

NOTE:

CONNECT 90mm UPVC STORM WATER LINE TO STORM WATER TIE. EXACT LOCATION OF STORM WATER TIE TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.

BLOCK BOUNDARIES & CONTOURS EASEMENTS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

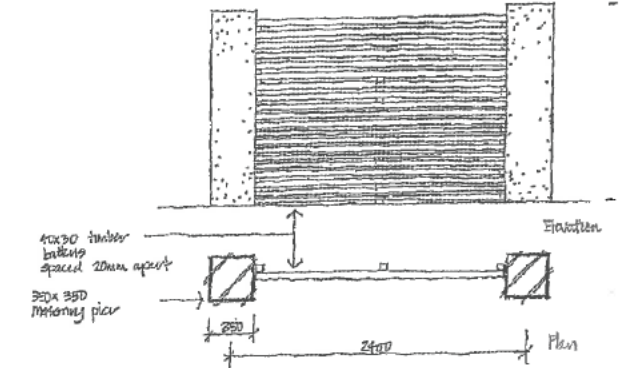
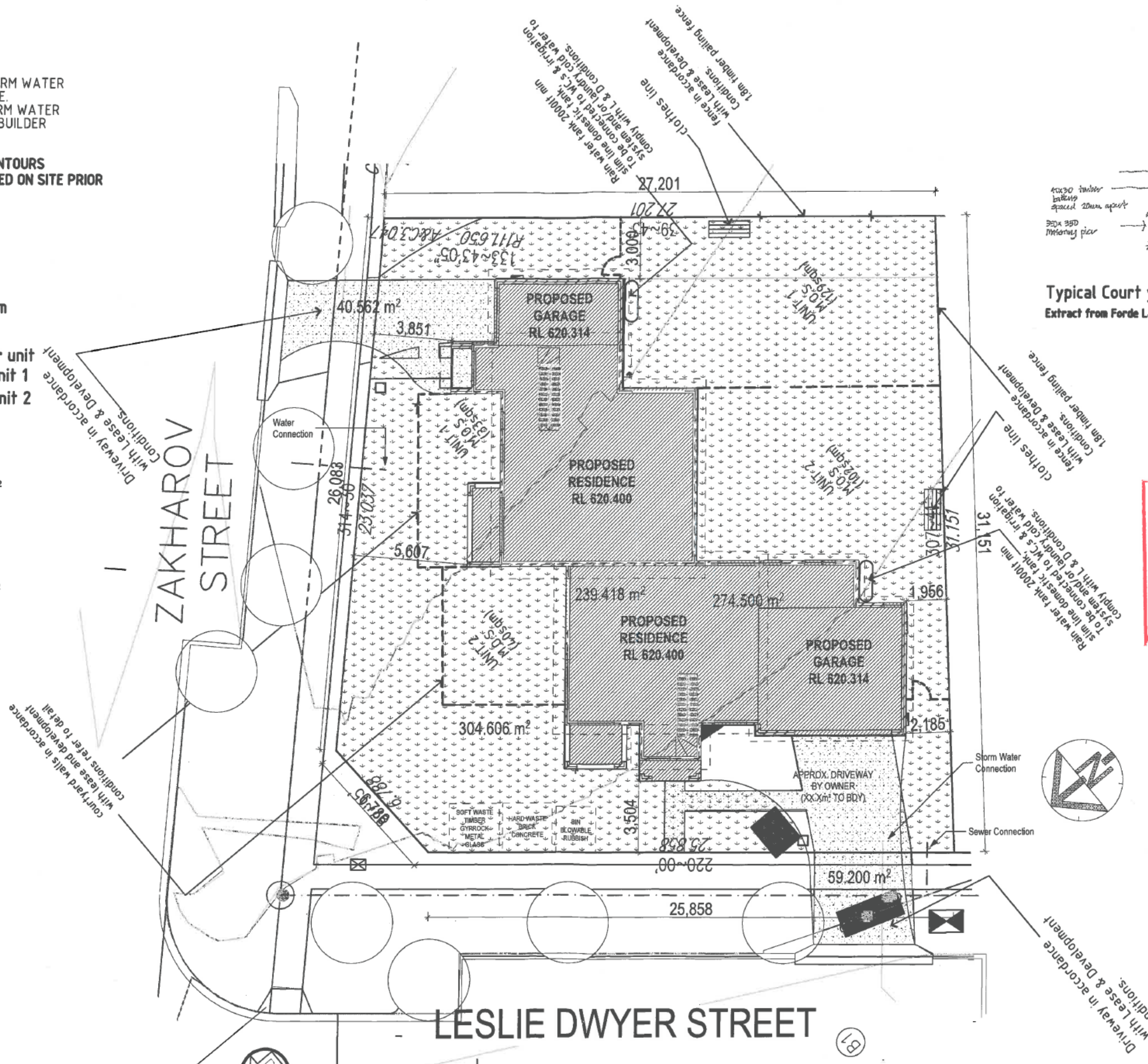
SITE AREA = 888sqm
40% SITE AREA IS TO BE P.O.S.
REQUIRED = 482.8 sqm
ACHIEVING = 629.71sqm

MAIN OPEN SPACE.
REQUIRED = 50sqm per unit
ACHIEVING = 129sqm unit 1
= 142sqm unit 2

AREA:

Unit 1
 Lower floor: 99.67
 Upper Floor: 81.42m²
 Garage: 20.37m²

Unit 2
 Lower floor: 91.25m²
 Upper Floor: 89.98m²
 Garage/Store: 47m²



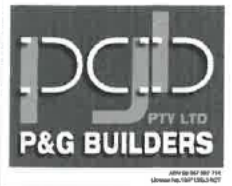
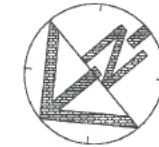
Typical Court yard fence detail
 Extract from Forde L&Ds.



