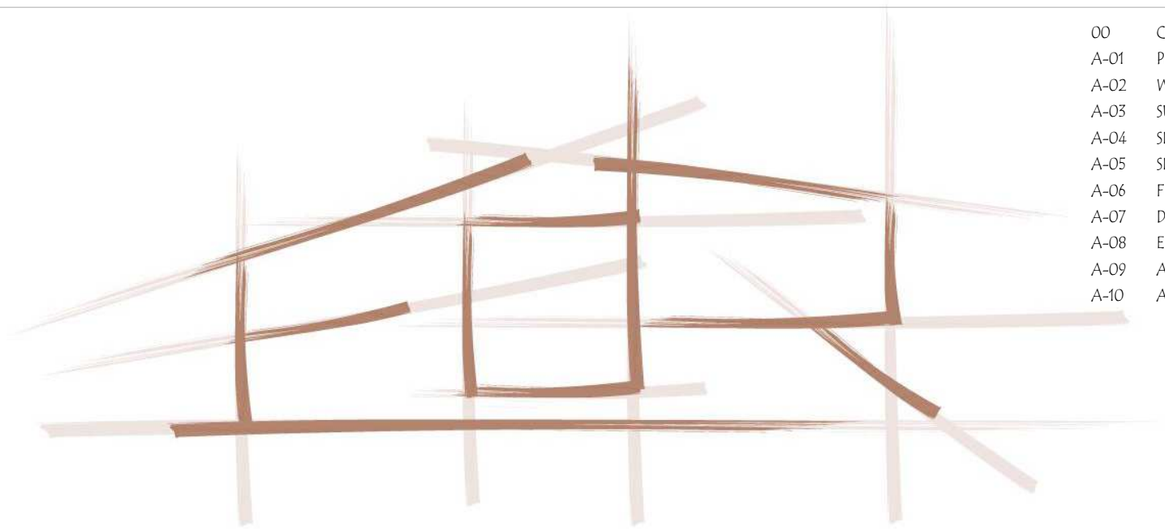
ALL DESIGN, CONSTRUCTION METHODS &MATERIALS TO BE IN ACCORDANCE WITH: THE BUILDING CODE OF AUSTRALIA (BCA), THE QUEENSLAND DEVELOPMENT CODE (QDC)

BUILDING REGULATIONS:
CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED



EDR BUILDING DESIGNS

PO BOX 1330 ATHERTON QLD 4883
P: 0412 695 003
E: ernest.raso@bigpond.com

Proposed Residence

FOR

J Casey

AT

Lot 4 Mossman Daintree Rd
Lower Daintree

JOB No. - 22055

[redacted]

CUSTOMER APPROVED PLANS PROCEED TO ENGINEERING

I/we have checked the
SITE PLAN
FLOOR PLAN
ELEVATIONS PLAN
thoroughly and confirm that they are drawn true and correct, accurately representing all our specified amendments and we would like to proceed to engineering. Should I/we make a variation that requires the plans be amended, I/We agree to **Clause 5.00** of the Contract of Engagement I/we signed whereby an hourly will be charged for all additional work performed. I/We understand that the re-draw will be completed as soon as practical however may take 2-4 working days turnaround for my/our approval. Furthermore changes that require the engineering to be revised will add 2 days to the re-draw turnaround time.

_____
Client/s

_____
Witness

Date ___/___/___

Affiliate Level 2
Australian Institute of Architects
2016

[redacted]

DESIGN WIND CLASSIFICATION C2

Perspective 1

Perspective 2

NOTE

NO SEWER PLAN AVAILABLE AT TIME OF DRAWING.
VERIFY ON SITE PRIOR TO CONSTRUCTION.
MAX 500kPa WATER PRESSURE OR INSTALL PRESSURE LIMITING DEVICE

SITE NOTES

LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER & STORMWATER. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION.
CLIENT TO PROVIDE SKETCH PLAN SHOWING ANY FUTURE ALTERATIONS, EXTENSIONS, SWIMMING POOLS ETC. SO HOUSE SEWER & STORMWATER CAN BE ALIGNED TO ACCOMODATE REQUIREMENTS.
ALL PLUMBING & DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SEWERAGE AND WATER SUPPLY ACT 1949-1982, ASSOCIATED AMENDMENTS & RELEVANT AUSTRALIAN STANDARDS.
ALL WATER TO BE DRAINED AWAY FROM BUILDING DURING & AFTER CONSTRUCTION & TO COMPLY WITH AS. 2870 'RESIDENTIAL SLABS & FOOTINGS.'
FINISHED SLAB LEVEL TO BE MINIMUM 250mm ABOVE FINISHED GROUND LEVEL.
ALL EARTHWORKS TO COMPLY WITH AS. 3798-1996 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS'.

ALL EXISTING VEGITATION ON THE PROPERTY WITHIN THE FOOTPRINT OF THE PROPOSED RESIDENCE AND/OR WITHIN A RECOMMENDED SAFE DISTANCE FROM THE PROPOSED RESIDENCE'S FOOTINGS ARE TO BE REMOVED WELL PRIOR TO CONSTRUCTION TO ALLOW THE SOILS MOISTURE CONDITIONS TO RETURN TO A SATE OF EQUILIBRIUM

DEPRESSIONS FORMED BY THE REMOVAL OF VEGITATION & ALL DISTURBED WEAKEND SOIL SHOULD BE CLEANED OUT & BACKFILLED WITH COMPACTED SELECT FILL.

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 40953375 ABN: 75 121 588 052 QBSA: 104 2586 www.edrconcepts.com.au

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CONSTRUCTION ISSUE

ISSUES/REVISIONS

HIA GreenSmart® building designers' association of queensland inc. CHARTED MEMBER

-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	PERSPECTIVE VIEWS
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-011

DESIGN WIND CLASSIFICATION C2

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 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.
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.
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.
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 SUBSTANCES

ASBESTOS
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.
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
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.

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

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.
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.
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.

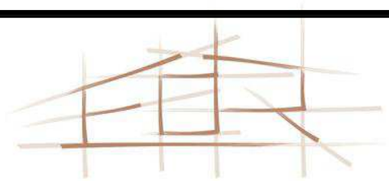
10. OTHER HIGH RISK ACTIVITY

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.

CONSTRUCTION ISSUE

ISSUES/REVISIONS

HIA GreenSmart® building designers' association of queensland inc. CHARTED MEMBER



-Drawn By:	Author		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	WHS NOTES
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-02 1

EDR BUILDING DESIGNS
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DESIGN WIND CLASSIFICATION C2

WATER SAVING TARGETS

QDC MP 4.2 - WATER SAVINGS TARGETS

THIS PART APPLIES TO A NEW CLASS 1 BUILDING IN A NON-EXEMPT LOCAL GOVERNMENT AREA. THIS DOES NOT APPLY TO ALTERATIONS AND ADDITIONS TO AN EXISTING CLASS 1 BUILDING.

NEW CLASS 1 BUILDINGS SUPPLIED DIRECTLY WITH WATER FROM THE RETICULATED TOWN WATER SUPPLY MUST ACHIEVE THE TARGETS NOTED IN APPENDIX A OF QDC PART MP 4.2 - WATER SAVINGS TARGETS, THROUGH THE USE OF :

(a) A RAINWATER TANK,
(b) A GREYWATER TREATMENT PLANT,
(c) AN ALTERNATIVE WATER SUBSTITUTION MEASURE OR
(d) A COMBINATION OF (a) AND/OR (b) AND /OR (c).

NON-WATER SERVICED SITES SHOULD ALSO ADOPT WATER SAVING METHODS.

RAINWATER TANKS

A MINIMUM 5000 LITRE RAINWATER TANK FOR A DETACHED CLASS 1 BUILDING or A MINIMUM 3000 LITRE RAINWATER TANK FOR A CLASS 1 BUILDING OTHER THAN A DETACHED CLASS 1 BUILDING OR AS SPECIFIED BY THE LOCAL GOVERNMENT.

THE MINIMUM ROOF CATCHMENT AREA MUST BE AT LEAST 50% OF THE TOTAL ROOF AREA OR 100 SQUARE METRES, WHICHEVER IS THE LESSER OR AS SPECIFIED BY THE LOCAL GOVERNMENT.

THE RAINWATER TANK IS CONNECTED TO TOILET CISTERNS AND WASHING MACHINE COLD WATER TAPS (OTHER THAN THOSE CONNECTED TO A GREYWATER TREATMENT PLANT OR ALTERNATIVE WATER SUBSTITUTION MEASURE) AND AN EXTERNAL USE.

THE RAINWATER TANK HAS A SCREENED DOWNPIPE RAINHEAD WITH SCREEN MESH 4-6mm, DESIGNED TO PREVENT LEAVES FROM ENTERING THE DOWNPIPE.

A MINIMUM OF 20 LITRES OF THE FIRST FLUSH ROOF CATCHMENT RAINWATER MUST BE DIVERTED/DISCARDED TO AN APPROVED POINT AWAY FROM BUILDING FOUNDATIONS BEFORE ENTERING THE RAINWATER TANK WHERE

(a) CONNECTED TO SHOWERS, WASH BASINS, KITCHENS OR HOT WATER SERVICES OR
(b) REQUIRED BY THE LOCAL GOVERNMENT.

THE RAINWATER TANK MUST BE PROVIDED WITH

(a) MOSQUITO-PROOF SCREENS WITH NOT GREATER THAN 1mm MESH APERTURE OR FLAP VALVES AT EVERY OPENING AND
(b) A VERMIN TRAP OR
(c) MOSQUITO-PROOFING IN ACCORDANCE WITH HB230 WHERE A WET SYSTEM IS USED TO HARVEST RAINWATER &
(d) A CHILD-PROOF ACCESS HOLE.

THE RAINWATER TANK MUST BE PROVIDED WITH

(a) AN AUTOMATIC SWITCHING DEVICE OR
(b) A TRICKLE TOP-UP SYSTEM

PROVIDING SUPPLEMENTARY WATER FROM FROM THE RETICULATED TOWN WATER SUPPLY AND A BACKFLOW PREVENTION DEVICE.

THE RAINWATER TANK MUST BE PROVIDED WITH THE REQUIRED SIGNAGE ON THE FRONT OF THE TANK, ON THE COVER AND AT ALL OUTLET POINTS. THE WORDING ON THE SIGNAGE MUST COMPLY WITH MP 4.2, A8 AND TO AS1390 AND AS1345. INTERNAL RAINWATER TAPS TO HAVE GREEN 'RW' INDICATORS OR TAP BUTTONS.

A GATE VALVE MUST BE INSTALLED IN THE OUTLET PIPE TO SHUT OFF IN CASE OF EMERGENCY.

THE RAINWATER TANK MUST BE SUPPORTED ON AN APPROVED STRUCTURE OR STAND.

THE OVERFLOW MUST BE CONNECTED TO THE EXISTING STORMWATER DRAINAGE SYSTEM WITH A PHYSICAL AIR-BLOCK OR NON-RETURN VALVE.

SUSTAINABLE HOUSING REQUIREMENTS

QUEENSLAND DEVELOPMENT CODE (QDC) MP 4.1 - SUSTAINABLE BUILDINGS

MEASURE	CLASS 1	CLASS 2	CLASS 1 RENO	CLASS 2 RENO	OTHER CLASS 1 RENO
P1 5-STAR ENERGY RATING	YES	NO	YES	NO	YES
P2 INTERNAL RATING	YES	YES	YES	YES	YES
P3 AIR-CONDITIONING	YES	YES	YES	YES	YES
P4 3-STAR (WELS) SHOWER	YES	YES	NO	NO	NO
P5 DUAL FLUSH 4-STAR (WELS) TOILET	YES	YES	NO	NO	NO
P6 3-STAR (WELS) TAPWARE	YES	YES	NO	NO	NO

REQUIREMENTS FOR SUSTAINABLE BUILDINGS

ASSESSABLE BUILDING WORK OR SELF-ASSESSABLE BUILDING WORK IN A NEW CLASS 1 BUILDING OR A SOLE-OCCUPANCY UNIT IN A CLASS 2 BUILDING AND RENOVATIONS TO AN EXISTING CLASS 1 BUILDING AND RENOVATIONS TO A SOLE-OCCUPANCY UNIT OF A CLASS 2 BUILDING.

ACCEPTABLE SOLUTIONS: P1 - 5-STAR ENERGY RATING

CLASS 1 BUILDINGS AND ATTACHED ENCLOSED CLASS 10a BUILDINGS WILL REQUIRE A 5-STAR ENERGY RATING. ACHIEVING 5 STARS WILL BE BY COMPLIANCE WITH THE PROVISIONS OF PART 3.12 OF THE BUILDING CODE OF AUSTRALIA.

CONCESSIONS APPLY TO BUILDINGS WHICH HAVE AN OUTDOOR LIVING SPACE WHICH IS DIRECTLY ACCESSIBLE FROM A LIVING AREA SUCH AS A LOUNGE, KITCHEN, DINING OR FAMILY ROOM. THE OUTDOOR LIVING SPACE MUST HAVE A MINIMUM AREA OF 12 SQUARE METRES AND A MINIMUM DIMENSION OF 2.5 METRES.

IN CLIMATE ZONES 1 & 2, BUILDINGS WITH A CONFORMING OUTDOOR LIVING SPACE WILL BE REQUIRED TO BE NOT LESS THAN 4.5-STARS, WHERE THE ROOF OF THE OUTDOOR LIVING SPACE ACHIEVES A TOTAL R-VALUE OF 1.5 DOWNWARDS THE BUILDING WILL REQUIRE A MINIMUM 4.25-STARS AND WHERE THE OUTDOOR LIVING SPACE IS FITTED WITH A 900mm DIAMETER MINIMUM CEILING FAN AND THE ROOF ACHIEVES A TOTAL R-VALUE OF 1.5 DOWNWARDS THE BUILDING WILL REQUIRE A MINIMUM 4-STARS.

P2 - INTERNAL LIGHTING

A MINIMUM OF 80% OF ALL INTERNAL FIXED LIGHTING MUST BE ENERGY EFFICIENT LIGHTING.

P3 - AIR-CONDITIONING

ALL HARD-WIRED NEW AND REPLACEMENT AIR-CONDITIONERS TO HAVE AN ENERGY EFFICIENCY RATIO (EER) OF AT LEAST 2.9.

P4 - 3-STAR (WELS) SHOWER

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL SHOWER ROSES HAVE A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS (WELS) RATING.

P5 - DUAL FLUSH 4-STAR (WELS) TOILET

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL TOILET CISTERNS MUST BE DUAL FLUSH 4-STAR (WELS) RATED AND MUST BE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL.

P6 - 3-STAR (WELS) TAPWARE

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL TAPWARE SERVING LAUNDRY TROUGHS, KITCHEN SINKS AND BASINS MUST HAVE A MINIMUM 3-STAR (WELS) RATING.

SUSTAINABLE HOUSING REQUIREMENTS

QUEENSLAND PLUMBING AND WASTEWATER CODE

MEASURE	CLASS 1	CLASS 2	CLASS 1 RENO	CLASS 2 RENO	OTHER CLASS 1 RENO
P7 HOT WATER SYSTEMS	YES	NO	NO	NO	YES
P8 IRRIGATION SYSTEMS	YES	YES	YES	YES	YES

P7 - HOT WATER SYSTEMS

HOT WATER MUST BE SUPPLIED BY EITHER:
(a) SOLAR HOT WATER SYSTEM OR
(b) HEAT PUMP HOT WATER SYSTEM

(i) ELIGIBLE TO RECEIVE AT LEAST 22 RENEWABLE ENERGY CERTIFICATES FOR 3 BEDROOMS OR MORE;
(ii) ELIGIBLE TO RECEIVE AT LEAST 14 RENEWABLE ENERGY CERTIFICATES FOR LESS THAN 3 BEDROOMS OR
(c) GAS HOT WATER SYSTEM (5-STAR ENERGY RATED). HOT WATER SYSTEMS MUST BE INSTALLED AS CLOSE AS PRACTICABLE TO THE COMMON BATHROOM.

P8 - IRRIGATION SYSTEMS

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, AND WHERE RAINWATER TANKS HAVE A CONTINUITY OF SUPPLY THROUGH EITHER A TRICKLE TOP-UP SYSTEM OR AN AUTOMATIC SWITCHING DEVICE, ALL OUTDOOR IRRIGATION SYSTEMS MUST COMPLY WITH QUEENSLAND WATER COMMISSION GUIDELINES 'EFFICIENT IRRIGATION FOR WATER CONSERVATION'.

