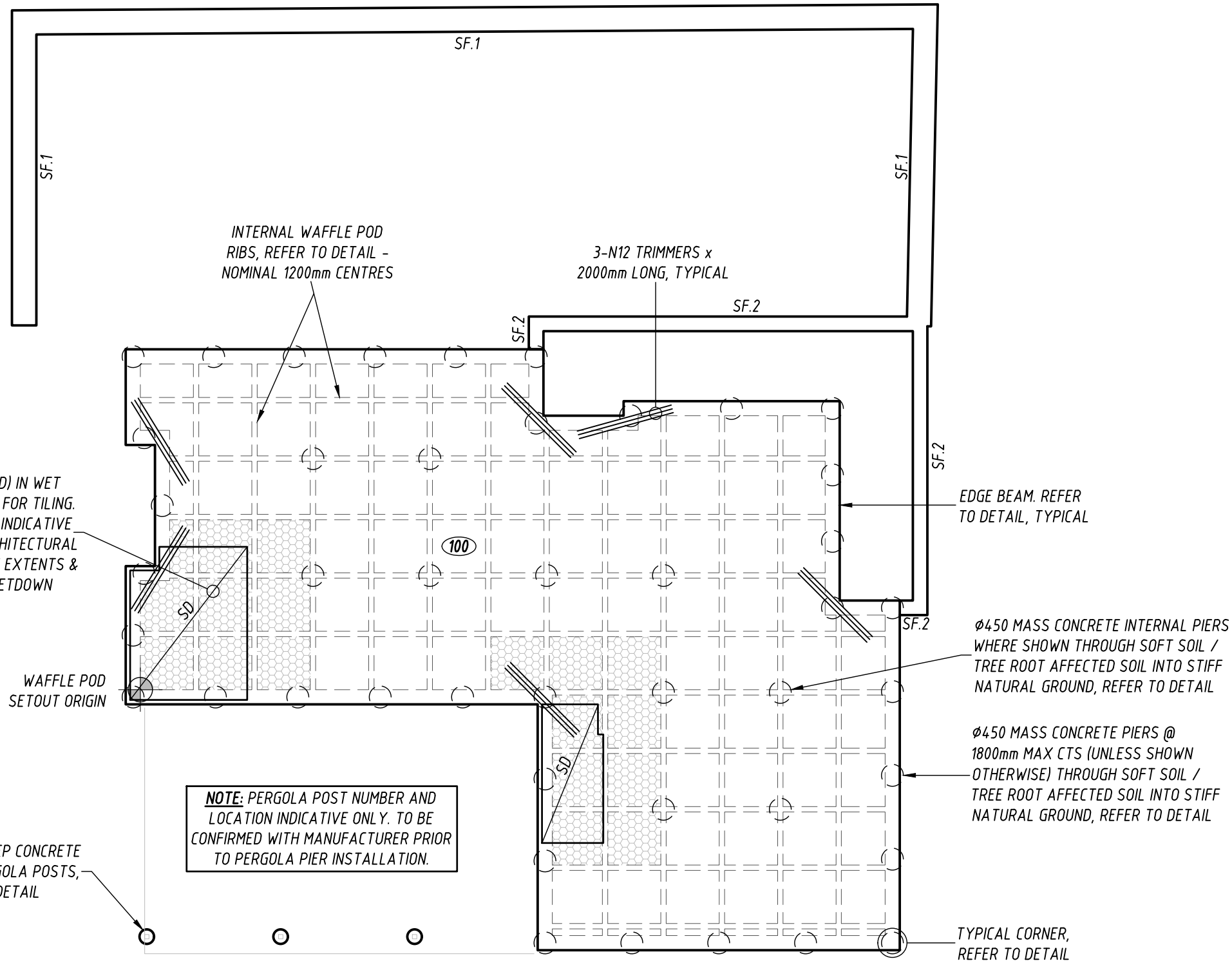




CONCRETE FOOTING & SLAB PLAN - UNIT 1

WAFFLE PODS

SLAB TO BE 100mm MINIMUM THICK REINFORCED WITH SL82 MESH IN TOP THROUGHOUT, U.N.O. 20mm COVER TO INTERNAL SURFACES & 30mm COVER TO EXTERNAL SURFACES.

SLAB TO BE PLACED ON APPROVED VOID FORMERS PLACED ON COMPACTED FILL MATERIAL OVERLAID WITH AN APPROVED WATERPROOF MEMBRANE.

STRIP FOOTING

- FULLY LAP & TIE REINFORCEMENT AT ALL CORNERS & INTERSECTIONS, REFER TO DETAIL.
- STEP STRIP FOOTINGS AS REQUIRED TO FOLLOW NATURAL GROUND, REFER TO DETAIL.



DENOTES SLAB THICKNESS



DENOTES USE OF 225mm DEEP VOID FORMERS FOR WET AREA SETDOWN, REFER TO DETAIL

NOTES:

- SEE GENERAL NOTES & DETAILS REGARDING FILL REQUIREMENTS UNDER SLAB.
- ALL BEAMS SUPPORTING BRICKWORK TO BE DEEPEMED AS NECESSARY TO EXTEND THROUGH ANY FILL MATERIAL.
- FOOTINGS & SLABS HAVE BEEN DESIGNED FOR A CLASS 'P' SITE IN ACCORDANCE WITH AS 2870:2011. RESIDENTIAL SLABS & FOOTINGS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER GENERAL BUILDING PLANS & SPECIFICATIONS. JOB DATED: JUNE 2025
- ALL DIMENSIONS ARE GIVEN IN MILLIMETRES, U.N.O.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. IF IN DOUBT - ASK.

CONCRETE SLABS CAN CRACK. TO MINIMISE THE CHANCE OF CRACK OCCURRENCE WHERE BRITTLE FLOOR COVERINGS ARE TO BE USED IN AN AREA GREATER THAN 16 SQUARE METRES, IT IS RECOMMENDED THAT REINFORCEMENT IS INCREASED TO SL92 MINIMUM. OR ALLOW A MINIMUM PERIOD OF 3 MONTHS DRYING OF CONCRETE BEFORE PLACEMENT OF BRITTLE FLOOR COVERINGS.

DESIGN BASED UPON CLAD FRAME CONSTRUCTION TO AS 2870:2011.

DESIGN BASED UPON CLASS 'P' SOIL CLASSIFICATION AS ADVISED BY BARNSON, REPORTS: 48610-GR01_A & 48610-GR02_A

NOTE: ENSURE ALL SITE EARTHWORKS ARE GRADED AWAY FROM THE BUILDING & SITE LANDSCAPING CONSTRUCTED TO ADEQUATELY DRAIN OVERLAND FLOW & PREVENT ABNORMAL MOISTURE CONDITIONS ADJACENT TO THE FOOTINGS. THIS IMPORTANT THROUGHOUT THE CONSTRUCTION PHASE OF THE BUILDING & BEYOND ONCE THE BUILDING & LANDSCAPING IS COMPLETE. IF STRIP DRAINS ARE TO BE INSTALLED AROUND THE PERIMETER OF THE BUILDING THESE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SITE DRAINAGE NOTES ON DRAWING S.01 & THE REQUIREMENTS OF AS 2870

NOTE: TREES MUST NOT BE LOCATED NEAR THE FOUNDATIONS. THEY MUST BE A DISTANCE EQUAL TO THE MATURE HEIGHT AWAY FROM THE BUILDING. IF THIS IS NOT POSSIBLE, CONTACT COOK&ROE FOR FURTHER ADVICE ON THE DESIGN.

THE TOTAL NUMBER OF REINFORCEMENT BARS IN BEAMS SHALL BE AS FOLLOWS:

STEM WIDTH	TOP STEEL (ADDITIONAL TO FABRIC)
110 - 150mm	0
151 - 220mm	1
221 - 330mm	2
331 - 440mm	3
BEAM/STEM WIDTH	BOTTOM STEEL (IN TOTAL)
110 - 150mm	1
151 - 220mm	2
221 - 330mm	3
331 - 440mm	4

Rev	Description	Drawn	Approved	Date
A	ISSUED FOR APPROVAL	BJK	WGR	28.08.25



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Project

PROPOSED UNIT DEVELOPMENT
No. 62-64 QUEEN STREET, BOOROWA

Title

CONCRETE FOOTING & SLAB PLAN - UNIT 1

Client

CBN BUILDING

Drawn

BJK

Designed

WGR

Approved

Wayne Roe

Scale

1:100

Date

AUGUST 2025

Job No:

250493

Dwg No:

S.02

This Drawing must not be used for Construction unless signed as Approved

Original Size

A3

Ø300x1000mm DEEP CONCRETE
PIER UNDER PERGOLA POSTS,
REFER TO DETAIL

REFER ALSO TO NOTES ON DRAWING NO. S.02.

NOTE: PERGOLA POST NUMBER AND
LOCATION INDICATIVE ONLY. TO BE
CONFIRMED WITH MANUFACTURER PRIOR
TO PERGOLA PIER INSTALLATION.

