

1 GROUND FLOOR PLAN - EXISTING
1:100

EXISTING



no.	revision	date

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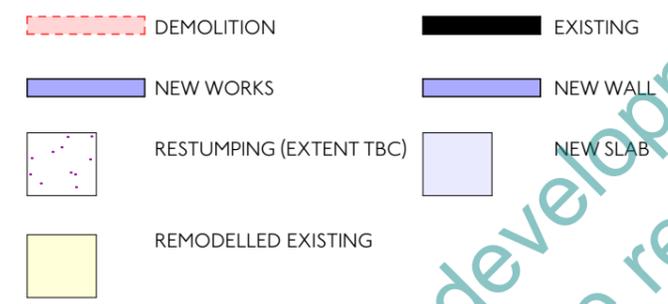
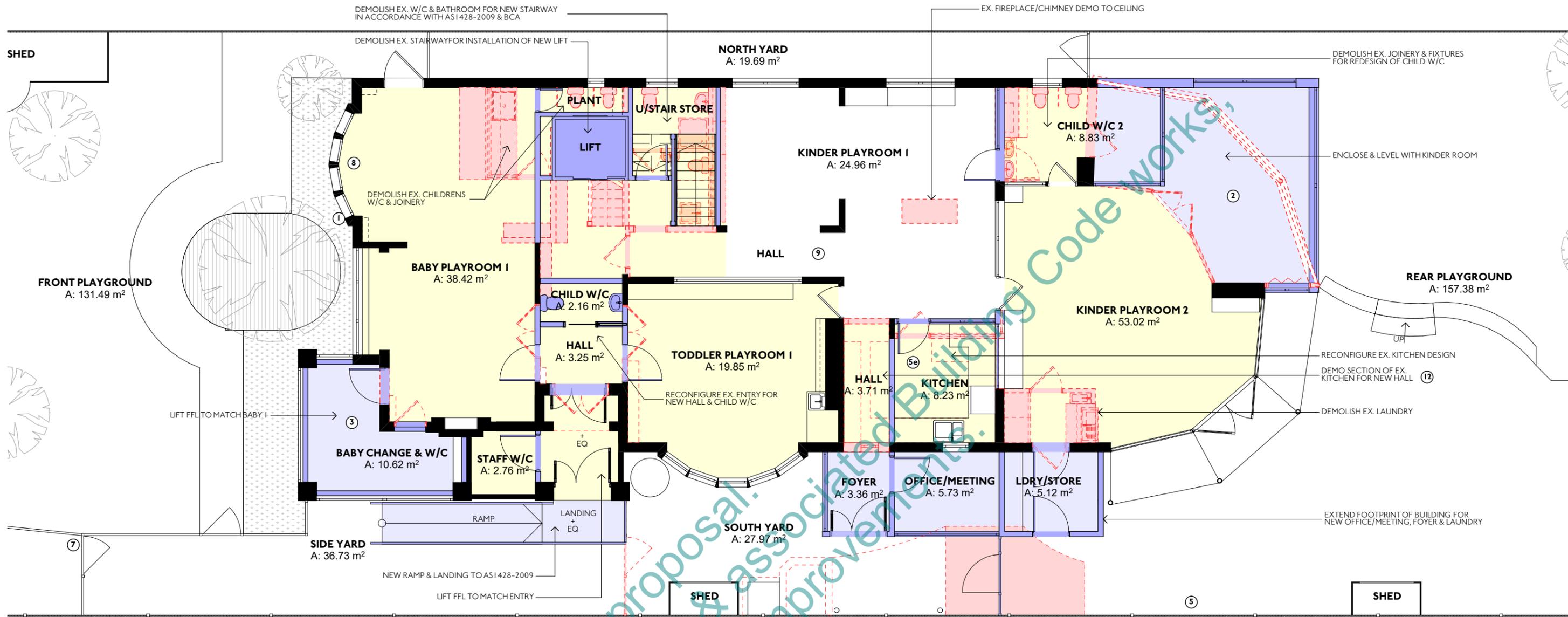


