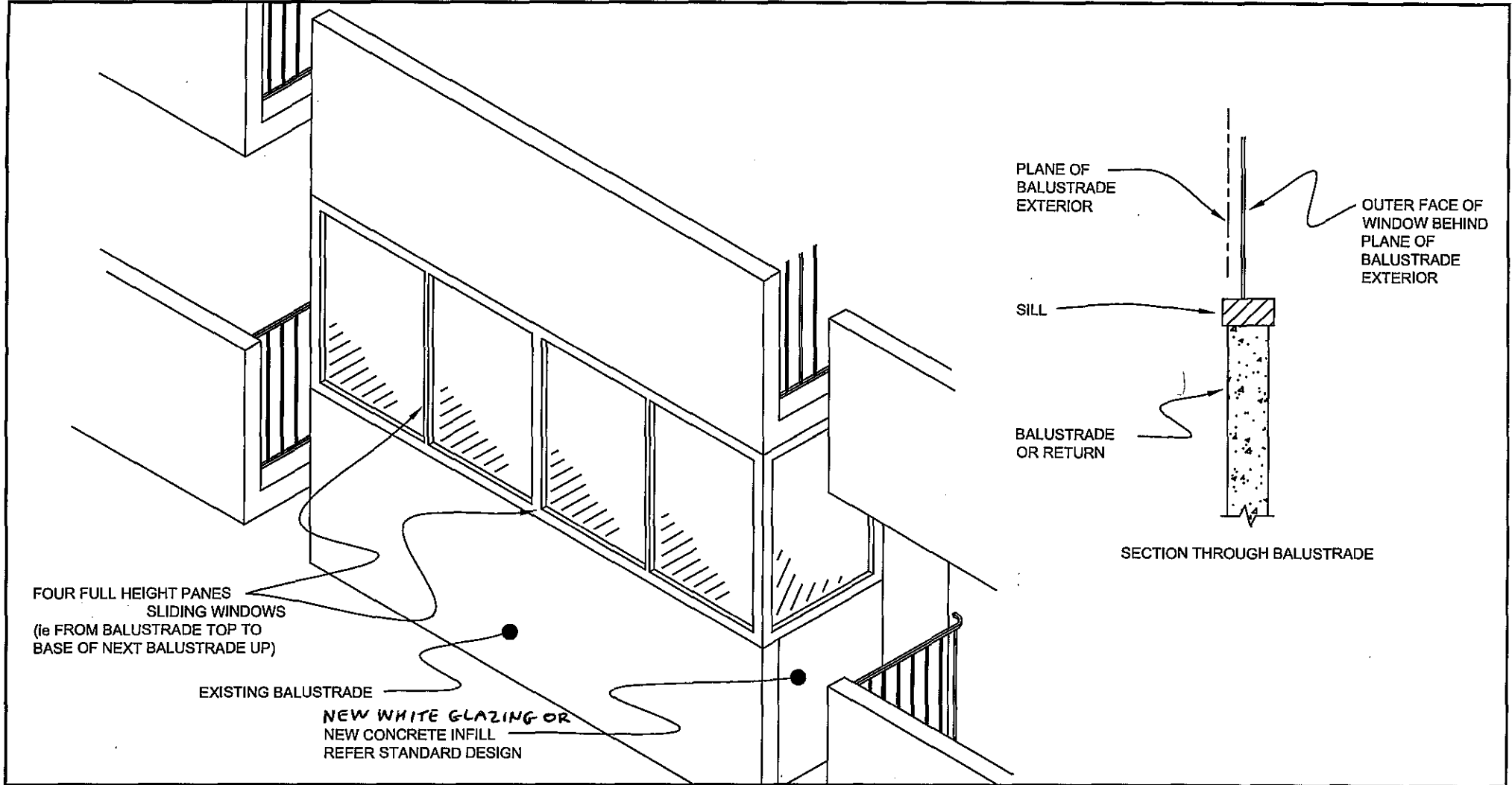


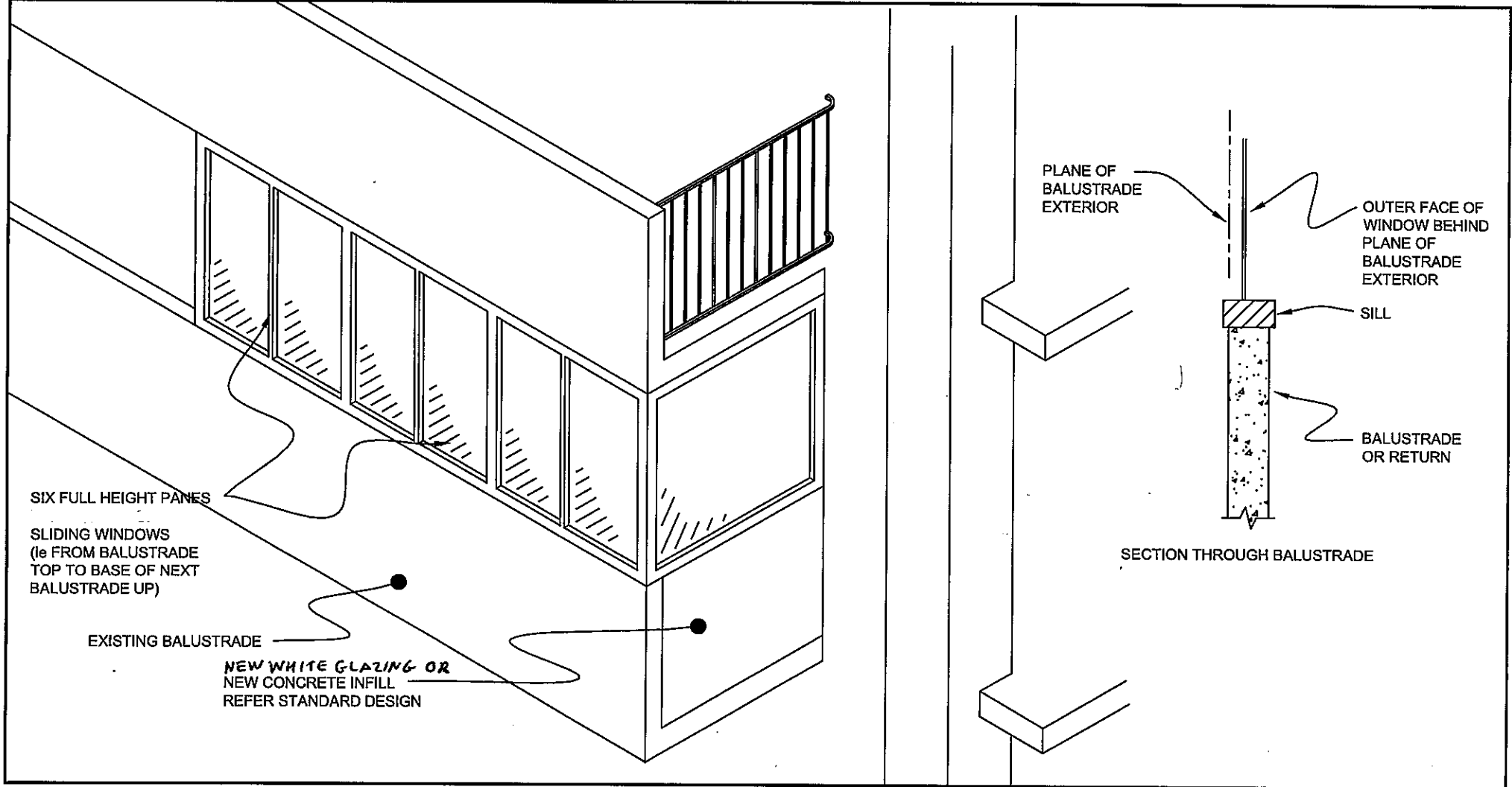
FLAT BALCONY NORTH/SOUTH  
FACING "A","B","G" AND "H"

SKETCH 1



FLAT BALCONY "C", "D", "E" OR "F"

SKETCH 2



FLAT BALCONY EAST / WEST  
FACING "A", "B", "G" AND "H"

SKETCH 3

## DRAWING SCHEDULE

J.L. &amp; E.M. DALY

Job No. 4326

PROJECT: EDGEWATER TOWERS

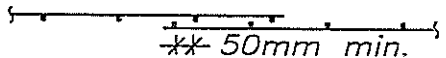
PRECAST CONCRETE BALUSTRADES

UNIT	FACE	END or SIDE	COLUMN or DOOR	DRAWING Nos. (4326- )
All Units General Notes				Q1
A	WEST	END	(COLUMN)	QA2 QA3
H	EAST	END	(COLUMN)	QA2 QA3
A	SOUTH	SIDE	DOOR	QA4 QA5
H	NORTH	SIDE	DOOR	QA4 QA5
A	SOUTH	SIDE	COLUMN	QA6 QA7
H	NORTH	SIDE	COLUMN	QA6 QA7
B	WEST	END	(COLUMN)	QB2 QB3
G	EAST	END	(COLUMN)	QB2 QB3
B	NORTH	SIDE	DOOR	QB4 QB5
G	SOUTH	SIDE	DOOR	QB4 QB5
B	NORTH	SIDE	COLUMN	QB6 QB7
G	SOUTH	SIDE	COLUMN	QB6 QB7
C & E	SOUTH	SIDE - EAST END	COLUMN	QC2 QC3
C & E	SOUTH	SIDE - WEST END	COLUMN	QC4 QC5
D & F	NORTH	SIDE - WEST END	COLUMN	QD2 QD3
D & F	NORTH	SIDE - EAST END	COLUMN	QD4 QD5