AN 'EFFICIENT IRRIGATION SYSTEM' CONSISTS OF A NETWORK OF PERMANENT PIPING CONNECTED TO EMITTERS WHICH HAVE BEEN DESIGNER TO WATER A SPECIFIC LANDSCAPED AREA AND:
(a) THE MAXIMUM OUTPUT CAPACITY OF EACH EMITTER MUST NOT EXCEED 9 l/m AND
(b) THE IRRIGATION SYSTEM IS FITTED WITH EITHER:
(i) A MANUAL TIMER WITH A MAXIMUM RANGE OF 2 HOURS OR (ii) AN AUTOMATIC TIMER USED IN CONJUNCTION WITH A SOIL MONITOR SENSOR OR RAIN SENSOR TO TURN THE SYSTEM OFF DURING PERIODS OF ADEQUATE SOIL MOISTURE OR RAIN, AND
(iii) WHERE DRIP LINE IS USED, IT MUST BE PRESSURE COMPENSATED AND CONSIST OF RIGID PLASTIC TUBING WITH IN-LINE OR INTERNAL EMITTERS SPACED AT REGULAR INTERVALS OF AT LEAST 300mm,
(iv) THE USE OF AN EFFICIENT IRRIGATION SYSTEM MUST BE IN ACCORDANCE WITH THE OPERATING REQUIREMENTS AND WATERING TIMES DETERMINED BY THE QWC.

GREYWATER TREATMENT PLANT

GREYWATER (definition) - DOMESTIC WASTEWATER FROM A BATH, BASIN, KITCHEN, LAUNDRY OR SHOWER, WHETHER OR NOT THE WASTEWATER IS CONTAMINATED WITH HUMAN WASTE.

THE GREYWATER TREATMENT PLANT MUST HAVE A STORAGE CAPACITY NOT MORE THAN 2000 LITRES AND BE CONNECTED TO RECEIVE GREYWATER FROM ALL BATHROOM SANITARY OUTLETS (EXCLUDING WATER CLOSETS) IN THE BUILDING.

THE GREYWATER TREATMENT SYSTEM MUST HAVE A MINIMUM PROCESSING CAPACITY TO TREAT THE TOTAL GREYWATER INPUT VESSEL VOLUME IN 24 HOURS. THE GREYWATER TREATMENT PLANT IS CONNECTED TO SUPPLY TREATED WATER TO:

(a) ALL TOILET CISTERNS,
(b) WASHING MACHINE COLD WATER TAPS,
(c) AN EXTERNAL USE AND
(d) OTHER FIXTURES SPECIFIED BY THE LOCAL GOVERNMENT,
(e) SUPPLIES TREATED WATER SEPARATE TO THE RETICULATED TOWN WATER SUPPLY AND
(f) HAS A BACKFLOW PREVENTION DEVICE INSTALLED TO PROTECT THE RETICULATED TOWN WATER SUPPLY,
(g) HAS AN AUTOMATIC SWITCHING DEVICE PROVIDING SUPPLEMENTARY WATER FROM THE RETICULATED TOWN WATER SUPPLY,
(h) DISPOSES OF UNTREATED GREYWATER TO THE SEWER,
(i) MUST NOT BE SUPPLIED FOR DRINKING OR POTABLE USE AND
(j) COMPLIES WITH TABLE 1A OF THE QUEENSLAND PLUMBING AND WASTEWATER CODE FOR THE EFFLUENT COMPLIANCE VALVE FOR END USES WITH A HIGH LEVEL OF HUMAN CONTACT.

ROOFWATER DRAINAGE

ALL ROOFWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO A STORMWATER DRAINAGE SYSTEM COMPLYING WITH RELEVANT CODES & STANDARDS;

THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING;

THE AREA SPECIFIC RAINFALL INTENSITY MUST BE SELECTED FROM THE RELEVANT CODES & STANDARDS;

GUTTERS & DOWNPIPES MUST BE SELECTED FROM RELEVANT CODES & STANDARDS;

EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES;

BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100, IN ACCORDANCE WITH RELEVANT CODES & STANDARDS;

THE WIDTH OF VALLEY GUTTERS SHALL BE IN ACCORDANCE WITH RELEVANT CODES & STANDARDS. REFER TO ROOF SHEETING MANUFACTURERS SPECIFICATIONS FOR LIMITATIONS ON SHEET OVERHANGS INTO VALLEY GUTTERS. VALLEY GUTTERS ON ROOF PITCHED LESS THAN 12.5° MUST BE DESIGNED AS BOX GUTTERS;

RAINWATER DRAINAGE
RAINFALL INTENSITY OF 280mm/hr
WITH ARI OF 20 YEARS(CAIRNS)

THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT QLD GUIDE IN CONJUCTION WITH AS2179 & AS3500.3. U.N.O ON ROOF PLAN 150 QUAD EAVES GUTTER WITH A EFFECTIVE CROSS-SECTIONAL AREA OF 8600 SQ.MM INSTALLED AT 1:500 MIN, ACHIEVING A MAXIMUM ROOF AREA OF 34sqm PER DOWNPIPE USING U.N.O 100mm ø DOWNPIPE

SPACINGS BETWEEN DOWNPIPES NOT TO EXCEED 12m. PROVISIONS FOR OVERFLOWS MUST BE MADE FOR DOWNPIPES FUTHER THAN 1.2m FROM VALLEY GUTTERS
MIN FALL FOR EAVES GUTTERS = 1:500
MIN FALL FOR BOX GUTTERS = 1:100
MAX 500kPa WATER PRESSURE. IF GREATER, INSTALL PRESSURE LIMITING DEVICE TO MANUFACTURERS SPECS SIZE & LOCATION OF PVC STOMWATER PITS WITH REMOVABLE GREAT LID VERIFIED BY PLUMBER ON SITE

SLAB HEIGHT

MINIMUM FINISHED SLAB HEIGHT MUST BE DETERMINED FOR EACH INDIVIDUAL PROJECT AND IS DEPENDENT UPON DESIGN FACTORS SUCH AS -

(1) U.N.O ON PLAN MIN FINISHED SLAB HEIGHTS TO BE 150mm ABOVE ADJACENT FINISHED GROUND LEVEL or 100mm ABOVE SANDY, WELL-DRAINED AREAS or 50mm ABOVE PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE DWELLING FOR 50mm OVER THE FIRST 1m. (CHECK STATE AND TERRITORY VARIATIONS)

(2) MASONRY VENEER CONSTRUCTION WHERE DPC'S MUST BE 150mm MINIMUM ABOVE ADJACENT GROUND LEVEL AND REQUIRE A SLAB EDGE RECESS AS PER BCA part 3.3.4.5 - 170mm ABOVE ADJACENT FINISHED GROUND LEVEL or 95mm ABOVE ADJACENT PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE WALL or 70mm ABOVE ADJACENT PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE WALL AND ARE PROTECTED FROM THE WEATHER BY A CARPORT, VERANDAH OR THE LIKE. THESE DIMENSIONS ASSUME A 20mm SLAB EDGE RECESS. (CHECK STATE AND TERRITORY VARIATIONS)

(3) LEVEL RELATIVE TO DRAINAGE ORG AS PER AS3500, PLUMBING AND DRAINAGE CODE - 150mm MINIMUM ABOVE TOP OF ORG TO LOWEST FIXTURE POINT i.e. FLOOR WASTE OR SHOWER DRAIN, LEVEL OF ORG MUST BE 75mm MIN. ABOVE FINISHED GROUND LEVEL.

(4) STANDARD BUILDING REGULATIONS REQUIRE THE LEVEL OF ALL HABITABLE ROOMS BE 300mm MINIMUM ABOVE THE Q100 FLOOD LEVEL OR AS DETERMINED BY THE LOCAL AUTHORITY.

(5) LOCAL TOWN PLANNING SCHEMES MAY SPECIFY FLOOR LEVELS RELATIVE TO FINISHED SURFACES IN RURAL AREAS.

CONSTRUCTION ISSUE

ISSUES/REVISIONS

HIA GreenSmart® building designers' association of queensland inc. CHARTED MEMBER

-Drawn By: Edr
-Project Type: Proposed Residence
-Client Name J Casey
-Project Address: Lot 4 Mossman Daintree Rd Lower Daintree
-Project Number: 22055
-Drawing Title: SUSTAINABLE HOUSING
-Scale: AT A3
-Sheet Number: A-03 1

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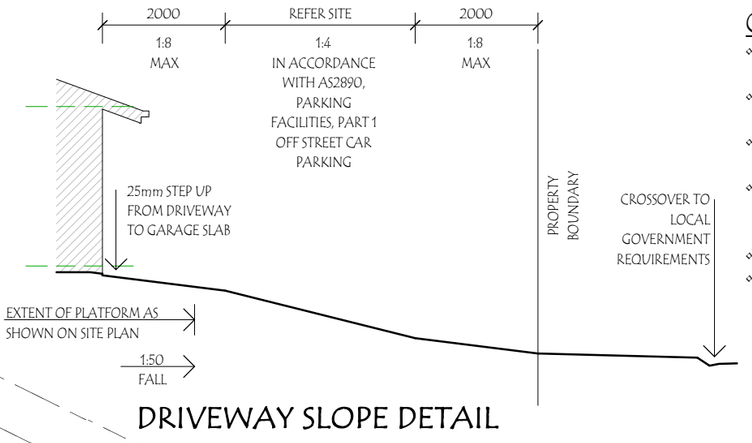
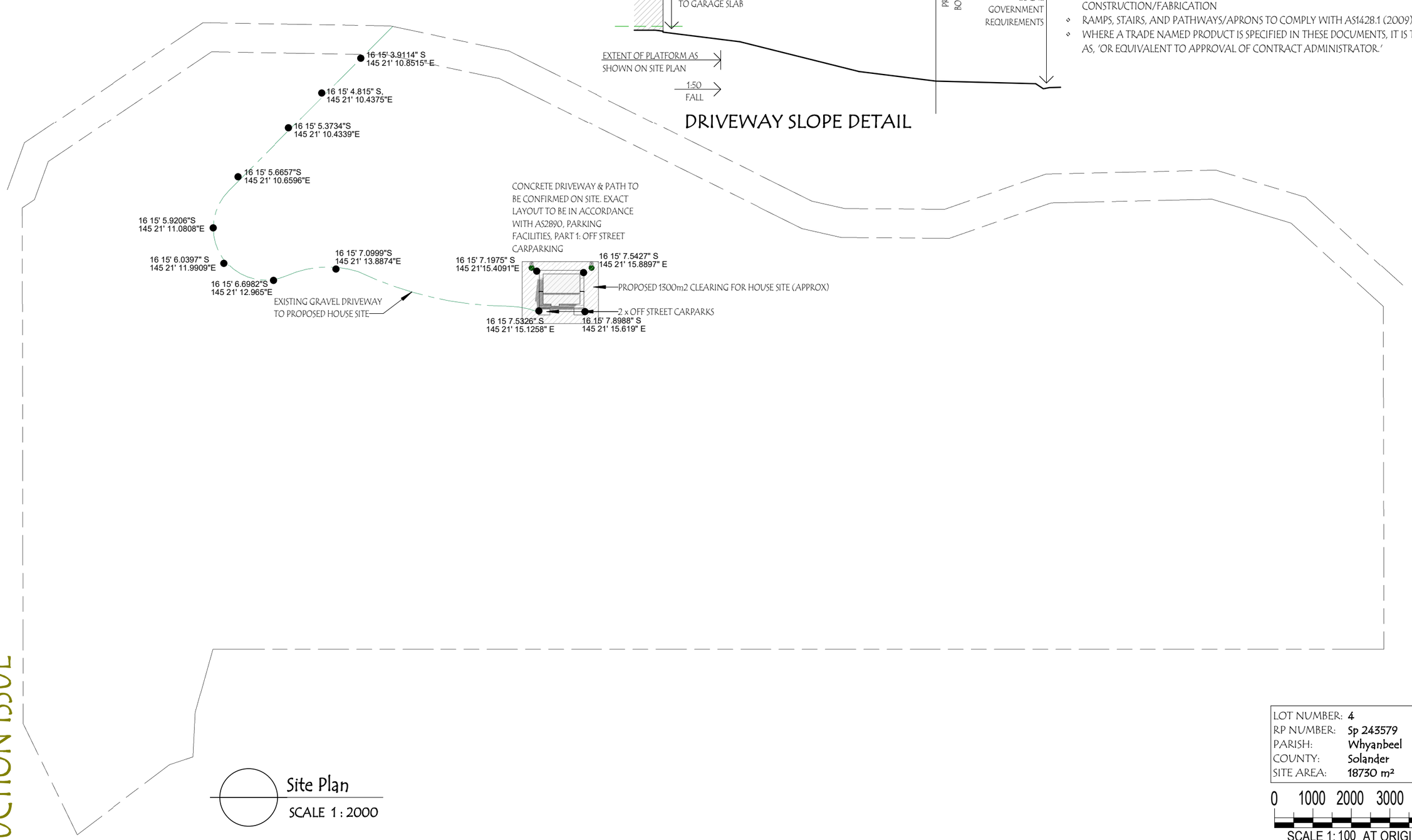
DESIGN WIND CLASSIFICATION C2



DRIVEWAY SLOPE DETAIL

GENERAL NOTES

- REFER SITE PLANS FOR LOCATION, SETOUT AND ACTUAL LEVELS OF BUILDINGS. CONFIRM PRIOR TO EXCAVATION.
- CONTRACTOR TO CHECK ON SITE ALL DIMENSIONS PRIOR TO SHOP DRAWINGS AND FABRICATION.
- ALL DIMENSIONS ARE TO GRID LINES, FACE OF BLOCKWORK/BRICKWORK , FACE OF STUD OR CENTRELINE OF COLUMNS, U.N.O.
- CONTRACTOR TO CO-ORDINATE ALL SERVICES, PENETRATIONS AND STRUCTURE PRIOR TO CONSTRUCTION AND INFORM THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION/FABRICATION
- RAMPS, STAIRS, AND PATHWAYS/APRONS TO COMPLY WITH AS1428.1 (2009).
- WHERE A TRADE NAMED PRODUCT IS SPECIFIED IN THESE DOCUMENTS, IT IS TO BE CONSIDERED AS, 'OR EQUIVALENT TO APPROVAL OF CONTRACT ADMINISTRATOR.'



Site Plan
SCALE 1 : 2000

LOT NUMBER:	4
RP NUMBER:	Sp 243579
PARISH:	Whyanbeel
COUNTY:	Solander
SITE AREA:	18730 m²

0 1000 2000 3000 4000 5000mm
SCALE 1: 100 AT ORIGINAL SIZE

CONSTRUCTION ISSUE

ISSUES/REVISIONS

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-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	SITE PLAN
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-04 I

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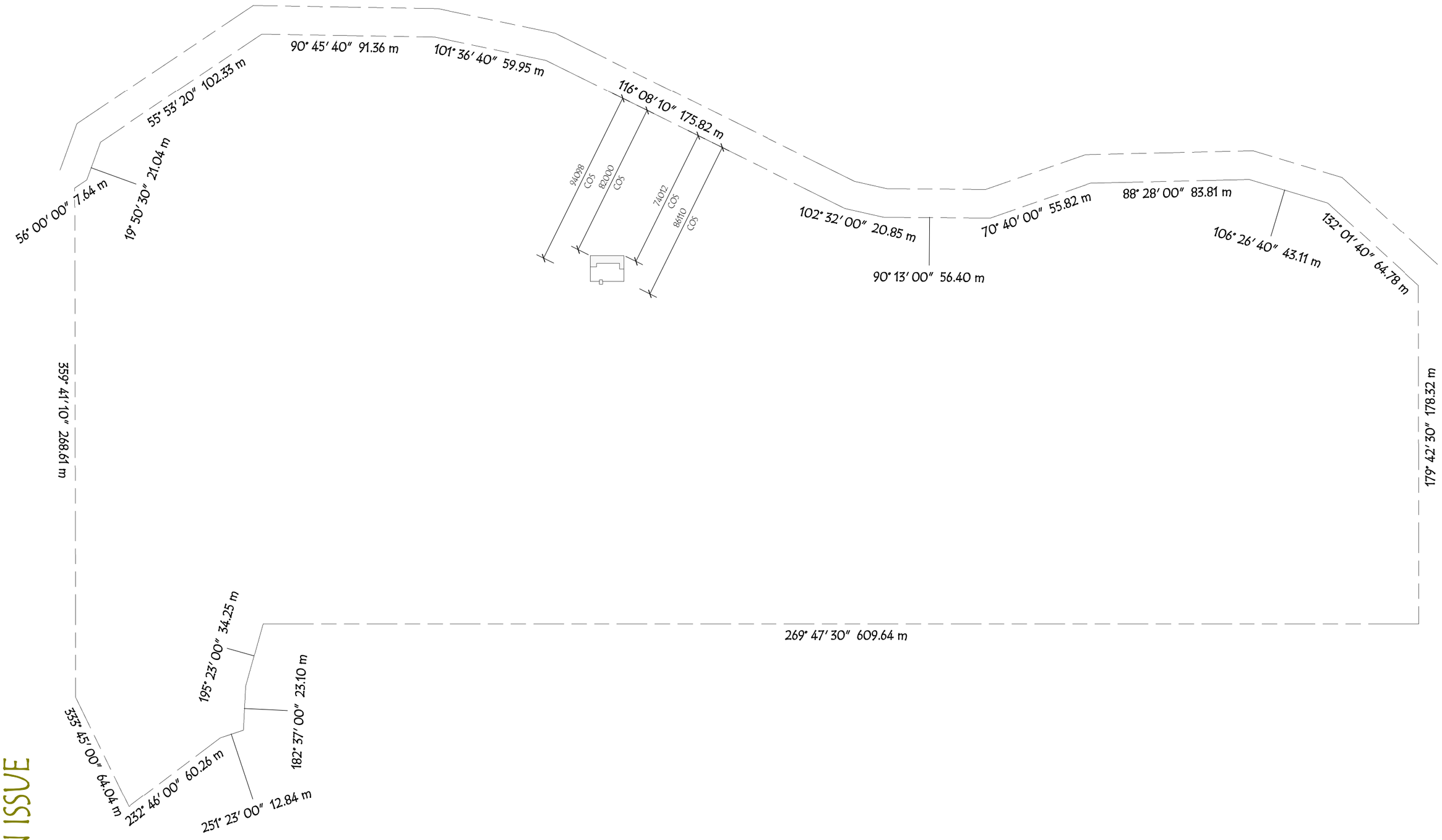

Site Setout Plan

SCALE 1 : 2000

CONSTRUCTION ISSUE

ISSUES/REVISIONS

HIA GreenSmart®

building designers' association of queensland inc.

