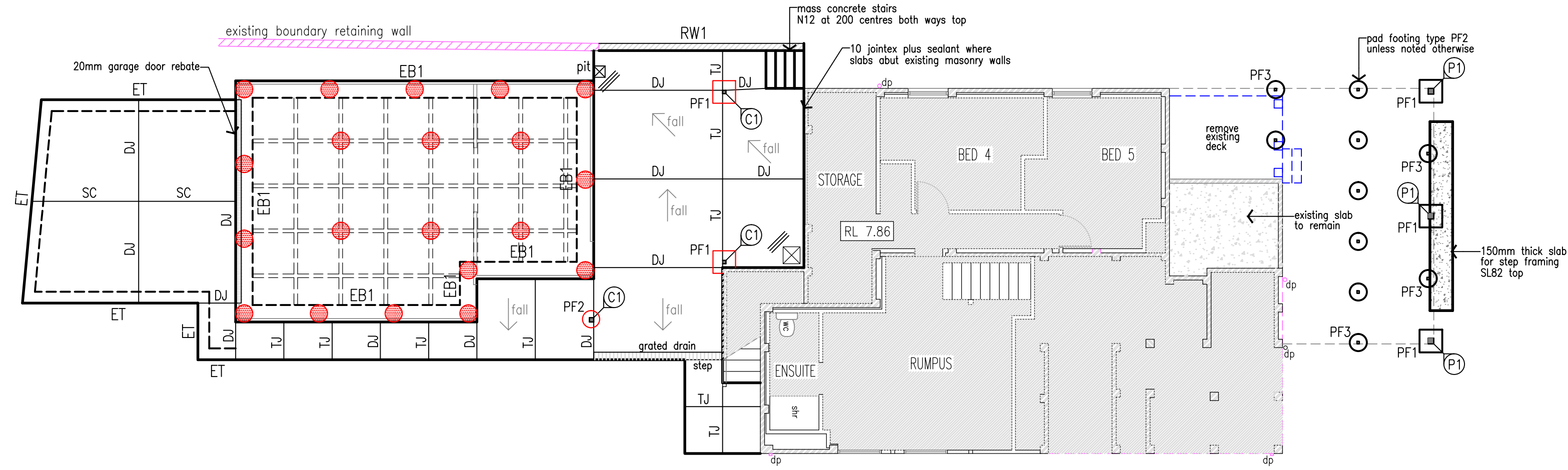
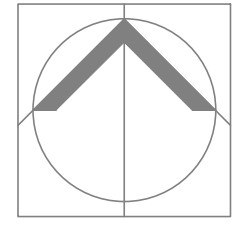
LINDSAY TAPP  
 BUILDING CONSULTANT  
 ARCHITECTURAL  
 CIVIL & STRUCTURAL  
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 E: [tappdrafting@bigpond.com](mailto:tappdrafting@bigpond.com)  
 M: 0419 609641  
 A: 7 halberd close, valentine. 2280

