

NAME	I.D. NUMBER	ADDRESS	SIGNATURE	TELEPHONE No.
P & S CHETTY	X 7604210102085	57 HILLHEAD ROAD	X [Signature]	X 08347406240
M.G. HOBGETTS	X 7604210102087	61 HILLHEAD ROAD	X [Signature]	X 08322311411
NSA SERVICE PRIMARY	X 7131491280823	868 QUEENSLAND ROAD	X [Signature]	X 03146735055

GENERAL NOTES

1. Drawings must be checked by contractor and any discrepancies in dimensions or levels are to be reported to the author prior to the commencement of work.
2. All drawings to be read in conjunction with the Engineer's notes.
3. DO NOT SCALE. Use dimensions provided. When in doubt refer to the author.
4. All work to be in accordance with SMS 10400 and applicable Local Bylaws.
- 5.
- 6.

STRUCTURAL NOTES

- FOUNDATIONS**
1. Strip footings 700mm x 230mm to be a minimum of 500mm below finished ground level in firm, natural ground.
 2. Engineer's detail, approach over boundaries or services below finished ground level in firm, natural ground.
 3. Foundations to be to Engineer's design and detail.
 4. All foundations to comply with SMS 10400 Part 11.
 5. All foundations to be certified by a Structural Engineer as stated in the Cert-Test Report.
- WALLS**
1. The courses of brickwork, at sill and wall plate level to be constructed with Bricks in solid bed.
 2. Pressed 1.0" lintels to be fitted above each door and window opening with a minimum bearing of 228mm on each side. Engineer to certify lintel spacing.
 3. Two courses to be provided at each external door and window opening.
 4. Window sills - Exterior: Quarry Tiles.
 5. All internal and external walls to be plastered uniformly smooth plaster to Ss 9 minimum of 10mm thick.

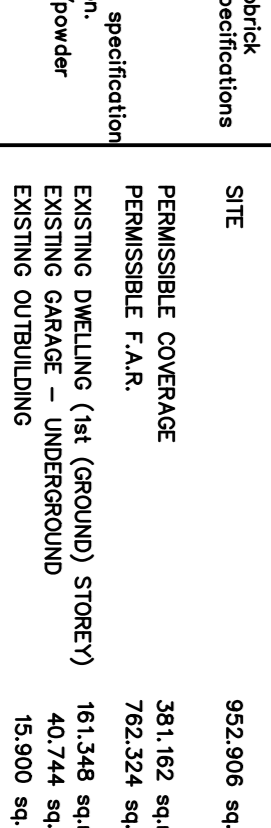
SEWER SECTION A - B

NO.	DESCRIPTION	INVERT	VERT. PIPE
1	JUNCTION	103.590	103.590
2	CL.	103.600	103.400
3	DEPTH	0.410	0.600
4	DISTANCE	3.816	4.692
5	GRADIENT	1 : 38.16	1 : 24.538
6	PIPE	110mm DIAM UPVC	110mm DIAM UPVC

SEWER SECTION B - C

NO.	DESCRIPTION	INVERT	VERT. PIPE
1	JUNCTION	104.000	104.000
2	CL.	103.990	103.400
3	DEPTH	0.410	0.600
4	DISTANCE	4.692	0.600
5	GRADIENT	1 : 24.538	1 : 24.538
6	PIPE	110mm DIAM UPVC	110mm DIAM UPVC

DRIVEWAY SECTION



SCHEDULE OF AREAS

SITE	PERMISSIBLE COVERAGE	PERMISSIBLE F.A.R.	EXISTING DWELLING (1st (GROUND) STOREY)	EXISTING GARAGE - (UNDERGROUND)	EXISTING OUTBUILDING	EXISTING COVERAGE	PROPOSED ADDITIONS (1st (GROUND) STOREY)	PROPOSED ADDITIONS (GARAGE)	TOTAL PROPOSED FLOOR AREA	TOTAL PROPOSED COVERAGE	TOTAL PROPOSED F.A.R.
952,906 sq.m.	381,162 sq.m.	152,828 sq.m.	762,324 sq.m.	40,744 sq.m.	15,800 sq.m.	177,248 sq.m.	53,988 sq.m.	20,658 sq.m.	37,500 sq.m.	288,316 sq.m.	288,316 sq.m.

GENERAL NOTES

1. Retaining walls to be erected by specialist. Victorian pattern into 400mm x 400mm x 200mm concrete blocks with brickets in every fourth course.
2. Retaining walls to be constructed out of concrete under engineer's supervision.
3. Retaining walls to be constructed out of concrete under engineer's supervision.
4. Retaining walls to be constructed out of concrete under engineer's supervision.
5. Retaining walls to be constructed out of concrete under engineer's supervision.
6. Retaining walls to be constructed out of concrete under engineer's supervision.
7. Retaining walls to be constructed out of concrete under engineer's supervision.
8. Retaining walls to be constructed out of concrete under engineer's supervision.
9. Retaining walls to be constructed out of concrete under engineer's supervision.
10. Retaining walls to be constructed out of concrete under engineer's supervision.

