



Structural Engineers
Domestic Commercial
Facade Forensic Events

ALTERATIONS AND ADDITIONS
AT
133A SEAFORTH CRESCENT,
SEAFORTH
FOR
MR & MRS BLAIR & MICHELLE BEATON

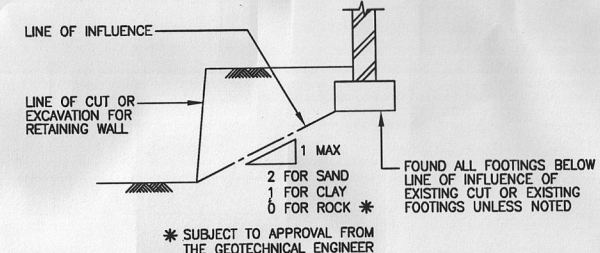
CONSTRUCTION NOTES

GENERAL

- GENERAL**
61. These drawings in conjunction with all architectural and other working drawings, specifications and with such other written instructions as may be issued during the course of the contract.
62. The Builder must ensure that the drawings are in accordance with the requirements of the current editions of the BCA, the Australian Standards and the By-Laws and Ordinances of the relevant Building Authority.
63. Refer any conflict between these notes, the specifications, the drawings or any other documents to the seconded or sole authorised representative of Portridge Partners Pty Ltd for decision prior to proceeding with the work.
64. Do not obtain dimensions by scaling the drawings. For setting out dimensions and levels refer to the measurements on the drawings.
65. The Builder is responsible for the provision of all shoring to maintain the stability and integrity of the structure during construction.
66. Provide details for review by the Engineer, of any necessary temporary works, including shoring, prior to commencing construction.
67. The structure is to be constructed in such a manner as to maintain the structure in a stable condition and to ensure no part is overstressed.
68. The design and drawings are the property of Portridge Partners Pty Ltd and shall remain wholly in part without the written permission of Portridge Partners Pty Ltd.
69. Fire-Resistant Levels (FRLs) required for the various structural elements shall be confirmed by the Engineer.

FOUNDATIONS

- FOUNDATIONS**
- F1. The maximum safe bearing capacity of foundation material shall be:
- | | | |
|-----------------|----------|-------------------|
| Pod footings: | 200 kPa. | in NATURAL GROUND |
| Strip footings: | 200 kPa. | in NATURAL GROUND |
| RAFT slabs | 200 kPa. | in NATURAL GROUND |
| Piers | 200 kPa. | in NATURAL GROUND |
- F2. Foundation material shall be approved by the Geotechnical Engineer and the placing contractor.
- F3. The bases of footing excavations shall be finished clean and horizontal.
- F4. Foundation level shall be as shown on drawings.
- F5. Excavated footing excavation near boundaries, other structures or services shall be approved by the Engineer.
- F6. Subgrade shall be compacted to minimum compacted to 98% Standard Dry density determined by testing to AS 1289.5.1.1 u.n.o.
- F7. Locate all new footings relative to line of cut/excavation and record on drawings and rationalise.



LOADINGS

- L1. Importance Levels of Building: 2
- L2. Superimposed floor live loads are generally in accordance with AS/NZS1170.1 and specifically: 1.5 kPa, GENERALLY 2.0 kPa, BALCONIES 2.0 kPa, STAIRS
- L3. Wind loads have been determined in accordance with AS4569 Wind Region: A Topographic Class: T2 Wind Classification: M3 Terrain Class: 2.5 Shielding: PS
- L4. The relevant provisions of AS1170.4 have been applied for the following Earthquake Design: Probability factor k_p : 1 Hazard Factor Z: 0.08 Site Sub-Soil Class: Earthquake Design Category: M/A

REINFORCED CONCRETE

- C1. Provide all workmanship and materials in accordance with AS3600, the SAA standards cited in AS3600, the drawings and the specification.
- C2. Provide concrete composition and minimum clear concrete cover to reinforcement as follows:—

Element	AS3600 f _c MPa	Cover mm
FOOTINGS	25	50
RAFT RIBS, BOTTOM AND SIDES	32	50
INTERNAL SLAB ON GROUND	32	20 TOP 30 BOTTOM
INTERNAL SUSPENDED SLAB	32	20
EXTERNAL SLAB ON GROUND	32	40
EXTERNAL SUSPENDED SLAB	32	40
REFER TO MASONRY NOTE M11 FOR CORE FILLING OF CONCRETE BLOCK WALLS		

3. Support all reinforcement at 1m maximum centres both ways on mild steel plastic tipped chairs, plastic chairs or concrete chairs. Use only plastic chairs for externally exposed soffits.
4. Place all concrete at 150mm maximum centres and 150mm maximum aggregate with no admixtures, unless approved by the Engineer.
5. Concrete cover is not to be less than that of applied finishes. Bar depths are written first and include slab thickness.
6. Properly form construction joints and use only where shown or approved by the Engineer.
7. Make no holes or changes in concrete members without the approval of the Engineer.
8. Reinforcement is represented diagrammatically and is not necessarily shown in true proportion.
9. Where applied reinforcement only in positions approved by the Engineer.
10. Provide the minimum clear spacing between conduits, cables, pipes and bars as required by AS3600 but not less than three bar diameters. Do not place reinforcement in slots above or below bars.
11. S denotes hot rolled deformed bars Grade 230S.
12. R denotes hot rolled plain round bars Grade 230R.
13. RL denotes hot rolled plain round bars Grade 230R.
14. SL, RL (size)TM denotes hard drawn wire fabric Grade 500.
15. Allow the Engineer a minimum of 24 hours before the concrete has been completed. Allow 2 hours after the completion of the reinforcement for the Engineer's inspection. Do not order concrete until reinforcement has been approved by the Engineer.
16. Cure concrete in accordance with AS3600. Commence curing within two hours of casting and keep concrete moist by covering with a curing compound or an approved proprietary compound or by keeping continuously wet.
17. Tie all unsupported bars in transverse direction to N12 – 200mm spaced by using 12mm wire in accordance with AS3600.
18. Provide hooks, laps and bends in accordance with AS3600 U.N.O.
19. Provide a Chartered Professional Engineer's seal and stamp for the details.
20. Design, construct and uplift formwork in accordance with AS3610 & AS3600.
21. Pre member formwork upsurds by 1/500 of the clear span U.N.O.

