



Patent Number: ZL201420053832.5

Magnus G. Bjornsson Sivil Arkitekt MNAL-FAI

Level 13 50 Cavill Ave Surfers Paradise

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CAD Tech: Drew Garson

## Builder

Kingston Building Australia Pty Ltd

QBSA: 1199993

29/17 Cairns St, Loganholme, Q 4129

#Builders Phone

### Client

#Client Full Address

## Project

Proposed New Building

22 Milman St Thursday Island

#Site Gross Area

### Drawing

Construction Drawings

Original scale 1:200 (

1:333.33

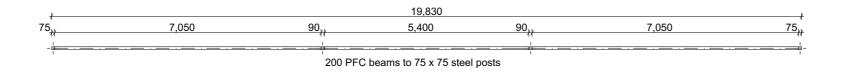
Drawing Number: A.01.1.1 Sheet Number: 2 / 21 GE00001 Job Number: Current Issue Date: 11/04/2017

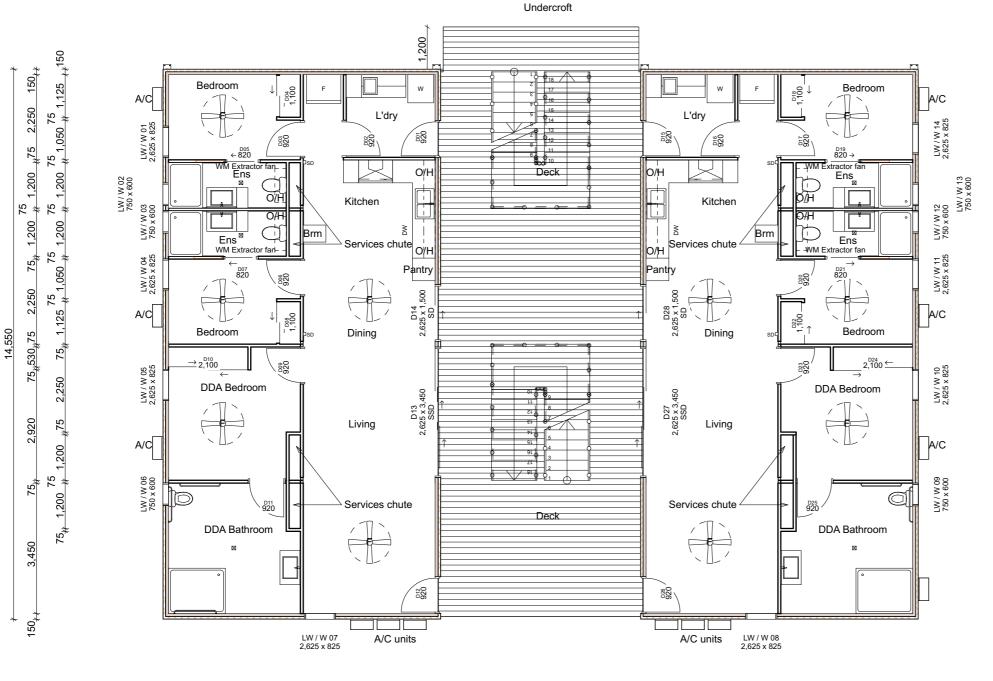
This Issue ID: A

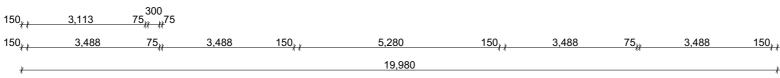
Original Issue Date: 1/03/2017

Revisions









Bldg A Bldg B



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Proposed New Building

22 Milman St

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### #Site Gross Area

### Drawing

Construction Drawings

Floor Plans Ground Floor

1:100

Drawing Number: A.01.2.1

Sheet Number: 3 / 21

Job Number: GE00001

Current Issue Date: 11/04/2017

This Issue ID:

Original Issue Date: 1/03/2017

Revisions

By Byroson in pe

**GROUND FLOOR AREA** 

107.50 m<sup>2</sup>

77.76 m<sup>2</sup>

107.50 m<sup>2</sup>

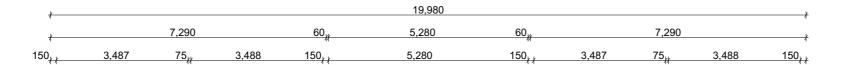
292.76 M<sup>2</sup>

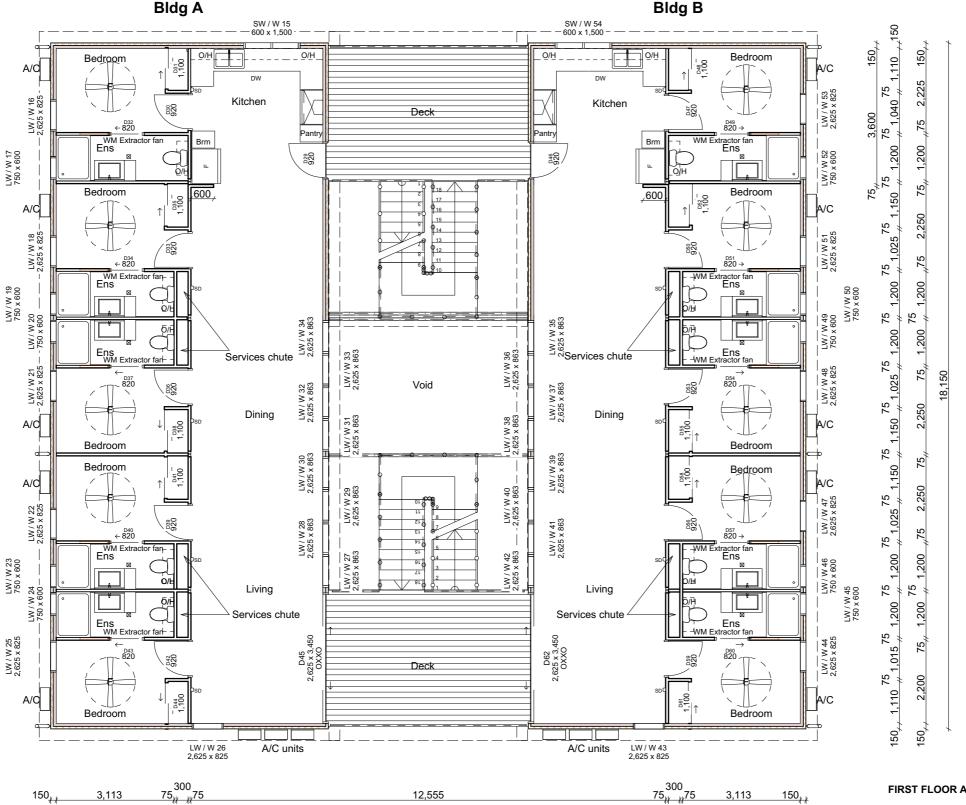
Bldg A

Decks

Bldg B

TOTAL





5,280

5,280

19,980

150,,

3,488

75<sub>11</sub>530<sub>11</sub>75

7,290

2,883

150<sub>/ /</sub>

75,,530,,75

7,290

### FIRST FLOOR AREA

Bldg A 133.95 m<sup>2</sup> Decks 38.88 m<sup>2</sup> Bldg B 133.95 m<sup>2</sup>

306.78 M<sup>2</sup>

TOTAL





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### Proposed New Building

22 Milman St

Thursday Island

### #Site Gross Area

### Drawing

First Floor

Construction Drawings

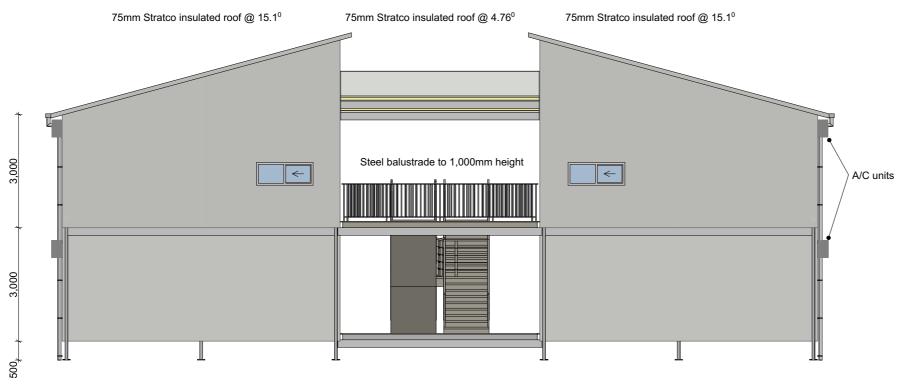
Floor Plans 1:100

Drawing Number: A.01.2.2 Sheet Number: 4 / 21

Job Number: GE00001 Current Issue Date: 11/04/2017

This Issue ID: Α Original Issue Date: 1/03/2017

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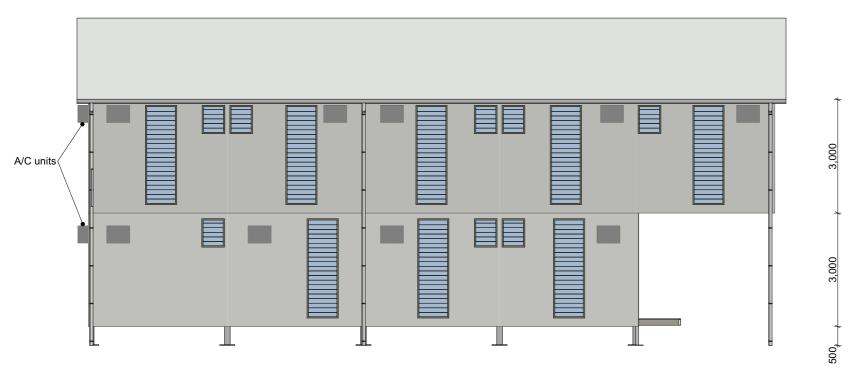
All vertical windows and sliding glass doors are aluminium framed @ 2850 joinery height with Crimsafe security screens. All 2625 x 825 louvre windows in bedrooms are to be fitted with 90% Sunblock roller blinds. All horizontal windows @ 1725 joinery height.

All downpipes are 90 mm diam PVC with positions to be confirmed on site. All gutters are colorbond.

## North & East Elevation

1:100

75 mm Stratco insulated roof @ 15.10



All windows and sliding glass doors are aluminium framed @ 2850 joinery height with Crimsafe security screens. All  $2625 \times 825$  louvre windows in bedrooms are to be fitted with 90% Sunblock roller blinds.

All downpipes are 90 mm diam PVC with positions to be confirmed on site. All gutters are colorbond

go-evolve

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Project

Proposed New Building

22 Milman St

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### Drawing

Construction Drawings

Elevations

North & East Elevation

1:100

Drawing Number: A.01.3.1

Sheet Number: 5 / 21

Job Number: GE00001

Current Issue Date: 11/04/2017

This Issue ID:

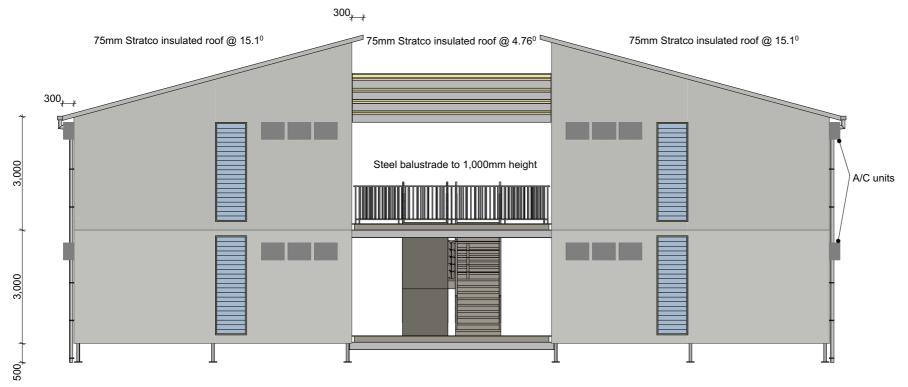
Original Issue Date: 1/03/2017

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五大市 Nagowith Ripmonn

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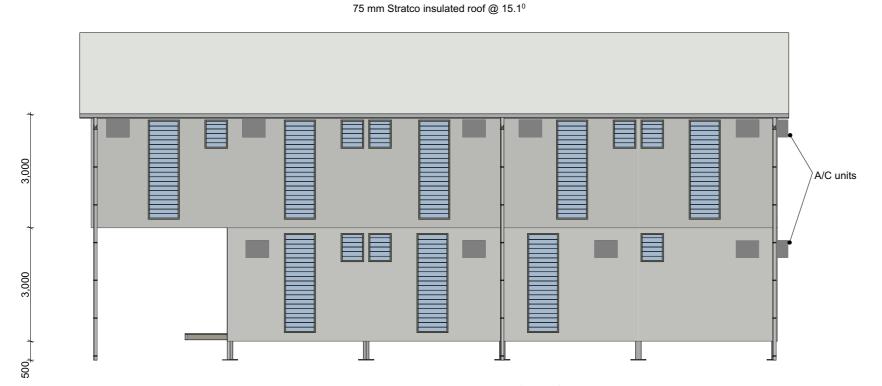
1:100



All windows and sliding glass doors are aluminium framed @ 2850 joinery height with Crimsafe security screens. All 2625 x 825 louvre windows in bedrooms are to be fitted with 90% Sunblock roller blinds.

All downpipes are 90 mm diam PVC with positions to be confirmed on site. All gutters are colorbond.

South Elevation



All windows and sliding glass doors are aluminium framed @ 2850 joinery height with Crimsafe security screens. All  $2625 \times 825$  louvre windows in bedrooms are to be fitted with 90% Sunblock roller blinds.

All downpipes are 90 mm diam PVC with positions to be confirmed on site. All gutters are colorbond.

West Elevation 1:100



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#Client Full Address

1:100

Project

Proposed New Building

22 Milman St Thursday Island

#Site Gross Area

### Drawing

Construction Drawings

Elevations

South & West Elevati

1:100

Drawing Number: A.01.3.2

Sheet Number: 6 / 21

Job Number: GE00001

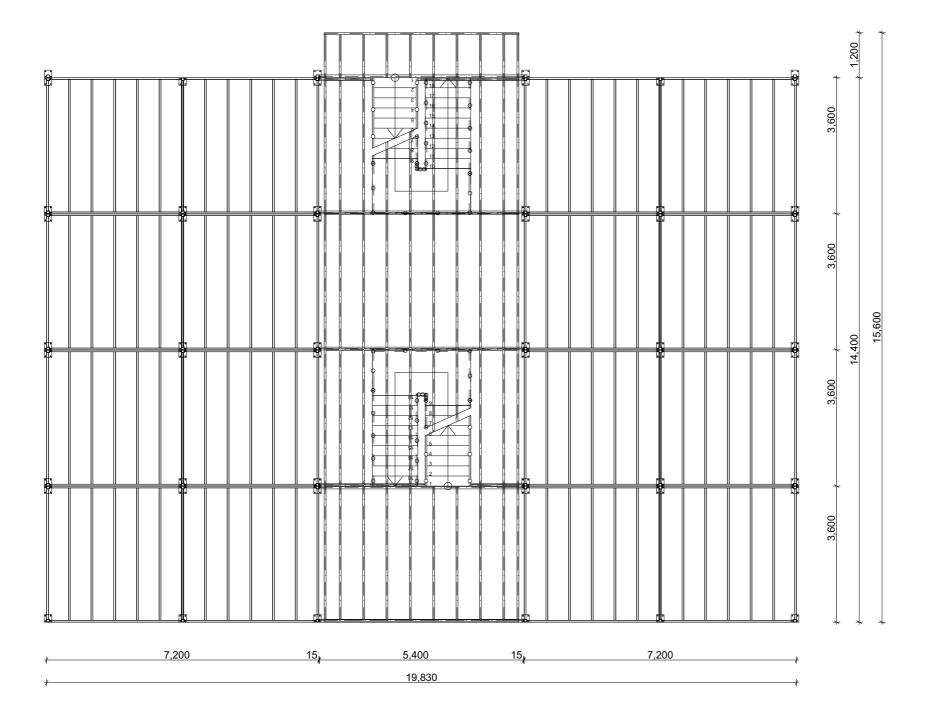
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19,830





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Project Proposed New Building

