

Carlo Scinto

From: ROHAN helyar <rhelyar16@bigpond.com>
Sent: Friday, 14 December 2018 9:17 AM
To: Carlo Scinto
Subject: Re: RE: 2-4 Woodmere Ave Paradise: Stage 1 footing application
Attachments: HG0556C Model (1).pdf

Highgrove Design

Hi Carlo,

As per our discussion yesterday please find the following response

- a) The discharge methodology was approved in discussions with Council Engineer at time of Planning Lodgement
- b) The front downpipe is directed to the RWT in yard, the rear downpipe is connected to the adjacent dwellings RWT for practical construction purposes. This was agreed to by Council Engineer
- c) The common stormwater pipe changes from a 100mm to a 150mm pipe after 4 dwellings, this is shown by change of line type. I have added a note to the drains reflecting this.
- f) I have changed the size to 900sq which is more suitable, the 600sq was a carry over from a previous version when there were 3 discharge points to Norman Street.
- g) The 600 wide spoon drain is more than adequate to accommodate the surface water runoff from the common driveway.

Regards Rohan

----- Original Message -----

From: "Carlo Scinto" <carlo@carloscinto.com.au>
To: "rhelyar16@bigpond.com" <rhelyar16@bigpond.com>
Sent: Thursday, 13 Dec, 2018 At 1:01 PM
Subject: RE: 2-4 Woodmere Ave Paradise: Stage 1 footing application



Hi Rohan

YOUR JOB NO. HG0556 REV C

THE CITY OF CAMPBELLTOWN
DEVELOPMENT APPROVAL GRANTED

4 JAN 2019

REFER TO ANY CONDITIONS

I have been requested by one of your clients to pass on these queries for Building Rules Consent to you regarding your drainage design

1. Further roof and surface water considerations, as follows

- a) Council Planning Condition No. 2 requires the discharge of water from the site to be limited to a maximum of 3 litres per second unless otherwise advised by Council. Has this been achieved??

- b) The last Dwelling (furthest from Norman Street) does not appear to hold any (or virtually no) roof water from the dwelling. According to Highgrove Design notes, 60% of roof water from each dwelling needs to discharge into its rainwater tank. I assume this is a mistake (oversight?)
- c) The common stormwater pipe (the run) from the front yard of the properties to the Norman Street Junction Box appears to be undersized. The first couple might be ok, but as we get closer and closer to Norman Street we are carrying more and more water (both roof and surface water from all homes). Please re-visit the size and if you wish to use this small size you will need the engineer to verify it is big enough to carry all the water Okay will clarify
- f) Size and details of the Junction Box at the Norman Street end holding all water from the dwellings prior to discharge to the street water table. We obviously need a suitable size
- g) Please confirm how you sized the spoon drain to the rear of the dwellings (did you use some programme based on the predicted amount of water you would carry?). This spoon drain also carry's the water from the ????

BCA performance requirement 2.2.1

As indicated by your client

“ Would you mind to please clarify 4 a/b/c/f/g With Highgrove design”

I have left a message on your phone. Please call me when you are available

Kind Regards,

Carlo Scinto

Carlo Scinto & Associates Pty Ltd

125 Portrush Road

Evandale SA 5069

Ph: 08 8362 6899

Fax: 08 8362 6811

To: Glen Vollebregt <glen@studentrooms.com.au>

Subject: FW: 2-4 Woodmere Ave Paradise: Stage 1 footing application Ref: TH1394

Hi Glen,

As per your conversation with David, please note the upper storey is light weight and does not require articulation.

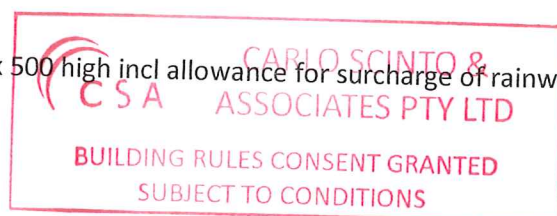
Our structural department have reviewed the two outstanding queries raised by the private certifier and have the following comments.

1) The concrete steps can be built by just following the ground or batter. As they are external to the building, we can consider that the steps can be built using the details in accordance with our paving detail sheet PD1 and paving requirements in our footing general notes (and AS 3721.1 - 2006 - Guide for Residential Pavements) adequate. The steps above the paving slab can be formed in mass concrete over.

2) The concrete sleeper retaining walls will need a site specific design as we do not have standard retaining wall details (we generally do site specific scenarios/design). Therefore the additional charge to do so is listed in the quote below. One way to avoid us doing the retaining wall calculations is to reduce fence height to less than 1600mm (so overall combined height of fence plus retaining wall is less than 2100mm which is generally the trigger for calcs being required - which is generally quite annoying for walls that are being 300mm and 600mm in height as the r/wall contractors normal in the past do whatever they want for these small height walls). To avoid the surcharge of the rainwater tank, you can just have the rainwater concrete base deepened to the base of the retaining wall therefore no surcharge will occur. Alternatively your proposed retaining wall contractor may have standard retaining wall calcs as well.

- Design of Concrete Sleeper Retaining Walls (max 500 high incl allowance for surcharge of rainwater tank)

Structural Fee: \$300 + GST



TURNAROUND TIME: Allow approximately 5-7 working days from acceptance of fee offer. Please note our Christmas Closure period below and take these "non-working days" into consideration when calculating your turnaround time.

TERMS: Payment is strictly cash on delivery.

Please note we accept payments by cash, cheque and direct deposit into our bank account. Our bank details will be on our invoice (to be sent when job is completed). Unfortunately we do not have credit card or eftpos facilities. If paying by deposit into our bank account please note it can take up to 48 hours to clear so please add this additional time to your turnaround time. Once we have received your payment, documentation will be forwarded to you. Please note: In the event where your overdue account is referred to a collection agency and/or law firm, you will be liable for all costs which would be incurred as if the debt is collected in full, including legal demand costs.

If this quote is acceptable, and you wish to proceed we require the following information:

acceptance of our terms in writing (return email will be fine) by the person responsible for the account
Once we have this information we can proceed.

Please note: Authorisation to proceed is considered an acceptance of our terms.

Tanya Hunt

RCI Consulting Engineers

Email: tanya@RCIconsulting.com.au

1 Hawke Street Albert Park 5014

Phone: 08 8241 2326

THE CITY OF CAMPBELLTOWN
DEVELOPMENT APPROVAL GRANTED

4 JAN 2019

REFER TO ANY CONDITIONS

Carlo Scinto

From: Glen Vollebregt <glen@studentrooms.com.au>
Sent: Friday, 14 December 2018 2:34 PM
To: Carlo Scinto
Subject: FW:
Attachments: RE- RE- 2-4 Woodmere Ave Paradise- Stage 1 footing application.eml

Hi Carlo

Please see below re 2 and 3.

Re point 1 – we can achieve support for the RWT with deepened concrete base, but I am otherwise seeking fencing details.

Thanks you

Glen

1. Engineers design details and calculations for the required Retaining walls which includes considerations of 20KN surcharge from the proposed rainwater tanks and any fencing over where/if required.

NCC-Performance Requirement P2.1

2. External step details adjacent Woodmere Avenue, including:
 - The going length and riser heights
 - The slip resistance requirements to all steps and landings
 - The construction details of the steps (I assume the steps will be solid with no openings??)

Section 39

3. Control joints have been provided to the ground floor only for the proposed three storey buildings. Please provide the control joints for the upper two floors or verify what is going on here.

NCC-Performance Requirement P2.1

From: Glen Vollebregt <glen@studentrooms.com.au>
Date: Friday, 14 December 2018 at 2:17 pm
To: Tanya Hunt <Tanya@rciconsulting.com.au>
Subject: <no subject>

Thanks Tanya,

Please yes go ahead with the retaining wall calculations. We do require the taller fence at current height.

Note the fence is proposed at lightweight blueboard or similar.

Thank you

Glen

From: Tanya Hunt <Tanya@rciconsulting.com.au>
Date: Friday, 14 December 2018 at 2:08 pm

Carlo Scinto

From: Glen Vollebregt <glen@studentrooms.com.au>
Sent: Thursday, 22 November 2018 12:03 PM
To: Carlo Scinto
Subject: Re: 2-4 Woodmere Ave Paradise: Stage 1 footing application

Hi Carlo

No masonry - all lightweight.

Either way that can be in later stage

Many thanks



On Thu, 22 Nov. 2018, 11:52 am Carlo Scinto <carlo@carloscinto.com.au> wrote:

Hi Glen

From the Civil Plan provided, it looks like you may have some masonry fencing along Woodmere Avenue & Norman Street. Did you need this to form part of the BRC?? If you are going to build this fencing, then I suspect the answer is yes, because you will definitely need it.



Kind Regards,

Carlo Scinto

Carlo Scinto & Associates Pty Ltd

125 Portrush Road

Evandale SA 5069

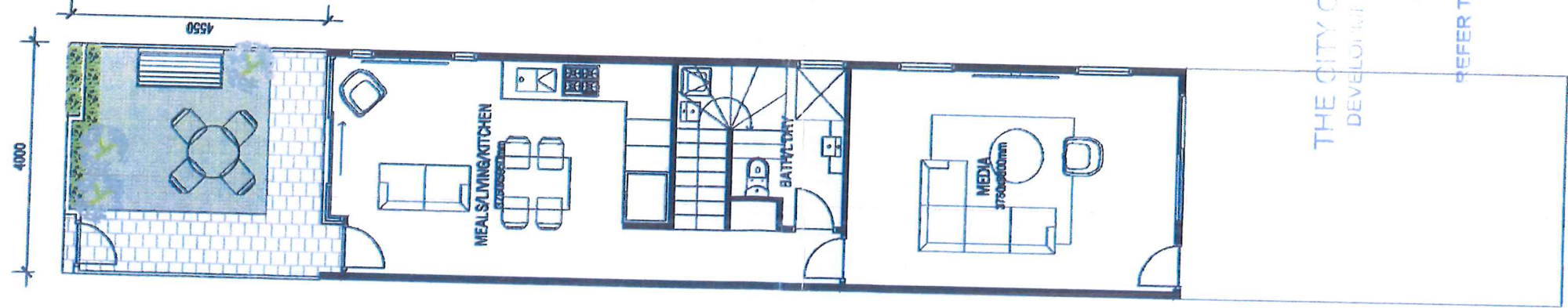
Ph: 08 8362 6899

Fax: 08 8362 6811

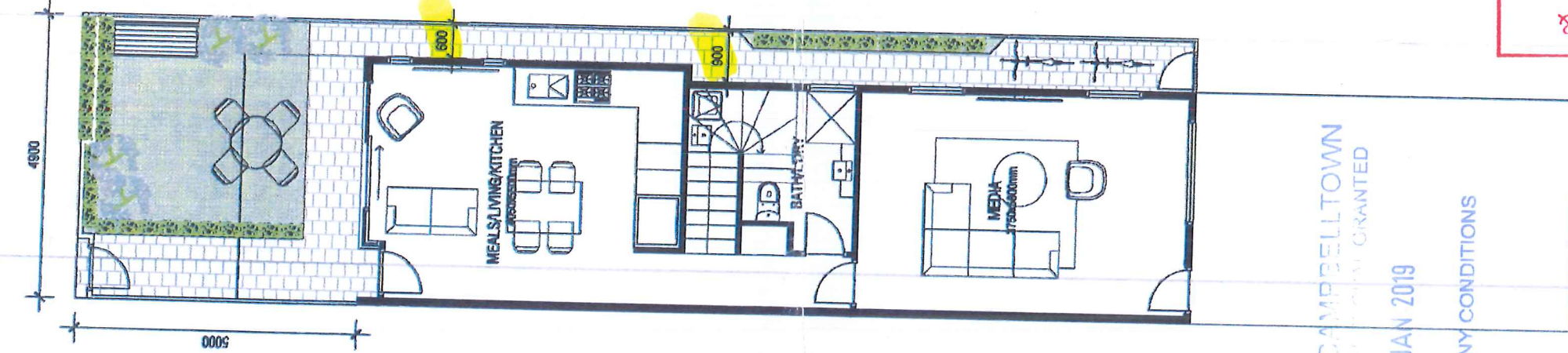
From: Glen Vollebregt [mailto:glen@studentrooms.com.au]
Sent: Wednesday, 21 November 2018 4:20 PM
To: Carlo Scinto
Cc: Admin
Subject: 2-4 Woodmere Ave Paradise: Stage 1 footing application

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

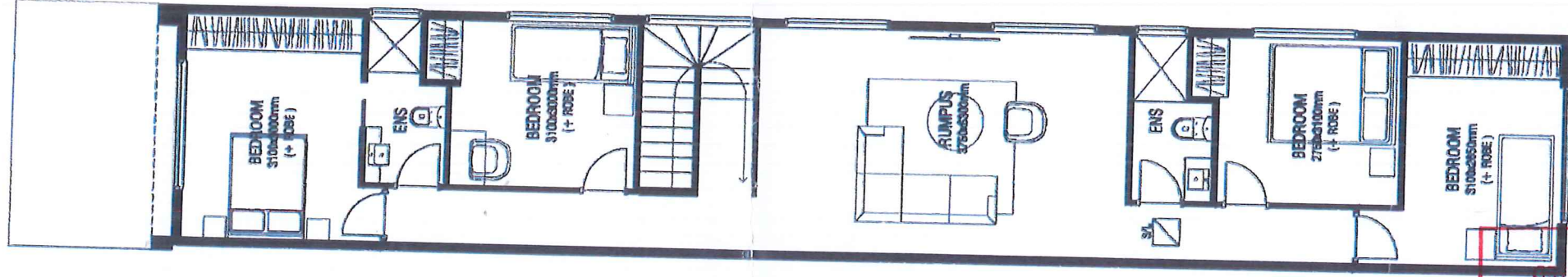
For stage 1 — footings & siteworks
purposes only



