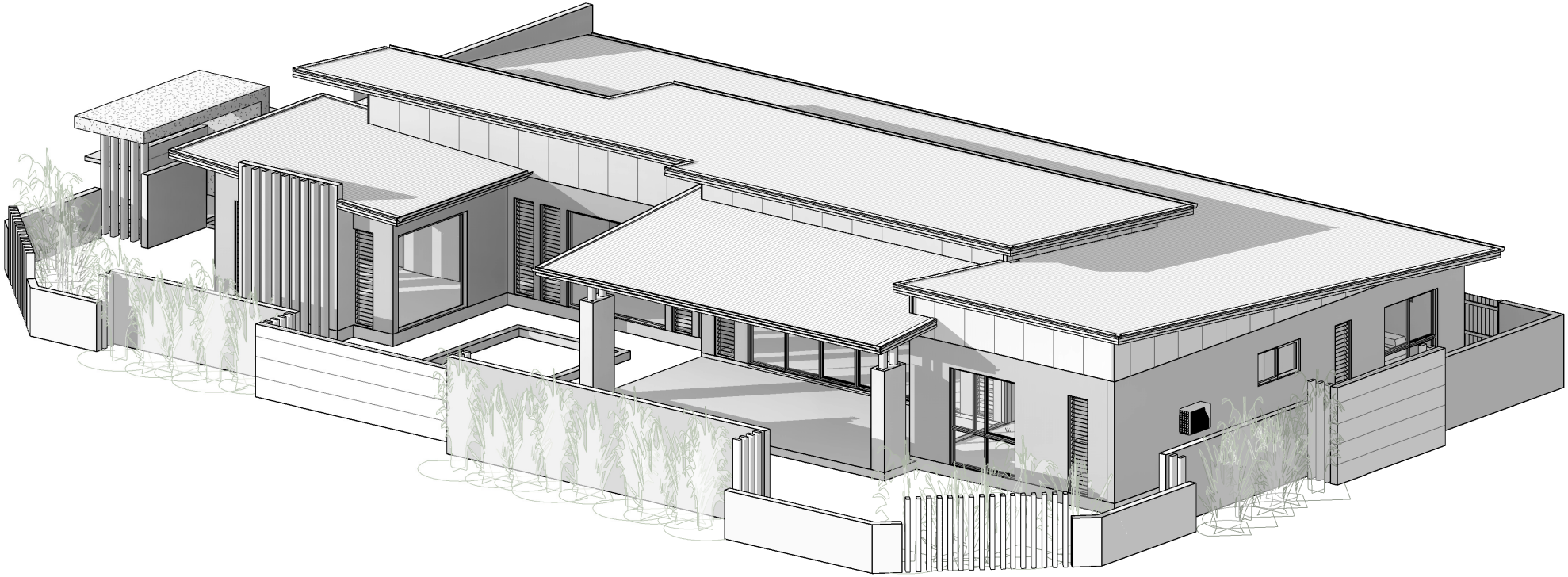
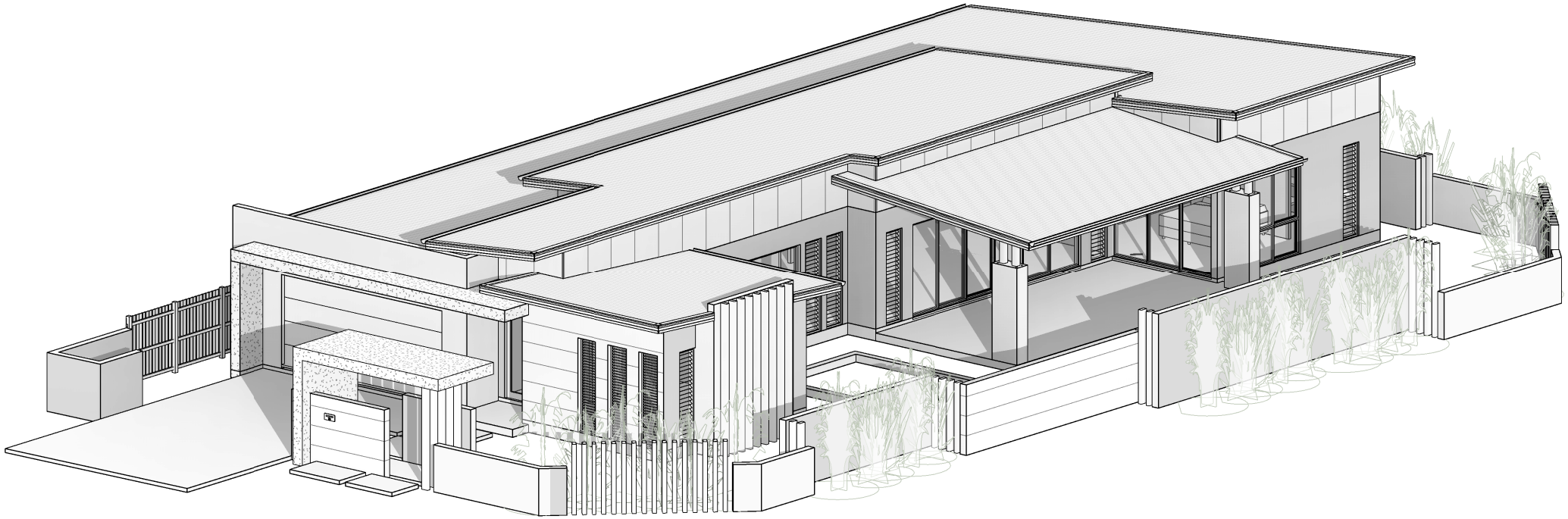
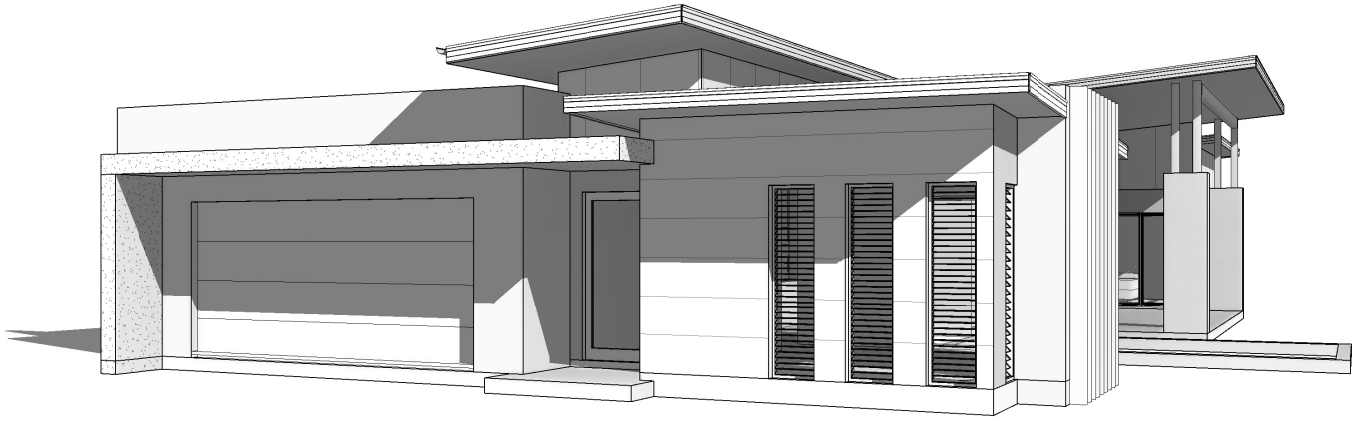
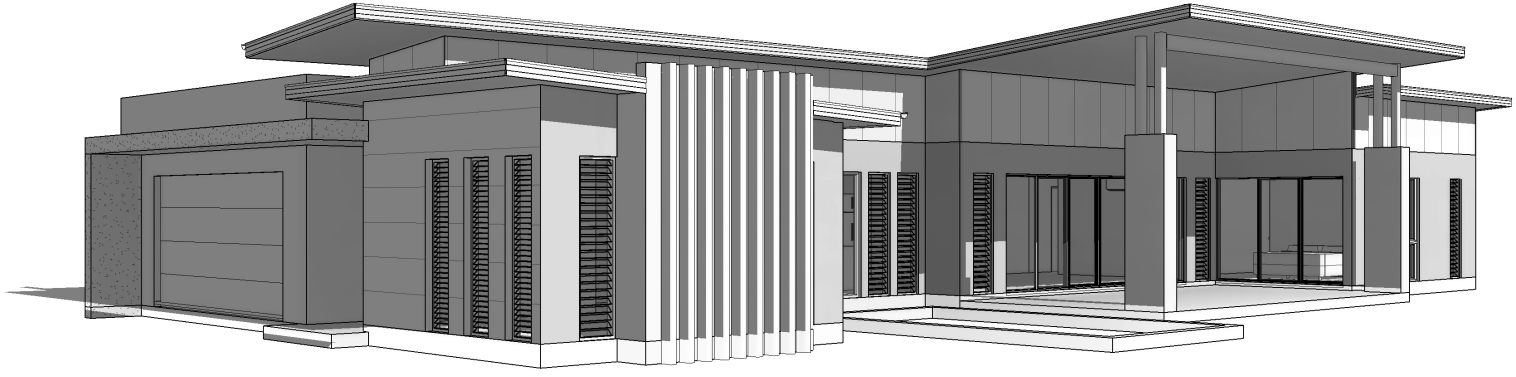




DRAWING LIST

NUMBER	DESCRIPTION	ISSUE DATE	REVISION No.
WD01	COVER SHEET	26/02/2021	A
WD02	SITE PLAN	26/02/2021	A
WD03	FLOOR PLAN	26/02/2021	A
WD04	ELEVATIONS	26/02/2021	A
WD05	SECTION A-A	26/02/2021	A
WD06	DRAINAGE PLAN	26/02/2021	A
WD07	SLAB SETOUT PLAN	26/02/2021	A
WD08	FOOTINGS PLAN	26/02/2021	A
WD09	STRUCTURAL DETAILS	26/02/2021	A
WD10	ROOF TIE DOWN DETAILS	26/02/2021	A
WD11	ELECTRICAL PLAN	26/02/2021	A
WD12	STRUCTURAL NOTES	26/02/2021	A
WD13	GENERAL NOTES	26/02/2021	A





1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CODES.
2. NOTIFY DESIGNER OF ANY DISCREPANCIES ON THE PLANS, OTHERWISE WE ACCEPT NO LIABILITY.
3. DO NOT SCALE FROM DRAWINGS.
4. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OF ANY SHOP DRAWINGS.

PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

DRAWN BY:	CD
SCALE:	N.T.S.
START DATE:	JAN 2021
REVISION DATE:	26/02/2021
JOB No:	21020
SHEET No:	WD01
REV No:	A

GENERAL NOTES

ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.