## General Notes

- G1. CODES: All work shall conform to the latest issue of the relevant SAA Codes:- CONCRETE - AS 3600.
- G2. DIMENSIONS: THESE DRAWINGS MUST NOT BE SCALED.  
Obtain all dimensions from the actual Site.
- G3. VARIATIONS: These drawings must not be varied without the prior approval by an Engineer engaged by Edgewater Service Limited.
- G4. TEMPORARY BRACING & SUPPORT: During construction the Contractor shall be responsible for all temporary bracing and supports to maintain the structure and panels in a safe and stable condition, and ensuring the safety and stability of all parts of the building structure and fabric.

## Concrete Wall Panel Notes

1. Unless noted otherwise, panel thickness is to be 80 mm.
2. Concrete strength is to be at least Grade N40.  
Concrete shall achieve a minimum strength of 25 MPa before lifting.
3. Panel reinforcement is as shown on the panel drawings.  
All reinforcement designated Y..... shall be Tempcore Bars conforming to AS 1302-400Y.  
All reinforcement designated F..... shall be Welded Wire Reinforcing Fabric having a min. f<sub>sy</sub> = 450 MPa.
4. Panel reinforcement shall have the following minimum cover:-  
Internal face - 20mm. External face - 45mm. Edges - 45mm.
5. Unless otherwise noted, reinforcement where spliced shall be lapped 40  $\phi$  for Y Grade Bars.  
Fabric shall be lapped as shown:- 

\*X 50mm min.
6. All panel fixings shall be made with galvanised plate or angle section. Prior to galvanising, all surfaces shall be cleaned by sandblasting to Class 2 1/2 of AS 1627.4. Galvanising shall be Class Z600 to AS 1650. All fasteners, nuts, washers and any cast-in sleeves shall be stainless steel or galvanised finish.  
Anchors shall be epoxy grouted type, installed strictly in accordance with the manufacturer's instructions & recommendations.  
Expansion type anchors shall only be permitted in the new panels.
7. Any proposed alternative methods of fixing must be approved by the Engineer. Blockouts and coreholes shall be provided as necessary, and any inserts required shall be cast-in to the panels.
8. The Contractor shall take full responsibility for the lifting, handling, transport and erection of the panels, and the panel manufacturer shall provide any lifting anchors and additional reinforcement as necessary and to suit the Contractor's proposed methods.

Edgewater Service Limited  
Edgewater Towers  
Precast Concrete Balustrade

**J. L. & E. M. DALY**

CONSULTING ENGINEERS

ACH 006 598 303



5 Simpson Place Telephone 03 819 5677  
Hawthorn Vic 3122 Facsimile 03 818 0252

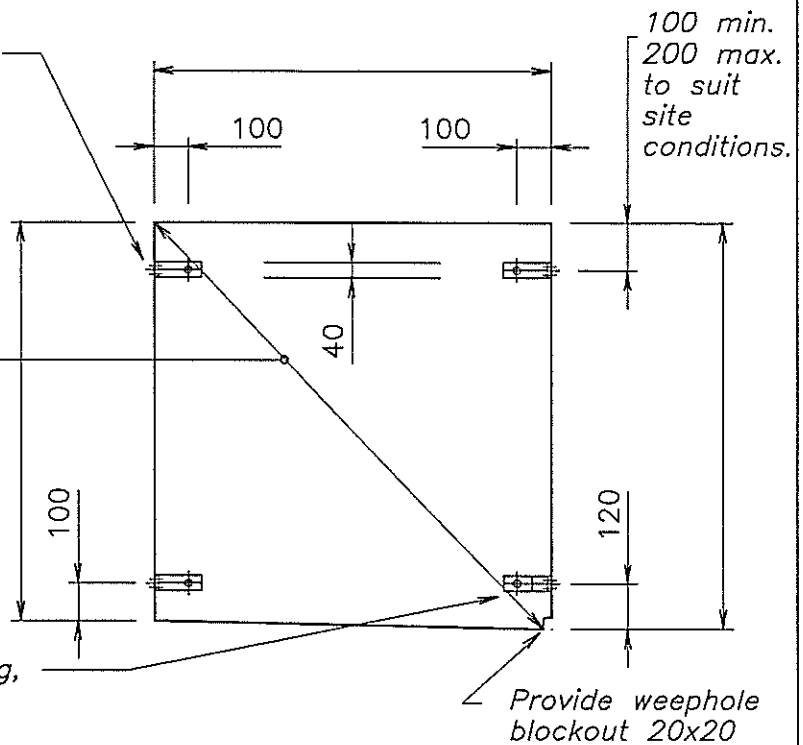
Edgewater Towers  
12 Marine Parade, St Kilda

