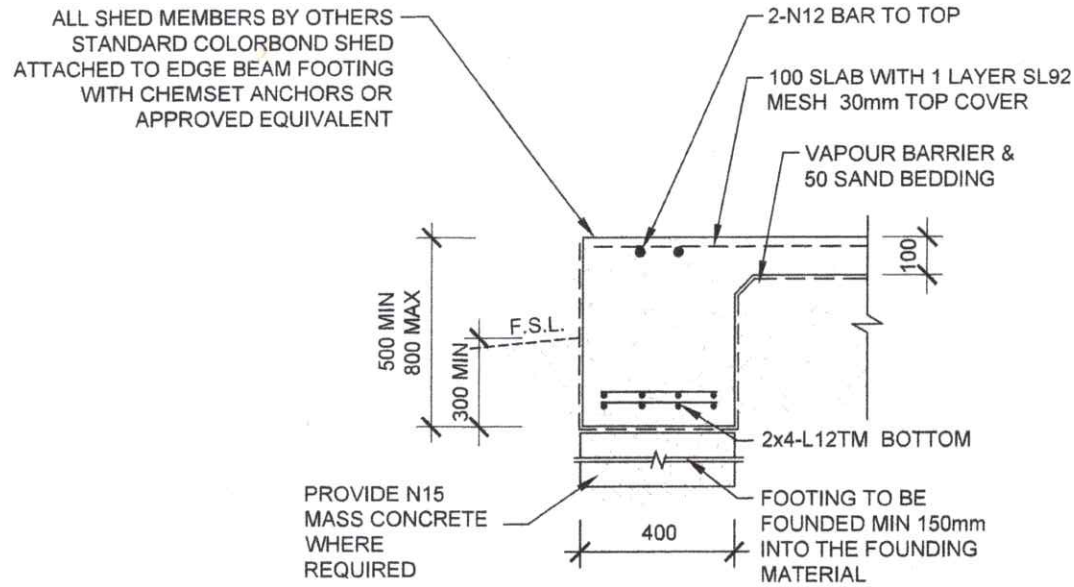
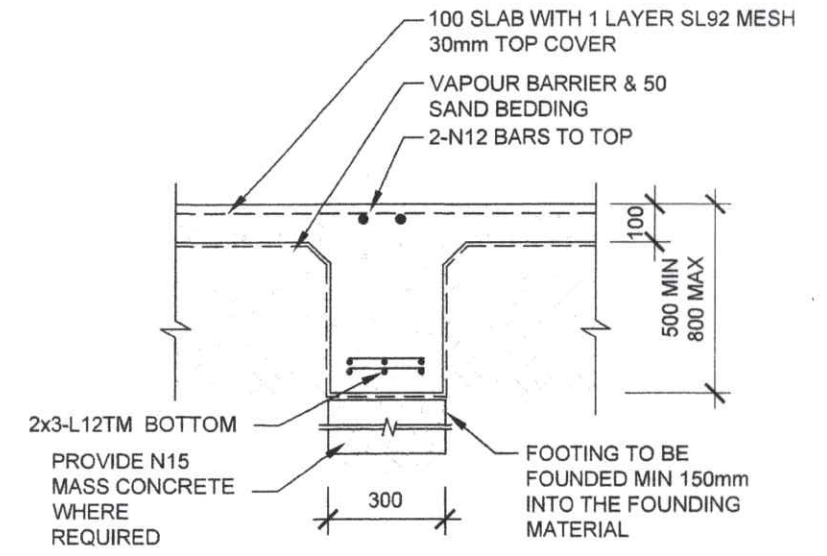


