

PROPOSED DWELLING FOR:

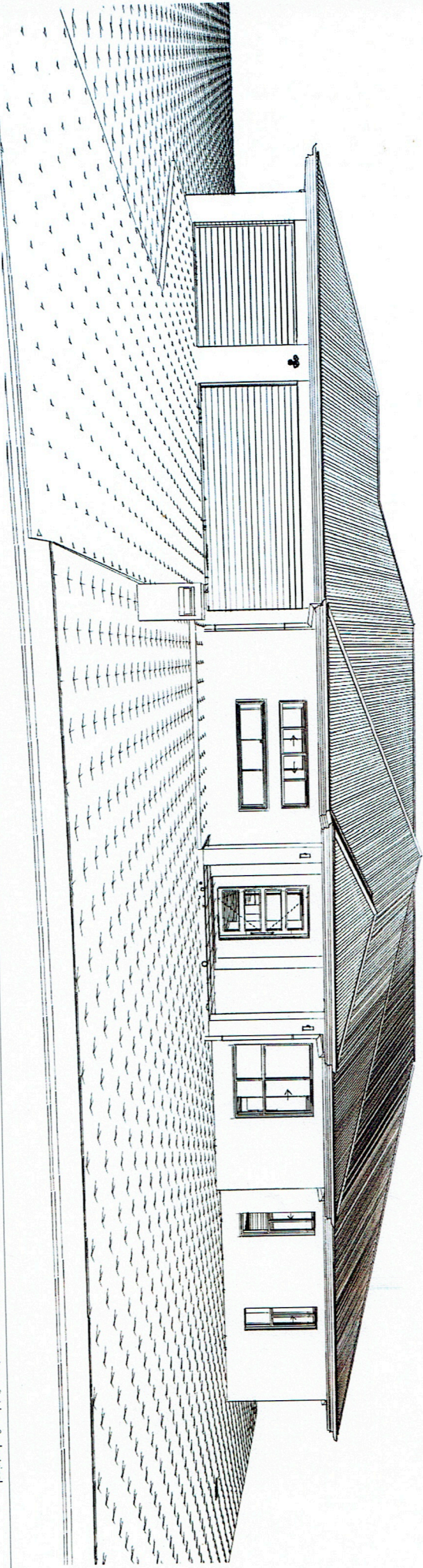
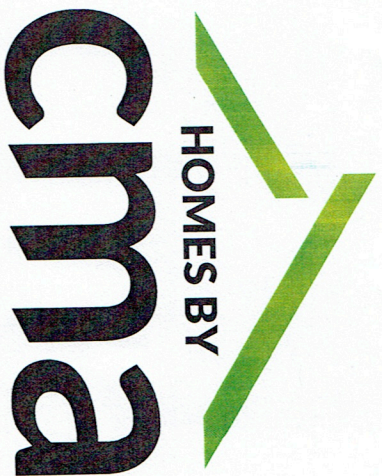
Dylan Welch

SITE ADDRESS

LOT 37, Hudson Way, Fairfield, Ningi, 4511

PLAN: SP280010

*Client severely disabled
- check all door openings
and light switch heights
+ GPO heights
+ Grab rails*



Refer to inclusions for discrepancies, signed inclusions supersede plans. 3D Renderings are for illustration only & may not reflect floor plan, inclusions or colour selection. 3D & Elevations are to be used as a guide only, refer to colour selection for doors & windows, finishes & electrical.

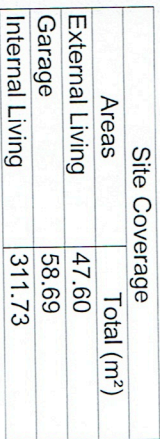
CONTACT: CMA & VINEYARD PHONE: 08 9250 5000 41 Hunter Pk. North Lakes, QLD 4509 PO BOX 1188 3500 QLD 4509 CMA License No. 1098300		PROPOSED CUSTOM, # STOREY DESIGN FOR: Dylan Welch AT: LOT 37, Hudson Way Fairfield, Ningi, 4511		CLIENT'S INITIALS: BUILDER'S INITIALS: _____ DATE: _____/_____/2019 - By signing you agree to the house rules & copyright terms on these plans	
REVISION	DATE	DRAWN	DISCRIPTION	SCALE: 1:200 90, 11	ISSUE: 26/09/2019
F					
E	26/09/19	PH	COUNCIL		
D	11/09/19	PH	VARIATION A		
C	18/07/19	PH	CONTRACT V1-3(CB)		
B					
A	20/05/19	PH	PRELIMINARY 1-2		



AA Cover page

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APPX. 200SQM HSTP
DISPUSAL AREA



Client Notes:
Final Pad & FFL may vary +/-150mm between plans & final construction due to cut and fill volumes or by request of the Site Supervisor to suit site conditions

Hudson Way



41 Higgins Pk,
North Lakes, QLD 4503
PH: (07) 288 9322
www.cma.com.au
Licence No: 1028325

PROPOSED CUSTOM, # STOREY DESIGN

FOR: Dylan Welch

AT: LOT 37, Hudson Way
Fairfields, Ningi, 4511

NO.	DATE	BY	DESCRIPTION
F			
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B	18/07/19	PH	CONTRACT V1-3(CB)
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SCALE: 1:1.25, 1:200, 1:1 _____ **ISSUE:** 26/09/2019

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2.1_Site Plan

2.1.101

2.1.101

 Australian Height Datum (AHD) derived from field observation using GNSS (Global

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AHD Origin	GNSS
Origin Level	



Contour & Feature Survey



Unit 5/23 Overlord Place, ACACIA RIDGE, Qld, 4110
Ph (07) 3363 8100

LOT 37 on SP280010

Hudson Way

Ningi

Moreton Bay Reg. Council

Carvices

Services

Power Underground

PHONE	ENERGY	METER BOX LOCATED
Water		

Waste	Septic
Sewerage	

Stormwater _____ Front/Rear _____

Road Bitumen

Kerb _____ Mountabl _____

Client:

Homes By CMA Pty Ltd

NOTES

This plan has been prepared from data surveying and existing information available to the Local Authority. The information should not be used for any other purpose. If any other persons or corporations without written approval from Axis Surveys, Non-visible services have been plotted, a variable, from control searches which have limited and varied accuracy, and/or use any non-visible services, and determine whether the encumbrances will prevent or limit development and to check on the Local Authority's definition of Natural Ground Level, prior to construction commencing. See also statements on face of plan for more details.

Issue	Date	Amendment	By
A	31-01-19	Original Issue	GEO

Axis Surveys Duty Appointed Officer

SCALE 1:80

2.2_Locality Plan

1.09	ISSUE: 26/09/2019
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- 

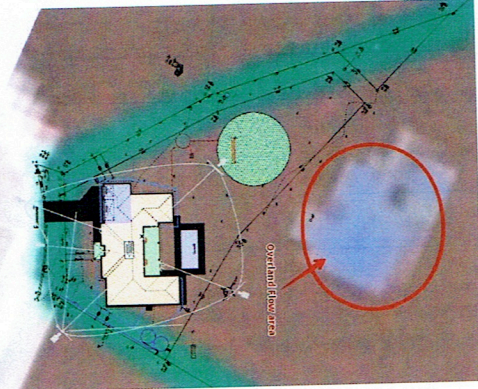
SERVICES ALERT
 Axis Surveys take no responsibility for the accuracy of any third-party services.
- 

GROUND LEVEL ALERT
 The lowest shown water level in the survey is not necessarily the lowest local elevation of the ground level. Please contact the office for a review of further details.
- 