PROVIDE SET DOWN (S.D) IN WET AREAS
WHERE REQUIRED FOR TILING. LOCATION &
EXTENTS IS INDICATIVE ONLY. REFER TO THE
ARCHITECTURAL DOCUMENTATION FOR THE
EXTENTS & DIMENSIONS OF THE SETDOWN

TYPICAL CORNER,
REFER TO DETAIL

INTERNAL WAFFLE POD
RIBS, REFER TO DETAIL -
NOMINAL 1200mm CENTRES

WAFFLE POD
SETOUT ORIGIN

EDGE BEAM. REFER TO
DETAIL, TYPICAL

3-N12 TRIMMERS x
2000mm LONG, TYPICAL

PROVIDE REBATE FOR
EXTERNAL BRICKWORK
AS REQUIRED

Ø450 MASS CONCRETE INTERNAL PIERS
WHERE SHOWN THROUGH SOFT SOIL /
TREE ROOT AFFECTED SOIL INTO STIFF
NATURAL GROUND, REFER TO DETAIL

Ø450 MASS CONCRETE PIERS @
1800mm MAX CTS (UNLESS SHOWN
OTHERWISE) THROUGH SOFT SOIL /
TREE ROOT AFFECTED SOIL INTO STILL
NATURAL GROUND, REFER TO DETAIL

Ø450 MASS CONCRETE PIERS @
1800mm MAX. CTS, EXTENDING
BEYOND ZONE OF INFLUENCE, REFER
TO EASEMENT PIERING DETAIL.

EASEMENT

CONCRETE FOOTING & SLAB PLAN - UNIT 2

WAFFLE PODS

SLAB TO BE 100mm MINIMUM THICK REINFORCED WITH SL82
MESH IN TOP THROUGHOUT, U.N.O. 20mm COVER TO INTERNAL
SURFACES & 30mm COVER TO EXTERNAL SURFACES.

SLAB TO BE PLACED ON APPROVED VOID FORMERS
PLACED ON COMPACTED FILL MATERIAL OVERLAID
WITH AN APPROVED WATERPROOF MEMBRANE.

XXX DENOTES SLAB THICKNESS

DENOTES USE OF 225mm DEEP VOID FORMERS
FOR WET AREA SETDOWN, REFER TO DETAIL

A	ISSUED FOR APPROVAL	BJK	WGR	28.08.25
Rev	Revision Description	Drawn	Approved	Date

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

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Project

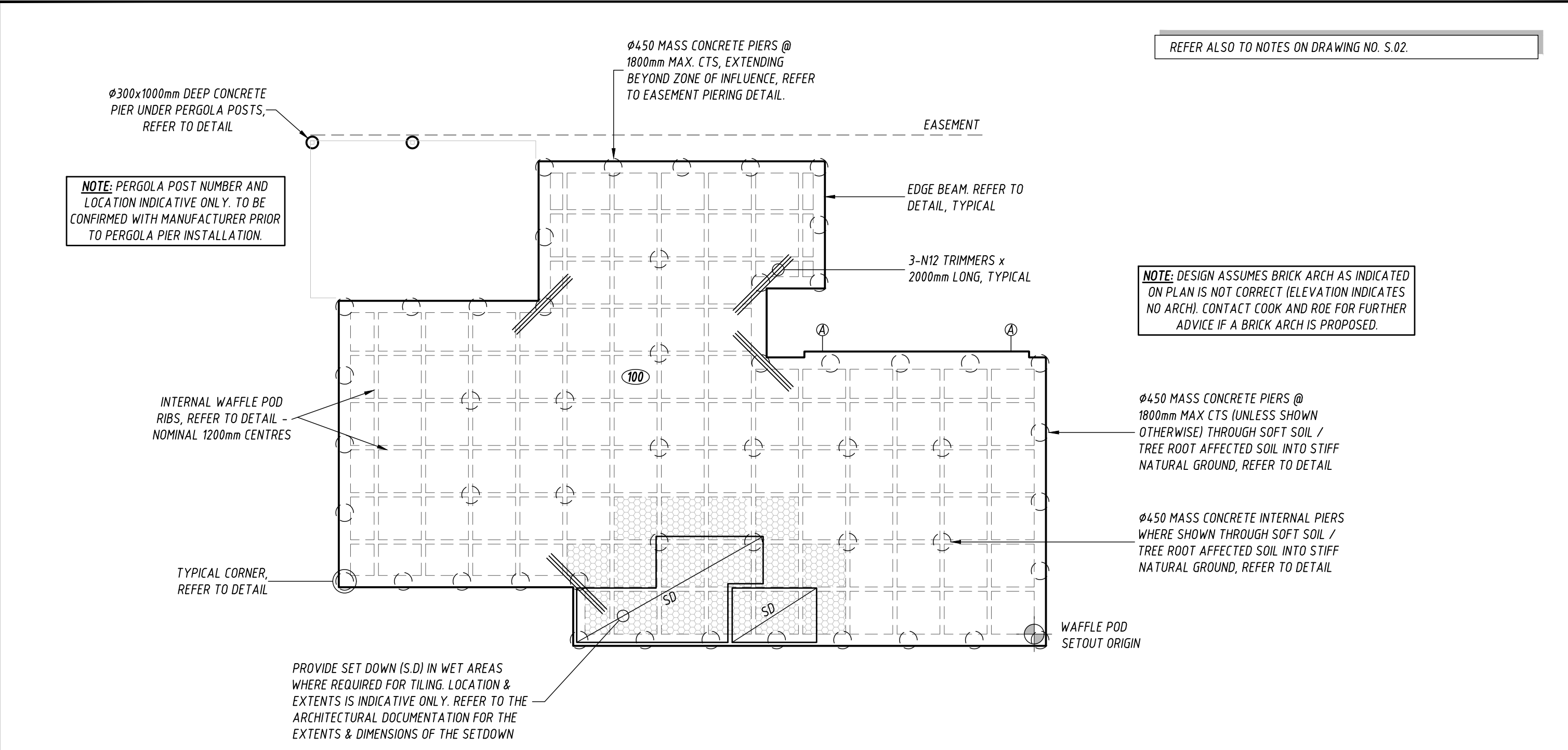
PROPOSED UNIT DEVELOPMENT
No. 62-64 QUEEN STREET, BOOROWA

Title

CONCRETE FOOTING & SLAB PLAN - UNIT 2

Client **CBN BUILDING**

Drawn	BJK	Designed	WGR	Approved	
Scale	1:100	Date	AUGUST 2025	Wayne Roe BE MIE Aust CPEng NER (2476635)	
Job No:	250493	Dwg No:	S.03	This Drawing must not be used for Construction unless signed as Approved	
				Original Size	A3



CONCRETE FOOTING & SLAB PLAN - UNIT 3

WAFFLE PODS

SLAB TO BE 100mm MINIMUM THICK REINFORCED WITH SL82 MESH IN TOP THROUGHOUT, U.N.O. 20mm COVER TO INTERNAL SURFACES & 30mm COVER TO EXTERNAL SURFACES.

SLAB TO BE PLACED ON APPROVED VOID FORMERS PLACED ON COMPACTED FILL MATERIAL OVERLAID WITH AN APPROVED WATERPROOF MEMBRANE.

- XXX DENOTES SLAB THICKNESS
- [Pattern] DENOTES USE OF 225mm DEEP VOID FORMERS FOR WET AREA SETDOWN, REFER TO DETAIL
- A — DENOTES LOCATION OF MASONRY ARTICULATION JOINTS

A	ISSUED FOR APPROVAL	BJK	WGR	28.08.25
Rev	Revision Description	Drawn	Approved	Date



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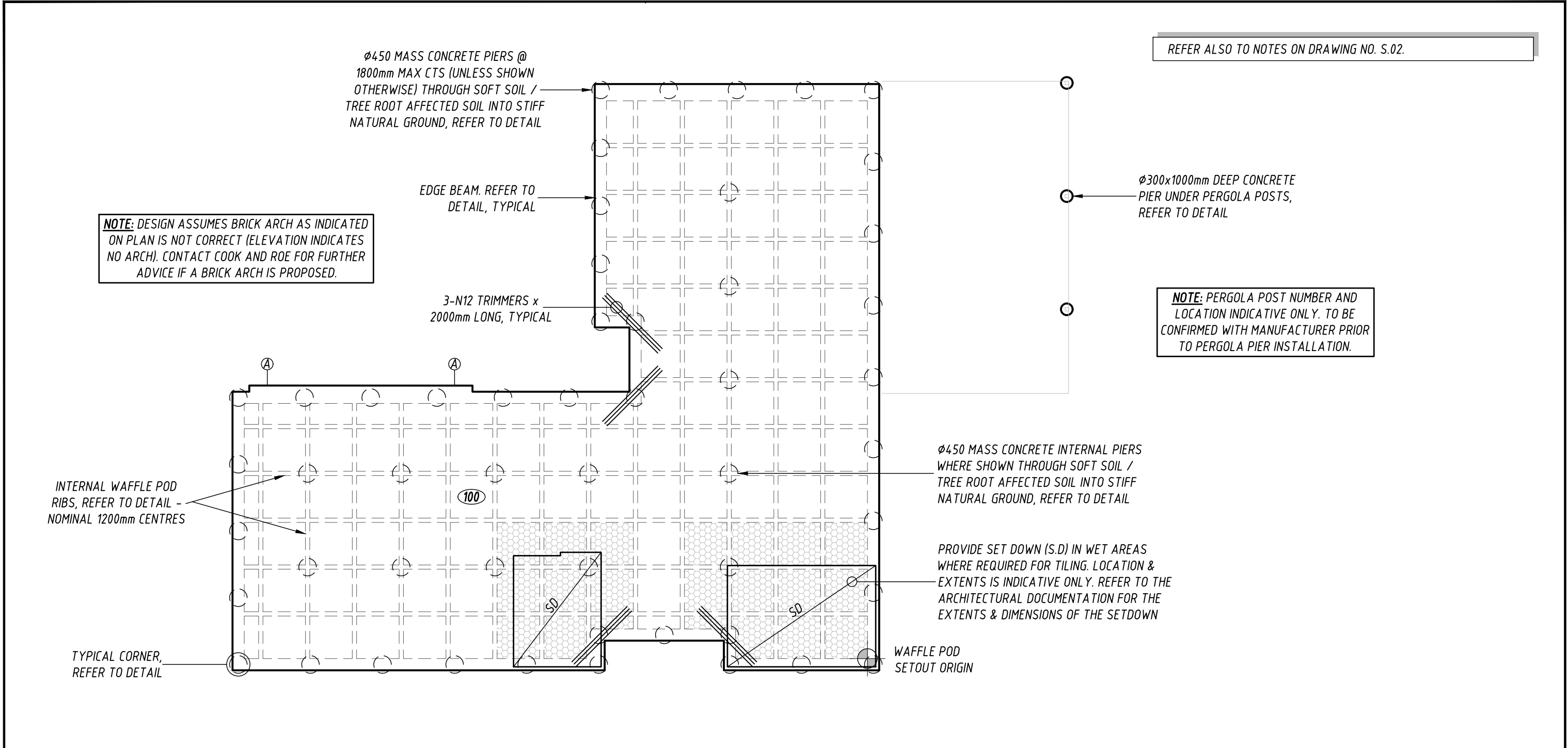
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No. 62-64 QUEEN STREET, BOOROWA