CLIENT DETAILS
CITY OF PORT PHILLIP
ADDRESS
99A CARLISLE STREET,
ST KILDA, 3182



PROJECT
CITY OF PORT PHILLIP
CONDITION AUDITS
46 TENNYSON STREET,
ELWOOD 3184
PROJECT NUMBER
1614

DRAWING
GROUND FLOOR PLAN
- EXISTING
Scale: AS SHOWN @ A3
Date: 16/06/2016
FS02.0



No.	REPAIR DETAIL
1.	Repair & replace missing/damaged shingles to front facade of building
2.	Repair roof over verandah to rear of Kinder Playroom 2
3.	Replace wallpaper/repaint ceiling to first floor storeroom
4.	Repair minor damage & holes to building
5.	Reptace external fencing panels to boundary fences
6.	Replace panels to exterior windows where gaps/rotting have occurred
7.	Reposition/replace front entrance gate button to more accessible location
8.	Replace flyscreen to external front windows
9.	Repair water damage to ceiling & walls to centre of building & repaint where required
10.	Repair & repaint cracked walls throughout building
11.	Repair jamming window frames where required
12.	Level area with full turf coverage to rear verandah to fix uneven surfaces
13.	Investigate & repair damp issues to existing building subfloor & rectify the issue as necessary

No.	UPGRADE DETAIL
1a.	Programmed repaint of walls
2b.	Programmed inspection of subfloor to inspect possible damp issues
3c.	Programmed repaint of windows
4d.	Upgrade signage to front of building
5e.	Install low-height section in kitchen for wheelchair use

1 GROUND FLOOR PLAN - DESIRED
1:100

DESIRED



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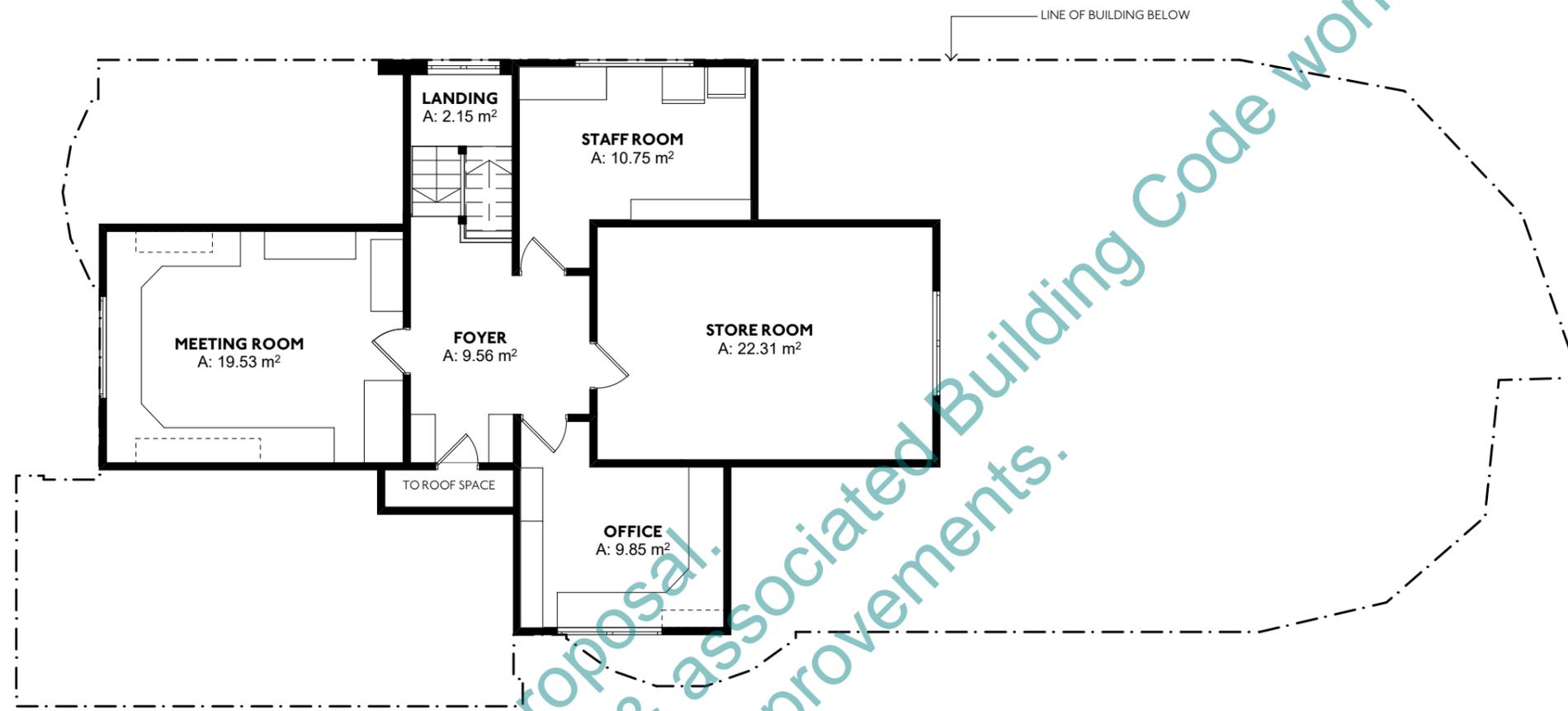


