



MANLY COUNCIL

2009/2010

Development Application Fees Calculator

D/A No. **19A Castle Creek**
Date Paid: **17.8.09**
Rec. No. **629405**

Ensure that the Value of the Development entered into any of the boxes below is the same for each fee type

Place X
in
box if
fee to
be paid

Fee
Code

Is the Development Application for a dwelling-house with an estimated construction cost of \$100,000 or less? (Mark X)

Yes

False

Fee

41

Development Application Fee

[Enter Total Value of Development] -

\$ 336,364.00

0.064%

\$ 0.00

117

PlanFirst Fee [for Planning NSW]

Applies to DA's with Value > \$50,000.

\$ 336,364.00

\$ FALSE

Total Development Application Fee

\$ 0.00

43

Notification Fee

\$ -

\$ 0.00

43

Fee for Development that Requires Advertising

\$

41

Fee for Other Types of Development

\$

44

Construction Certificate

[Enter Total Value of Development] -

\$ -

\$ 0.00

48

Inspection Fees

[Enter No & Type of Inspections] -

First Inspection -

Subsequent Inspections -

\$ 0.00

42

Long Service Levy [Long Service Payments Corporation]

Levy applies to Building Construction work costing \$25,000 or more (0.35% from 1/01/2006).

\$ -

\$ 0.00

50

Builders Damage deposit

[Enter Total Value of Development] (Additional Fee may apply for Development > \$1,000,000)-

\$ 336,364.00

\$ 7,500.00

x

49

S96 Modification of Consent

Fee for application under S96(1), (1A) (2)(i) or (ii) -

Fee for application under S96(2)(iii) as per Scale:

[Enter Total Value of Development] -

\$ -

\$ 0.00

47

Complying Development Application

[Enter Total Value of Development Above] -

\$ -

\$ 0.00

118

S82 Review

Fee for application under S82(1) or (2) -

Fee for application under S82(3) as per Scale:

[Enter Total Value of Development Above] -

\$ -

\$ 0.00

41

Additional Administration Fee for Integrated Development

\$

Other Fees

[Description:]

\$

\$

\$ 7,500.00

TOTAL FEES



CONSTRUCTION CERTIFICATE # 2009/99

Approved 14/08/09

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

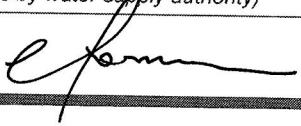
Date Application Received	05/08/09				
Council	Manly				
Development Consent No.	91/09	Date Approved	20/07/09		
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board				
APPLICANT DETAILS					
Name	Mr & Mrs N Chamberlain	Ph No.	9907 9787		
Address	PO Box 599, Mona Vale NSW 1660				
OWNER DETAILS					
Name	Mr & Mrs N Chamberlain				
Address	19A Castle Circuit, Seaforth				
DEVELOPMENT DETAILS					
Subject Land	19A Castle Circuit, Seaforth	Lot No.	36	DP	1066986
Description of Development	Alterations and additions to an existing dwelling including 1 st floor addition and deck				
Class of Building	1a, 10a	Value of Work	\$370,000.00		
BUILDER DETAILS					
Name	J A Westaway & Son Pty Ltd				
Address	PO Box 599, Mona Vale NSW 1660				
Contact Number	9997-3122	License No.	121626C		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	JA Westaway & Son				
Drawing Numbers	1-2	Dated	March 09		
Engineer Details Prepared By	T J Taylor Consultants Pty Limited				
Drawing Numbers	14809-01, 14809-02 & 14809-3	Dated	08/08/09		
CERTIFICATION					
I, Craig Formosa, as the certifying authority am satisfied that;					
(a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and					
(b) Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.					
Signed:		Date: 14/08/09			

\$30.00
R/N 629403
16/8/09



NOTICE OF COMMENCEMENT OF BUILDING WORK & APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Issued under the Environmental Planning & Assessment Act, 1979 - Sections 81A(2)(b)(ii) or (c), or (4)(b)(ii) or (c), 86(1) & (2)