SCALES 1:100	DATE JULY 2021	CAD FILE 2021-007 (A7)
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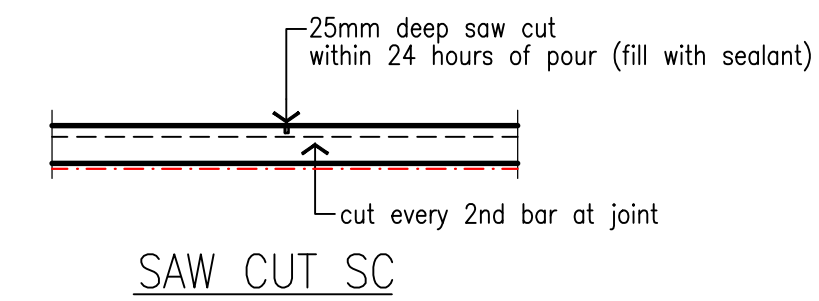
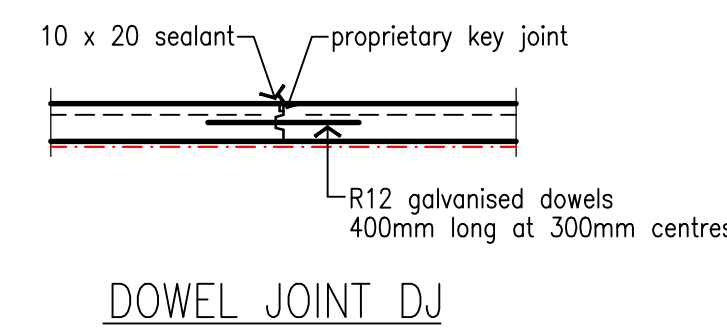
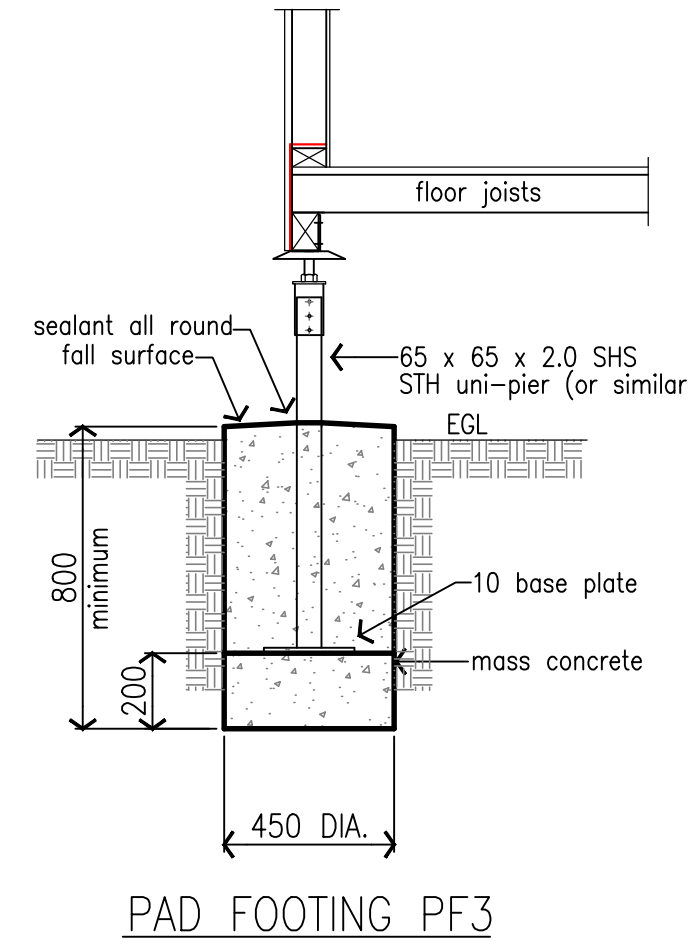
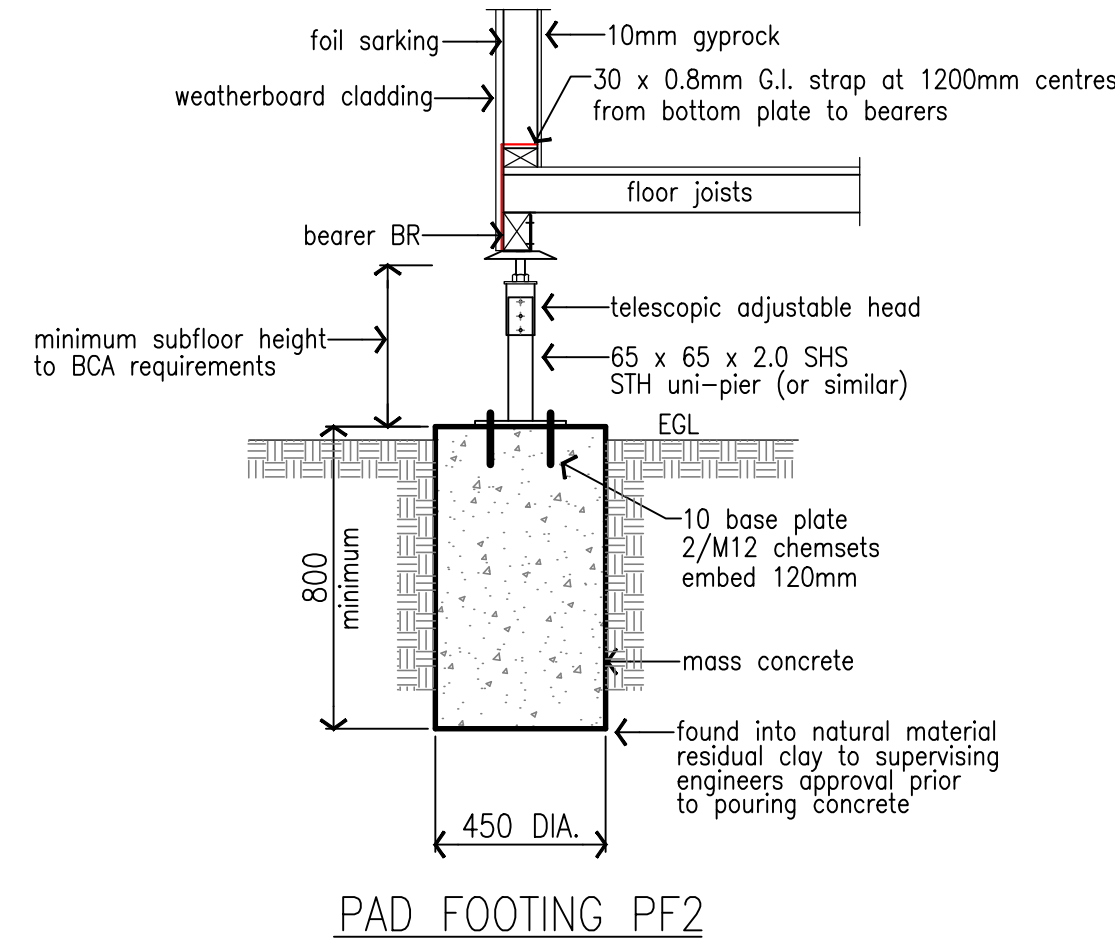