PROPERTY INFORMATION

LOT NUMBER	LOT 66
PLAN NUMBER	SP323441
PARISH	SMITHFIELD
COUNTY	NARES
SITE AREA	729m2

ELECTRICAL NOTES

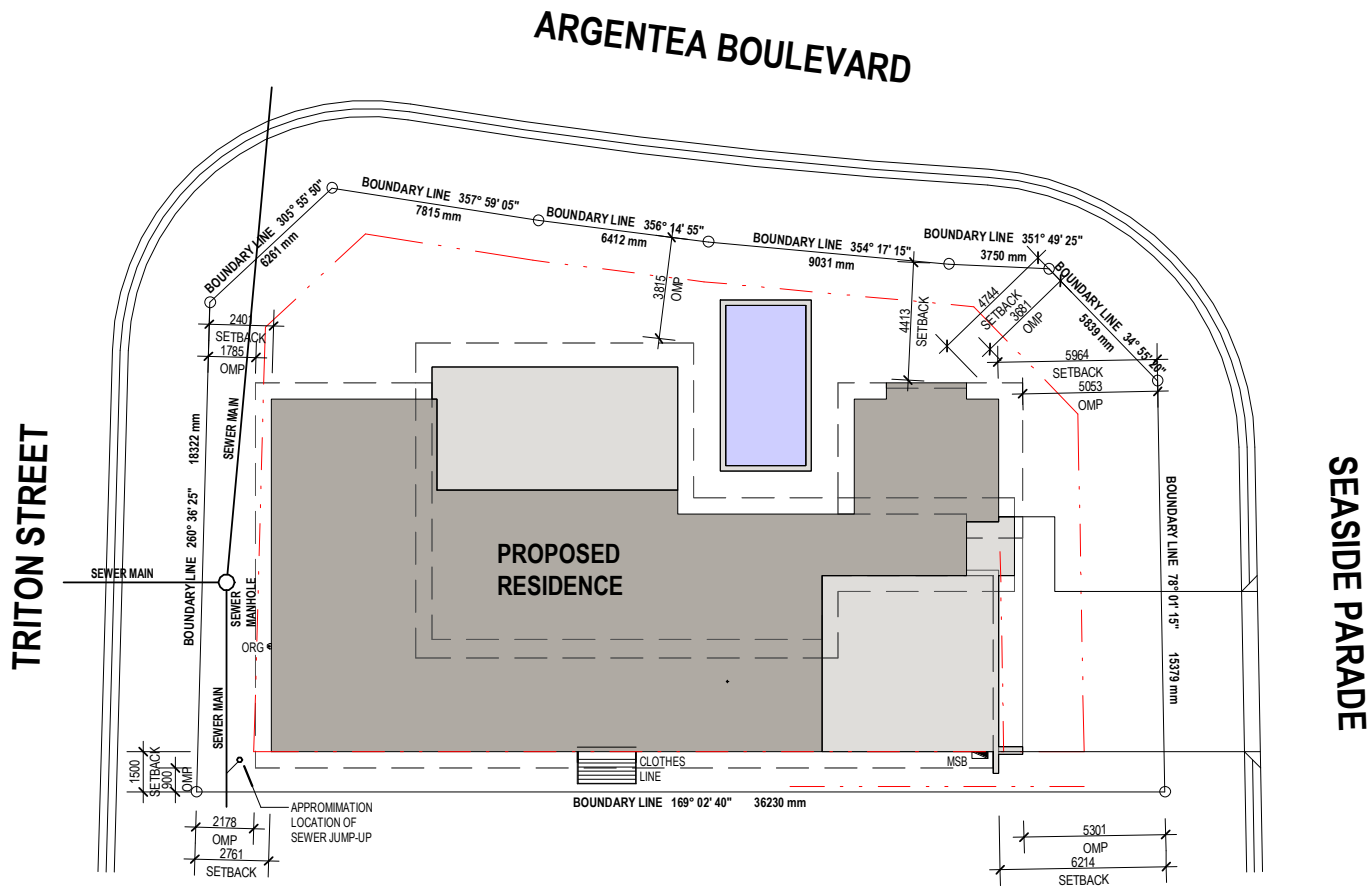
METER BOX LOCATION TO BE DETERMINED BY ELECTRICIAN ON SITE (CLOSEST PRACTICAL LOCATION TO CONNECTION).

HOUSE DRAINAGE LAYOUT

REFER DRAINAGE PLAN FOR HOUSE DRAINAGE LAYOUT.

FLOOD INUNDATION

ALL CONSTRUCTED IS TO BE ABOVE Q-100 FLOOD LEVEL ACCORDING TO LOCAL AUTHORITY REQUIREMENTS.



SITE PLAN

SCALE 1 : 200

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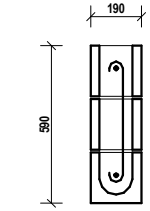
PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

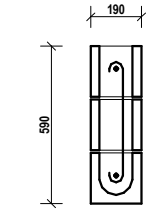
DRAWN BY:	CD
SCALE:	1 : 200
START DATE:	JAN 2021
REVISION DATE:	26/02/2021
JOB No:	21020
SHEET No:	WD02
REV No:	A

PLEASE NOTE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDER DESIGNER FOR THE STRUCTURAL INTEGRITY @ PERFORMANCE OF THE BUILDING



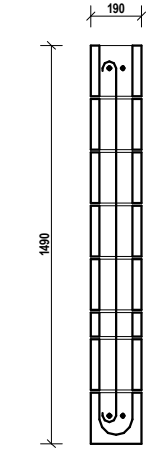
LT1

SCALE 1 : 20



LT2

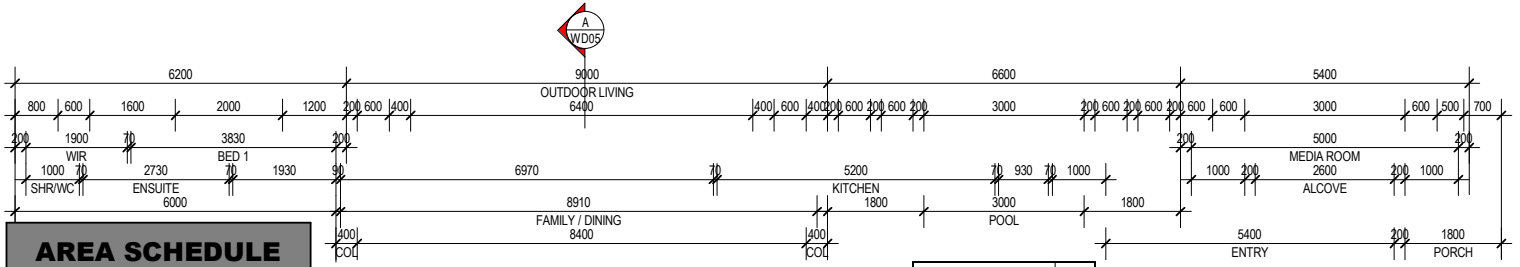
SCALE 1 : 20

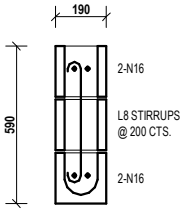


LT4

SCALE 1 : 20

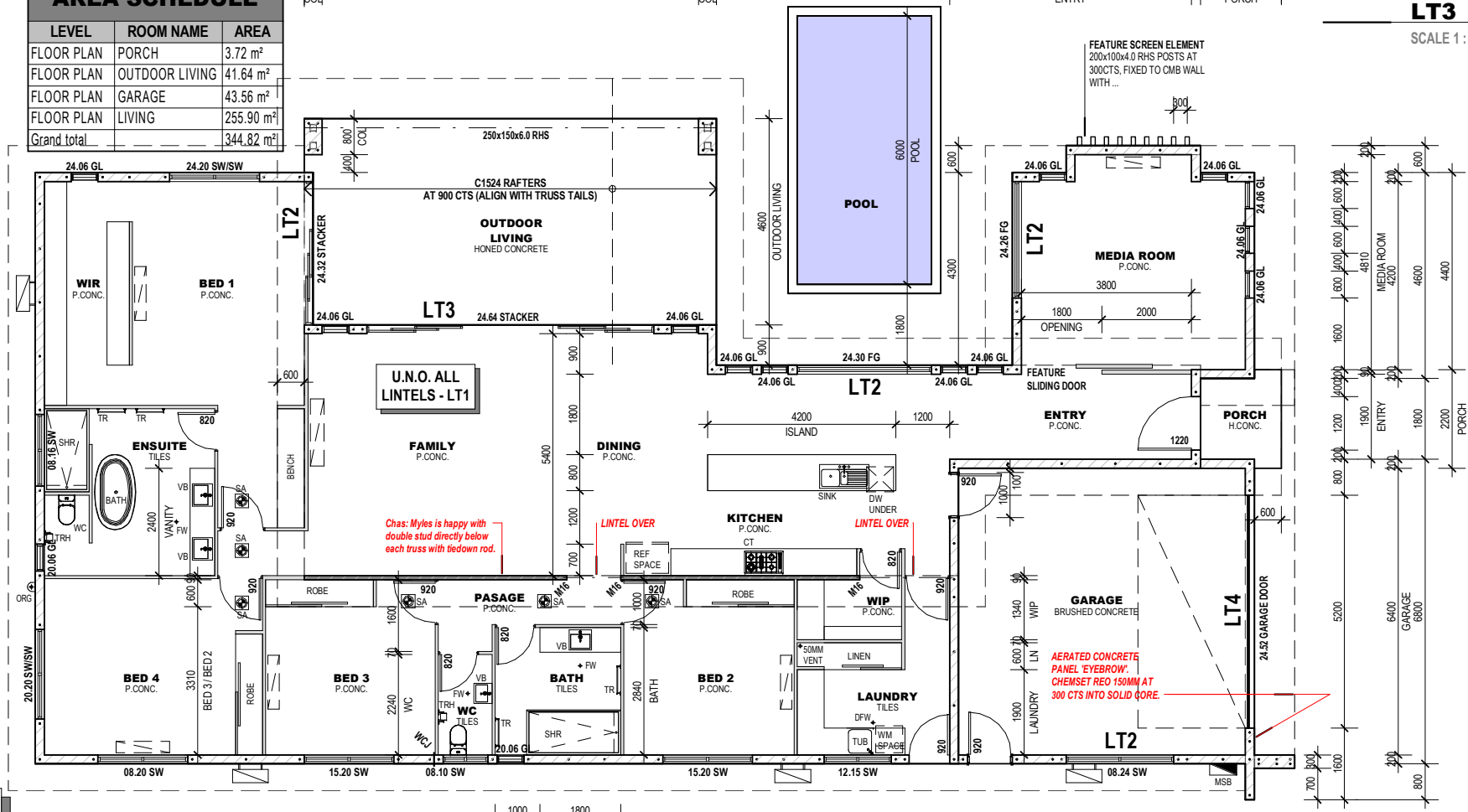
AREA SCHEDULE		
LEVEL	ROOM NAME	AREA
FLOOR PLAN	PORCH	3.72 m²
FLOOR PLAN	OUTDOOR LIVING	41.64 m²
FLOOR PLAN	GARAGE	43.56 m²
FLOOR PLAN	LIVING	255.90 m²
Grand total		344.82 m²





LT3

SCALE 1 : 20



FLOOR PLAN

SCALE 1 : 100

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN DESIGN WIND CLASSIFICATION C2

Wind Classification (Cyclonic)

C.M.G. A.C.N. 011 065 375 CONSULTING ENGINEERS
208 BUCHAN ST.
CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX.(07) 4050 9013

ELEVATION KEY

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CODES.
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PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

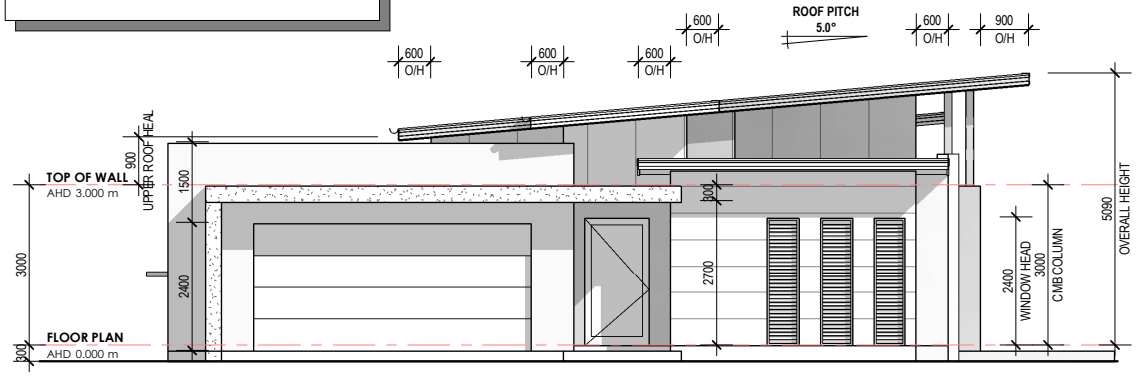
ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

DRAWN BY:	CD
SCALE:	1 : 100 & 1 : 20
START DATE:	JAN 2021
REVISION DATE:	26/02/2021
JOB No:	21020
SHEET No:	WD03
REV No:	A

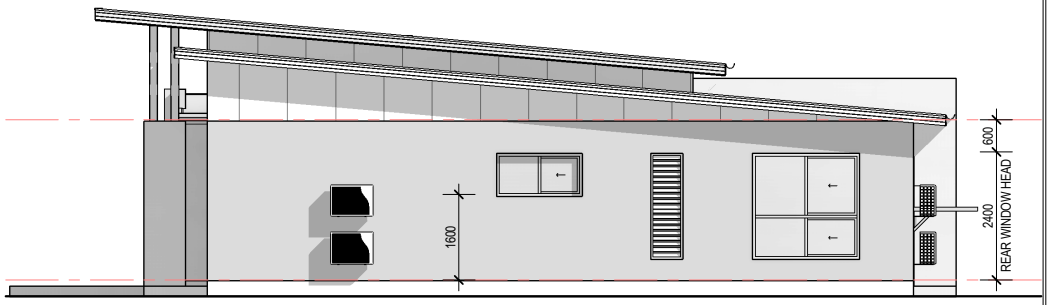
GENERAL NOTES

ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.



