

SITE NOTES

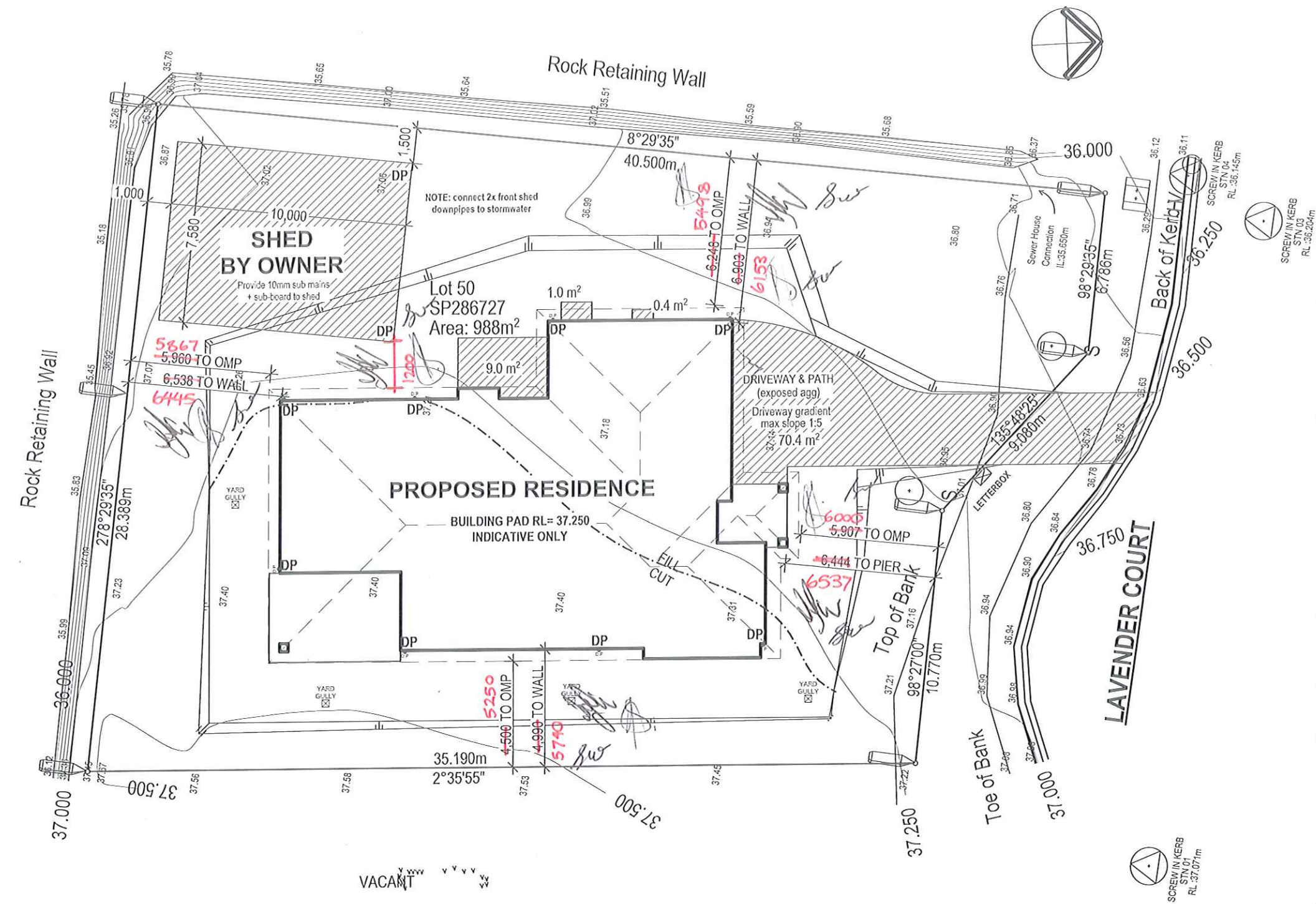
- 1. Written dimensions take precedence over scale.
- 2. Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.
- 3. Levels & contours are based on assumed datum. Prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
- 4. This site plan is based on a disclosure plan. Therefore the floor level is subject to change. Additional site survey must be taken to confirm the required bench level.
- 5. Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval. Retaining walls are closer than 1500mm from boundary require a building relaxation. (fill side only).
- 6. Batters to comply with appropriate soil classification described in table 3.1.1.1 BCA Vol 2.
- 7. Engineer to provide design to address footings if built in close proximity to sewer, stormwater or easements.
- 8. Vehicular cross-over to be constructed as per local council requirements and/or approval.