CHARTED MEMBER

-Drawn By:	Author		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	SITE SETOUT PLAN
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-05 I

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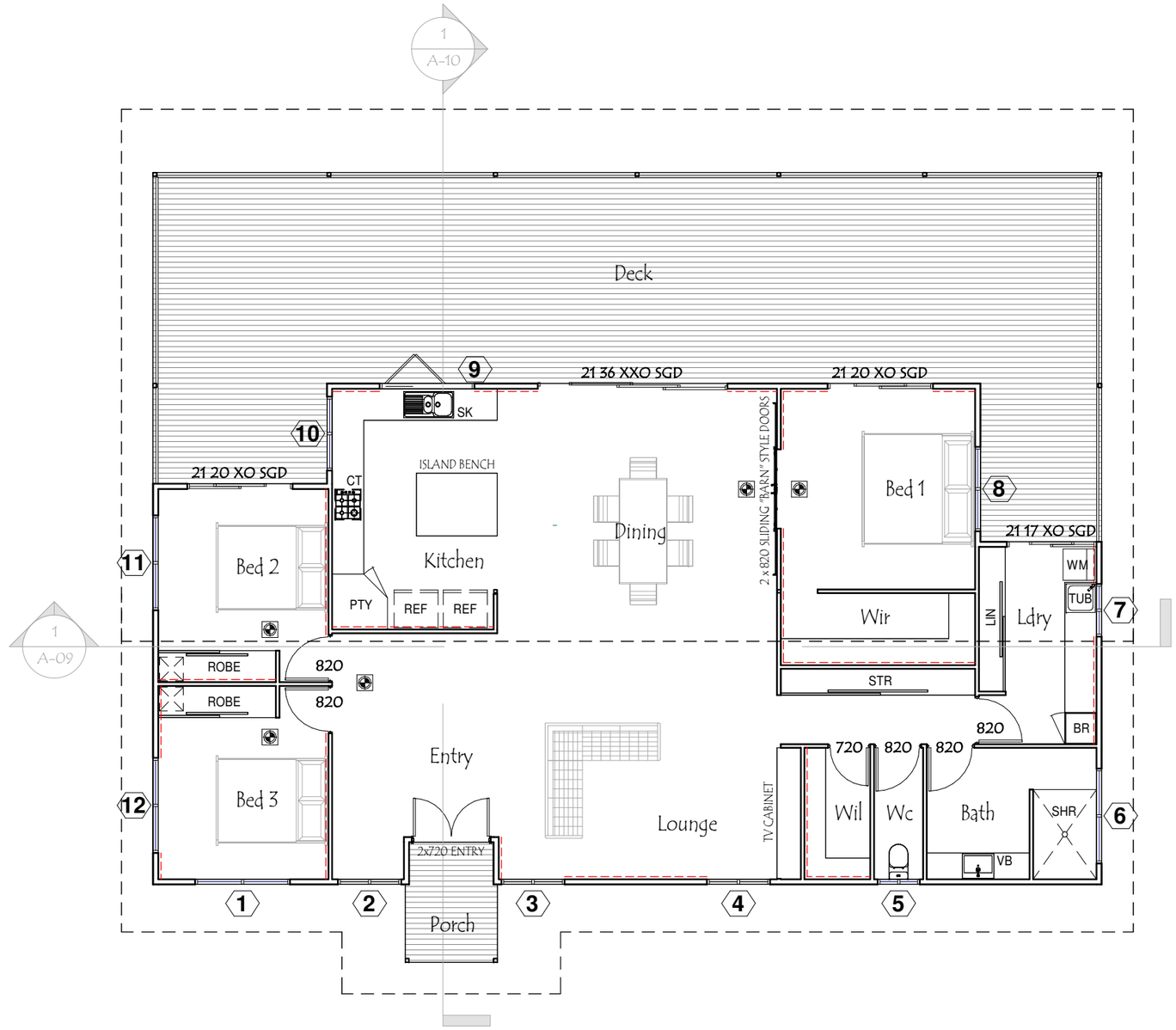
DESIGN WIND CLASSIFICATION C2

Floor Area

Living	156.6 m²
Deck	85.2 m²
Porch	3.9 m²
	245.6 m²

Window Schedule

No.	Ht	Wd	Description
1	1500	1800	XO SLIDING GLASS WINDOW
2	1500	1200	2 PANEL GLASS LOUVRES
3	1500	1200	2 PANEL GLASS LOUVRES
4	1500	1200	2 PANEL GLASS LOUVRES
5	800	800	XO SLIDING GLASS WINDOW OBS
6	1000	1800	XO SLIDING GLASS WINDOW
7	1000	1000	XO SLIDING GLASS WINDOW
8	800	1600	XO SLIDING GLASS WINDOW
9	1200		
10	1200	1400	XO SLIDING GLASS WINDOW
11	1500	1800	XO SLIDING GLASS WINDOW
12	1500	1800	XO SLIDING GLASS WINDOW



Keynote Legend

Key Value	Keynote Text
BR	BROOM CPD
CT	COOKTOP
LIN	LINEN
PTY	PANTRY
REF	REFRIDGERATER PROVISIONS ONLY
ROBE	ROBE
SHR	SHOWER
SK	SINK
STR	STORE
TUB	LAUNDRY TUB
VB	VANITY BASIN
WM	WASHING MACHINE SPACE

GENERAL JOINERY NOTES & STANDARDS

CHECK ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE COMMENCEMENT OF ANY BUILDING WORKS AND/OR COMMENCEMENT OF JOINERY SHOP DRAWINGS

CONTRACTOR TO REPORT ANY DISCREPANCIES (ON DRAWING OR ON SITE) BEFORE COMMENCING OF ANY BUILDING WORKS AND/OR COMMENCEMENT OF JOINERY SHOP DRAWINGS

SPECIFIED PROPRIETORY ITEMS DOES NOT IMPLY PREFERENCE FOR THE ITEM INDICATED, BUT IDENTIFIES THE MINIMUM PROPERTIES REQUIRED FOR SUCH ITEMS. ANY SUBTITUTIONS ARE BY APPROVAL ONLY

CONFIRM NOMINATED APPLIANCES' MANUFACTURER'S RECOMMENDATIONS, SPECIFICATION, REQUIRED SPATIAL REQUIREMENTS AND INSTALLATION REQUIREMENTS WHERE SPECIFIED AS PART OF JOINERY UNIT AND / OR LOCATED ADJACENT TO - REFER JOINERY DRAWINGS AND FLOOR PLAN

JOINER TO ENSURE ALL APPLIANCES AND EQUIPMENT FITS IN ALLOCATED SPACINGS, AND TO ADVISE AND ACCOUNT FOR ADJUSTMENTS FOR APPROVED SUBSTITUTIONS

JOINER TO ENSURE ALL APPLIANCES AND EQUIPMENT THAT REQUIRE POWER, WATER AND/OR WASTE ARE CORRECTLY PROVISIONED

CONSTRUCTION ISSUE

Ground Floor

SCALE 1 : 100

ELEVATION KEY

ISSUES/REVISIONS

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CHARTED MEMBER

-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	FLOOR PLAN
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-06 1

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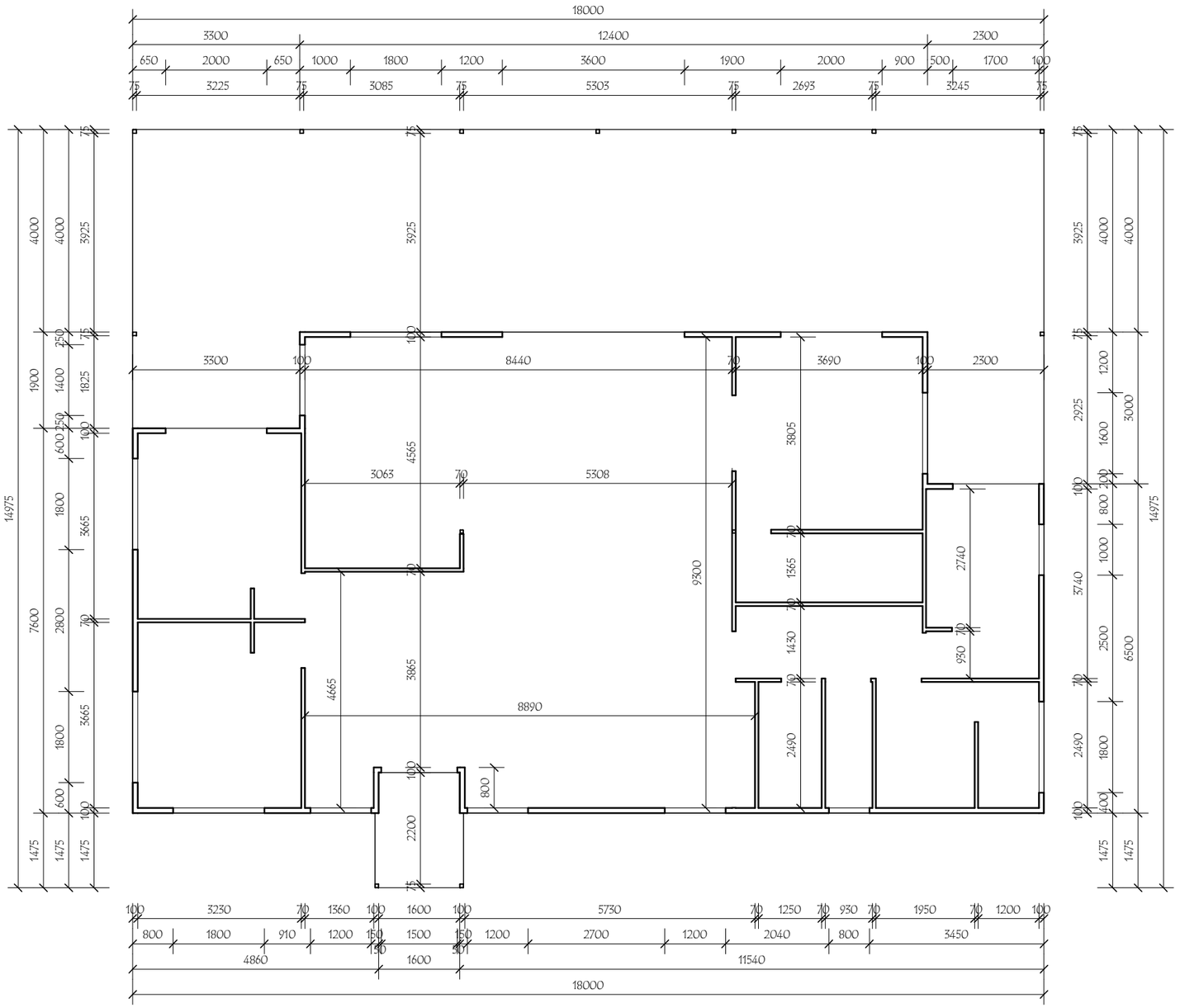

Dimension Plan

SCALE 1 : 100

CONSTRUCTION ISSUE

ISSUES/REVISIONS

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-Drawn By:	Edr	-Project Number:	22055
-Project Type:	Proposed Residence	-Drawing Title:	DIMENSION PLAN
-Client Name	J Casey	-Scale:	AT A3
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Sheet Number:	A-07 1

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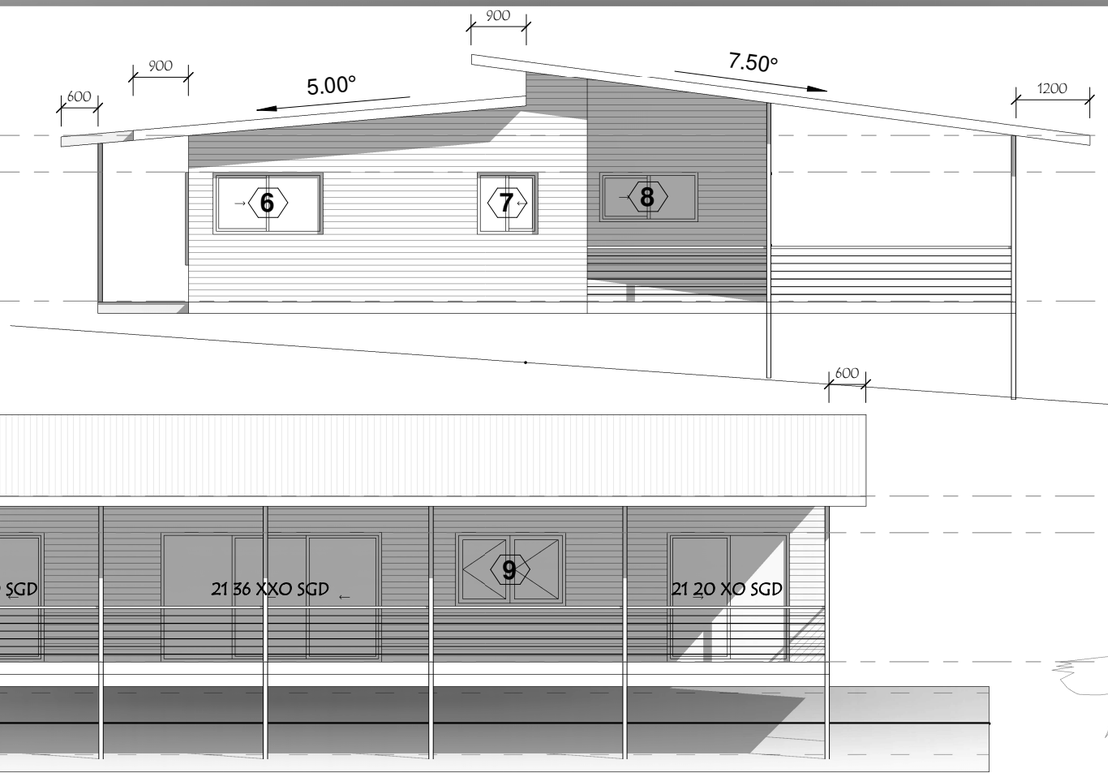
DESIGN WIND CLASSIFICATION C2

ROOF PITCH - AS SHOWN
TYP O/H = AS SHOWN

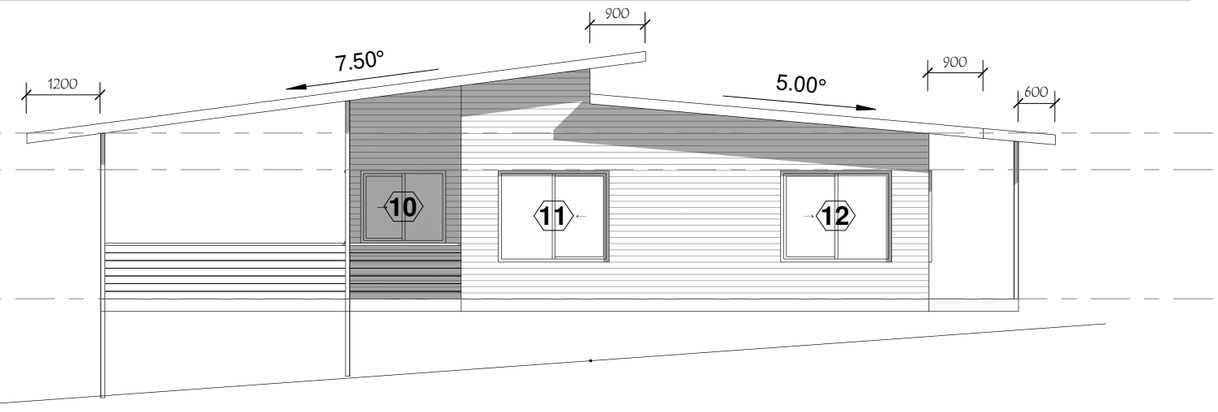
Elevation 1

Elevation 2



Elevation 3

Elevation 4



CONSTRUCTION ISSUE

ISSUES/REVISIONS

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-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	ELEVATIONS
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-08 I

EDR BUILDING DESIGNS
PO BOX 1330 ATHERTON QLD 4883 40953375 ABN: 75 121 588 052 QBSA: 104 2586 www.edrconcepts.com.au

PLEASE NOTE - SUBSTITUTION, VARIATION OR MODIFICATION TO THE ORIGINAL DESIGN OR STRUCTURAL MEMBERS WILL VOID EDR BUILDING DESIGNS OF ANY RESPONSIBILITIES TO THE STRUCTURAL INTEGRITY & PERFOMANCE OF THE BUILDING.

