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Building heseldrawings are to be read in conjunction

with the following documentation:

Permit No.: 8821105664240
Structural Engineering4

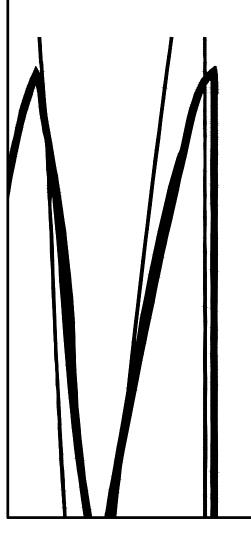
Job No. 15616-00 by JT Consulting Engineers

Tel: 03 9568 3590 mail@jtce.com.au

proposed alteration & addition at: 86 cromer rd, beaumaris for: mr. j. & mrs. v. mcconchie

Job No: 24/1918 Date: AUG '24

working drawings



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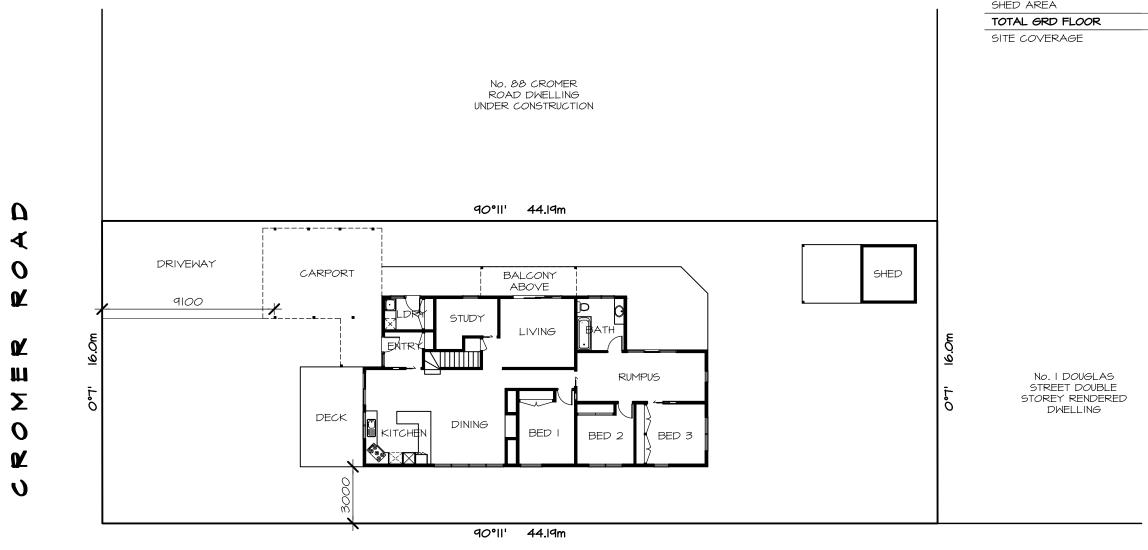
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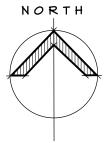
SITE ANALYSIS

SITE AREA	707.07 m²	
GROUND FLOOR AREA	148.74 m²	16.015Q
CARPORT AREA	35.74 m²	3.85 SQ
DECK AREA	17.58 m²	1.89 SQ
SHED AREA	18.75 m²	2.02 SQ
TOTAL GRD FLOOR	220.81 m²	
SITE COVERAGE	31.23 %	



DOUGLAS STREET

EXISTING SITE PLAN



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1	Α	RESPONSE TO BUILDING SURVEYORS	
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Drawing:		
EXISTING	SITE	PLAN

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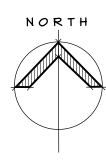
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DEMOLITION LEGEND:

- DEMOLISH EXISTING DECK SHOWN DASHED
- REMOVE EXISTING DOORS AND WINDOWS SHOWN DASHED
- REMOVE EXISTING KITCHEN JOINERY FIXTURES AND FITTINGS SHOWN DASHED





EXISTING DEMOLISH GROUND FLOOR PLAN

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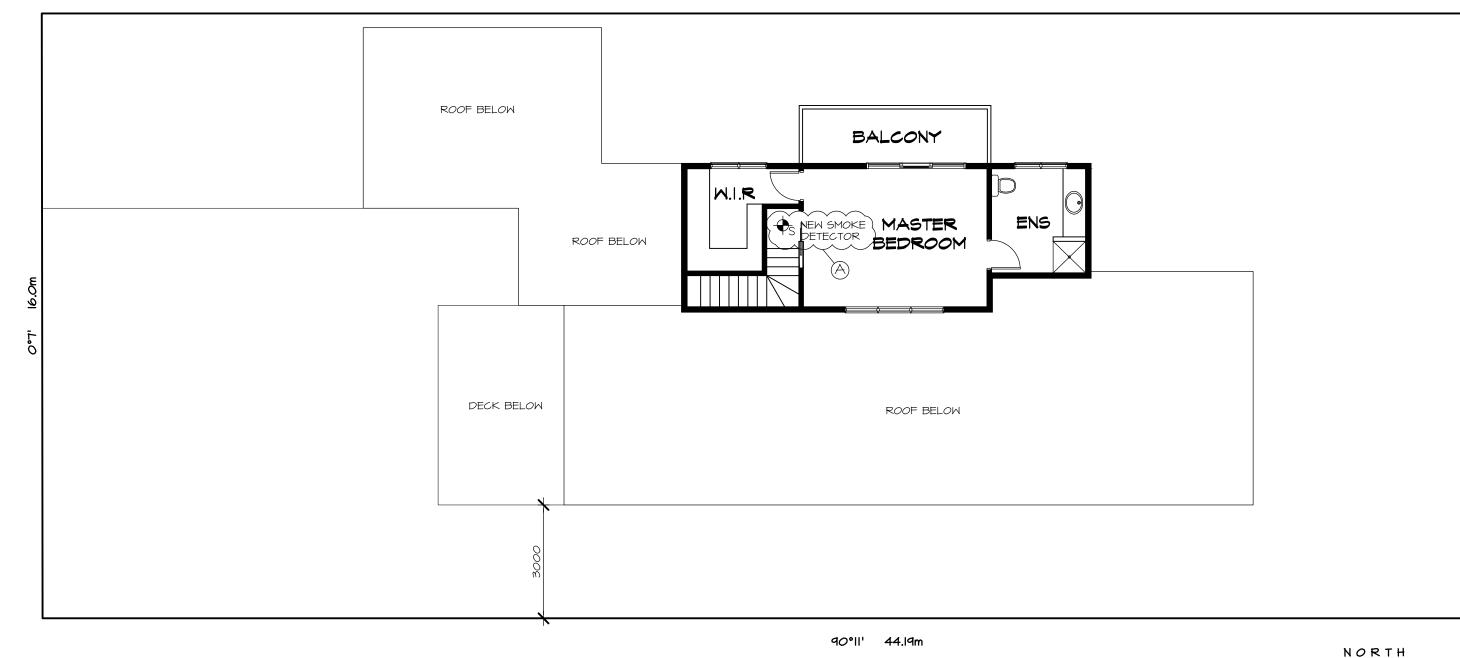
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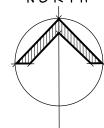
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90°11' 44.19m



