

LOCALITY PLAN

NOT TO SCALE

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*Proposed New Roof for Existing Hamilton Council Chambers Building
at 6 Tarleton Street, Hamilton, TAS 7140,
for Central Highlands Council*

(Class 5 Building to NCC/Bca 2019 Volume 1)

REVISION 'A' - 08.07.2022

AMENDMENTS TO NOTES FROM HERITAGE REVISION ADVICE

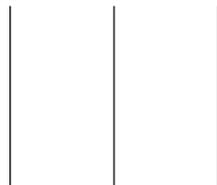


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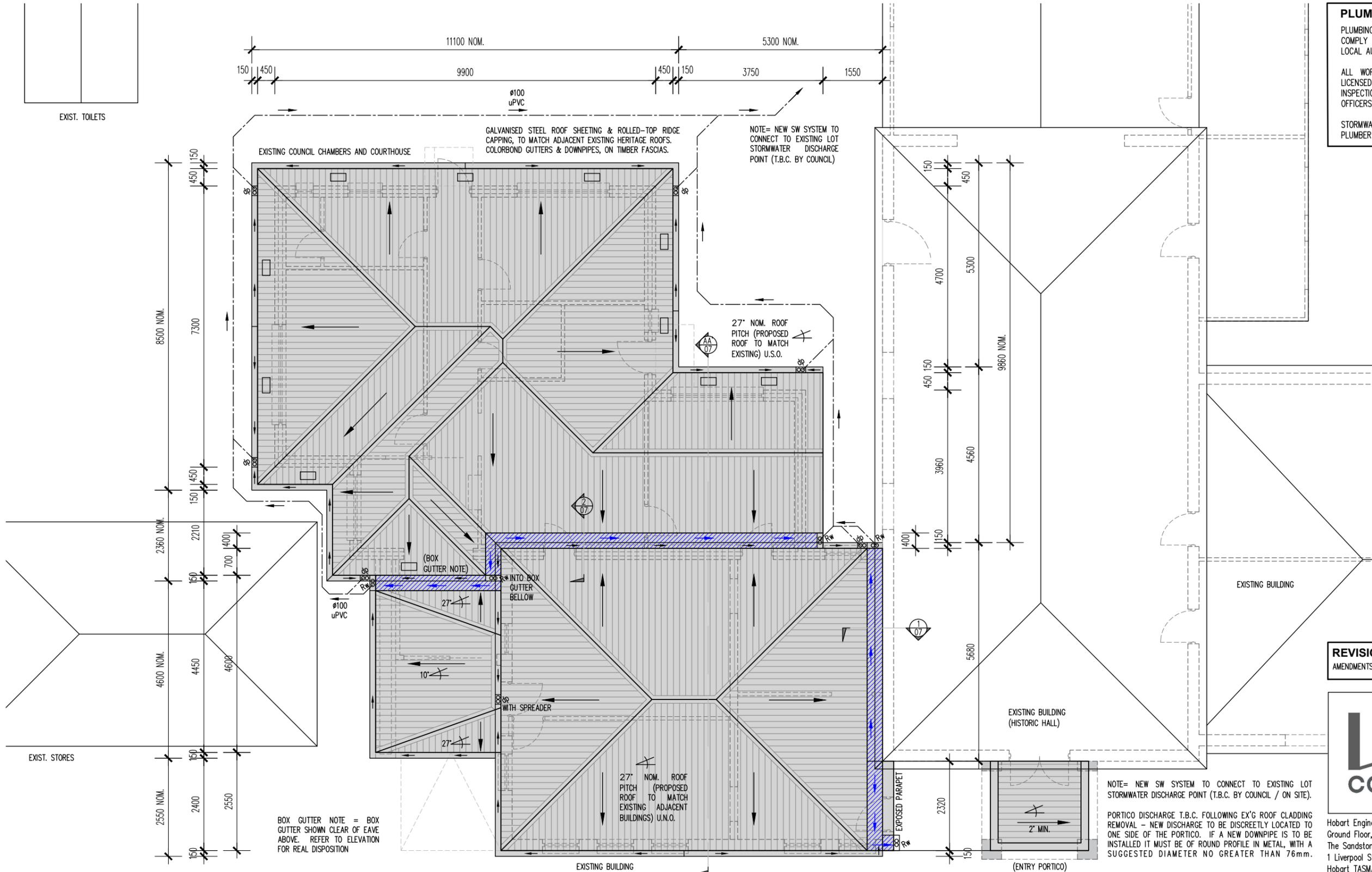
**NEW ROOF DESIGN for
EXISTING HAMILTON COUNCIL
CHAMBERS BUILDING at
6 TARLETON ST, HAMILTON 7140
for CTRL. HIGHLANDS COUNCIL**