ELEVATION 1

SCALE 1 : 100

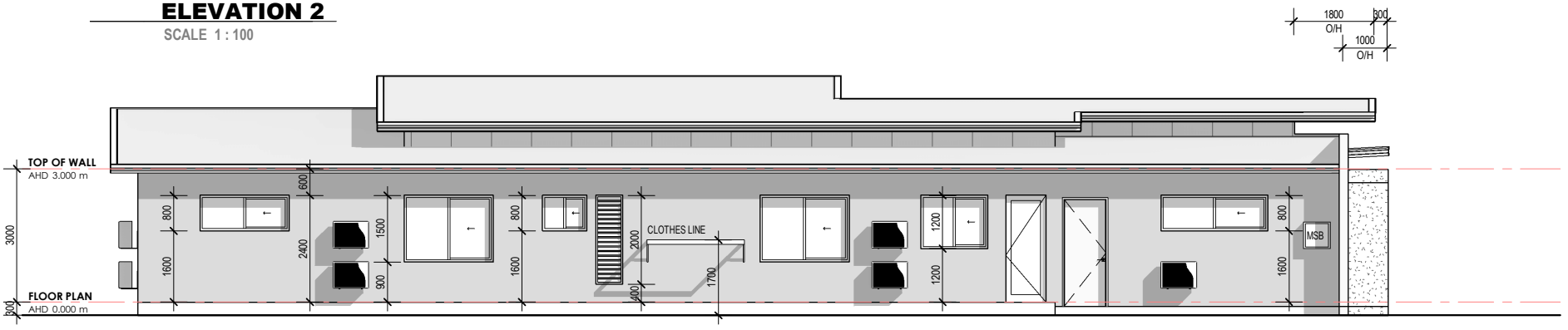


ELEVATION 3

SCALE 1 : 100

ELEVATION 2

SCALE 1 : 100



ELEVATION 4

SCALE 1 : 100

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PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

DRAWN BY:	CD
SCALE:	1 : 100
START DATE:	JAN 2021
REVISION DATE:	26/02/2021
JOB No:	21020
SHEET No:	WD04
REV No:	A

GENERAL NOTES

ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.

TERMITE CONTROL - AS3600.1

CONCRETE SLAB TO HAVE TERMITE RESISTANT MATERIALS USED TO ALL SLAB PENETRATIONS OR ALL STRUCTURAL TIMBER & TRUSSES TO BE TERMITE RESISTANT GRADE OR BE TREATED FOR TERMITE RESISTANCE (H2 INTERNAL, H3 EXTERNAL HAZARD LEVEL) IF CHEMICAL BARRIER USED ON GROUND NOTE LIFE EXPECTANCY KEEP GARDEN BEDS A MINIMUM OF 1 METRE AWAY FROM ALL EXTERNAL WALLS. 2 DURABLE NOTICES ARE TO BE INSTALLED IN PROMINENT LOCATIONS IN BUILDING e.g METER BOX & PANTRY STATING METHOD OF PROTECTION USED & DATE INSTALLED. ALL PRIMARY BUILDING ELEMENTS (SKIRTING, ARCHITRAVES, JAMBS, ETC) ARE TO BE PROTECTED AGAINST TERMITE INFESTATION IN ACCORDANCE WITH A.S 3600.1. OWNER IS TO VISUALLY INSPECT AROUND HOUSE FOR TERMITE ACTIVITY EVERY 12 MONTHS MINIMUM & TAKE PRECAUTIONS IF REQUIRED.

RENDER FINISH AS SELECTED ON 200 C.M.B. EXTERNAL WALLS

NOTE:
VERTICAL REINFORCING REFER STRUCTURAL DETAILS DRAWING.

PRE-FABRICATED ROOF TRUSSES AT 900 MAX. CTS. TO MANUFACTURERS SPECIFICATIONS.

METAL ROOF BATTENS
SIZE, SPACING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS FOR SPECIFIED WIND CLASSIFICATION.

BOND BEAMS AND LINTELS REFER STRUCTURAL DETAIL DRAWINGS.

REFER BUILDERS SPECIFICATIONS FOR CORNICE AND PROVIDE TO ENTRANCE, HALLWAY, MEDIA, DINING, LIVING AND KITCHEN ONLY

SELECTED POWDERCOATED FRAMES & CLEAR GLASS TO ALUMINIUM FRAMED WINDOWS & SLIDING GLASS DOORS.

BOND BEAM UNDER WINDOWS.

SELECTED COLORBOND RIDGE CAPPING.

SELECTED COLORBOND CUSTOM ORB ROOF SHEETING. SCREW FIX TO MANUFACTURERS SPECIFICATIONS.

10mm GYPROCK CEILING ON METAL BATTENS AT 450 MAX CTS. CEILING INSULATION TO LIVING AREAS ONLY, REFER BUILDERS SPECIFICATIONS.

10mm GYPROCK WALL LINING, GENERALLY PROVIDE 10mm WATER RESISTANT BOARD LINING TO ALL WET AREAS.

INTERNAL WALLS (N.L.B.)
70x35 MGP10 TIMBER STUD @ 450 CTS.
1 ROW NOGGING.

CONCRETE SLAB LAID ON 200um VISQUEEN OVER 50mm MINIMUM APPROVED COMPACTED SAND FILL. REFER FOOTINGS PLAN.

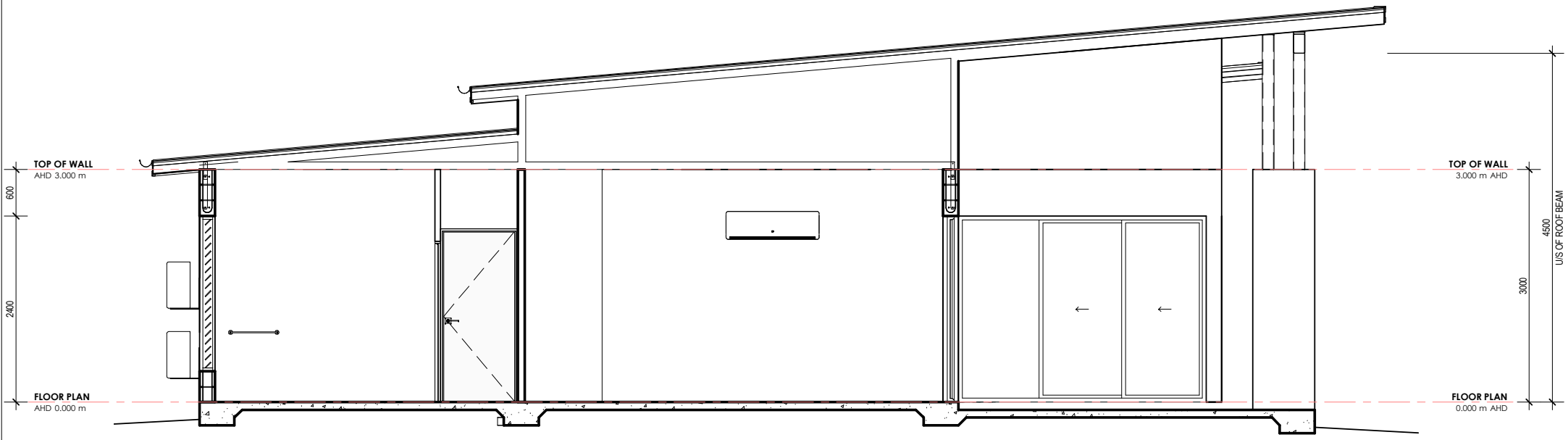
FOOTINGS TO ENGINEER'S REQUIREMENTS. PROFILE IS INDICATIVE ONLY. REFER STRUCTURAL DETAIL DRAWINGS.

TIE-DOWN DETAILS. REFER STRUCTURAL DETAIL DRAWINGS.

COLORBOND FASCIA & GUTTER.

4.5mm FC EAVES SHEETING ON SELECTED BATTENS.

SLOPE GROUND AWAY FROM SLAB 1:10 FOR 1000 MIN.



WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN DESIGN WIND CLASSIFICATION **C2**

Wind Classification (Cyclonic)

C.M.G. CONSULTING ENGINEERS
A.C.N. 011 065 375
208 BUCHAN ST.
CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX.(07) 4050 9013

SECTION A-A
SCALE 1 : 50

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PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

DRAWN BY:	CD
SCALE:	1 : 50
START DATE:	JAN 2021
REVISION DATE:	26/02/2021
JOB No:	21020
SHEET No:	WD05
REV No:	A

GENERAL NOTES

ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.

PLUMBING NOTES

A. PLUMBING AND DRAINAGE INSTALLATION TO COMPLY WITH THE PLUMBING AND DRAINAGE ACT 2002 (PDA) AND THE STANDARD PLUMBING AND DRAINAGE REGULATION 2003 (SPDR)
B. ALL DRAINAGE SHALL BE 100mm DIA uPVC RUN AT A MINIMUM GRADE OF 1.65% (1:60) U.N.O.
C. ALL VENT PIPES TO TERMINATE IN ACCORDANCE WITH AS 3500 2.2 SECTION 6.7.4
D. ALL IO'S UNDER CONCRETE TO BE TAKEN TO SURFACE LEVEL AND FITTED WITH APPROVED SCREW CAP.
E. ALL FLOOR WASTES TO HAVE 100mm DIA RISERS AND REMOVABLE SCREW GRATES
F. WHERE PVC PIPES PENETRATE OR ARE BUILT INTO WALLS OR SLABS THE PIPES SHALL BE LAGGED WITH APPROVED MATERIAL IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
G. MAXIMUM DISTANCE OF UNVENTED BRANCH DRAIN IS 10.0m TO FIXTURES, ORG'S OR DG'S.
H. MATERIALS, DRAINAGE, SOIL, WASTE AND VENT PIPES AND FITTINGS TO BE UPVC CLASS DWV TO AS 1260
I. ALL WC'S TO BE SCREW FIXED TO FLOOR WITH NYLON PLUGS AND NON CORROSIVE METAL FASTENERS.
J. ALL DISCHARGE PIPES RECEIVING CONDENSATE WASTE, INCLUDING TRAPS SHALL BE INSULATED.
K. ALL PIPES LAID UNDER SLAB TO BE MINIMUM DEPTH OF 400mm TO INVERT LEVEL AND SHALL BE INSULATED.

