

ARMY ALPINE LODGE

ALTERATIONS & EXTENSIONS

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APPROVED FOR CONSTRUCTION

This approval is subject to:

1. Compliance with the Parks Building Code and the relevant Local Government Ordinances.
2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

Reference: 261869 24 DEC 1991

Per: [Signature]
For Director, National Surveyor
Building Surveyor
Kosciusko District Wildlife Service



FREEBURGH
DESIGN
GROUP

P.O. BOX 55,
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CASBAK
BUILDING
SUPPLIES
ACN 005 485 914

ALPINE ROAD
HARRIETVILLE, 3741
PH - (057) 59 2566

(057) 592566

1991



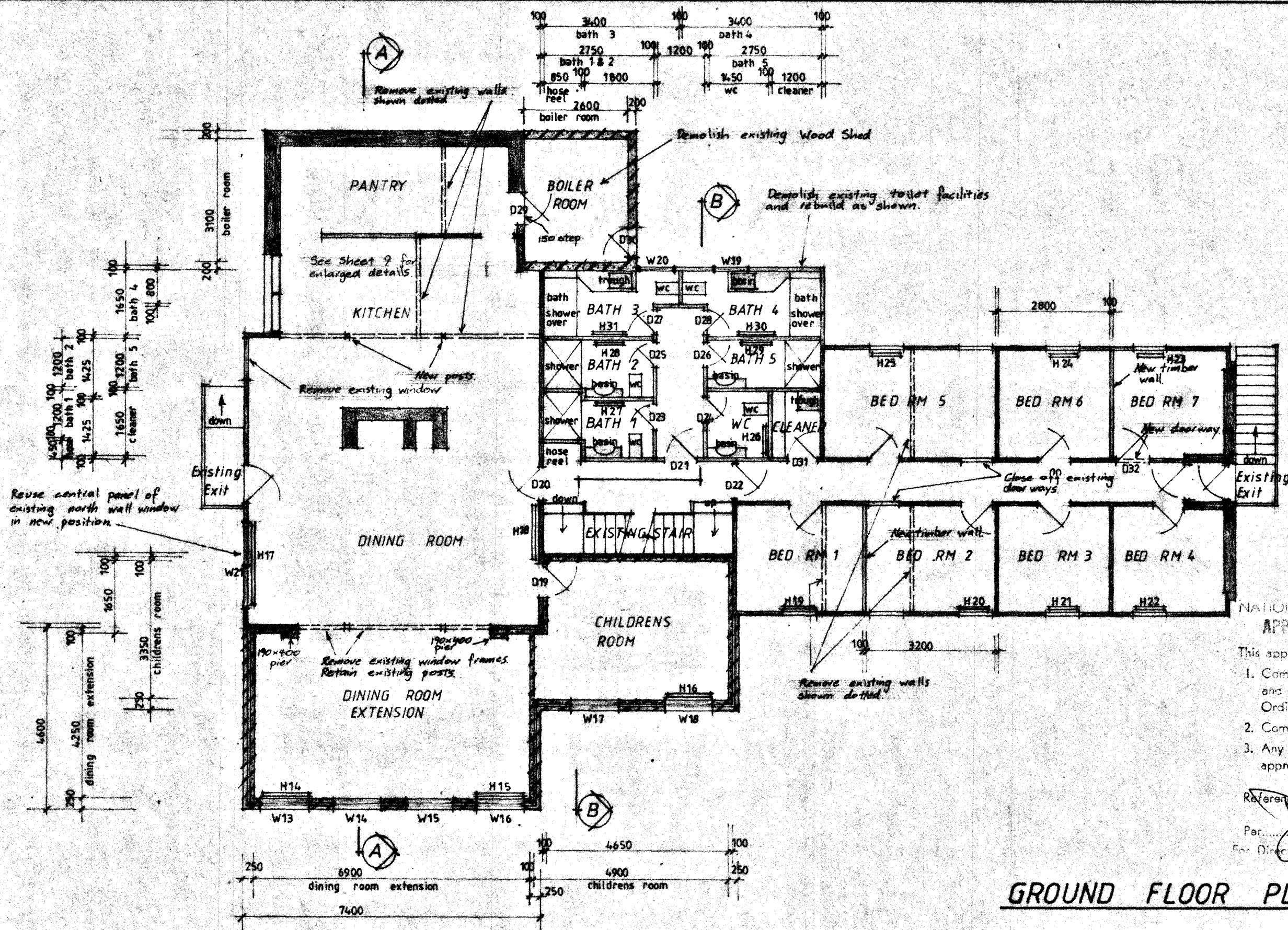
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ALTERATIONS & EXTENSIONS TO ARMY ALPINE LODGE THREDBO

SCALE — 1:100
DATE — AUG 1991
DRAWN — S.C. WEBB

JOB
NUMBER — 9068
SHEET
NUMBER — 3

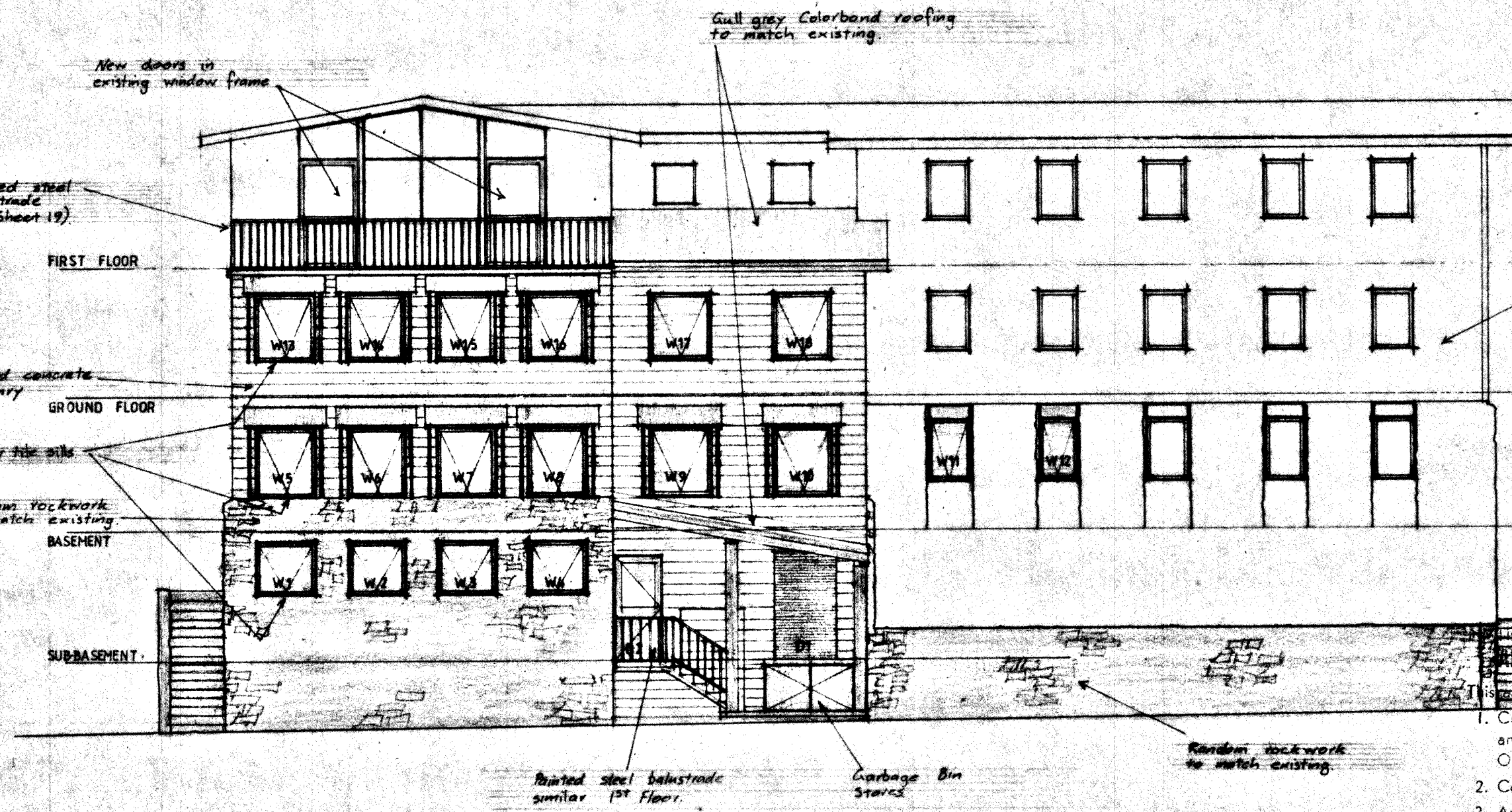


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Reference: 26/869
24 DEC 1991
Per: [Signature]
For Director: [Signature]
Dale Crim
Planning Surveyor
Koonah District

GROUND FLOOR PLAN



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 Reference 26/869
 2/4 DEC 1991
 Per [Signature]
 For Director, National Parks & Wildlife Service
 Building Surveyor
 Kosciusko District

NORTH ELEVATION



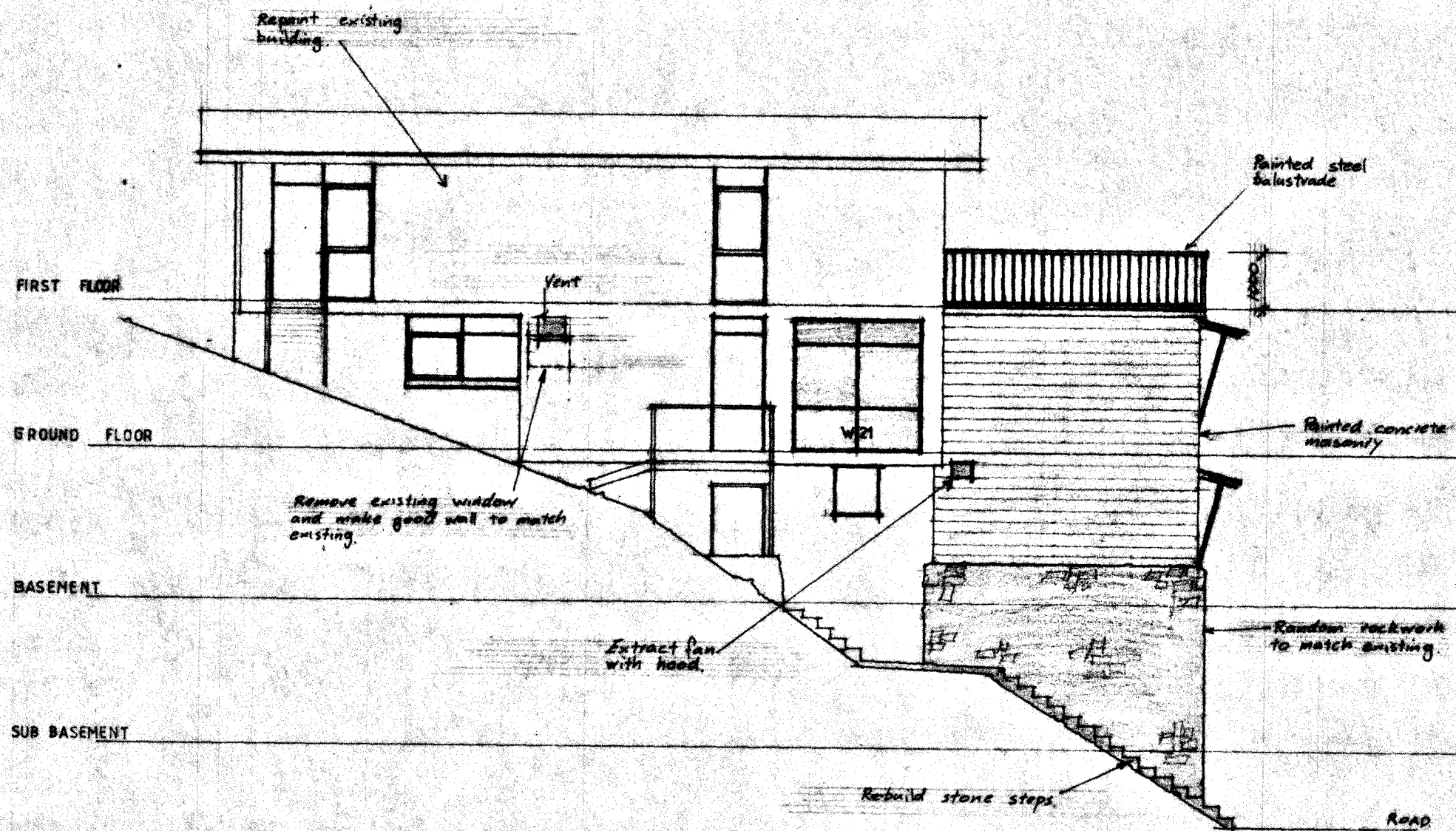
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**ALTERATIONS & EXTENSIONS TO
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SCALE — 1:100
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2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

Reference 2.6.8.6.9 2/4 DEC 1991

Per *Dale Chan*
For Director, National Park & Wildlife Service
Building Surveyor
Kosciusko District

EAST ELEVATION



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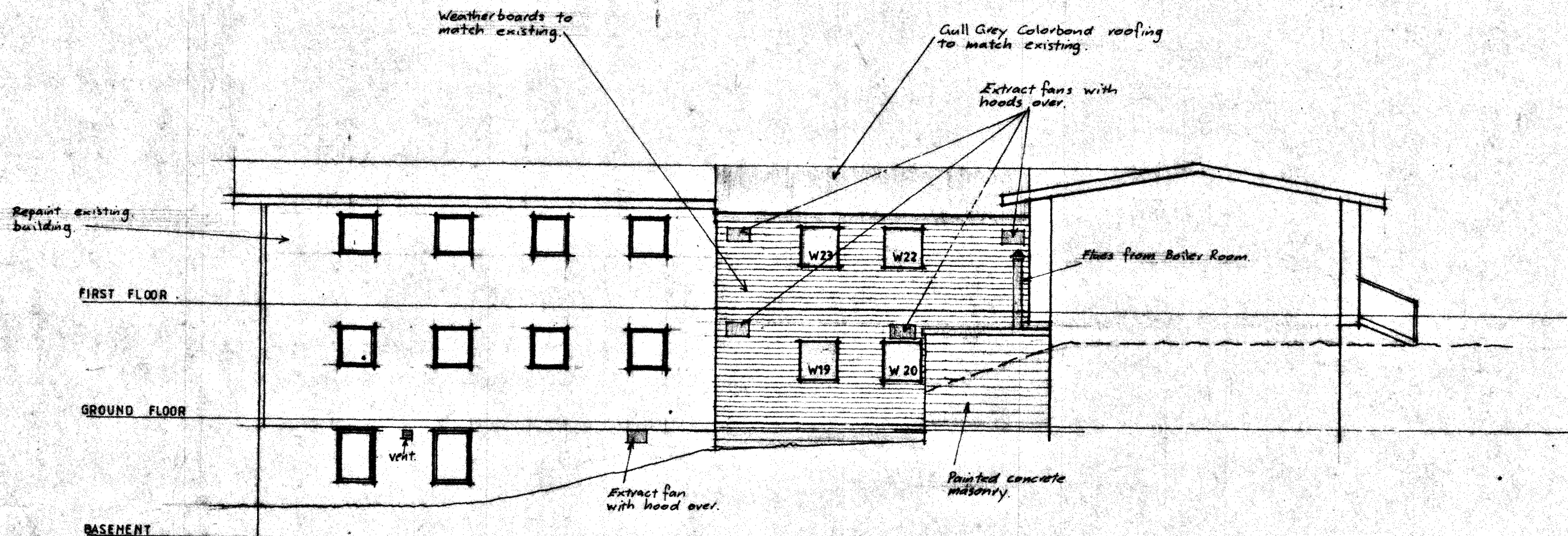
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DATE — AUG 1991

DRAWN — S.C. WEBB

JOB
NUMBER — 9068

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APPROVED FOR CONSTRUCTION

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Reference **26/869** 24/DEC 1991

Per **[Signature]**
For Director, National Parks & Wildlife Service

[Signature]
Building Surveyor
Kosciuszko District

SOUTH ELEVATION



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ALTERATIONS & EXTENSIONS TO
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THREDBO

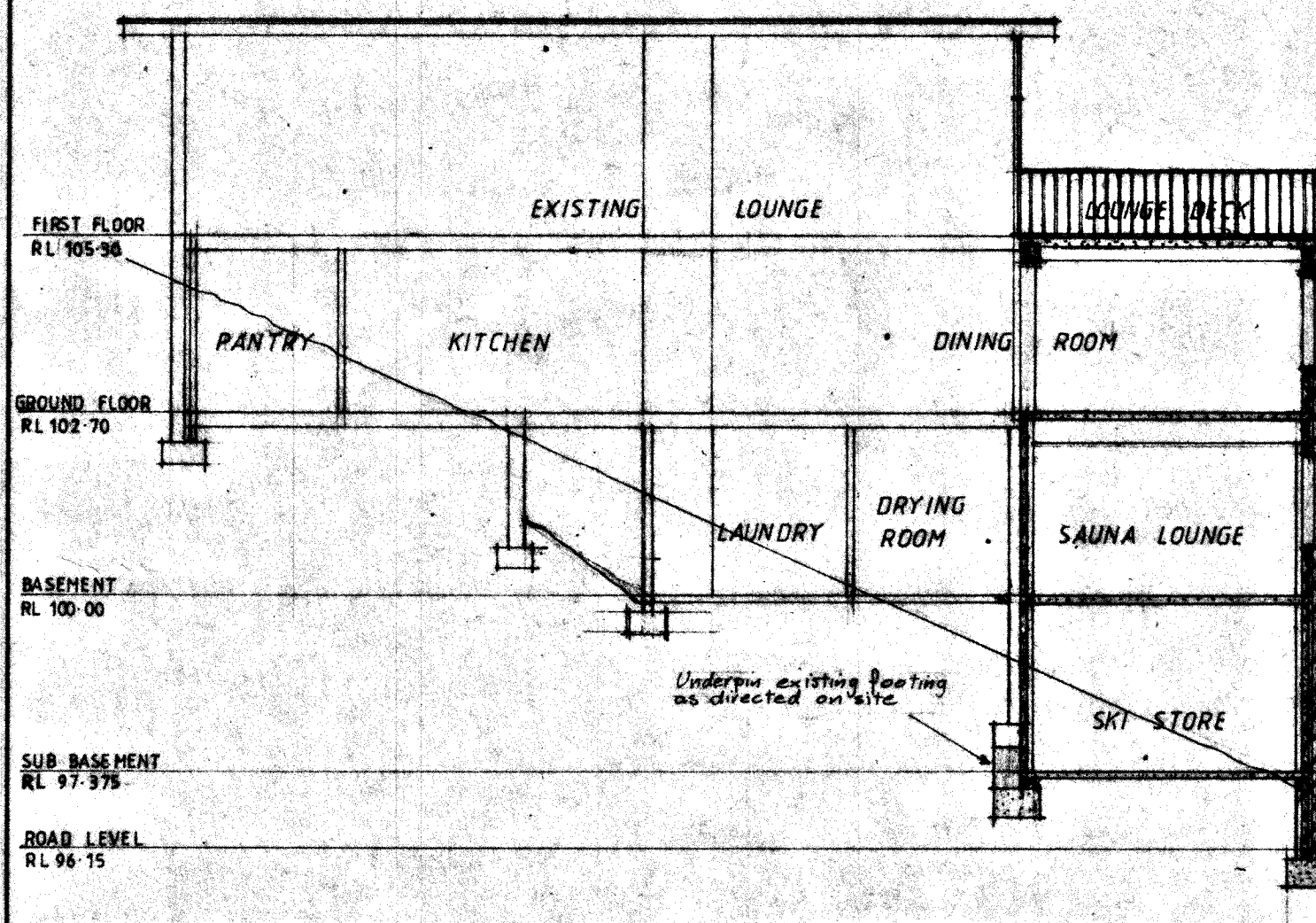
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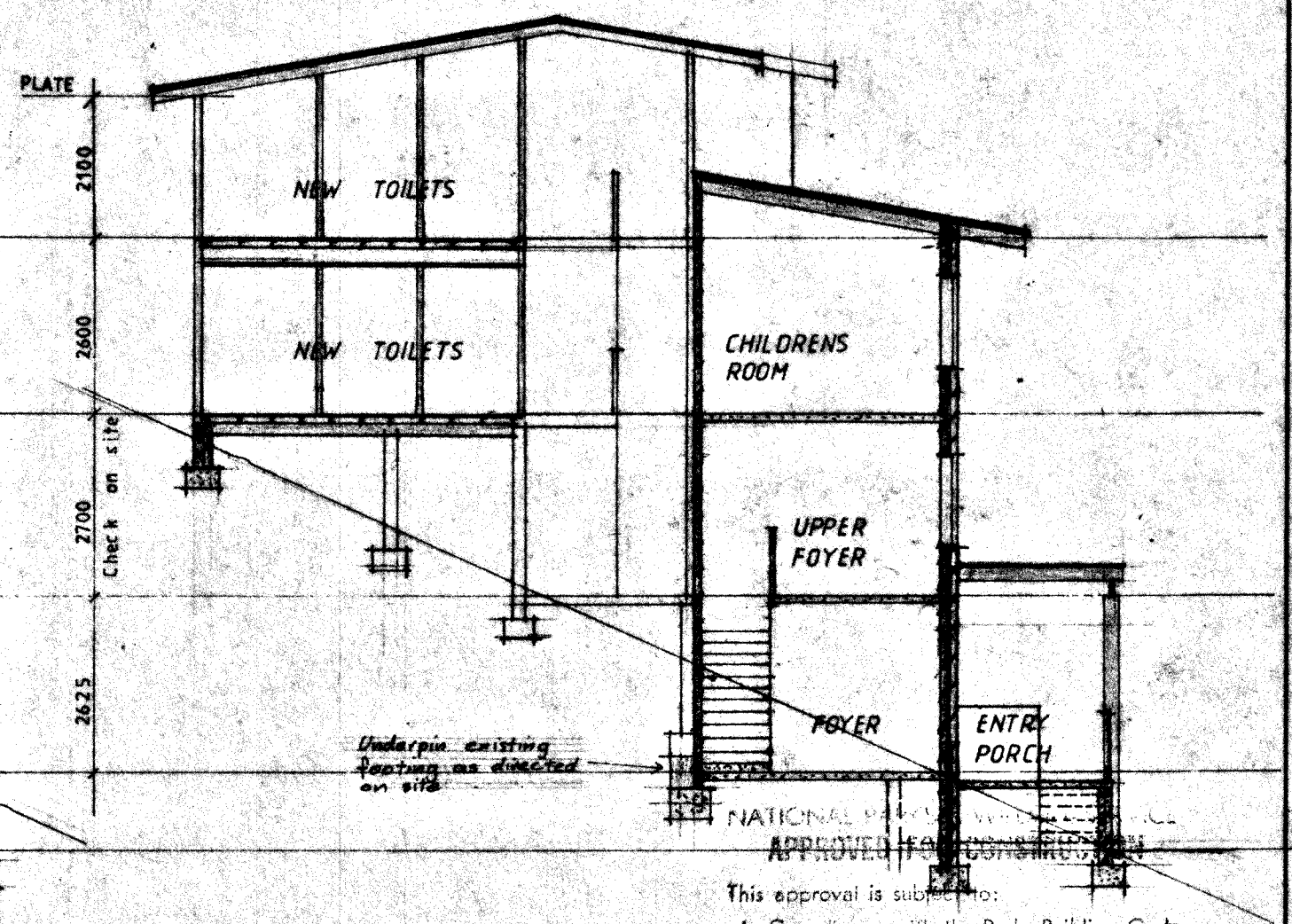
DRAWN — S.C.WEBB

JOB
NUMBER — 9068

SHEET
NUMBER — 7



SECTION A - A



SECTION B - B

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Reference **26/869** 24 DEC 1991

Per *[Signature]*
For Director, National Parks & Wildlife Service

Dale Criss
Building Surveyor
Kosciusko District



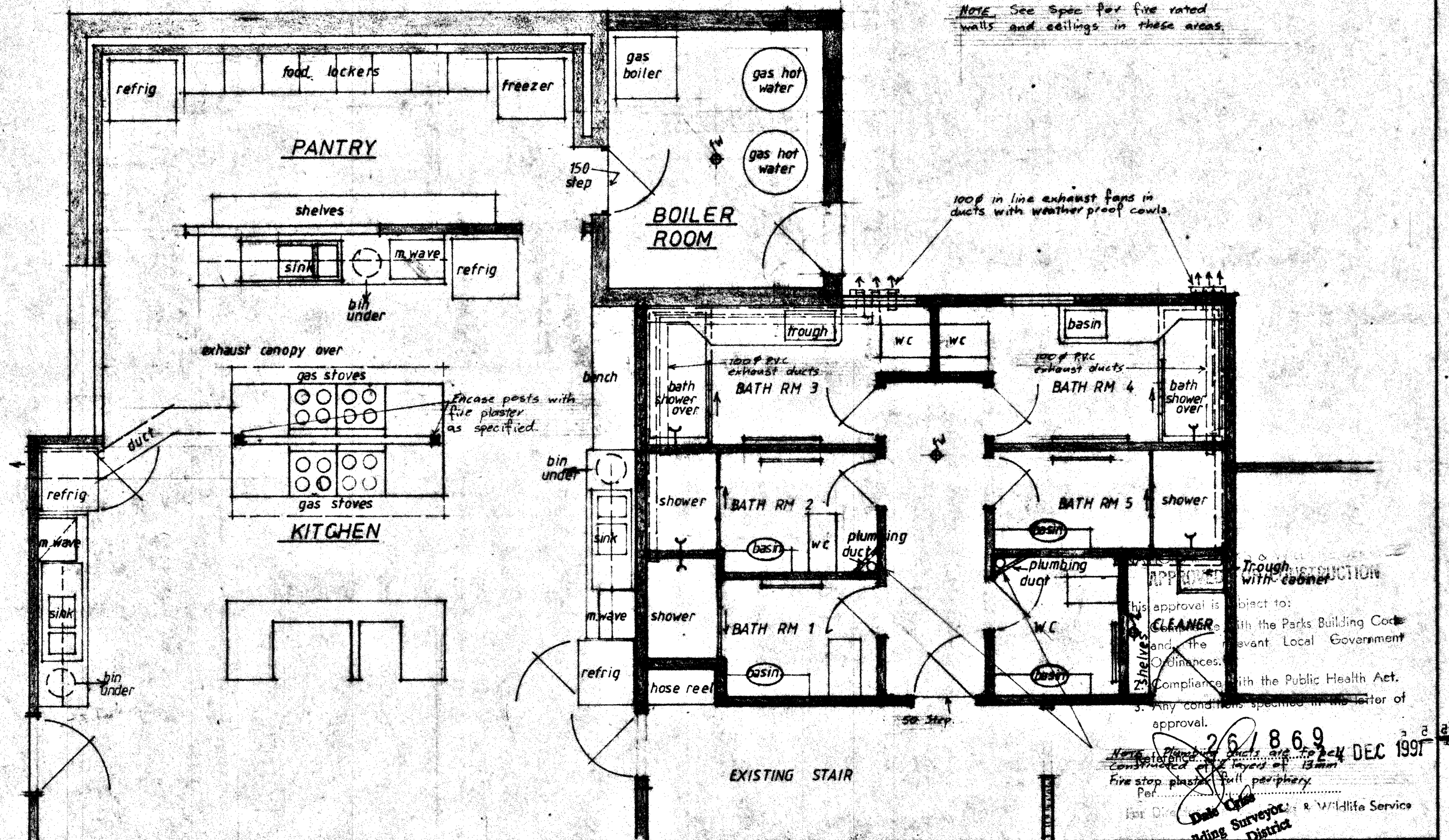
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THREDBO**

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ALTERATIONS EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

SCALE — 1:50
DATE — OCT 1991
DRAWN — SC WEBB

JOB
NUMBER — 9068

SHEET
NUMBER - 9

approval.

