

REAL PROPERTY DESCRIPTION

LOT NO: 54
RP/SP: SP317847
PARISH: MAROOCHY
COUNTY: CANNING
SITE AREA: 752 m²
LOCAL AUTHORITY: SUNSHINE COAST COUNCIL
CONTOURS: 0.25m
DATUM: AHDD (GPS 3DCO=0.016m)
SITE COVERAGE: 35.6%

SITE NOTES:

1. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT B.C.A INC. AMENDMENTS, ALSO ANY RELEVANT AUSTRALIAN STANDARDS.
2. DRIVEWAY, PATHS CLOTHESLINE & GULLY PITS ARE DIAGRAMMATIC ONLY. FOR SHAPE AND LOCATION REFER TO BUILDERS SPEC FOR DETAILS.
3. SITE EXCAVATION SHALL BE SUCH THAT A 1M WIDE BY 1:20 GRADE EXISTS AROUND THE PERIMETER OF THE BUILDING AS PER THE CURRENT B.C.A REQUIREMENTS.
4. ALL DRIVEWAYS & PATHS ARE TO BE CONSTRUCTED TO LOCAL AUTHORITY'S SATISFACTION AND RELEVANT BY-LAWS & AUSTRALIAN STANDARDS.
5. ALL GROUND LEVELS ARE APPROXIMATE ONLY.
6. BUILDER AND TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT AND ORDERING MATERIALS.

BEAMS / LINTELS:
BEAMS / LINTELS HAVE NOT BEEN DESIGNED TO TAKE GIRDER TRUSSES. IF BEAMS ARE REQUIRED TO TAKE GIRDER TRUSSES CONTACT AN ENGINEER FOR APPROPRIATE SIZES.

MAINS WATER PRESSURE:
IF MAINS WATER PRESSURE EXCEEDS OR MAY EXCEED 500KPA, A PRESSURE LIMITING DEVICE IS INSTALLED TO ENSURE THAT THE MAX OPERATING PRESSURE AT ANY OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500KPA.

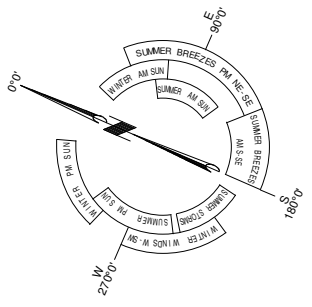
STRUCTURAL:
1. STRUCTURAL TIMBER:
ALL STRUCTURAL TIMBER TO BE STRESS GRADE F14 UNLESS OTHERWISE NOTED.
ALL FRAMING TO COMPLY WITH AS 1684.2
2. STEEL WORK:
ALL EXPOSED STEEL TO BE PRIMED AND PAINTED.
ALL WELDS TO BE 6.0MM CONTINUOUS FILLETS.

INTERNAL LININGS:
1. 10MM PLASTERBOARD.
2. 6MM VILLABOARD TO WET AREAS.

IF IN DOUBT ASK!

SURVEY SYMBOL LEGEND

○ LP	LIGHT POLE	— FENCE
○ OP	ORIGINAL PEG	— ROCK RETAINING WALL
— TBM	TEMPORARY BENCH MARK	— TIMBER RETAINING WALL
○ PP	POWER POLE	— STORM WATER PIPE
—	FIRE HYDRANT	— GAS SUPPLY
—	AIR VALVE	— BARRIER KERB LINE
—	SEWER MANHOLE	— SURVEY CONTROL MARK
—	ROOFWATER PIT	— STORMWATER MANHOLE
—	POWER BOX	— PERMANENT SURVEY MARK
—	TELSTRA PIT	— GULLY GRATE
—	CROSS-OVER	— WATER TAP/WATERVALVE
—	HEADWALL	— SIGN (AS SHOWN)
—	SEWER LINE	— STORMWATER LINE
—	Top of Bank	—
—	Bottom of Bank	— ELECTRIC POWER LINE



NOTE: BRADFORD SOLAR PV SYSTEM AS PER BUILDERS SPECIFICATION

SITING VARIATION REQUIRED FROM COUNCIL FOR ENCROACHMENT WITHIN MINIMUM BOUNDARY SETBACK

VINE FOREST CRESCENT

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G.J. Gardner. **HOMES**
SUNSHINE COAST SOUTH

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BEACH STREETSCAPE
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KJD DWG No. 20-182
EMAIL: info@thebuildingdesigner.com

CLIENT: PAUL VIOLI & SONYA RODWELL
DRAWING TITLE: SITE PLAN
1 : 200

PROJECT: PROPOSED RESIDENCE
LOT 54
VINE FOREST CRESCENT
PALMWOODS

PAGES: SHEET SIZE:
1 OF 12 A3
GJG JOB No. 2711106
DRAWN: K.J.
DATE: 25.08.2021

FLOOR AREAS:	
LIVING	203.9 m ²
GARAGE	37.5 m ²
ALFRESCO	22.4 m ²
PORCH	3.8 m ²
Grand total	267.6 m ²

REV:	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	16.11.20
B	MINOR REVISIONS	30.04.21
C	WORKING DRAWINGS	06.07.21
D	MINOR REVISIONS	08.07.21
E	MINOR REVISIONS	23.07.21
F	MINOR REVISIONS	20.08.21
G	DRIVEWAY ALTERED	25.08.21

GENERAL NOTES:

1. INTERNAL TIMBER FRAMED PARTITIONS ARE TO BE FIXED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. ALL DOORS, ELECTRICAL APPLIANCES, AND PLUMBING SYMBOLS ARE DIAGRAMMATICAL ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
3. DOWNPIPES SIZE AND INSTALLATION IS TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING & DRAINAGE CODE AS3500 AND OTHER RELEVANT AUSTRALIAN STANDARDS.
4. CARPENTER TO ENSURE TIE-DOWN AND SUPPORT STUDS TO GIRDER TRUSS LOCATIONS ARE AS REQ. BY TRUSS MANUFACTURER.
5. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT B.C.A INC. AMENDMENTS, ALSO ANY RELEVANT AUSTRALIAN STANDARDS.
6. (SD) INDICATES SMOKE DETECTORS. (INSTALL TO AUSTRALIAN STANDARDS)

WET AREAS:

ALL WET AREAS ARE TO BE IN ACCORDANCE WITH THE AUSTRALIAN DOMESTIC CONSTRUCTION MANUAL AND THE CURRENT B.C.A REQUIREMENTS.

TOILET DOORS:

TOILET DOORS ARE TO BE PROVIDED WITH LIFT OFF HINGES, TO ALL RELEVANT B.C.A REQUIREMENTS.

INTERNAL LININGS:

1. 10MM PLASTERBOARD.
2. 6MM VILLABOARD TO WET AREAS.

TERMITE PROTECTION:

TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1 (2000). A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT LOCATION, EG. METER BOX INDICATING:
(A) THE METHOD OR PROTECTION, AND
(B) THE DATE OF INSTALLATION OF THE SYSTEM, AND
(C) WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL, AND
(D) THE INSTALLERS OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE & FREQ. OF FUTURE INSPECTIONS FOR THE TERMITE ACTIVITY.

NOTE:
ALL CEILING HEIGHT LABELS, DOOR OPENINGS, CUT OUTS AND SQ.SET OPENINGS ARE MEASURED TO THE UNDERSIDE OF ROOF TRUSSES, FLOOR JOISTS AND RELEVANT MEMBERS.

NOTE:
BUILDER TO PROVIDE WAFFLE POD SLAB AND FOOTINGS FOR SOIL TYPE 'M'. EXACT SOIL CLASSIFICATION TO BE CONFIRMED BY SOIL TEST.

NOTE:
BUILDER TO PROVIDE R2.5 INSULATION TO ALL INTERNAL CEILINGS INCLUDING GARAGE AS PER BUILDERS SPEC.