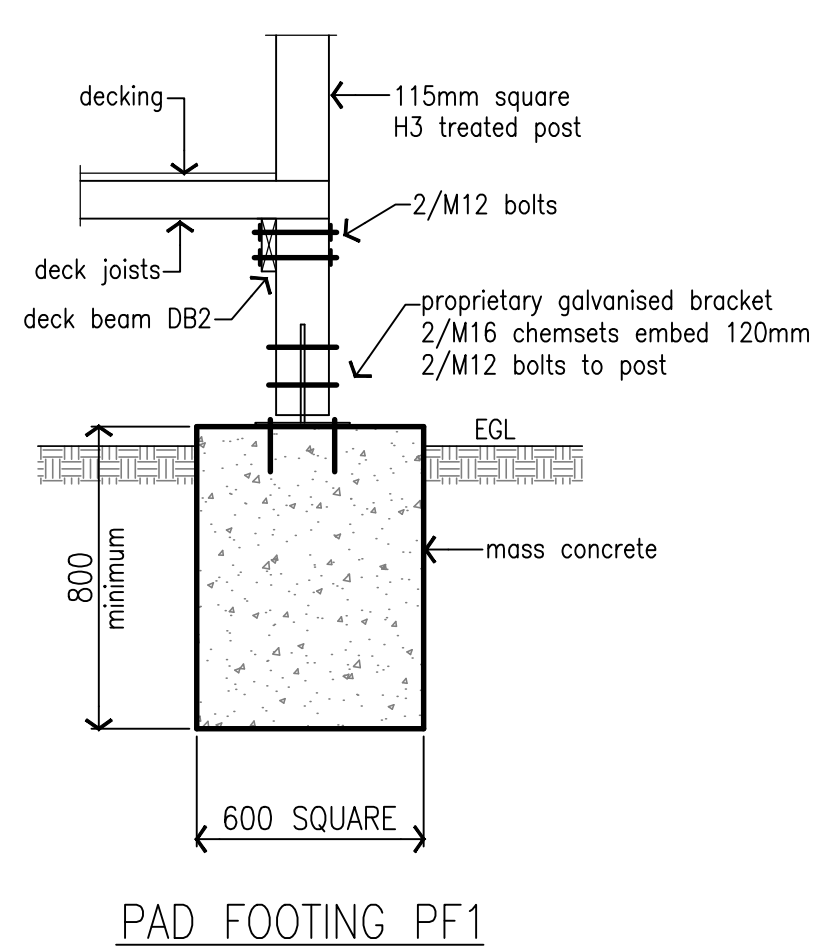
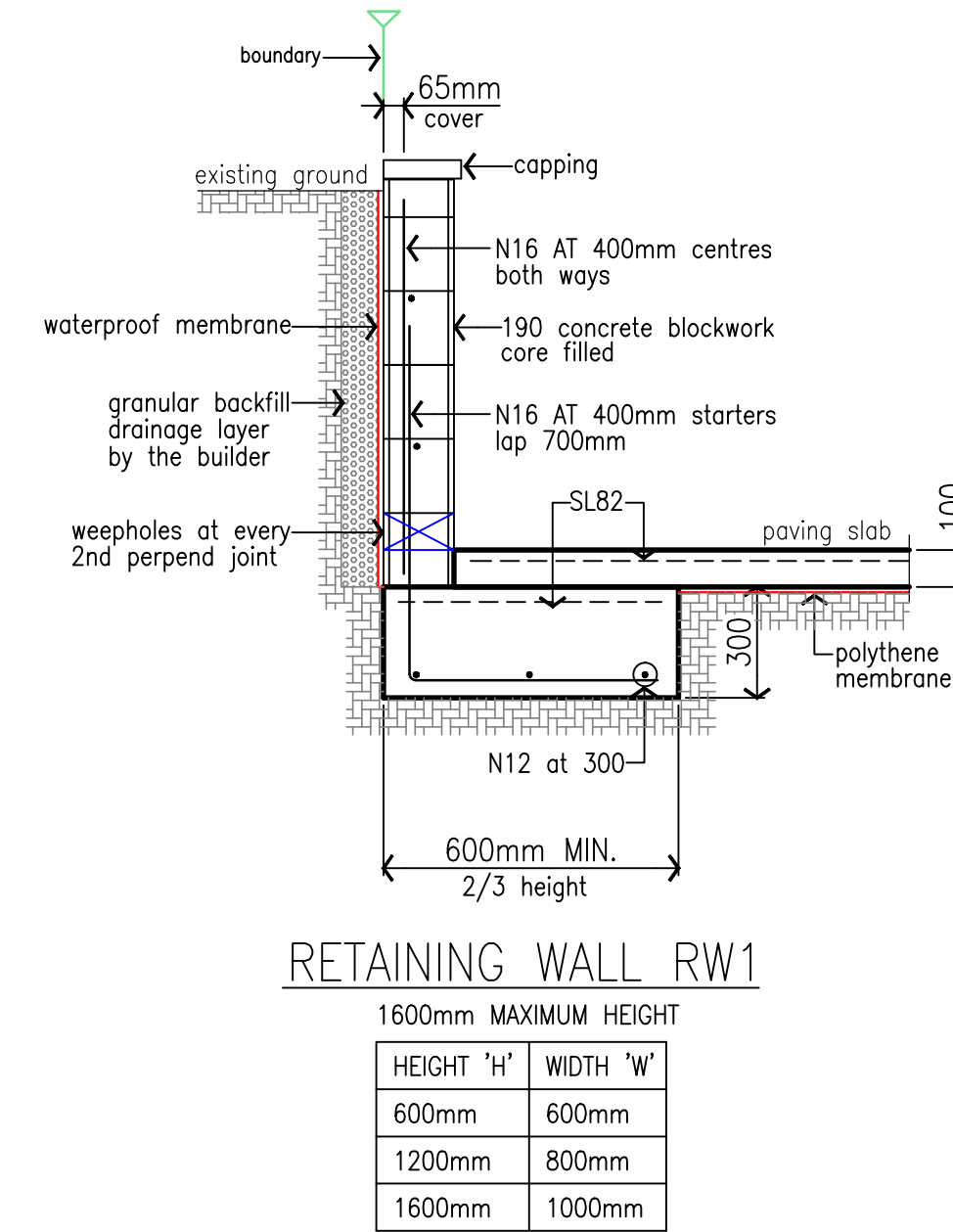
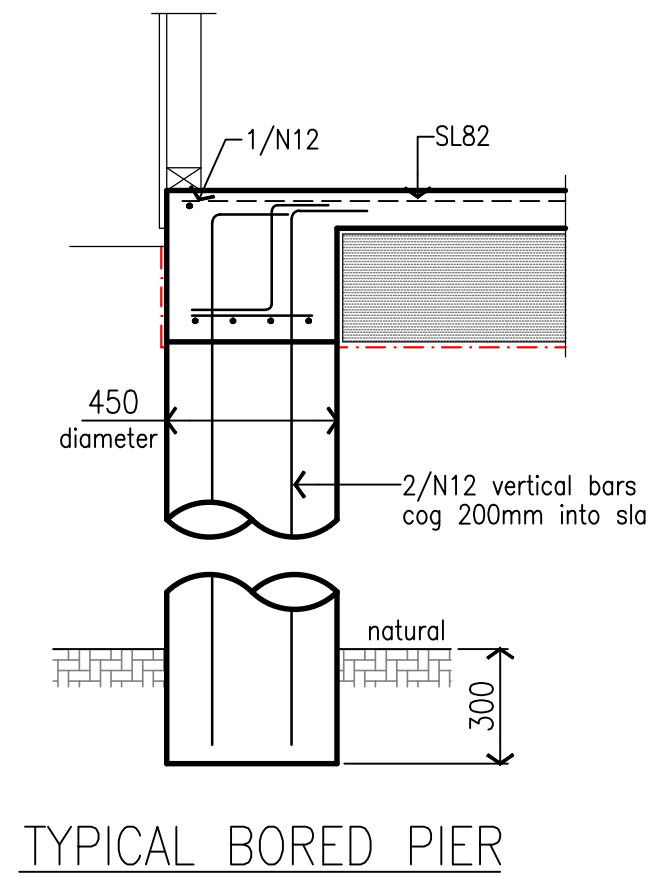
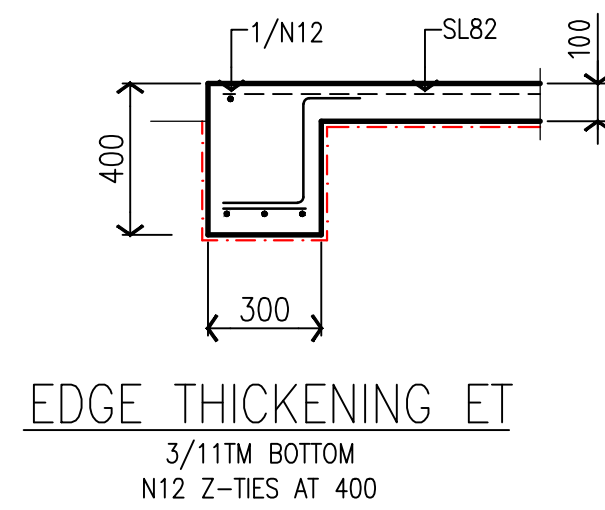
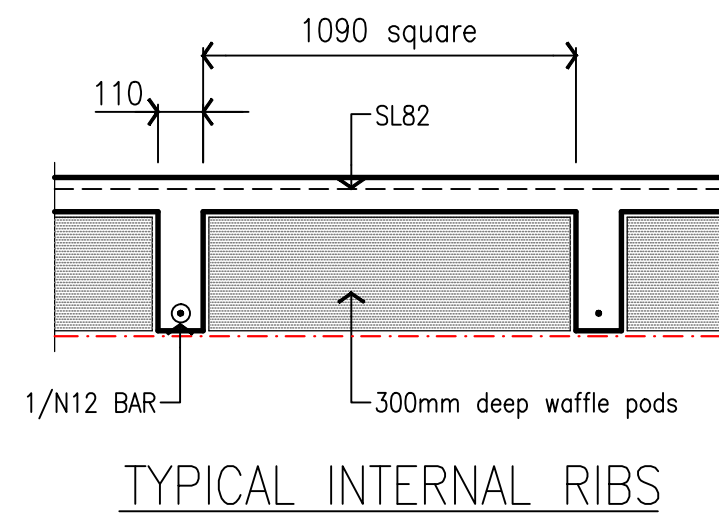
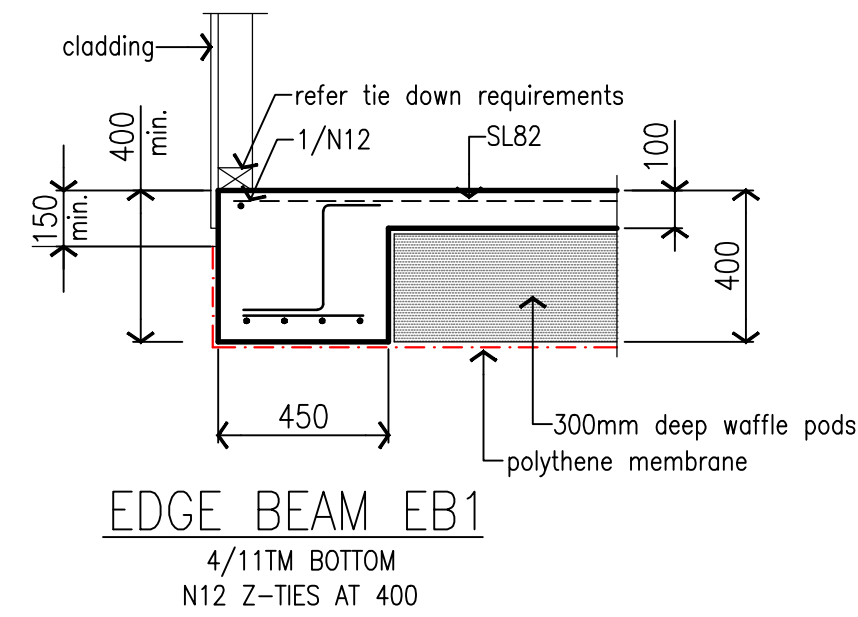






