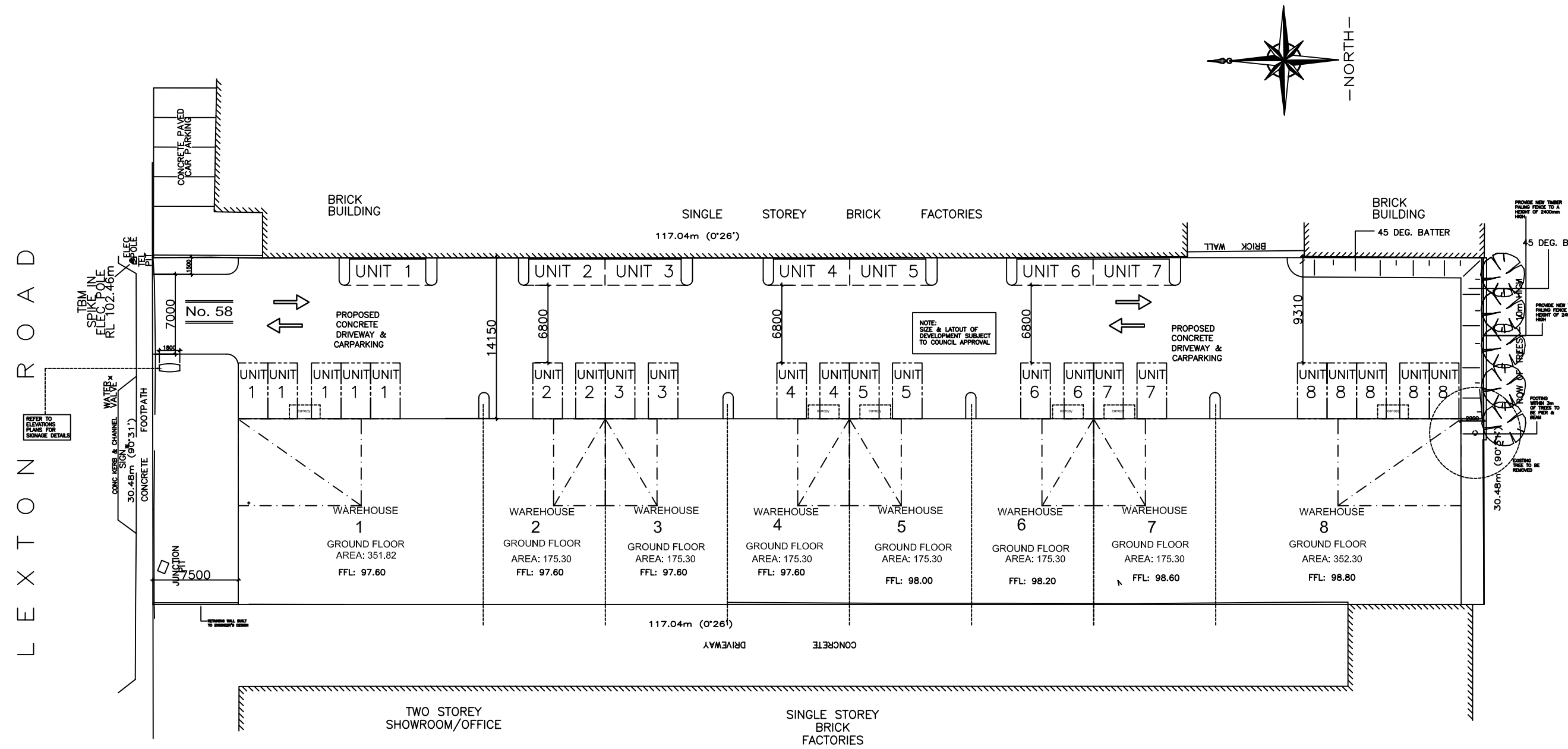


# SITE & FLOOR PLANS

SCALE 1:200

## NOTES

1– 150mm CONCRETE PANEL OFF FORM FINISH (ROLL ON TEXTURED PAINT FINISH)

INTERNAL OFFICE WALLS

2– 90mm TIMBER STUD WALL FRAME IN ACCORDANCE WITH LIGHT TIMBER FRAMING CODE (OR METAL STUD FRAMING)

10mm PLASTERBOARD FLUSH SET JOINTS PAINT TO SELECTED COLOUR

3– IN WET AREAS 10mm WR PLASTERBOARD FLUSH SET JOINTS PAINT TO SELECTED COLOUR

4– PROVIDE SELECTED SKIRTING AND ARCHITRAVE IN OFFICES ONLY WITH SELECTED PAINT FINISH

5– STEEL TROWEL FLOOR FINISH IN WAREHOUSE

6– SELECTED FLOOR TILES IN WET AREAS INCLUDING SKIRTING TILES

7– 1 ROW OF TILES TO SPLASH BACK OF BASINS & SINKS

8– STANDARD PLUMBING FIXTURES & DISABLED HANDRAILS TO AUSTRALIAN STANDARD CODES

9– ELECTRICAL LIGHTING – TO CONFORM TO RELEVANT PROVISIONS OF A.S.1680.0

10– MECHANICAL VENTILATION SERVICES – TO CONFORM TO RELEVANT PROVISIONS OF A.S.1668 & A.S./N.Z.S.3666.1

11– GAS SERVICES & HYDRAULICS – REFER SERVICES CONSULTANT DRAWINGS

12– EXIT ILLUMINATED EXIT SIGNS IN ACCORDANCE WITH A.S.2293.1

13– FIRE EXTINGUISHERS IN ACCORDANCE WITH A.S. 2444

## NOTES

### GENERAL

These drawings are to be read in conjunction with the Architectural Drawings and Specifications. Any discrepancy to be referred to Engineer. All dimensions shown are to be verified at site. Engineer's drawing must not be scaled.

