PROCESSED

Council 15-00

C1302/04

NEPEAN BUILDING PERMITS

3 /1283 Pt.Nepean Rd. Rosebud P.O.Box 2234 Rosebud 3939

Office phone (03) 5986 2466 Office fax (03) 5986 2045

Mobile:- Jim 0418 592 125 Mobile:- Rob 0419 885 035 Mobile:- Dan 0408 555 062

BUILDING PERMIT

Building Act 1993 Building Regulations 1994 :- Reg 2.6

PERMIT NO.
-1061/**200317925/0**

TO:

		address	town	postcode
Owner	CA & PM PUGH	3/4 CATHERINE STREET	McCrae	3938
Agent	MIKE SALPIETRO DRAFTING	PO BOX 859	Mornington	3931
Builder	CA & PM PUGH	3/4 CATHERINE STREET	McCrae	3938

ADDRESS FOR SERVING OR GIVING OF DOCUMENTS

Address PO BOX 859Mornington 3931

Name MIKE SALPIETRO DRAFTING Ph 59866714

1116

PROJECT ADDRESS :

No. 6 Lot 2 VIEW POINT ROAD McCrae 3938

Mornington Shire Council The issuer or provider of the required insurance policy is:

title details PS114212 PlanningPermitNo: P02/1833 PlanningPermitDate: 06/08/2003

PROJECT DESCRIPTION Construction of DETACHED DWELLING & GARAGE As per plans

				DWELLING DETAILS:	
Total new floor area m2:	654			Existing dwellings:	0
Project classification:	1A & 10A			To be constructed:	1
No of project works:	1	Project Estimated Value:	I&S	To be demolished:	0
No of storeys:	2	BuildingCommissionlevy		New floor area,m2:	654

IMPORTANT PERMIT DETAILS

An Occupancy Permit is required prior to use or Occupation

Building work is to commence by: 15-Dec-04 and is to be completed by: 15-Dec-05

Stages of work permitted: As shown on approved plans

MANDATORY INSPECTIONS

PRE-POLYTHENE SLAB

PRE-POUR SLAB

PADS

RETAINING WALL CAVITY PRIOR TO PLACING CONCRETE

FRAMEWORK PRIOR TO COVERING

OCCUPANCY PERMIT

PRACTITIONERS:

Salpietro Michael; DP-AD 1967

Rozychi Christopher; EC16445

FUNCTION AND ENGAGEMENT:

Prepared documents only

Prepared documents only

ENTERED 5/2

PERMIT CONDITIONS

Soil Engineer to inspect and approve in writing all bored pier excavations prior to pouring concrete.

RELEVANT BUILDING SURVEYOR JAMES SHEEDY Registration no BS-1061

SIGNATURE Personal Information

ISSUED DATE **Monday, 15 December 2003**

Please complete and return with any alterations or additional information

PROJECT FILE JOB ID: 200317925/0
15/12/2003

Building Act 1993
Building Regulations 1994
Regulation 9.2 FORM 10

Application for Occupancy Permit

To:- JAMES SHEEDY
RELEVANT BUILDING SURVEYOR
NEPEAN BUILDING PERMITS

From:- Owner:- CA & PM PUGH
3/4 CATHERINE STREET McCrae

Agent:- MIKE SALPIETRO DRAFTING
PO BOX 859 Mornington

In accordance with section 42 of the Building Act 1993, I hereby apply for an Occupancy Permit for the building at:-

Address No: 6 Lot: 2 VIEW POINT ROAD McCrae
Mornington Shire Council

Building Practitioners and/or Architects involved in the Building Work and who were not known or not listed at the time of completion of application for Building Permit.

Name and Registration:- **Details of work performed:-**

Use applied for:-

Part of building	Intended use	Class

Signature of Owner or Agent _____ Dated_____

NEPEAN BUILDING PERMITS
3 /1283 Pt.Nepean Rd. Rosebud
ph (03) 5986 2466 ph 0418 592 125 fax (03) 5986 2045

e-struct Pty Ltd
civil and structural engineers
P.O. Box 7095, Karingal Centre, Karingal 3199
Ph: (03) 9785 6299 Mob: 0409 232 753
Fax: (03) 9789 7223 email: mail@e-struct.com.au
ACN 097 361 898

Form 13

Building Act 1993
BUILDING REGULATIONS 1994
Regulation 15.7 (2)
CERTIFICATE OF COMPLIANCE - DESIGN

To

Relevant Building Surveyor Nepean Building Permits
Postal Address PO Box 2234 Rosebud 3939

From

Building Practitioner *Christopher Wladyslaw Rozycki - E-struct Pty Ltd* *Category/Class EC*
Postal Address *P.O. Box 7095, Karingal* *Post Code 3199*

Property Details
Address 6 View Point Road *City/Suburb/Town* McCrae

Municipal District Shire of Mornington Peninsula

Compliance

I did prepared the design and I certify that the part of the design described as Proposed Residence

foundation and framing design

Complies with the following provisions of the Regulations

AS1170.0-4 - 2002, AS1627 - 1997, AS1672.1 - 1997, AS1720.1 - 1997, AS2312 - 2002, AS2870 - 1996, AS3500.3 .5 - 2000, AS3600 - 2001, AS3700 - 2001, AS3972 - 1997, AS4100 - 1998, AS4455 - 1997
Part 3.11 of Building Code of Australia - 1996, Volume 2

Design Documents

Drawing Nos.	E5294-S1 to S10 & S2 C, S3 A, S11 A	*Prepared by*	e-struct	*Date*	Oct 2003
Computations	E5294 pp1-52 & comp output E5294a pp1-3	*Prepared by*	e-struct	*Date*	Oct 2003

Referenced Test Reports

Soil Report	02/0555	*Prepared by*	C.E Lawrance & Assoc.	*Date*	30/04/02

Signature

Registration No. EC 16445

Personal Information

Signed Bulding Practitioner.....

Date 5/12/2003

NEPEAN BUILDING PERMITS & CONSULTANTS

Form 1

Building Act 1993

BUILDING REGULATIONS 1994

Regulation 2.1(1)(a)

APPLICATION FOR A BUILDING PERMIT

To the Relevant Building Surveyor; - Nepean Building Permits

- P O Box 2234, ROSEBUD 3939

- Phone - (03) 5986 2466 Fax - (03) 5986 2045

From

Owner/Agent of Owner* C. & P.M. POCH

Postal Address 3/4 CATHERINE ST McCRAE Postcode 3938

Address for serving or giving of documents c/o MIKE SALVIETRO DRAFTING

P.O. BOX 850 MORNINGTON Postcode 3931

Contact Person MIKE Phone 59866714 Fax 59861965

0425736931

Indicate if the applicant is a lessee or licensee of Crown Land to which this application applies (+tick if applicable) [ ]+

Ownership Details (only if agent of owner listed above)

Owner

Postal Address Postcode

Contact Person Phone Fax

Property Details

Number 6 ~~Street~~/Road VIEW POINT City/Suburb/Town McCRAE Postcode 3938

Lot/s 2 ~~LP~~/PS 114212 Volume 09088 Folio 778

Crown ~~Allotment~~ PORTION ONE Section B Parish WANNAECE County MORNINGTON

Municipal District M.P.S.C. Allotment Area (for new dwellings only) m² 1511

Floor Area of New Works m² 378 GROUND + 276 UPPER - 654m² TOTAL

Land owned by the Crown or a public authority (+ tick if applicable) [ ]+

Builder (if known) Personal Information

Postal Address Postcode

Contact Person Phone Fax

Please Turn Over →

Client (Owner)
Address:

Building Practitioners and/or Architects

(a) to be engaged in the building work[2]

Name.....Category/Class.....Registration No.....

Name.....Category/Class.....Registration No.....

(If a registered domestic builder carrying out domestic building work attach details of the required insurance)

(b) who were engaged to prepare documents submitted with this application[3]

Name MICHAEL SALVETRO Category/Class DP AD Registration No 1967

Name CHRISTOPHER ROZYCKI Category/Class E C Registration No 16445

Nature of Building Work*

Construction of a new building	(✓)	Extension to an existing building	( )
Alterations to an existing building	( )	Change of use of an existing building	( )
Demolition of a building	( )	Removal of a building	( )
Re-erection of a building	( )	Other	( )

Tick if applicable or give other description

Proposed use of building[4] DWELLING & GARAGE

Owner Builder (if applicable)

I intend to carry out the work as an owner builder [Yes / (No)]

Value of building work

Is there a contract for the building work? [Yes / (No)]

If yes, state the contract price $.....

If no, state the estimated cost of building work $ I&S

(including the cost of labour and materials) and attach details of the method of estimation

Stage of building work

If application is to permit a stage of the building work:

Extent of stage: .....

Value of building work for this stage $.....

Signature

I, the undersigned, have carefully read and fully understand the 'terms of engagement' specified on the following pages numbered 3 and 4 and accept responsibility for the payment of all fees incurred in the processing of the Building Application.

Irrelevant & Sensitive

Signature of owner or agent.....Date 2 - 12 - 03.

Name of Signatory CHARLES A. PUGH.

Please Turn Over →

COPY

VICTORIA

REGISTER BOOK

VOL. 9038 FOL. 77

No.L370953W

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

-IVAN-
WILLIAM MURRAY/ MAXWELL of 18 Hopetoun Road Toorak ------
Medical Practitioner is the proprietor of an estate in fee simple -
subject to the encumbrances notified hereunder in ALL THAT piece --
of land coloured on the map hereon being Lot 2 on Plan of ------
Subdivision No.114212 and being part of Crown Portion One ----------
Section B Parish of Wannaeue County of Mornington ----------

Issued under Regulation 12
on the approval of the --
above Plan of Subdivision-

OFFICE OF TITLES VICTORIA

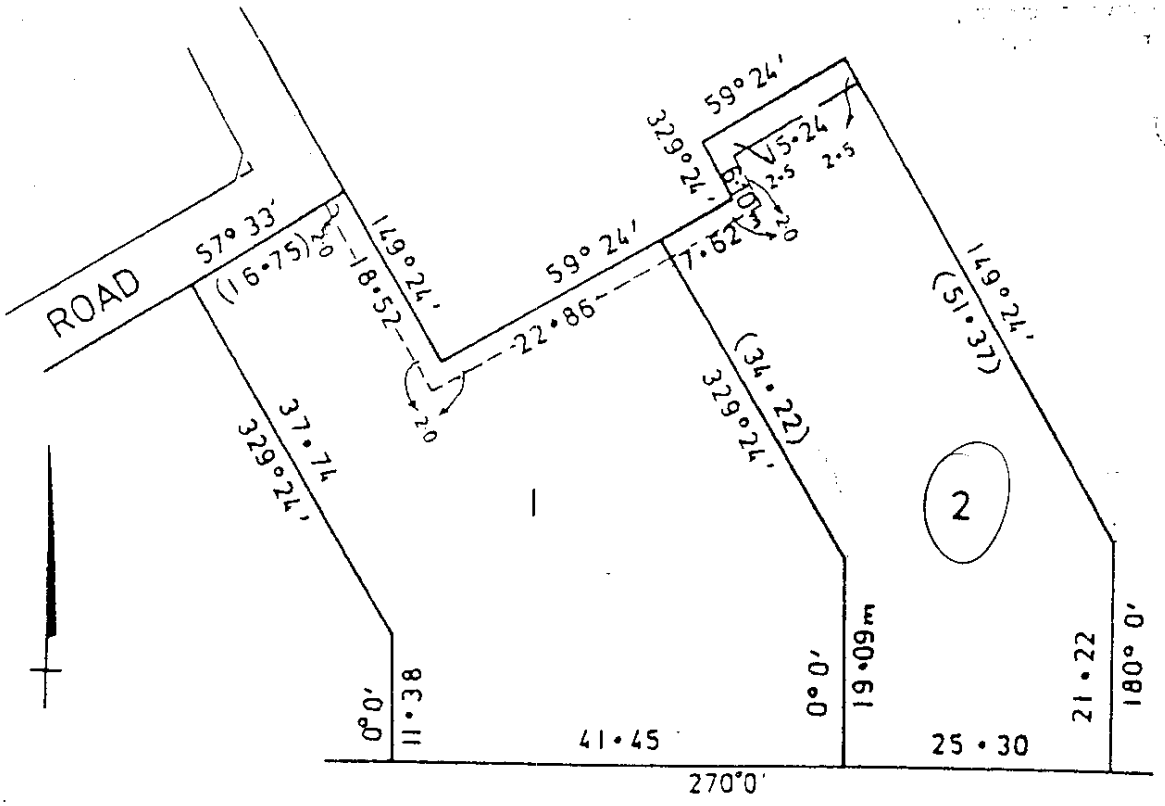
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

MORTGAGE F.202767 ---

As to any land coloured blue

THE EASEMENTS (if any) existing over the same by ----
virtue of Section 98 of the Transfer of Land Act ------



VIEW POINT ROAD

LENGTHS ARE IN METRES

AREAS (IF SHOWN) ARE IN HECTARES (ha) OR IN SQUARE METRES (m²)

DERIVED FROM VOL.6097 FOL.211 VOL.6333 FOL.510
10/6/'75.

CERTIFICATE OF TITLE - VICTORIA

Volume 09088 Folio 778

124002347662W Page 1 / 1
Produced 16/07/2002 08:02 hr

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 114212.
PARENT TITLES :
Volume 06097 Folio 211 Volume 06333 Folio 510
Created by instrument LP114212 10/06/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHARLES ALEXANDER PUGH
PAMELA MARY PUGH both of 3/4 CATHERINE STREET MCCRAE VIC 3938
AB415868L 16/07/2002

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP114212 FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

114212

LP114212
EDITION 1
APPROVED 29/4/75

PLAN OF SUBDIVISION OF:
PART OF CROWN PORTION I
SECTION B

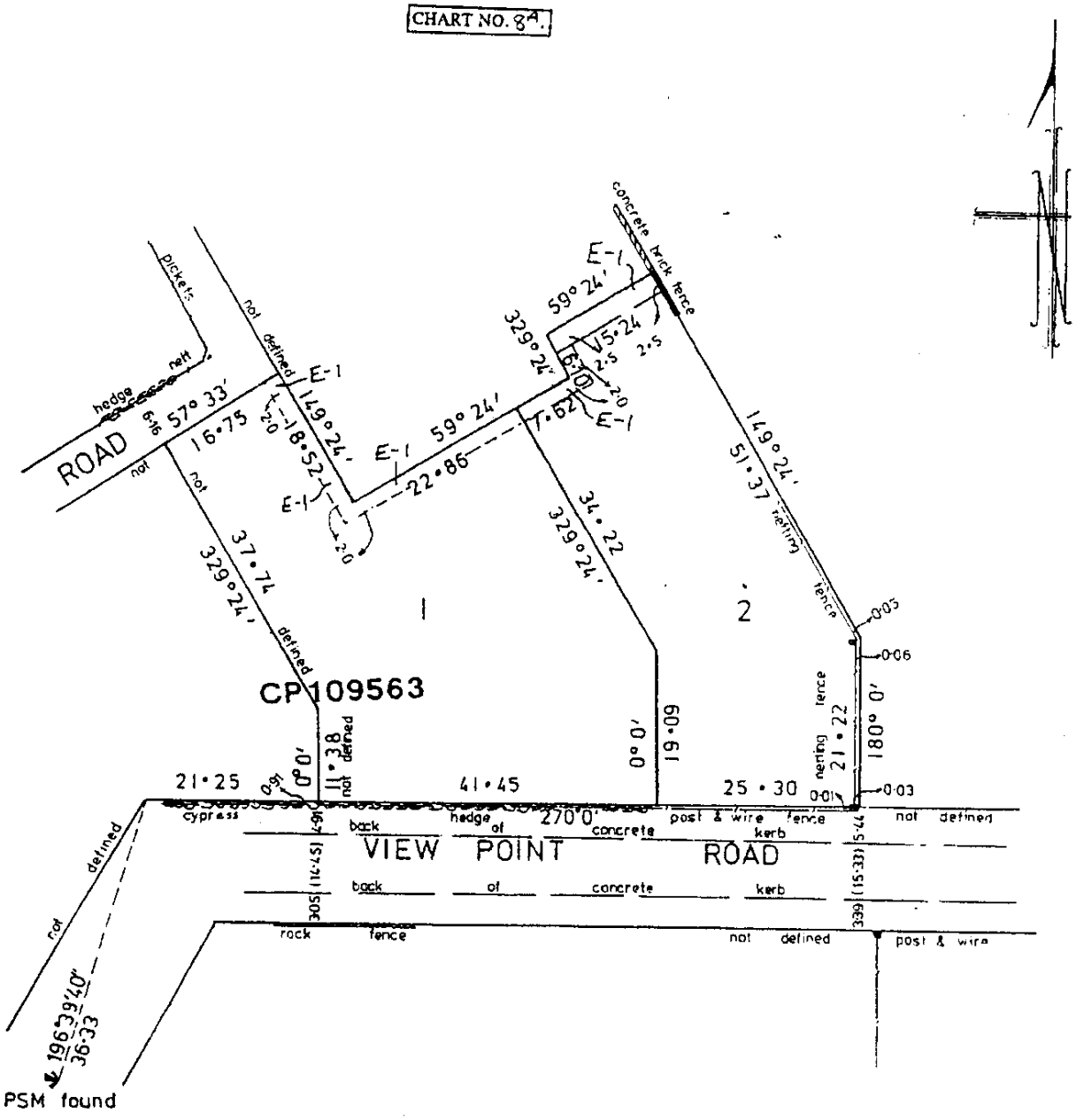
PARISH: WANNAEUE
COUNTY: MORNINGTON

SCALE OF METRES 10 5 0 10 20

APPROPRIATIONS		ENCUMBRANCES & OTHER NOTATIONS
DRAINAGE	—BLUE	

COLOUR CONVERSION
E-1 = BLUE

CHART NO. 84.