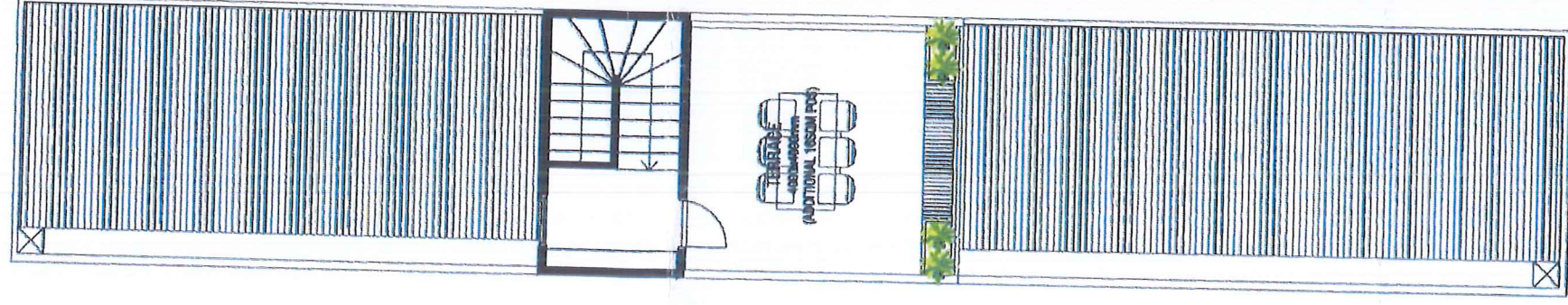
GROUND RES 10 ONLY



GROUND RES 1-9



UPPER PLAN RES 1-10



ROOF TERRACE PLAN RES 1-10

THE CITY OF CAMPBELLTOWN
VARIATION CONSENT GRANTED
17 OCT 2017
CONDITIONS OF ORIGINAL
VAL MUST STILL BE SATISFIED

DWELLING 1-9 AREA	SQM
LOWER LIVING	60.70
UPPER LIVING	94.70
GARAGE	
PORCH	
TERRACE	28.00
TOTAL	183.40

DWELLING 10 AREA	SQM
LOWER LIVING	60.90
UPPER LIVING	94.70
GARAGE	
PORCH	
TERRACE	28.00
TOTAL	183.60

ThreesixFive
DESIGN STUDIO

64 HALEFAX ST
ADELAIDE SA 5000 AUSTRALIA
T +618 8231 5548
ADMIN@THREESIXFIVE.COM.AU
WWW.THREESIXFIVE.COM.AU

CLIENT:
GLEN VOLLEBRECHT

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
2-4 WOODMERE AVE,
PARADISE, SA

ALL DRAWINGS ARE APPROXIMATE AND MUST BE CHECKED
BEFORE ANY CONSTRUCTION COMMENCES. ANY
DISCREPANCIES OR ERRORS ARE TO BE NOTIFIED TO THE DESIGN
FIRM PRIOR TO TENDERING OR CONSTRUCTION.

SCALE	DRAWN BY	DRAWING NO.
1:100 @ A3	RV	2 OF 3

DATE	JOB NUMBER
D. 014-08-17/ND02	

PROPOSED FLOOR PLAN SCALE 1:100

SCALE 1:100

PROPOSED FLOOR PLAN SCALE 1:100



CARLO SCINTO &
CSA ASSOCIATES PTY LTD
SUBJECT TO CONDITIONS

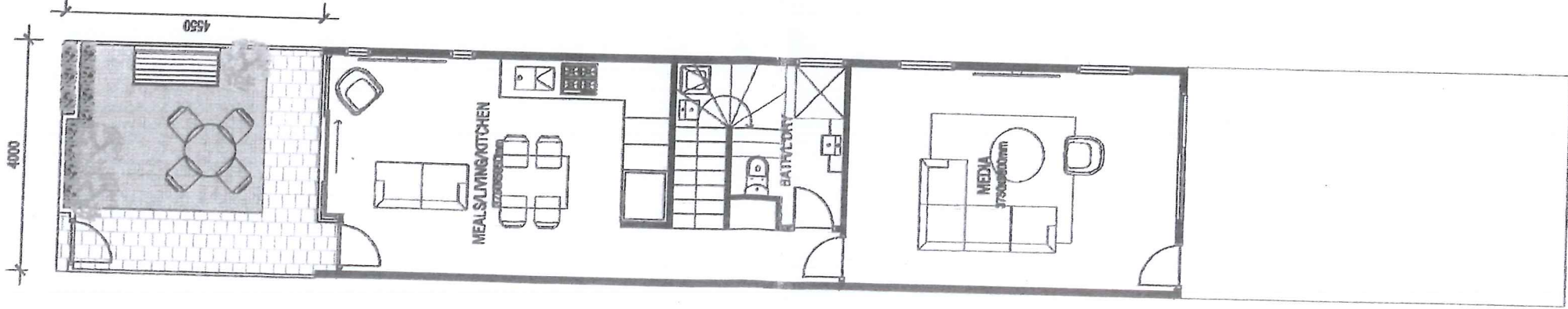
THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY
OF THE DESIGN FIRM. REPRODUCTION OF ANY PART OF THESE
DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT
COPYRIGHT

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

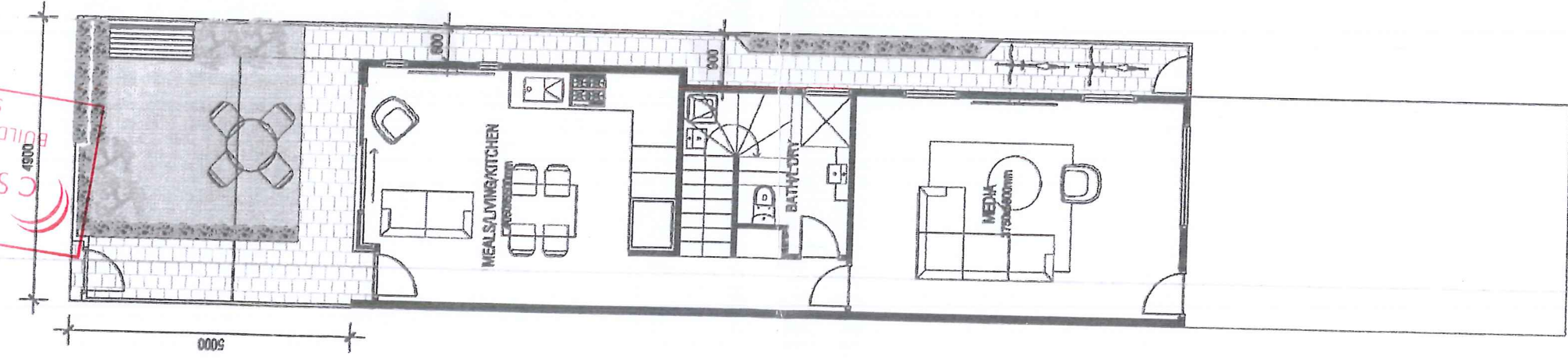
CARLO SCINTO &
ASSOCIATES PTY LTD
BUILDING RULES CONSENT GRANTED
SUBJECT TO CONDITIONS

THE CITY OF CAMPBELLTOWN
DEVELOPMENT APPROVAL GRANTED
4 JAN 2019

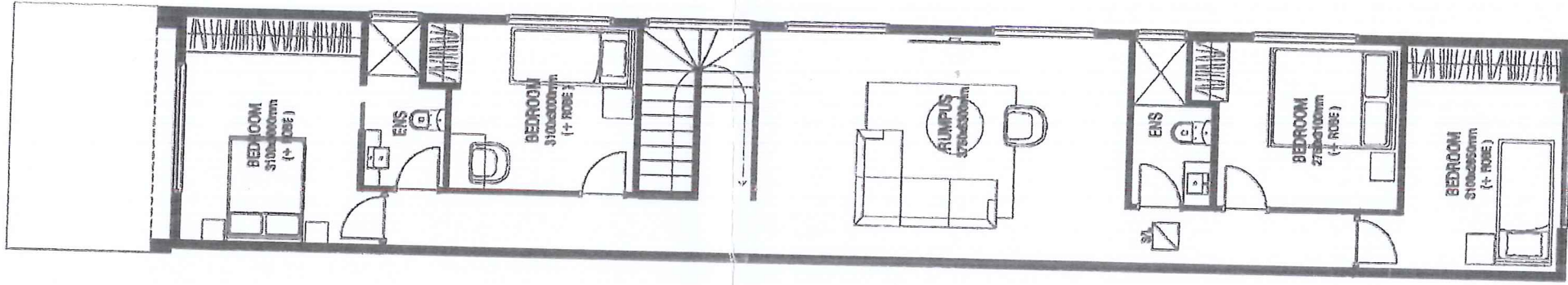
REFER TO ANY CONDITIONS



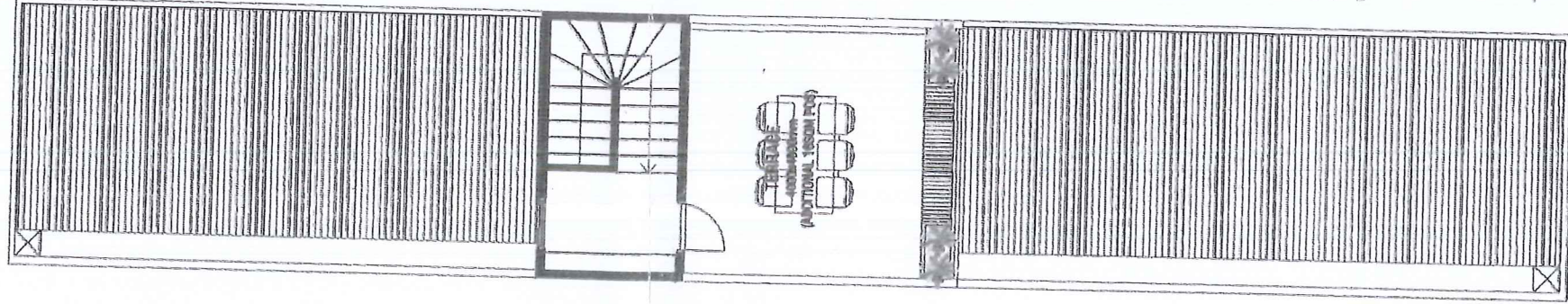
GROUND RES 10 ONLY



GROUND RES 1-9



UPPER PLAN RES 1-10



ROOF TERRACE PLAN RES 1-10

THE CITY OF CAMPBELLTOWN VARIATION CONSENT GRANTED

17 OCT 2017

CONDITIONS OF ORIGINAL
VAL MUST STILL BE SATISFIED

DWELLING 1 - 9 AREA	SQM
LOWER LIVING	90.70
UPPER LIVING	94.70
GARAGE	
PORCH	
TERRACE	20.00
TOTAL	181.40
DWELLING 10 AREA	SQM
LOWER LIVING	90.90
UPPER LIVING	94.70
GARAGE	
PORCH	
TERRACE	20.00
TOTAL	181.00

ThreesixFive
DESIGN STUDIO

64 HALIFAX ST
ADELAIDE SA 5000 AUSTRALIA
T +618 8231 5548
ADWING@SIXSTUDIO.COM.AU
WWW.SIXSTUDIO.COM.AU

CLIENT: GLEN VOLLEBRECHT

PROPOSED DEVELOPMENT

2-4 WOODMERE AVE,
PARADISE, SA

ALL DRAWINGS ARE UNPUBLISHED AND MUST BE CHECKED
BEFORE ANY CONSTRUCTION COMMENCES. ANY
DRAWINGS OR BLUEPRINTS FOR CONSTRUCTION MUST BE
FORWARDED TO THE CITY OF CAMPBELLTOWN FOR APPROVAL
PRIOR TO THE START OF CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

SCALE: 1:100 @ A3
DRAWN BY: RV
CHECKED BY: 2 of 3
JOB NUMBER: 014-08-17/WD02
DATE: 014-08-17/WD02

PROPOSED FLOOR PLAN SCALE 1:100



External steps.

- Going length = 300mm
- Riser height = 180mm
- Slip resistance classification is accordance with Table 3.9.1.3 of NCC - 2016.

ROOF PLAN NOTES:

REFER TO WD01 FOR ALL
GENERAL/BUILDING NOTES

COLORBOND FLAT ROOF (REVOLUTION
ROOFING 'TRUE OAK' OPR SIMILAR @ 2°
PITCH WITH PARAPET WALLS. REFER TO
ENGINEERING FOR FRAMING, BRACING &
STORMWATER LAYOUTS.

THE ROOF STORM WATER BOX GUTTER
MUST BE AT LEAST 300MM WIDE AND
FITTED WITH A RAINWATER HEAD (SUMP)
AND OVERFLOW SPOUT AT THE LOWEST
POINTS.

METAL FASCIA TO BE INSTALLED WHERE
EAVES ENCR OACH WITHIN 450mm OF
BOUNDARY.

