



M & P Patel 85 Bear St Chermside



NOT TO SCALE - DIAGRAMMATIC ONLY

M & P Patel

85 Beor St

Chermside

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

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

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

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

Anchorage points for portable scaffold or fall arrest devices are recommended for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about any anchorage points.

b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES

The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004. STEPS, LOOSE OBJECTS AND UNEVEN SURFACES Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels.

Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

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

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

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

For all buildings:

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

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

In locations with underground power:

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

In locations with overhead power lines:

Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

This building may contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

For alterations to a building constructed prior to 1986:

This building is likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

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

ENCLOSED SPACES

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

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

SMALL SPACES

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

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

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

This building has been designed to requirements of the classification identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues in accordance with the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be undertaken.

10. OTHER HIGH RISK ACTIVITY

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

SITE NOTES

- + ALL STORMWATER AND DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.5.2 AS WELL AS AS/NZS 3500.
- + ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PIT/S TO THE RELEVANT BUILDING REQUIREMENTS.
- + THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED AND GRADED TO MOVE SURFACE WATER AWAY FROM THE BUILDING. PROVIDE A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.
- + THE HEIGHT OF THE OVERFLOW RELIEF GULLY RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE
- + DISCHARGE WASTE TO HSTP OR LEGAL POINT OF CONNECTION

- + CONNECT DOWNPIPES TO ONSITE WATER STORAGE IF APPLICABLE, THEN OVERFLOW TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80, DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
- + 2 DOWNPIPES MAX. TO EACH 90mm STORMWATER PIPE, SUBSURFACE PIPES TO BE
- + 100mm DIAMETER, ANY UNDERSLAB PIPING TO HAVE AN INSPECTION OPENING AT UPPER END, IT IS TO BE 100mm SEWER GRADE PIPING WITH NO JOINS UNDER SLAB. GUTTERS TO BE 125mm D SECTION COLORBOND
- + ALL POOL FENCING SHALL BE MIN. 1200mm HIGH AND INACCORDANCE WITH AS 1926.1
- + ON SITE SEDIMENT CONTROL AS REQUIRED
- + METERBOX LOCATION TBC ON SITE
- + ALL RETAINING TO BE BY OWNER

FINISHED FLOOR

LEVEL RL FL 25.80m

PAD LEVEL RL PL 25.50m

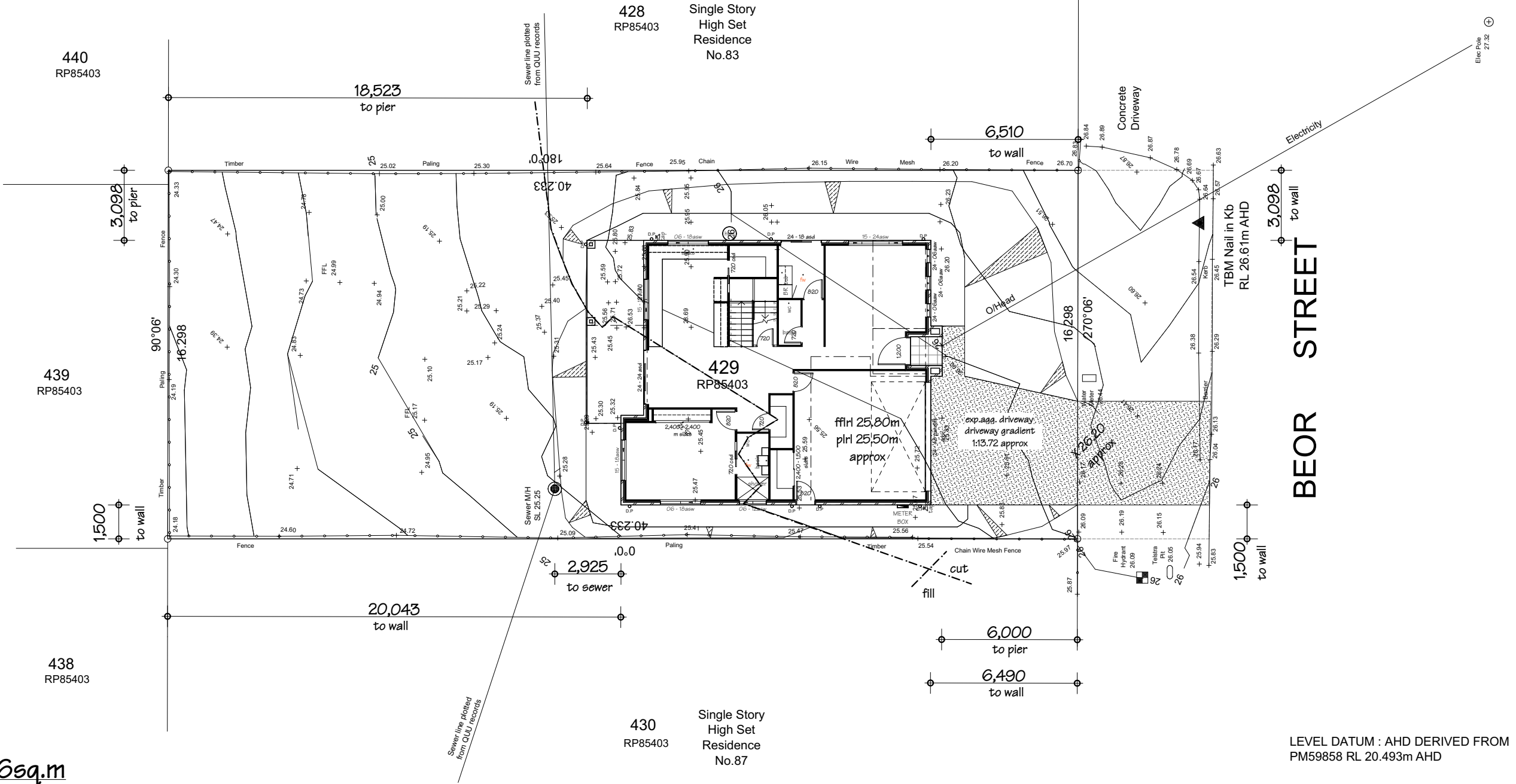
CUT (mm) 900 mm

FILL (mm) 400 mm

approx.

NORTH POINT WARNING

The north point shown relates to the subject survey plan. The user should ensure this is suitable for their purpose.



85 BEOR ST = 656sq.m
SITE COVER = 26.45%

SITE PLAN

SCALE 1:200

SERVICES ALERT Boyd & Moore take no responsibility for the location of non-visible services.	IDENTIFICATION SURVEY ALERT The detail survey does not guarantee the location of boundary pegs or fences. Please contact this office for further advice.	GROUND LEVEL The levels shown were observed on the surveyed date and may not represent the Local Authority's definition of Ground Level. Please contact this office for further advice.
SEWERAGE & STORMWATER Sewerage and/or Stormwater information was not available from the Local Authority at the time of survey.	FLOOD SEARCH ALERT Boyd & Moore has not obtained a flood search on this property. Check Council for any flood information.	TITLE SEARCH ALERT Boyd & Moore have not carried out a title search for this survey. Check DNR&M for easements and encumbrances.

