

71 KINSHIP RD, UPPER COOMERA QLD 4209

STANDARD NOTES GENERAL

1. **THIS DRAWING** IS TO BE READ IN CONJUNCTION WITH OTHER PROJECT DRAWINGS AND SPECIFICATIONS
2. **IF IN DOUBT**, ASK. DRAWINGS ARE NOT TO BE SCALED, SET OUT DIMENSIONS ARE TO BE VERIFIED WITH THE ARCHITECT.
3. **CONTRACTOR** TO CHECK WORK IN DETAIL PRIOR TO CALLING FOR INSPECTION
4. **WHERE** PROPRIETARY ITEMS HAVE BEEN SPECIFIED, EQUIVALENT PROPRIETARY ITEMS MEETING THE FUNCTIONAL, PERFORMANCE AND TECHNICAL REQUIREMENTS MAY BE SUBSTITUTED WITH WRITTEN APPROVAL. ALL PROPRIETARY PRODUCTS ARE TO BE USED/INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATION AND/OR DETAILS
5. **AS 3600 EXPOSURE CLASSIFICATION**

FOOTING

B1

REFER TO AS 1170.2 FOR ALL WIND VELOCITIES & PRESSURE COEFFICIENTS. ANY SPECIAL REQUIREMENTS ARE LISTED BELOW:

GEOTECHNICAL INFORMATION NOTES

1. **ALL EARTHWORK**, FOUNDATION AND SLAB ON GROUND INFORMATION CONTAINED WITHIN THESE DRAWINGS IS PROVISIONAL AND BASED ON THE INFORMATION CONTAINED WITHIN THE GEOTECHNICAL SITE INVESTIGATION REPORT:
- NO:262244
- PRODUCED BY:STA CONSULTING ENGINEERS
- DATED:12 APRIL 2026
- THIS REPORT IS AVAILABLE FOR VIEWING IN OUR OFFICE
2. **THE SITE** HAS BEEN CLASSIFIED IN ACCORDANCE WITH AS2870 - RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION AS FOLLOWS: **CLASS P**
3. **THE OWNER'S** ATTENTION IS DRAWN TO CSIRO PUBLICATION BTF18 “FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE: A HOMEOWNERS GUIDE”

FOOTING NOTES

1. **THE CONTRACTOR** SHALL ENSURE THAT ALL FOOTINGS ARE INSPECTED BY A REPRESENTATIVE FROM THE GEOTECHNICAL CONSULTANT. THE COST OF THESE INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR. IF IT IS DEEMED NECESSARY TO MODIFY THE FOOTING DESIGN TO SUIT THE CONDITIONS FOUND ON SITE, THIS WORK WILL BE CONDUCTED AT HOURLY RATES
2. **UNLESS** OTHERWISE NOTED, THE FOUNDATION ELEMENTS SHALL FOUND ON SUITABLE MATERIAL WITH A MINIMUM ALLOWABLE BEARING PRESSURE AS NOTED BELOW:
- FOOTING

100kPa
3. **WHERE** NECESSARY PROVIDE 10MPa MASS CONCRETE BETWEEN FOUNDING LEVEL AND UNDERSIDE OF FOOTING.
4. **THE GEOTECHNICAL** ENGINEER IS TO MONITOR THE EXCAVATION AS IT PROCEEDS AND SHALL BE CONSULTED AT ALL TIMES REGARDING STABILITY OF ROCK FACES AND CONFIRMATION OF, OR CHANGES TO, THE REQUIREMENTS FOR THE ROCK BOLTS, DOWELS, ROCK ANCHORS, CONCRETE PANELS, SOLDIERS, WAILERS, AND DRAIN HOLES