Driveway in accordance with Lease & Development Conditions refer to detail

Driveway in accordance with Lease & Development Conditions

Driveway in accordance with Lease & Development Conditions



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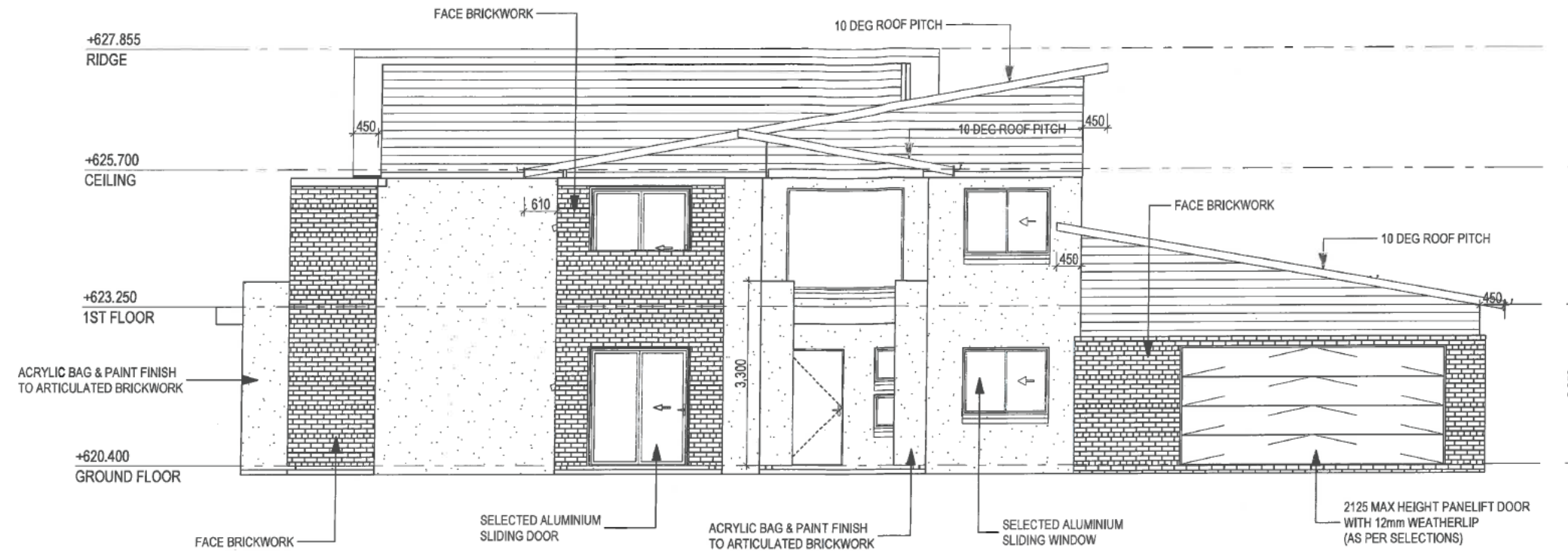
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DRAWING:	DRAWN:	CHECKED:
1 B.A PLANS	BWI 30-01-2011	-- --
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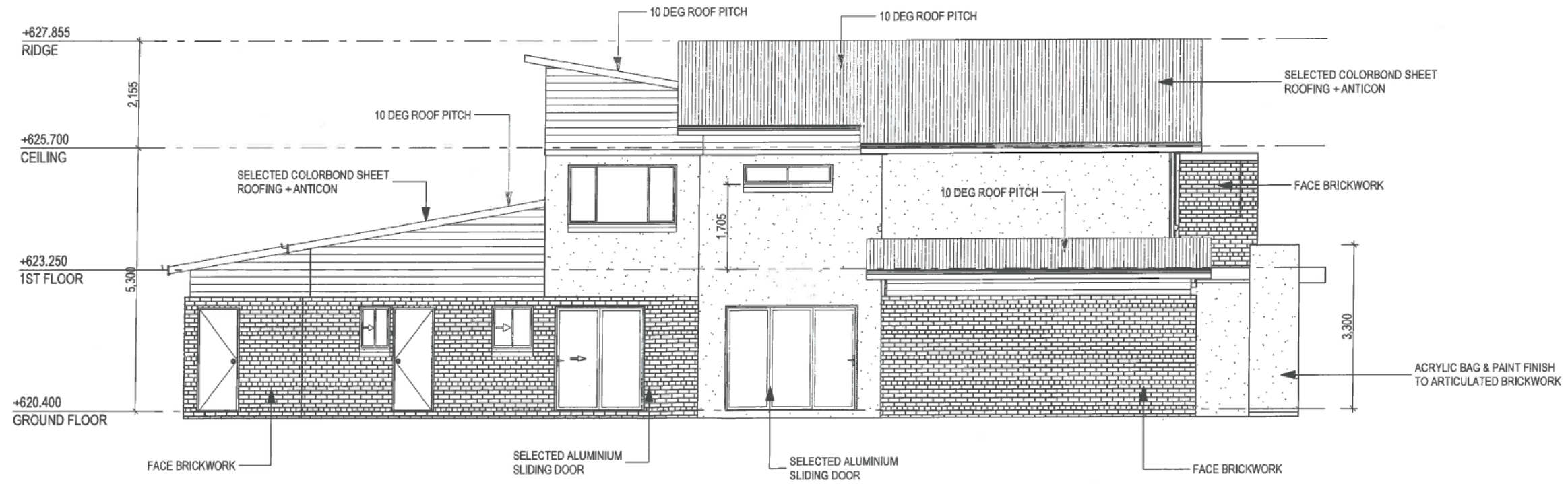
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P & G BUILDERS	1	---
ADDRESS:		

SUBURB:	COUNCIL:	SECTION NO:
FORDE	---	69
		POSTCODE:

HOUSE DESIGN:	DESIGN CODE:		
CUSTOM	CUSTOM		
FACADE:	FACADE CODE:		
CUSTOM	CUSTOM		
SHEET TITLE: <td>SHEET No:</td> <td>SCALE:</td> <td>CONTRACT No:</td>	SHEET No:	SCALE:	CONTRACT No:
SITE PLAN	2/7	1:210	2011



FRONT ELEVATION



REAR ELEVATION

BUILDING APPROVAL
 Issued under section 28 of the Building Act 2004
 Certified Building Solutions Pty Ltd
 - 4 OCT 2013
 Licence No:
 200426203

ENERGY REQUIREMENTS

**Sealed Exhaust fans to Laundry
 WC, Basins.
 Seals to all External Doors.
 Walls R2 + Sisalation
 Ceilings R 4.5
 Roof R 1.0 + Sisalation.**