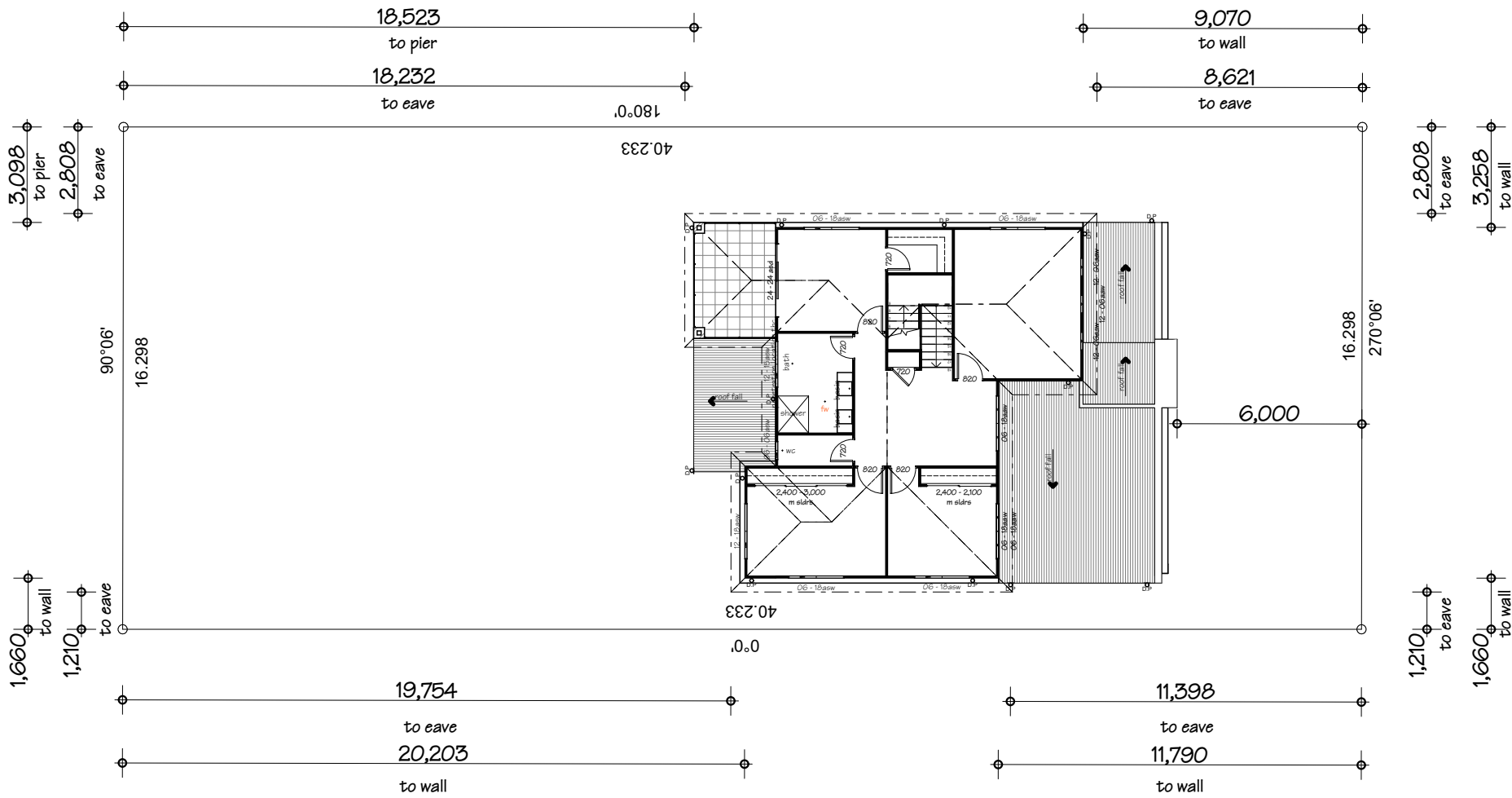
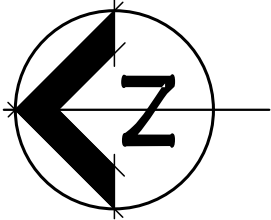
BOYD & MOORE PTY LTD ACN 109 294 260 SURVEYORS Correspondence to: 24 GALAPAGOS WAY, PACIFIC PINES QLD 4211 Ph/Fax: (07) 55804205 Email: boydsurv@bigpond.net.au	DETAIL SURVEY OVER LOT 429 ON RP85403 85 BEOR STREET CHERMSIDE		Scale: 1 : 200
	LOCALITY : CHERMSIDE		Sheet Size : A3
	COUNTY : STANLEY		Site Area : 656m ²
	Drawn: SG		Date: 15/10/2018
			REF : 3176-1-A3

LEVEL DATUM : AHD DERIVED FROM
PM59858 RL 20.493m AHD

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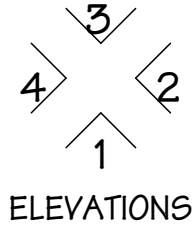


UPPER SITE PLAN

SCALE 1:200



- * Lift off hinges to WC door
- * Externally mechanically vent rooms without natural ventilation
- * All shower roses to be AAA rated
- * Water pressure limited to 500KPa at the meter
- * Tapware to sinks, basins & troughs to be 3 star
- * Water Closets to be 4 star WELS rated



<u>FLOOR AREAS</u>	
LOWER LIVING AREA:	112.87 sq.m
UPPER LIVING AREA:	99.69 sq.m
GARAGE:	38.99 sq.m
PORCH:	1.79 sq.m
ALFRESCO:	19.88 sq.m
BALCONY:	10.00 sq.m
<u>TOTAL:</u>	283.22 sq.m
	30.48 sqs

LOWER FLOOR PLAN

1:100



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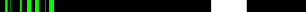


M: 0432 161 130
M: 0415 770 330
E: info@mokshaconstructions.com.au
Builders Licence No. 119 39 52 ACN 142 651 965

