



**Plan Vision Australia**

27 Eighth Street, Adamstown  
W/ (02) 40231266 M/ 0414 011 483

**BUILDERS NOTE:**

Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non- virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be ordered direct off plans. Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers separate site confirmed Materials list. Plans are not intended to be the absolute medium for construction information accuracy due to site discrepancies. See schedule of specifications for further details.

Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

**SURVEY NOTE:**

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule		
Date	Description	Issued by
17.05.14	Engineering amended	MWA
09.08.14	Retaining wall changed to log	MDA

Unit Development

**Client:**

**Address:**

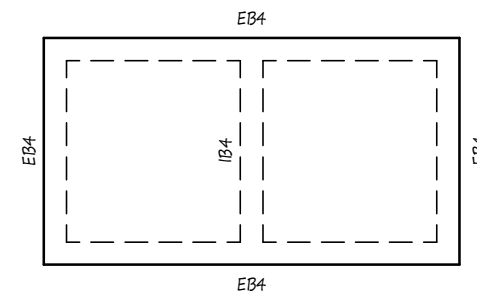
Date: 02/08/13

Drawn By: CDB

Drawing No: 713-4458

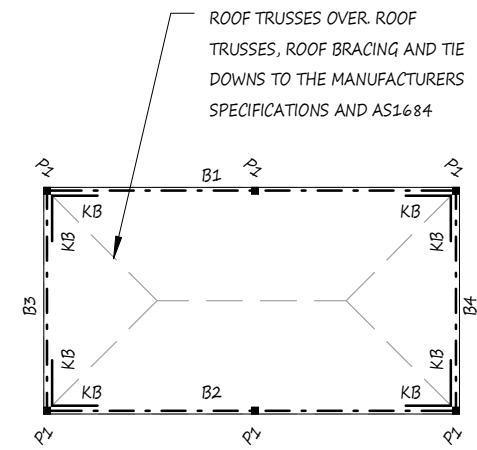
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Scale: As indicated @ A3



