

General Notes

CONST. TO BE IN ACCORD. WITH THE QLD. BUILDING ACT 1975-1998 & THE STANDARD BUILDING REGULATION 1993 AND SHALL COMPLY WITH ALL LOCAL AUTHORITY REGULATIONS AND REQUIREMENTS.
DO NOT SCALE
ALL WALL DIMENSIONS ARE TO STRUCTURAL COMPONENTS - NOT TO THE FACE OF LININGS/FINISHES
VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE STARTING WORK.
WHERE CAVITY SLIDER DOORS ARE FITTED IT IS RECOMMENDED TO USE STEEL FRAMED CAVITY SLIDERS OR 90mm WALL FRAMES FOR TIMBER FRAMED CAVITY SLIDERS.

Sewer Drainage
ALL PLUMBING & DRAINAGE WORK TO BE IN ACCORDANCE WITH WATER & SEWERAGE SUPPLY ACT AND AS 3500.
REFER TO HYDRAULIC ENGINEER'S PLANS FOR ALL SEWER DRAINAGE DETAILS.
THE LOCATION OF THE SEWER MAIN HAS BEEN SCALED FROM COUNCIL PLANS. WHERE THE SEWER LINE IS 2m OR LESS FROM THE BUILDING STRUCTURE IT IS THE RESPONSIBILITY OF THE BUILDER TO PHYSICALLY LOCATE THE SEWER MAIN BEFORE STARTING WORK

Working At Heights

FOR CONSTRUCTION, CLEANING AND MAINTENANCE PROCEDURES WHERE THERE IS A RISK OF FALLING, COMPLY WITH THE FOLLOWING CLAUSE FROM DIV. 4 OF PART 18 OF THE "WORKPLACE HEALTH AND SAFETY REGULATION".
(CLASS 188 - FALL ARREST HARNESS SYSTEM)

Insulation

- REFER TO THE ATTACHED ENERGY EFFICIENCY REPORT FOR DETAIL

Timber Framing

ALL TIMBER SIZES AND CONNECTIONS NOT SHOWN TO BE IN ACCORDANCE WITH AS 1684.2 OR AS 1684.3 (DEPENDING ON WIND SPEED)
ALL STRUCTURAL PLY IS TO BE IN ACCORDANCE WITH AS/NZ 2269 AND FIXED TO MANUFACTURERS SPECIFICATIONS.
WALL FRAMES - TO BE DESIGNED, CERTIFIED & SUPPLIED BY WALL FRAME MANUFACTURER UNLESS DETAILED ON PLAN.

Termite Protection

PROVIDE PROTECTION FOR NEW BUILDINGS IN ACCORD. WITH THE B.C.A. - QUEENSLAND AMENDMENTS AND AS 3660.1 - 2000.
"TERMITE MANAGEMENT - NEW BUILDING WORK".
PROVIDE PROTECTION FOR EXISTING BUILDINGS IN ACCORD. WITH THE B.C.A. - QUEENSLAND AMENDMENTS AND AS 3660.2 - 2000.
"TERMITE MANAGEMENT - IN AND AROUND EXISTING BUILDINGS AND STRUCTURES".
OPTION SELECTED:-
 GRADED STONE BARRIERS
 CHEMICAL IMPREGNATED PLASTIC SHEET
 STAINLESS STEEL MESH SHIELDING
 MONOLITHIC CONCRETE SLAB
 METAL TERMITE CAP/STRIP SHIELDING
 MINIMUM 75mm SLAB EDGE EXPOSURE
 CHEMICAL RETICULATION SYSTEMS
 CHEMICAL PERIMETER & PENETRATIONS SYSTEM
 ALL PRIMARY BUILDING ELEMENTS OF TERMITE RESISTANT MATERIALS
OTHER: _____
SUBSEQUENT INSPECTIONS ARE TO BE CARRIED OUT TO INSTALLERS REQUIREMENTS

Wall Cladding

WALL CLADDING TO BE FIXED TO MANUFACTURERS SPECIFICATIONS.

Aluminium Windows & Doors

ALUMINIUM WINDOWS AND DOORS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS 2047/48.

