



PROJECT ADDRESS:

Arlberg Ski Lodge - Charlotte Pass NSW

SCOPE DOCUMENT PREPARED BY:

SB

VERSION:

01

DATE:

21/06/22

The concept drawings following, are for information only and represent an initial engineering appraisal to provide a budget estimate and an indication of XLam's scope of works. This document is based on the limited information supplied to XLam and no design calculations have been undertaken as part of the preparation of this scoping document. The costing information supplied based on this document may not represent the final costs of the CLT for the project and may not capture the project complexities, architectural details and project intricacies. The budget estimate shall be used for high level budgeting purposes only. Whilst XLam have used their best endeavours to provide accurate information it needs to be highlighted that the information has not been designed and has not been co-ordinated with other disciplines and it may be incomplete, contain errors and inaccuracies.

Notes:

1. This proposal is prepared on the basis that the CLT provided for the project is supplied by XLam and in accordance with their design standards
2. **Panel Breakup:** The panel sizes, layout and joint location are to be determined during the detailed design phase. The budget estimate is prepared on the basis that the panel breakup will be at the discretion of XLam. If specific panel breakups are required by the architect or client this may increase the cost which will be confirmed at the completion of construction documentation.
3. **Treatment:** All timber is priced as untreated, unless specified otherwise. Extent of panel treatment shown is minimum only and may vary due to final panel breakup and panel joint locations.

4. Australia: Commercial and multi residential apartment buildings

For the purpose of this scoping document, it is assumed that all timber will provide 90/90/90 FRL in conjunction with the application of 16mm Boral Firestop. Final fire rating requirements to be confirmed with the building surveyor and fire engineer. Refer to XLam Design Guide for commentary around fire rating.

New Zealand: Commercial and multi residential apartment buildings

For the purpose of this scoping document, it is assumed that all timber will provide 60/60/60 FRL. Final fire rating requirements to be confirmed with the projects consultant team. Refer to XLam Design Guide for commentary around fire rating.

Australia and New Zealand: Residential dwellings.

For the purpose of this scoping document, it is assumed that no specific fire rating treatments are required. Requirements to be confirmed by relevant building surveyor.

5. **Grade:** All XLam panels are non-visual structural grade unless noted otherwise and will contains knots, minor defects and other imperfections as a result of the manufacturing process. Should the customer wish to expose the XLam panels as a finished surface, appropriate finishing techniques must be employed. Refer to XLam Product Guide for more information.
6. **Acoustic and Thermal Performance:** Acoustic and thermal performance has not been considered as part of this documentation. Additional treatments and build-up may be required which will add to the overall wall and floor makeups. This will need to be considered by the architect when defining the spatial requirements. Refer to XLam Design Guide for commentary relating to acoustic performance.
7. **Connections and Connection Types:** At the time this document is prepared, the quantity and complexity of connections is unknown. An allowance has been made in order to generate a budgeted figure based on our experiences and this value may change. All connections are assumed to be XLam standard connection types as outlined in the XLam Panel Assembly Guide. If the engineer or architect deviates from these typical connection details, additional cost may be incurred.
8. **Member Sizing:** Member sizing is preliminary and shall be used as a guide only. Sizing may be subject to change during detailed design.
9. **Lateral stability:** The lateral stability under wind and earthquake loads has not been fully considered as part of the scoping process. This analysis is to be carried out by the appointed consulting structural engineer for the project as part of their design responsibilities.
10. **XLam structure:** These scoping documents endeavour to highlight areas where elements other than XLam will be required as part of the primary building structure. The budget estimate does not allow for the non-XLam elements unless specifically stated in the estimate.
11. **Non-loadbearing XLam panels:** These documents highlight the primary building structure that is required for an XLam solution. Walls not shown are considered non-loadbearing and have not been allowed for as part of this scope and budget estimate. These elements may be CLT if requested by the client at an additional cost. Secondary structure to support glazing, window sills, spandrels and façade elements have not been allowed for in the budget estimate.
12. **Transport and Erection:** This scope assumes panels are the maximum transportable size. If panels need to be reduced in size to suit client selected transport or crane capacity, this may incur additional costs.

13. Assumed Design Loadings

The following loads have been assumed for the preparation of this document;

Residential

Dead Load: 0.5kPa plus self-weight

Live Load: 2kPa

Apartments

Dead Load: 1kPa plus self-weight

Live Load: 2kPa (generally)

Live Load: 4kPa (corridors, communal areas, stairs)

Offices

Dead Load: 1kPa plus self-weight

Live Load: 3kPa

Useful Links:

XLam Australia	www.xlam.com.au
XLam NZ	www.xlam.co.nz
Rothoblass	www.rothoblaas.com/
Spax	www.spaxpacific.com/
Simpson Strong Tie	www.strongtie.com.au/

Document: [4003 Bluebeam Cover Sheet.docx](#)
Version: 1.1
Owner: 4000 Project Management

Created By: Jeremy Church
Date Modified: 22/04/20
Approved for use by: Gary McShane

