DRAWING TRANSMITTAL

Attention:		
	Client	HOWELL CONSTRUCTIONS PTY LTD
	Project	60-63 CAIRNS STREET, LOGANHOLME
	Number	25-074

Medium : **P**-Prints **T**-Transparency **D**-Disk **E**-Email

Purpose : **B**-BA Application **D**-DA Application **E**-Estimating **T**-Tendering **C**-Construction **R**-Requested **I**-Information **P**-Preliminary **PR**-Presentation **SK**-Sketch Design **CO**-Coordination **A**-Approval **TP**-Town Planning Application

Other : A3/A4-Reductions **L**-Laminated **C**-Colour **B**-Bound

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Day	17	
Month	02	
Year	26	
Medium	E	
Purpose	B	
Issued By : **Initials**	KS	

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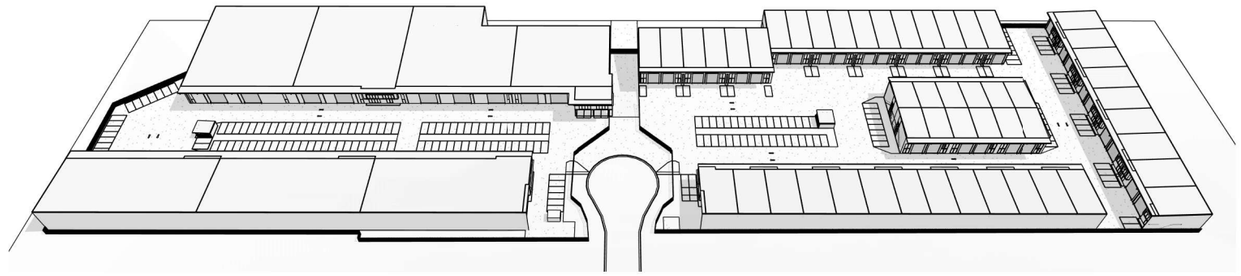

PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

AT

60-63 CAIRNS STREET, LOGANHOLME

BY

ATP | DESIGN STUDIO

IN ASSOCIATION WITH

Howell constructions

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

PRELIMINARY

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IN ASSOCIATION

0.01

DRAWING NAME
COVER PAGE

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	**0.01**
DATE	**CURRENT REV.**
17.02.26	**ISSUE 1**
SCALE	**PROJECT No.**
1 : 1	**25-074**

SAFE DESIGN REPORT / STANDARD NOTES

COMPLIANCE WITH WORK HEALTH & SAFETY ACT & REGULATION 2011

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, roofs, 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, and / 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 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 HB 197: An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials and AS 4586: Slip Resistance Classification of New Pedestrian Surface Materials

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, and / 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, and / 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 (PPE).

BUILDING COMPONENTS

During construction, renovation, and / 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, and / 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

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 used.

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 warning signs used prior to any construction, 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 (PPE) should be used in accordance with manufacturer 's specification.

6. HAZARDOUS SUBSTANCES

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance, and / or demolition should ensure good ventilation and wear personal protective equipment (PPE) 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 (PPE) 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 (PPE) 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 (PPE) including protection against inhalation of harmful material 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 (PPE) may also be required. The manufacturer 's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

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

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance, or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and personal protective equipment (PPE) 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 sites, demolition sites, and 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 for the specific use as identified on the drawings. Where a change of use occurs at a later date, 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 Model Code of Practice: Managing Electrical Risks in the Workplace, AS/NZS 3012: Electrical Installations - Construction And Demolition sites,and all licensing requirements.
All work using Plant should be carried out in accordance with Model Code of Practice: Managing Risks of Plant in the Workplace.
All work should be carried out in accordance with Model 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.

STATUTORY REQUIREMENTS

FIRE AND ESCAPE

EXIT DOORS

- All exit doors and doors in the path of travel must be openable from within, without a key on a lever handle

EXIT SIGNAGE AND EMERGENCY LIGHTING

- Provide and locate exit signs and emergency lighting in accordance with the National Construction Code (NCC) Section E requirements and AS/NZS 2293.1: Emergency Lighting and Exit Signs for Buildings - System Design, Installation, and Operation
- All exit signs and emergency lighting to be installed and located in accordance with the Performance Solution sought for this project

SMOKE DETECTION

- Provide smoke detection devices in accordance with the NCC and AS 3786: Smoke Alarms Using Scattered Light, Transmitted Light, or Ionization

FIRE HOSE REELS

- Fire hose reel installation to comply with AS 2441: Installation of Fire Hose Reels

FIRE EXTINGUISHERS & FIRE BLANKETS

- Provide fire extinguishers and fire blankets in accordance with the NCC and AS 2444: Portable Fire Extinguishers and Fire Blankets - Selection and Location
- Provide signage for all fire extinguishers and fire blankets in accordance with NCC requirements and AS 2444

FIRE HAZARD PROPERTIES

- Materials and assemblies must have fire hazard properties in accordance with NCC requirements

EVACUATION SIGNAGE

- Builder to provide emergency evacuation signage on all levels in a weatherproof clear acrylic frame & fix to building in accordance with the Building Fire Safety Regulation 2008. Builder to liaise with client for final selection.

STATUTORY REQUIREMENTS

PERSONS WITH DISABILITY ACCESS & FACILITIES

All works to comply with but not limited to:
COMPLIANCE WITH

- National Construction Code (NCC)
- AS 1428.1: Design for Access and Mobility - General Requirements for Access - New Building Work
- AS/NZS 1428.4: Design for Access and Mobility - Tactile Indicators

ACCESS STAIRWAYS AND HANDRAILS

- To be in accordance with the NCC and AS 1428.1

TACTILE GROUND SURFACE INDICATORS

- Provide tactile ground surface indicators to stairways, ramps, and walkways to comply with the NCC, AS 1428.1 and AS/NZS 1428.4

GENERAL ACCESS, RAMPS, STEP RAMPS OR KERB RAMPS

- Shall comply with the NCC, AS 1428.1, and AS 1428.4

CAR PARKING

- Provide parking spaces for persons with disabilities to comply with AS/NZS 2890.6: Parking Facilities - Off-Street Parking for People With Disabilities

TOILETS

- Provide assessable sanitary facilities including toilet and handwash basin
- Fixtures and fittings to comply with AS 1428.1

PERSONS WITH AMBULANT DISABILITIES

- Provide sanitary compartments for persons with ambulant disabilities in each male and female toilet as per shown in drawings for this project
- Compartments, grabrails, fittings, and fixtures to comply with AS 1428.1

SIGNAGE

- All signage associated with the above PWD facilities to comply with the NCC and AS 1428.1 requirements

ENERGY REQUIREMENTS

1. All energy requirements to comply with the NCC - SECTION J - Energy Efficiency
2. Refer to the Energy Efficiency Assessment prepared for this project

STANDARD CONSTRUCTION NOTES

COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA

GENERAL

- Builder must check all boundary lines and pegs before commencement of any building work. Should site conditions differ from those indicated seek instructions from Building Designer.
- All work to comply with the National Construction Code (NCC), Queensland Development Code (QDC), Local Government Building regulations and relevant Australian Standards.
- All materials, fittings, and fixtures to be installed in accordance with product manufacturer's specifications
- Building must be constructed to prevent the entry of vermin in accordance with part 17 (vermin control) of the Health Regulation 1996.
- A damp proof course must be provided in accordance with AS 3740: Waterproofing of Domestic Wet Areas and AS 2870: Residential Slabs and Footings
- Hot water to all areas to be thermostatically controlled to a maximum temperature of 38 degrees in accordance with AS/NZS 3666.1: Air-Handling and Water Systems of Buildings - Microbial Control Design, Installation, and Commissioning
- Do not scale off drawings. Written dimensions take precedence.
- Refer to Exterior Selections Schedule and Interior Selections Schedule for all material colour selections
- Energy efficiency requirements to comply with the NCC Part J requirements. Refer to the Energy Efficiency Assessment prepared for this project

SITE / EXTERNAL WORKS

- Fall all external surfaces away from building.
- Refer to Civil Engineer's drawings for levels and finishes of driveways and other hard surfaces

EARTHWORKS / EXCAVATION

- Confirm extent of site excavation on site prior to commencement. Should excavation work in excess of that documented on drawings be required seek further approval from Structural Engineer and Building Designer immediately
- Refer to Geotechnical investigation for soils conditions. Should conditions on site differ from those detailed in the geotechnical report advise Structural and Civil Engineers immediately
- Refer to Civil Engineer's drawings for all earthworks and site excavation
- Refer to Civil Engineer's drawing for erosion and sediment control program

FENCING

- Chainwire fencing to be supplied and installed to comply with AS 1725.1: Chain Link Fabric Fencing - Security Fences and Gates
- Class 3 - Medium / Extra light
- Confirm location and quantity of posts on site. Posts to be cast into retaining wall core or in car park slab. Refer to Civil Engineer's drawings for details

CONCRETE STRUCTURE

- Refer to Structural and Civil Engineer's drawings for all concrete construction
- Concrete finishes - Refer to Exterior and Interior Selections Schedules for selections
- Provide a non-slip finish to all concrete surfaces in areas accessed by the public to comply with the NCC and relevant Australian Standard requirements

MASONRY CONSTRUCTION

- All masonry materials and construction to comply with AS 3700: Masonry structures
- Refer to Structural Engineer's drawings for all masonry construction
- Control and expansion joints to be provided in accordance with Australian Standards and Manufacturer's Specifications
- Masonry finishes - Refer to Exterior and Interior Selections Schedules

STEEL

- All light steel framing to comply with AS/NZS 4600: Cold-Formed Steel Structures
- Refer Structural Engineer's drawings for structural steel and framing requirements

SHEET FLOORING

- Plywood sheet flooring to comply with AS/NZS 2269.0: Plywood - Structural Specifications
- Particleboard sheet flooring to comply with AS/NZS 1860.1: Particleboard Flooring - Specifications

TERMITE PROTECTION

- Provide termite protection in accordance with AS 3660.1: Termite Management - New Building Work
- Contractor to install a "physical barrier" to perimeter of slab & to all penetrations in accordance with NCC requirements - Termimesh or equivalent
- Termite protection to be installed by a licensed contractor

ROOFING ENCLOSURE

- Roof plans to be read in conjunction with Structural and Hydraulic Engineer's drawings
- Roof coverings must be provided in accordance with the NCC

ROOF SHEETING

- Refer to Exterior Selections Schedule for selection of roof sheeting profile and finish
- All flashings, fixings, and associated accessories to suit. Colour to match roof sheeting
- Translucent roof sheeting to be installed to AS 1562.3: Design and Installation of Sheet Roof and Wall Cladding - Plastic and to manufacturer's specification

RAINWATER

- Gutter sizing to Hydraulic Engineer's detail
- Box gutters to Hydraulic Engineer's specification
- Fascia - standard size: proprietary colorbond fascia to suit gutter and fascia depth
- Fascia - non standard: folded colorbond fascia to suit depth of fascia
- Downpipe - PVC unless noted otherwise. Sizing to Hydraulic Engineer's detail
- Refer to Exterior Selections Schedule for colour selections

PARAPETS

- Provide folded Colorbond copping to top of all parapet walls
- Refer to wall detail drawings for further details
- Refer to Exterior Selections Schedule for colour selection

VENT PIPES

- Refer to Hydraulic Engineer's drawings for location of vent pipes
- All vent pipes to be concealed within wall framing
- Provide apron flashing and watertight seal to all roof penetrations

ROOF ACCESS SAFETY SYSTEM

- Provide a permanent roof access safety system to comply with the NCC, relevant Australian Standards, and the Work Health and Safety Act & Regulation 2011

CLADDING

- Install to manufacturers specification
- Refer to Exterior Selections schedule
- To be in strict accordance with all minimum fire requirements
- Final external cladding selection to be in strict accordance with NCC and Australian Standards

PAINT

- Vandal proof materials and anti-graffiti paint must be used.

SOFFIT

- FC sheet, Paint finish. Concealed fixings.
- Thickness to suit application
- Refer to Exterior Selections schedule

DOORS & GATES

- All required external disabled access doors to have a maximum stepdown at doorway of 5mm
- Exit doors and doors in paths of travel must be openable from within, without a key on a lever handle
- Doors and door frames to have a luminance contrast of 30% to their surrounds
- Doors that are required to be assessable by persons with disability to have clear circulation spaces to both sides as per AS 1428.1
- Centre lines of all door lever handles to be installed at 1000mm high above finished floor level
- External gates to be self closing and self latching
- Builder to provide gate hardware including handles, locks, latches, self closing mechanisms and hold open devices to match general door hardware selection.
- Hardware selection material and finish to be suitable for application including but not limited to external use and marine environment.

WINDOWS & GLAZING

- All glazing to be in accordance with the NCC, AS/NZS 1170: Structural Design Actions - Wind Actions, AS 1288: Glass in Buildings, AS 2047: Windows and External Glazed Doors in Buildings
- All glazing to suit terrain category for site location
- All glass that can be mistaken for doorways or openings in the building shall have an opaque band of greater than or equal to 75mm which must be positioned between 900-1000mm above finished floor level in accordance with AS 1428.1
- Bedroom window openings to be in strict accordance with BCA clause D2.24 - Protection of openable windows.
- Provide aluminium sub-sill to all aluminium framed glass windows & doors. Profile to suit glazing system & relevant wall thickness and associated wall cladding or finish/ treatment.

INSULATION

- Provide insulation generally to comply with energy requirements of the NCC

ROOF INSULATION

- Provide safety mesh to underside of thermal blanket
- Provide roof spacer system to comply with the NCC Part J requirements
- Provide thermal break tape between roof sheet and purlins
- Install all roof insulation and accessories, mesh, spacers etc to manufacturers specification

NOTE:

Minimum total R-value for roof required: 3.7 to comply with the NCC - Part J
Refer to Energy Efficiency Assessment prepared for this project for further information

INTERIOR LININGS

- Plasterboard lining to comply with AS/NZS 2588: Gypsum Plasterboard and AS/NZS 2589: Gypsum Linings - Application and Finishing
- Fibre cement lining to comply with AS 2908.2: Cellulose-Cement Products - Flat Sheet
- All interior plasterboard and fibre cement linings to be flush finished. Paint finish to all surfaces
- All plasterboard finishes to be class 4 unless noted otherwise.
- All wall and ceiling junctions and bulkheads to be square set. No cornice

STRUCTURAL WALLS

- Internal face of all structural masonry or concrete walls to be lined with 13mm plasterboard fixed to wall on 35mm furring channels minimum. Paint finish.
- Wet areas to be lined and finished as appropriate to application.
- Refer to wall type details for additional requirements.
- Refer to Interior Selections Schedule.

CEILINGS SUSPENDED

- Suspended ceiling to comply with AS/NZS 2785: Suspended Ceilings - Design and Installation
- Install suspended ceiling to manufacturer's specification

PLASTERBOARD LINING

- All plasterboard ceilings to be flush finish and square set

STAIRS AND HANDRAILING

- All stairs, handrailing, and balustrades to comply with the NCC and AS 1428.1
- Tactile ground surface indicators (TGSI) to comply with AS 1428.4
- Refer to Exterior Selections Schedule for selection

ACCESS LADDERS AND PLATFORMS

- All access ladders, stairs and plant area deck to comply with AS 1657: Fixed Platforms, Walkways, Stairways, and Ladders - Design, Construction, and Installation
- Refer to Mechanical D&C Contractor's drawings for details of A/C Plant Area

FITTINGS AND FIXTURES

- Install baby change table to comply with AS 1428.1
- Refer to Interior Selections Schedule for Sanitaryware selection

SIGNAGE

- Builder to provide and install all statutory building signage. Builder to liaise with client for final selection.
- Braille and tactile signage for accessible, ambulant, and general sanitary facilities as required by the NCC to be supplied and installed by Builder in accordance with the NCC and AS 1428.1.
- Builder to supply and install all building signage required by the project development approval and operational works approval, including but not limited to carpark directional signage. Builder to liaise with client for final selection.
- Builder to supply and install identification signage to doors of services cupboards and rooms including but not limited to fire hose reel and hydrant cupboards, electrical services cupboards, refuse rooms and pump rooms.
- Corporate and building identity signage to be supplied and installed by others unless noted otherwise.
- Building tenancy and/or residential unit number identification signage to be supplied and installed by others unless noted otherwise.
- Lift lobby wayfinding signage to be supplied and installed by others unless noted otherwise.

ACCESS PANELS

WALLS & CEILINGS - GENERALLY

- EZ Concept "AccessDor' (or equal) MDF Access Panel with concealed hinge and set bead surround. Touch Latch mechanism.
- Paint finish to match adjacent surface.

WALLS - TILED

- RONDO 'Panther Tile Access Panel' with concealed Touch Latch mechanism.
- Tile insert to match adjoining tiled wall finish.

06 FINISH

WATERPROOFING

- All internal wet areas must be waterproofed in accordance with the NCC and AS 3740
- Fall all wet area floors to floor waste

FLOOR FINISHES

- All external floor surfaces to be slip resistant
- All internal wet area floors to be slip resistant

PAINT & PAINTING

- All painting and substrate preparation to comply with AS/NZS 2311: Guide to the Painting of Buildings
- Refer to Exterior and Interior Selections Schedules for colour selections
- Paint systems to be applied in accordance with manufacturer's specification
- Use Low VOC paint

TILED SURFACES

- All tiled wall surfaces, niches and bath hobs to be finished with mitre edge joins typically unless otherwise noted.

07 MISCELLANEOUS

EXTERNAL FIXINGS

- All external fixings to be suitable for use & application and either corrosion resistant stainless steel, aluminium or hot dip galvanised and approved by client prior to installation.

NOTICE TO ALL

These notes must be read and understood by all involved in this project.
This includes (but is not excluded to): proprietor, builder, sub-contractors, consultants, renovators, operators, maintainers, demolishers.

REFERENCE DOCUMENTATION

Building design drawings to be read in conjunction with the following documents:

- Civil Engineer's documentation
- Structural Engineer's documentation
- Hydraulic Engineer's documentation
- Mechanical D&C Contractor's documentation
- Electrical Engineer's documentation
- Landscaping to be generally in accordance and compliance with the Development Approved Documents
- Contour and Detail survey documents
- Energy Efficiency Assessment
- Geotechnical Report
- Town Planning Approval
- Fire Report

CERTIFICATE OF CLASSIFICATION

At completion of project, contractor to provide a certificate of classification in weatherproof clear acrylic frame & fix to building as required by code.

NATIONAL BROADBAND NETWORK (NBN)

- Builder to coordinate NBN connection with principal, trades and relevant authorities.

FIRE RATED CONSTRUCTION

The building is to be constructed to satisfy the required fire resistance levels as detailed in the national construction code and relevant Australian standards

All external and internal fire separating walls to extend to the fire rated slab above or underside of non-combustible roof covering and be sealed at junction in accordance with the NCC and relevant Australian standards requirements

All penetrations through fire rated walls, floors etc must be fire protected in accordance with the NCC and relevant Australian standards requirements

BAL CONSTRUCTION REQUIREMENTS

- All weepholes, ventilation openings, gaps shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2mm
- Roof penetrations, including aerials, vent pipes and supports for solar collectors or the like shall be sealed with a non-combustible mineral fibre at the roof to prevent gaps
- Non-combustible gutter guards shall be installed
- Any box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible materials
- External cladding must be non-combustible
- The glazing in external windows and external doors shall be Grade A safety glass a minimum of 4mm in thickness, or glass blocks with no restriction on glazing methods
- The openable portions of windows shall be screened internally or externally. Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium
- Weather strips, draft excluders or draft seals shall be installed to side hung external doors
- The roller doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
- Any eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium

SLIP RESISTANCE

All floor finishes, selections, installation & finishing in publicly accessible areas to comply with the National Construction Code, Australian Standard Handbook HB198-2014 and all other relevant Australian Standards.

Tile supplier to provide a CSIRO test certificate for the slip rating of all floor tile types prior to supply and installation.

CLADDING

Cladding types and installation to comply with NCC, AS1530.1 & AS1530.3 and all other relevant Australian Standards and statutory requirements.

SEISMIC DESIGN & INSTALLATION

Design & install the following non-structural building parts and components in accordance with section 8 of AS1170.4 to resist horizontal and vertical earthquake forces:

- Walls that are not part of the seismic force resisting system
- Appendages including parapets, gables, verandahs, chimneys and the like
- Partitions
- Ceilings
- Mechanical and electrical components including smoke control systems, fire suppression systems, boilers, escalators, transformers and the like

Form 15 & form 16 installation certificates are required both pre-install and post-install from an RPEQ demonstrating compliance with AS1170.4.

STRUCTURAL DESIGN

Building contractor to seek advice from structural engineer prior to the demolition of existing structural elements. In the event that unforeseen circumstances result in existing or new elements of the buildings require structural support.

MECHANICAL SERVICES

All mechanical and ventilation services & systems to be designed, installed & commissioned in accordance with NCC and relevant Australian Standard requirements.

ELECTRICAL & LIGHTING

Refer to electrical engineers drawings for new lighting, power, data & security layouts.

REV	DATE	COMMENT
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PRELIMINARY

HOWELL CONSTRUCTIONS PTY LTD

ATP DESIGN STUDIO

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DRAWING NAME

GENERAL NOTES 1

PROJECT

PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS

60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	**0.02**
DATE	**CURRENT REV.**
17.02.26	**ISSUE 1**
SCALE	**PROJECT No.**
1 : 1	**25-074**

GENERAL NOTES

1. THE BUILDING CODE OF AUSTRALIA (B.C.A.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUST. (AS.) CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.
2. CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPLIED VIDE TITLE.
3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.
4. CHECK HYDRAULIC AND MECHANICAL PLANS FOR SETOUT AND SIZING OF SERVICE DUCT(S) WHERE APPLICABLE.
5. CO-ORDINATE ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE RELEVANT CONSULTANT(S) PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.
6. CHECK ON SITE - OPENINGS BEFORE FABRICATION OF DOORS, WINDOWS & ANY OTHER FIXTURES. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE.
7. CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.
8. REFER SPECIFIC CONDITIONS OF BUILDING APPROVAL FOR ANY ADDITIONAL REQUIREMENTS.
9. ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING CODE OF AUSTRALIA F2.5 AND HAVE EITHER:
   (a) LIFT OFF HINGES FOR INWARD SWINGING DOORS or
   (b) OUTWARD SWINGING DOORS.
10. ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER AS.3660.1
11. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (B.C.A.) , PLUS ALL AMENDMENTS, AND THE 'LIGHT TIMBER FRAMING CODE' AS.1684, PART 2 FOR NON-CYCLONIC AREAS AND AS.1684 PART 1 FOR CYCLONIC AREAS.
12. STAIR CONSTRUCTION TO COMPLY WITH NCC 2022 STAIR CONSTRUCTION. FOR STAIRS OTHER THAN SPIRAL STAIRS, RISERS SHALL EQUAL, 190mm MAX & 115mm MIN. GOINGS SHALL EQUAL 355mm MAX & 240mm MIN. ALL STAIRS SHALL COMPLY WITH (2R+G). 2R+G SHALL EQUAL 500mm MIN. & 700mm MAX.
13. FOR ALL "H" AND "E" CLASS SITES, ALL PLUMBING WORKS SHALL BE INSTALLED TO ACCOMMODATE THE POTENTIAL MOVEMENT OF THE SOIL, REFER TO SOIL REPORT FOR CLASSIFICATION.

ABBREVIATION LEGEND

AAC	AUTOCLAVED AERATED CONCRETE
AL	ALUMINIUM
AW	AWNING WINDOW
AWN	AWNING
BAL.	BALUSTRADING REFER SCHEDULE
BAND	FEATURE TILE BANDING REFER SCHEDULE
BIFOLD	BIFOLD DOORS
BM	BRICK MASONRY
BOX.G	BOX GUTTER
BW	BW
C	CONCRETE REFER ENG. DETAILS
C_*	CONCRETE SELCT FINISH REFER SCHEDULE
C.BRM	BROOM FINISH CONCRETE
C.EPOXY	EPOXY FINSH CONCRETE
CFC	COMPRESSED FIBRE CEMENT SHEET
CM	CONCRETE MASONRY
CPT	CARPET REFER SCHEDULE
CR	CEMENT RENDER
CT	CERAMIC TILE
DP	DOWNPIPE POWDERCOAT REFER SCHEDULE
DW	DISHWASHER
EX	EXHAUST
EX.AGG	EXPOSED AGGREGATE CONCRETE
FC	FIBRE CEMENT SHEET
FG	FIXED GLASS
FT	FEATURE TILE
FW	FLOOR WASTE
GATE	GATE REFER SCHEDULE
GD	GARAGE DOOR
HC	HOSECOCK
HDG	HOT DIP GALVANISED
HP	HOT PLATE
HR	HANDRAIL REFER SCHEDULE
HWU	HOT WATER UNIT
L.BOX	LETTERBOX
MS	METAL SHEET REFER SCHEDULE
MW	MICROWAVE
O.FLOW	OVERFLOW
PAV.	PAVING UNIT REFER SCHEDULE
PB	PLASTERBOARD
PC	POWDERCOAT
PD	PLUMBING DUCT
PEB	PEBBLE FINISH
PF	APPLIED PAINT FINISH REFER SCHEDULE
PLY	PLYWOOD
REF	REFRIDGERATOR
RT	ROOF TILE
RWH	RAINWATER HEAD
SCREEN.	SCREEN REFER SCHEDULE
SHR	SHOWER
SD	SLIDING DOOR
SK	SINK
SPA	SPA BATH
SS	STAINLESS STEEL
STC	STONE CLADDING
SUMP	RAINWATER SUMP
SWB	SWITCHBOARD
TF	TIMBER FRAMED
TIM	TIMBER FLOOR REFER SCHEDULE
TPLEX	TRIPLEX FINISH REFER SCHEDULE
TROUGH	SHOWER TROUGH REFER STANDARD DETAILS
TUB	LAUNDRY TUB
W.	WINDOW
WB	WALL BASIN
WBD	WEATHERBOARD CLADDING
WC	TOILET
WF	WATER FEATURE
WM	MASHING MACHINE / DRYER STACK
WO	WALL OVEN
WPM	WATERPROOF MEMBRANE
VB	VANITY BASIN
VBD	VILLABOARD

FIRE RATING

FIRE RATING OF BUILDING ELEMENTS

CLASS 5- TYPE B CONSTRUCTION

OFFICE BUILDING
RISE IN STOREYS: 2

FIRE RESISTANCE LEVELS EXTRACT FROM THE BUILDING CODE OF AUSTRALIA 2007 VOLUME ONE, CLASS 2 TO 9 BUILDINGS. SPECIFICATION C1.1 TABLE 4

Building element	FRL : (in minutes) Structural adequacy/Integrity/Insulation
EXTERNAL WALL (including any column and other building element incorporated therin) or other external building element, where the distance from any fire-source feature to which it is exposed is :	
For load bearing parts :	
less than 1.5m	120 / 120 / 120
1.5 to less than 3m	120 / 90 / 60
3 to less than 9m	120 / 30 / 30
9 to less than 18m	120 / 30 / -
18m or more	- / - / -
For non-loadbearing parts :	
less than 1.5m	- / 120 / 120
1.5 to less than 3m	- / 90 / 60
3m or more	- / - / -
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is :	
For load bearing columns :	
less than 1.5m	120 / - / -
1.5 to less than 3m	120 / - / -
3 to less than 18m	120 / - / -
18m or more	- / - / -
For non-loadbearing columns :	
less than 1.5m	- / - / -
1.5 to less than 3m	- / - / -
3 to less than 18m	- / - / -
18m or more	- / - / -
COMMON WALLS and FIRE WALLS	120 / 120 / 120
INTERNAL WALLS	
***Fire-resisting* lift and stair shafts:**	
Loadbearing	120 / 120 / 120
Non-loadbearing	- / 120 / 120
Bounding *public corridors*, public hallways and the like :	
Loadbearing	120 / - / -
Non-loadbearing	- / - / -
Between or bounding *sole occupancy units*:	
Loadbearing	120 / - / -
Non-loadbearing	- / - / -
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion:	
Loadbearing	N / A
Non-loadbearing	N / A
Bounding a stair if *required* to be rated:	
Loadbearing	N / A
Non-loadbearing	N / A
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS	120 / - / -
FLOORS	N / A
ROOFS	- / - / -

FIRE RATING OF BUILDING ELEMENTS

CLASS 7a- TYPE C CONSTRUCTION

CARPARK
RISE IN STOREYS: 1

FIRE RESISTANCE LEVELS EXTRACT FROM THE BUILDING CODE OF AUSTRALIA 2007 VOLUME ONE, CLASS 2 TO 9 BUILDINGS. SPECIFICATION C1.1 TABLE 4

Building element	FRL : (in minutes) Structural adequacy/Integrity/Insulation
EXTERNAL WALL (including any column and other building element incorporated therin) or other external building element, where the distance from any fire-source feature to which it is exposed is :	
For load bearing parts :	
less than 1.5m	90 / 90 / 90
1.5 to less than 3m	60 / 60 / 60
3 to less than 9m	- / - / -
9 to less than 18m	- / - / -
18m or more	- / - / -
For non-loadbearing parts :	
less than 1.5m	90 / 90 / 90
1.5 to less than 3m	60 / 60 / 60
3m or more	- / - / -
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is :	
For load bearing columns :	
less than 1.5m	90 / 90 / 90
1.5 to less than 3m	60 / 60 / 60
3 to less than 18m	- / - / -
18m or more	- / - / -
For non-loadbearing columns :	
less than 1.5m	90 / 90 / 90
1.5 to less than 3m	60 / 60 / 60
3 to less than 18m	- / - / -
18m or more	- / - / -
COMMON WALLS and FIRE WALLS	90 / 90 / 90
INTERNAL WALLS	
***Fire-resisting* lift and stair shafts:**	
Loadbearing	N / A
Non-loadbearing	N / A
Bounding *public corridors*, public hallways and the like :	
Loadbearing	- / - / -
Non-loadbearing	- / - / -
Between or bounding *sole occupancy units*:	
Loadbearing	- / - / -
Non-loadbearing	- / - / -
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion:	
Loadbearing	N / A
Non-loadbearing	N / A
Bounding a stair if *required* to be rated:	
Loadbearing	60 / 60 / 60
Non-loadbearing	60 / 60 / 60
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS	N / A
FLOORS	N / A
ROOFS	- / - / -

FIRE RATING OF BUILDING ELEMENTS

CLASS 8- TYPE B CONSTRUCTION

INDUSTRY BUILDING
RISE IN STOREYS: 1

FIRE RESISTANCE LEVELS EXTRACT FROM THE BUILDING CODE OF AUSTRALIA 2007 VOLUME ONE, CLASS 2 TO 9 BUILDINGS. SPECIFICATION C1.1 TABLE 4

Building element	FRL : (in minutes) Structural adequacy/Integrity/Insulation
EXTERNAL WALL (including any column and other building element incorporated therin) or other external building element, where the distance from any fire-source feature to which it is exposed is :	
For load bearing parts :	
less than 1.5m	240 / 240 / 240
1.5 to less than 3m	240 / 180 / 120
3 to less than 9m	240 / 90 / 60
9 to less than 18m	240 / 60-
18m or more	- / - / -
For non-loadbearing parts :	
less than 1.5m	- / 240 / 240
1.5 to less than 3m	- / 180 / 120
3m or more	- / - / -
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is :	
For load bearing columns :	
less than 1.5m	240 / - / -
1.5 to less than 3m	240 / - / -
3 to less than 18m	240 / - / -
18m or more	- / - / -
For non-loadbearing columns :	
less than 1.5m	- / - / -
1.5 to less than 3m	- / - / -
3 to less than 18m	- / - / -
18m or more	- / - / -
COMMON WALLS and FIRE WALLS	240 / 240 / 240
INTERNAL WALLS	
***Fire-resisting* lift and stair shafts:**	
Loadbearing	240 / 120 / 120
Non-loadbearing	- / 120 / 120
Bounding *public corridors*, public hallways and the like :	
Loadbearing	240 / - / -
Non-loadbearing	- / - / -
Between or bounding *sole occupancy units*:	
Loadbearing	240 / - / -
Non-loadbearing	- / - / -
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion:	
Loadbearing	N / A
Non-loadbearing	N / A
Bounding a stair if *required* to be rated:	
Loadbearing	N / A
Non-loadbearing	N / A
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS	240 / - / -
FLOORS	N / A
ROOFS	- / - / -

OTHER GENERAL NOTES

INSULATION NOTES
Refer to the energy efficiency report

EXTERNAL LININGS
- External cladding to be as noted on the elevations - refer elevations for detail and extent

INTERNAL LININGS
- Plasterboard (pb)
- Line dry area stud walls with 10mm plasterboard select paint finish, fix sheets horizontally and back block vertical joints "off stud",
- Line wet area stud walls with 6mm villaboard and select wall finish. Note, refer to engineers bracing plan for variations in wall linings.