ASSOCIATES P... 9802707 NO. 195 P0...

C.E. Lawrance & Associates [Vic] Pty.Ltd. ACN 052 142 739
CONSULTING GEOTECHNICAL AND FOUNDATION ENGINEERS
P.O. Box 918, Ringwood, Victoria 3134 Telephone: (03) 9879 0384. Facsimile: (03) 9879 0256. Email: CEL@cel.com.au

Our Ref. : 02/0555
Your Ref.: -

CLIENT : C A & P M Pugh
3/4 Catherine Street
McCRAE

VIC 3938

Date: 30th April 2002

SITE INVESTIGATION REPORT

NUMBER 6 VIEW POINT ROAD, McCRAE.

It should be noted that **NO** responsibility will be taken if the following report is altered in any way or not reproduced in full.

For and on behalf of
C. E. Lawrance and Associates (Vic) Pty. Ltd.

Personal Information

C. E. Lawrance
M. Eng. B. Eng. CP. Eng. Reg. Bld Practitioner No. EC1359

C.E. Lawrance & Associates (Vic) Pty.Ltd. ACN 052 142 759
CONSULTING GEOTECHNICAL AND FOUNDATION ENGINEERS
P.O. Box 918, Ringwood, Victoria 3134 Telephone: (03) 9879 0384. Facsimile: (03) 9879 0256. Email: CEL@cel.com.au

0 INTRODUCTION

1.1 Job Description

At this site a mainly [redacted]/lightweight building is planned. This Company has been engaged by C A & P M Pugh to;

1. Place two boreholes over the proposed building area.
2. Conduct limited appropriate soil testing.
3. Classify the site in accordance with AS 2870.1996.
4. Recommend footing design details.

1.2 Field Testing Method

Boreholes were constructed using a hand auger. Representative insitu shear strength tests were conducted in any clay soils found at the site. The results of these tests, if undertaken, are given on the site investigation logs. Disturbed soil samples were collected and hand classified

SITE – SOIL CONDITIONS

2.1 Site Description

The site is located in an established residential estate. Over the approximate area of the proposed building the site falls up to 1000 mm. The existing site conditions that were present at the time of this investigation are shown on the photograph below.

2.2 Soil Profile

Full details of the soil profile, observed in the boreholes undertaken at this site, are given on the site investigation logs. It must be stressed that, as this company has only been commissioned to undertake two boreholes, variations in the soil profile may exist in areas not in close proximity to the boreholes (located as shown on the Borehole Plan). As such, it is recommended that the information given on the site logs be used as an 'approximate guide only' in determining costs associated with footing construction.
Any variations in the soil profile that are encountered during footing construction, which may involve significant alterations to the footings, must be notified to this company as soon as possible with all construction work being immediately stopped. If this situation arises or any

C.E LAWRANCE & ASSOCIATES P-L → 59822707 NO.195 P03

C.E. Lawrance & Associates [Vic] Pty.Ltd. A.C.N. 052 142 739

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significant earthworks are proposed or undertaken, then this report will need to be reviewed and, if appropriate, amended.

2.3 Site Geology

Based on the soil profile observed and an inspection of the appropriate geological map the site is located in an area of Devonian Granites.

2.4 Soil Moisture Condition

No ground water or perched water table was observed in the boreholes undertaken at this site. **However, due to the slope of the site a cut-off drain along the entire high side of the proposed building area is also recommended. This drain must be founded at least 100 mm into the clay soil and should outlet to a legal point of discharge.**
If construction is planned in the seasonally wetter months it may be necessary, FOR CONSTRUCTION PURPOSES ONLY, to dry out the building area by digging an open drain, 200 mm deeper than the founding depth of the recommended footings, alongside the high sides of the building area. It must be stressed that this drain will NOT be needed after footing construction has been completed.

2.5 Site Classification

After considering the area geology, soil profile, the results of hand classification tests, the building superstructure and AS 2870 this site has been classified as **CLASS M**. Note that the above classifications may have to be reconsidered if any proposed earthworks result in either a site cut over 500 mm or site filling over 400 mm in depth. **It should be noted that this classification assumes potential differential surface soil movements of between 20 mm and 40 mm and consequently footing movements of the same order of magnitude. Therefore, it is recommended that the superstructure of the building be designed to tolerate this magnitude of movement.**
In addition, ANY owner (current or future) of the site MUST be made aware of the following;
1. If the soil/footing movement, outlined above, occurs it may result in superstructure damage as outlined in Clause B3 pp 53 and Appendix C of AS 2870.
2. Their responsibilities (as outlined in the CSIRO document Sheet No 10-91). To be purchased from CSIRO Publications, 150 Oxford Street, (PO Box 1139), Collingwood, Victoria 3066, Australia Telephone (03) 9662 7500

0 FOOTING RECOMMENDATIONS (away from escarpment)

3.1 Footing Systems

The use of CLASS M type strip footings and stumps founded at a minimum depth of 600 mm but also 100 mm into the natural clayey sand to sand is recommended. Based on the observed condition of the sandy soils, an allowable bearing pressure of at least 175 kPa will exist beneath these footings

3.2 Concrete Slab

3.2.1 The use of a CLASS M type waffle slab with up to 300 max. fill.

OR

The use of the following CLASS M slab is recommended

3.2.1 A minimum slab freeboard of 150 mm.

10:05 C.E. LAWRANCE & ASSOCIATES P-L → 59822787 NO. 195 D04

C.E. Lawrance & Associates (Vic) Pty.Ltd. ACN 052 142 729
CONSULTING GEOTECHNICAL AND FOUNDATION ENGINEERS
P.O. Box 918, Ringwood, Victoria 3134 Telephone: (03) 9879 0384. Facsimile: (03) 9879 0256. Email: CEL@cel.com.au

may be founded partly on the natural clayey sand to sand and partly on the natural sandy clay. The internal beams must have a maximum grid spacing of 6.0 metres and may be satisfactorily founded on any of the following materials; natural sandy clay, natural clayey sand to sand, shallow site derived filling or granular levelling filling (note that this spacing may be increased by 10 % in one direction where the spacing in the other direction is 20 % less than specified).

3.2.3 Based on the observed density of the natural sandy soils and the measured shear strengths in the natural sandy clay beneath the slab beams and after allowing for wetting up beneath the slab, an allowable bearing pressure of 125 kPa will exist beneath the slab beams founded on these natural soils.

3.2.4 Up to 600 mm of granular levelling fill or 300 mm of site derived filling may be placed under the slab panels and/or internal beams provided this filling is placed in 150 mm thick layers with each layer being well compacted with a light weight vibratory roller or vibratory plate tamper. Based on the likely condition of this levelling filling after having been placed in accordance with the above recommendations and after allowing for wetting up beneath the slab a conservative allowable bearing pressure of at least 50 kPa will exist beneath the slab panels and/or internal beams founded in this filling.

3.2.5 Over the building area where the total depth of filling exceeds 600 mm the slab panels must be designed as fully suspended and supported by a grid of deepened beams founded through the levelling filling in accordance with the above edge beam recommendations.

3.2.6 If shallow uncompacted surface filling is found to exist over parts of the site the internal beams and panels ONLY may be founded in this filling material provided that all soil with significant organic matter is removed prior to slab construction., once this is done an allowable bearing pressure of 30 kPa may be assumed in this shallow filling. If a higher bearing pressure is required the shallow fill must be compacted in accordance with clause 3.2.4 above.

4.0 FOOTING RECOMMENDATIONS (near escarpment)

4.1 Footing Systems

The use of deep bored piers founded well below a forty five degree angle taken from the base of the escarpment is recommended. Based on the observed condition of the sandy soils, an allowable bearing pressure of at least 400 kPa will exist beneath these piers. The piers must be used beneath either of the above footing systems in the vicinity of the escarpment. Their exact locations and depth will be determined once final house plans are completed.

In order to minimise the risk of further erosion of the escarpment face it is recommended that minimal excavation works and/or tree/scrub removal takes place. In fact it is recommended that further planting of deep rooted fast growing scrubs/trees be undertaken to help with stabilisation. Also care must be exercised with the design of the stormwater system. It is recommended that all stormwater be outlet to the street below by the use of sealed pipe work.

5.0 GENERAL INFORMATION

5.1 It should be noted that the colours of the various soil layers given on the site investigation log/s will vary with soil moisture content, therefore, colour alone should not be used to identify these soils.

[illegible]awrance & Associates (Vic) Pty.Ltd. ACN 052 142 729
CONSULTING GEOTECHNICAL AND FOUNDATION ENGINEERS
P.O. Box 918, Ringwood, Victoria 3134 Telephone: (03) 9879 0384. Facsimile: (03) 9879 0256. Email: CEL@cel.com.au

5.2 The various soil layers observed in the boreholes are likely to vary in depth and thickness over the proposed building area, therefore, provided that the footings are founded in or on the soil described in the site investigation log/s then the requirements of this report will have been satisfied.

5.3 It must be stressed that varying the founding depths of the footings from the values recommended in this report may create problems for which this company will not accept responsibility

5.4 **The construction and landscaping maintenance recommendations, detailed in the Appendix of this report, should be followed to ensure the satisfactory longterm performance of the recommended footings.**

APPENDIX

Construction and Landscaping Maintenance

1. Unless a vertical barrier has been recommended at this site trees and large shrubs should not be planted or allowed to exist closer to the building than 0.75 times their mature height. This distance must be increased to 1.25 times the mature height where groups of trees exist on or adjacent to the site or bedrock exists close to the surface. If any trees are removed from the vicinity of the proposed building at this site, the soil in the affected area must be flooded or kept well watered for at least two to three months prior to any significant superstructure construction being commenced.

2. Once the footings have been placed the ground around them must be graded or drained so that no surface or ground water ponds against them.

3. Ensure that the superstructure of the proposed building is well articulated by eaves to footing construction joints at intervals of no greater than 5 metres, at the junction with any existing buildings and where the foundation material changes.

4. Any service drains that are constructed close to the proposed building (ie within a lateral distance which is equal to or less than the drain's depth) must be backfilled in 200 mm loose layers and well compacted by a vibratory plate tamper.

5. If a concrete slab is to be used at this site slab cracking due to concrete shrinkage is inevitable and can continue for up to 18 months. It is therefore not advisable to place brittle floor tiles for at least six months after the slab has been poured. This period allows the shrinkage cracks to develop and stabilise prior to laying brittle floor tiles. It is also advisable to use a flexible mortar or grout to fix the tiles to the slab.

C.E LAWRANCE & ASSOCIATES P-L, 1 [illegible] NO. 195 P06

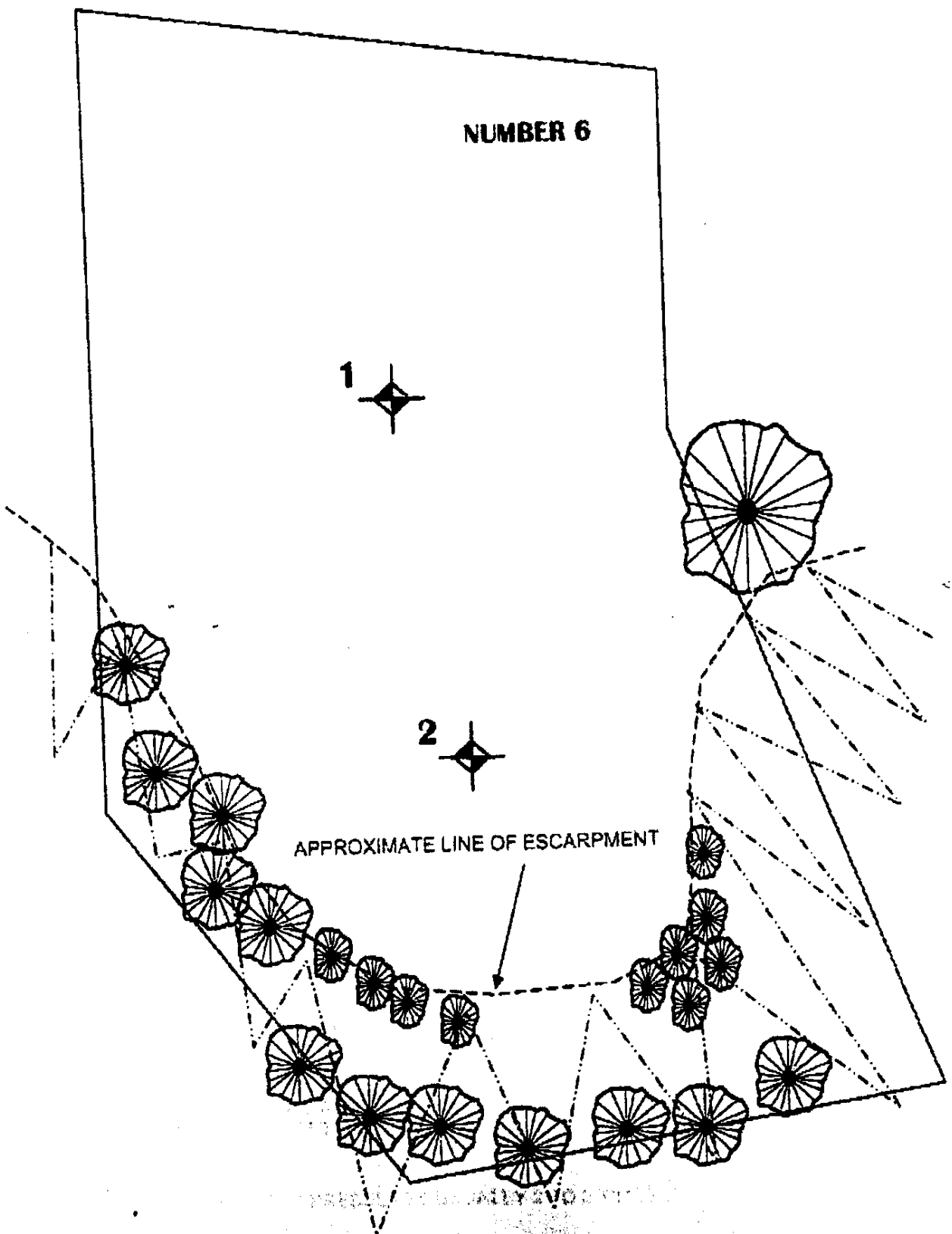
Lawrance & Associates (Vic) Pty.Ltd. A.C.N. 052 142 759

CONSULTING GEOTECHNICAL AND FOUNDATION ENGINEERS

P.O. Box 918, Ringwood, Victoria 3134 Telephone: (03) 9879 0384. Facsimile: (03) 9879 0256. Email: CEL@cel.com.au

BOREHOLE PLAN

(NOT DRAWN TO SCALE)



C.E LAWRENCE & ASSOCIATES

C.E. Lawrance & Associates [Vic] Pty.Ltd.

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SITE INVESTIGATION LOGS

BOREHOLE: **ONE**

DEPTH m	DESCRIPTION	STRENGTH OR DENSITY *	MOISTURE CONDITION OR ESTIMATED CONTENT %
0.20	GREY/BROWN CLAYEY SAND AND SAND FILLING	MEDIUM DENSE	DRY
	GREY/BROWN CLAYEY SAND TO SAND BECOMING CEMENTED SAND HAND AUGER REFUSAL 1.00 m	DENSE	DRY

BOREHOLE: **TWO**

DEPTH m	DESCRIPTION	STRENGTH OR DENSITY *	MOISTURE CONDITION OR ESTIMATED CONTENT %
0.10	GREY/BROWN CLAYEY SAND AND SAND FILLING	MEDIUM DENSE	DRY
	GREY/BROWN CLAYEY SAND TO SAND BECOMING CEMENTED SAND HAND AUGER REFUSAL 1.10 m	DENSE	DRY

* FIRM = Cv < 50 kPa
STIFF = 50 kPa < Cv < 100 kPa
VERY STIFF = 100 kPa < Cv < 150 kPa
HARD = 150 kPa < Cv

NOTE : ALLOWABLE BEARING PRESSURES USUALLY 2 TO 3 TIMES Cv.

e-struct Pty Ltd
civil and structural engineers
P.O. Box 7095, Karingal Centre, Karingal 3199
Ph: (03) 9785 6299 Mob: 0409 232 753
Fax: (03) 9789 7223 email: mail@e-struct.com.au
ACN 097 361 898

Form 13

Building Act 1993
BUILDING REGULATIONS 1994
Regulation 15.7 (2)
CERTIFICATE OF COMPLIANCE - DESIGN

To

Relevant Building Surveyor Nepean Building Permits
Postal Address PO Box 2234 Rosebud 3939

From

Building Practitioner *Christopher Wladyslaw Rozycki - E-struct Pty Ltd* *Category/Class EC*
Postal Address *P.O. Box 7095, Karingal* *Post Code 3199*

Property Details
Address 6 View Point Road *City/Suburb/Town* McCrae

Municipal District Shire of Mornington Peninsula

Compliance

I did prepared the design and I certify that the part of the design described as Proposed Residence

foundation and framing design

Complies with the following provisions of the Regulations

AS1170.0-4 - 2002, AS1627 - 1997, AS1672.1 - 1997, AS1720.1 - 1997, AS2312 - 2002, AS2870 - 1996, AS3500.3 .5 - 2000, AS3600 - 2001, AS3700 - 2001, AS3972 - 1997, AS4100 - 1998, AS4455 - 1997
. art 3.11 of Building Code of Australia - 1996, Volume 2

Design Documents

Drawing Nos.	E5294-S1 to S10	*Prepared by*	e-struct	*Date*	Oct 2003
Computations	E5294 pp1-50	*Prepared by*	e-struct	*Date*	Oct 2003

Referenced Test Reports

Soil Report	02/0555	*Prepared by*	C.E Lawrance & Assoc.	*Date*	30/04/02

Signature

Registration No. EC 16445

Personal Information

Signed Bulding Practitioner.....