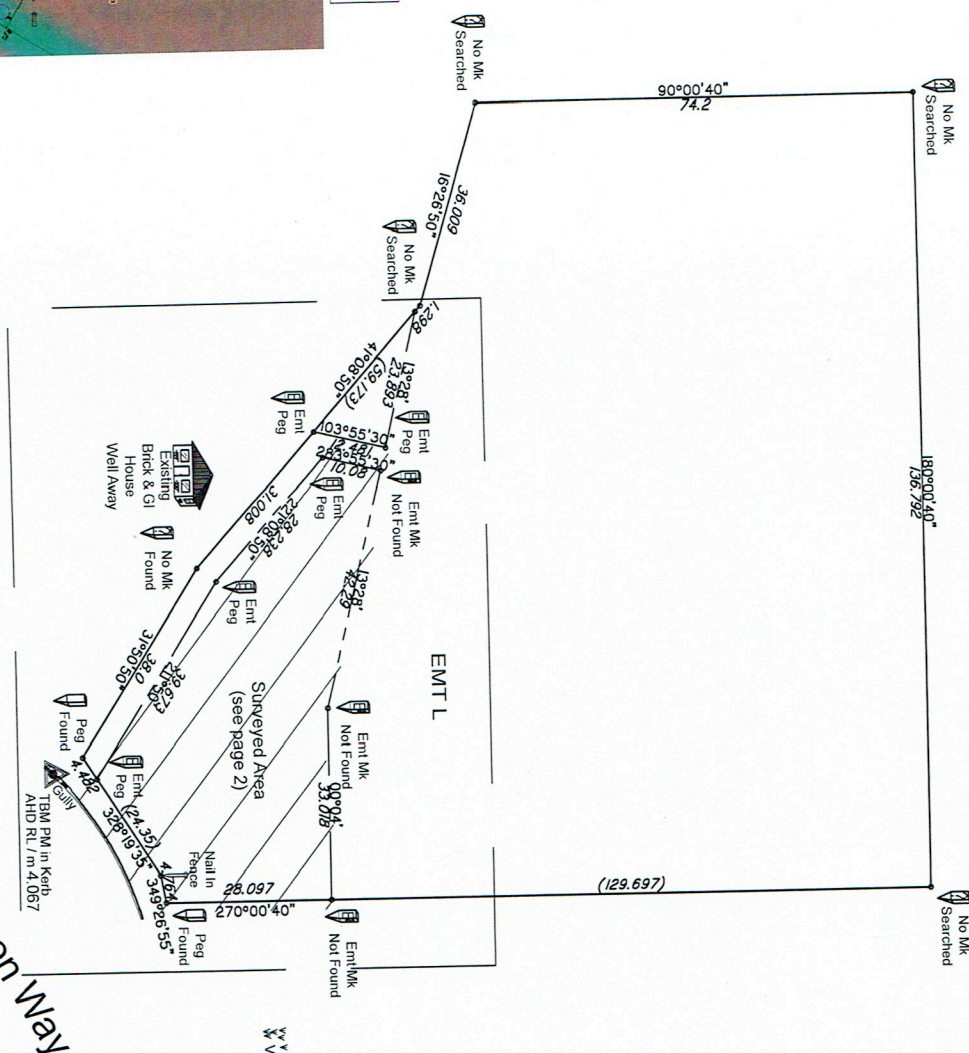
IDENTIFICATION SURVEY ALERT
 This ground control survey was prepared by Axis Surveys and does not guarantee the location of boundaries or the accuracy of the data. It is intended for use as a reference for a status or for further analysis.
- 

FLOOD SEARCH ALERT
 This survey has not been completed. A flood search on this property. Flood control for flood information.
- 

TITLE SEARCH ALERT
 Axis Surveys has not carried out a title search. Please contact the office for details for assessments and arrangements.



OVERLAND FLOW



Hudson Way

Refer to inclusions for discrepancies, signed inclusions supersede plans. 3D Renderings



PROPOSED CUSTOM, # STOREY DESIGN

FOR: Dylan Welch
LOT 37 Hudson Way
AT:

Fairfields, Ningi, 4511

REVISION	DATE	DRAWN	DESCRIPTION
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E			
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B	18/07/19	PH	CONTRACT VI-3
A	20/05/19	PH	PRELIMINARY 1-2

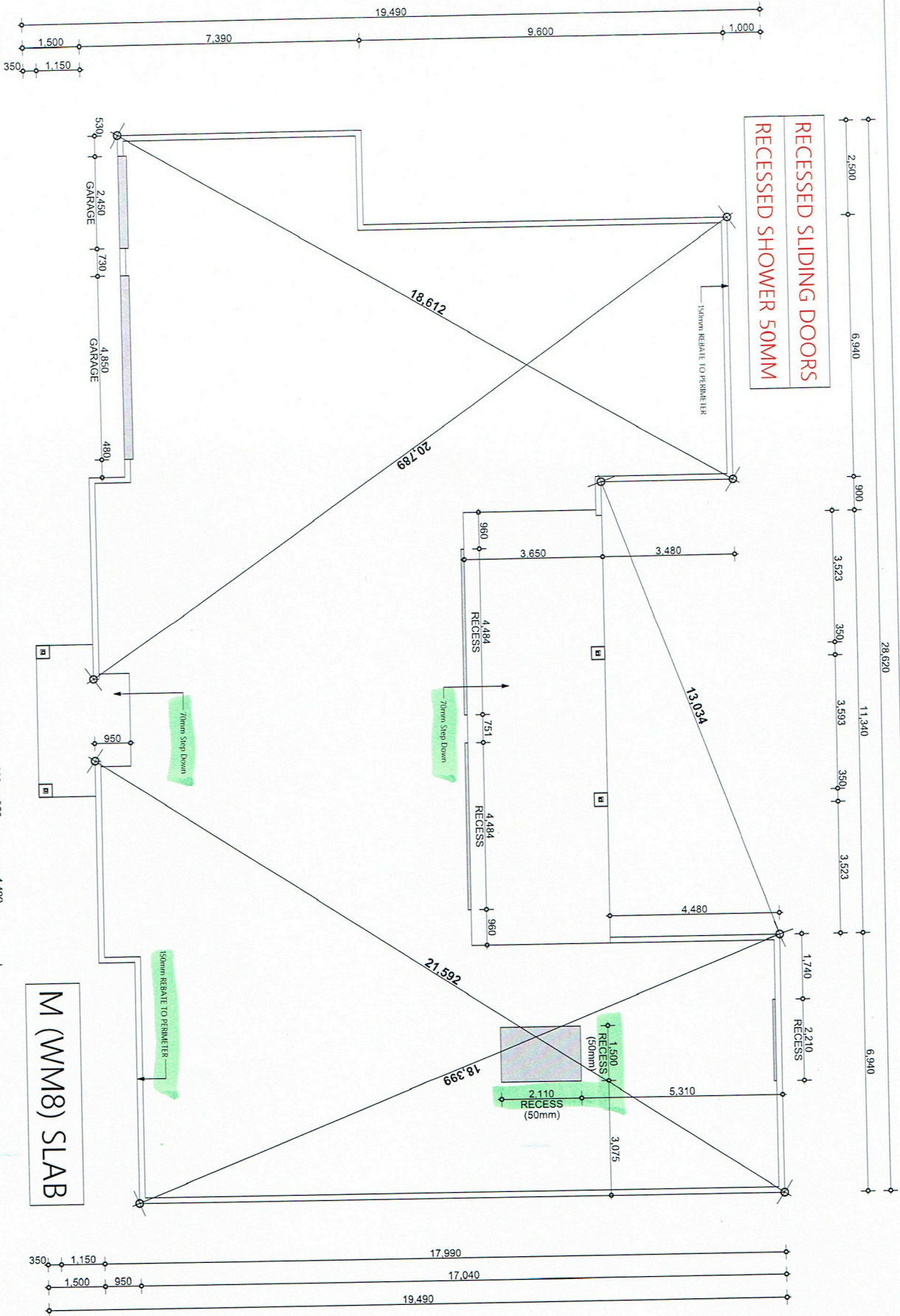
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BUILDER'S INITIALS

DATE: / / 2019

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RECESSED SLIDING DOORS
RECESSED SHOWER 50MM



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Contact: Claire & Vince Nairn
PLAN: SP20010
41 Rennie Place
North Lakes, QLD 4609
PH: (07) 788 9122
www.homesbycma.com.au
ABN: 66 628 555 575

PROPOSED CUSTOM, # STOREY DESIGN

FOR: Dylan Welch
AT: LOT 37, Hudson Way
Fairfields, Nimgl, 4511

REVISION	DATE	DRAWN	DESCRIPTION
F			
E	26/09/19	PH	COUNCIL
D	11/09/19	PH	VARIATION A
C	18/07/19	PH	CONTRACT V1-3(CB)
B			
A	20/05/19	PH	PRELIMINARY 1-2