PROJECT

M & P Patel
85 Beor St
Chermside

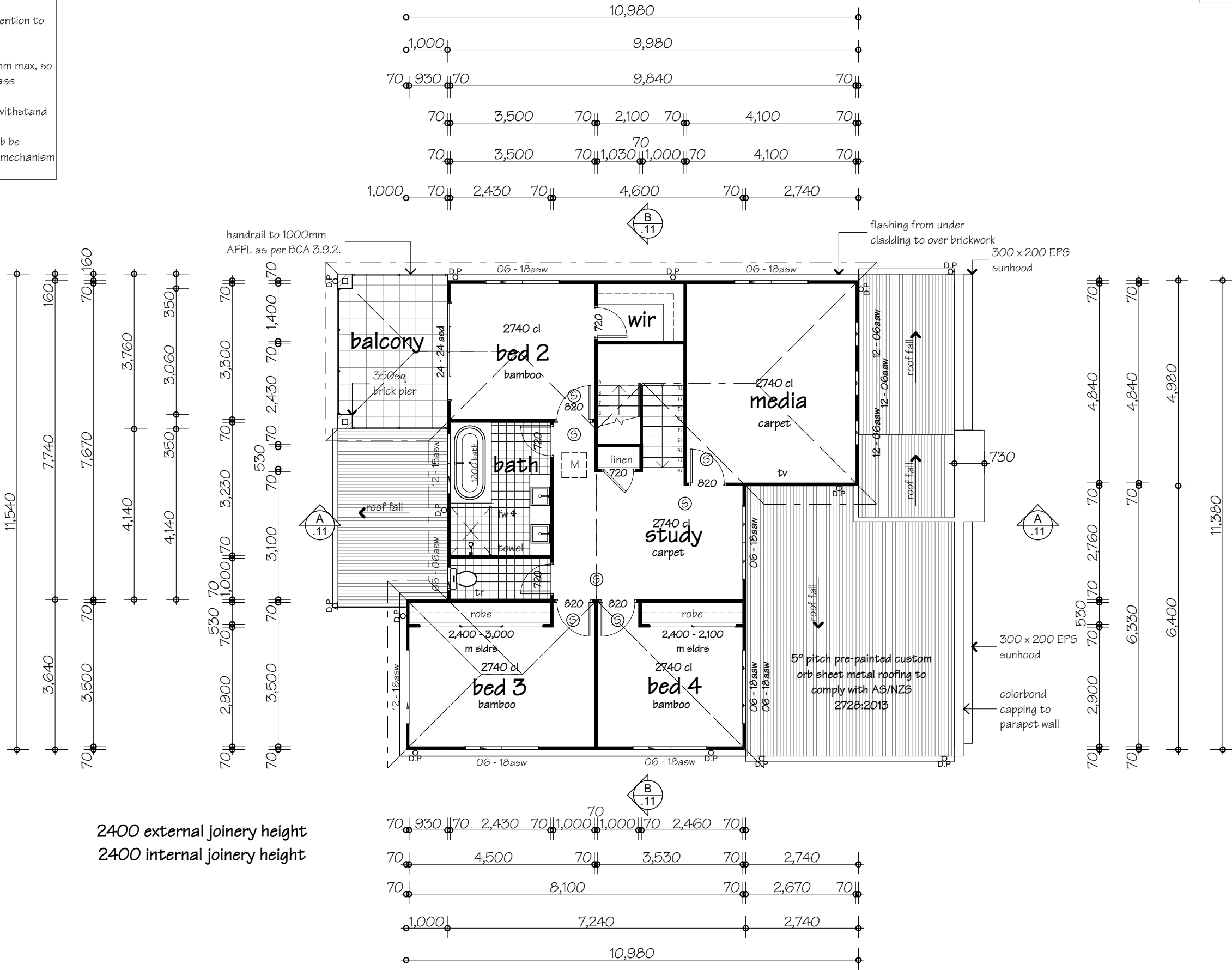
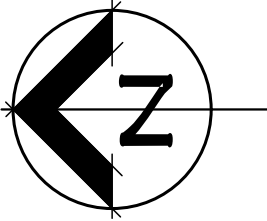
PUBLISHED 8/02/2019	DRAWN PH	CHECKED TH	JOB NO. id 1304
TITLE LOWER FLOOR PLAN	SCALE 1:100 @A3 u.n.o.		ISSUE K



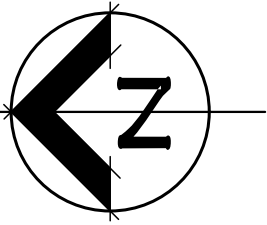
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SHEET 6
OF 15

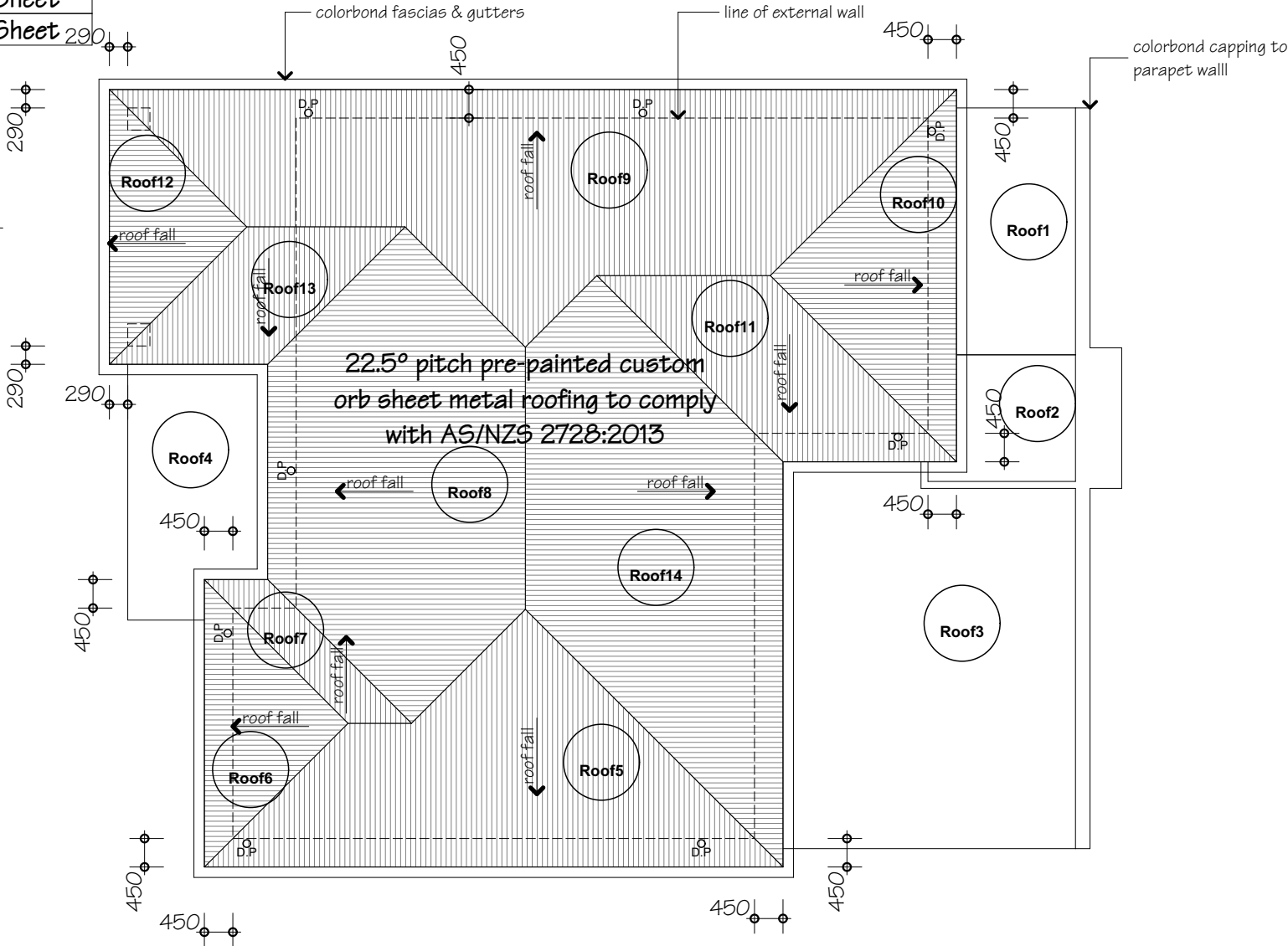
NOTES:
* As per Volume 2 NCC 3.9.2.5 fall prevention to bedroom windows is to be either :
- min 1.7m above finished floor level
- restriction of window opening to 120mm max, so as not to permit a 125mm sphere to pass through
- a screen with secure fittings able to withstand 250N outward horizontal action.
In a case where the screen or device cab be unlocked or removed, a child-resistant mechanism must be installed



