

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services



PLANNING DIVISION P: 0438 755 374 E: Patrick.c@gmacert.com.au P.O. Box 2760, Nerang Qld 4211

Our Ref: 20190781 Date: 29 March 2019

Chief Executive Officer Douglas Shire Council PO Box 723 Mossman QLD 4873

Attn: Daniel Lamond

Via Email: Daniel.Lamond@douglas.qld.gov.au

Dear Daniel,

RE: RESPONSE TO INFORMATION REQUEST -APPLICATION FOR MATERIAL CHANGE OF USE (DUAL OCCUPANCY) ON LAND LOCATED AT 58 MUDLO STREET, PORT DOUGLAS (LOT 11 PTD20933)

Reference is made to Councils Information Request pursuant to section 12.2 of the Development Assessment Rules, dated 28 March 2019, in respect of the abovementioned application.

Specifically, the following information was requested to complete the assessment of the application:

 Amendment to the proposed design to comply with the Planning Benchmarks contained in Performance Outcome 3 and Acceptable Outcome 3.1 of the Dual Occupancy Land Use Code. Specifically ensuring that the enclosed garages do not dominate the streetscape façade of the dual occupancy.

Performance Outcome PO3 and the associated Acceptable Outcome AO3.1 State:

PO3

www.gmacert.com.au						
BUILDING APPROVALS & INS	SPECTIONS	BUILDING CERTIFICA	TION	ENERGY EFFICIENCY AS	SSESSMENTS	TOWN PLANNING
Gold Coast	Caboolture	Townsville	Cairns	Port Douglas	Childers	Kingscliff

Buildings and structures have sufficient area for residential living consistent with the amenity of a residential area and are sympathetic to the streetscape pattern.

AO3.1

Car parking areas, including garages and other parking structures, are designed and located so that they do not occupy more than 30% of the lot frontage.

Street Scape Pattern

The streetscape pattern of Mudlo Street is considered to be best described as a mix of single residential and multiple residential developments of single storey to three storeys in height and with large driveways and with a prevalence of solid front boundary fencing.

Some properties have mature landscaping provided within the front setback area, whilst other properties are clear of landscaping.

Below are as series of photograph that illustrate the varied and differing nature of the Streetscape pattern and the prevalence of driveways.



4 Mudlo Street, Multi residential development.



6 Mudlo Street, Dual Occupancy Development



20 Mudlo Street, Multi residential.



30 Mudlo Street, Dwelling House



44 Mudlo Street - Multi-residential development



46 & 48 Mudlo Street



62 Mudlo Street, Dwelling House

It is considered that this variation in built form and development type does not result in a consistent streetscape pattern or streetscene that provides clear guidance in respect of the form of development facing the street. However, it is acknowledged that the Planning Scheme intent is to enhance the prevalence of front doors and windows to the street facing facades of buildings and to reduce the visual impact of garage doors and solid boundary fences at the street front boundary.

Proposed Amendments

In accordance with Councils request, the proposal plans have been amended to increase the dominance of the front doors to the dwellings on the street facing façade, reduce the extent of solid boundary fencing to the street, reduce the extent of driveway and vehicle manoeuvring area within the street facing setback and increase the quantity of landscaping.

Front doors

The original plans provided for the font doors to be setback inside an internal corridor and the entrance was flush with the main façade of the building. The revised plans have brought those front doors forward to the main building line and have included a front portico to further enhance the appearance of the front doors. In addition, the front boundary wall has been removed and a separate landscape pedestrian entrance from the street has been provided and the front entrances are now directly visible from Mudlo Street. The front doors and entry would represent 10% of the front façade of the building.

Front boundary fencing

The original plans proposed a central boundary wall and solid walls that extended from the side boundary. The revised plans proposed the removal of the central wall and the setback of the side walls to provide for landscaping to be planted within that setback area. The impact of this is to reduce the elements of built form on the boundary, increase landscaping and increase the dominance of the front door on the streetscene.

Vehicle driveway and manoeuvring area

The revised plans have reduced the footpath crossover to three metres per dwelling and to reduce the internal manoeuvring area to that which is necessary to provide access to the garages. This has resulted in the ability to provide a landscaped pedestrian pathway to the front doors and to increase the area of landscaping at the front boundary.

Windows

The windows associated with the amended plans have been significantly increased in size to improve the street facing articulation and to reduce the impact of the built form on the street. The total area of windows would be 10.08m² or 9.5% of the front façade of the building.

Garage Doors

The garage doors are at the minimum size to permit the operation of a double garage of 5.5 metres and are proposed to be finished with a hardwood timber cladding to soften their appearance and to blend in with the balance of the front façade. The font façade has a total surface are a of 105.63m² and the garage doors would be 29.56m² in surface

area. this equates to a total of 27.56% of the total front façade. This is considered to be consistent with the Acceptable Outcome that no more than 30% of the street frontage is occupied by garage doors. In this instance no more than 30% of the street facing façade would be occupied by garage doors.

In accordance with section 13.2 of the Development Assessment Rules please find attached the following:

• Revised proposal plans that demonstrate that the proposed development would result in a front façade where the central feature is the landscaped front entrance to the dwellings with increase landscaping and windows and a reduced dominance of garages.

In giving this response I also advise that we wish Council to I proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending the applicant-response period.

We look forward to receiving your advice in respect of the proposal as soon as possible; should you have any queries regarding this matter please do not hesitate to contact the undersigned on 0438 755 374 or by email Patrick.c@gmacert.com.au

Kind Regards,

Patrick Clifton PLANNING MANAGER GMA CERTIFICATION GROUP

FOWLER DUPLEX RESIDENCE - 58 MUDLO STREET PORT DOUGLAS

GENERAL NOTES

GENERAL

SITE PREPARATIO

WALL CONSTRUCTION - FRAMING: EXTERNAL STUDWORK WALLS / LOAD BEARING WALLS :

EXTERNAL STUDWORK WALLS I, OAD BEAR MOPT2 (H2) 99 x 55 STUD (S) MAX. 450mm CRS. 90 x 55 STUD (H ATES. 22 90 x 55 TOP FAITES. 90 x 35 NOGS (B) 1550 CRS GENERALLY MIZ) MAT EL-JOWN ROD POSITIONS AS SHO LINTELS AS PER SCHEDULE. 25 STUDS BESIDE OFENINGS (JP TO 1800mm 3 STUDS BESIDE OFENINGS UP TO 3800mm 3 STUDS BESIDE OFENINGS UP TO 3800mm

4 STUDS BESIDE OPENINGS UP TO 5000m

AS SHOWN ON PLAN

- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENOMENTS. AS1684.3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.

- ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS. ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WITHIN SPECIFICATIONS AND RECOMMENDATIONS. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWI

HEAY STALL CUMPALIAN POWN THILE REVENTION THE REVENTION THE REVENTION THE REVENTION OF A STALL CLARK SELECT FILL A CLARK MATERIAL TO BE OF LOW PLASTICITY (P1<5) GRANULAR SELECT FILL PLACED IN LAYER STATUSET THAT COMPARE THE STATUS OF SESS AND UNFORM LY COMPACTED TO A NUMMUM CAR DO NOT PLASTIC STATUS OF SESS AND UNFORM LY COMPACTED TO A NUMMUM CAR DO NOT PLASTIC STATUS OF SESS AND UNFORM LY COMPACTED TO A NUMMUM CAR DO NOT PLASTIC STATUS OF SESS AND CONSTRUCT SULDING PLATFORM TO COMPACT NUM SERVICE STATUS OF SESS AND CONSTRUCT SULDING PLATFORM TO COMPACT NUM SERVICE STATUS OF SERVICE STATUS OF SERVICES AND CONSTRUCT SULDING PLATFORM TO COMPACT NUM SERVICES AND CONSTRUCT SULDING SULDING SULDING STATUS AND CONSTRUCT SULDING SULDING

ONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDATION OF THE POSSIBLE ENGINEERING AMENDATION OF THE POSSIBLE ENGINEERING

ALEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING

INTERNAL STUDWORK WALLS - DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS. - SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY WILL VOID VARIATION TO ANY PART OF THE DESIGN & ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND 90MM THICK WALLS :

IGP12 (H2) AD x 35, STUDS (RMAX, 450MM CRS) PERFORMANCE OF THE BUILDING - 90 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS. - 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS. - STRP BUILDING SITE OF ALL TOPSOL AND ORGANICS. - BUILDING PLATFORM MID PAYENENT SUPPORT AREAS SHOULD BE UNFORMLY COMPACTED IF NEWY SUPPORT CALING TO A MINIMUM ORY DENSITY PARTI OF 59% SRDD. SOFT 5PTOTS ENCOUNTED DURING COMPACTION TO BE TREATED BY TYNING, DRIVIS ON DECOMPACTION. - THE USE OF VIBRATORY ADLESS FOR FARTHWINKS COMPACTION MAY CAUSE SUMPICIANT GROUND VIBRATION MAY CAREFUL SITE CONTRACTION MAY CAUSE SUMPICIANT GROUND VIBRATION MAY CAREFUL SITE CONTRACTION MAY CAUSE SUMPICIANT GROUND VIBRATION MAY CAREFUL SITE CONTRACTION MAY CAUSE SUMPICIANT GROUP ACTION. LANT WILL BE REQUIRED TO AVID DAMAGE TO AUXIONING MAXING AND Y BUILDINGS.