261 869

Not planning to be 24 DEC 1997

Reference: _____

Constructed of 2 layers of 13mm

Fire stop plaster full periphery

Per _____

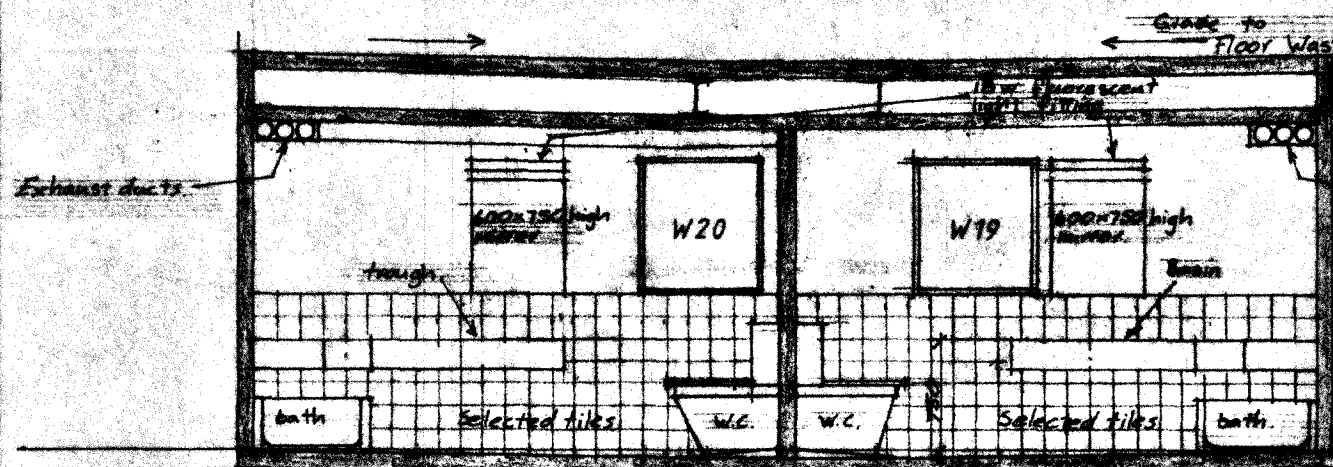
For _____

Date _____

Building Surveyor

Kosciusko District

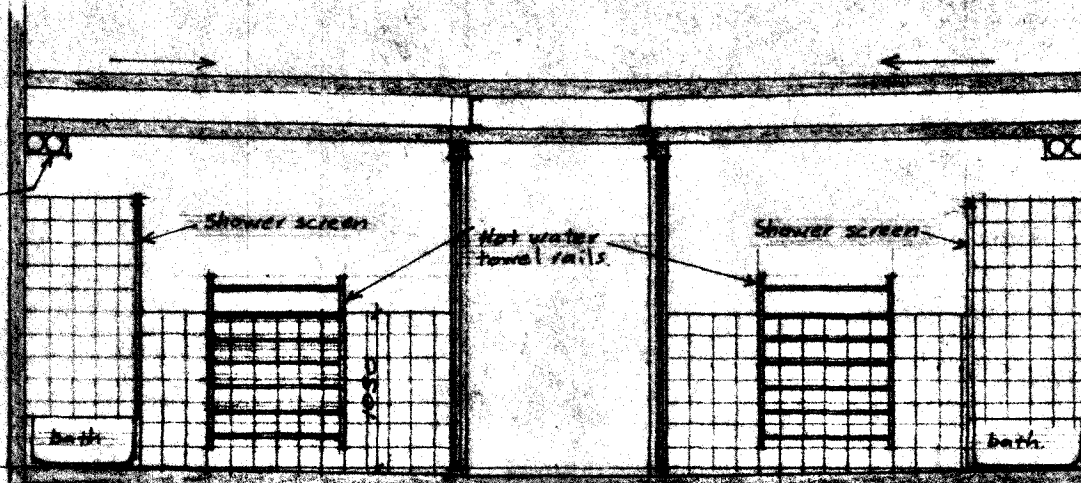
R. Wildlife Service



BATH RM 3

BATH RM 4

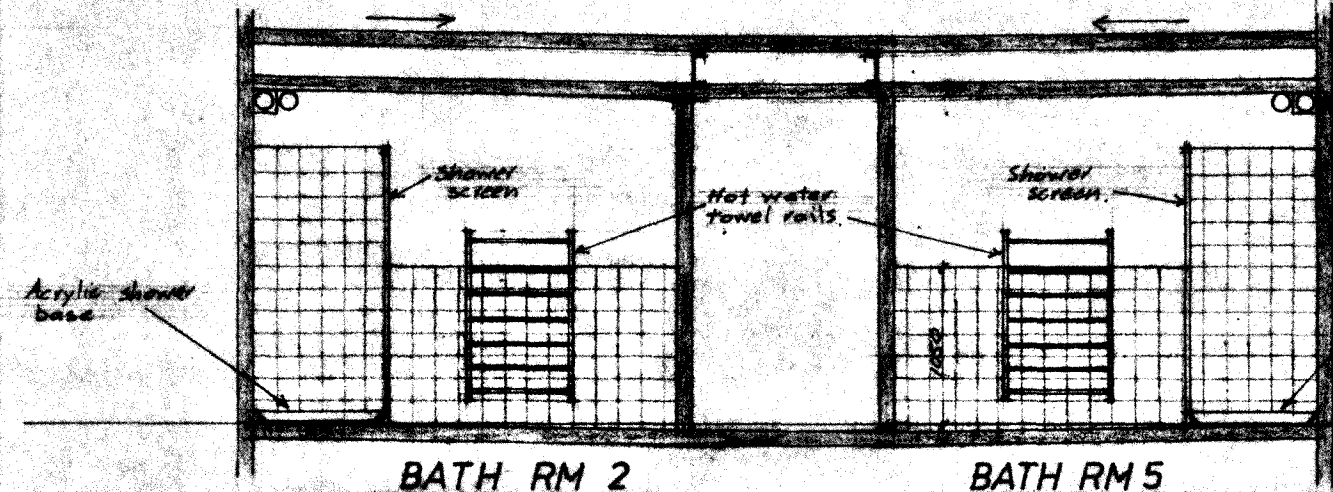
SOUTH WALL



BATH RM 4

BATH RM 3

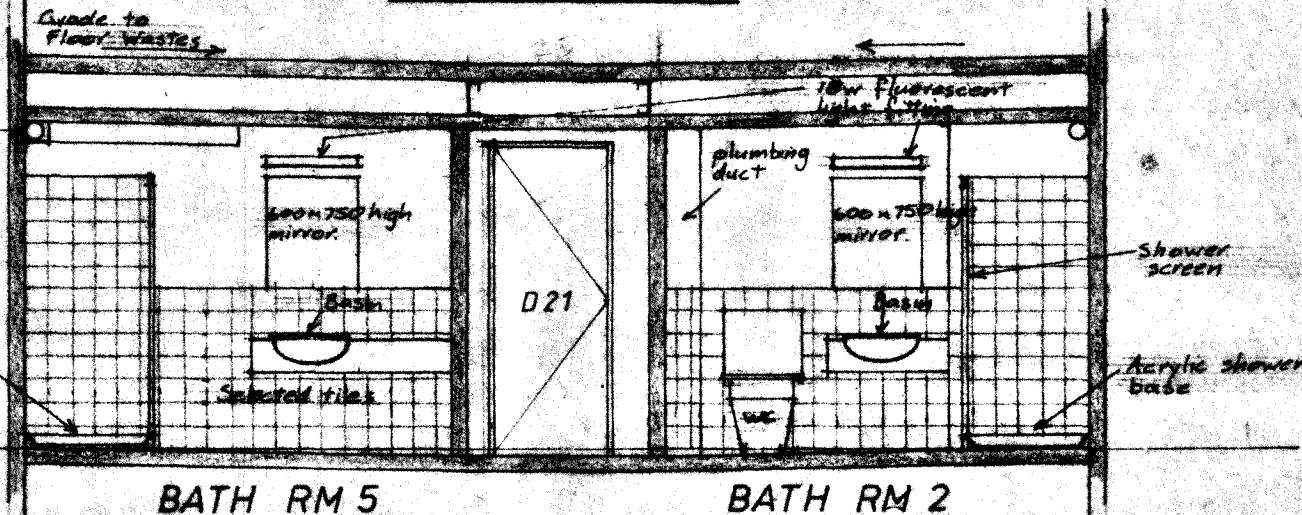
NORTH WALL



BATH RM 2

BATH RM 5

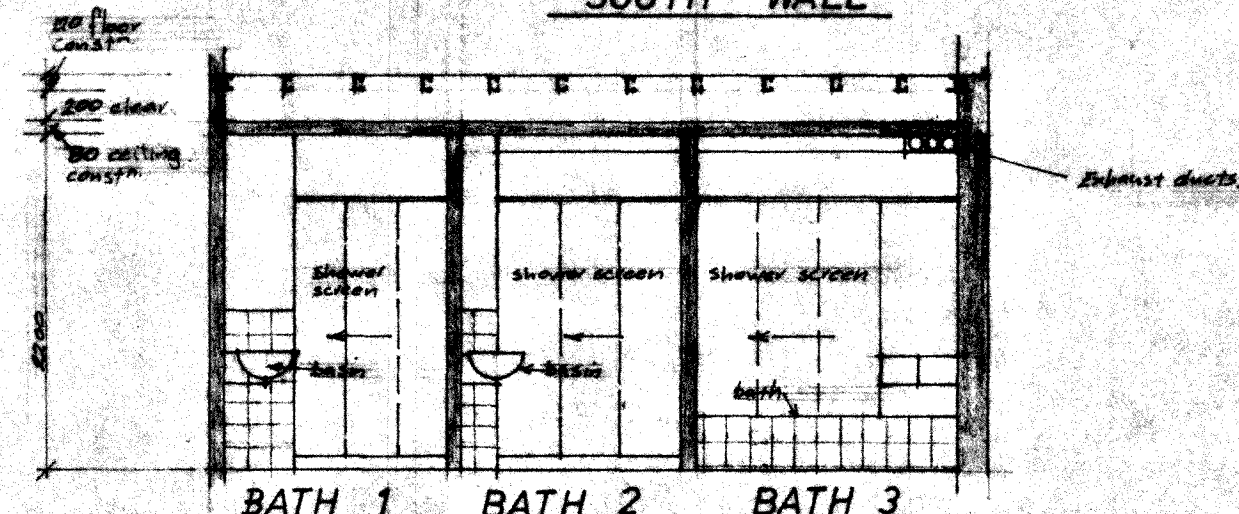
SOUTH WALL



BATH RM 5

BATH RM 2

NORTH WALL



BATH 1

BATH 2

BATH 3

EAST WALL

NOTE - Provide 15mm gap under all bath room doors

NOTE - BATHROOM 1 SIMILAR BATHROOM 2
- WC SIMILAR WITHOUT SHOWER RECESS

NATIONAL PARKS & RESERVES
APPROVED FOR CONSTRUCTION

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3. Any conditions specified in the letter of approval.

Reference 26/869
24 DEC 1991

Per [Signature]
For Director, National Parks & Wildlife Service
Building Surveyor
Kosciuszko District



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PH - (057) 55 1336

ALTERATIONS & EXTENSIONS TO
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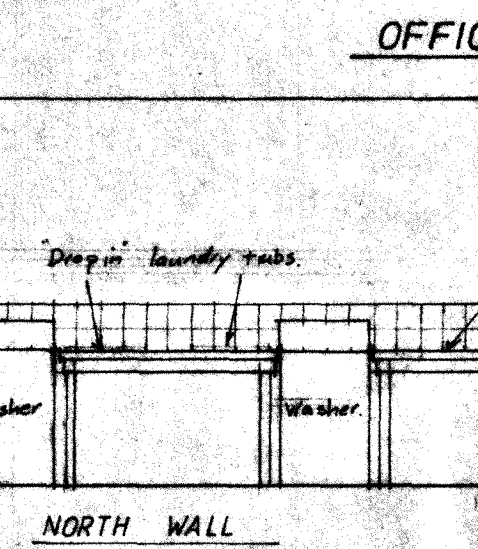
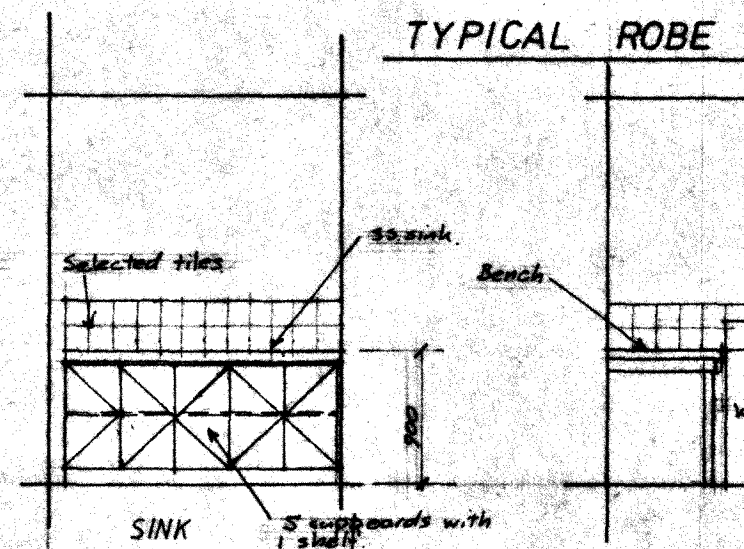
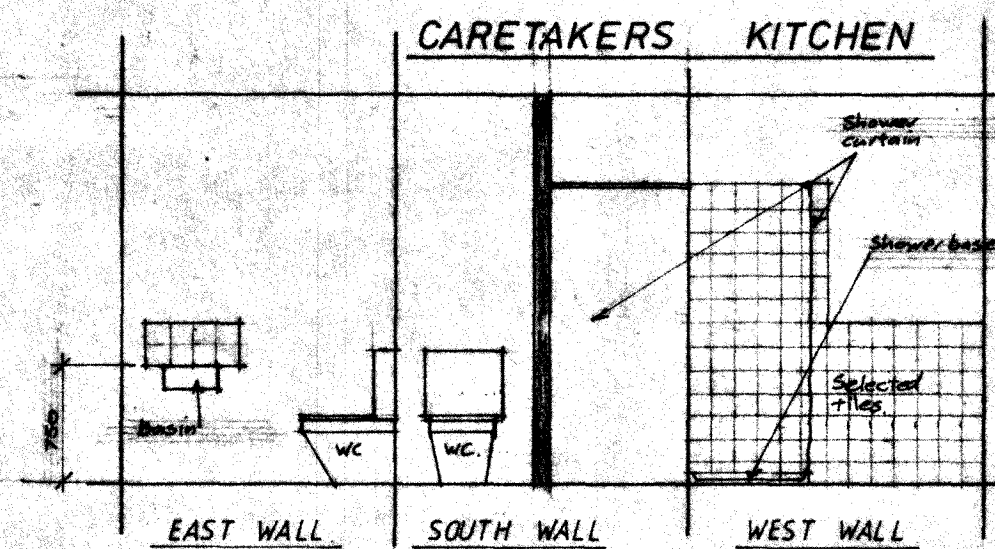
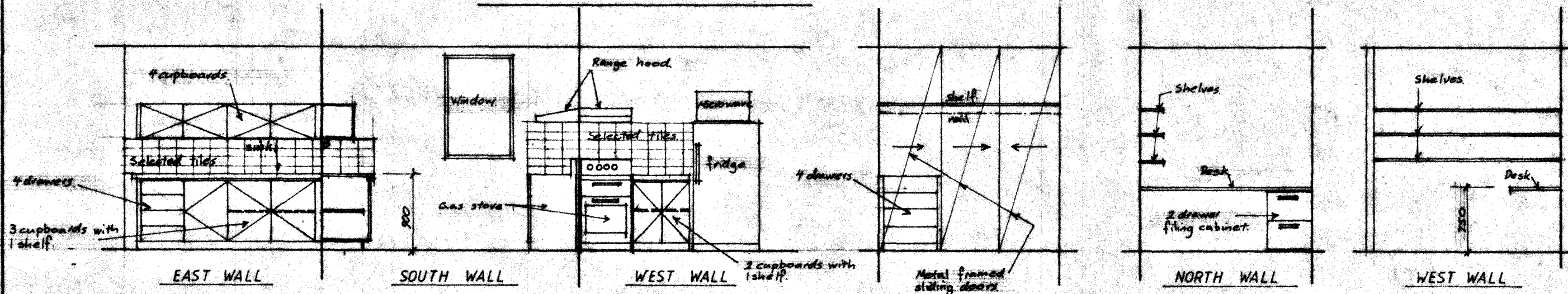
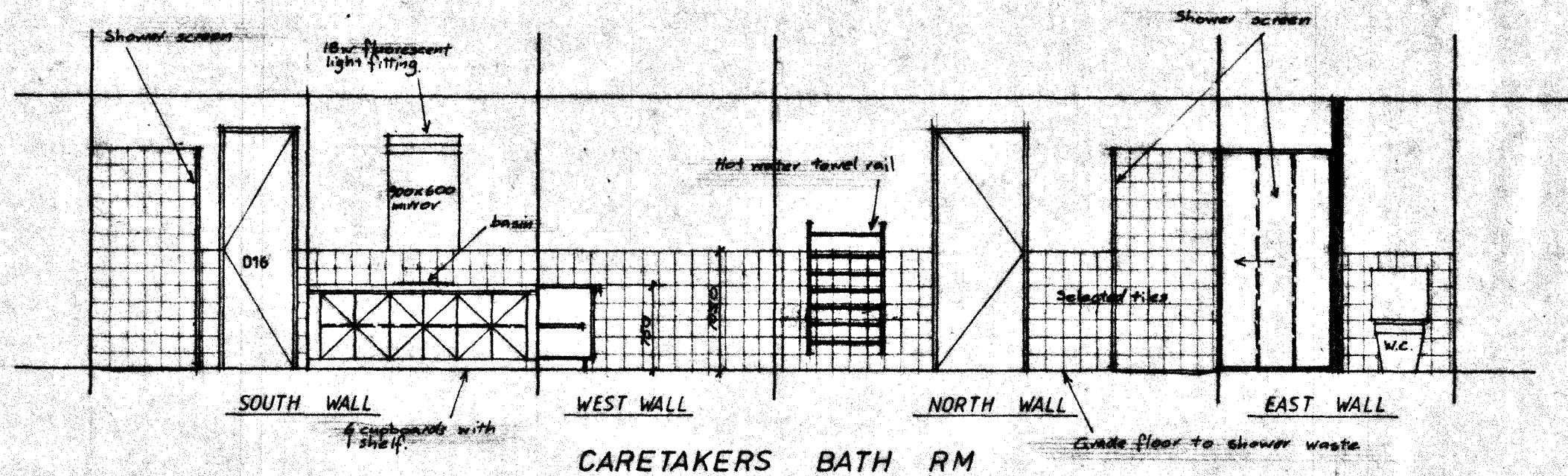
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DATE - OCT 1991

DRAWN - S C WEBB

JOB
NUMBER - 9068

SHEET
NUMBER - 10



OFFICE

APPROVED FOR CONSTRUCTION

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3. Any conditions specified in the letter of approval.

Reference: 26/869

Per: [Signature]

Date: 24 DEC 1991

For Director, National Parks & Wildlife Service

Dale O'Neil
Building Surveyor
Koonah District



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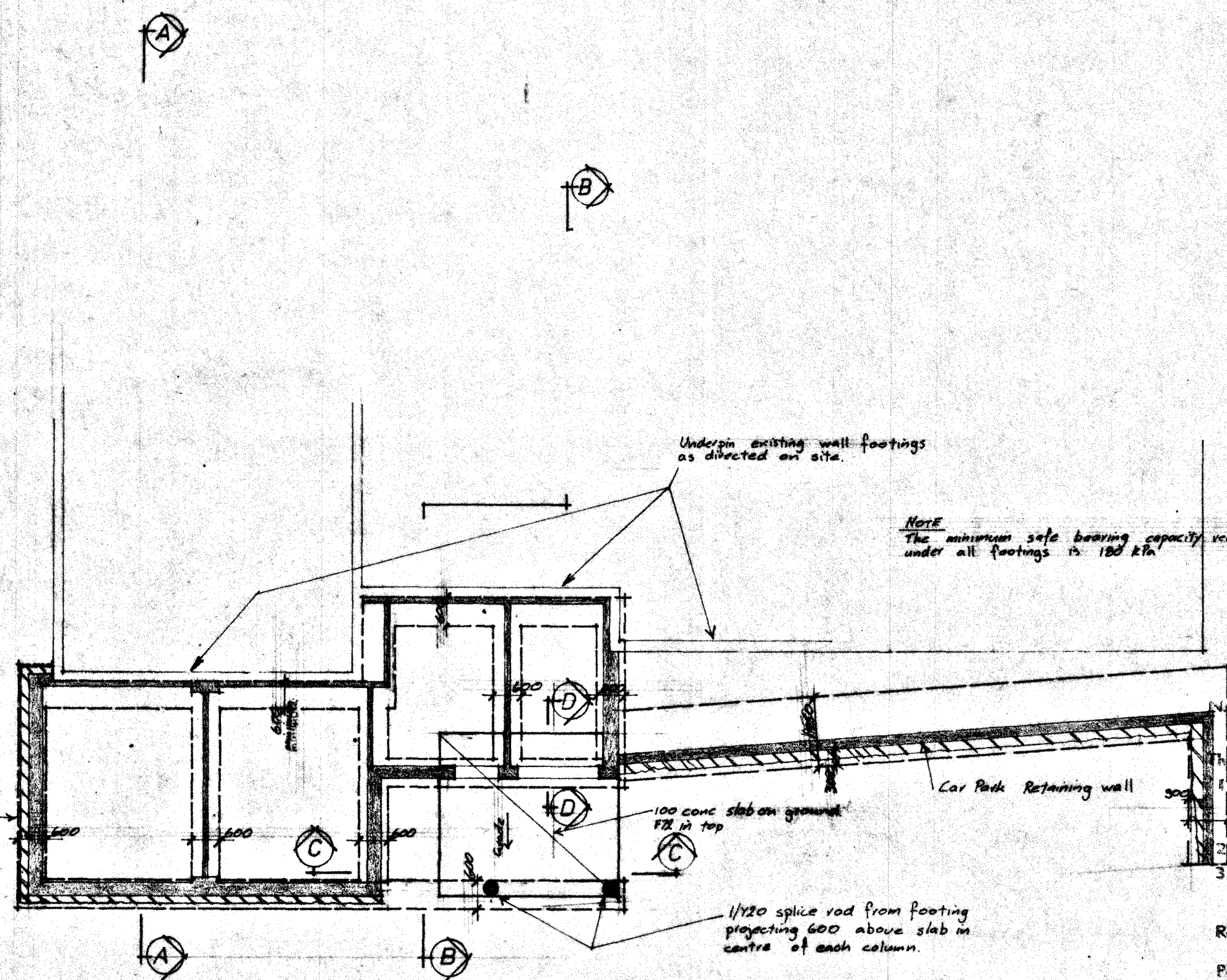
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ALTERATIONS EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

SCALE — 1:50
DATE — OCT 1991
DRAWN — S C WEBB

JOB
NUMBER — 9068

SHEET
NUMBER — 12



FOOTING PLAN

NATIONAL BUILDING SURVEYOR
APPROVED FOR CONSTRUCTION

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 3. Any conditions specified in the letter of approval.

Reference... 26/869
24 DEC 1991

Per... Dale Cline
Building Surveyor
Kosciusko District



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ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

SCALE — 1:100
DATE — AUG 1991
DRAWN — S.C.WEBB

JOB
NUMBER — 9068

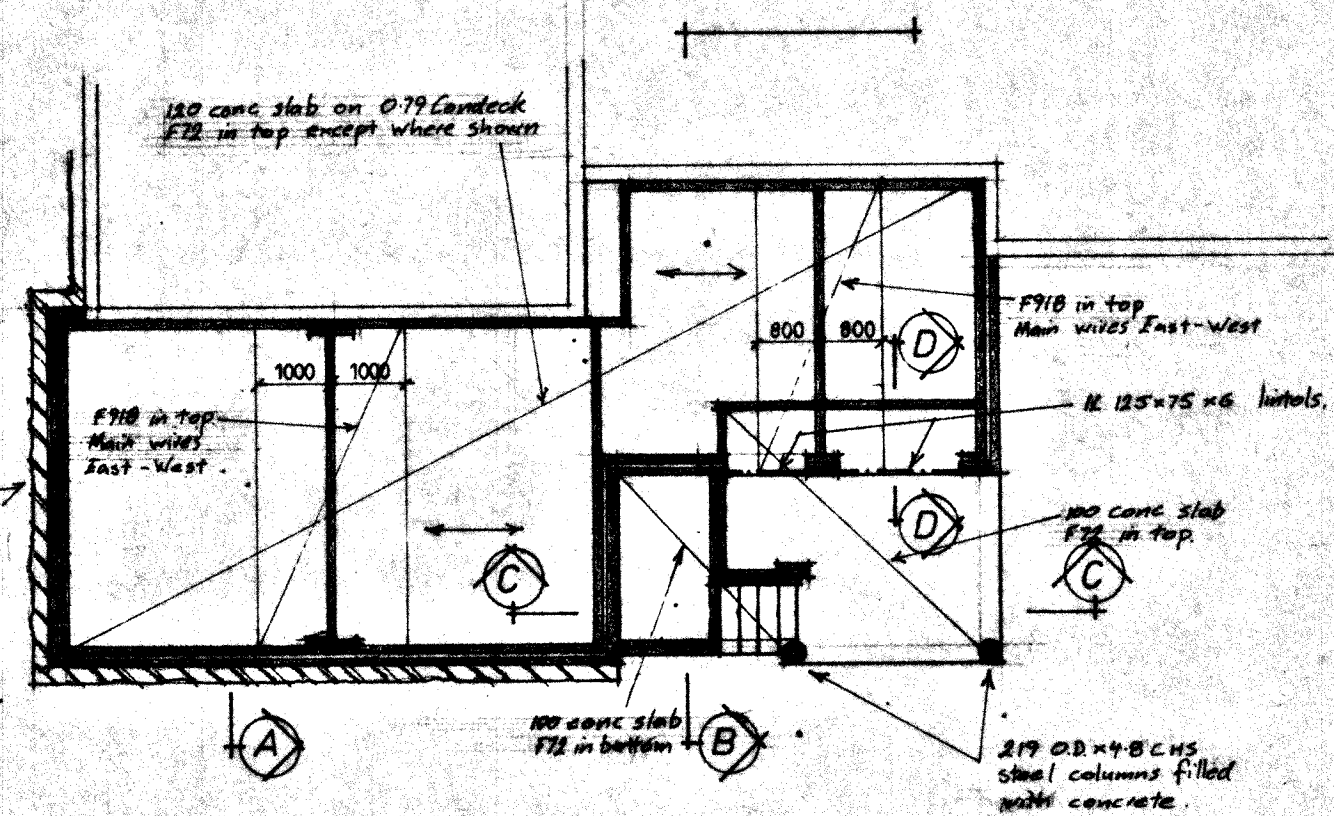
SHEET
NUMBER — 13

A

B



On East Wall provide
Y12 rods at 200cs
vertically in cavity from
footing to Basement level
and fill cavity with concrete



NATIONAL PARKS
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Reference: 26/869 24 DEC 1991

Per: [Signature]
For Director, National Parks & Wildlife Service

Dale Cris
Building Surveyor
Responsible District

SUB-BASEMENT SLAB PLAN



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ALTERATIONS & EXTENSIONS TO
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THREDBO

SCALE — 1:100
DATE — AUG 1991
DRAWN — S.C. WEBB,

JOB
NUMBER — 9068

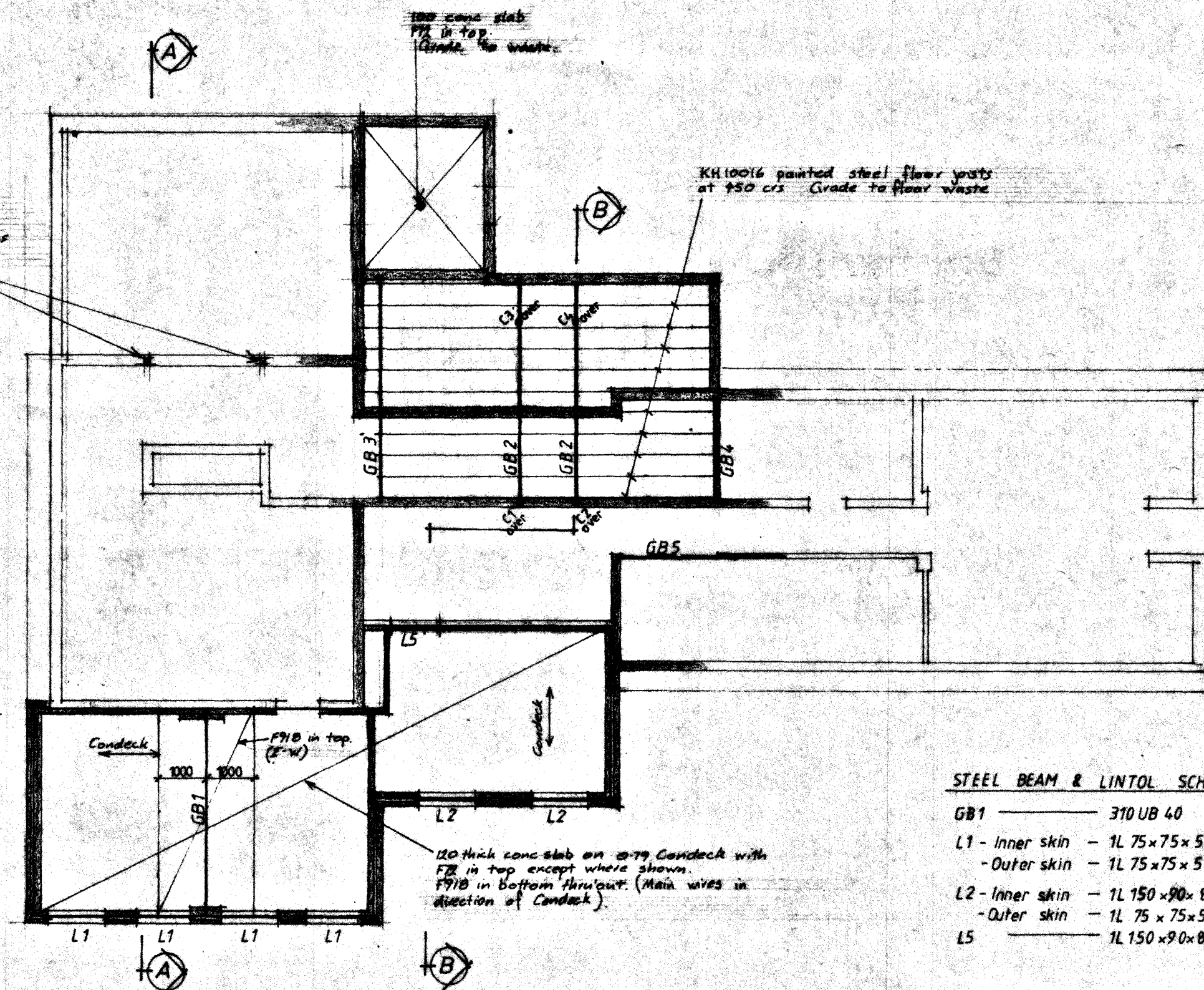
SHEET
NUMBER — 14



100x100(F19) posts, elevated to top of existing masonry wall and carried up to support existing beams under first floor.

100 conc slab F19 in top. Grade to waste.

KH10016 painted steel floor joists at 450 c/s. Grade to floor waste.



NATIONAL PARKS & WILDLIFE SERVICE
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Reference 26/869
24/DEC/1991

Per.....
For Director, National Parks & Wildlife Service

Date 26/869
Building Surveyor
Kosciusko District

STEEL BEAM & LINTOL SCHEDULE

GB1	310 UB 40	GB2	200 UB 25
L1 - Inner skin	1L 75x75x5	GB3	150 x 75 PFC
- Outer skin	1L 75x75x5	GB4	125 x 65 TFC
L2 - Inner skin	1L 150x90x8	GB5	150 x 75 PFC
- Outer skin	1L 75 x 75x5		
L5	1L 150x90x8		

GROUND FLOOR FRAMING



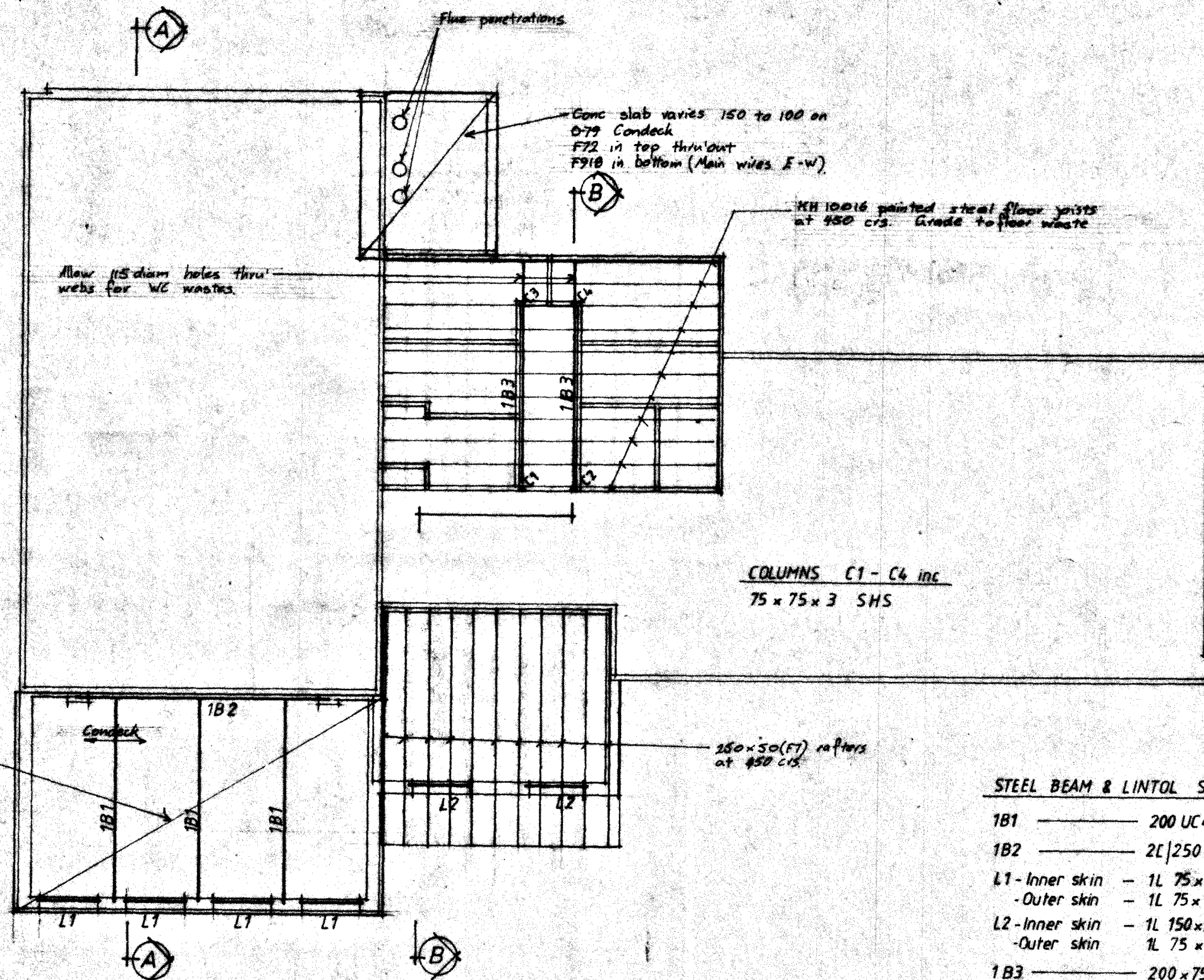
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ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

SCALE — 1:100
DATE — AUG 1991
DRAWN — ST WEBB

JOB
NUMBER — 9068
SHEET
NUMBER — 16



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Reference: 26/869 24 DEC, 1991

Per: [Signature] For Director, Parks & Wildlife Service

Building Surveyor
Kosciusko District

STEEL BEAM & LINTOL SCHEDULE

1B1	200 UC46
1B2	2L 250 x 90 x 36 I
L1 - Inner skin	1L 75 x 75 x 5
- Outer skin	1L 75 x 75 x 5
L2 - Inner skin	1L 150 x 90 x 8
- Outer skin	1L 75 x 75 x 5
1B3	200 x 75 x PFC

FIRST FLOOR FRAMING



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GROUP**

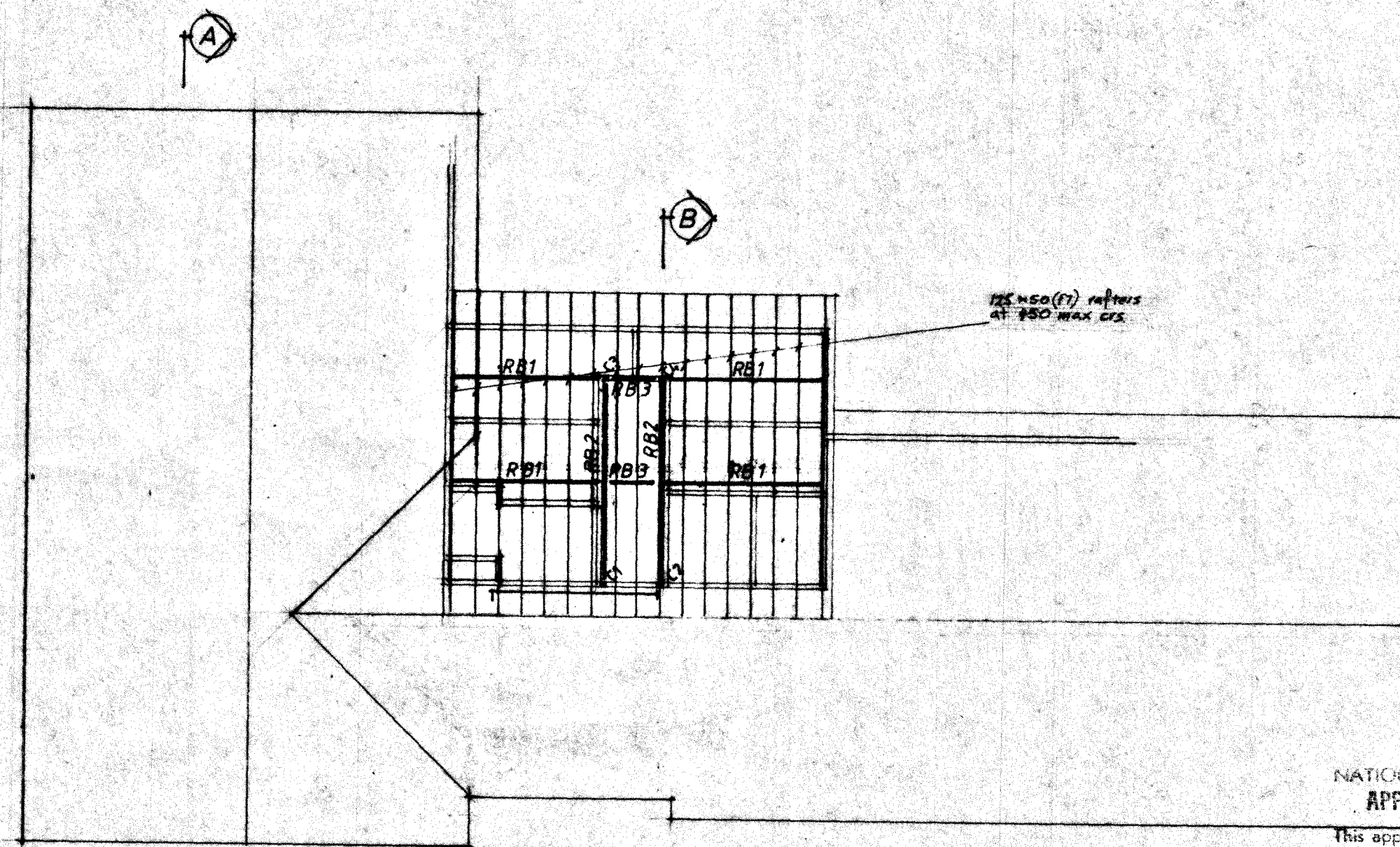
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ARMY ALPINE LODGE
THREDBO