CEILING

1. Ceiling installation to comply with SMS 10400 Part L.
2. Ceiling installation to comply with SMS 10400 Part L.
3. Ceiling installation to comply with SMS 10400 Part L.
4. Ceiling installation to comply with SMS 10400 Part L.
5. Ceiling installation to comply with SMS 10400 Part L.

GLAZING

1. Glazing to comply with SMS 10400 Part N4.1 - N4.4.
2. Glazing to comply with SMS 10400 Part N4.1 - N4.4.
3. Glazing to comply with SMS 10400 Part N4.1 - N4.4.
4. Glazing to comply with SMS 10400 Part N4.1 - N4.4.
5. Glazing to comply with SMS 10400 Part N4.1 - N4.4.

DRAINAGE

1. All service pipes to be encased in concrete under hardened surfaces and bridged over under foundations.
2. Vent pipe to be stub stock fitted with 2 way Vent Valve.
3. Accept to drain to be marked at every change of direction.
4. All waste pipes to be fully accessible at all times.
5. Provide E's & C's to all junctions, bends and changes of direction of all soil & waste pipes.
6. 5.0kw Franks Heat Exchanger or similar with backup 150 litre conventional space.

RETAINER BLOCK WALLS

1. Retainer block walls to be constructed out of concrete under engineer's supervision.
2. Retainer block walls to be constructed out of concrete under engineer's supervision.
3. Retainer block walls to be constructed out of concrete under engineer's supervision.
4. Retainer block walls to be constructed out of concrete under engineer's supervision.
5. Retainer block walls to be constructed out of concrete under engineer's supervision.

WROUGHT IRON PANELS

1. Wrought iron panels to be manufactured to clients specification and fixed to columns to manufacturers specification.
2. Wrought iron panels to be galvanneal and painted/powder coated to clients specification.

FINISHES

1. Plastered exterior walls: high quality PVA.
2. Plastered interior walls: high quality PVA.
3. Dwellings: ceramic tiles.

REVISION

NO.	DATE	DESCRIPTION
1	16.10.2021	DATE

OWNERS SIGNATURE

[Signature]

PROJECT No. 2201 - 21

DESIGNED MB
CHECKED MB
DRAWN MB

SHEET No. 1 of 3

REV. No.
SCALE 1:100
DATE 16.10.2021

CLIENT S. NARSI & P. NARSALI

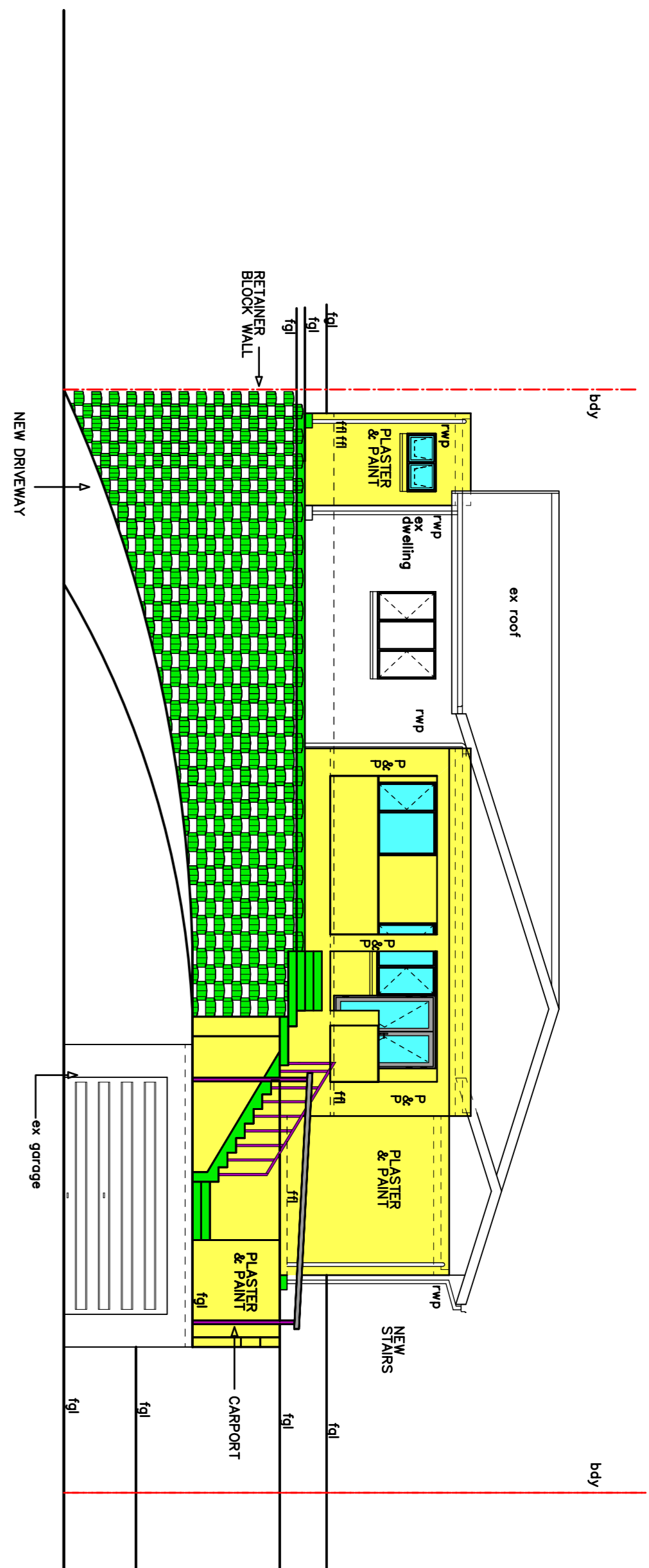
PROJECT AL TERA RETAINING WALLS & NEW RETAINING WALLS DRAWING TITLE SKETCHES
CADASTRAL DESCRIPTION Portion 1 of Erf 1330
ADDRESS WENTWORTH
59 HILLHEAD ROAD BRIGHTON BEACH
RATE No. 2607 - 0019
CONTACT TELEPHONE No. 062 - 003 - 6753