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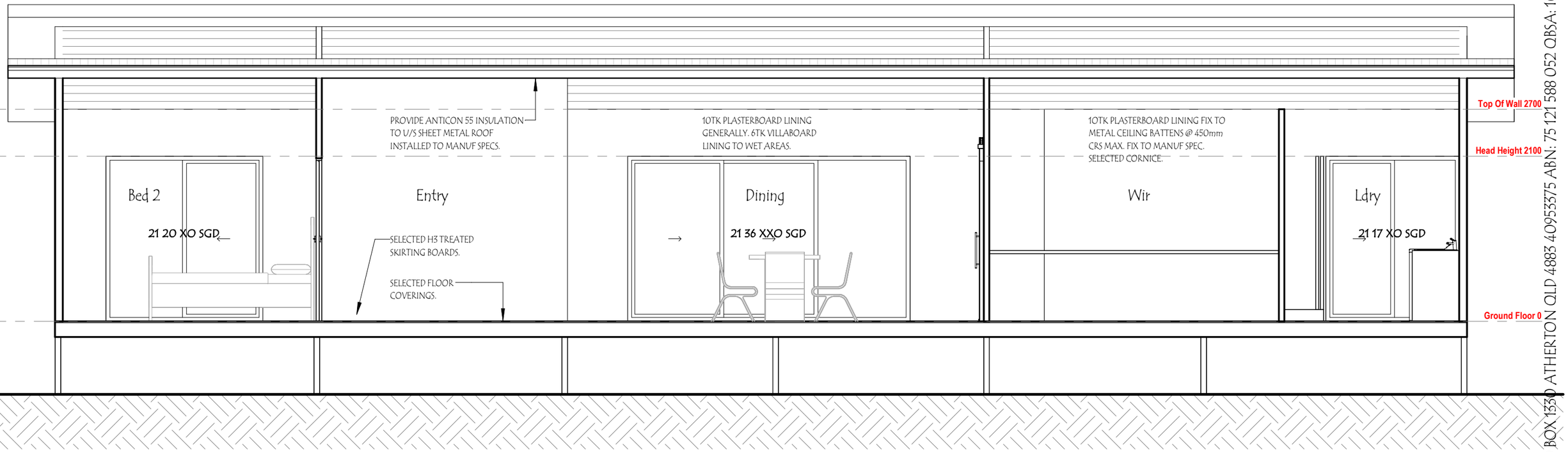

Section 1

SCALE 1 : 50

CONSTRUCTION ISSUE

ISSUES/REVISIONS

HIA GreenSmart

building designers' association of queensland inc.

CHARTERED MEMBER

-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	ARCHITECTURAL SECTIONS
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-091

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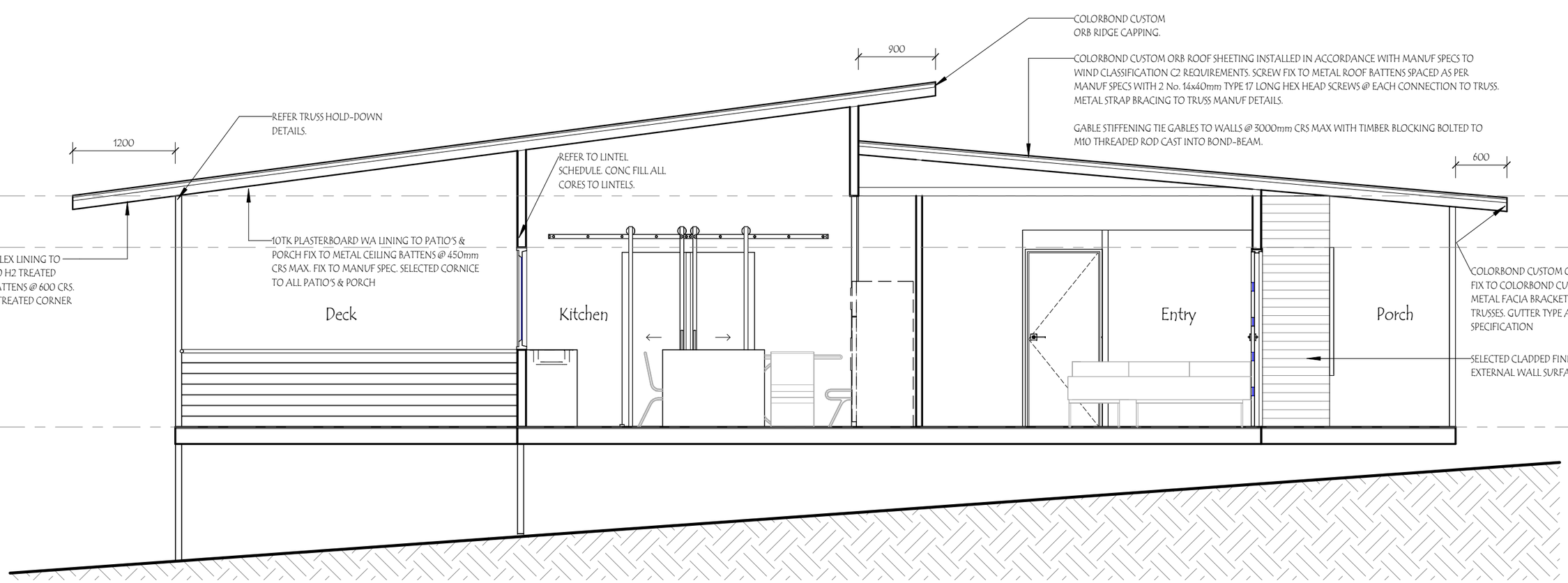

Section 2
SCALE 1 : 50

CONSTRUCTION ISSUE

ISSUES/REVISIONS

HIA GreenSmart®

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-Drawn By:	AUTHOR		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	ARCHITECTURAL SECTIONS
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	A-10 1

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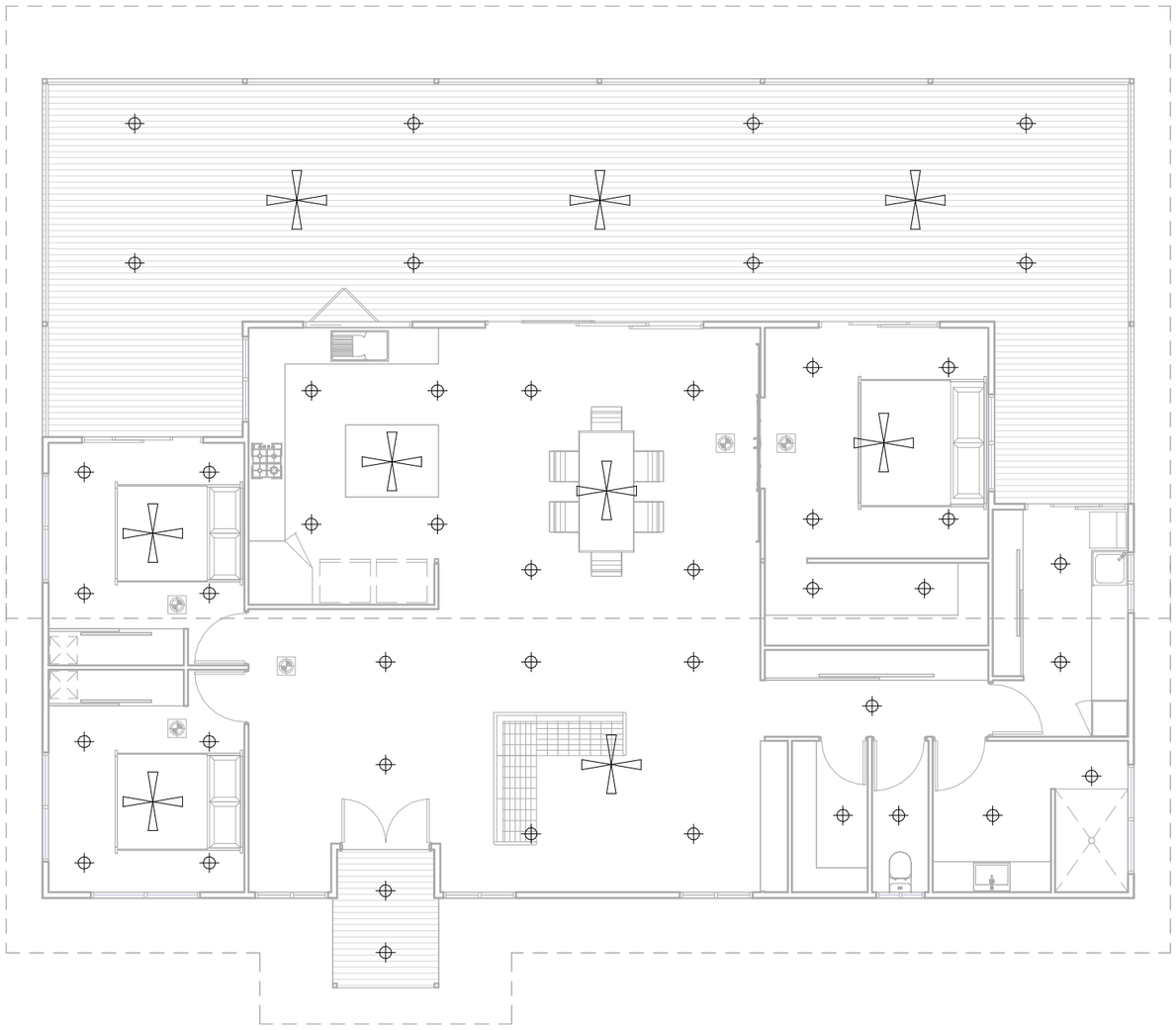
DESIGN WIND CLASSIFICATION C2



ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	QTY.
LIGHTING ITEMS		
	LED DOWN LIGHT	x 47
	HEAT LIGHT	-
	WALL LIGHTS	-
	BATTEN FLUORESCENT	-
	ROUND FLUORESCENT EXTERNAL	-
	DOUBLE FLOOD LIGHT WITH SENSOR	-
	TOTAL LIGHT POINTS	-
POWER ITEMS		
	SINGLE GPO	-
	DOUBLE GPO	-
	SINGLE GPO (WATERPROOF)	-
	DOUBLE GPO (WATERPROOF)	-
TV	TELEVISION POINT CONNECT TO ANTENNA	-
	TELEPHONE POINT	-
	SINGLE PHASE SWITCH	-
	SINGLE PHASE SWITCH - 2 GANG	-
	SINGLE PHASE SWITHC WITH FAN CONTROLLER	-
MISCELLANEOUS ITEMS		
	CEILING FAN 1400mm DIA.	x 9
M	EXHAUST FAN DUCTED TO EXTERNAL WALL OR SOFFIT	-
S	SMOKE DETECTOR AND ALARM CONNECT TO 240V. SUPPLY BATTERY BACKUP INTERCONNECT WITH OTHER DETECTORS IN SINGLE DWELLING TO GIVE COMMON ALARM ON ACTIVATION OF ANY DETECTOR. COMPLY WITH AS3786 & NCC	-
AC HEAD	SPLIT AC HEAD UNIT	-
AC	SPLIT AC CONDENSER	-
	METER BOX	-

ABBREVIATION LEGEND	
1000	DENOTES HEIGHT AFFL
AB	ABOVE BENCH (375 ABOVE KITCHEN BENCH)
HWS	HOT WATER SYSTEM
MW	MICROWAVE
WP	WATER PROOF
IS	ELECTRICAL APPLIANCE ISOLATIONG SWITCH
AC	AIR CONDITIONING POWER OUTLET. ALL AIR CONDITIONING POWER OUTLETS TO BE ON DEDICATED CIRCUIT

NOTE:
ELECTRICAL LAYOUT DIAGRAMATIC ONLY. LICENCED ELECTRICAL CONTRACTOR TO CONFIRM LAYOUT WITH BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION

CONSTRUCTION ISSUE

Electrical Plan
SCALE 1 : 100

ISSUES/REVISIONS

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-Drawn By: Edr
-Project Type: Proposed Residence
-Client Name J Casey
-Project Address: Lot 4 Mossman Daintree Rd Lower Daintree
-Project Number: 22055
-Drawing Title: ELECTRICAL PLAN
-Scale: AT A3
-Sheet Number: E-01 I

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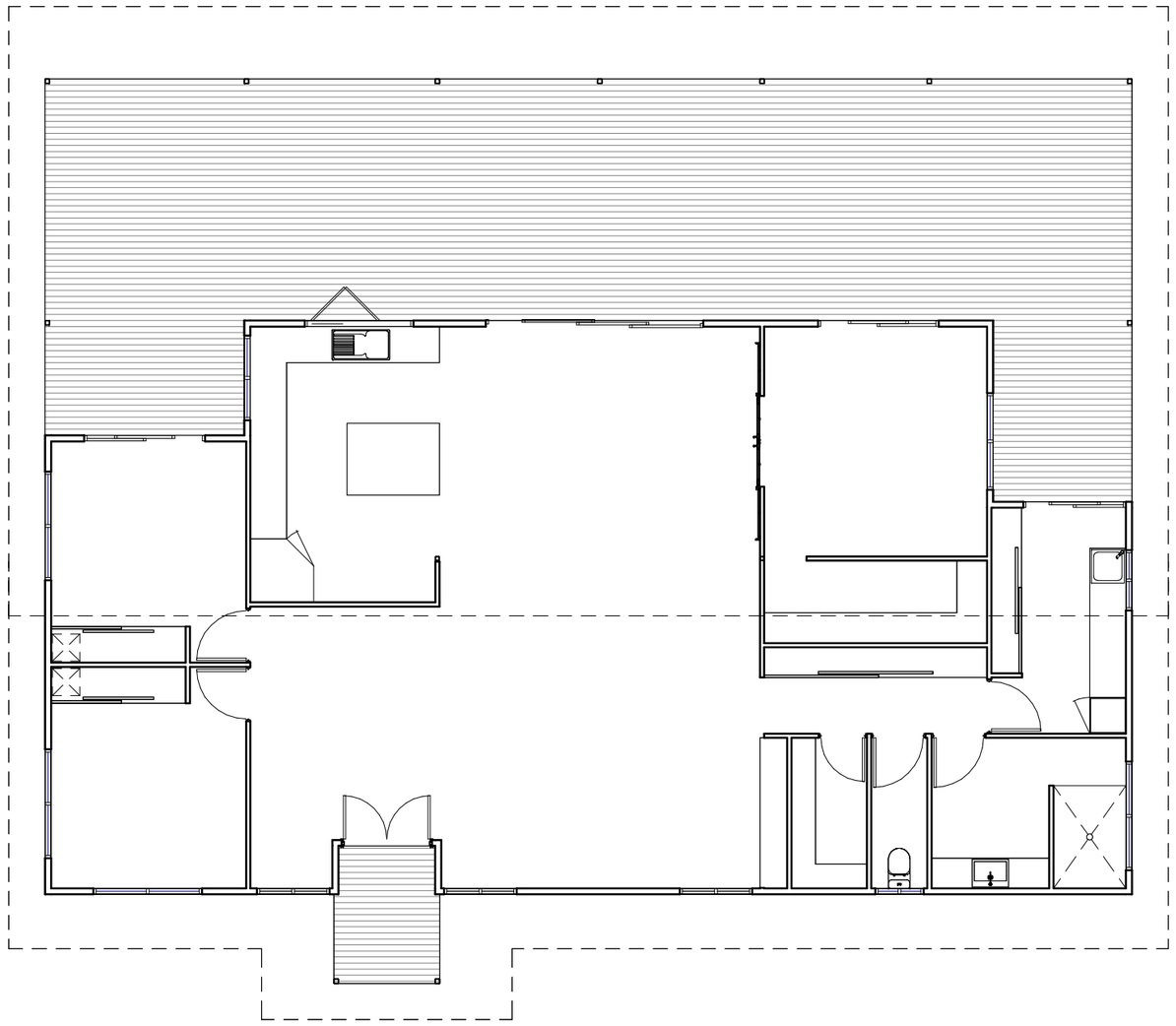
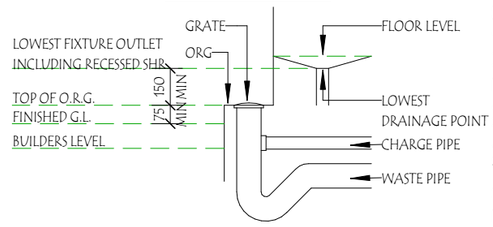


Drainage Plan

SCALE 1 : 100

OVERFLOW RELIEF GULLY POSITIONING



ORG DETAIL

CONSTRUCTION ISSUE

ISSUES/REVISIONS

HIA GreenSmart®

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CHARTED MEMBER

-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	DRAINAGE PLAN
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	H-011

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DESIGN WIND CLASSIFICATION C2

PATHWAY AND DRIVEWAY NOTES

ALL PATHWAYS AND PAVEMENTS SHALL HAVE A MINIMUM FALL OF 1 IN 100 (1%) U.N.O

THE MAXIMUM GRADE OF PAVEMENTS SHALL NOT EXCEED 1 IN 5 (20%). WHERE GRADES ARE NEAR THE MAXIMUM, A TRANSITION ZONE AT EITHER END MAY BE REQUIRED. REFER TO RELEVANT STANDARDS & CODES

CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB

CLEAR THE AREA OF ALL TOPSOIL AND ORGANIC MATTER;

PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELLED;

AN OPTIONAL 0.2um POLYETHYLENE MOISTURE BARRIER MAY BE PROVIDED UNDER THE SLAB IN SALINE AREAS, LAPPED 200mm AT JOINS AND TAPED;

SLAB THICKNESS SHALL BE:

PEDESTRIAN PATHWAYS - 100mm THICK WITH 1 LAYER SL72 MESH,

VEHICULAR DRIVEWAYS (TO 3t GROSS) - 100mm THICK WITH 1 LAYER SL72 MESH. 30mm MINIMUM TOP COVER TO ALL REINFORCEMENT, CONCRETE STRENGTH SHALL BE N20 MINIMUM;

JOINTS ARE REQUIRED IN ALL CONCRETE PATHWAY AND DRIVEWAY SLABS -

ISOLATION JOINTS MUST BE PROVIDED WHERE ABUTTING EXISTING STRUCTURES,

EXPANSION JOINTS SHALL BE PROVIDED AT 15 METER CENTRES IN ALL DIRECTIONS. N12x300lg DOWEL BARS AT 400 CENTRES ALONG THE JOINTS IN 100mm THICK SLABS,

CRACK CONTROL JOINTS SHALL BE PROVIDED AT 3 METER MAXIMUM CENTRES AND AT LOCATIONS WHERE THERE IS A LIKELIHOOD A CRACK WOULD OCCUR (i.e. RE-ENTRANT CORNERS). JOINTS SHALL BE LOCATED SO THE LONGEST SIDE OF ANY SLAB PANEL IS NO MORE THAN 1.5 TIMES THE LENGTH OF THE SHORTEST SIDE. ANY ANGLE FORMED BETWEEN JOINTS OR JOINTS AND THE SLAB EDGE SHALL BE NO LESS THAN 75°, DUE TO THE VARYING NATURE OF PATHWAYS AND DRIVEWAYS,

REFERENCE SHOULD BE MADE TO 'CEMENT, CONCRETE & AGGREGATE AUSTRALIA - GUIDE TO CONCRETE FOR HOUSING 2007, PATHS AND DRIVEWAYS' AND 'RESIDENTIAL CONCRETE DRIVEWAYS AND PATHS, JULY 2005'

TERMITE PROTECTION NOTES

A TERMITE MANAGEMENT SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH BCA part 3.1.3 & AS3660 - TERMITE MANAGEMENT FOR A SLAB CONFORMING WITH AS2870 - RESIDENTIAL SLABS & FOOTINGS - CONSTRUCTION.
TERMITE BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR BY AN ACCREDITED TECHNICIAN.
WHERE A CONCRETE SLAB-ON-GROUND IS USED AS THE BARRIER, NOT LESS THAN 75mm OF THE SLAB EDGE MUST REMAIN EXPOSED ABOVE FINISHED GROUND LEVEL, MUST BE A CLEAN, SMOOTH FINISH AND MUST NOT BE CONCEALED BY RENDER, TILES, CLADDINGS OR FLASHINGS.

FLOOR WASTE NOTE

FLOOR WASTES ARE NOT REQUIRED IN CLASS 1 AND 10 BUILDINGS BUT CAN BE INCLUDED AS A FIXTURE TRAP FOR OTHER FIXTURES (i.e. BASINS, BATH, SHOWER etc);

THE FLOOR IS NOT REQUIRED TO BE GRADED TO A FIXTURE TRAP. IT IS NOT RECOMMENDED TO DRAIN A LAUNDRY TUB TO A FLOOR WASTE OR FIXTURE TRAP DUE TO 'FOAMING';

FLOOR WASTES ARE REQUIRED IN A CLASS 2, 3 OR 4 PART, IN WET AREAS LOCATED ABOVE A SOLE-OCCUPANCY UNIT OR PUBLIC SPACE WITH THE FLOOR GRADED TO THE FLOOR WASTE.

SITE NOTES

THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM TO AN EARTH DRAIN AS INDICATED ON THE SITE PLAN;

SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES;

ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER; CUT AND FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE AS PER BCA TABLE 3.1.1.1 FOR THE SITE SPECIFIC SOIL TYPE, REFER ALSO TO BCA CLAUSE 3.2.2.4 FOR SLAB EDGE SUPPORT ON SLOPING SITES;

RETAINING WALLS WITH 100Ø AG PIPE BEHIND (TO DISCHARGE TO STORMWATER LINE) AND GRANULAR BACKFILL BEHIND, TO BE WHOLLY CONTAINED WITHIN THE SITE ONLY IF INDICATED ON THE PLANS;

THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL, ONLY IF INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.

GENERAL NOTES

ALL TIMBER OR STEEL FRAMED WALLS TO WET AREAS TO BE LINED WITH FC OR APPROVED WET AREA CLADDING, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS;

SUSPENDED TIMBER OR STEEL FRAMED FLOORS TO HAVE WET AREA FLOORING TO ALL WET AREAS, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS;

THE SUB-FLOOR SPACE OF A DWELLING MUST BE VENTILATED IN ACCORDANCE WITH RELEVANT CODES & STANDARDS;

ALL GLAZING TO COMPLY WITH RELEVANT CODES & STANDARDS & MUST BE DESIGNED FOR THE WIND LOADS SPECIFIC TO THE BUILDING;

SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH RELEVANT CODES & STANDARDS, BE MAINS CONNECTED & COMPLY WITH RELEVANT CODES & STANDARDS;

WATER CLOSETS (WC's) TO HAVE A MINIMUM CLEAR WIDTH OF 900mm;

DOORS TO WC's WHICH SWING 'IN' ARE TO HAVE LIFT-OFF HINGES. PROVIDE ADEQUATE CLEARANCE AT TOP OF DOOR TO SUIT HINGES;

ALL BALUSTRADES AND HANDRAILS TO BE 1000 MINIMUM ABOVE FINISHED FLOOR LEVEL (i.e. TOP OF TILES, CARPET etc) AND HAVE NO OPENINGS GREATER THAN 124mm, IN ACCORDANCE WITH RELEVANT CODES & STANDARDS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND VERIFIED BY BUILDER BEFORE WORK COMMENCES.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.

STUDS EA. SIDE OF OPENING

OPENING	No. OF STUDS
900	1
1200 - 2100	2
2400 - 3000	3
3300 - 4000	4
4300 - 4800	5

LINTELS - UNO

SPAN	F14 HWD	LVL	RHS
900	75x75	95x63	125x75x3.0
1200	100x75	2/95x45	125x75x3.0
1500	125x75	2/130x45	125x75x3.0
1800	150x75	2/150x45	125x75x3.0
2100	175x75	170x45	125x75x3.0
2400	200x75	200x45	125x75x3.0
2700	225x75	240x45	125x75x4.0
3000	250x75	240x63	125x75x4.0
3300	250x75	240x63	125x75x4.0
3600	275x75	240x63	125x75x4.0
4000	300x75	300x63	125x75x5.0
4800	-	-	125x75x5.0

BRACING LEGEND

TIMBER ANGLED BRACE IN ACCORDANCE WITH AS1684 TABLE 8.18 FIGURE (c) AND BCA = 1.5kN/m;
STRUCTURAL PLY SHEET BRACING
IN ACCORDANCE WITH AS1684-2006, TABLE 8.18 FIGURE (h), Method B = 6.0kN/m, PLYWOOD BRACING PANELS CAN BE LESS THAN 900mm LONG TO A MINIMUM WIDTH OF 600mm,

PLYWOOD STRESS GRADE	STUDS @ 450 CRS.
F8	7 mm THK. PLYWOOD
F11	6 mm " "
F14	4 mm " "
F27	4 mm " "

PLYWOOD NAILING TYPES & STRENGTHS REFER TO EWPAA 'STRUCTURAL PLYWOOD WALL BRACING - LIMIT STATE DESIGN MANUAL', TABLE 1 - MINIMUM FASTENER SPECIFICATION;
BRICK PIERS
IN ACCORDANCE WITH CBPA QUEENSLAND 'DESIGN OF CLAY BRICK HOUSING FOR QUEENSLAND' DESIGN MANUAL, TABLE 4.7;
BRACEBOARD
SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE B = 6.0kN/m, BRACEBOARD SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE C = 9.0kN/m, BRACING PANELS CAN BE LESS THAN 900mm LONG TO A MINIMUM WIDTH OF 460mm, TO HAVE 1/M12 ROD AT EACH END IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE E = 6.0kN/M;
FIBRE CEMENT SHEET BRACING
IN ACCORDANCE WITH MANUFACTURERS FIXING MANUAL (JAMES HARDIES, TABLE 4) = 5.3kN/m;
CONCRETE MASONRY BLOCK
BRACING REACTIONS FOR CONCRETE MASONRY BLOCK WALLS SHALL BE IN ACCORDANCE WITH BCA PART 3.3.2, AS3700 - MASONRY STRUCTURES OR CMAA SINGLE-LEAF MASONRY DESIGN MANUAL.

STAIR RISER & GOING DIMS: (BCA PART 3.9.1)			
CLASS	RISER	GOING	2R + G =
2 to 9	190 - 115	355 - 250	700 - 550
1 & 10	190 - 115	355 - 240	700 - 550

MAX OPENING = 124mm

WALL FRAMING NOTES

EXTERNAL WALLS & INTERNAL LOAD BEARING WALLS.
- TOP PLATE = 2/35x90 MGP12
- BOTTOM PLATE = 1/35x90 MGP12 (CONC FLOOR)
1/45x90 MGP12 (TIMBER FLOOR)
- STUDS = 90x35 MGP12 @ 450crs FOR 0<HT≤3000
- 90x35 MGP12 @ 300crs FOR 3000<HT≤3300, 2 ROWS OF NOGGING
- 90x45 MGP12 @ 300crs FOR 3300<HT≤3600, 2 ROWS OF NOGGING
- PROVIDE NOGGING @ 1350crs MAX

HIGH WALLS ONLY
- TOP PLATE = 2/130x45 MGP12
- BOTTOM PLATE = 1/130x45 MGP12
STUDS = 130x45 LVL @ 300crs FOR 3600<HT≤4700, NOGS @ 1350crs MAX

- GALV M12 CYCLONE RODS @ ENDS, CORNERS, EACH SIDE OF OPENINGS & 1200crs MAX BETWEEN. PROVIDE 2-M12 CYCLONCE RODS @ GIRDER TRUSS
- UNO PROVIDE M12 CYCLONE RODS @ EACH END OF BRACING WALL & @ 1800crs MAX BETWEEN
- PROVIDE ANTI-RACKING CLEATS TO TOP OF BRACING WALLS IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC
- ALL GIRDER TRUSSES TO BE SUPPORTED ON 3/MGP12 STUDS MINIMUM OF A SIZE COMMON TO THE WALL or 2/MGP12 STUDS MINIMUM OF A SIZE COMMON TO THE WALL @ EACH SIDE OF AN OPENING IN ADDITION TO THE JAMB STUDS WHERE THE GIRDER TRUSS IS LOCATED OVER AN OPENING WHICH DOES NOT EXCEED 2460mm IN WIDTH U.N.O

FOUNDATIONS

EXCAVATION FOR ALL FOOTINGS SHALL BE TAKEN TO THE DEPTHS SHOWN, OR TO A FOUNDATION STRATA CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 100kPa WHICHEVER IS THE DEEPER. ALL EXCAVATIONS SHALL BE FREE FROM LOOSE MATERIAL, MUD AND WATER. UNDERSIDE OF ALL FOOTINGS SHALL BE A MIN OF 150mm BELOW NATURAL GROUND LEVEL UNLESS SHOWN OTHERWISE.

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 HOLD WITHIN 12 HOURS.

SITE PREPARATION

SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOPSOILS AND MATERIAL TO SUIT FINAL DESIGN LEVELS

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 RECOMPACTED.

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 95% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS1289 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.

ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 1 SUPERVISION (AS3798-1900 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS') TO THE MAX DRY DENSITY RATIO OF 95% SRDD (EXPRESSED AS A % OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS1289 5.3.1, 5.4.1 AND 5.5.1 FOR COHESIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE.)

ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15% SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING.

FILLINGS SHOULD NOT BE RETAINED OR BATTERED TO A SLOPE OF NOT STEEPER THAN 2h:1v. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION

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.

RETAINING STRUCTURES

DO NOT BACKFILL RETAINING WALLS UNTIL 21 DAYS AFTER CONCRETE HAS BEEN PLACED IN THE WALLS OF THE RETAINING STRUCTURES UNLESS NOTED OTHERWISE.

THE BACKFILL MATERIAL BEHIND THE FULL LENGTH OF THE EARTH RETAINING WALLS SHALL CONSIST OF A COURSE GRAINED SOIL OF HIGH PERMEABILITY (I.E. CLEAN COURSE SAND OR GRAVEL) TO A MAX WIDTH OF 300mm FOR THE FULL RETAINING HEIGHT.

LOAD BEARING MASONRY

ALL LOAD BEARING MASONRY WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF AS3700, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

BUILDER TO ALLOW CLEAN OUT OPENINGS AT THE BASE COURSE OF ALL REINFORCED CONCRETE MASONRY WALLS OR AS INDICTED, AND ALL CORES TO BE RAKED CLEAN BEFORE FILLING WITH GROUT.

GROUT MIX TO FILL CAVITY OR REINFORCED CONCRETE MASONRY WALLS TO HAVE A MINIMUM CHARACTERISTIC COMPRESSION STRENGTH OF 200MPa(f'_c). MAXIMUM SLUMP 250mm AND MAXIMUM AGGREGATE SIZE 10m.

UNREINFORCED 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.

MORTAR CLASSIFICATION - M4.

MINIMUM CHARACTERISTIC UNCONFINED COMPRESSION STRENGTH OF MASONRY UNITS SHALL BE 15mPa.

STRUCTURAL STEEL

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS410 AND AS1554 EXCEPT WHERE VARIED BY THE CURRENT DOCUMENTS.

UNLESS NOTED OTHERWISE ALL STEEL SHALL BE IN ACCORDANCE WITH:
AS1204 GRADE 250 FOR ROLLED SECTIONS
AS1163 GRADE 350 FOR R.H.S SECTIONS
AS1163 GRADE 200 FOR C.H.S SECTIONS
AS1163 GRADE 350 FOR C.H.S. SECTIONS
AS1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 1.3.2 AS1554 - PART 1.

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS.

HIGH STRENGTH FRICTION GRIP BOLTS, NUTS AND WASHERS (8.8//TF) SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252 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

UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE OF A GRAD 4.6/S.

ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION.

STEEL WORK IS TO BE SAND BLASTED (2.5) AND COATED WITH ZINC SILICATE STEEL PRIMER (OR AS SPECIFIED) BEFORE ERECTION. STEELWORK ENCASED IN CONCRETE IS NOT TO BE PAINTED.

CONCRETE ENCASED STEEL WORK SHALL BE WRAPPED WITH W4 WIRE AT 200mm CENTRES AND SHALL HAVE A MIN OF 50mm COVER UNLESS NOTED OTHERWISE.

THE STEEL FABRICATOR SHALL PROVIDE ALL BOLTS NECESSARY FOR THE ERECTION OF THE STEELWORK AND BOLT HOLES AND CLEATS NECESSARY FOR THE ERECTION OF TIMER WORK AND WHETHER OR NOT DETAILED IN THE DRAWINGS.