# garage slab and footing plan

- Footings have been designed in accordance with AS2870 class M site.
- Provide 450 diameter mass concrete bored piers at 2000mm centres. If slab beams founded into natural material piers may be deleted, to supervising engineers approval. 2/N12 vertical bars in piers cog 200mm into slab beams.
- TJ tool groove control joint within 24 hours of slab pour, refer typical detail.
- DJ dowel joint - refer typical detail.
- All slabs to be laid on 0.2mm polythene membrane.
- 3/N12 bars top x 1000mm long.



- NOTES**  
**GENERAL**
- 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.
  - All dimensions shown shall be verified by the builder on site. Engineers drawings shall not be scaled.
  - u.n.c. denotes 'unless noted otherwise'.
  - During construction the structure shall be maintained in a stable condition and no part shall be overstressed.

- FOUNDATIONS**
- Footings have been designed for an allowable bearing pressure of 100 kPa, founded on SL82, 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.
  - Residential slabs and footings have been designed in accordance with AS 2870 for a class 'M' site.
- LOADING**
- The structural work shown on these drawings has been designed for the following live loads:  
FLOORS = 2.0kPa ROOFS = 0.25kPa
  - Wind loads are in accordance with AS 1170.2-1989. As follows:  
Basic Wind Velocity N3 = 50m/s - Terrain Category 2.5 - Partial shielding.
  - The relevant provisions of AS 1170 part IV have been applied for a structure of this type located in earthquake zone 'B'.