BRACING WALLS : - 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @ : - 4mm STRUCTORAL PLT FIXED WITH 2.8 X30 G 50mm CRS. TOP AND BOTTOM PLATE. 150mm CRS. TO VERTICAL EDGES. 300mm CRS. INTERMEDIATE STUDS. - ANCHOR ENDS OF WALLS TOP AND BOTTOM. - USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS. - FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED - FIX BOTTOM AND TOP OF WALL TO FLOOR AND BOOF STRUCTURE

TH M-12 BOLTS AT MAX 900 CNS. WHERE WALL IS PARALLE MITTIME 20 CH 34 NAME AND CHAINER WHEN BY ADDRESS AND CHAINER AND CHAINE AND CHAINE AND CHAINER AND CHAINE AN

TRUSS/PURLIN

- STRAP WALL JUNCTIONS WITH 2-30X0.8 GAL STRAPS WITH 8-2.8X30 GAL FLAT HEAD NAILS EACH STRAP BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS - SULLER SMILL EIGUNE I HIN SUI HALE AND APPHONENTE L'ENDUARA LI S PROVIEGO TO THE BUILDINE.
 - BULERE SMILL ESUL EROSION BARRIERS ARE - BULERE SMILL ESULE THIS SUI FALLE SUI L'EROSION BARRIERS ARE - MERET TO SUI. TEST CLASSIFICATION CARRIER DUT FY DIETROPESSIONES. S-REPORT IN - SINT DATE: 0312017 - STIE TO BE RE ITSTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINE - USE 6mm VILLABOARD IN LIEU OF PLY IN WET AREAS

OWED BY ENGINEER

70MM INT STUD WALLS- NON LOAD BEARING ALL INTERIOR TIMBER STUD WALLS SHALL BE 70X35 MGP10 WITH 10MM GYPROCK PLASTER BOARD EITHER SIDE.

ALL ROOF SHEETING AND BATTEN FIXINGS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE

ACCURRENCE INITI TERMINATIVE LINES STEURING LINE THE TREE RECURREN WING SYSTEMS FOR THE MHCLE MET LA ROOF ASSEMBLY STPFLED THE MAIN FOR THE ARE TO BE COMPLIANT WITH THE LOW HIGH-LOW CYCLL, TESTING RECURRENENTS OF THE BULLING OLGE OF AUSTRAL REPORTATION BY TOULINE FFOR CLASS 210 98ULDINGS (OR (SECTION 31.0.1 VOLUME 2 FOR CLASS 210 BULDINGS)

A COMPLIANCE CERTIFICATE' SHALL BE REQUESTED FROM THE MANUFACTURER' & THE 'INSTALLER'

GENERAL : - LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE

WITH THE MANUFACTURER'S SPECIFICATION

- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THF FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 KPa ROOF 1.50 KPa PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND INTERNAL SUSPENDED FLOORS 300 KP2 STRESS OF 20 CPT 20 KP2 OF 1.0 KP2 INTERNAL SUSPENDED FLOORS 3.00 KP2 EXTERNAL SUSPENDED FLOORS 1.50 KP2 GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 REGION C. DESIGN GUST WIND SPEED 50m/s PERMISSIBLE, 61/m ULTIMATE LIMIT STATE CONNECTIONS. - J2 JOINT GROUP FOR HWD TRUSSES. - J2 JUIN GROUP FOR HIND HOUSES. JDJ JOIN GROUP FOR PINE TRUSSES. ROOF BRACING - METAL STRAP BRACING TO TRUSS MANUFACTURER'S DESIGN. ROOF SHEET & BATTEIN FRINGS - LYSANHT SHEETING OVER LYSAGHT BATTEINS

FOOTINGS & SLABS

SERVICE LOADS:

O A SATISFACTORY DRAINAGE OUTLET

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100KPA & CLASS 'P SITE CLASSIFICATION ACCORDING TO A.S. 2870 - BULDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION - NATURAL FOUNDATIONS TO BE GRUBBED OUT & FREE OF ORGANIC MATTER & DEBRIS & COMPACTED TO A MIN. 95% SRDD AT -5% TO +2% OF OPTIMUM IOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR

COHESIONLESS SOILS. - FILL TO SLAB TO & FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN MIN 150mm LAYERS TO 55% SPID AT 5% TO 52% OF THE DIMPACTED IN MIN TOURING LATERS TO 95% SRUD AT 45% TO 42% O DPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SRDD FOR

COHESIONLESS SOILS. FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH

ANY SOFTENED MATERIAL REVICIOE DASE OF PODINISTICA DE UDINISTI ANY SOFTENED MATERIAL REVICIOE DASE OF PODINISTICA DE FOUNCEU ON FRIM NATURAL GROUND WITH IMMAUN SAFE BEARING CAPACITY OF 100PA . REVILOS GASSA SI TOPOLI CONTANUNA ROTOS TROU DAS SISTE PRIVIDE COMPACTE DI SAND BECONG UDICER SA.8. PROVIDE CLARM POLYTHENE MOSTENE BARRER INDER SLAB & FOOTINGS - DONCETE TO SUB OLYTHENE MOSTENE BARRER INDER SLAB & FOOTINGS - ODINCETE TO SUB A FOOTINGS TO BE NOB, SUMP 20mm AGGREGATE - VIBIATE ALL CONDETE CLURE SAR TARY SIMILAU. - ODINCETE COMPENDE CLURE SAR TARY SIMILAU. WET AREA WALLS:

SPACED AT APPROX.750mm CRS. - CONDUITS& PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE - LAP SLAB MESH 2 CROSSWIRES MINIMUM LAPS UNLESS OTHERWISE - CURLING THE STRUEL INTER PLACED WITTEN COVER COMORE: E
 - LAP SLAB MESH2 CROSSWIRES MINIMUM LAPS UNLESS OTHERWISE
 NOTED: N12-600mn, N16-600mn, N20-1000mn, N24-1200mn, N28-1400mn
 REIN-FORCEMENT COVER: FOOTINGS - 50mm BOTTOM, SLABS - 40mm TOP / 50mm BOTTOM - CAST-IN ITEMS SHALL BE HOT DIPPED GALVANISED

CASI-INTERNS SHALL BE HOT DIPPED GALVANISED FOOTINGS SHALL ID OT BE LOCATED CLOSER TO THE VEAREST EDGE OF A SORMWATER/SEWER TRENCH THAN THE DEPTH OF THE TRENCH. STEI AREA TO BE GRADED TO READLY REMOVE SURFACE WATER & PREVENT POINTAIL AN LOCATION OF A DEMANY STEELWORK: ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600. 20 GRADE CONCRETE TO ALL FOOTINGS REFER SLAB PLANS FOR FLOOR SLAB CONCRETE GRADES

CLEATS. BRACKETS. STIFFENERS ETC. TO BE 10mm PLATE UNC 5PL END PL TO ALL HOLLOW SECTIONS - BOLT HOLE CLEARANCE TO BE 2mm - HOLD DOWN BOLT CLEARANCE 2mm

- HOLD DUWN BUL I CLEARWICE ZIM - CONJUTO E 21 CAINTISAND, MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES - CHEINSET ANCHORS TO BE RAMSET SPIN CAPSULES OR SERIES 800 OR EQUILVIALENT - ALL STEEL WORK NOT HOT DIPPED GALVANISED SHALL BE BRASIVE CLEANED TO CLASS 2.5 LEVEL & PAINTED PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL PRIMER & TWO FINISH COATS - ALL CAST IN ITEMS TO BE HOT DIPPED GALVANIZED U.N.O

TW DENOTES GRADE DISUL COLD DRAWN RIBBED WRE TO ASIATI. RT: SL; L; TW DRAWTES RAVED DOB ORDERNUE WRE ENASIATI. ADDITINES SHALL NOTE ELUSED WITHOUT THE SUPERINTENDENTS APPROVAL. MECHANICALLY WRATE CONCRETE IN HE FORM TO OKIM MANIMA COMPACTION WITHOUT SCREEGATION OF THE CONCRETE. - OUNCERTE SIZES SHOWN ARE MANIMUM AND DO NOT INCLUE APPLED FINISHES. - DONOT REDUCE OR ALC CONCRET INTUOL SUPERIOR TANGENTS APPROVAL. - DO NOT REDUCE OR ALC CONCRET INTUO TIS VIENTIMENT FACE OVER CONCRETE. - DO NOT REDUCE OR ALC CONCRET INTUO SUPERINTENTIME THE COVER CONCRETE. - DO NOT REDUCE DEREMALLY COMPUTINE HAS SON - STRIPPING OF FORMWORK SHALL COMPLY WITH SECTION 19 OF ASS80.

CONCRETE MASONRY NOTES:

GENERAL WALLS U.N.O.

CONCIMINATION OF A CONTRACT WITH AS 3700 & AS 2733 MORTAR 1:1:6 (CL:S) DOTS DENOTE N12 VERTICAL BARS (U.N.O.) AT ENDS, CORNERS INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT CRS NOTED ON PLANS. NI TERESCIANS, ENCARSE CONTRACTERISTICA DE MUIEU VIETANS LE VIETATUE AUSTINISTICA DE LA CONTRACTERISTICA DE MUIEU VIETANS PROVIDE ADDITIONAL NU VERTILE AUS ELCHISTICS DE OPENICAS - 2400 MILE PROVIDE ADDITIONAL NU VERTILE AUSTICAS DE MUIEU NULLS REUM INITI ANIZ BARCIATOURES - UN BRIMMIN A LL COMPANIL ADDITIONES INDE MUIEU PROVIDENT - AL LOCTRANL, ADDITION DE FUIDIE VIETA FRANCTI PROVIDENTIS - AL LOCTRANL, ADDITION DE FUIDIE VIETA FRANCTI PROVIDENT - AL LOCTRANL, ADDITION DE FUIDIE VIETA FRANCTI PROVERING - AL LOCTRANL, ADDITION DE FUIDIE VIETA FRANCTI PROVIDENT - AL LOCTRANLE FRANCTION DE FRANCTI PROVIDENT PROVIDENT - AL LOCTRANTANTE ADDITION DE FRANCTI PROVIDENT - AL LOCTRAN

PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY. - EXECUTION & CONTROL TESTING OF EARTHWORKS & ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3798

- CONCRETE - CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600

 CONCRETE SPECIFICATION UNDERSIGNATION OF MAIL SPECIFICATION UNDERSIGNATION UNDERSIGNATION UNDERSIGNATION OF MAX. SILUMP
 GROUND SLAB N32 20mm 80mm
 CORE FILL S20 10mm 230mm REINFORCEMENT NOTATION: DENOTES GRADE D500N HOT ROLLED REBAR TO AS4671.

