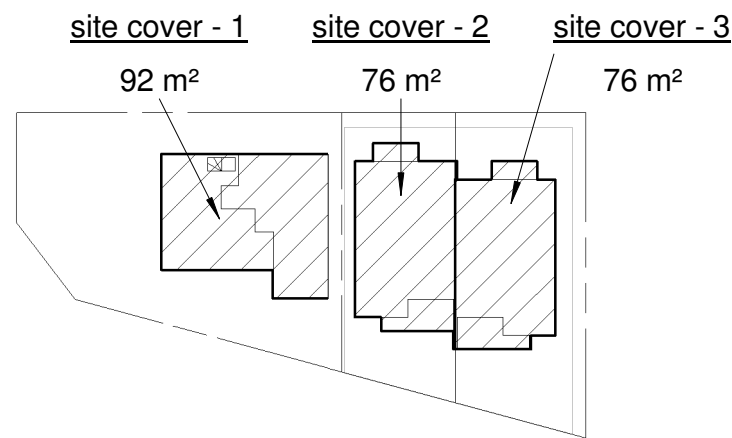


Private Open Space

2

1 : 500



Site Cover Calculations

3

1 : 500

SITE SUMMARY:

SITE COVER: 40.0 % (244.0 SQM / 610 SQM)

OPEN SPACE: 53.6% (327.2 SQM / 610 SQM)

G.F.A. CALCULATIONS:

TOWNHOUSE 1 G.F.A. = 139.4 sqm

TOWNHOUSE 2 G.F.A. = 112.8 sqm

TOWNHOUSE 3 G.F.A. = 112.0 sqm

TOTAL G.F.A. = 364.2 sqm

TOTAL G.F.A. TO SITE = 59.7%

PARKING:

3 RESIDENT'S BAYS

3 VISITOR BAY

NOTES:

All Drainage to comply with B.C.A. Part 3.1.2 Drainage.

Fall finished ground @1:20 for min 1m around perimeter of Foundations.

Alternative methods of surface water control to be approved by private Certifier prior to instalation.

All Earthworks to be in accordance with B.C.A. Part 3.1.1 OR Engineers Specification.

R.P.D.

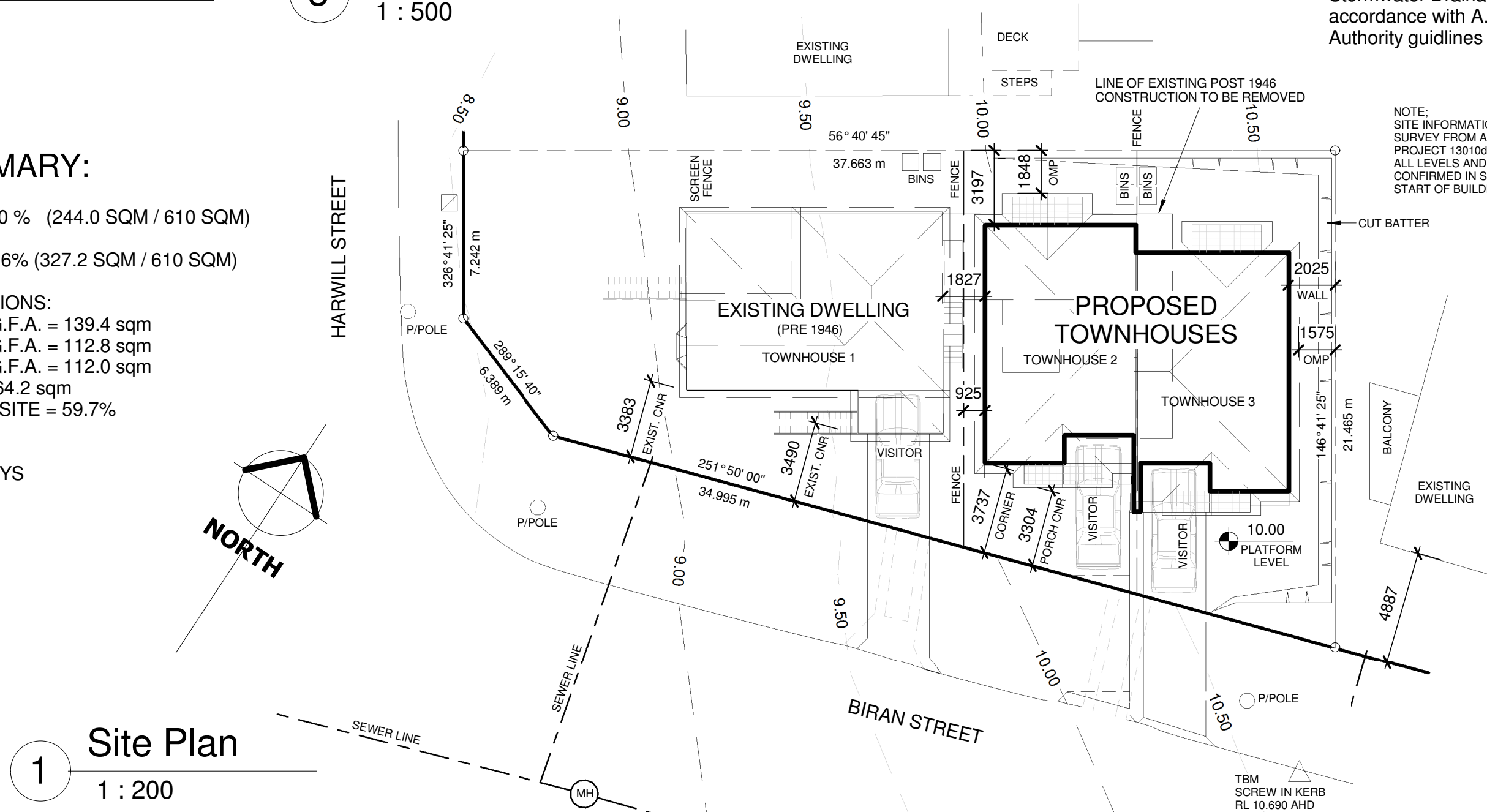
Lot 6 on RP 47506
Parish of BULIMBA
County of STANLEY
Site Area = 610 sqm
Local Authority - B.C.C.

DRAINAGE

Soil & Sullage Drainage to Council
Sewer in accordance with Water
Supply & Sewerage Act &
Amendments

Stormwater Drainage to be in
accordance with A.S.3500 & Local
Authority guidelines

NOTE:
SITE INFORMATION REFERENCED FROM
SURVEY FROM A/JC SURVEYS PTY LTD
PROJECT 13010d-1.
ALL LEVELS AND SET OUT TO BE
CONFIRMED IN SITE PRIOR TO THE
START OF BUILDING WORKS.



Site Plan

1

1 : 200

No.	Description	Date	Notes:
2	PRELIMINARY PLANS	8/4/13	
3	TOWN PLANNING	19/4/13	
4	AMENDED T.P. ISSUE	23/4/13	
5	AMENDED T.P. ISSUE	7/5/13	
6	WORKING DRAWINGS	16/8/13	
7	AMENDED WD ISSUE	18/11/13	
8	AMENDED WD ISSUE	18/11/13	

COMPLETE DESIGN & DRAFTING

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Client:
A. Campbell

Project:
Proposed Townhouses

Site Address:
**16 Harwill St
Coorparoo**

Site Plan	
Sheet Number	01
Project number	13016
Drawn by	JM
Checked by	JM
Scale	As indicated

No	Description	Date
1	SKETCH PLANS	15/3/13
2	PRELIMINARY PLANS	8/4/13
3	TOWN PLANNING	19/4/13
4	AMENDED T.P. ISSUE	23/4/13
5	AMENDED T.P. ISSUE	7/5/13
6	WORKING DRAWINGS	16/8/13
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8	AMENDED WD ISSUE	18/11/13



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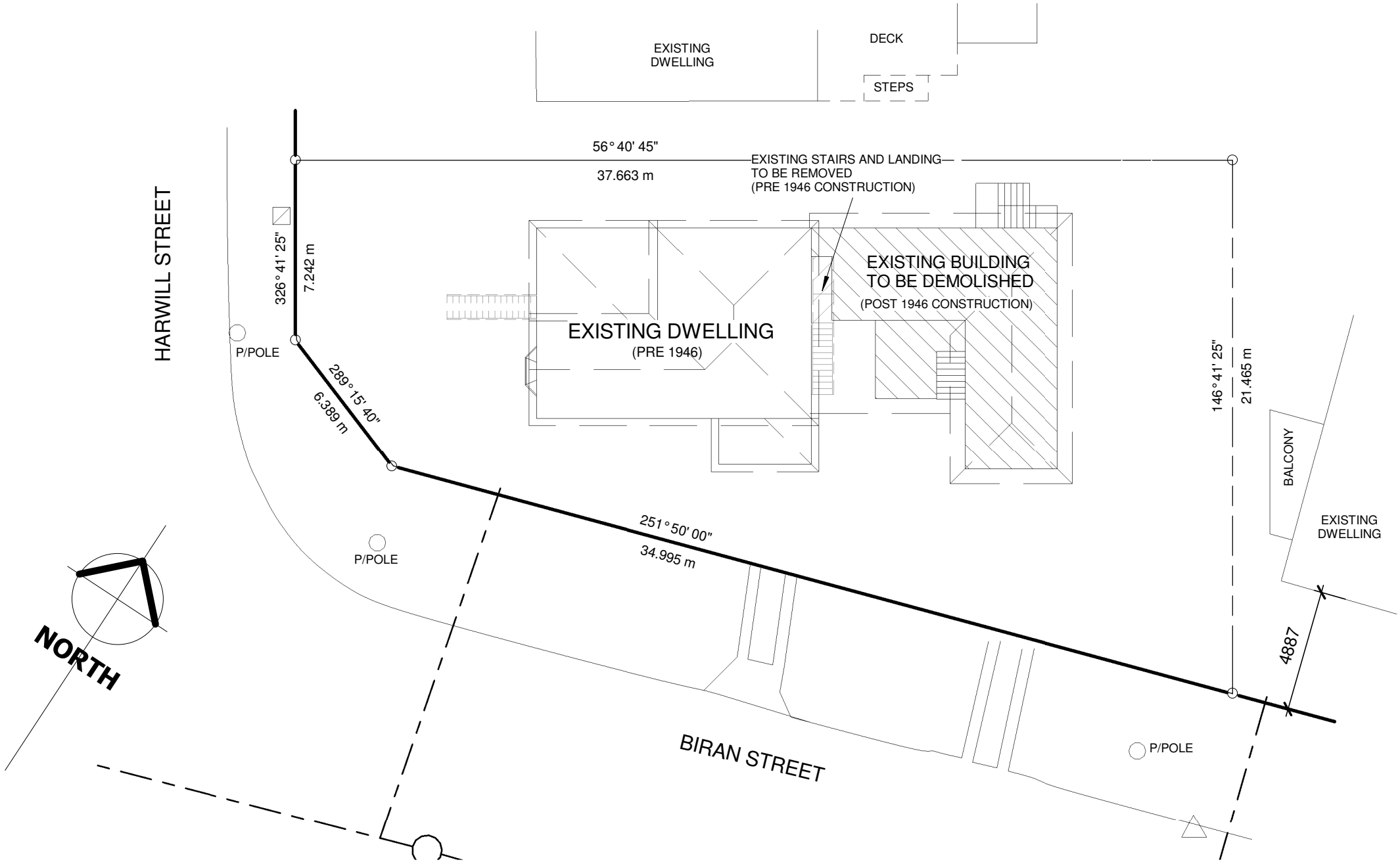
Notes:
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All dimensions take precedence over scale.
All levels and dimensions to be verified on site.
All dimensions are written in millimetres U.N.O.

Client:
A. Campbell

Project:
Proposed Townhouses

Site Address:
**16 Harwill St
Coorparoo**

Existing Site	
Sheet Number	02
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 200



1 Existing Site Plan
1 : 200

No	Description	Date
1	SKETCH PLANS	15/3/13
2	PRELIMINARY PLANS	8/4/13
3	TOWN PLANNING	19/4/13
4	AMENDED T.P. ISSUE	23/4/13
5	AMENDED T.P. ISSUE	7/5/13
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



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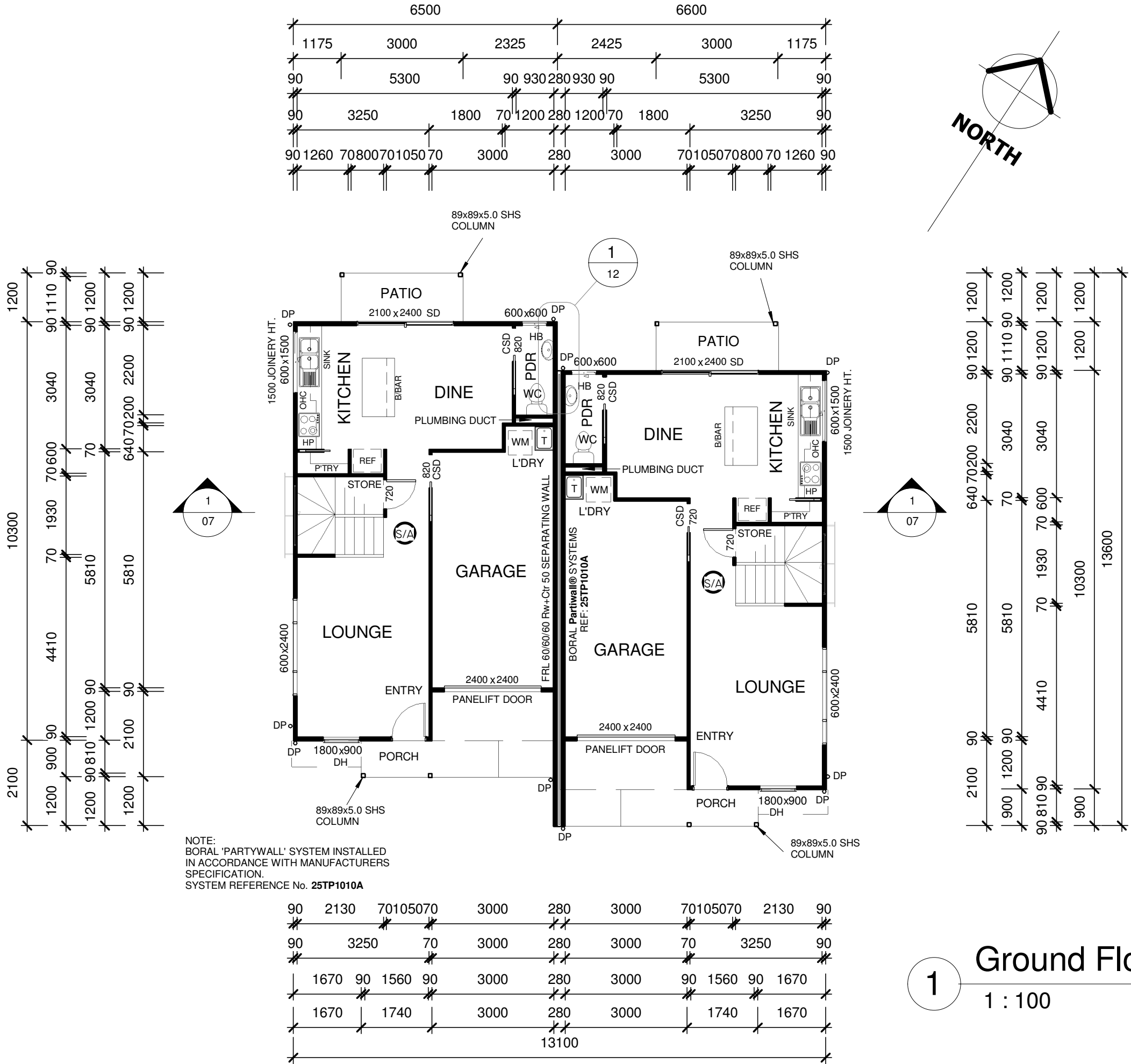
Notes:
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Client:
A. Campbell

Project:
Proposed Townhouses

Site Address:
**16 Harwill St
Coorparoo**

Ground Floor	
Sheet Number	03
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100