SCALE — 1:100
DATE — AUG 1991
DRAWN — S.C. WEBB

JOB
NUMBER — 9068

SHEET
NUMBER — 17



STEEL BEAM SCHEDULE

RB1 - 150 x 75 PFC
 RB2 - 200 x 75 PFC
 RB3 - 150 x 75 PFC

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Reference **26/869** **24 DEC 1991**

Per *[Signature]*
 For Director, National Parks & Wildlife Service

Dale Gies
 Building Surveyor
 Kosciusko District

ROOF FRAMING



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**ALTERATIONS & EXTENSION TO
 ARMY ALPINE LODGE
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SCALE - 1:100

DATE - AUG 1991

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JOB
 NUMBER - 9068

SHEET
 NUMBER - **18**



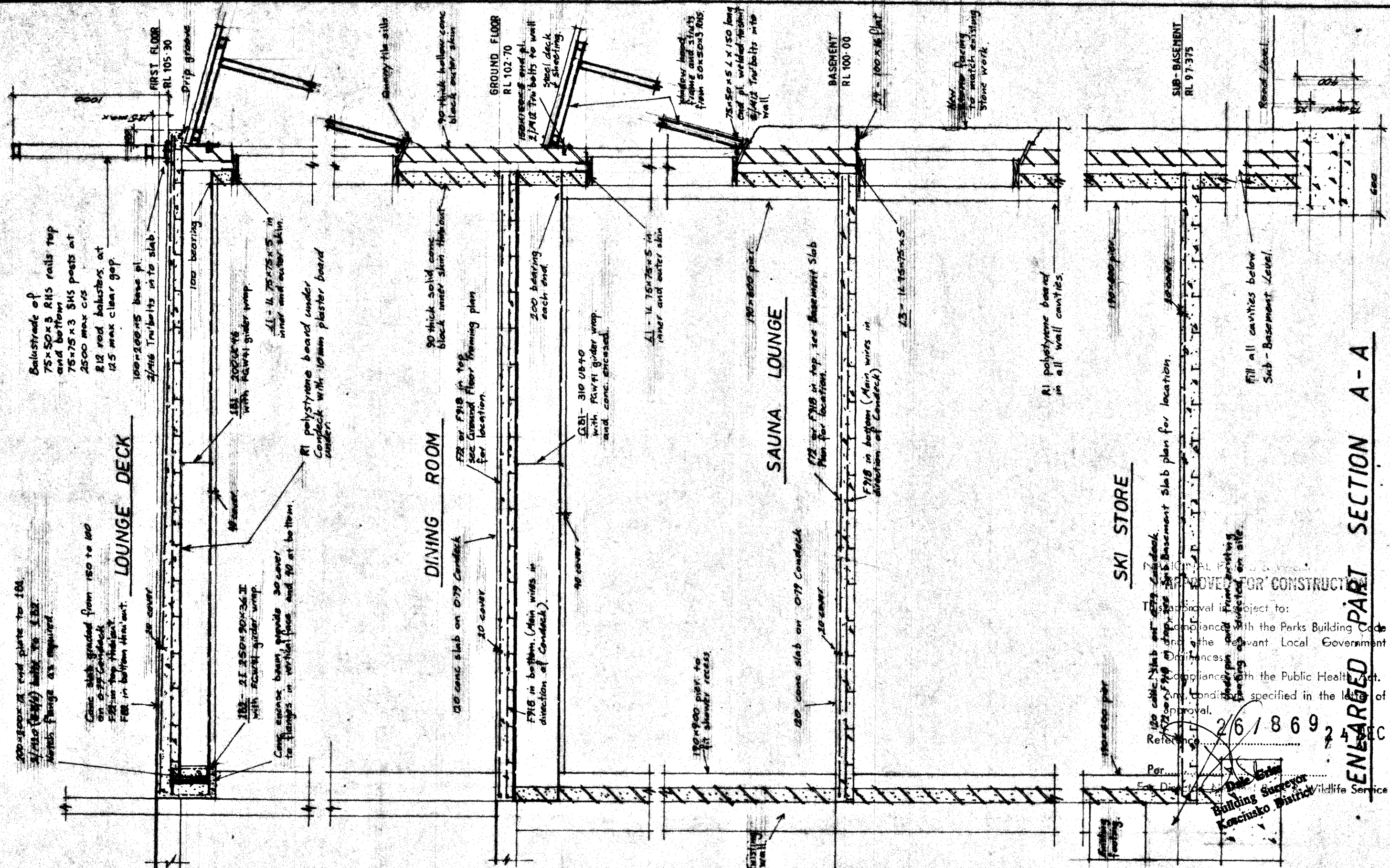
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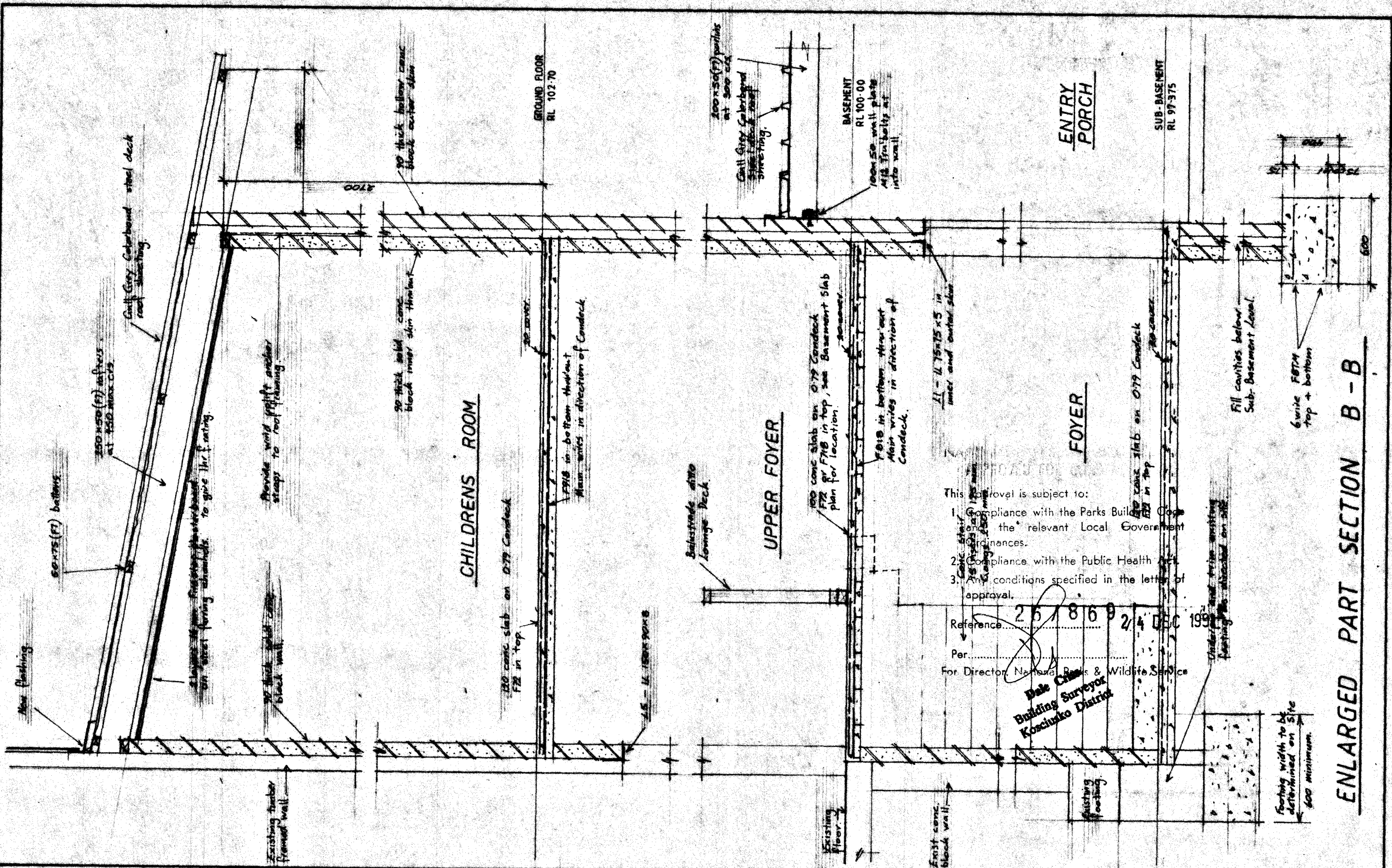
ALTERATIONS & EXTENSIONS TO ARMY ALPINE LODGE THREDBO

SCALE — 1:25
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ENLARGED PART SECTION A-A



ENLARGED PART SECTION B-B



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ALTERATIONS & EXTENSIONS TO
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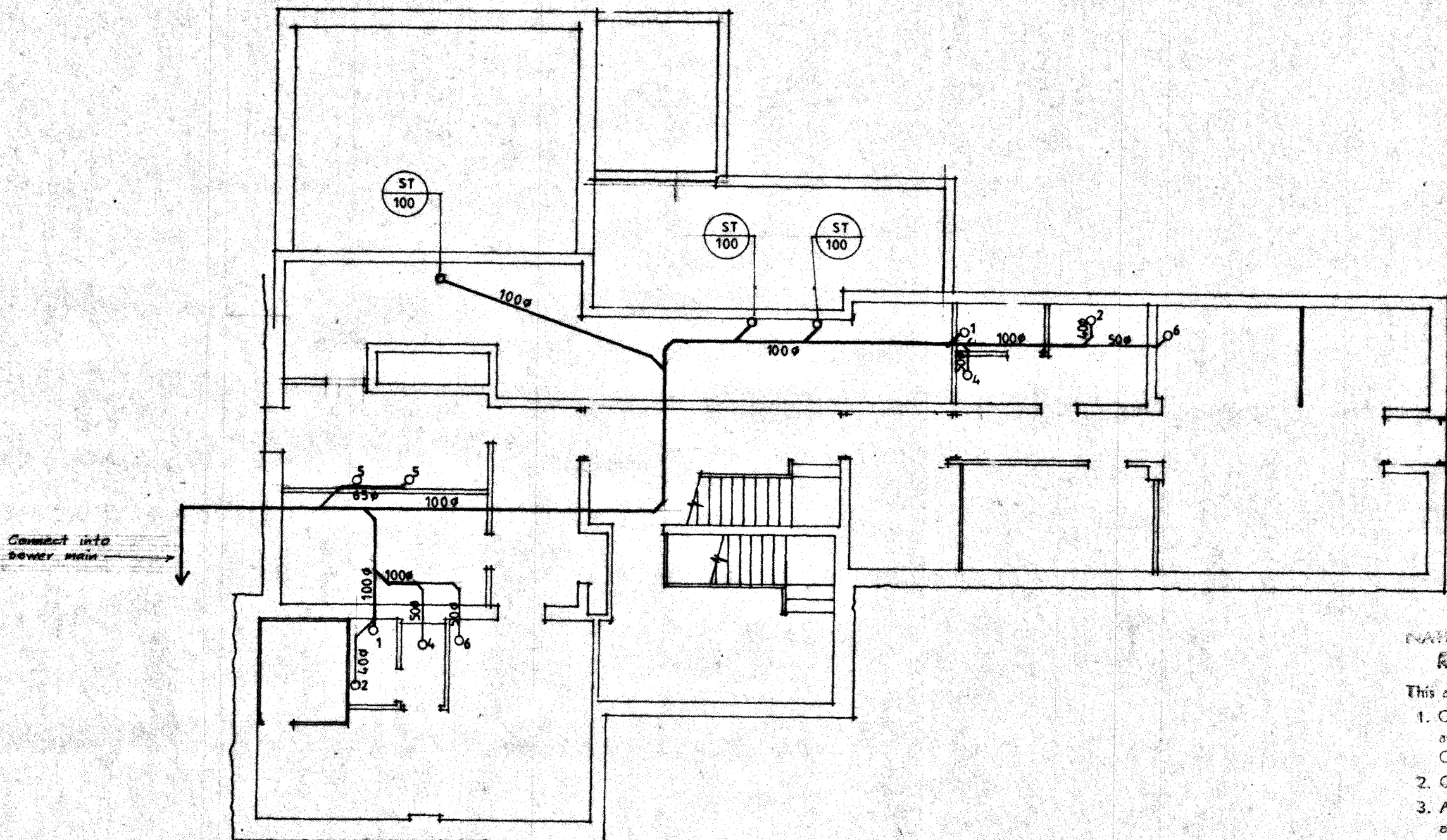
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DATE — AUG - 1991

DRAWN — S C WEBB

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NUMBER — 9068

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NUMBER — 20



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Reference 26/869 2/4 DEC 1991

Per [Signature]
For Director, National Parks & Wildlife Service
Dale Cline
Building Surveyor
Kosciusko District

BASEMENT — SANITARY PLAN



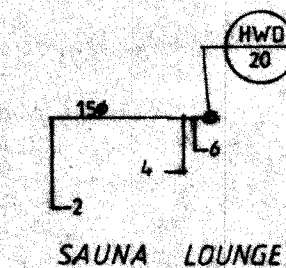
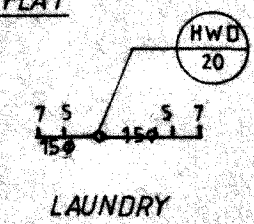
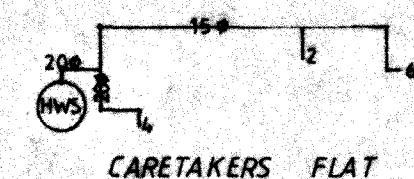
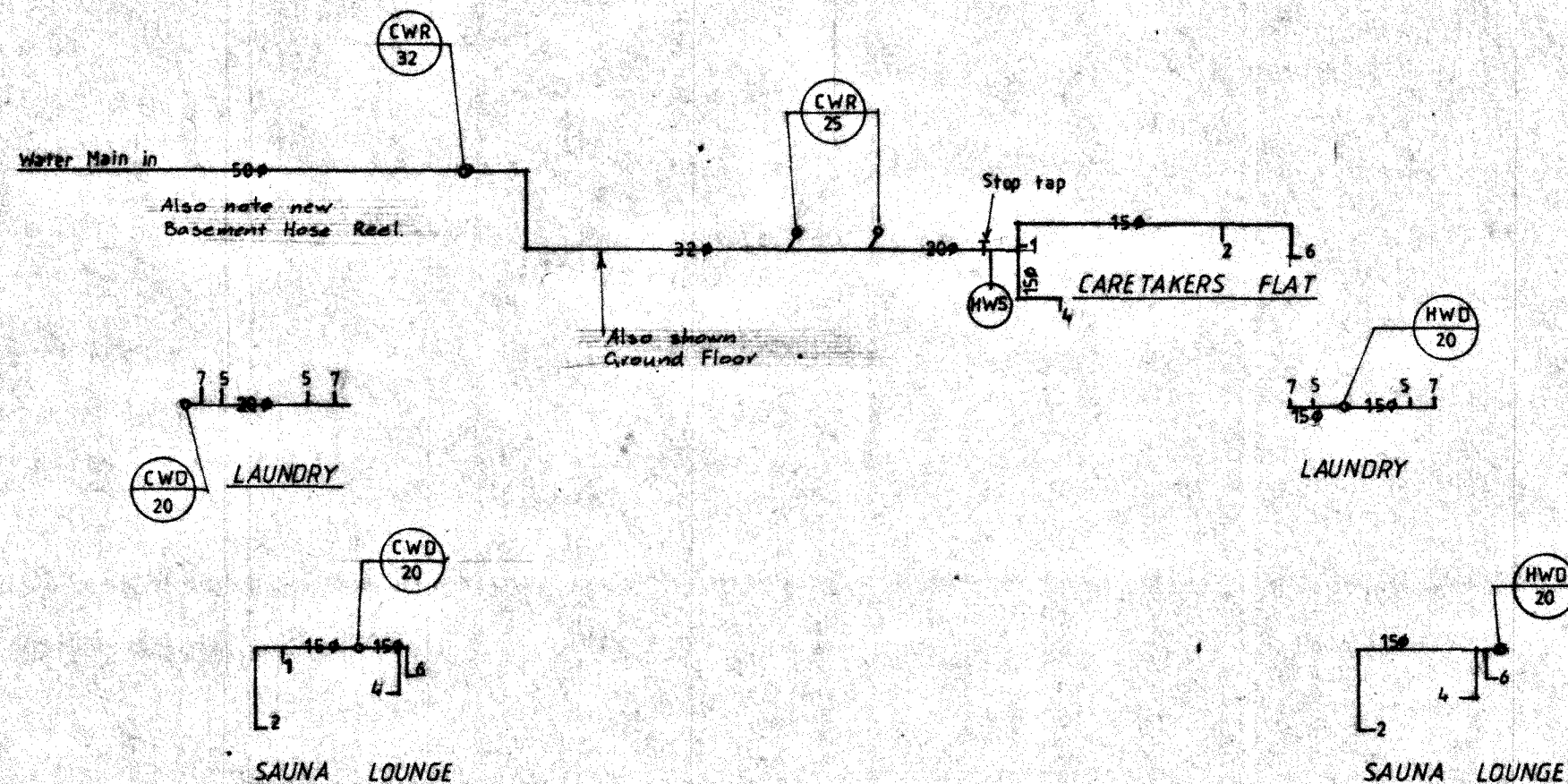
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ALTERATIONS & EXTENSIONS TO
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THREDBO

SCALE — 1:100
DATE — AUG 1991
DRAWN — S C WEBB

JOB
NUMBER — 9068
SHEET
NUMBER — **23**



COLD WATER

HOT WATER

BASEMENT — HOT & COLD WATER

APPROVED FOR CONSTRUCTION

This approval is subject to:

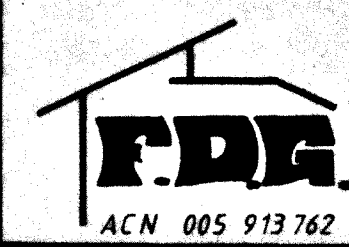
1. Compliance with the Parks Building Code and the relevant Local Government Ordinances.
2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

Reference: 26/869 24 DEC 1991

Per: [Signature]

For Director, Building Surveyor & Wildlife Service

Building Surveyor
Kosciusko District



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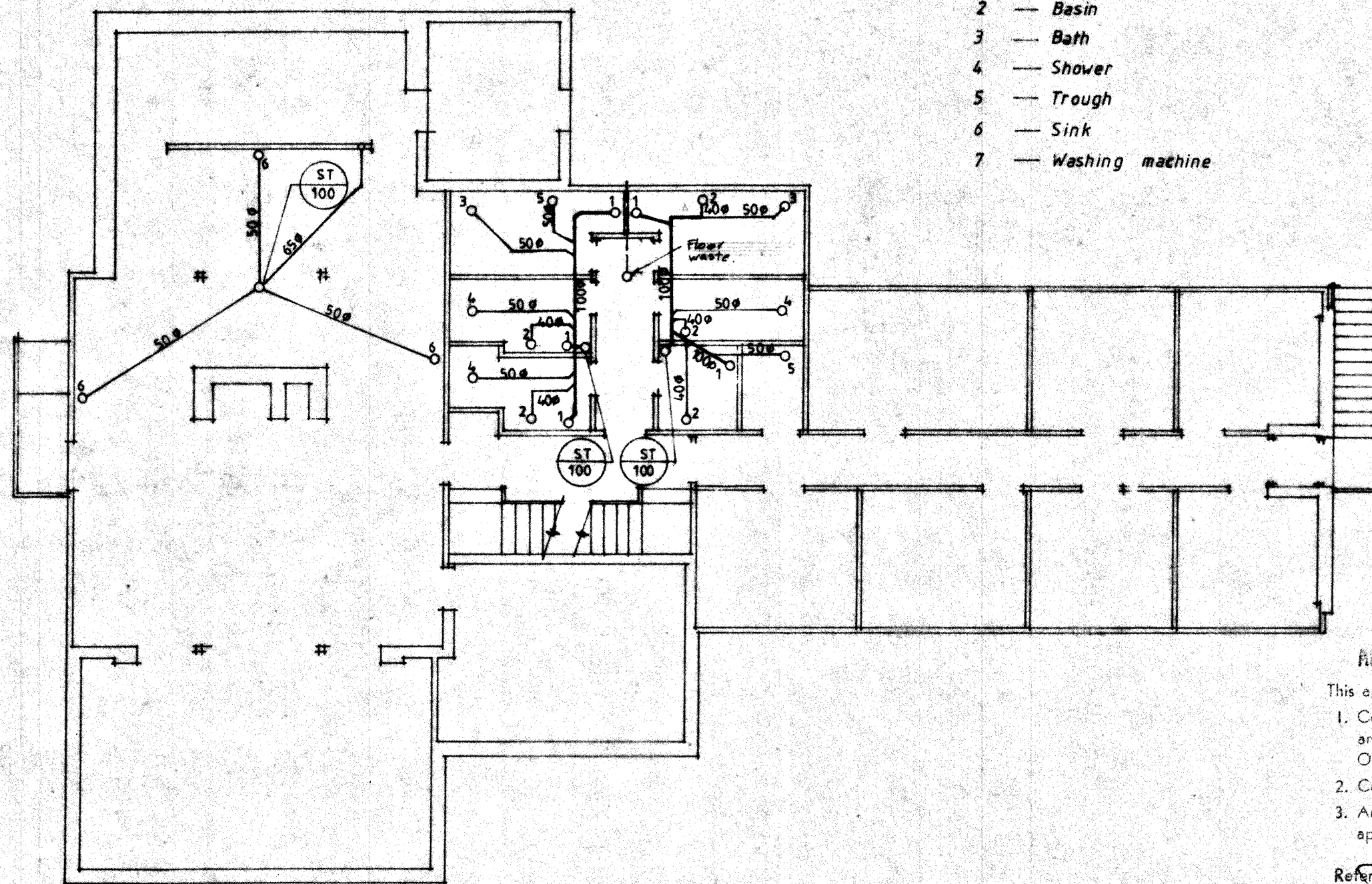
SCALE — 1 100
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SHEET
NUMBER — 24

LEGEND OF PLUMBING FIXTURES

- 1 — WC
- 2 — Basin
- 3 — Bath
- 4 — Shower
- 5 — Trough
- 6 — Sink
- 7 — Washing machine



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24/DEC 1991

Per **[Signature]**
For Director **[Signature]** & Wildlife Service

Building Surveyor
Kosciusko District

GROUND FLOOR — SANITARY PLAN



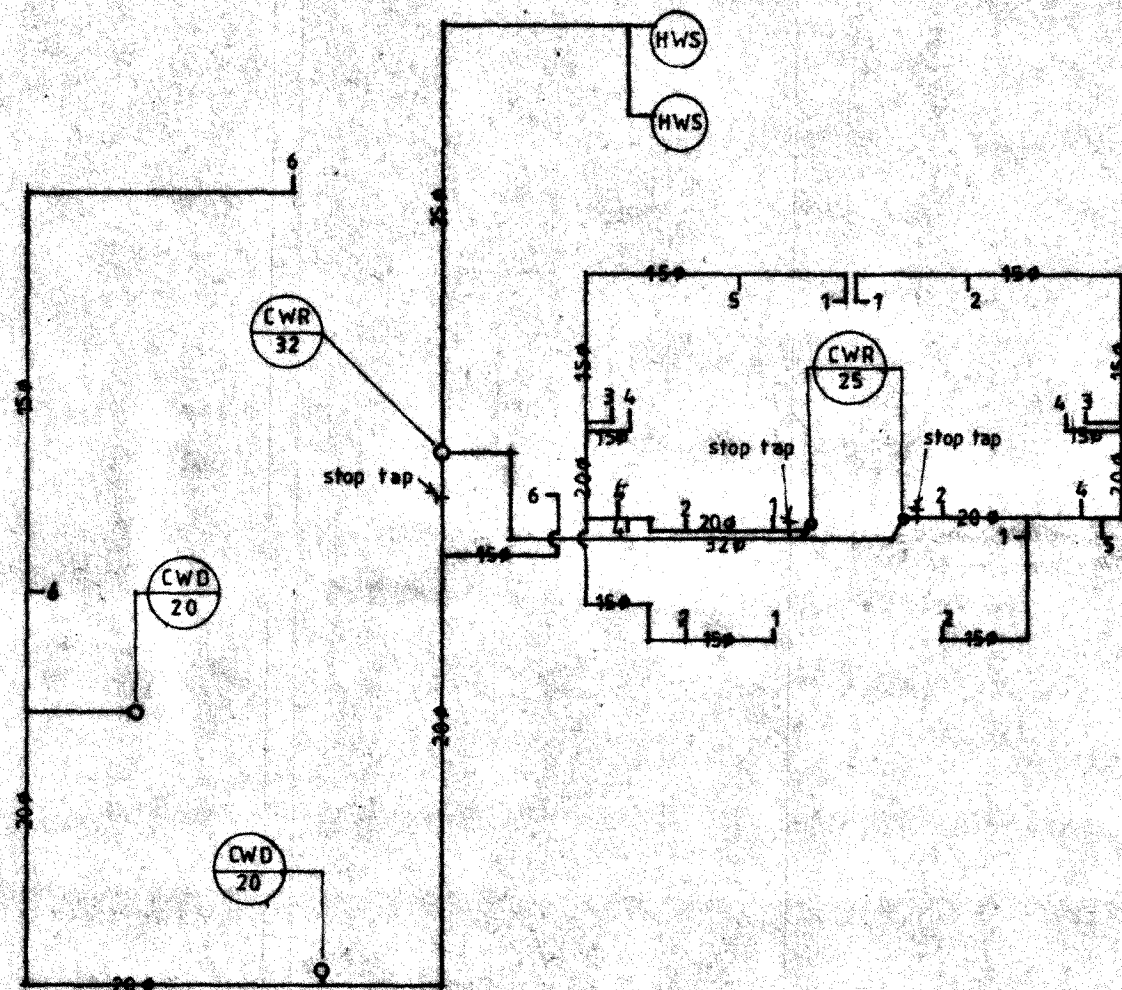
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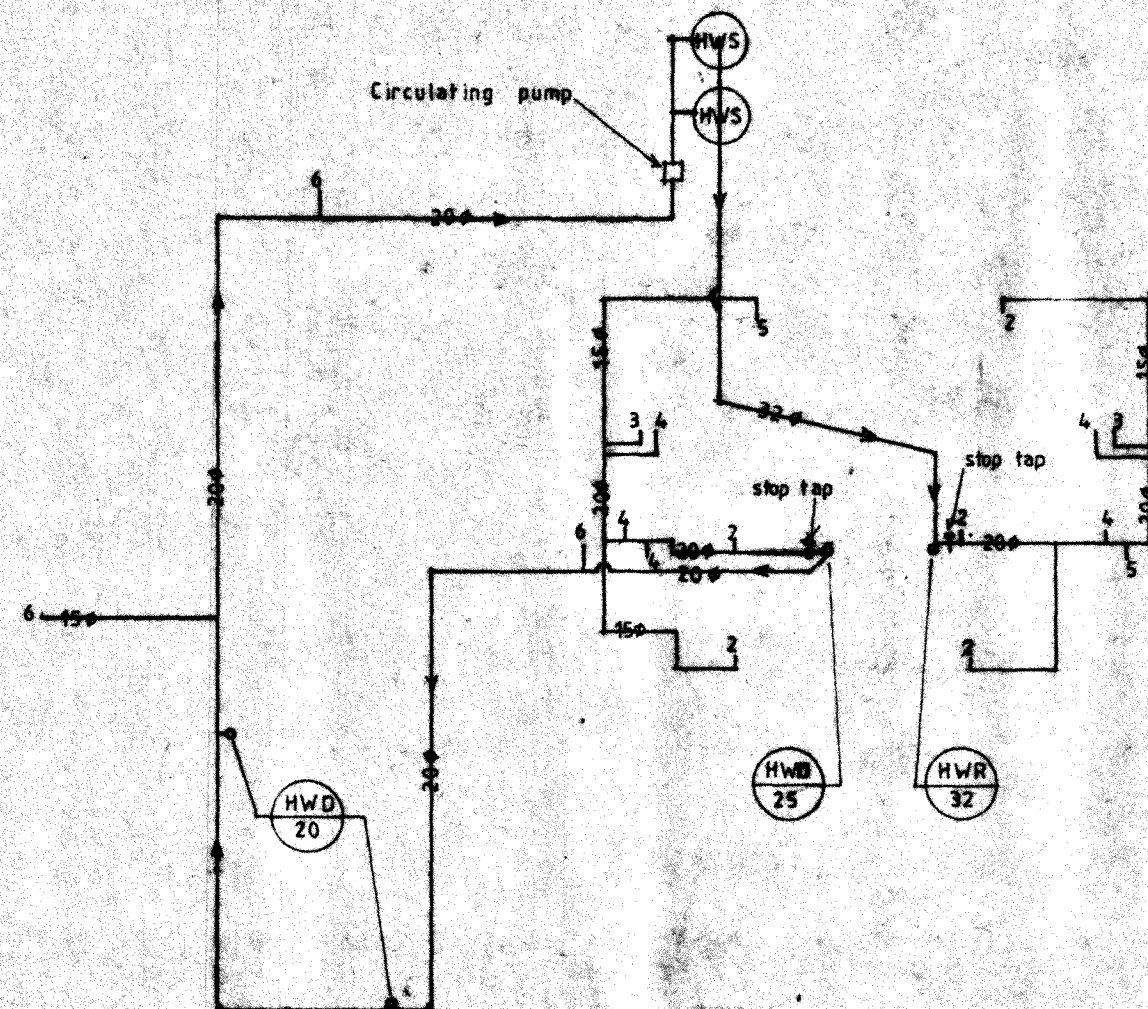
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COLD WATER



HOT WATER

GROUND FLOOR - HOT & COLD WATER

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Per: *[Signature]*
 For Director, National Parks & Wildlife Service
Date *Chris*
 Building Surveyor
 Kosciusko District



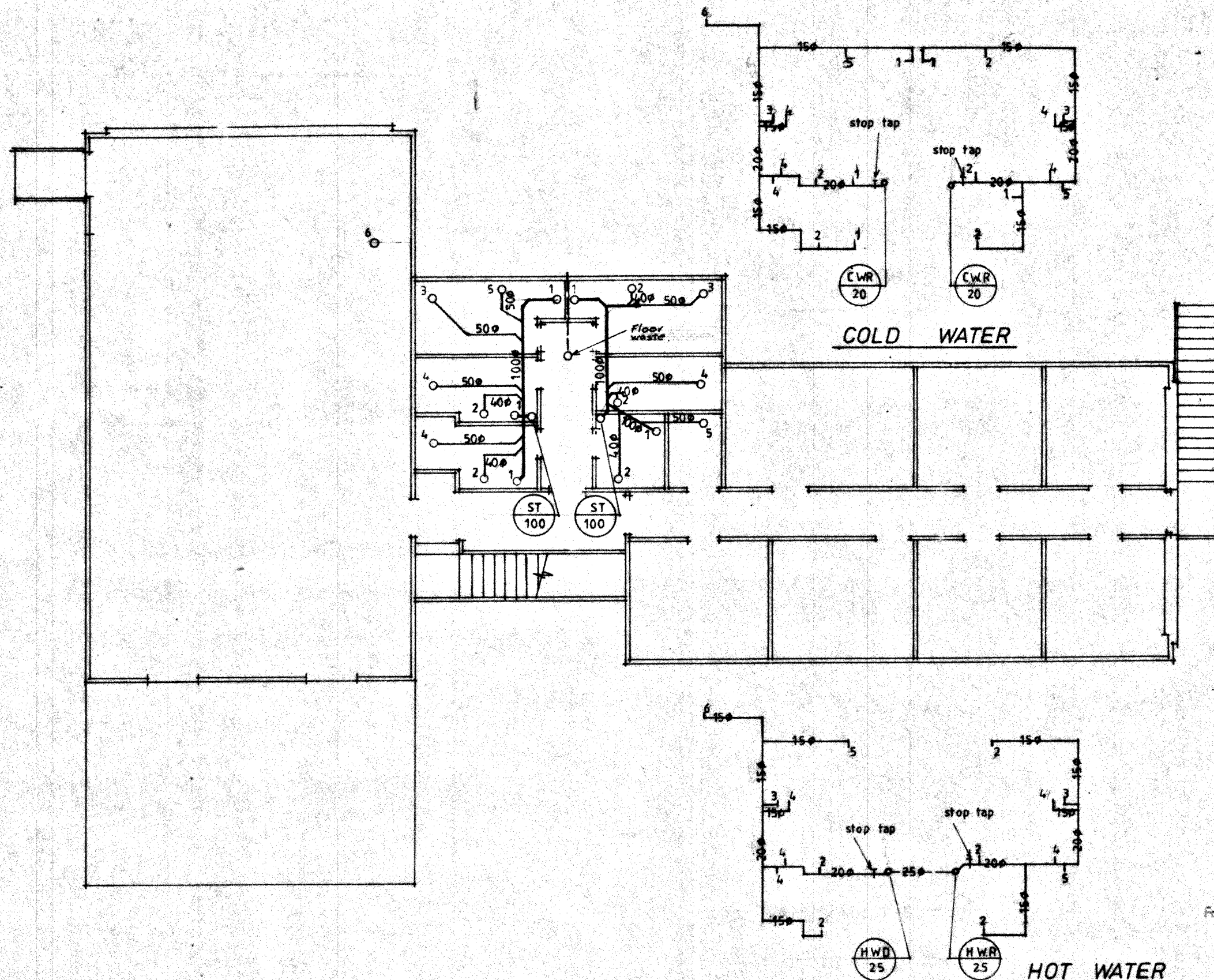
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 DATE — OCT 1991
 DRAWN — S. C. WEBB

JOB
 NUMBER — 9068
 SHEET
 NUMBER — 26



- APPROVED FOR CONSTRUCTION
- This approval is subject to:
1. Compliance with the Parks Building Code and the relevant Local Government Ordinances.
 2. Compliance with the Public Health Act.
 3. Any conditions specified in the letter of approval.

