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HOUSE RAISE & BUILD UNDER / EXTENSION



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JOB No: 23-218

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ISSUE	DESCRIPTION	DATE	AUTHOR
1A	CONCEPT PLANS	02-06-2023	DM
1B	REVISED PLANS	17-07-2023	DM

AT NO POINT OR ANY STAGE DO THESE PLANS WARRANT/GUARANTEE BUILDING APPROVAL. NOR DO THESE PLANS PERMIT ANY BUILDER, HOMEOWNER OR CONSULTANT THE ABILITY TO PERFORM ANY BUILDING WORK WITHOUT THE REQUIRED LOCAL AUTHORITY REQUIREMENTS. THIS REQUIREMENT IS USUALLY EXPRESSED IN THE FORM OF A STAMPED BUILDING APPROVAL PLAN FROM PRIVATE CERTIFICATION.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL BUILDING DESIGN AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE DESIGNER OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE.

CARE HAS BEEN TAKEN TO ACHIEVE ACCURACY HOWEVER ALL INFORMATION ON THIS PLAN SHOULD BE REGARDED AS APPROXIMATE .

ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.

UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METERS AND ALL DIMENSIONS ARE IN MILLIMETERS.

DETAIL OF THE CUT & FILL REQUIREMENTS FOR THIS BUILDING SITE IS BASED ON SURFACE LEVELS TAKEN AND THE OWNER/BUILDER SPECIFIED REQUIREMENTS. SUCH DETAIL IS SUBJECT TO VARIATION DEPENDANT UPON GROUND CONDITIONS ENCOUNTERED, SOIL TEST RESULTS AND LOCAL AUTHORITY REQUIREMENTS. CONTOURS AND R.L.s, WHERE SHOWN, ARE INDICATIVE ONLY, SOME LEVELS MAY CHANGE DUE TO ACTUAL CONDITIONS ON SITE.

CLEAR BUILDING AREA OF ALL VEGETATION TO ONE METRE PAST THE BUILDING PERIMETER. REMOVE ALL STUMPS & ROOTS. STOCKPILE TOP SOIL FOR REUSE ON COMPLETION OF BUILDING CONSTRUCTION. TOP SOIL IS NOT TO BE USED AS FILL MATERIAL.

ALL CUT AND FILL EMBANKMENTS TO BE NO STEEPER THAN 1:2 AND ALL DRIVEWAYS TO BE NO STEEPER THAN 1:6 ALL EARTHWORKS TO BE IN ACCORDANCE TO A.S. 2870.

SLOPE BUILDING PAD TO DRAIN ALL SURFACE WATER AWAY FROM RESIDENCE AS PER BCA PART 3.1.2 DRAINAGE

SITE WORKS INDICATED ON THIS PLAN ARE FOR CONSTRUCTION PURPOSES ONLY. IT IS THE CLIENTS RESPONSIBILITY TO CARRY OUT ALL LANDSCAPING, SITE DRAINAGE, RETAINING WALLS AFTER COMPLETION OF CONSTRUCTION. ALL RETAINING WALLS & EMBANKMENTS SHOWN ARE TO COMPLY WITH THE LOCAL AUTHORITIES POLICY FOR RETAINING WALLS & EMBANKMENTS ON RESIDENTIAL BUILDING SITES. POSITION OF RETAINING WALLS & EMBANKMENTS MAY VARY ACCORDING TO SITE WORKS.

LEVEL OF CONCRETE FLOOR SLAB TO DWELLING IS TO BE VERIFIED BY BUILDER TO ENSURE THAT A MINIMUM HEIGHT ABOVE FINISHED GROUND LEVEL IS ATTAINED IN ACCORDANCE TO THE B.C.A., QLD BUILDING ACT- AMENDMENT ACT 1991 & THE LOCAL AUTHORITY POLICY AND TO CONFIRM CUT AND FILL LEVELS. THE SAME PRINCIPAL IS TO BE APPLIED WHEN CONSIDERING THE CAVITY BETWEEN THE LOWER FLOOR CEILING AND THE UPPERFLOOR TO ENSURE ADEQUATE SPACING FOR SERVICES.

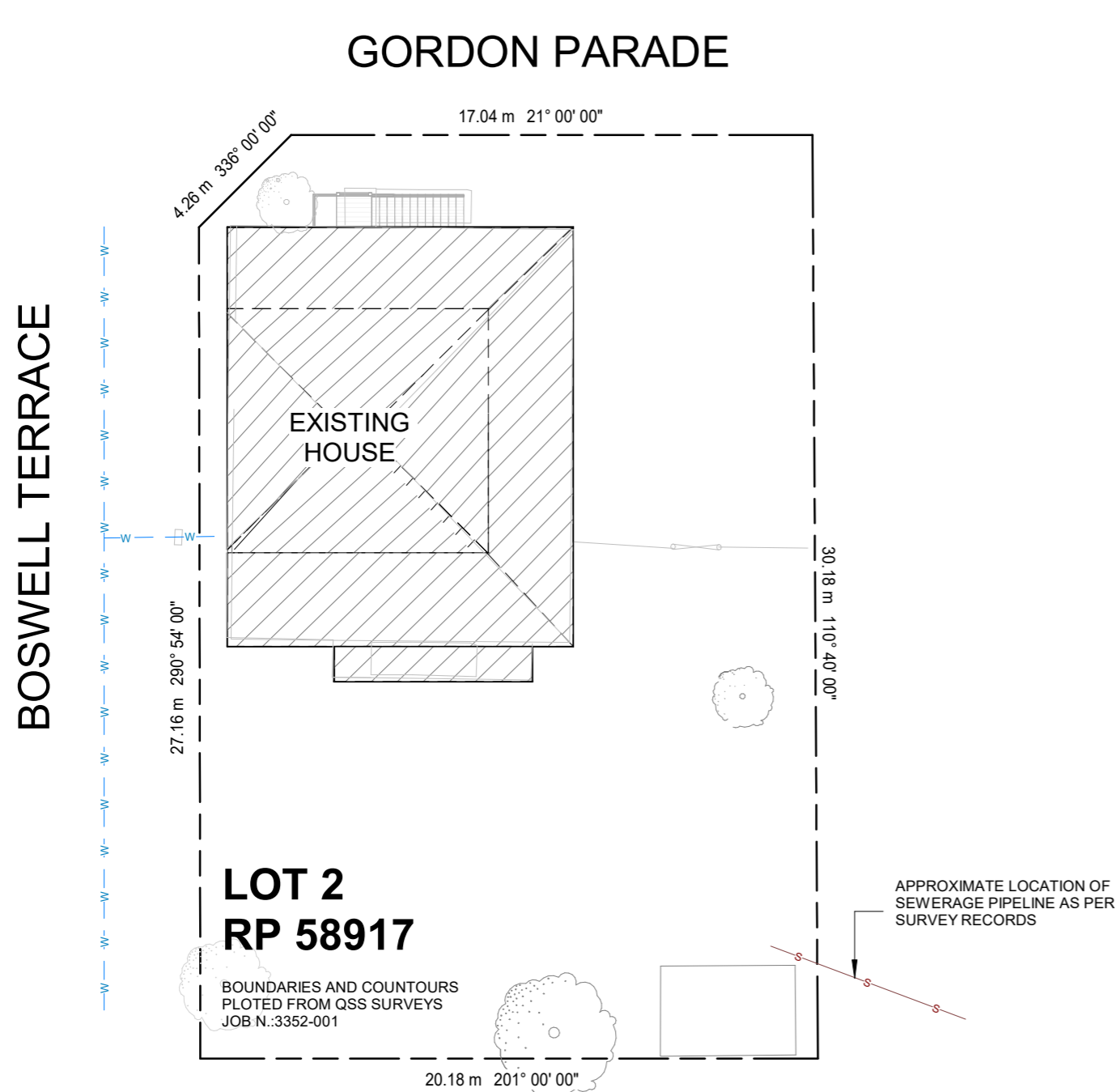
BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

CONFIRM THAT ALL SURVEY PEGS ARE IN THE CORRECT POSITION BEFORE SETTING OUT THE BUILDING. IF ANY DOUBT ARISES CONTACT THE BUILDER/SURVEYOR. THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE i.e. THIS IS NOT A BOUNDARY SURVEY.

