

A Division of
Baele Group Pty Ltd
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ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:

- THE BUILDING CODE OF AUSTRALIA (BCA)
- DEVELOPMENT CODES OF THE STATE
- BUILDING REGULATIONS
- CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED

CLIENT: _____

BUILDING CLASS: 1a DETACHED HOUSE
CLIMATE ZONE: 2
SOIL CLASS:

WIND RATING:	N2
REGION:	B
TERRAIN CATEGORY:	TC3
TOPOGRAPHY CLASSIFICATION:	T1
SHIELDING CLASSIFICATION:	PS
SERVICEABILITY DESIGN WIND PRESSURE:	700Pa
ULTIMATE LIMIT STATE WIND PRESSURE:	1000Pa
WATER PENETRATION:	150Pa

AMENDMENTS / ISSUES:

DRAWN BY:
Paul Chapman

SIGNATURE OF DESIGNER:

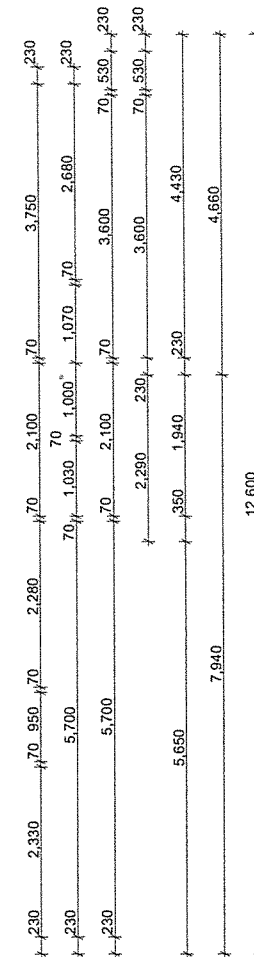
PAGE SIZE: A3

DATE:
Tuesday, 3 September 2013

DRAW. NO: 3.2

PROJECT NO: 10-3391

TOTAL = 359.25msq



GROUND FLOOR
1:100

ECT NO: 10-3391



Hi Mr Squiggle,

I have been tasked with constructing a deck to Mr & Mrs Smith's home at Lot 8 Rees Court Palm Beach, for which you have previously supplied original draft plans for.

Please see attached marked up plan showing the location and dimensions of the deck.

I have assessed AS1684.2 for the appropriate members and will be using the following:

290 x 45 H3 Rougher Header TP Bearers which will sit on Pryda 450 Galvanised half stirrups, fixed in the ground with Rapid Set Concrete.

140 x 45 Rougher Header TP Joists attached to bearer with Pryda Multi Grips.

Attached to the slab will be a 140 x 45 Rougher Header TP Pole Plate fixed to the slab with M12 rod and Chemset.

I will use Deck protecta joist tape under the decking.

Deck boards to be Merbau 90 x 19, fixed to the joists with Galvanised 65 x 2.8 bullet head nails

Dimensions are 11m long x 5m wide, approx. 600mm above the ground level to finish height.

Please forward your draft plans at your earliest convenience to assist with the building Approval.