AUTHORS SIGNATURE

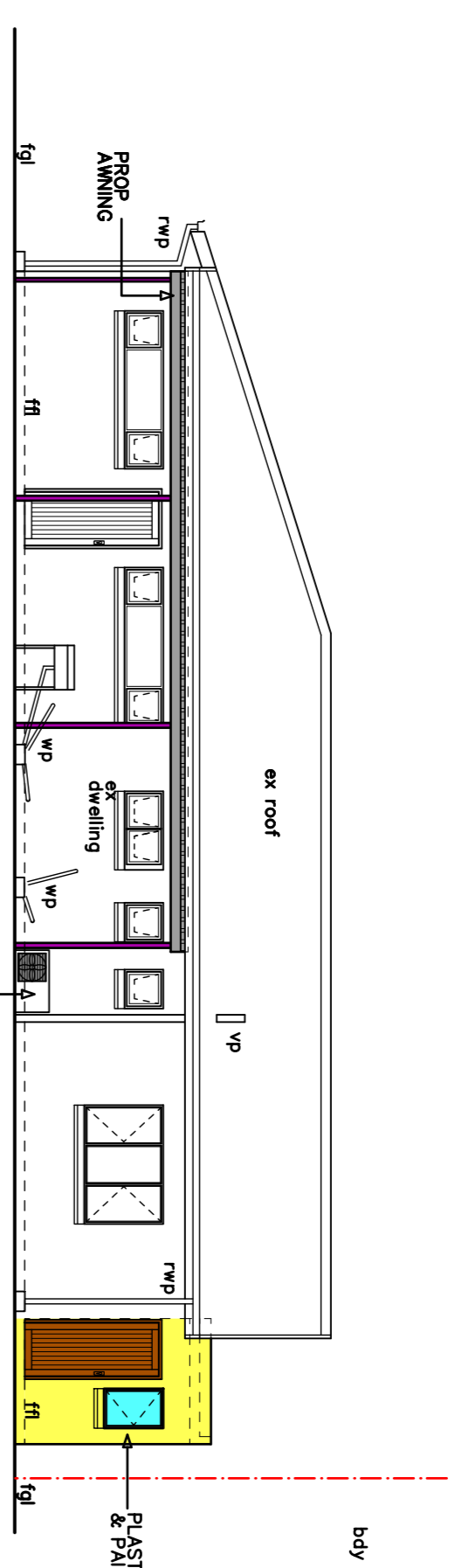
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PLANS

