

NEW DWELLING AT

LOT. 152 ALLURE ST.
UPPER COOMERA

FOR

I. & C. BUJOR

Building Act 1975 - Development
Permit (Building)
BA5487

BA#.....
05 November 2025
Date.....

TJB Building Certifiers

DESIGNER



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BSA LIC. No: 657045

DATE: 24/07/2025 12:42:38 PM
DRAWN: OK CHECKED: OK
PROJ No.: 285PR152N

ISSUE/ DETAILS	DATE
A / PRELIM ISSUE	11/10/24
B / AMEND. PRELIM	24/10/24
C / AMEND. PRELIM	03/01/25
D / FINAL ISSUE	22/01/25
E / AMENDED FINAL	28/01/25
F / AMENDED FINAL	07/04/25
G / AMENDED FINAL	14/04/25
H / AMENDED FINAL	28/05/25
I / AMENDED FINAL	24/07/25

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DESIGN STAGE

FINAL ISSUE

The dwelling is to be designed and constructed in accordance with AS3959 for a site having a BAL12.5.



Sheet Number	Drawing
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Area Schedule	
LIVING (G.F.)	184.7 M ²
PORCH (G.F.)	4.6 M ²
ALFRESCO (G.F.)	18.5 M ²
LIVING (F.F.)	176.6 M ²
GRAND TOTAL	384.4 M ²

DRAWING NOTES

GENERAL CONSTRUCTION NOTES

- ALL TIMBER FRAMED WALLS TO WET AREAS TO BE LINED WITH F.C.
- FLOORS TO ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE.
- ALL HANDRAILS TO BE 1000MM MIN. ABOVE FINISHED FLOOR (CARPET,TILES ETC), WITH 125MM MAXIMUM OPENINGS TO BALUSTRADING.
- W.C.'S TO HAVE A MIN. CLEAR WIDTH OF 900 MM.
- INWARD OPENING DOORS TO W.C.'S TO HAVE LIFT OFF HINGES.
- FIRST FLOOR TIMBER FLOORS TO ALL WET AREAS TO HAVE AN 'APPROVED "WET AREA" FLOORING FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- ALL LAMINATED BEAMS TO HAVE FULL WIDTH BEARING AT EACH END.
- MASONRY CONSTRUCTION TO CURRENT VERSION OF A.S. 3700.
- WRITTEN DIMENSIONS TO HAVE PREFERENCE OVER SCALED DIMENSIONS AT ALL TIMES.

SITE NOTES

PLATFORM IMMEDIATELY SURROUNDING THE RESIDENCE TO BE SLOPED AWAY FROM THE RESIDENCE AT A SLOPE OF 1:100 TO A MINIMUM TO A EARTH DRAIN AS INDICATED ON THE SITE PLAN.

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

CUT AND FILL BATTERS NOT TO EXCEED 1:1 HORIZONTAL TO 1 VERTICAL TO ...2... HORIZONTAL. (UNLESS OTHERWISE STATED BY A GEOTECHNICAL ENGINEER.

1000 MAXIMUM HIGH TIMBER RETAINING WALL WITH 65 DIA AG PIPE (TO DISCHARGE TO STORMWATER LINE) AND GRANULAR BACK FILL BEHIND AND TO BE WHOLLY CONTAINED WITHIN THE SITE. ONLY IF INDICATED ON THIS SITE PLAN.

HEIGHT OF FENCE INCLUDING THE HEIGHT OF A RETAINING WALLS ARE NOT TO EXCEED 2.0 METRES ABOVE NATURAL GROUND LEVEL, ONLY IF INDICATED ON THIS SITE PLAN.

DRIVEWAY SLOPE NOT TO EXCEED 1 VERTICAL TO 4 HORIZONTAL.

DRIVEWAY AND FOOTPATH CROSS OVER BY OWNER.

○ = DENOTES SURVEY PEG OR ASSUME SURVEY PEG

ROOF WATER DRAINAGE

RAINFALL INTENSITY OF 250mm/hr WITH ARI OF 20 YEARS (BRISBANE) AS PER PART 3.5.2 OF THE B.C.A., THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT QLD. QUAD EAVES GUTTER WITH A EFFECTIVE GROSS-SECTIONAL AREA OF 8100 SQ. MM. ACHIEVING A MAXIMUM ACTUAL ROOF AREA PER DOWN PIPE OF 50 SQ.M. WHICH GIVES A MAX. PLAN DIMENSION OF 49.8 SQ.M. AT 5 DEGREES, 49.2 SQ.M. AT 10 DEGREES, 48.3 SQ.M. AT 15 DEGREES, 47.0 SQ.M. AT 20 DEGREES, 45.3 SQ.M. AT 25 DEGREES AND USING 100 X 75MM DOWNPIPES. DOWNPIPE SPACING NOT TO EXCEED 14M.

AS PER PART 3.1.2 OF THE B.C.A. IN ACCORDANCE WITH AQS/NZS 3500.3.2, UPVC STORM WATER PIPELINES HAVING A SMOOTH (NON-PROFILED) INTERNAL BORE WITH A FALL OF 1:100 MIN. & A NOMINAL DIAMETER OF 100MM ACHIEVES A HYDRAULIC CAPACITY OF 8L/s, GIVING A MAX. ACTUAL ROOF AREA OF 114.7 SQ.M. OR A MAX. PLAN DIMENSION OF 110.2 SQ.M AT 5 DEGREES, 105.2 SQ.M. AT 10 DEGREES, 101.0 SQ.M. AT 15 DEGREES, 97.2 SQ.M. AT 20 DEGREES, 93.2 SQ.M. AT 25 DEGREES PER STORMWATER PIPE. (WHERE CONNECTING TO EXISTING STORMWATER FACILITIES; CAPACITY MUST BE FULLY INVESTIGATED BY THE CONTRACTOR PRIOR TO CONNECTION AND/OR UPGRADED TO SUIT.

BRANDING OF STRUCTURAL PLYWOOD

EACH SHEET OF STRUCTURAL GRADE PLYWOOD SHALL HAVE THE FOLLOWING INFORMATION LEGIBLY AFFIXED THEREON BY THE MANUFACTURER AT THE POINT OF MANUFACTURE AT LEAST ONCE.

(A) THE MANUFACTURERS NAME OR REGISTERED MARK.

(B) THE WORD 'STRUCTURAL' OR PRODUCT DESCRIPTION.

(C) REFERENCE TO THE STANDARD, I.E., AS/NZS 2269.

(D) THE GRADE OF OUTER PLIES (FACE FIRST, BACK LAST), E.G., CC, CD OR DD. WHERE NON STANDARD VENEER QUALITY HAS BEEN USED IN THE PLYWOOD ASSEMBLY. THIS REQUIREMENT MAY BE MET BY REFERENCE TO A PRODUCT NAME OR DESCRIPTION THAT REFERENCES THE NON-STANDARD VENEER QUALITY IN THAT PRODUCT'S SPECIFIC MANUFACTURING SPECIFICATION.

(E) THE BOND TYPE OF THE BLUE LINE, I.E., ABOND.

(F) AN INDICATION OF THE STRESS GRADE OF THE SHEET, E.G., F7.

(G) THE PANEL CONSTRUCTION CODE E.G., 17-24-7

(H) IF IMMUNIZED OR PRESERVATIVE-TREATED, BRANDING IN ACCORDANCE WITH AS/NZS 1604.3.

BRACING LEGEND

TB1: ANGLED BRACE IN ACCORDANCE WITH A.S. 1684.2-1999 MANUAL, TABLE 8.1B, FIGURE (c) = 1.5kN/M

TB4B: STRUCTURAL PLY SHEET BRACING IN ACCORDANCE WITH A.S. 1684.2-1999 MANUAL, TABLE 8.1B, FIGURE (H) = 6.0 kN/M

* PLY BRACING PANELS LESS THAN 900 LONG TO A MINIMUM WIDTH OF 600, TO HAVE 1/M12 ROD AT EACH END IN ACCORDANCE WITH A.S. 1684.2-1999 CLAUSE 8.3.6.5

PLYWOOD STRESS GRADE	STUDS @ 450ctrs
FB F11 F14 F27	7MM THICK PLYWOOD 6MM 4MM 4MM

PLYWOOD NAILING TYPES & STRENGTHS REFER TO PAA 'STRUCTURAL PLYWOOD WALL BRACING' LIMIT STATE DESIGN MANUAL, TABLE 1: MINIMUM FASTENER SPECIFICATION.

BRICK PIERS IN ACCORDANCE WITH "BRICK DEVELOPMENT RESEARCH INSTITUTE" CLAY BRICK CONSTRUCTION DETAILS, VOLUME No.1, TABLE 12 = 1.5kN/M IN EACH DIRECTION.

M4(B) BRACEBOARD SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE B = 6.0 kN/M

M4(C) BRACEBOARD SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE C = 9.0 kN/M

*BRACING PANELS LESS THAN 900 LONG TO A MINIMUM WIDTH OF 450, TO HAVE 1/M12 ROD AT EACH END IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE E = 6.0 kN/M

JHFC JAMES HARDIE FBRE CEMENT IN ACCORDANCE WITH JAMES HARDIE BRACING FIXING MANUAL TABLE 4 = 5.3 kN/M

GIRDER TRUSS NOTE

ALL GIRDER TRUSSES TO BE SUPPORTED BY MIN. 3/ MGP10 STUDS OF A SIZE COMMON TO THE WALL OR 2/ MGP10 OF A SIZE COMMON TO THE WALL AT EACH SIDE OF AN OPENING. IN ADDITION TO THE JAMB STUDS WHEN THE GIRDER TRUSS IS LOCATED OVER AN OPENING WHICH DOES NOT EXCEED 2460MM IN WIDTH UNLESS NOTED OTHERWISE ON THIS DRAWING.

IF IN THE EVENT THAT THE GIRDER TRUSS LOCATES ARE ALTERED, THE BUILDER & OR THE TRUSS MANUFACTURE ARE TO INFORM THIS OFFICE SO THAT AMENDED DRAWINGS CAN BE ISSUED OR PROVIDE ALTERNATIVE R.P.E.Q. CERTIFIED SUPPORT/JAMB MEMBER SPECIFICATIONS.

WORKPLACE HEALTH & SAFETY OVERVIEW

- THESE NOTES DO NOT OVERRIDE THE BUILDER'S/PRINCIPLE CONTRACTOR'S CONTROL OF THE WORK SITE. THEY FORM A GENERAL SUPPLEMENTARY GUIDE AS EACH BUILDER HAS THEIR OWN PREFERRED WORK METHODS AND W.H.S. SOLUTIONS.

- ALL BUILDING WORK HAS AN ELEMENT OF WORK PLACE HEALTH AND SAFETY RISK. THE BUILDER/PRINCIPLE CONTRACTOR IS TO PREPARE AND HAVE ON DISPLAY A SITE SPECIFIC SAFETY PLAN. THAT SITE SPECIFIC SAFETY PLAN IS TO BE REVIEWED AND UPDATED AS NEEDED TO REFLECT THE CHANGING SITE CONDITIONS.

THE BUILDER IS TO ENSURE ALL PERSONNEL ON SITE ARE BRIEFED ON THE RELEVANT SAFETY ISSUES AS APPLICABLE WHILE ON THE SITE.

- THE BUILDER IS TO ERECT A NOMINAL 1.8M HIGH TEMPORARY FENCE AND ACCESS GATE TO ISOLATE THE CONSTRUCTION AREA FOR PUBLIC ACCESS.

- THESE DRAWINGS HAVE BEEN COMPILED WITH ALLOWANCE FOR ANTICIPATED SPACE REQUIREMENTS FOR ACCESS AND SCAFFOLDING.

- THE BUILDER IS TO ENSURE THAT A LEVEL AREA IS PROVIDED AS REQUIRED FOR SCAFFOLDING FOR CONSTRUCTION WORK AT HEIGHTS. THE BUILDER IS TO CONSULT WITH THE SCAFFOLD SUPPLIER AND PROVIDE ADDITIONAL FIXING POINTS TO THE BUILDING TO SECURE THE SCAFFOLDING IF REQUIRED.

- IF THE SCAFFOLD SYSTEMS SELECTED BY THE BUILDER REQUIRES ADDITIONAL SPACE OR BUILDING FIXING POINTS, THE BUILDER IS TO REQUEST (VIA THE CLIENT) ADDITIONAL CONSTRUCTION DRAWINGS.

THESE ADDITIONAL DRAWINGS AND DOCUMENTATION WILL BE TREATED AS A VARIATION AND CHARGED AT THE HOURLY RATE AS DEFINED IN THE BUILDING DESIGN CONTRACT OF ENGAGEMENT.

- THE BUILDER IS TO ERECT TEMPORARY PLATFORMS OR SCAFFOLDS FOR THE SAFER ERECTION OF THE ROOF, CEILING AND HIGH WALLS, AS REQUIRED TO ACHIEVE THE W.H.S. OUTCOMES.

- ALL SUSPENDED INTERNAL TIMBER FLOORS ARE DESIGNED AS PLATFORM FLOORING TO PROVIDE SAFE ACCESS AND MOVEMENT. CUT IN FLOORING MAY ONLY BE USED WHEN LAID OVER A PLATFORM FLOOR.

- ALL DECKING IS TO HAVE SCAFFOLDING OR SUB-FLOOR PLATFORMS AND TEMPORARY SAFETY FLOORING AS REQUIRED TO PROVIDE SAFE CONSTRUCTION.

- ALL STAIRWELL FEATURE LOWER LEVEL HIGH CEILING VOIDS IN THE FLOOR ARE TO BE PROTECTED WITH TEMPORARY FLOORING OR OTHER FALL PROTECTION.

- ALL ROOFING IS TO BE FITTED WITH STRUCTURAL ANTI-FALL ROOF BATTENS @ MAXIMUM 450 CTRS. THESE BATTENS MAY ALSO BE THE STRUCTURAL ROOFING BATTENS.

- THE BUILDER IS TO ENSURE FULL VENTILATION OF THE WORK SITE WITH REGARDS TO THE USE OF CHEMICALS, SUCH AS, BUT NOT LIMITED TO ; ADHESIVES, SEALANTS, PAINTS AND CLEANERS.

- THE BUILDER IS TO INSTALL AN EYEBOLT THROUGH THE ROOF SHEETING CLOSE TO GUTTER IN A CONVENIENT LOCATION FOR SECURING A LADDER FOR SAFER ROOF ACCESS, DURING AND AFTER CONSTRUCTION, THIS EYEBOLT ON THE ROOF WILL HAVE TO CORRESPOND WITH A FIRM, LEVEL PAD AT GROUND LEVEL, SUITABLE FOR LOCATING THE BASE OF THE LADDER.

The dwelling is to be designed and constructed in accordance with AS3959 for a site having a BAL12.5.

SPECIFIC CONSTRUCTION NOTES

- SELECT CUST-ORB ROOF SHEETING TO SELECTION AT 7°/5° (MIN. 5°) PITCH TO MANUFACTURERS DETAILS.

- STRAMIT SPEED DECK ULTRA CONCEALED FIX OR KLIPLOK 700 ROOF SHEETING TO SELECTION AT 1°/3° PITCH TO MANUFACTURERS DETAILS.

- 75 X 38 F11 BATTENS AT 900 CRS. WITH 1/75mm TYPE 17 NO. 14 BATTEN SCREW FIX. (BATTENS MAY NEED TO BE INSTALLED AT 450CRS IF NO OTHER METHOD OF FALL ARREST IS PROVIDED)

- RAFTERS/TRUSSES AS PER FRAMING PLAN AT 900 MAX. CRS. FRAMING ANCHOR TO VERANDAH PLATE & FRAMING ANCHOR/LOOP STRAP TO VERANDAH PLATE.

- VERANDAH PLATE AS PER FRAMING PLAN M12 DIA BOLT TO POST WITH 50MM MAX. NOTCH TO TIMBER POSTS.

- ALL FRAMING AS PER FRAMING PLANS & 'DESIGN-IN-HYNE', 'DESIGN IT', AND 'SMARTFRAME' REPORTS AND RECOMMENDATIONS.

- M12dia.BOLTS FOR TIEDOWN AT 1350 CRS. JAMBS & CORNERS FROM TOP PLATE THROUGH TO FLOOR FRAME.

OR G.I. STRAP TOP AND BOTTOM PLATES & M12dia. BOLT BOTTOM PLATE TO FLOOR FRAME AT 1350 CRS.

- SELECT 19mm FLOORING TO MANUFACTURERS SPECIFICATIONS. DECKING TO BE HWD WITH 3-4mm GAPS FOR AIR FLOW.

- JOISTS AS PER FRAMING PLAN AT 450ctrs (AS SHOWN). FRAMING ANCHOR TO BEARER & SADDLEGRIP TO POLE PLATE. (MANUFACTURERS CONNECTION DETAILS TO TAKE PRECEDENCE FOR ENGINEERED MEMBERS)

- 1 ROW MID SPAN BLOCKING TO MATCH JOIST SIZE TO ANY SPAN EQUAL OR GREATER THAN 3600. BLOCKING TO ENGINEERED JOISTS AS PER MANUFACTURERS WRITTEN SPECIFICATIONS.

- BEARERS AS PER FRAMING PLAN 2/M12 DIA BOLT TO POST MAX. 38mm NOTCH TO POST.

- 75 X 75 X 4mm SHS COLUMNS FULLY CAPPED AT ENDS SET MIN. 450 INTO MASS CONCRETE PAD FOOTINGS TO ENGINEERS DETAILS.

- STEEL BEAMS AS PER FLOOR FRAMING PLAN TO BE FULLY SITE WELDED TO S.H.S. COLUMNS AT EACH END OR M12dia. BOLTED TO TIMBER POST AND M12dia. BOLTED TO 75x38 F14 FIXING PLATES AT STAGGERED 600ctrs. OR M12dia. CHEMICAL ANCHOR TO BLOCKWORK AS NOTED

- 100 THICK CONCRETE SLAB TO ENGINEERS DESIGN ON 50mm BEDDING SAND, 0.2mm POLYTHENE SHEETING & TERMITE TREATMENT SYSTEM TO A.S.3660.1(2000). (SYSTEM PROVIDED MUST GIVE 50 YEAR GUARANTEE AGAINST FAILURE)

PHYSICAL BARRIERS AGAINST TERMITES:

STEEL POSTS TO HAVE AT LEAST ONE END FULLY SEALED AND WELDED WITH 8mm PLATE/FLANGE.

TIMBER POSTS FIXED TO GALVANISED STEEL STIRRUPS. MINIMUM 75mm CLEAR GAP ABOVE FINISHED GROUND FOR INSPECTION.

GALVANIZED ANTCAPS AS APPROPRIATE, FULLY PARGED OR BONDED TO SLABS IN ACCORDANCE WITH VOLUME II OF THE BUILDING CODE OF AUSTRALIA.

NOTE:

REFER TO ATTACHED TIE-DOWN REPORT FOR DETAILED CONNECTION SCHEDULE.

ALL CONSTRUCTION TO BE CARRIED OUT IN STRICT ACCORDANCE WITH AS1684.

VARIATIONS FROM TIE-DOWN SCHEDULES PROVIDED SHOULD BE CHECKED AND CERTIFIED BY AN R.P.E.Q. ENGINEER.

TERMITE PROTECTION IN ACCORDANCE WITH A.S 3660 (2000):-

NOTE: TERMITE MANAGEMENT SYSTEM IN STRICT ACCORDANCE WITH BCA REQUIREMENTS AND INSTALLED ONLY BY Q.B.S.A. LICENSED AND INSURED PROVIDERS.

HOME OWNER IS TO BE INFORMED OF MAINTENANCE REQUIREMENTS BEFORE A SYSTEM IS ADOPTED.

SUGGESTED OPTION 1: G.I. ANTCAPS FULLY PARGED TO FULL PERIMETER, MIN. 100 CLEAR OF FINISHED GROUND AND TERM-MESH TO ALL SLAB PENETRATIONS, INSTALLED BY LICENCED INSTALLER, AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

SUGGESTED OPTION 2: FULL RETICULATED UNDERSLAB & PERIMETER SYSTEM TO MANUFACTURERS DETAILS.

ALL SLABS TO COMPLY WITH A.S.2870-COMPACTED AS REQUIRED

NOTE:

SYSTEM PROVIDER MUST PROVIDE 50YEAR GUARANTEE AGAINST SYSTEM FAILURE

NOTE:

ALL SLABS/FOOTINGS/RETAINING WALLS TO ENGINEER'S DETAIL DESIGN AND SOIL TEST RECOMMENDATIONS

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DATE ISSUE / AMENDMENT

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BSA LIC. No: 657045

WIND LOADING : N2

PROJECT:

LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: GENERAL NOTES

DATE: 24/07/2025 12:42:38 PM

SCALE: @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: ISSUE

A001 I



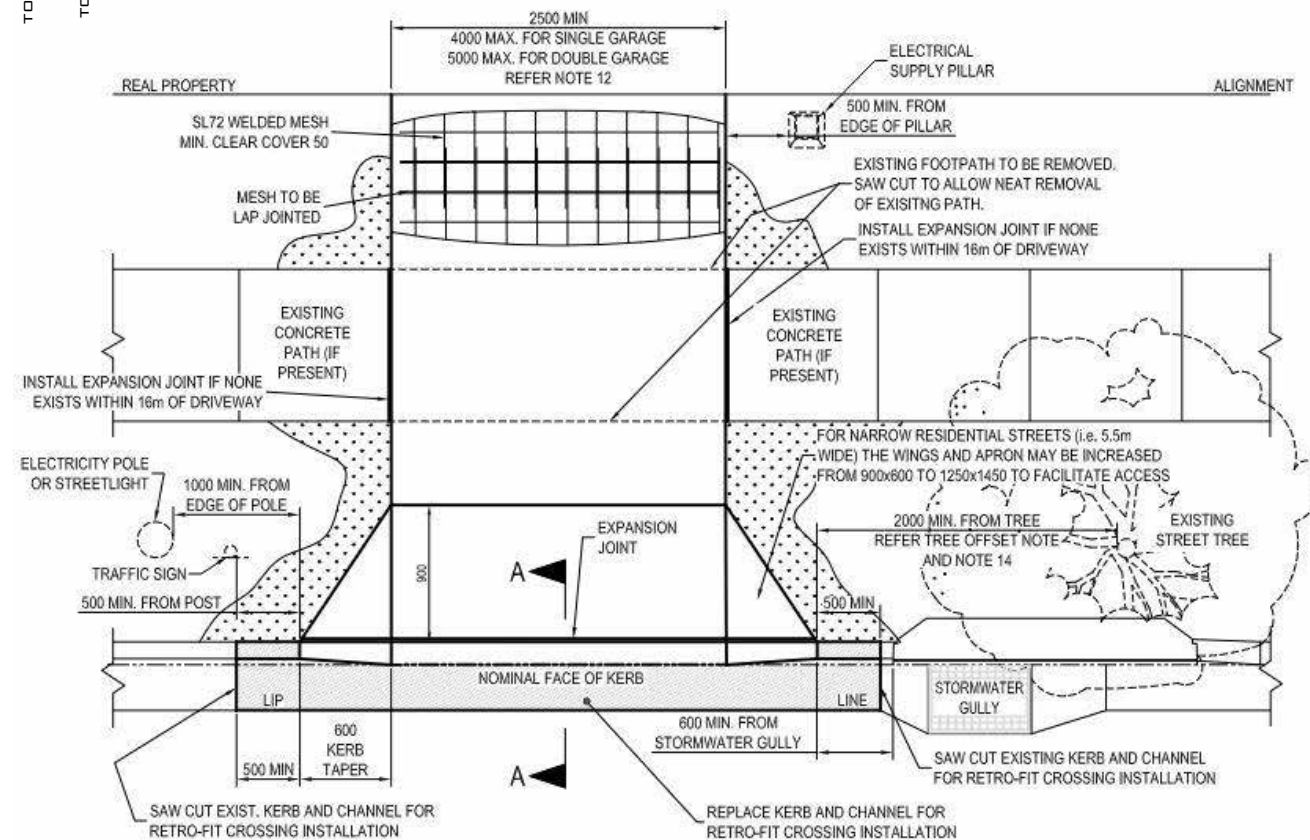
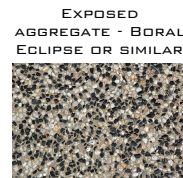
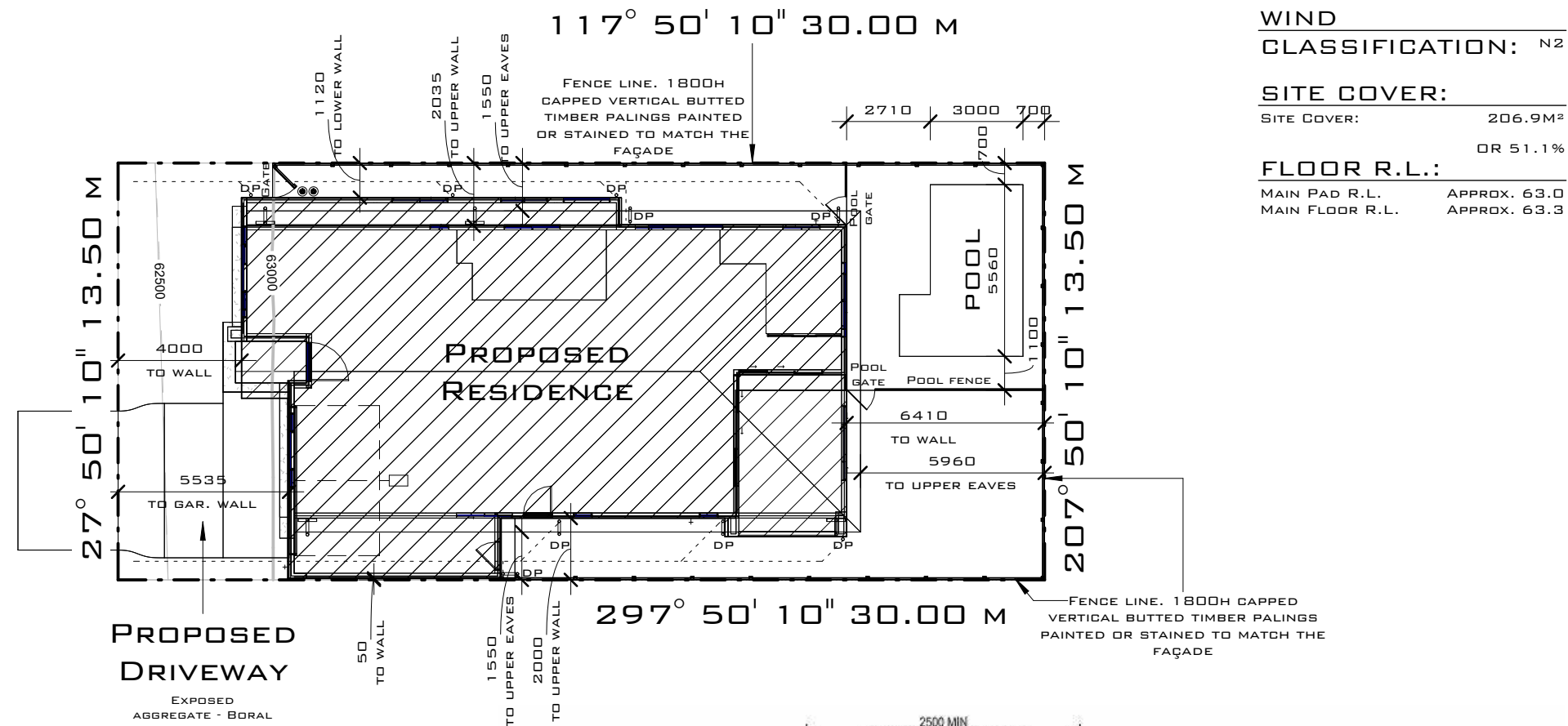
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Building Act 1975 - Development Permit (Building)
BA5487

BA#.....
05 November 2025
Date.....

TJB Building Certifiers

ALLURE STREET



SITE INFORMATION:

R.P.D.:

LOT No.: 152
PLAN No.: SP343910
AREA: 405M²

STORMWATER:

ROOF WATER TO FLOW TO STREET TO JOIN EXISTING COUNCIL SYSTEM VIA 100 DIA U.P.V.C. STORMWATER LINES AT 1:100 MINIMUM FALL.

WIND

CLASSIFICATION: N2

SITE COVER:

SITE COVER: 206.9M²
OR 51.1%

FLOOR R.L.:

MAIN PAD R.L. APPROX. 63.0
MAIN FLOOR R.L. APPROX. 63.3

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WIND LOADING : N2

PROJECT:

LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: SITE PLAN

DATE: 24/07/2025 12:42:39 PM

SCALE: 1 : 200 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: ISSUE

A002 I

1

SITE PLAN

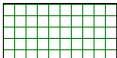
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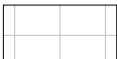
LEGEND

 EXPOSED AGGREGATE

 PEBBLE BED

 TURF

 GARDEN

 TILES

Building Act 1975 - Development
Permit (Building)

BA5487

BA#.....

05 November 2025

Date.....

TJB Building Certifiers

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constructed in accordance with
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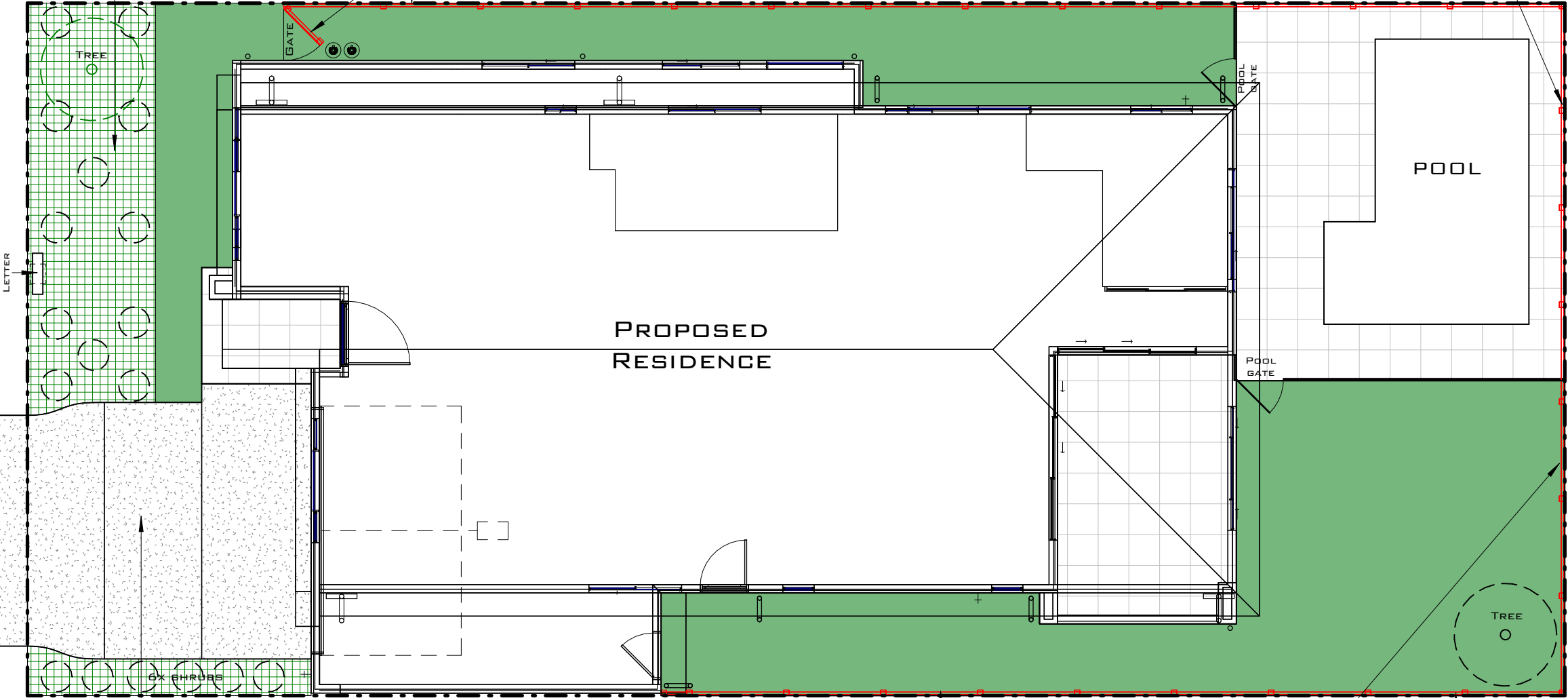
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ALLURE STREET

PLANTED
GARDEN

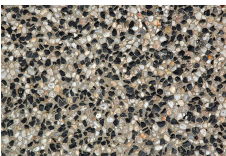
MIN. REQ.: 20M²
PROVIDED: 23.6M²

FENCE LINE. 1800H CAPPED VERTICAL
BUTTED TIMBER PALINGS PAINTED OR
STAINED TO MATCH THE FAÇADE



PROPOSED
DRIVEWAY

EXPOSED
AGGREGATE - BORAL
ECLIPSE OR SIMILAR



FENCE LINE. 1800H CAPPED VERTICAL
BUTTED TIMBER PALINGS PAINTED OR
STAINED TO MATCH THE FAÇADE

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WIND LOADING : **N2**

PROJECT:

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UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: LANDSCAPE PLAN

DATE: 24/07/2025 12:42:39 PM

SCALE: 1 : 100 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: ISSUE

A003

I

1

LANDSCAPE PLAN

1 : 100



LEGEND:

- TAPS
- SHOWER ROSE
- TAPS + SHOWER ROSE
- ADDITIONAL NOGGINGS FOR SHOWER WALLS AS PER CLAUSE 6.1 AND 6.2 OF THE ABCB STANDARD FOR LIVABLE HOUSING DESIGN

NOTE:

- 2740 G.F. CEILING HEIGHT
- 2400 G.F. EXTERNAL JOINERY HEIGHT
- 2340 G.F. INTERNAL DOOR HEIGHT

The dwelling is to be designed and constructed in accordance with AS3959 for a site having a BAL12.5.