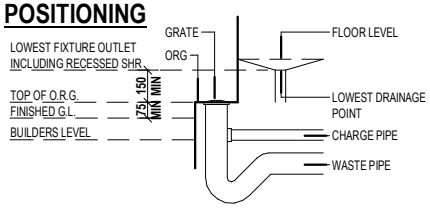
PLUMBING FIXTURE LEGEND

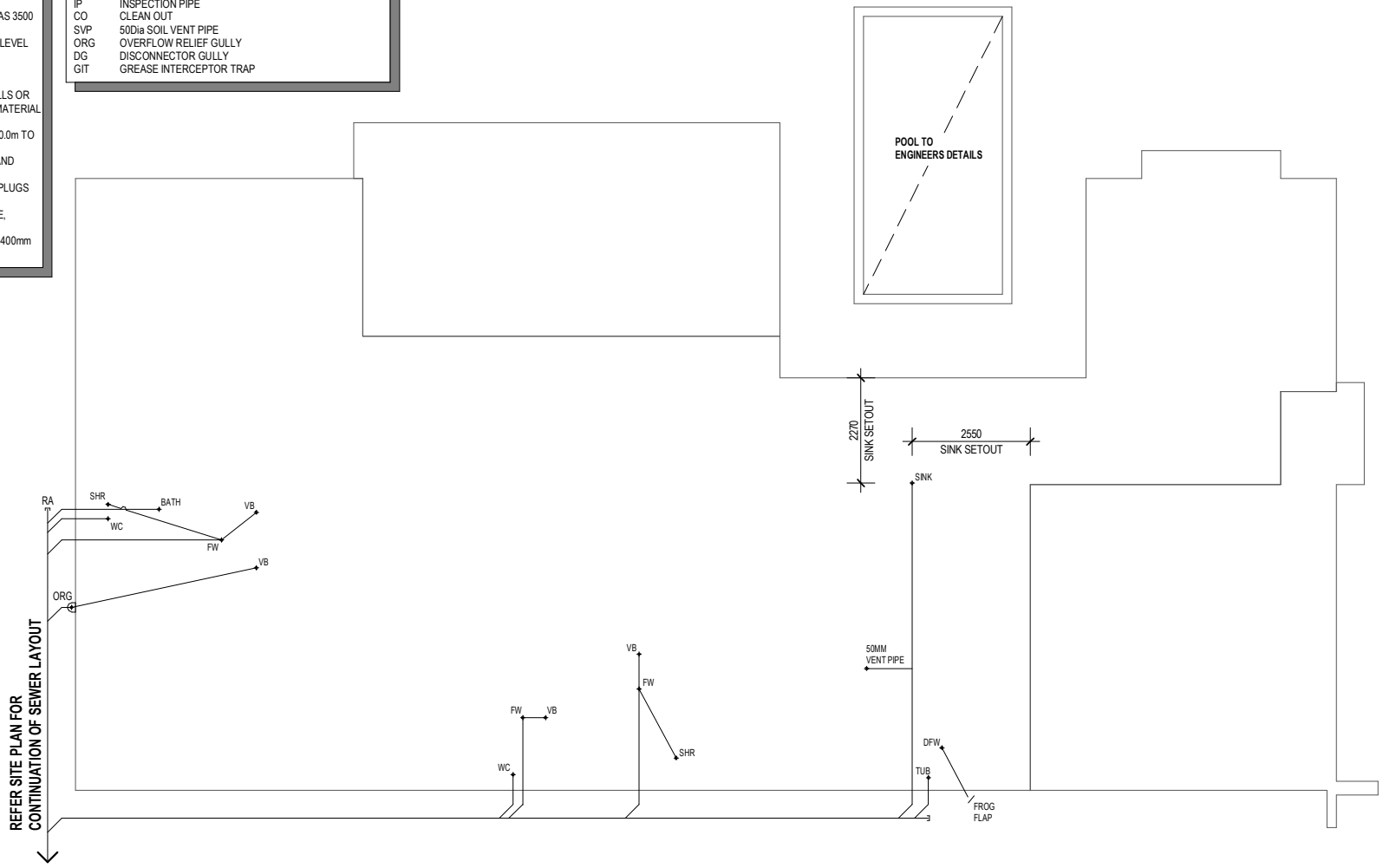
SK	SINK
VB	VANITY BASIN
SHR	SHOWER
BTH	BATH
WC	WATER CLOSET SUITE
TUB	LAUNDRY TUB
FWG	FLOOR WASTE GULLY
DFW	DRY FLOOR WASTE
FF	FROG FLAP
IO	INSPECTION OPENING
IOS	INSPECTION OPENING (SURFACE)
IJ	INSPECTION JUNCTION
IS	INSPECTION SHAFT
IP	INSPECTION PIPE
CO	CLEAN OUT
SVP	50Dia SOIL VENT PIPE
ORG	OVERFLOW RELIEF GULLY
DG	DISCONNECTOR GULLY
GIT	GREASE INTERCEPTOR TRAP

MINIMUM PIPE SIZE IN SLAB

WC (GND FLOOR)	>	100mm
WC (OTHER LEVEL)	>	100mm
URINAL	>	65mm
SINK	>	65mm
BATH (TRAPPED)	>	65mm
BASIN	>	40mm
SHR (UNTRAPPED)	>	50mm
(TRAPPED)	>	65mm
TUBS	>	65mm
SPA (TRAPPED)	>	65mm

OVERFLOW RELIEF GULLY POSITIONING





DRAINAGE PLAN

SCALE 1 : 100

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3. DO NOT SCALE FROM DRAWINGS.
4. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OF ANY SHOP DRAWINGS.

PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

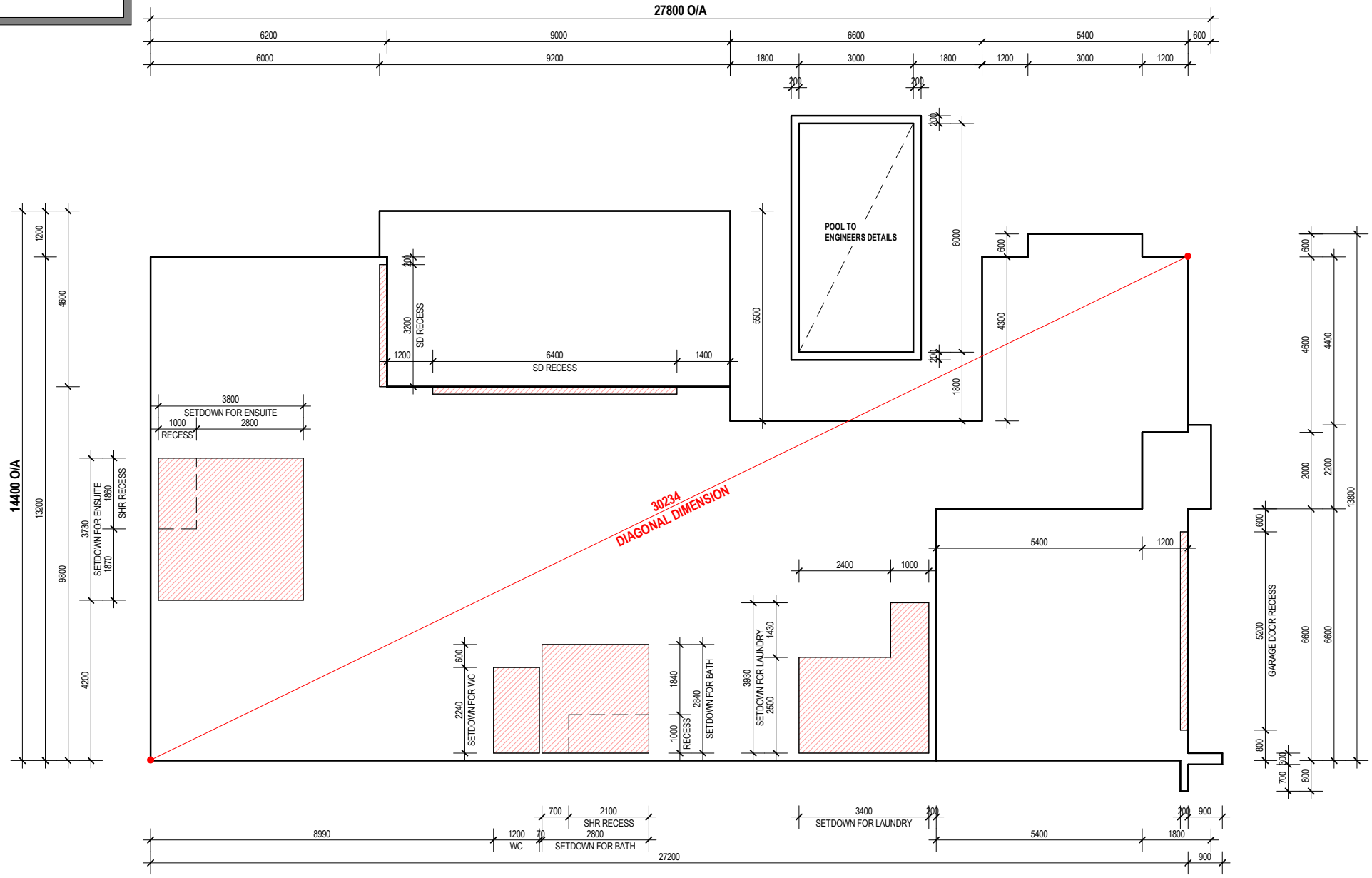
ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

DRAWN BY:	CD
SCALE:	1 : 100
START DATE:	JAN 2021
REVISION DATE:	26/02/2021
JOB No:	21020
SHEET No:	WD06
REV No:	A

GENERAL NOTES

ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.



SLAB SETOUT PLAN

SCALE 1 : 100

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CODES.
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PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

DRAWN BY:	CD
SCALE:	1 : 100
START DATE:	JAN 2021
REVISION DATE:	26/02/2021
JOB No:	21020
SHEET No:	WD07
REV No:	A

GENERAL NOTES

ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.

SOIL REPORT DETAILS

UNDERTAKEN BY: THE DIRT PROFESSIONALS
SOIL CLASSIFICATION: CLASS 'TBA'
REPORT No: JOB NO. TBA

TERMITE CONTROL - AS3600.1

CONCRETE SLAB TO HAVE TERMITE RESISTANT MATERIALS USED TO ALL SLAB PENETRATIONS OR ALL STRUCTURAL TIMBER & TRUSSES TO BE TERMITE RESISTANT GRADE OR BE TREATED FOR TERMITE RESISTANCE (H2 INTERNAL, H3 EXTERNAL HAZARD LEVEL) IF CHEMICAL BARRIER USED ON GROUND NOTE LIFE EXPECTANCY KEEP GARDEN BEDS A MINIMUM OF 1 METRE AWAY FROM ALL EXTERNAL WALLS. 2 DURABLE NOTICES ARE TO BE INSTALLED IN PROMINENT LOCATIONS IN BUILDING e.g METER BOX & PANTRY STATING METHOD OF PROTECTION USED & DATE INSTALLED. ALL PRIMARY BUILDING ELEMENTS (SKIRTING, ARCHITRAVES, JAMBS, ETC) ARE TO BE PROTECTED AGAINST TERMITE INFESTATION IN ACCORDANCE WITH A.S 3600.1. OWNER IS TO VISUALLY INSPECT AROUND HOUSE FOR TERMITE ACTIVITY EVERY 12 MONTHS MINIMUM & TAKE PRECAUTIONS IF REQUIRED.

A/C CONDENSATE WASTE

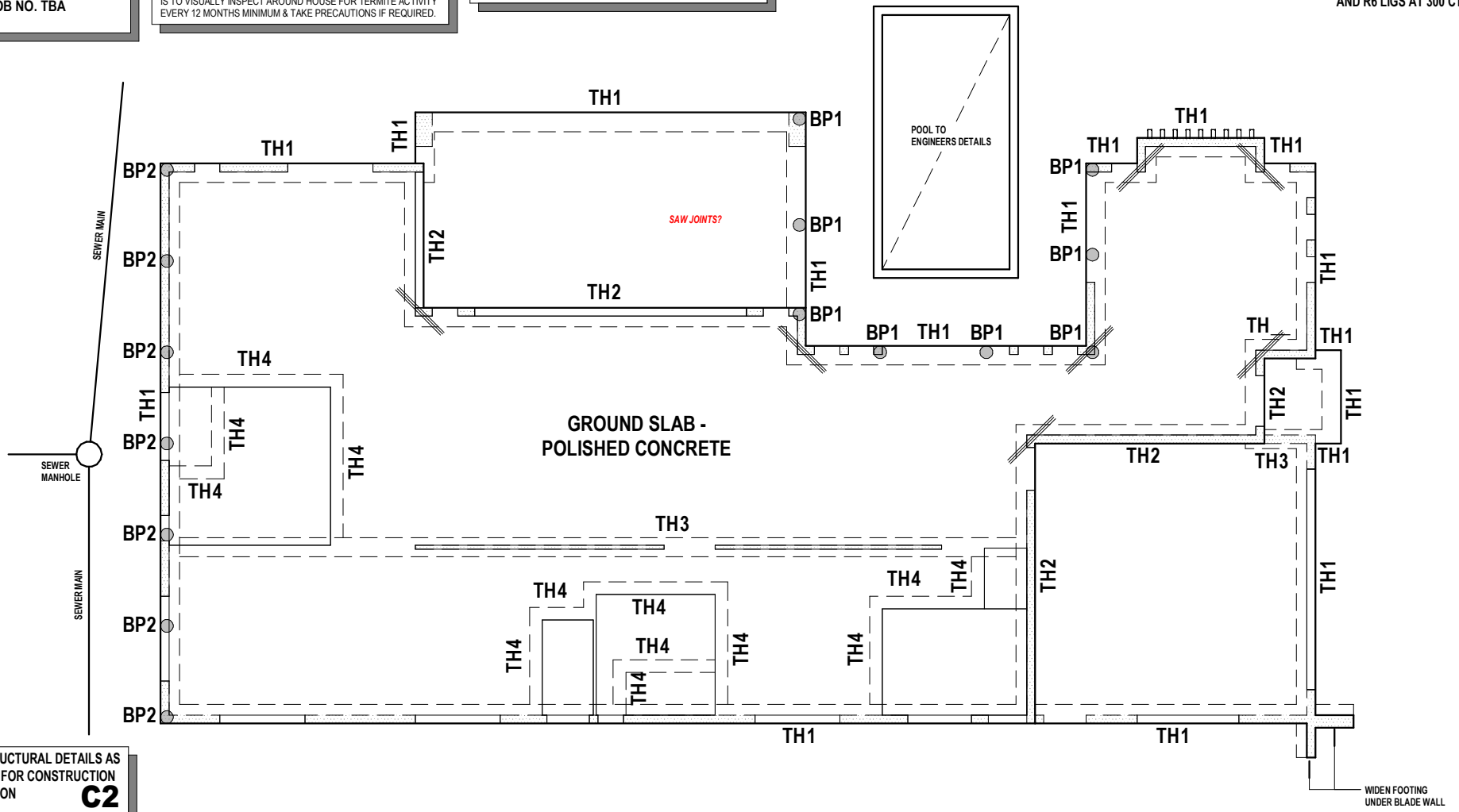
ALL A/C CONDENSATE WASTES TO BE INSTALLED IN ALL WALLS WHERE POSSIBLE. OTHERWISE RUN IN SLAB.