Reference: 267869
24 DEC/1991

Per: [Signature]
For Director, National Parks & Wildlife Service

Dale C. [Signature]
Building Surveyor
Kosciusko District

FIRST FLOOR - SANITARY AND HOT & COLD WATER



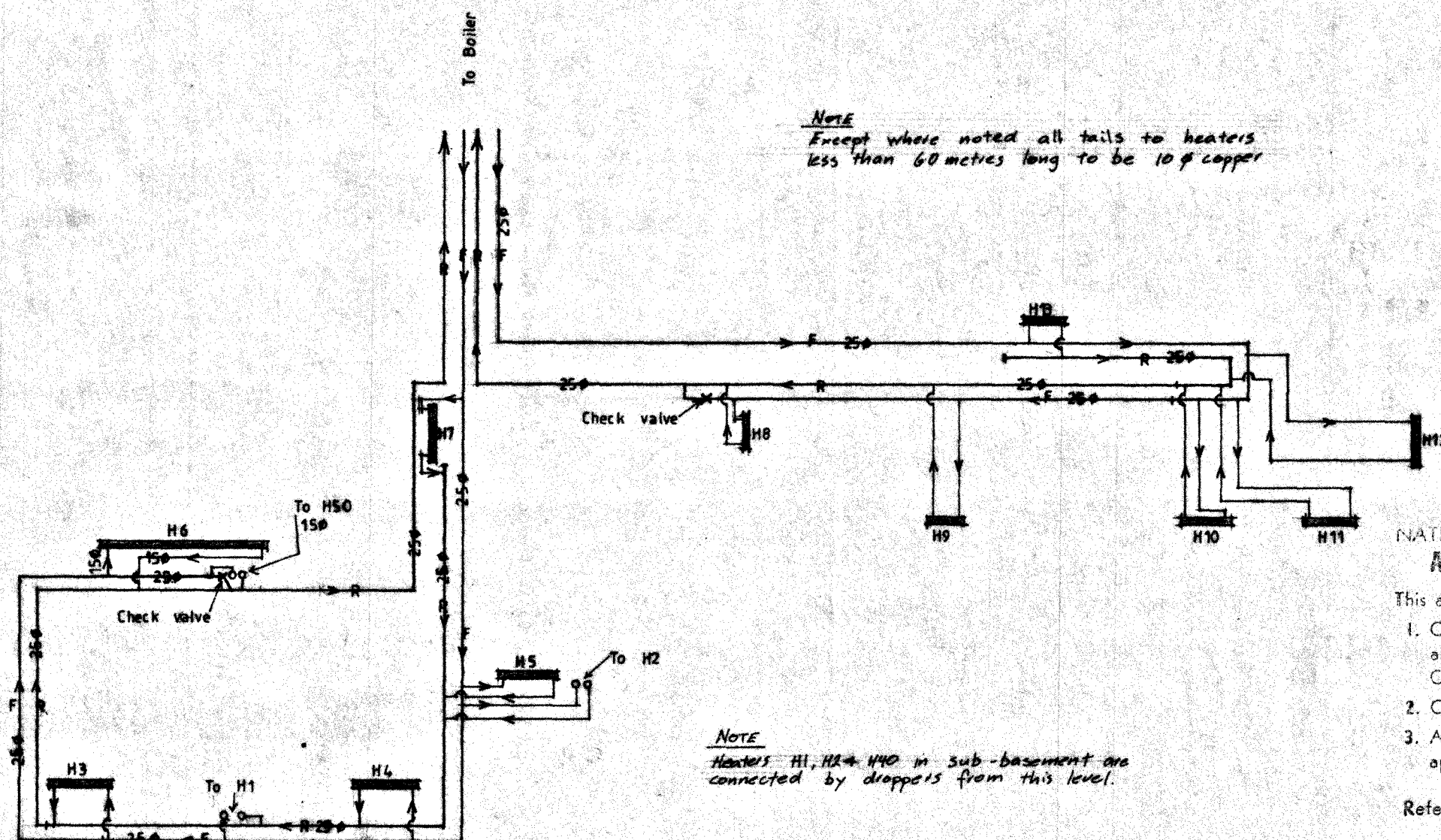
FREEBURGH
DESIGN
GROUP

P.O. BOX 55,
BRIGHT. 3741
PH - (057) 55 1336

ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

SCALE — 1:100
DATE — AUG 1991
DRAWN — S.C. WEBB

JOB
NUMBER — 9068
SHEET
NUMBER — 27



approval.

Reference 267869 24 DEC 1997 ²

Per. [Signature]

For Director, National Parks & Wildlife Service

Dale Criss
Building Surveyor
Kosciusko District

BASEMENT HEATING PLAN



**FREEBURGH
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ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

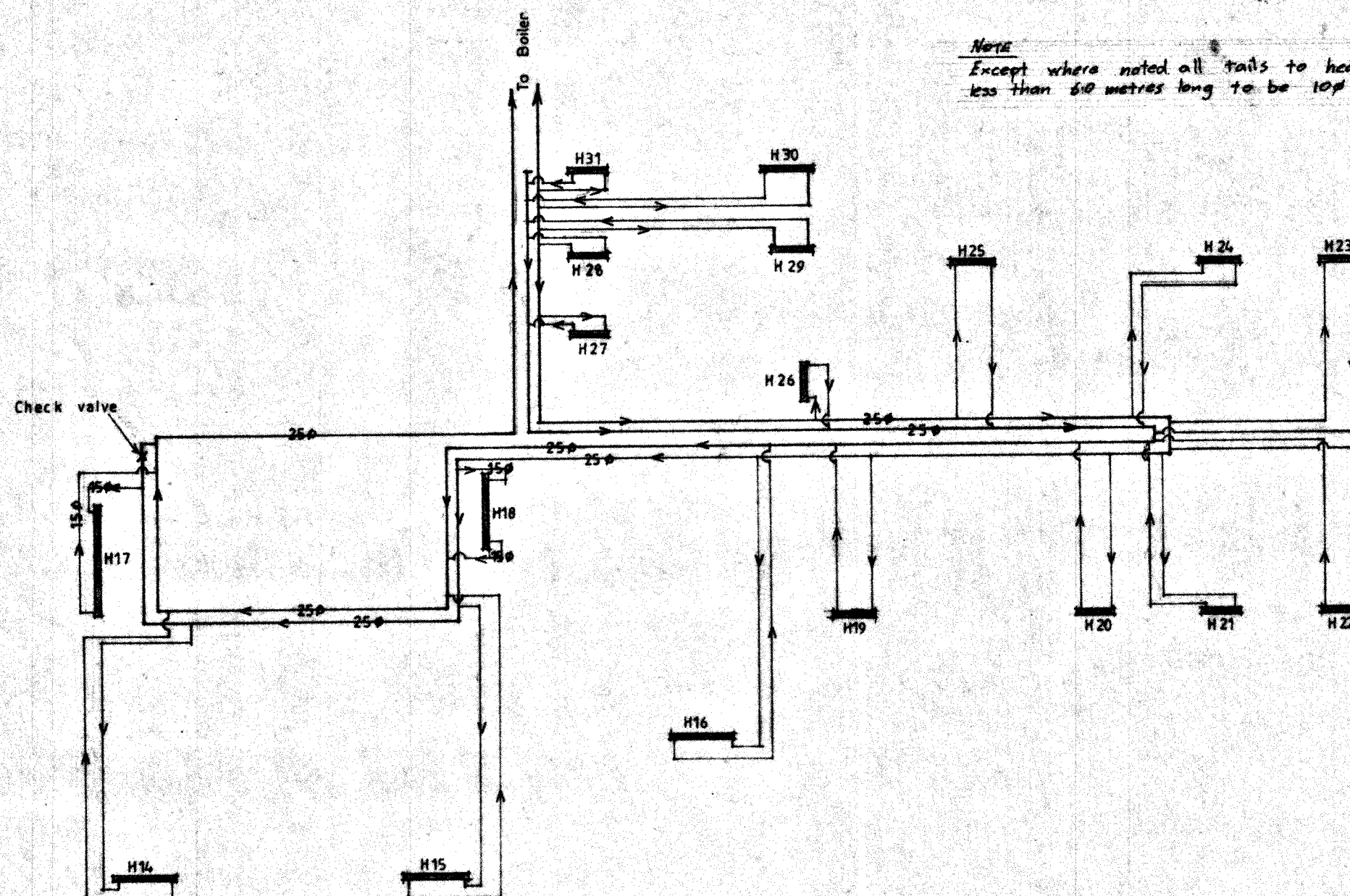
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DATE — OCT. 1991
DRAWN — S.C.WEBB

JOB
NUMBER — 9068

SHEET
NUMBER — 28



Note
Except where noted all tails to heaters
less than 60 metres long to be 10p copper.



NATIONAL PARKS & WILDLIFE SERVICE
APPROVED FOR CONSTRUCTION

This approval is subject to:

1. Compliance with the Parks Building Code and the relevant Local Government Ordinances.
2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

Reference 26 / 869 24 DEC 1991

Per.....
For Director, National Parks & Wildlife Service

GROUND FLOOR HEATING PLAN



FREEBURGH
DESIGN
GROUP

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PH - (057) 55 1336

ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

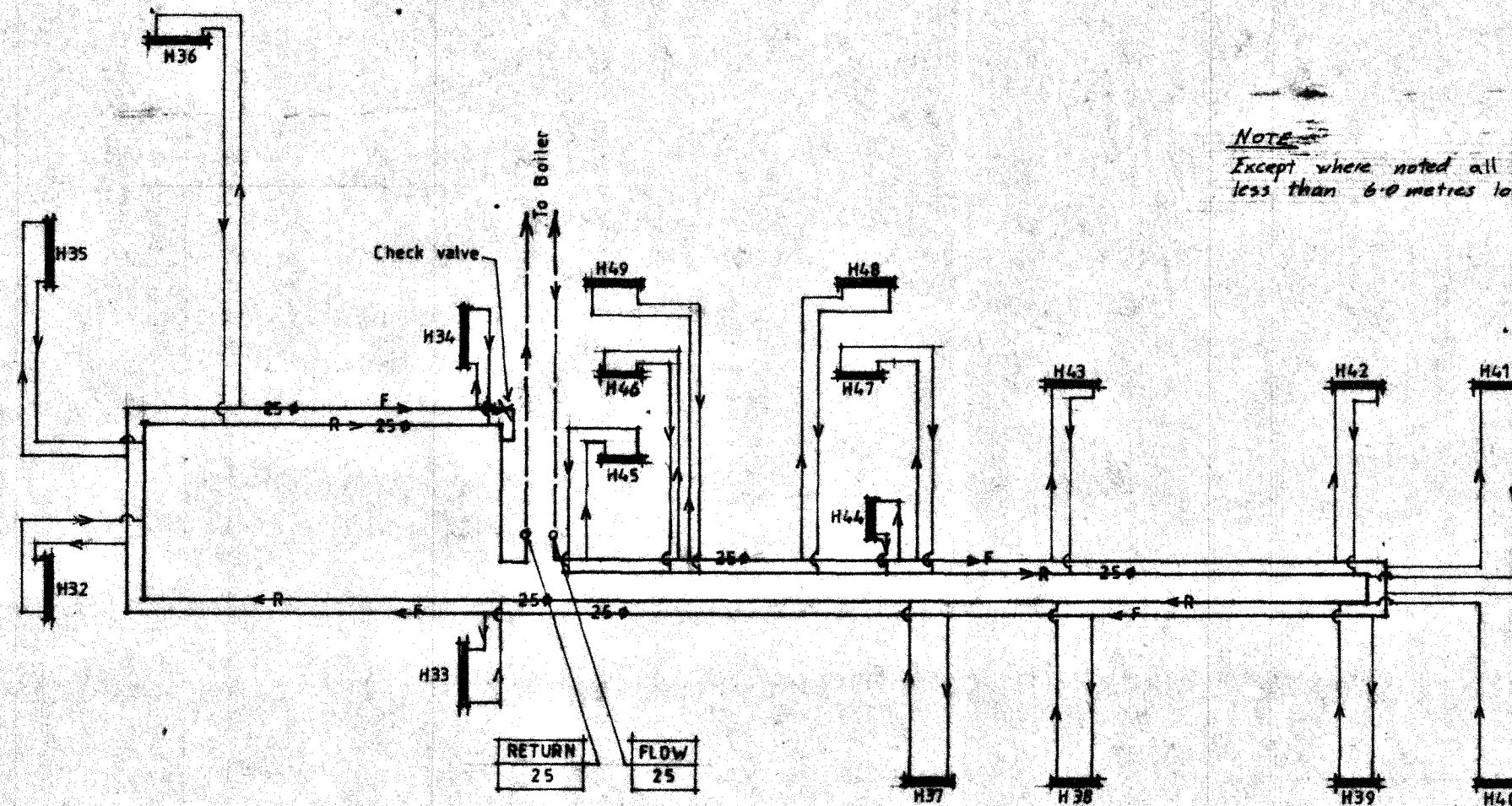
SCALE — 1:100

DATE — OCT 1991

DRAWN — S.C.WEBB

JOB
NUMBER — 9068

SHEET
NUMBER — 29



NOTE
 Except where noted all tails to heaters
 less than 6.0 metres long to be 10 # copper.

NATIONAL PARKS & WILDLIFE SERVICE
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3. Any conditions specified in the letter of approval.

Reference: 28/869 24 DEC 1991

Per: [Signature]
 For Director, National Parks & Wildlife Service

Dale Cline
 Building Surveyor
 Koochikoo District

FIRST FLOOR HEATING PLAN



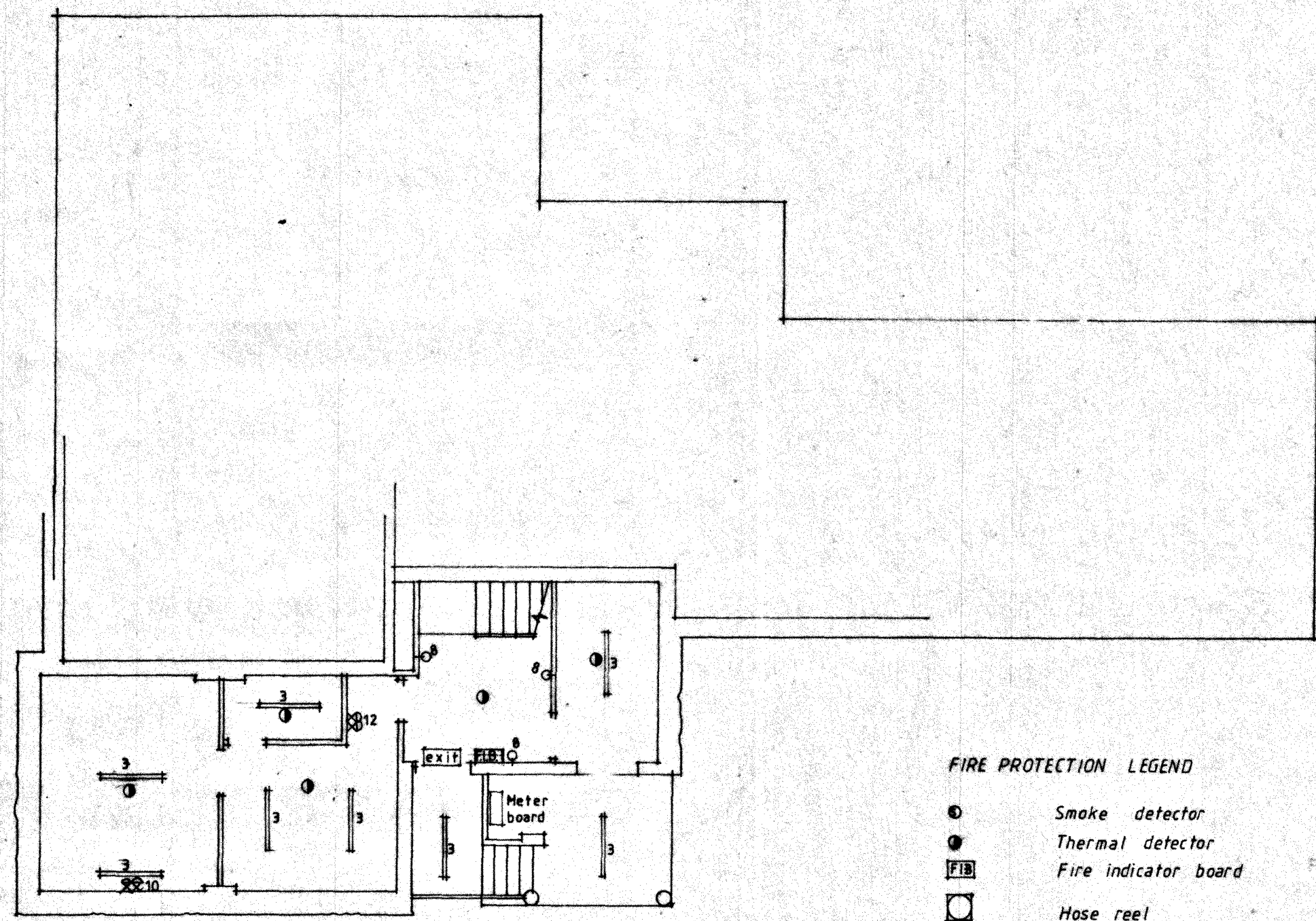
FREEBURGH
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ALTERATIONS & EXTENSIONS TO
 ARMY ALPINE LODGE
 THREDBO

SCALE — 1:100
 DATE — OCT 1991
 DRAWN — S C WEBB

JOB
 NUMBER — 9068
 SHEET
 NUMBER — 30



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APPROVED FOR CONSTRUCTION

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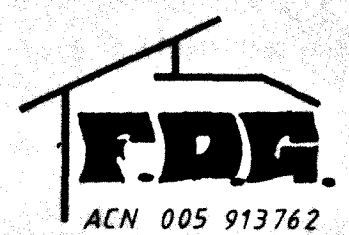
FIRE PROTECTION LEGEND

- Smoke detector
- Thermal detector
- Fire indicator board
- Hose reel
- Battery operated exit light

Reference: **26 / 869**
24 DEC 1991
Per:
For Director, National Parks & Wildlife Service

Dale Criss
Building Surveyor
Kosciusko District

SUB-BASEMENT ELECTRICAL PLAN



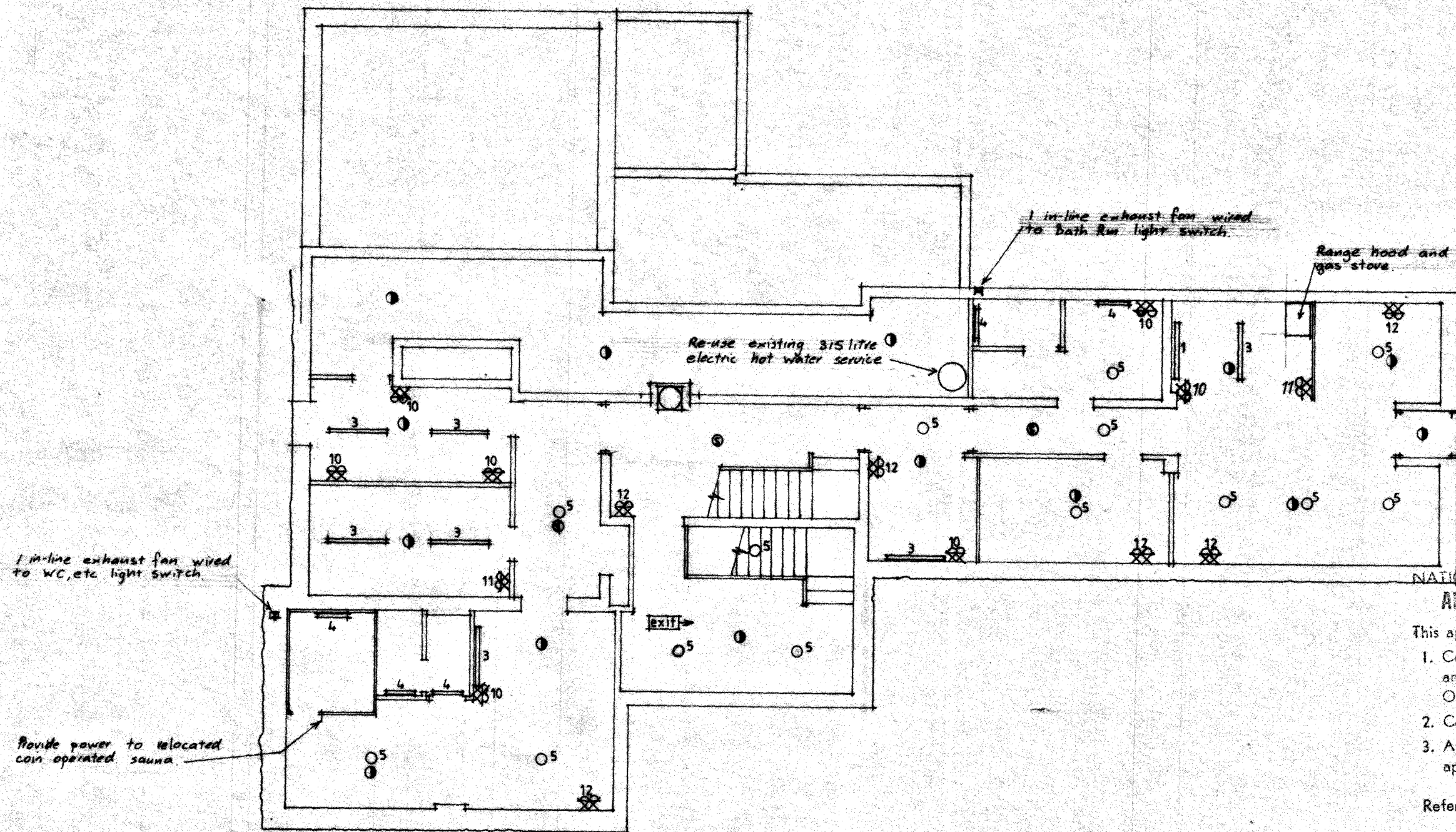
**FREEBURGH
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PH - (057) 55 1336

**ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO**

**SCALE — 1:100
DATE — AUG 1991
DRAWN — S C WEBB**

**JOB
NUMBER — 9068
SHEET
NUMBER — 31**



NATIONAL PARKS & WILDLIFE SERVICE
APPROVED FOR CONSTRUCTION

This approval is subject to:

1. Compliance with the Parks Building Code and the relevant Local Government Ordinances.
2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

Reference 261869 2/4 DEC 1991

Per *[Signature]*
Director, Building Surveyor
Kosciuszko District & Wildlife Service

BASEMENT ELECTRICAL PLAN



FREEBURGH
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GROUP.

P.O. BOX 55,
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ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

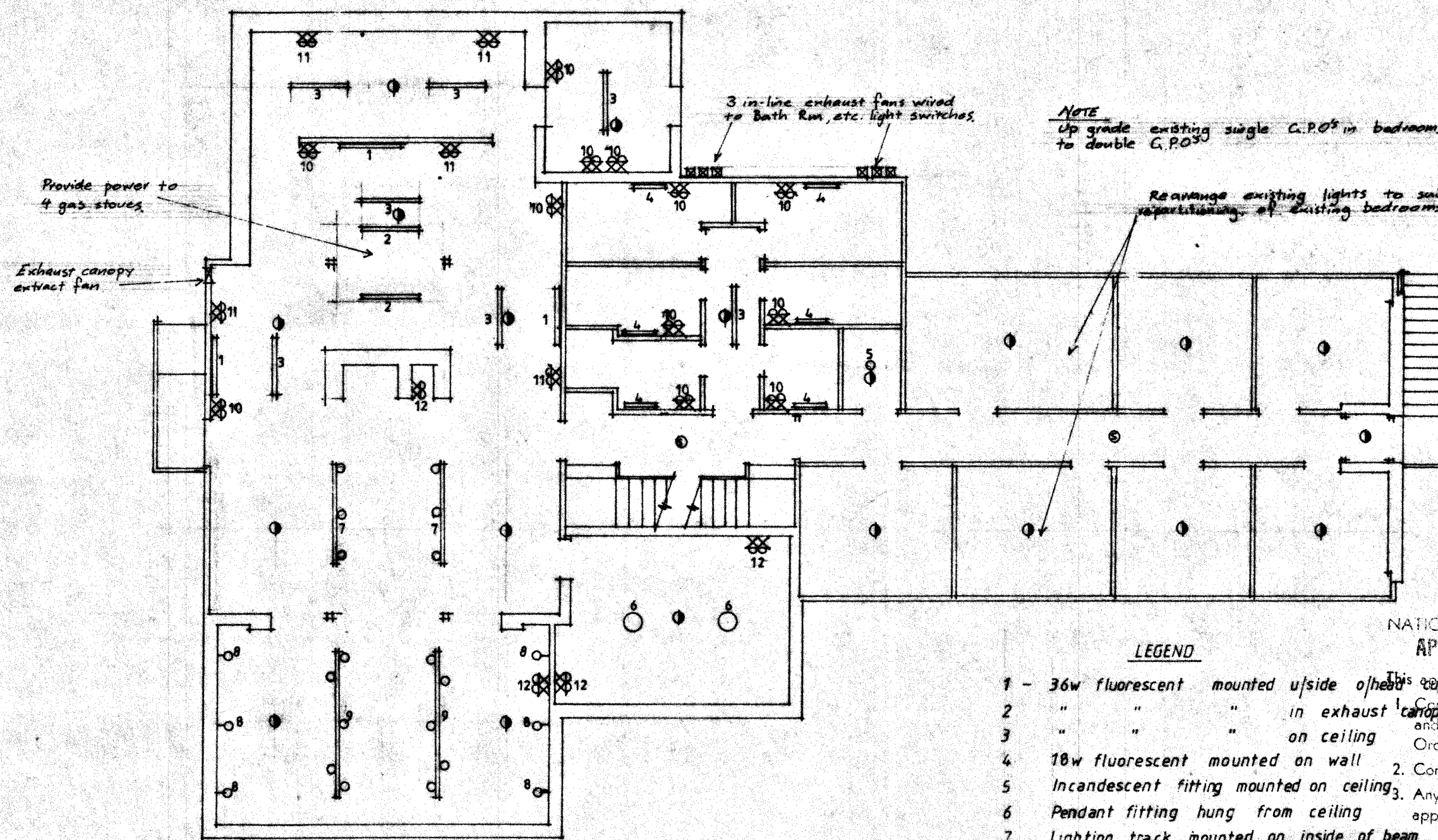
SCALE — 1:100

DATE — AUG 1991

DRAWN — S C WEBB

JOB
NUMBER — 9068

SHEET
NUMBER — 32



GROUND FLOOR ELECTRICAL PLAN

LEGEND

- 1 - 36w fluorescent mounted upside of headboards
- 2 - " " " in exhaust canopy
- 3 - " " " on ceiling
- 4 - 18w fluorescent mounted on wall
- 5 - Incandescent fitting mounted on ceiling
- 6 - Pendant fitting hung from ceiling
- 7 - Lighting track mounted on inside of beam
- 8 - Wall bracket incandescent
- 9 - Lighting track mounted on ceiling
- 10 - Double GPO at 1200 above floor
- 11 - " " " 1600 above floor
- 12 - " " " 200 above floor

NATIONAL PARKS & WILDLIFE SERVICE
APPROVED FOR CONSTRUCTION

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2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

Reference: 26/869
2/4 DEC 1991

Per: [Signature]
For Director, National Parks & Wildlife Service
Date: 2/4 DEC 1991
Building Surveyor
Kosciuszko District



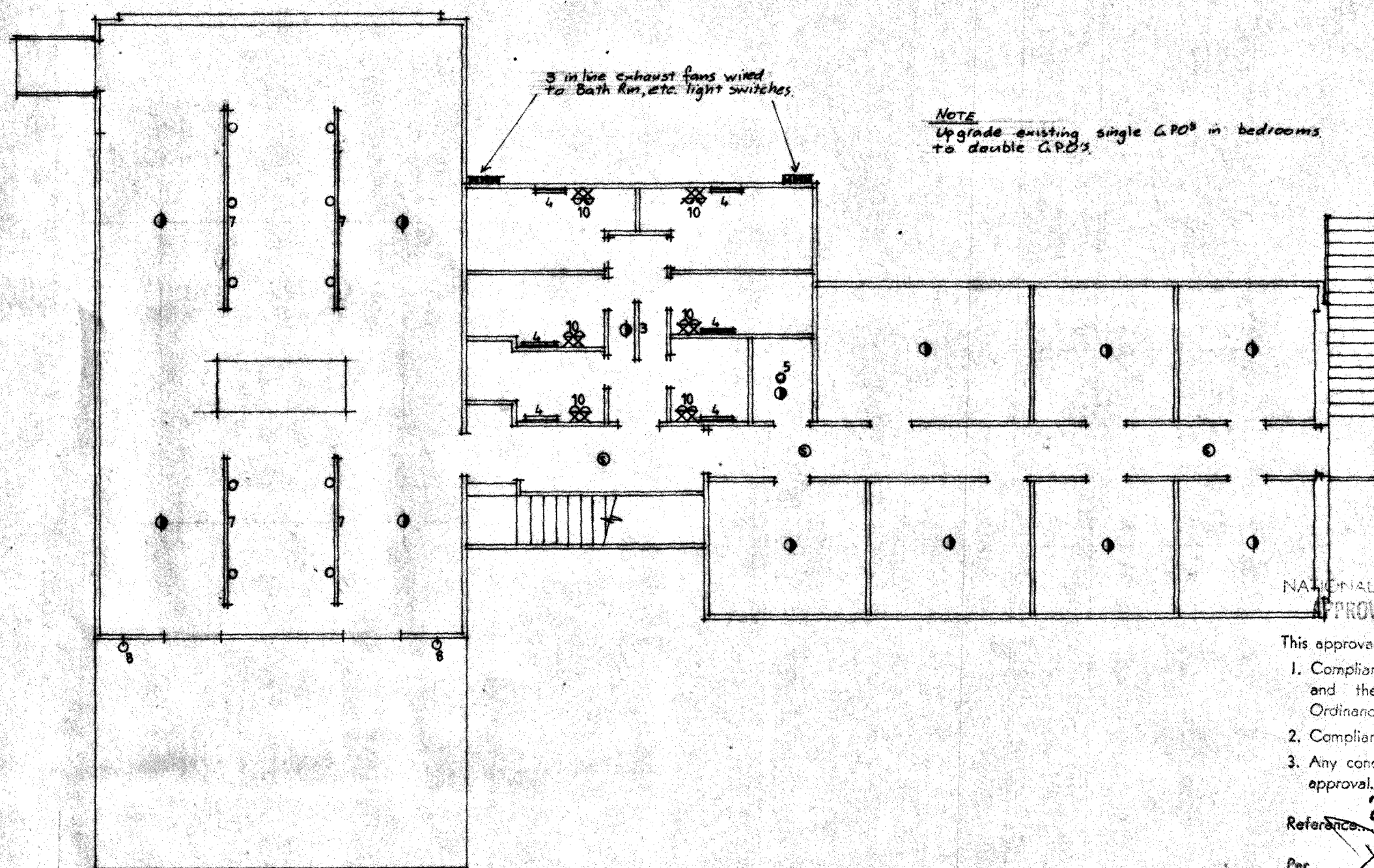
FREEBURGH
DESIGN
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PH - (057) 55 1336

ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

SCALE — 1:100
DATE — AUG 1991
DRAWN — S.C. WEBB

JOB
NUMBER — 9068
SHEET
NUMBER — 33



NATIONAL PARKS SERVICE
APPROVED FOR CONSTRUCTION

This approval is subject to:

1. Compliance with the Parks Building Code and the relevant Local Government Ordinances.
2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

Reference: 2086924 DEC 1991

Per: [Signature]
For Director, National Parks & Wildlife Service

Dale C. [Signature]
Building Surveyor
Kosciusko District

FIRST FLOOR ELECTRICAL PLAN



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DESIGN
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P.O. BOX 55,
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ALTERATIONS & EXTENSIONS TO
ARMY ALPINE LODGE
THREDBO

SCALE — 1:100

DATE — AUG 1991

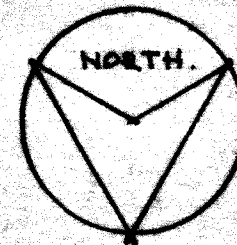
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JOB
NUMBER — 9068

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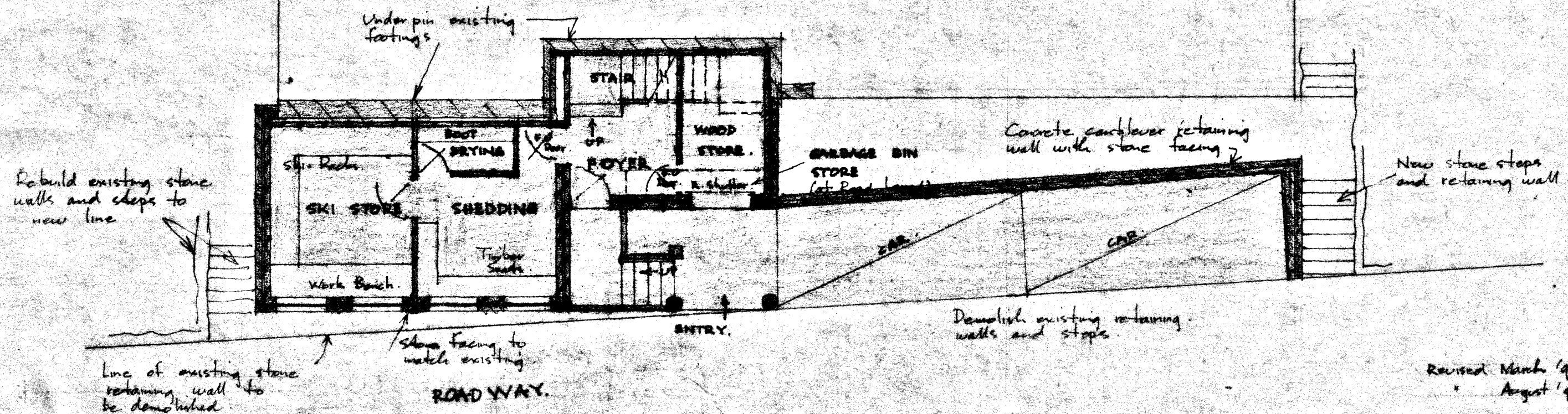
A →

B →



National Parks & Wildlife Service
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DEVELOPMENT APPROVAL

reference AH/PS: 26/869/25/9/91
NOT FOR CONSTRUCTION

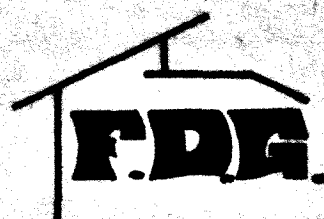


Revised March '91.
August '91.