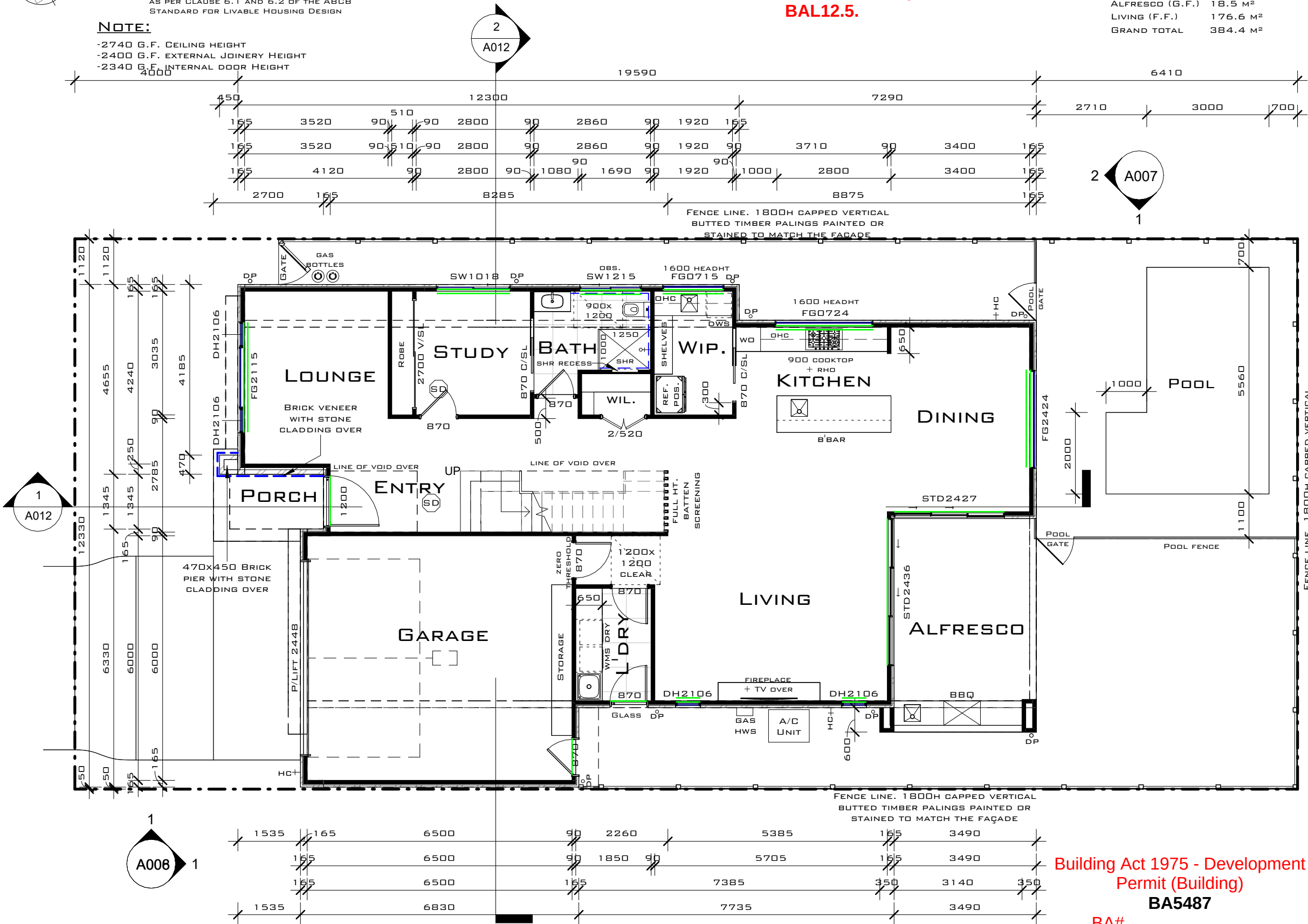
Area Schedule 1

LIVING (G.F.)	184.7 M ²
PORCH (G.F.)	4.6 M ²
ALFRESCO (G.F.)	18.5 M ²
LIVING (F.F.)	176.6 M ²
GRAND TOTAL	384.4 M ²

USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES

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DESIGNER
KOSCAD
BUILDING DESIGN
KOSCAD AUSTRALIA PTY LTD
47. REUBEN ST.
CORNUBIA 4130.
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E: ottok@koscad.com.au
W: www.koscad.com.au
ABN 62 529 626 536
BSA LIC. No: 657045

WIND LOADING : **N2**
PROJECT:
LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: GROUND FLOOR

DATE: 24/07/2025 12:42:40 PM

SCALE: 1 : 100 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: ISSUE

A004 **I**

Building Act 1975 - Development
Permit (Building)
BA5487

BA#.....

05 November 2025

Date.....

TJB Building Certifiers

GROUND FLOOR

1 : 100

1



LEGEND:

- TAPS
- SHOWER ROSE
- TAPS + SHOWER ROSE

NOTE:

- 2440 F.F. CEILING HEIGHT
- 2100 F.F. EXTERNAL JOINERY HEIGHT
- 2040 F.F. INTERNAL DOOR HEIGHT

The dwelling is to be designed and constructed in accordance with AS3959 for a site having a BAL12.5.

Building Act 1975 - Development Permit (Building)
BA5487

BA#.....

05 November 2025

Date.....

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07/04/25	F / AMENDED FINAL
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24/07/25	I / AMENDED FINAL

DESIGNER



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ABN 62 529 626 536
BSA LIC. No: 657045

WIND LOADING : N2

PROJECT:

LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: FIRST FLOOR

DATE: 24/07/2025 12:42:42 PM

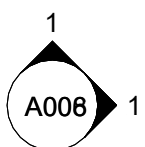
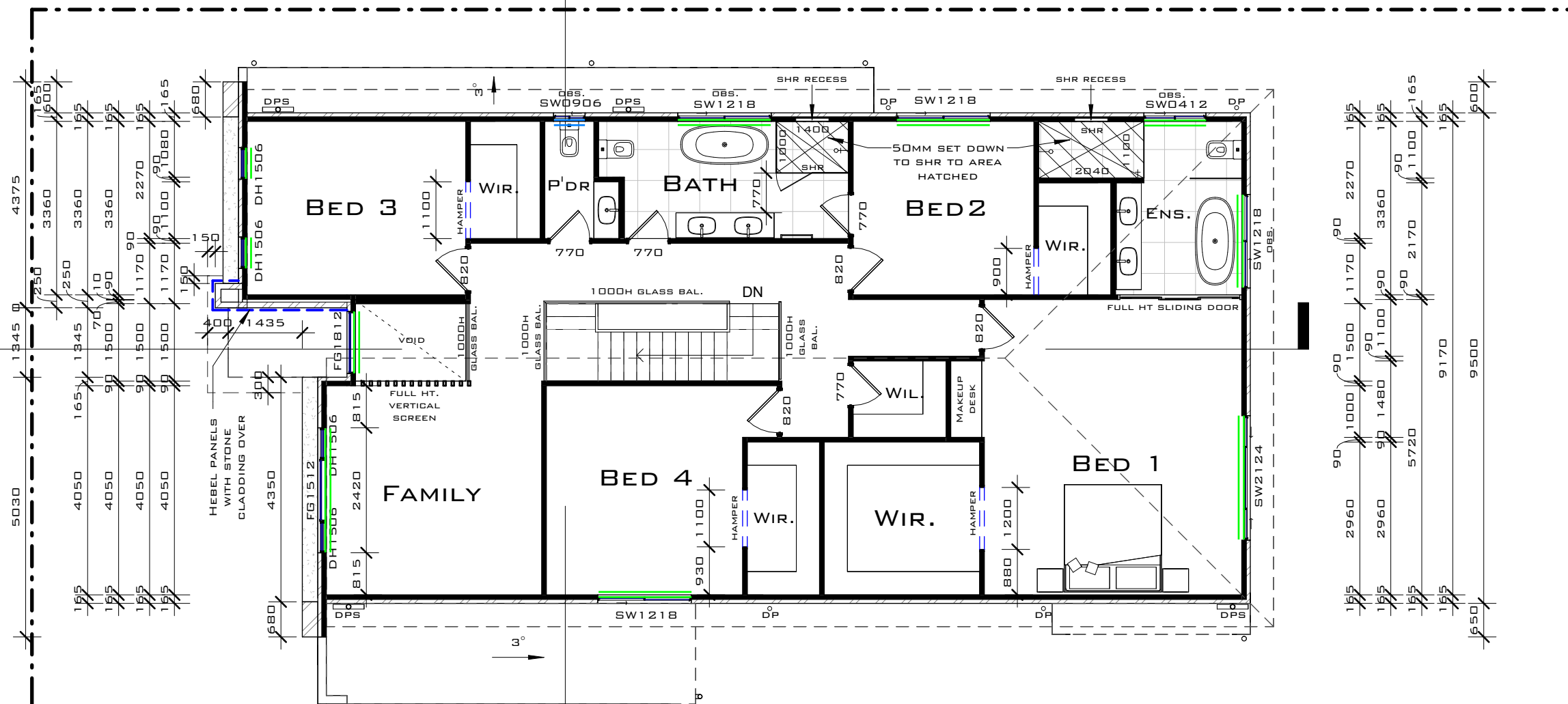
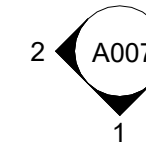
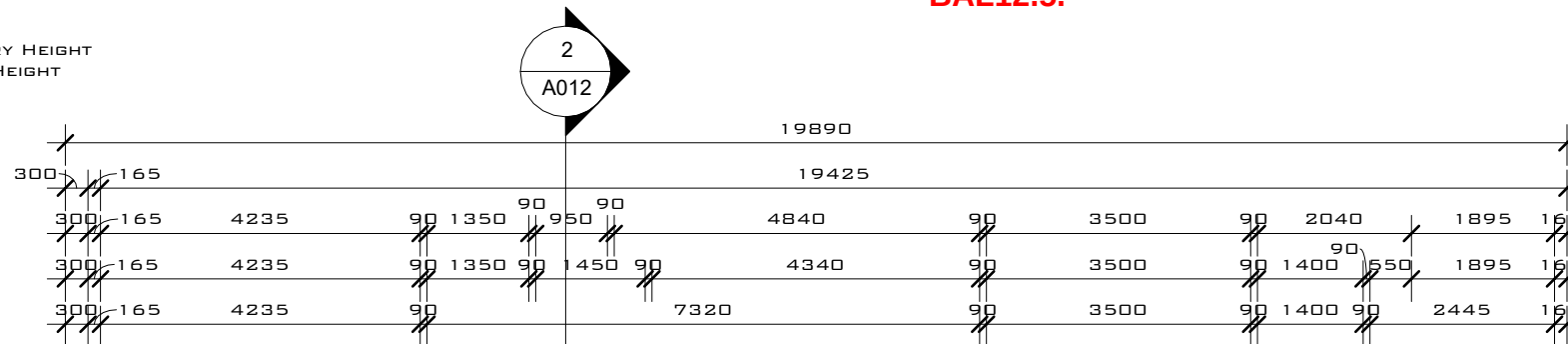
SCALE: 1 : 100 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

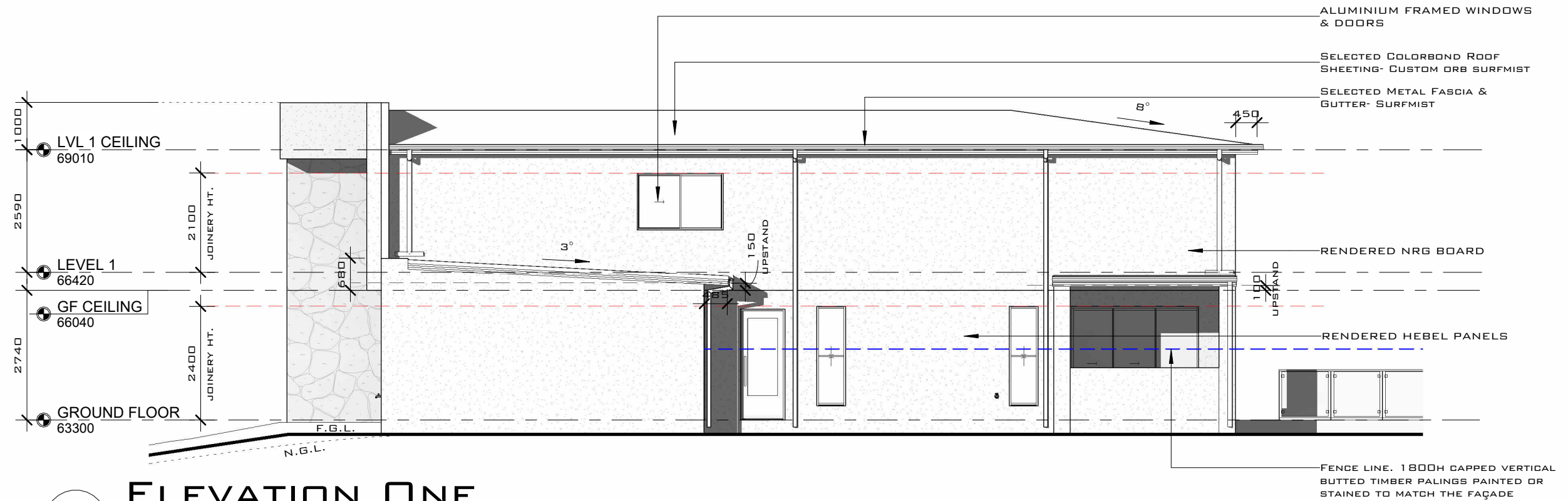
DWG No.: ISSUE

A005 I



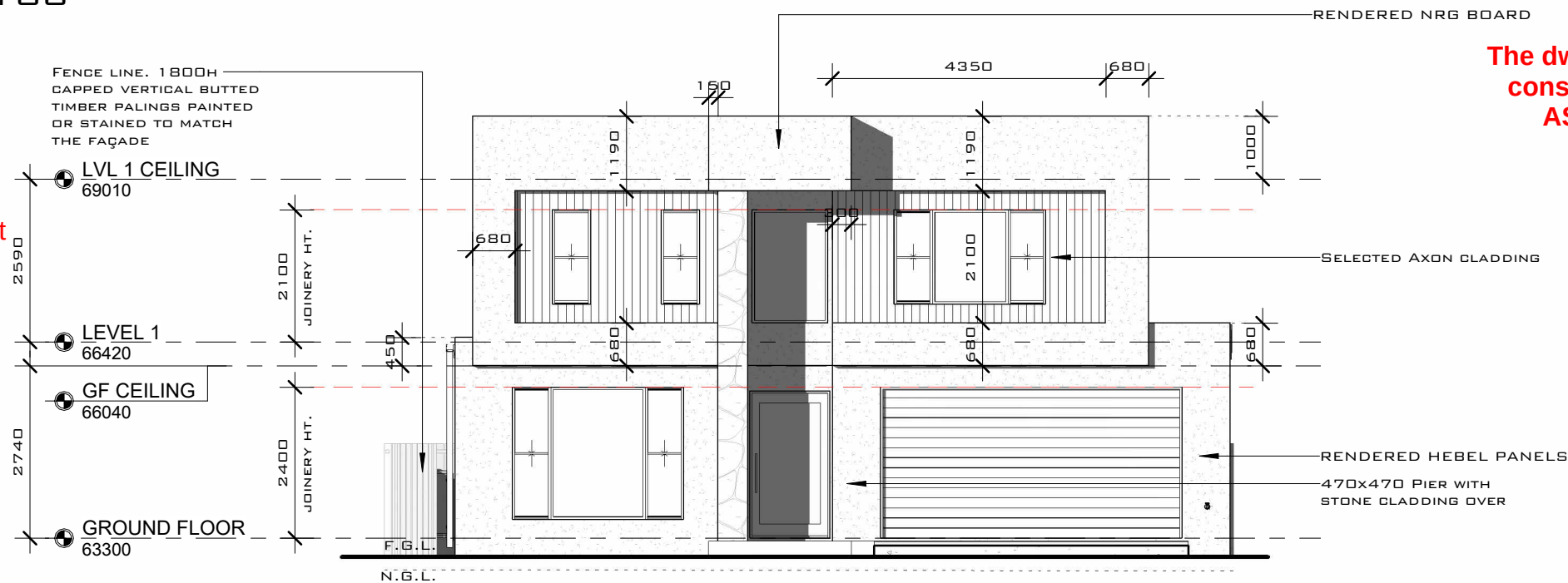
LEVEL 1

1 : 100



1 ELEVATION ONE
1 : 100

Building Act 1975 - Development
Permit (Building)
BA5487
BA#.....
05 November 2025
Date.....
TJB Building Certifiers



The dwelling is to be designed and
constructed in accordance with
AS3959 for a site having a
BAL12.5.

2 ELEVATION TWO
1 : 100

USE FIGURED
DIMENSIONS. DO NOT
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DRAWINGS. CONFIRM ALL
DIMENSIONS ON SITE
PRIOR TO FABRICATION
OR CONSTRUCTION. IT
REMAINS THE
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RESPONSIBILITY TO
ENSURE COMPLIANCE
WITH RELEVANT CODES
AND REGULATIONS IS
MAINTAINED AT ALL TIMES

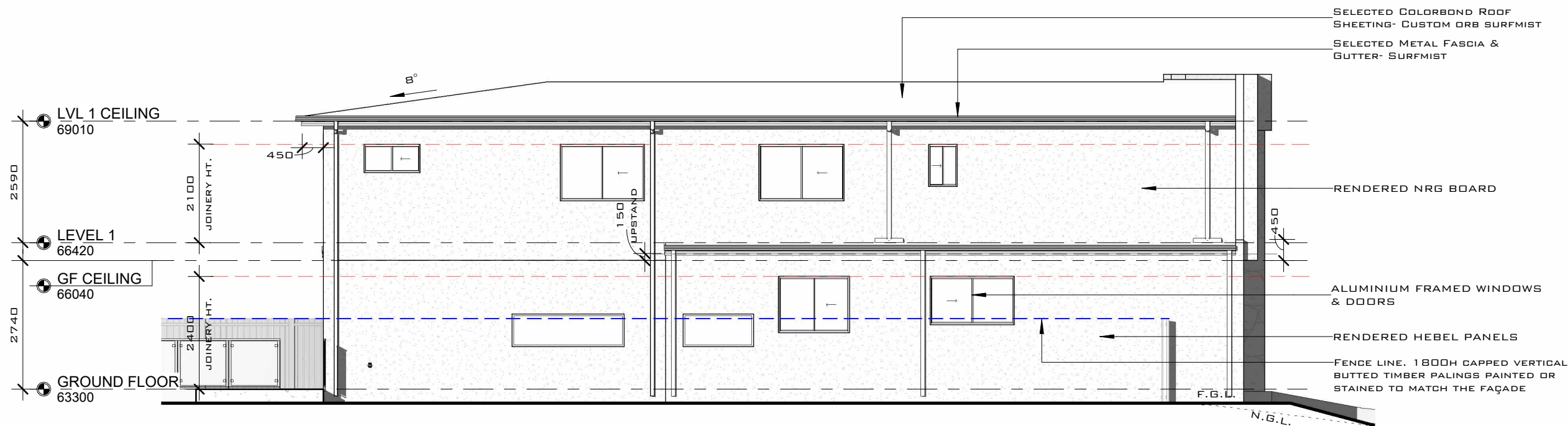
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DESIGNER
KOSCAD
BUILDING DESIGN
KOSCAD AUSTRALIA PTY LTD
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ABN 62 529 626 536
BSA LIC. No: 657045

PROJECT:
LOT. 152 ALLURE ST.
UPPER COOMERA
CLIENT: J. & C. BUJOR
TITLE: ELEVATION 1 & 2
DATE: 24/07/2025 12:42:45 PM

SCALE: 1 : 100 @A3
DRAWN: OK CHECKED: OK
PROJ No.: 285PR152N
WIND LOADING: N2
DWG No.: A006 ISSUE I



1 ELEVATION THREE
1 : 100

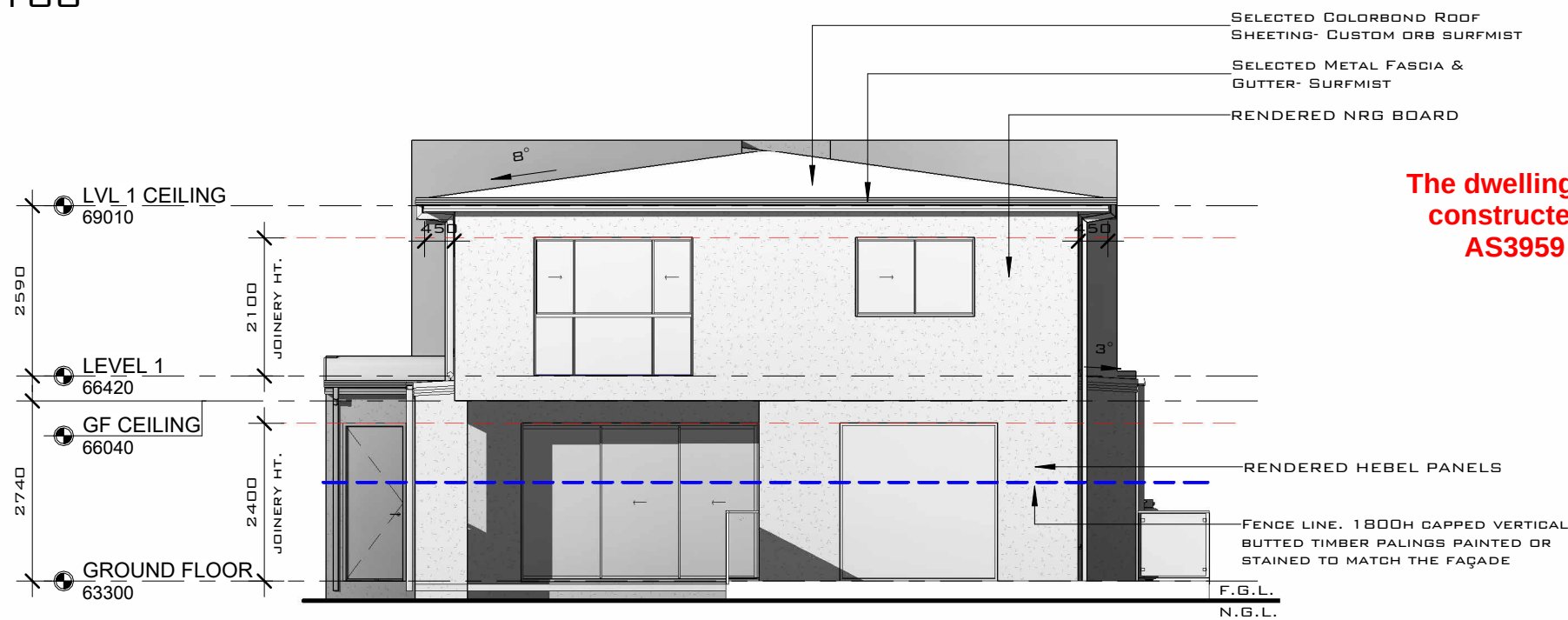
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Permit (Building)
BA5487

BA#.....

05 November 2025

Date.....

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The dwelling is to be designed and
constructed in accordance with
AS3959 for a site having a
BAL12.5.

2 ELEVATION FOUR
1 : 100

USE FIGURED
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DESIGNER



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ABN 62 529 626 536
BSA LIC. No: 657045

PROJECT:
LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: ELEVATION 3 & 4

DATE: 24/07/2025 12:42:48 PM

SCALE: 1 : 100 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

WIND LOADING: N2

DWG No.: A007 ISSUE I

Building Act 1975 - Development
Permit (Building)
BA5487
BA#.....
05 November 2025
Date.....

TJB Building Certifiers

The dwelling is to be designed and
constructed in accordance with
AS3959 for a site having a
BAL12.5.

- SELECTED METAL ROOF SHEETING,
FASCIA & GUTTER - COLORBOND
SURFMIST OR SIMILAR
- SELECTED TIMBER DOOR-
ALUM. TASMANIAN OAK TIMBER
LOOK FINISH OR SIMILAR
- RENDERED NRG CLADDING-
DULUX VIVID WHITE OR SIMILAR
- ALUM. FRAMED WINDOWS &
DOORS- PEARL WHITE OR
SIMILAR
- SELECTED AXON CLADDING-
DULUX VIVID WHITE OR SIMILAR
- SELECTED PANEL LIFT DOOR-
ALUM. TASMANIAN OAK TIMBER
LOOK FINISH OR SIMILAR
- SELECTED HEBEL CLADDING-
DULUX VIVID WHITE OR SIMILAR
- FEATURE STONE CLADDING-
NUTURAL TONES OR SIMILAR

LVL 1 CEILING
69010

LEVEL 1
66420

GF CEILING
66040

GROUND FLOOR
63300

1
1 : 50

COLOR ELEVATION

USE FIGURED
DIMENSIONS. DO NOT
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DESIGNER

 **KOSCAD**
BUILDING DESIGN

KOSCAD AUSTRALIA PTY LTD
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P: 07 3806 0800
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W: www.koscad.com.au
ABN 62 529 626 536
BSA LIC. No: 657045

PROJECT:
LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: **COLOR
ELEVATION**

DATE: 24/07/2025 12:42:51 PM

SCALE: 1 : 50 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

WIND LOADING : **N2**

DWG No.: **A008** ISSUE **I**

LEGEND:

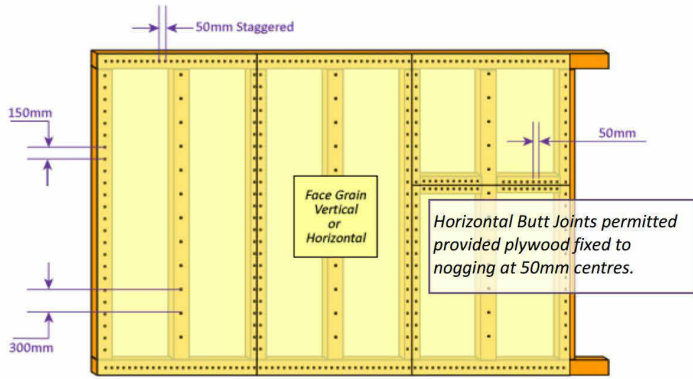
6 kN/m Capacity Bracing Systems

Minimum Structural Plywood
Thicknesses (mm) for 6 kN/m Systems

Plywood Stress Grade	Stud Spacing	
	450 mm	600mm
F8	7	9
F11	6	7

Note :

- Where 9mm F8 is substituted for 7mm F8 racking resistances shall be reduced by 0.9.
- These systems are only applicable to sheathed sections a minimum of 900mm width.



As indicated, fastener centres are 50mm staggered Top and Bottom Plate, 150mm Vertical Edges, 300mm Intermediate Studs. Sheathed panels are to be connected to Sub-floor by a minimum of 13kN tie downs at each end, and every 1200mm between rods.

TB4B* : 4.5MM F14 STRUCTURAL PLYWOOD
NAIL SIZE: 2.8 X 40\
NAIL SPACING: EDGE OF PANEL 150MM VERTICAL EDGES
50MM HORIZONTAL EDGES
INTERMEDIATE 300MM
NO TIE DOWN RODS
STUD SPACING: 450MM

* 600 LONG BRACING PANEL TO BE FIXED AT EACH CORNER WITH 1M10 COACH SCREW AND WITH 1M12 ROD AT EACH END IN ACCORDANCE WITH PAA 'STRUCTURAL PLYWOOD WALL BRACING' BROCHURE TABLE 9 =4.0 kN/M

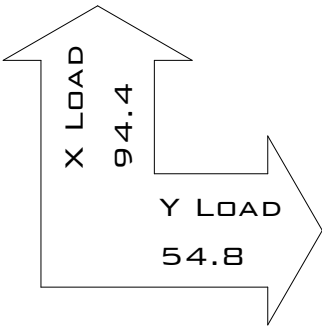
TB1 : GALV METAL ANGLE (MIN SIZE 20MM X 18MM)
NAIL SIZE: 2.8 X 50
NAIL FIXING 2NAILS TO EACH STUD & PLATE
PTB : POWERTRUSS BRACING WALL BRACING SYSTEM

LOAD BEARING WALL

ADDITIONAL NOGGINGS FOR SHOWER WALLS
AS PER CLAUSE 6.1 AND 6.2 OF THE ABCB
STANDARD FOR LIVABLE HOUSING DESIGN

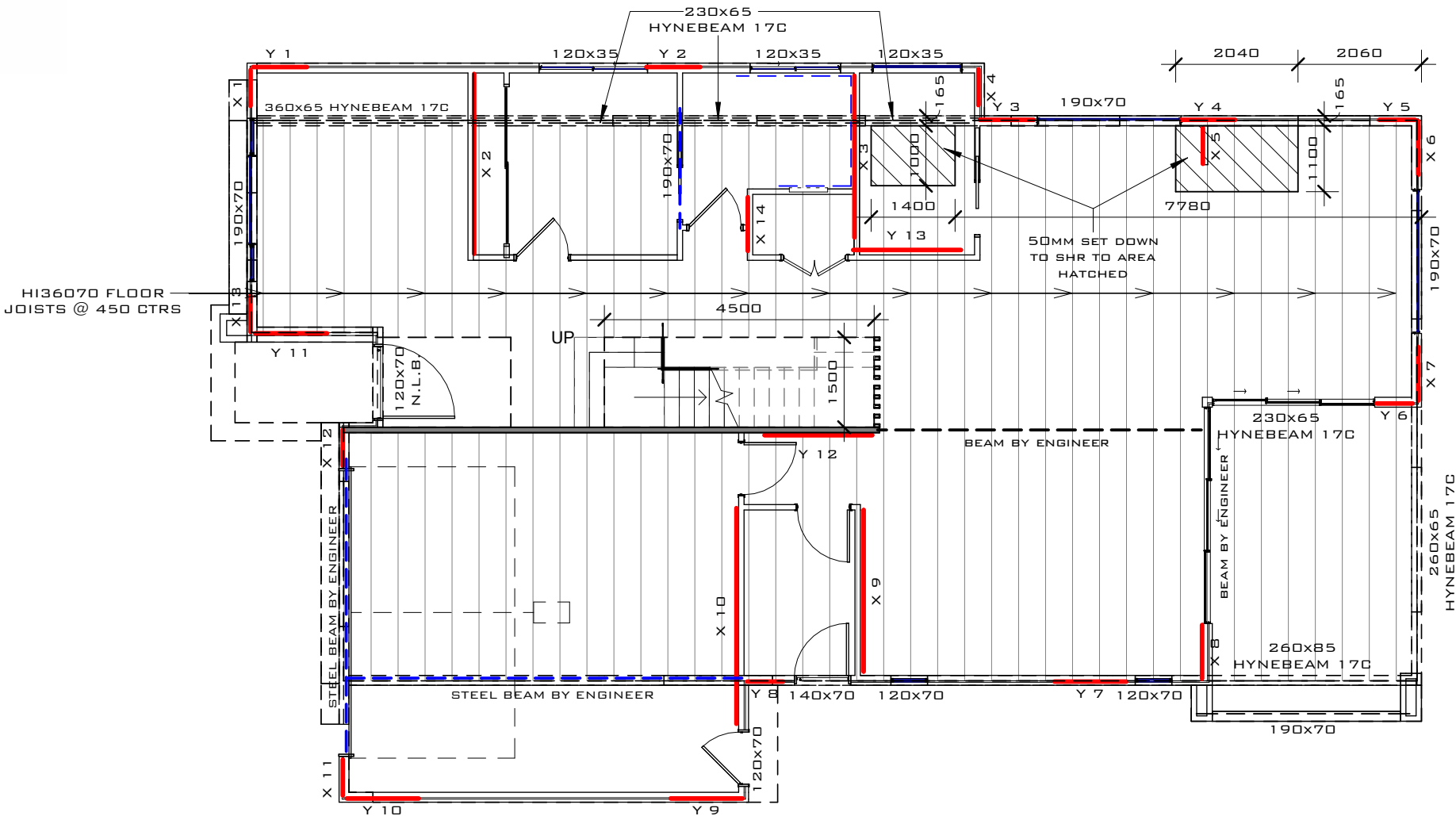
The dwelling is to be designed and
constructed in accordance with
AS3959 for a site having a
BAL12.5.

ALL LINTELS TO BE F17 KD SEASONED
UNLESS OTHERWISE NOTED



G.F. BRACING SCHEDULE X DIRECTION					
MARK	REF. LEVEL	TYPE MARK	LENGTH	UNIT KN	RESISTANCE X
1	GROUND FLOOR	TB4B BRACING X DIR	600	6.00 kN/M	3.60 kN
2	GROUND FLOOR	TB4B BRACING X DIR	3000	6.00 kN/M	18.00 kN
3	GROUND FLOOR	TB4B BRACING X DIR	2700	6.00 kN/M	16.20 kN
4	GROUND FLOOR	TB4B BRACING X DIR	600	6.00 kN/M	3.60 kN
5	GROUND FLOOR	TB4B BRACING X DIR	600	6.00 kN/M	3.60 kN
6	GROUND FLOOR	TB4B BRACING X DIR	900	6.00 kN/M	5.40 kN
7	GROUND FLOOR	TB4B BRACING X DIR	900	6.00 kN/M	5.40 kN
8	GROUND FLOOR	TB4B BRACING X DIR	900	6.00 kN/M	5.40 kN
9	GROUND FLOOR	TB4B BRACING X DIR	2700	6.00 kN/M	16.20 kN
10	GROUND FLOOR	TB4B BRACING X DIR	3600	6.00 kN/M	21.60 kN
11	GROUND FLOOR	TB4B BRACING X DIR	600	6.00 kN/M	3.60 kN
12	GROUND FLOOR	TB4B BRACING X DIR	600	6.00 kN/M	3.60 kN
13	GROUND FLOOR	TB4B BRACING X DIR	600	6.00 kN/M	3.60 kN
14	GROUND FLOOR	TB4B BRACING X DIR	900	6.00 kN/M	5.40 kN
GRAND TOTAL: 14					115.20 kN

G.F. BRACING SCHEDULE Y DIRECTION					
MARK	REF. LEVEL	TYPE MARK	LENGTH	UNIT KN	RESISTANCE Y
1	GROUND FLOOR	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
2	GROUND FLOOR	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
3	GROUND FLOOR	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
4	GROUND FLOOR	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
5	GROUND FLOOR	TB4B BRACING Y DIR	600	6.00 kN/M	3.60 kN
6	GROUND FLOOR	TB4B BRACING Y DIR	600	6.00 kN/M	3.60 kN
7	GROUND FLOOR	TB4B BRACING Y DIR	1200	6.00 kN/M	7.20 kN
8	GROUND FLOOR	TB4B BRACING Y DIR	600	6.00 kN/M	3.60 kN
9	GROUND FLOOR	TB4B BRACING Y DIR	1200	6.00 kN/M	7.20 kN
10	GROUND FLOOR	TB4B BRACING Y DIR	1200	6.00 kN/M	7.20 kN
11	GROUND FLOOR	TB4B BRACING Y DIR	1200	6.00 kN/M	7.20 kN
12	GROUND FLOOR	TB4B BRACING Y DIR	1800	6.00 kN/M	10.80 kN
13	GROUND FLOOR	TB4B BRACING Y DIR	1800	6.00 kN/M	10.80 kN
GRAND TOTAL: 13					82.80 kN



BRACING G.F.