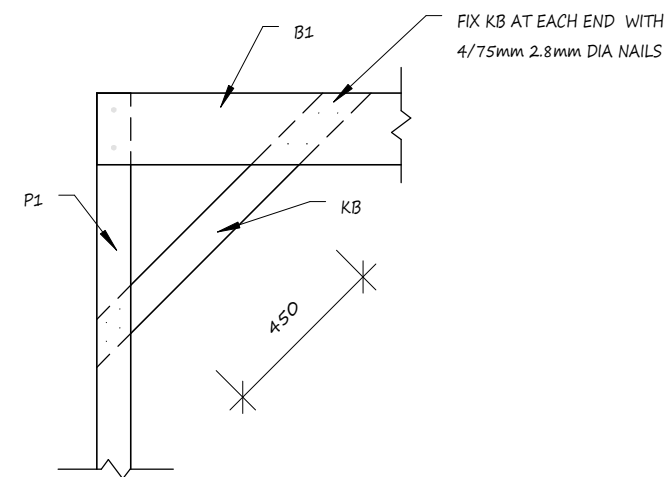
**Carport Foundation Plan**

2  
1 : 100



**Carport Roof Beam Plan**

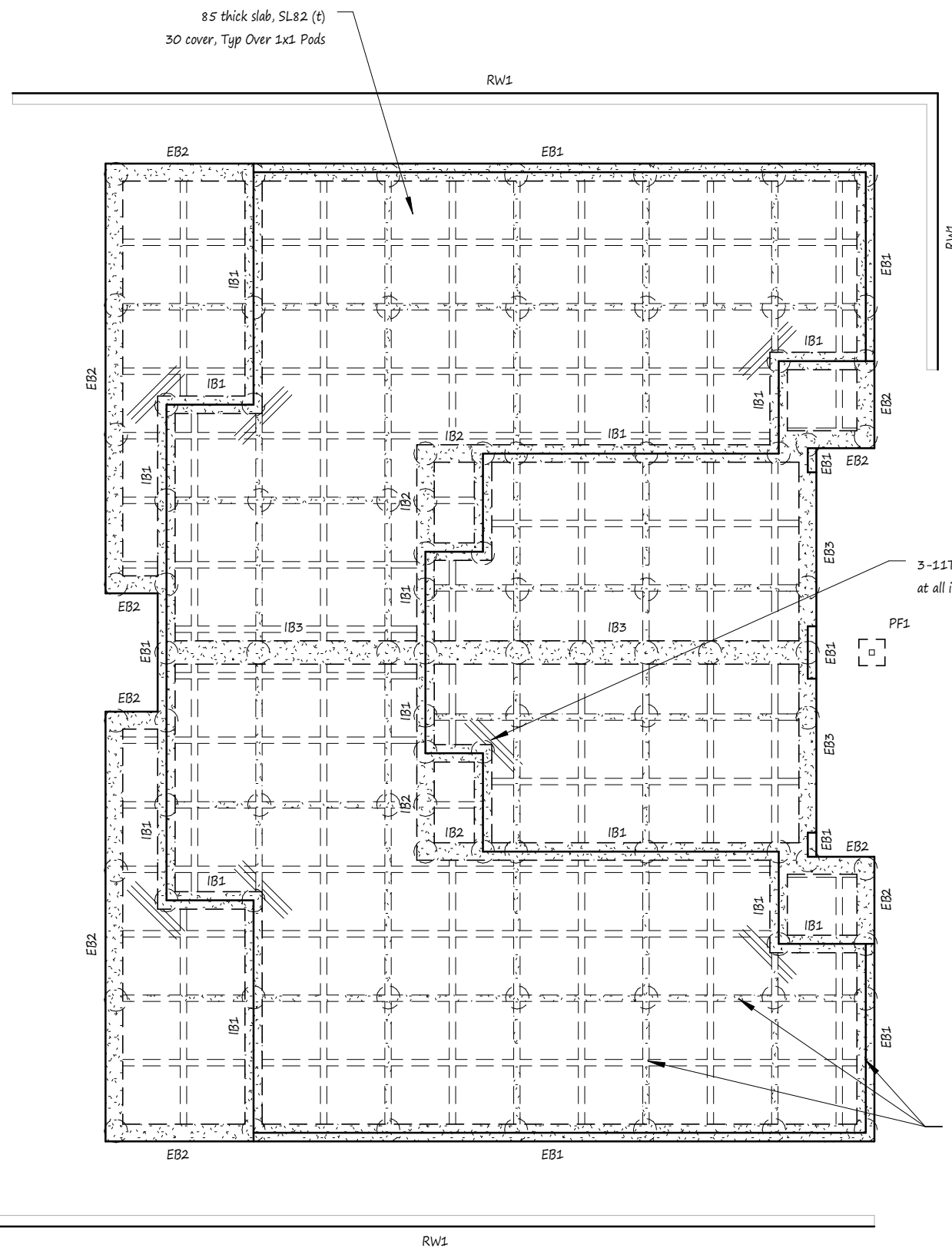
3  
1 : 100



**Typical KB Bracing Detail**

4  
1 : 20

First Floor Member Schedule		
Member	Description	Size
P1	Post	90 x 90 x F7 Pine (Treated)
B1.2	Beam	190 x 45 F7 Pine (Treated)
B3.4	Beam	190 x 45 F7 Pine (Treated)



- = Additional N12 bar in top of rib
- = Screw pile to rock min. capacity = 60kN (ultimate)