Structural Steel

RHS & SHS STEEL SECTIONS TO BE FIRST GRADE STEEL COMPLYING WITH AS 1163 AND HOT ROLLED SECTIONS TO COMPLY WITH AS 3679.
ALL STRUCTURAL STEEL MATERIALS, WORKMANSHIP, FABRICATION & ERECTION SHALL COMPLY WITH THE REQUIREMENTS OF AS 4100, AS 1538, AS 1554 AND ANY OTHER RELEVANT SPECIFICATIONS.

ALL BOLTS, NUTS, WASHERS, BRACKETS ETC. IN COASTAL AREAS TO BE HOT DIPPED GALVANIZED.

Wet Areas

WATER PROOFING OF WET AREAS IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA AND AS 3740.
FLOORS TO WET AREAS - CERAMIC TILES OR OTHER APPROVED MATERIALS.
SPLASH BACKS-
MIN. HEIGHT FIXTURE MATERIAL
150mm BASINS & SINKS CERAMIC TILES*
1800mm SHOWERS CERAMIC TILES*
* OR OTHER APPROVED MATERIAL

Other Consultants

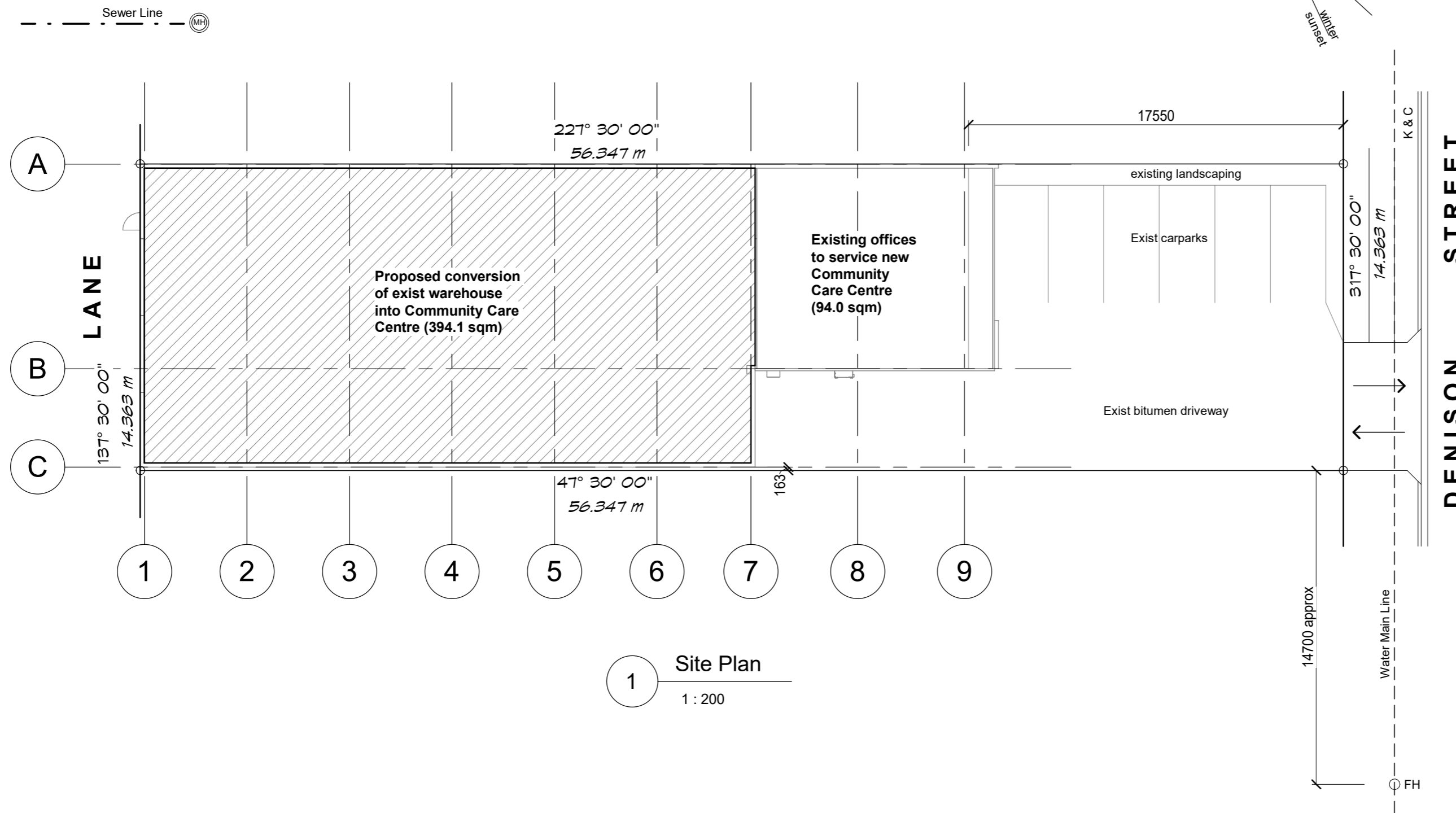
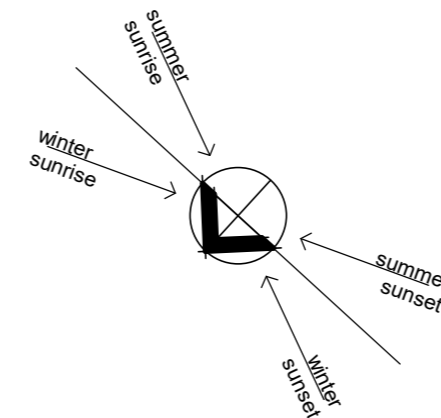
REFER TO DETAILS BY OTHER CONSULTANTS FOR:
- STRUCTURAL STEEL DETAILS
- WATER RETICULATION & SEWER DRAINAGE DESIGN
- ENERGY EFFICIENCY REPORT

