

GENERAL & MATERIAL NOTES:

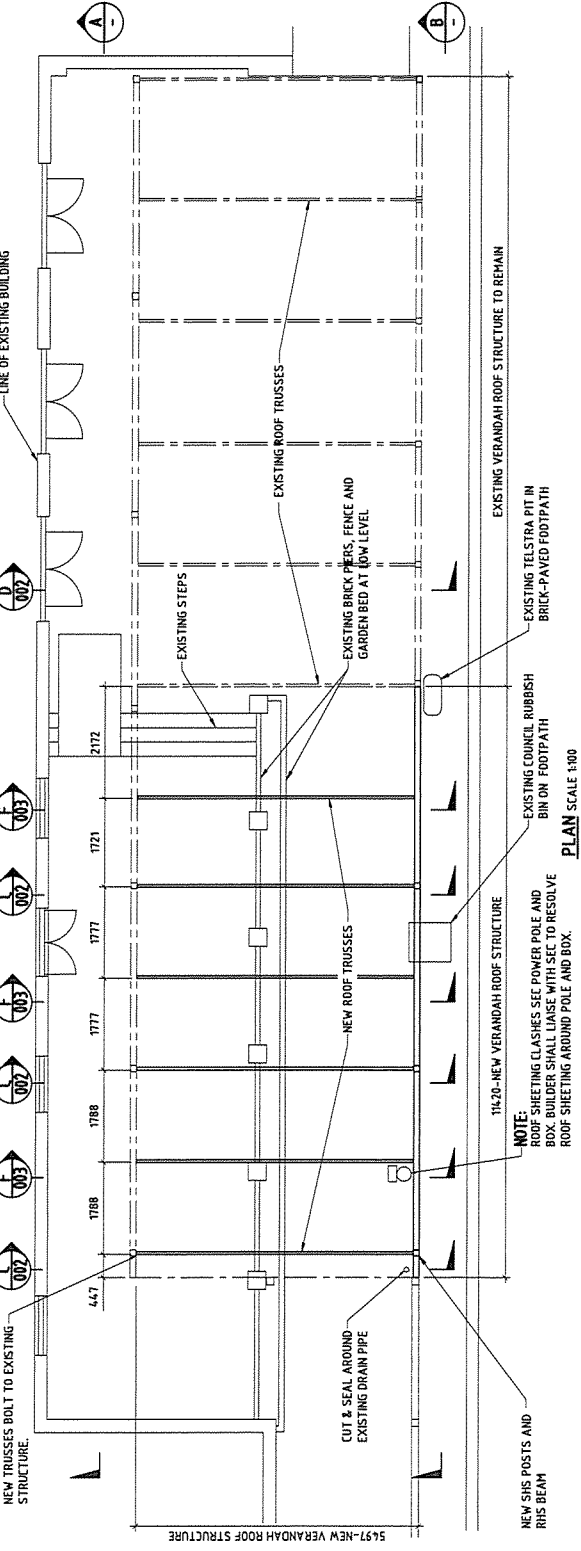
- ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE LATEST EDITION OF THE AUSTRALIAN STANDARDS, BUILDING CODES AND COUNCIL BY-LAWS.
- THE DRAWINGS SHALL NOT BE SCALED.
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS SHALL BE REFERRED TO THE ENGINEER.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL STEEL SECTIONS SHALL BE IN ACCORDANCE WITH AS 3678, AS 3679 AND AS/NZ 1163.
- PLATE WORK TO BE GR 250, ALL ROLLED OPEN SECTIONS TO BE GR 250, ALL CLOSED UROUGAR BOLLON SECTIONS TO BE GR 250, SIS & RIS SECTIONS TO BE A THINWALL GR 350.
- ALL NUTS, BOLTS AND WASHERS SHALL BE STRUCTURAL GRADE 8.8, GALVANISED IN ACCORDANCE WITH AS 1252.
- BOLTING SHALL BE INSTALLED USING 8.8 TO PROCEDURES.
- ROOFING MATERIALS SHALL BE LYSAGHT CUSTOM ORB COLOURED COLORBOND SURPHIST TO MATCH THE EXISTING AWNING SHEETING.
- CONNECTION OF ROOFING SHEETING SHALL BE WITH TEK SCREWS-MINIMUM 100, GALVANISED AND WITH SEALING WASHERS.
- HILTI BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE HILTI INSTRUCTION MANUAL.
- NEW ROOF TRUSS AND SUPPORT STEELWORK SHALL BE PAINTED USING "INTERNA-TIONAL-INTERZONE 95A" MINIMUM THICKNESS 250 MICRONS, COLOURED WHITE TO MATCH THE EXISTING ROOF TRUSS AND SUPPORT STEELWORK.
- EXISTING RAIN WATER DOWNPIPES WILL NEED TO BE RE-ROUTED TO CLEAR THE NEW WORKS. NEW ROUTES SHALL BE DETERMINED ON SITE.
- NOTE THAT NEW VERANDAH IS TO BE BUILT AROUND EXISTING SEC POWER POLE AND BOX. LAMSE WITH SEC RE. ROOF DETAILS AROUND POLE AND BOX.
- ALLOW FOR CONCRETE FOOTINGS, CONNECTIONS TO EXISTING STRUCTURE, PAINTING, ROOFING, FLASHINGS, GUTTERING, RAIN WATER DOWNPIPES AND ALL OTHER INCIDENTAL MATERIALS AND WORKS REQUIRED FOR A COMPLETE AND SATISFACTORY INSTALLATION.
- READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS IN THE SET.