Roof Plane Areas			
ID	Pitch	Surface Area	Top Surface
Roof1	5.00°	9.12	Custom Orb Roof Sheet
Roof2	5.00°	4.68	Custom Orb Roof Sheet
Roof3	5.00°	31.26	Custom Orb Roof Sheet
Roof4	5.00°	11.37	Custom Orb Roof Sheet
Roof5	22.50°	20.39	Custom Orb Roof Sheet
Roof6	22.50°	5.58	Custom Orb Roof Sheet
Roof7	22.50°	2.46	Custom Orb Roof Sheet
Roof8	22.50°	25.49	Custom Orb Roof Sheet
Roof9	22.50°	32.52	Custom Orb Roof Sheet
Roof10	22.50°	9.36	Custom Orb Roof Sheet
Roof11	22.50°	8.72	Custom Orb Roof Sheet
Roof12	22.50°	5.10	Custom Orb Roof Sheet
Roof13	22.50°	5.87	Custom Orb Roof Sheet
Roof14	22.50°	26.81	Custom Orb Roof Sheet

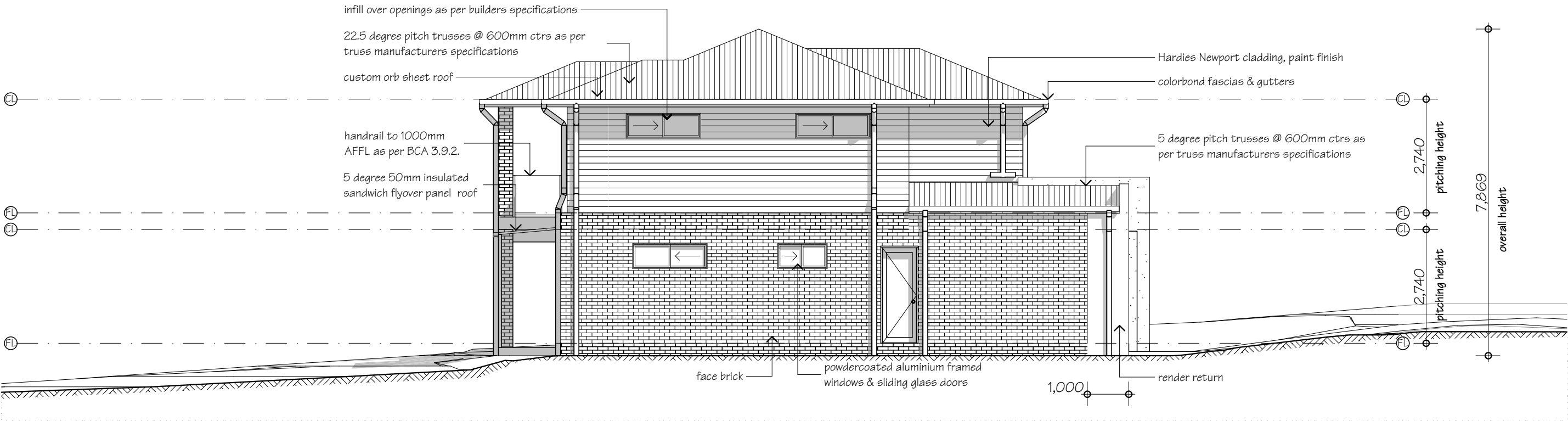


Roof Area Schedule



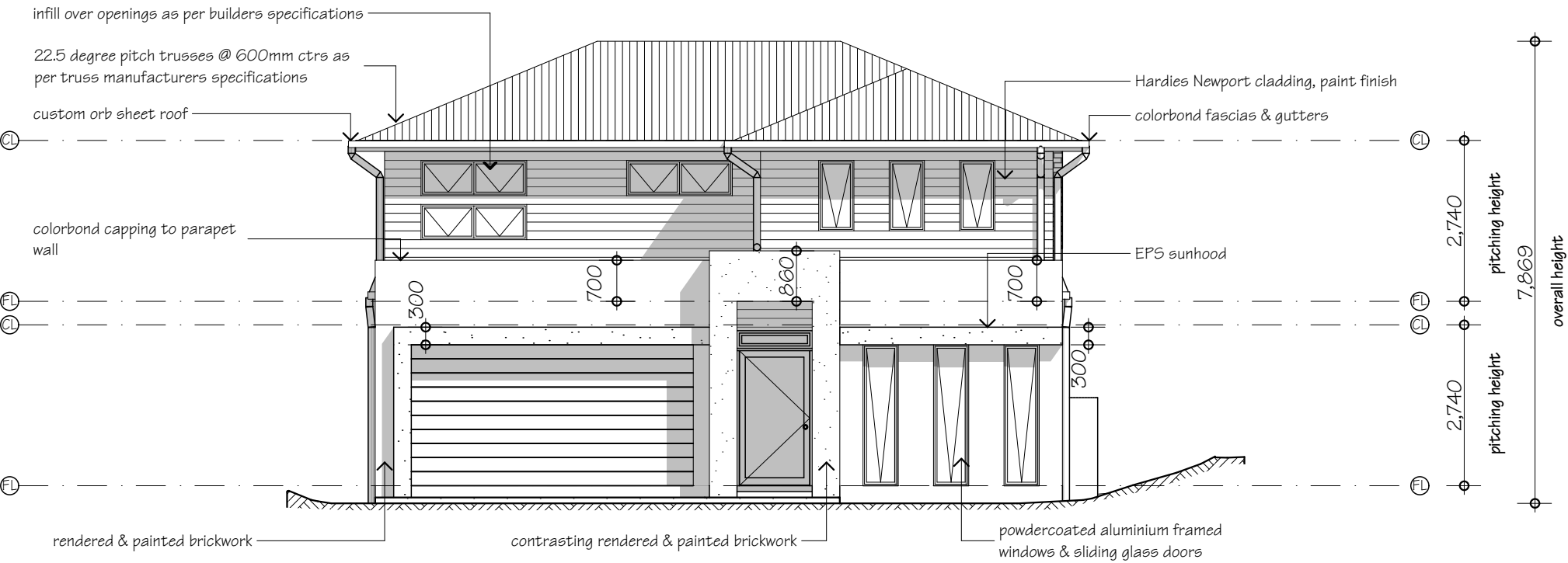
NOTES:
* Metal roofing to be Pre-painted Sheet metal to comply with AS/NZS 2728:2013