CONSTRUCTION CERTIFICATE				
Certificate No.	2009/99			
Date of Issue	14/08/09	Commencement Date	17/08/09	
APPLICANT DETAILS				
Name	Mr & Mrs N Chamberlain	Ph No.	9907 9787	
Address	PO Box 599, Mona Vale NSW 1660			
DEVELOPMENT DETAILS				
Subject Land	19A Castle Circuit, Seaforth	Lot No.	36	DP 1066986
Description of Development	Alterations and additions to an existing dwelling including 1 st floor addition and deck	DA Consent No.	91/09	
Issued By	Manly Council	Determination Date	20/07/09	
Class of Building	1a, 10a	Value of Work	\$370,000.00	
BUILDER DETAILS				
Name	JA Westaway & Son			
Address	PO Box 599, Mona Vale NSW 1660			
Contact Number	9997-3122	License No.	121626C	
PRINCIPAL CERTIFYING AUTHORITY				
Certifying Authority	Craig Formosa	ABN	76 134 030 710	
Accredited Certifier	Craig Formosa	Accreditation No.	BPP0124	
Address	PO Box 1824, Dee Why NSW 2099	Contact Number	0432 097 545	
MANDATORY CRITICAL STAGE INSPECTIONS: Class 1 & 10 Buildings				
Prior to issue of construction certificate	11/08/09			
Piers – prior to pour	NO			
Footings/slab – prior to pouring of reinforced concrete	YES			
Timber frame 1 st floor frame – prior to lining	YES			
Timber frame wall & roof – prior to lining	YES			
Waterproofing – wet areas	YES			
Stormwater pipes – prior to backfilling	YES			
Pool steel – prior to pouring of reinforced concrete	NO			
Pool fence – prior to water in the pool	NO			
Final inspection – issue of Occupation Certificate	YES			
PCA to state any additional inspections:				
COMPLIANCE WITH DEVELOPMENT CONSENT/COMPLYING DEVELOPMENT CERTIFICATE				
Have all conditions required to be satisfied prior to commencement of work, been met? (Conditions may include payment of security, S94 contributions, endorsement of building work plans by water supply authority)		YES	☒	
		NO	☐	
Signed			Date	14/08/09



The proposal shall fully comply with the Bushfire conditions of development consent and Australian Standard 3959- Construction of buildings in bushfire-prone areas for the relevant requirements for **Level 2 Construction – High Bushfire Attack** as follows:

LEVEL 2 CONSTRUCTION – HIGH BUSHFIRE ATTACK

Flooring Systems (Clause 3.3.2)

The requirements for a floor shall be one, or a combination, of the following:

- (a) A concrete slab on-the-ground.
- (b) A suspended floor, which may be one, or a combination of the following, supported by posts, columns, stumps, piers or poles complying with **Clause 3.4** or walls complying with **Clause 3.5**.
 - (i) A concrete floor.
 - (ii) A framed floor where the underside of any one bearer at any point is greater than 600mm above the finished ground level.
- (c) A suspended timber floor, framed with timber or metal, where the underside of any one bearer, at any point, is not greater than 600mm above the finished ground level and which has –
 - (i) the subfloor space unenclosed and any timber flooring, bearers and joists of fire-retardant-treated timber; or
 - (ii) the subfloor space fully enclosed, either by a wall that complies with **Clause 3.5.1(a)**, or by the use of non-combustible sheet material which extends for at least 400mm above the finished ground level.

Where non-combustible fibre-reinforced cement sheets are used to enclose the subfloor space, the material shall have a minimum thickness of 6mm and all joints shall be covered or sealed. The non-combustible sheet material shall meet the bottom of the cladding material to ensure there are no gaps on the exterior face of the building.

C3.3.1 The following comments refer to the specific items noted and apply to the need to prevent the entry of burning debris to the subfloor space:

- (a) **Subfloor space:** It is generally agreed that there is a need to completely enclose subfloor spaces close to the ground as they are prone to attack from burning debris. The chosen cut-off distance of 600mm from the finished ground level to the underside of the lowest structural member is intended to represent the height below which access to extinguish burning debris would be difficult. In such cases of reduced accessibility, the 400mm high barrier is intended to prevent the entry of burning debris to the subfloor space.
- (b) **Sheeting of the underside of suspended floors:** There are a number of opinions concerning the ignition risk presented by exposed subfloors. One opinion is that bearers and joists pose few problems because they are large in section. Another opinion is that the underside of suspended floors should be clad with non-combustible cement sheet or equivalent material on the underside of the floor joists or on top of the joists and under the floorboards, to prevent wind-borne burning debris from contacting the floors. Although sheeting the underside can cause ventilation difficulties, it could help protect the floor in cases where items stored in the underfloor space are ignited. Such housekeeping measures were considered, however, to be outside the scope of this Standard and in view of the potential difficulties and additional cost involved, sheeting requirements are not included for Level 1 construction.

NOTE: The protection of subfloor openings against the entry of burning debris by way of introducing non-combustible material, such as fibre-reinforced cement sheeting to effectively enclose the subfloor space, may conflict with the requirements for termite protection and should therefore, take into consideration the provisions of AS 3660.1.

Supporting Posts, Columns, Stumps, Piers and Poles (Clause 3.4.2)

The requirements for supporting posts, columns, stumps, piers and poles shall be one, or a combination, of the following:

- (a) Non-combustible.
- (b) Fire-retardant-treated timber for a minimum of 400mm above the finished ground level.
- (c) Timber mounted on galvanized metal shoes with a clearance of not less than 75mm above the adjacent finished ground level or paving level.

The above do not apply where the subfloor space is totally enclosed as described in **Clause 3.3.1(c)(ii)**.