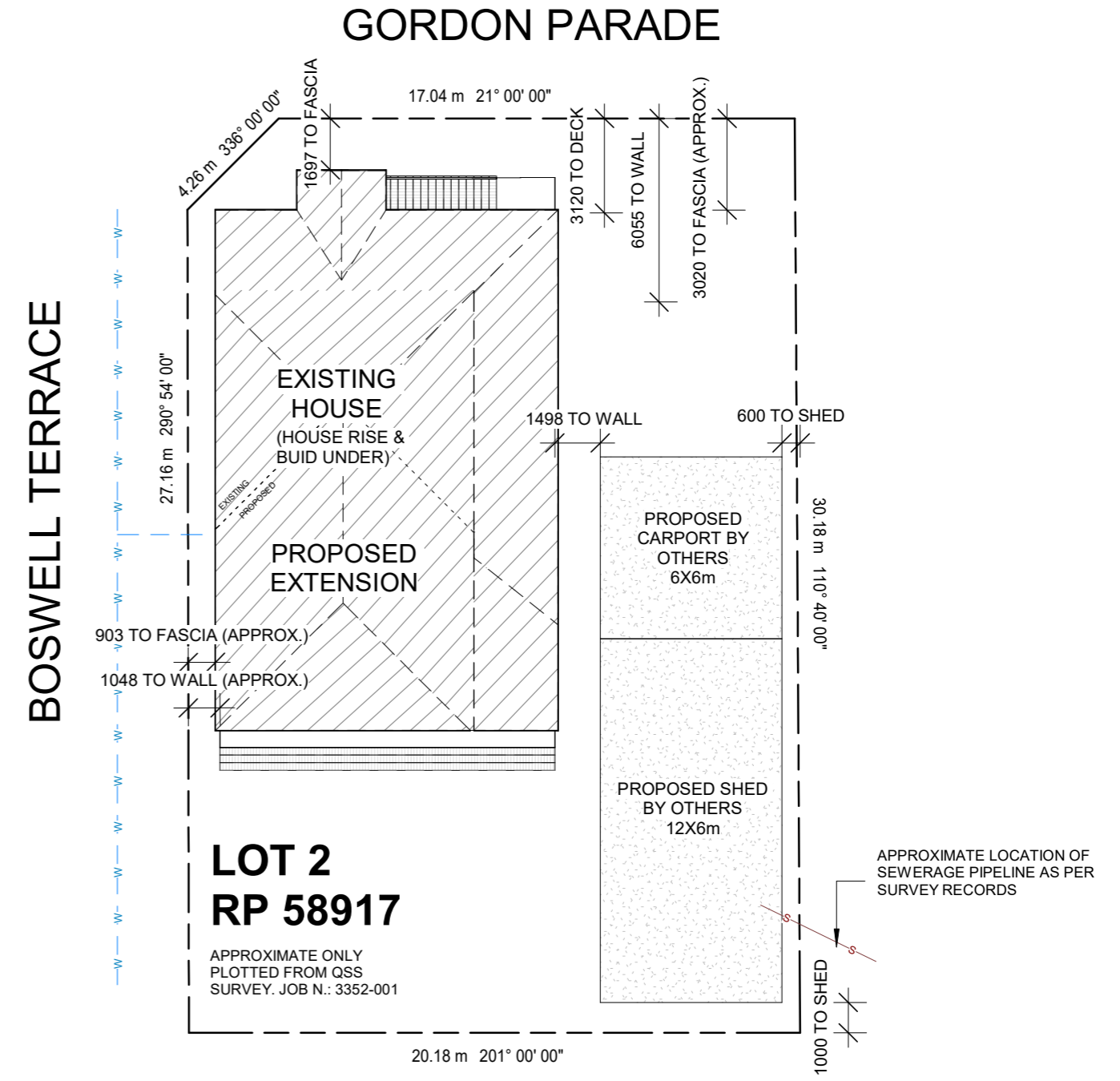
AFTER COMPLETION OF CONSTRUCTION OF THE DWELLING, THE OWNER SHALL MAINTAIN THE SITE & DWELLING IN ACCORDANCE WITH THE C.S.I.R.O. LEAFLET SHEET No. 10-91 'GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE'.

NOTES: GENERAL


1. BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
2. CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY, PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE



1 EXISTING SITE PLAN
1 : 200

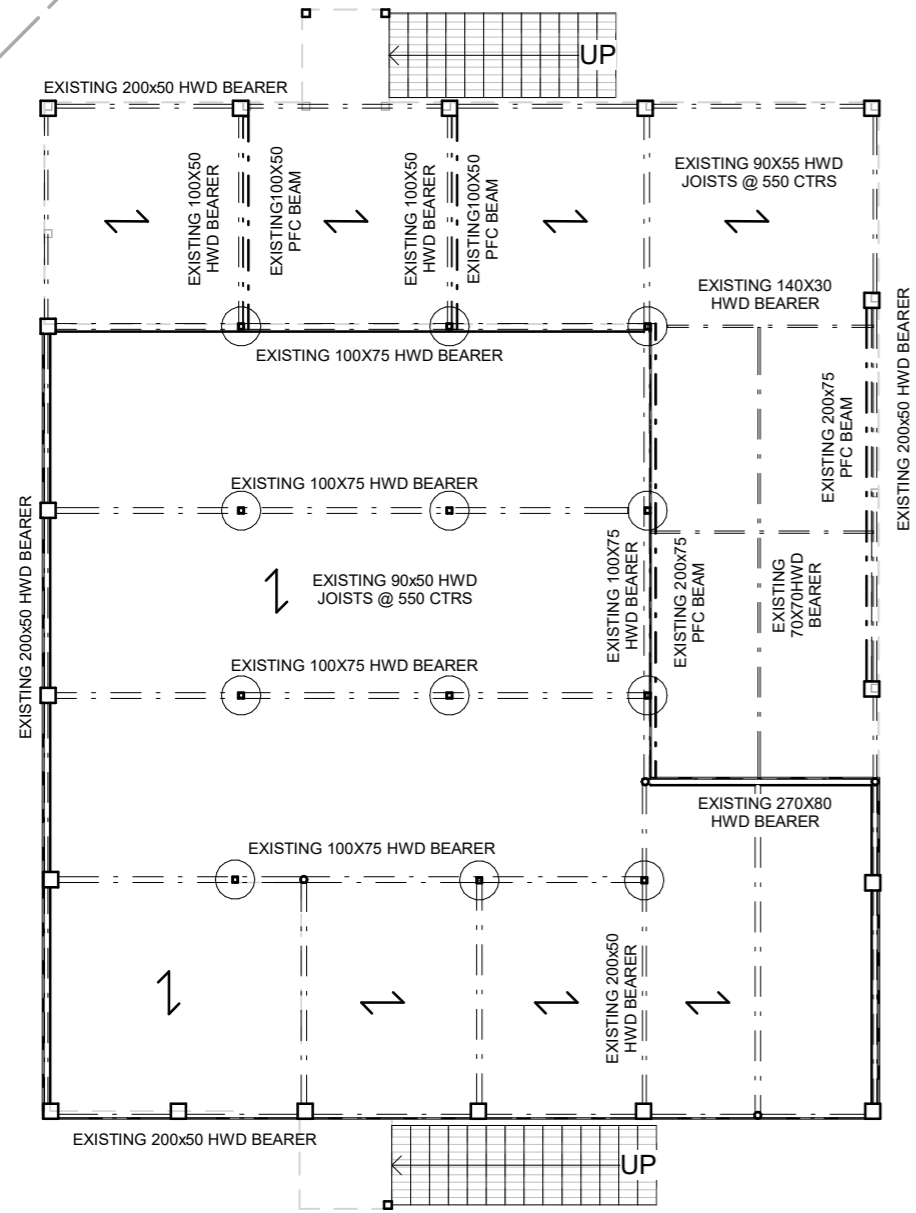


2 PROPOSED SITE PLAN
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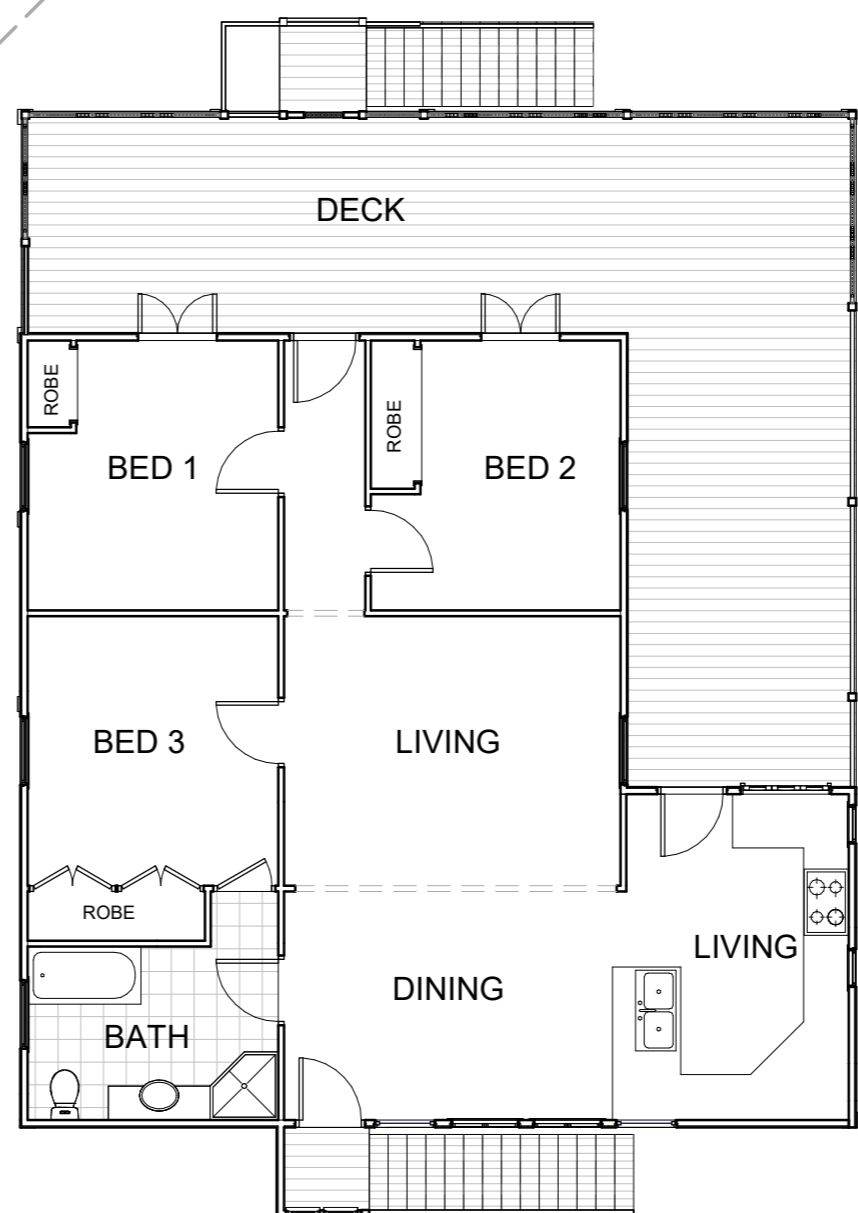
 <p>Designer Planning M: 07 3087 5332 E: info@designerplanning.com.au W: www.designerplanning.com.au</p>	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DESCRIPTION</th> <th>DATE</th> <th>AUTHOR</th> </tr> </thead> <tbody> <tr> <td>1A</td> <td>CONCEPT PLANS</td> <td>02-06-2023</td> <td>DM</td> </tr> <tr> <td>1B</td> <td>REVISED PLANS</td> <td>17-07-2023</td> <td>DM</td> </tr> </tbody> </table>	ISSUE	DESCRIPTION	DATE	AUTHOR	1A	CONCEPT PLANS	02-06-2023	DM	1B	REVISED PLANS	17-07-2023	DM	<p>PROJECT: HOUSE RAISE & BUILD UNDER / EXTENSION</p> <p>CLIENT: .</p> <p>SITE ADDRESS: .</p>	<p>PAGE No: A001</p> <p>DWG BY: DM CHECKED BY: KD</p> <p>SCALE: 1 : 200</p> <p>JOB No: 23-218</p> <p>© copyright Designer Planning QBSA License No. 1173055 ABN: 51 138 710 880</p>	<p>All design, construction methods and materials to be in accordance with:</p> <ul style="list-style-type: none"> - The Building Code of Australia (BCA); - The Queensland Development Code (QDC); - Building Regulations; - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.
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- COMPLIANCE NOTES:**
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 2. Handrails/Balustrades to comply with NCC - ABCB - Part 11.3 - Barriers and Handrails
 3. WC Doors to comply with NCC - ABCB - Part 10.4 - Facilities
 4. All wet areas to comply with NCC - ABCB - Part 10.2 - Wet area waterproofing
 5. Lighting to comply with NCC - ABCB - Part 10.5 - Light
 6. Ventilation to comply with NCC - ABCB - Part 10.6 - Ventilation
 7. Termite protection to comply with NCC - ABCB - Part 3.4 - Termite risk management
 8. Masonry Construction to comply with NCC - ABCB - Part 5 - Masonry
 9. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code
 10. All glazing in buildings to comply with the requirements of Part 8 NCC - ABCB and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion



3 EXISTING SUB-FLOOR PLAN
1 : 100



4 EXISTING FLOOR PLAN
1 : 100

LEGEND:

- NEW STEEL BEAM
- NEW STEEL PFC BEAM
- SHS POST
- - - BEARER AS PER FRAMING PLAN
- ▬ STUD WALL
- ▨ BLOCKWORK WALL

NOTE: ALL WINDOW AND SLIDING DOOR SIZES ARE HEIGHT x WIDTH

- SW SLIDING WINDOW
- FD FRENCH DOOR
- LVR LOUVRE WINDOW
- FX FIXED WINDOW
- SD SLIDING DOOR
- AW AWNING WINDOW
- DH DOUBLE HUNG
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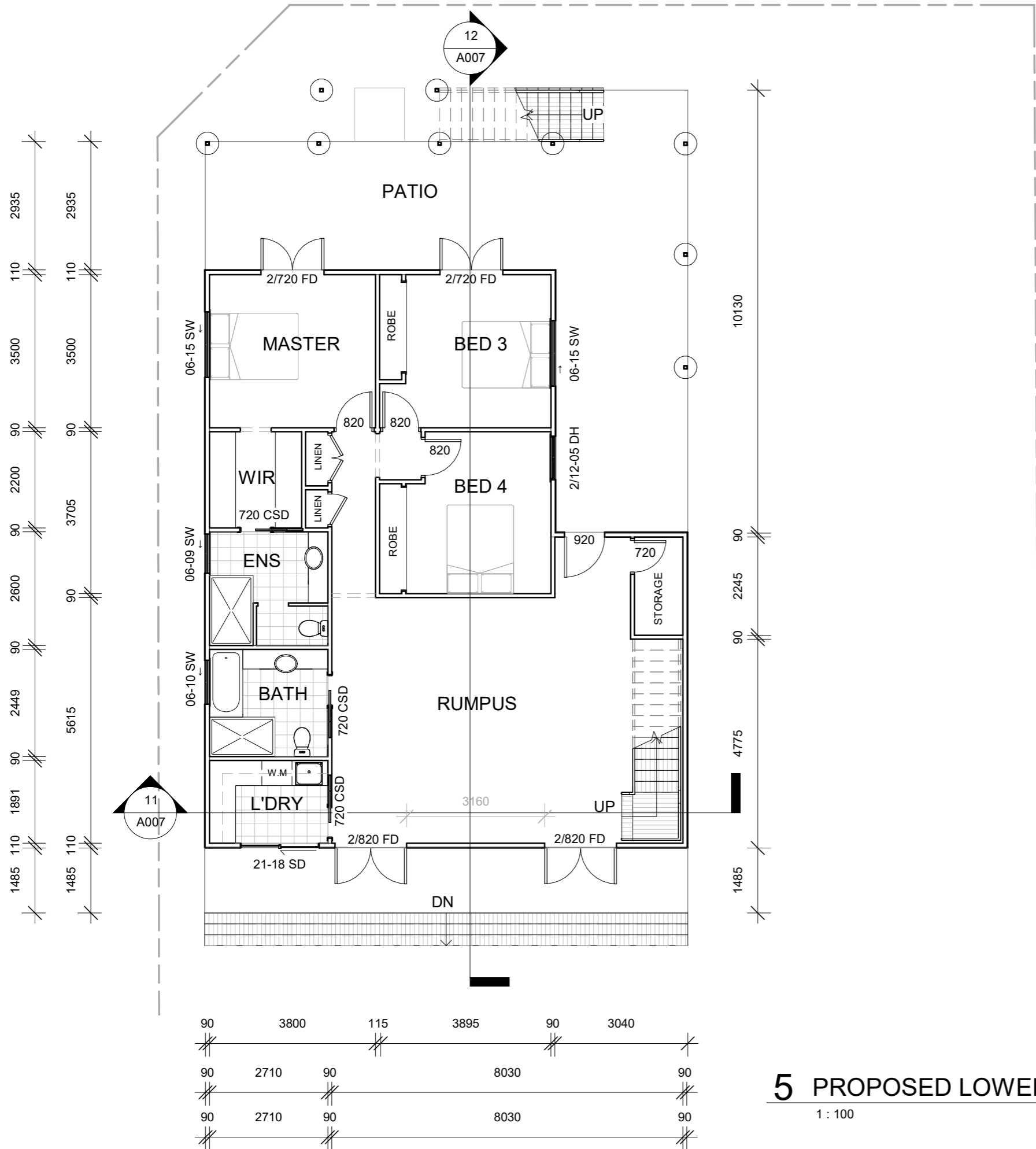
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COMPLIANCE NOTES:

1. Stairs are to comply with NCC - ABCB - Part 11.2 - Stairway and Ramp Construction
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BUILDERS TO NOTE:

All levels and dimensions are to be checked and verified on site prior to the commencement of any building work or production of shop drawings. All design and construction methods and materials to be in accordance with:

The National Construction Code (NCC), the Queensland Development Code (QDC), the building act 1975, current issues of Australian standards & manufacturer's specifications and installation details for materials and product used.