Date 18/11/2003

GENERAL NOTES

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. NO RESPONSIBILITY WILL BE TAKEN FOR INCORRECT OR MISLEADING INFORMATION PROVIDED BY THE CLIENT OR PERSONS ACTING ON THE CLIENT'S BEHALF FOR THE PURPOSES OF ENGINEERING DESIGN & DRAWING SPECIFICATIONS.
DRAWINGS USED TO OBTAIN A BUILDING PERMIT, ARE CONSIDERED TO BE AN ACCEPTANCE BY THE CLIENT OF ALL TERMS AND CONDITIONS. AVAILABLE FROM www.e-struct.com.au OR CONTACT THIS OFFICE FOR A COPY

G2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NOTED ON ENGINEER'S DRAWINGS. DO NOT SCALE ENGINEERING DRAWINGS

G3. ALL DIMENSIONS AND SET OUT TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES TO BEREFERRED TO THE ENGINEER.

G4. SUBSTITUTION SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER

G5. THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS

AREA	LIVE LOAD kN/m²
ROOF	0.25
FLOOR	1.5

G6. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVER STRESSED UNDER CONSTRUCTION ACTIVITIES.

G7. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE RELEVANT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

G8. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
ALL LEVELS ARE IN METRES

CONCRETE NOTES

C1. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS3600

C2.

REINFORCEMENT	COVER
SLAB (TOP)	30
SLAB (BOTTOM)	40
SLAB BEAM (BOTTOM)	50
STRIP FOOTING	50
PADS	50

SUPPORTED ON BAR CHAIRS AT MAXIMUM SPACINGS OF 1200mm

C3. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES

C4. CONCRETE SECTIONS SHOWN ARE MINIMUM AND NO REDUCTION OF THESE SIZES BY DUCTS, PIPES, CONDUITS, ETC. CAN BE MADE WITHOUT THE APPROVAL OF THE ENGINEER

C5. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER

C6. REINFORCEMENT IS SHOWN DIAGRAMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION

C7. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN OR OTHERWISE APPROVED BY THE ENGINEER

C8. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER

C9. ALL REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY APPROVED BAR CHAIRS, SPACERS, OR SUPPORT BARS.

C10. REINFORCEMENT SYMBOLS
R - STRUCTURAL GRADE PLAIN ROUND BAR TO AS 1302
F - HARD DRAWN STEEL WIRE REINFORCING FABRIC TO AS 1304
Y - HEAT TREATED DEFORMED BAR TO AS 1302
THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NORMAL BAR DIAMETER IN mm

C11. CAMBER UNLESS OTHERWISE NOTED ON DRAWINGS, SLABS SHALL BE GIVEN A POSITIVE UPWARD CAMBER AT MIDSPAN OF 3mm PER 1000mm SPAN
METHOD OF CAMBERING IS TO BE AGREED WITH THE ENGINEER
BEAMS SHALL BE CAMBERED AS SHOWN ON THE DRAWINGS. (NEGATIVE CAMBER NOT ALLOWED.)

C12. CONCRETE COMPONENTS AND QUALITY SHALL ACHEIVE SEVEN (7) DAY CONCRETE STRENGTH AS FOLLOWS

ELEMENT	F'c (MPa)	DENSITY
SLABS	20	-
FOOTINGS	20	-
PADS	20	-
BLINDING	15	-

C13. FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 3610

C14. ALL PROPS AND FORMWORK FOR BEAMS AND SLABS SHALL BE REMOVED BEFORE CONSTRUCTION OF ANY MASONRY WALLS OR PARTITIONS ON THE FLOOR

C15. PROVIDE TWO LAYERS OF SUITABLE MEMBRANE (MALTHOID ETC.) OVER BRICKWORK SUPPORTING CONCRETE

C16. CONCRETE SLABS SHALL BE KEPT MOIST FOR A MINIMUM OF SEVEN DAYS AFTER POURING OF CONCRETE

C17. FORMWORK SHALL BE LEFT IN PLACE (UNLESS OTHERWISE NOTED) FOR
GROUND SLAB NOTES SLABS - 21 DAYS BEAMS - 28 DAYS

N1 ALL TOPSOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL TO BE REMOVED PRIOR TO SLAB CONSTRUCTION

N2 DRAINAGE MUST BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING SHALL BE GRADED TO FALL 50mm MIN AWAY FROM THE FOOTING OVER A 1m DISTANCE.

N3 FOOTING DESIGN AS PER AS2870 'RESIDENTIAL SLABS AND FOOTINGS'
ALL WORKMANSHIP TO COMPLY WITH AS3600 'CONCRETE STRUCTURES' AND AS2870 'RESIDENTIAL SLABS AND FOOTINGS'

N4 **SOIL CLASSIFICATION 'CLASS M'**
REFER SOIL REPORT
02/0555, C.E. LAWRANCE & ASSOCIATES P/L
FOR FOUNDING MATERIAL & DEPTHS

N5 BUILDER/OWNER MUST COMPLY WITH ALL RECOMMENDATIONS & REQUIREMENTS SPECIFIED BY THE SOIL REPORT.

N6 SLAB MESH, SLAB BEAM OR STRIP FOOTING REINFORCEMENT SHALL BE LAPPED TO MANUFACTURER'S SPECIFICATIONS. ALL REINFORCEMENT TO BE SUPPORTED ON BAR CHAIRS AT MAXIMUM SPACINGS OF 1200mm

N7 A VAPOUR BARRIER MEMBRANE MUST BE USED BENEATH THE SLAB AND CONSIST OF U.V. - PROOF POLYETHYLENE, 0.2mm THICK, LAPPED 300mm AND TAPED AT JOINTS

N8 THE OWNER'S ATTENTION IS DRAWN TO 'APPENDIX B' OF AS2870 - 'PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE'.
C.S.I.R.O PAMPHLET 10.91 'GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCE'

TIMBER NOTES

T1. ALL TIMBER FRAMING WORK SHALL COMPLY WITH WITH THE CURRENT AS 1720.1, AS1684 AND THE PROJECT SPECIFICATION

T2. ALL TIMBER LAMINATIONS SHALL BE CONTINUOUSLY NAILED & ALSO FOR THREE SECTIONS, M12@ BOLTS @ 600 CTS

T3. OREGON TIMBER SHALL BE UNSEASONED, STRENGTH GROUP S4, STRESS GRADE F7.
PINE TIMBER SHALL BE KILN DRIED SEASONED RADIATA PINE, STRENGTH GROUP SD4, STRESS GRADE F5, F7, F8
KDHW TIMBER SHALL BE KILN DRIED SEASONED HARDWOOD, STRENGTH GROUP SD3, STRESS GRADE F17
OBHW TIMBER SHALL BE UNSEASONED HARDWOOD, STRENGTH GROUP S4, STRESS GRADE F8
LVL TIMBER SHALL BE LAMINATED VENEER LUMBER, STRESS GRADE F16 TO AS1720 & MANUFACTURER'S SPECIFICATIONS
GLULAM TIMBER SHALL BE GLUE LAMINATED TIMBER, STRESS GRADE F13 TO AS1720 & MANUFACTURER'S SPECIFICATIONS

T4. ALL TIMBER LINTELS OVER OPENINGS TO BE INSTALLED WITHIN FRAMING DIRECTLY UNDER TOP PLATE

T5. ALL STEEL PLATES, WASHERS, BOLTS AND NUTS FOR TIMBER FIXINGS SHALL COMPLY WITH AS4100 & AS 1720.1

T6. TIMBER FRAMING FOR FLOORS AND WALLS SHALL BE ADEQUATELY BRACED TO AS1684

T7. THE BUILDER SHALL RE-TIGHTEN ALL EXPOSED BOLTS TO TIMBER WORK JUST PRIOR TO PRACTICAL COMPLETION
INACCESSIBLE BOLTS SHALL BE RE-TIGHTEN JUST PRIOR TO INSTALLATION OF FINISHES OR CLADDINGS

T8. PROVIDE TIMBER BLOCKING BETWEEN ALL RAFTERS, FLOOR & BALCONY JOISTS AT 1800mm CENTRES MAXIMUM

T9. IN GENERAL, UNLESS OTHERWISE NOTED, FOR BOLTED JOINTS
END DISTANCE TO BOLTS SHALL BE NOT LESS THAN 5 TIMES THE NOMINAL BOLT DIAMETER
EDGE DISTANCE TO BOLTS SHALL BE NOT LESS THAN 4 TIMES THE NOMINAL BOLT DIAMETER

T10. PROVIDE WEATHER RESISTANT TREATMENT TO ALL EXTERNAL & EXPOSED TIMBER FRAMING

STEELWORK NOTES

S1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100

S2. WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554

S3. BOLTS NOT DESIGNATED SHALL BE 4.6/S BOLTS TO AS4100 TIGHTENED TO A SNUG FIT
BOLTS DESIGNATED 8.8/S, 8.8/TB & 8.8/TF BOLTS AS HIGH STRENGTH TO AS4100

S4. THE CONTRACTOR SHALL PROVIDE AND LEAVE IN PLACE, UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED, SUCH TEMPORARY BRACING AS IS NECESSARY TO STABILISE THE STRUCTURE DURING ERECTION.

S5. CONCRETE ENCASED STEELWORK SHALL BE WRAPPED WITH F41 FABRIC UNLESS NOTED OTHERWISE

S6. THE ENDS OF ALL TUBULAR MEMBERS ARE TO BE SEALED WITH NOMINAL THICKNESS PLATES AND CONTINUOUS FILLET WELD UNLESS NOTED OTHERWISE

S7. UNLESS NOTED OTHERWISE, WELDS TO BE 6mm CONTINUOUS FILLET

S8. ALL INTERNAL STEELWORK, EXCEPTING THAT ENCASED IN CONCRETE, FIRE SPRAYED OR HSTF CONNECTIONS, SHALL BE THOROUGHLY WIRE BRUSHED TO AS 1627 AND PAINTED WITH ONE COAT OF APPROVED ZINC RICH PRIMER UNLESS NOTED OTHERWISE.

S9. ALL EXTERNAL STEELWORK & ALL STEELWORK WITHIN 1 km OF THE COAST SHALL BE HOT DIPPED GALVANISED OR EQUIVALENT CORROSION PROTECTION TO AS 2311 & AS 2312. AS STEEL MAY BECOME BENT OR TWISTED FROM THIS PROCESS, BUILDER/OWNER TO VERIFY STEEL HAS BEEN STRAIGHTENED PRIOR TO INSTALLATION

S10. ALL STEELWORK BELOW GROUND SHALL BE ENCASED IN 75mm CLEAR COVER OF 25MPa CONCRETE UNLESS NOTED OTHERWISE

S11. BEFORE FABRICATION IS COMMENCED THE CONTRACTOR SHALL SUBMIT COPIES OF THE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.
REVIEW DOES NOT INCLUDE CHECKING OF DIMENSIONS

S12. ALL STEELWORK TO BE MINIMUM 300 GRADE TO AS4100 UNLESS NOTED OTHERWISE

MASONRY NOTES

B1. ALL MASONRY SHALL COMPLY WITH A.S. 4455 AND A.S. 3700, WITH STRENGTH
: f'uc = 15 MPa FOR STRUCTURAL CONCRETE BLOCKWORK
: f'uc = 30 MPa FOR STRUCTURAL CLAY BRICKWORK

B2. ALL MORTAR SHALL BE GP, VOLUME BATCHED, MACHINE MIXED CONCRETE MORTAR MIX (CEMENT : LIME : SAND) COMPLYING WITH AS1672.1 & AS 3972
GENERALLY: M3 TYPE (1 : 1 : 6 OR 1 : 0 : 5 & METHYL CELLULOSE WATER THICKENER)
FOR SEVERE MARINE ENVIRONMENTS:
M4 TYPE (1 : 0.5 : 4.5 OR 1 : 0 : 4 & METHYL CELLULOSE WATER THICKENER)

B3. GROUT FOR RETAINING WALLS SHALL BE READY MIXED CONCRETE
f'c = 25 MPa MINIMUM UNLESS NOTED OTHERWISE, 10mm MAX. AGGREGATE
PLACED IN 1000mm LIFTS MAXIMUM

B4. PLACE 2 LAYERS OF MALTHOID UNDER CONCRETE FOR FULL THICKNESS AND LENGTH OF MASONRY WALL

B5. VERTICAL CONTROL JOINTS, SHALL BE LOCATED AT 6m MAX. CTS OR 4m CTS FOR CLASS H,H-D & P. ALSO MIN 0.5m & NO MORE THAN 3m FROM CORNERS TO COMPLY WITH AS3700 & RELEVANT AUTHORITY REGULATIONS

B6. MASONRY LINTEL & TIES TO COMPLY WITH AS2699.1
GENERALLY: R3 TYPE HOT DIPPED GALVANISED
FOR SEVERE MARINE ENVIRONMENTS: R4 OR R5 TYPE (STAINLESS STEEL)

Rev.	Date	Remarks

Client: C.A. & P.M. PUGH
3/4 CATHERINE STREET
McCRAE

e-struct Pty Ltd
civil & structural engineers
P.O. Box 7095, Karingal Centre, Karingal
Ph. (03) 9785 6299 Mob. 0409 232 753
Fax (03) 9789 7223 email: mail@e-struct.com.au
ACN 097 361 898 www.e-struct.com.au

Details: PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

Design	RGS	Date	OCT 03
Drawn	RGS	Scale	
Job No.	E5294-S1	Rev.	

A2

IT IS ADVISABLE THAT THE CONTRACTOR COMMISSION EXTRA BORELOGS TO BE TAKEN TO VERIFY THAT SOIL STRATA IS CONSISTENT WITH FINDINGS OF SOIL REPORT. BORELOGS SHOULD BE IN THE VICINITY OF AND TO THE MAXIMUM FOUNDING DEPTH OF THE BORED PIERS

ALTERNATIVELY:
A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER FROM CE LAWRANCE & ASSOC. BE PRESENT ON SITE AT THE TIME OF DRILLING TO ENSURE ADEQUATE FOUNDING IS ACHIEVED FOR THE PIERS IN RELATION TO FOUNDING MATERIAL AND ANGLE OF REPOSE TO THE BASE OF THE ESCARPMENT

SUSPENDED FOOTINGS TO THIS SIDE OF BLINDED INTERNAL BEAM TYPICAL

RE-ENTRAINT BARS 3-F11 TM x 2000 LG TIED TO SLAB MESH TYP

HATCHING INDICATES BLINDING TO BELOW ANGLE OF REPOSE TO BASE OF EMBANKMENT DEPTH TO BE CONFIRMED ON SITE

PROVIDE 15MPa BLINDING CONCRETE TO INTERNAL BEAMS TO THIS AREA TO FOUND THE BEAMS BELOW THE ANGLE OF REPOSE TO THE RETAINING WALL TYP.

