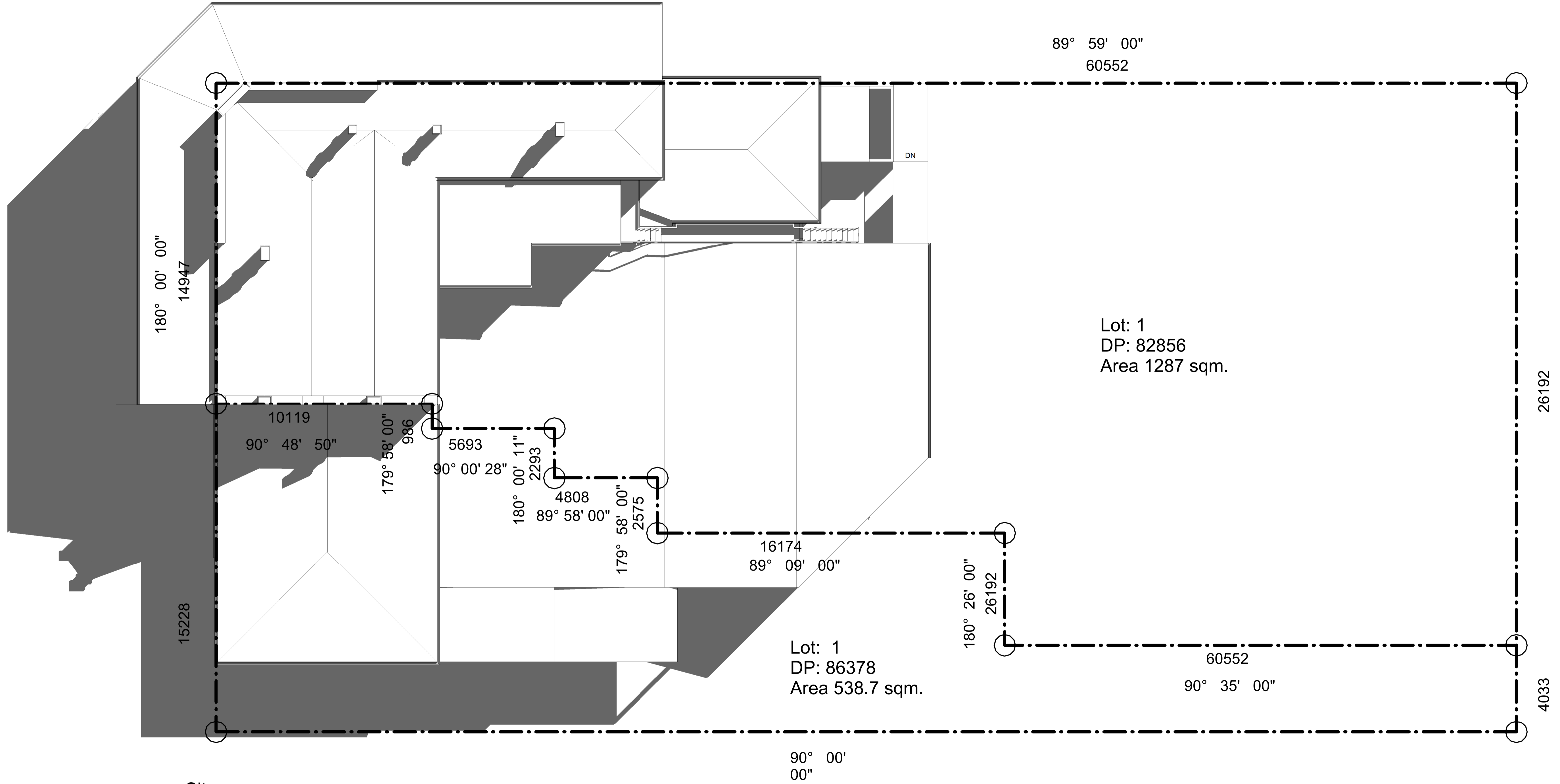
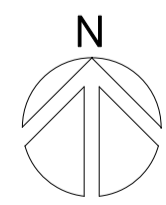