1 : 100

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DIMENSIONS ON SITE
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Building Act 1975 - Development
Permit (Building)
BA5487

BA#.....

05 November 2025

Date.....

TJB Building Certifiers

DESIGNER



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P: 07 3806 0800
M: 0409 740 340
E: ottok@koscad.com.au
W: www.koscad.com.au
ABN 62 529 626 536
BSA LIC. No: 657045

PROJECT:
LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: BRACING PLAN
(G.F.)

DATE: 24/07/2025 12:42:52 PM

SCALE: 1 : 100 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

WIND LOADING : N2

DWG No.: A009 ISSUE I

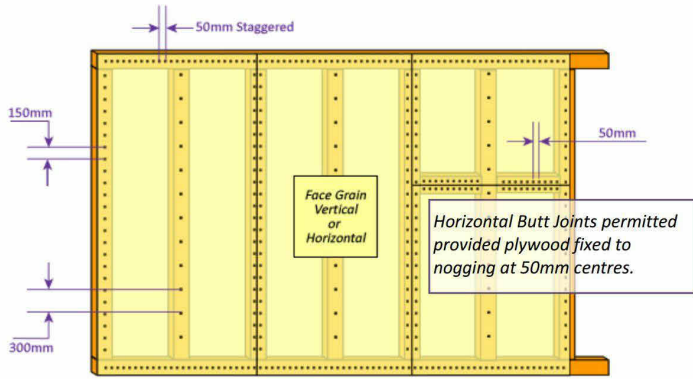
LEGEND:

6 kN/m Capacity Bracing Systems

Minimum Structural Plywood
Thicknesses (mm) for 6 kN/m Systems

Plywood Stress Grade	Stud Spacing	
	450 mm	600mm
F8	7	9
F11	6	7

- Note :
- Where 9mm F8 is substituted for 7mm F8 racking resistances shall be reduced by 0.9.
 - These systems are only applicable to sheathed sections a minimum of 900mm width.



As indicated, fastener centres are 50mm staggered Top and Bottom Plate, 150mm Vertical Edges, 300mm Intermediate Studs. Sheathed panels are to be connected to Sub-floor by a minimum of 13kN tie downs at each end, and every 1200mm between rods.

TB4B* : 4.5MM F14 STRUCTURAL PLYWOOD
NAIL SIZE: 2.8 X 40\
NAIL SPACING: EDGE OF PANEL 150MM VERTICAL EDGES
50MM HORIZONTAL EDGES
INTERMEDIATE 300MM
NO TIE DOWN RODS
STUD SPACING: 450MM

* 600 LONG BRACING PANEL TO BE FIXED AT EACH CORNER WITH 1M10 COACH SCREW AND WITH 1M12 ROD AT EACH END IN ACCORDANCE WITH PAA 'STRUCTURAL PLYWOOD WALL BRACING' BROCHURE TABLE 9 =4.0 kN/M

TB1 : GALV METAL ANGLE (MIN SIZE 20MM X 18MM)
NAIL SIZE: 2.8 X 50
NAIL FIXING 2NAILS TO EACH STUD & PLATE
PTB : POWERTRUSS BRACING WALL BRACING SYSTEM

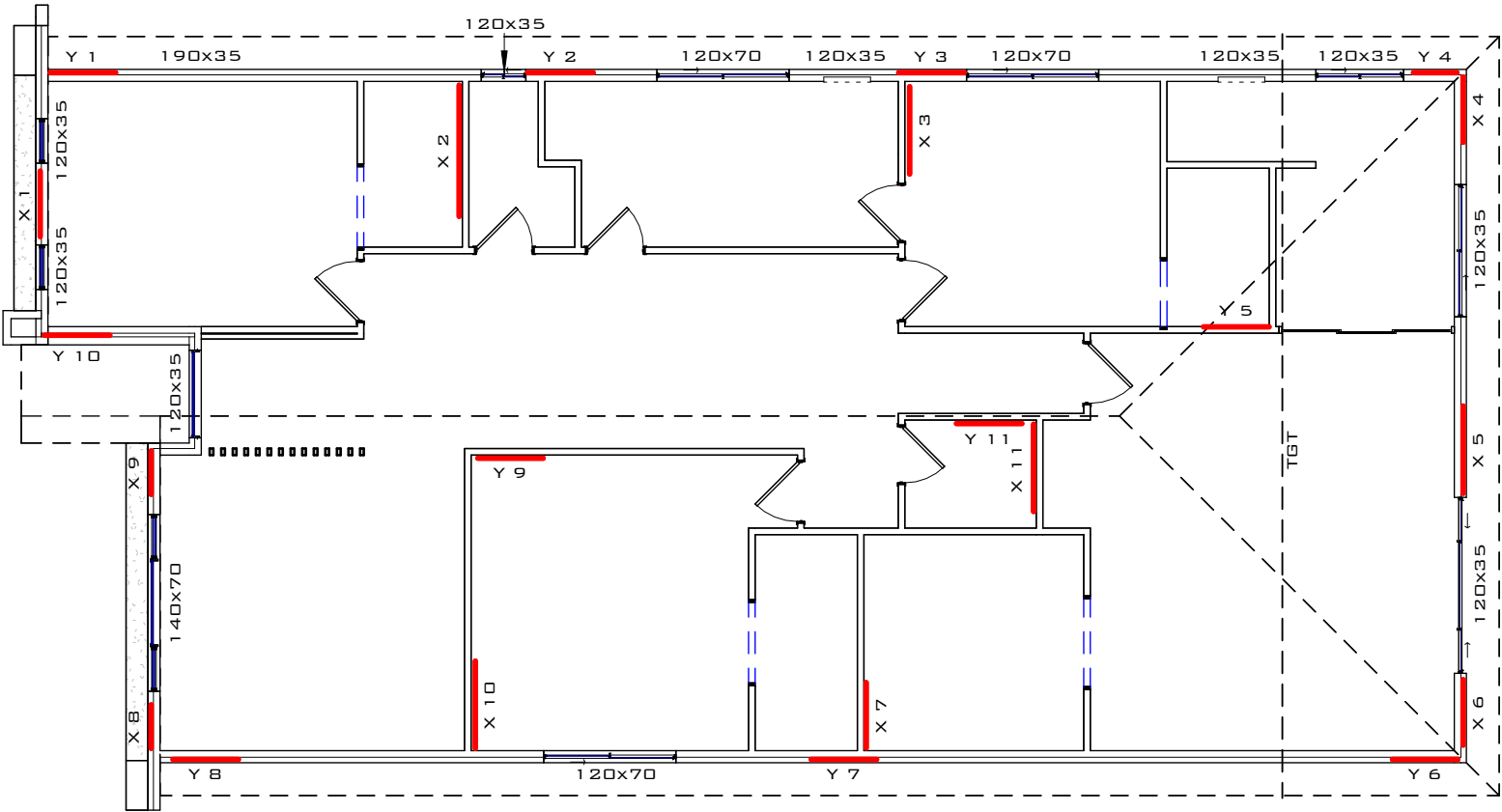
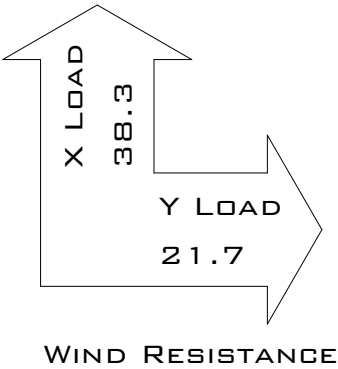
LOAD BEARING WALL

ALL LINTELS TO BE F17 KD SEASONED
UNLESS OTHERWISE NOTED

The dwelling is to be designed and
constructed in accordance with
AS3959 for a site having a
BAL12.5.

F.F. BRACING SCHEDULE X DIRECTION					
MARK	REF. LEVEL	TYPE MARK	LENGTH	UNIT KN	RESISTANCE X
1	LEVEL 1	TB4B BRACING X DIR	900	6.00 kN/M	5.40 kN
2	LEVEL 1	TB4B BRACING X DIR	1800	6.00 kN/M	10.80 kN
3	LEVEL 1	TB4B BRACING X DIR	1200	6.00 kN/M	7.20 kN
4	LEVEL 1	TB4B BRACING X DIR	900	6.00 kN/M	5.40 kN
5	LEVEL 1	TB4B BRACING X DIR	1200	6.00 kN/M	7.20 kN
6	LEVEL 1	TB4B BRACING X DIR	900	6.00 kN/M	5.40 kN
7	LEVEL 1	TB4B BRACING X DIR	900	6.00 kN/M	5.40 kN
8	LEVEL 1	TB4B BRACING X DIR	600	6.00 kN/M	3.60 kN
9	LEVEL 1	TB4B BRACING X DIR	600	6.00 kN/M	3.60 kN
10	LEVEL 1	TB4B BRACING X DIR	1200	6.00 kN/M	7.20 kN
11	LEVEL 1	TB4B BRACING X DIR	1200	6.00 kN/M	7.20 kN
GRAND TOTAL: 11					68.40 kN

F.F. BRACING SCHEDULE Y DIRECTION					
MARK	REF. LEVEL	TYPE MARK	LENGTH	UNIT KN	RESISTANCE X
1	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
2	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
3	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
4	LEVEL 1	TB4B BRACING Y DIR	600	6.00 kN/M	3.60 kN
5	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
6	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
7	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
8	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
9	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
10	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
11	LEVEL 1	TB4B BRACING Y DIR	900	6.00 kN/M	5.40 kN
GRAND TOTAL: 11					57.60 kN



Building Act 1975 - Development
Permit (Building)
BA5487

BA#.....
05 November 2025
Date.....

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1 BRACING F.F.
1 : 100

USE FIGURED
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28/05/25	H / AMENDED FINAL
24/07/25	I / AMENDED FINAL

DESIGNER
KOSCAD
BUILDING DESIGN
KOSCAD AUSTRALIA PTY LTD
47. REUBEN ST.
CORNUBIA 4130.
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M: 0409 740 340
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W: www.koscad.com.au
ABN 62 529 626 536
BSA LIC. No: 657045

PROJECT:
LOT. 152 ALLURE ST.
UPPER COOMERA
CLIENT: J. & C. BUJOR
TITLE: BRACING PLAN
(F.F.)
DATE: 24/07/2025 12:42:53 PM

SCALE: 1 : 100 @A3
DRAWN: OK CHECKED: OK
PROJ No.: 285PR152N
WIND LOADING : N2
DWG No.: A010 ISSUE I

THIS PLAN TO BE READ IN CONJUNCTION WITH
THE ENGINEER'S DRAWINGS

ALL SETOUT DIMENSIONS ARE TAKEN FROM
THE OUTSIDE FACE OF BRICKWORK/ HEBEL BOARDS

The dwelling is to be designed and
constructed in accordance with
AS3959 for a site having a
BAL12.5.

Building Act 1975 - Development
Permit (Building)
BA5487

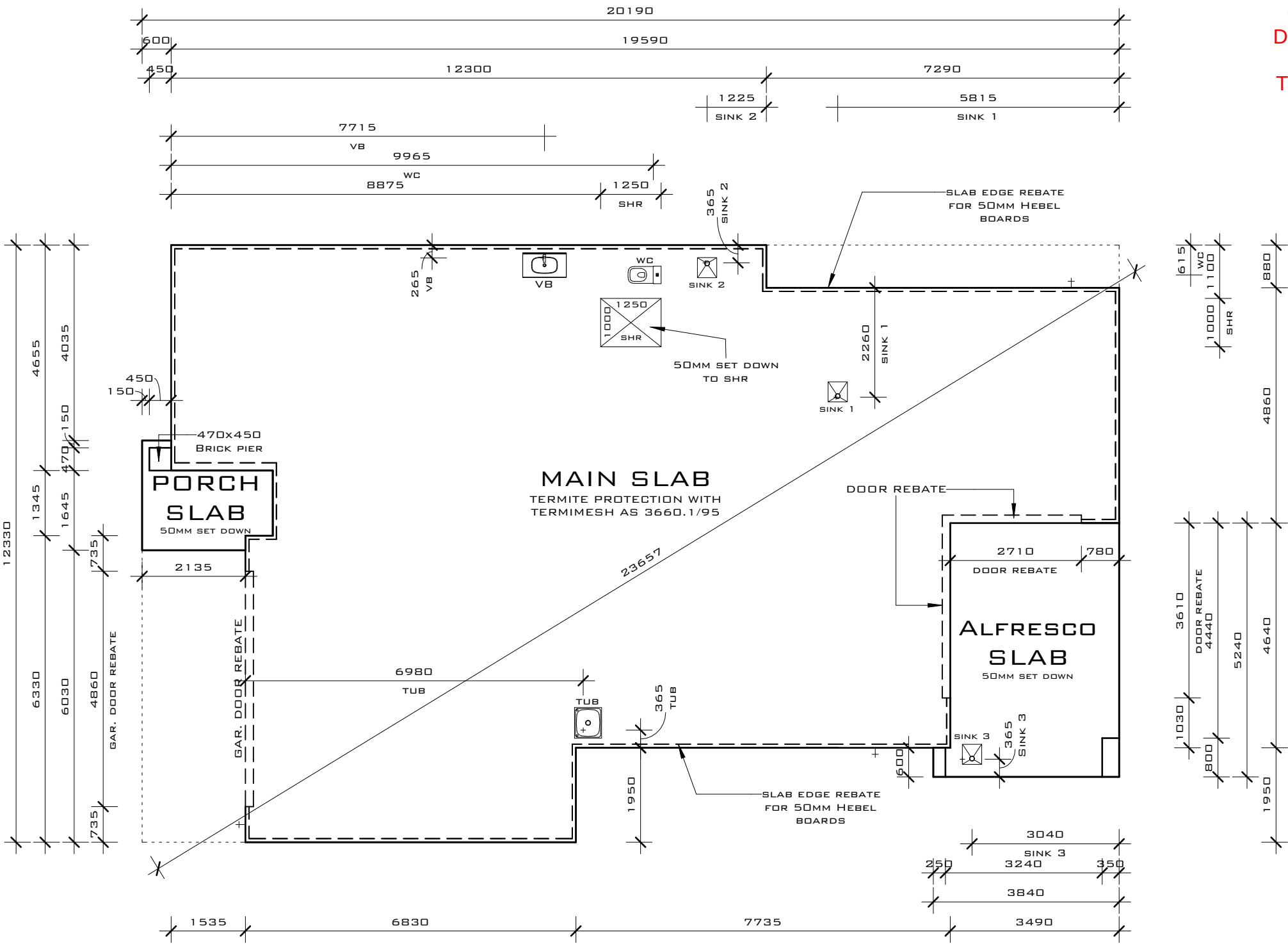
BA#.....
05 November 2025
Date.....

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DESIGNER

KOSCAD
BUILDING DESIGN

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BSA LIC. No: 657045

WIND LOADING : **N2**

PROJECT:

LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: SLAB PLAN

DATE: 24/07/2025 12:42:54 PM

SCALE: 1 : 100 @A3

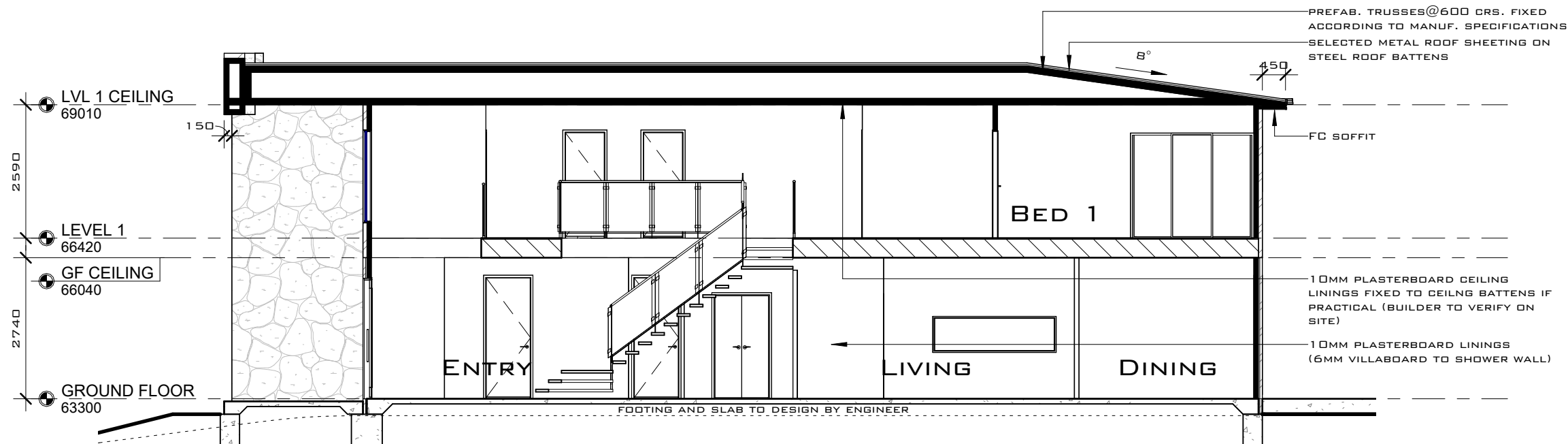
DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: ISSUE

A011 **I**

1 **SLAB PLAN**
1 : 100



1 SECTION 1
1 : 100

Building Act 1975 - Development
Permit (Building)
BA5487

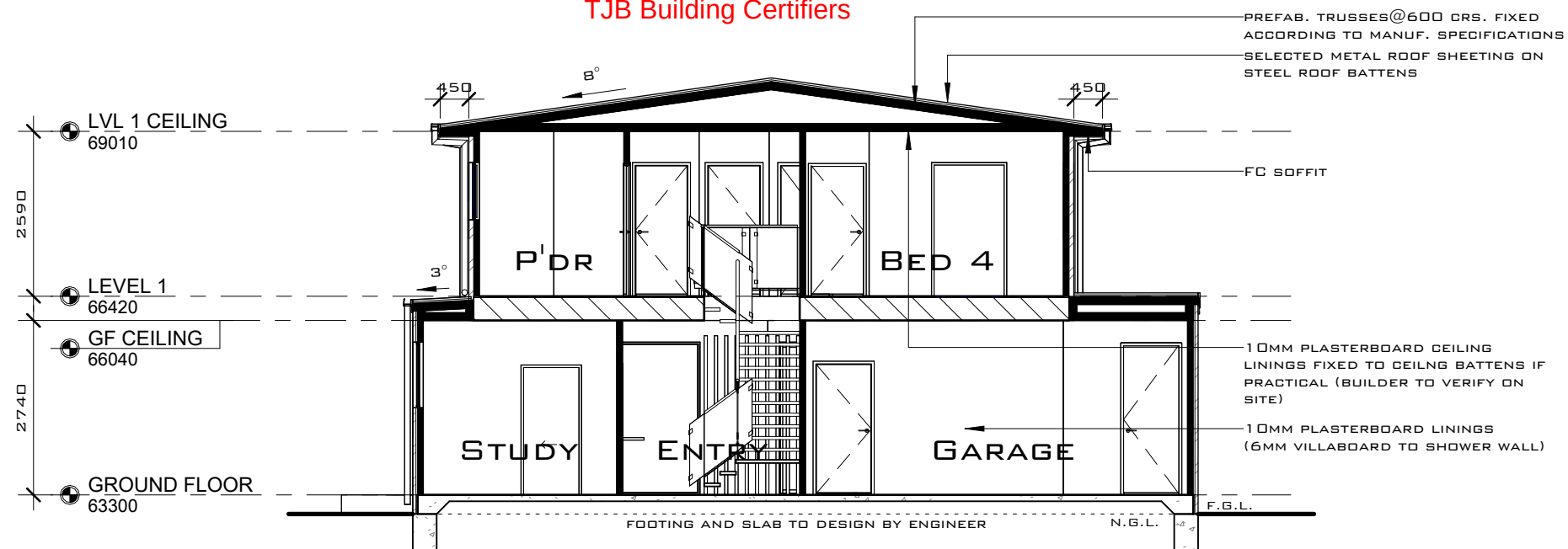
BA#.....

05 November 2025

Date.....

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constructed in accordance with
AS3959 for a site having a
BAL12.5.



2 SECTION 2
1 : 100

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WIND LOADING : N2

PROJECT:

LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: SECTIONS

DATE: 24/07/2025 12:42:55 PM

SCALE: 1 : 100 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: ISSUE

A012 I

Building Act 1975 - Development
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BA#.....

05 November 2025

Date.....

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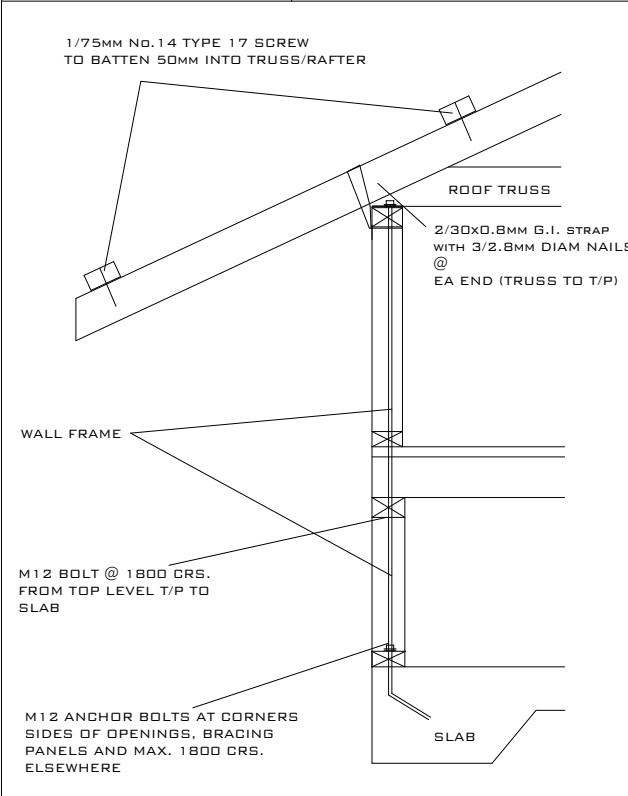
FRAMING SCHEDULE

MEMBER NAME	SIZE	STRESS GRADE	TYPE	JOINT GROUP	FIXING TO ASSOCIATED MEMBER REFER TO TIE-DOWN SCHEDULE			
LOWER LEVEL								
LOADBEARING								
BOTTOM PLATE	90 x 35	MGP12	PINE	JD4				
STUD	90 x 35	MGP12	PINE	JD4				
STUDS (3000 - 3600H)	90 x 35	MGP12	PINE	JD4				
STUDS (4200&HIGHER)	90 x 35	F14	HWD	JD2				
TOP PLATES	2/90 x 35	MGP12	PINE	JD4				
NON-LOADBEARING								
BOTTOM PLATE	90 x 35	MGP10	PINE	JD4				
STUD	90 x 35	MGP10	PINE	JD4				
TOP PLATES	90 x 35	MGP10	PINE	JD4				
NOGGING	90 x 35	MGP10	PINE	JD4				
UPPER LEVEL								
FLOOR JOISTS	H136070	MGP12	HYNEBEAM FLOOR JOISTS					
FLOORING	19MM		STRUCTABOARD					
LOADBEARING					WITH SOLID BRIDGING UNDER PLATE WHERE NOT DIRECTLY SUPPORTED BY FLOOR JOISTS. WHERE TRUSSES SUPPORTED DIRECTLY OVER THE STUDS OR WITHIN 70MM , OTHERWISE USE 2/70 x 35 MGP12 TOP PLATES.			
BOTTOM PLATE	2/90 x 35	MGP12	PINE	JD4				
STUD	90 x 35	MGP12	PINE	JD4				
TOP PLATES	2/90 x 35	MGP12	PINE	JD4				
NON-LOADBEARING								
BOTTOM PLATE	90 x 35	MGP10	PINE	JD4				
STUD	90 x 35	MGP10	PINE	JD4	IN ACCORDANCE WITH WRITTEN INSTRUCTIONS AT 3000 MAX. CRS.			
TOP PLATES	90 x 35	MGP10	PINE	JD4				
NOGGING	90 x 35							
ROOF TRUSSES	GANGNAIL	600 CRS.						
ROOF BRACES	SPEEDBRACE		PINE					
ROOF BINDERS	90 x45	3000 MAX.	RHW	JD4				
ROOF BATTENS	METAL	900						
COMMON		No. OF COMMON STUDS AT SIDES OF OPENINGS						
STUDS CRS.	900	1200	1500	1800	2100	2400	2700	3000
	450	1	2	2	2	2	3	3
600	1	1	2	2	2	2	3	3

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AS

The dwelling is to be designed and
constructed in accordance with
AS3959 for a site having a
BAL12.5.

TIEDOWN SCHEDULE: N2 METAL ROOF

TIEDOWN DETAILS				MEMBER		STRESS GRADE	JOINT GROUP
ROOF DIMENSION A	METAL 6000	BATTEN SPACING TRUSS SPACING BEARER SPAN	900 600 N/A	ROOF BATTENS ROOF TRUSSES WALL FRAMES FLOOR JOISTS BEARERS		F14 F5-F8 F5-F8 F8 N/A	J2 JD4 JD4 JD4
				TABLE NO.	UPLIFT FORCE(kN)	FIGURE NO.	ALLOWABLE LOAD
				BATTENS TO TRUSS			
				9.14	1.50 0.79	9.25(d).	4.5
				TRUSS TO TOP PLATE			
				9.13	2.60	9.21(c).	8.40
				TOP & BOTTOM PLATE TO STUD			
				9.13	14.0 1800 CRS	9.19(f).	20.0
				UPPER LEVEL B/P TO LOWER LEVEL T/P			
				9.13	14.0 1800 CRS	9.19(f).	20.0
				BOTTOM PLATE TO SLAB			
				9.13	14.0 1800 CRS	9.19(f).	20.0
				LINTEL TO PIER			
				M12 ROD TO FOOTING			
				LINTELS			
				9.13	5.9 1350 CRS	9.20(a).	8.4

USE FIGURED DIMENSIONS.
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DESIGNER



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ABN 62 529 626 536
BSA LIC. No: 657045

WIND LOADING : N2

PROJECT:

LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: SECTION NOTES

DATE: 24/07/2025 12:42:55 PM

SCALE: @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: ISSUE

A013 I

LEGEND

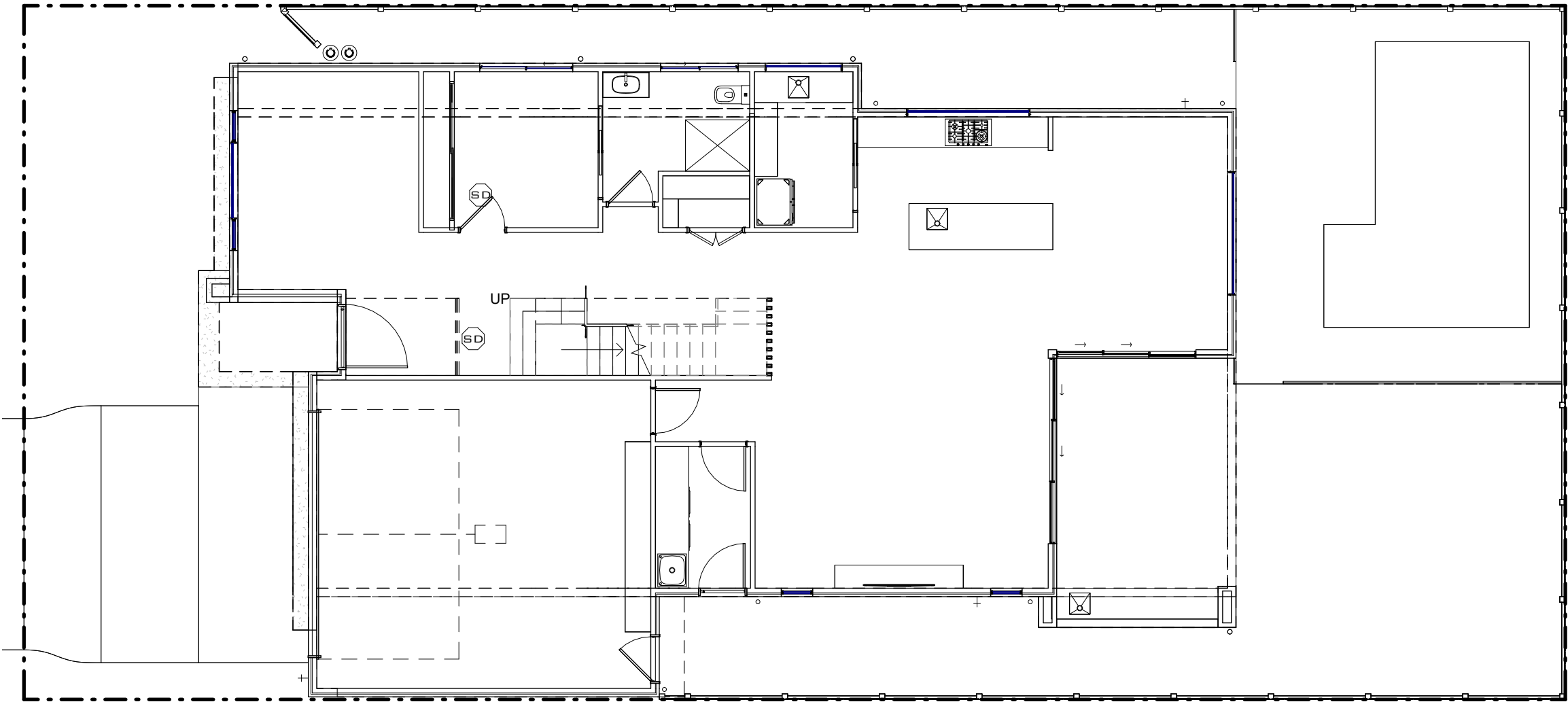
ITEM.	DETAILS	No.	ITEM.	DETAILS	No.	ITEM.	DETAILS	No.	ITEM.	DETAILS	No.	NOTES
	SMOKE DETECTOR	0		DOUBLE FLURO	0		2 HEAT FAN/LIGHT	0		SOLAR NEON SWITCH	0	POWERPOINTS ALL POWERPOINTS 350MM ABOVE FINISHED FLOOR U.N.O STANDARD HEIGHTS FROM FINISHED FLOOR U.N.O - KITCHEN BENCH 1100 - RANGEHOOD 1900 - LAUNDRY 1350 - BATHROOM 1050 - DISHWASHER 600 - FRIDGE 1550 LIGHTS - WALL LIGHTS 1800 - LIGHT SWITCHES 1350 PLEASE NOTE: DIMENSIONS PROVIDED ARE NOMINAL CENTRELINE ONLY & MAY BE AMENDED TO SUIT SITE CONDITIONS.
	AIR CONDITIONER	0		SPOTLIGHT	0		EXHAUST FAN/LIGHT	0		SINGLE POWER POINT	0	
	LIGHT (WALL MOUNTED)	0		SENSOR LIGHT	0		FAN	0		DOUBLE POWER POINT	0	
	LIGHT	0		DIMMER SWITCH	0		FAN WITH LIGHT	0		SINGLE POWER POINT W/PRF	0	
	UPLIGHT	0		LIGHT SWITCH	TBC		TV POINT	0		DOUBLE POWER POINT W/PRF	0	
	DOWNLIGHT	0		METER BOX	0		DATA POINT	0		NBN DATA POINT	0	
	EXTRACTOR FAN	0		SUB BOX	0		FOXTEL (INCLUDES 2 OUTLETS & 1 PHONE POINT)	0		LED STRIP	0	
	RECTANGULAR LED	0		MULTI-WAY LIGHT SWITCH	TBC		PHONE POINT	0				

The dwelling is to be designed and constructed in accordance with AS3959 for a site having a BAL12.5.

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DESIGNER

**KOSCAD**
BUILDING DESIGN

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ABN 62 529 626 536
BSA LIC. No: 657045

WIND LOADING : **N2**

PROJECT:
**LOT. 152 ALLURE ST.
UPPER COOMERA**

CLIENT: **J. & C. BUJOR**

TITLE: **ELECTRICAL PLAN
G.F.**

DATE: 24/07/2025 12:42:56 PM

SCALE: **1 : 100 @A3**

DRAWN: **OK** CHECKED: **OK**

PROJ No.: **285PR152N**

DWG No.: **A014** ISSUE **I**

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BA5487

BA#.....
05 November 2025
Date.....