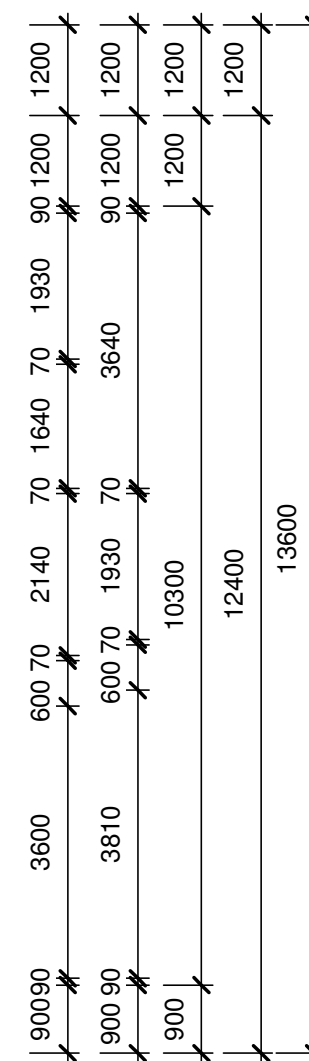
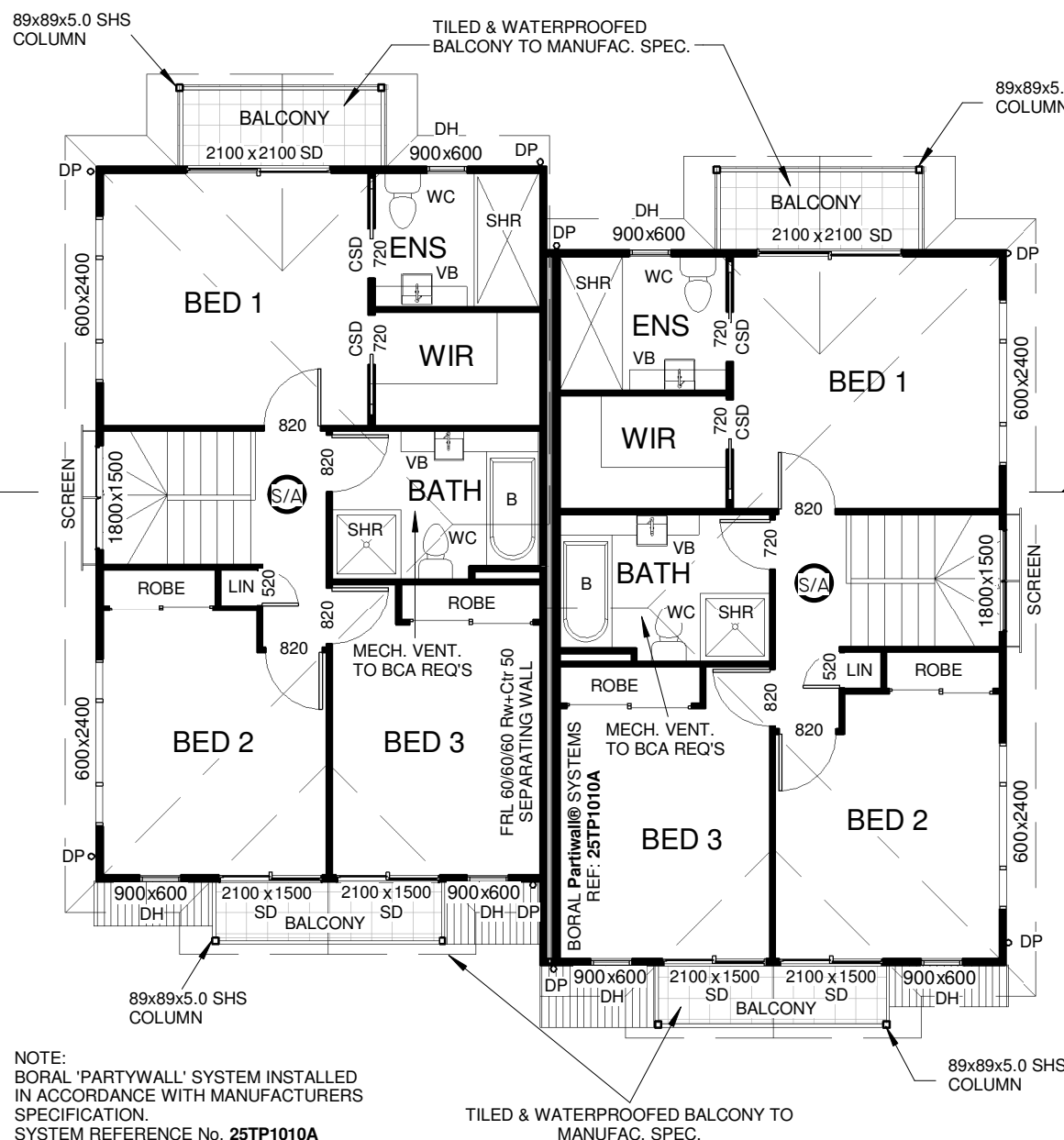
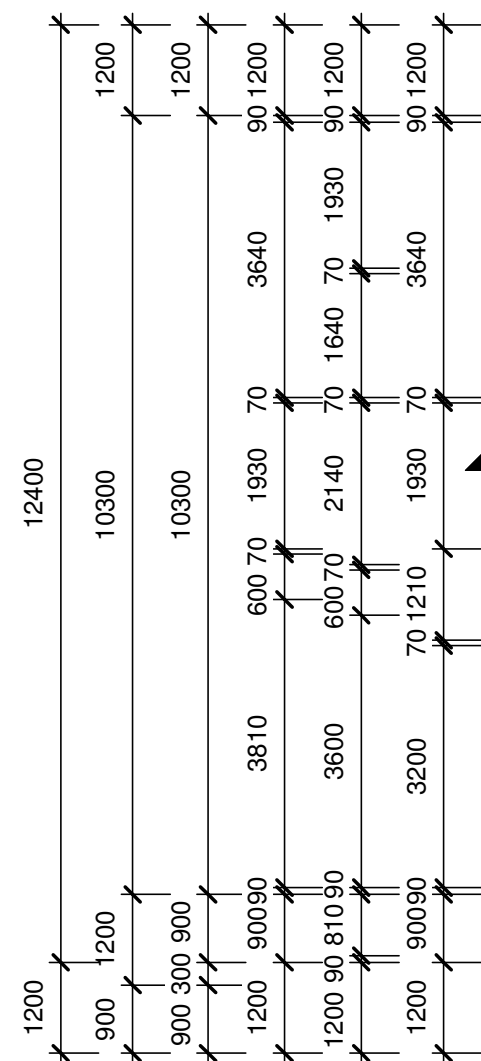
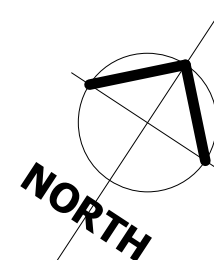
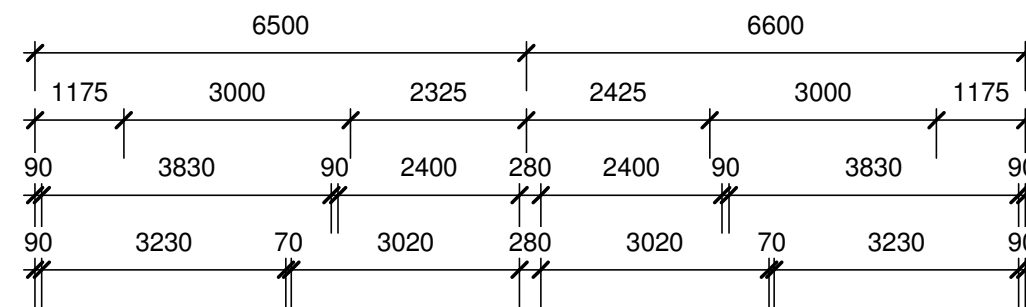


1 Ground Floor
1 : 100

CLASS 1A BUILDINGS.
MECHANICAL VENTILATION TO BE PROVIDED TO ALL INTERNAL WC'S & BATHROOMS IN ACCORDANCE WITH BCA v2, AND BE:

1. EXHAUSTED EXTERNALLY BY THE WAY OF DUCTS, OR
2. BE EXHAUSTED DIRECTLY INTO THE ROOF SPACE PROVIDED THE ROOF SPACE IS ADEQUATELY VENTILATED BY OPEN EAVES AND/OR ROOF VENTS.

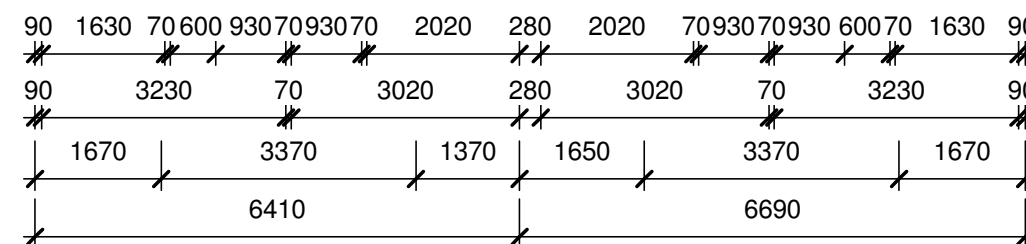
ANY FLEXIBLE DUCTWORK IS TO COMPLY WITH THE FIRE HAZZARD PROPERTIES SET OUT IN AS4254-1995 (AMDT 1&2). ROOF VENTS MUST NOT BE POSITIONED WITHIN 900mm OF FIRE WALLS.



UNIT 2 - Area Schedule	
Name	Area

UNIT 2 - FRONT BALCONY	3.1 m ²
UNIT 2 - GARAGE	19.8 m ²
UNIT 2 - LOWER LIVING	44.9 m ²
UNIT 2 - PATIO	3.6 m ²
UNIT 2 - PORCH	7.9 m ²
UNIT 2 - REAR BALCONY	3.6 m ²
UNIT 2 - UPPER LIVING	68.1 m ²
	150.9 m ²

NOTE:
BORAL 'PARTYWALL' SYSTEM INSTALLED
IN ACCORDANCE WITH MANUFACTURERS
SPECIFICATION.
SYSTEM REFERENCE No. **25TP1010A**



First Floor

1 : 100

UNIT 3 - Area Schedule	
Name	Area

UNIT 3 - FRONT BALCONY	3.1 m ²
UNIT 3 - GARAGE	19.7 m ²
UNIT 3 - LOWER LIVING	45.0 m ²
UNIT 3 - PATIO	3.6 m ²
UNIT 3 - PORCH	7.9 m ²
UNIT 3 - REAR BALCONY	3.6 m ²
UNIT 3 - UPPER LIVING	67.9 m ²
	150.7 m ²

No	Description	Date
1	SKETCH PLANS	15/3/13
2	PRELIMINARY PLANS	8/4/13
3	TOWN PLANNING	19/4/13
4	AMENDED T.P. ISSUE	23/4/13
5	AMENDED T.P. ISSUE	7/5/13
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



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Client:

A. Campbell

Project:

Proposed Townhouses

Site Address:

16 Harwill St
Coorparoo

First Floor

Sheet Number	04
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100

No	Description	Date
1	SKETCH PLANS	15/3/13
2	PRELIMINARY PLANS	8/4/13
3	TOWN PLANNING	19/4/13
4	AMENDED T.P. ISSUE	23/4/13
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6	WORKING DRAWINGS	16/8/13
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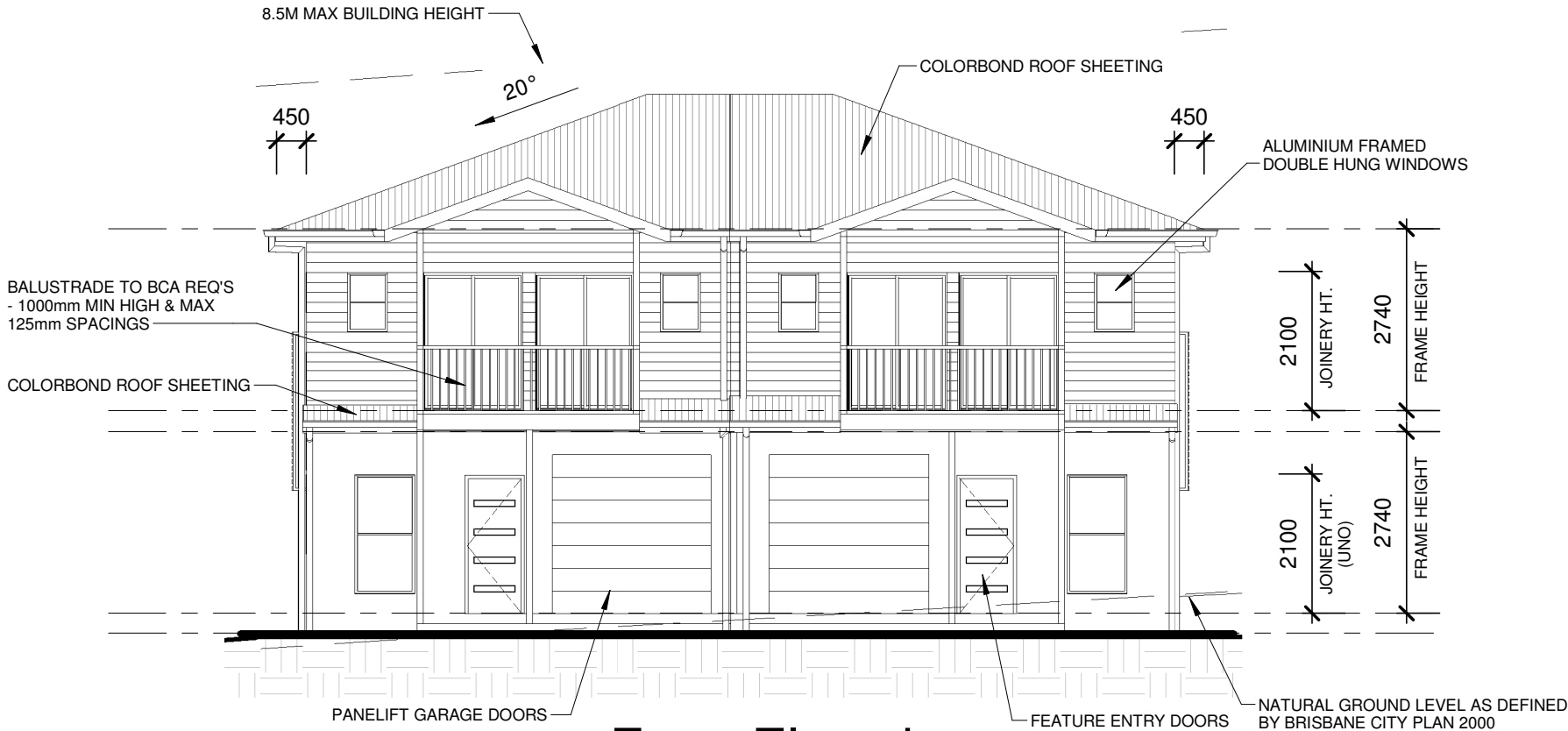
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Client:
A. Campbell

Project:
Proposed Townhouses

Site Address:
**16 Harwill St
Coorparoo**

Elevations	
Sheet Number	05
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100