Title

CONCRETE FOOTING & SLAB PLAN - UNIT 3

Client CBN BUILDING

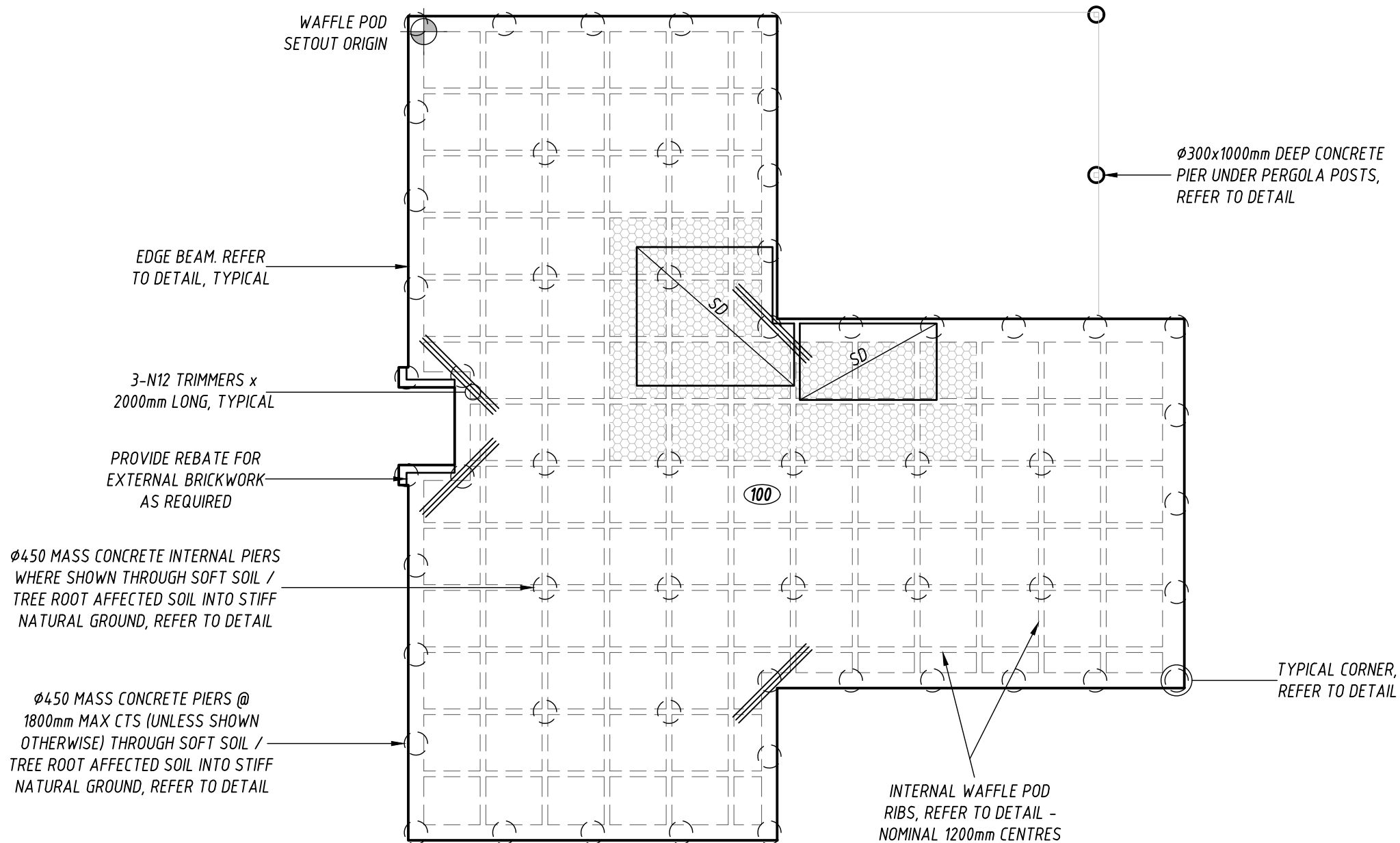
Drawn	BJK	Designed	WGR	Approved	
Scale	1:100	Date	AUGUST 2025	Wayne Roe BE MIE Aust CPEng NER (2476635)	
Job No:	250493	Dwg No:	S.04	This Drawing must not be used for Construction unless signed as Approved	
				Original Size	A3



CONCRETE FOOTING & SLAB PLAN - UNIT 4									
WAFFLE PODS									
SLAB TO BE 100mm MINIMUM THICK REINFORCED WITH SL82 MESH IN TOP THROUGHOUT, U.N.O. 20mm COVER TO INTERNAL SURFACES & 30mm COVER TO EXTERNAL SURFACES.									
SLAB TO BE PLACED ON APPROVED VOID FORMERS PLACED ON COMPACTED FILL MATERIAL OVERLAID WITH AN APPROVED WATERPROOF MEMBRANE.									
XXX DENOTES SLAB THICKNESS ◻ DENOTES USE OF 225mm DEEP VOID FORMERS FOR WET AREA SETDOWN, REFER TO DETAIL Ⓐ — DENOTES LOCATION OF MASONRY ARTICULATION JOINTS									

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REFER ALSO TO NOTES ON DRAWING NO. S.02.



NOTE: PERGOLA POST NUMBER AND LOCATION INDICATIVE ONLY. TO BE CONFIRMED WITH MANUFACTURER PRIOR TO PERGOLA PIER INSTALLATION.

CONCRETE FOOTING & SLAB PLAN - UNIT 5

WAFFLE PODS

SLAB TO BE 100mm MINIMUM THICK REINFORCED WITH SL82 MESH IN TOP THROUGHOUT, U.N.O. 20mm COVER TO INTERNAL SURFACES & 30mm COVER TO EXTERNAL SURFACES.

SLAB TO BE PLACED ON APPROVED VOID FORMERS PLACED ON COMPACTED FILL MATERIAL OVERLAID WITH AN APPROVED WATERPROOF MEMBRANE.



DENOTES SLAB THICKNESS



DENOTES USE OF 225mm DEEP VOID FORMERS FOR WET AREA SETDOWN, REFER TO DETAIL

A	ISSUED FOR APPROVAL	BJK	WGR	28.08.25
Rev	Revision Description	Drawn	Approved	Date