Kind regards,

Daniel Archer

Director

ArchBuilt

Bill of Quantities

Description	QTY	Waste	New QTY	Unit type	Cost per Unit	Total
Materials						
RAPID SET CONCRETE	47.00	0%	47.00	BAG	10.00	470.00
PRYDA 450X90 GALVANISED HALF STIRRUPS	10.00	0%	10.00	ITEM	10.70	107.00
M12 X 3.0M GALVANISED THREADED ROD	1.00	0%	1.00	ITEM	11.95	11.95
M12 GALVANISED NUTS	30.00	0%	30.00	ITEM	0.35	10.50
M12 GALVANISED WASHERS	30.00	0%	30.00	ITEM	0.64	19.20
M12 X 100MM CUPHEAD BOLTS - BOX OF 12	2.00	0%	2.00	ITEM	16.32	32.64
CHEMSET 101 KIT	1.00	0%	1.00	ITEM	53.60	53.60
PRYDA MUTLIGRIPS X 100MM	78.00	0%	78.00	ITEM	0.55	42.90
PRYDA CONNECTOR NAILS - 5KG BOX	1.00	0%	1.00	ITEM	65.00	65.00
DECK PROTECTA JOIST TAPE - 25M ROLL	5.00	0%	5.00	ITEM	35.00	175.00
65 X 2.8 GALVANISED BULLET HEAD NAILS - 5KG BOX	3.00	0%	3.00	ITEM	44.00	132.00
INTERGRAIN DECKING OIL - 10L TIN	1.00	0%	1.00	ITEM	228.00	228.00
PAINT BRUSHES - 100MM	2.00	0%	2.00	ITEM	10.00	20.00
290 X 45 H3 ROUGHER HEADER PINE BEARERS	22.00	10%	24.20	LIN/M	19.10	462.22
140 X 45 H3 ROUGHER HEADER PINE JOISTS	130.00	10%	143.00	LIN/M	7.96	1,138.28
140 X 45 H3 ROUGHER HEADER PINE POLE PLATE	11.00	10%	12.10	LIN/M	8.96	108.42
90 X 19 MERBAU KD DECKING BOARDS	583.00	10%	641.30	LIN/M	5.75	3,687.48
Labour						
2 x CARPENTERS @ \$48 PER HOUR	40.00		40.00	HOURL	96.00	3,840.00
Total						\$ 10,604.18
Builders Margin						20% \$ 2,120.84
SubTotal						\$ 12,725.02
GST						10% \$ 1,272.50
Total						\$ 13,997.52

FORM 5

Variation No.

004

VARIATION DOCUMENT

(Condition 22 of the General Conditions of QBCC New Home Construction Contract)

Note to Contractor: This form, which may be copied for multiple use, must be presented to and signed by the Owner **before** you start any work described in the variation.

To: (Owner/s) Kev + Bev Smith
(insert name of Owner/s)

From: (Contractor) Arch Build

Site Address: Lot 8 Lees Court Palm Beach QLD 4221
(insert Site address)

This document is for a variation:
(tick whichever is applicable)

- ☐ required by law
- ☐ for extra excavation and foundations
- ☒ requested by the Owner/Owner's Representative
- ☐ requested by the Contractor/Contractor's Representative for the following reasons: _____
(insert reasons)

The change to the Works is as follows: Construction of new low level timber deck attached to the rear of the house 11 mtrs long x 5 mtrs wide
(insert description of the variation including any change to the work or materials required by reason of the variation)

The Contractor's/~~Contractor's Representative's~~ reasonable estimate of the period of any delay in the Date for Practical Completion that will result from the variation is: 5 business days.

NOTE TO CONTRACTOR/CONTRACTOR'S REPRESENTATIVE:

If the variation causes you actual delay you must also submit a QBCC Form 2 – Extension of Time Claim and Owner's Response to Claim within 10 business days of the delay (see Condition 14).

The variation will change the price payable by the Owner as follows: (tick whichever is applicable)

- ☒ increase the price by: \$ 13,997.52
(incl. GST)
- ☐ no change to price
- ☐ decrease the price by: \$ _____
(incl. GST)
- ☐ increase/decrease (delete whichever is not applicable) the price by an amount that will be calculated as follows:

(state how the increase/decrease will be calculated)

The increase or decrease (if any change) in the Total Price payable by the Owner as a result of the variation will be taken into account in the Contractor's progress claim for the following Stage described in Schedule Item 10:

PRACTICAL COMPLETION

(insert description of Stage from Schedule Item 10)

KS

(Owner/Owner's Representative to initial here)

SIGNED:

KS

(Owner/Owner's Representative to sign)

SIGNED:

[Signature]

(Contractor/Contractor's Representative to sign)

DATED:

01 / 05 / 20

(day) (month) (year)

DATED:

01 / 05 / 20

(day) (month) (year)

When form completed, Contractor to retain original and give 2 legible copies to Owner.