Client & Project number:
QS240905

Project proposal:
Point Lonsdale Amenities
Stellar S2030V

Address:
9 point Lonsdale Rd
Point Lonsdale VIC 3225

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DRAWING SCHEDULE

SHEET 1 COVER SHEET
SHEET 2 NOTES
SHEET 3 NOTES
SHEET 4 SLAB PLAN
SHEET 5 SLAB DETAILS
SHEET 6 WALL AND ROOF FRAMING PLANS
SHEET 7 WALL FRAME ELEVATIONS
SHEET 8 FRAMING DETAILS

Builder: Stellar (AUST) Pty Ltd	
Contact:	Drawing Title: COVER SHEET
Issue Date:06/05/26	
Drawn by: GD	Scale: NTS
Sheet No:	SHEET No. 1

GENERAL NOTES

G1. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS, AND ANY WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DECISION BEFORE PROCEEDING WITH WORK.

G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS

G3. SUBSTITUTES WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

G4. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART OF THE STRUCTURE SHALL BE OVERSTRESSED AS A RESULT OF THE CONSTRUCTION PROCEDURE.

G5. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATION, THE CURRENT REVISION OF ALL RELEVANT SAA CODES, THE REQUIREMENTS OF THE VICTORIAN BUILDING REGULATIONS, THE BUILDING CODE OF AUSTRALIA AND THE RELEVANT AUTHORITIES.

G6. UNLESS NOTED OTHERWISE ON A PARTICULAR DRAWING THESE NOTES SHALL APPLY.

G7. CONTRACTORS SHALL ENSURE THAT LOCATIONS OF ALL UNDERGROUND SERVICES ARE IDENTIFIED PRIOR TO COMMENCEMENT OF WORKS AND EXCAVATIONS.

DESIGN LOADS

G8. THE FOLLOWING DESIGN LOADS HAVE BEEN ADOPTED FOR THIS PROJECT:
IMPORTANCE LEVEL - 2
FLOOR GENERAL - 2.0 kPa, CONCENTRATED 1.8 kN
ROOF - 0.25 kPa, CONCENTRATED 1.4 kN
WIND LOAD
WIND CLASSIFICATION - N2.1 TO AS1684
TERRAIN CATEGORY - 2.5
EARTHQUAKE LOAD
SITE HAZARD KpZ - N/A
SITE SUB SOIL CLASS - N/A

SITE CLASSIFICATION

REPORT. STATEWIDE GEOTECHNNICS
DATED 10 OCT 2025

FOUNDATIONS

F1. FOUNDATION MATERIAL SHALL BE INSPECTED BY THE BUILDING SURVEYOR BEFORE CONCRETE IS PLACED. ALL EDGE BEAMS SHALL BE FOUNDED ON THE APPROVED FOUNDING MATERIAL AS NOTED ON DRAWING S01. PROVIDE BLINDING CONCRETE OR BORED PIERS BELOW THE STRUCTURAL CONCRETE OUTLINE OF THE FOOTING IF REQUIRED TO ACHIEVE THE ABOVE.

F2. AS SOON AS THE EXCAVATION FOR RAFT SLAB BEAMS IS COMPLETED, INSPECTED AND APPROVED, A MINIMUM 50mm THICK LAYER OF BLINDING CONCRETE SHALL BE POURED OVER THE BASE TO PREVENT THE CLAY EITHER 'WETTING UP' OR 'DRYING OUT'.

F3. ALL WATER MUST BE REMOVED FROM FOOTING EXCAVATIONS AND ANY SOFTENED MATERIALS REMOVED BEFORE CONCRETING COMMENCES.

F4. ALL DEBRIS, BUILDING RUBBLE, SURFACE VEGETATION AND TOP SOIL SHALL BE REMOVED FROM THE AREA BENEATH CONCRETE SLABS POURED ON THE GROUND. FOR SLABS POURED ON GROUND THE ENTIRE SURFACE IS TO BE PROOF ROLLED USING SUITABLE EQUIPMENT CONSISTENT WITH SITE CONDITIONS. ALL SOFT SPOTS EXPOSED AFTER PROOF ROLLING ARE TO BE REMOVED AND FILLED IN ACCORDANCE WITH NOTE F5.

F5. SLAB PANELS, EDGE BEAMS, INTERNAL BEAMS AND LOAD SUPPORT THICKENINGS ARE TO BE FOUNDED ON NATURAL SOIL WITH AN ALLOWABLE BEARING PRESSURE NOT LESS THAN 50 kPa. SLAB PANELS, INTERNAL BEAMS AND LOAD SUPPORT THICKENINGS CAN BE FOUNDED ON CONTROLLED OR ROLLED FILL COMPACTED AS NOTED BELOW. EDGE BEAMS MAY BE FOUNDED ON CONTROLLED FILL COMPACTED AS NOTED BELOW. EDGE BEAMS MUST NOT BE FOUNDED ON ROLLED FILL. THE CONTROLLED FILL MUST CONTINUE AT LEAST 1.0 METRE PAST THE EDGE OF THE BUILDING AND MUST BE RETAINED OR BATTERED BEYOND THIS POINT BY A SLOPE NOT STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL. ANY FILL IS TO BE PLACED AS FOLLOWS:
-CONTROLLED FILL (MATERIAL PLACED AND COMPACTED IN LAYERS)
-SAND FILL UP TO 800mm DEEP, WELL COMPACTED IN NOT GREATER THAN 300mm THICK LAYERS BY A VIBRATING PLATE OR ROLLER. A SATISFACTORY TEST FOR SAND FILL NOT CONTAINING GRAVEL SIZED MATERIAL IS THE ACHIEVEMENT OF A BLOW COUNT OF 7 OR MORE PER 300mm USING THE PENETROMETER TEST DESCRIBED IN AS 1289 F3.3
-NON-SAND FILL UP TO 400mm DEEP, COMPACTED BY A MECHANICAL ROLLER IN LAYERS NOT GREATER THAN 150mm THICK TO A STANDARD DRY DENSITY RATIO (AS 1289) OF 98%. CLAY FILL SHALL BE MOIST DURING COMPACTION. CONTROLLED FILL NOT PLACED IN ACCORDANCE WITH THE ABOVE IS TO BE PLACED IN ACCORDANCE WITH AS 3798.
-ROLLED FILL (MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING
BY AN EXCAVATOR). ROLLED FILL MUST NOT EXCEED 600mm DEPTH COMPACTED IN LAYERS NOT MORE THAN 300mm THICK FOR SAND MATERIAL OR 300mm DEPTH COMPACTED IN LAYERS NOT MORE THAN 150mm THICK FOR NON-SAND MATERIAL.

F6. TENDERERS SHALL ALLOW TO INSPECT THE SITE AND ALLOW FOR ALL REMOVAL OF ALL UNSUITABLE MATERIAL AND SUPPLY AND PLACEMENT OF FILLING AS SPECIFIED.

CONCRETE NOTES

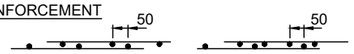
C1. ALL CONCRETE AND CONCRETE PRACTICE SHALL BE IN ACCORDANCE WITH AS 3600 CONCRETE STRUCTURES CODE.