EXISTING FIRST FLOOR PLAN



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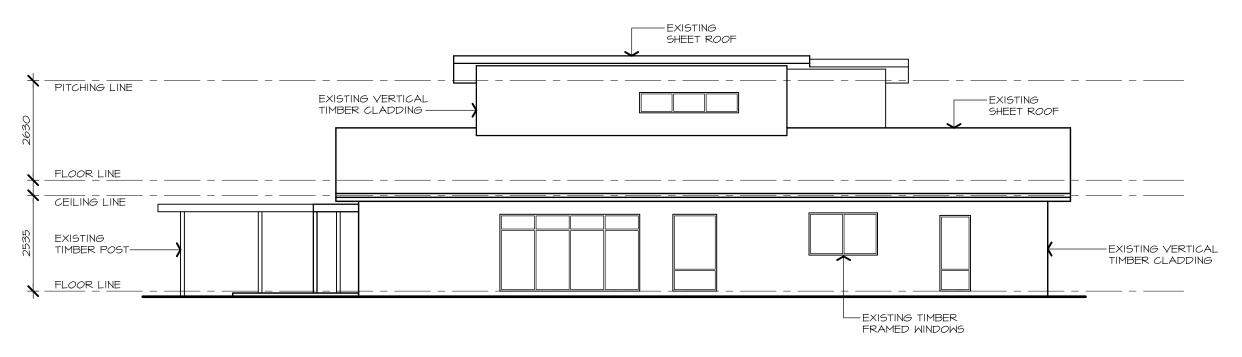
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substantially in accordance with current Building Regulations and the Building Act EXISTING **Building Surveyor** SHEET ROOF Red Textas Building Surveyors Permit No.: \$8211056642 Issue Date: 13/09/2024 EXISTING VERTICAL TIMBER CLADDING EXISTING TIMBER -EXISTING SHEET ROOF FRAMED BALCONY FLOOR LINE CEILING LINE PITCHING LINE EXISTING EXISTING VERTICAL TIMBER POST-TIMBER CLADDING FLOOR LINE FLOOR LINE -EXISTING TIMBER FRAMED WINDOWS

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EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

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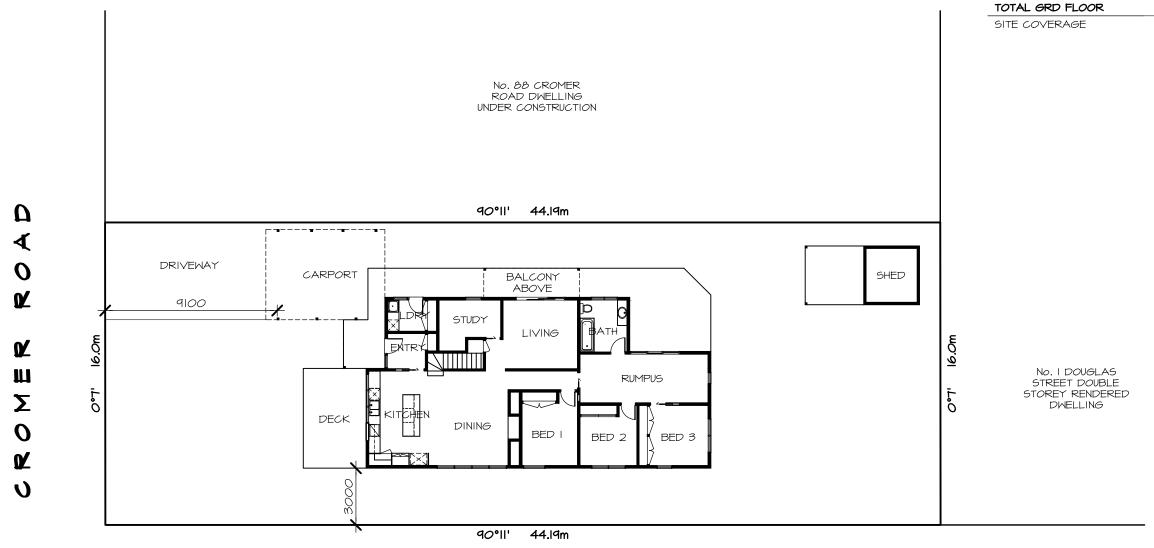
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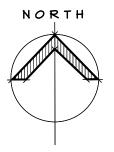
SITE ANALYSIS

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DECK AREA	17.58 m²	1.89 SQ
SHED AREA	18.75 m²	2.025Q
TOTAL GRD FLOOR	220.81 m²	
SITE COVERAGE	31.23 %	



DOUGLAS STREET

PROPOSED SITE PLAN



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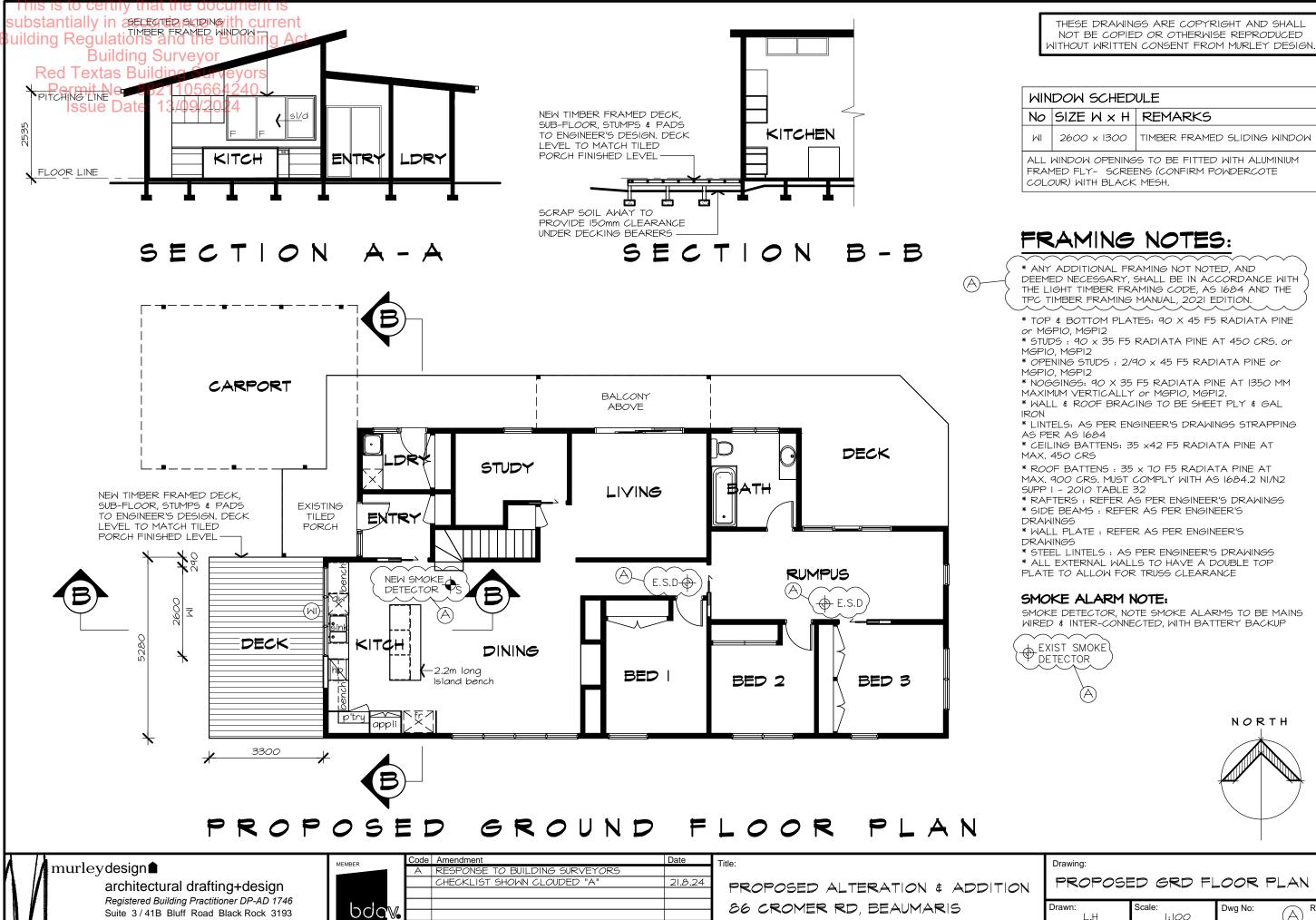
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PROPOSED	SITE	PLAN