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1

ELECTRICAL G.F.
1 : 100

LEGEND

ITEM.	DETAILS	No.	ITEM.	DETAILS	No.	ITEM.	DETAILS	No.	ITEM.	DETAILS	No.	NOTES
	SMOKE DETECTOR	0		DOUBLE FLURO	0		2 HEAT FAN/LIGHT	0		SOLAR NEON SWITCH	0	POWERPOINTS ALL POWERPOINTS 350MM ABOVE FINISHED FLOOR U.N.O STANDARD HEIGHTS FROM FINISHED FLOOR U.N.O - KITCHEN BENCH 1100 - RANGEHOOD 1900 - LAUNDRY 1350 - BATHROOM 1050 - DISHWASHER 600 - FRIDGE 1550 LIGHTS - WALL LIGHTS 1800 - LIGHT SWITCHES 1350 PLEASE NOTE: DIMENSIONS PROVIDED ARE NOMINAL CENTRELINE ONLY & MAY BE AMENDED TO SUIT SITE CONDITIONS.
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	LIGHT (WALL MOUNTED)	0		SENSOR LIGHT	0		FAN	0		DOUBLE POWER POINT	0	
	LIGHT	0		DIMMER SWITCH	0		FAN WITH LIGHT	0		SINGLE POWER POINT W/PRF	0	
	UPLIGHT	0		LIGHT SWITCH	TBC		TV POINT	0		DOUBLE POWER POINT W/PRF	0	
	DOWNLIGHT	0		METER BOX	0		DATA POINT	0		NBN DATA POINT	0	
	EXTRACTOR FAN	0		SUB BOX	0		FOXTEL (INCLUDES 2 OUTLETS & 1 PHONE POINT)	0		LED STRIP	0	
	RECTANGULAR LED	0		MULTI-WAY LIGHT SWITCH	TBC		PHONE POINT	0				

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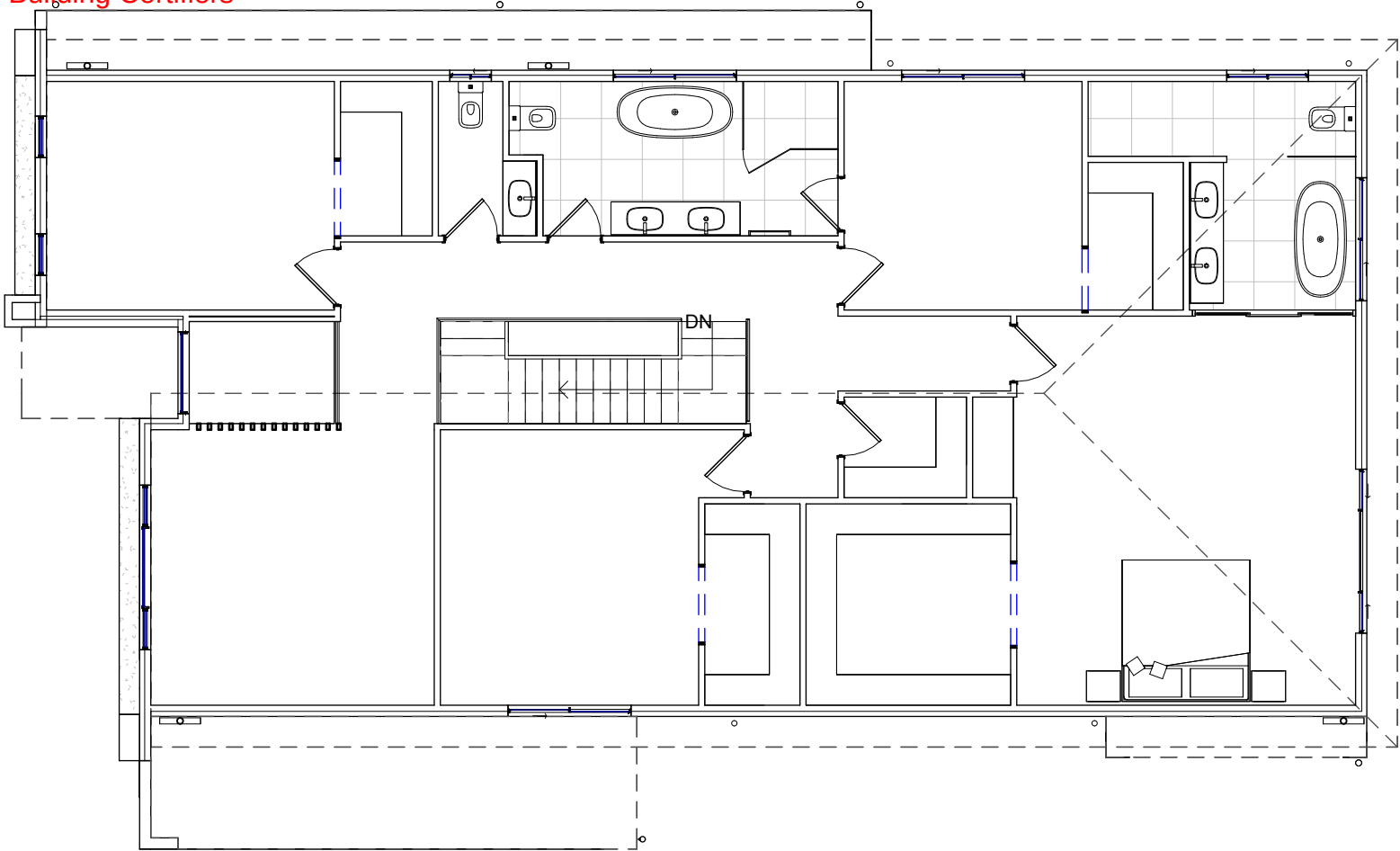
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Permit (Building)
BA5487

BA#.....
05 November 2025
Date.....

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The dwelling is to be designed and constructed in accordance with AS3959 for a site having a BAL12.5.

DESIGNER



KOSCAD
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BSA LIC. No: 657045

WIND LOADING : **N2**

PROJECT:

LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: ELECTRICAL PLAN
F.F.

DATE: 24/07/2025 12:42:57 PM

SCALE: 1 : 100 @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: A015 ISSUE I

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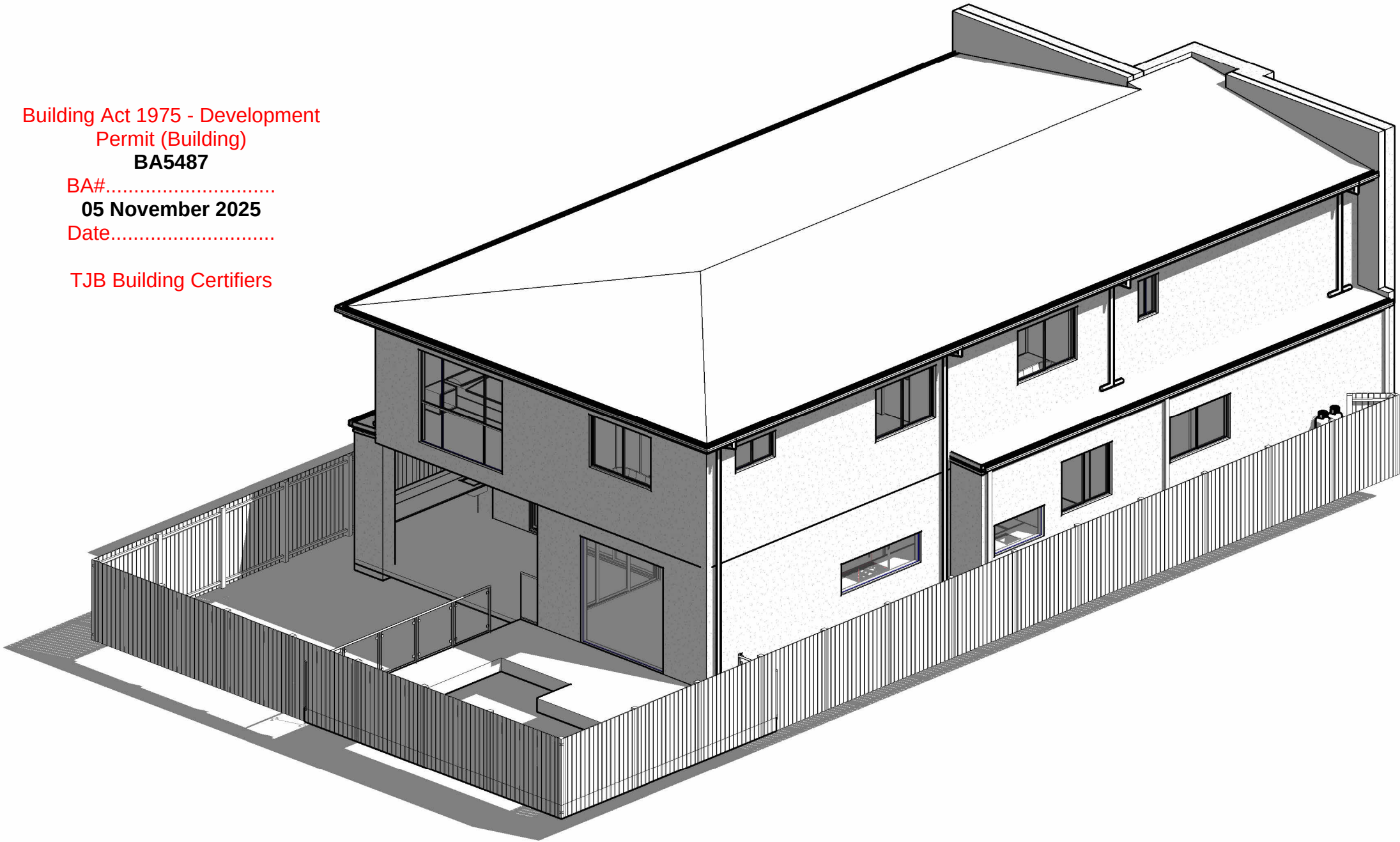
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Date.....

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BSA LIC. No: 657045

WIND LOADING : N2

PROJECT:

LOT. 152 ALLURE ST.
UPPER COOMERA

CLIENT: J. & C. BUJOR

TITLE: 3D VIEW

DATE: 24/07/2025 12:42:58 PM

SCALE: @A3

DRAWN: OK CHECKED: OK

PROJ No.: 285PR152N

DWG No.: B001 ISSUE I

1

3D VIEW 3

Issue	Issue Description	Date
A	Original Soil Test & Foundation Design	17/02/2025

EARTHWORK DESIGN PARAMETERS

Nominated Site Works :-	Cut & Fill
Platform Height :-	63.000 m AHD
Additional Site CUT :-	Scrape
Additional Site FILL :-	Scrape

Note : Final platform heights must be in accordance with the approved architectural drawings. Where heights/ levels nominated above differ to the approved architectural drawings, STA Consulting must be notified for review prior to any works.

DESIGN PARAMETERS

Design Slab Length :-	20.190 m
-----------------------	----------

STA Consulting Engineers has not been supplied as-constructed information for this site.
It is the builders responsibility to locate and mark the position of any service lines prior to construction.
The foundations have been designed to place no additional surcharge on the existing sewer line.
Where conditions on site may impact the current design STA Consulting Engineers must be notified immediately.

- Note: 1.) Edge and slab piers up to 0.4 m in depth may be poured integral with main slab.
2.) Edge and slab piers between 0.4 m and 1.0 m may be poured integral with main slab providing a bond break is installed between top of pier and underside of edge beam.
3.) Edge and slab piers greater than 1.0 m must be poured separate to main slab.

Note: Where shown and applicable please refer to home builders construction plans for exact location and dimensions of HWS slabs and AC slabs, slab RL's, step locations and heights. It is the builders responsibility to ensure the latest construction plans are followed on site. If in doubt, contact STA Consulting Engineers for clarification.

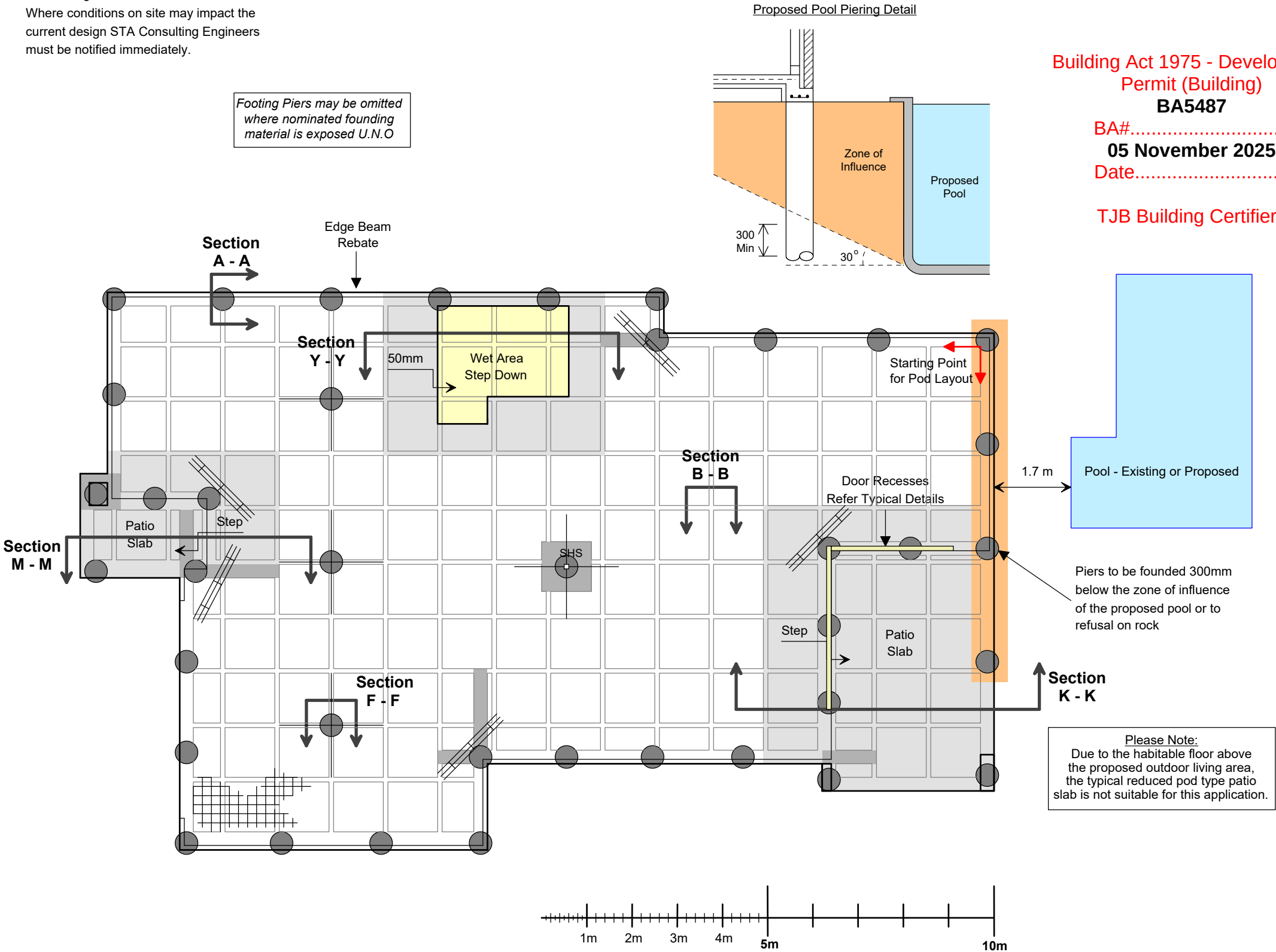
(Not to Scale)

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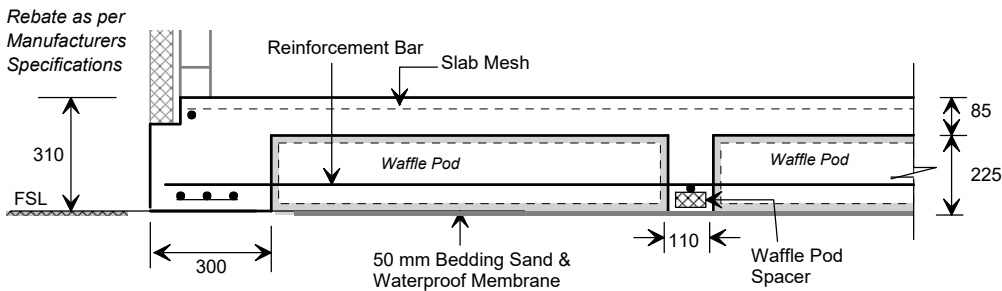
BA#.....
05 November 2025
Date.....

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Legend :-	WM8
Symbols	Descriptions
Section A - A	- 3L12TM Edge Beam Reinforcement
Section B - B	- N12 Bar Internal Rib Reinforcement
	- Min. Waffle Pod Height 225 mm
	- 450 Dia. Edge Beam Footing Piers
	- 450 Dia. Slab Piers
	- SL 82 Slab Mesh
	- Re-Entry Steel 3L12TM, 2.0m long 40mm Edge Cover
	- Column Locations
	- 450 x 450 Pad Footings
	- 450 Diameter Isolated Pad Footings
	- Load Bearing Wall
	- Min. Slab Thickness 85 mm

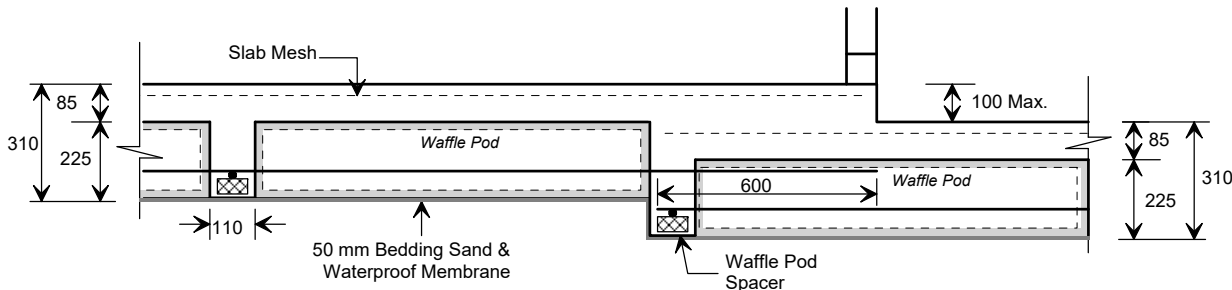


Edge Beam Detail



Internal Rib Detail

Step Down Details
(100 mm Maximum)



Section A - A

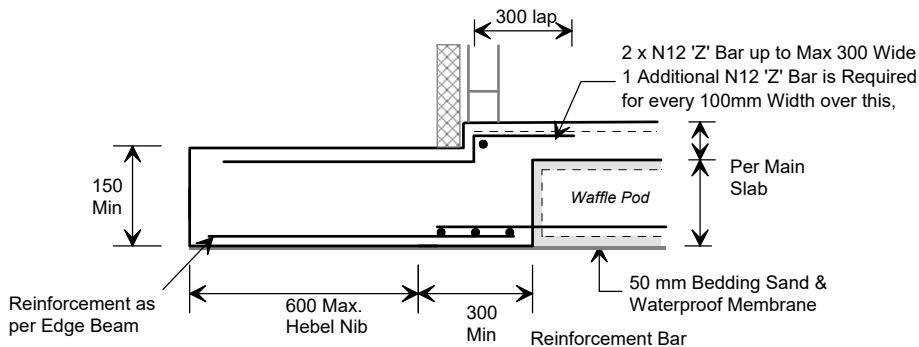
Section B - B

Section C - C

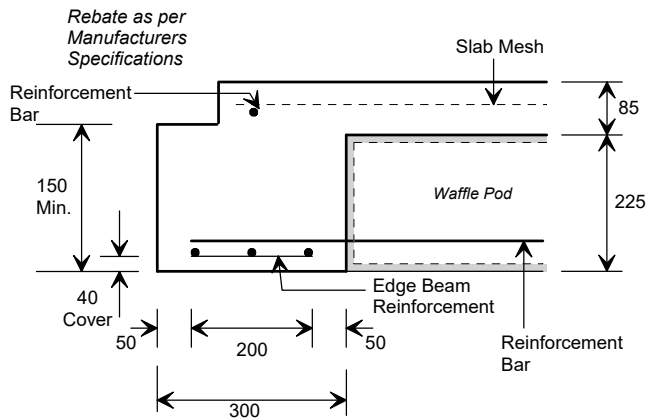
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Typical Hebel Nib Detail



Edge Beam Rebate Dimensions
(Enlarged Drawing)



Notes :-

1. Bar Chairs are to be placed at 800 centres Maximum.
2. Slab Mesh to have 25 mm Top Cover.
3. Slab Mesh to have 35 mm Edge Cover.
4. Trench Mesh to have 40 mm Bottom Cover.
5. Reinforcement bars to have 40 mm Cover (around entire bar).
6. Slab Edge and Internal ribs MUST be vibrated.
7. The Edge Beam and Throat widths shown are the minimum dimensions as per AS2870-2011 and may be increased to suit brick veneer wall dimensions. The Edge Beam width must not exceed 330mm or additional reinforcement will be required.

Design Specification Table :

Steel Reinforcement	Product Code	Steel Strength
Slab Fabric	SL82	500 Grade
Edge Beam Reinforcement	3 L12 TM	500 Grade
Reinforcement Bars	N12 Bar	500 Grade
Waffle Pod Size (Height)	225 mm	-
Concrete Strength		Refer Table
Min. Slab Thickness		85 mm

Concrete Strength Table :

Elements	Concrete Strength F'c MPa	Slump (mm)
Bored/ Drilled Piers	20	80 - 100
Strip Footing	20	80 - 100
Slab On Ground Garage/ External	20	80 - 100
Slab On Ground Internal	20	80 - 100

Client

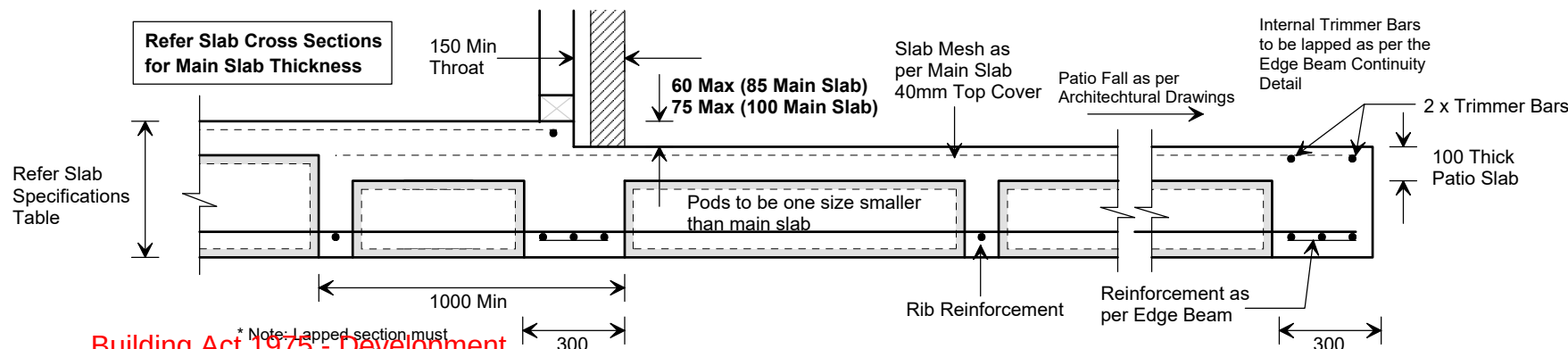
Gold Homes
123 Thomsons Road KINGSHOLME 4208

Site Address

Lot 152 ALLURE STREET UPPER COOMERA 4209

Section M - M

Reduced Size Pods in Patios



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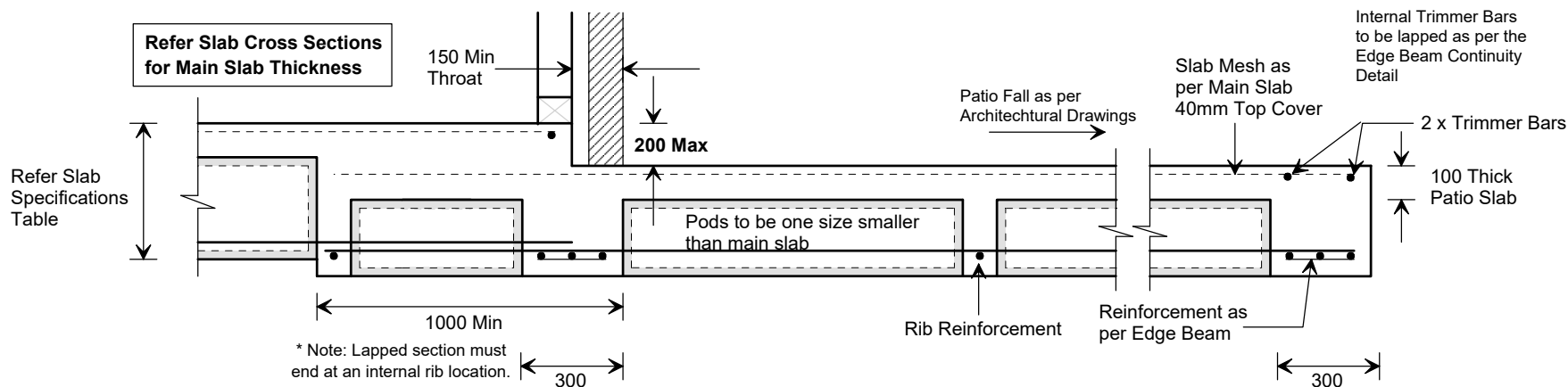
Date.....

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Note: Pad in patio area will require minor fall to suit for pod heights and falls.
Do not reduce pods greater than one pod size (75mm max).

Section M - M

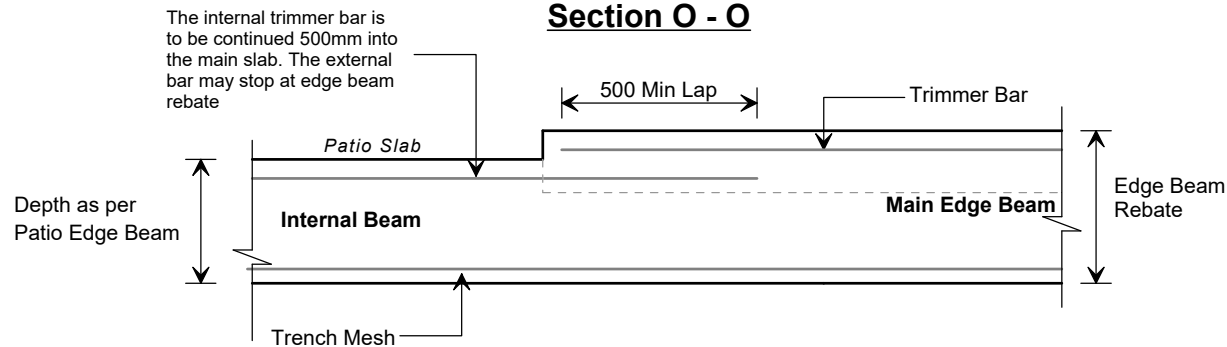
Reduced Size Pods in Patios



Note: Pad will require minor step to suit for pod heights and falls.
Do not reduce pods greater than one pod size (75mm max).

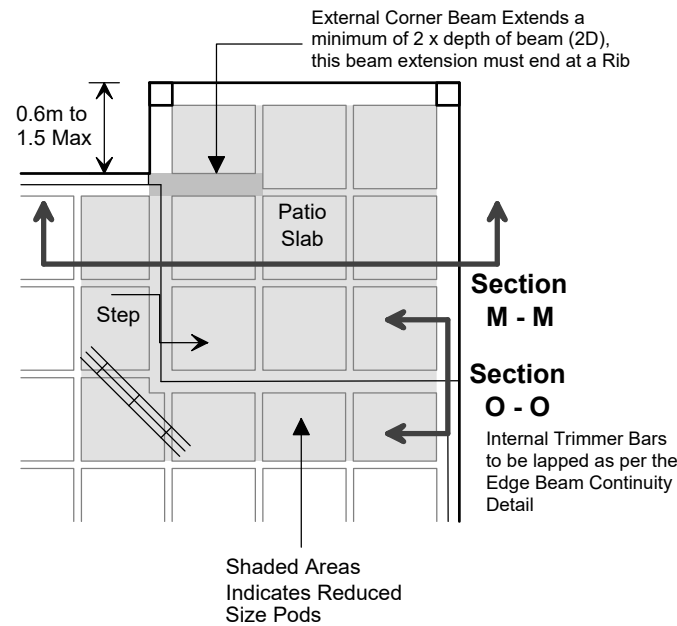
Edge Beam Continuity

Section O - O



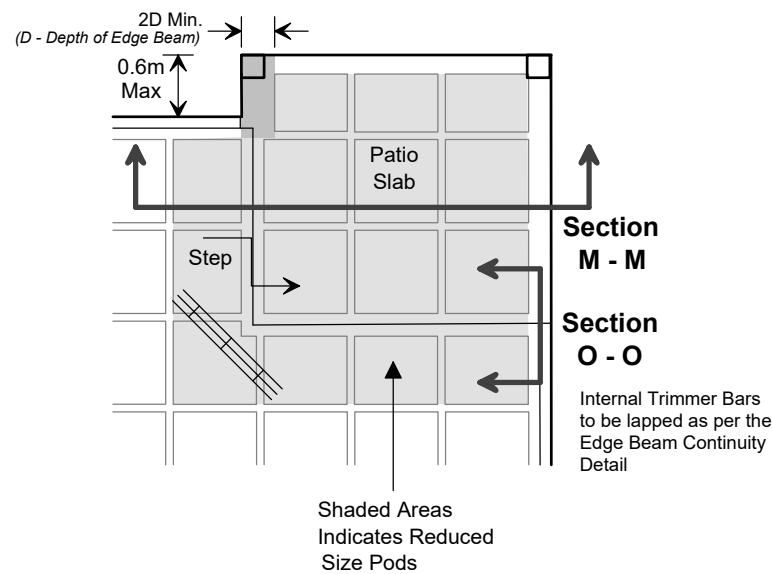
Section M - M

**Reduced Size Pods in Patios
Typical Layout**



Section M - M

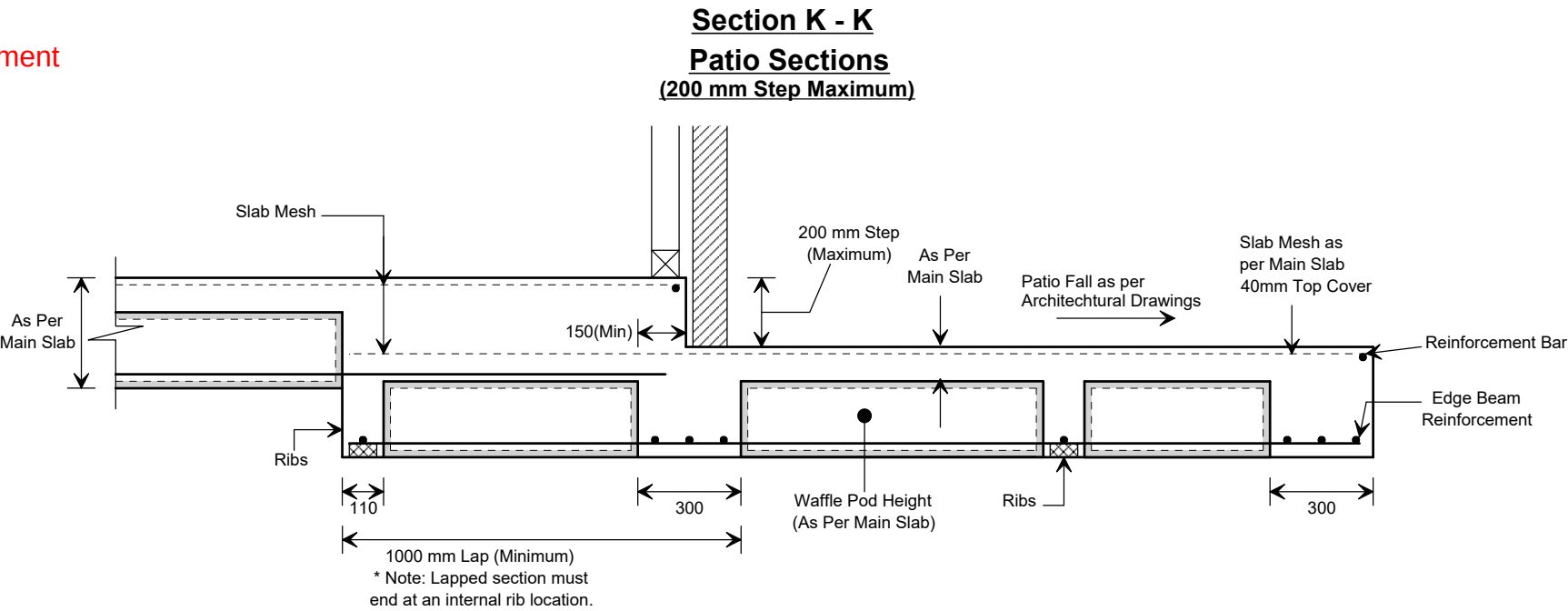
**Reduced Size Pods in Patios
Typical Layout**



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Note: Pad in patio area will require minor fall to suit for pod heights and falls.
Pod heights are not to be reduced to achieve patio fall.

