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4th April 2019

CAPE COD AUSTRALIA PTY LTD
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**Proposed Alterations & Additions at
29 PEACOCK PARADE, FRENCHS FOREST NSW 2086
For Ms C Watman**

This is to confirm that an inspection was made by us of E2 Civil And Structural Design Pty Ltd at the above address to assess the adequacy of the existing structure for the proposed additions.

The original residence is of single storey masonry veneer construction with a masonry and engaged pier garage. The floor framing of the residence is of conventional timber construction and the garage is an infill slab. The roof is tiled and the residence is believed to have its masonry walls supported on strip footings bearing on rock or firm natural ground.

We are satisfied that the existing building is structurally adequate to support the additional and reconfigured loading of a properly constructed partial brick veneer upper storey addition subject to the specifications below:

- Future plans certified by the structural engineer.
- We reserve the right to specify stiffening or rectification if defective elements of the original construction are revealed during construction.
- Some minor cracking may occur as the building adjusts to the new loads but this will not adversely affect the overall structural adequacy subject to proper ongoing maintenance of the building and of the site in accordance with AS2870.
- Internal studs clusters/columns shall bear directly onto a new (or existing) brick pier with a suitable footing. New footings shall be taken to rock or a firm ground to engineers approval.
- First floor packers/spreaders shall be designed to transfer upper storey loads to the external walls and to stud clusters in internal walls
- Provide a 10mm straight vertical joint in the new brickwork directly above any existing articulation joints in the existing construction.
- This certificate does not include structural adequacy in respect of any concealed defects due to dry rot or termite damage in the existing timber roof framing.
- The existing brick bearer piers shall be inspected by the builder for signs of distress and replaced if necessary.
- Do not plant trees in close proximity to the external walls of the residence.



Site Soil Classification

The site has been assessed as class “M” (moderately reactive site) in accordance with AS2870 as follows:

- Footings for the addition shall bear directly off firm uniform natural ground and shall be designed in accordance with AS2870 in respect of class “M” soil conditions.
- Provide a straight vertical joint where new and existing masonry abut. Seal the joint using mastic or equivalent sealant.

Site Wind Classification

The site has been assessed for its wind classification in accordance with AS4055. The following factors can be generalised about the site:

- Region A
- Terrain Category 2.5
- Topographic zone 2
- The site is partially shielded.

The site can be said to have a **W33** or **N2** classification (AS4055 - 2006).

I certify that I am a fully qualified and practicing structural engineer in accordance with the requirements of the Building Code of Australia and The Institution of Engineers, Australia. Please do not hesitate to contact me if you require any further information.

Yours faithfully,

Cameron Amri

BE(Civil) MIEAust Member No: 2514507 CPEng NPER RPEQ
SENIOR DESIGN ENGINEER