

MIN 4000 LIT RAINWATER TANK
50% OR 100m² OF ROOF AREA, WHICHEVER IS THE LESSER, IS CONNECTED TO THE TANK. TANK IS CONNECTED TO AT LEAST THE TOILET, L'DRY COLD WATER AND ALL EXTERNAL TAPS, AS PER ACT TERRITORY PLAN

STORMWATER/MANHOLE /SUMP/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

1.8m HIGH STANDARD PALING FENCE
ALL FENCE TO COMPLY WITH LEASE & DEVELOPMENT CONDITIONS

ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR

CONTOURS BASED ON DEVELOPERS CONTOURS

0.25m CUT APPROX AT LINE OF HOUSE

TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.

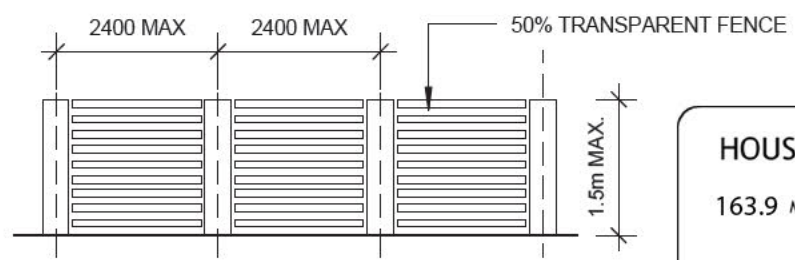
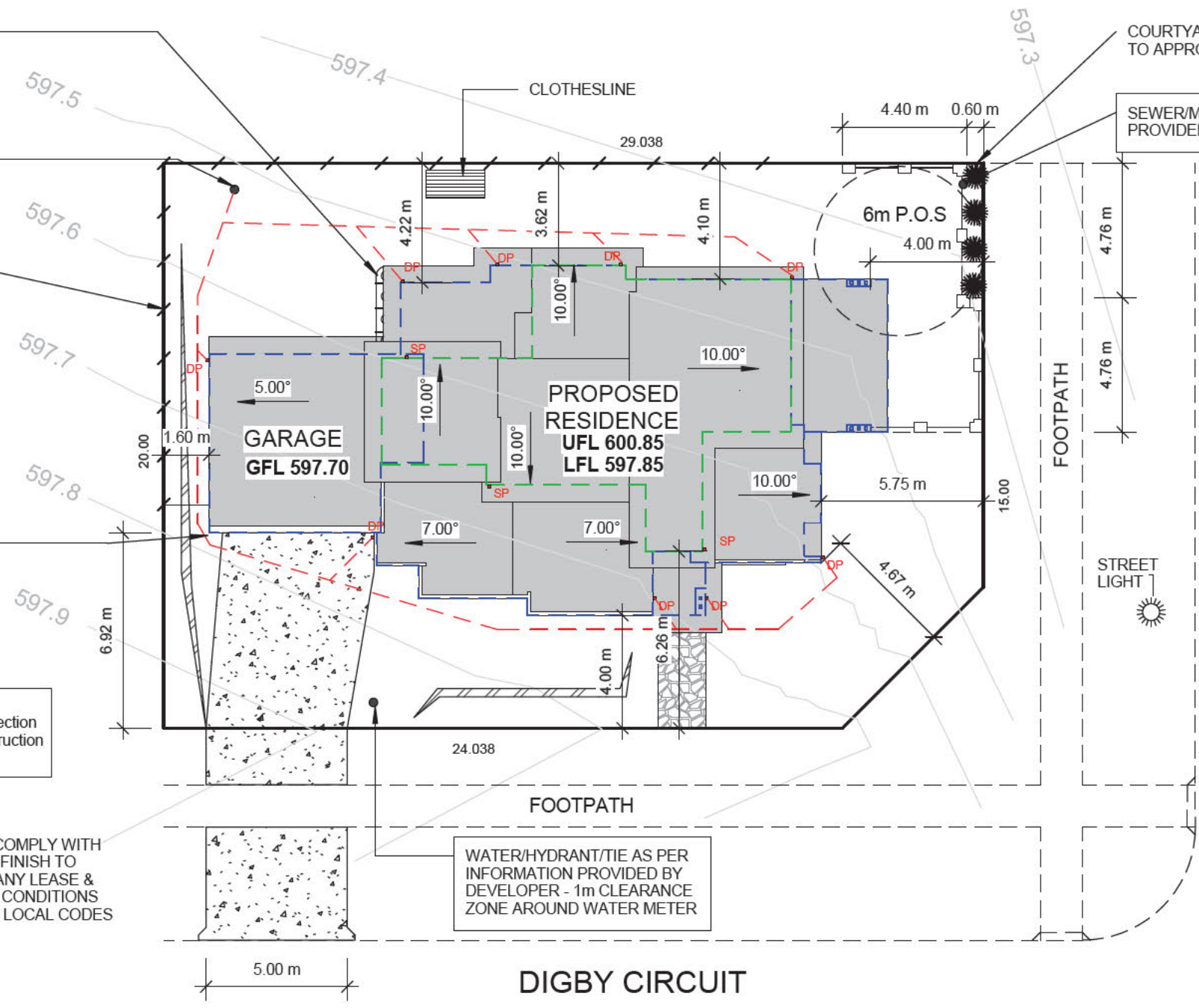
SEDIMENT & EROSION CONTROL
Development complies with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT August 2007

DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH ANY LEASE & DEVELOPMENT CONDITIONS AND RELEVANT LOCAL CODES

COURTYARD WALLS SUBJECTED TO APPROVAL

SEWER/MANHOLE/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

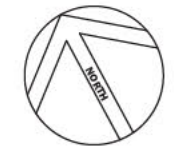
WATER/HYDRANT/TIE AS PER INFORMATION PROVIDED BY DEVELOPER - 1m CLEARANCE ZONE AROUND WATER METER



COURTYARD WALL TO BE CONSTRUCTED IN ACCORDANCE WITH TERRITORY PLAN AND LEASE AND DEVELOPMENT CONDITIONS

HOUSE ENERGY RATING
163.9 MJ/m² /ANNUM 6 STARS
27-05-2013
SULAIMAN AKBARI
SULAKBARI
ASSESSOR

AREA: 568m²
P.O.S 60% -50.0m²
290.8m²



TABBARA CRESCENT

DIGBY CIRCUIT

Select Structure
BUILDING APPROVAL
issued under section 28 of the Building Act 2004
1a(i), 10a, 10b
BCA Occupancy Class
N/A
BCA Construction Type
2 of 10
Number of pages
Jul 1, 2013
Issue Date
J. Krevatin
Livij Krevatin
Licence No. 2010979

Select Structure
VERIFICATION OF EXEMPT STATUS
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GENERAL NOTES:
- ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
- BUILDER TO VERIFY ALL DIMENSIONS ON SITE.
- DO NOT SCALE DRAWINGS, ALL DIMENSIONS IN mm
- ALL CONCRETE SLABS & FOOTINGS TO BE IN ACCORDANCE WITH S.A.A 2870.1
- ALL TIMBER WORKS TO BE DONE IN ACCORDANCE WITH TIMBER FRAMING CODE



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IMAGINE BUILDING

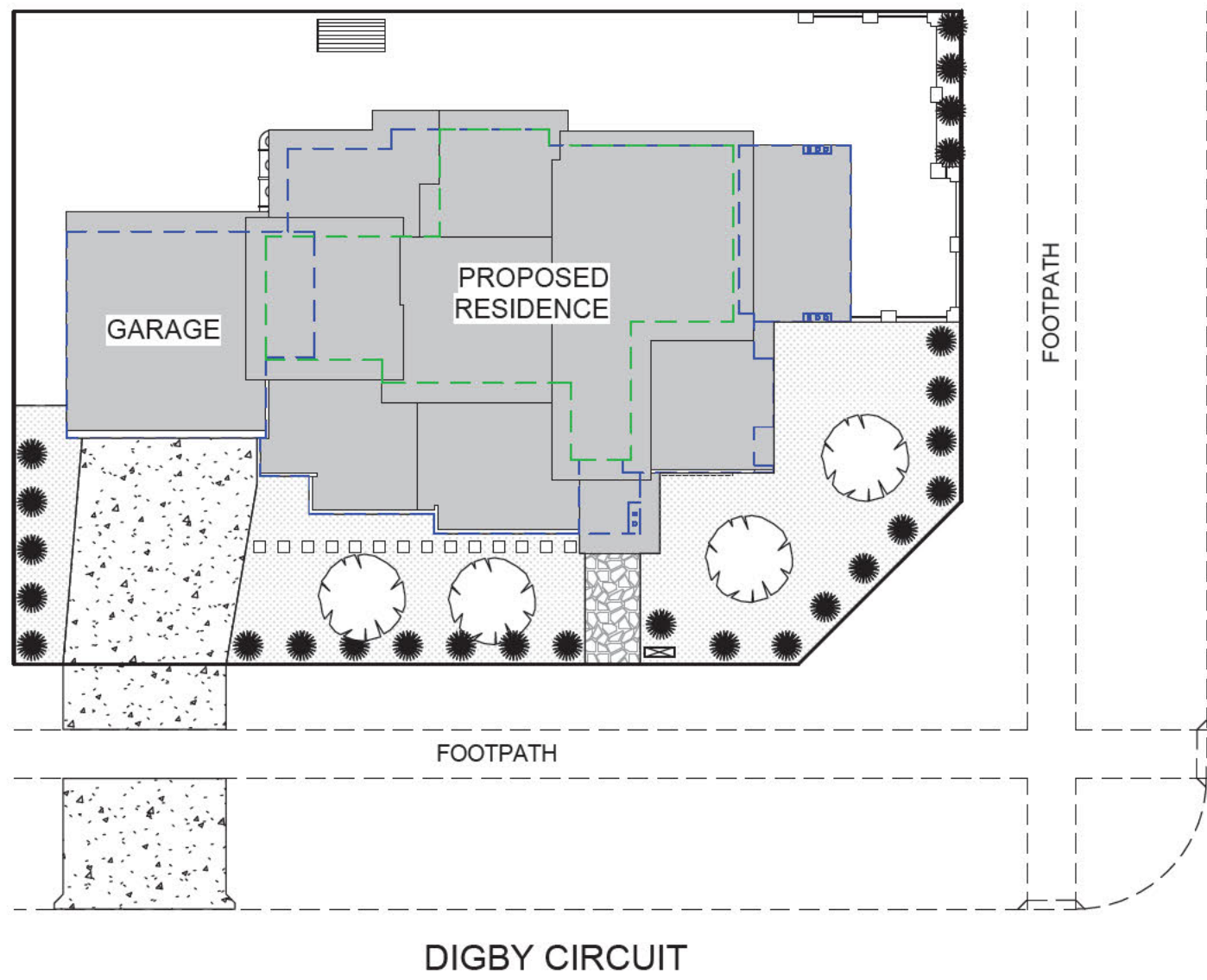
PROJECT NAME:
PROPOSED RESIDENCE

BLOCK: 8 SECTION: 80
SUBURB: CRACE

TITLE:
SITE PLAN

SCALE: 1 : 200@A3
DATE: 27.03.13

SHEET No: 100
JOB NO: 05463-A



LEGEND:

GATE:

CLOTHESLINE:

STEPPING STONES:

GRAVEL:

PEBBLES:

GRASS:

PAVING COLOUR OR CONCRETE TO BE CONSISTENT WITH COLOUR PLATE OF HOUSE:

CONCRETE:

TOTAL AREA OF CONCRETE AND PAVEMENT NOT EXCEED 50% TOTAL AREA OF POS:

GARDEN BED:

RAINWATER TANK MINIMUM 4000 Lt TO COMPLY WITH L&D's, CONNECTED TO TOILET FLUSHING SYSTEMS AND ANY GARDEN IRRIGATION SYSTEM AND/OR LAUNDRY COLD WATER. 50% OF ROOF AREA TO BE FED TO TANK:

LETTERBOX TO BE SIMPLE AND INTGRATED WITH THE HOUSE DESIGN:

	QTY	MATURE PLANT SIZE	CONTAINER SIZE	SPACING
SMALL TREE TO BE SELECTED FROM L&D's LIST, CRACE PATTERN BOOK, TO SUIT LOCATION: -PISTACHIO OR SIMILAR SPECIES	2	6m x 4m	100L	1.5m MIN
PLANT/SHRUB TO BE SELECTED FROM CRACE PATTERN BOOK, & TO SUIT LOCATION - 'BLUE FLAX LILY' OR SIMILAR SPECIES	22	0.7m x 1m	GROW-TUBE	700mm MAX.
SMALL SHRUBS (HEDGING TO FRONTAGE) TO BE SELECTED FROM CRACES L&D's LIST, CRACE PATTERN BOOK, & TO SUIT LOCATION - HEBE 'BLUE GEM' OR SIMILAR SPECIES	AS & IF REQ.	1m x 1m	5L/ 200mm	3 PER m ²
TOTAL:	23	-	-	-

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Building Projects
YOU DREAM IT. WE BUILD IT

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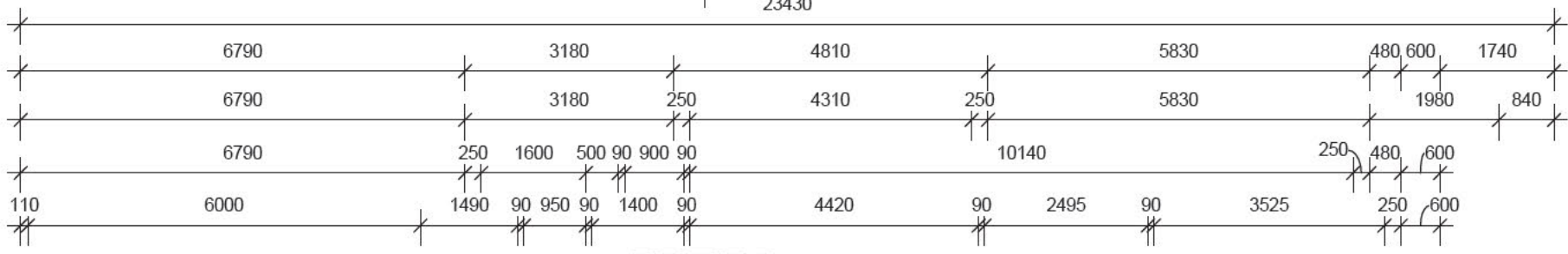
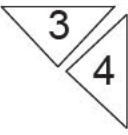
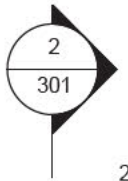
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TITLE:
LANDSCAPE PLAN

SCALE: 1 : 200@A3
DATE: 27.03.13

SHEET No: 101
JOB NO: 05463-A

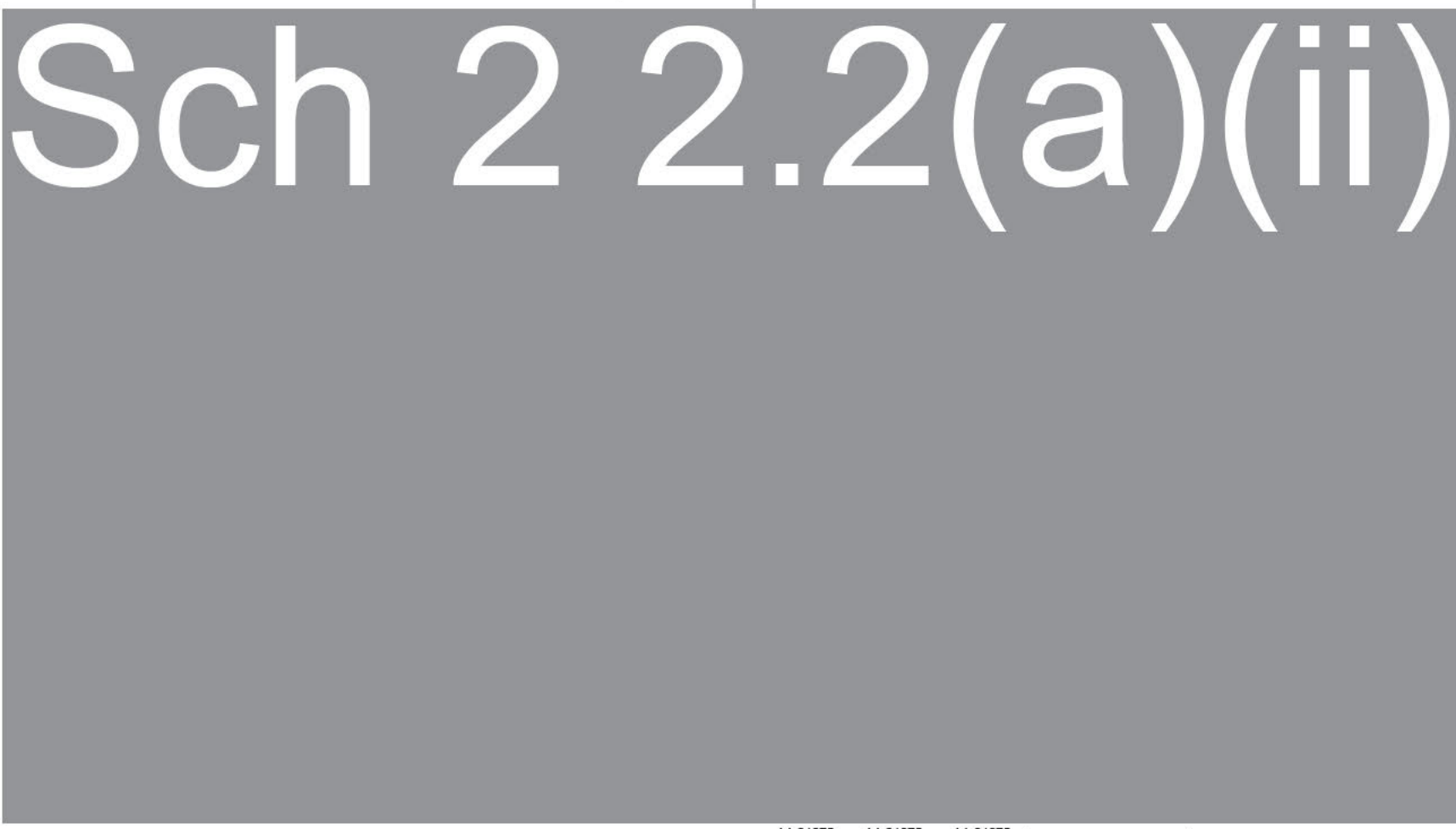


NOTE:
ALL ALUMINIUM DOORS &
WINDOWS TO BE
ALUMINIUM IMPROVED.

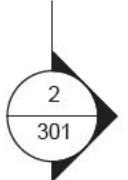
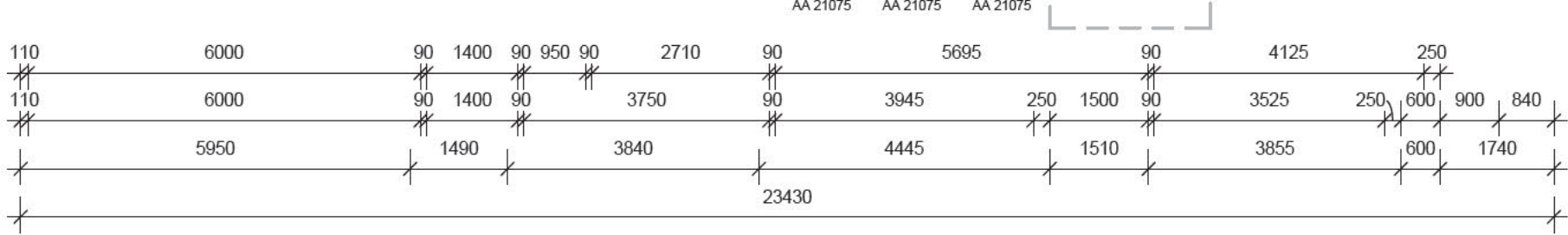
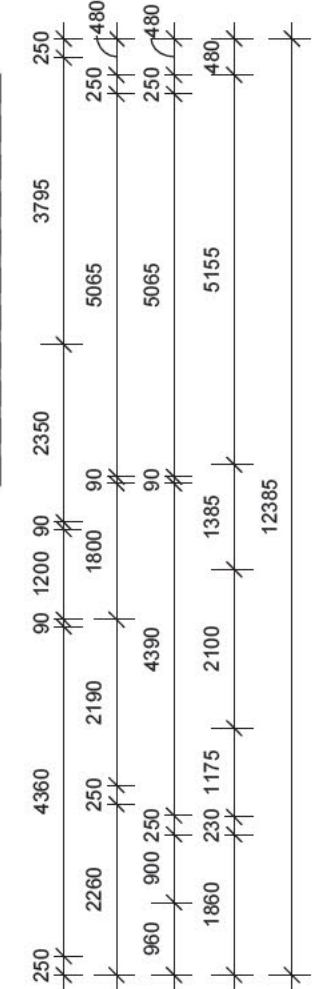
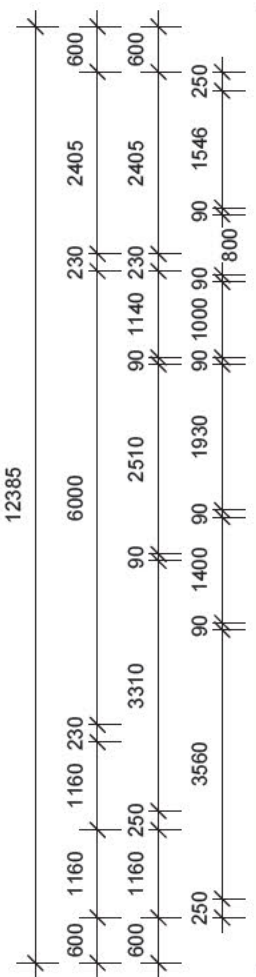
LIGHTING TO COMPLY WITH
CLAUSE 3.12.5.5 OF THE BCA

WATER HEATER IN HOT WATER
SUPPLY SYSTEM TO COMPLY WITH
CLAUSE 3.12.5.6 OF THE BCA

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HOUSE ENERGY RATING
163.9 MJ/m² / ANNUM 6 STARS
27-05-2013
SULAIMAN AKBARI
SUAKBARI
ASSESSOR

AREA

GROUND FLOOR	155.70 m ²
UPPER FLOOR	82.44 m ²
GARAGE/STORAGE	45.85 m ²
ALFRESCO	18.47 m ²
PORCH	4.00 m ²
306.45 m ²	

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PROJECT NAME:
PROPOSED
RESIDENCE

BLOCK: 8 SECTION: 80
SUBURB: CRACE

TITLE:
GROUND FLOOR

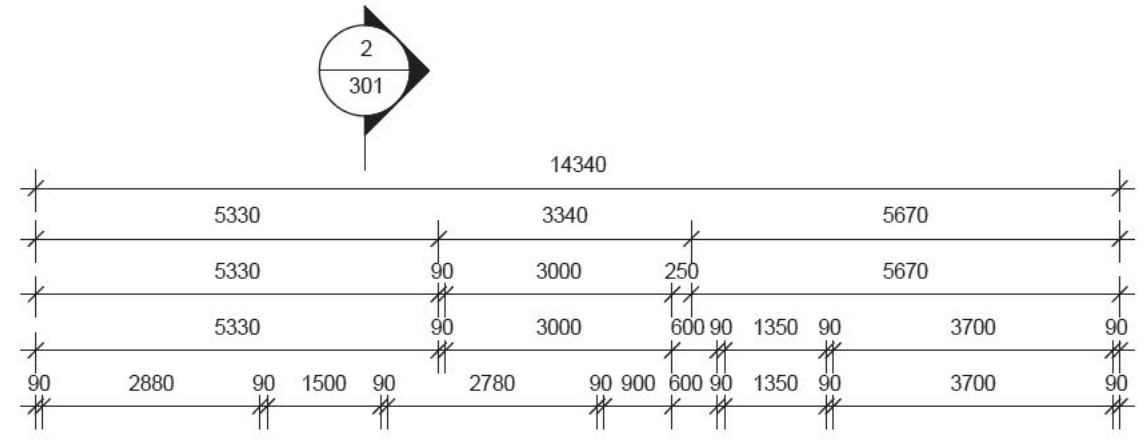
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200
JOB NO:
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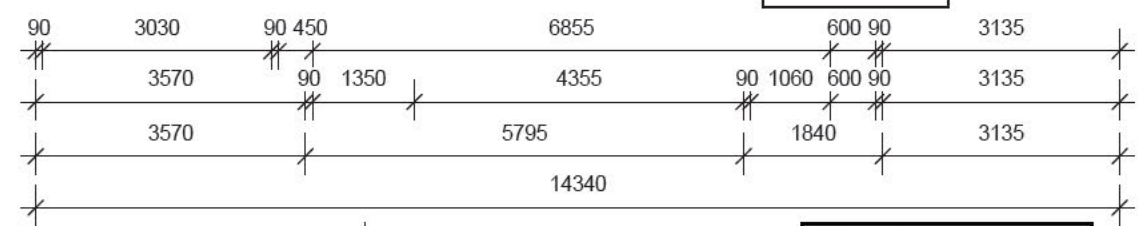
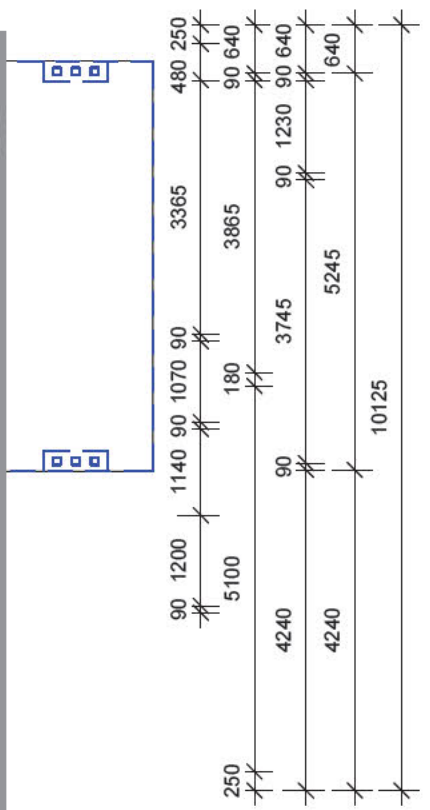
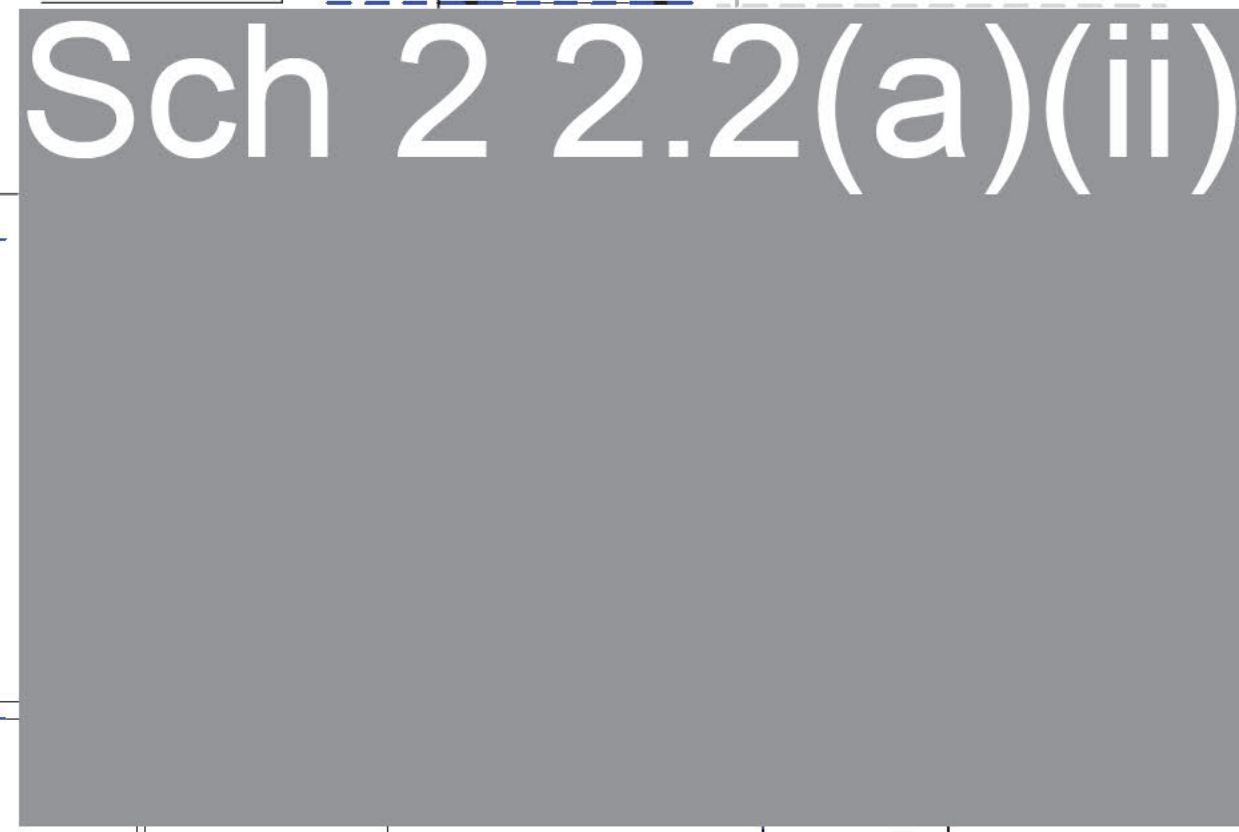
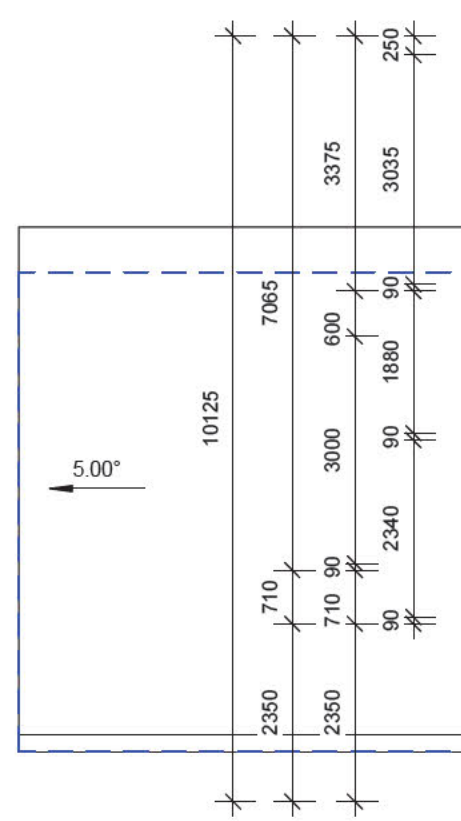
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PORCH	4.00 m ²
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SUBURB: CRACE

TITLE:
UPPER FLOOR

SCALE: 1 : 100@A3	DATE: 27.03.13
SHEET No: 201	JOB NO: 05463-A

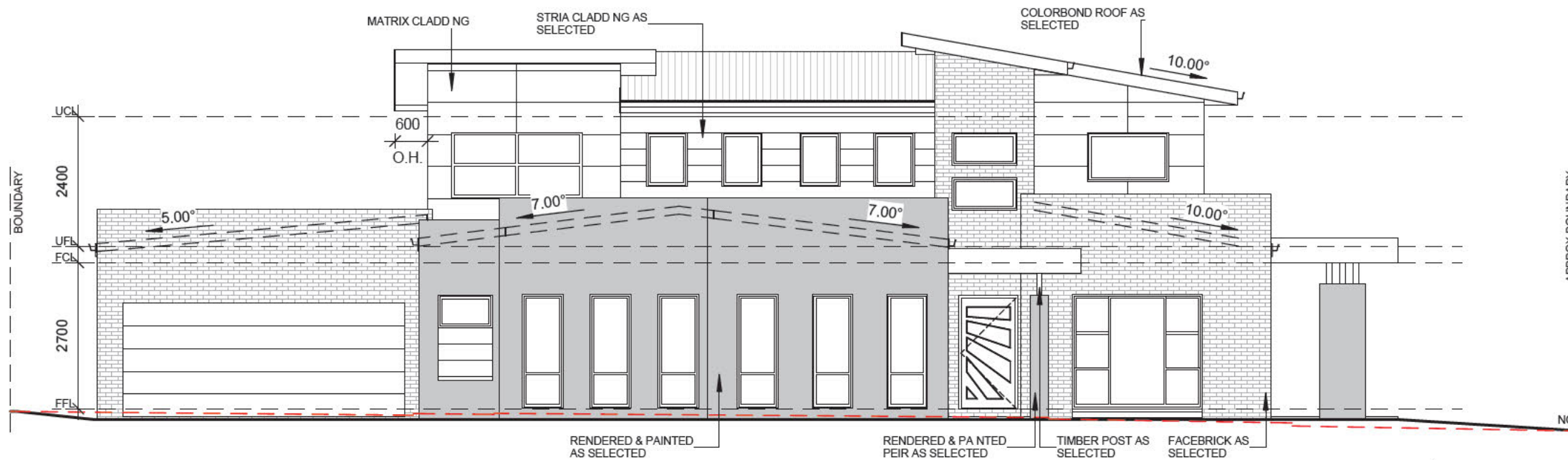
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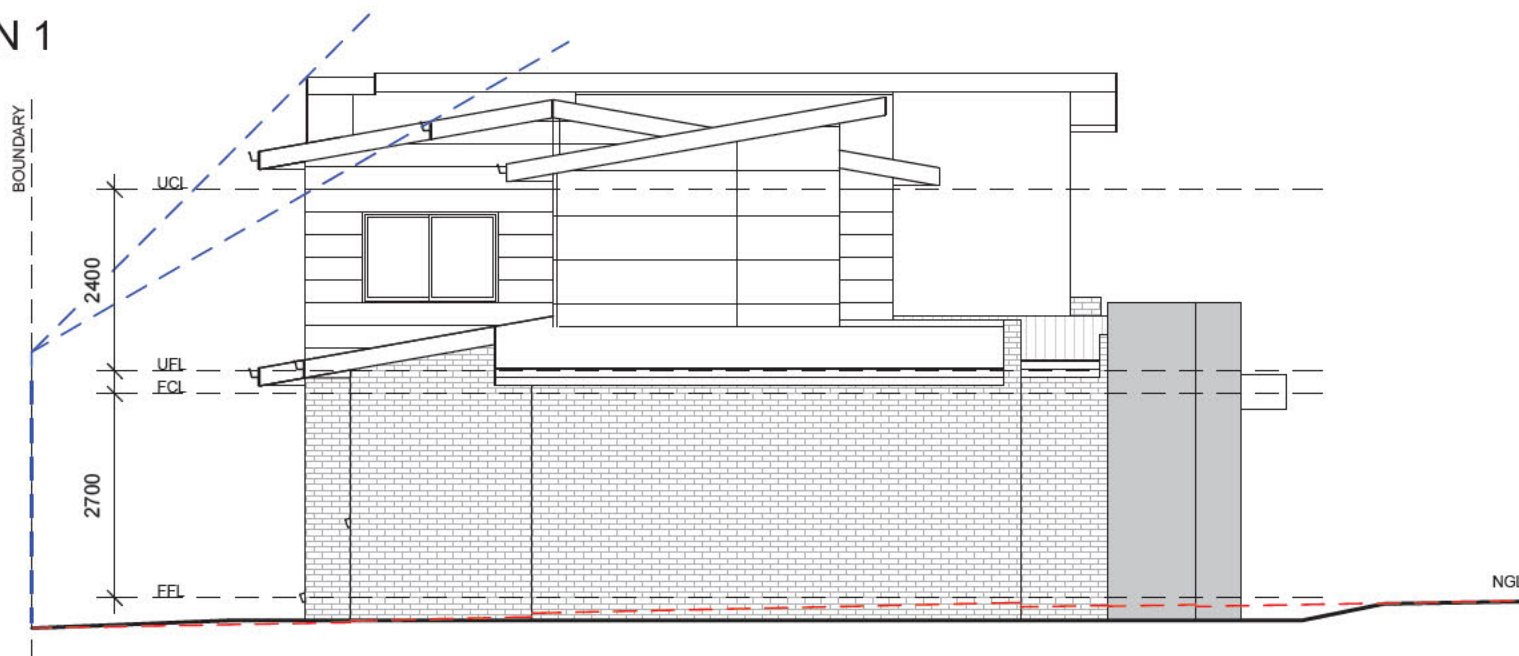


ELEVATION 1

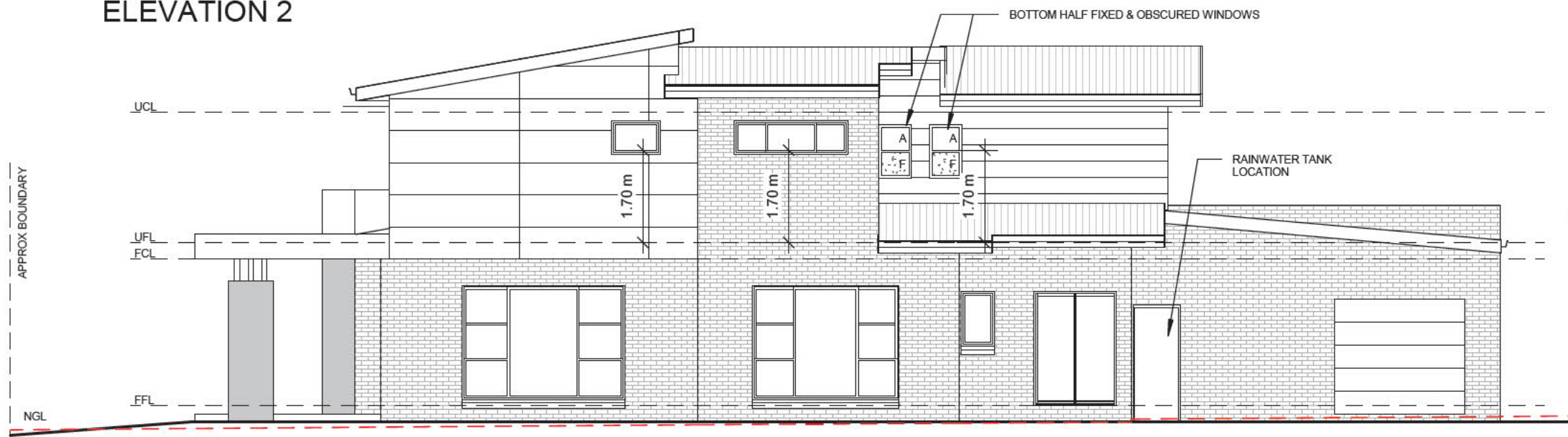
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ELEVATION 2



ELEVATION 3

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BLOCK: 8 SECTION: 80
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TITLE:
ELEVATIONS

SCALE: 1 : 100@A3
 DATE: 27.03.13

SHEET No: 300
 JOB NO: 05463-A

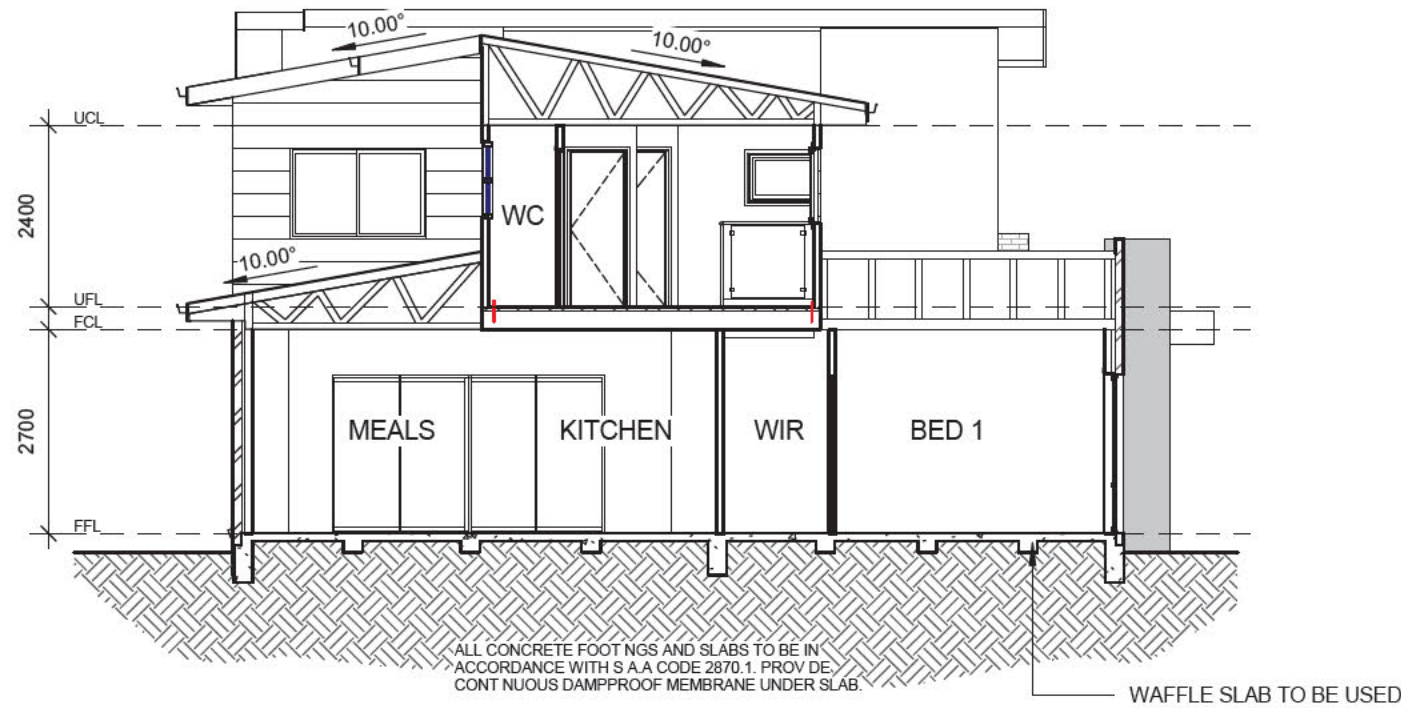


ELEVATION 4

COLORBOND ROOF AS SELECTED. PREFABRICATED ROOF TRUSSES AT 900ctrs MAX. LINTEL SIZES AS PER TRUSS MANUFACTURERS CHARTS. COLOUR NOT TO BE WHITE/OFF-WHITE. R5.0 CEILING INSULATION +SARKING & BLANKET R2.0 WALL INSULATION+ SARKING WEATHER STRIPS TO EXTERNAL DOORS

90x35mm P NE PLATES & NOGGS 90x35mm P NE STUDS AT 450ctrs TO LOAD BEARING WALLS AND 600ctrs TO NON-LOAD BEARING WALLS. PLASTERBOARD INTERNAL WALL AND CEILING LINING. CEMENT SHEET LINING TO WET AREAS.

FACE BRICKWORK AS SELECTED, COLOUR TO NOT BE WHITE OR OFF WHITE.



SECTION A-A

ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH SAA CODE 2870.1. PROVIDE CONTINUOUS DAMPPROOF MEMBRANE UNDER SLAB.

WAFFLE SLAB TO BE USED

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ELEVATION & SECTION

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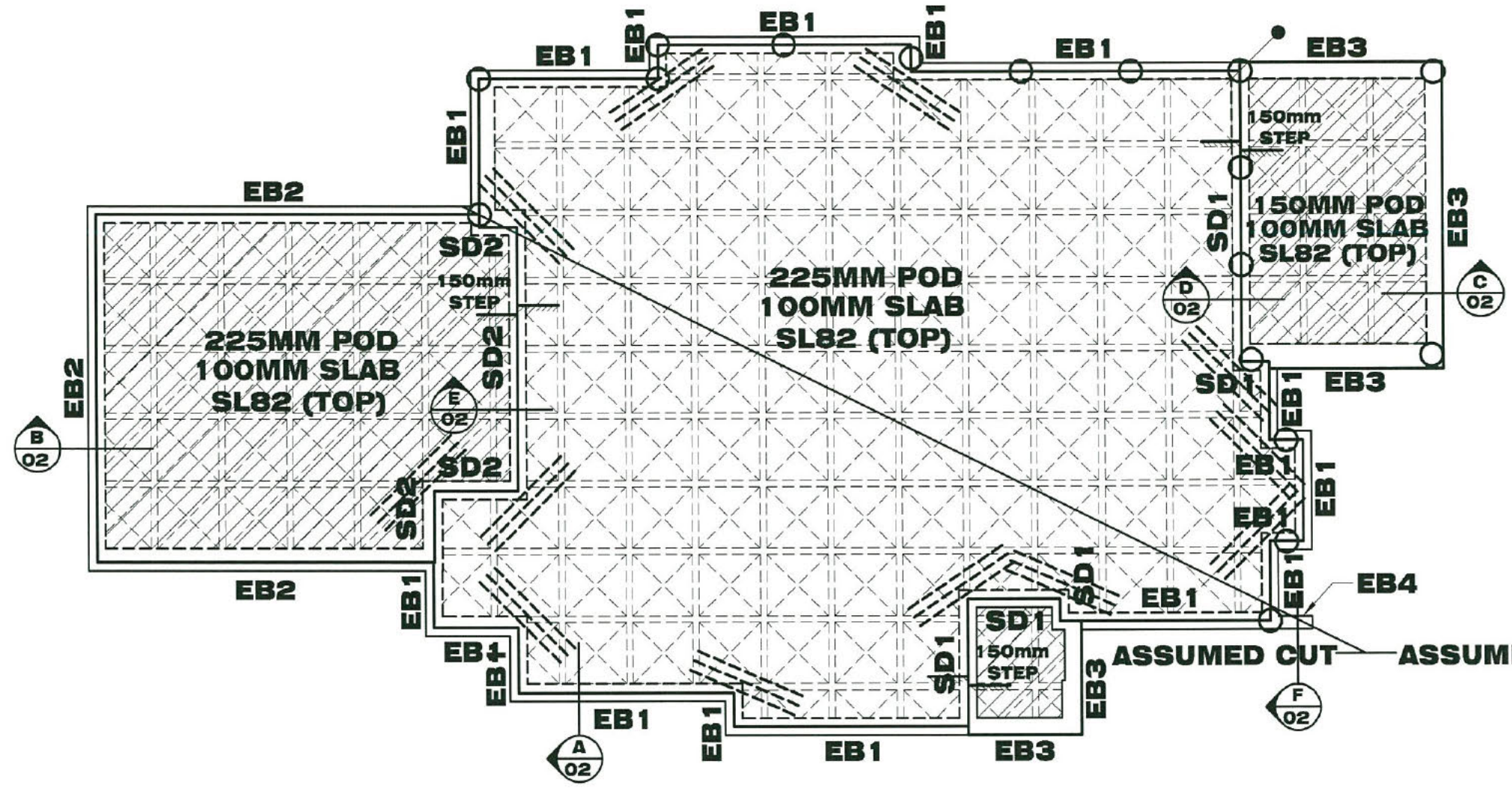
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STEELWORK NOTES
 ALL STRUCTURAL STEELWORK IS TO BE IN ACCORDANCE WITH THE CURRENT A.S. CODES.
 ALL CIRCULAR PIPES, SQUARE HOLLOW SECTIONS, RECTANGULAR HOLLOW SECTIONS TO BE GRADE 350.
 ALL REMAINING STRUCTURAL STEEL TO BE GRADE 300 EXCEPT PLATES TO BE GRADE 250 U.N.C.
 ALL WELDS (UNLESS OTHERWISE NOTED) TO BE 6MM CONTINUOUS FILLET.
 ALL BUTT WELDS TO BE FULL SIZE OF CONNECTING PARTS.
 ALL STRUCTURAL STEELWORK IS TO BE GIVEN ONE COAT OF ZINC CHROMATE PRIMER BEFORE LEAVING THE WORKSHOP.
 (IF NOT CONCRETE ENCASED).
 REMOVE ALL MILL SCALE, RUST AND GREASE BEFORE PAINTING.
 ALL CONCRETE ENCASED STEELWORK IS TO BE WRAPPED WITH 3.2MM GAUGE WIRE AT 103MM CENTRES OR EQUIVALENT AND IS TO HAVE A MIN. 50MM COVER ALL AROUND.
 CEMENT WASH ALL CONCRETE ENCASED STEELWORK.
 WHERE BRICK WALLS ABUT ON PASS STANCHIONS WELD OR POWER FASTEN BRICK TIES TO STANCHIONS EVERY 6 BRICK COARSE.

CONCRETE NOTES
 TYPE A CEMENT TO BE USED IN ALL CONCRETE.
 ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE CURRENT A.S. CODES.
 CONCRETE FC TO BE 20 MPa FOR PIERS, STRIP FOOTINGS AND SLABS ON GROUND, 25MPa FOR REMAINDER U.N.C.
 CONCRETE FILLING TO WALLS TO BE 20MPa WITH 10MM AGGREGATE AND 80MM SLUMP.
 R REFERS TO PLAIN ROUND STRUCTURAL GRADE BARS WITH FSY = 230MPa.
 N REFERS TO 500PLUS GRADE REINFORCING BARS WITH FSY = 500MPa.
 FABRIC REFERS TO ONEMESH HIGH TENSILE WELDED WIRE MESH WITH FSY = 500MPa.
 LAP ALL FABRIC TO MANUFACTURER'S SPECIFICATIONS.
 STAGGER LAPS IN FABRIC TO PREVENT FOUR THICKNESS OF FABRIC OCCURRING IN EITHER TOP OR BOTTOM REINFORCEMENT.
 CONCRETE COVER TO MAIN REINFORCEMENT TO BE:
 STRIP FOOTINGS AND FOOTING BEAMS: BTM-65MM
 TOP AND SIDES-60MM, COLUMNS: ALL AROUND 50MM.
 CONCRETE BEAMS: ALL ROUND 40MM
 SLABS ON COMPACTED FILL: TOP-25MM.
 ALL INTERNAL SUSPENDED SLABS AND STAIRS: TOP AND BOTTOM - 20MM (EXPOSURE CLASSIFICATION A1).
 ALL EXTERNAL SUSPENDED SLABS AND STAIRS: TOP AND BOTTOM - 30MM (EXPOSURE CLASSIFICATION A2).
 SLAB THICKNESS DOES NOT INCLUDE FLOOR FINISH.
 ALL CONCRETE TO BE PLACED USING VIBRATORS.
 BRICKWORK SUPPORTING SLABS TO HAVE A DAMP PROOF MEMBRANE BETWEEN THE BRICKWORK AND THE CONCRETE.
 WHERE CONCRETE SLABS ABUT BRICK WALLS PLACE 10MM BITUMINOUS CANEITE BETWEEN THE TWO SURFACES. 40MM MAX COMPACTED FILL UNDER SLABS. TO AS.2670 WHERE FILL EXCEEDS 400MM IN DEPTH SEEK ENGINEERING ADVICE FOR PIERS AND SLAB REINFORCEMENT DETAILS.



FOOTING & SLAB LAYOUT
 SCALE = 1 : 100

NOTE: PLEASE SEE S02 FOR FOOTING DETAILS

WAFFLE SLAB PLAN
"M" CLASS

- LEGEND**
- 1 STANDARD 1090X1090 POD
 - CRACK CONTROL BARS : 3N12 OR 3L11TM , 2000mm LONG (TOP)
 - Ø300 mm CONCRETE PIERS TO MIN 500mm INTO NATURAL GROUND
 - DENOTES STARTING POINT FOR POD LAYOUT.

NOTES

ALL WORK CARRIED OUT, AND MATERIALS USED IN RELATION TO THIS WAFFLE SLAB DESIGN IS TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS.

ALL VEGETATION AND TOP SOIL IS TO BE REMOVED WITHIN BUILDING ENVELOPE. BEARING STRATA TO BE UNIFORM THROUGHOUT BUILDING PLATFORM AND IS TO BE ROLLED AND PREPARED IN ACCORDANCE WITH A.S 3798.

ALL FOOTINGS ARE TO BE FOUNDED ON NATURAL GROUND AND ALL BRICK WORK & DRAINAGE IS TO BE ARTICULATED TO COMPLY WITH THE CURRENT B.C.A.

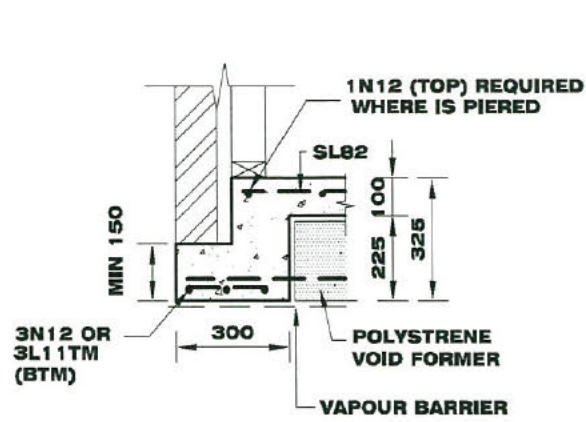
BUILDER IS TO ISSUE CSIRO REPORT TO HOME OWNER GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE.