SERVICES

- 1. Services have been plotted from records of relevant authorities where available. Prior to any excavation or construction on site, the relevant authority should be contacted for possible location of further underground services.
- 2. All household sewerage and waste to be discharged to sewer system.
- 3. Stormwater & roof water to be connected to legal point of discharge in accordance with Pt 3 BCA Vol 2 and local authorities requirements. Approval to be obtained from local authority prior to work commencing.
- 4. Grade soil away from perimeter of building to prevent ponding. 1:20 minimum fall. Surface water to be channelled to legal point of discharge. ie. yard gully grate or similar.
- 5. Provide 1:20 ground surface fall towards gully pits. Final location of pits subject to change to suit site conditions. Contractor to check with site supervisor before commencing work.

GENERAL NOTES

- 1. Scrape away vegetation & cut & fill to provide a level building platform.
- 2. Floor slab to be in accordance with engineers drawings & details.
- 3. Termite protection is a visual barrier system with approved collars at penetrations in accordance with AS 3600.1 - 2000.
- 4. This site plan is transcription of the original contour survey & the builder is to verify all information contained hereon prior to site start.
- 5. The driveway & path shown on the plan is the suggested layout - areas shown on plan.



SITE DESCRIPTION/DATA	
LOT :	50 on SP286727
PARISH :	NA
COUNTY :	NA
AUTHORITY :	Fraser Coast Reg Council
AREA =	988 sq.m
SITE COVERAGE	24.79 %

SITE AND DRAINAGE PLAN

SCALE 1:200

SYMBOL

- Station
- Tree
- Elect/Light pole
- Elect. pole
- Stay Pole
- Telstra Pit
- Elect. box
- Hydrant
- Water valve
- Meter
- Water tap
- Sign
- Stormwater M/H
- Spot
- Sewer M/H
- Rubbish bin



Stroud Homes Pty Ltd
ABN: 23 611 683 535 QBCC Lic No: 15021458

7b Bourbong St, Mobile
BUNDABERG 0429 820 707
Queensland 4670
Email: aletha.walters@stroudhomes.com.au

NOTES

- 1. Written dimensions take precedence over scale.
- 2. Builder to verify all dimensions and levels prior to commencement of construction.
- 3. All internal dimensions stated are frame size - excluding linings.
- 4. This building has been designed in accordance with AS 1684.2 - 2006 (Residential timber framed construction).
- 5. Supplier may substitute linings for those of equal strength to span ratio.
- 6. All structural sizes to be read in conjunction with structural engineers drawings & details.
- 7. Articulation joints to comply with 3.3.1.8 BCA Vol 2.
- 8. Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
- 9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)

PLAN LEGEND

- afl = above floor level
- hd = head at 2100 afl
- fw = floor waste
- sd = smoke detector
- vb = vanity basin
- obs = obscure glazing
- mb = meter box
- dp = downpipe
- ohc = overhead cupboard
- ref = refrigerator prov.
- mw = microwave prov.
- dw = dishwasher prov.
- ply = pantry
- wm = washing machine prov.
- ghw = gas hot water unit
- tr = towel Rail
- trh = toilet Roll Holder