Date : 23/05/2022	Job No. : H2121
Scale : Shown at A3	Sheet : 1A of 8
Drawn : PS	Issue : CLC

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EXIST. TOILETS



PLUMBING NOTES
 PLUMBING AND STORMWATER DISPOSAL TO COMPLY WITH AS3500 PART 3, AND TO THE LOCAL AUTHORITIES REQUIREMENTS.
 ALL WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER AND ALL NECESSARY INSPECTIONS CARRIED OUT BY COUNCIL OFFICERS OR OTHER AUTHORISED PERSONS.
 STORMWATER TO LOT SERVICE CONNECTIONS. PLUMBER TO VERIFY CONNECTION LOCATIONS.

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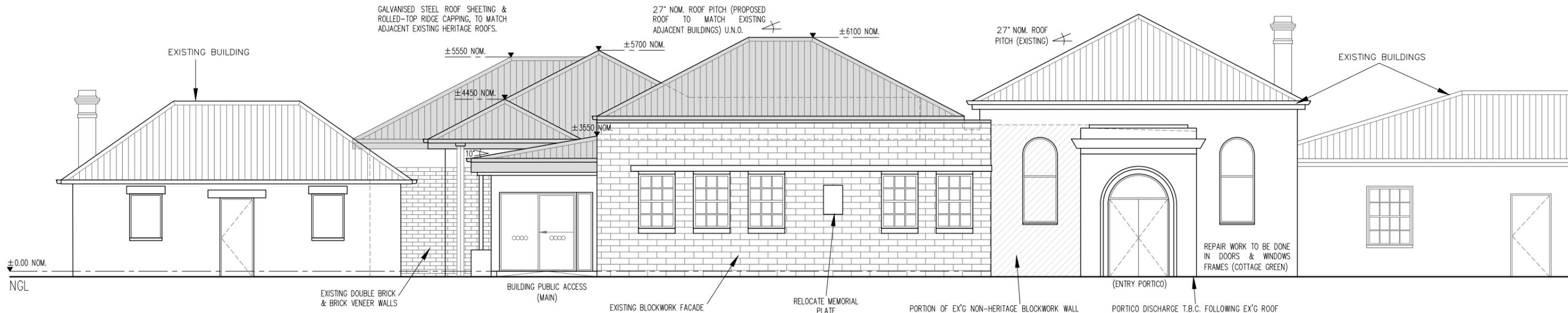
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PROPOSED FLOOR / ROOF PLAN
 SCALE 1 : 100

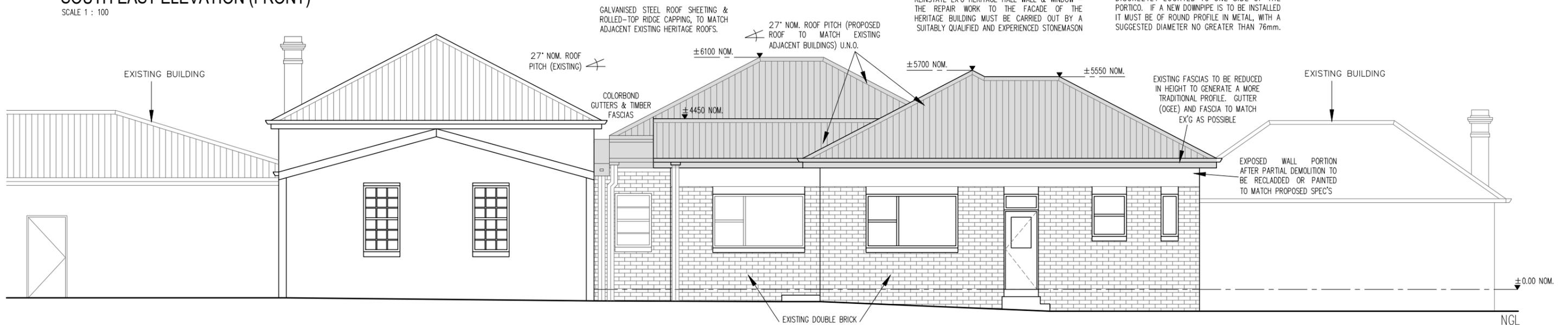
TARLETON STREET

NOTE:
 STORMWATER DISPOSAL TO BE IN ACCORDANCE WITH AS 3500 PART 3 REQUIREMENTS.
 dp = 2/Ø9mmØ DROPPER INTO Ø100mm uPVC DOWNPIPE TO LOT SW CONNECTION.
 HERITAGE FRONTAGE (PORTICO) TO DISCHARGE THROUGH Ø76mm ROUND PROFILE DOWNPIPES.
 Rw = RAINWATER HEAD FOR BOX GUTTER DISCHARGE TO SPEC'S (SHEET 07).
 — = BLUE ARROWS AND HATCH SHOW EXTENT OF BOX GUTTER AND DIRECTION OF DISCHARGE.
 □ = NOMINAL EAVES VENTS LOCATION (200x400 NOM.)