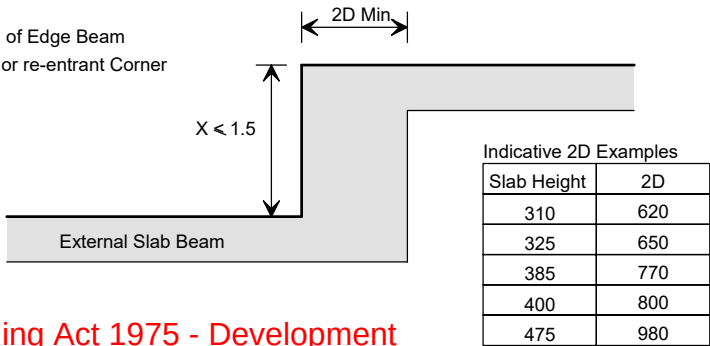
Continuity of Footing Beams

Explanation

Where the external perimeter of the dwelling includes steps less than 1.5m these corner beams need to be increased in length by a distance twice the depth of the edge beam, for example a 310 slab will need 620 min width beam

Legend

D = Depth of Edge Beam
X = offset or re-entrant Corner

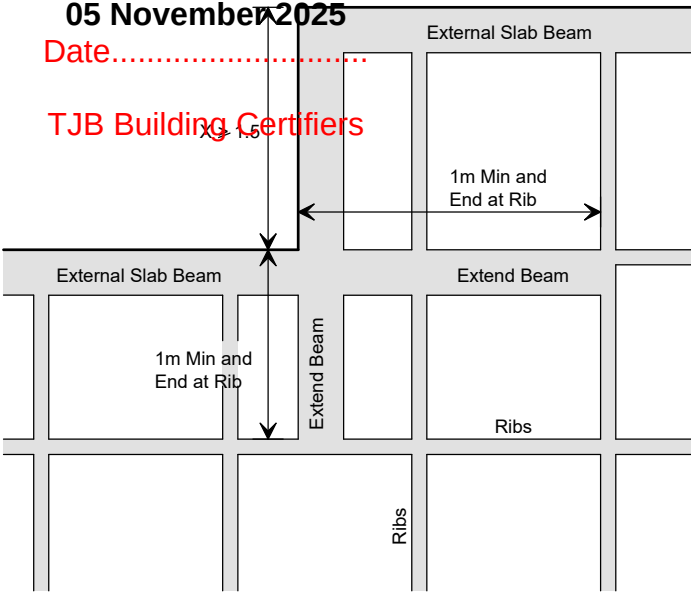


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Where the external corner step is greater than 1.5m the beams are to be continued to an internal rib with a minimum length of 1m

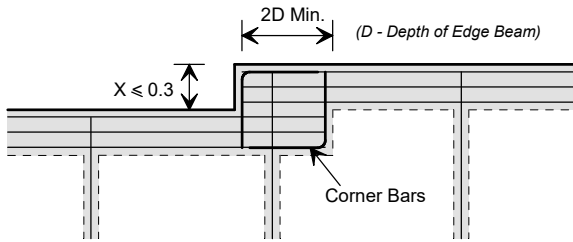
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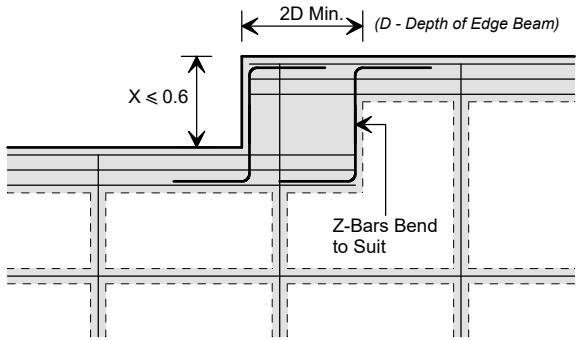
Reinforcement Layout Examples

< 300 mm External Corner

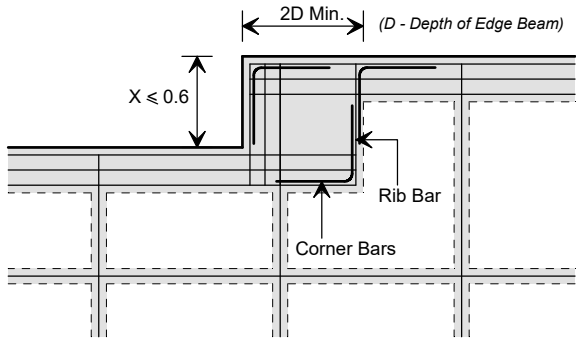


Reinforcement Layout Examples

300 to 600 mm External Corner

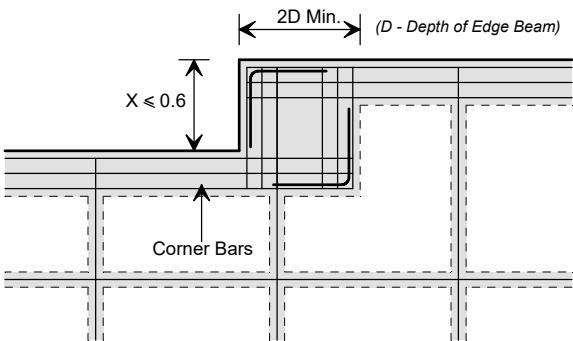


(Z-Bar Option)



(Corner Bar Option)

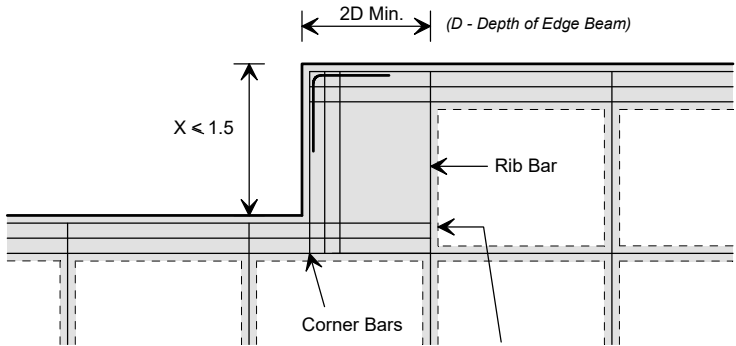
300 to 600 mm External Corner



Trench Mesh Option

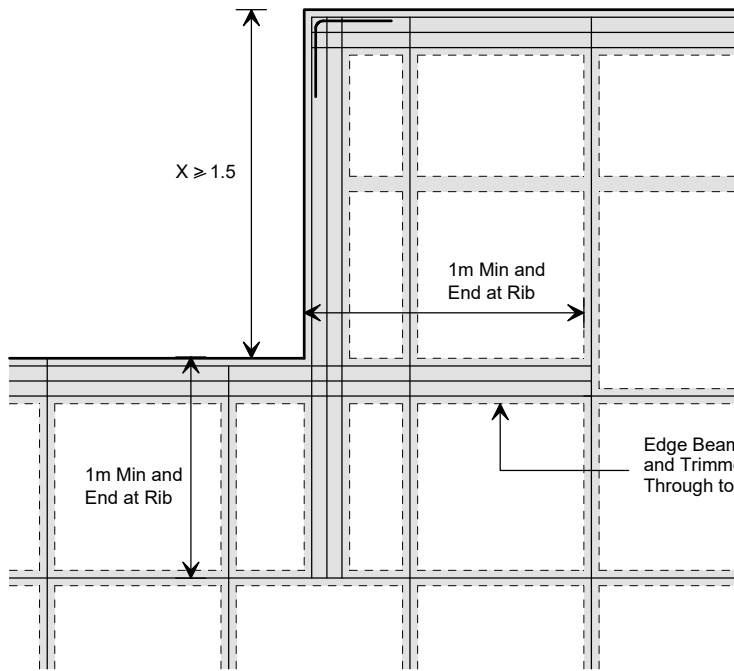
600 to 1500 mm External Corner

(Where Rib is located within 300mm of 2D from corner)



External Corner Beam Extends a minimum of 2D, this beam extension must end at a Rib

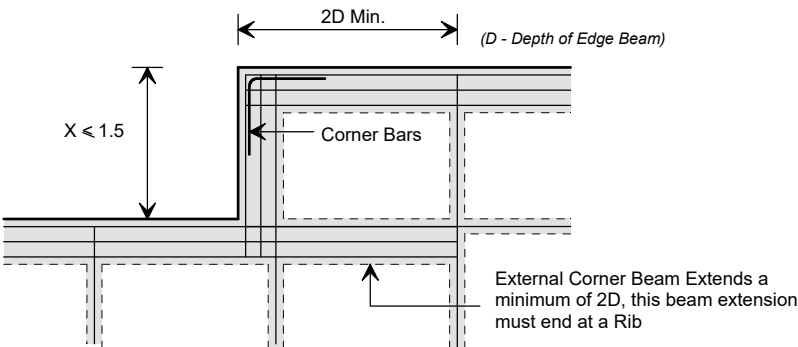
> 1500 mm External Corner



Edge Beam Reinforcement and Trimmer Bars to Continue Through to Ribs

600 to 1500 mm External Corner

(Where Rib is located over 300mm from 2D Corner Pods may be placed)

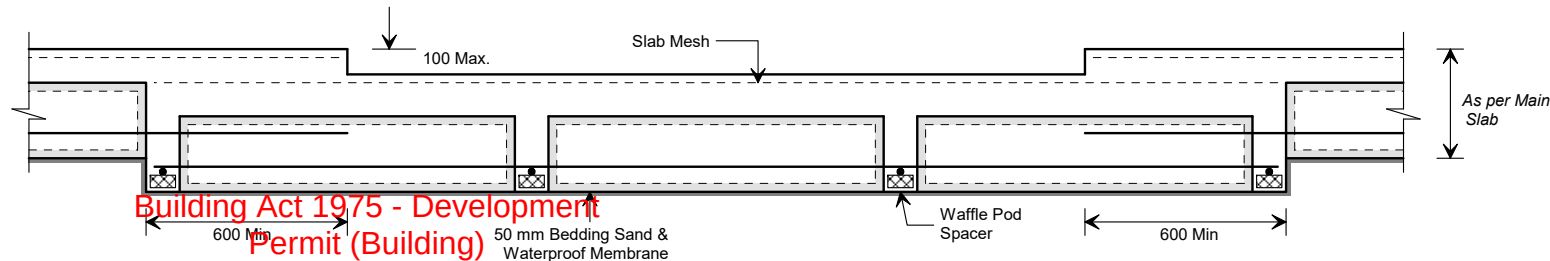


External Corner Beam Extends a minimum of 2D, this beam extension must end at a Rib

Note: The waffle pod layouts are indicative only and will vary depending on each house layout. It is the builder's/concreter's responsibility to ensure waffle pods are sufficiently held in place prior to placement of concrete. In some cases, where small cut pods are present, from a constructability point of view, it may be more practical to remove them and provide a mass concrete widened rib or edge beam in that area.

Typical Wet Area Recess Details

Full Wet Area Recess - Section Y - Y
(100 mm Maximum)

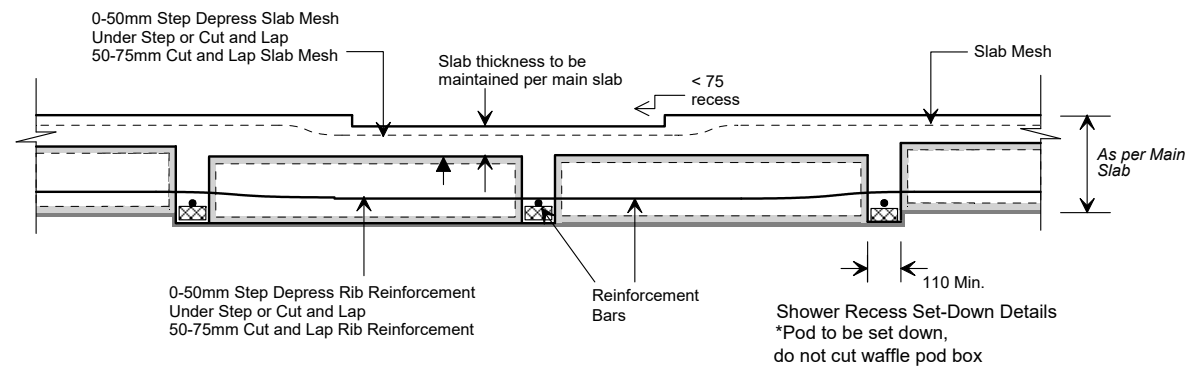


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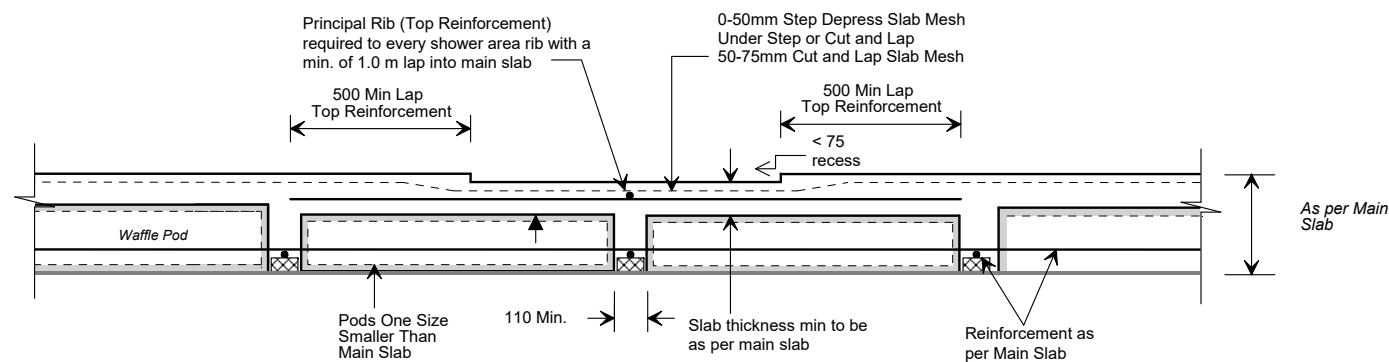
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Small Shower Recess
(Max 1 Rib Each Direction)
(75 mm Maximum Step)
(Option A)



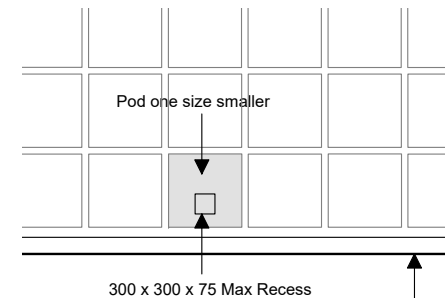
(Option B)



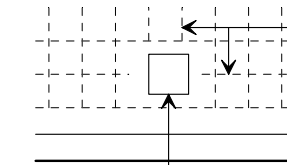
Typical Bath Waste Recess Details
(75mm Maximum)

Note: If the recess exceeds 75mm a minimum of 600 x 600 of pod will need to be removed under the recess.

Typical Bath Waste Recess Slab Layout

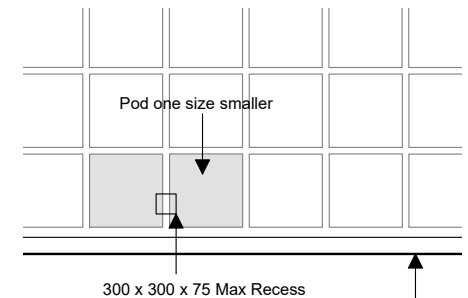


Edge Beam
Rebate



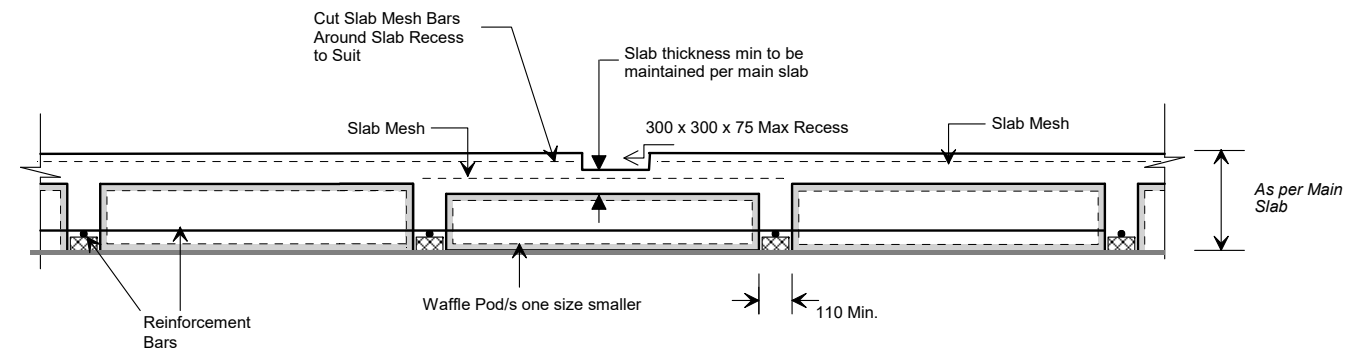
300 x 300 x 75 Max Recess

Typical Bath Waste Recess Slab Layout

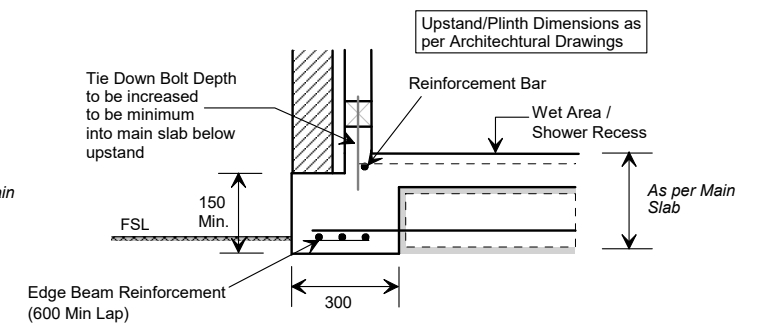
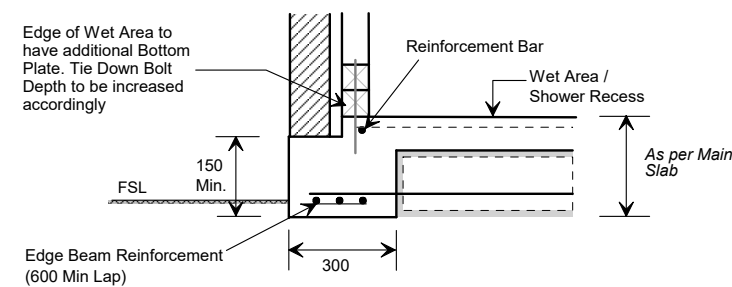


Edge Beam
Rebate

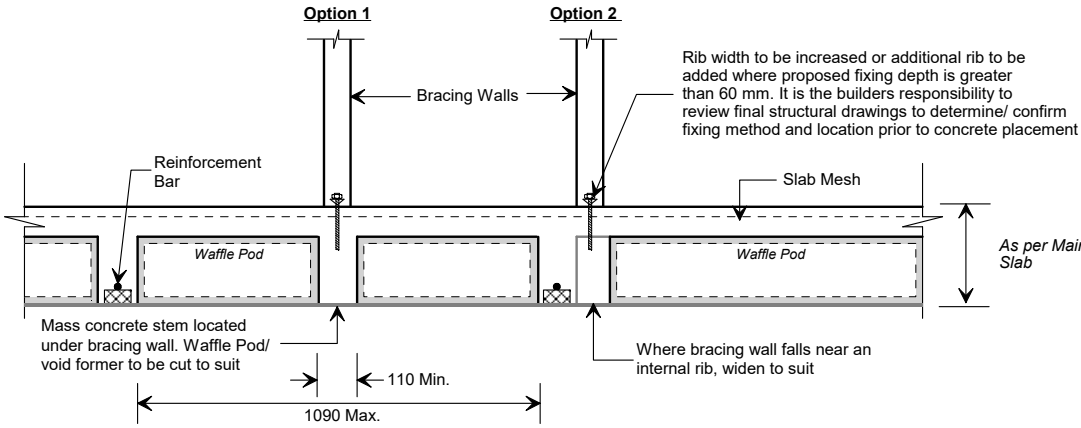
Typical Bath Waste Recess Side View



Stepped Wet Area Edge Beam Details



**Typical Internal Rib Widening or Reduced Pods
for Bracing Walls & Tie Downs (Option A)**

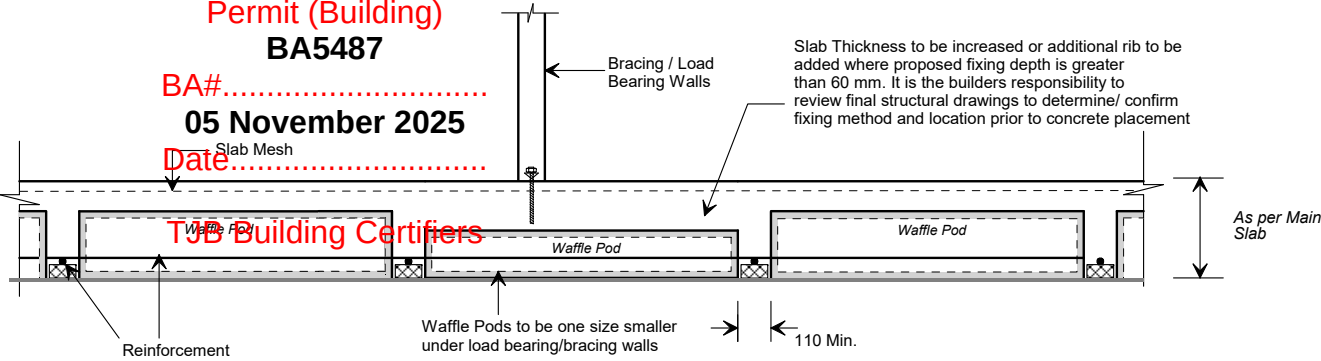


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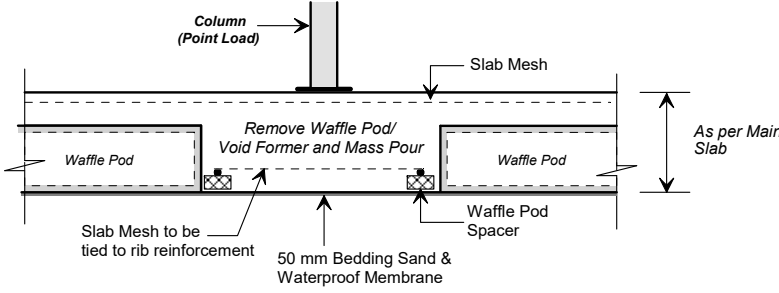
BA#.....
05 November 2025

Date.....

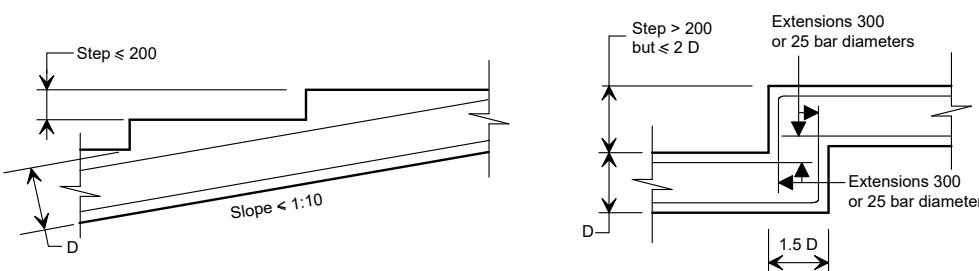
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Typical Point Load Detail



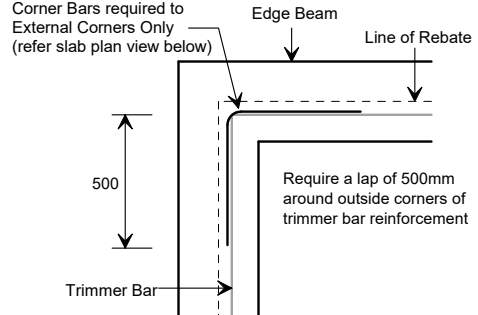
Stepped Isolated Footing Detail



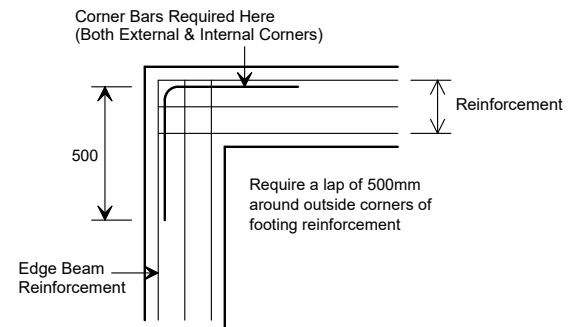
Note: The depth of the isolated footings may be reduced where refusal on shallow rock, on a boulder or partially over a small rock outcrop is encountered. Where this depth is less than 400 mm the top steel, corner bars and starter bars may be deleted. Before the edge beam becomes less than 400mm the top steel is to be lapped 500mm with the bottom steel. It is also required a minimum depth of 200mm must be maintained at all times. It is also recommended articulation joints are placed at the start and end of the rock outcrop.

Corner Bars

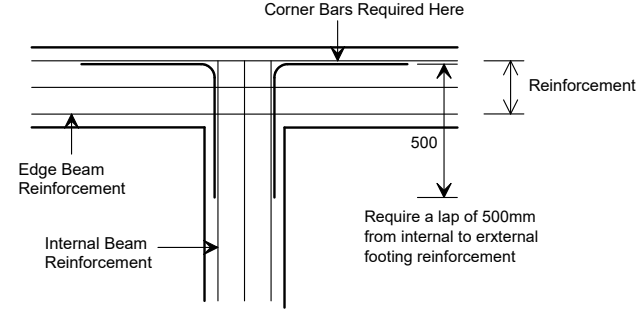
Edge Beam Top Bar Reinforcement



Edge Beam Reinforcement

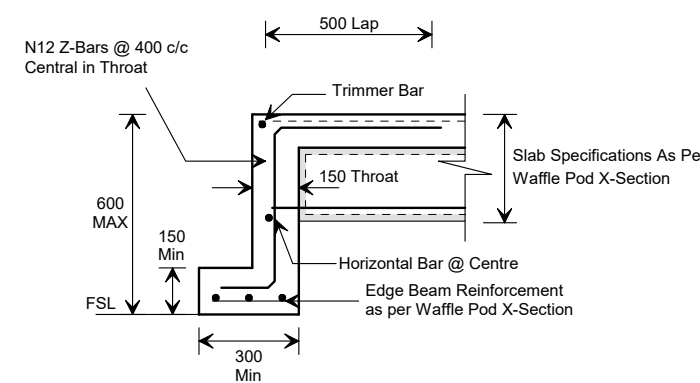


Internal Beam Reinforcement

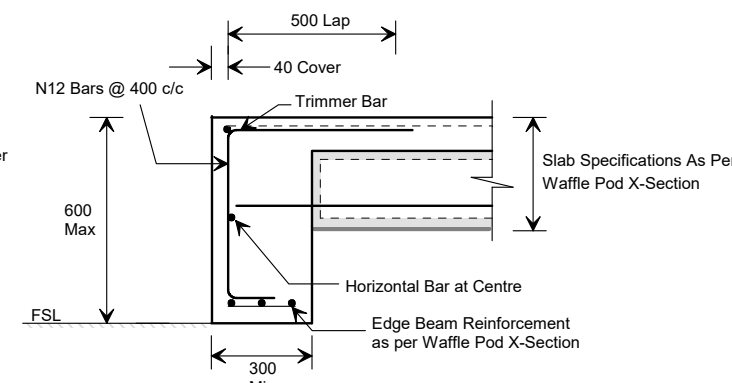


Typical Dropped Edge Details - 600mm Max

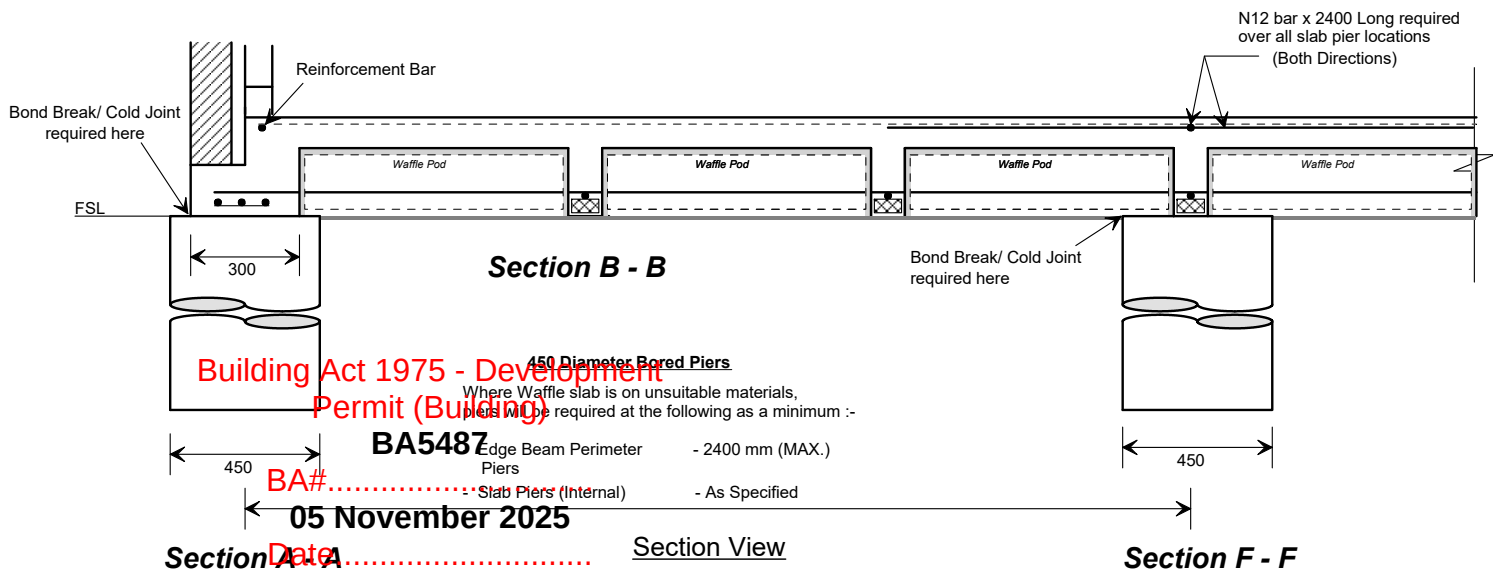
Rebated Edge



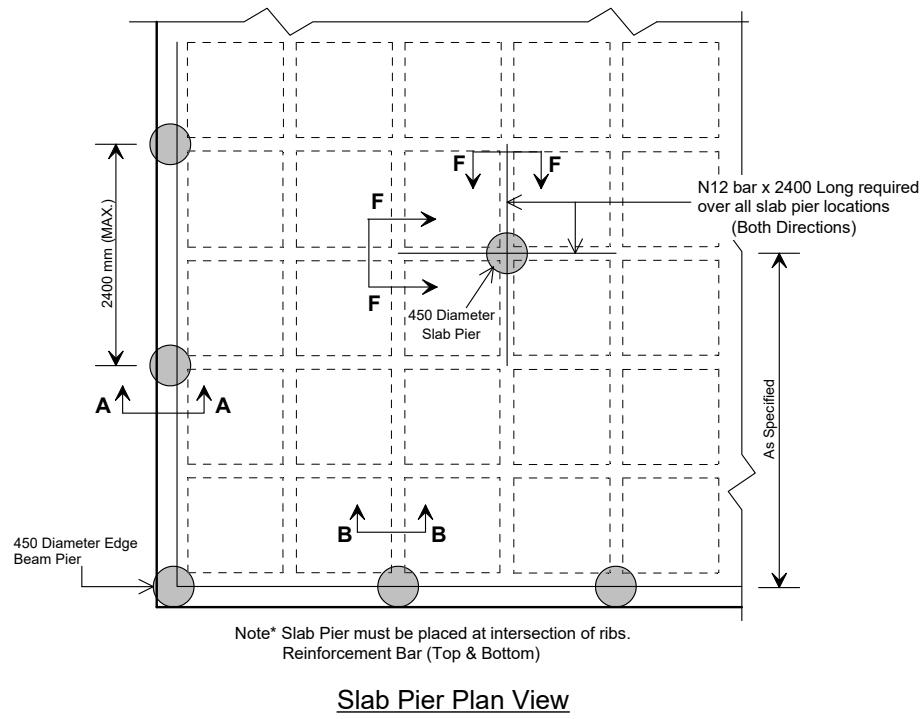
Non- Rebated Edge



Typical Edge Beam & Slab Piering Details



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Technical Notes

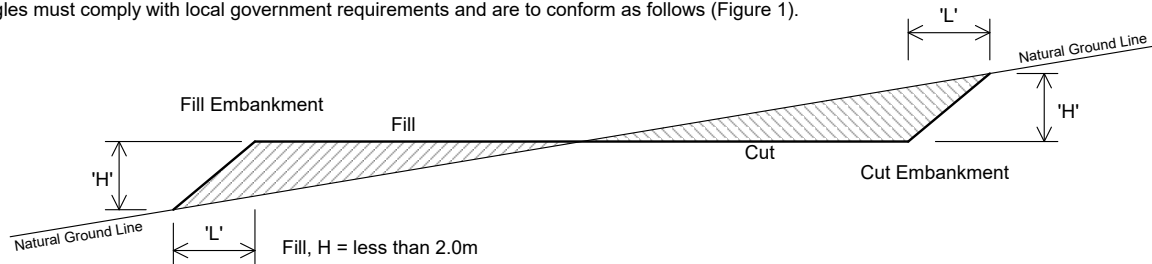
Earth Works Specifications

Batter Angles for Embankments:-

It is the builders responsibility to ensure that the site works do not undermine or place additional surcharge on any existing structures. If this can not be achieved STA Consulting Engineers must be contacted prior to any site works being undertaken.

Batter angles must comply with local government requirements and are to conform as follows (Figure 1).

Figure 1.



	Material Type (Refer Bore Logs)	Stable Rock	Sand	Silt	Clay		Soft Soils
					Firm Clay	Soft Clay	
Embankment Slopes (Height Length)	Compacted Fill	2 : 3	1 : 2	1 : 4	1 : 2	Not Suitable	Not Suitable
	Cutting	8 : 1	2 : 3	1 : 4	1 : 1	2 : 3	Not Suitable

Note: Retaining walls or other forms of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table above

Fill Material and Compaction:-

Organic material, highly reactive clays and large rocks are not suitable for use as fill. The fill is to be spread in 150 mm layers and extensively track rolled with a drott. All earthworks to be carried out in accordance with the full requirements of AS3798, Guidelines for Earthworks for Commercial and Residential Developments.

NOTE - In the instances where by significant levels of filling are observed, there will always remain the possibility of tilt as a result of differential settlement in the fill. Australian Standard (AS2870-2011) does not cater for tilting of the slab as a result of differential settlement within certified fill nor does the Australian Standard address the possible occurrence when shallow foundations are adopted.