Do not scale drawings. Figured dimensions take precedence over scale. **IF IN DOUBT, ASK!!!**

CLIENTS TO NOTE -

Building approvals are not always straightforward and there is a lot of documentation that is required (even for what could be perceived as a basic renovation).

Designer Planning makes a concerted effort to ensure that what we design can and does become approved. This can be time-consuming and somewhat frustrating for you and us alike (dealing with various council / government regulations / codes, as well as meeting our clients scope can be difficult), but eventually, we achieve in the end, as we feel this is part of our service. Given our commitment to this part of the project, Designer Planning asks you to understand that any inquiries post-approval will be subject to a fee for service, regardless of nature of inquiry.

---	NEW STEEL BEAM
- - -	NEW STEEL PFC BEAM
●	SHS POST
---	BEARER AS PER FRAMING PLAN
	STUD WALL
	BLOCKWORK WALL

NOTE: ALL WINDOW AND SLIDING DOOR

- SIZES ARE HEIGHT x WIDTH
- SW SLIDING WINDOW
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5 PROPOSED LOWER FLOOR PLAN

1 : 10



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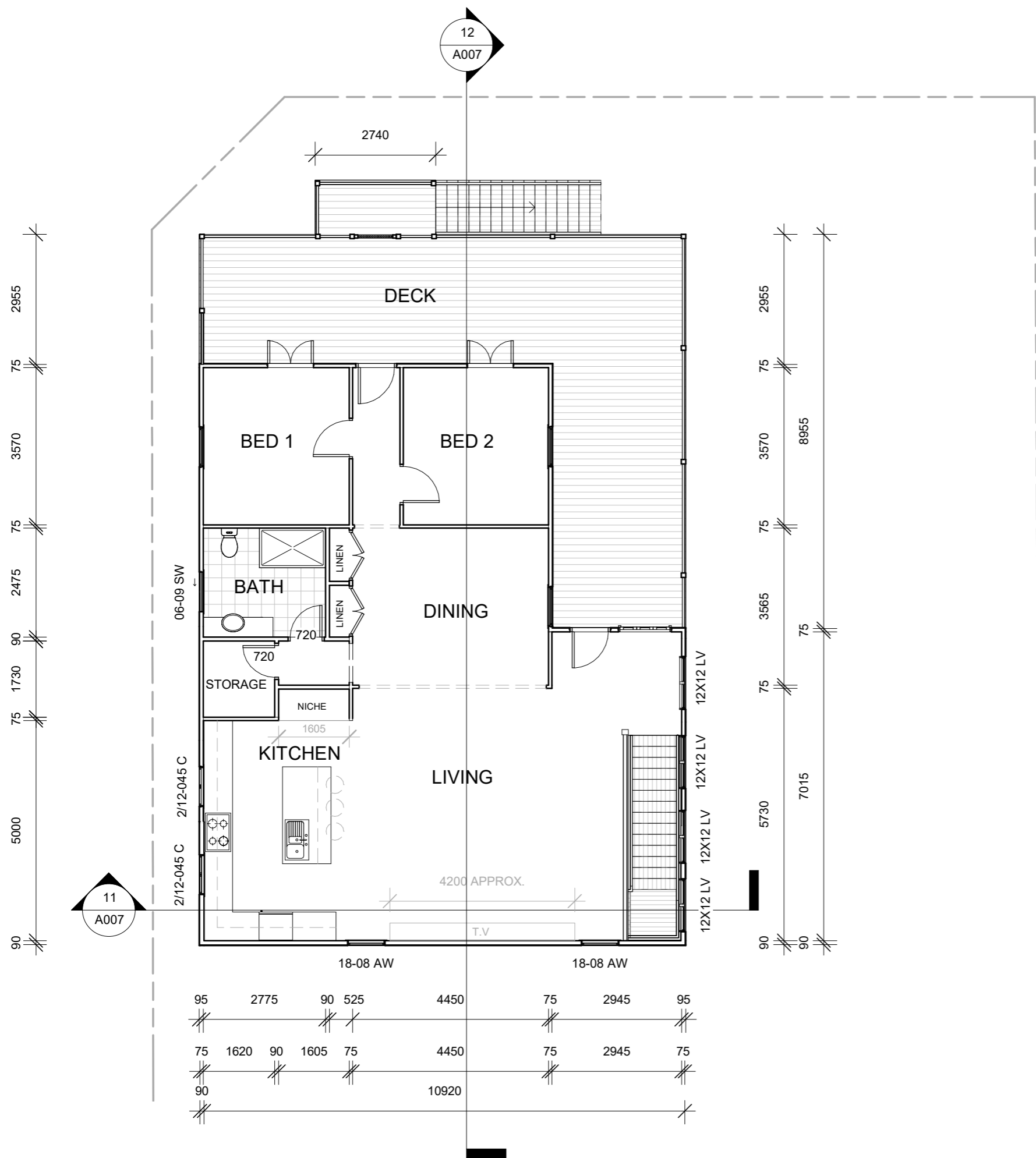
All design, construction methods and materials to be in accordance with:

- The Building Code of Australia (BCA);

- The Queensland Development Code (QDC);

- Building Regulations;

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6 PROPOSED UPPER FLOOR PLAN
1 : 100

- COMPLIANCE NOTES:**
1. Stairs are to comply with NCC - ABCB - Part 11.2 - Stairway and Ramp Construction
 2. Handrails/Balustrades to comply with NCC - ABCB - Part 11.3 - Barriers and Handrails
 3. WC Doors to comply with NCC - ABCB - Part 10.4 - Facilities
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BUILDERS TO NOTE:
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Do not scale drawings. Figured dimensions take precedence over scale. **IF IN DOUBT, ASK!!!**