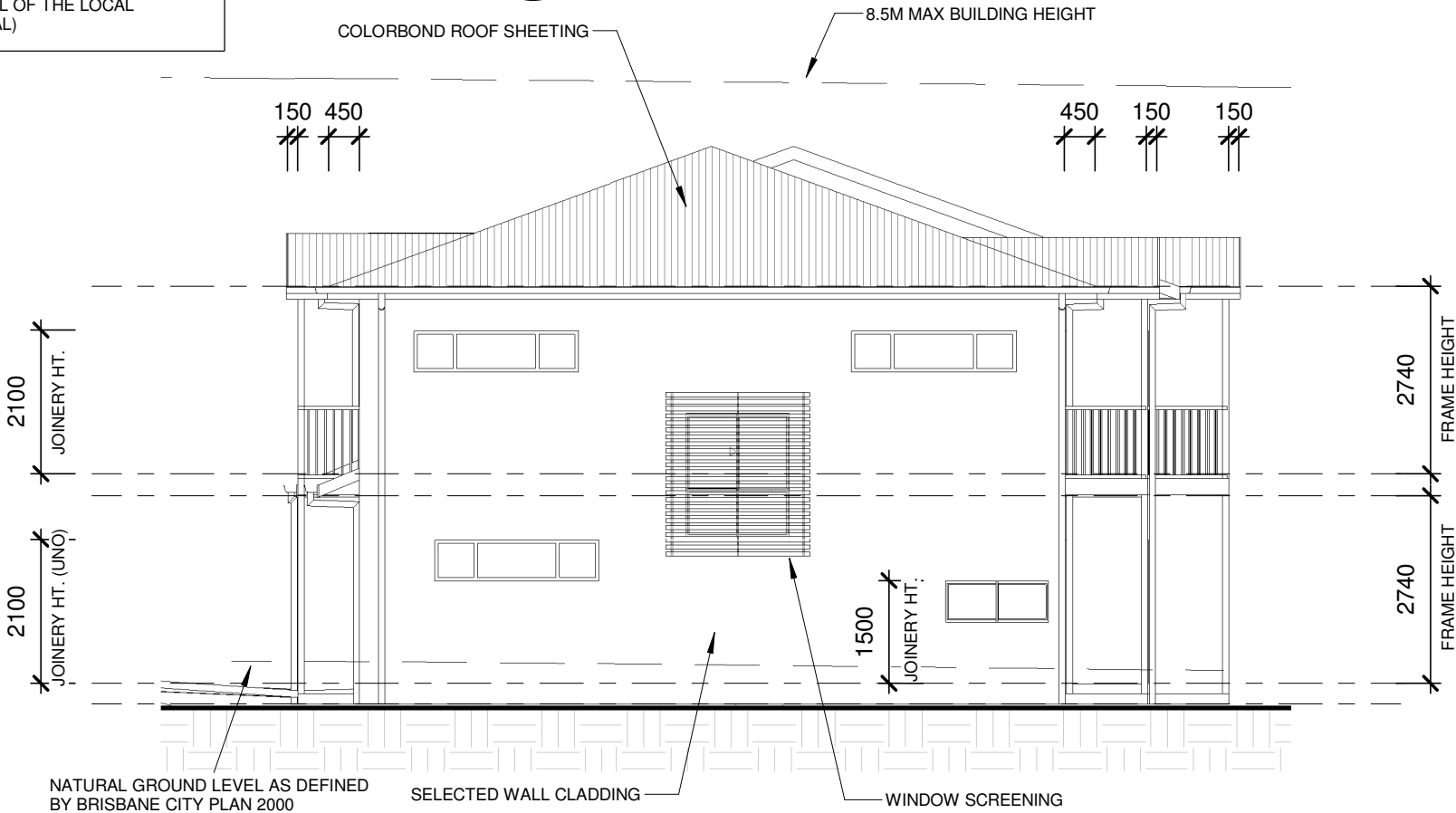


Front Elevation

1

1 : 100

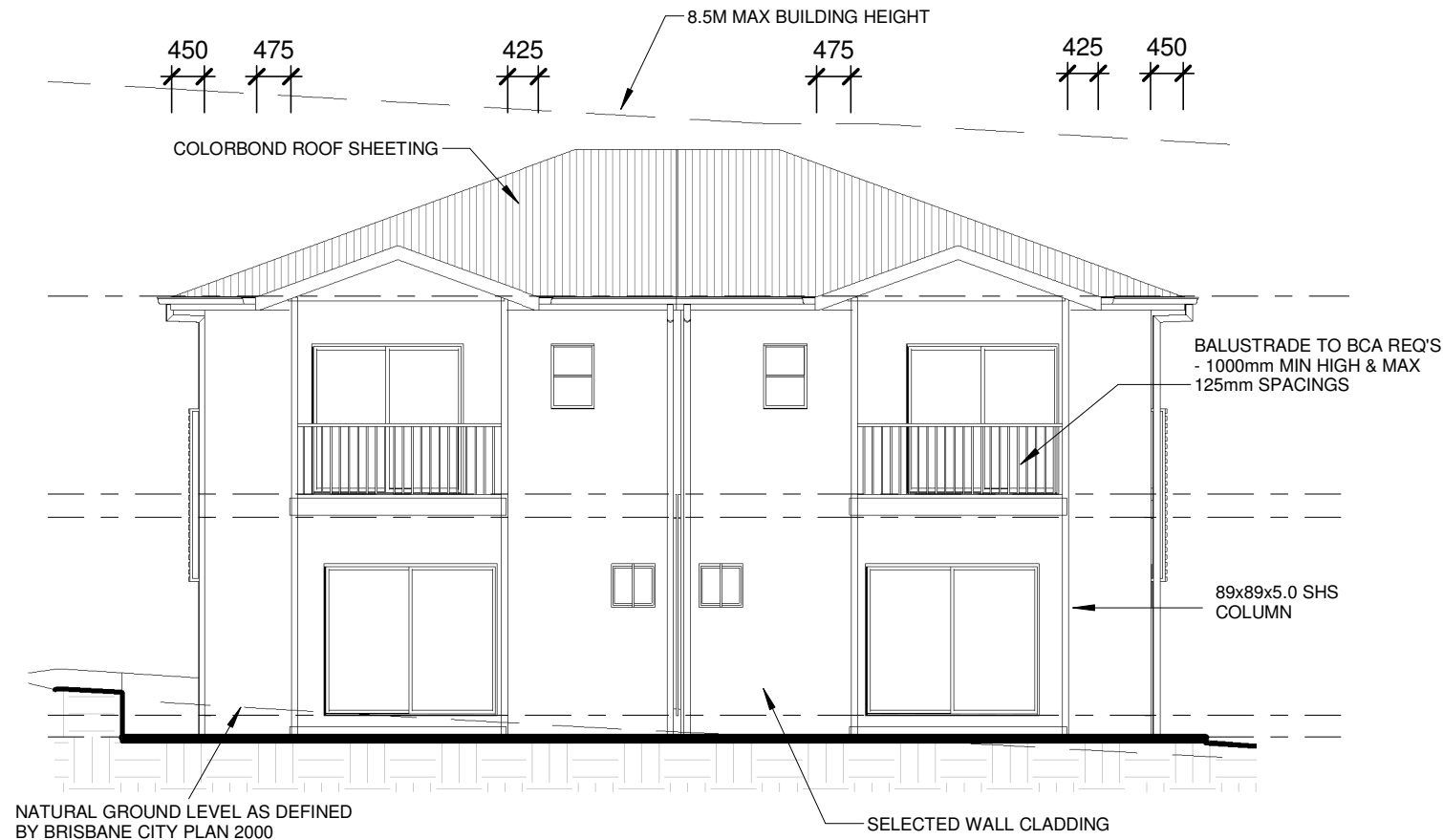
MAXIMUM BUILDING HEIGHTS TO BE IN ACCORDANCE WITH THE RELEVANT PLANNING SCHEME WITHIN THE LOCAL AUTHORITY. BUILDING WORK EXCEEDING MAXIMUM ALLOWABLE BUILDING HEIGHTS REQUIRE THE WRITTEN APPROVAL OF THE LOCAL AUTHORITY (I.E. TOWN PLANNING APPROVAL)



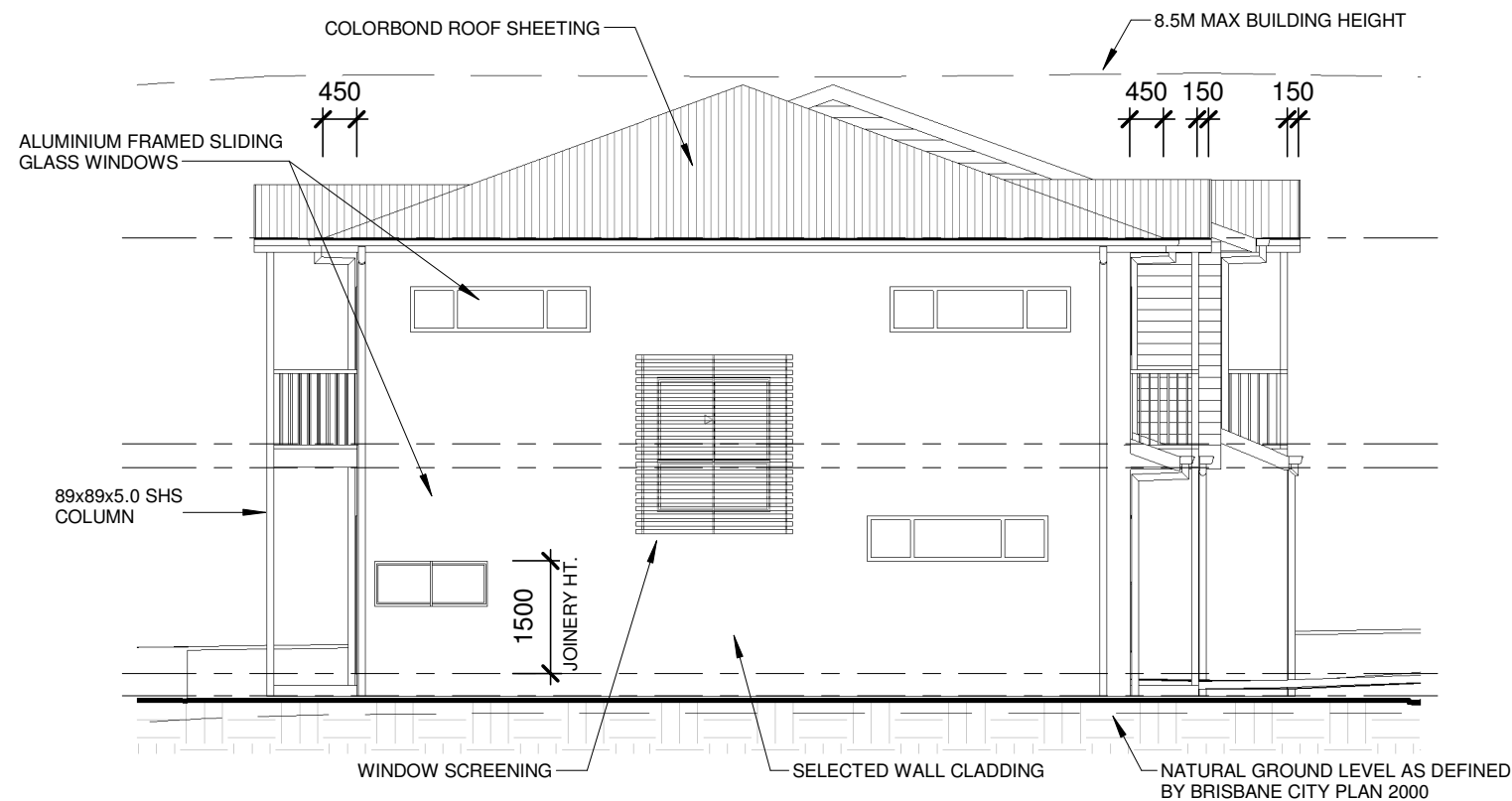
Right Side Elevation

2

1 : 100



1 Rear Elevation
1 : 100



2 Left Side Elevation
1 : 100

No	Description	Date
1	SKETCH PLANS	15/3/13
2	PRELIMINARY PLANS	8/4/13
3	TOWN PLANNING	19/4/13
4	AMENDED T.P. ISSUE	23/4/13
5	AMENDED T.P. ISSUE	7/5/13
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



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Notes:
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Client:
A. Campbell

Project:
**Proposed
Townhouses**

Site Address:
**16 Harwill St
Coorparoo**

Elevations	
Sheet Number	06
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100

CONSTRUCTION NOTES:

ALL CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE B.C.A. 2013 & RELEVANT AUSTRALIAN STANDARDS

ALL LEVELS & DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THE START OF ANY WORKS.

ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH A.S. 1684 REQUIREMENTS

TIMBER FRAMING NOTES:

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH A.S. 1684 REQUIREMENTS

ALL ENGINEERED TIMBER PRODUCTS TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

ALL ROOF TRUSS FRAMING & TIE-DOWN REQ'S TO BE IN ACCORDANCE WITH TRUSS ENGINEERS SPECIFICATION

ALL EXTERNAL HARDWOOD TO BE DURABILITY CLASS 1 OR EQUIV.

ALL EXTERNAL SAPWOOD FRAMING TO BE H3 MIN AND/OR TO COMPLY WITH AS1684 TABLE C1 - HAZZARD CLASS SELECTION GUIDE

PROTECTION OF OPENABLE WINDOWS:

IN ACCORDANCE WITH N.C.C. 2013 B.C.A. - VOL 2 - PART 3.9.2.5

- (a) A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.
- (b) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A WINDOW OPENING COVERED BY (a) MUST COMPLY WITH THE FOLLOWING:
- (i) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH -
- (A) A DEVICE TO RESTRICT THE WINDOW OPENING; OR
- (B) A SCREEN WITH SECURE FITTINGS.
- (ii) A DEVICE OR SCREEN REQUIRED BY (i) MUST -
- (A) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
- (B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AGAINST THE -
- (aa) WINDOW RESTRAINED BY A DEVICE; OR
- (bb) SCREEN PROTECTING THE OPENING; AND
- (C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.
- (c) A BARRIER WITH A HEIGHT NOT LESS THAN 865mm ABOVE THE FLOOR IS REQUIRED TO AN OPENABLE WINDOW -
- (i) IN ADDITION TO WINDOW PROTECTION, WHEN A CHILD RESISTANT RELEASE MECHANISM IS REQUIRED BY (b)(ii)(c); AND
- (ii) FOR OPENABLE WINDOWS 4m OR MORE ABOVE THE SURFACE BENEATH IF THE WINDOW IS NOT COVERED BY (a).
- (d) A BARRIER COVERED BY (c) MUST NOT -
- (i) PERMIT A 125mm SPHERE TO PASS THROUGH IT; AND
- (ii) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL CLIBING ELEMENTS BETWEEN 150mm AND 760mm ABOVE THE FLOOR THAT FACILITATES CLIMBING.

SUSTAINABLE HOUSING REQUIREMENTS

DWELLING TO COMPLY WITH Q.D.C. MP4.1 & MP 4.2

BACKFLOW PREVENTION DEVICE TO AS/NZS 3500-2003.

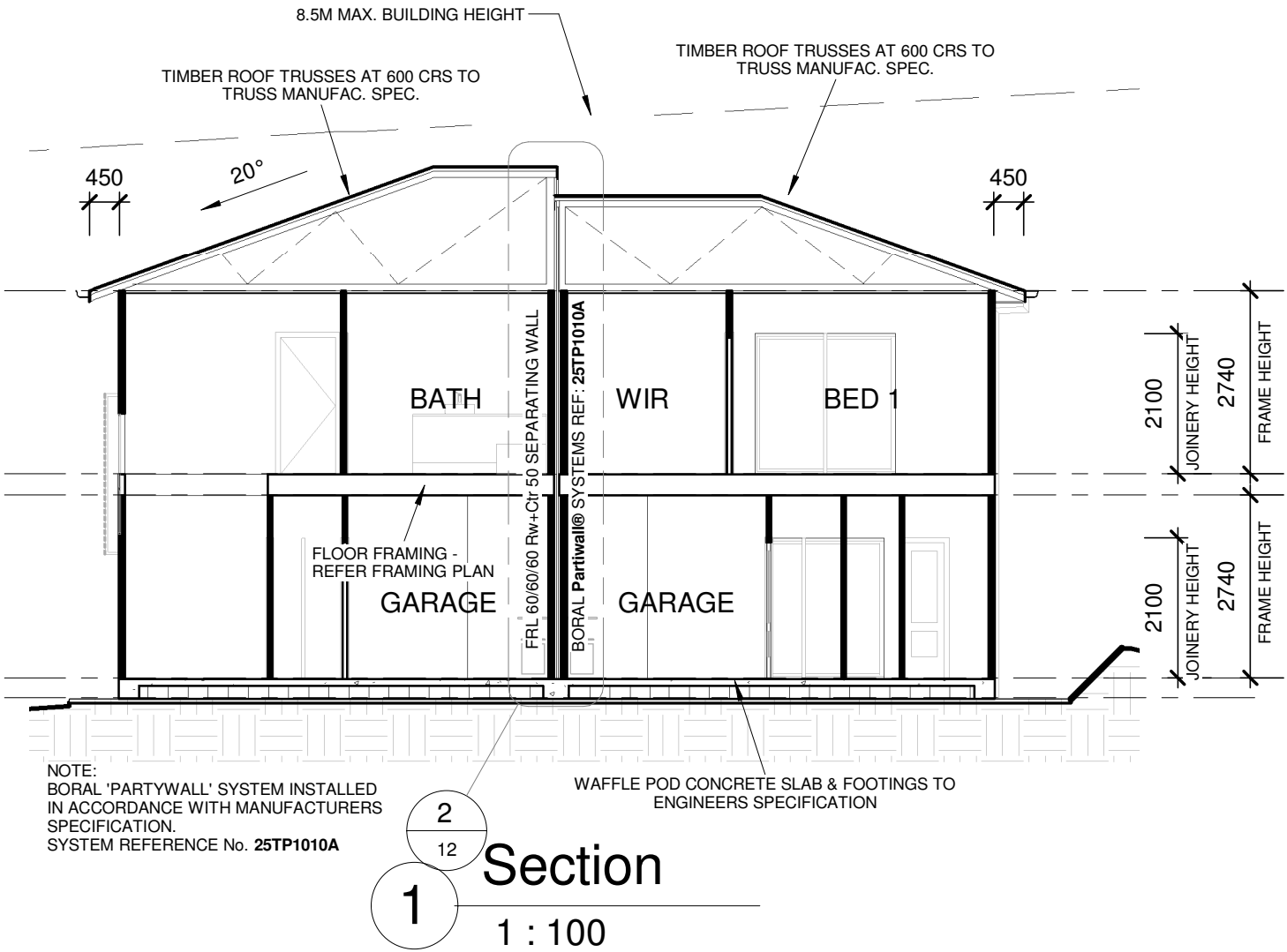
3 STAR WELS SHOWER ROSES TO NEW & EXISTING FACILITIES.

4 STAR WELS DUAL FLUSH TOILETS TO NEW & EXISTING FACILITIES.

3 STAR WELS TAPS TO LAUNDRY TUBS, KITCHEN SINKS & BASINS IN NEW FACILITIES.

HOT WATER SYSTEM TO COMPLY WITH THE QLD PLUMBING & WASTEWATER CODE

ENERGY EFFICIENT LIGHTING TO 80% OF FIXED INTERNAL LIGHTING



No	Description	Date
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



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Notes:

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All dimensions take precedence over scale.