- CONCRETE**
- All concrete work shall comply with SAA concrete structures code AS 3600-2018.
  - Concrete quality shall be as follows:
- | Elements       | F <sub>c</sub> MPa | Slump | Cover    |
|----------------|--------------------|-------|----------|
| BORED PIERS    | 25                 | 80    | 50mm     |
| FOOTINGS       | 25                 | 80    | 50mm     |
| SLAB ON GROUND | 25                 | 80    | 30mm TOP |

- Maximum size of aggregate - 20mm. Cement type A.  
No admixtures shall be used.
- All concrete shall be mechanically vibrated.
  - Concrete sizes shown do not include thickness of applied finishes.
  - For chamfers, drip grooves, reglets, etc. refer to Architects details.
  - No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without the approval of the Engineer.
  - Reinforcement symbols:
  - All reinforcement in accordance with AS 4671-2001.
  - All concrete shall be placed and cured in accordance with the section 19 AS 3600.

- MASONRY**
- All work shall be in accordance with AS 3700.
  - All mortar to be M3 classification minimum.
  - bcj - denotes vertical block control joint, refer detail.
  - Strength of bricks, class of blocks and type of mortar shall be as follows:
- | Element | Material | Strength |
|---------|----------|----------|
| WALLS   | CONCRETE | 12MPa    |

- Reinforced concrete blockwork shall be filled with 20MPa concrete having a maximum aggregate size of 10mm and a slump of 230mm +/- 30mm. All cores shall be cleaned of mortar at the end of each day. Grout in cores shall be compacted by rodding or others appropriate means.

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

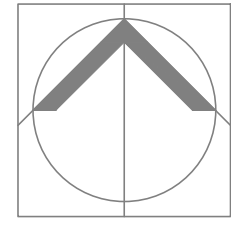
*M. McDonald*  
MIE Aust. CP Eng.  
MCDONALD STRUCTURAL ENGINEERING  
PO BOX 521, HAMILTON NSW 2303  
Mobile 0424 696 042 - Matthew McDonald

1	ISSUED FOR DA/CC APPROVAL	18.08.2021
NO.	AMENDMENT	DATE
PROJECT		
ALTERATIONS AND ADDITIONS		
LOCATION		
LOT 79 DP 21486 No.53 YOORALA ROAD YARRAWONGA PARK		
CLIENT		
MATTHEW AND ALAYNA TISELL		
DRAWING		
FOOTING AND SLAB DETAILS		

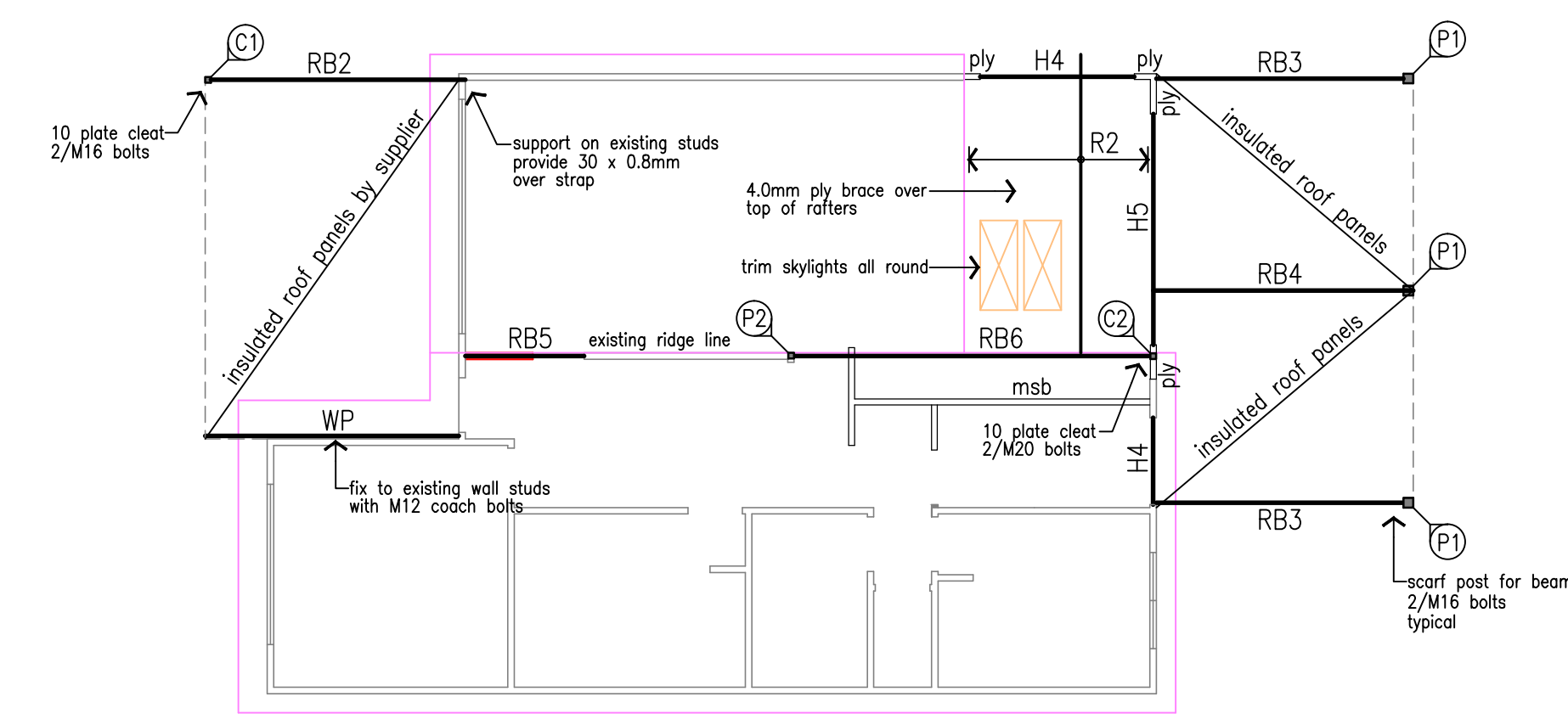
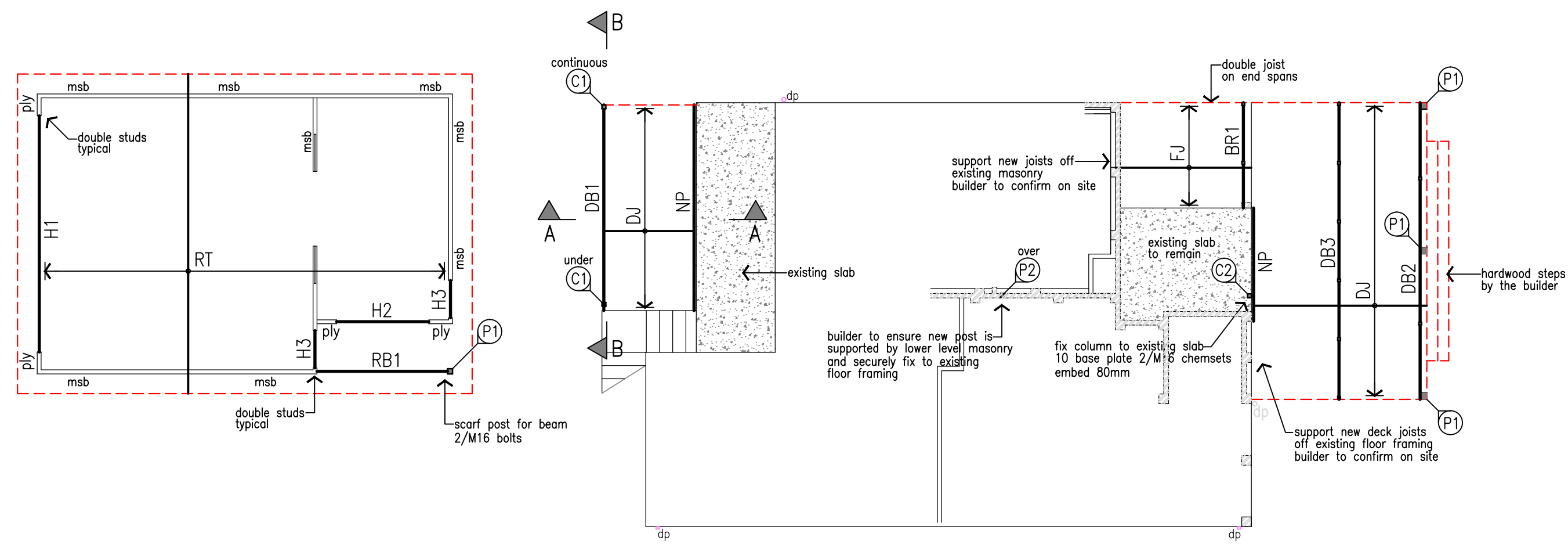
LINDSAY TAPP  
BUILDING CONSULTANT  
ARCHITECTURAL  
CIVIL & STRUCTURAL  
W: ltrdraftingnewcastle.com.au  
E: tappdrafting@bigpond.com  
M: 0419 609641  
A: 7 halberd close, valentine. 2280