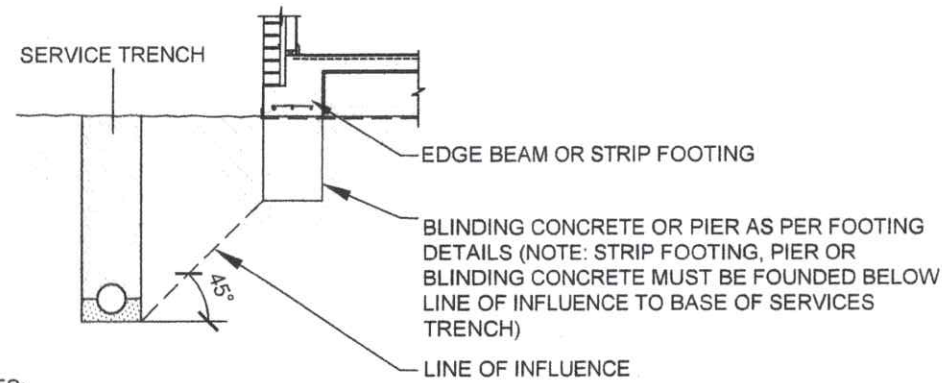
SLAB PLAN
SCALE 1:100



TYPICAL EDGE BEAM (EB-1)
SCALE 1:20



TYPICAL INTERNAL STIFFENING BEAM (ISB-1)
SCALE 1:20



- NOTES:**
1. SIMILAR DETAILS TO BE USED FOR PAD FOOTINGS.
 2. CONSTRUCTION EXCAVATIONS ADJACENT TO FOOTING ARE ALSO TO BE TREATED IN A SIMILAR MANNER.

TYPICAL FOOTING DEPTH REQUIREMENTS FOR FOOTINGS ADJACENT TO UNDERGROUND SERVICES

LEGEND	
FFL	FINISHED FLOOR LEVEL
EB	EDGE BEAM
ISB	INTERNAL STIFFENING BEAM

FOUNDING MATERIAL:
SILTSTONE, DISTINCTLY WEATHERED, PALE BROWN, DRY, LOW STRENGTH ROCK

RAFT SLAB SCHEDULE	
SLAB DETAILS	
CONCRETE STRENGTH	N25
FOUNDATION TYPE	RAFT
TOP SLAB THICKNESS	100mm
OVERALL EDGE BEAM DEPTH (H)	500mm MIN
INTERNAL BEAM MINIMUM WIDTH	300mm
EDGE BEAM MINIMUM WIDTH	400mm
REINFORCEMENT	
INTERNAL RIB TOP REINFORCEMENT	2-N12
INTERNAL RIB BOTTOM REINFORCEMENT	2x3-L12TM
EDGE BEAM TOP REINFORCING	2-N12
EDGE BEAM BOTTOM REINFORCING	2x4-L12TM
SLAB FABRIC	SL92 TOP 30 COVER
ALL SLAB COMPONENTS AS ABOVE UNLESS NOTED OTHERWISE ALL SLABS TO BE ON 50mm QUARRY PRODUCT ROLLED AND MOISTURE CONDITIONED SIMILAR TO ROLLED FILL AS 2870 Cl 6.4.2(b) WITH APPROVED 0.2mm BRANDED PLASTIC MEMBRANE TO TOP OF FINISHED GROUND LEVEL	

RAFT SLAB NOTES

FOUNDATIONS: TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST & BEFORE ANY FILL IS PLACED.

EDGE & INTERNAL BEAMS: TO BE FOUNDED A MINIMUM OF 300mm BELOW GROUND LEVEL AND A MINIMUM OF 150mm INTO THE FOUNDING MATERIAL.

15 MPa MASS CONCRETE MAY BE USED TO BRING THE FOUNDATIONS UP TO DEPTH

SLAB PANELS: SLAB PANELS MAY BE FOUNDED ON CONTROLLED FILL, COMPACTED IN ACCORDANCE WITH CLAUSE 6.4.2 OF AS2870-2011.

ANY FILL TO BE PLACED DUE TO SITE CUT & FILL, IS TO BE PLACED IN 150 MAXIMUM LAYERS AT NEAR OPTIMUM MOISTURE CONTENT & COMPACTED TO NEAR 95% STANDARD COMPACTION.

DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UP HILL FROM THE SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL MIN. 150mm AWAY FROM THE FOOTING OVER A DISTANCE OF 2m, & DISCHARGED TO AN UNDERGROUND DRAINAGE SYSTEM

SITE CLASSIFICATION: CLASS 'P'
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH RESCOM ENGINEERS SOIL REPORT 25067, DATED 22/04/2025

ALL EXTERNAL & INTERNAL RIBS WIDER THAN 300mm SHALL BE REINFORCED WITH AN ADDITIONAL N12 BAR TOP & BOTTOM FOR EVERY 110mm IN ADDITIONAL WIDTH (TYPICAL).

FOR BUILDING SETOUT AND DIMENSIONS REFER TO ARCHITECTURAL DRAWINGS

TERMITE BARRIER TO COMPLY WITH AS 3660-2000

PLAN & DETAILS
SCALE AS NOTED (A3)

GORST LENNOX & ASSOCIATES
SLAB PLAN & DETAILS FOR PROPOSED SHED
3 HARVEY STREET, WEST BENDIGO

rescom.

127 Wills Street
BENDIGO, VIC, 3550
ABN 36 666 747 048

E: jackson@rescomengineers.com.au
M: 0423 865 393
PE0014579

DESIGN : JB DWG N o. 25067
DRAWN : CJ SHEET : 2 OF 2
CHECKED : JB DATE : APRIL 2025

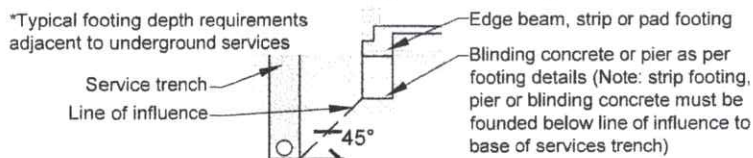
REV	AMENDMENTS	ISSUES	DATE

GENERAL NOTES:

- G1. Construction shall be in accordance with the requirements of the National Construction Code of Australia, Building Code of Australia, AS 2870-2011 The residential slabs and footing code and the by-laws and ordinances of the relevant building authority.
- G2. Materials and workmanship are to be in accordance with the relevant current Australian Standards and the Building Code of Australia and all relevant authorities having any jurisdiction over any part of the works.
- G3. These drawings shall be read in conjunction with all other consultants documents, drawings and specifications and with such other written instructions as may be issued during the contract and project.
- G4. All dimensions and conditions where shown are to be verified on site. Engineering documents are diagrammatic and must not be scaled. Discrepancies in any of the contract documents shall be referred to the design Engineer prior to proceeding with the work.
- G5. These notes are a supplement to and do not replace the specifications to which the contractor must conform. Substitution shall not be permitted without the approval of the engineer.
- G6. It is the builders responsibility to ensure that the structure and works are maintained in a stable condition. No part shall be over stressed during construction.
- G7. The structural work shown on these drawings had been designed for Live Loads: Roof 0.25 KPa; Dwelling floor 1.5 KPa; Garage floor 2.5 KPa; Balcony 2.0 KPa.
- G8. Inspections: No responsibility shall be taken unless the work is inspected and approved during construction. All inspections required shall be confirmed 24 hours in advance of the time required.
- G9. Rescom Engineers documents are not to be reproduced in full or part without the approval of this office.
- G10. The Architect is to review Rescom Engineers documents to ensure consistency with existing conditions and any relevant consultant documents prior to issue.
- G11. Not all services and details are identified on these drawings and the locations are indicative only. The contractor shall verify that all requirements and existing conditions affecting the works are incorporated into tender prior to commencing work.
- G12. Where walls are nominated to be demolished, the contractor is to verify with design Engineer if the existing condition is load bearing prior to the commencement of work.

