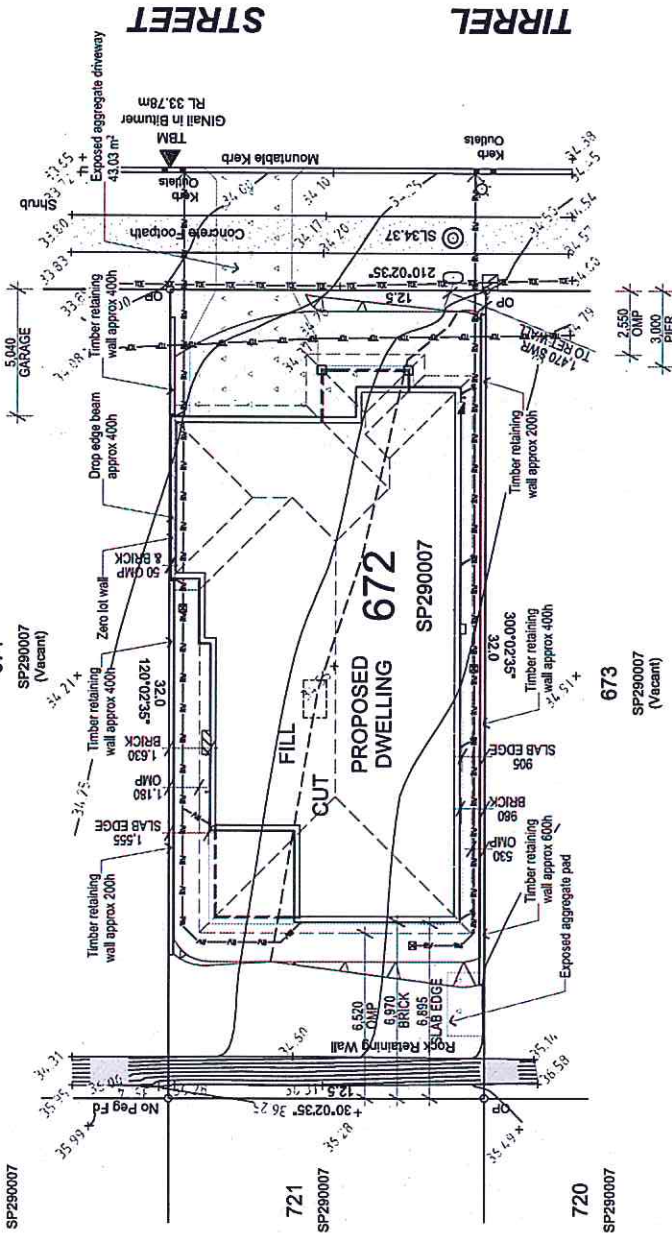


PAD	34.550m
FFL	34.860m
CUT	300mm
FILL	300mm

**SITE COVER 54.82%**

722  
SP290007



**REAL PROPERTY DESCRIPTION**

Lot: 672  
 on: SP290007  
 Area: 400 m<sup>2</sup>  
 Local Authority: Logan C. C.  
 Contour Interval: 0.25m  
 Datum: AHDD (Field Sin RL=

**LEGEND**

- ☆ LIGHT POLE
- POWER POLE
- POWER BOX
- POWER LINE
- UNDERGROUND
- TELSTRA PIT
- TELSTRA LINE
- GAS MARKER
- GAS LINE
- SEWER MANHOLE
- SEWER LINE
- SIGN
- TEMPORARY BENCH
- PERMANENT SURVEY MARK
- ORIGINAL PEG
- ⊗ LOCATOR POTHOLE
- ⊗ FIRE HYDRANT
- ⊗ AIR VALVE
- ⊗ STOP VALVE
- ⊗ WATER METER
- ⊗ STORMWATER WHOLE
- ⊗ GULLY GRATE
- ⊗ ROOFWATER PIT
- ⊗ ROOFWATER LINE
- ⊗ ROCK RETAINING WALL
- ⊗ TIMBER RET WALL
- ⊗ TOP OF BANK
- ⊗ TOE OF BANK
- ⊗ FENCE

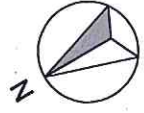
**rivergum** homes

ABN 70 095 468 337  
 CRSC 1930058  
 3912 Pacific Highway, Loganholme, QLD 4129  
 P 07 3088 5199  
 F 07 3088 5199  
 W www.rivergumhomes.com.au