- Line ceilings generally with 10mm plasterboard lining - refer finishes schedule for detail. Select paint/applied finish. Use standard grade in dry areas and "MR" grade in wet areas.
- Line dry area internal masonry walls with 10mm plasterboard on 28mm furring channels and selected paint/applied finish.
- Wet area masonry / concrete walls, refer plastering section.

WINDOWS
- The window manufacturers design engineer is responsible for the design of the window system including glazing.
- Design parameters :
- To AS1170.2 - wind loads with return period, region, terrain ategory, wind speeds, multiplying factors determined by the design engineer.
- Service life of windows and glazing : 50 years.
- Movement: Allow to accommodate expected structural and thermal movement.
- Glass: Refer window schedule for type.
- Frames: Refer window schedule for type.
- Finish: Refer window schedule for type.
- Condition category as defined in AS/NZS4506 clause 1.4 - category 5 required for projects within 1km of surf beach.

PLASTERING
- Cement render work (CR).
- Provide cement render work in two step process:
- First coat; dash coat (but see groove pattern precaution below)
- Second coat; 8 to 12mm (average 10mm) work wood and plastic float to a fine sand texture finish.
- Proportions (cement : lime : sand) to plasterers selection, must be suitable for substrate and not allow efflorescence through texture coating.
- Waterproof render: Provide Selleys "Aquapaste #2" or equal approved to manfacturers recommendations. Scribe lines: Provide 50mm wide x render depth at spacings and locations shown on elevations.
- Vee grooves: Junctions between different substrates, slab edges, perimeter door / window frames abutting other finishes.
- External work: See elevations of building envelope, landscape planters, retaining walls, boundary and courtyard walls.
- Internal work: Wet area masonry walls.

STEELWORK
- Refer to structural engineers detail drawings and specification. Provide shop drawings of all structural steelwork for approval by Architect & structural engineer prior to fabrication. External steelwork to be treated against corrosion to suit the site location.
- Visible steelwork: Triplex coating system - final powdercoat to selected / scheduled colour
- Non visible steelwork: Hot dipped galvanised.

BLOCKWORK
- Masonry units to comply with AS 4455 current edition with ammendments. Use "H" & 1/2 "H" blocks for reinforced and core filled blockwork. Concrete grout will have a minimum portland cement content of 300kg/m3, suffient slump to completely fill cores and minimum compressive cylinders strength of 20mpa reinforcement will comply with AS1302 and AS130. Bars 10mm dia. and above shall be min. 400 grade. Provide control joints 10mm wide to both unreinforced masonry refer to plans for locations.
- Refer general notes for termite barriers.
- Flashings to comply with AS2904 and will be zinc coated steel of minimum 0.6mm. Flashings to be of a like / compatible material to remaining roof metal.
- Mortar cement to be type GP portland cement complying with AS3972.
- Mortar lime to be hydrated building lime complying with AS1672.1.
- Mortar sand to conform to AS2758.1.
- Provide wall ties to AS2699. Use stainless steel ties in cavities of projects within 1km of beach shores.
-
- Joints: treat as follows:
- Face work : Tool joints to dense concave profile.
- Plaster render work : Strike joints flush.

CAVITY FLASHINGS
Provide proprietory black polyethylene flashings to the following locations -

1. Floors: full width of outer leaf masonry immediately above slab, continuous across cavity and up the inner face bedded in mortar, turned 30mm into inner masonry leaf two courses above, and or lap
2. Under sills: 30mm into outer leaf bed joint one course below the sill, extending up across the cavity and under the sill in the inner leaf of the frame. Extend min. 150mm beyond the reveals on each side of the opening over lintels to openings
3. Full width outer leaf immediately above the lintel. Continuous across the cavity, 30mm into the inner leaf two courses above or turned up against the frame fastened to it. Extend 150mm beyond the ends of the lintel.
4. window flashings; around the perimeter of all awning windows. at sliding windows provide to heads and jambs.

PENETRATION AND PERIMETER TERMITE PROTECTION
- Termite treatment: Protection system for all new building works to be in accordance with AS 3660 parts 1, 2 and 3 and any further local authorities requirements.

- Stainless steel mesh: Provide stainless steel mesh protection to the following areas - at all conduit pipe or or other penetrations through the floor slab. at all construction joints between slabs or between non continuous pours. at the perimeter ensuring that finished ground level is below the level of the barrier.

- System to be installed by a licensed and manufacturer approved contractor. The contractor will provide certification as outlined in the Australian Standard.
- A 10 year warranty shall be provided on the installation.
- Proprietory item: Termimesh
- Slab penetration: the concrete slab shall be considered as a termite barrier in terms of as3660.1 - 1995.

TILING
- Slip resistance: Prior to ordering scheduled tiles, confirm slip resistance with supplier is achievable as laid in place, required for balcony tiles and external pavers and courtyards.
- Compatability: Ensure waterproofing membrane , adhesive, grout, sealers used are compatable.
- Sealers: (stone sealers) Refer schedule - use only warrantable proprietory sealers from reputable companies eg. Fila or equal Must be non yellowing, penetrative, uv resistant and suitable for the end use and must be approved for use by the stone supplier. Apply two coats - use before fixing tiles and after grouting.
- Installation: Scribe internal corners, mitre cut vertical corners. Plinth corners - Hone and arriss & hone and polish visible stone edges as applicable.
- Sealants: Select colour polyurethane and or silicone, provide to wall corners, wall floor junction, around door and window openings, around balconytile perimeter, structural joints and movement joints (to max.5 m2)
- Floor finish dividers: refer details, select finish angle to suit height of floor finish.

CARPETS
- Concrete slabs: Check for level and remedy with levelling compound.
- Fixing system: Single stick (underlay to substrate) with gripper strip (carpet to underlayer)
- Underlayer: As scheduled - if none scheduled use Bridgestone airstrip premier pad or equal approved by architect, thickness to bring carpet upto same level as adjacent floor finishes.
- Carpet: as scheduled.

PAINTING AND TEXTURED COATINGS
- Samples: Provide samples as required.
- Approved paint manufacturers: Orica (dulux), Barloworld (taubmans) and or Resene - all from the premium range.
- Textured coatings: Rockcote Enterprises - refer schedules

METALWORK
- Weldings: use system appropriate to metals being welded.
- Visible welds: Must be ground smooth.
- Fillet welds: Neat concave profile.
- Butt welds: Smooth , flush with adjacent metal.
- Non visible steelwork: grit blast and hot dip galvanise.
- Visible steelwork: grit blast and Triplex to selected colour
- Visible aluminium work: powdercoating to service condition category as defined in as/nzs4506 clause 1.4 note category 5 required for projects within 1km of surf beach.
- Visible stainless steel work: finish as scheduled.

DOORS
- Internal doors to be solid core door, 40mm thickness u.n.o. Doors to be select flush panelled doors with paint finish - refer schedules.
- External doors to be solid core, exterior grade - Refer to door schedule for further details. Provide weather seals to all external doors.

JOINERY
- Provide shop drawings of all joinery for approval prior to construction of joinery.
- Timber veneers and edge stripping: refer schedule of finishes for species and drawings for grain direction. Edge stripping to carcass, gable division and doors to be in the same species. Note - interior surfaces of cupboards to be back veneered to prevent warping.
- Glasswork: Types of glass (shelving, splashback, cupboards) as scheduled. Any visible edges ground and polished.
- Construction: Use proprietory assembly systems eg. knockdown fittings, cam and or wedge housing connectors, shelf fastenings and the like.

GENERAL NOTES
- New work to be in accordance with the Building Code of Australia and the Building Act 1975 - 1991. Provide natural light and ventilation in accordance with Clauses F4.4 of the BCA.

- Refer to structural engineers drawings for detail of reinforced concrete slab and footings.
- Refer lighting designers drawings for detail location and selection of light fixtures (these drawings are diagramatic only and are intended to indicate the design in accordance with the relevant regulations and requirements of the authorities concerned and do not relieve the contractor or builder from any responsibility even if stamped approved by the authorities).

- Notify discrepencies to architect for resolution prior to commencing works.

WATERPROOFING WET AREAS & TILED BALCONIES/TERRACES

Standard General:
To AS 3740.
Locations
Standard General:
To AS 3740.

Membrane - Walls & Floors
Provide a proprietary liquid applied membrane system:-
- (1) Has a current Australian Building Products and Systems Certification Scheme certificate; or
- (2) Has a current technical opinion issued by the Australian Building Systems Appraisal Council stating that the system is suitable for use as a waterproofing system for use in wet areas, shower recess bases and associated floors and wall/floor junctions which are to be tiled.

Locations
Membrane under Wall Tiles: Provide single layer membrane to:-
- (3) Shower walls - to minimum 1800 high.
- (4) Shower over bath walls - bath up to 1800 (minimum) height.

Membrane Under Floor Tiles: Provide double layer membrane to first floor wet areas/baconies, single layer to ground :-
- (5) Ensuite/ bathroom floors (including showers, bath, spa bath hobs)
- (6) External balcony floors.

Double layer as follows:-
- (7) First layer on floor slab substrate - note check and ensure slabs have no area which can hold/pond water.
- (8) Second layer on top of falling screen/mortar bed.

- Turn membrane up walls minimum 200 mm.

Proprietary Membrane
- Products from the range of ABA - acrylic membrane "Premixed Bathroom & Balcony".

WATERPROOFING
General
- Provide, apply and install a complete, effective waterproof sheet tanking system including underslab & around pile caps based on specifications provided by builder. The whole waterproofing system is to be provided by one supplier/installer as a complete sysytem.

- Alternative sheet tanking waterproof membrane systems may be considered where also installed and warranted by one supplier/installer and must be submitted at the time of tender for review.

Warranty Waterproofing Membrane System
- On completion of work provide a written warranty that is specified or alternatively approved sheet tanking membrane system supplied/applied/protected on this project:-
- - Is suitable for the intended purpose which is the complete absence of ingress of ground water.
- - Has been supplied and installed by the manufacturers approved/licensed Installers and the installation inspected by the manufacturer.
- - Will effectively waterproof the below ground walls and retaining walls.

Period of Warranty:
- 10 years from the date of Practical Completion.

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

PRELIMINARY

HOWELL CONSTRUCTIONS PTY LTD

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0.03

DRAWING NAME
GENERAL NOTES 2

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	**0.03**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
1 : 1	**25-074**

Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Plan of Lots 120,121,130 and Easements A & B in Lot 120 and Easement C in Lot 130

Cancelling Lots 12 and 13 on RP 100717

LOCAL GOVERNMENT: LOGAN CITY COUNCIL

LOCALITY: LOGANHOLME

Survey Records: No

Meridian: IS 253897

SP320462

Scale: 1:4000

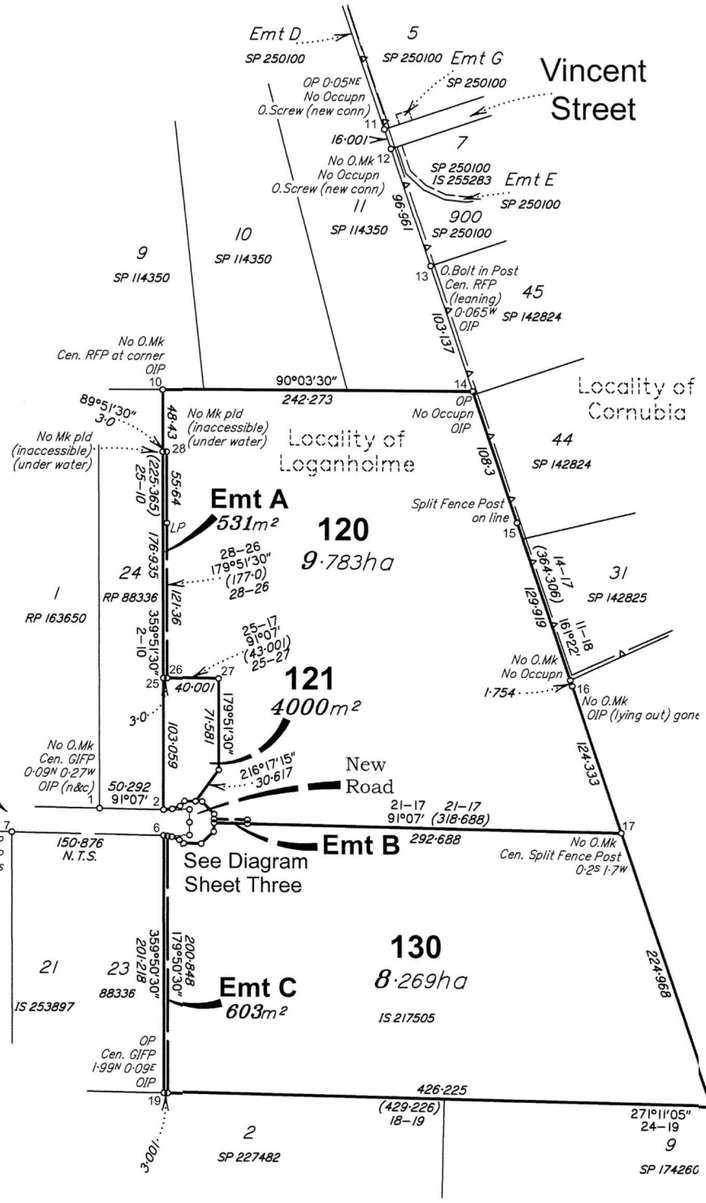
Format: STANDARD

State copyright

I, Anthony John Schmidt hereby certify that the land comprised in this plan was surveyed by Lachlan Graeme Massie, surveying graduate, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 02/02/2021.

Date 30/3/2021

Cadastral Surveyor



Peg placed at all subject lot and easement corners, unless otherwise stated.

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
6–OPM 9–OPM (new ref)	IS 253897 IS 201315	329°26' 328°04'	2·17 0·845	71424 130366

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP (n&c)	RP 163650	187°45'40"	1·38
1	Nail in Conc		238°24'	1·635
2	Screw in Conc		124°10'	3·888
6	OIP	RP 88336	359°51'30"	0·604
6	Screw in Kerb		1°16'	3·992
6	O.Bolt in Bit	IS 253897	306°47'30"	5·61
6	GI Nail in Bit		284°13'30"	34·637
7	Nail in Bit		311°57'	12·025
8	O.Screw in Kerb	IS 253897	8°26'	4·03
8	O.GI Nail in Bit	IS 217505	351°03'	8·055
9	O.Nail in Manhole gone	IS 201315	20°07'	1·59
9	O.Nail Hole in Conc	IS 246371	359°57'15"	3·676
9	O.Nail in Kerb	SP 204841	354°39'	6·497
10	OIP	RP 100717	179°51'30"	0·604
11	O.Screw in Kerb (new conn)	SP 250100	113°35'05"	5·854
12	O.Screw in Kerb (new conn)	SP 250100	36°06'25"	6·701
13	OIP	SP 250100	107°33'05"	3·514
14	OIP	SP 114350	158°17'15"	0·638
16	OIP (lying out) (gone)	RP 811436	65°03'45"	1·006
19	OIP	IS 253897	184°36'	2·045
21	Screw in Kerb		263°28'	3·926
23	OIP	RP 863475	171°53'25"	1·11
24	OIP	RP 863475	271°06'10"	1·0

0 2.5 5 12.5 25

SCALE: 500 @ A3 (SCALE:250 @ A1)

SITE AREA
0.0 m²

TRUE NORTH

SITE DESCRIPTION

LOT:	105 & 106 & 103
ON:	SP 295796
LOCAL AUTHORITY:	DARRA
DATUM:	AHD
SURVEYED BY:	INTRA LAND
DATE SURVEYED:	09.10.2024
PLAN NO. REV:	-

THIS SURVEY MAPS THE SITE FEATURES AND LEVEL. IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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0.04

DRAWING NAME
EXISTING SURVEY PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	0.04
DATE	CURRENT REV.
17.02.26	ISSUE 1
SCALE	PROJECT No.
1 : 150	25-074

Sht 1

DEVELOPMENT SUMMARY

8-10 STATION AVE DARRA 4076

Lot 103 on SP295796
Lot 105 on SP295796
Lot 106 on SP295796

TOTAL SITE AREA: 8,859.8 m²

SITE COVERAGE
PROPOSED BUILDING SITE COVER: X %

TOTAL BUILDING AREA
REFER AREA PLAN 0.09 FOR BREAKUPS

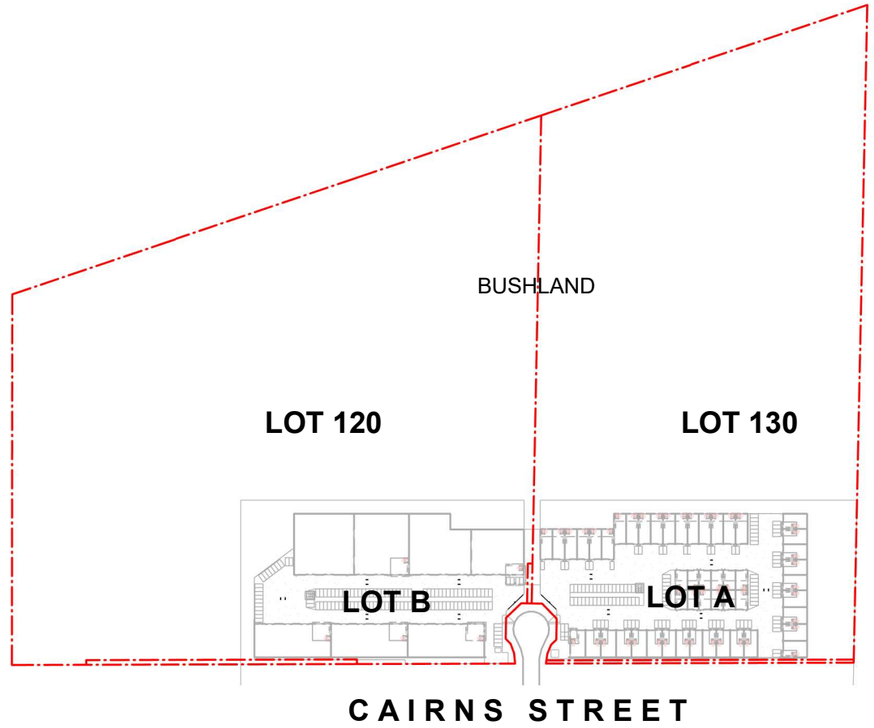
OVERALL TOTAL: 8,813.2 m²

TOTAL GFA: X m²
(EXCLUDING STAIRS & BALCONIES)

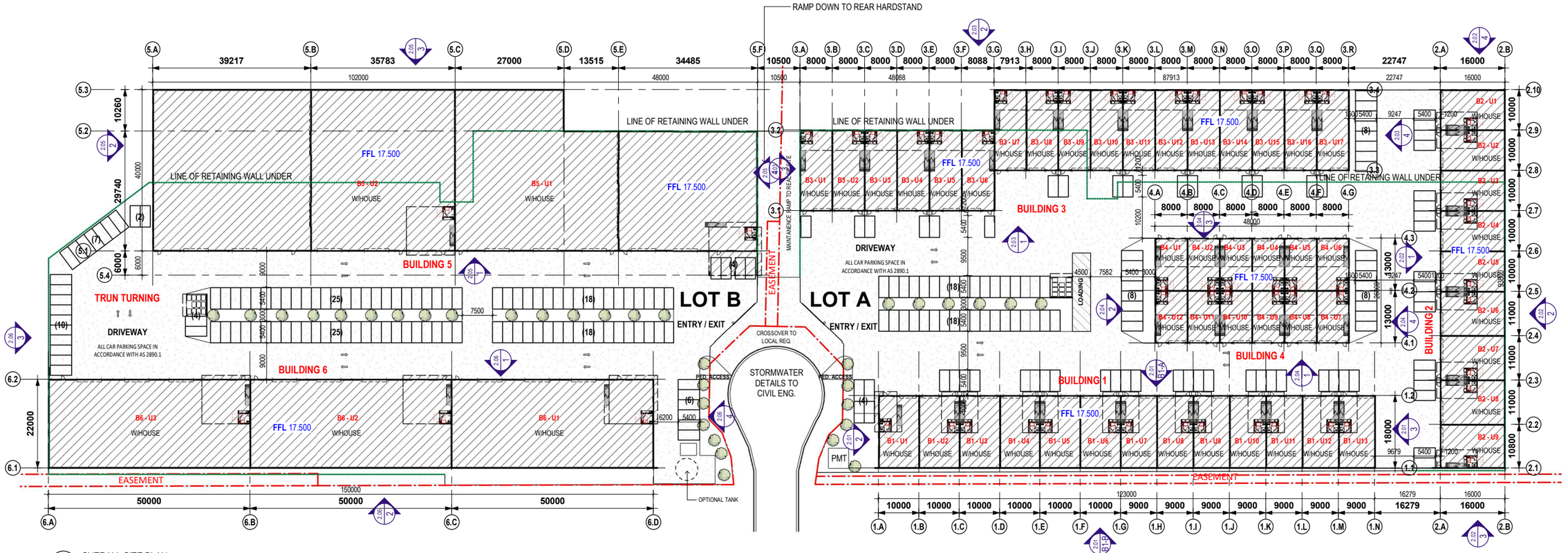
CARPARKING:
PROVIDED @ BASEMENT = 39
PROVIDED @ GROUND = 68
TOTAL PROVIDED: 107
REFER TRAFFIC ENGINEERING REPORT

LANDSCAPING:

REQUIRED 3% = 265.8 **m²**
PROVIDED: 287 **m² (3.2%)**



2 WD OVERALL SITE KEY PLAN
SCALE 1 : 2000



1 OVERALL SITE PLAN
SCALE 1 : 525

0 1.5 3 7.5 15
SCALE: 300 @ A3 (SCALE:150 @ A1)

SITE AREA
8860.0 m²

SITE DESCRIPTION

LOT:	105 & 106 & 103
ON:	SP 295796
LOCAL AUTHORITY:	DARRA
DATUM:	AHD
SURVEYED BY:	INTRA LAND
DATE SURVEYED:	09.10.2024
PLAN NO. REV:	-

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REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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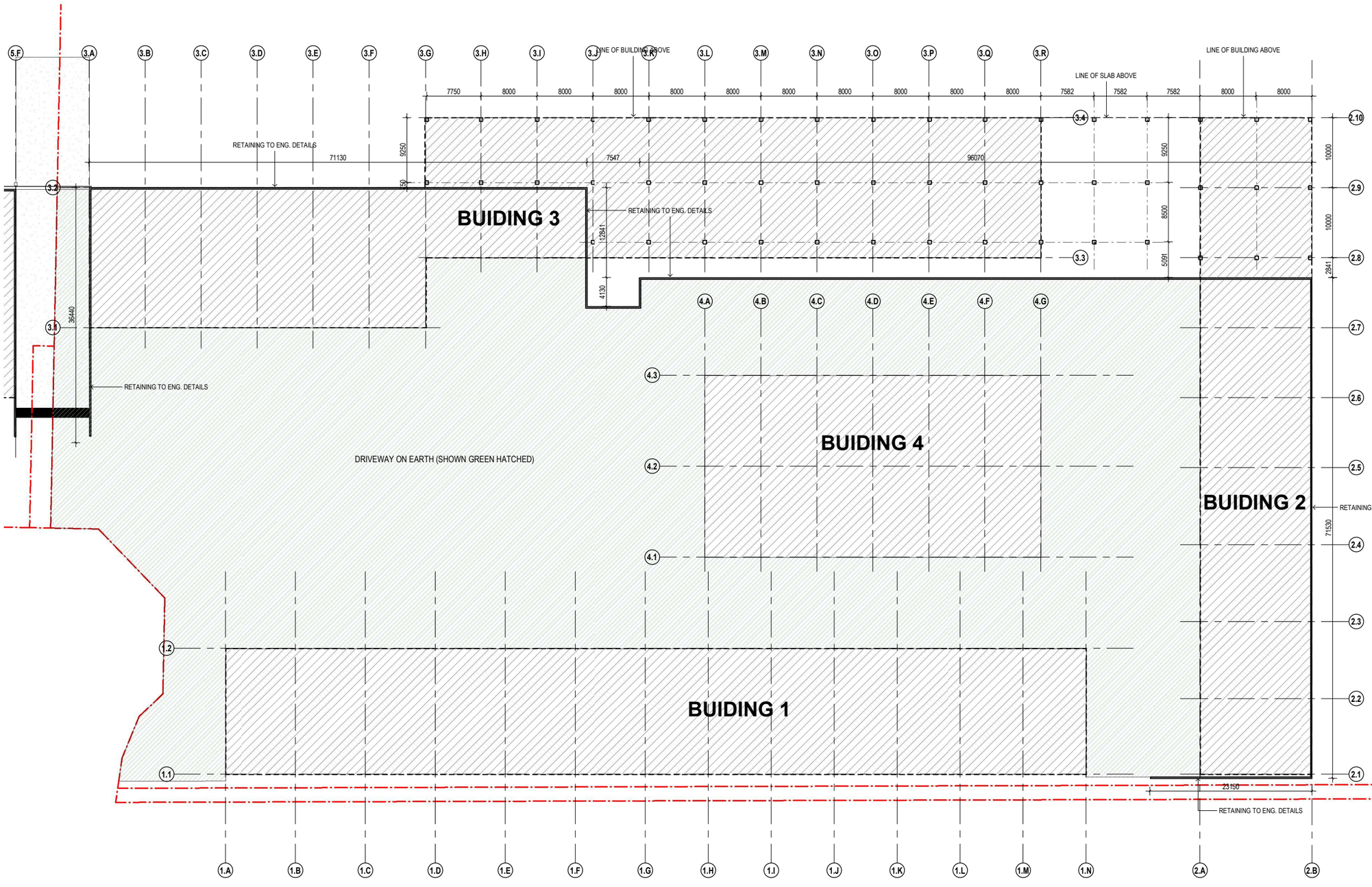
DRAWING NAME
OVERALL SITE PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	**0.05**
DATE	**CURRENT REV.**
17.02.26	**ISSUE 1**
SCALE	**PROJECT No.**
As indicated	**25-074**



1 SUB-FLOOR LEVEL LOT A
SCALE 1 : 300

0 1.5 3 7.5 15
SCALE: 300 @ A3 (SCALE:150 @ A1)

SITE AREA
8860.0 m²

TRUE NORTH

SITE DESCRIPTION

LOT:	105 & 106 & 103
ON:	SP 295796
LOCAL AUTHORITY:	DARRA
DATUM:	AHD
SURVEYED BY:	INTRA LAND
DATE SURVEYED:	09.10.2024
PLAN NO. REV:	-

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REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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0.06

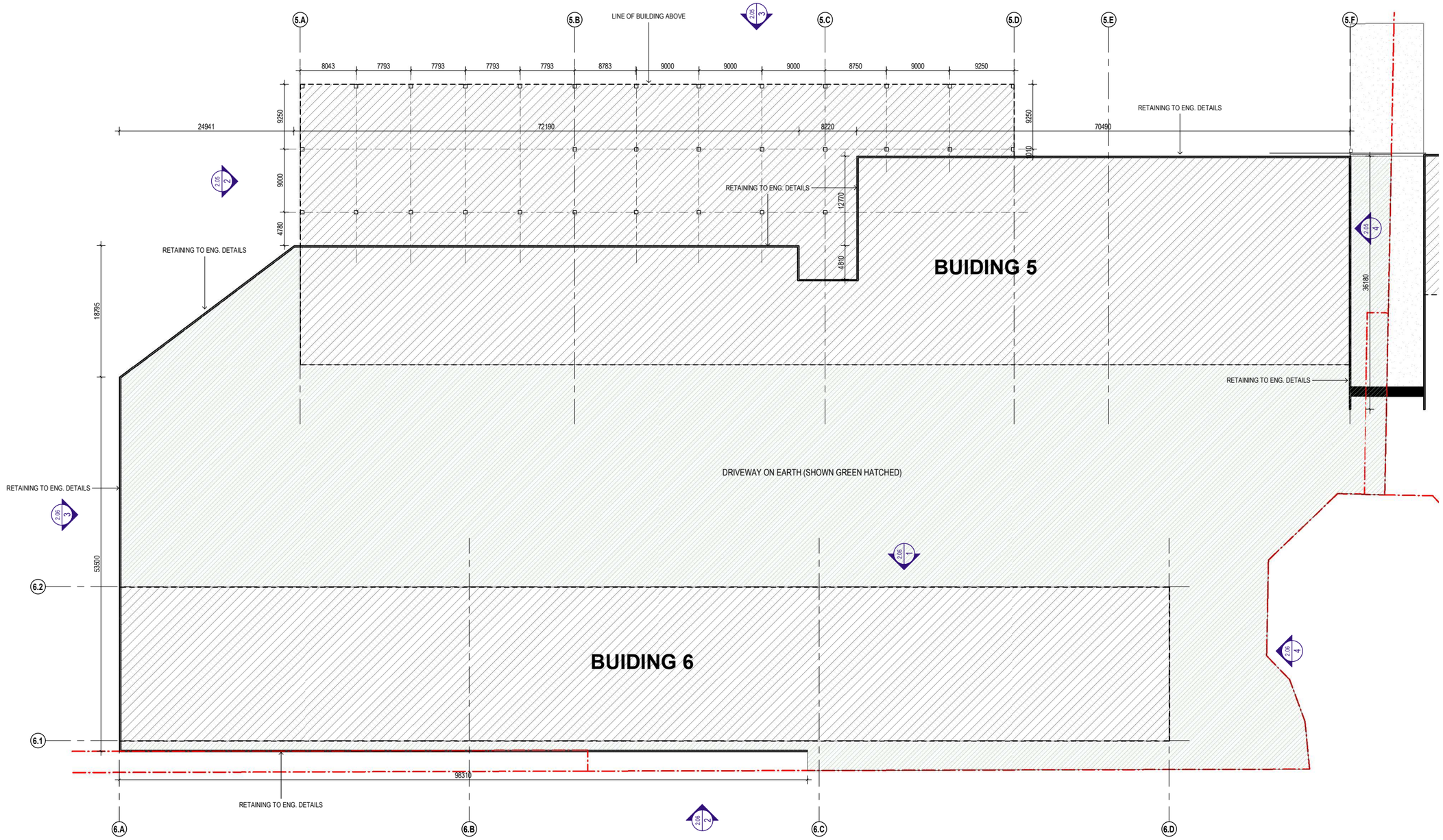
DRAWING NAME
PART 1 SUB-FLOOR PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
Author	**0.06**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
1 : 300	**25-074**



