PRELIMINARY
NOT FOR CONSTRUCTION

Internal Alterations

Unit 20, The Stables, 20 Candle Heath Rd, Perisher Valley

GENERAL

1. These structural drawings are to be used for structural works purposes only. They are to be read in conjunction with all other project disciplines drawings. No other trade or architectural details are to be inferred from these drawings.
2. The drawn details are to be read in conjunction with all notes provided herein and all text which accompanies such detail. Any discrepancy between notes, text and/or details must be referred to the engineer for clarification.
3. All works related to these drawings are to be carried out in accordance with the relevant building codes and Australian standards as required by the certifying authority.
4. Any dimensions, whether scaled or written, are provided for information only. Works dimensional set out is not to be carried out according to these drawings and should be based on architectural information. The builder is to coordinate these drawings with architectural set out and report any discrepancies to both architect and engineer.
5. The drawings are provided showing the works in a completed state only. No inference is to be made regards construction methods. The builder retains sole responsibility for all construction methods and techniques which are employed.
6. The structural design depicted in these drawings has been carried out with due regard to construction risk mitigation. As the builder is responsible for all construction methods and techniques, it remains the builders responsibility to ensure risk and safety management is practised onsite.

TEMPORARY BRACING

1. The structure shown in these drawings has been detailed as stable in its final built condition.
2. During construction, and at every stage until completion, the structure shown in these drawings does not possess the stability required to be self supporting.
3. It remains the responsibility of the builder to provide temporary bracing to all building elements during the construction process. This bracing must be installed such that all elements remain in a stable state and experience no overstress.

WORKS INSPECTIONS

1. Inspections will likely be required to allow as-built certification of the works by the engineer. The builder is to obtain such certification requirements through liaison with the certifying authority and engineer.
2. Where inspections are required, the builder shall give a minimum two working days notice to the contract engineer.
3. Any engineer inspection is carried out with the sole intent to ensure that the structural construction works generally comply with the structural design. Inspections, the results of, and any associated documentation in no way relieves the builder of their full responsibility to ensure complete and detailed works compliance with the structural design. The engineer takes no responsibility for any other job aspects observed during the course of an inspection.
4. Where required inspections are not organised by the builder, the engineer takes no responsibility for any inability to certify completed works.

DESIGN LOAD ALLOWANCES

Design loads have been allowed for in accordance with the relevant sections of AS/NZS 1170. Loads are based upon the occupancy types shown on the architectural drawings.

Superimposed Dead Load
- Typical Floor.. 0.5 kPa
- Roof..... Sheet metal roofing

Floor Live Loads
- Typical..... 1.5 kPa
- Balconies..... 2.0 kPa

Roof Live Loads
- Typical..... 0.25 kPa

Wind Loads
- Category N2 in accordance with AS4055.

Snow Loads
- Snow loads are accounted for in accordance with AS/NZS 1170.3 (Sub-alpine, Sg = 2.85 kPa).

STEELWORK

1. All steelwork associated materials, the manufacture and the erection of such materials is to be in accordance with relevant Australian Standards including but not limited to AS4100.
2. All steel is to be of minimum yield stress of 250MPa in accordance with Australian standards shown in Table 2.1 of AS4100 unless noted otherwise.
3. Welds shall be GP unless noted otherwise. The minimum size of a fillet weld shall be 6mm, except where material is 6mm or thinner, then it shall be the thickness of the material (based on the thinner material being joined).
4. All bolts are to comply with AS111, AS1110 and/or AS/NZS1252. Bolts are to be of the category denoted in structural details, being one of the following:
   - 4.6/S Grade 4.6, snug tightened
   - 8.8/S Grade 8.8, snug tightened
   - 8.8/TB Grade 8.8, fully tensioned
   - 8.8/TFGrade 8.8, fully tensioned
5. Surface preparation for bolted joints is to be in strict accordance with AS4100. One washer is to be located under any rotated part. The length of a bolt shall be such that a minimum of one clear thread plus runout is showing after tightening. Any nut subject to vibration shall be secured to prevent loosening. Tapered washers shall be provided where the slope of surfaces in contact exceeds 1:20. Tensioned bolts shall be installed by the part-turn method of tensioning or with the use of a direct-tension indicating device.
6. All seal plates for hollow members are to be vented in a manner which will not compromise performance. Drain holes are to be provided in any members undergoing galvanising.
7. All finishes are to comply with the following. Decorative finishes are permissible so long as they do not hinder the performance of the finish specified below. Any site activity which compromises the factory finish is to be repaired such that the factory finish is achieved.