All levels and dimensions to be verified on site.

All dimensions are written in millimetres U.N.O.

Client:

A. Campbell

Project:

Proposed
Townhouses

Site Address:

16 Harwill St
Coorparoo

Section

Sheet Number	07
Project number	13016
Drawn by	JM
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Scale	1 : 100

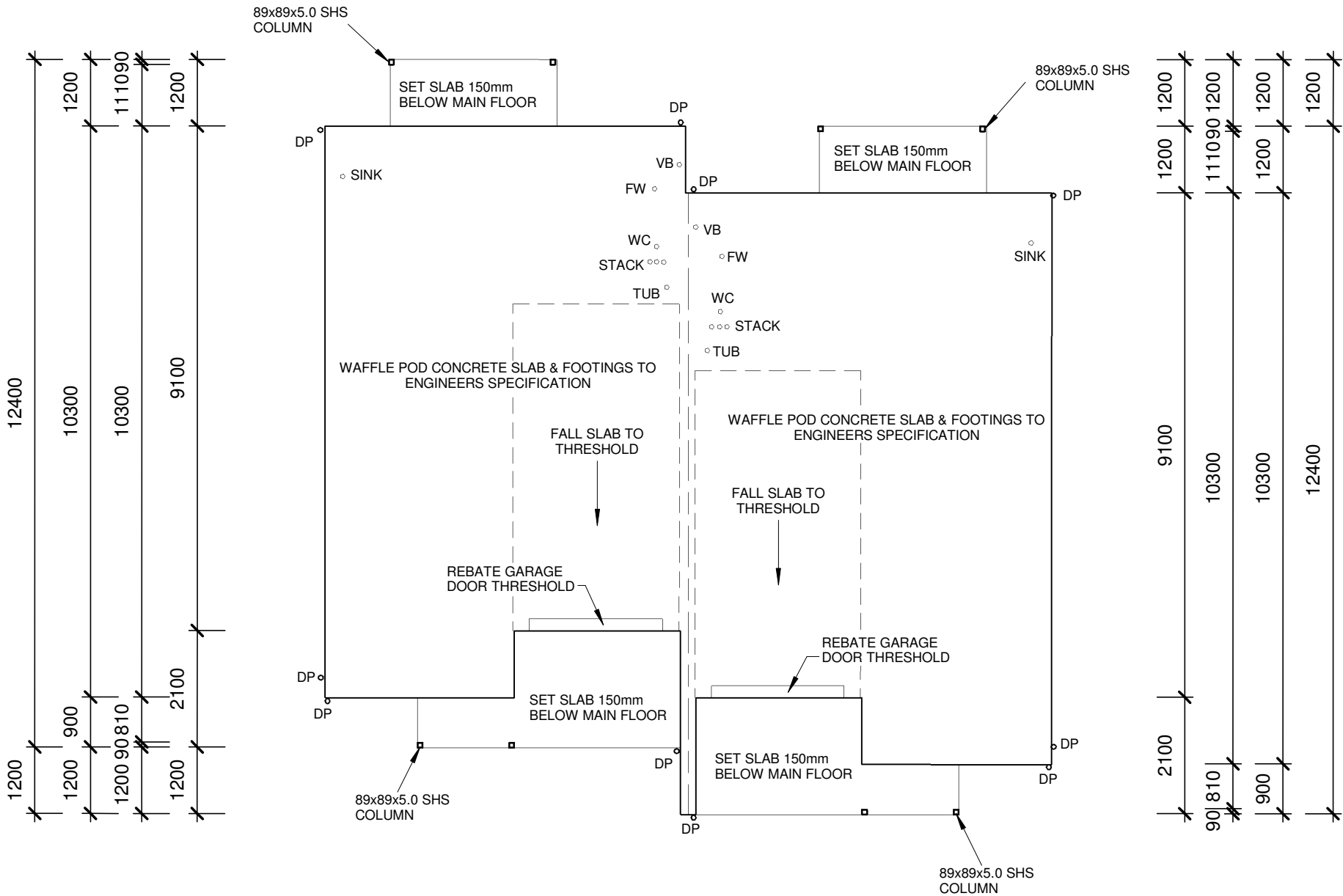
No	Description	Date
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13

TERMITE PROTECTION:

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1 REQUIREMENTS AND BCA 2013

PROVIDE '*TRITHOR*' TERMITE PROTECTION TO PENETRATIONS & PERIMETER IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION, BCA 2013 & AS 3660.1 REQ'S.

PROVIDE FULLY WELDED END PLATES TO SHS COLUMNS FOR VISUAL TERMITE INSPECTION IN ACCORDANCE WITH BCA 2013 & AS3660.1 REQ'S



Foundation Plan

1 : 100

Notes:

All construction methods to be in accordance with The building Code of Australia and all relevant Australian Standards.
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All dimensions are written in millimetres U.N.O.

Client:

A. Campbell

Project:

Proposed Townhouses

Site Address:

16 Harwill St
Coorparoo

Foundation

Sheet Number	08
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100

No	Description	Date
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



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Client:
A. Campbell

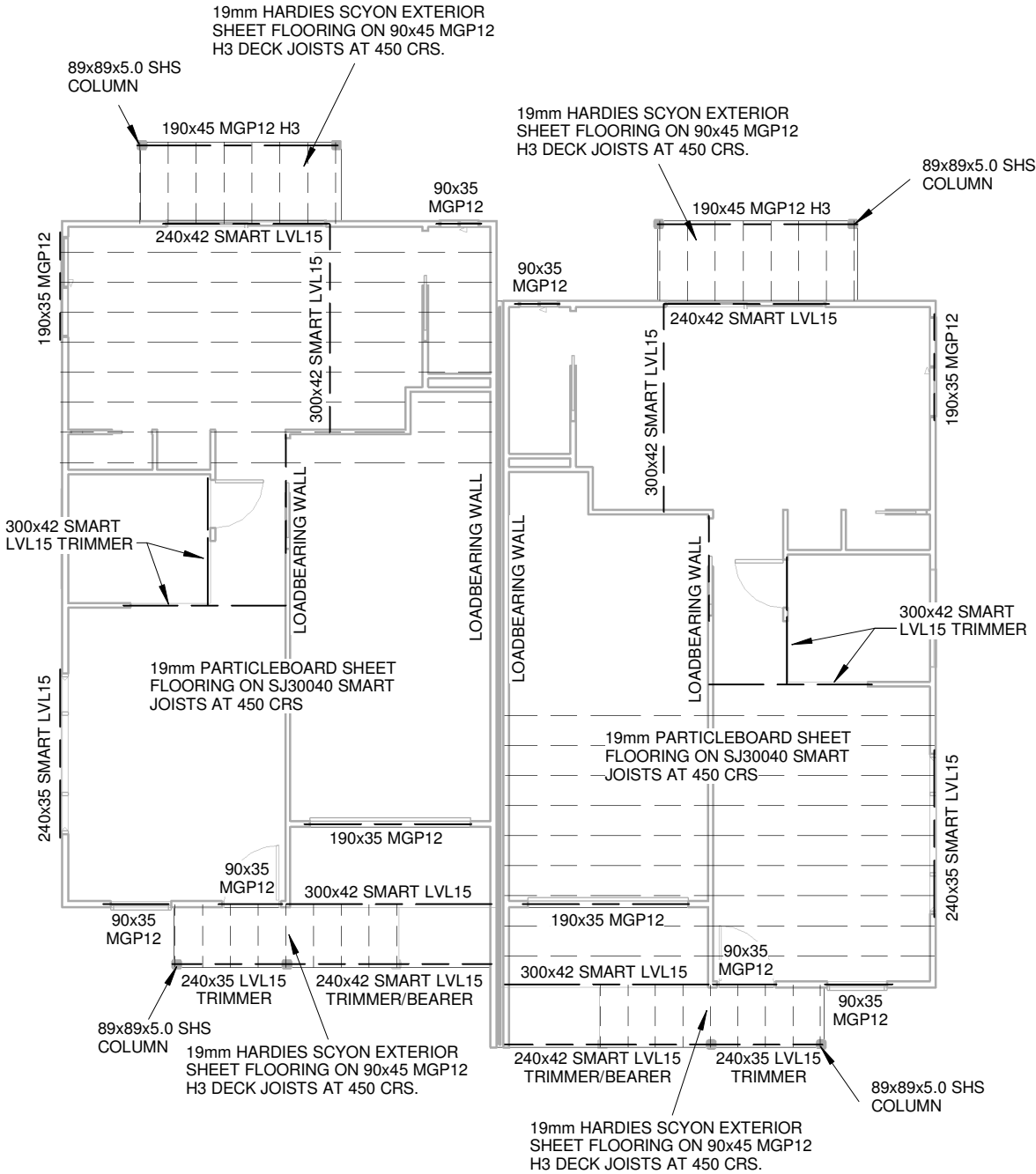
Project:
Proposed Townhouses

Site Address:
**16 Harwill St
Coorparoo**

Ground_Frame	
Sheet Number	09
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100

FRAMING SCHEDULE				
MEMBER	SIZE mm	TIMBER	SPACING CRS	NOTES
ROOF BATT. TRUSS	TS40	BHP	900	REFER MANUFACTURERS SPEC.
TOP PLATE	2/70X35	MGP12	600	REFER TRUSS MANUF. SPEC.
BOTTOM PLATE	70X35	MGP10		NOT TRENCHED
EXT. STUDS	70X35	MGP10	450	NOT TRENCHED
INT. STUDS	70X35	MGP10	450	NOT NOTCHED
NOGGING	70X35	MGP10	1350	
LINTELS		MGP12 UNO		REFER FRAMING PLAN
JAMB STUDS	2/70X35	MGP10	1200	2700 HIGH
JAMB STUDS	3/70X35	MGP10	2100	2700 HIGH
JAMB STUDS	4/70X35	MGP10	2700	2700 HIGH

TIE-DOWN SCHEDULE			
MEMBER	REQUIRED (KN)	ACHIEVED (KN)	TIEDOWN
ROOF BATTEN TO TRUSS	0.81	6.0	2/SCREWS EACH TRUSS - TO MANUFAC. SPEC.
TRUSS TO TOP PLATE	2.43	3.5	1/ FRAMING ANCHOR WITH 4/2.8dia NAILS EACH END
TOP PLATE TO SLAB	7.82	20.0	1/M12 ROD AT 1800 CRS, BESIDE OPENINGS & IN ALL CORNERS
COLUMN TO BEAM	1.62	10.0	2/M12 BOLTS



1

Framing - Ground Floor

1 : 100

No	Description	Date
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



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Client:
A. Campbell

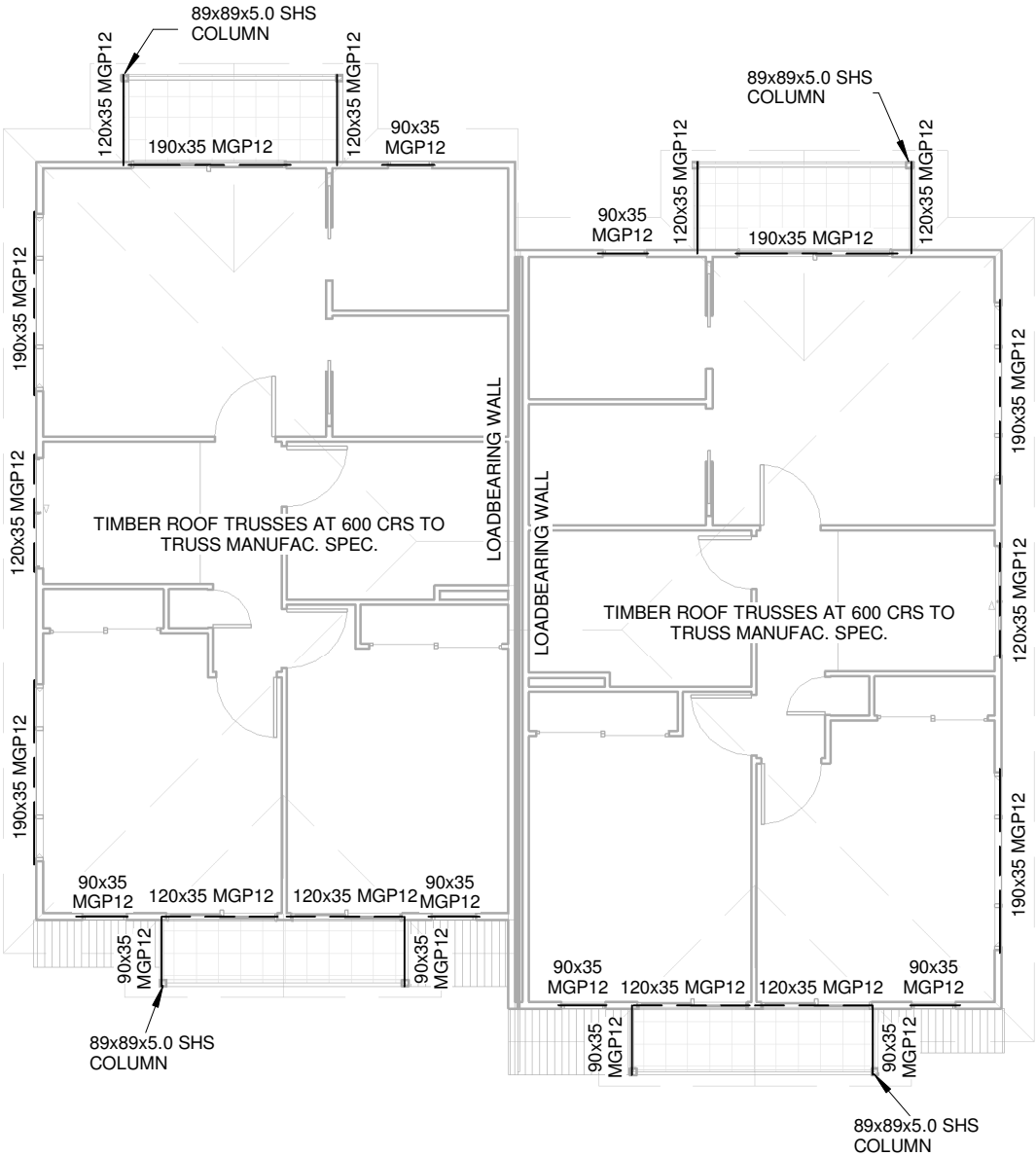
Project:
Proposed Townhouses

Site Address:
**16 Harwill St
Coorparoo**

First Fl Frame	
Sheet Number	10
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100

FRAMING SCHEDULE				
MEMBER	SIZE mm	TIMBER	SPACING CRS	NOTES
ROOF BATT. TRUSS	TS40	BHP	900	REFER MANUFACTURERS SPEC.
TOP PLATE	2/70X35	MGP12	600	REFER TRUSS MANUF. SPEC.
BOTTOM PLATE	70X35	MGP10		NOT TRENCHED
EXT. STUDS	70X35	MGP10	450	NOT TRENCHED
INT. STUDS	70X35	MGP10	450	NOT NOTCHED
NOGGING	70X35	MGP10	1350	
LINTELS		MGP12 UNO		REFER FRAMING PLAN
JAMB STUDS	2/70X35	MGP10	1500	2700 HIGH
JAMB STUDS	3/70X35	MGP10	2400	2700 HIGH

TIE-DOWN SCHEDULE			
MEMBER	REQUIRED (KN)	ACHIEVED (KN)	TIEDOWN
ROOF BATTEN TO TRUSS	0.81	6.0	2/SCREWS EACH TRUSS - TO MANUFAC. SPEC.
TRUSS TO TOP PLATE	2.43	3.5	1/ FRAMING ANCHOR WITH 4/2.8dia NAILS EACH END
TOP PLATE TO SLAB	7.82	20.0	1/M12 ROD AT 1800 CRS, BESIDE OPENINGS & IN ALL CORNERS
COLUMN TO BEAM	1.62	10.0	2/M12 BOLTS