C2. ALL INSITU CONCRETE SHALL HAVE A CHARACTERISTIC STRENGTH AT 28 DAYS (F'C) OF 32 MPa EXCEPT AS NOTED BELOW:

- BLINDING CONCRETE	15 MPa
- PAD/STRIP FOOTINGS	20 MPa
- SLAB ON GROUND	32 MPa
- BORED PIER	20 MPa

C3. CONCRETE ELEMENTS SHOWN ON THE DRAWINGS MUST NOT BE REDUCED IN ANY WAY WITHOUT THE ENGINEER'S APPROVAL. NO HOLES, CHASES, OR EMBEDMENTS, OTHER THAN THOSE SHOWN WILL BE PERMITTED IN ANY CONCRETE ELEMENTS WITHOUT THE ENGINEER'S APPROVAL.

C4. REINFORCEMENT NOTATION
R DENOTES STRUCTURAL GRADE PLAIN ROUND BARS TO AS 4671
N DENOTES HOT ROLLED DEFORMED BARS TO AS 4671
SL82DENOTES REINFORCEMENT FABRIC TO AS 4671 (82 DENOTES SIZE OF FABRIC)
LAPPING REINFORCEMENT

MESH 

TRENCH MESH 500mm FULL WIDTH AT INTERSECTION

BASIC DEVELOPMENT LENGTH OF DEFORMED BARS (f'c = 20 MPa)

BAR SIZE	TOP BARS 300mm OR MORE CONCRETE BELOW	OTHER BARS
N10	450	350
N12	550	300
N16	700	400
N20	900	600
N24	1200	850
N28	1600	1100
N32	1700	1200
N36	2100	1500

C5. COVER
CLEAR COVER TO REINFORCEMENT SHALL BE AS LISTED BELOW UNLESS NOTED OTHERWISE ON THE DRAWINGS.

FOOTINGS - PADS, STRIPS, ETC. CAST AGAINST GROUND	50mm
AS ABOVE WITH A DAMP PROOF MEMBRANE	30mm
INTERIOR CONCRETE SURFACES	25mm

C6. CONCRETE COVER SHALL BE MAINTAINED BY THE USE OF APPROVED CHAIRS CONDUITS, PIPES ETC. ARE NOT TO BE PLACED IN CONCRETE COVER.

C7. ALL MILD STEEL BRACKETS AND BOLTS ETC. EMBEDDED IN THE CONCRETE SHALL BE HOT DIPPED GALVANIZED.

C8. ALL CONCRETE PLACED IN POSITION SHALL BE ADEQUATELY VIBRATED.

C9. SAWCUT JOINTS WHERE INDICATED ON THE DRAWINGS SHALL BE MADE WITHIN 12 HOURS OF COMPLETION OF THE POUR.

C10. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE EXPOSURE CLASSIFICATION OR TO THE APPROVAL OF THE ENGINEER, WITH REFERENCE TO THE EXPOSURE CLASSIFICATION.

C11. MINIMUM TIMES, AS SPECIFIED, SHALL ELAPSE BEFORE REMOVAL OF FORMWORK OR PROPS TO FORMED ELEMENTS. NO MASONRY WALLS SHALL BE BUILT ON SUSPENDED ELEMENTS UNTIL AFTER REMOVAL OF ALL FORMS AND PROPS.

C12. ALL PIPEWORK CAST INTO CONCRETE IS TO BE SLEEVED OR LAGGED WITH APPROPRIATE COMPRESSIBLE MATERIAL FOR THE FULL LENGTH OF EMBEDMENT.

C13. CONCRETE SHALL NOT BE PLACED IN TEMPERATURES GREATER THAN 30°C WITHOUT PRIOR CONSULTATION AND SUBSEQUENT APPROVAL OF ENGINEER.

C14. EXPOSURE CLASSIFICATION CLASS A1

LANDSCAPE, CONSTRUCTION & SITE MAINTENANCE

L1. SURFACE GRADING OR DRAINAGE SHALL BE PROVIDED AROUND THE PERIMETER OF THE BUILDING SO THAT NO WATER CAN POND OR COLLECT ADJACENT TO THE FOOTING.

L2. THE DRAINAGE MEASURES SHALL BE CARRIED OUT PRIOR TO OR IMMEDIATELY AFTER THE CONSTRUCTION OF THE FOOTINGS.

L3. EXCAVATIONS FOR FOOTINGS AND NEAR FOOTINGS ARE TO BE BACKFILLED WITH MOIST CLAY COMPACTED BY HAND ROLLING OR TAMPING. POROUS OR GRANULAR MATERIAL IS NOT TO BE USED.

L4. EXCAVATIONS FOR SERVICE TRENCHES UNDER OR ADJACENT TO THE BUILDING SHALL BE BACKFILLED WITH CLAY AS NOTED ABOVE TO PREVENT THE INGRESS OF WATER BENEATH THE FOOTINGS.

L5. SERVICE TRENCHES PARALLEL TO THE EDGE OF THE BUILDING SHOULD BE OFFSET A DISTANCE EQUAL TO THE DEPTH OF THE TRENCH EXCAVATION.

L6. ROOF GUTTERS, DOWNPIPES, STORMWATER AND SEWERAGE DRAINAGE SHALL BE MAINTAINED TO PREVENT OVERFLOWS AND TO ENSURE THAT ANY LEAKS ARE PROMPTLY REPAIRED.

L7. IF REQUIRED, MASONRY SHALL BE ARTICULATED WITH FULL HEIGHT WINDOW AND DOOR OPENINGS AND/OR APPROVED FULL HEIGHT BRICKWORK JOINTS AT INTERVALS NOT EXCEDEDING THE REQUIREMENTS OF CCAA TECHNICAL NOTE 61 (08/08).

L8. THE PLANTING OF TREES AND LARGE SHRUBS AND SITE MAINTENANCE SHALL COMPLY WITH THE REQUIREMENTS OF THE CSIRO PUBLICATION SHEET 10 - 91 'GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE'.

L9. PROVIDE SUB-SURFACE CUT OFF DRAIN IF GROUND CANNOT BE SATISFACTORILY GRADED AWAY FROM BUILDING.

DRAINAGE NOTES

D1. SURFACE DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UPHILL FROM THE SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50 MM MINIMUM AWAY FROM THE FOOTING OVER A DISTANCE OF 1 M AND SHAPED TO PREVENT PONDING OF WATER. WHERE FILLING IS PLACED ADJACENT TO THE BUILDING, THE FILLING SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OF WATER AWAY FROM THE BUILDING.

D2. BUILDINGS ON HIGHLY OR EXTREMELY REACTIVE SITES SHALL BE PROVIDED WITH A SYSTEM OF PLUMBING DETAILED IN ACCORDANCE AS2870 CLAUSES 5.6.4 & 6.6 INCLUDING THE FOLLOWING:

(A) PENETRATIONS OF THE EDGE BEAMS OF A RAFT AND PERIMETER STRIP FOOTINGS SHALL BE AVOIDED WHERE PRACTICABLE, BUT WHERE NECESSARY SHALL BE DETAILED TO ALLOW FOR MOVEMENT. CLOSED-CELL POLYETHYLENE LAGGING SHALL BE USED AROUND ALL STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS. THE LAGGING SHALL BE A MINIMUM OF 20 MM THICK ON CLASS H1 SITES AND 40 MM THICK ON CLASS H2 AND CLASS E SITES. VERTICAL PENETRATIONS DO NOT REQUIRE LAGGING.