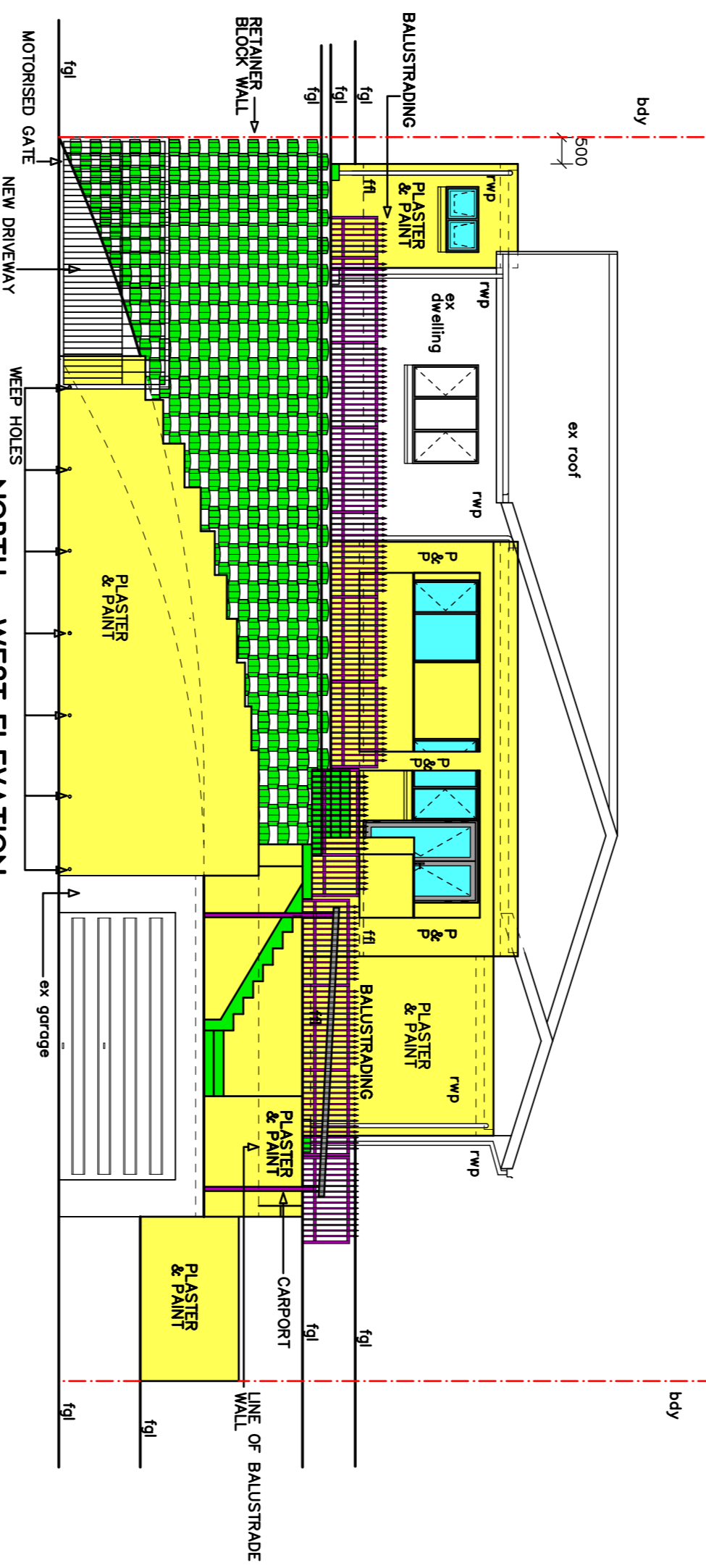
ARCHITECTURAL DESIGN INDUSTRIAL ENGINEERING PROJECT MANAGEMENT
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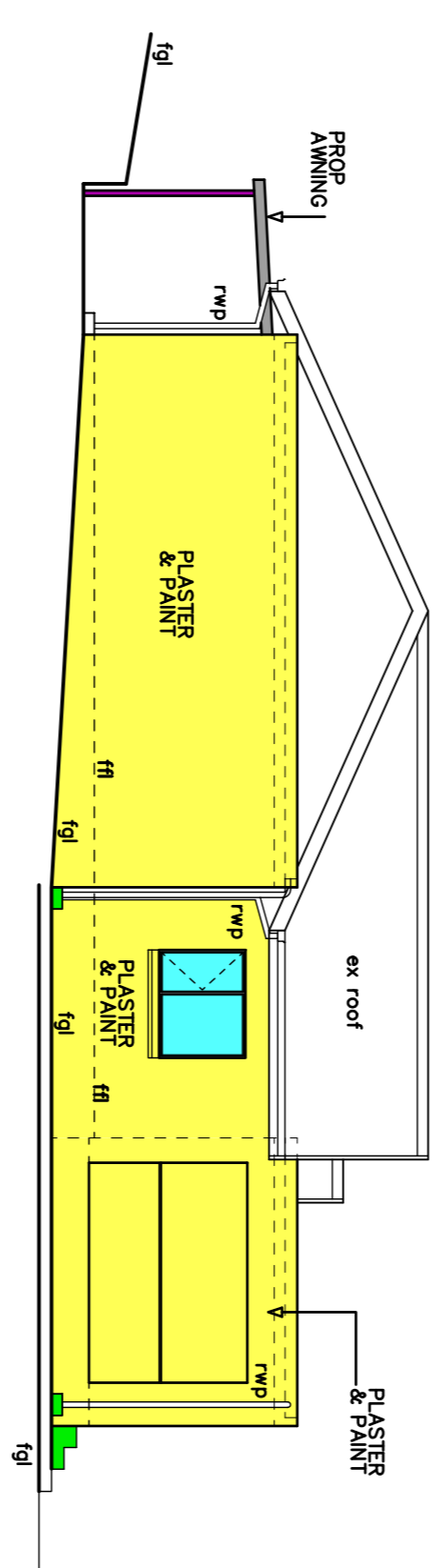
NORTH - WEST ELEVATION
WITHOUT FRONT BOUNDARY WALL