CONCRETE SLAB

U.N.O. 100 THICK CONCRETE REINFORCED BY SL92 MESH, 30 COVER TOP (MIN.), LAID ON 200um VISQUEEN OVER 50 MIN. APPROVED COMPACTED SAND FILL TO 95% SRDD. CONCRETE GRADE SHOWN ON CONSTRUCTION NOTES.

BP1 300Ø BORED PIERS TO BE FOUNDED AT BASE OF ADJACENT POOL. REINFORCED WITH 4-N12 VERTICAL REINFORCEMENTS AND R6 LIGS AT 300 CTS, 75 COVER.

BP2 300Ø BORED PIERS TO BE FOUNDED 300MM BELOW THE INVERT LEVEL OF ADJACENT SEWER MAIN. REINFORCED WITH 4-N12 VERTICAL REINFORCEMENTS AND R6 LIGS AT 300 CTS, 75 COVER.



WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN DESIGN WIND CLASSIFICATION **C2**

Wind Classification (Cyclonic)

C.M.G. CONSULTING ENGINEERS
A.C.N. 011 065 375
208 BUCHAN ST.
CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX.(07) 4050 9013

FOOTINGS PLAN

SCALE 1 : 100

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PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

DRAWN BY: CD
SCALE: 1 : 100
START DATE: JAN 2021
REVISION DATE: 26/02/2021
JOB No: 21020
SHEET No: WD08
REV No: A

GENERAL NOTES

ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.

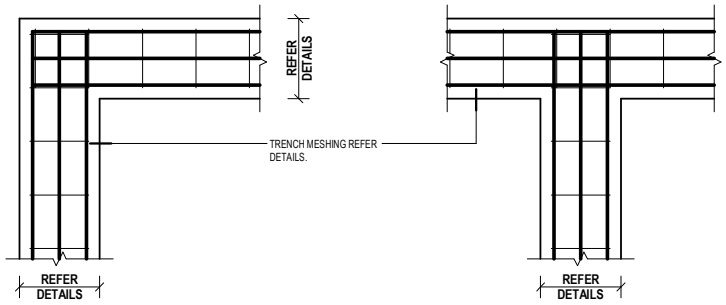
SOIL CLASSIFICATION - CLASS 'S'

WIND PRESSURES FOR WIND CLASSIFICATION - 'C2'

	GENERAL AREAS	a	a/2
SERVICEABILITY WIND PRESSURE	0.96 KPa	1.27 KPa	1.59 KPa
ULTIMATE WIND PRESSURE	2.23 KPa	3.06 KPa	3.68 KPa

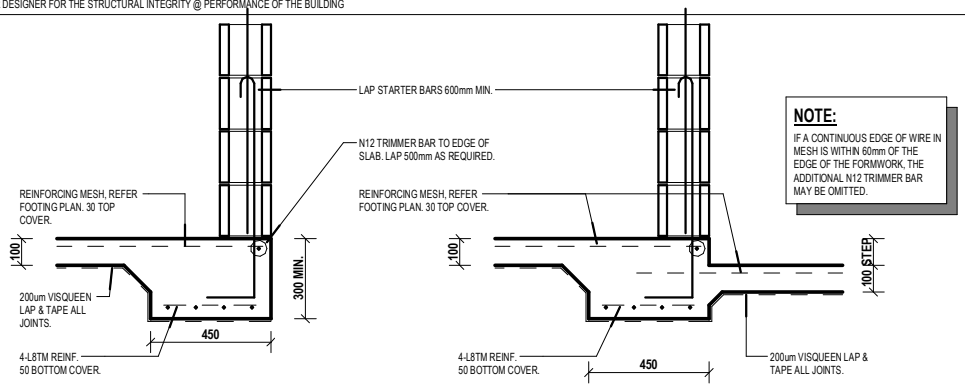
C.M.B. WALL REINFORCEMENT NOTES - C2

1. PROVIDE DOUBLE COURSE BOND BEAM AT UNDER SIDE OF ROOF. REINFORCED WITH 2N12 OR 1N16 BAR EACH COURSE 500 MIN. LAPS.
2. PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINFORCED WITH 1N12. EXTEND BOND BEAM 200 PAST EACH SIDE OF OPENING.
3. U.N.O. ON PLAN ALL LINTELS TO BE REINFORCED WITH 2N12 OR 1N16 BAR AND L8 LIGS AT 1000 CRS. MAX. (LT1)
4. U.N.O. ON PLAN ALL 200 C.M.B. WALLS TO BE REINFORCED WITH N12 VERTICAL BARS AT ENDS, CORNERS, INTERSECTIONS, AT EACH SIDE OF OPENINGS AND AT 1200 MAX. CENTRES BETWEEN.
5. PROVIDE ADDITIONAL N12 VERTICAL BARS TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE.
6. U.N.O. CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS & MASONRY ANCHORS.



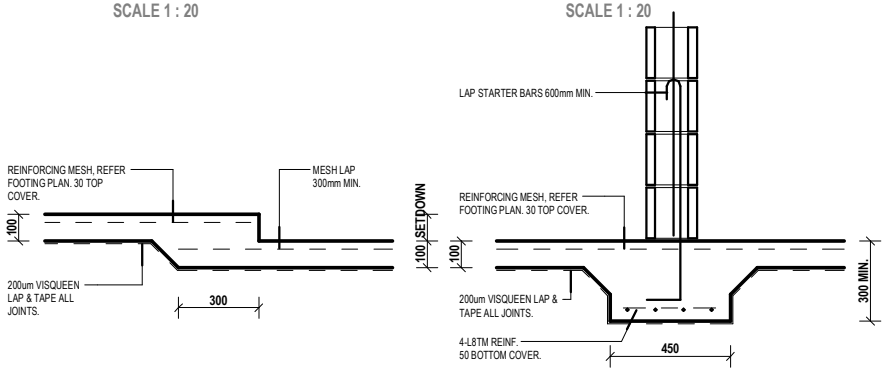
FOOTING CORNER
SCALE 1 : 20

FOOTING INT
SCALE 1 : 20



TH1 - FOOTING
SCALE 1 : 20

TH2 - FOOTING
SCALE 1 : 20



TH4 - FOOTING
SCALE 1 : 20

TH3 - FOOTING
SCALE 1 : 20

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN DESIGN WIND CLASSIFICATION C2

Wind Classification (Cyclonic)

C.M.G. CONSULTING ENGINEERS
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PH. (07) 4031 2775
FAX.(07) 4050 9013

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CODES.
2. NOTIFY DESIGNER OF ANY DISCREPANCIES ON THE PLANS, OTHERWISE WE ACCEPT NO LIABILITY.
3. DO NOT SCALE FROM DRAWINGS.
4. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OF ANY SHOP DRAWINGS.

PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
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GENERAL NOTES

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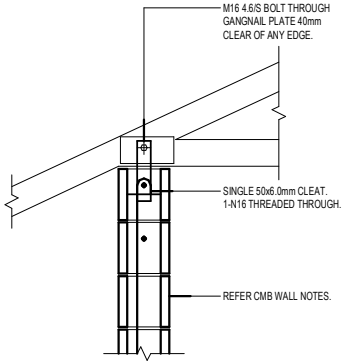
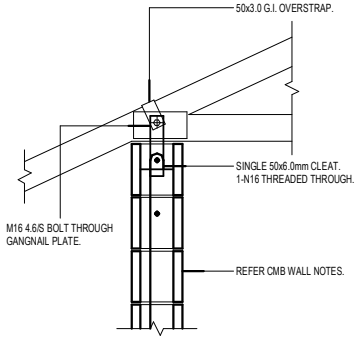
UPLIFT RESISTANCE kN (ULTIMATE LIMIT STATE)

	TRUSS JOINT GROUP					
TYPE	J2	J3	J4	JD4	JD5	JD6
TD1	20	15	10	16	11	8
TD2	35	25	16	23	18	15
TD3	49	44	28	44	36	28
TD4	76	54	34	54	43	34
TD5	20	15	10	16	11	8
TD6	49	44	28	44	36	28
TD7	93	84	53	84	68	53
TD8	128	115	73	115	94	73

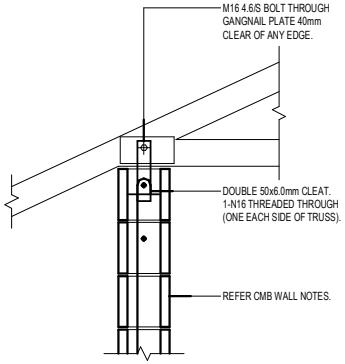
NOTE:
PROVIDE 2-N12 (MIN.) VERTICAL REINFORCING BARS ADJACENT TO CLEATS WITH TIE-DOWN LOADS GREATER THAN 80kN.



TD1 - DETAIL
SCALE 1 : 20



TD2 - DETAIL
SCALE 1 : 20



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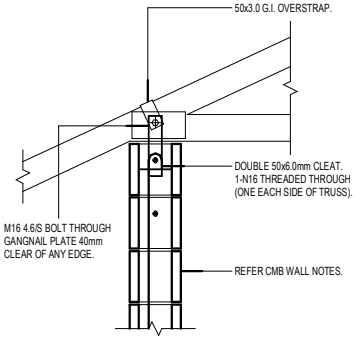
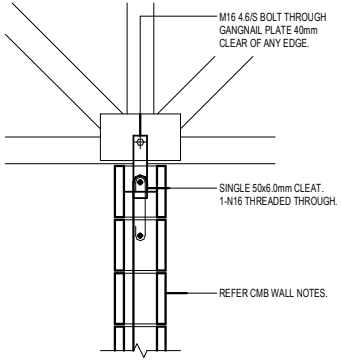
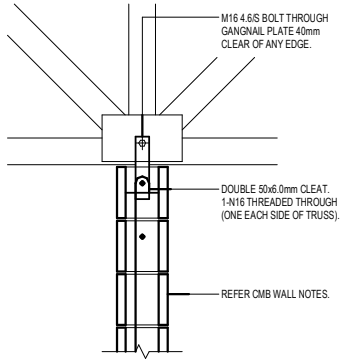
SCALE 1 : 20



