

Proposed New Outdoor Dining Area

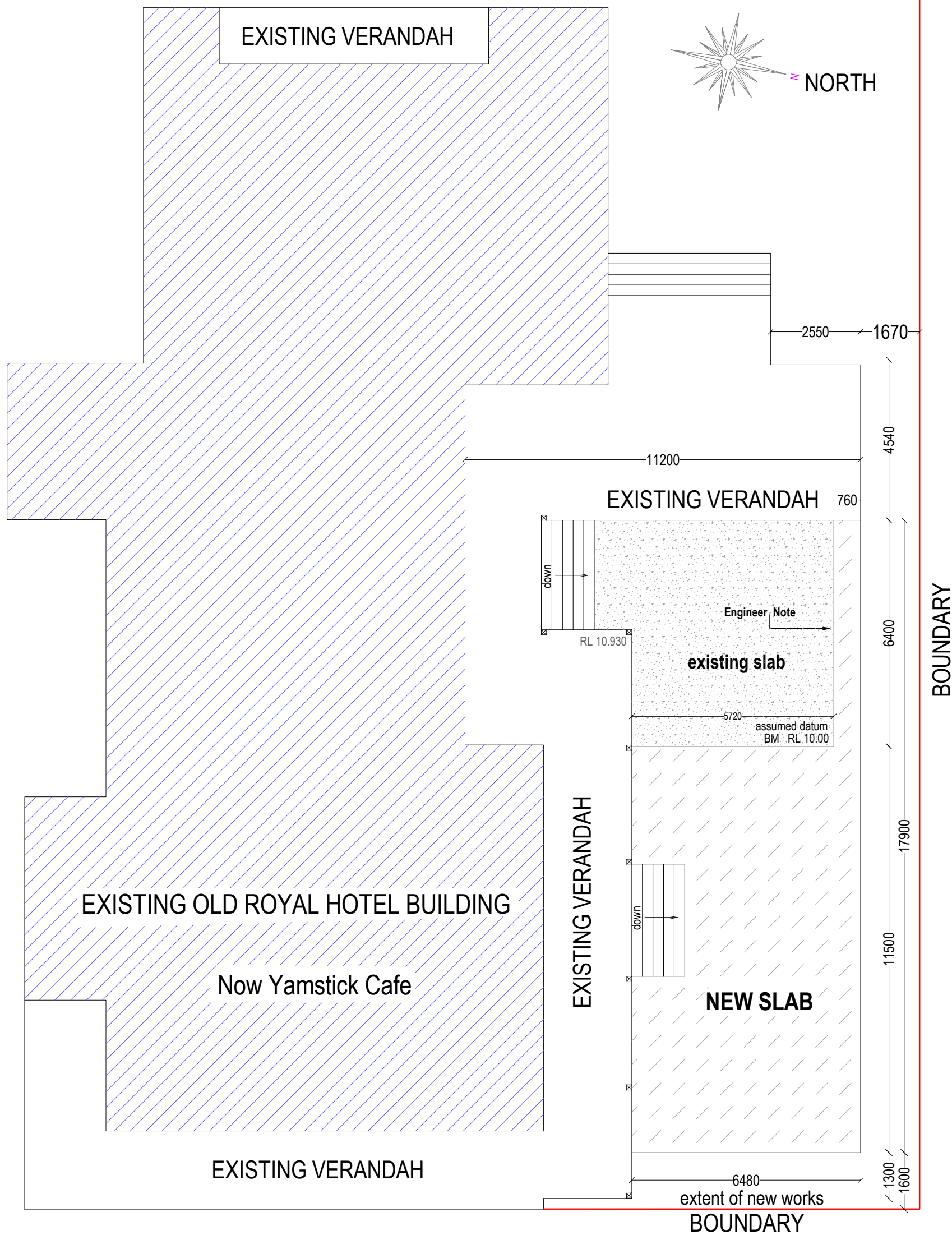


Yamstick Cafe

84 High Street

Bowraville 2449

1/ DP 334892



ISSUED FOR DEVELOPMENT /
CONSTRUCTION CERTIFICATE PURPOSES



Scale 1:120

Gaz White Drafting
Port Macquarie

0437907383
cadmangaz@gmail.com

Proposed: New Undercover Dining Area
Client: YAMSTICK CAFE
Address: 84 HIGH STREET
1 / DP 334892
BOWRAVILLE NSW 2448
Plan: Floor Plan

Drawn:
Date:
Scale:
Job No:

Gaz W
January 23
1:120 @ A3
230115

sheet
of 03
07

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.