Location	Finish Type	Code
Internal	Per	Per
External/Built in	Shop	Shop

8. Fire rating has not been allowed for. The builder is to ensure fire rating is provided as per the architectural and project specifications.
9. Workshop drawings for structural steelwork shall be provided to the engineer at least 10 working days prior to the commencement of materials ordering or fabrication. Materials ordering or fabrication shall not be undertaken until the engineer has confirmed the suitability of such drawings by writing. The purpose of checking drawings is solely to ensure conformance with structural intent. No responsibility is taken by the engineer other than for this purpose. The builder retains sole responsibility for ensuring architectural intent, dimensional correctness and fitness for site delivery/installation is achieved.
10. Baseplates/endplates are to be grouted with a high strength non-shrink grout ensuring full bedding is achieved. Post installed anchors shall only be used where detailed. Anchors shall be installed in full compliance with manufacturers specification ensuring that no damage to the reinforcement is made. Anchors are to be load tested according to manufacturer recommendations.

TIMBER

1. All timber associated materials, the manufacture and the erection of such materials is to be in accordance with relevant Australian Standards including but not limited to AS1720 and/or AS1684.
2. All timber is to be of the wood type (hard/soft/manufactured), of the minimum strength and durability grades as shown in the structural drawings.
3. All timber is to be seasoned and to be of a moisture content suitable for the location it is being used.
4. All fixings, nails, bolts, brackets, etc, are to be galvanised as required to suit the location of use.
5. Bolts shall be pre-bored at a diameter equal to the shank. Washers shall be used at the end of each bolt in accordance with Table 4.11 of AS1720.1.
6. All connections are to be made in accordance with the relevant standard.
7. Where manufactured timber is used, all works are to be carried out in accordance with the manufacturers specification.

FORMWORK

1. All concrete formwork design and construction remains the responsibility of the builder. All formwork shall be designed to support all loads supported by it including, but not limited to, materials loads prior to and after pour, the wet weight of the concrete, construction equipment, live loads and any lateral or PT induced loads.
2. Formwork finishes are to be specified by the architect.
3. Stripping times shall comply with the relevant Australian Standards. Attention is to be given to back-propping removal in multi-storey construction to avoid slabs being loaded beyond design limits (including allowance for strengths less than specified at 28 days).

