

GENERAL NOTES:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTATION INCLUDING SPECIFICATIONS, ARCHITECTURAL, LANDSCAPE, SERVICES, SURVEY AND SHOP DRAWINGS.
- THE CONTRACTOR SHALL ALERT THIS OFFICE OF ALL DISCREPANCIES AND/OR OMISSIONS AND OBTAIN FURTHER ADVICE PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN ALL DIMENSIONS AND LEVELS FROM THE ARCHITECTURAL DRAWINGS AND SHALL VERIFY ON SITE PRIOR TO COMMENCEMENT OF WORKS OR FABRICATION.
- DO NOT SCALE DRAWINGS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ENGINEERING ELEMENTS CONDUCTED THE STRUCTURAL DESIGN IN ACCORDANCE WITH THE VERSIONS OF THE FOLLOWING AUSTRALIAN STANDARDS CURRENT AT THE TIME OF THE DESIGN:
 - AS 1170.0 - STRUCTURAL DESIGN ACTIONS PART 0: GENERAL PRINCIPLES.
 - AS 1170.1 - STRUCTURAL DESIGN ACTIONS PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS.
 - AS 1170.2 - STRUCTURAL DESIGN ACTIONS PART 2: WIND ACTIONS.
 - AS 1170.3 - STRUCTURAL DESIGN ACTIONS PART 3: SNOW AND ICE ACTIONS.
 - AS 1170.4 - STRUCTURAL DESIGN ACTIONS PART 4: EARTHQUAKE ACTIONS IN AUSTRALIA.
 - AS 4600 - COLD-FORMED STEEL STRUCTURES.
 - AS 1554.1 - STRUCTURAL STEEL WELDING PART 1: WELDING OF STEEL STRUCTURES.
 - AS 1657 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION.
 - AS 1684.1 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 1: DESIGN CRITERIA.
 - AS 1684.2 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NON-CYCLONIC AREAS.
 - AS 1684.3 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3: CYCLONIC AREAS.
 - AS 1684.4 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: SIMPLIFIED NON-CYCLONIC AREAS.
 - AS 1720.1 - TIMBER STRUCTURES PART 1: DESIGN METHODS.
 - AS 1720.2 - TIMBER STRUCTURES PART 2: TIMBER PROPERTIES.
 - AS 1720.3 - TIMBER STRUCTURES PART 3: DESIGN CRITERIA FOR TIMBER-FRAMED RESIDENTIAL BUILDINGS.
 - AS 1720.4 - TIMBER STRUCTURES PART 4: FIRE RESISTANCE FOR STRUCTURAL ADEQUACY OF TIMBER MEMBERS.
 - AS 2159 - PILING.
 - AS 2327.1 - COMPOSITE STRUCTURES PART 1: SIMPLY SUPPORTED BEAMS.
 - AS 2870 - RESIDENTIAL SLABS AND FOOTINGS.
 - AS 3600 - CONCRETE STRUCTURES.
 - AS 3700 - MASONRY STRUCTURES.
 - AS 3850.1 - PREFABRICATED CONCRETE ELEMENTS PART 1: GENERAL REQUIREMENTS.
 - AS 3850.2 - PREFABRICATED CONCRETE ELEMENTS PART 2: BUILDING CONSTRUCTION.
 - AS 4100 - STEEL STRUCTURES.
 - AS 4678 - EARTH RETAINING STRUCTURES.
- THE CONTRACTOR SHALL MAINTAIN ALL PARTS OF THE STRUCTURE IN A STABLE CONDITION DURING CONSTRUCTION.
- THE CONTRACTOR SHALL ENSURE THAT THE STRUCTURE IS NOT OVERSTRESSED AS A RESULT OF THE CONSTRUCTION PROCESS OR CONSTRUCTION LOADS. THE CONTRACTOR SHALL ENGAGE A SUITABLY QUALIFIED PROFESSIONAL TO REVIEW THE ADEQUACY OF THE STRUCTURE FOR THE PROPOSED CONSTRUCTION METHODS AND LOADS AND SHALL SUBMIT COMPUTATIONS DEMONSTRATING THE ADEQUACY OF THE STRUCTURE TO ENGINEERING ELEMENTS FOR REVIEW PRIOR TO PROCEEDING WITH WORK ON SITE.
- THE CONTRACTOR SHALL ALLOW FOR COSTS ASSOCIATED WITH ANY TEMPORARY WORKS REQUIRED. IN PARTICULAR THE CONTRACTOR SHALL CLAMP AND PROP ALL PRECAST PANELS DURING CONSTRUCTION TO THE SATISFACTION OF ENGINEERING ELEMENTS.
- THE CONTRACTOR SHALL NOTIFY ENGINEERING ELEMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY ANY STRUCTURAL WORKS REQUIRING AN ENGINEER'S INSPECTION.
- THE CONTRACTOR SHALL ALLOW IN THE TENDER FOR ADDITIONAL COST ASSOCIATED WITH THE PROPOSED LOCATION OF CRANE(S) OR OTHER LIFTING EQUIPMENT AND ASSOCIATED SUPPORT STRUCTURES.
- UNLESS NOTE OTHERWISE PROVIDE MIN 10TH CELLFLEX OR SIMILAR APPROVED BITUMEN IMPREGNATED FIBRE BOARD STRIP AROUND COLUMNS, EDGE THICKENINGS AND EXTERNAL PAVEMENTS. PROVIDE CAULKING AS REQUIRED.

EARTHWORKS UNDER STRUCTURES:

- FOUNDATIONS AND EARTHWORKS FOR BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE SPECIFICATION, LATEST EDITIONS OF THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY A SUITABLY QUALIFIED PROFESSIONAL PRIOR TO PLACEMENT OF REINFORCEMENT, BLINDING OR VAPOUR BARRIERS. THE CONTRACTOR SHALL PROVIDE ENGINEERING ELEMENTS WITH CERTIFICATION INDICATING THAT THE MINIMUM ALLOWABLE BEARING CAPACITIES INDICATED ON THE STRUCTURAL DOCUMENTATION HAVE BEEN ACHIEVED ON SITE OR SHALL OBTAIN FURTHER ADVICE PRIOR TO PROCEEDING WITH WORK ON SITE.
- THE CONTRACTOR SHALL FILL ANY OVER EXCAVATION TO THE UNDERSIDE OF THE FOOTINGS WITH 15 MPa BLINDING CONCRETE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALLOW IN THE TENDER FOR ALL OVER EXCAVATIONS AS A RESULT OF THE CHOSEN CONSTRUCTION METHODS AND WEATHER CONDITIONS.
- EXCAVATIONS SHALL BE CARRIED OUT IN DRY WEATHER. THE CONTRACTOR SHALL DE-WATER ALL EXCAVATIONS AND SCRAPE ANY RESULTING SLUDGE FROM THE BOTTOM OF THE EXCAVATIONS AS REQUIRED TO RESTORE A FIRM BEARING SURFACE.
- UNLESS NOTED OTHERWISE, ALL FOOTINGS, INCLUDING GROUND AND EDGE BEAMS, PAD AND STRIP FOOTINGS, RETAINING WALLS, ETC SHALL HAVE A MINIMUM OF 50 mm 15 MPa BLINDING CONCRETE.
- UNLESS NOTED OTHERWISE, ALL WALLS AND COLUMNS SHALL BE CONCENTRIC WITH SUPPORTING FOUNDATIONS.
- SUBGRADE PREPARATION AND BACKFILLING OF TRENCHES UNDER CONCRETE SLABS ON GROUND AND STIFFENED RAFTS SHALL BE AS IN SPECIFICATION. ALL PIPEWORK TRENCHES UNDER GROUND SLABS SHALL BE BACKFILLED WITH 5% STABILISED SANDS UNLESS APPROVED OTHERWISE BY ENGINEERING ELEMENTS. THE CONTRACTOR SHALL ALLOW FOR ADDITIONAL REINFORCEMENT TO GROUND SLABS OVER ALL TRENCHES.
- UNLESS NOTED OTHERWISE, GROUND SUPPORTED SLABS SHALL BE CONSTRUCTED ON A 0.2 mm THICK CONTINUOUS POLYTHENE VAPOUR BARRIER WITH ALL JOINTS BE LAPPED AND FULLY TAPED. THE VAPOUR BARRIER SHALL BE PLACED OVER A MIN 50 mm THICK COMPACTED SAND BED OVERLYING SUBGRADE MATERIAL WITH A MINIMUM SAFE BEARING PRESSURE OF 30 kPa. THE CONTRACTOR SHALL COMPACT THE EXPOSED SUBGRADE SHALL TO A MINIMUM DRY DENSITY RATIO OF 98% OF STANDARD COMPACTION DETERMINED IN ACCORDANCE WITH CLAUSE E4.1 OF AS 1289. THE CONTRACTOR SHALL RETURN ANY OVER EXCAVATION OR FILL AREA TO THE SAND BED FORMATION LEVEL USING APPROVED GRANULAR MATERIAL PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 150 mm COMPACTED TO A MINIMUM DRY DENSITY RATIO OF 98% OF STANDARD COMPACTION DETERMINED IN ACCORDANCE WITH CLAUSE E4.1 OF AS 1289.
- LOOSE FILL IF REQUIRED FOR FORMATION OF SUSPENDED SLABS SHALL HAVE SUFFICIENT BEARING CAPACITY TO SUPPORT LOADS DURING THE CONSTRUCTION PROCESS AND TO PREVENT ANY MOVEMENT DURING THE CURING PROCESS.
- ALL RETENTION WORKS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL ENGINEER'S REPORT AND STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL SUBMIT ANY VARIATIONS TO ENGINEERING ELEMENTS FOR APPROVAL PRIOR TO PROCEEDING WITH WORK ON THE SITE AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL TEST EACH FILL LAYER FOR DRY DENSITY RATIO EXCEPT WHEN THE TOTAL FILL DEPTH IS LESS THAN 800 mm. THE CONTRACTOR SHALL EMPLOY A NATA REGISTERED LABORATORY TO CARRY OUT ALL TESTING. UNLESS NOTED OTHERWISE, THE NUMBER OF TEST REPETITIONS SHALL BE THE GREATER OF THE FOLLOWING:
 - MINIMUM 3 TESTS PER LAYER OR,
 - MINIMUM 1 TEST PER 250 SQUARE METRES OR,
 - 3 TESTS PER VISIT.

EXISTING STRUCTURE NOTES:

- EXISTING MEMBERS SIZES, LOCATIONS AND LAYOUT BASED ON VISUAL OBSERVATIONS AND MEASUREMENTS CONDUCTED WITH REASONABLE CARE DURING WALK THROUGH SITE VISITS AND THIRD PARTY SUPPLIED DOCUMENTATION. ENGINEERING ELEMENTS RESERVES THE RIGHT TO APPEND, AMEND AND/OR MODIFY THE STRUCTURAL LAYOUT UPON RECEIPT OF ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL ALERT THIS OFFICE OF ANY DISCREPANCIES AND/OR OMISSIONS AND OBTAIN FURTHER ADVICE PRIOR TO COMMENCEMENT OF WORK ON SITE.
- UNLESS NOTED OTHERWISE, ENGINEERING ELEMENTS HAVE NOT VISITED AREAS THAT ARE NOT ACCESSIBLE OR VISIBLE WITHOUT DISTURBING THE EXISTING STRUCTURE OR FINISHES OR POSED UNACCEPTABLE HEALTH AND SAFETY RISKS.

STEELWORK:

- UNLESS NOTED OTHERWISE, ALL STEELWORK SHALL COMPLY WITH THE SPECIFICATION. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE VERSION OF AS 4100 CURRENT AT THE TIME OF CONSTRUCTION.
- THE STEELWORK SHOWN ON THESE DRAWINGS DOES NOT INCLUDE THE TOTAL EXTENT OF STEELWORK. NON STRUCTURAL STEELWORK SHOWN ON ARCHITECTURAL AND SERVICES DRAWING IS NOT PART OF THE STRUCTURAL STEEL TENDER PACKAGE, HOWEVER SHOULD BE REFERRED TOO FOR CO-ORDINATION PURPOSES.
- UNLESS NOTED OTHERWISE, ALL STRUCTURAL ROLLED STEEL SECTIONS SHALL BE ONESTEEL GRADE 300PLUS AND ALL HOLLOW SECTIONS SHALL BE GRADE 350.
- THE CONTRACTOR SHALL SUBMIT STEELWORK SHOP DRAWINGS TO ENGINEERING ELEMENTS FOR REVIEW A MINIMUM 14 DAYS PRIOR TO THE COMMENCEMENT OF STEELWORK FABRICATION. ACCEPTANCE OF THESE DRAWINGS DOES NOT INCLUDE CHECKING OF DIMENSIONS, NOR PRECLUDE THE CONTRACTOR FROM THE RESPONSIBILITY FOR THE CORRECTNESS OF THE WORK.
- UNLESS OTHERWISE SHOWN:
 - ALL GUSSETS AND CLEATS SHALL BE MIN 10 mm THICK.
 - BOLT HOLE TOLERANCE 2 mm.
 - HOLDING-DOWN BOLT TOLERANCE 6 mm.
 - BASE PLATES SHALL NOT BE SLOTTED.
 - ALL HOLDING DOWN BOLTS SHALL BE HOT DIP GALVANISED.
 - ALL BOLTS TO BE 8.8/S (U.N.O.).
- UNLESS NOTED OTHERWISE, THE BOLTING PROCEDURE IS DESIGNATED AS FOLLOWS:
 - 4.6/S REFERS TO COMMERCIAL BOLTS OF STRENGTH GRADE 4.6 TO AS 1111, TIGHTENED USING A STANDARD WRENCH TO A SNUG TIGHT CONDITION.
 - 8.8/S REFERS TO HIGH STRENGTH BOLTS OF STRENGTH GRADE 8.8 TO AS 1252, TIGHTENED USING A STANDARD WRENCH TO A SNUG-TIGHT CONDITION.
 - 8.8/TF REFERS TO HIGH STRENGTH BOLTS OF STRENGTH GRADE 8.8 TO AS 1252, FULLY TENSIONED TO AS1511 "PART TURN METHOD" AND DESIGNED AS A FRICTION TYPE JOINT.
 - 8.8/TB REFERS TO HIGH STRENGTH BOLTS OF STRENGTH GRADE 8.8 TO AS 1252, FULLY TENSIONED TO AS 1511 "PART TURN METHOD" AND DESIGNED AS A BEARING TYPE JOINT.
- THE PREFIX TO THE BOLTING PROCEDURE DESIGNATED DENOTES THE NUMBER AND DIAMETER OF BOLTS. E.G. 2-M20 4.6/S.
- ALL BOLTS SHALL BE OF SUCH LENGTH THAT AT LEAST 2.5 FULL THREADS ARE EXPOSED BEYOND THE NUT AFTER TIGHTENING.
- MINIMUM ONE WASHER SHALL BE USED UNDER THE NUT IN ALL SITUATIONS. IF TIGHTENING IS CARRIED OUT AT THE HEAD, AN ADDITIONAL WASHER SHALL BE USED UNDER THE HEAD. FOR SLOTTED HOLES USE A HARDENED WASHER UNDER THE NUT AND BOLT HEAD.
- WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554.
- UNLESS SHOWN OTHERWISE:
 - WELDING ELECTRODE SHALL BE "E 41 XX".
 - WELD CATEGORY SHALL BE "SP"
 - WELDING CONSUMABLES SHALL BE OF THE "LOW HYDROGEN" TYPE.
 - ALL BUTT WELDS TO BE QUALIFIED FULL PENETRATION BUTT WELDS.
 - ALL FILLET WELDS TO BE 6 mm CONTINUOUS.
 - ABUTTING EDGES OF BOXED MEMBERS SHALL BE CONNECTED AND SEALED WITH A CONTINUOUS WELD.
- UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL ALLOW FOR A MINIMUM 25 mm GAP BETWEEN ALL BEAMS/COLUMNS BEARING ON CONCRETE OR BRICK SHALL TO ACCOMMODATE LEVELING NUTS AND GROUTING WITH HIGH-STRENGTH, NON-SHRINK GROUT. THE SPACE SHALL BE THOROUGHLY CLEANED AND DAMPENED PRIOR TO GROUTING. GROUTING SHALL BE USED WITHIN 30 MINUTES OF THE ADDITION OF WATER. GROUTING SHALL NOT COMMENCE UNTIL ALL STEELWORK HAS BEEN PLUMBED AND IS WITHIN THE SPECIFIED TOLERANCES.
- UNLESS NOTED OTHERWISE, CORROSION PROTECTION OF STEEL WORK SHALL BE AS FOLLOWS:
 - ALL STEELWORK SHALL BE PAINTED WITH ONE COAT OF APPROVED ZINC PHOSPHATE PRIMER.
 - ALL EXPOSED STEELWORK INCLUDING BOLTS AND FIXINGS SHALL BE HOT DIP GALVANISED. IN CASE OF COMPOSITE BEAMS WHERE THE SHEAR CONNECTORS ARE INTENDED TO BE AUTOMATICALLY WELDED TO THE BEAMS ON SITE THROUGH METAL FORMWORK, THE EXTERNAL SURFACE OF THE BEAM IN CONTACT WITH THE SHEAR CONNECTORS SHALL NOT BE HOT DIP GALVANISED TO AVOID DIFFICULTIES WITH THE AUTOMATIC WELDING. CONTRACTOR TO SEEK FURTHER ADVICE FROM RELEVANT MANUFACTURER AND/OR SPECIALIST.
 - ALL STRUCTURAL STEELWORK BELOW GROUND TO BE ENCASED BY CONCRETE WITH A MINIMUM THICKNESS OF 75 mm ALL ROUND AND STEELWORK TO BE GALVANISED WITHIN ENCASUREMENT UP TO A MINIMUM OF 150 mm ABOVE.
 - STEEL SURFACES SHALL NOT BE PAINTED/GALVANISED IF MEMBER IS TO BE FIRE SPRAYED OR FRICTION GRIP BOLTED.
 - DAMAGE TO STEELWORK ON SITE TO BE MECHANICALLY WIRE BRUSHED AND PRIMED WITH ZINC RICH EPOXY PRIMER.
- UNLESS NOTED OTHERWISE, ALL RAFTERS AND BEAMS OVER 4000 mm IN LENGTH SHALL BE PRE-CAMBERED 5 mm FOR EVERY 2000 mm OF LENGTH.
- UNLESS NOTED OTHERWISE, ALL STEEL COLUMNS AND BEAMS WITHIN OR ADJACENT TO STUD WALLS SHALL BE FIXED TO THE STUDWORK USING No.14 TEK OR SIMILAR APPROVED SELF TAPPING SCREWS AT MAXIMUM 300 mm CRS ALL ROUND, TYPICAL THROUGHOUT FOR NEW AND RENOVATED WORKS.
- UNLESS NOTED OTHERWISE, ALL Z PURLINS AND WALL GIRTS TO BE LAPPED AT RAFTER/COLUMN/WIND POST LOCATIONS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
- UNLESS NOTED OTHERWISE, ROOF BRACING SHALL BE TIED TO PURLINS AT EVERY SECOND PURLIN.
- UNLESS NOTED OTHERWISE, PROVIDE 75 x 5 EA TO SUPPORT THE EDGE OF THE ROOF SHEETING WHERE IT RUNS DIAGONAL TO THE PURLINS.

STRUCTURAL TIMBER:

- UNLESS NOTED OTHERWISE, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE SPECIFICATION. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE VERSIONS OF AS 1720 AND AS 1684 CURRENT AT THE TIME OF CONSTRUCTION.
- UNLESS NOTED OTHERWISE, HOLES FOR BOLTS, UNLESS OTHERWISE DETAILED, SHALL BE MADE OVERSIZE AS FOLLOWS:
 - BOLT DIAMETER 16 mm OR LESS - 2 mm OVERSIZE.
 - BOLT DIAMETER GREATER THAN 16 mm - 3 mm OVERSIZE.
- SHANK AND THREAD OF BOLTS SHALL BE THOROUGHLY COATED WITH A HEAVY WATERPROOF GREASE BEFORE INSERTION INTO THE TIMBER.
- SPECIALISED METAL FASTENERS SUCH AS "GANG-NAIL PLATES", "TRIP-L-GRIP", ETC., SHALL BE OF A PROVEN TYPE AND SHALL HAVE HAD WORKING LOADS DETERMINED IN ACCORDANCE WITH THE PROCEDURE SPECIFIED IN AS 1649. FIX CONNECTORS TO THE MANUFACTURERS INSTRUCTIONS.
- AT THE PRACTICAL COMPLETION OF THE CONTRACT AND AGAIN AT THE END OF THE MAINTENANCE PERIOD AND IF NECESSARY DURING THAT PERIOD, RE-TIGHTEN ALL BOLTS TO APPROVAL. BOLTS THAT WILL BE INACCESSIBLE AFTER COMPLETION OF THE PROJECT SHALL BE RE-TIGHTENED IMMEDIATELY PRIOR TO BEING BUILT-IN.
- EDGE DISTANCES FOR FASTENERS IN TIMBER (FROM ENDS AND SIDES) SHALL BE IN ACCORDANCE WITH AS 1720.
- UNLESS NOTED OTHERWISE, ALL TIMBER TRUSSES AND RAFTERS SHALL BE TIED DOWN AT SUPPORTS.
- UNLESS NOTED OTHERWISE, ALL TIMBER FRAMING TO BE CONSTRUCTED TO AS 1684.