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Scale: AS SHOWN @ A3
Date: 16/06/2016
FS02.1B



Not a development proposal.
Indicative remediation & associated Building Code works,
with (limited) functional improvements.

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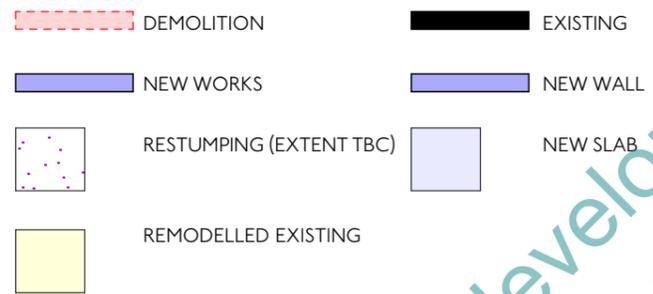
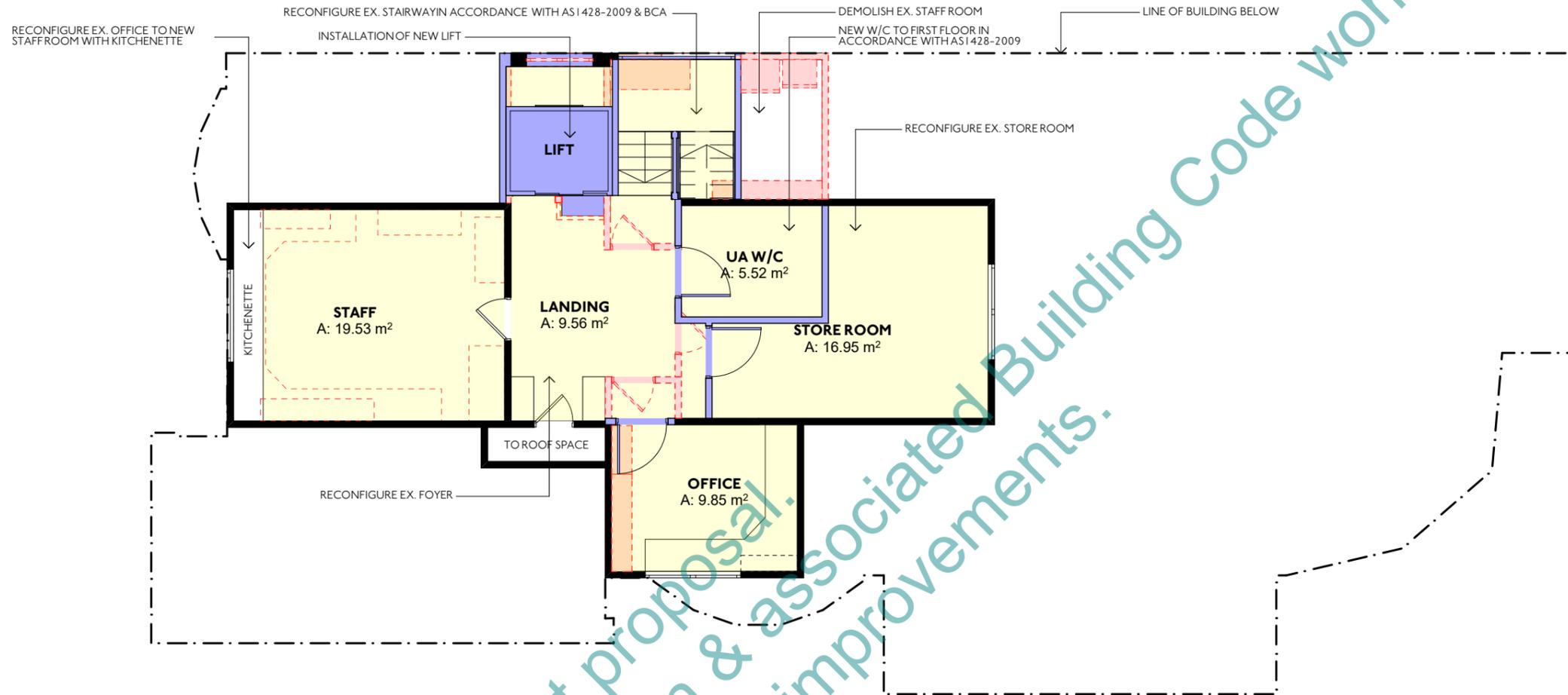