NOTE:
BUILDER TO PROVIDE KEY LOCKS TO ALL OPENING WINDOWS & SLIDING/STACKING GLASS DOORS AS PER BUILDERS SPECIFICATIONS.

NOTE:
BUILDER TO PROVIDE INSECT SCREENS TO ALL OPENING WINDOWS & SLIDING/STACKING GLASS DOORS AS PER BUILDERS SPECIFICATIONS.



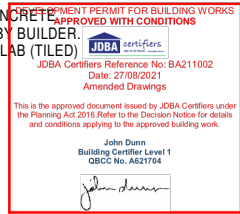
I/WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

**THIS SITE IS AFFECTED BY THE COUNCIL
BUSHFIRE OVERLAY MAP AND BUILDING
NEEDS TO BE CONSTRUCTED IN ACCORDANCE
WITH BAL RATING NOTED ABOVE**



OWNER SIGNED: DATE:

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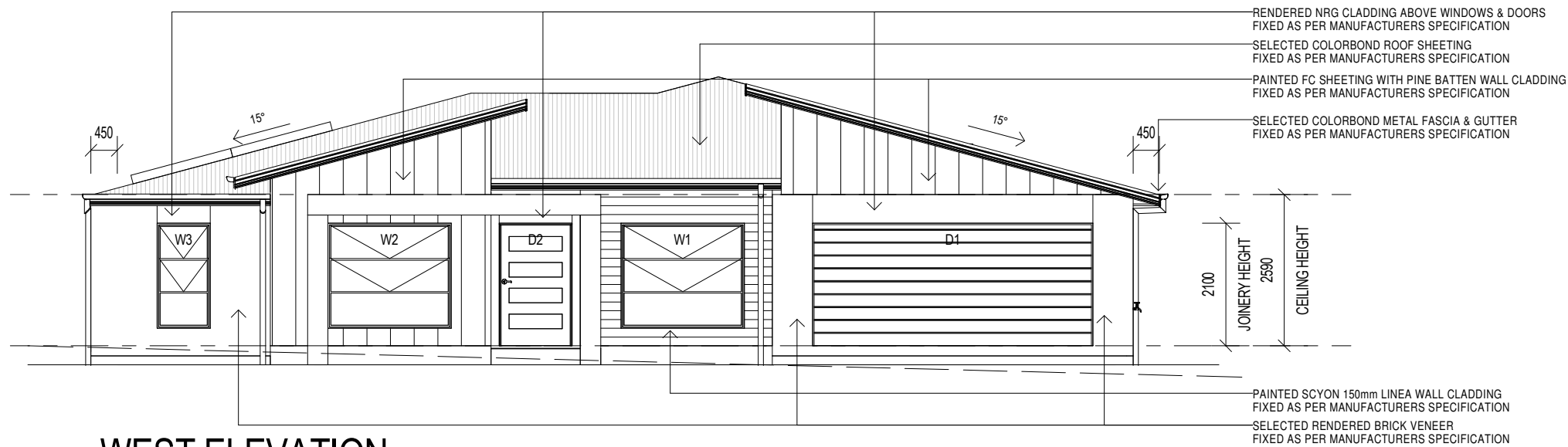
T. BUILDER SIGNED: DATE:

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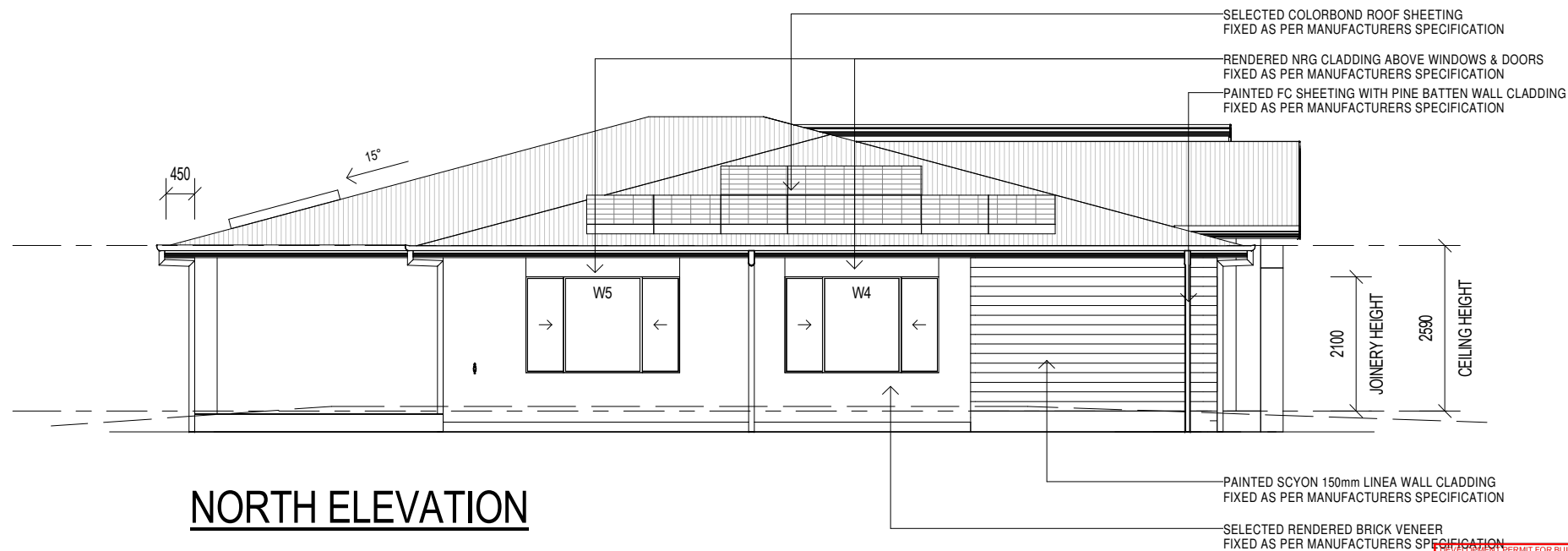
Minyama Central
15 Nicklin Way Minyama, QLD
FAX: (07) 5478 0144

BAL - 12.5

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WEST ELEVATION



NORTH ELEVATION



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QLD 4573
KJD DWG No. 20-182
EMAIL: info@thebuildingdesigner.com