SOUTH EAST ELEVATION (FRONT)

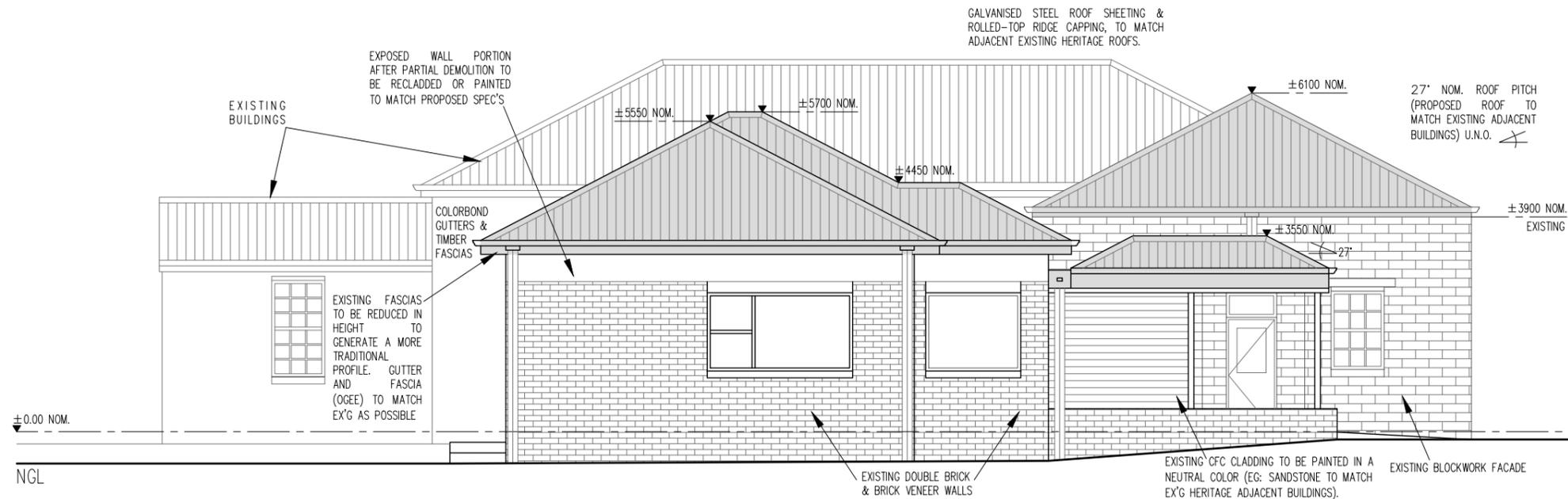
SCALE 1 : 100



NORTH WEST ELEVATION

SCALE 1 : 100

- MATERIALS & COLORS NOTES**
- TIMBER FASCIAS IN LIGHT SANDSTONE, CREAM OR LIGHT CREAM COLOR
 - COLORBOND GUTTERS & DOWNPIPES IN COTTAGE GREEN COLOR
 - ROOF SHEETING & ROLLED-TOP RIDGE CAPPING IN GALVANISED STEEL
 - EXISTING BLOCKWORK, DOUBLE BRICK & BRICK VENEER WALLS OF NON-HERITAGE BUILDING VISIBLE TO THE STREET TO BE RENDERED AND PAINTED IN NEUTRAL MORTAR COLOR (EG: SANDSTONE TO MATCH EX'G HERITAGE ADJACENT BUILDINGS).