**Foundation Plan**

1  
1 : 100



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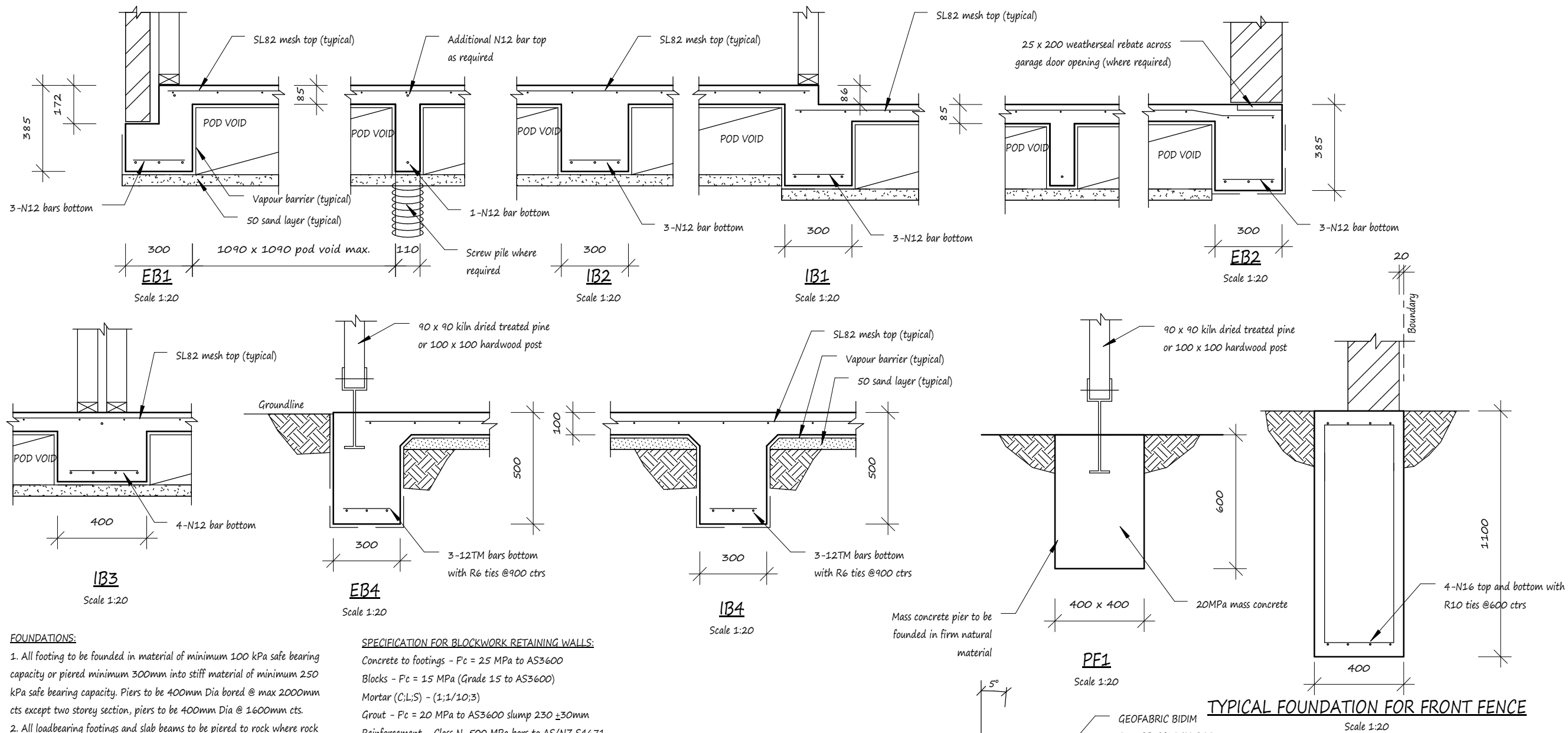
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**FOUNDATIONS:**

- All footing to be founded in material of minimum 100 kPa safe bearing capacity or piered minimum 300mm into stiff material of minimum 250 kPa safe bearing capacity. Piers to be 400mm Dia bored @ max 2000mm cts except two storey section, piers to be 400mm Dia @ 1600mm cts.
- All loadbearing footings and slab beams to be piered to rock where rock is exposed.