S' DENOTES GRADE D250N HOT ROLLED REBAR TO AS4671. R' DENOTED GRADE R500L COLD DRAWN ROUND WIRE TO AS4671 W' DENOTES GRADE R500L COLD DRAWN ROUND WIRE TO AS4671 W DENOTES GRADE DOUL COLD DRAWN RIBBED WIRE TO AS467

PROJECT FOWLER RESIDENCE

DESIGNER NV

SUGGESTED MATERIALS & FINISHES

 FLOORS: CONCRETE SLAB LOWER WITH SELECTED TILES: TIMBER FRAME ON UPPER LEVEL WITH SCYON BOARD AND SELECTED TILES. STD GREY MIX / GARAGE, TO HAVE PLAIN STIPPLE FINISH

- DRIVEWAY & PATHWAYS : OYSTER GREY EXPOSED CONCRETE

• WALLS : EXTERNAL MASONRY WALLS : "QUICK WALL" QUICK SAND CEMENT RENDER PAINT COLOUR SURFMIST. SELECT STONE CLADDING TO FEATURE WALLS INT. GABLE WALLS AND CLADDING SYCON LINEAR 1 GABLE WALLS AND CLAUDING SYCON LINEAR 1 INTERNAL WALLS: PLASTERBOARD GENERALLY UNO, PAIN FINISH, WALL COLOUR "RESENE" 1/4 STRENGTH THORNTC CREAM LOW SHEEN. WASHABLE AND MOLD INHIBITOR

EXTERNAL WINDOWS & DOORS :

INTERNAL DOORS : PAINT FINISH "RESENE" 1/4 STRENGTH THORNTON CREAM SATINISEMI (2) OSS

- EXPOSED STRUCTURAL TIMBER : SPOTTED GUM HARDWOOD / CLEAR SEALED

- CEILINGS : FI AT PLASTERBOARD CEILINGS, PAINT FINISH

RESENE" 1/8 THORNTON CREAM CEILING FLAT WASHABLE AND MOLD INHIBITOR

• SOFFITS : FC SHEET & PAINT FINISH WOODLAND GREY WASHABLE AND MOLD INHIBITOR

ROOFING : CUSTOM ORB ROOF SHEET - COLOUR COLORBOND

WOODLAND GREY - FASCIAS : STANDARD COLORBOND -COLOUR WOODLAND GREY

- GUTTERS : COLORBOND FLAT BACK HALF ROUND-COLOUR WOODLAND GREY

TIMBER FENCING AND RENDERED BLOCK FENCING

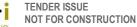
WALLS : WOODLAND GREY

POOL PEBBLE :
 BLUE GLASS PEBBLE COMPANY - FIJIAN SEAS

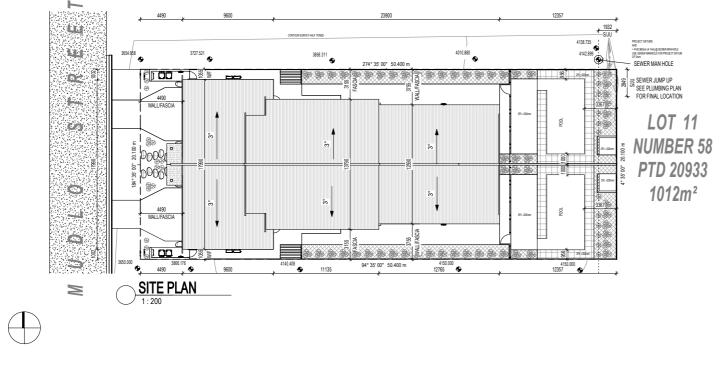
POOL COPING :
19MM BULL NOSE 450X450 CHARCOAL

-POOL TILE: 150MM BELOW COPING (3X50MM MOSIAC TILE) ROYAL BLUE WHITE GROUT





e : info@nathanverri.com REVISION Mossman Q 4873 ISO 29-Mar-19 5:35:44 AM



TERMITE TREATMENT:

- ALL TUNKER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS LISTED IN ASS69.1-APPENDIX) (OR PERMICALLY TREASTED TIMBERS IN ACORDANCE WITH ASS86.1-AMPENDIX D. - LOSP TREATED TIMBER TO BE TREATED TO HZ LEVEL FOR ALL - LOSP TREATED TIMBER TO BE TREATED TO HZ LEVEL FOR ALL - MERRIS USED IN AGVIC GROUND, ORY, WEATHER PROTECTED AREAS, SUCH AS TRUSSES, INALL FRAMING AND SUB-FLOOR APPLICATIONS.

APPLICATIONS. - H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE, EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RALLS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADINGS. DUE TO THE DYE PICKENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNAL ARCHITRAVES AND MOULDINGS TO BE EITHER NATURALL RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS. - ALL SLAB PENETRATIONS TO HAVE TERMINESH MARINE GR STEEL COLLARS FITTED BY MANUFACTURER'S QUALIFIED

STEEL OULLARS FITTED BY MANUFACTURERS QUALIFIED TECHNICIANS. BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD. THE NOTICE TO

NOICATE: - METHOD OF PROTECTION. - DATE OF INSTALIATION OF THE SYSTEM LISED. - WHERE A CHEMICAL BARRIER IS USED. ITS LIFE EXPECTANCY - MIERE A CHEMICAL BARRIER IS USED. ITS LIFE EXPECTANCY - AS LISTED ON THE INITIONAL REGISTRATION AUTHORITY JABE. - THE INSTALLERS OF INAURICATEURER RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR - THE INSTALLERS OF AND FREQUENCY OF FUTURE INSPECTIONS FOR - THE INSTALLERS.

TERMITE ACTIVITY. - THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE TREATIMENT SYSTEM PROVIDE SUCH SYSTEMS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE NCC 2016. - GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH NCC 2016 PART 3.1.3

FLECTIRCAL:

- A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT). IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A INIMUM

4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FO

NLL ABOVE ITEMS HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING

THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

PLUMBING

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH ASINZS 64002004: 4 STAR WATER EFFICENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL WATER INVELY USE REVISES WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3 STAR WELS RATED. - MINIMUM 3 STAR WELS RATED TAP WARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASIN AND LAUNDRY TROUGHS. PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

AIR CONDIT

- BUILDER TO NOTE THAT SPLIT AIR CONDITIONING UNITS TO BE INSTALLED WHERE REQUIRED BY OWNER OR AS PER PLAN ONLY. ALLOWANCE TO BE MADE FOR THE INSTALL AT ONLOGE OS BIDES AND CONDENSATION DRAWN INSTALLATION OF GAS PIPES AND CONDENSATION E ATTIME OF POURING SLAB AND ERECTING WALLS. - ALL PIPES TO BE INSULATED AS REQUIRED. - INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

0	AT
ACCORD. AS	ACCORDING AUSTRALIAN STANDARD CODES
B	BENCHTOP
BFC	BROOM FINISH CONCRETE
CMB	CONCRETE MASONRY BLOCK
CONC COS	CONCRETE CONFIRM ON SITE
CDS	SELECT CARPET
CPD	CUPBOARD
CRS	CENTRES
CS	CAVITY SLIDER
CSK	COUNTERSUNK
CT CKT	SELECT CERAMIC TILE COOKTOP
CEW	CONTINUOUS FILLET WELD
DIA.	DIAMETER
DPC	DAMP PROOF COURSE
DW	DISHWASTER
D.P FA	DOWN PIPE FOUAL ANGLE
EJ	EXPANSION JOINT
FC	FIBRE-CEMENT
FFL	FINISHED FLOOR LEVEL
FH	FLAT HEAD NAILS
g GAI	GUAGE (BOLTS, SCREWS)
GAL GB	GALVANISING
GB HH	SELECT GLASS BALUSTRADE HEAD HEIGHT
HEX.	HEXAGONAL HEAD (BOLT)
HR	SELECT SS HANDRAIL
HT	HEIGHT
HWD HWS	HARDWOOD
HWS LOSP	HOT WATER SYSTEM LIGHT ORGANIC SOLVENT PRESERVAT
MM	MILLIMETRES
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
MGP MIC	MACHINE GRADED PINE
MS	MICROWAVE OVEN MILD STEEL
NCC	NATIONAL CONSTRUCTION CODE
NGL	NATURAL GROUND LEVEL
OFC	OFF-FORM CONCRETE FINISH
OG OHC	OBSCURE GLASS
PB	OVERHEAD CUPBOARD PLASTERBOARD LINING
PC	POLISHED CONCRETE
PF	SELECT 1200H POOL FENCE
PL	PLATE
PVC	POLYVINYL CHLORIDE
REINF RGH	REINFORCING ROUGHER HEADER H3 TREATED PINE
RHS	RECTANGULAR HOLLOW SECTION
SCJ	SAW CUT JOINT
SFL	STRUCTURAL FLOOR LEVEL
SHS	SQUARE HOLLOW SECTION
SLC SS	SELECT HWD SHIPLAP CLADDING STAINLESS STEEL
SPEC	SPECIFICATION
SHS	SQUARE HOLLOW SECTION
TBR	SELECT TIMBER LAMINATE FLOORING
TOW	TOP OF WALL
UA	UNEQUAL ANGLE
UNO	UNLESS NOTED OTHERWISE
L01	LINTEL NUMBER
(001)	DOOR NUMBER
(1011)	WINDOW NUMBER
A SECTION REFERENCE	SECTION MARKER
	ELEVATION KEY
DETAL REFERENCE M SHEET REFERENCE	DETAIL CALLOUT
	ROOM NAME
LOUNGE 2800	CEILING HEIGHT
2800 P8	CEILING MATERIAL
CT	FLOOR FINISH
🜩 RL 00.000	REDUCED LEVEL
100	SLAB SETDOWN
FALL .	SLAB FALL
- <u>100</u> -	SLAB THICKNESS

BUILDING/LAND RATIO	
LANDIPLOT SIZE	1013m²
LOWER FLOORS INCLOSED	398m²
PATIOS-PORCH/NOT INCLOSED	66m²
GFA INCLOSED	398m²
UPPER FLOOR INCLOSED	155m²

FLOOR AREAS PER UNIT

UPPER COVERAGE %

INTERNAL HOUSE LOWER	146m² 75m²
INTERNAL GARAGE	46m²
EXTERNAL UNDER COVER	34m²
GFA	301 m²
POOL	33m²

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES

15.30%

C2	61	39	±2.68	±0.88	-4.02	-1.23	
	ULS	SLS	ULS	SLS	ULS	SLS	
	V h,u	V h,s	GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS		
CLASS		SPEED IIS)		(kP	a)		

