

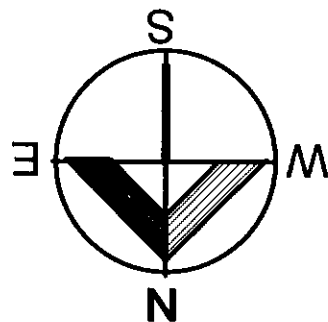
**GENERAL SITE NOTES**

- 01. PLATFORM RL TO BE CONFIRMED ON SITE BY BUILDER BEFORE WORK COMMENCES
- 02. UNLESS NOTED OTHERWISE LEVEL OF SLAB TO RESIDENCE BY BUILDER TO GIVE EQUAL CUT AND FILL, TAPER BATTERS TO 1 IN 2 CUT AND 1 IN 4 FILL max
- 03. ALL BUILDING WORK TO BE CONTAINED WITHIN THE PROPERTY BOUNDARIES, INCLUDING RETAINING WALLS AND SITE DRAINAGE.
- 04. SURVEYORS CERTIFICATE CONFIRMING THAT ALL BOUNDARIES TO BE SUPPLIED AT FINAL STAGE (FOR ZERO LOT CONSTRUCTION).
- 05. IF APPLICABLE, NO BUILDING WORK IS TO BE CARRIED OUT WITHIN THE EASEMENT BURDENING THIS PROPERTY.
- 06. DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL COUNCIL AT NO MORE THAN A MAXIMUM GRADIENT OF 1 IN 4.

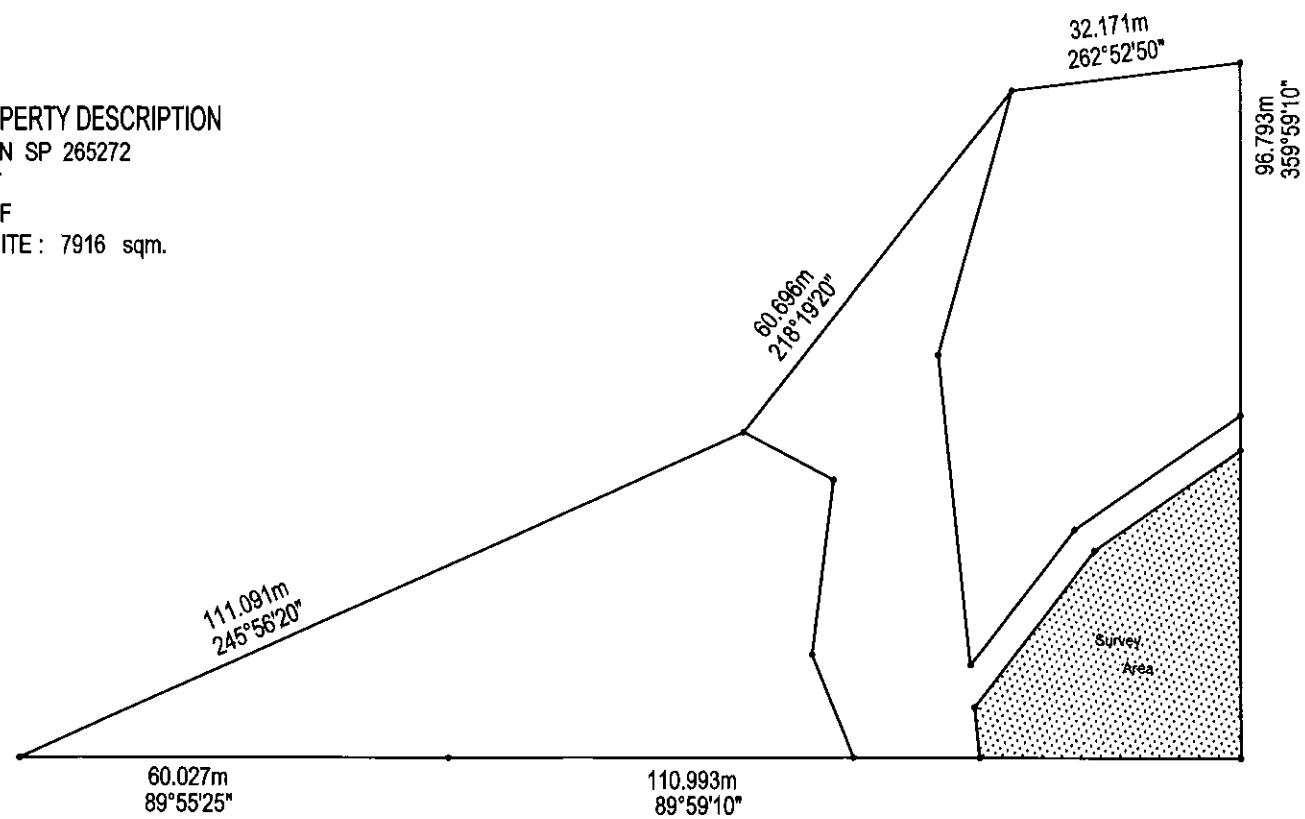
- 07. MINIMUM 90mm DIA. PVC DOWNPIPES (EACH TO DRAIN MAX 50.00sqm ROOF AREA) DISCHARGING INTO STORMWATER DRAINAGE PIPES IF SHOWN. MIN. GRADE TO STORMWATER OUTLETS TO BE 1%, 1 IN 100.
- 08. SEWERAGE AND STORMWATER LINE POSITIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH LOCAL COUNCIL RECORDS.
- 09. WIND CLASSIFICATION TO BE CONFIRMED BY ENGINEER PRIOR TO CONSTRUCTION.
- 10. METER BOX, HWS, CLOTHES LINE, LETTER BOX, WATER TANK, FENCING, GATES, RETAINING WALLS, GULLY PITS & DRIVEWAY TO BE POSITIONED & CONFIRMED ON SITE TO BUILDERS SPECS.