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

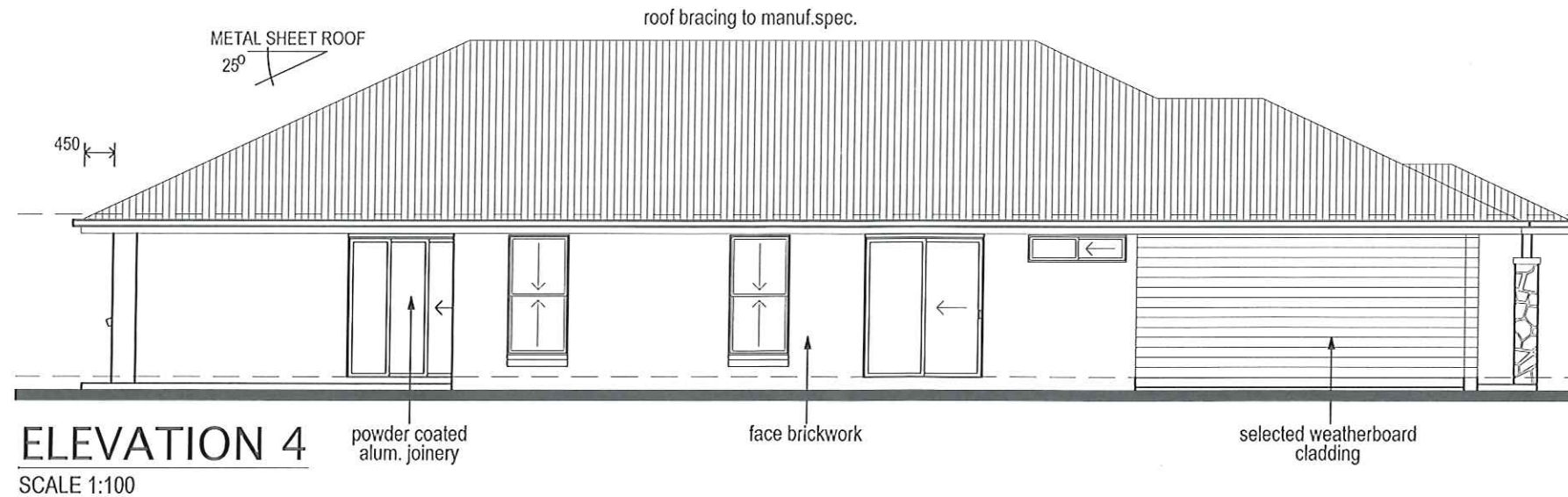
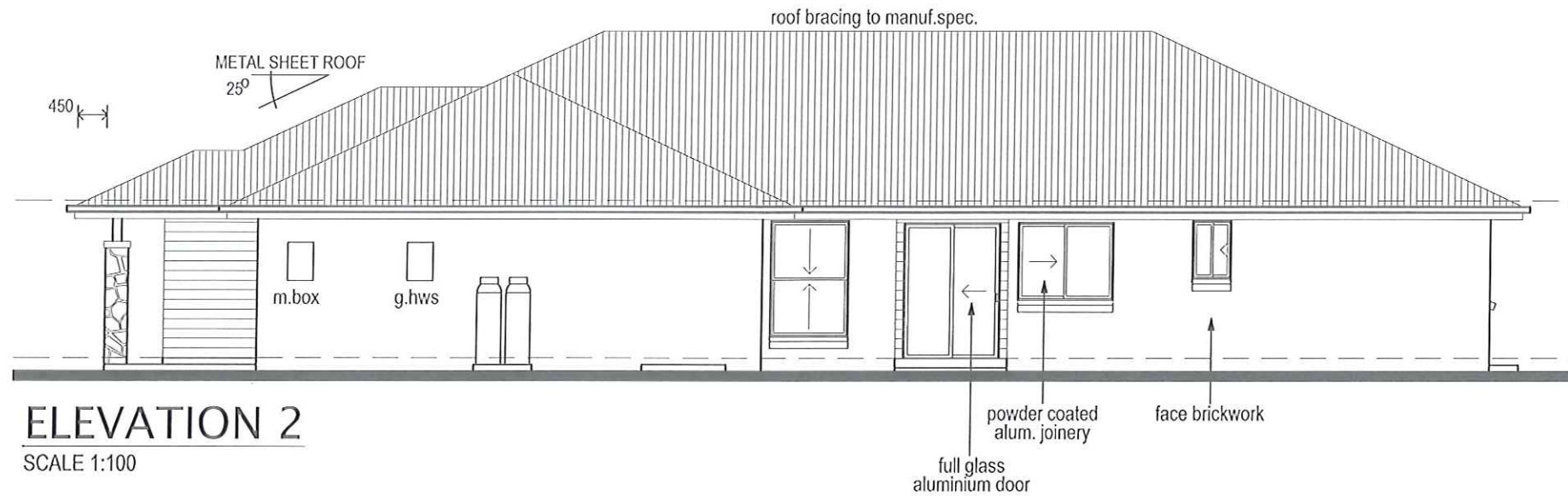