(B) DRAINS ATTACHED TO OR EMERGING FROM UNDERNEATH THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1 M OF THE BUILDING PERIMETER TO ACCOMMODATE A TOTAL RANGE OF DIFFERENTIAL MOVEMENT IN ANY DIRECTION EQUAL TO THE ESTIMATED CHARACTERISTIC SURFACE (YS). IN THE ABSENCE OF SPECIFIC DESIGN MOVEMENT OF THE SITE GUIDANCE, THE FITTINGS OR OTHER DEVICES THAT ARE PROVIDED TO ALLOW FOR THE MOVEMENT SHALL BE SET AT THE MID-POSITION OF THEIR RANGE OF POSSIBLE MOVEMENT AT THE TIME OF INSTALLATION, SO AS TO ALLOW FOR MOVEMENT EQUAL TO 0.5YS IN ANY DIRECTION FROM THE INITIAL SETTING. YS IS 40mm AS PER THE GEOTECHNICAL CLASSIFICATION (M).

(C) THIS REQUIREMENT APPLIES TO ALL STORMWATER AND SANITARY PLUMBING DRAINS AND DISCHARGE PIPES.

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Scale: NA
Sheet No: 2

STRUCTURAL STEELWORK

S1. DESIGN CONFORMS TO AS 4100-1998 AND AS 1538-1988 FABRICATION AND ERECTION SHALL BE CARRIED OUT IN IN ACCORDANCE WITH THE PROVISIONS OF AS 4100 AND SAA/SNZ HB62 , AS APPROPRIATE , WHERE NO APPLICABLE PROVISIONS ARE CONTAINED IN AS 4100.

S2. U.N.O. ALL MATERIAL TO BE :
- GRADE 250 HOT- ROLLED PLATES COMPLYING WITH AS 3678;
- GRADE 250 HOT- ROLLED FLATS , TFB , ANGLES 100 x 100 EA OR 125 x 75 UA AND SMALLER COMPLYING WITH AS 3679.1 ;
- GRADE 300 PLUS UB , UC , PFC AND ANGLES 125 x 125 EA OR 150x90 UA AND LARGER ; COMPLYING WITH AS 3679.1
- GRADE 300 WB , WC COMPLYING WITH AS 1163.
- GRADE C350 RHS , CHS COMPLYING WITH AS 1163.

S3 ALL WELDING SHALL COMPLY WITH THE REQUIREMENTS OF AS.1554

S4 UNLESS NOTED OTHERWISE :
- ALL WELDS TO BE 6mm CONTINUOUS FILLET LAID DOWN WITH AN APPROVED COVERED ELECTRODE.
- ALL BUTT WELDS SHALL BE FULLY PREPARED , FULL PENETRATION QUALIFIED WELDS AND SHALL DEVELOP THE FULL STRENGTH OF THE MEMBERS CONNECTED. BUTT WELDED JOINT DETAILS SHALL BE AS SHOWN IN SHOWN IN THE SHOP DRAWINGS.

S5 WELDING TO BE CARRIED OUT IN ACCORDANCE WITH AS 1554.1. WELDING CONSUMABLES TO BE E48XX OR W50X U.N.O. ALL WELDS TO BE 6mm CFW SP CATEGORY U.N.O
CPBW TO BE SP CATEGORY U.N.O. INSPECTION TO BE CARRIED OUT TO AS 1554.1. ALL GP/SP WELDS TO BE 100% VISUALLY SCANNED. SP WELDS ALLOW FOR ...25.... % VISUAL EXAMINATION U.N.O.

S6. BOLTS ARE GALVANISED M20 DIAMETER COMPLYING WITH AS 1252
U.N.O. BOLT CATEGORY IS TO BE 8.8/S COMPLYING WITH AS 4100 U.N.O.
THREADS MAY NOT BE INCLUDED IN SHEAR PLANES U.N.O.
BOLT DESIGNATION :
M20 8.8/S
M20 - SIGNIFIES DIAMETER
8.8/S - SIGNIFIES BOLT GRADE AND METHOD OF INSTALLATION.

S7. BOLT GRADES AND METHOD OF INSTALLATION :
4.6/S - COMMERCIAL BOLTS (STRENGTH GRADE 4.6) TIGHTENED USING A STANDARD WRENCH TO A ' SNUG TIGHT ' CONDITION.
8.8/S - HIGH STRENGTH BOLTS (STRENGTH GRADE 8.8)TIGHTENED USING A STANDARD WRENCH TO A ' SNUG TIGHT ' CONDITION.
8.8/TF - HIGH STRENGTH BOLTS (STRENGTH GRADE 8.8) IN A FRICTION TYPE JOINT TIGHTENED BY THE PART TURN METHOD.
8.8/TB - HIGH STRENGTH BOLTS (STRENGTH GRADE 8.8) IN A FRICTION TYPE JOINT TIGHTENED BY THE PART TURN METHOD.

S8. STRUCTURAL CONNECTIONS (UNLESS NOTED OTHERWISE) ALL DETAILS , GAUGE LINES ETC. WHERE NOT SPECIFICALLY SHOWN ARE TO BE IN ACCORDANCE WITH AISC DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL AND AISC STANDARDISED STRUCTURAL CONNECTIONS. PLATES TO BE 10mm THICK , EX-STANDARD SQUARE EDGE FLATS U.N.O.
- ALL CLEAT PLATES TO BE 10mm MINIMUM THICKNESS
- ALL BOLTED CONNECTIONS TO BE 2No. M20 8.8/S BOLTS IN 2mm CLEARANCE HOLES.

S9. PURLINS/GIRTS
PURLINS AND GIRTS TO BE LYSAGHT BUILDING PRODUCTS (BHP-BP) , STRAMIT OR OTHER SECTIONS APPROVED IN WRITING BY THE ENGINEER , COMPLYING WITH AS1397, AND A MINIMUM GALVANISED

STRUCTURAL STEELWORK Cont.

COATING OF Z200 (200 g/sqm.) CLEAT CONNECTIONS ARE TO BE IN ACCORDANCE WITH AISC STANDARDISED CONNECTIONS OR MANUFACTURERS RECOMMENDATIONS U.N.O. BOLTING AND BRIDGING TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

S10 HOLDING DOWN BOLTS (UNLESS NOTED OTHERWISE) SHALL BE GRADE 4.6/S BOLTS IN 6mm CLEARANCE HOLES. PROVIDE OVERSIZE WASHERS TO SUIT.

S11 ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THIS OFFICE AND MUST BE ADVISED IN THE TENDER.

S12 THREE COPIES OF ALL STEELWORK SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE FABRICATION IS COMMENCED. REVIEW DOES NOT COVER CHECKING DIMENSIONS OR LAYOUT NOR PRECLUDES THE FABRICATOR FROM THE RESPONSIBILITY FOR THE CORRECTNESS OF THE WORK.