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FOR: MR. J. & MRS. V. MCCONCHIE

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substantially in accordance with current Building Regulations and the Building Act **Building Surveyor** Red Textas Building Surveyors Permit No.: 8821105664240 EXISTING SHEET ROOF Issue Date: 13/09/2024 PITCHING LINE EXISTING TIMBER SELECTED SLIDING FRAMED BALCONY-TIMBER FRAMED WINDOW FLOOR LINE PITCHING LINE CEILING LINE s<u>l/d</u> EXISTING EXISTING VERTICAL TIMBER POST-TIMBER CLADDING FLOOR LINE FLOOR LINE

BUILD UP OPENING

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PROPOSED NORTH ELEVATION



NEW TIMBER DECK

Title:

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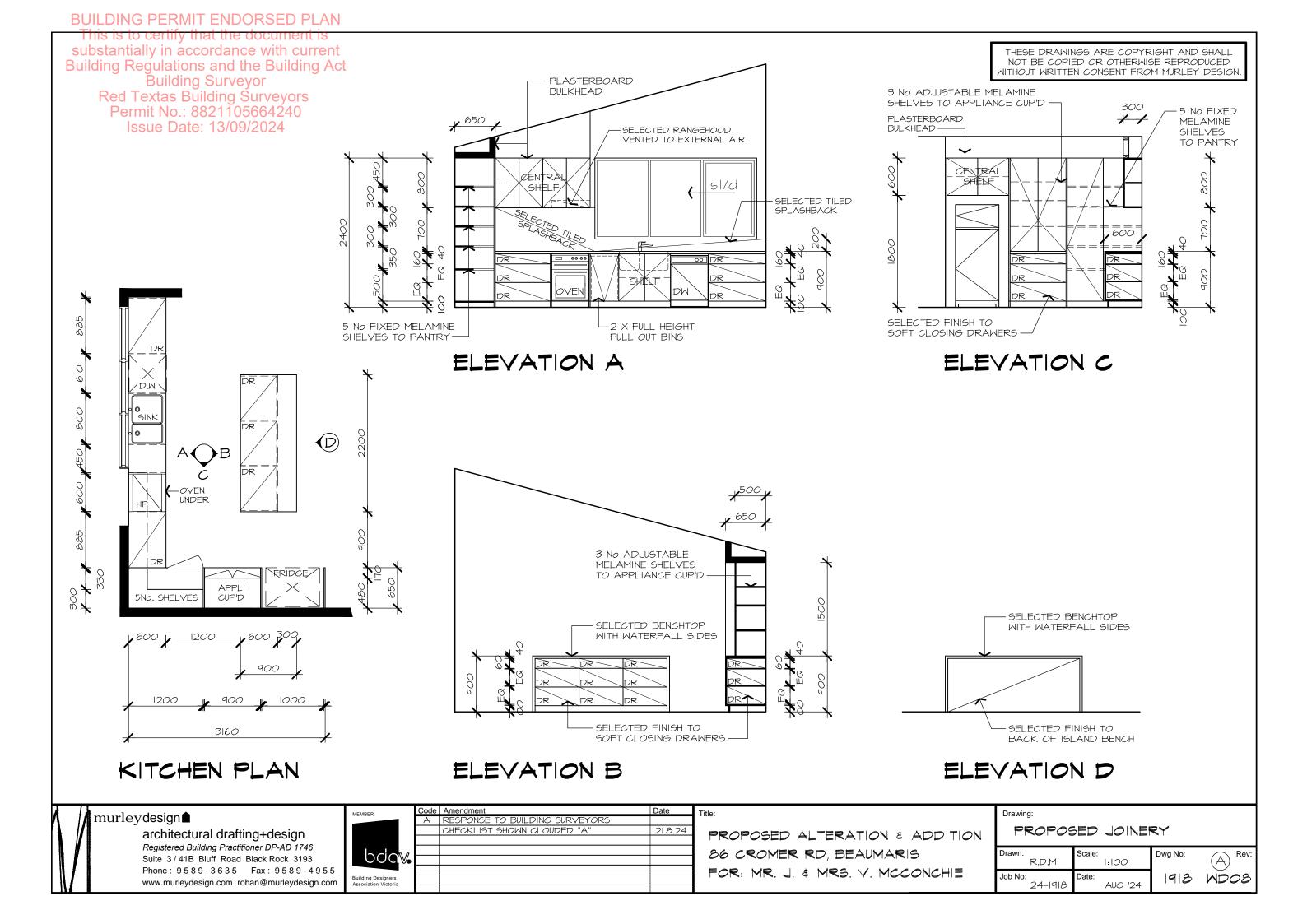
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WIRING CIRCUIT Ité: 13/09/15/15 All IOOO ABOVE FL Issue Da

×F FAN SWITCH AT IOOOMM ABOVE FL.

XD DIMMER SWITCH

SELECTED LED DOWNLIGHT

MOTION DETECTOR CONNECTED Δ TO SELECTED LIGHT FITTING

BATTEN HOLDER WITH 60W LAMP AND SELECTED LIGHT FITTING

H)EX. EXTERNAL WALL MOUNTED LIGHT FITTING TO BE SELECTED

 Θ INTERNAL WALL MOUNTED LIGHT FITTING TO BE SELECTED

 \bigcirc PENDANT LIGHT FITTING TO BE SELECTED

⊕E.S.D EXISTING SMOKE DETECTOR

> SMOKE DETECTOR, DIRECT WIRED, SURFACE MOUNTED ON CEILING TO AS 3786

POWER / SERVICES

SINGLE GPO TO MOUNTING HEIGHTS SHOWN

DOUBLE GPO TO MOUNTING HEIGHTS SHOWN

EXT. EXTERNAL DOUBLE GPO TO MOUNTING HEIGHTS SHOWN

MOUNTING HEIGHTS:

300MM ABOVE FL D 1250MM ABOVE FL 800MM ABOVE FL 1650 ABOVE FL

1050MM ABOVE F HEIGHT TO BE SET TO SUIT FITTING

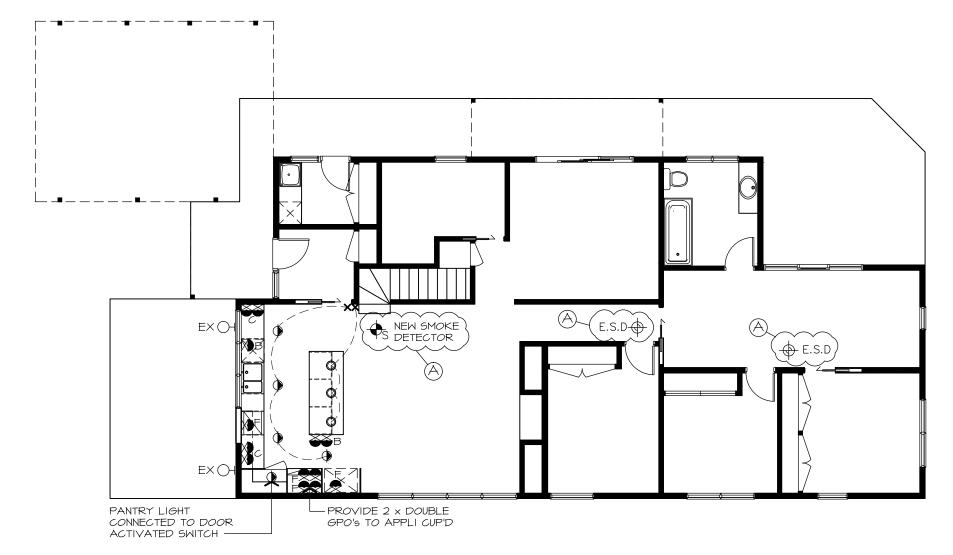
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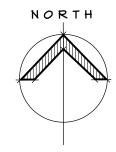
LIGHT WATTAGE NOTE:

* BUILDER / ELECTRICIAN TO CONFIRM TYPE AND ENERGY CONSUMPTION OF INTERNAL LIGHT FITTINGS. ENERGY CONSUMPTION TO COMPLY WITH 6 STAR ENERGY RATING REQUIREMENTS OF NO MORE THAN 5W/m2 INTERNALLY, 4W/m2 EXTERNALLY AND 3W/m2 TO THE GARAGES AS PER THE REQUIREMENTS OF PART 3.12 OF THE NCC.

NOTE:

FINAL LIGHT FITTING SELECTION TO BE MADE BY CLIENT. BUILDER / ELECTRICIAN TO ENSURE COMPLIANCE WITH THE OUTLINED WATTAGES TO COMPLY WITH PART 3.12 OF THE NCC.





ELECTRICAL PLAN

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PROPOSED ALTERATION & ADDITION 86 CROMER RD, BEAUMARIS FOR: MR. J. & MRS. V. MCCONCHIE

Title:

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ELECTRICAL PLAN

Drawn: R.D.M	Scale: : <i>OO</i>	Dwg No:	(A) Rev
Job No: 24-1918	Date: AUG '24	1918	SK09

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- AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH: -ASI288-2021 \$ AS2047-2014
- · WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
- . THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HER) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
- RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
- GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
- 2R + IG = 700MM MAXIMUM AND 550MM MINIMUM
- WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS
- · ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING TO COMPLY WITH NCC CLAUSE 3.9.1.3 \$ AS 4586-2013.
- PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:
- IOOOMM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
- 865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
- VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS. RAMPS AND/OR TREADS

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA 2016 VOLUME 2 PART 3.9.2.3 FOR CLASS | AND IO BUILDINGS AND BCA 2010 VOLUME | PART D2.16 FOR OTHER CLASSES OF BUILDINGS

- HAND RAILS TO BE 865MM MINIMUM ABOVE STAIR NOSING AND LANDINGS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER, WINDOWS TO BE FLASHED ALL AROUND.
- · WHERE THE BUILDING (EXCLUDES A DETACHED CLASS IO) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.
- CONCRETE STUMPS.
- UP TO 1400MM LONG TO BE 100MM X 100MM (1 NO. H.D. WIRE) 140IMM TO 1800MM LONG TO BE 100MM X 100MM (2 NO. H.D. WIRES) 1801MM TO 3000MM LONG TO BE 125MM X 125MM (2 NO. H.D. WIRES) IOOMM X IOOMM STUMPS EXCEEDING IOOMM ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.
- FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS3700-2018 MASONRY STRUCTURES
- SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.
- FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.
- PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

- IN EVERY PART
- PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOORS WITH PARTICLEBOARD FLOORING. UNLESS NOTED OTHERWISE. FOR NEW DWELLINGS OR ADDITIONS TO DWELLINGS PROVIDE THERMAL INSULATION.
- THERMAL INSULATION TO BE PROVIDED AS FOLLOWS:-FOR WALLS: MINIMUM RI.5 BULK INSULATION + FOIL/ FOR CEILING:-MINIMUM R3.5 BULK INSULATION, FOR FLOORS: REFER O ENERGY RATING REPORT R.F.L TO HAVE A FLAMMABILITY INDEX NOT EXCEEDING 5.
- DURABLE TIMBERS EXPOSED TO EXTERNAL CONDITIONS IT IS RECOMMENDED TO USE DURABLE TIMBERS SUCH AS TREATED PINE OR CYPRESS, ETC. OTHER MANUFACTURED BEAMS INCLUDE TREATED LASER PINE & DURA BEAM. IT IS STRONGLY RECOMMENDED THAT OREGON, SHOULD NOT BE STIPULATED TO UNROOFED PERGOLAS, F8 OBHW OR FI7 KDHW AS THEY DO NOT HAVE A SUFFICIENT DURABILITY CLASSIFICATION.
- DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-2014. AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS I, 2 OR 3 OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.
- ALL CYPRESS PINE EMBEDDED IN THE GROUND TO BE WHITE CYPRESS. PAINT PRIME ALL EXPOSED TIMBERS, WEATHERBOARDS, JOISTS TO DECKS ETC. BEFORE FIXING INTO POSITION. ALL TREATED TIMBER IF CUT TO BE
- PROVIDE LIFT OFF HINGES TO FULLY ENCLOSED WATER CLOSET DOORS, UNLESS THERE IS A CLEAR SPACE OF I.2M BETWEEN THE PAN AND THE NEAREST PART OF THE DOOR.
- IT IS RECOMMENDED THAT THE CLIENT ENGAGES THE SERVICES OF A LANDSURVEYOR TO UNDERTAKE A CHECK SURVEY OF ALL PROPERTY BOUNDARIES WHERE THERE ARE ANY DISCREPENCIES WITH EXISTING FENCE LINES
- BUILDER TO ENSURE NO PART OF BUILDING IS TO ENCROACH THE TITLE DESIGN GUST WIND SPEED / WIND CLASSIFICATION BOUNDARY.
- 3 COPIES OF TRUSS COMPUTATIONS TO BE PROVIDED TO BUILDING SURVEYOR PRIOR TO INSPECTION.
- ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE CLIMATE ZONE RELEVANT AUTHORITIES APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- SITE PLAN MEASUREMENTS IN METRES ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

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- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH NCC, THE SUB-FLOOR VENTS TO PROVIDE A RATE OF 7300mm SQ. CLEAR VENTILATION THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT BUILDING CODE OF MUSTRALIA, 2022 AND ALL RELEVANT CURRENT PER 1000mm RUN OF EXTERNAL WALL AND BE NOT LESS THAN 150MM IN DEPTH OF (MURLEY DESIGN) ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
 - THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

STORMWATER

MIN. 100 MM DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN IOOMM UNDER SOIL

- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

SITE ENVIRONMENT DESIGN INFORMATION

SITE BUSHFIRE ATTACK ASSESSMENT (SIMPLIFIED METHOD) REFERENCE DOCUMENT 'AS 3959-2018 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS' RELEVANT FIRE DANGER INDEX (FDI)-N/A PREDOMINATE VEGETATION:-N/A TYPE-N/A DISTANCE OF SITE FROM PREDOMINATE VEGETATION-N/A EFFECTIVE SLOPE OF LAND-N/A DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL)-N/A

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH ASI684-2021 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF NI (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO ASI684 FOR CONSTRUCTION REQUIREMENTS.

CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT : ZONE 2.

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS

PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH BCA VOLUME 2 TABLE 3.3.3.2 SUITABLE FOR THE ENVIRONMENT CLASSIFICATION APPLICABLE TO THE SUBJECT SITE.

CORROSION PROTECTION FOR SHEET ROOFING

PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA VOLUME 2 TABLE 3.5, I, IA SUITABLE FOR THE ENVIRONMENT CLASSIFICATION APPLICABLE TO THE SUBJECT SITE.

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PROPOSED ALTERATION & ADDITION 86 CROMER RD, BEAUMARIS FOR: MR. J. & MRS. V. MCCONCHIE

Drawing: GENERAL NOTES

Drawn: Dwg No: ΙH 1:100 Job No: 918 MDIO 24-1918 AUG '24

GENERAL This is to certify that the document eineral slab/footing notes

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BROUGHT TO THE TO BE REFERRED TO THE ENGINEER (MMEDIATELY) ALCOIMENSIONS THE BUILDING ENGINEERING DRAWINGS MUST NOT BE SCALED. SHOWN TO BE VERIFIED ON SITE. MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE SUIVEVOI RELEVANT STANDARDS ASSOCIATION OF AUSTRALIA CODE. BUILDER TO ALLOW FOR SHRINKAGE OF TIMBER IN CONSTRUCTION BUILDER IS RESPONSIBLE FOR MAINTAINING STRUCTURE IN A STABLE

REQUIRED ALL ANCHORS TO BE INSTALLED TO MANUFACTURERS SPECIFICATION AND DESIGN

CONDITION DURING CONSTRUCTION. PROVIDE TEMPORARY BRACING AS

CONCRETE

CONCRETE DESIGN STRENGTHS (F'C AT 28 DAYS) TO BE AS FOLLOWS:

GRADE: 15 MPa FOR BLINDING CONCRETE.

GRADE: 20 MPa FOR RAFT SLABS AND WAFFLES U.N.O

GRADE : 25 MPa FOR STRIP FOOTINGS GRADE: 32 MPa FOR SUSPENDED SLABS.

GRADE: 40 MPa FOR CONCRETE PANELS. GRADE: 25 MPa FOR ALL OTHER CONCRETE.

MAXIMUM SLUMP OF CONCRETE TO BE 75mm UNLESS NOTED OTHERWISE

REINFORCEMENT NOTATION AND GRADES (AS1302)

- N DENOTES D500N HOT ROLLED RIBBED REINFORCING BARS
- S DENOTES D250N HOT ROLLED REINFORCING BARS
- R DENOTES R250 HOT ROLLED PLAIN REINFORCING BARS
- SL DENOTES D500L SQUARE MESH
- RL DENOTES D500L RECTANGULAR MESH
- LXTM DENOTES D500L X TRENCH MESH

REINFORCEMENT SPLICES SHALL BE LAP SPLICES AS REQUIRED BY THE CURRENT CODE UNLESS NOTED OTHERWISE IN THESE DRAWINGS. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS AUTHORISED BY THE ENGINEER.

FOR MESH, THE MINIMUM SPLICE SHALL BE 300mm MIN WITH THE OVERLAP MEASURED BETWEEN THE OUTERMOST WIRES AND NOT LESS THAN THE PITCH OF THE SECONDARY WIRES.

CLEAR CONCRETE COVER TO REINFORCEMENT. UNLESS NOTED OTHERWISE TO BE AS FOLLOWS:

BELOW GROUND

BEAMS, PEDESTALS AND STRIP FOOTINGS: 65mm WALLS: 30mm PAD FOOTINGS 75mm

ABOVE GROUND

50mm COLUMNS: RFAMS. 25mm INTERNAL SLABS: 20mm EXTERNAL SLABS

CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED CHAIRS SPACED AT APPROX. 1000 CTS. CONDUITS, PIPES ETC ARE NOT TO BE PLACED IN COVER CONCRETE

DIRECTION OF MESH ON PLAN INDICATES THAT THE MAIN BARS SHOULD BE PLACED NEAREST THE RELEVANT EXTERNAL SLAB SURFACES IN THE DIRECTION SHOWN

CAMBER TO SUSPENDED SLABS AND BEAMS TO BE 5mm FOR EVERY 2500mm OF SPAN UNLESS NOTED OTHERWISE.

CONSTRUCTION IOINTS. WHERE NOT SHOWN. SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.

ENGINEER TO BE NOTIFIED 72 HOURS PRIOR TO POURING CONCRETE. BRICKWORK MUST NOT BE BUILT ON CONCRETE SLABS OR BEAMS UNTIL THE SUPPORTING FORMWORK HAS BEEN REMOVED.

ALL CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATORS. PROVIDE 10 CAENITE BETWEEN CONCRETE AND FACE OF BRICKWORK. PROVIDE 2 LAYERS OF MALTHOID SHEETING WHERE CONCRETE SLAB BEARS ON BRICKWORK

GENERAL MASONRY NOTES

ALL MASONRY WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS3700.

ALL LOAD BEARING BRICKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 40MPa

ALL LOAD BEARING BLOCKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 12MPa.

MORTAR MIX SHALL BE 1:1:6 (C:L:S).

THE SOIL REPORT. ANY DISCREPANCIES BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY

ANY FILLING OR DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER WHERE FILLING BELOW SLAB EXCEEDS 300mm FOR MATERIAL

OTHER THAN SAND AND 600mm FOR SAND, ENGINEER TO BE NOTIFIED IMMEDIATELY, INCLUDES ANY EXISTING FILL. FOUND ALL SLAB RIBS/FOOTINGS 100mm MIN INTO NATURAL

MATERIAL AS PER SOIL REPORT RECOMMENDATIONS. DENOTES 3L12TM x 2000 LONG TIED TO

UNDERSIDE OF TOP MESH.

