

SAMPLE PACK

Full construction takeoff, measured line by line

Semi-detached dual occupancy · basement + 2 storeys · 528 m²
GFA · Western Sydney

- SAMPLE · PROJECT DETAILS ANONYMISED



From the appendix: ground floor, measured room by room.

What's in the pack

A full construction takeoff for a semi-detached dual occupancy: basement plus two storeys, 528 m² GFA. Built the same way we build every HYKSOS takeoff: measured on screen, tagged by confidence, and handed over with nothing left silent.

01 Measured Bill of Quantities

Almost 150 lines across demolition, substructure, superstructure, finishes, services and externals. Every quantity sourced back to a drawing.

02 Marked-up drawing set

Every measured element shown against the original plans, page by page, so the number and the drawing it came from are never more than a glance apart.

03 Assumptions and RFI register

What's confirmed, what's assumed, and what needs an answer from the design team before it gets priced.

04 Exclusions stated

Scope boundaries spelled out on the page, not left for someone downstream to guess at.

METHOD

Measured on screen from the full CDC set: architectural, structural and stormwater. Every quantity carries a tag: measured, calculated, per schedule or assumed. Nothing rounded up and hidden in a lump sum.

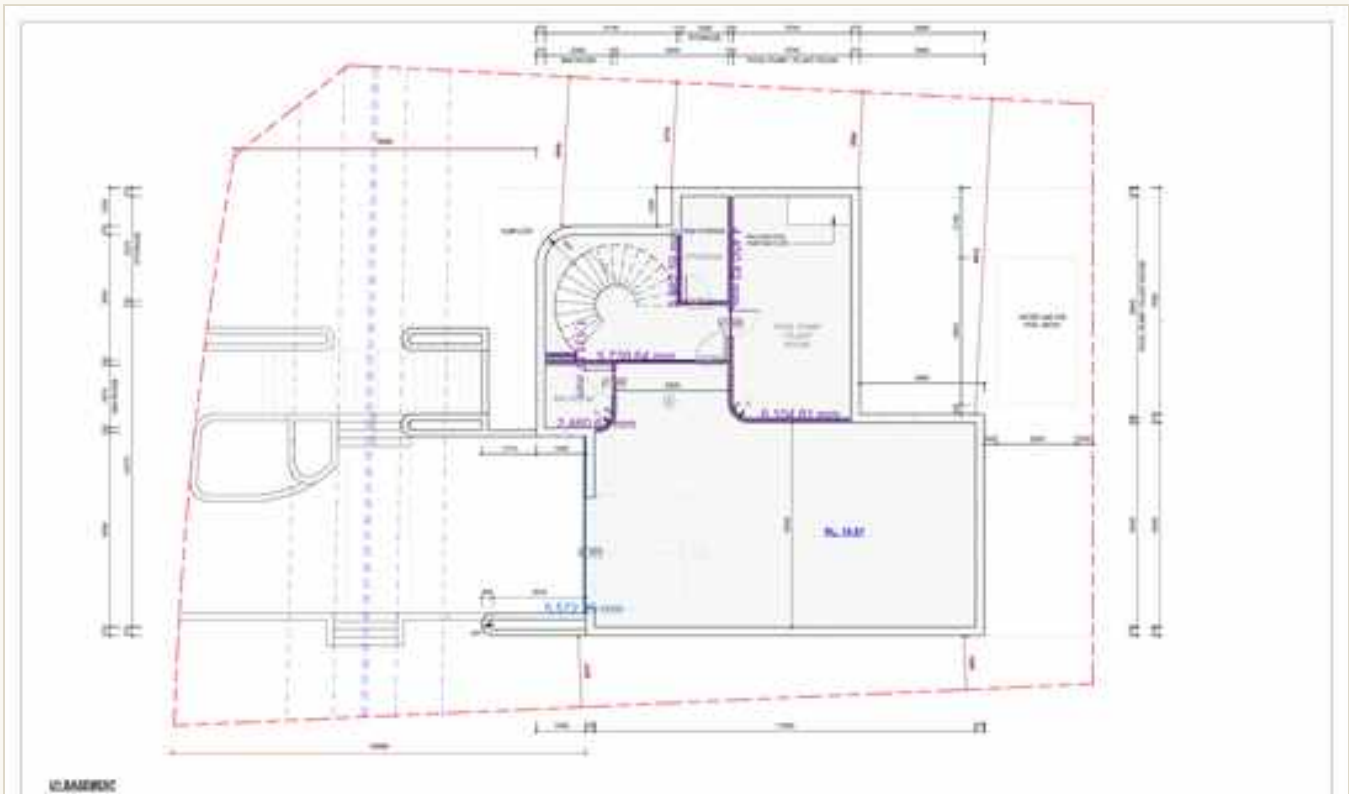
Brickwork was measured two independent ways (floor plans and elevations) and reconciled: the methods agree once walls not visible on elevations are accounted for.

Every room, measured and shown



- **Unit 1 ground floor: envelope, partitions and room fills.** The building perimeter traced in green, each internal partition run measured on screen with its length called out, and every room shaded and labelled before a single line goes into the BOQ.

Below ground, and the unit next door



- **Basement envelope and partitions**, measured room by room through the plant and storage areas the stated GFA leaves out entirely. Every partition run called out on the plan as it's measured.

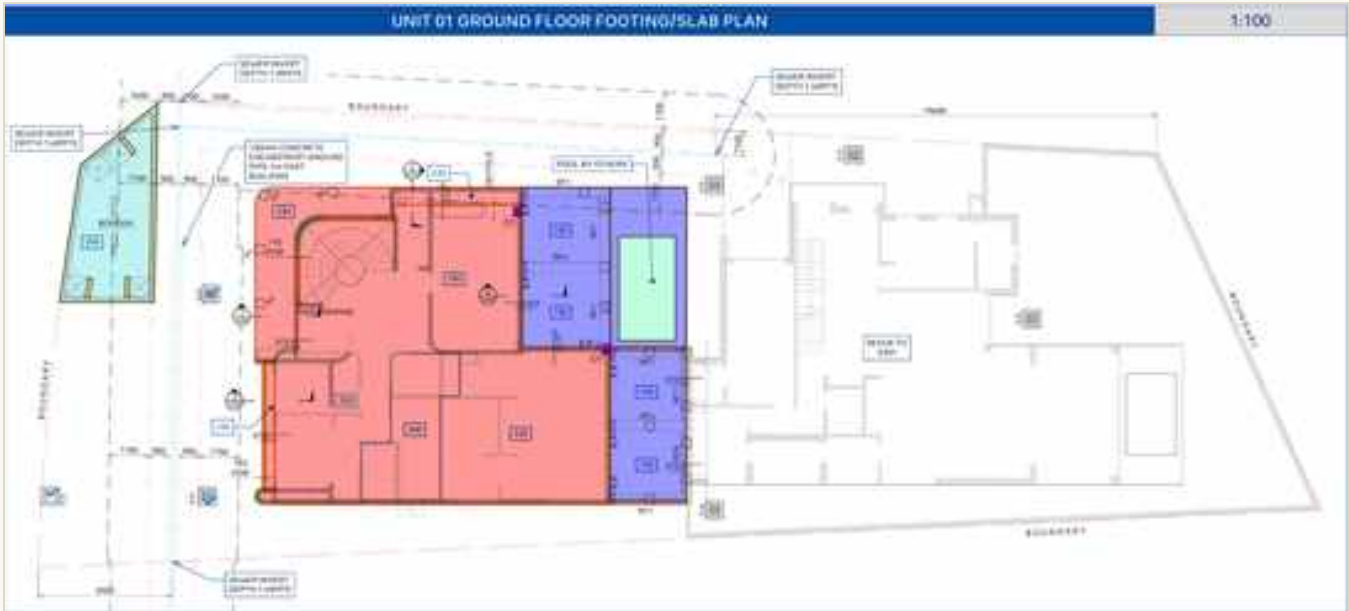


- **Unit 2 ground floor**, including the alfresco: the same envelope, partition and room-by-room measure repeated for the second dwelling, matched back to its own set of plans.

The structural set, measured the same way.

Footings, slabs, walls and formwork are taken off the structural drawings and reconciled against the architectural set, so the two never disagree silently.

GROUND FLOOR · FOOTING AND SLAB PLAN



FIRST FLOOR · SUSPENDED SLAB PLAN



Address, client and consultant details cropped out. Title blocks excluded.

54.12m³

Strip footings

MEASURED

47.02t

Reinforcement

CALCULATED

161.9lm

Dintel walls

MEASURED

The same format we price from

Every HYKSOS full construction estimate carries Low, Mid and High rate tiers, a GST-aware total and a section-by-section roll-up: the same shape whether it is a first-pass feasibility check or a tender number. Rates are intentionally blank below, this shows the structure, not the price.

PROJECT SHEET EXTRACT · 1. DEMOLITION (MID TIER SHOWN)

CODE	ELEMENT / ITEM	QTY	UNIT	RATE MID	TOTAL MID	GST?	NOTES
01.01	Demolish existing single storey clad dwelling (tiled roof) incl. slab	1	LS	—	—	Y	Footprint 302.64 m ² , measured off site plan.
01.02	Demolish fibro garage	1	LS	—	—	Y	Footprint 61.42 m ² . Fibro: asbestos survey required.
01.03	Demolish colourbond shed + misc. structures	1	LS	—	—	Y	Per site plan.
01.05	Tree removal	6	No.	—	—	Y	6 removal symbols marked on site plan.
01.06	Disconnect / cap services (elec, water, sewer, phone)	1	LS	—	—	Y	
01.08	Breakup existing paving / driveways	60	m ²	—	—	Y	Area scaled off site plan.
DEMOLITION SUBTOTAL					—		

8 of 176 lines shown. The full sheet carries Low / Mid / High rate and total columns side by side across nine sections; Mid tier shown here for legibility.

SUMMARY ROLL-UP · HYK-SAMPLE-01, DUAL OCCUPANCY, 528 M² GFA

SECTION	LOW EX-GST	MID EX-GST	HIGH EX-GST
1. Demolition	—	—	—
2. Siteworks & substructure	—	—	—
3. Superstructure	—	—	—
4. Finishes	—	—	—
5. Services	—	—	—
6. External works	—	—	—
7. Project final	—	—	—
8. PC sums & provisional items	—	—	—
9. Prelims & margins	—	—	—
Grand total (ex GST)	—	—	—
GST (10% on GST-able portion)	—	—	—
Grand total (inc GST)	—	—	—

Rates intentionally blank: **the structure is the deliverable here**. A fully priced Low / Mid / High workbook, formulas live, is issued on engagement.

Catching what the drawings miss

A takeoff that only reports what's drawn is only half the job. This is the register that goes out with every HYKSOS BOQ: what we've assumed, and what we're still asking the design team.

ASSUMPTIONS STATED

- **Finish split**
Carpet to bedrooms, tile to wet areas and living.
Sample assumption pending a finishes schedule.
- **Party wall**
The two dwellings are structurally separate, with two independent FRL boundary walls (not one shared party wall), confirmed on screen. Unit 1's wall was measured; Unit 2's matching wall is assumed identical, mirrored, pending its own measure.
- **Site works allowance**
Applied where landscape drawings were not issued at time of takeoff.

RFIS RAISED ON THIS SET

- **Duplicate pit reference**
Stormwater plan uses one pit number for two separate pits.
- **OSD data box error**
One unit's on-site detention box carries the other unit's figures.
- **No pier schedule**
Bored piers shown on plan with no schedule issued for size or depth.
- **Unsize beam**
One beam type (TB0) is called up on the structural set without a size given.
- **Glazing not drawn**
Five units listed on the window schedule, not shown on any elevation.

*An estimate is only as good as what it admits it does **not** know.*



CONSTRUCTION ESTIMATING

Formwork takeoffs · Full construction BOQs · Tender estimates

Call 0421 125 249 or hyksos.au

APPENDIX · MARKED UP PLANS

The pages we measured.

Every sheet that carries measurement markup from this takeoff, exactly as delivered. Address, client and consultant details are redacted from every sheet.

