NOT FOR CONSTRUCTION UNTIL APPROVED BY STATUTORY AUTHORITIES

DEVELOPMENT
RICHMOND, S.A

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GENERAL NOTES

THESE CALCULATIONS AND ASSOCIATED DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS, SPECIFICATIONS AND WRITTEN INSTRUCTIONS.

ALL VARIATIONS BETWEEN THESE DRAWINGS AND OTHER CONSULTANTS' DRAWINGS ARE TO BE REPORTED TO THE SITE SUPERINTENDENT IMMEDIATELY.

ANY DISCREPANCIES OR OMISSIONS WITHIN THIS DOCUMENTATION TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

DO NOT SCALE FROM ENGINEERS DRAWINGS.

ALL DIMENSIONS IN MILLIMETRES.

STRICT ADHERENCE TO ALL DETAILS IS MANDATORY.

ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH ALL RELEVANT AND CURRENT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT STATUTORY AUTHORITIES.

THE BUILDER SHALL PROVIDE ALL RELEVANT NOTES TO SUB-CONTRACTORS

THE STRUCTURAL INTEGRITY OF THIS STRUCTURE ASSUMES ALL STRUCTURAL ELEMENTS AND FIXINGS SHOWN ON THIS AND OTHER CONSULTANTS DRAWINGS ARE IN PLACE, ALL ASSOCIATED CONCRETE WORKS ARE IN PLACE AND HAVE REACHED THEIR DESIGN STRENGTH AND THAT ALL ROOF, WALL AND FLOOR CLADDINGS ARE IN PLACE. UNTIL SUCH TIME IT IS THE BUILDERS RESPONSIBILITY TO MAINTAIN THE STRUCTURE IN A STABLE CONDITION AT ALL TIMES.

ALL CONTRACTORS, BUILDERS AND OTHER PERSONNEL ON SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH, SAFETY AND WELFARE ACT.

IT IS RECOMMENDED THAT AN ENGINEER FROM THIS OFFICE INSPECT ALL STRUCTURAL ELEMENTS PRIOR TO THEM BEING CONCEALED. THE CONTRACTOR SHALL GIVE A MINIMUM OF 24 HOURS NOTICE FOR INSPECTION.

LIVE LOADING USED IN THIS DESIGN IS AS FOLLOWS:-

ROOF	- 0.25 kPa
OFFICE FLOOR	- 3.0 kPa
APARTMENT FLOOR	- 1.5 kPa
BALCONY FLOOR	- 2.0 kPa

TIMBER NOTES

ALL TIMBER NOMINATED IN THIS DOCUMENTATION IS TO COMPLY WITH AS1720.1, AS1684 PARTS 1 & 2, AS1328 AND ASSOCIATE CODES NOMINATED WITHIN

TIMBER TO BE SUPPLIED WITH MINIMUM JOINT GROUP JD4

ALL JOINTS TO HAVE H.D.G BOLTS AND TO BE FREE OF KNOTS, HOLES, SPLITS ETC.

ALL TIE DOWNS TO BE IN ACCORDANCE WITH AS1684.2 U.N.O

ALL MEMBERS SHALL NOT BE MORE THAN 4mm UNDERSIZE

ALL TIMBER (INCLUDING PREFABRICATED TRUSSES) TO BE STORED SUCH THAT IT IS PROTECTED FROM THE WEATHER, NOT IN CONTACT WITH THE GROUP AND KEPT FLAT TO PREVENT DISTORTION.

STRUCTURAL STEEL NOTES

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH AS 4100 AND AS/NZS 4600 AS APPLICABLE AND ALL RELEVANT CODES NOMINATED WITHIN.

UNLESS NOTED WITHIN THIS DOCUMENTATION ALL STEELWORK TO BE SUPPLIED WITH THE FOLLOWING MINIMUM GRADES:-

- RHS/SHS SECTIONS	- GRADE 350
- CHS SECTIONS	- GRADE 350
- PURLINS AND GIRTS	- GRADE 450
- ALL OTHER STEELWORK	- GRADE 300PLUS

WELDING TO BE IN ACCORDANCE WITH AS 1554. MINIMUM WELD TO BE 6mm CONTINUOUS FILLET WELD USING E48XX ELECTRODES. WELD CATEGORY SP FOR ALL STRUCTURAL CONNECTIONS. USE GP CATEGORY WELDS FOR MINOR WELDS ONLY, FOR EXAMPLE, PURLIN & GIRT CLEATS.
WELDING OF COLD FORMED STEEL TO BE CARRIED OUT WITH E48XX OR W50X ELECTRODES. MINIMUM FILLET WELD TO BE 3mm OR SECTION THICKNESS WHICHEVER IS GREATER.