STEEL WORK

31. Ensure materials, fabrication and erection are in accordance with AS4100, the AS4 Standards cited in AS4100 and the specification.
32. Submit three copies of all workshop drawings to the Architect and the Engineer to obtain their written approval prior to fabrication.
33. All bolts to be used are 8mm or 10mm diameter, 12.9 or 10.9, A307 Electrodes, all bolts as M20 4.6/S and all cleats and gussets as 10mm plate u.n.o.
34. For bolts, the following notation is used:
 - 4-M16 4.6/S/7D denotes 4 x M16 commercial grade bolts snug tight.
 - 6-M20 8.8/7D denotes 6 x M20 high strength structural bolts fully tensioned in a no slip joint.
 - 8-M24 8.8/7D denotes 8 x M24 high strength structural bolts fully tensioned in a bearing joint.
35. Leave mating surfaces of T/F connections unpainted and free of mill scale and rust.
36. Tighten bolts T/F connections in the order of aligning the part turn method or load indicating washers. Do not use calibrated torque wrenches.
37. Use a hardened water under the bolt head joint, whichever is related. The re-use of old washers is prohibited.
38. Provide all cleats and drill all holes necessary for fixing steel to steel or timber.
39. Fabricate steel beams and trusses spanning greater than 5m with upward pre camber.
40. Prepare structural steelwork to class 2 and paint with Zinc phosphate Primer to a thickness of 20-30 microns.
41. Apply the zinc phosphate all exposed external steelwork and all steelwork built into an external masonry skin, in accordance with grade HDG600 to AS/NZS2312.
42. Within 100mm from the masonry skin, in accordance with grade HDG600 to AS/NZS2312.
43. All hot galvanneal above in accordance with grade HDG800 to AS/NZS2312.
44. Provide fire protection to all steelwork as required.
51. Ensure all cold rolled steel is 350 MPa, 350 ML and 350 ML are roll-formed from steel.
52. Ensure all cold rolled steel is 350 MPa, 350 ML and 350 ML are roll-formed from steel.

ALL CHEMICAL ANCHORS FOR THREADED FIXINGS OR REINFORCEMENT, SHALL BE HILTI HIT-RE 500 ADHESIVE ANCHOR SYSTEM OR APPROVED EQUIVALENT INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL THREADED CHEMICAL ANCHORS SHALL BE HOT DIP GALVANISED UNLESS NOTED OTHERWISE:
M12 MIN. 100 EMBEDMENT, MIN. 60 EDGE DISTANCE, MIN. 70 SPACING
M16 MIN. 125 EMBEDMENT, MIN. 70 EDGE DISTANCE, MIN. 100 SPACING

SPECIFICATION FOR PAINT SYSTEMS
(ALTERNATIVE TO HOT-DIP-GALVANISING):

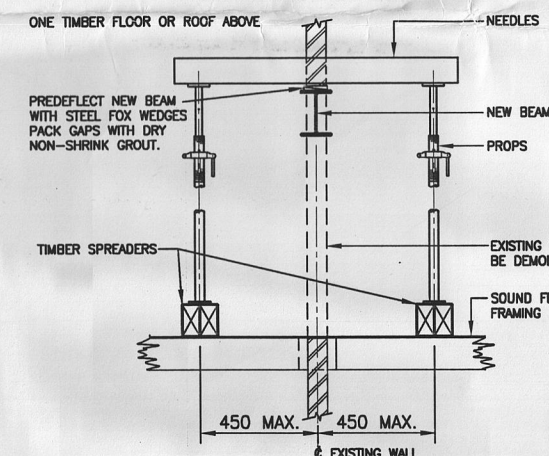
PROVIDE ALL EXTERNAL STEELWORK WITH THE FOLLOWING CORROSION PROTECTION SYSTEM AS MANUFACTURED BY INTERNATIONAL PROTECTIVE COATINGS:
PREPARATION: ABRASIVE BLAST CLEAN TO CLASS 2 1/2.
PRIMER - INTERZINC 52 AT 75 MICRONS DRY FILM THICKNESS (DFT).
INTERMEDIATE COAT - INTERUREC 420 AT 125 MICRONS DFT
FINAL COAT - INTERFINE 629 AT 75 MICRONS DFT.
OR APPROVED EQUIVALENT SYSTEM.
PROVIDE WRITTEN CERTIFICATION ISSUED BY THE STEELWORK FABRICATOR CONFIRMING THE ABOVE APPLIED PAINT SYSTEM WAS MEASURED ON SITE AND COMPLIES WITH THE ABOVE SPECIFICATION.

MASONRY

- MASONRY**
- M1. Prepare all workmanship and materials are in accordance with AS3700, the Standards cited in AS3700, the drawings and the APPL Standard Technical Specification S10-0905.
 - M2. Masonry supports concrete slabs or beams, lay the top course with frog down and covered with 2 layers of approved slip joint material.
 - M3. Walls shown slanted on plan are load bearing. Separate non-load bearing walls under slabs from load bearing 15mm slab downturns.
 - M4. Where masonry is on slab downturns, provide 15mm gap between brickwork and side of downturn.
 - M5. Do not erect masonry supported by concrete slabs or beams until all formwork and props under them have been removed.
 - M6. Provide all bricks of strength $f_{cu} = 20$ MPa units.
 - M7. Provide all hollow concrete masonry of strength $f_{cu} = 15$ MPa units.
 - M8. Provide classification M3 masonry. Note that within 100m from non-surf coast, or 1km surf coast, provide classification M4 masonry mortar.
 - M9. Cut no chases into loadbearing masonry without the approval of the Engineer.
 - M10. Provide concrete fill in masonry cavities as follows:
 - for general masonry = 8m maximum centres & 4m maximum from corners.
 - for articulated masonry = 5m maximum centres & 4m maximum from corners.
 - M11. 5mm minimum gap between masonry courses. Use a compressible filler, tied together every 4th course with an MET 3.3 masonry sliding tie or approved rock.
 - M12. Construct hollow walls to full height or maximum 3m above filling course.
 - M13. Construct masonry openings to full height or maximum 3m above filling course.
 - M14. Provide hollow F20 masonry core filling concrete with 10mm aggregate, 180 slump, 0.40.
 - M15. Construct hollow concrete retaining walls using F20 masonry unless noted.