TREES TO BE REMOVED ARE NOT SIGNIFICANT TO THE LAND

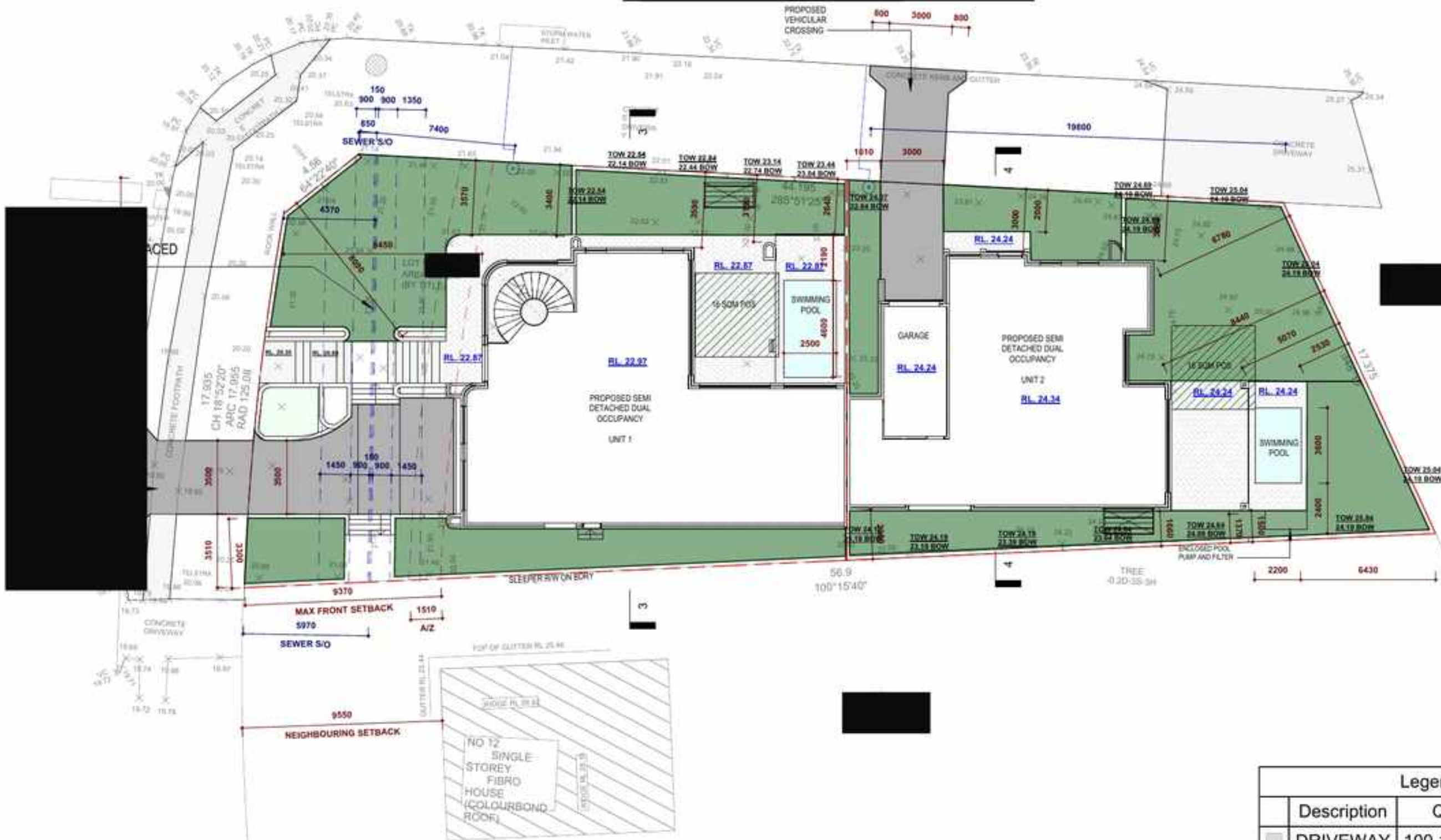


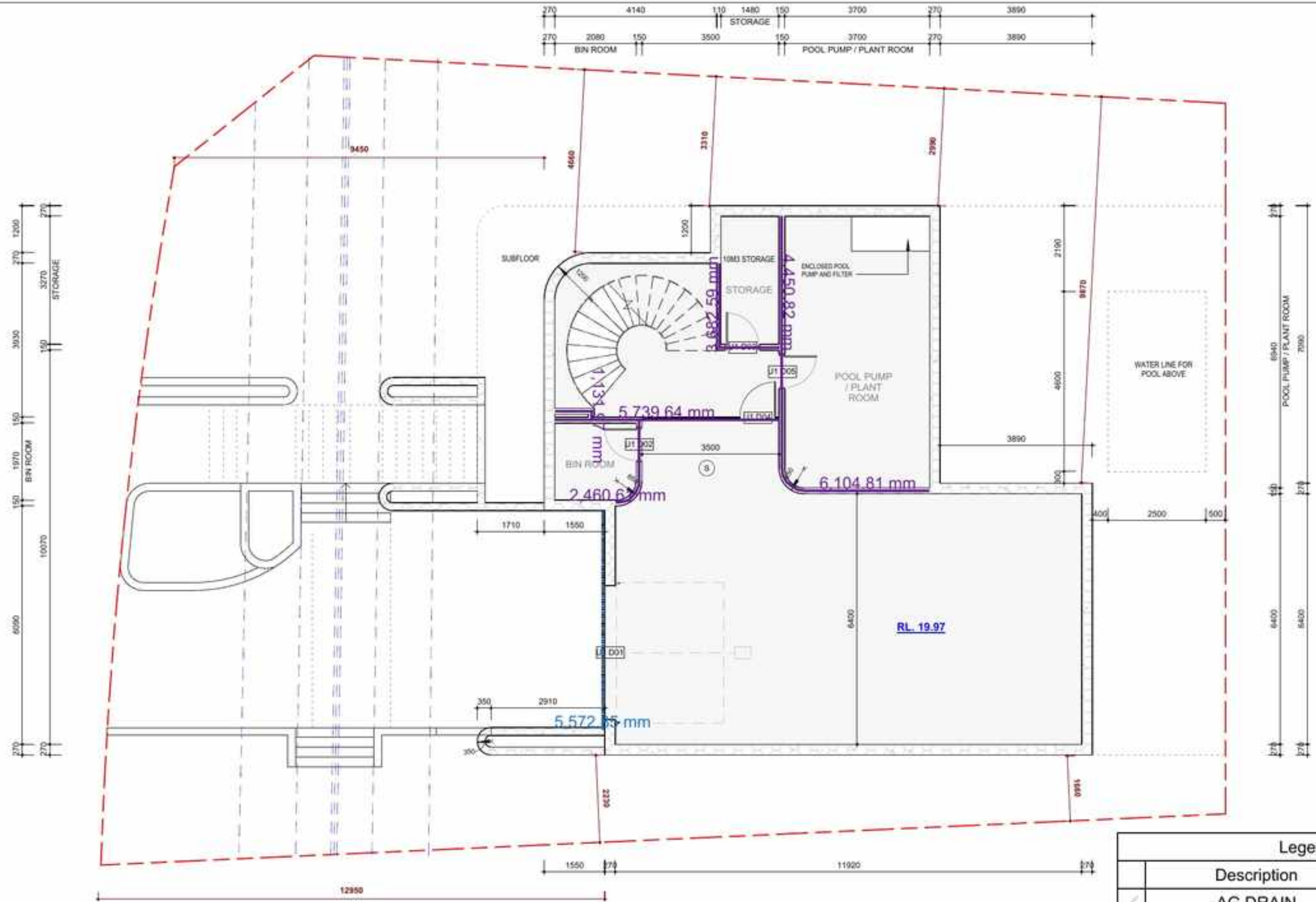
1:200

ALL VEHICLES TO HAVE WHEELS WASHED DOWN PRIOR TO LEAVING THE SITE.

Legend			
	Description	Quantity	Unit
✓	DEMO FENCE	17,343.37	mm
■	DEMO GARAGE	61,418,020.00	sq mm
■	DEMO HOUSE	302,635,500.00	sq mm
✓	TREE REMOVAL	6	Count

SITE PLAN
1:200





U1 BASEMENT

NOTE:

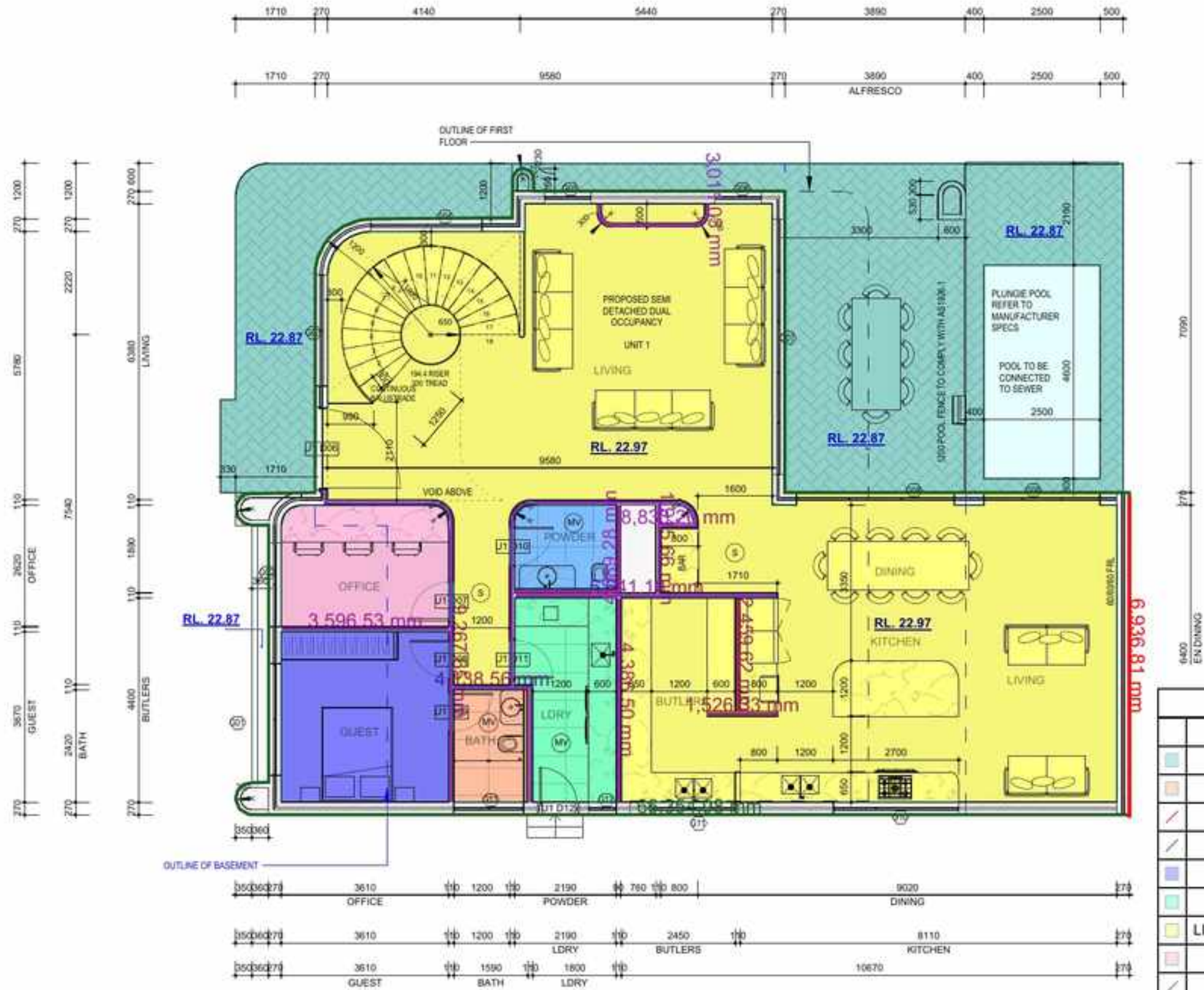
THE MASONRY WALL CONSTRUCTION WILL HAVE AN INTERNAL LINING OF PLASTERBOARD AND INSULATION BATTS IN THE WALL CAVITY. SUCH CONSTRUCTIONS HAVE A SOUND INSULATION RATING OF AT LEAST R_w+C_w OF 50 AND DOES NOT REQUIRE ANY FURTHER UPGRADE FOR SOUND INSULATION PURPOSES.

BRICK VENEER CONSTRUCTION:

- 110mm BRICK, 30mm TIMBER STUD FRAME OR 92 METAL STUD, MINIMUM 50mm CLEARANCE BETWEEN MASONRY AND STUD FRAME, 10mm STANDARD PLASTERBOARD INTERNALLY.

DOUBLE BRICK CAVITY CONSTRUCTION:

- 2 LEAVES OF 110mm BRICKWORK SEPARATED BY 50mm GAP.



Legend			
	Description	Quantity	Unit
	ALFRESCO U1	61,708,180.00	sq mm
	BATH	3,846,985.00	sq mm
	BV110 U1 GF	6,936.81	mm
	BV110 U1 GF	66,354.97	mm
	GUEST BR	13,246,440.00	sq mm
	LAUNDRY	8,631,288.00	sq mm
	LIVING + DINING + KITCHEN	131,178,900.00	sq mm
	OFFICE	9,357,502.00	sq mm
	PARTITION U1 GF	48,865.52	mm
	TILE FLOOR	3,911,985.00	sq mm

NOTE:

THE MASONRY WALL CONSTRUCTION WILL HAVE AN INTERNAL LINING OF PLASTERBOARD AND INSULATION BATTS IN THE WALL CAVITY. SUCH CONSTRUCTIONS HAVE A SOUND INSULATION RATING OF AT LEAST R_w+C_v OF 50 AND DOES NOT REQUIRE ANY FURTHER UPGRADE FOR SOUND INSULATION PURPOSES.

BRICK VENEER CONSTRUCTION:

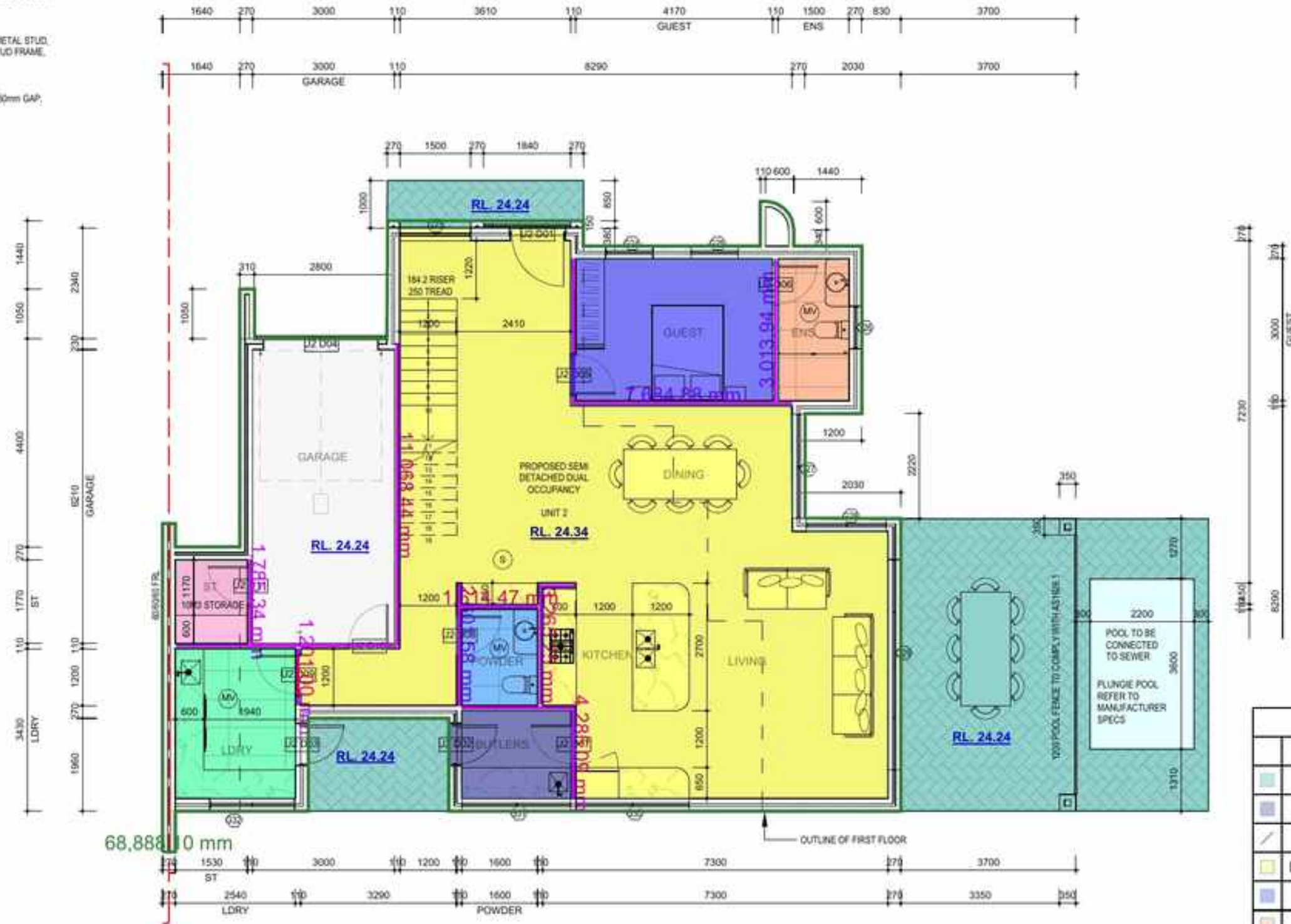
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DOUBLE BRICK CAVITY CONSTRUCTION:

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U2 GROUND FLOOR

1 : 100



NOTE:

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BRICK VENEER CONSTRUCTION:

- 110mm BRICK, 30mm TIMBER STUD FRAME OR 92 METAL STUD, MINIMUM 50mm CLEARANCE BETWEEN MASONRY AND STUD FRAME, 10mm STANDARD PLASTERBOARD INTERNALLY.

DOUBLE BRICK CAVITY CONSTRUCTION:

- 2 LEAVES OF 110mm BRICKWORK SEPARATED BY 50mm GAP.