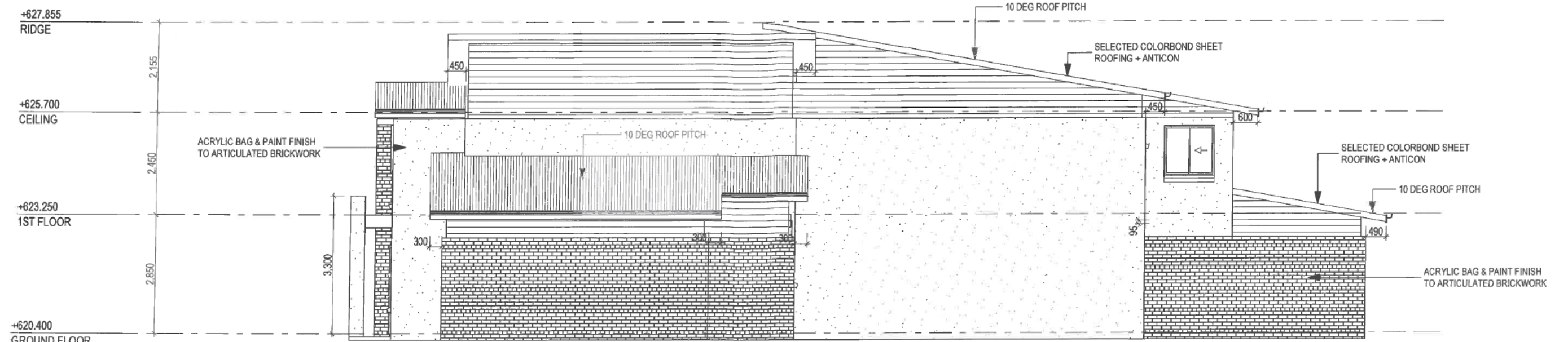
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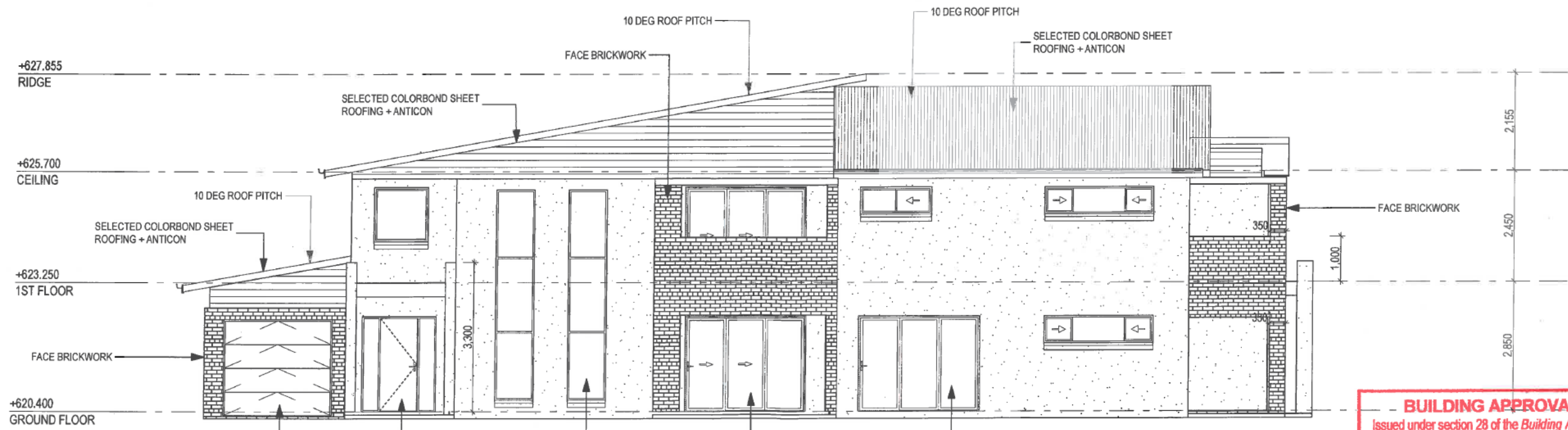
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2		
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ADDRESS: ---	SECTION NO. 69	POSTCODE: ---
SUBURB: FORDE	COUNCIL: ---	

HOUSE DESIGN: CUSTOM	DESIGN CODE: CUSTOM
FAÇADE: CUSTOM	FAÇADE CODE: CUSTOM
SHEET TITLE: ELEVATIONS / SECTION	SHEET No: 5 / 7
	SCALE: 1:100
	CONTRACT No: 2011



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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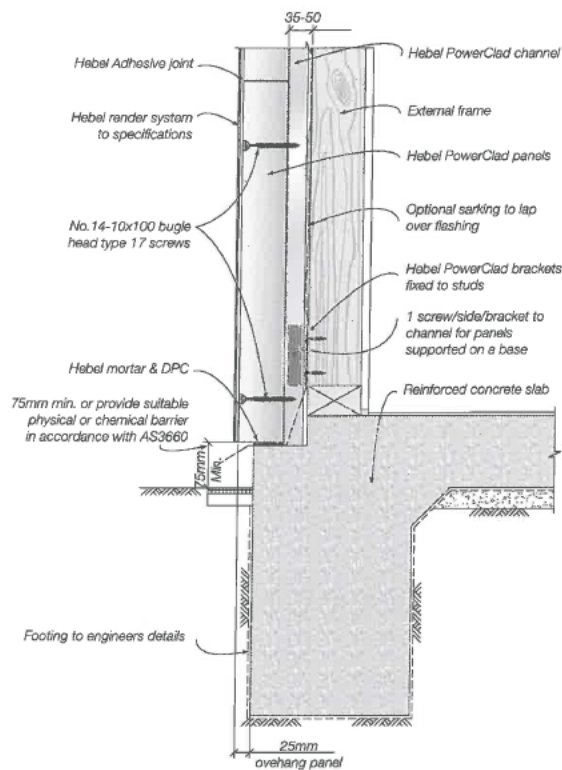
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ADDRESS: ---		
SUBURB: FORDE	COUNCIL: ---	SECTION NO: 69
		POSTCODE: ---

HOUSE DESIGN: CUSTOM	DESIGN CODE: CUSTOM
FACADE: CUSTOM	FACADE CODE: CUSTOM
SHEET TITLE: ELEVATIONS	SHEET No: 6 / 7
	SCALE: 1:100
	CONTRACT No: 2011

Detail 17.6.4 Footing Junction – Supported on a Base

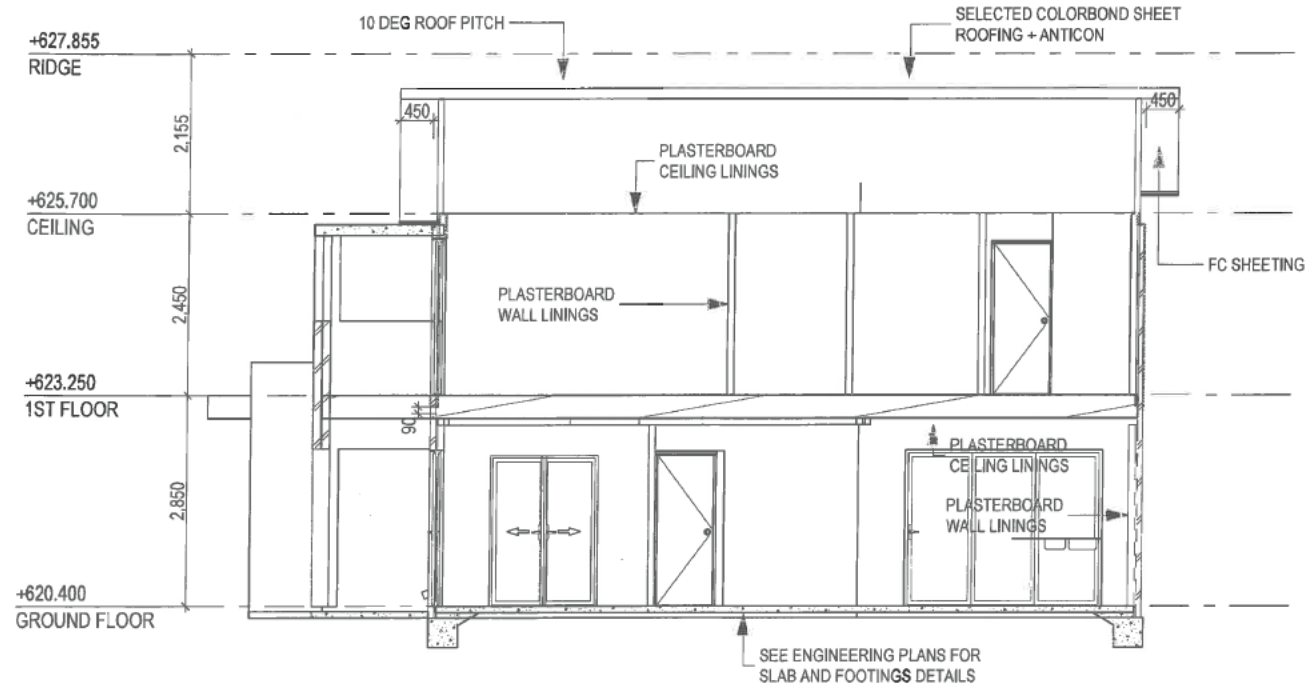


Note:
Additional Base details can be found at
www.hebelaustralia.com.au/resources/cadfiles.aspx