TIMBER

11. Ensure all workmanship and materials are in accordance with AS1720 and AS1684, the SAA Standards cited in AS1720, AS1684 and the specification.
12. Provide all timber as undressed MGP10 stress grade SEASONED PINE u.s.o. (unseasoned pine is unacceptable).
13. Provide all external timber as undressed hardwood or appropriately treated timber.
14. Where the use of treated pine for durability is noted on the structural drawings, ensure it complies with the following treatments levels:
 - Interior above ground = H3
 - Exterior above ground = H4 & H5 J All in accordance with AS1684
15. Install proprietary timber connectors in accordance with the manufacturer's written instructions.
16. Retighten bolted connections in unseasoned timber prior to the fixing of cladding.
17. Timber elements or timber framing have not been designed system u.s.o. (unseasoned).
18. Timber and nail construction shall be in accordance with subclauses 10.1 to 10.4 in accordance with AS3660.1-1995. Provide the protection system or systems as specified by the architect.
19. Timber areas exposed to weather workshop drawings to the Engineer for checking prior to fabrication. All trusses to be pre-combined upward / 240 span u.s.o.
20. For bushfire prone areas, use timber species classified as "fire-retardant (treated timbers)" in accordance with AS3599 1999, i.e. treated Blackbutt, Kauri, (Korero), Pink Robin, Pink Robin, Spotted Gum, Spotted Gum, Turpentine, Turpentine.



NEEDLING DETAIL NTS

SUGGESTED WALL NEEDLING PROCEDURE
IN CONJUNCTION WITH ENGINEER'S DRAWINGS PROCEED WITH THE FOLLOWING:

- N1 NEEDLE THROUGH WALL, DIRECTLY ABOVE POSITION OF NEW STEEL BEAMS AT 900 MM CENTRES WITH 125 PCF OR 1006# SHS OR EQUAL MEMBERS SPANNING 900 MM MAX ON PROPT AT EACH END
- N2 PROPS SHALL BE SUPPORTED ON 2150 X 7.5 H.W. SPREADERS ON FLOOR FOR FULL LENGTH OF OPENING PERPENDICULAR TO FLOOR JOISTS. SIZES OF PROPS TO SUPPORT FULL LOAD OF BRICKWORK ABOVE NEEDLES
- N3 BREAK OUT OPENING
- N4 INSERT BEAM WITH SEATING ON GROUT BED AS PER DETAILS. ALLOW 24 HOURS FOR GROUT TO CURE.
PREFLECTED BEAM BY GRINDING 1200 GFL WEDGES BETWEEN EXISTING BRICKWORK AND TOP OF BEAM TO TRANSFER LOAD TO NEW BEAM.
- N5 RAM PACK BETWEEN NEW STEEL BEAM & UNDERSIDE OF EXISTING BRICKWORK WITH DRY NON-SHRINK GROUT
- N6 A MINIMUM OF 48 HOURS AFTER GROUTING, REMOVE PROPS & NEEDLES

NOTE: THE ABOVE SUGGESTED PROCEDURE IN NO WAY RELIEVES THE BUILDER OF THE USUAL CONSTRUCTION RESPONSIBILITIES

EXISTING STRUCTURES (ALTERATIONS & ADDITIONS)

- E1. After exposing the structure of the existing building, the Builder must advise the Engineer to allow for inspection to confirm suitability of documented strengthening requirements, prior to commencing structural alterations and additions.



Partridge Partners

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Facade Forensic Events

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Project
**ALTERATIONS AND ADDITIONS
133A SEAFORTH CRESCENT,
SEAFORTH**

Title
CONSTRUCTION NOTES

ELECTRONIC SIGNATURE:
THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC SIGNATURE CODE. THE PRESENCE
OF THIS CODE SIGNIFIES THAT THIS IS THE CERTIFIED DRAWING ISSUED FOR CONSTRUCTION.

Electronic Code	Signature Date	Designed N.J
Scale at A1 N/A	Date MAY 2010	Drawn J.H
Job No. 2010.0290	Drawing No. S1	Revision A

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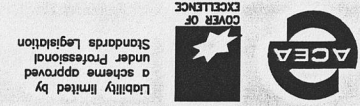
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Rev.	Issue/Amendment
P1	PRELIMINARY ISSUE
P2	PRELIMINARY ISSUE
A	ISSUED FOR CONSTRUCTION

By	Date	Rev.	Issue/Amendment	By	Date
J.H	21.06.10				
J.H	06.09.10				
J.H	21.09.10				




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Rev. Issue/Amendment
P1 PRELIMINARY ISSUE
P2 ISSUED FOR CONSTRUCTION

By J.H. 21.06.10
J.H. 06.09.10
J.H. 21.09.10

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Architect
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**ALTERATIONS AND ADDITIONS
133A SEAFORTH CRESCENT,
SEAFORTH**
Project
**LOWER & GROUND FLOOR LEVELS
FOOTING AND FRAMING PLANS**

Job No. 2010.0290
Drawing No. S2
Revision A
Date MAY 2010
Drawn J.H.
Designed N.J.

REFER TO STEEL NOTES DWG S1 FOR FABRICATION REQUIREMENTS AND SURFACE TREATMENT U.N.O.

HS1	TIMBER HANDRAIL SUPPORT
WH5	TIMBER WINDOW HEAD BEAM
WH3	TIMBER WINDOW HEAD BEAM
SB3	STEEL FLOOR BEAM
SB2	STEEL TRIMMING BEAM
SB1	STEEL FLOOR BEAM
DJ/TJ	DOUBLE/TIMBER JOIST
J4	TIMBER FLOOR JOIST
J3	TIMBER FLOOR JOIST
J2	TIMBER FLOOR JOIST
J1	TIMBER FLOOR JOIST
WP3	TIMBER WALL PLATE
WP2	TIMBER WALL PLATE
WP1	TIMBER WALL PLATE
B3	TIMBER BEARER
B2	TIMBER BEARER
SS1	STEEL STUD COLUMN
SC1	STEEL COLUMN
TP1	TIMBER POST
EPR	EXISTING TIMBER POST
ECR	EXISTING STEEL COLUMN
EC	EXISTING STEEL COLUMN