Legend			
Description	Quantity	Unit	
BALCONY	3,018,760.00	sq mm	
BATH	8,945,674.00	sq mm	
BR 1	14,198,340.00	sq mm	
BR 2	14,295,350.00	sq mm	
BR 3	12,256,460.00	sq mm	
BV110 U1 FF	52,398.30	mm	
ENSUIT 2	5,171,143.00	sq mm	
ENSUIT	5,579,660.00	sq mm	
HALL WAY	21,354,630.00	sq mm	
MASTER BR	34,504,820.00	sq mm	
PARTITION U1 FF	25,084.81	mm	
PARTITION U1 FF	65,611.81	mm	
STORAGE	3,059,345.00	sq mm	
WIR	4,985,586.00	sq mm	

NOTE:

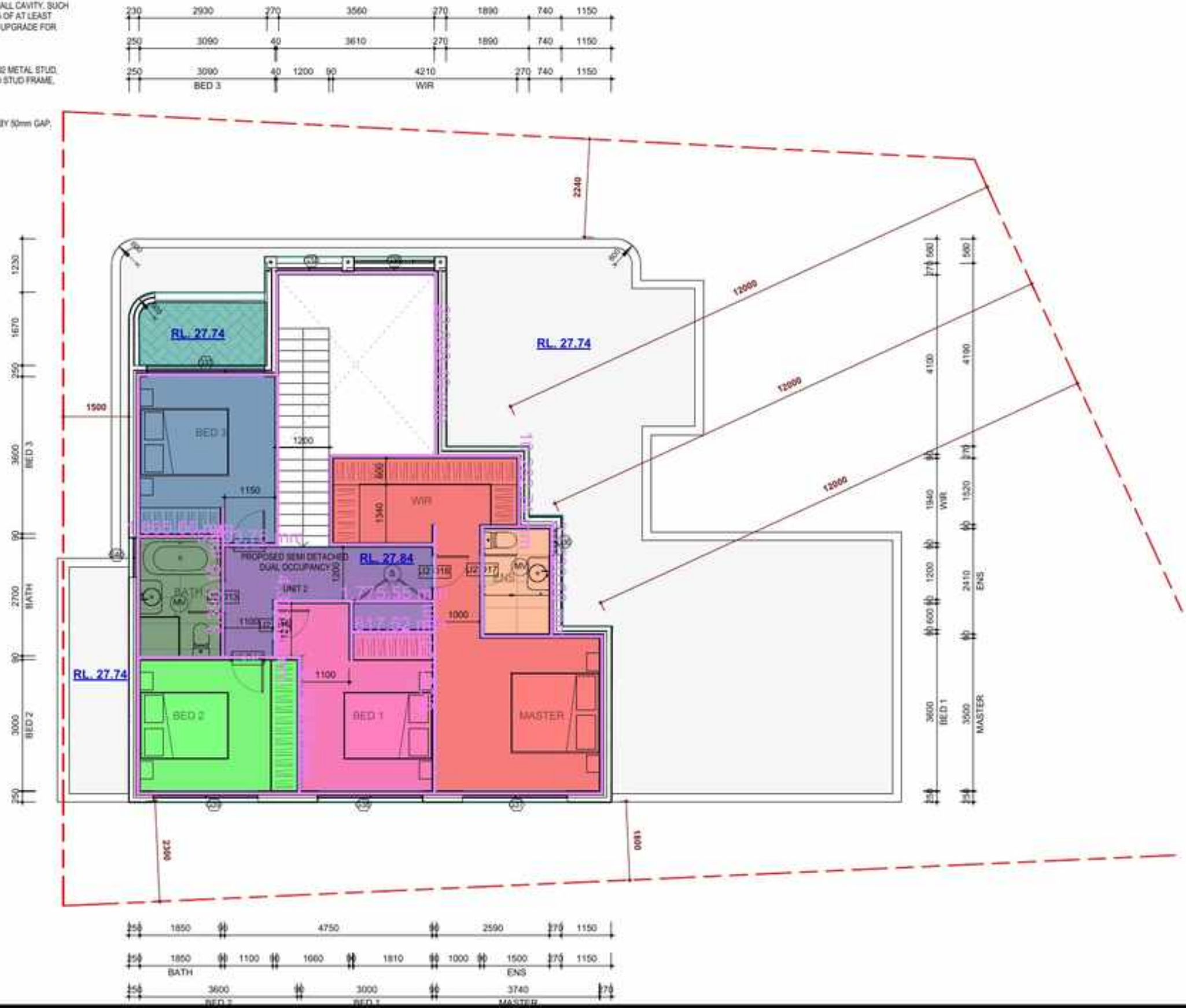
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BRICK VENEER CONSTRUCTION:

- 110mm BRICK, 30mm TIMBER STUD FRAME OR 92 METAL STUD, MINIMUM 50mm CLEARANCE BETWEEN MASONRY AND STUD FRAME, 10mm STANDARD PLASTERBOARD INTERNALLY.

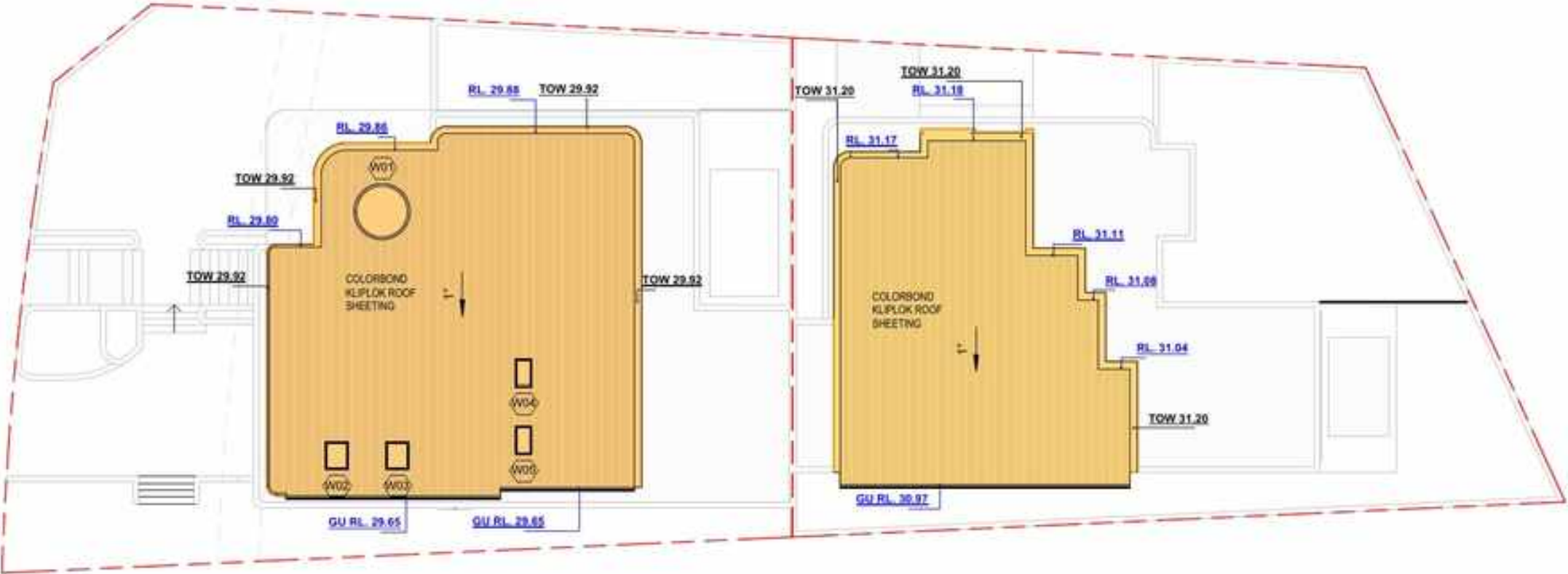
DOUBLE BRICK CAVITY CONSTRUCTION:

- 2 LEAVES OF 110mm BRICKWORK SEPARATED BY 50mm GAP.



U2 FIRST FLOOR

- NOTE:
- ROOF-CEILING SYSTEM WILL CONSIST OF THE FOLLOWING:
- SELECTED METAL ROOF SHEETING
 - MINIMUM CAVITY DEPTH OF 200mm IF IT IS A FLAT ROOF OR A RAKED CEILING
 - CAVITY INSULATION EQUIVALENT TO OR GREATER THAN R2.0
 - CAVITY INSULATION (NOMINAL THICKNESS OF 75mm AND DENSITY OF 20kg/m³)
 - INTERNAL CEILING LINING CONSISTING OF 1 LAYER OF 13mm STANDARD PLASTERBOARD



Legend			
	Description	Quantity	Unit
	ROOF U1	172,314,400.00	sq mm
	ROOF U2	118,419,400.00	sq mm

ROOF
1 : 200



NORTH ELEVATION
1 : 200

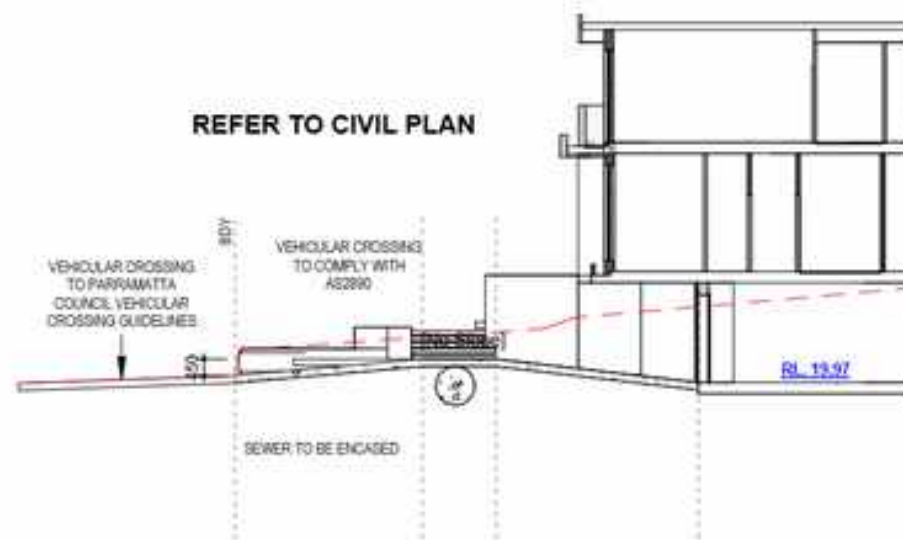


SOUTH ELEVATION
1 : 200

Legend			
Description	Quantity	Unit	
BV NORTH	221,365,900.00	sq mm	
BV SOUTH	228,577,600.00	sq mm	



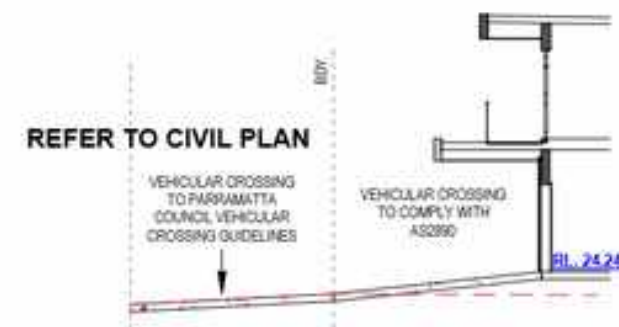
WEST ELEVATION
1:200



UNIT 1 DRIVEWAY SECTION
1:200



EAST ELEVATION
1:200



UNIT 2 DRIVEWAY SECTION
1:200

Legend			
	Description	Quantity	Unit
	BV EAST	88,912,580.00	sq mm
	BV WEST	95,999,170.00	sq mm

RAFT SLAB NOTES

- 2.
3. SAFE BEARING CAPACITY TO BE A MIN OF 600 KPa TO BE BEARING ON BEDROCK.
4. PROVIDE SLR2 MESH TOP THROUGHOUT FOR ALL 125mm THICK SLAB ON GROUND U.N.O.
5. PROVIDE SLR2 MESH TOP & BOTTOM THROUGHOUT FOR ALL 150mm THICK SLAB.
6. ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEMS.
7. ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACED IN ACCORDANCE WITH THE NCC BCA 2022
8. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURELS.
9. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.
10. REFER TO STORMWATER DRAINAGE DRAWINGS FOR LOCATION OF PUMP WELL AND SUMP PITS.
11. GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF FOUNDATION MATERIAL PRIOR TO CONSTRUCTION.

LEGEND

	CONCRETE SLAB THICKNESS
	DENOTES 200mm THICK AFS
	DENOTES LIGHT WEIGHT WALLS
	DENOTES STEP IN CONCRETE SLAB
 E.P.	DENOTES ENGAGED PIER
	DENOTES 150mm THICK SLAB (SL82 MESH T&B)
	REFER TO BORED PIER SCHEDULE

CONCRETE QUALITY

ELEMENT	SLUMP	MAX AGGREGATE SIZE	CEMENT TYPE	F'c (MPa)
FOOTING	80mm	20mm	GP	32
SLAB ON GROUND	80mm	20mm	GP	32
AFS WALL	180mm	10mm	GP	32

REINFORCEMENT COVER SCHEDULE

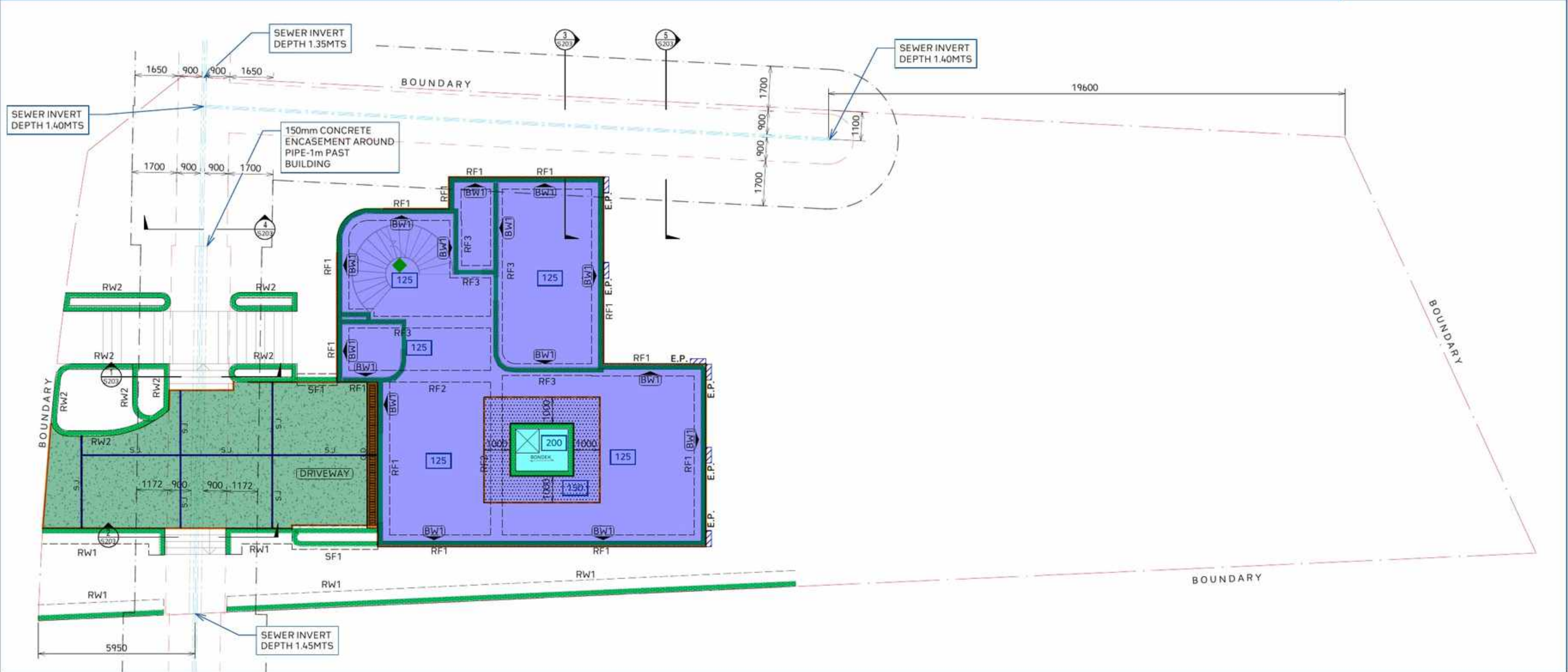
MEMBER	COVER (mm)			EXPOSURE CLASSIFICATION
	TOP	BOTTOM	SIDES	
FOOTING	50mm	50mm	50mm	A2
SLAB ON GROUND	40mm	40mm	40mm	A2
AFS WALL	50mm	50mm	50mm	A2

BASEMENT WALL SCHEDULE

MEMBER	FLOOR LEVEL	THK (mm)	VERT. REINF.	HORZ. REINF.	F'c
BW1	BASEMENT	200 AFS	N16-350 C.	N12-400 C.	32 MPa

UNIT 01 BASEMENT FOOTING PLAN 1:100

1:100



ALL FILLING SHOULD BE PLACED AND COMPACTED TO ENGINEERING STANDARDS IN ACCORDANCE WITH AS 3798-2007 AND AS 1289, WITH REFERENCE TO THE GEOTECHNICAL ENGINEERING REPORT.	A GEOTECHNICAL ENGINEER SHOULD UNDERTAKE INSPECTIONS DURING CONSTRUCTION TO CONFIRM THE ALLOWABLE BEARING CAPACITIES HAVE BEEN ACHIEVED AND INFERRED GROUND CONDITIONS ARE CONSISTENT THROUGHOUT.	GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO WITNESS THE INITIAL PILE DRILLING STAGE DURING CONSTRUCTION AND CONFIRM THE PRELIMINARY ALLOWABLE BEARING CAPACITY.	ALL FOOTINGS TO BE BEARING INTO 400 KPA BEDROCK. GEOTECH TO CONFIRM CAPACITY DURING CONSTRUCTION	BUILDER TO ENSURE HIGHER AND LOWER FOOTINGS ON SAME BEARING STRATA	SHORING MAY BE REQUIRED. BUILDER TO CONFIRM DURING CONSTRUCTION	ALL RETAINING WALLS MAY NOT BE SHOWN ON PLANS & MAY BE REQUIRED. TO BE CONFIRMED DURING CONSTRUCTION
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Legend			
	Description	Quantity	Unit
	Dinzel Retaining Walls - Single Sided - 200mm Thick	153.77	m
	Dinzel Walls Area - Single Sided - 275mm Thick	8.08	m
	Edgeboard Count - Below 300mm	95.76	m
	Grated Drains - Single Sided - Below 300mm	5.54	m
	Pump Out Pit Suspended Slab Area	4.80	sq m
	S.J	25.49	m
	Slab on Ground Area - Driveway	60.04	sq m
	Spiral Stair Case	1	Count

RAFT SLAB NOTES

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. SAFE BEARING CAPACITY TO BE A MIN OF 600 KPa TO BE BEARING ON BEDROCK.
5. PROVIDE SL82 MESH TOP THROUGHOUT FOR ALL 125MM THICK SLAB ON GROUND U.N.O.
6. PROVIDE SL82 MESH TOP & BOTTOM THROUGHOUT FOR ALL 150mm THICK SLAB.
7. ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEMS.
8. ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACED IN ACCORDANCE WITH THE NCC BCA 2022
9. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.
10. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.
11. REFER TO STORMWATER DRAINAGE DRAWINGS FOR LOCATION OF PUMP WELL AND SUMP PITS.
12. GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF FOUNDATION MATERIAL PRIOR TO CONSTRUCTION.