**CONCRETE:**

- All works in accordance with AS2870 & AS3600
- Concrete grades:-  
Slabs and footings - 20 MPa, maximum 20mm aggregate & 80mm slump.
- All concrete to be vibrated during placement.
- All concrete to be cured in an approved manner for a minimum of 7 days.
- Minimum reinforcement laps:-  
Tm - 500mm  
Mesh - 2 Crossrods + 25mm
- Cover to reinforcement:-  
Internal - 30mm  
External - 40mm  
Ground - 50mm
- Concrete slabs and footings have been designed to satisfy the performance criteria of section 3 of AS2870 - Residential slabs and footings.
- In areas of brittle floor coverings e.g. slate or tile, it would be recommended that one of the following measures be utilised:-  
- Increase mesh size to SL92 or double mesh layer.  
- Use a rubberised flexible adhesive bedding.  
- Delay placing tiles for a minimum of 3 months.
- The owners attention is drawn to CSIRO pamphlet "Guide to home owners on foundation maintenance & footing performance". Owner should comply with the recommendations of this pamphlet. The site around the building perimeter & service trenches are to be graded to drain away from the building perimeter.

**SPECIFICATION FOR BLOCKWORK RETAINING WALLS:**

- Concrete to footings - Fc = 25 MPa to AS3600  
Blocks - Fc = 15 MPa (Grade 15 to AS3600)  
Mortar (C:L:S) - (1:1/10:3)  
Grout - Fc = 20 MPa to AS3600 slump 230 ±30mm  
Reinforcement - Class N, 500 MPa bars to AS/NZ S4671
- When laying blocks, face shells and perpends shall be full bedded in mortar.
  - Reinforcement must be positioned accurately and tied securely before placing concrete or grout.
  - Vertical bars must be positioned accurately and within the tolerance shown for the distance from face of block.
  - Mortar fins protruding into cores shall be removed before grouting.
  - Cleanout openings shall be provided in the bottom course, in all reinforcement cores, to permit removal of mortar fins and other debris, and to allow positioning and tying of vertical reinforcement. These openings must be closed before grouting.
  - All cores should be filled with grout, whether reinforced or not.
  - The grout should be compacted thoroughly so that voids are no left. Compaction may be rodding with a plain round bar. (Do not use main vertical reinforcing bars or other deformed bars), or with a high frequency pencil vibrator, used carefully.
  - Blockwork control joints to be where indicated.

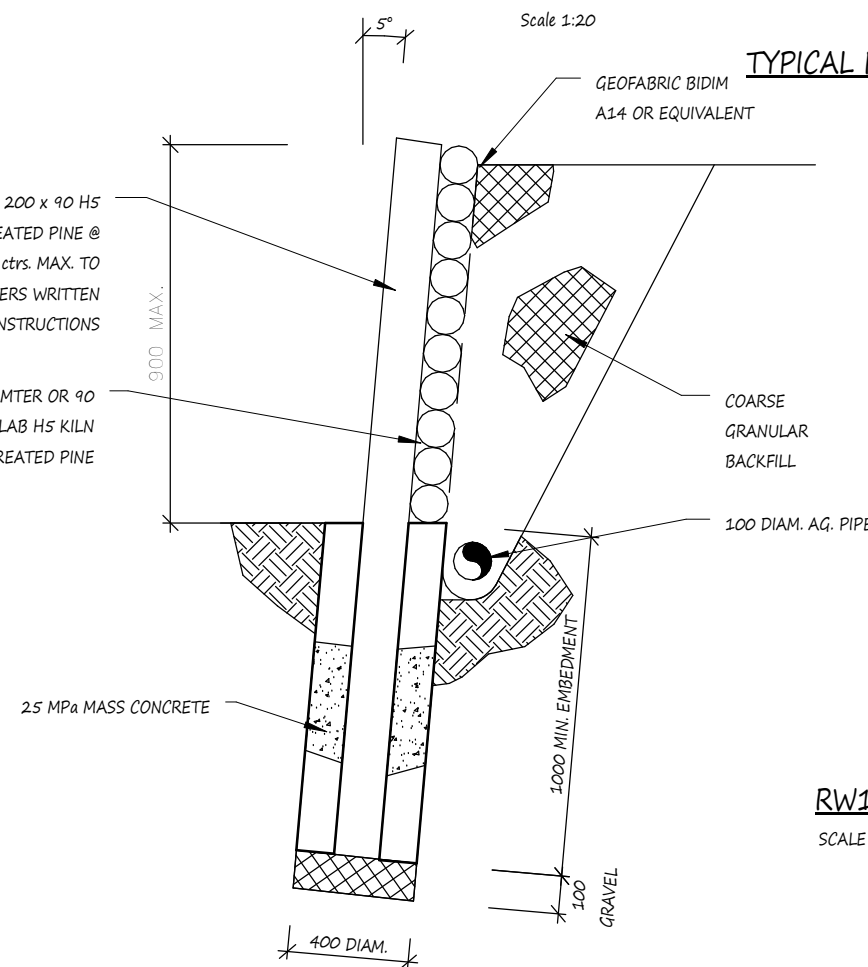
200 DIAMETER OR 200 x 90 H5 KILN DRIED TREATED PINE @ 1500 ctrs. MAX. TO MANUFACTURERS WRITTEN INSTRUCTIONS