CLIENT: **PAUL VIOLI & SONYA RODWELL**

DRAWING TITLE: **ELEVATIONS 1**

1 : 100

PROJECT: PROPOSED RESIDENCE
LOT 54
VINE FOREST CRESCENT
PALMWOODS

PAGES: SHEET SIZE:
3 OF 12 **A3**

GJG JOB No. 271106

DRAWN:
KJ

DATE: 25.08.2021

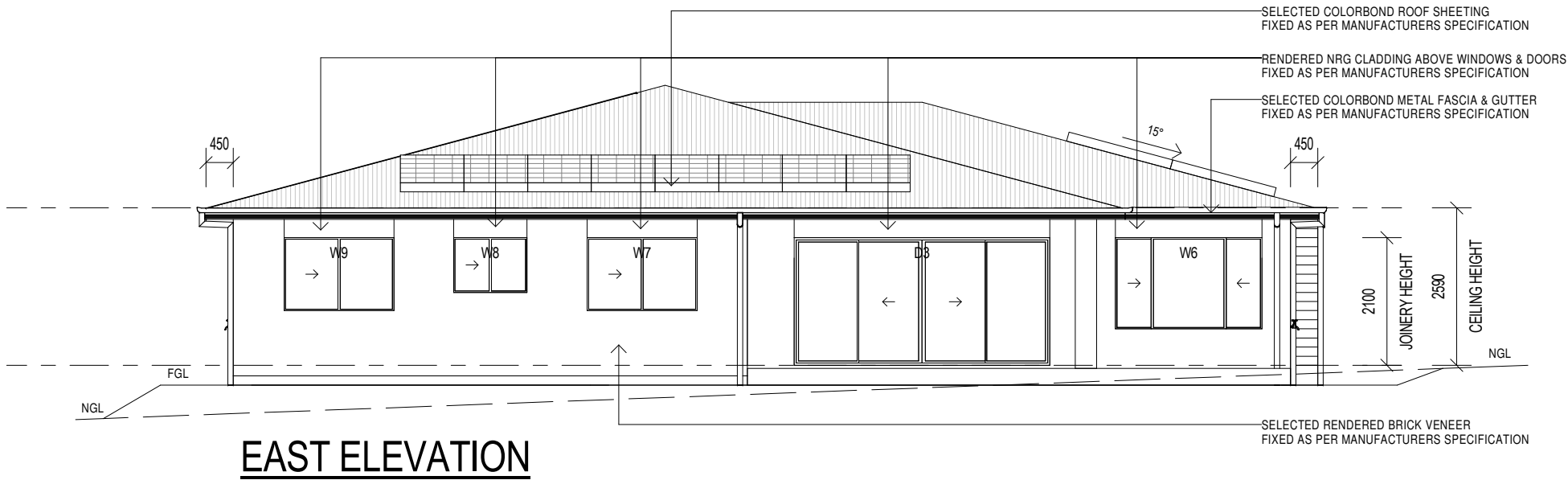
FLOOR AREAS:

LIVING	203.9 m ²
GARAGE	37.5 m ²
ALFRESCO	22.4 m ²
PORCH	3.8 m ²
Grand total	267.6 m ²

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G	DRIVEWAY ALTERED	25.08.21

BAL - 12.5

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BUSHFIRE OVERLAY MAP AND BUILDING
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I/WE HAVE CHECKED THE PLANS AND AGREE THAT
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OWNER SIGNED: DATE:

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BUILDER SIGNED: DATE:

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BEACH STREETSCAPE

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CLIENT: **PAUL VIOLI & SONYA RODWELL**

DRAWING TITLE: **ELEVATIONS 2**

1 : 100

PROJECT: **PROPOSED RESIDENCE**

LOT 54

VINE FOREST CRESCENT

PALMWOODS

PAGES: **4** OF **12** **A3**

GJG JOB No. 271106

DRAWN: **KJ**

DATE: **25.08.2021**

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CONCRETE NOTES:

1. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT B.C.A INC. AMENDMENTS, ALSO ANY RELEVANT AUSTRALIAN STANDARDS.
2. FALL ALL EXTERNAL SLABS TO OUTSIDE EDGES AS PER B.C.A. REQUIREMENTS.
3. BUILDER AND TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT AND ORDERING OF MATERIALS.
4. CONCRETE SLABS AND FOOTINGS AS PER ENGINEERS DESIGN.

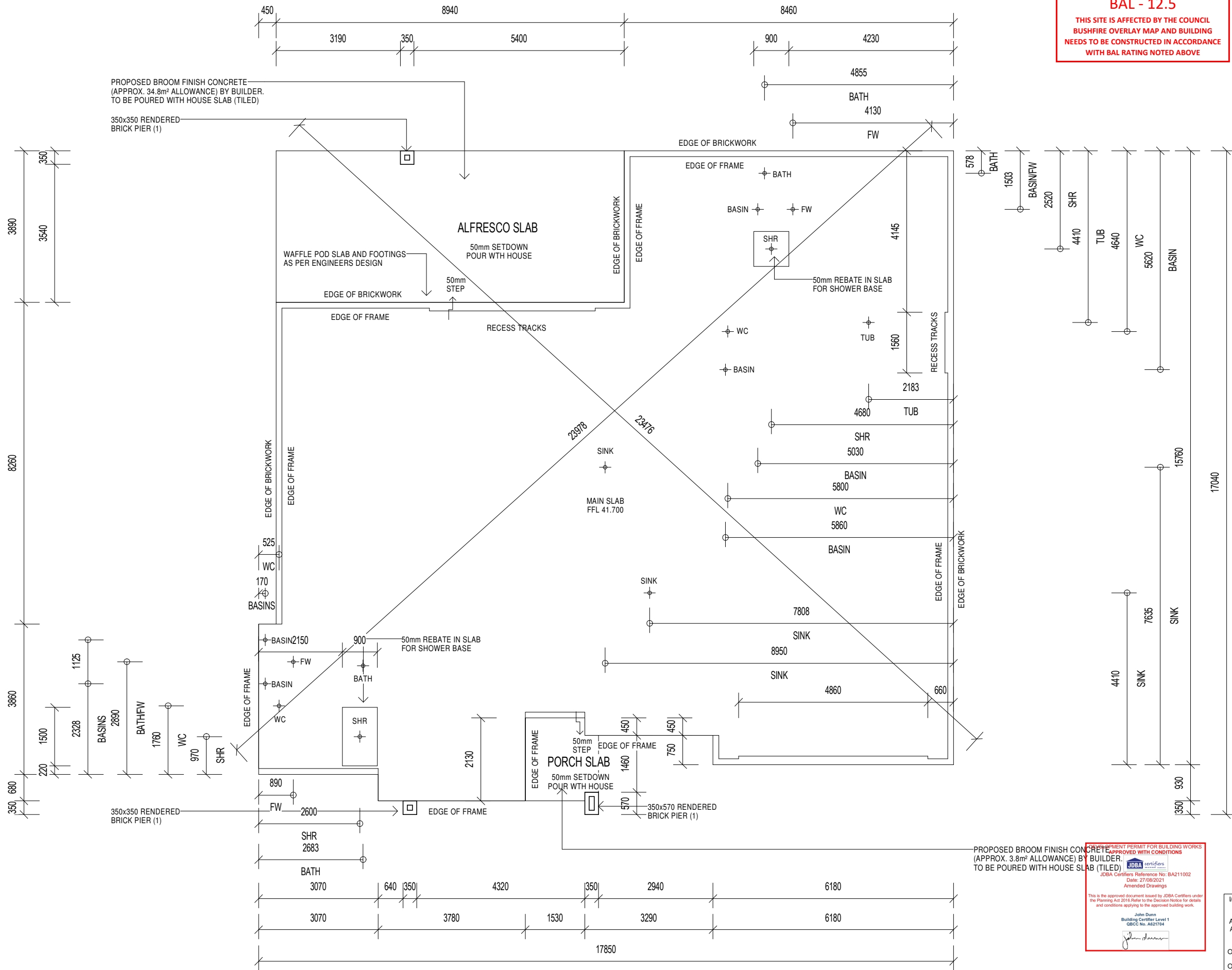
A) 0.2 WATERPROOF MEMBRANE, 200 MM. LAP AT ALL JOINTS

B) GRANULAR FILL AS REQUIRED

C) COMPACT FILL WHITE ANT PROOFING AS NOMINATED BY THE OWNER.