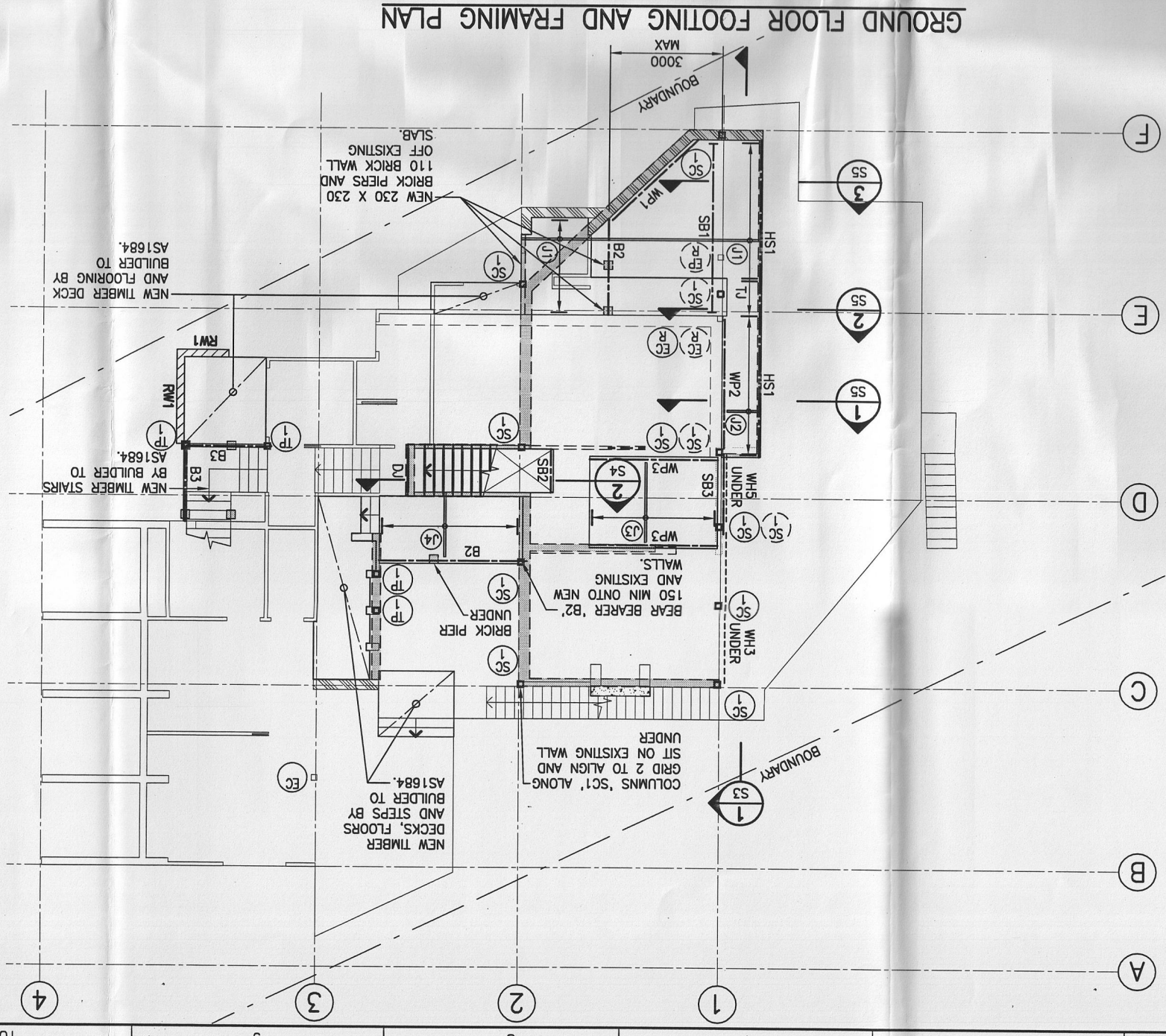
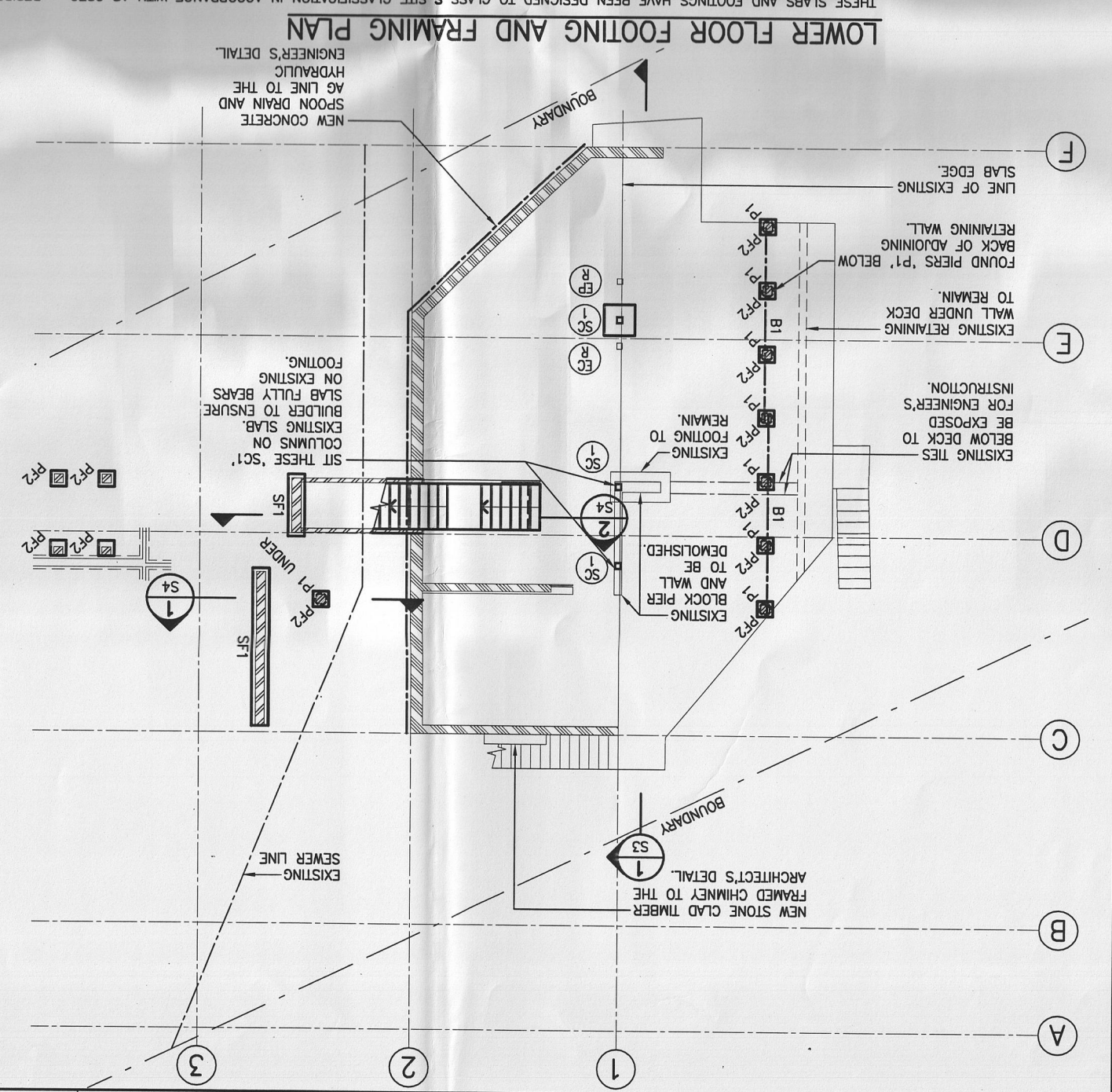
GROUND FLOOR LEVEL

REFER TO STEEL NOTES DWG S1 FOR FABRICATION REQUIREMENTS AND SURFACE TREATMENT U.N.O.

