

GENERAL NOTES & SPECIFICATIONS

STANDARDS & COMPLIANCE

- All work shall comply with AS 4100, AS 3600, AS 2870 and the NCC 2022.
- All structural work to be carried out under supervision by personnel holding recognised qualifications in structural engineering.
- Drawings must be read in conjunction with specification, structural design report, and any engineering documentation.

CONCRETE SPECIFICATIONS

- Concrete strength: 32 MPa unless noted otherwise; slump 80 ± 10 mm.
- Concrete durability: Exposure classification per AS 3600 (minimum cover as noted below).
- Fire rating: 120 minute FRL unless noted otherwise on drawings.

REINFORCEMENT

- Reinforcement: 500 MPa deformed bars; N-type compliance.
- Minimum concrete cover: 40 mm to bottom of footings, 30 mm elsewhere, 50 mm for fire-exposed surfaces.
- Lapping and splicing: As per AS 3600; all laps to be within middle third of span unless noted.

STRUCTURAL STEEL

- Grade 300PLUS; weld category SP; bolts 8.8/S category.
- All connections to be designed for ultimate limit state.
- Shop drawings to be submitted for approval prior to fabrication.
- Certification of steel material and welds required as per AS 4100.

DESIGN RESPONSIBILITIES

- Holder-of-design responsibilities are as allocated in the Structural Design Report (Doc-S-999).
- Any variations or deviations from these drawings must be approved in writing by the engineer.
- The contractor is responsible for correct site levels and dimensions—drawings shall not be scaled.

WORKMANSHIP & QUALITY

- All work to meet Australian Standard tolerances and workmanship standards.
- Inspection and testing certificates to be provided upon completion.

PROJECT	WEST END APARTMENTS			DRAWING TITLE	General Notes & Specifications	
CLIENT	West End Development Ltd			SCALE	N.T.S.	
LOCATION	West End, Brisbane QLD 4101			SHEET	1 of 12	
DRAWN	J. Citizen	CHECKED	R. Smith	DRAWING No.	S-001	
DATE	21 NOV 2025	REVISION	B	STATUS	FOR CONSTRUCTION	

REVISION HISTORY

REV	DESCRIPTION OF CHANGE	DATE	APPROVED
A	General Notes - Initial Issue	14 NOV 2025	R. Smith
B	Updated workmanship standards, fire rating added	21 NOV 2025	R. Smith