SCALES	DATE	CAD FILE
1:100,20	JULY 2021	2021-007 (S1)





- TIE DOWN REQUIREMENTS**  
IN ACCORDANCE WITH AS 1684.2-2010
- BATTENS TO RAFTERS/TRUSSES: 2/75 x 3.18mm GROOVED NAILS
  - RAFTERS/TRUSSES 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 FININGS
  - 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.



# garage roof plan upper floor framing plan

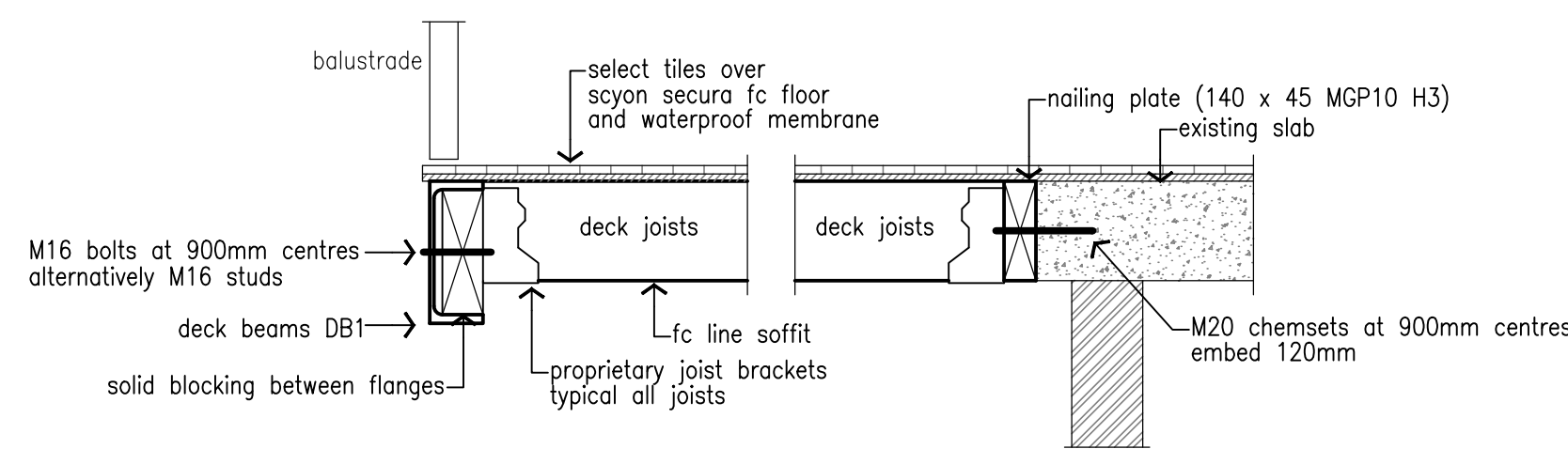
TAG	ITEM	MEMBER SIZE
C1	steel columns	100 x 100 x 5.0 SHS
C2	↓	89 x 89 x 4.0 SHS
P1	timber posts	115mm square GL8 H3 treated
P2	↓	90 x 90 GL8 H3 treated OR 90 x 90 GL13 hardwood
DB1	deck beams	200 PFC
DB2	↓	140 x 65 GL8 H3 treated
DB3	↓	140 x 65 GL8 H3 treated
NP	nailing plate	140 x 45 MGP10 H3 treated
DJ	deck joists	140 x 45 MGP10 H3 treated at 450mm centres
H1	heads	300 x 63 LVL H2 treated
H2	↓	200 x 63 LVL H2 treated
H3	↓	2/90 x 45 MGP10 H2 treated
RB1	roof beam	180 x 65 GL8 H3 treated
FJ	floor joists	190 x 45 MGP10 H3 treated at 450mm centres
BR1	bearer	140 x 65 GL8 H3 treated
RT	trusses	timber at 600mm centres by supplier
MSB	wall brace	30 x 0.8mm metal strap (table 8.18b AS 1684)
PLY	↓	4.0mm F22 ply sheet bracing (table 8.18g AS 1684)