ALL LAPS, FIXINGS AND ACCESSORIES TO PURLINS AND GIRTS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

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

C.M.G. CONSULTING ENGINEERS PTY. LTD.
A.C.N. 011 065 375
208 BUCHAN STREET CAIRNS, QLD, 4870
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CONSTRUCTION ISSUE

ISSUES/REVISIONS

HIA GreenSmart®

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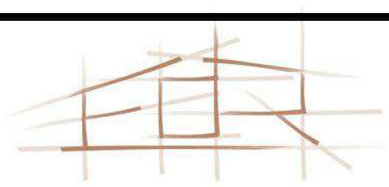

-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	CONSTRUCTION NOTES
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	S-01 I

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 40953375 ABN: 75 121 588 052 QBSA: 104 2586 www.edrconcepts.com.au

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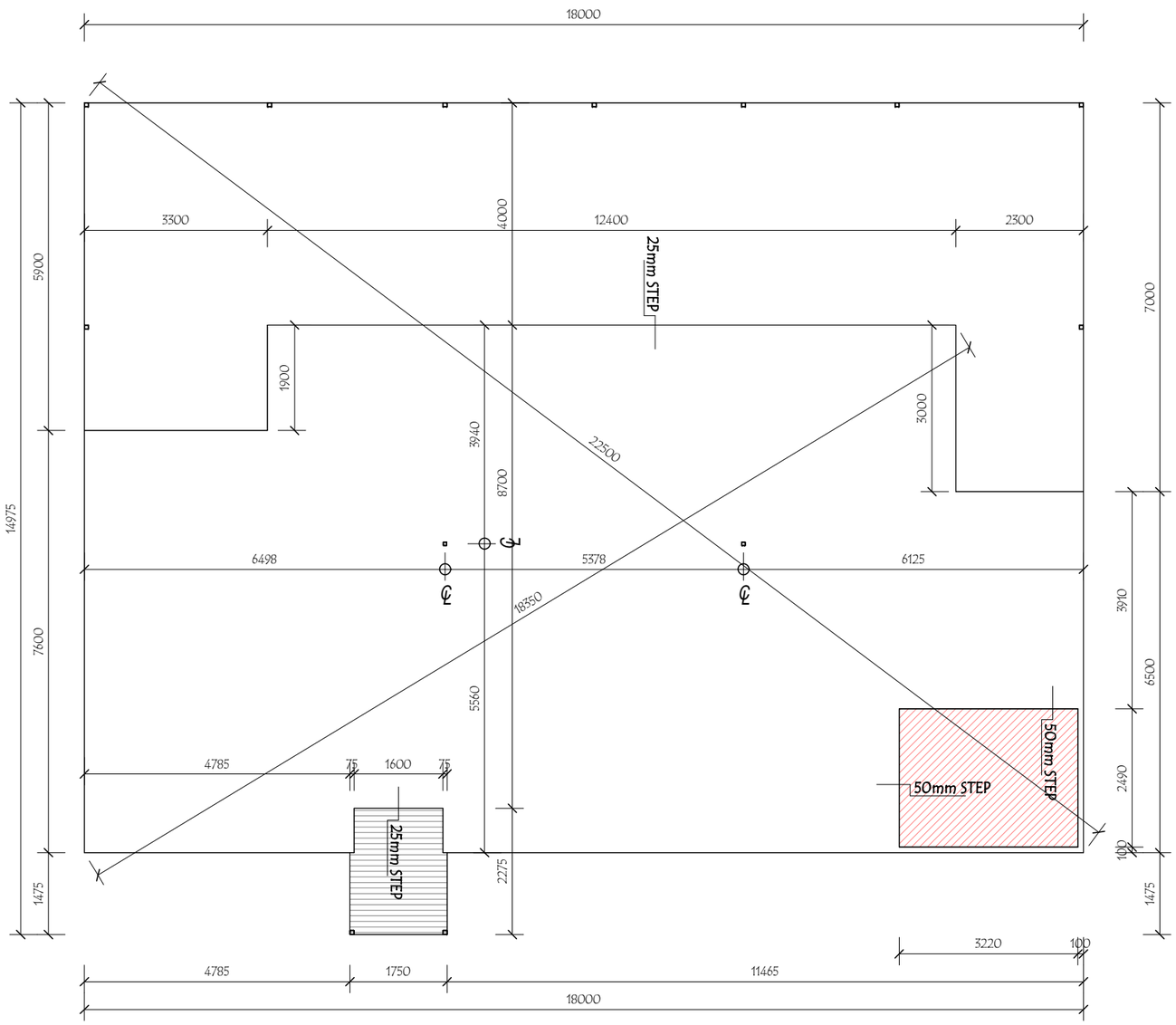
DESIGN WIND CLASSIFICATION C2



CONSTRUCTION ISSUE

Floor Setout Plan

SCALE 1 : 100

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

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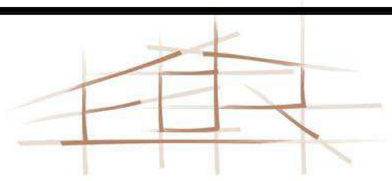
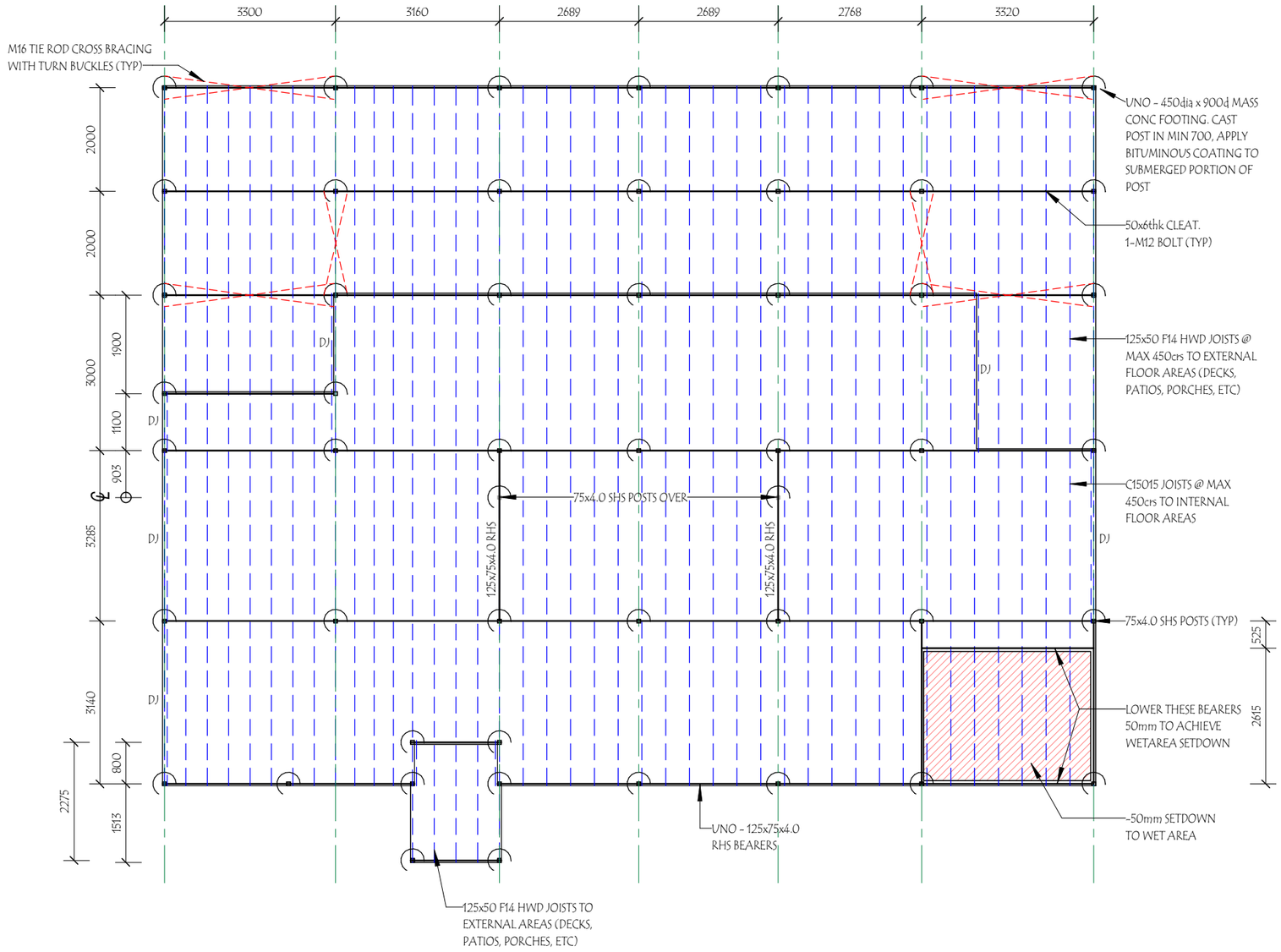


-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	SLAB SETOUT PLAN
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	S-03 I

DESIGN WIND CLASSIFICATION C2



"P" CLASS SITE

DENOTES 3-N12 TRIMMER BARS x 1200mm @100mm CRS. LONG TIED UNDER MESH (TYP.) 50mm COVER TO CORNER

DENOTES 110x40mm THICK RECESS FOR SLIDING DOORS/BI-FOLD DOORS

DENOTES 200x30mm RAMPED ENTRY TO PANEL-LIFT/ROLLER DOORS

100mm thk CONC SLAB, N20 GRADE CONC, REINF WITH 1-LAYER SL82 MESH, 25 TOP COVER (40 COVER TO EXTERNAL AREAS) & N12 TRIMMER ALL ROUND. LAY SLAB ON 200UM WATERPROOF MEMBRANE ON GRANULAR FILL COMPACTED TO 98% SRDD.

NB:
THIS SLAB HAS NOT BEEN DESIGNED FOR A GROUND/POLISHED CONCRETE FINISH. SHOULD THIS FINISH BE SOUGHT - CONSULT ARCHITECT

CONSTRUCTION ISSUE

Footing/Floor Framing Plan
SCALE 1 : 100

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

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-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	~~FOOTING/FLOOR~~ FRAMING PLAN
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	S-04 I

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PLEASE NOTE - SUBSTITUTION, VARIATION OR MODIFICATION TO THE ORIGINAL DESIGN OR STRUCTURAL MEMBERS WILL VOID EDR BUILDING DESIGNS OF ANY RESPONSIBILITIES TO THE STRUCTURAL INTEGRITY & PERFOMANCE OF THE BUILDING.

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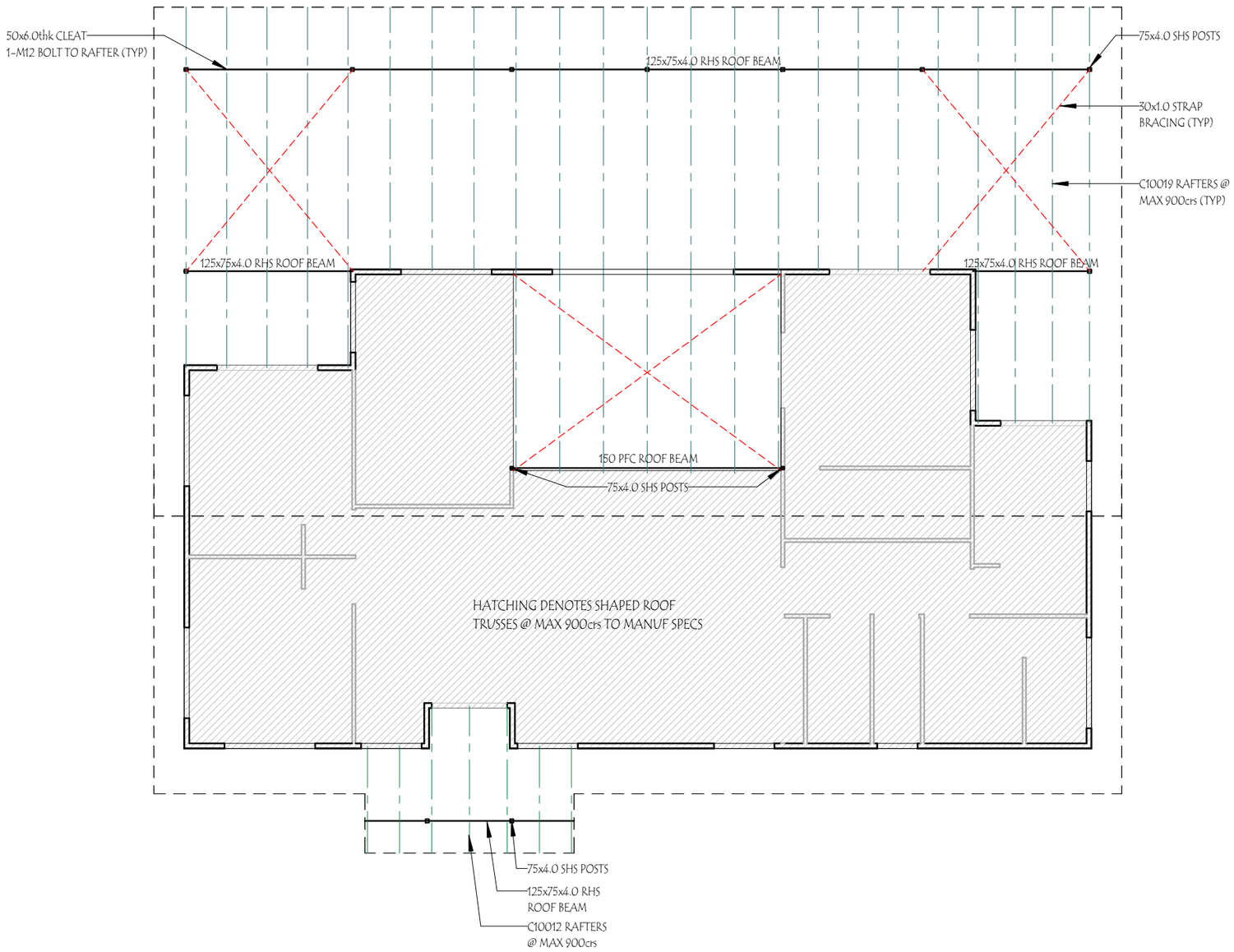
DESIGN WIND CLASSIFICATION C2



ROOF FRAMING NOTES

ROOF TRUSSES TO BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.

THE DESIGN SHALL INCLUDE :-
- TRUSS LAYOUT
- ALL NECESSARY WIND AND BOTTOM CHORD BRACING
- ALL INTERNAL TRUSS CONNECTIONS.

ALL TRUSS H.D. PL. CLEATS TO BE HOT DIPPED GALVANISED

U.N.O. ROOF FIXING GENERALLY - LAPS, FLASHINGS & GENERAL INSTALLATION IN ACCORDANCE WITH MANUF SPECS

BATTENS: 38 x 75 F11	SCREW FIX TO EACH TRUSS WITH 1/90 mm No. 14 TYPE 17 SCREW 600 MAX. SPACING AT RIDGE & EAVES. 900 MAX. INTERNAL SPACING U.N.O.
METAL ROOF BATTENS	FIX IN ACCORDANCE WITH MANUF. SPECS 600 MAX. SPACING AT RIDGE & EAVES. 900 MAX. INTERNAL SPACING U.N.O.

CONSTRUCTION ISSUE

Roof Framing Plan
SCALE 1 : 100

ISSUES/REVISIONS

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-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	ROOF FRAMING PLAN
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	S-05 1

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DESIGN WIND CLASSIFICATION C2

WIND PRESSURES:	GENERAL AREAS	a	a/2
SERVICABILITY	0.96 KPa	1.27 KPa	1.59 KPa
ULTIMATE	2.23 KPa	3.06 KPa	3.68 KPa

FOR WIND CLASSIFICATION - C2

— — — 4mm STRUCTURAL PLY FIXED WITH 2.8x30mm GAL. FLATHEAD NAILS @ 50 CRS TOP & BTM PL. 150 CRS VERT. EDGES. 300 CRS INTERMEDIATE STUDS. ANCHOR WALL ENDS TOP & BTM.

C2 CMB WALL REINF. NOTES

PROVIDE DOUBLE COURSE BOND BEAM UNDER SIDE OF ROOF. REINF. WITH 2-N12 or 1-N16 BAR EACH COURSE 500 MIN. LAPS.

PROVIDE SINGLE COURSE BOND BEAM IMMEDIATLY BELOW ALL WINDOW OPENINGS. REINF. WITH 1-N12. EXTEND BOND BEAM 200 PAST EACH SIDE OF OPENING.

U.N.O. ON PLAN ALL LINTELS TO BE REINF WITH 2-N12 or 1-N16 BAR WITH L8 TIE BARS @ 1000 CRS. MAX.

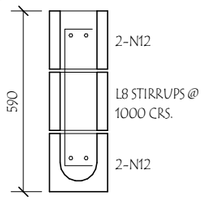
U.N.O. ON PLAN ALL 200 C.M.B. WALLS TO BE REINF. WITH N12 VERTICAL BARS @ ENDS, CORNERS, INTERSECTIONS @ EACH SIDE OF OPENINGS & @ 1200 MAX CENTRES BETWEEN.

PROVIDE ADDITIONAL N12 VERTICAL BARS TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE.

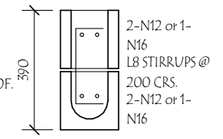
U.N.O CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS & MASONRY ANCHORS.

100 SERIES BLOCKWORK WALLS TIED TO EXTERNAL WALLS WITH APPROVED MASONRY MESH EVERY 2nd COURSE

DENOTES WALL CONTROL JOINT U.N.O. TO BE REINFORCED WITH 1-N12 VERTICAL EACH SIDE OF JOINT. EXTEND BOND BEAM REINFORCEMENT THROUGH JOINT FILL JOINT WITH COMPRESSIBLE BACKING ROD AND APPROVED SEALANT BOTH SIDES TO ARCHITECTS SPECIFICATION.