ENCOUNTERED

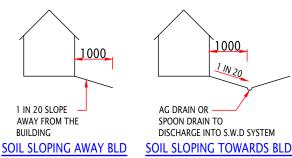
ALL FOOTINGS ON BOUNDARY MUST NOT UNDERMINE EXISTING ADJACENT FOOTINGS. ENGINEER TO BE NOTIFIED IMMEDIATELY IF ANY EXISTING FOOTINGS ARE

BUILDER TO CONFIRM EXISTING FOOTING SIZES, DEPTHS AND FOUNDING MATERIAL, PRIOR TO CONSTRUCTION. BUILDER TO CONFIRM SIZES DEPTHS & OFFSETS OF ANY SEWER OR STORMWATER PIPES PRIOR TO CONSTRUCTION. ANY VARIATIONS FROM THOSE SHOWN OR OMITTED FROM THESE DRAWINGS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER

PROVIDE LOOSE FILL AS FORMWORK BELOW SUSPENDED PORCH SLABS.

ALL SLAB RIBS AND FOOTINGS TO BE TAKEN BELOW ANGLE OF REPOSE OF ANY ADJACENT SERVICE PIPE, FOOTING ETC. ON CLASS H SITES FOOTINGS DEEPER THAN 700mm SHALL BE PROVIDED WITH SIDE SLIP JOINTS CONSISTING OF A DOUBLE LAYER OF POLYTHENE AT THE SIDES OF THE FOOTING ONLY. IT IS ASSUMED A MINIMUM PERIOD OF THREE MONTHS DRYING OF THE CONCRETE BEFORE PLACEMENT OF BRITTLE FLOOR COVERING. IF OTHERWISE, CONTACT ENGINEER FOR DESIGN PRIOR TO SLAB POURING.

BASE OF PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES RUN UNDER THE SLAB OR THE FOOTING SYSTEM, THEN THE TRENCH SHALL BE BACKFILLED WITH CONCRETE OR COMPACTED CLAY TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM. EXISTING SERVICES NO LONGER IN USE SHALL BE CAPPED AND CLAY PLUGGED. TO PREVENT THE INGRESS OF WATER UNDER THE BUILDING ENVELOPE AND AFFECTING SOIL MOISTURES.



TIMBER TREATMENT					
HAZARD CLASS	EXPOSURE	SPECIFIC SERVICE CONDITIONS			
H1	INSIDE, ABOVE GROUND	COMPLETELY PROTECTED FROM THE WEATHER AND WELL VENTILATED, AND PROTECTED FROM TERMITES			
H2	INSIDE, ABOVE GROUND	PROTECTED FROM WETTING. NIL LEACHING			
Н3	OUTSIDE, ABOVE GROUND	SUBJECT TO PERIODIC MODERATE WETTING AND LEACHING			
H4	OUTSIDE, IN GROUND	SUBJECT TO SEVERE WETTING AND LEACHING			
Н5	OUTSIDE, IN GROUND CONTACT WITH OR IN FRESH WATER	SUBJECT TO EXTREME WETTING AND LEACHING AND/OR WHERE THE CRITICAL USE REQUIRES A HIGHER DEGREE OF PROTECTION			
Н6	MARINE WATERS	SUBJECT TO PROLONGED IMMERSION IN SEA WATER			

GENERAL TIMBER FRAMING NOTES

FOR ALL OTHER FRAMING REFER TO ARCHITECTURAL DRAWINGS

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING STUD WALLS UNLESS NOTED OTHERWISE. ALL FRAMING INCLUDING WALL BRACING TO BE IN ACCORDANCE WITH AS1684 SPEED BRACING REQUIRED TO ALL RAFTERS.

ROOF TRUSSES TO BE BRACED AS PER MANUFACTURER SPECIFICATIONS. DOUBLE STUDS SUPPORTS TO ALL LINTELS AND BEAMS UNLESS

NOTED OTHERWISE. 150mm MIN END BEARING TO ALL STEEL BEAMS UNLESS

NOTED OTHERWISE BUILDER TO ALLOW FOR LATERAL WALL MOVEMENT IN CATHEDRAL /RAKED CELLING AREAS

FOUNDATIONS

AT LEAST 95% RFI ATIVE DENSITY

FOUNDATION MATERIAL TO BE APPROVED BY THE SOIL ENGINEER BEFORE FOOTINGS ARE POURED. ANY FILL MATERIAL TO BE A SELECT NON-EXPANSIVE MATERIAL CONTAINING NO PIECES LARGER THAN 75mm FILL SHALL BE PLACED IN 150mm LAYERS AND UNIFORMLY COMPACTED USING PROPER EQUIPMENT TO

ANY FILLING OR DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

ARTICULATION OF BRICKWORK AT 5M MAX. CTS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SOIL REPORT

PROVIDE ARTICULATION OF BRICKWORK AT INTERSECTIONS OF DIFFERENT FOOTING SYSTEMS, CONSTRUCTION JOINTS AND AT THE INTERSECTION OF FOOTINGS FOUNDED AT SIGNIFICANTLY DIFFERENT

DEPTHS AND MATERIAL. ALL SITE SHALL BE SLOPED AWAY FROM BUILDING FROM THE START OF CONSTRUCTION WATER SHALL NOT BE ALLOWED TO POND NEAR FOUNDATION OR UNDER THE SLAB, ALL SURFACE AND SUB SURFACE WATER SHALL BE DRAINED AWAY DURING THE LIFETIME OF THE BUILDING AND CONNECTED TO EXISTING STORMWATER SYSTEM. ALL ROOF DRAINAGE GUTTERS SHALL BE CONNECTED TO UNDERGROUND STORMWATER SYSTEM DURING CONSTRUCTION. USE TEMPORARY PLASTIC PIPES UNTIL THE DOWN PIPES ARE INSTALLED. ALL STORMWATER PVC PIPES LINDER CONCRETE SHALL BE SEWER GRADE INSPECT ALL THE STORMWATER PIPES AT THE COMPLETION USING CCTV CAMERA TO ENSURE THAT ALL UNDERGROUND PIPES ARE IN GOOD CONDITION

WAFFLE SLAB

SCRAPE ALL VEGETATION, ROOTS AND ORGANIC MATERIAL FROM BUILDING AREA CUT AND FILL SITE TO FORM LEVEL

PLACE UP TO 50mm OF QUARRY SAND OR QUARRY PRODUCT OVER BUILDING AREA. THE CONSTRUCTION PROCESS MAY BE MADE EASIER IF THE FILL MATERIAL EXTENDS 1000mm BEYOND THE BUILDING LINE. SET UP FORMWORK, STRINGLINES AND EDGEBOARDS. PLUMBER IS TO LAY WASTE PIPES BELOW GROUND SURFACE WITH MINIMUM GRADES. ALL RISERS SHALL BE STAKED

LAYOUT VOID FORMERS AS PER SLAB PLANS. USE 0.2mm BRANDED PLASTIC MEMBRANE LINDER VOID FORMERS AND RIBS. CUT AN TAPE VOID FORMERS AROUND PLUMBING PIPES

IF PLUMBING RISERS ARE LOCATED WITHIN RIBS THEN MAINTAIN MINIMUM RIB WIDTH OF 110mm BY CUTTING ENDS OF VOID FORMERS AND LAPPING REINFORCEMENT AS REQUIRED

VOID FORMERS SHALL NOT BE LEFT UNPROTECTED FOR MORE THAN THREE CONTINUOUS DAYS OF WET WEATHER. PIPE TRENCHES SHALL BE KEPT AWAY FROM THE WAFFLES. ANY TRENCHES SHALL BE KEPT A MINIMUM DISTANCE OF AT LEAST THE DEPTH OF THE TRENCHES AWAY FROM THE WAFFLE SLAB.