ALL BOLTS TO BE GRADE 8.8/S TO AS 1252 TIGHTENED TO SNUG TIGHT U.N.O.

MINIMUM CONNECTION TO BE 2/M20 (8.8/S) BOLTS AND 10 THICK CLEAT U.N.O.

ERECTION OF STEELWORK SHALL COMPLY WITH AS 4100, SECTION 15 AND RELEVANT SAFETY REGULATIONS.

CONTRACTOR TO PROVIDE TEMPORARY BRACING AS REQUIRED TO MAINTAIN THE STRUCTURE IN A STABLE STATE.

ALL BRACING MEMBER CENTRELINES ARE TO INTERSECT WITHOUT ECCENTRICITY U.N.O. OR APPROVED BY THIS OFFICE.

THE ENGINEER IS TO BE PROVIDED WITH A MINIMUM OF TWO (2) COPIES OF SHOP DRAWINGS FOR REVIEW. THE REVIEW SHALL BE LIMITED TO THE CHECKING OF MEMBER SIZES, CONNECTION CONFIGURATIONS AND CAMBERS. IT DOES NOT INCLUDE CHECKING OF DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. STEELWORK FABRICATION MUST NOT COMMENCE UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND SIGNED AS APPROVED BY THE ENGINEER.

GALVANISED STEELWORK THAT IS SITE WELDED OR SUSTAINS ANY OTHER KIND OF SURFACE DAMAGE IS TO BE PREPARED TO AS1627.2 CLASS 3 AND PRIMED WITH 2 COATS OF GALVINITE.

PURLINS AND GIRTS SHALL BE MANUFACTURED BY BHP BUILDING PRODUCTS, STRAMIT, OR OTHER APPROVED MANUFACTUER. MINIMUM GRADE SHALL BE G450 COMPLYING WITH AS.1397, WITH A MINIMUM GALVANIZED COATING OF Z350 (350g/m2) U.N.O. CLEAT CONNECTIONS AND BOLTING AND BRIDGING ARE TO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL STEELWORK BELOW GROUND LEVEL SHALL BE ENCASED IN CONCRETE WITH A MINIMUM COVER OF 75mm.
STEELWORK AND FIXINGS SHALL BE CORROSION PROTECTED AS FOLLOW:-

- INTERNAL - GRIT BLAST TO CLASS 2.5 AND TREATED WITH ONE SHOP APPLIED COAT OF RED OXIDE ZINC SILICATE PRIMER WITH MINIMUM THICKNESS OF 75 MICRONS
- EXTERNAL - HOT DIPPED GALVANISED
- BOLTS TO BE SUPPLIED BLACK FOR INTERNAL CONNECTIONS AND HOT DIPPED GALVANISED FOR EXTERNAL APPLICATIONS.

FOOTING NOTES

ALL STRIP FOOTINGS AND BORED PIERS TO BE TRENCHED OR PIERED 100mm INTO NATURAL GROUND.

APPROVAL OF THE FOUNDATION MATERIAL & REINFORCEMENT SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CONCRETE PLACEMENT.

EXCAVATION NEAR FOOTINGS SHALL NOT EXTEND BELOW FOUNDATION LEVEL WITHOUT THE ENGINEERS APPROVAL.

ALL FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ANY EXCAVATION IN A STABLE CONDITION WITHOUT ADVERSELY AFFECTING SURROUNDING PROPERTY INCLUDING SERVICES. THIS INCLUDES OBTAINING ALL NECESSARY APPROVALS FOR SHORING AND ANCHORING SYSTEMS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND LOCATING ALL EXISTING UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION COMMENCING.

FOOTING FOUNDATION BASES ARE TO BE PROTECTED FROM WEATHERING WITH A 50mm MINIMUM, N15 CONCRETE BLINDING LAYER IF EXPOSED FOR MORE THAN 12 HOURS PRIOR TO PLACEMENT OF CONCRETE.

DEPTH SPECIFIED FOR FOOTINGS ARE MINIMUM DIMENSIONS ONLY. GREATER DEPTH MAY BE NECESSARY TO ACHIEVE SPECIFIED FOUNDING BASE.

WHEREVER A NEW FOOTING IS LOCATED CLOSE TO AN EXCAVATION, BATTER, EXISTING FOOTING OR SERVICE WHICH IS DEEPER THAN THE NEW FOOTING, THE FOUNDING DEPTH OF THE NEW FOOTING SHALL BE INCREASED WITH THE USE OF BLINDING CONCRETE OR PIERS TO THE DEPTH OF THE EXCAVATION OR BATTER.

PRECAST PANEL NOTES

ALL CONCRETE WALL PANEL WORK, MATERIALS AND TESTING SHALL COMPLY WITH THE SPECIFICATION, AS3600, AS3850 PARTS 1 AND 2 (IF APPLICABLE), AND THE RELEVANT STANDARDS NOMINATED THEREIN.