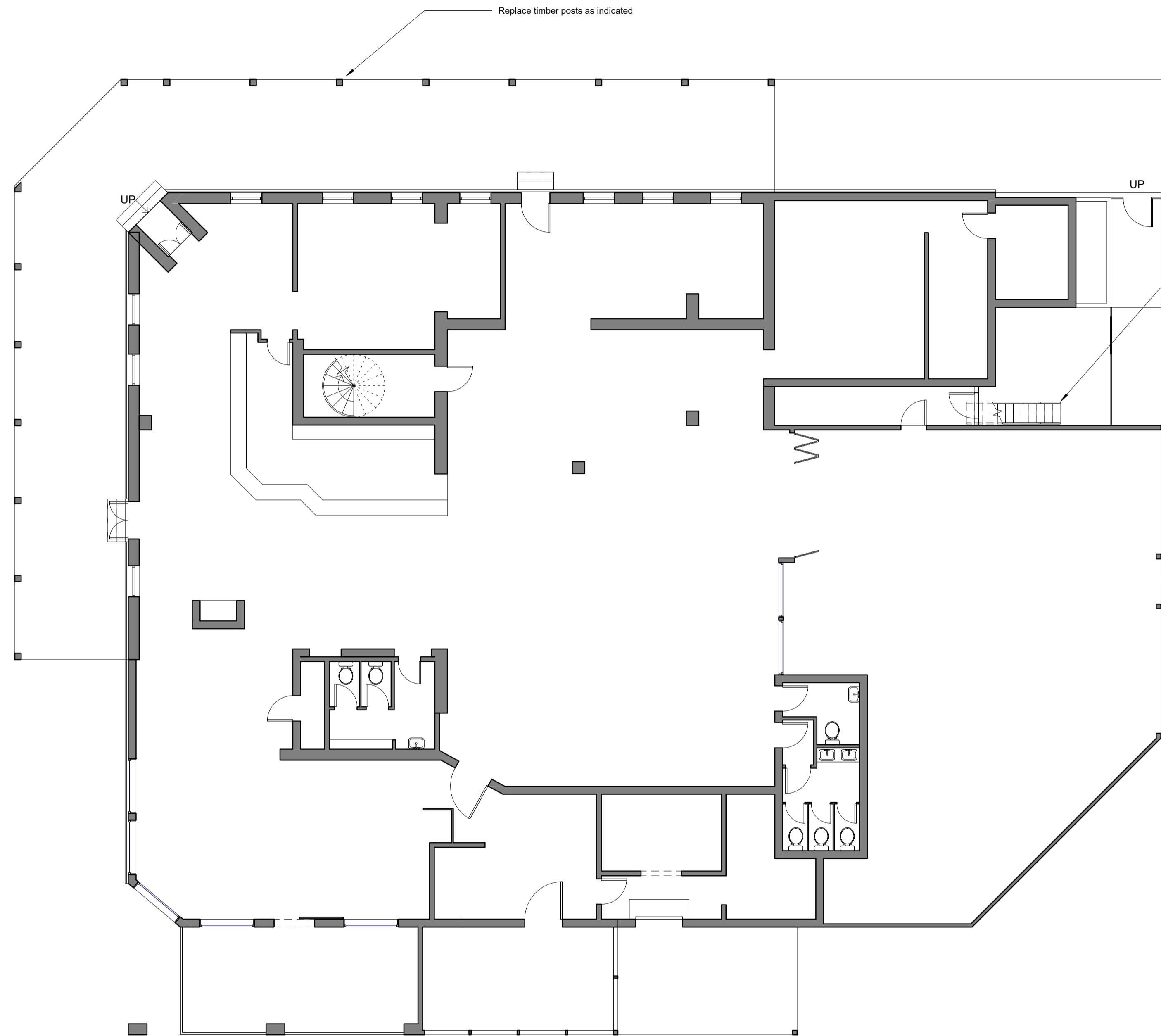
SHORT STREET

CHURCH STREET



1 Site
1:100





Existing metal exit stair and walkway to be demolished and replaced with new exit stair. See New Stair Details page 07.

GENERAL

Drawings are prepared from information supplied by the owner.
 All dimensions are in millimetres unless otherwise noted.
 It is the responsibility of the builder to verify all dimension on site.
 Do not scale off drawings.
 These plans are to be read in conjunction with Engineers Drawings.

STATUTORY REQUIREMENTS

All work is to be carried out in accordance with the NCC, conditions imposed by the local authority.
 The builder has statutory responsibilities in relation to Work Health Safety Act 2011 and Regulation 2017
 The builder shall comply with all the requirements of the legally constituted authorities having jurisdiction over the building works.
 The builder must have a WHS Management Plan prepared before construction commences.
 The builder must provide a signboard to the entry of the site in compliance with WHS Regulation 308. The sign must contain the builders name and telephone number.
 The builder shall provide temporary toilet facilities for the use of subcontractors prior to the commencement of building work. On completion the builder shall remove the facility.
 The owners must comply with the builder's instructions regarding access and movement around the site.
 Unless otherwise stated the builder shall provide fencing to secure the site.
 Where no reticulated water is available the owner shall provide water as required for construction, as directed by the builder.
 Prior to the commencement of work electrical power is to be supplied by the relevant Electricity Authority.
 On completion of construction the builder shall remove all debris from the site.

Replacement of members of the timber framed verandah shall comply with NCC Part B1 Structural Provisions

PART B1 STRUCTURAL PROVISIONS

Objective

B1O1
 Safeguard people from injury caused by structural failure;
 and safeguard people from loss of amenity caused by structural behaviour;
 and protect other property from physical damage caused by structural failure;
 and safeguard people from injury that may be caused by failure of, or impact with, glazing.