BUILDING MAINTENANCE EQUIPMENT:

- THE CONTRACTOR SHALL MAKE DUE ALLOWANCE IN THE TENDER FOR ALL CAST-IN INSERTS, STEEL CONNECTION PLATES, ACCESS HOOKS, SAFETY HARNESS PLATES, STATIC LINE SUPPORTS AND ABSEILING FIXING POINTS TO THE PERIMETER OF THE ROOF, EXTERNAL WALLS AND GROUND SLABS.
- WHERE IT IS PROPOSED TO ALSO USE A SWING-STAGE THE CONTRACTOR SHALL MAKE ADDITIONAL ALLOWANCE FOR DAVIT ARMS, NEEDLES AND ASSOCIATED RESTRAINT SYSTEMS TO THE PERIMETER OF THE ROOF AND ANY FIXING POINTS REQUIRED ALONG THE EXTERNAL WALLS AND GROUND SLAB.
- THE CONTRACTOR SHALL ENGAGE A SUITABLY QUALIFIED PROFESSIONAL TO DESIGN AND DOCUMENT ALL STRUCTURAL FIXING REQUIREMENTS ASSOCIATED WITH BUILDING MAINTENANCE. THE CONTRACTOR SHALL ALLOW IN THE TENDER FOR ALL COSTS AND FEES ASSOCIATED WITH EXTERNAL PROFESSIONAL SERVICES.
- SUBSTITUTION SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.

DEMOLITION:

- THE CONTRACTOR SHALL CONFIRM THAT ALL WALLS SCHEDULED FOR DEMOLITION WHERE NO REPLACEMENT STRUCTURE IS INDICATED ON THE STRUCTURAL DOCUMENTATION ARE NON-LOAD BEARING AND SHALL ALERT THIS OFFICE OF ANY DISCREPANCIES AND OBTAIN FURTHER ADVICE PRIOR TO THE COMMENCEMENT OF DEMOLITION.
- THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION WORK IN ACCORDANCE WITH AS 2801 AND SHALL ENGAGE A SUITABLY QUALIFIED PROFESSIONAL TO PREPARE A DEMOLITION WORK PLAN IN ACCORDANCE WITH AS 2801.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING THE LOCATION OF SERVICES PENETRATIONS TO THIS OFFICE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL ENSURE THE STRUCTURE REMAINS STABLE AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION WORK AND SHALL INSTALL TEMPORARY WORKS AS REQUIRED TO BE DESIGNED BY A SUITABLE QUALIFIED PROFESSIONAL.
- THE CONTRACTOR SHALL REFER TO STRUCTURAL DOCUMENTATION FOR SUGGESTED DEMOLITION PROCEDURES FOR CERTAIN AREAS.
- WHERE THE STRUCTURAL DOCUMENTATION INDICATES TEMPORARY PROPPING, THE CONTRACTOR SHALL SUFFICIENTLY TIGHTEN PROPS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO REDUCE THE RISK OF DAMAGE TO BRITTLE ELEMENTS DUE TO DEAD LOAD DEFLECTION. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL ENSURE THAT ALL FLOOR AREAS AFFECTED BY TEMPORARY PROPPING SHALL REMAIN FREE OF ALL LIVE LOADS PRIOR TO THE COMMENCEMENT OF DEMOLITION UNTIL AFTER CONSTRUCTION OF THE REPLACEMENT STRUCTURE IS COMPLETE AND FULLY INTEGRATED WITH THE EXISTING STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE NEW WALL BRACING OF THE SAME TYPE AND TOTAL LENGTH TO REPLACE ANY WALL BRACING REMOVED DURING DEMOLITION AND SHALL CONTACT THIS OFFICE FOR FURTHER ADVICE IF THIS CANNOT BE ACHIEVED.
- ALL REPLACEMENT WALL BRACING SHALL BE DESIGNED FOR WIND CLASSIFICATION N1 TO AS 1684 PART 4.

ISSUED FOR CONSTRUCTION
FOR CONSTRUCTION SUBJECT TO CONFIRMATION
OF THE STRUCTURAL CAPACITY OF THE EX STEEL BEAMS

01	ISSUED FOR CONSTRUCTION	17.11.2021	PC	DK
00	ISSUED FOR COSTING	16.08.2021	PC	DK
REV	DESCRIPTION	DATE	INT	APP

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CONTRACTORS MUST SET OUT ALL WORK AND VERIFY ALL CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK OR MAKING OF ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED PRIOR TO ANY MANUFACTURE.

ALL WORK MUST BE EXECUTED IN ACCORDANCE WITH THE RULES, REGULATIONS, BY LAWS AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION OVER ANY PART OF THE WORK.