SKYLIGHT OVER

900 PVC DOWNPIPES AS PER ENGINEERS
STORMWATER PLAN.

900 PVC SPLITTER DOWNPIPE AS PER
ENGINEERS STORMWATER PLAN.

SELECTED RAIN-HEAD



DPO

SDP

RH



THE CITY OF CAMPBELLTOWN
DEVELOPMENT APPROVED
4 JAN 2019
REFER TO ANY CONDITIONS



DWELLING 1 - 9 AREA		SQM
LOWER LIVING	60.70	
UPPER LIVING	94.70	
GARAGE	-	
PORCH	-	
TERRACE	26.00	
TOTAL	181.40	
DWELLING 10 AREA		SQM
LOWER LIVING	60.90	
UPPER LIVING	94.70	
GARAGE	-	
PORCH	-	
TERRACE	26.00	
TOTAL	181.60	

ThreesixFive
DESIGN STUDIO

64 HALIFAX ST
ADELAIDE SA 5000 AUSTRALIA
T +618 8231 5548
ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT:
GLEN VOLLEBREGT

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
2-4 WOODMERE AVE,
PARADISE, SA

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED
BEFORE ANY CONSTRUCTION COMMENCES. ANY
DISCREPANCIES BETWEEN THESE DIMENSIONS AND THE
PTV LTD PRIOR TO TENDERING OR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING

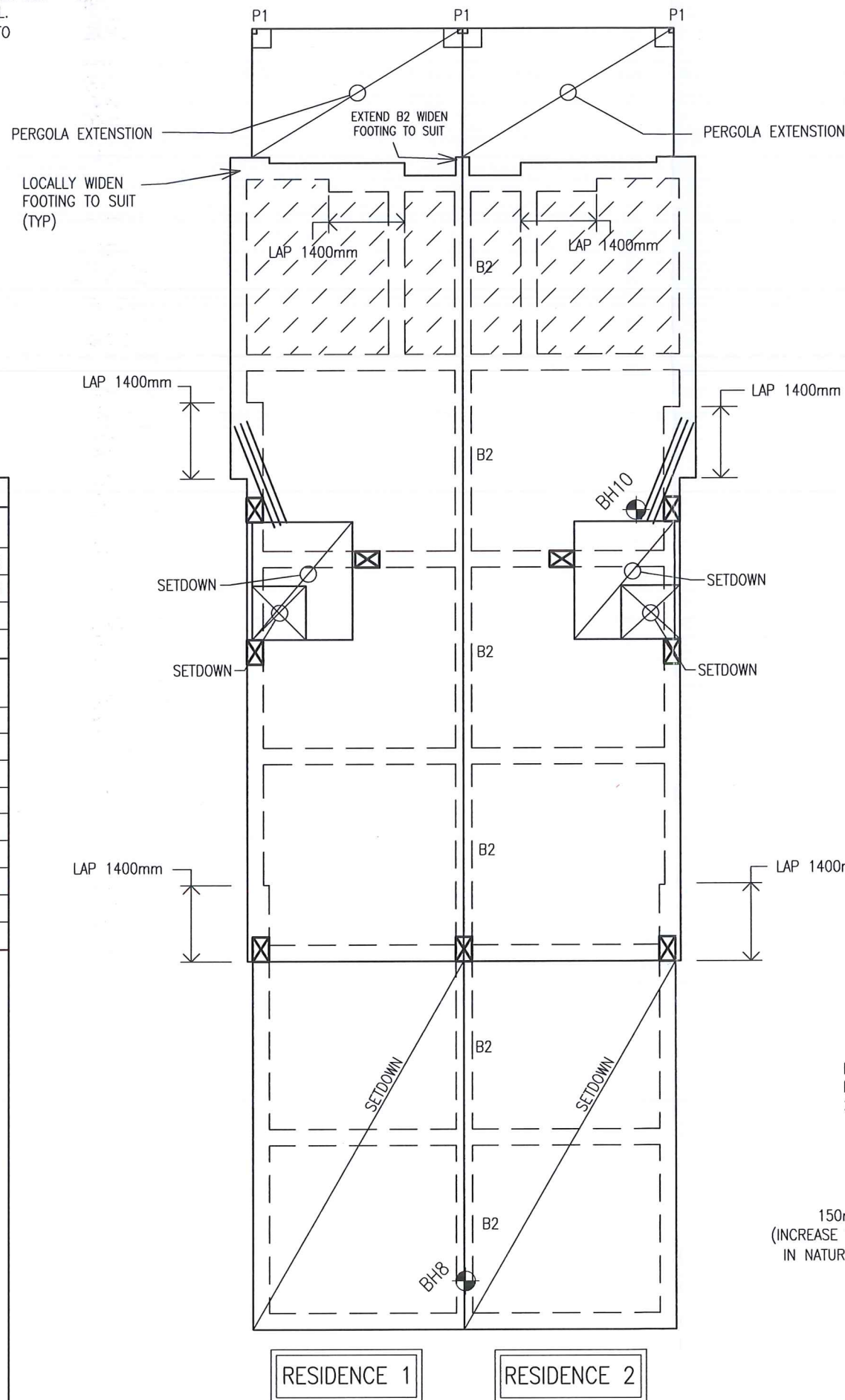
SCALE:	DRAWN BY:	DRAWING No:
- @ A3	RV	8 of 20
ISSUE:	JOB NUMBER:	
j.	014-08-17/WD08	

THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY
OF 365 STUDIO. REPRODUCTION OF ANY PART OF THESE
DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT
COPYRIGHT ©



A3

P1: 450mm SQUARE x 600mm DEEP MASS CONCRETE PAD FOOTING FOUNDED 100mm MIN INTO NATURAL SOIL OR CONTROLLED FILL. INCREASE PAD DEPTH IF/AS REQUIRED TO ACHIEVE THE ABOVE.



ALL FOOTING BEAMS ARE "B1" UNLESS NOTED OTHERWISE

WHERE BRITTLE FLOOR COVERINGS (eg TILED SURFACES) ARE TO BE USED OVER AN AREA GREATER THAN 16m² FLEXIBLE ADHESIVE IS TO BE USED BETWEEN THE FLOOR COVERING AND SLAB. APPLY IN ACCORDANCE TO MANUFACTURERS SPECIFICATION TO ALLOW FOR POSSIBLE CONCRETE SHRINKAGE.

IMPORTANT NOTE:

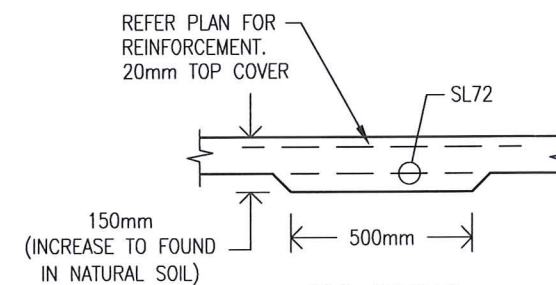
BUILDER MUST ENSURE THAT AN ALLOWANCE FOR ANY SERVICE TRENCHES ON THE FOUNDING LEVEL OF THE FOOTINGS AND ANY STORMWATER SLEEVES THROUGH FOOTINGS ARE PROVIDED. BASE OF FOOTINGS MUST BE FOUNDED 100mm INTO NATURAL SOIL OR CONTROLLED FILL AND SUCH THAT A 45 DEGREE LINE DRAWN FROM THE BOTTOM OF THE PIER DOES NOT INTERSECT THE ADJOINING SERVICE TRENCH EXCAVATION. WHERE THIS CANNOT BE ACHIEVED, PLEASE PROVIDE 1200mm LONG x FOOTING WIDTH WIDE PIERS (AT FOOTING BEAM JUNCTIONS PARALLEL TO EXTERNAL FOOTINGS) TO ENSURE ABOVE CONDITION IS ACHIEVED. WHERE THE PIER DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING EXCEEDS 400mm REINFORCE WITH 4/N12 VERTICAL BARS.

IMPORTANT NOTE:

THIS FOOTING DESIGN IS BASED ON ALL STORMWATER (INCLUDING SURFACE STORMWATER) BE REMOVED FROM AROUND THE DWELLING IN ACCORDANCE WITH AS3500.3, AS2870 AND THE BCA. WHERE GRAVITY FLOW OF STORMWATER IN ACCORDANCE WITH AS3500.3 CAN NOT BE ACHIEVED TO THE WATERTABLE OR DOWN SLOPE ON AN ACERAGE SITE A SUMP PUMP WILL BE REQUIRED. RCI CONSULTING ENGINEERS WILL TAKE NO RESPONSIBILITY FOR FOOTING MOVEMENT RESULTING FROM STORMWATER DRAINAGE FAILURE TO COMPLY TO THE ABOVE.

NOTE:

ALL B2 FOOTINGS REQUIRED TO BE CONSTRUCTED ON BOUNDARY ARE TO BE FOUNDED A MINIMUM 600mm BELOW THE EXISTING ALLOTMENT GROUND LEVEL.



THI DETAIL
NOT TO SCALE

FOOTING PLAN

TITLE: **FOOTING PLAN**
ADDRESS: **NO.2-4 WOODMERE AVENUE**
PARADISE

CLIENT: **BARRIO DEVELOPMENTS**

Residential Commercial Industrial Consulting Engineers
A.B.N. 17 131 375 356

1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2326
F (08) 8241 2409
admin@rciconsulting.com.au
www.rciconsulting.com.au
This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No. **F25595** SHEET No. 1 of 5 ISSUE No. —

DRAWN : L.F. DESIGN: D.A. DATE: 2-Jul-18



No.	REVISION	BY	DATE
1	CSA	RCI	2018/07/18
2	ASSOCIATES PTY LTD		
3	BUILDING RULES CONSENT GRANTED		
4	SUBJECT TO CONDITIONS		

LIGATURES:
W8 @ 1200mm CRS. WHERE FOOTING BEAM IS NOT FOUND IN NATURAL SOIL/CONTROLLED FILL PROVIDE LIGATURES @ 300mm CRS.

SLAB:
100mm THICK SLAB REINFORCED WITH ONE LAYER OF SL72 TOP WITH 20mm COVER. WHERE THE DEPTH OF FILL BELOW THE SLAB PANELS EXCEEDS 400mm INCREASE SLAB DEPTH TO 125mm AND PLACE AN ADDITIONAL LAYER OF SL72 MESH BOTTOM WITH 30mm OF BOTTOM COVER. (REFER TO LEGEND). N20 CONCRETE UNLESS NOTED OTHERWISE. (FOR ALL JOBS LOCATED IN CORROSION ZONE, CONCRETE STRENGTH FOR EXTERNAL FOOTINGS (EXPOSED FACE) MUST BE N32 CONCRETE).

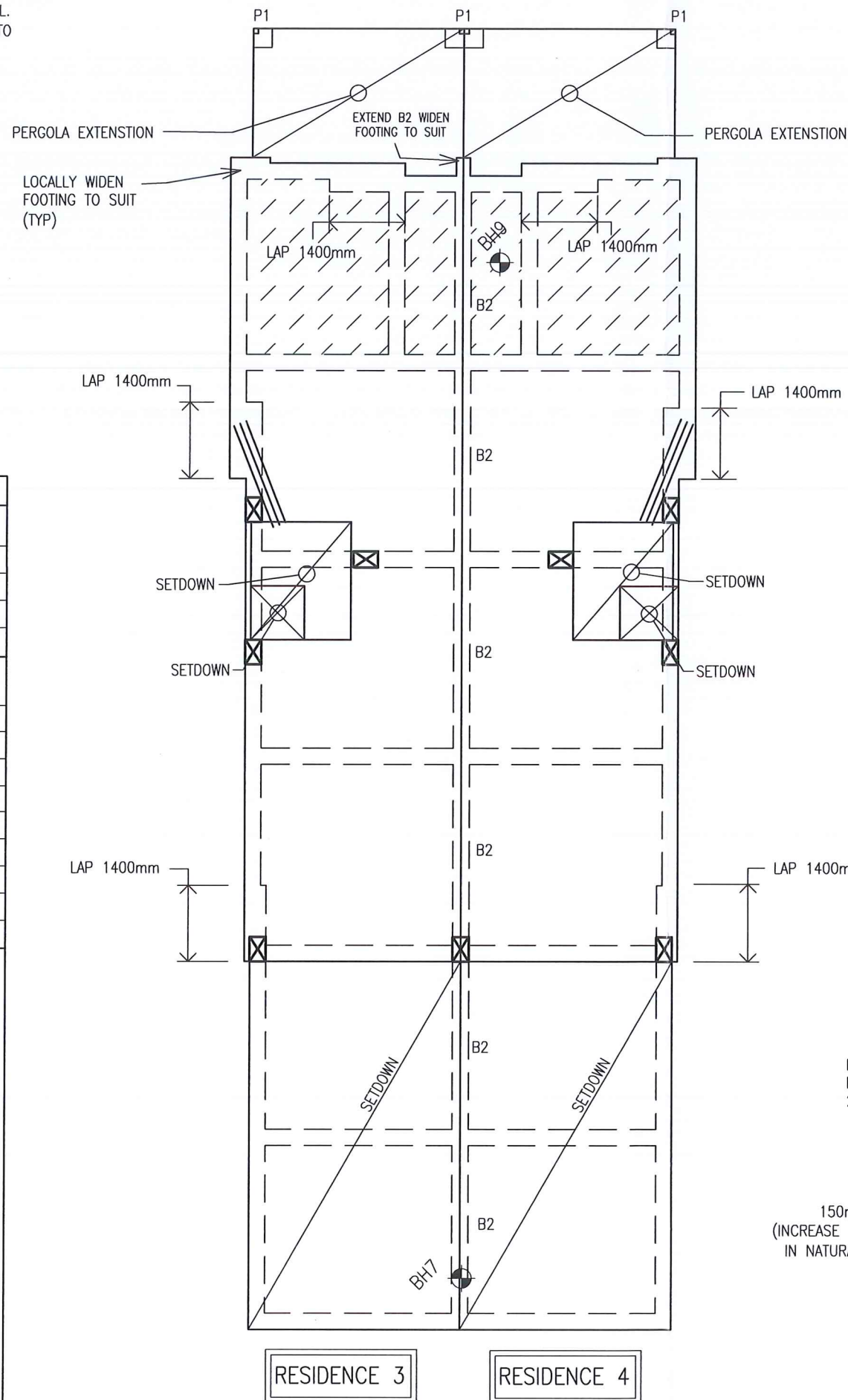
SOIL CLASSIFICATION: H1-D
- 20mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAIN ARE REQUIRED

GENERAL NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. IF ANY CONFLICT OCCURS CONTACT THIS OFFICE IMMEDIATELY.
- THIS FOOTING PLAN ASSUMES THE SITWORKS AND DRAINAGE ARE CARRIED OUT IN ACCORDANCE WITH THE FOOTING CONSTRUCTION REPORT.
- THESE DRAWING ARE NOT TO BE SCALED FROM. ALL WRITTEN DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
- ALL FOOTINGS TO BE FOUNDED A MINIMUM 100mm INTO NATURAL SOIL OR CONTROLLED FILL IF PRESENT (REFER TO BORELOGS). FOOTING TO BE TRENCHED OR PIERED AS REQUIRED TO ENSURE 100mm MINIMUM FOUNDING.
- PIERS AND EXTENT OF THICKENED SLAB/DOUBLE MESH ARE SHOWN INDICATIVELY ONLY AND SHALL BE CONFIRMED ON SITE AT THE TIME OF A TRENCH INSPECTION.