22 Milman St Thursday Island

#Site Gross Area

## Drawing

Construction Drawings

Framing Plans Ground Floor

1:100

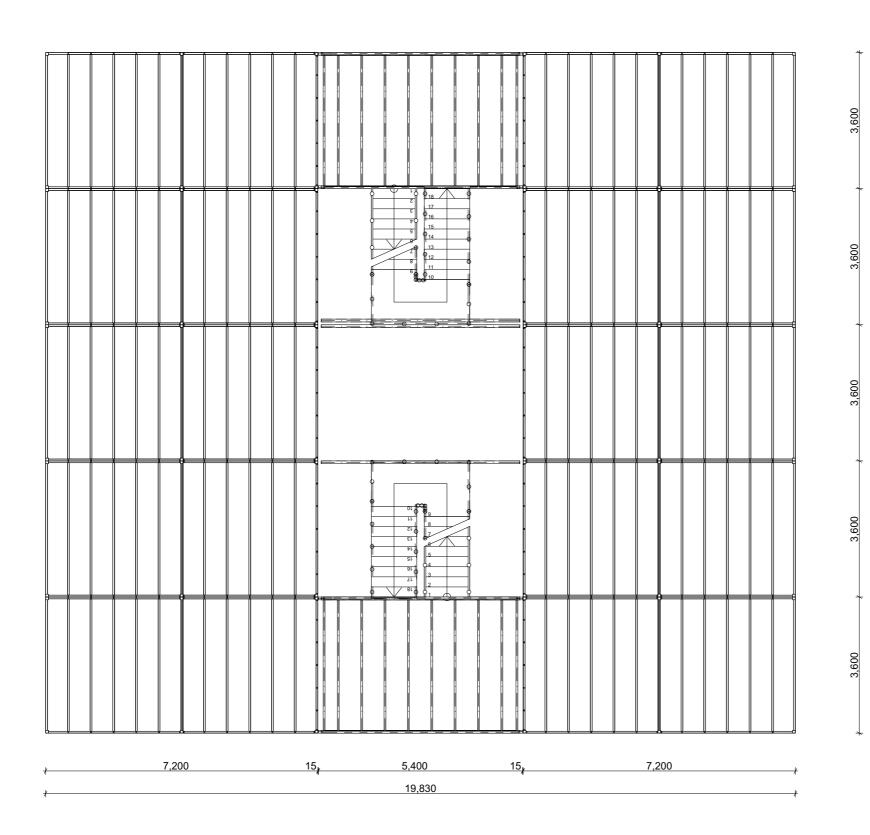
Drawing Number: A.01.4.1 Sheet Number: 7 / 21 GE00001 Job Number: Current Issue Date: 11/04/2017

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### Client

#Client Full Address Project

Proposed New Building

22 Milman St Thursday Island

### #Site Gross Area

### Drawing

Construction Drawings Framing Plans First Floor

1:100

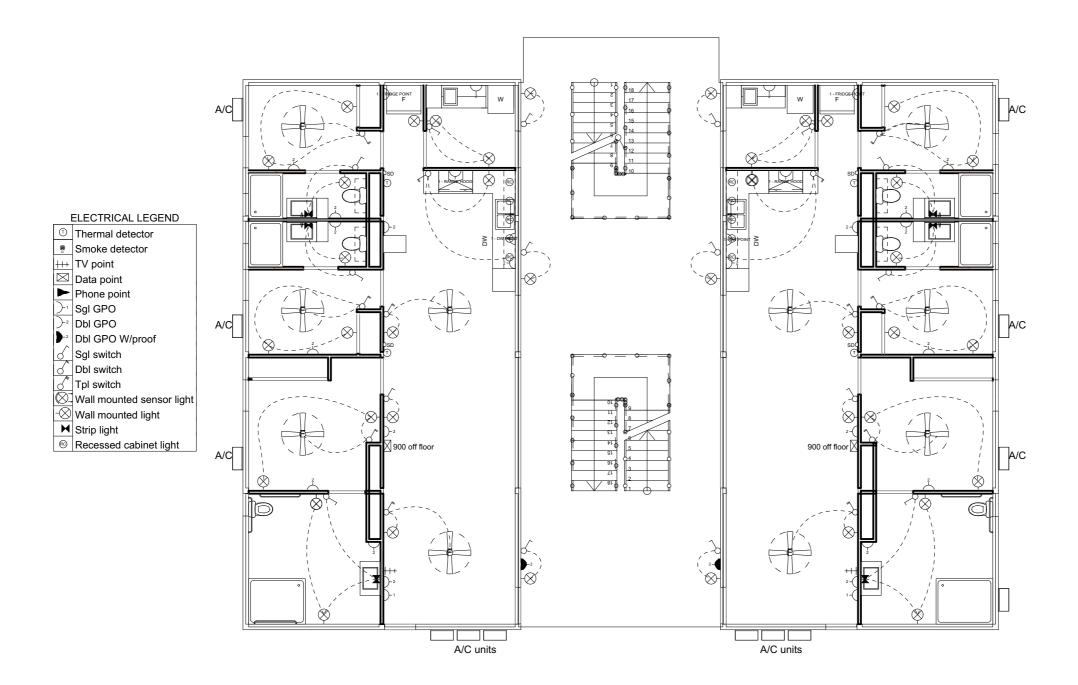
Drawing Number: A.01.4.2 Sheet Number: 8 / 21 GE00001 Job Number:

Current Issue Date: 11/04/2017

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# NOTE: All Smoke Detectors and Thermal Detectors are to be wall mounted. The builder to confirm positioning on site.



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Proposed New Building

22 Milman St Thursday Island

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### Drawing

Construction Drawings

Electrical Plans

rical Plans Ground Floor

1:100

Drawing Number: A.01.5.1

Sheet Number: 9 / 21

Job Number: GE00001

Current Issue Date: 11/04/2017

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## Drawing

Construction Drawings

Electrical Plans First Floor

1:100

Drawing Number: A.01.5.2

Sheet Number: 10 / 21

Job Number: GE00001

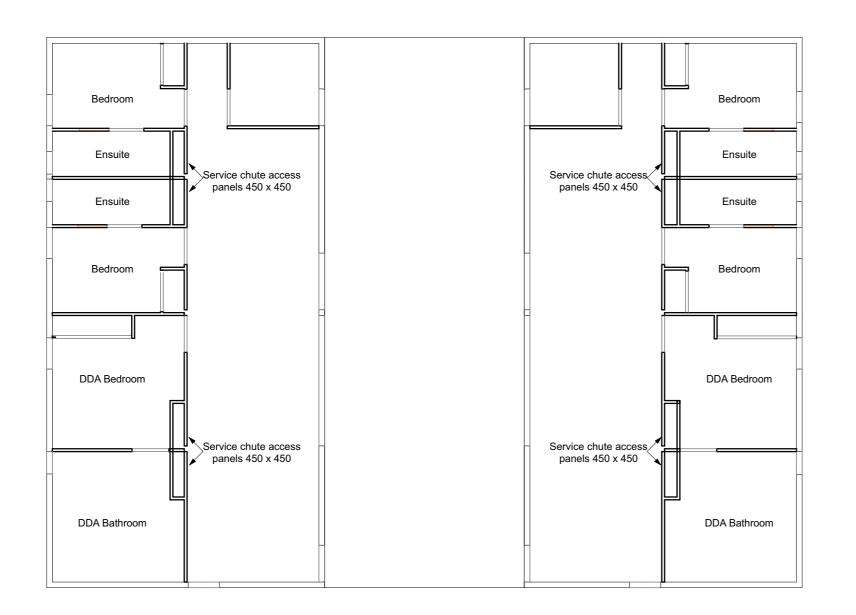
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22 Milman St Thursday Island