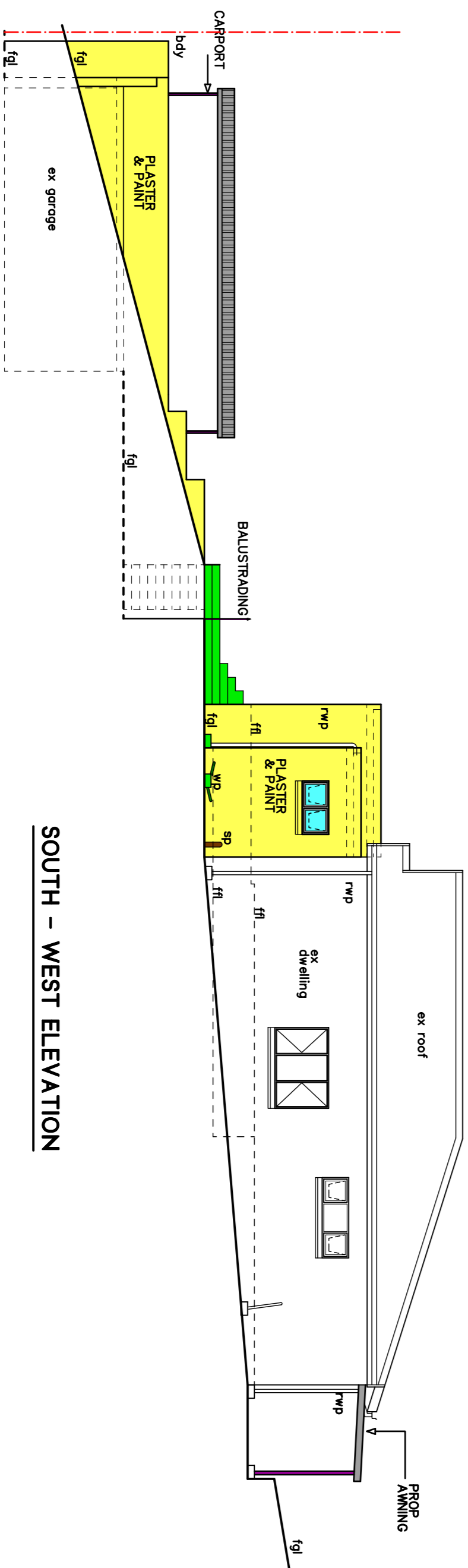
SOUTH - EAST ELEVATION



NORTH - WEST ELEVATION
WITH FRONT BOUNDARY WALL



NORTH - EAST ELEVATION



SOUTH - WEST ELEVATION

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M.G. HODGETTS	X 7604285021087	81 HILLHEAD ROAD	X [Signature]	X 0822311411
ESHAUNDE PRIMARY SCHOOL	X 76661204058	186 GLENVALE ROAD	X [Signature]	X 0822556111
	X 715140128063			X 0314673505

PROJECT No.	2201 - 21	SHEET No.	2 of 3
DESIGNED	MB	REV. No.	3
CHECKED	MB	SCALE	1 : 100
DRAWN	MB	DATE	16.10.2021
REVISION		DATE	

OWNERS SIGNATURE

PLANS

PROJECTS

ARCHITECTURAL DESIGN
INDUSTRIAL ENGINEERING
PROJECT MANAGEMENT

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CLIENT
S. NARSAI & P. NARSAI

PROJECT
**ALTERATIONS AND ADDITIONS
& NEW RETAINING WALLS
SKETCHES**

DRAWING TITLE
Portion 1 of Erf 1330
ADDRESS
**59 HILLHEAD ROAD
BRIGHTON BEACH**

RATE No.
2607 - 0019

CONTACT TELEPHONE No.
062 - 003 - 6753

AUTHORS SIGNATURE

<p>WINDOW No. 1 1190 590</p>	<p>WINDOW No. 2 590 680</p>	<p>WINDOW No. 3 1190 1190</p>	<p>DOOR No. 1 2048 37</p>	<p>DOOR No. 2 2032 44</p>	<p>DOOR No. 3 2032 44</p>
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36mm top hung Natural Anodised casement aluminium window, size 602 x 2048mm high (Code: P50122), glazed with 2283 Part 1 and 2 of 3 with name of the manufacturer permanently marked on each pane visible after glazing in accordance with AAAS&S Selection Guide for Glazed Aluminium Architectural Products - June 2008.

WINDOW: TH-P10612
Window Type: Top Hung
Colour: Natural Anodised
Height: = 590mm
Width: = 1190mm
Code: TH36-P10612NC

GLAZING
Glazing Type: As per manufacturer's standard
Glass colour = Pacific Obscure
Visible Light Transmission = 89%
Solar Heat Gain Coefficient = 0.80
Shading Coefficient = 0.92
COG U-Value = 5.80

36mm top hung Natural Anodised casement aluminium window, size 590 x 680mm high (Code: P5069), glazed with 2283 Part 1 and 2 of 3 with name of the manufacturer permanently marked on each pane visible after glazing in accordance with AAAS&S Selection Guide for Glazed Aluminium Architectural Products - June 2008.

WINDOW: TH-P5069
Window Type: Side Hung
Colour: Natural Anodised
Height: = 590mm
Width: = 590mm
Code: TH36-P5069NC

GLAZING
Glazing Type: As per manufacturer's standard
Glass colour = Clear
Visible Light Transmission = 89%
Solar Heat Gain Coefficient = 0.80
Shading Coefficient = 0.92
COG U-Value = 5.80

36mm top hung Natural Anodised casement aluminium window, size 602 x 2048mm high (Code: P51512), glazed with 1283 Part 1, 2 or 3 with name of the manufacturer permanently marked on each pane visible after glazing in accordance with AAAS&S Selection Guide for Glazed Aluminium Architectural Products - June 2008.

WINDOW: TH-P51512
Window Type: Side Hung
Colour: Natural Anodised
Height: = 590mm
Width: = 890mm
Code: TH36-P51512NC

GLAZING
Glazing Type: As per manufacturer's standard
Glass colour = Clear
Visible Light Transmission = 89%
Solar Heat Gain Coefficient = 0.80
Shading Coefficient = 0.92
COG U-Value = 5.80

Natural Anodised aluminium two panel side hung door, size 602 x 2048mm high (Code: P50122), glazed with 2283 Part 1, 2 or 3 with name of the manufacturer permanently marked on each pane visible after glazing in accordance with AAAS&S Selection Guide for Glazed Aluminium Architectural Products - June 2008.