# roof framing plan

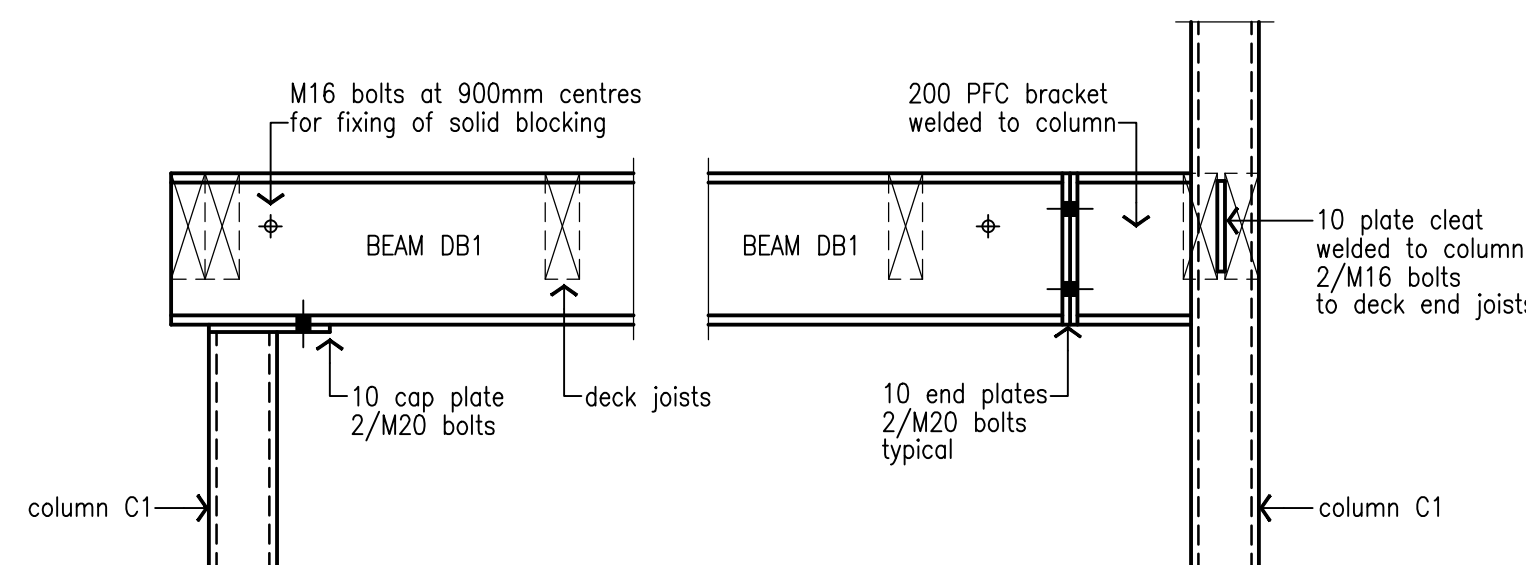
TAG	ITEM	MEMBER SIZE
C1	steel columns	100 x 100 x 5.0 SHS
C2	↓	89 x 89 x 4.0 SHS
P1	timber posts	115mm square GL8 H3 treated
P2	↓	90 x 90 GL8 H3 treated OR 90 x 90 GL13 hardwood
RB2	roof beams	190 x 65 GL17 hardwood OR 240 x 65 GL8 H3
RB3	↓	190 x 65 GL17 hardwood OR 240 x 65 GL8 H3
RB4	↓	240 x 65 GL17 hardwood
RB5	↓	200 x 63 LVL H2 treated
RB6	↓	250 UB 37 fix solid blocking between flanges with M12 bolts at 900mm centres
H4	heads	200 x 63 LVL H2 treated
H5	↓	2/240 x 45 LVL H2 treated
R2	rafters	240 x 45 HYSpan at 600mm centres solid block midspan, 4mm F22 ply brace over rafters
WP	wall plate	180 x 65 GL8 H3 treated
MSB	wall brace	30 x 0.8mm metal strap (table 8.18b AS 1684)
PLY	↓	4.0mm F22 ply sheet bracing (table 8.18g AS 1684)