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TERMITE PROTECTION: TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1 (2000). A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT LOCATION, EG. METER BOX INDICATING: (A) THE METHOD OR PROTECTION, AND (B) THE DATE OF INSTALLATION OF THE SYSTEM, AND (C) WHERE A CHEMICAL BARRIER IS USED, IT'S LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL, AND (D) THE INSTALLERS OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE & FREQ. OF FUTURE INSPECTIONS FOR THE TERMITE ACTIVITY. NOTE: BUILDER TO PROVIDE WAFFLE POD SLAB AND FOOTINGS FOR SOIL TYPE 'M'. EXACT SOIL CLASSIFICATION TO BE CONFIRMED BY SOIL TEST.	
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NOTE:
BUILDER TO PROVIDE WAFFLE POD SLAB
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EXACT SOIL CLASSIFICATION TO BE
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EMAIL: info@thebuildingdesigner.com.au

1 : 100

LOT 54
VINE FOREST CRESCENT
PALMWOODS

DATE: 25.08.2021

LIVING	203.9 m ²
GARAGE	37.5 m ²
ALFRESCO	22.4 m ²
PORCH	3.8 m ²
Grand total	267.6 m ²

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ELECTRICAL NOTES:

1. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT B.C.A INC. AMENDMENTS, ALSO ANY RELEVANT AUSTRALIAN STANDARDS.
2. ALL WET AREAS ARE TO BE IN ACCORDANCE WITH THE AUSTRALIAN DOMESTIC CONSTRUCTION MANUAL AND THE CURRENT B.C.A REQUIREMENTS.

ELECTRICAL OUTLET
LOCATIONS IN WET AREAS:
FINAL LOCATION OF POWER OUTLETS IN WET AREAS MAY NEED TO BE ADJUSTED ON SITE BY THE ELECTRICIAN TO COMPLY WITH RELEVANT WIRING AND B.C.A REGULATIONS.

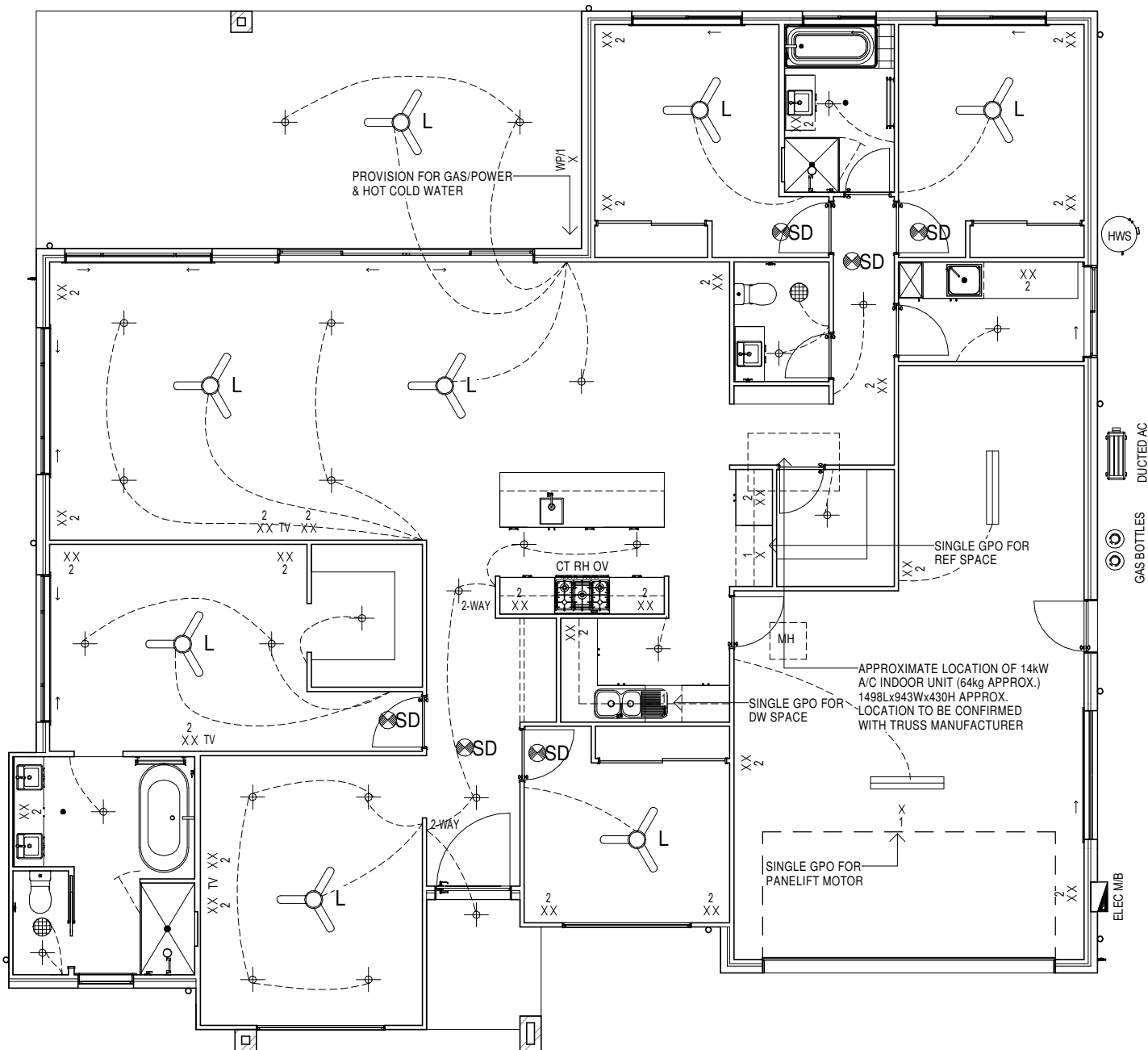
ENERGY EFFICIENT LIGHTING:
FLUORESCENT LIGHTS OR COMPACT FLUORESCENT LIGHTS (CFLS) ARE USED IN AT LEAST 80% OF THE TOTAL AMOUNT OF LIGHT FITTINGS. TOTAL AREA IS TO INCLUDE THE FLOOR AREAS OF THE GARAGE, IF IT IS WITHIN THE CLASS 1 BUILDING.

SUGGESTED MIN REQUIREMENTS:
PROVIDE ENERGY EFFICIENT LIGHTING AS MAIN LIGHTING TO THE GARAGE, BEDROOMS & WET AREAS.

ELECTRICAL OUTLET
LOCATIONS IN WET AREAS:
FINAL LOCATION OF POWER OUTLETS IN WET
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BUSHFIRE OVERLAY MAP AND BUILDING
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WITH BAL RATING NOTED ABOVE**

LIGHTING *EEF (DENOTES ENERGY EFFICIENT LIGHT FITTINGS)			
SYMBOL	DESCRIPTION	SPEC.	EXTRA
	CEILING LIGHT *EEF	-	-
	DOWN LIGHT *EEF	27	-
	WALL LIGHT *EEF (APPROX. HT)	-	-
	PENDANT/TRACK LIGHT *EEF	-	-
	IXL TASTIC (OR SIMILAR)	-	-
	BATTEN FLUORO *EEF	2	-
	ROUND FLUORO *EEF	-	-
	SENSOR FLOOD/SPOT LIGHT *EEF	-	-
TOTAL LIGHT POINTS		-	-
POWER			
SYMBOL	DESCRIPTION	SPEC.	EXTRA
	QUAD POWER POINT	-	-
	SINGLE POWER POINT (GARAGE DOOR & FRIDGE)	2	-
	DOUBLE POWER POINT	27	-
	DOUBLE W/PROOF POWER POINT	-	-
	SINGLE W/PROOF POWER POINT	1	-
	TELEVISION POINT	3	-
	PHONE POINT	1	-
	T.V. ANTENNA & BOOSTER (INC. SGPO IN ROOF SPACE)	-	-
	DISHWASHER POINT	1	-
	RANGEHOOD POINT	-	-
	MICROWAVE POINT	1	-
	OVEN POINT	1	-
	COOKTOP ISOLATION SWITCH	1	-
MISCELLANEOUS			
SYMBOL	DESCRIPTION	SPEC.	EXTRA
	EXHAUST FAN	2	-
	CEILING FAN (AS PER BUILDERS SPEC.)	-	-
	CEILING FAN & LIGHT (AS PER BUILDERS SPEC.)	8	-
	METER BOX	1	-
	NBN LEAD IN & DRAW WIRE	-	-
	NBN COMPLETE (REFER SPEC.)	-	-
	HOT WATER SYSTEM	1	-
	SMOKE DETECTORS	6	-
	DIMMER SWITCH	-	-
	TWO WAY SWITCH	1	-
	A/C CONDENSOR ISO SWITCH	1	-