600Ø BORED PIER
25 MPa CONCRETE
6-Y20Ø BARS FULL DEPTH OF BORED PIER
R10Ø LIGS @ 400 CTS MAX
TO BE FOUNDED BELOW ANGLE OF REPOSE TO BASE OF CLIFF EMBANKMENT
DEPTH TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
TYPICAL

URP INDICATES 600Ø BORED PIER
25 MPa CONCRETE
UNREINFORCED
TO BE FOUNDED BELOW ANGLE OF REPOSE TO BASE OF CLIFF EMBANKMENT
DEPTH TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

300 WIDE x 500 DEEP SUSPENDED EDGE BEAM 3-F12 TM TOP & BOTTOM TYP

300 WIDE x 500 DEEP SUSPENDED INTERNAL BEAM 3-F12 TM TOP & BOTTOM TYP

300 WIDE x 500 DEEP SUSPENDED SLAB STEP 3-F12 TM TOP & BOTTOM

300 WIDE x 400 DEEP SLAB STEP 3-F11 TM BOTTOM TYP

130mm CONC SLAB - F82 MESH TOP

130mm CONC SLAB - F82 MESH TOP 25 COVER

F82 MESH BOTTOM 40 COVER

130mm CONC SLAB F82 MESH TOP FOR BASE OF LIFT WELL

NOTE: LOCALLY WIDEN INTERNAL STEP FOOTING TO 400x400 AT COLUMN LOCATIONS TYPICAL

300 WIDE x 400 DEEP SLAB STEP 3-F11 TM BOTTOM TYP

300 WIDE x 400 DEEP EDGE BEAM 3-F11 TM BOTTOM TYP

300 WIDE x 400 DEEP INTERNAL BEAM 3-F11 TM BOTTOM TYP

STRIP FOOTING & EDGE BEAM TO BE POURED INTEGRALLY. MIN 1000 OVERLAP OF REINFORCEMENT (OR WIDTH OF EDGE BEAM WHERE APPLICABLE) TYP

125 THICK BONDEK SLAB OVER FOR ENTRY REFER TO SECTION

MASS CONCRETE RAMP TO LEVELS AS REQUIRED BY OTHERS

DRAINAGE BY OTHERS
DRAINAGE SHOULD ADDRESS THE PREVENTION OF FLOODING OF RESIDENTIAL AREAS VIA GARAGES. AS SUCH FLOOD CONTROL MEASURES SHOULD BE INCOROPRATED INTO SITE DRAINAGE

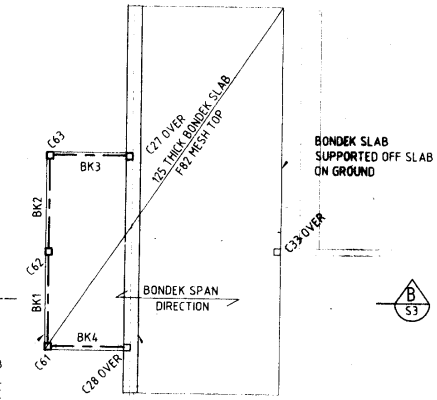
800SQ x 400D CONC PAD FOOTING F82 MESH TOP & BOTTOM SUPP. STEEL POSTS TYP

NOTE: CUTOFF DRAINS ARE TO BE PROVIDED AROUND THE BORED PIER HOLES TO PREVENT THE INGRESS OF WATER DURING CONSTRUCTION. EXCAVATED HOLES ARE ALSO TO BE COVERED TO PREVENT THE DIRECT INGRESS OF RAINWATER. CONCRETE PIERS ARE TO BE POURED TO FULL HEIGHT WITHIN FIVE DAYS OF DRILLING HOLES

SAND LEVELLING FILL NOT TO EXCEED 600mm DEPTH UNDER SLAB & CLAY LEVELLING FILL NOT TO EXCEED 300mm DEPTH UNDER SLAB IF COMPACTED TO AS2870 CLAUSE 6.4.2 (b) SPECIFICATIONS
SAND LEVELLING FILL MAY BE PLACED UPTO 800mm DEPTH UNDER SLAB & CLAY LEVELLING FILL MAY BE PLACED UPTO 400mm DEPTH UNDER SLAB IF COMPACTED TO AS2870 CLAUSE 6.4.2 (a) SPECIFICATIONS

FOOTINGS ADJACENT TO EASEMENTS TO BE FOUNDED BELOW ANGLE OF REPOSE TO ALL SERVICES (SEWER, DRAINAGE, PHONE ETC.) FOOTINGS ADJACENT TO THE BOUNDARY TO BE TO BE FOUNDED AT EQUAL DEPTH TO ADJOINING FOOTINGS. FOOTINGS ADJACENT TO TREES SHOULD BE FOUNDED MIN 1500mm BELOW SURFACE LEVEL FOR A MINIMUM OF THE TREE HEIGHT RADIUS AWAY FROM TREE TRUNK OR HAVE AN APPROVED ROOT BARRIER PLACED BETWEEN THE FOOTING AND THE TREE TRUNK FOR A DISTANCE OF THE TREE HEIGHT RADIUS. ALL EXISTING UNDERGROUND SERVICES (e.g. DRAINAGE, ELEC., PHONE, SEWER, ETC) TO BE DETERMINED ON SITE & FROM RELEVANT AUTHORITY RECORDS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THIS OFFICE. SERVICES INFORMATION MUST BE CHECKED WHETHER EASEMENT EXISTS ON OR NEAR THE PROPERTY OR NOT

FOUNDATION PLAN



BONDEK SLAB SUPPORTED OFF STEEL FRAME

BONDEK SLAB SUPPORTED OFF TOP OF RETAINING WALL

PLAN ON ENTRY BONDEK SLAB

SCALE 1:50

MEMBER SCHEDULE	
MARK	DESCRIPTION
BK1-BK4	200 PFC
C61-C63	89x89x6 SHS

Rev	Date	Remarks
A	5/12/03	SUSPENDED SECTIONS ADDED
B	8/12/03	BORED PIER NOTE ADDED
C	11/12/03	BORED PIER NOTE MODIFIED

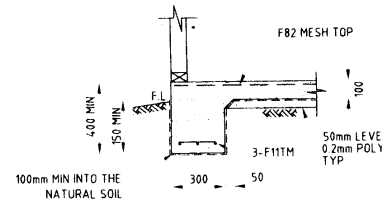
Client: C.A. & P.M. PUGH
3/4 CATHERINE STREET
McCRAE

e-struct Pty. ltd.
civil & structural engineers
P.O. Box 7065, Karingal Centre, Karingal
Ph: (03) 9780 6910 Mob: 0409 232 753
Fax: (03) 9789 2223 email: mail@e-struct.com.au
ACN 097 361 886 www.e-struct.com.au

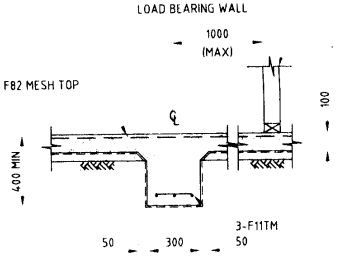
Project: PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES SHEET

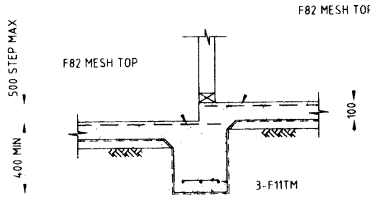
Design	CR	Date	OCT 03
Drawn	CR	Scale	1:200
Job No	E5294-S2	Rev	C



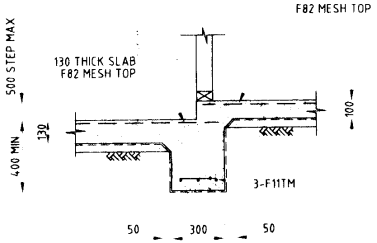
TYPICAL EDGE BEAM



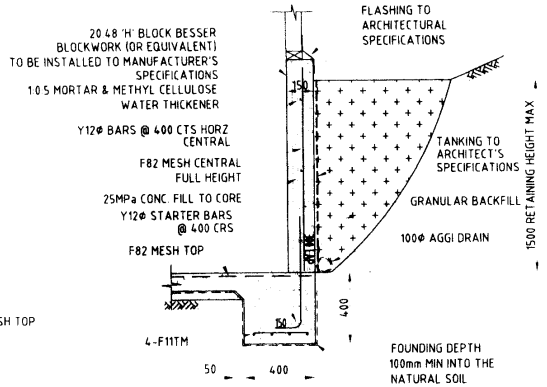
TYPICAL INTERNAL BEAM



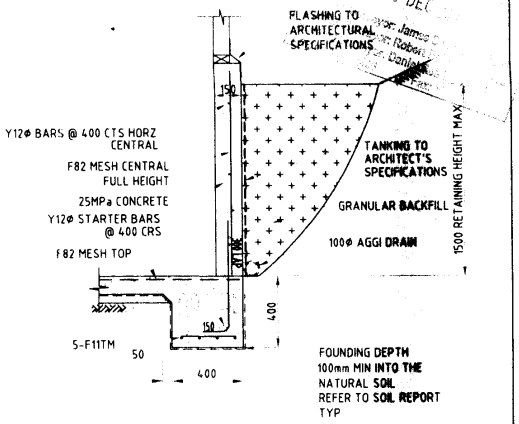
TYPICAL SLAB STEP DETAIL



LIFT WELL SLAB STEP DETAIL

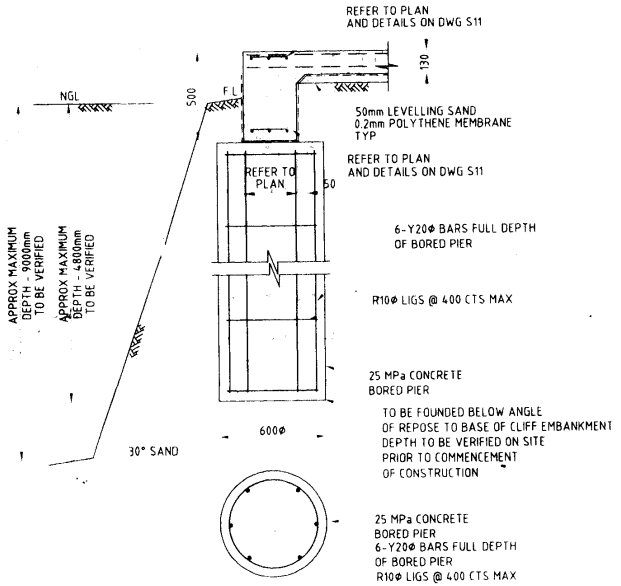


TYPICAL RETAINING WALL SECTION (L / S2)

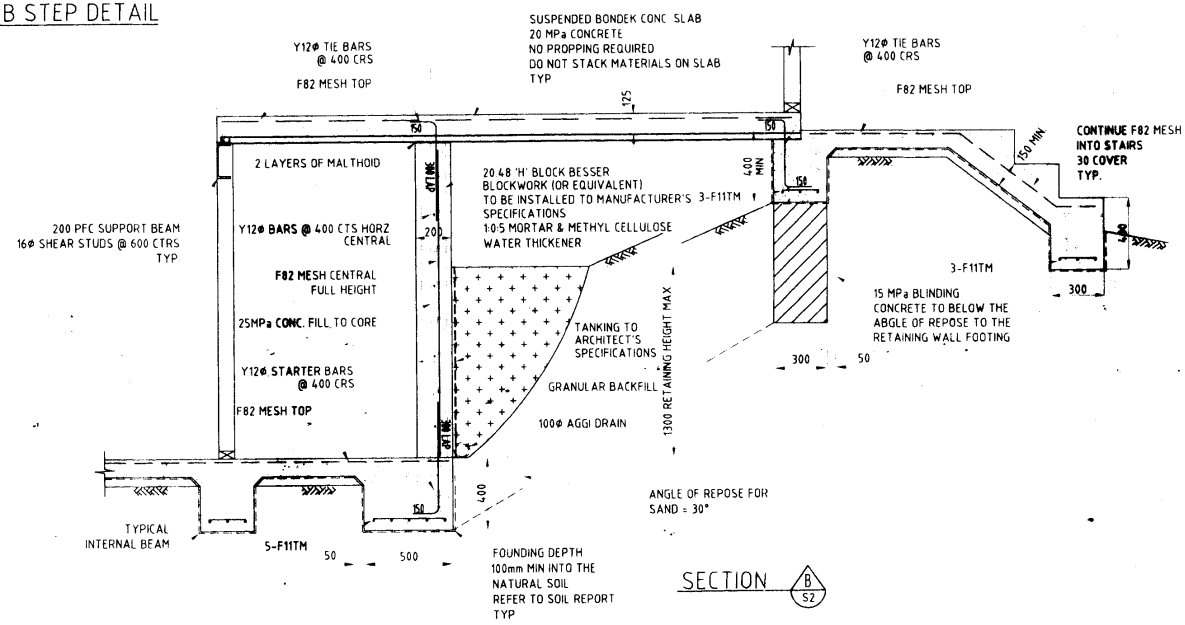


ALTERNATIVE CONCRETE RETAINING WALL
FULLY FORMED ON SITE

FORMWORK AND PROPPING TO REMAIN UNTIL CONCRETE FULLY CURED IN BOTH RETAINING WALL AND FOOTINGS



TYPICAL REINFORCED BORED PIER DETAIL



SECTION (B / S2)

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES SHEET

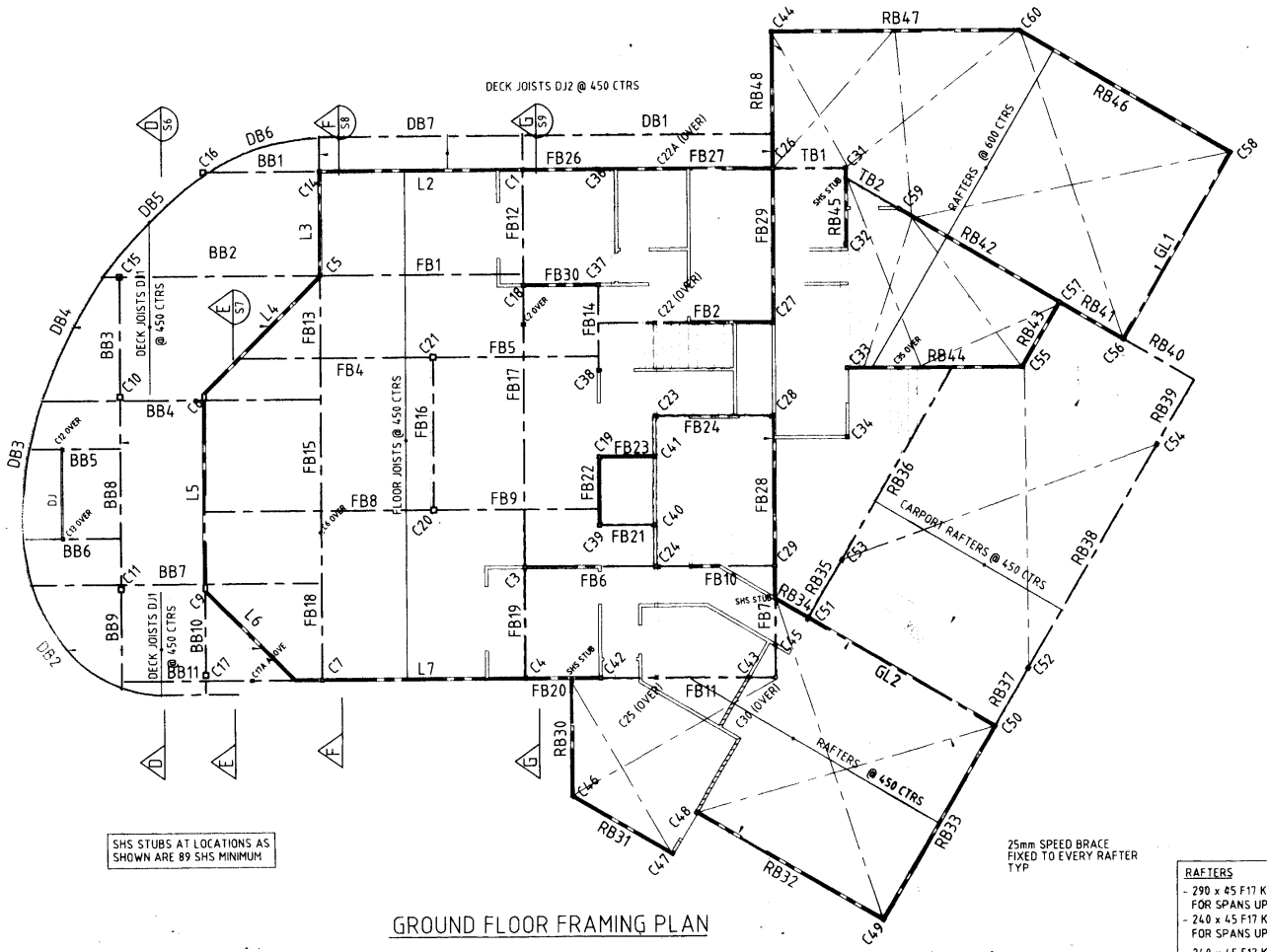
Rev.	Date	Comments
A	10/12/03	GENERAL MODIFICATIONS

Client: C.A. & P.M. PUGH
3/4 CATHERINE STREET
McCRAE

e-struct Pty Ltd
civil & structural engineers
P.O. Box 7095 Kamrgal Centre Kamrgal
Ph. (03) 9750 6910 Mob. 0409 232 753
Fax. (03) 9789 7223 email: mail@e-struct.com.au
ACN 097 361 896 www.e-struct.com.au

Detail: PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

Design	RGS	Date	AUG 02
Drawn	RGS	Scale	1:20
Job No	E5294-S3	Rev	A



GROUND FLOOR FRAMING PLAN

MEMBER SCHEDULE	
MARK	DESCRIPTION
DB1-DB8	300 PFC (CURVED TO SUIT ARCHITECTURAL SPEC.)
GL1, GL2, L6	200 PFC
FB3, FB7, FB21, FB23, FB28, FB29	200 PFC
FB1, FB5, FB9, FB14, FB22, FB30, BB1, BB2	200 UB 25
RB32, RB33, RB35, RB37, RB39, RB40-RB43, RB46-RB48	200 PFC
FB4, FB5, FB8, FB9	200 UC 52
L5, BB3, BB8, BB9	250 UB 37
TB1, TB2, RB30, RB31, RB34, RB45	180 PFC
RB36, RB38, RB44	250 PFC
L2, L3, L4, L7, FB11, FB16, FB20, FB26, FB27	250 PFC
BB4, BB7, BB10, BB11	250 PFC
FB1, FB2, FB6, FB10, FB12, FB13, FB15	200 UB 25
FB17, FB18, FB19, FB24, FB30, BB1, BB2, BB5, BB6, BB11	200 UB 25
C1, C3, C4, C5, C7, C14, C18	100x100x9 SHS (GR350)
C8, C9	200x100x6 SHS (GR350)
C10, C11, C15, C16, C17, C20, C21	150x150x9 SHS (GR350)
C19, C23, C24, C26-C29, C31-C60	89x89x6 SHS (GR350)
TKD	3/90 x 45 F17 KDHW, TRIPLE STUDS
KD	2/90 x 45 F17 KDHW, DOUBLE STUDS
DS	2/90 x 45 F5 PINE, DOUBLE STUDS

FLOOR JOISTS
- 240 x 45 F17 KDHW @ 450 CTS - MAX 4800 SPAN
- 250 NOM POSISTRUT FLOOR JOISTS @ 450 CTS (TO MANUFACTURERS SPECIFICATIONS)
- 250 NOM LONGREACH FLOOR JOISTS @ 450 CTS (TO MANUFACTURERS SPECIFICATIONS)

DECK JOISTS - DJ1
- 240 x 45 F7 TREATED PINE @ 450 CTS

DECK JOISTS - DJ2
- 140 x 45 F7 TREATED PINE @ 450 CTS

DJ - DENOTES DOUBLE JOISTS
DJ UNDER WALLS AND POINT LOADS TYP.