* As per Volume 2 NCC 3.5.2 roof drainage is to be Stramit Queensland Quad Front Slotted Gutter or similar, with a maximum roof catchment area of 30m²/dp with Spacer Insert Clip.



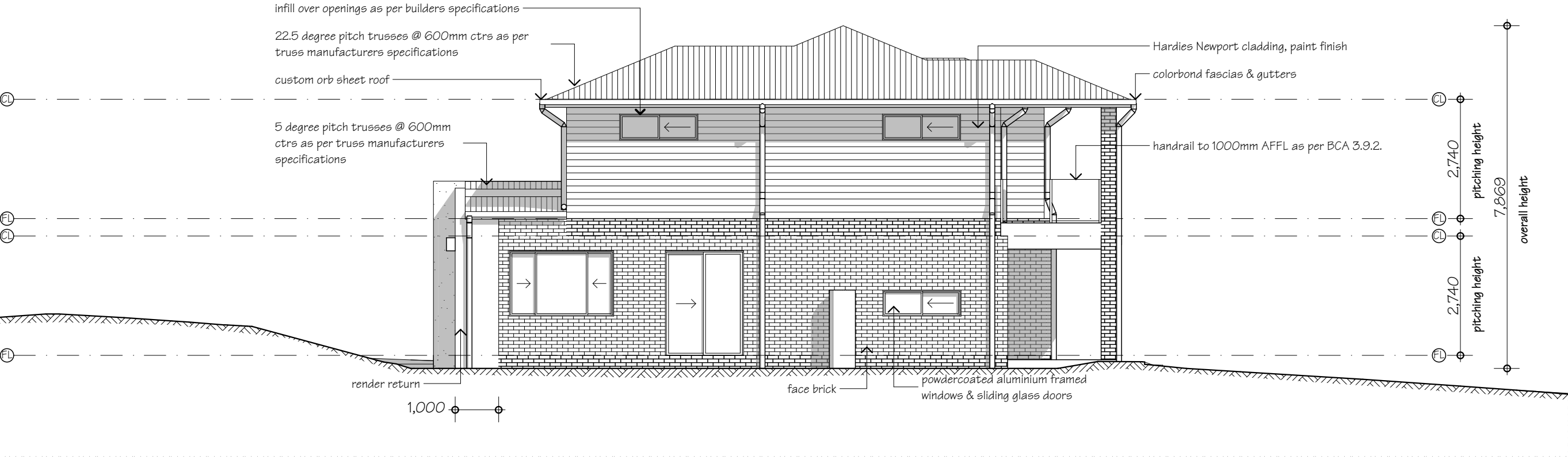
ELEVATION 1

1:100



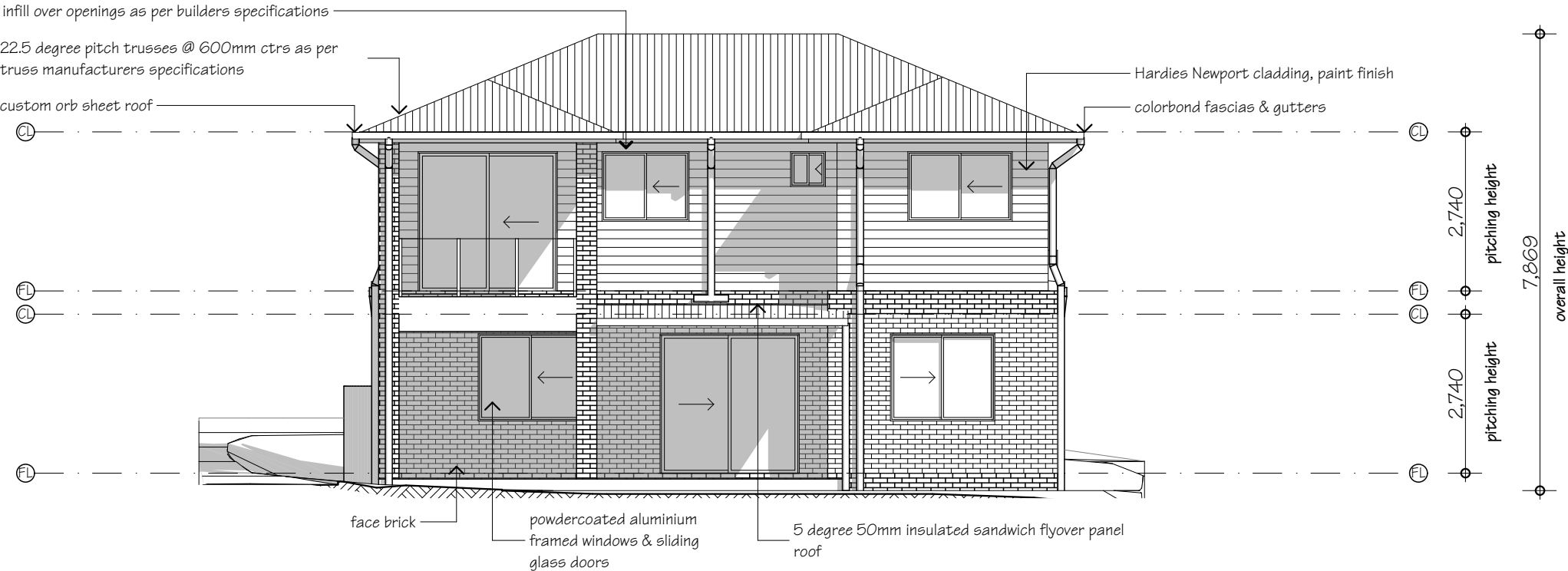