SOUTH WEST ELEVATION

SCALE 1 : 100

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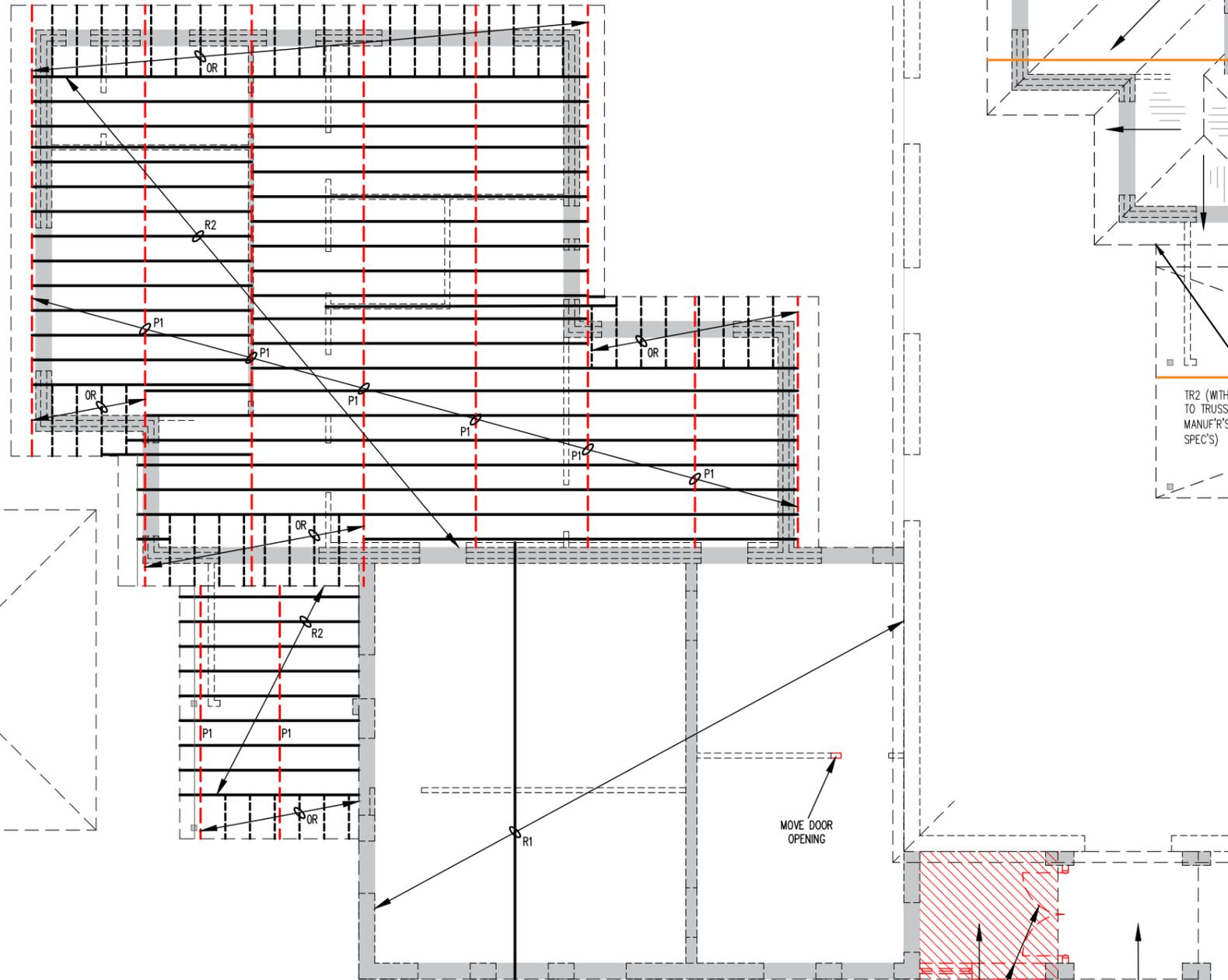
NEW ROOF DESIGN for EXISTING HAMILTON COUNCIL CHAMBERS BUILDING at 6 TARLETON ST, HAMILTON 7140 for CTRL. HIGHLANDS COUNCIL

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KEY - EXISTING:

R1 = 90x45mm TIMBER RAFTERS AT 900mm CRS. WITH 45x70mm ROOF BATTENS AT 450mm CRS.
 R2 = 7"x2" TIMBER RAFTERS AT 450mm CRS.
 P1 = TIMBER PURLINS - VARIABLE SIZES, 3"x2" MIN. - 5"x2" MAX. SIZE.
 OR = OUTRIGGER



EXISTING ROOF FRAMING PLAN

SCALE 1 : 100

NOTE:

EXISTING ROOF FRAMING TO BE CONFIRMED BY THE CONTRACTOR AT THE TIME OF DEMOLITION.