NOTE :  
EXTERNAL WALLS WITHIN 900mm OF THE BOUNDARY MUST BE FIRE RATED TO 60/60/60 IN ACCORDANCE WITH THE BCA VOL 2, PART 3.7.1 & CONSTRUCTED OF MAINTENANCE FREE MATERIALS IN ACCORDANCE WITH THE QDC, PART A6.

NOTE :  
IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM THE DEPTH OF A SEWER, WATER & STORMWATER INFRASTRUCTURE & ENSURE FOUNDATION CONSTRUCTION ACHIEVED THE REQUIREMENTS OF THE QDC MP1.4 - BUILD OVER OR NEAR RELEVANT INFRASTRUCTURE



REAL PROPERTY DESCRIPTION  
LOT 35 ON SP 265272  
PARISH OF  
COUNTY OF  
AREA OF SITE : 7916 sqm.



THALLON CLOSE

**SITE PLAN**

SCALE 1 : 1000

**SUNSET**  
*DESIGN DRAFTING*  
"Building your dream starts here"

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CLIENT	STOKES	
PROJECT	PROPOSED DWELLING LOT 35 THALLON CLOSE WAMURAN	

JOB NUMBER	1526	SCALE	1:100 UNLESS NOTED
DRAWING DATE	SEPT 2019	ISSUE NUMBER	
SHEET NUMBER	1 OF 8	DRAWN BY	EJS

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BUILDER SHALL VERIFY DIMENSIONS ON SITE. FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS.

REVISION DATE	PRELIMS 01, 04/09/19.
	BANK PLANS 01, 09/10/19.