B1	TIMBER BEARER
SC1	STEEL COLUMN
EPR	EXISTING TIMBER POST
ECR	EXISTING STEEL COLUMN
EC	EXISTING STEEL COLUMN

LOWER FLOOR LEVEL

MEMBER SCHEDULE
THESE SLABS AND FOOTINGS HAVE BEEN DESIGNED TO CLASS S SITE CLASSIFICATION IN ACCORDANCE WITH AS 2870 - RESIDENTIAL SLABS AND FOOTINGS CODE FOR CLAD FRAME CONSTRUCTION. SITE CLASSIFICATION TO BE CONFIRMED BY THE BUILDER'S GEOTECHNICAL ENGINEER.



RESIDENTIAL SLAB ON GROUND NOTES

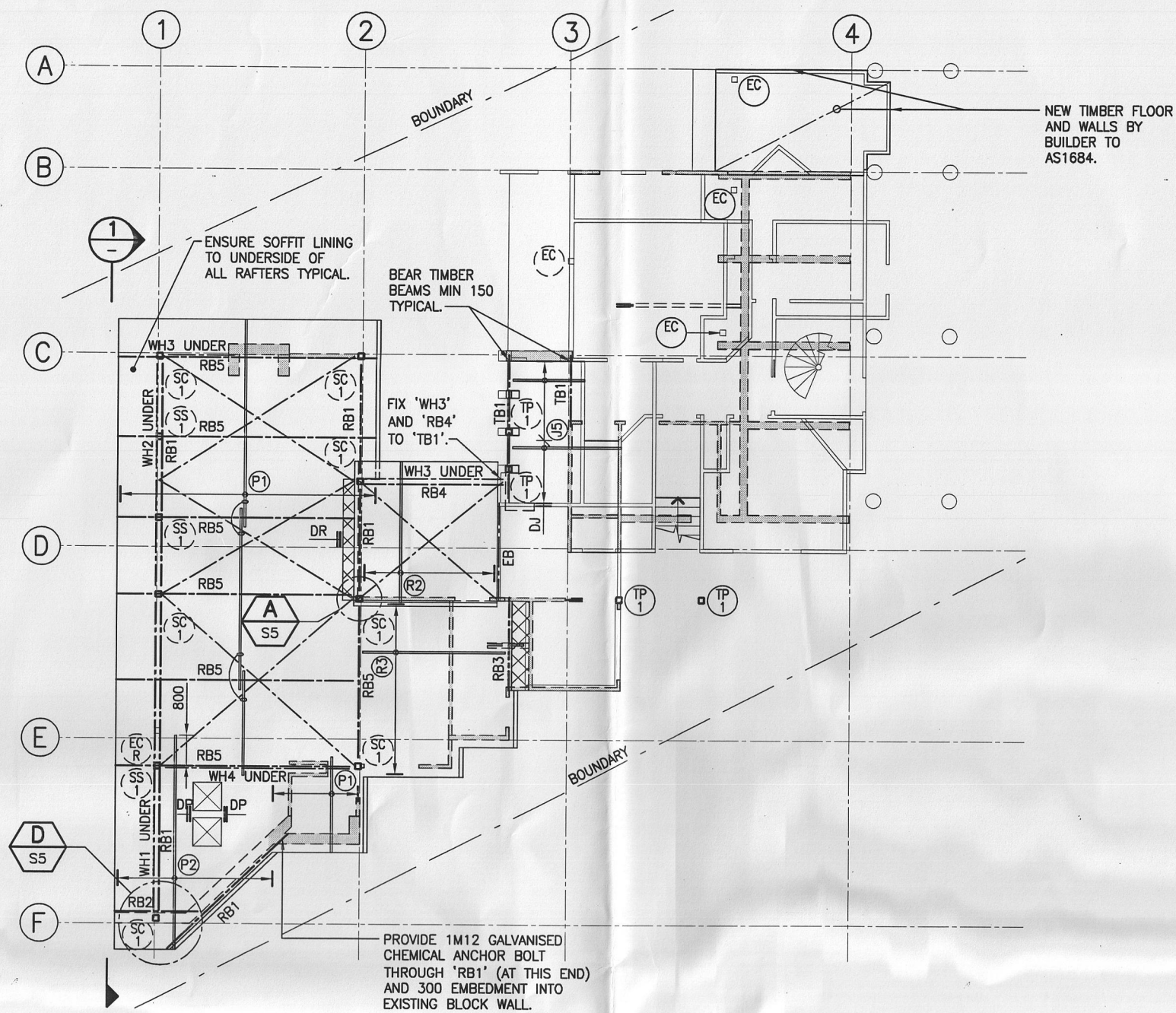
- CAST ALL SLABS ON A "GROMFORD" 0.2 THICK HIGH-IMPACT RESISTANT POLYETHYLENE FILM DAM PROOF MEMBRANE OR APPROVED EQUIVALENT. OVER 20 MAXIMUM SAND COMPACTED BY WETTING.
- REFER TO NOTE M9 FOR DETAILS AND SPACING OF WALL JOINTS IN MASONRY WALLS.
- REINFORCE ALL SLABS AS NOTED ON PLAN.

FABRIC LAP DIAGRAM

RESIDENTIAL GROUND PREPARATION:

- REMOVE ALL TOPSOIL AND ORGANIC MATERIAL. IF SOFT AND/OR WET CONDITIONS ARE ENCOUNTERED THE SUBGRADE IS TO BE INSPECTED BY THE SUPERVISING ENGINEER AND HIS WRITTEN INSTRUCTIONS RECEIVED PRIOR TO PROCEEDING.
- DIG OUT ANY SOFT SPOTS AND REPLACE WITH FILL. PROVIDE "CONTROLLED FILL" OR "ROLLED FILL" COMPACTED IN ACCORDANCE WITH AS 2870, PART 6.4.2.
- CONTACT ALL SERVICES ASSET OWNERS, COMPLY WITH THEIR REQUIREMENTS. DIAL 1100 BEFORE YOU DIG www.1100.com.au