SHEET SITE PLAN, GENERAL NOTES & LEGEND

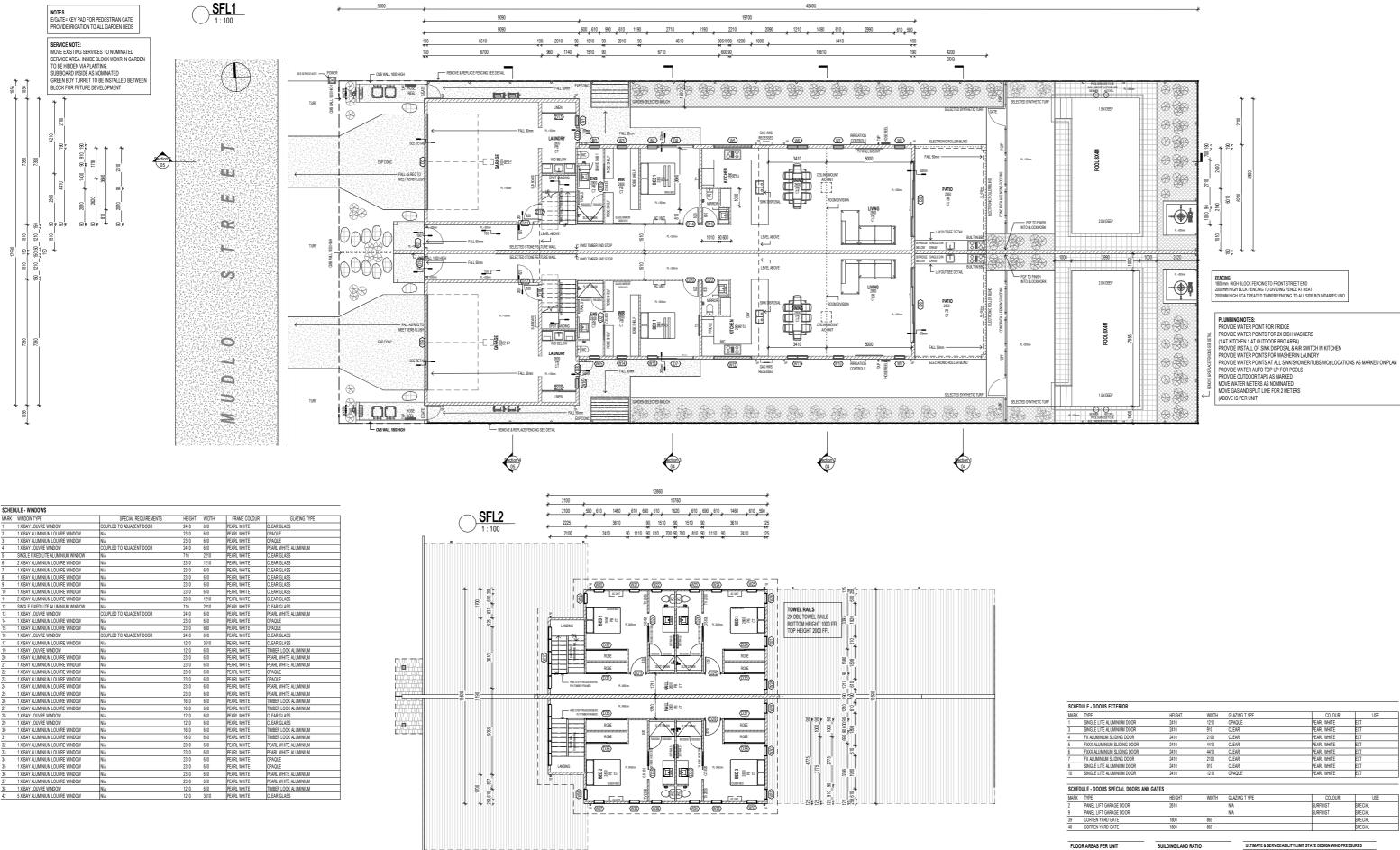
PROJECT ADDRESS L58 / SP/RP TBC PORT DOUGLAS 4877

PROJECT NUMBER 158MDLO

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH ASINZS 4858. - WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH "WEI AREAS TO BE WATER INVOLVE AN AUGUMENT AND A THE AREAS AND SATE AND A AND A THE AND A THE AND A THE AND A THE AND A AND A THE AND A THE AND A A

ALL STEEL HORNS TO BE COMMENDED OF NOSTINATING STANARDAR 54 HOR STEEL STRUCTURES CODE - STEEL SHALL BE AS 3878 & 3878 GENERALLY GRADE 300 PLUS FOR HOT ROLLED SECTIONS AS 1153 GRADE 330 FOR HOLLOW SECTIONS - BOLTS SHALL BE COMMERCIAL GRADE 4.6IS SNUG TIGHTENED

-BOLTS SHUL BE COMMERCIAL GRADE 4 AS SNUT TINFTHED GENERALLY UNA. -BOLTS SHUL BE GULVANIESD OR & OF SUFFICENT LEURITH TO KOLUDE THE HERALP ROME TINE SHAR PLANE A SUTABLE WASHER SHULL BU SED UNDER ALL MITS UNLESS OTHERWISE SPECTS OF SUFFICIENT OF ALL SHAR SHULL BESS OTHERWISE SPECTS OF SPECTS OF FROM TO AS 1554.1 CLASS SP WELDING GAUC COMMUNICAS FUELT WELD TO FULL PERMETER AL CONTACT.





e : info@nathanverri.com REVISION Mossman Q 4873 ISO 29-Mar-19 5:35:51 AM

MARK	TYPE	HEIGHT	WIDTH	GLAZING T YPE	COLOUR	USE
1	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
3	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
4	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
5	FXXX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
6	FXXX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
7	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
8	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
10	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT

MARK	TYPE	HEIGHT	WIDTH	GLAZING T YPE	COLOUR	USE
2	PANEL LIFT GARAGE DOOR	2610		N/A	SURFMIST	SPECIAL
9	PANEL LIFT GARAGE DOOR			N/A	SURFMIST	SPECIAL
39	CORTEN YARD GATE	1800	865			SPECIAL
40	CORTEN YARD GATE	1800	865			SPECIAL

FLOOR AREAS PER UNIT BUILDING/LAND RATIO			ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURE							
INTERNAL HOUSE LOWER	146m² 75m²	LANDIPLOT SIZE LOWER FLOORS INCLOSED	1013m² 398m²	WIND CLASS	WIND	N GUST SPEED n/s)		DESIGN PR (kP		
INTERNAL GARAGE EXTERNAL UNDER COVER	46m² 34m²	PATIOS-PORCHINOT INCLOSED GFA INCLOSED	66m² 398m²		Vh,u	V h,s		ER THAN I CORNERS		P TO M CORNERS
GFA	301m ²	UPPER FLOOR INCLOSED	155m²		ULS	SLS	ULS	SLS	ULS	SLS
POOL	33m²	LOWER COVERAGE %	39.28%	C2	61	39	±2.68	±0.88	-4.02	-1.23
		UPPER COVERAGE %	15.30%							