Specifications

Plans to be read in conjunction with the structural engineers details
Plans to be read in conjunction with frame & truss design
Builder to provide erosion & sediment control barrier
An accredited service provider to remove waste building materials from site
All dimensions to be confirmed prior to fabrication & construction.
Do NOT scale drawings

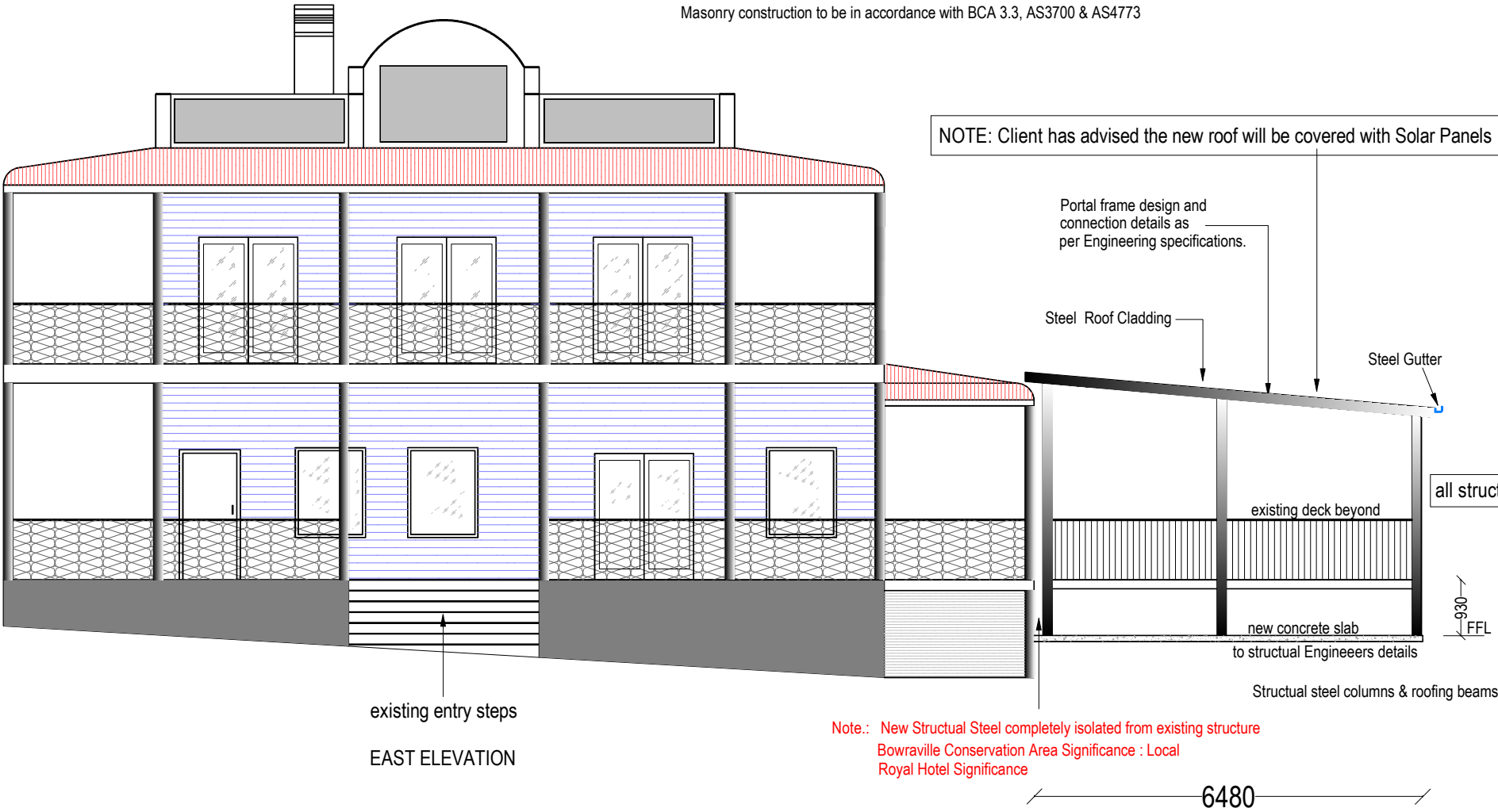
All construction to comply with the NCC, BCA & relevant Australian Standards
Electrical Installations to be in accordance with AS 3000
Earthworks to be in accordance with BCA 3.1.1. Levels to be confirmed on site by builder or surveyor prior to excavation
Earth retaining structures to be in accordance with BCA 3.1.2. & AS4678
Drainage to be in accordance with BCA 3.1.3. & AS3500
Termite protection to be in accordance with BCA 3.1.4. & AS3660
Concrete slab & Footings to the Structural Engineers details & in accordance with BCA 3.2.2, BCA 3.2.3, BCA 3.2.5.
AS1684, AS2870, AS3600 & AS4100
Masonry construction to be in accordance with BCA 3.3, AS3700 & AS4773