A →

B →

SUB - BASEMENT PLAN.



FREEBURGH
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P.O. BOX 55,
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PROPOSAL FOR
ALTERATIONS & EXTENSIONS
ARMY ALPINE LODGE - THREDBO

SCALE — 1:100

DATE — Jan 1991

DRAWN — H.T.R.

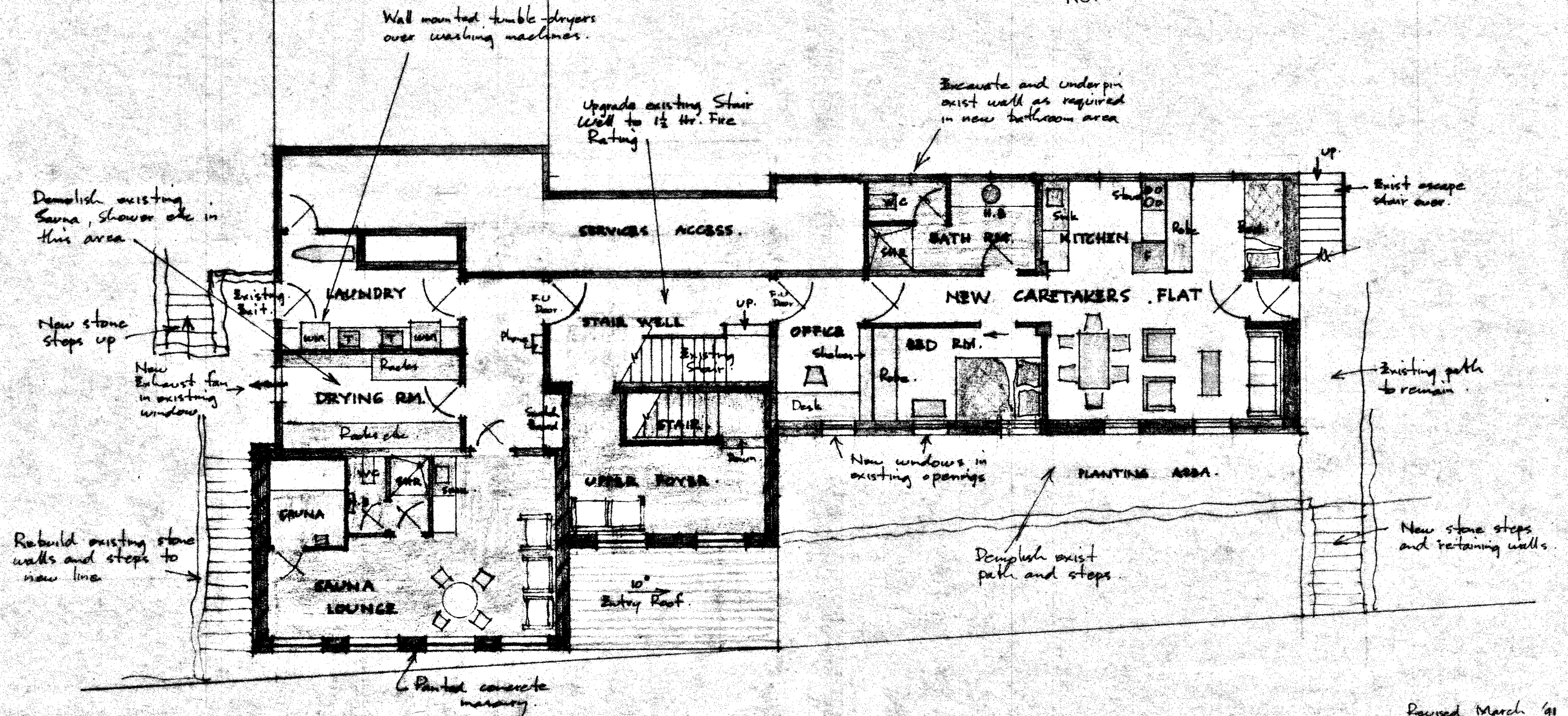
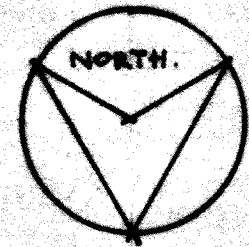
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NUMBER — 9068

SHEET
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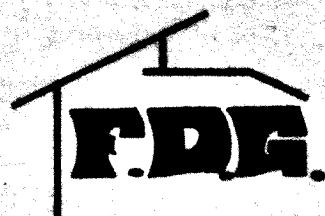
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reference AH/PS: 26/869/25/9/91
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Revised March '91
August '91

BASEMENT PLAN (3 Beds).



**FREEBURGH
DESIGN
GROUP**

P.O. BOX 55,
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PH (057) 55 1336

**PROPOSAL FOR
ALTERATIONS & EXTENSIONS
ARMY ALPINE LODGE - THREDBO**

SCALE — 1:100

DATE — Jan 1991

DRAWN — H.T.R.

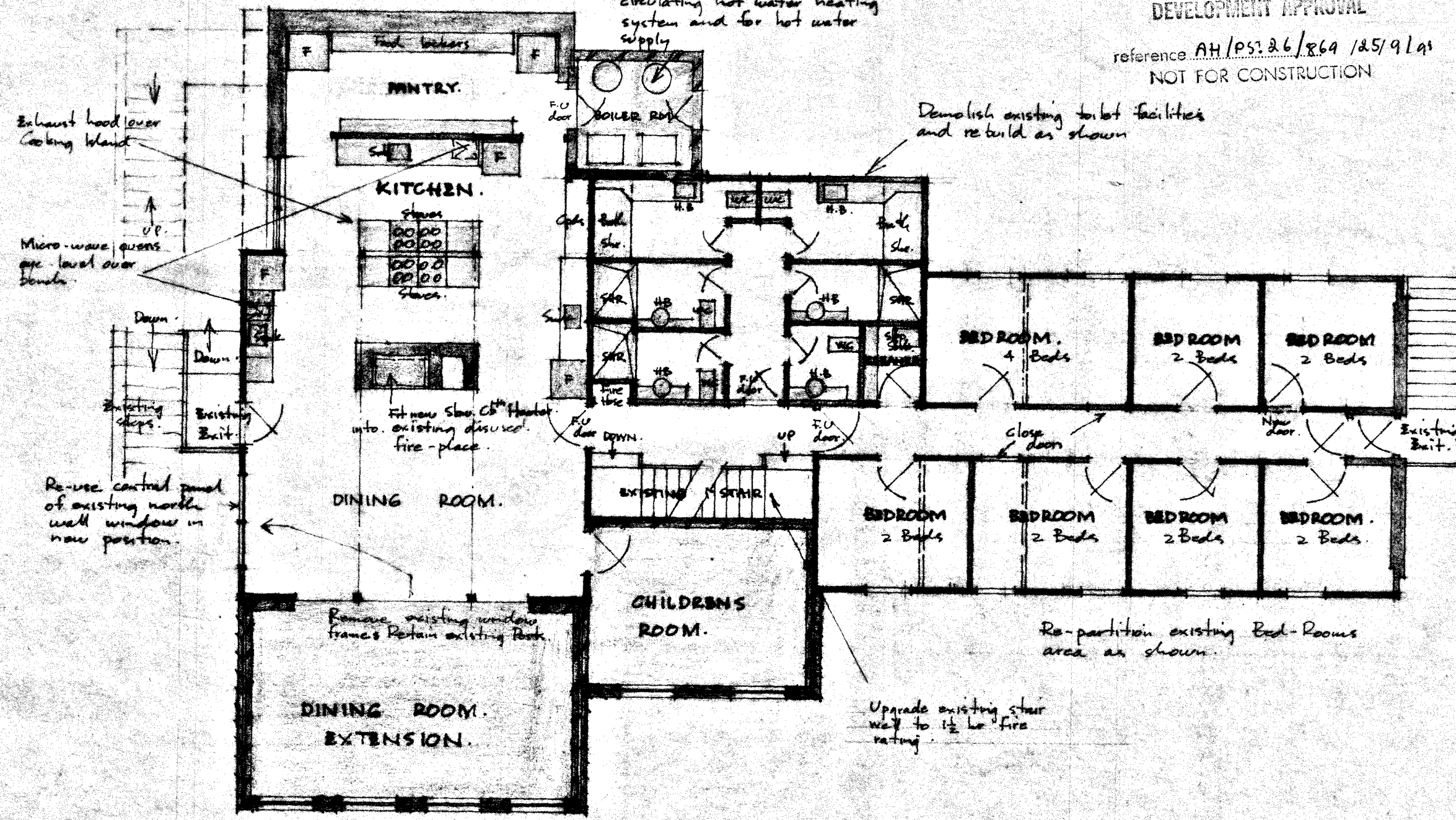
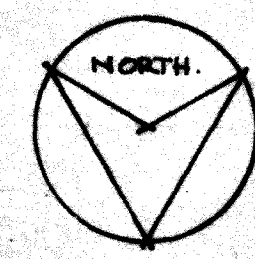
**JOB
NUMBER — 9068**

**SHEET
NUMBER — 2**

A →

B →

National Parks & Wildlife Service
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DEVELOPMENT APPROVAL
 reference AH/PS/26/864/25/9/91
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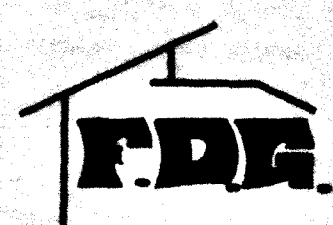


A →

B →

Revised March '91.
 " August '91.

GROUND FLOOR. (16 Beds).



**FREEBURGH
 DESIGN
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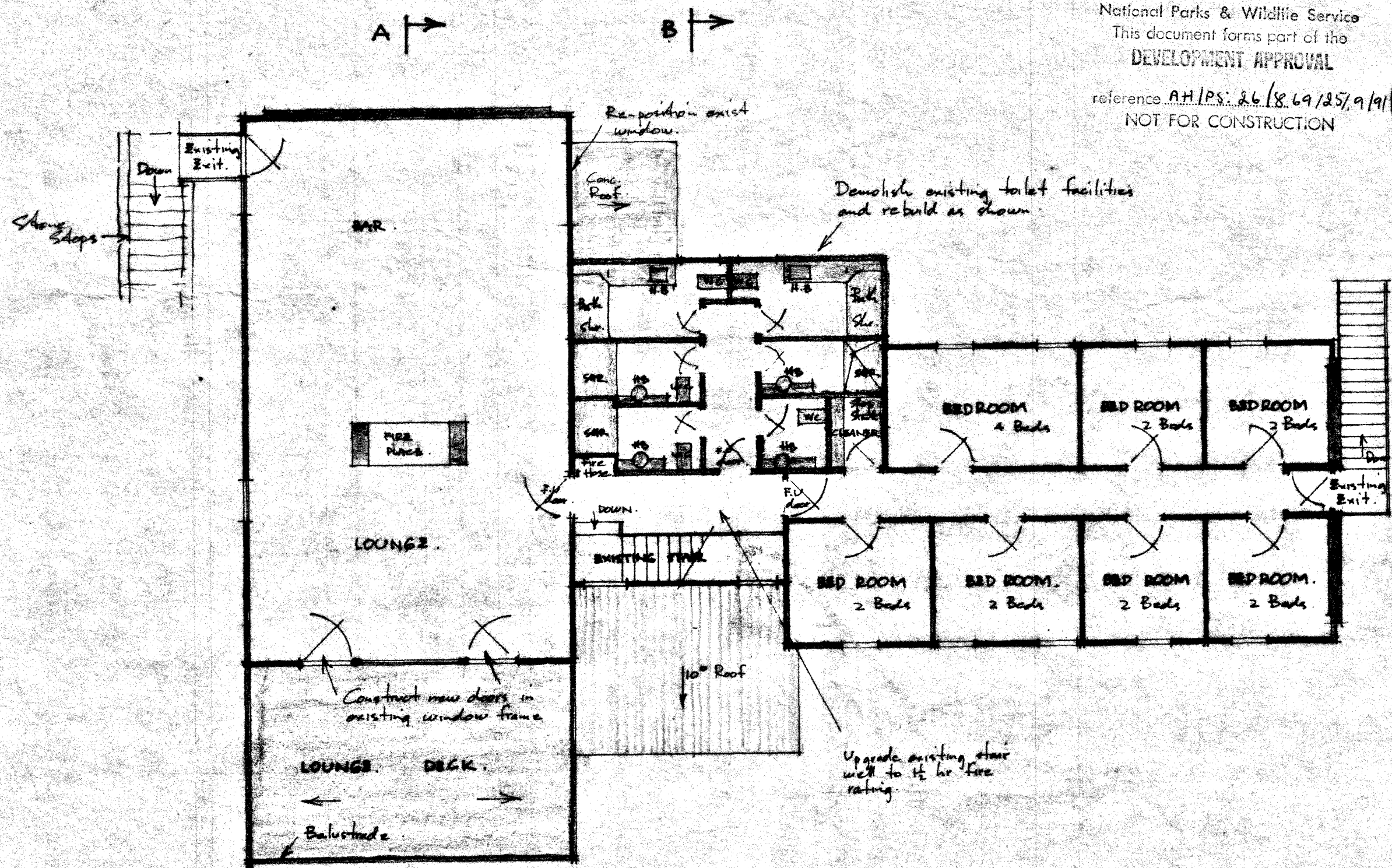
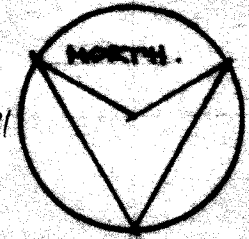
**PROPOSAL FOR
 ALTERATIONS & EXTENSIONS
 ARMY ALPINE LODGE - THREDBO**

SCALE — 1:100
 DATE — Jan 1991
 DRAWN — H.T.R.

JOB
 NUMBER — 9068
 SHEET
 NUMBER — 3

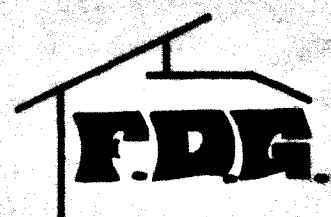
National Parks & Wildlife Service
This document forms part of the
DEVELOPMENT APPROVAL

reference AH/PS: 26/8.69/25.9/91
NOT FOR CONSTRUCTION



Revised March '91
" August '91

FIRST FLOOR. (16 Beds)



**FREEBURGH
DESIGN
GROUP**

P.O. BOX 55,
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PH - (057) 55 1336

**PROPOSAL FOR
ALTERATIONS & EXTENSIONS
ARMY ALPINE LODGE - THREDBO**

SCALE - 1:100

DATE - Jan 1991

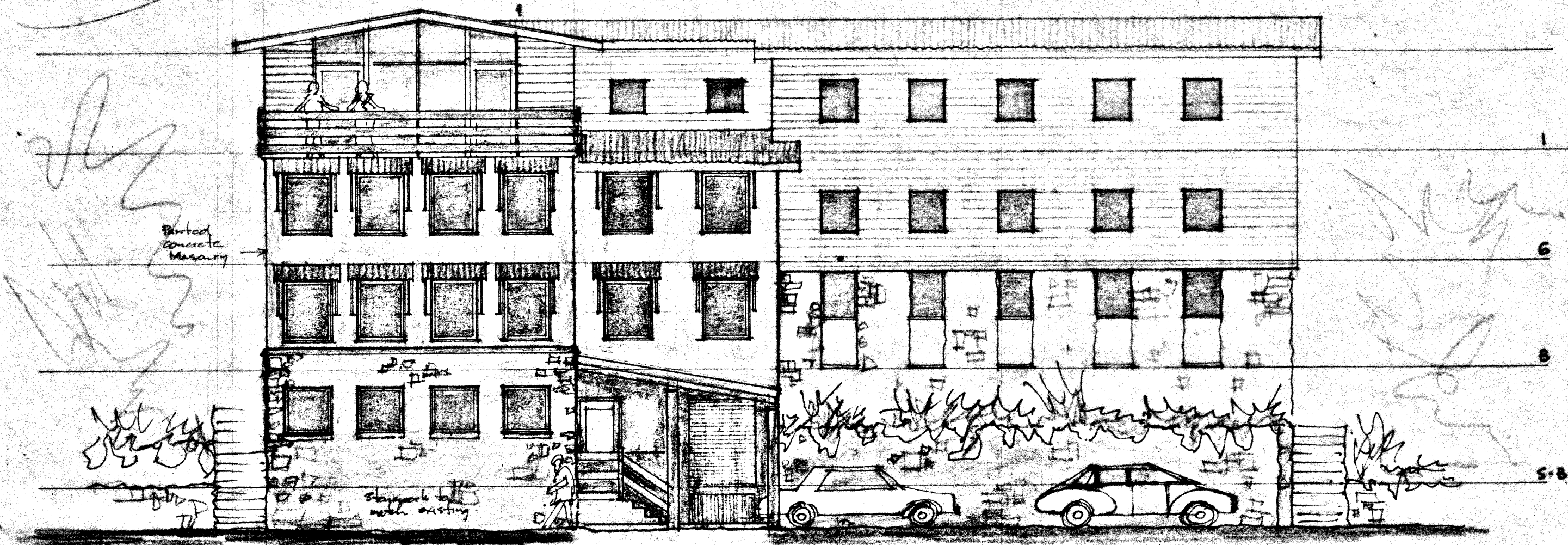
DRAWN - H.T.R.

JOB
NUMBER - 9068

SHEET
NUMBER - 4.

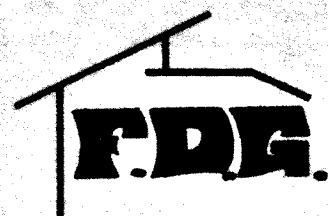
National Parks & Wildlife Service
This document forms part of the
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reference AH/PS: 26/869 /25/9/91
NOT FOR CONSTRUCTION



Amended March '91.
" August '91.

NORTH ELEVATION.



**FREEBURGH
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GROUP**

P.O. BOX 55,
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PH - (057) 55 1336

**PROPOSAL FOR
ALTERATIONS & EXTENSIONS
ARMY ALPINE LODGE - THREDBO**

SCALE — 1:100

DATE — Jan 1991

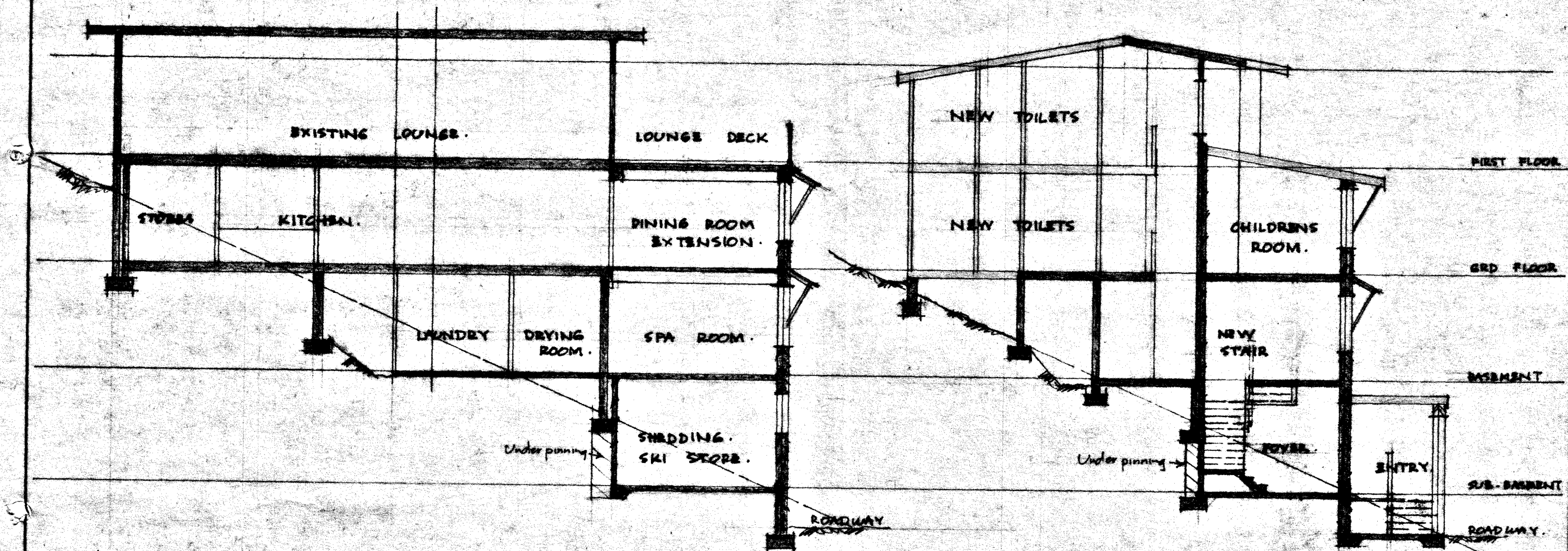
DRAWN — H.T.R.

JOB
NUMBER — 9068

SHEET
NUMBER — 5

National Parks & Wildlife Service
This document forms part of the
DEVELOPMENT APPROVAL

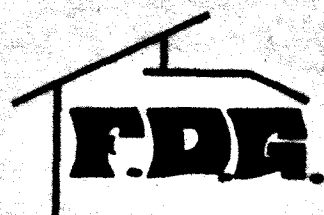
reference AH/PS: 26/869 /25/9/91
NOT FOR CONSTRUCTION



SECTION A - A

SECTION B - B.

Revised March '91
August '91



**FREEBURGH
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GROUP**

P.O. BOX 55,
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**PROPOSAL FOR
ALTERATIONS & EXTENSIONS
ARMY ALPINE LODGE - THREDBO**

SCALE — 1:100

DATE — Jan 1991

DRAWN — H.T.R.

JOB
NUMBER — 9068

SHEET
NUMBER — 6

SPECIFICATIONS OF WORK TO BE PERFORMED AND
MATERIALS TO BE USED IN THE EXECUTION AND COMPLETION OF

ALTERATIONS AND EXTENSIONS

TO

ARMY ALPINE LODGE - THREDBO

FOR

ARMY ALPINE LODGE CO-OPERATIVE LIMITED

The whole of the works will be executed by Cas-Bak Building Supplies Pty. Ltd. A.C.N. 005 485 914, in accordance with these Specifications and Drawing Numbers 9068/1 to 9068/35 inclusive as prepared by Freeburgh Design Group Pty. Ltd. - ACN 005 913 762 and in accordance with the General Conditions of Contract. Australian Standards 2124, 2125, 2127 all 1986 issues and to the entire satisfaction of the National Parks and Wildlife Service, Kosciusko - Thredbo Pty. Ltd., and all other Authorities having jurisdiction over the works.

NATIONAL PARKS & WILDLIFE SERVICE
APPROVED FOR CONSTRUCTION

This approval is subject to:

1. Compliance with the Parks Building Code and the relevant Local Government Ordinances.
2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

Reference.....

Per.....

For Director, National Parks & Wildlife Service

26/869

Dale Criss

Building Surveyor
Kosciusko District

24 DEC 1991

A GENERAL

A1 - SCOPE OF CONTRACT INTENT

The Contractor will complete the work according to the true intent and meaning of the specifications and drawings. The Contract is intended to cover all minor work incidental to that implicitly mentioned in the specifications or shown on the drawings, and as may be necessary because of the work and is intended to cover all items obviously necessary to complete the work in a satisfactory tradesman like manner.

All works arising from obvious variations to the true intent and meaning of the specifications and drawings, including all variations ordered by the Owners or any Authority having Jurisdiction over the works, will be considered as Variations of the Contract.

A Contingency sum of \$10,000.00 has been allowed in the Tender lump sum to be expended if necessary as directed in writing by the superintendent.

A2 - MATERIALS AND WORKMANSHIP

All materials and workmanship will conform to the requirements of the most recent issues of the relevant S.A.A. Codes.

All materials will be new and the best quality of their respective kinds and samples will be submitted for the Owner's approval where noted here in.

All work will be carried out by experienced and competent tradesmen and where required tradesmen will be licensed.

The owners have the right to reject any poor quality materials and/or workmanship.

A3 - PLANT

The Contractor will provide an adequate supply of tools, plant, equipment, scaffolding etc. as necessary for the efficient and safe conduct of the works and complying with the regulations of all pertinent Authorities.

A4 - SITE MAINTENANCE, CLEARANCE AND NUISANCE

The Contractor will maintain the site and the works in a neat, clean and tidy condition throughout the period of the Contract and will comply with any reasonable requests by Authorities or

the Owners for the clearance of roadways, accessways etc. and will endeavour at all times to minimize nuisance from noise, dust and obstruction to neighbours and the public.

Builders debris and excavated materials will be carted away as it accumulates and deposited in an official rubbish tip to the satisfaction of the Authorities.

A5 - PUBLIC SAFETY

The Contractor will provide and maintain proper barricades, lighting etc. as may be necessary for public safety during the period of the Contract.

A6 - OWNERS POSSESSIONS

The Contractor will provide all reasonable precaution and protection to the Owners possessions etc. against damage from building operations, storm and tempest, vandalism etc and loss by theft during the period of the Contract.

The Contractor requires that the Owners modify their Insurance Policies to cover the changed circumstances pertaining during the period of the Contract.

A7 - MOVEMENT OF GOODS, FITTINGS ETC. AND SITE CLEARANCE

The Contractor will not be responsible for the removal or temporary movement of the Owners fittings, fixtures, furniture, goods etc. within or adjacent to the building.

The Owners will be responsible to clear areas of the site as required by the Contractor to suit his works schedule as agreed before building operations commence.

A8 - SPECIAL BUILDING CONDITIONS

The Contractor will comply with Section 8 of the National Parks and Wildlife Service Building Code - namely - Standard Building Conditions - Kosciusko National Park.

A9 - WORKS NOT INCLUDED IN THE CONTRACT

This Contract does NOT include the following items:-

- (a) Landscaping and planting

B DEMOLITION

B1 - SCOPE OF WORK

The Contractor will do all demolition of the existing building and its existing services and existing external walls, paths etc as necessary to carry out all the new work as specified or as shown on the drawings and will provide safety barriers and lighting if necessary for public safety. The work will be under the direction a foreman experienced in demolition and will conform with the requirements of the responsible authority.

B2 - SALVAGE AND REMOVAL OF RUBBISH

The Owners have first rights of salvage of any existing materials, fittings etc which are to be removed and not re-used, provided they are nominated in writing prior to work commencing and promptly removed from site at the contractors request. All materials, fittings etc, not so nominated by the owners become the property of the contractor for disposal at his discretion. See also clause A4.

C EXCAVATION

C1 - SCOPE OF WORK

The Contractor will do all excavation for building ,sewerage and stormwater drainage work and will provide planking and strutting if necessary to prevent landslide or subsidence, and also provide safety barriers and lighting if necessary for public safety.

C2 - FOUNDATIONS

Foundations excavations will be clean and true, to sizes shown on drawings to be a firm wall consolidated natural bottom and will be free of debris and water before reinforcement is placed and concrete poured. The minimum safe bearing capacity required at base will be 180 Kpa.

C3 - UNDERPINNING

Underpinning excavations will be directed on site by Design Engineer from Freeburgh Design Group Pty. Ltd. and will follow the following general principles.

- Stage 1:- Bulk excavation to required level will be kept back to retain an angle of 2 horizontal, 1 vertical (26.5 degrees) from the bottom of the existing footings.
- Stage 2:- Horizontal drives 1 metre wide at approximately 3 metre centres will be taken from bulk excavation through underneath existing footings.
- Stage 3:- Underpinning of existing footing (See Concrete) will be carried out in width of 1 metre drives only.
- Stage 4:- Stage 2 and 3 will be repeated in an adjacent 1 metre wide horizontal drive.
- Stage 5:- The remainder of the bulk excavation and the underpinning of the remaining existing footing will be carried out.

Note that it may be possible to omit Stage 4, but this will be decided when existing site conditions are more firmly established.

C4 - STORMWATER AND SEWERAGE DRAINS

Excavations will be carried out as required to connect new stormwater and sewerage drains to existing systems. (See Drains)

C5 - BACKFILLING

The materials for backfilling trenches, footing excavations etc will be the best of excavation materials, thoroughly consolidated with a whacker or similar.

D DRAINS

D1 - SCOPE OF WORK

The Contractor will do all sewerage and stormwater drainage work as shown on the drawings and will pay all fees, obtain all permits, arrange for all inspections and obtain all approvals from the responsible Authorities.

D2 - WORKMANSHIP

All drainage work will be carried out by experienced and licensed Drainers.

D3 - MATERIALS

All materials used will be of the best quality available, tested if required, and of type and manufacture approved by the responsible Authority and will be complete with all junctions, bends, inspection openings etc as required to complete the installations in accordance with the best practices and the regulations.

E CONCRETE

E1 - SCOPE OF WORK

The Contractor will supply, place, finish and cure all concrete to dimensions shown on drawings, complete with all Condeck floor deck, reinforcement etc and with all testing etc required to ensure high quality concrete. The work will also include underpinning of existing footings where required and reinforcing and grouting of concrete masonry retaining walls.

E2 - MATERIALS AND WORKMANSHIP

All concrete will be delivered ready mixed from an approved supplier in strict accordance with A.S. 1379 - Ready Mixed Concrete and will be Strength Grade N20 - Normal Class. All materials used and all workmanship, quality control etc. will be in accordance with A.S. 3600 - Section 19, and all testing will conform to A.S. 3600 - Section 20. All work will be under the supervision of a foreman experienced in reinforced concrete work and special attention will be given to protection and curing of concrete if freezing conditions are likely.

E3 - INSPECTIONS

No concrete will be poured until reinforcement etc. has been inspected and approved by N.P.W.S. and in critical areas, inspections will also be carried out by the Design Engineer.

E4 - FOUNDATIONS

Foundations will be poured (See also Clause C2) as far as possible in one operation with 75mm cover to reinforcement shown on drawings.