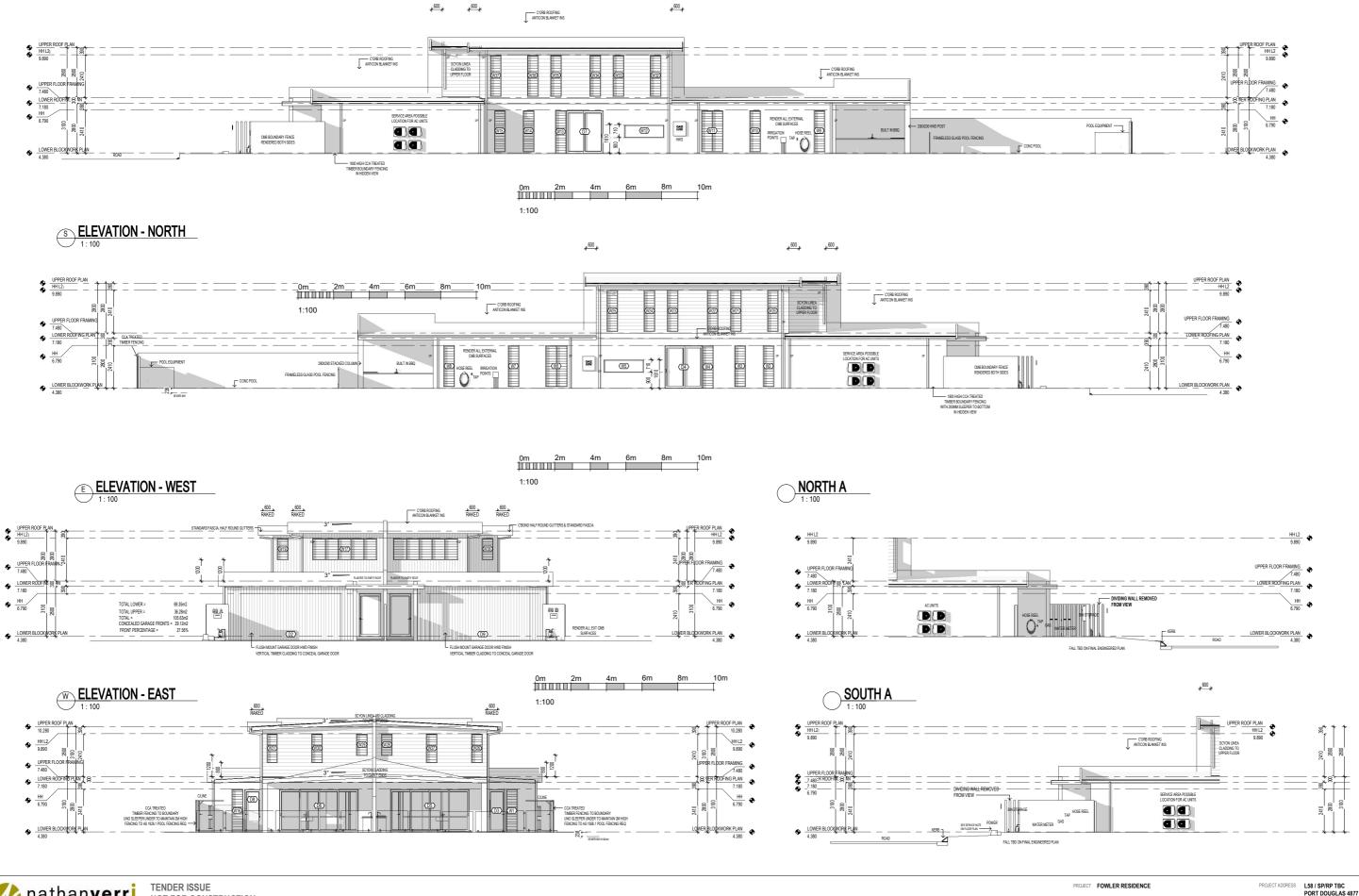
PROJECT FOWLER RESIDENCE

DRAWN RF SCALE AS SHOWN @

PROJECT ADDRESS L58 / SP/RP TBC PORT DOUGLAS 4877



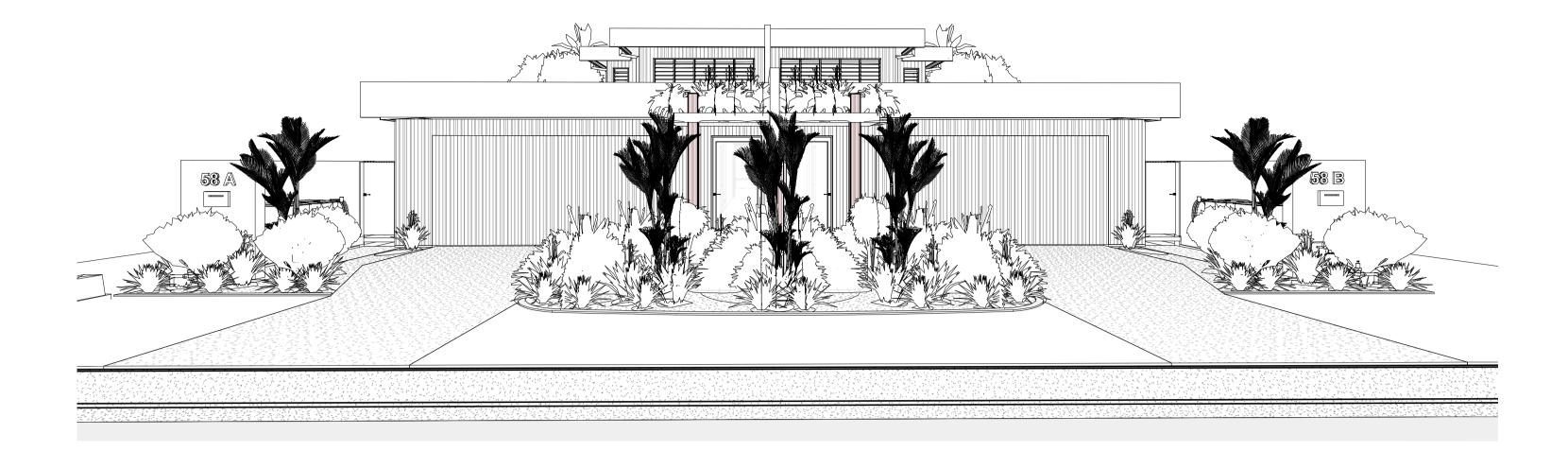
 \square

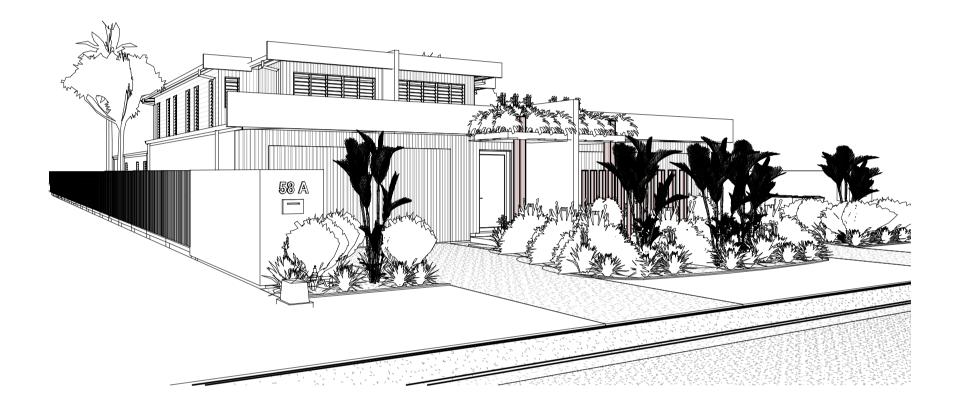


TENDER ISSUE mathanverri MASTERS OF DESIGN & BUILDING e : info@nathanverri.com REVISION Mossman Q 4873 ISO 29-Mar-19 5:36:01 AM

© NATHAN VERRI QI w : nathanverri.cor PO Box 1334

DRAWN RF SCALE AS SHOWN @ PROJECT NUMBER 158MDLO





SUGGESTED MATERIALS & FINISHES

- FLOORS : CONCRETE SLAB LOWER WITH SELECTED TILES : TIMBER FRAME ON UPPER LEVEL WITH SCYON BOARD AND SELECTED TILES. STD GREY MIX / GARAGE, TO HAVE PLAIN STIPPLE FINISH

- DRIVEWAY & PATHWAYS : OYSTER GREY EXPOSED CONCRETE

- WALLS : EXTERNAL MASONRY WALLS : "QUICK WALL" QUICK SAND CEMENT RENDER PAINT COLOUR SURFMIST. SELECT STONE CLADDING TO FEATURE WALLS INT GABLE WALLS AND CLADDING SYCON LINEAR 1 INTERNAL WALLS : PLASTERBOARD GENERALLY UNO, PAINT FINISH. WALL COLOUR "RESENE" 1/4 STRENGTH THORNTON CREAM LOW SHEEN. WASHABLE AND MOLD INHIBITOR

- EXTERNAL WINDOWS & DOORS : POWDERCOAT ALUMINIUM -OPEL WHITE

- INTERNAL DOORS : PAINT FINISH "RESENE" 1/4 STRENGTH THORNTON CREAM SATIN/SEMI GLOSS

- EXPOSED STRUCTURAL TIMBER : SPOTTED GUM HARDWOOD / CLEAR SEALED - CEILINGS : FLAT PLASTERBOARD CEILINGS, PAINT FINISH

"RESENE" 1/8 THORNTON CREAM CEILING FLAT WASHABLE AND MOLD INHIBITOR

- SOFFITS : FC SHEET & PAINT FINISH WOODI AND GREY WASHABLE AND MOLD INHIBITOR

- ROOFING : CUSTOM ORB ROOF SHEET - COLOUR COLORBOND WOODLAND GREY

- FASCIAS : STANDARD COLORBOND -COLOUR WOODLAND GREY - GUTTERS :

COLORBOND FLAT BACK HALF ROUND-COLOUR WOODLAND GREY - TIMBER FENCING AND RENDERED BLOCK FENCING

WALLS: WOODLAND GREY

- POOL PEBBLE : BLUE GLASS PEBBLE COMPANY - FIJIAN SEAS - POOL COPING :

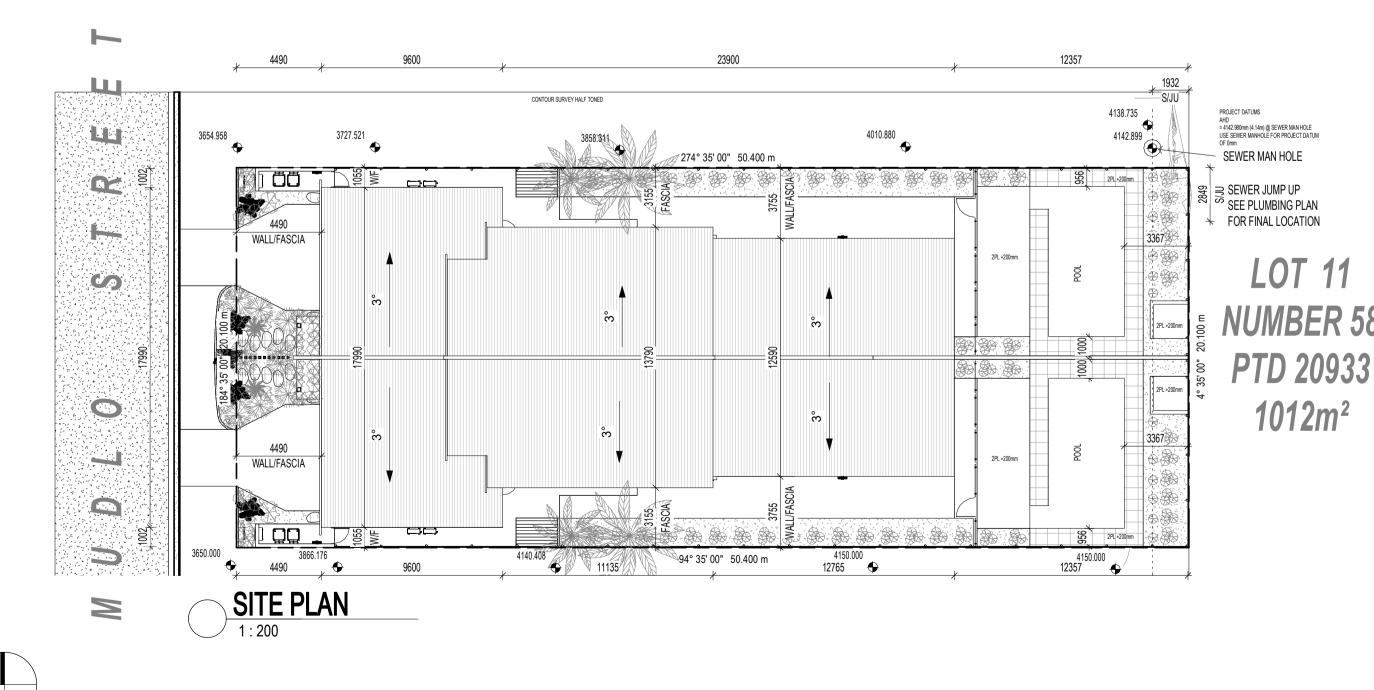
19MM BULL NOSE 450X450 CHARCOAL -POOL TILE:

WATER LINE 150MM BELOW COPING (3X50MM MOSIAC TILE) ROYAL BLUE WHITE GROUT



FENDER ISSUE NOT FOR CONSTRUCTION

Mossman Q 4873 ISO 3/04/2019 3:48:58 PM



FOWLER DUPLEX RESIDENCE - 58 MUDLO STREET PORT DOUGLAS

GENERAL NOTES

GENERAL

- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS, AS1684.3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.

- ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY-LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS. ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.

- DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS. - SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY WILL VOID VARIATION TO ANY PART OF THE DESIGN & ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

SITE PREPARATION:

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS. - BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 95% SRDD. SOFT SPOTS ENCOUNTED DURING COMPACTION TO BE TREATED BY TYNING, DRYING AND RECOMPACTION. - THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OR THE USE

HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS. - ALL FILL MATERIAL TO BE OF LOW PLASTICITY (P1<15) GRANULAR SELECT FILL. PLACED IN LAYERS NOT MORE THAN 200mm COMPACTED THICKNESS, AND

UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATION OF 95% SRDD. - BUILDER TO SURVEY SITE PRIOR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET.

- BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING. - BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE

INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMENTS. - REFER TO SOIL TEST CLASSIFICATION CARRIED OUT BY DIRT PROFESSIONALS - REPORT No. 19314 DATE: 03.11.2017

- SITE TO BE RE TESTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINEER CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT

SERVICE LOADS:

- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 kPa ROOF 1.50 kPa INTERNAL SUSPENDED FLOORS 3.00 kPa EXTERNAL SUSPENDED FLOORS 1.50 kPa GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 REGION C. DESIGN GUST WIND SPEED 50m/s PERMISSIBLE, 61/m ULTIMATE LIMIT STATE

FOOTINGS & SLABS :

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100KPA & CLASS 'P' SITE CLASSIFICATION ACCORDING TO A.S. 2870 - BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION - NATURAL FOUNDATIONS TO BE GRUBBED OUT & FREE OF ORGANIC MATTER & DEBRIS & COMPACTED TO A MIN. 95% SRDD AT -5% TO +2% OF OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR

COHESIONLESS SOILS. - FILL TO SLAB TO & FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN MIN 150mm LAYERS TO 95% SRDD AT -5% TO +2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SRDD FOR

COHESIONLESS SOILS - FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH

ANY SOFTENED MATERIAL REMOVED.BASE OF FOOTING TO BE FOUNDED ON FIRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100KPA. - REMOVE GRASS & TOPSOIL CONTAINING ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB

- PROVIDE 0.2mm POLYTHENE MOISTURE BARRIER UNDER SLAB & FOOTINGS - CONCRETE TO SLAB & FOOTINGS TO BE N20, 80mm SLUMP, 20mm AGGREGATE - VIBRATE ALL CONCRETE, CURE SLAB 7 DAYS MINIMUM. - CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS SPACED AT APPROX 750mm CRS.

- CONDUITS& PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE - LAP SLAB MESH 2 CROSSWIRES MINIMUM LAPS UNLESS OTHERWISE NOTED:- N12 - 600mm, N16 - 800mm, N20 - 1000mm, N24 - 1200mm, N28 - 1400mm.

REINFORCEMENT COVER: FOOTINGS - 50mm BOTTOM ,SLABS - 40mm TOP / 50mm BOTTOM - CAST-IN ITEMS SHALL BE HOT DIPPED GALVANISED - FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A

SORMWATER/SEWER TRENCH THAN THE DEPTH OF THE TRENCH. - SITE AREA TO BE GRADED TO READILY REMOVE SURFACE WATER & PREVENT PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY - EXECUTION & CONTROL TESTING OF EARTHWORKS & ASSOCIATED SITE

PREPARATION WORKS SHALL COMPLY WITH A.S. 3798 CONCRETE STRENGTH:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600. - N20 GRADE CONCRETE TO ALL FOOTINGS - REFER SLAB PLANS FOR FLOOR SLAB CONCRETE GRADES

- CONCRETE

- CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600 - CONCRETE SPECIFICATION UNLESS NOTED OTHERWISE:					
	SPECIFICATION UN CLASS & GRADE				
GROUND SLA		20mm	80mm		
FOOTINGS	N20	20mm	80mm		
CORE FILL	S20	10mm	230mm		

REINFORCEMENT NOTATION:

'N' DENOTES GRADE D500N HOT ROLLED REBAR TO AS4671. 'S' DENOTES GRADE D250N HOT ROLLED REBAR TO AS4671. 'R' DENOTED GRADE R500L COLD DRAWN ROUND WIRE TO AS4671. 'W' DENOTES GRADE R500L COLD DRAWN ROUND WIRE TO AS4671. 'DW' DENOTES GRADE D500L COLD DRAWN RIBBED WIRE TO AS4671. 'RL', 'SL', 'L_TM' DENOTES FRAYED D500 DEFORMED WIRE MESHES TO AS4671. - ADDITIVES SHALL NOT BE USED WITHOUT THE SUPERINTENDENT'S APPROVAL. - MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION

WITHOUT SEGREGATION OF THE CONCRETE. - CURE CONCRETE AS REQUIRED BY SECTION 19 OF AS3600.

- CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUDE APPLIED FINISHES. - DO NOT REDUCE OR HOLE CONCRETE WITHOUT SUPERINTENDENT'S APPROVAL.

- DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN THE COVER CONCRETE. - FORMWORK SHALL GENERALLY COMPLY WITH AS3610

- STRIPPING OF FORMWORK SHALL COMPLY WITH SECTION 19 OF AS3600. CONCRETE MASONRY NOTES:

GENERAL WALLS U.N.O

- 190 SERIES CONC MASONRY BLOCKS IN ACCORDANCE WITH AS 3700 & AS 2733. MORTAR 1:1:6 (C:L:S) DOTS DENOTE N12 VERTICAL BARS (U.N.O.) AT ENDS, CORNERS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT CRS NOTED ON PLANS. LAP VERTICAL BARS 600mm WITH N12 STARTER BARS COGGED 200mm INTO FOOTING PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >2400 WIDE. - PROVIDE DOUBLE COURSE (U.N.O.) CONTINUOUS BOND BEAM TO TOP OF 190 SERIES WALLS. REINF. WITH 1-N12 BAR EACH COURSE - LAP 800mm MIN. - ALL EXTERNAL JOINTS TO BE 'FLUSHED' LEFT READY FOR RENDERING - ALL CMB WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING

THE WALL CONSTRUCTION TO REMOVE MORTAR DAGS IN THE MASONRY CORES.

WALL CONSTRUCTION - FRAMING:

EXTERNAL STUDWORK WALLS / LOAD BEARING WALLS : - MGP12 (H2) - 90 x 35 STUDS @ MAX. 450mm CRS.

- 90 x 45 BOTTOM PLATES. - 2 / 90 x 35 TOP PLATES.

- 90 x 35 NOGS @ 1350 CRS GENERALLY

- M12 / M16 TIE-DOWN ROD POSITIONS AS SHOWN ON PLAN. - LINTELS AS PER SCHEDULE. - 2 STUDS BESIDE OPENINGS UP TO 1800mm - 3 STUDS BESIDE OPENINGS UP TO 3600mm

- 4 STUDS BESIDE OPENINGS UP TO 5000mm INTERNAL STUDWORK WALLS

90MM THICK WALLS

-MGP12 (H2) - 90 x 35 STUDS @MAX. 450MM CRS. - 90 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS. - 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS.

BRACING WALLS : - 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @ : 50mm CRS. TOP AND BOTTOM PLATE.

150mm CRS. TO VERTICAL EDGES. 300mm CRS, INTERMEDIATE STUDS, - ANCHOR ENDS OF WALLS TOP AND BOTTOM. - USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS.

- FIX BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE WITH M-12 BOLTS AT MAX 900 CNS. WHERE WALL IS PARALLEL TO JOISTS OR TRUSSES, PROVIDE 100X50 E14 HWD SOLID NOGGING AT REQUIRED CNS FIXED WITH 2-100mm BATTEN SCREWS EACH END. WHERE WALL IS PERPENDICULAR TO TRUSSES FIX WALL WITH 125X75X6 MS ANGLE WITH 1-M12 BOLT THRU TOP PLATES AND 1-M12 THRU TRUSS/PURLIN

- STRAP WALL JUNCTIONS WITH 2-30X0.8 GAL STRAPS WITH 8-2.8X30 GAL FLAT HEAD NAILS EACH STRAP

- USE 6mm VILLABOARD IN LIEU OF PLY IN WET AREAS

70MM INT STUD WALLS- NON LOAD BEARING ALL INTERIOR TIMBER STUD WALLS SHALL BE 70X35 MGP10 WITH 10MM GYPROCK PLASTER BOARD EITHER SIDE.

ROOF FRAMING : TRUSSES

- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND CONNECTIONS - J2 JOINT GROUP FOR HWD TRUSSES. - JD4 JOINT GROUP FOR PINE TRUSSES.

ROOF BRACING - METAL STRAP BRACING TO TRUSS MANUFACTURER'S DESIGN. **ROOF SHEET & BATTEN FIXINGS**

- LYSAGHT SHEETING OVER LYSAGHT BATTENS - ALL ROOF SHEETING AND BATTEN FIXINGS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE

REQUIRED WIND SPEED. - THE FIXING SYSTEMS FOR THE WHOLE METAL ROOF ASSEMBLY SUPPLIED BY THE MANUFACTURER, ARE TO BE COMPLIANT WITH THE LOW-HIGH-LOW CYCLIC TESTING REQUIREMENTS OF THE BUILDING

9 BUILDINGS) OR (SECTION 3.10.1 VOLUME 2 FOR CLASS 1 & 10 BUILDINGS) - A 'COMPLIANCE CERTIFICATE' SHALL BE REQUESTED FROM THE

'MANUFACTURER' & THE 'INSTALLER' GENERAL - LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE

WITH THE MANUFACTURER'S SPECIFICATION. NET AREA WAL

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS

4858 - WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 3.8.1.2. - WALL/FLOOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS.