LEGEND

FH Street Fire hydrant
MH Man Hole

R.P.D.

Lot Number : 1
Reg./Survey Plan Number : 613031
Parish : Rockhampton
County : Livingstone
Area : 809 sqm



1 Site Plan
1 : 200

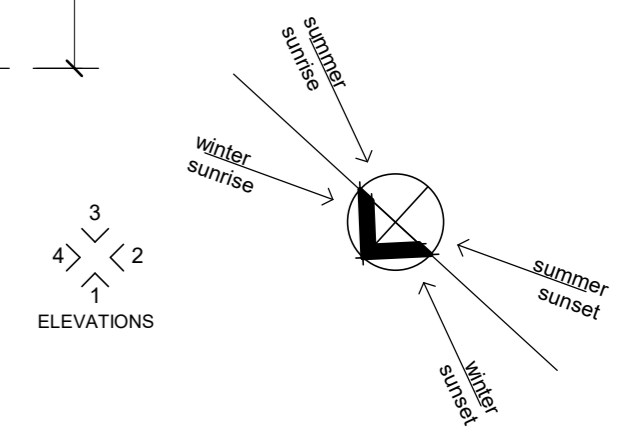
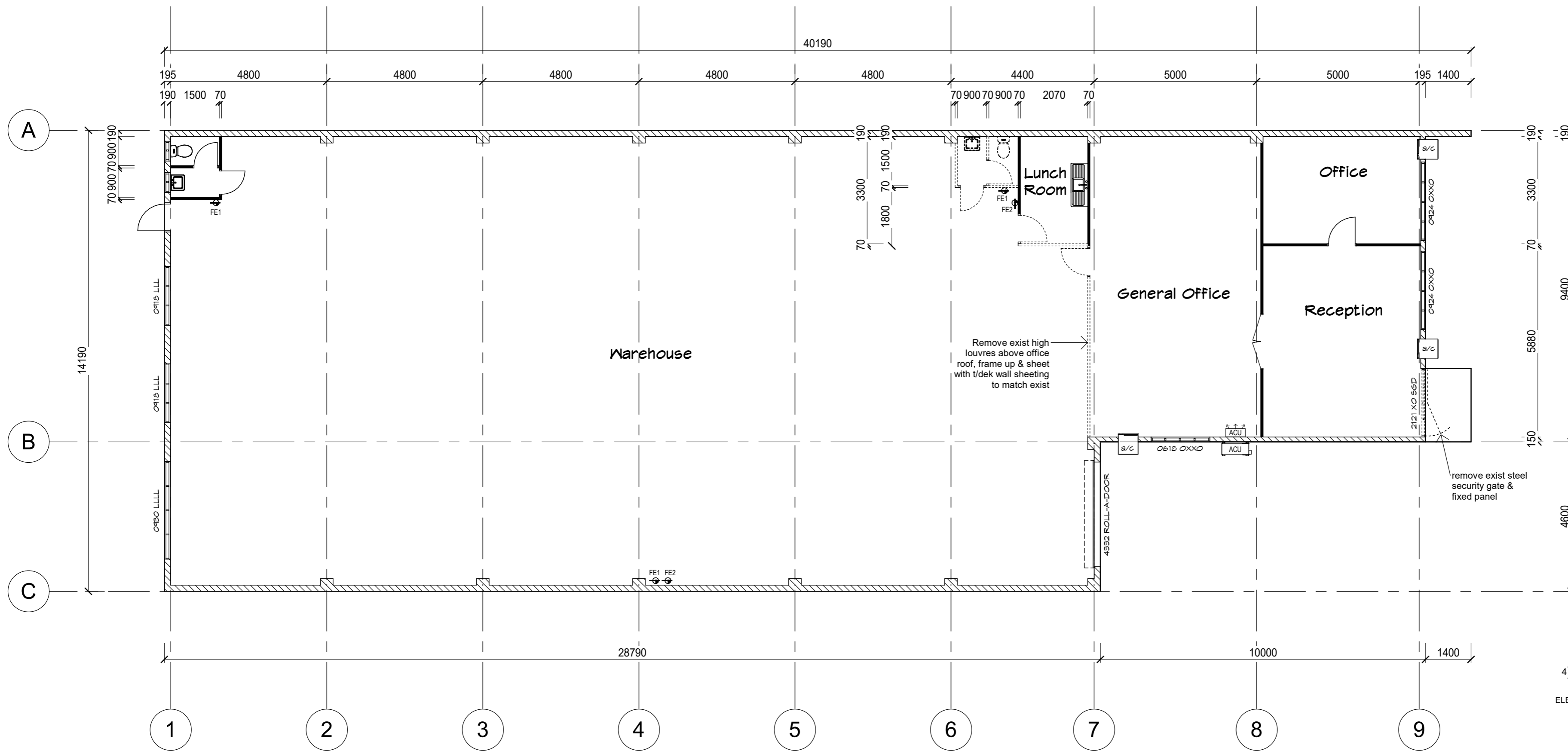
ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/38-2020
Dated: 28 July 2020