	NEW STEEL BEAM
	NEW STEEL PFC BEAM
	SHS POST
	BEARER AS PER FRAMING PLAN
	STUD WALL
	BLOCKWORK WALL

NOTE: ALL WINDOW AND SLIDING DOOR SIZES ARE HEIGHT x WIDTH

SW	SLIDING WINDOW
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LVR	LOUVRE WINDOW
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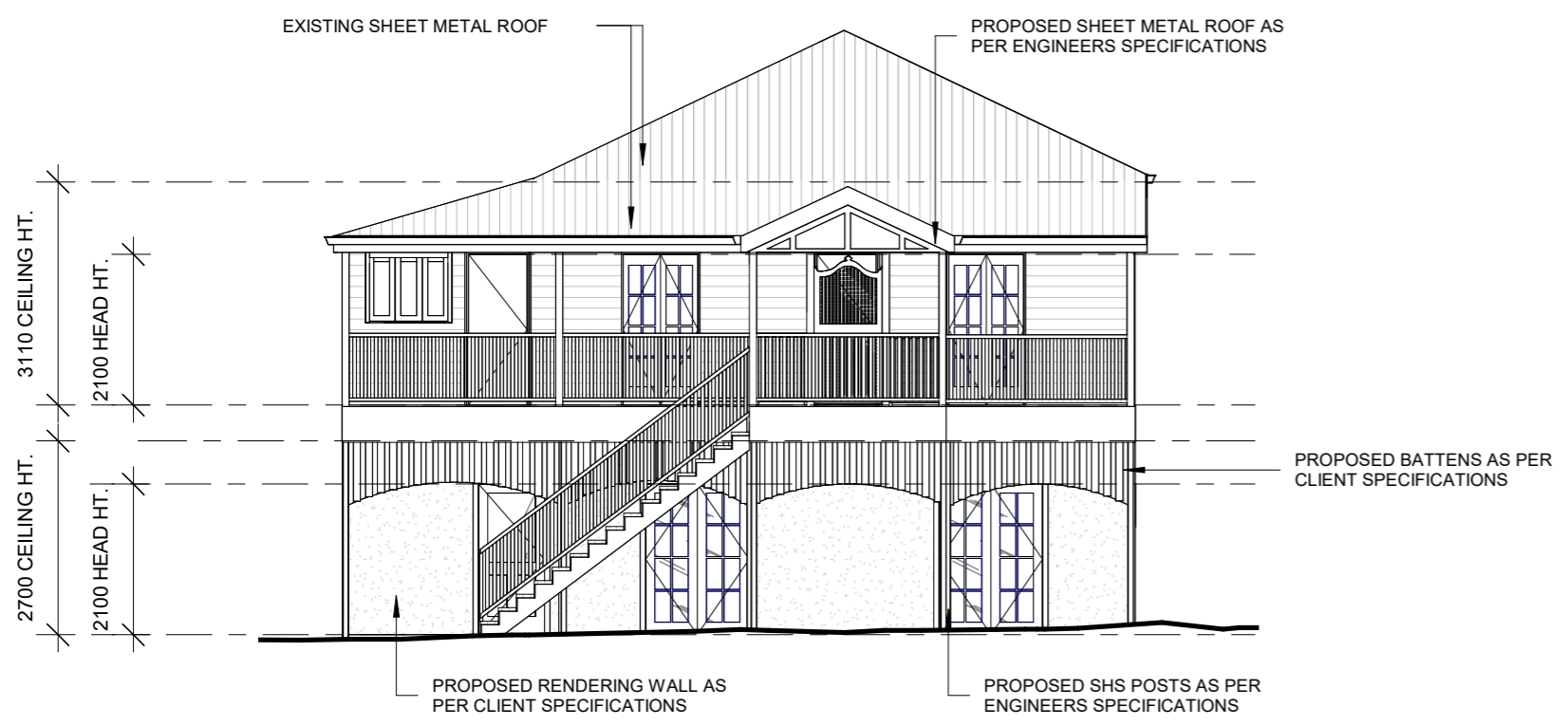
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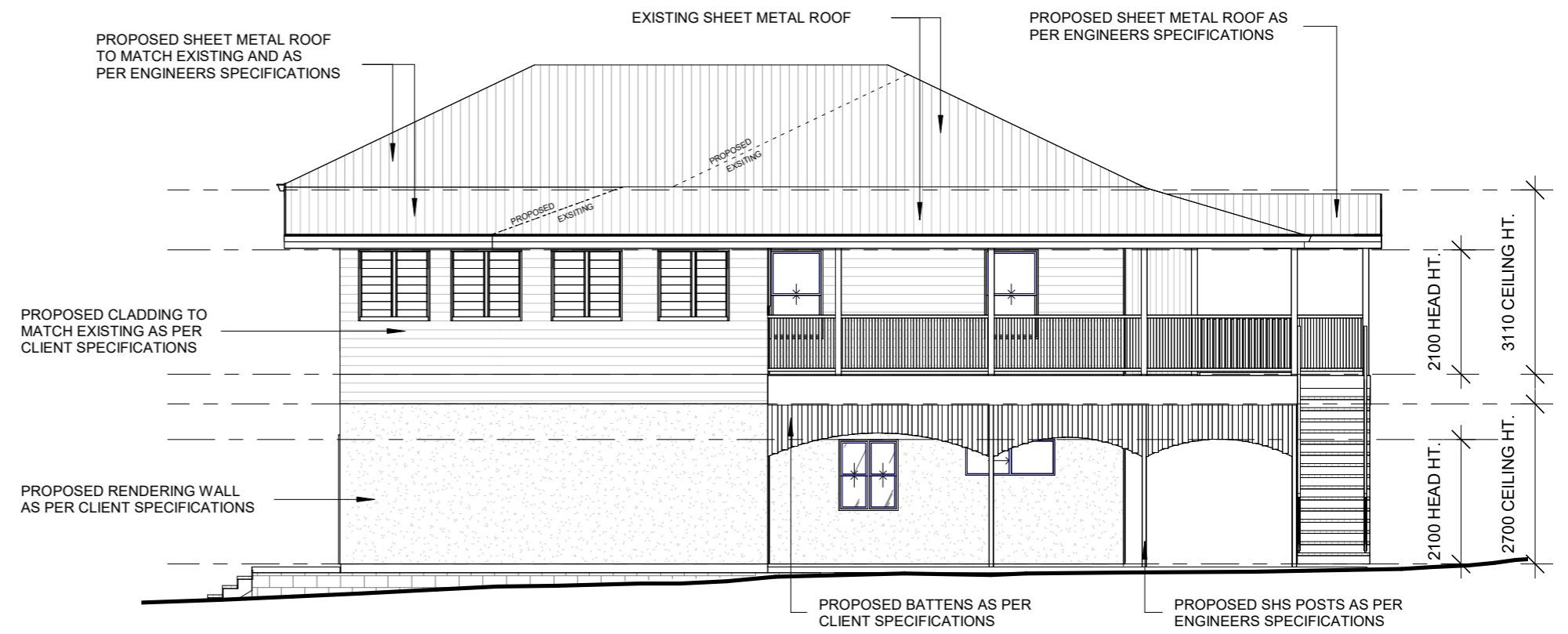
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7 FRONT ELEVATION
1 : 100



8 LEFT-SIDE ELEVATION
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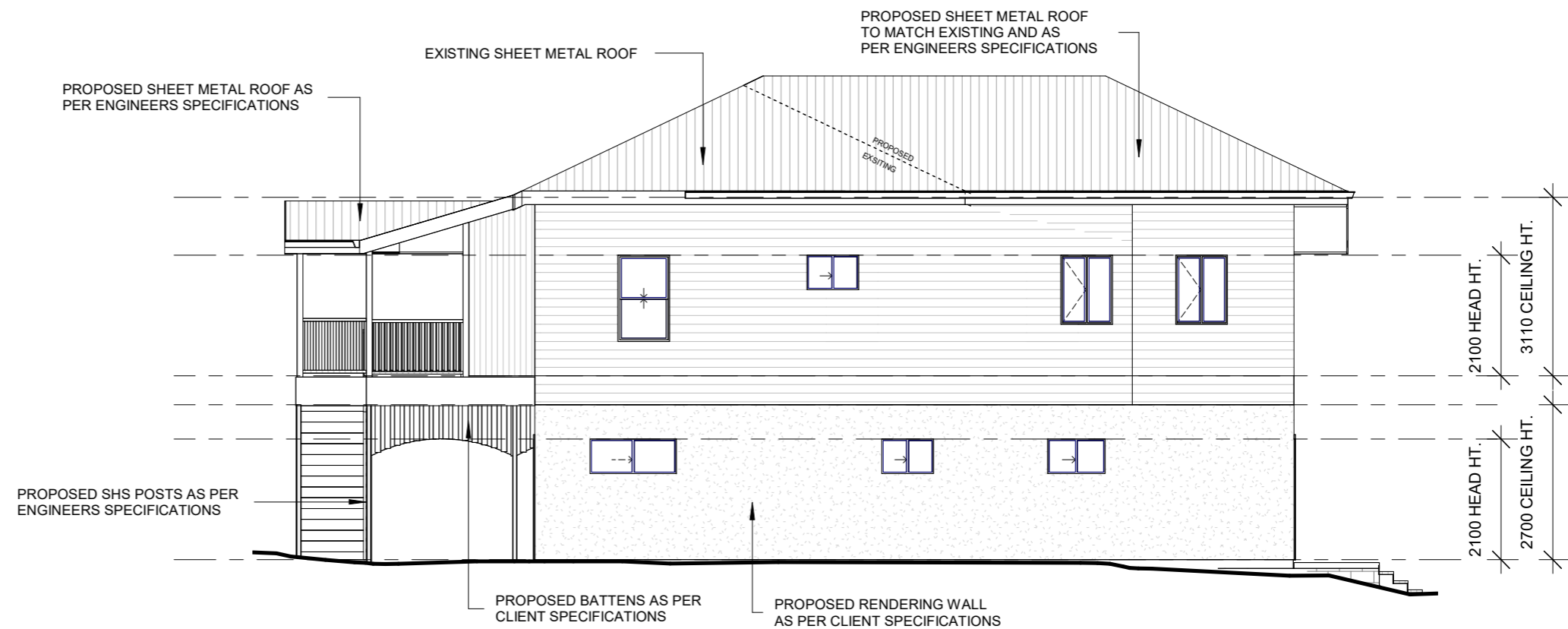
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9 REAR ELEVATION