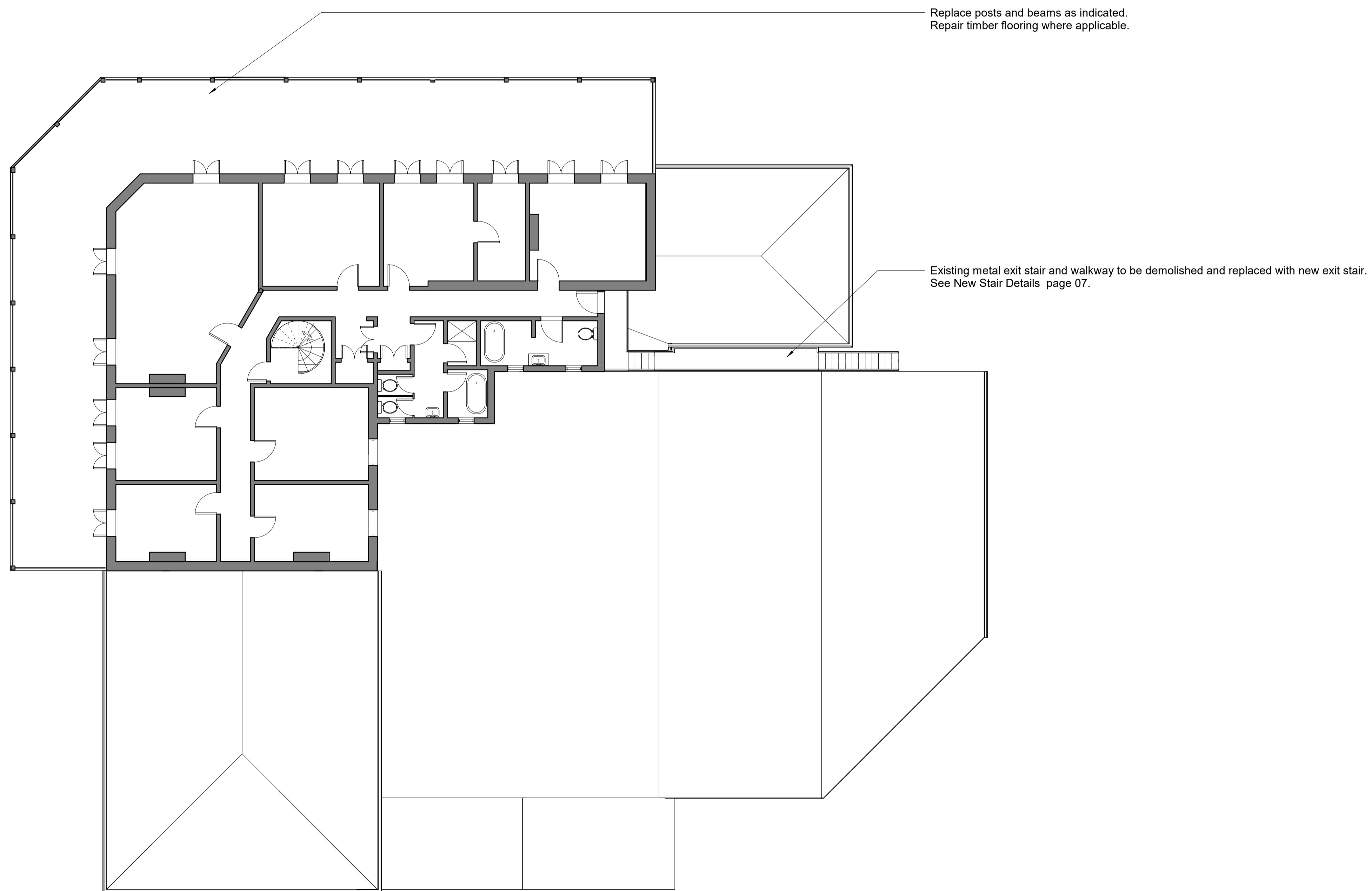
Functional Statement

B1F1Structure
 A building or structure is to withstand the combination of loads and other actions to which it may be reasonably subjected.

B1D4

Determination of structural resistance of materials and forms of construction
 The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate:
 Timber construction: Design of timber structures: AS 1720.1. Timber structures: AS 1684.2, AS 1684.3 or AS 1684.4.