ENERGY REQUIREMENTS

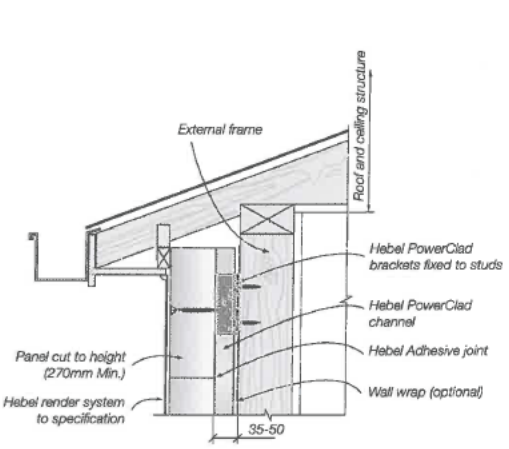
- Sealed Exhaust fans to Laundry, WC, Basins.
- Seals to all External Doors.
- Walls R2 + Sisalation
- Ceilings R 4.5
- Roof R 1.0 + Sisalation.



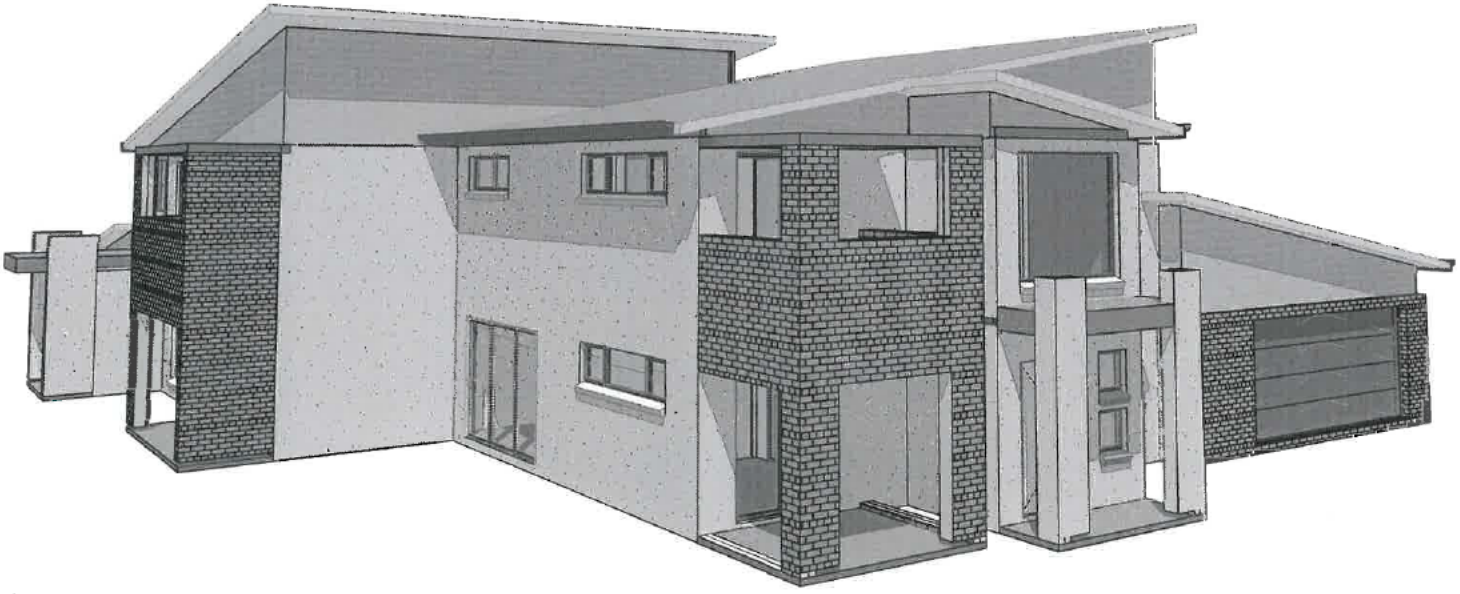
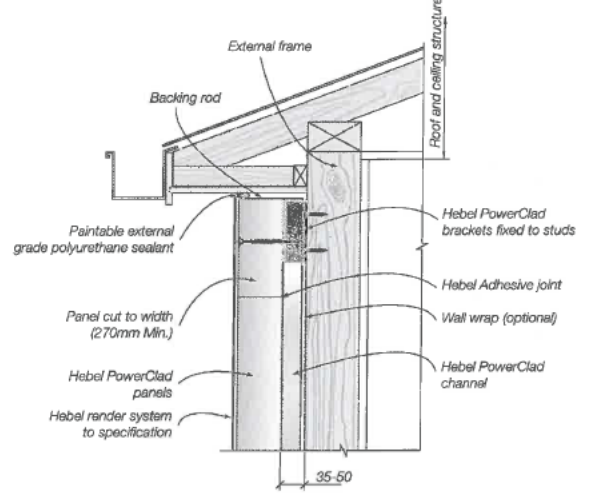
SECTION A-A

17.7 Eave Details

Detail 17.7.1 Panel Extended Above Eave



Detail 17.7.2 Panel at Eave Height



Generic Perspective (2)

HE370 PowerClad DETAIL8



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ADDRESS: ---	SUBURB: FORDE	COUNCIL: ---
SECTION NO: 69	POSTCODE: ---	

HOUSE DESIGN: CUSTOM	DESIGN CODE: CUSTOM
FACADE: CUSTOM	FACADE CODE: CUSTOM
SHEET TITLE: DETAILS	SHEET No: 7/7
	SCALE: 1:1.23, 1:100
	CONTRACT No: 2011

STRUCTURAL DETAILS AND SPECIFICATIONS

PROPOSED RESIDENCE ON

BLOCK 1 SECTION 69, FORDE, A.C.T

FOR

P&G BUILDERS PTY LTD

SITE PREPARATION NOTES

THE DESIGN OF THIS WAFFLE POD FLOORING SYSTEM HAS BEEN BASED ON THE FOLLOWING:

- THE SLAB HAS BEEN DESIGNED FOR A "M" SITE CLASSIFICATION.
- BUILDER TO PROVIDE AND VERIFY SITE CLASSIFICATION PRIOR TO CONSTRUCTION.
- ALL TOP SOIL AND ORGANIC MATTER HAS BEEN COMPLETELY STRIPPED FROM SITE FOR WHICH THE RESIDENCE AND ITS SURROUNDING AREA IS LOCATED WITH PARTICULAR ATTENTION TO ROOT ZONE INFLUENCE.
- NO SIGNIFICANT SILTY MATERIALS ARE TO BE INCORPORATED WITHIN THE SOIL PROFILE SUPPORTING THE WAFFLE POD (OTHERWISE GEOTECHNICAL ADVICE MUST BE SOUGHT AS TO THE LONG TERM INTEGRITY OF THE PLATFORM.)
- IF THE SITE IS BENCHED WITH A CUT AND FILL APPLICATION THE FILL IS TO BE CERTIFIED BY A QUALIFIED PRACTISING ENGINEER WITHIN THE FIELD OF STRUCTURAL INTEGRITY: OTHERWISE STRUCTURAL PIERS MUST BE INSTALLED IN ACCORDANCE WITH STRUCTURAL ENGINEERING DESIGN ADOPTING SUSPENDED WORKS.
- ANY FILL IS TO EXTEND PAST THE EDGE OF THE SLAB BY AT LEAST ONE METRE.
- GRADING OF THE NATURAL OR FILL LEVELS ARE TO FALL AWAY FROM THE SLAB FACE ENSURING NO PONDING OF RAINWATER OR EROSION MATERIAL.
- SUBSOIL DRAINS CONSTRUCTED WHERE DESIRABLE TO ALLEVIATE SUBTERRANEAN WATER AND POTENTIAL EXCESSIVE MOISTURE RETENTION WITHIN THE STRUCTURAL PLATFORM THAT WILL CAUSE STRUCTURAL DURESS TO THE SLAB.
- ALL EXCAVATIONS FOR DRAINAGE (SEWER AND STORMWATER) RUNNING PARALLEL OR WITHIN THIS VICINITY NOT TO EXTEND BELOW A LINE DRAWN AT 45 DEGREES + 300 TO THE HORIZONTAL FOR CLAY AND 30 DEGREES + 300 FOR SAND OR GRANULAR MATERIAL FROM THE BOTTOM OF THE EDGE BEAM OR EXCAVATED BASE OF PIERS.
- ALL DRAINAGE EXCAVATIONS TO BE REINSTATED WITH COMPACTED GRANULAR TYPE FILL COMPACTED TO 90% M.M.D.D.
- TERMITE TREATMENT TO LOCAL AUTHORITIES REQUIREMENTS.
- MINIMUM DESIGN BEARING CAPACITY FOR STRUCTURAL PLATFORM 50KPA.

CONCRETE NOTES

- CONCRETE F'C TO BE 20MPA FOR PIERS, FOOTINGS AND SLABS, AND 32MPA FOR REMAINDER U.N.O
- ALL MATERIALS TO COMPLY WITH CURRENT AUSTRALIAN STANDARDS.
- ALL WORKMANSHIP TO COMPLY WITH CURRENT AUSTRALIAN STANDARDS.
- CONCRETE MIX TO BE N20 WITH 20MM MAX. AGGREGATE SIZE.
- ALL CONCRETE TO BE LAID USING VIBRATORS.
- MAXIMUM SLUMP 80MM AND NO WATER ADDED ON SITE UNLESS CERTIFIED BY AN ENGINEER OR GUARANTEEING SUPPLIER.
- ALL CONCRETE SLABS TO BE CURED FOR SEVEN DAYS BY SUITABLE MEANS.
- REINFORCEMENT TO BE ADEQUATELY LAPPED N12'S =450MM N16'S= 600MM.
- COVER TO REINFORCEMENT: EXPOSURE CLASSIFICATION A1
 - 20MM TOP COVER (INTERNAL).
 - 30MM COVER (EXTERNAL).
 - 30MM BOTTOM COVER TO INTERNAL AND EXTERNAL STIFFENING BEAMS (OVER VAPOUR BARRIER).
 - 40MM COVER FOR CONCRETE CAST AGAINST GROUND.
- VAPOUR BARRIER TO PROTRUDE PAST EXTERNAL STIFFENING BEAM.
- VAPOUR BARRIER TO BE PLACED OVER 50MM THICK LEVELING LAYER OF COMPACTED COARSE SAND OR EQUIVALENT.
- VAPOUR BARRIER TO BE LAPPED 200MM AT JOINTS AND ALL SERVICE PENETRATIONS SHALL BE TAPED.
- SERVICE PENETRATIONS IN EDGE OR RIB BEAMS TO BE CARRIED OUT IN ACCORDANCE WITH THE GIVEN DETAIL.