1 SUB-FLOOR LEVEL LOT B
SCALE 1 : 300

TRUE NORTH

SITE AREA
8860.0 m²

SITE DESCRIPTION

LOT:	105 & 106 & 103
ON:	SP 295796
LOCAL AUTHORITY:	DARRA
DATUM:	AHD
SURVEYED BY:	INTRA LAND
DATE SURVEYED:	09.10.2024
PLAN NO. REV:	-

THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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0.07

DRAWING NAME
PART 2 SUB-FLOOR PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
Author	**0.07**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
1 : 300	**25-074**

DEVELOPMENT SUMMARY

60-63 CAIRNS STREET, LOGANHOLME

SITE AREA: X m²

TOTAL BUILDING AREA

LOT A:
TOTAL BUILDING = 9,840.8 m²
UNITS = 51

PARKING RATES

1/100 SQM = 98.41 (99)

PROVIDED: 121

REFER AREA CALCULATION TABLE BELOW

TOTAL BUILDING AREA

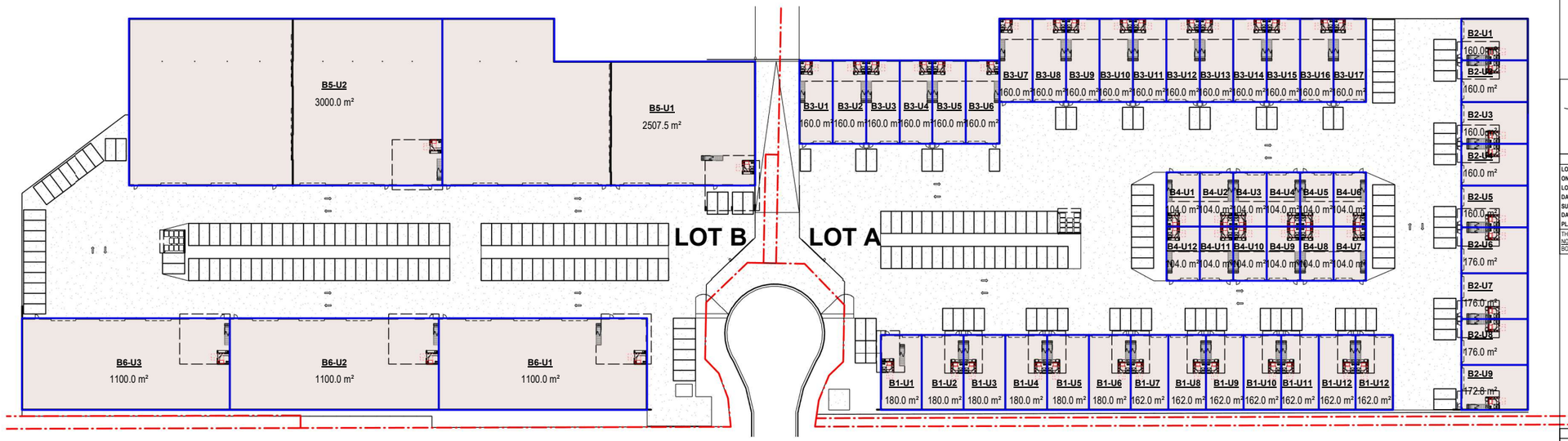
LOT B:
TOTAL BUILDING = 9538.1 m²
UNITS = 5

PARKING RATES

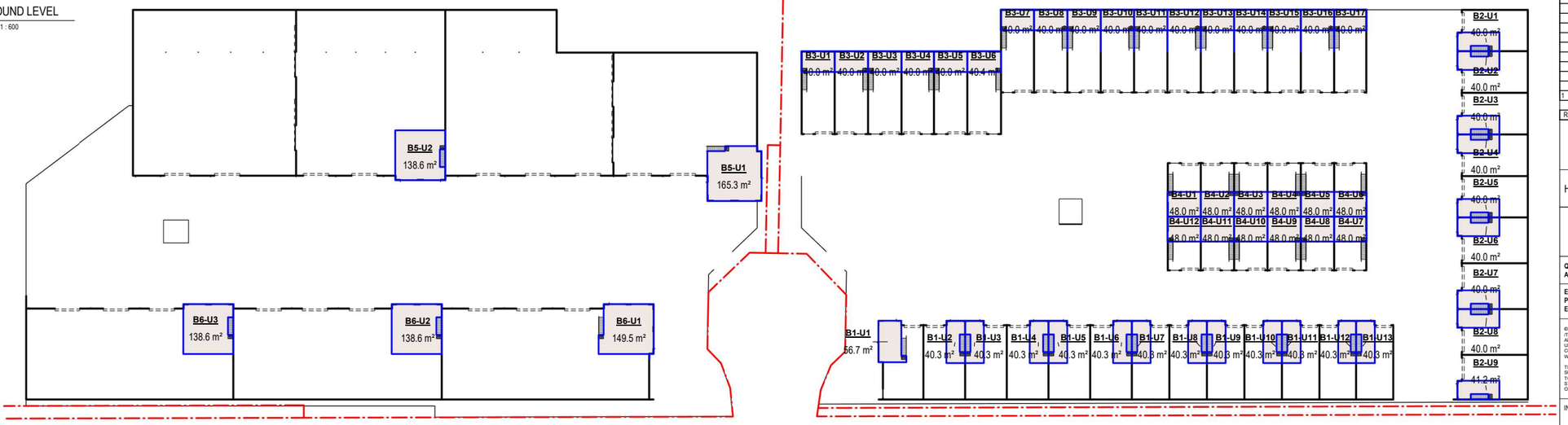
1/100 SQM = 95.38 (96)

PROVIDED: 117

REFER AREA CALCULATION TABLE BELOW



2 GROUND LEVEL
SCALE 1 : 600



LOT A

1 FIRST LEVEL
SCALE 1 : 600

BUILDING 1

Name	Comments	Area		
B1-U1	GRD	180.0 m²	B1-U1	236.7 m²
B1-U1	MEZZ	56.7 m²		
B1-U2	GRD	180.0 m²	B1-U2	220.3 m²
B1-U2	MEZZ	40.3 m²		
B1-U3	GRD	180.0 m²	B1-U3	220.3 m²
B1-U3	MEZZ	40.3 m²		
B1-U4	GRD	180.0 m²	B1-U4	220.3 m²
B1-U4	MEZZ	40.3 m²		
B1-U5	GRD	180.0 m²	B1-U5	220.3 m²
B1-U5	MEZZ	40.3 m²		
B1-U6	GRD	180.0 m²	B1-U6	220.3 m²
B1-U6	MEZZ	40.3 m²		
B1-U7	GRD	162.0 m²	B1-U7	202.3 m²
B1-U7	MEZZ	40.3 m²		
B1-U8	GRD	162.0 m²	B1-U8	202.3 m²
B1-U8	MEZZ	40.3 m²		
B1-U9	GRD	162.0 m²	B1-U9	202.3 m²
B1-U9	MEZZ	40.3 m²		
B1-U10	GRD	162.0 m²	B1-U10	202.3 m²
B1-U10	MEZZ	40.3 m²		
B1-U11	GRD	162.0 m²	B1-U11	202.3 m²
B1-U11	MEZZ	40.3 m²		
B1-U12	GRD	162.0 m²	B1-U12	364.3 m²
B1-U12	GRD	162.0 m²		
B1-U12	MEZZ	40.3 m²	B1-U13	40.3 m²
B1-U13	MEZZ	40.3 m²		
		2754.5 m²		2754.5 m²

BUILDING 2

Name	Comments	Area		
B2-U1	GRD	160.0 m²	B2-U1	200.0 m²
B2-U1	MEZZ	40.0 m²		
B2-U2	GRD	160.0 m²	B2-U2	200.0 m²
B2-U2	MEZZ	40.0 m²		
B2-U3	GRD	160.0 m²	B2-U3	200.0 m²
B2-U3	MEZZ	40.0 m²		
B2-U4	GRD	160.0 m²	B2-U4	200.0 m²
B2-U4	MEZZ	40.0 m²		
B2-U5	GRD	160.0 m²	B2-U5	200.0 m²
B2-U5	MEZZ	40.0 m²		
B2-U6	GRD	176.0 m²	B2-U6	216.0 m²
B2-U6	MEZZ	40.0 m²		
B2-U7	GRD	176.0 m²	B2-U7	216.0 m²
B2-U7	MEZZ	40.0 m²		
B2-U8	GRD	176.0 m²	B2-U8	216.0 m²
B2-U8	MEZZ	40.0 m²		
B2-U9	GRD	172.8 m²	B2-U9	214.0 m²
B2-U9	MEZZ	41.2 m²		
		1861.9 m²		1861.9 m²

BUILDING 3

Name	Comments	Area		
B3-U1	GRD	160.0 m²	B3-U1	200.0 m²
B3-U1	MEZZ	40.0 m²		
B3-U2	GRD	160.0 m²	B3-U2	200.0 m²
B3-U2	MEZZ	40.0 m²		
B3-U3	GRD	160.0 m²	B3-U3	200.0 m²
B3-U3	MEZZ	40.0 m²		
B3-U4	GRD	160.0 m²	B3-U4	200.0 m²
B3-U4	MEZZ	40.0 m²		
B3-U5	GRD	160.0 m²	B3-U5	200.0 m²
B3-U5	MEZZ	40.0 m²		
B3-U6	GRD	160.0 m²	B3-U6	200.4 m²
B3-U6	MEZZ	40.4 m²		
B3-U7	GRD	160.0 m²	B3-U7	200.0 m²
B3-U7	MEZZ	40.0 m²		
B3-U8	GRD	160.0 m²	B3-U8	200.0 m²
B3-U8	MEZZ	40.0 m²		
B3-U9	GRD	160.0 m²	B3-U9	200.0 m²
B3-U9	MEZZ	40.0 m²		
B3-U10	GRD	160.0 m²	B3-U10	200.0 m²
B3-U10	MEZZ	40.0 m²		
B3-U11	GRD	160.0 m²	B3-U11	200.0 m²
B3-U11	MEZZ	40.0 m²		
B3-U12	GRD	160.0 m²	B3-U12	200.0 m²
B3-U12	MEZZ	40.0 m²		
B3-U13	GRD	160.0 m²	B3-U13	200.0 m²
B3-U13	MEZZ	40.0 m²		
B3-U14	GRD	160.0 m²	B3-U14	200.0 m²
B3-U14	MEZZ	40.0 m²		
B3-U15	GRD	160.0 m²	B3-U15	200.0 m²
B3-U15	MEZZ	40.0 m²		
B3-U16	GRD	160.0 m²	B3-U16	200.0 m²
B3-U16	MEZZ	40.0 m²		
B3-U17	GRD	160.0 m²	B3-U17	200.0 m²
B3-U17	MEZZ	40.0 m²		
		3400.4 m²		3400.4 m²

BUILDING 4

4	Comments	Area		
B4-U1	GRD	104.0 m²	B4-U1	152.0 m²
B4-U1	MEZZ	48.0 m²		
B4-U2	GRD	104.0 m²	B4-U2	152.0 m²
B4-U2	MEZZ	48.0 m²		
B4-U3	GRD	104.0 m²	B4-U3	152.0 m²
B4-U3	MEZZ	48.0 m²		
B4-U4	GRD	104.0 m²	B4-U4	152.0 m²
B4-U4	MEZZ	48.0 m²		
B4-U5	GRD	104.0 m²	B4-U5	152.0 m²
B4-U5	MEZZ	48.0 m²		
B4-U6	GRD	104.0 m²	B4-U6	152.0 m²
B4-U6	MEZZ	48.0 m²		
B4-U7	GRD	104.0 m²	B4-U7	152.0 m²
B4-U7	MEZZ	48.0 m²		
B4-U8	GRD	104.0 m²	B4-U8	152.0 m²
B4-U8	MEZZ	48.0 m²		
B4-U9	GRD	104.0 m²	B4-U9	152.0 m²
B4-U9	MEZZ	48.0 m²		
B4-U10	GRD	104.0 m²	B4-U10	152.0 m²
B4-U10	MEZZ	48.0 m²		
B4-U11	GRD	104.0 m²	B4-U11	152.0 m²
B4-U11	MEZZ	48.0 m²		
B4-U12	GRD	104.0 m²	B4-U12	152.0 m²
B4-U12	MEZZ	48.0 m²		
		1824.0 m²		1824.0 m²

OVERALL BUILDING AREA:
9,840.8 m2
EXCLUDING LANDSCAPE

LOT B

BUILDING 5

4	Comments	Area		
B5-U1	GRD	2507.5 m²	B5-U1	2672.8 m²
B5-U1	MEZZ	165.3 m²		
B5-U2	GRD	3000.0 m²	B5-U2	3138.6 m²
B5-U2	MEZZ	138.6 m²		
		5811.4 m²		5811.4 m²

BUILDING 6

4	Comments	Area		
B6-U1	GRD	1100.0 m²	B6-U1	1249.5 m²
B6-U1	MEZZ	149.5 m²		
B6-U2	GRD	1100.0 m²	B6-U2	1238.6 m²
B6-U2	MEZZ	138.6 m²		
B6-U3	GRD	1100.0 m²	B6-U3	1238.6 m²
B6-U3	MEZZ	138.6 m²		
		3726.7 m²		3726.7 m²

OVERALL BUILDING AREA:
9,538.1 m2
EXCLUDING LANDSCAPE

0 2 4 10 20
SCALE: 400 @ A3 (SCALE:200 @ A1)

TRUE NORTH

SITE AREA
8860.0 m²

SITE DESCRIPTION

LOT:	105 & 106 & 103
ON:	SP 295796
LOCAL AUTHORITY:	DARRA
DATUM:	AHD
SURVEYED BY:	INTRA LAND
DATE SURVEYED:	09.10.2024
PLAN NO. REV:	-

THIS SURVEY MAPS THE SITE FEATURES AND LEVEL. IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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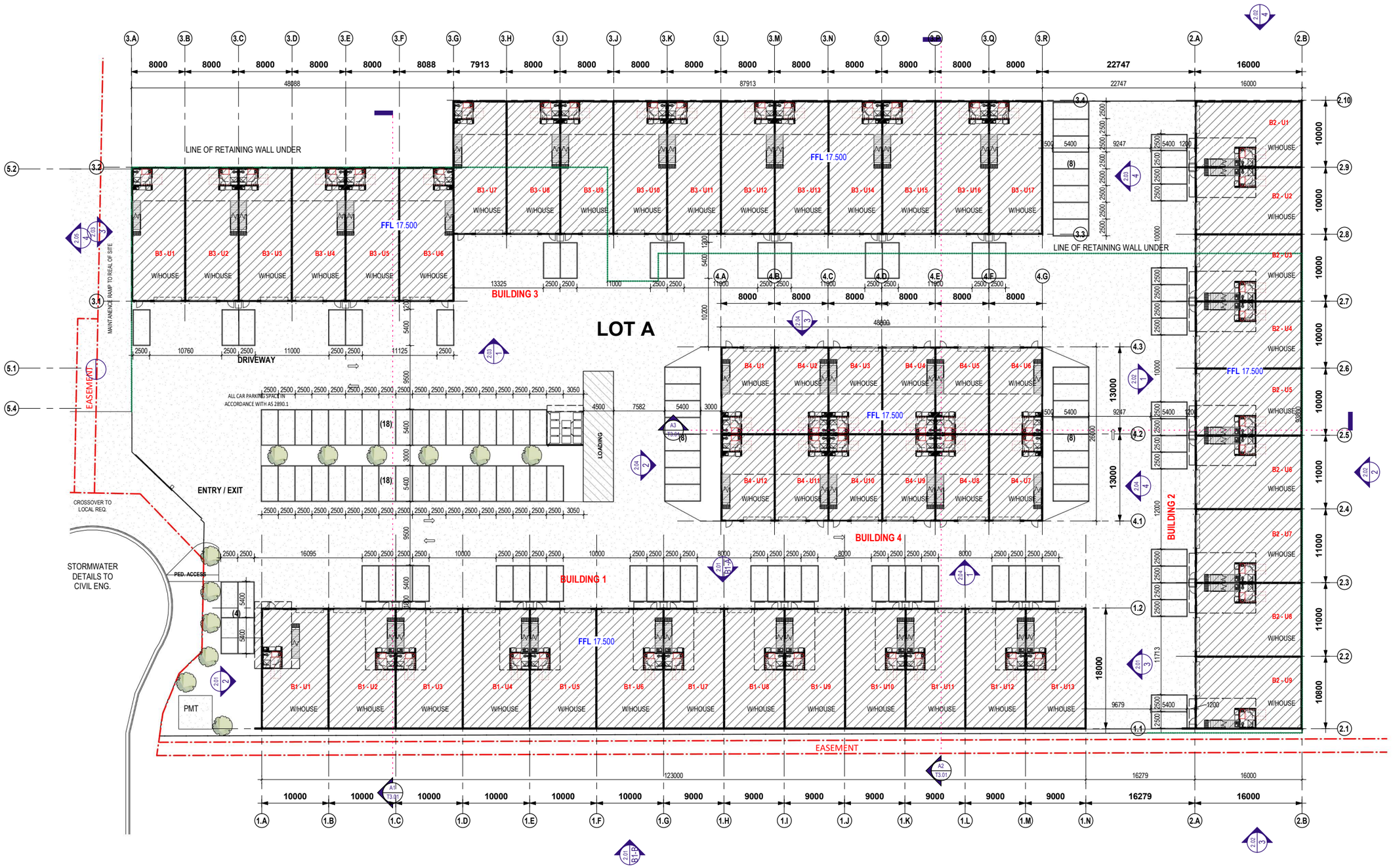
DRAWING NAME
AREA CALCULATIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	**0.08**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
As indicated	**25-074**



1 OVERALL SITE PLAN
SCALE 1 : 300

SCALE: 300 @ A3 (SCALE:150 @ A1)

SITE AREA
8860.0 m²

SITE DESCRIPTION

LOT:	105 & 106 & 103
ON:	SP 295796
LOCAL AUTHORITY:	DARRA
DATUM:	AHD
SURVEYED BY:	INTRA LAND
DATE SURVEYED:	09.10.2024
PLAN NO. REV:	-

THIS SURVEY MAPS THE SITE FEATURES AND LEVEL. IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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IN ASSOCIATION

0.11

DRAWING NAME
PART 1 SITE PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
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DATE	CURRENT REV.
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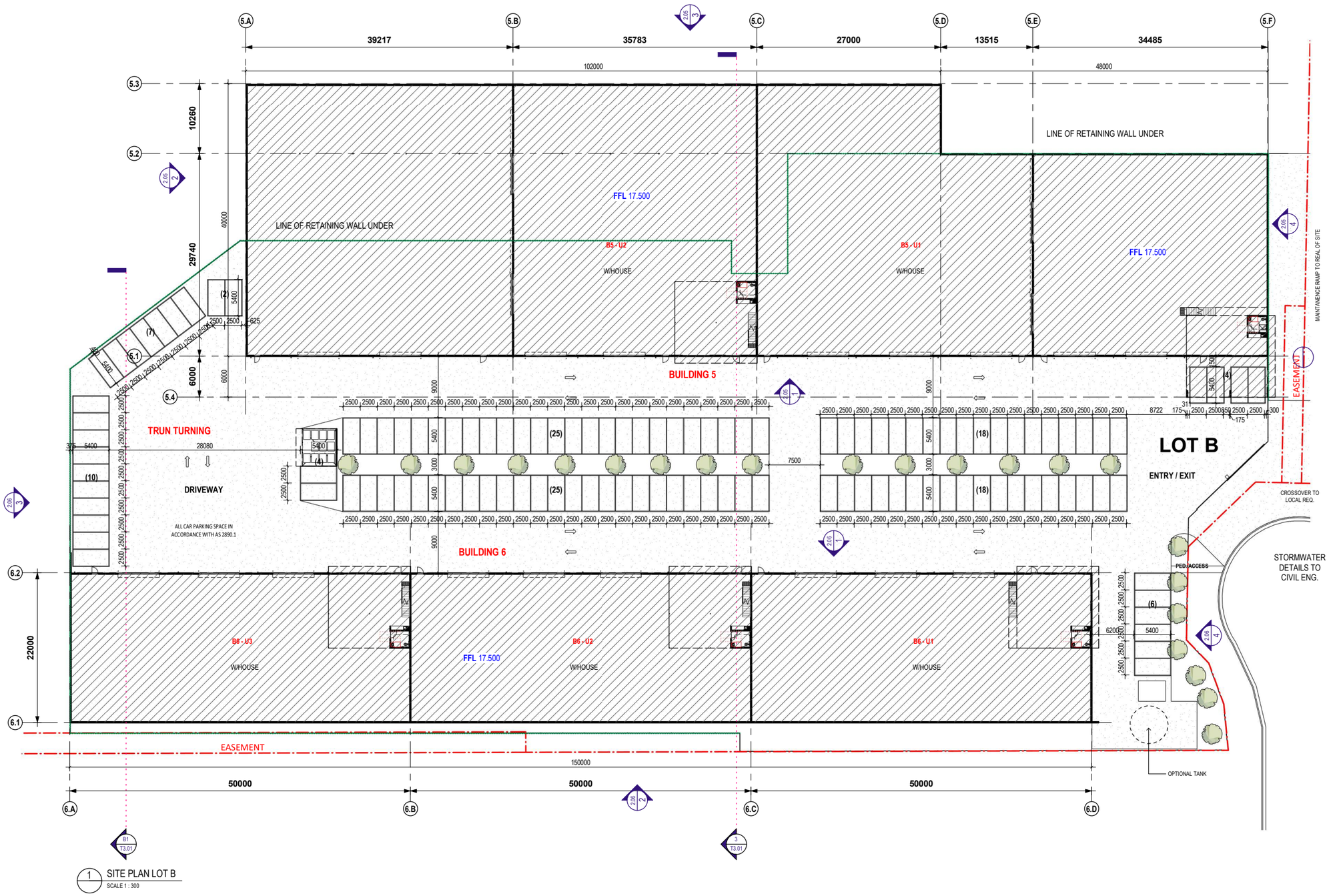
SCALE	PROJECT No.
1 : 300	25-074



1 SITE PLAN LOT B
SCALE 1 : 300

0 1.5 3 7.5 15
SCALE: 300 @ A3 (SCALE:150 @ A1)

SITE AREA
8860.0 m²

SITE DESCRIPTION

LOT:	105 & 106 & 103
ON:	SP 295796
LOCAL AUTHORITY:	DARRA
DATUM:	AHD
SURVEYED BY:	INTRA LAND
DATE SURVEYED:	09.10.2024
PLAN NO. REV:	-

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0.12

DRAWING NAME
PART 2 SITE PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
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DRAWN BY	SHEET NUMBER
ATP	0.12
DATE	CURRENT REV.
17.02.26	ISSUE 1
SCALE	PROJECT No.
1 : 300	25-074

LEGEND - WALLS & SYMBOLS

- BLOCK WALL
- CONCRETE WALL
- TIMBER / STEEL STUD
- EMERGENCY LIGHTING
- EXIT EMERGENCY EXIT LIGHTING

NOTE:

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING

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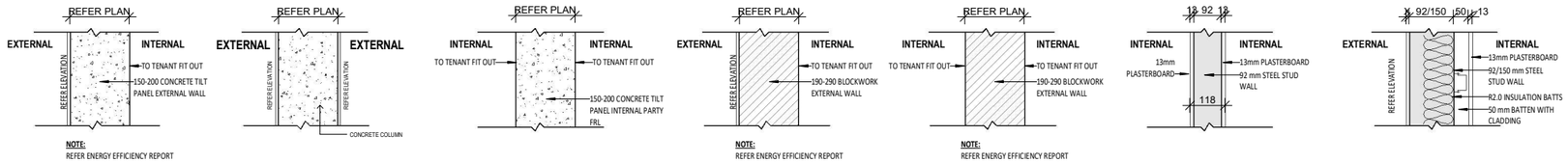
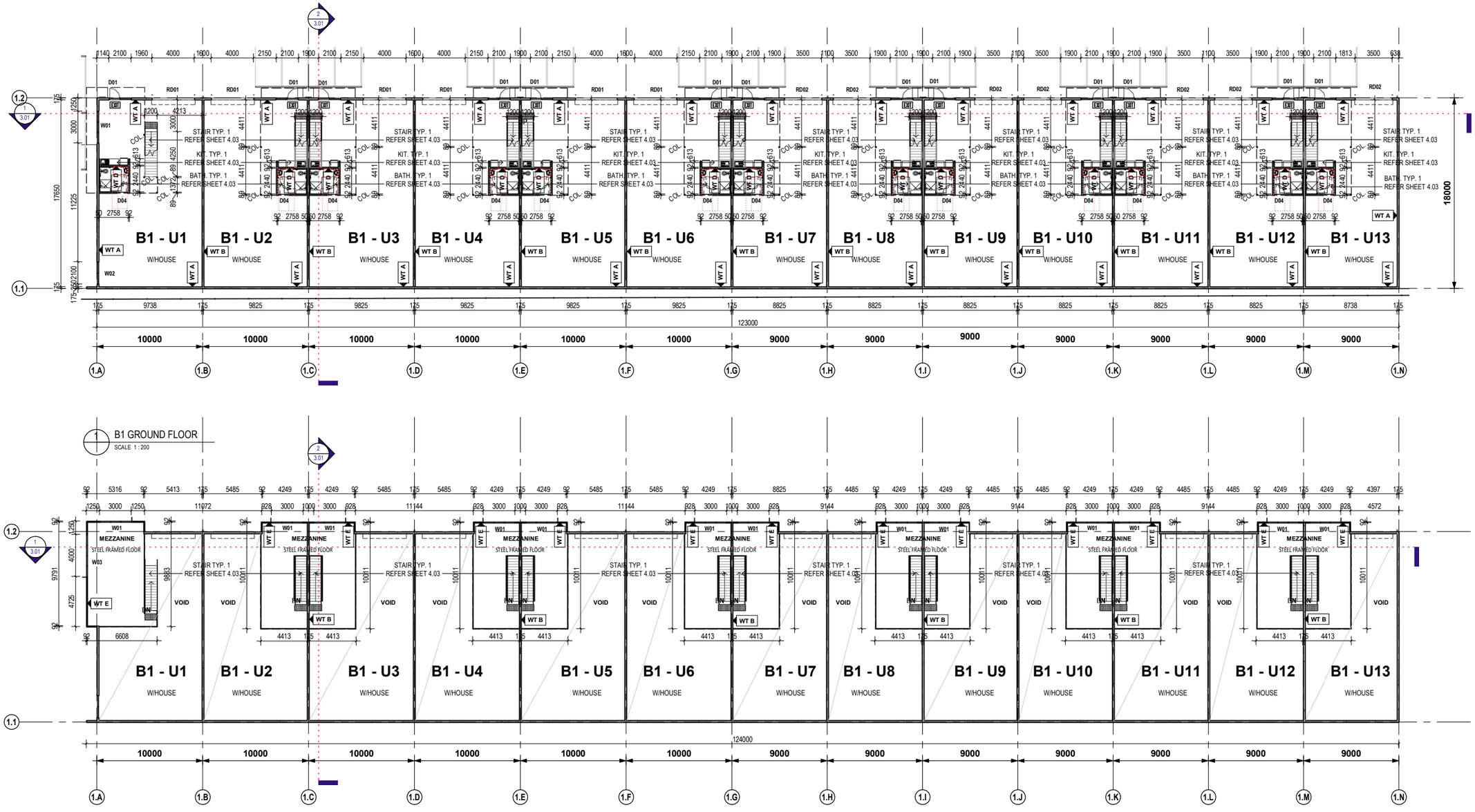
LEGEND - WALLS TYPES & DETAILS





1 B1 GROUND FLOOR
SCALE 1 : 200

2 B1 FIRST FLOOR
SCALE 1 : 200

0 1 2 5 10

SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
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1.01

DRAWING NAME
B1 - GROUND & FIRST FLOOR PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

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60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
Author	**1.01**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
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As indicated	**25-074**

LEGEND - WALLS & SYMBOLS

- BLOCK WALL
- CONCRETE WALL
- TIMBER / STEEL STUD
- EMERGENCY LIGHTING
- EXIT EMERGENCY EXIT LIGHTING

NOTE:

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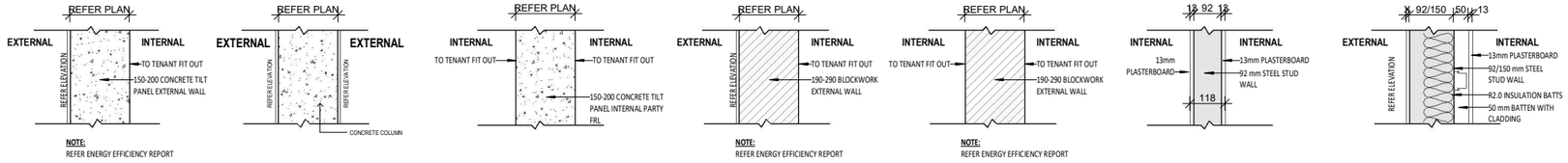
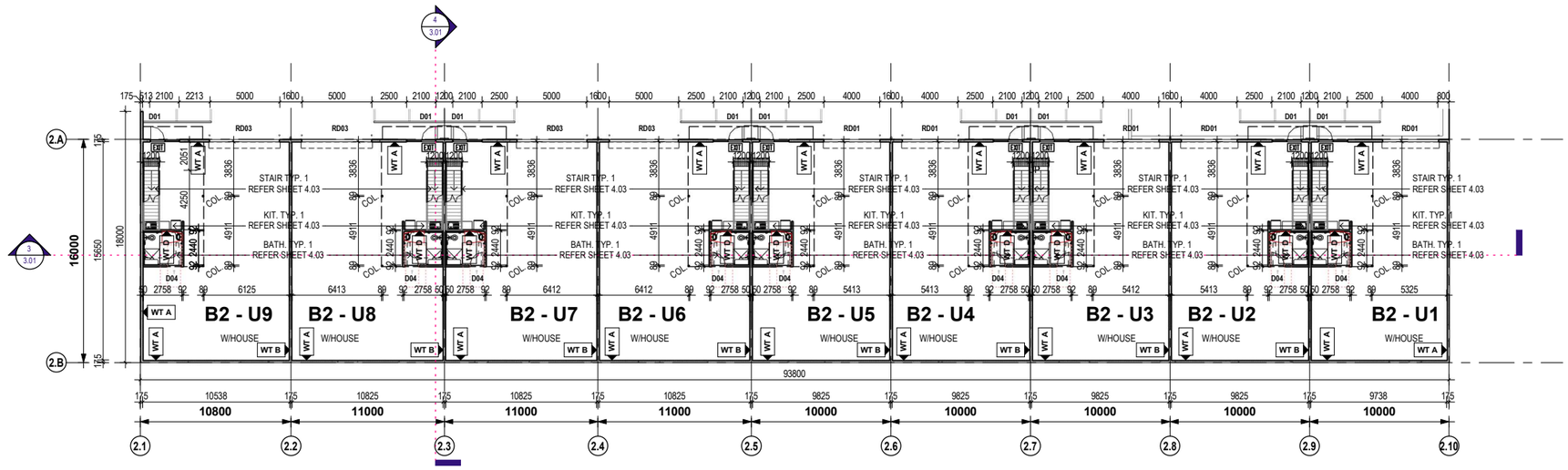
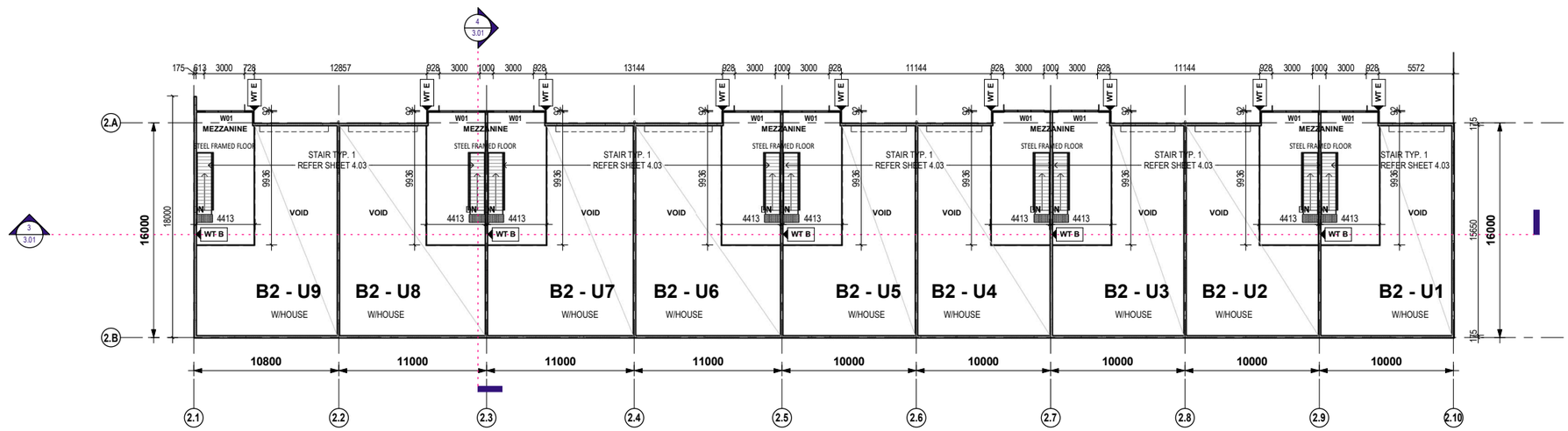
LEGEND - WALLS TYPES & DETAILS