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Project

PROPOSED UNIT DEVELOPMENT
No. 62-64 QUEEN STREET, BOOROWA

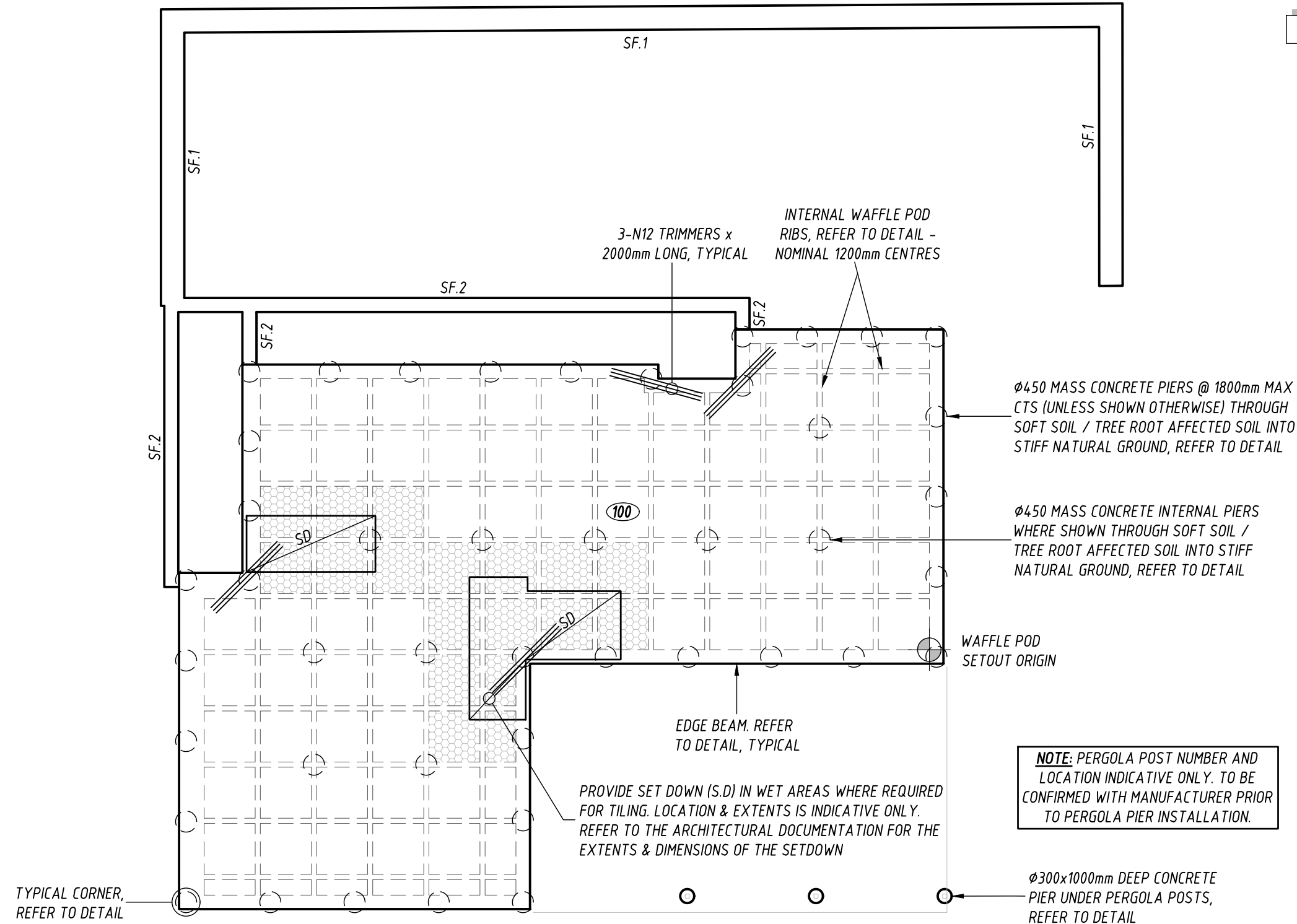
Title

CONCRETE FOOTING & SLAB PLAN - UNIT 5

Client **CBN BUILDING**

Drawn	BJK	Designed	WGR	Approved	
Scale	1:100	Date	AUGUST 2025	Wayne Roe BE MIE Aust CPEng NER (2476635)	
Job No:	250493	Dwg No:	S.06	This Drawing must not be used for Construction unless signed as Approved	
				Original Size	A3

REFER ALSO TO NOTES ON DRAWING NO. S.02.



CONCRETE FOOTING & SLAB PLAN - UNIT 6

WAFFLE PODS

SLAB TO BE 100mm MINIMUM THICK REINFORCED WITH SL82 MESH IN TOP THROUGHOUT, U.N.O. 20mm COVER TO INTERNAL SURFACES & 30mm COVER TO EXTERNAL SURFACES.

SLAB TO BE PLACED ON APPROVED VOID FORMERS PLACED ON COMPACTED FILL MATERIAL OVERLAID WITH AN APPROVED WATERPROOF MEMBRANE.

STRIP FOOTING

- FULLY LAP & TIE REINFORCEMENT AT ALL CORNERS & INTERSECTIONS, REFER TO DETAIL.
- STEP STRIP FOOTINGS AS REQUIRED TO FOLLOW NATURAL GROUND, REFER TO DETAIL.

XXX DENOTES SLAB THICKNESS

Denotes use of 225mm deep void formers for wet area setdown, refer to detail

A	ISSUED FOR APPROVAL	BJK	WGR	28.08.25
Rev	Revision Description	Drawn	Approved	Date



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Project

PROPOSED UNIT DEVELOPMENT
No. 62-64 QUEEN STREET, BOOROWA

Title

CONCRETE FOOTING & SLAB PLAN - UNIT 6

Client **CBN BUILDING**

Drawn	BJK	Designed	WGR	Approved	
Scale	1:100	Date	AUGUST 2025	Wayne Roe BE MIE Aust CPEng NER (2476635)	
Job No:	250493	Dwg No:	S.07	This Drawing must not be used for Construction unless signed as Approved	
				Original Size	A3



IF NECESSARY THE NEXT POD MUST BE
SET DOWN TO OBTAIN APPROPRIATE LAP

SLAB SETDOWN (S.D) DETAIL

(UNIT 1 & 6 WET AREA IN GARAGE SETDOWN SIMILAR)

TYPICAL CORNER DETAIL

PLAN VIEW: TYPICAL AT ALL CORNERS

ARTICULATION JOINT DETAIL

DENOTED AS (A) ON PLAN

NOTE: CONSTRUCTION OF ARTICULATION JOINTS, CLEARANCES TO WINDOWS/DOORS AND BRICK TIE REQUIREMENTS TO BE IN ACCORDANCE WITH AS4773.2. (CURRENT EDITION)

A	ISSUED FOR APPROVAL	BJK	WGR 28.08.25
Rev	Revision Description	Drawn	Approved Date



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***PROPOSED UNIT DEVELOPMENT
No. 62-64 QUEEN STREET, BOOROWA***

Title

CONCRETE DETAILS '1'

Client ***CBN BUILDING***

Drawn	BJ
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Scale	1:2
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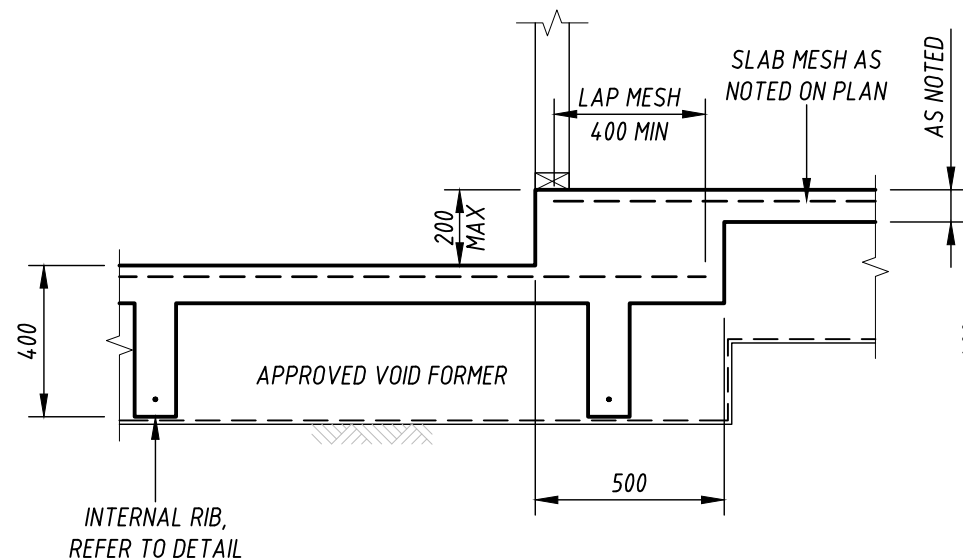
Job No: **250493**

Designed	WGF
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Date AUGUST 202

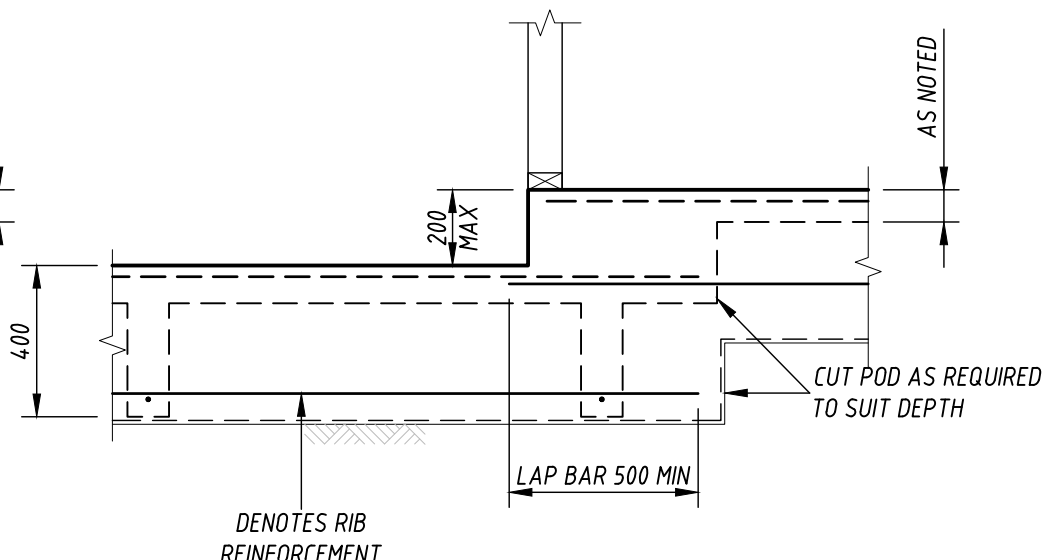
Dwg No: **S.08**

Approved	
Wayne Roe BE MIE Aust CPEng NER (2476635)	
This Drawing must not be used for Construction unless signed as Approved	Original : 



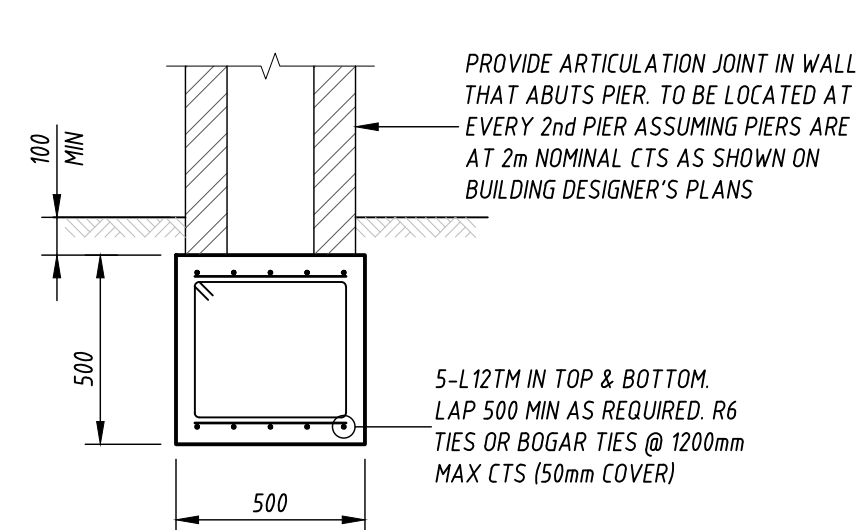
GARAGE AREA SETDOWN DETAIL

NOTE: RIB LOCATIONS SHOWN ARE INDICATIVE ONLY. REFER TO PLAN FOR RIB LOCATIONS.