S13 UNLESS NOTED OTHERWISE IN THE CONTRACT SPECIFICATIONS, ALL STEELWORK OTHER THAN THAT ENCASED BY CONCRETE AND MATING SURFACES OF FRICTION TYPE CONNECTIONS, SHALL BE THOROUGHLY WIRE BRUSHED TO REMOVE ALL RUST AND LOOSE MILL SCALE AND GIVEN ONE COAT OF R.O.I.C. PRIMER TO AS2312.1:2004 AFTER ERECTION , ANY DAMAGED OR CHIPPED PAINTWORK SHALL BE REPAIRED.

S14 CORROSION PROTECTION
PAINTING : THE STEELWORK IS TO BE SUITABLY CLEANED AND PAINTED WITH ONE.. COAT OF ROZC.. TO GIVE A DRY FILM THICKNESS OF ..50.. UM BEFORE DISPATCH TO THE SITE, UNLESS THE STEELWORK IS ENCASED IN CONCRETE OR DETAILED OTHERWISE.
STRUCTURAL STEEL MEMBERS TO HAVE A PAINT FINISH IN ACCORDANCE WITH DULUX PROTECTIVE COATINGS SPECIFICATION NO. V07/044 SCHEDULE 1, 1A, 2 GALVANISED MEMBERS SHALL BE HOT DIP GALVANISED IN ACCORDANCE WITH AS4791

S15 THE FABRICATOR MUST PROVIDE ALL CLEAT HOLES ETC. FOR FIXING OF TIMBER MEMBERS AS REQUIRED BY ARCHITECTS DRAWINGS AND SPECIFICATIONS.

S16 ALL STEELWORK SUPPORTING MECHANICAL EQUIPMENT SHALL BE VERIFIED BY THE MECHANICAL EQUIPMENT SUPPLIER FOR CORRECT LOCATION. FOR DETAILS OF MECHANICAL EQUIPMENT REFER TO MECHANICAL DRAWINGS.

S17 IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE AND LOCATE ALL TEMPORARY PROPS AND BRACING TO MAINTAIN THE STRUCTURE IN A STABLE CONDITION UNTIL THE STRUCTURE IS COMPLETE.

S18 BOLT LENGTH SHALL ENSURE THAT ONE FULL THREAD IS EXPOSED AFTER TIGHTENING.

S19 LOAD INDICATING WASHERS , IF APPROVED BY THIS OFFICE , MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

S20 AFTER ERECTION , NUTS AND BOLT HEADS SHALL RECEIVE ONE COAT OF APPROVED PRIMER.

S21 STEELWORK BEARING ON CONCRETE OR MASONRY SHALL BEAR A MINIMUM OF 150mm AND BE SUPPORTED ON A .20mm GROUT BED.

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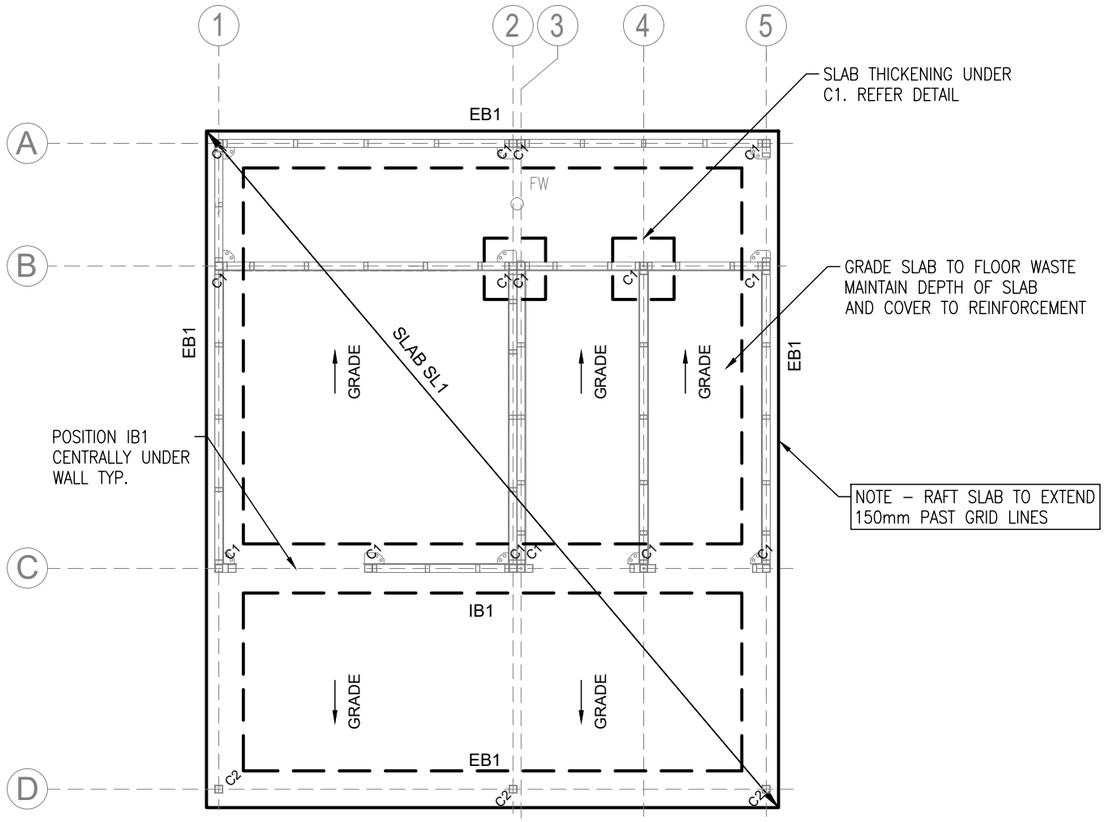
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SLAB PLAN

REFER TO BUILDING DESIGNERS DRAWINGS FOR DIMENSIONS

SCALE 1:50

FOOTING SCHEDULE

MARK	SIZE	REMARKS
EB1	300 W x 400 MIN DEEP	EDGE BEAM 3-L12 TM BTM 30 COVER REFER DETAIL SHEET 5
SL1	100 THICK SLAB	RAFT SLAB SL82 MESH TOP (30 COVER) ON 0.2mm POLYETHYLENE VAPOUR BARRIER OVER 50mm BEDDING SAND REFER DETAIL SHEET 5
C1/C2	COLUMN OVER	REFER WALL FRAMING PLAN SHEET 6

NOTES:

1.THE SITE HAS BEEN ASSESSED BY XXXXXXX REPORT REF XXXXX DATED DDDDDD
2.ALL FILL TO BE PLACED & COMPACTED IN ACCORDANCE WITH AS2870 CLAUSE 6.4.2
3.EDGE BEAMS AND INTERNAL BEAMS TO BE FOUNDED 100MM INTO APPROVED FOUNDING MATERIAL
4.APPROVED FOUNDING MATERIAL IS SANDY CLAY/CLAYEY SAND WITH MINIMUM BEARING CAPACITY OF 125kPa FOUND AT 600mm BELOW NATURAL SOIL LEVEL DURING SOIL TEST.