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION

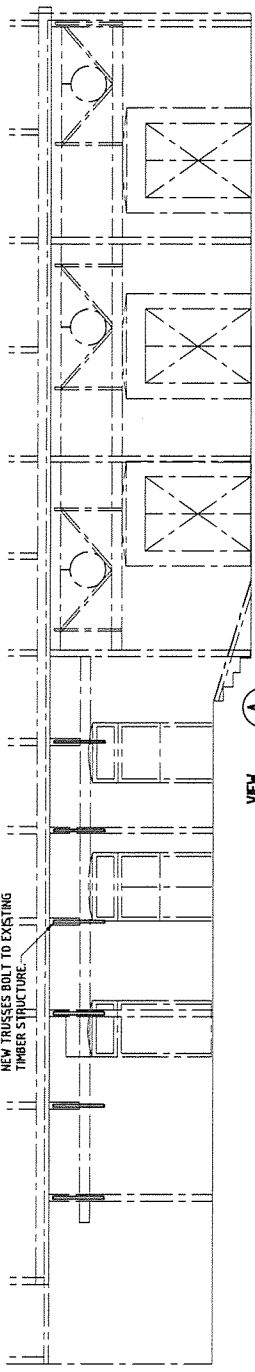
DESIGN NOTES:

- DEAD, LIVE AND WIND LOADS SHALL BE IN ACCORDANCE WITH AS 1170- IMPORTANCE LEVEL 2 FOR 100 YEARS.
- WIND ACTIONS IN ACCORDANCE WITH AS1170.2-2011 WITH:
 - A) WIND REGION A1
 - B) TERRAIN CATEGORY TC3- FULLY SHIELDED
 - C) TOPOGRAPHY- FLAT
 - D) REGIONAL WIND SPEED OF 4.1m/ sec