WAFFLE SLAB SHALL BE CONSTRUCTED AS PER AS2870 SECTIONS 5 & 6

ALL EDGE BEAMS AND BEAMS SUPPORTING MASONRY SHALL BE DEEPENED / PIERED ON TO NATURAL SOIL

A MAXIMUM OF 300mm OF NON SAND FILL SHALL BE PLACED UNDERNEATH THE WAFFLE SLAB. THIS INCLUDES THE DEPTH OF ANY EXISTING SITE FILLING. IT SHALL BE PLACED AND WELL COMPACTED IN 150mm MAXIMUM LAYERS BY A STATIC ROLLER. WHERE THIS CANNOT BE ACHIEVED THEN THE WAFFLE SLAB SHALL NEED TO BE PIERED. CONTACT ENGINEER FOR DESIGN.

(R) 2 COATS VINYL GLOSS OR ALKYD

STEELWORK

ALL STRUCTURAL STEELWORK SHALL CONFORM TO AS4100

ALL WELDING TO BE 6mm FILLET AND ALL PLATES TO BE 10mm UNLESS NOTED OTHERWISE.

BOLTS SHALL BE BLACK BOLTS COMPLYING WITH CODE ASB100 EXCEPT WHERE THE FOLLOWING DESIGNATIONS ARF MADE:

H.S.B: HIGH STRENGTH BOLTS

H.S.F.G: HIGH STRENGTH FRICTION GRIP BOLTS COMPLYING WITH AS1511

ALL BOLT THREADS SHALL BE EXCLUDED FROM THE SHEAR PLANE UNLESS NOTED OTHERWISE.

ALL BOLTS SHALL BE STRUCTURAL 8.8 GRADE UNO THE DISTANCE BETWEEN THE STEEL SUPPORTING BEAM AND ANY PLASTERBOARD/FLOORING SHALL BE 20mm MIN TO ALLOW FOR SHRINKAGE OF ANY TIMBER

ALL CONNECTING CLEATS ETC. FOR FIXING TIMBERS SHALL BE PROVIDED BY THE FABRICATOR.

SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FARRICATION

CAMBER TO ALL STRUCTURAL STEEL BEAMS, TRUSSES, PORTALS ETC SHALL BE 2.5mm FOR EVERY 1000mm OF SPAN UNLESS NOTED OTHERWISE.

ALL EXTERNAL STEELWORK EXPOSED TO THE ELEMENTS IS TO BE HOT DIPPED GALVANIZED. REFER TABLES BELOW.

ROUNDARY PROTECTION NOTE:

1: NO WORK IS TO EXTEND OVER THE BOUNDARY

2:NO WORK IS TO BE CARRIED OUT IN THE AIRSPACE OVER THE BOUNDARY LINE WITHOUT THE ADJOINING OWNER'S CONSENT

3:BUILDER IS TO ENSURE THAT THE CURRENT CONDITION OF NEIGHBOURING LANDSCAPE OR/AND EXISTING VEGETATION ARE MAINTAINED DURING CONSTRUCTION

TEMPORARY SHORING NOTE: RUIL DER TO TEMPORARY SHORE FOOTING EXCAVATION ALONG BOUNDARY LINE TO MAINTAIN ALL NEIGHBOURING PROPERTIES. SHORING IS TO CONSIST OF 19mm STRUCTURAL FORM PLY AND DRIVEN STAKES AT 900mm MAX. CTS. EXCAVATION TO REMAIN OPEN NO LONGER THAN 24 HOURS. TYPICAL ALONG ALL BOUNDARY FOOTINGS

1. HEAVY INDUSTRIAL AREAS MEANS INDUSTRIAL

NFWCASTI F

FROM PEFLING

STEEL AGAINST CORROSION.

LOCATIONS IS REQUIRED.

SPECIALIST ADVICE.

ENVIRONMENTS AROUND MOR INDUSTRIAL COMPLEXES.

THERE ARE ONLY A FEW SUCH REGIONS IN AUSTRALIA,

EXAMPLES OF WHICH OCCUR AROUND PORT PIRIE AND

2. THE OUTER LEAF AND CAVITY OF AN EXTERNAL MASONRY

WALL OF A BUILDING, INCLUDING WALLS UNDER OPEN

ENVIRONMENTS. A PART OF AN INTERNAL LEAF OF AN

3. WHERE A PAINT FINISH IS APPLIED THE SURFACE OF THE

5. REFER TO PAINT MANUFACTURER WHERE DECORATIVE FINISHES ARE REQUIRED ON THE TOP OF THE MINIMUM

EXTERNAL MASONRY WALL WHICH IS LOCATED IN THE ROOF

SPACE IS CONSIDERED TO BE IN AN INTERNAL ENVIRONMENT

STEELWORK MUST BE HAND OR POWER TOOL CLEANED TO REMOVE ANY RUST IMMEDIATELY PRIOR TO PAINTING.

4. ALL ZINC COATINGS (INCLUDING INORGANIC ZINC) REQUIRE A

BARRIER COAT TO STOP CONVENTIONAL DOMESTIC ENAMELS

COATING SPECIFIED IN THE TABLE FOR PROTECTION OF THE

CLOSE PROXIMITY TO KITCHEN OR BATHROOM EXHAUST FANS

6. INTERNAL LOCATIONS SUBJECT TO MOISTURE, SUCH AS IN

ARE NOT CONSIDERED TO BE IN A PERMANENTLY DRY LOCATION AND PROTECTION AS SPECIFIED FOR EXTERNAL

7. FOR APPLICATIONS OUTSIDE THE SCOPE OF THIS TABLE, SEEK

CARPORTS ARE CONSIDERED TO BE EXTERNAL

IT CONSULTING ENGINEERS

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Project:

PROPOSED LINTEL & DECK 86 CROMER ROAD **BEAUMARIS**

Drawing Title:

GENERAL NOTES

DO NOT SCALE DRAWINGS

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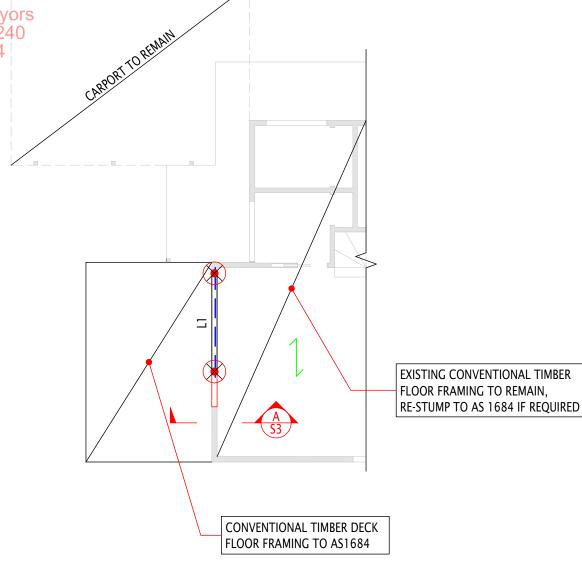
Designed:	MN	
Drawn:	RS	
Approved:	JT	
Date:	AUGUST, 2024	
Scale at A3:	NTS	
Status:	APPROVAL	
Drawing No:	S 1	