E5 - SLABS ON GROUND

Slabs on ground will be poured over a prepared base with a vapour barrier of 200v.m. polythene, with 20mm cover to reinforcement shown on drawings and as far as possible in one operation.

E6 - SUSPENDED SLABS

Suspended slabs generally will be poured over 0.79 mm Condek structural formwork bearing on walls or steel beams with 20 mm cover reinforcement shown on drawings.

Where the span of the Condek exceeds 1.8 metres it will be temporally supported at mid span by continuous bearer securely propped from below as directed by the Design Engineer. As far as possible, suspended slabs will be poured in one operation, but if construction joints are required as directed by the Design Engineer.

E7 - ENCASED STRUCTURAL STEELWORK

Structural steelwork, where required, will be concrete encased to dimensions shown on drawings with F6W41. girder wrap reinforcement placed 20 mm from outer face of casing.

E8 - MONOLITHIC FINISHES

All floors will be monolithic finished to steel trowel standard suitable for carpet or vinyl coverings.

E9 - UNDERPINNING

Underpinning will be carried out in stages as directed by the Design Engineer (See also Clause C3). Underpinning legs approximately 1 meter wide by a depth equal to the existing footing width, will be poured as unreinforced mass concrete from the new base level to within 75 mm of the thoroughly cleaned bottom of the existing footing. At least 72 hours after pouring the leg, the gap to the existing footing will be fully grouted using an approved proprietary pre-mixed expanding grout, prepared and placed in accordance with the grout manufacturers directions. After the curing period required by the grout manufacturer to attain the design strength, excavation and construction of adjacent legs will proceed to the instructions above.

E10 - REINFORCED BLOCKWORK WALLS

Concrete masonry walls will be reinforced and grouted to form retaining walls in positions and as shown on drawings. Grout will be composed, 1 part Type A Portland Cement, 3 parts mortar sand, 2 parts 10 mm aggregate, with a slump in the range 200 mm to 250 mm and a 28 day strength of at least 12 MPA, and will be thoroughly vibrated to completely fill all voids. Walls will be propped if it is necessary to back fill before design strength is attained.

F BLOCKWORK AND STONWORK

F1 - SCOPE OF WORK

The Contractor will supply, lay and finish all concrete masonry and stone work veneer shown on the drawings.

F2 - MATERIALS

All concrete masonry units, solid and hollow, will be of approved manufacture conforming with A.S 2733. (F'vc = 15 MPA).

Mortar will be C1: L1: 56 with Portland cement conforming to A.S 1315 and lime to A.S 1672.

Stone for veneer will be the best of materials salvaged from the demolition of existing stone walls if this is economically re-usable or new stone to match the existing.

F3 - WORKMANSHIP

All work will be carried out by experienced tradesmen in accordance with Section 8 of A.S 3700 and will be complete with all galvanised wire wall ties, reinforcement, flashings, fixing etc required. Finally all blockwork will be left ready for painting and all stonework cleaned.

F4 - WALL INSULATION

Thermawall rigid insulation board conforming to E.P.S Class S L to A.S. 1366, Part 3 - 1982 and 30mm nominal thickness will be supplied and built into cavities of all external masonry walls.

G - -STEELWORK AND METALWORK.

G1 - SCOPE OF WORK

The Contractor will supply, fabricate and erect all structural steelwork including floor beams, wall lintels, window hoods etc and all metalwork including balustrades, roller door etc as shown on drawings.

G2 - MATERIALS AND WORKMANSHIP

All structural steel will conform with A.S. 1204, A.S. 1131, and A.S. 1163. High strength bolts will conform with A.S. 1252 and welding electrodes with A.S. 1554.

Fabrication and erection will be carried out by experienced tradesman in accordance with Section 11 of A.S. 1250.

G3 - PRIME PAINTING

All steelwork not concrete encased will be thoroughly cleaned and prime painted all faces with Croda Paints metal primer.

G4 - ROLLER DOOR

The wood store roller door will be a hand operated heavy duty galvanised industrial type to the dimensions shown on the drawings.

G5 - GARBAGE BIN STORE DOORS

Steel doors will be fabricated from 35 x 35 x 3 S.H.S edge frames with 3mm thick plate welded and complete with locks as required.

G6 - FLOOR JOISTS IN NEW BATHROOM AREAS

Painted cold-formed steel sections KH10016 floor joists will be pre-deflected for floor drainage and fixed to new timber walls in new bathroom areas. (See also H4)

G7 - KITCHEN EXHAUST HOOD

An exhaust hood manufactured from galvanised steel sheet and complete[with removable filters and extract fan in duct to outside of building will be manufactured and installed in kitchen where shown on drawings.

H - CARPENTRY AND JOINERY

H1 - SCOPE OF WORK

The Contractor will supply, fabricate and erect all timber framed walls, floors and roofs shown on the drawings including alterations to existing ditto where required, complete with all skirtings, architraves, jambs etc and all new doors and door furniture, new windows and window furniture etc.

Also all joinery work including all new kitchen and bathroom cupboards and benches etc, including new caretakers flat, and all new bedroom furniture as specified hereunder whether nominated as a prime cost item or not.

Also all wall and ceiling insulation and sarking.

H2 - MATERIALS AND WORKMANSHIP

All materials used will be new and of the best quality available for the particular application and where noted below samples will be submitted for the owners approval.

All work will be carried out by experienced tradesman in accordance with accepted good quality trade practices.

H3 - WALL FRAMING

All timber wall framing will be 100 x 50 F7 plates, studs and nogginns, securely nailed and where necessary strapped against wind uplift - studs at 450mm centres, external walls will be sheeted with Western Red Cedar Weatherboards similar to existing.

H4 - TIMBER FLOORS

New timber floors to bathroom areas will be framed with KH 10016 steel joist at 450 mm centres pre-deflected for drainage (See also 66) and sheeted with wet area moisture resistant particleboard.

See I3 For fire resistant ceilings.

H5 - ROOF FRAMING

New timber framed roofs will be with rafters shown on drawings, well seated and securely strapped against wind uplift. Roofing battens will be 50 x 75 F7 screwed to rafters at 1200 max centres.

H6 - WINDOWS

All windows will be manufactured from Western Red Cedar with double glazing, storm resistant furniture and insect screens, by Miglas Australia Pty. Ltd. Montrose, Victoria, to sizes shown on window schedule.

H7 - DOORS

All doors will be of size and type with furniture all as scheduled below. Samples of door furniture will be submitted to the owners for approval before ordering, Furniture allowed for in the contract is nominated with price in Prime cost items attached.

Fire doors will be rated 60/60/30 with automatic closers and magnetic hold open devices activated by smoke detectors not more than 1.5 mtrs each side of doors.

H8 - KITCHEN, BATHROOM ETC JOINERY

All cupboards, benches, vanity units, robes, shelves and desks etc as detailed on the drawings will be manufactured from first quality pre laminated particleboard to all exposed surfaces. Benchtops will be finished with heavy duty laminate generally and with stainless steel sheet to each side of gas stoves of the main kitchen cooking island. Samples of the proposed surface laminates and of cupboard doors will be submitted to the owners for approval before ordering.

H9 - BEDROOM FURNITURE

Four extra sets of dressing table- robe combination units similar to existing ditto will be supplied for installation by the Contractor.

H10 - INSULATION

Timber framed roofs will be sarked with Tyvek building wrap and R 2.5 blanket insulation will be fitted between rafters.

H11 - TRIMS

All new trims, skirtings, architraves, beadings etc will be supplied and fitted to all new walls, doors, windows etc in accordance with accepted good quality trade practices.

H12 - DOOR SCHEDULE

LEGENDS.

- DOOR TYPE -
1. 60/60/30 FIRE DOOR
 2. FLUSH PANEL SOLID CORE
 3. FLUSH PANEL
 4. FLUSH PANEL SOLID CORE HALF GLASS
 5. FULLY GLAZED
 6. SOLID CORE STEEL SHEETED
 7. ROLLER SHUTTER

- FURNITURE -
1. ENTRY SET
 2. CLASSROOM SET
 3. PASSAGE SET
 4. PRIVACY SET
 5. SLIDING DOOR
 6. AUTO DAMPER CLOSER
 7. MAGNETIC HOLD OPEN DEVICES WIRED TO SMOKE DETECTORS
 8. PATIO SET

DOOR No.	SIZE W X H	TYPE	FURNITURE
1✓	1200 X 2000	7	INCLUDED WITH DOOR
2✓	920 X 2040	4	ENTRY SET 1,6 AUTO CLOSER
3✓	820 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
4✓	820 X 2040	2	PASSAGE SET 3
5✓	820 X 2040	2	PASSAGE SET 3
6✓	820 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
7✓	620 X 2040	3	PRIVACY SET 4
8✓	720 X 2040	3	PRIVACY SET 4
9x	2/620 X 2040	3	PASSAGE SET DUMMY TYPE
10✓	820 X 2040	1	PASSAGE SET 3
11✓	820 X 2040	2	PASSAGE SET 3
12.	DELETED		
13✓	820 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
14✓	820 X 2040	1	CLASSROOM SET 2,6,7 AUTO CLOSER (F)
15x	820 X 2040	3	PASSAGE SET 3
16✓	620 X 2040	3	PRIVACY SET 4
17x	820 X 2040	3	PRIVACY SET 5
18.	DELETED		
19✓	820 X 2040	3	PASSAGE SET 3
20✓	820 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
21✓	750 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
22✓	820 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
23✓	620 X 2040	3	PRIVACY SET 4
24✓	620 X 2040	3	PRIVACY SET 4
25✓	620 X 2040	3	PRIVACY SET 4
26✓	620 X 2040	3	PRIVACY SET 4
27✓	620 X 2040	3	PRIVACY SET 4
28✓	620 X 2040	3	PRIVACY SET 4
29x	820 X 2040	1	PASSAGE SET 4.6 AUTO CLOSER
30x	820 X 2040	6	CLASSROOM SET 2
31x	720 X 2040	3	PASSAGE SET 3
32x	820 X 2040	2	CLASSROOM SET 2,6 AUTO CLOSER
33✓	SITE MEASURE	5	PATIO SET 8
34✓	SITE MEASURE	5	PATIO SET 8
35✓	820 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
36✓	750 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
37✓	820 X 2040	1	PASSAGE SET 3,6,7 AUTO CLOSER (F)
38✓	620 X 2040	3	PRIVACY SET 4
39✓	620 X 2040	3	PRIVACY SET 4
40✓	620 X 2040	3	PRIVACY SET 4
41✓	620 X 2040	3	PRIVACY SET 4
42✓	620 X 2040	3	PRIVACY SET 4
43✓	620 X 2040	3	PRIVACY SET 4
44x	720 X 2040	3	PASSAGE SET 3

I1 - PLASTER

I1 - SCOPE OF WORK

The Contractor will supply, fix, stop and finish all wall and ceiling lining as listed in appended finishes schedule.

I2 - MATERIALS AND WORKMANSHIP

All materials used will be new as supplied by an approved manufacturer of plaster wallboards, including dry and wet area boards, plasterboard fire rated systems fully tested to meet the requirements of A.S. 1530 - Part 4 - 1990 will be used in strict accordance with manufactures instructions to obtain the fire resistance levels requirements by N.P.W.S. and the B.C.A. for walls and ceilings in designated areas. Special attention will be paid to the junctions of fire rated wall and ceiling systems, and any service penetrations will be in accordance with the requirements of B.C.A. specification C3.15.7.

All work will be carried out by experienced, competent tradesman and finished in accordance with accepted good quality trade practices.

I3 - FIRE RATED CEILING

CEILING FINISH 3 FLR 90/90/90 will have a primary system of 2 layers of 16mm Firestop plaster on furring channels at 600mm max ctrs and a secondary system of 1 layer of 16mm Fire stop over furring channels at 600mm max ctrs placed at right angles to primary system. Joints to be staggered as required by manufacturer.

CEILING FINISH 4 FLR 60/60/60 will have 2 layers of 16mm Fire stop plaster with staggered joints fixed directly to underside of floor joists as required by manufacturer.

CEILING FINISH 5 FLR 60/60/60 will have 2 layers of 16mm Fire stop plaster with staggered joints fixed to furring channels at 600mm ctrs as required by manufacturer.

NOTE That any beams projecting below fire rated ceilings will have equivalent fire rated casing.

I4 - FIRE RATED WALLS AND POSTS

WALL FINISHES 5 AND 6 FRL 90/90/90 will be 2 layers of 13mm Fire stop plaster with staggered joints, fixed and stopped as required by manufacturer.

NOTE please note that timber posts in kitchen will have similar fire rated casing with metal external corner angles.

J - PLUMBING , GAS FITTING AND ROOFING.

JI - SCOPE OF WORK

The Contractor will supply, install and commission all new fittings, equipment, piping etc as required for new hot and cold water reticulation to all new bathroom, kitchen etc areas. Also ditto for new circulating hotwater heating system. Also new L.P. gas service from Thredbo Village reticulation system to new boiler, hot water units and new cooking stoves. Also new wastes from new bathroom, kitchen etc areas to existing sewerage system. Also all exhaust ventilation ducting required. Also extension as required to existing fire services. Also all new roofing. Also installation of new slow combustion wood heater with fan.

J2 - MATERIALS, WORKMANSHIP AND REGULATIONS

All materials used will be new (Except for Caretakers Flat H.W. unit) and of the best quality available for the particular application and where noted below samples will be submitted for the owners approval. All work will be carried out by fully licensed plumbers in accordance with the regulations of all pertinent authorities having jurisdiction over the works. The Contractor will arrange and facilitate all inspections, tests etc required by the authorities.

J3 - SANITARY FITTINGS AND REGULATIONS

Sanitary fittings and fixtures allowed for in the contract are nominated with price in Prime cost items attached. Samples will be submitted for the owners approval before ordering.

J4 - HOTWATER SYSTEMS

Two new gas fired hotwater units in tandem will be used in conjunction with a continuously recycling pumped hot water reticulation main system feeding all new lodge bathrooms, kitchen, laundry etc.- see drawings
An existing Rheem electric hot water unit will be re-used for the exclusive use of the caretakers flat.

J5 - HOTWATER HEATING SYSTEM

A new gas fired boiler will be used in conjunction with a continuously recycling pumped hot water main system feeding hot water radiators in position shown on drawings. The systems will be in individually controlled zones and each radiator will have individual controls.

J6 - L.P. GAS SERVICE AND GAS STOVES

A new L.P. gas service from Thredbo Village reticulation system will be installed with meter etc as required to new boiler and hot water units, also to 4 upright gas stoves in new lodge kitchen and to one only in managers flat. Gas stoves allowed for in contract are nominated with price in prime cost items attached and owners approval will be sought before ordering.

J7 - FIRE SERVICE AND EQUIPMENT

The existing fire service will be extended and equipped as shown on drawings. see also Section L.

J8 - PIPEWORK

All new hot and cold water lines, heating system lines and fire service etc will be installed in high pressure copper piping, insulated where required, conforming to A.S. 1432, and complete with all joints fittings etc. Pipe work will be pressure tested before concealment.

See drawings for pipe work layouts.

J9 - WASTES AND SEWERAGE SYSTEM

U.P.V.C. pipes complying with A.S. 1415 will be used for all soil and waste stacks, branches and vents as shown on drawings. The whole system will be installed and tested to conform to the requirements of the pertinent authorities.

J10 - EXHAUST VENTILATION DUCTING

Ducting to in line exhaust fans discharging to outside air will be installed where shown on the drawings from kitchen, bathrooms, W.C.'s, etc. Ducting will be neatly constructed and concealed where possible in plaster bulkheads.

J12 - NEW WOOD HEATER

The new slow combustion wood heater to be installed in the existing dining room fireplace opening is nominated with price in prime cost items attached and owners approval will be sought before ordering. The installation will be in accordance with manufacturers instructions and A.S. 2918.

K - ELECTRICAL SERVICES

K1 - SCOPE OF WORK

The Contractor will supply, install and commission all new fittings, equipment, cabling, switchboards, sub-boards, meters etc as required to alter and extend the existing electrical installation to that required by the drawings and the pertinent authorities.

K2 - MATERIALS, WORKMANSHIP AND REGULATIONS

All materials used will be (except for Caretakers Flat H.W. Unit) and of the best quality available for the particular application and where noted below samples will be submitted for owners approval.

All work will be carried out by fully licensed Electricians in accordance with the regulations of all pertinent authorities having jurisdiction over the works.

The Contractor will arrange and facilitate all inspections, tests etc required by the authorities.

K3 - LIGHTS AND GENERAL POWER OUTLETS

All new lights and general power outlets will be as shown and scheduled on the drawings. New lights allowed for in the Contract are nominated with price in Prime cost items attached.

Except in demolished areas all existing lights and general power outlets are to remain but any upgrading or renovation required will be carried as part of the contract.

K4 - EQUIPMENT CONNECTIONS

Power as required will be provided to electric and gas hot water units, gas boiler, water circulating pumps etc and to gas stoves and slow combustion wood heater and to ventilation extraction fans, and to fire and smoke detection alarm system.

K5 - VENTILATION EXTRACTION FANS

Each bathroom, W.C. etc will be provided with an induct extractor fan with a minimum capacity of 35 litre per sec wired in conjunction with the light switch to the vented compartment. See P.C. items for make and price of fans allowed in this Contract and see drawings for the positions of the fans.

An induct extract fan with 3 speed control will be provided in kitchen extract hood. See P.C. items.

A standard 600 mm external venting rangehood will be provided over Caretakers Flat stove. See P.C. items.

K6 - SWITCHBOARD AND METERS ETC

New switchboards, sub-boards, meter boards etc in cabinets will be located as shown on drawings and will comply with regulations of all pertinent authorities.

L - FIRE PROTECTION, EQUIPMENT AND SAFETY

L1 - SCOPE OF WORK

The Contractor will supply, install and commission all new fittings, equipment, cabling, indicator board etc as required to alter and extend the existing fire detection, fire fighting and fire safety systems to that required by the pertinent authorities.

L2 - SUBCONTRACTOR

Southern Fire Protection of Berridale will be appointed as sub-contractor to carry out all work in connection with following:

- (a) New fire and smoke detectors with indicator board, alarms etc including upgrading of existing ditto where required.
- (b) New exit and emergency lights including upgrading of existing ditto where required.
- (c) New fire hose reels, portable extinguishes etc including upgrading of existing ditto where required.
- (d) Provision of magnetic hold-open door devices with release triggered by smoke detector alarm system to fire doors.
See Door Schedule H12

M - TILING

M1 - SCOPE OF WORK

The Contractor will supply, fix, grout and finish all wall and floor tiles in areas shown on drawings or as listed below in appended finishes schedule.

M2 - MATERIALS AND WORKMANSHIP

All materials used will be new and of a quality appropriate to the particular application, with a price for supply only of tiles nominated in Prime Cost items attached, samples will be submitted for owners approval before ordering.

All work will be carried out by experienced, competent tradesman and finished in accordance with good quality trade practices.

N - PAINTER

N1 - SCOPE OF WORK

The Contractor will do all preparation, supply all materials and paint all internal wall and ceiling surfaces new and existing, except those finished with tiles, laminates or stonework and all external wall surfaces except those finished with stonework.

N2 - MATERIALS AND WORKMANSHIP

All stopping, priming, undercoating and finish coating of all paintwork will be of the best quality available for the particular surface application whether internal or external. After consultation with the owners and the N.P.W.S. (for external colors only) samples of paint finishes will be prepared for final approval by the owner and N.P.W.S.

All work carried out by experienced, competent tradesman in accordance with accepted good quality trade practices.

O - FLOOR COVERINGS

O1 - SCOPE OF WORK

The Contractor will supply and lay all floorcoverings in new and existing internal floors areas as listed in appended finishes Schedule.

O2 - MATERIALS AND WORKMANSHIP

All materials will be new and of a quality appropriate to the particular application, with price allowed for each covering nominated in Prime Cost items attached. Samples will be submitted for owners approval before ordering.

All work will be carried out by experienced, competent tradesman and finished in accordance with accepted good quality trade practices.

For tile floor coverings see Section M.

P - CLEANING AND COMMISSIONING

P1 - SCOPE OF WORK

The Contractor will cart away all unwanted excavated materials and all builders debris as it accumulates during the progress of the works.

Finally the Contractor will clean off all protective coatings, wrappings etc, clean all surfaces of dust, mud, paint stains etc, clean and polish all glass and tiles, clean all floor coverings and remove all remaining materials, plant, tools etc and generally leave the premises in a neat and tidy condition ready for occupation by the owners.

Also the Contractor will commission and test newly installed plant and equipment, will instruct the owners in the use of the same, and will hand to the owners all the manufactures operating instructions, maintenance etc manuals as supplied with such plant and equipment and will label controls for the same.

Also the Contractor will check the operation and label all keys and hand over to owners.

WINDOW SCHEDULE

<u>No</u>	<u>SIZE (W X H)</u>	
W1	1200 X 1100	
W2	1200 X 1100	
W3	1200 X 1100	
W4	1200 X 1100	
W5	1200 X 1400	
W6	1200 X 1400	
W7	1200 X 1400	
W8	1200 X 1400	
W9	1200 X 1400	
W10	1200 X 1400	
W11	890 X 1420	
W12	890 X 1420	
W13	1200 X 1400	
W14	1200 X 1400	
W15	1200 X 1400	
W16	1200 X 1400	
W17	1200 X 1400	
W18	1200 X 1400	
W19	800 X 900	FIXED OBSCURE
W20	800 X 900	FIXED OBSCURE
W21	EXISTING WINDOW RE-USED	
W22	800 X 900	FIXED OBSCURE
W23	800 X 900	FIXED OBSCURE

PLEASE NOTE ALL WINDOWS ARE TOP HUNG UNLESS SHOWN FIXED
DOUBLE GLAZED WITH INSECT SCREENS.

FINISHES SCHEDULE LEGEND

WALL FINISHES

1. NEW CONCRETE MASONRY PAINTED
2. EXISTING CONCRETE MASONRY PAINTED
3. DRY AREA PLASTERBOARD PAINTED
4. WET AREA PLASTERBOARD PAINTED
5. 2 LAYERS 13MM FIRESTOP PAINTED
6. 1 LAYER 13MM FIRESTOP PLUS 1 LAYER 13MM WET AREA FIRESTOP PAINTED
7. CERAMIC TILES OF AREA NOTED IN REMARKS
8. JOINERY FITMENT
9. EXISTING PLASTERBOARD PAINTED

CEILING FINISHES

1. CONDECK PAINTED
2. HARDIFLEX PAINTED
3. FLR 90/90/90 FLOOR-CEILING SYSTEM PAINTED
4. FLR 60/60/60 FLOOR-CEILING SYSTEM PAINTED
5. FLR 60/60/60 ROOF-CEILING SYSTEM PAINTED
6. EXISTING PLASTERBOARD PAINTED
7. EXISTING TIMBER PAINTED
8. PLASTERBOARD OVER 30MM POLYSTYRENE BOARD OVER CONDECK

FLOOR FINISHES

1. CONCRETE
2. CERAMIC TILES
3. SHEET VINYL
4. CARPET

SKIRTINGS

1. TIMBER PAINTED
2. CERAMIC TILES

ARMY ALPINE LODGE

BASEMENT LEVEL.

FINISHES SCHEDULE 2

ROOM	WALLS				FLOOR	CEILING	SKIRT	REMARKS
	N	E	S	W				
UPPER FOYER INC. STAIR.	1	1	1	1	4	1	1	
EXIST STAIR	5	2	2	2	4	3	1	
LAUNDRY.	6 7	2	2	6.	3	3	1	1.26 m ² wall tiles.
DRYING ROOM.	2	2.	6	6.	3	3	1	
SALNA PASSAGE	2	5	2	2	3	3	1	
SALNA LOUNGE.	1	1 4 7	1 3	1	3	1	1	0.72 m ² wall tiles.
SALNA.	Existing Timber.				1	1		Existing pre-fab unit re-used.
W.C	4	4	4	4 7	3	1	1	0.18 m ² wall tiles.
SHOWER.	4	4 7	4 7	4 7	3	1	2	Acrylic shower base. 6.5 m ² wall tiles.
<u>CARPENTERS</u> <u>FLAT</u>								
OFFICE.	2	2	2	8	4	4	1	
BED RM.	2	8	9	9	4	4	1	
LIVING RM	2	9	2	2	4	4	1	
KITCHEN.	—	2 7	2 7	8 7	3	4	1	2.4 m ² wall tiles.
BATH RM	2 7	4 7	2 7	2 7	2	4	2	10.3 m ² wall tiles — Shower Screen.
WC.	4 7	4 7	2 7	4 7	2	4.	2	5.0 m ² wall tiles.

ARMY ALPINE LODGE GROUND FLOOR.

FINISHES SCHEDULE 3

ROOM	WALLS				FLOOR	CEILING	SKIRT	REMARKS
	N	E	S	W				
CHILDRENS RM.	1	1	1	1	4	5	1	
DINING RM EXTN	1	1	1	1	3	8	1	
DINING RM	9	9		9	3	3	1	Make good existing walls around window openings.
KITCHEN.		6.27	6.7	6.27	3	3	1	3.5 m ² wall tiles. Note also Joinery Treatments detailed.
PANTRY.	5.8	2	2.8	2	3	3	1	
BOILER RM.	1	2	1	1	1	1	—	
BATH 1	6.7	6.7	5.7	5.7	3	3	2	11.2 m ² wall tiles. Shower Screen. Acrylic Shr Base.
BATH 2	5.7	6.7	5.7	5.7	3	3	2	10.7 m ² wall tiles. Shower Screen. Acrylic Shr Base.
BATH 3	5.7	6.7	1.6.7	5.7	3	3	2	11.4 m ² wall tiles. Shower Screen. <div>Wall finish 6 on W.C return to Bath 3 and 4</div>
BATH 4.	5.7	5.7	6.7	6.7	3	3	2	11.4 m ² wall tiles. Shower Screen.
BATH 5	5.7	5.7	5.7	6.7	3	3	2	10.0 m ² wall tiles. Shower Screen. Acrylic Shr Base.
W.C	6.7	5.7	5.7	5.7	3	3	2	6.0 m ² wall tiles.
BATH PASSAGE	6.7	5.7	6.7	5.7	3	3	2	1.0 m ² wall tiles.
CLEANER.	6.7	5.7	5.7	6.7	3	3	2	1.0 m ² wall tiles.
EXIST STAIR	5	5	5	5	4	3	1	
PASSAGE.	9	9	9	9	4	6		Make good at closed and new doorways.
BED RM 1 TO BED RM 7 INC.	9	9	9	9	4	6		Make good at demolished and new walls and at closed and new doorways.

PRIME COST ITEMS WICH INCLUDE LABOUR AND MATERIALS:

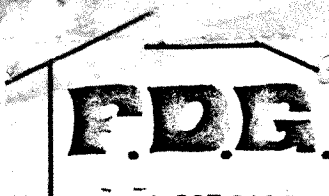
No 1. SKI RACKS \$600
No 2. SHEDDING ROOM SEATS \$300
No 3. DRYING RACKS \$1000
No 4. SMARDG VINYL \$98 PER B/L MTR ALLOWED 128 B/L MTRS \$12544
No 5. KINGSGATE HEATHER 100% WOOL CARPET \$135 PER B/L MTR
ALLOWED 117 B/L MTRS \$15795
No 6. ROCK EXCAVATION \$210 M3
No 7. UNDERPINNING \$660 M3
No 8. BRICK PAVING \$44 M2 ALLOWED 36M2 \$1584

PRIME COST ITEMS:

No 1. WALL TILES JOHNSONS WARRINGA 150 X 150 MATT FINISH \$32 M2
No 2. WOOD HEATER COMBUSTION TYPE INSERT MODEL ALLOWED \$1000
MODEL ULTIMA 10 INBUILT
No 3. LIGHT FITTINGS INLUDING LIGHT TRACKS AND 26 TRACK LIGHTS
ALLOWED \$5000
No 4. FANS AS REQUIRED TO BATHROOMS AND KITCHEN ALLOWED \$1800

TENDER BASED ON SHEDULE OF FITTINGS LISTED BELOW:

	<u>QTY</u>
FOWLER SHOWER BASE 1200 X 835 WHITE	6
FOWLER SHOWER BASE 900 X 900 WHITE	2
PACIFIC 1680 BATH	4
FOWLER FLORIDA REEF 3TH BASINS WHITE	10
FOWLER REGENT 3TH VANITY BASIN	1
FOWLER TRIO TOILET SUITE INCLUDING PAN	12
EVERHARD ECONOTUBBY 46 LITRE TROUGHS	2
MULTIFORM 46 LITRE INSERT WHITE TROUGHS	6
S/STEEL SINK INSERT 1234MM END BOWL	2
S/STEEL SINK INSERT 1234MM END BOWL 1 3/4	3
DORF FLORA WHITE TAPWARE THROUGHOUT	
CHEF GAS UPRIGHT ROYAL COOKERS	4
WESTERN RED CEDAR DOUBLE GLAZED WINDOWS COMPLETE WITH FLY SCREENS	
DOOR FURNITURE APOLLO DESIGN 3000P SERIES	
EFCO DOOR CLOSERS MODEL 4081	
SHOWER SCREENS TO BE SLIDING TYPE CLEAR LAMINATE GLASS AND WHITE TRIM	
MIRRORS TO BE WHITE TRIMMED	
WHITE BATHMATE TOILET ROLL HOLDERS AND SOAP DISHES	
RANGEHOOD 600MM WHITE TYCRAFT	



FREEBURGH
DESIGN
GROUP

A.C.N. 005 913 762

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BRIGHT - VIC
3741

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ALTERATIONS & EXTENSIONS
ARMY ALPINE LODGE.
THREDBO.

SNOW LOADING A.S. 1170.3 1980.

$L_0 = 1500 \text{ m}$ Terrain Class 2 Semi-Sheltered.
 $S_g = 6.0 \text{ kPa}$ $S_r = 6 \times .53 = \underline{3.2 \text{ kPa}}$

WIND LOADING A.S. 1170.2 - 1989.
Region A Terrain Category 3.

DEAD & LIVE LOADS A.S. 1170.1 - 1989.
Residential & Apartment Buildings.

STEEL STRUCTURES A.S. 1250 - 1981.

CONCRETE STRUCTURES A.S. 1480 - 1974.

TIMBER STRUCTURES A.S. 1720.1 - 1980.

MASONRY STRUCTURES A.S. 3700 - 1988.

APPROVED FOR CONSTRUCTION

This approval is subject to:

1. Compliance with the Parks Building Code and the relevant Local Government Ordinances.
2. Compliance with the Public Health Act.
3. Any conditions specified in the letter of approval.

BALUSTRADES Posts at 2.5 m c/s maximum

Top Rail $M_2 = 0.75 \times \frac{2.5^2}{6} = 0.6 \text{ kNm}$

75 x 50 x 3 RHS $\therefore f_b = 52.8 \text{ MPa}$ ok.

Posts $M_2 = 0.75 \times 2.5 = 1.875$

75 x 75 x 3 SHS $\therefore f_b = 95.0 \text{ MPa}$ ok.

Reference: 26/869 2/4 DEC 1991

Per: [Signature]

For Director, National Parks & Wildlife Service

Dale Chis
Building Surveyor
Kosciusko District

NEW EXTENSION ON NORTH SIDE

B.C. A — Type A Construction

FIRE RATINGS : Internal & External
 Bearing Walls — 90/90/90.
 Floors — 90/90/90.
 Roofs — ~~90/90/90~~ NIL
 BCA C.I.I.3.5.

LOUNGE DECK

SLAB Span 1.8 $w = \text{Snow load} = 3.2 \text{ kPa}$
 $U = 3.2 \text{ kPa}$
 Dead load = $\frac{3.6}{10.0} \text{ kPa}$

USE SLAB TAPERED 150 TO 100 ON 0.79 CONCRETE.

TOP STEEL —ve $A_s = \frac{10 \times 1.8^2 \times 10^6}{10 \times 9 \times 100 \times 230} = \frac{157.0}{230} \text{ mm}^2/\text{m}$
 $\text{Min } A_s = \frac{.15 \times 125 \times 10^3}{100} = 187.5 \text{ mm}^2/\text{m}$

F72
~~F72~~ IN TOP THROUGHOUT

For $1\frac{1}{2}$ hr Fire Rating — Bottom $A_s = \frac{157}{294} \times \frac{230}{54} \times \frac{100}{54} = 227$

F82 OVER TOP OF RIBS

IB1 Span 4.2 $w = 1.8 \text{ at } 10 = 18.0$ $W = 84.0 \text{ kN}$
 $\text{Self} = \frac{2.0}{20.0} \text{ kN/m}$

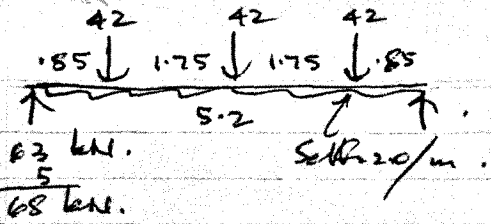
200 UC 46 $\therefore f_b = \frac{84 \times 4.2 \times 10^3}{8 \times 449} = 98.2 \text{ MPa}$
 (to limit depth)

$\Delta = \frac{5 \times 84 \times 4.2^3 \times 10}{384 \times 2 \times 45.6} = 8.9 \text{ mm}$ $\frac{1}{472}$ span ok.