RESIDENTIAL COMPACTION FILL NOTES

1. **SITE PREPARATION** TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL REPORT
2. **SLAB** TO BE FOUNDED ON FIRM NATURAL CLAY OF MINIMUM 50kPa BEARING CAPACITY
3. **PRIOR** TO FILL EXISTING UNCONTROLLED FILL AND ORGANIC MATERIAL TO BE STRIPPED
4. **FILL** TO BE NON-REACTIVE MATERIAL PLACED IN 150mm LAYERS AND TRACKED ROLLED WITH EXCAVATOR UP TO A MAXIMUM OF 600mm
- FILL TO BE DONE IN ACCORDANCE WITH AS 2870 AND AS 3789

EXCAVATION AND SHORING NOTES

1. **REFER GEOTECHNICAL** INFORMATION NOTE FOR SITE INVESTIGATION INFORMATION
2. **ALL NECESSARY** APPROVALS FROM AUTHORITIES AND ADJACENT PROPERTY OWNERS MUST BE OBTAINED BEFORE COMMENCEMENT OF WORK.
3. **IDENTIFY AND VERIFY** THE LOCATION OF EXISTING ADJACENT SERVICES AND CONFIRM DETAILS WITH CONTRACTOR PRIOR TO EXCAVATION.
4. **THE GEOTECHNICAL** ENGINEER IS TO MONITOR THE EXCAVATION AS IT PROCEEDS AND SHALL BE CONSULTED AT ALL TIMES REGARDING STABILITY OF ROCK FACES AND CONFIRMATION OF, OR CHANGES TO, THE REQUIREMENTS FOR THE ROCK BOLTS, DOWELS, ROCK ANCHORS, CONCRETE PANELS, SOLDIERS, WAILERS, AND DRAIN HOLES

LOCATION OF SERVICES

1. **THE LOCATION** OF SERVICE, SHOWN ON THESE PLANS HAVE BEEN APPROXIMATED FROM KNOWN POSITIONS AND INFORMATION OBTAINED FROM THE SERVICE AUTHORITIES AND SITE SURVEYOR.
2. **DETAILS** OF SERVICES ARE PROVIDED FOR INFORMATION ONLY
3. **THE CONTRACTOR** SHALL ADVISE THE ENGINEER OF ANY CLASH BETWEEN SERVICES AND FOUNDATIONS.

GENERAL CONCRETE NOTES

1. **ALL CONCRETE** AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE SAI CONCRETE STRUCTURES CODE AS3600
2. **CONCRETE** TO HAVE A MAXIMUM AGGREGATE SIZE OF 20mm AND SLUMP OF 80mm. EXCEPT AS NOTED CONCRETE STRENGTHS AS FOLLOWS:
- FOOTING

N32
3. **ALL** CONCRETE TO BE MECHANICALLY PLACED AND VIBRATED DURING PLACING
4. **SUPERIMPOSED LOADS** WHERE NOT DETAILED BELOW ARE IN ACCORDANCE WITH AS1170.1
- SURCHRAGE LOAD