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	STRUCTURAL STEEL MEMBERS
MODERATE MORE THAN 1 km FROM BREAKING SURF OR MORE THAN 100m FROM SALT WATER NOT SUBJECT TO BREAKING SURF OR NON HEAVY INDUSTRIAL AREAS	INTERNAL	NO PROTECTION REQUIRED IN A PERMANENTLY DRY LOCATION
	EXTERNAL	OPTION 1: 2 COATS ALKYD PRIMER OPTION 2: 2 COATS ALKYD GLOSS OPTION 3: HOT DIPPED CALVANISE 300g/m² MIN OPTION 4: HOT DIP GALVANISE 100g/m² MIN PLUS - (A) 1 COAT SOLVENT BASED VINYL PRIMMER (B) 1 COAT VINYL GLOSS OR ALKYD
SEVERE WITHIN 1km FROM BREAKING SURF OR WITHIN 100m OF SALT WATER NOT SUBJECT TO BREAKING SURF OR HEAVY INDUSTRIAL AREAS	INTERNAL	OPTION 1: 2 COATS ALKYD PRIMER OPTION 2: 2 COATS ALKYD GLOSS
	EXTERNAL	OPTION 1: INORGANIC ZINC PRIMER PLUS 2 COATS VINYL GLOSS FINISHING COATS OPTION 2: HOT DIP GALVANISE 300g/m² OPTION 3: HOT DIP GALVANISE 100g/m² MIN PLUS - (Δ) 2 COATS SOLVENT RASED VINY) PRIMER OR

BUILDING PERMIT ENDORSED PLAN This is to certify that the document is substantially in accordance with current Building Regulations and the Building Act

Building Surveyor Red Textas Building Surveyors Permit No.: 8821105664240 Issue Date: 13/09/2024



DECK PLAN & LINTEL PLAN

EXISTING WALLS



DIRECTION OF THE ROOF

ALL LINTELS TO BE SUPPORTED BY DOUBLE STUDS EACH END UNLESS NOTED OTHERWISE

ALL OTHER FRAMING OUTSIDE OF 'JT CONSULTING ENGINEERS' SCOPE OF WORKS IS TO BE BUILT TO AS1684 AND/OR OTHER RELEVANT AUSTRALIAN STANDARDS COMPLETED BY OTHERS

MEMBER SCHEDULE

ALL SIZES USED WITHIN THIS SCHEDULE ARE MINIMUM SIZES ONLY. BUILDER MAY UPSIZE UNLESS NOTED OTHERWISE, CONTACT ENGINEER IF ANY DISCREPANCY

MARK	SIZE	MAX SPAN
L1	190 x 45 MGP10 OR 170 x 42 SMART LVL 15	2900

ALL EXPOSED TIMBER TO BE TREATED TO SUITABLE LEVEL

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS

THIS EXISTING ROOF HAS BEEN DESIGNED FOR THE FOLLOWING: DEAD LOAD - 0.4kPa IF DIFFERENT TO ARCHITECTURAL PLANS CONTACT **ENGINEER IMMEDIATELY**



DENOTES SPECIFIC LOCATION OF 100 x 100 R.C. STUMP ONTO Ø350 x 300 DEEP FOOTING OR AS SPECIFIED ON PLAN

IT HAS BEEN ASSUMED THE EXISTING TIMBER SUB FLOOR HAS PERFORMED SATISFACTORILY OVER TIME. THEREFORE EXISTING IS TO REMAIN. BUILDER TO CHECK AND MAKE AREAS GOOD AS PER AS-1684 AS REOUIRED

ASSUMED CLASS "M" SOIL CLASSIFICATION FOUNDING MATERIAL - CLAY BEARING CAPACITY - 100 kPa

BUILDER TO VERIFY SOIL CLASSIFICATION ON SITE.

IF THIS PROVES TO BE DIFFERENT THIS OFFICE TO BE CONTACTED IMMEDIATELY

CONVENTIONAL TIMBER DECK FRAMING SUPPORTING FLOORING ONLY TO AS1684

FLOOR JOIST	90 x 45 (F7) KD TREATED PINE @ 450 CTS 1400 MAX SPAN
BEARER	2/ 90 x 45 (F7) KD TREATED PINE 1400 MAX SPAN



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PROPOSED LINTEL & DECK 86 CROMER ROAD **BEAUMARIS**

Drawing Title:

FOOTING & FRAMING PLAN

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Drawn:	RS	
Approved:	JT	
Date:	AUGUST, 2024	
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Drawing No:	S2	
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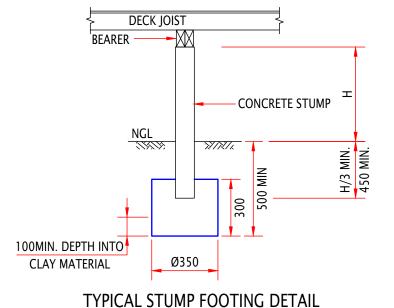
CLAY MATERIAL

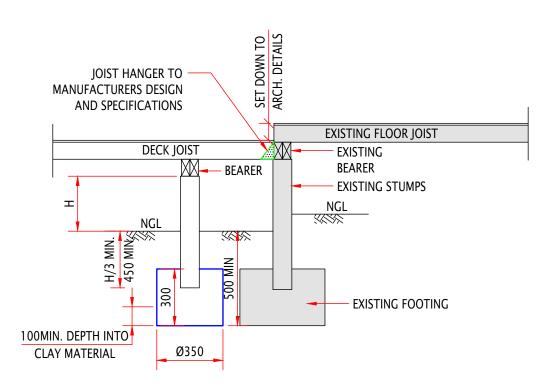
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Permit No.: 8821105664 240 DECK JOIST Issue Date: 13/09/2024 CONCRETE STUMP NGL 7/2/2 H/3 MIN. 450 MIN. 500 MIN 300

Ø350

TYPICAL EDGE STUMP FOOTING DETAIL









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PROPOSED LINTEL & DECK 86 CROMER ROAD **BEAUMARIS**

Drawing Title: **FOOTING DETAILS**

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Date: AUGUST, 2024

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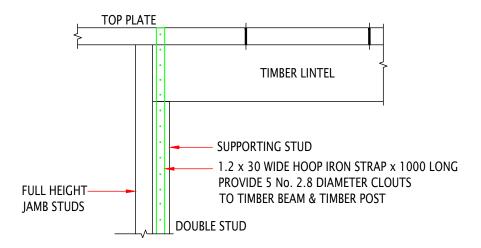
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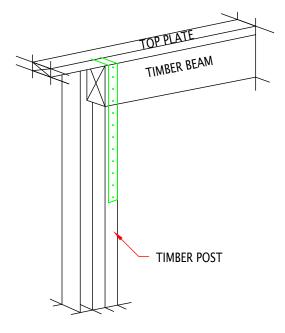
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TIMBER LINTEL TO DOUBLE STUD **CONNECTION DETAIL**



PERSPECTIVE TIMBER LINTEL TO TIMBER POST CONNECTION DETAIL



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PROPOSED LINTEL & DECK 86 CROMER ROAD **BEAUMARIS**

Drawing Title: FRAMING DETAILS

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Date: AUGUST, 2024

Scale at A3: NTS

Status: APPROVAL Drawing No:

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