WARNING

BEWARE OF UNDERGROUND SERVICES

MAIN CONTRACTOR TO DETERMINE LOCATION AND DEPTH BEFORE CONSTRUCTION COMMENCES

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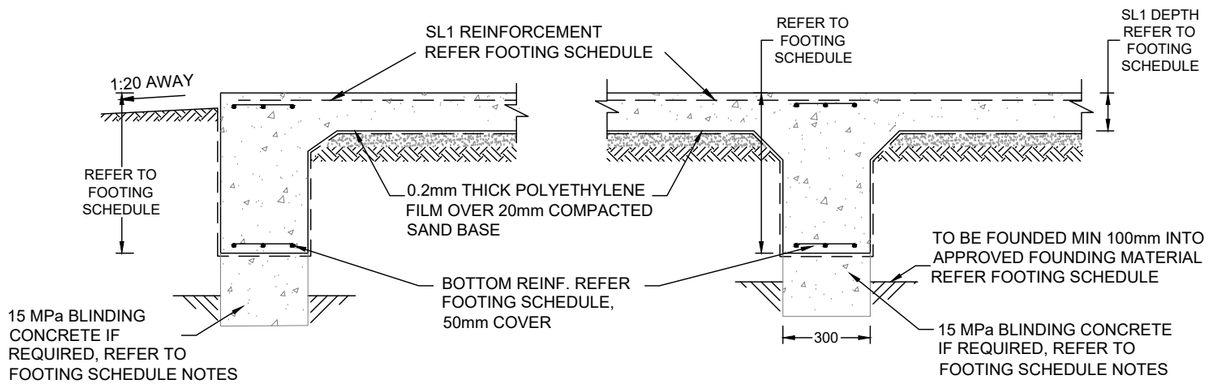
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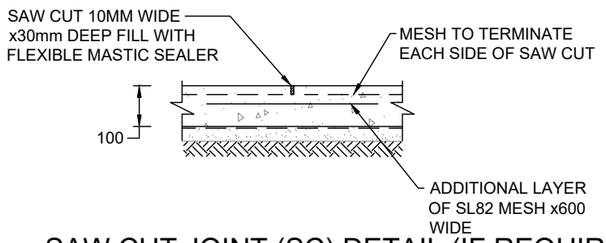


TYP. EB1 DETAIL

SCALE: NTS

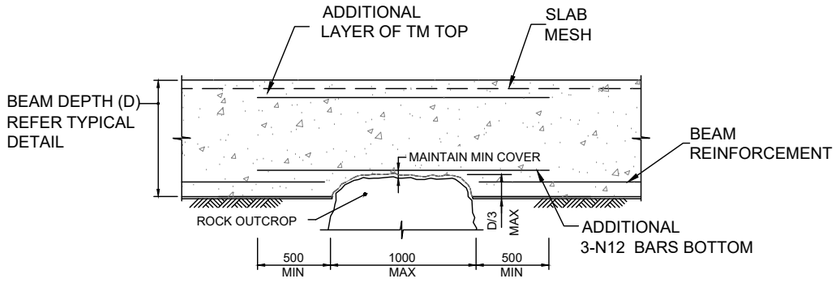
TYP. IB1 DETAIL

SCALE: NTS



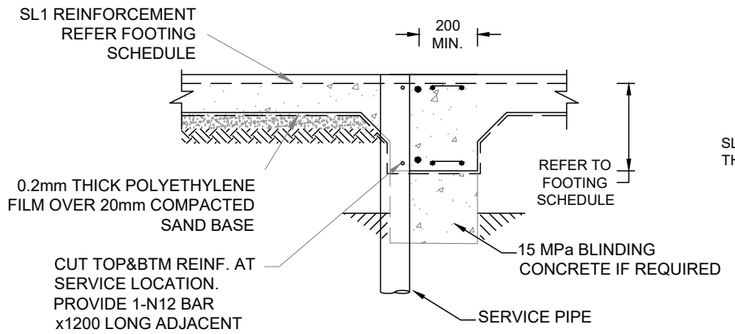
SAW CUT JOINT (SC) DETAIL (IF REQUIRED)

SAW CUT JOINT INSTALLED BETWEEN 8 & 24 HOURS
MAX AFTER CONCRETE POUR
SCALE 1:20

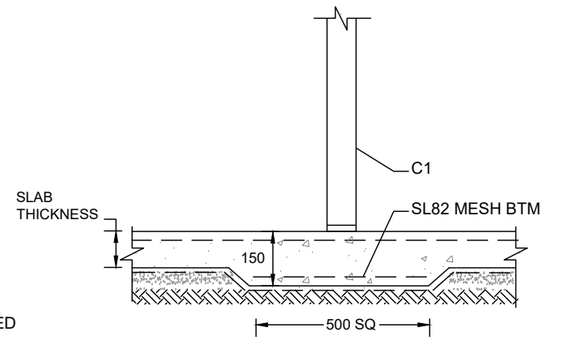


TYPICAL BEAM ELEVATION AT ROCK OUTCROP

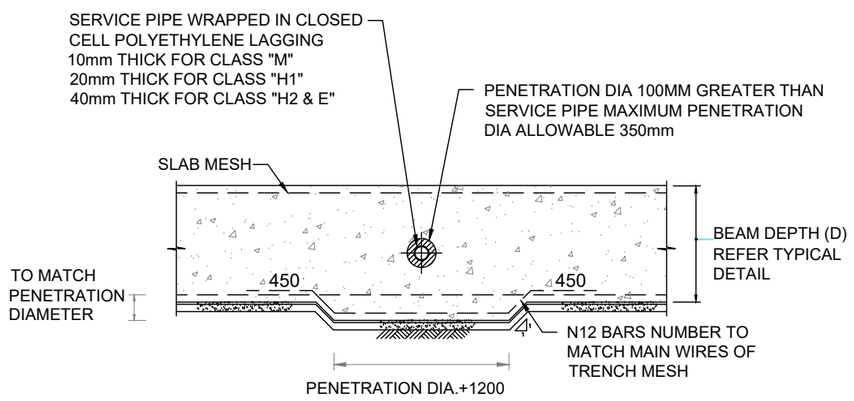
NTS



IB1 SERVICE PENETRATION DETAIL NTS

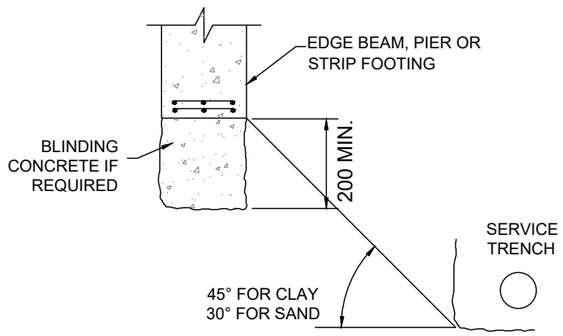


SLAB THICKENING UNDER C1 NTS



SERVICE PENETRATION WITHIN MIDDLE THIRD OF DEEPENED BEAM

NTS



EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY TO PREVENT ACCESS OF WATER TO THE FOUNDATIONS.