**D. J. ROBERTS**  
CONSTRUCTIONS

BUILDER  
34 Twin Lakes Drive,  
Mumumba Downs,  
QLD 4503  
PH. (07) 3886 1273  
MOB. 0418 783 320  
QBSA Lic No. 1075339



**PLAN NOTES**

1. PROVIDE MECHANICAL VENTILATIONS IN ACCORDANCE WITH BCA. PART 3.8.5. EXHAUST MUST BE VENTED TO EXTERNAL OF THE DWELLING
2. LIFT OFF HINGES TO COMPLY WITH THE BCA, PART 3.8.3 (REQUIRED WHERE PAN IS LESS THAN 1200MM FROM DOOR HINGE)
3. PROVIDE THRESHOLDS TO EXTERNAL DOORS IN ACCORDANCE WITH CLAUSE 3.9.1 OF BCA WHERE STEP-DOWNS ARE MORE THAN 230mm.
4. WHERE APPLICABLE ARTICULATION OF BRICKWORK AS PER ENGINEERS DESIGN REPORT AND THE BUILDING CODE OF AUSTRALIA, PART 3.3.1.
5. SUSTAINABLE BUILDING CONSTRUCTION MUST BE IN ACCORDANCE WITH CURRENT ISSUE OF QGC MP 4.1.
6. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE

**NOTE:**  
ALL LINTELS SUPPORTING GIRDER TRUSSES TO BE CERTIFIED BY TIMBER SUPPLIER.  
LOCATIONS OF GIRDER & TRUNCATED GIRDER TRUSSES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY TRUSS ENGINEER.

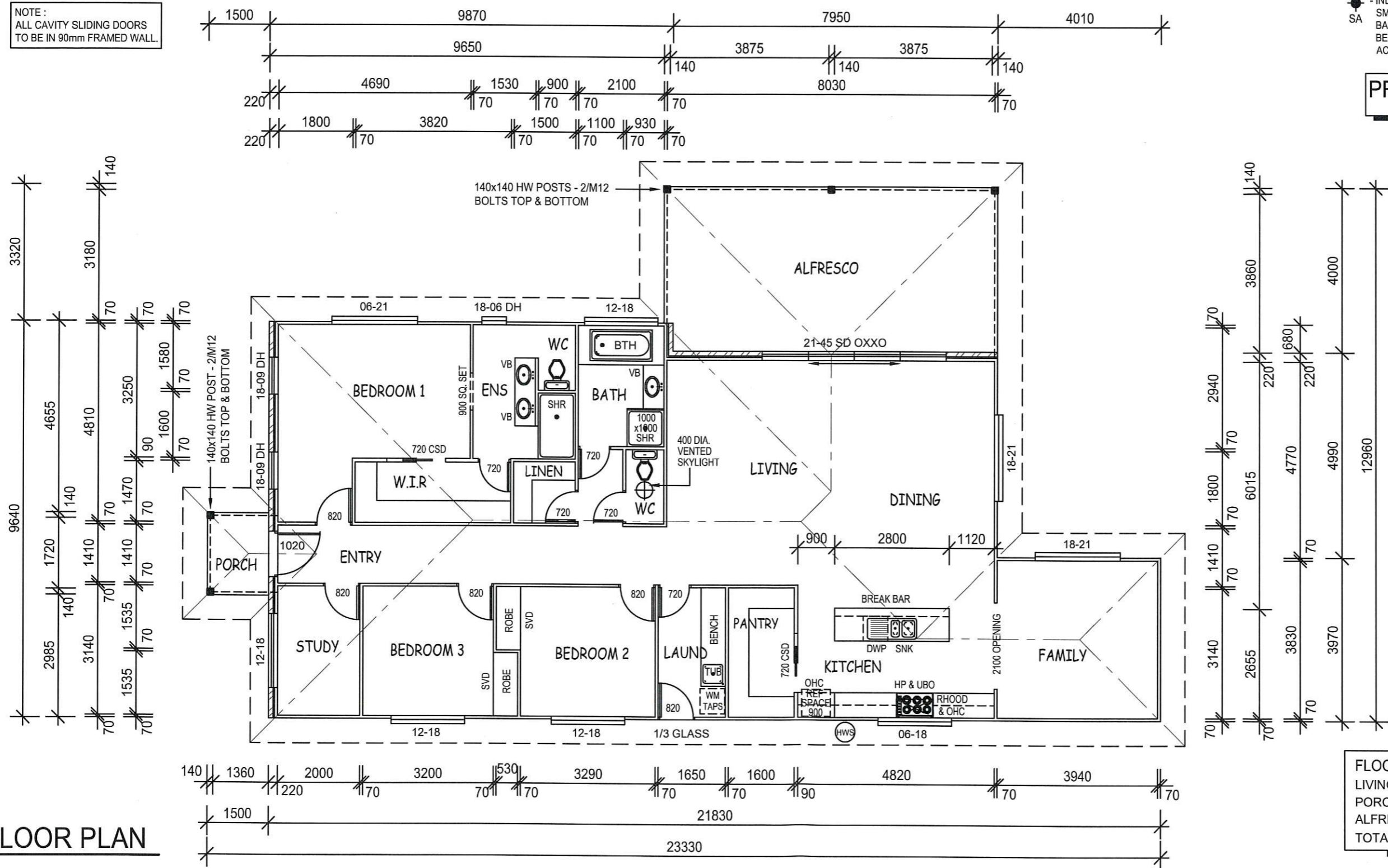
**JOB INFORMATION :**  
BUILDING TYPE : SINGLE STOREY SLAB ON GROUND  
ROOF TYPE : SHEET  
ROOF PITCH : 20 DEGREES  
ROOF OVERHANG : 600 mm  
CEILING HEIGHT : 2550 mm  
WIND CLASSIFICATION : N3