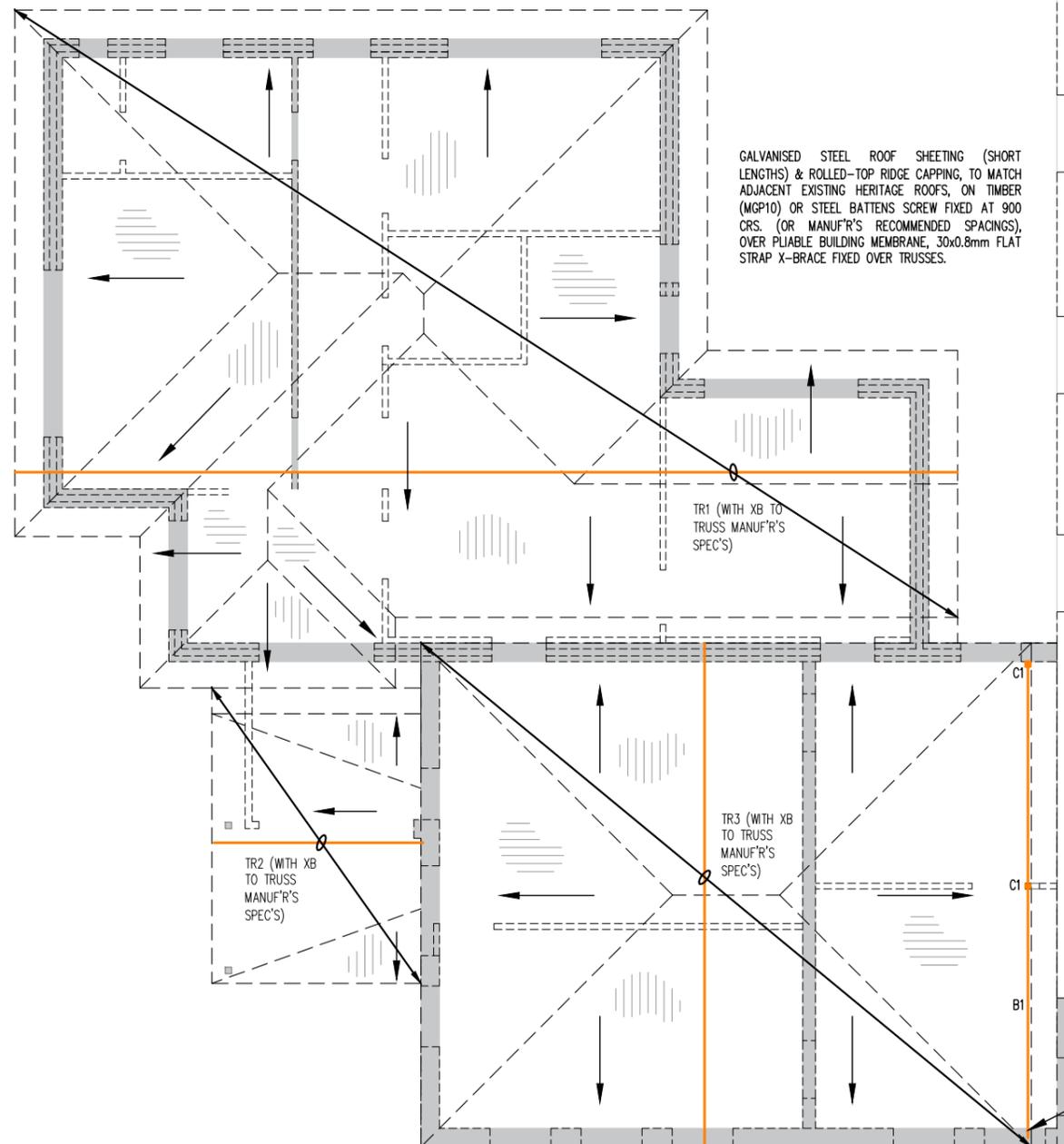
ROOF FRAMING DRAWING PRODUCED BASED ON PLANS OF 'HAMILTON COUNCIL CHAMBER AND COURTHOUSE ADDITIONS' - DEPARTMENT OF PUBLIC WORKS TASMANIA (MAY 1973), SOURCED FROM THE TASMANIAN ARCHIVES AND HERITAGE OFFICE, + SITE INSPECTION POSSIBLE ACCESS.

DEMOLITION OF EX'G NON-HERITAGE BLOCKWORK WALL, DOOR AND ROOF PORTION TO REINSTATE EX'G HERITAGE HALL WALL & WINDOW - THIS DISMANTLING WORK MUST BE CARRIED OUT CAREFULLY TO AVOID DAMAGE TO THE HISTORIC HALL BUILDING.
 THE REPAIR WORK TO THE FACADE OF THE HERITAGE BUILDING MUST BE CARRIED OUT BY A SUITABLY QUALIFIED AND EXPERIENCED STONEMASON

NO INFORMATION AVAILABLE, OR ACCESS FOR INSPECTION PRIOR DEMOLITION

KEY - PROPOSED:

C1 = 75x3 SHS STEEL COLUMN ON 8mm THICK BASE PLATE WITH 1M12 BOLT TO SLAB (ASSUMED) AND FILLET WELD TO COLUMN.
 B1 = 125 PFC BEAM.
 TR1 = FACTORY-MADE ROOF TRUSS TYPE 1 TO TRUSS MANUF'R'S SPECIFICATIONS AT 900mm MAX. CRS.
 TR2 = FACTORY-MADE ROOF TRUSS TYPE 2 TO TRUSS MANUF'R'S SPECIFICATIONS AT 900mm MAX. CRS.
 TR3 = FACTORY-MADE ROOF TRUSS TYPE 3 TO TRUSS MANUF'R'S SPECIFICATIONS AT 900mm MAX. CRS.
 XB = 30x0.8mm FLAT STRAP BRACE FIXED TO RAFTER/TRUSS ENDS WITH 6/2.8# GALV. FLAT HEAD NAILS TO AS-1684.2 SPECIFICATIONS (eg. 'PRYDA SPEEDBRACE' or EQUIVALENT TO MANUF'R'S SPEC'S)
 R3 = 90x45mm LVL14 RAFTERS AT 900mm CRS WITH 45x70mm ROOF BATTENS AT 900mm CRS



PROPOSED ROOF FRAMING PLAN

SCALE 1 : 100

ROOFING NOTES

EXISTING ROOF TO BE PARTIALLY REMOVED BEFORE INSTALLING NEW ROOF STRUCTURE.
 COMPLETE EXTENT OF ROOF DEMOLITION TO BE CONFIRMED ON SITE FOLLOWING THE REMOVAL OF ROOF SHEET CLADDING, PURLINS, PARAPETS FRAMING (NON-BLOCKWORK), GUTTERS, FLASHINGS, SOFFIT LININGS. OUTRIGGERS AND PARAPET BRACKETS TO BE TRIMMED TO FACADE LINE.

NEW ROOF TRUSSES (BY OTHERS) TO SIT ON TOP OR SIDE BY SIDE OF EXISTING ROOF STRUCTURE (TBC PENDING SITE INVESTIGATION).

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GALVANISED STEEL ROOF SHEETING (SHORT LENGTHS) & ROLLED-TOP RIDGE CAPPING, TO MATCH ADJACENT EXISTING HERITAGE ROOFS, ON TIMBER (MGP10) OR STEEL BATTENS SCREW FIXED AT 900 CRS. (OR MANUF'R'S RECOMMENDED SPACINGS), OVER Pliable BUILDING MEMBRANE, 30x0.8mm FLAT STRAP X-BRACE FIXED OVER TRUSSES

2.7° NOM. ROOF PITCH
(PROPOSED ROOF TO MATCH ADJACENT HERITAGE EXISTING)

FACTORY-MADE ROOF TRUSSES TO MANUF'R'S SPEC'S IN ACC. WITH NCC/BCA. VOLUME 1 PART B1.4. TRUSS TIE DOWNS TO MANUF'R'S SPEC'S.

COLORBOND GUTTERS & DOWNPIPES, ON TIMBER FASCIAS, TO MATCH HERITAGE STYLE

1570 NOM.

NEW ROOF TO SIT ON TOP OF EX'G RAFTERS STRUCTURE

CFC SOFFIT LINING & EAVES VENT (REFER SHEET 4 FOR NOM. LOCATIONS)
TRIM CANTILEVERED OUTRIGGERS AND PARAPET BRACKETS. EXPOSED WALL PORTION TO BE RECLADDED OR PAINTED TO MATCH PROPOSED SPEC'S.

NEW 1.2mm GALV. METAL BOX GUTTER (EX-1200 WIDE SHEET) MIN. 200 DEEP, 400 WIDE

EXISTING CEILING (±2700 NOM.)

PROPOSED WALL EXTENSION TO HOLD NEW ROOF TRUSS (TR1). WALL CONSTRUCTION TBC.

EXISTING CEILING (NOM.)

FRONT FACADE WALL PARAPET LEVEL. NEW ROOF TO SIT ON TOP.

SECTION A - A'
SCALE 1 : 50

MATERIALS & COLORS NOTES

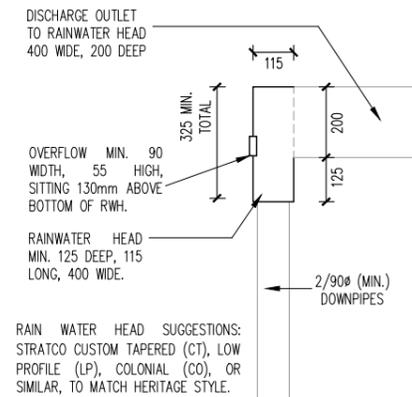
- TIMBER FASCIAS IN LIGHT SANDSTONE, CREAM OR LIGHT CREAM COLOR
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ROOFING NOTES

EXISTING ROOF FRAMING TO BE CONFIRMED BY THE CONTRACTOR AT THE TIME OF DEMOLITION.