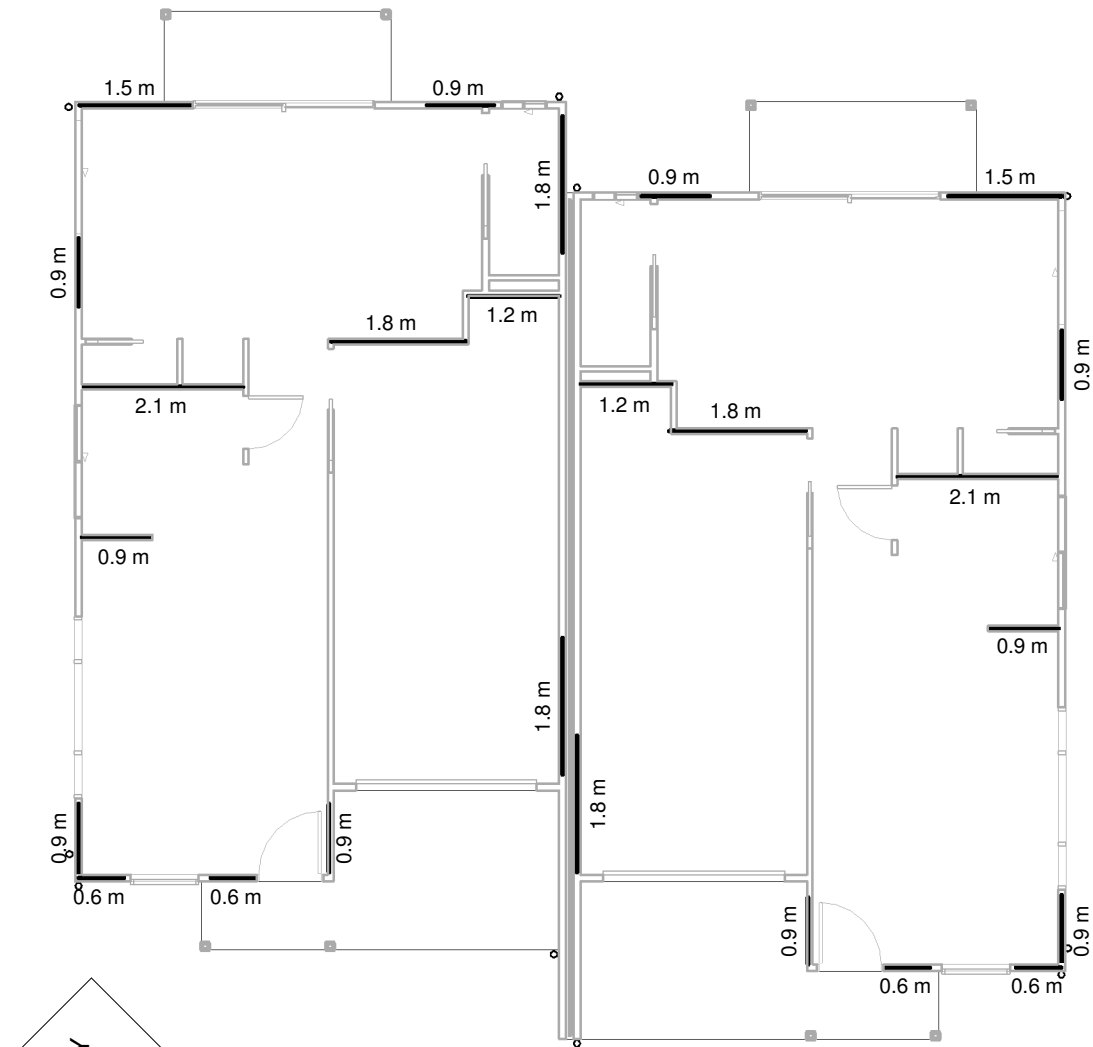


1 Framing - First Floor
1 : 100

Bracing Schedule						
Type	kN/m	Length	Count	kN	Direction	Level
Ground Floor						
Ply	6.00 kN/m	16.80 m	12	100.80 kN	Direction X	Ground Floor
Ply	6.40 kN/m	2.40 m	4	15.36 kN	Direction X	Ground Floor
Direction X		19.20 m		116.16 kN		
Ply	6.00 kN/m	10.80 m	9	64.80 kN	Direction Y	Ground Floor
Direction Y		10.80 m		64.80 kN		

PLYSHEET BRACING 900mm (OR GREATER) TO BE INSTALLED IN ACCORDANCE WITH A.S.1684 TABLE 8.18 TYPE H - METHOD B

PLYSHEET BRACING 600mm (UP TO 900) TO BE INSTALLED IN ACCORDANCE WITH A.S.1684 TABLE 8.18 TYPE H - METHOD A

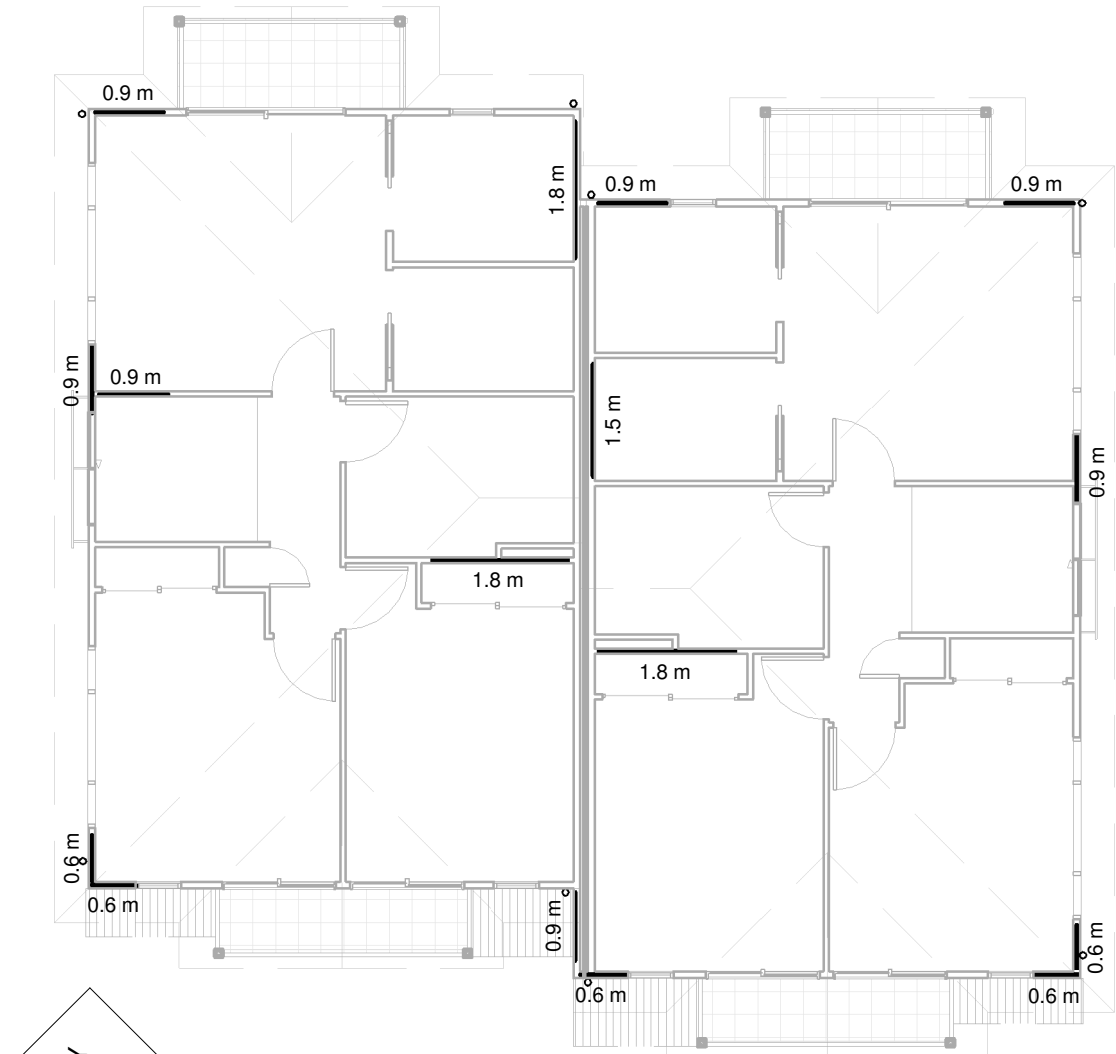


DIRECTION Y
AREA - 75.8 SQM
WIND PRESSURE - 0.72 kpa

DIRECTION X
AREA - 69.3
WIND PRESSURE - 0.83 kpa

2 Bracing - Ground Flr
1 : 100

Bracing Schedule						
Type	kN/m	Length	Count	kN	Direction	Level
First Floor						
Ply	6.00 kN/m	7.20 m	6	43.20 kN	Direction X	First Floor
Ply	6.40 kN/m	1.80 m	3	11.52 kN	Direction X	First Floor
Direction X		9.00 m		54.72 kN		
Ply	6.00 kN/m	6.00 m	5	36.00 kN	Direction Y	First Floor
Ply	6.40 kN/m	1.20 m	2	7.68 kN	Direction Y	First Floor
Direction Y		7.20 m		43.68 kN		



DIRECTION Y
AREA - 35.7 SQM
WIND PRESSURE - 0.62 kpa

DIRECTION X
AREA - 32.8 SQM
WIND PRESSURE - 0.72 kpa

1 Bracing - First Flr
1 : 100

No	Description	Date
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



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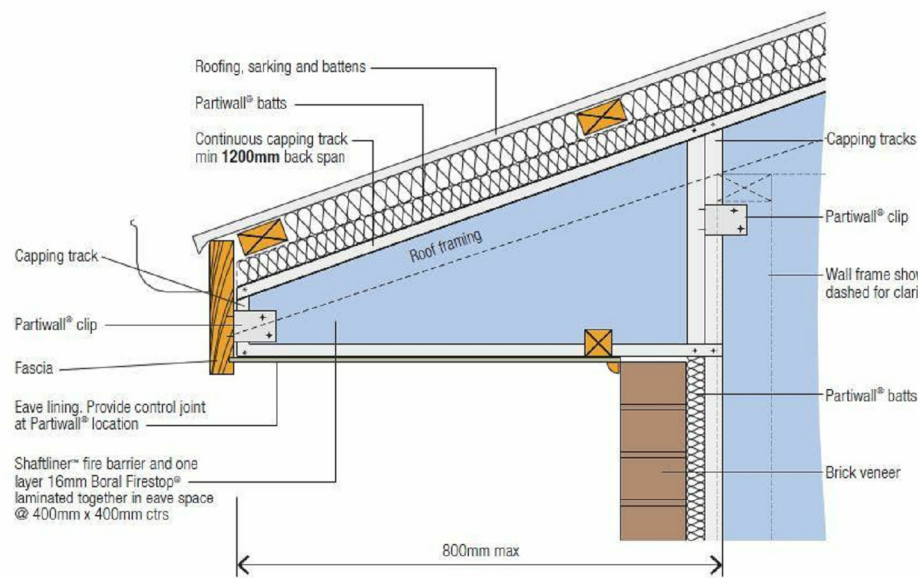
Client:
A. Campbell

Project:
Proposed Townhouses

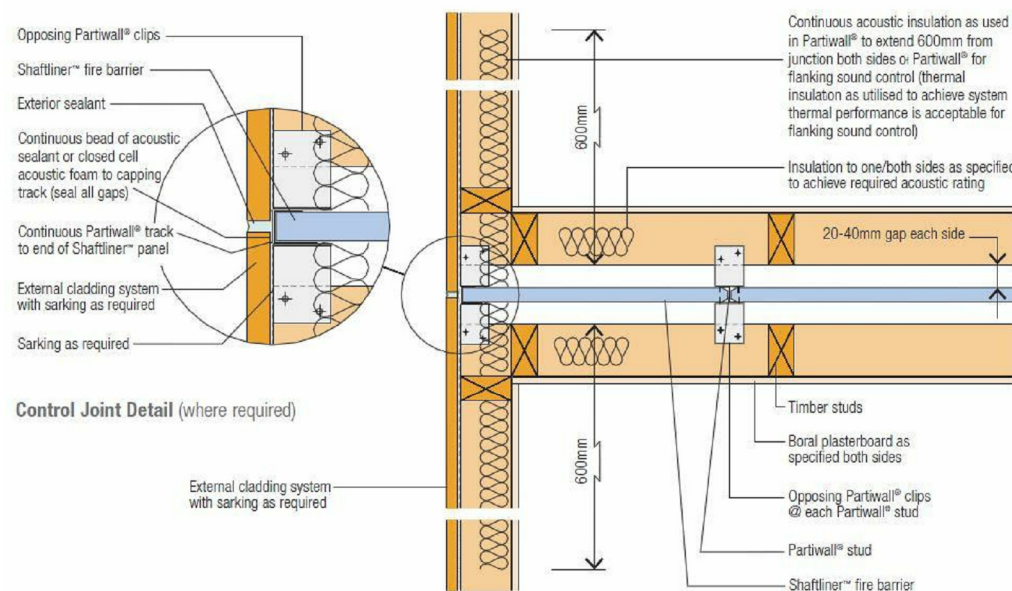
Site Address:
**16 Harwill St
Coorparoo**

Bracing	
Sheet Number	11
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100

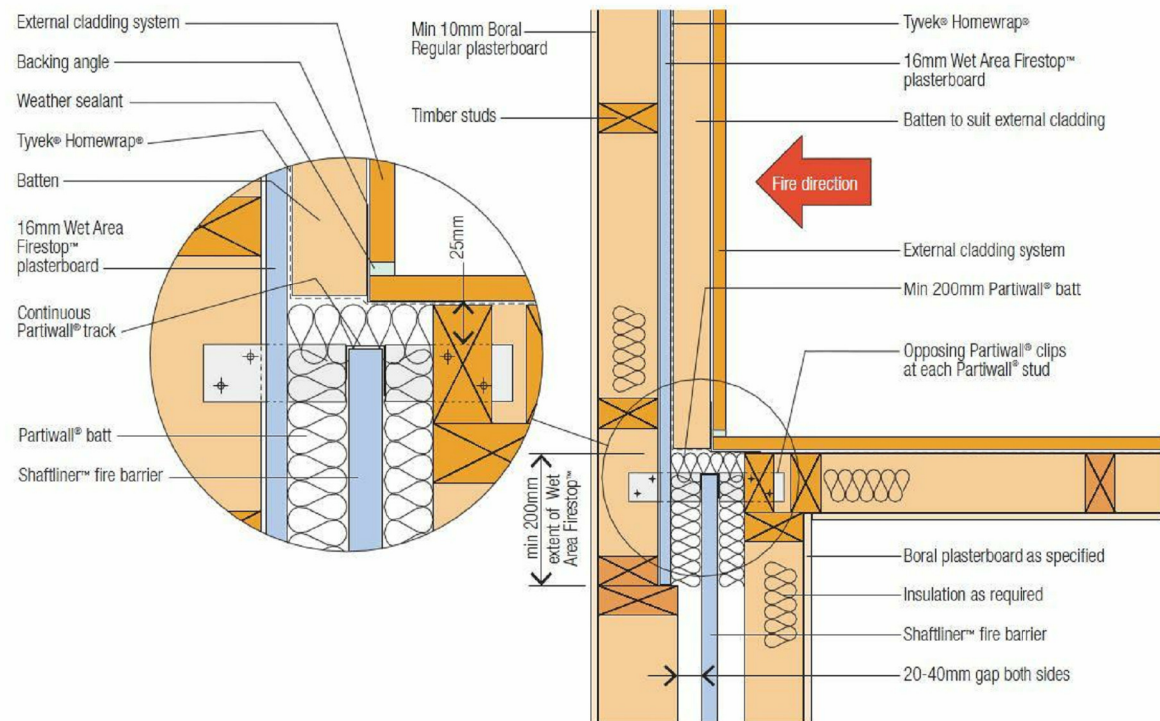
BORAL Partiwall® SYSTEM



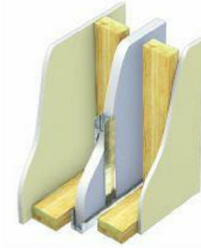
Eave Closure Detail - FRL 60/60/60 (PW03)




Clad Wall - Junction Detail - FRL 60/60/60 (PW09)