1 Ground Floor
 1 : 100



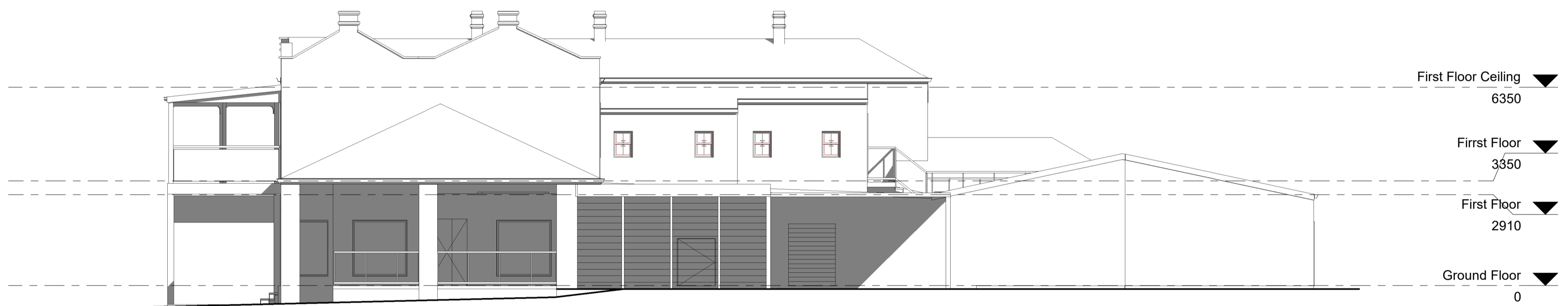
1 First Floor
1:100



1 North
1: 100



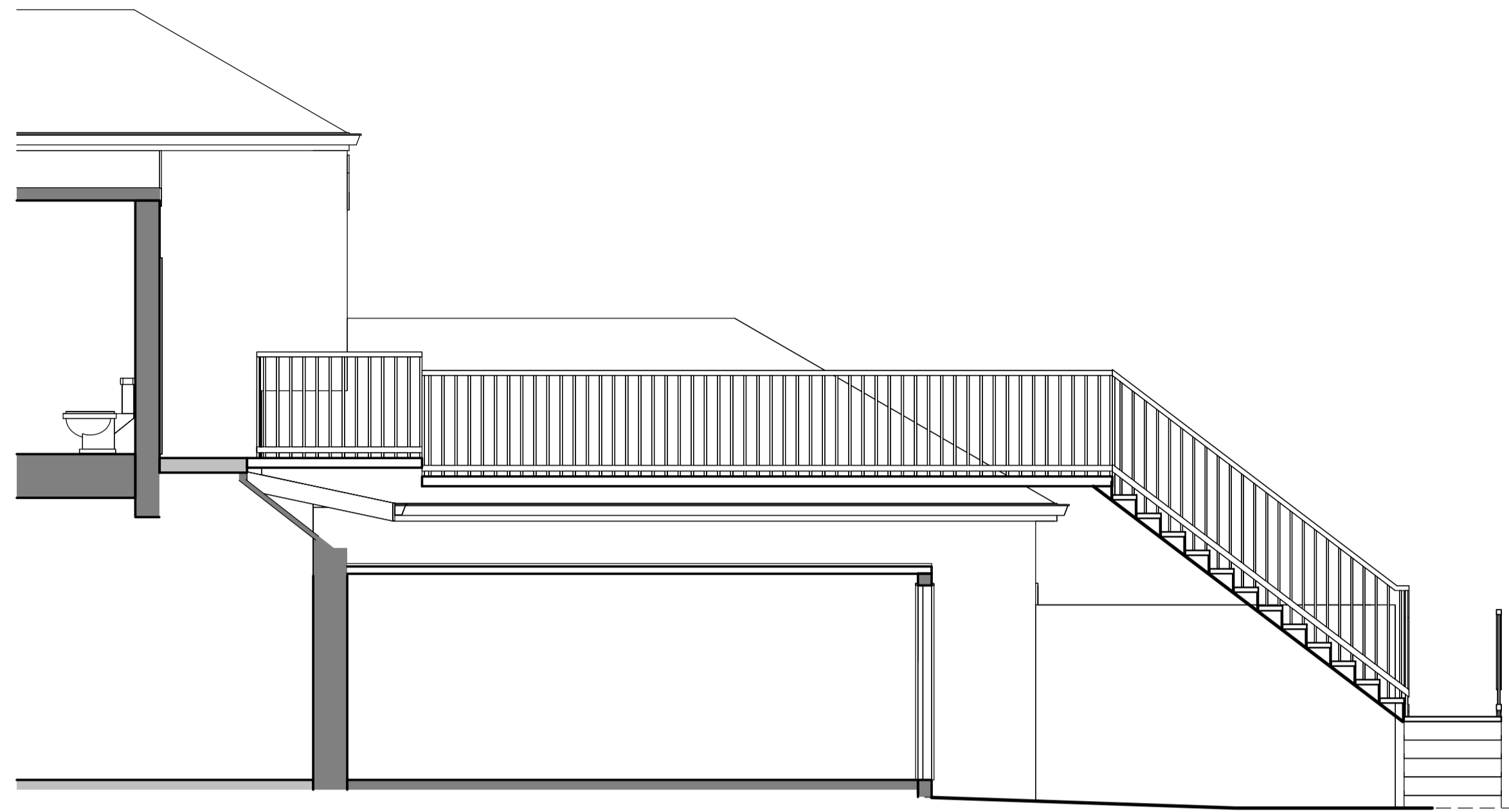