ELEVATION 2

1:100



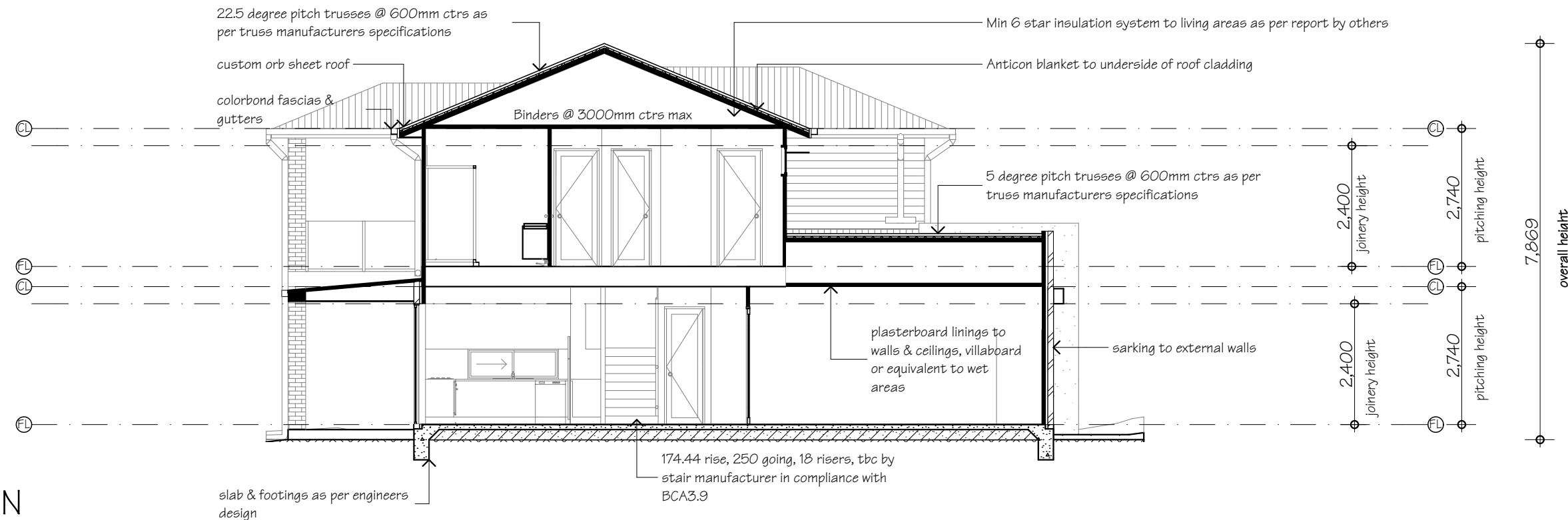
ELEVATION 3

1:100

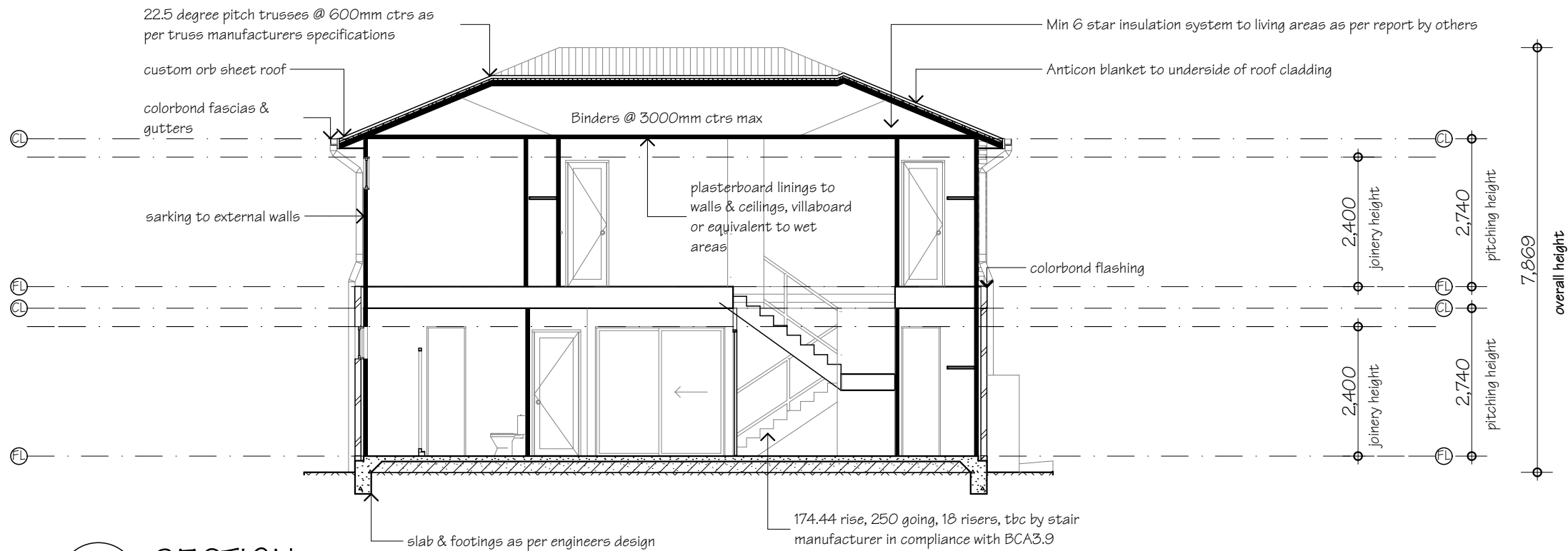


ELEVATION 4

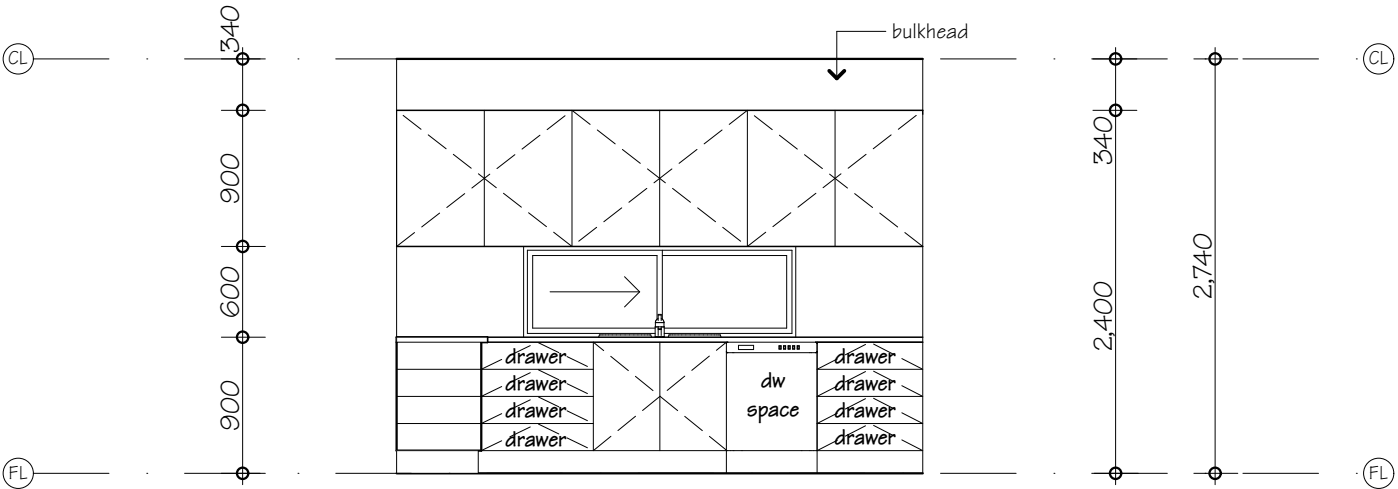
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A SECTION
4 1:100