Wall Bearing = $\frac{42 \times 10^3}{90 \times 203} = 2.3 \text{ MPa}$ ok

Bolts to IB2 — 2/M20 8.8s, 10 mm end pl.

1B2



$$M = 42 \times 1.85 + \frac{47 \times 5.2}{4} = 96.8$$

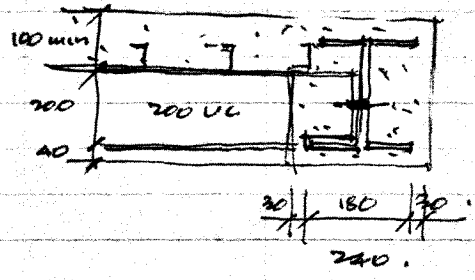
2/250 x 90 x 34 I^s

$$\therefore f_b = \frac{96.8 \times 10^3}{361 \times 2} = 134 \text{ ok}$$

$$\Delta = \left(\frac{42 \times 5.2^3}{48} + \frac{5 \times 10 \times 5.2^3}{384} + \frac{42 \times 5.5^3}{6} \times 118 \right) \times \frac{10}{2 \times 451 \times 2} = 14.25 \text{ mm} \quad \frac{1}{365} \text{ ok}$$

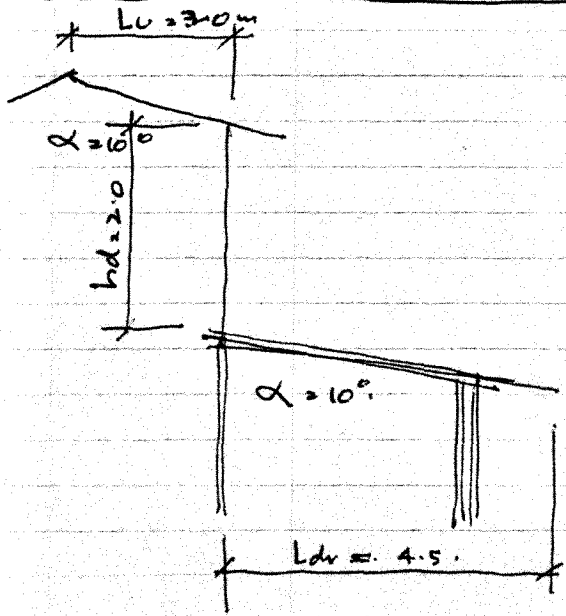
End bearing

$$\frac{68 \times 10^3}{180 \times 300} = 1.26 \text{ MPa ok}$$



USE F6W 41 girder wrap.

ROOF OVER CHILDREN'S ROOM

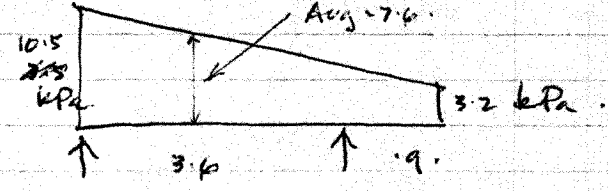


$$d_g = \frac{6.0}{4.3} = 1.4 \text{ m}$$

$$C_{pd} = \frac{2.0}{1.4} = 1.4 \times 6 = 8.4$$

$$C_{ps} = 3 \times \frac{3.2}{2} \times \frac{2}{4.5} = 2.1$$

$$C_{pb} = 3.2$$



JOISTS AT 450 C/S

$$\therefore w = 1.45 \text{ at snow} = 7.6$$

$$DL = \frac{1}{8.0} = 0.125 \text{ kN/m}$$

1 month duration

$$M = \frac{2.2 \times 3.6^2}{8} = 3.9 \text{ kNm}$$

$$-1.6 \times 9 \times 4.5 = -6.9 \text{ ok}$$

$$\frac{250}{1000} \times 50 \text{ (F7)} \therefore \frac{5.3}{1000} \times 10^6 \times 6 = 6.9 \text{ ok}$$

$$M = 3.6 \times \frac{3.6^2}{5} - \frac{3.2 \times 9^2}{2} = 5.2$$

DINING RM EXTENSION — GROUND FLOOR LEVEL.

SLAB Span 3.5 $W = LL = 4.0 \text{ kPa}$
 $DL = \frac{3.0}{7.0} \text{ kPa}$

USE 120 SLAB ON 0.79 CONCRETE.

— $V_e A_s = \frac{7.0 \times 3.5^2 \times 10^6}{8 \times 95 \times 9 \times 230} = 545$

USE F918 OVER GB1. — F72 IN TOP BUSKINETS.

For $\frac{1}{2}$ Fire Rating Bottom $A_s = 545 \times \frac{230}{294} \times \frac{95}{65} = 623$

USE F918 OVER RIBS.

GB1.

Span 4.2 $W = 3.5 \times 1.25 \times 7.0 = 30.625$
 $Self = \frac{1.375}{32.0}$

$W = 134.4$

$M = 70.6$

310 UB 40

$f_b = \frac{70.6 \times 10^3}{561} = 126$

$\Delta = \frac{135 \times 5 \times 4.2^3 \times 10}{384 \times 2 \times 85.2} = 7.64$ $\frac{1}{550} \text{ ok}$

End Bearing 190×165 long $= \frac{134.4 \times 10^3}{2 \times \frac{190 \times 165}{2.14}} = 187 \text{ MPa ok}$

USE 150 x 90 x 8 L (150 vert) $M = \frac{134.4}{4} \times 1 = 33.6$
 $f_b = \frac{33.6 \times 10^3}{42.3} = 79.4 \text{ MPa ok}$

CHILDREN'S ROOM SLAB

Ditto Dining Rm Extension

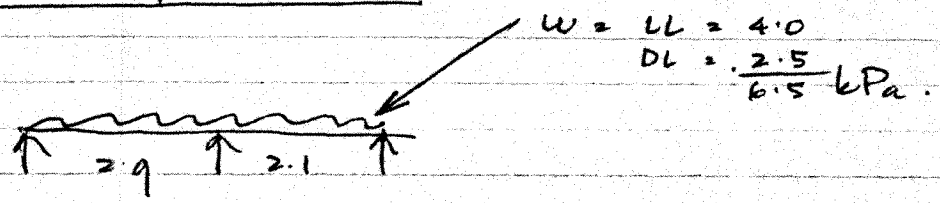
120 Slab on 0.79 Concrete with F72 in top and ~~F918~~ F918 over Ribs in bottom

BASEMENT LEVEL

SAUNA LOUNGE SLAB

Ditto Dining Rm Slab.

UPPER FOYER SLAB.



USE 100 SLAB ON 0.79 CONCRETE.

$$-Ue \quad As = \frac{6.5 \times 2.5^2}{8} \times \frac{10^6}{9 \times 75 \times 230} = 327.$$

USE F718 OVER WALL UNDER — F72 ELSEWHERE

$$FIRE \quad As = 327 \times \frac{230}{294} \times \frac{75}{45} = 424.$$

USE F818 IN BOTTOM OVER RIBS

STAIR S-BASMT TO BASMT

Max Span 2.0

$$W = \begin{matrix} LL = 4.0 \\ Treads = 1.5 \\ slab = 2.5 \end{matrix} \quad 8.0 \text{ kPa.}$$

100 FLIGHT SLAB

$$f_{bc} = \frac{8 \times 2^2 \times 10^3 \times 2}{8 \times 27 \times 9 \times 75^2} = 5.85 \text{ MPa} < 9.0 \text{ OK.}$$

$$As = \frac{8 \times 2^2 \times 10^6}{8 \times 240 \times 9 \times 75} = 282.$$

Y12 at 200 CRS OR F718.

ROOF OVER SUB-BASEMENT STAIR - PORCH

$$\begin{aligned} Cpd &= \frac{1.2}{1.4} = 3.0 \\ Cps &= \frac{3.35 \times 4.5}{2 \times 2.5} = 3.0 \\ Cpd &= 2 \times 6 = 12.0 \\ Cps &= \frac{7.6 \times 4.5 \times 2}{2 \times 2.5} = 13.7 \end{aligned}$$

$$\begin{aligned} \therefore \text{Avg} &= \frac{25.7 + 3.2}{2} = 14.45 \text{ kPa} + \text{self. } 55 = 15.0 \\ \text{PURLINS} \quad \text{Span } 2.5 \text{ at } 3 \text{ CRS} \quad W &= 11.25 \\ M &= 3.5 \\ 200 \times 50 \text{ (F7)} \\ f_b &= \frac{3.5 \times 10^6 \times 6}{200^2 \times 50 \times 1.6} = 6.6 \text{ OK.} \end{aligned}$$

~~2289~~

$$3.75 \times 1.35 = 5.06$$

$$\frac{22.5 \times 2.5}{3 \times 2} = 9.375$$

$$14.2$$

$$14.2 \text{ kN/m}$$

POOR OVER S-B STAIR PORCH (CONT)BB1

Span 2.5

 $w = 1.35 \times 1.35 \times 1000 = 1828 \text{ N/m}$

$$W = 35.0 \text{ kN}$$

$$M = 11.1 \text{ kN.m}$$

~~2289~~
(F7). 250 x 100

$$f_b = \frac{11.1 \times 10^6}{250^2 \times \frac{33}{100} \times 1.6} = 6.8 \text{ ok.}$$

SUB BASEMENT LEVELSKI STORE - SHEDDING RM SLAB - Ditto Dining Rm Slab.
(No Fire Red).FOYER - WOOD STORE SLAB - Ditto Dining Rm Slab (No Fire Red)

$$\text{Wood Loading} = 2.5 \times 1000 \text{ kg/m}^3 \times 0.8 \times 0.0098 = 19.6 \text{ kPa}$$

$$\text{SPAN} = 2.0 \text{ m.}$$

$$M = \frac{19.6 \times 2^2}{8} = 9.8$$

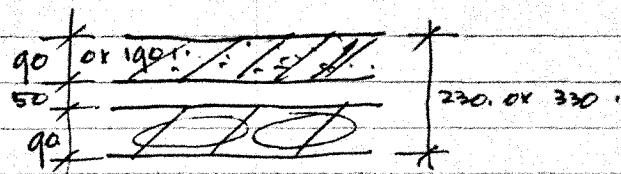
120 SLAB ON 0.79 CONCRETE OK as simple span.

CHECK OF WALLS (AS 3700 - 1988)

(1) ~~SAUNA~~ PIERS - DINING RM - SAUNA LOUNGE NORTH WALL

Inner skin only bearing (a) Pier 600 x 90 solid conc. block

$$\text{Area} = 540,000 \text{ mm}^2$$



$$f_{uc} = 15 \text{ MPa}$$

$$K_{s2} = 0.75 + \frac{54,000}{500,000} = 0.858$$

$$\therefore C_m = 0.45 \times 0.858 = 0.386$$

$$S_r = \frac{2800 \times 75}{90} = 20.8$$

$$\therefore f_{mb} = 5.4 \text{ MPa} \times 1.3 = 7.02$$

$$\therefore F_o = 0.386 \times 7.02 \times 54,000 \times 10^{-3} = 146.3 \text{ kN}$$

$$K = 0.55$$

$$\therefore \text{Allowable } P = 146.3 \times 0.55 = 80.5 \text{ kN}$$

(b) Pier 600 x 190 solid conc. block

$$\text{Area} = 108,000 \text{ mm}^2$$

$$K_{s2} = 0.75 + \frac{108}{500} = 0.966$$

$$\therefore C_m = 0.45 \times 0.966 = 0.435$$

$$\therefore f_{mb} = 7.02$$

$$F_o = 0.435 \times 7.02 \times 108 = 329 \text{ kN}$$

$$S_r = 10.4$$

$$K = 0.868$$

$$\therefore \text{Allowable } P = 329 \times 0.868 = 285 \text{ kN}$$

All Piers Grd Floor to 1st Floor

$$P = (1B1) = 42.0 + \left[\text{Self} = \frac{1.8 \times 3}{1.4 \times 1.2} = 3.0 + \left[\text{Wind} = 0.6 \times 4 \right] = 3.0 = 48.0 \text{ kN} \right]$$

USE 600 x 90 PIER

$$< 80.5 \text{ OK}$$

CENTRAL PIER BMT TO GRD FL

$$P = 48 \text{ kN (above)} + (6B1) 68 + \left[\text{Self} = \frac{1.8 \times 1.2}{1.4 \times 1.2} = 8 + \text{Wind} = 3 \right] = 127 \text{ kN}$$

USE 600 x 190 PIER

$$< 285 \text{ OK}$$

OTHER PIERS BMT TO GRD FL

D. 1000 mm x 150 mm x 150 mm 600 x 90 PIER

CHECK OF WALLS (Cont)

(ii) Walls Fayer to Shedding.

First Floor level Floor = .9 at 10 kPa = 9 kN.
 Wall = 2.6 at 2.0 = 6 kN
 15 kN/m — 15.0

Grd Floor level Floor = .2 at 7.0 = 14 kN
 Wall = 6
 20 kN — 35.0 kN/m

Basement level Floor = .3 at 7.0 = 21 kN
 Wall = 6
 27 kN — 62.0 kN/m

Solid 90 mm conc. masonry

$$\therefore C_m = .45$$

$$S_r = \frac{2500 \times .75}{90} = 20.8$$

$$f_{mb} = 7.0$$

$$\therefore F_a = .45 \times 7 \times 90 = 283 \text{ kN/m}$$

$$R = .55$$

$$\text{Allowable } P = 283 \times .55 = 156 \text{ kN/m} > 62 \text{ as above ok.}$$

For Footing Design Add another floor below Basement.

$$\therefore w/m = 62 + 27 = 89 \text{ kN/m.}$$

USE 600 WIDE FOOTING $\therefore f_b = \frac{89}{6} = 148 \text{ kPa ok}$

LINTOLS

L1 - Inner Skin. Span 1.3 $W = 1.2 \times .3 \times 2.1 = .8 \text{ kN.} - 1L 75 \times 75 \times 5$

Outer Skin " $W = 1.2 \times .3 \times 1.42 = .5 \text{ kN.} - 1L 75 \times 75 \times 5$

$$\frac{3.2 \times 4.5 \times \frac{2.25}{3.6}}{2} + \frac{7.3 \times 4.5 \times \frac{1.5}{2.7}}{2} = 18.125 \quad \frac{3.4 \times 4.5^2}{3.6 \times 2} = 9.6$$

L2 - Inner Skin Span 1.3. $W = 1.2 \times \frac{18.125 + 21.75}{2} = 15.5 \text{ kN.} - 1L \frac{100 \times 90 \times 8}{100 \times 75 \times 8}$

Outer Skin " $W = .5 - 1L 75 \times 75 \times 5.$

NEW TOILET AREAROOF PURLINS

Span 2.0 at 450 CRS.

 $\therefore W = .45$ at Snow = 3.4.

$$DL = \frac{.6}{4.0} \text{ kPa} = 1.8 \text{ kN/m}$$

$$\therefore W = 3.6$$

$$M = 0.9 \text{ kN.m}$$

1 month duration.

$$\therefore 125 \times 50 \text{ F7}$$

$$\therefore f_b = \frac{.9 \times 10^6 \times 6}{125^2 \times 50 \times 1.6} = 4.32 \text{ OK}$$

RB1

Span 3.0

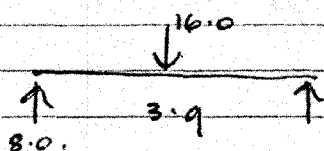
 $w = 2$ at 4.0 = 8.0 kN/m.

$$W = 24.0$$

$$M = 9.0$$

USE 150 x 75 PFC

$$f_b = \frac{9000}{111} = 81 \text{ MPa OK}$$

RB2

$$M = 15.6$$

USE 200 x 75 PFC

$$f_b = \frac{15600}{191} = 81.6 \text{ MPa OK}$$

FIRST FLOOR JOISTS

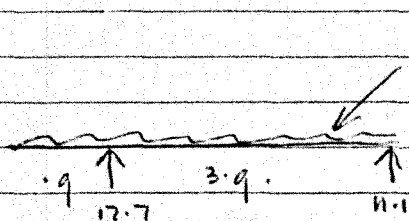
Span 3.0 m at 450 CRS.

 $w = .45$ at

LL = 4.0

$$DL = \frac{.5}{4.5} = 2.025 \text{ kN/m}$$

USE KH 10016 painted purlin sections.

IB3

2.1 at

LL = 2.0

$$DL = \frac{.75}{2.75} = 5.78$$

+ self

$$= \frac{.22}{6.0} \text{ kN/m}$$

$$M = 11.4$$

USE 200 x 75 PFC for plumbing penetrations thru' roof.

C3, C4

$$P = \text{Roof} = 16 + 8 = 24.0$$

$$\text{Floor} =$$

$$= 18.0$$

$$42.0 \text{ kN}$$

$$L = 2.4$$

$$75 \times 75 \times 3 \text{ PHS}$$

C1, C2

$$P = \text{Roof} = 8$$

$$\text{Floor} = 12$$

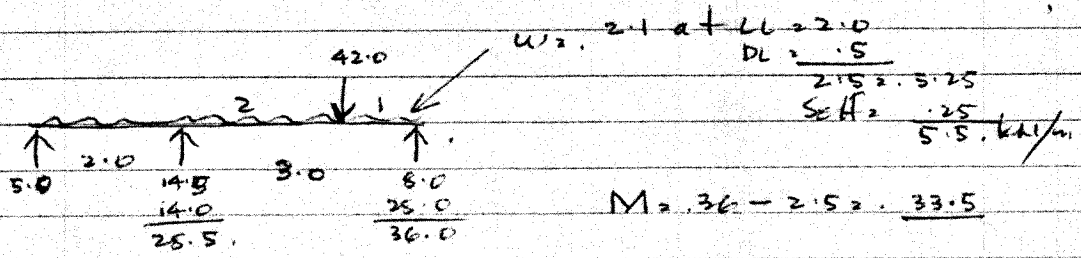
$$20.0 \text{ kN}$$

$$75 \times 75 \times 3 \text{ RHS}$$

GROUND FLOOR JOISTS

Ditto First Floor Joists

GB2



200 UB 25

$f_b = \frac{33500}{232} = 144 \text{ ok.}$

$\Delta = \frac{5 \times 10.5 \times 3^3 \times 10}{384 \times 2 \times 23.6} + \frac{42 \times 3^3 \times 10}{48 \times 2 \times 23.6} \times 0.85 = 5.5 \text{ mm}$
 $\frac{1}{546} \text{ ok.}$

GB4

GB4

$Span = 2.3 \quad U = 2 \times 1.5 \times 2.75 = 8.25$
 $Wall + self = 2.75$
 11.0 kN/m

$W = 25.3 \text{ kN}$

125 x 65 TFC

GB3

$Span = 3.0 \text{ m} \quad w = 11.0 \quad W = 33.0$

150 x 75 PFC

GB5

$Span = 2.2 \quad w = 2.0 \text{ roof at } 4.0 = 8.0$
 $2 \times 2.0 \text{ floor at } 2.5 = 10.0$
 18.0 kN/m

$W = 40.0$

150 x 75 PFC

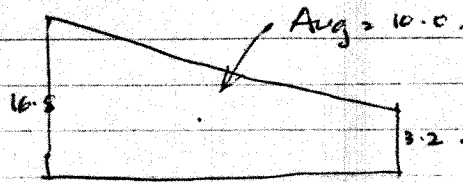
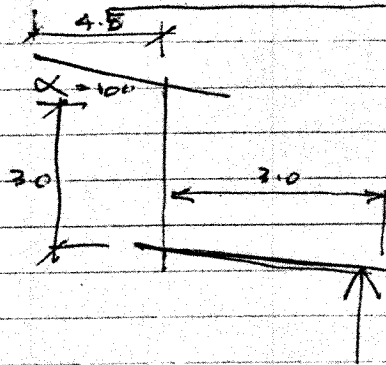
ROOF OVER BOILER ROOM

Snow Loading

$$d_g = \frac{6.0}{4.3} = 1.4 \text{ m.}$$

$$\therefore C_{pd} = \frac{3.0}{1.4} = 2.0 \times 6.0 = 12 \text{ kPa.}$$

$$C_{ps} = 4.5 \times \frac{3.2}{2} \times \frac{2}{3} = 4.8 \text{ kPa}$$



Span 2.7

$$\therefore w = \begin{array}{r} 10 \text{ kPa S.L} \\ 3 \text{ " DL} \\ \hline 13 \text{ kPa.} \end{array}$$

USE 150 TO 100 SLAB (AUG 125) ON 0.77 CONCRETE.

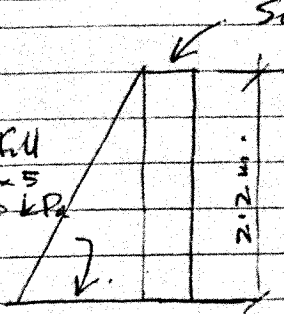
F62 IN TOP.

FOR FIRE RATING USE F918 OVER RIBS

CAR PARK RETAINING WALL

GRADE 12 BLOCKS

Back fill
= 2.2 x 5
= 11.0 kPa



Surcharge = 5.0 kPa vertical
= 1.5 kPa horis

o/Turning $M^+ = \frac{1.5 \times 2.2^2}{2} = 3.63$

$\frac{11 \times 2.2^2}{6} = 12.5 \text{ kNm/m}$

400 wall (d=330) (50 cover) $\therefore f_c = \frac{12.5 \times 10^3 \times 2}{27 \times 91 \times 330^2} = 0.94 < 5.4$
 $As = \frac{12.5 \times 10^6}{91 \times 330 \times 210} = 1.98$
 420 at 400 cxs

300 wall d=230 (50 cover) $f_c = \frac{12.5 \times 10^3 \times 2}{27 \times 91 \times 230^2} = 1.19 < 5.4$ OK.
 $As = \frac{12.5 \times 10^6}{91 \times 230 \times 210} = 2.85$
 420 at 400 cxs

200 wall d=130 (50 cover) $M^+ 1.6$
 $= \frac{1.5 \times 1.6^2}{2} = 0.8 \times 1.6^2 = 2.05$
 $\frac{2.05}{6} = 5.33$

$fb = \frac{5.33 \times 10^3 \times 2}{27 \times 91 \times 130^2} = 2.6 < 5.4$ OK.

416 at 400 cxs $As = \frac{5.33 \times 10^6}{91 \times 130 \times 210} = 2.14$

Stabilizing Mt about toe

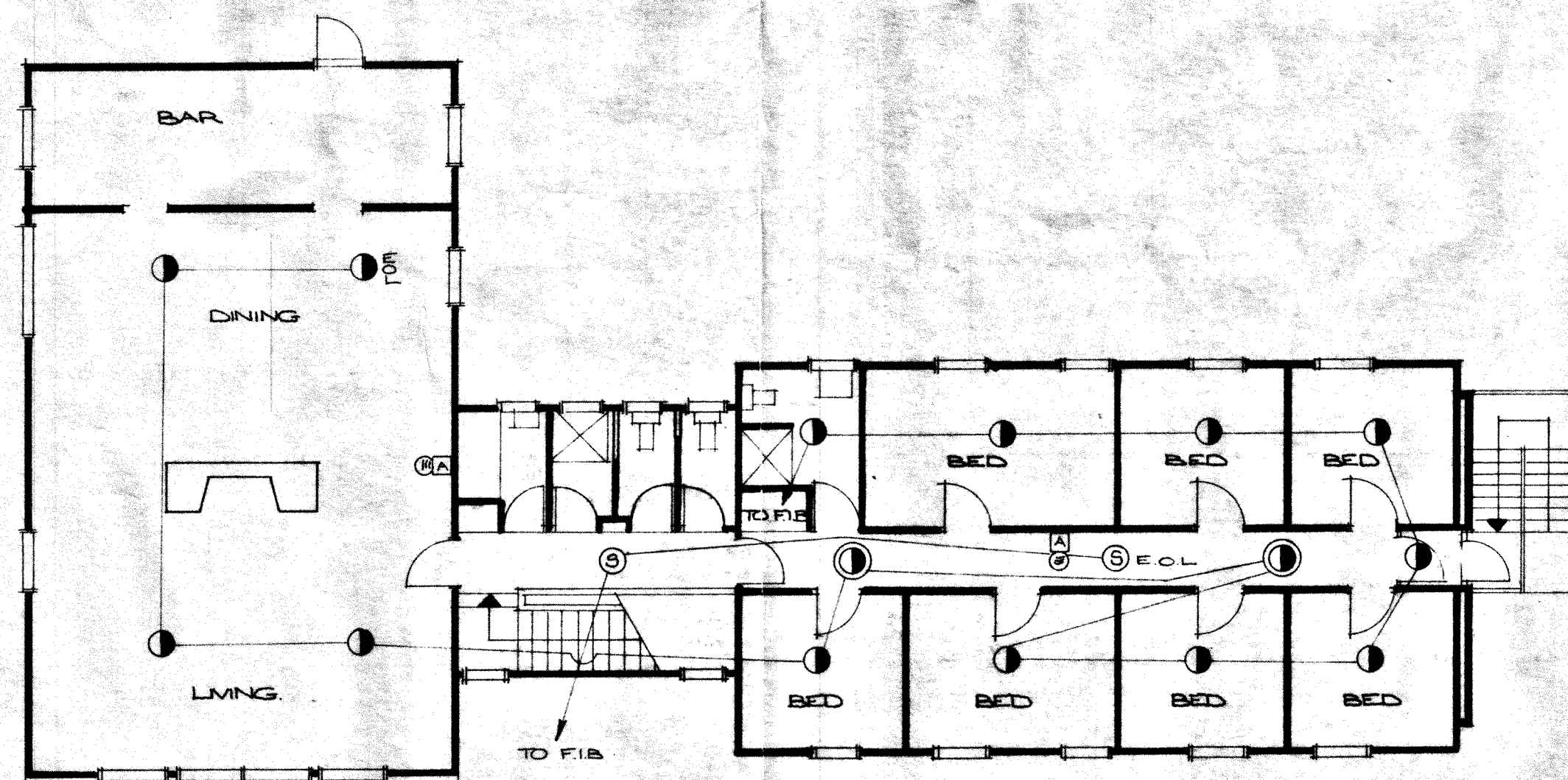
$1.45 \times 3 \times 24 = 10.44$	$\times 7.25 = 7.6$
$1.6 \times 3 \times 22 = 3.96$	$\times 4.5 = 1.8$
$1.6 \times 2 \times 22 = 7.04$	$\times 4 = 2.8$
$2.2 \times 9 \times 18 = 35.64$	$\times 9.7 = 34.5$
<u>57.0</u>	<u>46.7</u>

$\therefore \text{Stability Factor} = \frac{46.7}{12.5} = 3.74 > 3.0$ OK.

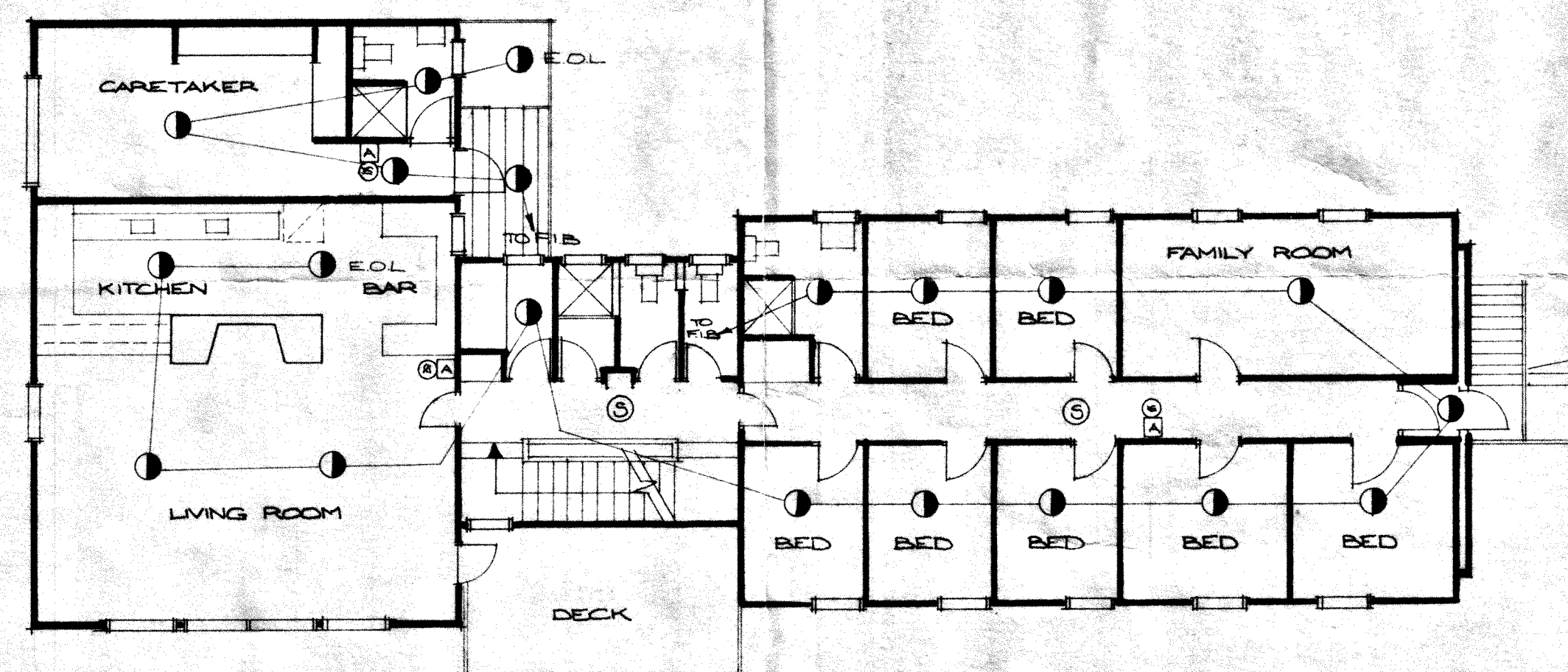
Pressure under Toe = $\frac{57}{1.45} + \frac{12.5 \times 6}{1.45^2} = 39.3 + 35.7 = 75 \text{ kPa} + 3.6 \text{ kPa}$ OK.

[Signature]
August 1991.

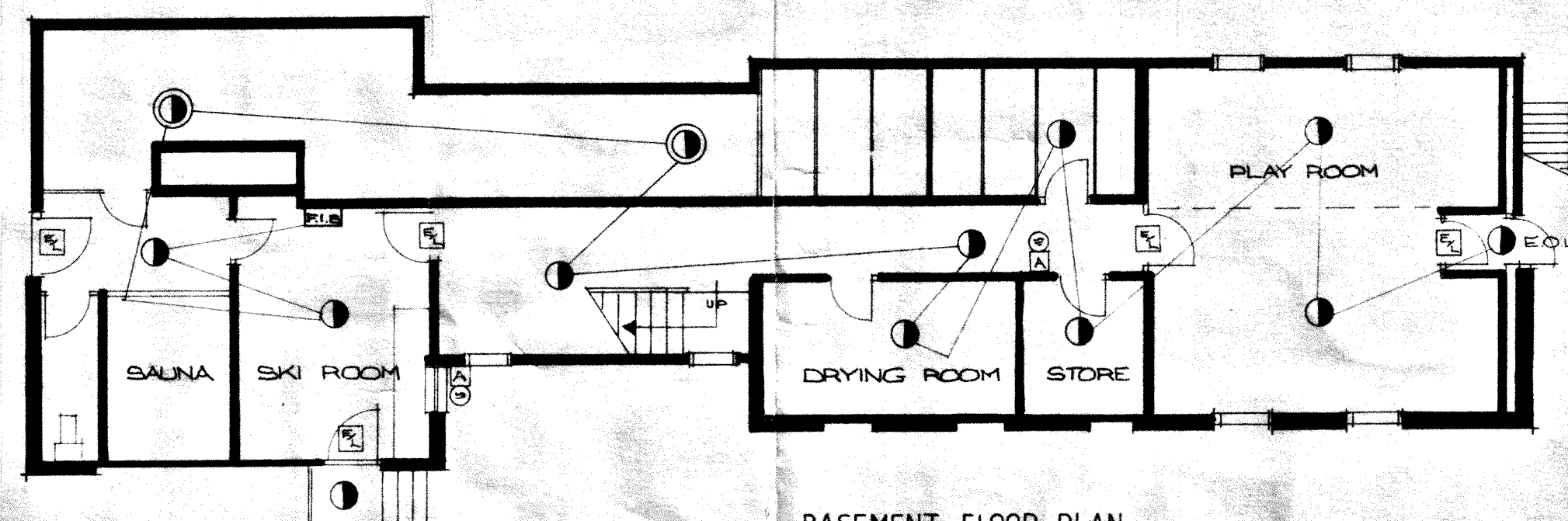
F/299



FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

LEGEND

- THERMAL DETECTOR
- ⊙ THERMAL DETECTOR CONCEALED
- ⊙ SMOKE DETECTOR
- ⊙ EXIT LIGHT
- ⊙ ALARM BELL

INSTALLERS STATEMENT ON DISTRICT FILE
AS INSTALLED DRAWINGS

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PAINTING

NOTES

AMENDMENTS

DATE

DRAWN S.C.

SCALE 1/8" = 1'-0"

DATE 1-2-83

CHECKED

JOB NO. CMC 2094



WORMALD
INTERNATIONAL
FIRE PROTECTION ENGINEERS

EASTERN COMMAND SKI LODGE
CO-OP LTD

CLIENT

FIRE DETECTION LAYOUT

TITLE

PLAN NO.