1.5 KPa (H ≤ 1500)

2.5 KPa (H > 1500)
5. **CLEAR REINFORCEMENT COVER** IN mm IS TO BE AS FOLLOWS UNLESS DETAILED OTHERWISE
- FOOTING

50

6. **REFER** TO ARCHITECT FOR ALL STEPS, FALLS, PENETRATIONS AND WATERPROOFING
7. **SURFACE FINISH.** FORMWORK IS TO BE IN ACCORDANCE WITH THE SAI FORMWORK CODE AS 3610. EXCEPT WHERE SPECIFIED OTHERWISE, CONCRETE EXPOSED TO VIEW IN THE FINAL PROJECT IS TO BE **S2** CLASS FINISH AND CLASS
8. **BAR LAPS** ARE AS PER AS STANDARDS UNLESS NOTED OTHERWISE. NOTE **CONDUIT PIPES**, ETC MUST NOT BE PLACE IN COVER CONCRETE.
9. **PENETRATIONS.** THE ENGINEER SHOULD BE NOTIFIED BEFORE ANY CONCRETE IS PLACE, OF ANY BEAM PENETRATION NOT DETAILED ON THE ENGINEERING DRAWINGS, AND OF AN SLAB PENETRATION BIGGER THAN 150 X 150mm NOT DETAILED ON THE DRAWINGS. BARS ARE TO BE DISPLACED AROUND SLAB PENETRATIONS AND ARE NOT TO BE CUT.
10. **REINFORCEMENT SUPPORT.** ALL REINFORCEMENT IS TO BE SUPPORTED ON CHAIRS OR HANGERS. MESH IS TO BE SUPPORTED AT 800MM CENTERS BOTH WAYS. REINFORCEMENTS SUPPORT BARS TO BE N12 AT 450 WHERE TRANSVERSE REINFORCEMENTS IS NOT SHOWN ON PLAN. LAP 500 MINIMUM STAGGER LAPS.
11. **INSPECTION.** ALL REINFORCEMENT IS TO BE ACCURATELY POSITIONED, ADEQUATELY SUPPORTED, AND THEN INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED.
12. **CURING.** AFTER POURING AND UNTIL FINAL TROWEL ALL EXPOSED SURFACES ARE TO BE SPRAYED WITH ALIPHATIC ALCOHOL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WITHIN ONE HOUR OF FINAL TROWEL, APPLY THE FINAL CURING COMPOUND “MULTICURE AC30” STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. **SAFETY MESH.** BUILDER TO PROVIDE SAFETY MESH TO SATISFY ANY SAFE WORKING REQUIREMENTS. WHEN POSITIONING THE SAFETY MESH, COVERS SPECIFIED TO THE REINFORCEMENT STEEL SHOWN ON THESE DRAWINGS IS TO BE MAINTAINED. SAFETY MESH IS NOT SHOWN ON THE DRAWINGS AND IS NOT INCLUDED IN ANY REINFORCING SCHEDULES OR RATES.
14. **INSPECTION.** ALL REINFORCEMENT IS TO BE ACCURATELY POSITIONED, SUPPORTED AND THEN INSPECTED PRIOR TO GROUT BEING PLACED.

STEELWORK NOTES

1. **ALL STEELWORK** IS TO BE IN ACCORDANCE WITH SAI STEEL STRUCTURES CODE AS 4100 AND COLD FORMED STEEL STRUCTURES AS4600
2. **STEEL GRADES.** UNLESS NOTES OTHERWISE ON THE DRAWINGS, THE FOLLOWING STEEL GRADES SHALL APPLY:
- STEEL MEMBER

GRADE
- HOT ROLLED PLATES

250
- UB, UC, PFC, ANGLES, FLATS

300 PLUS
- WB & WC

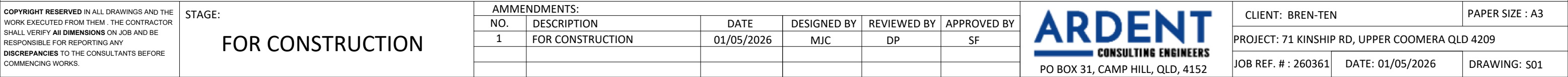
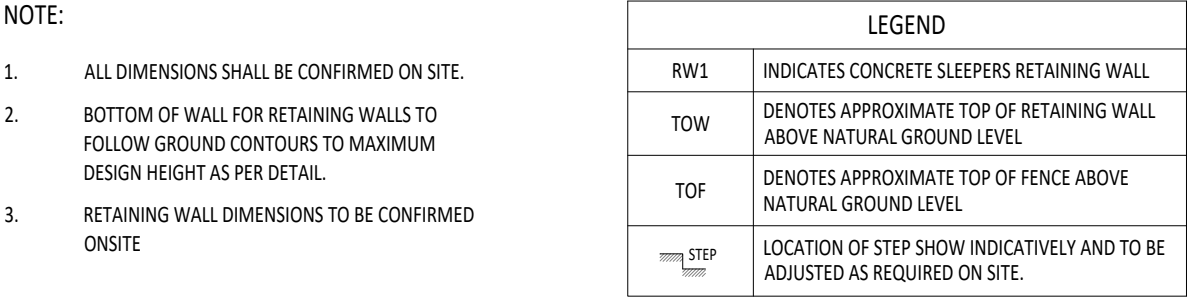
300 PLUS
- CHS