NOTE: THE LONG TERM SITE MANAGEMENT & MAINTENANCE OF THIS PROPERTY MUST BE IN ACCORDANCE WITH APPENDIX B OF AS2870-2011. THIS MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER (REFER TO CSIRO BROCHURE - FOUNDATION MAINTENANCE & FOOTING PERFORMANCE: A HOMEOWNER'S GUIDE)

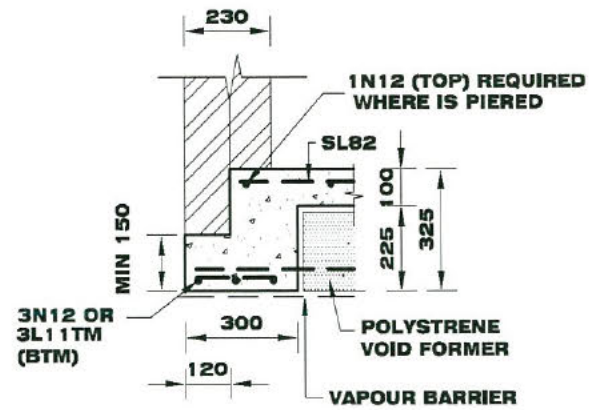
NOTE: BUILDER TO CONFIRM SEWER DOES NOT AFFECT DWELLING BEFORE COMMENCING WORK ONSITE. CONTACT THIS OFFICE IF OTHERWISE

NOTE: BUILDER TO CONFIRM EASEMENT DOES NOT AFFECT DWELLING BEFORE COMMENCING WORK ONSITE. CONTACT THIS OFFICE IF OTHERWISE

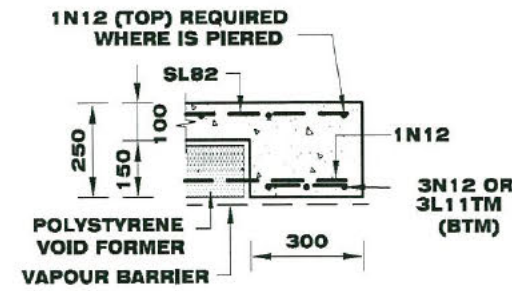
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PIERRE DRAGH CONSULTING ENGINEERS email: pdragh@gmail.com PO BOX 336 HALL ACT 2618 Ph: 0438 625 440		
CLIENT IMAGINE BUILDING		
PROJECT PROPOSED RESIDENCE BLOCK 8 SECTION 80 CRACE		
TITLE FOOTING & SLAB LAYOUT		
DESIGNED BY KZ	SCALE AS SHOWN @ A3	
DRAWN BY MZA	JOB NO.	
AUTHORISED	DRAWING NO. S01 OF 03	
05-06-2013		



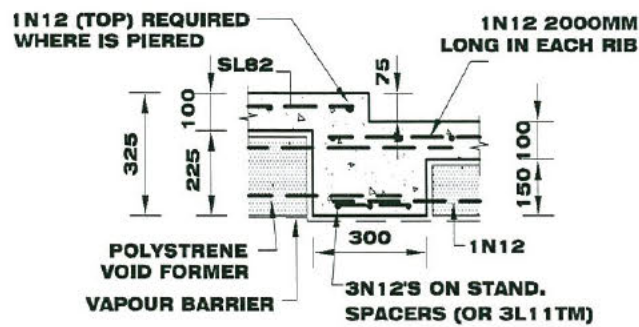
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STANDARD EDGE BEAM EB1 SECTION A
 SCALE = 1:20 **01**



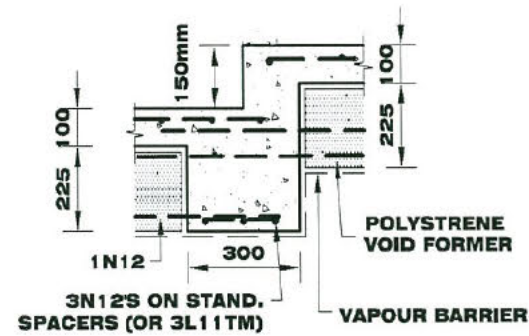
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STANDARD EDGE BEAM EB2 SECTION B
 SCALE = 1:20 **01**



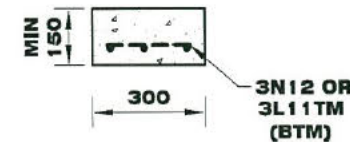
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STANDARD EDGE BEAM EB3 SECTION C
 SCALE = 1:20 **01**



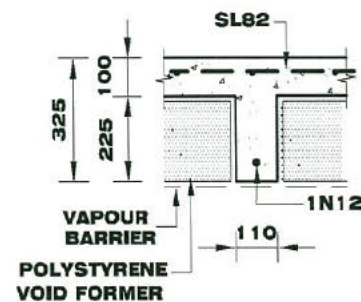
BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
BEAM SD1 75mm STEPDOWN SECTION D
 SCALE = 1:20 **01**



BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
150 mm STEPDOWN BEAM SD1 SECTION E
 SCALE = 1:20 **01**



BEAM EB4 SECTION F
 SCALE = 1:20 **01**



STANDARD INTERNAL RIB (GARAGE SIMILAR) SECTION
 SCALE = 1:20

Select Structure
 BUILDING APPROVAL
 issued under section 28 of the Building Act 2004
 1a(i), 10a, 10b
 BCA Occupancy Class
 N/A
 BCA Construction Type
 9 of 10
 Number of pages
 Jul 1, 2013
 Issue Date
 Livij Krevatin
 Licence No. 2010979

Select Structure
 VERIFICATION OF EXEMPT STATUS
 Jul 1, 2013
 Issue Date
 Livij Krevatin
 Licence No. 2010979

STEELWORK NOTES
 ALL STRUCTURAL STEELWORK IS TO BE IN ACCORDANCE WITH THE CURRENT A.S. CODES.
 ALL CIRCULAR PIPES, SQUARE HOLLOW SECTIONS, RECTANGULAR HOLLOW SECTIONS TO BE GRADE 350.
 ALL REMAINING STRUCTURAL STEEL TO BE GRADE 300 EXCEPT PLATES TO BE GRADE 260 U.N.C.
 ALL WELDS (UNLESS OTHERWISE NOTED) TO BE 6MM CONTINUOUS FILLET.
 ALL BUTT WELDS TO BE FULL SIZE OF CONNECTING PARTS.
 ALL STRUCTURAL STEELWORK IS TO BE GIVEN ONE COAT OF ZINC CHROMATE PRIMER BEFORE LEAVING THE WORKSHOP.
 IF NOT CONCRETE ENCASED,
 REMOVE ALL MILL SCALE, RUST AND GREASE BEFORE PAINTING.
 ALL CONCRETE ENCASED STEELWORK IS TO BE WRAPPED WITH 3.2MM GAUGE WIRE AT 100MM CENTRES OR EQUIVALENT AND IS TO HAVE A MIN. 50MM COVER ALL AROUND.
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 *R REFERS TO PLAIN ROUND STRUCTURAL GRADE BARS WITH FSY = 230MPa.
 *N REFERS TO 500PLUS GRADE REINFORCING BARS WITH FSY = 500MPa.
 FABRIC REFERS TO ONEMESH HIGH TENSILE WELDED WIRE MESH WITH FSY = 500MPa.
 LAP ALL FABRIC TO MANUFACTURERS SPECIFICATIONS.
 STAGGER LAPS IN FABRIC TO PREVENT FOUR THICKNESS OF FABRIC OCCURING IN EITHER TOP OR BOTTOM REINFORCEMENT.
 CONCRETE COVER TO MAIN REINFORCEMENT TO BE:
 STRIP FOOTINGS AND FOOTING BEAMS: BTM-65MM
 TOP AND SIDES-50MM, COLUMNS: ALL AROUND 50MM.
 CONCRETE BEAMS: ALL AROUND 40MM
 SLABS ON COMPACTED FILL: TOP-25MM.
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CLIENT IMAGINE BUILDING		
PROJECT PROPOSED RESIDENCE BLOCK 8 SECTION 80 CRACE		
TITLE		
FOOTING DETAILS		
DESIGNED BY KZ	SCALE AS SHOWN @ A3	
DRAWN BY MZA	JOB NO.	
AUTHORISED	DRAWING NO. S02 OF 03	
05-06-2013		

C1 STUB COLUMN

Sch 2 2.2(a)(ii)

Select Structure
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 issued under section 28 of the Building Act 2004
 1a(i), 10a, 10b
BCA Occupancy Class
 N/A
BCA Construction Type
 10 of 10
Number of pages
 Jul 1, 2013
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J. Krevatin
Livij Krevatin
Licence No. 2010979

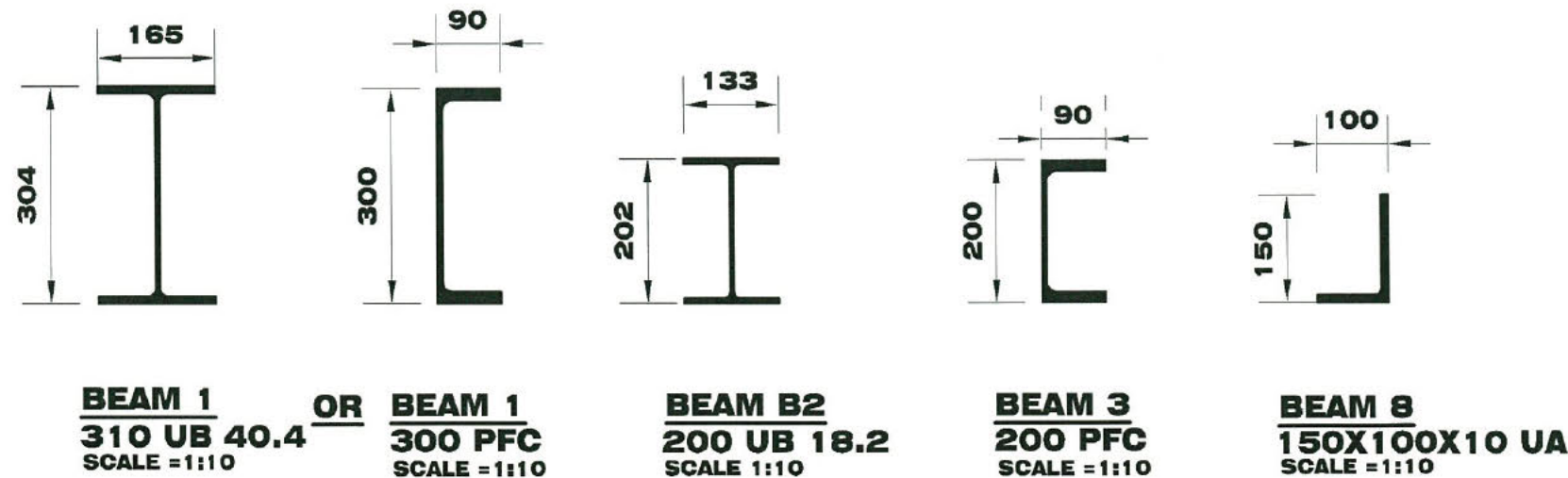
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SCO/PORCH TO AS 1684

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	310 UB 40.4 OR 300PFC @ JOIST LEVEL	
B2	200 UB 18.2 @ JOIST LEVEL	
B3	2X300X45 LVL OR 200PFC	
B4	300X45 LVL @ JOIST LEVEL	
B5	90X45 LVL	-
B6	150X63 LVL	-
B7	2X200X45 LVL	-
B8	150X100X10 UA	-
B9	150X200X10	T- SECTION
B10	300X200X10	T- SECTION
C1	89X89X5 SHS	-
DS	2X90X45	DOUBLE STUD
TS	3X90X45	TRIPLE STUD
J1	HYJOIST 300X90 @ 300mm CTS	
J2	HYJOIST 300X90 @ 450mm CTS	
J3	HYJOIST 300X90 @ 450mm CTS	

BEAM & JOIST LAYOUT

SCALE = 1 : 100



Select Structure
VERIFICATION OF EXEMPT STATUS
 Jul 1, 2013
Issue Date
J. Krevatin
Livij Krevatin
Licence No.2010979

ISSUE/DESCRIPTION DATE CHECKED

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 Ph: 0438 625 440

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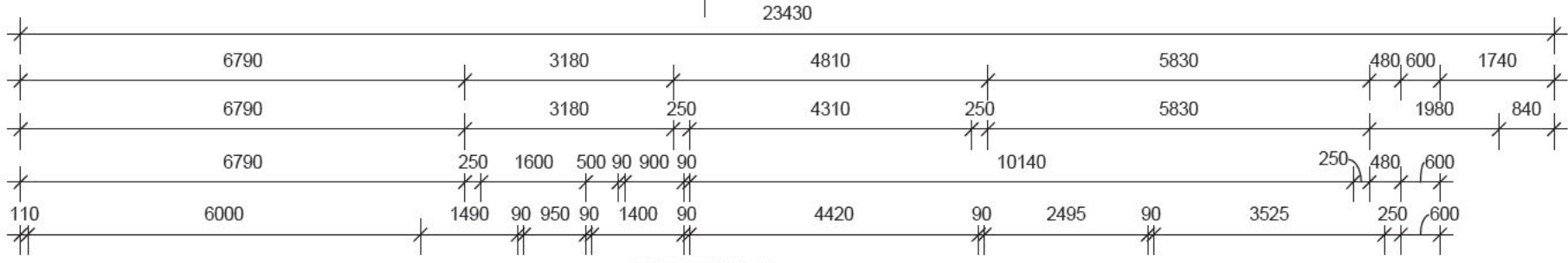
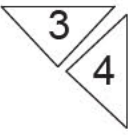
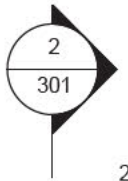
PROJECT
PROPOSED RESIDENCE BLOCK 8 SECTION 80 CRACE

TITLE
BEAM & JOIST LAYOUT

DESIGNED BY
 KZ
 DRAWN BY
 MZA
 AUTHORISED

SCALE
AS SHOWN @ A3
 JOB NO.
 DRAWING NO.
S03 OF 03

05-06-2013



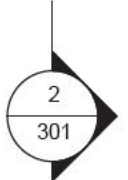
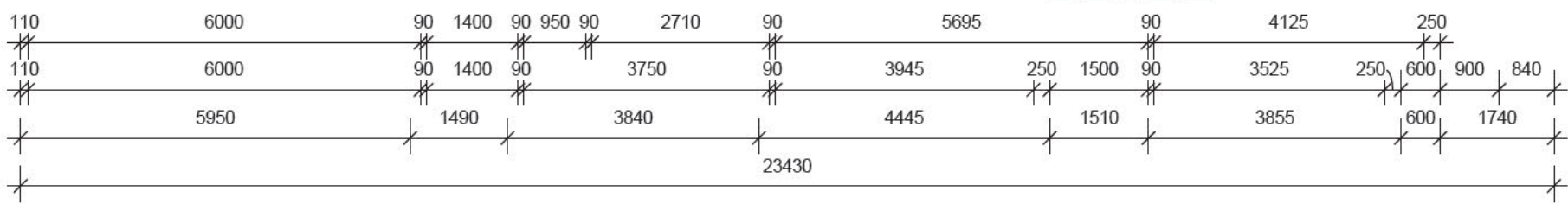
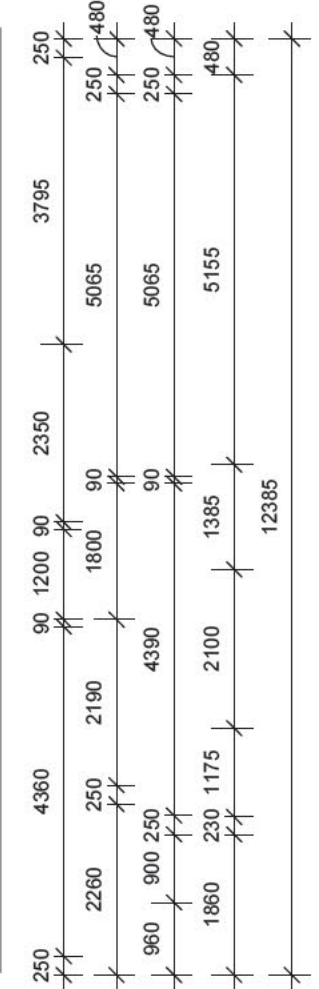
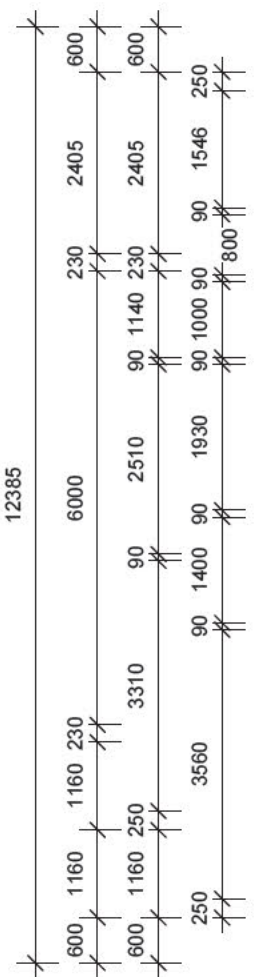
NOTE:
ALL ALUMINIUM DOORS &
WINDOWS TO BE
ALUMINIUM IMPROVED.

LIGHTING TO COMPLY WITH
CLAUSE 3.12.5.5 OF THE BCA

WATER HEATER IN HOT WATER
SUPPLY SYSTEM TO COMPLY WITH
CLAUSE 3.12.5.6 OF THE BCA

- GENERAL NOTES:
- ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 - BUILDER TO VERIFY ALL DIMENSIONS ON SITE.
 - DO NOT SCALE DRAWINGS, ALL DIMENSIONS IN mm
 - ALL CONCRETE SLABS & FOOTINGS TO BE IN ACCORDANCE WITH S.A.A 2870.1
 - ALL TIMBER WORKS TO BE DONE IN ACCORDANCE WITH TIMBER FRAMING CODE

Sch 2 2.2(a)(ii)



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Building Projects
YOU DREAM IT. WE BUILD IT

CLIENT:
IMAGINE BUILDING

PROJECT NAME:
PROPOSED RESIDENCE

BLOCK: **8** SECTION: **80**
SUBURB: **CRACE**

TITLE:
GROUND FLOOR

AREA	
GROUND FLOOR	155.70 m ²
UPPER FLOOR	82.44 m ²
GARAGE/STORAGE	45.85 m ²
ALFRESCO	18.47 m ²
PORCH	4.00 m ²
306.45 m ²	

HOUSE ENERGY RATING

163.9 MJ/m² / ANNUM 6 STARS

27-05-2013

SULAIMAN AKBARI
SULAKBARI
ASSESSOR

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SCALE: **1 : 100@A3** DATE: **27.03.13**

SHEET No: **200** JOB NO: **05463-A**

Select Structure
BUILDING APPROVAL
issued under section 28 of the Building Act 2004

1a(i), 10a, 10b
BCA Occupancy Class
N/A

BCA Construction Type
4 of 10
Number of pages

Jul 1, 2013
Issue Date

J. Krevatin
Licence No. 2010979

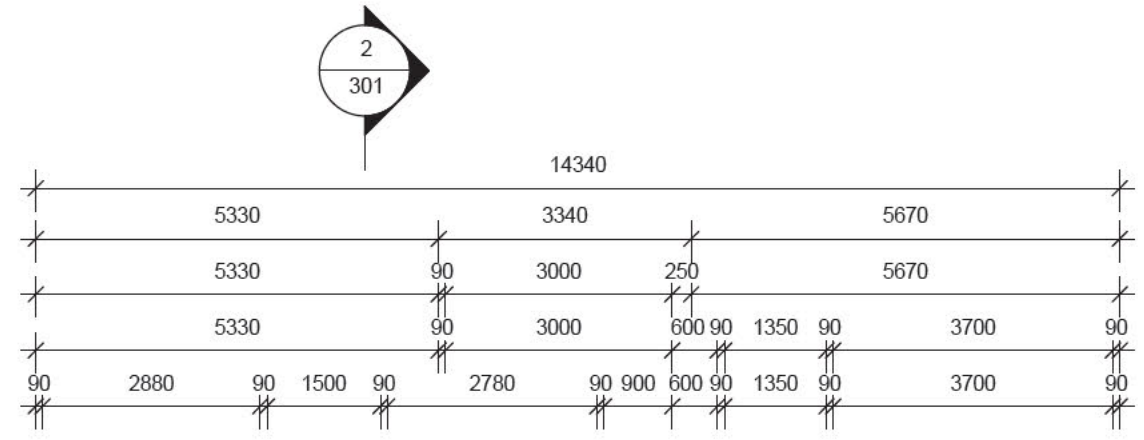
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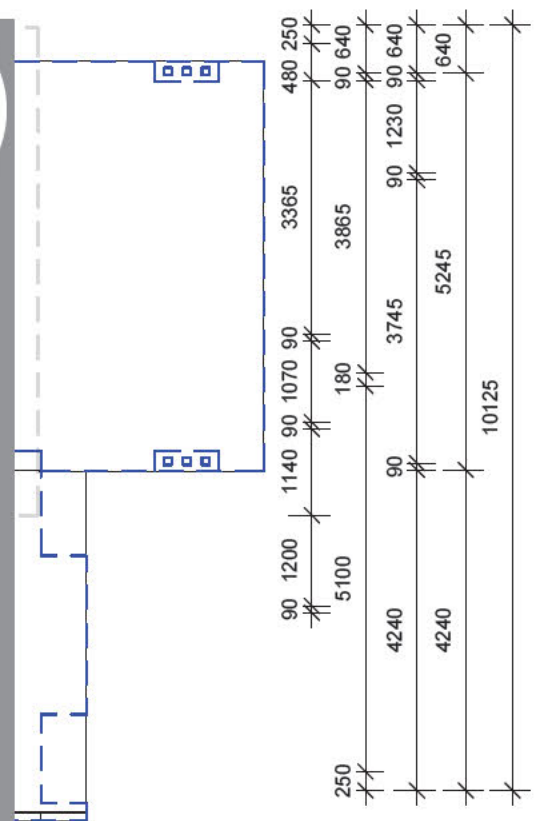
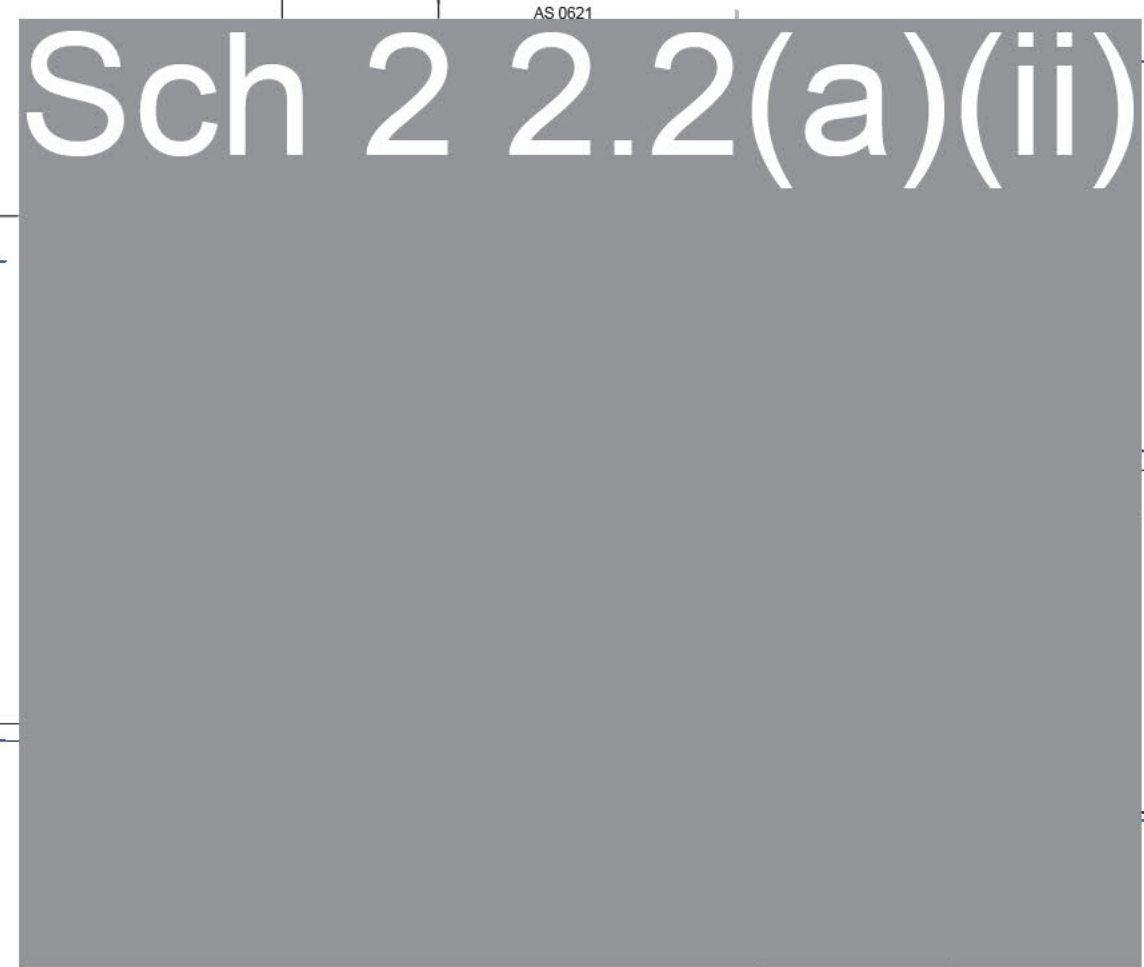
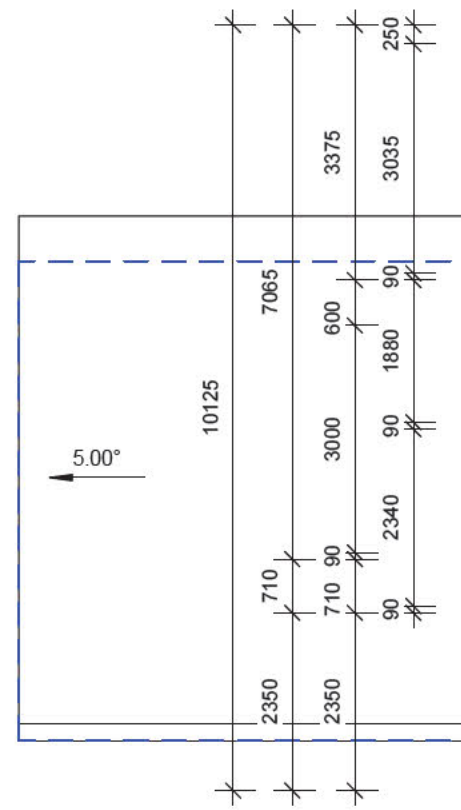
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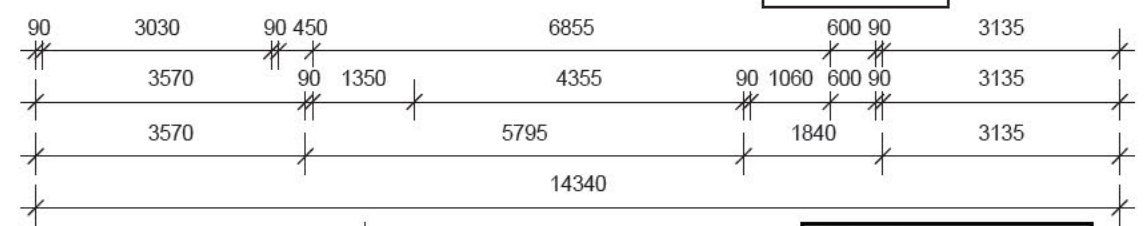


HOUSE ENERGY RATING

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Building Projects
YOU DREAM IT. WE BUILD IT

CLIENT:
IMAGINE BUILDING

PROJECT NAME:
PROPOSED RESIDENCE

BLOCK: 8 SECTION: 80
SUBURB: CRACE

TITLE:
UPPER FLOOR

SCALE: 1 : 100@A3
DATE: 27.03.13

SHEET No: 201
JOB NO: 05463-A

Select Structure
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N/A

BCA Construction Type
5 of 10
Number of pages

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Drawing List			
Sheet No	Sheet Name	Drawn By	Checked By
000	COVER PAGE	MY	M.Q
100	SITE PLAN		
101	LANDSCAPE PLAN		
200	GROUND FLOOR		
201	UPPER FLOOR		
300	ELEVATIONS		
301	ELEVATION & SECTION		

THIS PAGE FOR ASSESSMENT

PROJECT DETAILS

CLIENT: IMAGINE BUILDING
 PROJECT NAME: PROPOSED RESIDENCE

 BLOCK: 8
 SECTION: 80
 SUBURB: CRACE

 JOB NO: 05463-A
 PRINT DATE: 05.06.13

Select Structure
Building Certificates & Construction Advice

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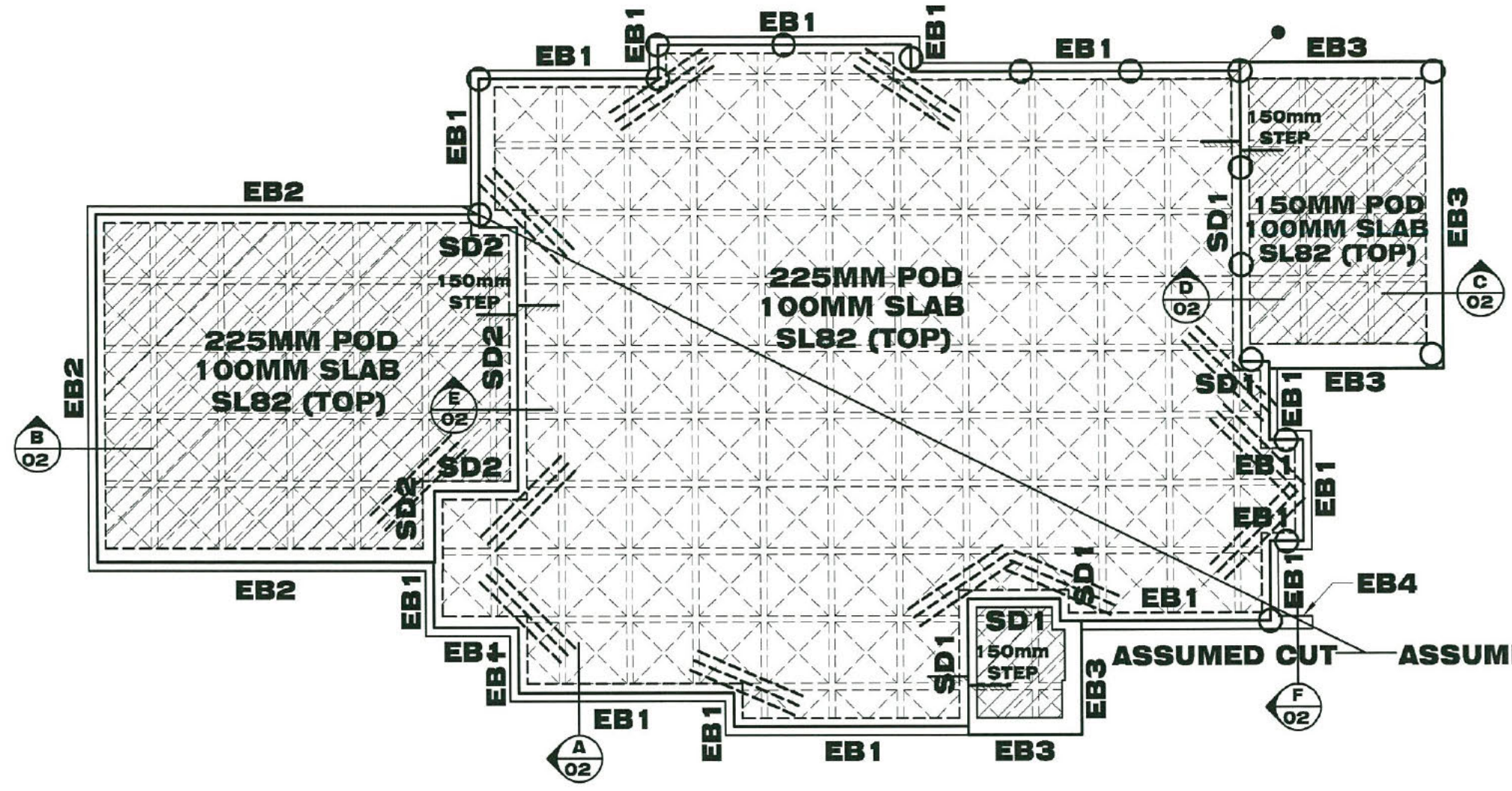
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FOOTING & SLAB LAYOUT
 SCALE = 1 : 100

NOTE: PLEASE SEE S02 FOR FOOTING DETAILS

WAFFLE SLAB PLAN
"M" CLASS

- LEGEND**
- 1 STANDARD 1090X1090 POD
 - CRACK CONTROL BARS : 3N12 OR 3L11TM , 2000mm LONG (TOP)
 - Ø300 mm CONCRETE PIERS TO MIN 500mm INTO NATURAL GROUND
 - DENOTES STARTING POINT FOR POD LAYOUT.

NOTES

ALL WORK CARRIED OUT, AND MATERIALS USED IN RELATION TO THIS WAFFLE SLAB DESIGN IS TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS.

ALL VEGETATION AND TOP SOIL IS TO BE REMOVED WITHIN BUILDING ENVELOPE. BEARING STRATA TO BE UNIFORM THROUGHOUT BUILDING PLATFORM AND IS TO BE ROLLED AND PREPARED IN ACCORDANCE WITH A.S 3798.

ALL FOOTINGS ARE TO BE FOUNDED ON NATURAL GROUND AND ALL BRICK WORK & DRAINAGE IS TO BE ARTICULATED TO COMPLY WITH THE CURRENT B.C.A.

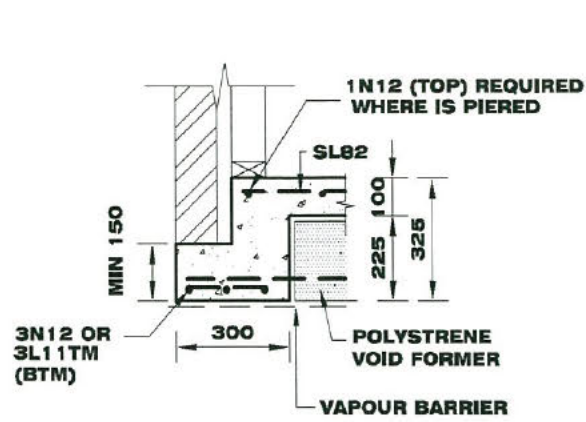
BUILDER IS TO ISSUE CSIRO REPORT TO HOME OWNER GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE.

NOTE: THE LONG TERM SITE MANAGEMENT & MAINTENANCE OF THIS PROPERTY MUST BE IN ACCORDANCE WITH APPENDIX B OF AS2870-2011. THIS MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER (REFER TO CSIRO BROCHURE - FOUNDATION MAINTENANCE & FOOTING PERFORMANCE: A HOMEOWNER'S GUIDE)

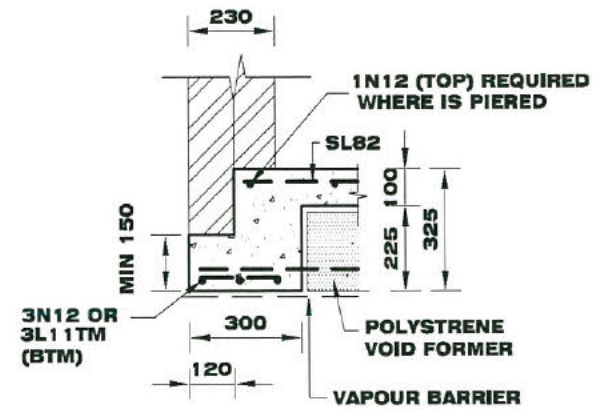
NOTE: BUILDER TO CONFIRM SEWER DOES NOT AFFECT DWELLING BEFORE COMMENCING WORK ONSITE. CONTACT THIS OFFICE IF OTHERWISE

NOTE: BUILDER TO CONFIRM EASEMENT DOES NOT AFFECT DWELLING BEFORE COMMENCING WORK ONSITE. CONTACT THIS OFFICE IF OTHERWISE

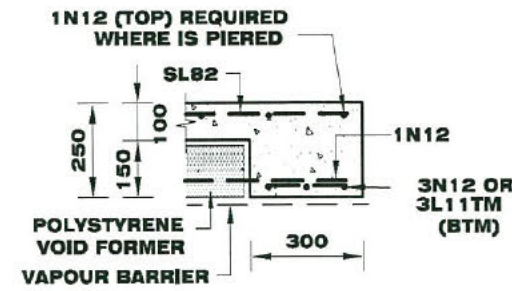
ISSUE DESCRIPTION	DATE	CHECKED
PIERRE DRAGH CONSULTING ENGINEERS email: pdragh@gmail.com PO BOX 336 HALL ACT 2618 Ph: 0438 625 440		
CLIENT IMAGINE BUILDING		
PROJECT PROPOSED RESIDENCE BLOCK 8 SECTION 80 CRACE		
TITLE FOOTING & SLAB LAYOUT		
DESIGNED BY KZ	SCALE AS SHOWN @ A3	
DRAWN BY MZA	JOB NO.	
AUTHORISED	DRAWING NO. S01 OF 03	
05-06-2013		



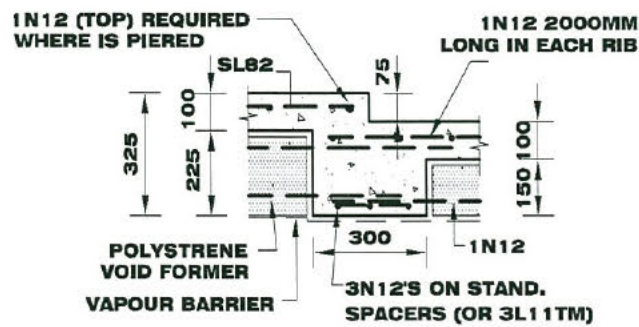
BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
STANDARD EDGE BEAM EB1 SECTION A
 SCALE = 1:20 **01**



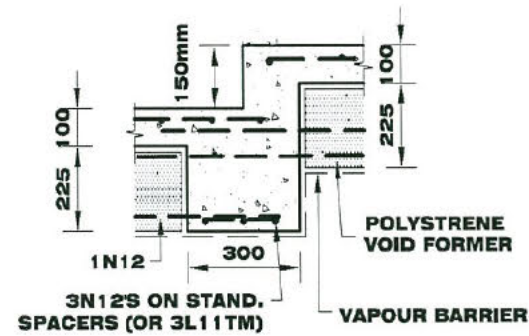
BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
STANDARD EDGE BEAM EB2 SECTION B
 SCALE = 1:20 **01**



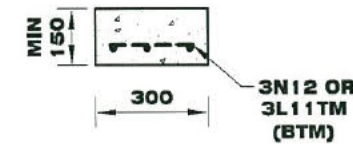
BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
STANDARD EDGE BEAM EB3 SECTION C
 SCALE = 1:20 **01**



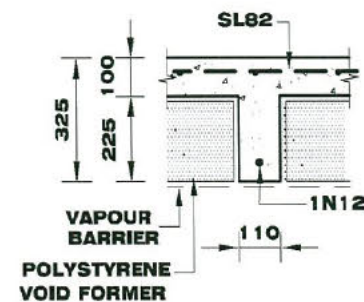
BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
BEAM SD1 75mm STEPDOWN SECTION D
 SCALE = 1:20 **01**



BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
150 mm STEPDOWN BEAM SD1 SECTION E
 SCALE = 1:20 **01**



BEAM EB4 SECTION F
 SCALE = 1:20 **01**



STANDARD INTERNAL RIB (GARAGE SIMILAR) SECTION
 SCALE = 1:20

Select Structure
 BUILDING APPROVAL
 issued under section 28 of the Building Act 2004
 1a(i), 10a, 10b
 BCA Occupancy Class
 N/A
 BCA Construction Type
 9 of 10
 Number of pages
 Jul 1, 2013
 Issue Date
 Livij Krevatin
 Licence No. 2010979

Select Structure
 VERIFICATION OF EXEMPT STATUS
 Jul 1, 2013
 Issue Date
 Livij Krevatin
 Licence No. 2010979

STEELWORK NOTES
 ALL STRUCTURAL STEELWORK IS TO BE IN ACCORDANCE WITH THE CURRENT A.S. CODES.
 ALL CIRCULAR PIPES, SQUARE HOLLOW SECTIONS, RECTANGULAR HOLLOW SECTIONS TO BE GRADE 350.
 ALL REMAINING STRUCTURAL STEEL TO BE GRADE 300 EXCEPT PLATES TO BE GRADE 260 U.N.C.
 ALL WELDS (UNLESS OTHERWISE NOTED) TO BE 6MM CONTINUOUS FILLET.
 ALL BUTT WELDS TO BE FULL SIZE OF CONNECTING PARTS.
 ALL STRUCTURAL STEELWORK IS TO BE GIVEN ONE COAT OF ZINC CHROMATE PRIMER BEFORE LEAVING THE WORKSHOP.
 IF NOT CONCRETE ENCASED,
 REMOVE ALL MILL SCALE, RUST AND GREASE BEFORE PAINTING.
 ALL CONCRETE ENCASED STEELWORK IS TO BE WRAPPED WITH 3.2MM GAUGE WIRE AT 100MM CENTRES OR EQUIVALENT AND IS TO HAVE A MIN. 50MM COVER ALL AROUND.
 CEMENT WASH ALL CONCRETE ENCASED STEELWORK.
 WHERE BRICK WALLS ABUT OR PASS STANCHIONS WELD OR POWER FASTEN BRICK TIES TO STANCHIONS EVERY 6 BRICK COARSE.
CONCRETE NOTES
 TYPE A CEMENT TO BE USED IN ALL CONCRETE.
 ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE CURRENT A.S. CODES.
 CONCRETE FC TO BE 20 MPa FOR PIERS, STRIP FOOTINGS AND SLABS ON GROUND, 25MPa FOR REMAINDER U.N.C.
 CONCRETE FILLING TO WALLS TO BE 20MPa WITH 10MM AGGREGATE AND 80MM SLUMP.
 *R REFERS TO PLAIN ROUND STRUCTURAL GRADE BARS WITH FSY = 230MPa.
 *N REFERS TO 500PLUS GRADE REINFORCING BARS WITH FSY = 500MPa.
 *FABRIC REFERS TO ONEMESH HIGH TENSILE WELDED WIRE MESH WITH FSY = 500MPa.
 LAP ALL FABRIC TO MANUFACTURERS SPECIFICATIONS.
 STAGGER LAPS IN FABRIC TO PREVENT FOUR THICKNESS OF FABRIC OCCURING IN EITHER TOP OR BOTTOM REINFORCEMENT.
 CONCRETE COVER TO MAIN REINFORCEMENT TO BE:
 STRIP FOOTINGS AND FOOTING BEAMS: BTM-65MM
 TOP AND SIDES-50MM, COLUMNS: ALL AROUND 50MM.
 CONCRETE BEAMS: ALL AROUND 40MM
 SLABS ON COMPACTED FILL: TOP-25MM.
 ALL INTERNAL SUSPENDED SLABS AND STAIRS: TOP AND BOTTOM - 20MM (EXPOSURE CLASSIFICATION A1).
 ALL EXTERNAL SUSPENDED SLABS AND STAIRS: TOP AND BOTTOM - 30MM (EXPOSURE CLASSIFICATION A2).
 SLAB THICKNESS DOES NOT INCLUDE FLOOR FINISH.
 ALL CONCRETE TO BE PLACED USING VIBRATORS.
 BRICKWORK SUPPORTING SLABS TO HAVE A DAMP PROOF MEMBRANE BETWEEN THE BRICKWORK AND THE CONCRETE.
 WHERE CONCRETE SLABS ABUT BRICK WALLS PLACE 10MM BITUMINOUS CEMENT BETWEEN THE TWO SURFACES. 40MM MAX COMPACTED FILL UNDER SLABS. TO AS.2670 WHERE FILL EXCEEDS 400MM IN DEPTH SEEK ENGINEERING ADVICE FOR PIERS AND SLAB REINFORCEMENT DETAILS.

ISSUE DESCRIPTION	DATE	CHECKED
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PIERRE DRAGH CONSULTING ENGINEERS
 email: pdragh@gmail.com
 PO BOX 336
 HALL ACT 2618
 Ph: 0438 625 440

CLIENT
IMAGINE BUILDING

PROJECT
PROPOSED RESIDENCE BLOCK 8 SECTION 80 CRACE

TITLE

FOOTING DETAILS

DESIGNED BY
 KZ
 DRAWN BY
 MZA
 AUTHORISED

SCALE
 AS SHOWN @ A3
 JOB NO.

DRAWING NO.
S02 OF 03

05-06-2013

Sch 2 2.2(a)(ii)

C1 STUB COLUMN

Select Structure
 BUILDING APPROVAL
 issued under section 28 of the Building Act 2004
 1a(i), 10a, 10b
 BCA Occupancy Class
 N/A
 BCA Construction Type
 10 of 10
 Number of pages
 Jul 1, 2013
 Issue Date
J. Krevatin
 Livij Krevatin
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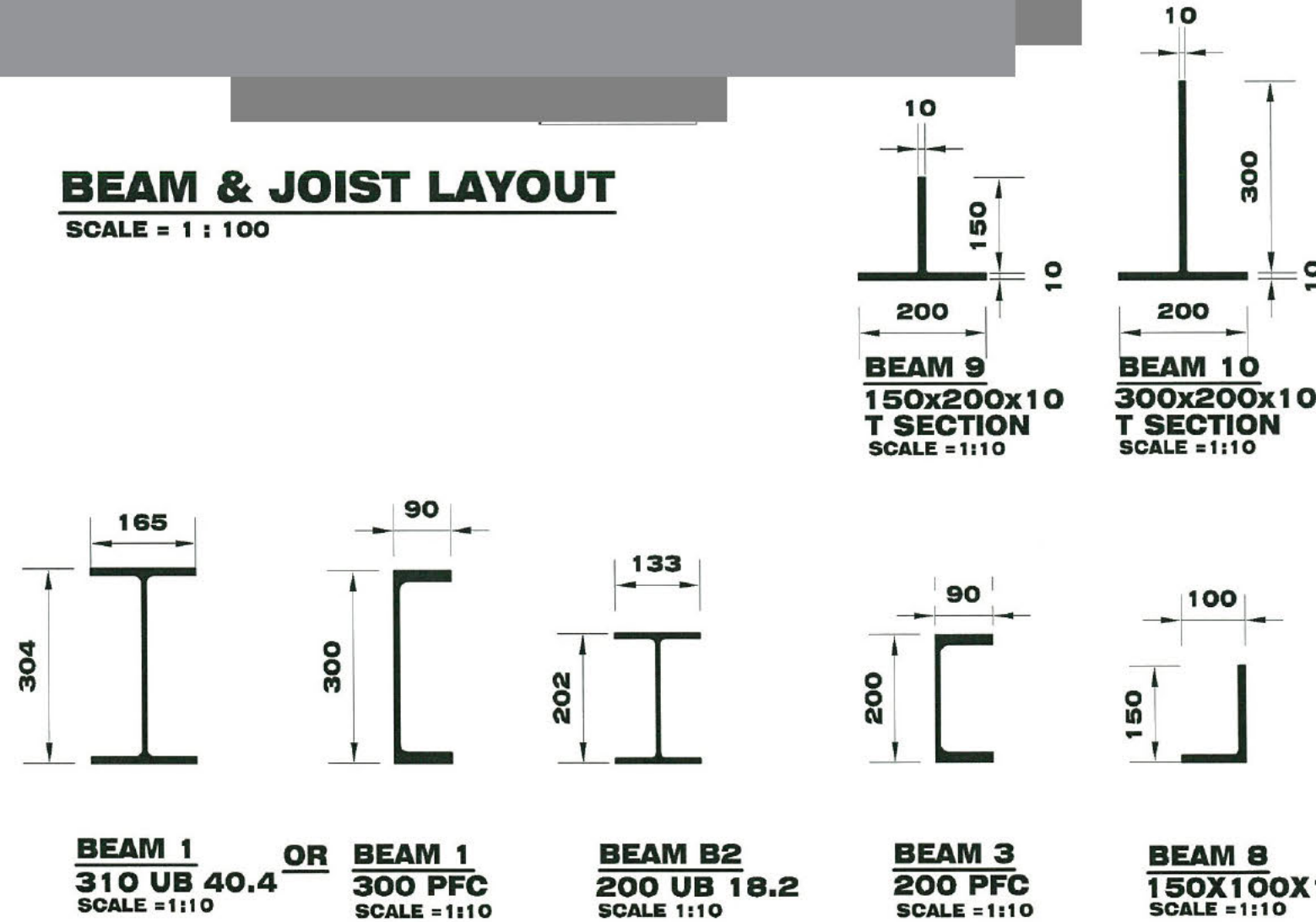
STEELWORK NOTES
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 CONCRETE FILLING TO WALLS TO BE 20MPa WITH 10MM AGGREGATE AND 80MM SLUMP.
 'R' REFERS TO PLAIN ROUND STRUCTURAL GRADE BARS WITH FS_y = 230MPa.
 'N' REFERS TO 500PLUS GRADE REINFORCING BARS WITH FS_y = 500MPa.
 'FABRIC' REFERS TO ONEMESH HIGH TENSILE WELDED WIRE MESH WITH FS_y = 500MPa.
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 STAGGER LAPS IN FABRIC TO PREVENT FOUR THICKNESS OF FABRIC OCCURRING IN EITHER TOP OR BOTTOM REINFORCEMENT.
 CONCRETE COVER TO MAIN REINFORCEMENT TO BE - STRIP FOOTINGS AND FOOTING BEAMS: BTM-65MM TOP AND SIDES-50MM, COLUMNS: ALL AROUND 50MM.
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 WHERE CONCRETE SLABS ABUT BRICK WALLS PLACE 10MM BITUMINOUS CANEITE BETWEEN THE TWO SURFACES. 40MM MAX COMPACTED FILL UNDER SLABS. TO AS.2670 WHERE FILL EXCEEDS 400MM IN DEPTH SEEK ENGINEERING ADVICE FOR PIERS AND SLAB REINFORCEMENT DETAILS.

SCO/PORCH TO AS 1684

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	310 UB 40.4 OR 300PFC @ JOIST LEVEL	
B2	200 UB 18.2 @ JOIST LEVEL	
B3	2X300X45 LVL OR 200PFC	
B4	300X45 LVL @ JOIST LEVEL	
B5	90X45 LVL	-
B6	150X63 LVL	-
B7	2X200X45 LVL	-
B8	150X100X10 UA	-
B9	150X200X10	T- SECTION
B10	300X200X10	T- SECTION
C1	89X89X5 SHS	-
DS	2X90X45	DOUBLE STUD
TS	3X90X45	TRIPLE STUD
J1	HYJOIST 300X90 @ 300mm CTS	
J2	HYJOIST 300X90 @ 450mm CTS	
J3	HYJOIST 300X90 @ 450mm CTS	

BEAM & JOIST LAYOUT

SCALE = 1 : 100



Select Structure
 VERIFICATION OF EXEMPT STATUS
 Jul 1, 2013
 Issue Date
J. Krevatin
 Livij Krevatin
 Licence No. 2010979

ISSUE/DESCRIPTION	DATE	CHECKED
PIERRE DRAGH CONSULTING ENGINEERS email: pdragh@gmail.com PO BOX 336 HALL ACT 2618 Ph: 0438 625 440		
CLIENT IMAGINE BUILDING		
PROJECT PROPOSED RESIDENCE BLOCK 8 SECTION 80 CRACE		
TITLE BEAM & JOIST LAYOUT		
DESIGNED BY KZ	SCALE AS SHOWN @ A3	
DRAWN BY MZA	JOB NO.	
AUTHORISED	DRAWING NO. S03 OF 03	
05-06-2013		

MIN 4000 LIT RAINWATER TANK
50% OR 100m² OF ROOF AREA, WHICHEVER IS THE LESSER, IS CONNECTED TO THE TANK. TANK IS CONNECTED TO AT LEAST THE TOILET, L'DRY COLD WATER AND ALL EXTERNAL TAPS, AS PER ACT TERRITORY PLAN

STORMWATER/MANHOLE /SUMP/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

1.8m HIGH STANDARD PALING FENCE
ALL FENCE TO COMPLY WITH LEASE & DEVELOPMENT CONDITIONS

ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR

CONTOURS BASED ON DEVELOPERS CONTOURS

0.25m CUT APPROX AT LINE OF HOUSE

TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.