TYP. LINTEL



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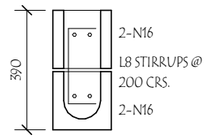

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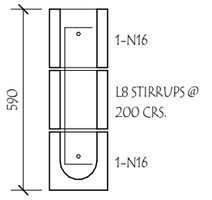
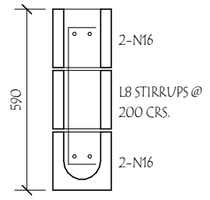


LINTEL 3



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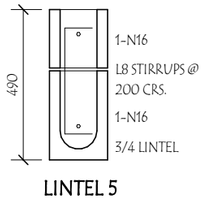
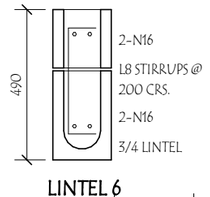


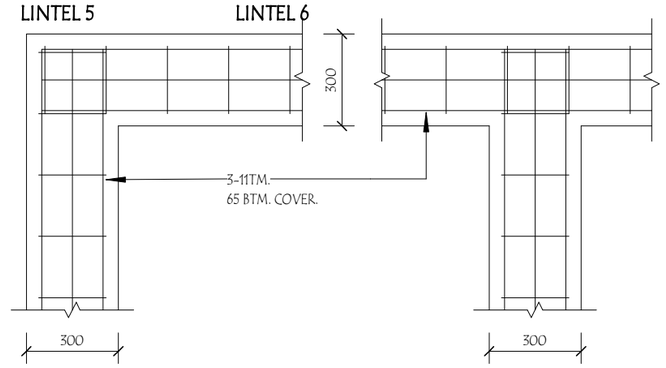
LINTEL 5



LINTEL 6

DESIGN LOADS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES:
AS1170.1 - DEAD & LIVE LOADS AND LOAD COMBINATIONS
AS1170.2 - WIND LOADS (PERMISSIBLE STRESS METHOD)
BASIC WIND SPEED - 57 m/sec
DYNAMIC WIND PRESSURE - 1.5kPa (UNFACTORED)
DESIGN GUST WIND SPEED - 50 m/sec



FOOTING CORNER

FOOTING INTERSECTION

TIMBER

ALL WORK SHALL COMPLY WITH THE RELEVANT BUILDING ACT AND ALL CODES REFERRED TO THEREIN.

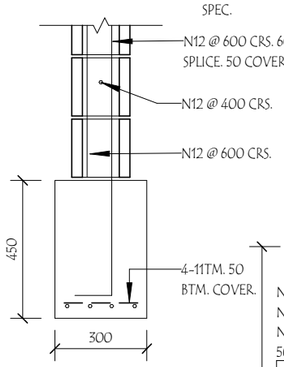
ALL STRUCTURAL TIMBER SHALL BE GRADE F14 UNSEASONED, UNLESS NOTED OTHERWISE.

THE DESIGN, ERECTION AND BRACING OF PREFABRICATED ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. UNLESS NOTED OTHERWISE.

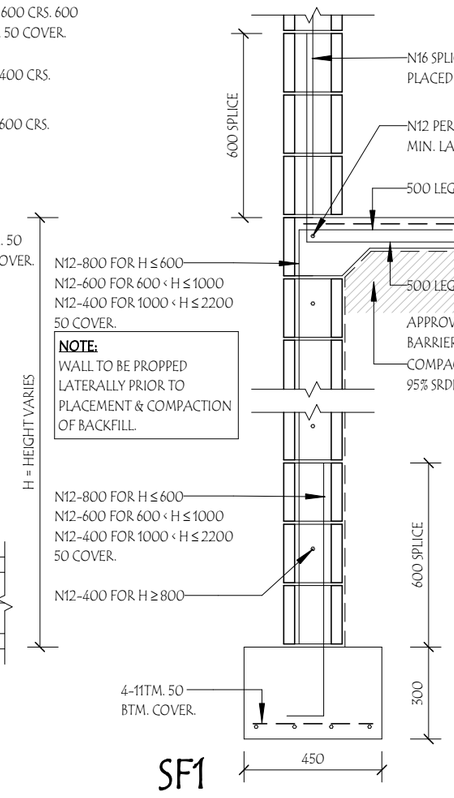
ALL FRAMING AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER - FRAMED CONSTRUCTION - CYCLONIC.

POOL

POOL DESIGN AND CONSTRUCTION IN ACCORDANCE WITH POOL CONTRACTORS SPEC.



SF2



NOTE:
WALL TO BE PROPPED LATERALLY PRIOR TO PLACEMENT & COMPACTION OF BACKFILL.

SF1

CONCRETE

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS3360 AND AS1379, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

CONCRETE QUALITY

ELEMENT	CONC GRADE	SLUMP	MAX AG SIZE	CEMENT TYPE	ADMIXTURE
GROUND SLAB FOUNDATIONS	N25	80	20	GP	-
SUSPENDED SLABS & STAIRS	N32	80	20	GP	-
CORE FILL	S20	250	10	GP	-

CONCRETE GRADE TO BE CONCRETE CHARACTERISTIC STRENGTH ($f'c$) AT 28 DAYS.
METHOD OF PLACEMENT - PUMPED
TYPE OF ASSESSMENT - PRODUCTION

ALL CONCRETE TO BE ADEQUATELY VIBRATED.

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.

CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.

BEAM DEPTHS ARE DESIGNATED FIRST AND INCLUDE SLAB THICKNESS, IF ANY.

UNDERPINNING WHERE NOT SHOWN ON DRAWINGS MUST BE APPROVED BY THE ENGINEER. FOR UNDERPINNING ONLY, $f'c$ = 15mPa.

ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY THE CONCRETE IS SET

ALL FORMWORK AND PROPPING TO SUSPEND SLABS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.

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%) = 95% STANDARD COMPACTION.

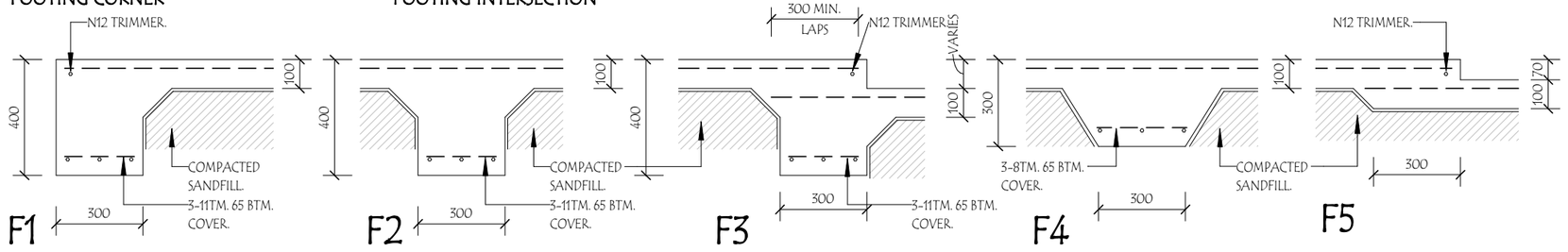
BUILDER TO PROVIDE HIGH STRENGTH NON-SHRINK GROUT UNDER STEEL COLUMNS, BASEPLATES AS SPECIFIED

ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS1302, AS1304 AND SHALL BE DESIGNATED THUS:

N	DEFORMED BARS	GRADE 500
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.

WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE DRAWINGS.



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

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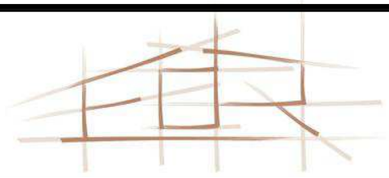

-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	STRUCTURAL DETAILS
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	S-06 1

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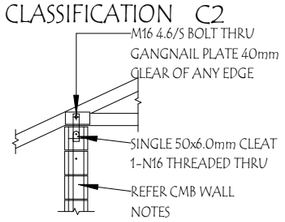
DESIGN WIND CLASSIFICATION C2



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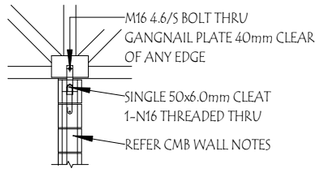

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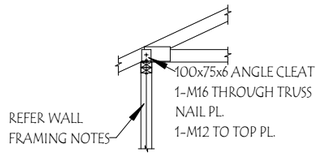

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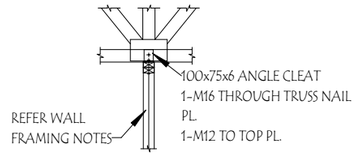

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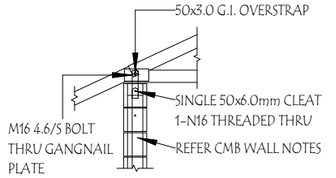

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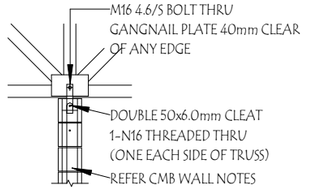

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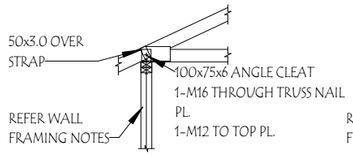

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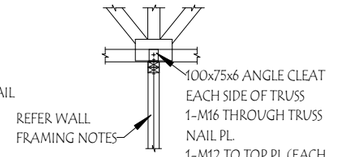

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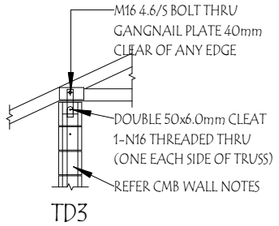

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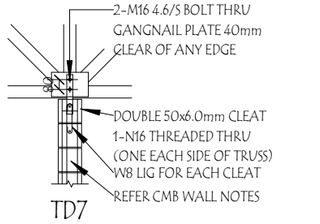

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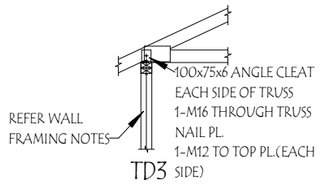

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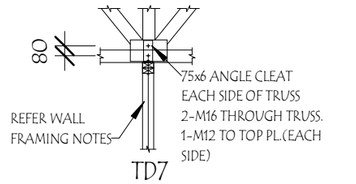

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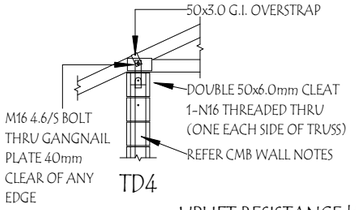

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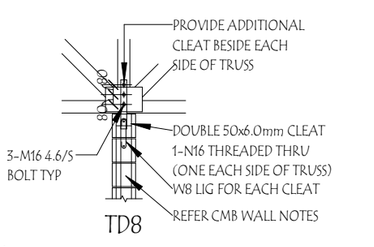

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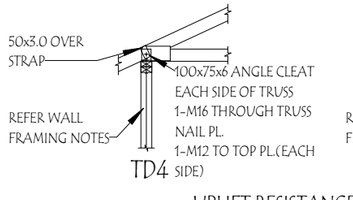

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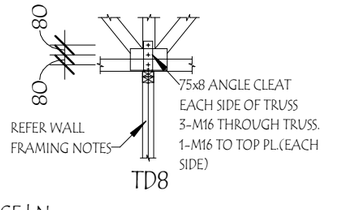

TD8

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.

TRUSS TIE DOWN-DETAILS

(REFER TRUSS MANUF. LAYOUT AND UPLIFT LOADING)
(REFER WALL FRAMING PLAN NOTES FOR SIZE AND LOCATION OF CYCLONE RODS)

Tie-Down Details (CMB)

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:
CLEAT SIZES AND CONNECTIONS SIMILAR FOR RHS BEAMS

TRUSS TIE DOWN-DETAILS

(REFER TRUSS MANUF. LAYOUT AND UPLIFT LOADING)
(REFER WALL FRAMING PLAN NOTES FOR SIZE AND LOCATION OF CYCLONE RODS)

Tie-Down Details (lightweight)

CONSTRUCTION ISSUE

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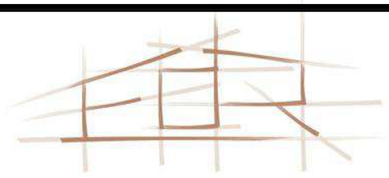

-Drawn By:	Edr		
-Project Type:	Proposed Residence	-Project Number:	22055
-Client Name	J Casey	-Drawing Title:	TIE DOWN DETAILS
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Scale:	AT A3
		-Sheet Number:	S-07 1

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

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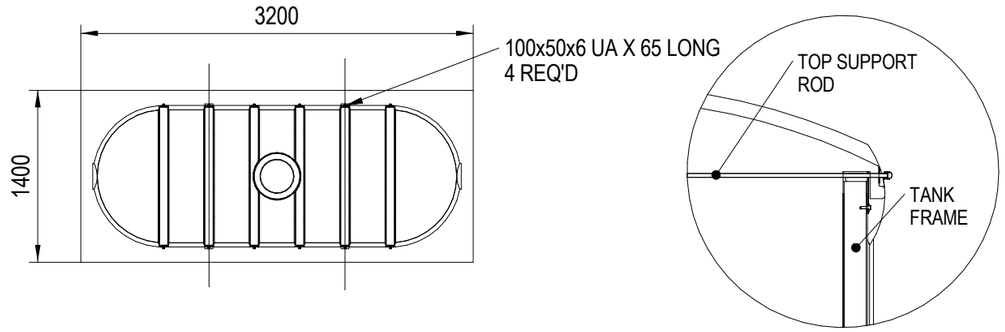
DESIGN WIND CLASSIFICATION C2



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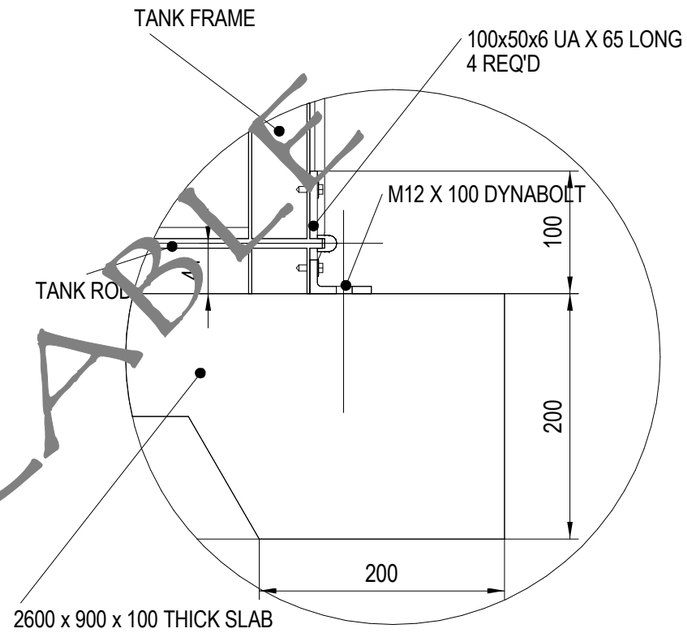

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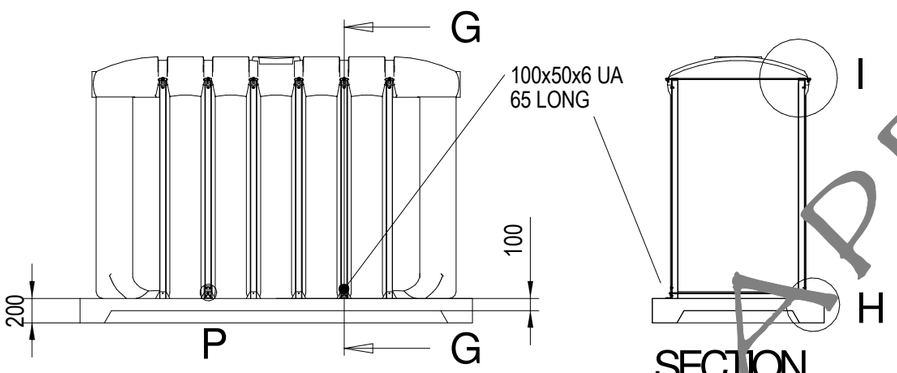
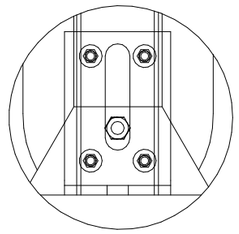


SECTION
G-G



DETAIL
P

RAIN WATER TANK TIE DOWN
100 THICK N25 CONC SLAB UNDER WATER TANK REINFORCED WITH 1 LAYER SL82 MESH TOP AND BOTTOM 40MM COVER 20UM VISQUEEN MEMBER UNDER SLAB. THICKEN OUTER EDGE OF SLAB TO 200 X 200.

FIX UA BRACKET TO TANK FRAME USING 4 X No.14 TEK SCREWS {DETAIL 'P'} AND ANCHOR TO CONC USING M12 DYNABOLT OR CHEMSET TO 100MM EMBEDMENT DEPTH

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-Drawn By:	Edr	-Project Number:	22055
-Project Type:	Proposed Residence	-Drawing Title:	RAINWATER TANK DETAIL
-Client Name	J Casey	-Scale:	AT A3
-Project Address:	Lot 4 Mossman Daintree Rd Lower Daintree	-Sheet Number:	S-08 I

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

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Site Classification

And

Wastewater Management System

For

Northern Building & Construction

At

3013 Mossman Daintree Road

Daintree

Postal address: Earth Test, PO Box 1042, Tolga, Qld 4882. Phone: 4095 4734
e-mail: info@earthtest.com.au

INTRODUCTION:

Earth Test has been engaged by Northern Building & Construction to assess, design and report on Site Classification and a Domestic Wastewater Management System at 3013 Mossman Daintree Road, Daintree.
Real Property Description:-
Lot 4, on SP 243579
Local Authority: Douglas Shire Council.