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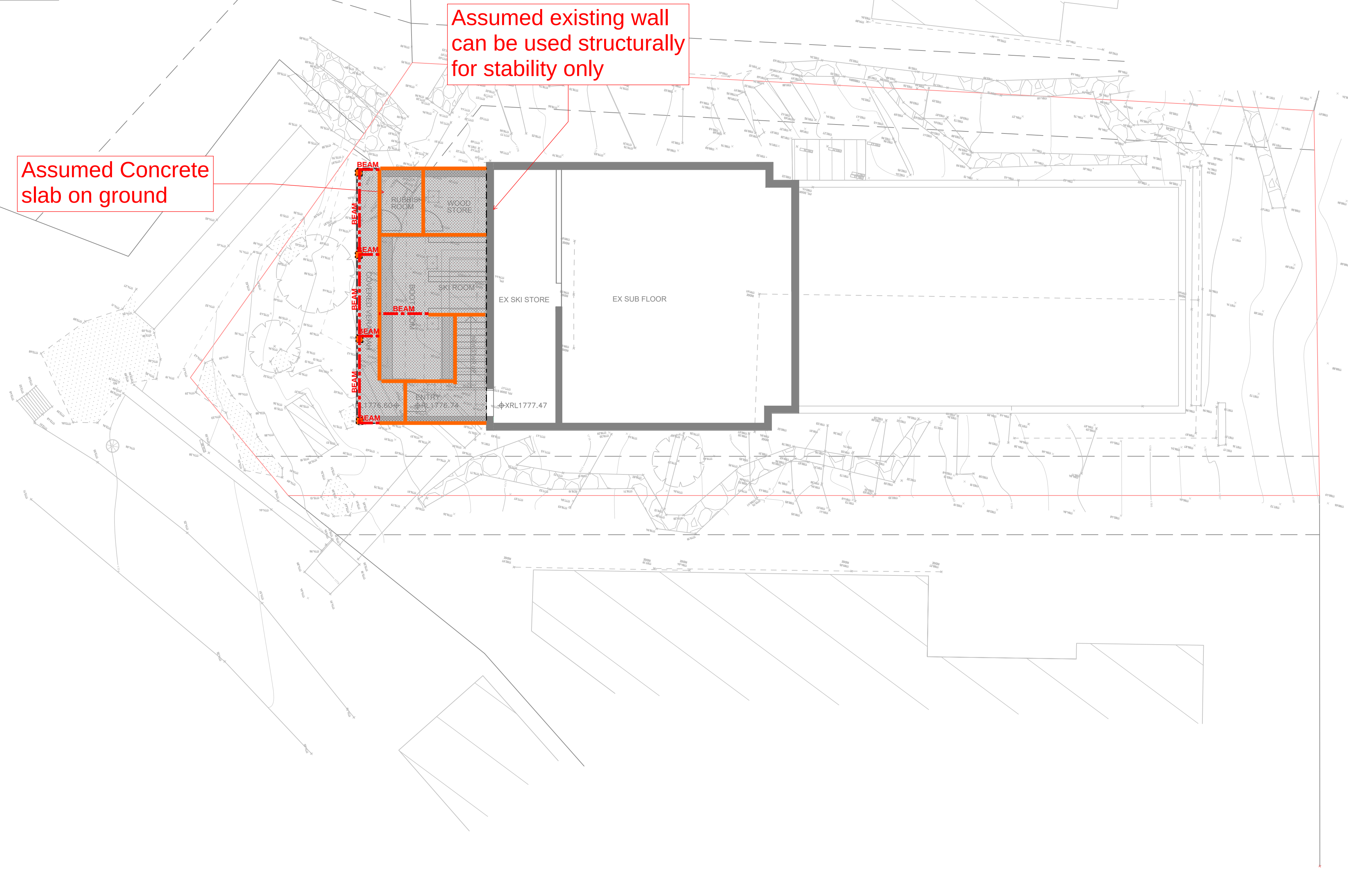
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BY: SeanBull

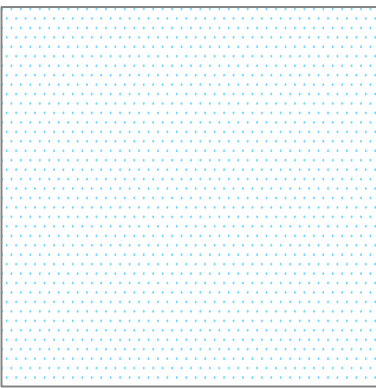


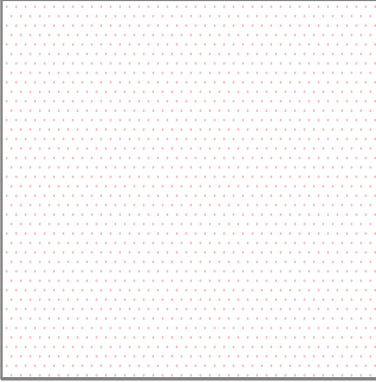
THIS IS NOT A DESIGN AND IS FOR BUDGETING PURPOSES ONLY
REFER GENERAL NOTES FOR DETAILS

XLam Legend				
Description	Label	Quantity	Unit	Wall Area
 CL3/100	Wall	32.23	m	96.69
 Col. GL13 265x249		4	Count	
 GL13 330x85	BEAM	16.44	m	

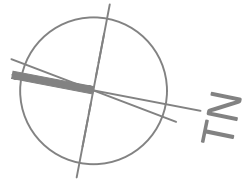
- XLam NOTES:
- Panels sized to achieve 90min FRL
 - Walls assumed as lined with 1x layer of 16mm Fire Rated Plaster Board
 - Floor panels can achieve 90min FRL with an EXPOSED soffit
 - Exposed/Protected Panel extent TBC by the Fire Engineer
 - Acoustic build ups still to be considered



 RENOVATION TO EXISTING

 NEW ADDITION

A	14.03.22	PRELIMINARY DA ISSUE
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ARLBERG SKI LODGE
LOT 103 DP 1242013
CHARLOTTE PASS NSW 2624

CLIENT
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ARLBERG SKI LODGE

CHARLOTTE PASS NSW

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TITLE
FLOOR PLAN
ENTRY LEVEL