FOOTING DETAIL ADJACENT TO SERVICE TRENCHES

NTS

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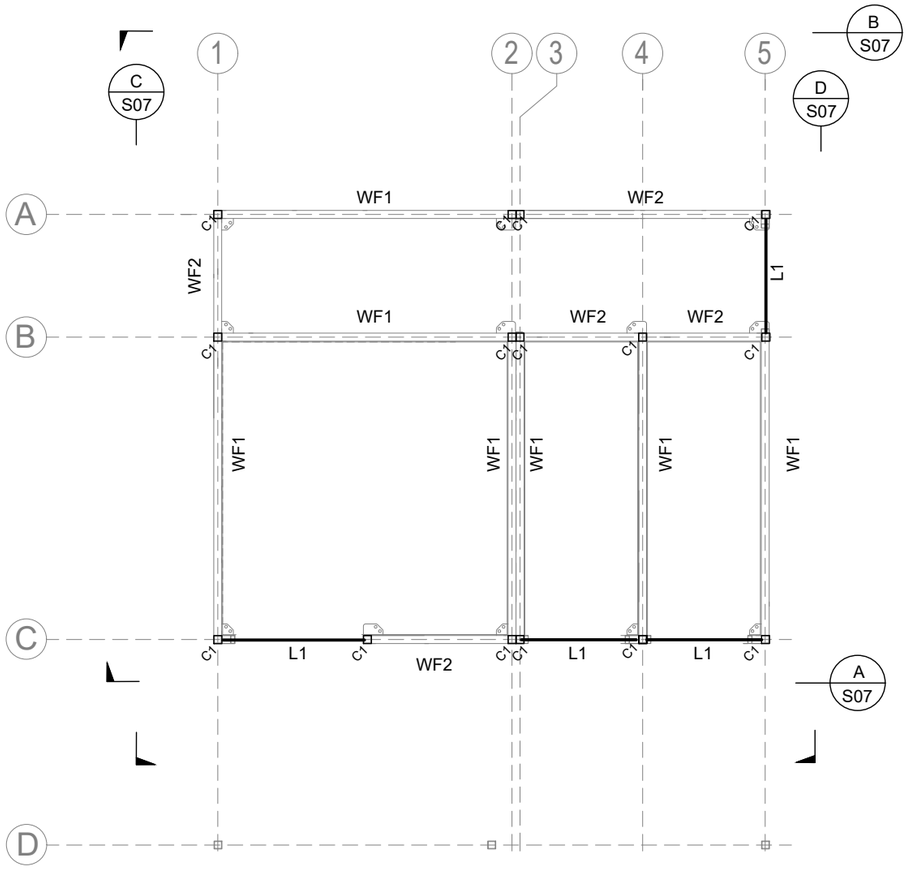
Client & Project number:
QS240905

Project proposal:
Point Lonsdale Amenities
Stellar S2030V

Address:
9 point Lonsdale Rd
Point Lonsdale VIC 3225

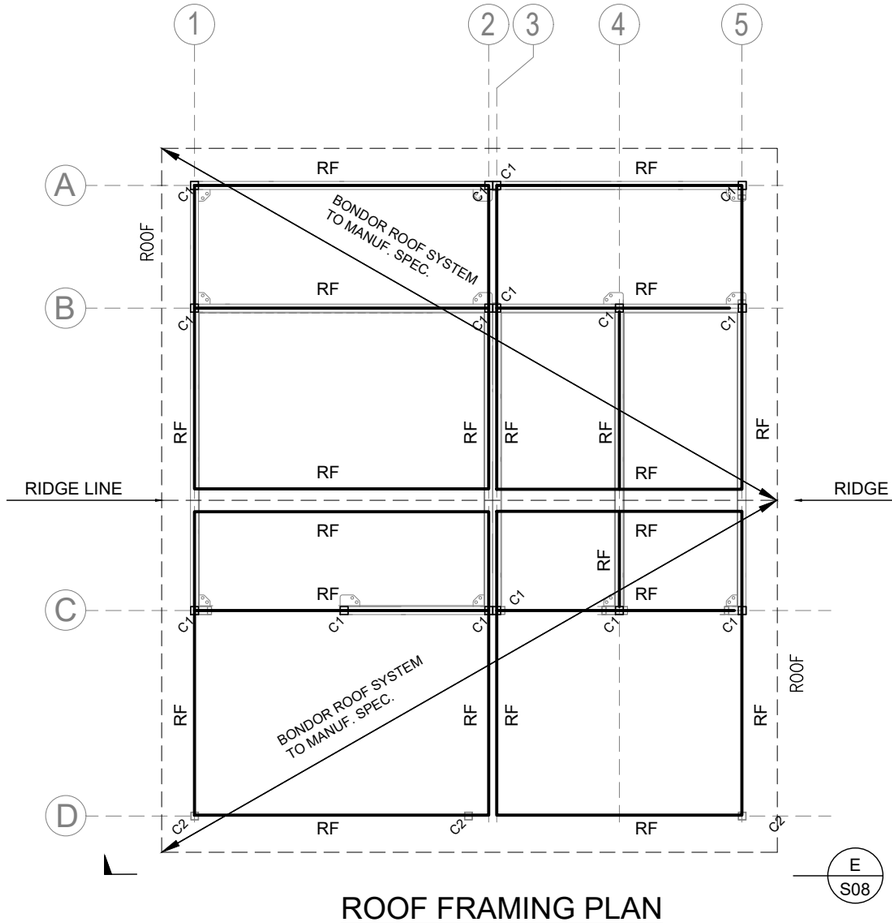
ISSUE	DATE	REVISION and NOTES
A	6/5/26	CONSTRUCTION

Builder: Stellar (AUST) Pty Ltd
Contact:
Drawing Title: SLAB DETAILS
Issue Date:06/05/26
Drawn by: GD
Scale: 1:20
Sheet No: 5



WALL FRAMING PLAN

REFER TO BUILDING DESIGNERS DRAWINGS FOR DIMENSIONS
SCALE 1:50



ROOF FRAMING PLAN

REFER TO BUILDING DESIGNERS DRAWINGS FOR DIMENSIONS
SCALE 1:50

ROOF FRAMING SCHEDULE		
MARK	SIZE	REMARKS
L1	65x35x2 RHS (MAIN AXIS HORIZ)	LINTEL
WF1/WF2	65x35x2 RHS STUDS AT 575 CTS MAX. 65x65x2 RHS TOP, 65x35x2 BTM PLATES ONE ROW NOGGINS	WELDED WALL FRAME REFER DETAILS SHEET 8
RF	65x4 RHS TO PERIMETER 65x4 RHS INTERNAL MEMBERS	WELDED ROOF FRAME
C1/C2	65x4 SHS	COLUMN