External Walls (Clause 3.5.2)

The requirements for external walls shall be as follows:

- (a) External walls shall be one, or a combination, of the following:

- 
- (i) A wall having an external leaf of masonry, concrete, pise, rammed earth or stabilised earth.
 - (ii) A framed wall that incorporates either –
 - (A) breather-type sarking complying with AS/NZS 4200.1 and with a flammability index of not more than 5 (see AS 1530.2) installed immediately behind the external cladding; or
 - (B) an insulation material conforming to the appropriate Australian Standard for that material.
 - (iii) A wall of timber logs that have the butting faces of adjacent logs, gauge-planed, and the space between the logs sealed in a manner that prevents the entry of burning debris and which allows for building movement.

C3.5.1(a)(iii) *There is little field evidence on the performance of timber log construction under attack from burning debris. The requirements for gauge-planing and sealing are considered necessary to prevent the passage of burning debris to the interior of the building.*

- (b) Where the external leaf or cladding is timber, it shall be of fire retardant treated timber.

Note: PVC is not permitted.

Windows (Clause 3.6.2)

All openable windows, including louvres shall be screened with corrosion-resistant steel or bronze mesh with a maximum aperture size of 1.8mm in such a way that the entire opening remains screened when the window is open.

C3.6.1 *A maximum aperture size of 1.8mm was selected for mesh to be used as screening in order to facilitate the use of the screen as an insect-screen.*

Note: Aluminium mesh shall not be used.

In addition to the above, the following applies:

- (a) *Where timber is used, it shall be fire-retardant-treated timber except where protected by non-combustible shutters.*
- (b) Where leadlight windows are used, they shall be protected by shutters constructed of a non-combustible material or of toughened glass.

External Doors (Clause 3.7.2)

External doors shall be fitted with –

- (a) weather strips or draught excluders to prevent the penetration or build-up of burning debris beneath the door; and
- (b) tight fitting door screens fitted with corrosion-resistant steel or bronze mesh with a maximum aperture size of 1.8mm.

C3.7.1 *A maximum aperture size of 1.8mm was selected for mesh to be used as screening in order to facilitate the use of the screen as an insect-screen.*

Note: Aluminium mesh shall not be used.

If leadlight glazing panels are incorporated in the doors, they shall be protected by shutters constructed of a non-combustible material or of toughened glass.

Vents and Weepholes (Clause 3.8.2)

Vents and weepholes shall be protected with spark guards made from corrosion-resistant-steel or bronze mesh with a maximum aperture size of 1.8mm.

Note: Aluminium mesh shall not be used.

Roofs (Clause 3.9.2)

General (C3.9.1.2)

The following general requirements shall apply to all types of roofing systems:

- (a) Timber shakes or shingles shall not be used for the roof covering.
- (b) The roof/wall junction shall be sealed either by the use of fascia and eaves linings, or by sealing the gaps between the rafters with a suitable non-combustible material.
- (c) Sarking shall have a flammability index of not more than 5 (see AS 1530.2).

Tiled roofs (C3.9.1.2)

Tiled roofs shall be fully sarked. The sarking shall be located directly below the tiling battens and shall cover the entire roof area including the ridge.



C3.9.1.1 and C3.9.1.2 Where roofing systems are fully sarked, effectively restricting or excluding airflow, it may be necessary to provide ventilation to prevent moisture (condensation) from occurring in the roof space. If roof vents need to be provided to address moisture, they need to be sealed, to protect against the entry of sparks and embers, with corrosion-resistant steel or bronze mesh having a maximum aperture of 1.8mm.

Sheeted roofs (C3.9.1.3)

The requirements for sheeted roofs are as follows:

- (a) Only metal or fibre-cement sheet shall be used.
- (b) All gaps under the corrugations or ribs of the roofing material where it meets the fascia or wall line shall be sealed or protected –
 - (i) by fully sarking the roof; or
 - (ii) by providing corrosion-resistant steel or bronze mesh, with a maximum aperture size of 1.8mm, profiled metal sheet, neoprene seal, compressed mineral wool or similar material.

Notes:

1. *The method of protection in Item (b) (ii) can only be achieved on a roof without valleys and having the deck fixed directly to, but not structurally supported by, the fascia.*
2. It is generally recognised that where compressed mineral wool is used for sealing against bushfire attack or for other purposes, adequate ventilation should be provided to stop condensation on the mineral fibre causing corrosion in the roof sheeting or supporting structure.

- (c) Rib caps and ridge capping shall be sealed in accordance with **Clause 3.9.1.3(b)**, or preformed rib caps or ridge capping shall be used.

Note: All roof sheeting shall be non-combustible and sarked.

Rooflights (C3.9.1.4)

The requirements for rooflights are as follows:

- (a) All penetrations of the roof space for the installation of rooflights and associated shafts shall be sealed with a non-combustible sleeve or lining.