SCALE: 1:100(A1)
DATE: 01.01.21
REF : BPAARLBERG

Sk1a

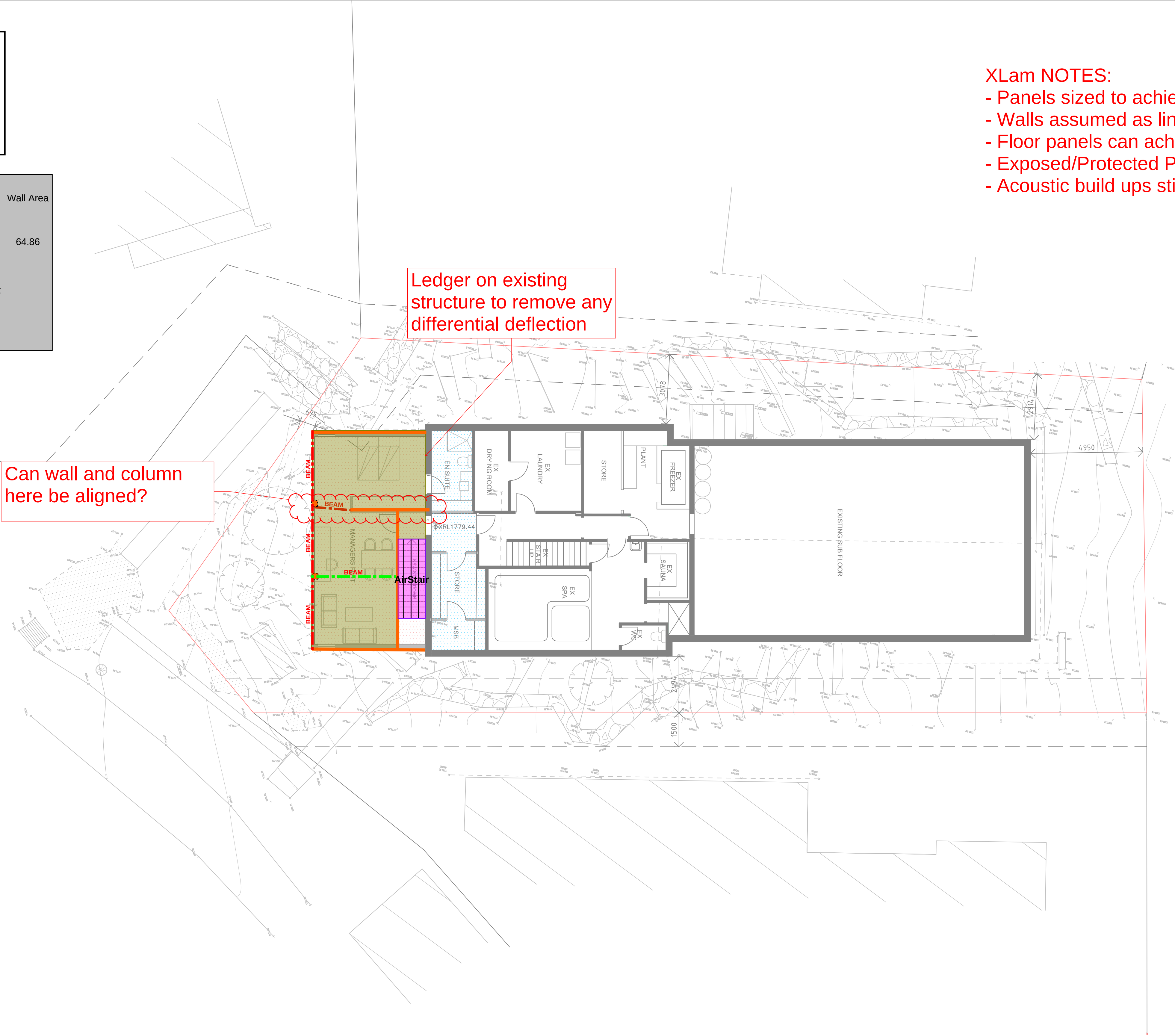
DATE: 21/06/2022
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XLam Legend				
Description	Label	Quantity	Unit	Wall Area
	AS8/293	AirStair	6.19	sq m
	CL3/100	Wall	21.62	m
	CL5/170	Floor	51.39	sq m
	Col. GL13 265x249	2	Count	
	GL13 330x85	BEAM	12.53	m
	GL13 395x130	BEAM	4.14	m

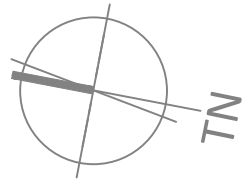
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TITLE
FLOOR PLAN
GROUND FLOOR

SCALE: 1:100(A1)
DATE: 01.01.21
REF : BPAARLBERG

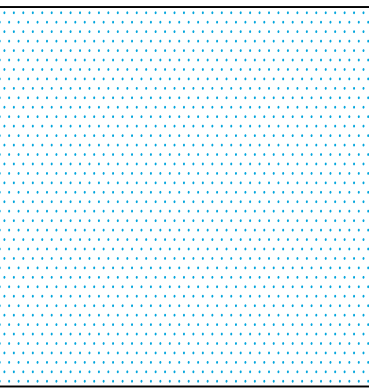
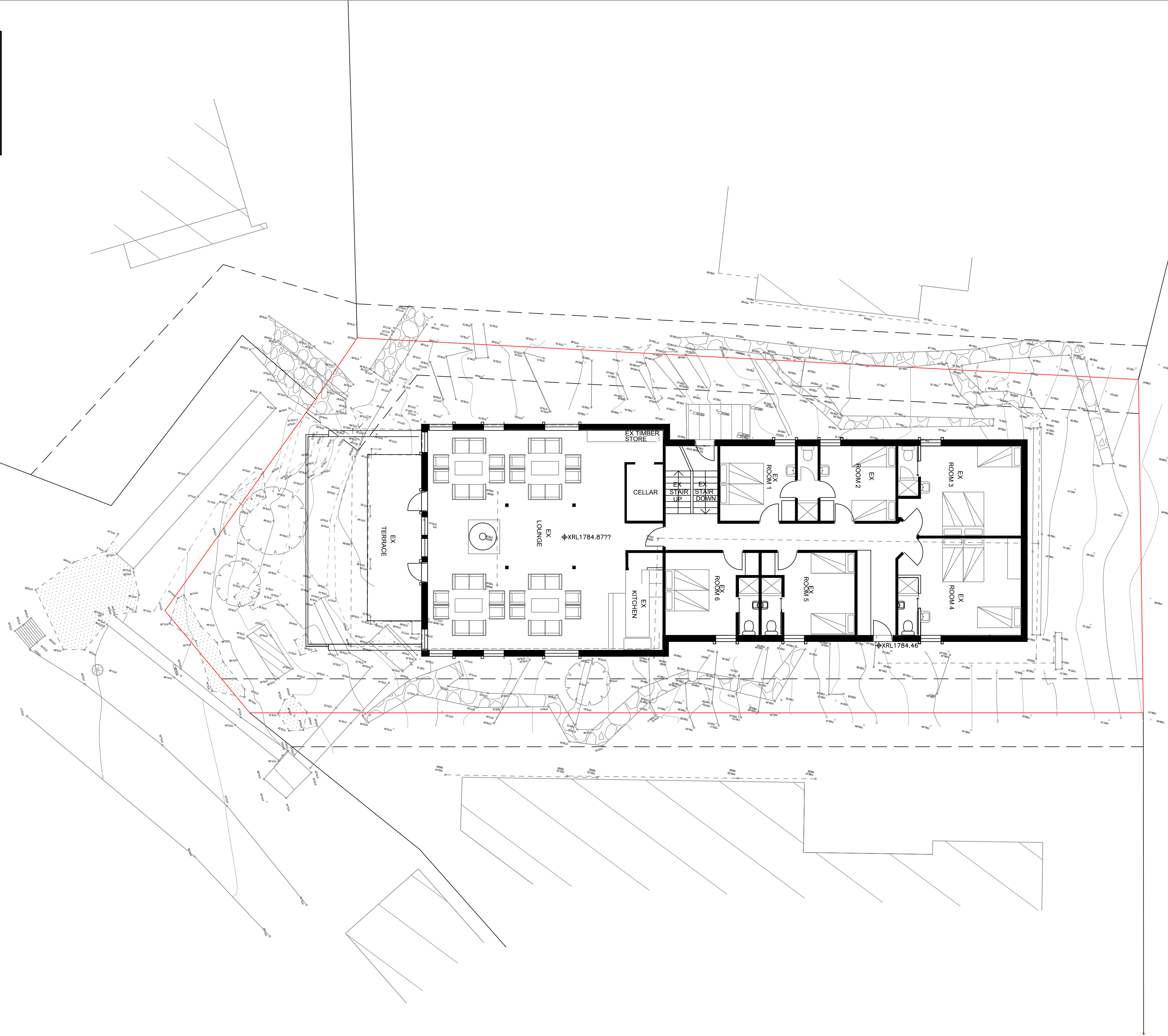
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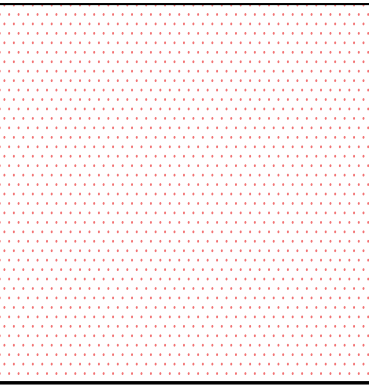
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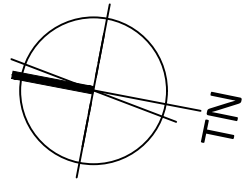