Materials and workmanship are to be in accordance with the relevant current S.A.A. codes

### CONCRETE

Concrete design strength (F'c at 28 days) to be as follows:–
GRADE 25 for slabs
GRADE 20 for footings

Maximum slump of concrete shall be 75mm or 10mm when a pump is used unless otherwise specified.

Reinforcement notation and Grades: (A.S.1302)
R denotes structural grade round bars.
S denotes structural grade deformed bars.
C denotes cold worked bars.

Reinforcement splices shall be lap splices as required by the current concrete code unless noted in the drawings. For fabric, the minimum splice shall be 220mm minimum with the overlap measured between the outermost wires and not less than the pitch of the secondary wires.

Clear concrete cover to reinforcement, unless otherwise noted, to be:
Below Ground: beams, pedestals and strip footings 65, walls 30, pad footings 75.
Above Ground: columns 50, beams 25, internal slabs 20, external slabs 30.

Concrete cover to be maintained by the use of approved chairs and/or concrete blocks spaced at approx. 1000 cross cts. Conduits, pipes, etc., are not to be placed in cover concrete.

### BATTER

Concrete to be kept free of supporting brickwork by two layers of a suitable membrane (Malthoid, etc), vertical faces of concrete to be dept free by 12mm thickness of bituminous canette.

Direction of mesh on plan indicates the direction of main wires which should be placed nearest the relevant slab surgace.

All concrete shall be property compacted by means of approved vibrators.

Camber to suspended slabs and beams to be 5mm for every 2500mm of pean unless otherwise noted.

Construction joints, where not shown, shall be located to the approval of the Engineer.

Formwork shall not be stripped until 28 days has elapsed from time of pur – unless approved otherwise by the Engineer.

Engineer to be notified 48 hours prior to pouring concrete.

Brickwork must not be built on concrete slabs or beams until formwork, supporting same, has been removed.

### INTERNAL TIMBER FRAME

WALLS:
90x45 F5 Radiata pine top and bottom plates
90x45 F5 Radiata pine studs @ 450 ctrs
90x90 F5 Radiata pine jamb studs
70x35 F5 Radiata pine noggings
42x19 F5 Radiata pine bracing or panel bracing

### PRE CAST PANELS

All precast units shall be manufactured in accordance with AS 1480 section 24 and the contract specification.

The manufacturer shall prepare fully detailed shop drawings and obtain the designers approval of them before commencing any manufacture of precast units.

Concrete characteristic compressive strength F'c at time of lifting shall be 25 MPa (min). The minimum concrete grade shall be 35 MPa and shall have a maximum water cement ratio of 0.35

Dimensional tolerances shall be in accordance with Table 24.8.2 of AS 1480.

Prior to pouring of concrete a suitable bond breaker complying with ASTM–C–309–7–4 type 1 class A & B shall be applied in accordance with manufacturers recomendations.

All lifting equipment and inserts shall be in accordance with the general recommendations of Dayton Superior Systems or as approved by the Designer. The manufacturer shall supply test data to the designer giving the capacity of the inserts and fixings under various types of loads. Minimum insert face tension Ult. capacity = 160 Kn.

Prior to lifting of any wall panels the manufacturer or contractor shall provide to the designer all relevant crane wheel loadings to be applied on the floor slab and shall provide load spreading as and if directed by the designer.

All joints shall be sealed with an approved one stage face seal.

The contractor shall be responsible for maintaining the panels in a stable condition during erection and shall ensure that no part is over stressed under construction activities.
All metal fixings shall be hot dipped galvinised.
Grout used for sealings shall be hard rammed, non shrink grout use in accordance with the manufacturers specifications.

EG 1 part Metalax grouting aggregate
2 parts Portland Cement Type A
2 parts dry sand.
Water cement ratio 0.35

Grout for dowelled connection shall be a liquid grout or similar.

All panels shall be levelled using sound fibrous cement packers.

All panles shall be fully grouted for 12 Days minimum before any additional load is applied to the panels.

The Builder shall verify the number, size and location of all service penetrations prior to casting panels. Any discrepancies shall be referred to the Engineers.

The Contractor shall prepare a construction program taking into account access for fabrication and erection.

### STEELWORK

All gusset plates to be 10mm thick, unless otherwise noted.
Welding, unless otherwise noted, to be 6 mm fittet laid down with approved covered electrode.

Bolts shall be Black Bolts complying the Code A.S.B. 100 except where the following designations are made. H.S.B denotes High Strength Bearing Bolts with thread excluded from the shear plane and H.S.F.G denotes High Strength Friction Grip Bolts, both complying the Code A.S 1511.

Substitutions must be approved by the Engineer and be included in any tender.

Camber to structural steel beams, trusses, portals, etc. to be 5mm for every 2000mm of span unless otherwise noted.

All structural steel is mild steel Grade 250 to A.S. 1204.

| No. | AMENDMENT |
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No. 58 LEXTON RD,
BOX HILL
SITE PLAN

| | | | |
|---|---|---|---|
| CLIENT | NUNAWADING DEVELOPMENTS | | |
| PROJECT | No. 58, LEXTON RD, BOX HILL | | |
| DRAWN J.T. | DESIGNED M.F. | APPROVED | |
| DRAWING CHECK M.F. | ENGINEERING CHECK | | |

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| SCALE | DRAWING No. | SHEET |
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| 1:200 | 1239 | 1 of 26 |