**PLAN LEGEND**

- DP - INDICATES POSSIBLE POSITION FOR DOWNPIPES (TO BE CONFIRMED BY BUILDER)
- HWS - INDICATES POSSIBLE POSITION FOR HOT WATER SERVICE (HEAT PUMP OR GAS) (TO BUILDERS SPECIFICATION)
- SA - INDICATES POSITION FOR PHOTOELECTRIC SMOKE ALARM HARD WIRED WITH BATTERY BACK UP & INTERCONNECTED TO ALL BEDROOMS AND BEDROOM HALLWAYS IN ACCORDANCE WITH BCA 3.7.2 & AS 3786.

**PRELIMINARY ONLY**  
NOT FOR CONSTRUCTION

**NOTE :**  
ALL CAVITY SLIDING DOORS TO BE IN 90mm FRAMED WALL.



- NOTATION LEGEND**
- CSD - CAVITY SLIDING DOOR
  - SVD - SLIDING VINYL DOORS
  - DP - DOWN PIPE
  - DW - DISHWASHER PROVISION
  - FG - FIXED GLASS PANEL
  - OBS - OBSCURE GLASS
  - SL - SIDE LIGHT PANEL
  - BRM - BROOM CUPBOARD
  - MB - METER BOX
  - OHC - OVERHEAD CUPBOARDS
  - SH - SHELVES
  - SA - SMOKE ALARM
  - MW - MICROWAVE OVEN PROV.
  - WC - WATER CLOSET
  - WO - WALL OVEN
  - PAN - PANTRY
  - UBO - UNDERBENCH OVEN
  - HP - HOT PLATES
  - RH - RANGE HOOD
  - EF - EXHAUST FAN
  - FR - FRIDGE OR FREEZER PROV.
  - LVR - LOUVRES WINDOWS
  - AWN - AWNING WINDOWS
  - DH - DOUBLE HUNG WINDOWS
  - LDY - LAUNDRY
  - WIR - WALK IN ROBE
  - ENS - ENSUITE
  - VB - VANITY BASIN
  - BTH - BATH
  - SNK - SINK
  - STV - STOVE
  - MH - MANHOLE
  - FR DRS - FRENCH DRS
  - WM - WASHING MACHINE PROV.
  - SD - GLASS SLIDING DOOR



**FLOOR AREAS :**

LIVING AREA :	180	182.3	- sqm.
PORCH AREA :	2.5	3.0	- sqm.
ALFRESCO AREA :		32.5	- sqm.
TOTAL FLOOR AREA :		217.8	- sqm.