Date	Apr 94	Scales	1:20
Designed	ad	Drawing Number	
Drawn	ad		4326-Q1

ex. 10 plate x 40 wide x 185 long,  
bent to shape,  
or ex. 125x75x10 UA x 40 wide,  
1-M8 anchor to precast panel  
with max. hole depth 35 mm,  
1-M8 anchor to existing column,  
all as noted.

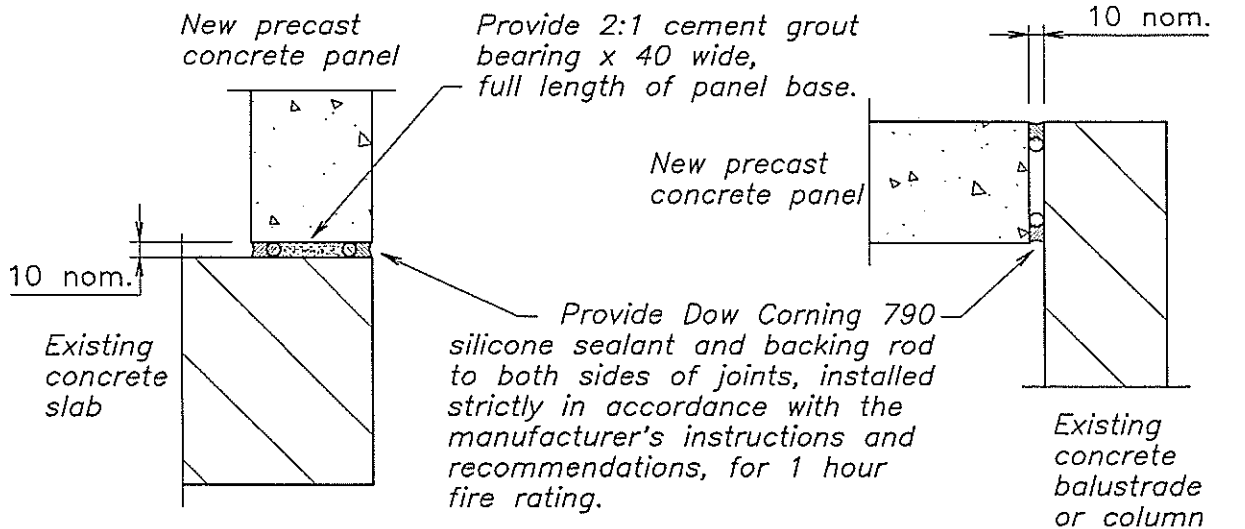
80 thick precast concrete panel,  
F52 reinforcement and fixings  
all as noted, refer Plan Section,  
sheet 4326-QA3, and Notes,  
sheet 4326-Q1.

ex. 10 plate x 40 wide x 200 long,  
bent to shape,  
or 125x75x10 UA x 40 wide,  
1-M8 anchor to precast panel  
with max. hole depth 35 mm,  
1-M8 anchor to existing balustrade  
with max. hole depth 35 mm,  
all as noted.