REFER TO DRAWING NO. S1 FOR CONSTRUCTION NOTES



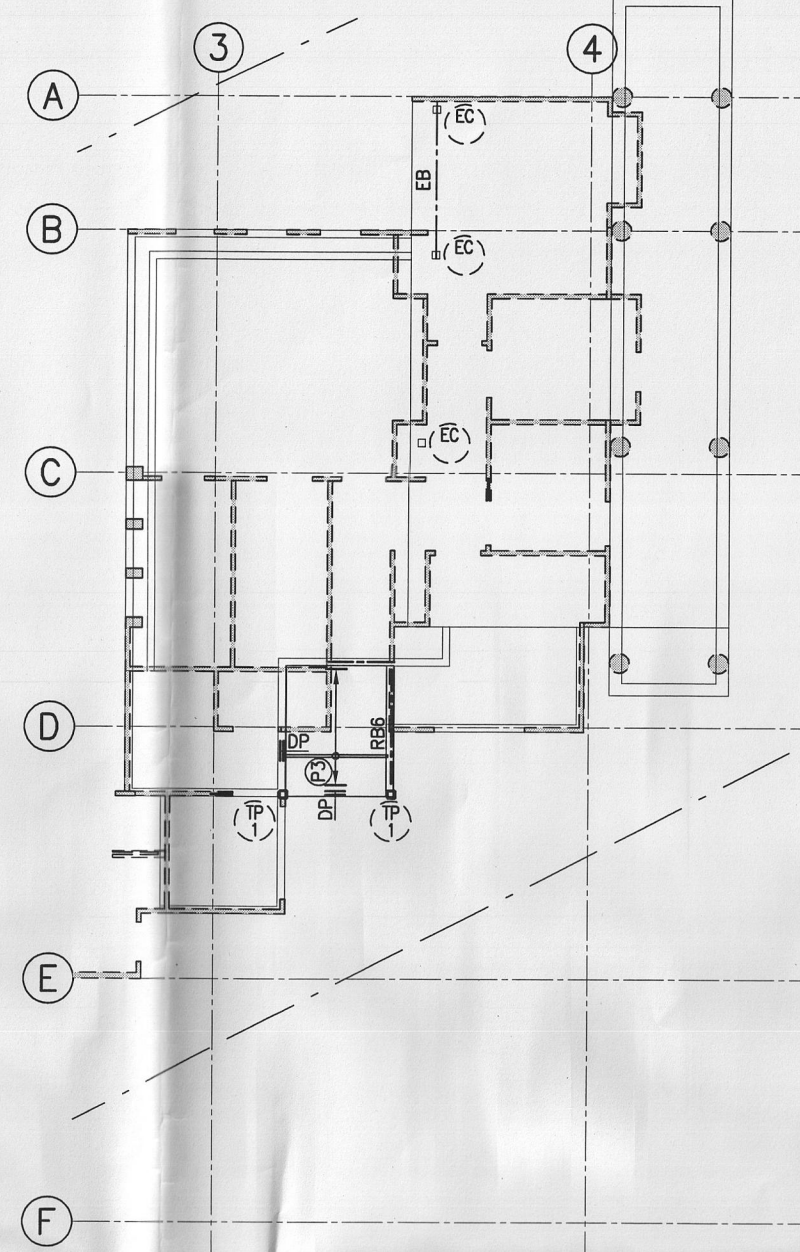
GROUND FLOOR ROOF, UPPER FLOOR, FOOTING AND FRAMING PLAN

MEMBER SCHEDULE

GROUND FLOOR ROOF AND UPPER FLOOR AND LEVEL

EC	EXISTING STEEL COLUMN	TO REMAIN, (CONFIRM BEARING ON SOUND FOUNDATION)
ECR	EXISTING STEEL COLUMN	TO BE REMOVED
EPR	EXISTING TIMBER POST	TO BE REMOVED
EB	EXISTING BEAM	TO REMAIN
TP1	TIMBER POST	90 x 90 (F17) SEASONED HARDWOOD
SC1	STEEL COLUMN	100 x 100 x 9 S.H.S.
SS1	STEEL STUB COLUMN	100 x 100 x 6 S.H.S.
TB1	TIMBER BEAM	200 x 63 HYSpan LVL
J5	TIMBER FLOOR JOIST	150 x 45 HYSpan LVL AT 450 CTS
DJ	DOUBLE FLOOR JOIST	
RB1	STEEL ROOF BEAM	200 PFC
RB2	STEEL & TIMBER ROOF BEAM	200 PFC PLUS 240 x 90 (F27) SEASONED HARDWOOD
RB3	TIMBER ROOF BEAM	150 x 63 HYSpan LVL
RB4	TIMBER ROOF BEAM	200 x 63 HYSpan LVL, FIX TO SC1 WITH 10 FIN PLATE OFF SC1, 2M16 BOLTS TO BEAM WITH 80 EDGE DISTANCE TO BOLTS.
RB5	TIMBER ROOF BEAM	240 x 90 (F27) SEASONED HARDWOOD (DRESSED ALL ROUND)
WH1	STEEL WINDOW HEAD BEAM	360 UB 57
WH2	STEEL WINDOW HEAD BEAM	310 UB 40
WH3	TIMBER WINDOW HEAD BEAM	200 x 63 HYSpan LVL, FIX TO SC1 WITH 10 FIN PLATE OFF SC1, 2M16 BOLTS TO BEAM WITH 80 EDGE DISTANCE TO BOLTS.
WH4	TIMBER WINDOW HEAD BEAM	240 x 63 HYSpan LVL, FIX SIMILAR TO 'WH3'
R1	TIMBER RAFTER	TAG NOT USED
R2	TIMBER RAFTER	150 x 45 HYSpan LVL AT 600 CTS
R3	TIMBER RAFTER	140 x 45 (MGP10) AT 450 CTS
DR	DOUBLE RAFTER	
P1	TIMBER PURLIN	120 x 45 (MGP10) AT 600 CTS
P2	TIMBER PURLIN	130 x 45 HYSpan LVL AT 450 CTS

REFER TO STEEL NOTES DWG S1 FOR FABRICATION REQUIREMENTS AND SURFACE TREATMENT U.N.O.