Rev	Issued For	Date
1	Preliminary Issue	30 APR 25

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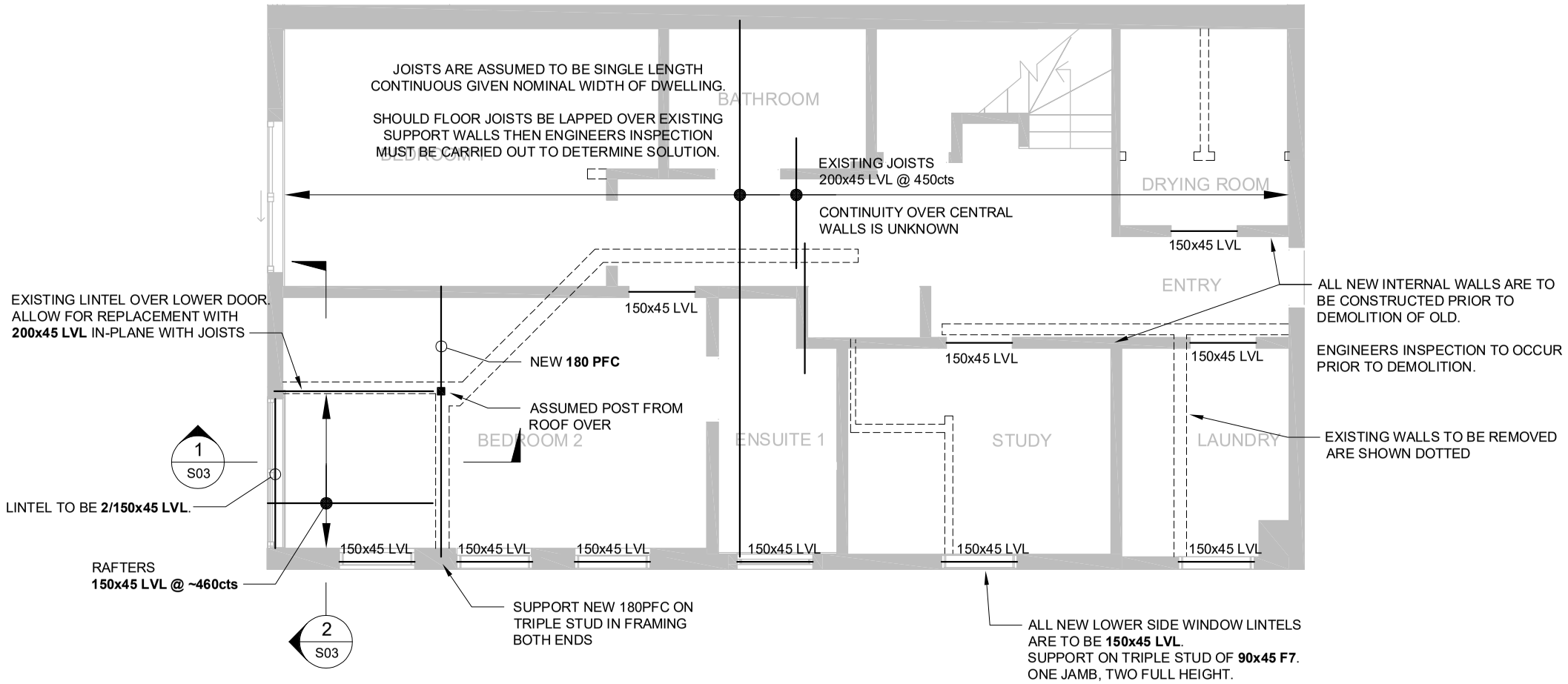
Notes Sheet
Internal Alterations @ U.20, The Stables, Perisher Valley
Louise Grinham
Not to Scale
24124-S01 1

PRELIMINARY
NOT FOR CONSTRUCTION



NOTE ON FRAMING

EXISTING ARRANGEMENTS ARE INFERRED FROM LIMITED ACCESS IN SITE INSPECTION (LININGS).

ENGINEER MUST ASSESS COMPLETED NEW FRAMING PRIOR TO ANY DEMOLITION (UNLESS ADEQUATE TEMPORARY SUPPORT IS PROVIDED).

FIRST FLOOR FRAMING

1. All levels and falls to architects details.
2. Refer timber & steel notes on general notes page.
3.All works to be carried out in strict accordance with NCC & AS1684.
4. Where connection details are not shown, builder is to complete works in accordance with AS1684, inclusive of all required bracing, tie downs, etc.
5. No detail relieves the builder of the ultimate responsibility to ensure all framing works are carried out in accordance with AS1684.