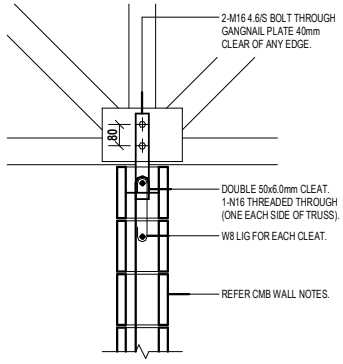
TD4 - DETAIL
SCALE 1 : 20



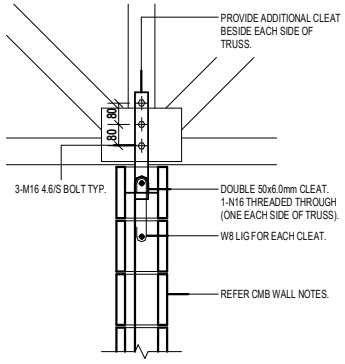
TD5 - DETAIL
SCALE 1 : 20



TD6 - DETAIL
SCALE 1 : 20



TD7 - DETAIL
SCALE 1 : 20



TD8 - DETAIL
SCALE 1 : 20

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PROPOSED RESIDENCE
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FINELINE CONSTRUCTION

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DIMARCO DESIGNS

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GENERAL NOTES

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ELECTRICAL NOTES

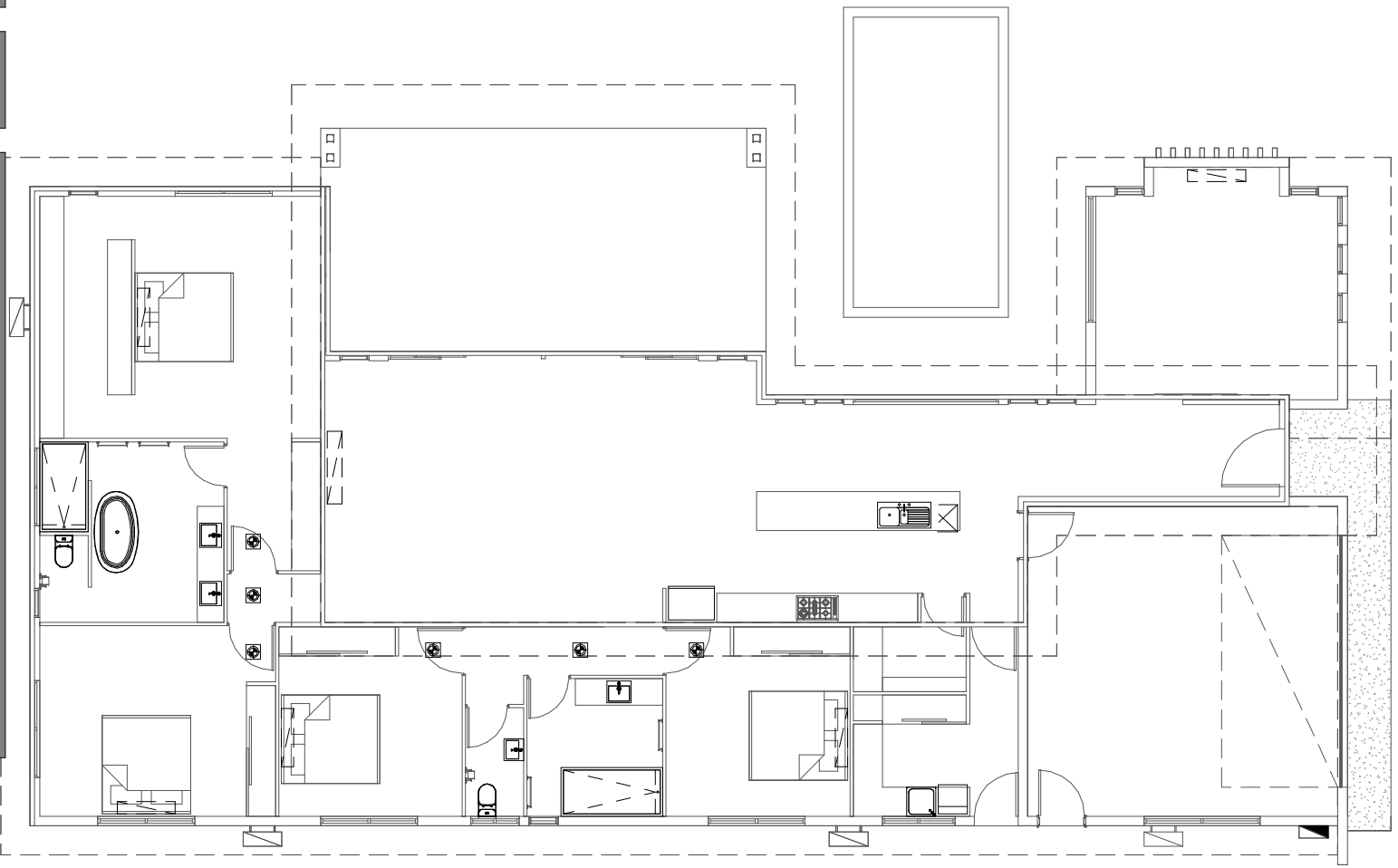
METER BOX LOCATION TO BE DETERMINED BY ELECTRICIAN ON SITE (CLOSEST PRACTICAL LOCATION TO CONNECTION).

ENERGY EFFICIENT LIGHTING

COMPLIANCE WITH THE **QUEENSLAND DEVELOPMENT CODE MP-4.1** FOR LIGHTING. ENERGY EFFICIENT LIGHTING IS TO BE UTILISED FOR **80%** OF ALL LIGHT FITTINGS OF THE INTERNAL FLOOR SPACE.

ELECTRICAL & LIGHTING LEGEND

LIGHTING ITEMS	
	CEILING LIGHT
	DOWN LIGHT
	WALL LIGHTS
	DOUBLE FLUORESCENT
	ROUND FLUORESCENT
	SENSOR LIGHT
	SENSOR LIGHT (DOUBLE)
POWER ITEMS	
	SINGLE GPO
	DOUBLE GPO
	SINGLE GPO (WATERPROOF)
	DOUBLE GPO (WATERPROOF)
	TELEVISION POINT
	PHONE POINT
MISCELLANEOUS ITEMS	
	CEILING FAN
	CEILING FAN WITH LIGHT
	EXHAUST FAN
	SMOKE DETECTOR



ELECTRICAL PLAN

SCALE 1 : 100

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DESIGN LOADS

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES:
AS 1170.1 - DEAD & LIVE LOADS & LOAD COMBINATIONS.
LIVE LOAD - UNITS - GENERAL. = 1.5kPA.
LIVE LOAD - STAIRS, BALCONIES & CORRIDORS. = 3.0kPA.

CONCRETE

1. ALL CONCRETE

ELEMENT	CONC. GRADE.	SLUMP AGG.	MAX. SIZE TYPE	C'MENT	ADMIXTURE
GROUND LEVEL FOUNDATION SLABS	N25	80	20	GP	-
SUSPENDED SLABS	INTERNAL N32 EXTERNAL N40	80	20	GP	-
CORE FILL	S20	250	10	GP	-

WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS 3600 AND AS 1379, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
2. CONCRETE QUALITY: CONCRETE GRADE TO BE CONCRETE CHARACTERISTIC STRENGTH (f'c) AT 28 DAYS. METHOD OF PLACEMENT - PUMPED TYPE OF ASSESSMENT - PROJECT.
3. ALL CONCRETE TO BE ADEQUATELY VIBRATED.
4. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. PIPES OR ELECTRICAL CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. THE CONCRETE COVER TO EMBEDDED PIPES OR CONDUITS SHALL BE A MIN OF 20mm.
5. CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.
6. BEAM DEPTHS ARE DESIGNATED FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
7. UNDERPINNING WHERE NOT SHOWN ON DRAWINGS MUST BE APPROVED BY THE ENGINEER. FOR UNDERPINNING ONLY, f'c = 15MPa.
8. ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY AFTER THE CONCRETE IS SET.
9. ALL FORMWORK AND PROPPING TO SUSPENDED SLABS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.
10. FLOOR SLABS ON GROUND : ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER IS TO BE REMOVED AND REPLACED BY AN APPROVED FILLING MATERIAL COMPACTED AS FOLLOWS:- COHESIONLESS SOILS - MINIMUM DENSITY INDEX = 85% COHESIVE SOILS - (MAX P.I. = 15%) = 98% STANDARD COMPACTION.
11. BUILDER TO PROVIDE MORTAR UNDER STEEL COLUMNS, BASEPLATES AS SPECIFIED.
12. ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS 1302, AS 1303, AS 1304 AND SHALL BE DESIGNATED THUS : N DEFORMED BARS GRADE 500 PLUS Y HOT ROLLED DEFORMED BARS GRADE 400Y R PLAIN ROUND BARS GRADE 250R F WELDED WIRE FABRIC GRADE 450F W STEEL WIRE, PLAIN AND DEFORMED. GRADE 450W ALL FABRIC SHALL BE SUPPLIED IN FLAT SHEETS.
13. WELDING OF THE REINFORCEMENT ISN'T PERMITTED UNLESS SHOWN.

RETAINING STRUCTURES

1. DO NOT BACKFILL RETAINING WALLS UNTIL 21 DAYS AFTER CONCRETE HAS BEEN PLACED IN THE WALLS OF THE RETAINING STRUCTURES UNLESS NOTED OTHERWISE.
2. THE BACKFILL MATERIAL BEHIND THE FULL LENGTH OF THE EARTH RETAINING WALLS SHALL CONSIST OF A COARSE GRAINED SOIL OF HIGH PERMEABILITY (ie CLEAN COURSE SAND OR GRAVEL) TO A MAX WIDTH OF 300mm FOR THE FULL RETAINING HEIGHT.

TIMBER

1. ALL WORK SHALL COMPLY WITH THE RELEVANT BUILDING ACT AND ALL CODES REFERRED TO THEREIN.
2. ALL STRUCTURAL TIMBER SHALL BE GRADE F14 UNSEASONED, UNLESS NOTED OTHERWISE.
3. THE DESIGN, ERECTION AND BRACING OF PREFABRICATED ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. UNLESS NOTED OTHERWISE.
4. ALL FRAMING AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH - AS1684.3 RESIDENTIAL TIMBER - FRAMED CONSTRUCTION - CYCLONIC.

WATERPROOFING

1. ANY EXPOSED STRUCTURAL TIMBER WHICH HAS ANY AREA IN CONTACT WITH ANOTHER MATERIAL AND WHICH WILL BE INACCESSIBLE AFTER FIXING IS TO BE GIVEN A COAT OF PRIMER BEFORE FIXING
2. PROVIDE APPROVED WATERPROOFING MEMBRANE TO ALL WET AREA FLOORS & TILED WALLS & TOP OF ALL EXTERNAL SUSPENDED SLAB FLOORS IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & A.S. 3740.
3. PROVIDE APPROVED WATERPROOFING MEMBRANE TO ALL FLOOR SLABS & FOUNDATION / RETAINING WALLS IN CONTACT WITH GROUND & APPLY STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

LOAD BEARING MASONRY

1. ALL LOAD BEARING MASONRY WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF AS 3700, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
2. BUILDER TO ALLOW CLEAN OUT OPENINGS AT THE BASE COURSE OF ALL REINFORCED CONCRETE MASONRY WALLS OR AS INDICATED AND ALL CORES TO BE RAKED CLEAN BEFORE FILLING WITH GROUT.
3. GROUT MIX TO FILL CAVITY OR REINFORCED CONCRETE MASONRY WALLS TO HAVE A MINIMUM CHARACTERISTIC COMPRESSION STRENGTH OF 20 MPa(f'c). MAXIMUM SLUMP 250mm AND MAXIMUM AGGREGATE SIZE 10mm.
4. UN-REINFORCED CONCRETE MASONRY AND BRICKWORK SUPPORTING SLABS AND BEAMS SHALL HAVE A LAYER OF MORTAR PLACED ON TOP AND TROWELLED SMOOTH WITH TWO LAYERS OF BITUMINOUS FELT BETWEEN THIS SURFACE AND THE CONCRETE.
5. MORTAR CLASSIFICATION- M4.
6. MINIMUM CHARACTERISTIC UNCONFINED COMPRESSION STRENGTH OF MASONRY UNITS SHALL BE 15MPa.

