

Proposed New Shed,
 at The Albermarle Hotel, Menindee Street
 for D. Tangey
 Menindee, NSW, 2879

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Sheet Number.	Sheet Name.

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2.	General Notes.
3.	Site Plan.
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5.	Shed and Concrete Floor Details



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No.	Description	Date	Drawing : Title Sheet		Project : Proposed New Shed.	
			Address : Albermarle Hotel, Menindee, 2879		Drawn : D.P.Bessell	Project No: 0392
Note: Contractors are to verify all dimensions on-site before commencing any work. Figured dimensions shall take preference over scaled dimensions.			Client : D. Tangey		Date: 14/2/2025	
					Sheet: 1 of 5	Scale: As Shown.

General Building Notes.

Site Preparation Notes:

- All vegetation and debris shall be removed from the building area before any filling is placed in position
- All finished level to be verified by the builder prior to the commencement of any building
- All site and setout dimensions shall be checked and verified by the builder prior to commencement of any building works.

Concrete Slab and Footings

- All concrete to have a strength of 25 mpa.
- All slab and footing concrete reinforcement to be in accordance with Australian Standards "A.S.2870-2011".
- Lapping and support of reinforcement to be in accordance with relevant Australian standards as noted above.
- Polythene member to be lapped a minimum of 200 mm at joints and shall be tapped around pipes which penetrate the slab.
- Termite protection shall comply with AS 3660.1 - 20014. A certificate complying with AS 3660.1 - 2014, stating method and date of protection shall be issued by the applicator.
- Required fill and compacting to be strictly in accordance with "A.S.2870-2011".
- All concrete shall be handled, placed and compacted in accordance with the requirements of AS, 3600-2018

Metalwork Notes:

- All materials, bolts and other fixings shall be selected so that direct contact between incompatible metals or alloy does not occur.
- Where the use of incompatible material is unavoidable they shall be separated by use of an impervious non-conducting material.
- All steelwork not encased in concrete shall be suitable for protection against corrosion
- All steelwork in contact with the ground shall be hot dipped galvanized.

Electrical Notes:

- All electrical installations and works shall be in accordance with the requirements of A.S. 3000-2018
- All required self-contained smoke alarms shall comply with A.S. 3786-2014 or be listed in the ssl register of accredited product and shall be connected to the consumer mains power with a 9v battery backup.

Down Pipes

- Down pipes to be provided at 1 per 60m² of roof area excluding gutters and rain heads.
- Spacing between down pipes should not exceed more than 12 meters to comply with AS/NZS 3600.3 or Clause H1D6 of the NCC

Roofing and Roof Plumbing Notes:

- The roof contractor shall provide all necessary flashing, capping and other items required to make roof water tight and complete.
- Eave gutter to be provided with uniform minimum fall of 1: 500 and all roof storm water shall be diverted away from footings and building.
- All roof cladding shall be fixed in accordance with manufacturers specifications.
- Roof truss - timber prefabricated units to manufacturer's design, specifications and recommendations. to be installed strictly in accordance with AS 4440-2004 (installation of nail plated timber trusses.)
- Roof truss - timber prefabricated units to manufacturer's design, specifications and recommendations. to be installed strictly in accordance with AS 4440-2004 (installation of nail plated timber trusses.)
- Flashings shall comply with Clause H2D2 of the NCC.

General Notes

- Levels are approximate only and are to be checked and verified on site by the builder prior to commencement of any building work. written dimension take precedence over scaled dimensions.
- All dimensions and measurements to be checked and verified on site before commencement of any building work.
- Dimensioned sizes of material are nominal only and may differ slightly to on site measurements due to variance in manufacturers processes.
- It is the responsibility of the builder to ensure that the buildings are within the designated boundaries and verify that the site shown is correct.
- All work to be carried out in accordance with the relevant and current Australian Standards and the National Construction Code, Unless noted otherwise.
- Exact location of all services to be confirmed on site.

General Specifications.

- Drawings prepared from information supplied by the builder and / or owner.
- Dimension are in millimetres unless noted otherwise.
- All dimensions shall be verified on site.
- Do not scale or drawing
- It is the responsibility of the builder to verify documents as to their accuracy and suitability.
- These plans are to be read in conjunction with any engineer's plans NCC refers to the national Construction Code 2022- Volume 2. HPS refers to the ABCB, Housing Provision Standards 2022 Statutory Requirements
- All work to be carried out in accordance with the NCC, conditions imposed by the local authority and the commitments outlined in the relevant BASIX Certificate or NCC Part J Assessment.
- The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building ACT.