EXISTING ROOF TO BE PARTIALLY REMOVED BEFORE INSTALLING NEW ROOF STRUCTURE. COMPLETE EXTENT OF ROOF DEMOLITION TO BE CONFIRMED ON SITE FOLLOWING THE REMOVAL OF ROOF SHEET CLADDING, PURLINS, PARAPETS FRAMING (NON-BLOCKWORK), GUTTERS, FLASHINGS, SOFFIT LININGS. OUTRIGGERS AND PARAPET BRACKETS TO BE TRIMMED TO FACADE LINE.

NEW ROOF TRUSSES (BY OTHERS) TO SIT ON TOP OR SIDE BY SIDE OF EXISTING ROOF STRUCTURE (TBC PENDING SITE INVESTIGATION).



RAIN WATER HEAD DETAIL
SCALE 1 : 20

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REPLACE GUTTERS WITH OGEE PROFILE, FASCIA (TIMBER), SOFFIT AND ROOF SHEETING TO MATCH HERITAGE STYLE (GALVANISED STEEL), FIXED TO MANUF'R'S SPEC'S OVER BATTENS & EX'G ROOF STRUCTURE

NEW FLASHING TO BE INSTALLED TO AN EXISTING HORIZONTAL JOINT. SAW CUT THE JOINT TO HOST FLASHING AND APPLY SILICONE SEALANT AS REQUIRED. NO CUTTING OR DRILLING IS PERMITTED TO EXISTING SANDSTONE.

NEW 1.2mm GALV. METAL BOX GUTTER (EX-1200 WIDE SHEET) MIN. 200 DEEP, 400 WIDE ON GUTTER BOARDS LAID TO FALLS (1:100 MIN.). 60mm GAP FOR FALL ALLOWANCE. BOX GUTTER IN ACC. WITH AS/NZS 3500.3.

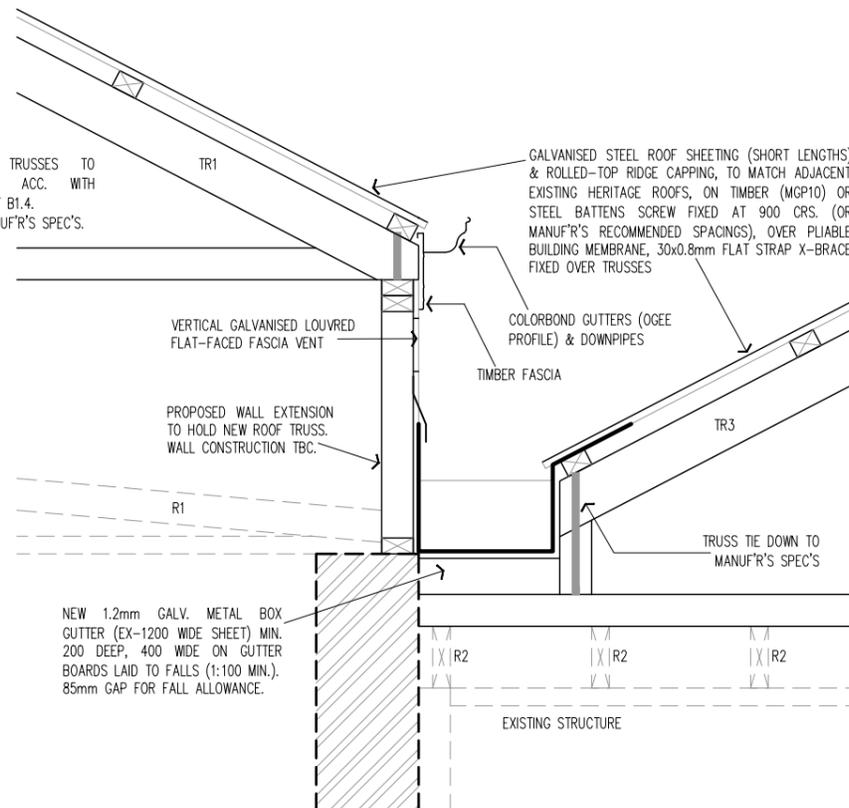
FACTORY-MADE ROOF TRUSSES TO MANUF'R'S SPEC'S IN ACC. WITH NCC/BCA. VOLUME 1 PART B1.4. TRUSS TIE DOWNS TO MANUF'R'S SPEC'S.