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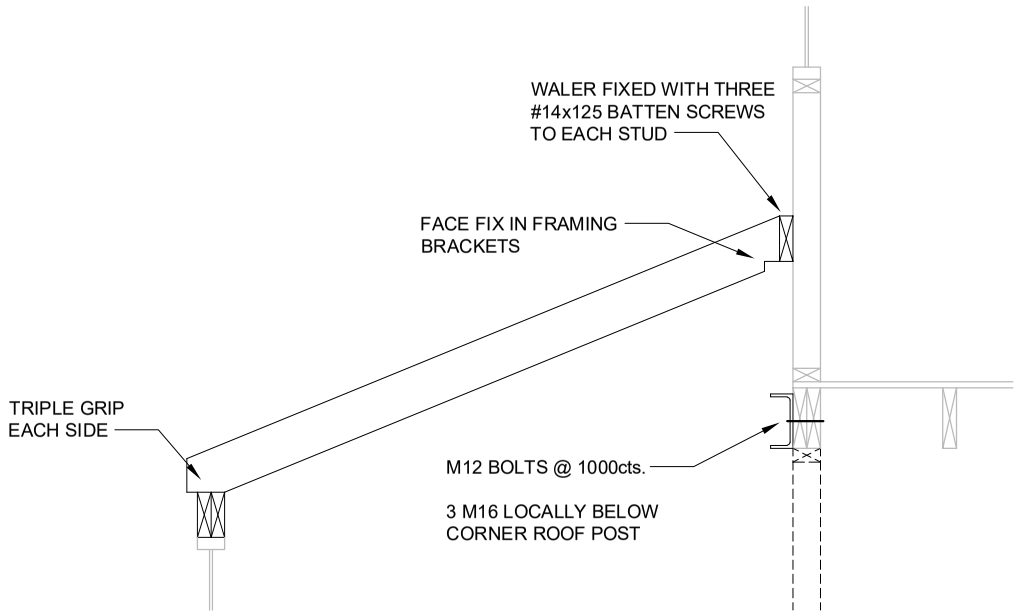
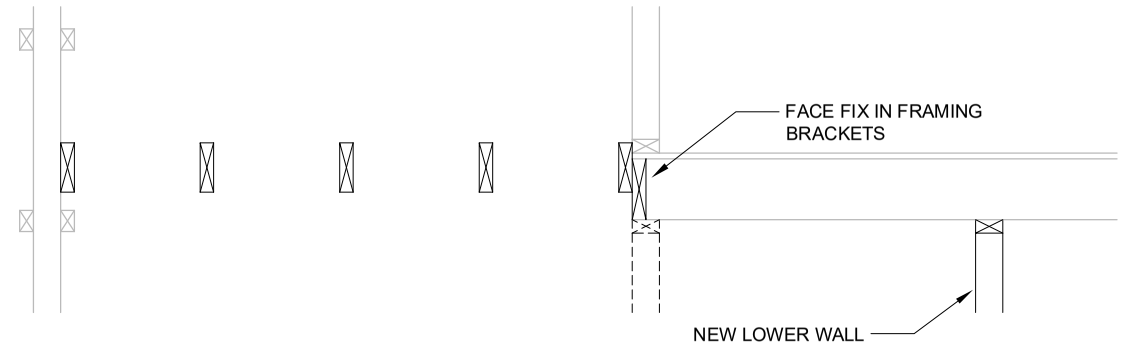
First Floor Framing
Internal Alterations @ U.20, The Stables, Perisher Valley
Louise Grinham
Not to Scale
24124-S02 1