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PROJECT: PROPOSED RESIDENCE

LOT 54

VINE FOREST CRESCENT

PALMWOODS

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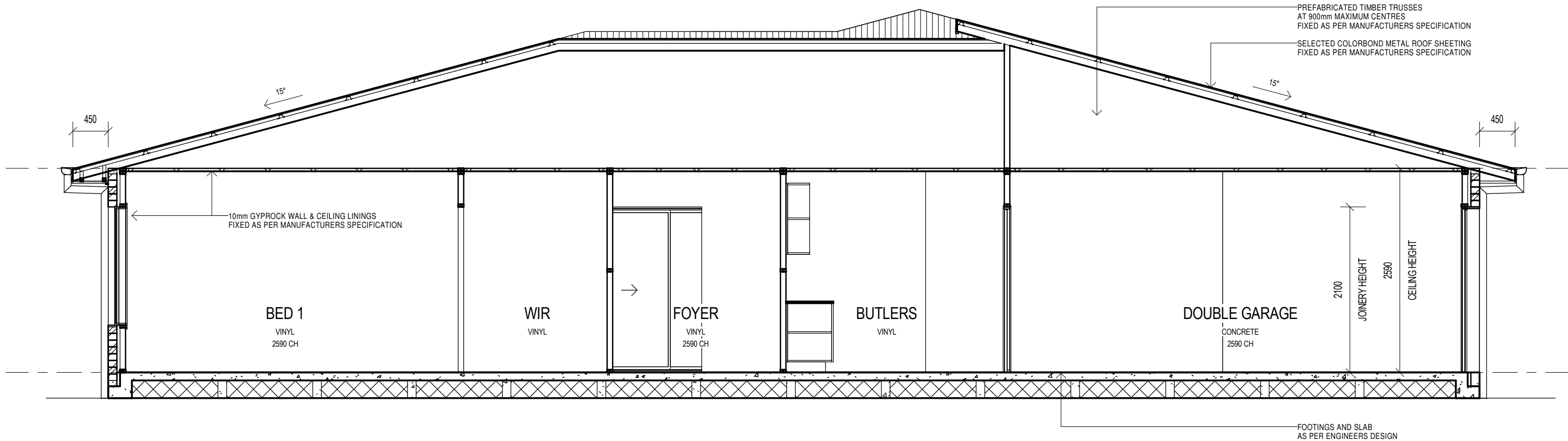
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BAL - 12.5

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OWNER SIGNED: DATE:

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BUILDER SIGNED: DATE:

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G.J. Gardner. **HOMES**
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BEACH STREETSCAPE
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CLIENT: **PAUL VIOLI & SONYA RODWELL**

DRAWING TITLE: **SECTION A-A**

1 : 50

PROJECT: PROPOSED RESIDENCE
LOT 54
VINE FOREST CRESCENT
PALMWOODS

PAGES: SHEET SIZE:
7 OF 12 **A3**

GJG JOB No. 271106

DRAWN: KJ

DATE: 25.08.2021

FLOOR AREAS:

LIVING	203.9 m ²
GARAGE	37.5 m ²
ALFRESCO	22.4 m ²
PORCH	3.8 m ²
Grand total	267.6 m ²

REV:	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	16.11.20
B	MINOR REVISIONS	30.04.21
C	WORKING DRAWINGS	06.07.21
D	MINOR REVISIONS	08.07.21
E	MINOR REVISIONS	23.07.21
F	MINOR REVISIONS	20.08.21
G	DRIVEWAY ALTERED	25.08.21

GENERAL NOTES:

1. INTERNAL TIMBER FRAMED PARTITIONS ARE TO BE FIXED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. ALL DOORS, ELECTRICAL APPLIANCES, AND PLUMBING SYMBOLS ARE DIAGRAMMATICAL ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
3. DOWNPIPES SIZE AND INSTALLATION IS TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING & DRAINAGE CODE AS3500 AND OTHER RELEVANT AUSTRALIAN STANDARDS.
4. CARPENTER TO ENSURE TIE-DOWN AND SUPPORT STUDS TO GIRDER TRUSS LOCATIONS ARE AS REQ. BY TRUSS MANUFACTURER.
5. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT B.C.A INC. AMENDMENTS, ALSO ANY RELEVANT AUSTRALIAN STANDARDS.
6. (SD) INDICATES SMOKE DETECTORS. (INSTALL TO AUSTRALIAN STANDARDS)

WET AREAS:

ALL WET AREAS ARE TO BE IN ACCORDANCE WITH THE AUSTRALIAN DOMESTIC CONSTRUCTION MANUAL AND THE CURRENT B.C.A REQUIREMENTS.

TOILET DOORS:

TOILET DOORS ARE TO BE PROVIDED WITH LIFT OFF HINGES, TO ALL RELEVANT B.C.A REQUIREMENTS.

INTERNAL LININGS:

1. 10MM PLASTERBOARD.
2. 6MM VILLABOARD TO WET AREAS.

TERMITE PROTECTION:

TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1 (2000). A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT LOCATION, EG. METER BOX INDICATING:
(A) THE METHOD OR PROTECTION, AND
(B) THE DATE OF INSTALLATION OF THE SYSTEM, AND
(C) WHERE A CHEMICAL BARRIER IS USED, IT'S LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL, AND
(D) THE INSTALLERS OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE & FREQ. OF FUTURE INSPECTIONS FOR THE TERMITE ACTIVITY.

NOTE:

ALL CEILING HEIGHT LABELS, DOOR OPENINGS, CUT OUTS AND SQ.SET OPENINGS ARE MEASURED TO THE UNDERSIDE OF ROOF TRUSSES, FLOOR JOISTS AND RELEVANT MEMBERS.

NOTE:

BUILDER TO PROVIDE WAFFLE POD SLAB AND FOOTINGS FOR SOIL TYPE 'M'. EXACT SOIL CLASSIFICATION TO BE CONFIRMED BY SOIL TEST.

NOTE:

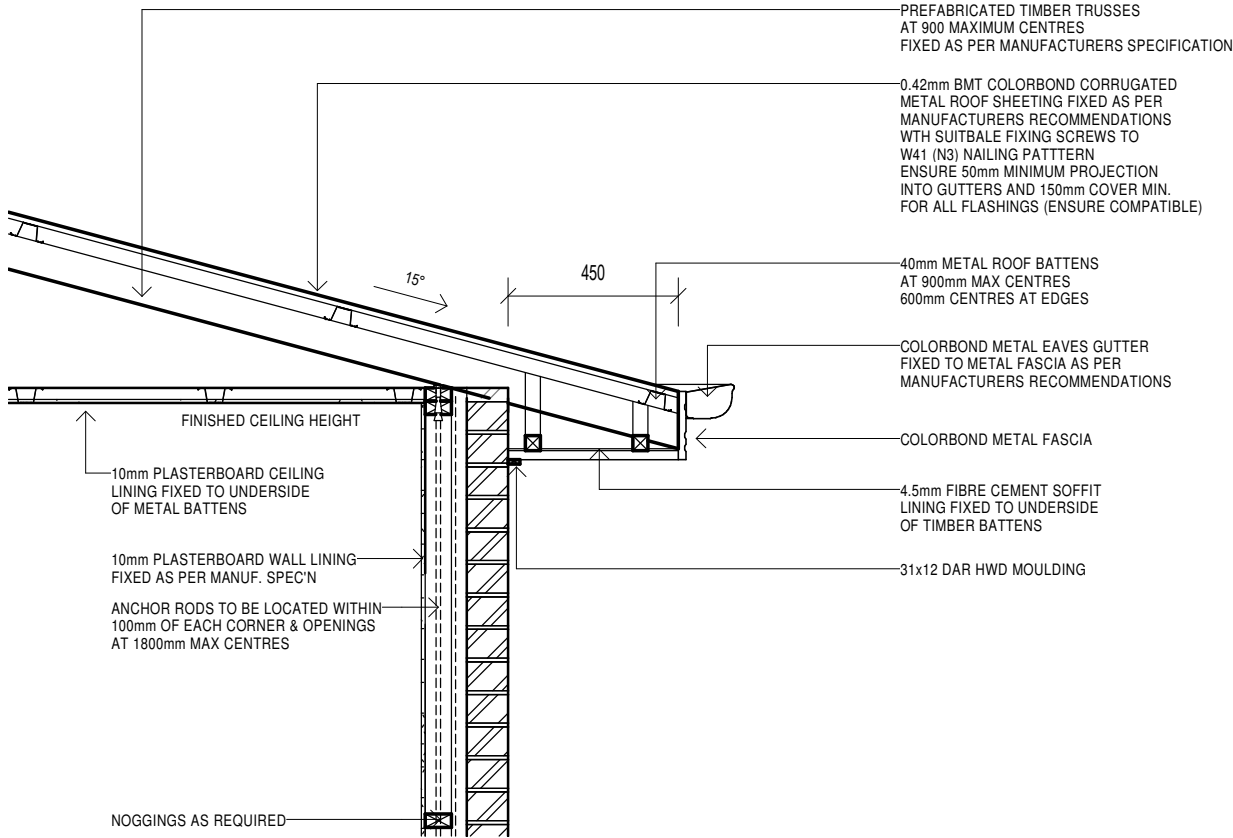
BUILDER TO PROVIDE R2.5 INSULATION TO ALL INTERNAL CEILINGS INCLUDING GARAGE AS PER BUILDERS SPEC.

NOTE:

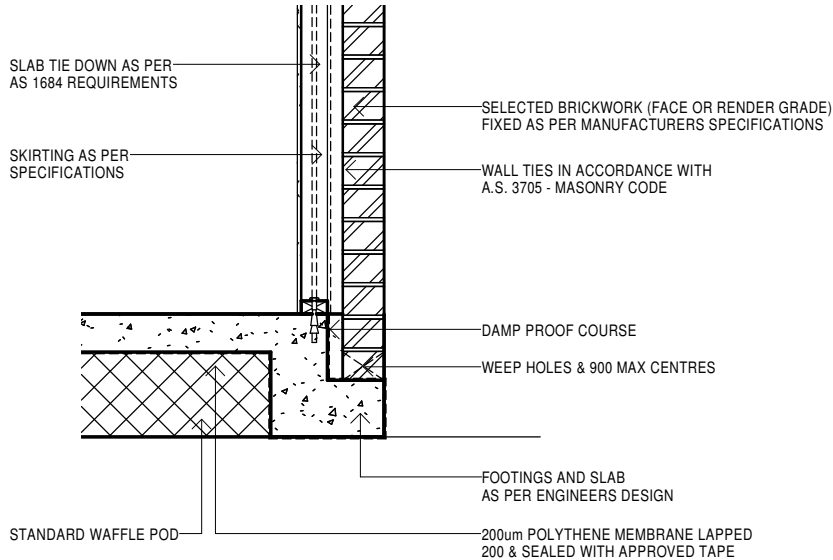
BUILDER TO PROVIDE KEY LOCKS TO ALL OPENING WINDOWS & SLIDING/STACKING GLASS DOORS AS PER BUILDERS SPECIFICATIONS.

NOTE:

BUILDER TO PROVIDE INSECT SCREENS TO ALL OPENING WINDOWS & SLIDING/STACKING GLASS DOORS AS PER BUILDERS SPECIFICATIONS.



ROOF DETAIL - R1



FLOOR DETAIL - F1

BAL - 12.5

THIS SITE IS AFFECTED BY THE COUNCIL BUSHFIRE OVERLAY MAP AND BUILDING NEEDS TO BE CONSTRUCTED IN ACCORDANCE WITH BAL RATING NOTED ABOVE

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KJD DWG No. 20-182

EMAIL: info@thebuildingdesigner.com

CLIENT:

PAUL VIOLI & SONYA RODWELL

DRAWING TITLE:

DETAILS

1 : 20

PROJECT:

PROPOSED RESIDENCE

LOT 54

VINE FOREST CRESCENT

PALMWOODS

PAGES: SHEET SIZE:

8 OF 12 A3

GJG JOB No. 271106

DRAWN:

K.J

DATE: 25.08.2021

FLOOR AREAS:

LIVING	203.9 m²
GARAGE	37.5 m²
ALFRESCO	22.4 m²
PORCH	3.8 m²
Grand total	267.6 m²

REV:

DETAILS:

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G	DRIVEWAY ALTERED	25.08.21

PLUMBING NOTES:

1. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT B.C.A INC. AMENDMENTS, ALSO ANY RELEVANT AUSTRALIAN STANDARDS.
2. ALL WET AREAS ARE TO BE IN ACCORDANCE WITH THE AUSTRALIAN DOMESTIC CONSTRUCTION MANUAL AND THE CURRENT B.C.A REQUIREMENTS'S.

SHOWER ROSES:

TO BE AAA RATED WHEN ASSESSED AGAINST AS/NZ 6400 (2004) OR A 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS).

TAPWARE:

3 STAR WELS RATED TAPIWARE TO KITCHEN SINKS, BATHROOMS, BASINS & LAUNDRY TUBS.

WATER SUPPLY:

IF THE MAIN WATER PRESSURE EXCEEDS OR COULD EXCEED 500KPA, A WATER PRESSURE LIMITING DEVICE IS INSTALLED TO ENSURE THE MAX OPERATING PRESSURE AT THE OUTLETS WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500KPA.

TOILETS:

TOILET CISTERNS HAVE DUAL FLUSH CAPABILITY TO A 4 STAR RATING.

ENERGY EFFICIENT LIGHTING:

FLUORESCENT LIGHTS OR COMPACT FLUORESCENT LIGHTS (CFLS) ARE USED IN AT LEAST 80% OF THE TOTAL AMOUNT OF LIGHT FITTINGS. TOTAL AREA IS TO INCLUDE THE FLOOR AREAS OF THE GARAGE, IF IT IS WITHIN THE CLASS 1 BUILDING.
SUGGESTED MIN REQUIREMENTS:
PROVIDE ENERGY EFFICIENT LIGHTING AS MAIN LIGHTING TO THE GARAGE, BEDROOMS & WET AREAS.

SANITARY COMPARTMENTS:

DOORS TO SANITARY COMPARTMENTS MUST OPEN OUTWARDS OR SLIDE, BE READILY REMOVABLE UNLESS THERE IS AT LEAST 1.2M BETWEEN THE TOILET PAN AND THE NEAREST PART OF THE DOORWAY. MECHANICAL VENTILATION IS TO BE PROVIDED TO SANITARY COMPARTMENT IN ACCORDANCE WITH THE CURRENT B.C.A. REQUIREMENT'S INC. AMENDMENTS.