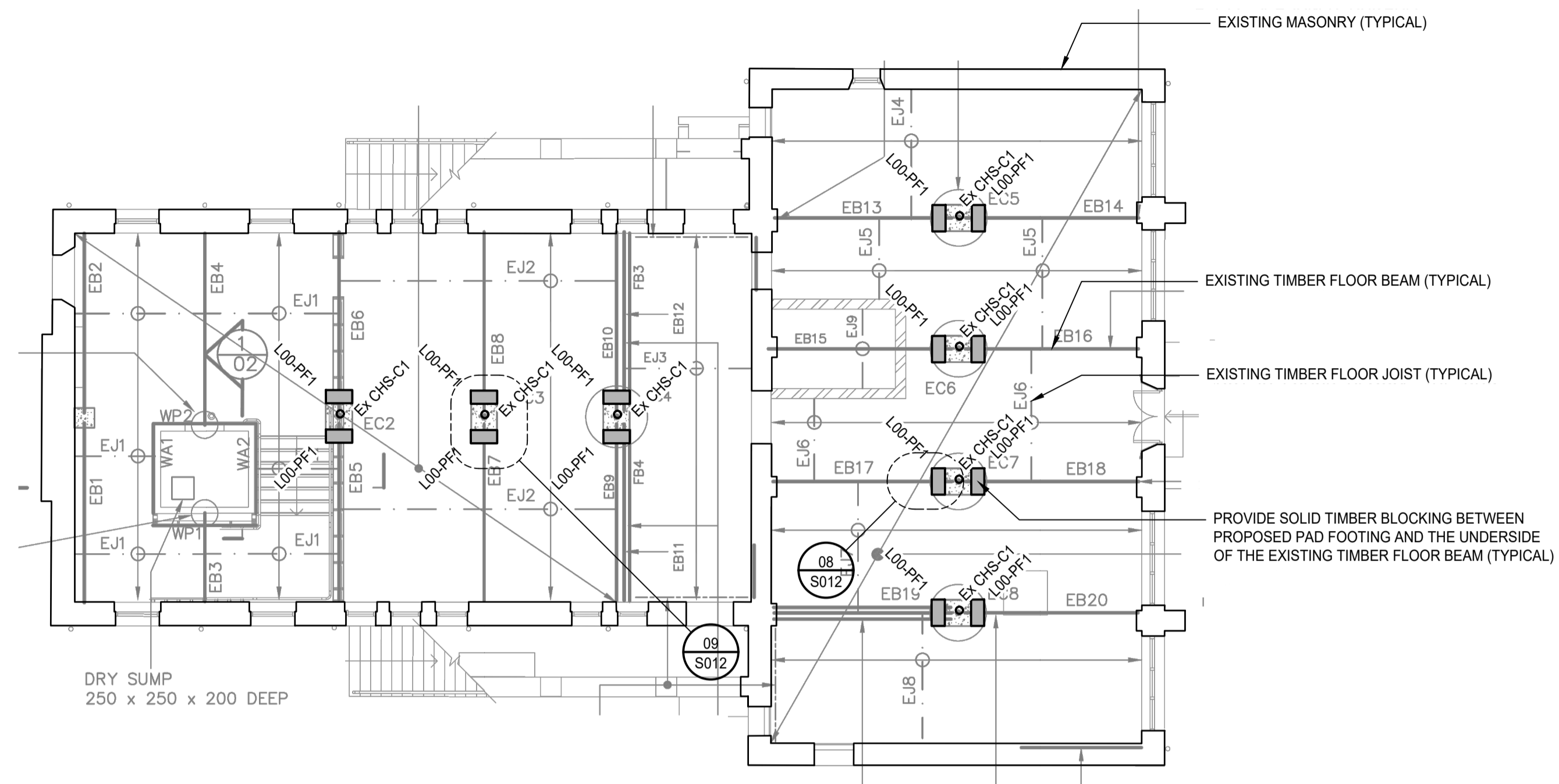
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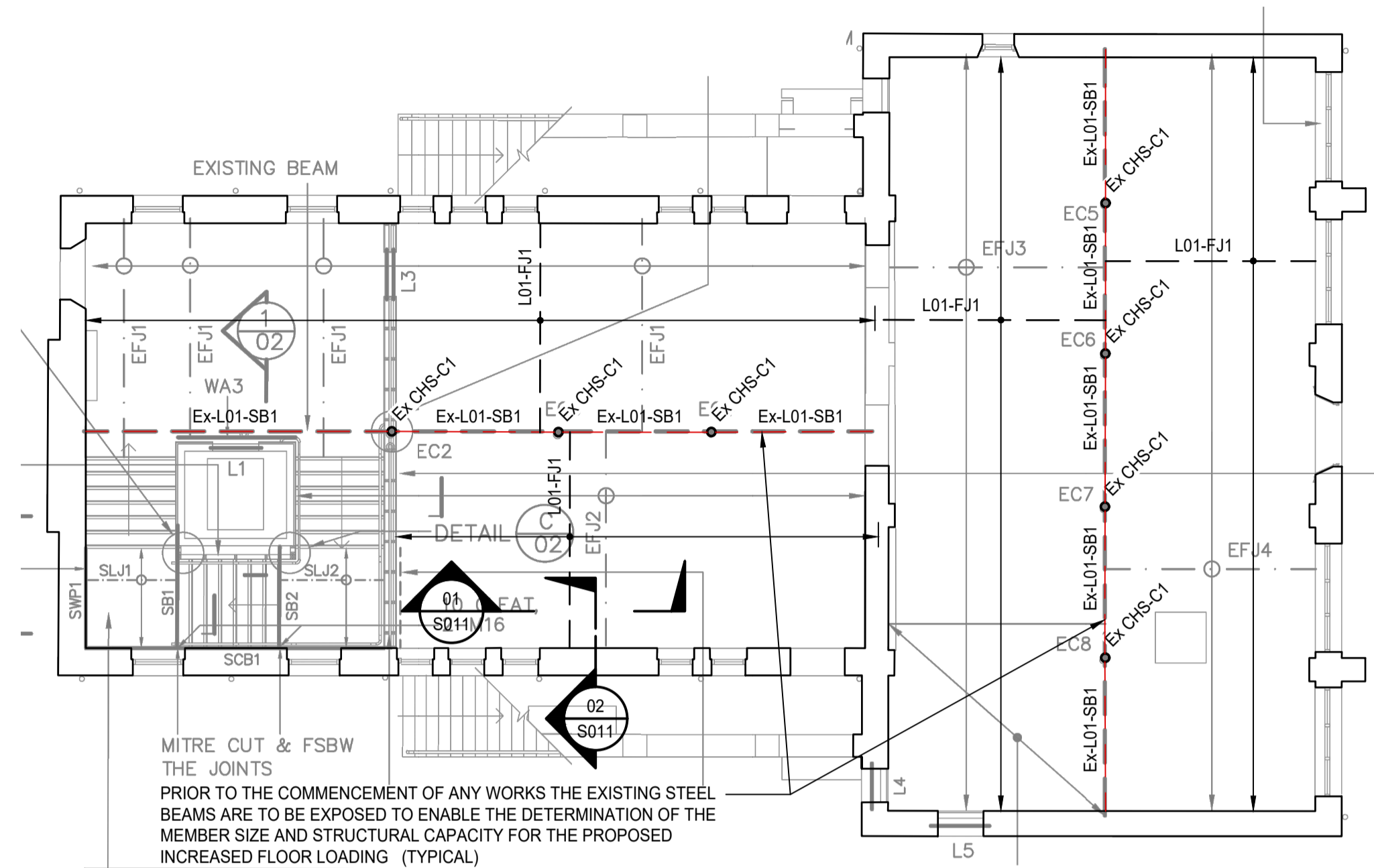
CLIENT	CAPITOL	DESIGNED	PC	DRAWN	PC
PROJECT TITLE	WESLEY PLACE- SCHOOL HOUSE - CHANGE OF USE				
CHECKED	DK	NO OF SHEETS			
SCALE	N/A @ A1	DATE STARTED	28.05.2021		
JOB NUMBER	EE21084	REV.			
SHEET NUMBER					
GENERAL NOTES		S001		01	

NOTE:
REQUIREMENT FOR ADDITIONAL STRENGTHENING IN ACCORDANCE WITH AS 3826 (1998) - STRENGTHENING EXISTING BUILDINGS FOR EARTHQUAKE TO BE DETERMINED.



FOOTING LAYOUT PLAN
SCALE - 1:100

FOOTING SCHEDULE				
MARK	SIZE			REINFORCEMENT
	L (mm)	W (mm)	D (mm) MIN	
L00-PF1	600	300	450	3-L12 TM TOP & BTM



FIRST FLOOR FRAMING PLAN
SCALE - 1:100

MEMBER SCHEDULE		
MARK	MEMBER SIZE	COMMENTS
L01-FJ1 (OPT1)	225 x 75 F17 KDHW	@ 390 MAX CTS LAMINATED TO EXISTING EFJ1-EFJ4 FLOOR JOISTS WITH 1-M16 BOLTS @ 900 CTS MAX
L01-FJ1 (OPT2)	2/200 x 63 HySPAN LVL	@ 390 MAX CTS LAMINATED TO EXISTING EFJ1-EFJ4 FLOOR JOISTS WITH 1-M16 BOLTS @ 900 CTS MAX
EB1-EB10	EXISTING 250 UB	BEARER
EB11-EB20	EXISTING 270 x 270	TIMBER BEARER
EFJ1-EFJ4	225 x 75	EXISTING TIMBER JOISTS @ 390 CTS MAX
Ex CHS-C1	100 x 12 CHS	EXISTING CAST IRON COLUMN

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FOR CONSTRUCTION SUBJECT TO CONFIRMATION OF THE STRUCTURAL CAPACITY OF THE EX STEEL BEAMS

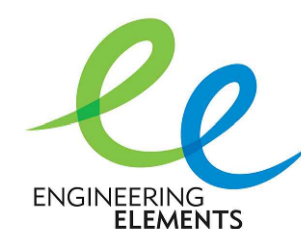
REV	DESCRIPTION	DATE	INT	APP
02	ISSUED FOR CONSTRUCTION	17.11.2021	PC	DK
01	ISSUED FOR COSTING	16.08.2021	PC	DK
00	ISSUED FOR DISCUSSION	28.05.2021	PC	DK