LEGEND

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	DENOTES 200mm THICK AFS
	DENOTES LIGHT WEIGHT WALLS
	DENOTES STEP IN CONCRETE SLAB
 E.P.	DENOTES ENGAGED PIER
	DENOTES 150mm THICK SLAB (SL82 MESH T&B)
	REFER TO BORED PIER SCHEDULE

CONCRETE QUALITY

ELEMENT	SLUMP	MAX AGGREGATE SIZE	CEMENT TYPE	F'c (MPa)
FOOTING	80mm	20mm	GP	32
SLAB ON GROUND	80mm	20mm	GP	32
AFS WALL	180mm	10mm	GP	32

REINFORCEMENT COVER SCHEDULE

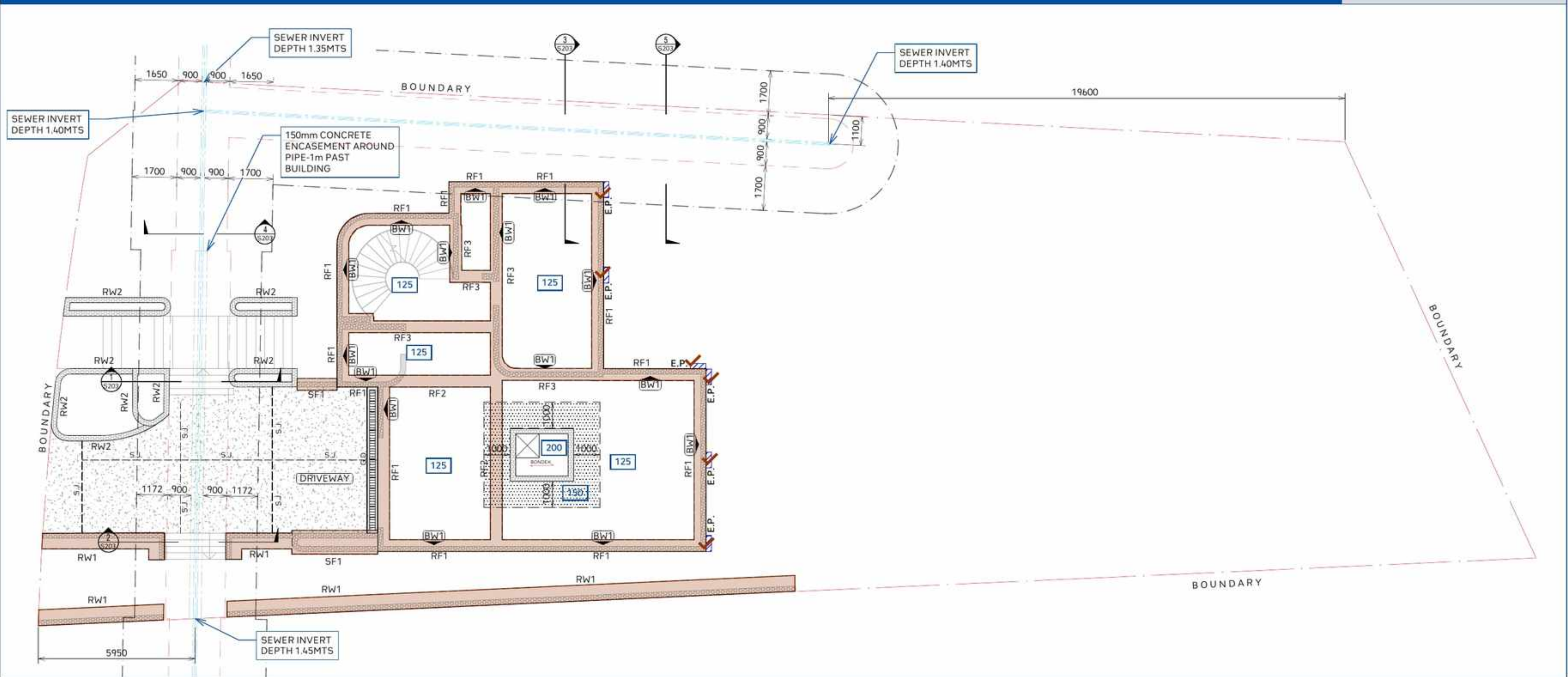
MEMBER	COVER (mm)			EXPOSURE CLASSIFICATION
	TOP	BOTTOM	SIDES	
FOOTING	50mm	50mm	50mm	A2
SLAB ON GROUND	40mm	40mm	40mm	A2
AFS WALL	50mm	50mm	50mm	A2

BASEMENT WALL SCHEDULE

MEMBER	FLOOR LEVEL	THK (mm)	VERT. REINF.	HORZ. REINF.	F'c
BW1	BASEMENT	200 AFS	N16-350 C.	N12-400 C.	32 MPa

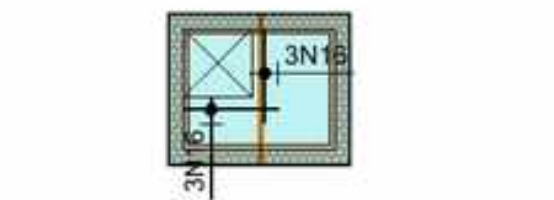
UNIT 01 BASEMENT FOOTING PLAN	1:100
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1:100

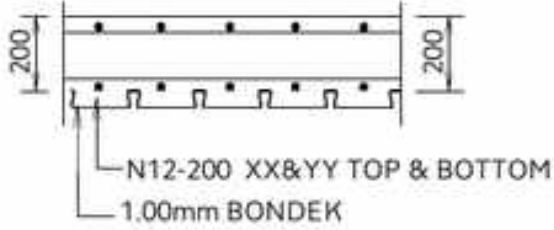


ALL FILLING SHOULD BE PLACED AND COMPACTED TO ENGINEERING STANDARDS IN ACCORDANCE WITH AS 3798-2007 AND AS 1289, WITH REFERENCE TO THE GEOTECHNICAL ENGINEERING REPORT.	A GEOTECHNICAL ENGINEER SHOULD UNDERTAKE INSPECTIONS DURING CONSTRUCTION TO CONFIRM THE ALLOWABLE BEARING CAPACITIES HAVE BEEN ACHIEVED AND INFERRED GROUND CONDITIONS ARE CONSISTENT THROUGHOUT.	GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO WITNESS THE INITIAL PILE DRILLING STAGE DURING CONSTRUCTION AND CONFIRM THE PRELIMINARY ALLOWABLE BEARING CAPACITY.	ALL FOOTINGS TO BE BEARING INTO 400 KPA BEDROCK. GEOTECH TO CONFIRM CAPACITY DURING CONSTRUCTION	BUILDER TO ENSURE HIGHER AND LOWER FOOTINGS ON SAME BEARING STRATA	SHORING MAY BE REQUIRED. BUILDER TO CONFIRM DURING CONSTRUCTION	ALL RETAINING WALLS MAY NOT BE SHOWN ON PLANS & MAY BE REQUIRED. TO BE CONFIRMED DURING CONSTRUCTION
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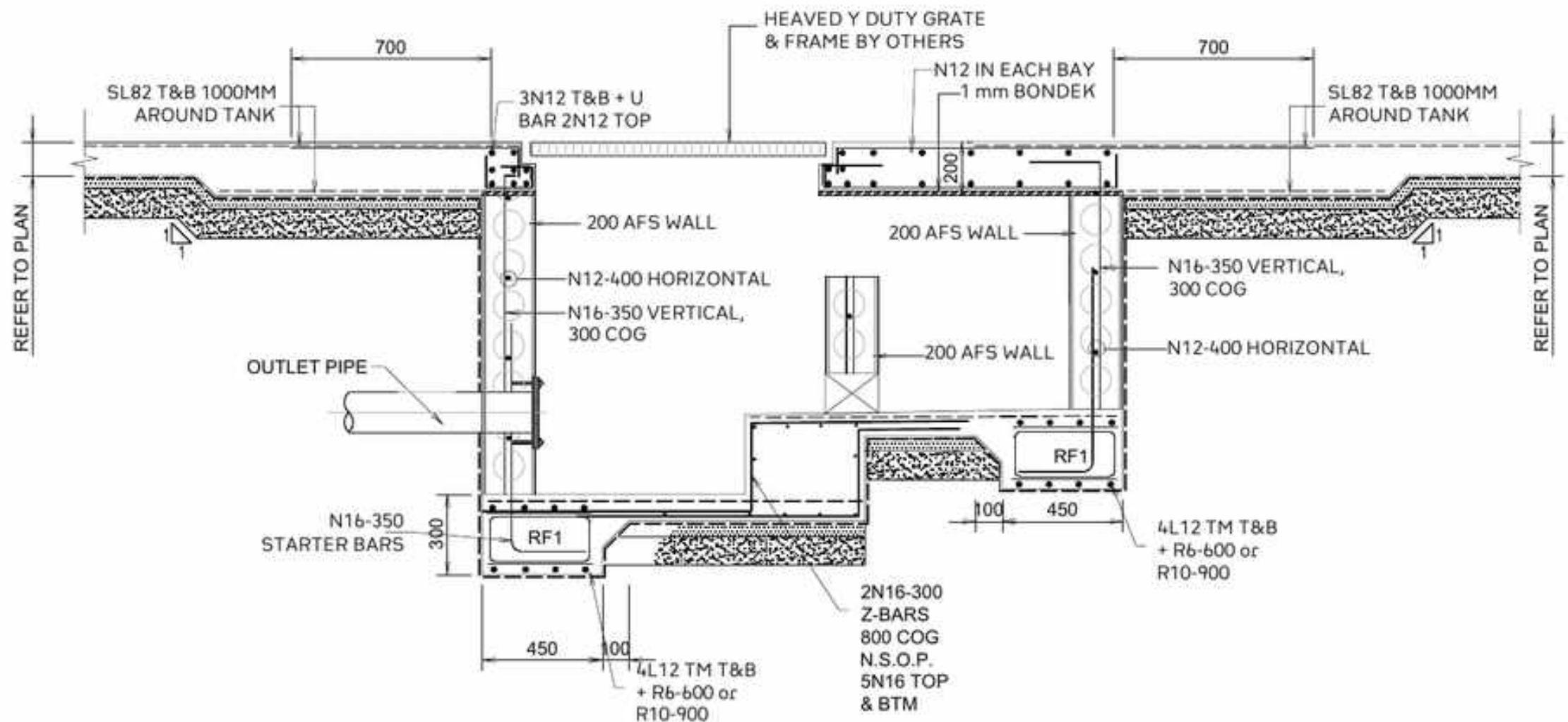
Legend			
	Description	Quantity	Unit
✓	Engaged Pier	6	Count
□	Strip Footings - 400mm Depth	61.68	sq m



PUMP OUT PIT
REINFORCEMENT PLAN
SCALE 1:100



BONDEK SECTION
SCALE 1:20



PUMPOUT PIT TANK DETAIL
SCALE 1:20

Legend			
	Description	Quantity	Unit
	Edgeboard - Below 300mm	2.00	m
	Pump Out Pit Base Slab Area	4.80	sq m
	Strip Footings - 400mm Depth	2.02	sq m

RAFT SLAB NOTES

1.

2.

3.

SAFE BEARING CAPACITY TO BE A MIN OF 600 KPa TO BE BEARING ON BEDROCK.

4.

PROVIDE SL82 MESH TOP THROUGHOUT FOR ALL 125MM THICK SLAB ON GROUND U.N.O.

5.

PROVIDE SL82 MESH TOP & BOTTOM THROUGHOUT FOR ALL 150mm THICK SLAB.

6.

ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEMS.

7.

ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACED IN ACCORDANCE WITH THE NCC BCA 2022

8.

DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.

9.

REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.

10.

REFER TO STORMWATER DRAINAGE DRAWINGS FOR LOCATION OF PUMP WELL AND SUMP PITS.

11.

GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF FOUNDATION MATERIAL PRIOR TO CONSTRUCTION.

GROUND FLOOR SLAB NOTES

1.

ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEM.

2.

CHAMFER, FILLET AND DRIP GROOVES TO ARCHITECTURAL SPECIFICATIONS AND TO BUILDER REQUIREMENTS.

3.

ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACING TO BE IN ACCORDANCE WITH THE NCC BCA 2022

4.

ALL STAIRS TO ARCHITECTURAL SPECIFICATIONS

5.

ACOUSTIC ENGINEER TO CHECK AND VERIFY ALL FLOOR SLABS FOR ACOUSTIC REQUIREMENTS IN ACCORDANCE WITH THE NCC BCA REGULATIONS AND ADVISE ON ANY ACOUSTIC TREATMENT NEEDED TO SATISFY THE REGULATIONS.

6.

DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.

7.

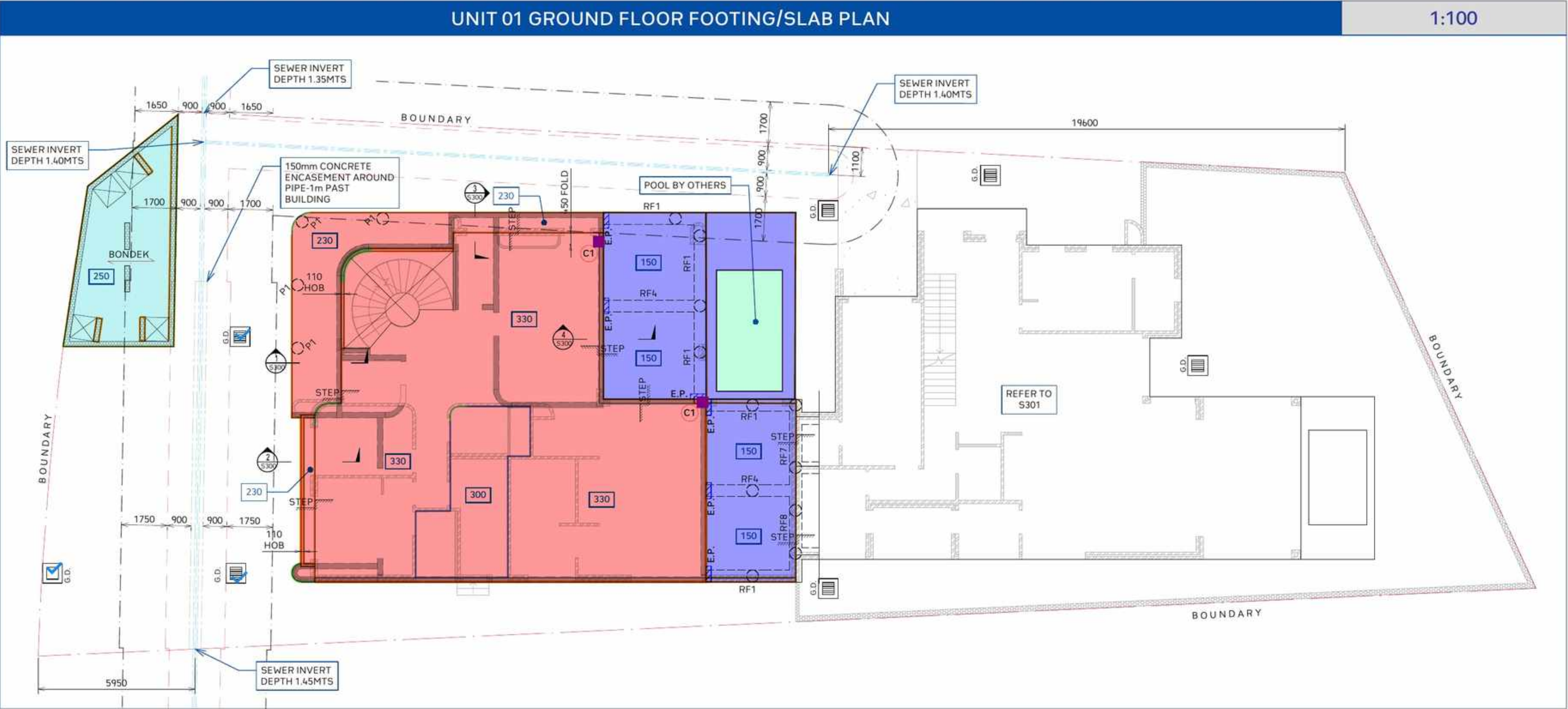
REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.