Note: Thermoplastic material or toughened glass shall not be used as the glazing for rooflights.

Rooflight glazing shall be of wired glass.

AS 1288 and AS 4285 sets out specific requirements for glazing and skylights.

- (b) *Vented rooflights shall be provided with corrosion-resistant steel or bronze mesh having a maximum aperture size of 1.8mm.*

Roof ventilators (C3.9.1.5)

All components of roof ventilators, including the rotary type shall be constructed of non-combustible material and shall be sealed against the entry of sparks and embers with corrosion-resistant steel or bronze mesh having a maximum aperture size of 1.8mm.

Roof-mounted evaporative cooling units (C3.9.1.6)

Roof-mounted evaporative cooling units shall only be used if the openings to the cooling unit are encased in corrosion-resistant steel or bronze mesh with a maximum aperture size of 1.8mm.

Note: The evaporative cooler shall be manufactured from a non-combustible material.

C3.9.2 Assemblies such as awnings, pergolas, blinds, coverings and shades, designed to provide shelter to persons, or protect the building from the effects of sun or rain, are not covered by this Standard. The awnings, or similar assemblies, may be located in front of a window or door or over a balcony or deck and may be constructed from metal or a combustible material such as canvas or a thermoplastic material. These assemblies may be fixed or retractable. Awnings and similar assemblies, in many cases, may be added to the building after construction is completed.

Building designers and building owner should be aware that potential dangers may be present where the awning or similar assembly is made from a combustible material.

Eaves (Clause 3.10.2)

All eaves shall be enclosed, and the fascia or the gaps between the rafters shall be sealed.

Note: All timber eaves lining and joining strips shall be of fire-retardant-treated timber.

Fascias (Clause 3.11.2)



All materials used for fascia shall be either non-combustible or of fire-retardant-treated timber.

Gutters and Downpipes (Clause 3.12.2)

Any materials or devices used to stop leaves collecting in the gutters shall have a flammability index of not greater than 5 when tested in accordance with AS 1530.2.

Verandahs and Decks (Clause 3.13.2)

Verandahs, decks, and the like, forming part of a building shall comply with one, or a combination, of the following:

(a) Slab

A reinforced concrete suspended slab floor, supported by posts or columns complying with **Clause 3.4** or walls complying with **Clause 3.5**, or a slab-on-the-ground floor complying with **Clause 3.3**.

(b) Sheeted or tongued and grooved solid flooring

The requirements for flooring are as follows:

- (i) Compliance with the flooring requirements shall be in accordance with **Clause 3.3**.
- (ii) Where the clearance between the finished ground level and the underside of the fill or is not greater than 400mm above finished ground level, all joints in the flooring shall be covered (above the floor level) or shall be sealed.

(c) Spaced decking

The requirements for spaced decking are as follows:

- (i) The decking timbers shall be fixed with a clearance of not less than 5mm between adjacent timbers.
- (ii) The external perimeter beneath the decking shall not be enclosed nor shall access to the space beneath the decking be impeded.

NOTE: This requirement is designed to ensure that access to extinguish fires and remove burning material is maintained.
- (iii) Any supports for the decking shall be treated as set out in **Clause 3.4**.
- (iv) Decking timbers shall not be allowed to connect with the remainder of the building unless measures are used to prevent the spread of fire into the building;
- (v) Fire-retardant-treated timber shall be used for the decking material.

C3.13.1 *The dangers represented by timber decks is significantly different to other parts of the building such as roofs due to the timber species, method of fixing, elevation and conditions of exposure. For these reasons, timber decking is not excluded.*

The required spacing, for spaced decking, of at least 5mm between deck timbers is nominal and was selected to allow water to be sprayed up from underneath the deck and reach both the deck surface and adjacent walls. This is facilitated by the external perimeter ground/floor gap not being sealed.

These requirements apply to low level verandas and decks even though access for firefighting purposes may be more restricted.

Service Pipes (Water and Gas) (Clause 3.14.2)

All exposed piping, for water and gas supplies shall be metal. Pipes of other materials shall be buried to a depth of at least 300mm below the finished ground level.

Levy Online Payment Receipt



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	J.A. WESTAWAY & SON PTY LTD
Levy Application Reference:	5000902
Application Type:	DA
Application No.:	91/09
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	19A CASTLE CIRCUIT
	SEAFORTH
	NSW
	2092
Value Of Work:	370000
Levy Due:	1295
Levy Payment:	1295
Online Payment Ref.:	571997724
Payment Date:	4/08/2009 2:56:24 PM

THIS PLAN / DOCUMENT
FORMS PART OF FORM
BUILDING CERTIFIERS
CONSTRUCTION CERT.