1 : 100



10 RIGHT-SIDE ELEVATION

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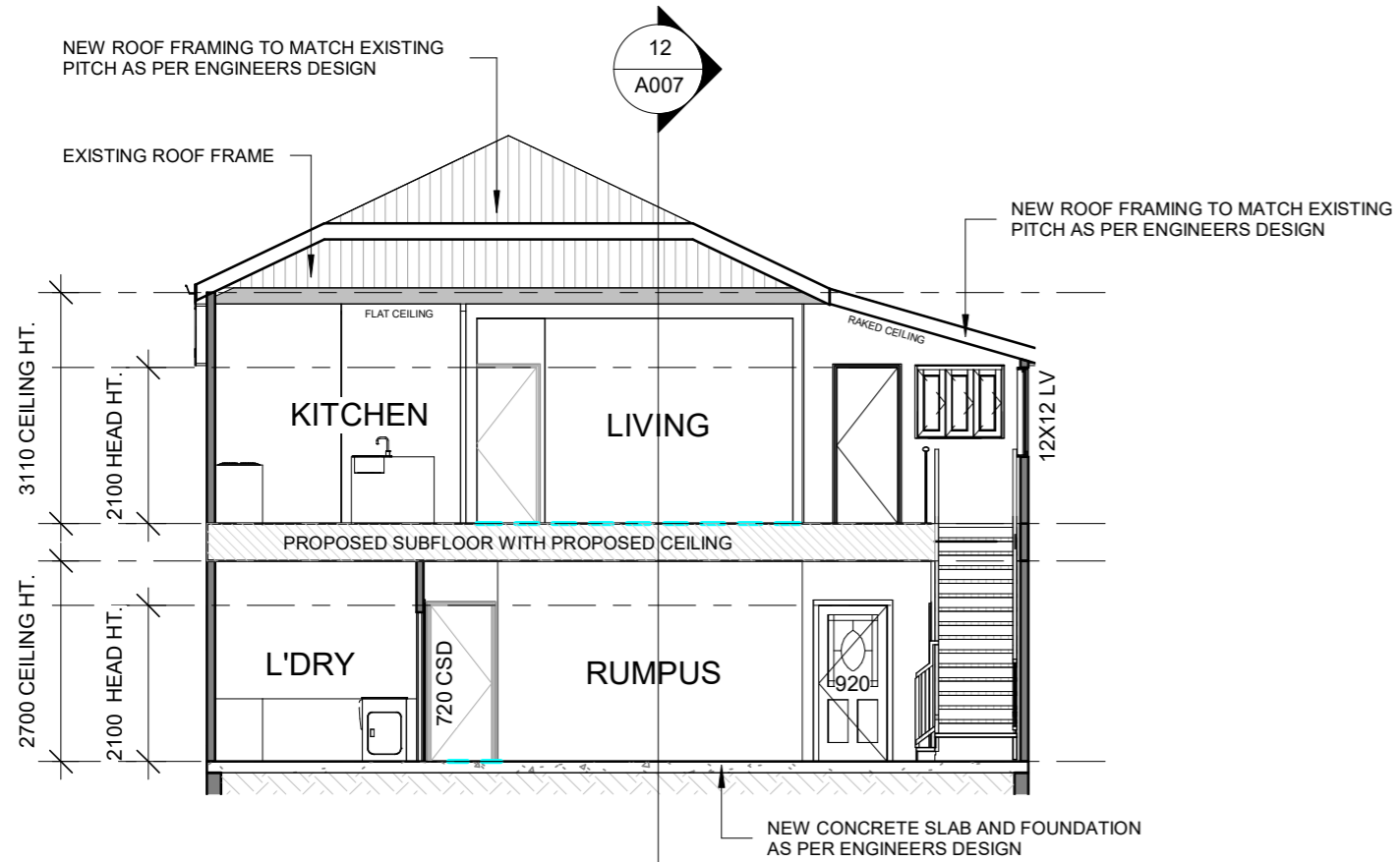
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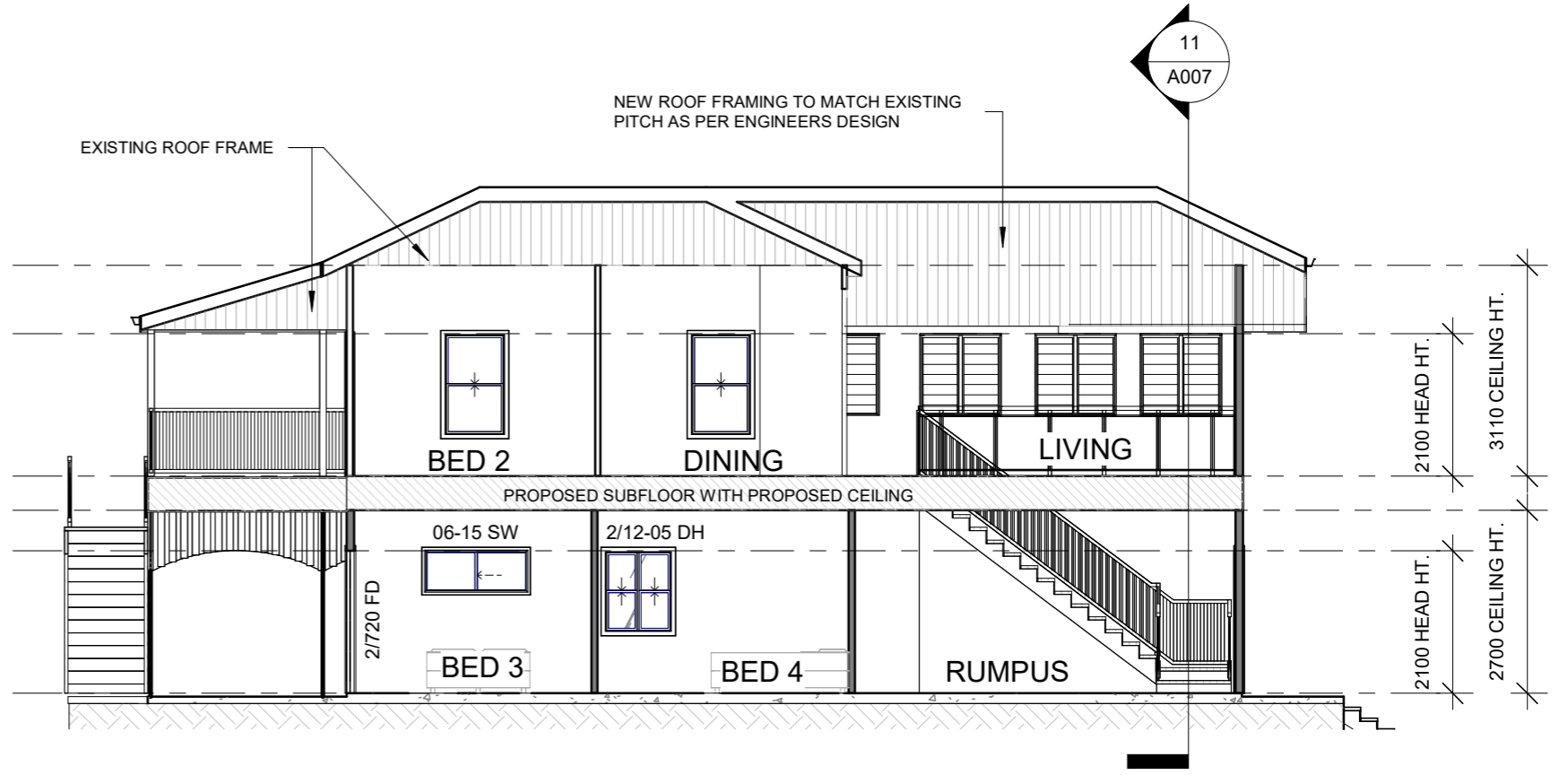
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11 Section 1
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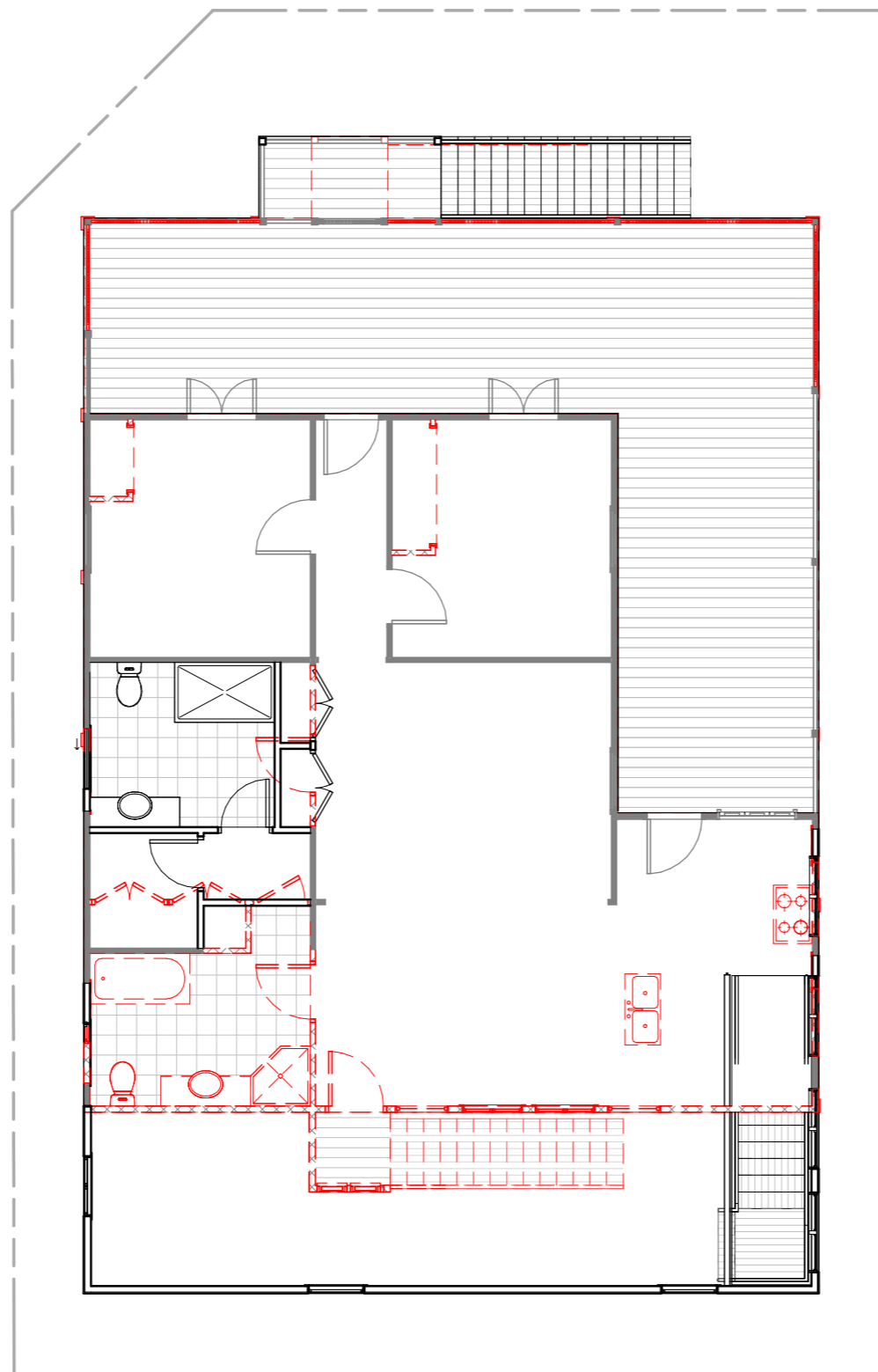