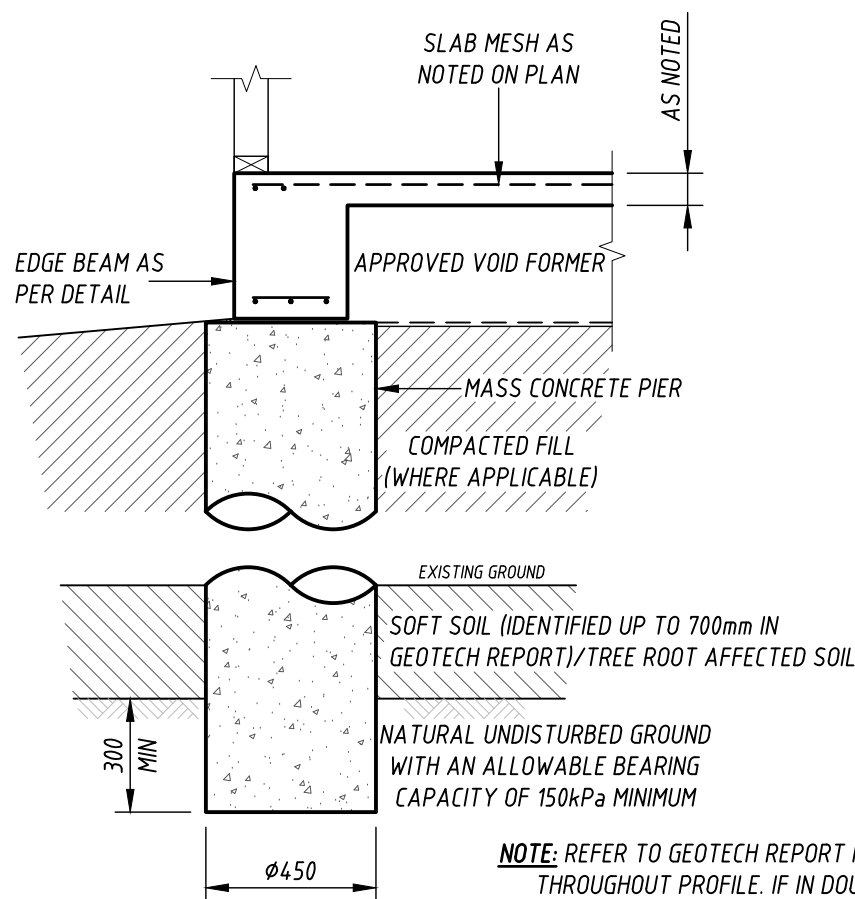


REINFORCEMENT AT STEP IN RIB

NOTE: FOR STEPS OF 85mm OR LESS, THE N12 RIB BAR CAN BE CONTINUOUS & DRAPED IF PREFERRED RATHER THAN LAPPING AS DETAILED ABOVE.

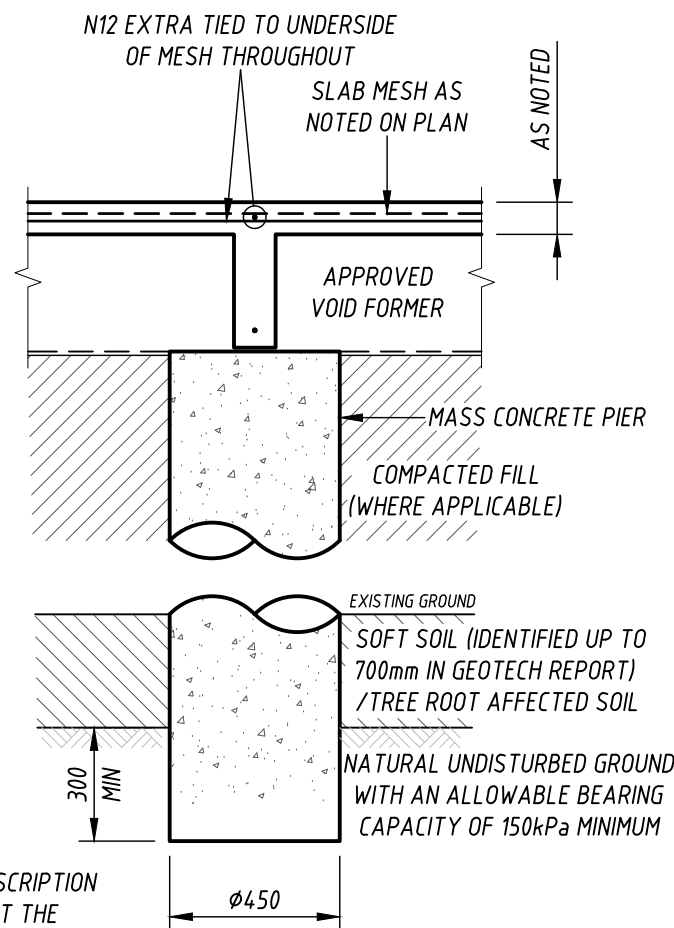


BRICK FENCE STRIP FOOTING (SF.1) DETAIL



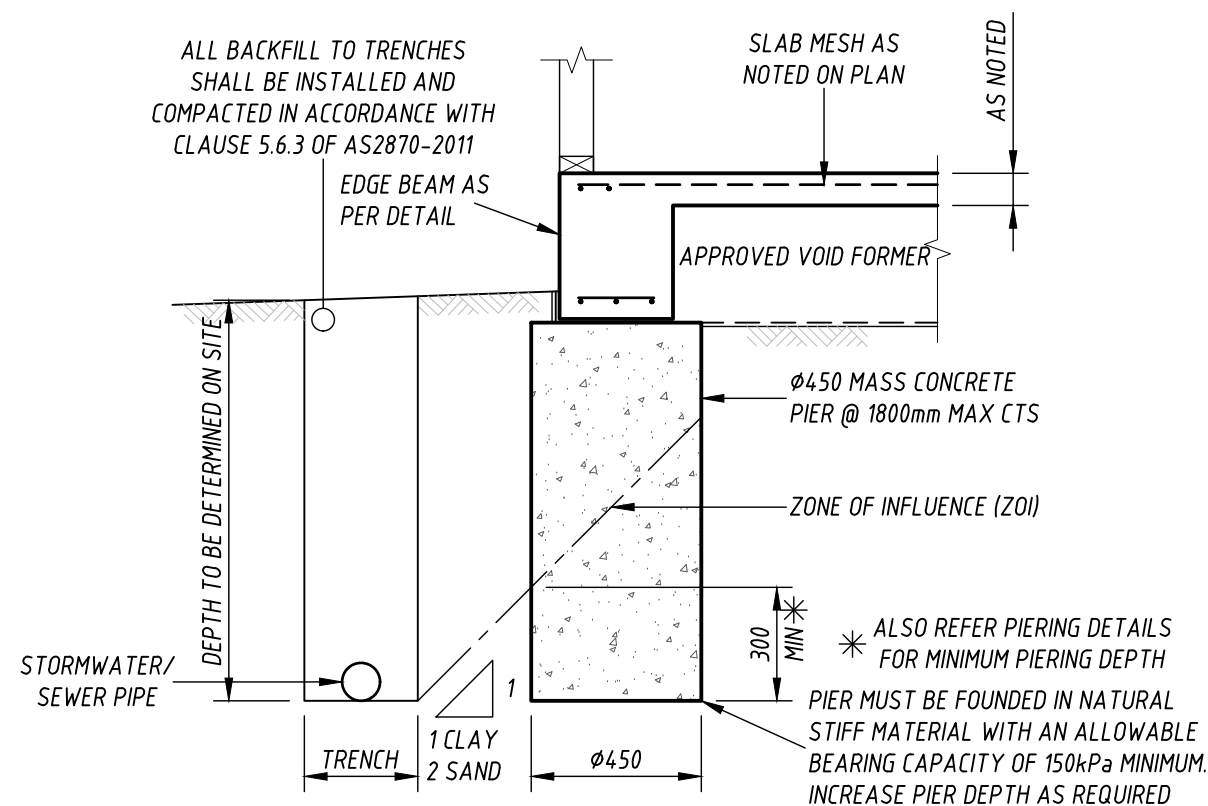
EXTERNAL MASS CONCRETE PIER DETAIL

WHERE REQUIRED



INTERNAL MASS CONCRETE PIER DETAIL

WHERE REQUIRED

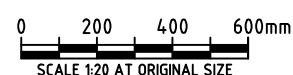


SEWER/STORMWATER PIERING DETAIL

(IF REQUIRED)

NOTE: IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE IF PIERING IS REQUIRED AS THE DEPTH OF THE SERVICES & LOCATION HAS NOT BEEN MADE AVAILABLE TO THIS OFFICE

A	ISSUED FOR APPROVAL	BJK	WGR	28.08.25
Rev	Revision Description	Drawn	Approved	Date