PLUMBING FIXTURE

TEMPERATURE DELIVERY:

ALL NEW HOT WATER INSTALLATIONS SHALL, AT THE OUTLET OF ALL SANITARY FIXTURES, USED PRIMARILY FOR PERSONAL HYGIENE PURPOSES, DELIVER HOT WATER NOT EXCEEDING 50°C. KITCHEN SINKS & LAUNDRY TUBS SHALL, AT THE OUTLET DELIVER HOT WATER NO LESS THAN 60°C .AS PER AS3500.5

PERIMETER FLASHING:

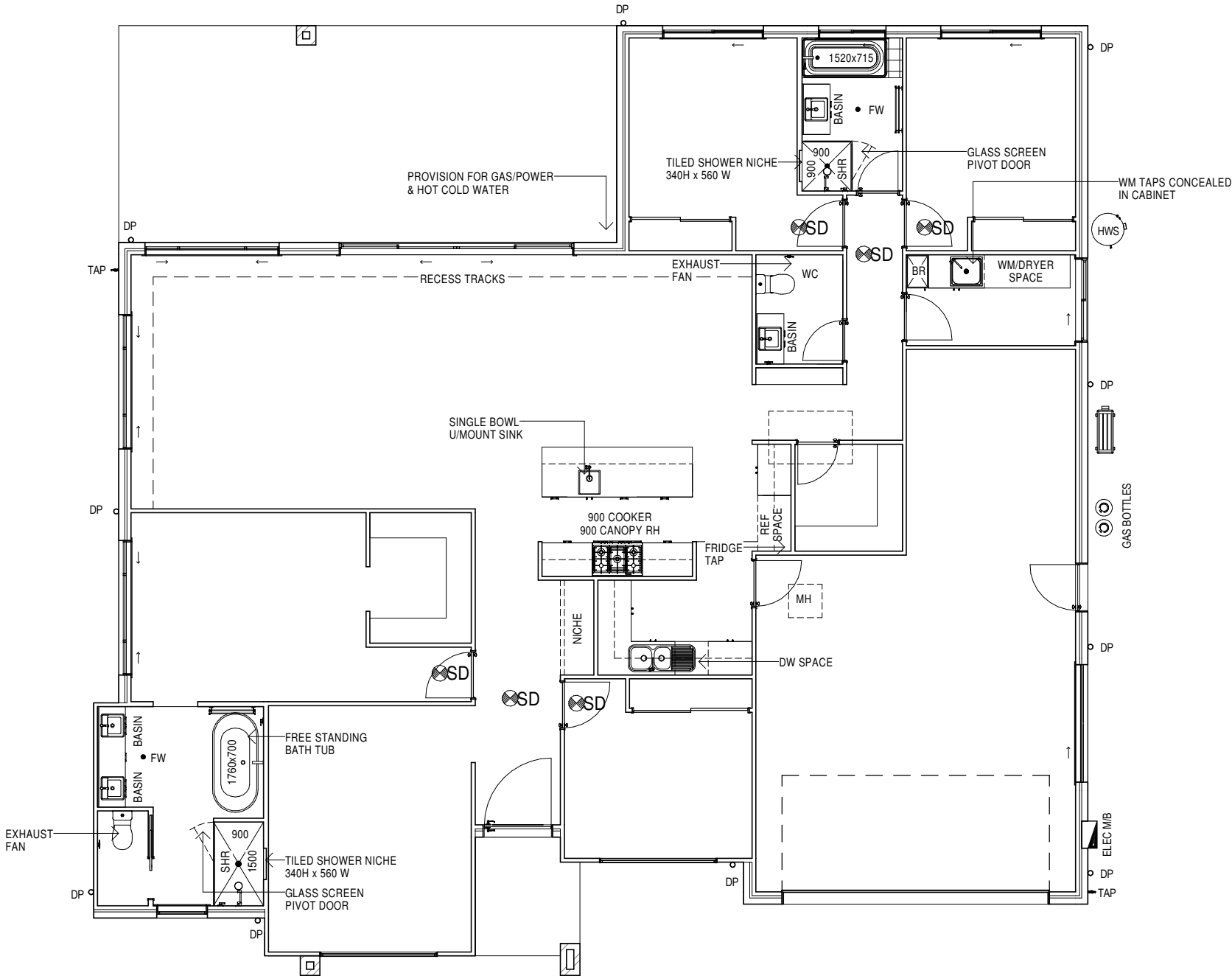
PERIMETER FLASHING TO WET AREAS MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT B.C.A REQUIREMENT'S INC. AMENDMENTS & COMPLY WITH THE RELEVANT PARTS OF AS3740.

GUTTERS AND DOWNPIPES:

GUTTERS & DOWNPIPES MUST BE DESIGNED IN ACCORDANCE WITH THE CURRENT B.C.A. REQUIREMENT'S INC. AMENDMENT'S.

DOWNPIPES MUST:

- (A) BE INSTALLED IN THE LOCATION AS INDICATED ON THE APPROVED PLANS.
- (B) BE SECURLY FIXED
- (C) SPACED AT NO MORE THAN 10M SPACINGS.
- (D) FIXED AS CLOSE AS POSSIBLE TO VALLEY
- GUTTERS - NO MORE THAN 1.2M FROM VALLEY.
- (E) PROVISION MUST BE MADE FOR HIGH FRONT GUTTERS TO AVOID BACKFLOW INTO THE ROOF SPACE - EG SLOTTED TYPE.
- (F) BE COMPATABLE WITH OTHER ROOFING MATERIALS.
- (G) BE SELECTED IN ACCORDANCE WITH APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN CURRENT B.C.A. INC. AMENDMENT'S.



BAL - 12.5

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CLIENT:

PAUL VIOLI & SONYA RODWELL

DRAWING TITLE:

PLUMBING PLAN

1 : 100

PROJECT: PROPOSED RESIDENCE

LOT 54

**VINE FOREST CRESCENT
PALMWOODS**

PAGES: SHEET SIZE:

9 OF 12 **A3**

GJG JOB No. 271106

DRAWN:

K.J

DATE: 25.08.2021

FLOOR AREAS:

LIVING	203.9 m ²
GARAGE	37.5 m ²
ALFRESCO	22.4 m ²
PORCH	3.8 m ²
Grand total	267.6 m ²



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C	WORKING DRAWINGS	06.07.21
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D	MINOR REVISIONS	08.07.21
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G	DRIVEWAY ALTERED	25.08.21
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DRAWING TITLE:

CABINETRY DRAWINGS 1 1 : 50

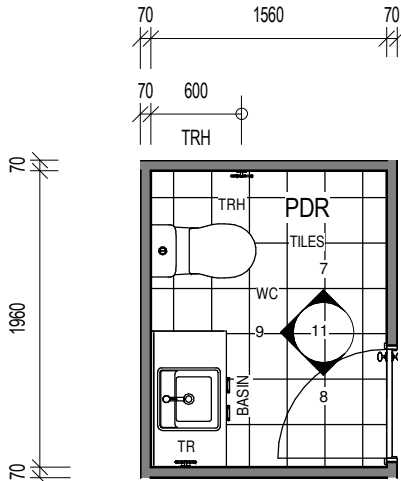
PROJECT: PROPOSED RESIDENCE
LOT 54
VINE FOREST CRESCENT
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PAGES: 10 OF 12	SHEET SIZE: A3
GJG JOB No. 271106	
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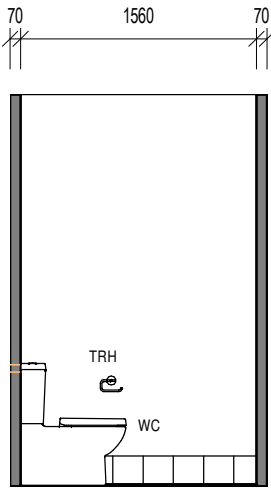
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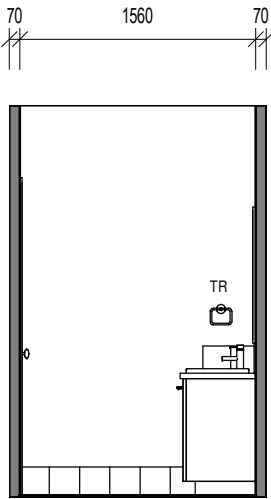
NOMINAL HEIGHTS FOR TAPWARE:	
SPA/PODIUM BATH TAPS (WALL MOUNTED)	750
BATH TAPS (WALL MOUNTED)	700
SHOWER ROSE	1700
HOSE CONNECTION POINT (FOR HAND HELD SHOWERS)	1700
SHOWER TAPS	1000
LAUNDRY TUB TAPS (WALL MOUNTED)	1050
WASHINE MACHINE TAPS	1250
WATER TO FRIDGE (LOCATED 300 FROM LEFT SIDE OF FRIDGE)	1500
NOMINAL HEIGHTS FOR FITTINGS:	
SOPA HOLDER (SH)	1050
TOWEL RING (TR)	1100
SINGLE TOWEL RAIL (STR)	1050
DOUBLE TOWEL RAIL (DTR)	1050
TOILET ROLL HOLDER (TRH)	800
 REPRESENTS NOMINAL EXTENT OF TILING	
FITTINGS & FIXTURES SHOWN ARE INDICATIVE ONLY	
NOTE: ALL DIMENSIONS, FITTINGS AND FIXTURES SHOWN ON THIS PLAN ARE NOMINAL ONLY. REFER TO BUILDERS SPECIFICATIONS FOR EXACT MODEL AND INSTALLATION INSTRUCTIONS.	