SHS STUBS AT LOCATIONS AS SHOWN ARE 89 SHS MINIMUM

25mm SPEED BRACE FIXED TO EVERY RAFTER TYP

RAFTERS
- 290 x 45 F17 KDHW @ 600 CTRS FOR SPANS UP TO 6700
- 240 x 45 F17 KDHW @ 450 CTRS FOR SPANS UP TO 6300
- 240 x 45 F17 KDHW @ 600 CTRS FOR SPANS UP TO 6000
- 240 x 45 F17 KDHW @ 900 CTRS FOR SPANS UP TO 5400

CARPORT RAFTERS
- 240 x 45 F16 LVL SMARTFRAME LOSP TREATED (H3) @ 450 CTRS (MAX 6200 SPAN)

ALTERNATIVELY:
ROOF TRUSSES FOR SPANS AS MENTIONED TO DETAILS AND SPECIFICATIONS BY THE THE MANUFACTURER

BRACING
TYPE B1 - 4 kN/m BRACING
6mm THICK PLYWOOD PANEL
TIMBER STUDS @ 450 CTS
2.8mmØ CLOUTS NAILED AT:
50mm CENTRES ALONG TOP & BOTTOM PLATES
150mm CENTRES ALONG VERTICAL EDGES
300mm CENTRES ALONG INTERMEDIATE STUDS
TYPE B2 - 4 kN/m BRACING
DIAGONAL TENSION METAL BRACES
REFER TO 'TIMBER FRAMING MANUAL' FOR DETAILS
DENOTED ON PLAN AS: B1 (B2)
B2 BRACING CAN BE SUBSTITUTED FOR B1 BRACING
MIN B2 BRACING LENGTH 1.8m
B1 BRACING IS TO BE INSTALLED IN ALL EXTERNAL CORNERS OF WALLS BOTH DIRECTIONS (900mm OR TO NEAREST OPENING) UNLESS NOTED OTHERWISE

UPPER STOREY POST, STUD & COLUMN SIZES TO BE CARRIED THROUGH TO FOUNDATIONS UNLESS NOTED OTHERWISE

ALL TIMBER FRAMING, BRACING & TIE DOWNS TO BE IN ACCORD WITH AS1684 'LIGHT TIMBER FRAMING CODE'

ALL EXTERNAL TIMBER TO BE TREATED AGAINST WEATHER EXPOSURE

ALL TIMBER FRAMING & BRACING NOT SPECIFIED IS TO BE IN STRICT ACCORDANCE WITH AS1684 'LIGHT TIMBER FRAMING CODE' & ARCHITECTURAL SPECIFICATIONS

ALL EXTERNAL STEELWORK TO BE HOT DIPPED GALVANISED OR EQUIVALENT CORROSION PROTECTION TO AS2311 & AS 2312

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES SHEET

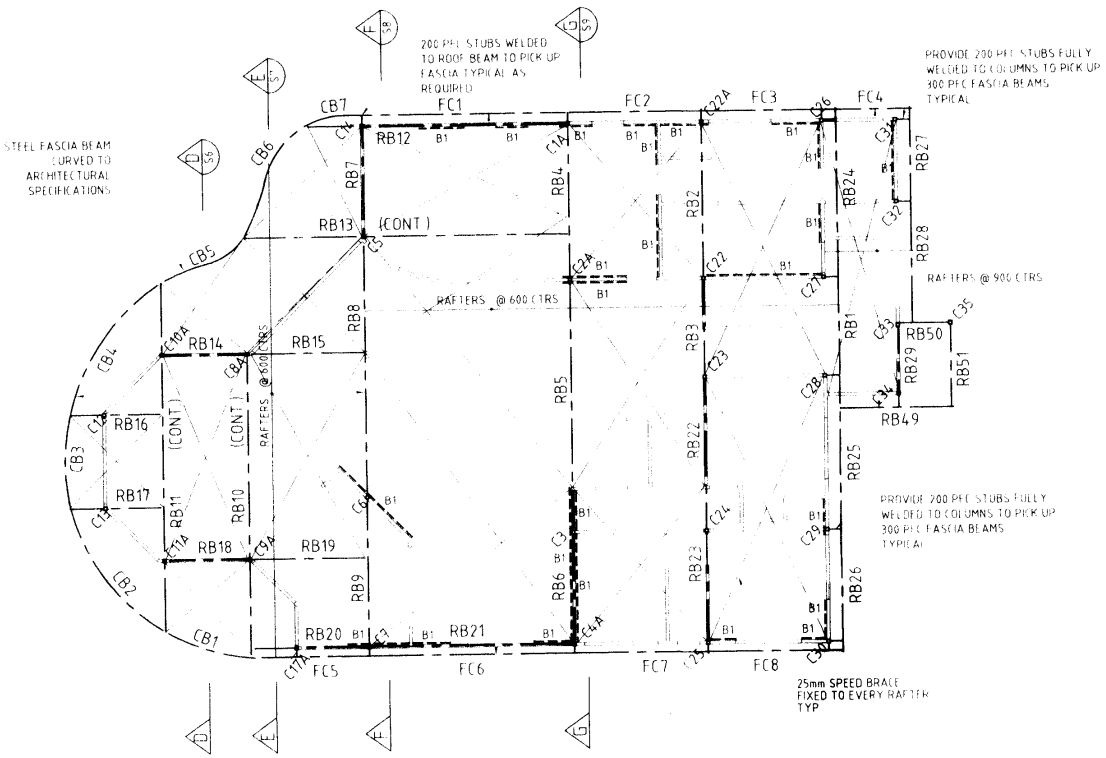
Rev	Date	Remarks

Client: C.A. & P.M. PUGH
3/4 CATHERINE STREET
McCRAE

e-struct Pty Ltd
civil & structural engineers
P.O. Box 7085, Karingal Centre, Karingal
Ph (03) 9750 6910 Fax (03) 9789 7233
mob 0409 232 753
email mail@e-struct.com.au
www.e-struct.com.au
ACN 097 361 868

Details: PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

Design	RGS	Date	OCT 03
Drawn	RGS	Scale	1:100
Job No:	E5294-S4	Rev	



ROOF FRAMING PLAN

MEMBER SCHEDULE

MARK	DESCRIPTION
B1 CB7	300 PFC (CURVED TO SUIT ARCHITECTURAL SPEC)
RB2 RB3	180 PFC
RB4 - RB12 RB13, RB16, RB17 RB29	250 PFC
RB14, RB15 RB18-RB24	180 PFC
RB1, RB25-RB28, RB49-RB51	300 PFC
FC1 FC8	300 PFC
C1A, C2A, C4A, C6, C7, C12, C13	89x89x6 SHS (GR350)
C21, C22A, C23, C35, C17A	89x89x6 SHS (GR350)
E3, C5, C8A, C9A, C10A, C11A, C14	100x100x9 SHS (GR350)

RAFTERS
240 x 45 F17 KDHW @ 600 CTRS FOR SPANS UP TO 6000
240 x 45 F17 KDHW @ 900 CTRS FOR SPANS UP TO 5400
ALTERNATIVELY
ROOF TRUSSES FOR SPANS AS MENTIONED TO DETAILS AND SPECIFICATIONS BY THE THE MANUFACTURER

BRACING
TYPE B1 - 4 kN/m BRACING
6mm THICK PLYWOOD PANEL
TIMBER STUDS @ 450 CTS
2.8mmΦ CLOUTS NAILED AT
50mm CENTRES ALONG TOP & BOTTOM PLATES
150mm CENTRES ALONG VERTICAL EDGES
300mm CENTRES ALONG INTERMEDIATE STUDS
TYPE B2 - 4 kN/m BRACING
DIAGONAL TENSION METAL BRACES
REFER TO 'TIMBER FRAMING MANUAL' FOR DETAILS
DENOTED ON PLAN AS B1 (B2)
B2 BRACING CAN BE SUBSTITUTED FOR B1 BRACING
MIN B2 BRACING LENGTH 1.8m
B1 BRACING IS TO BE INSTALLED IN ALL EXTERNAL CORNERS OF WALLS BOTH DIRECTIONS (900mm OR TO NEAREST OPENING UNLESS NOTED OTHERWISE

UPPER STOREY POST, STUD & COLUMN SIZES TO BE CARRIED THROUGH TO FOUNDATIONS UNLESS NOTED OTHERWISE

ALL TIMBER FRAMING, BRACING & TIE DOWNS TO BE IN ACCORD WITH AS1684 'LIGHT TIMBER FRAMING CODE

ALL EXTERNAL TIMBER TO BE TREATED AGAINST WEATHER EXPOSURE

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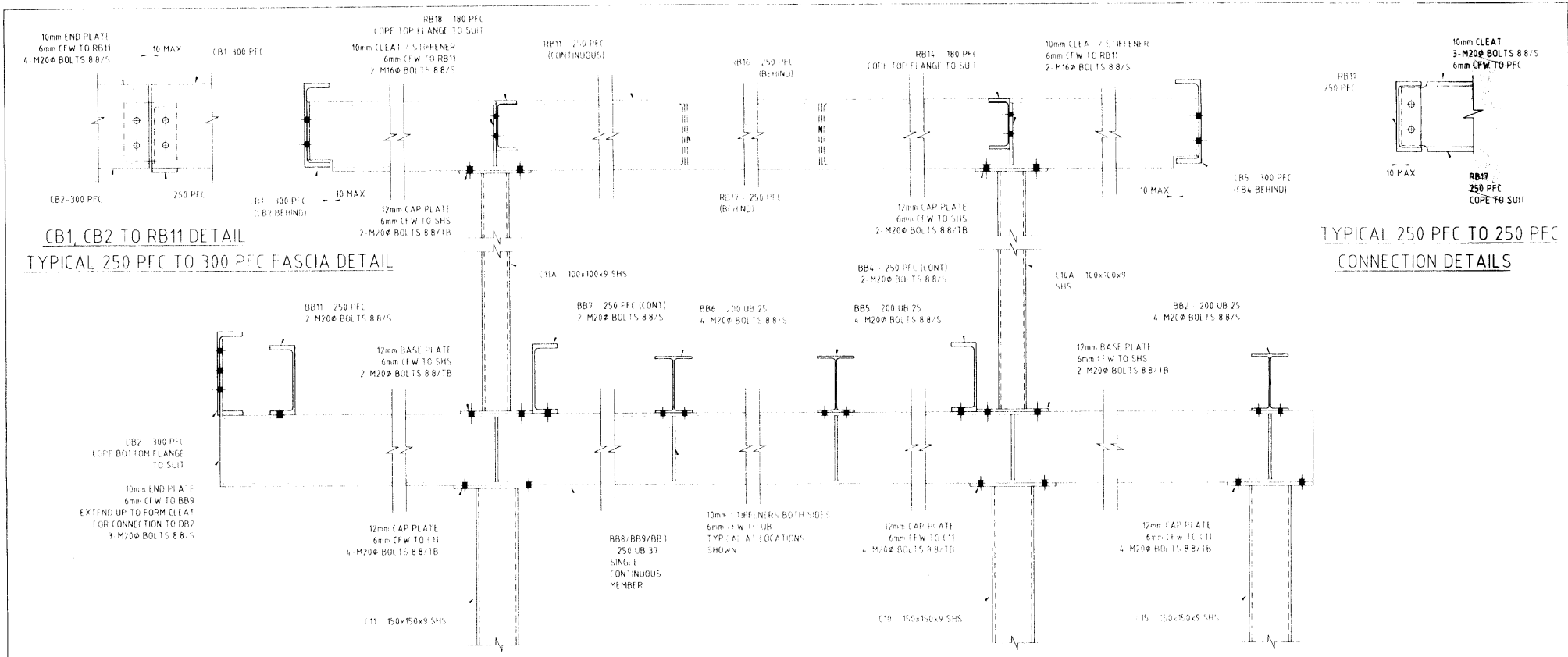
C A & P M PUGH
3/4 CATHERINE STREET
McCRAE

e-struct
civil & structural engineers

PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

DRN	RGS
CHK	RGS
Date	OCT 02
Scale	1:100
JOB NO.	E5294-S5
SHEET NO.	



ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES SHEET

C A & P M PUGH
3/4 CATHERINE STREET
McCRAE

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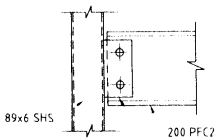
PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

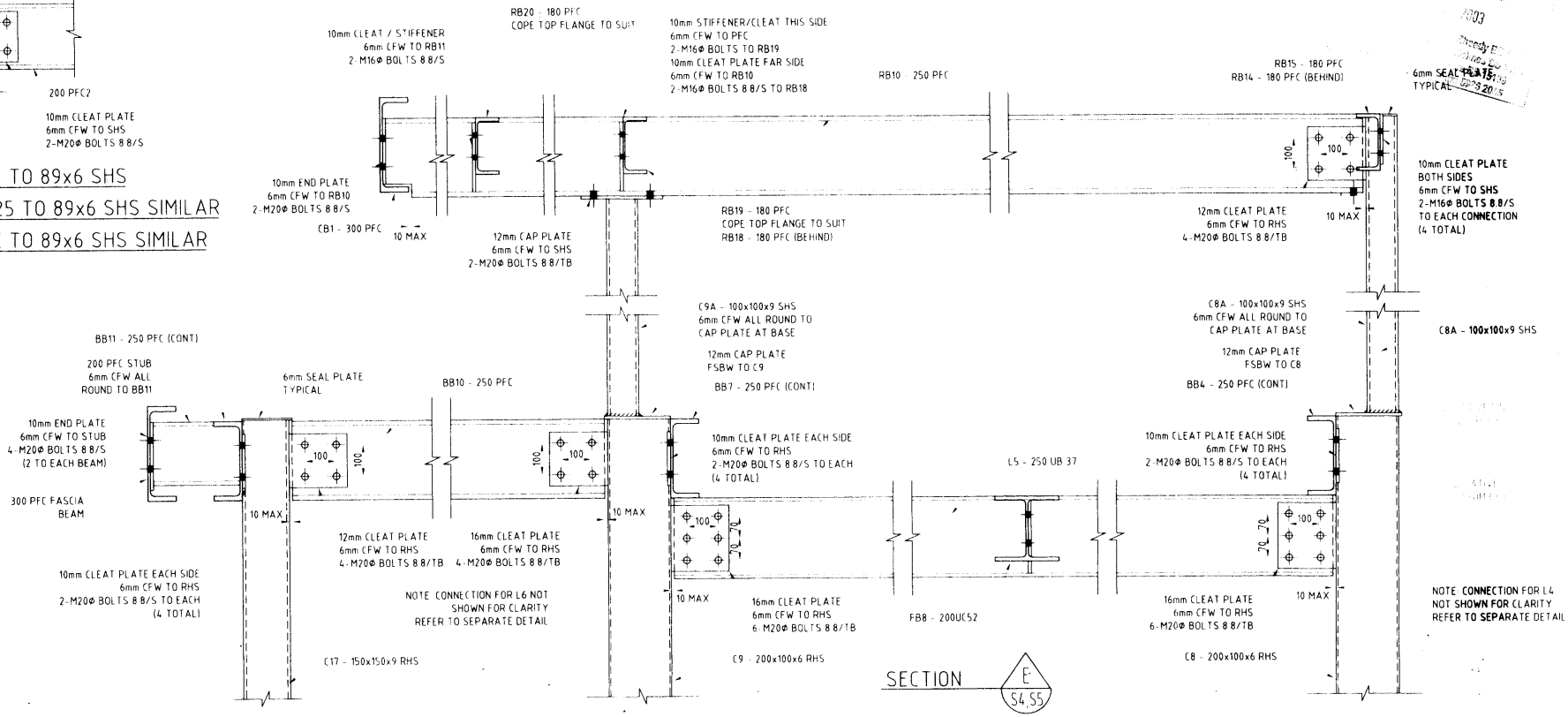
RGS	Date 02.1.02
RGS	Scale 1:10
ES294-S6	