Termite Protection
BCA 3.1.3.1.B acceptable construction practice requires compliance to satisfy requirement P2.1
The intent is to provide for a termite barrier that will ensure that termites will not enter a building by a concealed route
1. Termimesh system by approved installer to concrete slabs
2. Termiguard chemical system by approved installer
3. Continuous antcap to floor perimeter walls, isolated antcaps to piers.

Gutters & Downpipes
Fascia, gutters & downpipes to be colourbond fixed to manufacturers instructions & in accordance with BCA Part 3.5.2 & AS 2179

Condensation management to be in accordance with BCA 3.8.7. & AS4200
Stairs to be slip resistant in accordance with BCA 3.9.1.4.
Barriers & handrails to be in accordance with BCA 3.9.2. & AS1170

Slab Footing Construction Notes
Concrete slabs & footings to engineers details
Slabs & footings to be in accordance with AS2870
Strip underside area of all topsoil, debris & organic matter material, an engineering inspection must be carried out
Edge rebates not less than 20mm & external masonry must not overhang slab by more than 15mm
Vapour barrier under slabs 200um medium impact resistant branded polythene film with laps not less than 200mm at all joints. Tape & seal with a close fitting sleeve around all service penetrations



BUILDER to confirm dimensions ON SITE
with Structural Steel Fabricator prior to manufacturing of Steel components

Note.: New Structural Steel completely isolated from existing structure
Bowraville Conservation Area Significance : Local
Royal Hotel Significance

6480
Extent of new Undercover Dining Area

Steel framing to be in accordance with BCA 3.4.2. AS4100 & AS4600
Structural steel members to be in accordance with BCA 3.4.4. AS4100 & AS4600
Sheet roofing to be installed in accordance with BCA 3.5.1. & AS1562
Gutters & downpipes to be in accordance with BCA 3.5.3. Downpipes locations to AS3500

Fire Safety to be in accordance with BCA 3.6, AS1288, & AS1562
Smoke alarms to be installed in accordance with BCA 3.7.5. AS3786 & the manufacturers specifications.
Smoke alarms to be interconnected & connected to mains power.
Waterproofing to be in accordance with AS3740 & BCA table 3.8.1.1.
Lights to be in accordance with BCA 3.8.4. & AS1680



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Proposed: New Undercover Dining Area
Client: YAMSTICK CAFE
Address: 84 HIGH STREET
1 / DP 334892
BOWRAVILLE NSW 2448