A3

P1: 450mm SQUARE x 600mm DEEP MASS CONCRETE PAD FOOTING FOUNDED 100mm MIN INTO NATURAL SOIL OR CONTROLLED FILL. INCREASE PAD DEPTH IF/AS REQUIRED TO ACHIEVE THE ABOVE.



ALL FOOTING BEAMS ARE "B1" UNLESS NOTED OTHERWISE

WHERE BRITTLE FLOOR COVERINGS (eg TILED SURFACES) ARE TO BE USED OVER AN AREA GREATER THAN 16m² FLEXIBLE ADHESIVE IS TO BE USED BETWEEN THE FLOOR COVERING AND SLAB. APPLY IN ACCORDANCE TO MANUFACTURERS SPECIFICATION TO ALLOW FOR POSSIBLE CONCRETE SHRINKAGE.

IMPORTANT NOTE:

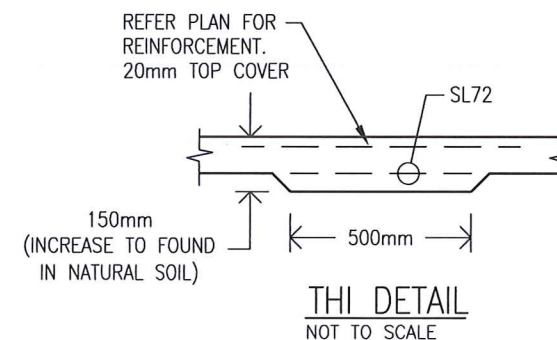
BUILDER MUST ENSURE THAT AN ALLOWANCE FOR ANY SERVICE TRENCHES ON THE FOUNDING LEVEL OF THE FOOTINGS AND ANY STORMWATER SLEEVES THROUGH FOOTINGS ARE PROVIDED. BASE OF FOOTINGS MUST BE FOUNDED 100mm INTO NATURAL SOIL OR CONTROLLED FILL AND SUCH THAT A 45 DEGREE LINE DRAWN FROM THE BOTTOM OF THE PIER DOES NOT INTERSECT THE ADJOINING SERVICE TRENCH EXCAVATION. WHERE THIS CANNOT BE ACHIEVED, PLEASE PROVIDE 1200mm LONG x FOOTING WIDTH WIDE PIERS (AT FOOTING BEAM JUNCTIONS PARALLEL TO EXTERNAL FOOTINGS) TO ENSURE ABOVE CONDITION IS ACHIEVED. WHERE THE PIER DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING EXCEEDS 400mm REINFORCE WITH 4/N12 VERTICAL BARS.

IMPORTANT NOTE:

THIS FOOTING DESIGN IS BASED ON ALL STORMWATER (INCLUDING SURFACE STORMWATER) BE REMOVED FROM AROUND THE DWELLING IN ACCORDANCE WITH AS3500.3, AS2870 AND THE BCA. WHERE GRAVITY FLOW OF STORMWATER IN ACCORDANCE WITH AS3500.3 CAN NOT BE ACHIEVED TO THE WATERTABLE OR DOWN SLOPE ON AN ACERAGE SITE A SUMP PUMP WILL BE REQUIRED. RCI CONSULTING ENGINEERS WILL TAKE NO RESPONSIBILITY FOR FOOTING MOVEMENT RESULTING FROM STORMWATER DRAINAGE FAILURE TO COMPLY TO THE ABOVE.

NOTE:

ALL B2 FOOTINGS REQUIRED TO BE CONSTRUCTED ON BOUNDARY ARE TO BE FOUNDED A MINIMUM 600mm BELOW THE EXISTING ALLOTMENT GROUND LEVEL.

**FOOTING BEAMS**

BEAM	WIDTH (mm)	DEPTH (mm)	REINFORCEMENT			
			No.	SIZE	No.	SIZE
B1	300	700	3	N16	3	N16
B2	350	700	3	N16	3	N16

BOREHOLE
(REFER TO BORELOG)**DEPTH OF FILL FOUND IN BOREHOLE**

HOLE 1	0mm	HOLE 9	0mm
HOLE 2	0mm	HOLE 10	0mm
HOLE 3	0mm	HOLE 11	0mm
HOLE 4	0mm	HOLE 12	0mm
HOLE 5	0mm	HOLE 13	0mm
HOLE 6	0mm	HOLE 14	0mm
HOLE 7	0mm	HOLE 15	0mm
HOLE 8	0mm		

LEGEND

- 3/N12 x 2000mm LONG CRACK CONTROL BARS TIED TO UNDERSIDE OF TOP MESH.
- STEP IN FOOTING BEAM, REFER TO FOOTING CONSTRUCTION REPORT FOR DETAILS.
- 1200mm LONG (MIN) x FOOTING WIDTH WIDE PIER. FOUNDED 100mm INTO NATURAL SOIL OR CONTROLLED FILL IF PRESENT (REFER TO BORELOGS). REINFORCE WITH 4/N12 RODS VERTICAL WHERE DEPTH BELOW BASE OF FOOTING EXCEEDS 400mm. EXTENT OF PIERS TO BE CONFIRMED ON SITE.
- SET DOWN IN RAFT SLAB REFER TO FOOTING CONSTRUCTION REPORT FOR DETAILS. ENSURE FOOTING DEPTHS ARE MAINTAINED BELOW SET DOWN.
- 125mm THICK SLAB WITH TWO LAYERS OF MESH. ONE LAYER PLACED WITH 20mm TOP COVER AND THE OTHER WITH 30mm BOTTOM COVER. REFER TO SLAB NOTES FOR MESH SIZE. AREA SHOWN HATCHED IS INDICATIVE ONLY AND IS TO BE CONFIRMED ON SITE.

TITLE: **FOOTING PLAN**
ADDRESS: NO.2-4 WOODMERE AVENUE
PARADISE

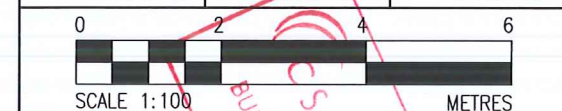
CLIENT: BARRIO DEVELOPMENTS

Residential Commercial Industrial Consulting Engineers
A.B.N. 17 131 375 356

1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2326
F (08) 8241 2409
admin@rciconsulting.com.au
www.rciconsulting.com.au
© This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No. **F25595** SHEET No. 2 of 5 ISSUE No. —

DRAWN : L.F. DESIGN: D.A. DATE: 2-Jul-18



No.	REVISION	BY	DATE

LIGATURES:
W8 @ 1200mm CRS. WHERE FOOTING BEAM IS NOT FOUND IN NATURAL SOIL/CONTROLLED FILL PROVIDE LIGATURES @ 300mm CRS.

SLAB:
100mm THICK SLAB REINFORCED WITH ONE LAYER OF SL72 TOP WITH 20mm COVER. WHERE THE DEPTH OF FILL BELOW THE SLAB PANELS EXCEEDS 400mm INCREASE SLAB DEPTH TO 125mm AND PLACE AN ADDITIONAL LAYER OF SL72 MESH BOTTOM WITH 30mm OF BOTTOM COVER. (REFER TO LEGEND). N20 CONCRETE UNLESS NOTED OTHERWISE. (FOR ALL JOBS LOCATED IN CORROSION ZONE, CONCRETE STRENGTH FOR EXTERNAL FOOTINGS (EXPOSED FACE) MUST BE N32 CONCRETE).

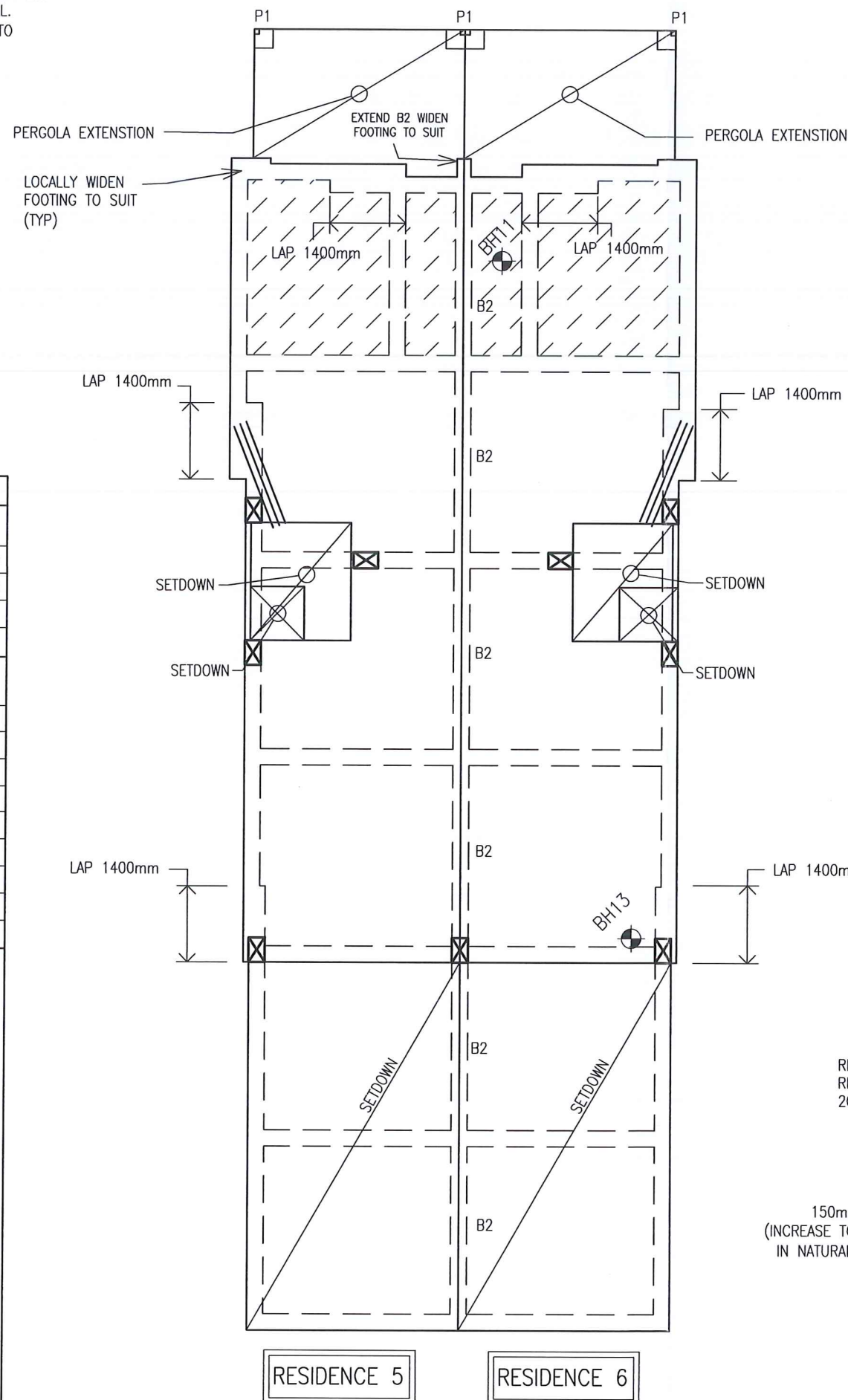
SOIL CLASSIFICATION: H1-D
- 20mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAIN ARE REQUIRED

GENERAL NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. IF ANY CONFLICT OCCURS CONTACT THIS OFFICE IMMEDIATELY.
- THIS FOOTING PLAN ASSUMES THE SITEWORKS AND DRAINAGE ARE CARRIED OUT IN ACCORDANCE WITH THE FOOTING CONSTRUCTION REPORT.
- THESE DRAWING ARE NOT TO BE SCALED FROM. ALL WRITTEN DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
- ALL FOOTINGS TO BE FOUNDED A MINIMUM 100mm INTO NATURAL SOIL OR CONTROLLED FILL IF PRESENT (REFER TO BORELOGS). FOOTING TO BE TRENCHED OR PIERED AS REQUIRED TO ENSURE 100mm MINIMUM FOUNDING.
- PIERS AND EXTENT OF THICKENED SLAB/DOUBLE MESH ARE SHOWN INDICATIVELY ONLY AND SHALL BE CONFIRMED ON SITE AT THE TIME OF A TRENCH INSPECTION.

A3

P1: 450mm SQUARE x 600mm DEEP MASS CONCRETE PAD FOOTING FOUNDED 100mm MIN INTO NATURAL SOIL OR CONTROLLED FILL. INCREASE PAD DEPTH IF/AS REQUIRED TO ACHIEVE THE ABOVE.



ALL FOOTING BEAMS ARE "B1" UNLESS NOTED OTHERWISE

WHERE BRITTLE FLOOR COVERINGS (eg TILED SURFACES) ARE TO BE USED OVER AN AREA GREATER THAN 16m² FLEXIBLE ADHESIVE IS TO BE USED BETWEEN THE FLOOR COVERING AND SLAB. APPLY IN ACCORDANCE TO MANUFACTURERS SPECIFICATION TO ALLOW FOR POSSIBLE CONCRETE SHRINKAGE.

IMPORTANT NOTE:

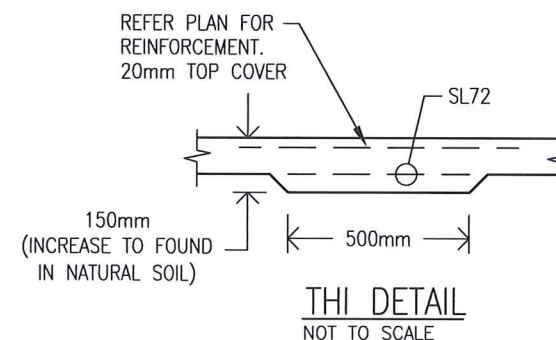
BUILDER MUST ENSURE THAT AN ALLOWANCE FOR ANY SERVICE TRENCHES ON THE FOUNDING LEVEL OF THE FOOTINGS AND ANY STORMWATER SLEEVES THROUGH FOOTINGS ARE PROVIDED. BASE OF FOOTINGS MUST BE FOUNDED 100mm INTO NATURAL SOIL OR CONTROLLED FILL AND SUCH THAT A 45 DEGREE LINE DRAWN FROM THE BOTTOM OF THE PIER DOES NOT INTERSECT THE ADJOINING SERVICE TRENCH EXCAVATION. WHERE THIS CANNOT BE ACHIEVED, PLEASE PROVIDE 1200mm LONG x FOOTING WIDTH WIDE PIERS (AT FOOTING BEAM JUNCTIONS PARALLEL TO EXTERNAL FOOTINGS) TO ENSURE ABOVE CONDITION IS ACHIEVED. WHERE THE PIER DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING EXCEEDS 400mm REINFORCE WITH 4/N12 VERTICAL BARS.