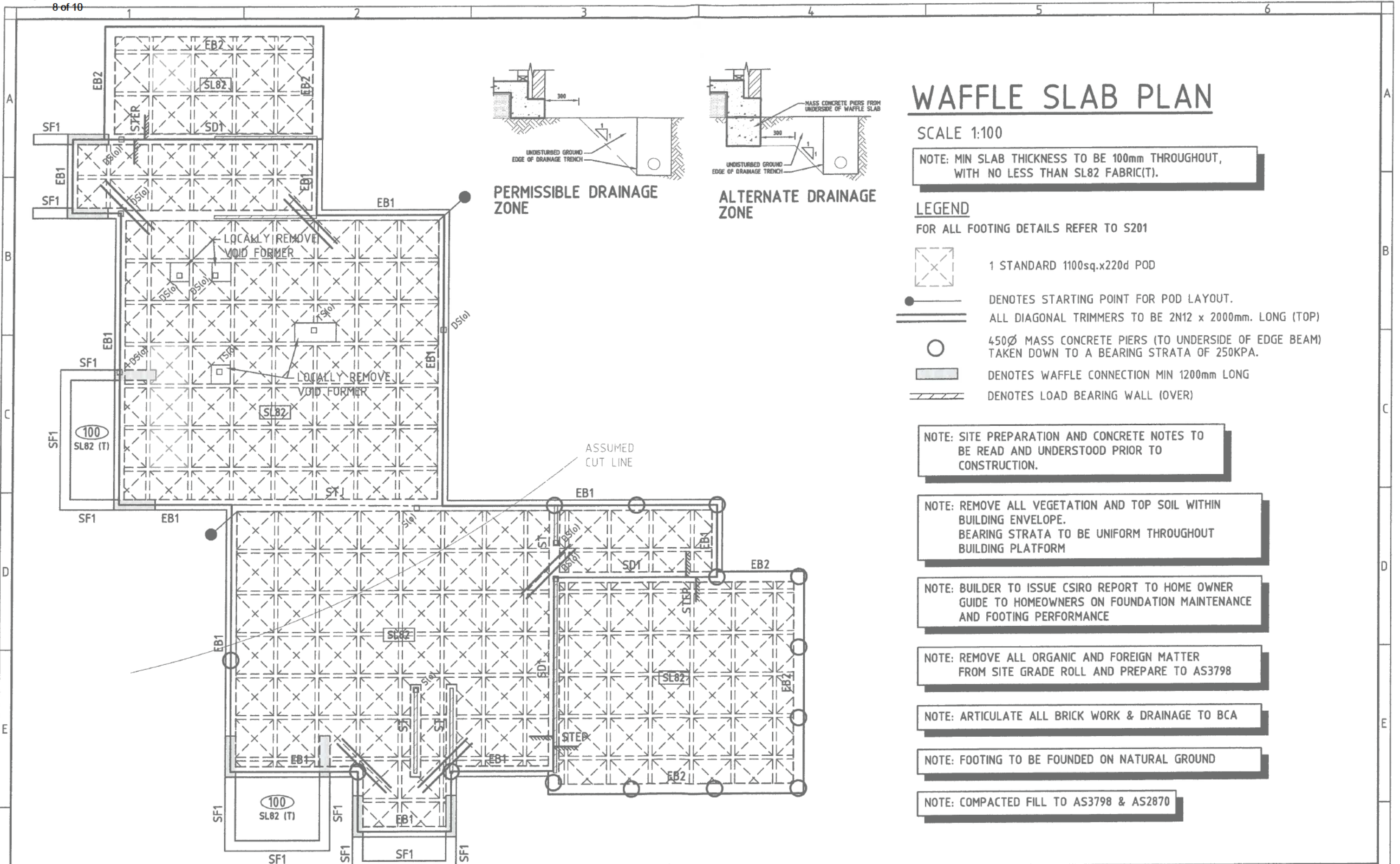
OUR REFERENCE: 120928

PREPARED BY:



sellick consultants

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p: 02 6201 0200 f: 02 6247 2203
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WAFFLE SLAB PLAN

SCALE 1:100

NOTE: MIN SLAB THICKNESS TO BE 100mm THROUGHOUT, WITH NO LESS THAN SL82 FABRIC(T).

LEGEND

FOR ALL FOOTING DETAILS REFER TO S201



1 STANDARD 1100sq.x220d POD



DENOTES STARTING POINT FOR POD LAYOUT.



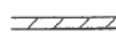
ALL DIAGONAL TRIMMERS TO BE 2N12 x 2000mm. LONG (TOP)



450Ø MASS CONCRETE PIERS (TO UNDERSIDE OF EDGE BEAM) TAKEN DOWN TO A BEARING STRATA OF 250KPA.



DENOTES WAFFLE CONNECTION MIN 1200mm LONG



DENOTES LOAD BEARING WALL (OVER)

NOTE: SITE PREPARATION AND CONCRETE NOTES TO BE READ AND UNDERSTOOD PRIOR TO CONSTRUCTION.

NOTE: REMOVE ALL VEGETATION AND TOP SOIL WITHIN BUILDING ENVELOPE. BEARING STRATA TO BE UNIFORM THROUGHOUT BUILDING PLATFORM

NOTE: BUILDER TO ISSUE CSIRO REPORT TO HOME OWNER GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE

NOTE: REMOVE ALL ORGANIC AND FOREIGN MATTER FROM SITE GRADE ROLL AND PREPARE TO AS3798

NOTE: ARTICULATE ALL BRICK WORK & DRAINAGE TO BCA

NOTE: FOOTING TO BE FOUNDED ON NATURAL GROUND

NOTE: COMPACTED FILL TO AS3798 & AS2870

ISSUE	AMEND	DESCRIPTION	DATE	DRAWN
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PROJECT TITLE
PROPOSED DUAL OCCUPANCY

CLIENT
P&G BUILDERS P/L

DESIGNED BY
 D.Mc

CHECKED BY
 D.Mc

AUTHORISED BY

DATE

DRAWING TITLE
FOOTING AND SLAB PLAN

PROJECT LOCATION
BOCK 1 SECTION 69 FORDE, ACT

SCALE
 AS SHOWN AT A3

JOB NO.
120928

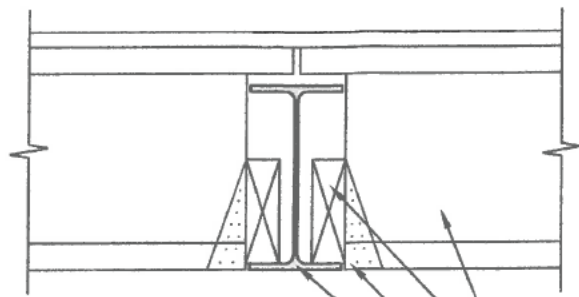
DRAWING NO.
S101

UPPER MARKING PLAN

SCALE 1:100

LEGEND

- ==== DENOTES LOAD BEARING WALL (UNDER)
- J1 DENOTES DIRECTION OF TIMBER JOISTS



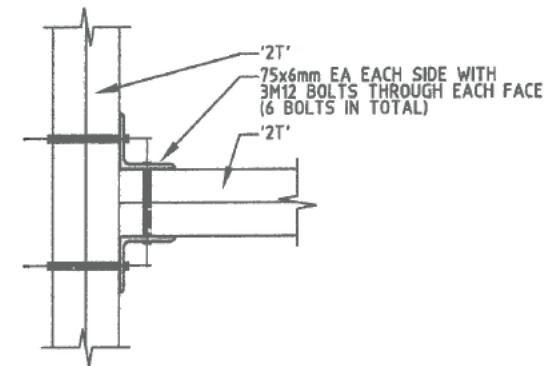
SECTION 1

SCALE = 1:10

- 'J1'
- POWER FASTEN TIMBER BLOCKING TO 'FB1'
- PROPRIETARY JOIST HANGER
- 'FB1'