T J TAYLOR CONSULTANTS PTY LIMITED

ABN 98 002 360 054

Consulting Civil and Structural Engineers

'Seascope', Suite 7, 22-26 Fisher Road, Dee Why, NSW 2099
Telephone: 9982 7092 Fax: 9982 5898 Email: taylor_consultants@tpg.com.au



10 August 2009
Our Ref: BT:dp 14809

General Manager
Warringah Council
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir,

Re: First Floor Addition – 32 Wakehurst Parkway, Seaforth

This is to certify that an inspection has been carried out 6 August 2009 at the above property in relation to the proposed first floor addition as shown on the J A Westaway & Son building plan No. 103 09 Sheets 1 and 2 and advise that nothing was observed during the course of the inspection to suggest that the existing building is not generally adequate to support the additional live and dead loads imposed by the addition.

Strengthening beams and additional internal piers under concentrated loads have been designed in accordance with relevant SAA codes and these members are shown on the attached plan No. 14809 sheets 1 and 2.

Following construction some settlement may be experienced under the additional loads and this may result in the formation of minor cracks in the building but providing foundation material is consistent under the existing footings it is anticipated that this movement would be minimal and not affect the structural integrity of the building.

Yours faithfully,
T J TAYLOR CONSULTANTS PTY LTD

D J SQUIRE
BE (Civil) MIEAust

C09/14809C01

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BUILDING CERTIFIERS
CONSTRUCTION CERT.



Savill Hicks Corp
INSURANCE BROKERS

Savill Hicks Corp. Pty Ltd
ABN 96 0091 392 125 AFS Licence 240867
Level 8, 33 Argyle Street, Parramatta NSW 2124
Phone: (02) 9806 2000 FAX: (02) 9806 2099

A contract of insurance complying with sections 92 and 96 and 96A of the *Home Building Act 1989* has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438)