SITE:

- S1. The detail sheet shall be read in conjunction with the footing plan, architectural drawings, soil report and AS2870- 2011.
- S2. Surface fill, roots & vegetation are to be removed from building platform.
- S3. Site is to be cut and/or filled to form a level bench to within approx. 50mm Up to 300mm of approved compacted fill may be used (AS 2870-2011). If additional fill is required or where a site has existing fill contact an engineer prior to further construction or design. Edge beams not supported by piers must be founded on controlled fill only. Minimum soil bearing pressure required is 60kPa for waffle pod slab only.
- S4. Place suitable quarry products (well graded sands or rubble having a particle size of 4mm maximum) up to 50mm in depth to obtain a level platform to within +/- 5mm. If the building platform is level after the above mentioned site works quarry material may not be required and only used in low areas. It is recommended that this material extends 1.0m past the building line.
- S5. For waffle pod construction, a minimum rib width of 110mm must be maintained where plumbing risers clash with ribs. This may be achieved by cutting void form to suit and lapping reinforcement.
- S6. All ground works, foundations and batters are to be carried out in accordance with the recommendations outlined in AS 2870-2011. Contractor to carry out the relevant investigations prior to the commencement or works to ensure nominated slabs is applicable U.N.O.
- S6. All excavations shall be taken out accurately to the lines, levels and grades required by the documents in whatever materials may be encountered. Unsuitable material to be removed & approved backfill replaced.



- Notes: 1. Similar details to be used for pad footings.
- 2. Construction excavations adjacent to footing are also to be treated in a similar manner

CONCRETE, FOOTING & REINFORCEMENT:

- C1. All reinforced concrete shall conform to current code standard AS 3600-2018.
- C2. Concrete characteristic compressive strength (F'c) to be 25MPa minimum at 28 days, or as noted on drawings. Must be mechanically vibrated and ribs poured as part of slab.
- C3. Concrete compressive strength (F'c) shall be 32MPa at 28 days when the finish is to be polished.
- C4. The slump in concrete shall not exceed 100mm and maximum 20mm nominal aggregate in accordance with AS 1379-2007.
- C5. The placement of concrete is not recommended on hot windy days during hot weather.
- C6. Concrete should be cured for 7 days unless otherwise noted.
- C7. Concrete finishes shall be in accordance with the specifications or architectural details.
- C8. Clear concrete cover to non pre-stressed reinforcement including fitments shall be as follows unless otherwise noted:

Element	Formed & covered	Formed & exposed
Slabs & walls	20mm	30mm
Beams	25mm	40mm
Columns	40mm	50mm
Footings	-	65mm
- For areas outside the above, refer to AS 3600-2018 for cover requirements and prior to steel scheduling or ordering contact this office for confirmation of covers.
- C9. Concrete covers shall be maintained by the use of approved chairs and supports at a minimum of 1200mm centres. Conduit, pipes, etc., are not to be placed in the concrete cover. Contractor to ensure correct cover can be obtained during review of documents prior to tender submission.
- C10. Reinforcement must be securely fixed in position to prevent displacement with approved support methods and spacing.
- C11. Concrete sizes shown do not include finishes and must not be reduced. No penetrations, chases, or embedment other than shown on the structural drawings shall be made without written approval from the design Engineer.
- C12. Concrete members have to reach minimum strength prior to construction loading, contractor to confirm with design Engineer required strength.
- C13. No brickwork is to be laid or stacked on the slab until a minimum 21 days after pouring the slab.
- C14. Construction joints where not shown on drawings shall be located to the approval of the design Engineer.
- C15. Saw cut joints (where shown on drawings) shall be made within 24 hours of completion of concrete pour.
- C16. Form work shall be left in place for the minimum time as noted below, unless otherwise approved in writing from the design Engineer.

- Beam sides, vertical walls and columns	4 days.
For suspended slabs:	
- Slabs up to 4.5m spans (re-propping required)	8 days
- Removal of props under slab	28 days
- Beams soffits up to 7.6m (propping required)	14 days
- Removal of props under beams	24 days
- C17. All footings are to be based on natural materials with a minimum safe bearing capacity as follows, unless otherwise noted:

- Strip and pad footings	100 kPa (U.N.O.)
- Slab beam	100 kPa (U.N.O.)
- Waffle raft beams	50 kPa (U.N.O.)
- C18. Reinforcement is represented diagrammatically and is not necessarily a true position. Splices are to be made only in locations as nominated on drawings unless given written approval from the design Engineer. Welding of reinforcement is not permitted unless nominated on drawings.
- C19. Diagonal bars 3-N12 bars or 3-L11TM (min) x 2000mm long shall be placed across each internal corner and opening of slabs and walls in top surface.
- C20. Beam and Strip footing reinforcement shall have a nominal cover of 50mm. Slab Reinforcing Fabric shall have a nominal cover of 20mm.
- C21. Trench mesh in beams to be laid continuously with each layer being lapped for its full width at intersections and for a minimum of 500mm at splices. The trench mesh shall be overlapped by the width of the fabric at T and L junctions.