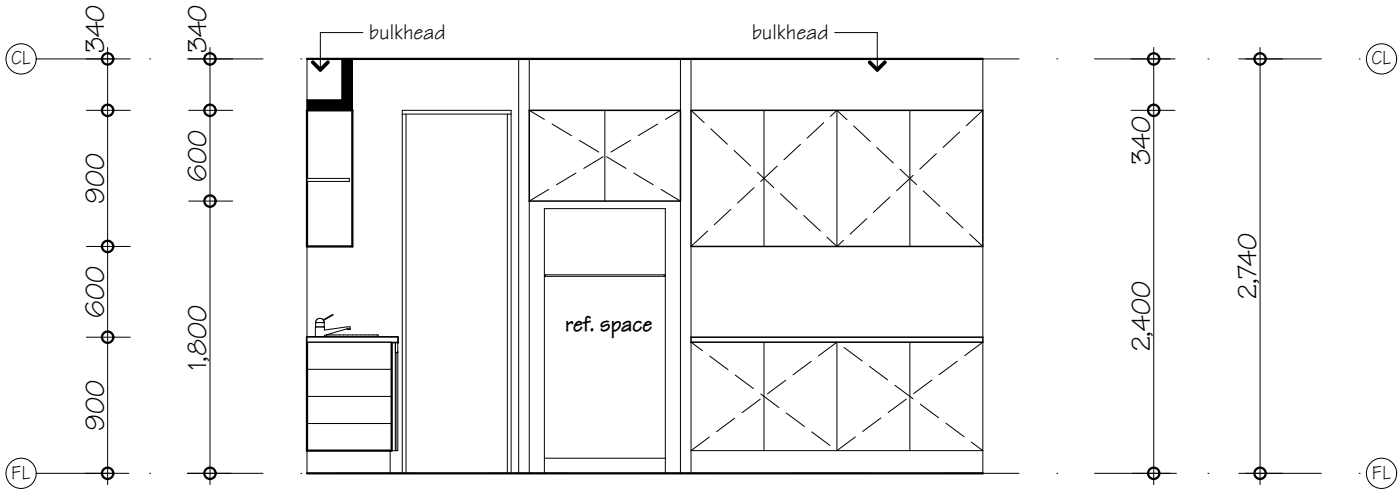


B SECTION
4 1:100



KITCHEN 1

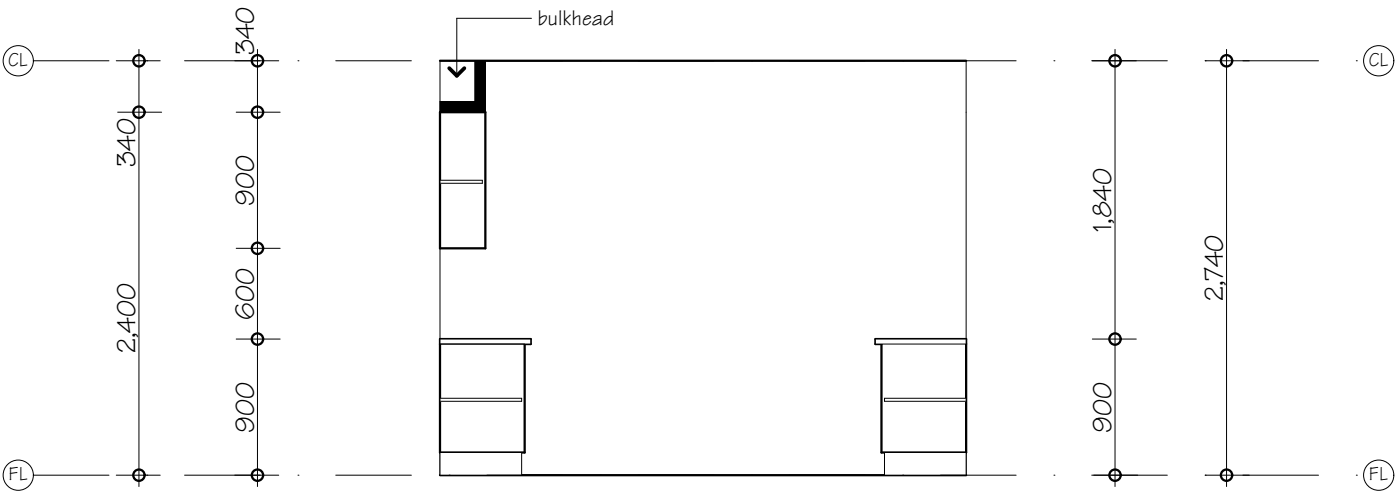
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KITCHEN 2

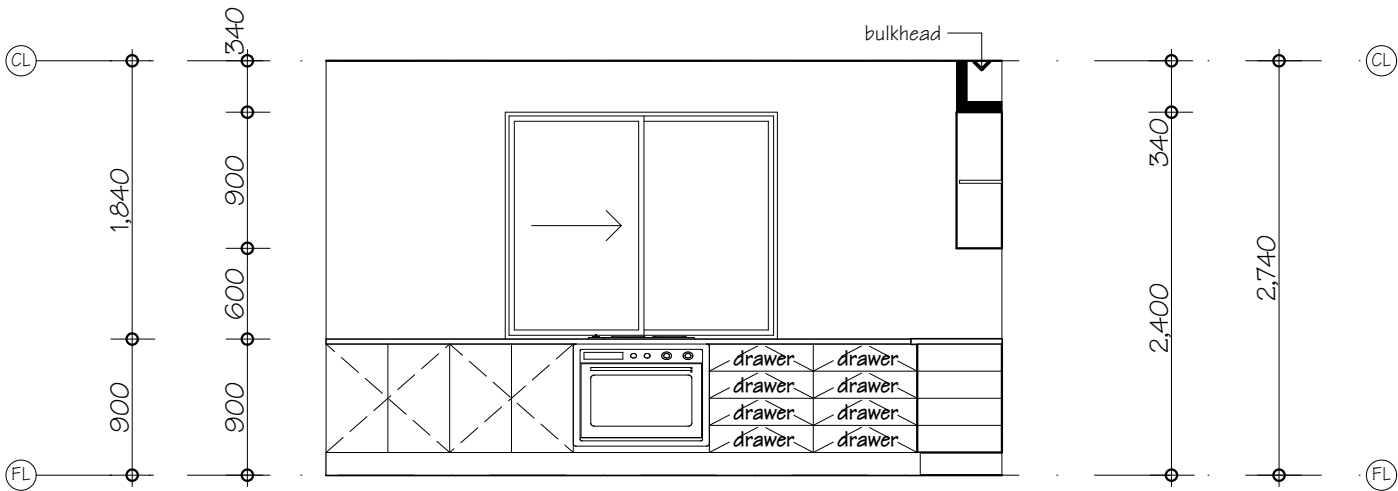
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NOTE:
* DOOR SWINGS & CUPB'DS CONFIGURATIONS TO CABINETMAKERS DISCRETION, VANITY DRAWER TO BE 300mm WIDE & KITCHEN DRAWERS TO BE 450mm WIDE UNLESS OTHERWISE NOTED.