In the amount of: **\$370,000.00**

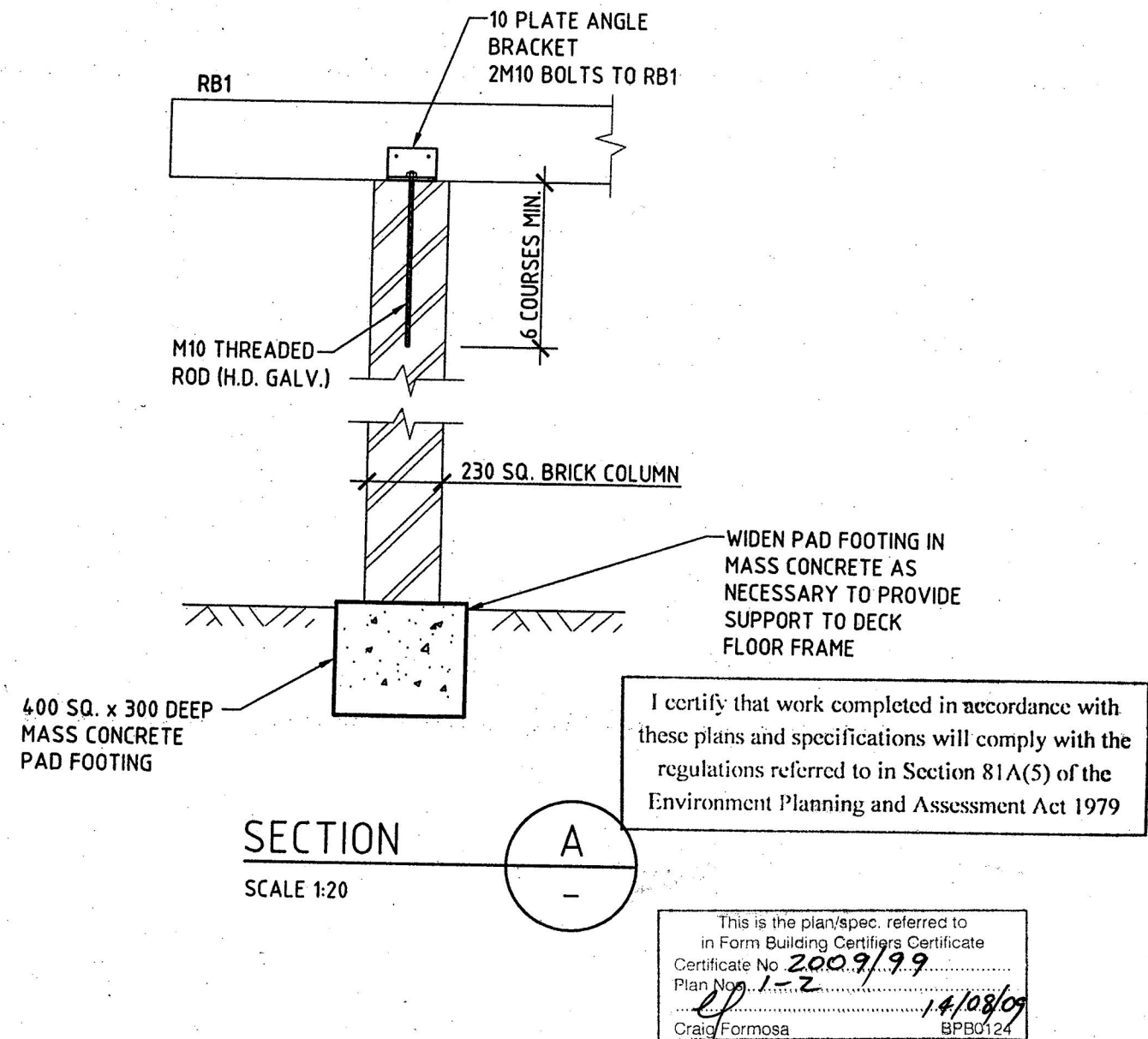
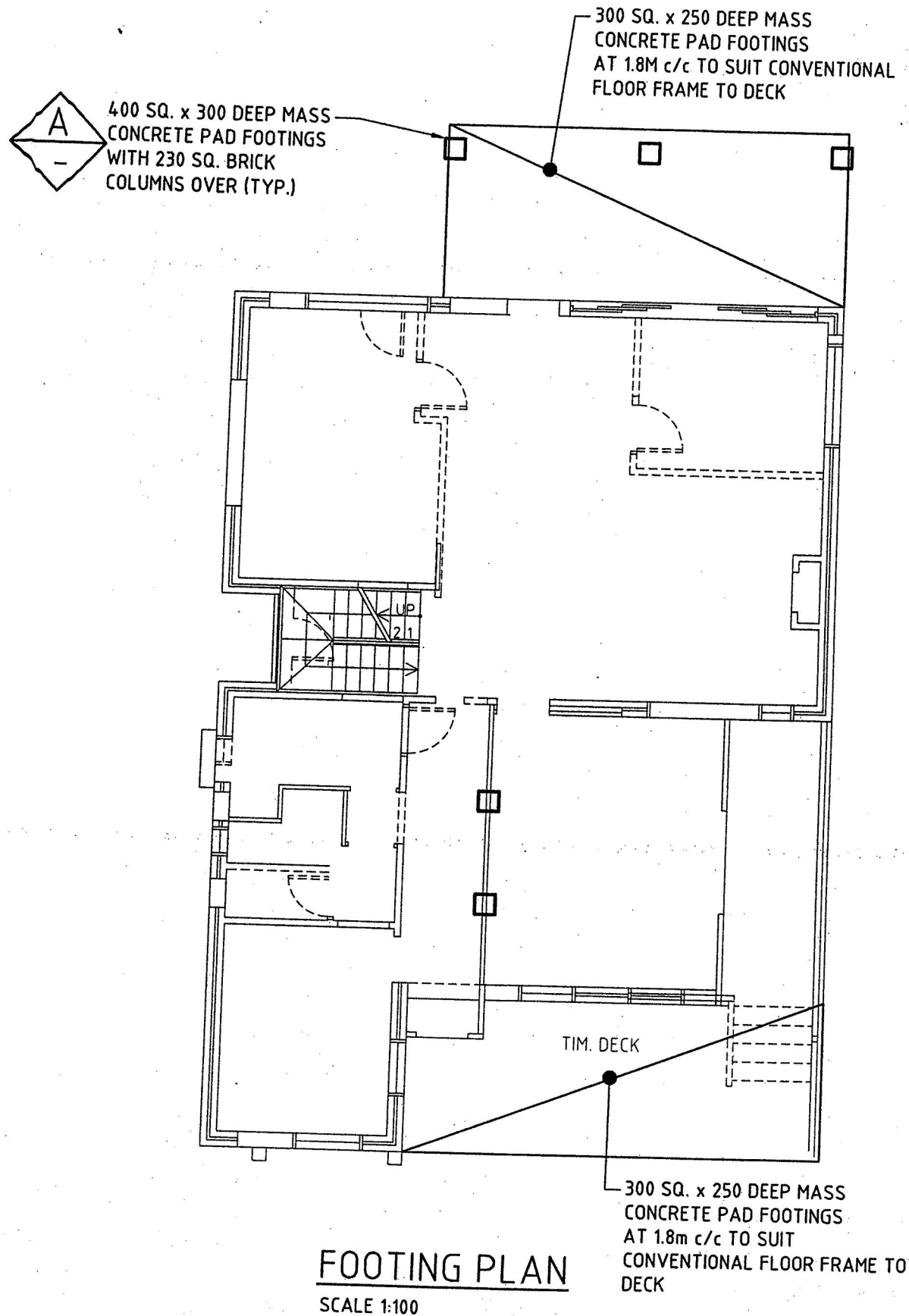
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Issued on the 4th day of August, 2009.



NOTICE: To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.

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CONSTRUCTION CERT.