215.5 sqm

**FLOOR PLAN**

**SUNSET**  
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CLIENT	STOKES
PROJECT	PROPOSED DWELLING LOT 35 THALLON CLOSE WAMURAN

JOB NUMBER	1526
SCALE	1:100 UNLESS NOTED
DRAWING DATE	SEPT 2019
SHEET NUMBER	2 OF 8
DRAWN BY	EJS

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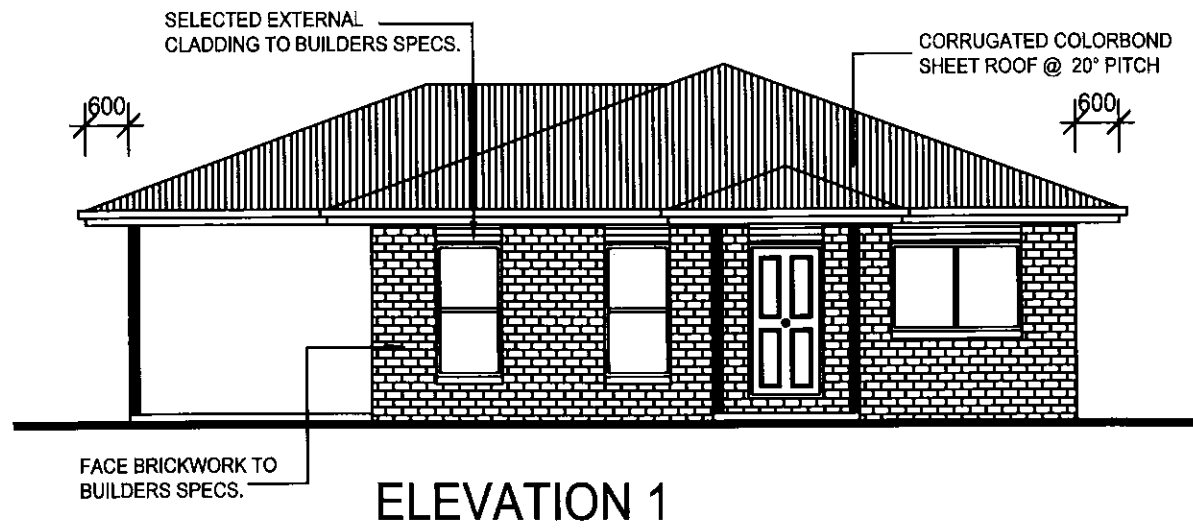
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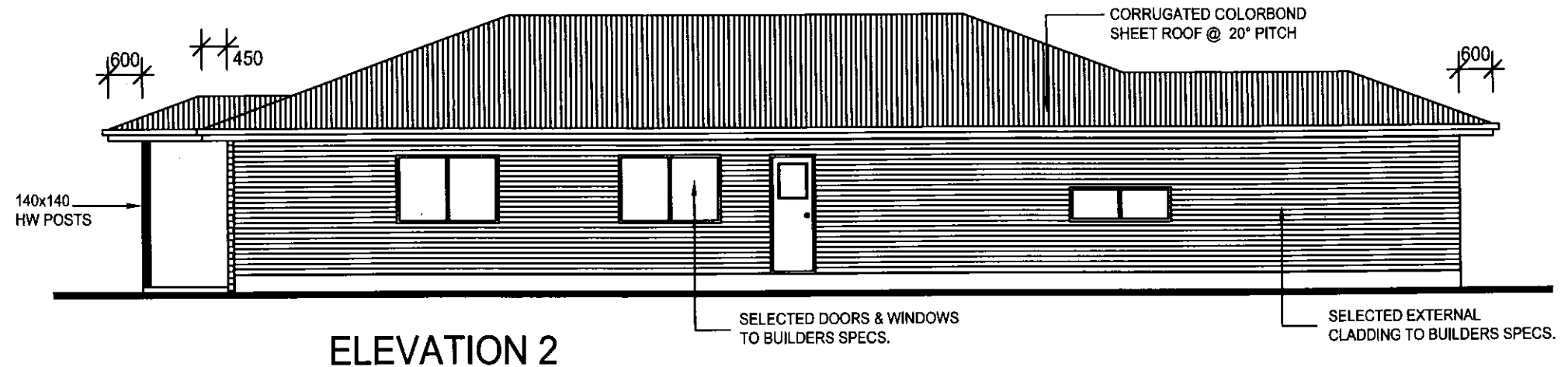