Construction shall be in accordance with the requirements of the NNC.

- All work shall be in accordance with the following standards :
- AS/NZS 2179 Specification of rainwater goods, accessories and fasteners
- AS 1562 Design and installation of sheet roof and wall cladding
- AS/NZS 3500 Plumbing and drainage
- AS 3600 Concrete structures
- AS 4100 Steel structures
- AS/NZS 4600 Cold-formed steel structures
- AS 2870 Residential slabs and footings - construction
- AS 1684 Residential timber-framed construction
- AS/NZS 1170 Structural design actions
- AS 4586 Slip resistance classification of new pedestrian surface materials

Abbreviations:

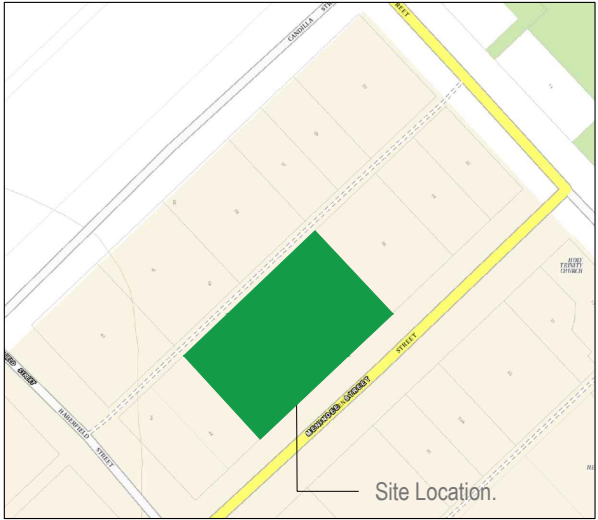
- B.C.A. Building Code of Australia.
- Equiv. Equivalent.
- A.S. Australian Standards.
- A.F.L. Above floor level.
- D.P. Downpipe.
- G.F. Gutter Fall Direction.



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Drawing : Note Sheet		Project : Proposed New Shed.	
Address : Albermarle Hotel, Menindee, 2879		Drawn : D.P.Bessell	Project No: 0392
Client : D. Tangey		Date: 14/2/2025	
		Sheet: 2 of 5	Scale: As Shown.