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Date: 16/06/2016
FS02.2



No.	REPAIR DETAIL
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FS02.3B

3.00 TENNYSON STRET- ELWOOD CHILDCARE CENTRE

3.01 Electrical Services

3.01.01 Power

The general switchboard, power and lighting reticulation is in average condition. The switchboard is required to be upgraded to comply with current AS3000 regulations for RCD protection.

For the installation of the proposed lift, the existing MSB would need to be replaced with a potential electrical supply upgrade.

Existing wiring to be modified to suit proposed modifications.

3.01.02 Lighting

Typically, the lighting throughout the facility is average to poor condition.

The scope of works proposed to replace lighting to modified/new areas including;

- Kitchen
- Hall/Foyer
- Office/Meeting
- WC areas
- Playroom 2 Extension area
- New Baby Change & WC's

3.01.03 Emergency Lighting

Currently there is no emergency lighting test switch. With the proposed MSB upgrade, an emergency lighting test switch is proposed to be provided. Existing fittings where currently compliant shall be retained, new emergency lighting to be provided where required.

3.01.04 Communication Systems

Communications systems are proposed to be retained and modified where required to suit new proposed layout.

3.02 Hydraulic Services

3.02.01 Cold Water Supply

The cold water supply and reticulation is proposed to be retained, modified and extended to suit new laundry, new WC locations and extension, baby change.

3.02.02 Sewer Service

The existing sewer is proposed to be modified and extended to suit the proposed WC's, baby change area and new laundry space.

3.02.03 Domestic Hot Water System

The existing gas fired hot water system is proposed to be maintained with pipework modified to serve all required fixtures including new fixtures.

3.02.04 Rainwater Service

The existing rainwater system is proposed to be retained.

3.03 **Mechanical Services**

3.03.01 Cooling & Heating Systems

The facility is served by numerous split systems of varying age and condition. Where possible the existing A/C units and condenser units are proposed to be retained to serve the existing areas.

The new office/meeting room is proposed to be provided with a new split system.

3.03.02 Ventilation

The building is proposed to be retained as a naturally ventilated building throughout. The existing rangehood is proposed to be relocate to suit the new kitchen layout.

The new WC areas at ground and first floor, laundry and baby change areas are proposed to be provided with extract ventilation.

indicative remediation & associated Building Code work with (limited) functional improvements

3 46 Tennyson st, Elwood

3.1 General

The building at 46 Tennyson st, Elwood is a double storey building, with solid brick walls, a mixture of single brick and lightweight internal ground floor walls, lightweight first floor walls and tiled roof. This building also has a previous single storey extension to the back of the building, with lightweight roof & walls, and slab on ground.

3.2 Previous investigations

Previous report and investigations have been undertaken by Wood & Grieve Engineers in October 2013. The report provided noted that the building is in generally good condition. The main concern was rising damp in some areas of the building, as well as inadequate connections of the pergola (which has been enclosed to form an internal room) to the existing building.

3.3 Geotechnical reports

A geotechnical investigation was undertaken as part of the additional investigations at the site by Civil Test Pty Ltd on 28th May 2016, and a copy of their report is attached in Appendix A.

The site has been classified as Class M in accordance with AS2780. The existing strip footing exposed varied from 350-500 deep and is founded in silty clay/silty sand. To satisfy the current standard, for articulated full masonry in Class M sites, the footing should be 600 deep. Therefore the existing footings are not in accordance with the current standard.

3.4 Observations

The building at 46 Tennyson st, Elwood is in generally good condition. While the footings are not in accordance with current standards, the masonry is in good condition with only minor cracking.