Plan: East Elevation

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Specifications

Plans to be read in conjunction with the structural engineers details

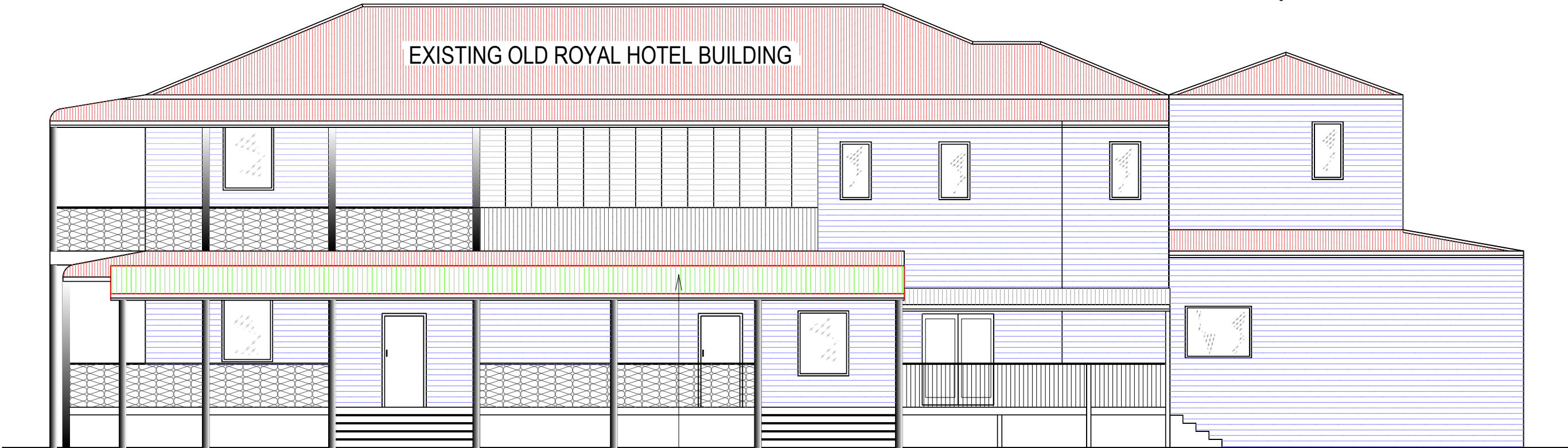
Plans to be read in conjunction with frame & truss design

Builder to provide erosion & sediment control barrier

An accredited service provider to remove waste building materials from site

All dimensions to be confirmed prior to fabrication & construction.

Do NOT scale drawings



all structural steel to be measured ON SITE

NORTH ELEVATION

17900

Extent of new Undercover Dining Area

EXISTING DECK AND ROOF

BUILDER to confirm dimensions ON SITE
with Structural Steel Fabricator prior to manufacturing of Steel components

NOTE: Client has advised the new roof will be covered with Solar Panels

Bulk & Scale

The max height of external walls not including gables when measured vertically from the junction of the wall with the roof, gutter or eaves to a point on the existing ground level immediately below shall not exceed 6.0m

The max height of the roof when measured at any point above the existing ground level immediately below shall not exceed 8.0m

Roofing

Roofing to comply with BCA Part 3.5.1. Roof Cladding Colourbond zinalume custom orb roofing fixed to timber battens 900 end span 1200 intermediate span Refer to " Using Lysaght Roofing & walling " for detailed installation recommendations

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Proposed: New Undercover Dining Area