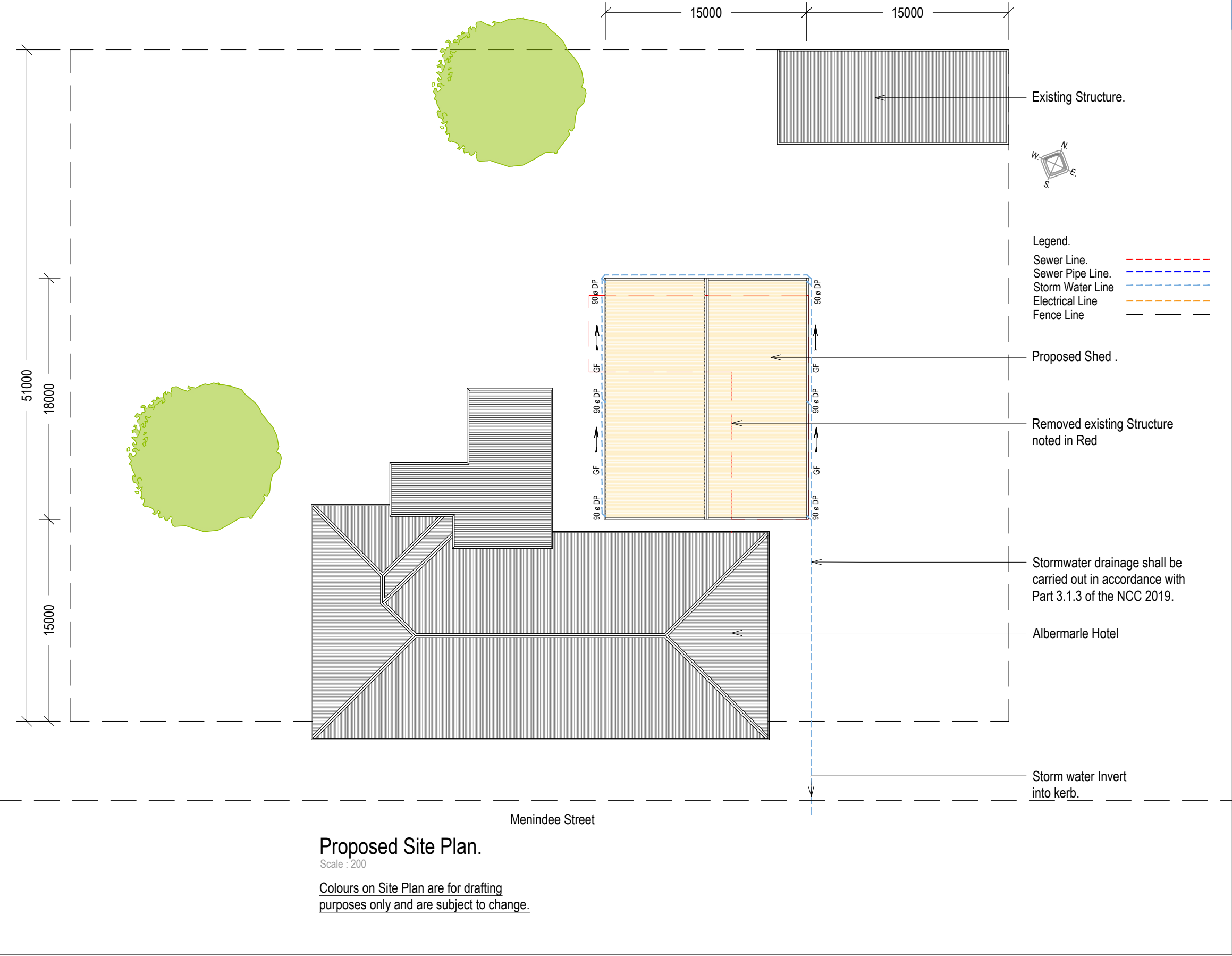


Location Plan Albermarle Hotel

NTS

General Notes

- Levels are approximate only and are to be checked and verified on site by the builder prior to commencement of any building work. written dimension take precedence over scaled dimensions.
- All dimensions and measurements to be checked and verified on site before commencement of any building work.
- Dimensioned sizes of material are nominal only and may differ slightly to on site measurements due to variance in manufacturers processes.
- It is the responsibility of the builder to ensure that the buildings are within the designated boundaries and verify that the site shown is correct.
- All work to be carried out in accordance with the relevant and current Australian Standards and the building Code of Australia, Unless noted otherwise.
- Exact location of all services to be confirmed on site.
- Refer Survey Plan No. C184-11A, Dated 24/11/2023 by Surveyor Graham Howe for further survey information.