STEEL SCHEDULE

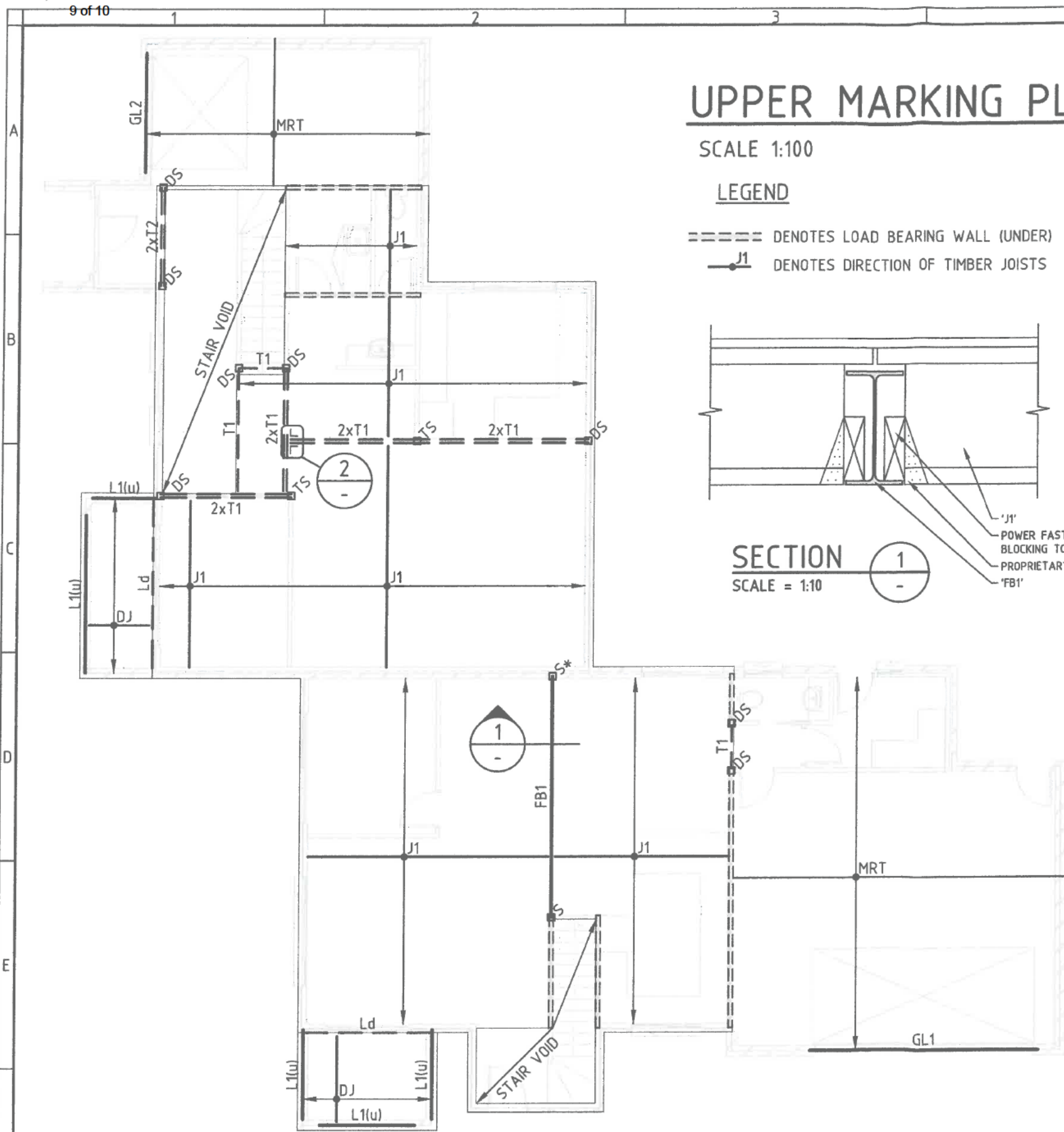
MARK	MEMBER	SIZE	REMARKS
S	STANCHION	75x4.0mm SHS	* STANCHION CAN BE OMITTED IF MASONRY BEARING IS PROVIDED
FB1	FLOOR BEAM	250UB26	-
DJ	DECK JOISTS	130x35mm MGP-10 T/PINE	AT 450cts
L1	LINTEL	200x7mm GAL-T	-
Ld	LEDGER	130x45mm MGP-10 T/PINE	M12s AT 450cts
GL1	GARAGE LINTEL	200x9mm GAL-T	-
GL2	GARAGE LINTEL	200x7mm GAL-T	-
MRT	MANUFACTURED ROOF TRUSSES	-	REFER TO MANU. SPECS.
T1	TIMBER BEAM	300x45mm LVL	-
T2	TIMBER BEAM	150x45mm LVL	-
J1	TIMBER JOISTS	300mm DEEP MIN	JOISTS TO MANU. SPECS.
TS	TRIPLE STUD	3x90x45 MGP-10	TRIPLE STUD - 2 ROWS NOGGINS
DS	DOUBLE STUD	2x90x45 MGP-10	DOUBLE STUD - 2 ROWS NOGGINS
S/W	STITCH WELD	DENOTES MEMBERS TO BE STICH WELDED 150mm EACH END, MISS 150mm AND HIT 75mm THERE AFTER, UNLESS NOTED OTHERWISE.	



SECTION 2

SCALE = 1:10

2



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A	-	FOR CONSTRUCTION	01.02.13	KMc

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PROJECT TITLE
PROPOSED DUAL OCCUPANCY

CLIENT
P&G BUILDERS P/L

DESIGNED BY
 D.Mc

CHECKED BY
 D.Mc

AUTHORISED BY

DATE

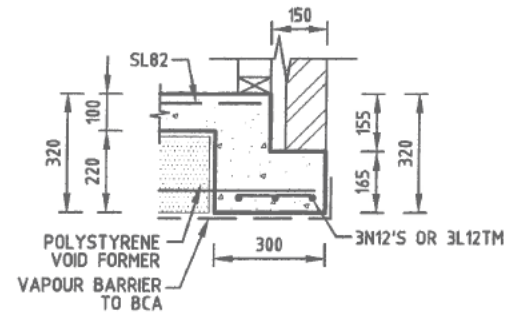
DRAWING TITLE
UPPER MARKING PLAN

PROJECT LOCATION
BOCK 1 SECTION 69 FORDE, ACT

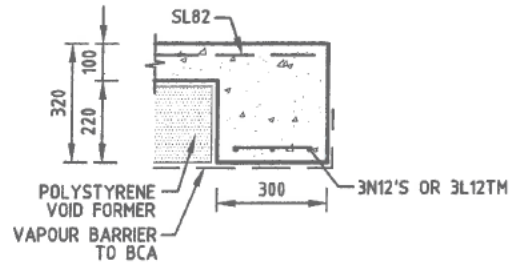
SCALE
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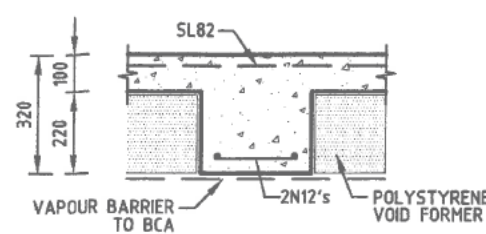
DRAWING NO.
S102