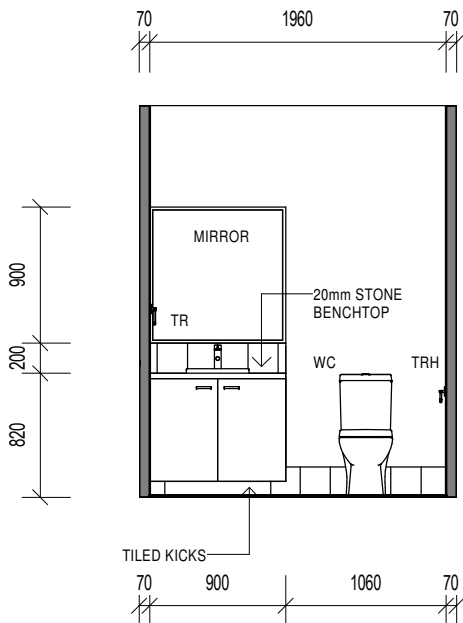
PDR FLOOR PLAN



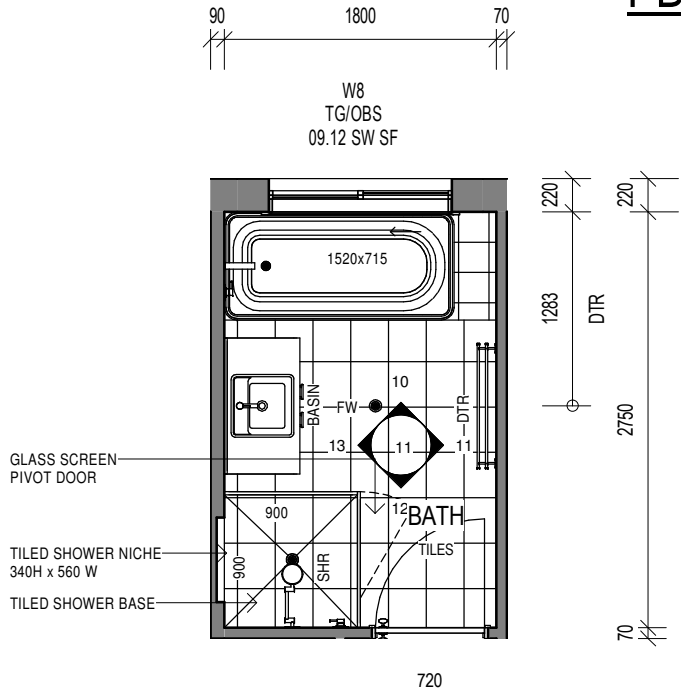
ELEVATION 7



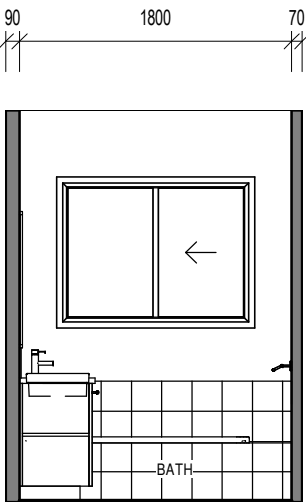
ELEVATION 8



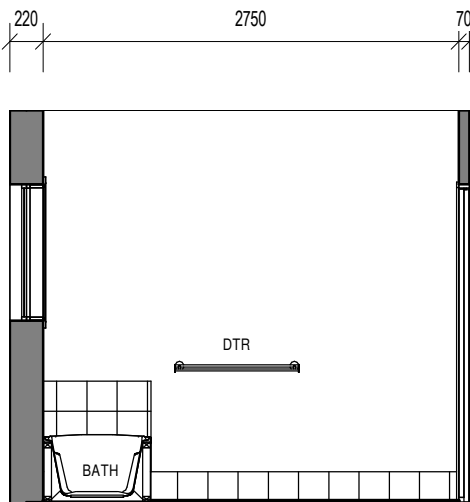
ELEVATION 9



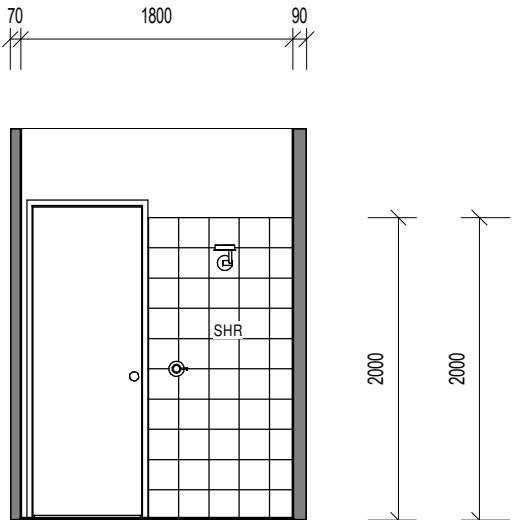
BATHROOM FLOOR PLAN



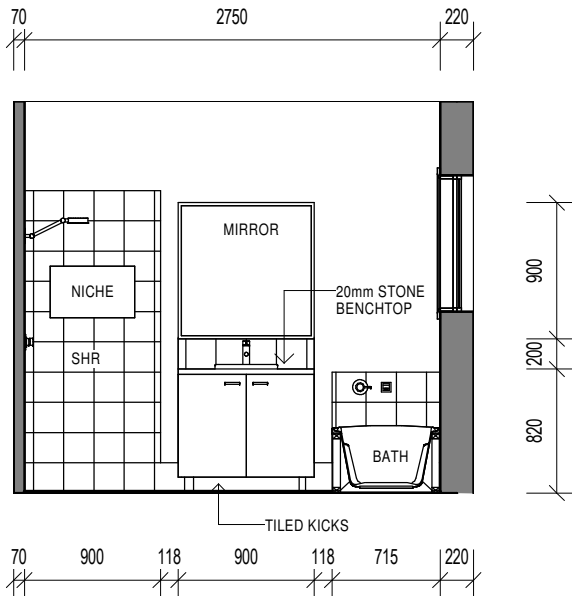
ELEVATION 10



ELEVATION 11



ELEVATION 12



ELEVATION 13

BAL - 12.5
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DRAWING TITLE: **CABINETRY DRAWINGS 2 1 : 50**

PROJECT: PROPOSED RESIDENCE
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VINE FOREST CRESCENT
PALMWOODS

PAGES: 11 OF 12
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