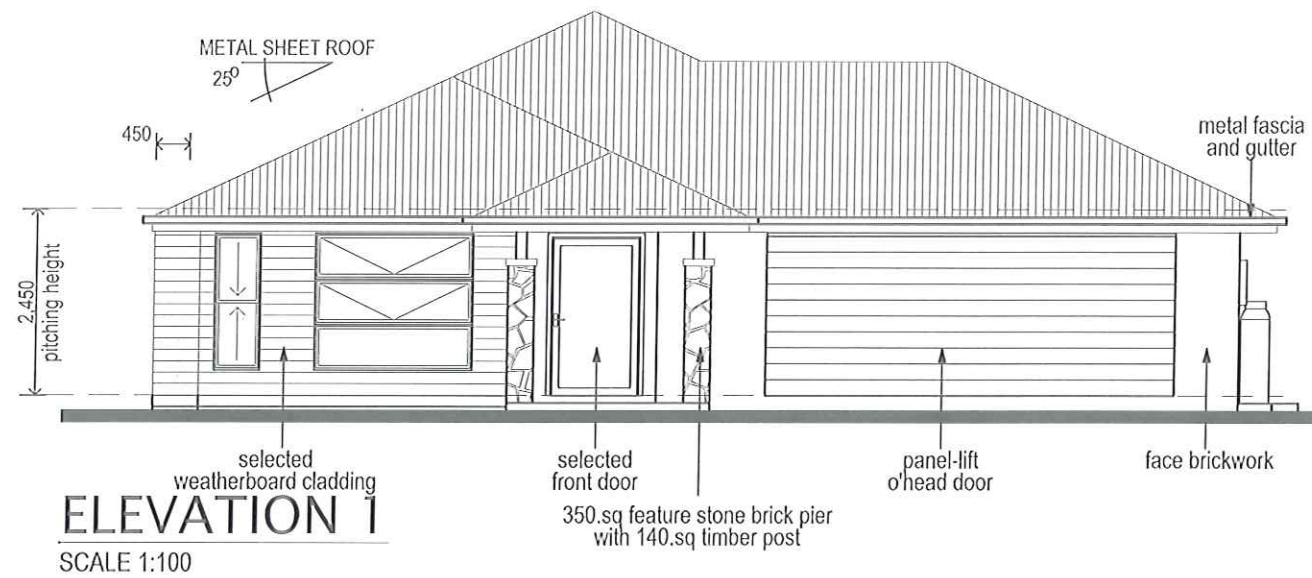
OWNER/S: [Signature]
WITNESS: [Signature] DATE: 14-2-19