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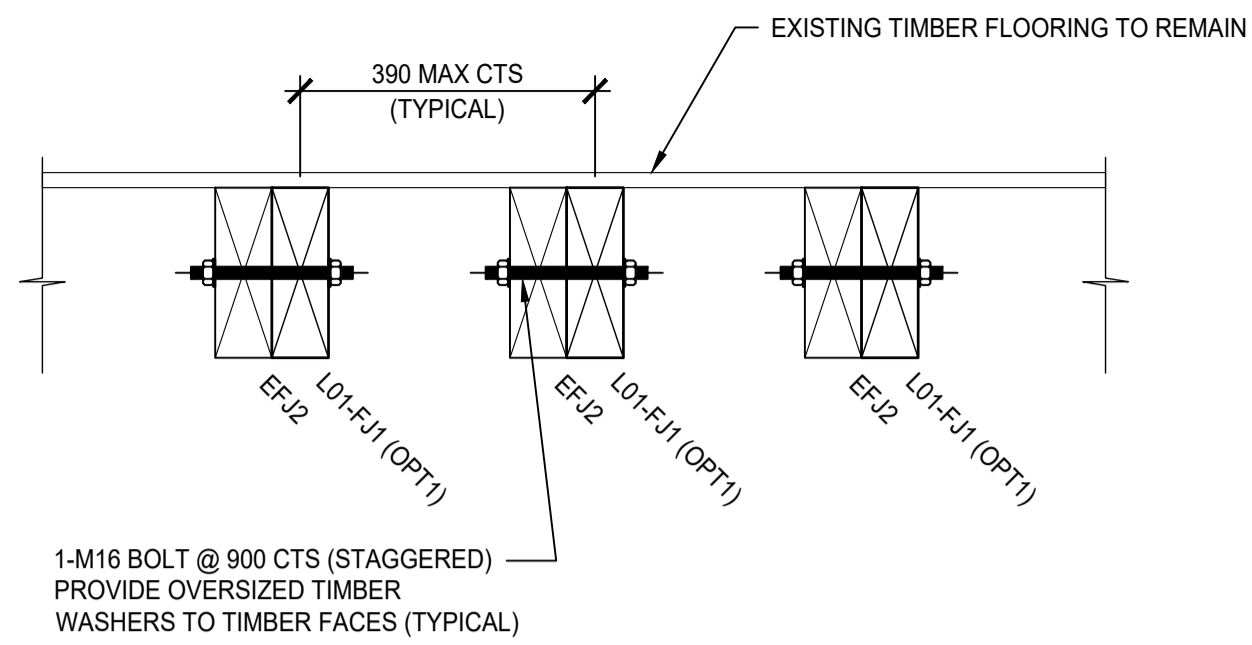
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PROJECT TITLE
WESLEY PLACE - SCHOOL HOUSE - CHANGE OF USE
SITE ADDRESS
130 LONSDALE STREET,
MELBOURNE, VIC 3000
DRAWING TITLE
FLOOR STRENGTHENING STRUCTURAL PLANS

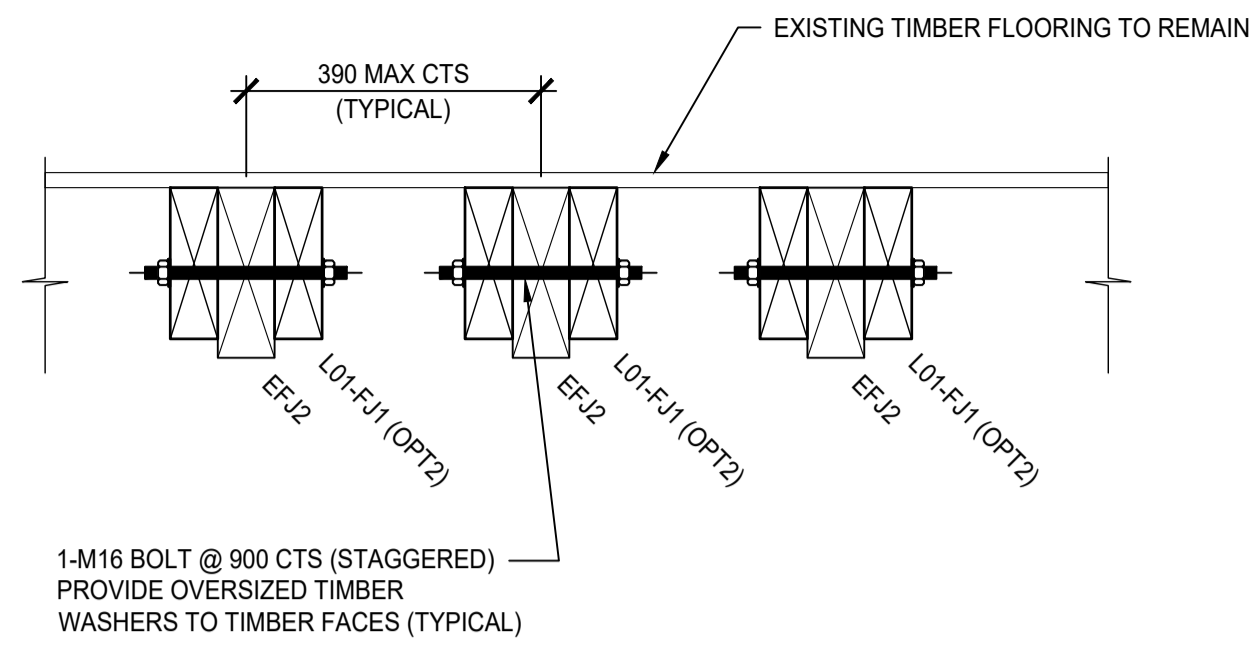
DESIGNED	DRAWN
PC	PC
CHECKED	NO OF SHEETS
DK	
SCALE	DATE STARTED
1:100 @ A1	28.05.2021
JOB NUMBER	REV.
EE21084	
SHEET NUMBER	
S010	02



1-M16 BOLT @ 900 CTS (STAGGERED)
PROVIDE OVERSIZED TIMBER
WASHERS TO TIMBER FACES (TYPICAL)

L01-FJ1 (OPTION 1) TO EFJ2 DETAIL

(L01-FJ1 (OPTION 1) TO EFJ1, EFJ3 & EFJ4 DETAIL SIMILAR)



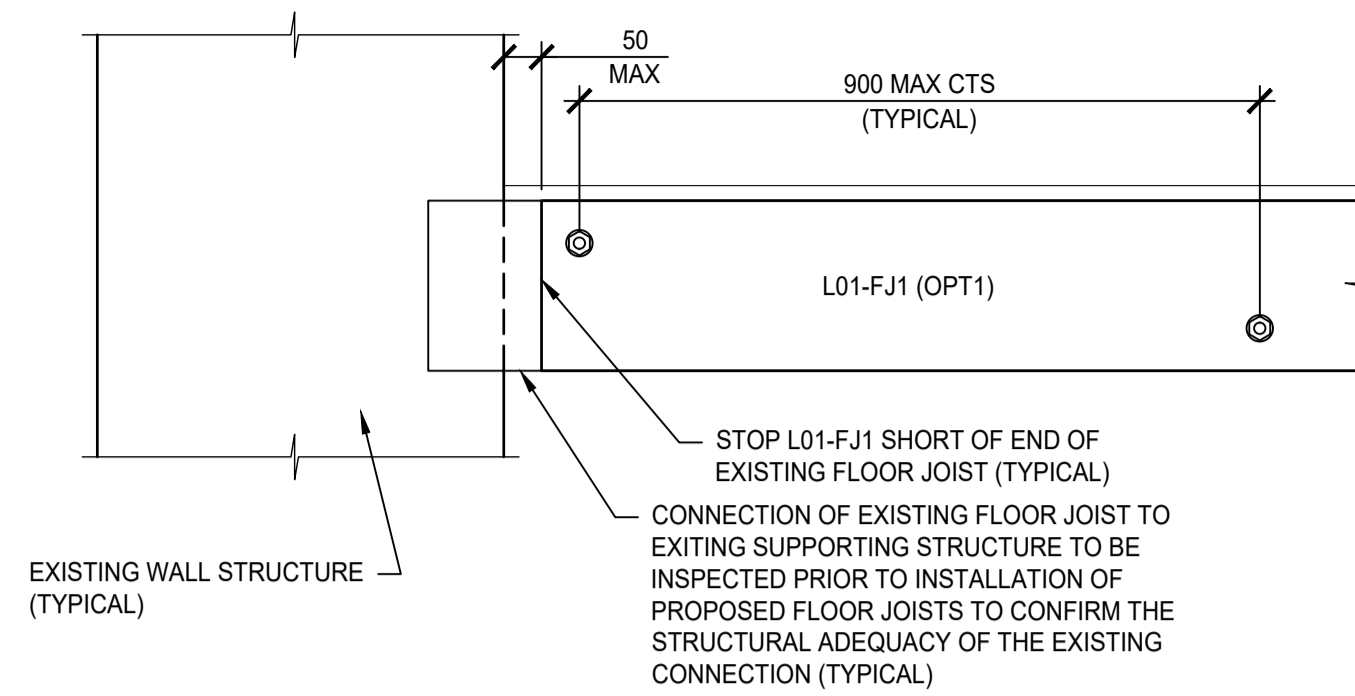
1-M16 BOLT @ 900 CTS (STAGGERED)
PROVIDE OVERSIZED TIMBER
WASHERS TO TIMBER FACES (TYPICAL)