FOUNDATIONS

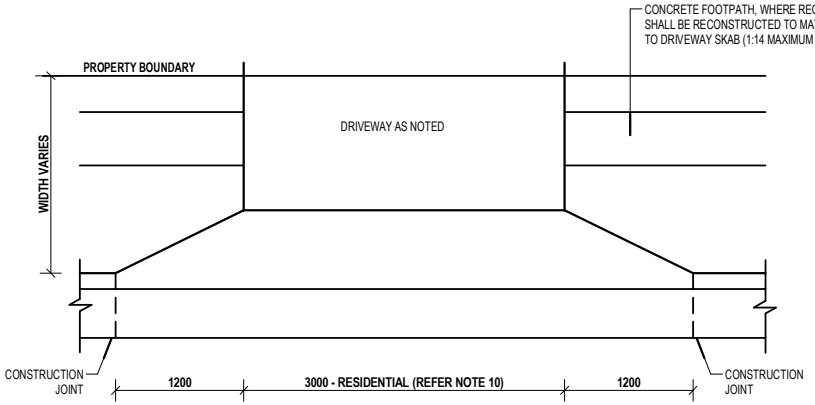
1. EXCAVATION FOR ALL FOOTINGS SHALL BE TAKEN TO THE DEPTHS SHOWN, OR TO A FOUNDATION STRATA CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 100 kPa WHICHEVER IS THE DEEPER. ALL EXCAVATIONS SHALL BE FREE FROM LOOSE MATERIAL, MUD AND WATER. UNDERSIDE OF ALL FOOTINGS SHALL BE A MIN OF 400mm BELOW NATURAL GROUND LEVEL UNLESS SHOWN OTHERWISE.
2. EXCAVATIONS FOR BORED PIERS SHALL BE DONE BY MECHANICAL AUGER OR OTHER APPROVED MEANS, SIDES OF HOLES SHALL BE VERTICAL AND SIDES AND BOTTOM SHALL BE FREE FROM LOOSE MATERIAL. CONCRETE SHALL BE PLACED IN EACH HOLE WITHIN 12 HOURS.
3. FINISHED SLAB LEVEL TO BE MINIMUM 225mm ABOVE FINISHED GROUND LEVEL. THIS NOTE IS TO TAKE PRECEDENCE OVER ANY DOCUMENTATION PROVIDED IN THIS SET OF PLANS.

STRUCTURAL STEEL

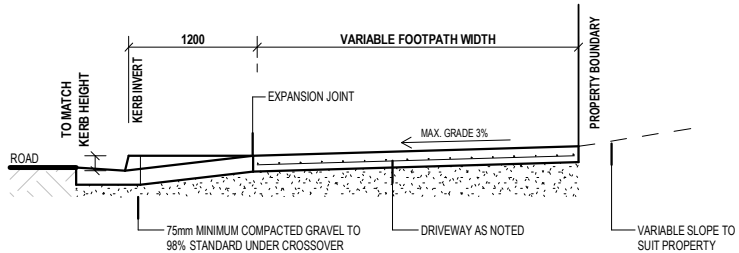
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 4100 AND AS 1554 EXCEPT WHERE VARIED BY THE CURRENT DOCUMENTS.
2. UNLESS NOTED OTHERWISE ALL STEEL SHALL BE IN ACCORDANCE WITH:
AS 1204 GRADE 250 FOR ROLLED SECTIONS AS 1163 GRADE 350 FOR R.H.S. SECTIONS
AS 1163 GRADE 200 FOR C.H.S. SECTIONs AS 1163 GRADE 350 FOR C.H.S. SECTIONS
AS 1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL.
3. UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 1:3:2 AS 1554-PART 1.
4. UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS.
5. HIGH STRENGTH FRICTION GRIP BOLTS, NUTS AND WASHERS (8.8/TF) SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS 1252 AND SHALL BE TIGHTENED TO THE CORRECT TENSION USING APPROVED LOAD INDICATING WASHERS. CONTACT SURFACES OF ALL HIGH STRENGTH FRICTION GRIP BOLTED CONNECTIONS SHALL BE LEFT UNPAINTED OR AS SPECIFIED.
6. UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE OF GRADE 4.6/S.
7. ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION.
8. UNLESS NOTED OTHERWISE ON PLANS, WHERE STEEL SIZES PERMIT, ALL STEELWORK IS TO BE SUPERGAL OR EQUIVALENT. IN ALL OTHER CASES STEEL WORK IS TO BE SAND BLASTED (2.5) AND COATED WITH ZINC SILICATE STEEL PRIMER (OR AS SPECIFIED) BEFORE ERECTION.
REINSTATE COATING OF ALL WELDS BY BUFFING SURFACE WITH WIRE BRUSH AND APPLY 2 BRUSH COATS OF ZINC RICH COATING. PAINT FINISH IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
STEELWORK ENCASED IN CONCRETE IS NOT TO BE PAINTED.
9. THE STEEL FABRICATOR SHALL PROVIDE ALL BOLTS NECESSARY FOR THE ERECTION OF THE STEELWORK AND BOLTHOLES AND CLEATS NECESSARY FOR THE ERECTION OF TIMBER WORK WHETHER OR NOT DETAILED IN THE DRAWINGS.
10. ALL LAPS, FIXINGS AND ACCESSORIES TO PURLINS AND GIRTS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

TERMITE CONTROL

IN ACCORDANCE WITH AS 3660.1.
THIS STRUCTURE IS TO BE PROTECTED AGAINST TERMITES BY HAVING THE PRIMARY BUILDING ELEMENTS & ANY TIMBER SKIRTINGS, ARCHITRAVES, WINDOW REVEALS & DOOR JAMBS BUILT OF MATERIALS CONSIDERED NOT TO BE SUSCEPTIBLE TO TERMITE ATTACK.
ALL ROOF TIMBERS ARE TO BE PRESERVATIVE TREATED IN ACCORDANCE WITH APPENDIX B OF AS 3660.1
2 DURABILITY NOTICES INDICATING THE METHOD OF PROTECTION, THE DATE THE METHOD PROTECTION WAS INSTALLED AND THE SCOPE AND FREQUENCY OF FIXTURE INSPECTIONS FOR TERMITE ACTIVITY IS TO BE INSTALLED IN THE METERBOX & PANTRY.
THE RECOMMENDED FREQUENCY OF FIXTURE INSPECTIONS TO BE SPECIFIED ON THE NOTICE IS : EVERY 6 MONTHS MINIMUM, & THE RECOMMENDED SCOPE IS : INSPECTIONS OF THE PERIMETER OF THE BUILDING AT GROUND LEVEL, INSPECTIONS OF ALL AREAS OF THE BUILDING AND IMMEDIATE AREA OF THE BUILDING WHICH CAN BE ACCESSED INCLUDING THE ROOF SPACE.
CONCRETE SLAB TO HAVE TERMITE RESISTANT MATERIALS USED TO ALL SLAB PENETRATIONS OR ALL STRUCTURAL TIMBER & TRUSSES TO BE TERMITE RESISTANT GRADE OR BE TREATED FOR TERMITE RESISTANCE (H2 INTERNAL, H3 EXTERNAL HAZARD LEVEL) IF CHEMICAL BARRIER USED ON GROUND NOTE LIFE EXPECTANCY KEEP GARDEN BEDS A MINIMUM OF 1 METRE AWAY FROM ALL EXTERNAL WALLS.
ALL PRIMARY BUILDING ELEMENTS (SKIRTING, ARCHITRAVES, JAMBS, ETC) ARE TO BE PROTECTED AGAINST TERMITE INFESTATION IN ACCORDANCE WITH A.S 3600.1. OWNER IS TO VISUALLY INSPECT AROUND HOUSE FOR TERMITE ACTIVITY EVERY 12 MONTHS MINIMUM & TAKE PRECAUTIONS IF REQUIRED.



PLAN



RESIDENTIAL VEHICLE CROSSING

NOTES
1. ALL JOINTS TO EXISTING KERBS SHALL BE SAWCUT PRIOR TO BREAKING OUT CONRETE FOR REMOVAL
2. CONCRETE IS TO BE N25 min. IN ACCORDANCE WITH AS1379 AND AS3600.
3. ALL CONCRETE TO BE BROOM FINISHED.
4. WHERE A CONCRETE FOOTPATH ABUTS A CROSSING AN EXPANSION JOINT SHALL BE INSTALLED.
5. EXPANSION JOINTS TO BE 10mm THICK, CLOSED CELL CROSS LINKED POLYETHYLENE FOAM (85-150kg/m)
6. DEPTHS OF CONCRETE AND REINFORCING STEEL SHOWN ARE MINIMUM REQUIREMENTS FOR GOOD FOUNDATIONS AND AVERAGE TRAFFIC LOADING. WHERE THIS DOES NOT APPLY, DEPTHS OF CONCRETE AND REINFORCING STEEL SHALL BE INCREASED TO SUIT SPECIFIC CONDITIONS.
7. WHERE AN EXISTING FOOTPATH IS PRESENT IT IS TO BE SAWCUT AND AN EXPANSION JOINT PROVIDED.
8. SUBGRADE TO BE COMPACTED TO 95% STANDARD.
9. ALL DIMENSIONS ARE IN MILLIMETRES.

DRIVEWAY
EXTENT OF 100 THICK EXPOSED AGGREGATE DRIVEWAY SLAB SHOWN AS INDICATIVE ONLY, BUILDER TO VERIFY EXACT EXTENT WITH CONTRACTOR ON SITE PRIOR TO COMMENCING CONSTRUCTION. THIS OFFICE IS TO BE NOTIFIED IF DRIVEWAY DOES NOT COMPLY WITH ANY PART OF THE QDC 6.0, OTHERWISE NO RESPONSIBLE WILL BE TAKEN BY BALAY. N20 STRENGTH IN ACCORDANCE WITH AS1379 & AS3600. REINFORCEMENT FABRIC TO BE IN ACCORDANCE WITH AS1304 with 50mm COVER (F82min). EXPANSION JOINTS TO BE 10mm THICK, FULL DEPTH CLOSED CELL CROSS LINKED POLYETHYLENE FOAM (85 - 150 kg/m3

TYPICAL DRIVEWAY CROSSOVER

SCALE 1 : 50

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN DESIGN WIND CLASSIFICATION C2

Wind Classification (Cyclonic)

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SHEET No:	WD12
REV No:	A

PLEASE NOTE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDER DESIGNER FOR THE STRUCTURAL INTEGRITY @ PERFORMANCE OF THE BUILDING