Site Analysis

Proposed Floor Area	= NIL
Total Building Footprint Area	= 488.1 sqm
Total Site Coverage	= 60.3%
Total Landscaped Area Required	= To frontage
Total Landscaped Area Provided	= 21.7 sqm Existing
Total Site Area	= 809 sqm
Car Parking	
Car parking spaces required	= 6 Existing
Total car spaces provided	= 6 Existing
Driveways	
Existing concrete driveway area	= 265.4 sqm
New concrete driveway area	= NIL
Total driveway area	= 265.4 sqm

PRELIM **02**
DATE: 02/04/20
NOT FOR CONSTRUCTION

REVISIONS	No.	DESCRIPTION	DATE	PROPOSED COMMUNITY CARE CENTRE FOR ACCESS RECREATION AT 259 DENISON STREET ROCKHAMPTON	this drawing Site Plan		MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC. Lic No. 1180286 Licenced under the QBSA Act Telephone 61 7 49288011 Facsimile 61 7 49266579 E-mail mailbox@rufusdesigngroup.com	PROJECT MANAGER : <i>DAW</i>	WIND SPEED C1	PROJECT NUMBER 200210 - 01
									DRAWN : <i>DAW</i>	PLAN SIZE: A2
								CHKD :		REVISION



1 Existing Floor & Demolition Plan
1 : 100

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Dated: 28 July 2020

PRELIM 02
DATE: 02/04/20
NOT FOR CONSTRUCTION

Plan Legend	
ACU	Air Conditioner Unit
CC	Ceiling Cassette
CF	1500mm dia Ceiling Fan
DHB	Disabled compliant Hand Basin
DP	Down Pipe
DWC	Disabled compliant Toilet
EF	Mechanical exhaust fan discharging to outside air in accord. with AS 1668.2 (40L/sec per. min.)
EL	Emergency Light in accord. with AS 2293.1 at ceiling height
FE1	9kg water fire extinguisher (rating: 2A)
FE2	2.5kg dry chemical fire extinguisher (rating: 3A:40B:(E))
FZ	Freezer
IES	Illuminated Exit Sign
KS	Kitchen Sink
RE	Required EXIT with lever action escape latch
RF	Refrigerator
ST	Commercial Stove/oven