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### Drawing

Construction Drawings Ceiling Plans

1:100

Drawing Number: A.01.6.1 Sheet Number: 11 / 21 GE00001 Job Number:

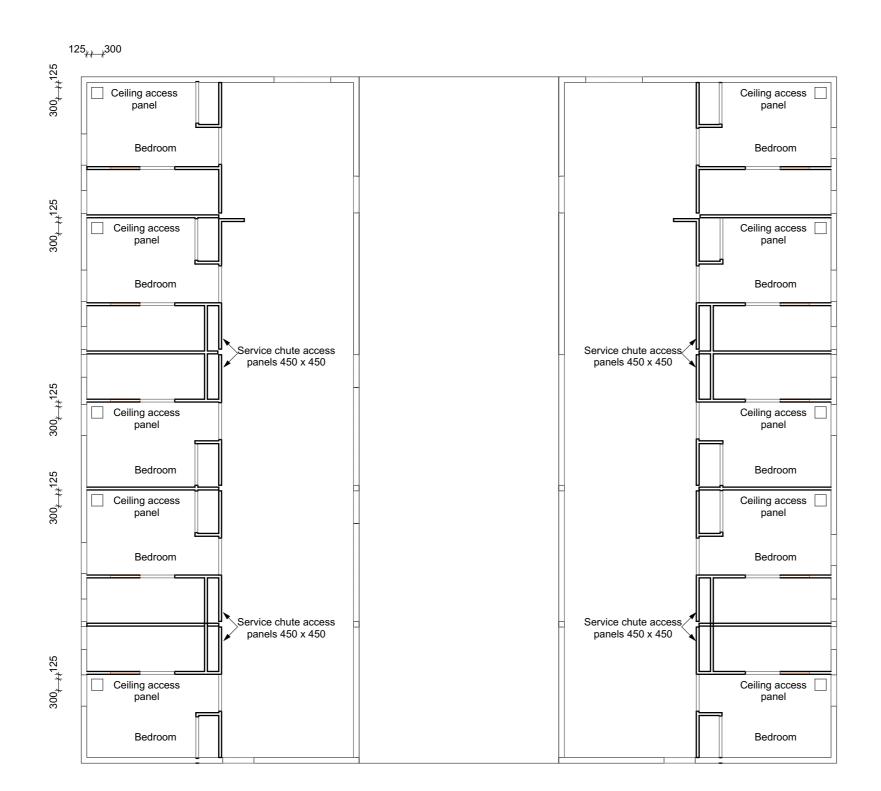
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22 Milman St

Thursday Island

#Site Gross Area

### Drawing

Construction Drawings

Ceiling Plans First Floor

1:100

Sheet Number: 12 / 21

Job Number: GE00001

Current Issue Date: 11/04/2017

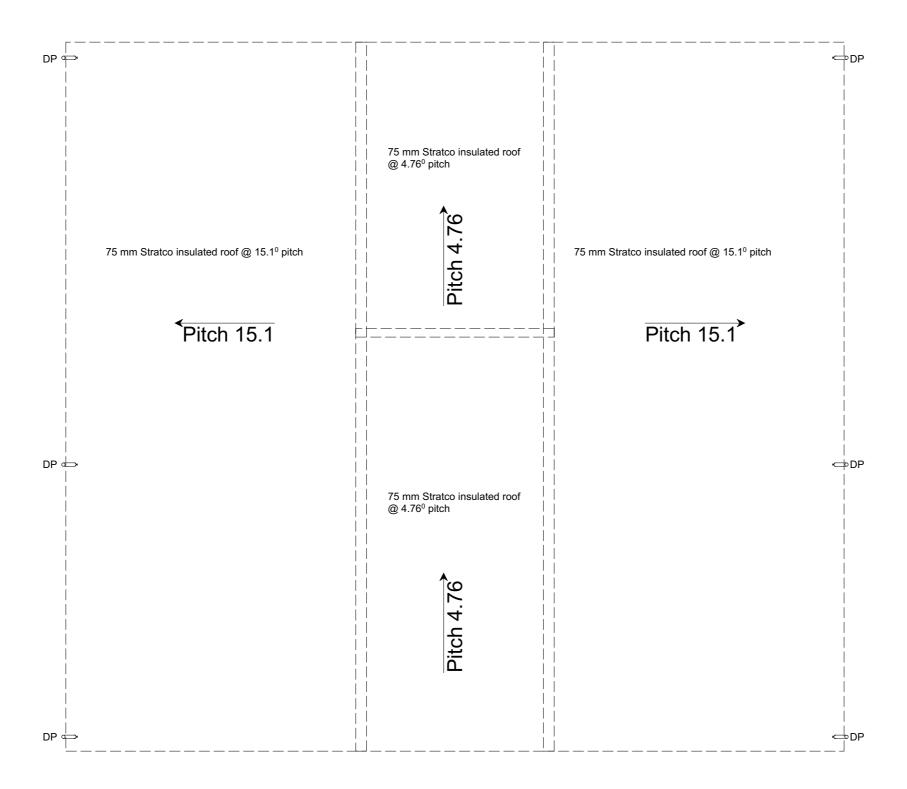
Drawing Number: A.01.6.2

This Issue ID: A

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All roofs are a 75mm Stratco insulated roof at nominated pitches All gutters are painted colorbond All downpipes are painted PVC, diameter and positioning by builder All roof water is harvested



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Proposed New Building

22 Milman St

Thursday Island

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### Drawing

Construction Drawings

Roof Plans

1:100

Drawing Number: A.01.7.1

Sheet Number: 13 / 21

Job Number: GE00001

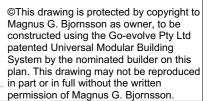
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1:100