DOOR: P50122
Door Type: Standard
Colour: Natural Anodised
Height: = 37mm
Width: = 2048mm
Code: P50122NC

ACCESSORIES
Extra Hook Cylinder Lock: G5SD2022

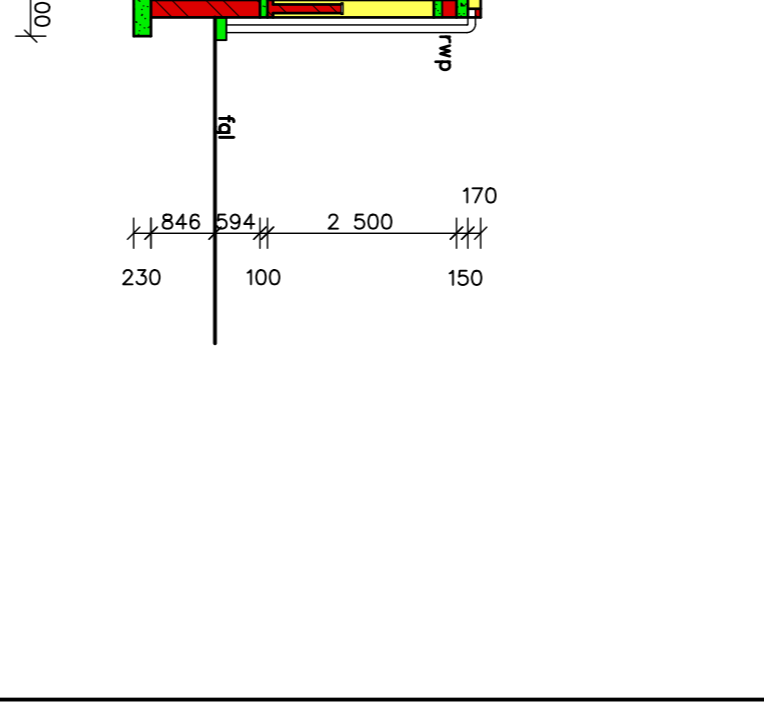
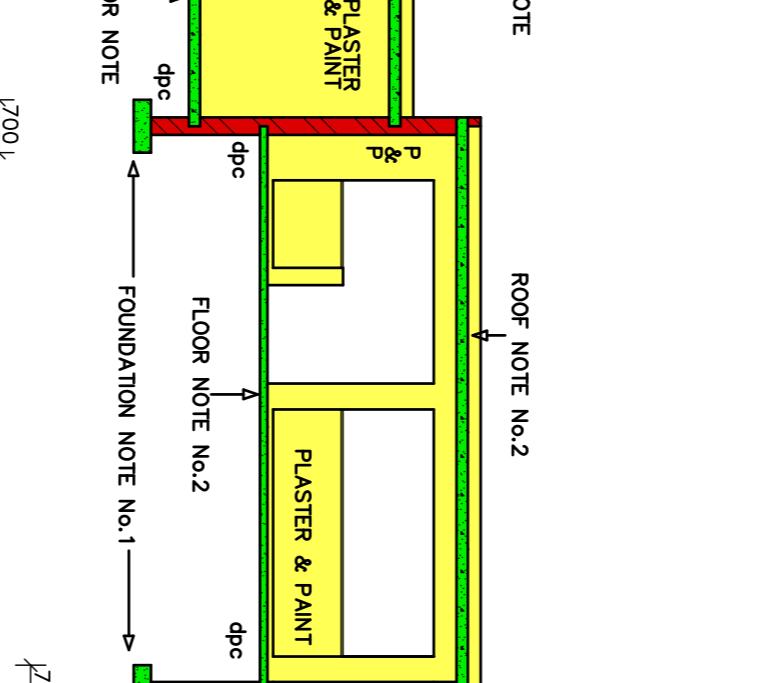
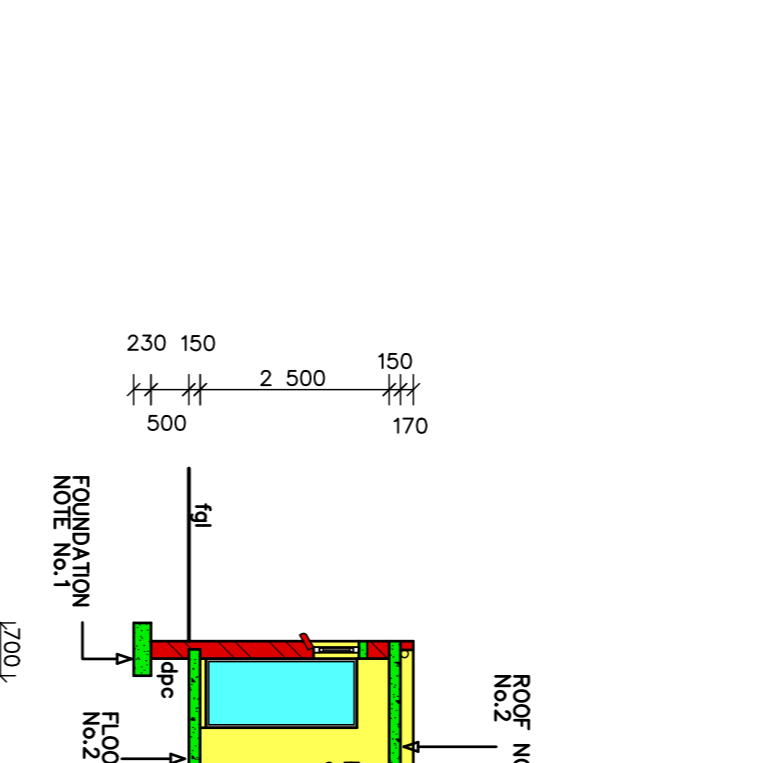
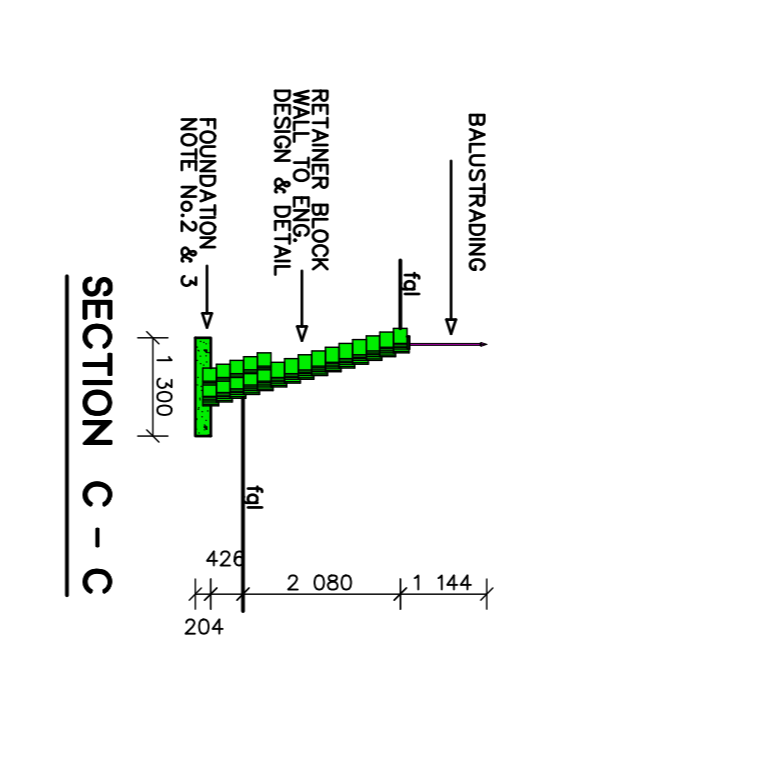