ABBREVIATIONS

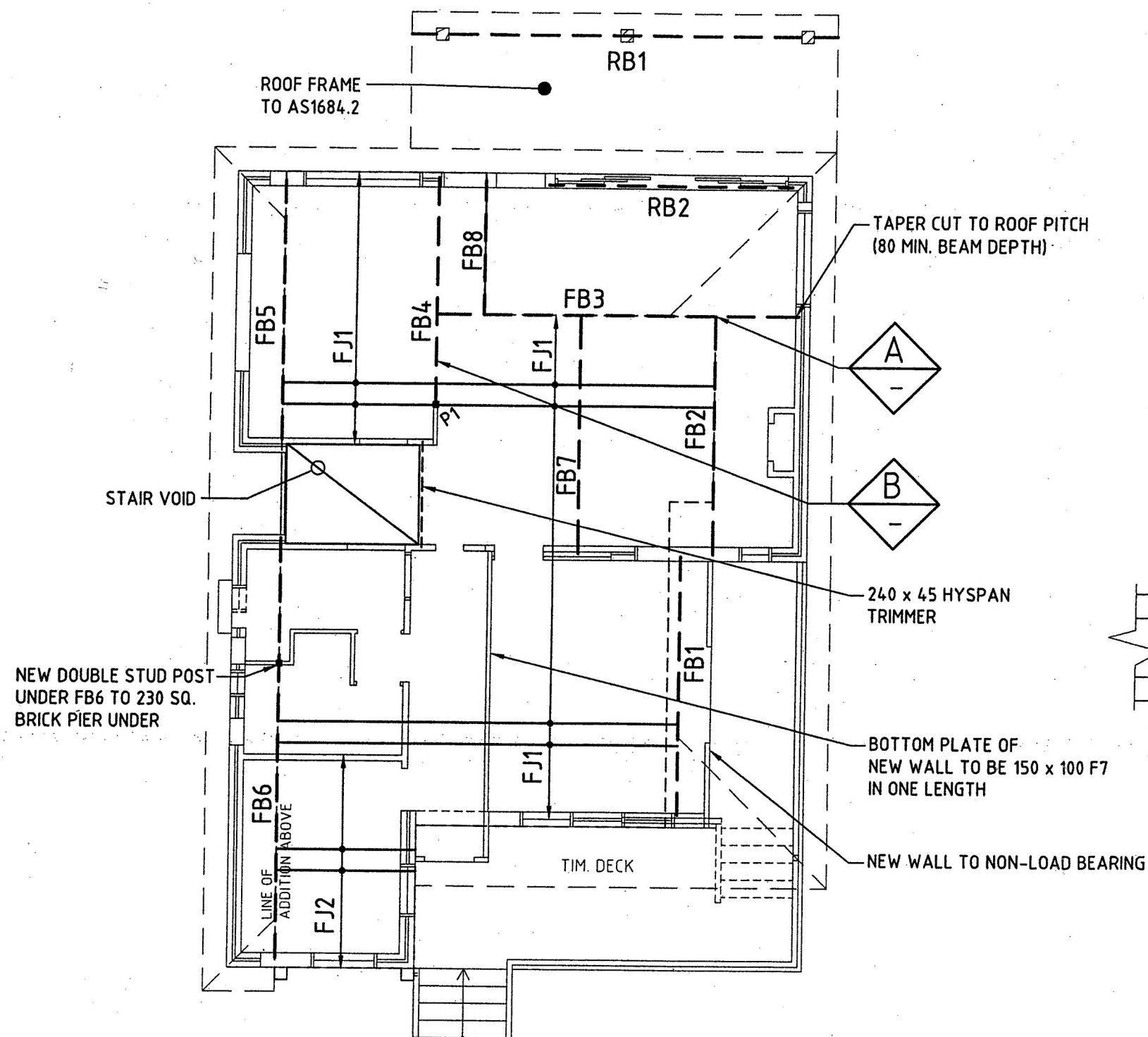
T -	TOP
GALV. -	GALVANISED
MIN -	MINIMUM
c/c -	CENTRE TO CENTRE
SQ -	SQUARE
TYP -	TYPICAL

T. J. TAYLOR CONSULTANTS PTY LIMITED
Consulting Civil and Structural Engineers
A.C.N. 002 360 054

22 Fisher Road, Dee Why, NSW 2099 Telephone: 9982 7092 Fax: 9982 5898

STRUCTURAL DETAILS - ADDITIONS & ALTERATIONS
32 WAKEHURST PARKWAY, SEAFORTH
FOR: J A WESTAWAY & SON

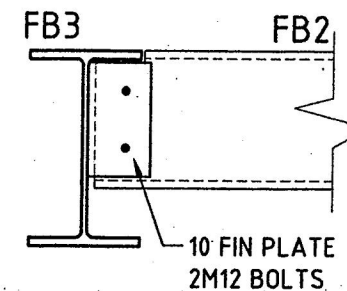
DRAWN	CHECKED	SCALE	DRAWING No.
S BOND	<i>[Signature]</i>	1:100	14809-1
AUGUST 2009	8/8/09	1:20	