Project No: 17489  
 Project Issue Date: 01/02/2016

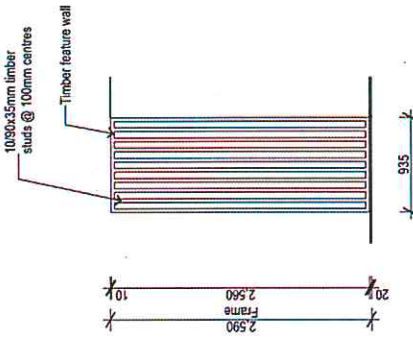
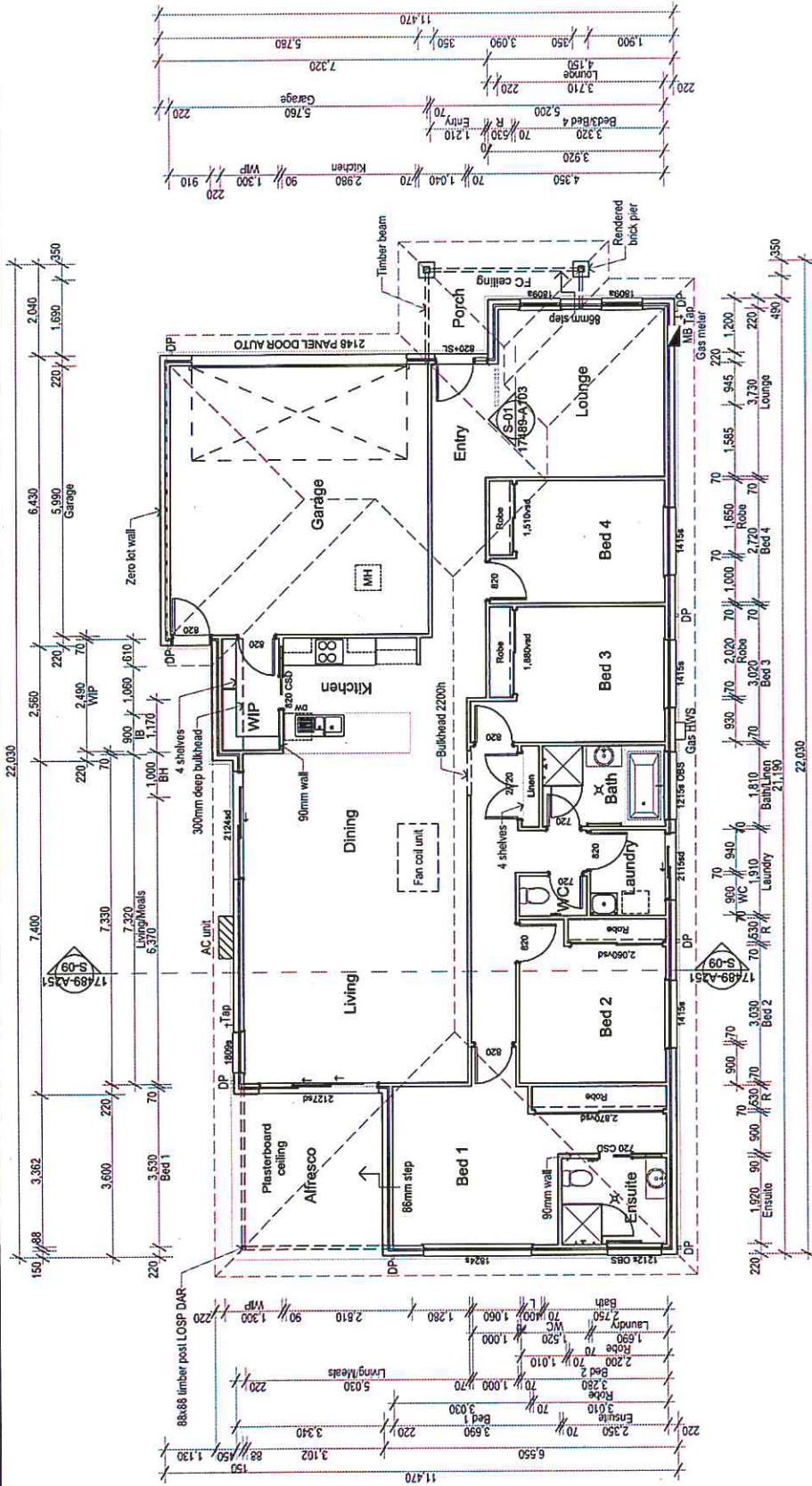
Project Issue Date: 01/02/2016  
 Scale: AS: 1:200  
 Drawing No: 17489-A001  
 Drawing Title: Site Plan  
 Project: Arvo - Radiant