SITE PREPERATION

1. SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOPSOIL AND MATERIAL TO SUIT FINAL DESIGN LEVELS.
2. PROVISION SHALL BE MADE FOR THE DEMOLITION OF ANY EXISTING BUILDINGS INCLUDING BREAKING UP AND REMOVAL OF ANY OLD FOOTINGS, SERVICE PIPES, SEPTIC TANKS ETC WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED BY DEMOLITION SHALL BE RE-COMPACTED.
3. IN THE PROPOSED ON GROUND FLOOR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 98% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS 1289 TESTS 5.3.1 & 5.5.1). SUBGRADE COMPACTION SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.
4. ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 3 SUPERVISION (AS 3798-1990 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS) TO THE MAX DRY DENSITY RATIO OF 98% SRDD (EXPRESSED AS A % OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.3.1, 5.4.1 AND 5.5.1 FOR COHENSIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE.)
5. ANY IMPORTED FILL SHALL COMPRISE OF LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15%. SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING.
6. FILLING SHOULD BE RETAINED OR BATTERED TO A SLOPE OF NO STEEPER THAN 1h:1v. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION. EARTH BATTERS TO BE WHOLLY CONTAINED WITHIN SITE BOUNDARIES & SURFACE DRAINS TO BE INSTALLED TO HIGH SIDE OF ALL STABLE EARTH BATTERS.
7. CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES ETC.
8. ALL WORK INCLUDING TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS & RELEVAT CODES OF PRACTICE TO PROVIDE AN ENGINEERED (CONTROLLED) FILLED PLATFORM.
9. STRIP BUILDING PLATFORM TO EXTEND 1500mm OUTSIDE BUILDING STRUCTURE FOOTPRINT OF TOPSOIL, DELETERIOUS ORGANICE AND UNCONTROLLED FILL. THE BUILDING PLATFORM SHALL BE RAISED TO DESIGNATED LEVEL ABOVE THE NOMINATED Q100 FLOOD LEVEL WITH ENGINEERED FILL & IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
10. BUILDING PLATFORM SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT. PLATFORM IMMEDIATELY SURROUNDING THE RESIDENCE TO FALL AWAY FROM THE RESIDENCE AT A SLOPE OF 1 : 200 MINIMUM TO AN EARTH DRAIN. THE SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE & WITHOUT NUISANCE TO ADJOINING PROPERTIES.
11. FOUNDATION MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CSIRO BROCHURE - GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCES.
12. VERIFY ALL BEARING AND DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION. ALL MISSING PEGS TO BE REINSTATED PRIOR TO ANY CONSTRUCTION. ALL BUILDERS WORK TO BE CARRIED OUT WITHIN SITE BOUNDARY. THIS NOTE IS TO TAKE PRECEDENCE OVER ANY DOCUMENTATION PROVIDED IN THIS SET OF PLANS. NOTIFY THIS OFFICE IMMEDIATELY OF ANY DISCREPANCIES IN SETOUT DIMENSIONS.
13. APPROXIMATE POSITION OF SEWER JUMP UP. VERIFY POSITION ON SITE PRIOR TO CONSTRUCTION. CONNECT 100Dia LINE TO COUNCIL REQUIREMENTS.
14. THE FILL USED ON THIS SITE WILL HAVE CONTROLLED PLACEMENT. REFER TO SITE PREPARATION NOTES.
15. ALL FENCE LINES, RETAINING WALLS, PATHWAYS, HOT WATER SYSTEM, LETTER BOX, CLOTHESLINE, WATER TANK & DOWNPIPE LOCATIONS TO BE SETOUT BY BUILDER ON-SITE & CONFIRMED BY CLIENT. CLIENT TO PROVIDE NOTICE OF ANY FUTURE SITE WORKS TO PLUMBER TO ENSURE SEWER & STORMWATER CAN BE ALIGNED TO ACCOMODATE REQUIREMENTS.
16. NEW CONCRETE BOUNDARY CROSS OVER AND COUNCIL INVERT TO LOCAL AUTHORITY SPECIFICATIONS.
17. ANY SITE LEVELS PROVIDED ON THIS PLAN HAVE BEEN SUPPLIED BY EXTERNAL CONSULTANTS & TRANSMITTED ONTO THIS SET OF DRAWINGS. THESE LEVELS ARE TO BE TREATED BY THE BUILDER AS APPROXIMATE ONLY & MUST BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION. ANY LEVEL DESCREPANCIES ARE TO BE REPORTED TO THIS OFFICE FOR AUTHORIZATION PRIOR TO COMMENCING CONSTRUCTION. BUILDER TO ARRANGE CONTOUR SURVEY IF REDUCED LEVELS ARE NOT PROVIDED ON THIS PLAN.
18. DRIVEWAY SLOPE NOT TO EXCEED 1 VERT TO 5 HOR. FOR DRIVEWAY SLOPE REFER TO PART 6.0 OF THE QDC TO ENSURE GRADIENTS & VEHICULAR ACCESS COMPLY WITH STANDARD COUNCIL REGULATIONS.
19. SEDIMENT CONTROL MEASURES FOR SOIL & WATER MANAGEMENT MUST BE INSTALLED OR IMPLEMENTED PRIOR TO DISCHARGE OF WATER FROM THE SITE, SUCH THAT NO EXTERNAL STORMATER FLOW FROM THE SITE ADVERSELY AFFECTS SURROUNDING OR DOWNSTREAM PROPERTIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION ACT 1994 & THE FNQ ROC DEVELOPMENT MANUAL.
20. ALL WATER TO BE DRAINED AWAY FROM BUILDING DURING & AFTER CONSTRUCTION TO COMPLY WITH AS 2870.

ENERGY EFFICIENCY

1. REFER TO ENERGY EFFICIENCY RATING REPORT FOR EXTENT OF INSULATION, CEILING FANS, DRAUGHT SEALS, GLAZING TYPE, WALLS & ROOF COLOUR, ETC. REPORT TO TAKE PRECEDENCE OVER ALL DOCUMENTATION PROVIDED IN THIS SET OF WORKING DRAWINGS.
2. COMPLY WITH THE CURRENT MANDATORY SUSTAINABLE HOUSING MEASURES UNDER THE QUEENSLAND DEVELOPMENT CODE MP-4.1 INCLUDING;
* 3 STAR RATED SHOWER ROSES AND TAPWARE TO KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TUBS.
* 4 STAR RATED DUAL FLUSH TOILETS & SHOWER ROSE.
* ANY IRRIGATION SYSTEM MUST BE WATER EFFICIENT IN RELATION TO THE CODE.
* ENERGY EFFICIENT LIGHTING TO BE UTILISED FOR 80% OF ALL LIGHT FITTINGS TO ILLUMINATE THE INTERNAL FLOOR SPACE.
* INSTALLATION OF MIN. EER 2.9 FOR HARD WIRED AIR-CONDITIONERS

RAINWATER DRAINAGE

RAINFALL INTENSITY OF 282mm/hr - CAIRNS

IN ACCORDANCE WITH PART 3.5.2 OF THE BCA, THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT QLD GUIDE IN CONJUNCTION WITH AS 2179 & AS 3500.3.

1. SIZE OF UPVC STORMWATER PIPELINES TO SUIT DOWNPIPE & HAVING A SMOOTH (NON-PROFILED) INTERNAL BORE WITH A FALL OF 1:100 MIN AS PER PART 3.1.2 OF THE BCA & IN ACCORDANCE WITH AS 3500.32.
2. EXTEND STORMWATER LINES TO STORMWATER EASEMENT, KERB & CHANNEL OR STORMWATER PITS & DISPOSE OF AT LEGAL POINT OF DISCHARGE COMPLYING WITH LOCAL AUTHORITY & INSPECTOR STANDARDS.
3. SIZE & LOCATIN OF STORMWATER PITS WITH REMOVABLE GRATED LID VERIFIED BY BUILDER & CONTRACTOR ON SITE.
4. PROVISIONS FOR OVERFLOWS MUST BE MADE FOR DOWNPIPES FURTHER THAN 1200mm FROM VALLEY

GENERAL SAFETY NOTES - WPHS

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations or legislation.

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES

Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

Construction of this building may require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

5. HAZARDOUS SUBSTANCES & POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building contains timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

6. CONFINED SPACES

EXCAVATION -Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

7. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

8. OPERATIONAL USE OF BUILDING

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

9. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

PLUMBING NOTES

A. PLUMBER AND DRAINER INSTALLATION TO COMPLY WITH THE PLUMBING AND DRAINAGE ACT 2002 (PDA) AND THE STANDARD PLUMBING AND DRAINAGE REGULATION 2003 (SPDR).
B. LICENSED PLUMBER TO INSPECT SITE PRIOR TO QUOTATION & CONFIRM ALL EXISTING PLUMBING WITH COUNCIL INSPECTOR. ANY DESCREPANCIES MUST BE REFERRED TO THIS OFFICE FOR AUTHORIZATION PRIOR TO COMMENCING CONSTRUCTION OTHERWISE NO RESPONSIBILITY WILL BE TAKEN BY BALAY.
C. ALL DRAINAGE SHALL BE 100mm DIA uPVC RUN AT MINIMUM GRADE OF 1.65% (1:60) U.N.O.
D. ALL VENT PIPES LOCATIONS TO BE DETERMINED ONSITE BY CONTRACTOR & TERMINATE IN ACCORD. WITH AS 3500 2.2 SECTION 6.7.4.
E. ALL IO's UNDER CONCRETE TO BE TAKEN TO SURFACE LEVEL AND FITTED WITH APPROVED SCREW CAP.
F. WHERE PVC PIPES PENETRATE OR ARE BUILT INTO WALLS OR SLABS, THE PIPES SHALL BE LAGGED WITH APPROVED MATERIAL IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
G. MAXIMUM DISTANCE OF UN-VENTED BRANCH DRAIN IS 10 METRES TO FIXTURES, ORG's OR DG's.
H. MATERIALS, DRAINAGE, SOIL, WASTE AND VENT PIPES AND FITTINGS uPVC CLASS DWV TO AS 1260.
I. ALL WC's TO BE SCREW FIXED TO FLOOR WITH NYLON PLUGS AND NON-CORROSIVE METAL SCREWS.
J. ALL DISCHARGE PIPES RECEIVING CONDENSATE WASTE INCLUDING TRAPS SHALL BE INSULATED.
K. ALL PIPES LAID UNDER SLABS TO BE MINIMUM DEPTH OF 400mm TO INVERT LEVEL AND SHALL BE INSULATED.
L. PROVIDE FLOOR WASTES TO ALL WET AREAS.
M. PLUMBING AND DRAINAGE INSTALLATION TO COMPLY WITH THE PLUMBING AND DRAINAGE ACT 2002 (PDA) AND THE STANDARD PLUMBING AND DRAINAGE REGULATION 2003 (SPDR)
N. ALL FLOOR WASTES TO HAVE 100mm DIA RISERS AND REMOVABLE SCREW GRATES
O. MAX 500kPa WATER PRESSURE. IF GREATER, INSTALL PRESSURE LIMITING DEVICE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SITE DRAINAGE

GRADE FINISHED GROUND LEVEL TO ENSURE WATER IS DIVERTED AWAY FROM NEIGHBOURING PROPERTIES & TO KERB & CHANNEL OR STORMWATER EASEMENT IF AVAILABLE. PLATFORM IMMEDIATELY SURROUNDING THE RESIDENCE TO FALL AWAY FROM THE RESIDENCE AT A SLOPE OF 1 : 200. SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE & WITHOUT NUISANCE TO ADJOINING PROPERTIES. REFER TO SITE PREPARATION NOTES & COMPLY WITH AS 3798 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT.

ELECTRICAL NOTES

IF ANY ELECTRICAL OR LIGHTING POSTIONS ARE NOT CLEAR ON PLAN. PLEASE USE OWN DISCRETION OTHERWISE CALL THIS OFFICE FOR ASSITANCE IF UNSURE

ALL ELECTRICAL WORK MUST COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.
1. METER BOX LOCATION TO BE DETERMINED BY ELECTRICIAN ON SITE (CLOSEST PRACTICAL LOCATION TO CONNECTION).
2. ENERGY EFFICIENT LIGHTING TO COMPLIANCE WITH THE **QUEENSLAND DEVELOPMENT CODE MP-4.1** FOR LIGHTING. ENERGY EFFICIENT LIGHTING IS TO BE UTILISED FOR **80%** OF ALL LIGHT FITTINGS OF THE INTERNAL FLOOR SPACE.
3. CONTRACTER TO VERIFY HEIGHT OF ALL WALL MOUNTED ELECTRICAL FIXTUERS
4. THE PROVISION FOR "A/C" LOCATIONS ARE OPTIONAL ONLY AND MUST BE CONFIRMED ON SITE BEFORE CONSTRUCTION OF BLOCKWORK
5. LOCATION OF ALL "SPLIT A/C" AS SHOWN TO BE VERIFIED BY BUILDING OWNER, SUPPLY AND INSTALL "SPLIT A/C" BY OTHERS UNLESS NOTED OTHERWISE IN THE BUILDING SPECIFICATION.
6. ALL A/C CONDENSATION WASTES TO BE INSTALLED IN WALLS WHERE POSSIBLE, OTHERWISE RUN IN SLAB.
7. SELF CONTAINED SMOKE ALARMS MUST BE SUPPLIED, INSTALLED AND MAINTAINED AND SHALL COMPLY WITH A.S. 3786 AND MUST BE CONNECTED TO THE CONSUMERS MAIN POWER. SMOKE DETECTORS SHOWN ON THIS PLAN SPECIFIES THE MINIMUM STANDARDS ONLY, AND WE REFER YOU TO THE PUBLICATION "SMOKE ALARMS SAVES LIVES 1997" FOR RECOMMENDED PROCEDURES AND SPECIFICATIONS

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CODES.
2. NOTIFY DESIGNER OF ANY DISCREPANCIES ON THE PLANS, OTHERWISE WE ACCEPT NO LIABILITY.
3. DO NOT SCALE FROM DRAWINGS.
4. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OF ANY SHOP DRAWINGS.

PROPOSED RESIDENCE
LOT 66 SEASIDE PARADE. PALM COVE
FINELINE CONSTRUCTION

ABN: 24 346 833 179 - QBSA No. 707188 - Ph 0740 576 904
DIMARCO DESIGNS

No	DATE	DETAILS
A	26/02/2021	CONSULTANT ISSUE A

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