LEGEND

	DENOTES VOID
	DENOTES 30mm SET-DOWN IN WET AREAS
	CONCRETE SLAB THICKNESS
	DENOTES STEP IN CONCRETE SLAB
	DENOTES Ø450mm PIER TO BE FOUND ON THE SAME STRATA AS BASEMENT FOOTING
	DENOTES Ø450mm PIER WITH FORMERTUBE
	DENOTES 250mm BONDEK SLAB
	GRATED DRAIN. REFER TO STORMWATER PLANS
	DENOTES REINFORCED CONCRETE COLUMN

CONCRETE QUALITY				
ELEMENT	SLUMP	MAX AGGREGATE SIZE	CEMENT TYPE	F'c (MPA)
FOOTING	80mm	20mm	GP	32
SLAB ON GROUND	80mm	20mm	GP	32
SUSPENDED SLAB	80mm	20mm	GP	32
MASS CONCRETE PIER	80mm	20mm	GP	32

BRICK LINTEL SCHEDULE			
OPENING SIZE (mm)	INTERNAL SKIN	EXTERNAL SKIN	END BEARING
Up To 900mm	100 x 8mm FLAT BAR	100 x 6mm FLAT BAR	100mm
1200	100 x 10 FLAT BAR	100 x 8mm FLAT BAR	100mm
1500	100 x 100 x 8mm ANGLE	100 x 100 6mm ANGLE	150mm
2100	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2400	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2700	150 x 100 x 10mm ANGLE	150 x 100 x 10mm ANGLE	150mm
3000	150 x 100 x 12mm ANGLE	150 x 100 x 12mm ANGLE	150mm
*ALL STEEL LINTELS TO BE HOT DIPPED GALVANIZED			
ALL STEEL LINTELS (SL0) TO BE NON-LOAD BEARING WITH 20mm GAP BETWEEN SOFFIT AND FINISHED BRICK LEVEL			



Legend			
	Description	Quantity	Unit
	Curved Edgeboard - Above 300mm	7.13	m
	Curved Edgeboard - Below 300mm	36.86	m
	Edgeboard - Above 300mm	21.63	m
	Edgeboard - Below 300mm	5.54	m
	GREATED DRAIN	6	Count
	Slab on Ground Area - Raft	40.14	sq m
	Suspended Slab Area - Conventional	190.78	sq m
	Wet Area Set Down	69.63	m

RAFT SLAB NOTES

1.

2.

3.

SAFE BEARING CAPACITY TO BE A MIN OF 600 KPa TO BE BEARING ON BEDROCK.

4.

PROVIDE SL82 MESH TOP THROUGHOUT FOR ALL 125MM THICK SLAB ON GROUND U.N.O.

5.

PROVIDE SL82 MESH TOP & BOTTOM THROUGHOUT FOR ALL 150mm THICK SLAB.

6.

ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEMS.

7.

ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACED IN ACCORDANCE WITH THE NCC BCA 2022

8.

DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.

9.

REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.

10.

REFER TO STORMWATER DRAINAGE DRAWINGS FOR LOCATION OF PUMP WELL AND SUMP PITS.

11.

GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF FOUNDATION MATERIAL PRIOR TO CONSTRUCTION.

GROUND FLOOR SLAB NOTES

1.

ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEM.

2.

CHAMFER, FILLET AND DRIP GROOVES TO ARCHITECTURAL SPECIFICATIONS AND TO BUILDER REQUIREMENTS.

3.

ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACING TO BE IN ACCORDANCE WITH THE NCC BCA 2022

4.

ALL STAIRS TO ARCHITECTURAL SPECIFICATIONS

5.

ACOUSTIC ENGINEER TO CHECK AND VERIFY ALL FLOOR SLABS FOR ACOUSTIC REQUIREMENTS IN ACCORDANCE WITH THE NCC BCA REGULATIONS AND ADVISE ON ANY ACOUSTIC TREATMENT NEEDED TO SATISFY THE REGULATIONS.

6.

DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.

7.

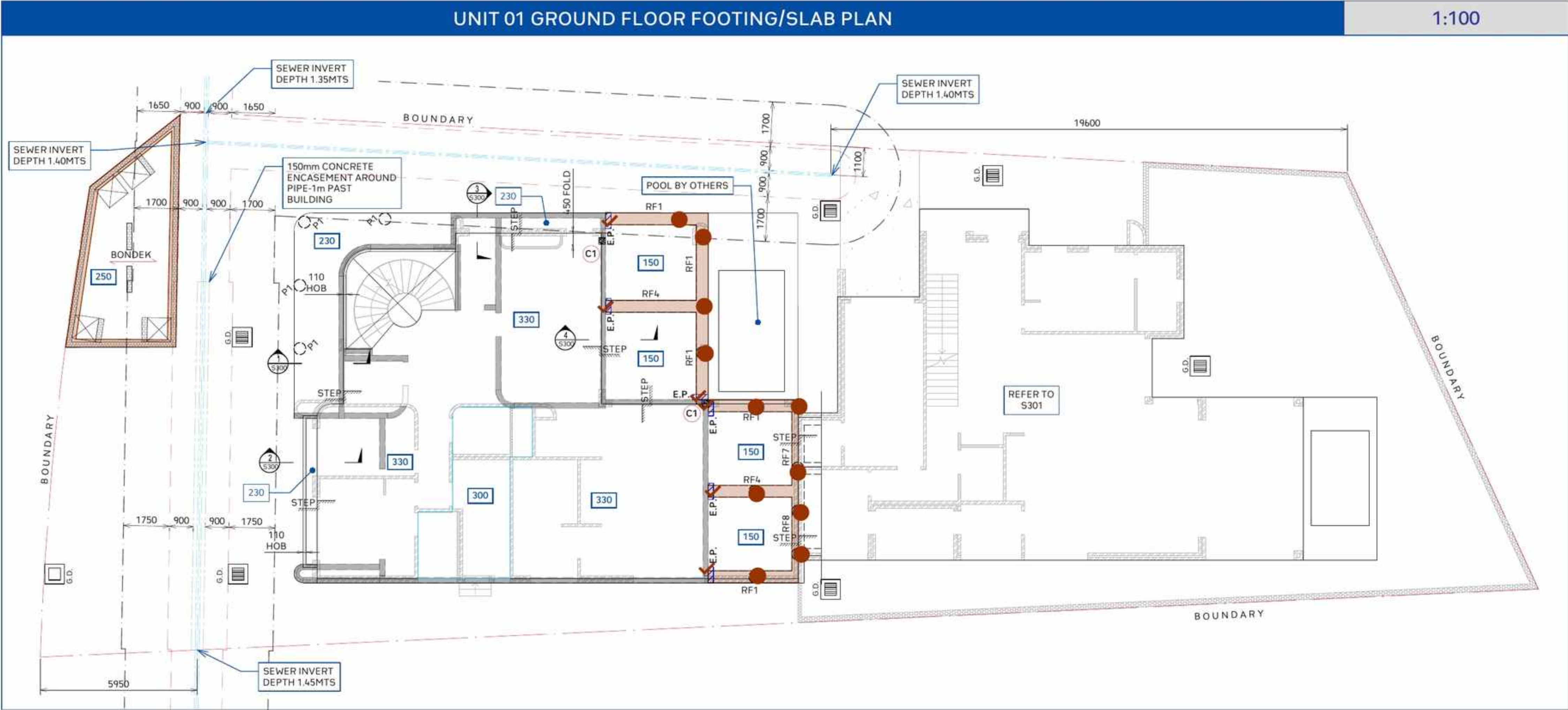
REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.

LEGEND

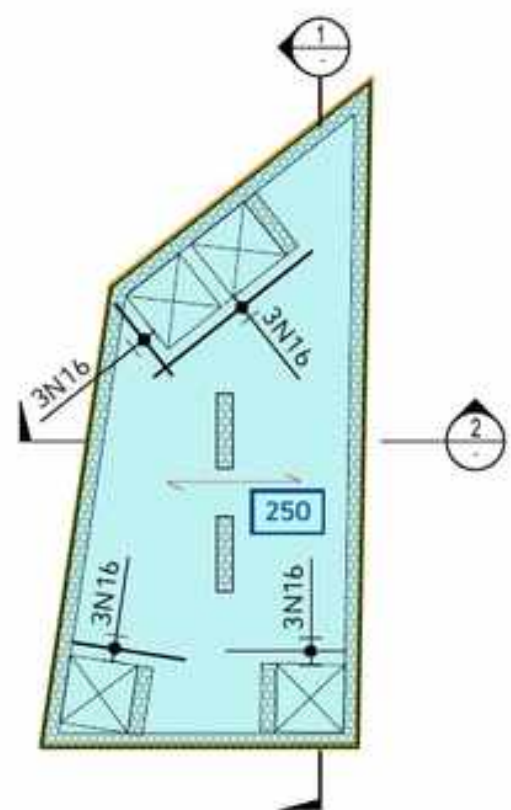
	DENOTES VOID
	DENOTES 30mm SET-DOWN IN WET AREAS
	CONCRETE SLAB THICKNESS
	DENOTES STEP IN CONCRETE SLAB
	DENOTES Ø450mm PIER TO BE FOUND ON THE SAME STRATA AS BASEMENT FOOTING
	DENOTES Ø450mm PIER WITH FORMERTUBE
	DENOTES 250mm BONDEK SLAB
	GRATED DRAIN. REFER TO STORMWATER PLANS
	DENOTES REINFORCED CONCRETE COLUMN

CONCRETE QUALITY				
ELEMENT	SLUMP	MAX AGGREGATE SIZE	CEMENT TYPE	F'c (MPA)
FOOTING	80mm	20mm	GP	32
SLAB ON GROUND	80mm	20mm	GP	32
SUSPENDED SLAB	80mm	20mm	GP	32
MASS CONCRETE PIER	80mm	20mm	GP	32

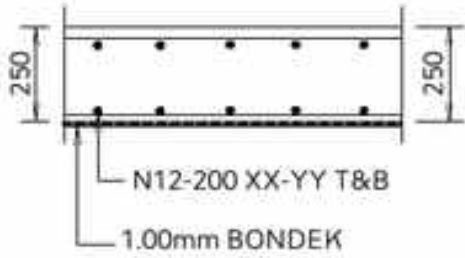
BRICK LINTEL SCHEDULE			
OPENING SIZE (mm)	INTERNAL SKIN	EXTERNAL SKIN	END BEARING
Up To 900mm	100 x 8mm FLAT BAR	100 x 6mm FLAT BAR	100mm
1200	100 x 10 FLAT BAR	100 x 8mm FLAT BAR	100mm
1500	100 x 100 x 8mm ANGLE	100 x 100 6mm ANGLE	150mm
2100	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2400	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2700	150 x 100 x 10mm ANGLE	150 x 100 x 10mm ANGLE	150mm
3000	150 x 100 x 12mm ANGLE	150 x 100 x 12mm ANGLE	150mm
*ALL STEEL LINTELS TO BE HOT DIPPED GALVANIZED			
ALL STEEL LINTELS (SL0) TO BE NON-LOAD BEARING WITH 20mm GAP BETWEEN SOFFIT AND FINISHED BRICK LEVEL			



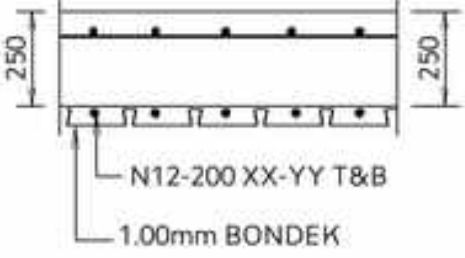
Legend			
	Description	Quantity	Unit
●	Concrete Piles Count - Varying Depth	11	Count
✓	Engaged Pier	6	Count
■	Strip Footings - 400mm Depth	19.22	sq m