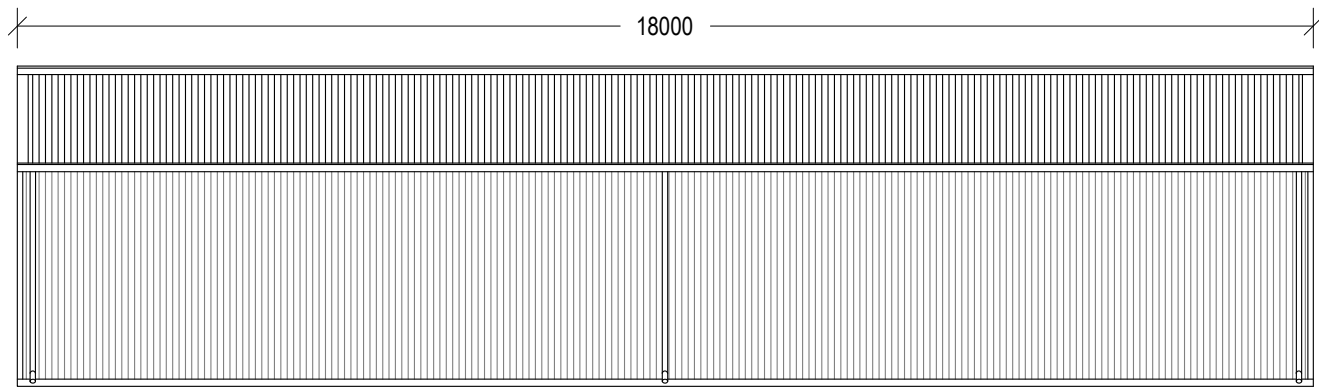


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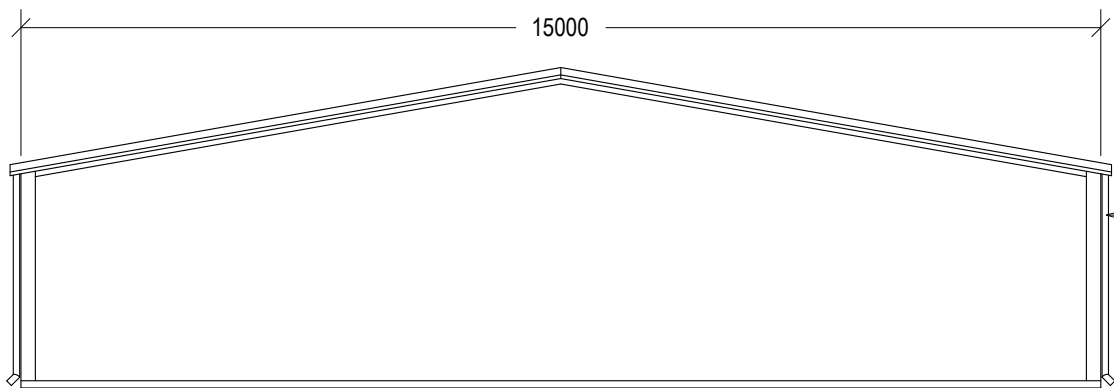
Drawing :	Proposed Site Plan.
Address :	Albermarle Hotel, Menindee, 2879
Client :	D. Tangey

Project :	Proposed New Shed.	
Drawn :	D.P.Bessell	Project No: 0392
Date:	14/2/2025	
Sheet:	3 of 5	Scale: As Shown.



South West Elevation

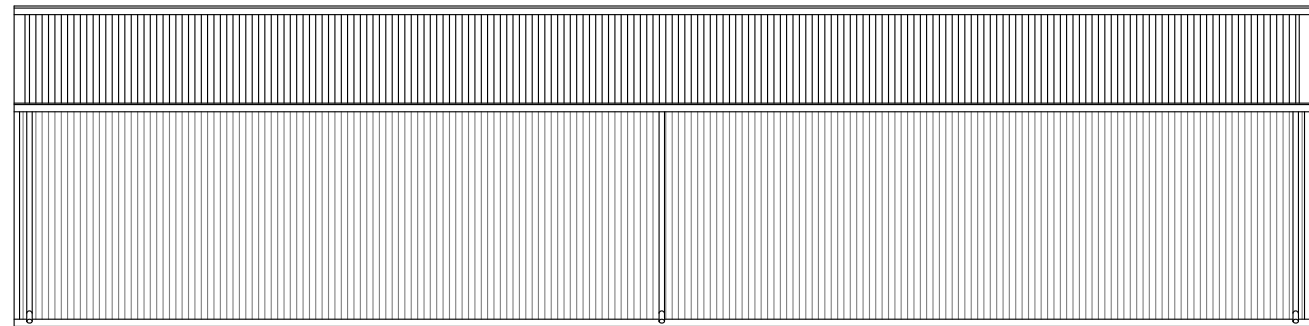
Scale : 100



South East Elevation

Scale : 100

Gutter and Downpipes to comply with part 7.4 of the HPS. and AS 3500.3. (Typical).