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. 22 Milman St

Thursday Island

#Site Gross Area

### Drawing

Construction Drawings

Perspectives

1:100

Drawing Number: A.01.8.1

Sheet Number: 14 / 21

Job Number: GE00001

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1:100





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22 Milman St Thursday Island

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### Drawing

Construction Drawings Perspectives

1:100

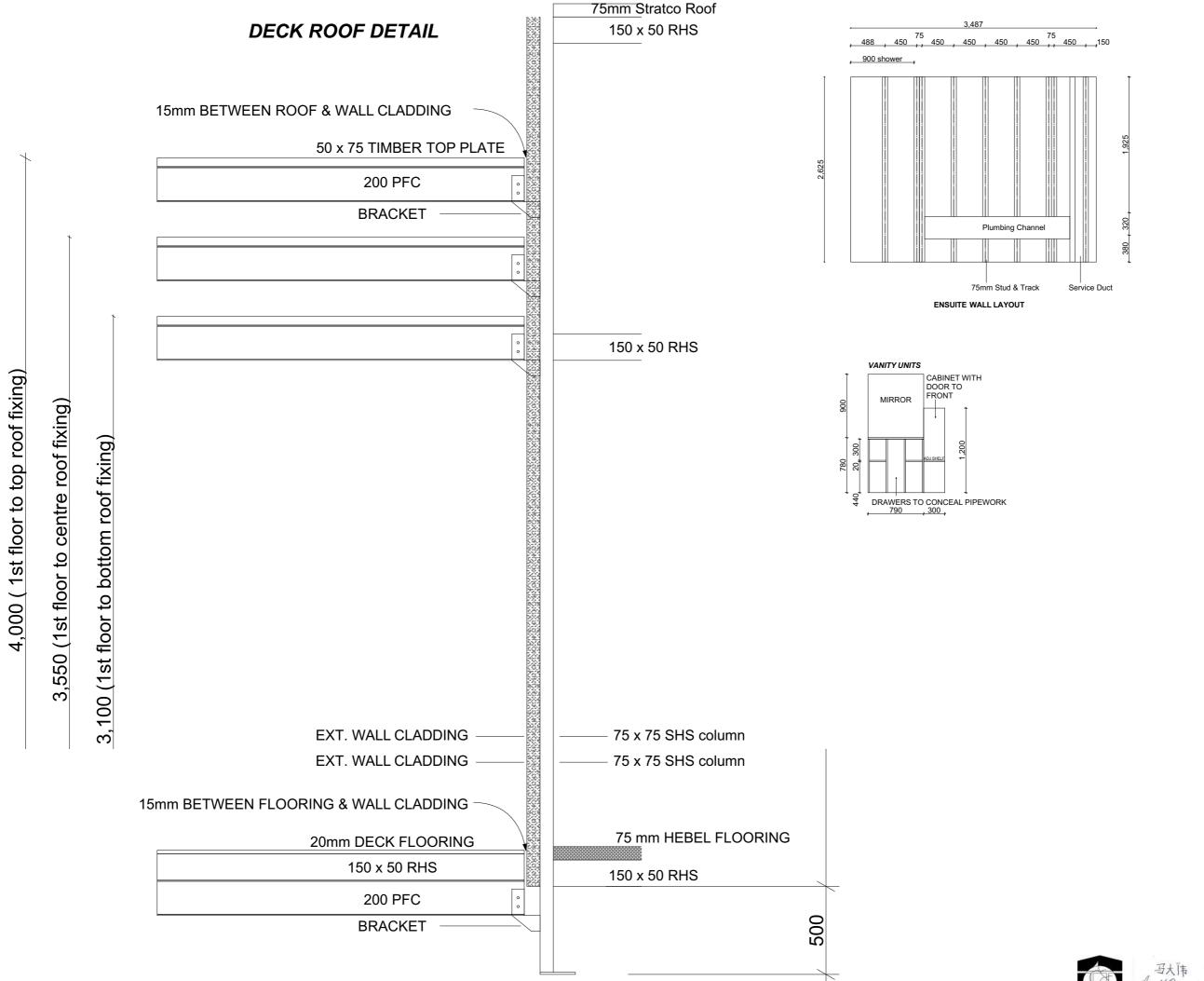
Drawing Number: A.01.8.2 Sheet Number: 15 / 21 GE00001 Job Number:

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### Drawing

Construction Drawings

Details

Detail

1:20, 1:100, 1:50

Drawing Number: A.01.9.1 Sheet Number: 16 / 21

Job Number: GE00001

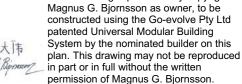
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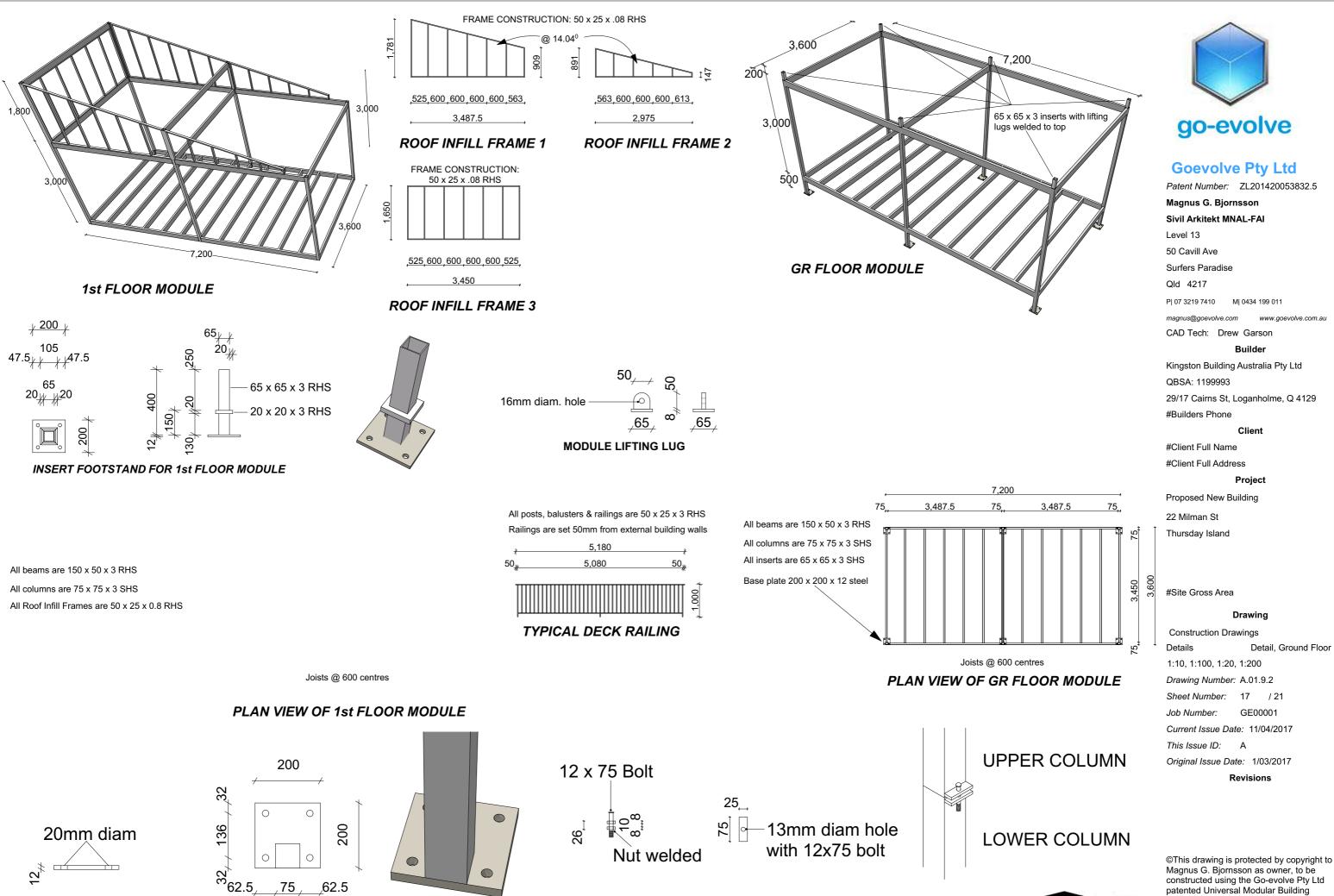
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**GR FLOOR MODULE COLUMN PLATE** 

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BETWEEN FLOOR TIE DOWN DETAIL

### **NOTES**

- 1. The building code of Australia (BCA) & relevant amendments and updates, including the Standards Association of Australia (AS) Codes shall be the minimum standards for compliance.
- 2. Check all dimensions of site and building(s) set out plans and check against surveyors site set out. Clarify any discrepancy to noted dimensions or offsets prior to construction of any work. Ensure surveyors work relates to current site field work and not complied vide title.
- 3. Noted dimensions shall take precedence to scaled dimensions.
- 4. Check hydraulic and mechanical plans for setout and sizing of service duct(s) where applicable.
- 5. Co-ordinate all consultants documents and bring any discrepancies to the attention of the relevant consultant(s) prior to the construction of that part of the works.
- 6. Check on site openings before fabrication of doors, windows & any other fixtures. Given sizes are for quotation purposes only and must be confirmed on site.
- 7. Check the construction plan is the most recent amendment. If in doubt confirm with the relevant consultant.
- 8. Refer specific conditions of building approval for any additional requirements.
- 9. Ensure doors to sanitary compartments comply with the BCA F2.5 and have either:
- (a) lift off hinges for inward swinging doors or
- (b) outward swinging doors.
- 10. All areas under building work to be protected from termite attack in accordance with an approved method under AS 3660.1
- 11. Steel framing shall be in accordance with manufacturers specification

### **AUSTRALIAN STANDARDS**

All workmanship and materials shall comply with relevant current Australian Standards and the current building act.

All steel framing to comply with AS 4100-1998. All bracing and tie- down of framing to comply with AS 1170.2-2002. Smoke alarms to comply with BCA class 1 & 10 part 3.7.2 and with AS 3786.

Aluminum framed, glazed joinery shall be installed in accordance with AS 1288 "installation of glass in buildings"

Wet areas shall be waterproofed in accordance with AS3 740 "waterproofing of wet areas within residential buildings"

Areas of building to be termite protected shall be done so in accordance with AS3660.1 "protection of building from subterranean termites" part 1:new buildings.

### SUSTAINABLE BUILDING

Construction must be in accordance with current issue of QDC MP4.1

### **ENERGY EFFICIENT LIGHTING**

This applies to new class 1 buildings and sole-occupancy units in class 2 buildings. Energy efficient lighting includes fluorescent and compact fluorescent lights. It does not include incandescent or halogen lights. Compliance is achieved when energy efficient lights are used for about 80% of the total floor area of the building or sole-occupancy unit. Floor area means the area of a room measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built in furniture, fixture or fitting. This area includes associated garages.

Where part of a house is lit by more than one light source, and one more of those light sources is not deemed to be efficient lighting, then that part of the house is not considered to have efficient lighting, and then therefore does not qualify towards the 80% efficient light requirement.

### HOT WATER SUPPLY

In a new class 1, a suitable hot water system includes:

- a) a gas hot water system with a five star energy rating: or
- b) a heat pump or a solar hot water system where:
  - in a building 3 or more bedrooms, the hot water system, must be eligible to receive at least 22 renewable energy certificates; or
  - in a building with 1 or 2 bedrooms the hot water system must be eligible to receive at least 14 renewable energy
    certificates.