Client: YAMSTICK CAFE

Address: 84 HIGH STREET
1 / DP 334892
BOWRAVILLE NSW 2448

Plan: North Elevation

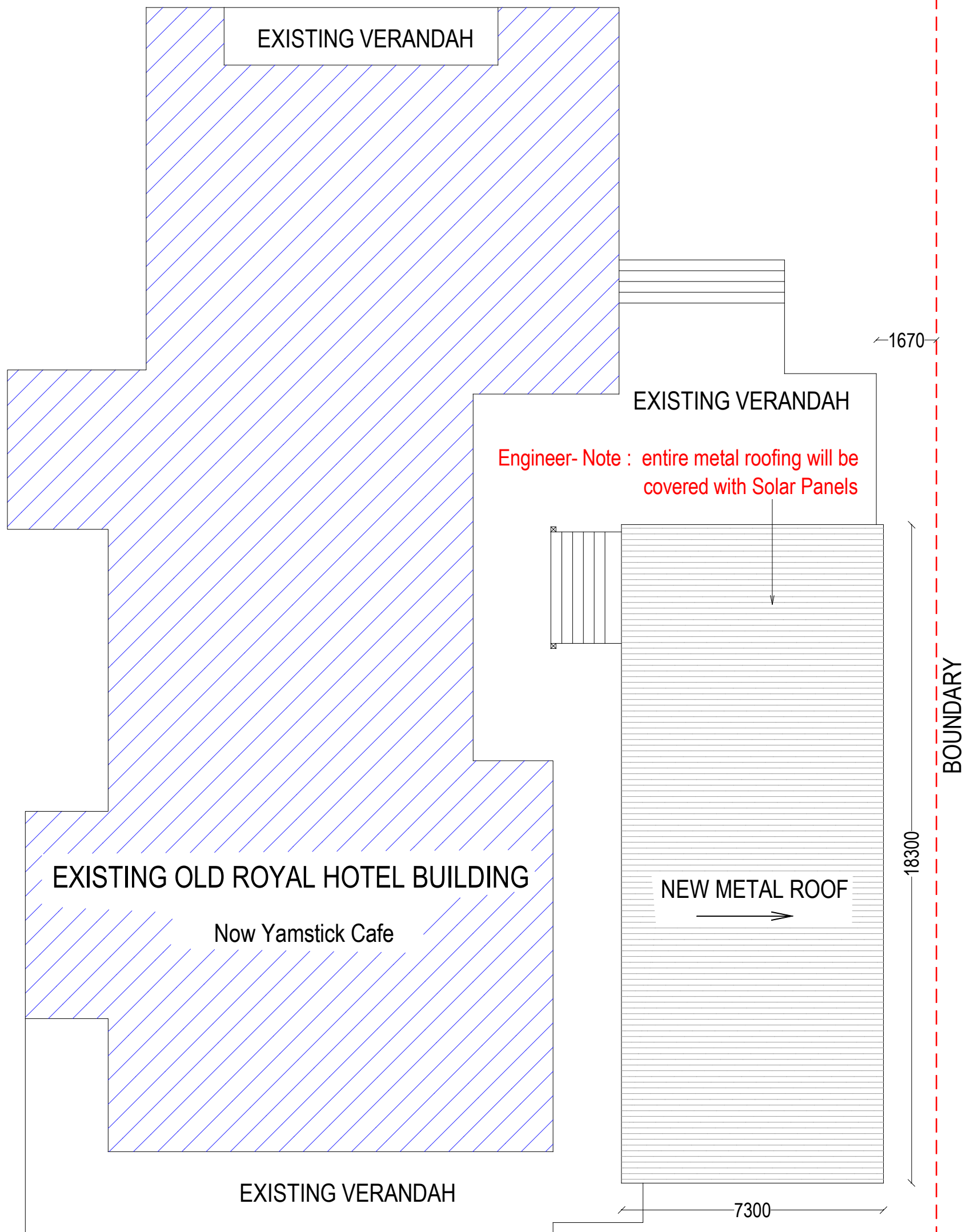
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Proposed: New Undercover Dining Area
Client: YAMSTICK CAFE
Address: 84 HIGH STREET
1 / DP 334892
BOWRAVILLE NSW 2449
Plan: Roof Plan

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Gaz W
January 23
1:120 @ A3
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Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.