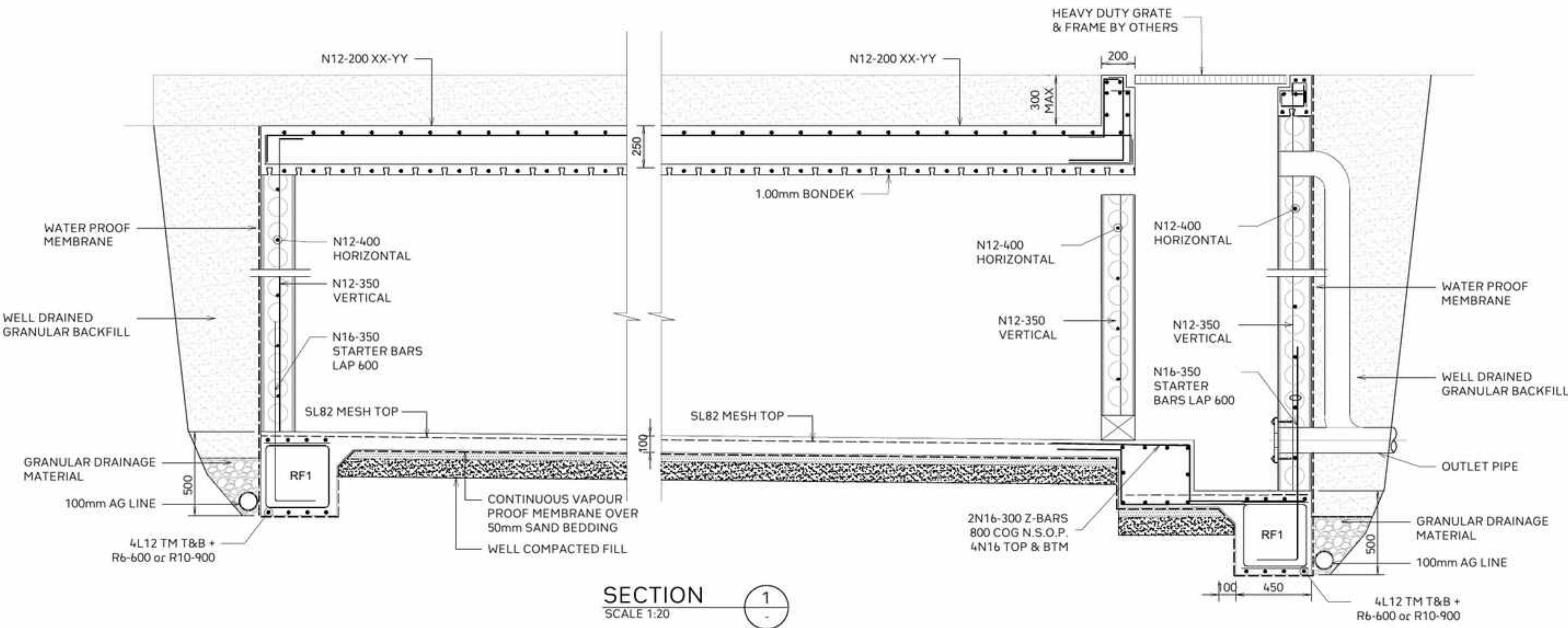
UNIT 1 - OSD TANK
REINFORCEMENT PLAN
SCALE 1:100



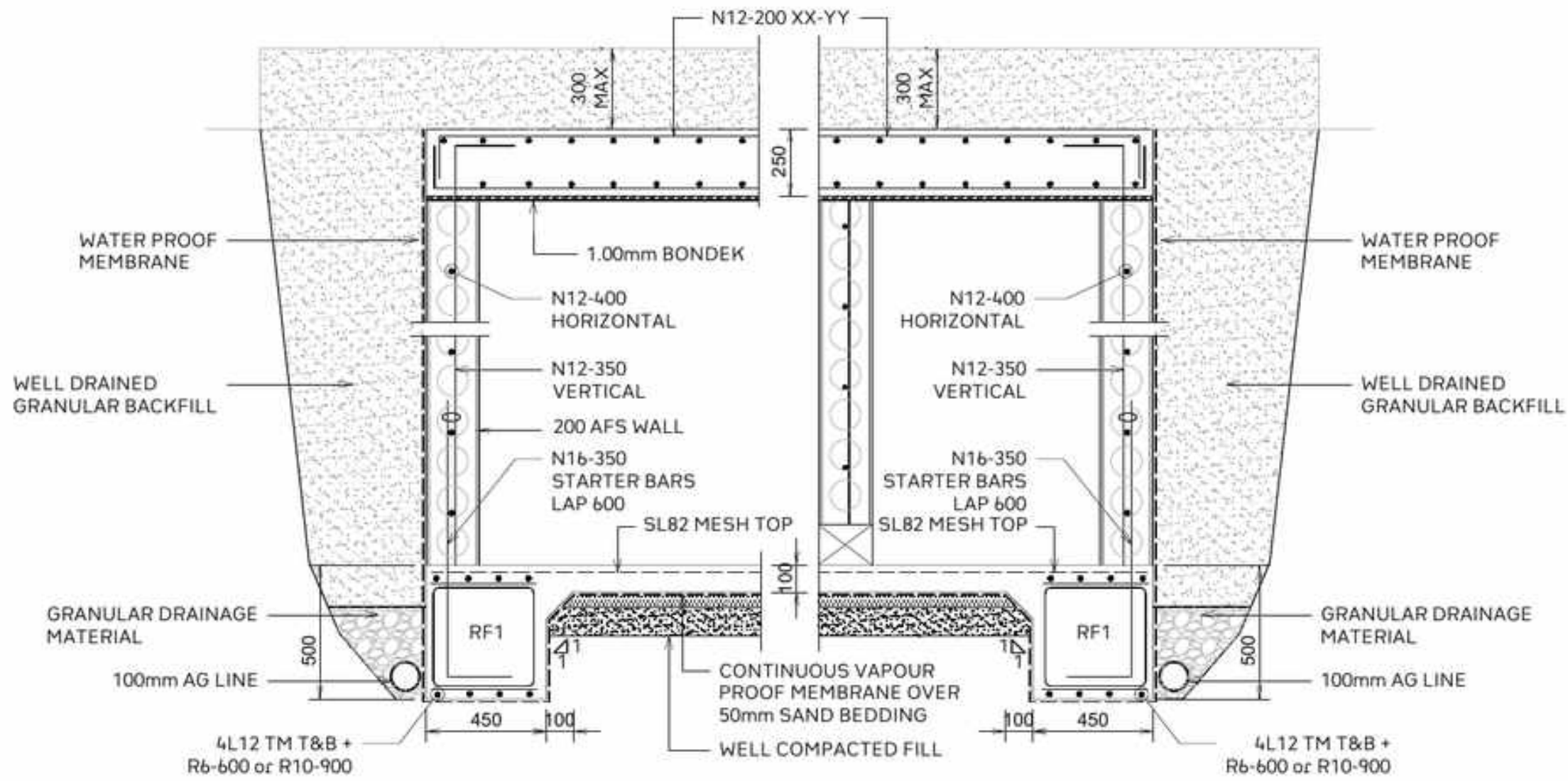
BONDEK SECTION



BONDEK SECTION



SECTION 1
SCALE 1:20



SECTION 2
SCALE 1:20

Legend		
Description	Quantity	Unit
Edgeboard - Below 300mm	23.55	m
OSD Suspended Slab Area	27.69	sq m

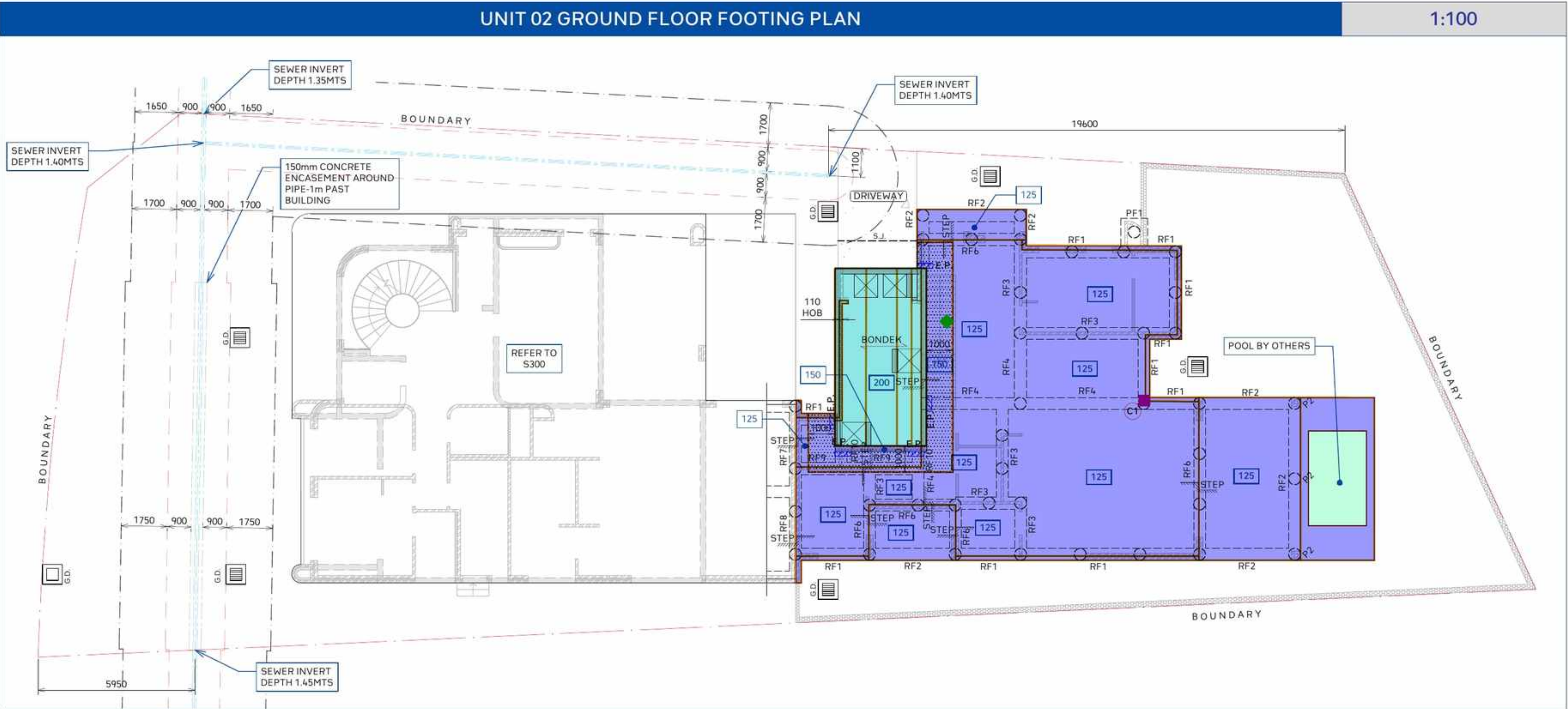
RAFT SLAB NOTES	
1	
2	
3	SAFE BEARING CAPACITY TO BE A MIN OF 600 KPa TO BE BEARING ON BEDROCK.
4	PROVIDE SL82 MESH TOP THROUGHOUT FOR ALL 125MM THICK SLAB ON GROUND U.N.O.
5	PROVIDE SL82 MESH TOP & BOTTOM THROUGHOUT FOR ALL 150mm THICK SLAB.
6	ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEMS.
7	ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACED IN ACCORDANCE WITH THE NCC BCA 2022
8	DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.
9	REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.
10	REFER TO STORMWATER DRAINAGE DRAWINGS FOR LOCATION OF PUMP WELL AND SUMP PITS.
11	GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF FOUNDATION MATERIAL PRIOR TO CONSTRUCTION.

LEGEND	
	CONCRETE SLAB THICKNESS
	DENOTES STEP IN CONCRETE SLAB
	SAW JOINT
	DENOTES Ø450mm PIER TO BE FOUND ON THE SAME STRATA AS BASEMENT FOOTING
	DENOTES Ø450mm PIER TO BE FOUND 500mm BELOW BASE OF POOL
	DENOTES LIGHTWEIGHT WALLS
	G.D. GRATED DRAIN. REFER TO STORMWATER PLANS
	DENOTES 200mm BONDEK SLAB
	DENOTES 150mm THICK SLAB (SL82 MESH T&B)
	DENOTES REINFORCED CONCRETE COLUMN

CONCRETE QUALITY				
ELEMENT	SLUMP	MAX AGGREGATE SIZE	CEMENT TYPE	F'c (MPa)
FOOTING	80mm	20mm	GP	32
SLAB ON GROUND	80mm	20mm	GP	32
MASS CONCRETE PIER	80mm	20mm	GP	32

REINFORCEMENT COVER SCHEDULE				
MEMBER	COVER (mm)			EXPOSURE CLASSIFICATION
	TOP	BOTTOM	SIDES	
FOOTING	50mm	50mm	50mm	A2
SLAB ON GROUND	40mm	40mm	40mm	A2

BRICK LINTEL SCHEDULE			
OPENING SIZE (mm)	INTERNAL SKIN	EXTERNAL SKIN	END BEARING
Up To 900mm	100 x 8mm FLAT BAR	100 x 6mm FLAT BAR	100mm
1200	100 x 10 FLAT BAR	100 x 8mm FLAT BAR	100mm
1500	100 x 100 x 8mm ANGLE	100 x 100 6mm ANGLE	150mm
2100	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2400	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2700	150 x 100 x 10mm ANGLE	150 x 100 x 10mm ANGLE	150mm
3000	150 x 100 x 12mm ANGLE	150 x 100 x 12mm ANGLE	150mm
*ALL STEEL LINTELS TO BE HOT DIPPED GALVANIZED			
ALL STEEL LINTELS (SL0) TO BE NON-LOAD BEARING WITH 20mm GAP BETWEEN SOFFIT AND FINISHED BRICK LEVEL			



ALL FILLING SHOULD BE PLACED AND COMPACTED TO ENGINEERING STANDARDS IN ACCORDANCE WITH AS 3798-2007 AND AS 1289, WITH REFERENCE TO THE GEOTECHNICAL ENGINEERING REPORT.	A GEOTECHNICAL ENGINEER SHOULD UNDERTAKE INSPECTIONS DURING CONSTRUCTION TO CONFIRM THE ALLOWABLE BEARING CAPACITIES HAVE BEEN ACHIEVED AND INFERRED GROUND CONDITIONS ARE CONSISTENT THROUGHOUT.	GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO WITNESS THE INITIAL PILE DRILLING STAGE DURING CONSTRUCTION AND CONFIRM THE PRELIMINARY ALLOWABLE BEARING CAPACITY.	IF SAND ENCOUNTERED DESIGN ENGINEER TO BE NOTIFIED-SCREW PIERS MAYBE REQUIRED
BUILDER TO CONFIRM EXTERNAL FINISH LEVELS, DROP EDGE BEAMS MAY BE REQUIRED. REFER TO DETAILS ON SHEET S201	ALL RETAINING WALLS MAY NOT BE SHOWN ON PLANS & MAY BE REQUIRED. TO BE CONFIRMED DURING CONSTRUCTION	ALL BRICKS TO BE GENERIC 20MPa (M3) SOLID BRICKS	ALL SLAB ZONES GREATER THAN 500mm ABOVE NGL TO BE 150mm THICK SLAB WITH SL82 T&B

Legend		
Description	Quantity	Unit
Concrete Column - 270 x 270	1	Count
Edgeboard - Below 300mm	220.57	m
OSD Slab on Ground Area	23.50	sq m
OSD Suspended Slab Area	23.42	sq m
Pool	7.92	sq m
Slab on Ground Area - Raft	179.84	sq m
Stair Case	1	Count

1:100

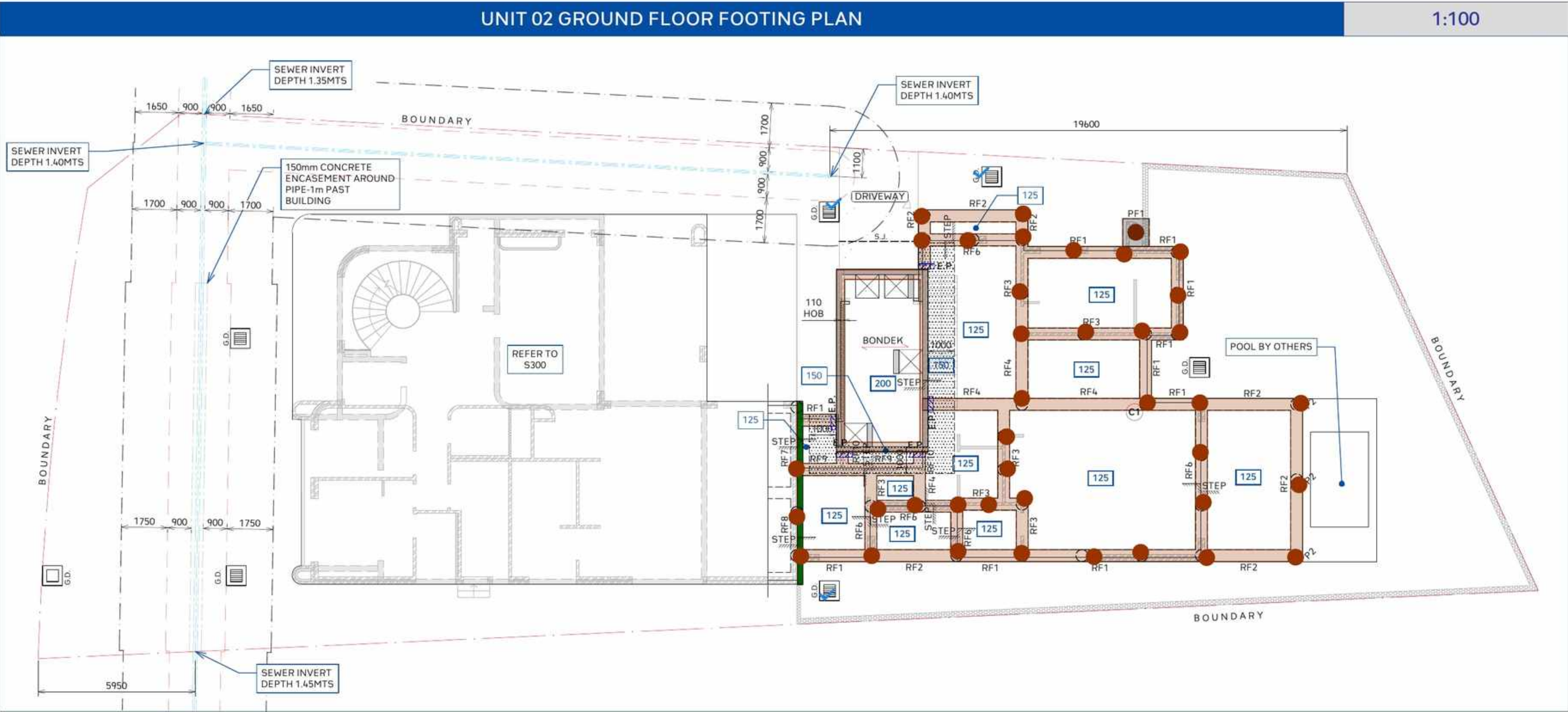
RAFT SLAB NOTES	
1	
2	
3	SAFE BEARING CAPACITY TO BE A MIN OF 600 KPa TO BE BEARING ON BEDROCK.
4	PROVIDE SL82 MESH TOP THROUGHOUT FOR ALL 125MM THICK SLAB ON GROUND U.N.O.
5	PROVIDE SL82 MESH TOP & BOTTOM THROUGHOUT FOR ALL 150mm THICK SLAB.
6	ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEMS.
7	ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACED IN ACCORDANCE WITH THE NCC BCA 2022
8	DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.
9	REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.
10	REFER TO STORMWATER DRAINAGE DRAWINGS FOR LOCATION OF PUMP WELL AND SUMP PITS.
11	GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF FOUNDATION MATERIAL PRIOR TO CONSTRUCTION.