Drainage:-

The external finished surface surrounding the dwelling must be drained to move surface water away from the building and graded to give a slope of not less than 50 mm over the first 1 m away from the building.

Reinforcement Specifications

Steel wire reinforcing fabric and bars to conform with AS1304 - Hard Drawn Steel Wire Reinforcing Fabric for Concrete) and AS1302 - Steel Reinforcing Bars For Concrete.

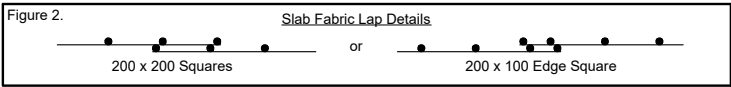
Lap Lengths

Trench Mesh - 500 mm in a straight line, or to the far face at "T" and "L" intersections

Steel Bars - "N" Bars shall have lap lengths as follows: N12 not less than 500mm and N16 not less than 700mm. Bar sizes greater than N16 to have minimum lap of 40 bar diameters

Corner Bars - required at all "T" and "L" intersections. Refer to the design drawings for the appropriate construction details.

Slab Fabric - One full panel of the fabric, so as the two outer-most transverse wires of each sheet are overlapped. As shown on the below detail (Figure 2).



Note :- Where external beams are wider than 300 mm, an extra equivalent bottom reinforcement bar is required for each 100 mm additional width. For example, a 400 mm wide edge beam will require a minimum of 4 bar trench mesh (300 mm wide).

Concrete Specifications

The concrete must have a strength at 28 days of not less than 20MPa unless otherwise specified on the foundation cross section, a 20 mm nominal aggregate size and have a nominal 80 -100 mm slump. Water must not be added to the mix to increase the slump to a value in excess of that specified. Concrete must be placed and compacted/vibrated with good building practice. In hot and windy conditions concrete curing must be considered. This can be done by covering with plastic sheeting, spraying with a liquid membrane curing compound or ponding water on the top surface. The concrete must be manufactured to comply with AS3600 - Concrete Structures.

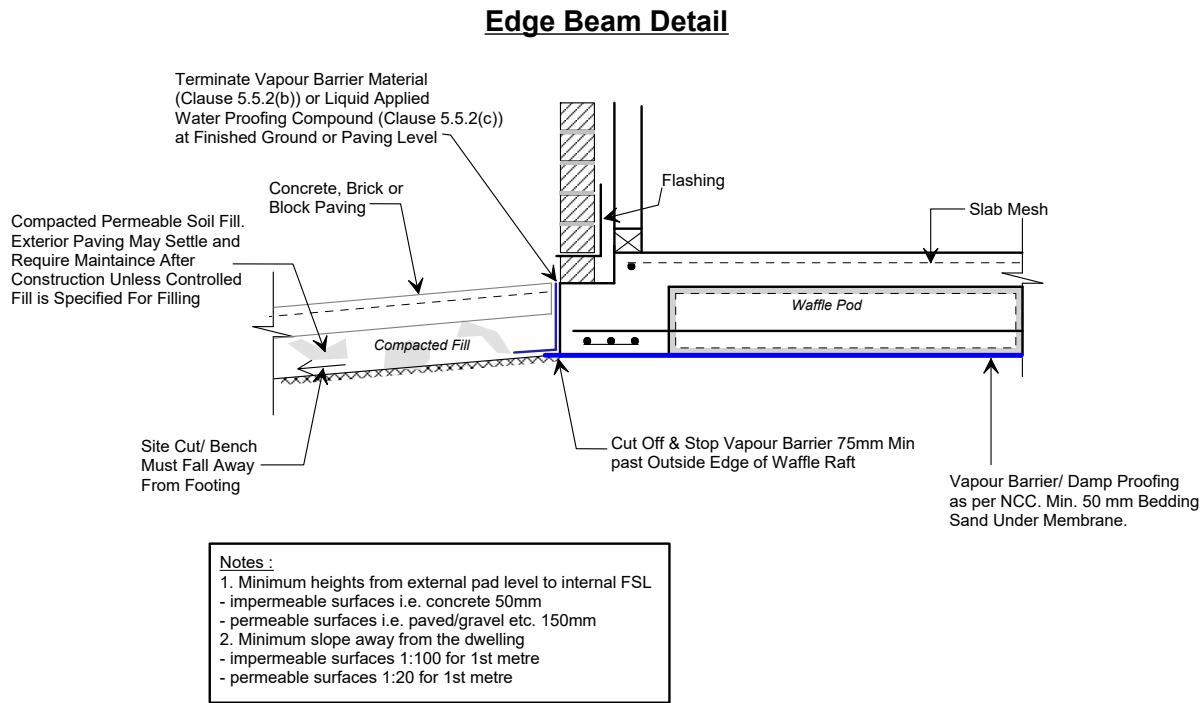
Shallow Rock, Boulders & Rock Outcrops

The depth of strip footings may be reduced where refusal on shallow rock, on a boulder or partially over a small rock outcrop is encountered. Where this is less than 400 mm, top steel, corner bars and starter bars may be deleted. However before the beam depth becomes less than 400 mm, top steel is to be lapped 500 mm with the bottom steel. It is also required that a minimum edge beam depth of 200 mm be maintained at all times. It is also recommended that the external walls are articulated at the start and end of the rock outcrop.

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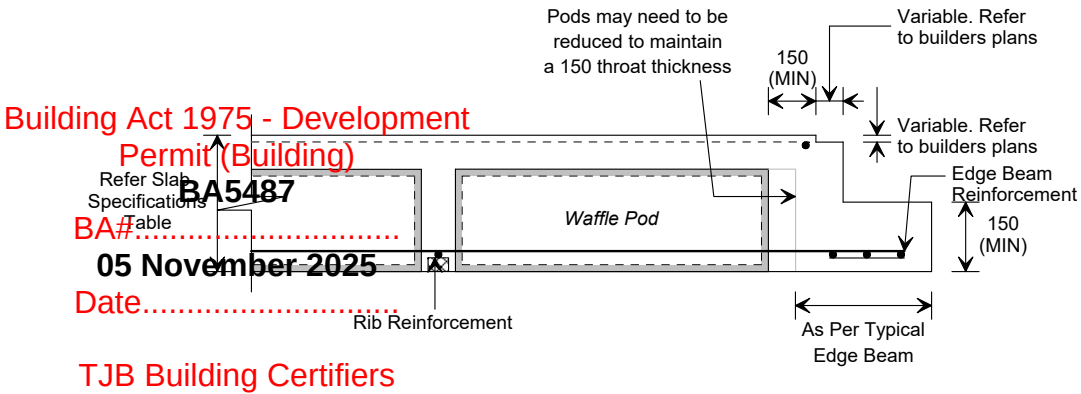
Vapour Barriers and Damp-proofing Membranes

Where required the raft or slab shall be provided with the following in accordance with AS2870-2011 'Residential Slabs and Footings' :-
QLD - Vapour Barrier (Medium Impact Resistance in accordance with 5.3.3.3, item (a) of AS2870).
NSW - Damp-proofing Membrane (High Impact Resistance in accordance with clause 5.3.3.3, item (b) and resistant to puncture and penetration, item (c)).
Installation :

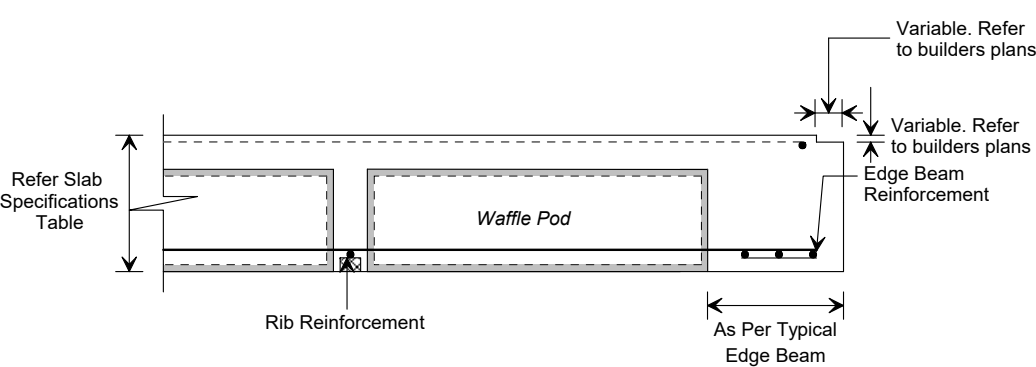
1. The sheet shall be placed beneath the slab so that the bottom surface of the slab and beams, including internal beams, is entirely underlaid. The membrane shall extend under the edge beam to ground level.
Where a two pour system is adopted, the membrane shall extend over the top of the external footing and starterbars, before the bars are bent prior to the placement of slab mesh. The membrane shall extend a minimum of 0.4 m beyond the external footing perimeter to be later folded and fixed to underside of the bottom plate.
2. Lapping for continuity at joints shall be not less than 0.2 m.
3. Penetrations by pipes or plumbing fittings shall be taped or sealed with a close-fitting sleeve or made continuous with the vapour barrier or damp-proof membrane by taping or by lapping in accordance with item 2.

Typical Sliding Door Recess Details

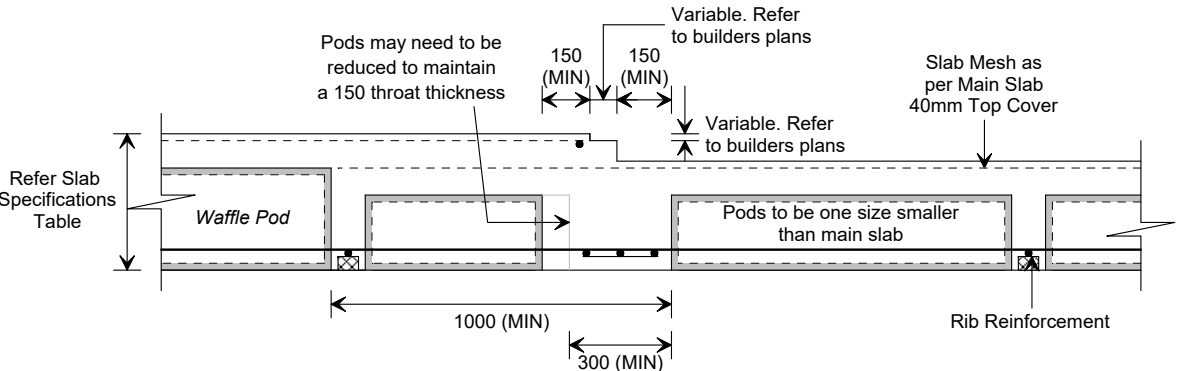
Edge Beam Stacker Door Recess Detail Section
(Rebated Edge)



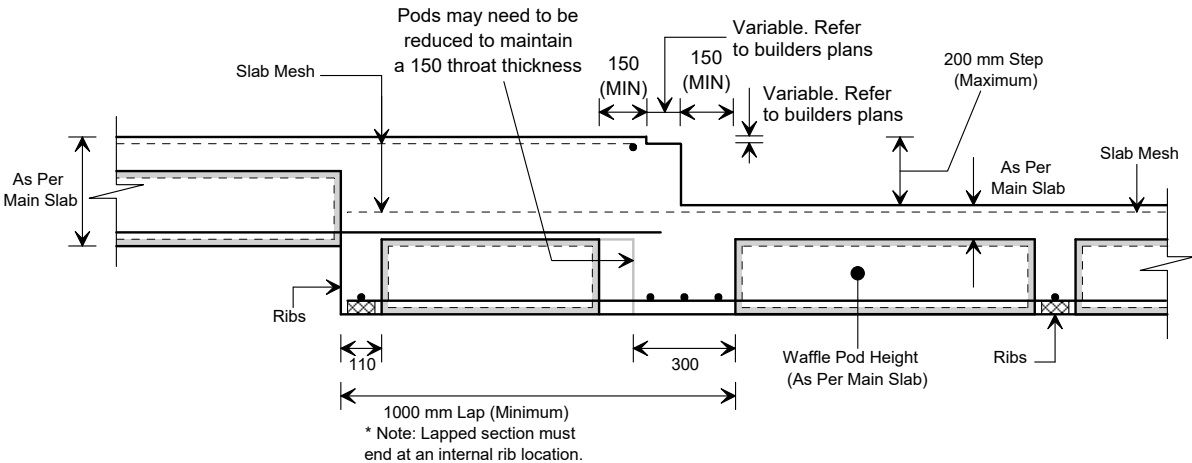
Edge Beam Stacker Door Recess Detail Section
(Clad Edge)



Stacker Door Recess Detail Section
(Reduced Pod Patios)



Stacker Door Recess Detail Section
(Stepped Pad Patios)
(200 mm Step Maximum)



Legend	
A.J	Articulation Joints
Natural Articulation Joints Note: The interface between full height brick and clad walls, full height doorways, windows or door and windows with cladding over are considered to be Natural Articulation Joints.	
	Door Locations
	Window Locations
	SWG's as per Supplied Plans
	Grated Drain as per Supplied Plans

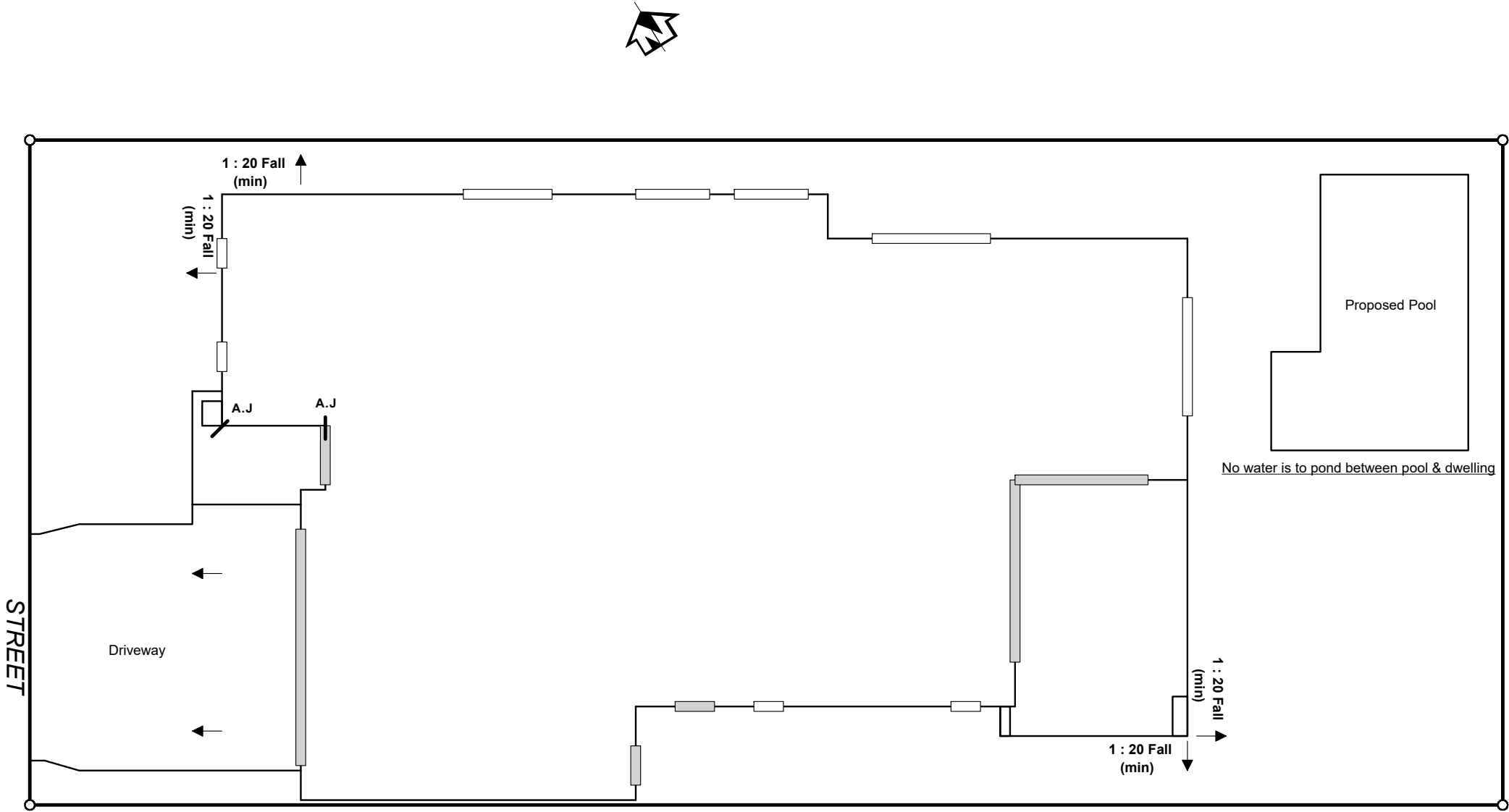
- Typical Articulation Notes:**
- All Brickwork joint locations and notes within this articulation plan are as per or specified directly from the recommendations of the "Articulated Walling Technical Note 61" Prepared by Cement Concrete & Aggregates Australia (CCA). Control joints less than 1m from a corner (including internal corners where the joint is located on a wall 4.5m long), may be shown as per architectural drawings for aesthetic purposes only and are not considered effective structural articulation joints.
 - STA Consulting Engineers takes no responsibility for the accuracy and/or quality of the installation of joints on site during construction. Where joints are missed or misplaced onsite STA must be contacted immediately for further review.
 - The Building Code of Australia (BCA) requires that houses incorporate articulated walls.
 - It is the home owners responsibility to ensure that practical measures also be put in place to assist with the longevity of the proposed foundations & structure. For further detail please refer to the "Foundation Maintenance and Footing Performance: A Homeowners Guide" Prepared by the CSIRO (BTF18).
 - Hebel Clad Walls are to be articulated as per the layout provided and any manufacturer's specifications. STA Consulting Engineers has designed the layout as per the specifications of TN61. It is the builders responsibility that any additional joints required as per any specific product manuals are installed to comply with these specifications
- Typical Site Drainage Notes:**
- 1:20 Fall - It is a requirement of the NCC 3.1.3.3 and AS2870 Residential slabs and footings that all surface drainage shall be designed and constructed to avoid water ponding against or near the footing/slab. The ground in the immediate vicinity of the perimeter footing/slab, including the ground uphill from the slab on cut/fill sites, shall be graded to fall 50 mm minimum away from the footing over a distance of 1 m and shaped to prevent ponding of water.
 - The SWG locations shown on the attached plan have been directly allocated as per the supplied architectural drawings at the time of design. STA takes no responsibility for the points of stormwater discharge or for the location of any onsite drainage.
 - Where the local council requires site specific engineered onsite stormwater and/or sanitary drainage, STA Consulting Engineers should be contacted to provide an engineered solution to fulfill council / standards requirements.
 - It is NOT recommended that garden beds/planter boxes be located against the foundations of the proposed dwelling, due to excess moisture present within these areas and the effect they can have on the proposed foundations on site.

Additional Site Drainage Note:

Where any fall on site due to the natural slope and/or cut & fill occurs all site water must be directed away from the building foundations & around the perimeter of the proposed dwelling as per the NCC, AS2870 & AS3500. Appropriate stormwater management solutions should be obtained from a suitably qualified person. For site specific stormwater management design contact STA Consulting Engineers

Brickwork Articulation Plan

Note: Where shown refer to home builders construction plans for exact location of storm water gully pits. It is the builders responsibility to ensure the latest construction plans are prepared and followed to meet requirements of this site.



Brickwork Articulation Guide

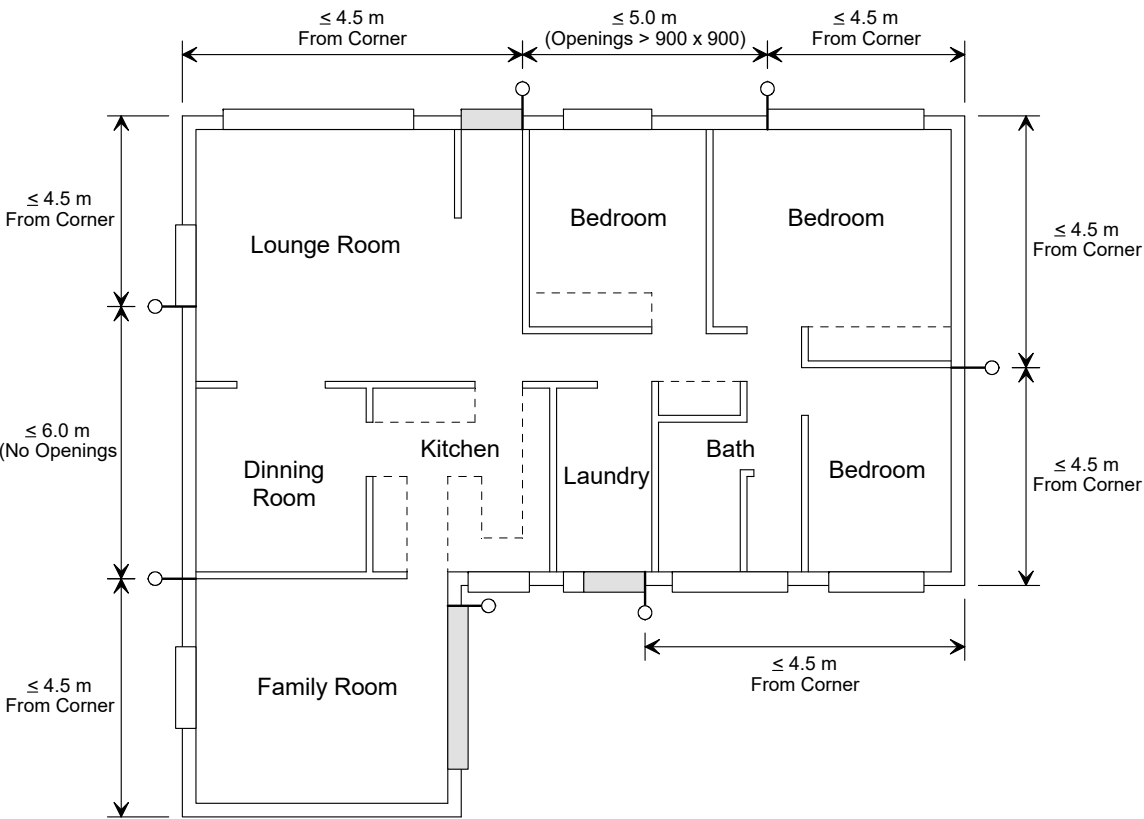
Maximum spacing of articulation joints for unreinforced masonry walls.
(After AS 4773 Parts 1 and 2 9)

		Joint spacing (m) for wall height / joint widths		
Site Class	Masonry Wall Construction and Surface Finish	Up to 4.0 m High for 10-mm Joints	4 m to 8.5 m high	
			For 10-mm Joints	For 15-mm Joints
A and S	All masonry	Maximum 8m as per AS4773.1-2010, Table 13.3		
M, M-D	External face finish masonry	5.0 m - 6.0 m	5.0 m	5.0 m - 6.0 m
	External rendered and / or painted masonry	5.0 m - 5.5 m	5.0 m	5.0 m - 5.5 m
	Internal face finish or sheeted masonry	5.0 m - 6.0 m	5.0 m	5.0 m - 6.0 m
	Internal rendered and / or painted masonry	5.0 m - 5.5 m	5.0 m	5.0 m - 5.5 m
H, H-D	External face finish masonry	5.0 m - 5.5 m	5.0 m	5.0 m - 5.5 m
	External rendered and / or painted masonry	5.0 m	5.0 m	5.0 m
	Internal face finish or sheeted masonry	5.0 m - 5.5 m	5.0 m	5.0 m - 5.5 m
	Internal rendered and / or painted masonry	5.0 m	5.0 m	5.0 m
E	Based on Engineering Principals Refer Marked Locations			

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Date.....

TJB Building Certifiers

Typical location of articulation joints for brick veneer building on Class M site with face finished masonry.

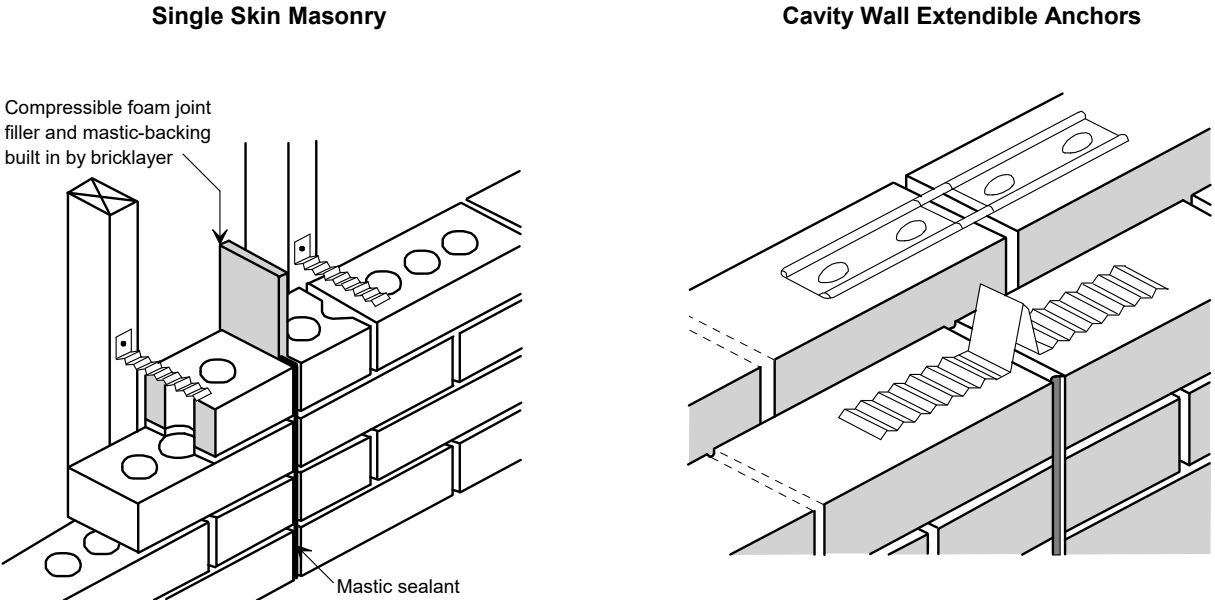


Typical Notes:

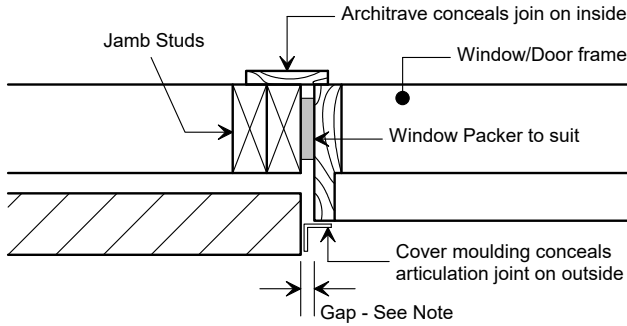
Masonry walls - whether built of bricks or blocks, made of fired clay, concrete or sand / lime - are rigid and brittle. They can thus tolerate only minor footing movement without cracking and / or causing windows and doors to become jammed. Unpainted masonry walls incorporating cement / lime mortar are the most tolerant of movement, and any cracking in the mortar joints tends to be inconspicuous. In rendered and / or painted walls, cracking may be visually unacceptable, even though structural performance is unimpaired. The solution is to provide footings that are rigid enough or to articulate the walls; the latter will usually be the more economical solution as more flexible footings can be used.

Articulation involves dividing the walls into panels separated by vertical joints that allow movement and thus reduce the risk of cracking. Footing movement is typically caused by swelling and shrinking of the foundation material. Thus the risk of movement depends on the extent to which the foundation soil reacts to changes in moisture content. AS 2870 classified site in accordance with the soil's reactivity in a range from Class A (stable) to Class E (extremely reactive). The Building Code of Australia (BCA) required that houses on all sites other than Class A and Class S (slightly reactive) incorporate articulated walls.

Typical Vertical Articulation Joint Details



Fixing of Window /Door Frames at Articulation Joints

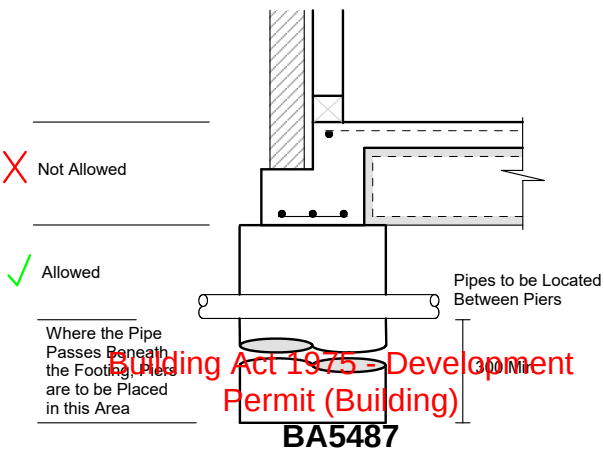


Note: Provision for horizontal movement, through opening, required to maintain typical masonry articulation joint width. (Refer manufacturer where proprietary details apply)

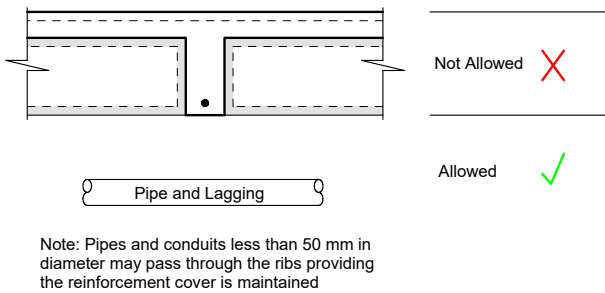
Plumbing Guidelines

Edge Beam, Internal Rib and Isolated Footing Pipe Penetrations

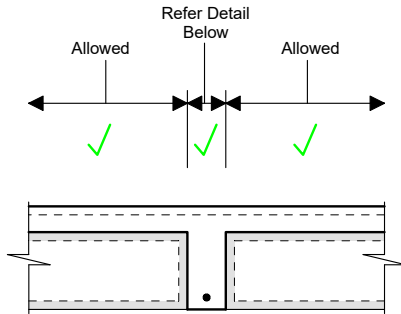
Edge Beam Footing



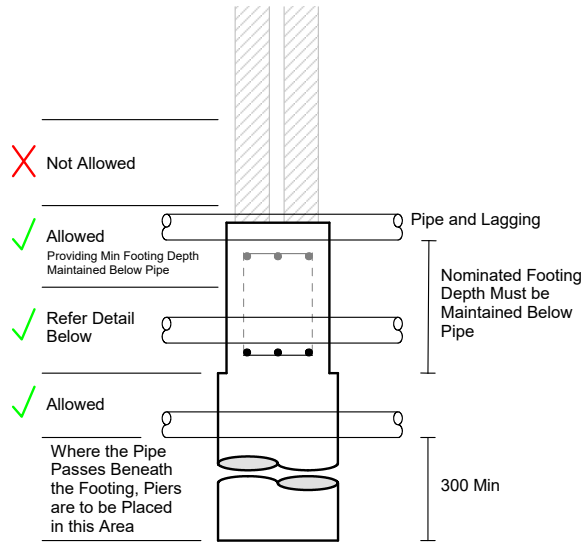
Internal Ribs



Internal Rib Vertical Penetrations



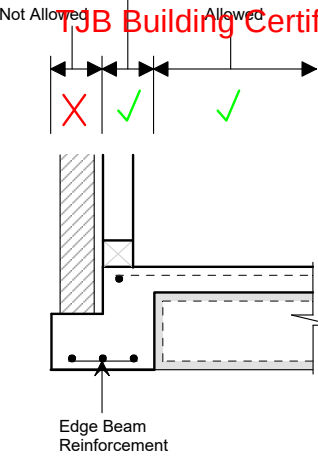
Isolated Footings



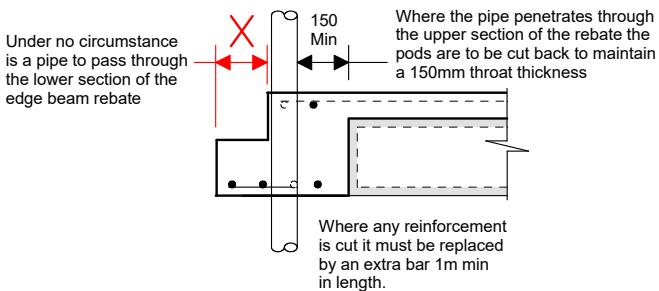
Notes:
The edge beam shall not be cut to allow for the placement of pipes. If the pipe is to be located in this area the footing must be excavated deeper to allow for the placement of the reinforcement.
The edge beam must not be jackhammered for the placement of pipes.
When the pipe penetrates the footings or slab thickenings within the lower 1/3 they must be excavated deeper to maintain the cover as specified.