L01-FJ1 (OPTION 2) TO EFJ2 DETAIL

(L01-FJ1 (OPTION 2) TO EFJ1, EFJ3 & EFJ4 DETAIL SIMILAR)

SECTION
SCALE - 1:10

01
S010

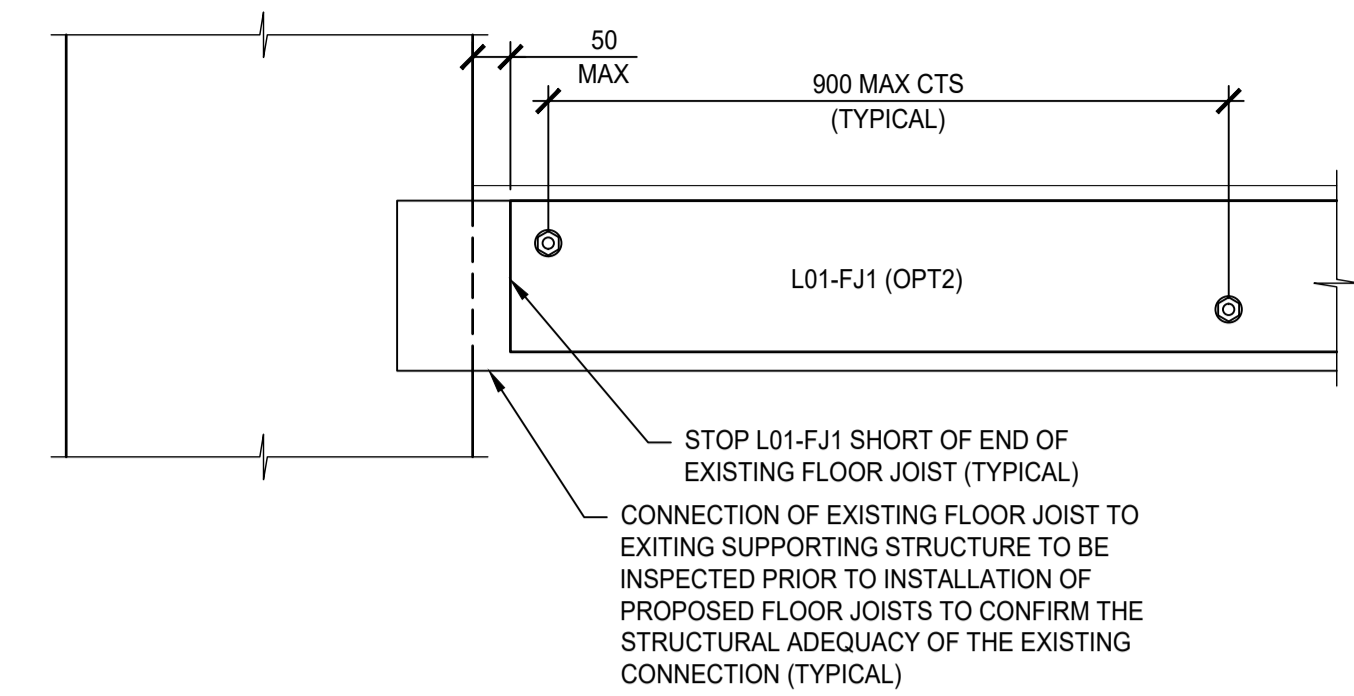


L01-FJ1 (OPTION 1) TO SUPPORT DETAIL

(EXISTING FLOOR JOIST TO EXISTING STEEL BEAM DETAIL SIMILAR)

SECTION
SCALE - 1:10

02
S010



L01-FJ1 (OPTION 2) TO SUPPORT DETAIL

(EXISTING FLOOR JOIST TO EXISTING STEEL BEAM DETAIL SIMILAR)