Additional investigation was undertaken, and the timber floor throughout the hall area needs to be re-stumped and sub-floor ventilation added, as shown on the structural sketches

provided. The issues with rising damp are likely due to a lack of subfloor ventilation in addition to low clearance between the existing floor joists and the natural ground. The floor in the hall section of the building is to be re-stumped, and subfloor vents are to be provided along the northern side of the building.

Another area of concern is a section of the roof from a previous extension, which appears to have been originally only a pergola type structure, to which cladding was later added. This area of the extension is to be removed and replaced with new slab, short retaining wall, lightweight walls and roof in accordance with the sketches provided. Other aesthetic and functional changes proposed by the architect are also documented on sketches S007 through S013.

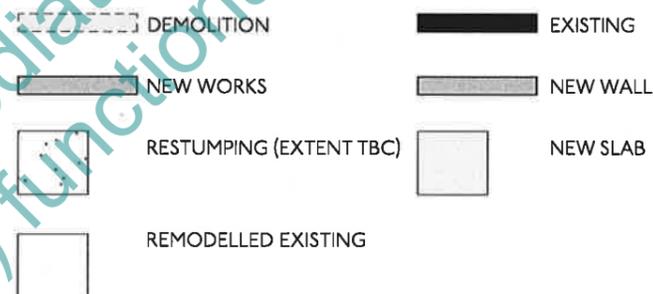
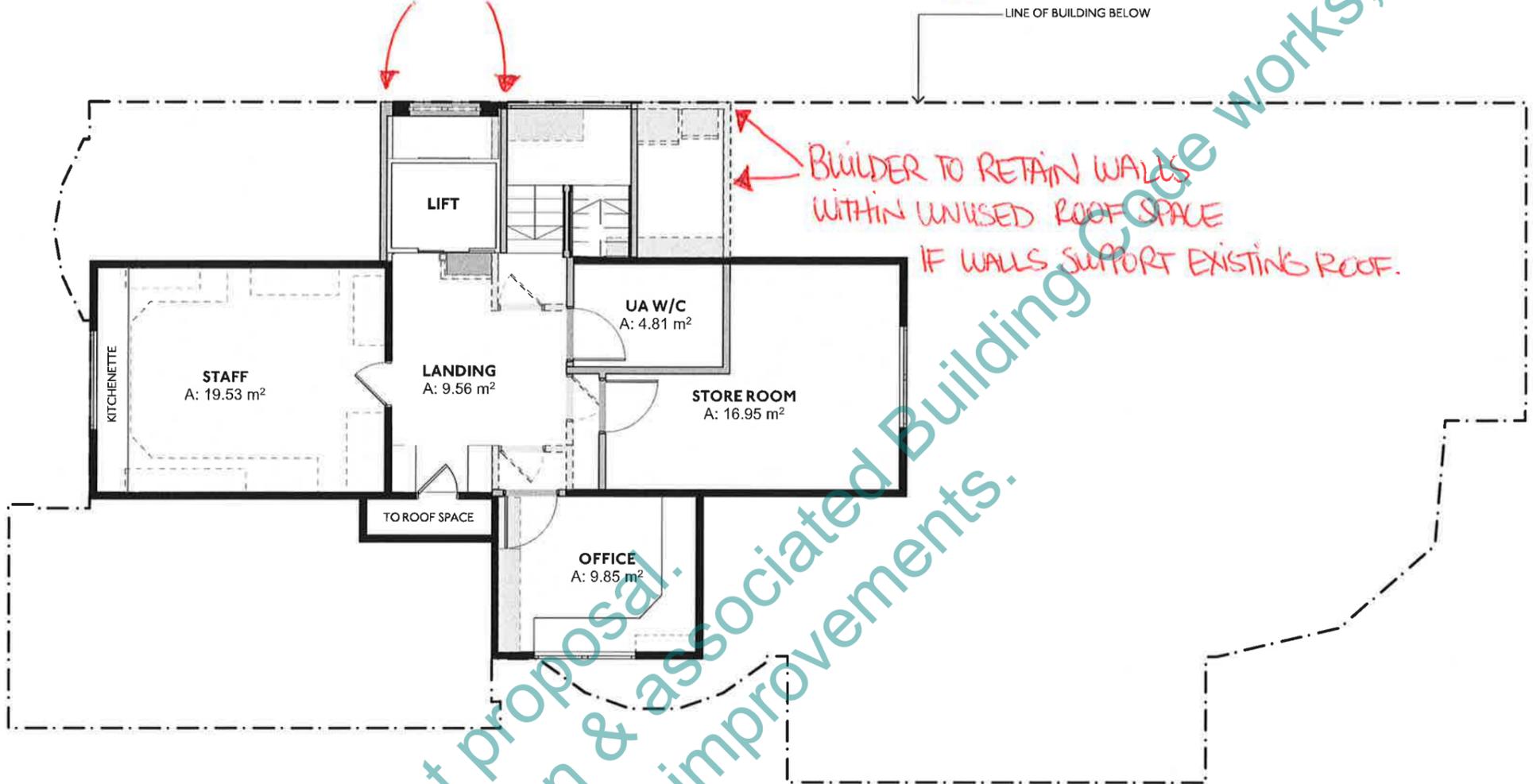
a development proposal.
indicative remediation & associated Building Code work
with (limited) functional improvements.