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SCALE: 1:100

3.1 Slab

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M (WM8) SLAB



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Conduct, Clime & Vince Pty Ltd
 PLAN 3/20/2019

31 Benger Rd,
 North Lakes, QLD, 4609
 Ph: (07) 398 9152
 www.climeandvince.com.au
 QldArch Reg No: 15815/15

PROPOSED CUSTOM, # STOREY DESIGN

FOR: Dylan Welch
AT: LOT 37, Hudson Way
 Fairfield, Nimgl, 4511

REVISION	DATE	DRAWN	DESCRIPTION
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D	11/09/19	PH	VARIATION A
C	18/07/19	PH	CONTRACT V1-3(CB)
B	20/05/19	PH	PRELIMINARY 1-2
A			

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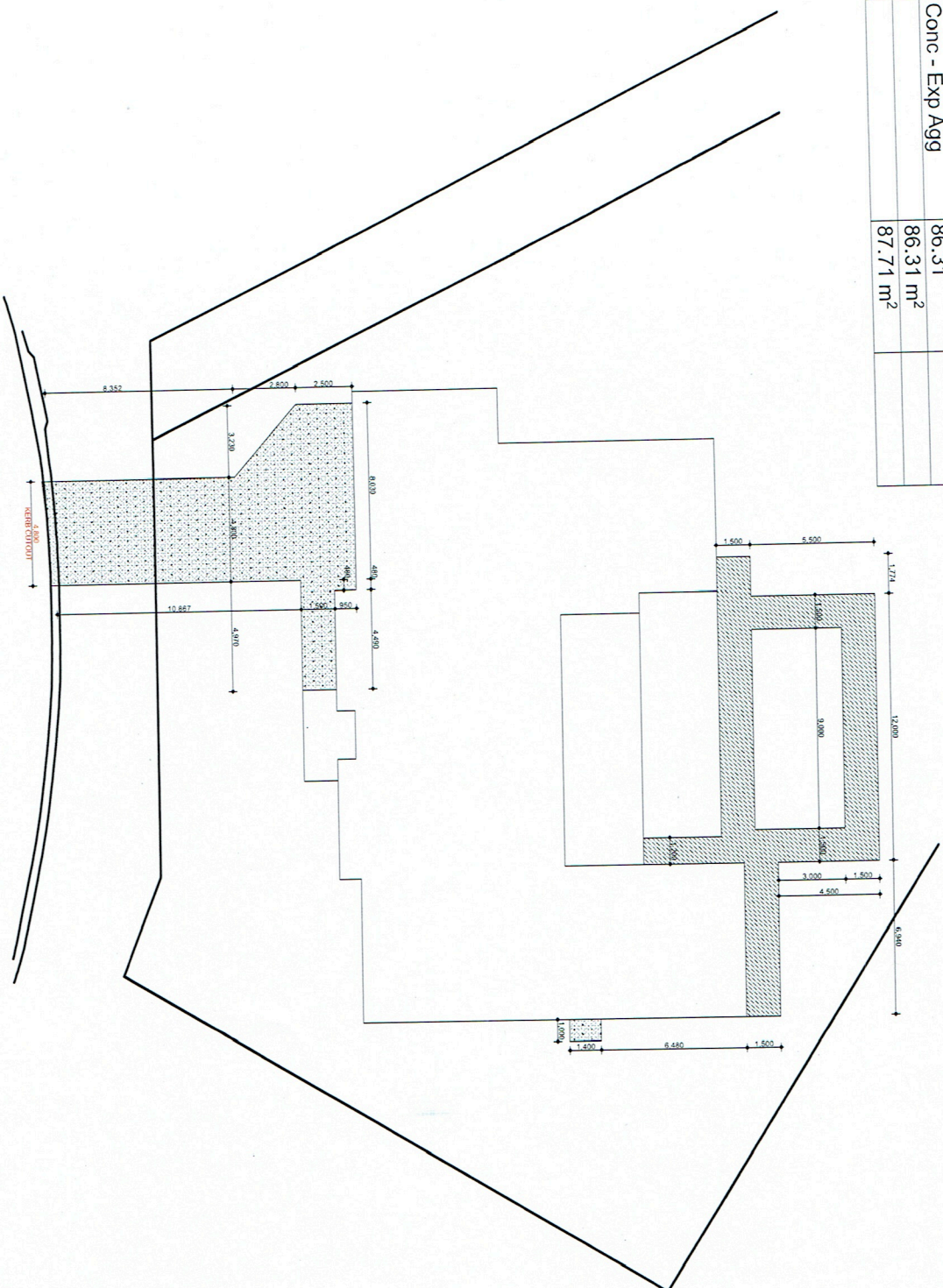
ISSUE: 26/09/2019

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External Concrete - Exposed AGG			
Name	Finish	Area (m ²)	Notes
A/C Pad	Conc - Exp Agg	1.40	
		1.40 m ²	
Driveway	Conc - Exp Agg	86.31	
		86.31 m ²	
		87.71 m ²	

External Concrete - Plain Concrete			
Name	Finish	Area (m ²)	Notes
POOL PATH	Conc - Brushed	65.25	
		65.25 m ²	



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Contact: Glen & Wendy Nairn
 PLAIN SP202010
 41 Riddell Rd
 North Lakes, QLD 4509
 PH: (07) 788 9122
 www.homesbycma.com.au
 QDLS Licence No: 15535165



PROPOSED CUSTOM, # STOREY DESIGN

FOR: Dylan Welch
 AT: LOT 37, Hudson Way
 Fairfield, Ningsi, 4511

REVISION	DATE	DRAWN	DESCRIPTION
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D	11/09/19	PH	VARIATION A
C	18/07/19	PH	CONTRACT V1-3(CB)
B			
A	20/05/19	PH	PRELIMINARY 1-2

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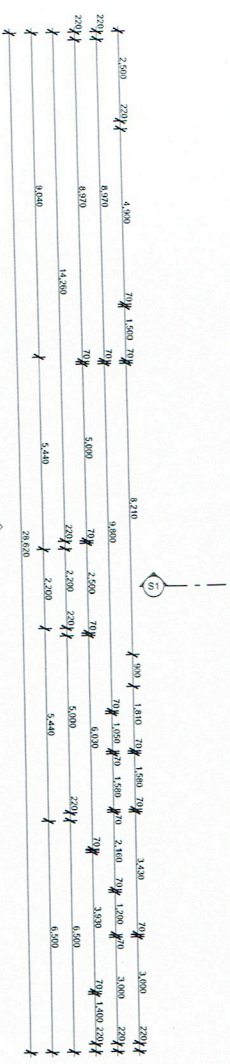
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3.3 External Concrete

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FLOOR AREA	
NAME	Area (m ²)
GRAND ALFRESCO	39.69
MAIN	370.39
PORCH	7.91
	417.99 m ²

Refer to inclusions for discrepancies, signed inclusions supersede plans. 3D Renderings at

AT: LOT 37, Hudson Way
Essexville, Ninoi 4511



1. Print using 100% 'Custom' Scale (Do Not use 'Fit to page')

2. Use a ruler & confirm the scale at

Electrical Items			Notes
Item Name	Quantity	2D Symbol	
AC - Controller	1		
AV - HDMI	2		
AV - TV	5		
Exhaust Fan	3		
Fan - No Light	2		
GPO - Double	30		
GPO - Ext - Double	3		
GPO - Ext - Single	2		
GPO - Isolation Point	1		
GPO - Single	7		
Network - Data	4		
Network - NBN	1		
Network - Phone	1		
Smoke Detector	9		