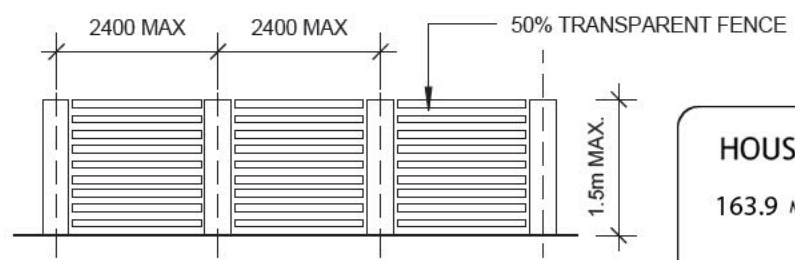
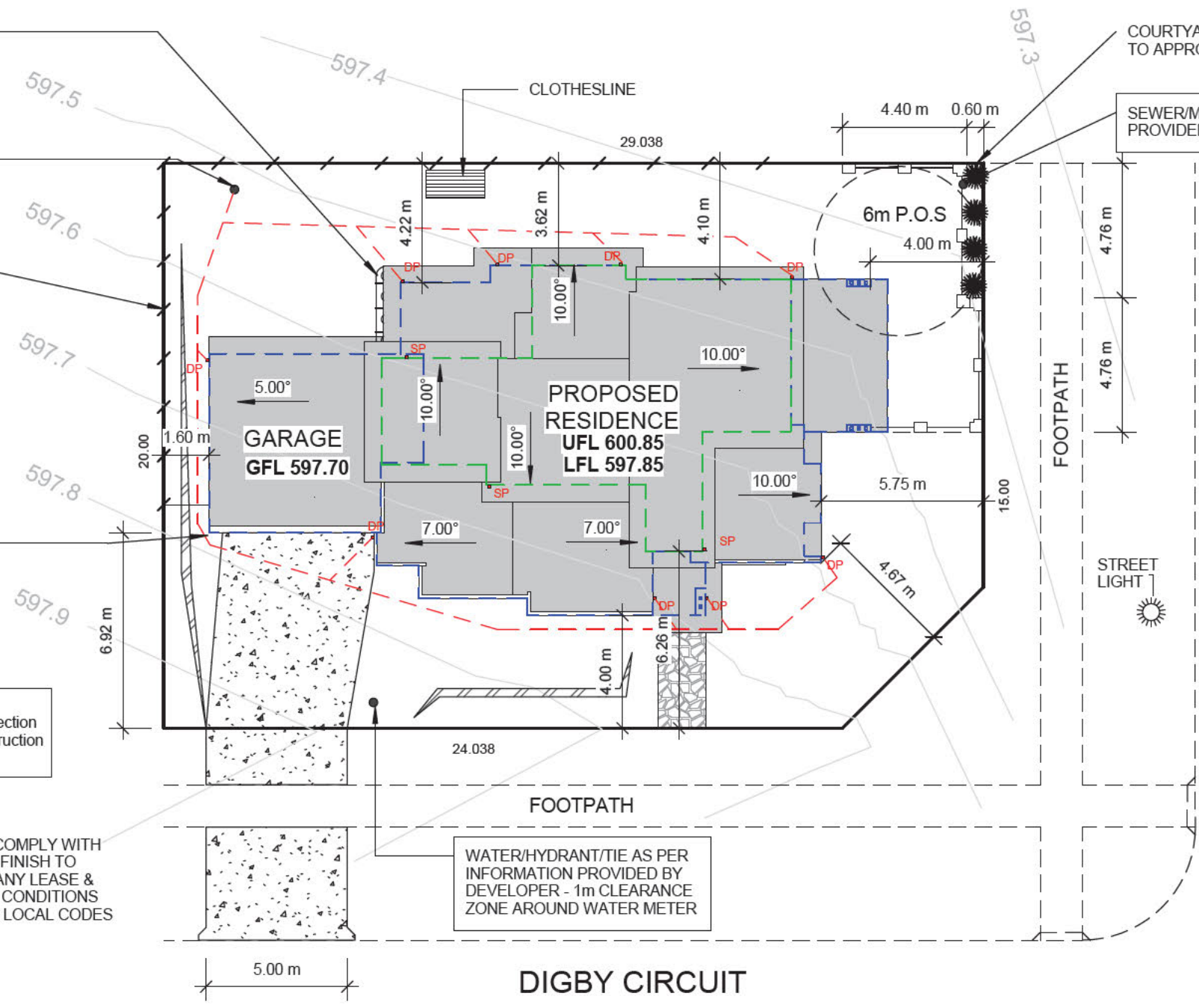
SEDIMENT & EROSION CONTROL
Development complies with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT August 2007

DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH ANY LEASE & DEVELOPMENT CONDITIONS AND RELEVANT LOCAL CODES

COURTYARD WALLS SUBJECTED TO APPROVAL

SEWER/MANHOLE/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

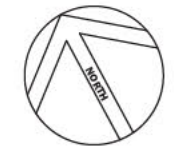
WATER/HYDRANT/TIE AS PER INFORMATION PROVIDED BY DEVELOPER - 1m CLEARANCE ZONE AROUND WATER METER



COURTYARD WALL TO BE CONSTRUCTED IN ACCORDANCE WITH TERRITORY PLAN AND LEASE AND DEVELOPMENT CONDITIONS

HOUSE ENERGY RATING
163.9 MJ/m² /ANNUM 6 STARS
27-05-2013
SULAIMAN AKBARI
ASSESSOR

AREA: 568m²
P.O.S 60% -50.0m²
290.8m²



TABBARA CRESCENT

DIGBY CIRCUIT

Select Structure
BUILDING APPROVAL
issued under section 28 of the Building Act 2004
1a(i), 10a, 10b
BCA Occupancy Class
N/A
BCA Construction Type
2 of 10
Number of pages
Jul 1, 2013
Issue Date
J. Krevatin
Livij Krevatin
Licence No. 2010979

Select Structure
VERIFICATION OF EXEMPT STATUS
Jul 1, 2013
Issue Date
J. Krevatin
Livij Krevatin
Licence No. 2010979

GENERAL NOTES:
- ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
- BUILDER TO VERIFY ALL DIMENSIONS ON SITE.
- DO NOT SCALE DRAWINGS, ALL DIMENSIONS IN mm
- ALL CONCRETE SLABS & FOOTINGS TO BE IN ACCORDANCE WITH S.A.A 2870.1
- ALL TIMBER WORKS TO BE DONE IN ACCORDANCE WITH TIMBER FRAMING CODE

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Mobile: 0409 208 853
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IMAGINE
Building Projects
YOU DREAM IT. WE BUILD IT

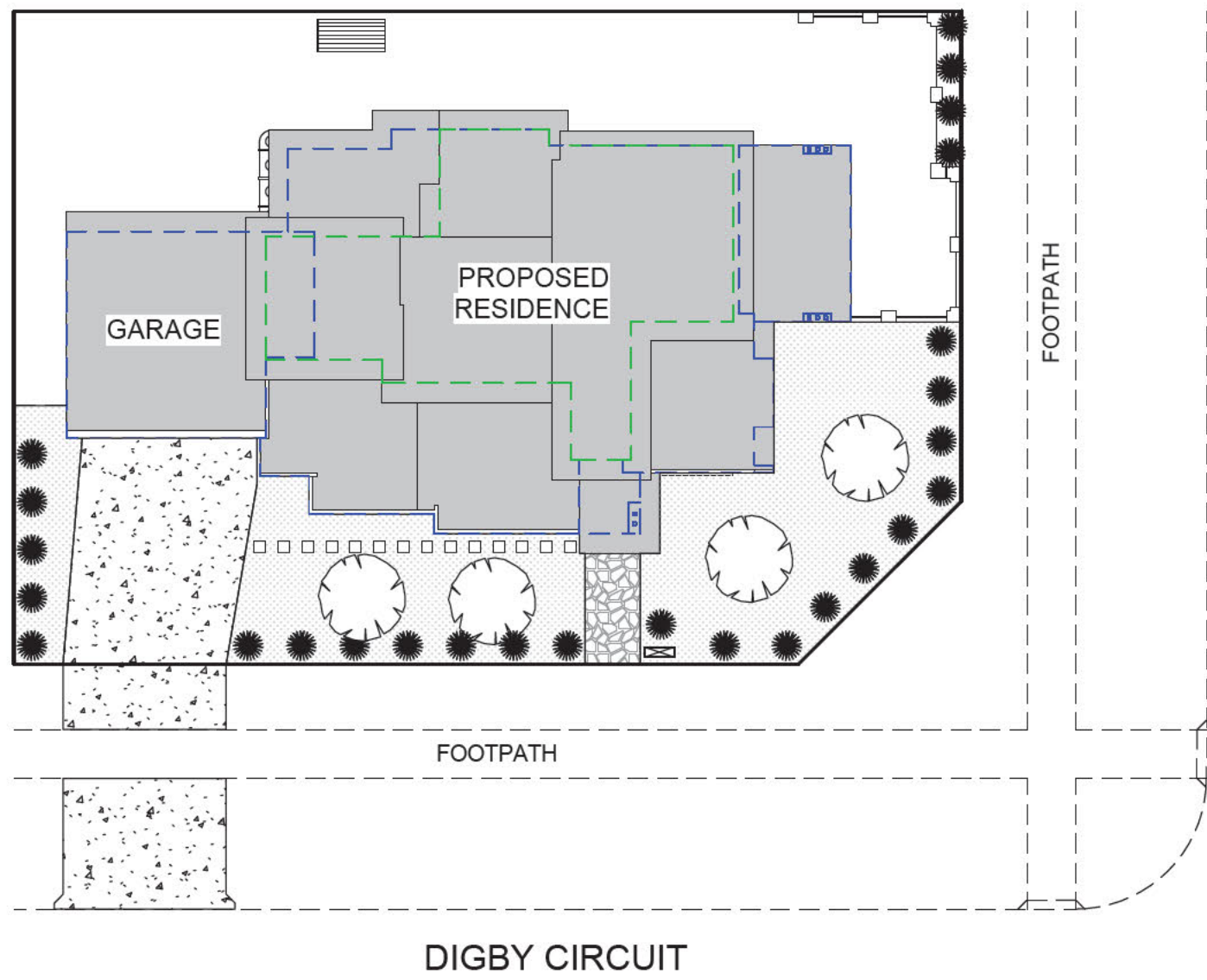
CLIENT:
IMAGINE BUILDING

PROJECT NAME:
PROPOSED RESIDENCE
BLOCK: 8 SECTION: 80
SUBURB: CRACE

TITLE:
SITE PLAN

SCALE:
1 : 200@A3
DATE:
27.03.13

SHEET No:
100
JOB NO:
05463-A



LEGEND:

GATE:

CLOTHESLINE:

STEPPING STONES:

GRAVEL:

PEBBLES:

GRASS:

PAVING COLOUR OR CONCRETE TO BE CONSISTENT WITH COLOUR PLATE OF HOUSE:

CONCRETE:

TOTAL AREA OF CONCRETE AND PAVEMENT NOT EXCEED 50% TOTAL AREA OF POS:

GARDEN BED:

RAINWATER TANK MINIMUM 4000 Lt TO COMPLY WITH L&D's, CONNECTED TO TOILET FLUSHING SYSTEMS AND ANY GARDEN IRRIGATION SYSTEM AND/OR LAUNDRY COLD WATER. 50% OF ROOF AREA TO BE FED TO TANK:

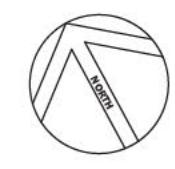
LETTERBOX TO BE SIMPLE AND INTGRATED WITH THE HOUSE DESIGN:

	QTY	MATURE PLANT SIZE	CONTAINER SIZE	SPACING
SMALL TREE TO BE SELECTED FROM L&D's LIST, CRACE PATTERN BOOK, TO SUIT LOCATION: -PISTACHIO OR SIMILAR SPECIES	2	6m x 4m	100L	1.5m MIN
PLANT/SHRUB TO BE SELECTED FROM CRACE PATTERN BOOK, & TO SUIT LOCATION - 'BLUE FLAX LILY' OR SIMILAR SPECIES	22	0.7m x 1m	GROW-TUBE	700mm MAX.
SMALL SHRUBS (HEDGING TO FRONTAGE) TO BE SELECTED FROM CRACES L&D's LIST, CRACE PATTERN BOOK, & TO SUIT LOCATION - HEBE 'BLUE GEM' OR SIMILAR SPECIES	AS & IF REQ.	1m x 1m	5L/ 200mm	3 PER m ²
TOTAL:	23	-	-	-

TABBARA CRESCENT

FOOTPATH

DIGBY CIRCUIT



GENERAL NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
- BUILDER TO VERIFY ALL DIMENSIONS ON SITE.
- DO NOT SCALE DRAWINGS, ALL DIMENSIONS IN mm
- ALL CONCRETE SLABS & FOOTINGS TO BE IN ACCORDANCE WITH S.A.A 2870.1
- ALL TIMBER WORKS TO BE DONE IN ACCORDANCE WITH TIMBER FRAMING CODE

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Select Structure

BUILDING APPROVAL
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1a(i), 10a, 10b
BCA Occupancy Class
N/A

BCA Construction Type
3 of 10
Number of pages
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IMAGINE
Building Projects
YOU DREAM IT. WE BUILD IT

CLIENT:
IMAGINE BUILDING

PROJECT NAME:
PROPOSED RESIDENCE

BLOCK: 8 SECTION: 80
SUBURB: CRACE

Select Structure

VERIFICATION OF EXEMPT STATUS
Jul 1, 2013
Issue Date
J. Krevatin
Livij Krevatin
Licence No. 2010979

TITLE:
LANDSCAPE PLAN

SCALE: 1 : 200@A3
DATE: 27.03.13

SHEET No: 101
JOB NO: 05463-A

LEGEND

- s — SEWER MAIN
- sw — STORMWATER MAIN
- WATER MAIN
- x x ABANDOND LINES
- EXISTING SEWER LINES
- sw - EXISTING STORMWATER LINES
- - - EXISTING DOMESTIC WATER
- fs — EXISTING FIRE SERVICE
- SEWER LINES
- - - SEWER VENT
- sw — STORMWATER LINES
- - - DOMESTIC WATER
- - - NON-POTABLE WATER SUPPLY
- hmf — HOT WATER
- fs — FIRE SERVICE
- tw — TRADE WASTE

MIN 4000 LIT RAINWATER TANK
50% OR 100m² OF ROOF AREA, WHICHEVER IS THE LESSER, IS CONNECTED TO THE TANK. TANK IS CONNECTED TO AT LEAST THE TOILET, L'DRY COLD WATER AND ALL EXTERNAL TAPS, AS PER ACT TERRITORY PLAN

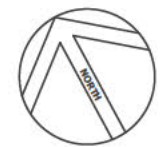
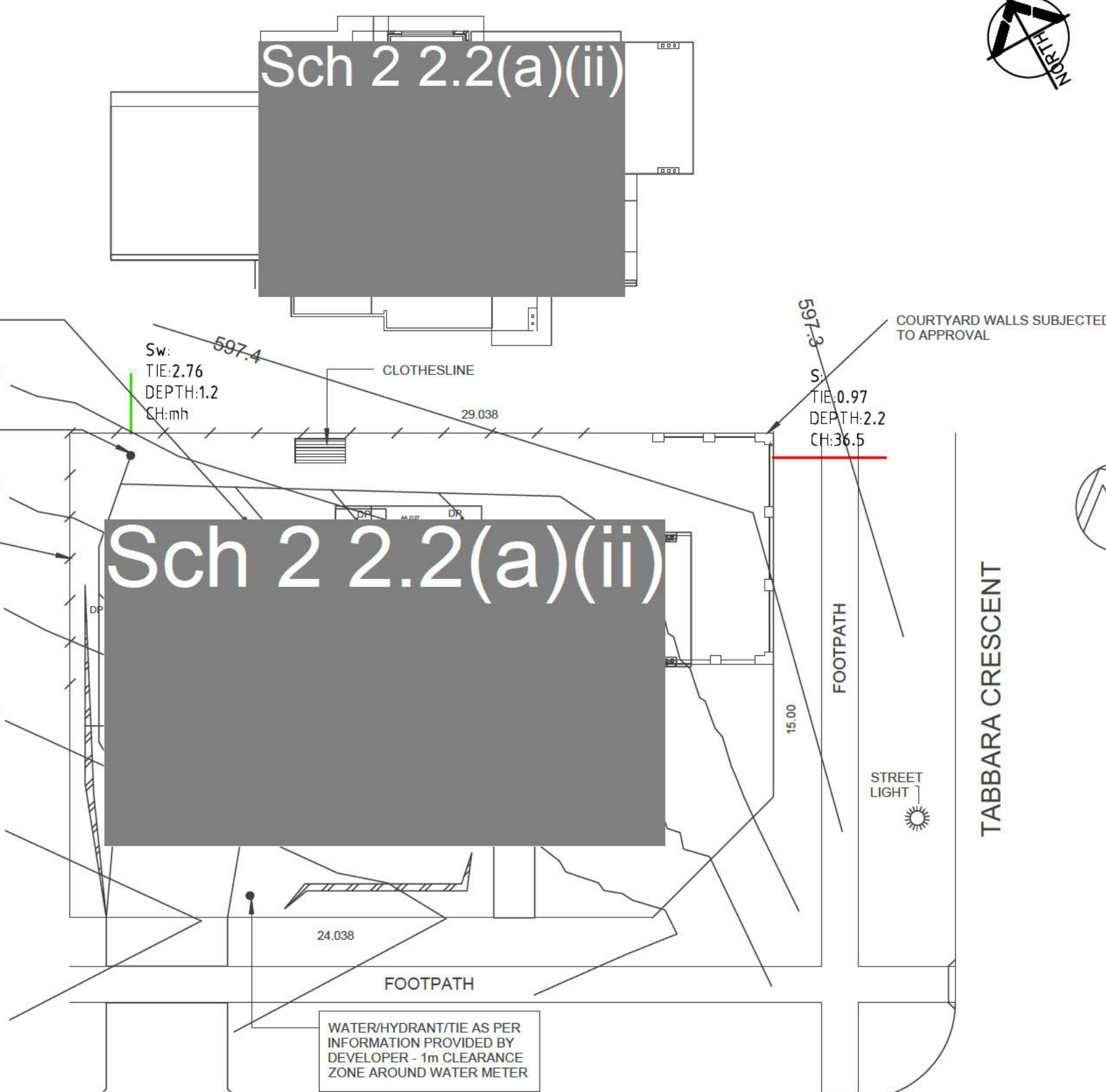
STORMWATER/MANHOLE /SUMP/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

SANITARY FIXTURES

1 WC	4
2 BATH	1
3 BASIN	5
4 SHOWER	3
5 KITCHEN SINK	1
6 LAUNDRY TROUGH	1
7 URINAL	-
8 CLEANER'S SINK	-
9 BIDET	-

INTERIM PLAN

ISSUE	DESCRIPTION	DATE	CHECKED
A	IP	1.7.13	



DRAINAGE PLAN NUMBER: _____

OWNER
BLOCK 8 SECTION 80
CRACE ACT

PLAN OF SANITARY DRAINAGE

- DESIGNED TO AS3500**
GENERAL NOTES
- EXISTING SEWER LINES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 - ALL PLUMBING AND DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS3500.
 - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
 - THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
 - INSPECTION SHAFT AT PROPERTY BOUNDARY TO BE IN ACCORDANCE WITH PLUMBING NOTE No3.
 - ORG LEVELS TO BE IN ACCORDANCE WITH AS3500.2.2 CLAUSE 4.6.6.6 & 4.6.6.7 & PLUMBING NOTE 22.
 - UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) TO BE CONSTRUCTED IN ACCORDANCE WITH AS2032 AND THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
 - TEMPERED HOT WATER REQUIRED AT ALL ABLUTION FIXTURES.
 - PLUMBING AND DRAINAGE TO CONFORM TO ACTPLA PLUMBING NOTES 22 AND 23.

- DOWN PIPE NOTES**
- DOWNPIPES MUST BE SECURELY FIXED TO WALLS.
 - THE SPACING BETWEEN DOWNPIPES MUST NOT MORE THAN 12 M.
 - DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GITTERS AND,IF THE DOWNPIPE IS MORE THAN 1.2M FROM VALLEY,PROVISION FOR OVERFLOW MUST BE MADE.
 - WHERE HIGH-FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW FROM FLOWING BACK INTO ROOF OR BUILDING STRUCTURE BY INSTALLING SLOTTED GUTTERS OR THE LIKE.
 - DOWNPIPES MUST-
 - BE COMPATIBLE WITH OTHER ROOFING MATERIALS USED IN THE ROOFING SYSTEM IN ACCORDANCE WITH 3.5.3(C) OF THE B.C.A
 - BE SELECTED IN ACCORDANCE WITH APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 3.5.2.2 OF THE B.C.A.

PLUMBING PLAN APPROVED
APPROVED BY _____
REG. NUMBER _____
DATE _____

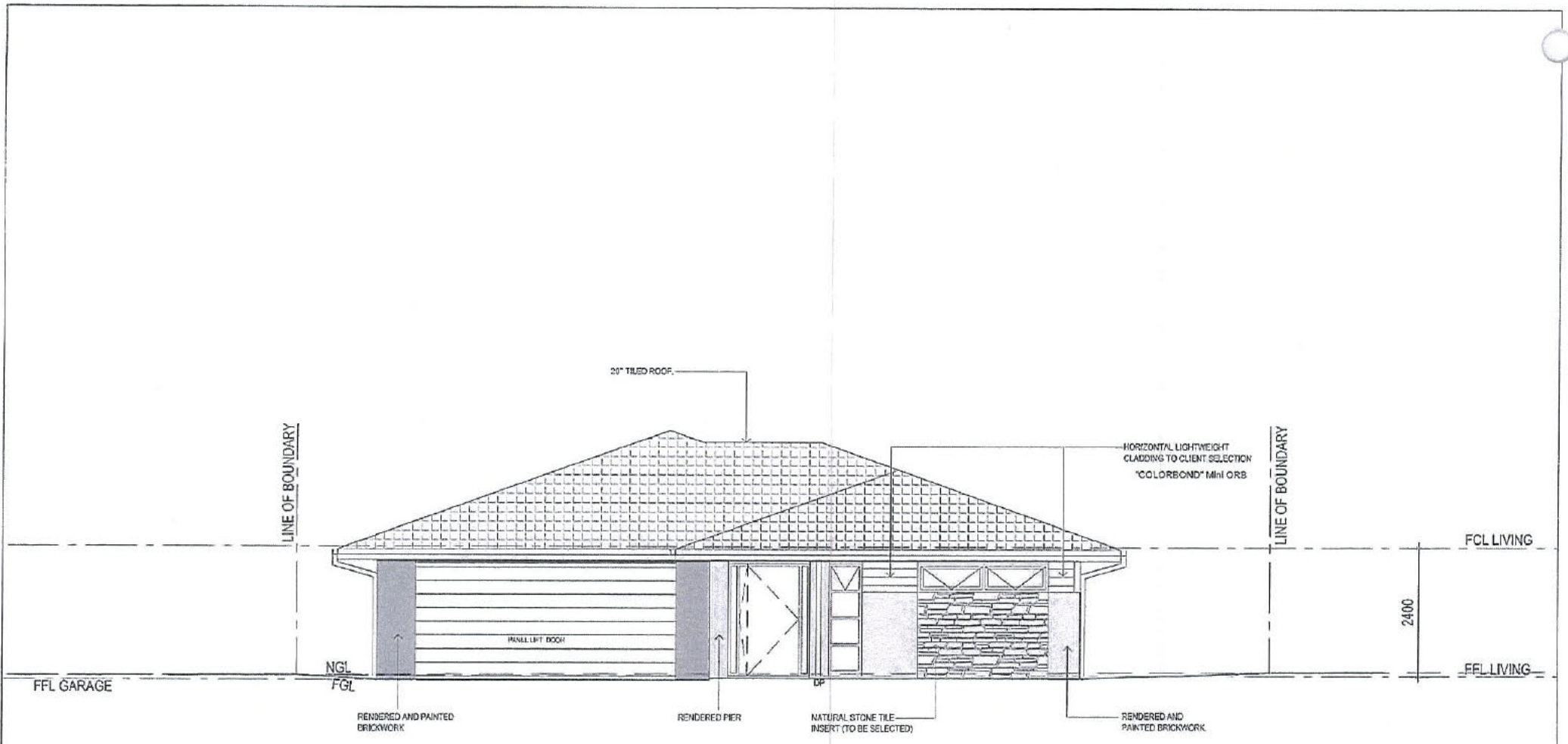
A.WARD
0409249974
PO BOX 4311
HAWKER ACT 2614

PROJECT
BLOCK 8 SECTION 80
CRACE ACT
CLIENT
IMAGINE

DESIGNED BY
AJW
DRAWN BY
AJW
AUTHORISED
DATE
1.7.13

TITLE
HYDRAULIC SERVICES

SCALE
1:200@A3
JOB NO.
H01
DRAWING NO.
1.7.13



01

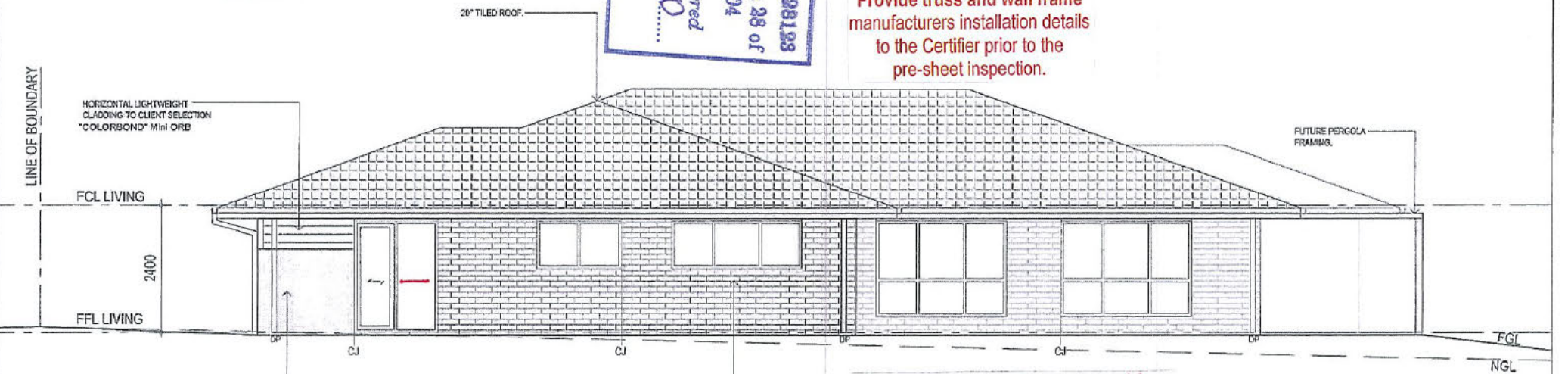
SOUTH ELEVATION

Ken Hungerford Lic. No: 300428123
 Building Approval issued under section 28 of
 the Building Act 2004
 This sheet 11 APR 2013 numbered
 of 10
 A
 Ken Hungerford

HOUSE ENERGY RATING
 136.6 MJ/m²/ANNUM 6.5 STARS
 03-04-2013
 SULAIMAN AKBARI
 SUKABARI
 ASSESSOR

GLAZING AND WINDOW FRAMES:
 Ensure that window glazing and window frames conform to that required by the Energy Rating Report (or Glazing Calculator if applicable).
 The window provider to certify that the U Value and SHGC of (new) windows provided conform to that required by the Energy Rating Report (or Glazing Calculator).

Provide truss and wall frame manufacturers installation details to the Certifier prior to the pre-sheet inspection.



02

EAST ELEVATION

Provide vertical articulation joints to brick walls in accordance with Part 3.3.1 of BCA2. (Refer to Pt.3.3.1.8 of BCA2).

grace APPROVED
 changed everything

Sig: [Signature]
 Date: 03/04/13

Shaw Living
 FOR Sch 2.2.2(a)(ii)
 PROPOSED NEW RESIDENCE
 BLOCK 9 SECTION 80 CRACE
 Project Ref: 1236

Drawing Title
ELEVATIONS SHEET 01
 Scale: 1:100(A3)
 Drawn: AL&CH

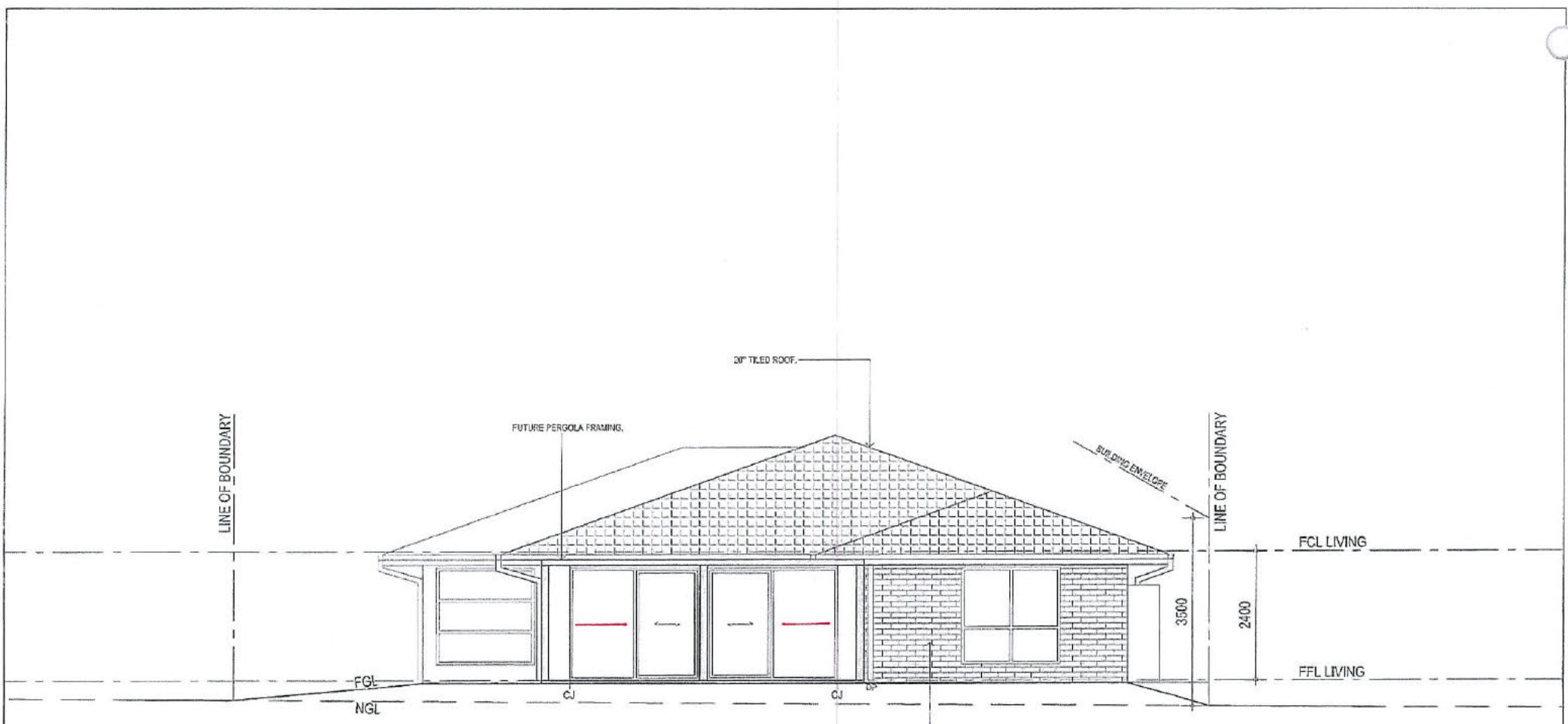
Project Architect: AL&CH
 Project Director: [Blank]
 Date: 22.02.13
 Drawing Number: A201
 Rev: 1
 Coord. Reviewed: [Blank]
 Verified: [Blank]
 Approved: [Blank]
 North: [Blank]

Rev	Description	Drawn	Date
C	ISSUE FOR INFORMATION	AL&CH	10.03.12
D	ISSUE FOR INFORMATION	AL&CH	26.03.12
E	ISSUE FOR INFORMATION	AL&CH	01.03.12
F	ISSUE FOR INFORMATION	AL&CH	20.03.12
G	ISSUE FOR APPROVAL	AL&CH	12.02.13
H	ISSUE FOR APPROVAL	AL&CH	27.02.13
I	ISSUE FOR APPROVAL	AL&CH	26.03.13

All dimensions are in millimeters. All levels are in meters. Do not scale of drawing. All structures to require specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

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01 NORTH ELEVATION

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 11 APR 2013
 This sheet 5 of 5 numbered
 of D...

HOUSE ENERGY RATING
 136.6 MJ/m² / ANNUM 6.5 STARS
 03-04-2013
 SULAIMAN AKBARI
 SUKABARI
 ASSESSOR



02 WEST ELEVATION



Sig: [Signature]
 Date: 02.04.13

Shaw Living
 FOR Sch 2.2.2(a)(ii)
 PROPOSED NEW RESIDENCE
 BLOCK 9 SECTION 80 CRACE
 Project No. 1234

Drawing Title
ELEVATIONS SHEET 02
 Scale: 1:100(A3)
 Drawn: ALSCH

Project Architect	AL&CH	Coord.	
Project Director		Reviewed	
Date	22.02.13	Approved	
Drawing Number	Rev	North	
A202	F		

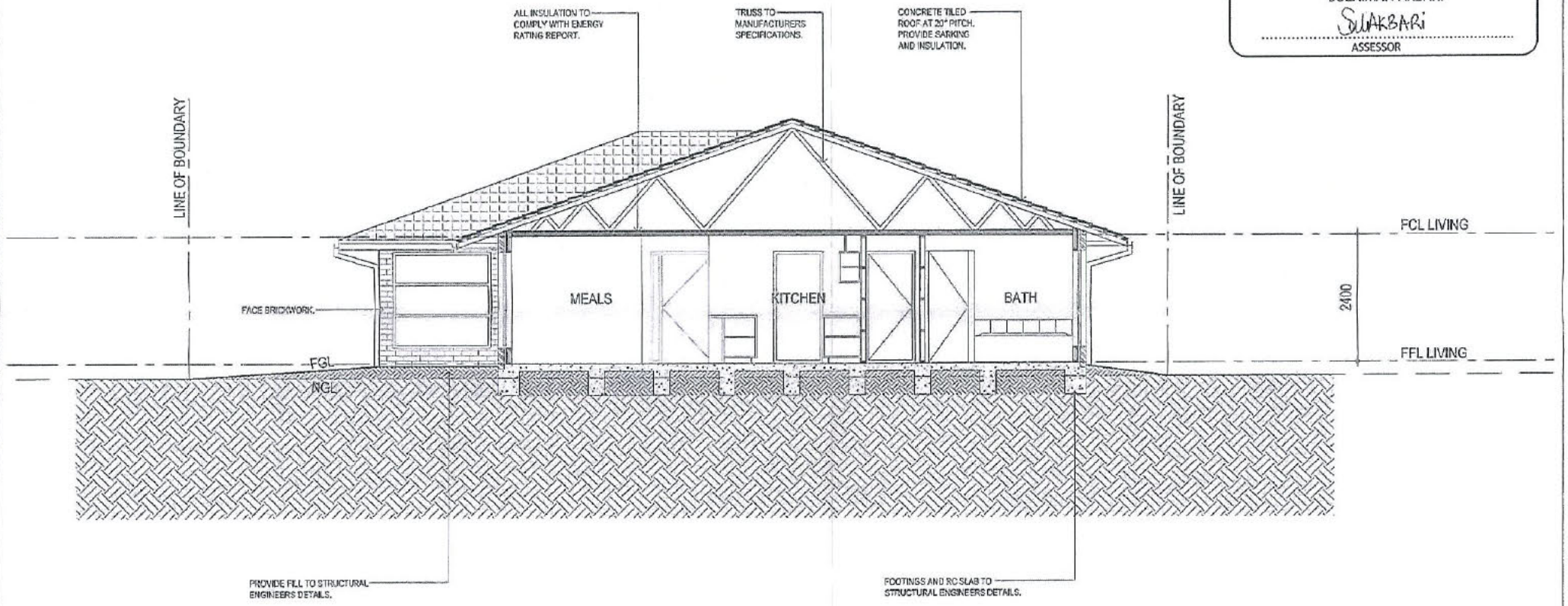
Rev	Description	drawn	Date
A	ISSUE FOR INFORMATION	ALSCH	11.01.12
B	ISSUE FOR INFORMATION	ALSCH	11.01.12
C	ISSUE FOR INFORMATION	ALSCH	26.01.12
D	ISSUE FOR INFORMATION	ALSCH	20.10.12
E	ISSUE FOR APPROVAL	ALSCH	22.02.13
F	ISSUE FOR APPROVAL	ALSCH	20.03.13

Notes:
 All dimensions are in millimetres. All walls are in solid.
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EER REQUIREMENTS
R 4.0 CEILING INSULATION + SARKING
R 2.0 WALL INSULATION
WAFFLE SLAB TO BE USED
ALL EXT. DOORS & WINDOWS WEATHERSEALED

HOUSE ENERGY RATING
136.6 MJ/m² / ANNUM 6.5 STARS
03-04-2013
SULAIMAN AKBARI
SULAIMAN AKBARI
 ASSESSOR



01 SECTION 01

Ken Hungerford Lic. No: 200428128
 Building Approval issued under section 28 of
 the Building Act 2004
 This sheet **11 APR 2013** numbered
 of 10
Ken Hungerford

CRACE APPROVED
 changed everything

Sig: *[Signature]*
 Date: **02/04/13**

Client: **Shaw Living**
 FOR Sch 2.2.2(a)(ii)
 Project: **PROPOSED NEW RESIDENCE**
BLOCK 9 SECTION 80 CRACE
 Project No: 124

Drawing Title: **SECTION**
 Scale: 1:100(A3)
 Drawn: **AL&CH**

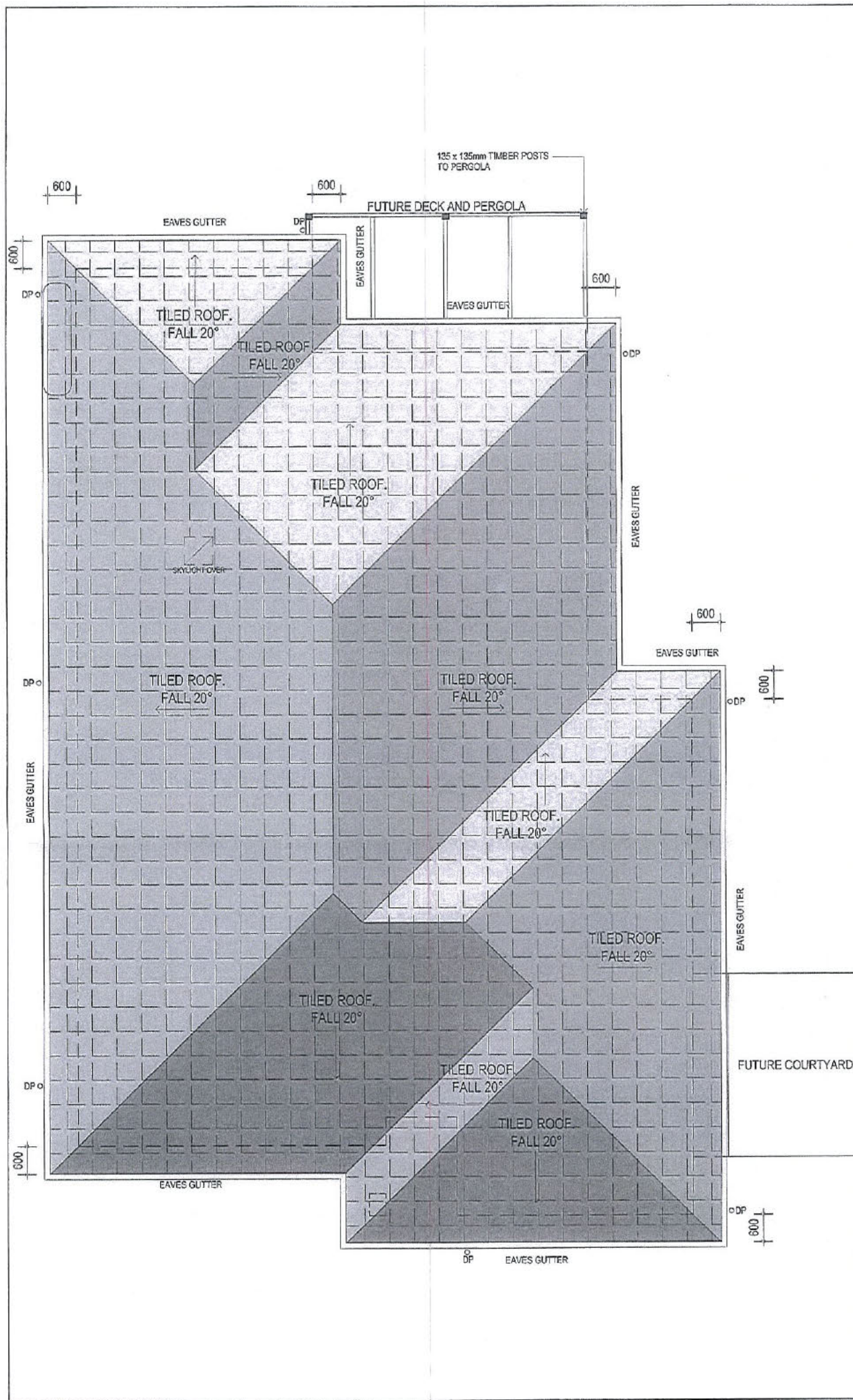
Project Architect: **AL&CH**
 Project Director:
 Date: **22.02.13**
 Drawing Number: **A301** Rev: **A**

Coord.:
 Reviewed:
 Verified:
 Approved:
 Mark:

Rev	Description	Drawn	Date
A	ISSUE FOR INFORMATION	AL&CH	22.02.13

Notes: All dimensions are in millimeters, all loads are in newtons. Do not scale off drawings. All structures to engineer specifications. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.
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 the Building Act 2004
 This sheet numbered 7 of 10
 11 APR 2013
Ken Hungerford



Sig: *[Signature]*
 Date: 02/04/13

NOTES:
 ALL EAVES GUTTERS TO BE COLORBOND QUAD GUTTERING. INSTALL TO MANUFACTURERS RECOMMENDATION.
 ALL ROOFING TO BE TILED UNLESS NOTED OTHERWISE. INSTALL TO MANUFACTURERS SPECIFICATIONS.
 PROVIDE FASCIA, FLASHINGS AND PARAPET CAPPINGS AS REQUIRED.
 DOWNPIPES AND SPREADERS TO BE COLORBOND TO MATCH GUTTERING.
 PROVIDE PAINTED FC SHEET LINING TO ALL EAVES.

Shaw Living
 FOR Sch 2.2.2(a)(ii)
 PROPOSED NEW RESIDENCE
 BLOCK 9 SECTION 80 CRACE

Drawing Title: **ROOF PLAN**
 Scale: 1:100(A3)
 Drawn: AL&CH

Project Architect: AL&CH
 Project Director: [Blank]
 Date: 12.02.13
 Drawing Number: A102 Rev: B

Coord: [Blank]
 Reviewed: [Blank]
 Verified: [Blank]
 Approved: [Blank]
 North:

Rev	Description	Drawn	Date
A	SCALE FOR APPROVAL	AL&CH	23.02.13
B	SCALE FOR APPROVAL	AL&CH	20.02.13

Notes:
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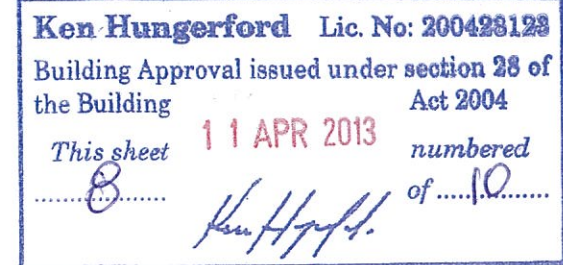
STRUCTURAL DETAILS AND SPECIFICATIONS

PROPOSED RESIDENCE ON

BLOCK 9 SECTION 80, CRACE, A.C.T

FOR

SHAW LIVING



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: 130177

PREPARED BY:



sellick consultants
po box 5005 braddon act 2612
p: 02 6201 0200 f: 02 6247 2203
sellickconsultants.com.au

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



1 STANDARD 1100sq.x150d 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.



P1 DENOTES 400sq.x400mm MASS CONCRETE PAD FOR FUTURE DECK

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

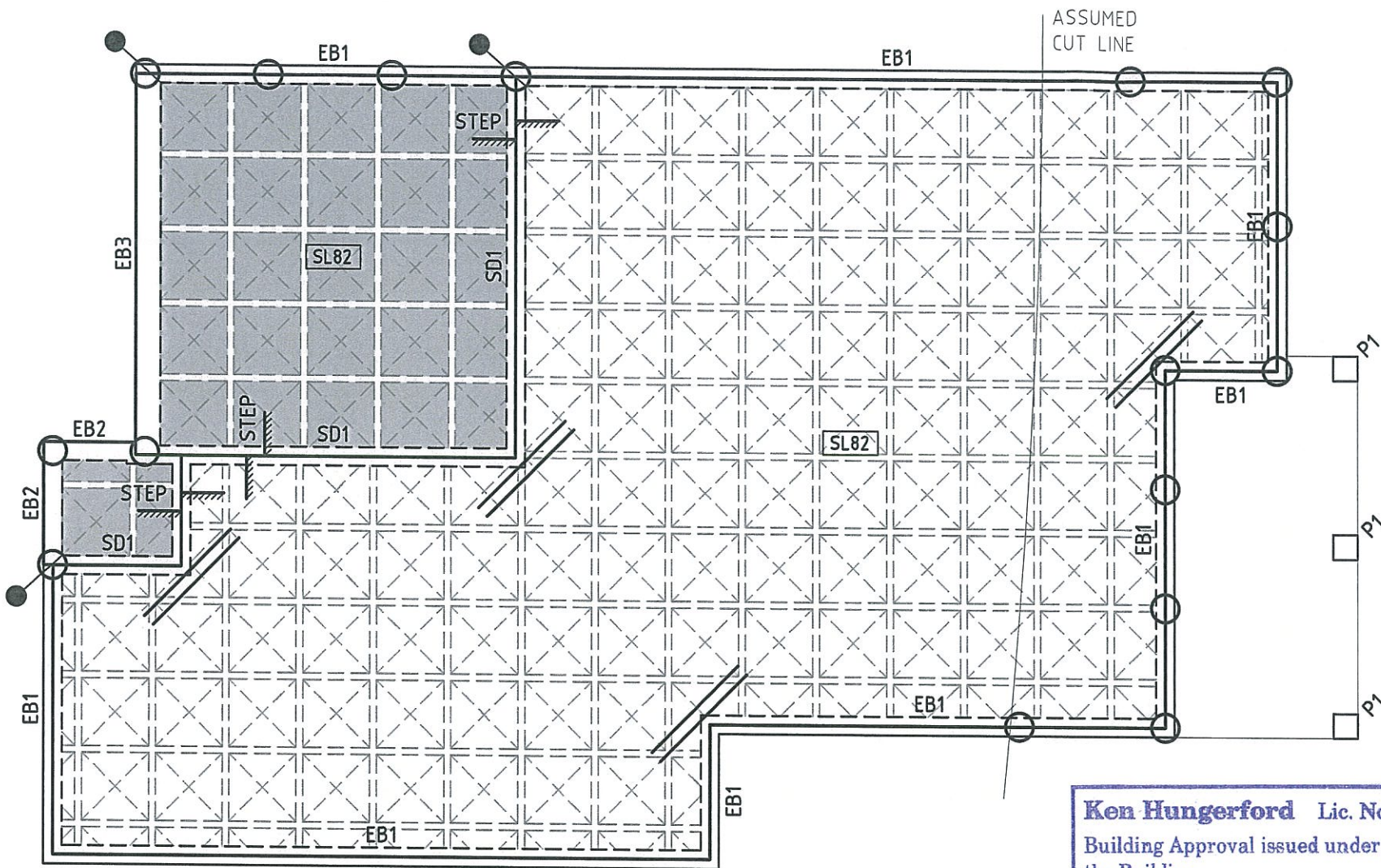
NOTE: BUILDER TO ISSUE CSIRO REPORT TO HOME OWNER GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE

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

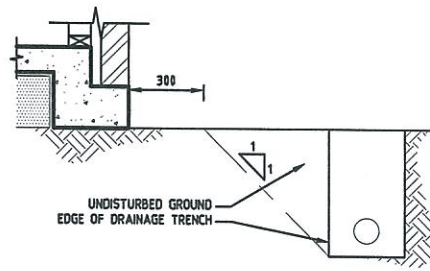
NOTE: ARTICULATE ALL BRICK WORK & DRAINAGE TO BCA

NOTE: FOOTING TO BE FOUNDED ON NATURAL GROUND

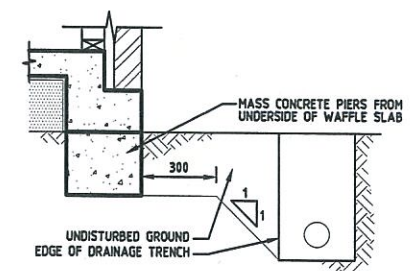
NOTE: COMPACTED FILL TO AS3798 & AS2870



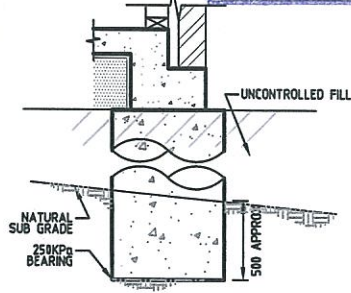
Ken Hungerford Lic. No: 200428128
 Building Approval issued under section 28 of the Building Act 2004
 This sheet 11 APR 2013 numbered 9 of 10
Ken Hungerford



PERMISSIBLE DRAINAGE ZONE



ALTERNATE DRAINAGE ZONE



MAX FILL PIERING DETAIL - Ø450mm

FOR CONSTRUCTION	08.04.13	KMc
ISSUE AMEND DESCRIPTION	DATE	DRAWN

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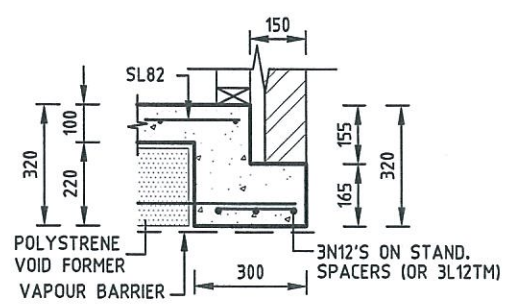
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SHAW LIVING

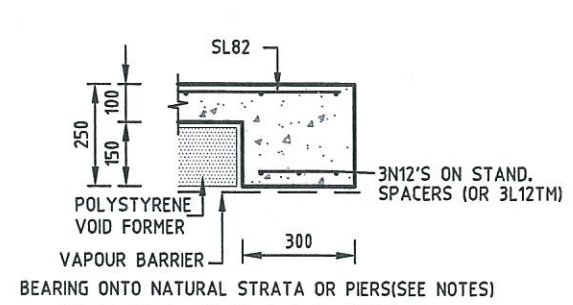
DESIGNED BY
 D.Mc
 CHECKED BY
 D.Mc
 AUTHORISED BY
 DATE

DRAWING TITLE
FOOTING AND SLAB PLAN
 PROJECT LOCATION
BLOCK 9 SECTION 80 CRACE, ACT

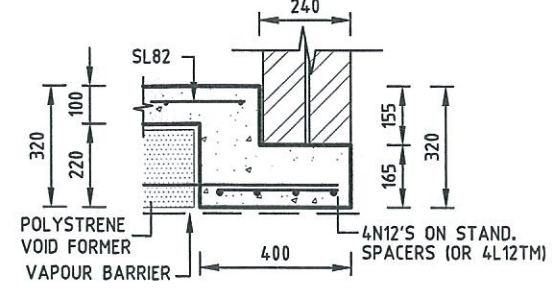
SCALE
 AS SHOWN AT A3
 JOB NO.
130177
 DRAWING NO.
S101



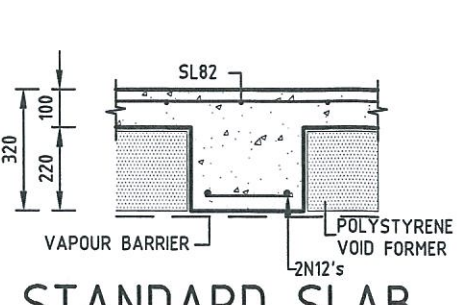
BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
STANDARD EDGE BEAM EB1



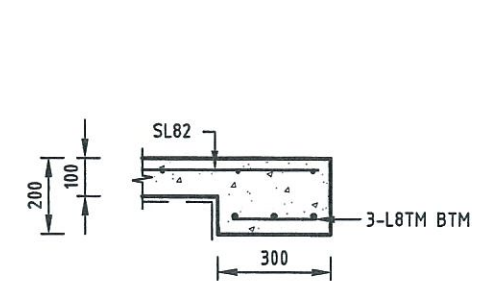
BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
EDGE BEAM EB2



BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
STANDARD EDGE BEAM EB3

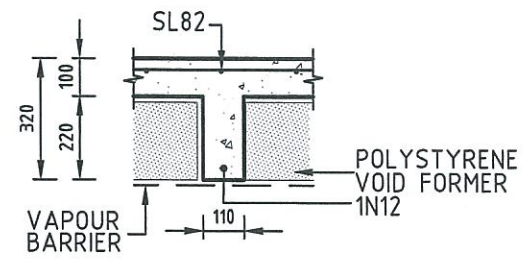


STANDARD SLAB THICKENING ST

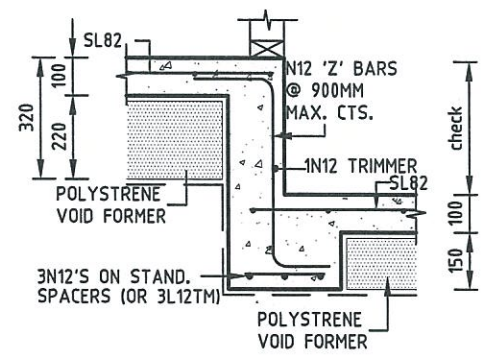


STANDARD EDGE THICKENING ET1

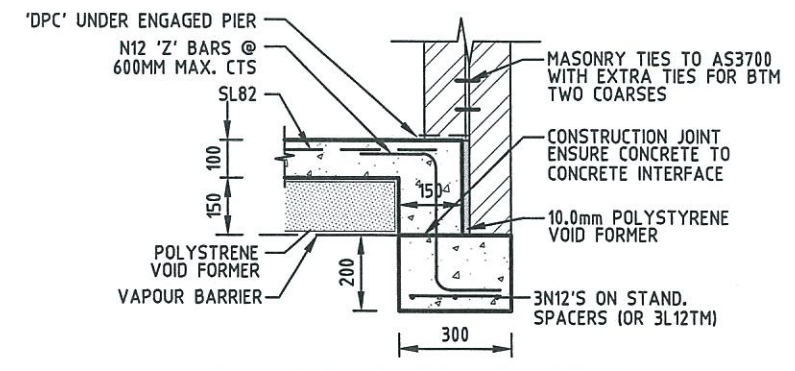
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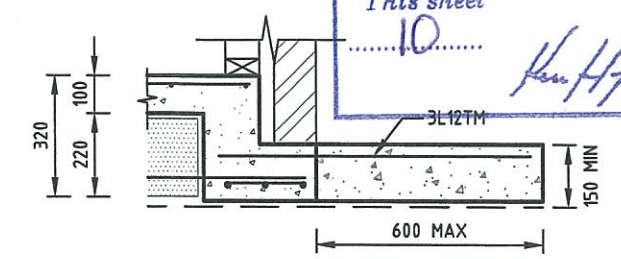
STANDARD INTERNAL RIB (GARAGE SIMILAR)



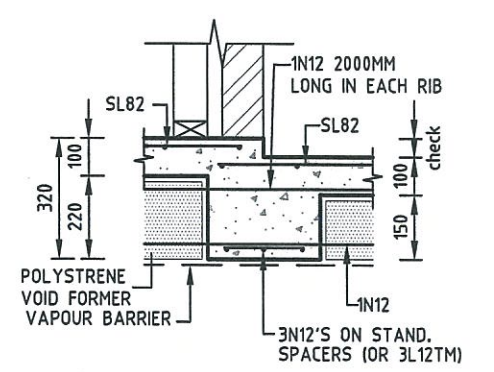
STEPDOWN DETAIL S1A



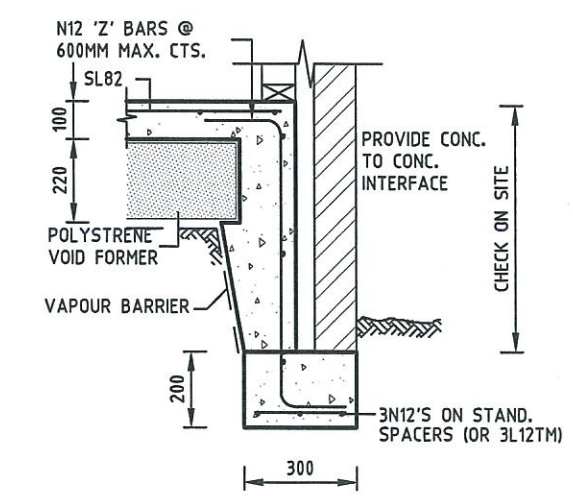
ALTERNATIVE EB2 WITH MASONRY WALL FOR GARAGE OVER



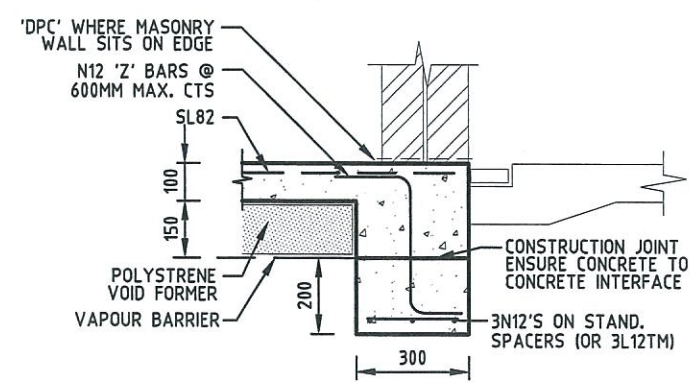
BEARING ONTO NATURAL STRATA OR PIERS(SEE NOTES)
STANDARD EDGE BEAM LOCALLY WIDENED



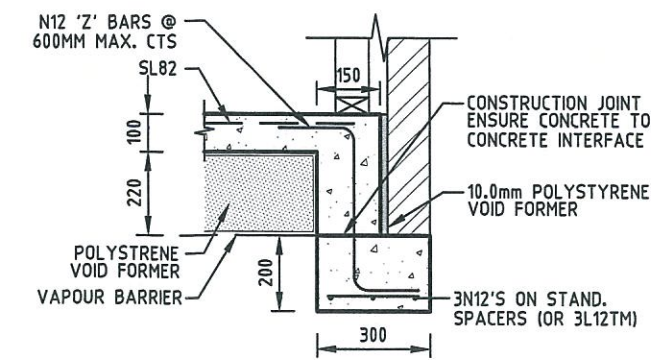
STEPDOWN BEAM SD1



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



ALTERNATIVE EB2 FOR DRIVEWAY SIDE OF GARAGE



ALTERNATIVE EB1

ISSUE	AMEND	DESCRIPTION	DATE	DRAWN
A	-	FOR CONSTRUCTION	08.04.13	KMc

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DESIGNED BY
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 DATE

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FOOTING AND SLAB DETAILS
 PROJECT LOCATION
BLOCK 9 SECTION 80 CRACE, ACT

SCALE
 AS SHOWN AT A3
 JOB NO.
130177
 DRAWING NO.
S201

HOUSE ENERGY RATING

136.6 MJ/m² / ANNUM 6.5 STARS

03-04-2013

SULAIMAN AKBARI

SULAKBARI
ASSESSOR

GENERAL NOTES:

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE, IN THE BEST TRADESPERSON LIKE MANNER TO THE APPROVAL OF THE PROJECT MANAGER AND ALL AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- ACT GOVERNMENT
- CURRENT BUILDING CODE OF AUSTRALIA
- ACT ELECTRICITY AND WATER (ACTEW)
- ALL RELEVANT AUSTRALIAN STANDARDS

POSITION OF STORMWATER LINES ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS. POSITION OF DOWNPIPES AND STORMWATER LINES TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK ON SITE.

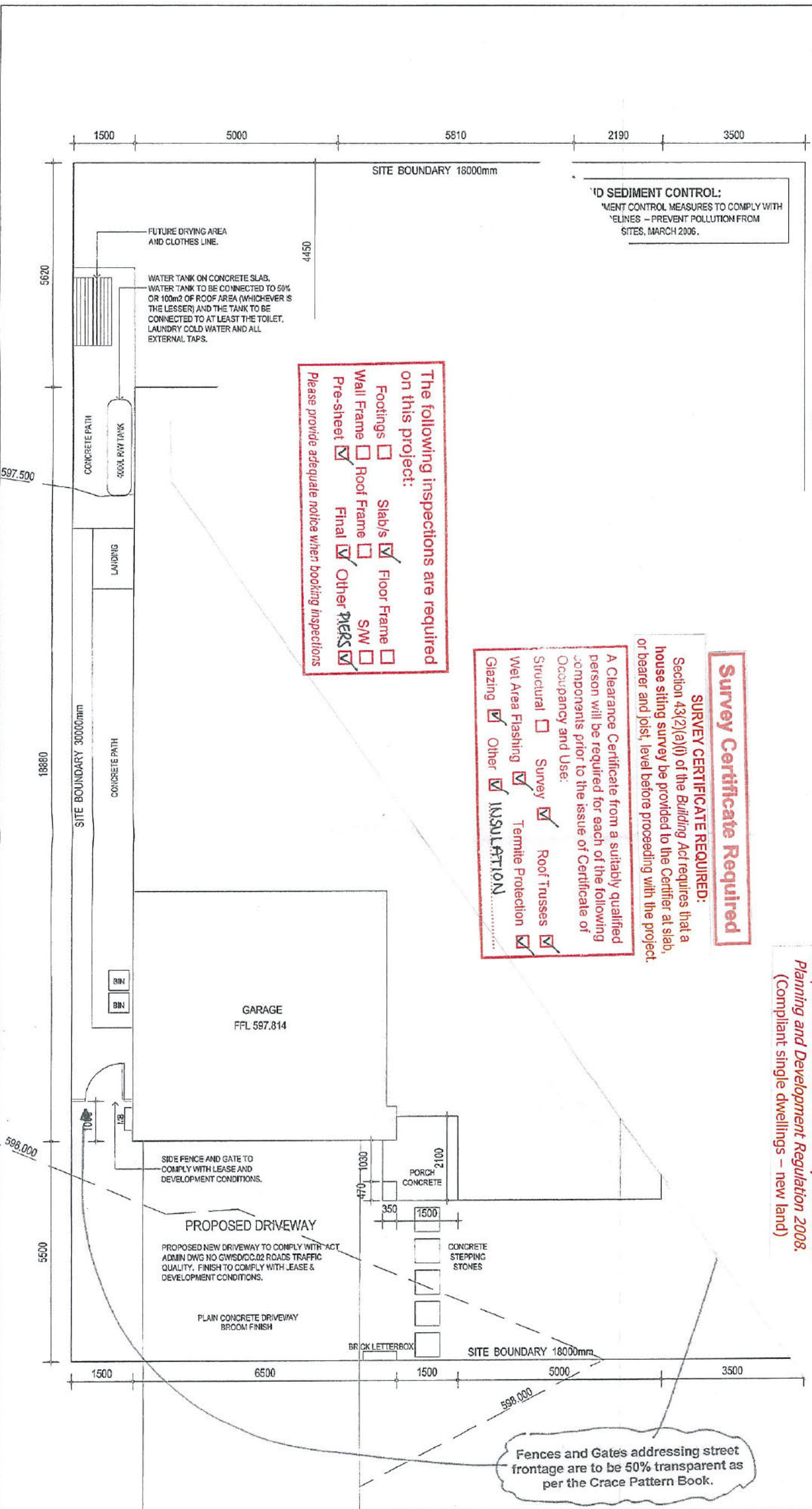
CONTOURS AND DRAINAGE:
POST DEVELOPMENT CONTOURS AND LEVELS SHOWN ON THE PLAN ARE TAKEN FROM PLANS SUPPLIED AND NO RESPONSIBILITY IS TAKEN FOR SUBSEQUENT CUT/FILL LEVELS.