REVISIONS	No.	DESCRIPTION	DATE

PROPOSED COMMUNITY CARE CENTRE
FOR ACCESS RECREATION
AT 259 DENISON STREET
ROCKHAMPTON

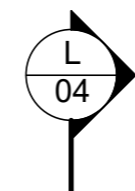
this drawing
Existing Floor & Demolition Plan

Rufus Design Group
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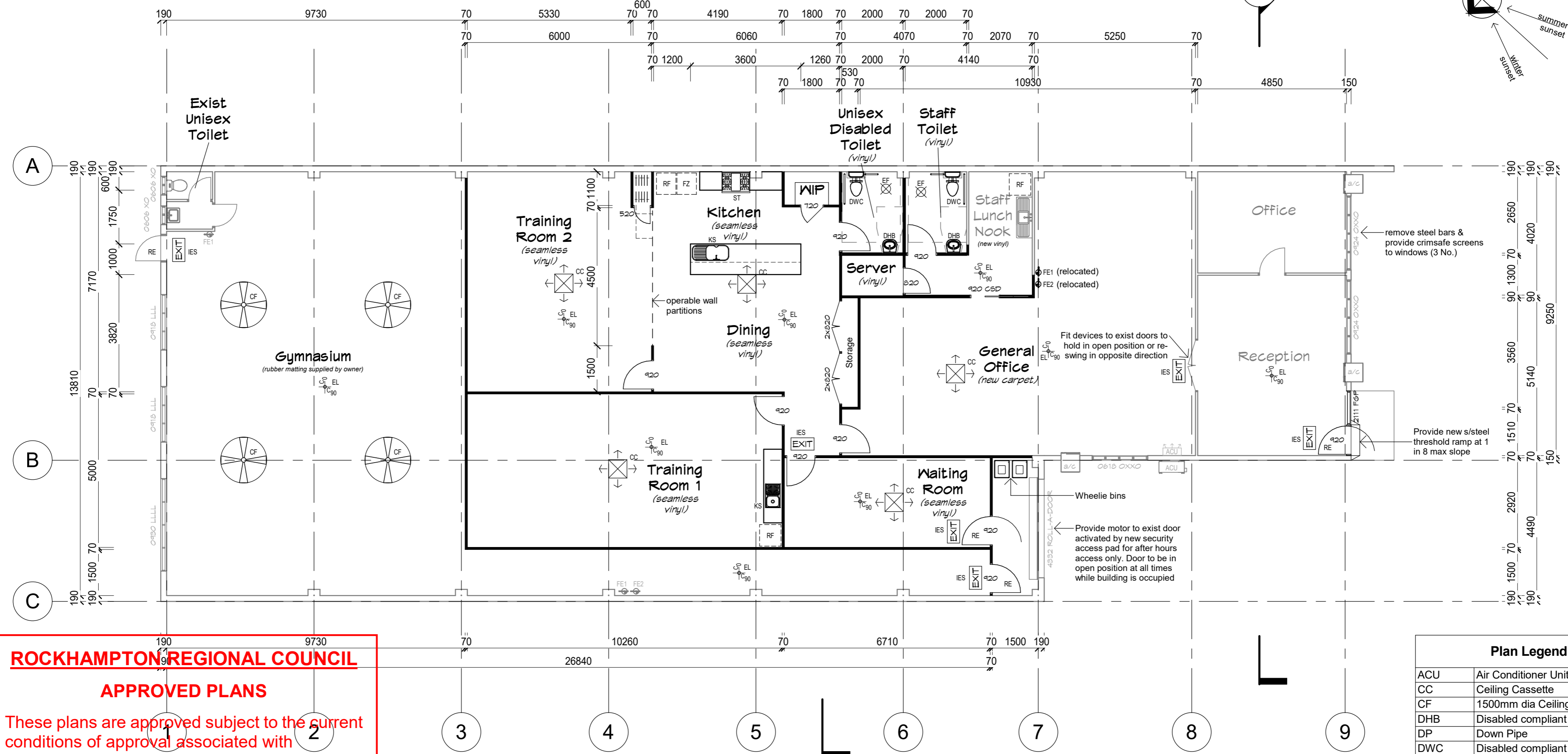
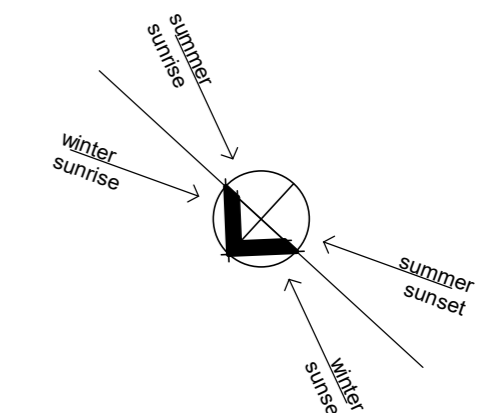
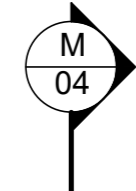
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PROJECT MANAGER : <i>DAW</i>	WIND SPEED : C1	PROJECT NUMBER : 200210 - 02
DRAWN : <i>DAW</i>	PLAN SIZE : A2	SHEET 02 OF 04 SHEETS
CHKD :		REVISION