100 DIAMTER OR 90 THICK SLAB H5 KILN DRIED TREATED PINE

25 MPa MASS CONCRETE

400 DIAM.

**TYPICAL FOUNDATION FOR FRONT FENCE**



**RW1 Retaining Wall Detail**

SCALE 1:20

**Revision Schedule**

Date	Description	Issued by
17.05.14	Engineering amended	MWA
19.08.14	Retaining wall changed to log	MWA

**Unit Development**

**Client:**

**Address:**

Date: 02/08/13

Drawn By: CDB

Drawing No: 713-4458

Sheet: En02

Scale: 1:20 @ A3

NOTE - BRACING AND TIE-DOWN DETAILS TO THE ENGINEERS DETAILS AND AS1684.2

NOTE - : ALL TIMBER TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS



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17.05.14	Engineering amended	MWA
09.08.14	Revising in yellow highlighted to log	MWA

Unit Development

**Client:**

**Address:**

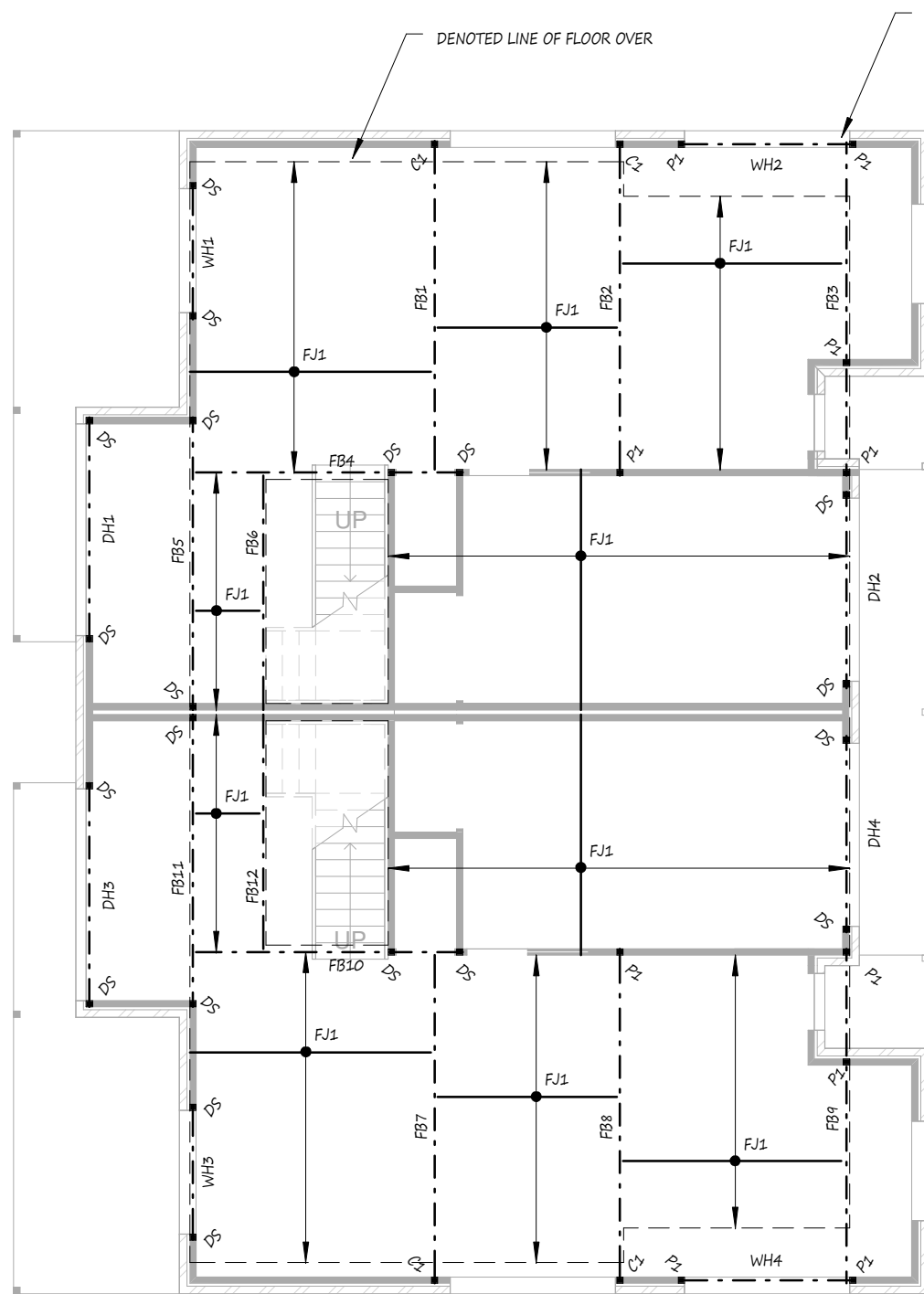
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Drawn By: CDB