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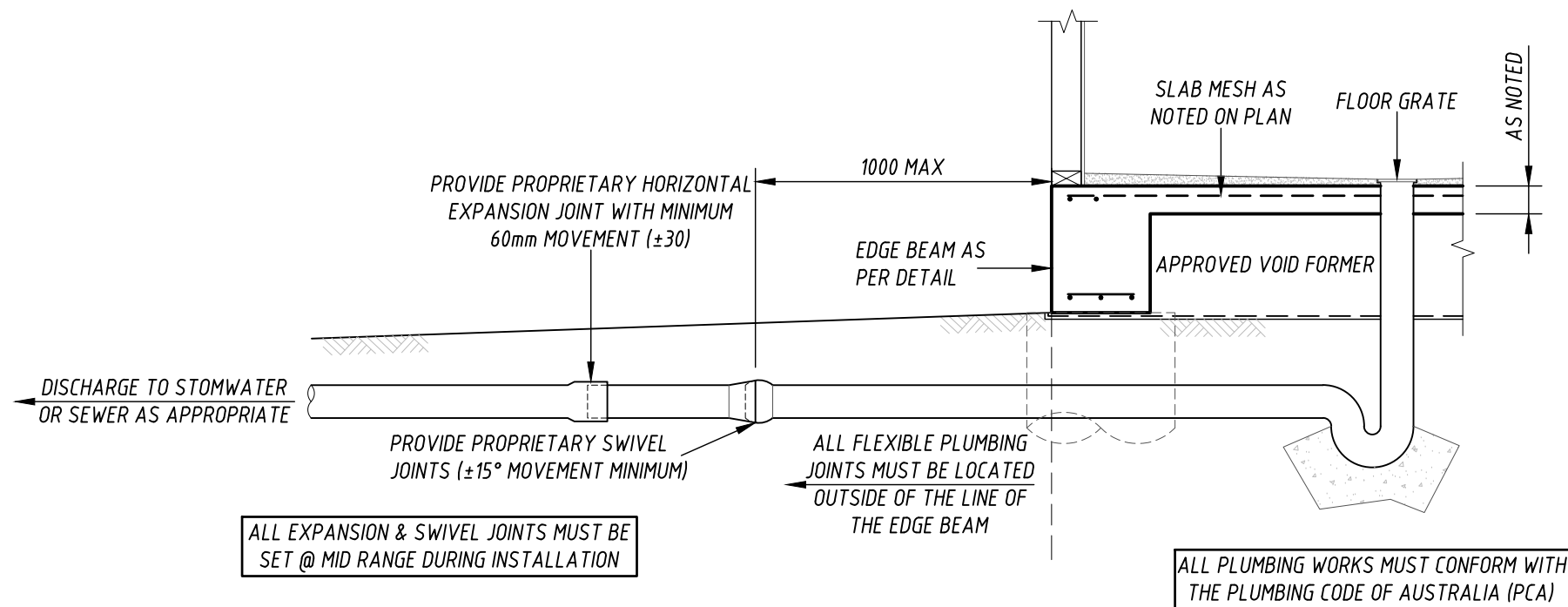
PROPOSED UNIT DEVELOPMENT
No. 62-64 QUEEN STREET, BOOROWA

Title

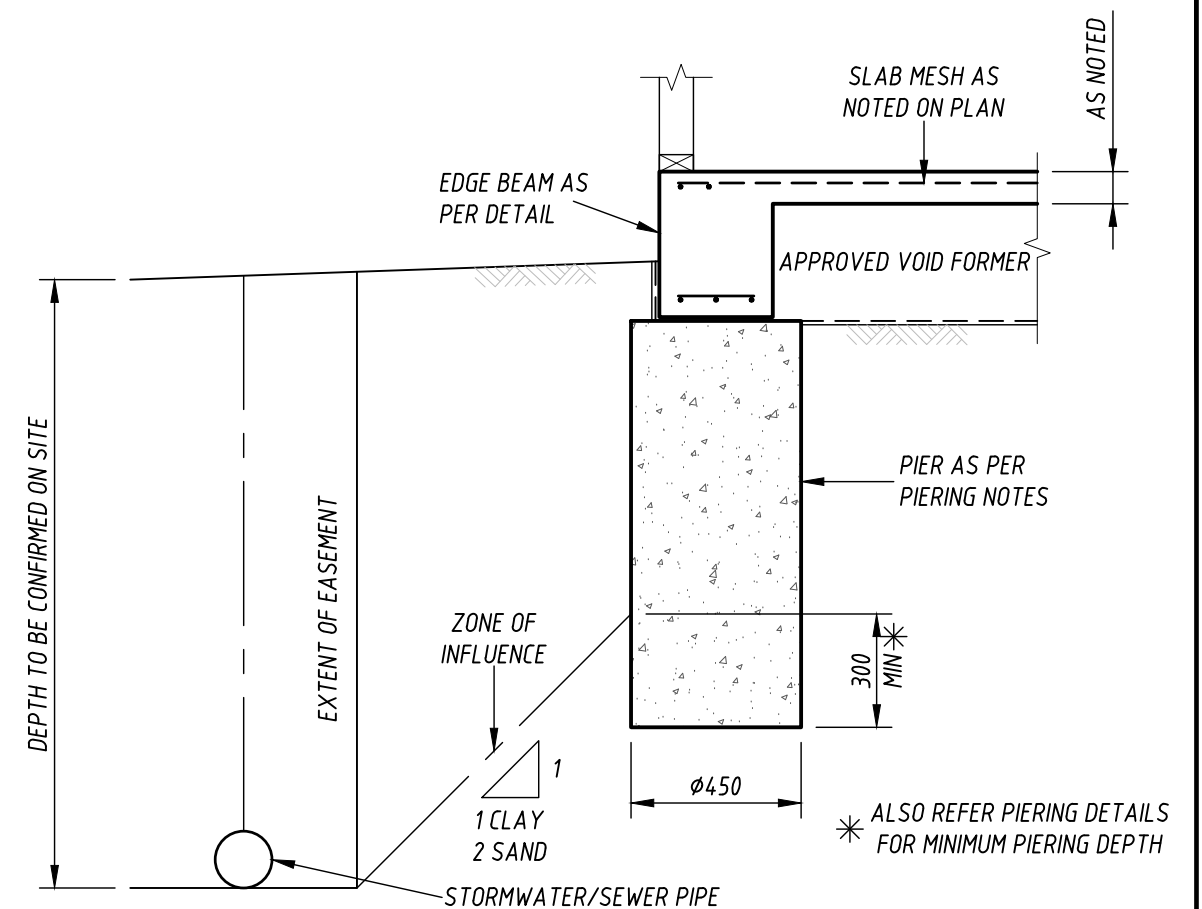
CONCRETE DETAILS '2'

Client **CBN BUILDING**

Drawn	BJK	Designed	WGR	Approved	
Scale	1:20	Date	AUGUST 2025	Wayne Roe BE MIE Aust CPEng NER (2476635)	
Job No:	250493	Dwg No:	S.09	This Drawing must not be used for Construction unless signed as Approved	
				Original Size	A3

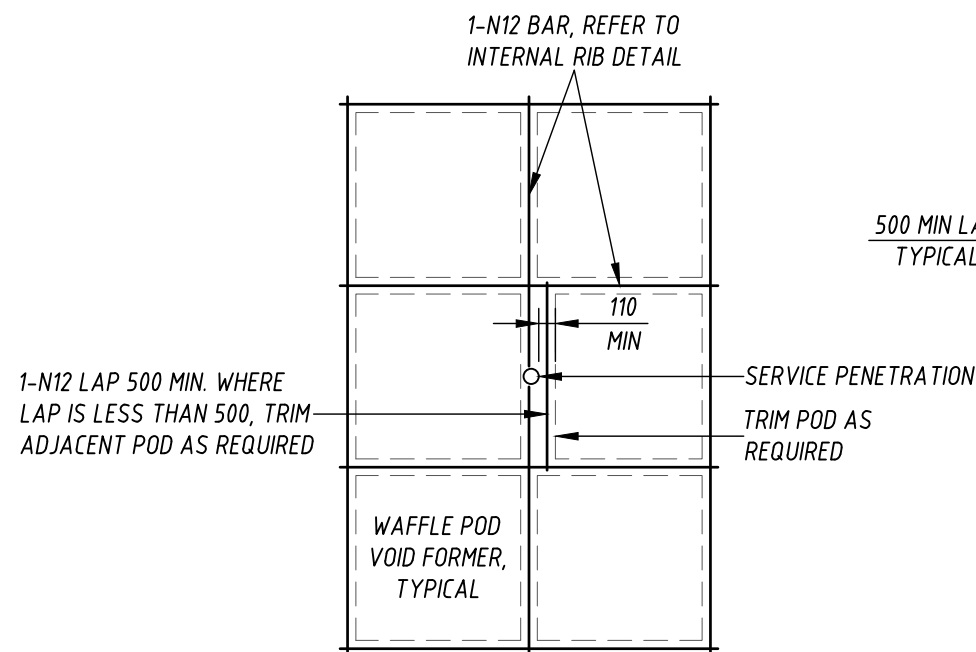


FLEXIBLE PLUMBING REQUIREMENTS



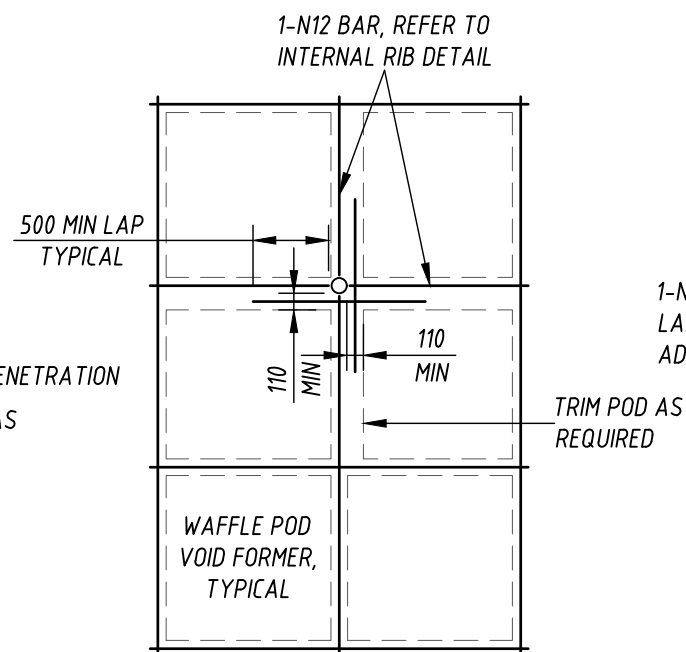
EASEMENT PIERING DETAIL

(IF REQUIRED)