IMPORTANT NOTE:

THIS FOOTING DESIGN IS BASED ON ALL STORMWATER (INCLUDING SURFACE STORMWATER) BE REMOVED FROM AROUND THE DWELLING IN ACCORDANCE WITH AS3500.3, AS2870 AND THE BCA. WHERE GRAVITY FLOW OF STORMWATER IN ACCORDANCE WITH AS3500.3 CAN NOT BE ACHIEVED TO THE WATERTABLE OR DOWN SLOPE ON AN ACERAGE SITE A SUMP PUMP WILL BE REQUIRED. RCI CONSULTING ENGINEERS WILL TAKE NO RESPONSIBILITY FOR FOOTING MOVEMENT RESULTING FROM STORMWATER DRAINAGE FAILURE TO COMPLY TO THE ABOVE.

NOTE:

ALL B2 FOOTINGS REQUIRED TO BE CONSTRUCTED ON BOUNDARY ARE TO BE FOUNDED A MINIMUM 600mm BELOW THE EXISTING ALLOTMENT GROUND LEVEL.



RESIDENCE 5

RESIDENCE 6

TITLE: **FOOTING PLAN**
ADDRESS: NO.2-4 WOODMERE AVENUE
PARADISE

CLIENT: BARRIO DEVELOPMENTS

**Residential
Commercial
Industrial
Consulting Engineers**

1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2328
F (08) 8241 2409

admin@rciconsulting.com.au
www.rciconsulting.com.au

This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No. **F25595** SHEET No. 3 of 5 ISSUE No. —

DRAWN : L.F. DESIGN: D.A. DATE: 2-Jul-18

0 2 4 6
SCALE 1:100 METRES

No.	REVISION	BY	DATE

LIGATURES:
W8 @ 1200mm CRS. WHERE FOOTING BEAM IS NOT FOUND IN NATURAL SOIL/CONTROLLED FILL PROVIDE LIGATURES @ 300mm CRS.

SLAB:
100mm THICK SLAB REINFORCED WITH ONE LAYER OF SL72 TOP WITH 20mm COVER. WHERE THE DEPTH OF FILL BELOW THE SLAB PANELS EXCEEDS 400mm INCREASE SLAB DEPTH TO 125mm AND PLACE AN ADDITIONAL LAYER OF SL72 MESH BOTTOM WITH 30mm OF BOTTOM COVER. (REFER TO LEGEND). N20 CONCRETE UNLESS NOTED OTHERWISE. (FOR ALL JOBS LOCATED IN CORROSION ZONE, CONCRETE STRENGTH FOR EXTERNAL FOOTINGS (EXPOSED FACE) MUST BE N32 CONCRETE).

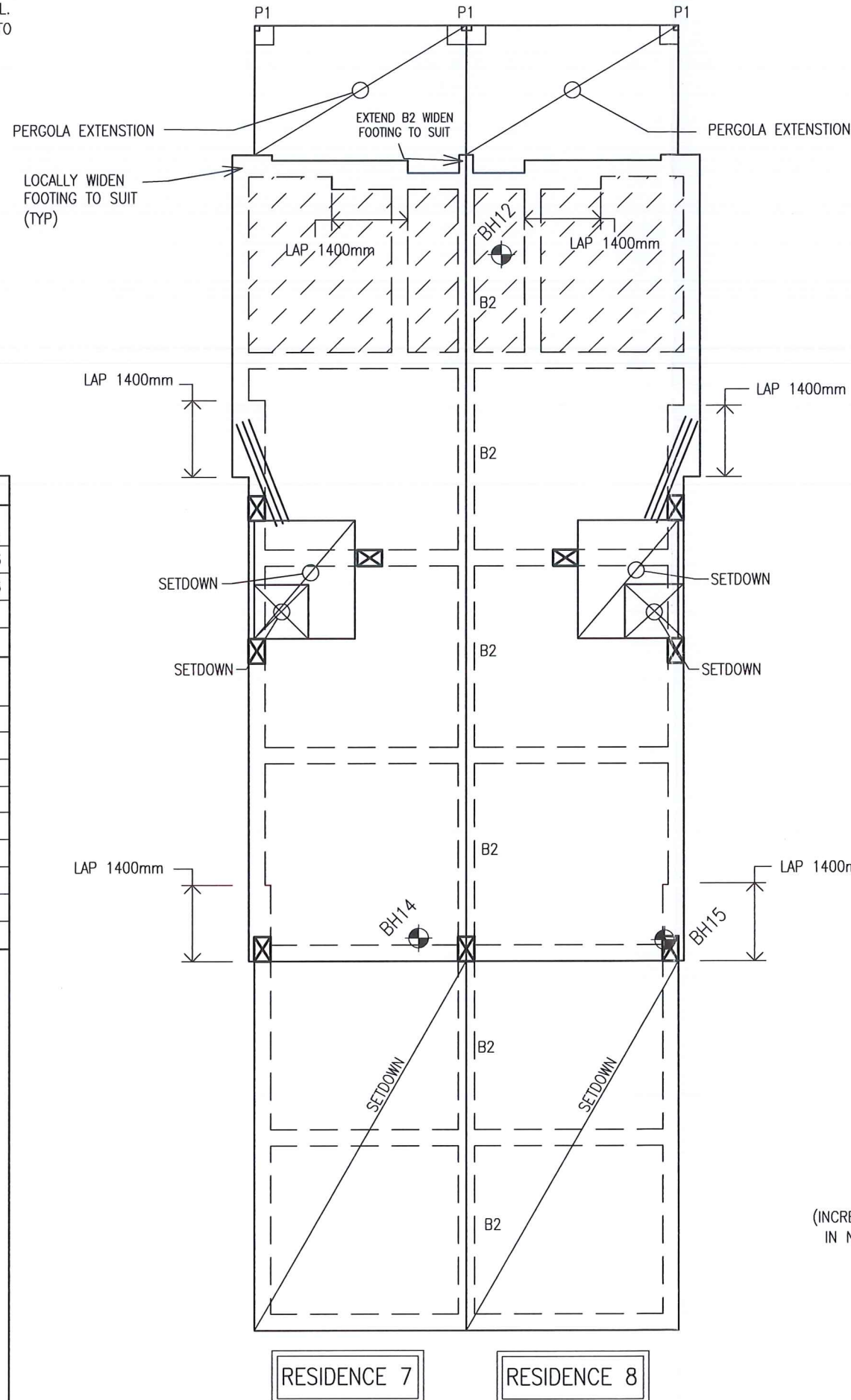
SOIL CLASSIFICATION: H1-D
- 20mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAIN ARE REQUIRED

GENERAL NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. IF ANY CONFLICT OCCURS CONTACT THIS OFFICE IMMEDIATELY.
- THIS FOOTING PLAN ASSUMES THE SITEWORKS AND DRAINAGE ARE CARRIED OUT IN ACCORDANCE WITH THE FOOTING CONSTRUCTION REPORT.
- THESE DRAWING ARE NOT TO BE SCALED FROM. ALL WRITTEN DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
- ALL FOOTINGS TO BE FOUNDED A MINIMUM 100mm INTO NATURAL SOIL OR CONTROLLED FILL IF PRESENT (REFER TO BORELOGS). FOOTING TO BE TRENCHED OR PIERED AS REQUIRED TO ENSURE 100mm MINIMUM FOUNDING.
- PIERS AND EXTENT OF THICKENED SLAB/DOUBLE MESH ARE SHOWN INDICATIVELY ONLY AND SHALL BE CONFIRMED ON SITE AT THE TIME OF A TRENCH INSPECTION.

A3

P1: 450mm SQUARE x 600mm DEEP MASS CONCRETE PAD FOOTING FOUNDED 100mm MIN INTO NATURAL SOIL OR CONTROLLED FILL. INCREASE PAD DEPTH IF/AS REQUIRED TO ACHIEVE THE ABOVE.



ALL FOOTING BEAMS ARE "B1" UNLESS NOTED OTHERWISE

WHERE BRITTLE FLOOR COVERINGS (eg TILED SURFACES) ARE TO BE USED OVER AN AREA GREATER THAN 16m² FLEXIBLE ADHESIVE IS TO BE USED BETWEEN THE FLOOR COVERING AND SLAB. APPLY IN ACCORDANCE TO MANUFACTURERS SPECIFICATION TO ALLOW FOR POSSIBLE CONCRETE SHRINKAGE.

IMPORTANT NOTE:

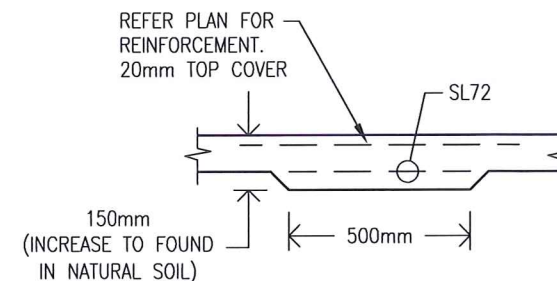
BUILDER MUST ENSURE THAT AN ALLOWANCE FOR ANY SERVICE TRENCHES ON THE FOUNDING LEVEL OF THE FOOTINGS AND ANY STORMWATER SLEEVES THROUGH FOOTINGS ARE PROVIDED. BASE OF FOOTINGS MUST BE FOUNDED 100mm INTO NATURAL SOIL OR CONTROLLED FILL AND SUCH THAT A 45 DEGREE LINE DRAWN FROM THE BOTTOM OF THE PIER DOES NOT INTERSECT THE ADJOINING SERVICE TRENCH EXCAVATION. WHERE THIS CANNOT BE ACHIEVED, PLEASE PROVIDE 1200mm LONG x FOOTING WIDTH WIDE PIERS (AT FOOTING BEAM JUNCTIONS PARALLEL TO EXTERNAL FOOTINGS) TO ENSURE ABOVE CONDITION IS ACHIEVED. WHERE THE PIER DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING EXCEEDS 400mm REINFORCE WITH 4/N12 VERTICAL BARS.

IMPORTANT NOTE:

THIS FOOTING DESIGN IS BASED ON ALL STORMWATER (INCLUDING SURFACE STORMWATER) BE REMOVED FROM AROUND THE DWELLING IN ACCORDANCE WITH AS3500.3, AS2870 AND THE BCA. WHERE GRAVITY FLOW OF STORMWATER IN ACCORDANCE WITH AS3500.3 CAN NOT BE ACHIEVED TO THE WATERTABLE OR DOWN SLOPE ON AN ACERAGE SITE A SUMP PUMP WILL BE REQUIRED. RCI CONSULTING ENGINEERS WILL TAKE NO RESPONSIBILITY FOR FOOTING MOVEMENT RESULTING FROM STORMWATER DRAINAGE FAILURE TO COMPLY TO THE ABOVE.

NOTE:

ALL B2 FOOTINGS REQUIRED TO BE CONSTRUCTED ON BOUNDARY ARE TO BE FOUNDED A MINIMUM 600mm BELOW THE EXISTING ALLOTMENT GROUND LEVEL.



THI DETAIL
NOT TO SCALE

TITLE: **FOOTING PLAN**
ADDRESS: NO.2-4 WOODMERE AVENUE
PARADISE

CLIENT: BARRIO DEVELOPMENTS

**Residential
Commercial
Industrial
Consulting Engineers**

1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2328
F (08) 8241 2409

admin@rciconsulting.com.au
www.rciconsulting.com.au

This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No. **F25595** SHEET No. 4 of 5 ISSUE No. —

DRAWN : L.F. DESIGN: D.A. DATE: 2-Jul-18

0 2 4 6
SCALE 1:100 METRES

No.	REVISION	BY	DATE

LIGATURES:

W8 @ 1200mm CRS. WHERE FOOTING BEAM IS NOT FOUND IN NATURAL SOIL/CONTROLLED FILL PROVIDE LIGATURES @ 300mm CRS.

SLAB:

100mm THICK SLAB REINFORCED WITH ONE LAYER OF SL72 TOP WITH 20mm COVER. WHERE THE DEPTH OF FILL BELOW THE SLAB PANELS EXCEEDS 400mm INCREASE SLAB DEPTH TO 125mm AND PLACE AN ADDITIONAL LAYER OF SL72 MESH BOTTOM WITH 30mm OF BOTTOM COVER. (REFER TO LEGEND). N20 CONCRETE UNLESS NOTED OTHERWISE. (FOR ALL JOBS LOCATED IN CORROSION ZONE, CONCRETE STRENGTH FOR EXTERNAL FOOTINGS (EXPOSED FACE) MUST BE N32 CONCRETE).