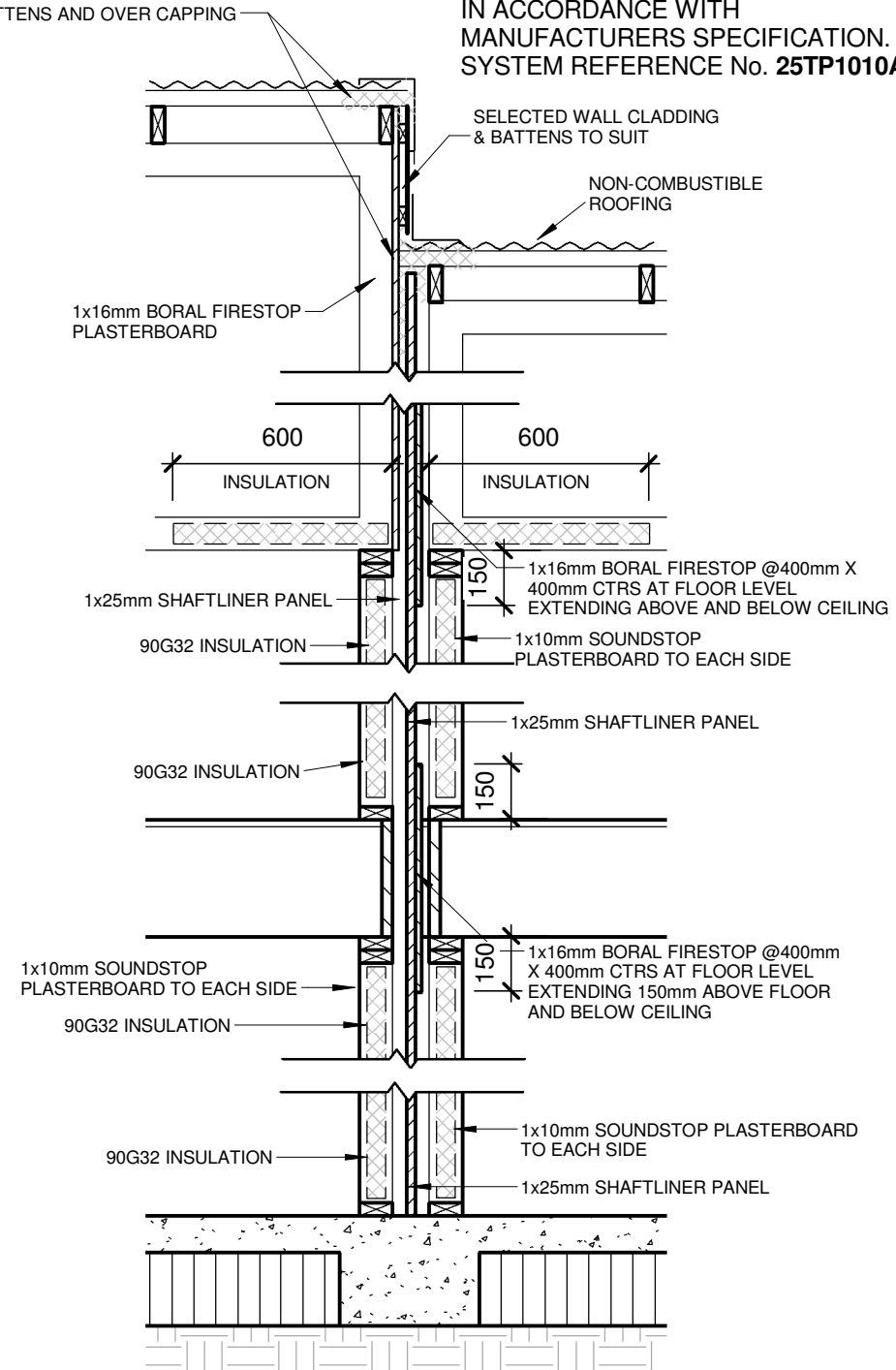
Partiwall® to OutRwall® - Transition Detail 2 - FRL 60/60/60 (PW06)



Assembly	System Reference	Nom Width (mm)	Stud Size (mm)	Pbd Weight (kg/m ²)	Fire	Acoustic Ratings			Total R Value (m ² K/W)
					FRL Basis	R _w	R _w +C _{tr}	Insulation	
	25TP1010A								
	1x25mm Shaftliner™ panel 1x10mm Soundstop® plasterboard to each side of timber frame	225	70	36.9	60/60/60 FCO-2256	60	47	R2.0 glass wool or 100P14 both sides	-
		225	70			62	50	90G32 both sides	5.88
		265	70 or 90			59	48	115mm thick R2.5 glass wool ceiling batt one side only	-
		265	70 or 90			63 CSIRO TL469a	53	115mm thick R2.5 glass wool ceiling batt both sides	5.27

CONTINUOUS COMPRESSED
'PARTIWALL' BATT BETWEEN
BATTENS AND OVER CAPPING

NOTE:
BORAL 'PARTYWALL' SYSTEM INSTALLED
IN ACCORDANCE WITH
MANUFACTURERS SPECIFICATION.
SYSTEM REFERENCE No. **25TP1010A**



2

Seperation Detail

1 : 20

[illegible]

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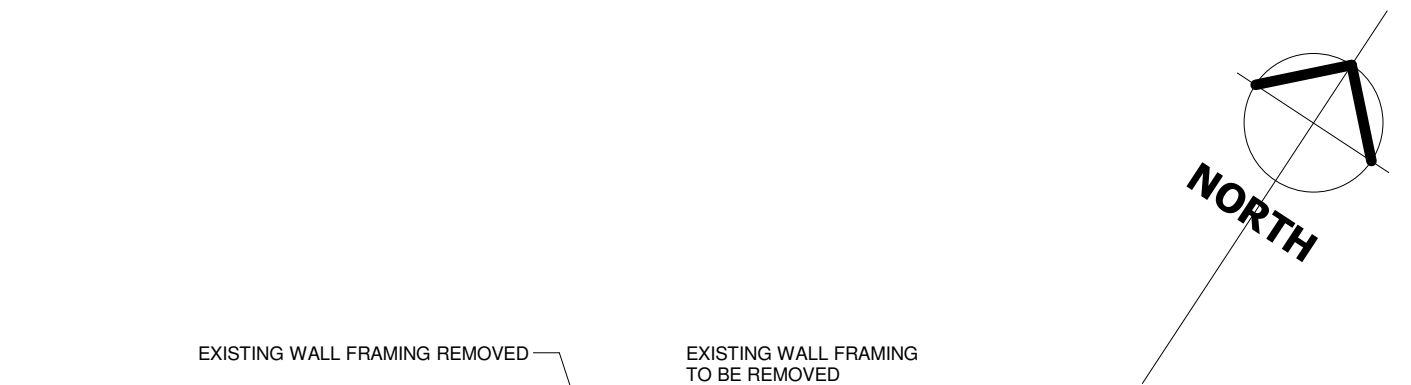
Proposed Townhouses

Site Address:

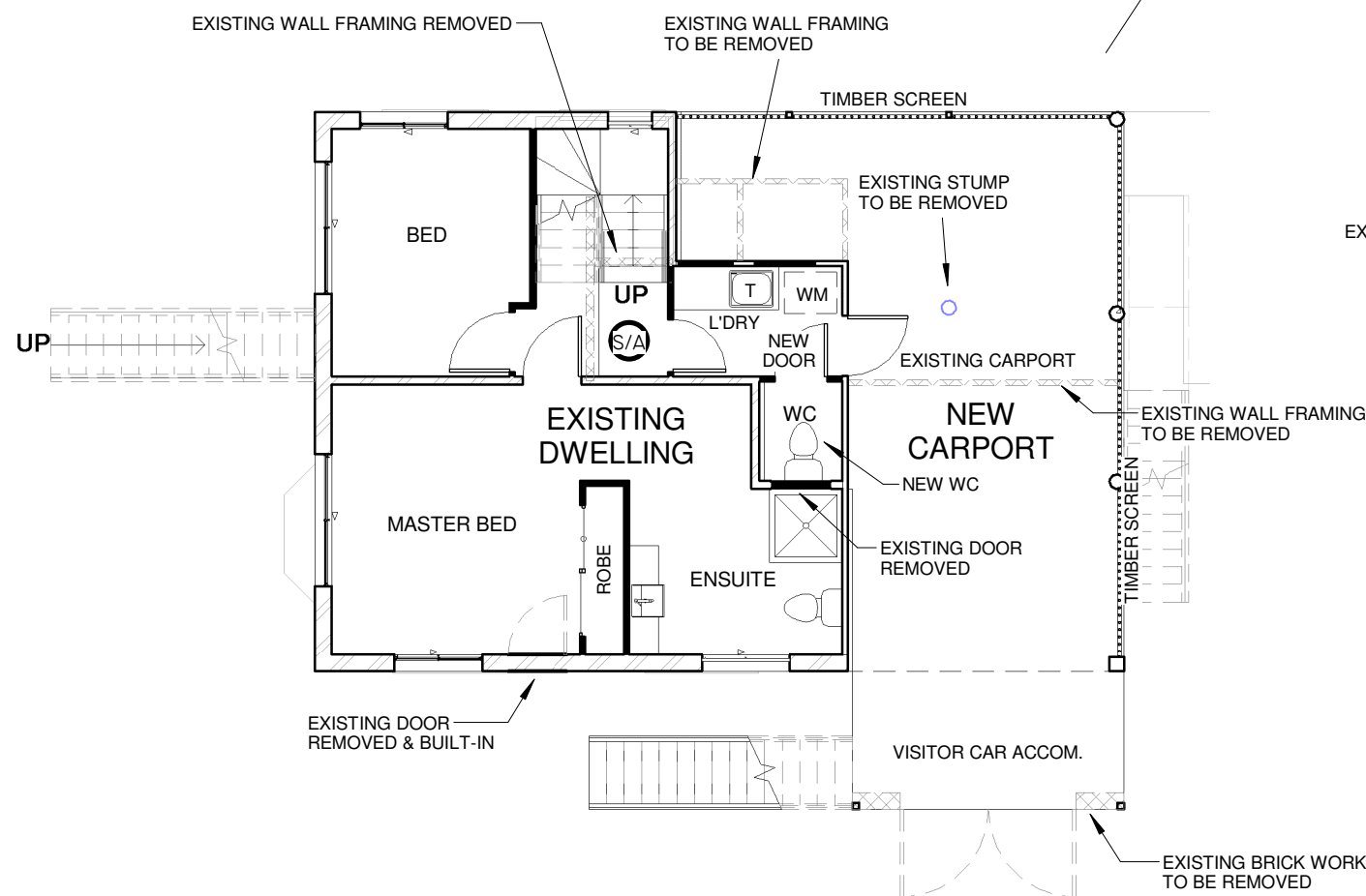
16 Harwill St
Coorparoo

Fire Seperation

Sheet Number	12
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 20

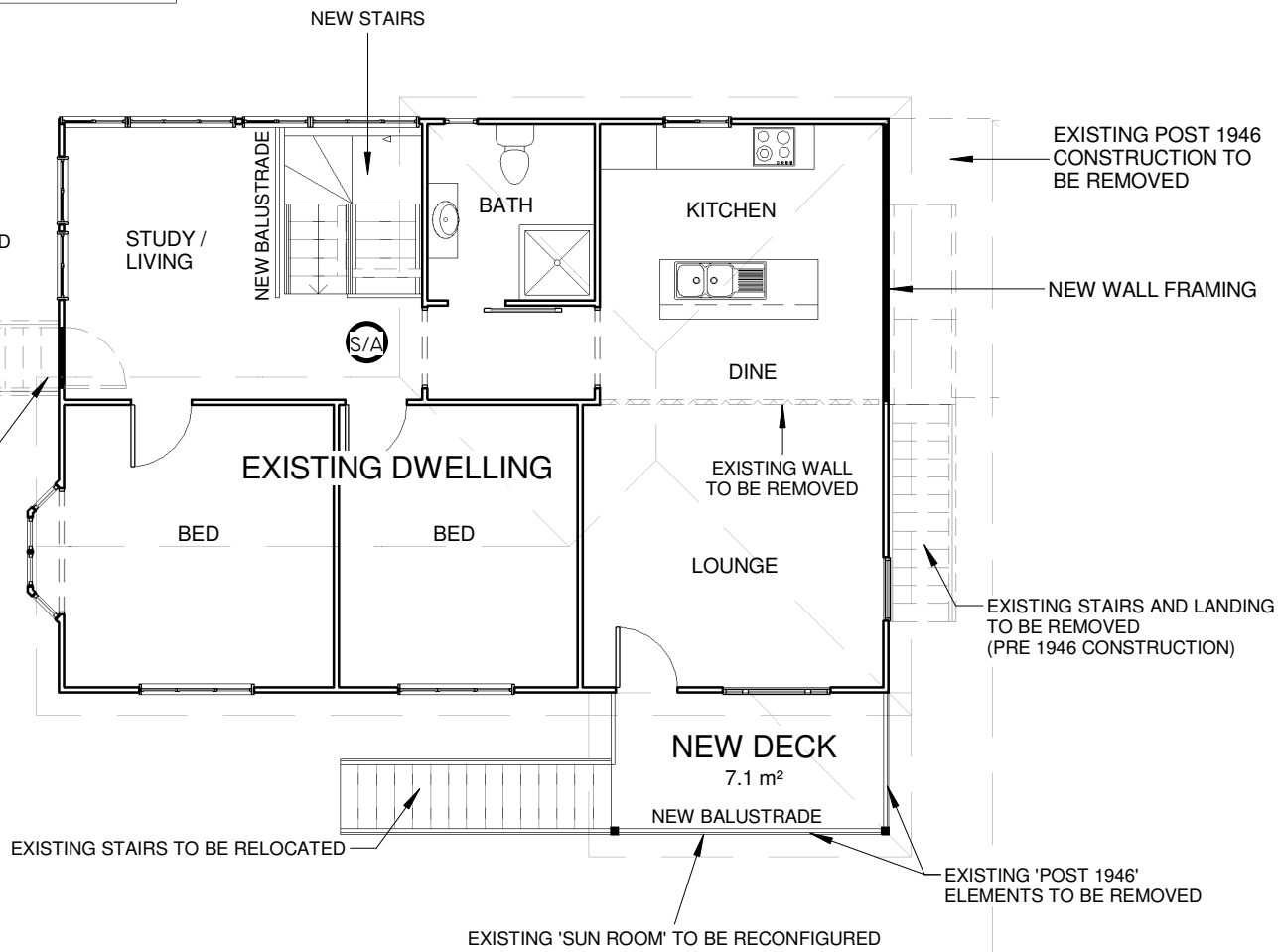


OUTDOOR CALCULATION (%)
TOTAL FLOOR AREA = 92.3 SQM
DECK AREA = 7.0 SQM
DECK PERCENTAGE = 7.6%



1 Existing Ground Floor
1 : 100

EXISTING - Area Schedule	
Name	Area
EXISTING CARPORT	37.5 m ²
EXISTING FRONT DECK (NEW)	7.0 m ²
EXISTING LOWER LIVING	54.1 m ²
EXISTING UPPER LIVING	85.3 m ²
	183.9 m ²



2 Existing First Floor
1 : 100

No.	Description	Date	Notes:
2	PRELIMINARY PLANS	8/4/13	
3	TOWN PLANNING	19/4/13	
4	AMENDED T.P. ISSUE	23/4/13	
5	AMENDED T.P. ISSUE	7/5/13	
6	WORKING DRAWINGS	16/8/13	
7	AMENDED WD ISSUE	18/11/13	
8	AMENDED WD ISSUE	18/11/13	