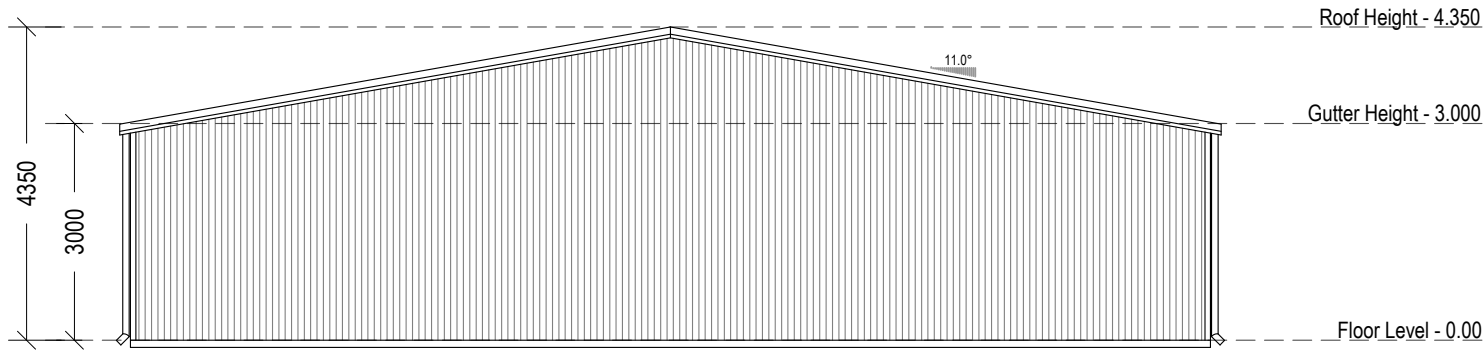


North East Elevation

Scale : 100

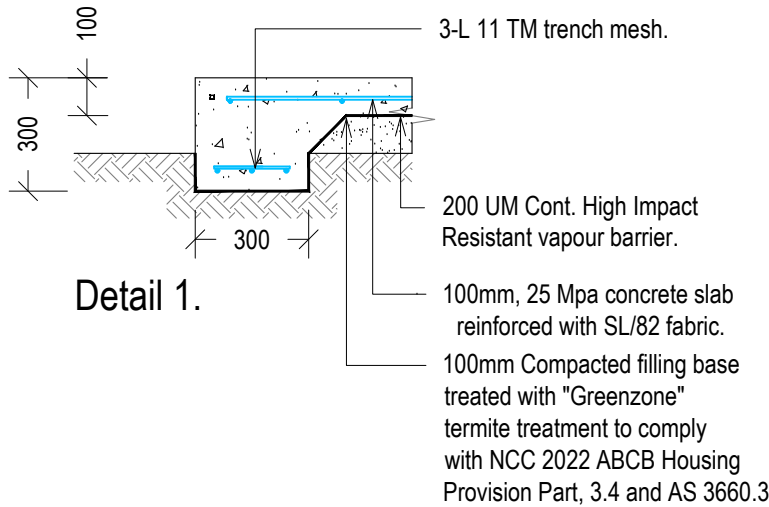
Proposed Shed Note

- Shed column footings details to be supplied by "Ultra Steel" Sheds
- Shed design,specifications and installation details to be supplied by "Ultra Steel" Sheds



North West Elevation

Scale : 100



Detail 1.

General Notes
- All dimensions & floor levels to be confirmed on site prior to ordering or commencing work