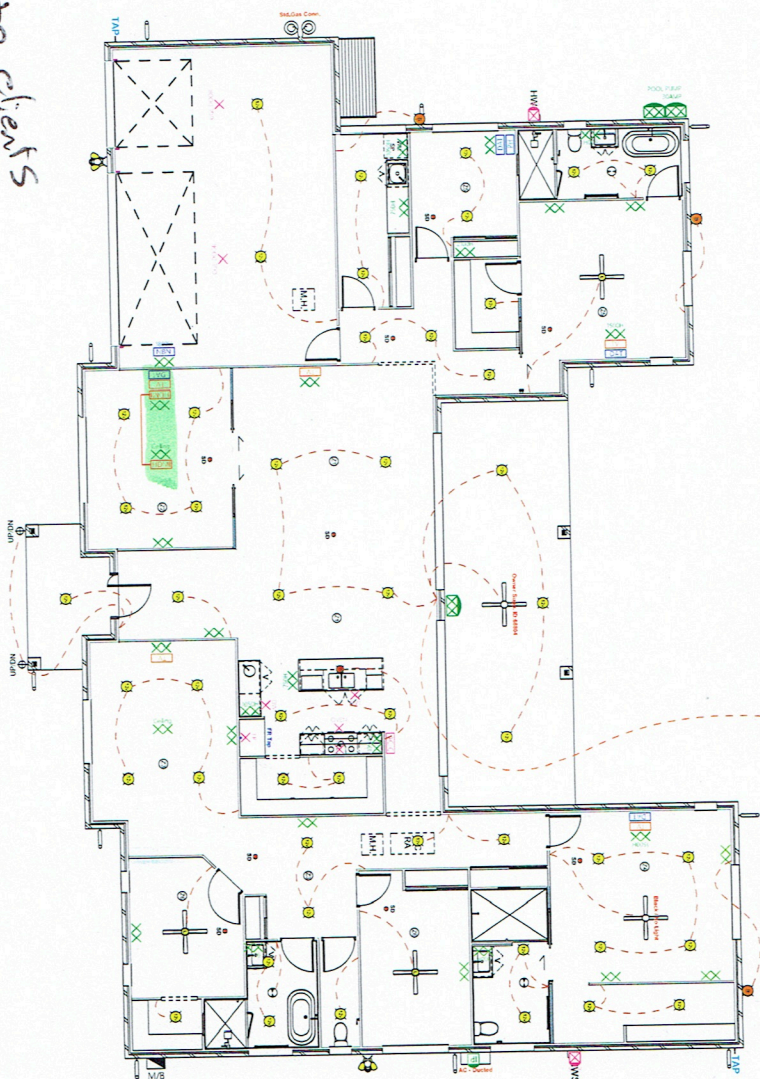
3 PHASE POWER

TRADER LEOPARD SWITCHES
THROUGHOUT BLACK TO BED 2
ONLY, REMAINDER TO BE WHITE
NO ALLOWANCE FOR POOL PUMP

Item Name	Quantity	Notes
AC - Ducted	1	
Return A/C	2	
Zone 1	1	
Zone 2	2	
Zone 3	1	
Zone 4	2	
Zone 5	2	
Zone 6	2	

LIGHTING			
Item Name	Quant	Key	Notes
BUNKER	3		
FAN (light)	3		
LED Downlight	49		
Pendant (Owner Supplied)	1		
POOL LIGHT	1		
Sensor Light - Dual Head	2		
UP/DN Light	2		

Notes:
GPO Internal - 300H
GPO Above Vanities - 900H
GPO External - 700H
Standard light allowance:
1 LED Per 10sqm
1 Fan/Light to bedrooms
Smoke Alarms:
1 Interconnected Smoke alarm
is required in each Bedroom,
outside bedrooms and in
each living area.



DUCTED SAMSUNG DUCTED AIR
CONDITIONING SYSTEM-17.5KW COOLING
/21.0KW HEATING - INCLUDES 1 WALL UNIT
AND 6 ZONES, ROUND OUTLETS

Speak to clients
OT for access
to site.

Electrical Technology company will require access to the site at wiring
stage to run cabling, separate to the wiring being done by CMA

Refer to notations for discrepancies, signed notations supersede plans. 3D Renderings are for illustration only & may not reflect floor plan, inclusions or colour selection. 3D & Elevations are to be used as a guide only, refer to colour selection for doors, windows, fixtures & electrical.

PROPOSED CUSTOM # STOREY DESIGN

FOR: Dylan Welch
AT: Fairfields, Mungah, 4511

REVISION DATE **REVISION DESCRIPTION**

A	20/07/19	PH1	CONCRETE
B	20/07/19	PH1	VARIATION A
C	20/07/19	PH1	VARIATION B
D	20/07/19	PH1	VARIATION C
E	20/07/19	PH1	VARIATION D

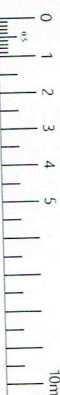
CURTAIN'S INITIALS **DATE** **2019**

SCALE 1:100 **ISSUE** 20/07/19

5.1 GF Electrical

By signing this document, I agree to the terms and conditions of the contract and the design of the project.

Signature: _____ Date: _____



WARN: 6.7 How to scale these plans

1. Print using 100% 'Custom' Scale (Do Not use Fit to page)
2. Use a ruler to confirm the scale at the bottom of the page is correct.

FLOOR COVERINGS APPROX. (m²)

Material	Name	Area
Floor - Carpet	BED 3	14.63
Floor - Carpet	BED 4	14.30
Floor - Carpet	MASTER BED	25.14
Floor - Carpet	MEDIA	19.90
Floor - Carpet	STUDY	10.18
	GRAND	84.15 m²
Floor - Tiles (External)	ALFRESCO PORCH	39.45
Floor - Tiles (External)		7.67
	FLOOR - Tiles (Ext)	47.12 m²
Floor - Tiles (Int)	BATH	7.50
Floor - Tiles (Int)	ENS 1	8.89
Floor - Tiles (Int)	ENS 2	9.07
Floor - Tiles (Int)	LAUNDRY	9.75
Floor - Tiles (Int)	LIVING	161.83
Floor - Tiles (Int)	WC	3.17
	FLOOR - Tiles (Int)	200.21 m²

BACK TO WALL TOILETS (3)
BLACK TRIM & SMART
WASTES (2) TO BED 2

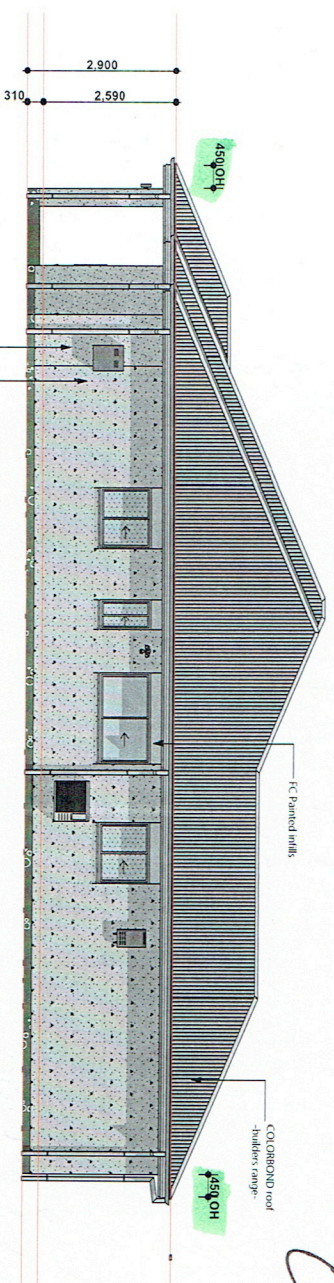
Allow Aaron 10 days
install on this job
in schedule
ensuite 1 to be
natural Lapaarto tile
now 3/12/20