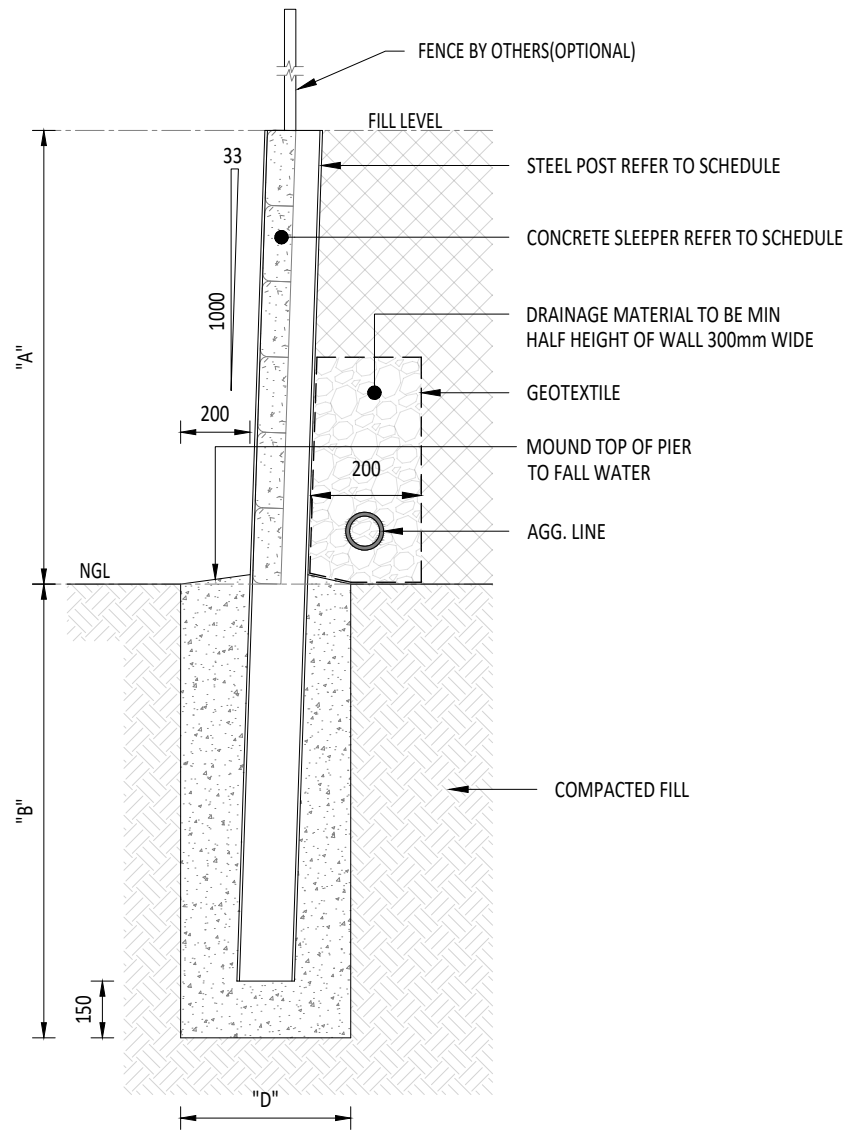
250/350
- RHS

350/450
3. **MINOR PARTS.** THE STEEL FABRICATOR IS TO PROVIDE ALL BOLTS, NUTS, WASHERS, HD BOLTS ETC.