CONCRETE, FOOTING & REINFORCEMENT: (continued)

- C22. Reinforcing fabric in slab shall be lapped not less than 225mm, be supported by chairs at max. 1200mm spacings and consist of SL82 fabric to AS 1304-1991, unless noted otherwise.
- C23. Reinforcement laps to be as follows, unless otherwise noted:

- N12 bars	500mm minimum
- N16 bars	700mm minimum
- C24. Proposed footing slab beams and proposed excavations must not undermine existing footings.
- C25. Ensure adequate angle of repose is achieved at all times. Notify this office if footing undermining occurs.

EMBEDDED PIPES & SERVICES:

- P1. No proposed service lines/conduits are to undermine any footings. Existing amenity service pipes are to be confirmed prior to any construction works commencing.
- P2. All junctions, pipes and connections, etc., of drainage, sewerage and service materials for the project are to incorporate relative movement of the structure, surface and sub-surface conditions.
- P3. Electrical resistance cables may be incorporated into a slab without any additional reinforcement or increase in slab thickness. Lay cables on the slab reinforcement.
- P4. When using electric heating coils, increase the slab thickness by min. 25mm and an increase made in the fabric of one level e.g. SL82 for SL72. Support the coils on a light fabric (SL62), placed at a suitable level to accommodate the pipes, subject to the requirements of AS 2870-2011 Clause 5.3.2a.
- P5. When installing hydronic heating coils, the design Engineer must be notified and specific slab requirements will be supplied. The requirements of P4 do not apply to hydronic heating.

BRICKWORK & ARTICULATED WALLING.

- B1. All masonry work, materials and workmanship shall be in strict accordance with AS 3700-2018. Clay bricks shall comply with AS 1225-1984.
- B2. Mortar shall comply with AS 3700-2018 and consist of 1 part cement, 1/4 part hydrated lime and 3 parts clean hard sand, U.N.O.
- B3. Load bearing brickwork shall have a minimum characteristic compressive strength of 40MPa, as per AS 3700-2018.
- B4. A 20mm minimum clearance provided between the underside of suspended concrete elements (slab/beam/floor joist) and non load bearing masonry work.
- B5. Masonry walls are to be provided with articulations joints in positions indicated on the architectural and/or engineering drawings, in accordance with Technical Note #61 of the Cement & Concrete Association.
- B6. Where articulation joints are specified at window edges, the masonry lintel joint shall not be bonded to the brickwork. Neoprene pads are to be installed.
- B7. Wall ties used for cavity construction shall comply with AS 2699-2020. Accessories such as connectors, ties, bed joint mesh, lintel beams, etc., shall comply with AS 2975-1987.

TIMBER:

- T1. All workmanship, materials and timber construction, and any other members not shown shall comply with AS 1684.2-2021 and AS 1720.1-2010. (Timber must have a minimum Class B straightness).
- T2. All beams and lintels are to have a minimum of 110mm positive bearing on masonry work.
- T3. All laminated timber beams to be supplied with manufacturers pre camber, unless otherwise noted.
- T4. All timber beams with multiple members (dual members) are to be laminated in accordance with AS 1684.2-2021.
- T4. All timber to be used in this project shall be dry at the time of construction. All exposed timbers shall be waterproofed and treated as per manufacturers specifications.
- T5. All tie downs, connections and bracing shall comply with AS 1684.2-2021.
- T6. Sub-floor framing to comply with AS 1684.2-2021. Sub-floor clearance requires provision of sufficient clearance between the ground surface and the underside of the bearers to all access for floor leveling purposes.