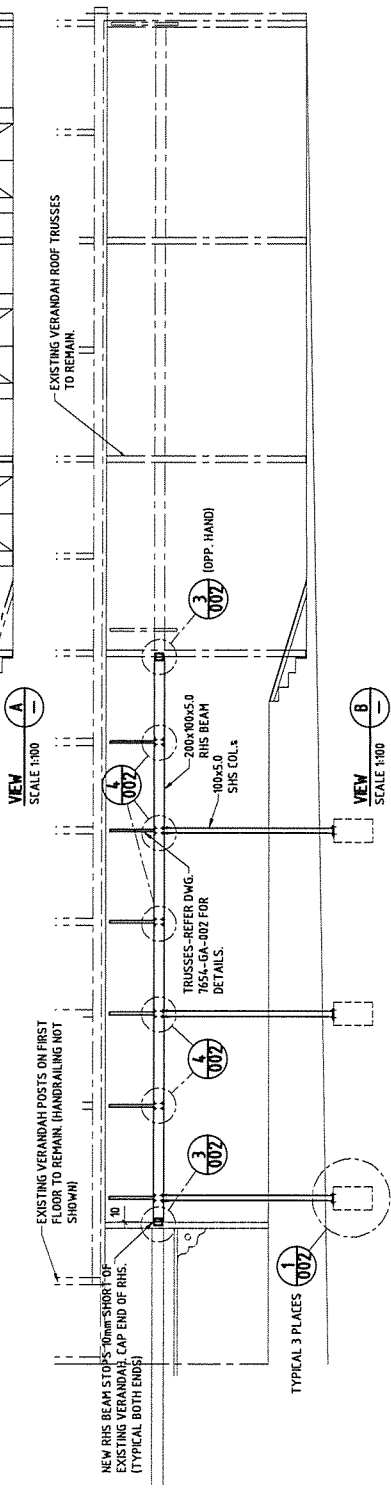
FOR SITE PLAN AND BUILDING ELEVATION REFER DRAWING 7654-GA-003.



PLAN SCALE 1:100



VIEW A SCALE 1:100

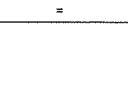


VIEW B SCALE 1:100

REVISIONS		APPROVALS		DATE	
NO.	DESCRIPTION	BY	DATE	BY	DATE
1	ISSUE FOR APPROVAL				
2	ISSUE FOR APPROVAL				
3	ISSUE FOR APPROVAL				
4	ISSUE FOR APPROVAL				
5	ISSUE FOR APPROVAL				

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CLIENT: CASTLE HOTEL 95-97 AVON TCE, YORK WA 6302	DATE: 03.04.18	PAPER SIZE: A3
DWG: 7654-GA-001	DRAWN: L.G.B.	REV: B
JOB: PROPOSED ALTERATIONS - PLAN AND SECTIONS	SCALE: 1:100 @ A3	DO NOT SCALE IF IN DOUBT ASK ENGINEERS IN RELIEF
	PAGE: 1/1	





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18 May 2012

CASTLE HOTEL – VERANDA EXTENSION

HERITAGE STATEMENT

It is proposed to extend the existing veranda (awning) on the Castle Hotel along the Avon Terrace side to meet the existing structure and wall.

Refer Drawings 7654-GA-003 for Site Plan
 7654-GA-001 for General Arrangement
 7654-GA-002 for Details

The veranda extension is to provide a shaded area for the Clientele to be able to sit and enjoy their meals while not being affected by the harmful rays of the sun, particularly in the summer months.

There are to be no alterations to any of the building itself but the trusses to support the veranda roof are to be attached, by bolting to the existing façade. The truss support columns along the Avon Terrace kerb will be a continuation of the existing.

The veranda extension will be of the same design and materials as the existing veranda with matching colours and styles with the roofing being Colourbond Custom Orb, the trusses being the same design but not as deep to give the required head clearance.

The footpath paving will be re-instated following the installation of the column footings.

No other amenities, i.e. the rubbish bins, power pole and the like will be affected by the veranda extension.

Attached are photographs showing the existing veranda, structure and views of the hotel from the relevant directions.

Any further information required, please contact the undersigned.

Kenyon Warneke
Director and Principle Engineer
Redwood Asset Pty Ltd
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