Site: Lot 672 Tirrel Street, Yarrabilla, QLD 4207  
 Client: Rivergum Homes Land Holdings No.4 PTY LTD  
 Drawing No: 17489-A001  
 Scale: AS: 1:200  
 Drawing: RS - (07) 3088 5125

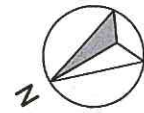


Plan View	Site Legend	Quantity
<input type="checkbox"/>	DP	8
<input checked="" type="checkbox"/>	Yard gully	3

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House Area	
Alfresco	12.29
Garage	37.38
Living	164.58
Porch	3.03
<b>Total</b>	<b>219.28 m<sup>2</sup></b>



ISSUE	REVISION	DATE	BY	Drawing Title
1	BA Issue	09/03/17	RS	Floor Plan - GF Dimensions

Project: Aero - Radlett

Site: Lot 672 Third Street, Yarrabilba, QLD 4207

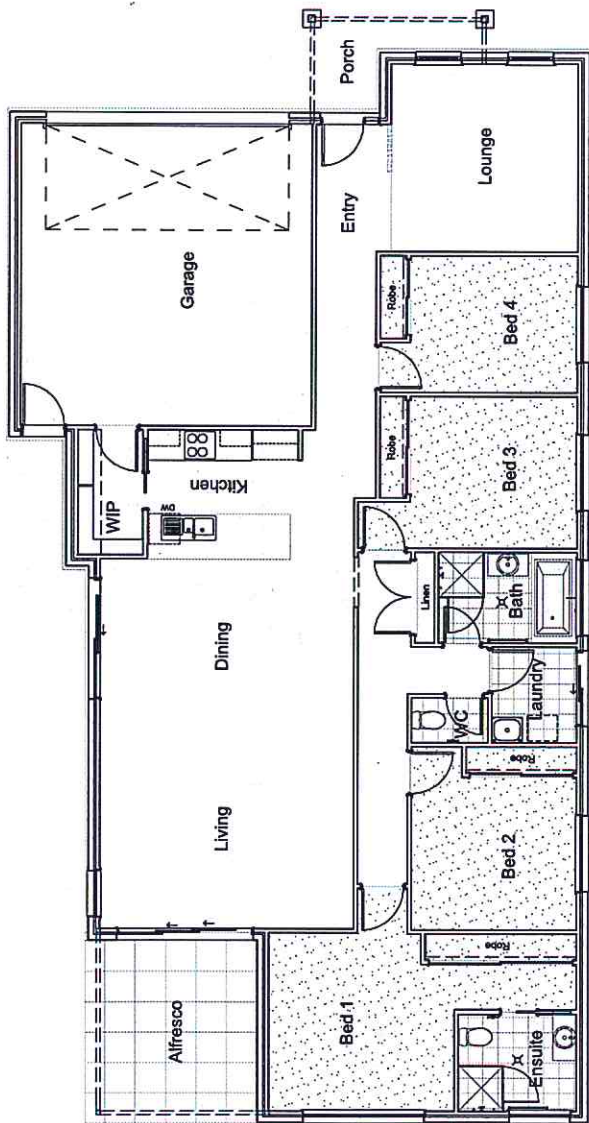
Client: Rivergum Homes Land Holdings No.4 PTY LTD

Drawing No: 17489-A103

Scale @ A3: 1:100, 1:50 | Drawn: RS - (07) 3086 5125

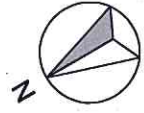
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S-01 Feature timber wall 1:50



Floor Finish Legend		Top Surface Area
Carpet		51.48
Laminated		79.74
Tiles - External		12.54
Tiles - Wet Area		11.90