STRUCTURAL STEELWORKS:

- S1. All workmanship and materials shall be in accordance with AS 4100-2020 and AS 1554-2004 U.N.O. All steel shall be in accordance with:
 - AS 3679.1-1996 Grade 300+ for rolled sections
 - A 4100-2020 Grade 300 for universal columns & beams
 - AS 1163-2009 Grade 350 for RHS/SHS/CHS sections
 - AS 3679.1-1996 Grade 350 for all high strength steel
- S2. All fillet welds shall be 6mm continuous fillet weld (6cfw) U.N.O.
- S3. Provide 6mm end cap plate with 6cfw to all hollow sections.
- S4. All surface preparation shall be in accordance with specifications and architectural documentation.
- S5. All steelwork, other than encased by concrete and mating surfaces, or friction type connections shall be given one coat of steel priming paint. All exposed steelwork protection from corrosion is to comply with ABCB Housing Provisions 2022 Clause 6.3.9.
- S6. All beams and lintels opening up to 1000mm in length are to have a minimum of 150mm positive bearing on masonry or supported on 90x90x5.0 SHS, U.N.O.
- S7. Bolts are designated on the drawings by the number, diameter, grade and tightening procedure in accordance with standard structural connections.

DRAINAGE:

- D1. The top surface of the slab shall be a minimum of 230mm above the final ground level except that for drainage paved areas where 50mm shall be sufficient. Grade paved areas away from residence.
- D2. On sloping sites, the uphill side of the slab shall be properly drained. Drainage and/or surface grading shall be provided to prevent surface water collecting adjacent to the slab. Care shall be taken to ensure that the drainage system does not permit ready access of water to foundation of slab.
- D3. The slab panel and beams shall be thickened where waster pipes are embedded in the slab to provide a section of approximately equivalent strength.

LANDSCAPING, CONSTRUCTION & SITE MAINTENANCE:

- L1. Surface grading or drainage shall be provided around the perimeter of the building so that no water can pond or collect adjacent to the slab/footing. Grade away min. 2000mm with 150mm fall.
- L2. The drainage measures shall be carried out prior to or immediately after the construction or the slab/footing.
- L3. Excavations for service trenches under or adjacent to the building shall be back filled with clay or concrete to prevent ingress of water beneath footings. Backfill is to be hand rolled or tamped. Porous or granular material is not to be used.
- L4. Service trenches parallel to the edge of the building should be offset a minimum distance equal to the depth of the trench excavations.
- L5. Roof gutters, down pipes, storm water and sewerage drainage shall be maintained to prevent overflows and to ensure that any leaks are promptly repaired.
- L6. The planting of trees and large shrubs and general site maintenance shall comply with the requirements of the CSIRO Publications Sheet 10-91 'Guide to home owners on foundation maintenance and footing performance'.

USE OF DOCUMENTS:

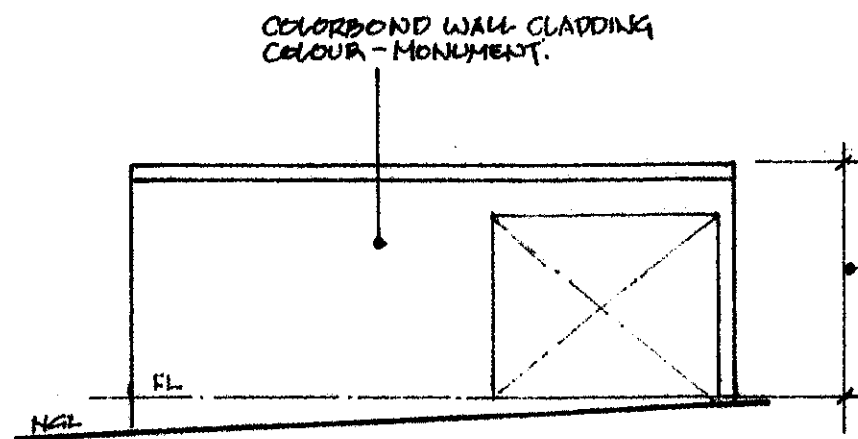
These and related documents have been prepared exclusively for the client nominated on the plans/documents and should not be used by any other party unless duly authorised by Rescom Engineers in writing. Rescom Engineers reserves the right to withdraw and/or disclaim all documentation related to the project if fees remain unpaid and/or used by a third party without written authority from Rescom Engineers. These documents may only be reproduced in full and in colour where it is required to be part of documentation with the proposed development. These drawings shall be read in conjunctions with:

- the Soil Report

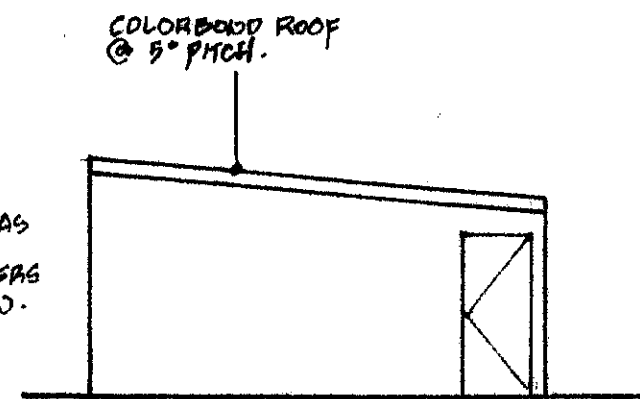
Prepared by	RESCOM ENGINEERS
Dated	22/04/2025
Reference No.	25067
- the Architectural Plans

Prepared by	GORST LENNOX & ASSOCIATES PTY LTD
Dated	MARCH 2025
Reference No.	GL1214

NOTES	GORST LENNOX & ASSOCIATES SLAB PLAN FOR PROPOSED SHED 3 HARVEY STREET, WEST BENDIGO					127 Wills Street BENDIGO, VIC, 3550 ABN 36 666 747 048	DESIGN : JB DWG N o. 25067
REV	AMENDMENTS	ISSUES	DATE			E: jackson@rescomengineers.com.au M: 0423 865 393 PE0014579	DRAWN : CJ SHEET : 1 OF 2
						CHECKED : JB	DATE : APRIL 2025

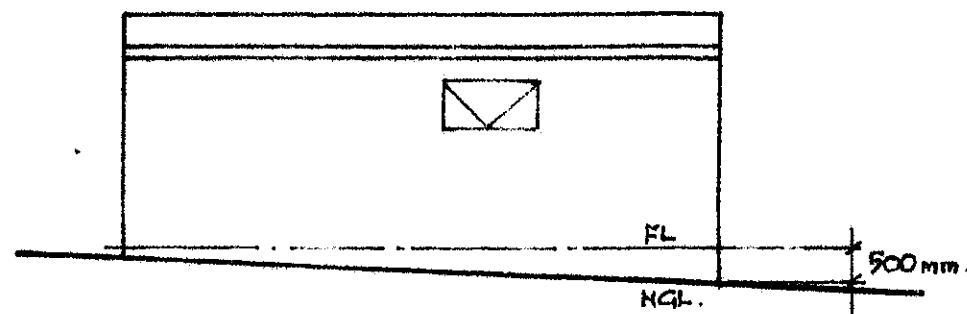


FRONT ELEV.



SIDE ELEV.