2 B2 GROUND FLOOR
SCALE 1 : 200



1 B2 FIRST FLOOR
SCALE 1 : 200

0 1.5 3 7.5 15

SCALE: 300 @ A3 (SCALE:150 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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1.02

DRAWING NAME

B2 - GROUND & FIRST FLOOR PLAN

PROJECT

PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS

60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
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DRAWN BY	SHEET NUMBER
Author	**1.02**
DATE	CURRENT REV.
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SCALE	PROJECT No.
As indicated	**25-074**

LEGEND - WALLS & SYMBOLS

BLOCK WALL

CONCRETE WALL

TIMBER / STEEL STUD

EMERGENCY LIGHTING

EXIT EMERGENCY EXIT LIGHTING

NOTE:

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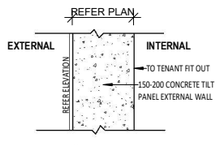
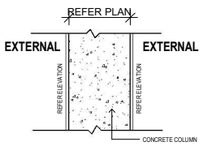
LEGEND - WALLS TYPES & DETAILS

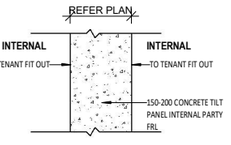


NOTE: REFER ENERGY EFFICIENCY REPORT

WALL TYPE **A**



WALL TYPE **A1**



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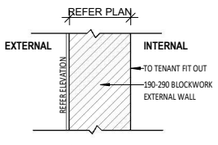
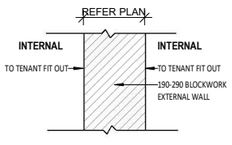


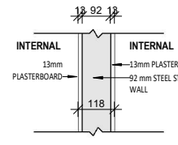
NOTE: REFER ENERGY EFFICIENCY REPORT

WALL TYPE **C**

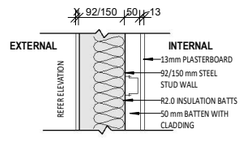


NOTE: REFER ENERGY EFFICIENCY REPORT

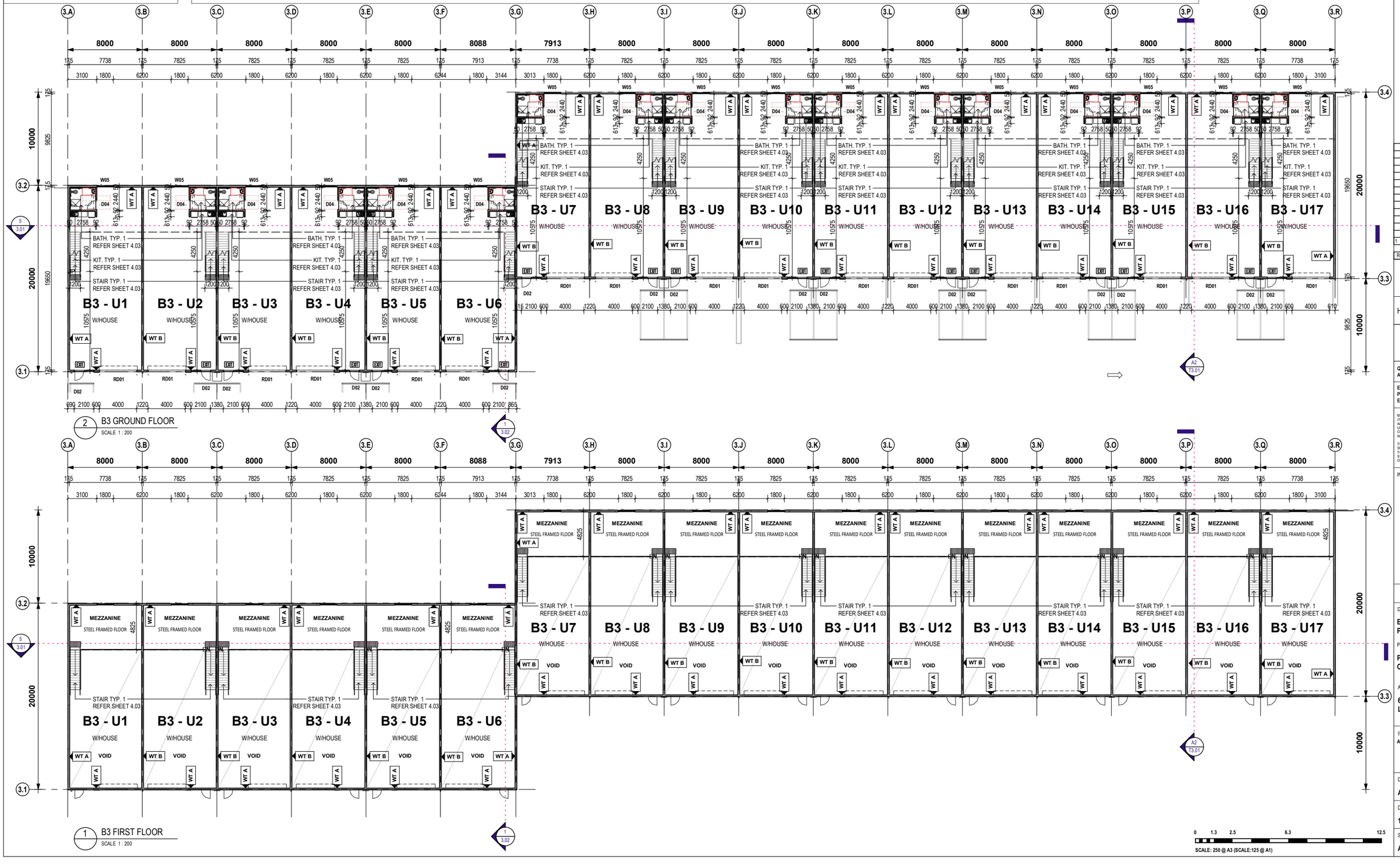
WALL TYPE **C1**



WALL TYPE **D**



WALL TYPE **E**



2 B3 GROUND FLOOR
SCALE 1 : 200

1 B3 FIRST FLOOR
SCALE 1 : 200

SCALE: 250 @ A3 (SCALE:125 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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1.03

DRAWING NAME
B3 - GROUND & FIRST FLOOR PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

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As indicated	**25-074**

LEGEND - WALLS & SYMBOLS

- BLOCK WALL
- CONCRETE WALL
- TIMBER / STEEL STUD
- EMERGENCY LIGHTING
- EXIT EMERGENCY EXIT LIGHTING

NOTE:

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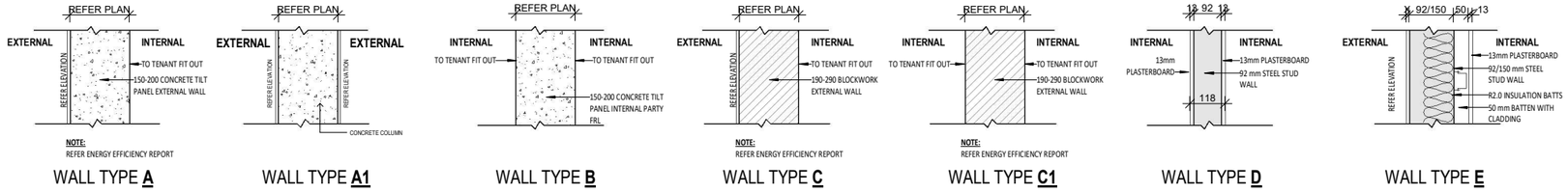
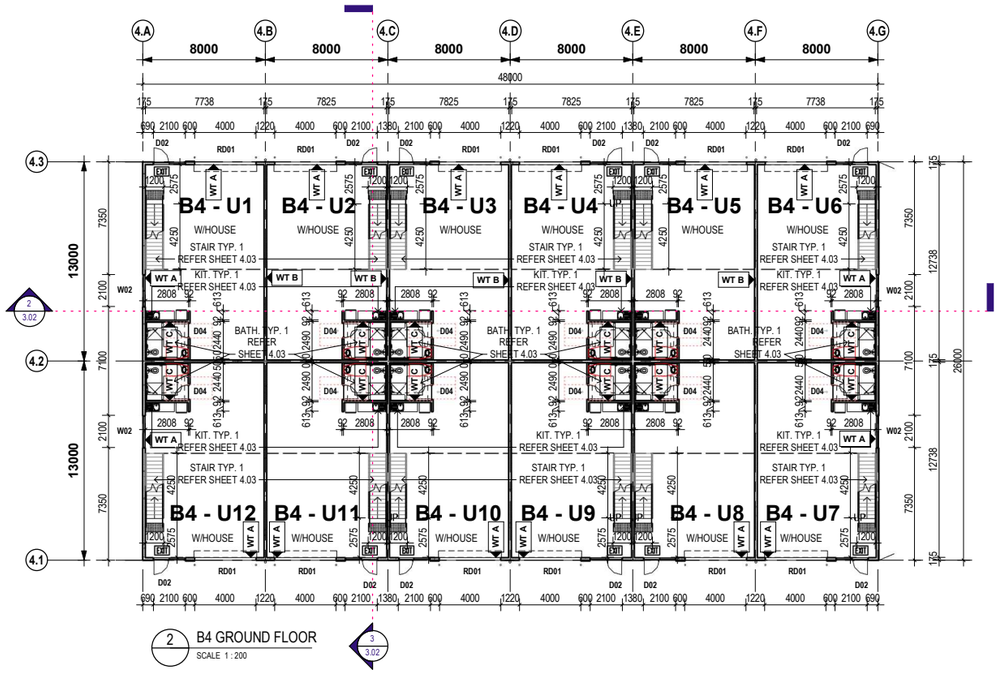
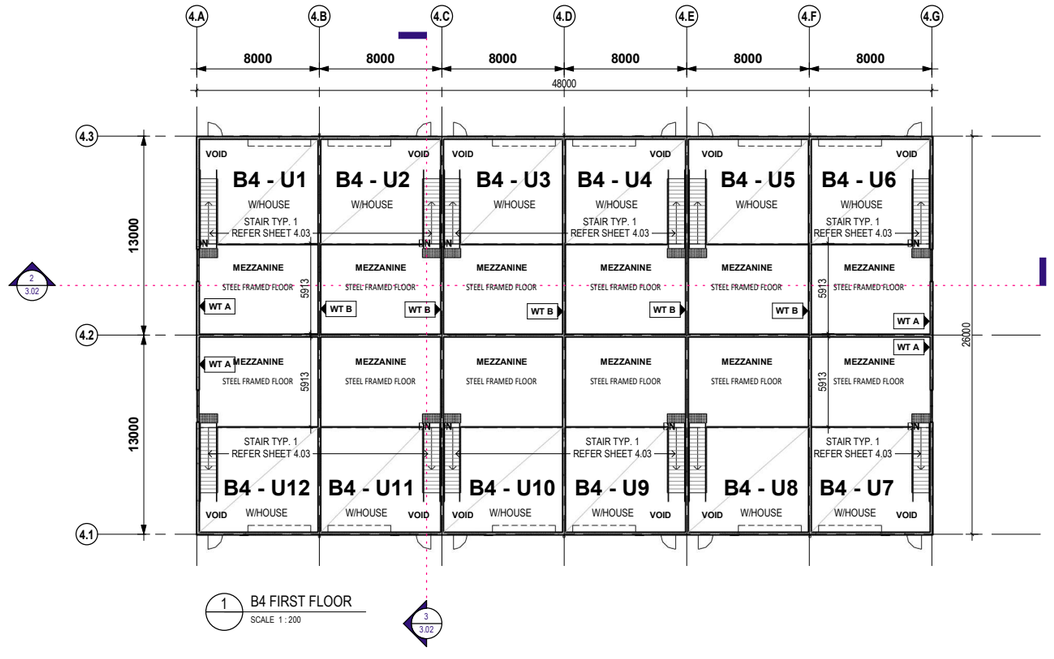
LEGEND - WALLS TYPES & DETAILS







0 1 2 5 10

SCALE: 200 @ A3 (SCALE:100 @ A1)

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1.04

DRAWING NAME
B4 - GROUND & FIRST FLOOR PLAN

PROJECT
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As indicated	**25-074**

LEGEND - WALLS & SYMBOLS

- BLOCK WALL
- CONCRETE WALL
- TIMBER / STEEL STUD
- EMERGENCY LIGHTING
- EXIT EMERGENCY EXIT LIGHTING

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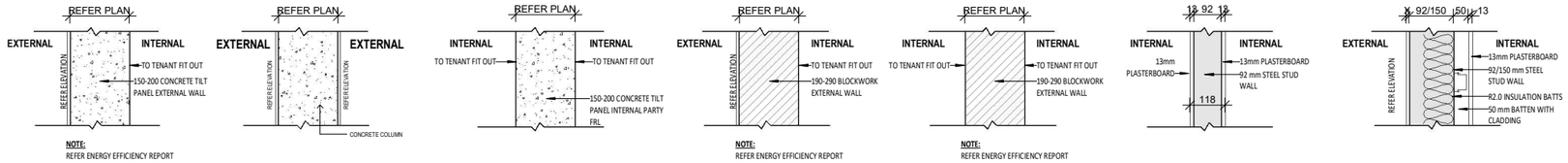
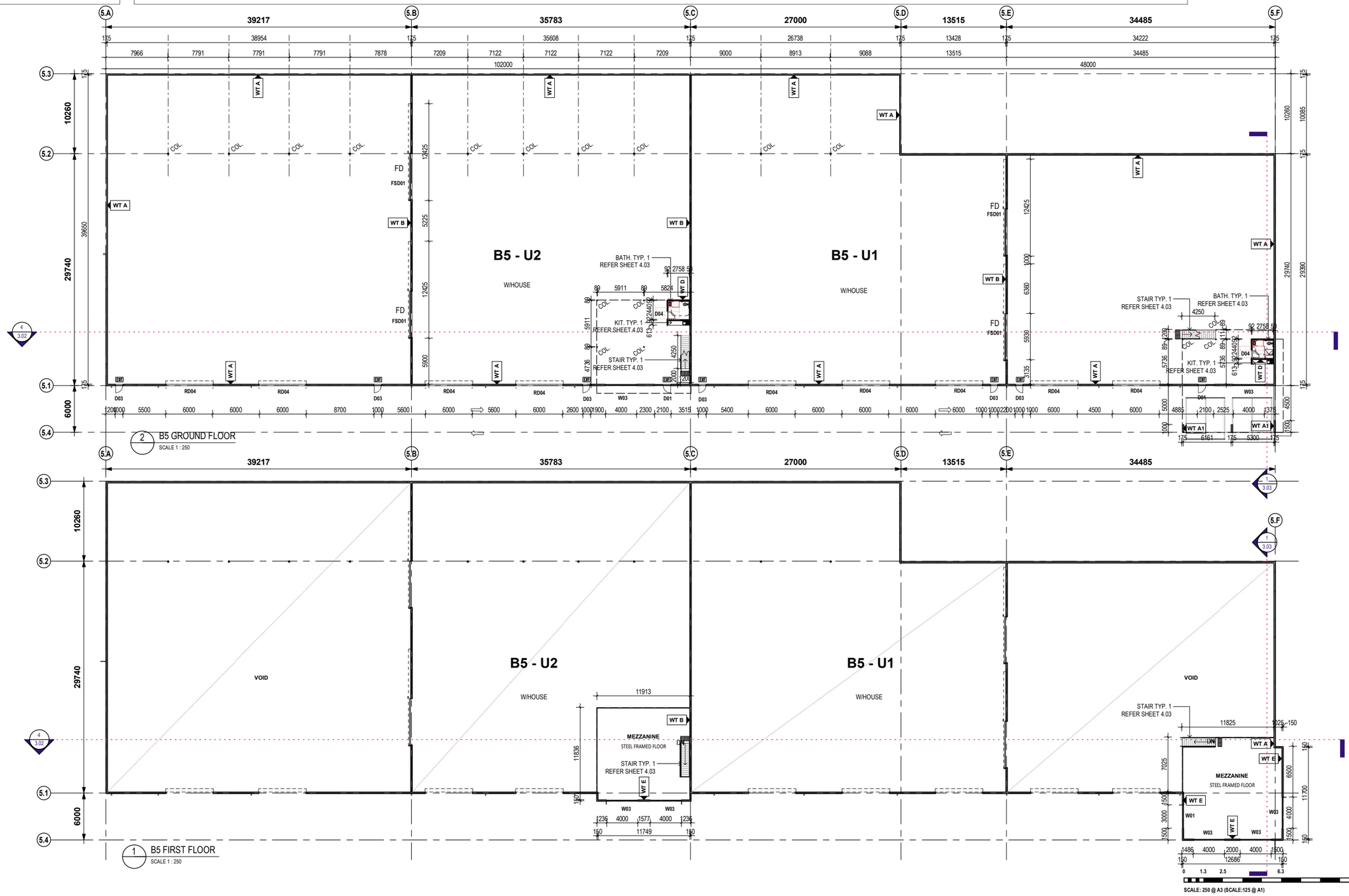
LEGEND - WALLS TYPES & DETAILS





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1.06

DRAWING NAME

B5 - GROUND & FIRST FLOOR PLAN

PROJECT

PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS

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DRAWN BY	SHEET NUMBER
Author	**1.06**
DATE	**CURRENT REV.**
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As indicated	**25-074**

LEGEND - WALLS & SYMBOLS

- BLOCK WALL
- CONCRETE WALL
- TIMBER / STEEL STUD
- EMERGENCY LIGHTING
- EXIT EMERGENCY EXIT LIGHTING

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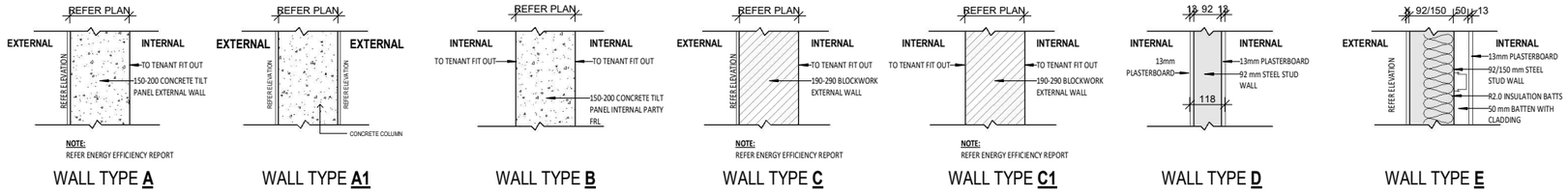
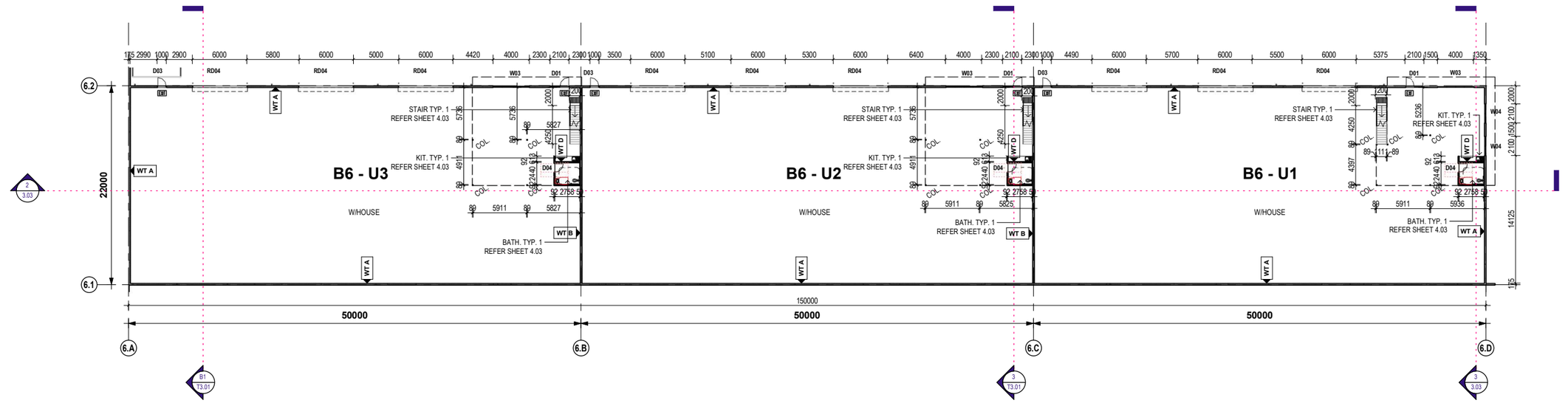
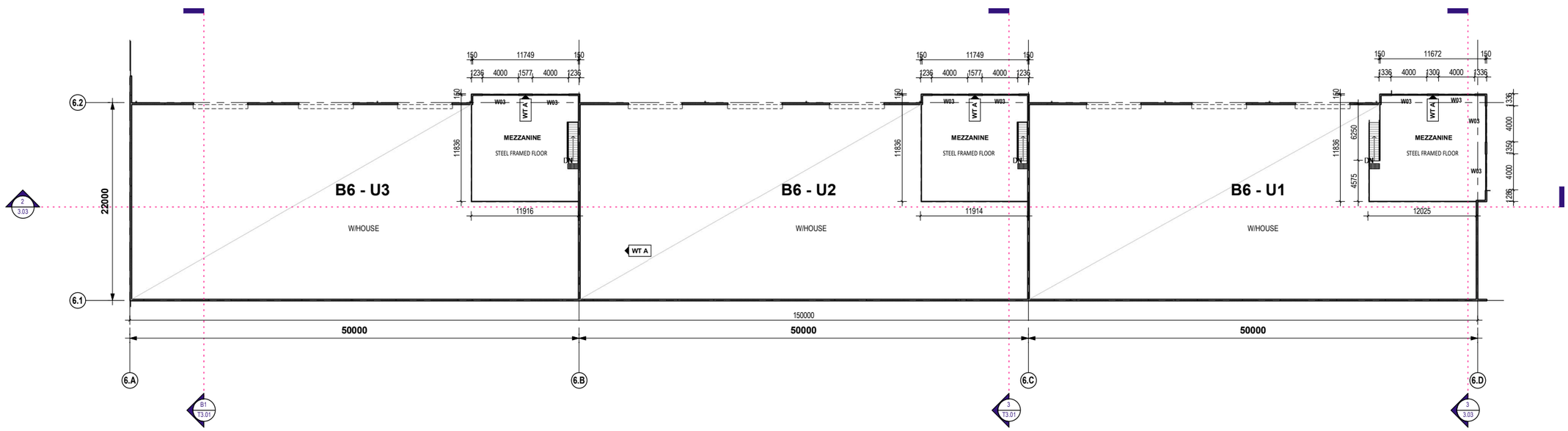
LEGEND - WALLS TYPES & DETAILS





2 B6 GROUND FLOOR
SCALE 1 : 250



1 B6 FIRST FLOOR
SCALE 1 : 250

SCALE: 300 @ A3 (SCALE:150 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

PRELIMINARY

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1.07

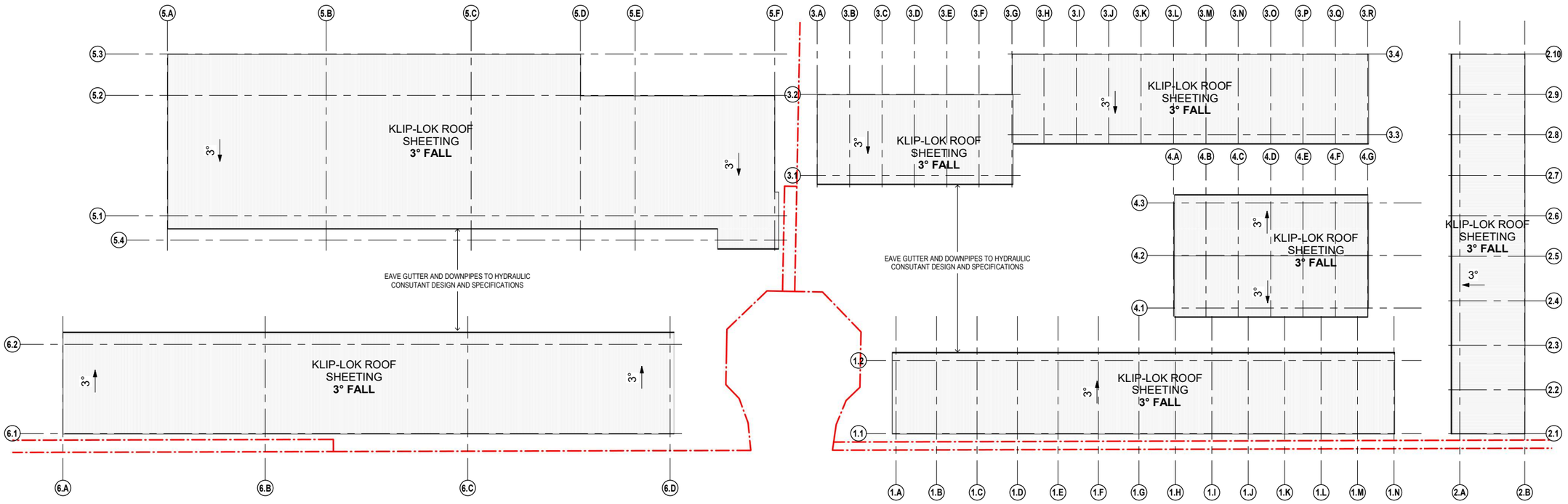
DRAWING NAME
B6 - GROUND & FIRST FLOOR PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
Author	**1.07**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
As indicated	**25-074**



1 WD OVERALL ROOF PLAN
SCALE 1 : 550

0 1 2 5 10
SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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1.11

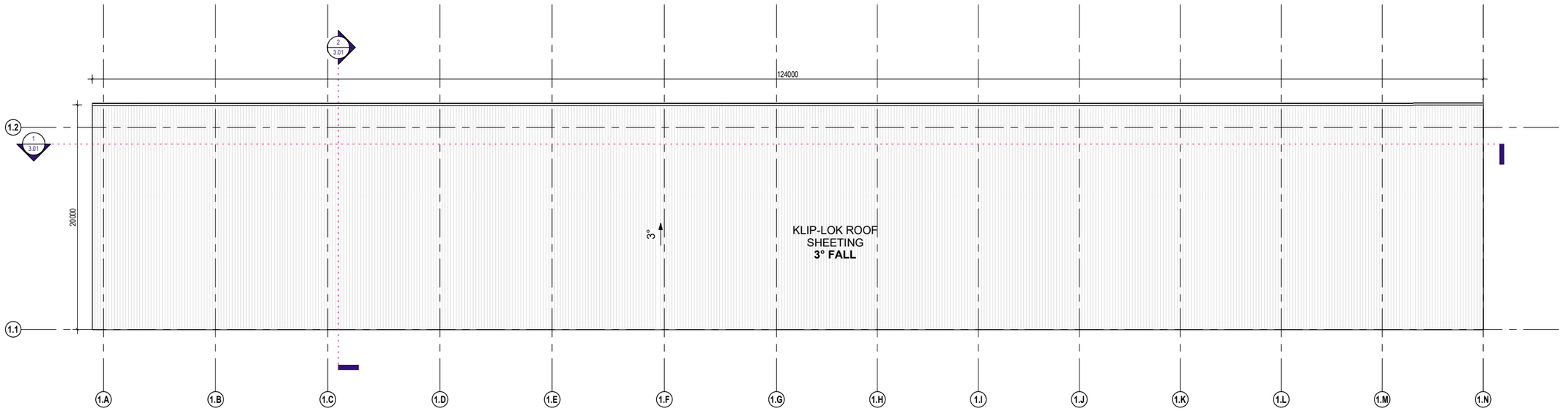
DRAWING NAME
OVERALL ROOF PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

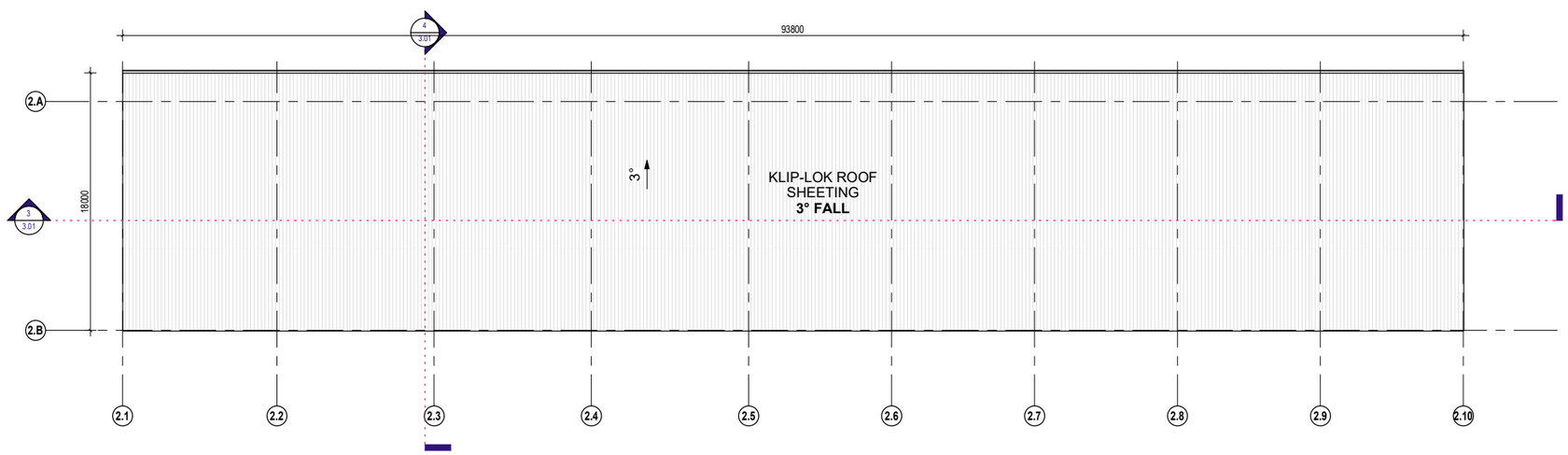
ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
Author	**1.11**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
1 : 550	**25-074**