- SELECTED WALL TILES TO WET AREAS AND SPLASHBACKS. PROVIDE APPROVED ADHESIVE TO ALL TILES.

STEELWORK:

- ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS 4100 STEEL STRUCTURES CODE - STEEL SHALL BE AS 3679 & 3678 GENERALLY GRADE 300 PLUS FOR HOT ROLLED SECTIONS AS 1163 GRADE 350 FOR HOLLOW SECTIONS - BOLTS SHALL BE COMMERCIAL GRADE 4.6/S SNUG TIGHTENED

GENERALLY U.N.O. - BOLTS SHALL BE GALVANISED OR & OF SUFFICENT LENGTH TO EXCLUDE THE THREAD FROM THE SHEAR PLANE A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLESS

OTHERWISE SPECIFIED - THE FOLLOWING TO APPLY BEAM AND BEARER SPLICE TO BE FPBW TO AS 1554.1 CLASS SP

WELDING 6MM CONTINUOUS FILLET WELD TO FULL PERIMETER AT CONTACT

- CLEATS, BRACKETS, STIFFENERS ETC. TO BE 10mm PLATE UNO, 5PL END PL TO ALL HOLLOW SECTIONS - BOLT HOLE CLEARANCE TO BE 2mm

- HOLD DOWN BOLT CLEARANCE 2mm - GROUT OF 2:1 CEMENT/SAND, MORTAR OF DAMP EARTH

CONSISTENCY UNDER ALL BASE PLATES - CHEMSET ANCHORS TO BE RAMSET SPIN CAPSULES OR SERIES 800 OR EQUILVALENT

- ALL STEEL WORK NOT HOT DIPPED GALVANISED SHALL BE ABRASIVE CLEANED TO CLASS 2.5 LEVEL & PAINTED - PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL PRIMER & TWO FINISH COATS

CODE OF AUSTRALIA (SPECIFICATION B1.2 VOLUME 1 FOR CLASS 2 TO

- ALL CAST IN ITEMS TO BE HOT DIPPED GALVANIZED U.N.O

TERMITE TREATMENT:

- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS LISTED IN AS3660.1-APPENDIX C) OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH AS3660.1-APPENDIX D. - LOSP TREATED TIMBER TO BE TREATED TO H2 LEVEL FOR ALL TIMBERS USED IN ABOVE GROUND, DRY, WEATHER PROTECTED AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS.

- H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RAILS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDINGS. DUE TO THE DYE PIGMENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNAL ARCHITRAVES AND MOULDINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS. - ALL SLAB PENETRATIONS TO HAVE TERMIMESH MARINE GRADE STEEL COLLARS FITTED BY MANUFACTURER'S QUALIFIED TECHNICIANS. - BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY

FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD. THE NOTICE TO INDICATE: - METHOD OF PROTECTION. - DATE OF INSTALLATION OF THE SYSTEM USED.

- WHERE A CHEMICAL BARRIER IS USED. ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL. - THE INSTALLER'S OR MANUFACTURER'S RECOMMENDATIONS - FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED. FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY. - THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE

TREATMENT SYSTEM PROVIDE SUCH SYSTEMIS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE NCC 2016. - GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH

NCC 2016 PART 3.1.3 ELECTIRCAL:

- A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT). IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM

4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ABOVE ITEMS HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONAL

DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

PLUMBING:

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH AS/NZS 6400:2004: 4 STAR WATER EFFICENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED. - MINIMUM 3-STAR WELS RATED TAP WARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TROUGHS - PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

AIR CONDITIONING:

- BUILDER TO NOTE THAT SPLIT AIR CONDITIONING UNITS TO BE INSTALLED WHERE REQUIRED BY OWNER OR AS PER PLAN ONLY . ALLOWANCE TO BE MADE FOR THE INSTALLATION OF GAS PIPES AND CONDENSATION DRAINS AT TIME OF POURING SLAB AND ERECTING WALLS. - ALL PIPES TO BE INSULATED AS REQUIRED. MANUFACTURERS SPECIFICATION.

LEGEND	
@ ACCORD.	AT ACCORDING
AS B	AUSTRALIAN STANDARD CODES BENCHTOP
BFC	BROOM FINISH CONCRETE
CMB CONC	CONCRETE MASONRY BLOCK CONCRETE
COS CPT	CONFIRM ON SITE SELECT CARPET
CPD	CUPBOARD
CRS CS	CENTRES CAVITY SLIDER
CSK	COUNTERSUNK
CT CKT	SELECT CERAMIC TILE COOKTOP
CFW	CONTINUOUS FILLET WELD
DIA. DPC	DIAMETER DAMP PROOF COURSE
DW D.P	DISHWASTER DOWN PIPE
EA	EQUAL ANGLE
EJ FC	EXPANSION JOINT FIBRE-CEMENT
FFL	FINISHED FLOOR LEVEL
FH g	FLAT HEAD NAILS GUAGE (BOLTS, SCREWS)
GAL	GALVANISING
GB HH	SELECT GLASS BALUSTRADE HEAD HEIGHT
HEX. HR	HEXAGONAL HEAD (BOLT) SELECT SS HANDRAIL
HT	HEIGHT
HWD HWS	HARDWOOD HOT WATER SYSTEM
LOSP	LIGHT ORGANIC SOLVENT PRESERVATIVE
MM MANUF.	MILLIMETRES MANUFACTURER
MAX.	MAXIMUM
MIN. MGP	MINIMUM MACHINE GRADED PINE
MIC	MICROWAVE OVEN
MS NCC	MILD STEEL NATIONAL CONSTRUCTION CODE
NGL OFC	NATURAL GROUND LEVEL OFF-FORM CONCRETE FINISH
OG	OBSCURE GLASS
OHC PB	OVERHEAD CUPBOARD PLASTERBOARD LINING
PC	POLISHED CONCRETE
PF PL	SELECT 1200H POOL FENCE PLATE
PVC	POLYVINYL CHLORIDE
REINF RGH	REINFORCING ROUGHER HEADER H3 TREATED PINE
RHS SCJ	RECTANGULAR HOLLOW SECTION SAW CUT JOINT
SFL	STRUCTURAL FLOOR LEVEL
SHS SLC	SQUARE HOLLOW SECTION SELECT HWD SHIPLAP CLADDING
SS	STAINLESS STEEL
SPEC SHS	SPECIFICATION SQUARE HOLLOW SECTION
TBR	SELECT TIMBER LAMINATE FLOORING
TOW UA	TOP OF WALL UNEQUAL ANGLE
UNO	UNLESS NOTED OTHERWISE
L01	LINTEL NUMBER
(D01)	DOOR NUMBER
(<u>W01</u>)	WINDOW NUMBER
A SECTION REFERENCE	SECTION MARKER
03 N VIEW DIRECTION SHEET REFERENCE	ELEVATION KEY
01 04 04 DETAIL REFERENCE SHEET REFERENCE	DETAIL CALLOUT
LOUNGE 2800 PB CT	ROOM NAME CEILING HEIGHT CEILING MATERIAL FLOOR FINISH
🕂 RL 00.000	REDUCED LEVEL
<u> </u>	SLAB SETDOWN
FALL .	SLAB FALL
-100-	SLAB THICKNESS
+ 00.000	SPOT LEVEL

BUILDING/LAND RATIO

BOILDING/LAND NATIO	
LAND/PLOT SIZE LOWER FLOORS INCLOSED	1013m² 398m²
PATIOS-PORCH/NOT INCLOSED GFA INCLOSED UPPER FLOOR INCLOSED	66m² 398m² 155m²
LOWER COVERAGE %	39.28%
UPPER COVERAGE %	15.30%

FLOOR AREAS PER UNIT

INTERNAL HOUSE LOWER	146m²
INTERNAL HOUSE UPPER	75m²
INTERNAL GARAGE	46m²
EXTERNAL UNDER COVER	34m²
GFA	301m²
POOL	33m²

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES WIND DESIGN GUST DESIGN PRESSURES

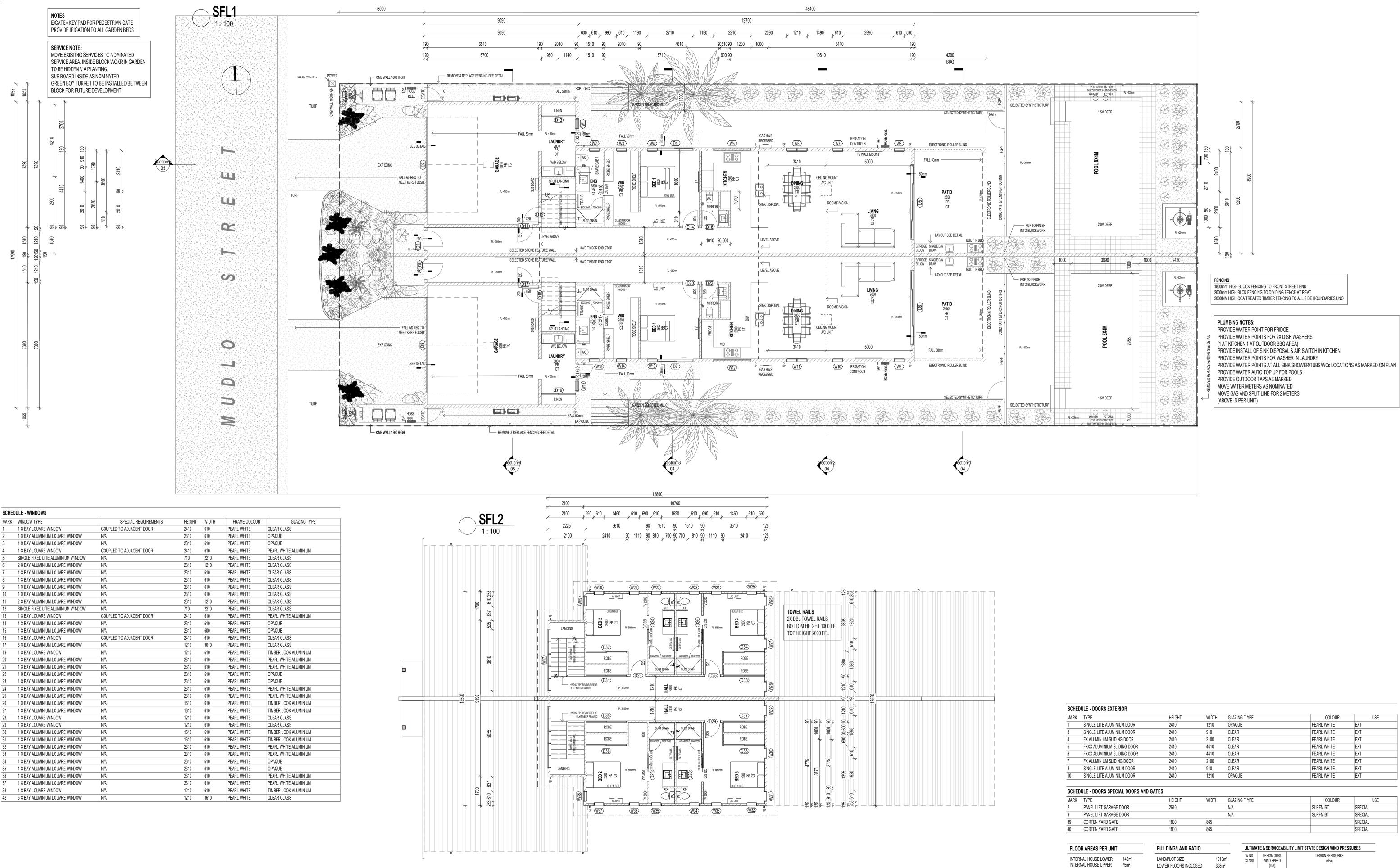
CLASS	WIND SPEED (m/s)			(kP	1)			
	V h,u	V h,s		ER THAN I CORNERS	UP TO 1.2m FROM CORNERS			
	ULS	SLS	ULS	SLS	ULS	SLS		
C2	61	39	±2.68	±0.88	-4.02	-1.23		