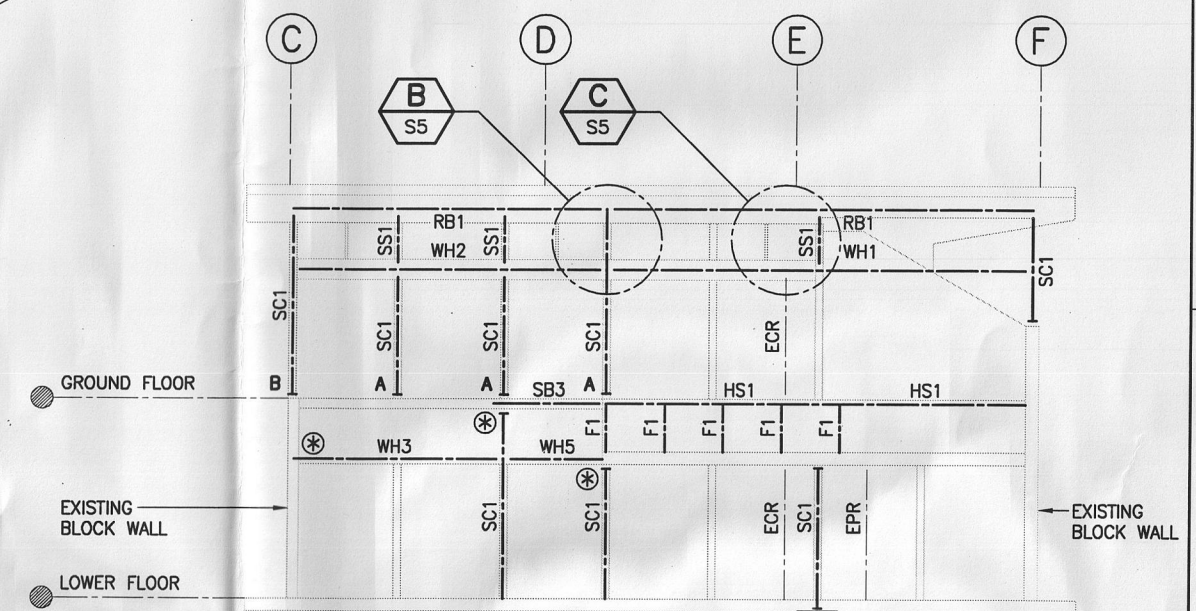
POOL LEVEL PLAN

MEMBER SCHEDULE

POOL LEVEL

EC	EXISTING STEEL COLUMN	TO REMAIN, (CONFIRM BEARING ON SOUND FOUNDATION)
EB	EXISTING BEAM	TO REMAIN
TP1	TIMBER POST	90 x 90 (F17) SEASONED HARDWOOD
RB6	TIMBER ROOF BEAM	200 x 63 HYSpan LVL
P3	TIMBER PURLIN	140 x 45 (MGP10) AT 450 CTS
DP	DOUBLE PURLIN	

- NOTE:
REFER TO STEEL NOTES DWG S1 FOR FABRICATION REQUIREMENTS AND SURFACE TREATMENT U.N.O.
- EXISTING STEEL BEAMS THAT REMAIN, POWER WIRE BRUSH TO CLASS 2 FINISH AND PAINT WITH ZINC PHOSPHATE PRIMER TO A THICKNESS OF 70 MICRONS DRY FILM THICKNESS (DFT.)



⊗ — DENOTES PRIOR TO COMMENCEMENT OF WORK BUILDER TO OPEN UP EXISTING STRUCTURE FOR ENGINEER'S INSPECTION TO CONFIRM NEW STRUCTURE CONSTRUCTION.

FOR BEAMS 'SB3', 'HS1', 'WH3' AND 'WH5' SIZES REFER TO DRAWING S2.
FOR FRAMES 'F1' REFER TO DRAWING S5.

ELEVATION 1

LEGEND:

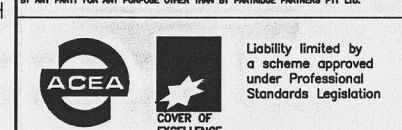
- 150 — DENOTES SLAB THICKNESS
- 50mm SETDOWN IN WET AREAS ON PLAN
- SC1 — DENOTES COLUMN/POST OVER REFER MEMBER SCHEDULE
- SC2 — DENOTES COLUMN/POST UNDER REFER MEMBER SCHEDULE
- DENOTES LOAD BEARING WALLS UNDER
- DENOTES WALLS OVER
- DENOTES WALLS OVER TO BE DEMOLISHED
- VB — DENOTES TYPE "B" VERTICAL WALL BRACING UNDER (6mm THICK F11 PLYWOOD) FIXED IN ACCORDANCE WITH AS1684.4
- CW — DENOTES REINFORCED CONCRETE WALL.
- A B — DENOTES BASE PLATE TYPE, REFER TO DRAWING S5 FOR DETAILS
- DENOTES EXISTING WALLS.
- XXXX — DENOTES NEW BOX GUTTER
- WJ — DENOTES WALL JOINT, REFER DWG S1 NOTE M9.
- LVL — DENOTES LAMINATED VENEER LUMBER
- "HYSpan" — DENOTES PRODUCT OF CARTER HOLT HARVEY AUSTRALIA PTY LTD
- DENOTES PROVIDE 30 x 0.8 GALVANISED HOOP IRON BRACING. WRAP AROUND END RAFTERS AND FIX EACH END WITH 3/3.15 DIA. x 45 LONG GALVANISED FLAT HEAD NAILS. PROVIDE STRAP TENSIONER TO REMOVE ALL SLACK. THEN FIX STRAP TO TOP OF EACH RAFTER WITH 1/3.15 DIA. x 45 LONG GALVANISED FLAT HEAD NAIL.
- DOUBLE TIMBER BEAMS: — FIX TOGETHER (NO GAP) WITH STAGGERED 2.8 DIA. x 70 mm GALVANISED NAILS AT 200 CRS BOTH SIDES OF BEAM PLUS APPROVED CONSTRUCTION ADHESIVE

ACERT REGD. NO. 328 BPB as the
ACCREDITED CERTIFIER & PCA
Dev. Consent 49007 dated 21/07/2008
CONSTRUCTION CERTIFICATE
No. 1012371 dated 15/04/11

APPROVED FOR CONSTRUCTION

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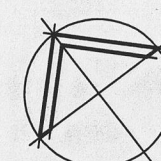
Rev.	Issue/Amendment	By	Date	Rev.	Issue/Amendment	By	Date
P1	PRELIMINARY ISSUE	J.H.	21.06.10				
P2	PRELIMINARY ISSUE	J.H.	06.09.10				
A	ISSUED FOR CONSTRUCTION	J.H.	21.09.10				



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Project
**ALTERATIONS AND ADDITIONS
133A SEAFORTH CRESCENT,
SEAFORTH**