1 B1 - OVERALL ROOF PLAN
SCALE 1 : 200



2 B2 - OVERALL ROOF PLAN
SCALE 1 : 200

0 1 2 5 10
SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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1.12

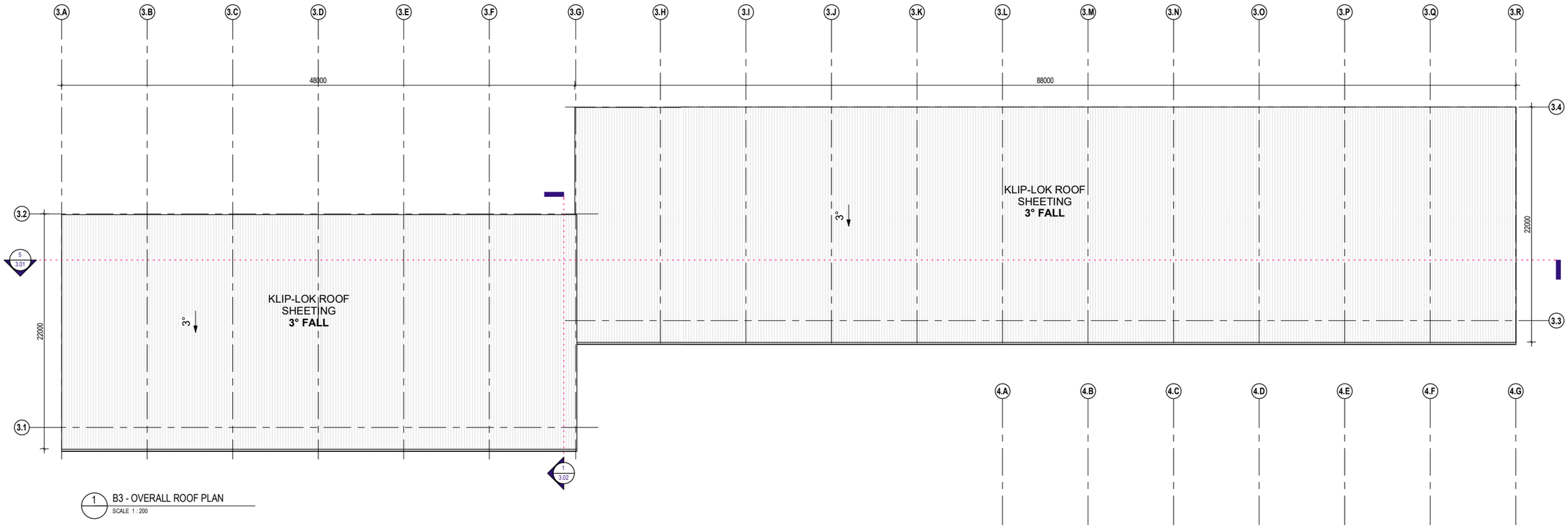
DRAWING NAME
B1, B2 - ROOF PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

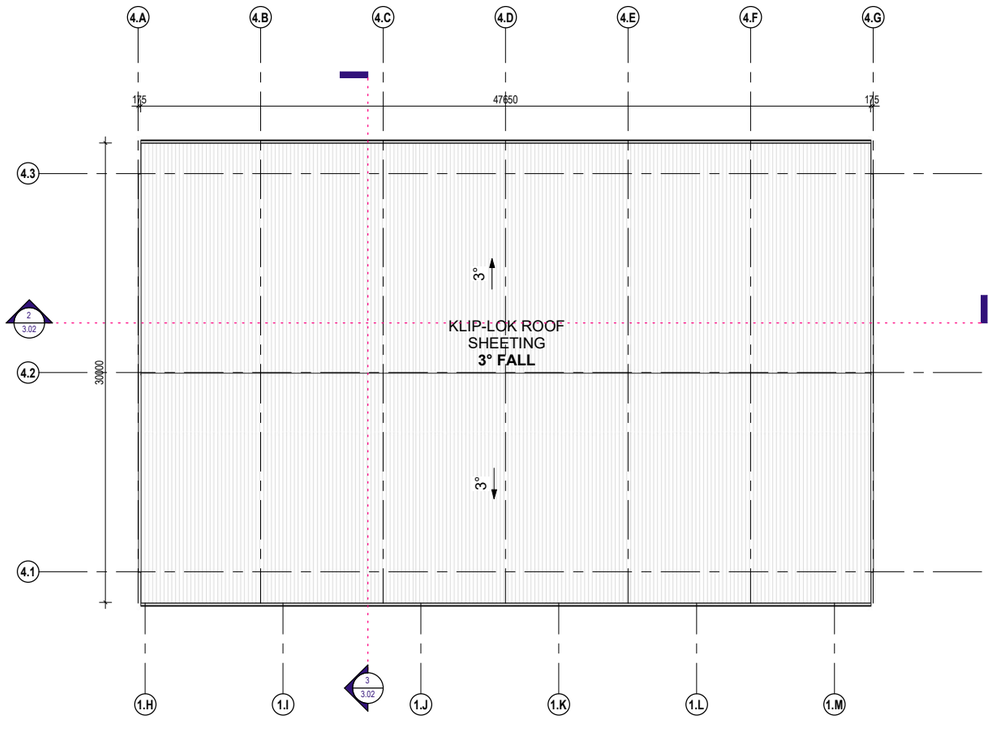
ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
Author	**1.12**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
1 : 200	**25-074**



1 B3 - OVERALL ROOF PLAN
SCALE 1 : 200



2 B4 - OVERALL ROOF PLAN
SCALE 1 : 200

0 1 2 5 10
SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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1.13

DRAWING NAME
B3, B4 - ROOF PLAN

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
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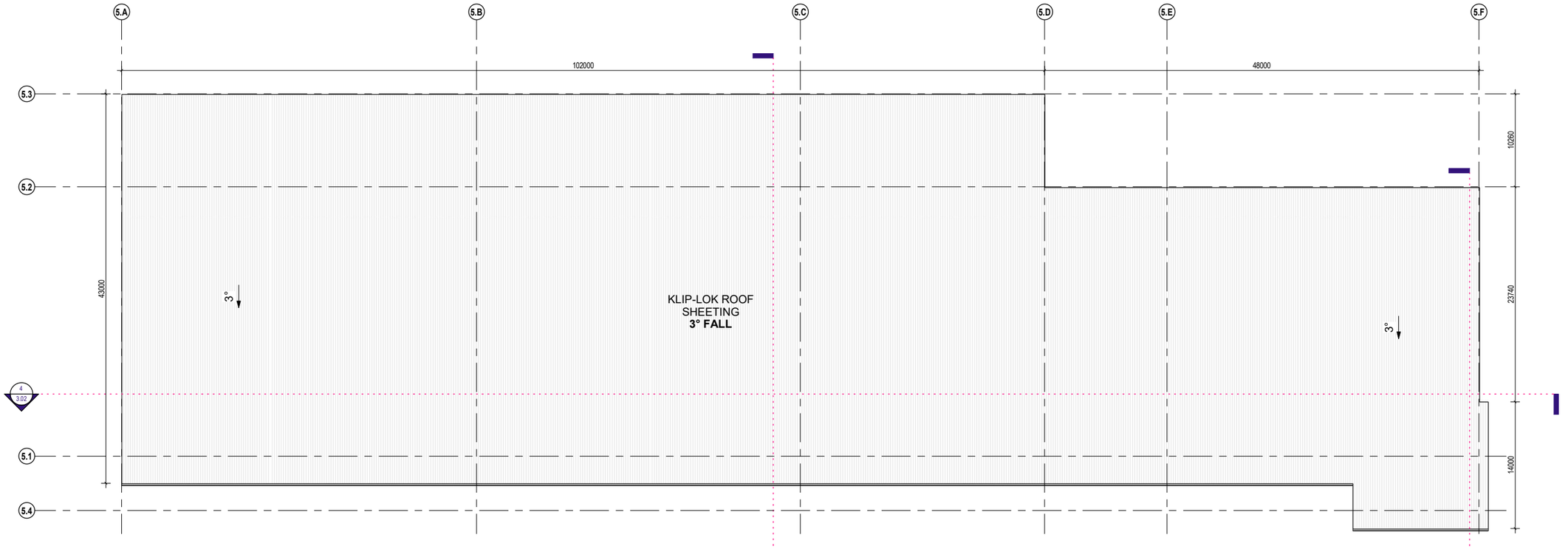
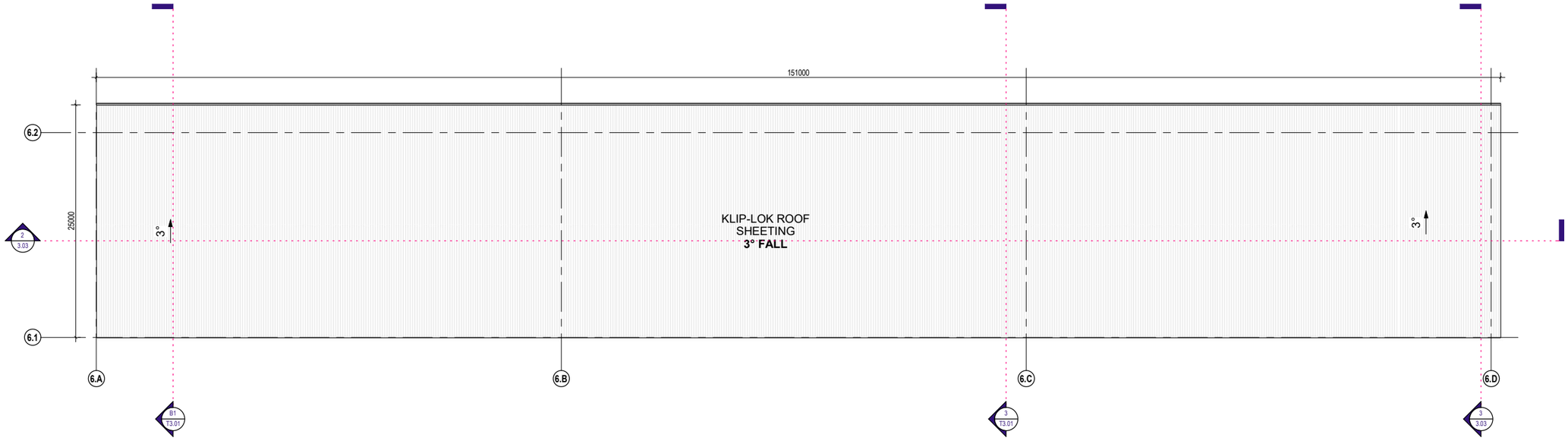
DRAWN BY	SHEET NUMBER
Author	**1.13**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
1 : 200	**25-074**



1 B5 - OVERALL ROOF PLAN

SCALE 1 : 250



2 B6 - OVERALL ROOF PLAN

SCALE 1 : 250

0 1 2 5 10

SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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1.14

DRAWING NAME

B5, B6 - ROOF PLAN

PROJECT

PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS

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DRAWN BY	SHEET NUMBER
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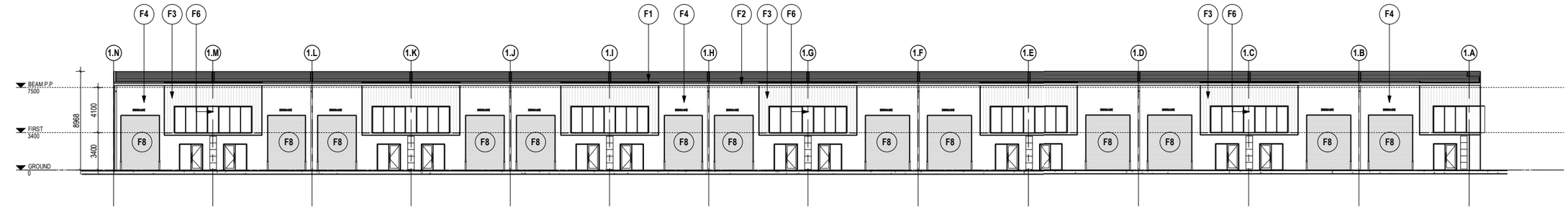
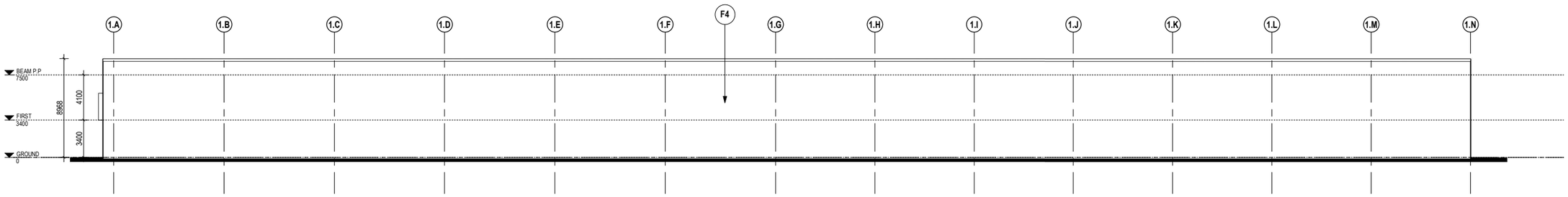
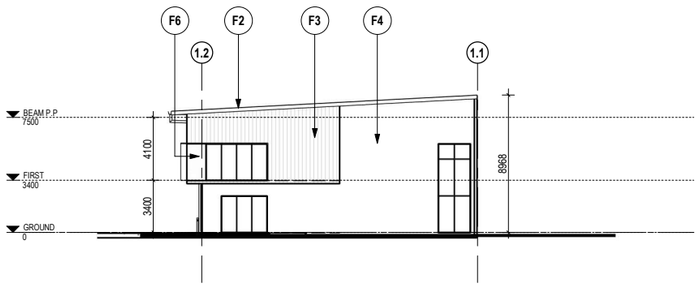
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
1 : 250	**25-074**



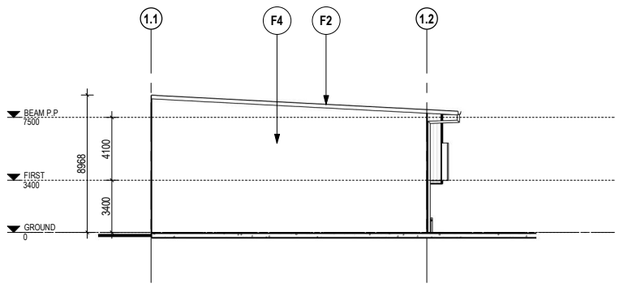
B1-A B1 ELEVATION A
SCALE 1 : 200



B1-B B1 ELEVATION B
SCALE 1 : 200



2 B1 ELEVATION C
SCALE 1 : 200



3 B1 ELEVATION D
SCALE 1 : 200

FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F1		ROOF: ZINCALUME MONOCLAD ROOF SHEETING **3° FALL** COLOUR: COLORBOND - SHALE GREY
F2		FASCIA, GUTTER, FLASHING & CAPPING: POWDER COATED FINISH COLOUR: COLORBOND - SHALE GREY
F3		COLORBOND CLADDING COLOUR: MONUMENT
F4		FINISH 1 PRECAST CONCRETE WALL

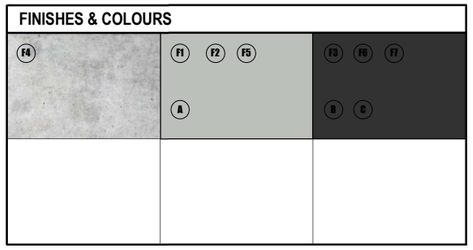
FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F5		FINISH 2 PAINT: COLORBOND - SHALE GREY
F6		FINISH 3 PAINT: COLORBOND - MONUMENT
F7		ROLLER SHUTTER DOOR COLOUR: COLORBOND - MONUMENT
F8		

BUILDING ELEMENTS

TAG	DESCRIPTION
A	EXTERNAL DOORS COLOUR: COLORBOND - SHALE GREY
B	BALUSTRADES COLOUR: COLORBOND - MONUMENT
C	WINDOWS AND DOORS FRAME: COLORBOND - MONUMENT GLASS: CLEAR GLAZING
D	VERTICAL GARDEN LANDSCAPING TRELLIS OR SIMILAR

FINISHES & COLOURS



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- NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.

- THE BUILDING MATERIALS FOR EXTERNAL WALLS MIST NOT BE NON-COMBUSTIBLE

0 1 2 5 10

SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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IN ASSOCIATION

2.01

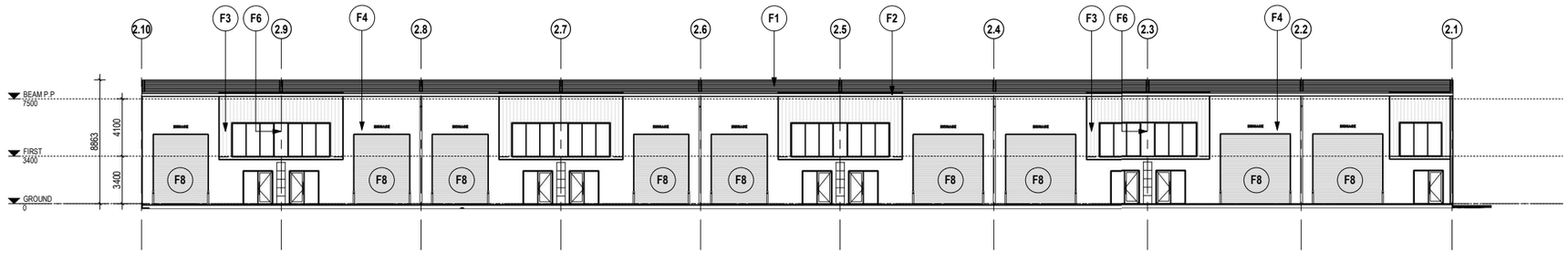
DRAWING NAME
BUILDING 1 - ELEVATIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

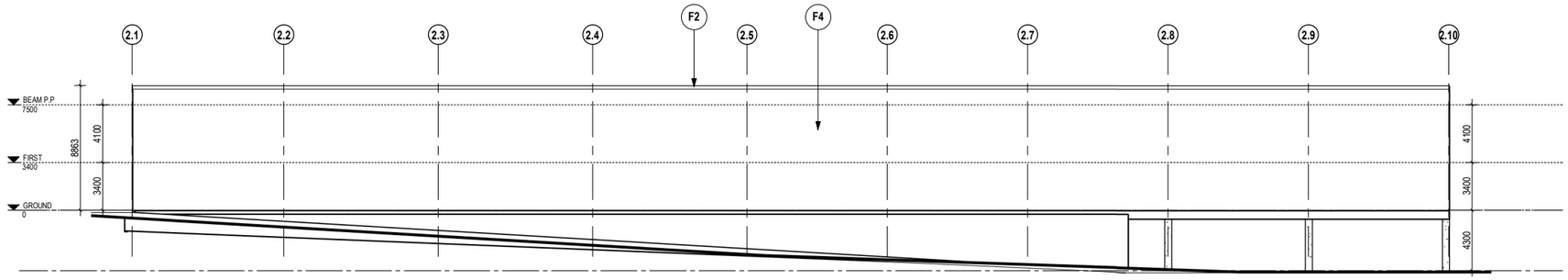
ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

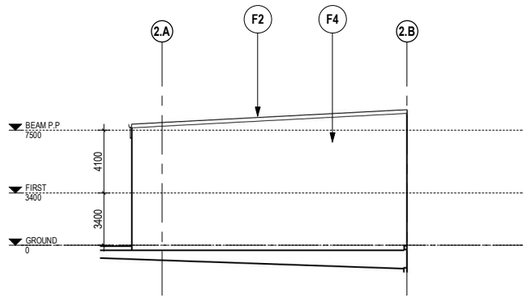
DRAWN BY	SHEET NUMBER
ATP	**2.01**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
As indicated	**25-074**



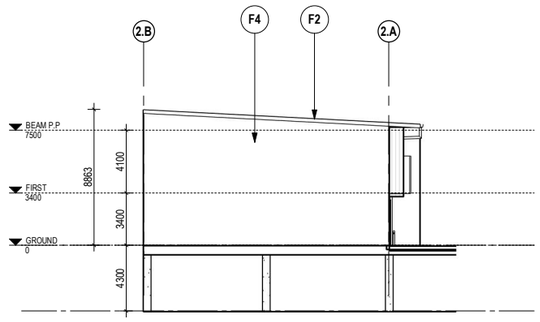
1 B2 ELEVATION A
SCALE 1 : 200



2 B2 ELEVATION B
SCALE 1 : 200



3 B2 ELEVATION C
SCALE 1 : 200



4 B2 ELEVATION D
SCALE 1 : 200

FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F1		ROOF: ZINCALUME MONOCLAD ROOF SHEETING **3° FALL** COLOUR: COLORBOND - SHALE GREY
F2		FASCIA, GUTTER, FLASHING & CAPPING: POWDER COATED FINISH COLOUR: COLORBOND - SHALE GREY
F3		COLORBOND CLADDING COLOUR: MONUMENT
F4		FINISH 1 PRECAST CONCRETE WALL

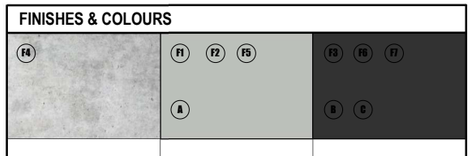
FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F5		FINISH 2 PAINT: COLORBOND - SHALE GREY
F6		FINISH 3 PAINT: COLORBOND - MONUMENT
F7		ROLLER SHUTTER DOOR COLOUR: COLORBOND - MONUMENT
F8		

BUILDING ELEMENTS

TAG	DESCRIPTION
A	EXTERNAL DOORS COLOUR: COLORBOND - SHALE GREY
B	BALUSTRADES COLOUR: COLORBOND - MONUMENT
C	WINDOWS AND DOORS FRAME: COLORBOND - MONUMENT GLASS: CLEAR GLAZING
D	VERTICAL GARDEN LANDSCAPING TRELLIS OR SIMILAR

FINISHES & COLOURS



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- NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.

- THE BUILDING MATERIALS FOR EXTERNAL WALLS MIST NOT BE NON-COMBUSTIBLE

0 1 2 5 10

SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
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IN ASSOCIATION

2.02

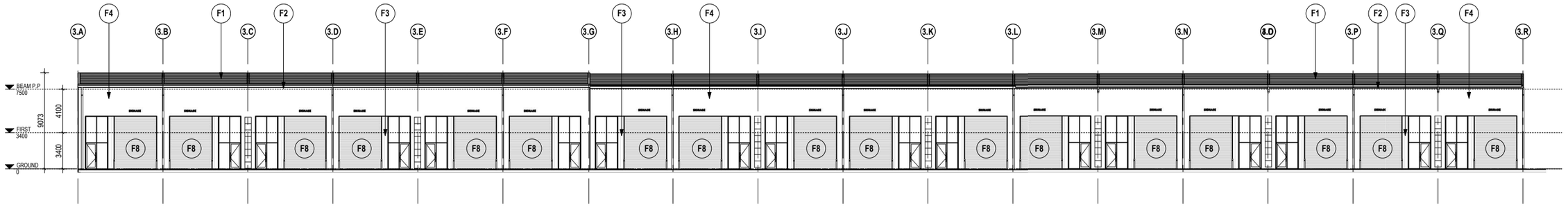
DRAWING NAME
BUILDING 2 - ELEVATIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

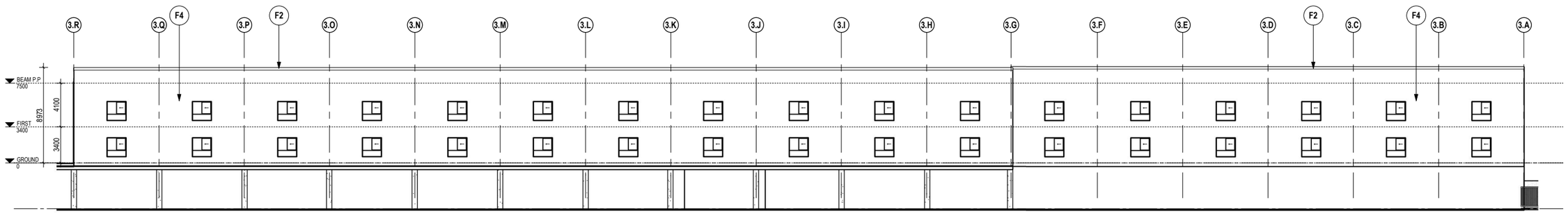
ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

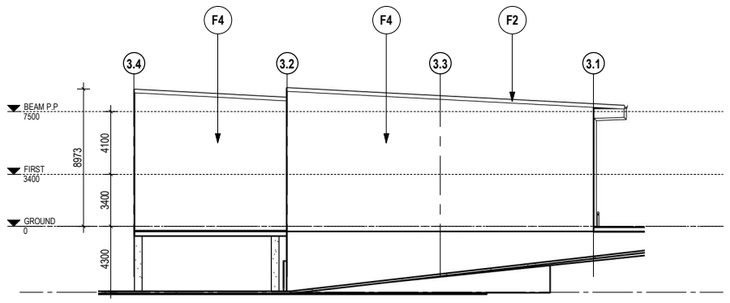
DRAWN BY	SHEET NUMBER
ATP	2.02
DATE	CURRENT REV.
17.02.26	ISSUE 1
SCALE	PROJECT No.
As indicated	25-074



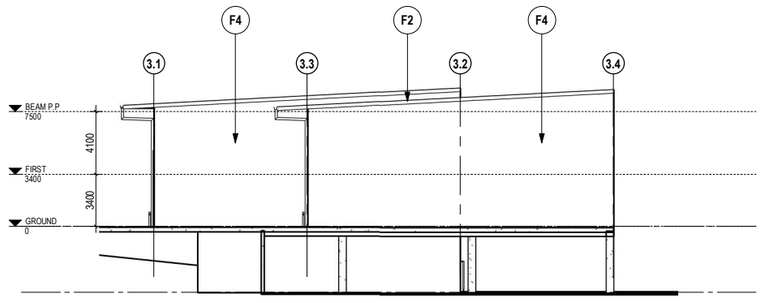
1 B3 ELEVATION A
SCALE 1 : 200



2 B3 ELEVATION B
SCALE 1 : 200



3 B3 ELEVATION C
SCALE 1 : 200



4 B3 ELEVATION D
SCALE 1 : 200

FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F1		ROOF: ZINCALUME MONOCLAD ROOF SHEETING **3° FALL** COLOUR: COLORBOND - SHALE GREY
F2		FASCIA, GUTTER, FLASHING & CAPPING: POWDER COATED FINISH COLOUR: COLORBOND - SHALE GREY
F3		COLORBOND CLADDING COLOUR: MONUMENT
F4		FINISH 1 PRECAST CONCRETE WALL

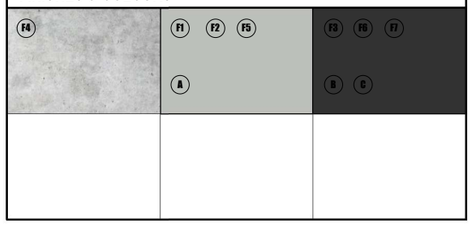
FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F5		FINISH 2 PAINT: COLORBOND - SHALE GREY
F6		FINISH 3 PAINT: COLORBOND - MONUMENT
F7		ROLLER SHUTTER DOOR COLOUR: COLORBOND - MONUMENT
F8		

BUILDING ELEMENTS

TAG	DESCRIPTION
A	EXTERNAL DOORS COLOUR: COLORBOND - SHALE GREY
B	BALUSTRADES COLOUR: COLORBOND - MONUMENT
C	WINDOWS AND DOORS FRAME: COLORBOND - MONUMENT GLASS: CLEAR GLAZING
D	VERTICAL GARDEN LANDSCAPING TRELLIS OR SIMILAR

FINISHES & COLOURS



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- NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.