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TITLE
FLOOR PLAN
SECOND FLOOR

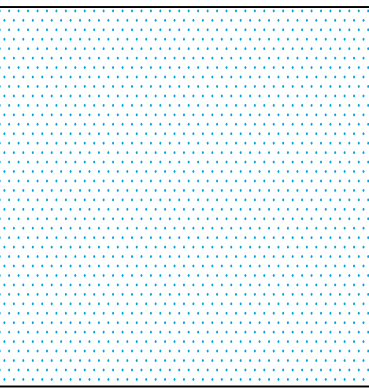
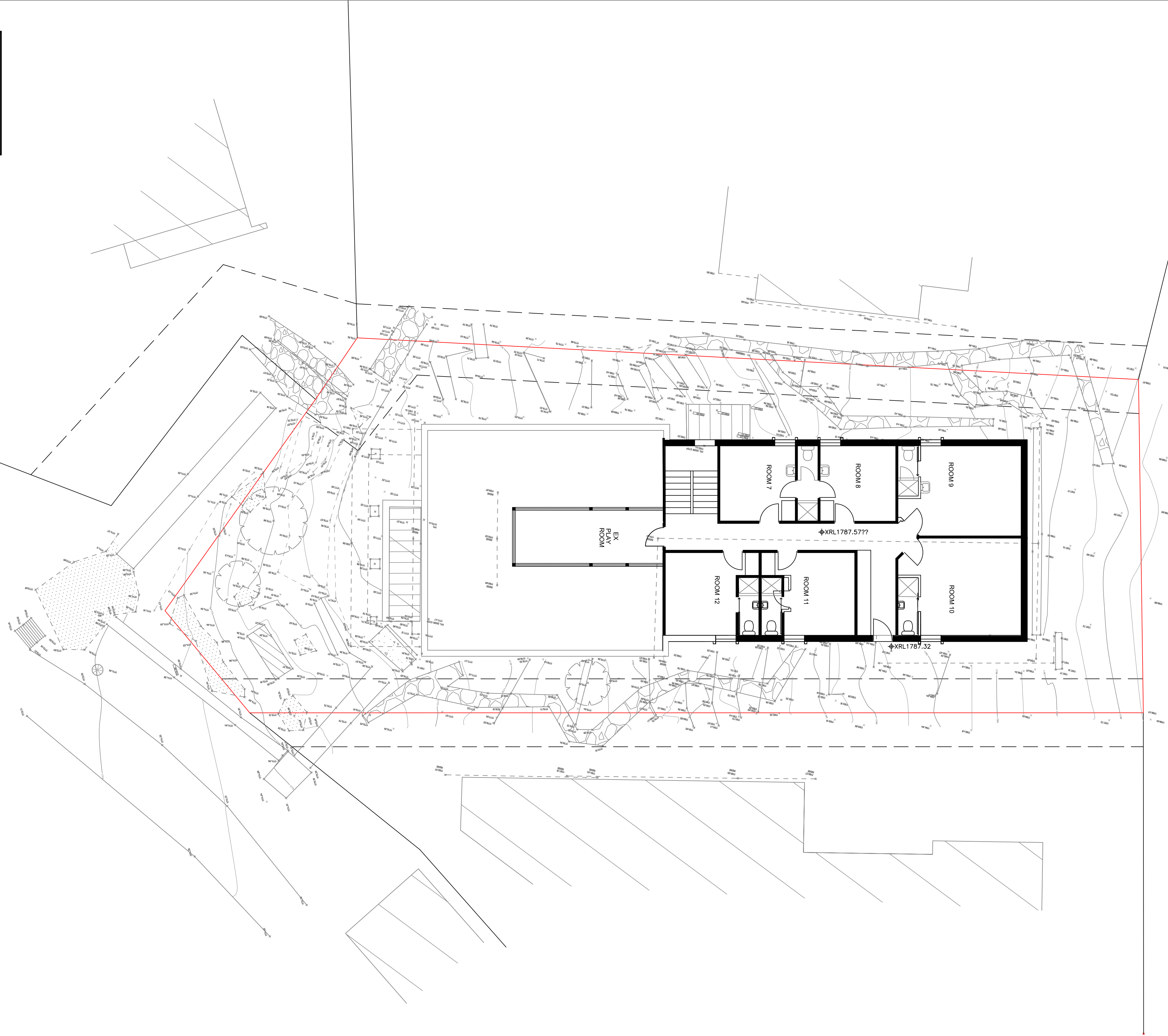
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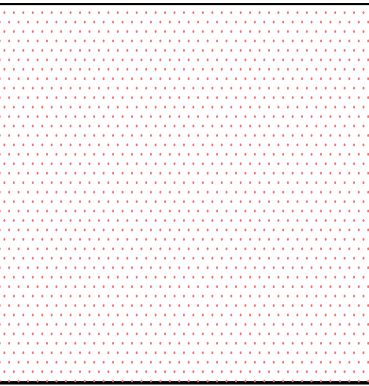
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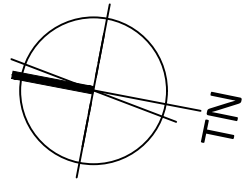


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TITLE
FLOOR PLAN
THIRD FLOOR