SITE SETOUT:
ALL BOUNDARY CLEARANCES SHOWN ARE TO BE VERIFIED BY THE BUILDER AT SETOUT AND PRIOR TO ANY CONSTRUCTION COMMENCING. BLOCK DIMENSIONS AND LEVELS HAVE BEEN TAKEN FROM INFORMATION PROVIDED AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. IT IS RECOMMENDED THAT A LICENCED SURVEYOR BE ENGAGED TO SETOUT THE BUILDING TO ENSURE THAT APPROVED SETBACKS ARE NOT ENCRoACHED UPON.

FOR CONSTRUCTION DETAILS OF TIMBER FRAMEWORK, FOOTINGS AND SLABS REFER TO THE BCA AND RELEVANT CODES AND STANDARDS. TRUSSES TO BE DESIGNED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ENGINEERS SPECIFICATIONS AND DETAILS. ALL FOOTINGS, SLABS, COLUMNS, WALLS, FLOOR STRUCTURE, BRACING AND ALL OTHER STRUCTURAL ELEMENTS TO BE DESIGNED AND APPROVED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. NO RESPONSIBILITY IS TAKEN FOR THE DESIGN OF ANY OTHER ELEMENTS.

BE COMPLIANT WITH LEASE CONDITIONS & REQUIREMENTS FOR BLOCK 9 SECTION 80 CRACE.

FLOOR FOOTPRINT



The following inspections are required on this project:

- Footings
- Wall Frame
- Pre-sheet
- Slab's
- Roof Frame
- Final
- Other
- Floor Frame
- S/W
- Other

Please provide adequate notice when booking inspections

Survey Certificate Required

SURVEY CERTIFICATE REQUIRED:
Section 43(2)(a)(i) of the Building Act requires that a house sitting survey be provided to the Certifier at slab, or bearer and joist, level before proceeding with the project.

A Clearance Certificate from a suitably qualified person will be required for each of the following components prior to the issue of Certificate of Occupancy and Use:

- Structural
- Survey
- Roof Trusses
- Water Area Flashing
- Termite Protection
- Glazing
- Other
- INSULATION

ACT Metropolitan Building Certifiers P/L
Building Approval: Building Approval, or part thereof, issued under Section 28 of the Building Act 2004.
Class of Occupancy: 19(1) + 10A Type of Construction: ...
Project No.: 13/0173 Licence No: 200428123
Signature: *[Signature]* 11/4/13
This Set of Plans Contains 10 Sheets, No. 1 to 10.
 This approval expires on ... OR 3 years from the above date provided work is commenced within 2 years of the date of the DA approval.

DA-EXEMPT BUILDING WORK.
Complies with Section 1.100AA, Sch. 1 of the Planning and Development Regulation 2008.
(Compliant single dwellings - new land)

APPROVED WITH CONDITIONS

Date: 02.04.13

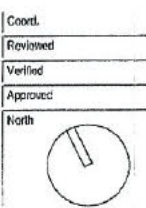
Fences and Gates addressing street frontage are to be 50% transparent as per the Crace Pattern Book.

Shaw Living
FOR Sch 2.2.2(a)(ii)
PROPOSED NEW RESIDENCE
BLOCK 9 SECTION 80 CRACE
Project No: 0213

Drawing Title
SITE PLAN
Scale: 1:100(A3)
Drawn: AL&CH

Project Architect: AL&CH
Project Director:
Date: 12.02.13
Drawing Number: A001 Rev: B

Rev	Description	Drawn	Date
A	ISSUE FOR APPROVAL	AL&CH	20.02.13
B	ISSUE FOR APPROVAL	AL&CH	20.02.13



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hawwardance architecture

HOUSE ENERGY RATING

136.6 MJ/m²/ANNUM 6.5 STARS

03-04-2013

SULAIMAN AKBARI

Sulaiman Akbari
ASSESSOR

GENERAL NOTES:

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE, IN THE BEST TRADESPERSON LIKE MANNER TO THE APPROVAL OF THE PROJECT MANAGER AND ALL AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- ACT GOVERNMENT
- CURRENT BUILDING CODE OF AUSTRALIA
- ACT ELECTRICITY AND WATER (ACTEW)
- ALL RELEVANT AUSTRALIAN STANDARDS

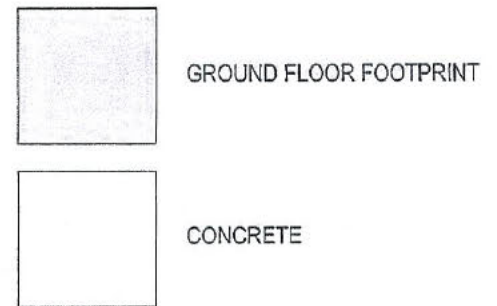
POSITION OF STORMWATER LINES ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS. POSITION OF DOWNPIPES AND STORMWATER LINES TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK ON SITE.

CONTOURS AND DRAINAGE: POST DEVELOPMENT CONTOURS AND LEVELS SHOWN ON THE PLAN ARE TAKEN FROM PLANS SUPPLIED AND NO RESPONSIBILITY IS TAKEN FOR SUBSEQUENT CUT/FILL LEVELS.

SITE SETOUT: ALL BOUNDARY CLEARANCES SHOWN ARE TO BE VERIFIED BY THE BUILDER AT SETOUT AND PRIOR TO ANY CONSTRUCTION COMMENCING. BLOCK DIMENSIONS AND LEVELS HAVE BEEN TAKEN FROM INFORMATION PROVIDED AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. IT IS RECOMMENDED THAT A LICENCED SURVEYOR BE ENGAGED TO SETOUT THE BUILDING TO ENSURE THAT APPROVED SETBACKS ARE NOT ENCRoACHED UPON.

FOR CONSTRUCTION DETAILS OF TIMBER FRAMEWORK, FOOTINGS AND SLABS REFER TO THE BCA AND RELEVANT CODES AND STANDARDS. TRUSSES TO BE DESIGNED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ENGINEERS SPECIFICATIONS AND DETAILS. ALL FOOTINGS, SLABS, COLUMNS, BEAMS, FLOOR STRUCTURE, BRACING AND ALL OTHER STRUCTURAL ELEMENTS TO BE DESIGNED AND APPROVED BY A QUALIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. NO RESPONSIBILITY IS TAKEN FOR THE DESIGN OF ANY STRUCTURAL ELEMENTS.

ALL WORK MUST BE COMPLIANT WITH LEASE CONDITIONS & DEVELOPMENT REQUIREMENTS FOR BLOCK 9 SECTION 80 CRACE.



BLOCK 9 SECTION 80 CRACE

BLOCK AREA 540m²

FLOOR AREAS	
GROUND FLOOR GFA:	181.8m ²
GARAGE GFA:	39.2m ²
TOTAL GFA:	221.0m²
PORCH:	3.2m ²
FUTURE ALFRESCO:	15.8m ²
FUTURE COURTYARD:	13.8m ²

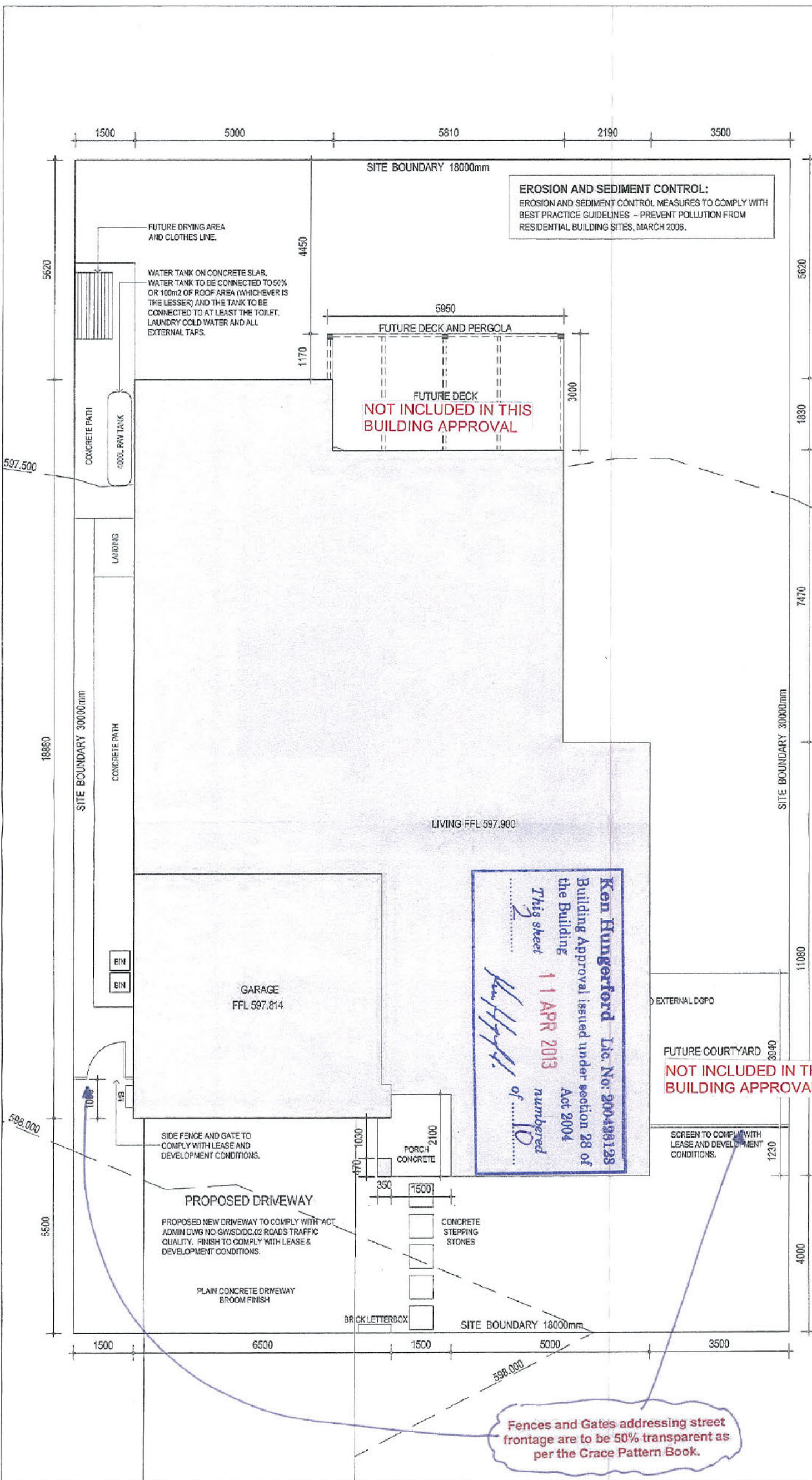
The design has been checked against the requirements of the Grace Pattern Book. It is the builder's responsibility to ensure that all requirements and conditions are met in relation to the Territory Plan Single Housing Dwelling Code. The developer's approval is not an endorsement of the design meeting all applicable and relevant Territory Plan requirements



APPROVED WITH CONDITIONS

Sig:

Date: 02/04/13



Fences and Gates addressing street frontage are to be 50% transparent as per the Grace Pattern Book.

Shaw Living
FORSch 2.2.2(a)(ii)
PROPOSED NEW RESIDENCE
BLOCK 9 SECTION 80 CRACE
Project No: 1234

Drawing Title: **SITE PLAN**
Scale: 1:100(A3)
Drawn: AL&CH

Project Architect: AL&CH
Project Director: AL&CH
Date: 12.02.13
Drawing Number: A001 Rev: B

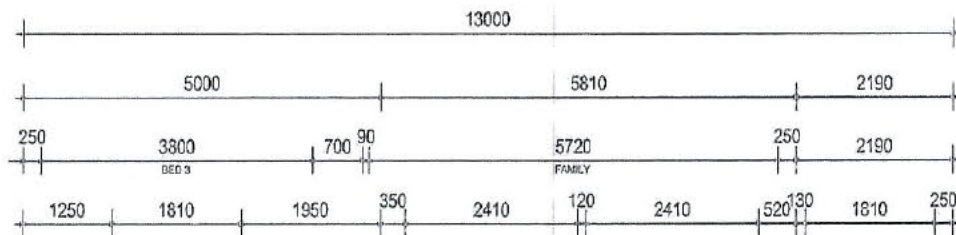
Coord. North

Rev	Description	Drawn	Date
A	ISSUE FOR APPROVAL	AL&CH	22.02.13
B	ISSUE FOR APPROVAL	AL&CH	22.02.13

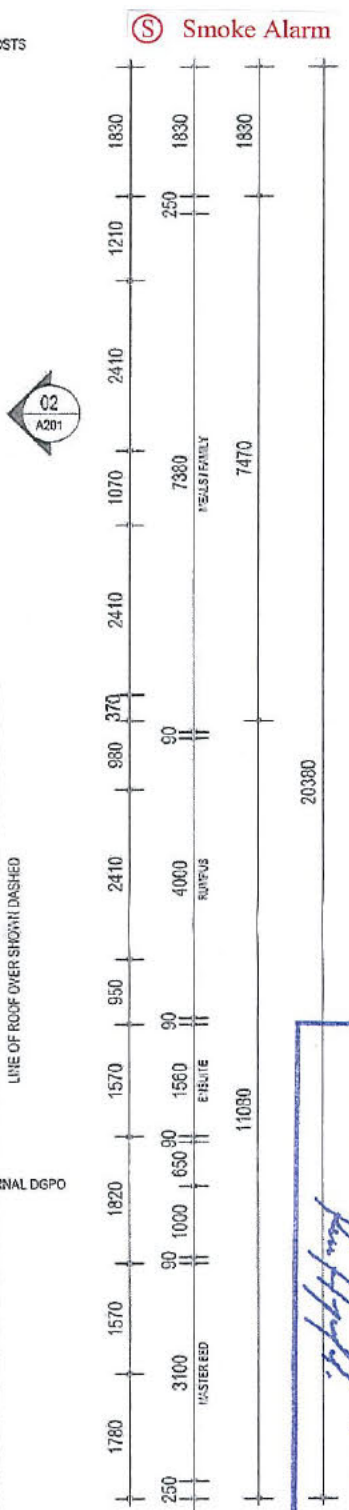
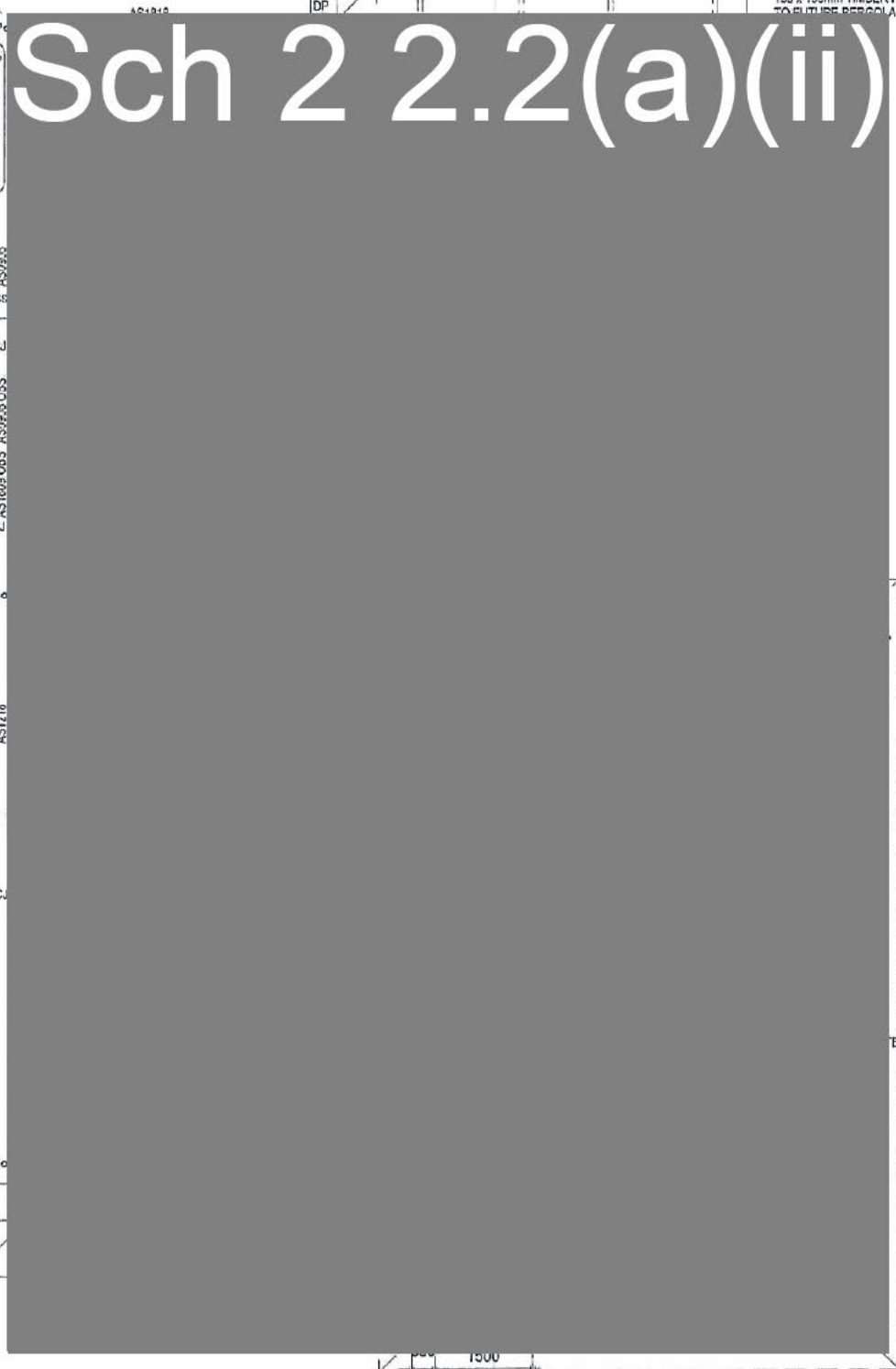
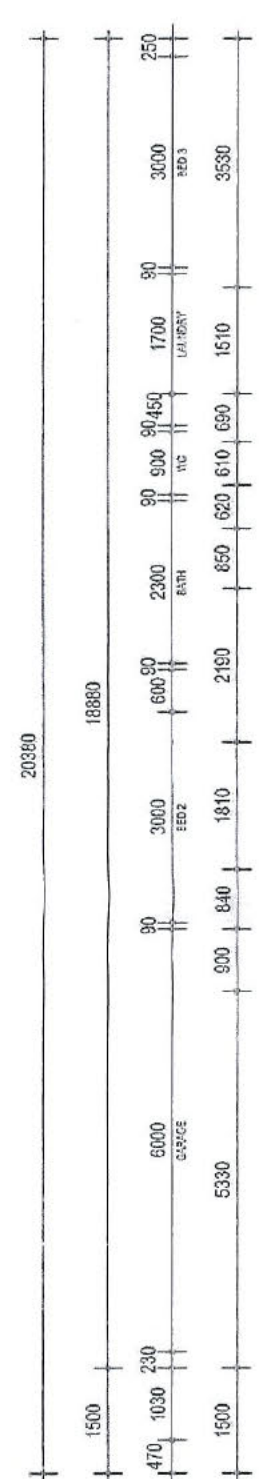
Notes:
All dimensions given in millimetres. All levels are in meters.
Do not scale off drawings. All structures to engineer specifications.
All dimensions, levels and site conditions must be verified by contractor prior to commencement of works.
All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

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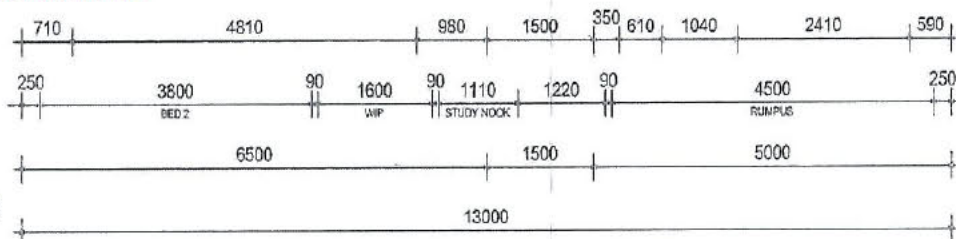
HOUSE ENERGY RATING
 136.6 MJ/m² / ANNUM 6.5 STARS
 03-04-2013
 SULAIMAN AKBARI
 SUKABARI
 ASSESSOR



EER REQUIREMENTS
 R 4.0 CEILING INSULATION + SARKING
 R 2.0 WALL INSULATION
 WAFFLE SLAB TO BE USED
 ALL EXT. DOORS & WINDOWS WEATHERSEALED

Ken Hungerford Lic. No: 200428128
 Building Approval issued under section 26 of the Building Act 2004
 This sheet 3 of 10 numbered 11 APR 2013
Ken Hungerford of 10

NOTES
 ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY SITE CLASSIFICATION AND AS2870.1-1996
 PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3660-2000 PARTS 1,2 AND 3
 ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE TIMBER FRAMING CODE AS1684 AND THE BCA
 ALL EXTERNAL WALLS TO BE BRICK VENEER WITH FACE BRICK FINISH UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 ALL INSULATION TO COMPLY WITH ENERGY RATING REPORT.
 PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.2 OF THE BCA AND AS3785. WIRING TO AS3000
 WINDOWS TO COMPLY WITH ENERGY RATING REQUIREMENTS AND TO COMPLY WITH ALL RELEVANT WINDOW CODES AND STANDARDS.
 ALL FIRE RATED SEPARATION MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS.
 ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.



APPROVED
 Sig: *[Signature]*
 Date: 02/04/13

Shaw Living
 FOR Sch 2 2.2(a)(ii)
 PROPOSED NEW RESIDENCE
 BLOCK 9 SECTION 80 CRACE
 Project No: 123

Drawing Title
FLOOR PLAN
 Scale: 1:100(A3)
 Drawn: AL&CH

Project Architect: AL&CH
 Project Director: [Blank]
 Date: 12.02.13
 Drawing Number: A101
 Rev: c

Rev	Description	drawn	Date
P5	MASTER BED ENCLURE / ROOM LAYOUT ASSEMBLED	AL&CH	12.01.12
P6	ISSUE FOR INFORMATION	AL&CH	25.01.12
P7	ISSUE FOR INFORMATION	AL&CH	04.10.12
P8	ISSUE FOR INFORMATION	AL&CH	29.10.12
A	ISSUE FOR APPROVAL	AL&CH	22.02.13
B	ISSUE FOR APPROVAL	AL&CH	23.02.13
C	ISSUE FOR APPROVAL	AL&CH	23.02.13

All dimensions are in millimetres. All levels are in metres.
 Do not scale off drawings. All structural to engineer specifications.
 All dimensions, levels and site conditions must be verified by contractor prior to commencement of work.
 All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.
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heyward lance
 architecture

HOUSE ENERGY RATING

136.6 MJ/m²/ANNUM 6.5 STARS

03-04-2013

SULAIMAN AKBARI

SUAKBARI
ASSESSOR

GENERAL NOTES:

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE, IN THE BEST TRADESPERSON LIKE MANNER TO THE APPROVAL OF THE PROJECT MANAGER AND ALL AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- ACT GOVERNMENT
- CURRENT BUILDING CODE OF AUSTRALIA
- ACT ELECTRICITY AND WATER (ACTEW)
- ALL RELEVANT AUSTRALIAN STANDARDS

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CONTOURS AND DRAINAGE:
POST DEVELOPMENT CONTOURS AND LEVELS SHOWN ON THE PLAN ARE TAKEN FROM PLANS SUPPLIED AND NO RESPONSIBILITY IS TAKEN FOR SUBSEQUENT CUT/FILL LEVELS.

SITE SETOUT:
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DA-EXEMPT BUILDING WORK
Complies with Section 1A.10 & 1A.11 of Schedule 1A of the Planning and Development Regulation 2008 (Vertical & Horizontal Tolerances)

IT IS AGED TO ETBACKS
UNT CODES STALLED TO

ACT Metropolitan Building Certifiers P/L

Amended Approval: Amendment to Building Approval, or part thereof, issued under Section 32 of the Building Act 2004.

Class of Occupancy: 1a (i) & 10a. Type of Construction: N/A

Project No: 13/0173 Licence No: 200428123

Signature: *[Signature]* 04 / 10 / 13

This Set of Plans Contains 1 Sheets, No 1 to 1

This approval expires on 11 / 04 / 16

Approved in respect of the nominated amendments:

1. FFL Revised to Reflect the Survey

BLOCK 9 SECTION 80 CRACE

BLOCK AREA 540m²

FLOOR AREAS	
GROUND FLOOR GFA:	181.8m ²
GARAGE GFA:	39.2m ²
TOTAL GFA:	221.0m²
PORCH:	
FUTURE ALFRESCO:	3.2m ²
FUTURE COURTYARD:	15.9m ²
	13.8m ²

The design has been checked against the requirements of the Crace Pattern Book. It is the builder's responsibility to ensure that all requirements and conditions are met in relation to the Territory Plan Single Housing Dwelling Code. The developer's approval is not an endorsement of the design meeting all applicable and relevant Territory Plan requirements.



APPROVED WITH CONDITIONS

Sig: *[Signature]*

Date: 02.10.13

EROSION AND SEDIMENT CONTROL:
EROSION AND SEDIMENT CONTROL MEASURES TO COMPLY WITH BEST PRACTICE GUIDELINES - PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES, MARCH 2006.

FUTURE DRYING AREA AND CLOTHES LINE.

WATER TANK ON CONCRETE SLAB. WATER TANK TO BE CONNECTED TO 50% OR 100m² OF ROOF AREA (WHICHEVER IS THE LESSER) AND THE TANK TO BE CONNECTED TO AT LEAST THE TOILET, LAUNDRY COLD WATER AND ALL EXTERNAL TAPS.

SITE BOUNDARY 18000mm

FUTURE DECK AND PERGOLA

FUTURE DECK

LIVING

1. FFL 598.06

GARAGE FFL 597.814

SIDE FENCE AND GATE TO COMPLY WITH LEASE AND DEVELOPMENT CONDITIONS.

PROPOSED DRIVEWAY

PROPOSED NEW DRIVEWAY TO COMPLY WITH ACT ADMIN DWG NO GWS/D/DC.02 ROADS TRAFFIC QUALITY. FINISH TO COMPLY WITH LEASE & DEVELOPMENT CONDITIONS.

PLAIN CONCRETE DRIVEWAY BROOM FINISH

PORCH CONCRETE

CONCRETE STEPPING STONES

BRICK LETTERBOX

SITE BOUNDARY 18000mm

Fences and Gates addressing street frontage are to be 50% transparent as per the Crace Pattern Book.



Drawing Title: SITE PLAN

Project Architect: AL&CH

Coord:

Rev Description

drawn

Date

Notes

All dimensions are in millimetres. All levels are in metres.

Do not scale off drawing. All structure to engineers specification.

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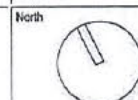
FOR Sch 2 2.2(a)(ii)

PROPOSED NEW RESIDENCE
BLOCK 9 SECTION 80 CRACE
Project No: 123

Scale: 1:100(A3)

Drawn: AL&CH

Drawing Number: A001 Rev: B



Rev A ISSUE FOR APPROVAL AL&CH 22.02.13

Rev B ISSUE FOR APPROVAL AL&CH 22.02.13

Rev C

Rev D

Rev E

Rev F

Rev G

Rev H

Rev I

Rev J

Rev K

Rev L

EROSION AND SEDIMENT CONTROL:
EROSION AND SEDIMENT CONTROL MEASURES TO COMPLY WITH BEST PRACTICE GUIDELINES - PREVENT FLOODING AT RESIDENTIAL BUILDING SITES, MARCH 2006.

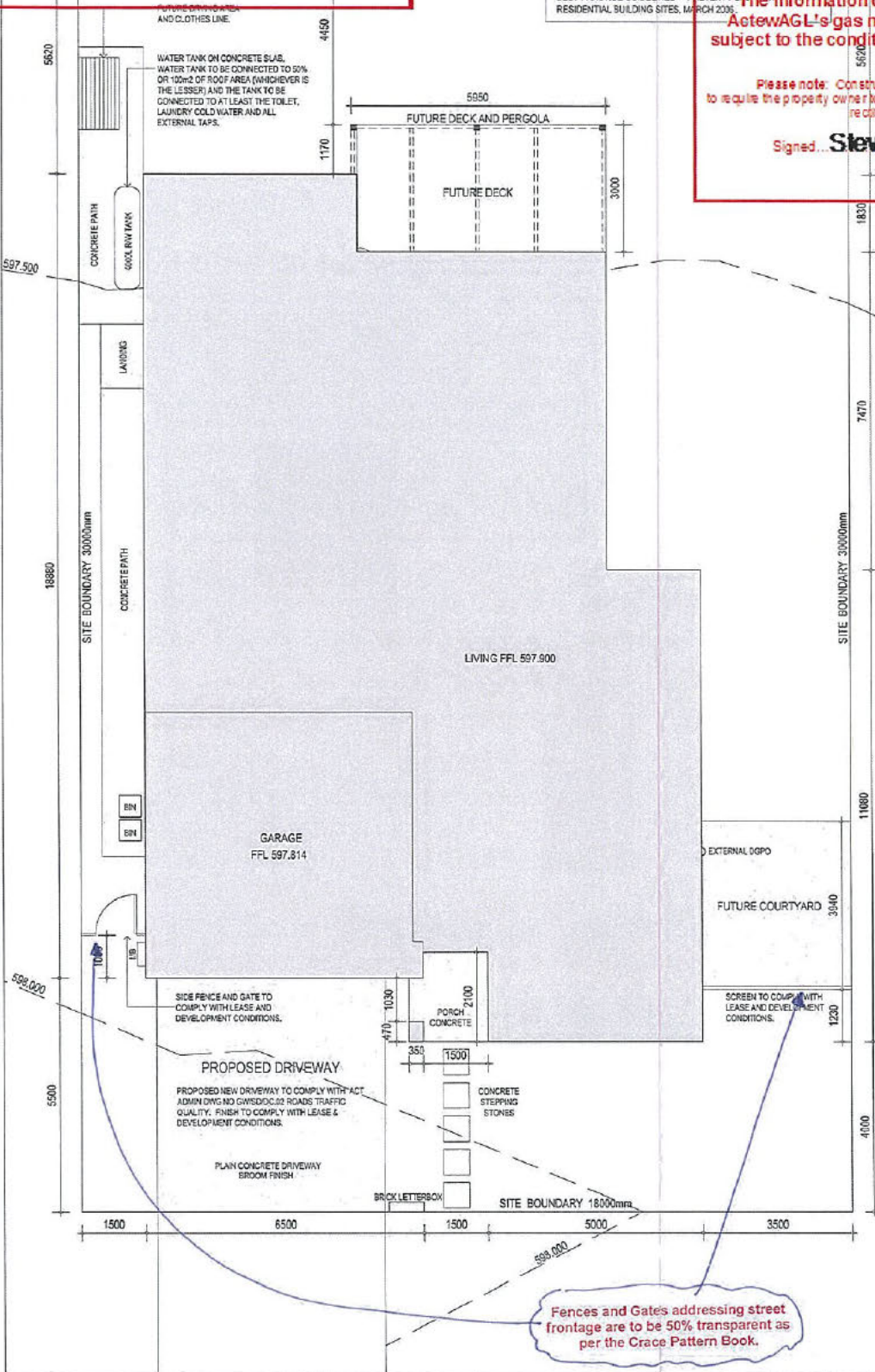
This document must be read in conjunction with the relevant ActewAGL documents in the first person like manner to the approval of the PROJECT MANAGER AND ALL SUBMITTALS MUST BE COVERED BY THE PROJECT MANAGER AND NOT LIMITED TO THE FOLLOWING:
ACT ELECTRICITY AND WATER (ACTEW) AUSTRALIAN STANDARDS

The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed in the statement of Conditional Compliance.

Please note: Construction of unapproved works may require approval to require the property owner to remove any unapproved works to fund re-qualification work.

Signed... **Steve Donnelly** Date: **08 Apr 2013**

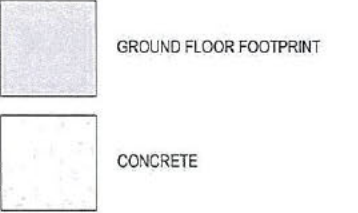
Contract No: **13080004**
Construction of unapproved works may require approval to require the property owner to remove any unapproved works to fund re-qualification work.



SITE SETOUT:
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BLOCK 9 SECTION 80 CRACE
BLOCK AREA 540m²

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TOTAL GFA:	221.0m²
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FUTURE ALFRESCO:	3.2m ²
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The design has been checked against the requirements of the Crace Pattern Book. It is the builder's responsibility to ensure that all requirements and conditions are met in relation to the Territory Plan Single Housing Dwelling Code. The developer's approval is not an endorsement of the design meeting all applicable and relevant Territory Plan requirements.

APPROVED WITH CONDITIONS
Sig: _____
Date: **02.04.13**

Fences and Gates addressing street frontage are to be 50% transparent as per the Crace Pattern Book.

Shaw Living
FOR Section 22(1)(b) (1)
PROPOSED NEW RESIDENCE
BLOCK 9 SECTION 80 CRACE

Drawn Title: **SITE PLAN**
Scale: 1:100(A3)
Drawn: AL&H

Project Architect: AL&H
Project Director: _____
Date: 12.02.13
Drawing Number: **A001 B**

Rev	Description	Drawn	Date
A	EGUL FOR APPROVAL	AL&H	25.02.13
B	EGUL FOR APPROVAL	AL&H	22.02.13

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Hayward Lance Architecture & Associates is a registered architectural firm in the ACT.



Sch 2 2.2(a)(ii)



DW-ES.1
VERIFICATION OF EXEMPT DEVELOPMENT STATUS
 Under s. 135 of the Planning & Development ACT 2007 plus Planning & Development Regulations 2008 (s.20 schedule 1).
Private Certifier No. 19812186
Don Waring
 This work still requires Building Approval under the Building Act 2004 & associated Building Regulations 2008
 Sign: *[Signature]* Date: *20/3/17*

BUILDING APPROVAL
 Issued under s. 32 of the Building Act 2004
Don Waring
 Certifier name
 Licence No: **19812186**
 Issue date: *20/3/17*
 Certifier signature: *[Signature]*

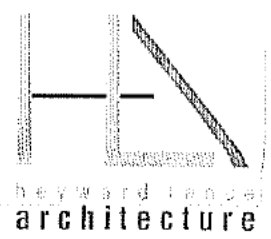
DW-ES.1
VERIFICATION OF EXEMPT DEVELOPMENT STATUS
 Under s. 135 of the Planning & Development ACT 2007 plus Planning & Development Regulations 2008 (s.20 schedule 1).
Private Certifier No. 19812186
Don Waring
 This work still requires Building Approval under the Building Act 2004 & associated Building Regulations 2008
 Sign: *[Signature]* Date: *20/3/17*

BUILDING APPROVAL
 Issued under s. 28 of the Building Act 2004
Don Waring
 Certifier name
 Licence No: **19812186**
 Issue date: *20/3/17*
 Certifier signature: *[Signature]*

NOTES
 ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY SITE CLASSIFICATION AND AS2870.1-1998
 PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3680-2000 PARTS 1,2 AND 3
 ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE TIMBER FRAMING CODE AS1884 AND THE BCA
 ALL EXTERNAL WALLS TO BE BRICK VENEER WITH FACE BRICK FINISH UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 ALL INSULATION TO COMPLY WITH ENERGY RATING REPORT.
 PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.2 OF THE BCA AND AS3780. WIRING TO AS3000
 WINDOWS TO COMPLY WITH ENERGY RATING REQUIREMENTS AND TO COMPLY WITH ALL RELEVANT WINDOW CODES AND STANDARDS.
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 ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.

AMENDMENTS ONLY

Client Sch 2 2.2(a)(ii)	Drawing Title GROUND FLOOR PLAN	Project Architect AL&CH	Coord. AL&CH	Rev	Description	drawn	Date	Notes
Project PROPOSED NEW EXTENSION BLOCK 9 SECTION 80 CRACE	Scale 1:100(A3)	Project Director	Reviewed	A	ISSUE FOR APPROVAL	AL&CH	22/03/16	All dimensions are in millimetres. All levels are in metres. Do not fill in off drawing. All structure to engineer's specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current editions of the Building Code of Australia and all relevant Australian Standards. Copyright © keyword lance architecture & shawburg Reproduction of this design without consent is a breach of copyright.
	Drawn AL&CH	Date 22.03.16	Verified	B	Entry Area Altered	KH	4-12-17	
		Drawing Number A101	Approved					
		Rev P2	Mark					



GENERAL NOTES:

DEMOLITION:
 ALL DEMOLITION WORKS MUST BE UNDERTAKEN IN ACCORDANCE WITH AS2601. THE CONTRACTOR IS REQUIRED TO REMOVE ALL DEMOLISHED MATERIAL TO APPROPRIATE RECYCLING LOCATIONS TO MEET GOVERNMENT REGULATIONS.

CONSULT STRUCTURAL ENGINEER PRIOR TO ANY DEMOLITION WORKS ON SITE.

ALL EXISTING FACE BRICKWORK TO BE REMOVED MUST BE CLEANED AND PREPARED FOR RE-USE. STORE ALL SALVAGED BRICKS ON SITE.

THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ASBESTOS ON SITE. ASBESTOS TO BE REMOVED BY A QUALIFIED ASBESTOS REMOVALIST.

STOCKPILE SITE TOPSOIL FOR RE-USE IN THE NEW WORKS WHERE POSSIBLE.

ALL TREES, SHRUBS AND VEGETATION ARE TO BE RETAINED UNLESS NOTED OTHERWISE. PROTECT ALL VEGETATION DURING DEMOLITION AND SITE CLEARING.

CONTOURS AND LEVELS ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS ON SITE.

THE DRAWINGS DO NOT SHOW ANY UNDERGROUND SERVICES ON OR SURROUNDING THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UNDERGROUND SERVICES ON THE SITE PRIOR TO COMMENCEMENT OF WORKS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION OR STORAGE OF MACHINERY/MATERIALS DURING CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF ALL RELEVANT AUTHORITIES.

NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGES OR PUBLIC OPEN SPACES OR UNDER THE DRILLINE OF RETAINED TREES.

THE CONTRACTOR IS RESPONSIBLE FOR RECTIFYING ANY DAMAGE TO THE EXISTING DRIVEWAY AND SURROUNDS DURING THE CONSTRUCTION PERIOD.

DEMOLITION AND WASTE MANAGEMENT FOR THIS DEVELOPMENT TO COMPLY WITH THE CURRENT VERSION OF THE DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT.

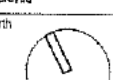
LEGEND:

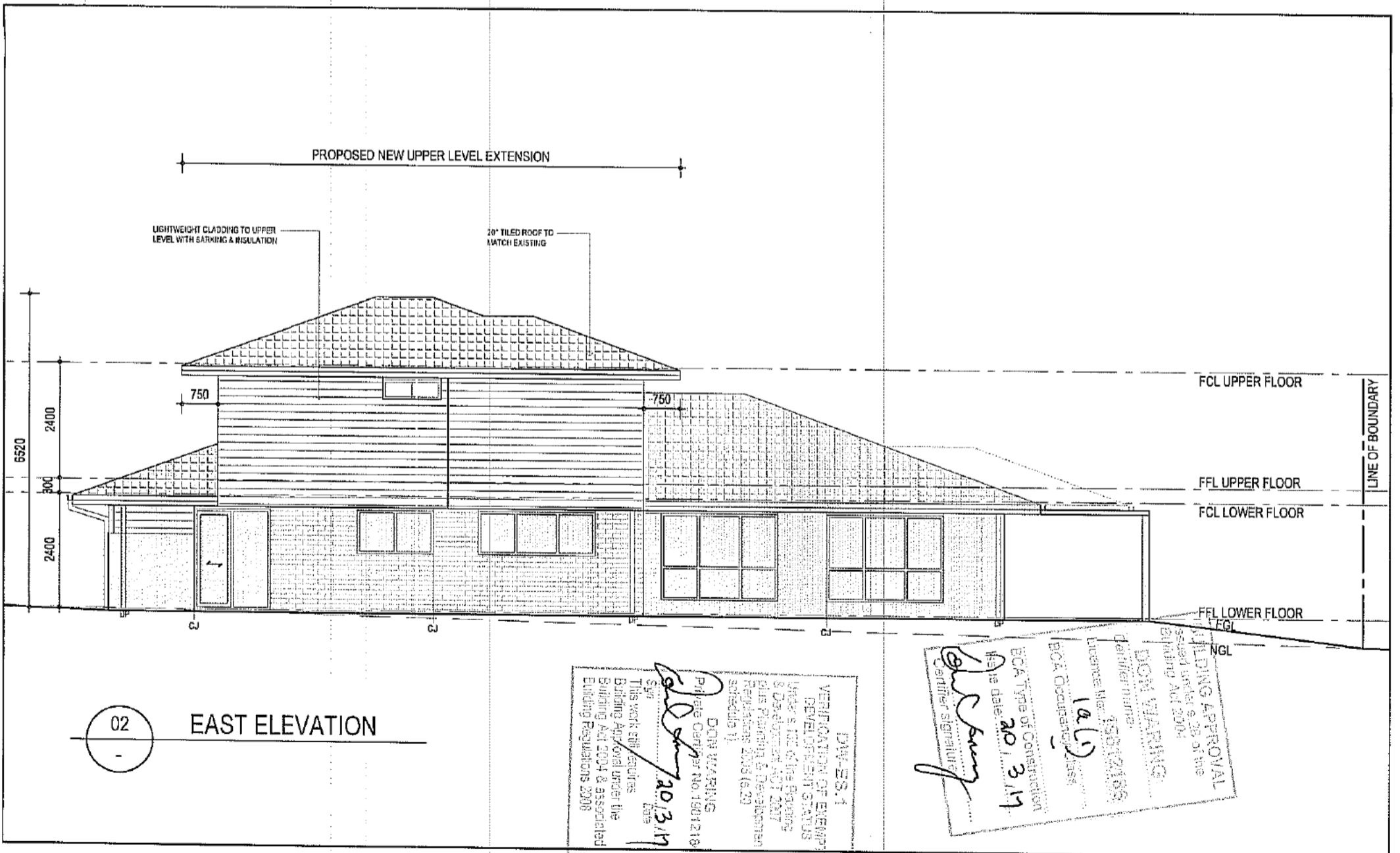
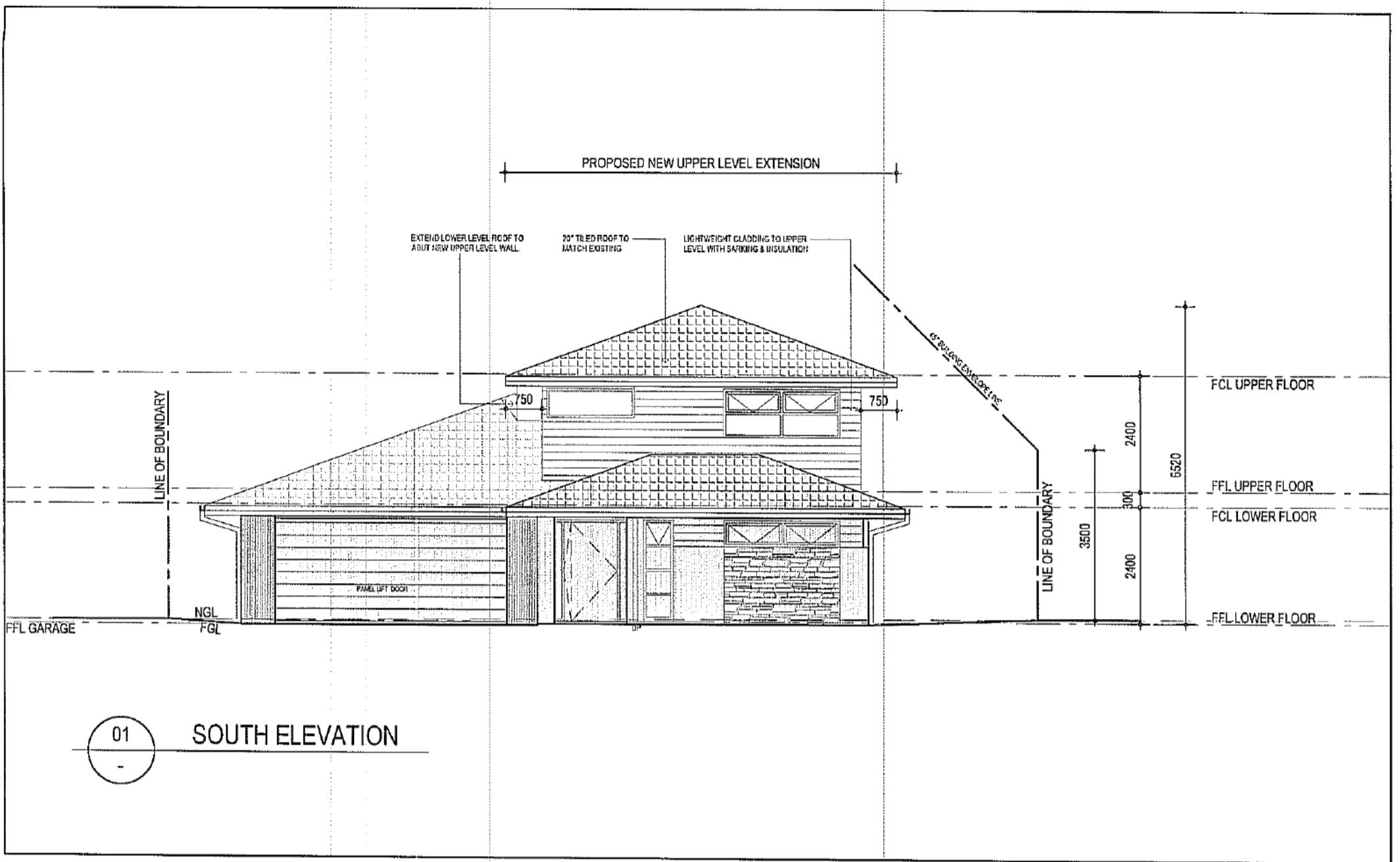

 ITEM TO BE DEMOLISHED

Sch 2 2.2(a)(ii)

D.M.-EQ.1
 VERIFICATION OF EXEMPT
 DEVELOPMENT STATUS
 Under s.158 of the Planning
 & Development ACT 2007
 plus Planning & Development
 Regulations 2008 (s.20
 Schedule 1)
 DON WAHNG
 Private Certifier No. 15012186
 This work still requires
 Building Approval under the
 Building Act 2004 & associated
 Building Regulations 2006
 20/3/11

BUILDING APPROVAL
 Issued under s.28 of the
 Building Act 2004
 DON WAHNG
 Certifier name
 Licence No: 19812186
 14(1)
 BOA Occupancy Class
 Type of Construction
 Issue date: 20/3/11
 Certifier signature

Sheet Sch 2 2.2(a)(ii)	Drawing Title DEMOLITION PLAN	Project Architect AL&C	Coord. (initials)	Rev A	Description ISSUE FOR APPROVAL	drawn AL&C	Date 22/09/16	Notes All dimensions are in millimetres. All levels are in metres. All dimensions, levels and conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards. Copyright © copyright by AL&C and its licensors & their agents Reproduction of this document without permission is prohibited.
		Project Director Date 22/09/16	Verified Approved	North 	Date 22/09/16	Date 22/09/16		
From: PROPOSED NEW EXTENSION BLOCK 9 SECTION 80 CRACE	Scale Drawn	Drawing Number A104	Rev 02	Date 22/09/16	Date 22/09/16	Date 22/09/16	Date 22/09/16	



Client:
 FORSch 2.2.2(a)(ii)
 PROPOSED NEW RESIDENCE
 BLOCK B SECTION B0 CRACE
 Project No 191

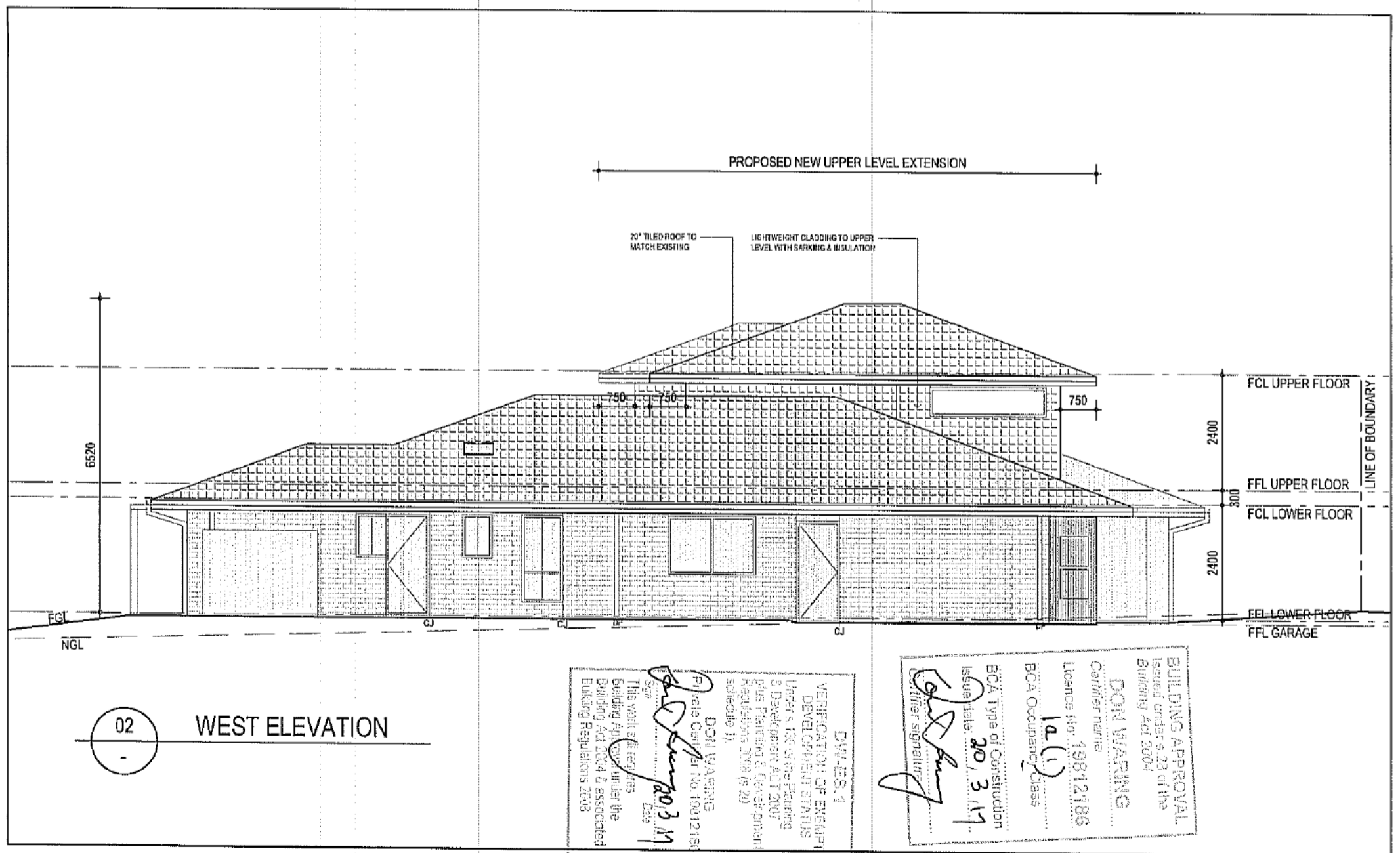
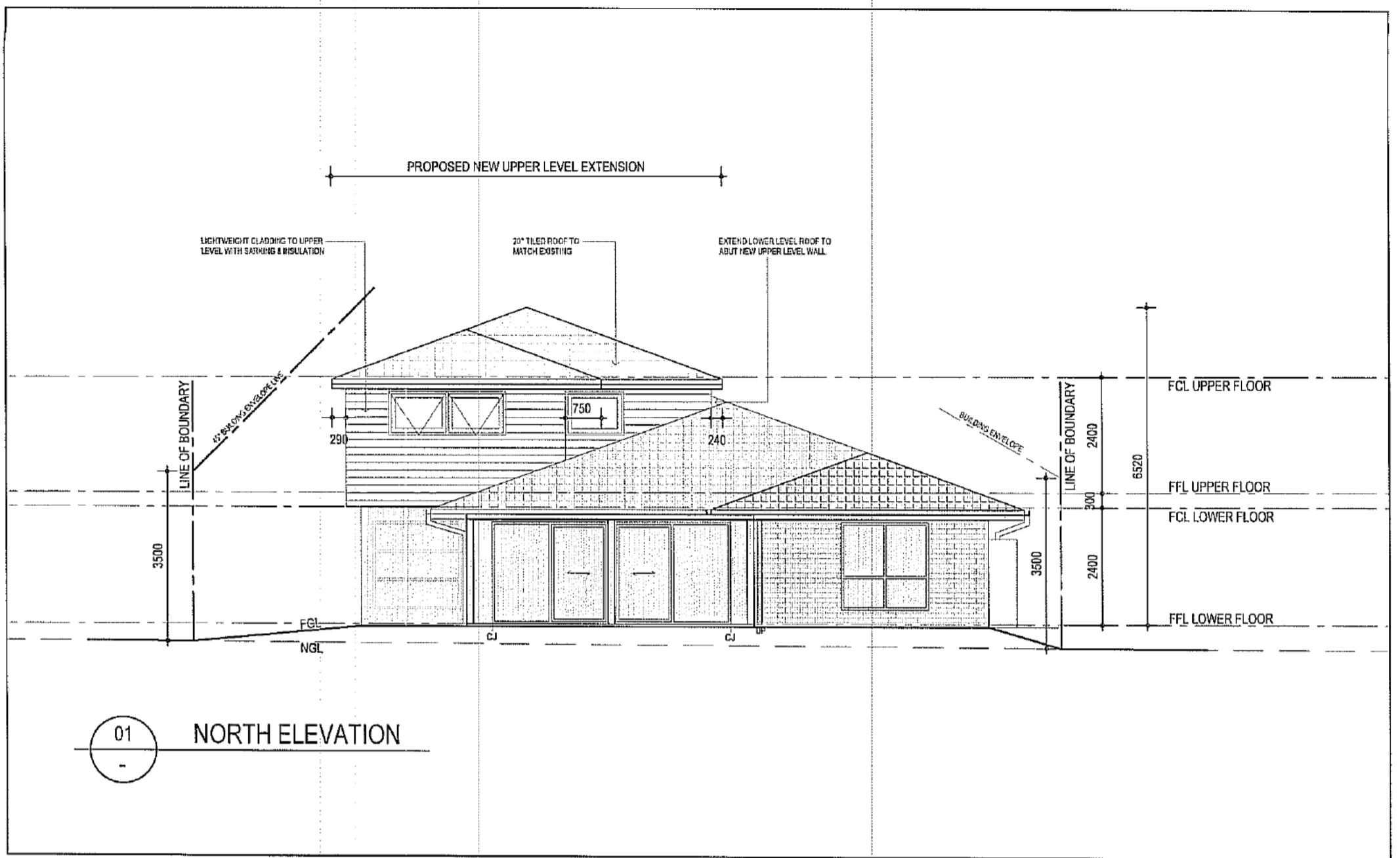
Drawing Title: **ELEVATIONS SHEET 01**
 Scale: 1:100(A3)
 Drawn: AL&CH

Project Architect: AL&CH
 Project Director:
 Date: 22.09.16
 Financials Manager:
 A201

Rev	Description	Drawn	Date
A	ISSUE FOR APPROVAL	AL&CH	23.09.16

Notes:
 All dimensions are in millimetres. All levels are in metres.
 Do not scale off drawing. All sources to engineer specification.
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 the Building Code of Australia and all relevant Australian Standards.
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 without prior written consent is an infringement of copyright.