Rev 1 - 3/6/16 - PRELIMINARY ISSUE

Rev 2 - 10/6/16 - PRELIMINARY PRICING ISSUE

BUILDER TO PROP EXISTING ROOF STRUCTURE AND RE FIX TO NEW WALLS AS REQUIRED.

BUILDER TO RETAIN WALLS WITHIN UNUSED ROOF SPACE IF WALLS SUPPORT EXISTING ROOF.



160214-S012

1 ROOF PLAN - DESIRED 1:100



no.	revision

Adams
DESIGNING THE FUTURE

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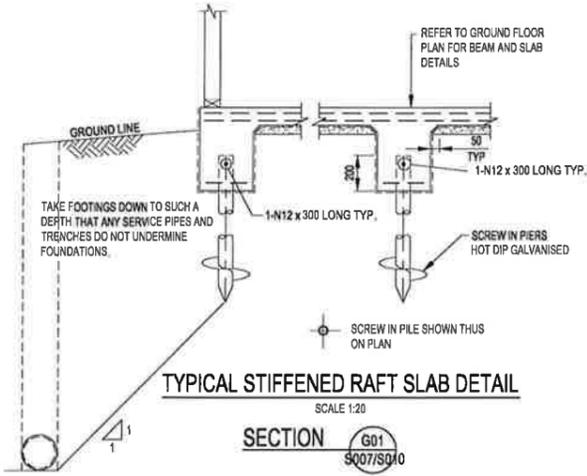
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Scale: AS SHOWN @ A3
Date: 30/05/2016

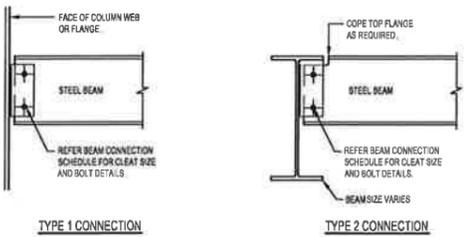
FS02.3B



TYPICAL STIFFENED RAFT SLAB DETAIL

SCALE 1:20

SECTION G01/007/S010

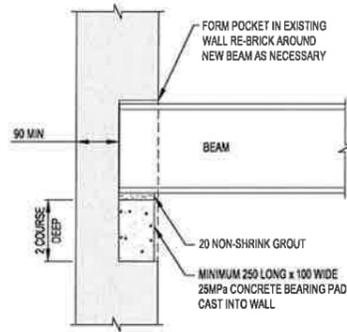


TYPICAL STEEL BEAM CONNECTION DETAILS

SCALE 1:10

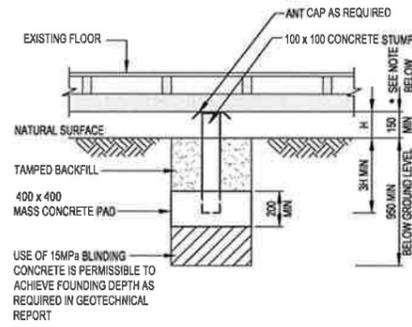
BEAM SIZE	CLEAT PLATE	90L18
150 UB 230 PFC	10mm	2-M10 @ 80S
200 UB @ UC	10mm	2-M10 @ 80S
250 UB @ UC	10mm	2-M10 @ 80S
300 PFC	10mm	2-M10 @ 80S
310 UB @ UC	10mm	2-M10 @ 80S
300 PFC	10mm	2-M10 @ 80S
300 UB	12mm	2-M10 @ 80S
300 PFC	12mm	2-M10 @ 80S
410 UB	12mm	2-M10 @ 80S
480 UB	12mm	2-M10 @ 80S
530 UB	12mm	2-M10 @ 80S
610 UB	12mm	2-M10 @ 80S
750 UB	15mm	2-M12 @ 80S
800 UB	15mm	2-M12 @ 80S