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Sk5a

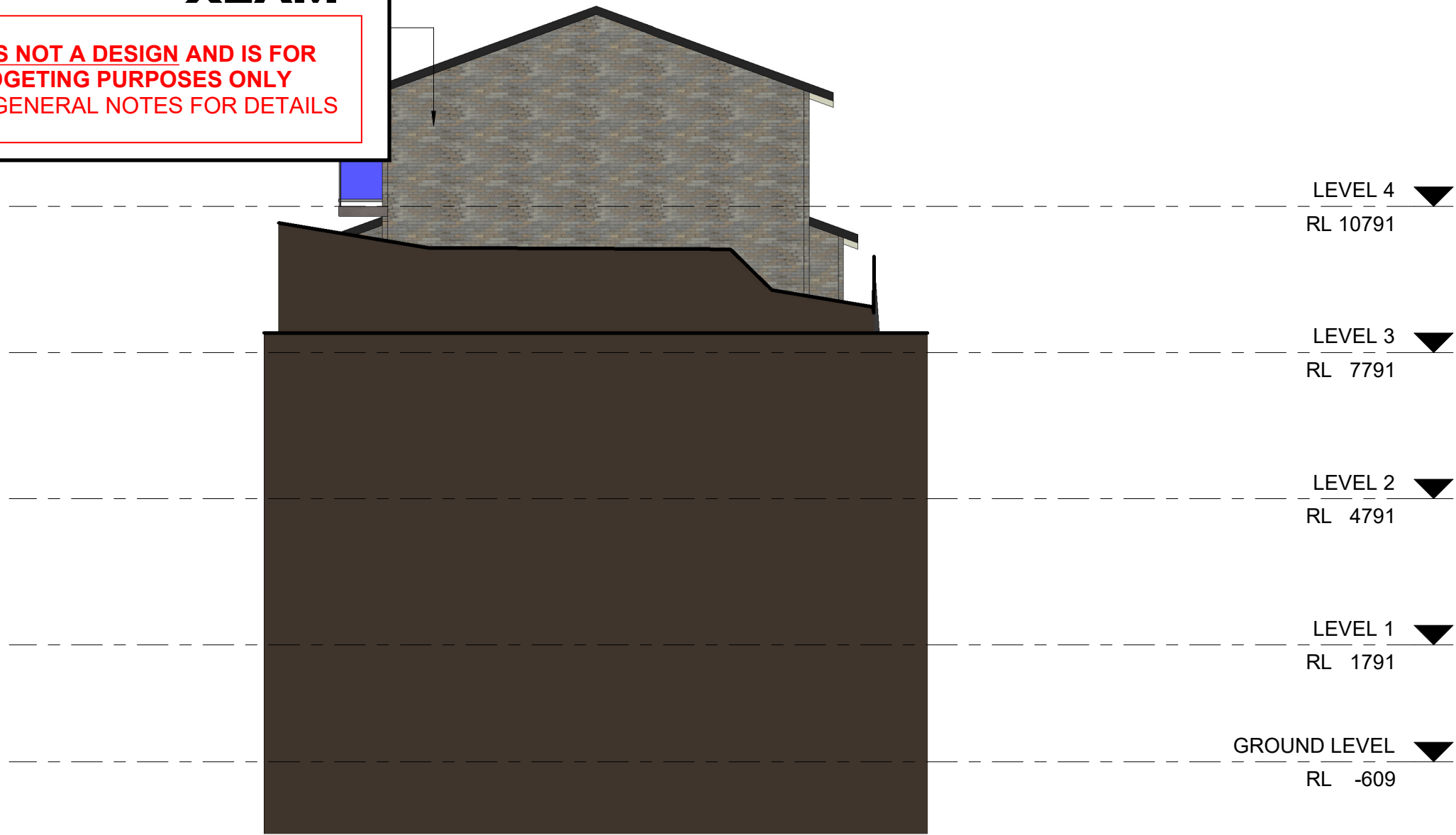
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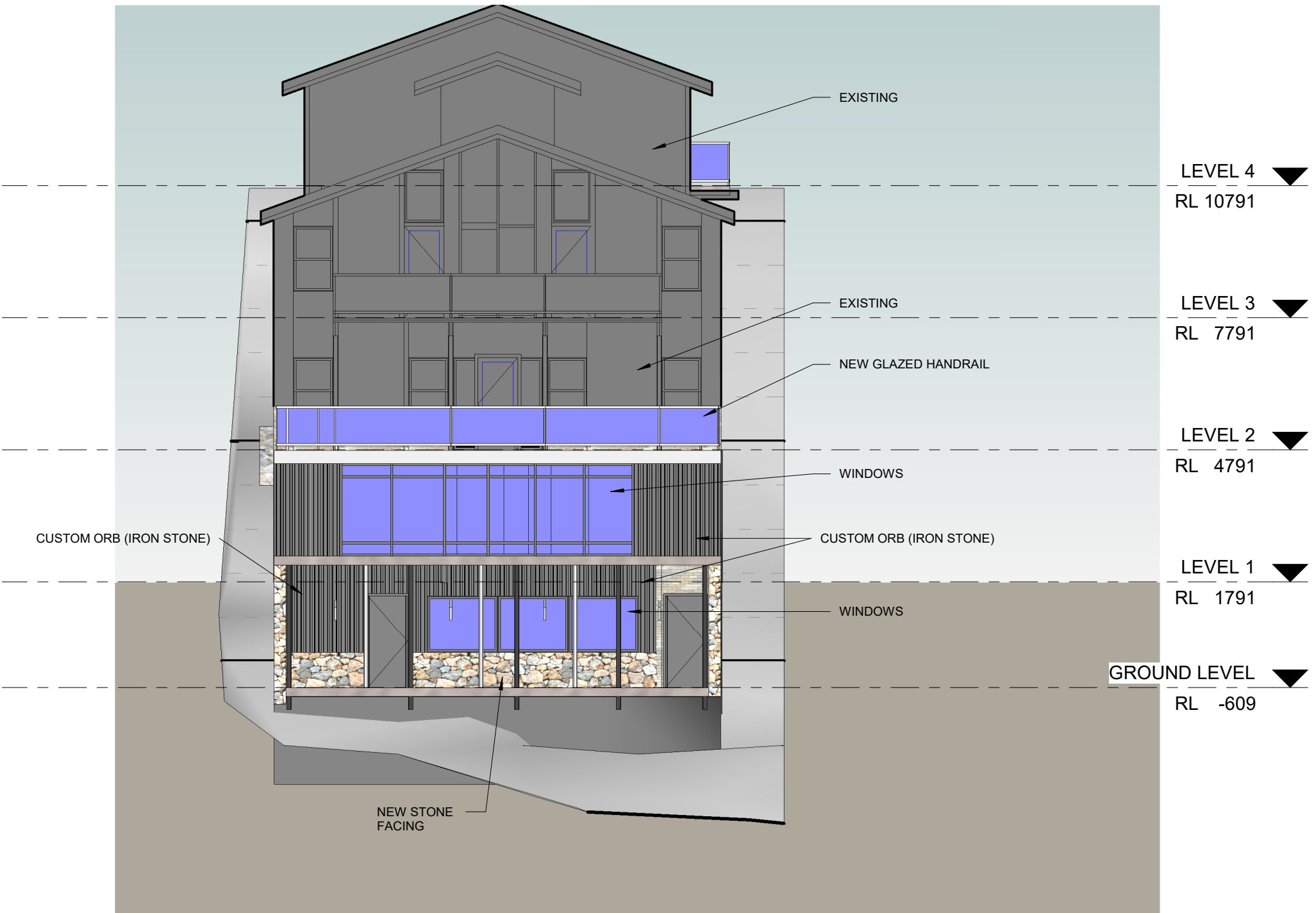
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1 : 100