ISSUED FOR CONSTRUCTION
FOR CONSTRUCTION SUBJECT TO CONFIRMATION
OF THE STRUCTURAL CAPACITY OF THE EX STEEL BEAMS

REV	DESCRIPTION	DATE	INT	APP
01	ISSUED FOR CONSTRUCTION	17.11.2021	PC	DK
00	ISSUED FOR COSTING	16.08.2021	PC	DK

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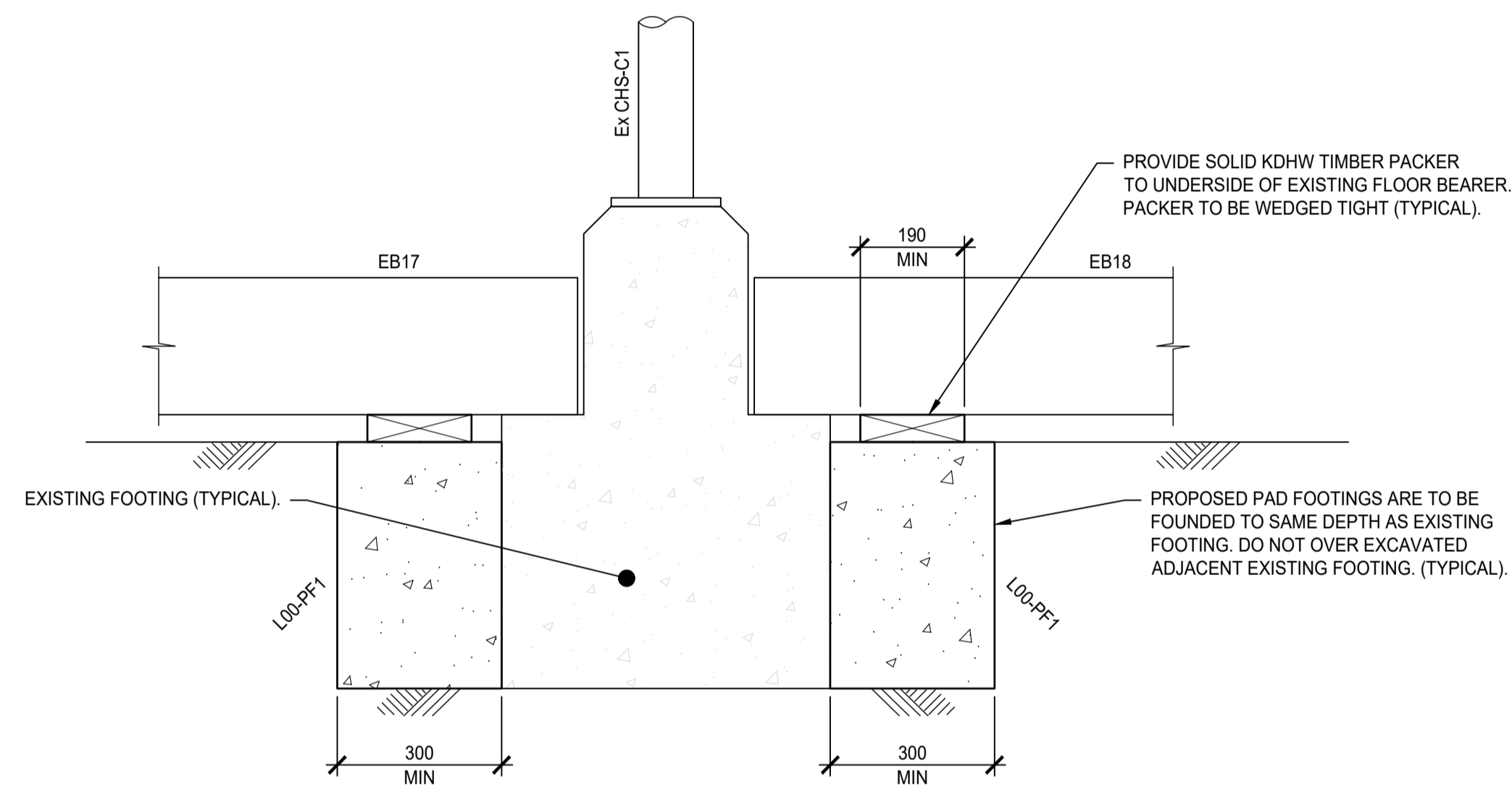
CLIENT
CAPITOL

PROJECT TITLE
WESLEY PLACE - SCHOOL HOUSE - CHANGE OF USE

SITE ADDRESS
130 LONSDALE STREET,
MELBOURNE, VIC 3000

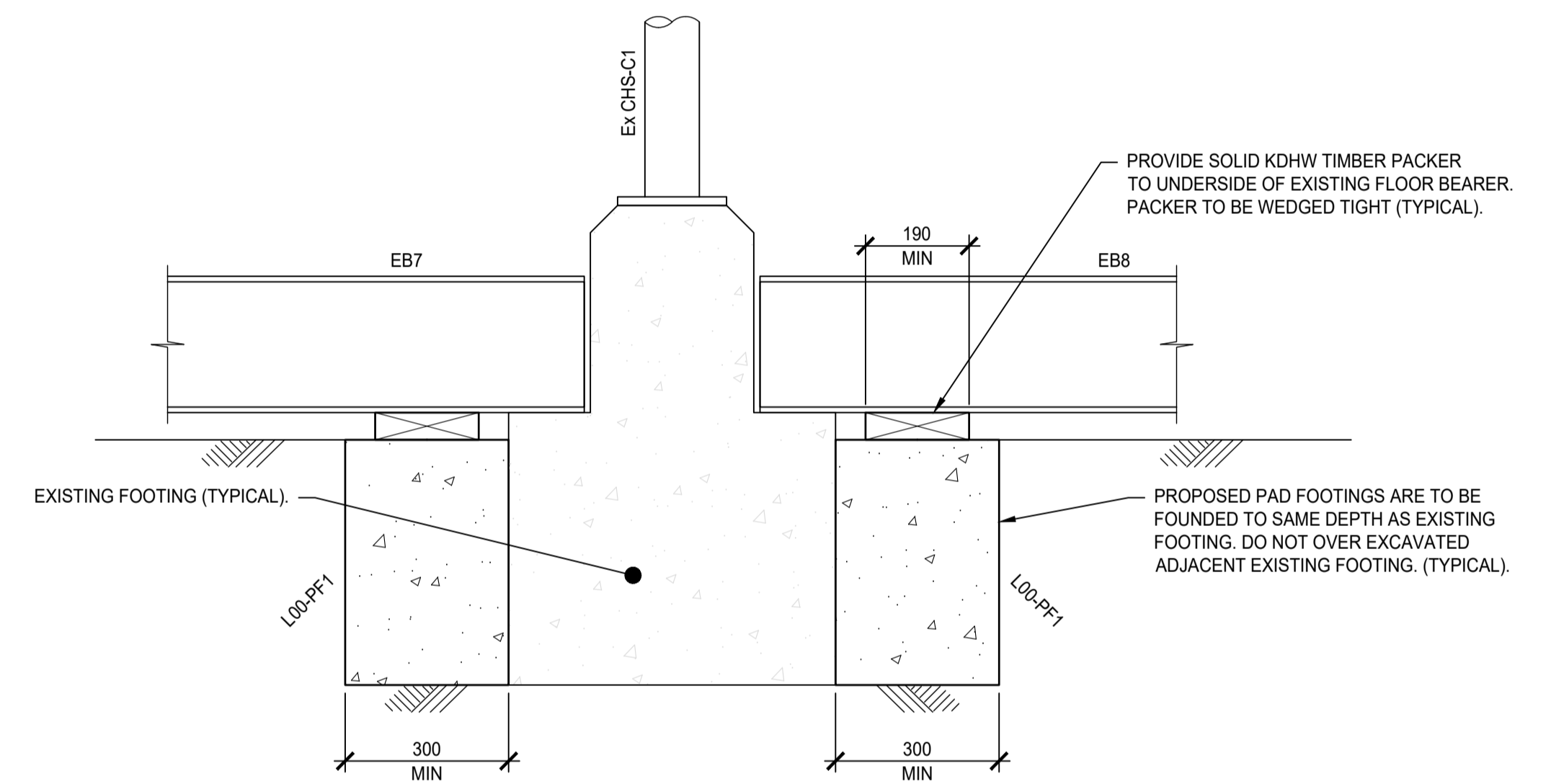
DRAWING TITLE
DETAILS AND SECTIONS 1

DESIGNED	PC	DRAWN	PC
CHECKED	DK	NO. OF SHEETS	
SCALE	1:10 @ A1	DATE STARTED	28.05.2021
JOB NUMBER	EE21084	REV.	
SHEET NUMBER	S011		01



EXISTING TIMBER BEARER PACKING DETAIL

DETAIL 08
SCALE - 1:10 S010



EXISTING STEEL BEARER PACKING DETAIL

DETAIL 09
SCALE - 1:10 S010

ISSUED FOR CONSTRUCTION
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OF THE STRUCTURAL CAPACITY OF THE EX STEEL BEAMS

REV	DESCRIPTION	DATE	INT	APP
01	ISSUED FOR CONSTRUCTION	17.11.2021	PC	DK
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CLIENT: CAPITOL
PROJECT TITLE: WESLEY PLACE - SCHOOL HOUSE - CHANGE OF USE
SITE ADDRESS: 130 LONSDALE STREET, MELBOURNE, VIC 3000
DRAWING TITLE: DETAILS AND SECTIONS 2

DESIGNED	PC	DRAWN	PC
CHECKED	DK	NO. OF SHEETS	
SCALE	1:10 @ A1	DATE STARTED	28.05.2021
JOB NUMBER	EE21084	REV.	
SHEET NUMBER	S012		01