CLIENT:
D. & B. WOOD

Lot 50 Lavender Court,
NIKENBAH

MODEL:	Avoca 227 Classic	JOB No.	18L050LA
ISSUE/DATE:		SHEET No.	1 of 06
PRELIM ISSUE 11 : 12/02/19			

AREAS:	SQ METRES:
LIVING	168.7
GARAGE	52.1
PORCH	7.1
ALFRESCO	17.1
TOTAL =	245.0 m2



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8. Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in).

10. Protection against subterranean termites shall be in accordance with AS 3660-Pt 1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
11. HWS unit (constant flow) with 5 star energy efficiency rating to comply with 'Sustainable Buildings' QDC pt 29, AS/NZs 6400:2005.
12. Rainwater tanks, lighting and plumbing fixtures & fittings to comply with QDC PART 29 & 25, 'Sustainable Buildings' QDC pt 29 & 25 AS/NZs 300.1:2003 AS/NZs 6400:2005.
13. Lift off hinges to all WC doors to comply with Australian Standards.
14. Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
15. DCP & flashings to comply with Pt 3.3.4 BCA Vol 2.

PLAN LEGEND

- a1 = above floor level
hd = head at 2100 a11
fw = floor waste
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vb = vanity basin
obs = obscure glazing
mb = meter box
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ohc = overhead cupboard
- ref = refrigerator prov.
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ply = pantry
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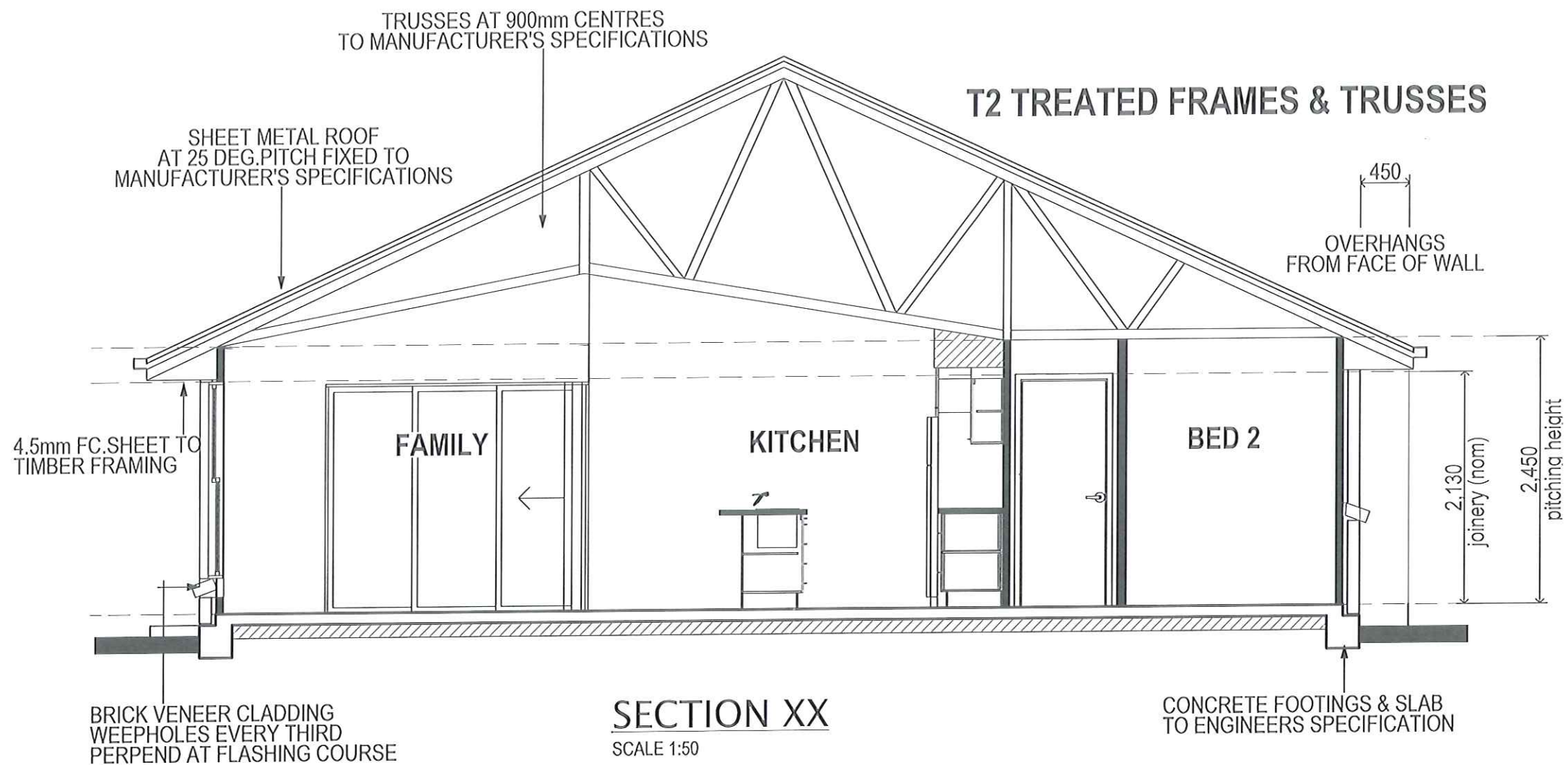
OWNER: *[Signature]*
WITNESS: *[Signature]* DATE: 14-2-19

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D. & B. WOOD

**Lot 50 Lavender Court,
NIKENBAH**

MODEL: Avoca 227 Classic	JOB No. 18L050LA
ISSUE/DATE: PRELIM ISSUE 11 : 12/02/19	SHEET No. 3 OF 06



N3 WIND DESIGN RATING

TERMITE PROTECTION IS IN ACCORDANCE WITH AS.3600.1 - 2000

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OWNER/S

WITNESS

DATE 14.2.19

CLIENT:
D. & B. WOOD

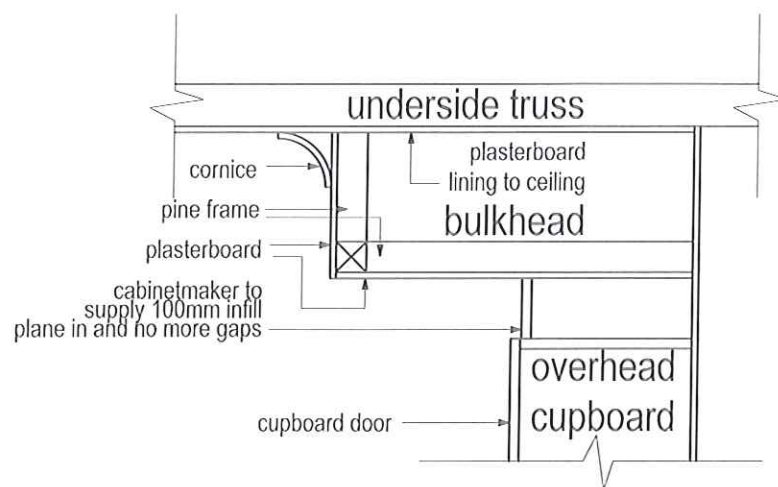
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MODEL:
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JOB No. **18L050LA**