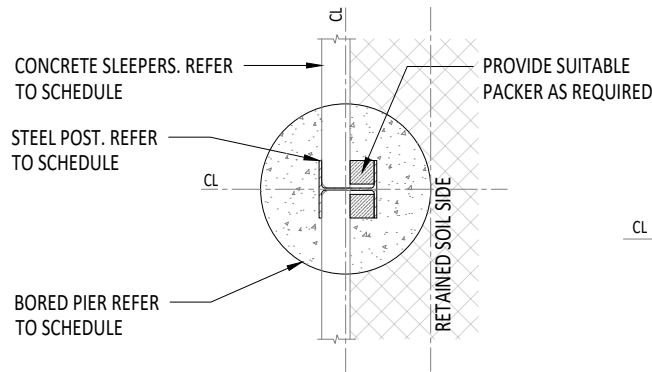
4. **FIXINGS.** THE STEEL FABRICATOR IS TO PROVIDE ALL FIXINGS, CLEATS AND BOLT HOLES TO TAKE TIMBER AND OTHER WORK SHOWN ON PROJECT DRAWINGS
5. **CHEMICAL AND MECHANICAL ANCHORS.** ALL EMBEDMENT NOTED ON THE DRAWINGS ARE TO BE THE EMBEDMENT INTO THE STRUCTURAL ELEMENT AND ARE TO EXCLUDE THE DEPTH OF ANY APPLIED FINISHES.
6. **CORROSION PROTECTION.** ALL EXTERNAL STRUCTURAL STEELWORK WHICH IS EXPOSED SHALL BE HOT DIP GALVANISED AFTER FABRICATION AND COMPLY WITH AS/NZS 4680.
7. **ALL BOLTS** SHALL BE 4.6S GRADE U.N.O

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		NO.	DESCRIPTION	DATE	DESIGNED BY	REVIEWED BY	APPROVED BY		PROJECT: 71 KINSHIP RD, UPPER COOMERA QLD 4209		
		1	FOR CONSTRUCTION	01/05/2026	MJC	DP	SF		JOB REF. # : 260361	DATE: 01/05/2026	DRAWING: S00

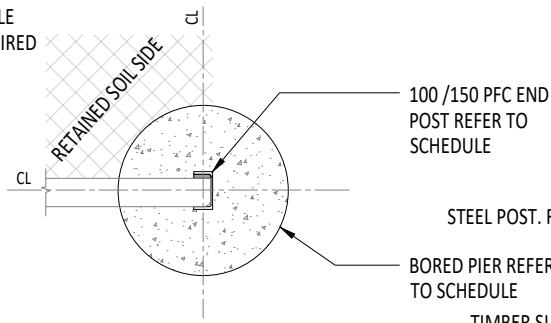




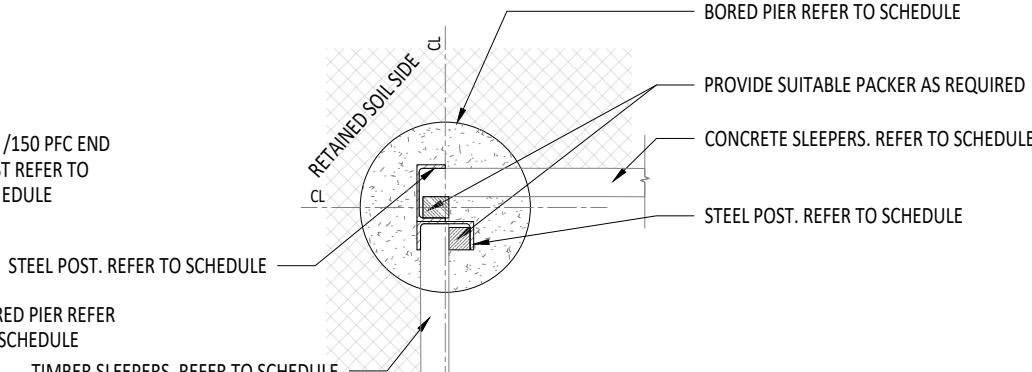
TYPICAL CONCRETE SLEEPER RETAINING SECTION - RW1
SCALE 1:20



TYPICAL INTERMEDIATE POST PLAN VIEW
SCALE 1:20



TYPICAL END POST PLAN VIEW
SCALE 1:20



TYPICAL EXTERNAL CORNER POST PLAN VIEW
SCALE 1:20

CONCRETE SLEEPER RETAINING WALL - RW1 @ 2000 POST SPACING (WHEN NO XW ROCK IS ENCOUNTERED)