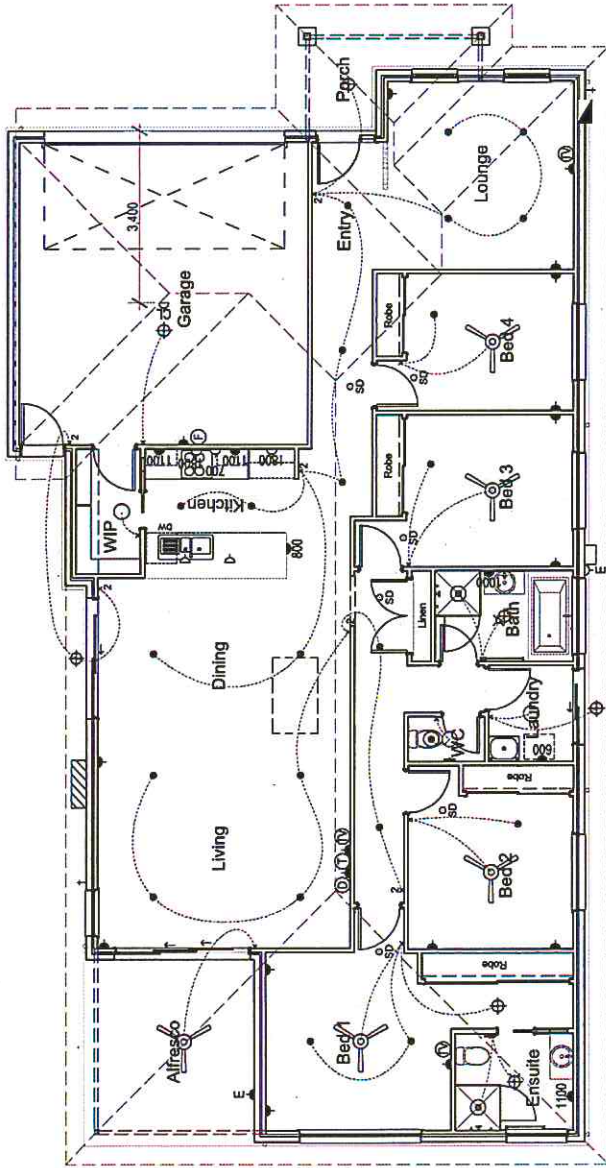
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 48/1 To 65/489 337  
 QBC 1020208  
 3912 Pacific Highway, Loganholme, QLD 4129  
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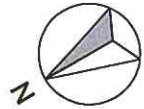
ISSUE	REVISION	DATE	BY	Drawing Title
1	BA Issue	09/03/17	RS	Floor Finish Plan - GF

Project: Area - Radiant  
 Siter: Lot 672 Tirrel Street, Yarrablabba, QLD 4207  
 Client: Rivergum Homes Land Holdings No.4 PTY LTD  
 Drawing No: 17489-A161  
 Scale @ A3: 1:100  
 Drawn: RS - (07) 3086 5125  
 1

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Electrical Schedule		
ID	Plan View	Quantity
AC unit		1
Batten Light		7
Ceiling fan		5
Data Point		1
Downlight		22
DPP		24
Exhaust Fan		3
Fan coil unit		1
FTTH		1
Gas HWS		1
Gas meter		1
Light Switch		17
MB		1
Oyster Light		3
Smoke Detector		6
SFP		7
Tap		2
Telephone Point		1
TV Point		3



**rivergum**  
ARCHITECTS

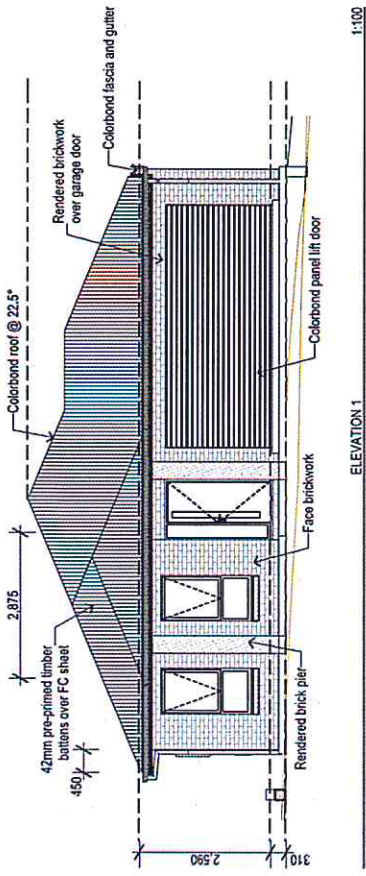
ABN 70 065 466 337  
 QBCC 1080059  
 3/127 West Highway, Loganholme, QLD 4129  
 P (07) 3068 5199  
 F (07) 3068 5199  
 W www.rivergum.com.au