Interior Elevation

Scale 1:20



Base Joint Detail

Scale 1:5

Edge Joint Detail

Scale 1:5

Units A west & H east, End Balconies

Edgewater Service Limited  
Edgewater Towers  
Precast Concrete Balustrade

**J. L. & E. M. DALY**



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12 Marine Parade, St Kilda

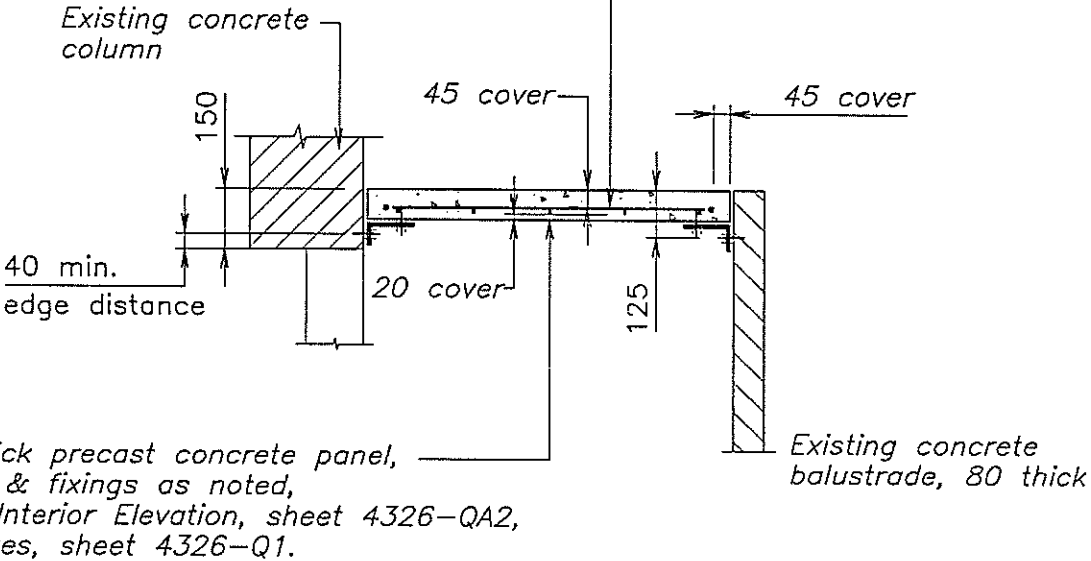
Date Apr 94 Scales 1:20 1:5

Designed ad Drawing Number

Drawn ad 4326-QA2

EXTERIOR

F52 mesh, covers as noted.  
Provide 1-Y12 continuous to all edges,  
lapped 400 mm at corners as required,  
covers as noted.



80 thick precast concrete panel,  
joints & fixings as noted,  
refer Interior Elevation, sheet 4326-QA2,  
& Notes, sheet 4326-Q1.

INTERIOR

### Plan Section

Scale 1:20

Units A west & H east, End Balconies

Edgewater Service Limited  
Edgewater-Towers  
Precast Concrete Balustrade

**J. L. & E. M. DALY** CONSULTING ENGINEERS



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5 Simpson Place Telephone 03 819 5677  
Hawthorn Vic 3122 Facsimile 03 818 0252

Edgewater Towers  
12 Marine Parade, St Kilda

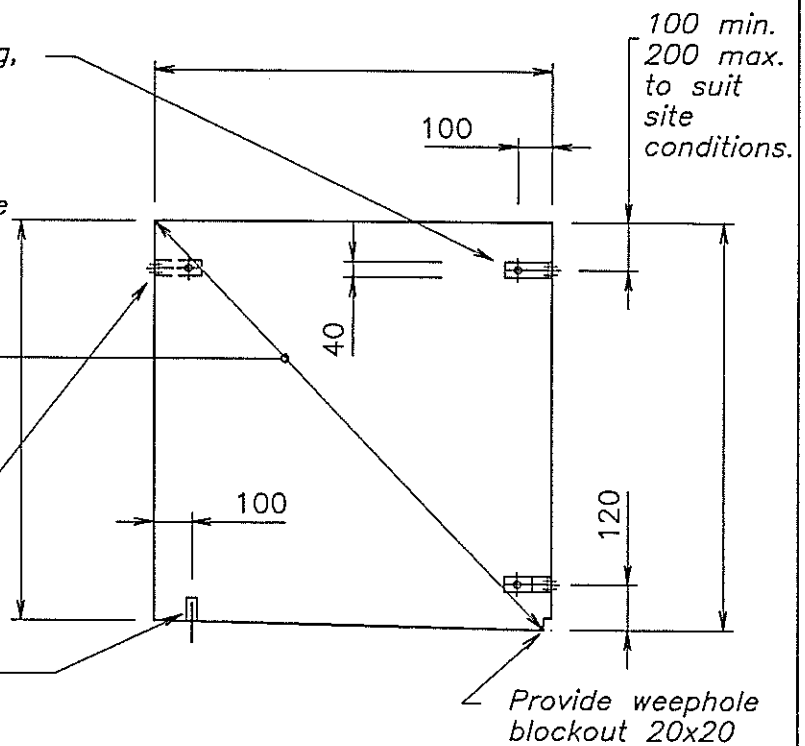
Date	Apr 94	Scales	1:20
Designed	ad	Drawing Number	4326-QA3
Drawn	ad		

ex. 10 plate x 40 wide x 200 long,  
bent to shape,  
or 125x75x10 UA x 40 wide,  
1-M8 anchor to precast panel  
with max. hole depth 35 mm,  
1-M8 anchor to existing balustrade  
with max. hole depth 35 mm,  
all as noted.