ISSUE/DATE:
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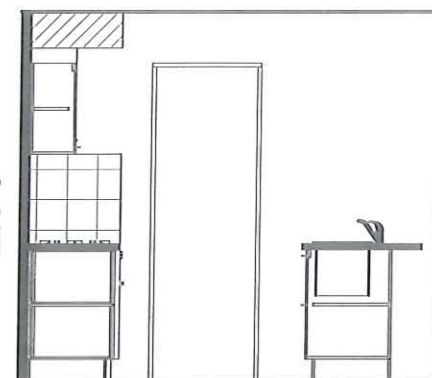
SHEET No. **4 of 06**



KITCHEN BULKHEAD DETAIL

SCALE : N.T.S.

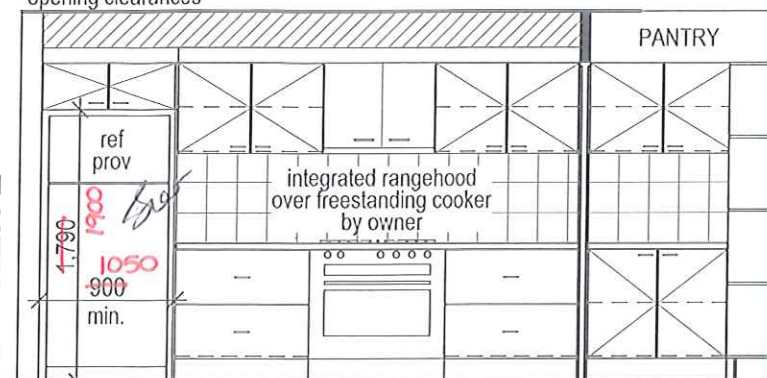
KITCHEN 1



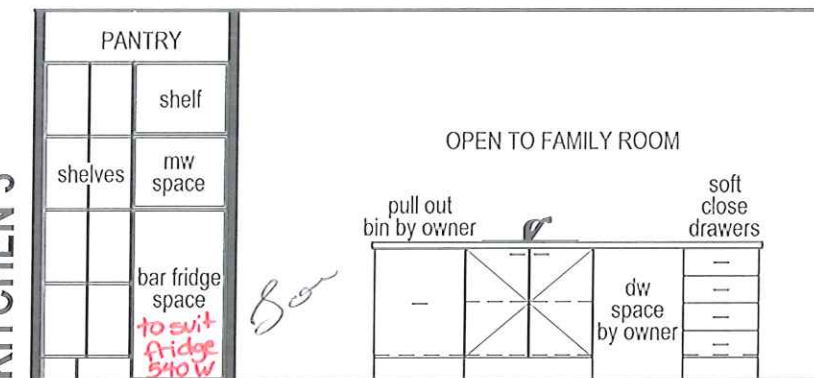
the number of doors and width of doors will be determined by the cabinetmaker to optimize the functionality of the cabinetry

KITCHEN 2

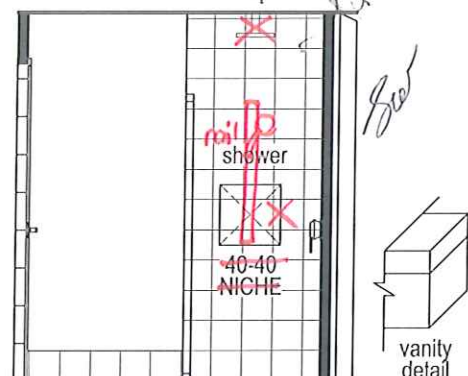
client to verify refrig. opening clearances