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Contact: Gary & Wendy Hahn Phone: 07 2760010 At Home Pty. North Lakes, QLD 4609 P.O. Box 1188 9127 North Lakes, QLD 4609 Email: info@at-home.com.au Web: www.at-home.com.au		PROPOSED CUSTOM, # STOREY DESIGN FOR: Dylan Welch AT: LOT 37, Hudson Way Fairfield, Nimgl, 4511		REVISION DATE DRAWN DESCRIPTION F 26/09/19 PH COUNCIL D 11/09/19 PH VARIATION A C 11/09/19 PH CONTRACT V1-3(CB) B 18/07/19 PH PRELIMINARY 1-2 A 20/05/19 PH	CLIENT'S INITIALS: _____ BUILDER'S INITIALS: _____ DATE: 11/09/19 *Do not scale drawings - Refer any discrepancies to At Home Pty Ltd *By signing you agree to meet order dates & complete terms and conditions	SCALE: 1:100, 1:1 ISSUE: 26/09/2019 6.1 GF Coverings ©Homes by CMA Pty Ltd All rights reserved. No part of this drawing is to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Homes by CMA Pty Ltd.
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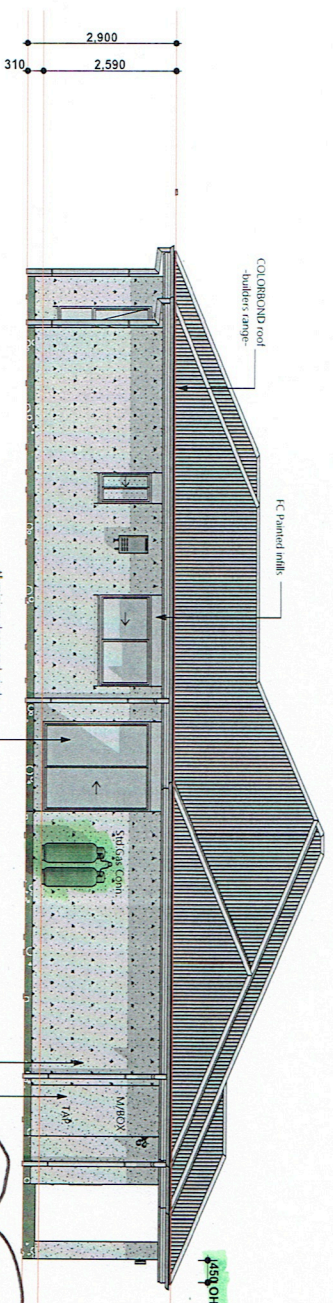




C ELEVATION

1:100

M (WM8) SLAB



D ELEVATION

1:100

Make sure plumber rough in is to suit 2x4 5kg LPG gas bottles

TIE DOWNS
N3 WIND

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PROPOSED CUSTOM # STOREY DESIGN

FOR: Dylan Welch
AT: LOT 37, Hudson Way
Fairfields, Ningi, 4511

REVISION	DATE	DRAWN	DESCRIPTION
F			
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D	11/09/19	PH	VARIATION A
C	18/07/19	PH	CONTRACT V1-3(CB)
B			
A	20/05/19	PH	PRELIMINARY 1-2

CLIENT'S INITIALS:

BUILDER'S INITIALS:

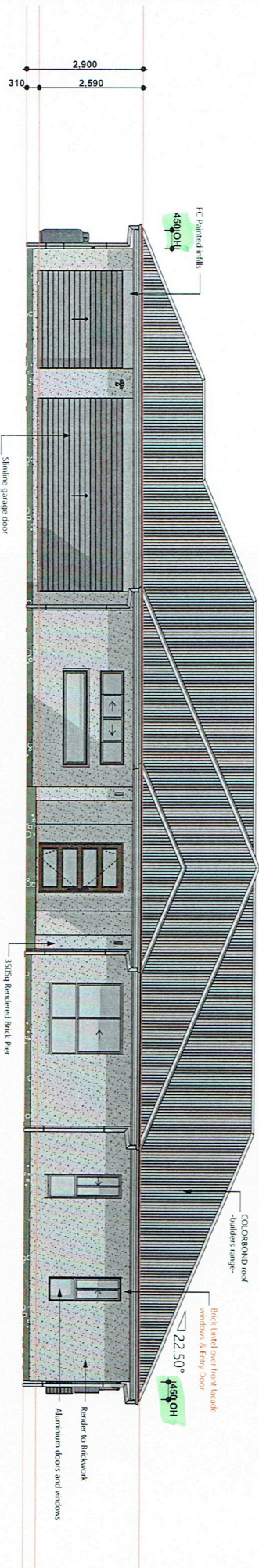
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7.2_ELEV (C-D)

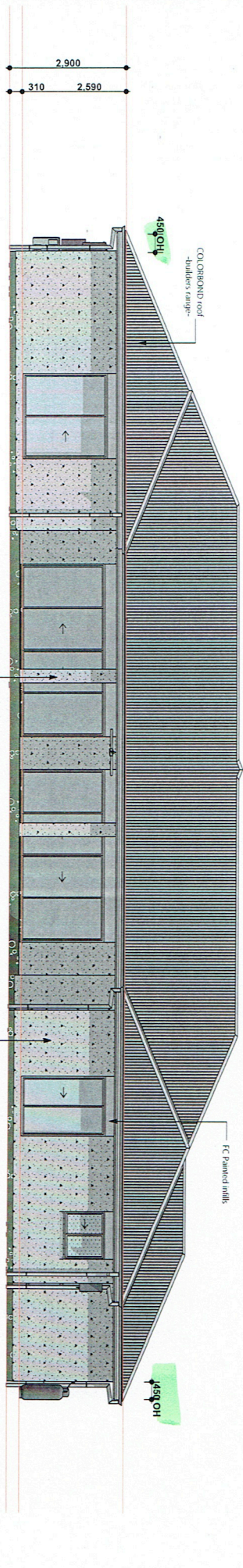
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A ELEVATION

1:100



B ELEVATION

1:100

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Client: CMA & Vince Walsh
Plan: 20/0000

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North Lakes, QLD, 4509
Ph: (07) 3386 3333
www.cma.com.au
QBSA Licence No: 1208350



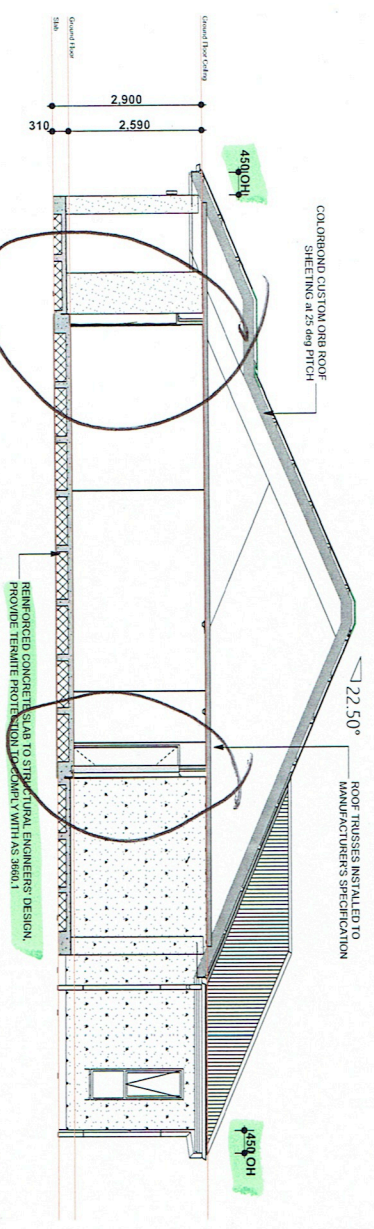
PROPOSED CUSTOM, # STOREY DESIGN
FOR: Dylan Welch
AT: LOT 37, Hudson Way
Fairfields, Ningi, 4511

REVISION	DATE	DRAWN	DESCRIPTION
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B			
A	20/05/19	PH	PRELIMINARY 1-2

CLIENT'S INITIALS:
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7.1_ELEV (A-B)
SCALE: 1:100
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M (WM8) SLAB N3 WIND STEEL FRAME



Check Structural walls
are clear of pods
in slab check

S1 SECTION 1:100

Contract Title & Project Name
CMA 37/19/19

41 Haines Pk,
North Lakes, QLD 4509
Ph: +61 (0)7 388 9322
Fax: +61 (0)7 388 9322
GSD Reference No: 10353105

**HOMES BY**
cma

PROPOSED CUSTOM, # STOREY DESIGN
FOR: Dylan Welch
AT: LOT 37, Hudson Way
Fairfields, Ningi, 4511