DWA-ES-1
 VERIFICATION OF ENGINEER
 DEVELOPMENT STATUS
 UNDER 1.50m for Planning
 & Development Act 2007
 plus Planning & Development
 Regulations 2008 (s. 20
 schedule 1)
 DON VAARSING
 Private Consultant No. 16012151
 Date: 20/3/17

BUILDING APPROVAL
 Issued under s.23 of the
 Building Act 2004
 DON WAARSING
 Certificate number
 Licence No: 19812188
 1a(1)
 BOA Occupancy Class
 BOA Type of Construction
 Issue date: 20/3/17
 Officer signature

FOR Sch 2 2.2(a)(ii)
 PROPOSED NEW RESIDENCE
 BLOCK 9 SECTION 80 CRACE
 Project No. 1831

Drawing Title
**ELEVATIONS
 SHEET 02**
 Scale
 1:100(A3)
 Drawn
 AL&CH

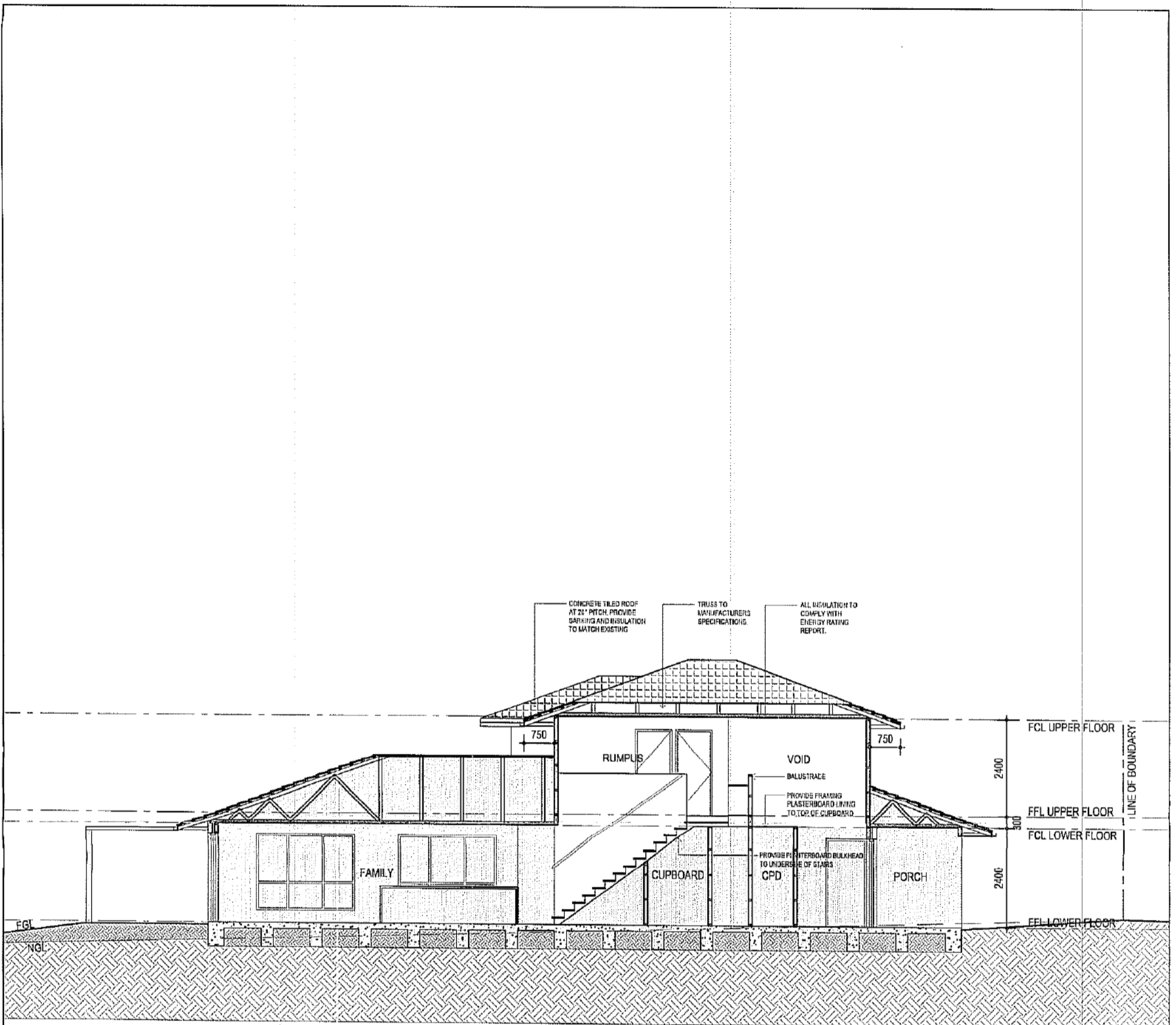
Project Architect
 AL&CH
 Project Director
 Date
 22.09.16
 Drawing Number
A202 F

Coord.
 Reviewed
 Verified
 Approved

Rev	Description	drawn	Date
A	ISSUE FOR APPROVAL	AL&CH	22.09.16

Notes
 All dimensions are in millimetres. All levels are in metres.
 Do not scale off drawing. All features in any specific application
 All drawings, levels and all conditions must be verified
 by contractor prior to commencement of any work.
 All work must be carried out in accordance with the current edition of
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01 SECTION 01

VERIFICATION OF EXISTENT DEVELOPMENT STATUS
 Under s. 103 of the Planning & Development Act 2007 plus Planning & Development Regulations 2009 (as amended) s. 103(1)(b)
 DON WARRING
 Licence No. 19912185
 Date 20/3/14
 This work still requires Building Approval under the Building Act 2004 & associated Building Regulations 2012

BUILDING APPROVAL
 Issued under s. 26 of the Building Act 2004
 DON WARRING
 Licence No. 19912185
 BCA Occupancy Class 1a(1)
 BOA Type of Construction
 Issue Date: 20/3/14
 Other signature

Client	PROPOSED NEW RESIDENCE BLOCK 9 SECTION B0 CRACE Project No. 1031
Project	Sch 2.2.2(a)(ii)

Drawing Title	SECTION
Scale	1:100(A3)
Drawn	ALACH

Project Architect	ALACH
Project Director	
Date	22.09.16
Drawing Number	A301
Rev	A

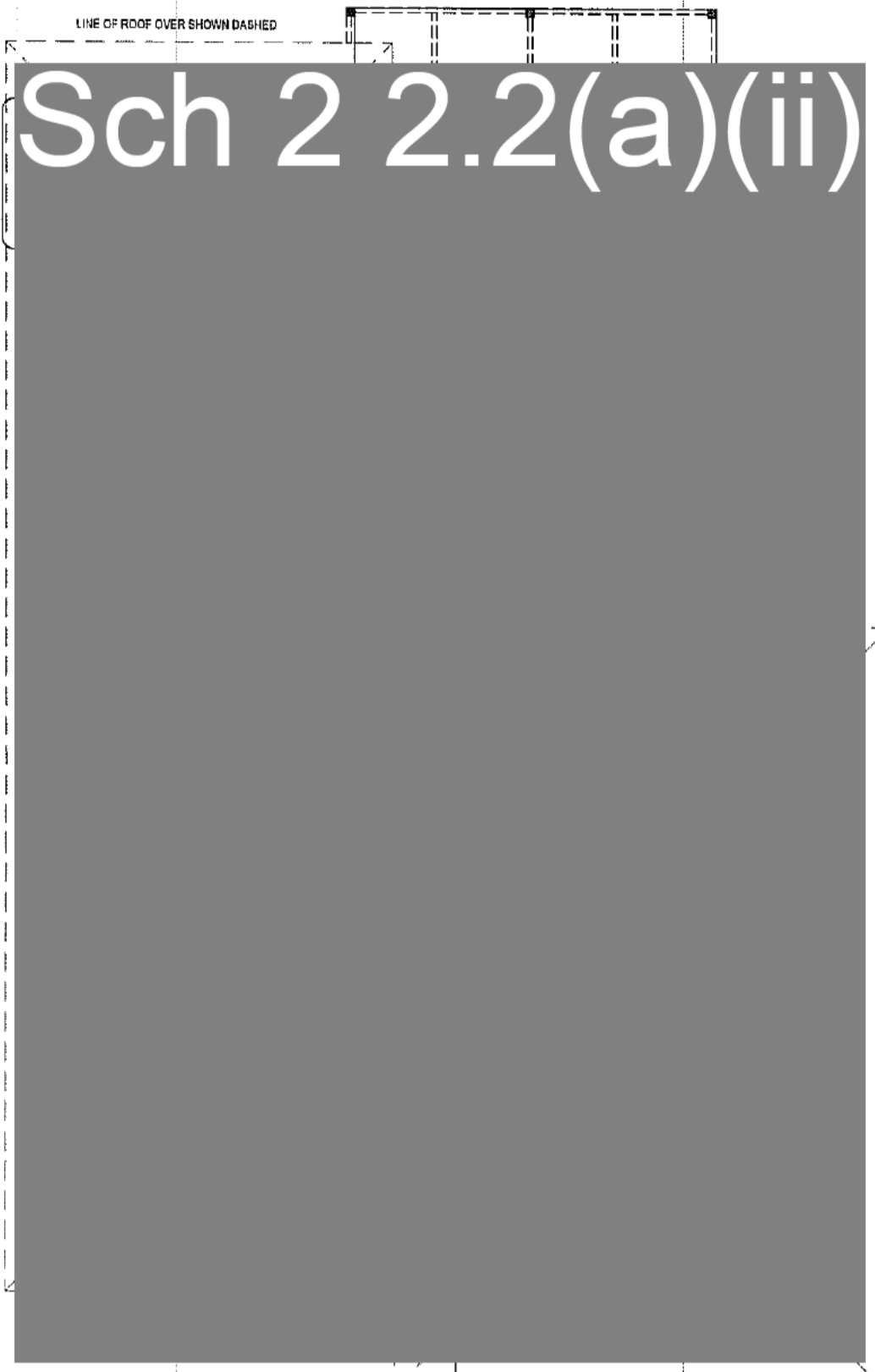
Rev	Description	Drawn	Date
A	ISSUE FOR APPROVAL	ALACH	22/09/16

Notes: All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. All structures to engineer's specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.

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Sch 2 2.2(a)(ii)



01
A202

02
A201

02
A202

LINE OF ROOF OVER SHOWN DASHED

01
A201

A301
01

PW-ES.1
VERIFICATION OF EXEMPT
DEVIATION STATUS
Under the Building
& Development Act 2004
plus Planning & Development
Regulation 2015 (s.22
Schedule 1)
DCR WORKING
Private Certificate No. 15312188
Date: 20/3/17

BUILDING APPROVAL
Issued under s.226 of the
Building Act 2004
DON WARRING
Certificate name
Licence No. 19812188
BOA Occupancy Class
BOA Type of Construction
Issue Date: 20/3/17
Certifier signature

NOTES

- ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY SITE CLASSIFICATION AND AS2870.1-1986
- PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3666-2000 PARTS 1, 2 AND 3
- ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE TIMBER FRAMING CODE AS1684 AND THE BCA
- ALL EXTERNAL WALLS TO BE BRICK VENEER WITH FACE BRICK FINISH UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL INSULATION TO COMPLY WITH ENERGY RATING REPORT.
- PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.2 OF THE BCA AND AS3786. WIRING TO AS3800
- WINDOWS TO COMPLY WITH ENERGY RATING REQUIREMENTS AND TO COMPLY WITH ALL RELEVANT WINDOW CODES AND STANDARDS.
- ALL FIRE RATED SEPARATION MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.

Drawn
Sch 2 2.2(a)(ii)

Drawing Title
GROUND FLOOR PLAN

Project Architect	AL&CH	Coord	
Project Director		Reviewed	
Date	22.09.16	Verified	
Project No.	A101 P2	Approved	

Rev	Description	Drawn	Date
A	ISSUE FOR APPROVAL	AL&CH	22.09.16

PROPOSED NEW EXTENSION
BLOCK 9 SECTION 80 CRACE
Project No. 1481

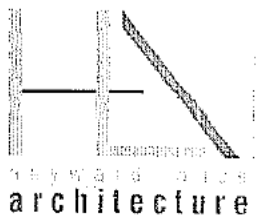
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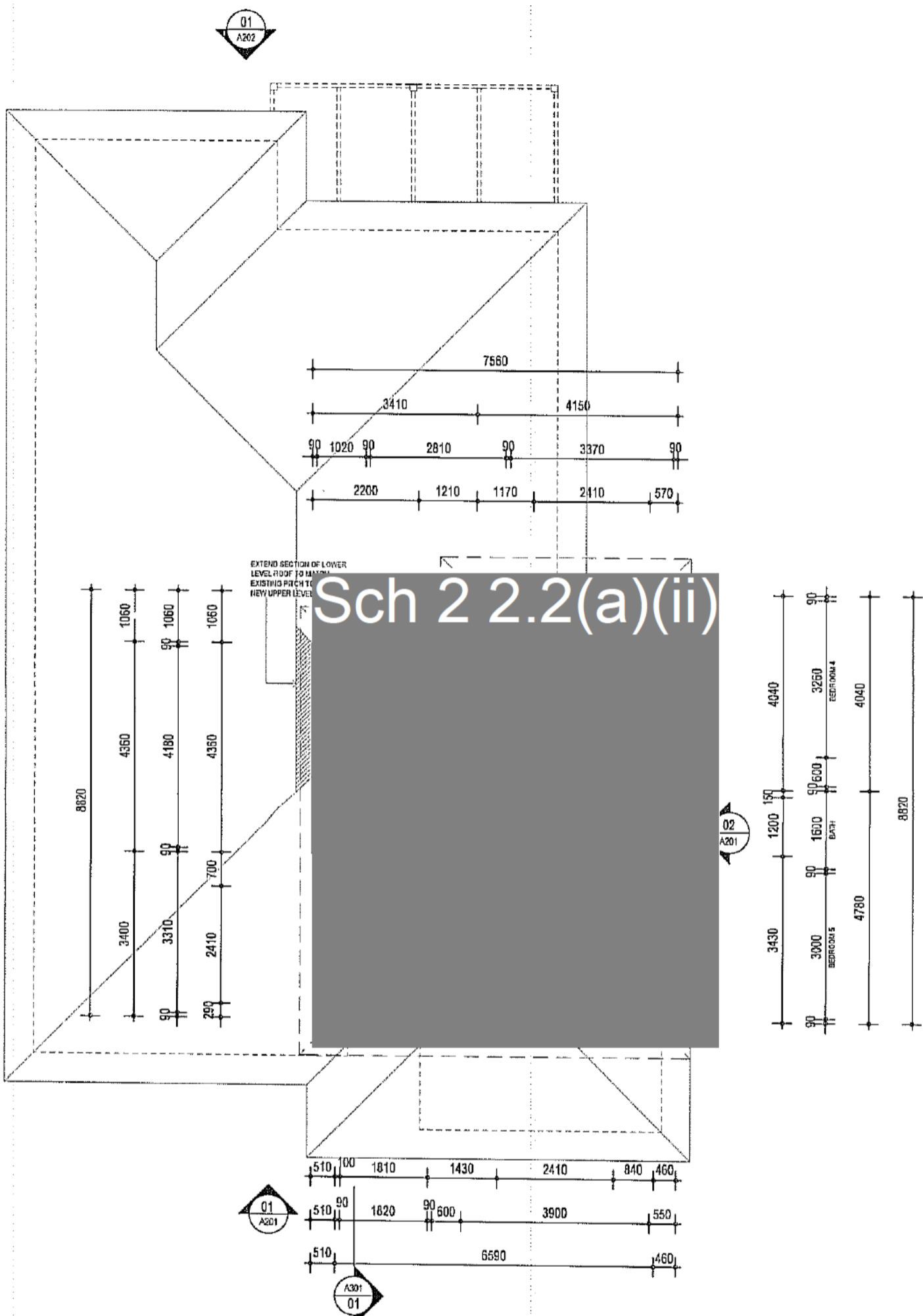
Drawn
AL&CH

A101 P2

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All construction, levels and site conditions must be verified by contractor prior to commencement of any work.
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Sch 2 2.2(a)(ii)

DIVISION 4
 VERIFICATION OF EXEMPT
 DEVELOPMENT STATUS
 Under s.152 of the Planning
 & Development Act 2007
 this Planning & Development
 Regulation 2015 (re 22
 (Schedule 1))
 DOMUS
 Project Control No. 19012100
 Date 20/3/14
 This work still requires
 Building Approval under the
 Building Act 2004 & associated
 Building Regulations 2006

BUILDING APPROVAL
 Issued under s.28 of the
 Building Act 2004
 DON WARRING
 Certifier name
 Licence No. 19012100
 BCA Type of Construction
 Issue date: 20/3/14
 BCA Occupancy Class
 Certifier signature

- NOTES**
- ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY SITE CLASSIFICATION AND AS2870.1-1996
 - PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3660.2000 PARTS 1,2 AND 3
 - ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE TIMBER FRAMING CODE AS1684 AND THE BCA
 - ALL EXTERNAL WALLS TO BE BRICK VENEER WITH FACE BRICK FINISH UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 - ALL INSULATION TO COMPLY WITH ENERGY RATING REPORT.
 - PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.2 OF THE BCA AND AS3786. WIRING TO AS3000
 - WINDOWS TO COMPLY WITH ENERGY RATING REQUIREMENTS AND TO COMPLY WITH ALL RELEVANT WINDOW CODES AND STANDARDS.
 - ALL FIRE RATED SEPARATION MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.

Project
 Sch 2 2.2(a)(ii)
 PROPOSED NEW EXTENSION
 BLOCK 9 SECTION 80 CRACE
 Project No. 1031

Drawing Title
 UPPER FLOOR PLAN
 Scale
 1:100(A3)
 Drawn
 AL&CH

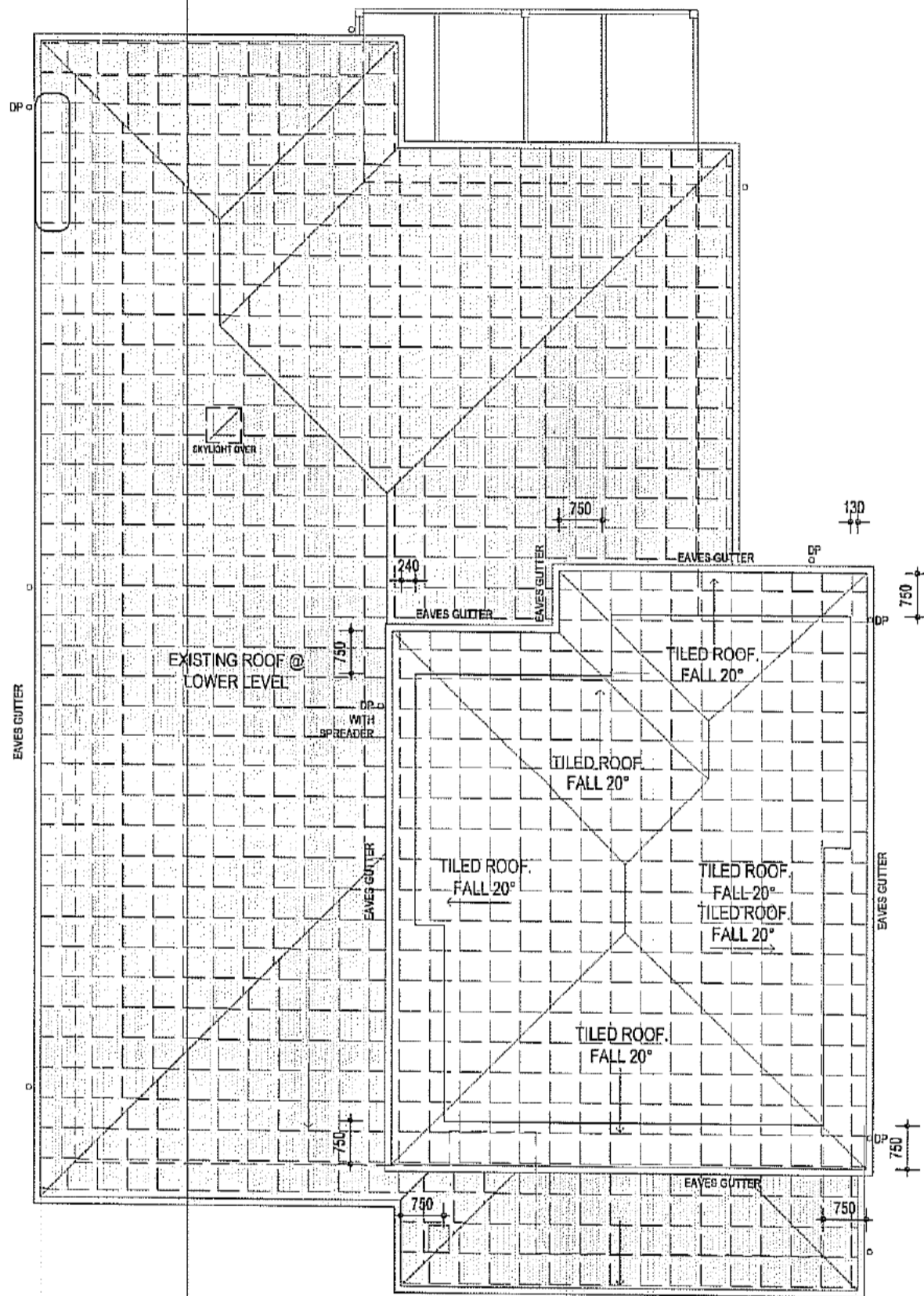
Project Architect
 AL&CH
 Project Director
 Date
 22.09.16
 Drawing Number
 A102 P3

Coord
 Reviewed
 Verified
 Drawn

Rev	Description	Drawn	Date
A	ISSUE FOR APPROVAL	AL&CH	22.09.16

1:100
 All dimensions are in millimetres. All levels are in meters.
 Correct scale of drawing. All structures to engineer's specification.
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DIV-ES-1
 VERIFICATION OF EXEMPT DEVELOPMENT STATUS
 Under s.103 of the Planning & Development Act 2007
 Planning & Development Regulations 2008 (s.20 schedule 1)
 DON WARRING
 Private Certifier No. 19812168
 Date: 20/3/17
 This work still requires Building Approval under the Building Act 2004 & associated Building Regulations 2008

BUILDING APPROVAL
 Issued under s.26 of the Building Act 2004
 DON WARRING
 Certifier name
 Licence No. 19812168
 14/17
 BCA Occupancy Class
 B/C Type of Construction
 Issue date: 20/3/17
 Certifier signature

- NOTES:
- ALL EAVES GUTTERS TO BE COLORBOND QUAD GUTTERING. INSTALL TO MANUFACTURERS RECOMMENDATION.
 - ALL ROOFING TO BE 20° TILED UNLESS NOTED OTHERWISE. INSTALL TO MANUFACTURERS SPECIFICATIONS.
 - PROVIDE FASCIA, FLASHINGS AND PARAPET CAPPINGS AS REQUIRED.
 - DOWNPIPES AND SPREADERS TO BE COLORBOND TO MATCH GUTTERING.
 - PROVIDE PAINTED FC SHEET LINING TO ALL EAVES.

FOR Sch 2.2.2(a)(ii)
 PROPOSED NEW RESIDENCE
 BLOCK 9 SECTION 80 CRACE
 Project No. 1601

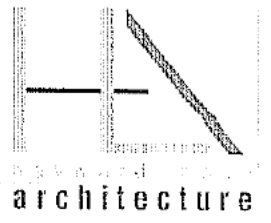
Drawing Title
ROOF PLAN
 Scale
 1:100(A3)
 Drawn
 AL&CH

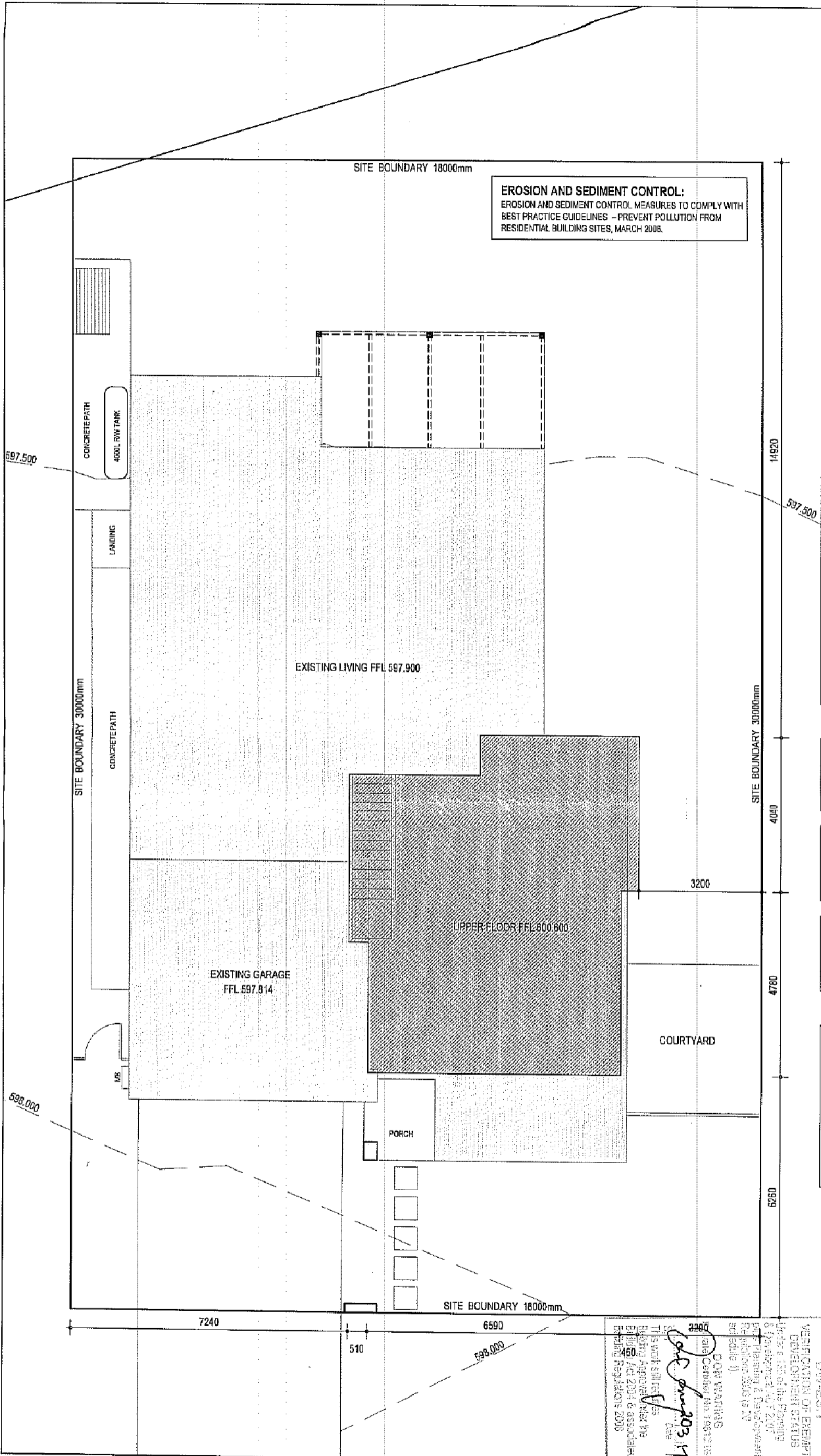
Project Architect
 AL&CH
 Project Director
 Date
 22.09.16
 Drawing Number
 Rev
A103 B

Cont
 Reviewed
 Verified
 Approved
 Month

Rev	Description	Drawn	Date
A	ISSUE FOR APPROVAL	AL&CH	22.09.16

Notes
 All dimensions are in millimetres. All levels are in metres.
 Correct scale of drawing. All structures to engineer specification.
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 All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.
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EROSION AND SEDIMENT CONTROL:
 EROSION AND SEDIMENT CONTROL MEASURES TO COMPLY WITH BEST PRACTICE GUIDELINES – PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES, MARCH 2008.

GENERAL NOTES:

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE, IN THE BEST TRADESPERSON LIKE MANNER TO THE APPROVAL OF THE PROJECT MANAGER AND ALL AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- ACT GOVERNMENT
- CURRENT BUILDING CODE OF AUSTRALIA
- ACT ELECTRICITY AND WATER (ACTEW)
- ALL RELEVANT AUSTRALIAN STANDARDS

POSITION OF STORMWATER LINES ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS. POSITION OF DOWNPIPES AND STORMWATER LINES TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK ON SITE.

CONTOURS AND DRAINAGE:
 POST DEVELOPMENT CONTOURS AND LEVELS SHOWN ON THE PLAN ARE TAKEN FROM PLANS SUPPLIED AND NO RESPONSIBILITY IS TAKEN FOR SUBSEQUENT CUT/FILL LEVELS.

SITE SETOUT:
 ALL BOUNDARY CLEARANCES SHOWN ARE TO BE VERIFIED BY THE BUILDER AT SETOUT AND PRIOR TO ANY CONSTRUCTION COMMENCING. BLOCK DIMENSIONS AND LEVELS HAVE BEEN TAKEN FROM INFORMATION PROVIDED AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. IT IS RECOMMENDED THAT A LICENCED SURVEYOR BE ENGAGED TO SETOUT THE BUILDING TO ENSURE THAT APPROVED SETBACKS ARE NOT ENCROACHED UPON.

FOR CONSTRUCTION DETAILS OF TIMBER FRAMEWORK, FOOTINGS AND SLABS REFER TO THE BCA AND RELEVANT CODES AND STANDARDS. TRUSSES TO BE DESIGNED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ENGINEERS SPECIFICATIONS AND DETAILS. ALL FOOTINGS, SLABS, COLUMNS, BEAMS, FLOOR STRUCTURE, BRACING AND ALL OTHER STRUCTURAL ELEMENTS TO BE DESIGNED AND APPROVED BY A QUALIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. NO RESPONSIBILITY IS TAKEN FOR THE DESIGN OF ANY STRUCTURAL ELEMENTS.

ALL WORK MUST BE COMPLIANT WITH LEASE CONDITIONS & DEVELOPMENT REQUIREMENTS FOR BLOCK 9 SECTION 80 CRACE.

LEGEND

- EXISTING GROUND FLOOR FOOTPRINT
- PROPOSED NEW UPPER FLOOR EXTENSION FOOTPRINT
- CONCRETE

BLOCK 9 SECTION 80 CRACE
 BLOCK AREA 540m²

FLOOR AREAS	
EXISTING GROUND FLOOR GFA:	181.8m ²
EXISTING GARAGE GFA:	39.2m ²
NEW UPPER FLOOR GFA:	48.8m ²
(EXCLUDING STAIRS & VOID)	
TOTAL GFA:	269.8m²
PORCH:	3.2m ²
FUTURE ALFRESCO:	15.9m ²
FUTURE COURTYARD:	13.9m ²

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
 Under s.133 of the Planning & Development Act 2007 & the Development Regulations 2008 is 20 schedule 1)
 DON WARRING
 (Licence No. 19312-156)
 Date: 20/3/17
 This work still requires Building Approval under the Building Act 2004 & associated building regulations 2008

BUILDING APPROVAL
 Issued under s.29 of the Building Act 2004
 DON WARRING
 Certificate name
 Licence No. 19312-156
 Date: 20/3/17
 BCA Occupancy Class
 Certificate signature

FOR Sch 2 2.2(a)(ii)
 PROPOSED NEW RESIDENCE
 BLOCK 9 SECTION 80 CRACE
 Paper No 1031

Drawing Title
SITE PLAN
 Scale
 1:100 (A3)
 Drawn
 ALACH

Project Architect ALACH
 Project Director
 Date 22.09.15
 Coord
 Reviewed
 Verified
 Approved
 A001 B

Flow	Description	Drawn	Date	Notes
A	ISSUE FOR APPROVAL	ALACH	22/09/15	

All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. If structure is subject to variation, all dimensions, levels and all conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia and all relevant Australian Standards.
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PIERRE DRAGH

CONSULTING ENGINEERS

OFFICE

ADDRESS: 16 VICTORIA STREET, HALL, ACT, 2618

TEL : 0438 625 440

FAX : (02) 6230 9695

EMAIL : PDRAGH@BIGPOND.COM

SITE ADDRESS

BLOCK 9 SECTION 80
CRACE

JOB DESCRIPTION

PROPOSED NEW EXTENSION

CLIENT:

Sch 2 2.2(a)(ii)

DRAWING LIST

- S0 - COVER SHEET
- S1 - GENERAL NOTES
- S2 - BEAM & JOIST LAYOUT
- S3 - ROOF BEAM LAYOUT

NOTE

IT IS THE RESPONSIBILITY OF THE CLIENT IN CONSULTATION WITH THEIR BUILDER TO CHECK AND VERIFY THE BUILDABILITY OF THE DESIGN AS PRESENTED AND REFER ANY CONCERNS BACK TO THE ENGINEER PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.

APPROVED BY:

Dwg No.

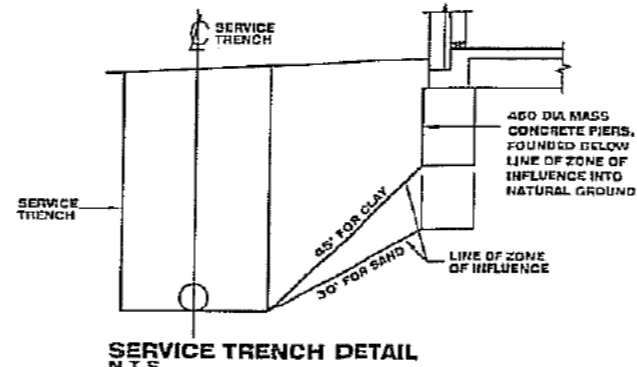
S0

GENERAL NOTES:

- G.1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT, ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G.2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- G.3 SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
- G.4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G.5 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE A.S. CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
- G.6 THE STRUCTURAL ELEMENTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:
 CONCRETE - A.S 3600
 FOOTING - A.S 2870
 STEEL - A.S 4100 & A.S. 4600

FOUNDATIONS AND FOOTINGS:

- F.1 FOOTINGS HAVE BEEN DESIGNED FOR A UNIFORM BEARING PRESSURE (refer to sheet 2). FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE FOOTING.
- F.2 THE SITE IS CLASSIFIED IN ACCORDANCE WITH GEOTECHNICAL REPORT (refer to sheet 2). WE DISCLOSE THAT WE HAVE NOT VERIFIED THIS REPORT AND THAT WE RELY ON ITS FINDINGS.
- F.3 FOOTING SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS UNLESS OTHERWISE NOTED.
- F.4 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870
- F.5 THE FOOTING DETAILS SHOWN ARE FOR THE SITE CLASSIFICATION STIPULATED, PDCE CONSULTING ENGINEERS TAKES NO RESPONSIBILITY FOR VARIATIONS WHICH MAY OCCUR DUE TO VARIATIONS IN SITE CONDITIONS.
- F.6 FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF A CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH A.S. 2870
 A) ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS NOT MORE THAN 300mm, FOR SAND MATERIAL OR 400mm COMPACTED IN LAYERS NOT MORE THAN 150mm FOR OTHERS MATERIAL.
 B) CONTROLLED FILL SHALL CONSIST OF WELL GRADED SAND FILL UP TO 800mm DEEP, WELL COMPACTED IN NOT MORE THAN 300mm LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER NON SAND FILL UP TO 400mm DEEP, WELL COMPACTED IN NOT MORE THAN 150 LAYERS BY A MECHANICAL ROLLER, CLAY FILL SHOULD BE MOIST DURING COMPACTION, THE DEPTHS OF FILL GIVEN ABOVE ARE DEPTHS MEASURED AFTER COMPACTION. FOR DEPTHS GREATER THAN THAT GIVEN ABOVE THE FILL SHALL BE SUBJECT TO CONTROL AND TESTING. IF TEST FAILS THEN PIERS ARE REQUIRED, CONTACT THIS OFFICE PRIOR TO FURTHER CONSTRUCTION.
 EDGE BEAMS MAY BE FOUNDED ON CONTROLLED FILL EDGE BEAMS SHALL NOT BE FOUNDED ON ROLLED FILL
- F.7 TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST.
- F.8 IF ANY FOOTING IS LOCATED SUCH THAT A LINE DRAWN AT 45 DEGREES FOR CLAY AND 30 DEGREES FOR SAND FROM ITS BASE INTERSECTS A SERVICE TRENCH THEN PIERS ARE REQUIRED AS PER DETAIL BELOW.



CONCRETE WORK:

- C.1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH A.S. 3600. & A.S. 2870
 - C.2 CONCRETE QUALITY SHALL BE AS TABULATED BELOW U.N.O. AND SHALL BE VERIFIED BY TESTS.
- | ELEMENT | SLUMP mm | MAX. SIZE AGG. mm | CEMENT TYPE | EXPOSURE CLASSIFIC. | CONCRETE GRADE | COVER mm |
|-----------------|----------|-------------------|-------------|---------------------|----------------|---------------------------------|
| SLABS ON GROUND | 100 | 20 | A | A1 | 20N | 20 TOP
30 BTM
40 EXTERNAL |
| FOOTINGS | 100 | 20 | A | A1 | 20N | 40 |
| SUSPENDED SLAB | 80 | 20 | A | A1 | 32N | 30 TOP
20 BTM
40 EXTERNAL |
- C.3 ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH A.S. 3600. WHERE CURING COMPOUNDS ARE USED IT MUST BE APPLIED AS FOLLOWS:
 A) ONTO SLAB WITHIN 2HRS OF FINISHING OPERATION
 B) ONTO WALLS AND COLUMNS IMMEDIATELY AFTER REMOVAL OF FORMWORK.
 - C.4 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
 - C.5 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER.
 - C.6 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
 - C.7 HORIZONTAL FORMWORK SHALL BE STRIPPED WHEN APPROVED BY THE ENGINEER.
 - C.8 UNLESS NOTED OTHERWISE NO ALLOWANCE HAS BEEN MADE FOR STACKED MATERIALS OR MACHINERY ON THE CONCRETE STRUCTURE.
 - C.9 NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
 - C.10 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
 - C.11 SPLICES IN REINFORCEMENT MADE IN POSITIONS OTHER THAN SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
 - C.12 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
 - C.13 PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
 - C.14 ALL REINFORCING BARS SHALL COMPLY WITH A.S. 4671. ALL FABRIC SHALL COMPLY WITH A.S. 4671 AND SHALL BE SUPPLIED IN FLAT SHEETS.
 - C.15 REINFORCING SYMBOLS:
 N - DENOTES GRADE D500 HIGH STRENGTH DEFORMED BARS TO A.S. 4671.
 R - DENOTES GRADE R250 HOT ROLLED PLAIN BARS TO A.S. 4671.
 SL - DENOTES HARD-DRAWN WIRE SQUARE REINFORCING FABRIC TO A.S. 4671.
 RL - DENOTES HARD-DRAWN WIRE RECTANGULAR REINFORCING FABRIC TO A.S. 4671.
 THE NUMBER IMMEDIATELY FOLLOWING THESE SYMBOLS IS THE BAR DIAMETER IN MILLIMETRES.
 - C.16 FABRIC REINFORCEMENT TO BE LAPPED ONE MESH PLUS 30mm. LAPS IN POSITIONS OF MAXIMUM MOMENT ARE NOT PERMITTED.

- C.17 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON INSULATED STEEL, PLASTIC OR CONCRETE CHAIRS GENERALLY AT NOT GREATER THAN 800 CENTERS BOTH WAYS. RODS SHALL BE TIED AT ALTERNATE INTERSECTIONS.
- C.18 ALL TENSILE REINFORCEMENT TO BE LAPPED AS SHOWN (u.n.o.):-

REINF. BAR	N12	N16	N20	N24
LAP LENGTH mm	500	600	700	800

DRAINAGE NOTES:

- D.1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 2870
- D.2 DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UPHILL FROM THE SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM AWAY FROM THE FOOTING OVER A DISTANCE OF 1m. SURFACE OR SUBSURFACE DRAINS SHALL BE USED TO CHANNEL WATER AWAY AND CONNECTED TO STORM WATER SYSTEM. ANY PAVING SHALL ALSO BE SUITABLY SLOPED
- D.3 PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING. SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
- D.4 EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACCESS OF WATER TO THE FOUNDATION. FOR EXAMPLE, EXCAVATIONS SHOULD BE BACKFILLED ABOVE OR ADJACENT TO THE FOOTING. WITH MOIST CLAY COMPACTED BY HAND-RODDING OR TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.
- D.5 WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.
- D.6 PENETRATIONS OF THE EDGE BEAMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.
- D.7 CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL INCLUDE FLEXIBLE CONNECTION.

STRUCTURAL STEEL:

- S.1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 4100 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- S.2 UNLESS OTHERWISE NOTED, ALL STEEL SHALL BE IN ACCORDANCE WITH:
 A.S. 3679.1 GRADE 300 FOR ROLLED SECTIONS.
 A.S. 1163 GRADE 350 FOR RHS SECTIONS.
 A.S. 1163 GRADE 350 FOR CHS SECTIONS.
 A.S. 3378 GRADE 350 FOR ALL PLATE.
 A.S. 3679.1 GRADE 350 FOR ALL FLAT
 A.S. 1397 GRADE 450 FOR 1.5, 1.9, 2.4 AND 3.0 BMT OF COLD-FORMED STEEL SECTIONS.
- S.3 UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS AND ALL GUSSET PLATES SHALL BE 10mm THICK.
- S.4 BUTT WELDS WHERE INDICATED IN THE DRAWINGS ARE TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN A.S. 1554.
- S.5 UNLESS OTHERWISE SHOWN ALL BOLTS SHALL BE 16mm DIA HIGH STRENGTH (H.S.) BOLTS SHALL CONFORM TO A.S. 1252 AND SHALL BE INSTALLED IN ACCORDANCE WITH A.S. 4100 AS DIRECTED BY THE ENGINEER.
- S.6 UNLESS NOTED OTHERWISE ALL BEAMS TO BE SUPPORTED ON BRICKWORK/ENGAGED BRICK PIERS (110mm BRICK BEARING REQUIRED) PLACE INCOMPRESSIBLE PACKING AS REQUIRED UNDER THE ENDS OF THE BEAM TO ENSURE EVEN BEARING ON BRICKWORK.
- S.7 UNLESS NOTED OTHERWISE PROTECTIVE COATINGS FOR STEELWORK SHALL BE AS TABULATED BELOW AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BSA.

ENVIRONMENT (EXPOSURE CLASSIFICATION AS PER BCA)	GENERAL STRUCTURAL MEMBERS (NOT BUILT INTO MASONRY OR CONCRETE)		LINTELS (BUILT INTO MASONRY OR CONCRETE)
	INTERNAL	EXTERNAL	
VERY LOW	RO		
LOW	RO	R1	R2
MEDIUM	RO	R2	R3
HIGH	R1	R3	R4
VERY HIGH	R1	R4	R5

PROTECTIVE COATING SPECIFICATION TO A.S. 2699.3

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS

PH : 0438 625 440 Web: www.pdcengineers.com.au
 FAX : (02) 6230 9695 email: pdragh@bigpond.com

OFFICE:
16 VICTORIA STREET, HALL, ACT, 2618

PROJECT
BLOCK 9 SECTION 80
CRACE

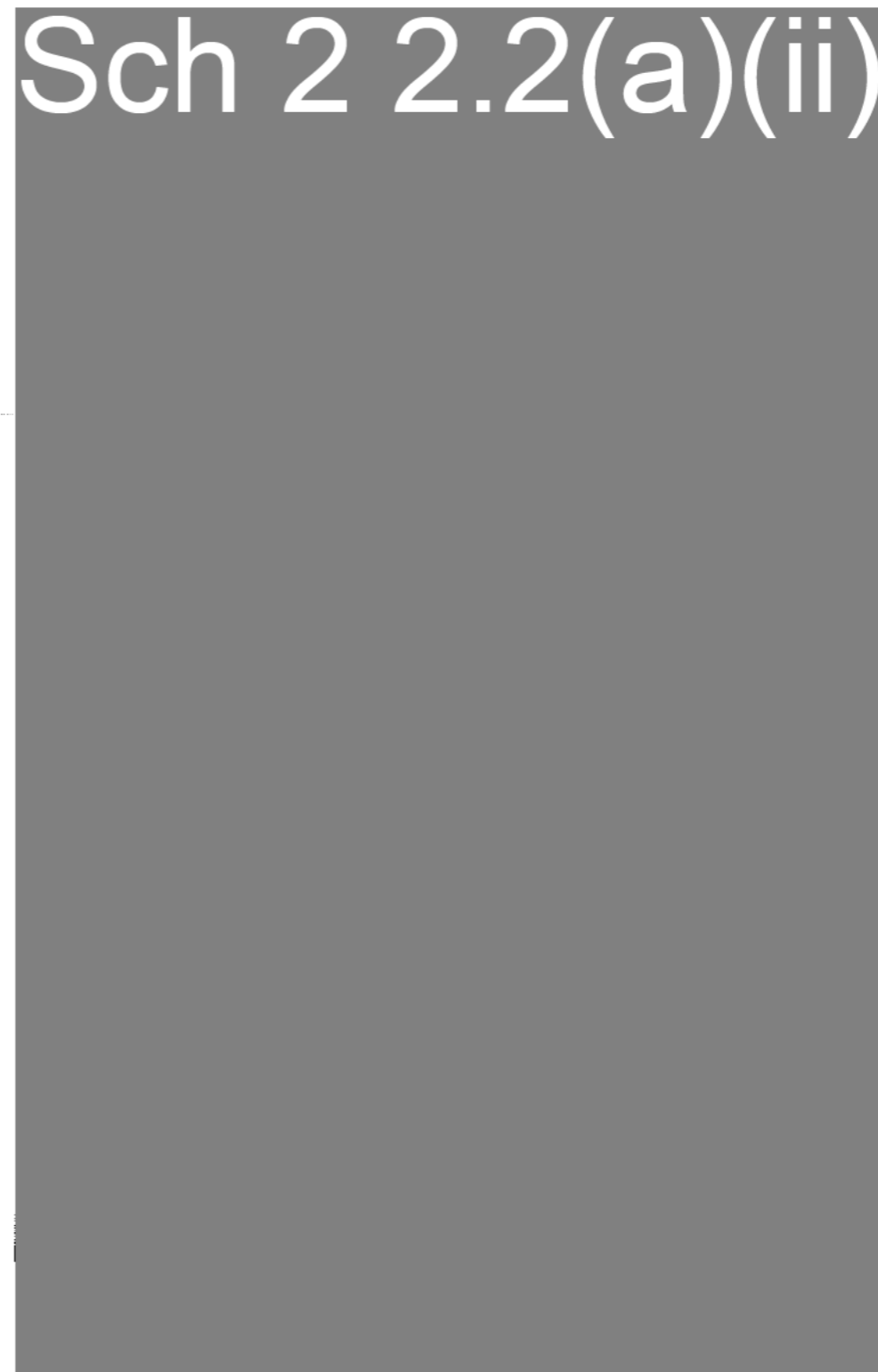
CLIENT
Sch 2 2.2(a)(ii)

DRAWING
GENERAL NOTES

Job No.	Rev.
SCALE: DATE: 1:100 31/05/17	Dwg No.
DESIGNED: KZ	S1
DRAWN: SAJID	
CHECKED: PD	

Sch 2 2.2(a)(ii)

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
TB1	2X360X45 LVL @ JOISTS LEVEL	
TB2	300X45 LVL @ JOISTS LEVEL	
TB3	2X200X45 LVL LINTEL	
TB4	2X90X45 LVL LINTEL	
DS	2X90X35	DOUBLE STUD
TS	3X90X35	TRIPLE STUD
JOISTS	FLOOR TRUSSES TO MANU.SPEC.	



TB2
CANTILEVER TB2

BEAM & JOIST LAYOUT

SCALE = 1 : 100

REVISION DETAILS			
NO.	DESCRIPTION	DATE	NAME

PIERRE DRAGH
CONSULTING ENGINEERS

OFFICE:
16 VICTORIA
STREET, HALL,
ACT, 2618

PH : 0438 625 440 Web: www.pdcengineers.com.au
FAX : (02) 6230 9695 email : pdragh@bigpond.com

PROJECT
BLOCK 9 SECTION 80
CRACE

CLIENT
KYLIE LAWSON

DRAWING

BEAM & JOIST LAYOUT

Job No.	Rev.
SCALE: 1:100	DATE: 31/05/17
DESIGNED: KZ	Dwg No.
DRAWN: SAJID	S2
CHECKED: PD	

INTERIM

DRAINAGE PLAN No....

PLAN OF SANITARY DRAINAGE

SCALE = 1:200

BLOCK: 9 SECTION: 80

SUBURB: CRACE CLIENT: GE SHAW

FIXTURES

1.	Water Closet	(2)
2.	Bath	(1)
3.	Basin	(3)
4.	Shower	(2)
5.	Sink	(1)
6.	Laundry Tub	(1)
7.	Urinal	(-)
8.	Cleaners Sink	(-)
9.	Bidet	(-)

REFERENCE

D.T.	Disconnector Trap
E.J.	Expansion Joint
E.V.	Educt Vent
F.W.	Floor Waste
G.T.	Gully Trap
I.O.	Inspection Opening
I.S.	Inspection Shaft
J.U.	Jump Up
M.H.	Man Hole
O.R.G.	Overflow Relief Gully
S.V.P.	Soil Vent Pipe
U.P.V.C.	Unplasticised Polyvinyl C
V.C.P.	Vitrified Clay Pipe
V.P.	Vent Pipe
M.H.	Man Hole
C.O.	Clear Out
V.J.U.	Vertical Jump Up
S.T.	Silt Trap
P.P.	Provisional Point
A.A.V.	Air Admittance Valve

DRAWER : NIKOLA SPORCIC

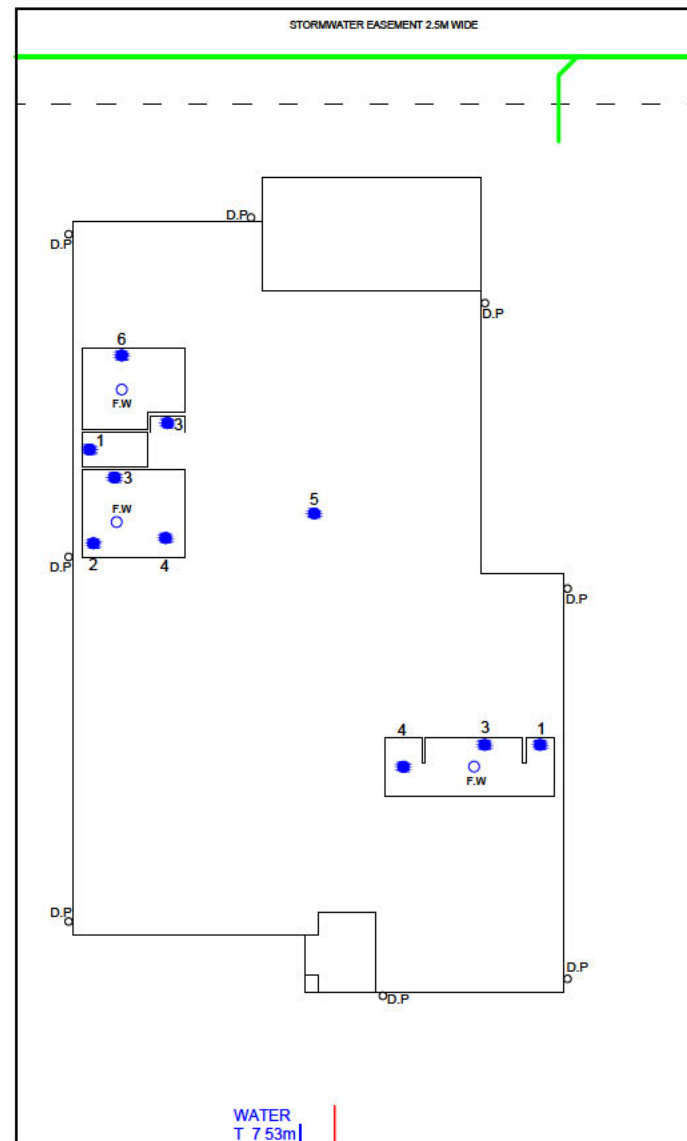


P.O. BOX 479 MITCHELL ACT 2911
0409 997 810

1. Drains to be laid shown in BLUE lines.
2. Existing drains shown in GREEN lines.
3. Existing drains X'ed in RED to be abolished to ap
4. Drains to be supported on or from solid ground.
5. Copper pipes to be in a accordance with AS. 143: Table 2 type B tubes.
6. Unplasticised Polyvinl Chloride pipe drains(U.P.V including Stacks, tobe constructed accordance wi AS. 2032-1977, AS. 3500 and Canberra Codes o
7. Drains under Building must be retested, if test fail old drain must be replaced using either RRJVCP pipe material.
8. Connection to existing main/manhole to be made A.C.T.E.W. at contractor's expense.
9. Sewer branch to be located on site before any wc commenced.
10. This plan to be read in conjunction with approved Architectural plans and specifications, No Respor and/or Liability will be accepted for any errors anc Ommisions in the text and/or drainings.
11. O.R.G. top to be minimum 150mm below lowest g fitting with a further 75mm from top to unpaved gr level.
12. I.S. at Property Boundary is to be raised to Groun in accordance with plumbing Note No: 3.
13. provide and install approved fire stop collars to all penetrations of fire rated walls and floors.

ALL work must be carried out in conformity with the Watk Sewerage Act 2000, Water and Sewerage Regulation 20 and the AS 3500.