- THE BUILDING MATERIALS FOR EXTERNAL WALLS MIST NOT BE NON-COMBUSTIBLE

0 1 2 5 10

SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

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IN ASSOCIATION

2.03

DRAWING NAME
BUILDING 3 - ELEVATIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	**2.03**
DATE	CURRENT REV.
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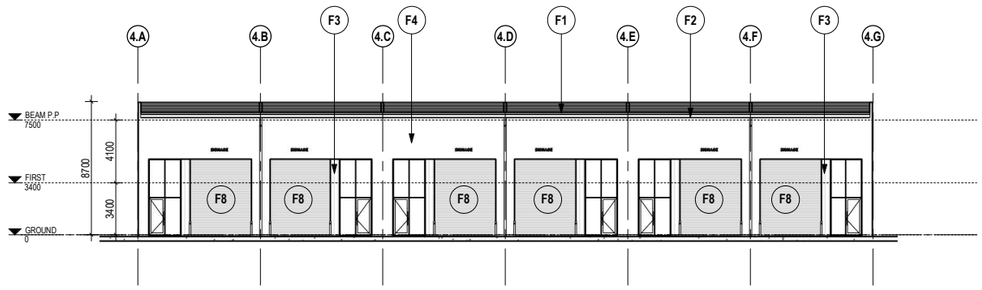
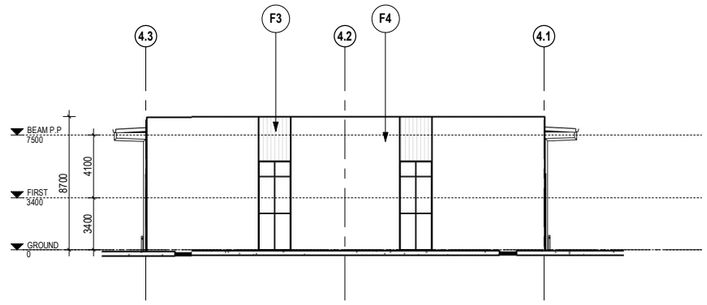
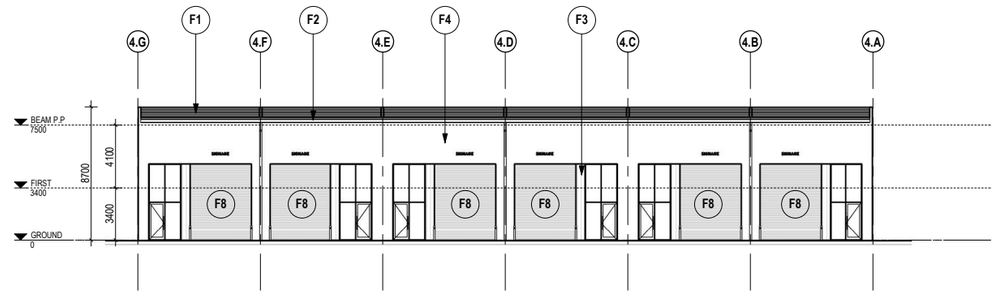
As indicated	**25-074**



1 B4 ELEVATION A
SCALE 1 : 200



2 B4 ELEVATION B
SCALE 1 : 200



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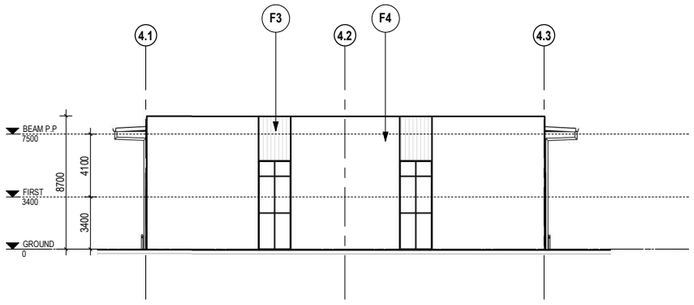


4 B4 ELEVATION D
SCALE 1 : 200

FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F1		ROOF: ZINCALUME MONOCLAD ROOF SHEETING **3° FALL** COLOUR: COLORBOND - SHALE GREY
F2		FASCIA, GUTTER, FLASHING & CAPPING: POWDER COATED FINISH COLOUR: COLORBOND - SHALE GREY
F3		COLORBOND CLADDING COLOUR: MONUMENT
F4		FINISH 1 PRECAST CONCRETE WALL

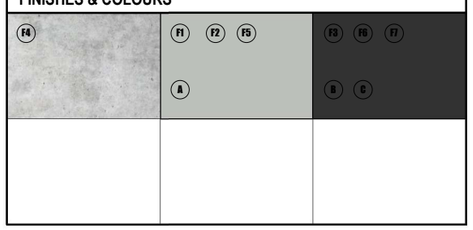
FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F5		FINISH 2 PAINT: COLORBOND - SHALE GREY
F6		FINISH 3 PAINT: COLORBOND - MONUMENT
F7		ROLLER SHUTTER DOOR COLOUR: COLORBOND - MONUMENT
F8		

BUILDING ELEMENTS

TAG	DESCRIPTION
A	EXTERNAL DOORS COLOUR: COLORBOND - SHALE GREY
B	BALUSTRADES COLOUR: COLORBOND - MONUMENT
C	WINDOWS AND DOORS FRAME: COLORBOND - MONUMENT GLASS: CLEAR GLAZING
D	VERTICAL GARDEN LANDSCAPING TRELLIS OR SIMILAR

FINISHES & COLOURS



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0 1 2 5 10

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IN ASSOCIATION

2.04

DRAWING NAME
BUILDING 4 - ELEVATIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

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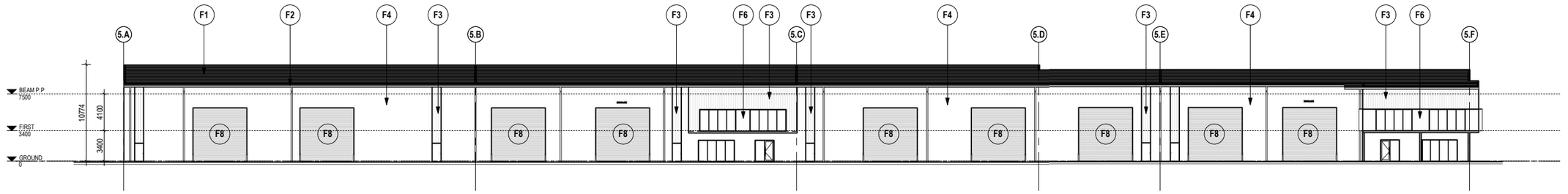
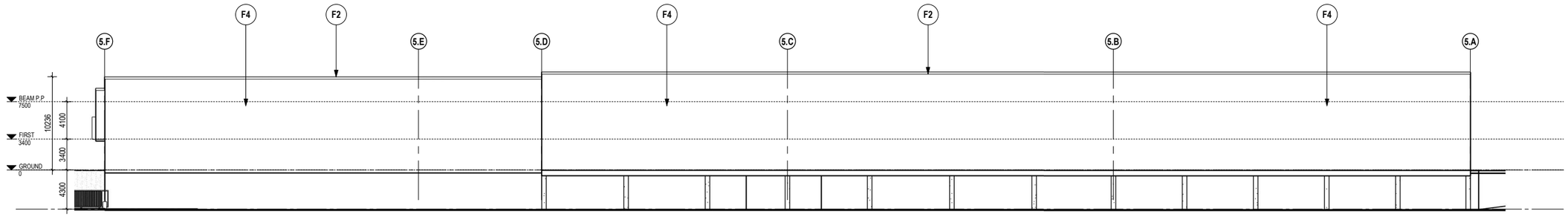
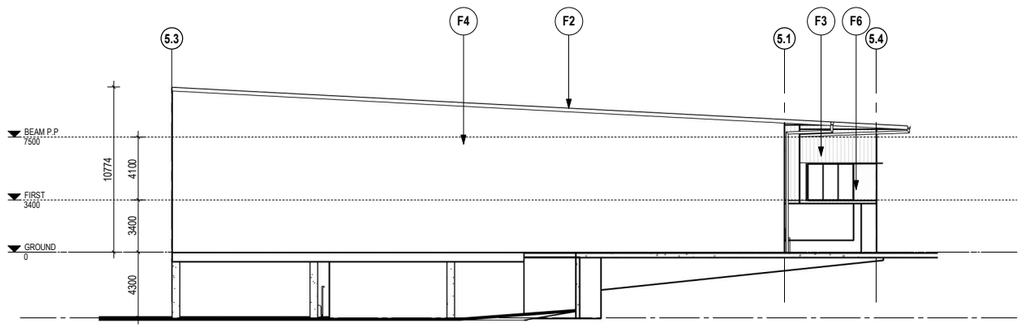


1 B5 ELEVATION A
SCALE 1 : 250



3 B5 ELEVATION C
SCALE 1 : 250



2 B5 ELEVATION B
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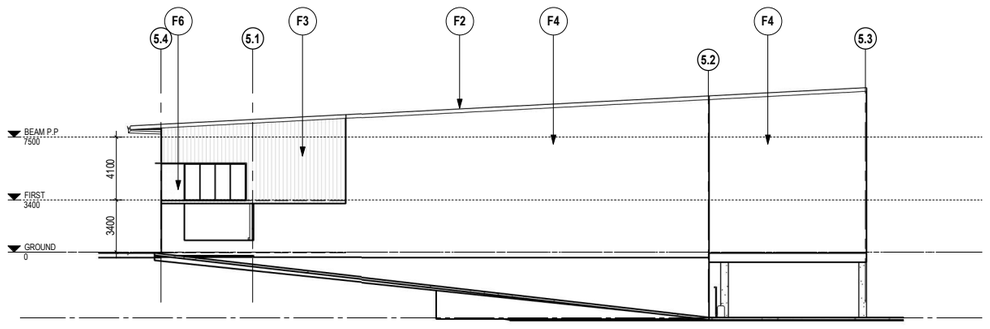


4 B5 ELEVATION D
SCALE 1 : 200

FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F1		ROOF: ZINCALUME MONOCLAD ROOF SHEETING **3° FALL** COLOUR: COLORBOND - SHALE GREY
F2		FASCIA, GUTTER, FLASHING & CAPPING: POWDER COATED FINISH COLOUR: COLORBOND - SHALE GREY
F3		COLORBOND CLADDING COLOUR: MONUMENT
F4		FINISH 1 PRECAST CONCRETE WALL

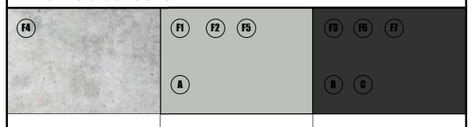
FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F5		FINISH 2 PAINT: COLORBOND - SHALE GREY
F6		FINISH 3 PAINT: COLORBOND - MONUMENT
F7		ROLLER SHUTTER DOOR COLOUR: COLORBOND - MONUMENT
F8		

BUILDING ELEMENTS

TAG	DESCRIPTION
A	EXTERNAL DOORS COLOUR: COLORBOND - SHALE GREY
B	BALUSTRADES COLOUR: COLORBOND - MONUMENT
C	WINDOWS AND DOORS FRAME: COLORBOND - MONUMENT GLASS: CLEAR GLAZING
D	VERTICAL GARDEN LANDSCAPING TRELLIS OR SIMILAR

FINISHES & COLOURS



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0 1 2 5 10

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REV	DATE	COMMENT
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IN ASSOCIATION

2.05

DRAWING NAME
BUILDING 5 - ELEVATIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
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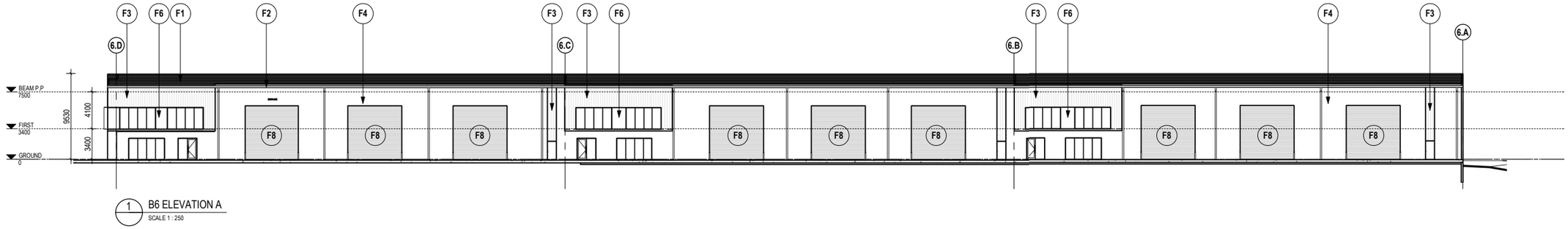
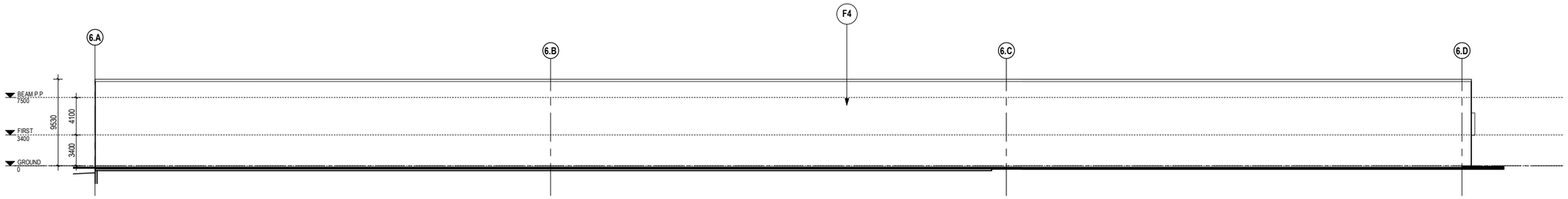
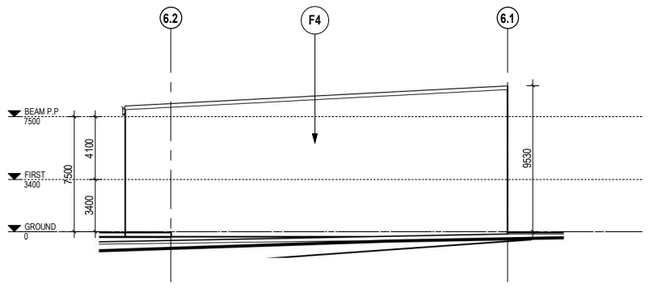


1 B6 ELEVATION A
SCALE 1 : 250



2 B6 ELEVATION B
SCALE 1 : 250



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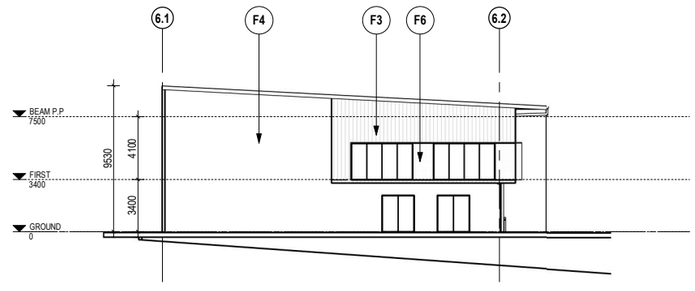
SCALE 1 : 200



4 B6 ELEVATION D
SCALE 1 : 200

FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F1		ROOF: ZINCALUME MONOCLAD ROOF SHEETING **3° FALL** COLOUR: COLORBOND - SHALE GREY
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F3		COLORBOND CLADDING COLOUR: MONUMENT
F4		FINISH 1 PRECAST CONCRETE WALL

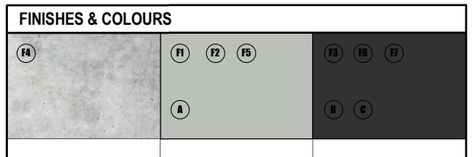
FINISHES - EXTERNAL SCHEME

TAG	ELE. REF.	DESCRIPTION
F5		FINISH 2 PAINT: COLORBOND - SHALE GREY
F6		FINISH 3 PAINT: COLORBOND - MONUMENT
F7		ROLLER SHUTTER DOOR COLOUR: COLORBOND - MONUMENT
F8		

BUILDING ELEMENTS

TAG	DESCRIPTION
A	EXTERNAL DOORS COLOUR: COLORBOND - SHALE GREY
B	BALUSTRADES COLOUR: COLORBOND - MONUMENT
C	WINDOWS AND DOORS FRAME: COLORBOND - MONUMENT GLASS: CLEAR GLAZING
D	VERTICAL GARDEN LANDSCAPING TRELLIS OR SIMILAR

FINISHES & COLOURS



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0 1 2 5 10

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IN ASSOCIATION

2.06

DRAWING NAME
BUILDING 6 - ELEVATIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

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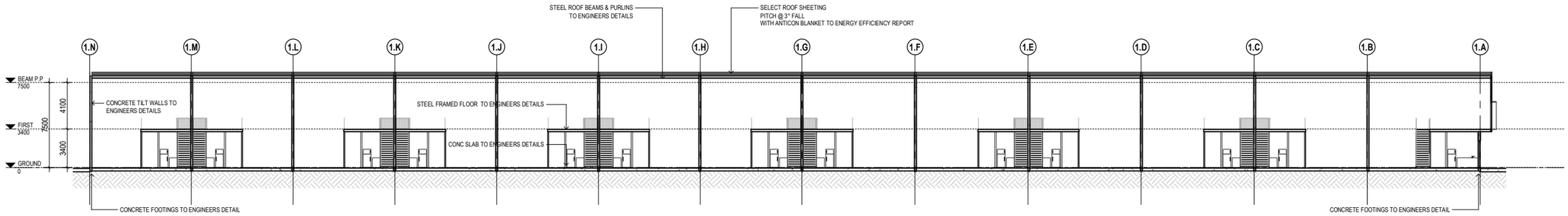
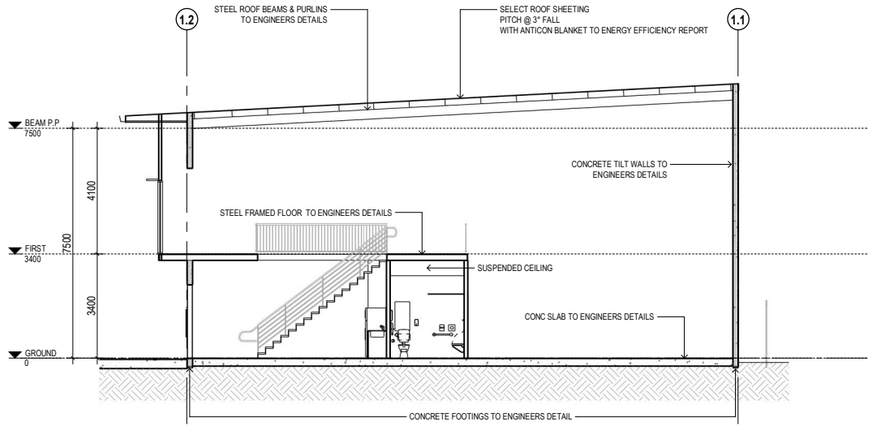


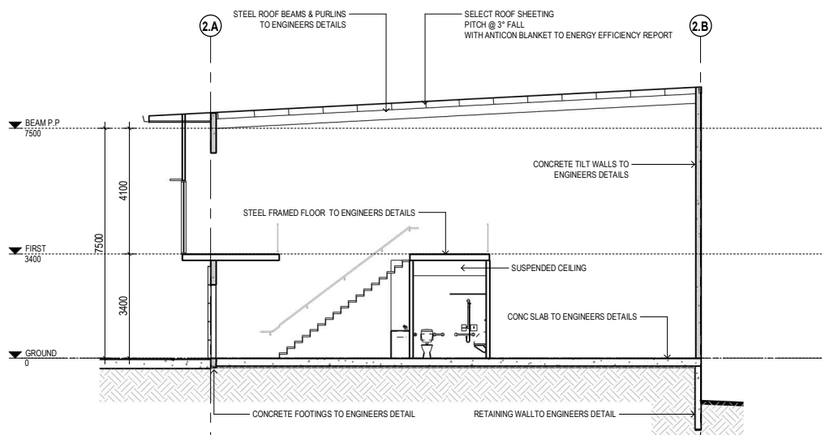
1 SECTION 1A
SCALE 1 : 200

BUILDING 1



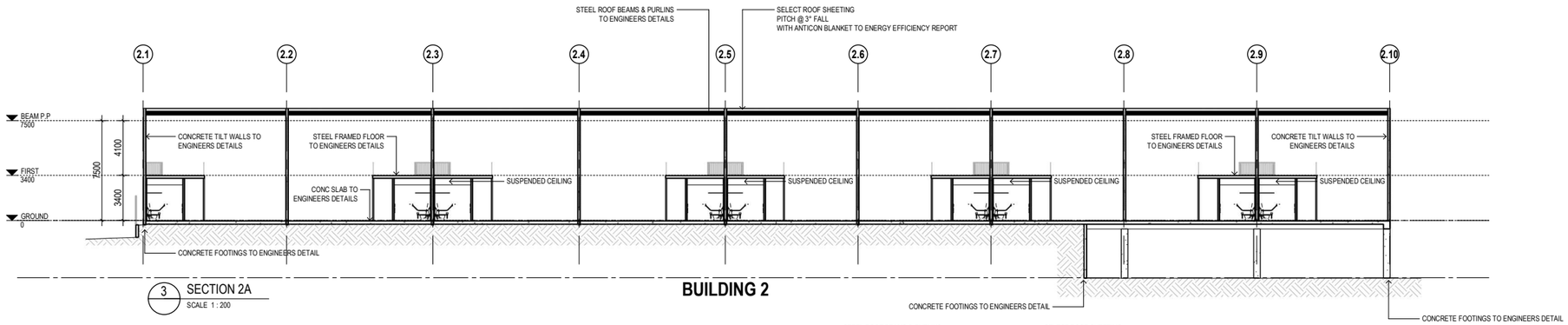
2 SECTION 1B
SCALE 1 : 100

BUILDING 1



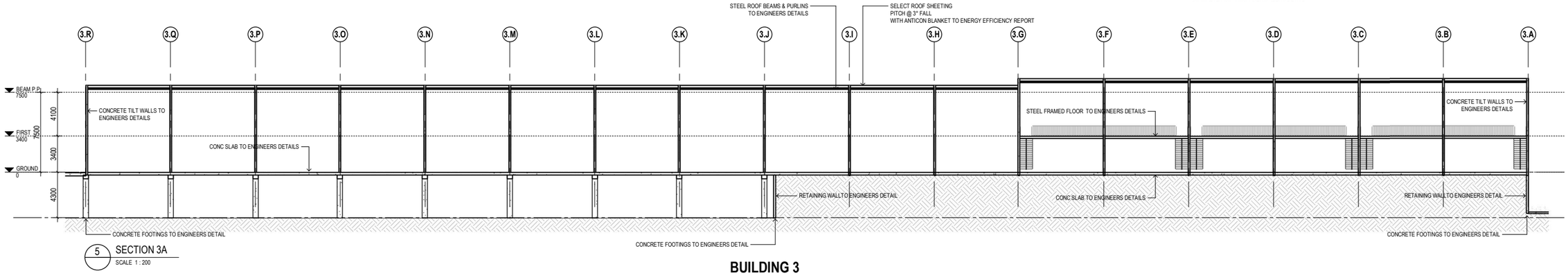
4 SECTION 2B
SCALE 1 : 100

BUILDING 2



3 SECTION 2A
SCALE 1 : 200

BUILDING 2



5 SECTION 3A
SCALE 1 : 200

BUILDING 3

0 1 2 5 10
SCALE: 200 @ A3 (SCALE:100 @ A1)

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3.01

DRAWING NAME
SECTIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
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(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	**3.01**
DATE	CURRENT REV.
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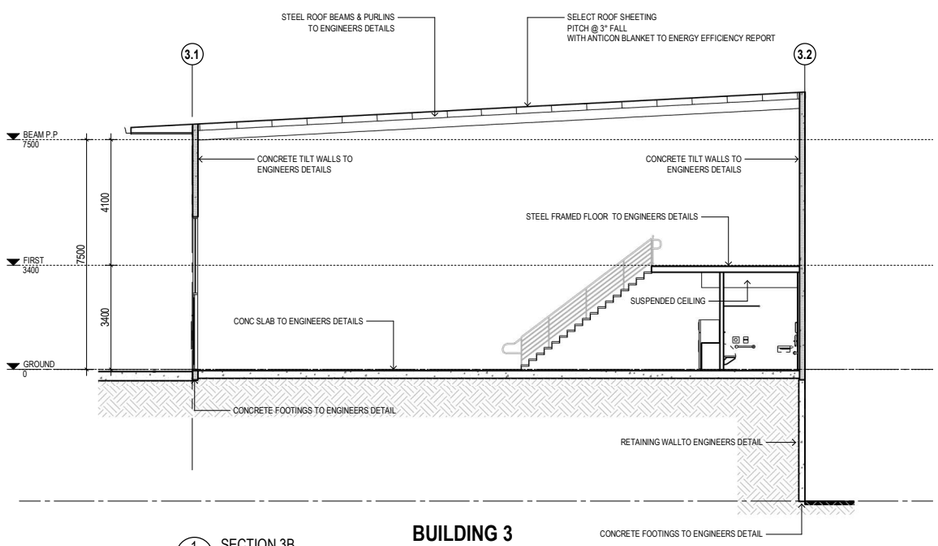
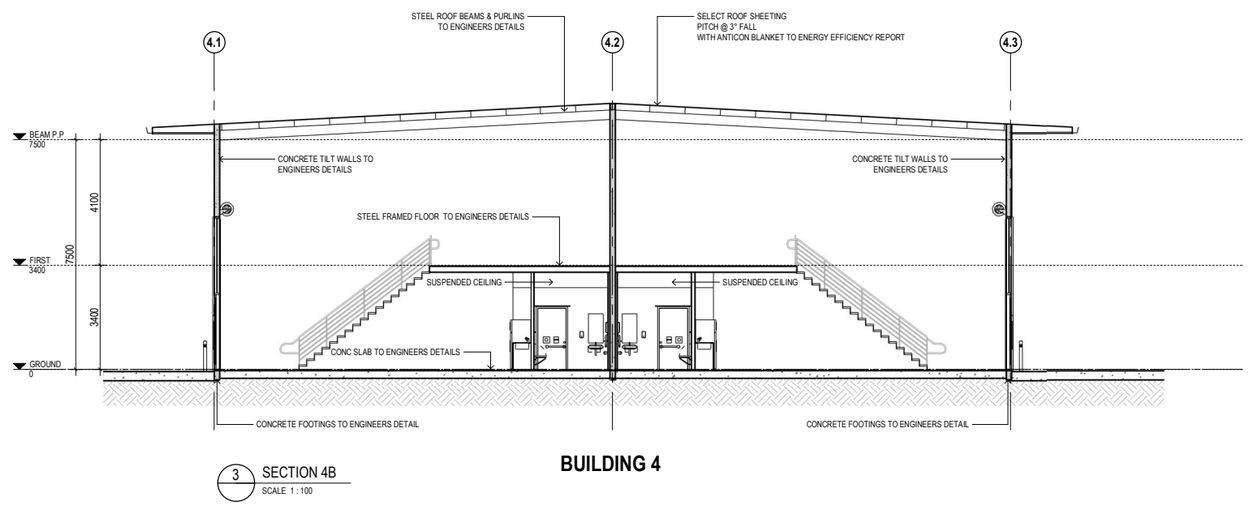
As indicated	**25-074**



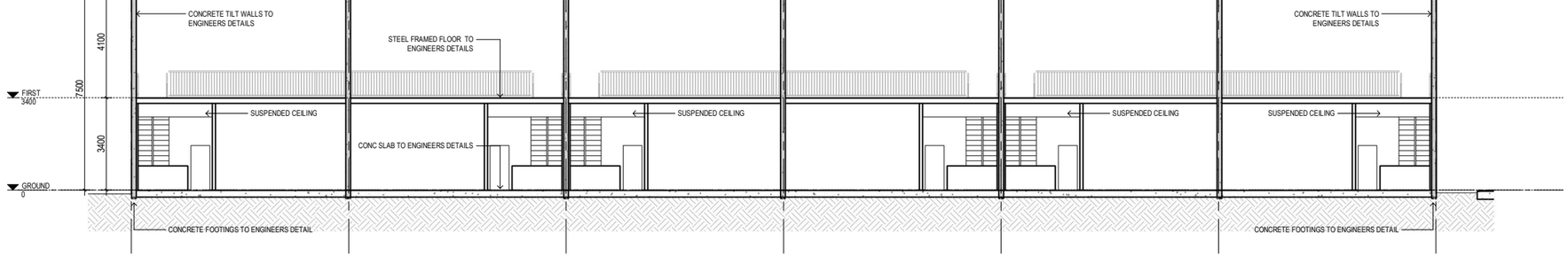
1 SECTION 3B
SCALE 1 : 100

BUILDING 3



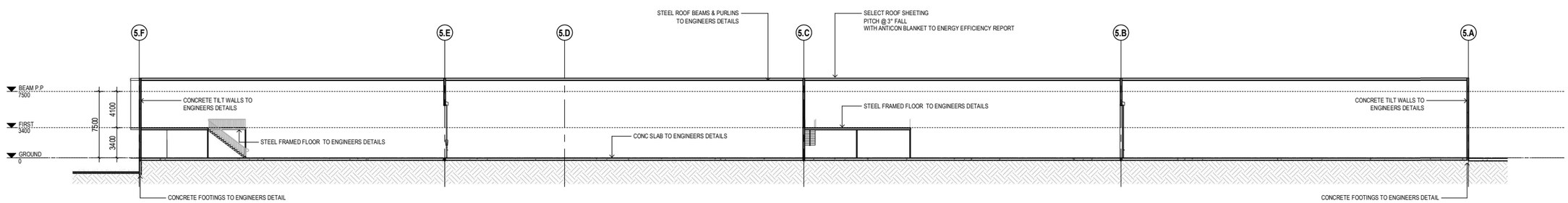
3 SECTION 4B
SCALE 1 : 100

BUILDING 4



2 SECTION 4A
SCALE 1 : 100

BUILDING 4



4 SECTION 5A
SCALE 1 : 250

BUILDING 5

0 1 2 5 10
SCALE: 200 @ A3 (SCALE:100 @ A1)

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3.02

DRAWING NAME
SECTIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
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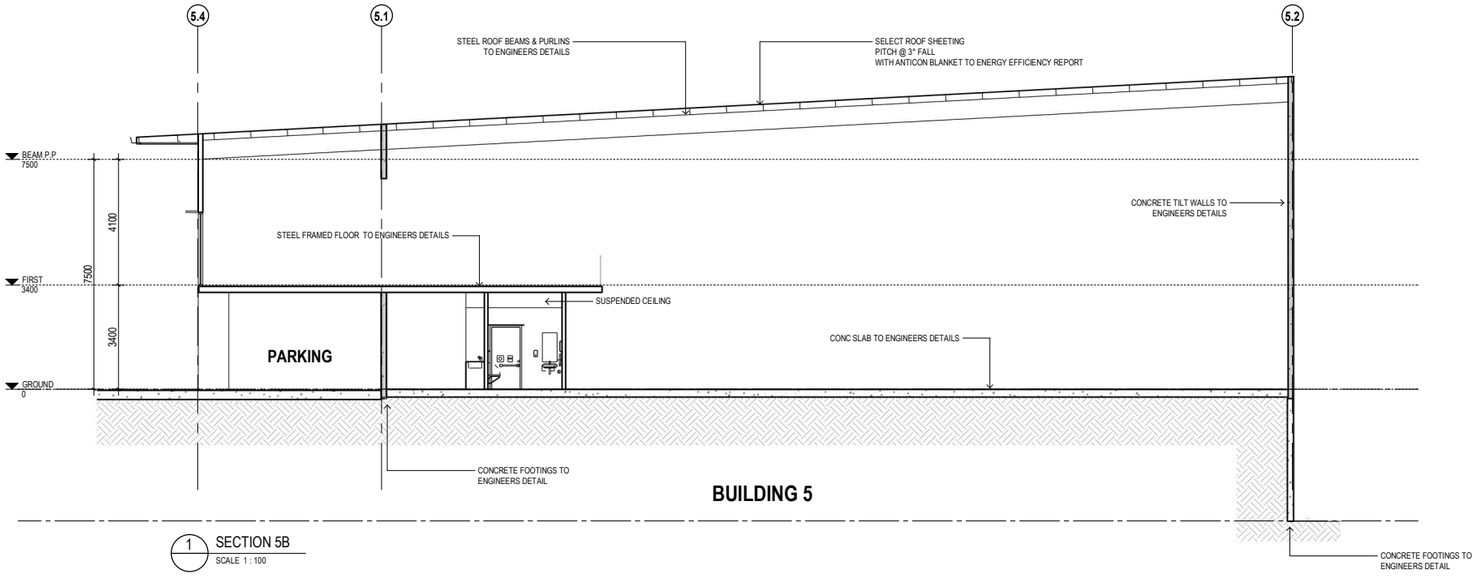
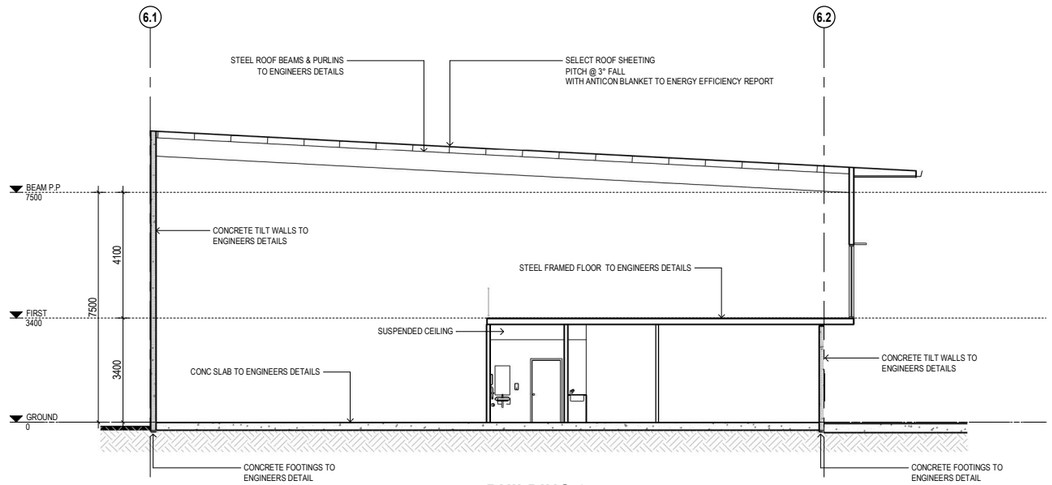
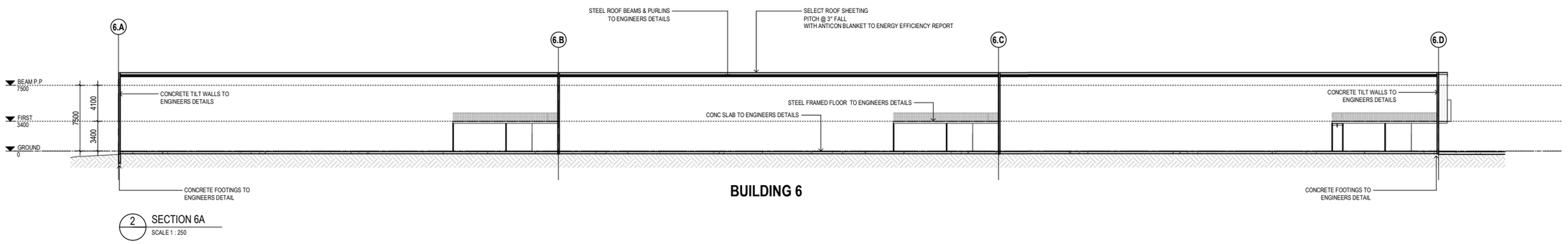
SCALE	PROJECT No.
As indicated	**25-074**