80 thick precast concrete panel,  
F52 reinforcement and fixings  
all as noted, refer Plan Section,  
sheet 4326-QA5, and Notes,  
sheet 4326-Q1.

See sheet 4326-QA5 for  
connection, far side, to  
existing terra-cotta wall.

1-M8 x 110 long anchor  
grouted into 30  $\phi$  x 60 long  
pocket cast into precast panel,  
& epoxy grouted into  
30  $\phi$  x 60 long hole  
drilled into existing floor slab.



Interior Elevation

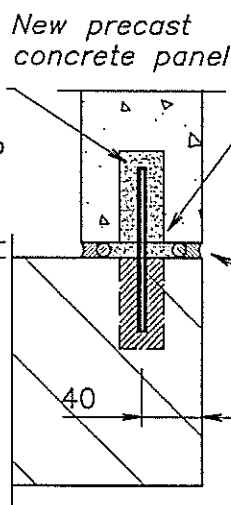
Scale 1:20

New precast  
concrete panel

M8 anchor to  
precast panel  
& existing slab  
as noted.

10 nom.

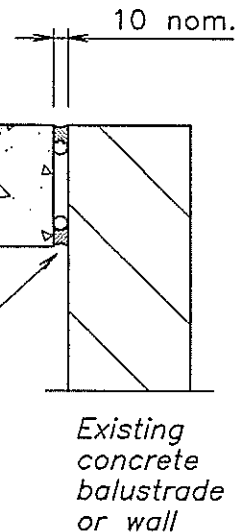
Existing  
concrete  
slab



Provide 2:1 cement grout  
bearing x 40 wide,  
full length of panel base.

New precast  
concrete panel

Provide Dow Corning 790  
silicone sealant and backing rod  
to both sides of joints, installed  
strictly in accordance with the  
manufacturer's instructions and  
recommendations, for 1 hour  
fire rating.



Existing  
concrete  
balustrade  
or wall

Base Joint Detail

Scale 1:5

Edge Joint Detail

Scale 1:5

Units A south & H north, Side Balconies, at door end

Edgewater Service Limited  
Edgewater Towers  
Precast Concrete Balustrade

**J. L. & E. M. DALY**



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Hawthorn Vic 3122 Facsimile 03 818 0252

Edgewater Towers  
12 Marine Parade, St Kilda

Date Apr 94 Scales 1:20 1:5

Designed ad Drawing Number

Drawn ad 4326-QA4



ex. 10 plate x 40 wide x 200 long,  
bent to shape,  
or 125x75x10 UA x 40 wide,  
1-M8 anchor to precast panel  
with max. hole depth 35 mm,  
1-M8 sleeved, epoxy injection, type  
anchor to existing terra-cotta wall,  
refer Interior Elevation, sheet 4326-QA4,  
& all as noted.

F52 mesh, covers as noted.  
Provide 1-Y12 continuous to all edges,  
lapped 400 mm at corners as required,  
covers as noted.

Existing wall  
& door

EXTERIOR

Refer details on sheet  
4326-QA4 for panel  
base connection.

20 cover

45 cover

45 cover

125

80 thick precast concrete panel,  
joints & fixings as noted,  
refer Interior Elevation, sheet 4326-QA4,  
& Notes, sheet 4326-Q1.