SOIL CLASSIFICATION:

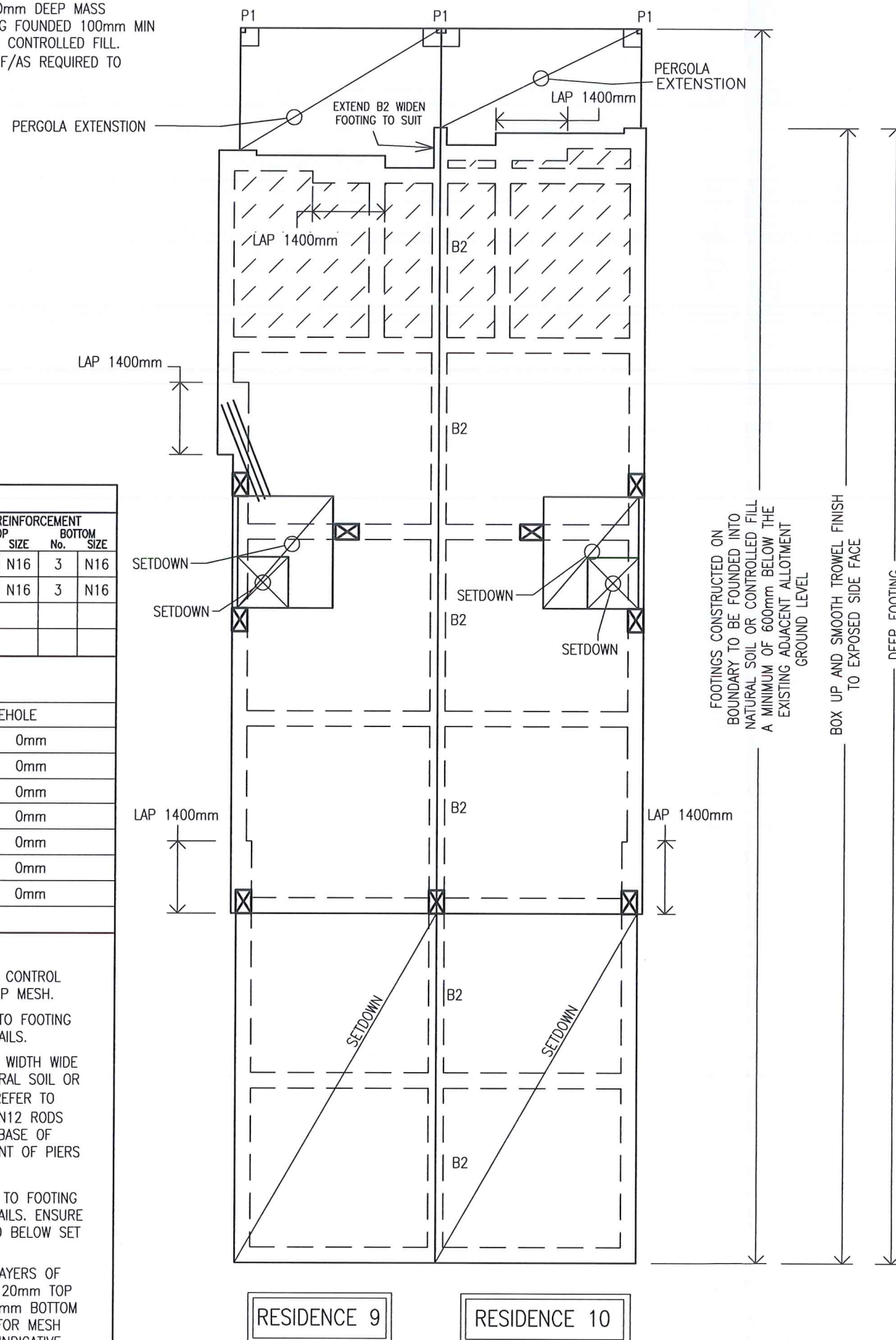
H1-D
- 20mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAIN ARE REQUIRED

GENERAL NOTES

- 1) THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. IF ANY CONFLICT OCCURS CONTACT THIS OFFICE IMMEDIATELY.
- 2) THIS FOOTING PLAN ASSUMES THE SITEWORKS AND DRAINAGE ARE CARRIED OUT IN ACCORDANCE WITH THE FOOTING CONSTRUCTION REPORT.
- 3) THESE DRAWING ARE NOT TO BE SCALED FROM. ALL WRITTEN DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
- 4) ALL FOOTINGS TO BE FOUNDED A MINIMUM 100mm INTO NATURAL SOIL OR CONTROLLED FILL IF PRESENT (REFER TO BORELOGS). FOOTING TO BE TRENCHED OR PIERED AS REQUIRED TO ENSURE 100mm MINIMUM FOUNDING.
- 5) PIERS AND EXTENT OF THICKENED SLAB/DOUBLE MESH ARE SHOWN INDICATIVELY ONLY AND SHALL BE CONFIRMED ON SITE AT THE TIME OF A TRENCH INSPECTION.

A3

P1: 450mm SQUARE x 600mm DEEP MASS CONCRETE PAD FOOTING FOUNDED 100mm MIN INTO NATURAL SOIL OR CONTROLLED FILL. INCREASE PAD DEPTH IF/AS REQUIRED TO ACHIEVE THE ABOVE.



ALL FOOTING BEAMS ARE "B1" UNLESS NOTED OTHERWISE

WHERE BRITTLE FLOOR COVERINGS (eg TILED SURFACES) ARE TO BE USED OVER AN AREA GREATER THAN 16m² FLEXIBLE ADHESIVE IS TO BE USED BETWEEN THE FLOOR COVERING AND SLAB. APPLY IN ACCORDANCE TO MANUFACTURERS SPECIFICATION TO ALLOW FOR POSSIBLE CONCRETE SHRINKAGE.

IMPORTANT NOTE:

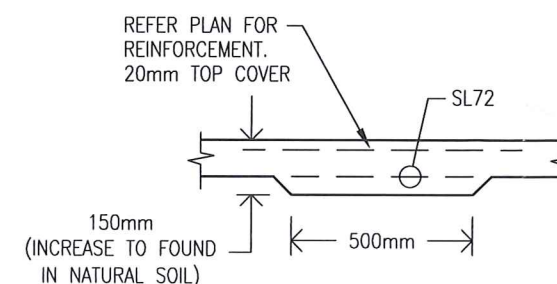
BUILDER MUST ENSURE THAT AN ALLOWANCE FOR ANY SERVICE TRENCHES ON THE FOUNDING LEVEL OF THE FOOTINGS AND ANY STORMWATER SLEEVES THROUGH FOOTINGS ARE PROVIDED. BASE OF FOOTINGS MUST BE FOUNDED 100mm INTO NATURAL SOIL OR CONTROLLED FILL AND SUCH THAT A 45 DEGREE LINE DRAWN FROM THE BOTTOM OF THE PIER DOES NOT INTERSECT THE ADJOINING SERVICE TRENCH EXCAVATION. WHERE THIS CANNOT BE ACHIEVED, PLEASE PROVIDE 1200mm LONG x FOOTING WIDTH WIDE PIERS (AT FOOTING BEAM JUNCTIONS PARALLEL TO EXTERNAL FOOTINGS) TO ENSURE ABOVE CONDITION IS ACHIEVED. WHERE THE PIER DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING EXCEEDS 400mm REINFORCE WITH 4/N12 VERTICAL BARS.

IMPORTANT NOTE:

THIS FOOTING DESIGN IS BASED ON ALL STORMWATER (INCLUDING SURFACE STORMWATER) BE REMOVED FROM AROUND THE DWELLING IN ACCORDANCE WITH AS3500.3, AS2870 AND THE BCA. WHERE GRAVITY FLOW OF STORMWATER IN ACCORDANCE WITH AS3500.3 CAN NOT BE ACHIEVED TO THE WATERTABLE OR DOWN SLOPE ON AN ACERAGE SITE A SUMP PUMP WILL BE REQUIRED. RCI CONSULTING ENGINEERS WILL TAKE NO RESPONSIBILITY FOR FOOTING MOVEMENT RESULTING FROM STORMWATER DRAINAGE FAILURE TO COMPLY TO THE ABOVE.

NOTE:

ALL B2 FOOTINGS REQUIRED TO BE CONSTRUCTED ON BOUNDARY ARE TO BE FOUNDED A MINIMUM 600mm BELOW THE EXISTING ALLOTMENT GROUND LEVEL.



THI DETAIL
NOT TO SCALE

TITLE: **FOOTING PLAN**
ADDRESS: NO.2-4 WOODMERE AVENUE
PARADISE

CLIENT: BARRIO DEVELOPMENTS

**Residential
Commercial
Industrial
Consulting Engineers**

1 Hawke Street
ALBERT PARK, SA 5014

P (08) 8241 2328

F (08) 8241 2409

admin@rciconsulting.com.au

www.rciconsulting.com.au

This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No.
F25595

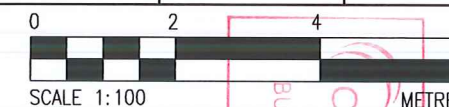
SHEET No.
5 of 5

ISSUE No.
—

DRAWN : L.F.

DESIGN: D.A.

DATE: 2-Jul-18



No.	REVISION	BY	DATE

LIGATURES:

W8 @ 1200mm CRS. WHERE FOOTING BEAM IS NOT FOUND IN NATURAL SOIL/CONTROLLED FILL PROVIDE LIGATURES @ 300mm CRS.

SLAB:

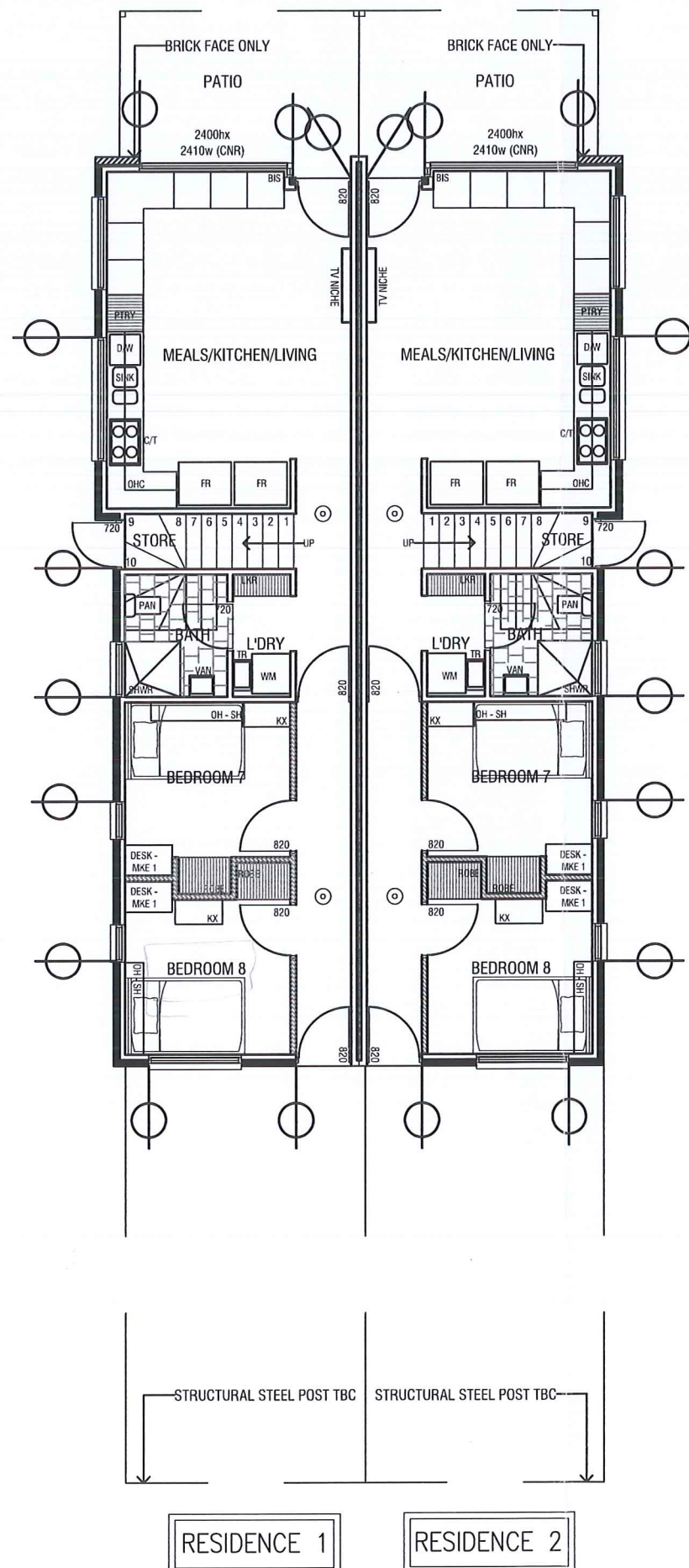
100mm THICK SLAB REINFORCED WITH ONE LAYER OF SL72 TOP WITH 20mm COVER. WHERE THE DEPTH OF FILL BELOW THE SLAB PANELS EXCEEDS 400mm INCREASE SLAB DEPTH TO 125mm AND PLACE AN ADDITIONAL LAYER OF SL72 MESH BOTTOM WITH 30mm OF BOTTOM COVER. (REFER TO LEGEND). N20 CONCRETE UNLESS NOTED OTHERWISE. (FOR ALL JOBS LOCATED IN CORROSION ZONE, CONCRETE STRENGTH FOR EXTERNAL FOOTINGS (EXPOSED FACE) MUST BE N32 CONCRETE).

SOIL CLASSIFICATION: H1-D

- 20mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAIN ARE REQUIRED

GENERAL NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. IF ANY CONFLICT OCCURS CONTACT THIS OFFICE IMMEDIATELY.
- THIS FOOTING PLAN ASSUMES THE SITEWORKS AND DRAINAGE ARE CARRIED OUT IN ACCORDANCE WITH THE FOOTING CONSTRUCTION REPORT.
- THESE DRAWING ARE NOT TO BE SCALED FROM. ALL WRITTEN DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
- ALL FOOTINGS TO BE FOUNDED A MINIMUM 100mm INTO NATURAL SOIL OR CONTROLLED FILL IF PRESENT (REFER TO BORELOGS). FOOTING TO BE TRENCHED OR PIERED AS REQUIRED TO ENSURE 100mm MINIMUM FOUNDING.
- PIERS AND EXTENT OF THICKENED SLAB/DOUBLE MESH ARE SHOWN INDICATIVELY ONLY AND SHALL BE CONFIRMED ON SITE AT THE TIME OF A TRENCH INSPECTION.



PROVIDE ADDITIONAL JOINTS TO THE PARTY WALL AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURER. NOT TO EXCEED 6.0M SPACING

ARTICULATION JOINTS FOR LIGHTWEIGHT CLADDING TO BE IN ACCORDANCE WITH/AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURERS RECOMMENDATIONS.