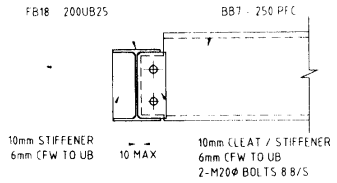


TYPICAL 200PFC TO 89x6 SHS

TYPICAL 200UB25 TO 89x6 SHS SIMILAR

TYPICAL 250PFC TO 89x6 SHS SIMILAR

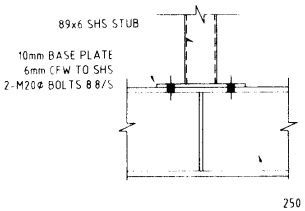




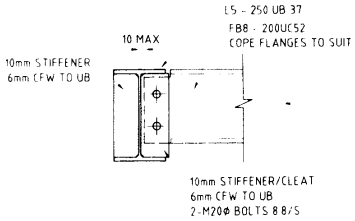
BB7 TO FB18 CONNECTION DETAIL

BB4 TO FB15 CONNECTION SIMILAR

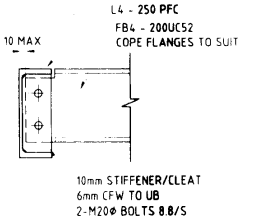
BB11 TO FB18 CONNECTION SIMILAR



TYPICAL STUB TO 250 PFC DETAIL



FB8 TO L5 CONNECTION DETAIL



FB4 TO L4 CONNECTION DETAIL

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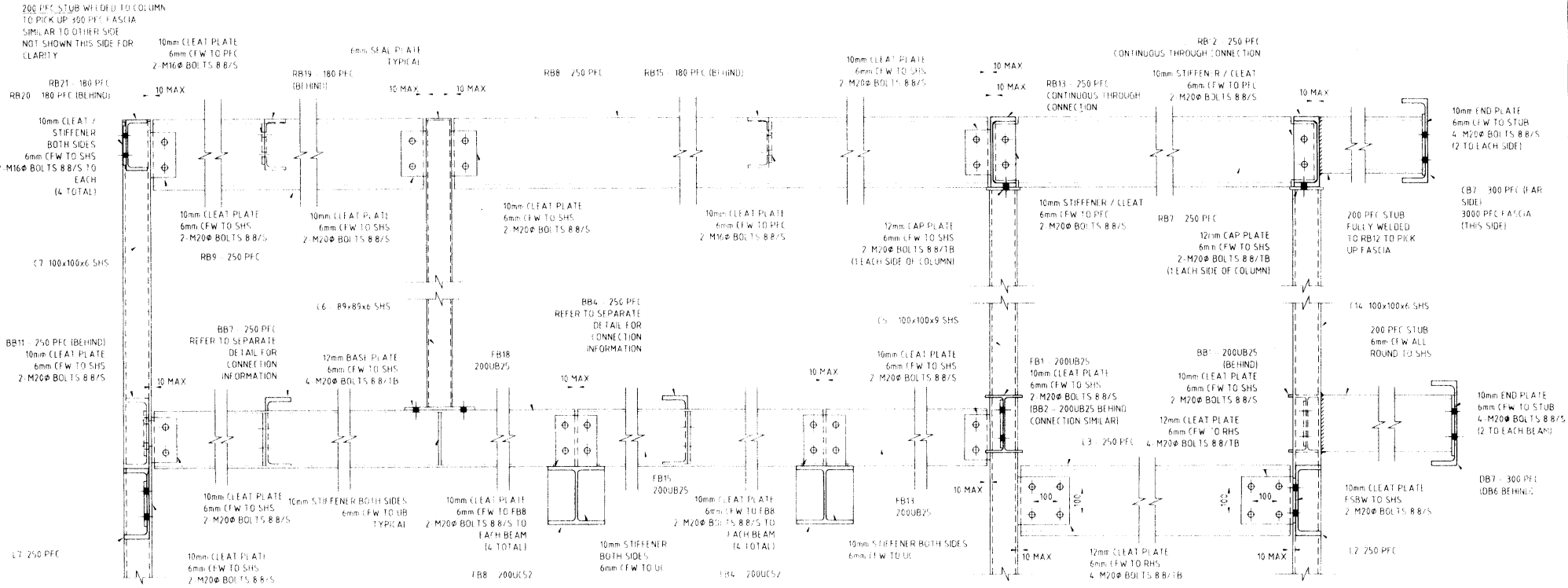
No.	Date	Remarks

C.A. & P.M. PUGH
3/4 CATHERINE STREET
McCRAE

e-struct Pty Ltd
civil & structural engineers
P.O. Box 7085 Karingal Centre Karingal
Ph: (03) 9785 6299 Mob: 0408 132 153
Fax: (03) 9789 7221 email: mail@e-struct.com.au
ACN 097 361 898 www.e-struct.com.au

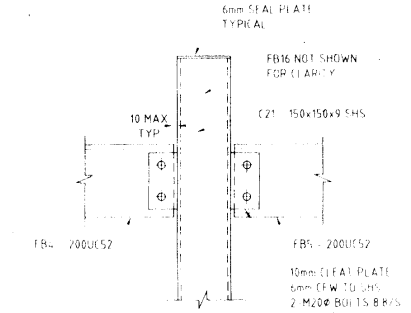
PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

Design: RGS	Date: OCT 03
Drawn: RGS	Scale: 1:10
Job No: E5294-S7	No:



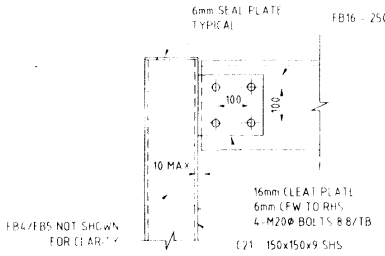
SECTION S4,S5

NOTE: CONNECTION FOR L4 NOT SHOWN FOR CLARITY REFER TO SEPARATE DETAIL



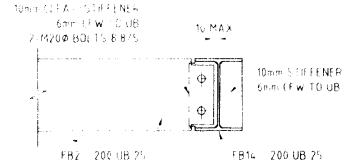
FB4 & FB5 TO C21 DETAIL

FB8 & FB9 TO C20 SIMILAR

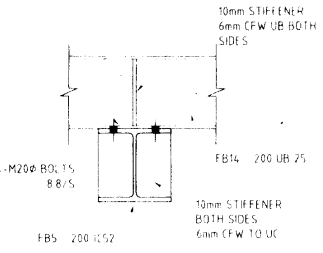


FB16 TO C21 DETAIL

FB16 TO C20 SIMILAR



FB2 TO FB14 DETAIL



FB5 TO FB14 DETAIL

FB9 TO FB22 DETAIL SIMILAR

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C A & P M PUGH
3/4 CATHERINE STREET
McCRAE

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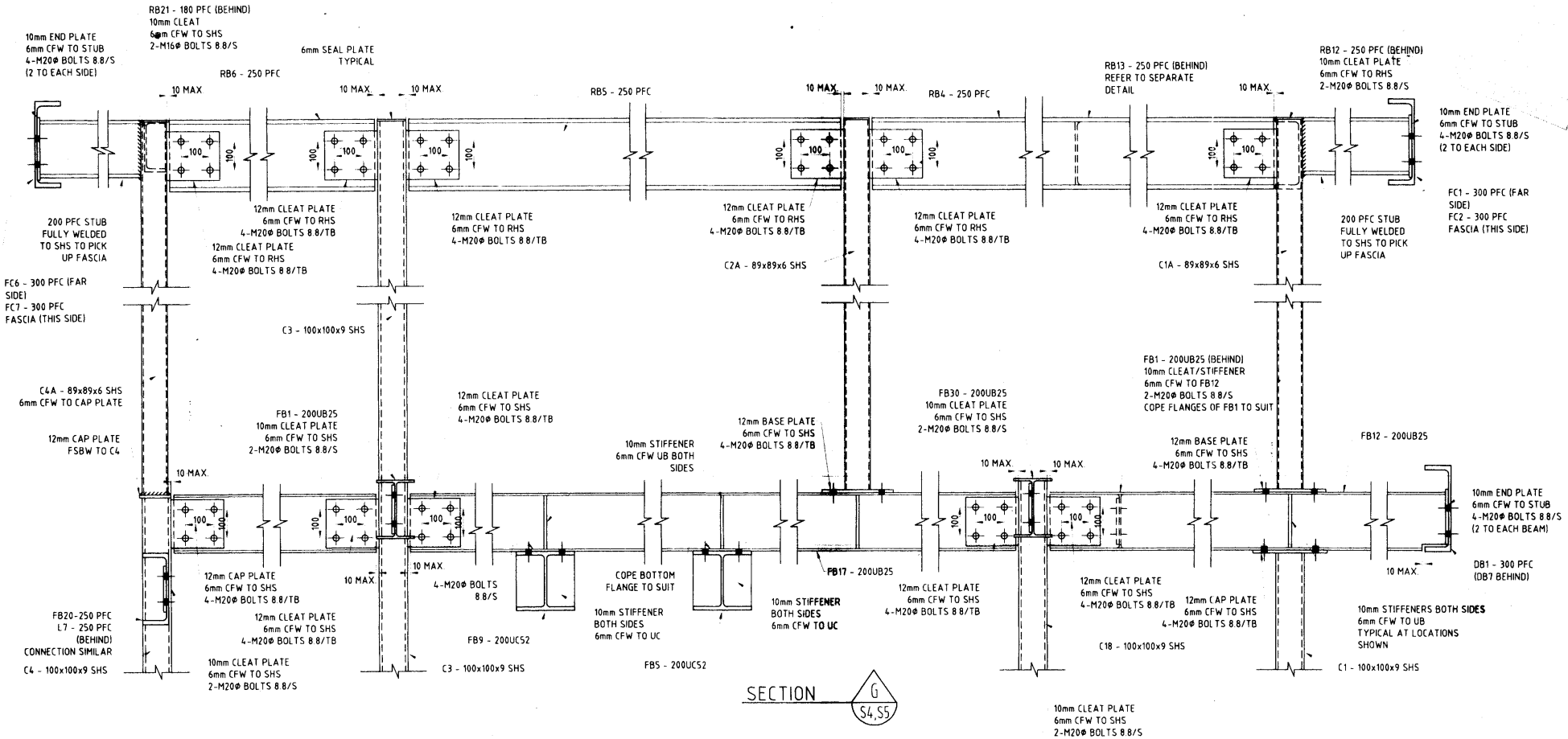
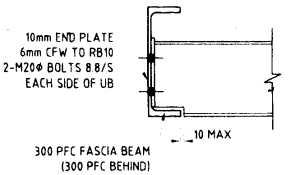
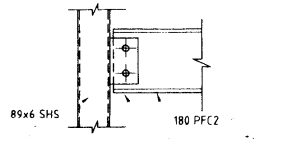
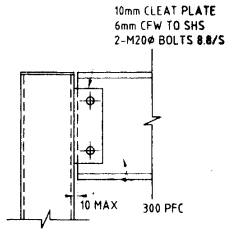
DRN	RGS	DATE	OCT 03
CHK	RGS	SCALE	1:10
JOB NO	E5294 - S8	SHT	



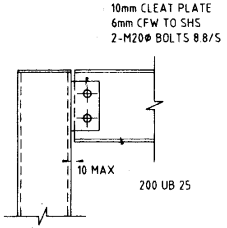




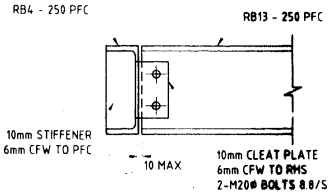
TYPICAL 180PFC TO 89x6 SHS



TYPICAL 300PFC TO 150x9 SHS



TYPICAL 200UB25 TO 150x9 SHS
TYPICAL 200UB25 TO 89x6 SHS SIMILAR



RB13 TO RB4 CONNECTION DETAIL

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TYPICAL 200UB25 TO 300 PFC FASCIA

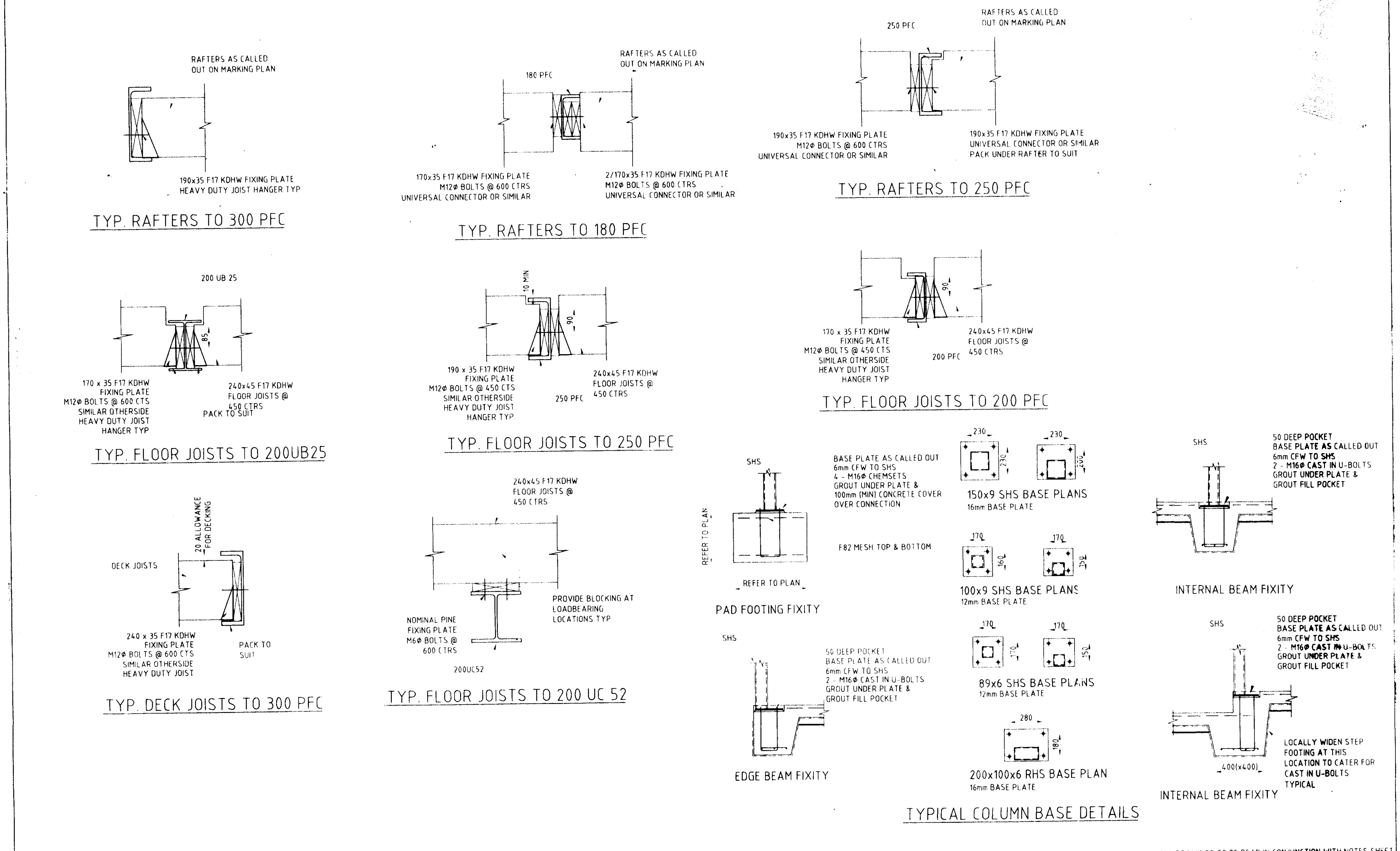
Rev.	Date	Remarks

Client: C.A. & R.M. PUGH
3/4 CATHERINE STREET
McCRAE

e-struct Pty Ltd
civil & structural engineers
P.O. Box 7095, Karingal Centre, Karingal
Ph: (03) 9785 6299
Mob. 0409 232 753
Fax: (03) 9789 7223
email mail@e-struct.com.au
ACN 097 361 898
www.e-struct.com.au

Details: PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

Design	RGS	Date	OCT 03
Drawn	RGS	Scale	1:10
Job No	E5296-S9	Rev	


RAFTERS AS CALLED OUT ON MARKING PLAN
190x35 F17 KDHW FIXING PLATE HEAVY DUTY JOIST HANGER TYP
TYP. RAFTERS TO 300 PFC
180 PFC
RAFTERS AS CALLED OUT ON MARKING PLAN
170x35 F17 KDHW FIXING PLATE M12ø BOLTS @ 600 CTRS UNIVERSAL CONNECTOR OR SIMILAR
2/170x35 F17 KDHW FIXING PLATE M12ø BOLTS @ 600 CTRS UNIVERSAL CONNECTOR OR SIMILAR
TYP. RAFTERS TO 180 PFC
250 PFC
RAFTERS AS CALLED OUT ON MARKING PLAN
190x35 F17 KDHW FIXING PLATE M12ø BOLTS @ 600 CTRS UNIVERSAL CONNECTOR OR SIMILAR
190x35 F17 KDHW FIXING PLATE UNIVERSAL CONNECTOR OR SIMILAR PACK UNDER RAFTER TO SUIT
TYP. RAFTERS TO 250 PFC
200 UB 25
85
170 x 35 F17 KDHW FIXING PLATE M12ø BOLTS @ 600 CTS SIMILAR OTHERSIDE HEAVY DUTY JOIST HANGER TYP
240x45 F17 KDHW FLOOR JOISTS @ 450 CTRS
PACK TO SUIT
TYP. FLOOR JOISTS TO 200UB25
10 MIN
90
190 x 35 F17 KDHW FIXING PLATE M12ø BOLTS @ 450 CTS SIMILAR OTHERSIDE HEAVY DUTY JOIST HANGER TYP
250 PFC
240x45 F17 KDHW FLOOR JOISTS @ 450 CTRS
TYP. FLOOR JOISTS TO 250 PFC
90
170 x 35 F17 KDHW FIXING PLATE M12ø BOLTS @ 450 CTS SIMILAR OTHERSIDE HEAVY DUTY JOIST HANGER TYP
200 PFC
240x45 F17 KDHW FLOOR JOISTS @ 450 CTRS
TYP. FLOOR JOISTS TO 200 PFC
20 ALLOWANCE FOR DECKING
DECK JOISTS
240 x 35 F17 KDHW FIXING PLATE M12ø BOLTS @ 600 CTS SIMILAR OTHERSIDE HEAVY DUTY JOIST
PACK TO SUIT
TYP. DECK JOISTS TO 300 PFC
240x45 F17 KDHW FLOOR JOISTS @ 450 CTRS
PROVIDE BLOCKING AT LOADBEARING LOCATIONS TYP
NOMINAL PINE FIXING PLATE M6ø BOLTS @ 600 CTRS
200UC52
TYP. FLOOR JOISTS TO 200 UC 52
SHS
BASE PLATE AS CALLED OUT 6mm CFW TO SHS 4 - M16ø CHEMSETS GROUT UNDER PLATE & 100mm (MIN) CONCRETE COVER OVER CONNECTION
F82 MESH TOP & BOTTOM
REFER TO PLAN
REFER TO PLAN
PAD FOOTING FIXITY
SHS
50 DEEP POCKET BASE PLATE AS CALLED OUT 6mm CFW TO SHS 2 - M16ø CAST IN U-BOLTS GROUT UNDER PLATE & GROUT FILL POCKET
EDGE BEAM FIXITY
230
230
230
200
150x9 SHS BASE PLANS
16mm BASE PLATE
170
170
160
130
100x9 SHS BASE PLANS
12mm BASE PLATE
170
170
170
150
89x6 SHS BASE PLANS
12mm BASE PLATE
280
180
200x100x6 RHS BASE PLAN
16mm BASE PLATE
SHS
50 DEEP POCKET BASE PLATE AS CALLED OUT 6mm CFW TO SHS 2 - M16ø CAST IN U-BOLTS GROUT UNDER PLATE & GROUT FILL POCKET
INTERNAL BEAM FIXITY
SHS
50 DEEP POCKET BASE PLATE AS CALLED OUT 6mm CFW TO SHS 2 - M16ø CAST IN U-BOLTS GROUT UNDER PLATE & GROUT FILL POCKET
LOCALLY WIDEN STEP FOOTING AT THIS LOCATION TO CATER FOR CAST IN U-BOLTS TYPICAL
400(x400)
INTERNAL BEAM FIXITY
TYPICAL COLUMN BASE DETAILS