SEWERAGE ENGINEER



S/WATER TIE
T 3.64m
D 1.30m
CH 5.44m

SEWER TIE
T 8.43m
D 2.10m
CH 34.22m



DIGBY CIRCUIT

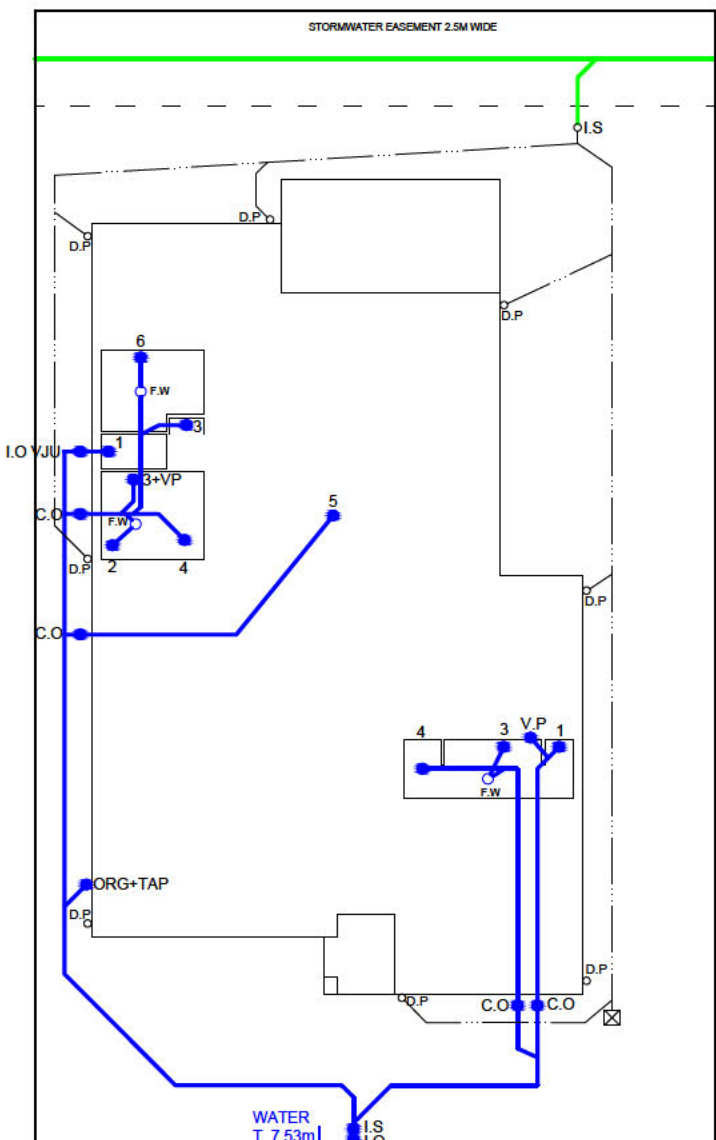
PLAN OF SANITARY DRAINAGE

SCALE = 1:200

BLOCK: 9 SECTION: 80
SUBURB: CRACE CLIENT: GE SHAW

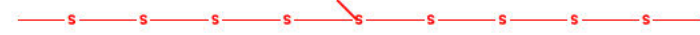
FIXTURES		REFERENCE	
1.	Water Closet (2)	D.T.	Disconnecter Trap
2.	Bath (1)	E.J.	Expansion Joint
3.	Basin (3)	E.V.	Educt Vent
4.	Shower (2)	F.W.	Floor Waste
5.	Sink (1)	G.T.	Gully Trap
6.	Laundry Tub (1)	I.O.	Inspection Opening
7.	Urinal (-)	I.S.	Inspection Shaft
8.	Cleaners Sink (-)	J.U.	Jump Up
9.	Bidet (-)	M.H.	Man Hole
		O.R.G.	Overflow Relief Gully
		S.V.P.	Soil Vent Pipe
		U.P.V.C.	Unplasticised Polyvinyl C
		V.C.P.	Vitrified Clay Pipe
		V.P.	Vent Pipe
		M.H.	Man Hole
		C.O.	Clear Out
		V.J.U.	Vertical Jump Up
		S.T.	Silt Trap
		P.P.	Provisional Point
		A.A.V.	Air Admittance Valve

DRAWER : NIKOLA SPORCIC
NDH
Group Pty Ltd
P.O. BOX 479 MITCHELL ACT 2911
0409 997 810



S/WATER TIE
T 3.64m
D 1.30m
CH 5.44m

SEWER TIE
T 8.43m
D 2.10m
CH 34.22m

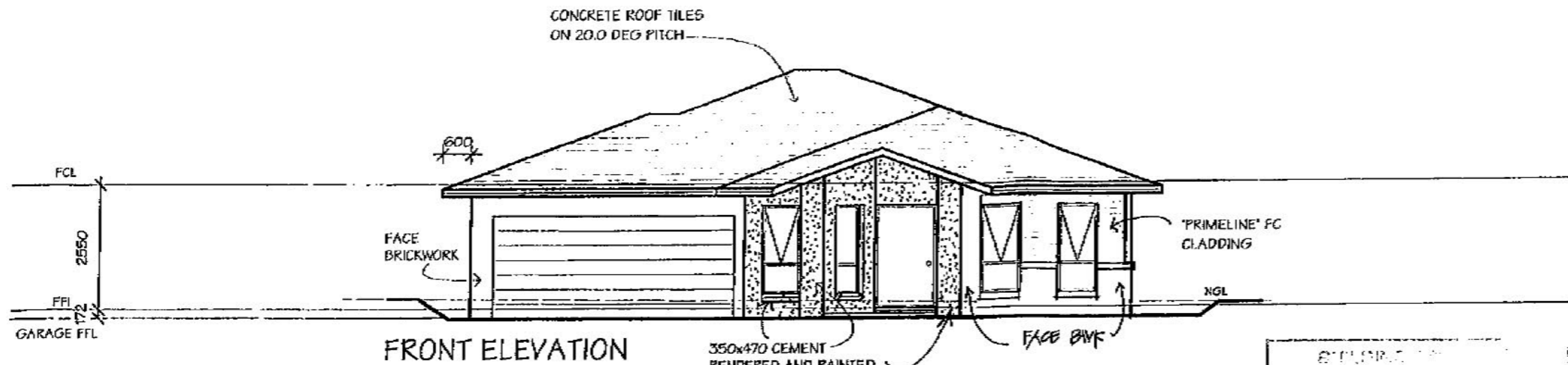


DIGBY CIRCUIT

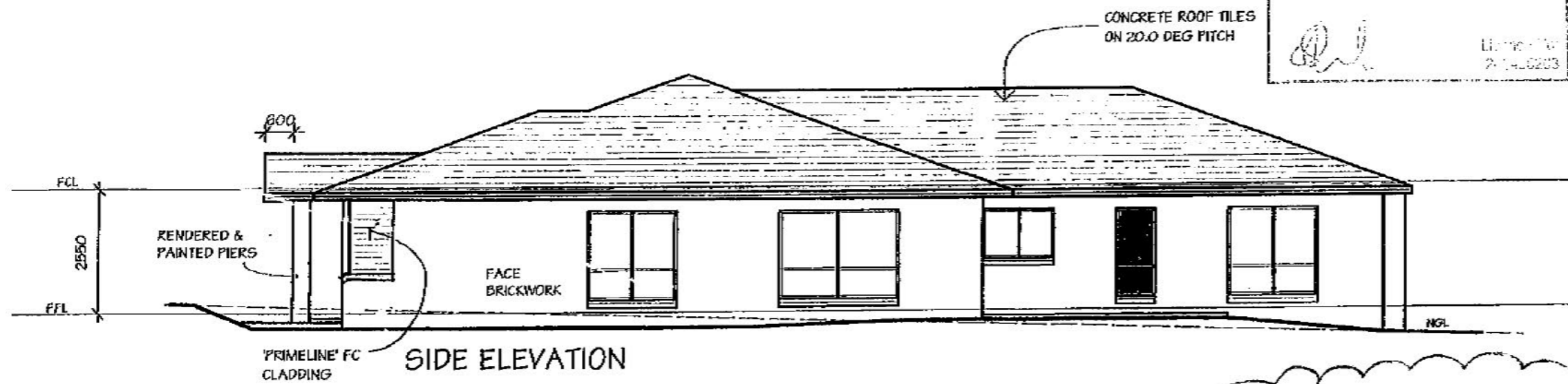
- Drains to be laid shown in BLUE lines.
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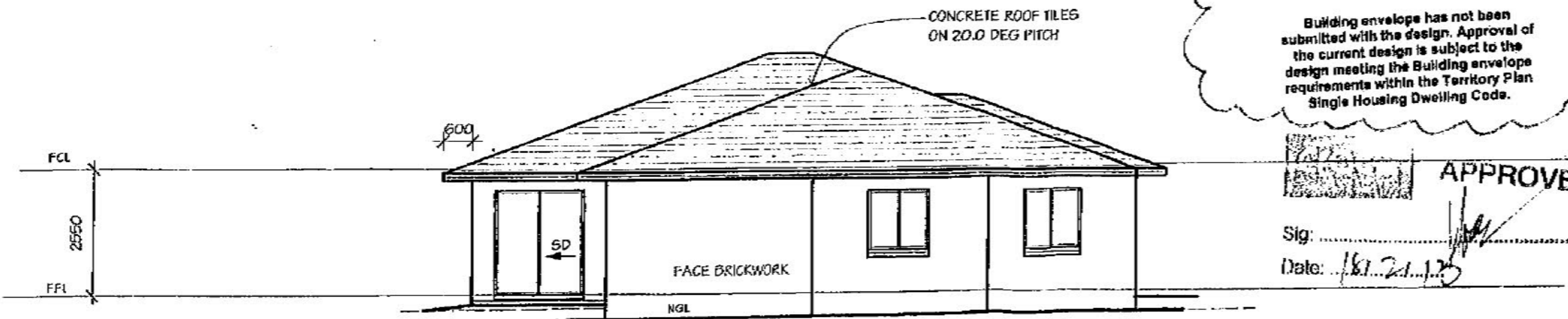
SEWERAGE ENGINEER



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

13 MAR 2013

Building envelope has not been submitted with the design. Approval of the current design is subject to the design meeting the Building envelope requirements within the Territory Plan Single Housing Dwelling Code.

APPROVED
 Sig: _____
 Date: 18/2/13

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE D.C.A. AND ALL RELEVANT SAA CODES

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renaissance HOMES
 ABN 147 925 621 263

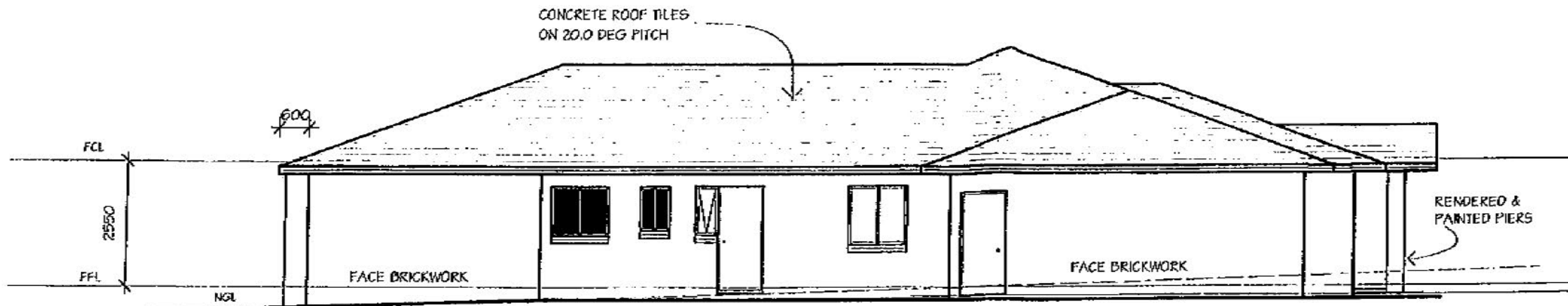
RAPHAEL ~ FRESCO
 4 BED + STUDY
 Renaissance Specification

Sch 2 2.2(a)(ii)

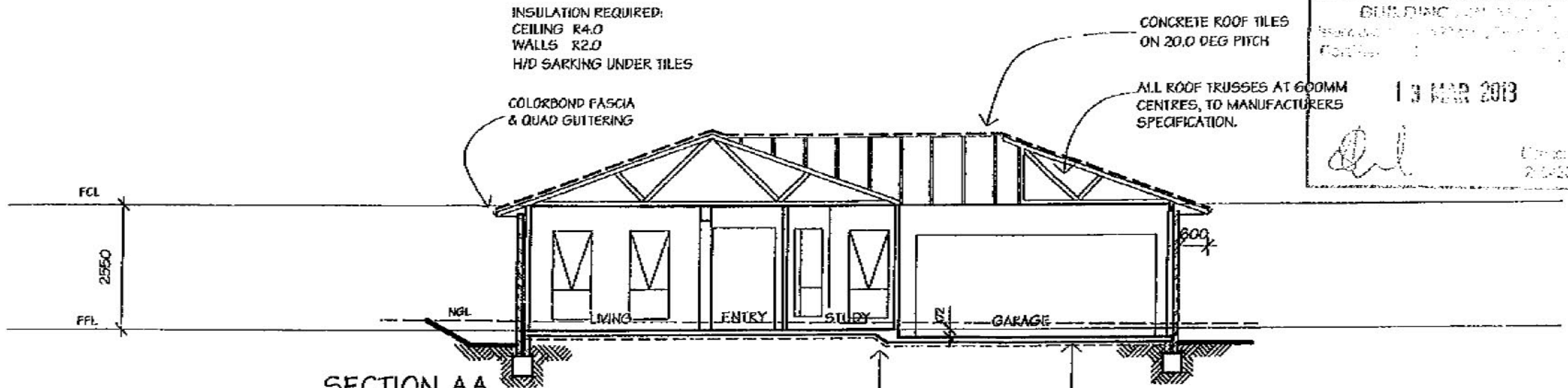
ELEVATIONS

BLK: 10 SEC: 80
 SUB: CRACE 21697

1:100	18/12/12
30F6	



SIDE ELEVATION



SECTION AA

BUILDING SPECIFICATION
 13 MAR 2013
 [Signature]

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH AS. 1684-1999 'THE NATIONAL TIMBER FRAMING CODE'

ALL R/C STRIP FOOTINGS AND CONCRETE SLABS ARE SUBJECT TO A SOIL CLASSIFICATION AND MUST COMPLY WITH AS.2870.1-1998 'RESIDENTIAL SLABS AND FOOTINGS CODE'

LINTELS TO TRUSS MANUFACTURERS CHARTS

DESIGN WIND LOADING - 33m/s
 TERRAIN CATEGORY - 3

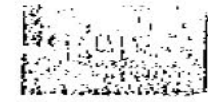
ALL BUILDING WORK MUST BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND THE A.C.T. SUPPLEMENT (AS REQUIRED)

PROVIDE SLAB THICKENING AT STEP DOWN, AND UNDER ANY INTERNAL LOAD BEARING WALLS AS REQUIRED.

ALL R/C STRIP FOOTINGS AND R/C SLABS ARE SUBJECT TO A SOIL CLASSIFICATION AND MUST COMPLY WITH AS2870.1-1998

PROVIDE A CONTINUOUS VAPOUR BARRIER UNDER THE CONG SLAB.

HIGH M CLASS FOOTING & SLAB CONSTRUCTION TO ENGINEERS DETAILS



APPROVED

Sig: [Signature]
 Date: 18/12/12

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE B.C.A. AND ALL RELEVANT SAA CODES

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renaissance HOMES
 ABN 47 075 491 253

RAPHAEL ~ FRESCO
 4 BED + STUDY

Renaissance Specification

CLIENT

Sch 2 2.2(a)(ii)

ELEVATION / SECTION

BLK: 10 SEC: 80

SUB: CRACE

21697

1:100	18/12/12
40FG	

STRUCTURAL DETAILS AND SPECIFICATIONS

PROPOSED RESIDENCE ON

BLOCK 10 SECTION 80, CRACE, A.C.T

FOR

RENAISSANCE HOMES

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: 130019

PREPARED BY:



21697
sellick consultants
po box 5005 braddon act 2612
p: 02 6201 0200 f: 02 6247 2203
sellickconsultants.com.au

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)



ASSUMED STORMWATER DRAINAGE



ASSUMED SANITARY DRAINAGE

P1

DENOTES 550x450x500mm MASS CONCRETE PAD



DENOTES Ø450mm BORED PIERS TAKEN DOWN TO UNDERSIDE OF DRAINAGE TRENCH (C.O.S)

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

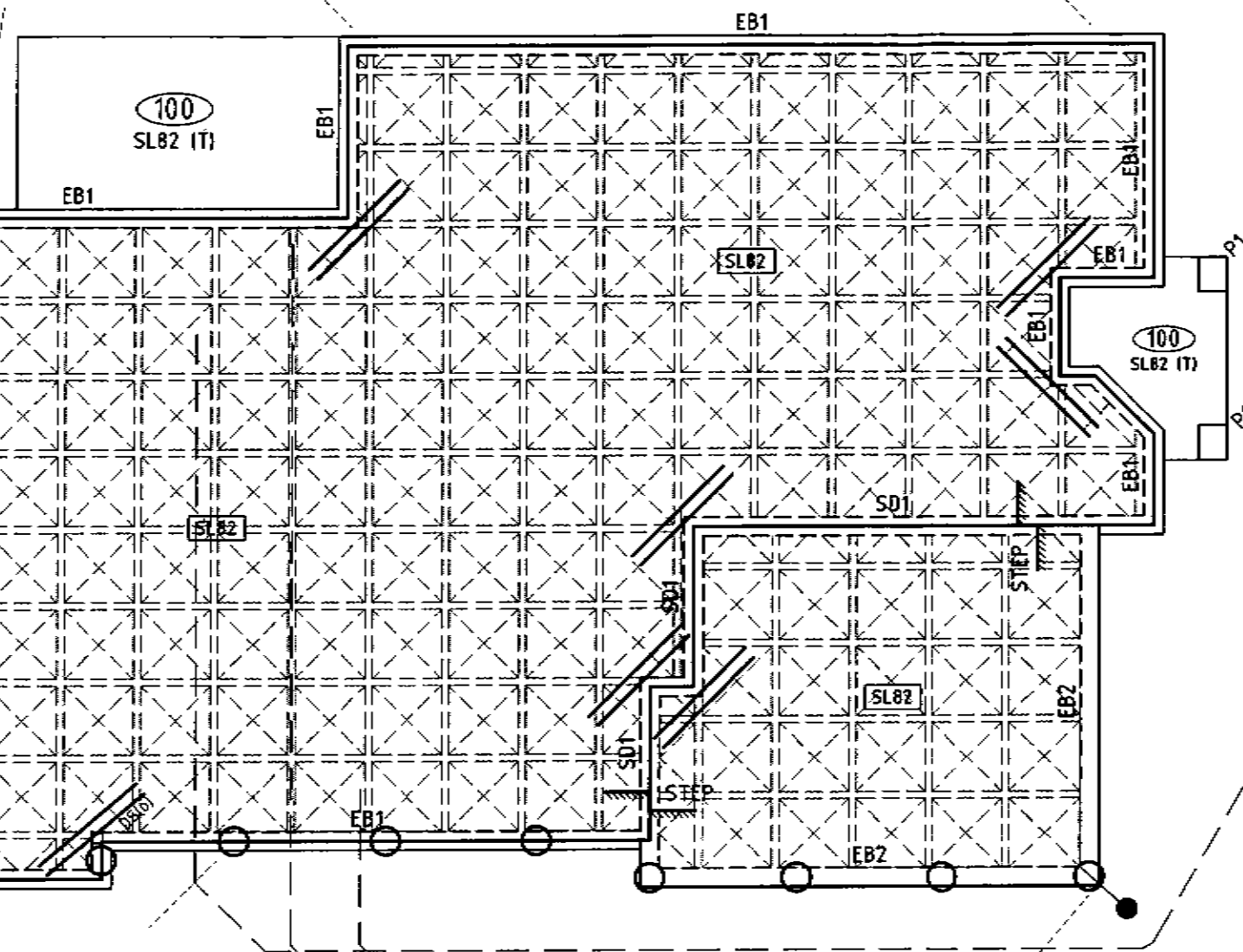
NOTE: BUILDER TO ISSUE CSIRO REPORT TO HOME OWNER GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE

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

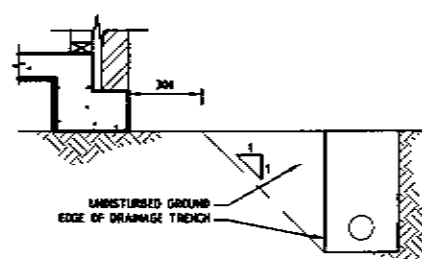
NOTE: ARTICULATE ALL BRICK WORK & DRAINAGE TO BCA

NOTE: FOOTING TO BE FOUNDED ON NATURAL GROUND

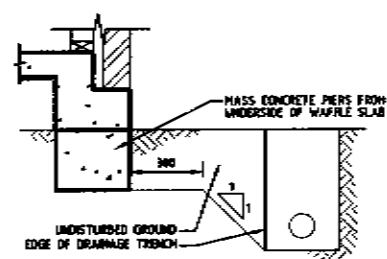
NOTE: COMPACTED FILL TO AS3798 & AS2870



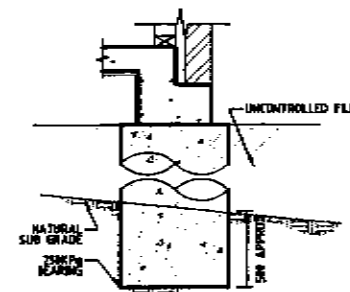
ASSUMED C.T. LINE



PERMISSIBLE DRAINAGE ZONE



ALTERNATE DRAINAGE ZONE



MAX FILL PIERING DETAIL - Ø450mm

21697

ISSUE	AMEND	DESCRIPTION	DATE	DRAWN
A	-	FOR CONSTRUCTION	31.01.13	KMc

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 po box 5005 braddon act 2612
 p: 02 6201 0200 f: 02 6247 2203
 sellickconsultants.com.au

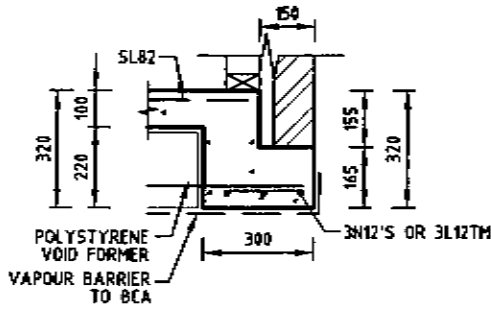
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PROJECT TITLE
PROPOSED RESIDENCE
 CLIENT
RENAISSANCE HOMES

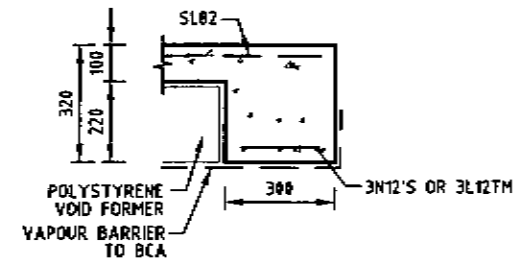
DESIGNED BY
 D.Mc
 CHECKED BY
 D.Mc
 AUTHORISED BY
 DATE

DRAWING TITLE
FOOTING AND SLAB PLAN
 PROJECT LOCATION
BLOCK 10 SECTION 80 CRACE, ACT

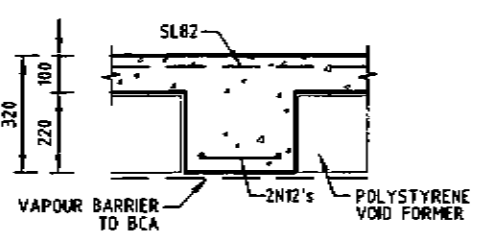
SCALE
 AS SHOWN AT A3
 JOB NO.
130019
 DRAWING NO.
S101



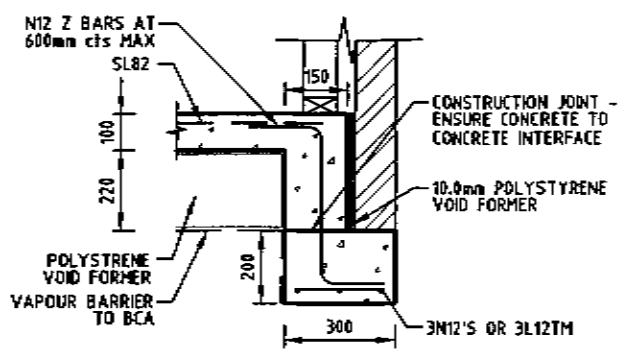
BEARING ONTO NATURAL STRATA OR PIERS (SEE NOTES)
STANDARD EDGE BEAM EB1



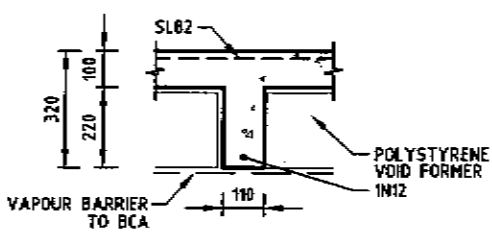
BEARING ONTO NATURAL STRATA OR PIERS (SEE NOTES)
EDGE BEAM EB2



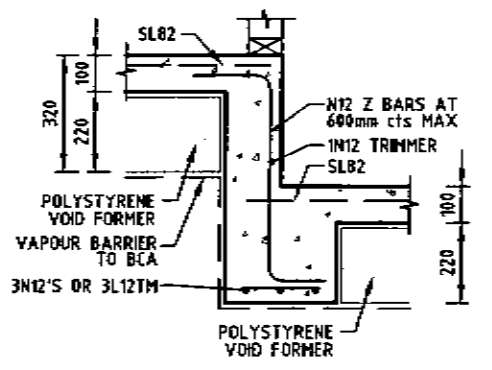
STANDARD SLAB THICKENING ST



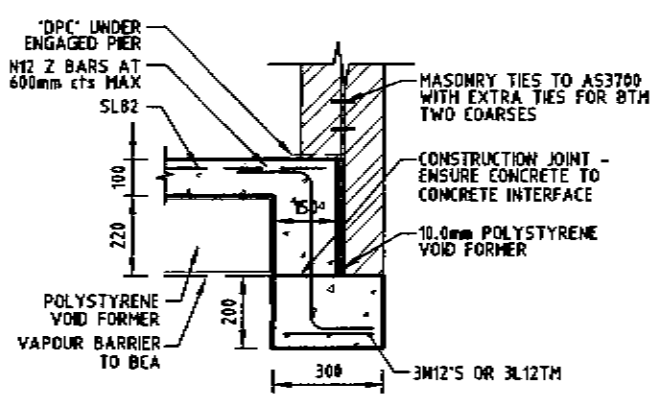
ALTERNATIVE EB1



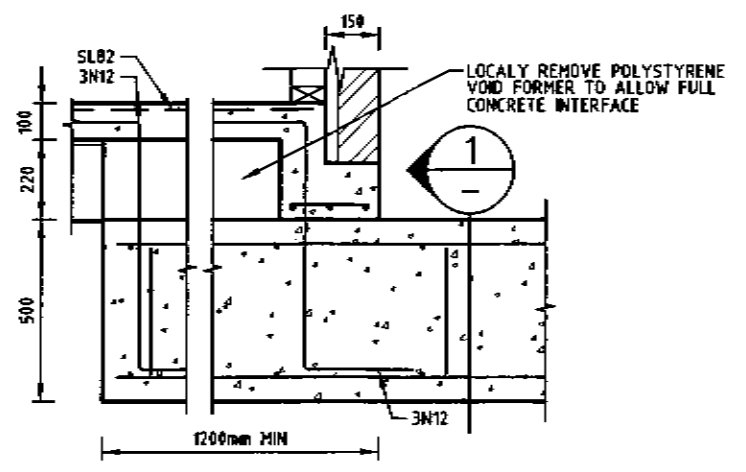
STANDARD INTERNAL RIB (GARAGE SIMILAR)



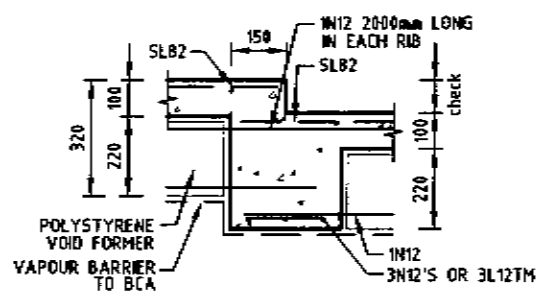
STEPDOWN DETAIL S1A



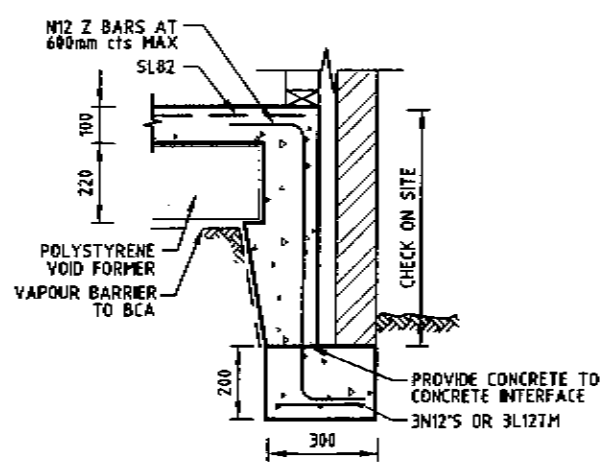
ALTERNATIVE EB2 WITH MASONRY WALL FOR GARAGE OVER



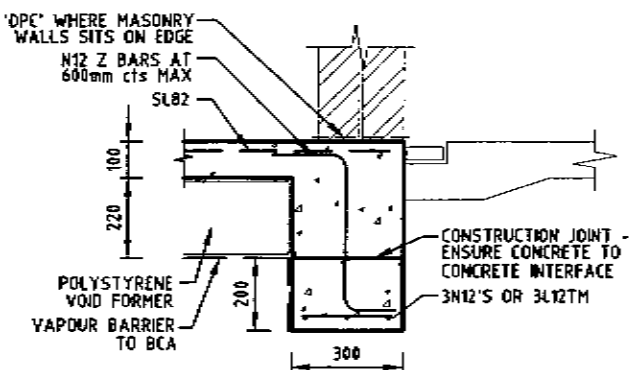
BEARING ONTO NATURAL STRATA OR PIERS (SEE NOTES)
TYPICAL STRIP FOOTING TO WAFFLE SLAB CONNECTION



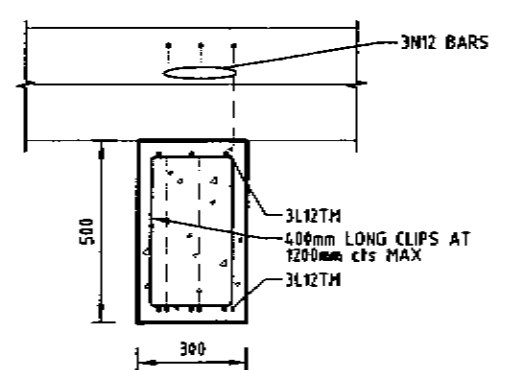
STEPDOWN BEAM SD1



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



ALTERNATIVE EB2 FOR DRIVEWAY SIDE OF GARAGE



SECTION 1/SF1

21697

ISSUE	AMEND	DESCRIPTION	DATE	DRAWN
A	-	FOR CONSTRUCTION	31.01.13	KMc

S sellick consultants
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 copyright.

PROJECT TITLE
PROPOSED RESIDENCE
 CLIENT
RENAISSANCE HOMES

DESIGNED BY
 D.Mc
 CHECKED BY
 D.Mc
 AUTHORISED BY
 DATE

DRAWING TITLE
FOOTING AND SLAB DETAILS
 PROJECT LOCATION
**BLOCK 10 SECTION 80
 CRACE, ACT**

SCALE
 AS SHOWN AT A3
 JOB NO.
130019
 DRAWING NO.
S201



BLK 10
SEC 80
CRACE
540 m²

NOTE:
FINISHED FLOOR LEVELS MUST BE
300mm ABOVE THE LOWEST PART OF
THE BLOCK.

AMENDMENT
① Change FFL

Building Energy Rating Scheme

★ ★ ★ ★ ★
★ (Adjusted Star Rating) **6.0**

Cooling.....8.1
Heating.....143.3
Total.....151.4

DATE: 4/12/12

Barry Ryan ACT 016 *BR* BersPro Assessor

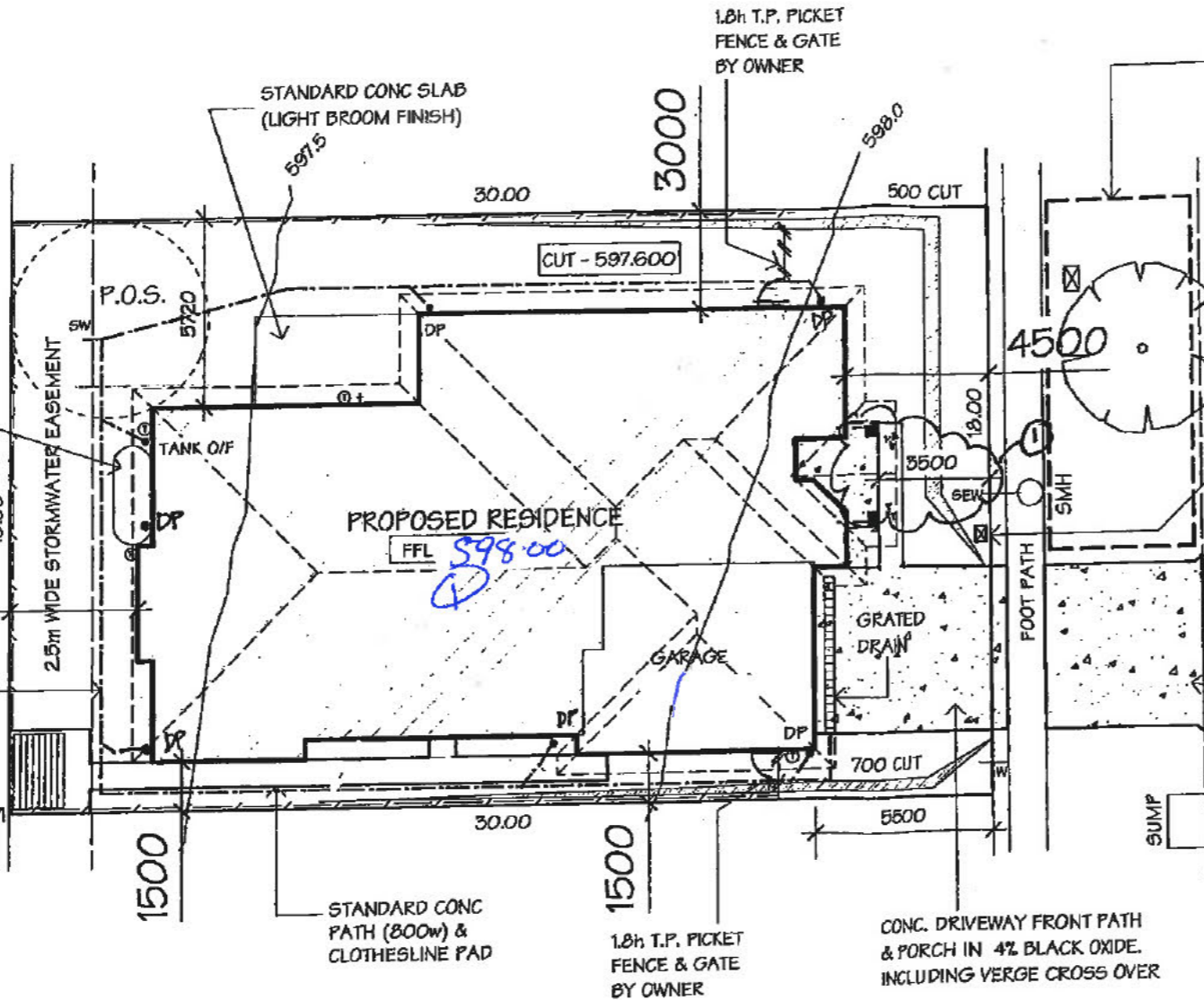
NOTES

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

ALL DIMENSIONS, LEVELS AND SETBACKS MUST BE CHECKED ON SITE BY THE BUILDER, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES MUST BE DISCUSSED WITH THE DRAFTSMAN

SEW CH -BUILDER
T -TO
D -OBTAIN

SW CH -BUILDER
T -TO
D -OBTAIN



EAR (3000L x 1150W x 1800H)
5000 LT SLIMLINE POLY
RAIN WATER TANK

RAINWATER SUPPLY PLUMBING
CONNECTED INTO THE WCS &
WASHING MACHINE

90MM DIA U.P.V.C STORMWATER
LINE CONNECTED INTO THE TIE
PROVIDED, IN ACCORDANCE WITH
AS3500.3

1.8m HIGH HWD TIMBER PALING
FENCING TO THE SIDE & REAR
BOUNDARIES BY OTHERS

HALF BY THE LESSEE AND HALF
BY ADJOINING LESSEE

1800h TEMPORARY STAR
PICKET / CHAINWIRE Planning & Development Regulation 2008
VERGE PROTECTION FENCE Section 1.100A

APPROVED

Delegate of the ACT Planning and Land Authority

1.12.12

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Planning & Development Regulation 2008
Section 1.100A(2)
DECLARATION
of Extended Distance

500mm extension of porch
into front setback.

THE CONCRETE DRIVEWAY CONSTRUCTION
OVER THE VERGE MUST COMPLY WITH
URBAN SERVICES STANDARD
DRAWING NO. DS6-01 "DOMESTIC DRIVEWAYS"

NOTE: FOOT PATH BY DEVELOPER, NO
ALLOWANCE FOR ACID WASH OR SEALING



RAPHAEL ~ FRESCO
4 BED + STUDY
Renaissance Specification

CLIENT
Sch 2 2.2(a)(ii)

HIGH 'M CLASS' FOOTING & SLAB
CONSTRUCTION TO ENGINEERS DETAILS

DEPARTURE FROM THE SINGLE DWELLING HOUSING DEVELOPMENT CODE

① RULE 30 - FRONT PORCH ENCLOSES 4.0M FRONT SET-BACK

OPEN SPACE CALCULATIONS:

BLOCK AREA: 540m²
REQUIRED OPEN SPACE = 274m² (60%-50m)
ACHIEVED = 287.63m²

USABLE P.O.S. WITH DIRECT ACCESS
MIN AREA 10% OF BLOCK REQ. = 54.0m²
ACHIEVED 76.8m²

REQ. AREA OF P.O.S. TO BE
RETAINED AS PLANTING = 137.0m² (50%)
ACHIEVED = 176.1m²

BUILDING APPROVAL

is granted in accordance with section 32 of the Building Act 2004

Certified Building Solutions Pty Ltd

28 AUG 2013

License No: 5104 93205

SITE PLAN

BLK: 10 SEC: 80

SUB: CRACE 21697

1:200 18/12/12

10F6



BLK 10
SEC 80
CRACE
540 m²

NOTE:
FINISHED FLOOR LEVELS MUST BE
300mm ABOVE THE LOWEST PART OF
THE BLOCK.

Building Energy Rating Scheme

★ ★ ★ ★ ★
★
6.0
(Adjusted Star Rating)

Cooling.....8.1
Heating.....143.3
Total.....151.4

DATE: 4/12/12

Barry Ryan ACT 016 *BR* BersPro Assessor

NOTES

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

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- SEW CH -BUILDER
T -TO
D -OBTAIN
- SW CH -BUILDER
T -TO
D -OBTAIN

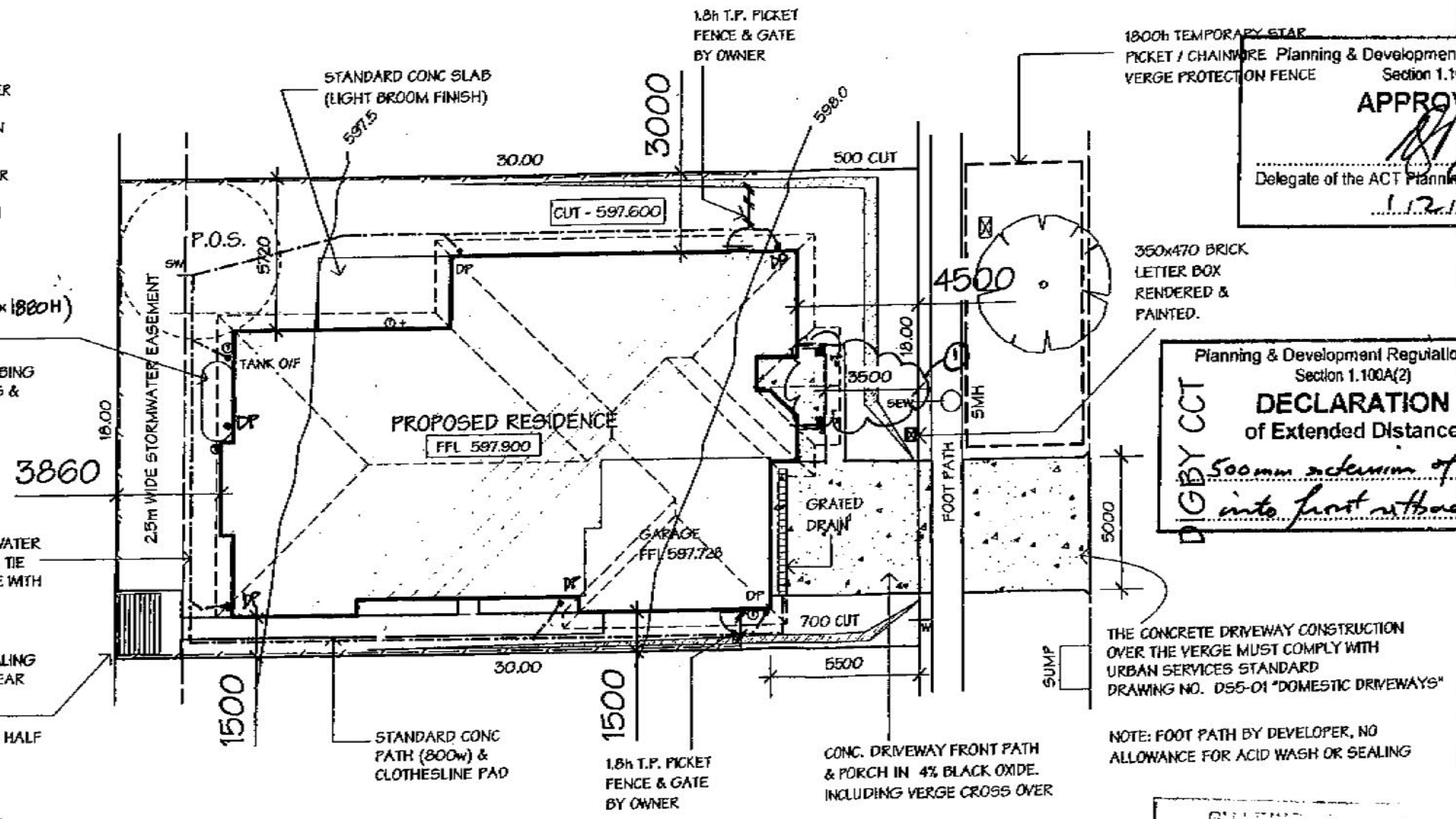
EAR (3000L x 1150W x 1800H)
5000 LT SLIMLINE POLY
RAIN WATER TANK

RAINWATER SUPPLY PLUMBING
CONNECTED INTO THE WCs &
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90MM DIA U.P.V.C STORMWATER
LINE CONNECTED INTO THE TIE
PROVIDED, IN ACCORDANCE WITH
AS3500.3

1.8m HIGH HWD TIMBER PALING
FENCING TO THE SIDE & REAR
BOUNDARIES BY OTHERS

HALF BY THE LESSEE AND HALF
BY ADJOINING LESSEE



1800h TEMPORARY STAR
PICKET / CHAINWIRE Planning & Development Regulation 2008
VERGE PROTECTION FENCE
Section 1.10A
APPROVED
Delegate of the ACT Planning and Land Authority
1.12.13

Planning & Development Regulation 2008
Section 1.100A(2)
DECLARATION
of Extended Distance
*500mm extension of porch
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CONSTRUCTION TO ENGINEERS DETAILS

DEPARTURE FROM THE SINGLE DWELLING HOUSING DEVELOPMENT CODE

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RETAINED AS PLANTING = 137.0m² (50%)
ACHIEVED = 176.1m²

13 MAR 2013

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RAPHAEL ~ FRESCO
4 BED + STUDY
Renaissance Specification

CLIENT
Sch 2 2.2(a)(ii)

SITE PLAN

21697

BLK: 10 SEC: 80
SUB: CRACE

1:200	18/12/12
10FG	



BLK 10
SEC 80
CRACE
540 m²

NOTE:
FINISHED FLOOR LEVELS MUST BE
300mm ABOVE THE LOWEST PART OF
THE BLOCK

Building Energy Rating Scheme

★ ★ ★ ★ ★
★
6.0
(After Star Rating)

Cooling.....8.1
Heating.....143.3
Total.....151.4

DATE: 4/12/12

Barry Ryan ACT 016 *BR* BersPro Assessor

NOTES

DO NOT SCALE OFF PLAN. WRITTEN
DIMENSIONS WILL TAKE PRECEDENCE

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BUILDER, PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION.
ANY DISCREPANCIES MUST BE DISCUSSED
WITH THE DRAFTSMAN

SEW CH -BUILDER
T -TO
D -OBTAIN

SW CH -BUILDER
T -TO
D -OBTAIN

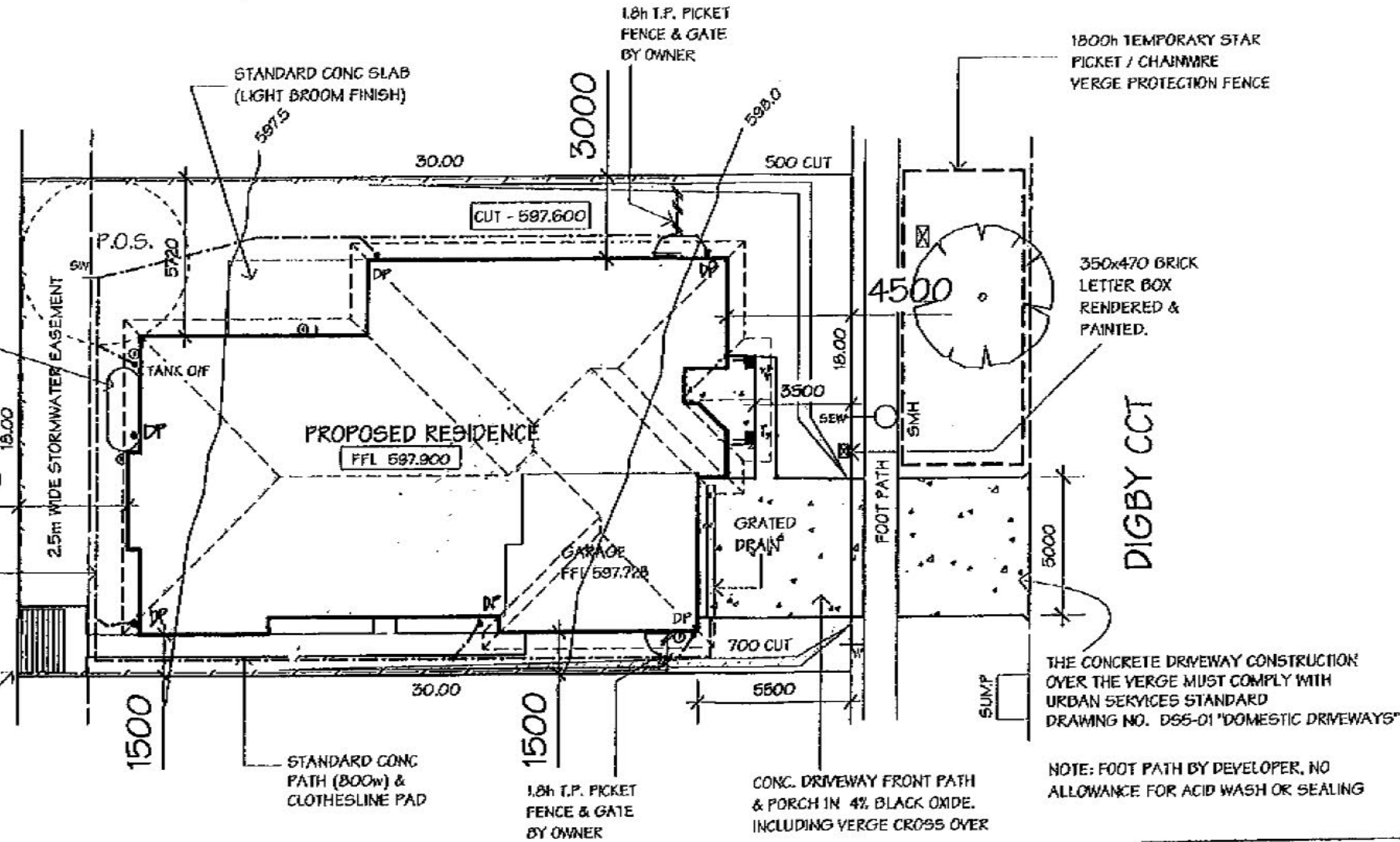
EAR (3000L x 1150W x 1800H)
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RAIN WATER TANK

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90MM DIA U.P.V.C STORMWATER
LINE CONNECTED INTO THE TIE
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1.8m HIGH HWD TIMBER PALING
FENCING TO THE SIDE & REAR
BOUNDARIES BY OTHERS

HALF BY THE LESSEE AND HALF
BY ADJOINING LESSEE



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HOMES
48147 015 191 052

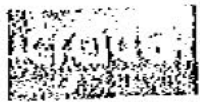
RAPHAEL ~ FRESCO
4 BED + STUDY

Renaissance Specification

CLIENT

Sch 2 2.2(a)(ii)

Refer to information sheet on
Services and Verge Management
within the Crace Pattern Book on
verge protection measures during
construction of your home.



APPROVED

Sig: *[Signature]*
Date: 18/2/12

Refer to the Hydraulic Service within
the Standard Servicing Conditions
of the Crace Pattern Book for the
requirement to install a SW
inspection riser or sump with
trafficable cover within lease
boundary to satisfy Crace WSUD
requirements.

HIGH 'M CLASS' FOOTING & SLAB
CONSTRUCTION TO ENGINEERS DETAILS

OPEN SPACE CALCULATIONS:

BLOCK AREA: 540m²
REQUIRED OPEN SPACE = 274m² (50%:50m²)
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USABLE P.O.S. WITH DIRECT ACCESS
MIN AREA 10% OF BLOCK REQ. = 54.0m²
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REQ. AREA OF P.O.S. TO BE
RETAINED AS PLANTING = 137.0m² (50%)
ACHIEVED = 176.1m²

THIS COPY RETAINED FOR:

- Developer Approval
- ESDD Approval
- Energy Efficiency Rating
- Reference Only

SITE PLAN

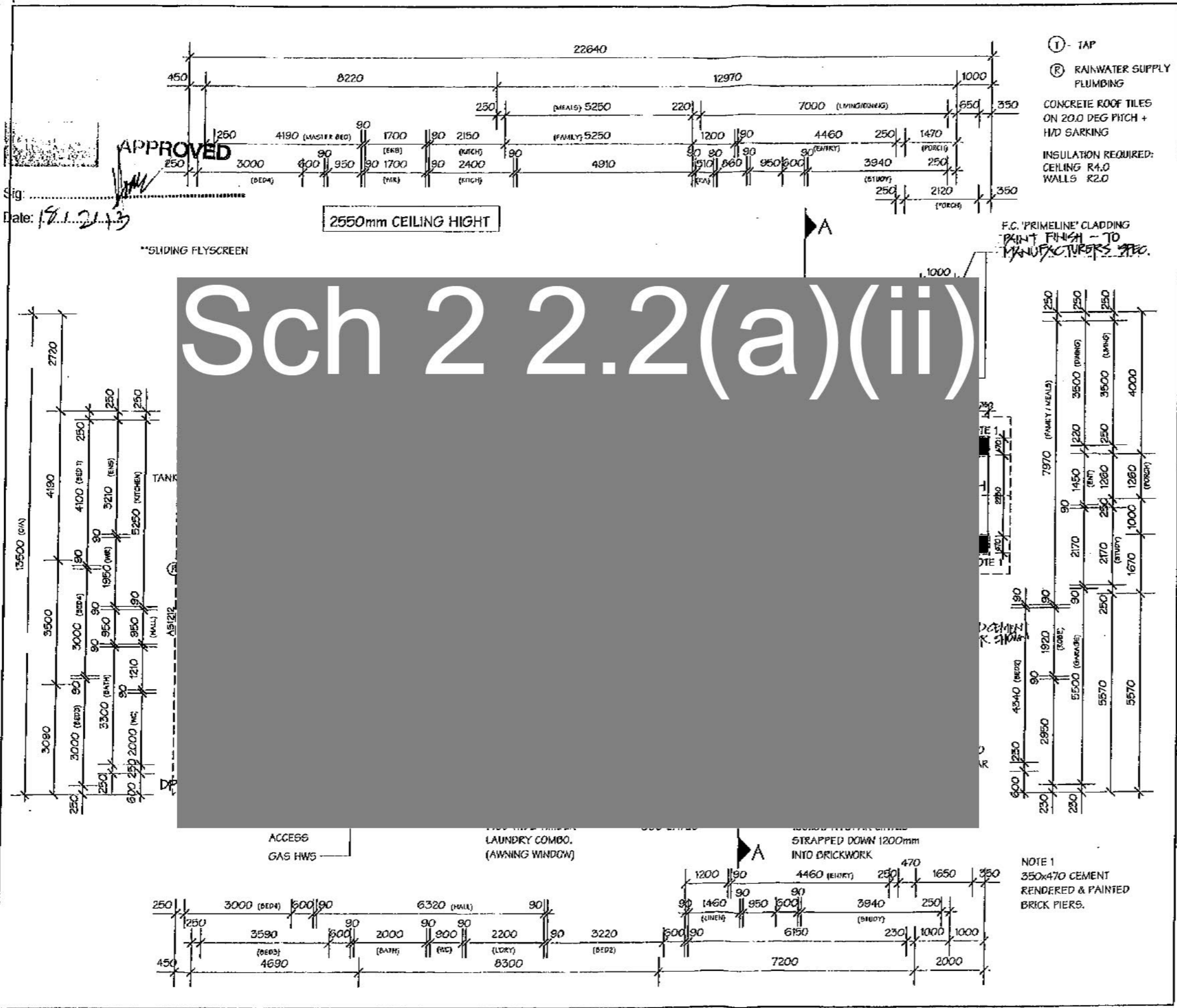
21697

BLK: 10 SEC: 80

SUB: CRACE

1:200 18/12/12

10FG



NOTES

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE B.C.A. AND ALL RELEVANT SAA CODES

● SMOKE ALARMS MUST COMPLY WITH AS3786, INSTALLED WHERE SHOWN AND HARD WIRED TO AS.3000

PERIMETER = 73.874m

13 MAR 2013

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renaissance HOMES
ANN 47 25 251 253

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4 BED + STUDY
Renaissance Specification

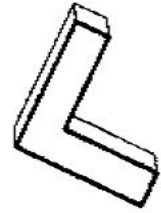
CLIENT
Sch 2 2.2(a)(ii)

FLOOR PLAN

RESIDENCE: 213.33m²
GARAGE: 38.78m²
PORCH: 5.31m²
TOTAL = 275.42m² **21697**

BLK: 10 SEC: 80
SUB: CRACE

1:100	18/12/12
20F6	

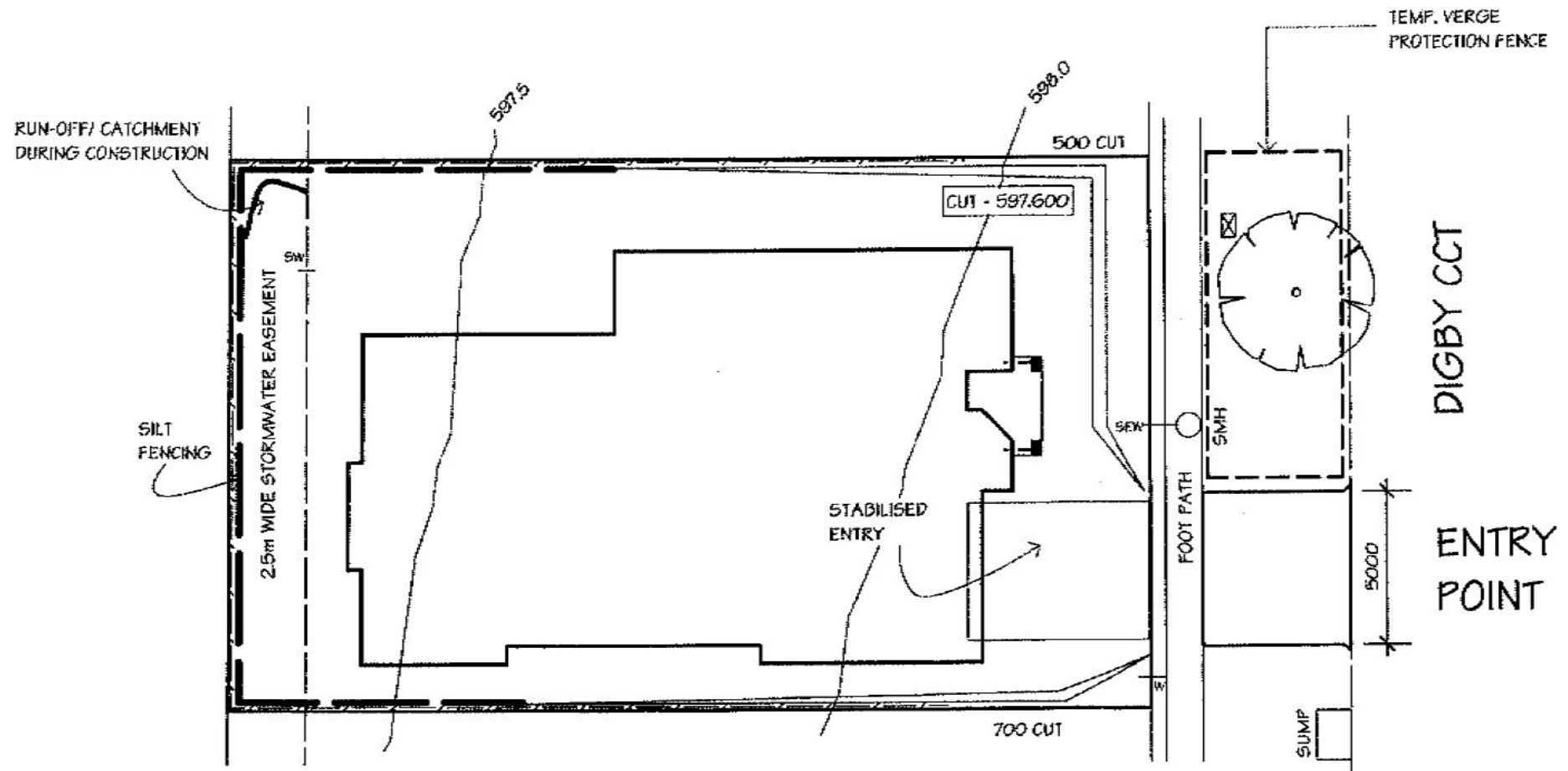


BLK 10
SEC 80
CRACE
540 m²

STABILISE ENTRY WITH COURSE AGGREGATE DURING CONSTRUCTION TO PREVENT SOIL TRANSFER OFF SITE, CONSISTING OF EITHER, 30mm CRUSHED AGGREGATE (OR SIMILAR) TO A DEPTH OF 200mm, OR A PAVED DRIVEWAY UNDERLINED WITH GEOTEXTILE FABRIC.