THRESHOLDS :
 TO BE IN ACCORDANCE WITH AS 1428.1,
 "ACCESS FOR THE DISABLED". (MAX. STEP 5mm,
 THRESHOLD RAMP - MAX SLOPE 1 IN 3 FOR UP
 TO 35mm RISE, STEP RAMP - MAX SLOPE 1 IN 10
 FOR UP TO 190mm RISE).



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1 Floor Plan
 1 : 100

Timber Wall Framing
LOSP Treated to H2
 New timber walls ex.
 70 x 35 MGP 10 studs at 600 crs,
 1 row nogging to 2400 high,
 2 rows nogging to 3000 high walls,
 35 x 70 MGP 10 top & btm. plates.
 All new walls non-load bearing

PRELIM 02
 DATE: 02/04/20
NOT FOR CONSTRUCTION

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CC	Ceiling Cassette
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IES	Illuminated Exit Sign
KS	Kitchen Sink
RE	Required EXIT with lever action escape latch
RF	Refrigerator
ST	Commercial Stove/oven

REVISIONS	No.	DESCRIPTION	DATE

PROPOSED COMMUNITY CARE CENTRE
 FOR ACCESS RECREATION
 AT 259 DENISON STREET
 ROCKHAMPTON

this drawing
Floor Plan

Rufus Design Group
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PROJECT MANAGER : DAW	WIND SPEED: C1	PROJECT NUMBER: 200210 - 03
DRAWN : DAW	PLAN SIZE: A2	SHEET 03 OF 04 SHEETS
CHKD :		REVISION

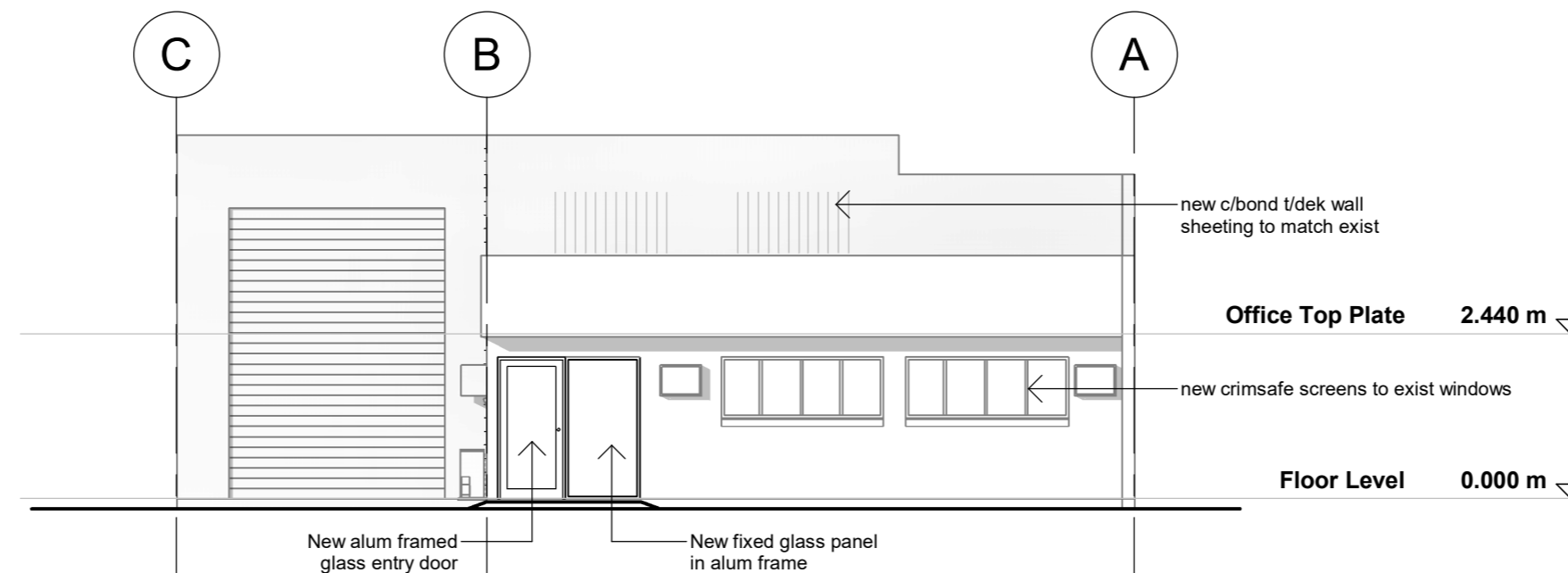
ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