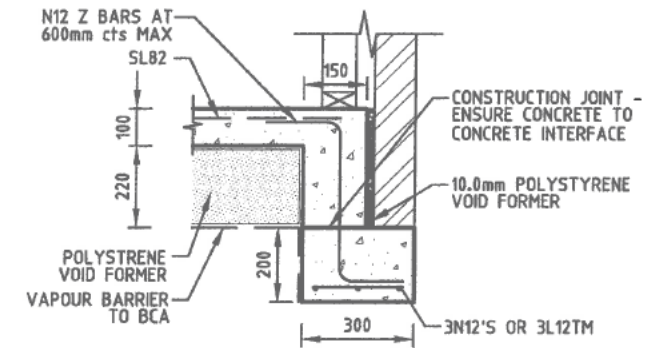
BEARING ONTO NATURAL STRATA OR PIERS (SEE NOTES)
STANDARD EDGE BEAM EB1



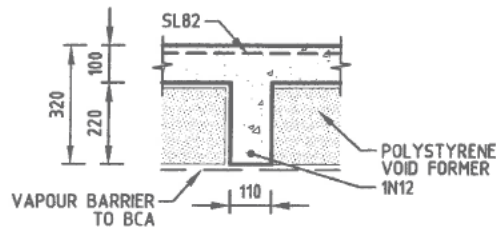
BEARING ONTO NATURAL STRATA OR PIERS (SEE NOTES)
EDGE BEAM EB2



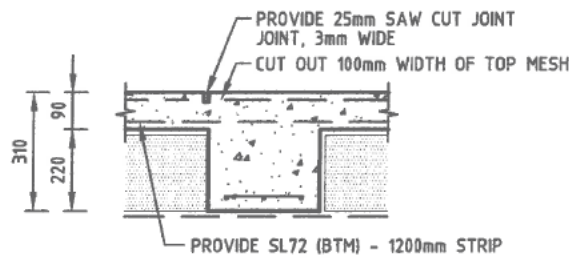
STANDARD SLAB THICKENING ST



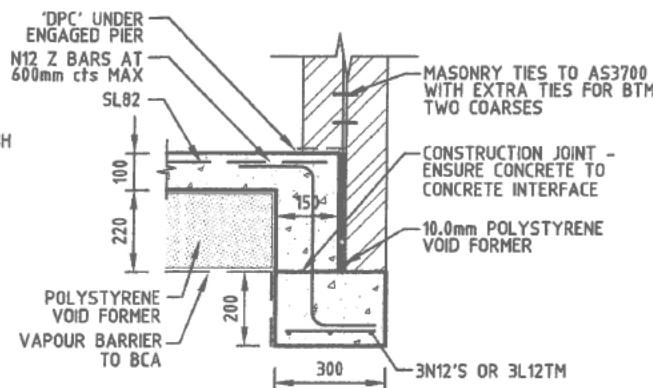
ALTERNATIVE EB1



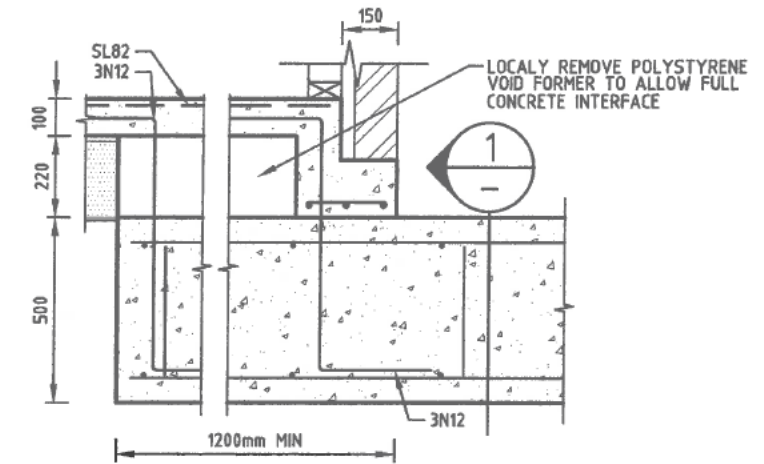
STANDARD INTERNAL RIB (GARAGE SIMILAR)



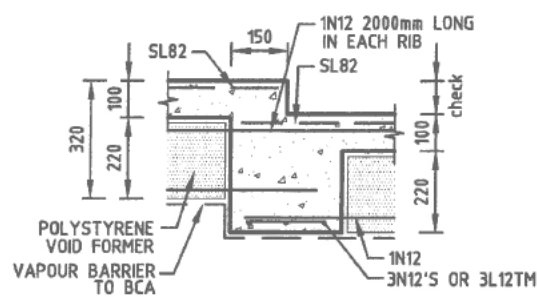
TYPICAL STJ



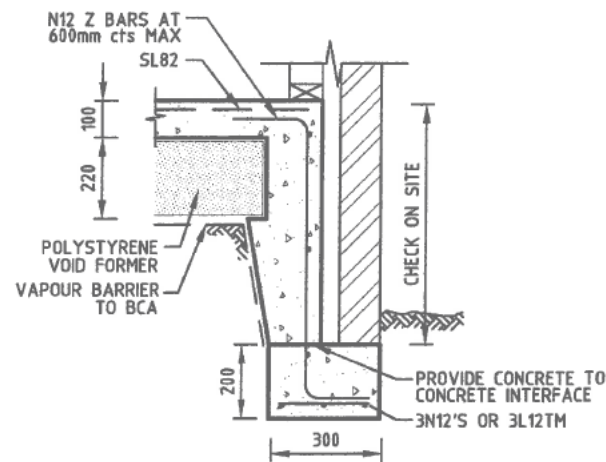
ALTERNATIVE EB2 WITH MASONRY WALL FOR GARAGE OVER



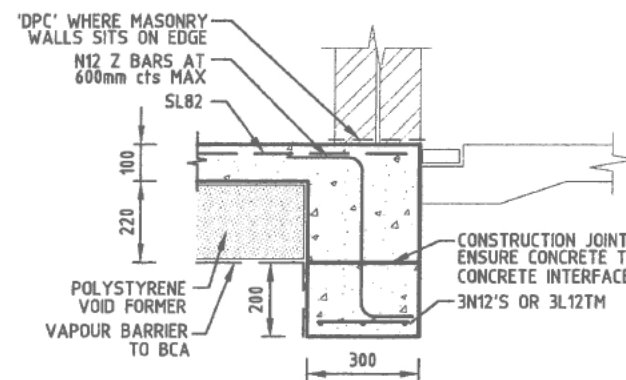
BEARING ONTO NATURAL STRATA OR PIERS (SEE NOTES)
TYPICAL STRIP FOOTING TO WAFFLE SLAB CONNECTION



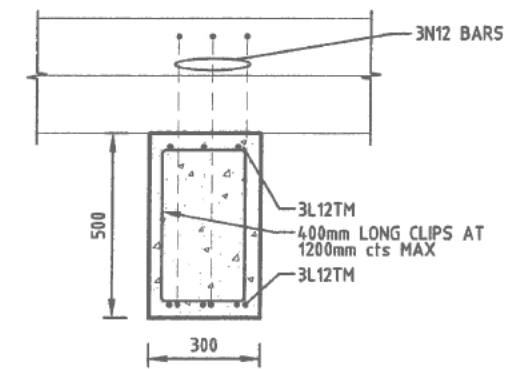
STEPDOWN BEAM SD1



BEARING ONTO NATURAL STRATA OR PIERS (SEE NOTES)
DROPPED EDGE ED



ALTERNATIVE EB2 FOR DRIVEWAY SIDE OF GARAGE



SECTION 1/SF1

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FOOTING AND SLAB DETAILS

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BOCK 1 SECTION 69 FORDE, ACT

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S201