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C.A. & P.M. PUGH
3/4 CATHERINE STREET
McCRAE

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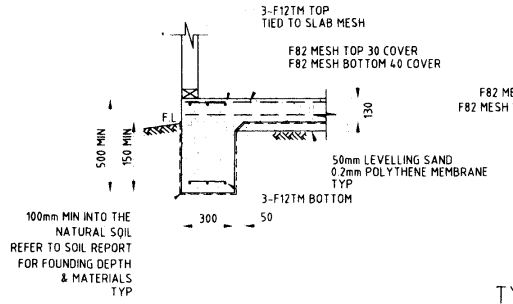
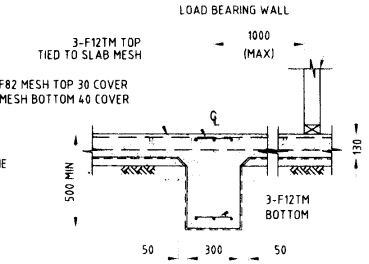
Fax (03) 9789 7223
ACN 097 381 869 www.e-struct.com.au

PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

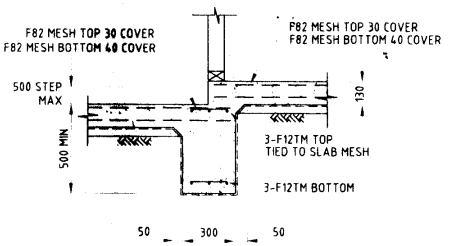
Design	RGS	Date	OCT 03
Drawn	RGS	Scale	1:10
Job No.	E5294-S10	Rev	



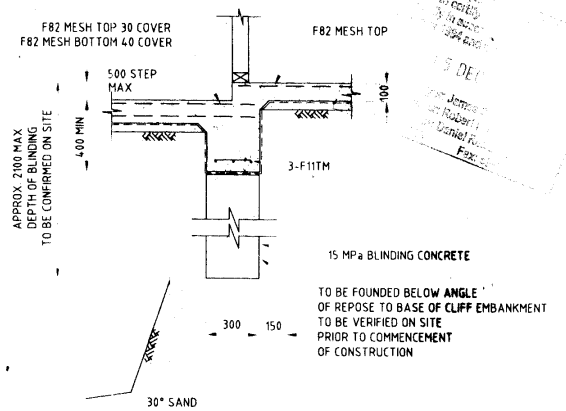
TYPICAL SUSPENDED EDGE BEAM



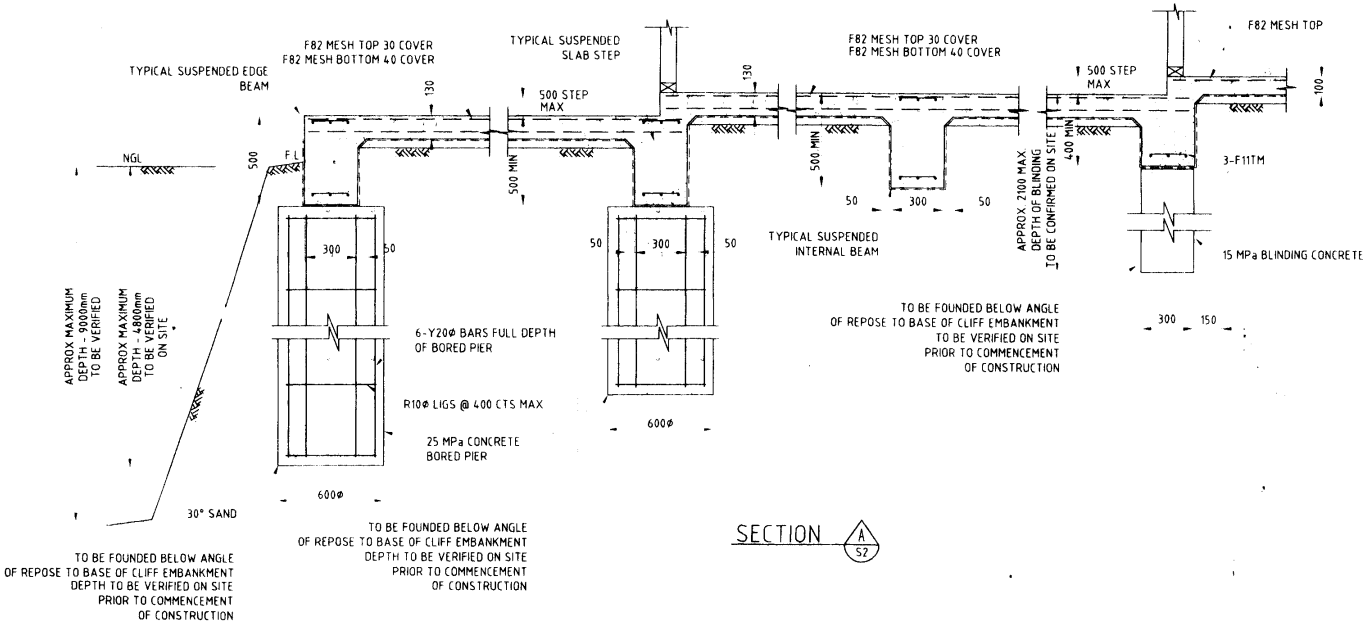
TYPICAL SUSPENDED INTERNAL BEAM



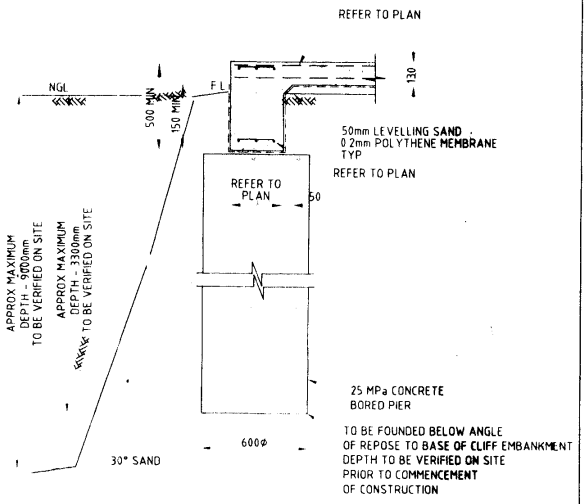
TYPICAL SUSPENDED SLAB STEP DETAIL



TYPICAL ANGLE OF REPOSE ON SLAB STEP



SECTION A/S2



TYPICAL 'URP' UNREINFORCED BORED PIER DETAIL

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES SHEET

Rev.	Date	Remarks
A	12/12/03	SECTION ADDED

Client: C.A. & P.M. PUGH
3/4 CATHERINE STREET
McCRAE

e-struct Pty Ltd
civil & structural engineers
P.O. Box 7095, Karingal Centre, Karingal
Ph (03) 9750 6910 Mob 0409 232 750
Fax (03) 9789 7223 email mail@e-struct.com.au
ACN 097 361 896 www.e-struct.com.au

Details: PROPOSED RESIDENCE
6 VIEW POINT ROAD
McCRAE

Design	RGS	Date	DEC 03
Drawn	RGS	Scale	1:20
Job No	E5294-S11	Rev.	A

General Notes

General Notes for Residential Works (new)

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 1992, THE BUILDING CODE OF AUSTRALIA 1996 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN
- SAFETY GLAZING SHALL BE USED IN THE FOLLOWING CASES :-
  - I. ALL ROOMS — WITHIN 500MM VERTICAL OF FLOOR LEVEL
  - II. BATHROOMS — WITHIN 1500MM VERTICAL FROM BATH BASE WITHIN 500 HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES
  - III. LAUNDRY — WITHIN 1500MM VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 500MM VERTICAL OF TROUGH
  - IV DOORWAY — WITHIN 700 HORIZONTAL FROM ALL DOORS
  - V. ENSUITE — AS FOR (II)
- PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500MM OF AN UNENCLOSED SHOWER AND BASE TO WALLS AT 1800MM ABOVE FLOORS AND 1500MM ABOVE BATH, SINKS, BASINS AND TROUGH SPLASH BACKS AND THE LIKE.
- THERMAL INSULATION SHALL BE PROVIDED AS FOLLOWS :-
  - FOR TIMBER FLOOR CONSTRUCTION WITH NO PERIMETER BASE BRICKWORK :- R1.5 BULK INSULATION TO EXTERNAL WALLS & R2.5 BULK INSULATION TO ROOF
  - FOR TIMBER FLOOR CONSTRUCTION WITH PERIMETER BASE BRICKWORK :- R1.5 D.S. SISALATION TO EXTERNAL WALLS AND R2.5 BULK INSULATION TO ROOF
  - FOR SLAB FLOOR CONSTRUCTION :- R1.5 D.S. SISALATION TO EXTERNAL WALLS & R2.5 BULK INSULATION TO ROOF NOTE: SISALATION TO HAVE A FLAMMABILITY INDEX NOT EXCEEDING 5
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) SHALL BE :- RISERS @ 190MM MAXIMUM & 115MM MINIMUM GOING (G) 355MM MAXIMUM & 240MM MINIMUM 2R + G = 700MM MAXIMUM & 550MM MINIMUM 125MM MAXIMUM GAP TO OPEN TREADS
- ALL TREADS, LANDINGS & THE LIKE SHALL HAVE NON SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.
- PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BELOW.
- BALUSTRADES SHALL BE :- 1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, & 865 MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, WITH A 125MM MAXIMUM GAP BETWEEN ANY ELEMENT WITHIN THE BALUSTRADE. NO HORIZONTAL ELEMENT SHALL BE BETWEEN 150MM & 760MM ABOVE THE FLOOR WHERE CHANGES IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH.
- HANDRAIL SHALL BE 865MM MINIMUM ABOVE STAIR NOSING AND LANDINGS
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURERS' DETAILS. WINDOWS SHALL BE FLASHED ALL AROUND
- WHERE THE BUILDING/S (EXCLUDES CLASS 10) ARE LOCATED IN A TERMITE PRONE AREA THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER SHALL BE TREATED AGAINST TERMITE ATTACK
- CONCRETE STUMPS :- UP TO 1800MM LONG TO BE 100MM (3 NO. H.D WIRE) 1800MM TO 2000MM LONG TO BE 100MMX100MM (3 NO. H.D WIRES) 2000MM TO 3000MM LONG TO BE 125MMX125MM (3 NO H.D WIRES) 100MM X 100MM STUMPS EXCEEDING 1200MM ABOVE GROUND LEVEL SHALL BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED
- BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR & ALL BUILT IN COMPONENTS & THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS3700 - 1998 MASONRY STRUCTURES
- ALL STORMWATER SHALL BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF CONTRACT
- SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETERS
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH RESPECTIVE SUPPLY AUTHORITY
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF MICHAEL SALPIETRO DRAFTING (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND /OR RELIANCE.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORIZATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

SITE CLASSIFICATION

SITE CLASSIFICATION AS CLASS :- 'M'
REFER TO SOIL REPORT NO. :- 02/0705P
BY :- C.E. LAWRANCE & ASSOC. P/L.

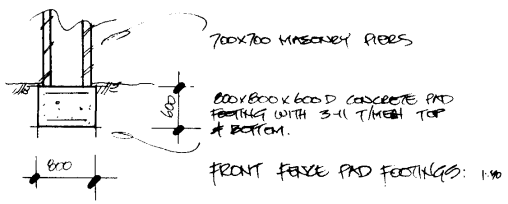
STORMWATER

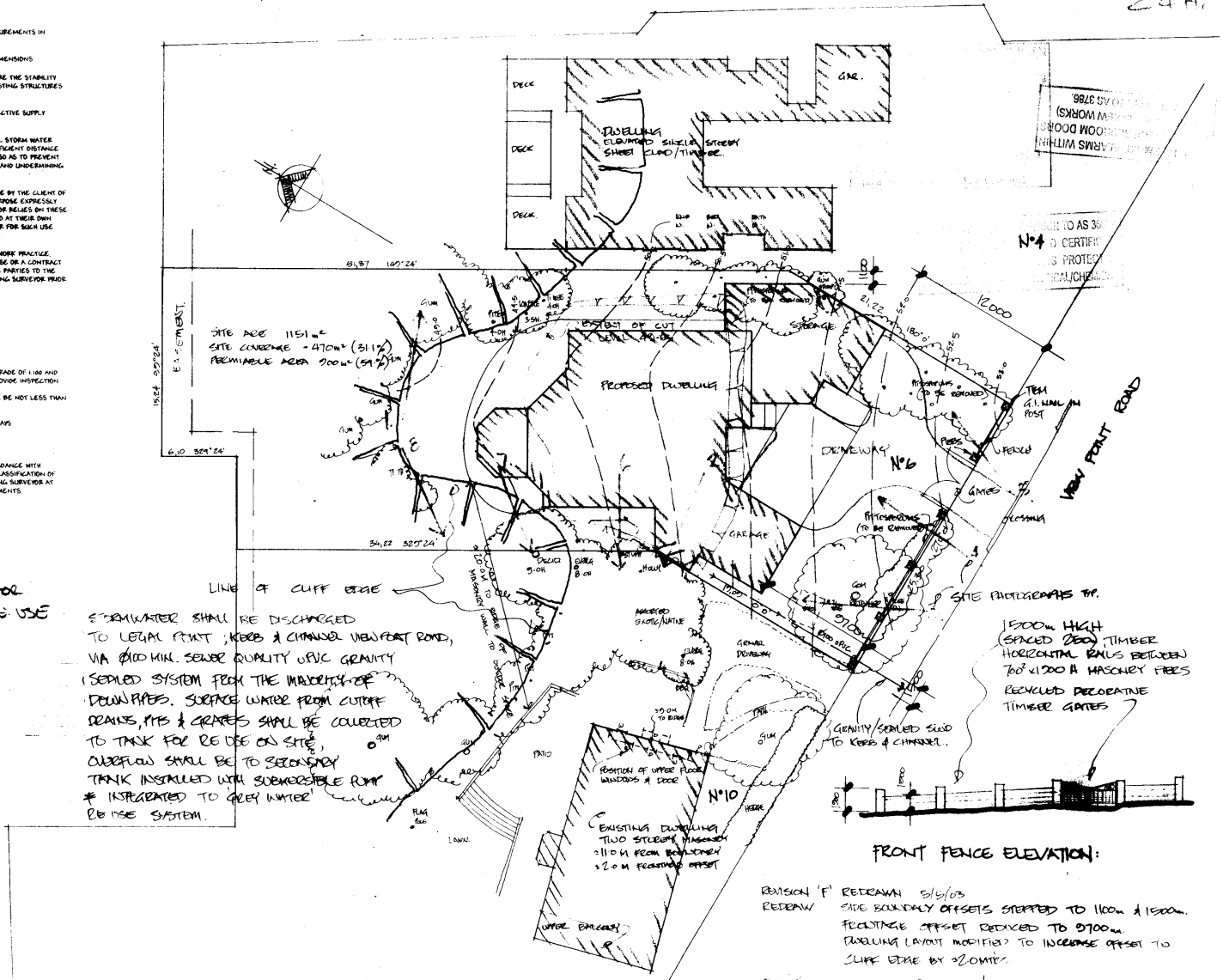
90MM DIA CLASS 6 UPVC STORMWATER DRAIN LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 1000MM A/C AND AT EACH CHANGE OF DIRECTION.
THE LEGAL COVER TO UNDERGROUND STORM WATER DRAINS SHALL BE NOT LESS THAN
- 100MM UNDER SOIL
- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75 UNDER REINFORCED CONCRETE DRIVEWAYS

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

BUILDING TIE-DOWNS AND BRACING SHALL BE PROVIDED IN ACCORDANCE WITH AS4055 - 1992 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF 33 M/S (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

OVERFLOW TO BIOBASE PIT FOR GREY WATER RE-USE





STORMWATER SHALL BE DISCHARGED TO LEGAL POINT ; KERB & CHANNEL VIEW POINT ROAD, VIA 90DD MIN. SEWER QUALITY UPVC GRAVITY SEALED SYSTEM FROM THE MAJORITY OF DOWNPIPES. SURFACE WATER FROM CUTOFF DRAINS, PITS & GRATES SHALL BE COLLECTED TO TANK FOR RE USE ON SITE, OVERFLOW SHALL BE TO SECONDARY TANK INSTALLED WITH SUBMERSIBLE PUMP & INTEGRATED TO GREY WATER RE USE SYSTEM.