Engineer- Note : entire metal roofing will be covered with Solar Panels

Portal frame design and connection details as per Engineering specifications.

Steel Roof Cladding

Steel Gutter

7310

5°

Structual steel columns & roofing beams

existing bullnose verandah roofing

outside line of existing verandah

existing timber verandah

3900

3365

FFL 10.00 assumed

slab
6480

Concrete Footings & Slab as per
Engineers Specifications

Note.: New Structual Steel completely isolated from existing structure
Bowraville Conservation Area Significance : Local
Royal Hotel Significance : Local

BUILDER to confirm dimensions ON SITE
with Structual Steel Fabricator prior to manufacturing of Steel components

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Typical Section Thru - X

1:50



All works to be completed in accordance with the performance requirements of the National Construction Code (NCC) 2019 Volume 2 Amendment 1

Detached Portal Frame Sheds

Part 3.1 Site preparation (dealt with in Engineering)

- Part 3.1.1 Earthworks
- Part 3.1.2 Earth retaining structures
- Part 3.1.3 Drainage

Part 3.2 Footings and slabs (dealt with in Engineering)

- Part 3.2.2 Preparation
- Part 3.2.3 Concrete and reinforcing
- Part 3.2.4 Site classification
- Part 3.2.5 Footing and slab construction

Part 3.4 Framing (dealt with in Engineering)

- Part 3.4.2 Steel framing
- Part 3.4.4 Structural steel members

Part 3.5 Roof cladding, gutters and downpipes and wall cladding

- Part 3.5.1 Sheet roofing
- Part 3.5.3 Gutters and downpipes
- Part 3.5.5 Metal wall cladding

Part 3.9 Safe Movement and Access

- Part 3.9.1.6 Thresholds

Part 3.10 Ancillary Provisions and Additional Construction Requirements (dealt with in Engineering)

- Part 3.10.2 Earthquake areas
- Part 3.10.5 Construction in bushfire prone areas

Part 3.6 Glazing

- Part 3.6.1 Application
- Part 3.6.2 Glazing sizes and installation
- Part 3.6.3 Fully framed glazing installed in perimeter of buildings
- Part 3.6.4 Human impact safety requirements