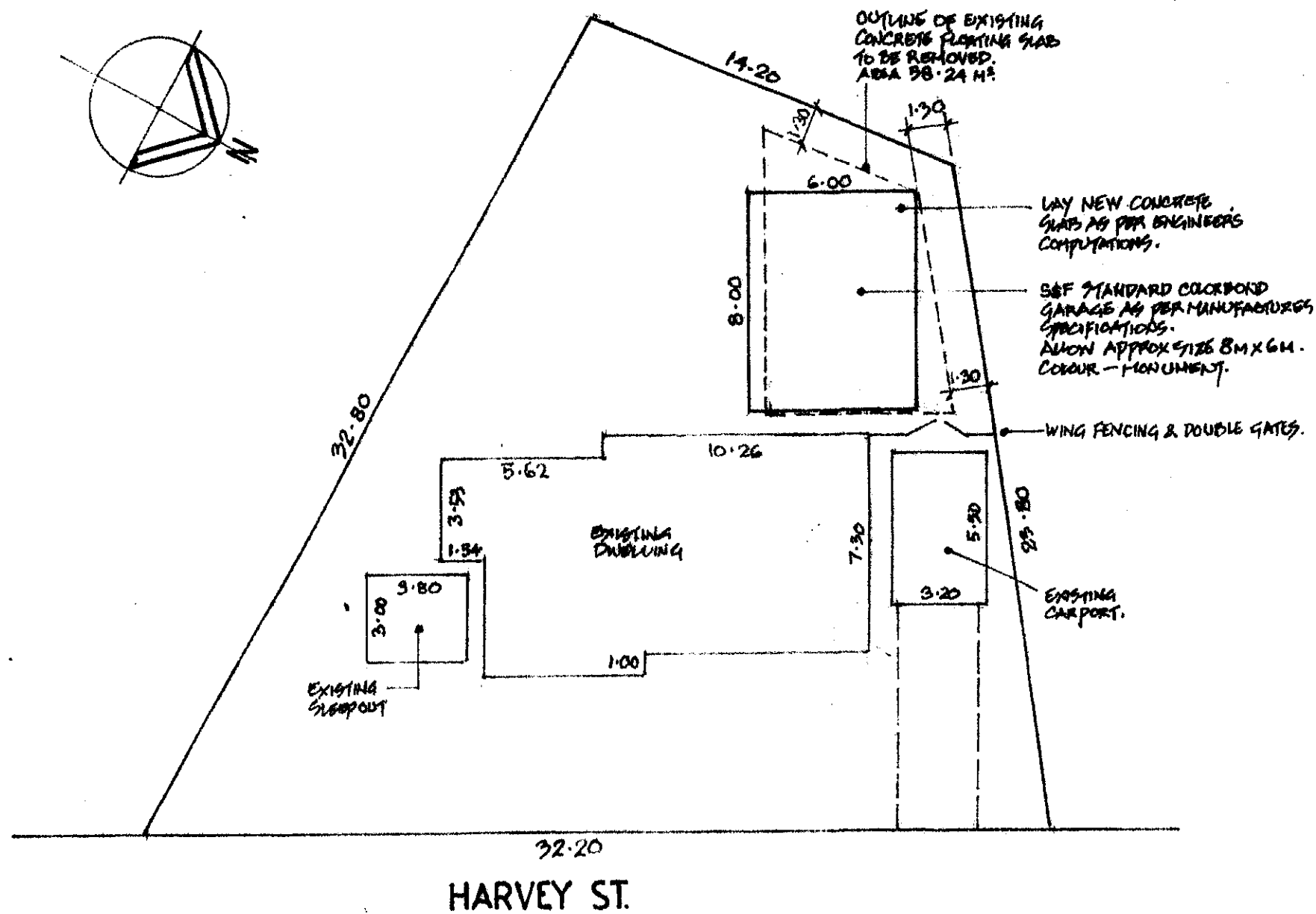
WALL HEIGHT AS PER GARAGE MANUFACTURERS SPECIFICATION.



REAR ELEV.

DRAWN	MES.
DATE	MAR '25
SCALE	1:100

PROPOSED GARAGE DETAIL
3 HARVEY ST. BENDIGO



32.20
HARVEY ST.

NOTE: ALL WORKS TO BE CARRIED OUT AS PER REFERENCE SPECIFICATION PART 2 (13).

FOR:
NORTH WEST UPGRADE
ASSET MANAGEMENT
HOUSING DIVISION
HOMES VICTORIA
LEVEL 7
50 LONGDALE ST.
MELBOURNE VIC.
3000.

CONSULTANTS:
GORST LENOXX
& ASSOCIATES P/L
ACN - 074 136 888

PROJECT NO.

WORKS NO.

REFERENCE
DRAWING NO.
GL1214

DRAWN	MBS
DATE	MAR '25
SCALE	1:200

FIRE RECTIFICATION
3 HARVEY ST. BENDIGO.