**STEELWORK PAINT SYSTEM**

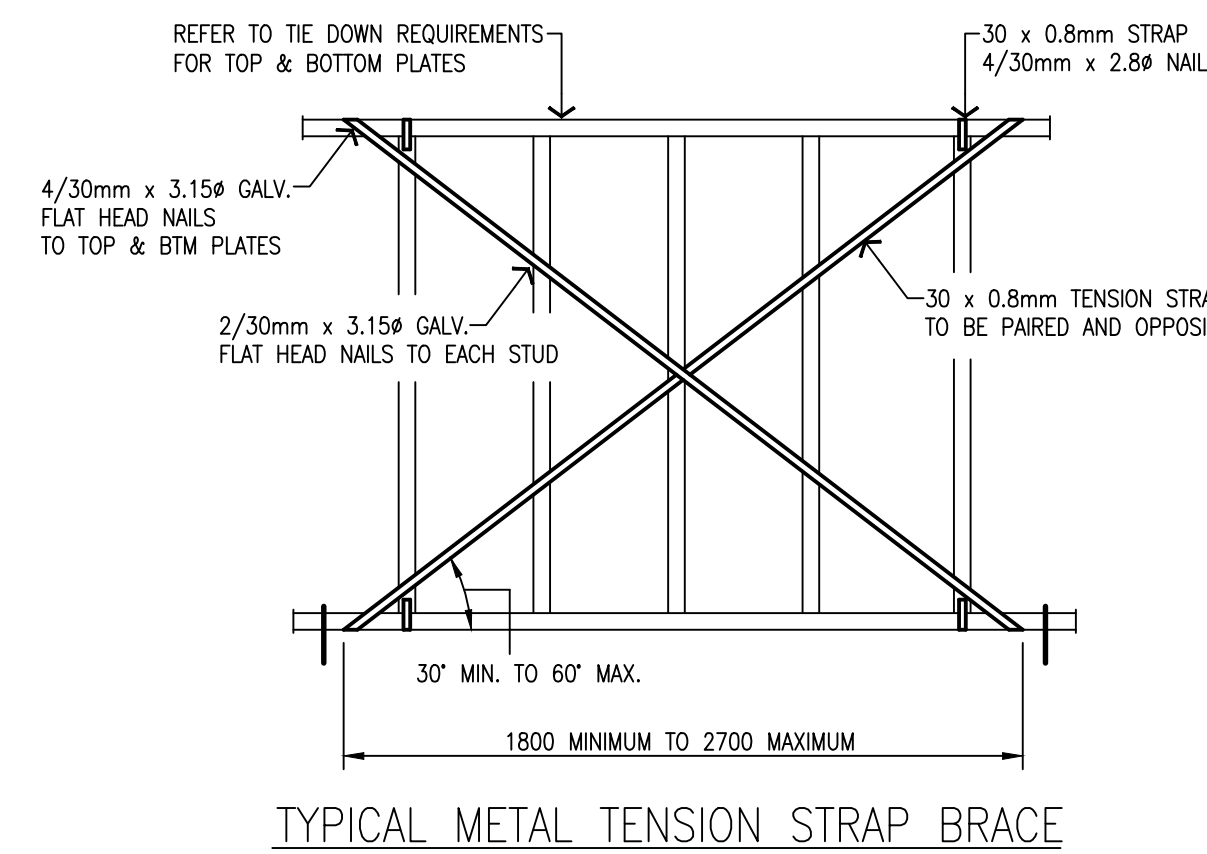
ELEMENT	SURFACE CLEANING	FINAL COAT
ALL	ABRASIVE BLAST CLEAN CLASS 2.5	2 PACK EPOXY PAINT SYSTEM 250 MICRON MINIMUM THICKNESS



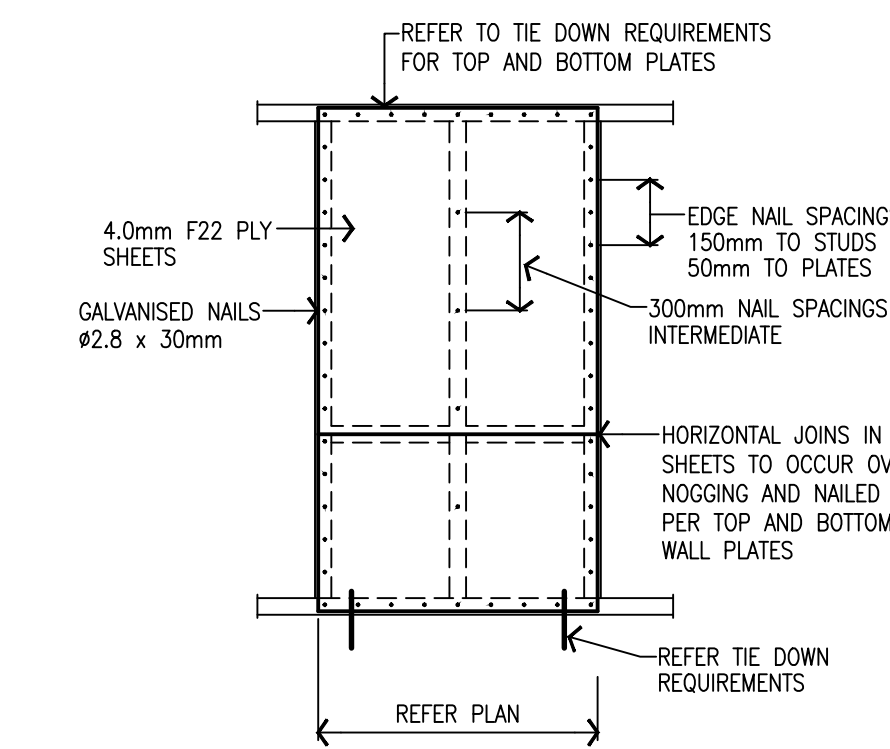
section A



section B



TYPICAL METAL TENSION STRAP BRACE



TYPICAL SHEET BRACING PANEL

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

*M. J. McDonald*  
MIE Aust. CP Eng.  
MCDONALD STRUCTURAL ENGINEERING  
PO BOX 521, HAMILTON NSW 2303  
Mobile 0424 606 082 - Matthew McDonald

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PROJECT  
**ALTERATIONS AND ADDITIONS**

LOCATION  
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No.53 YOORALA ROAD  
YARRAWONGA PARK

CLIENT  
**MATTHEW AND ALAYNA TISDELL**

DRAWING  
**FRAMING AND BRACING DETAILS**

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