1 SECTION 5B
SCALE 1 : 100



3 SECTION 6B
SCALE 1 : 100



2 SECTION 6A
SCALE 1 : 250

0 1 2 5 10
SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

PRELIMINARY

HOWELL CONSTRUCTIONS PTY LTD

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

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IN ASSOCIATION

3.03

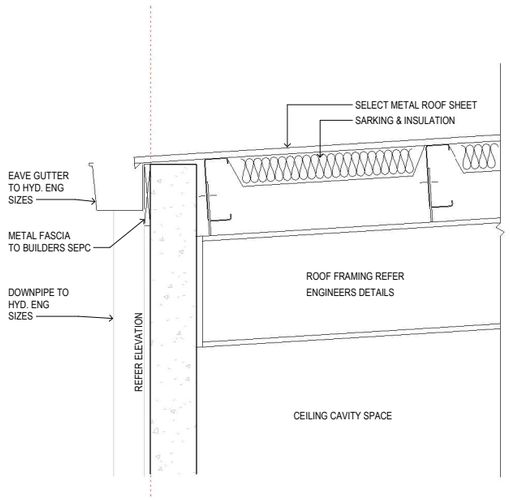
DRAWING NAME
SECTIONS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

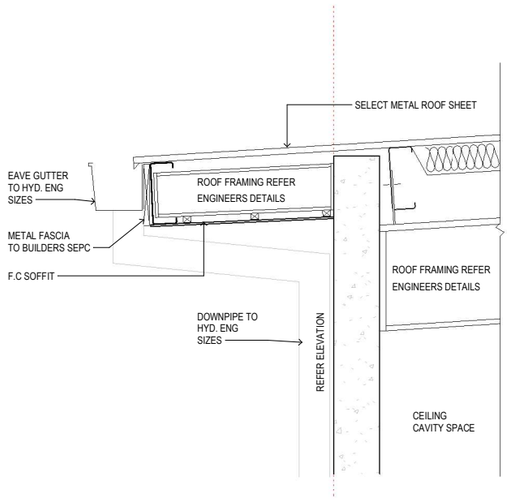
ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

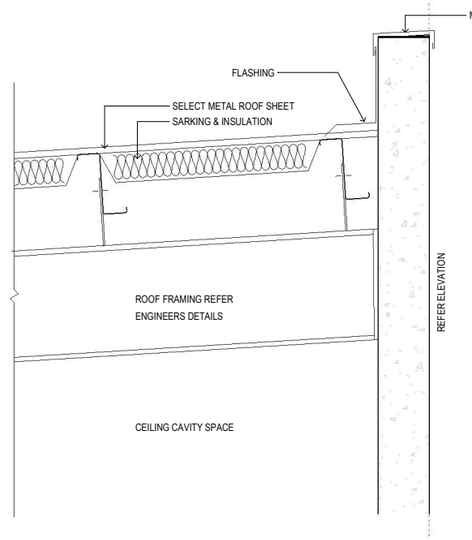
DRAWN BY	SHEET NUMBER
ATP	**3.03**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
As indicated	**25-074**



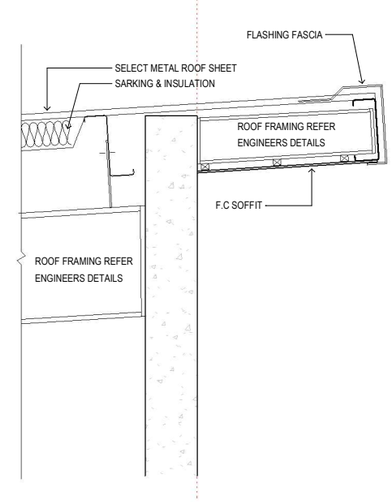
TG1 TYPICAL EAVE GUTTER DETAIL 1
SCALE - 1:10 @ A1



TG2 TYPICAL EAVE GUTTER DETAIL 2
SCALE - 1:10 @ A1



TP1 TYPICAL PARAPET FLASHING DETAIL 1 (HIGH END)
SCALE - 1:10 @ A1



TP2 TYPICAL OVERHANG DETAIL 2 (HIGH END)
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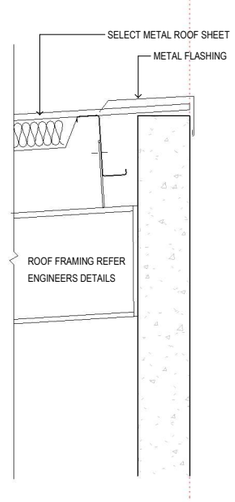
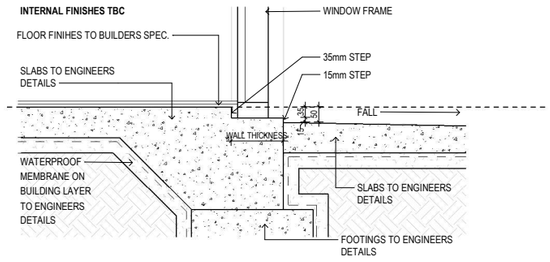
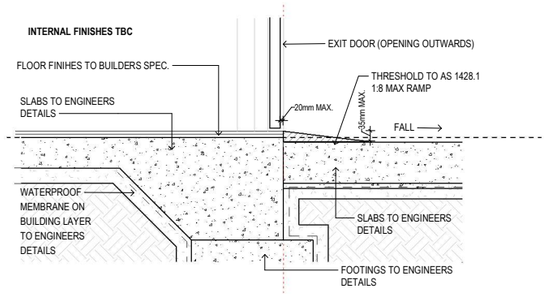


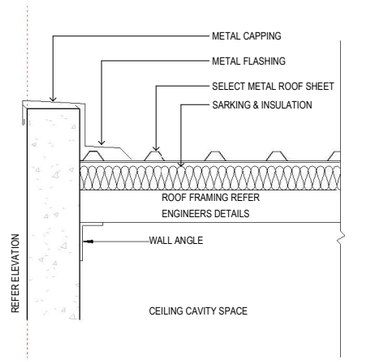
TP3 TYPICAL FLASHING DETAIL 2 (HIGH END)
SCALE - 1:10 @ A1



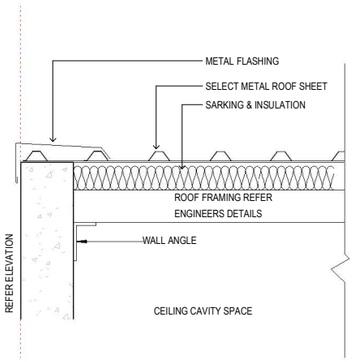
TW1 TYPICAL WINDOW STEP DETAIL 1
SCALE - 1:10 @ A1



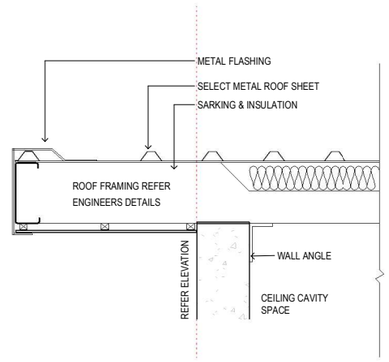
TD1 TYPICAL DOOR THRESHOLD STEP DETAIL 1
SCALE - 1:10 @ A1



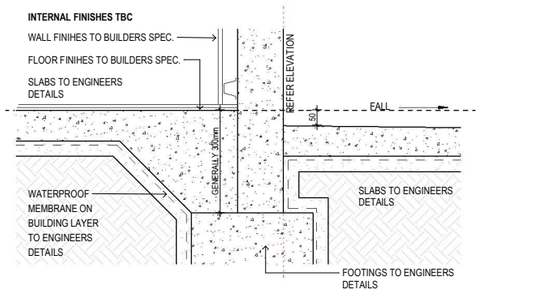
TP4 TYPICAL PARAPET FLASHING DETAIL 2 (SIDE)
SCALE - 1:10 @ A1



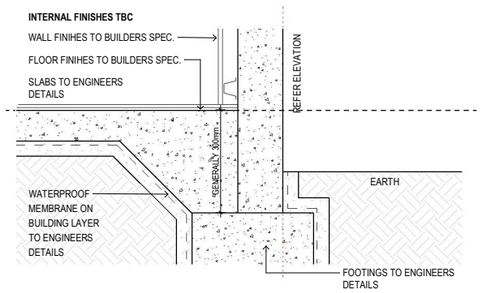
TP5 TYPICAL FLASHING DETAIL 3 (SIDE)
SCALE - 1:10 @ A1



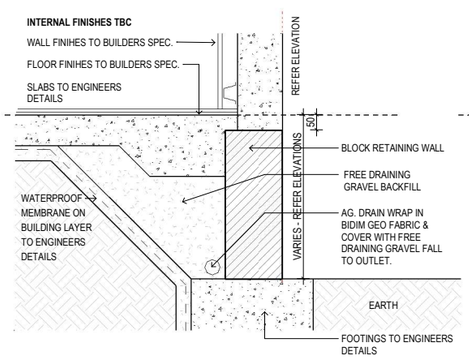
TP6 TYPICAL OVERHANG DETAIL 3 (SIDE)
SCALE - 1:10 @ A1



TTP1 TYPICAL TILT PANEL WALL DETAIL 1
SCALE - 1:10 @ A1



TTP2 TYPICAL TILT PANEL WALL DETAIL 2
SCALE - 1:10 @ A1



TTP3 TYPICAL TILT PANEL ON RETAINING WALL DETAIL 1
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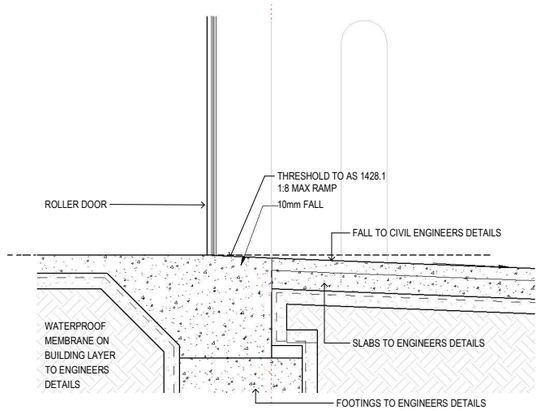

TRD TYPICAL ROLLER DOOR STEP DETAIL
SCALE - 1:10 @ A1

0 1 2 5 10
SCALE: 200 @ A3 (SCALE:100 @ A1)

REV	DATE	COMMENT
1	17.02.26	BA ISSUE 1

PRELIMINARY

HOWELL CONSTRUCTIONS PTY LTD

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

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3.11

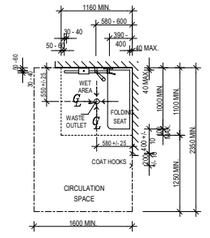
DRAWING NAME
STANDARD SECTION DETAILS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

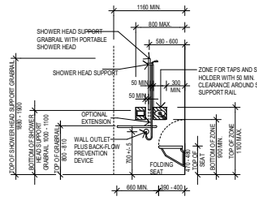
(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	3.11
DATE	CURRENT REV.
17.02.26	ISSUE 1
SCALE	PROJECT No.
1 : 10	25-074



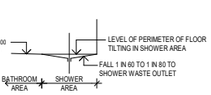
SHOWER INSTALATION

PLAN



SHOWER INSTALLATION

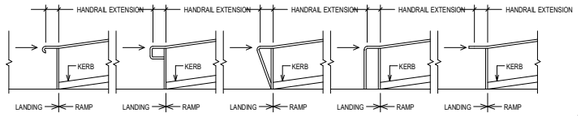
FRONT



GRADES FOR BATHROOM & SHOWER FLOORS

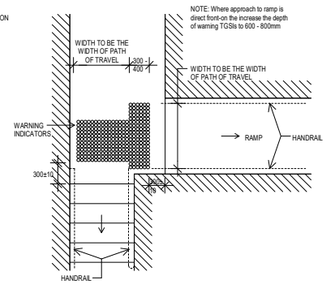
SHOWER INSTALATION (N.T.S.)

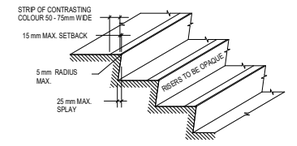
ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION



EXAMPLES OF HANDRAIL TERMINATIONS (N.T.S.)

ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION





NOTE: A CHAMFERED NOSED 5 x 5mm MAY BE USED

FIGURE A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

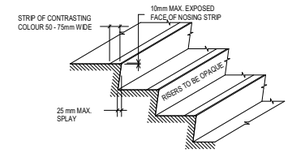


FIGURE B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

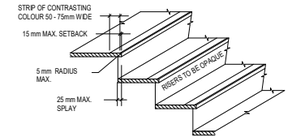
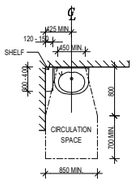


FIGURE C) STAIR NOSING PROFILE WITH NOSING STRIP

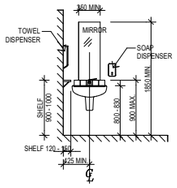
STAIR NOSING DETAILS (N.T.S.)

ADAPTED FROM AS1428.4.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION



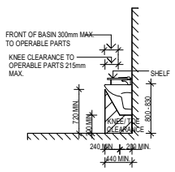
WALL-MOUNTED - OTHER THAN S.O.U.

PLAN



WALL-MOUNTED - OTHER THAN S.O.U.

FRONT



WALL-MOUNTED - OTHER THAN S.O.U.

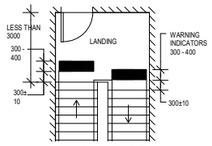
SIDE

WASHBASIN INSTALATION (N.T.S.)

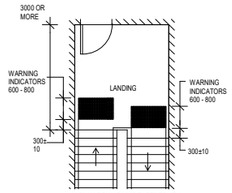
ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION

TYPICAL BATHROOM DOOR DETAIL FOR THE WHOLE BATHROOM WATERPROOFING (N.T.S.)

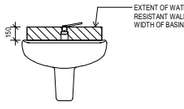
ADAPTED FROM AS3740 - WATERPROOFING DOMESTIC WET AREAS
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION



a) PLAN OF WARNING TACTILES AT A STAIRWAY LANDING LESS THAN 3000 WITH NO CONTINUOUS OUTER HANDRAIL

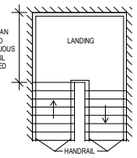


b) PLAN OF WARNING TACTILES AT A STAIRWAY LANDING 3000 OR MORE

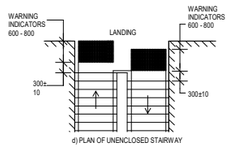


WATERPROOFING VESSELS ABUTTING WALLS (N.T.S.)

ADAPTED FROM AS3740 - WATERPROOFING DOMESTIC WET AREAS
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION



c) PLAN OF ENCLOSED STAIRWAY LANDING LESS THAN 3000 WITH CONTINUOUS OUTER HANDRAIL



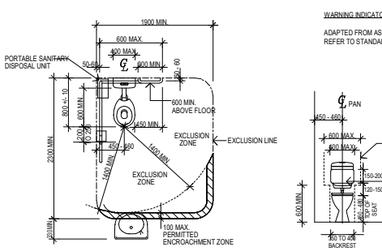
d) PLAN OF UNENCLOSED STAIRWAY

WARNING INDICATORS - STAIRWAYS, LANDINGS AND RAMPS (N.T.S.)

ADAPTED FROM AS1428.4.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION

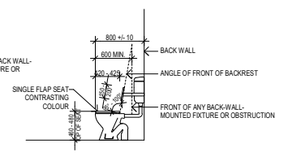
WARNING INDICATORS - STAIRWAYS, LANDINGS AND RAMPS (N.T.S.)

ADAPTED FROM AS1428.4.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION

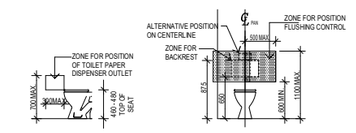


CIRCULATION SPACE FOR WC PAN

WATER CLOSET INSTALLATION - FRONT

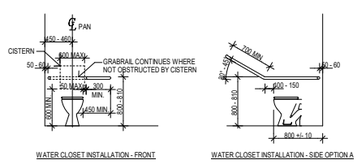


WATER CLOSET INSTALLATION - SIDE



ZONE FOR POSITION OF TOILET PAPER DISPENSER

ZONE FOR POSITION OF FLUSHING CONTROL - FRONT

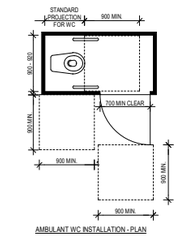


WATER CLOSET INSTALLATION - FRONT

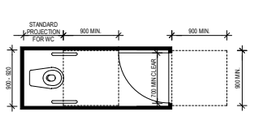
WATER CLOSET INSTALLATION - SIDE OPTION A

WC INSTALLATION (N.T.S.)

ADAPTED FROM AS1428.1 - 2009 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION



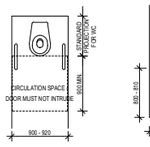
AMBULANT WC INSTALLATION - PLAN



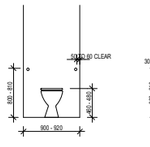
AMBULANT WC INSTALLATION - PLAN

AMBULANT WC DOORWAY (N.T.S.)

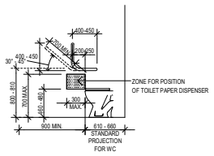
ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION



AMBULANT WC INSTALLATION - PLAN



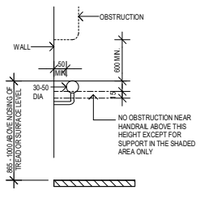
AMBULANT WC INSTALLATION - FRONT



AMBULANT WC INSTALLATION - SIDE

AMBULANT WC INSTALATION (N.T.S.)

ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION



CIRCULAR HANDRAIL

CONSTRUCTION OF HANDRAILS (N.T.S.)

ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION

WARNING INDICATORS SHALL BE INSTALLED AS FOLLOWS:

a. FOR THE FULL WIDTH OF THE PATH OF TRAVEL

b. PERPENDICULAR TO THE DIRECTION OF TRAVEL WHEN APPROACHING THE HAZARD

c. SET BACK 300±10mm FROM THE EDGE OF HAZARD EXCEPT AT RAILWAY PLATFORMS AND WHARVES

NOTE: SEE CLAUSES 3.4 AND 3.5 FOR FURTHER DETAILS ON SETBACKS AT RAILWAY STATIONS AND WHARVES

d. WHERE INTEGRATED WARNING TGSIs ARE USED, THEY SHALL BE ARRANGED ACCORDING TO AS 1428.4.1 FIGURES 2.1(c), OVER THE REQUIRED AREA (SEE FIGURES 2.2(A), 2.2(B), 2.3(A), 2.3(B), 2.4, 2.5(A), 2.5(B), 2.6(A) AND 2.6(B)).

e. WHERE INTEGRATED WARNING TGSIs NEED TO BE DETECTED BY A PERSON APPROACHING AT AN ANGLE TO THE CONTINUOUS ACCESSIBLE PATH OF TRAVEL, THE TGSIS SHALL BE ARRANGED AS SHOWN IN FIGURE 2.1, OVER A MINIMUM DISTANCE OF 600mm TO 800mm IN DEPTH FROM THE DIRECTION OF APPROACH.

f. WHERE DISCRETE WARNING TGSIs ARE USED OVER A DEPTH OF 300mm TO 400mm, THE ARRANGEMENT SHALL BE AS SHOWN IN FIGURE 2.1 WITH A MINIMUM OF 6 DISCRETE TRUNCATED CONES IN DIRECTION OF TRAVEL.

g. WHERE DISCRETE WARNING TGSIs NEED TO BE DETECTED BY A PERSON APPROACHING AT AN ANGLE TO THE CONTINUOUS ACCESSIBLE PATH OF TRAVEL, THE TGSIs SHALL BE ARRANGED AS SHOWN IN FIGURE 2.1 WITH A MINIMUM OF 12 DISCRETE TRUNCATED CONES IN THE DIRECTION OF TRAVEL

WARNING INDICATORS - PLACEMENT (N.T.S.)

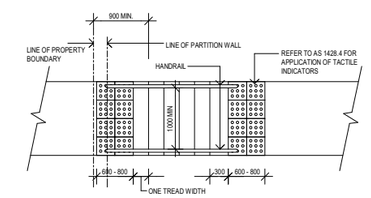
ADAPTED FROM AS1428.4.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION

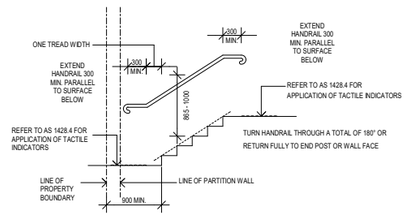
WHERE THERE IS NO CHAIR RAIL, HANDRAIL OR TRANSOM, ALL FRAMELESS OF FULLY GLAZED DOORS, SIDELIGHTS, INCLUDING ANY GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, SHALL BE CLEARLY MARKED FOR THEIR FULL WIDTH WITH A SOLID AND NON TRANSPARENT CONTRASTING LINE. THE CONTRASTING LINE SHALL BE NOT LESS THAN 75mm WIDE AND SHALL EXTEND ACROSS THE FULL WIDTH OF THE GLAZING PANEL. THE LOWER EDGE OF THE CONTRASTING LINE SHALL BE LOCATED BETWEEN 900mm AND 1000mm ABOVE THE PLANE OF THE FINISHED FLOOR LEVEL.

ANY CONTRASTING LINE ON THE GLAZING SHALL PROVIDE A MINIMUM OF 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2m OF THE GLAZING ON THE OPPOSITE SIDE.

VISUAL INDICATORS ON GLAZING STANDARD DETAIL (N.T.S.)

ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION





STAIR DETAIL (N.T.S.)

ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION

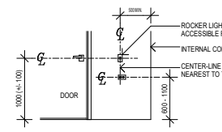
FOR WALKWAYS AND LANDINGS HAVING GRADIENT IN THE DIRECTION OF TRAVEL SHALLOWER THAN 1:33, A CAMBER OR CROSSFALL SHALL BE PROVIDED NO STEEPER THAN 1:40

1:40 MAX. 1:40 MAX.

1:40 MAX.

MAX. CAMBER & CROSSFALL FOR RAMPS, WALKWAYS AND LANDINGS (N.T.S.)

ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION



HEIGHT OF SWITCHES G.P.O. & DOOR HANDLES (N.T.S.)

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1	17.02.26	BA ISSUE 1

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DRAWING NAME

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(QBCC LICENCE NUMBER 15183066)

A.T. PENNYCUICK

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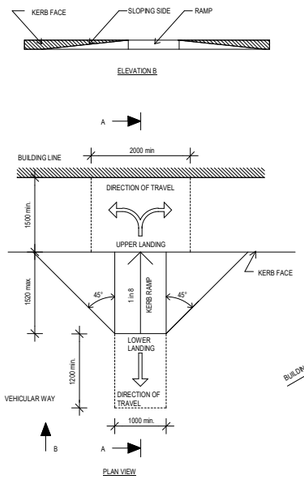
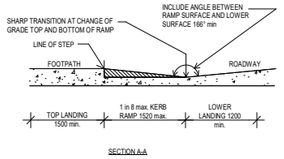
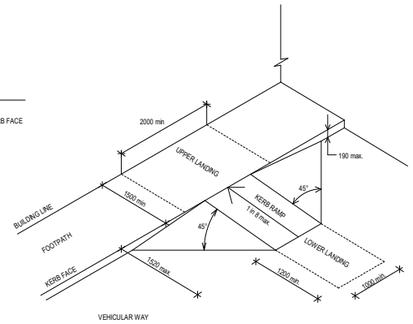
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
	25-074



PLAN VIEW



SECTION A-A



ISOMETRIC

NOTE: Where the is no turn involved, Top Landing may be reduced to 120mm min. in length.

KERB RAMP DETAIL (N.T.S.)

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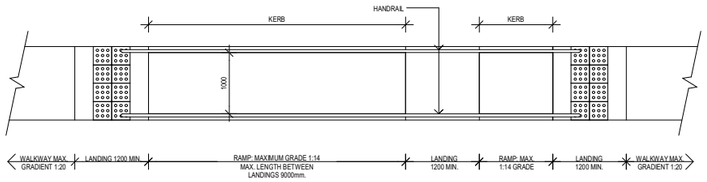

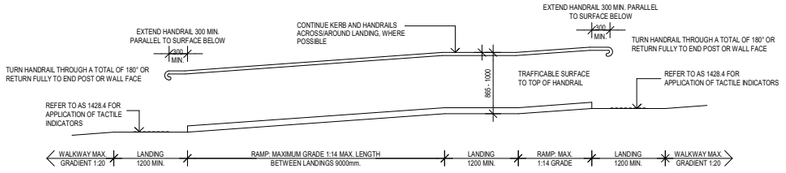

NOTE: THE 300mm EXTENSION IS NOT REQUIRED WHERE THE HANDRAIL IS CONTINUOUS.

RAMP DETAIL (N.T.S.)

ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
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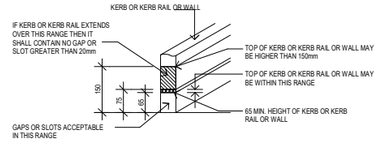

KERB RAIL DETAIL (N.T.S.)

ADAPTED FROM AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION

MAX. CAMBER & CROSSFALL FOR RAMPS, WALKWAYS AND LANDINGS (N.T.S.)

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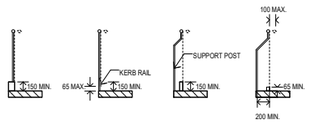

KERB OR KERB RAIL IN RELATION TO HANDRAIL WITH VERTICAL SUPPORT DETAIL (N.T.S.)

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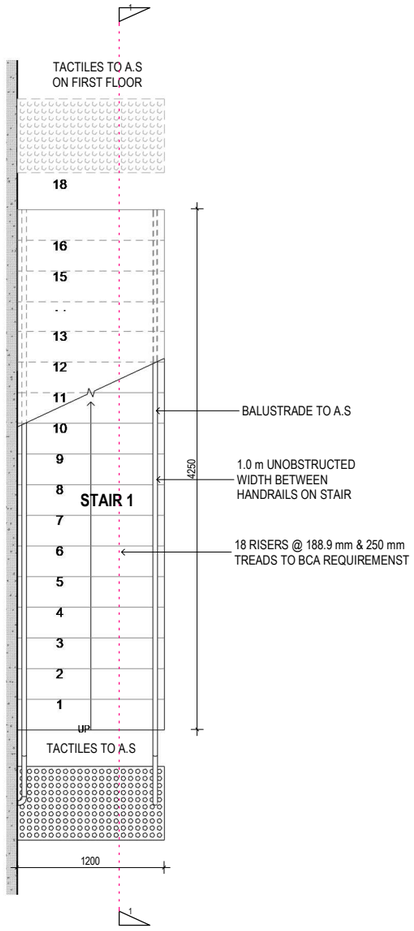
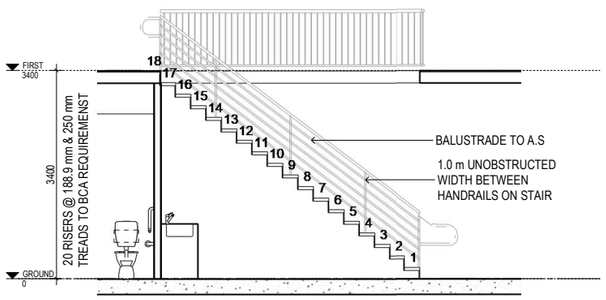
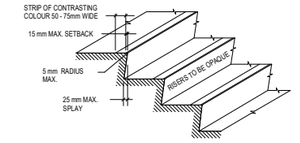
	25-074



STAIR 1 DETAILS GROUND
1 : 25



SECTION T1 STAIR TYP
1 : 50



NOTE: A CHAMFERED NOSED 5 x 5mm MAY BE USED

FIGURE A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

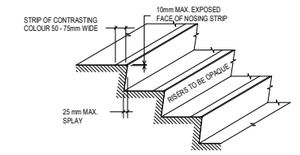


FIGURE B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

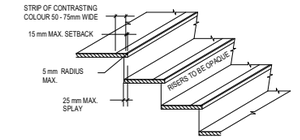


FIGURE C) STAIR NOSING PROFILE WITH NOSING STRIP

STAIR NOSING DETAILS (N.T.S.)

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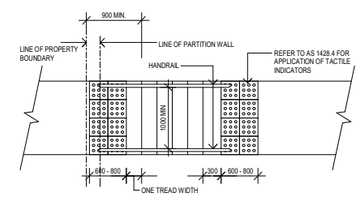

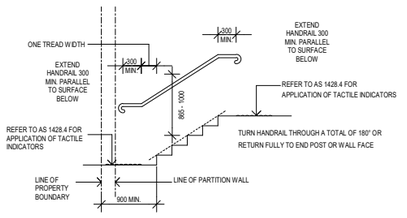

STAIR DETAIL (N.T.S.)