NOTES

ALL MEMBERS TO BE HOT DIP GALVANISED

ALL WALL CLADDING IS TO SPAN CONTINUOUSLY BETWEEN TOP AND BTM WALL PLATES OR COLUMNS AT MAX. 2.4m CLEAR SPAN

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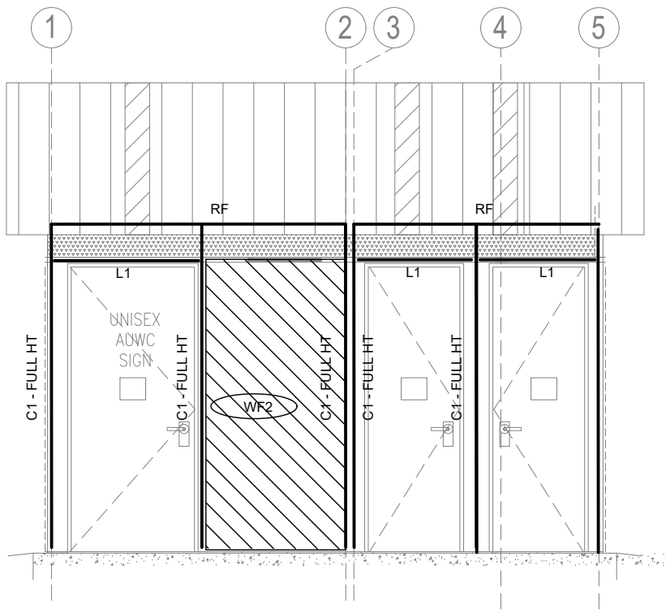
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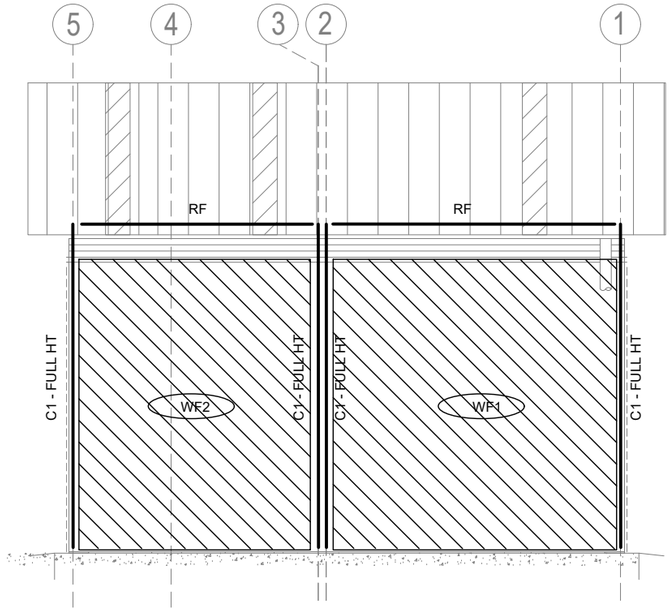
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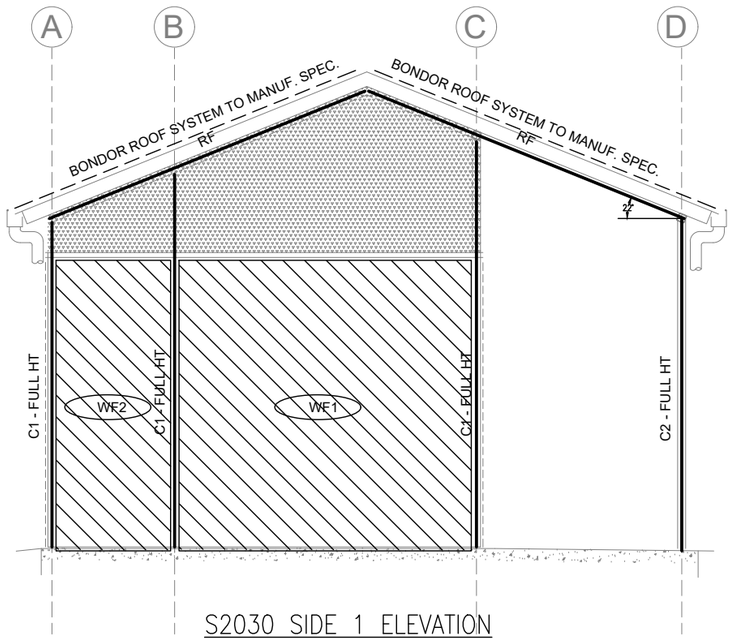
Builder: Stellar (AUST) Pty Ltd
Contact:
Issue Date:06/05/26
Drawn by: GD
Drawing Title: WALL & ROOF FRAMING PLANS
Scale: 1:50
Sheet No: 6



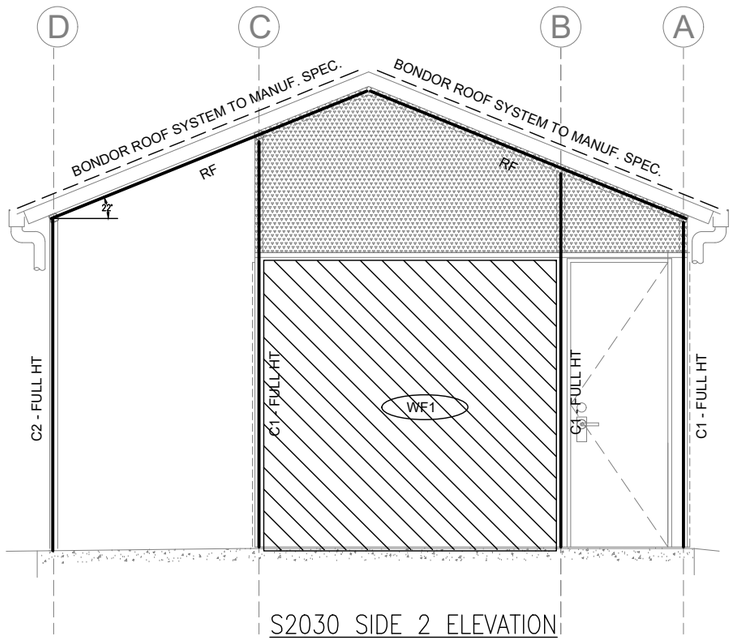
S2030 FRONT ELEVATION



S2030 REAR ELEVATION



S2030 SIDE 1 ELEVATION



S2030 SIDE 2 ELEVATION

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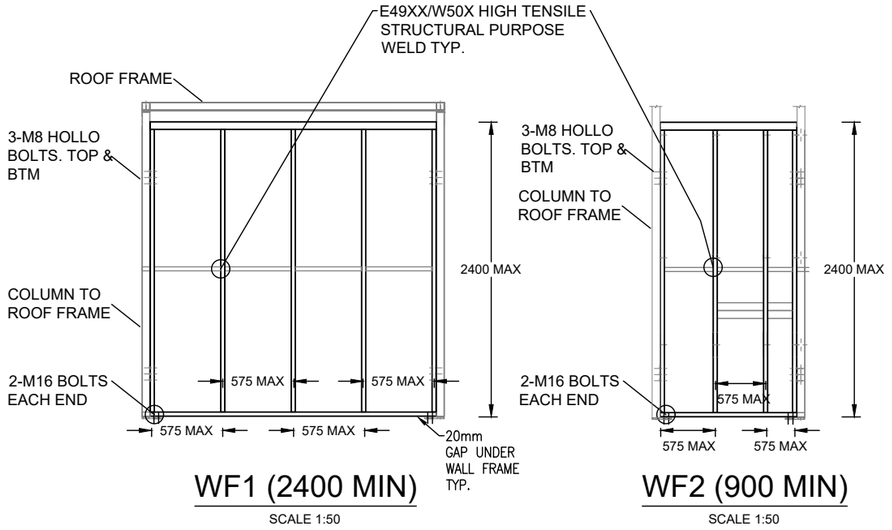
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Builder: Stellar (AUST) Pty Ltd
Contact:
Issue Date:06/05/26
Drawn by: GD

Drawing Title:
WALL FRAME ELEVATIONS
Scale: NTS
Sheet No: 7



WF1 (2400 MIN)