THE STABILISED ACCESS MUST EXTEND FROM THE ROAD KERB TO THE BUILDING LINE OR A MINIMUM OF 6m WHICHEVER IS THE GREATER.

EROSION AND SEDIMENT CONTROL:
ALL EROSION AND SEDIMENT CONTROLS ARE TO COMPLY WITH ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT. (AUG 2007)



FILTER FABRIC FENCING OR HAY BALES STAKED TO THE GROUND, MUST BE CONSTRUCTED PRIOR TO ANY SITE CONSTRUCTION.

1800h TEMPORARY STAR PICKET / CHAINWIRE VERGE PROTECTION FENCE

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ABN 47 075 911 228

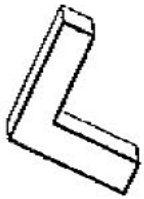
RAPHAEL ~ FRESCO
4 BED + STUDY
Renaissance Specification

CLIENT
Sch 2 2.2(a)(ii)

SOIL EROSION & VERGE MANAGEMENT PLAN

BLK: 10 SEC: 80
SUB: CRACE 21697

1:200	18/12/12
50F6	



BLK 10
SEC 80
CRACE
540 m²

The use of brightly coloured gravel in large proportions to the front landscaping, under the Front Vertical Edge, or directly to street frontage is not permitted. Natural earthy toned organic bark or woodchip mulch is to be used as per the Crace Pattern Book

Refer to the fact sheet Establishing Your Front Verges in the Crace Pattern Book for the establishment of your front verge turf.

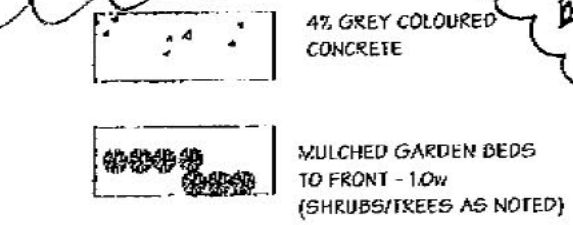
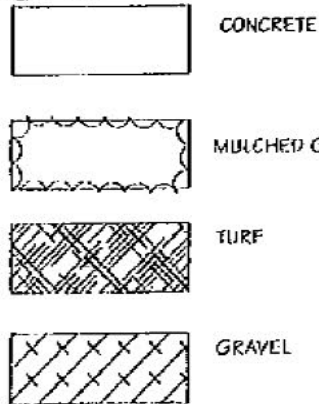
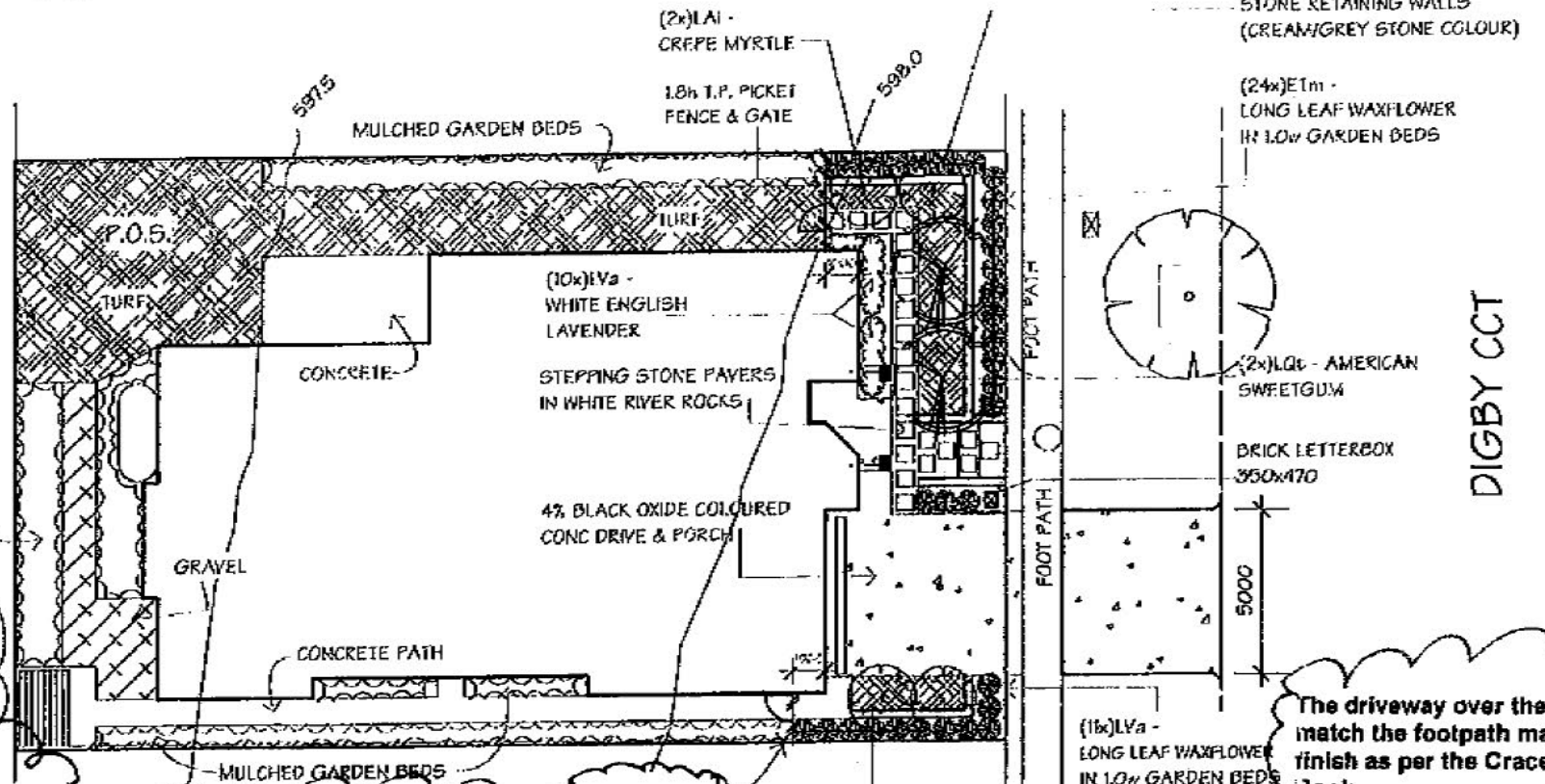
Refer to Element 6 and the landscape design guidelines within the Crace Pattern Book for appropriate planting sizes, locations and species to front gardens.

Fences and Gates addressing street frontage are to be 50% transparent as per the Crace Pattern Book.

Side fence & gate visible from the street to be open slats, not paling.

The driveway over the verge is to match the footpath material and finish as per the Crace Pattern Book.

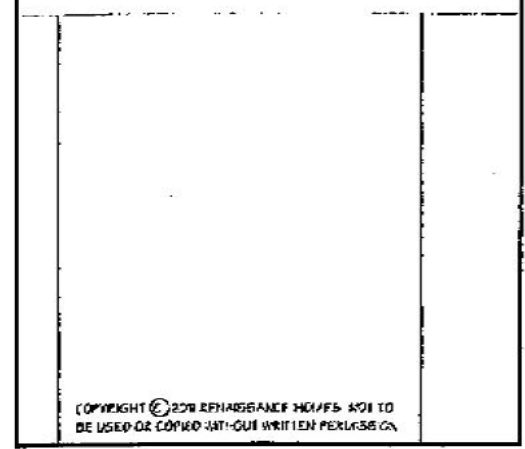
Driveway over the Verge and turfing the Verge with Legend Couch is the responsibility of the purchaser



- PLANTS USED:
- SMALL SHRUBS (8x)LVa - WHITE ENGLISH LAVENDER
 - HEDGE PLANTS (11x)LVa - LONG LEAF WAXFLOWER
 - SMALL TREES (2x)LA1 - CREPE MYRTLE
 - MEDIUM TREES (2x)JL6c - AMERICAN SWEETGUM

AREA TO BE RETAINED AS PLANTING = 137.0m ² ((60%-50)/2)	
GARDEN BEDS	= 80.9m ²
GRASSED AREAS	= 96.2m ²
TOTAL ACHIEVED	= 176.1m ²

APPROVED
Sig: _____
Date: 18.12.12



rennaissance HOMES
RAPHAEL ~ FRESCO
4 BED + STUDY
Renaissance Specification
CLIENT: Sch 2 2.2(a)(ii)

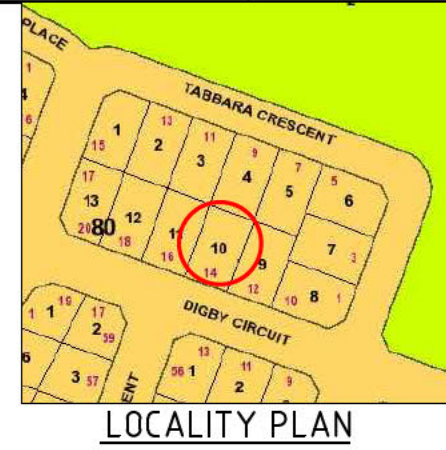
LANDSCAPE PLAN

BLK: 10	SEC: 80
SUB: CRACE	21697
1:200	18/12/12
60F6	

DRAINAGE PLAN
 NUMBER: _____

OWNER RENAISSANCE HOMES
 BLOCK 10 SECTION 80
 SUBURB CRACE

PLAN OF SANITARY DRAINAGE
 DESIGNED TO AS3500



- GENERAL NOTES**
- EXISTING SEWER LINES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 - ALL PLUMBING AND DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS3500.
 - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
 - THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
 - INSPECTION SHAFT AT PROPERTY BOUNDARY TO BE IN ACCORDANCE WITH PLUMBING NOTE No3.
 - ORG LEVELS TO BE IN ACCORDANCE WITH AS3500.2.2 CLAUSE 4.6.6.6 & 4.6.6.7 & PLUMBING NOTE 22.
 - UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) TO BE CONSTRUCTED IN ACCORDANCE WITH AS2032 AND THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
 - TEMPERED HOT WATER REQUIRED AT ALL ABLUTION FIXTURES.
 - PLUMBING AND DRAINAGE TO CONFORM TO ACTPLA PLUMBING NOTES 22 AND 23.

LEGEND

	SEWER MAIN
	STORMWATER MAIN
	WATER MAIN
	SEWER LINES
	VENT PIPE
	STORMWATER LINES
	AG LINES
	DOMESTIC WATER
	NON-POTABLE WATER
	90Ø AG LINE WITH FILTER SOCK CONNECTION TO STORMWATER DRAINAGE
	FOP
	300X300 YARD SUMP. EXACT LOCATION TO BE DETERMINED ON SITE BY LANDSCAPE CONTRACTOR AND BUILDER
	STANDARD STREET HYDRANT
	STOP COCK
	WATER METER
AAV	AIR ADMITTANCE VALVE
CO	CLEAR OUT
CWR/D	COLD WATER RISER/DROPPER
DT	DISCONNECTOR TRAP
FW	FLOOR WASTE
HDPE	HEAVY DUTY POLYETHYLENE
IO	INSPECTION OPENING
IS	INSPECTION SHAFT
O/F	OVERFLOW
ORG	OVERFLOW RELIEF GULLY
SC	STOP COCK
SMH	SEWER MANHOLE
ST	SILT TRAP
SVP	SOIL VENT PIPE
TD	TUNDISH
TG	TEST GATE
TTD	TRAPPED TUNDISH
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
VP	VENT PIPE
WS	WASTE STACK

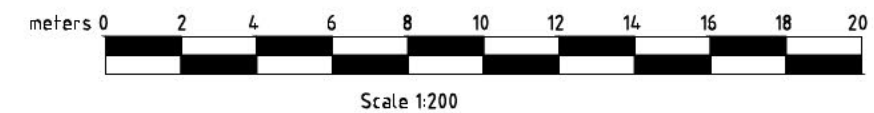
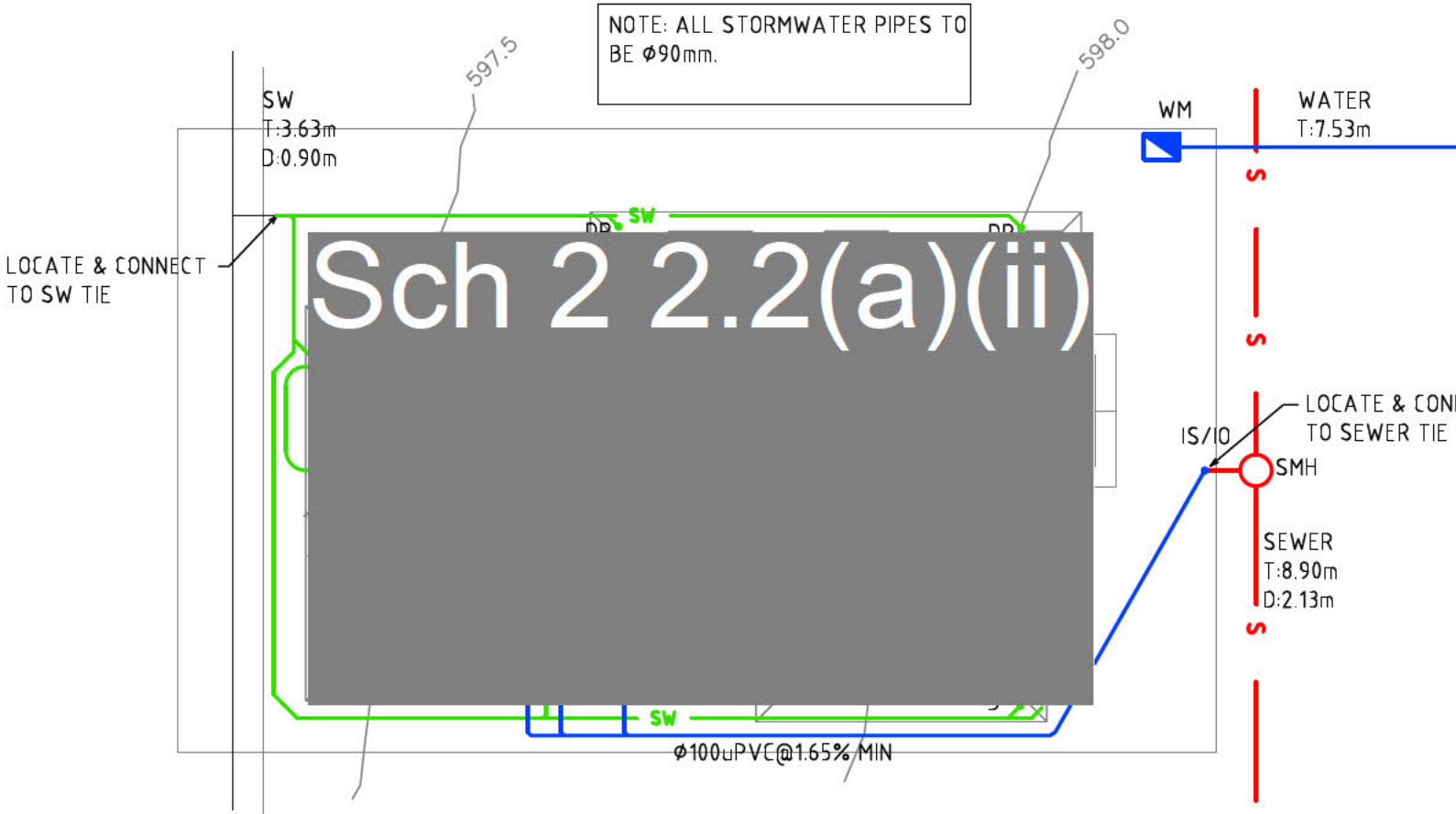
SANITARY FIXTURES

1 WC	2
2 BATH	1
3 BASIN	3
4 SHOWER	2
5 KITCHEN SINK	1
6 LAUNDRY TROUGH	1
TOTAL	10

MINIMUM INTERNAL DIMENSIONS STORMWATER AND INLET PITS

Depth to invert of outlet	Minimum internal dimensions		
	Rectangular		Circular
	Width	Length	Diameter
+600	450	450	600
-600 -900	600	600	900
-900 -1200	600	900	1000
-1200	900	900	1000

AS3500.3.2 Table B.2



WORK AS EXECUTED

PLUMBING PLAN APPROVED
 APPROVED BY _____
 REG. NUMBER _____
 DATE _____

ISSUE / AMEND	DESCRIPTION	DATE	DRAWN
B	WORK AS EXECUTED	06.05.13	AM
A	INTERIM PLAN	31.01.13	NP

sellick consultants
 14 lonsdale st braddon act 2612
 p: 02 6257 2706 f: 02 6247 2203
 sellickconsultants.com.au

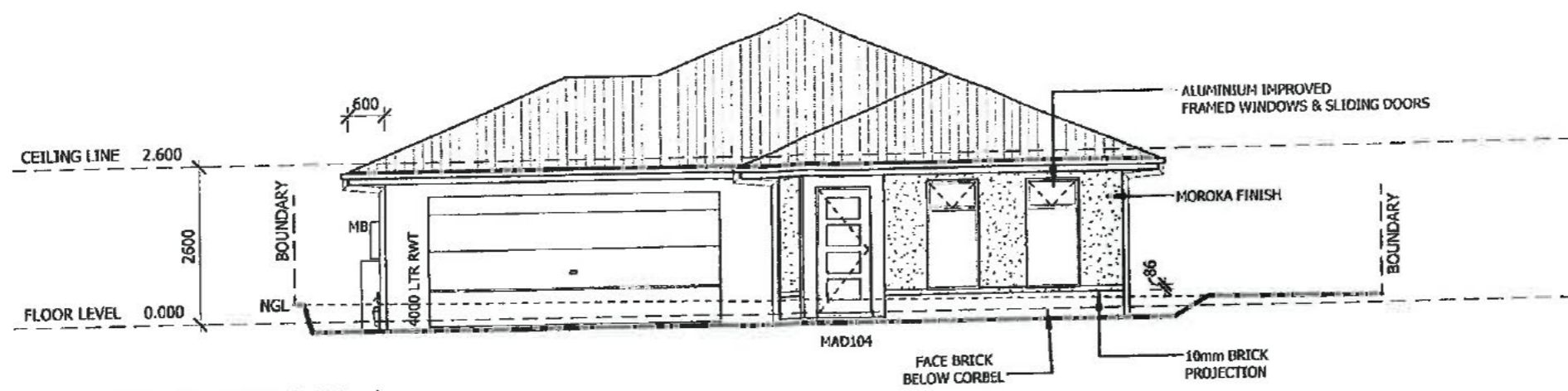
PROPOSED NEW RESIDENCE
 RENAISSANCE HOMES

DESIGNED BY
 NP
 CHECKED BY
 LH
 AUTHORISED BY
 DATE

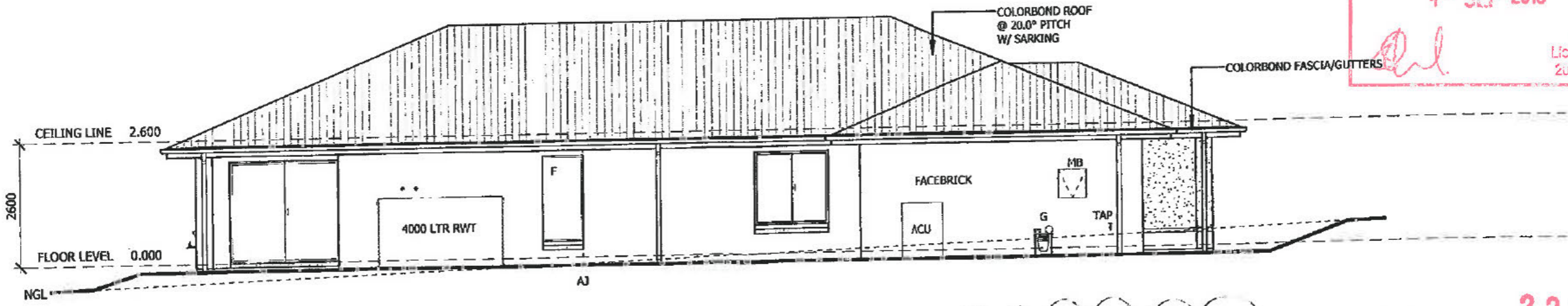
DRAWING TITLE
 HYDRAULIC SERVICES
 GENERAL ARRANGEMENT
 PROJECT LOCATION
 BLOCK 10 SECTION 80 CRACE

SCALE
 1:200@A3
 JOB NO.
 130019
 DRAWING NO.
 H100

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ELEVATION 1



ELEVATION 2

BUILDING APPROVAL
 Issued under section 38 of the Building Act 2004
 Certified Building Practitioner Pty Ltd
4 - SEP 2013
 License No:
 209426203

Building envelope has not been submitted with the design. Approval of the current design is subject to the design meeting the Building envelope requirements within the Territory Plan Single Housing Dwelling Code.

22326
CRACE APPROVED
 Sign: _____
 Date: _____

NOTES:
 PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS
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 * DO NOT SCALE - USE WRITTEN DIMENSIONS

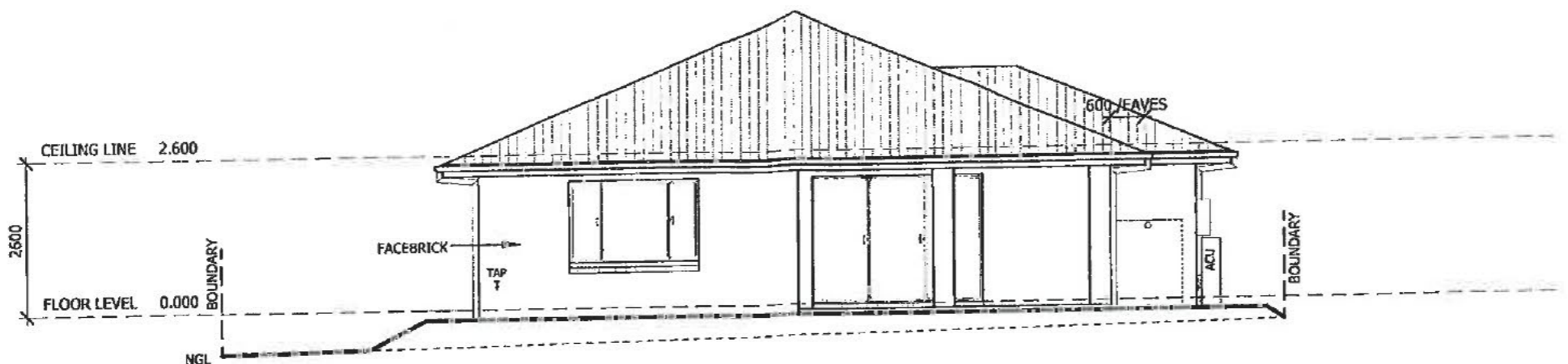
RAWSON HOMES
 G1 169 NEWCASTLE STREET
 FYSHWICK ACT 2609
 TELEPHONE 02 6280 0800
 FAX 02 6280 0700
 ACT B/L #. 19936252 & NSW B/L #. 33493C

CLIENT:
 Sch 2 2.2(a)(ii)
 SITE ADDRESS:
 BLOCK 11 SECTION 80
 16 DIGBY CCT
 CRACE ACT

HOUSE TYPE
 MODEL: FAIRVIEW MKIII CLASSIC
 FACADE:
 TYPE:
 SPECIFICATION: LUX
 DRAWING TITLE:
 ELEVATIONS 1-2

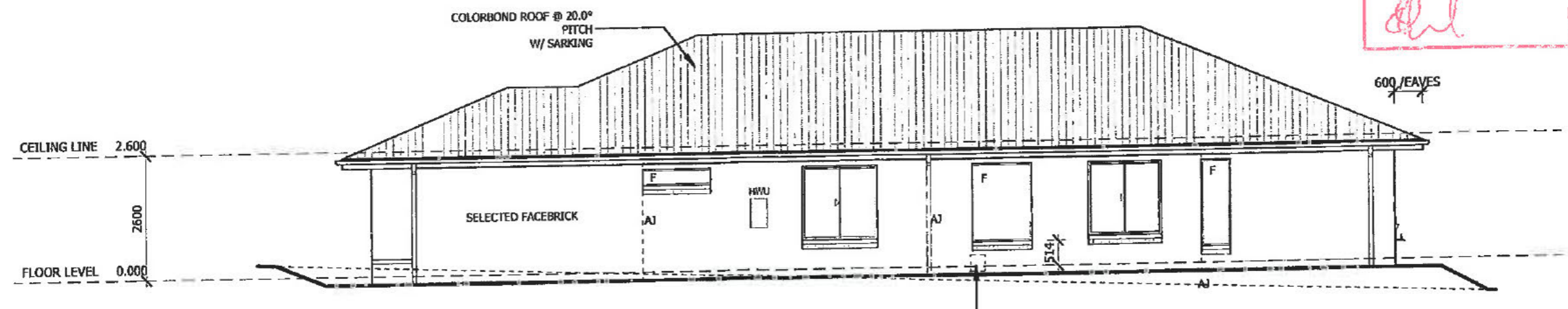
DRAWN BY: EK	DATE DRAWN: 01.07.13	CHECKED BY: HO	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: ACT		SCALE: 1 : 100	
JOB No: J002880	DRWG No: 4	ISSUE: B	

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ELEVATION 3

BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Crace Building Professionals Pty Ltd
4 - SEP 2013
Licence No:
200426203



ELEVATION 4

Building envelope has not been submitted with the design. Approval of the current design is subject to the design meeting the Building envelope requirements within the Territory Plan Single Housing Dwelling Code.

crace APPROVED
Sign: _____
Date: 21.7.13
22326

NOTES:
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS
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* DO NOT SCALE - USE WRITTEN DIMENSIONS

RAWSON HOMES
G1 169 NEWCASTLE STREET
FYSHWICK ACT 2609
TELEPHONE 02 6280 0800
FAX 02 6280 0700
ACT B/L #. 19936252 & NSW B/L #. 33493C

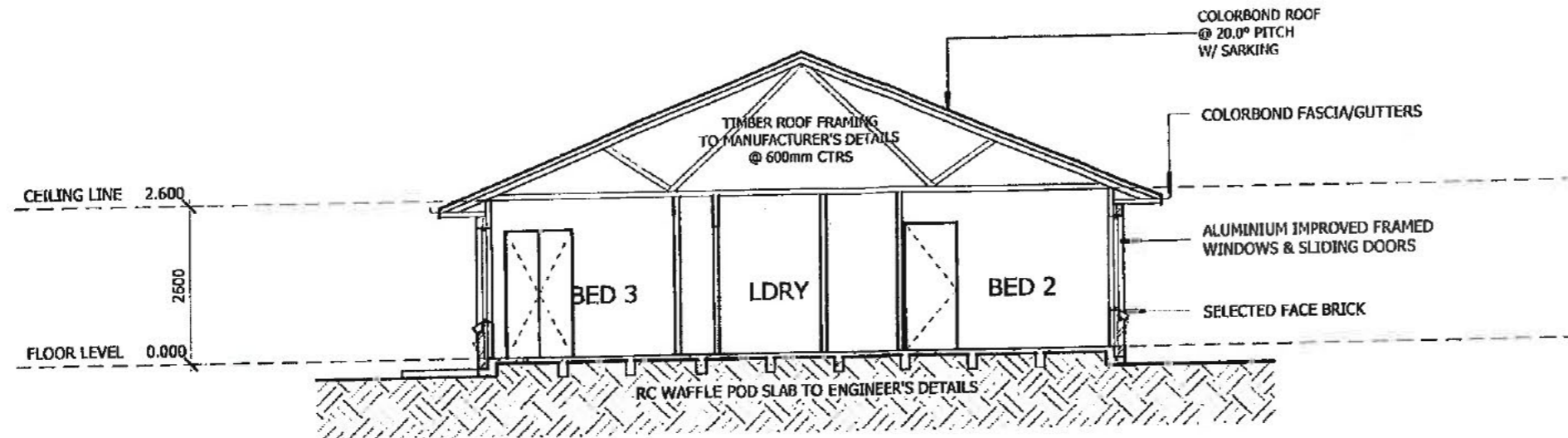
CLIENT:
Sch 2 2.2(a)(ii)
SITE ADDRESS:
BLOCK 11 SECTION 80
16 DIGBY CCT
CRACE ACT

HOUSE TYPE:
MODEL: FAIRVIEW MKIII CLASSIC
FACADE:
TYPE:
SPECIFICATION: LUX
DRAWING TITLE:
ELEVATIONS 3-4

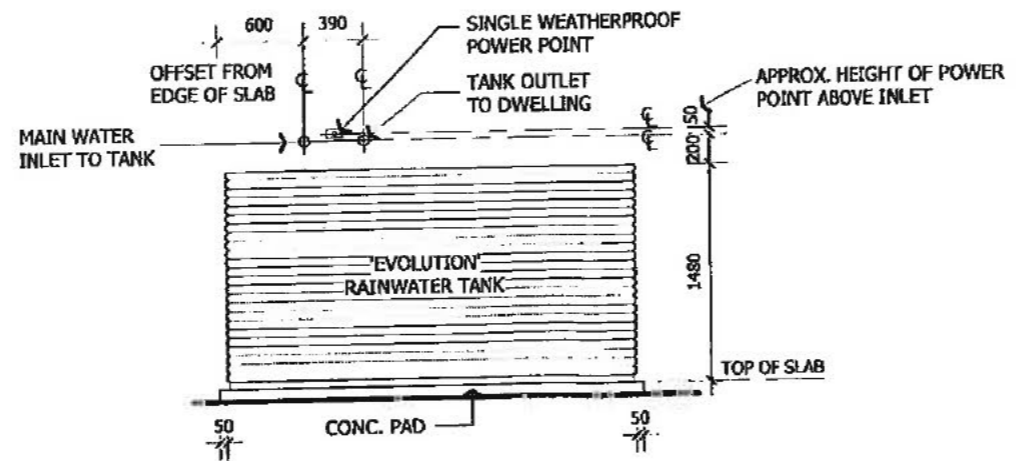
DRAWN BY: EK	DATE DRAWN: 01.07.13	CHECKED BY: HD	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: ACT		SCALE: 1 : 100	
JOB No: J002880	DRWG No: 5	ISSUE: B	

INSULATION:

- R6.0 TO CEILINGS (EXCLUDING CEILING OVER GARAGE, PORCH & ALFRESCO)
- R2.0 ROCKWOOL TO EXTERNAL WALLS (INCLUDING WALL BETWEEN GARAGE & HOUSE)
- PROVIDE DAMPER SEALS TO ALL EXHAUST FANS
- REFLECTIVE FOIL SARKING UNDER ROOF & TO EXTERNAL WALLS



SECTION A-A



RAINWATER TANK DETAIL

BUILDING APPROVAL
Issued under section 91 of the Building Act 2004
Crace Building Solutions Pty Ltd
4 - SEP 2013
Licence No:
200426203

crace APPROVED

Sign: _____
Date: 25/11/13

22326

NOTES:
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS
* ALL DIMENSIONS ARE IN MILLIMETRES
* DO NOT SCALE - USE WRITTEN DIMENSIONS










RAWSON HOMES
G1 169 NEWCASTLE STREET
FYSHWICK ACT 2609
TELEPHONE 02 6280 0800
FAX 02 6280 0700
ACT B/L #. 19936252 & NSW B/L #. 33493C

CLIENT:
Sch 2 2.2(a)(ii)
SITE ADDRESS:
BLOCK 11 SECTION 80
16 DIGBY CCT
CRACE ACT

HOUSE TYPE:
MODEL: FAIRVIEW MKIII
FACADE: CLASSIC
TYPE:
SPECIFICATION: LUX
DRAWING TITLE:
SECTION & DETAIL

DRAWN BY: EK	DATE DRAWN: 01.07.13	CHECKED BY: HD	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: ACT		SCALE: As indicated	
JOB No: J002880	DRWG No: 6	ISSUE: B	

LEGEND (NTS)

-  MASS CONCRETE PIERS. REFER PIER SPECIFICATION
-  START POD LOCATION
-  1090 SQ STANDARD POD
-  CENTRE LINE OF RIB
-  3-N12 TRIMMERS 2000 LONG
-  DENOTES TOP OF MAIN SLAB
-  DENOTES STEPDOWN FROM TOP OF MAIN SLAB
-  600 SQ MASS CONCRETE POD CUT OUT
-  STEEL/TIMBER BEAMS OVER

EASEMENT NOTE:
 MASS CONCRETE PIERS FOUND IN ZONE OF INFLUENCE OF EXISTING EASEMENT SHALL BE FOUND AT LEAST 150 BELOW I.L. OF PIPE IN EXISTING EASEMENT. REFER HOUSE SERVICES DETAIL FOR DIMENSIONS.

WAFFLE RAFT SPECIFICATION

SLAB THICKNESS:	85
SLAB FABRIC:	SL82
CONCRETE STRENGTH: (F _c AT 28 DAYS)	N20 U.N.O
SLUMP:	100
MAXIMUM SIZE AGGREGATE	20

THE OWNERS ATTENTION SHALL BE DRAWN TO APPENDIX 'A' 'PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE' OF AS 2870 AND CSIRO PUBLICATION 'GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE', CURRENT EDITIONS.

ARTICULATION NOTE:
 THIS SLAB IS DESIGNED FOR ARTICULATED MASONRY VENEER TYPE CONSTRUCTION AND ARTICULATION JOINTS ARE TO BE PROVIDED AS PER THE B.C.A. VOL.2 CURRENT EDITION

TRUSSED ROOF NOTE:
 SLAB HAS BEEN DESIGNED FOR ROOF LOADING TO BE SUPPORTED BY PROPRIETARY TRUSSES ONTO EXTERNAL WALLS ONLY.

PIER SPECIFICATION

DIAMETER ϕ	400
CONCRETE STRENGTH: (F _c AT 28 DAYS)	N20 U.N.O
SLUMP:	100
MAXIMUM SIZE AGGREGATE	20

EXPECTED CONCRETE PIERS/FOOTINGS REQUIRED TO UNIFORM BEARING. ENGINEER AND/OR CERTIFIER TO INSPECT GROUND BEARING OF PIERS/FOOTINGS PRIOR TO POURING OF CONCRETE.

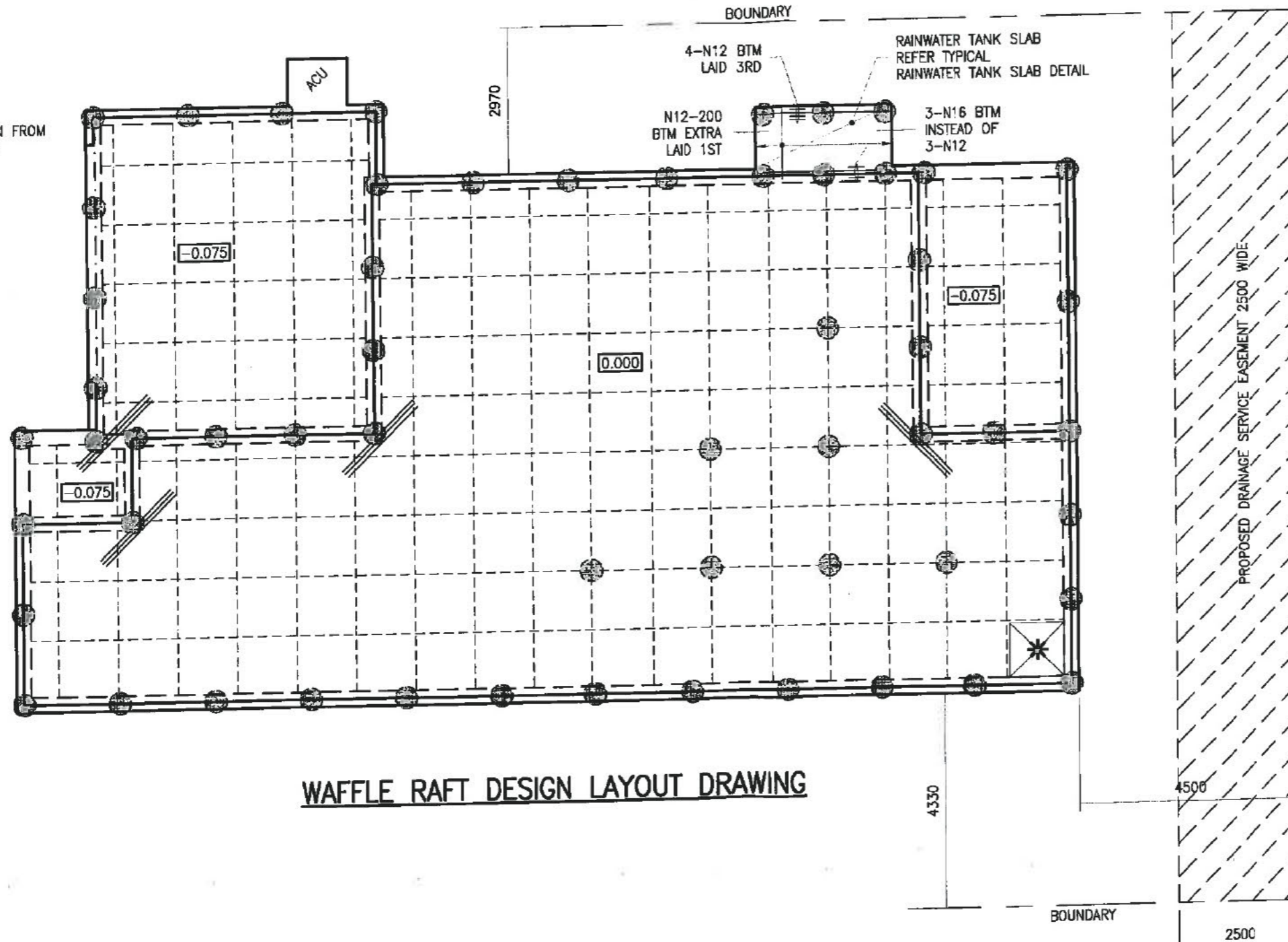
ENGINEER TO BE NOTIFIED IF PIERS/FOOTINGS COLLAPSE IN CONSTRUCTION. BUCKET OR SCREW PIERS MAY NEED TO BE USED

SITE CLASSIFICATION	M
WIND CLASSIFICATION	N2
SITE LOCATION CLASSIFICATION	REFER SITE CLASSIFICATION NOTES FOR DETAILS SL3

THESE DETAILS HAVE BEEN PREPARED IN ACCORDANCE WITH ARCHITECTURAL

DESIGN NAME: FAIRVIEW MK111 CLASSIC	
PREPARED BY:	RAWSON HOMES
DRAWING/JOB No.	J002880
REVISION/ISSUE:	B 22326
DATED:	24.06.13


IF IN DOUBT, CONTACT ENGINEER.



WAFFLE RAFT DESIGN LAYOUT DRAWING

RESIDENTIAL ENGINEERING CONSULTING ENGINEERS
 NSW: 8PB 0255
 VIC: EC 24609
 QLD: RPEQ 4109

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APPROVED BY:

 A.W. MCCARTHY
 B.Sc.(Eng), M.I.E.Aust, N.P.E.R., C.P.Eng.

CLIENT REF:
 J002880
 DATE:
 01.07.2013
 DRAWN:
 B.K.
 SCALE:
 1:100

CLIENT:
RAWSON HOMES
 UNIT 34/11-21 UNDERWOOD ROAD
 HOMEBUSH NSW 2140
 TELEPHONE 02 9784 8442
 FAX 02 9764 6992
 Builder's License No. 33463C

FOR:
 Sch 2 2.2(a)(ii)
 SITE ADDRESS:
 BLOCK 11 SECTION 80
 16 DIGBY CCT
 CRACE ACT

DRAWN	DATE	AMENDMENT	REV	JOB No:	ISSUE:
				RW1470	
				SHEET No:	01 of 05

GENERAL NOTES

- G1. Engineers structural drawings are signed and issued on the understanding that the builder maintains in force, proper and adequate contract works insurance and public liability insurance during the full course of the construction, and/or any maintenance period. claims of damage to any adjacent property or building is not the responsibility of the engineer.
- G2. These drawings shall be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions as may be issued during the course of the contract. all discrepancies shall be referred to the architect for decision before proceeding with the work.
- G3. All workmanship and materials shall be in accordance with the requirements of the current editions of the sac codes and there-by laws and ordinances of the relevant building authority.
- G4. Dimensions shall not be obtained by scaling the structural drawings. refer to architectural drawings for set out plan measurements. any set out dimensions shown on this document shall be verified by the builder.
- G5. Any discrepancies/substitution in these documents shall be referred to the engineer for decision before proceeding with the work.
- G6. The sections/details on these drawings are intended to give the structural specifications only. architectural sections/details on these drawings are illustrative only.
- G7. These documents are signed subject to certificate of inspection being issued by this firm. all piers, slab and footing reinforcement shall be inspected by the engineer prior to the pouring of concrete. give 24hrs notice to the engineer.

SITE CLASSIFICATION

- C1. The site has been the subject of a geotechnical investigation requiring adherence to particular construction procedures and/or techniques. therefore these documents have been prepared using the recommendations of the geotechnical engineer.

Site classification: 'M'
Classified by: IDEAL FOUNDATIONS
Report/Project no: 7280-RES
Dated: 02 MAY 2013

- C2. The footing details shown are for the site classification stipulated. while every care has been taken to verify that the information shown is correct, Residential Engineering takes no responsibility for variations which may occur in site conditions subsequent to construction.
- C3. SL1: less than 1km from breaking surf or less than 100m from salt water not subject to breaking surf or within heavy industrial areas.
- C4. SL2: 1km or more but less than 10km from breaking surf or 100m or more but less than 1km from salt water not subject to breaking surf
- C5. SL3: 10km or more from breaking surf or 1km or more from salt water not subject to breaking surf.
- C6. Refer BCA class 1 and class 10 buildings housing provisions volume 2 for tables:
Protective Coatings For Steelwork (table 3.4.4.2)
Corrosion Protection Of Built-In Structural Steel Members (table 3.3.3.2)
Corrosion Protection For Wall Ties (table 3.3.3.1)

FOUNDATION AND FILLING

- F1. Strip topsoil or other organic matter to a depth of 100 mm and stockpile.
 - F2. Filling used for the support of a slab shall be controlled fill or rolled fill as follows:
 - (a) CONTROLLED FILL: Shall be placed, tested and certified by a qualified Geotechnical Engineer as defined in AS 3798. This is deemed to be adequate to support the footing system.
 - (b) ROLLED FILL: consists of material compacted in layers by repeated rolling with an excavator or similar equipment. The depth shall not exceed 0.6 m compacted in layers not more than 0.3 m thick for sand material or 0.3 m compacted in layers not more than .15m thick for other material.
 - F3. Where fill consists of reactive clay, the fill shall be placed in a moist condition.
 - F4. Any fill shall continue past the edge of the building by at least 1 m and shall be retained or battered beyond this point by a slope not steeper than 1:2.
 - F5. Except for sites with aggressive soils, a blinding layer of sand is not required. Where used, the blinding layer of sand shall comply with rolled fill requirements.
- DRAINAGE DESIGN REQUIREMENTS**
- D1. Surface drainage shall be designed and constructed to avoid water ponding against or near the footing.
 - D2. The ground in the immediate vicinity of the perimeter footing shall be graded to fall 50 mm min away from the footing over a distance of 1 m.
 - D3. The min height of the slab above F.G.L., landscaping or paving shall be 150 mm. Where adjoining paved areas slope away from the building, this height may be reduced to 50 mm.
 - D4. The base of trenches shall be sloped away from the building and backfilled in accordance with AS 2870
 - D5. During construction, water run-off shall be collected and channeled away from the building.

CONCRETE PIERS

- P1. Pier diameter and locations are shown on plan.
- P2. u.n.o minimum pier depth is 600 mm below footings and wherever nominated should be socketed a minimum 300 mm into stiff clay.
- P3. All pier holes shall be cleaned and dewatered prior to the placement of concrete.
- P4. All piers shall be poured separate to footings.
- P5. It should be noted that if any of the footings encounter rock or shale, then all footings shall be pierced to rock or shale. if partially pierced to rock then articulation joints shall be provided at the rock/non-rock interface.
- P6. Concrete piers/footings are required to uniform bearing. engineer or council shall inspect ground bearing of piers/footings prior to pouring of concrete.

Strata	Stiff Clay	Rock and Shale	Natural Sand
Min Bearing Capacity 'kPa'	250	600	150

DAMP PROOFING MEMBRANE

- DP1. A 0.2 mm min polyethylene damp-proofing high impact resistant membrane shall be placed beneath the slab so that the bottom surface is entirely underlaid and terminate at ground level.
- DP2. The membrane shall be branded continuously 'AS 2870 concrete underlay, 0.2 mm high impact resistant', together with manufacturer or distributors name, trademark or code.
- DP3. Lapping shall be 200 mm at joints and taped or sealed at plumbing penetrations with continuous close fitting sleeve or made continuous with the vapour barrier by lapping and be made waterproof.

PLUMBING

- PL1. Close cell polyethylene lagging shall be used around all stormwater and sanitary plumbing drain pipe penetrations through footings. The lagging shall be a minimum of 20 mm thick on H1 sites and 40 mm thick on Class H2 and Class E sites. Vertical penetrations do not require lagging. Additionally drains attached to or emerging from underneath the building including stormwater, sanitary and discharge pipes shall incorporate flexible joints immediately outside the footing and commencing within 1 m of the building perimeter to accommodate a total range of differential movement of the site (ys).

REINFORCEMENT AND FIXING

- R1. Minimum concrete cover as follows:
40 mm to unprotected ground
30 mm to a membrane in contact with the ground
40 mm to an external surface
20 mm to an internal surface
- R2. Slab fabric shall be supplied in flat sheets and be lapped one full square plus 25 mm at splices and placed on bar chairs at 1 m cts both ways.
- R3. Reinforcing bars shall have a lap length at splices not less than:
500 mm up to a bar Ø of 12 mm
700 mm up to a bar Ø of 16 mm
At T and L intersections the bars shall be continued across the full width of the intersection.
- R4. Service penetrations are permitted through the middle third of the depth of the edge beam and stiffening beams.
- R5. Reinforcement and void formers shall be fixed in position prior to concreting by means of proprietary spacers, bar chairs with bases, ligatures or other appropriate fixings to achieve the required reinforcement position and concrete cover.
- R6. Bar reinforcement shall be tied beneath the slab fabric if used or otherwise placed on bar chairs
- R7. Concrete shall be transported, placed, compacted and cured in accordance with good building practice.
- R8. Trenches, pier holes and beams shall be dewatered and cleaned prior to concrete placement such that no significant softened or loosened material remains.
- R9. Concrete in trenches and beams shall be mechanically vibrated.

EXCAVATIONS

- E1. Temporary excavations in the area of the footing shall be carried out only where adequate support for the footing system is maintained such as piling beneath the expected excavation level or underpinning.
- E2. Permanent excavations of any vertical or near vertical structure within 2 m of the building and deeper than 0.6m in material other than rock shall be adequately retained or battered.
- E3. Excavations shall not extend below a line drawn at 30' for sand, 45' for clay to the horizontal from the bottom edge of the footing/pier without prior assessment.

AGGRESSIVE SOILS

- A1. Buildings with masonry or concrete exposed to saline soils or to acid sulfate soils shall be protected from the aggressive soil or groundwater.
- A2. Where a layer of bedding sand 100 mm deep is provided, it shall comply with the 'FOUNDATION AND FILLING' notes.
- A3. Protection requirements from Geotechnical & local authorities shall be adhered to and provided to this office before commencing detailing.

SHRINKAGE CRACKING CONTROL

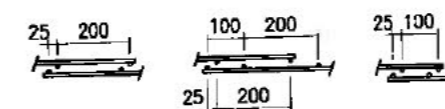
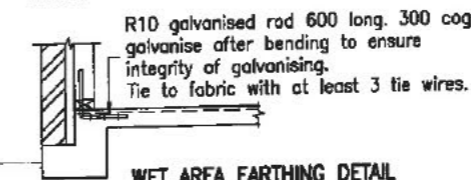
- S1. At re-entrant corners, one strip of 3-L11 or 3-N12 bar 2 m long shall be placed across the direction of potential cracking.
- S2. Where brittle floor coverings are to be used over an area greater than 16 m² the following applies:
 - (a) Slab reinforcement in part of the slab which brittle finishes are applied shall not be less than SL92 or equivalent.
 - (b) The bedding system for brittle coverings shall be selected on the basis of the expected slab movement
 - (c) The placement of floor coverings shall be delayed by a minimum period of 3 months.
- S3. Water shall not be added to the concrete on site so as to increase the slump above that specified.
- S4. Curing the concrete shall start immediately after finishing by continually wetting for 7 days min. Plastic or wax liquid sprays may be used in accordance with the manufacturers specifications. extra precaution such as the method of evaporative retardation (the use of aliphatic alcohols) is recommended during hot weather pours to help avoid thermal related slab cracking.

SUB-TERRANEAN TERMITE PROTECTION AND MAINTENANCE

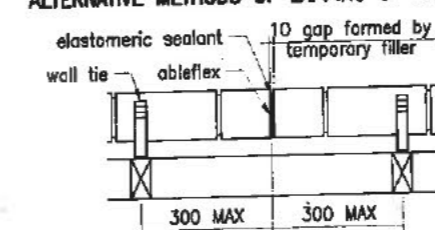
- T1. All works to be in accordance with AS 3660.1
- T2. Any future cracking occurring in the slab/footing system is to be assessed by a qualified pest expert and where directed be sealed by epoxy injection.
- T3. Inspections of the residence and immediate surrounds to be carried out by a qualified pest expert on an annual basis by the home owner.
- T4. Site maintenance is the responsibility of the owner. All recommendations outlined in the CSIRO pamphlet, Building Technology File 18, Foundation Maintenance and Footing performance: A Homeowners Guide, and its recommendations should be followed in full.

MASONRY NOTES

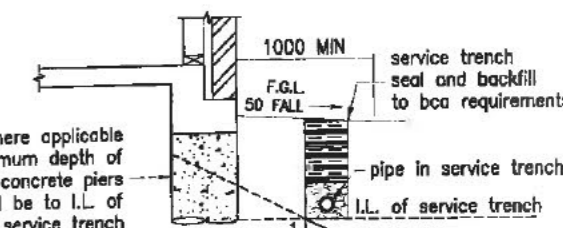
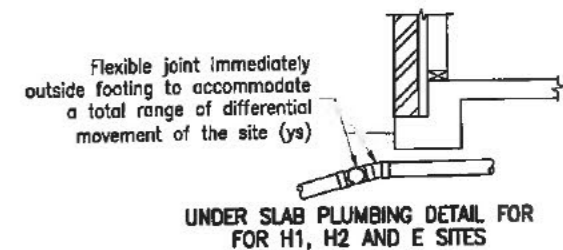
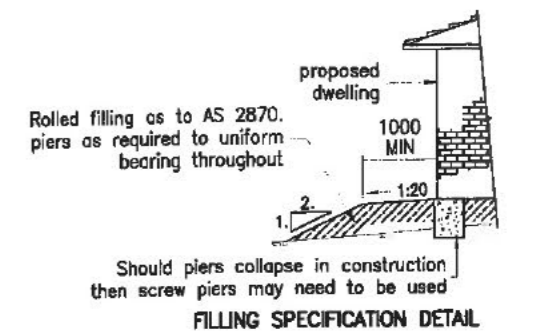
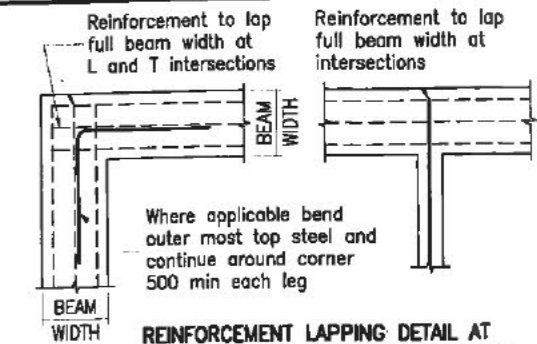
- M1. Load bearing masonry shall comply with AS 3700
- M2. Masonry, Mortar durability and Articulation shall comply with the B.C.A class 1 and 10 buildings volume 2, form TN61 articulated walling and AS 2870
- M3. Internal brickwork built off the slab shall be laid on two layers of 'alcor' or '3 ply malthoid' or equivalent material.



ARTICULATION JOINT AND WALL TIE DETAIL



All wall ties to be built in and fixed to frame progressively as construction proceeds spaced at each side of expansion joints and at each third course. the spacing of all other ties shall be as described in the b.c.a class 1 and 10 buildings housing provisions volume 2.



It is outside the control of the engineer to ensure the drainage contractor complies with this detail. The builder shall ensure that the drainage contractor complies with this detail in full

WIND/WALL TIE CLASSIFICATION				
WIND CLASS	WALL TIE (DUTY)	HORIZONTAL SPACING	VERTICAL SPACING	
N1	W28N1	LIGHT	600mm	600mm
N2	W33N2	MEDIUM	600mm	600mm
N3	W41N3	MEDIUM	600mm	430mm (5 COURSES)

NOTE:
• wall tie spacings around openings 300cts ew
• polymer wall ties rated "light duty only" (w28n1)
• (vp = permissible stress method)

RESIDENTIAL ENGINEERING CONSULTING ENGINEERS
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VIC: EC 24609
QLD: RPEQ 4109
1/19 Jonathan Street, Greystanes NSW 2145
3/256 Argyle Street, Moss Vale NSW 2577
T: 02 9895 5494
F: 02 9636 1064
F: 02 4869 5003
enquiries@residentialengineering.com.au

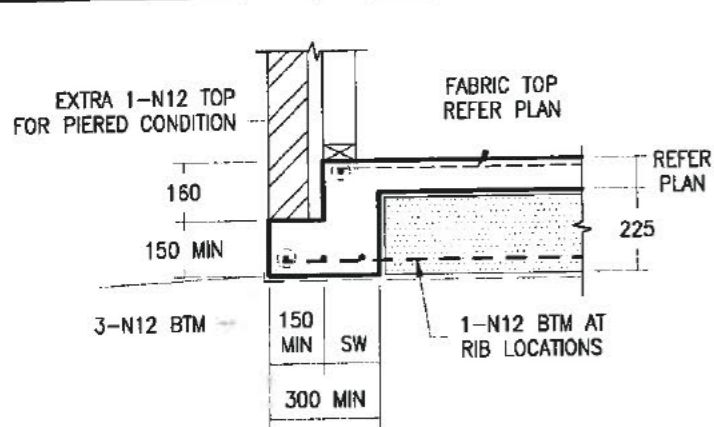
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APPROVED BY: *A.W. McCarthy*
A.W. MCCARTHY
B.Sc.(Eng), M.I.E.Aust, N.P.E.R., C.P.Eng.