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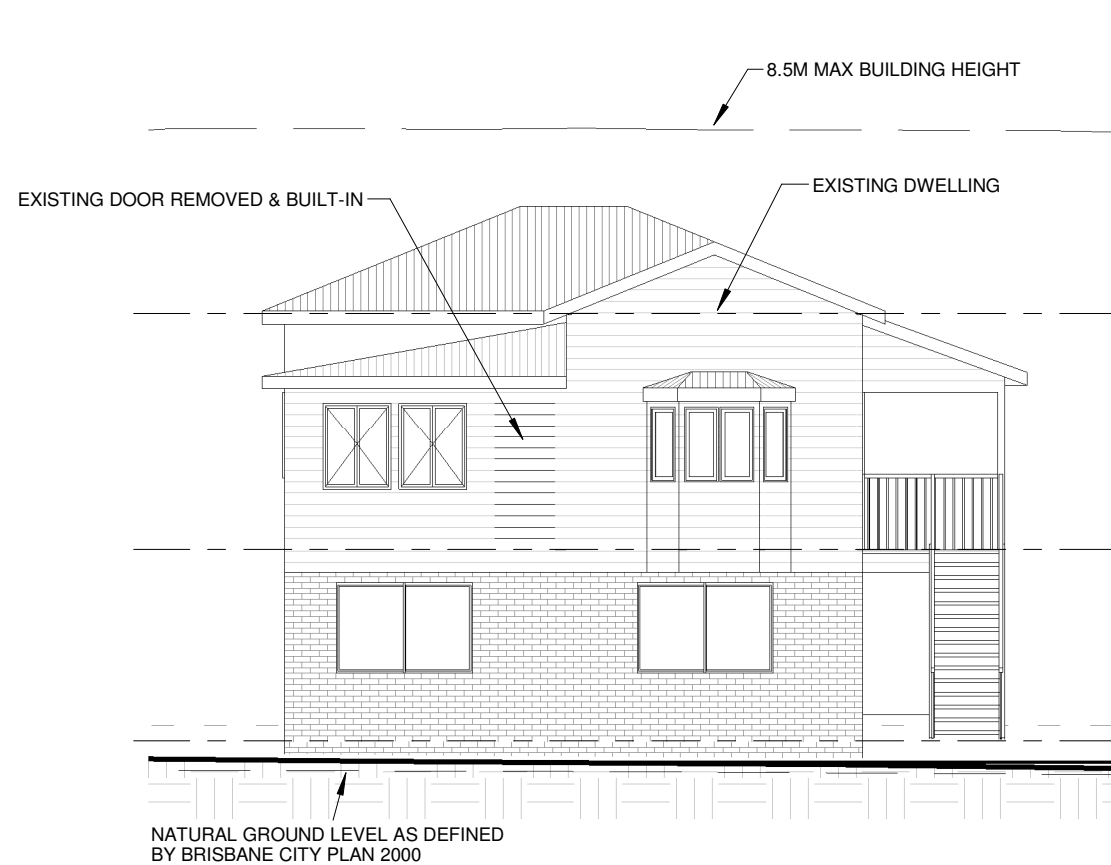
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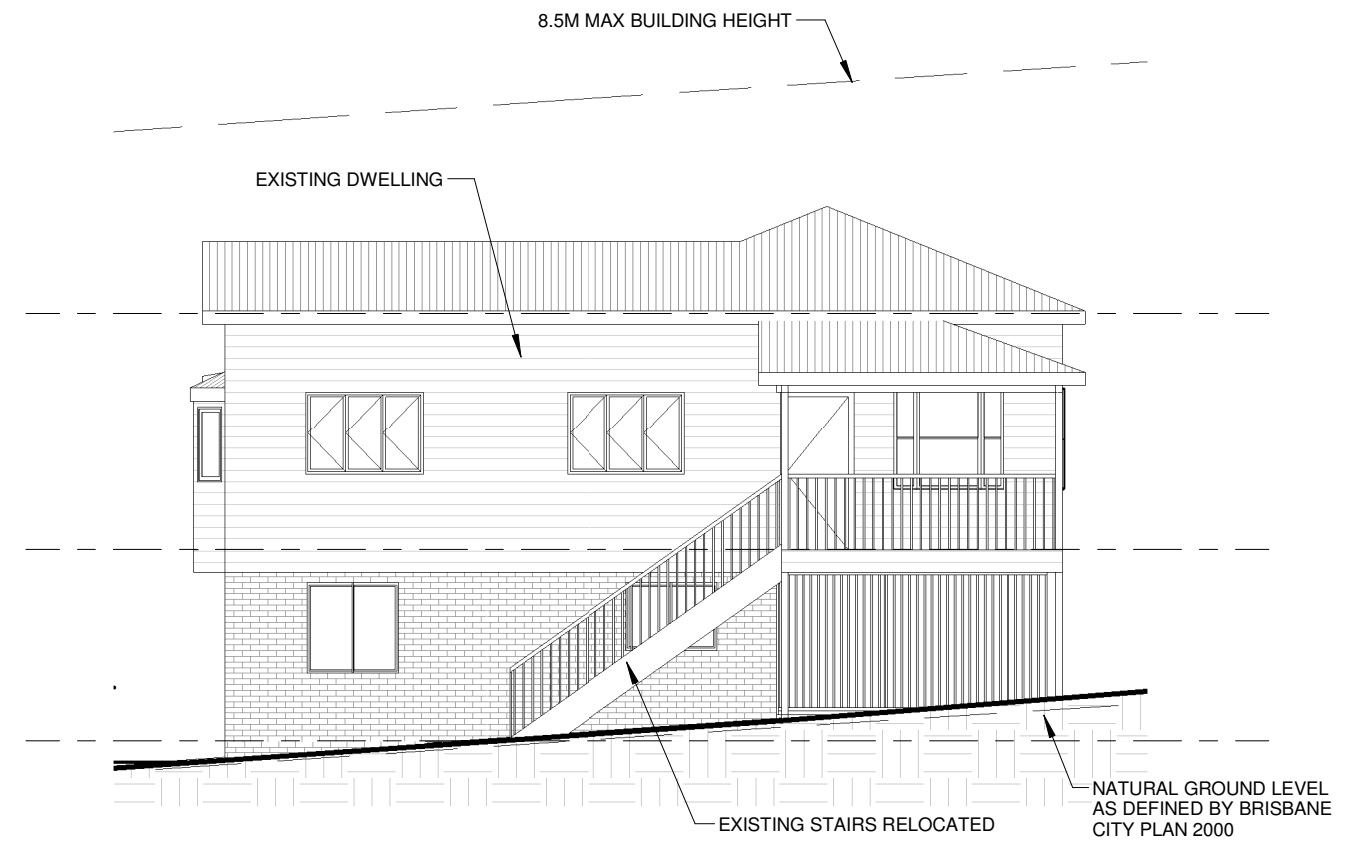
Client:	A. Campbell
Project:	Proposed Townhouses

Site Address:	16 Harwill St Coorparoo
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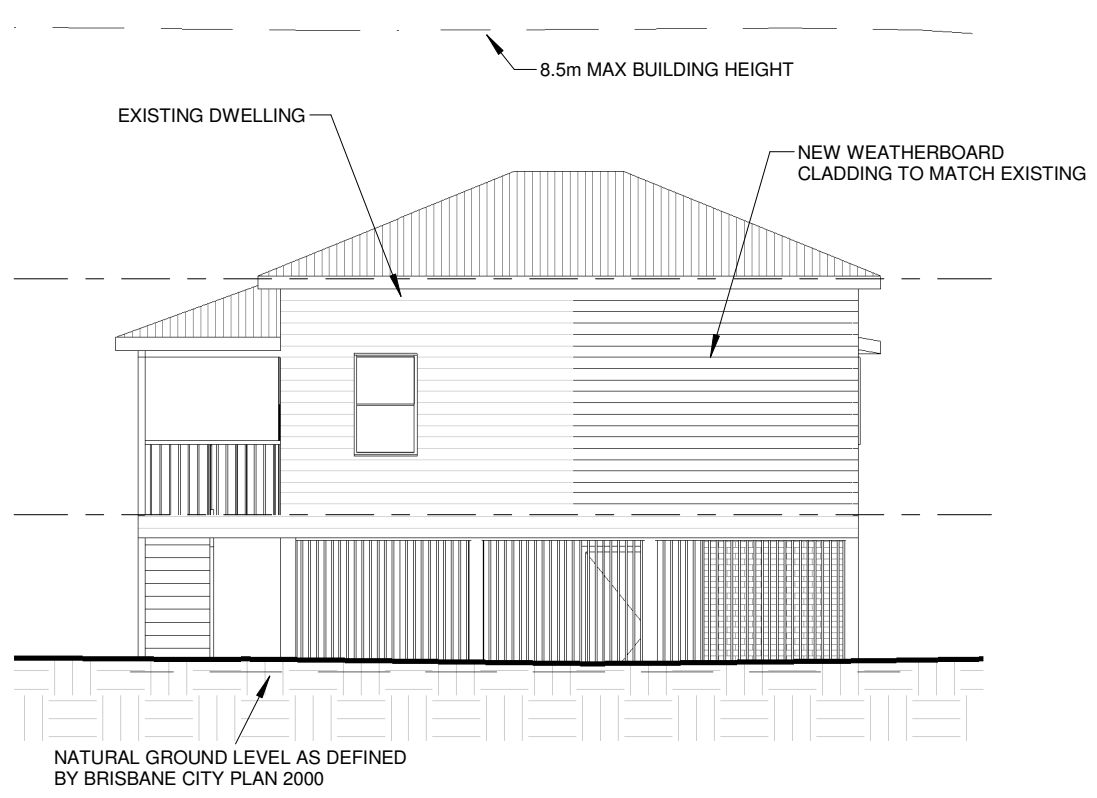
Existing Plan	
Sheet Number	13
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100



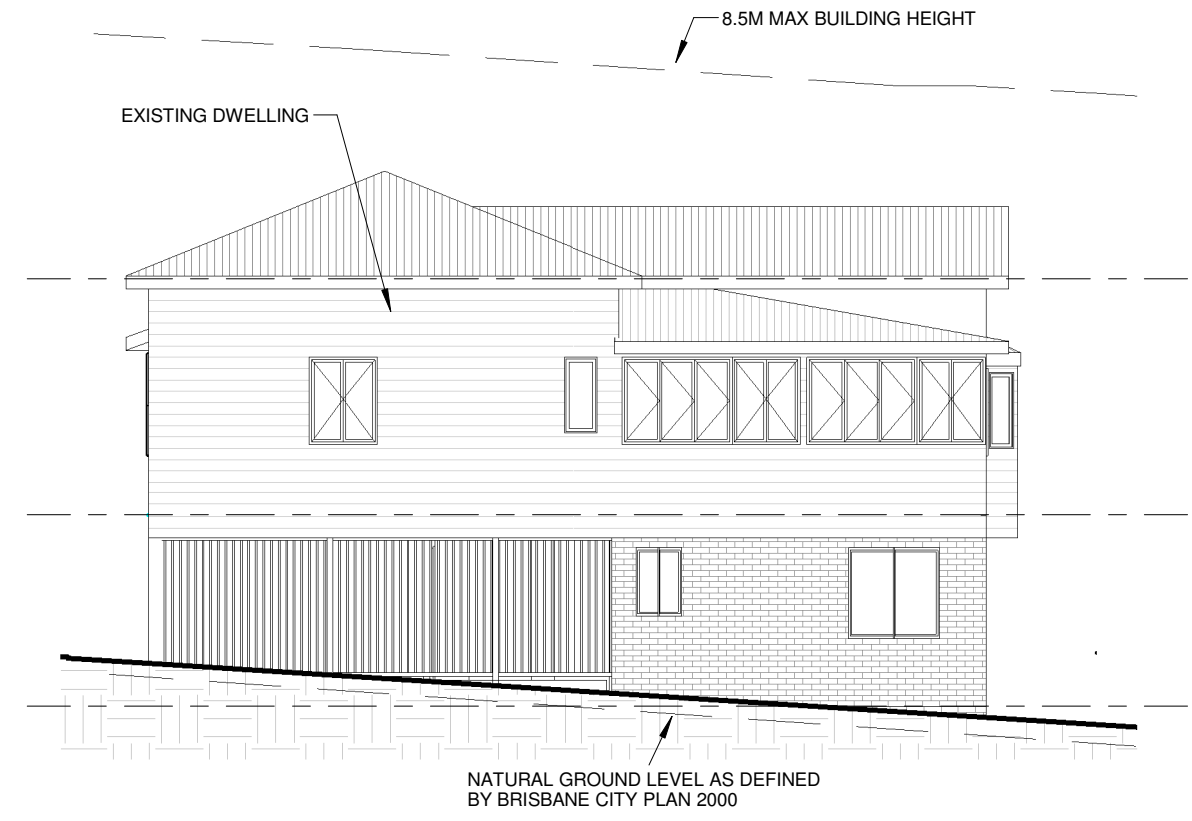
1 Existing Harwill St Elevation
1 : 100



2 Existing Biran St Elevation
1 : 100



3 Existing Right Side Elevation
1 : 100



4 Existing Rear Elevation
1 : 100

No	Description	Date
1	SKETCH PLANS	15/3/13
2	PRELIMINARY PLANS	8/4/13
3	TOWN PLANNING	19/4/13
4	AMENDED T.P. ISSUE	23/4/13
5	AMENDED T.P. ISSUE	7/5/13
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



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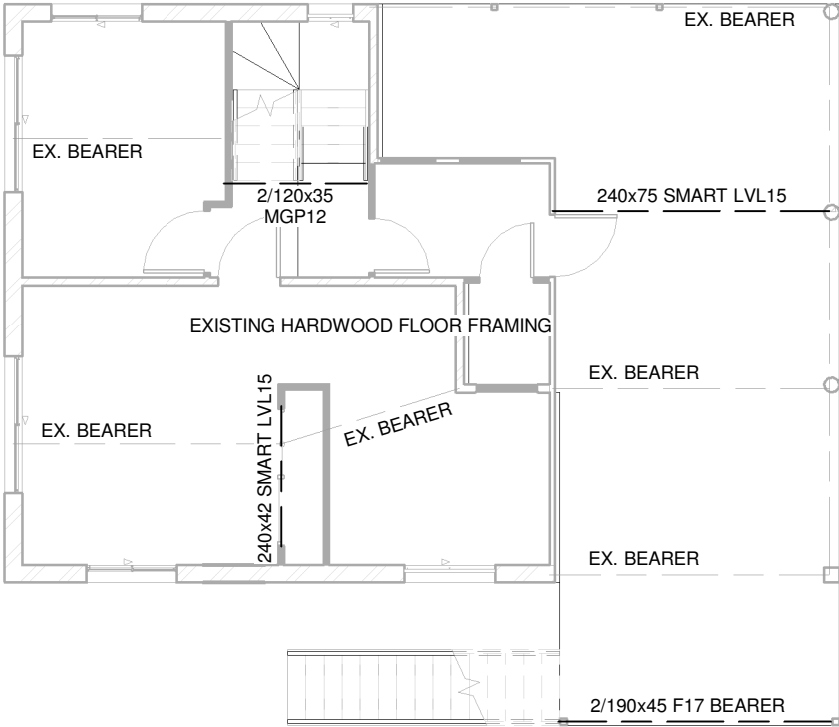
Site Address:
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Exist. Elevs	
Sheet Number	14
Project number	13016
Drawn by	JM
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Scale	1 : 100

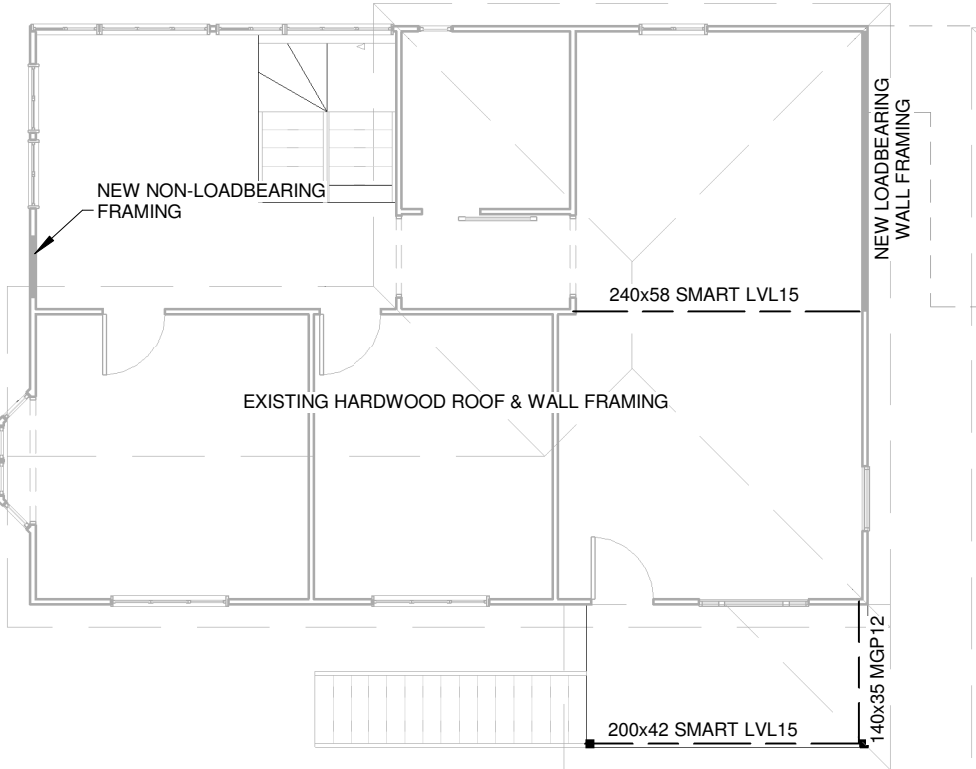
No	Description	Date
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13

FRAMING SCHEDULE				
MEMBER	SIZE mm	TIMBER	SPACING CRS	NOTES
TOP PLATE	2/70X35	MGP12		NOT TRENCHED
BOTTOM PLATE	70X35	MGP10		NOT TRENCHED
EXT. STUDS	70X35	MGP10	450	NOT NOTCHED
INT. STUDS	70X35	MGP10	450	
NOGGING	70X35	MGP10	1350	