NOTE: FOR BEAM CONNECTION TO FACE OF RIB COLUMNS PROVIDE CLEAT AS SEE SECTION WELDED DOWN EACH SIDE OF RIB



TYPICAL STEEL BEAM TO EXISTING MASONRY WALL DETAIL

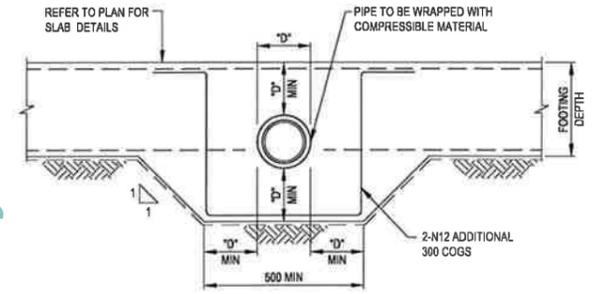
SCALE 1:10



TYPICAL STUMP AND PAD DETAIL

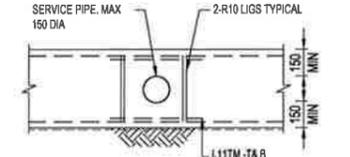
SCALE 1:20

*NOTE: FOR STUMPS LONGER THAN 1500mm SUBSTITUTE WITH 75 x 75 x 3.0 SHS GALVANISED STEEL AND USE SUBFLOOR BRACING AT BUILDING CORNERS AND WITH 70 x 35 TIMBER BRACING INSTALLED IN ACCORDANCE WITH AS1684-CL.8.3.1.2



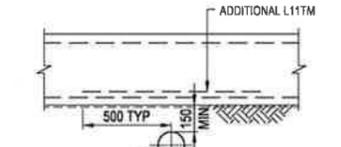
TYPICAL DETAIL AT STRIP FOOTING OR SLAB RIB PENETRATION (FOR "D" < 200 mm)