CLIENT REF: J002880
DATE: 01.07.2013
DRAWN: B.K.
SCALE:

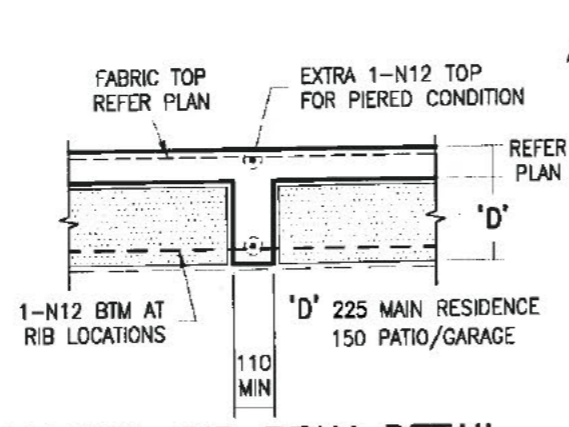
CLIENT: RAWSON HOMES
UNIT 34/11-21 UNDERWOOD ROAD
HOMEBUSH NSW 2140
TELEPHONE 02 9764 8442
FAX 02 9764 8892
Builder's License No.33493C

FOR: Sch 2 2.2(a)(iii)
SITE ADDRESS: BLOCK 11 SECTION 80
16 DIGBY CCT
CRACE ACT

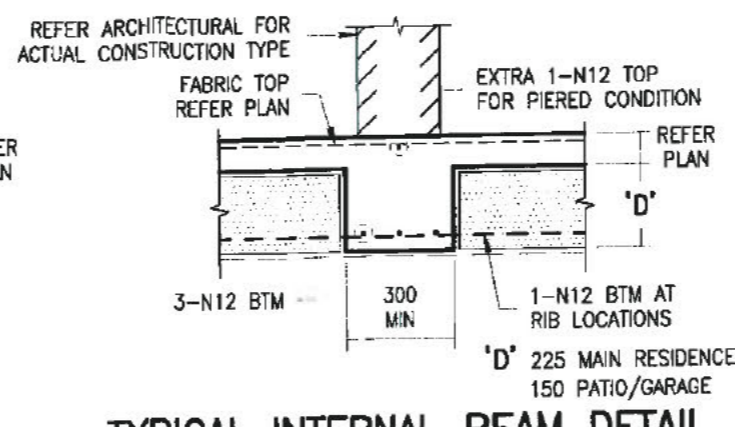
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				02 of 05	



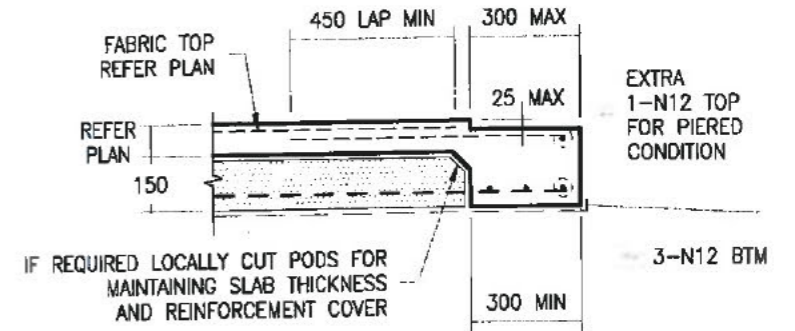
TYPICAL EDGE BEAM DETAIL



TYPICAL RIB BEAM DETAIL

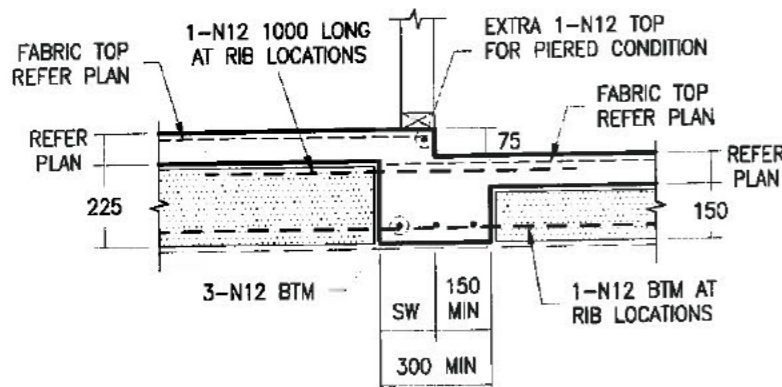


TYPICAL INTERNAL BEAM DETAIL

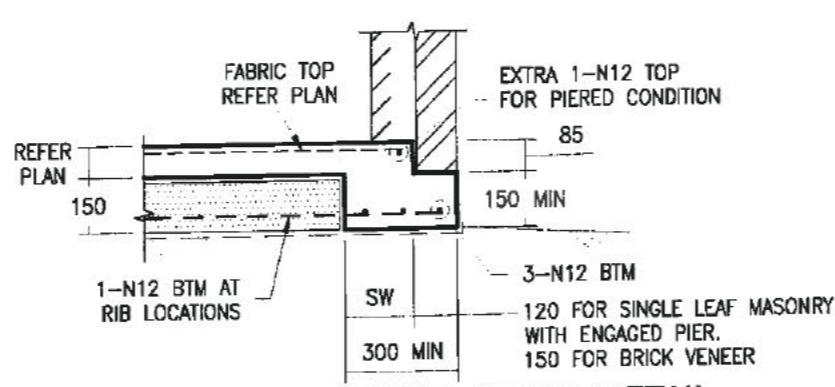


TYPICAL GARAGE DOOR REBATE DETAIL

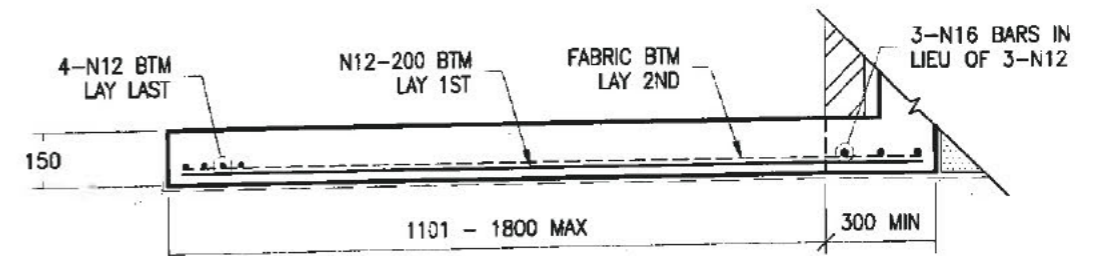
• GARAGE DOOR REBATE SHOWN IS DIAGRAMMATIC ONLY AND SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOR ACTUAL REBATE DEPTH x WIDTH.
 • IF REQUIRED PROVIDE 10mm FALL FROM BACK OF GARAGE TO GARAGE DOOR OPENING



TYPICAL GARAGE STEP BEAM DETAIL

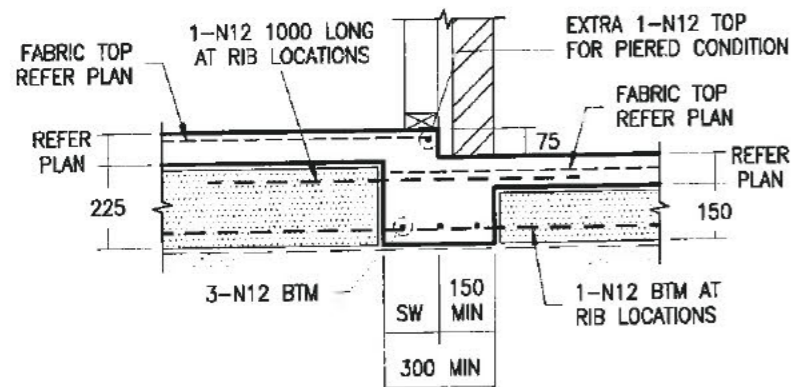


TYPICAL GARAGE EDGE BEAM DETAIL

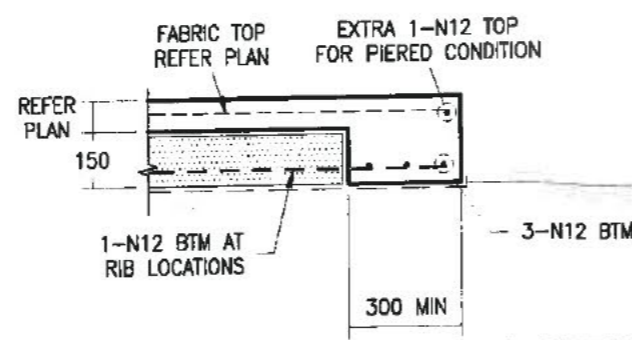


TYPICAL RAINWATER TANK SLAB DETAIL

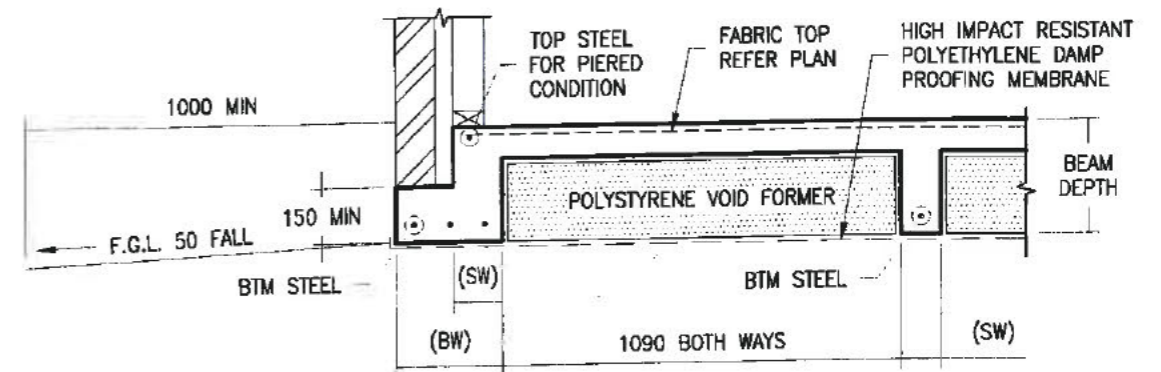
THIS DETAIL IS APPLICABLE AT ALL TYPICAL EDGE BEAMS. CONSTRUCTION TYPE MAY VARY FROM SHOWN



TYPICAL PATIO STEP BEAM DETAIL



TYPICAL PATIO EDGE BEAM DETAIL



TYPICAL WAFFLE RAFT DETAIL

RW11(RIBBED WIRE GRADE 500RW) MAY BE USED IN LIEU OF N12'S

BEAM WIDTH (BW)	BTM STEEL
110 TO 150	1-N12
151 TO 220	2-N12
221 TO 330	3-N12
331 TO 440	4-N12

STEM WIDTH (SW)	ADDITIONAL TOP STEEL IN ADDITION TO SLAB FABRIC
110 TO 150	NIL
151 TO 220	1-N12
221 TO 330	2-N12
331 TO 440	3-N12

IF IN DOUBT, CONTACT ENGINEER.

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 F: 02 4869 5008
 www.residentialengineering.com.au
 enquiries@residentialengineering.com.au

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APPROVED BY:

 A.W. MCCARTHY
 B.Sc.(Eng), M.J.E.Aust, N.P.E.R., C.P.Eng.

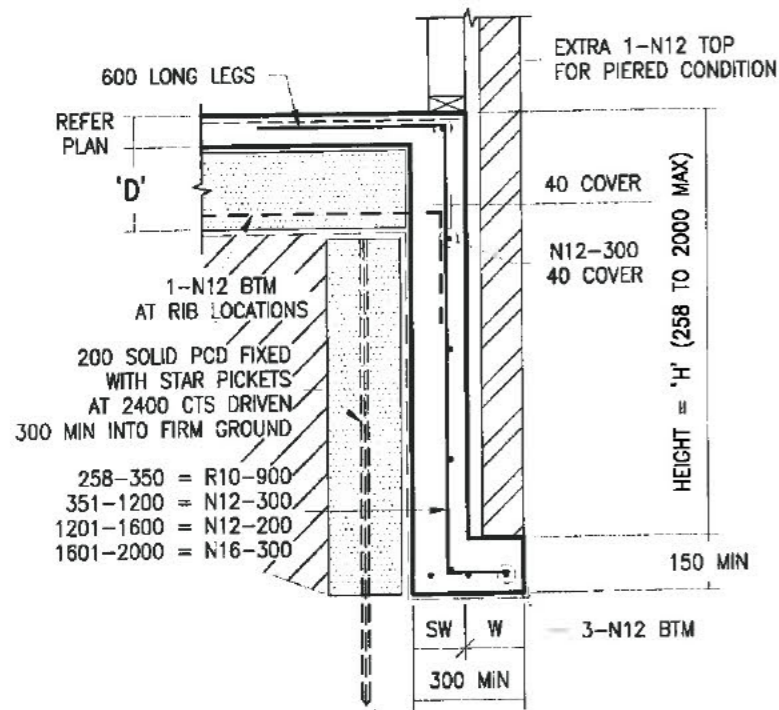
CLIENT REF: J002880
 DATE: 01.07.2013
 DRAWN: B.K.
 SCALE: 1:20

CLIENT: RAWSON HOMES

 UNIT 34/11-21 UNDERWOOD ROAD
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 Builder's License No. 33493C

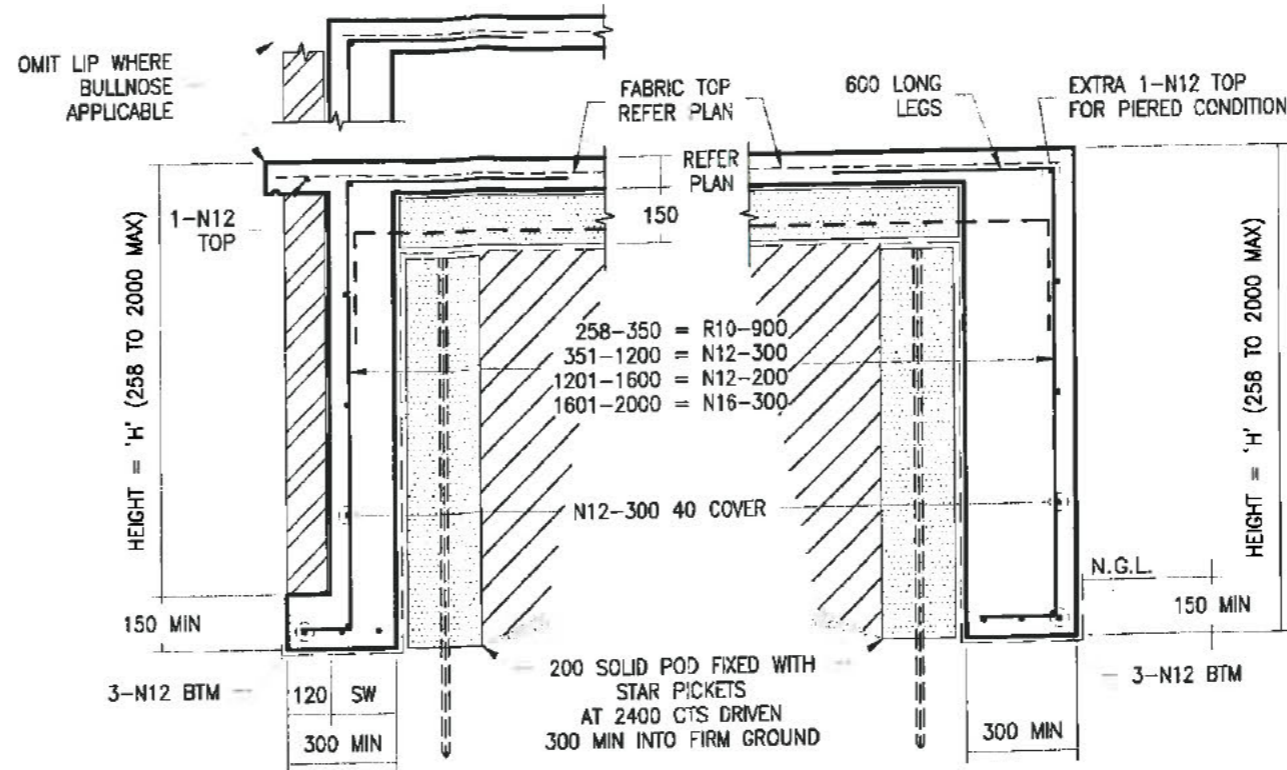
FOR: Sch 2 2.2(a)(ii)
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DRAWN	DATE	AMENDMENT	REV	JOB No:	ISSUE:
				RW1470	
				SHEET No:	
				03 of 05	



TYPICAL DEEPEMED EDGE BEAM DETAIL

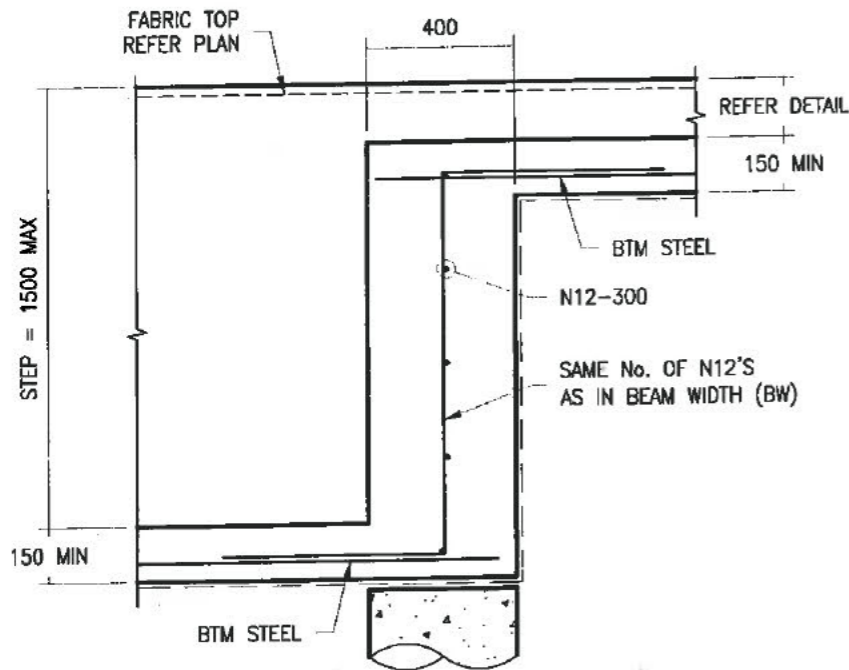
'd' = 225 MAIN RESIDENCE
150 PATIO/GARAGE
'w' = 120 MIN FOR SINGLE LEAF
MASONRY WITH ENGAGED PIER.
150 MIN FOR BRICK VENEER



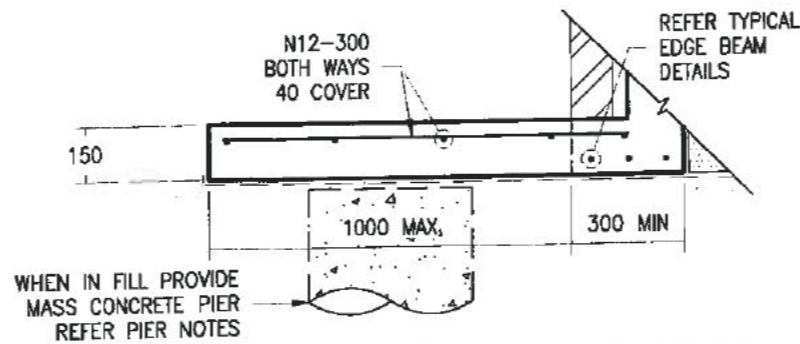
TYPICAL ALTERNATE DEEPEMED PATIO EDGE BEAM DETAILS

**DEEPEMED BEAM
STEM WIDTH TABLE**

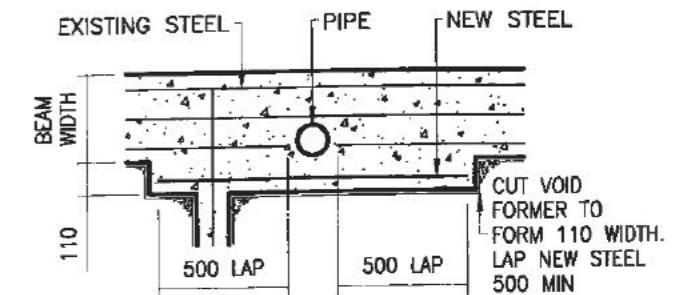
HEIGHT (H)	(SW) STEM WIDTH
UP TO 1200	150
1201 TO 1600	200
1601 TO 2000	250



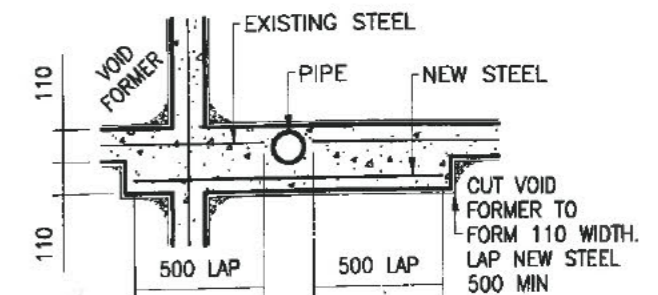
TYPICAL DEEPEMED EDGE BEAM TRANSITION DETAIL



TYPICAL ACU/HWS SLAB DETAIL
THIS DETAIL IS APPLICABLE AT ALL TYPICAL EDGE BEAMS.
CONSTRUCTION TYPE MAY VARY FROM SHOWN



THROUGH BEAMS



THROUGH RIBS

PLAN ON PIPE PENETRATION

22326

IF IN DOUBT, CONTACT ENGINEER.

RESIDENTIAL ENGINEERING CONSULTING ENGINEERS
NSW: BPB 0255
VIC: EC 24609
QLD: RPEQ 4109
1/19 Jonathan Street, Greystanes NSW 2145
3/256 Argyle Street, Moss Vale NSW 2577
T: 02 9896 5494
T: 02 4869 5003
F: 02 9636 1064
F: 02 4869 5008
www.residentialengineering.com.au
enquiries@residentialengineering.com.au

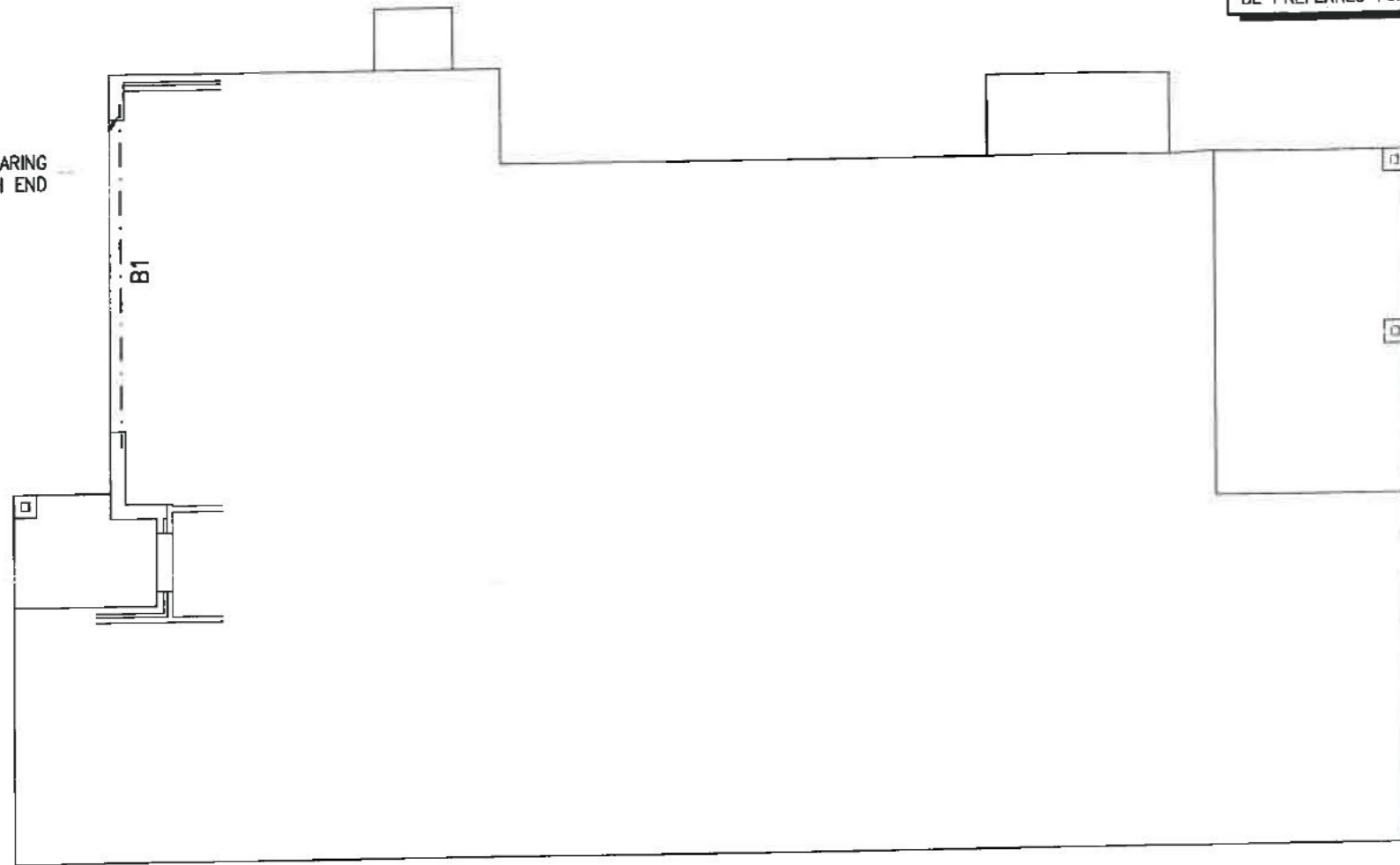
COPYRIGHT: THIS DRAWING REMAINS THE PROPERTY OF RESIDENTIAL ENGINEERING AND MAY NOT BE ALTERED IN ANY WAY WITHOUT RESIDENTIAL ENGINEERING WRITTEN CONSENT
APPROVED BY: *A.W. McCarthy*
A.W. MCCARTHY
B.Sc.(Eng), M.I.E.Aust, N.P.E.R., C.P.Eng.

CLIENT REF: J002880
DATE: 01.07.2013
DRAWN: B.K.
SCALE: 1:20
CLIENT: RAWSON HOMES
UNIT 34/11-21 UNDERWOOD ROAD
HOMEBUSH NSW 2140
TELEPHONE 02 9784 6442
FAX 02 9764 6992
Builder's License No. 33483C

Sch 2 2.2(a)(ii)
SITE ADDRESS:
BLOCK 11 SECTION 80
16 DIGBY CCT
CRACE ACT

DRAWN	DATE	AMENDMENT	REV	JOB No:	ISSUE:
				RW1470	
				SHEET No:	
				04 of 05	

230 BEARING EACH END

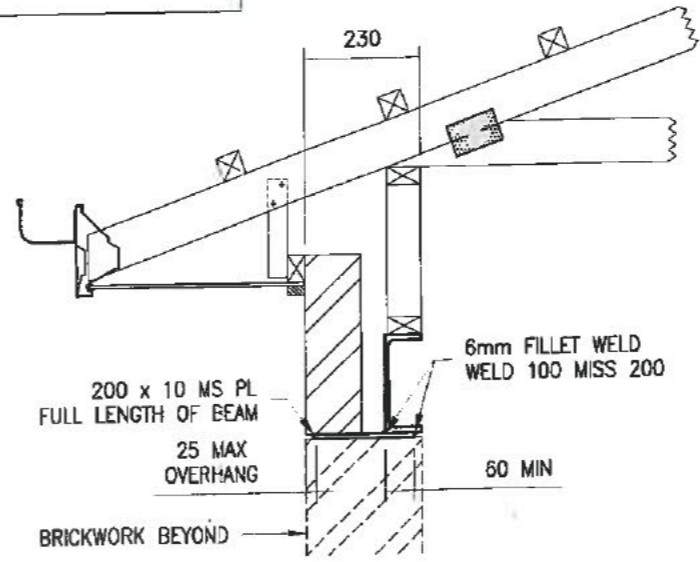


STEEL BEAM PROFILE NOTE:
 THE BEAM(S) SPECIFIED ON THIS DRAWING DOES NOT REPRESENT THE ONLY POSSIBLE STRUCTURAL SOLUTION. PLEASE CONTACT RESIDENTIAL ENGINEERING IF AN ALTERNATIVE BEAM PROFILE WOULD BE PREFERRED FOR ARCHITECTURAL OR CONSTRUCTABILITY REASONS.

NOTE:

- ALL WELDS TO BE 6mm CFW U.N.O.
- ALL BOLTS TO BE SPANNER TIGHTENED

STEELWORK DESIGN MARKING DRAWING
 SCALE 1:100



SECTION 'B1'
 SCALE 1:15

STRUCTURAL STEEL NOTES

- S1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100.
- S2. STEELWORK DESIGNED IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES CODE" AND AS 1170.1/AS 1170.2 "DEAD AND LIVE LOADS AND WIND LOADS". STRUCTURAL STEEL TO BE GRADE (BHP 300 PLUS)
- S3. SURFACE PREPARATION AND FINISH TO COMPLY WITH AS/NZS 2312 AND BUILDING CODE OF AUSTRALIA CLASS 1 AND 10 BUILDINGS VOLUME 2. THE BUILDER MUST CLARIFY HIS CONTRACTUAL OBLIGATIONS IN THIS REGARD.
- S4. THE INSTALLATION OF GALINTELS AND 'T' BARS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- S5. THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION IS THE BUILDERS RESPONSIBILITY. ADEQUATE TEMPORARY BRACING SHALL BE PROVIDED AS IS NECESSARY TO STABILISE THE STRUCTURE DURING CONSTRUCTION.
- S6. WELDS:
 - ALL WELDS TO BE 6mm CONTINUOUS FILLET WELD U.N.O.
 - BUTT WELDS WHERE INDICATED IN THE DOCUMENTS TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN AS 1554.
 - ALL SHOP WELDS TO BE FULLY WELDED U.N.O.
 - USE E41XX ELECTRODES FOR ALL WELDING U.N.O.
- S7. SITE WELDING OF HOT DIP GALVANISED STEEL IS PERMISSIBLE IF UPON COMPLETION THE WELDS ARE TREATED WITH THE APPROPRIATE COATING FOR SEVERE AS PER THE B.C.A AND AS/NZS 2312.
- S8. BOLT DESIGNATION:
 - 4.6/S - COMMERCIAL BOLT OF GRADE 4.6 TO AS 1111 SNUG TIGHTENED
 - 8.8/S - HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 SNUG TIGHTENED
 - BOLTS TO BE PROVIDED WITH THREADS CLEAR OF SHEAR PLANE.
- S9. ALL BOLTS TO BE COMMERCIAL GRADE U.N.O. NO CONNECTION SHALL HAVE LESS THAN TWO BOLTS. ALL BOLTS AND WASHERS TO BE GALVANISED.
- S10. BEAMS SUPPORTED ON BRICKWORK (BEARING NOTED ON PLAN) TO HAVE INCOMPRESSIBLE PACKING AS REQUIRED UNDER THE ENDS OF THE BEAM TO ENSURE EVEN BEARING ON THE BRICKWORK.
- S11. THE BUILDER SHALL PROVIDE ALL CLEATS AND DRILL ALL HOLES NECESSARY FOR FIXING STEEL TO STEEL AND TIMBER TO STEEL, WHETHER OR NOT DETAILED IN THE DRAWINGS.
- S12. ALL GUSSET PLATES TO BE 10mm THICK U.N.O.
- S13. ALL COLUMNS AND BEAMS SHOWN ON THE DRAWINGS FOR TIMBER FRAMED BUILDINGS SHALL BE LATERALLY RESTRAINED BY THE BUILDING FRAME AT EACH SUPPORT LOCATION THROUGH POSITIVE SCREW FIXING OF WALL STUDS TO THE COLUMNS AND EITHER JOISTS OR NOGGINGS TO THE BEAMS. FOR ARTICULATED FULL MASONRY BUILDINGS, COLUMNS WILL BE LATERALLY RESTRAINED BY BRICKWORK AT EACH SUPPORT LOCATION THROUGH POSITIVE FIXING OF WALL TIES. WHERE A BEAM DIRECTLY SUPPORTS A CONCRETE SLAB NO ADDITIONAL RESTRAINT IS REQUIRED.
- S14. THE BUILDER IS TO MAKE GOOD AND/OR REPAIR ALL DAMAGED SURFACES DURING PERFORMANCE OF THE WORK. IF IN DOUBT, CONTACT ENGINEER.

MEMBER SCHEDULE

ITEM	DESCRIPTION
B1	200 PFC + 200 x 10 MS PL

RESIDENTIAL ENGINEERING CONSULTING ENGINEERS

NSW: BPB 0255
 VIC: EC 24609
 QLD: RPEQ 4109

1/19 Jonathan Street, Graystanes NSW 2145
 3/256 Argyle Street, Moss Vale NSW 2577

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 F: 02 9636 1064
 F: 02 4869 5008

www.residentialengineering.com.au
 enquiries@residentialengineering.com.au

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APPROVED BY:

 A.W. MCCARTHY
 B.Sc.(Eng), M.I.E.Aust, N.P.E.R., C.P.Eng.

CLIENT REF: J002880
 DATE: 01.07.2013
 DRAWN: B.K.
 SCALE: AS SHOWN

CLIENT: RAWSON HOMES

 UNIT 34/11-21 UNDERWOOD ROAD
 HOMEBUSH NSW 2140
 TELEPHONE 02 9764 8442
 FAX 02 9784 8392
 Builder's License No.33493C

FOR: Sch 2 2.2(a)(ii)
 SITE ADDRESS:
 BLOCK 11 SECTION 80
 16 DIGBY CCT
 CRACE ACT

DRAWN	DATE	AMENDMENT	REV	JOB No:	ISSUE:
				RW1470	
				SHEET No:	05 of 05

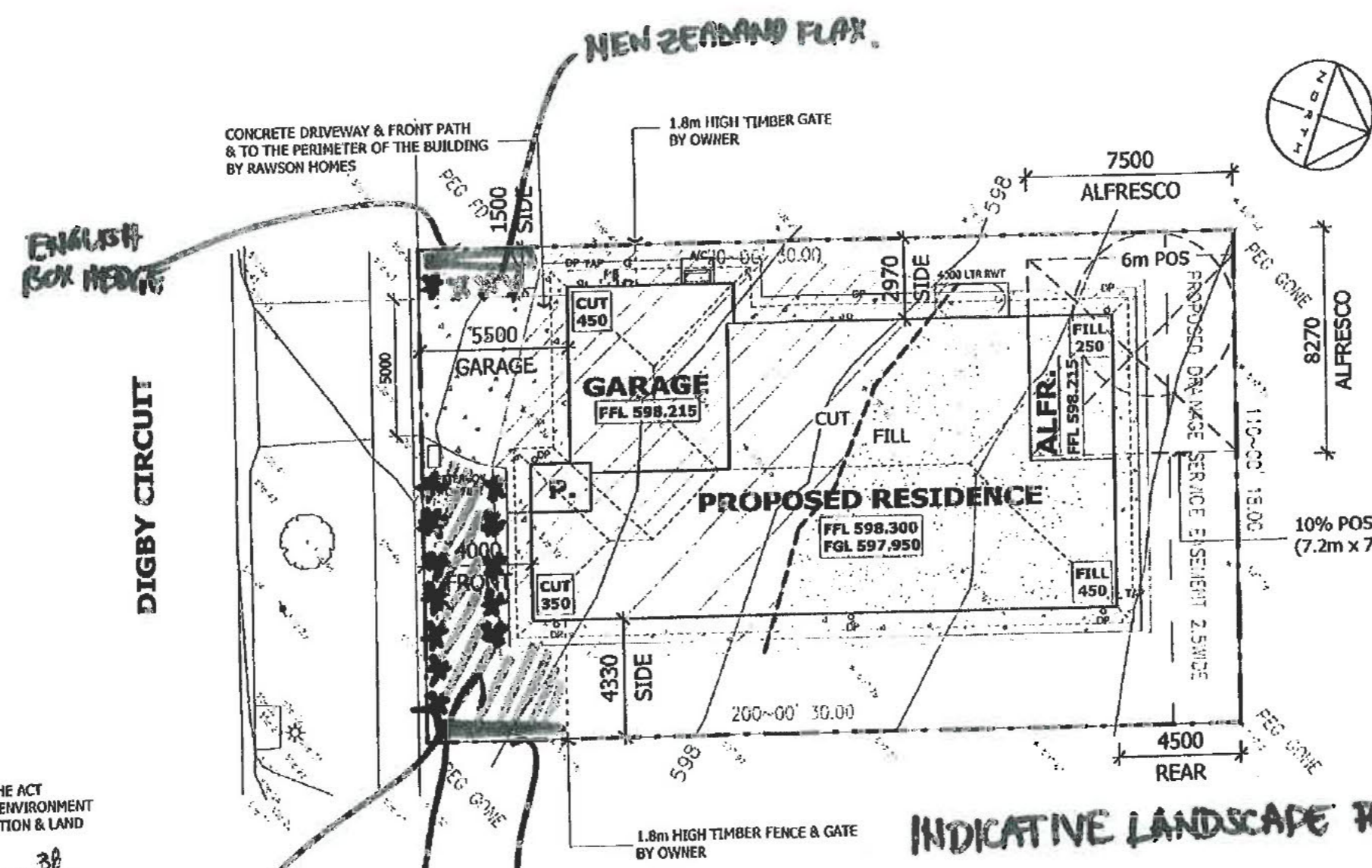
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- SITE NOTES:**
- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
 - SEWER CONNECTION POSITION
 - DRIVEWAY ALIGNMENT & LEVELS
- dp INDICATES DOWNPIPE LOCATION

The use of brightly coloured gravel in large proportions to the front landscaping, under the Front Vertical Edge, or directly to street frontage is not permitted. Natural earthy toned organic bark or woodchip mulch is to be used as per the Craco Pattern Book

Refer to the fact sheet Establishing Your Front Verge in the Craco Pattern Book for the establishment of your front verge turf.

Refer to Element 6 and the landscape design guidelines within the Craco Pattern Book for appropriate planting sizes, locations and species to front gardens.



- NOTES:**
- THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT IN THE ACT, 2007.
 - THE DEVELOPMENT WILL COMPLY WITH RULE 38 OF SINGLE DWELLING BUILDING CODE & A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE WILL BE RETAINED AS PLANTING AREA.
 - METAL ROOFING AND/OR METAL WALLING IS TO BE PAINTED OR PRE-COLOURED OTHER THAN IN WHITE OR OFF-WHITE.
 - THIS DEVELOPMENT ACHIEVES 53% REDUCTION IN MAINS WATER CONSUMPTION COMPARED TO AN EQUIVALENT DEVELOPMENT CONSTRUCTED IN 2003, USING THE ACTPLA ONLINE ASSESSMENT TOOL.

NEW ZEALAND FLAX
@ MAX 700mm CRTS. to form vertical edge.

ENGLISH BOX HEDGE
A vertical edge which could incorporate a hedge, retaining wall or planter box between 600-900mm high must be provided along the front boundary.

CRACO APPROVED

Sign: _____
Date: 21.7.13

INDICATIVE LANDSCAPE PLAN

22326

POS CALCULATIONS	
SITE AREA	540.00m ²
BOS REQUIRED	274.00m ²
BOS ACHIEVED	328.09m ²
POS REQUIRED	54.00m ²
POS ACHIEVED	230.00m ²
PLOT RATIO = (211.91m ²) 39.24%	

NOTES:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- ALL DIMENSIONS ARE IN MILLIMETRES
- DO NOT SCALE - USE WRITTEN DIMENSIONS

RAWSON HOMES
G1 169 NEWCASTLE STREET
FYSHWICK ACT 2609
TELEPHONE 02 6280 0800
FAX 02 6280 0700
ACT B/L #. 19936252 & NSW B/L #. 33493C

CLIENT: Sch 2 2.2(a)(ii)
SITE ADDRESS:
BLOCK 11 SECTION 80
16 DIGBY CCT
CRACO ACT

HOUSE TYPE: FAIRVIEW MKIII CLASSIC
FACADE: CLASSIC
TYPE: LUX
SPECIFICATION: LUX
DRAWING TITLE: INDICATIVE LANDSCAPE PLAN

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
EK	21.06.13	HD	
COUNCIL AREA: ACT		SCALE: 1 : 200	
JOB No: J002880	DRWG No: JPOV	ISSUE: B	

SITE NOTES:

- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
1. SERVICE LOCATIONS
 2. SEWER CONNECTION POSITION
 3. DRIVEWAY ALIGNMENT & LEVELS

dp INDICATES DOWNPIPE LOCATION

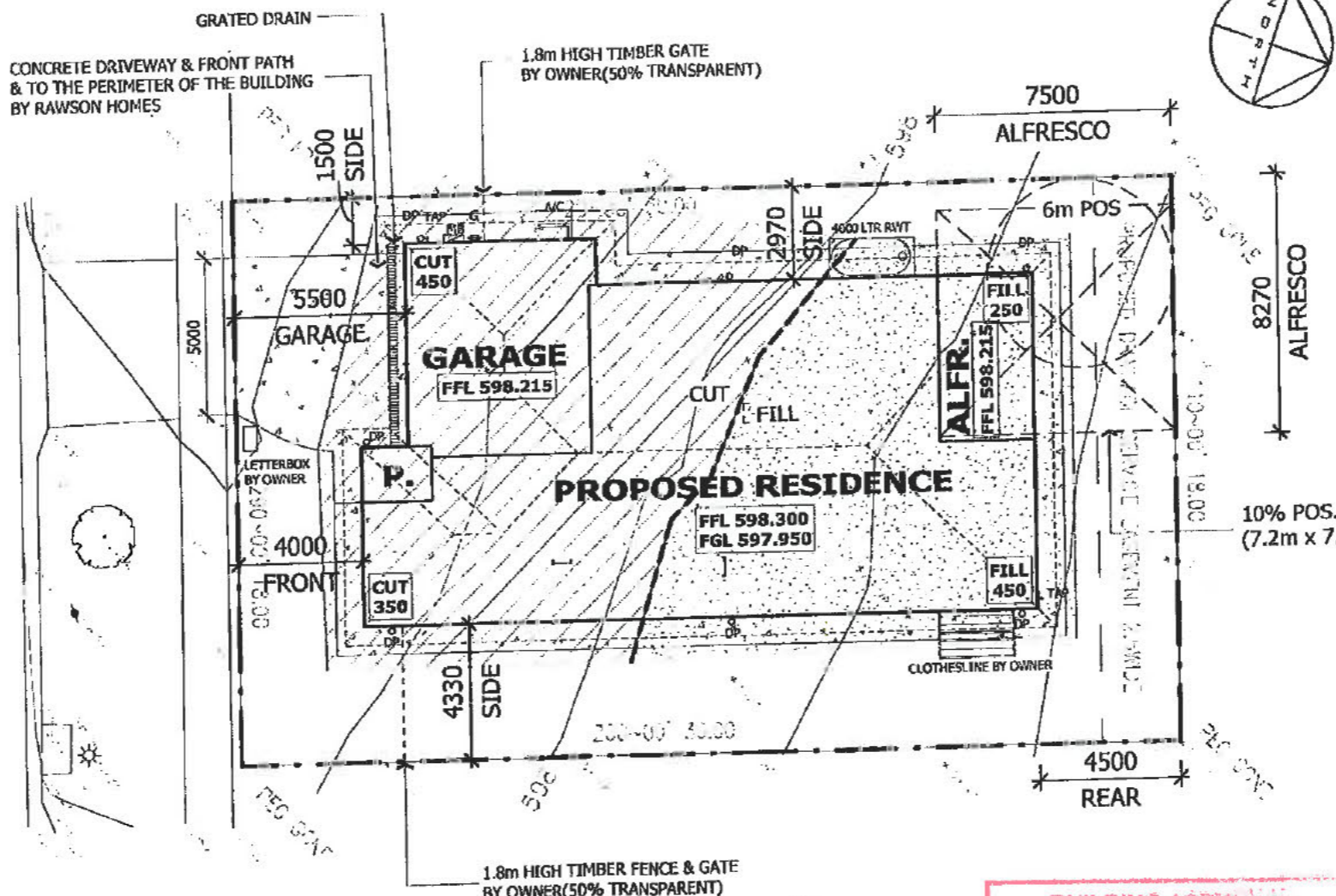
Refer to the Hydraulic Service within the Standard Servicing Conditions of the Crace Pattern Book for the requirement to install a SW inspection riser or sump with trafficable cover within lease boundary to satisfy Crace WSUD requirements.

The driveway over the verge is to match the footpath material and finish as per the Crace Pattern Book.

Driveway over the Verge and turfing the Verge with Legend Couch is the responsibility of the purchaser

Refer to information sheet on Services and Verge Management within the Crace Pattern Book on verge protection measures during construction of your home.

DIGBY CIRCUIT



Fences and Gates addressing street frontage are to be 50% transparent as per the Crace Pattern Book.

Front retaining wall to be stone, masonry or concrete blocks. Timber sleepers and cement look-a-like sleepers are not permitted beyond the building line.

CRACE APPROVED

Sign: _____
Date: 21/1/13

22326

POS CALCULATIONS	
SITE AREA	540.00m ²
BOS REQUIRED	274.00m ²
BOS ACHIEVED	328.09m ²
POS REQUIRED	54.00m ²
POS ACHIEVED	230.00m ²
PLOT RATIO = (211.91m ²) 39.24%	

BUILDING APPROVAL
Issued under the Building Act 2004
Crace Building Solutions Pty Ltd
4 - SEP 2013
Licence No: 200426203

Paving/Colorbond side fencing and treated pine retaining walls must not extend beyond 1m behind the front building line. Where there is a Zero setback garage the fencing must terminate at the back of the garage, fencing is not permitted adjacent to Zero setback garages

The height of site cuts at the boundary is restricted to a max. 1 metre with boundary retaining walls also not exceeded to 1 metre.

SITE PLAN

NOTES:
THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT IN THE ACT, 2007.

THE DEVELOPMENT WILL COMPLY WITH RULE R50 OF SINGLE DWELLING BUILDING CODE & A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE WILL BE REAINED AS PLANTING AREA.

METAL ROOFING AND/OR METAL WALLING IS TO BE PAINTED OR PRE-COLOURED OTHER THAN IN WHITE OR OFF-WHITE.

THIS DEVELOPMENT ACHIEVES 53% REDUCTION IN MAINS WATER CONSUMPTION COMPARED TO AN EQUIVALENT DEVELOPMENT CONSTRUCTED IN 2003, USING THE ACTPLA ONLINE ASSESSMENT TOOL.

NOTES:
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RAWSON HOMES
G1 169 NEWCASTLE STREET
FYSHWICK ACT 2609
TELEPHONE 02 6280 0800
FAX 02 6280 0700
ACT B/L #. 19936252 & NSW B/L #. 33493C

CLIENT:
Sch 2 2.2(a)(ii)
SITE ADDRESS:
BLOCK 11 SECTION 80
16 DIGBY CCT
CRACE ACT

HOUSE TYPE
MODEL: FAIRVIEW MKIII
FACADE: CLASSIC
TYPE:
SPECIFICATION: LUX
DRAWING TITLE:
SITE PLAN

DRAWN BY: EK	DATE DRAWN: 01.07.13	CHECKED BY: HD	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: ACT		SCALE: 1 : 200	
JOB No: J002880	DRWG No: 2	ISSUE: B	

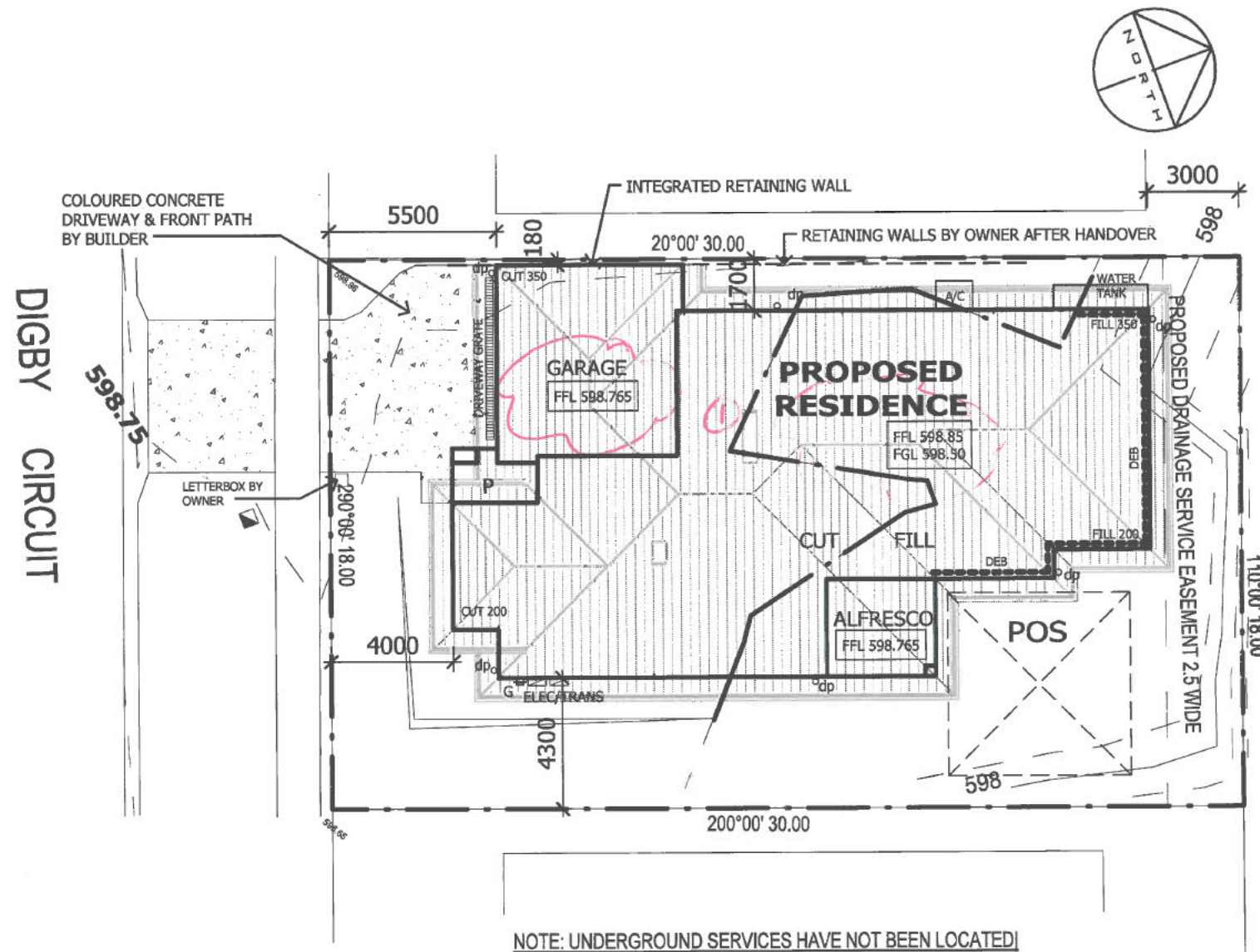
SITE NOTES:

dp_o INDICATES DOWNPIPE LOCATION

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT IN THE ACT, 2007.

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BUILDING APPROVAL
is amended under section 32 of the Building Act 2004
Certified Building Solutions Pty Ltd
19 MAR 2015
Licence No: 200426203

Amendment
① Change FFL

FLOOR AREAS	
PORCH	4.43 m ²
GARAGE	37.82 m ²
LIVING	196.86 m ²
ALFRESCO	11.50 m ²
TOTAL	250.61 m ²

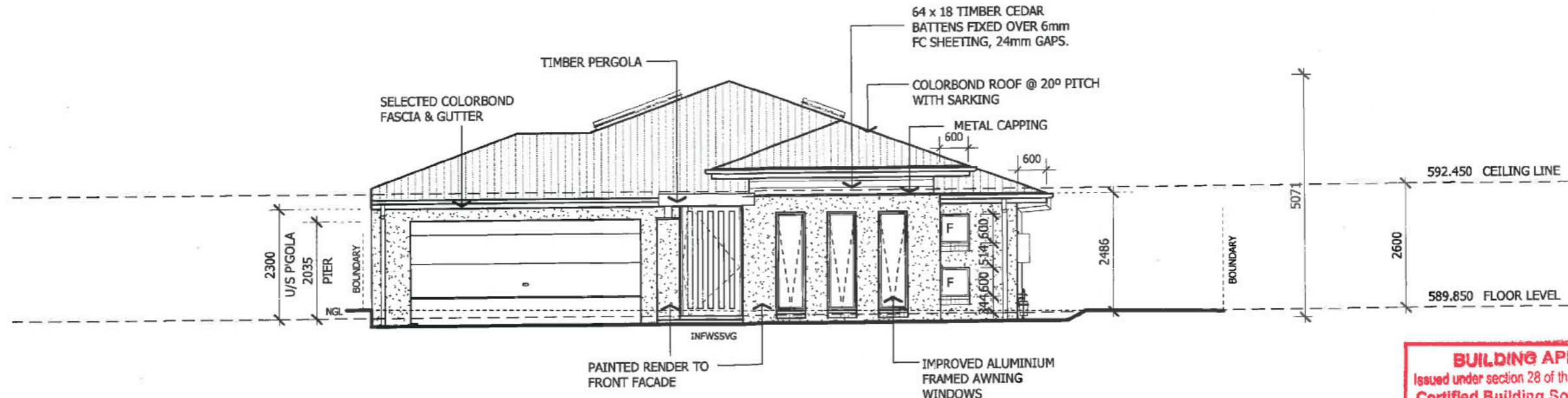
POS CALCULATIONS	
SITE AREA	540.00m ²
BOS REQUIRED	274.00m ²
BOS ACHIEVED	305.32m ²
POS REQUIRED	54.00m ²
POS ACHIEVED	105.00m ²

R. Schneider
RICHARD ULRICH SCHNEIDER
REGISTERED SURVEYOR
(NSW-SURVEYORS ACT 2002)
(ACT-SURVEYORS ACT 2007)



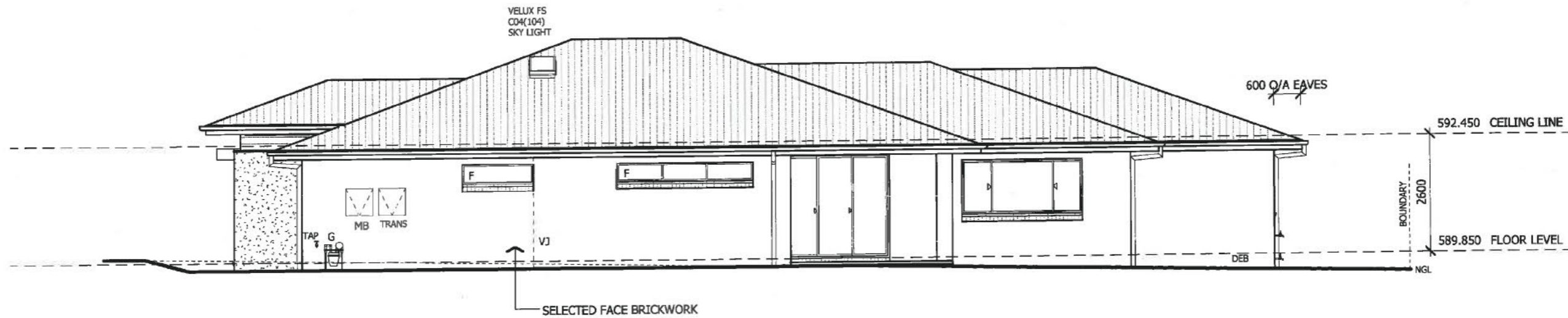
S:\17. DRAFTING\ACT\003821 - Johnston - Construction.rvt

NOTES: PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS * ALL DIMENSIONS ARE IN MILLIMETRES * DO NOT SCALE - USE WRITTEN DIMENSIONS * ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY EXCLUDING FINISHED SURFACES	RAWSON HOMES G1 169 NEWCASTLE STREET FYSHWICK ACT 2609 TELEPHONE 02 6280 0800 FAX 02 6280 0700 ACT B/L #. 19936252 & NSW B/L #. 33493C	CLIENT: Sch 2 2.2(a)(ii)	HOUSE TYPE EDEN 27 MAJESTIC	DRAWN BY: TLE	DATE DRAWN: 27.08.14	CHECKED BY: EK	APPROVED FOR CONSTRUCTION:
		SITE ADDRESS: BLOCK 12, SECTION 80 18 DIGBY CIRCUIT CRACE A.C.T.	TYPE: SPECIFICATION: LUX	COUNCIL AREA: ESDD	SCALE: 1 : 200	JOB No: J003821	DRWG No: 2



ELEVATION 1

BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Certified Building Solutions Pty Ltd
18 AUG 2014
[Signature]
Licence No:
200426203



ELEVATION 2

NOTES:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO PLANS INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- * ALL DIMENSIONS ARE IN MILLIMETRES
- * DO NOT SCALE - USE WRITTEN DIMENSIONS

RAWSON HOMES

6A, LVL 1, 2 BRINDABELLA PARK Cct
BRINDABELLA PARK, ACT 2609
TELEPHONE 02 6225 8400
FAX 02 6257 1982
Builder's licence No. 33493C

CLIENT:
Sch 2 2.2(a)(ii)

SITE ADDRESS:
BLOCK 12, SECTION 80
18 DIGBY CIRCUIT
CRACE A.C.T.

HOUSE TYPE
MODEL: EDEN 27
FACADE: MAJESTIC
TYPE:
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: TLE	DATE DRAWN: 16.07.14	CHECKED BY: EK	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: ESDD		SCALE: 1 : 100	
JOB No: J003821	DRWG No: 4	ISSUE: C	