Project No: 17489

Project Issue Date: 01/02/2016

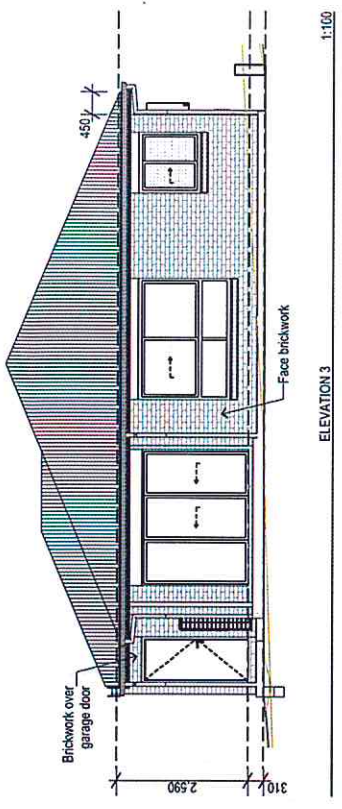
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ISSUE REVISION	DATE	BY	Drawing Title
1	09/03/17	RS	Electrical Plan - GF
			Project: Aero - Radiant
			Site: Lot 872 Tired Street, Yarrabilla, QLD 4207
			Client: Rivergum Homes Land Holdings Box 4 PTY LTD
			Drawing No: 17489-A171
			Scale @ A3: 1:100 Drawn: RS - (07) 3068 5123
			1



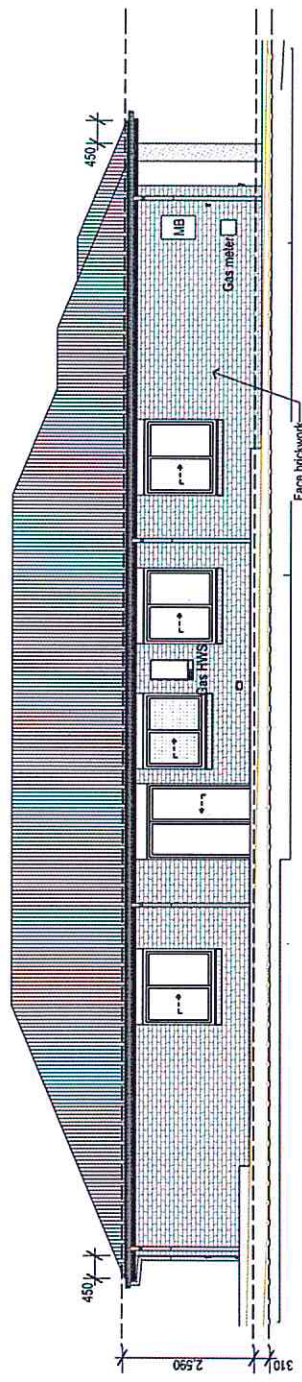
ELEVATION 1

1:100



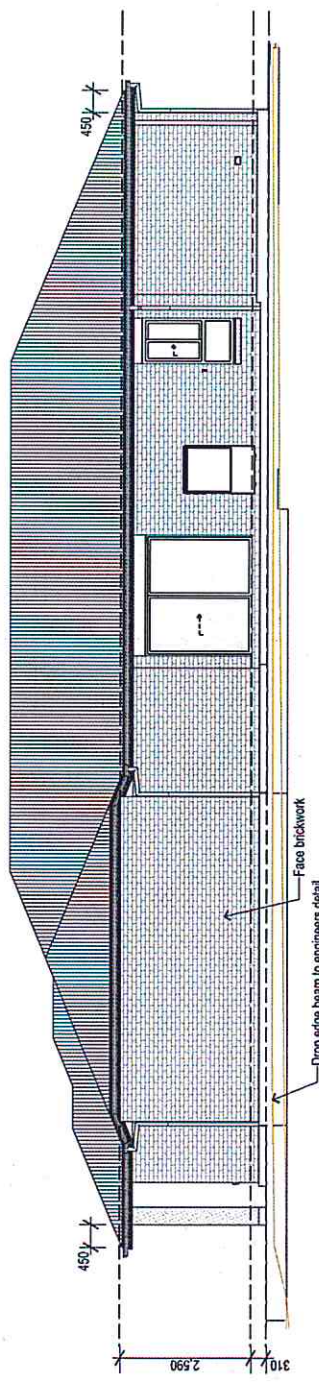
ELEVATION 3

1:100



ELEVATION 2

1:100



ELEVATION 4

1:100

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ISSUE	REVISION	DATE	BY	Drawing Title
1	BA Issue	09/03/17	RS	Elevations

Project: **Aero - Radiant**  
 Site: Lot 672 Tinsel Street, Yerabbin, QLD 4207  
 Client: Rivergum Homes Land Holdings No.4 PTY LTD  
 Drawing No: 17489-A201  
 Scale @ A3: 1:100  
 Drawn: RS - (07) 3086 5125