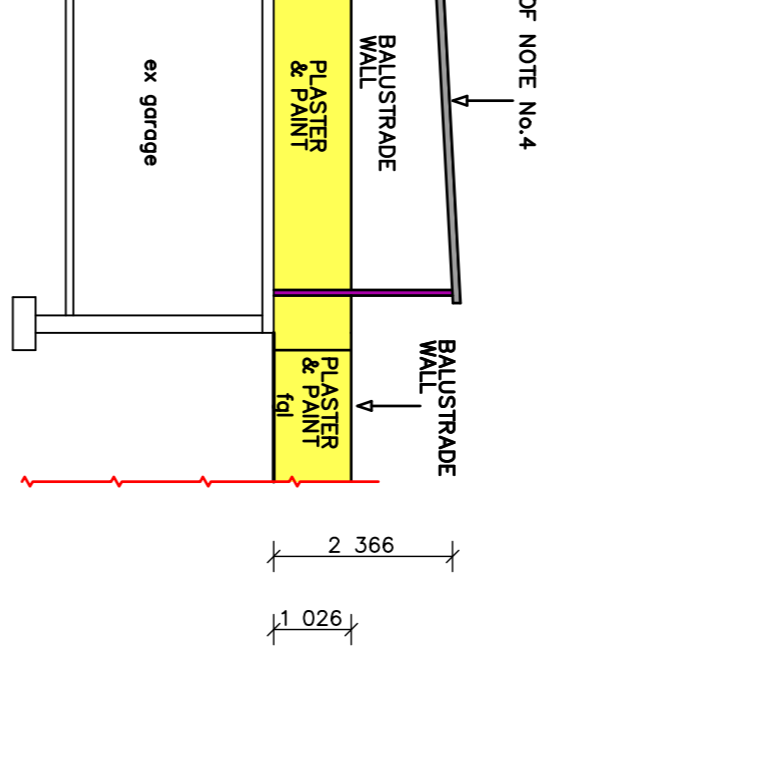
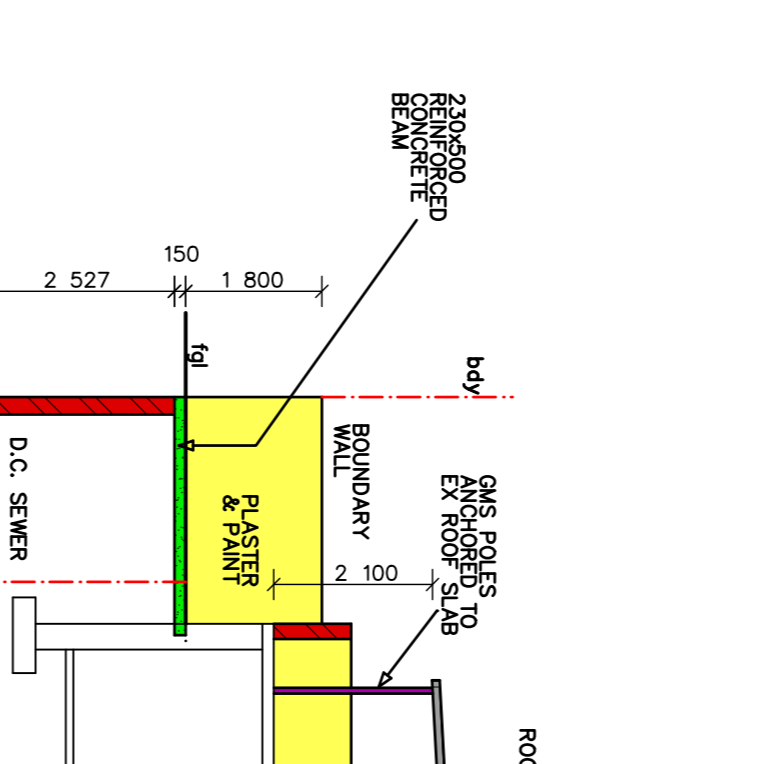
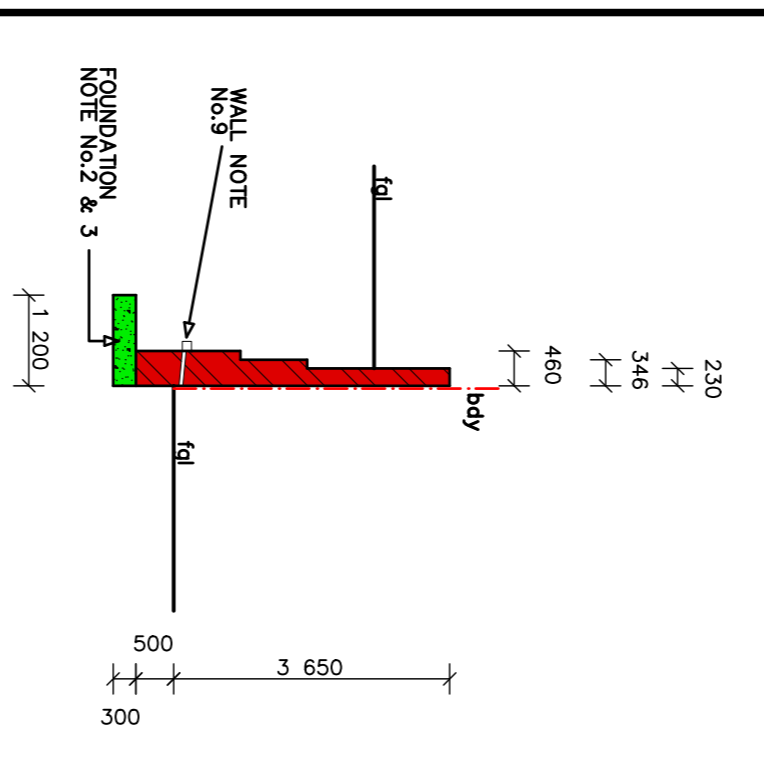
GLAZING
Glazing Type: As per manufacturer's standard
Glass colour = Armagrate
Visible Light Transmission = 89%
Solar Heat Gain Coefficient = 0.80
Shading Coefficient = 0.92
COG U-Value = 5.80