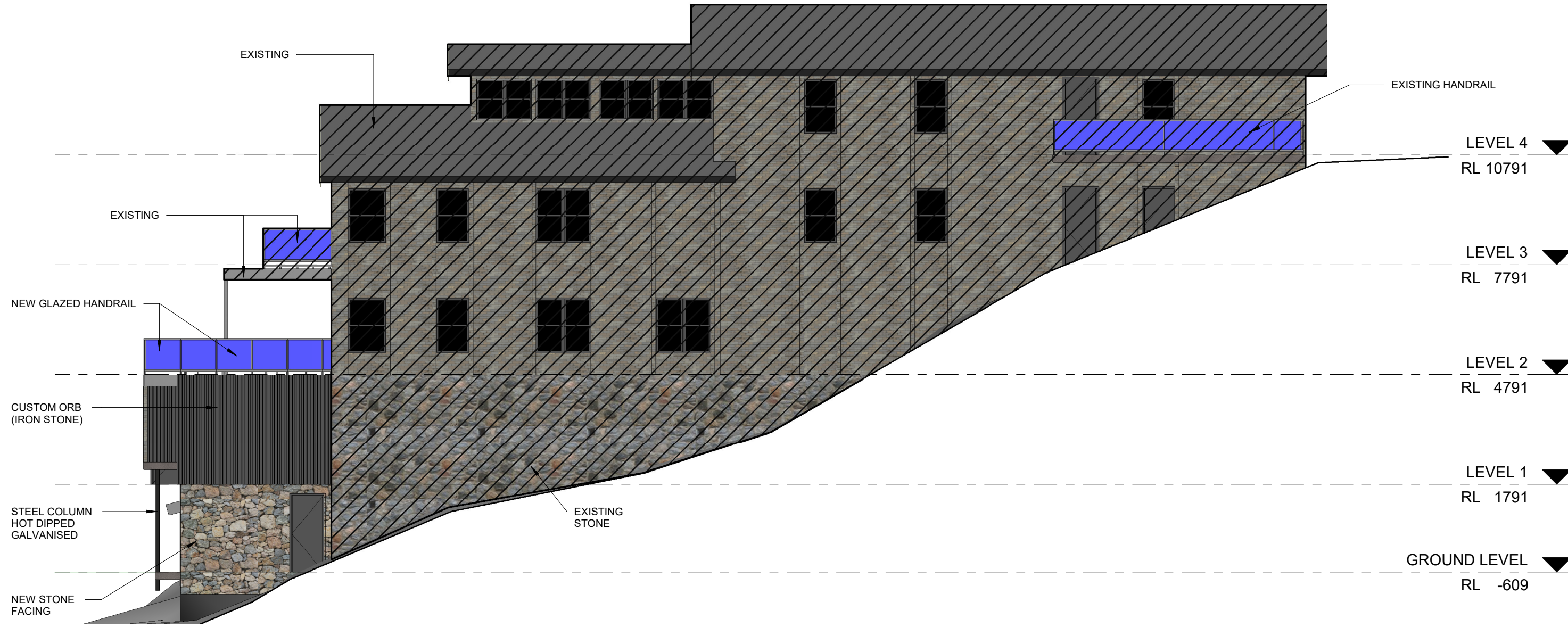
3South

1 : 100



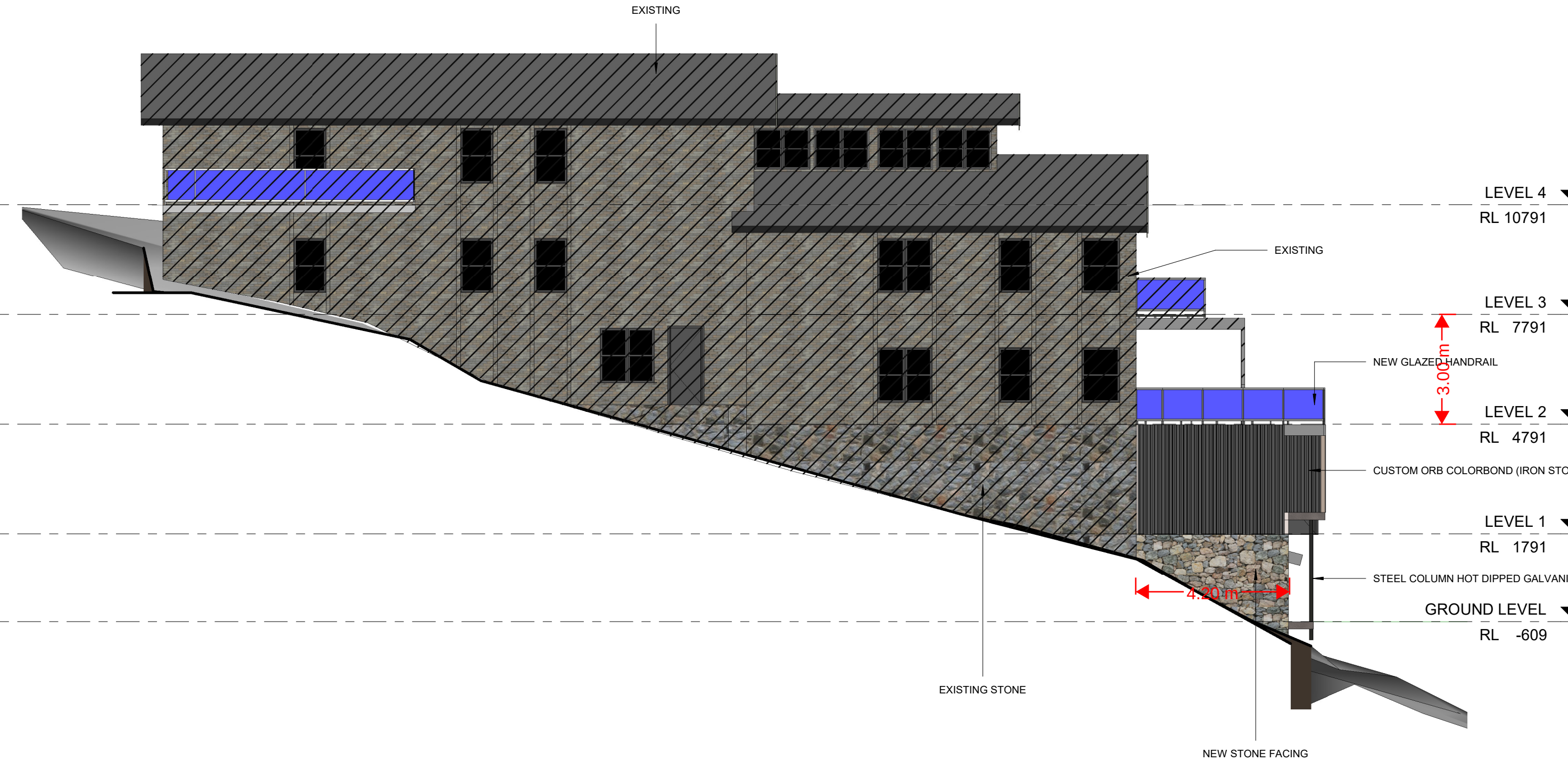
2East

1 : 100



4West

1 : 100