2 East
1: 100



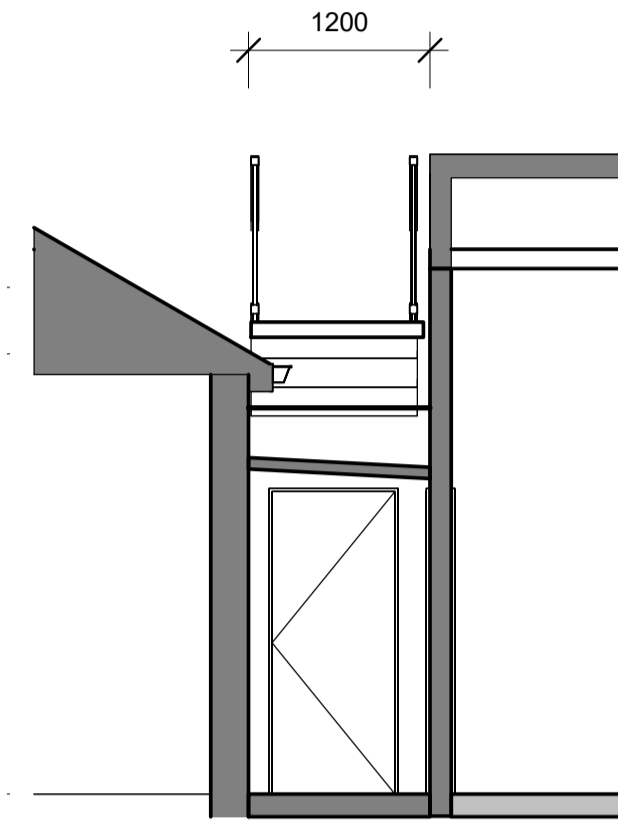
3 South
1: 100



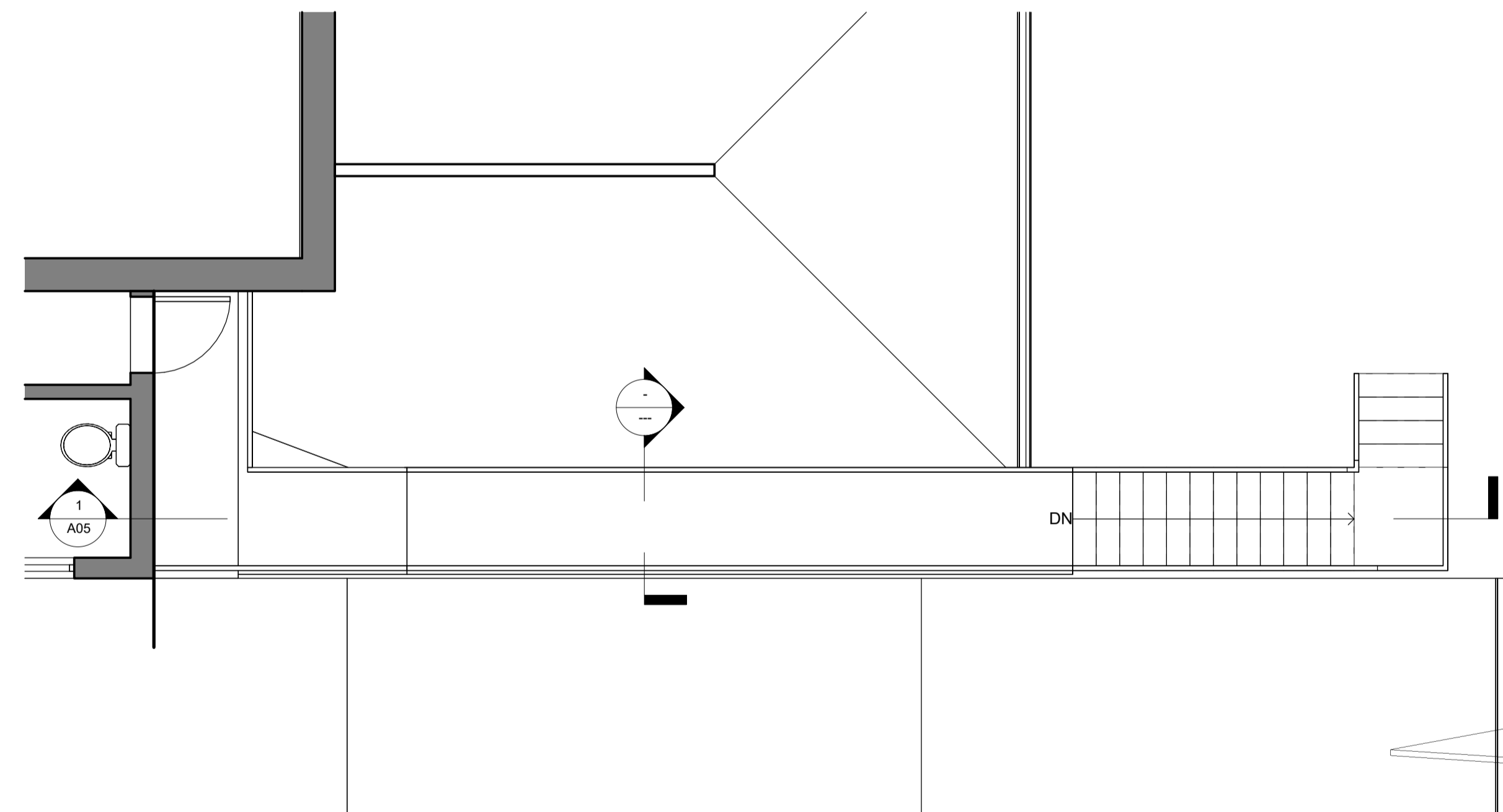
4 West
1: 100