ARTICULATION PLAN

ADDRESS: NO.2-4 WOODMERE AVENUE
PARADISE

CLIENT: BARRIO DEVELOPMENTS

**Residential
Commercial
Industrial**
Consulting Engineers
A.B.N. 17 131 375 356

1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2328
F (08) 8241 2409

admin@rciconsulting.com.au
www.rciconsulting.com.au

This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No. A25595

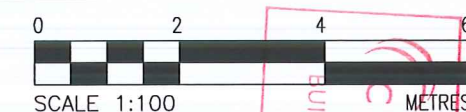
SHEET No. 1 of 5

ISSUE No. —

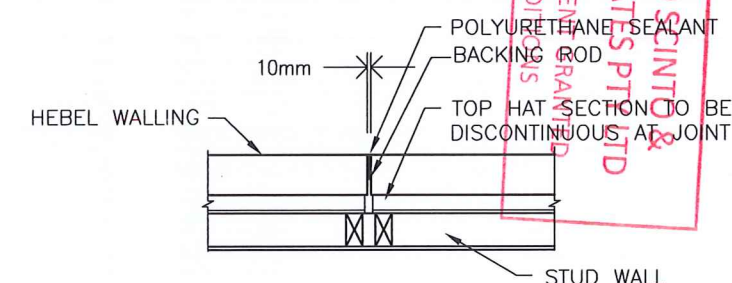
DRAWN : L.F.

DESIGN: D.A.

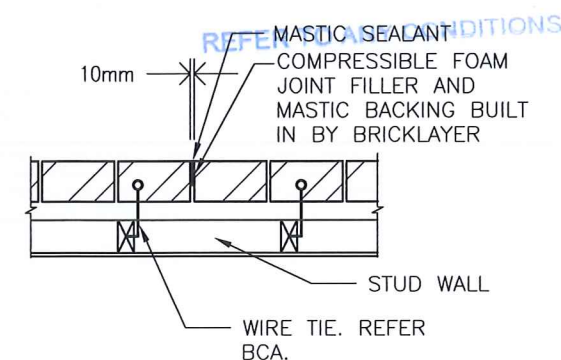
DATE: 2-Jul-18



No.	REVISION	BY	DATE

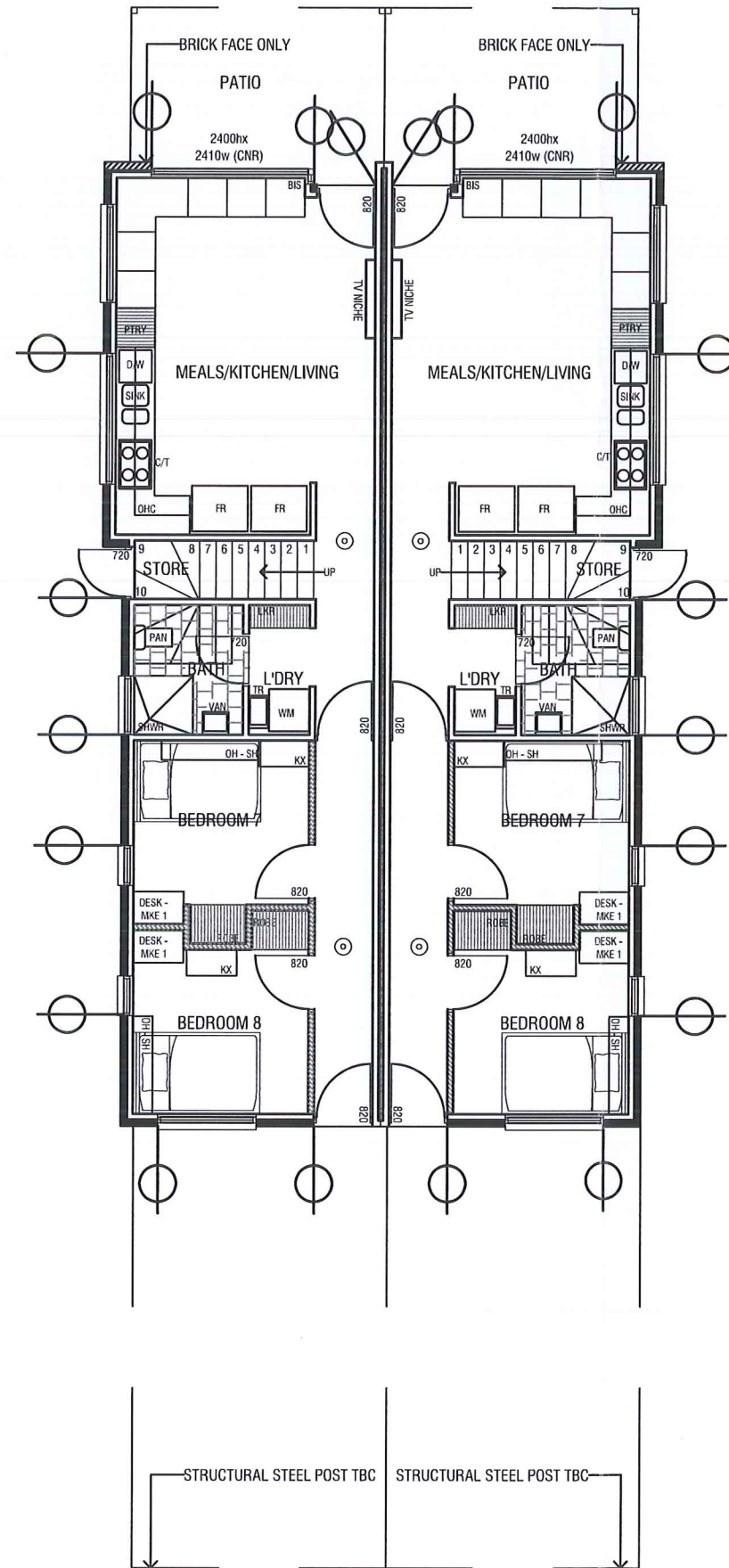


(Φ) ARTICULATION JOINT DETAIL
(HEBEL VENEER WALL)



(Φ) ARTICULATION JOINT DETAIL
(BRICK VENEER WALL)

A3



RESIDENCE 3

RESIDENCE 4

PROVIDE ADDITIONAL JOINTS TO THE PARTY WALL AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURER. NOT TO EXCEED 6.0M SPACING

ARTICULATION JOINTS FOR LIGHTWEIGHT CLADDING TO BE IN ACCORDANCE WITH/AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURERS RECOMMENDATIONS.

TITLE: ARTICULATION PLAN

ADDRESS: NO.2-4 WOODMERE AVENUE PARADISE

CLIENT: BARRIO DEVELOPMENTS

Residential Commercial Industrial Consulting Engineers
 1 Hawke Street
 ALBERT PARK, SA 5014
 P (08) 8241 2328
 F (08) 8241 2409
 admin@rciconsulting.com.au
 www.rciconsulting.com.au
 A.B.N. 17 131 375 356

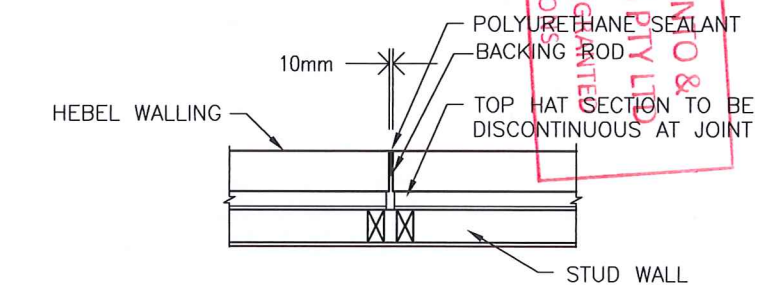
This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No. A25595 **SHEET No.** 2 of 5 **ISSUE No.** —

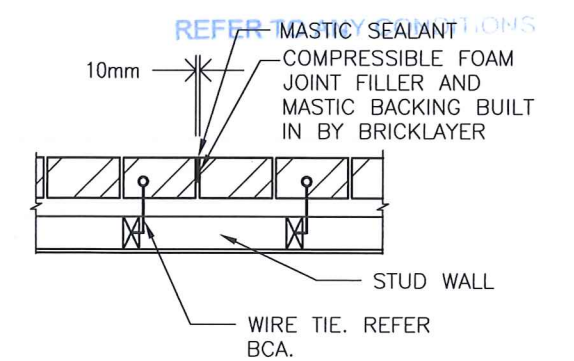
DRAWN : L.F. **DESIGN:** D.A. **DATE:** 2-Jul-18

0 2 4 6
 SCALE 1:100 METRES

No.	REVISION	BY	DATE

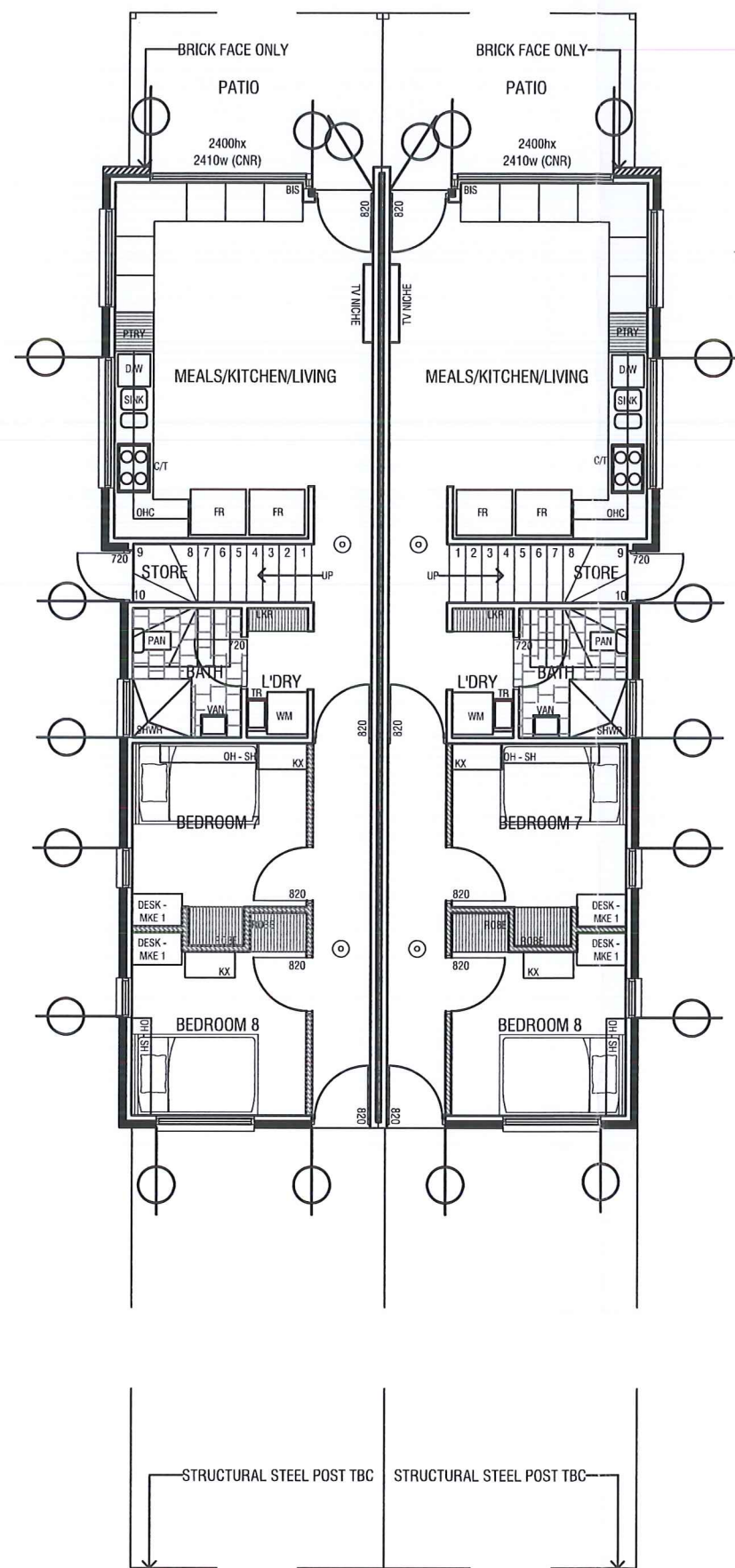


(Φ) ARTICULATION JOINT DETAIL
(HEBEL VENEER WALL)



(Φ) ARTICULATION JOINT DETAIL
(BRICK VENEER WALL)

A3



RESIDENCE 5

RESIDENCE 6

PROVIDE ADDITIONAL JOINTS TO THE PARTY WALL AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURER. NOT TO EXCEED 6.0M SPACING

ARTICULATION JOINTS FOR LIGHTWEIGHT CLADDING TO BE IN ACCORDANCE WITH/AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURERS RECOMMENDATIONS.