"A"	"B"	"D"	COMMON POST	END POST	PANEL TYPE
1600	1500	450	150UC23	150 PFC	STANDARD
1400	1450	350	100UC14	100 PFC	STANDARD
1200	1300	350	100UC14	100 PFC	STANDARD
1000	1150	350	100UC14	100 PFC	STANDARD
800	950	350	100UC14	100 PFC	STANDARD
600	800	350	100UC14	100 PFC	STANDARD
400	650	350	100UC14	100 PFC	STANDARD

NOTE: IF DESIGN HEIGHT EXCEEDS THOSE PROVIDED CONTACT ARDENT CONSULTING ENGINEERS

CONCRETE SLEEPER RETAINING WALL - RW1 @ 1600 POST SPACING (WHEN NO XW ROCK IS ENCOUNTERED)

"A"	"B"	"D"	COMMON POST	END POST	PANEL TYPE
1600	1500	350	100UC14	100 PFC	STANDARD
1400	1350	350	100UC14	100 PFC	STANDARD
1200	1200	350	100UC14	100 PFC	STANDARD
1000	1050	350	100UC14	100 PFC	STANDARD
800	900	350	100UC14	100 PFC	STANDARD
600	750	350	100UC14	100 PFC	STANDARD
400	600	350	100UC14	100 PFC	STANDARD

NOTE: IF DESIGN HEIGHT EXCEEDS THOSE PROVIDED CONTACT ARDENT CONSULTING ENGINEERS

CONCRETE SLEEPER TYPE

TYPE	SIZE	CONCRETE	REINFORCEMENT
STANDARD	200 x 75	40 MPa	2/N12
HEAVY DUTY	200 x 75	40 MPa	2/N12
SUPER HEAVY DUTY	200 x 75	40 MPa	3/N12

NOTE: ALL SLEEPERS ASSUMED 25mm COVER TO FRONT (EXPOSED) FACE

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STAGE:

FOR CONSTRUCTION

AMMENDMENTS:

NO.	DESCRIPTION	DATE	DESIGNED BY	REVIEWED BY	APPROVED BY
1	FOR CONSTRUCTION	01/05/2026	MJC	DP	SF

ARDENT
CONSULTING ENGINEERS
PO BOX 31, CAMP HILL, QLD, 4152

CLIENT: BREN-TEN

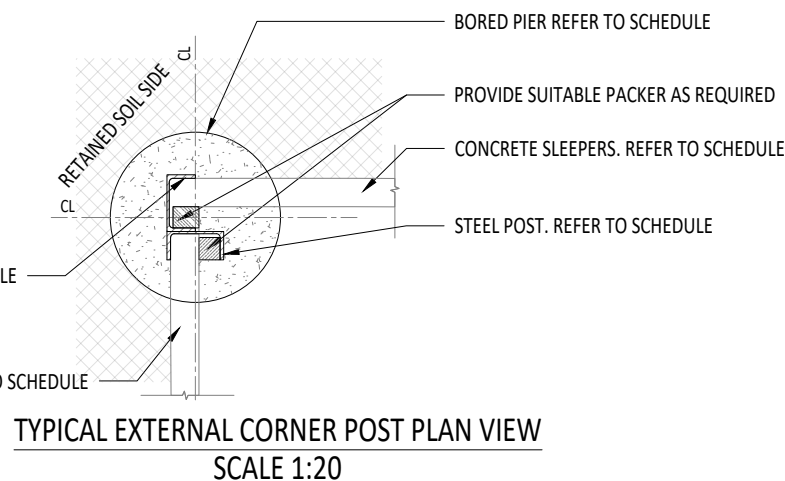
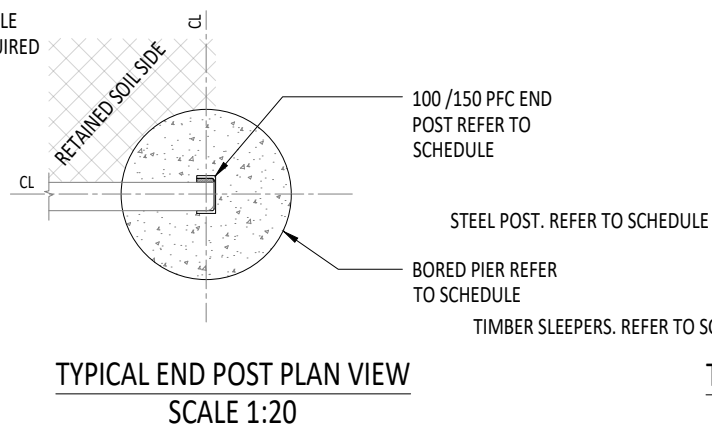
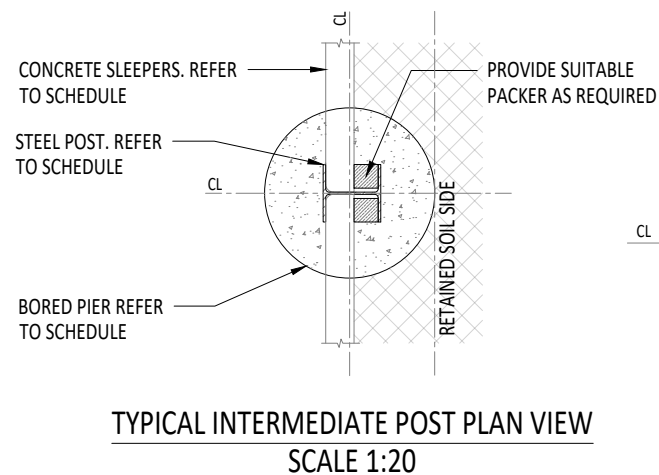
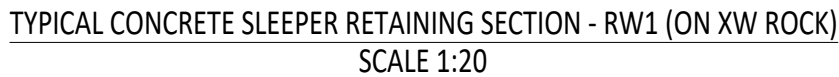
PAPER SIZE : A3