REVISION	DATE	DRAWN	DESCRIPTION
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A	20/05/19	PH	PRELIMINARY 1-2

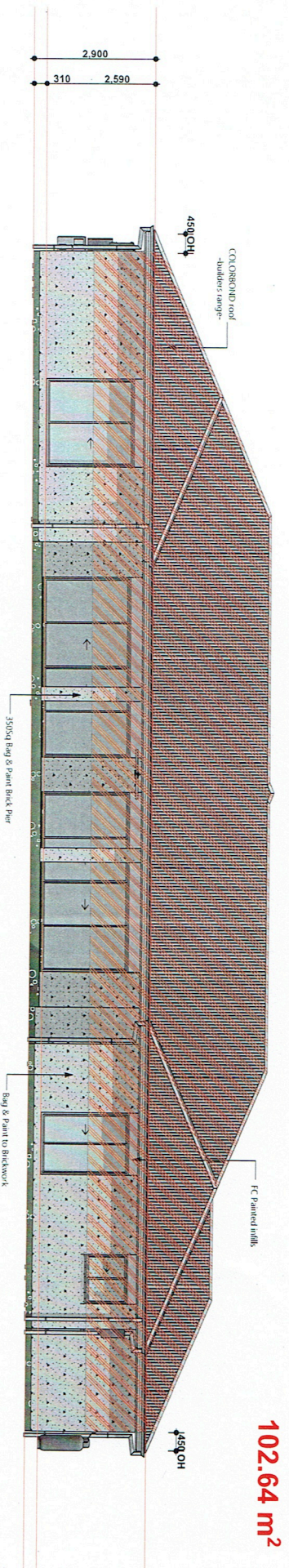
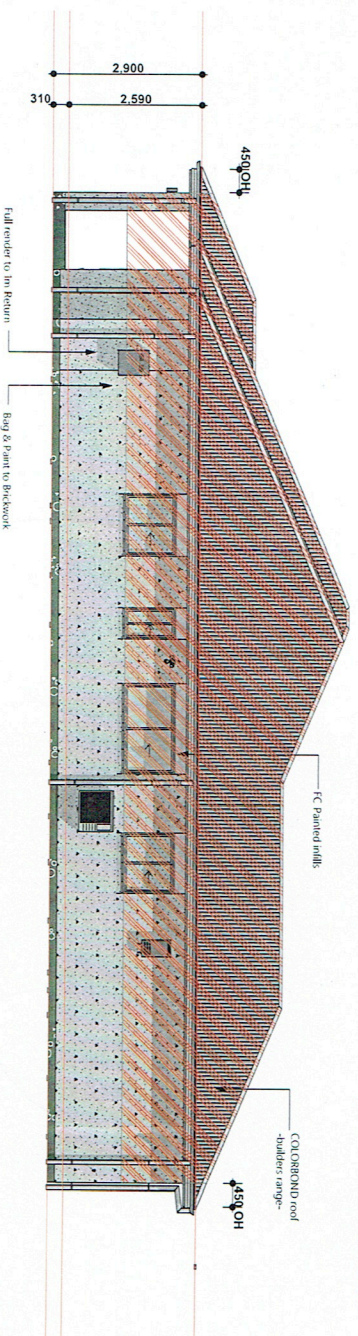
CLIENT'S INITIALS: _____
BUILDERS INITIALS: _____
DATE: ____/____/2019

SCALE: 1:100
8.1_Section A
ISSUE: 26/09/2019

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N3 WIND 2590 GF CEILING

59.04 m²



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Contact: Clare & Vince Nasti
PLAN: SP280010

41 Flinders Pde,
North Lakes, QLD, 4509
PH : (07) 3188 9322
www.HonestByCMA.com.au
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PROPOSED CUSTOM, # STOREY DESIGN

FOR: Dylan Welch
AT: LOT 37, Hudd

LOT 37, Hudson Way
Fairfields, Ningi, 4511

REVISION	DATE	DRAWN	DESCRIPTION
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9.1 GF Bracing

SCALE: 1:100, 1:1

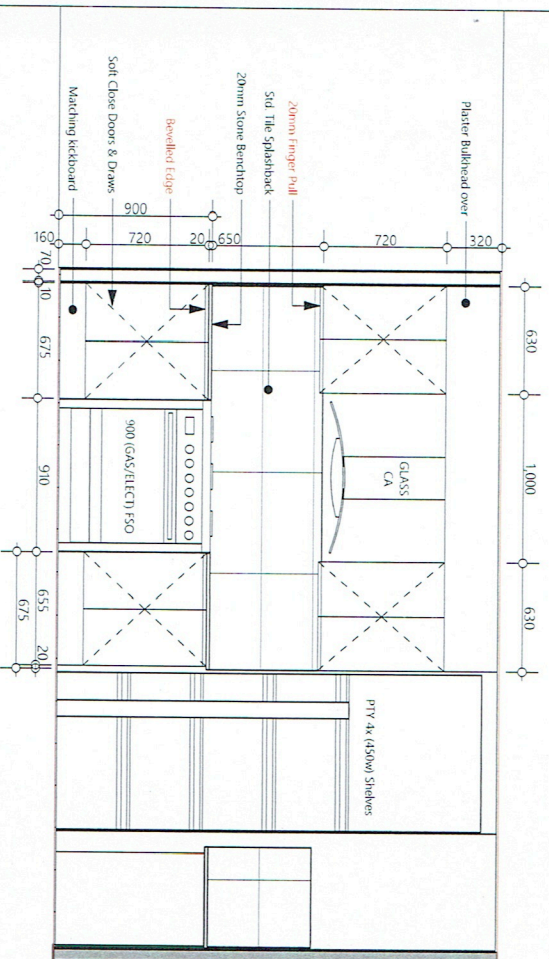
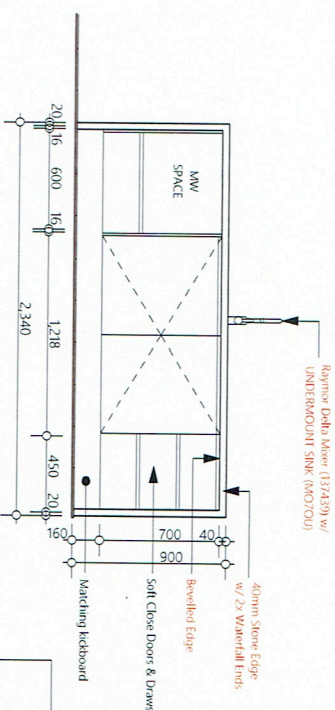
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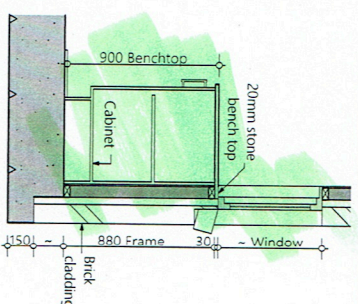
CUSTOM CAB & STONE COLOURS

Evolution Venette 'Black' Cabinetry to Kitchen

Key:	
RH	Slide out Rangehood
CA	Canopy Rangehood
UBO	Under Bench Oven
FSO	Freestanding Oven
WO	Wall Oven Tower
DRW	Std. Draws
CAB	Cabinet
POT	Pot Draws
OH	Over Head Cab
DW	Dishwasher
MW	Microwave
FR	Fridge

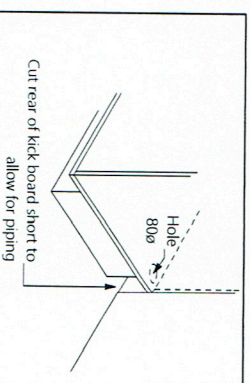
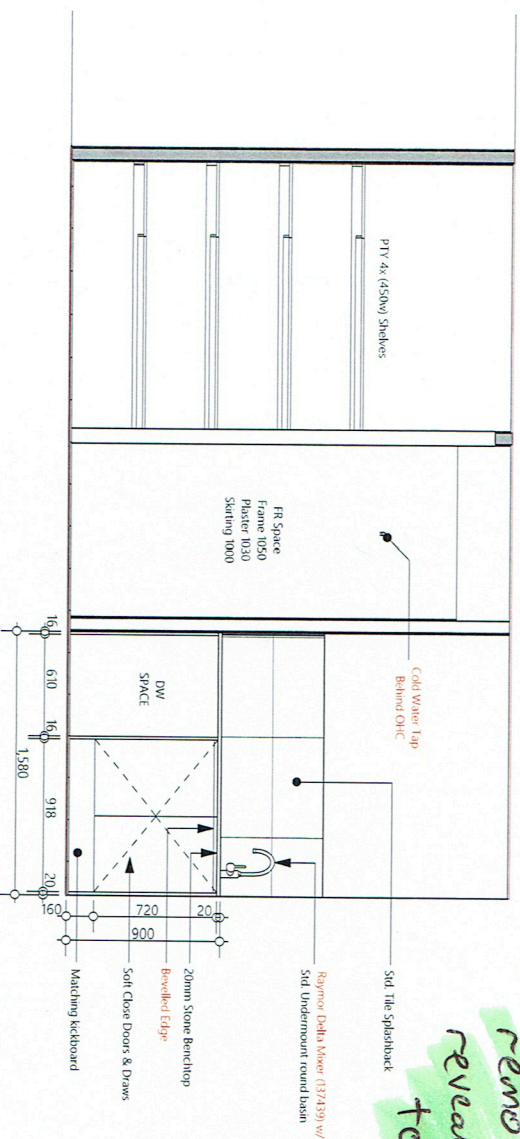