TITLE: **ARTICULATION PLAN**
ADDRESS: NO.2-4 WOODMERE AVENUE
PARADISE

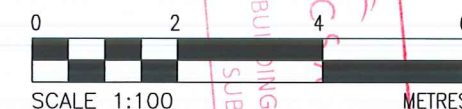
CLIENT: BARRIO DEVELOPMENTS

Residential Commercial Industrial Consulting Engineers
A.B.N. 17 131 375 356

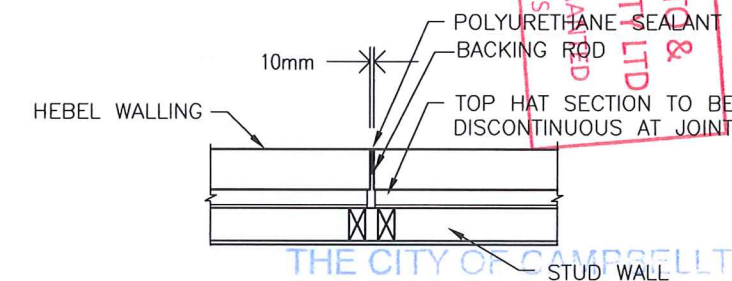
1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2326
F (08) 8241 2409
admin@rciconsulting.com.au
www.rciconsulting.com.au
© This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No. **A25595** SHEET No. 3 of 5 ISSUE No. —

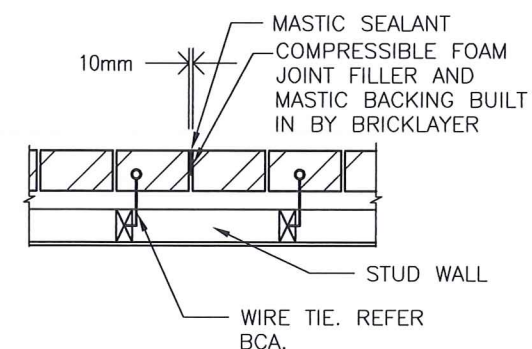
DRAWN : L.F. DESIGN: D.A. DATE: 2-JUL-18



No.	REVISION	BY	DATE



(Φ) **ARTICULATION JOINT DETAIL**
(HEBEL VENEER WALL)



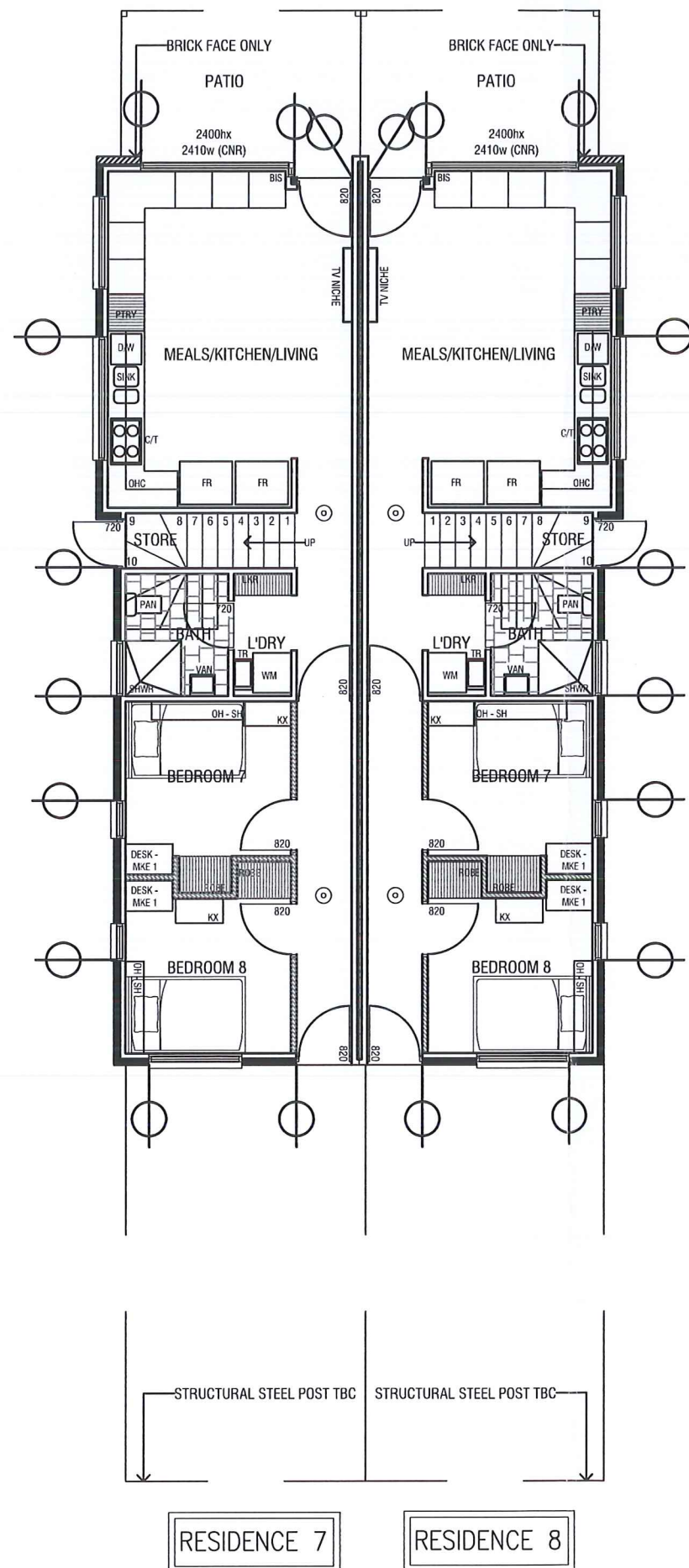
(Φ) **ARTICULATION JOINT DETAIL**
(BRICK VENEER WALL)

THE CITY OF CAMPBELLTOWN
DEVELOPMENT APPROVAL GRANTED

4 JAN 2019

REFER TO ANY CONDITIONS

SUBJECT TO CONDITIONS
CARLO SCINTO & ASSOCIATES PTY LTD



PROVIDE ADDITIONAL JOINTS TO THE PARTY WALL AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURER. NOT TO EXCEED 6.0M SPACING

ARTICULATION JOINTS FOR LIGHTWEIGHT CLADDING TO BE IN ACCORDANCE WITH/AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURERS RECOMMENDATIONS.

ARTICULATION PLAN

ADDRESS: NO.2-4 WOODMERE AVENUE
PARADISE

CLIENT: BARRIO DEVELOPMENTS

**Residential
Commercial
Industrial**
Consulting Engineers

1 Hawke Street
ALBERT PARK, SA 5014
P (08) 8241 2328
F (08) 8241 2409

admin@rciconsulting.com.au
www.rciconsulting.com.au

A.B.N. 17 131 375 356

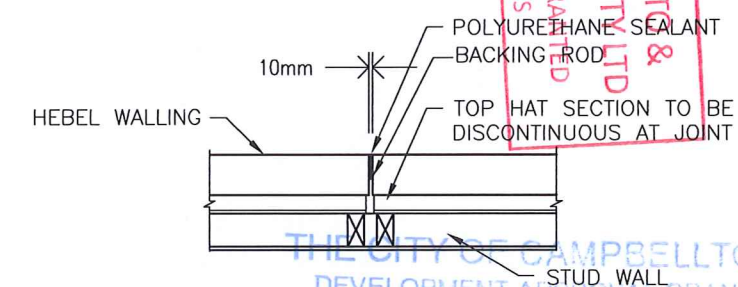
This drawing is copyright to RCI Consulting Engineers, no part of this drawing shall be used for any other purpose nor by any other third party without the prior written consent of RCI Consulting Engineers.

JOB No. **A25595** SHEET No. 4 of 5 ISSUE No. —

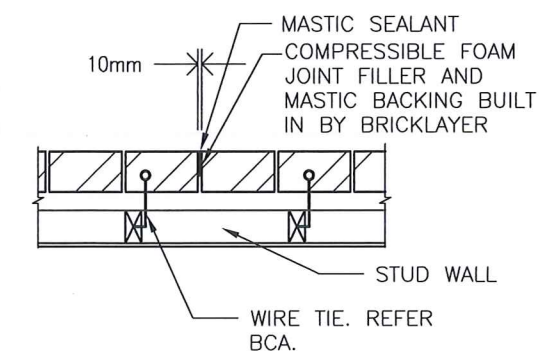
DRAWN : L.F. DESIGN: D.A. DATE: 2-Jul-18

0 2 4 6
SCALE 1:100 METRES

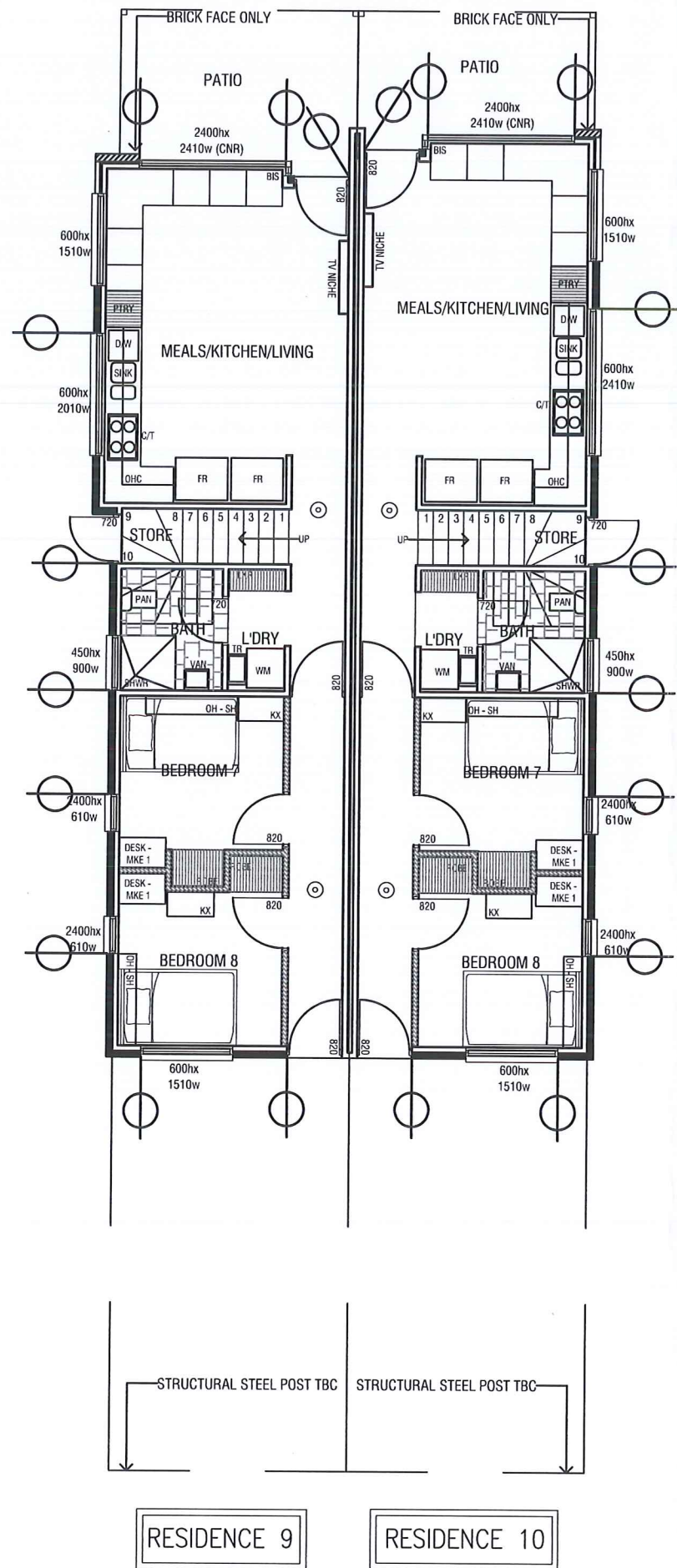
No.	REVISION	BY	DATE



(Φ) ARTICULATION JOINT DETAIL
(HEBEL VENEER WALL)



(Φ) ARTICULATION JOINT DETAIL
(BRICK VENEER WALL)



PROVIDE ADDITIONAL JOINTS TO THE PARTY WALL AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURER. NOT TO EXCEED 6.0M SPACING

ARTICULATION JOINTS FOR LIGHTWEIGHT CLADDING TO BE IN ACCORDANCE WITH/AS SPECIFIED BY THE WALLING SYSTEM MANUFACTURERS RECOMMENDATIONS.

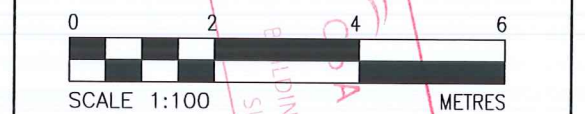
TITLE: **ARTICULATION PLAN**
 ADDRESS: NO.2-4 WOODMERE AVENUE
 PARADISE

CLIENT: BARRIO DEVELOPMENTS

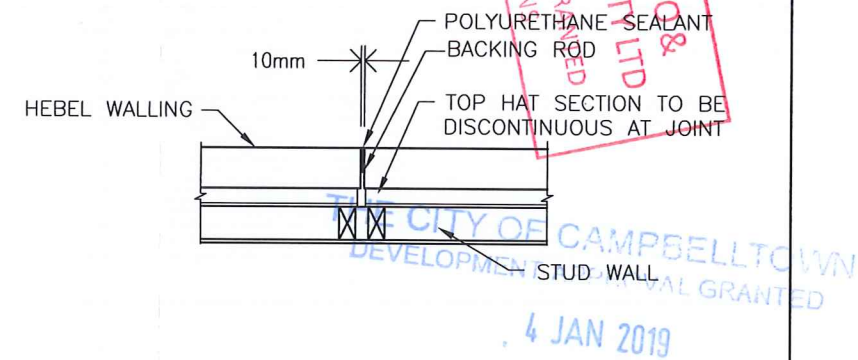
Residential Commercial Industrial Consulting Engineers
 1 Hawke Street
 ALBERT PARK, SA 5014
 P (08) 8241 2328
 F (08) 8241 2409
 admin@rciconsulting.com.au
 www.rciconsulting.com.au
 A.B.N. 17 131 375 356

JOB No. **A25595**
 SHEET No. 5 of 5
 ISSUE No. —

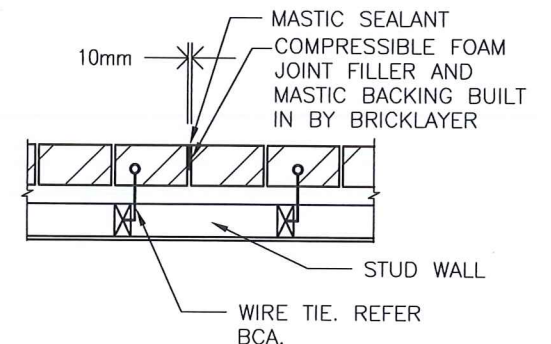
DRAWN : L.F. DESIGN: D.A. DATE: 2-Jul-18



No.	REVISION	BY	DATE



(Φ) ARTICULATION JOINT DETAIL
 (HEBEL VENEER WALL)



(Φ) ARTICULATION JOINT DETAIL
 (BRICK VENEER WALL)

NTS = NOT TO SCALE.
reduced from A1 to A3