PROJECT FOWLER RESIDENCE

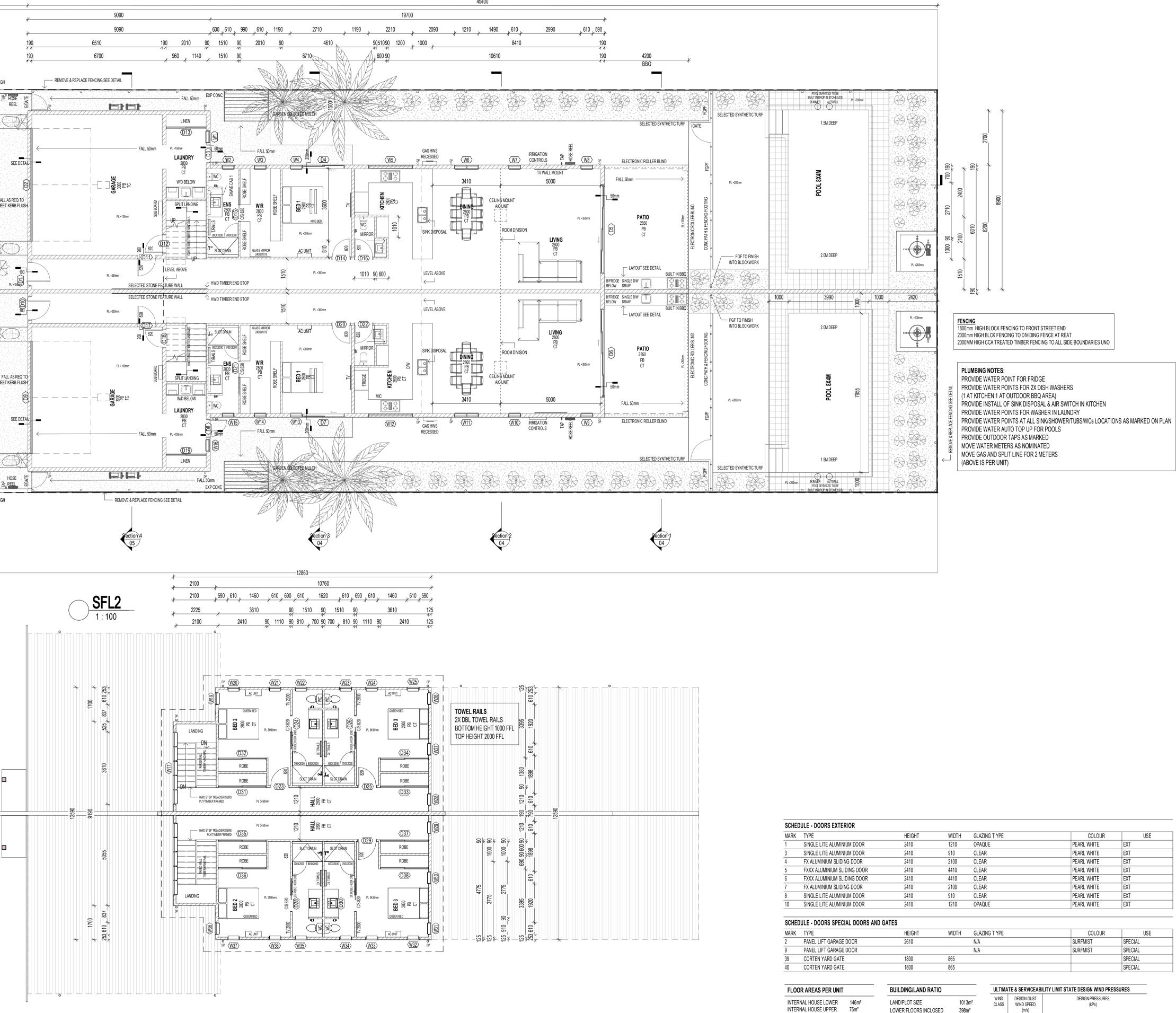
SHEET SITE PLAN, GENERAL NOTES & LEGEND

PORT DOUGLAS 4877

PROJECT ADDRESS L58 / SP/RP TBC



SCHEE	DULE - WINDOWS					
MARK	WINDOW TYPE	SPECIAL REQUIREMENTS	HEIGHT	WIDTH	FRAME COLOUR	GLAZING TYPE
1	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	CLEAR GLASS
2	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
3	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
4	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	PEARL WHITE ALUMINIUM
5	SINGLE FIXED LITE ALUMINIUM WINDOW	N/A	710	2210	PEARL WHITE	CLEAR GLASS
6	2 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	1210	PEARL WHITE	CLEAR GLASS
7	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	CLEAR GLASS
8	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	CLEAR GLASS
9	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	CLEAR GLASS
10	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	CLEAR GLASS
11	2 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	1210	PEARL WHITE	CLEAR GLASS
12	SINGLE FIXED LITE ALUMINIUM WINDOW	N/A	710	2210	PEARL WHITE	CLEAR GLASS
13	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	PEARL WHITE ALUMINIUM
14	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
15	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	600	PEARL WHITE	OPAQUE
16	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	CLEAR GLASS
17	5 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1210	3610	PEARL WHITE	CLEAR GLASS
19	1 X BAY LOUVRE WINDOW	N/A	1210	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
20	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
21	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
22	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
23	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
24	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
25	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
26	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
27	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
28	1 X BAY LOUVRE WINDOW	N/A	1210	610	PEARL WHITE	CLEAR GLASS
29	1 X BAY LOUVRE WINDOW	N/A	1210	610	PEARL WHITE	CLEAR GLASS
30	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
31	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
32	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
33	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
34	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
35	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
36	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
37	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
38	1 X BAY LOUVRE WINDOW	N/A	1210	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
42	5 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1210	3610	PEARL WHITE	CLEAR GLASS





TENDER ISSUE NOT FOR CONSTRUCTION

DESIGNER NV

SCHEDIII	

OONED						
MARK	TYPE	HEIGHT	WIDTH	GLAZING T YPE	COLOUR	USE
1	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
3	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
4	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
5	FXXX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
6	FXXX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
7	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
8	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
10	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT

MARK	TYPE	HEIGHT	WIDTH	GLAZING T YPE	COLOUR	USE
2	PANEL LIFT GARAGE DOOR	2610		N/A	SURFMIST	SPECIAL
9	PANEL LIFT GARAGE DOOR	ŀ		N/A	SURFMIST	SPECIAL
39	CORTEN YARD GATE	1800	865			SPECIAL
40	CORTEN YARD GATE	1800	865			SPECIAL

FLOOR AREAS PER UNIT BUILDING/LAND RATIO			ULTIMA	ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
INTERNAL HOUSE LOWER 146m ² INTERNAL HOUSE UPPER 75m ²		LAND/PLOT SIZE LOWER FLOORS INCLOSED	1013m² 398m²	WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)			
INTERNAL GARAGE	46m²	PATIOS-PORCH/NOT INCLOSED	66m²		V h.u	V h.s	GREATE	ER THAN	UF	P TO
EXTERNAL UNDER COVER	34m²	GFA INCLOSED	398m²		v n,u	v n,s	1.2m FROM	I CORNERS	1.2m FROM	I CORNERS
GFA	301m ²	UPPER FLOOR INCLOSED	155m ²		ULS	SLS	ULS	SLS	ULS	SLS
POOL	33m²	LOWER COVERAGE %	39.28%	C2	61	39	±2.68	±0.88	-4.02	-1.23
		UPPER COVERAGE %	15.30%							

PROJECT FOWLER RESIDENCE

PROJECT ADDRESS L58 / SP/RP TBC

PORT DOUGLAS 4877

SHEET FLOOR PLANS

N ELEVATION - SOUTH N





TENDER ISSUE NOT FOR CONSTRUCTION

DESIGNER NV

PROJECT FOWLER RESIDENCE

SHEET ELEVATIONS & PERSPECTIVES

PROJECT ADDRESS L58 / SP/RP TBC

PORT DOUGLAS 4877











DESIGNER NV

PROJECT FOWLER RESIDENCE

DRAWN RF SCALE AS SHOWN @

PROJECT NUMBER L58MDLO

PROJECT ADDRESS L58 / SP/RP TBC PORT DOUGLAS 4877





PROJECT FOWLER RESIDENCE

SHEET RENDERS

PROJECT NUMBER L58MDLO

PROJECT ADDRESS L58 / SP/RP TBC PORT DOUGLAS 4877