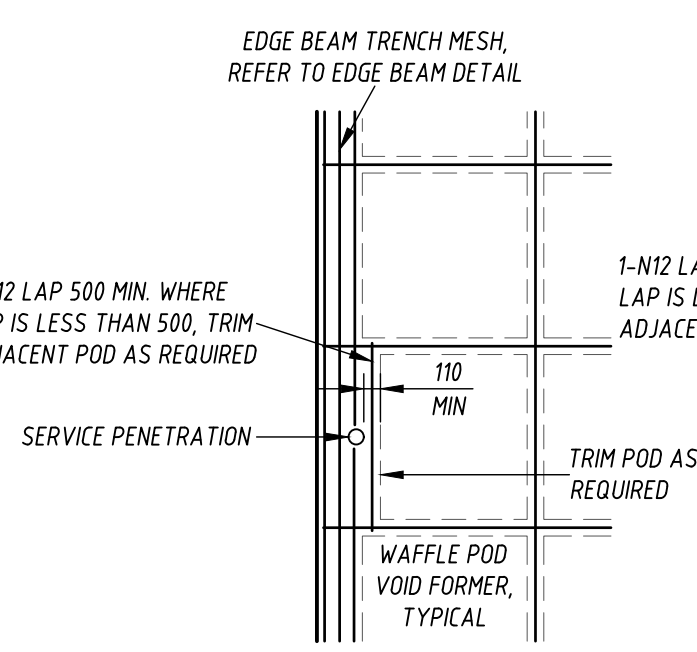
PIPE PENETRATION TO INTERNAL RIB DETAIL

SCALE 1:50



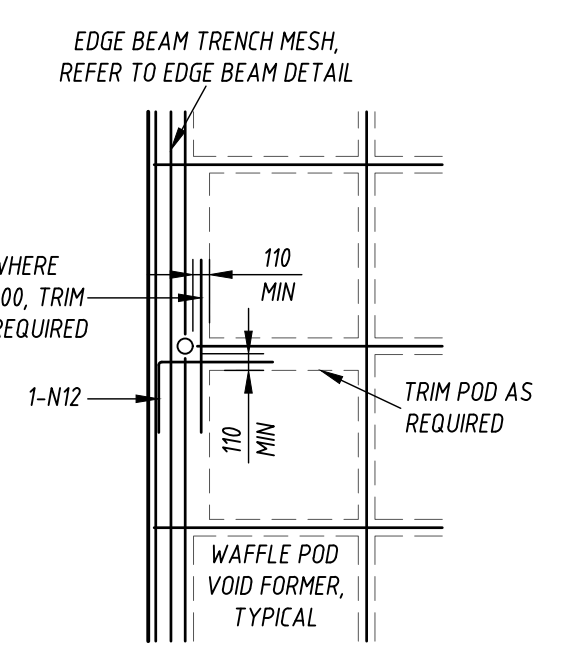
PIPE PENETRATION @ INTERNAL RIB INTERSECTION

SCALE 1:50



PIPE PENETRATION TO EDGE BEAM DETAIL

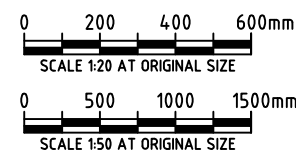
SCALE 1:50



PIPE PENETRATION @ EDGE BEAM & INTERNAL RIB DETAIL

SCALE 1:50

Rev	Revision Description	Drawn	Approved	Date
A	ISSUED FOR APPROVAL	BJK	WGR	28.08.25

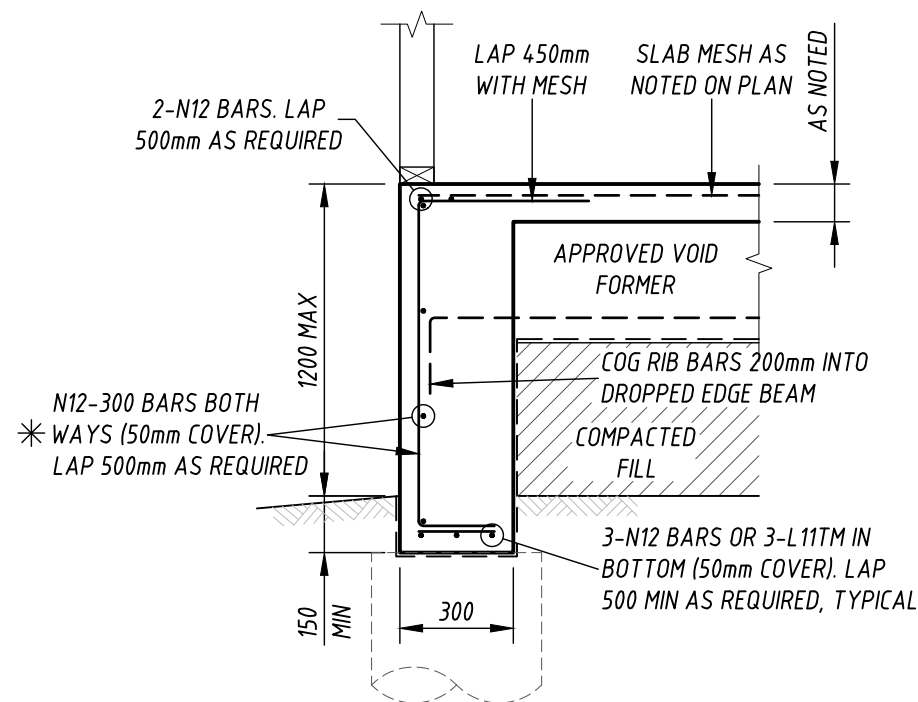


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Project	PROPOSED UNIT DEVELOPMENT No. 62-64 QUEEN STREET, BOOROWA
Title	CONCRETE DETAILS '3'

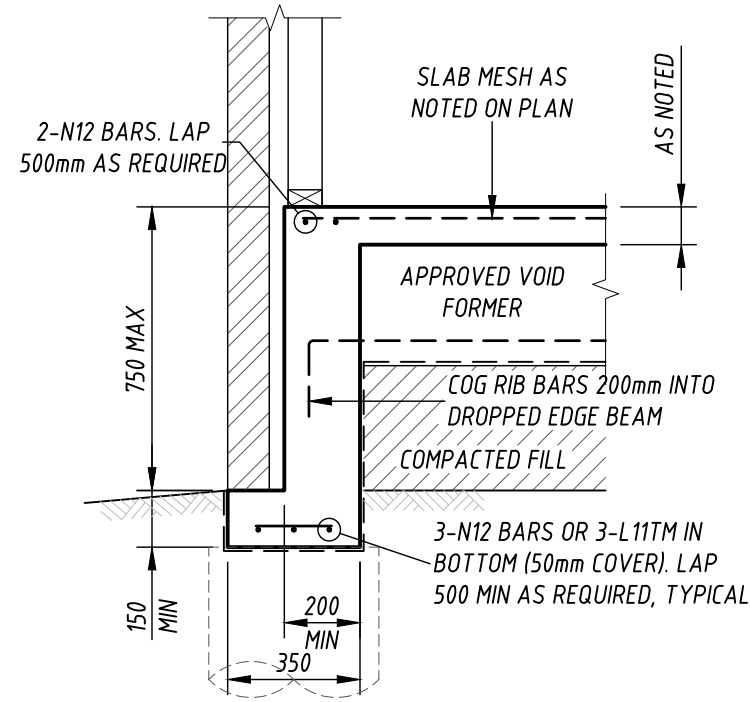
Client CBN BUILDING					
Drawn	BJK	Designed	WGR	Approved	
Scale	1:20 U.N.O	Date	AUGUST 2025	Wayne Roe BE MIE Aust CPEng NER (2476635)	
Job No: 250493		Dwg No: S.10		This Drawing must not be used for Construction unless signed as Approved	Original Size A3



**CLAD FRAME EXTERNAL
DROPPED EDGE BEAM DETAIL**

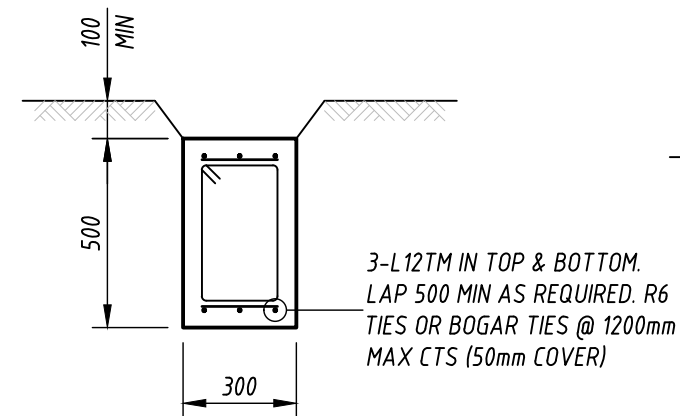
(IF REQUIRED)