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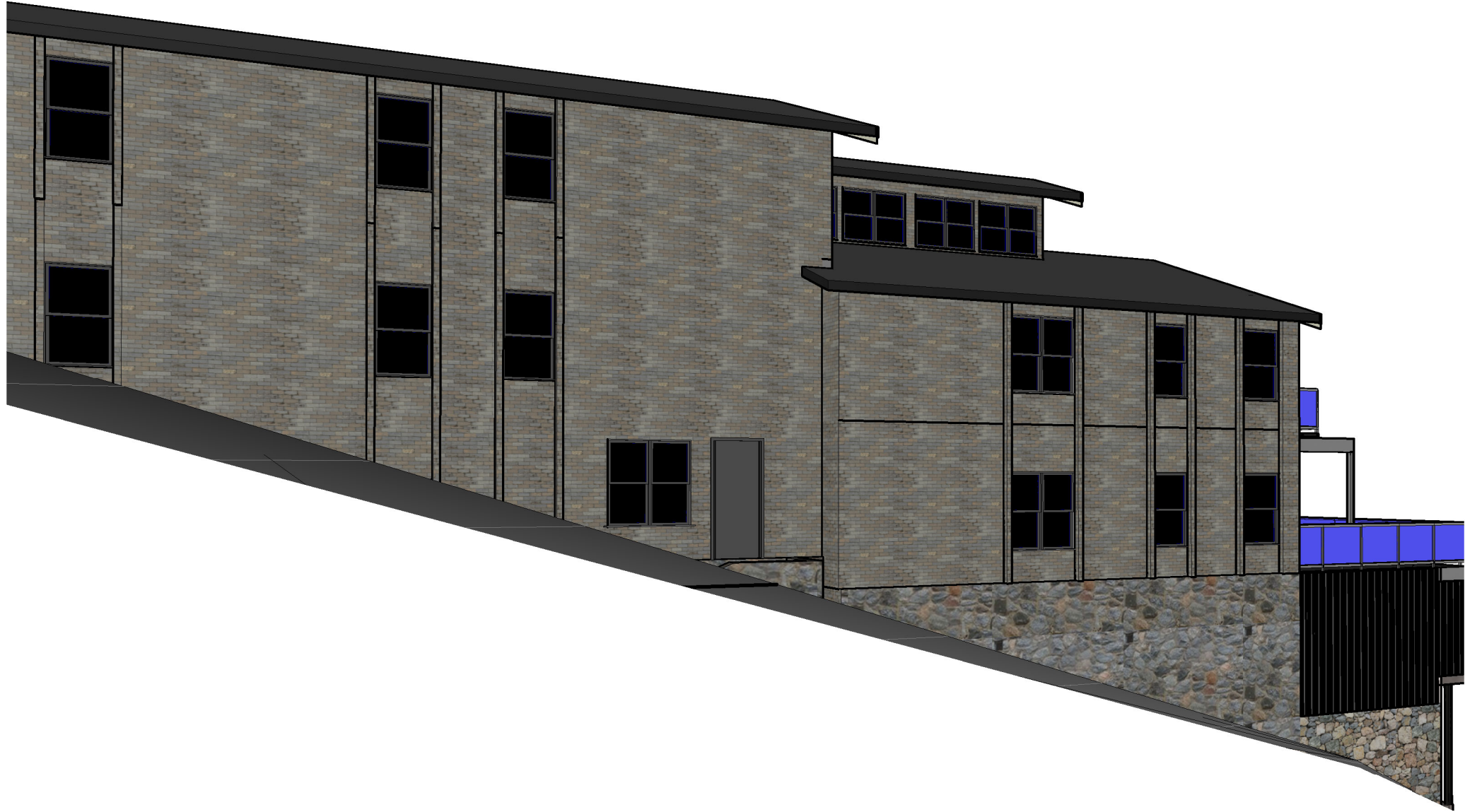
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TITLE
ELEVATION