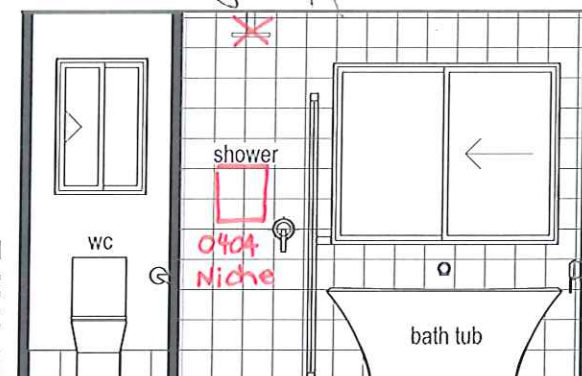
KITCHEN 3



BATH 1

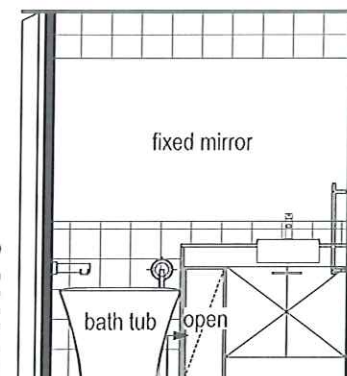


BATH 2



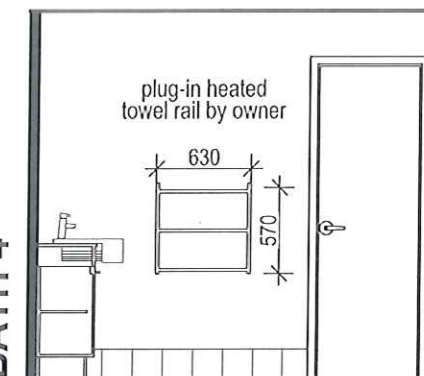
NOTE : BATH FRAMING - TREATED TIMBER WITH VILLABOARD SHEETING

BATH 3

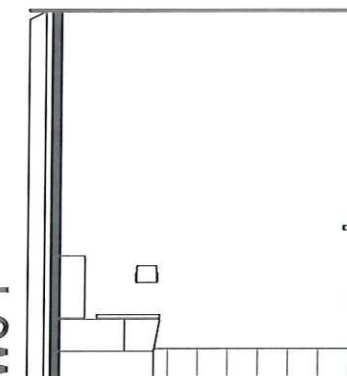


polytec back + end panel
300 x 800

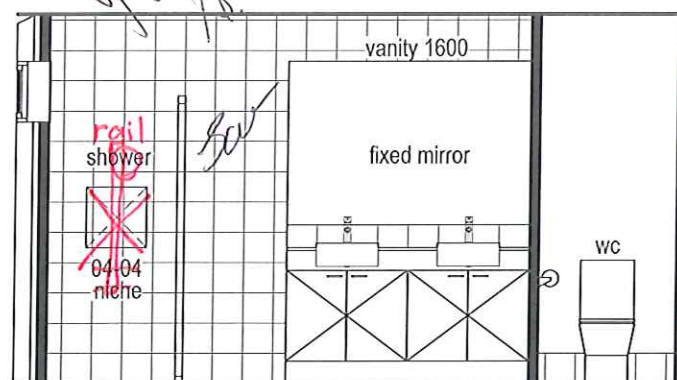
BATH 4



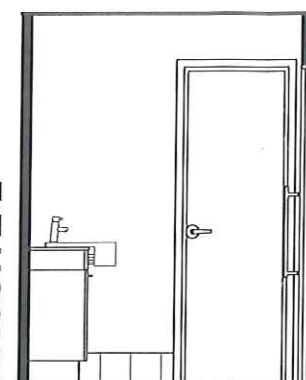
WC 1



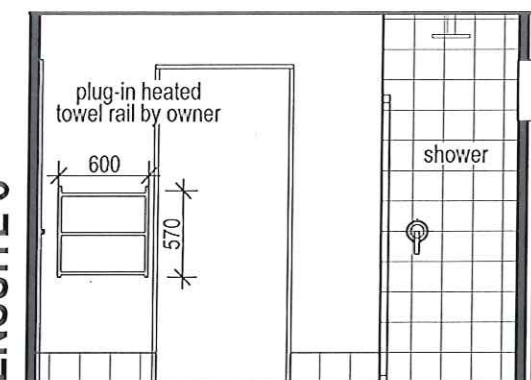
ENSUITE 1



ENSUITE 2



ENSUITE 3



ENSUITE 4



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MODEL: Avoca 227 Classic
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