It is understood the intention is to construct a new dwelling at the site.
A site and soil evaluation was carried out in August 2022.

SITE FACTORS:

The site was identified by its site address, a photo was taken to confirm the sites identity.
The lot has an area of 10950 square metres and is covered with rainforest.
The location of the proposed dwelling was identified.
There were no water bores in the area affected by the land application area.
Three Dynamic Cone Penetrometer tests were performed at locations DCP1, DCP2 and DCP3, two boreholes BH1 and BH2, and one constant head soil permeability test P1 as shown on the site plan.
Atterberg Limits tests were performed on a disturbed sample from Borehole1.

Site testing at 3013 Mossman Daintree Road, Daintree

SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Northern Building & Construction. **PROJECT:** 3013 Mossman Daintree Road, Daintree. **REPORT DATE:** 08/08/2022	**DATE SAMPLED:** 4/08/2022 **Sampled by:** G. Negri

BOREHOLE No: BH1

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.1	Brown Sandy Clay-Silt	Disturbed sample 0.6- 0.9m.
0.1-0.4	Orange-Brown Sandy Clay-Silt w Gravel	Watertable not encountered.
0.4-1.5	Yellow Orange-Brown Sandy Clay with Gravel	
1.5-2.0	Grey Pink-Brown Sandy Clay with Gravel	

BOREHOLE No: BH2

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.0	Orange-Brown Sandy Clay-Silt	Watertable not encountered.
1.0-1.6	Yellow-Brown Sandy Clay with Gravel	
1.6-2.0	Grey Yellow-Brown Sandy Clay with Gravel	

ATTERBERG LIMITS TEST REPORT

CLIENT: Northern Building & Construction

PROJECT: 3013 Mossman Daintree Road, Daintree.

SAMPLE DETAILS: BH1 0.6-0.9m

REPORT DATE: 08/08/2022

SAMPLE No: SI 536-22

DATE SAMPLED: 4/08/2022

Sampled by: G. Negri

Tested By: PW

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2	50%
Plastic Limit: AS 1289.3.2.1	31%
Plasticity Index: AS 1289.3.3.1	19%
Linear Shrinkage: AS 1289.3.4.1	8.0%
Length Of Mould:	125mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	17.9%
% Passing 0.075mm:	

DYNAMIC CONE PENETROMETER REPORT
AS 1289.6.3.2

CLIENT: Northern Building & Construction.

SAMPLE No: SI 536-22

PROJECT: 3013 Mossman Daintree Road, Daintree.

DATE SAMPLED: 4/08/2022

SAMPLE DETAILS: Sites "DCP1 & DCP2." as per site plan.

Tested By: G. Negri

REPORT DATE: 08/08/2022

DEPTH (Metres)	Site: DCP1	Site: DCP2	Site: DCP3
	No Blows	No Blows	No Blows
0.0 – 0.1	3	1	1
0.1 – 0.2	3	2	2
0.2 – 0.3	3	2	2
0.3 – 0.4	4	2	2
0.4 – 0.5	6	3	2
0.5 – 0.6	7	6	2
0.6 – 0.7	9		2
0.7 – 0.8	9		6
0.8 – 0.9	13		8
0.9 – 1.0			15+
1.0 – 1.1			
1.1 – 1.2			
1.2 – 1.3			
1.3 – 1.4			
1.4 – 1.5			
1.5 – 1.6			
1.6 – 1.7			
1.7 – 1.8			
1.8 – 1.9			
1.9 – 2.0			

SITE CLASSIFICATION

3013 Mossman Daintree Road, Daintree.

In accordance with clauses 1.3.3 of "AS 2870-2011 Residential slabs and footings-Construction" the removal of trees prior to construction will/has create/d abnormal moisture conditions.

The Dynamic Cone Penetrometer test results indicate soft conditions to depths of approximately 0.4m at DCP2 and 0.7m at DCP3. Soft conditions may be due to tree removal and earthworks.

The Atterberg Limits test results indicate a moderately reactive soil.

Due to the presence of soft conditions and "Abnormal moisture conditions", the site must be classified **CLASS-"P".**
To comply with the "Building Services Board Subsidence Policy" advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 "Guidelines on earthworks for commercial and residential developments"

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Gavin Negri
Earth Test

SITE AND SOIL EVALUATION

3013 Mossman Daintree Road, Daintree.

The site and soil evaluation carried out on 4/08/2022 provided the following results.

Site Assessment

Site Factor	Result
Slope	9 Degrees in LAA
Shape	Waxing Divergent
Aspect	North North-East
Exposure	Limited
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted.
Vegetation	Regrowth rainforest
Watercourse	Not in area affected by Land Application Area.
Water table	Not encountered during investigation.
Fill	None.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist.
Other site specific factors	Not noted

Soil Assessment

Soil Property	Result
Colour	Brown
Texture	Sandy Clay-Loam
Structure	Moderately structured
Coarse Fragments	<10%
Measured Permeability Ksat (m/d)	P1= Indicative Permeability 0.5-1.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	12

WASTEWATER MANAGEMENT SYSTEM

An “All-Waste” septic tank discharging into an “Advanced Enviro-Septic” bed is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of five (5) persons has been chosen for the proposed three bedroom dwelling.

Standard water-reduction fixtures must be used to ensure the integrity of the system.
They shall include:-

- Dual flush 6/3 Litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

As per AS/NZ 1547:2012 Appendix H, Table H1 the “Typical wastewater design flow” for a “Reticulated water supply” gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (5 persons @ 150 L/person/day) will be 750 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.

The tank must NOT be fitted with an outlet filter.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

L = Q / (DLRxW)

Where:

L = length in m
Q = design daily flow in L/day
DLR = Design Loading Rate in mm/d
W = Width in m

L = 750/12*2.1
= 23.81.

Use three 9.9m long by 2.1m wide advanced enviro septic bed.
See site plan and detail cross-section.

Its recommended that 1kg gypsum per m² be applied to the scarified base before laying the sand

SYSTEM SAND

All Advanced Enviro-Septic systems require the use of "system sand" surrounding the pipe. This sand, typically washed coarse sand, must adhere to the following specification.

AS Sieve Size (mm)	Percent Passing %
9.50	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	5-30
0.150	0-10
0.075	0-2

If there is any doubt if the sand media proposed for use will meet the requirements please contact Earth Test for further advice.

SYSTEM INSTALLATION

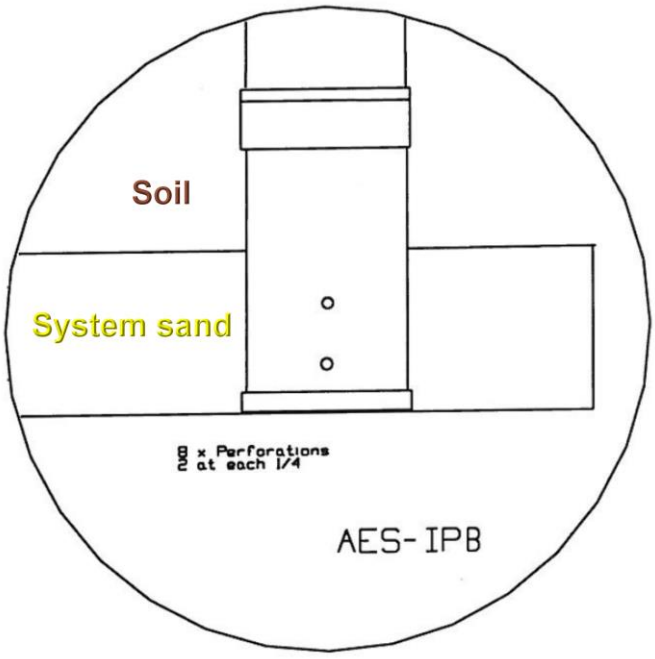
The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

Avoid compaction by keeping people and machinery off the finished trench or bed floor. The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

Operation and Maintenance

Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Gavin Negri
Earth Test

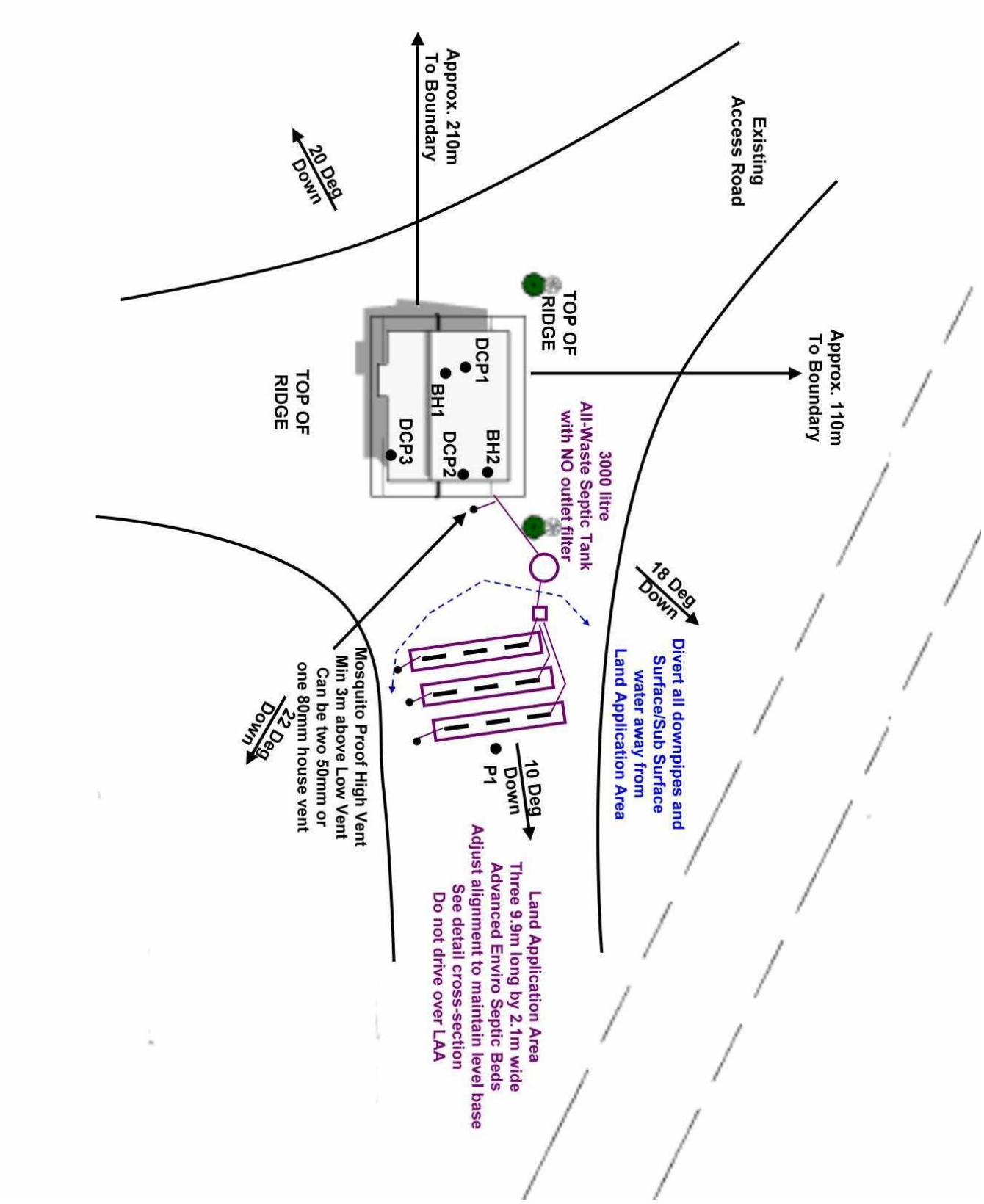


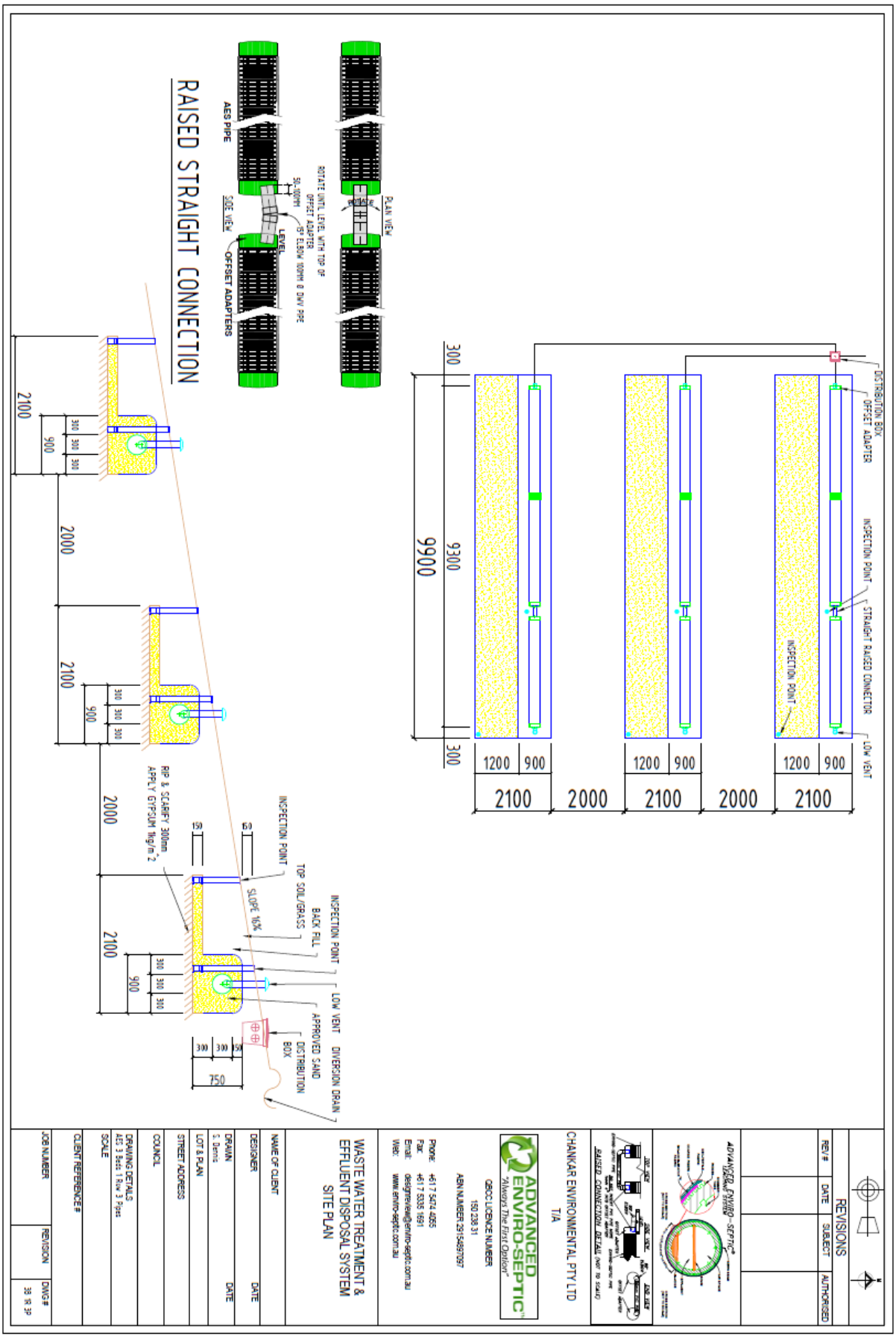
AES Inspection point detail

SITE PLAN

3013 Mossman Daintree Road, Daintree.

NOT TO SCALE




RAISED STRAIGHT CONNECTION
AES PIPE
OFFSET ADAPTERS
SIDE VIEW
PLAN VIEW
LEVEL
ROTATE UNTIL LEVEL WITH TOP OF OFFSET ADAPTER
50-100mm
45° ELBOW 100mm ø DWV PIPE
DISTRIBUTION BOX
OFFSET ADAPTER
INSPECTION POINT
STRAIGHT RAISED CONNECTOR
LOW VENT
9900
9300
300
1200
900
2100
2000
RIP & SCARIFY 300mm
APPLY GYPSUM 1kg/m 2
INSPECTION POINT
TOP SOIL/GRASS
BACK FILL
SLOPE 16%
LOW VENT
DIVERSION DRAIN
APPROVED SAND
DISTRIBUTION BOX
750
ADVANCED ENVIRO-SEPTIC
"Always The First Option"
CHANKAR ENVIRONMENTAL PTY LTD
T/A
QBCC LICENCE NUMBER
150 238 31
ABN NUMBER 29154587097
Phone: +617 5474 4055
Fax: +617 5335 1691
Email: designreview@enviro-septic.com.au
Web: www.enviro-septic.com.au
WASTE WATER TREATMENT & EFFLUENT DISPOSAL SYSTEM
SITE PLAN
NAME OF CLIENT
DESIGNER
DRAWN
LOT & PLAN
STREET ADDRESS
COUNCIL
DRAWING DETAILS
AES 3 Beds 1 Row 3 Pipes
SCALE
CLIENT REFERENCE#
JOB NUMBER
REVISION
DWG#
REVISIONS
REV#
DATE
SUBJECT
AUTHORISED