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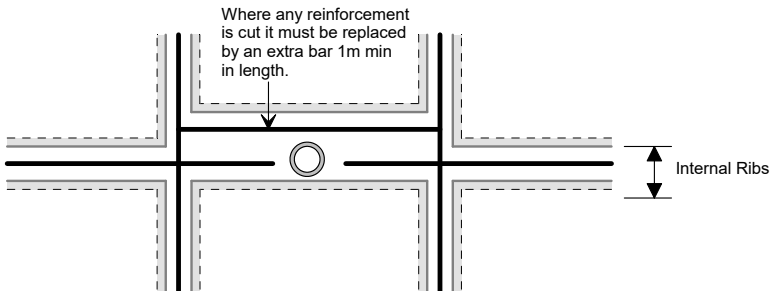
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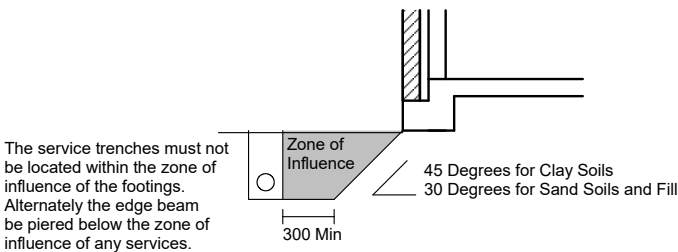
Detail to Place Pipe Through Rebate Throat



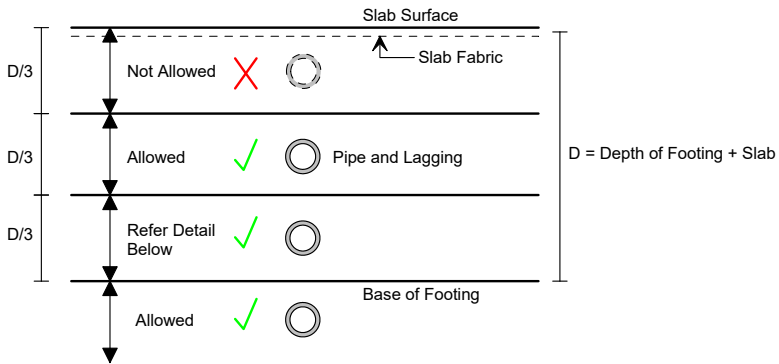
Internal Rib Vertical Penetrations



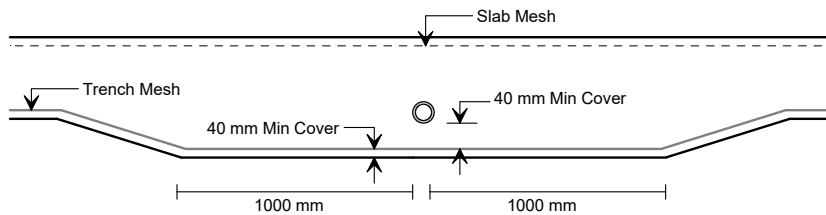
Service Line Location and Piering



Isolated Footings



Local Deepening of Edge Beam Footing or Slab Thickening



When the pipe penetrates the footings or slab thickenings within the lower 1/3 they must be excavated deeper to maintain the cover as specified.

Underslab Plumbing

Plumbing, sewage and drainage services shall be located and installed so as to ensure:

- The functioning of the footings and slabs on-ground are not impaired.
- The functioning of the services themselves are not impaired.

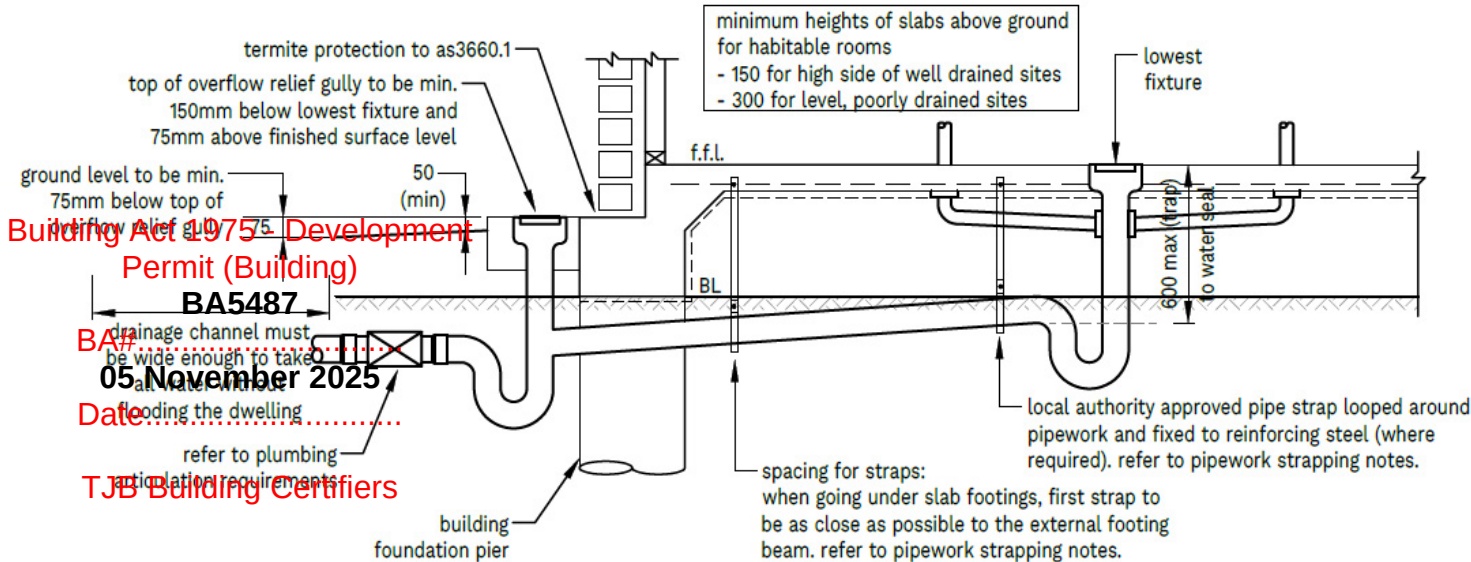
Water pipes must not be laid horizontally in slabs, but may be placed vertically as a penetration.

If pipe strapping is required it is to be tied to the slab reinforcement as per the standard plumbing guidelines pages contained within this report, or as per the sanitary drainage design report if a site specific underslab plumbing design has been completed.

Typical Plumbing Guidelines

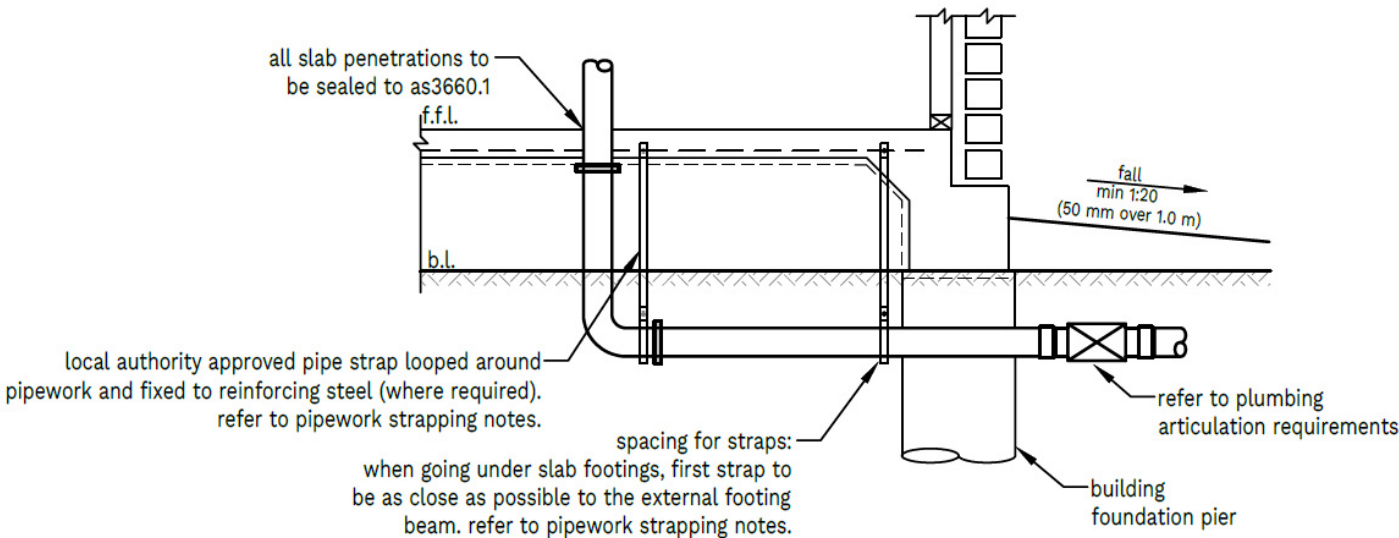
As per the Requirements of AS2870-2011 Section 5.6.4

STA CONSULTING ENGINEERS CONFIRMS THAT PLUMBING ARTICULATION JOINTS ARE NOT REQUIRED ON SITES WITH A CHARACTERISTIC SITE CLASSIFICATION OF S OR M PROVIDING THE DETAILS ON THIS PAGE AND ANY LOCAL AUTHORITY AND NCC REQUIREMENTS ARE ADHERED TO.



Typical Detail - Service Pipe Strapping under Slab for Fixture Traps and Connection to Overflow Relief Gullies
not to scale:

TYPICAL DETAIL - SERVICE PIPE STRAPPING UNDER SLAB FOR FIXTURE TRAPS AND CONNECTION TO OVERFLOW RELIEF GULLIES



Typical Detail - Service Pipe Strapping under Slab and Near External Footing Beams
not to scale:

PIPEWORK STRAPPING NOTES:

- Strapping of under slab pipework is required when:
 - Class "P" Sites where uncompacted fill greater than 900mm, has been identified or as a result of cut/filling operation in the construction of the building pad and pipework is not founded in natural material. Uncompacted fill being material that which is not natural ground of such having compaction certification as per AS3798 (Level One Supervision)
- Strapping shall be placed as follows:
 - For graded PVC-U Drains Dia 150mm > Dia 100mm: (e.g. water closets & main drains), strapping to be placed at the head and then at 1200mm Max. Spacing.
 - For graded PVC-U Drains < Dia 100mm: (e.g. sink or floor waste), strapping to be placed at the head and then at 1000mm max.spacing.
 - For pipework passing under the footing, place strapping as close as practicable to the inside edge of the footing.
 - For pipework passing through the footing, place strapping at maximum spacing suited to the pipe size above, from the inside edge of the footing.
- Strapping within N.S.W.:
 - Pipework laid within uncontrolled fill greater than 900mm, unsuitable or water-charged soils is to be strapped to the slab steel reinforcement using approved non-conductive strap system similar to Platec Australia's "Quick Sticks" (or approved alternative)
 - When strapping is placed in accordance with Note 2, strapping is deemed to provide continuous support under the barrel of the pipework under the building slab.
 - Pipework laid outside of the building slab is to be laid on support piers in accordance with supplied details to be deemed as providing complete support under the pipework barrel
- Strapping to have a 50 year minimum design life

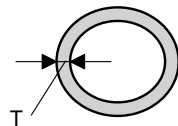
NOTES:

- All plumbing (within & beyond the footprint of the slab & footings) to be constructed in accordance with AS3500 - National Plumbing & Drainage code.
- All PVC pipe work passing horizontally through concrete must have 20 mm for 'H' or 40 mm lagging for 'E' sites. Sleeves allowing equivalent movement may be used as an alternative.
- Corrugated flexible PVC pipe should not be used for sanitary (sewer) pipes as it is not able to expand to accommodate soil movement.

ADVICE TO PLUMBERS

Ensure that no piers are accidentally dislodged during trench excavation. If this happens, advise site supervisor immediately.

Minimum Pipe Lagging



CLASS	LAGGING THICKNESS (T)
S, M	20
H1, H2, E	40

Site Classification
S

Bill

Amandeep Gill, BE (Civil), MIE Aust CPEng, RPEQ 18239 NER 3220826

Typical Plumbing Guidelines

As per the Requirements of AS2870-2011 Section 5.6.4

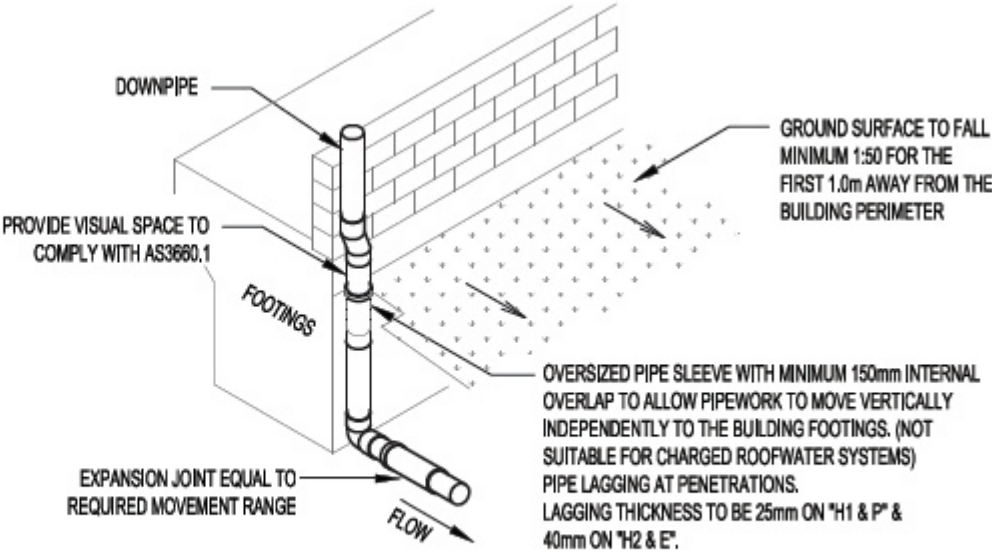
Building Act 1975 - Development
Permit (Building)
BA5487

BA#.....
05 November 2025
Date.....

TJB Building Certifiers

ROOFWATER ARTICULATION NOTE:
ARTICULATION JOINTS TO BE AN APPROVED PRODUCT EQUAL TO "STORM PLASTICS DWV EXPANSION JOINT SERIES" OR "PLASTEC'S FLEXI JOINT RANGE" AND ARE RECOMMENDED TO BE WRAPPED IN A SUITABLE MATERIAL TO ALLOW FULL MOVEMENT AND TO PREVENT THE INGRESS OF FOREIGN MATTER AND TREE ROOTS.

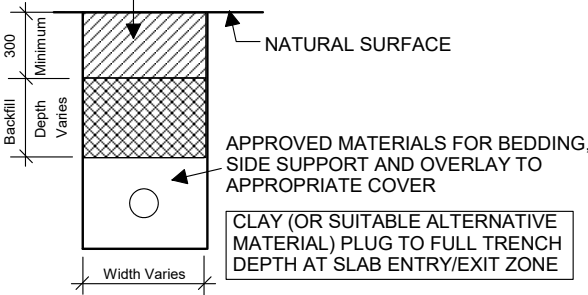
MINIMUM TRAVEL:
"H1" 60mm
"H2" 75mm
"E" 150mm
"P" BASED ON UNDERLYING CLASSIFICATION (FOR CLASS 'E' SITES WITH A COMBINED 'Ys + Yt' MOVEMENT RANGE EQUAL OR GREATER THAN 90mm, REFER BACK TO STA CONSULTING ENGINEERS FOR A SITE SPECIFIC ENGINEERED SOLUTION)



TYPICAL DETAIL - ROOFWATER DRAINAGE (CLASS 'H / E / P')
NOT TO SCALE

Typical Detail - Backfilling of Trenches

ALL EXTERNAL TRENCHES WITHIN 1.5m OF THE BUILDING PERIMETER TO BE BACKFILLED WITH COMPACTED CLAY SOILS OR EQUIVALENT TO FORM AN IMPERMEABLE LAYER.



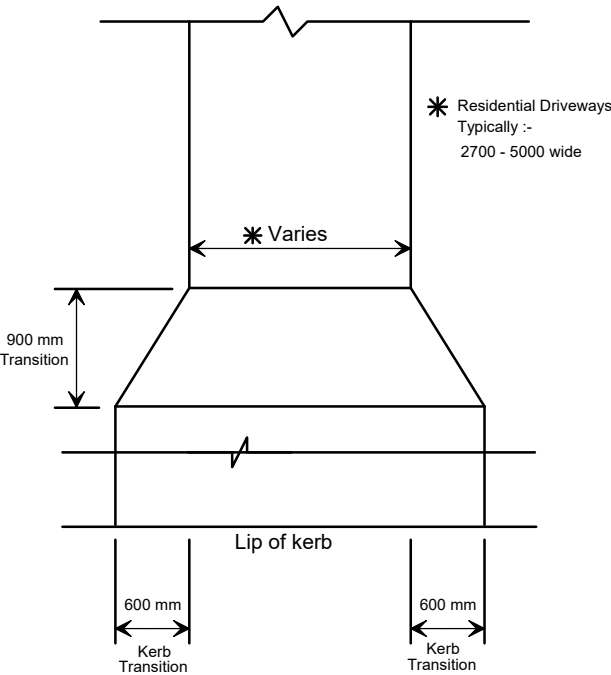
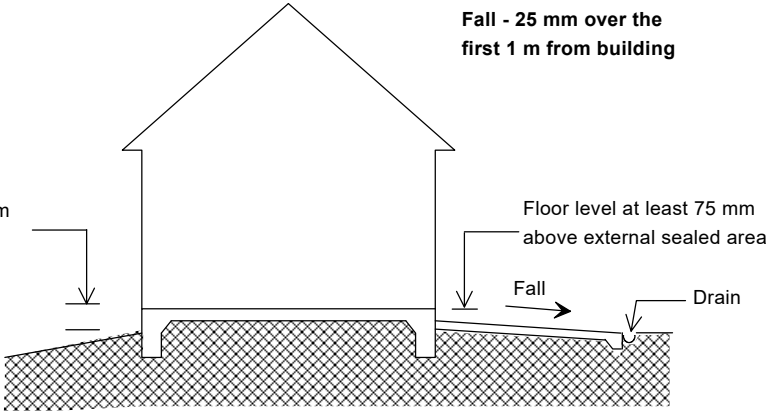
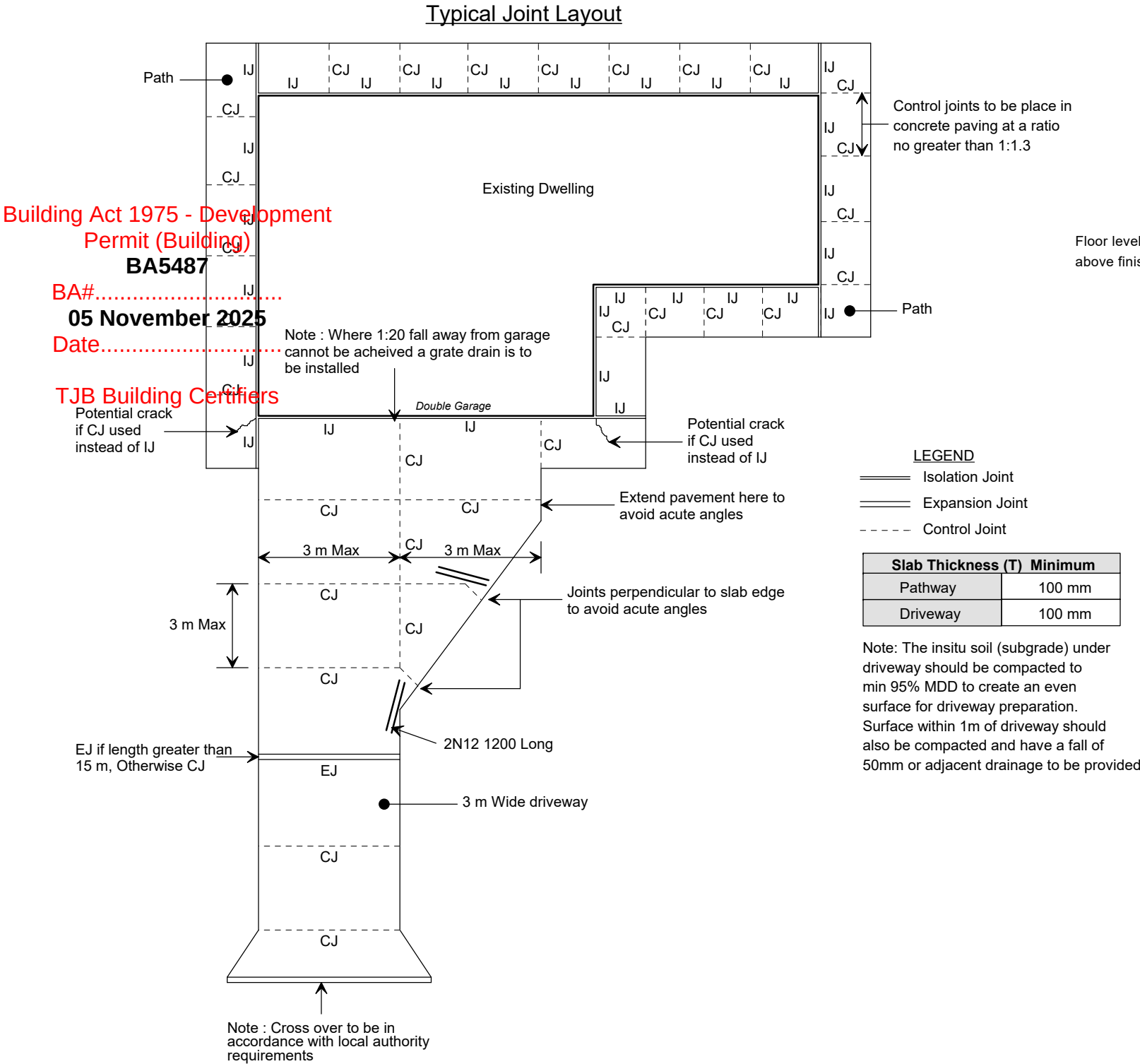
Site Classification
S

Bill

Amandeep Gill, BE (Civil), MIE Aust CPEng, RPEQ 18239 NER 3220826

Typical Pathway and Driveway Details - Class S, M & H1

Note: The below details are to be used as a guide only. All H2, E and P sites should have a site specific design requested to ensure details suitable for each site are specified. STA Consulting Engineers takes no responsibility for use of below details for construction in such circumstances.



Typical Cross Over Plan View

GENERAL NOTES

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, THE SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
2. ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED AUSTRALIAN STANDARD SHALL BE REFERRED TO THE ENGINEER AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK. DURING TENDERING THE TENDER SHALL ASSUME THE LARGER/GREATER CRITERIA IN TERMS OF COST IN THE ABSENCE OF OTHER INSTRUCTIONS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AUSTRALIAN STANDARDS, INCLUDING ALL AMENDMENTS, NCC AND THE RELEVANT LOCAL AUTHORITIES, EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
4. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE ENGINEERS DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY WILL BE TAKEN BY THE ENGINEER FOR DIMENSIONS OBTAINED BY SCALING THE DRAWINGS. ALL DIMENSIONS ARE IN mm UNLESS SHOWN OTHERWISE
5. SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER AND BE INCLUDED IN ANY TENDER.
6. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE WORKS IN A SAFE MANNER INCLUDING EXCAVATIONS, TEMPORARY SUPPORT AND BRACING IN A STABLE CONDITION.
7. ALWAYS REFER MANUFACTURERS INSTALLATION MANUAL FOR SPECIFIC FIXING REQUIREMENTS AND BEST PRACTICES, INCLUDING USE OF APPROPRIATE BRACKETS AND FIXINGS FOR EXTERNAL USE (e.g. STAINLESS STEEL, HOT DIP GALVANISED OR LOW CARBON STEEL BRACKETS).
8. PROPRIETARY ITEMS (E.G. JOISTS, ROOF/WALL SHEETING, BOLTS ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION
9. THE STRUCTURE SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING DESIGN LOADS:

LIVE LOADS		
FLOORS		1.5kPa / 1.8kN
DECKS/BALCONIES		2.0kPa / 1.8kN
ROOFS		0.25kPa

AS PER AS 1170.1:2002 - STRUCTURAL DESIGN ACTIONS; SECTION 3: IMPOSED ACTIONS

WIND LOADS

WIND RATING OR WIND SPEED TO COMPLY WITH AS4055:2021 OR AS1170.2:2021 AS APPROPRIATE. REFER STA WIND ASSESSMENT REPORT OR APPROVED DOCUMENT BY OTHERS.

PLAN ABBREVIATION KEY

S/S	SINGLE SPAN	L	LINTEL-BY OTHERS IF NOT DEFINED
C/S	CONTINUOUS SPAN	RB	ROOF BEAM-BY OTHERS IF NOT DEFINED
C/L	CANTILEVER	FB	FLOOR BEAM-BY OTHERS IF NOT DEFINED
B/S	BACKSPAN	VT	VOID TRIMMER-BY OTHERS IF NOT DEFINED
F/S	FULLY SUPPORTED	LBJ	LOAD BEARING JOIST-BY OTHERS IF NOT DEFINED
(O)	MEMBER OVER		
(U)	MEMBER UNDER	FJ	FLOOR JOIST-BY OTHERS IF NOT DEFINED
GT	GIRDER TRUSS-BY OTHERS	SC	STEEL COLUMN-BY OTHERS IF NOT DEFINED
PLY	PLY BRACE	TC	TIMBER COLUMN-BY OTHERS IF NOT DEFINED
STRAP	STRAP BRACE	PTB/C	POWERTRUSS BRACE / COLUMN or NETBRACE
AB	METAL OR TIMBER ANGLE BRACE	or NBR	-REFER MANUFACTURER SPECIFICATION AND INSTALLATION DETAILS INCLUDING ANCHORING AT TOP/BOTTOM

STRUCTURAL STEELWORK NOTES

1. ALL MATERIALS, WORKMANSHIP, FABRICATION AND ERECTION SHALL COMPLY WITH THE REQUIREMENTS OF AS4100, AS/NZ4600, AS1554 EXCEPT WHERE VARIED BY CONTRACT DOCUMENTS.
2. ALL STEEL SHALL COMPLY WITH THE FOLLOWING U.N.O. :-

WELDED SECTION

ROLLED SECTION

SHS AND RHS

CHS

FLAT PLATE

STANDARD PLATE

- GRADE 300 TO AS/NZS 3679.2

- GRADE 300 TO AS/NZS 3679.1

- GRADE 350/GRADE 450 TO AS 1163

- GRADE 250/GRADE 350 TO AS 1163

- GRADE 300 TO AS/NZS 3679.1

- GRADE 250 TO AS/NZS 3678
3. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

A. ALL WELDS SHALL BE 6MM CONTINUOUS FILLET WELDS ALL ROUND OR BUTT WELDS TO BE COMPLETE PENETRATION BUTT WELDS.

B. ALL TIMBER TO TIMBER & TIMBER TO STEEL BOLTS TO BE 4.6/s U.N.O.

C. ALL STEEL TO STEEL BOLTS TO BE 8.8/s U.N.O.

D. ALL GUSSET AND CLEAT PLATES SHALL BE 8mm THICK. UNO.

E. ALL CAP PLATES SHALL BE 6mm THICK. UNO.

F. ALL BASE PLATES SHALL BE 12mm THICK. UNO.
4. BOLTS SHALL BE AS FOLLOWS :-

4.6/S

8.8/S

8.8/TF & 8.8/TB

- COMMERCIAL BOLTS TO AS 1111 AND AS 1112. SNUG TIGHTENED

- HIGH STRENGTH STRUCTURAL BOLTS TO AS/NZS 1252, SNUG TIGHTENED ONLY

- HIGH STRENGTH STRUCTURAL BOLTS TO AS/NZS 1252, FULLY TENSIONED
5. ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED U.N.O. AND COMPLY WITH AS1720 & AS4100.
6. ALL WELDS SHALL BE SP (SPECIAL PURPOSE) IN ACCORDANCE WITH AS1554. ALL BUTT WELDS SHALL BE FULL STRENGTH COMPLETE PENETRATION WELDS. ALL ELECTRODES SHALL BE CLASS E48.
7. IT IS NOT PERMISSIBLE TO SUBSTITUTE DURAGAL SECTIONS FOR GALVANISED SECTIONS WITHOUT WRITTEN APPROVAL FROM STRUCTURAL ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE ALL CLEATS AND DRILL ALL HOLES NECESSARY FOR FIXING STEEL, TIMBER AND OTHER ELEMENTS TO STEEL WHETHER OR NOT DETAILED ON THE STRUCTURAL DRAWINGS.
9. THE FABRICATION AND ERECTION OF THE STRUCTURAL STEELWORK SHALL BE SUPERVISED BY QUALIFIED PERSONNEL EXPERIENCED IN SUCH SUPERVISION TO ENSURE THAT ALL REQUIREMENTS OF THE DESIGN ARE MET. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND LEAVE IN PLACE UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED, SUCH TEMPORARY BRACING IS NECESSARY TO STABILISE THE STRUCTURE DURING CONSTRUCTION
10. THE ENDS OF ALL TUBULAR MEMBERS ARE TO BE SEALED WITH NOMINAL THICKNESS PLATES AND 3mm CONTINUOUS FILLET WELDED U.N.O.
11. MASONRY SHALL NOT OVERHANG THE LINTEL WIDTH BY MORE THAN 25mm. WHERE STEEL UNEQUAL ANGLES ARE USED, THE LONGER LEG OF THE ANGLE SHALL BE VERTICAL. ANY GAP BETWEEN THE VERTICAL LEG OF A STEEL ANGLE LINTEL AND THE MASONRY SHALL BE PACKED WITH MORTAR. BRICK LINTEL BEARING LENGTHS ONTO SUPPORTING BRICKWORK EACH END TO BE MINIMUM:

- 100mm WHERE SUPPORTING <1000mm BRICKWORK OVER

- 150mm WHERE SUPPORTING <3600mm BRICKWORK OVER

- 200mm WHERE SUPPORTING <1000mm BRICKWORK OVER

TYPICAL STEEL WASHER SIZES

TIMBER CONNECTIONS IN ACCORDANCE WITH AS1684:2021				STEEL CONNECTIONS IN ACCORDANCE WITH AS1252:2016			
BOLT DIAMETER (mm)		BOLT DIAMETER (mm)		BOLT DIAMETER (mm)		BOLT DIAMETER (mm)	
M12 CUPHEAD		STANDARD		M12		MIN. 25.7 x 3.1	
M10 BOLT / COACH SCREW		38 x 38 x 2.0		M16		MIN. 32.4 x 3.1	
M12 BOLT / COACH SCREW		50 x 50 x 3.0		M20		MIN. 37.4 x 3.1	
M16 BOLT / COACH SCREW		65 x 65 x 5.0		M24		MIN. 48.4 x 3.1	

TYPICAL HOT ROLLED STEEL SECTION SIZES

SECTION	kg/m	DEPTH	WIDTH	SECTION	kg/m	DEPTH	WIDTH	SECTION	kg/m	DEPTH	WIDTH
200UC	46.2	203	203	250UB	25.7	248	124	150PFC	17.7	150	75
	52.2	206	204		31.4	252	146	180PFC	20.9	180	75
	59.5	210	205		37.3	256	146	200PFC	22.9	200	75
250UC	72.9	254	254	310UB	32.0	298	149	230PFC	25.1	230	75
	89.5	260	256		40.4	304	165	250PFC	35.5	250	90
310UC	96.8	308	305	360UB	46.2	307	166	300PFC	40.1	300	90
	118	315	307		44.7	352	171	380PFC	55.2	380	100
	137	321	309		50.7	356	171				
	158	327	311		56.7	359	172				

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LINTELS IN MASONRY	LOCATION	MINIMUM PROTECTIVE COATING	
			GENERAL STRUCTURAL STEEL MEMBERS	
MEDIUM MORE THAN 1km FROM BREAKING SURF OR MORE THAN 100m FROM SALT WATER NOT SUBJECT TO BREAKING SURF OR NON-HEAVY INDUSTRIAL AREA	R3	INTERNAL	OPTION 1	ZINC RICH PRIMER (75µm) + 2 COATS OF ACRYLIC PAINT (40µm)
			OPTION 2	1 PACK ZINC PHOSPHATE EPOXY PRIMER (100µm)
	R3	EXTERNAL	OPTION 1	HOT DIP GALVANISE 100g/m ² min. + 2 PACK ZINC PHOSPHATE EPOXY PRIMER (75µm) + HIGH-BUILD EPOXY (150µm)
			OPTION 2	HOT DIP GALVANISE 300g/m ² min.
HIGH WITHIN 1km FROM BREAKING SURF OR WITHIN 100m OF SALT WATER NOT SUBJECT TO BREAKING SURF OR HEAVY INDUSTRIAL AREA	R4	INTERNAL	OPTION 1	1 COAT HIGH-BUILD ALKYD PRIMER (75µm) + HIGH-BUILD ALKYD GLOSS (40µm)
			OPTION 2	1 PACK ZINC PHOSPHATE EPOXY PRIMER (100µm) + 1 COAT OF 2 PACK ACRYLIC
	R4	EXTERNAL	OPTION 1	ZINC RICH PRIMER (75µm) + 1 COAT EPOXY MIO (75µm) + 1 COAT EPOXY MIO (175µm)
			OPTION 2	INLINE GALVANISE 100g/m ² min. + 2 PACK ZINC PHOSPHATE EPOXY PRIMER (75µm) + 1 COAT EPOXY MIO (175µm)
			OPTION 3	HOT DIP GALVANISE 600g/m ² min.
VERY HIGH WITHIN 50m OF BREAKING SURF	R5	EXTERNAL ONLY	OPTION 1	HOT DIP GALVANISE 600g/m ² min. + 2 PACK ZINC PHOSPHATE EPOXY PRIMER (75µm) + 1 COAT EPOXY MIO (175µm)

NOTE: REFER TO AS2312.1 FOR ALTERNATIVE PROTECTIVE COATINGS (MIN. +25 YEARS)

NOTE:

1. THE OUTER LEAF AND CAVITY OF AN EXTERNAL MASONRY WALL OF A BUILDING, INCLUDING WALLS UNDER OPEN CARPORTS ARE CONSIDERED TO BE EXTERNAL ENVIRONMENTS. A PART OF AN INTERNAL LEAF OF AN EXTERNAL MASONRY WALL WHICH IS LOCATED IN THE ROOF SPACE IS CONSIDERED AN INTERNAL ENVIRONMENT.
2. WHERE A PAINT FINISH IS APPLIED, THE SURFACE OF THE STEELWORK MUST BE CLEANED TO REMOVE ANY RUST IMMEDIATELY PRIOR TO PAINTING. FOR SEVER EXPOSURE THE SURFACE MUST BE CLEANED TO AS1627 CLASS 2.5 PRIOR TO PAINING.
3. ALL ZINC COATINGS (INCLUDING ORGANIC ZINC) REQUIRE A BARRIER COAT TO STOP CONVENTIONAL DOMESTIC ENAMELS FROM PEELING.
4. WHERE A PAINT SYSTEM IS APPLIED TO METALLIC COATED STEEL SURFCEs, APPROPRIATE SURFACE PREPARATION MUST BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 2312.
5. REFER TO THE PAINT MANUFACTURER WHERE DECORATIVE FINISHES ARE REQUIRED ON TOP OF THE MINIMUM COATING SPECIFIED IN THE TABLE FOR PROTECTION OF THE STEEL AGAINST CORROSION.
6. WHERE METALLIC COATED STEEL COMPONENTS ARE FABRICATED BY WELDING, THE WELD AND ADJOINING AREAS MUST BE TOUCHED UP WITH A ZINC RICH PAINT OR EQUIVALENT COATING SYSTEM IN ACCORDANCE WITH AS/NZS 2312 AND AS/NZS 4680.