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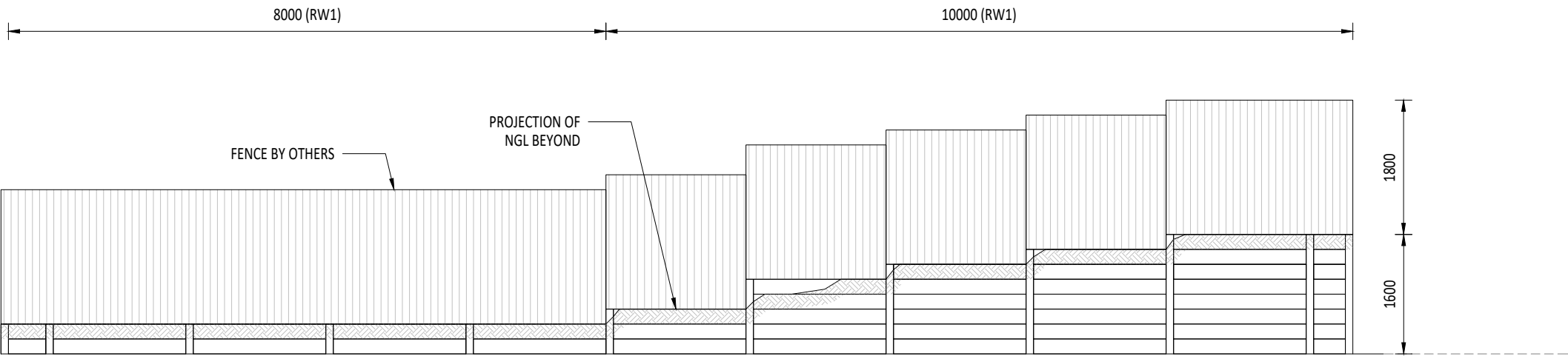
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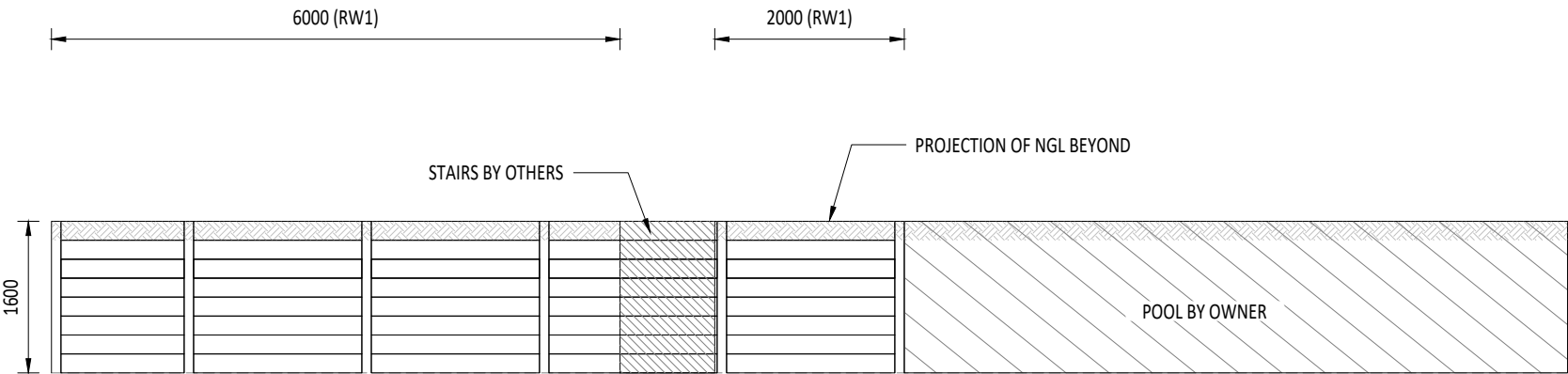
CONCRETE SLEEPER TYPE			
TYPE	SIZE	CONCRETE	REINFORCEMENT
STANDARD	200 x 75	40 MPa	2/N12
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NOTE: ALL SLEEPERS ASSUMED 25mm COVER TO FRONT (EXPOSED) FACE			

CONCRETE SLEEPER RETAINING WALL - RW1 @ 2000 POST SPACING (WHEN XW ROCK IS ENCOUNTERED)					
"A"	"B"	"D"	COMMON POST	END POST	PANEL TYPE
1600	2300	450	150UC23	150 PFC	STANDARD
1400	2150	450	150UC23	150 PFC	STANDARD
1200	2150	350	100UC14	100 PFC	STANDARD
1000	2000	350	100UC14	100 PFC	STANDARD
800	1850	350	100UC14	100 PFC	STANDARD
NOTE: IF DESIGN HEIGHT EXCEEDS THOSE PROVIDED CONTACT ARDENT CONSULTING ENGINEERS					

CONCRETE SLEEPER RETAINING WALL - RW1 @ 1600 POST SPACING (WHEN XW ROCK IS ENCOUNTERED)					
"A"	"B"	"D"	COMMON POST	END POST	PANEL TYPE
1600	2200	450	150UC23	150 PFC	STANDARD
1400	2200	350	100UC14	100 PFC	STANDARD
1200	2050	350	100UC14	100 PFC	STANDARD
1000	1950	350	100UC14	100 PFC	STANDARD
800	1800	350	100UC14	100 PFC	STANDARD
NOTE: IF DESIGN HEIGHT EXCEEDS THOSE PROVIDED CONTACT ARDENT CONSULTING ENGINEERS					



SECTION-1 ELEVATION
SCALE : 1:75



SECTION-2 ELEVATION
SCALE : 1:75