GROUND FLOOR PLAN

SCALE 1:100

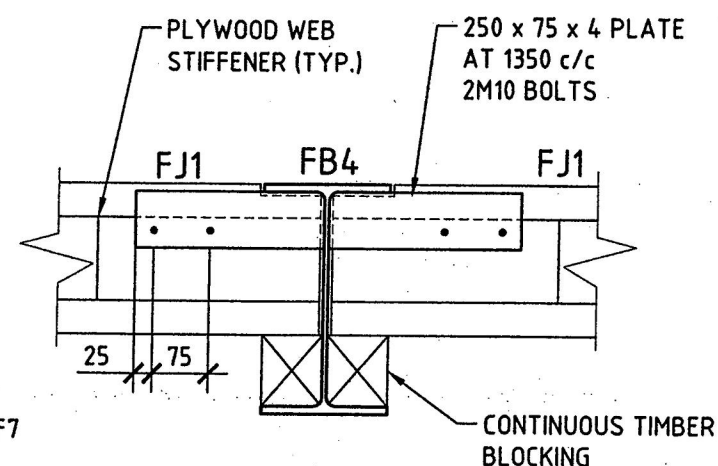
SHOWING BEAMS & JOISTS



DETAIL A

SCALE 1:10

CONNECTION FB3 TO FB4 SIMILAR



DETAIL B

SCALE 1:10

FB1, FB2 & FB5 SIMILAR

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MEMBER SCHEDULE

FLOOR JOISTS

FJ1.....HJ 240 45 HYJOIST AT 450 c/c
FJ2.....HJ 200 45 AT 450 c/c

FLOOR BEAMS

FB1, FB2, FB5.....180 PFC WITH CLEATS AT 1350 c/c
FOR FULL LATERAL RESTRAINT.
FB3.....250 UB 37
FB4.....200 UB 25 WITH CLEATS AT 1350 c/c
FOR FULL LATERAL RESTRAINT.
FB6.....300 x 45 HYSpan IN 1 LENGTH
OR.....150 PFC.
FB7.....180 PFC.
FB8.....240 x 63 HYSpan.

ROOF BEAMS

RB1.....2/200 x 45 HYSpan
RB2.....200 UB 22 + 200 x 10 PLATE LINTEL
(H.D. GALV.)

POSTS

P1.....75 x 75 x 4 SHS
OR.....90 SQ. F27 HARDWOOD

NOTES:

- DESIGN GUST WIND SPEED = 33m/s
- ALL STEEL BEAMS IN CONTACT WITH EXTERNAL BRICKWORK TO BE SEPARATED FROM BRICKWORK WITH ALCORE OR BEAMS TO BE HOT-DIP GALVANISED. SIMILARLY TIMBER BEAMS IN CONTACT WITH EXTERNAL BRICKWORK TO BE SEPARATED WITH ALCORE OR BEAMS TO BE PRESERVATIVE TREATED.
- ALL EXPOSED TIMBER MEMBERS TO BE PRESERVATIVE TREATED TO H3 LEVEL OR HARDWOOD, DURABILITY GRADE 2 OR BETTER.
- PROVIDE 100 END BEARING TO ALL BEAMS SUPPORTED ON BRICKWORK UNLESS OTHERWISE NOTED.
- PROVIDE WALL BRACING, ROOF BRACING AND TIE-DOWN IN ACCORDANCE WITH AS1684.2-2006 RESIDENTIAL TIMBER FRAME CONSTRUCTION.
- PROVIDE POST 90 Sq F7 OR SOLID BLOCK OVER 2 STUDS MIN. ALL FLOOR AND ROOF BEAMS U.O.N.
- PROVIDE 100 x 75 F7 PACKER OVER ALL EXISTING WALLS SUPPORTING FLOOR JOISTS.

ABBREVIATIONS

T - TOP
GALV. - GALVANISED
MIN - MINIMUM
c/c - CENTRE TO CENTRE
SQ - SQUARE
TYP - TYPICAL

T. J. TAYLOR CONSULTANTS PTY LIMITED

Consulting Civil and Structural Engineers
A.C.N. 002 360 034

22 Fisher Road, Dee Why, NSW 2099 Telephone: 9982 7092 Fax: 9982 5898

STRUCTURAL DETAILS - ADDITIONS & ALTERATIONS

32 WAKEHURST PARKWAY, SEAFORTH

FOR: J A WESTAWAY & SON

DRAWN	CHECKED	SCALE	DRAWING No.
S BOND	<i>[Signature]</i>	1:100	14809-2
AUGUST 2009	8/8/09	1:10	