ALL DIMENSIONS NOMINATED ON THE DRAWING ARE NOMINAL. THE BUILDER SHALL BE ENTIRELY RESPONSIBLE FOR DETERMINING EXACT DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS AND/OR SITE MEASUREMENTS.

THE CONCRETE PANELS HAVE BEEN DESIGNED FOR IN-SERVICE LOADS ONLY. THE BUILDER SHALL BE RESPONSIBLE FOR DETERMINING CONSTRUCTION LOADS AND REINFORCEMENT REQUIREMENTS COMPATIBLE WITH THE PROPOSED CONSTRUCTION TECHNIQUE AND SEQUENCE.

THE BUILDER SHALL BE RESPONSIBLE FOR PREPARING SHOP DRAWINGS INCORPORATING ALL STRUCTURAL DETAILS AND ARCHITECTURAL REQUIREMENTS. A MINIMUM OF TWO (2) SETS OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE CONSTRUCTION COMMENCES.

CAST IN FERRULES SHALL BE RAMSET CONCRETE INSERTS OR APPROVED SIMILAR. EACH INSERT SHALL HAVE 300mm LONG MILD STEEL ROUND CROSS BARS INSTALLED CENTRALLY TO SUIT INSERT SIZE.

CONCRETE STRENGTH OF CONCRETE WALL PANELS AT 28 DAYS SHALL BE F'c=32 MPa U.N.O.

NEITHER THE CONCRETE WALL PANELS NOR THE STRUCTURAL STEEL FRAMEWORK ARE STABLE UNTIL BOTH ELEMENTS ARE TIED TOGETHER WITH THE PERMANENT SYSTEM OF STEEL BRACING. THE BUILDER SHALL BE ENTIRELY RESPONSIBLE FOR ENSURING THAT ALL STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED UNTIL THAT TIME.

THE BUILDER SHALL BE RESPONSIBLE FOR LOCATION OF REGGLETS. NOTE: NO SAW CUTTING OF PANELS ON SITE WILL BE ACCEPTED.

CONCRETE NOTES

ALL CONCRETE, FORMWORK, REINFORCEMENT, PLACEMENT AND CURING SHALL COMPLY WITH AS 3600 AND ASSOCIATED CODES NOMINATED WITHIN.

ALL REINFORCED CONCRETE WORK IS TO BE ADEQUATELY PROPPED DURING CONSTRUCTION.

ALL REINFORCEMENT IS TO BE SUPPORTED IN ITS CORRECT POSITION BY APPROVED CHAIRS AND SPACERS.

ALL FORMWORK, SURFACE FINISH OF FORMWORK AND STRIPPING OF FORMWORK TO BE IN ACCORDANCE WITH AS 3610 AND AS 3600.

UNLESS NOTED OTHERWISE, MINIMUM CONCRETE STRENGTH TO BE:-
INTERNAL - 25MPa (N25)
EXTERNAL - 32MPa (N32)
(80 SLUMP AND 20mm MAX. AGGREGATE)

UNLESS NOTED OTHERWISE MINIMUM CONCRETE COVER TO BE:-

INTERNAL	- 20mm TOP
	- 30mm BOTTOM AND SIDES
EXTERNAL	- 40mm TOP
	- 50mm BOTTOM AND SIDES

UNLESS NOTED OTHERWISE MINIMUM REINFORCEMENT LAP TO BE:-

N12 BARS	- 450mm
N16 BARS	- 600mm
MESH	- 2 BARS EACH WAY

ALL CONCRETE TO BE MECHANICALLY VIBRATED IN THE FORM TO GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE.

CONCRETE IS TO BE CURED FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT IN ACCORDANCE WITH AS3600 AND CODES NOMINATED WITHIN

HOLES, CHASERS OR PIPES OTHER THAN THOSE INDICATED ON THE STRUCTURAL DRAWINGS SHALL NOT BE PLACED IN THE CONCRETE MEMBER WITHOUT PRIOR APPROVAL FROM THIS OFFICE.

ALL REINFORCEMENT TO BE INSPECTED BY THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE. CONTRACTOR TO GIVE A MINIMUM OF 24 HOURS NOTICE PRIOR TO INSPECTION.

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C.	GENERAL REVISION / ISSUED FOR BRC	21.04.17	B.B.				
B.	REVISED ENGINEERING TO SUIT NEW ARCHITECTURAL DRAWINGS	31.03.17	B.B.				
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PROJECT
PROPOSED OFFICE & APARTMENT DEVELOPMENT
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SHEET TITLE
GENERAL NOTES & DRAWING INDEX

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