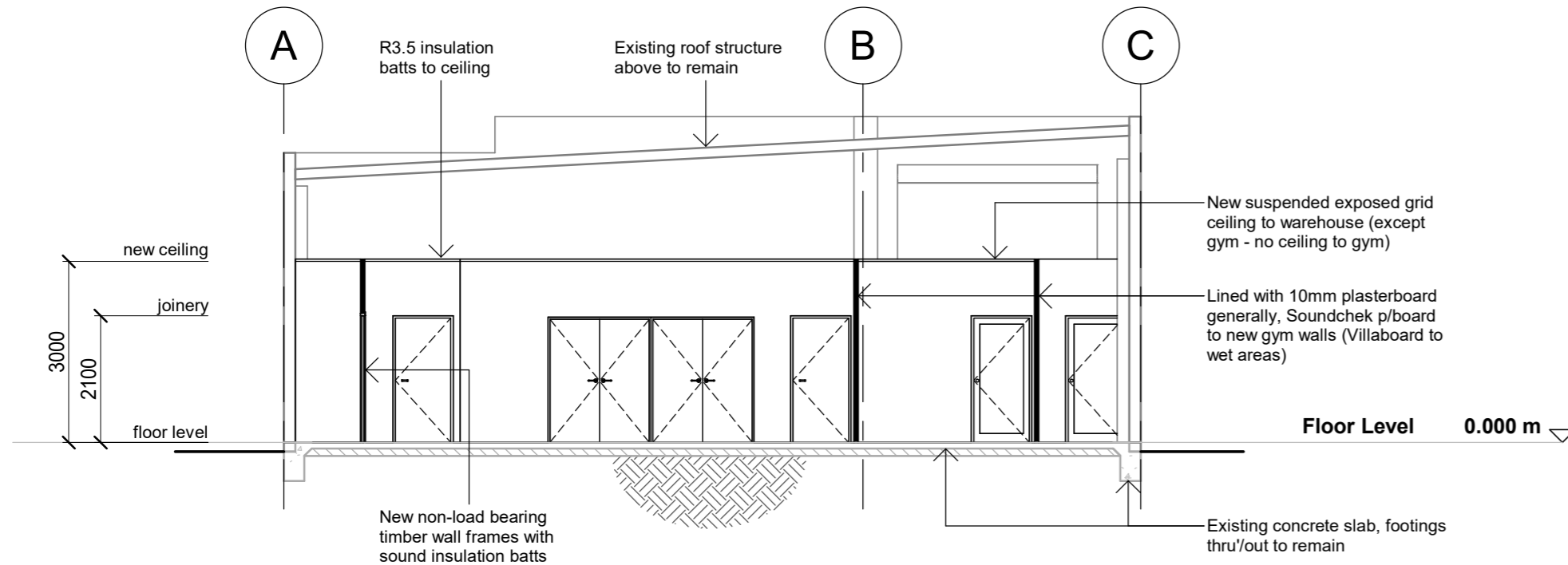
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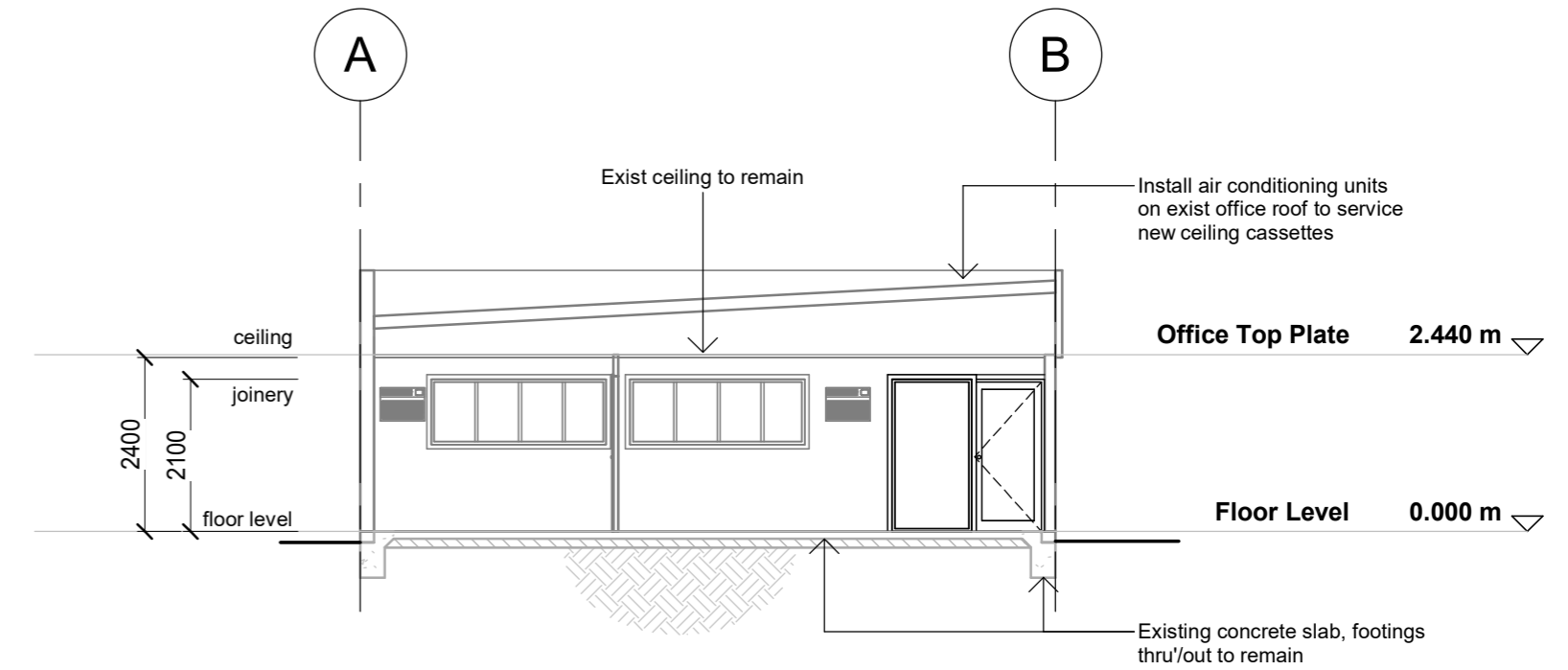
Dated: 28 July 2020



2 Elevation 2
1 : 100




L Section L
1 : 100



M Section M
1 : 100

PRELIM
DATE: 02/04/20
02
NOT FOR CONSTRUCTION

REVISIONS	No.	DESCRIPTION	DATE	PROPOSED COMMUNITY CARE CENTRE FOR ACCESS RECREATION AT 259 DENISON STREET ROCKHAMPTON	this drawing Elevation 2 & Sections L & M	 Rufus Design Group <small>STYLE • QUALITY • INNOVATION</small>	MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC. Licenced under the QBSA Act Lic No. 1180286 Telephone 61 7 49288011 Facsimile 61 7 49266579 E-mail mailbox@rufusdesigngroup.com	PROJECT MANAGER : <i>DAW</i>	WIND SPEED C1	PROJECT NUMBER 200210 - 04
								DRAWN : <i>DAW</i>	PLAN SIZE: A2	SHEET 04 OF 04 SHEETS
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