* WHERE DROPPED EDGE IS LESS THAN 450mm ABOVE GROUND, N12-300 BARS EACH WAY MAY BE OMITTED

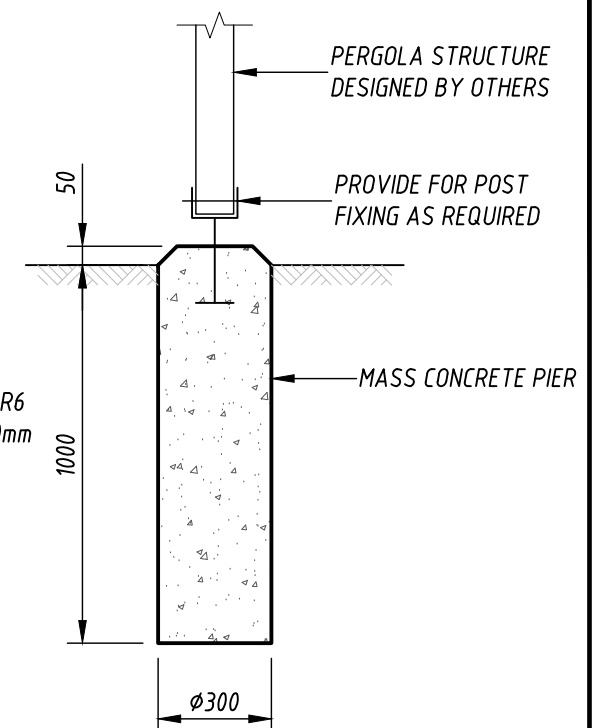


**MASONRY VENEER EXTERNAL
DROPPED EDGE BEAM DETAIL**

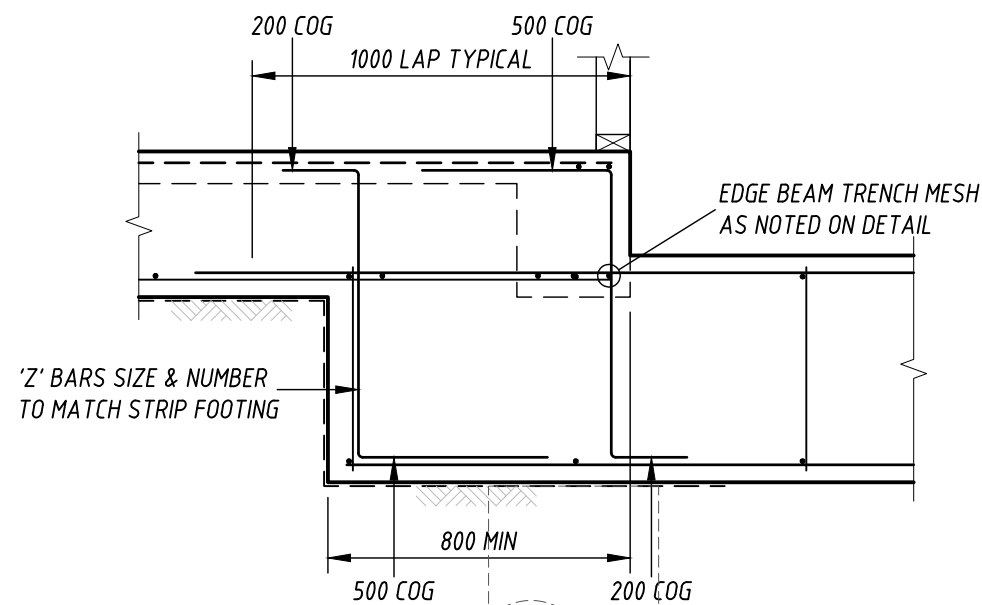
(IF REQUIRED)



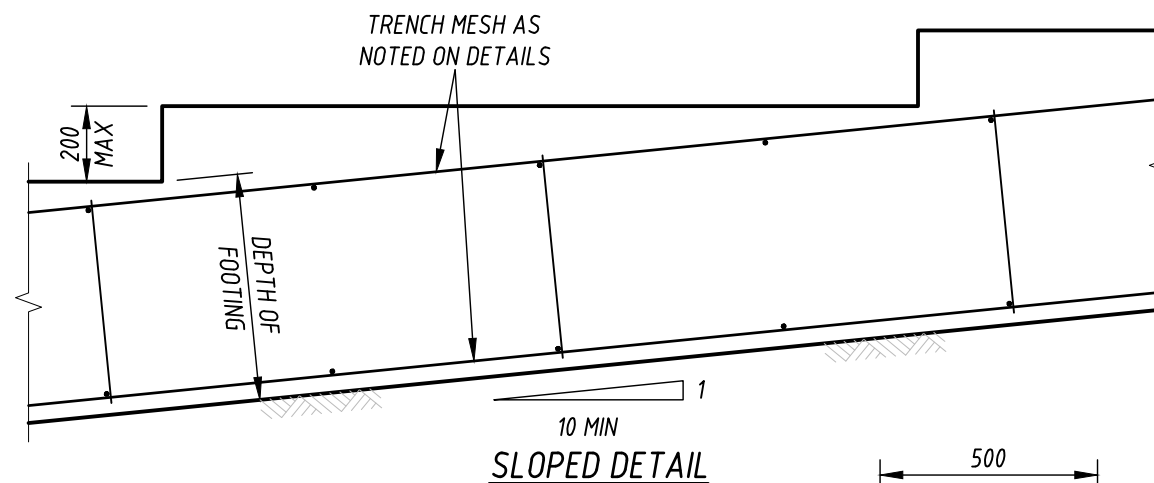
STRIP FOOTING (SF.2) DETAIL



PERGOLA POST PIER DETAIL

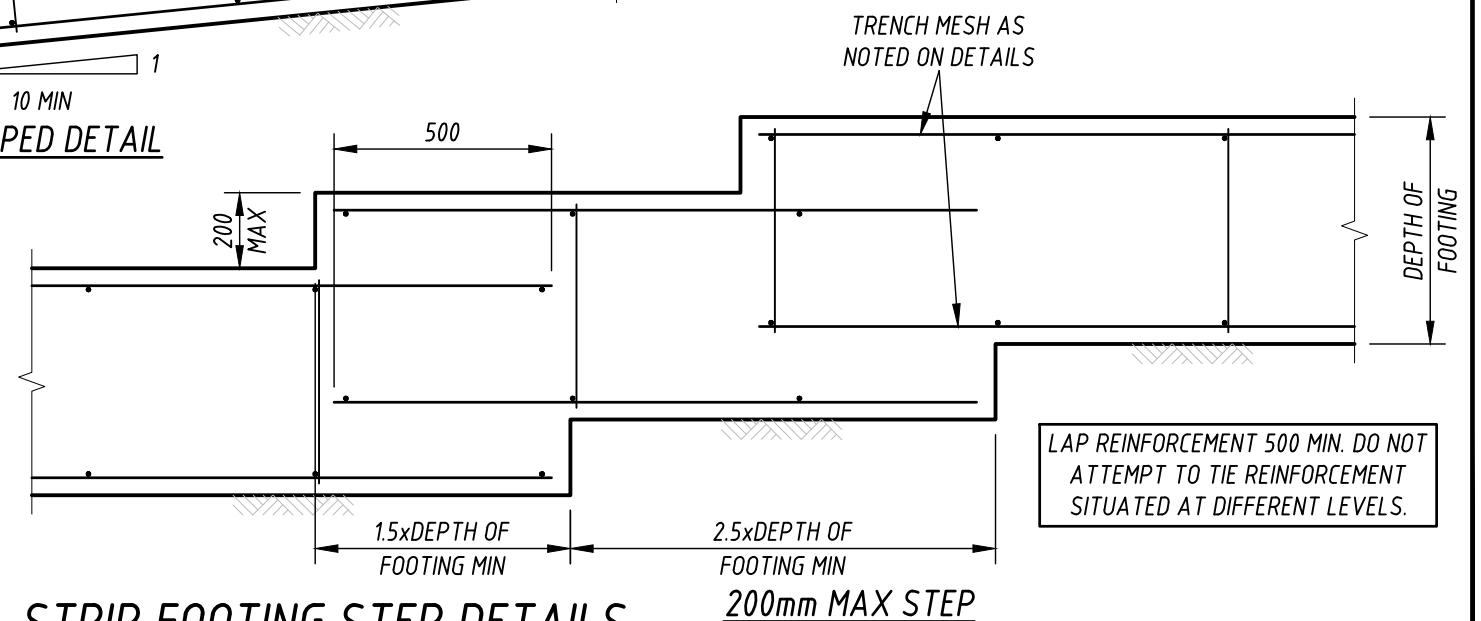


STRIP FOOTING TO EDGE BEAM DETAIL



TYPICAL STRIP FOOTING STEP DETAILS

(IF REQUIRED)



A	ISSUED FOR APPROVAL	BJK	WGR	28.08.25
Rev	Revision Description	Drawn	Approved	Date

0 200 400 600mm
SCALE 1:20 AT ORIGINAL SIZE

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Project

**PROPOSED UNIT DEVELOPMENT
No. 62-64 QUEEN STREET, BOOROWA**

Title

CONCRETE DETAILS '4'

Client **CBN BUILDING**

Drawn	BJK	Designed	WGR	Approved	<i>Wayne Roe</i>
Scale	1:20	Date	AUGUST 2025	Wayne Roe BE MIE Aust CPEng NER (2476635)	
Job No:	250493	Dwg No:	S.11	This Drawing must not be used for Construction unless signed as Approved	
				Original Size	A3