PRELIMINARY
NOT FOR CONSTRUCTION



SECTION 1 / S02



SECTION 2 / S02

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First Floor Details
Internal Alterations @ U.20, The Stables, Perisher Valley
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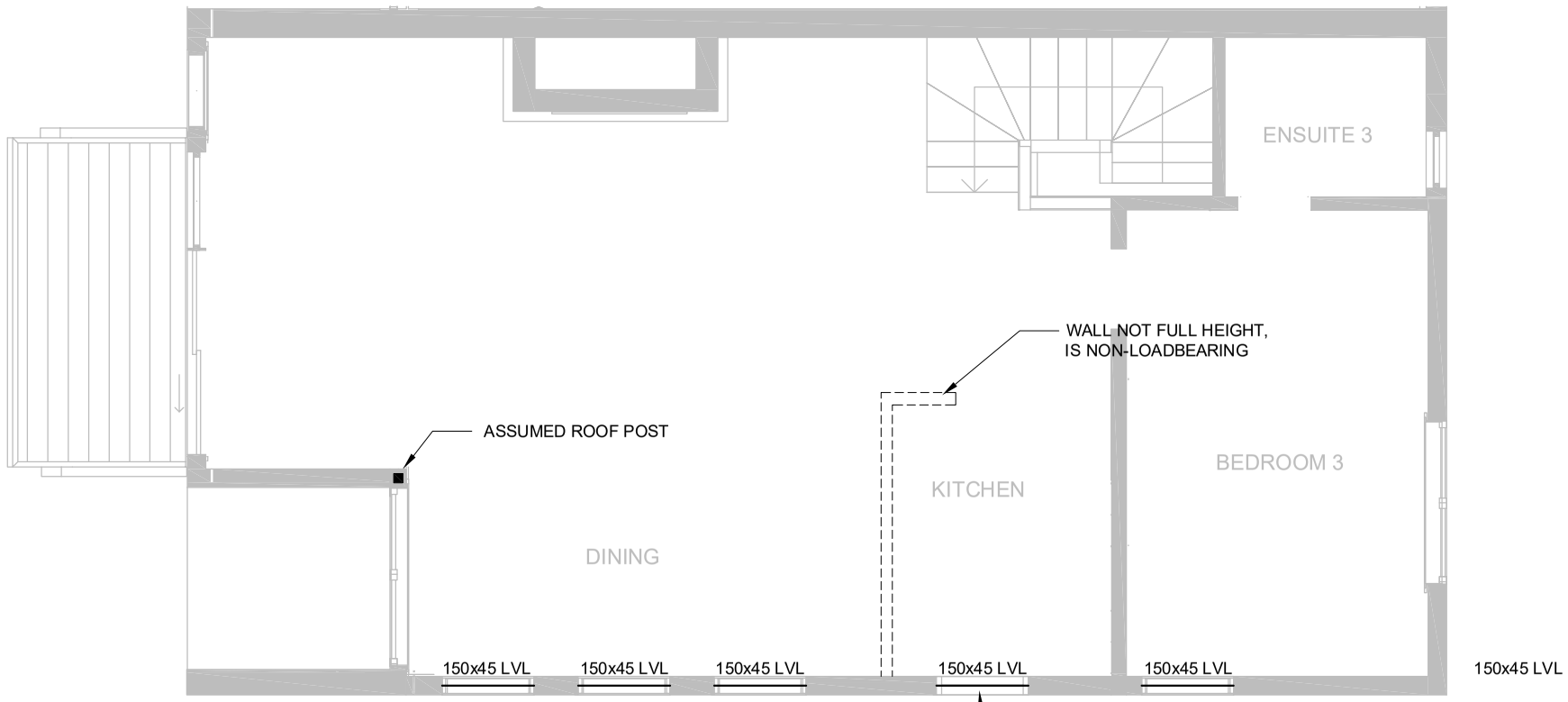
Not to Scale
24124-S03 | 1

PRELIMINARY
NOT FOR CONSTRUCTION



NOTE ON FRAMING

EXISTING ARRANGEMENTS AT SIDE WALL ARE UNKNOWN (LININGS CONCEAL).

BUILDER IS TO ADVISE ENGINEER OF WALL FRAMING TYPE UPON STRIP OF LININGS FOR NEW WINDOWS.

ROOF FRAMING

1. All levels and falls to architects details.
2. Refer timber & steel notes on general notes page.
3.All works to be carried out in strict accordance with NCC & AS1684.
4. Where connection details are not shown, builder is to complete works in accordance with AS1684, inclusive of all required bracing, tie downs, etc.
5. No detail relieves the builder of the ultimate responsibility to ensure all framing works are carried out in accordance with AS1684.

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Roof Framing
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