FRONT FENCE ELEVATION:

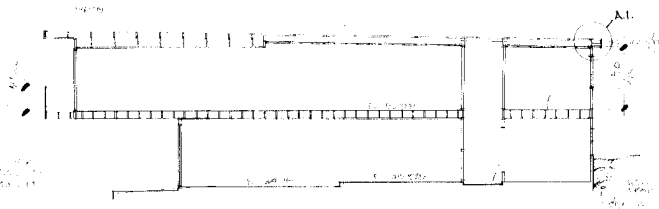
REVISION 'F' REDRAWN 5/6/03
REDRAW SIDE BOUNDARY OFFSETS STEPPED TO 1100m & 1500m. FRONTAGE OFFSET REDUCED TO 9700m DWELLING LAYOUT MODIFIED TO INCREASE OFFSET TO CLIFF EDGE BY >2.0METRES

REV 'G' BUILDING APP. DETAILS/NOTES ADDED
REV 'H' DRG Nº 1 of 4 BUILDING APPLICATION. FENCE FOOTING - DIMENSION NOTE

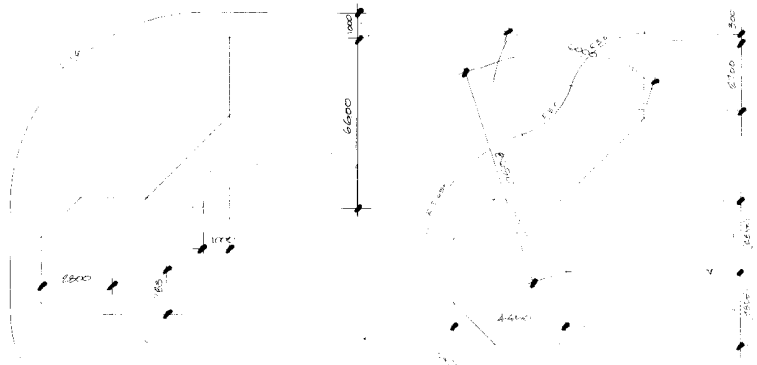
SITE/CONTEXT PLAN: 1:200

DWELLING
Lot 2 P.S. 114212
N°6 VIEW POINT ROAD
Mc CRAE 1 of 4. Ref: 217
for C.A. & P.M. FUGH

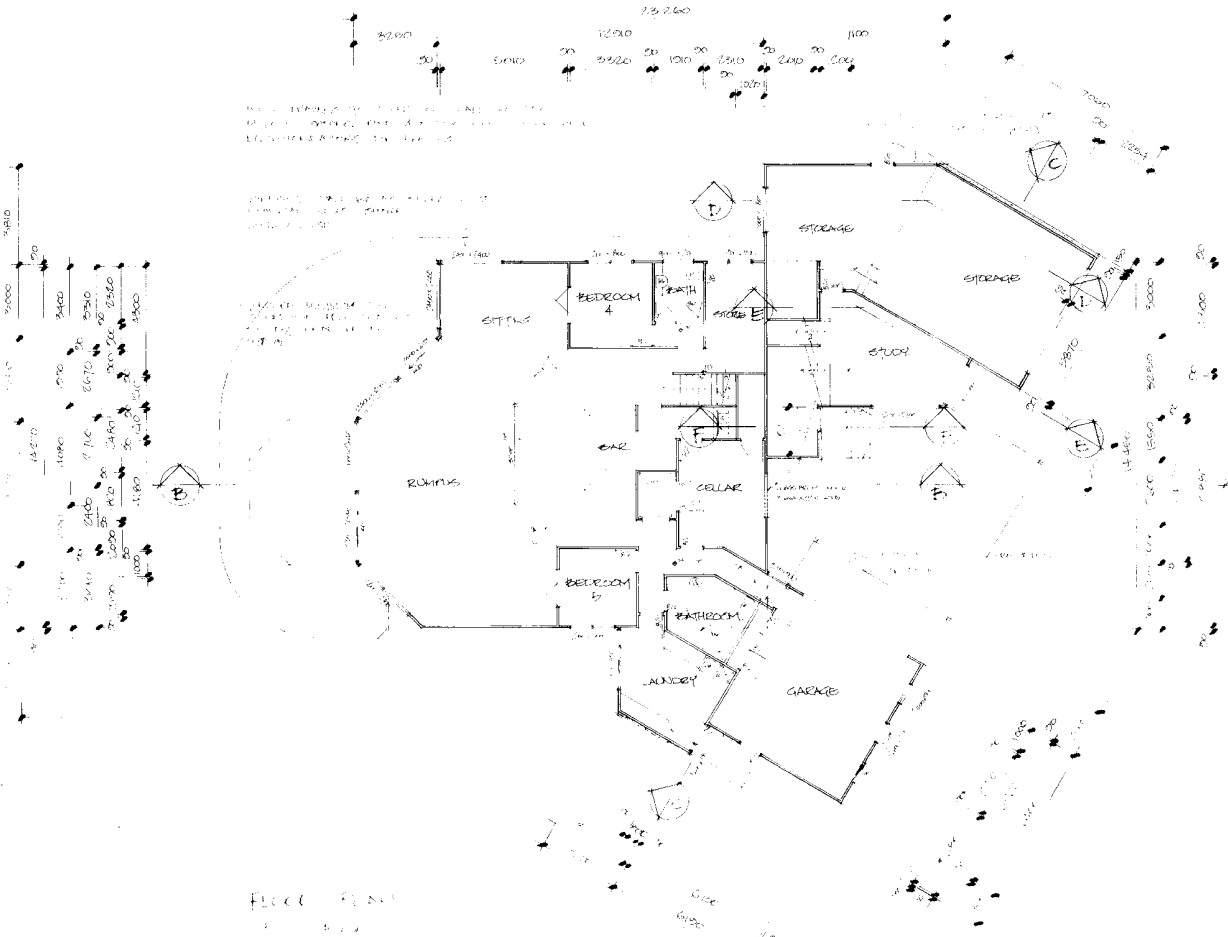
Mike Salpietro Drafting
BUILDING DESIGN

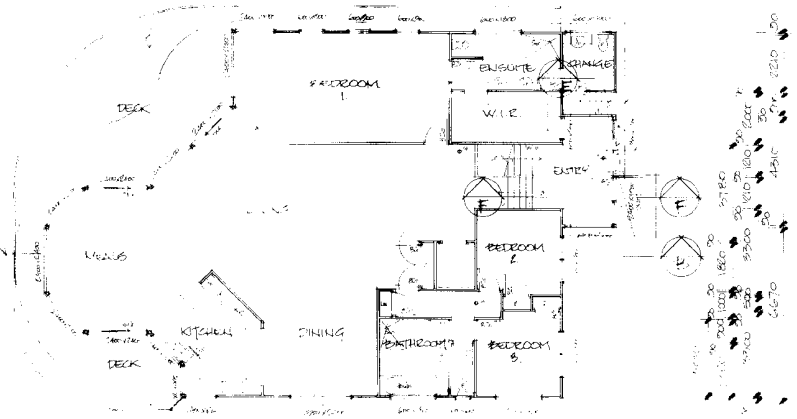


SECTION A-A

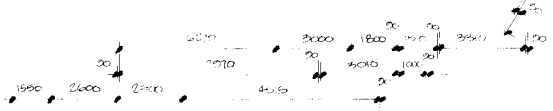


ROOF PLAN





FLOOR PLAN

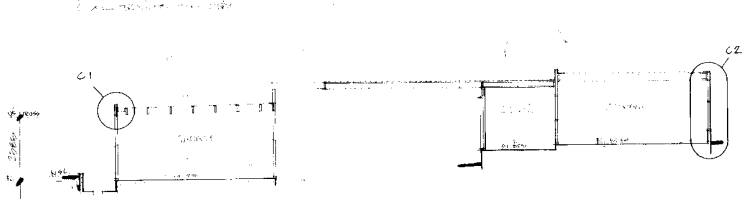


DWELLING & GARAGE
N°6 VIEW POINT ROAD,
McCRAE.
for C.A. & P.M. PUGH

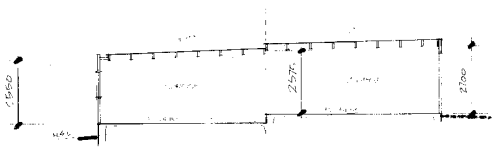
Ref M.217
Sht 1 of 4

Mike Salpietro Drafting

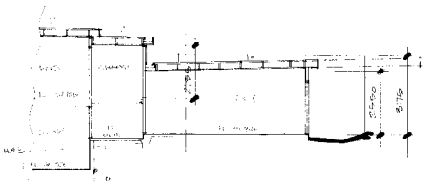
p.d.d.g

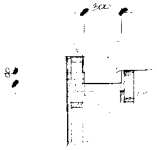


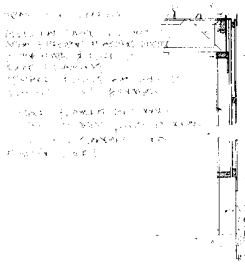
SECTION C-C

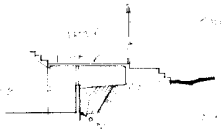


SECTION E-E



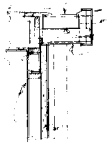






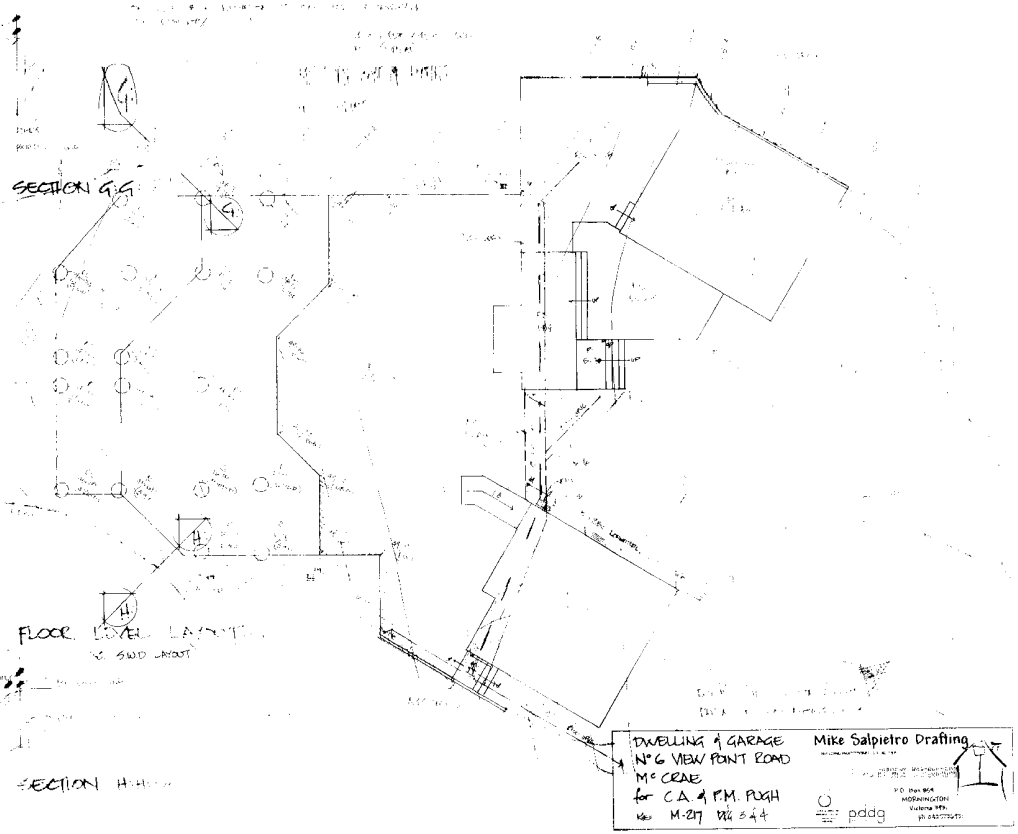
SECTION F-F

DETAIL C-C
TYPICAL BOX GUTTER DETAILS



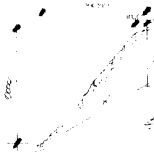
DETAIL C-D
TYPICAL BOUNDARY WALL DETAILS

ROOF LAYOUT



SECTION G-G

FLOOR LEVEL LAYOUT
& SWD LAYOUT

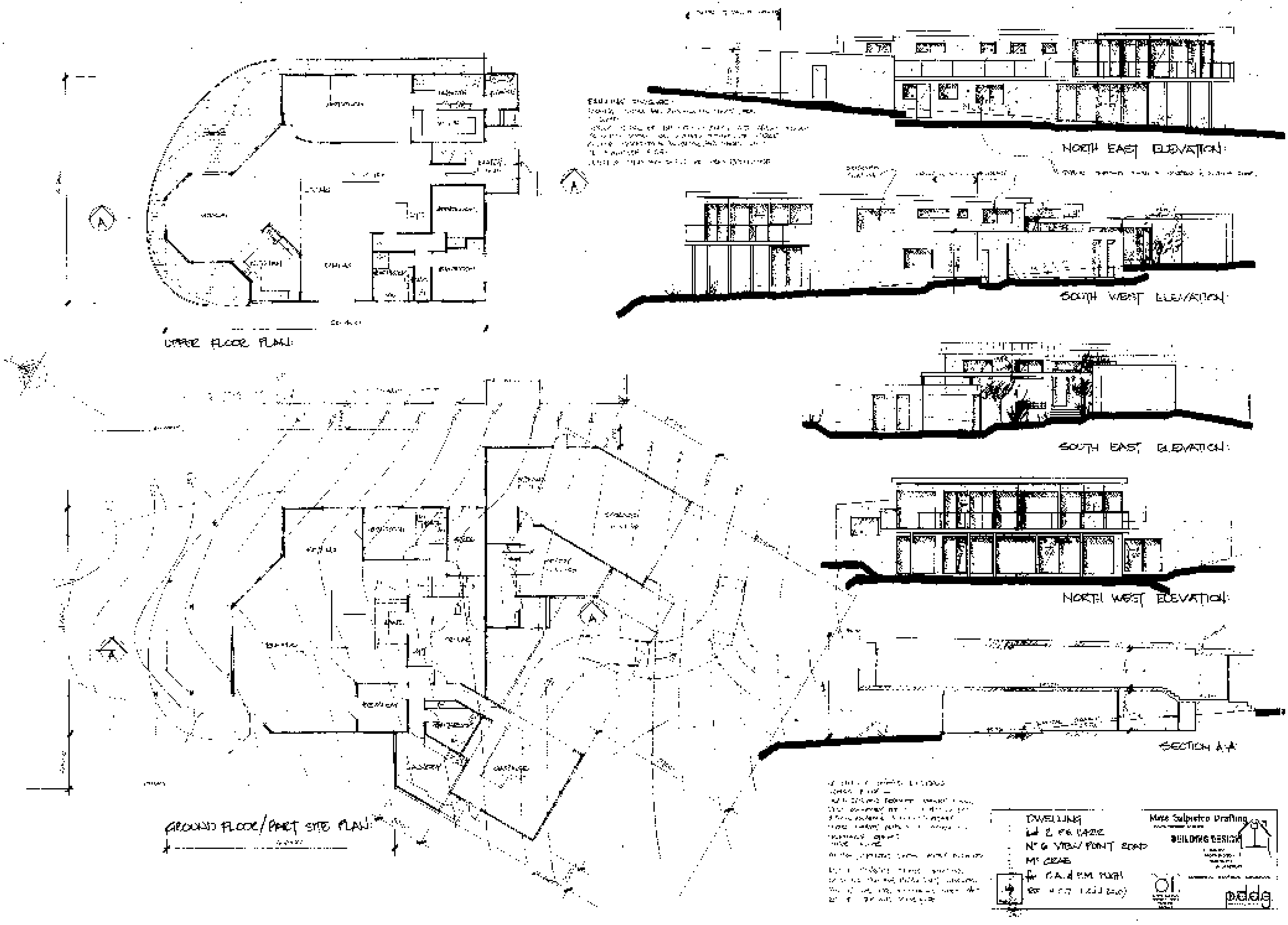


SECTION H-H

DWELLING & GARAGE
N° 6 VIEW POINT ROAD
Mc CRAE
for C.A. & P.M. PUGH
M-217

Mike Salpietro Drafting
P.O. Box 804
MORNINGTON
Victoria 3931
ph 0437775151

pddg


UPPER FLOOR PLAN
NORTH EAST ELEVATION
SOUTH WEST ELEVATION
SOUTH EAST ELEVATION
NORTH WEST ELEVATION
SECTION A-A
GROUND FLOOR/PART SITE PLAN
DWELLING
N° 6 VIEW POINT ROAD
M' CRAB
Mike Salpietro Drafting
BUILDING DESIGN
01
pddg