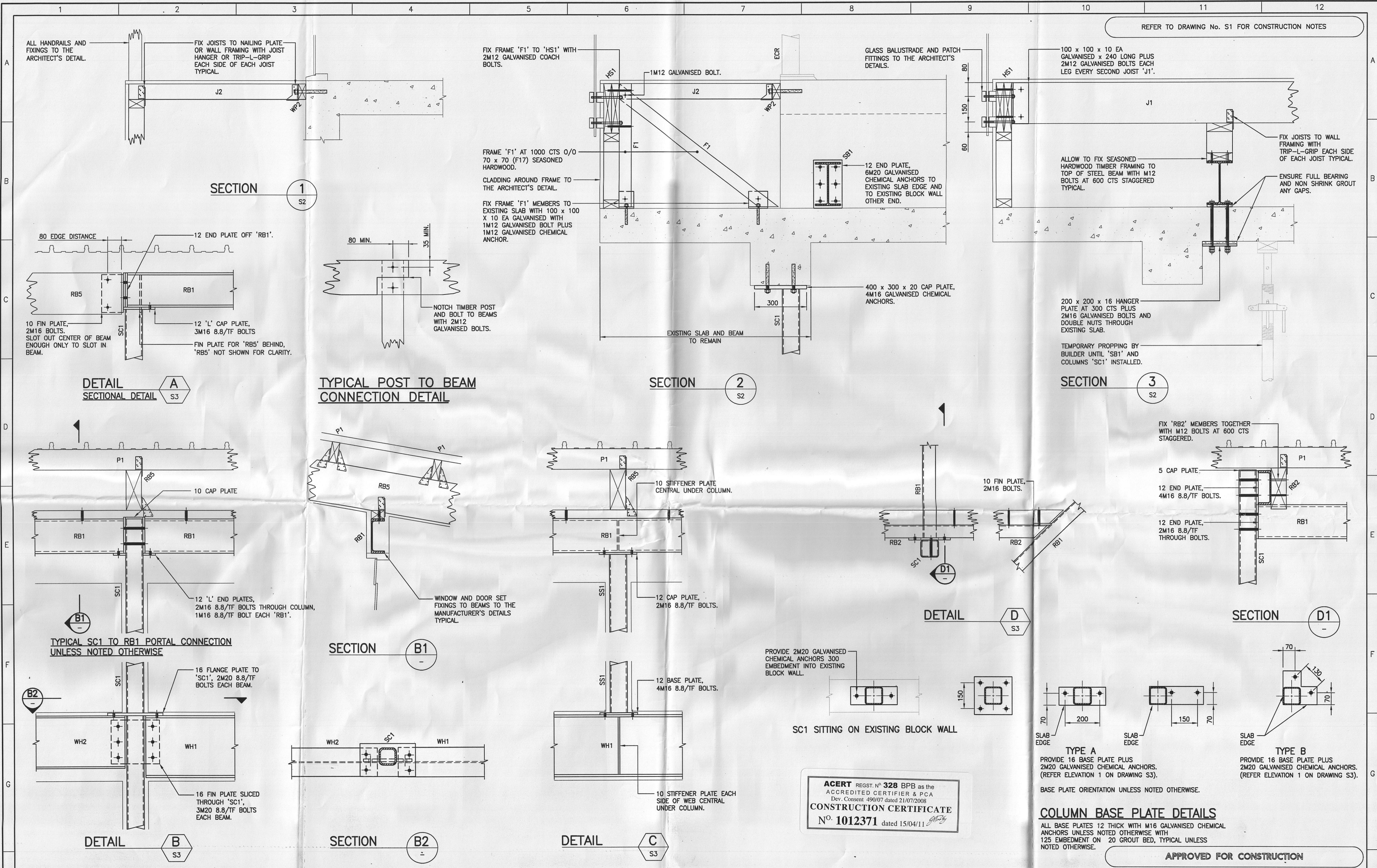
Title
**UPPER FLOOR AND POOL LEVELS
FOOTING AND FRAMING PLANS
AND SECTIONS**

ELECTRONIC SIGNATURE:
THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC SIGNATURE CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THIS IS THE CERTIFIED ORIGINATING DESIGNED FOR CONSTRUCTION.

Electronic Code	Signature Date	Designed
2010.0290	MAY 2010	N.J.
Job No.	Drawing No.	Revision
	S3	A

The figure contains several architectural drawings for a retaining wall and stairs project.

- SECTION 1:** A vertical cross-section of a retaining wall. It shows a brick pier (230 square) on a brick pier (400 min). Above the pier is a mass concrete base (450 x 450). The wall is 450 min high. It is supported by a sewer invert level. The wall is 450 min high. The wall is 450 min high. The wall is 450 min high.
- SECTION 2:** A vertical cross-section of a retaining wall. It shows a brick pier (230 square) on a brick pier (400 min). Above the pier is a mass concrete base (450 x 450). The wall is 450 min high. It is supported by a sewer invert level. The wall is 450 min high. The wall is 450 min high. The wall is 450 min high.
- SECTION 2a:** A vertical cross-section of a retaining wall. It shows a brick pier (230 square) on a brick pier (400 min). Above the pier is a mass concrete base (450 x 450). The wall is 450 min high. It is supported by a sewer invert level. The wall is 450 min high. The wall is 450 min high. The wall is 450 min high.
- DETAIL PF1:** A detail of a footing. It shows a footing (800 x 800) with a 350 min height. It is supported by a sewer invert level. The footing is 800 x 800. The footing is 800 x 800. The footing is 800 x 800. The footing is 800 x 800.
- DETAIL SF1:** A detail of a footing. It shows a footing (800 x 800) with a 350 min height. It is supported by a sewer invert level. The footing is 800 x 800. The footing is 800 x 800. The footing is 800 x 800. The footing is 800 x 800.
- TREATED PINE LOG RETAINING WALL RW1 DETAIL:** A detail of a retaining wall. It shows a wall (100 gravel layer) with a 1600 max height. It is supported by a sewer invert level. The wall is 100 gravel layer. The wall is 100 gravel layer. The wall is 100 gravel layer. The wall is 100 gravel layer.
- DOWNELLED JOINT DETAIL DJ:** A detail of a joint. It shows a joint (N16 dowels x 500 long at 300) with a 300 min height. It is supported by a sewer invert level. The joint is N16 dowels x 500 long at 300. The joint is N16 dowels x 500 long at 300. The joint is N16 dowels x 500 long at 300. The joint is N16 dowels x 500 long at 300.



DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS

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Rev. Issue/amendment

P1 PRELIMINARY ISSUE

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Project
ALTERATIONS AND ADDITIONS
133A SEAFORTH CRESCENT,
SEAFORTH

Title
LOWER, GROUND & UPPER FLOORS
FRAMING DETAILS

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Job No.	Drawing No.	Revision
2010.0290	S5	A