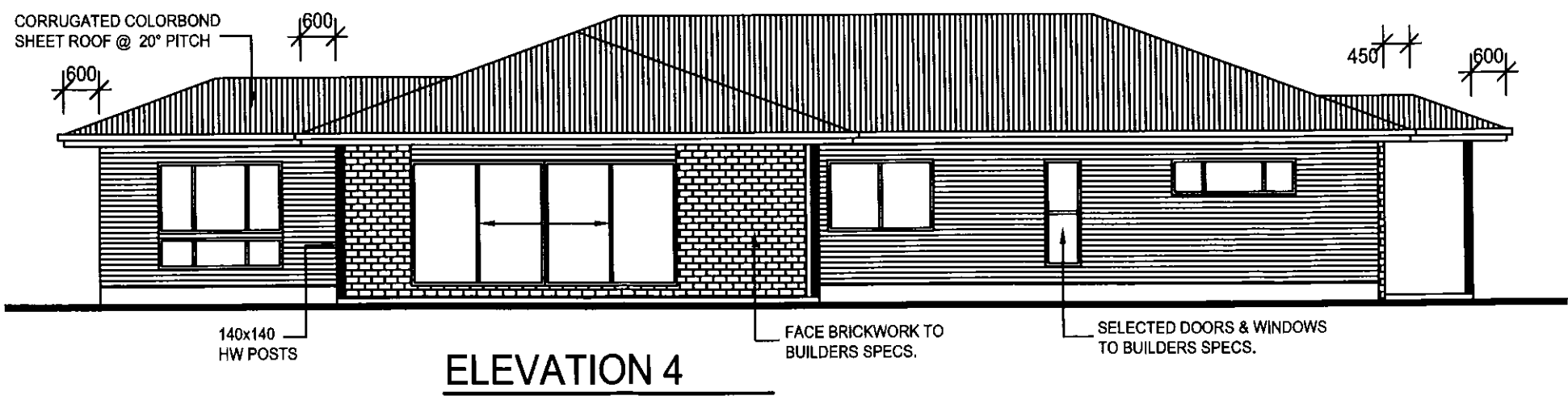
**ELEVATION 1**



**ELEVATION 3**



**ELEVATION 2**



**ELEVATION 4**

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 ROOF TYPE : SHEET  
 ROOF PITCH : 20 DEGREES  
 ROOF OVERHANG : 600 mm  
 CEILING HEIGHT : 2550 mm  
 WIND CLASSIFICATION : N3

**ELEVATION NOTES :**  
 1. ALL WINDOWS & DOORS ARE FOR ILLUSTRATIONAL PURPOSES ONLY AND ARE TO BE CONFIRMED WITH BUILDERS SPECS.  
 2. SELECTED EXTERNAL CLADDING OVER ALL DOORS & WINDOWS UNLESS NOTE TO BUILDERS SPECS.  
 3. WINDOW OPENINGS 2.0m OR MORE ABOVE GROUND LEVEL MUST HAVE A FALL PROTECTION DEVICE OR RESTRICTED TO MAX. OPENING OF 125mm IN ACCORDANCE WITH THE BCA.

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CLIENT  
**STOKES**

PROJECT  
**PROPOSED DWELLING  
 LOT 35 THALLON CLOSE  
 WAMURAN**

JOB NUMBER  
 1526

DRAWING DATE  
 SEPT 2019

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SCALE  
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