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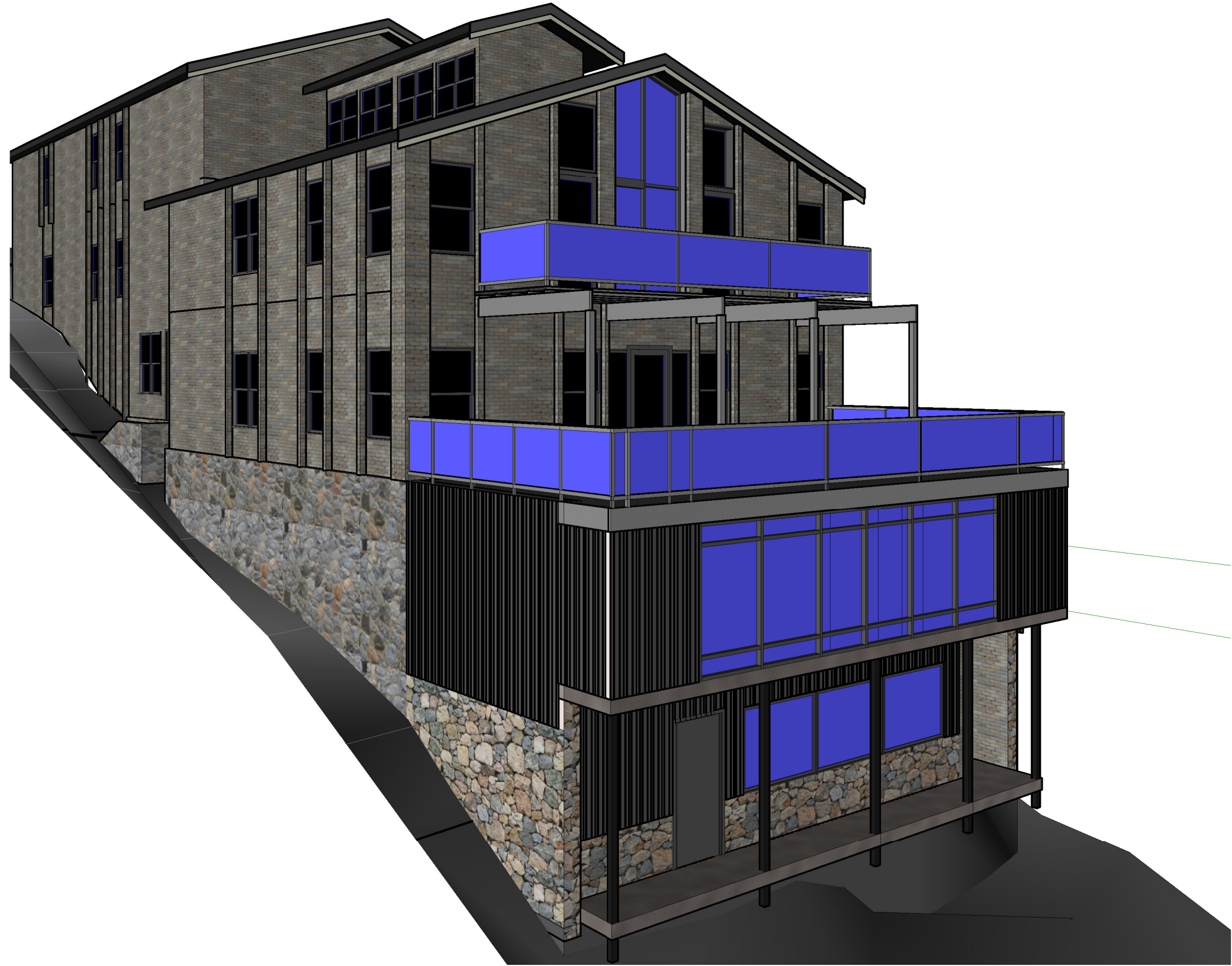
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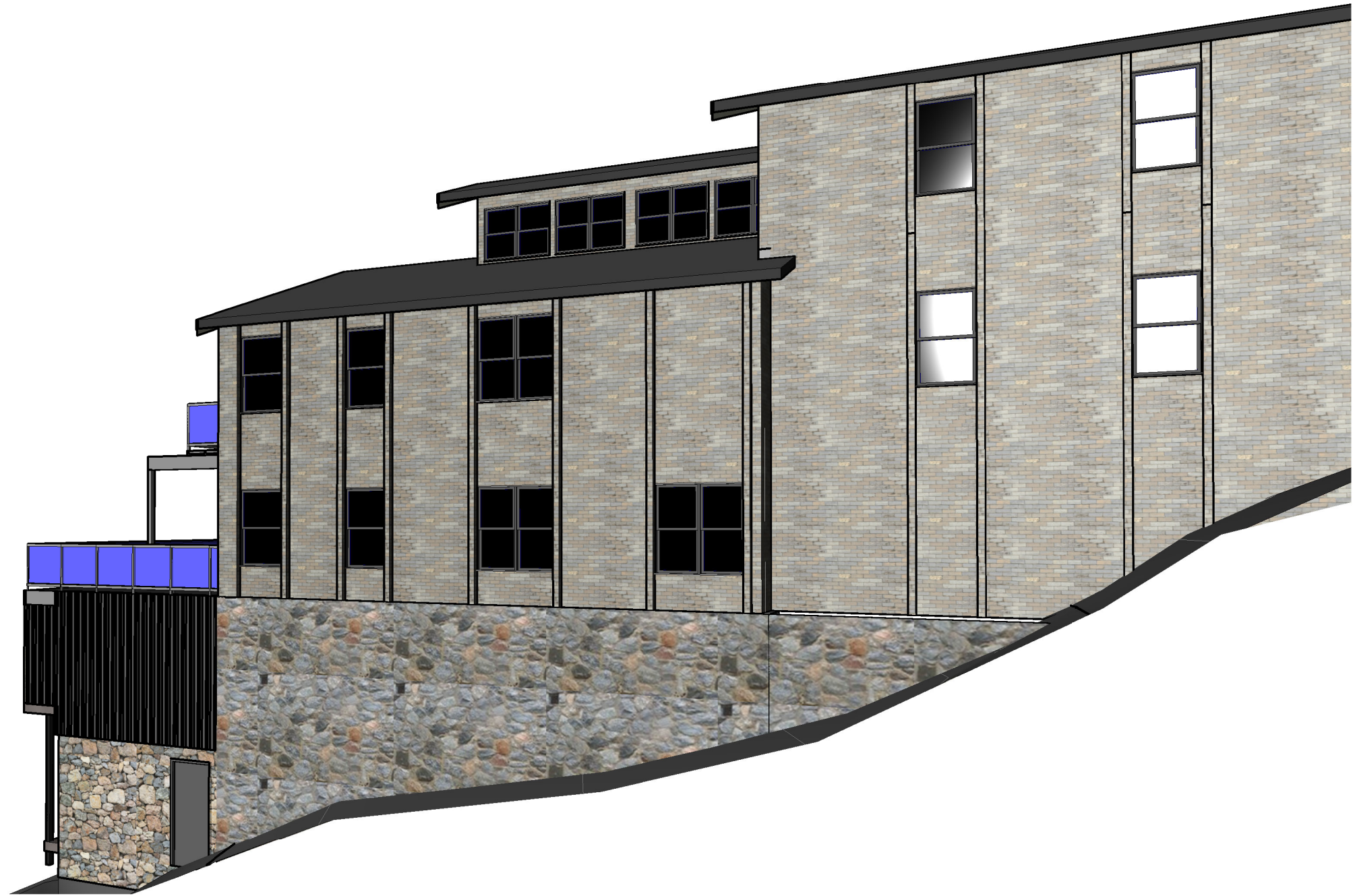
1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

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