2094-1A

26/859

Revisions

- 7/2/67. (a) Services block roof raised to the same plane as Bedroom block. All fascias shall be vertical.
- (b) Additional stonework provided to north wall of Living block & Services b.
- (c) All render omitted from external block walls.

APPROVED

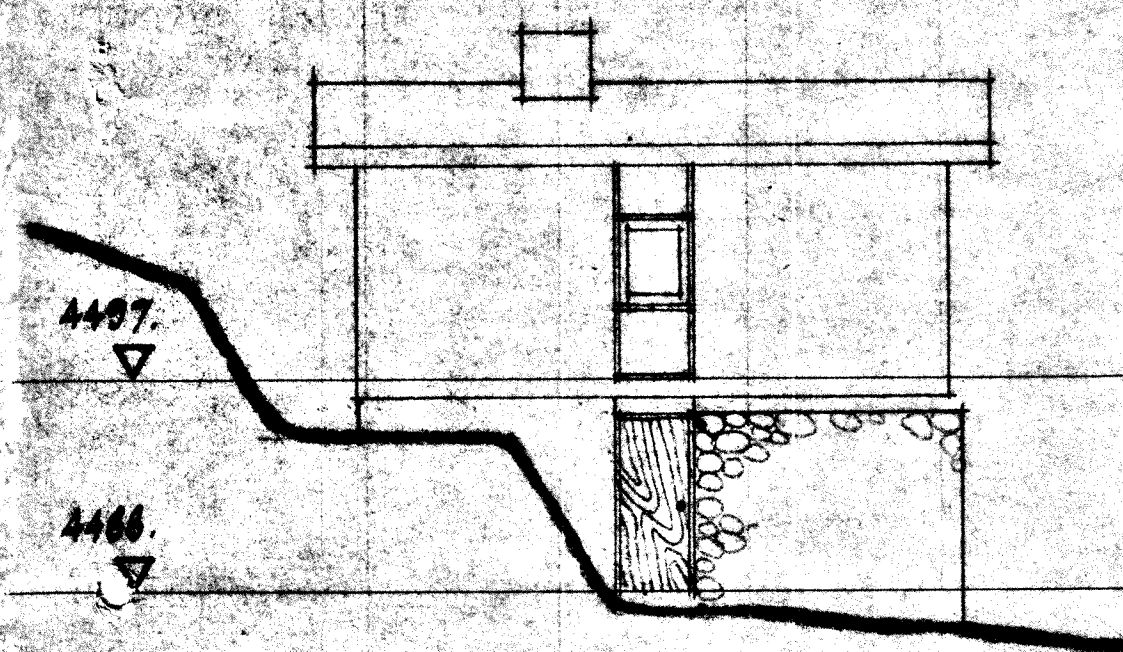
KOSCIUSKO THREDO PTY. LIMITED

Secretary

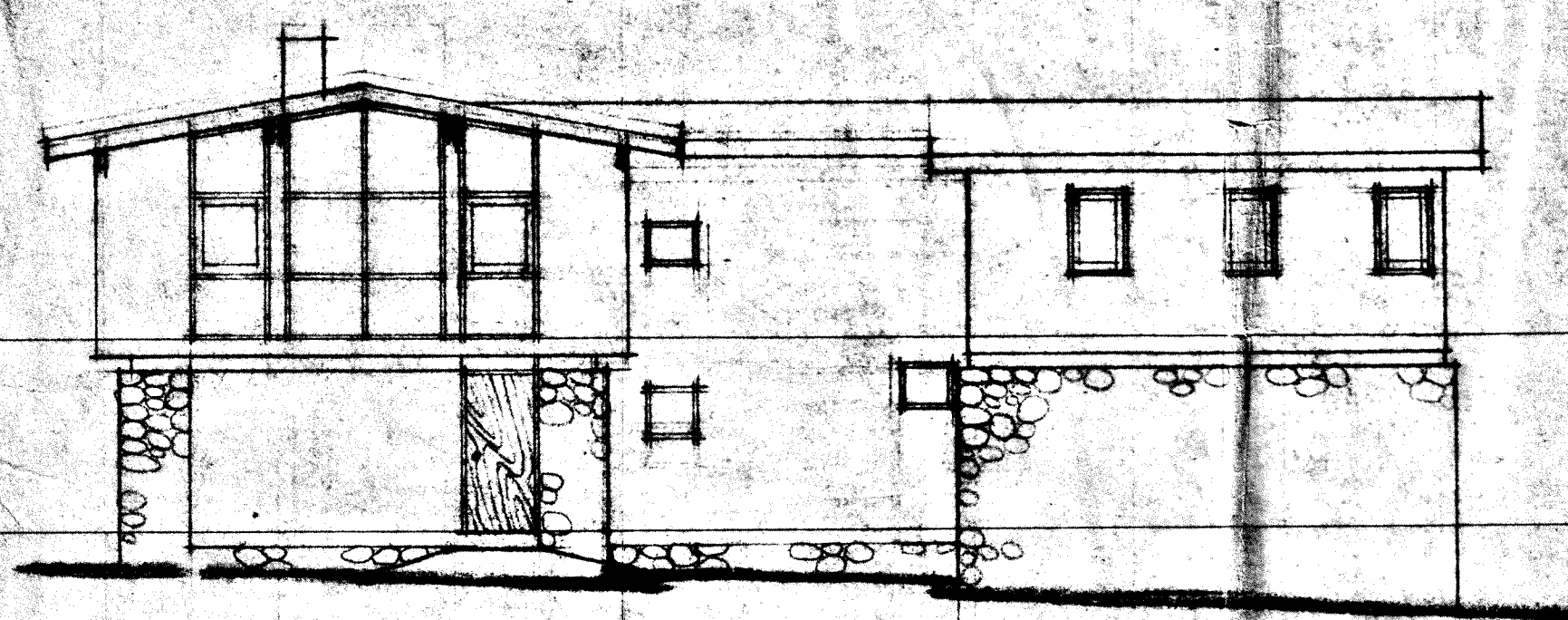
3/4/67

Subject to conditions set out in our letter to Mr. Newman dated 3/4/67.

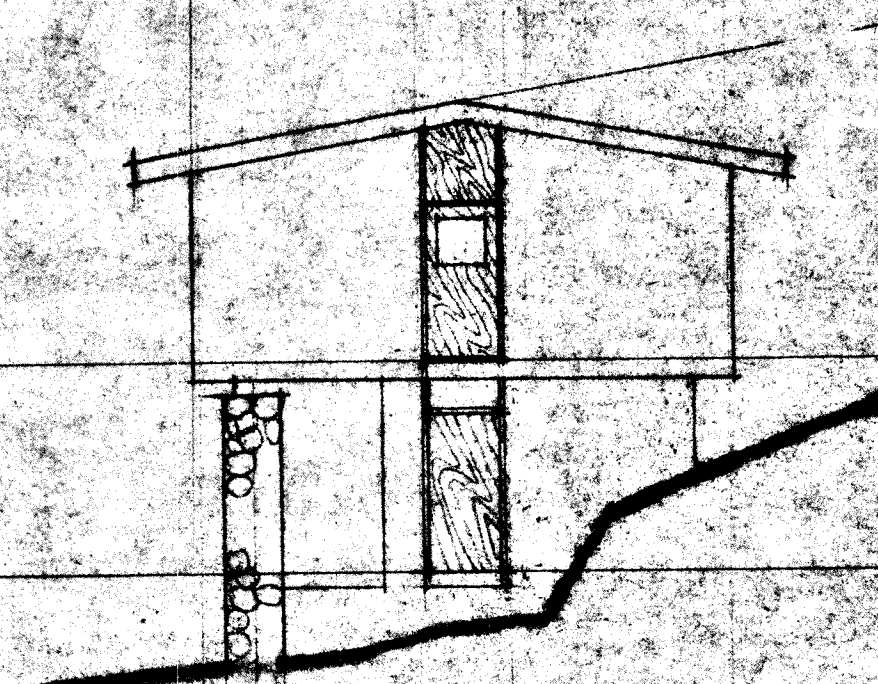
3/4/67



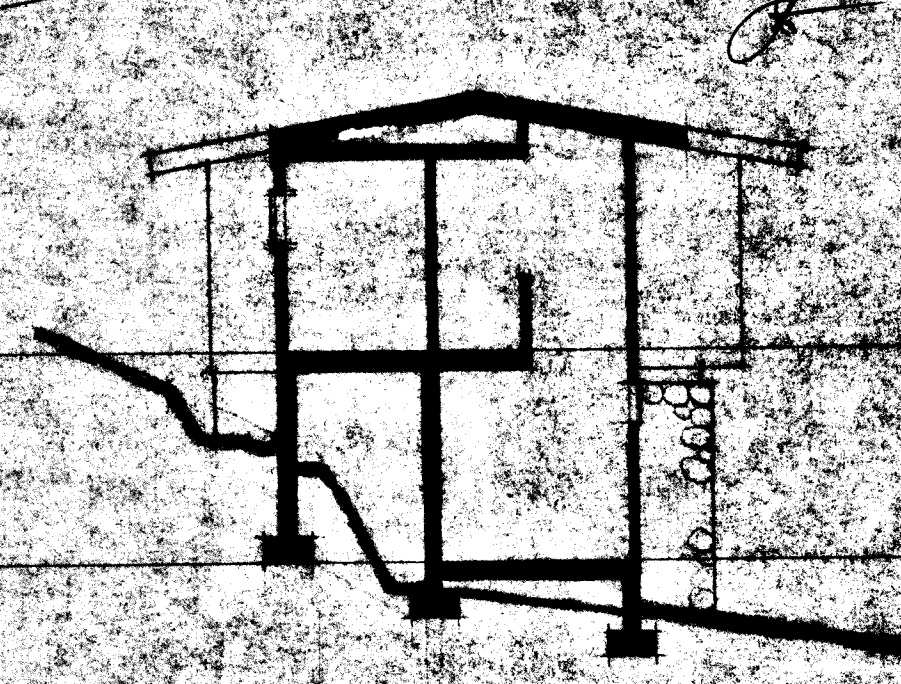
East Elevation



North Elevation



West Elevation



Cross Section

Services

Services Living from A omitted

omitted

omitted

stonework

fascias

vertical

same

ch

A

to

letter

our

3/4/67

to

Mr. Newman

dated

3/4/67

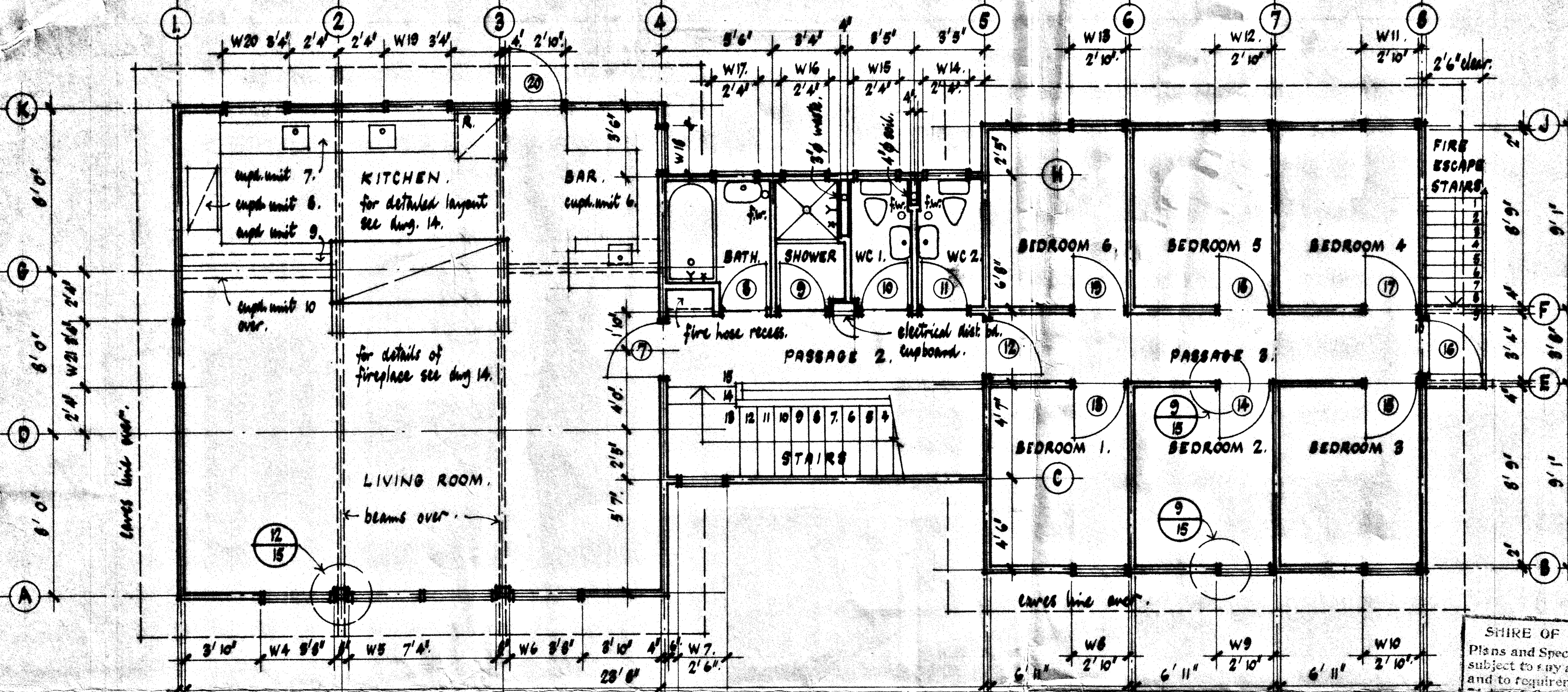
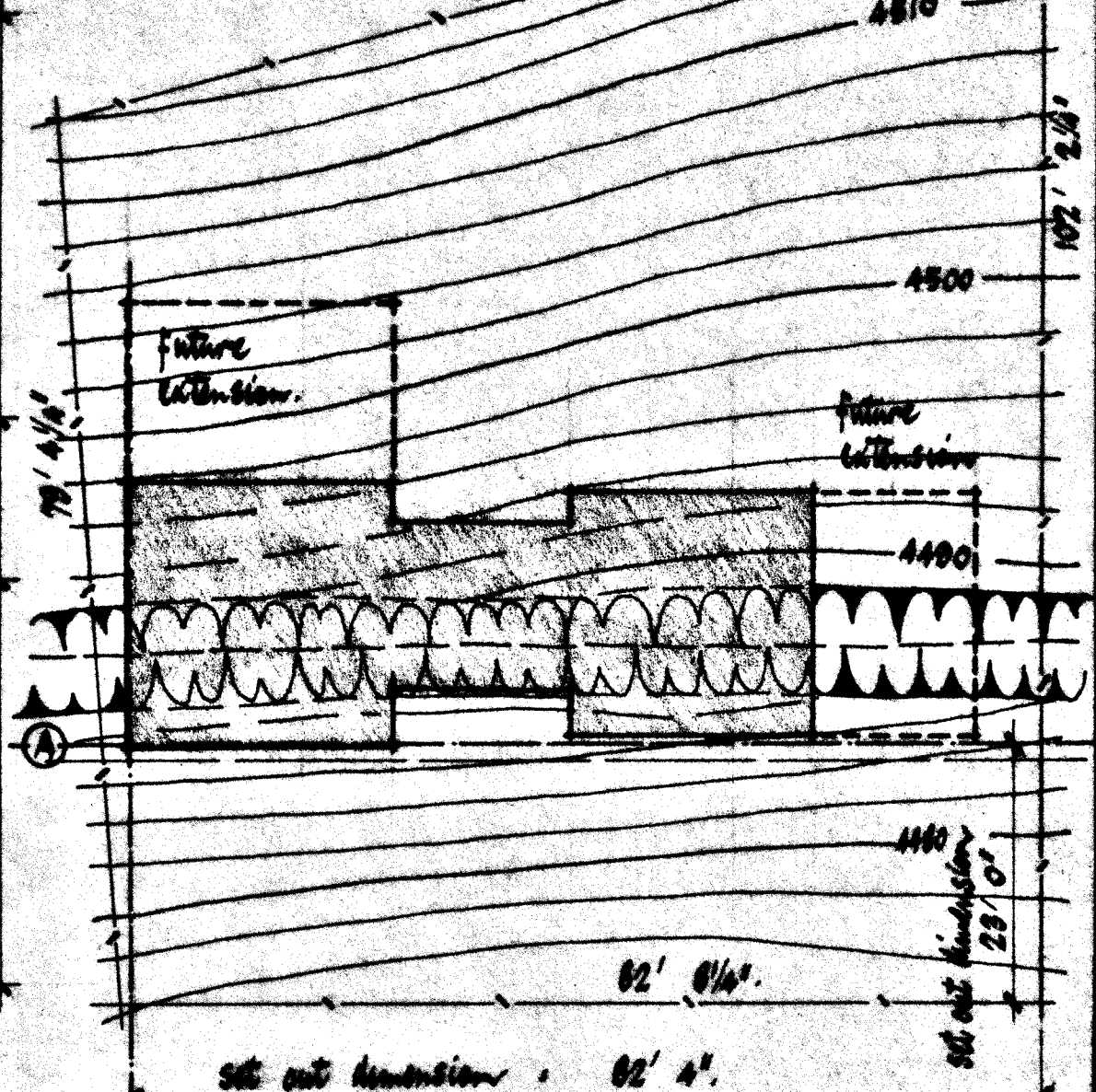
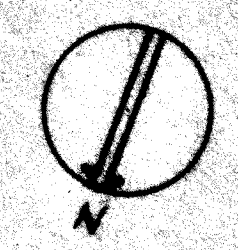
6/7

J

set out

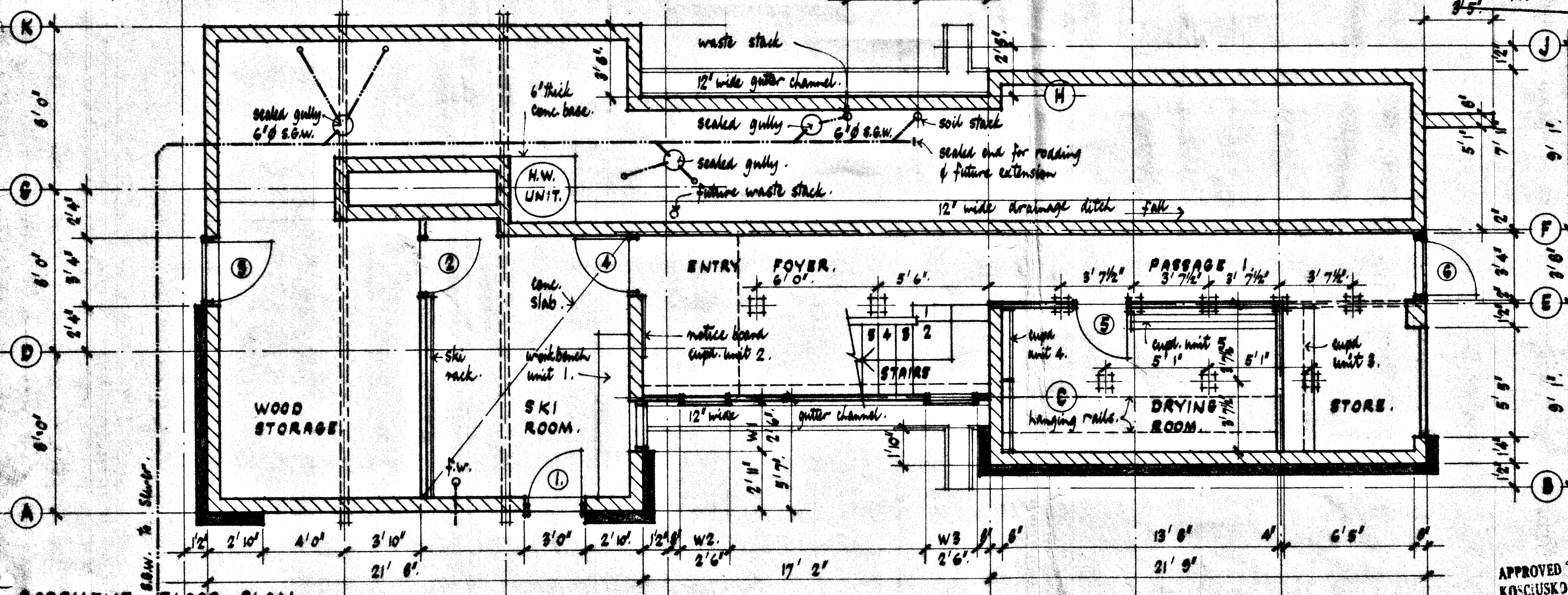
440

Secretary
13/11/67
P.T.C.



GROUND FLOOR PLAN
finished floor
RL: 4498.75

SHIRE OF SNOWY RIVER
Plans and Specifications approved
subject to any amendments noted
and to requirements of Ordinance
74 Local Government Act 1919
G. A. Charles R.L.
2/1/67
SHIRE CLERK
22/14 1/1967

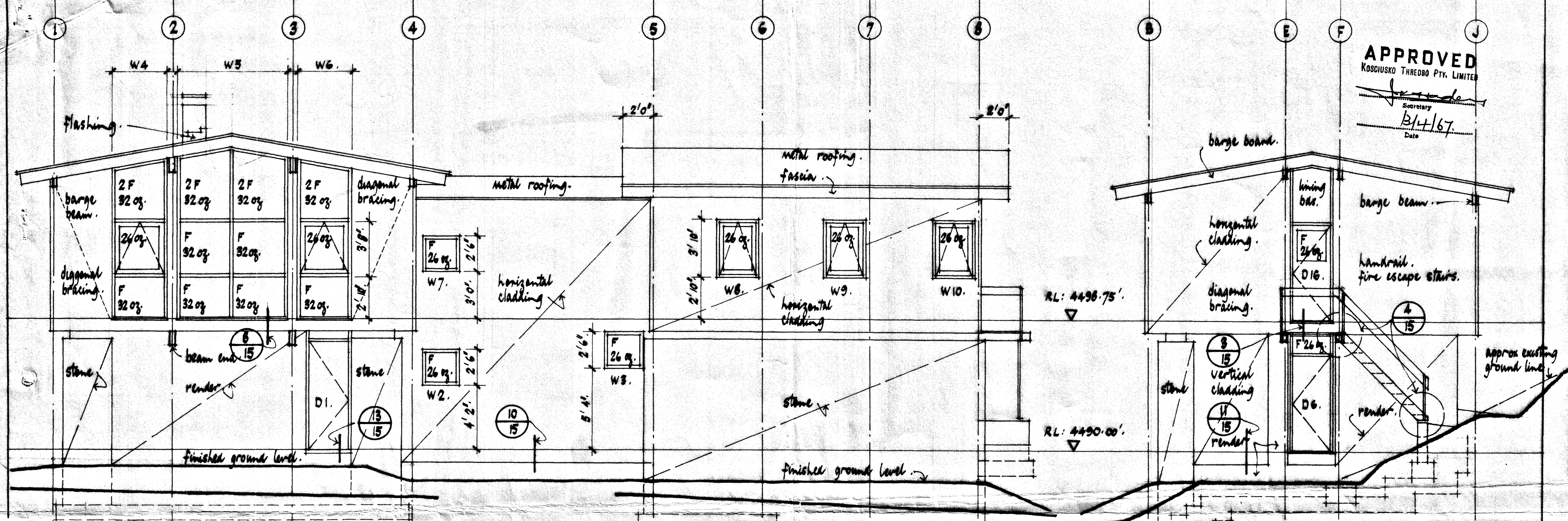


BASEMENT FLOOR PLAN
finished floor
RL: 4490.0

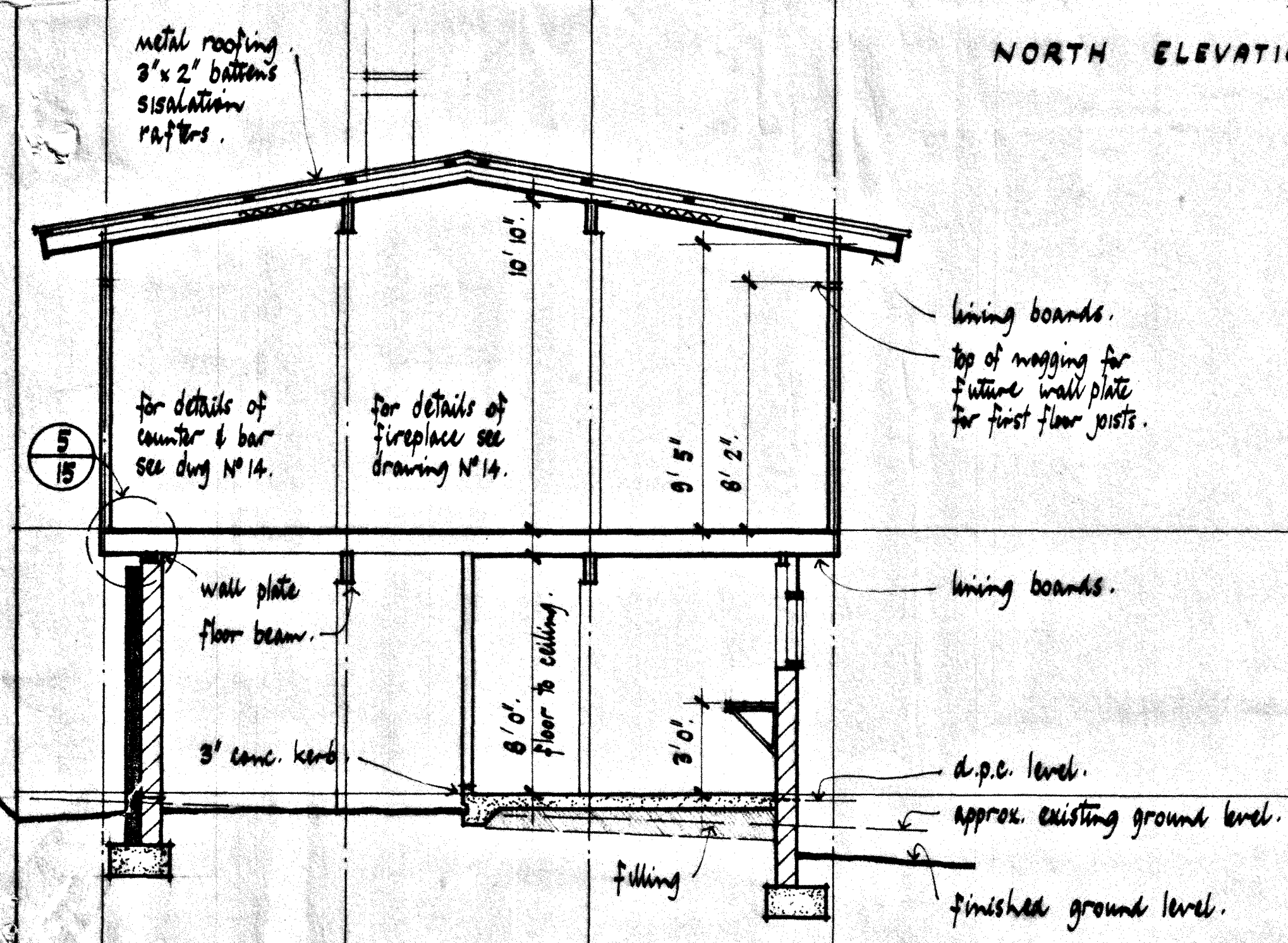
Typical Location of
foundation walls on
footings.
For details of concrete
footings, reinforcement
& steps see Engineers Aug.

APPROVED Subject 2 boundary in letter of
KOSCIUSKO STATE PARK TRUST
17 FEB 1967
PARK SUPERINTENDENT
Jim Brown

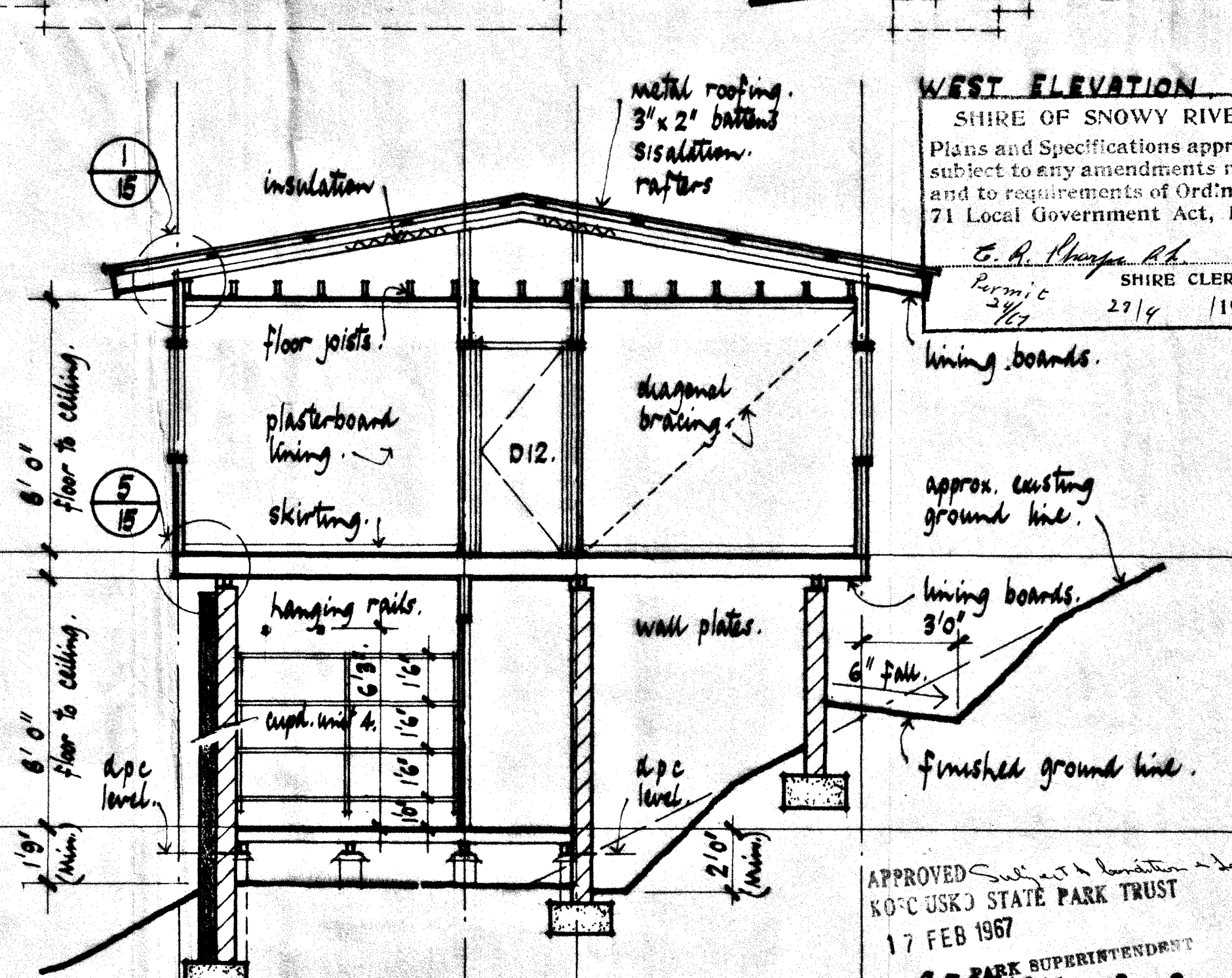
LEGEND.	
2	Detail No 2.
14	Drawing No 14.
f.w.	floor waste.
KENNETH NEWMAN. B.Arch. A.R.A.I.A. ARCHITECT. 11A KISSING POINT ROAD TURRAMURRA. Telephone 447462.	
Nature of Job: EASTERN COMMAND SKI LODGE CO-OP. LTD.	
Job Location: LOT 92. THREDO ALPINE VILLAGE. KOSCIUSKO STATE PARK.	
Proprietor: H.Q. EASTERN COMMAND.	
This Drawing: SITE PLAN. BASEMENT FLOOR PLAN. GROUND FLOOR PLAN.	
Doc Number: 56.	Dwg No.
Scale: 1/16" = 1'0"	11
1/16" = 1'0"	
Date: 30 Dec 66.	



NORTH ELEVATION.



SECTION A-A.



WEST ELEVATION.

SHIRE OF SNOWY RIVER
Plans and Specifications approved
subject to any amendments noted
and to requirements of Ordinance
71 Local Government Act, 1919.
E. R. Newman, A.R.A.I.A. ARCHITECT.
Permit 247
SHIRE CLERK
27/4/1967

LEGEND. F 26 oz. Fixed glass 26 oz. 2F Double glazed.	
KENNETH NEWMAN, B. Arch. A.R.A.I.A. ARCHITECT. 11A KISSING POINT ROAD TURRAMURRA, Telephone 447462.	
Nature of Job: EASTERN COMMAND SKI LODGE CO-OP. LTD.	
Job Location: LOT 92 THREDBO ALPINE VILLAGE KOSCIUSKO STATE PARK.	
Proprietor: H.Q. EASTERN COMMAND.	
This Drawing: NORTH & WEST ELEVATIONS SECTIONS A-A, B-B.	
Job Number: 56.	Dwg N°:
Scale: 1/4" to 1'0".	12
Date: 20 Dec 66.	

APPROVED Subject to location & date
KOSCIUSKO STATE PARK TRUST
17 FEB 1967
SECTION B-B.
J. M. Swann