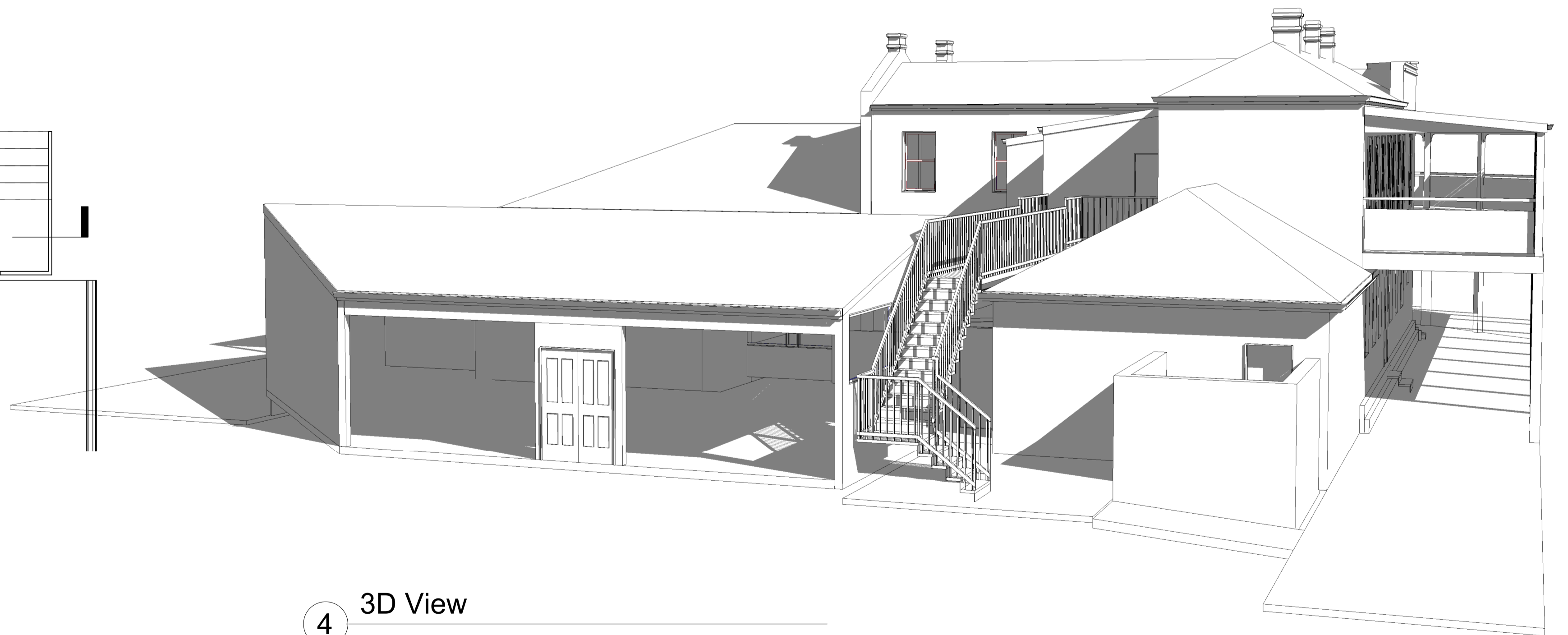
1 Section 1
1 : 50



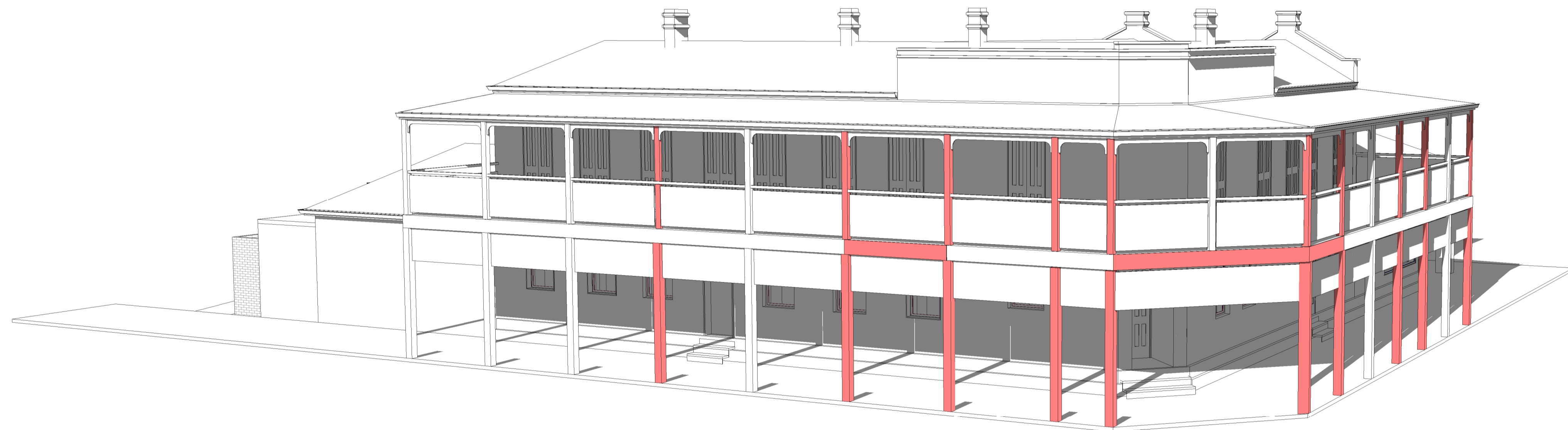
3 Section 2
1 : 50



2 Plan Stair Proposed
1 : 50