Carpeters to
removal of
reveal on window
to 910mm



Joinery Window Detail

1:30



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Contact: Clare & Vince Nasti
PLAN: SP280010

41 Barends Pde,
North Lakes, QLD, 4509
PH : (07) 3188 9322
www.HomesByCMA.com.au
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HOMES BY
CMAA

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E			
D	26/09/19	PH	COUNCIL
C	11/09/19	PH	VARIATION A
B	18/07/19	PH	CONTRACT VI-3(CB)
A	20/05/19	PH	PRELIMINARY 1-2

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BUILDER'S INITIALS:

DATE: / / 2019

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- By signing you agree to the Foster rules & consent to terms on their site

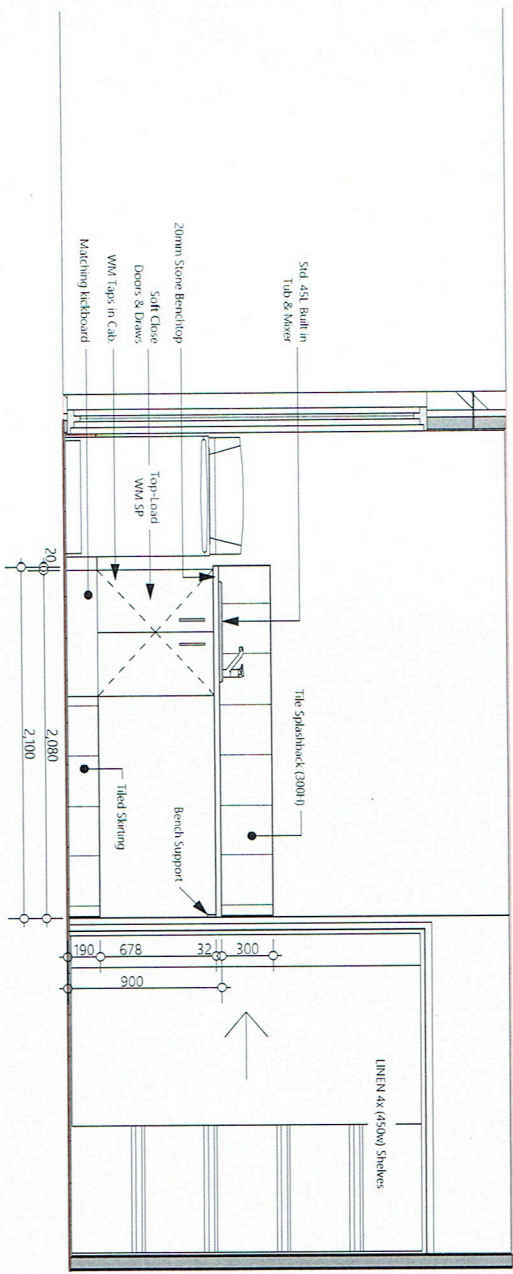
10.1 Kitchen

SCALE: 1:30

SCALE: 1:30	ISSUE: 26/09/2019
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Tile hatch is indicative of material only, tile set-out will be at tilers discretion



01 LDY 1:30

CUSTOM CAB & STONE COLOURS

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Contract: Cab & Stone Unit
Project: SP260819

Client: PH
Bentley, QLD 4609
PH: (08) 938 9122
Email: info@cmahomes.com.au
2024 License No: 120391505

HOMES BY

cmahomes

PROPOSED CUSTOM, # STOREY DESIGN

FOR: Dylan Welch
AT: LOT 37, Hudson Way
Fairfields, Ningi, 4511

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E			
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A	20/05/19	PH	PRELIMINARY 1-2

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DATE: _____ / _____ / 2019

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By signing you agree to the above terms & conditions on these plans

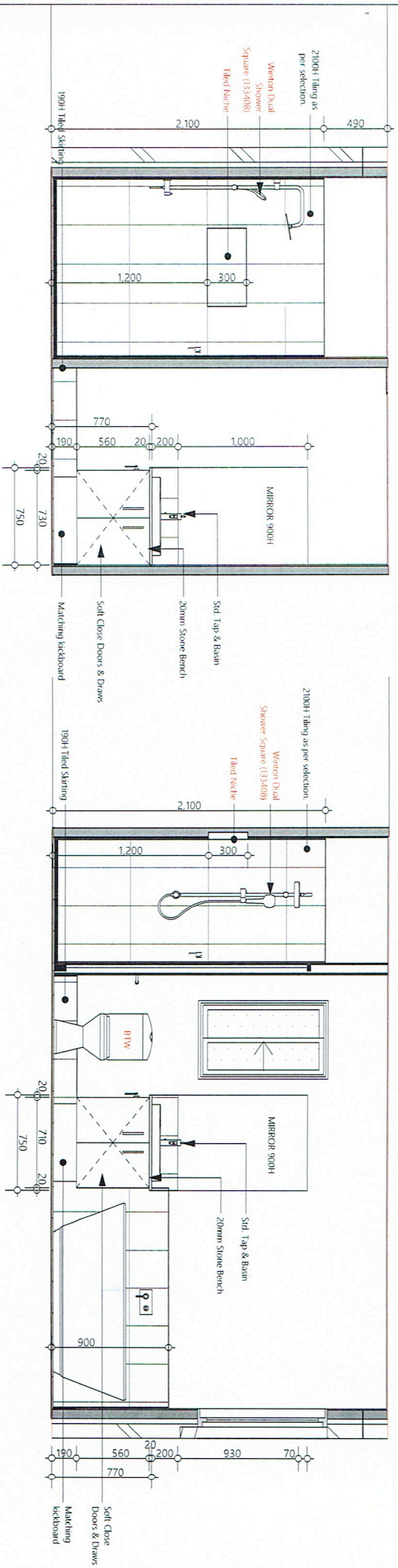
SCALE: 1:30

ISSUE: 26/09/2019

10.2_Laundry

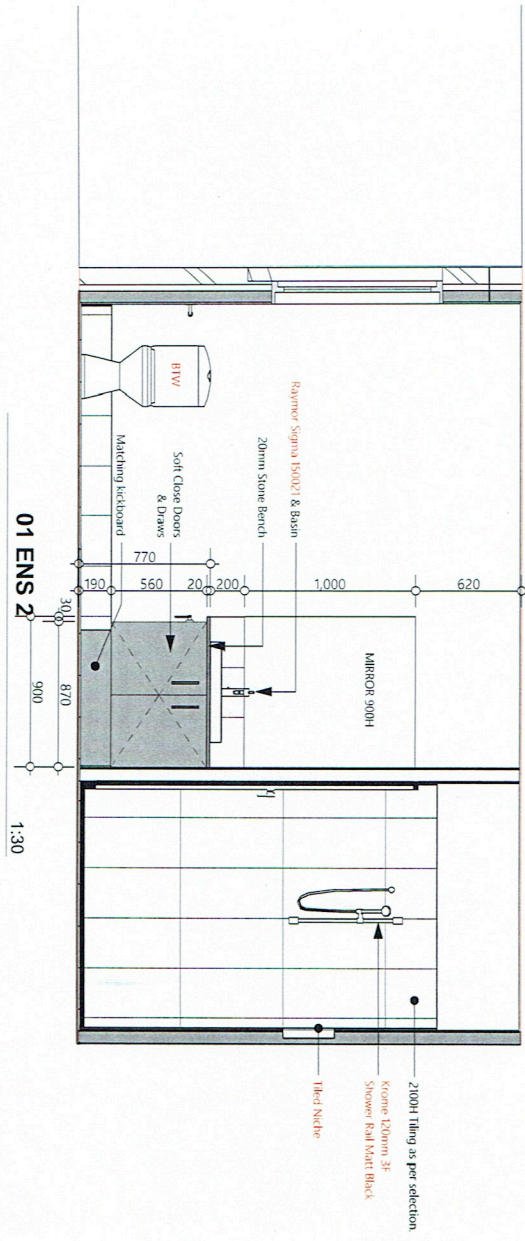
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Refer to colour selection for basin type Tile hatch is indicative of material only, tile set-out will be at tilers discretion