12 Section 2
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6. Ventilation to comply with NCC - ABCB - Part 10.6 - Ventilation
7. Termite protection to comply with NCC - ABCB - Part 3.4 - Termite risk management
8. Masonry Construction to comply with NCC - ABCB - Part 5 - Masonry
9. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code
10. All glazing in buildings to comply with the requirements of Part 8 NCC - ABCB and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion



13 UPPER FLOOR PLAN - DEMOLITION PLAN

1 : 100



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ISSUE	DESCRIPTION	DATE
1A	CONCEPT PLANS	02-06-2023
1B	REVISED PLANS	17-07-2023

PROJECT:
**HOUSE RAISE & BUILD UNDER /
EXTENSION**

CLIENT:
.

SITE ADDRESS:
.


PAGE No: **A008**
DWG BY: **DM** CHECKED BY: **KD**
SCALE: **1 : 100**
JOB No: **23-218**

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All design, construction methods and materials to be in accordance with:

- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.



 <p> Designer Planning M: 07 3087 5332 E: info@designerplanning.com.au W: www.designerplanning.com.au </p>	ISSUE	DESCRIPTION	DATE	AUTHOR	PROJECT: HOUSE RAISE & BUILD UNDER / EXTENSION CLIENT: . SITE ADDRESS: .	PAGE No: A009	All design, construction methods and materials to be in accordance with: - The Building Code of Australia (BCA); - The Queensland Development Code (QDC); - Building Regulations; - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.	
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FALLS, TRIPS , SLIPS

(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

For houses or other low-rise buildings where scaffolding is appropriate:

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.

For buildings where scaffold, ladders, trestles are not appropriate:

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.

If appropriate, add this note:

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) SLIPPER OR UNEVEN SURFACES

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.

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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.

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

For building on a major road, narrow road or steeply sloping road:

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.

For building where on-site loading/unloading is restricted:

Construction of this building will 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.

For all buildings:

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. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

In locations with underground power:

Underground power lines are located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

In locations with overhead power lines:

Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. 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.

6. HAZARDOUS MATERIALS

ASBESTOS

For alterations to a building constructed prior to 1990:

This building was constructed prior to 1990 and therefore may contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

For alterations to a building constructed prior to 1986:

This building was constructed prior to 1986 and therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

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.

7. 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

(for buildings with enclosed spaces where maintenance or other access may be required)

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

(for buildings with small spaces where maintenance or other access may be required)

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.

8. 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.

9. OPERATIONAL USE OF BUILDING

For residential buildings:

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.

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. 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.

SAFETY NOTES

ISSUE	DESCRIPTION	DATE	AUTHOR
1A	CONCEPT PLANS	02-06-2023	DM
1B	REVISED PLANS	17-07-2023	DM

PAGE No:	A010	
DWG BY:	KD	CHECKED BY: KD
SCALE:	1 : 10	
JOB No:	23-218	
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GENERAL REQUIREMENTS:

*NOTE - ANY DETAILED SPECIFICATIONS OR SCHEDULES OVERRIDE THESE NOTES.
 *DESIGNED TO BUILDING CODE OF AUST. & REG'D PRODUCTS
 *LOCAL AUTHORITY - BRISBANE CITY COUNCIL
 *WIND SPEED = N2
 * SITE DIMENSIONS ARE APPROX. ONLY AND SUBJECT TO SURVEY
 *NOTIFY DESIGNER OF ANY DISCREPANCIES.
 *CONTRACTOR TO COMPLY WITH AUST. STANDARD CODES.
 *COMPLY WITH ALL 'WORKPLACE, HEALTH & SAFETY REGS. AND ATTACHED SAFE DESIGN REPORT.
 *DIMENSIONS ARE TO FACE OF STUD OR MASONRY
 *CEILING HEIGHTS, OR OTHER UNDERSIDE DIMENSIONS, ARE CLEAR HEIGHTS TO UNDERSIDE OF FINISHED LININGS.
 *DO NOT ORDER STRUCTURAL ITEMS UNTIL APPROVAL.
 *** INSTRUCTIONS TO THE BUILDING CERTIFIER.
 STRUCTURAL AND MATERIAL SUBSTITUTIONS
 - NO SUBSTITUTIONS OF ANY STRUCTURAL ELEMENTS OR MATERIALS AS SHOWN ON THE DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE DESIGNER.

APPROVALS

* EXCAVATIONS/FILLINGS NEED APPROVAL
 * RETAINING WALLS ABOVE 1M HIGH NEED AN ENGINEER'S CERTIFICATE AND APPROVAL.
 *APPROVED PLANS TO BE ON-SITE DURING CONSTRUCTION.
 *CONTRACTOR NOT TO CARRY OUT WORK WHICH IS AUDIBLE:
 - ON A SUNDAY OR PUBLIC HOLIDAY AT ANY TIME, ON SATURDAY OR BUSINESS DAY, BEFORE 6.30AM OR AFTER 6.30PM
 - NO VISIBLE DUST EMISSIONS AT BOUNDARIES OF SITE DURING EARTHWORKS & CONSTRUCTION ACTIVITIES.

SITE-WORKS:

*CROSS-OVER TO BCC DEPT. OF WORKS 'SUBDIVISION & DEVELOPMENT GUIDELINES'
 *GRADE SURFACE AWAY FROM BUILDING AT 1:20 FOR 1m MIN.
 *BASE OF BANK OR RETAINING WALL TO HAVE SPOON DRAIN.
 *FALL TO FIELD GULLY & STORMWATER SYTEM.
 *FENCE ALL POOLS TO AS1926
 *DRIVEWAY & CROSSOVER TO KERB - AS PER ENGINEERS DETAILS.

TERMITE PROTECTION NOTES:

- Termite protection to comply with BCA 3.1.3 & AS 3660.1.
- Footings & slabs to be monolithic and comply with AS 2870.
- All penetrations through concrete slab monolithic (compliant with AS 2870) to have Termimesh system installed in compliance to manufacturer's specification. eg.Steel posts, step downs, retaining walls, control joints, drainage pipes, water supply pipes, electrical conduit, masonry piers, any penetrations through slab.
- Timber framing and timber cladding on a concrete slab that complies with AS 2870 to be minimum of 75mm clear of external concrete path or external finished ground level. Where 75mm clearance to concrete or paved driveway/path is reduced Termimesh is to be fixed to main slab of dwelling with parging as per Termimesh installation details. Perimeter of slab to be protected with Termimesh to surrounding ground levels.
- Builder to install termite protection notice in electrical meter box and on inside of kitchen cupboard door.
- Owners are to ensure inspections are carried out in accordance with Termimesh & maintenance schedule. eg annually.
- Warning piling or raising of garden to reduce the 75mm inspection zone will bridge the visual barrier system and place the structure at great risk of termite infestation and void all warranties.
-

CONCRETE

IN ACCORDANCE WITH AS3600

*REFER - BCA VOL 2 - PART 3.2 BRISBANE CITY COUNCIL
 *ENGINEER'S REPORT SUPERSEDES THESE NOTES.
 *USE ARCHITECTURAL PLANS FOR SETOUT.
 *ALL CONCRETE TO BE VIBRATED SLAB ON GROUND TO COMPLY WITH AS2870
 *VAPOUR BARRIER OF 0.2mm TO U/S, LAP 200, TAPE.
 *50mm BEDDING SAND LAYER UNDER VAPOUR BARRIER.
 *EXPOSED CONCRETE: CURE FULLY, NON-SLIP FINISH
 *ON CLAY SITE REFER CSIRO INFORMATION SHEET NO. 10-91
 *INSTALLATION EXPANSION JOINT TO FLOOR AREAS FOR CERAMIC TILES

