GENERAL NOTES:
1. The Builder shall be responsible for maintaining stability of the structure until completion of construction and shall ensure that no part of the structure is overstressed.
2. The Builder shall check all dimensions and all existing conditions before commencing construction.
3. Any damage caused by the Contractor shall be made good at their own cost.
4. All materials and workmanship shall be in accordance with the current editions of the following Australian Standards, except where varied by the specifications and/or drawings:
   - AS 1684.2:2010 Residential Timber Framed Construction
   - AS 1720.1:2010 Timber Structures
   - AS 2870:2011 Residential Slabs and Footings
   - AS 3600:2009 Concrete Structures
   - AS 3799:2007 Guidelines on Earthworks for Commercial and Residential Development
   - AS 4100:1998 Steel Structures
5. Dimensions shall not be obtained by scaling the structural drawings.
6. All dimensions are in millimetres unless noted otherwise.
7. U.N.O. devices unless noted otherwise.
8. The Contractor shall visit the site prior to tendering to familiarise themselves with access site conditions.
9. The Contractor may offer for consideration alternative products to those indicated. All alternative products are not to adversely affect the project and cannot be substituted without prior approval.
10. Existing services to be located before construction commences.
11. This drawing is to be read in conjunction with sheet 2 to 5.

DESIGN CRITERIA:
WIN LOADS: Design B Terrain Category 1.5
ULTIMATE WIND SPEED = 54.0 m/s
DESIGN LIFE = 50 years with routine maintenance
LIVE LOADS: Floor = 5.0kpa, Roof = 25.0kpa / 1.4
   - Load eccentricity: 0.9
   - Permeable barriers to be installed unless shown on the drawings.
   - Terrain Category 1.5 corresponds to an environment with open water subjects, subjected to swirling waves at serviceability and ultimate wind speeds in all wind regions.

FOUNDATION AND SLAB ON GROUND:
F1. All footings are to be founded on the natural undisturbed soil profile with a minimum allowable bearing capacity of 100kPa unless noted otherwise. If site condition is different, consult a structural engineer.
F2. Soil test is to be performed to confirm bearing capacity and site classification as per AS 2980.
F3. Foundations are to be checked and certified by a registered professional structural engineers Queensland (RPEQ).
F4. Compacted and prepared to provide a solid platform and any organic, soft or loose materials removed and replaced with compacted fill - BCC specification 5300 Quarry Products Class I material.
F5. The bottoms of all footings are to be cleaned of all loose materials and water prior to pouring concrete.
F6. Slabs on grade shall be underlaid with a continuous layer of 200 mm thick polyethylene damp proof membrane as per AS 2870, laminated and taped to manufacturer's specification.

CONCRETE NOTES:
C1. All workmanship and material shall be in accordance with AS 2327.
C2. All concrete shall be prepared by an approved supplier.
C3. All concrete shall be kept dry or covered.
C4. Concrete specification normal average size to be 20mm, slump to not be greater than 80mm.
C5. Concrete strength and concrete cover to be in accordance with the following table and note.
   - Foundation cover:
     - Bar Lap Length (mm)
     - N12 500
     - N16 650
     - N25 850
   - Reinforcement covers:
     - U.N.O.
     - 32 350
     - 32, 40 500
     - 25 700
     - 25, 32 850
C6. Reinforcement symbols:
   - R: Structural Plain Round Grade 250R to as 4671.
   - N: Deformed bar Grade D500 to as 4671.
   - SL: Hard Drawn Steel Reinforcing Fabric Grade D500L to as 4671.
C7. Sizes of concrete elements do not include thickness of applied finishes.
C8. No rules, chains or elements of pipe other than those shown on the structural drawings shall be made in concrete beams without prior approval by the Superintendent.
C9. All concrete shall be compacted using a mechanical vibration process.
C10. All reinforcement shall be securely supported in its correct position during concreting by appropriate bars, spacers or support bars.
C11. Construction joints shall be properly formed and used only where shown or specifically approved by the Superintendent.

INSPECTION AND CERTIFICATION NOTES:
A1. The Contractor's Engineer (RPEQ) shall undertake inspections during construction to ensure all construction works are carried out in accordance with the most current issue of the structural drawings and the contract document. The RPEQ shall certify all construction work performed by the RPEQ, any alternative techniques used in construction shall be followed by a design certificate (form 15) by the Contractor's Professional Engineer (RPEQ).