Drawing No: 713-4458

Sheet: EN03

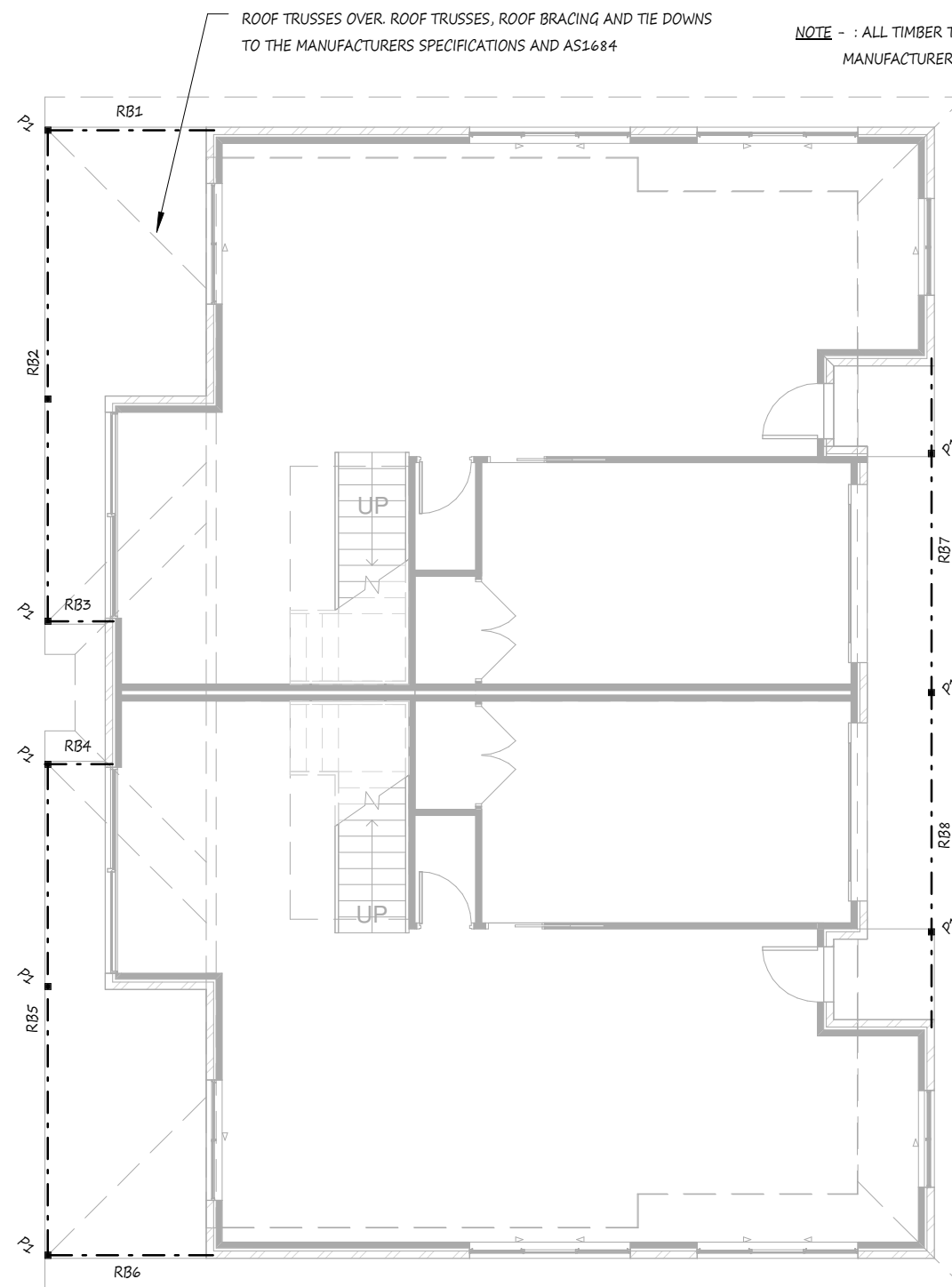
Scale: 1 : 100 @ A3



1 First Floor Beam Plan

1

1 : 100



2 Ground Floor Roof Beam Plan

2

1 : 100

**First Floor Member Schedule**

Member	Description	Size	Member	Description	Size
C1	Column	90 x 90 x 3.5 SHS	FB3&9	Floor beam	300 x 63 Hyspan LVL
P1	Post	90 x 90 F7 Pine	FB4&10	Floor beam	2/170 x 45 Hyspan LVL (Nail laminated)
DS	Double stud	2/90 x 45 F7 Studs	FB5&11	Floor beam	2/300 x 63 Hyspan LVL
WH1,3	Window header	170 x 45 Hyspan LVL	FB6&12	Floor beam	2/170 x 45 Hyspan LVL (Nail laminated)
WH2,4	Window header	300 x 63 Hyspan LVL	FB7&8	Floor beam	2/300 x 63 Hyspan LVL (Nail laminated)
DH1,3	Door header	170 x 45 Hyspan LVL	FJ1	Floor joist	170 x 45 Hyspan LVL @ max 450 cts
DH2,4	Door header	200 x 45 Hyspan LVL			
FB1-2	Floor beam	2/300 x 63 Hyspan LVL (Nail laminated)			

**Ground Floor Roof Member Schedule**

Member	Description	Size
P1	Post	90 x 90 F7 Pine (Treated)
RB1-8	Roof beam	170 x 45 F7 Pine (Treated) Continuous span