KITCHEN 3

1:50



KITCHEN 4

1:50

ELECTRICAL LEGEND



SINGLE FLUORESCENT BATTEN WITH DIFFUSER



CIRCULAR FLUORESCENT FITTING



DOWN LIGHT



PENCIL SPOT LIGHT



LOW VOLTAGE HALOGEN DOWNLIGHT



LIGHT EMITTING DIODE (LED)



BALL LIGHT FITTING



WALL SCONCE



WALL LIGHT WITH BRACKET



SPECIAL LIGHT



FLOOD LIGHT



SINGLE g.p.o. (300 ABOVE FLOOR)



SINGLE g.p.o. (1050 ABOVE FLOOR)



DOUBLE g.p.o. (300 ABOVE FLOOR)



DOUBLE g.p.o. (1050 ABOVE FLOOR)



DOUBLE g.p.o. FITTED WITH AN ISOLATION SWITCH FOR HOTPLATES



WATERPROOF g.p.o.



CEILING FANS TO COMPLY WITH B.E.R.S. ENERGY RATING



TELEPHONE OUTLET (300 ABOVE FLOOR)



TELEPHONE OUTLET (CONFIRM HEIGHT ON SITE)



TELEVISION OUTLET



ELECTRICAL METER BOARD



PHOTOELECTRIC SMOKE DETECTOR, HARDWIRED & INTERCONNECTED



CEILING EXHAUST FAN TO EXTERNAL AIR



GAS CONNECTION POINT

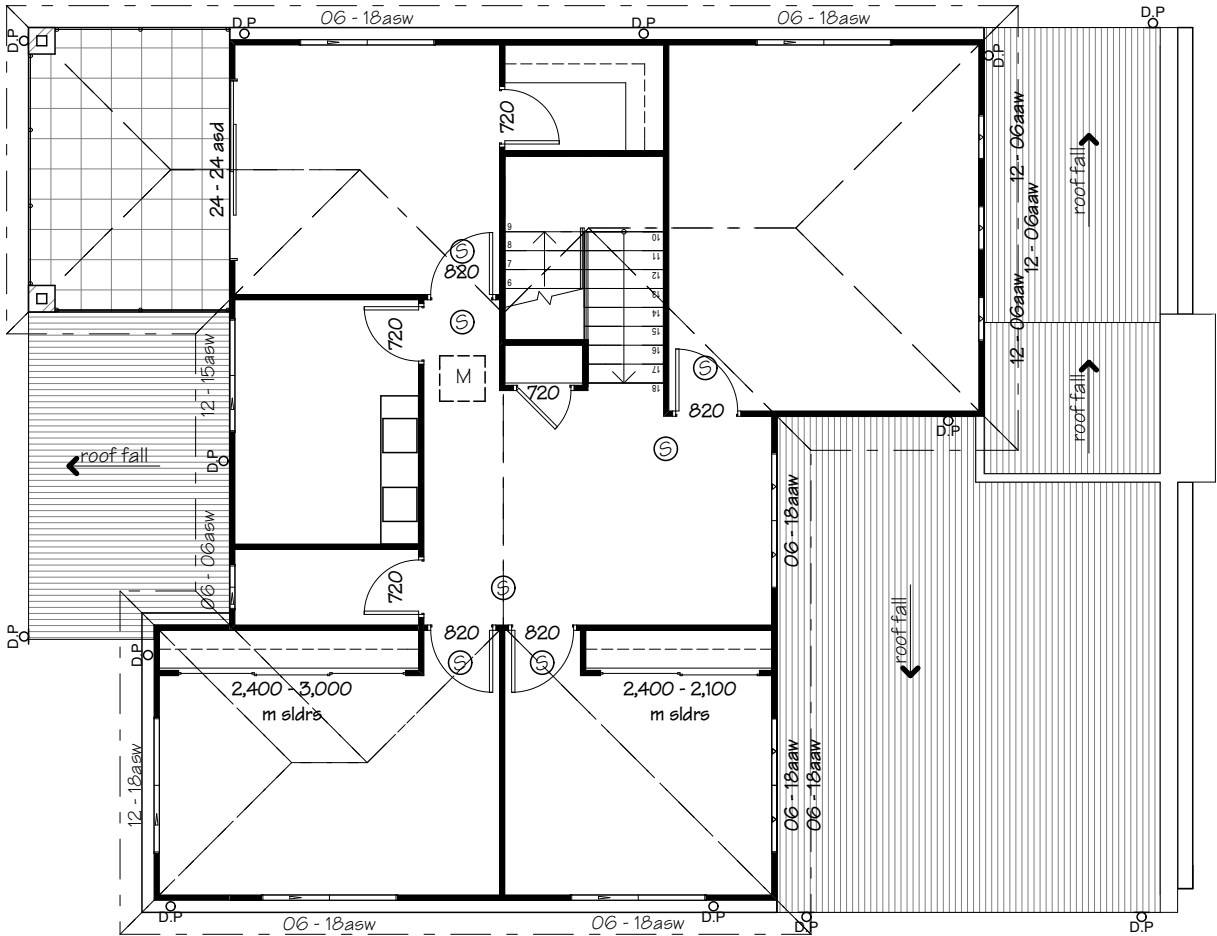


SWITCH POINTS @ 1350 OFF FLOOR



'COMBO' GLOBE HEAT LIGHT WITH FAN (AS SELECTED)

FINAL LAYOUT TO BE
CONFIRMED ON SITE BY
CLIENT WITH ELECTRICIAN



NOTES:

- * Slab and Footings as per engineers designs
- * Provide Termite Protection as per AS 3660
- * ALL floor levels t.b.c on site
- * ALL floor joist to be specified by engineer