TIMBER NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1720, AS 1684.
2. ALL TIMBER CONNECTIONS TO BE IN ACCORDANCE WITH AS 1684, ULESS DESIGNED OR DETAILED OTHERWISE.
3. ALL PROPRIETARY CONNECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS.
4. WALL FRAMING WHERE DESIGNED BY STA HAS BEEN DESIGNED FOR THE ROOF TRUSS LAYOUT AS SHOWN/ASSUMED ON LAYOUT. AN ALTERNATIVE TRUSS LAYOUT WILL REQUIRE REDESIGN AT THE BUILDERS EXPENSE AND SHOULD BE SUPPLIED TO ENGINEER FOR REVIEW.
5. TIMBER BEAMS/LINTELS WHERE DESIGNED BY STA AS PER DEFLECTION CRITERIA IN AS1720.3.
6. ALL TIMBER TO BE MIN. JOINT GROUP JD5 U.N.O.
7. BLOCKING BETWEEN JOISTS/RAFTERS/PURLINS AT MAX 1800c/c AND OVER SUPPORTS U.N.O. FIXED AS PER MANUFACTURERS SPECIFICATIONS.
8. BINDERS WHERE REQUIRED TO BE SPECIFIED BY TRUSS SUPPLIER U.N.O.
9. BOTTOM CHORD BRACING WHICH IS STRUCTURALLY ADEQUATE TO TRANSFER THE WIND LOADS FROM THE ROOF TRUSSES TO THE NOMINATED BRACING WALLS IS TO BE INSTALLED IF PLASTERBOARD CEILING NOT PRESENT. TO BE SPECIFIED BY TRUSS SUPPLIER U.N.O.
10. ALL EXTERNAL AND EXPOSED ABOVE GROUND FRAMING TIMBER TO BE MIN. H3 TREATED U.N.O. CONTACT STA IF UNSURE OF CORRECT HAZARD LEVEL AND/OR MINIMUM LEVEL OF TREATMENT.
11. ALL FLOOR BEARER/JOISTS MUST BE SUPPORTED BY TIMBER FLOOR BEAM, LINTEL OR LOAD BEARING WALL, NOT EXTERNAL BRICKWORK.
12. PROVIDE MALTHOID STRIPS OR EQUIV OVER LVLs WHERE EXPOSED AND TREAT CUT ENDS FOR DURABILITY. ALWAYS REFER MANUFACTURERS INSTALLATION REQUIREMENTS FOR SPECIFIC REQUIREMENTS.

SCALE NTS U.N.O.	- REPORT NAME Gold Homes		252560 STA JOB #	ISSUE	ISSUE DESCRIPTION	DATE	Smart, practical engineering solutions for residential construction Powered by STA.		
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	Lot 152 ALLURE STREET UPPER COOMERA QLD 4209		SP 343910	-	-	-			
	ADDRESS		RP / SP NUMBER	-	-	-			
CITY OF GOLD COAST			LOCAL AUTHORITY	-	-	-	COPYRIGHT © 2021 ISO 9001:2015 Certified		
WIND LOADING N3							DRG NO. DRG TOTAL S01 -		

GENERAL NOTES:

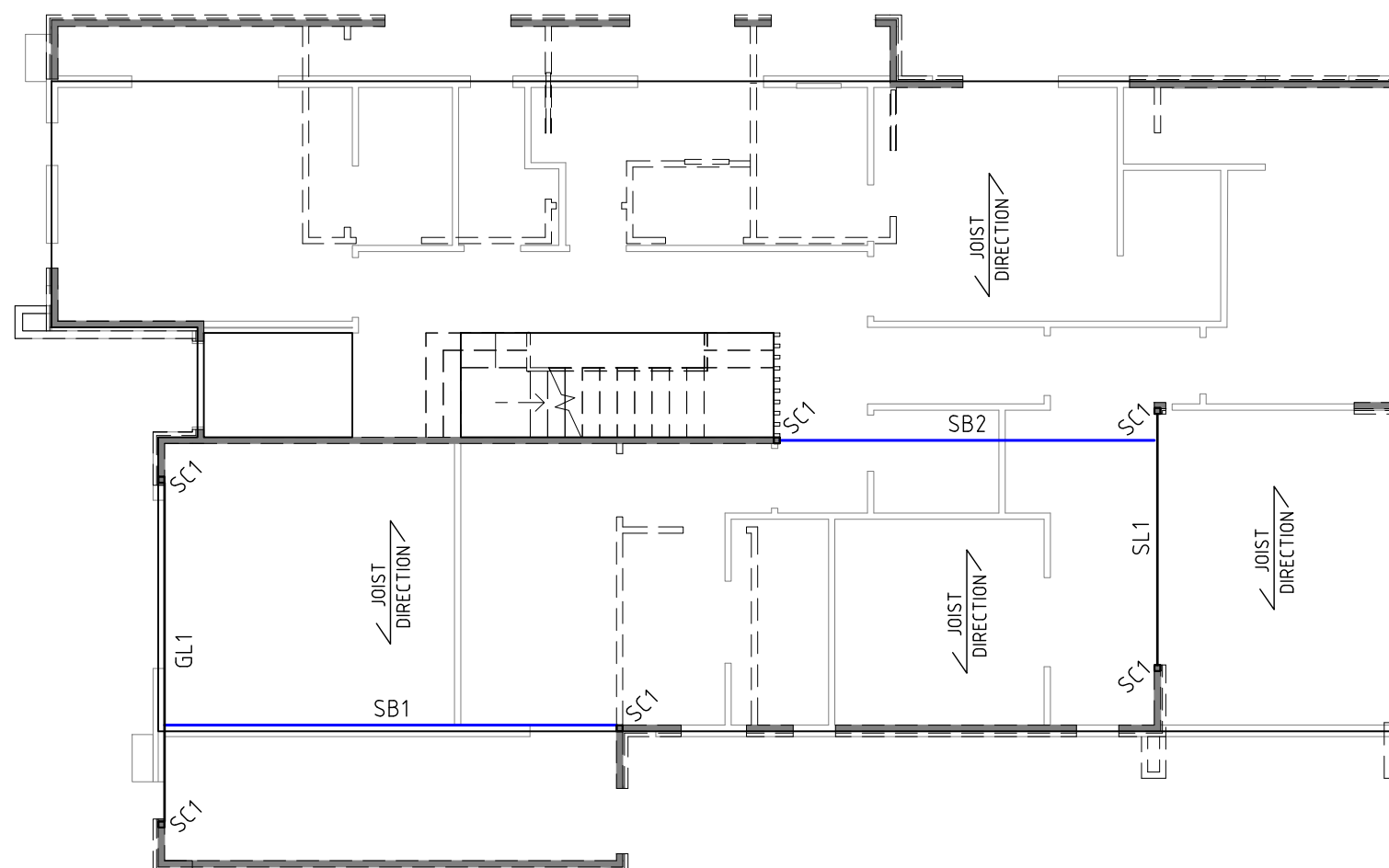
1. REFER NOTES SHEETS IN THIS DRAWING SET PRIOR TO COMMENCEMENT OF ANY WORKS
2. ALL BEARERS UNDER JOISTS U.N.O.
3. BLOCKING BETWEEN ALL JOISTS OVER SUPPORTS - SOLID WHERE UNDER JAMB STUDS AND GIRDER TRUSSES U.N.O.

MEMBER SCHEDULE		
TAG	MEMBER	COMMENT
SB1	360UB44.7	S/S
SB2	310UB40.4	S/S
GL1	300PFC	GARAGE LINTEL
SL1	230PFC	STEEL LINTEL
SC1	89SHS3.5 C350	STEEL COLUMN

Building Act 1975 - Development
Permit (Building)
BA5487

BA#.....
05 November 2025
Date.....

TJB Building Certifiers



STEEL BEAM PLAN

SCALE 1:100

DRAWING KEY:

- LBW: LOAD BEARING WALL UNDER
 -ALL EXTERNAL WALLS LBW UNO.
 = = WALL UNDER
 = = = WALL OVER
 FLOOR/ROOF EXTENTS OVER

- | | |
|---|----------------------------------|
|  | LOADED STUDS UNDER |
|  | HEAVY DUTY BRACKET (BT2) |
| | REFER TYPICAL BRACKET DETAILS |
|  | WET AREA SET DOWN-PACK FLOOR |
| | JOISTS AS REQ. TO ADJACENT FLOOR |
| L/PF | LINTEL/PORTAL FRAME UNDER |
| T/SC | TIMBER/STEEL COLUMN UNDER |

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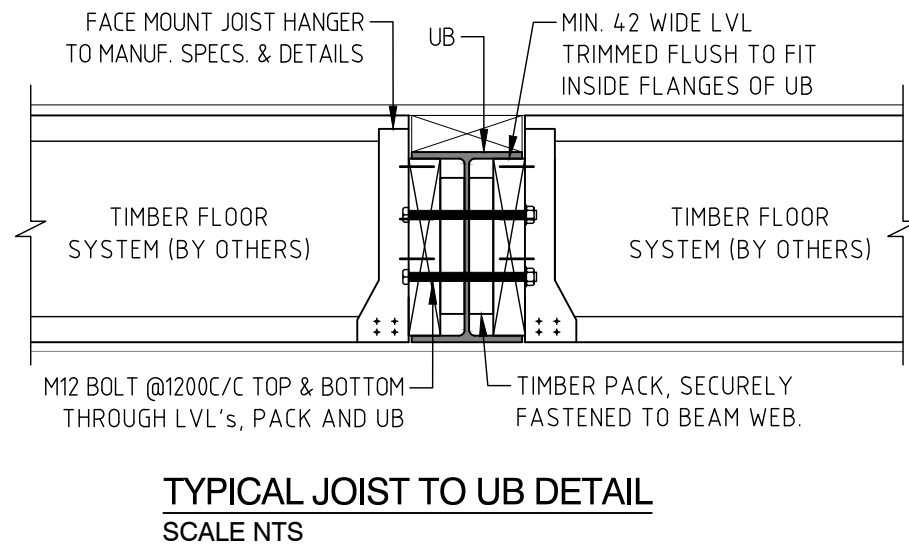
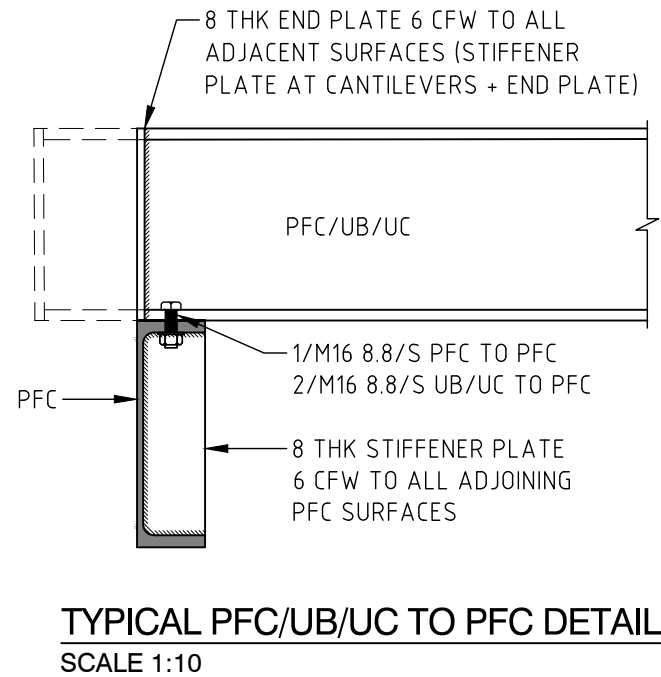
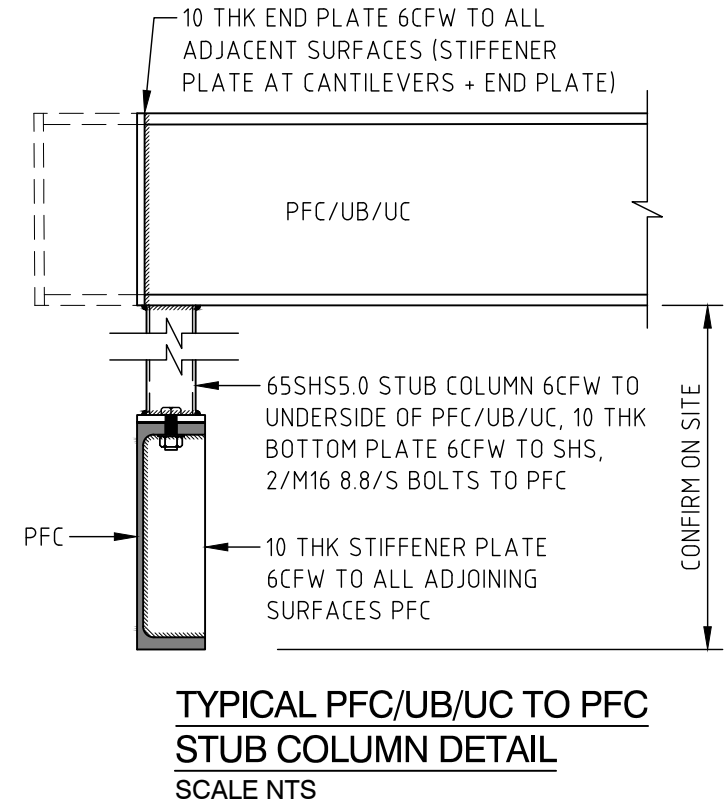
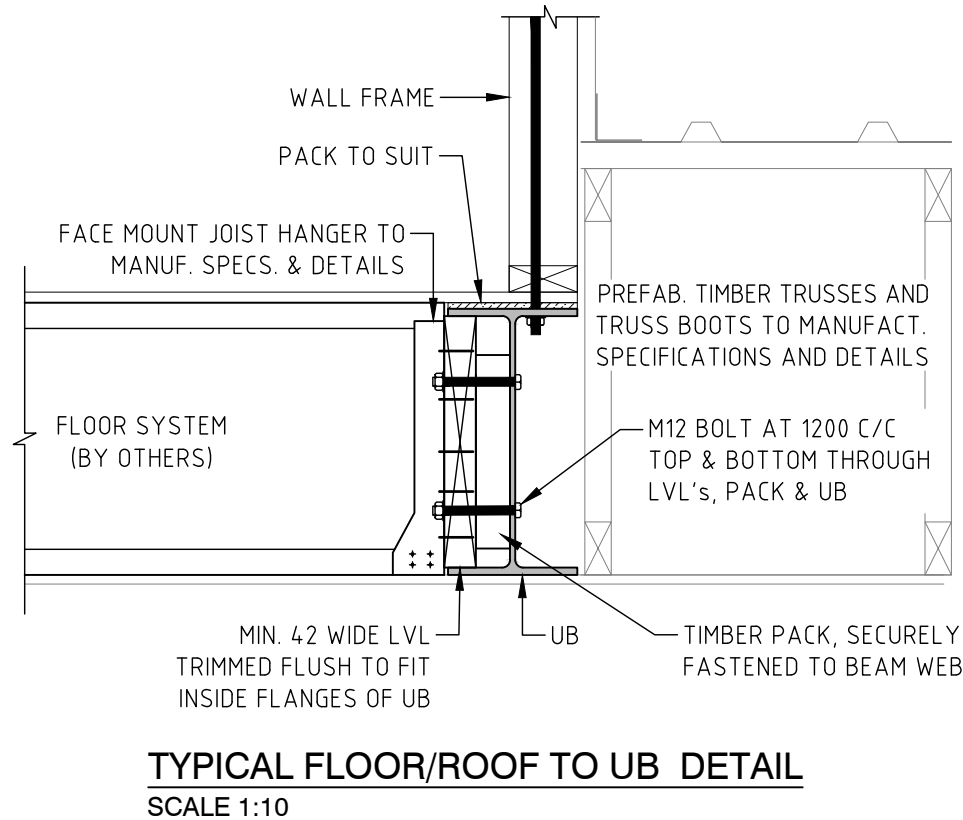
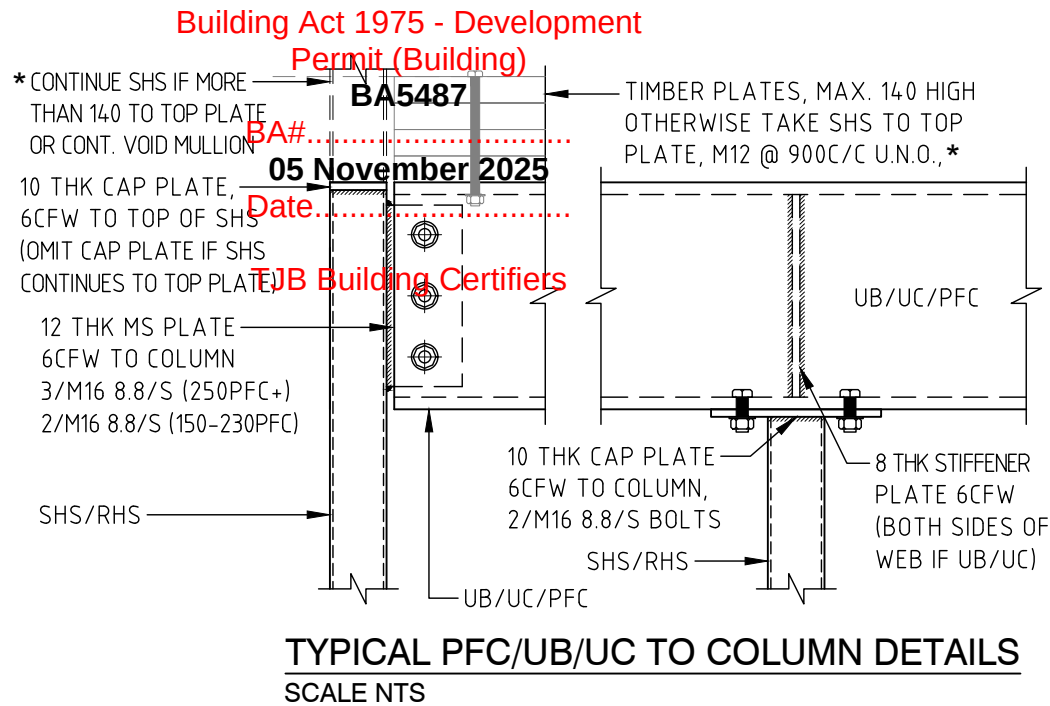
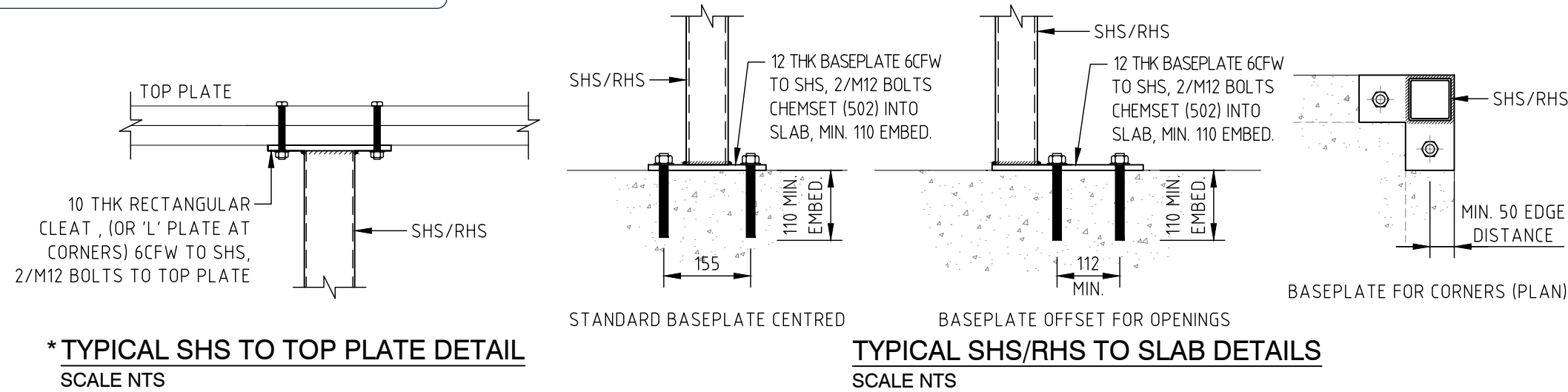
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DRG NO.	DRG TOTAL
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S10 | Page

A3 SHEET SIZE



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STANDARD POOL NOTES

GENERAL

- THE POOL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. SAMPLING AND TESTING OF CONCRETE TO BE IN ACCORDANCE WITH AS3600 CONCRETE STRUCTURES.
- CONCRETING SHALL BE CARRIED OUT IN ONE CONTINUOUS OPERATION AND BE APPLIED USING A PNEUMATIC SPRAYING PROCESS. THE CONCRETE SHALL HAVE A MINIMUM ULTIMATE CHARACTERISTIC STRENGTH (f'c) OF 32MPa AT 28 DAYS MINIMUM AND THE MINIMUM CEMENT CONTENT OF THE MIX SHALL BE 280kg/m³ AND HAVE A MAXIMUM AGGREGATE SIZE OF 10mm. FOR POOLS IN TIDAL OR SPLASH ZONE OF SALT WATER, OR IN CONTACT WITH AGGRESSIVE WATER, THE CONCRETE STRENGTH SHALL BE INCREASED TO 40MPa. (ALL WORK IN ACCORDANCE WITH AS2783 AND RELEVANT AUTHORITIES GUIDELINES AND SPECIFICATIONS)
- THE REINFORCEMENT MUST BE ELECTRICALLY BONDED & EARTHED.
- COPING IS DESIGNED FOR SUPERIMPOSED LOADING OF UP TO 1.5kPa.
- ALL DIMENSIONS GIVEN ARE FOR THE STRUCTURAL COMPONENTS OF THE POOL ONLY. DIMENSIONS OF FINISHES ARE ADDITIONAL TO THOSE SHOWN. ALL DIMENSIONS OUT OF GROUND ARE CALCULATED FROM THE NATURAL GROUND LEVEL, INCLUDING THE DEPTH OF ANY FILL AND MAY VARY ON EACH SITE.
- PLUMBING, DRAINAGE, ELECTRICAL CONDUITS AND SECURITY FENCING SHALL BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES GUIDELINES AND SPECIFICATIONS.
- FENCING SHALL COMPLY WITH AS1926. REFER TO AS2818 AND LOCAL AUTHORITIES GUIDELINES AND SPECIFICATIONS FOR SWIMMING POOL SAFETY REQUIREMENTS.
- THE DETAILS ON THESE DRAWINGS REFER ONLY TO THE STRUCTURAL COMPONENTS OF THE POOL.
- APPROVED WATERPROOFING SHALL BE PROVIDED BY OTHERS AS PER MANUFACTURERS SPECIFICATIONS.
- POOL HYDRAULICS (WATER CIRCULATION) AND FILTRATION SYSTEM BY OTHERS.
- POOL FOUNDATIONS SHOULD EXTEND BELOW ANY EXISTING SERVICES, & THE HORIZONTAL CLEAR DISTANCE SHOULD BE 1m MINIMUM.

SALT WATER POOL

BA5487

- IF A SALT WATER CHLORINATOR IS USED, CONCENTRATION TO BE KEPT BELOW 10,000 PPM

POOL SIZE

- THE MAXIMUM OVERALL INTERNAL LENGTH OF THE POOL SHALL NOT EXCEED 16.7 METRES IN LENGTH BY 7 METRES IN WIDTH.
- WATER SURFACE AREA SHALL NOT EXCEED 100m².

CURING

- IMMEDIATELY AFTER THE PNEUMATIC CONCRETE HAS BEEN PLACED, IT SHALL BE PROTECTED FROM PREMATURE DRYING BY SHADING FROM DIRECT SUNLIGHT AND SHIELDING FROM WIND. IMMEDIATELY AFTER CONCRETE HAS HARDENED IT SHALL BE THOROUGHLY WETTED AND KEPT CONTINUOUSLY WET FOR A MINIMUM OF 7 DAYS. BACKFILLING AND POOL FILLING SHALL NOT TAKE PLACE FOR A MINIMUM OF 7 DAYS.

REINFORCEMENT & COVER

- REINFORCEMENT SHOWN 'S12' SHALL BE 12mm DIAMETER DEFORMED BARS TO AS1302. REINFORCEMENT SHALL BE SECURELY FIXED AND SUPPORTED TO OBTAIN CORRECT COVER TO BARS AS NOTED IN COVER TABLE ON THIS PAGE. UNLESS NOTED OTHERWISE ALL REINFORCING TO BE LOCATED CENTRALLY AND BAR LAPS TO BE 500mm MINIMUM.

GROUND WATER

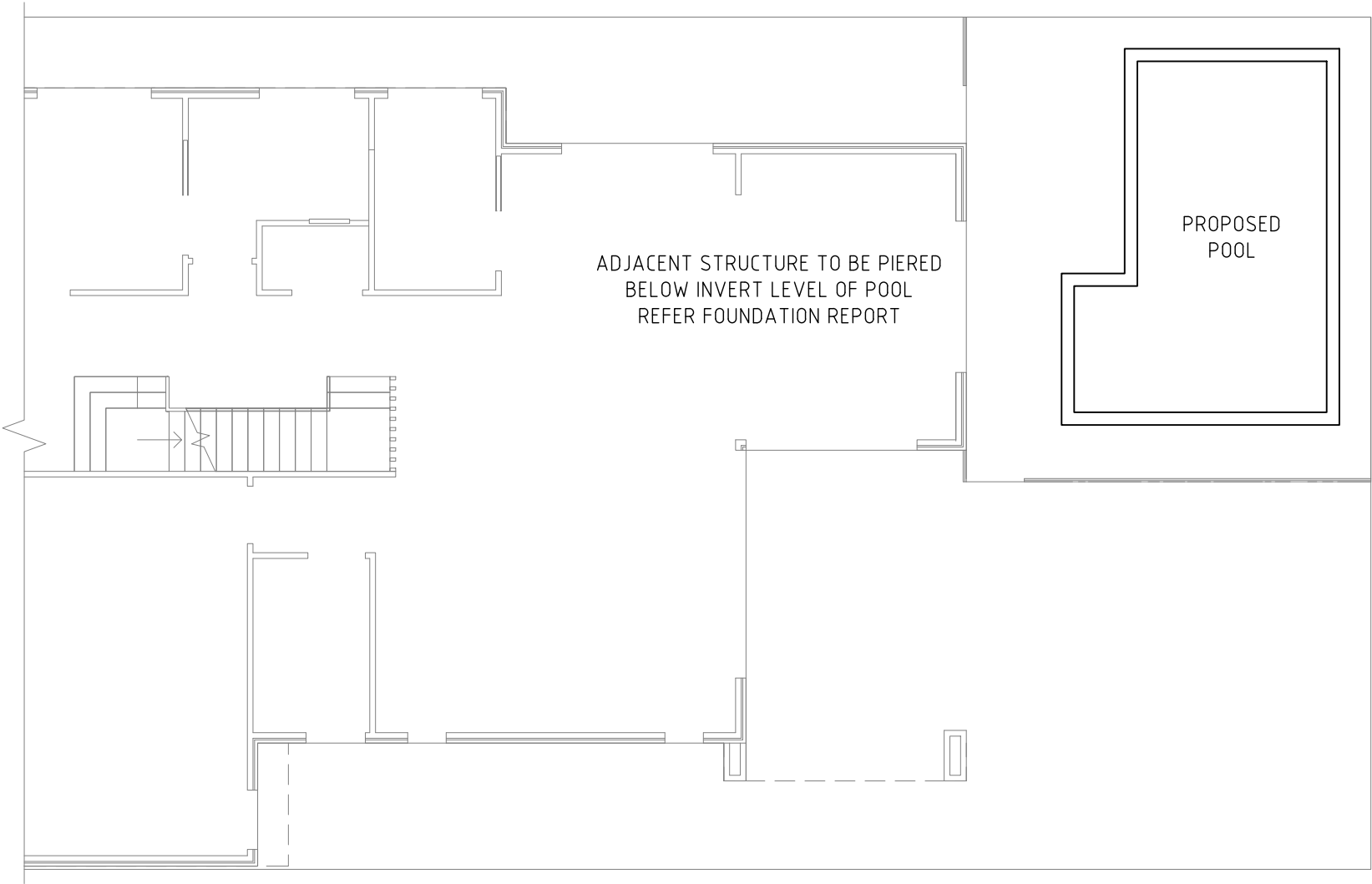
- THE DESIGN REQUIRES THAT GROUND WATER PRESSURE TO POOL WALLS AND FLOOR SLAB BE RELIEVED BY INSTALLATION OF A HYDROSTATIC VALVE WITH MAIN DRAIN DETAIL.
- ALL SURFACE WATER SHALL BE DIRECTED AWAY FROM THE POOL.

FOUNDATIONS

- WHERE THE POOL IS TO BE CONSTRUCTED IN ROCKY OR CLAYEY GROUND, A 75mm LAYER OF 20mm DIAMETER MAXIMUM GRAVEL SHALL BE SPREAD UNDER PROPOSED POOL SLAB.
- WHERE THERE ARE ANY VARYING FOUNDING MATERIALS AND/OR UNDISTURBED FIRM NATURAL GROUND IS NOT ENCOUNTERED OVER THE POOL CONSTRUCTION SITE, REFER ENGINEER FOR FURTHER FOUNDATIONS DESIGN.
- ALL TOPSOIL AND ORGANIC MATTER UNDER THE POOL SLAB IS TO BE REMOVED. THE DESIGN REQUIRES THAT THE POOL BASE BE CONSTRUCTED ON UNDISTURBED FIRM NATURAL GROUND CAPABLE OF WITHSTANDING A MINIMUM BEARING PRESSURE OF 100kPa UNLESS APPROVED BY THE ENGINEER.
- WHERE THE POOL WALLS ARE NOT POURED AGAINST FIRM NATURAL GROUND TO THE LEVELS SHOWN ON THE DRAWING, THE DESIGN OF THE WALLS SHALL BE REVIEWED BY THE ENGINEER AND RECTIFIED AS REQUIRED.
- IF OVER EXCAVATION IS REQUIRED TO ACHIEVE UNDISTURBED FIRM NATURAL GROUND TO THE UNDERSIDE OF THE POOL BASE, SEAT, AND BENCH AREAS, THE OVER EXCAVATION SHALL BE BACKFILLED WITH TYPICAL MAX. 20mm CLEAN GRAVEL OR CLEAN SAND.
- HOUSE FOOTINGS CLOSE TO THE POOL SHALL BE PIERED LOWER THAN THE INVERT OF THE POOL SLAB AND EMBEDDED A MINIMUM OF 300mm INTO FIRM NATURAL GROUND OR AS SPECIFIED ON THE DRAWINGS.
- IF PIERING OR PILING IS REQUIRED, THE PIERS MUST EMBEDDED A MINIMUM OF 300mm INTO FIRM NATURAL GROUND OR AS SPECIFIED ON THE DRAWINGS. PIERING MUST BE PROVIDED WHEN THE POOL SLAB/EDGE BEAM ISN'T BEARING INTO NATURAL GROUND. IF SPACING NOT SHOWN MAX 1800c/c

MINIMUM CONCRETE COVER TO REINFORCEMENT

EXPOSURE CONDITION	MINIMUM CLEAR COVER (mm)
FORMED FACE OF IN SITU CONCRETE	40
EXPOSED FACE OF PNEUMATICALLY APPLIED CONCRETE	50
CONCRETE PLACED IN CONTACT WITH THE GROUND	60
FACES EXPOSED TO AGGRESSIVE WATER (SEE CLAUSE 5.1)	70



POOL PLAN

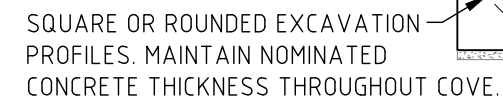
SCALE 1:100

- ALL OF POOL SHELL TO BE FOUNDED Min 200 INTO NATURAL WEATHERED ROCK WITH MIN. BEARING CAPACITY OF 100kPa. FOUND POOL VIA PIERS IF REQUIRED, CONTACT ENGINEERS FOR DETAILS.
- IF ROCK IS ENCOUNTERED DURING EXCAVATIONS, FOUND ENTIRE POOL TO SIMILAR MATERIAL VIA PIERS IF REQUIRED, CONTACT ENGINEERS FOR DETAILS.
- ALL STEELWORK & FIXINGS AROUND POOL TO BE CORROSION TREATED FOR POOL ENVIRONMENT BY OTHERS

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TYPICAL FLAT BASE LONGITUDINAL SECTION

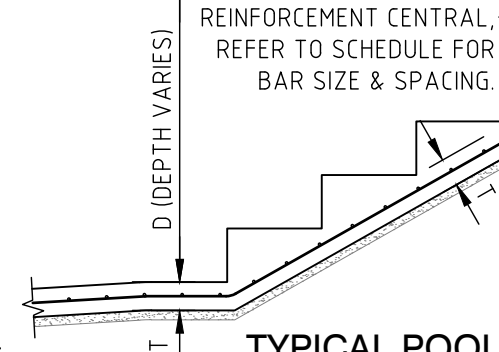


TYPICAL FLAT BASE CROSS SECTION

NOTE:
DOUBLE HORIZONTAL REQ IF GREATER THAN 900 OUT OF GROUND.
(OR MORE THAN 900mm OF FILL)



TYPICAL BENCH DETAILS



TYPICAL POOL STEPS DETAIL



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