Von Acht 40mm thick 2 Panel Heavy hardwood door, overall size 813 x 2032mm high. Solid 60mm timber frame with manufacturer's recommendations. Von Acht(jamblier size) hardwood door jamblier frame, overall size 813 x 2032mm high to suit 813 x 2032mm UNION two ball bearing butt hinge (code: 8352-10089) with Satin Brass finish.

Mazac Nuplas 4 lever L453/4L with chrome plated finish.

Von Acht 40mm thick Cape Dutch deep moulded door with 30 mmute fire rating size 813 x 2032mm high. Von Acht(jamblier size) hardwood door jamblier frame, overall size 813 x 2032mm high to suit 813 x 2032mm UNION two ball bearing butt hinge (code: 8352-10089) with Satin Brass finish.

Mazac Nuplas 2 lever L453/2L (SIF) with chrome plated finish.



NAME	ID. NUMBER	ADDRESS	SIGNATURE	TELEPHONE No.
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M.G. HODGETTS	X 7604 285821087	81 HILLHEAD ROAD	X 0831 2331411	X 0831 2331411
RS&S REMODEL PRIMARY SERVICES	X 715149128083	186 DEWARDE ROAD	X 031 4673505	X 031 4673505

PROJECT No.	SHEET No.
2201 - 21	3 of 3

DESIGNED	REV. No.
MB	

CHECKED	SCALE
MB	1 : 100

DRAWN	DATE
MB	16.10.2021

REVISION	DATE

OWNERS SIGNATURE

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PROJECT
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