LEGEND	
	CONCRETE SLAB THICKNESS
	DENOTES STEP IN CONCRETE SLAB
	SAW JOINT
	DENOTES Ø450mm PIER TO BE FOUND ON THE SAME STRATA AS BASEMENT FOOTING
	DENOTES Ø450mm PIER TO BE FOUND 500mm BELOW BASE OF POOL
	DENOTES LIGHTWEIGHT WALLS
	GRATED DRAIN. REFER TO STORMWATER PLANS
	DENOTES 200mm BONDEK SLAB
	DENOTES 150mm THICK SLAB (SL82 MESH T&B)
	DENOTES REINFORCED CONCRETE COLUMN

CONCRETE QUALITY				
ELEMENT	SLUMP	MAX AGGREGATE SIZE	CEMENT TYPE	F'c (MPa)
FOOTING	80mm	20mm	GP	32
SLAB ON GROUND	80mm	20mm	GP	32
MASS CONCRETE PIER	80mm	20mm	GP	32

REINFORCEMENT COVER SCHEDULE				
MEMBER	COVER (mm)			EXPOSURE CLASSIFICATION
	TOP	BOTTOM	SIDES	
FOOTING	50mm	50mm	50mm	A2
SLAB ON GROUND	40mm	40mm	40mm	A2

BRICK LINTEL SCHEDULE			
OPENING SIZE (mm)	INTERNAL SKIN	EXTERNAL SKIN	END BEARING
Up To 900mm	100 x 8mm FLAT BAR	100 x 6mm FLAT BAR	100mm
1200	100 x 10 FLAT BAR	100 x 8mm FLAT BAR	100mm
1500	100 x 100 x 8mm ANGLE	100 x 100 6mm ANGLE	150mm
2100	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2400	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2700	150 x 100 x 10mm ANGLE	150 x 100 x 10mm ANGLE	150mm
3000	150 x 100 x 12mm ANGLE	150 x 100 x 12mm ANGLE	150mm
*ALL STEEL LINTELS TO BE HOT DIPPED GALVANIZED			
ALL STEEL LINTELS (SL0) TO BE NON-LOAD BEARING WITH 20mm GAP BETWEEN SOFFIT AND FINISHED BRICK LEVEL			



ALL FILLING SHOULD BE PLACED AND COMPACTED TO ENGINEERING STANDARDS IN ACCORDANCE WITH AS 3798-2007 AND AS 1289, WITH REFERENCE TO THE GEOTECHNICAL ENGINEERING REPORT.	A GEOTECHNICAL ENGINEER SHOULD UNDERTAKE INSPECTIONS DURING CONSTRUCTION TO CONFIRM THE ALLOWABLE BEARING CAPACITIES HAVE BEEN ACHIEVED AND INFERRED GROUND CONDITIONS ARE CONSISTENT THROUGHOUT.	GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO WITNESS THE INITIAL PILE DRILLING STAGE DURING CONSTRUCTION AND CONFIRM THE PRELIMINARY ALLOWABLE BEARING CAPACITY.	IF SAND ENCOUNTERED DESIGN ENGINEER TO BE NOTIFIED-SCREW PIERS MAYBE REQUIRED
BUILDER TO CONFIRM EXTERNAL FINISH LEVELS, DROP EDGE BEAMS MAY BE REQUIRED. REFER TO DETAILS ON SHEET S201	ALL RETAINING WALLS MAY NOT BE SHOWN ON PLANS & MAY BE REQUIRED. TO BE CONFIRMED DURING CONSTRUCTION	ALL BRICKS TO BE GENERIC 20MPa (M3) SOLID BRICKS	ALL SLAB ZONES GREATER THAN 500mm ABOVE NGL TO BE 150mm THICK SLAB WITH SL82 T&B

Legend		
Description	Quantity	Unit
Concrete Piles Count - Varying Depth	39	Count
Concrete Upstand Walls Area - One Sided - 200mm Thick 1370 High	6.94	m
Strip Footings - 400mm Depth	52.38	sq m

FIRST FLOOR SLAB NOTES

1. ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEM.
2. CHAMFER, FILLET AND DRIP GROOVES TO ARCHITECTURAL SPECIFICATIONS AND TO BUILDER REQUIREMENTS.
3. ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACING TO BE IN ACCORDANCE WITH THE NCC BCA 2022
4. ALL STAIRS TO ARCHITECTURAL SPECIFICATIONS
5. ACOUSTIC ENGINEER TO CHECK AND VERIFY ALL FLOOR SLABS FOR ACOUSTIC REQUIREMENTS IN ACCORDANCE WITH THE NCC BCA REGULATIONS AND ADVISE ON ANY ACOUSTIC TREATMENT NEEDED TO SATISFY THE REGULATIONS.
6. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.
7. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.

FRAMING NOTES

1. ALL EXPOSED STEEL TO BE PRESSURE GALVANIZED.
2. ALL STEEL FIXINGS TO BE IN ACCORDANCE TO A54100.
3. ALL DETAILS TO BE CONFIRMED DURING CONSTRUCTION.
4. ALL BOLTS TO BE HIGH STRENGTH 8.85 GRADE
5. ROOF TO BE BUILT IN ACCORDANCE TO A51684.
6. ROOF ASSUMED TO BE TRUSS ROOF, NO INTERNAL LOAD BEARING WALLS.

LEGEND

	DENOTES VOID
	DENOTES STEP IN CONCRETE SLAB
	DENOTES 30mm SET-DOWN IN WET AREAS
	CONCRETE SLAB THICKNESS
	NON-LOAD BEARING WALL

CONCRETE QUALITY

ELEMENT	SLUMP	MAX AGGREGATE SIZE	CEMENT TYPE	F _c (MPa)
SUSPENDED SLAB	80mm	20mm	GP	40

REINFORCEMENT COVER SCHEDULE

MEMBER	COVER (mm)			EXPOSURE CLASSIFICATION
	TOP	BOTTOM	SIDES	
SUSPENDED SLAB INT.	30mm	30mm	30mm	A1
SUSPENDED SLAB EXT.	40mm	40mm	40mm	A2

FLOOR LOADING ASSUMPTION

GROUND FLOOR	TILED FLOOR
FIRST FLOOR	TILED FLOOR
ALL WET AREAS	TILED FLOOR

BRICK LINTEL SCHEDULE

OPENING SIZE (mm)	INTERNAL SKIN	EXTERNAL SKIN	END BEARING
Up To 900mm	100 x 8mm FLAT BAR	100 x 6mm FLAT BAR	100mm
1200	100 x 10 FLAT BAR	100 x 8mm FLAT BAR	100mm
1500	100 x 100 x 8mm ANGLE	100 x 100 6mm ANGLE	150mm
2100	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2400	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2700	150 x 100 x 10mm ANGLE	150 x 100 x 10mm ANGLE	150mm
3000	150 x 100 x 12mm ANGLE	150 x 100 x 12mm ANGLE	150mm

*ALL STEEL LINTELS TO BE HOT DIPPED GALVANIZED

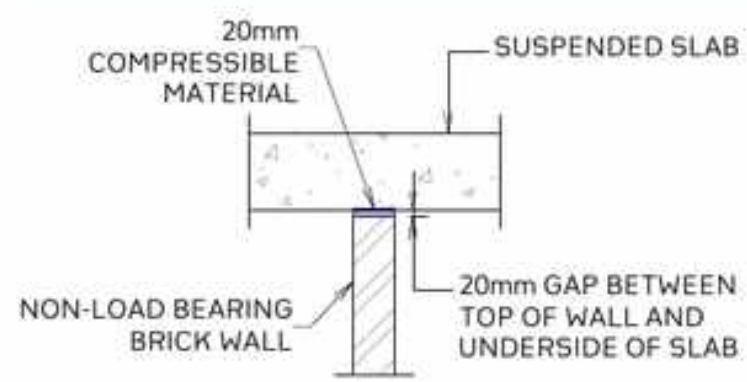
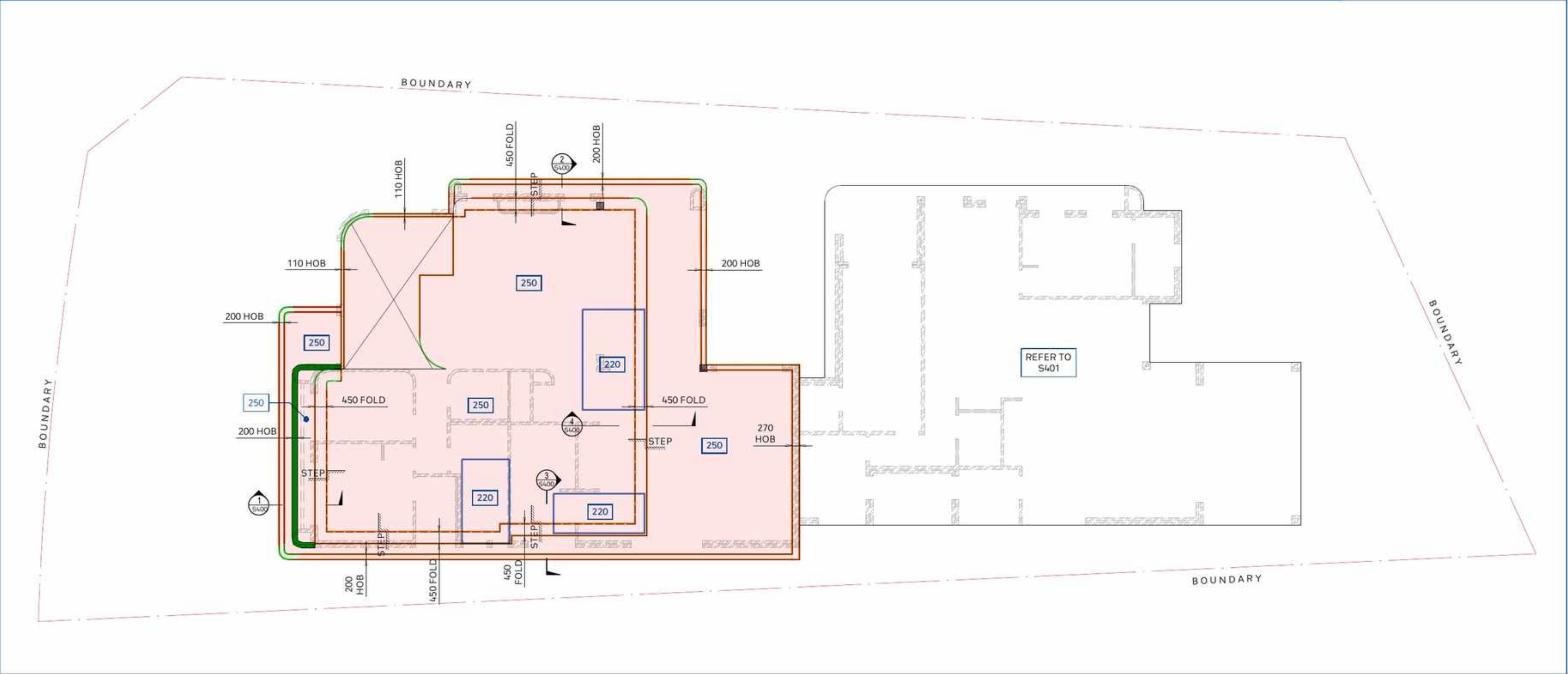
ALL STEEL LINTELS (SLO) TO BE NON-LOAD BEARING WITH 20mm GAP BETWEEN SOFFIT AND FINISHED BRICK LEVEL

ALL BRICKS TO BE GENERIC 20MPa
(M3) SOLID BRICKS

FIRST FLOOR WALLS TO BE
BRICK VENEER

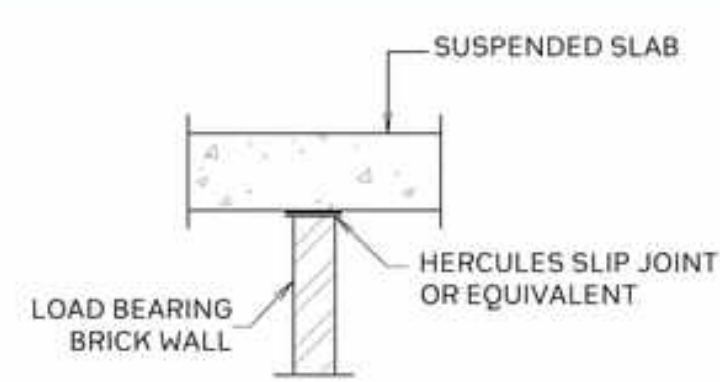
UNIT 01 FIRST FLOOR SLAB PLAN	1:100
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1:100