Part 3.8 Health and Amenity

- Part 3.8.1 Wet areas and external waterproofing
- Part 3.8.2 Room heights

Proposed: Detached Steel Framed Outdoor Dining Area

Client: YAMSTICK CAFE
Address: 84 HIGH STREET
1 / DP 334892
BOWRAVILLE NSW 2448

Plan: SECTION

Drawn: Gaz W

Date: January 23

Scale: 1: 50 @ A3

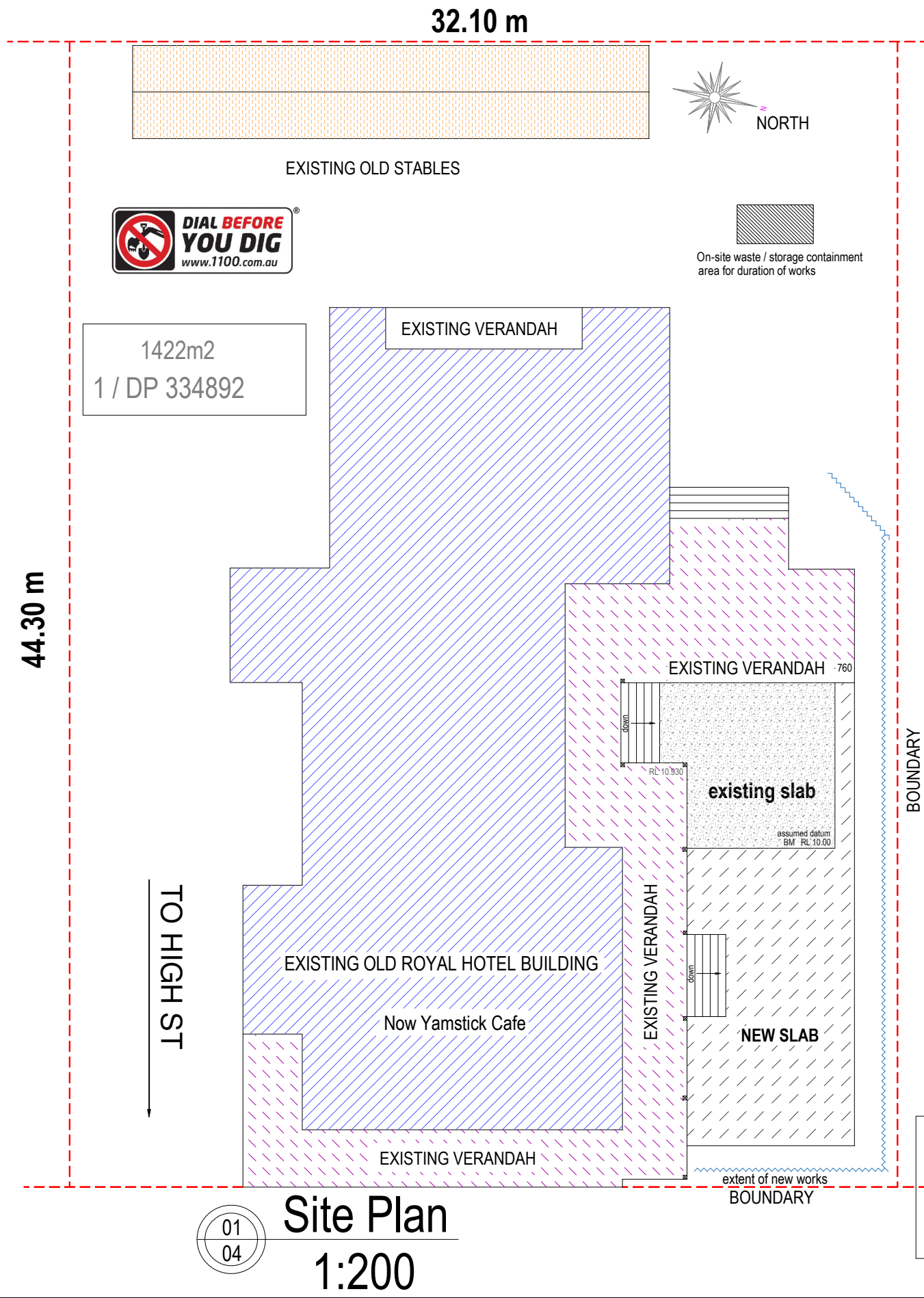
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SEDIMENT TRAPPING DEVICES.

SEDIMENT FENCES

DESCRIPTION

A sediment fence (also known as a silt fence) is a temporary barrier of geotextile filter or fabric, usually supported by steel mesh and steel posts.

DESIGN LIMITATIONS

Sediment Fences have the following design limits:

- The area draining to the fence is 0.6ha or less.
- The maximum slope length behind the fences 60m.

PURPOSE

Sediment fences filter runoff, trapping the sediment and allowing filtered water to pass through.

INSTALLATION

Sediment fences should have a stable outlet or overflow point, in case the flow rates exceed their capacity to filter the water.

MAINTENANCE

After each rain event check for undercutting, sagging and overtopping, and repair immediately. Sediment collected should be removed from site.

01
01 Locality Map
NTS

Area Ratios: Property Size = 1422m ²	
	Proposed Steel Frame Roof Over = 116.35m ² (8.1821%) new dining area
	Existing - Building Approx. = 454.00m ² (31.93%)
	Existing - old Stables. = 72.00m ² (5.0633%)
	Free space Approx. = 781.65 m ² (54.9684%)

Proposed: STRUCTURAL STEEL FRAMED OUTDOOR DINING

Client: YAMSTICK CAFE

Address: 84 HIGH STREET

1 / DP 334892

BOWRAVILLE NSW 2449

Plan: Site Plan

Drawn: Gaz W

Date: January 23

Job No: 230115

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