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REFER TO STANDARD FOR FURTHER DETAIL/ CLARIFICATION

0 0.3 0.5 1.3 2.5

SCALE: 50 @ A3 (SCALE:25 @ A1)

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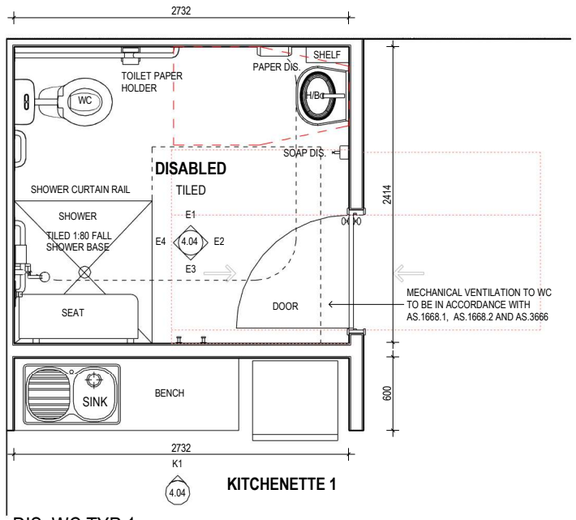
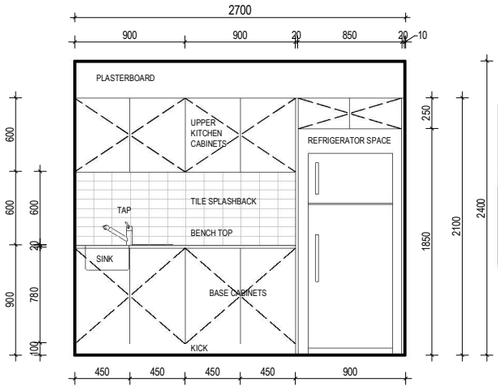
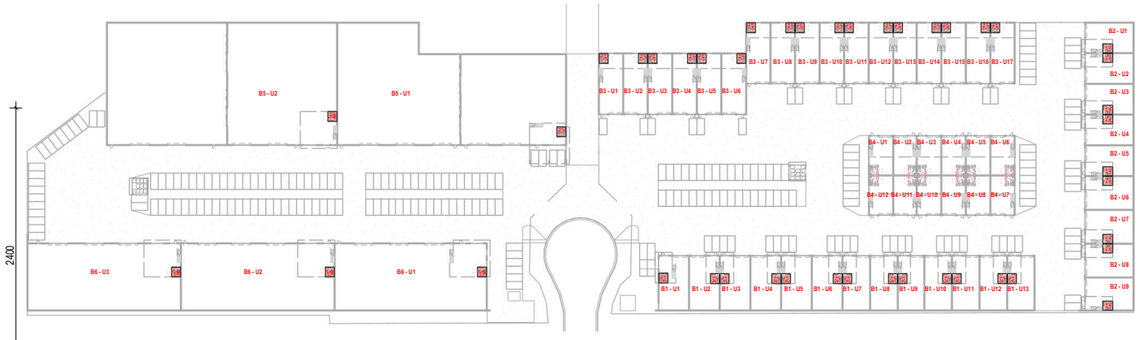


DIS. WC TYP 1
1 : 25



KITCHENETTE TYPE 1 ELEVATION K1
1:25

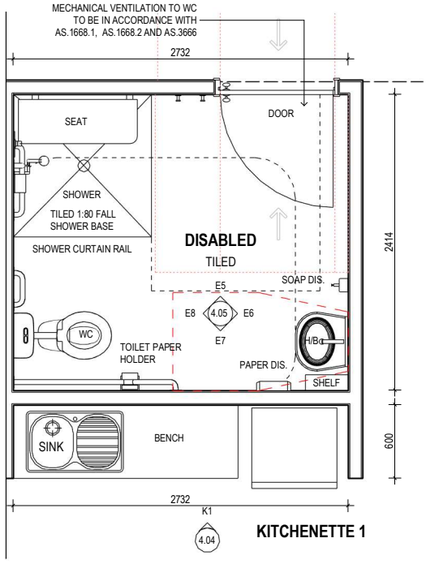


KEY PLAN 1 GROUND
1 : 1000

NOTE

LAYOUT FOR UNITS B3 U1-U13, B4 U1-U12, B5 U1-U2, B6 U1-U2. SOME UNITS MIRRORED AND ROTATED. SOME UNITS DO NOT HAVE A BATHROOM. REFER PLANS

- REFER TO STANDARD DETAILS 4.01 FOR SETOUT
- TILE SKRITING AND TILED IN SHOWER. MOISTURE RESISTANT PLASTERBOARD ELSE WHERE
- ALL WET AREA CEILINGS TO BE 2.4m (MOISTURE RESISTANT PLASTERBOARD)



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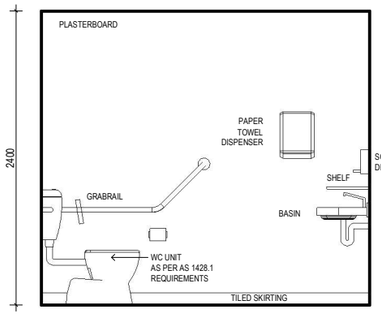

WC ELEVATION E1
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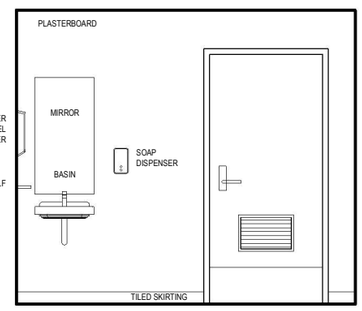

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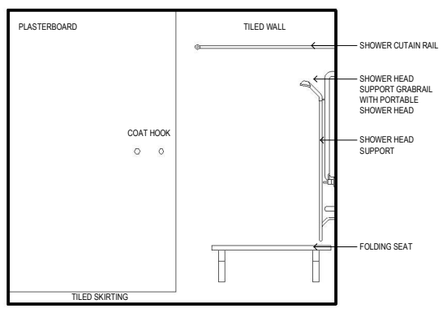

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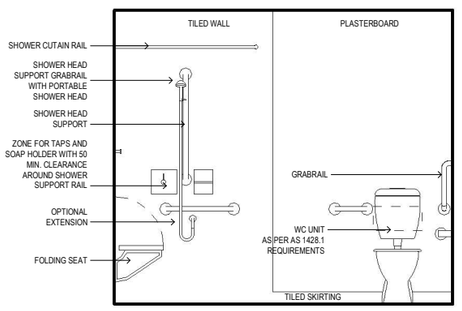

WC ELEVATION E4
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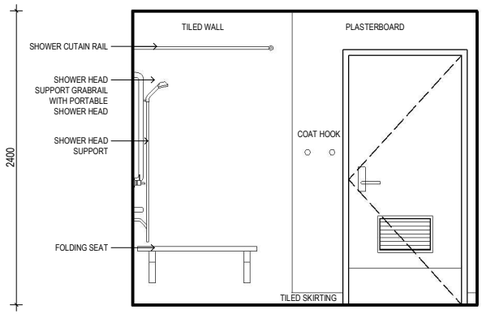

WC ELEVATION E5
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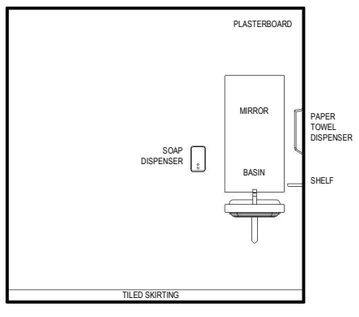

WC ELEVATION E6
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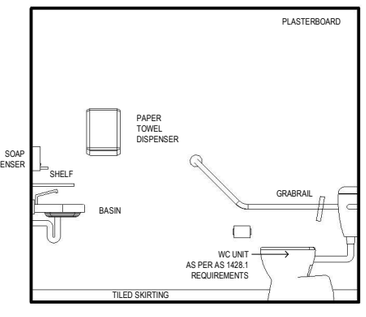

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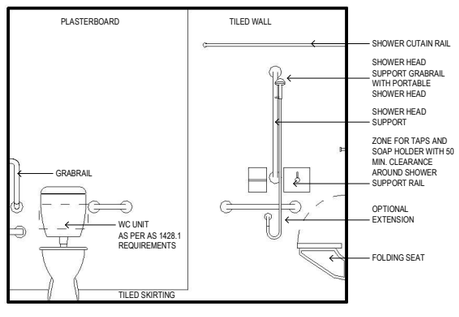

WC ELEVATION E8
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NOTE

LAYOUT FOR UNITS B1 U1-U13, B2 U1-U9. SOME UNITS MIRRORED AND ROTATED. SOME UNITS DO NOT HAVE A BATHROOM. REFER PLANS

- REFER TO STANDARD DETAILS 4.01 FOR SETOUT
- TILE SKRITING AND TILED IN SHOWER. MOISTURE RESISTANT PLASTERBOARD ELSE WHERE
- ALL WET AREA CEILINGS TO BE 2.4m (MOISTURE RESISTANT PLASTERBOARD)

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A.T. PENNYCUICK

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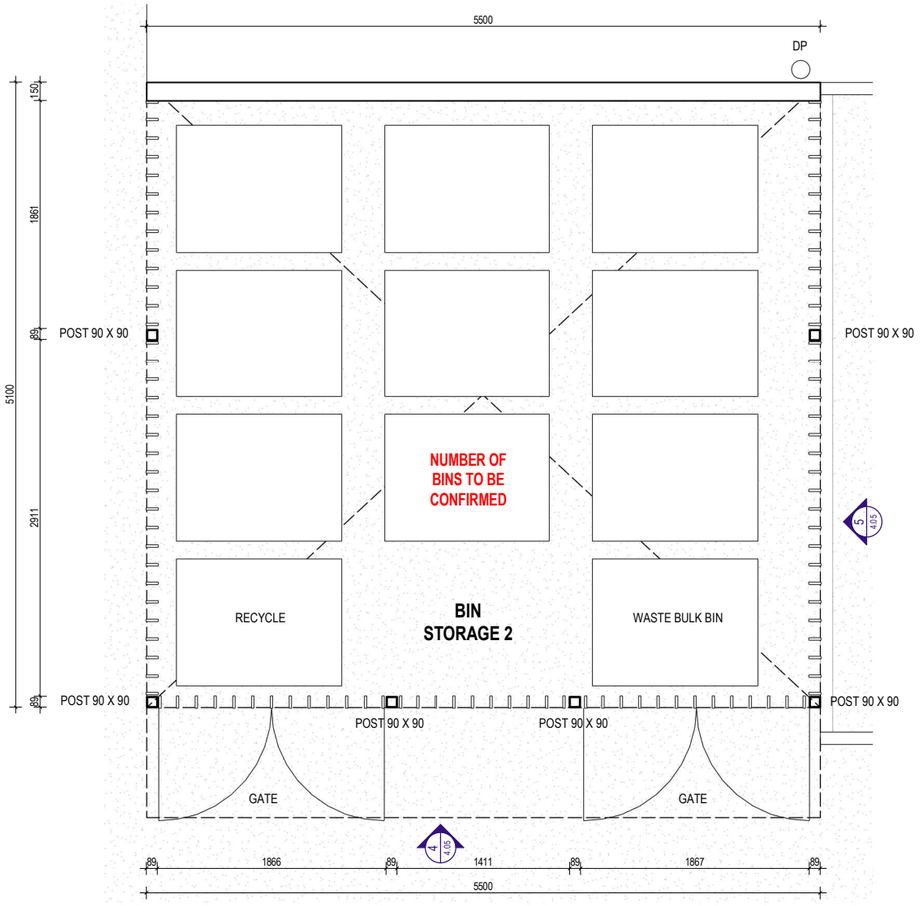
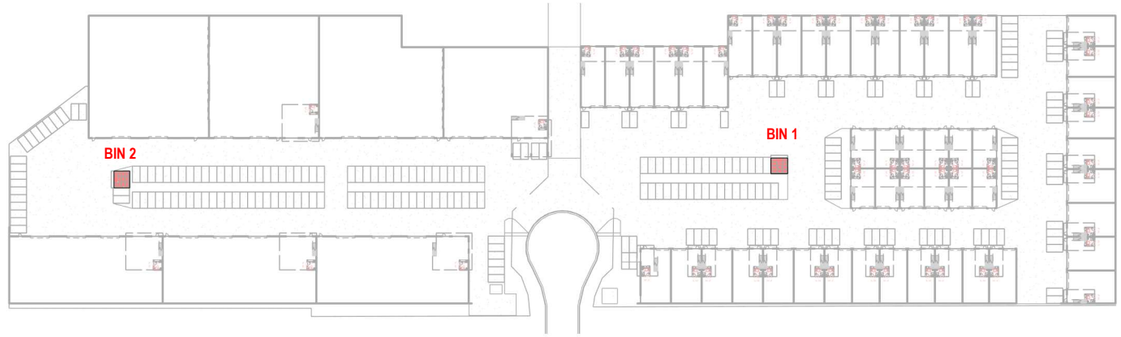
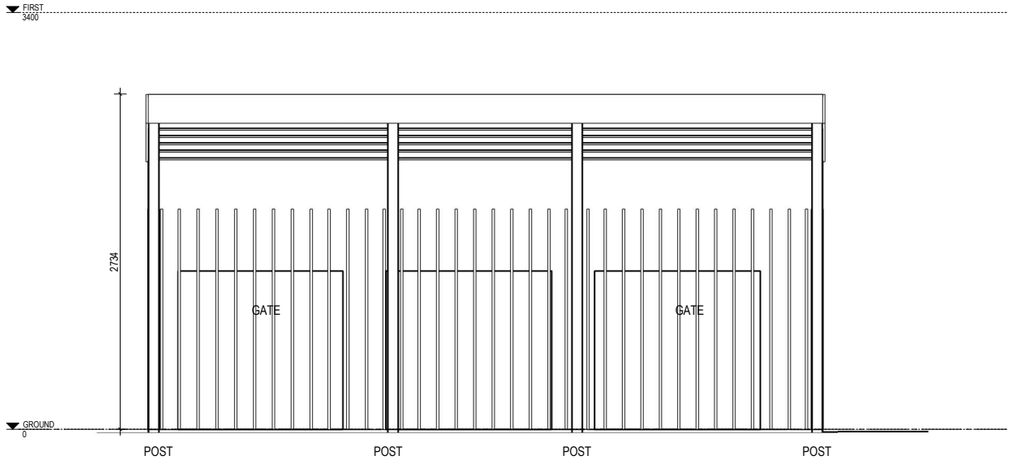


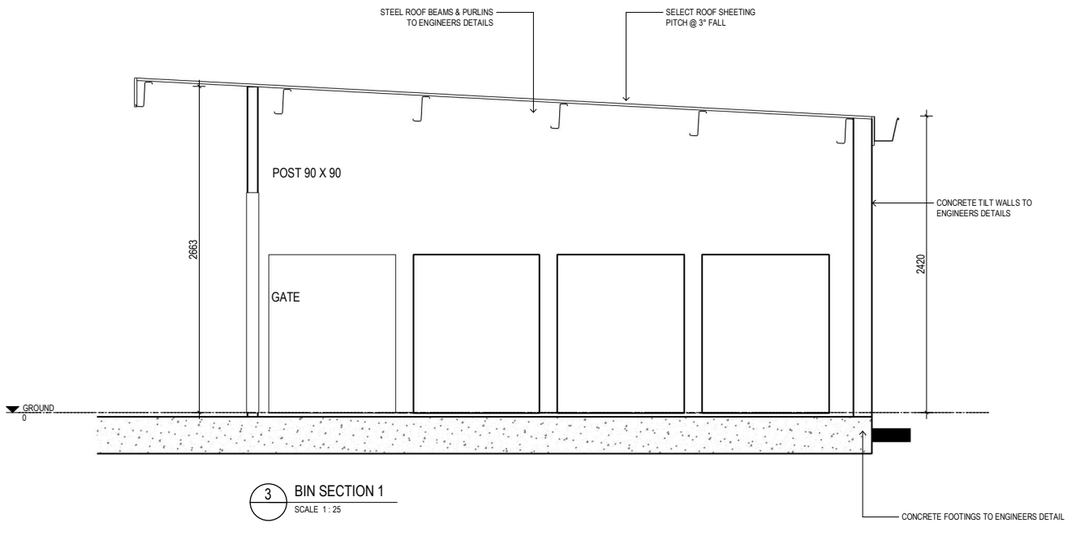
1 TYPICAL BIN 1 & 2 ENCLOSURE
SCALE 1 : 25



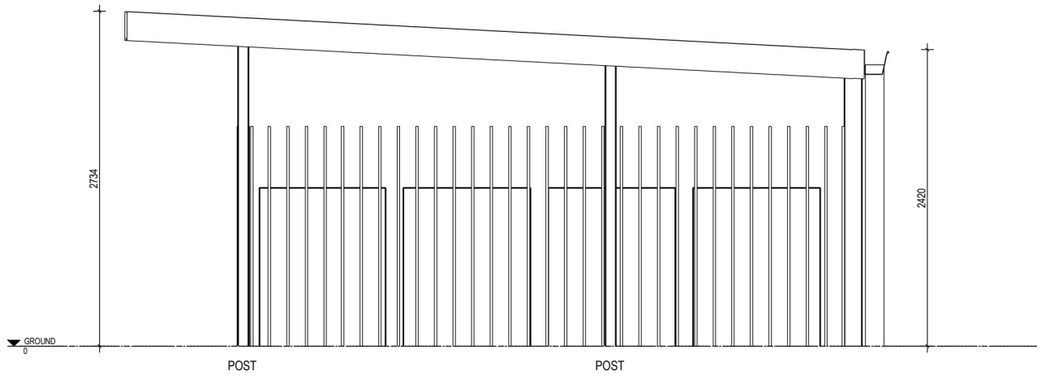
2 BIN LOCATION KEY PLAN
SCALE 1 : 1000



4 BIN FRONT ELEVATION
SCALE 1 : 25



3 BIN SECTION 1
SCALE 1 : 25



5 BIN SIDE ELEVATION
SCALE 1 : 25

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4.05

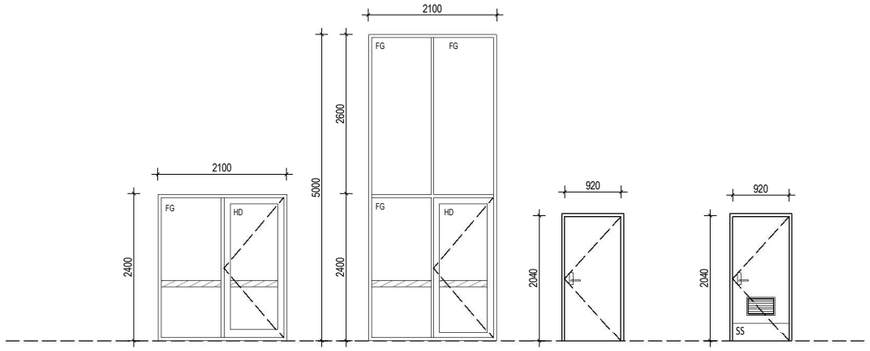
DRAWING NAME
BIN DETAILS

PROJECT
PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS
60-63 CAIRNS STREET, LOGANHOLME

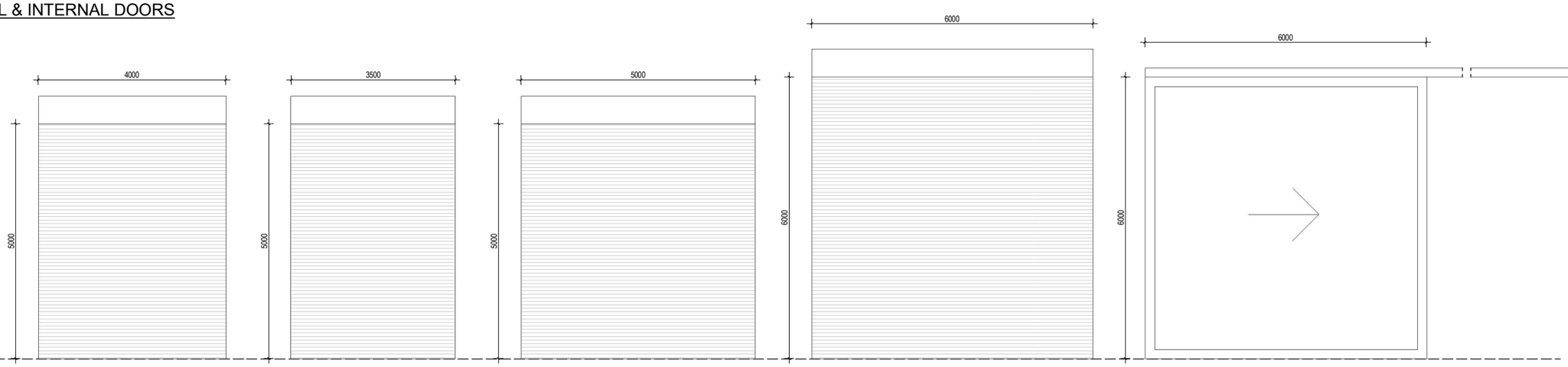
(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	**4.05**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
As indicated	**25-074**



DOOR TYPE No	D01	D02	D03	D04
QUANTITY	27	29	9	56
SIZE - (H x W)	H2400 x W2100	H5000 x W2100	H2040 x W920	2040 x 920
STYLE	FIXED GLASS & SWING ENTRY DOOR	FIXED GLASS & SWING ENTRY DOOR	SOLID CORE DOOR	SOLID CORE DOOR
FRAME	ALUM. FRAMED - BLACK	ALUM. FRAMED - BLACK	ALUM. FRAMED - BLACK	TIMBER FRAMED
GLASS INFILL	CLEAR LAMINATED GLASS	CLEAR LAMINATED GLASS		
NOTES	-THRESHOLD TO BCA COMPLIANCE AS1428.1	-THRESHOLD TO BCA COMPLIANCE AS1428.1	-THRESHOLD TO BCA COMPLIANCE AS1428.1 -WATERPROOF	DISABLED COMPLAINT SS KICK & VENT. -THRESHOLD TO BCA COMPLIANCE AS1428.1
CHECK FLOOR PLAN FOR POSITION OF DOOR SWING OR SLIDING				

EXTERNAL & INTERNAL DOORS



DOOR TYPE No	RD01	RD02	RD03	RD04	FSD01
QUANTITY	40	7	4	18	4
SIZE - (H x W)	H5000 x W4000	H5000 x W3500	H5000 x W5000	H6000 x W6000	H6000 x W6000
STYLE	ROLLER SHUTTER DOOR	ROLLER SHUTTER DOOR	ROLLER SHUTTER DOOR	ROLLER SHUTTER DOOR	FIRE SLIDING DOOR
FRAME	METAL FRAME & PANEL	METAL FRAME & PANEL	METAL FRAME & PANEL	METAL FRAME & PANEL	
GLASS INFILL					
NOTES	-THRESHOLD TO BCA COMPLIANCE AS1428.1 -TO MANUF. & SUPPLIERS SPECS. -BOLLARDS	-THRESHOLD TO BCA COMPLIANCE AS1428.1 -TO MANUF. & SUPPLIERS SPECS. -BOLLARDS	-THRESHOLD TO BCA COMPLIANCE AS1428.1 -TO MANUF. & SUPPLIERS SPECS. -BOLLARDS	-THRESHOLD TO BCA COMPLIANCE AS1428.1 -TO MANUF. & SUPPLIERS SPECS. -BOLLARDS	
CHECK FLOOR PLAN FOR POSITION OF DOOR SWING OR SLIDING					

EXTERNAL & INTERNAL DOORS

NOTE:

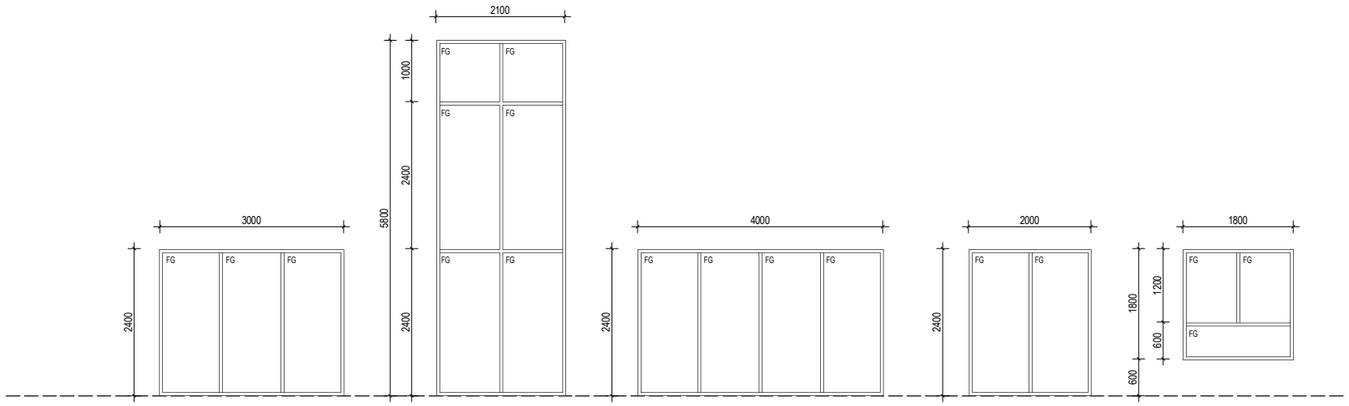
- GLAZING IN ACCORDANCE WITH AS 1288-2006. GLAZING ASSEMBLIES WILL BE ASSEMBLED AND INSTALLED TO AS2047.
- SIGNAGE OF DOORS TO INCORPORATE INTERNATIONAL SYMBOLS FOR DISABLED ACCESS TO ALL ACCESSIBLE ENTRANCES AND SANITARY FACILITIES.
- SOLID AND NON TRANSPARENT GLAZING ,BANDS TO BE INSTALLED TO GLAZED AREAS WITHOUT A HORIZONTAL TRANSOM THAT ARE CAPABLE OF BEING MISTAKEN FOR DOORWAYS OR OPENING, AS PER 1428.1
- LIGHT SWITCHES 1000AFL
- ALL EXIT DOORS AND DOORS IN PATH OF TRAVEL TO AN EXIT TO BE FITTED WITH HARDWARE IN ACCORDANCE WITH BCA D2.21, IE: TO OPEN FROM WITHIN, WITHOUT A KEY ON A LEVER HANDLE LOCATED BETWEEN 900 & 1100 AFL. EXIT DOORS WHICH SWINGS AGAINST THE DIRECTION OF EGRESS ARE TO BE FITTED WITH HOLD OPEN DEVICES.
- DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS FOR DISABLED PEOPLE MUST OPEN OUTWARD OR BE READILY REMOVABLE FROM THE OUTSIDE . INSTALL LIFT OFF HINGES.
- DIMENSIONS NOTED ARE APPROXIMATE OPENING SIZE ONLY. WINDOW MANUFACTURER TO CONFIRM SIZE S ON SITE .

NOTE:

- AS PER ENERGY EFFICIENCY RATING.REPORT BY COMPLIANCE .

NOTE:

- NO SUB SILL TO EXTERNAL ENTRY DOORS ONLY .
- SIDELIGHTS TO BE INSTALLED WITH SUB-SILL
- RAVEN ' RP-77' THRESHOLD PLATE TO BE INSTALLED TO ALL EXTERNAL DOORS.
- RAVEN 'RP-8' DOOR LEAF SILL TO ALL EXTERNAL DOORS



WINDOW No	W01	W02	W03	W04	W05
QUANTITY	24	5	19	2	17
WINDOW TYPE	FIXED GLASS WINDOW	FIXED GLASS WINDOW	FIXED GLASS WINDOW	FIXED GLASS WINDOW	FIXED GLASS WINDOW
SIZE - (H x W)	2400 x 3000	5800 x 2100	2400 x 4000	2400 x 2000	1800 x 1800
GLAZING TYPE	CLEAR LAMINATED GLASS	CLEAR LAMINATED GLASS	CLEAR LAMINATED GLASS	CLEAR LAMINATED GLASS	CLEAR LAMINATED GLASS
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED
NOTES	DECALS TO AS1428.1	DECALS TO AS1428.1	DECALS TO AS1428.1	DECALS TO AS1428.1	DECALS TO AS1428.1

EXTERNAL WINDOWS

LEGEND

SL SLIDING PANEL
FG FIXED GLASS
AW AWNING PANEL

LEGEND

AS ACCESSIBLE SIGNAGE TO AS1428 UNISEX RH SIGN
CS CONTRASTING STRIP
FG FIXED GLASS- SAFETY GLASS
KP KICK PLATE STAINLESS STEEL. 150m HIGH.
SP SIGNAGE PLATE. STAINLESS STEEL. 200mmHIGH.
VP VISION PANEL SAFETY GLASS.

0 0.3 0.5 1.3 2.5

SCALE: 50 @ A3 (SCALE:25 @ A1)

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5.01

DRAWING NAME

WINDOW AND DOOR SCHEDULE

PROJECT

PROPOSED INDUSTRIAL/ COMMERCIAL DEVELOPMENT

ADDRESS

60-63 CAIRNS STREET, LOGANHOLME

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

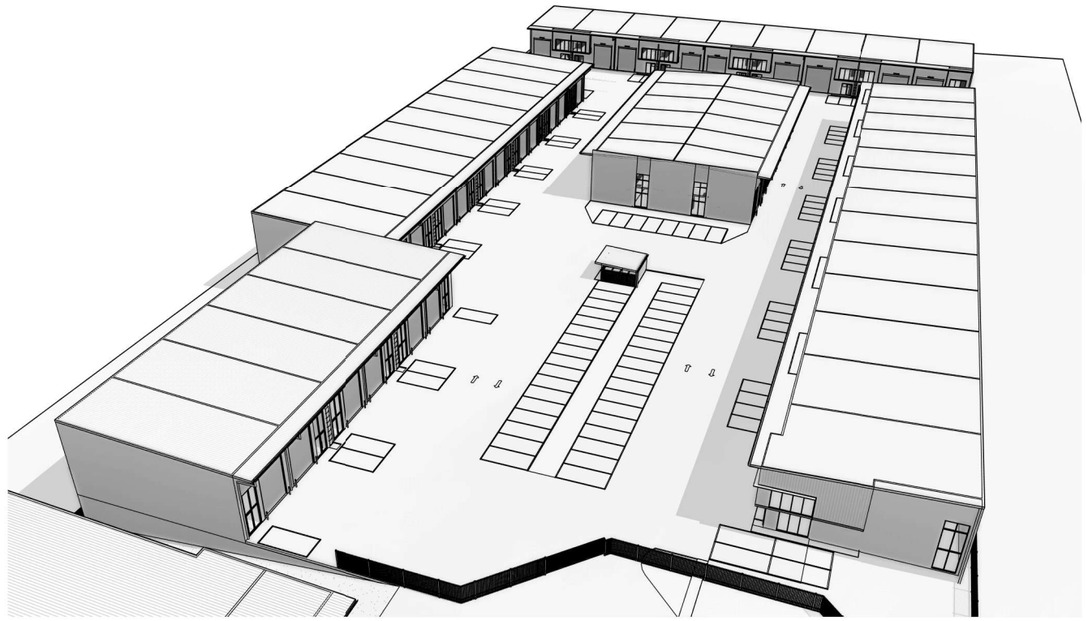
DRAWN BY	SHEET NUMBER
Author	**5.01**
DATE	CURRENT REV.
17.02.26	**ISSUE 1**
SCALE	PROJECT No.
1 : 50	**25-074**

ARTISTI IMPRESSION 1

LANDSCAPE SHOWN IS INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT FOR ACTUAL INTENT.



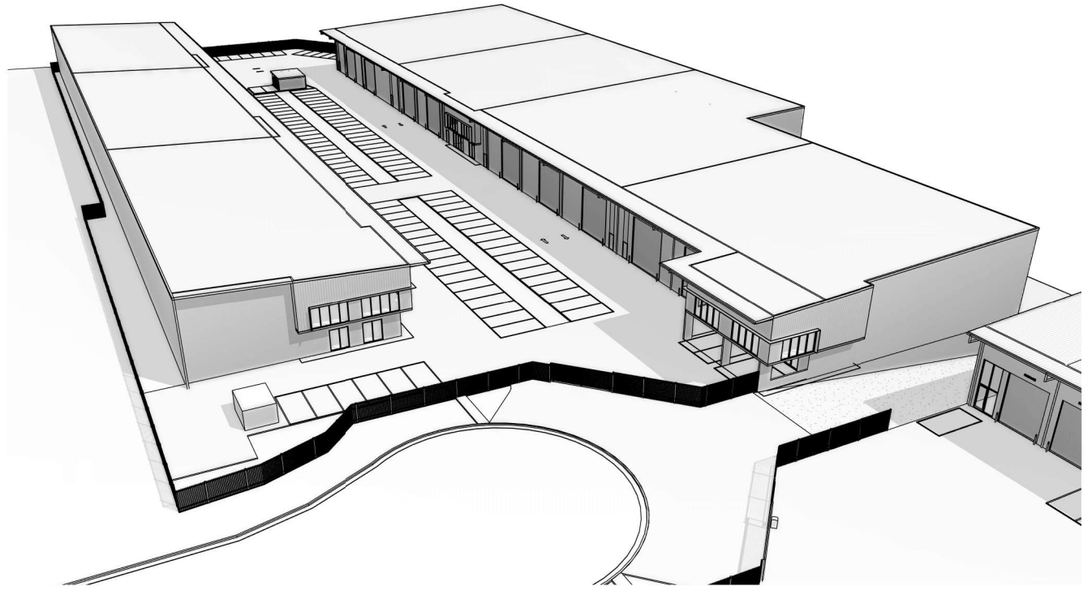
1 3D VIEW 1
SCALE



2 3D VIEW 2
SCALE



4 3D VIEW 3
SCALE



3 3D VIEW 4
SCALE

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DRAWING NAME
3D VIEWS 1

PROJECT
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