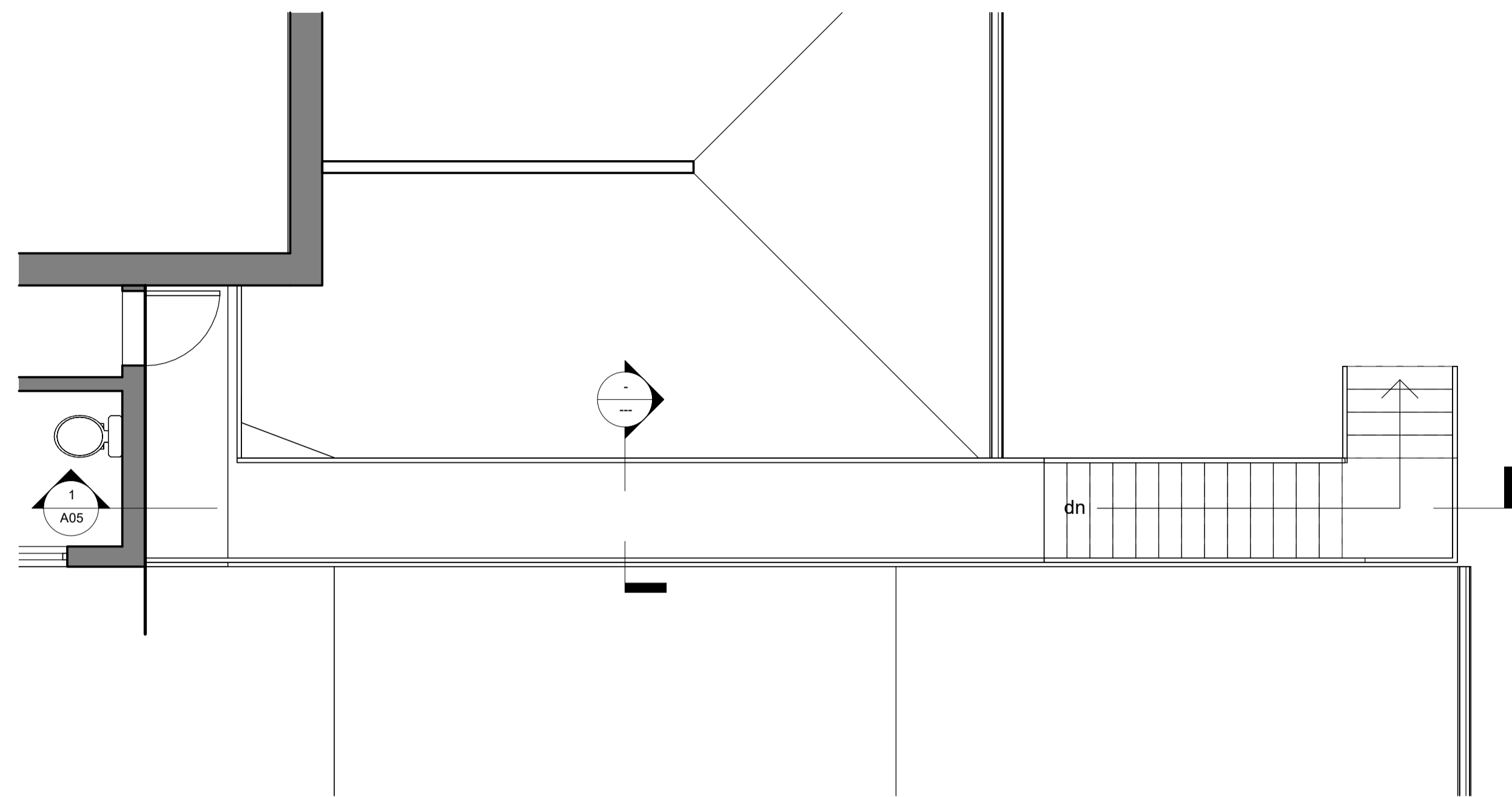


4 3D View

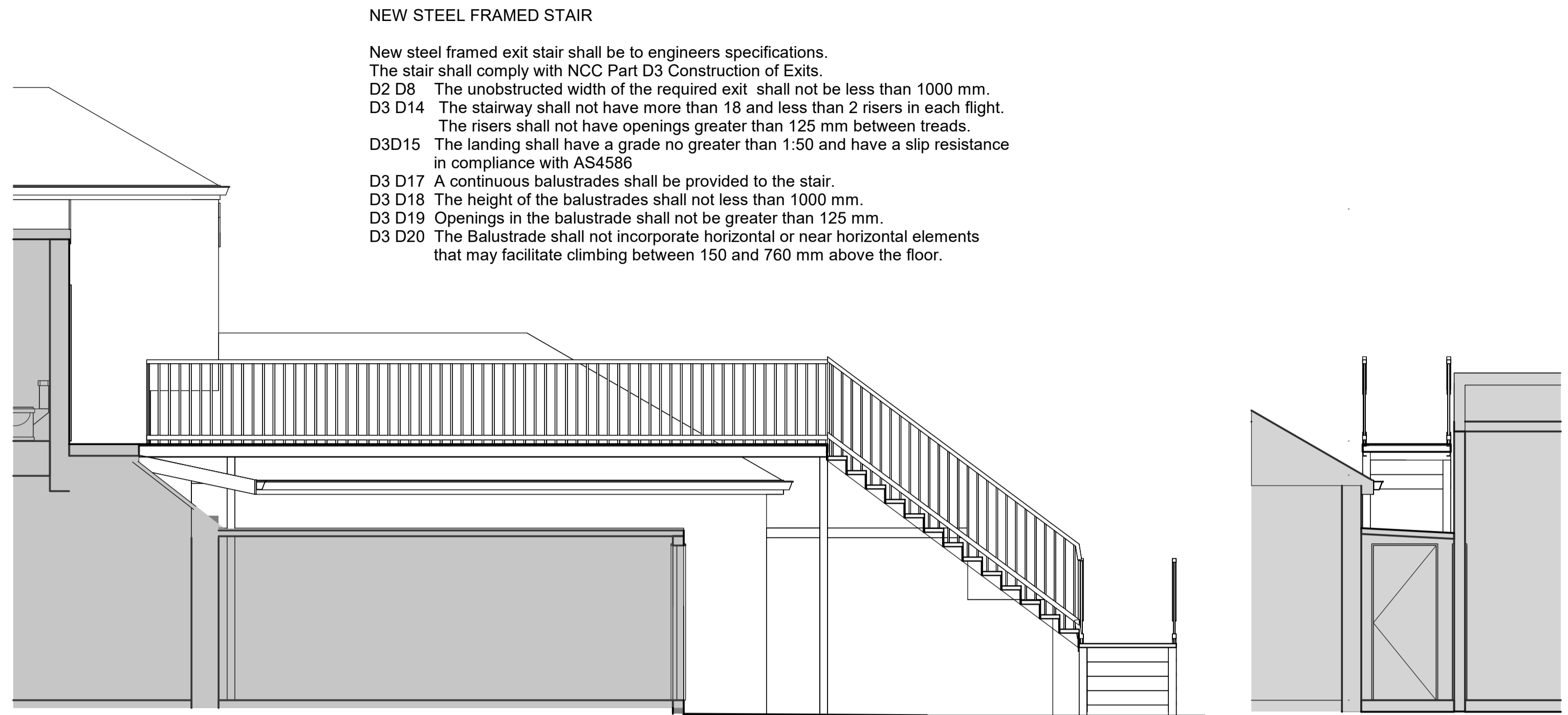


1 3D View 1

Highlighted timber member to be replaced.