PROVIDE NOMINAL TIE-DOWN TO NEW FRAMING ELEMENTS



1 Framing - Existing Ground
1 : 100



2 Framing - Existing First Floor
1 : 100



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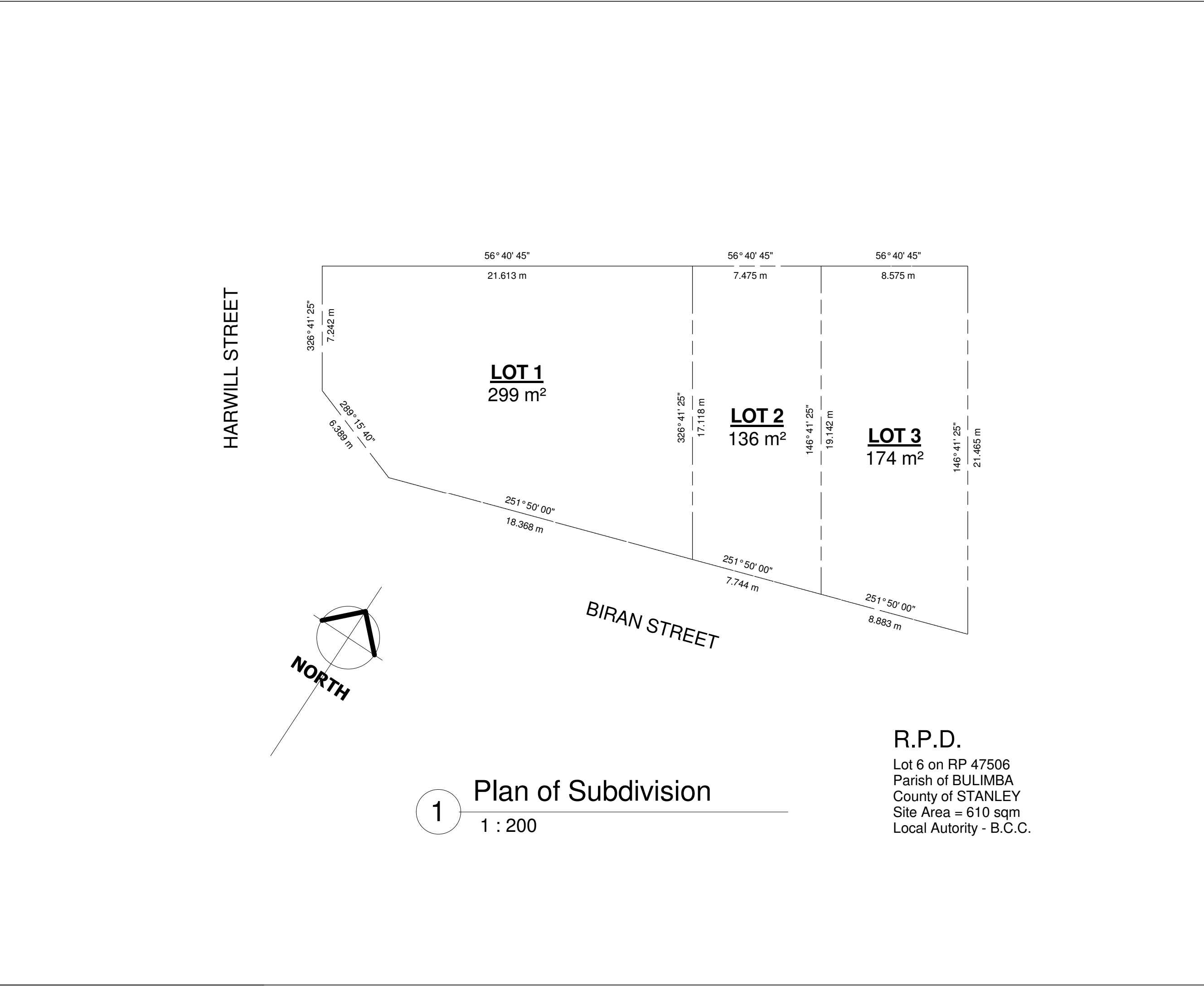
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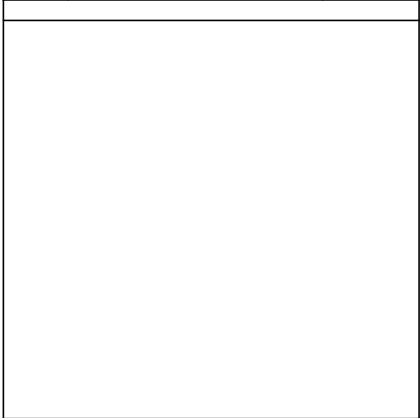
Project:
Proposed Townhouses

Site Address:
**16 Harwill St
Coorparoo**

Exist. Framing	
Sheet Number	15
Project number	13016
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No	Description	Date
5	AMENDED T.P. ISSUE	7/5/13
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13





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Project:
Proposed Townhouses

Site Address:
**16 Harwill St
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Sub Division	
Sheet Number	16
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 200

1

Plan of Subdivision

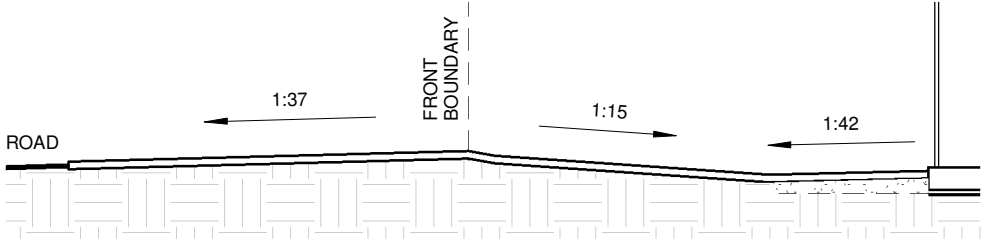
1 : 200

R.P.D.
Lot 6 on RP 47506
Parish of BULIMBA
County of STANLEY
Site Area = 610 sqm
Local Authority - B.C.C.

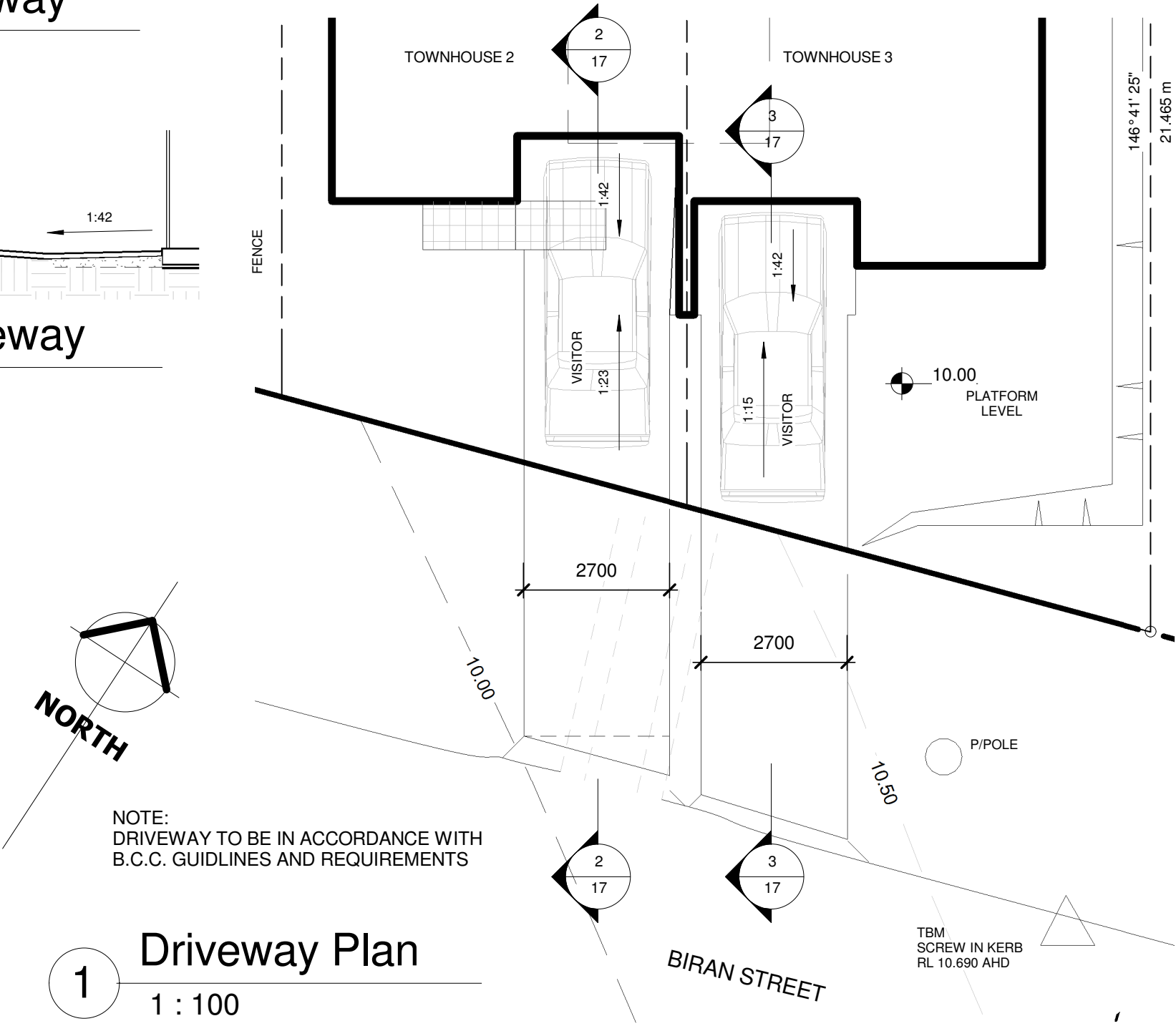
No	Description	Date
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13



2 Townhouse 2 Driveway
1 : 100



3 Townhouse 3 Driveway
1 : 100



1 Driveway Plan
1 : 100



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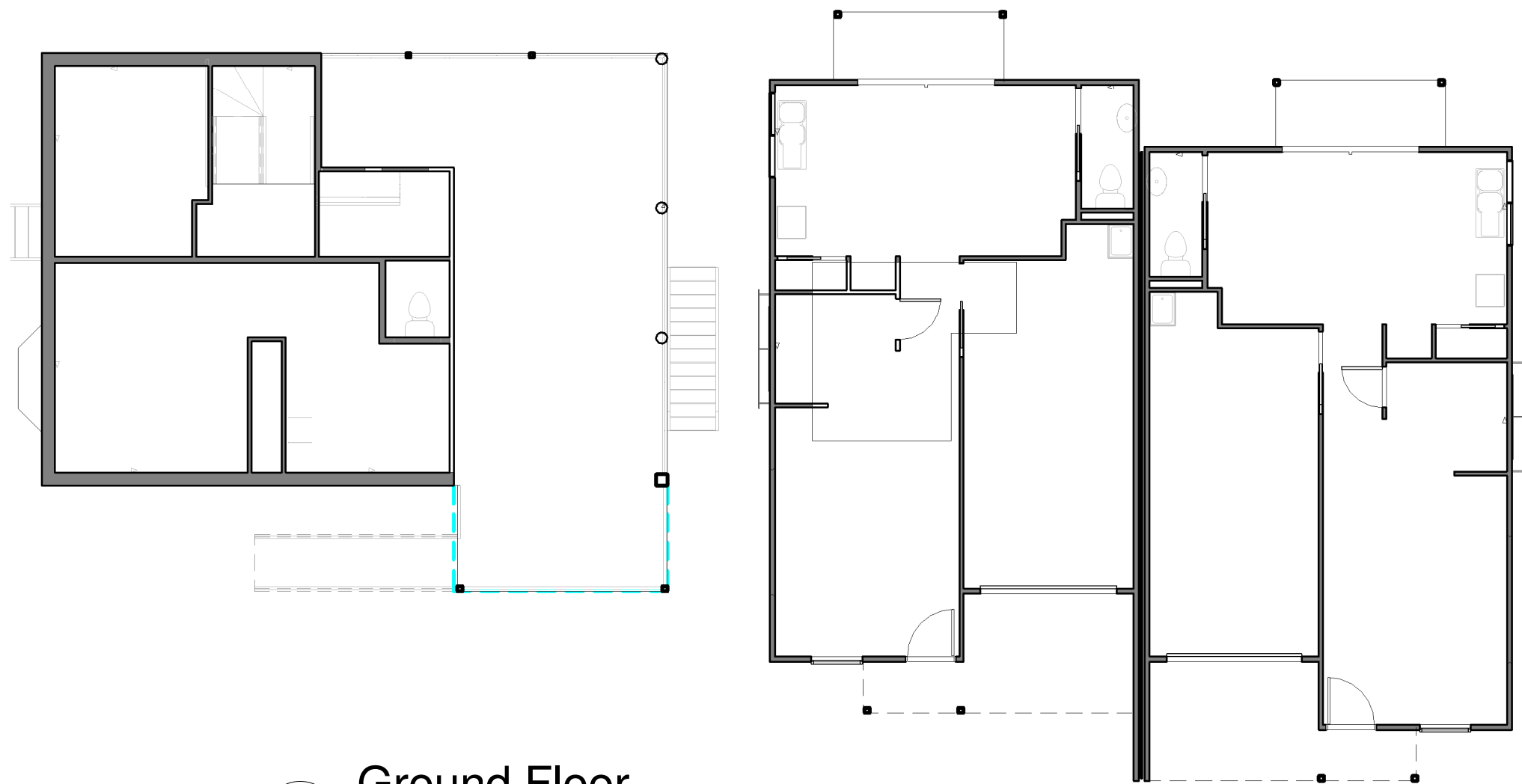
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Client:
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Project:
**Proposed
Townhouses**


Site Address:
**16 Harwill St
Coorparoo**

Driveway	
Sheet Number	17
Project number	13016
Drawn by	JM
Checked by	JM
Scale	1 : 100



1 Ground Floor
1 : 100

LEGEND		QTY
	Ceiling light outlet	
	Energy Effic. D/Light	
	Oyster fitting with fluro light	
	Wall light outlet	
	Fluorescent light	
	Exhaust fan	
	Exhaust fan light	
	Smoke alarm (hardwired)	
	Paraflood	
	Phone point	
	DATA point	
	TV outlet	
	Fox HD Outlet	
	Junction box	
	Ceiling fan	
	Ceiling fan light	
	GAS Hot Water System	
	GAS Bottles	
	Meter box	
	Single GPO	
	Weatherproof Single GPO	
	Double GPO	
	Weatherproof Double GPO	
	IXL Tastic	
	Clothes Line	

No.	Description	Date	Notes:	<div><div><div>COMPLETE DESIGN & DRAFTING</div><div>PH. 3889 9612 FAX. 3889 9610 PO BOX 82 STRATHPINE 4500 BSA No 1198316</div></div><div>THIS DRAWING & IT'S CONTENTS REMAIN COPYRIGHT TO COMPLETE DESIGN & DRAFTING PTY LTD</div></div>	Client:	Site Address:	Electrical	
6	WORKING DRAWINGS	16/8/13	All construction methods to be in accordance with The building Code of Australia and all relevant Australian Standards. All dimensions take precedence over scale. All levels and dimensions to be verified on site. All dimensions are written in millimetres U.N.O.		A. Campbell		Sheet Number	18
7	AMENDED WD ISSUE	18/11/13			Proposed Townhouses		Project number	13016
8	AMENDED WD ISSUE	18/11/13						
		</						



1 First Floor
1 : 100

LEGEND		QTY
	Ceiling light outlet	
	Energy Effic. D/Light	
	Oyster fitting with fluoro light	
	Wall light outlet	
	Fluorescent light	
	Exhaust fan	
	Exhaust fan light	
	Smoke alarm (hardwired)	
	Paraflood	
	Phone point	
	DATA point	
	TV outlet	
	Fox HD Outlet	
	Junction box	
	Ceiling fan	
	Ceiling fan light	
	GAS Hot Water System	
	GAS Bottles	
	Meter box	
	Single GPO	
	Weatherproof Single GPO	
	Double GPO	
	Weatherproof Double GPO	
	IXL Tastic	
	Clothes Line	

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	WORKING DRAWINGS	16/8/13					Sheet Number	19	
	AMENDED WD ISSUE	18/11/13			Project: Proposed Townhouses		Project number	13016	
	AMENDED WD ISSUE	18/11/13					Drawn by	JM	
							Checked by	JM	
							Scale	As indicated	

SAFE DESIGN NOTES

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

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

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

Cleaning and maintenance of windows, walls, roof or other ocmp0oents 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 (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS

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

If finishes have been specified by designer, these 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.

FLOOR FINISHES By Owner

If designer has not yet been involved in the selection of surface finishes, 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 areas.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

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.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS and DEMOLISHERS.

3. TRAFFIC MANAGEMENT

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

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

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

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

For all buildings:

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

4. SERVICES
GENERAL

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 sued.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warnings signs used prior to any construc5tion, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be 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

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:
1990 – it therefore may contain asbestos
1986 – it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case 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 powered 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 may include 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 of the body. Personal Protective Equipment including protection against inhalation of harmful materials should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain 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 areas should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

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

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

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

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

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

NON-RESIDENTIAL BUIDLINGS

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

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

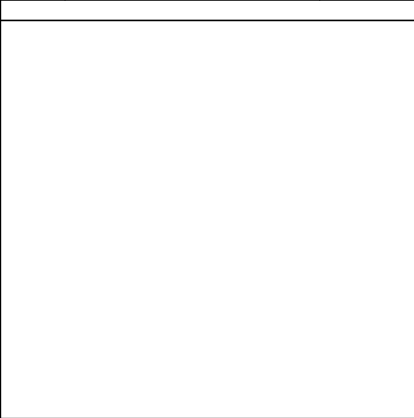
For non-residential buildings where the end use is known:

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

10. OTHER HIGH RISK ACTIVITY

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

No	Description	Date
6	WORKING DRAWINGS	16/8/13
7	AMENDED WD ISSUE	18/11/13
8	AMENDED WD ISSUE	18/11/13





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Notes:

All construction methods to be in accordance with The building Code of Australia and all relevant Australian Standards.
All dimensions take precedence over scale.
All levels and dimensions to be verified on site.
All dimensions are written in millimetres U.N.O.

Client:

A. Campbell

Project:

Proposed Townhouses

Site Address:

16 Harwill St
Coorparoo

Safe Design	
Sheet Number	20
Project number	13016
Drawn by	Author
Checked by	Checker
Scale	1 : 100