MASONRY

REFER - BCA VOL 2 - PART 3.3
 WATERPROOFING OF SINGLE SKIN CONCRETE BLOCKWORK
 *REFER TO MANUFACTURERS SPECIFICATIONS.
 *WATER PROOF ALL OF THE EXTERNAL WALL
 *INCLUDING WINDOW REVEALS, BEFORE WINDOWS ARE FIXED.
 BEFORE ANCHOR IS INSERTED FILL HOLE WITH SEALANT.
 *ALL MORTAR JOINTS ARE TO BE FILLED TO THE DEPTH OF THE FACE SHELL AND IRONED. THE MORTAR TO BE COMPRESSED WITH IRONING TOOL OF 12mm DIAMETER AND MIN. 450 LONG, LEAVING NO VOIDS.
 *ENSURE JOINTS TO WINDOWS AND BULLNOSE BLOCKS ARE PROPERLY FILLED, REPAID ALL FAULTY MORTAR JOINTS. PRIOR TO PAINTING - RUB FACE OF BLOCKS TO REMOVE EXCESS MATERIAL.
 *PAINTING - EITHER: 1-3 COATS OF 100% ACRYLIC EXTERIOR GLOSS PAINT, BY BRUSH OR ROLLER, OR 2-1 COAT OF CEMENT BASED PAINT (EG. SILASEC) FOLLOWED BY 2 COATS OF 100% ACRYLIC, AS ABOVE, FOLLOW MANU. SPEC.
 *PRECISELY FIX ALL ITEMS GOING OVER WALLS, INCLUDING WINDOWS, AFTER PAINTING COMPLETE.

METALS (&STEEL)

*REFER - BCA VOL 2 - PART 3.4.4.4 CORROSION PROTECTION

WOODWORK/FRAMING

*TO AS1648.2-1999
 *PLATED OR LAMINATED TIMBERS - NOT EXPOSED TO WEATHER
 *REFER TO BEAM MANU. NOTES
 *TERMITE PROTECTION TO AS 3660
 *DO NOT AMEND STRUCTURAL ITEMS UNLESS YOU CONFIRM CHANGES WITH THE DESIGNER AND ENGINEER
 *STRUCTURAL BRACING - TO CONSULTING ENGINEER SPEC.
 *WALL FRAMING - REFER FRAMING SPECS. IN PLANS
 *ROOF BATTENS: COMPLY WITH WH&S REGS - REFER FRAMING SPECS. IN PLANS
 *CLADDING - REFER MANU. SPECS.

SUSTAINABLE BUILDINGS

QDC PART 29 - ACCEPTABLE SOLUTIONS
 DEFINITIONS
 ENERGY EFFICIENT LIGHTS - MEANS LIGHTING THAT PRODUCES AT LEAST 50 LUMENS PER WATT AND USES FITTINGS THAT DO NOT ACCEPT LIGHTS THAT DO NOT PRODUCE AT LEAST 50 LUMENS PER WATT.
 FLOOR AREA - MEANS THE AREA OF A ROOM MEASURED WITHIN THE FINISHED SURFACES OF THE WALLS, AND INCLUDES THE AREA OCCUPIED BY ANY CUPBOARD OR OTHER BUILT-IN FURNITURE, FIXTURE OR FITTING.

WATER CONSERVATION

A1 - SHOWER ROSES HAVE:
 (A) AN AAA RATING WHEN ASSESSED AGAINST AS/NZS 6400:2004; OR
 (B) A THREE STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS)
 A2 - (A) THE WATER SUPPLIED TO A NEW CLASS 1 BUILDING DOES NOT EXCEED PRESSURE LEVELS SET OUT IN AS/NZS 3500.1:2003; AND
 (B) IF MAINS WATER PRESSURE EXCEEDS OR COULD EXCEED 500kPa, A WATER PRESSURE LIMITING DEVICE IS INSTALLED TO ENSURE THAT THE MAXIMUM OPERATING PRESSURE AT ANY OUTLET, WITHIN A BUILDING DOES NOT EXCEED 500kPa
 A3 - TOILET CISTERNS HAVE DUAL FLUSH CAPABILITY THAT DOES NOT EXCEED 6 LITERS ON FULL FLUSH AND 3 LITERS ON HALF FLUSH.

ENERGY EFFICIENT LIGHTING

(A) FLUORESCENT LIGHTS OR EXTERNALLY BALLASTED COMPACT FLUORESCENT LIGHTS ARE USED IN 40% OF THE TOTAL FLOOR AREA OF ALL ROOMS.

FINISHES

PLASTERING/LININGS
 *WALL & CEILING LININGS TO BE 10mm PLASTERBOARD UNO
 *STEEL BATTENS AT 450 CTRS TO CEILINGS
 *WET AREA WALL LININGS - 6mm FC - HARDIES VILLABOARD
 *SHOWER LININGS/WATER PROOFING - TO AS3740-2004

PAINTING

*PAINT/STAIN ALL EXPOSED MATERIAL - FRAMING, CLADDING & LININGS.
 *PAINT TO BE FROM AN APPROVED MANU. IN LABELED CANS. 1 PRIMER COAT & 2 FINISH COATS. PRIME ALL TIMBER & WINDOW FRAMES BEFORE FIXING.
 *PAINT SYSTEM TO COMPRISE SUBSTRATE PREPARATION & UNDERCOATS APPROPRIATE TO THE FINAL COAT TYPE.
 *PAINTING OF PLASTERBOARD/LININGS - BRUSH OR ROLLER ONLY.
 *NO SPRAY GUN USED UNLESS APPROVED.

ELECTRICAL

*ALLOW FOR INTERNAL INSTALLATION OF SWITCHBOARD
 *INSTALL EARTH LEAKAGE CIRCUIT BREAKERS. 'SAFETY SWITCH'.
 *METERS - MAX. 2m FROM FRONT OF BUILDING AND BE ACCESSIBLE.
 *CONTACT TELSTRA FOR PRE-WIRING PRIOR TO SLAB POUR.
 *FIT MAINS POWERED SMOKE ALARM COMPLYING WITH BCA VOL 2, PART 2.4 TO EACH LEVEL OF THE HOUSE, ON THE CEILING.
 (AIR-CONDITIONING IF DUCTED - REQUIRES 3 PHASE POWER).

BALUSTRADE

- ALL BALUSTRADES TO BE MIN 1m HIGH ABOVE 'FINISHED' SURFACE LEVELS, WITH MAX 125mm GAPS. THE BUILDER MUST ALLOW FOR ANY FUTURE FLOOR COVERINGS OR TILES IN CALCULATING 1m HEIGHT. HEIGHTS TO ALLOW FLOOR SHAPE & FALLS

- ALL STAIR CONSTRUCTION TO HAVE 125mm GAPS MAXIMUM BETWEEN TREADS AND WITHIN 1m HIGH BALUSTRADES

- BALUSTRADES TO FLOORS 4m OR HIGHER ABOVE THE SURFACE BENEATH ARE TO BE NON-CLIMBABLE BETWEEN 150mm & 760mm ABOVE FINISHED FLOOR LEVEL

- REFER ALSO 'FOREST AND WOOD PRODUCT RESEARCH AND DEVELOPMENT CORPORATION 'TIMBER INFORMATION BULLETIN 2' FOR ADDITIONAL INFORMATION

- IN WEATHER/MOISTURE EXPOSURE AREAS, ALL TIMBER HAND RAIL AND BALUSTRADE COMPONENTS ARE TO BE NATURALLY DURABLE CLASS 1 or 2, or PRESERVATIVE TREATED TO H3 OR HIGHER IN ACCORDANCE WITH AS1604


- POSTS TO BE MIN 80x80 F5 MIN @ 3600 CRS MAX
 - NEWELS TO BE MIN 80x80 F5 MIN @ 1800 CRS MAX

- HARDWOOD INFILLS TO BE MIN 19x19 or □21
 - SOFTWOOD INFILLS TO BE MIN 19x42 or □25

- IN WEATHER/MOISTURE EXPOSURE AREAS, ALL METAL CONNECTORS INCLUDING NAILS, SCREWS & BRACKETS TO BE HOT DIPPED GALV. CLASS 3 CORROSION RESISTANT or S.S. FOR MARINE ENVIRONMENTS

- ALL TIMBER TO BE FULLY PROTECTED FROM THE WEATHER WITH APPROPRIATE FINISHES AS PER 'TIMBER INFORMATION BULLETIN 2'.

- REFER 'TIMBER INFORMATION BULLETIN 2' FOR HANDRAIL SPANS, SIZING AND FIXING DETAILS ACCORDING TO CLIENT'S CHOICE OF BALUSTRADE/HANDARIL STYLE

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