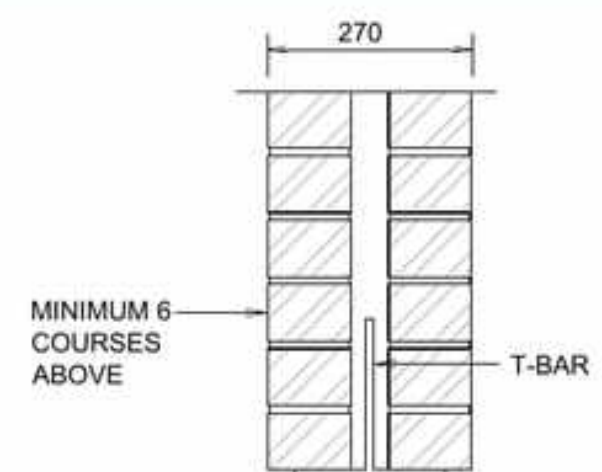


NON-LOAD BEARING BRICK WALL DETAIL

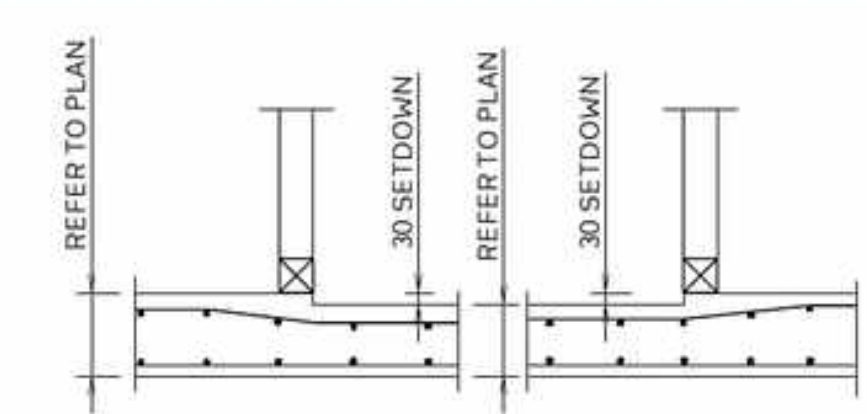
SCALE 1:20
ABOVE STEEL LINTELS AND WINDOW
OPENINGS



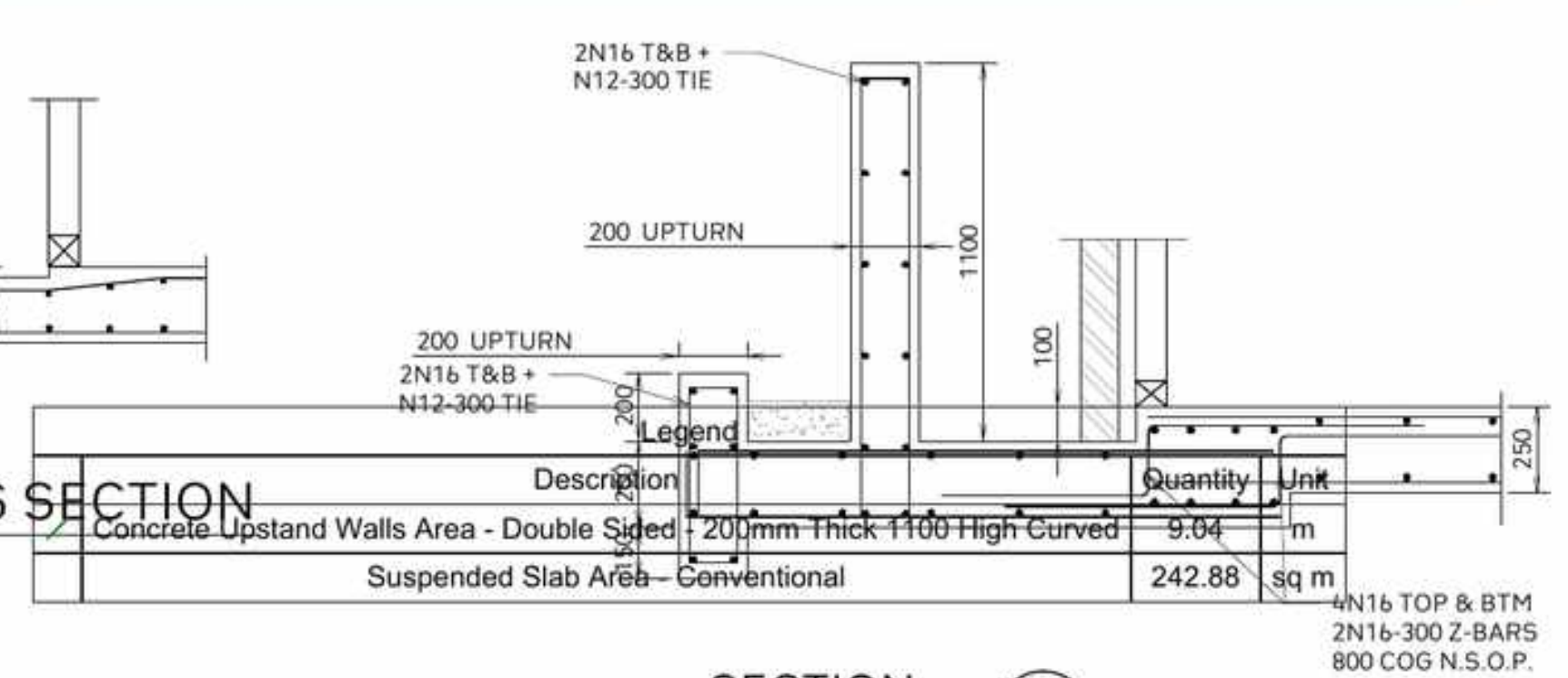
LOAD BEARING BRICK WALL DETAIL



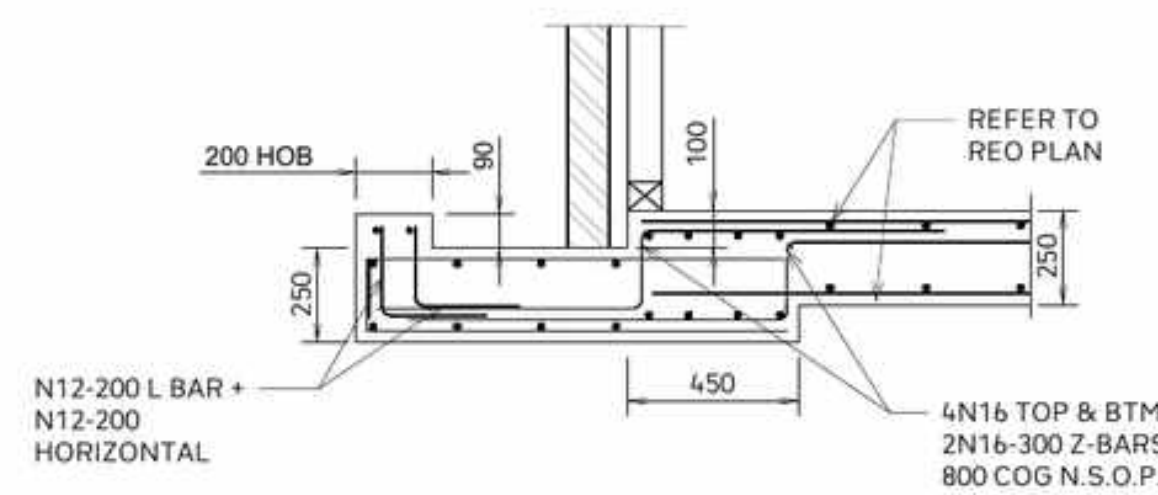
TYPICAL TRADITIONAL T-BAR DETAIL



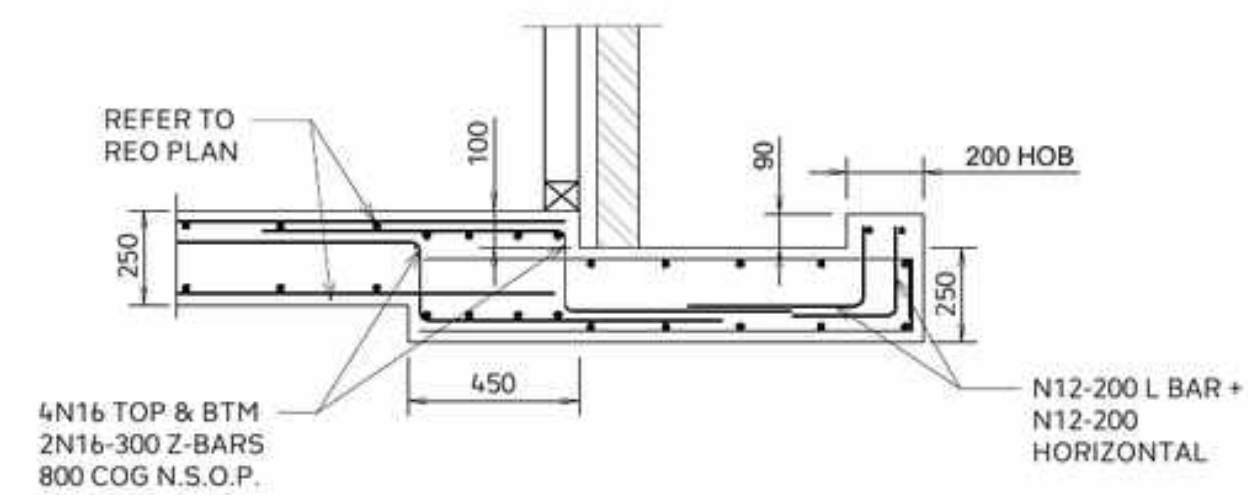
TYPICAL WET AREAS SECTION



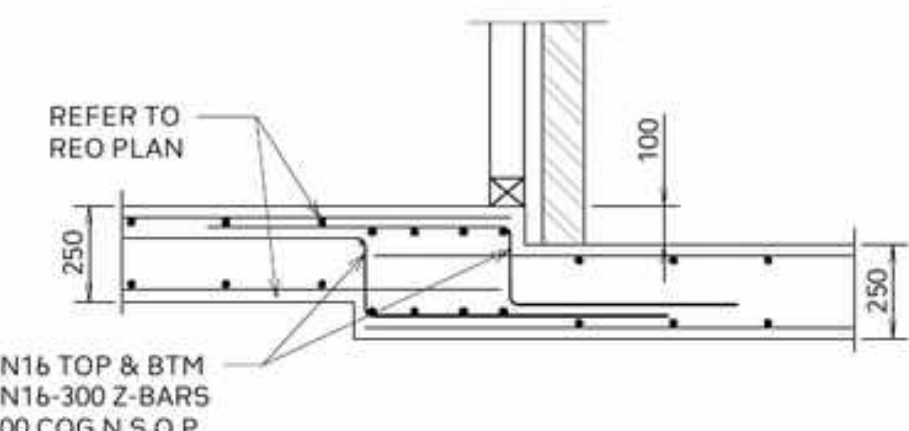
SECTION 1
SCALE 1:20 S400



SECTION 2
SCALE 1:20 S400



SECTION 3
SCALE 1:20 S400



SECTION 4
SCALE 1:20 S400

FIRST FLOOR SLAB NOTES	
1.	ALL EXPOSED SLABS TO BE WATERPROOFED WITH APPROVED SYSTEM. CHAMFER, FILLET AND DRIP GROOVES TO ARCHITECTURAL SPECIFICATIONS AND TO BUILDER REQUIREMENTS.
3.	ALL BRICKS WALLS TO BE ARTICULATED, EXPANSION JOINT SPACING TO BE IN ACCORDANCE WITH THE NCC BCA 2022
4.	ALL STAIRS TO ARCHITECTURAL SPECIFICATIONS
5.	ACOUSTIC ENGINEER TO CHECK AND VERIFY ALL FLOOR SLABS FOR ACOUSTIC REQUIREMENTS IN ACCORDANCE WITH THE NCC BCA REGULATIONS AND ADVISE ON ANY ACOUSTIC TREATMENT NEEDED TO SATISFY THE REGULATIONS.
6.	DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.
7.	REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.

FRAMING NOTES	
1.	ALL EXPOSED STEEL TO BE PRESSURE GALVANIZED.
2.	ALL STEEL FIXINGS TO BE IN ACCORDANCE TO AS4100.
3.	ALL DETAILS TO BE CONFIRMED DURING CONSTRUCTION.
4.	ALL BOLTS TO BE HIGH STRENGTH 8.8S GRADE
5.	ROOF TO BE BUILT IN ACCORDANCE TO AS1684.
6.	ROOF ASSUMED TO BE TRUSS ROOF, NO INTERNAL LOAD BEARING WALLS.

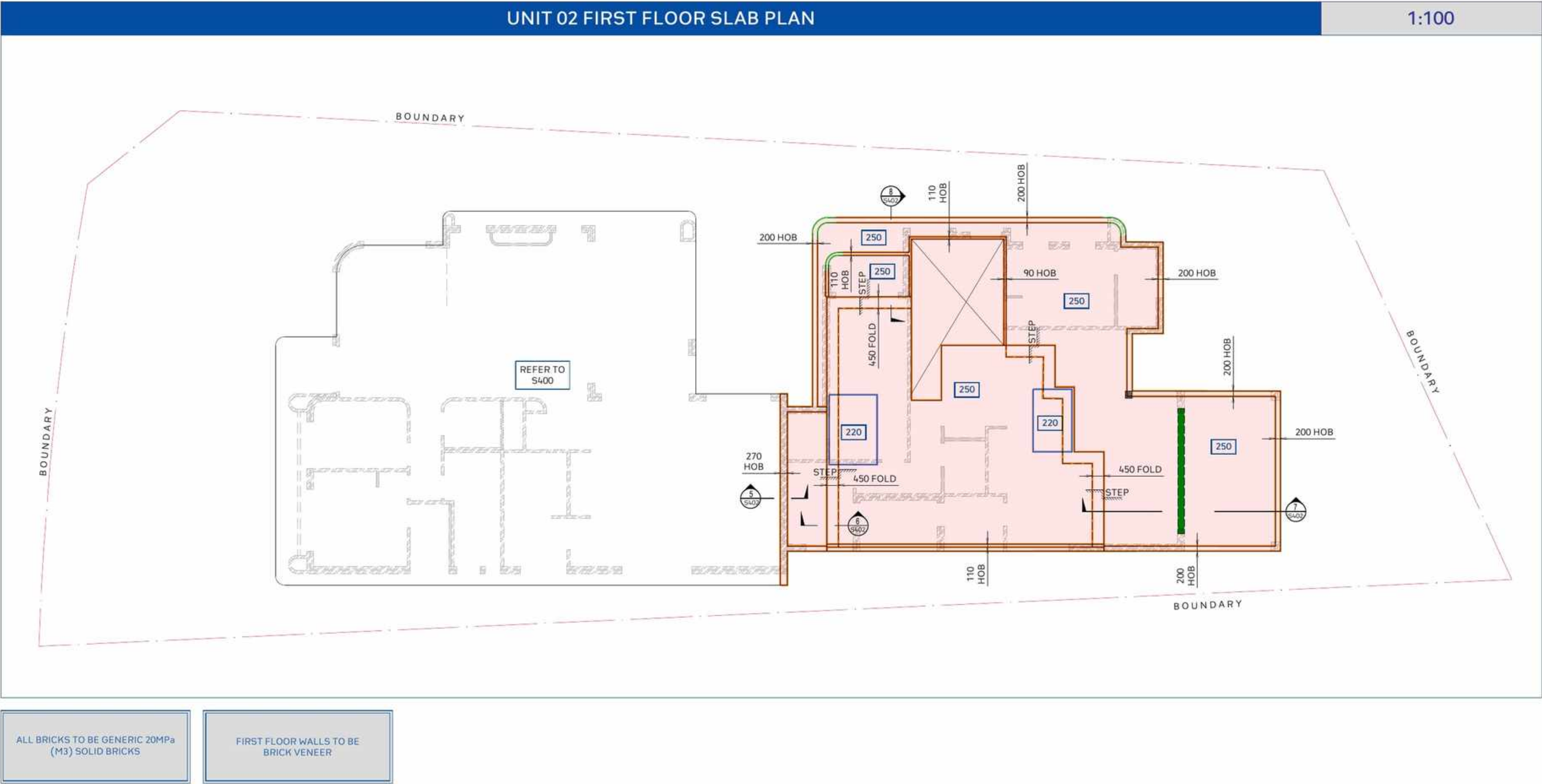
LEGEND	
	DENOTES VOID
	DENOTES STEP IN CONCRETE SLAB
	DENOTES 30mm SET-DOWN IN WET AREAS
	CONCRETE SLAB THICKNESS
	NON-LOAD BEARING WALL

CONCRETE QUALITY				
ELEMENT	SLUMP	MAX AGGREGATE SIZE	CEMENT TYPE	F'c (MPa)
SUSPENDED SLAB	80mm	20mm	GP	40

REINFORCEMENT COVER SCHEDULE				
MEMBER	COVER (mm)			EXPOSURE CLASSIFICATION
	TOP	BOTTOM	SIDES	
SUSPENDED SLAB INT.	30mm	30mm	30mm	A1
SUSPENDED SLAB EXT.	40mm	40mm	40mm	A2

FLOOR LOADING ASSUMPTION	
GROUND FLOOR	TILED FLOOR
FIRST FLOOR	TILED FLOOR
ALL WET AREAS	TILED FLOOR

BRICK LINTEL SCHEDULE			
OPENING SIZE (mm)	INTERNAL SKIN	EXTERNAL SKIN	END BEARING
Up To 900mm	100 x 8mm FLAT BAR	100 x 6mm FLAT BAR	100mm
1200	100 x 10 FLAT BAR	100 x 8mm FLAT BAR	100mm
1500	100 x 100 x 8mm ANGLE	100 x 100 6mm ANGLE	150mm
2100	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2400	150 x 100 x 8mm ANGLE	150 x 100 x 8mm ANGLE	150mm
2700	150 x 100 x 10mm ANGLE	150 x 100 x 10mm ANGLE	150mm
3000	150 x 100 x 12mm ANGLE	150 x 100 x 12mm ANGLE	150mm
*ALL STEEL LINTELS TO BE HOT DIPPED GALVANIZED			
ALL STEEL LINTELS (SLD) TO BE NON-LOAD BEARING WITH 20mm GAP BETWEEN SOFFIT AND FINISHED BRICK LEVEL			



Legend			
	Description	Quantity	Unit
✓	Concrete Downturn (LM) 550 high	4.85	m
	Suspended Slab Area - Conventional	205.53	sq m