2 First Floor
1 : 50

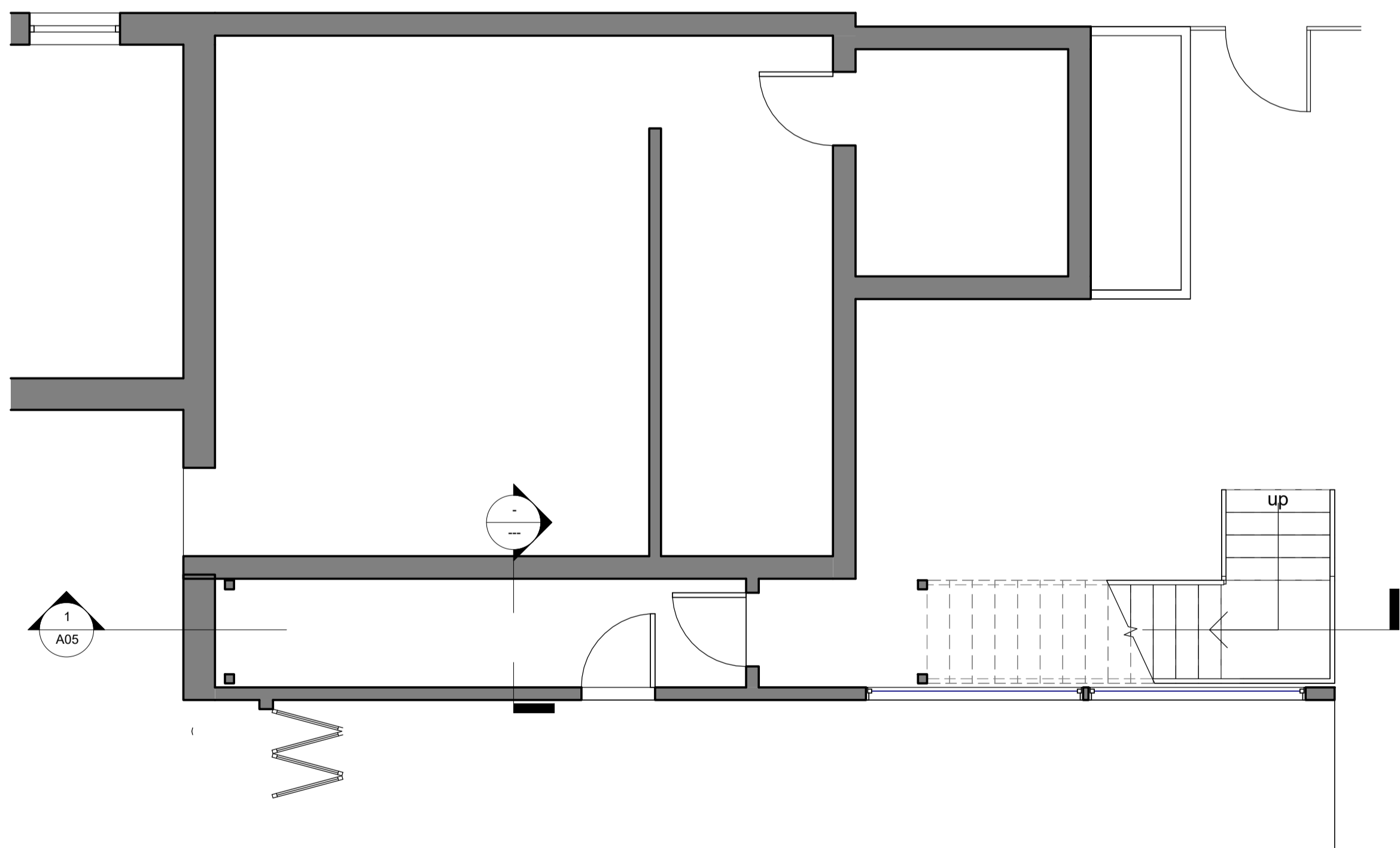


NEW STEEL FRAMED STAIR

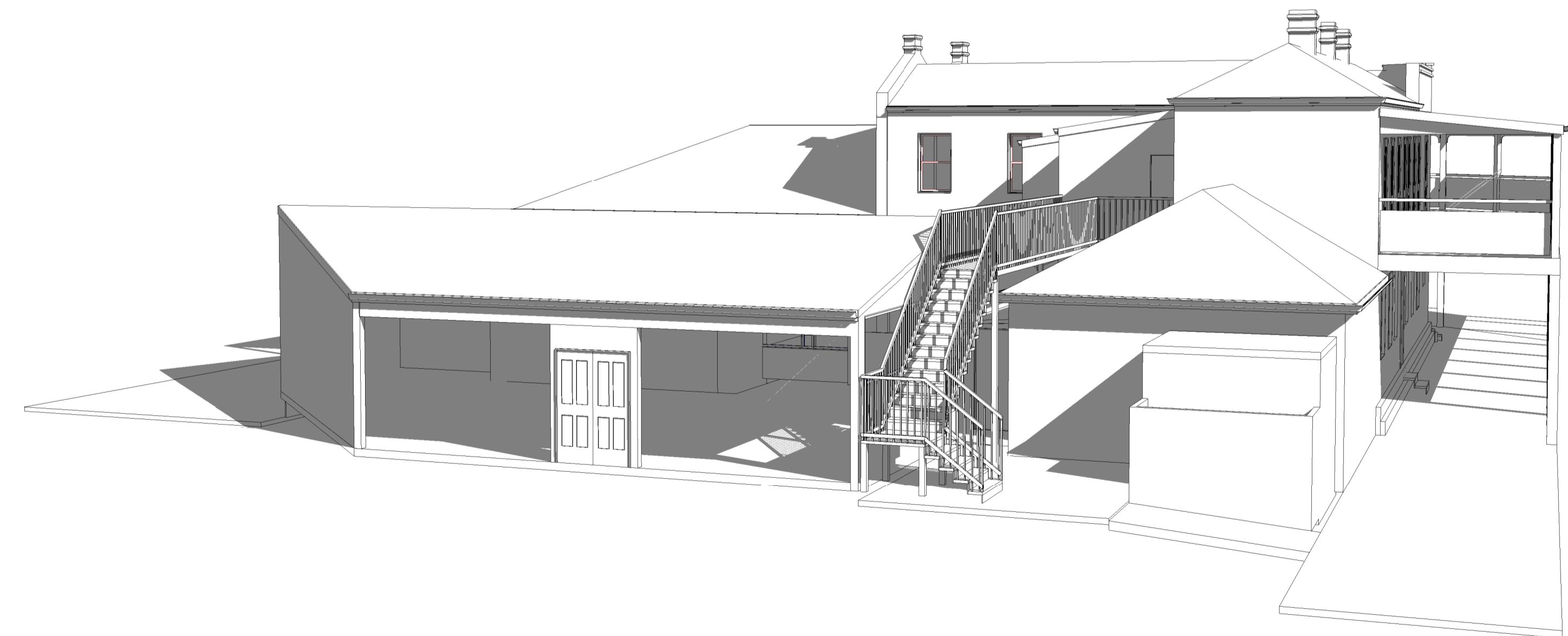
New steel framed exit stair shall be to engineers specifications.
 The stair shall comply with NCC Part D3 Construction of Exits.
 D2 D8 The unobstructed width of the required exit shall not be less than 1000 mm.
 D3 D14 The stairway shall not have more than 18 and less than 2 risers in each flight.
 The risers shall not have openings greater than 125 mm between treads.
 D3D15 The landing shall have a grade no greater than 1:50 and have a slip resistance in compliance with AS4586
 D3 D17 A continuous balustrades shall be provided to the stair.
 D3 D18 The height of the balustrades shall not less than 1000 mm.
 D3 D19 Openings in the balustrade shall not be greater than 125 mm.
 D3 D20 The Balustrade shall not incorporate horizontal or near horizontal elements that may facilitate climbing between 150 and 760 mm above the floor.

1 Section 1
1 : 50

3 Section 2
1 : 50



5 Ground Floor
1 : 50



4 3D View

STAIR DETAILS