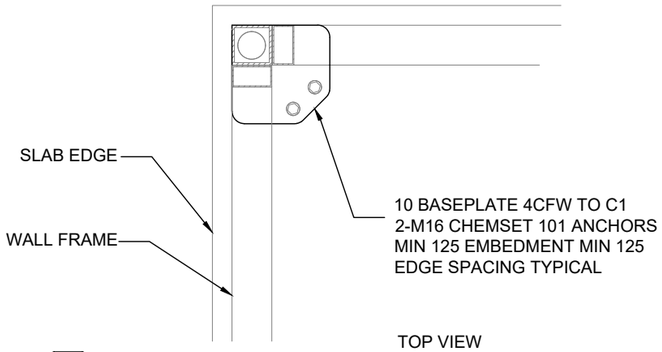
SCALE 1:50

WF2 (900 MIN)

SCALE 1:50

NOTE. NOTCH IN WEBS (WF1 AND WF2) SHALL BE NO GREATER THAN 50 WIDE x 200 LONG (300mm AWAY FROM SUPPORTS). FLANGES TO BE UN-NOTCHED

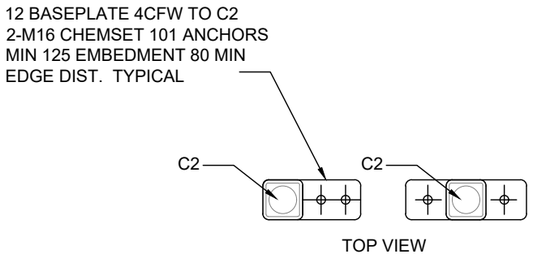
TWP/ - 65x65x2 RHS
BWP/ - 65x35x2 RHS
STUDS/ - 65x35x2 RHS
C/ - 65x4 SHS NOTE. ALL MEMBERS TO BE HOT DIP GALVANIZED



TOP VIEW

C1 BASE PLATE DETAIL

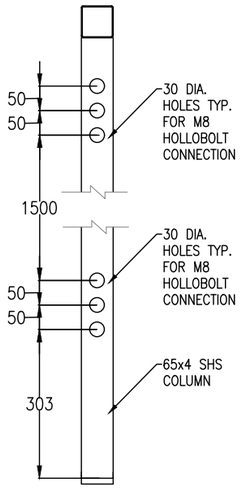
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TOP VIEW

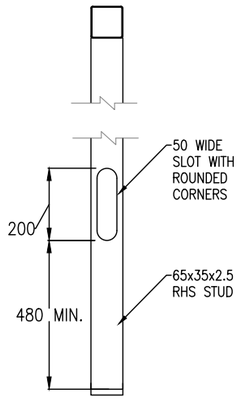
C2 POST BASE PLATE DETAIL

NTS



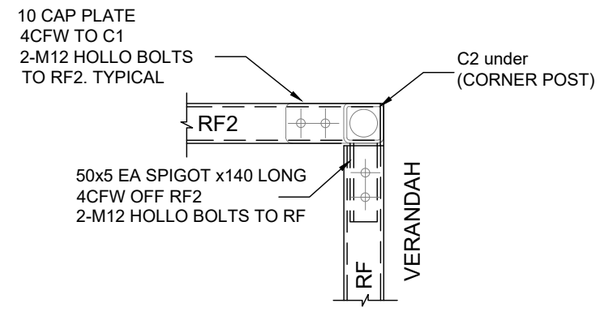
COLUMN TO FRAME CONNECTION DETAIL

NTS



STUD SLOT DETAIL

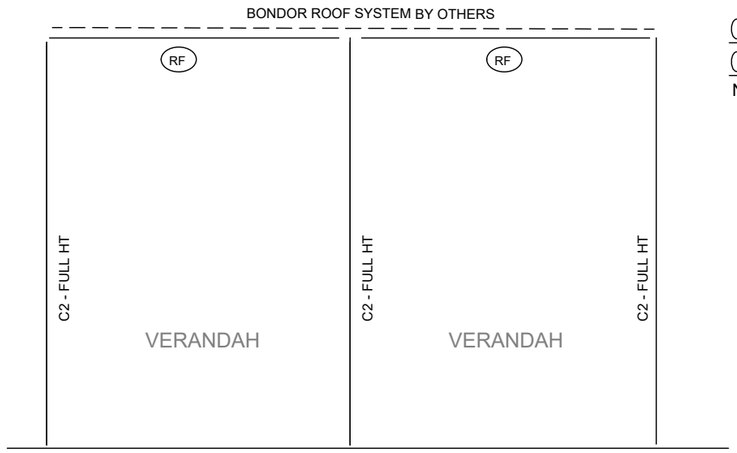
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TOP VIEW

VERANDAH POST PLAN DETAIL

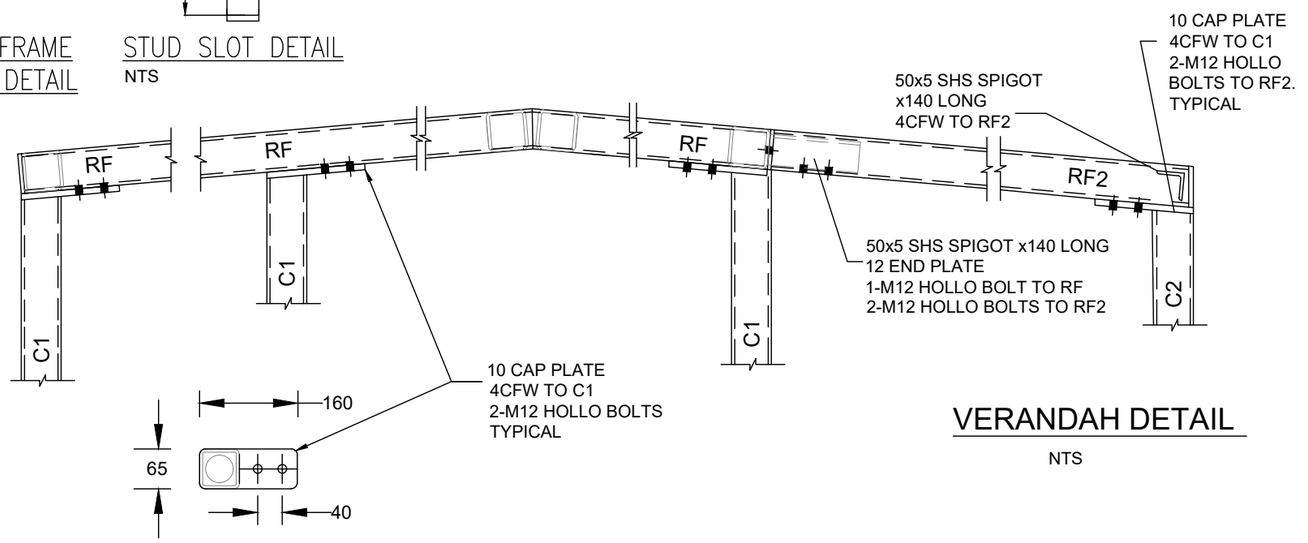
NTS



ELEVATION E

NTS

S06



TOP VIEW

RF-C1 CONNECTION DETAIL

NTS

VERANDAH DETAIL

NTS

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