FRONT FACADE WALL PARAPET LEVEL. NEW ROOF TO SIT ON TOP.

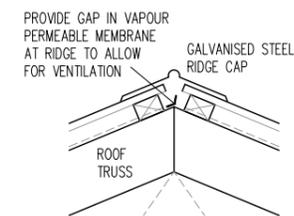
TIMBER QUAD OR SIM. (STORM MOULDING)
125 PFC (B1) TO SUPPORT EDGE OF TRUSS (TR1)
100mm 1M12 ANKASCREW ON 6mm END PLATE
M12 BOLT ON 50x3 EA
50x3mm SHS BRACKET @900mm

EXISTING STRUCTURE

DETAIL 1 - BOX GUTTER 1
SCALE 1 : 20

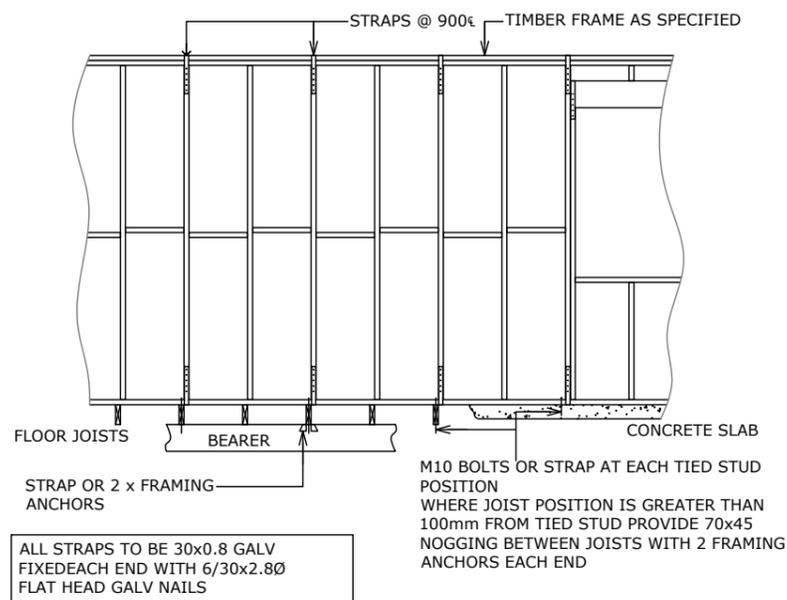


DETAIL 2 - BOX GUTTER 2
SCALE 1 : 20

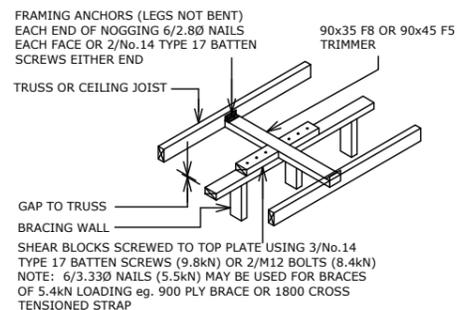


RIDGE DETAIL
SCALE 1 : 20

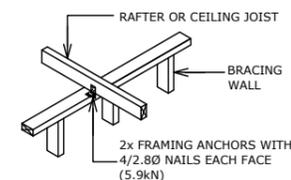
WALL TIE-DOWN



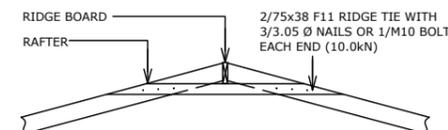
BRACING WALL TO TRUSS



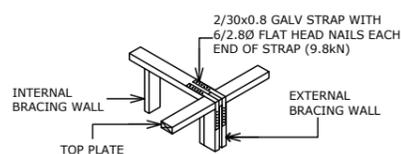
BRACING WALL TO RAFTER OR CEILING JOIST



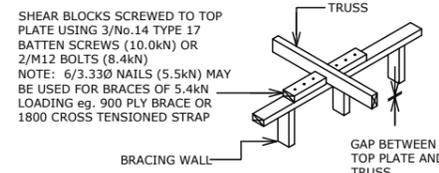
RAFTERS TO RIDGE BOARD & HIP RAFTERS



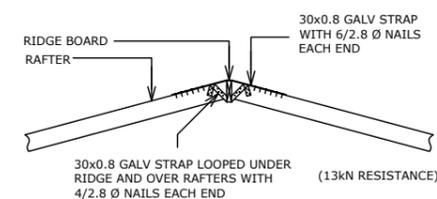
INTERNAL BRACING WALL EXTERNAL WALL



BRACING WALL TO TRUSS



RAFTERS TO RIDGE BOARD & HIP RAFTERS



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