### **SHOWER ROSES**

(to reticulated mains water supply areas only)

This applies to new class 1 buildings and sole-occupancy units of new class 2 buildings, or where the bathroom of these building renovations. Shower roses to be 3 tar rating under water efficiency labelling scheme (WELS) or a AAA rating when assessed against AS/NZ 6400:2005 water efficient products- rating and labelling.

### WATER PRESSURE LIMIT

(to reticulated mains water supply areas only)

The maximum pressure level of water from any outlet within the property boundaries of a new class 1 building must not exceed 500kpa. Compliance can be achieved through the installation of a water pressure limiting device in line with the water meter. Where it is known that the pressure level of the water supply does not exceed 500kpa, a water pressure limiting device is not required.

### **DUAL FLUSH TOILETS**

This applies to new class 1 buildings and sole-occupancy units of new class 2 buildings, or where toilets are replaced in the bathrooms of these building classifications undergo renovations. A toilet must have a dual flush capacity that does not exceed 6 litres on full flush and 3 on half flush.

### 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 minimize the risk of workers falling more than two meters. However, construction of this building will require workers to be working at heights where a fall in excess of two meters 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 meters 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 meters 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 meters is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES: Specified

If finishes have been specified by designer, these have been selected to minimize the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES: By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with 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.



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CAD Tech: Drew Garson

Builder

Kingston Building Australia Pty Ltd

QBSA: 1199993

29/17 Cairns St, Loganholme, Q 4129

#Builders Phone

Client

#Client Full Address

#Client Full Name

Project

Proposed New Building

22 Milman St Thursday Island

#Site Gross Area

### Drawing

**Construction Drawings** 

Details

ails Project Notes - Sheet

1:142.86

Sheet Number: 18 / 21

Job Number: GE00001

Current Issue Date: 11/04/2017

Drawing Number: A 01.9.3

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### 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 toe boards to scaffolding or work platforms.
- 3. Provide protective structure below the work area.
- 4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

### **BUILDING COMPONENTS**

During construction, renovation or demolition of this building, parts of the structure including fabricated steel work, 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 responsible for the supervision of these areas.

For all buildings:

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

### 4. SERVICES

### GENERAL

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

Locations with underground power:

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

Locations with overhead power lines:

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

### 5. MANUAL TASKS

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

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

### 6. HAZARDOUS SUBSTANCES ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to: 1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

### POWDERED MATERIALS

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

### 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 unauthorized access to all excavations should be provided.

### **ENCLOSED 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 unauthorized 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.

### SMALL PLACES

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 unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal

### **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

Fiberglass, 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 ca carefully considered at all times.

### 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 unauthorized access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

### 9. OPERATIONAL USE OF BUILDING

### RESIDENTIAL BUILDINGS

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

### 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.

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

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



## **Goevolve Pty Ltd**

Patent Number: ZL201420053832.5

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### Drawing

**Construction Drawings** 

Drawing Number: A 01.9.4

Details Project Notes- Sheet

1:142.86

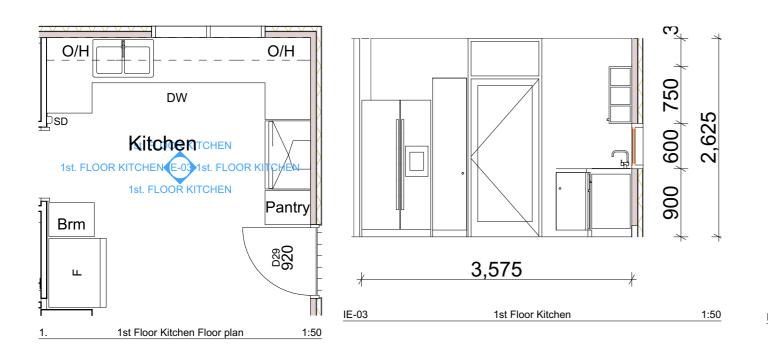
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Current Issue Date: 11/04/2017

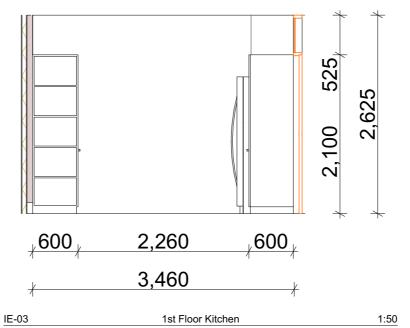
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## Drawing

Interior Elevations

Construction Drawings

Details 1:50, 1:20

Drawing Number: A.01.9.5
Sheet Number: 20 / 21
Job Number: GE00001

Current Issue Date: 11/04/2017 This Issue ID: A

Original Issue Date: 1/03/2017

Revisions



				Door List				
	2	2	2	2	2	14	14	24
	920x2,100	1,500x2,625	2,100x2,100	3,450x2,625	3,450x2,625	820x2,100	1,100x2,100	920x2,100
eight	2,325	2,850	2,100	2,850	2,850	2,100	2,100	2,100
		□ <del>-</del> □	<u>→</u>	<u> </u>		□ <del></del>	<u>←</u>	
de Opening								
cessible common)	True	True		True	True			True
Attributes)	Swing	Sliding Glass	Robe Slider	Sliding Door OXXO	Sliding Stacker	Cavity Slider	Robe Slider	Swing
ype tes)	Solid Core	1 Sliding Panel	2 Panels	2 Sliding Panels	2 Sliding Panels	Solid Core	2 Panels	Solid Core
outes)	Α	F	E	G	D	В	С	Α

Door Schedule 1:1

Window List									
Quantity	16	20	16	2					
W x H Size	600x750	825x2,625	863x2,625	1,500x600					
Window head height	2,850	2,850	2,850	1,725					
2D Symbol									
View from Side Opposite to Opening Side				->					
ObjectType (Attributes)	Α	В	D	С					
Description (Attributes)	Alum louvre window	Alum louvre window	Alum LW/F	Alum SW					

Window Schedule 1:1



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### Drawing

Construction Drawings

Schedules Schedules

1:1

Drawing Number: A.01.10.1

Sheet Number: 21 / 21

Job Number: GE00001

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