BACK TO WALL TOILETS (3) ALPHA BASINS CUSTOM CAB & STONE COLOURS

ENS 2 UPGRADES:
Matt Black Shower Niche
Trim, floor Waste &
Accessories
Matt Black Raymor Shower
Mixer 150025, Basin Mixer
150021 & Rail 17-7226MBK
Cab Handles Matt Black



Refer to inclusions for discrepancies, signed inclusions supersede plans. 3D Renderings are for illustration only & may not reflect floor plan, inclusions or colour selection. 3D & Elevations are to be used as a guide only, refer to colour selection for doors & windows, finishes & electrical

10.3_Wet Areas

Scale: 1:30

Issue: 26/09/2019

For: Dylan Welch
AT: LOT 37, Hudson Way
Fairfields, Nngi, 4511

PROPOSED CUSTOM, # STOREY DESIGN

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C	18/07/19	PH	CONTRACT V1-3(CB)
B			
A	20/05/19	PH	PRELIMINARY 1-2

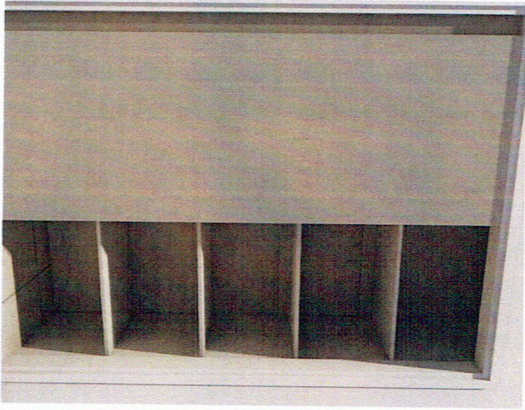
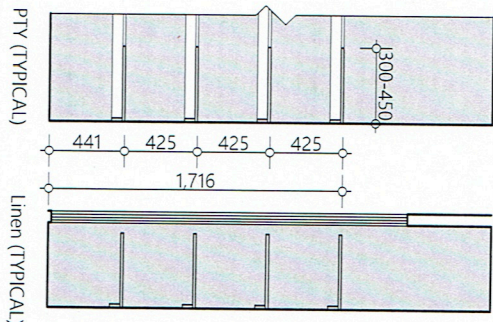
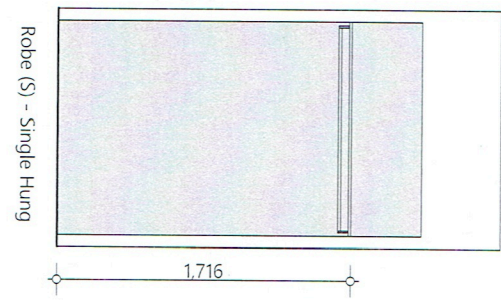
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DATE: _____ / _____ / 2019

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Typical Details Only

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Contact: CMA & Vince Natta
Phone: 08 9280 0000
Email: sales@cmahomes.com.au
Web: www.cmahomes.com.au
GPO Box 10000, Perth WA 6000

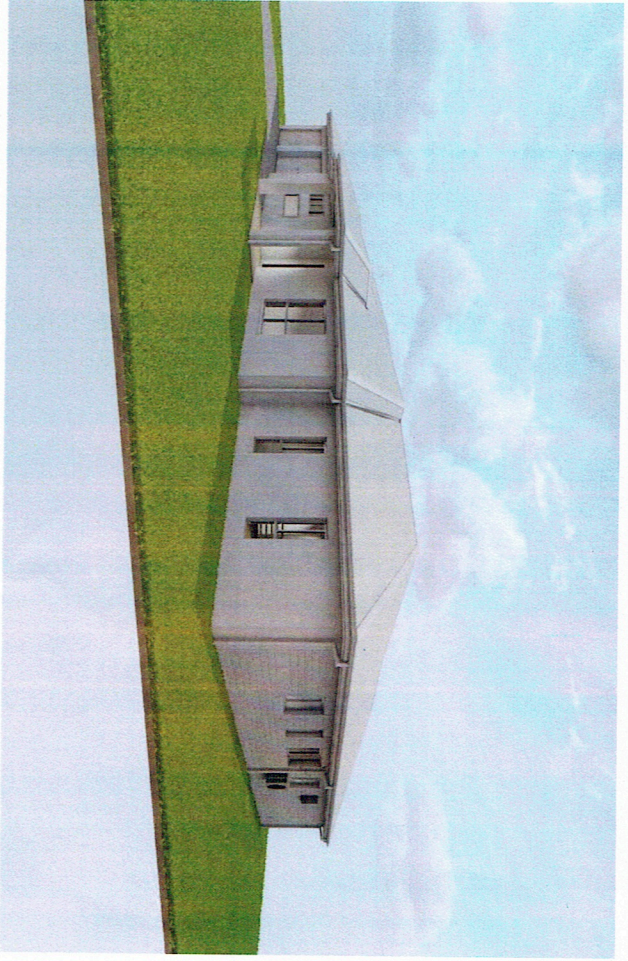
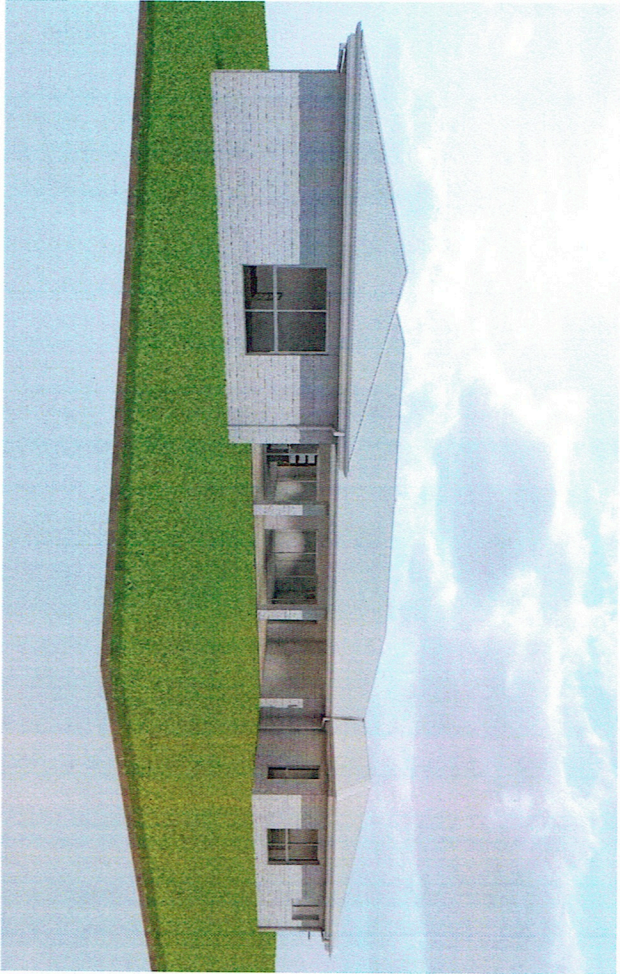


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FOR: Dylan Welch
AT: LOT 37, Hudson Way
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REVISION	DATE	DRAWN	DESCRIPTION
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C	18/07/19	PH	CONTRACT V1-(C/B)
B			
A	20/05/19	PH	PRELIMINARY 1-2

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DATE: 11/09/2019

10.4 Joinery Details
SCALE: 1:1, 1:30
ISSUE: 26/09/2019
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Contract: Client & Vendor Name
PLAN: 20200101
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North Lane, QLD 4509
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FOR: Dylan Welch
AT: LOT 37, Hudson Way
Fairfields, Ningi, 4511

REVISION	DATE	DRAWN	DESCRIPTION
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E	26/09/19	PH	COUNCIL
D	11/09/19	PH	VARIATION A
C	18/07/19	PH	CONTRACT VI-3(CB)
B			
A	20/05/19	PH	PRELIMINARY 1-2

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12.1 Colour Perspectives
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