SCALE 1:20



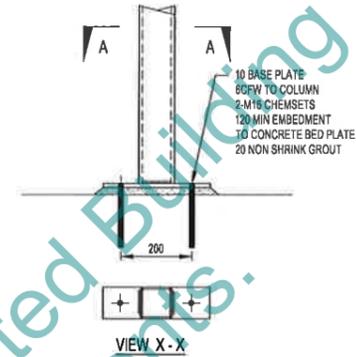
SERVICE PIPE THROUGH RIB DETAIL

SCALE 1:20



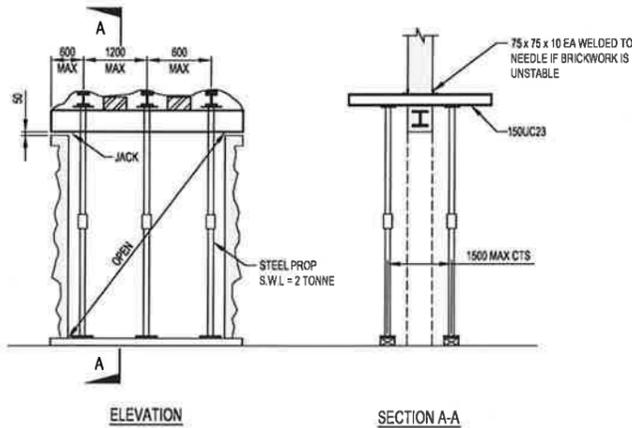
SERVICE PIPE UNDER RIB

SCALE 1:20



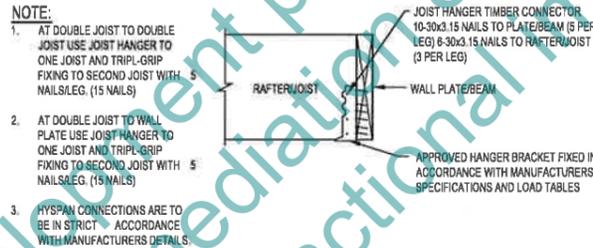
TYPICAL SHS COLUMN BASEPLATE DETAIL

SCALE 1:10



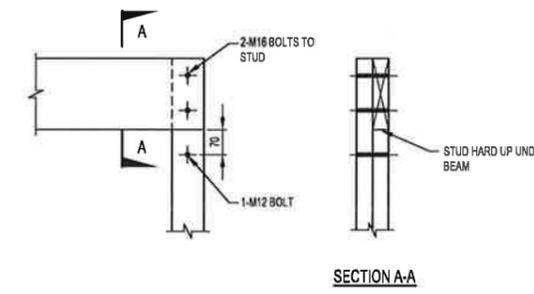
PROCEDURE FOR INSTALLATION OF STEEL LINTELS INTO EXISTING MASONRY WALLS

1. MARK FUTURE OPENING OUT AND INSTALL NEEDLES AND PROPS USING SIZES SPECIFIED ABOVE.
2. WEDGE NEEDLES TO WALL TO ENSURE STABILITY AGAINST TWISTING AND SIDE MOVEMENT.
3. PROVIDE SPREADERS UNDER PROPS AND TIGHTEN PROPS SO THAT STEEL NEEDLES ARE FULLY LOADED.
4. SAWCUT AND BREAK OUT WALL.
5. INSTALL NEW STEEL LINTEL AND BRICK DOWN ONTO TOP OF LINTEL BETWEEN NEEDLES.
6. LINTEL TO BE INSTALLED SO THAT IT CAN BE RAISED TO LEVEL AND TO ALLOW FOR ITS DEFLECTION.



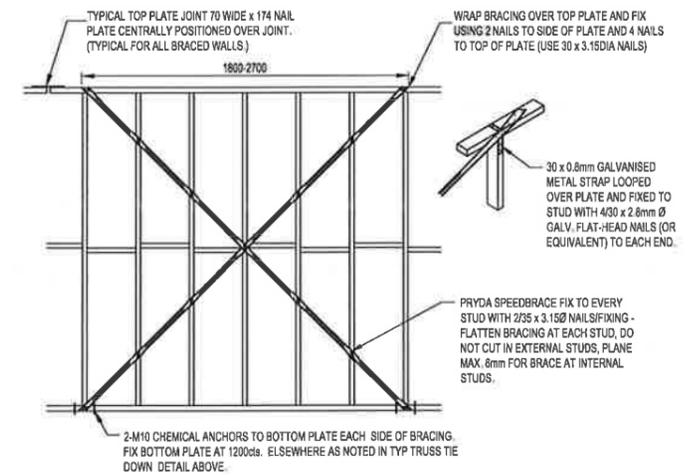
TYPICAL TIMBER TO TIMBER CONNECTION

SCALE 1:10



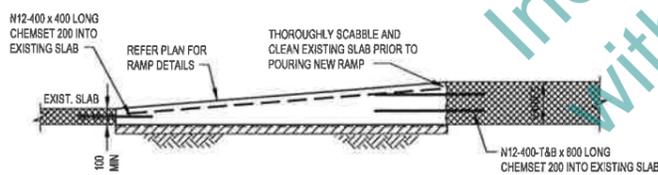
TYPICAL TIMBER BEAM TO DOUBLE STUD

SCALE 1:10



TYPICAL WALL BRACING DETAIL (DENOTED WB ON PLAN)

N.T.S



TYPICAL NEW RAMP TO EXISTING SLAB DETAIL

SCALE 1:20

Issue	Description	Date
2	PRELIMINARY PRICING ISSUE	10/8/16
1	PRELIMINARY	3/6/16

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CLIENT: CITY OF PORT PHILLIP

ARCHITECT: ARCHITECTURE MATTERS PTY LTD

TITLE: 46 TENNYSON ST, ELWOOD DETAILS SHEET

PROJECT NUMBER: 160214

DRAWING NUMBER: S013

REVISION: 2

Designed	Drawn	Norm
Project Leader	Sheet Size	A3
Project Director	Certified	
Issue 18/04/2016	By Eric	

PROJECT NUMBER: 160214

DRAWING NUMBER: S013

REVISION: 2