Existing concrete  
balustrade, 80 thick

INTERIOR

### Plan Section

Scale 1:20

Units A south & H north, Side Balconies, at door end

Edgewater Service Limited  
Edgewater Towers  
Precast Concrete Balustrade

**J. L. & E. M. DALY**

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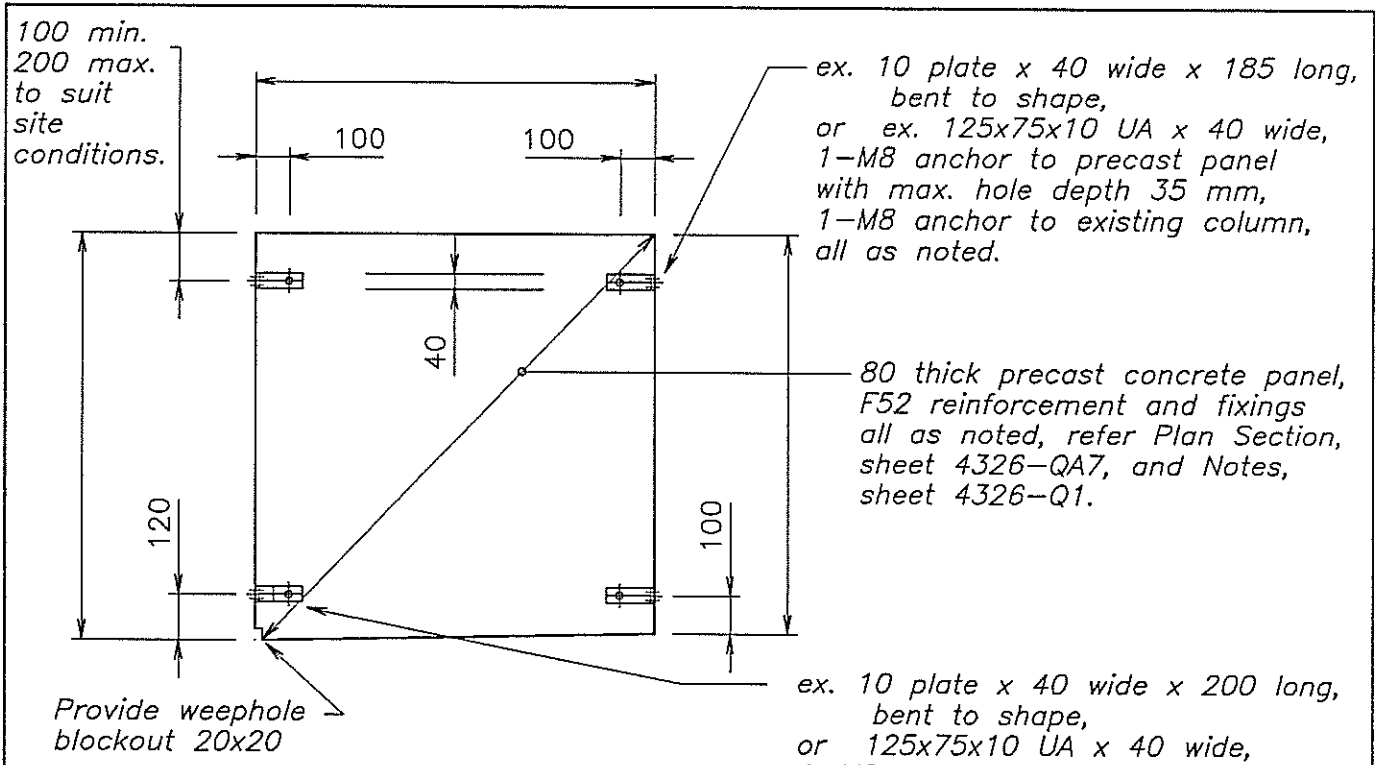
ACN 006 598 303



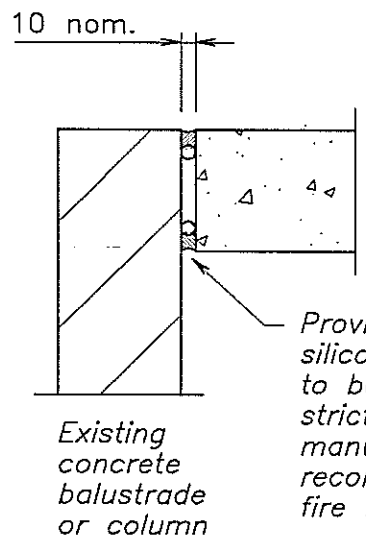
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Edgewater Towers  
12 Marine Parade, St Kilda

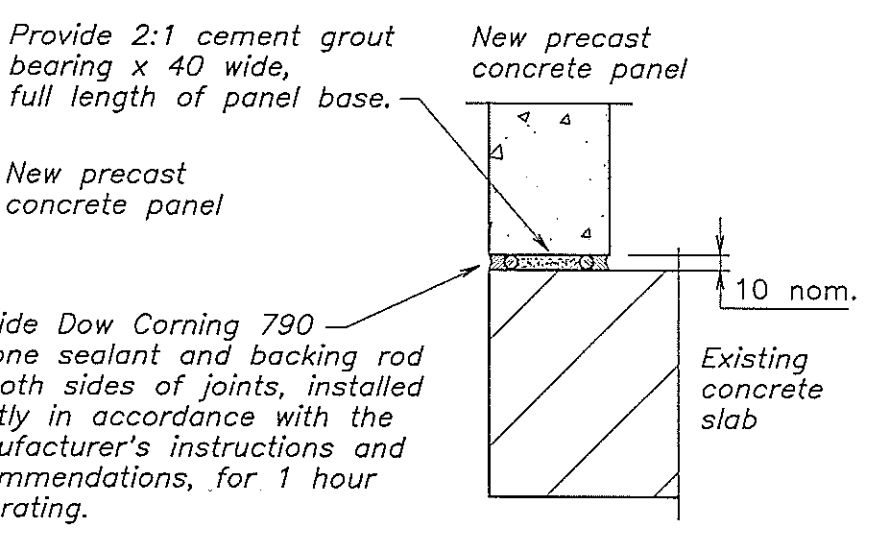
Date	Apr 94	Scales	1:20
Designed ad		Drawing Number	4326-QA5
Drawn ad			