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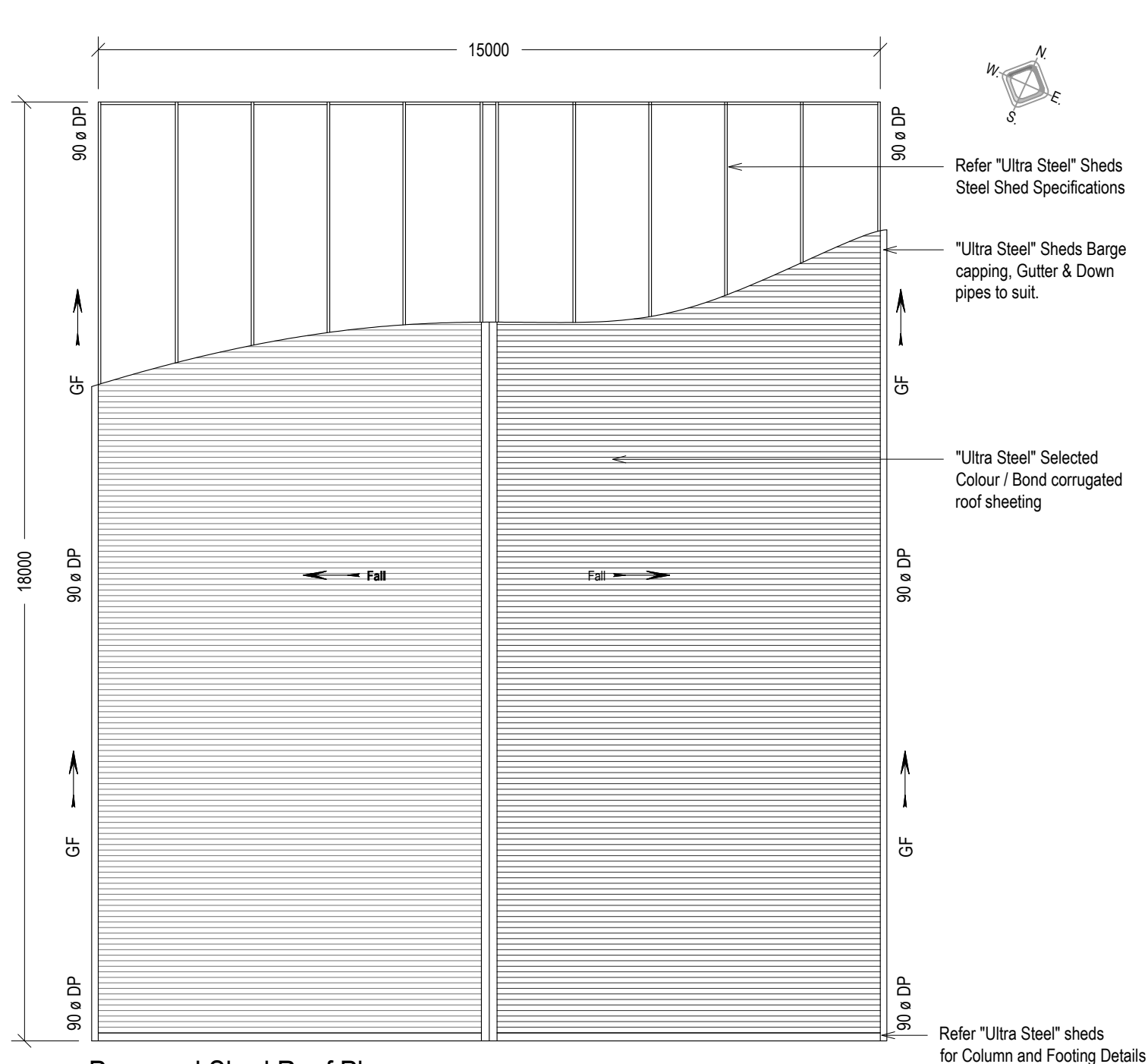
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No.	Description	Date
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Drawing :	Proposed Shed Elevations.
Address :	Albermarle Hotel, Menindee, 2879
Client :	D. Tangey

Project :	Proposed New Shed.	
Drawn :	D.P.Bessell	Project No: 0392
Date:	14/2/2025	Scale: As Shown.
Sheet:	4 of 5	



Proposed Shed, Roof Plan.

Scale :100

Gutter and Down Pipes

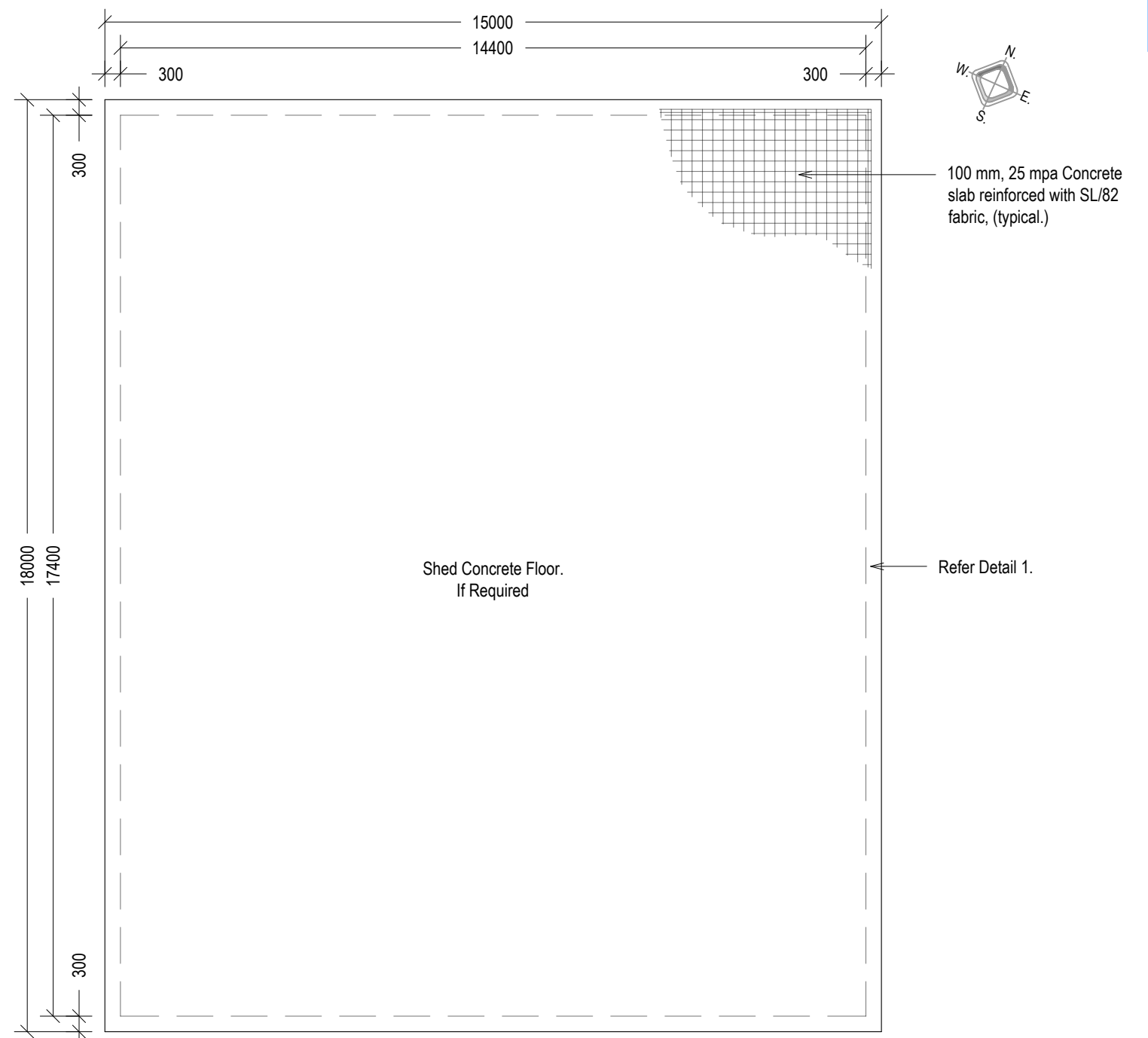
- Gutters and downpipes. to comply with H1D5 of the NCC Housing Provisions part 7.4, AS 3500.3.2021 and as 2179. (typical).
- Down pipes to be provided at 1 per 60m² of roof area gutters and rain heads.
- Spacing between downpipes should not exceed more than 12 meters
- Downpipes shown on plan are nominal in location and may be moved in accordance with engineering plan or by the roofing contractor.

Roof Legend

- Fall 11.00° → Direction of roof fall and pitch.
D.P. → Painted 'UPVC' Downpipe.
G.F. → Direction of gutter fall.
C.D.P. → Colour Bond Downpipe.

Proposed Shed Note

- Shed column footings details to be supplied by "Ultra Steel" Sheds
- Shed design, specifications and installation details to be supplied by "Ultra Steel" Sheds



Proposed Shed, Floor Plan. (If Required)

Scale : 100

Concrete Slab and Footings.

- All concrete to have a strength of 25 mpa.
- All slab and footing concrete reinforcement to be in accordance with Australian Standards AS -1870.
- Lapping and support of reinforcement to be in accordance with relevant australian standards as noted above.
- Polythene member to be lapped a minimum of 200 mm at joints and shall be tapped around pipes which penetrate the slab.
- Required fill and compacting to be strictly in accordance with A.S. 2870-1998

General Notes
- All dimensions & floor levels to be confirmed on site prior to ordering or commencing work

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No.	Description	Date

Note:
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Drawing : Proposed Shed Details.

Address : Albermarle Hotel, Menindee, 2879

Client : D. Tangey

Project :
Proposed New Shed.

Drawn : D.P.Bessell

Date: 14/2/2025

Sheet: 5 of 5

Project No: 0392

Scale: As Shown.