Interior Elevation  
Scale 1:20



Edge Joint Detail  
Scale 1:5

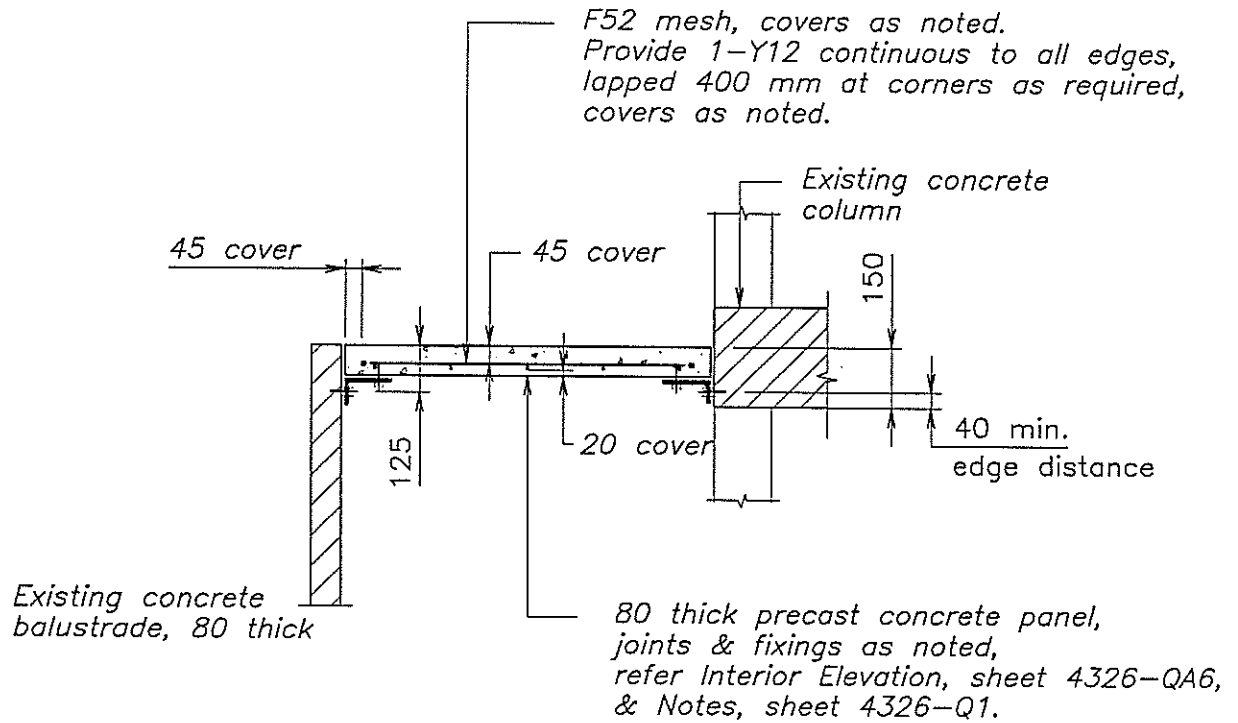


Base Joint Detail  
Scale 1:5

Units A south & H north, Side Balconies, at column end

Edgewater Service Limited Edgewater Towers Precast Concrete Balustrade	<b>J. L. &amp; E. M. DALY</b>		CONSULTING ENGINEERS ACN 006 598 303	
			5 Simpson Place Hawthorn Vic 3122 Telephone 03 819 5677 Facsimile 03 818 0252	
Edgewater Towers 12 Marine Parade, St Kilda		Date	Apr 94	Scales
		Designed ad		Drawing Number
		Drawn ad		4326-QA6

EXTERIOR



INTERIOR

Plan Section  
Scale 1:20

Units A south & H north, Side Balconies, at column end

Edgewater Service Limited  
Edgewater Towers  
Precast Concrete Balustrade

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Date	Apr 94	Scales	1:20
Designed	ad	Drawing Number	4326-QA7
Drawn	ad		