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# Rivergum Homes Qld Oxygen Standard Inclusions

## General Items

- Working drawings, soil report, footing design, contour plans: Included
- Wind speed category: N2 wind rating
- Builders Insurance: Included
- Termite Treatment Included
- Warranty Period: 7 year structural warranty, 12 month maintenance
- Government Application Fees: Included
- Cleans: Builders clean on completion and site rubbish removed

## Site Connections

- Sewer, power, mains water run: based on 6Lm house setback

## Internal

- Ceiling Height: 2440mm high ceilings included
- Paint System: 3 coat internal paint system
- Skirting & Architrave: 68mm skirting and architrave
- Cornice: 75mm Cove Corning
- Robes: Aluminium vinyl siding doors, overhead shelf and hanging rail to bedrooms
- Appliances: 60cm Stainless steel electric oven, 60cm electric cook top and 60cm canopy rangehood. Provision for dishwasher & microwave
- Cabinetry: Laminated cabinetry and benchtops, one bank of drawers, laminate cabinetry with white melamine lining and shelving to the pantry cupboard (as per standard master plan)
- Sink & Tapware: Stainless steel 1 & 3/4 bowl with sink mixer
- Splashback: Ceramic wall tiles from builders standard range

## External

- Slab Classification: 'S' class slab design included
- Site Cut: 150mm cut across the building pad
- External Materials: Single height face brick from builders range as standard
- Roof Materials: Concrete tile roof, builder standard range, 22.5deg roof pitch, Colorbond fascia/gutter and painted PVC downpipes
- Frame: 70mm timber stud work to all wall frames (MGP10) with timber roof trusses
- Eave: 450mm eave applicable to designs
- Insulation: Sisalation wrap to external walls and R2.5 ceiling insulation batts to internal living areas
- Garden Taps: Two wall mounted garden taps

## Electrical

- Electrical Inclusions: Meter box with circuit breaker, smoke detectors to Australian standards
- Light Points: Energy efficient lighting with batten holders
- Power points: Generous distribution of DPP throughout, 1 prewired television point, outside light to all external doors, phone point
- FTTH (Fibre to the home): NBN provision to single distribution box only

### **Windows and Doors**

- Aluminium powder coated window frames from builder's standard range. Obscure glazing to wet areas
- External Doors: Flush panel semi solid external doors. Draft seals to all external doors
- Internal Doors: Flush panel internal doors
- Door Furniture – External: Quality door furniture & Cushioned stops
- Door Furniture – Internal: Quality door furniture & Cushioned stops

### **Bathrooms & Laundry**

- Shower Frame: Semi frameless with pivot door & clear laminated glass.
- Toilet Suite: Vitreous china closed pan toilet suite
- Mirror: Frameless mirrors 900mm high, full width of vanity
- Vanity Basin: Vitreous china inset vanity basin with chrome plug and waste overflow
- Bath: Acrylic bath as per standard master plan
- Accessories: Chrome bathroom accessories
- Tapware: Chrome mixer tapware, all taps and showerheads have AAA rating
- Ceramic Tiling: Ceramic wall and floor tiles from builder's standard range, 1200mm high wall tiling to bath areas, 2100mm high wall tiling to shower alcove, 200mm high skirt tiling to other walls
- Laundry Trough: Stainless steel laundry trough and cabinet
- Linen Cupboards: Linen cupboards with four shelves
- Plumbing: Washing machine taps located under laundry trough
- HWS: 170 litre Electric Heat Pump HWS

### **Floor Coverings**

- Floor tiles to wet areas only

### **Garage**

- Garage Door: Colorbond sectional garage door from Builders Range with remote control operation including 2 handsets & 1 wall Button

**Variations to Rivergum Homes Qld Oxygen Standard Inclusions**  
**Lot 672 Tirrel Street, Yarrabilba Qld 4207**  
**Job No. 17489**

**Kitchen**

- Smartstone benchtop ilo laminate, excludes overhead cupboards

**Robes**

- Mirrored robe doors to bed 1

**Floor Coverings**

- Carpet to bedrooms
- Vinyl laminate to living areas

**PC Items**

- Bronze 2 pack

**Entry**

- Newington XN7 entry door and sidelight

**Door Furniture**

- Tristan Lever internal and external

**Screens**

- Flyscreens to all windows

**Blinds**

- Block out roller blinds to all windows and sliding doors

**Air Conditioning**

- Haier Split System air conditioning units to bed 1 and living area

**Roof**

- Sheet roof ilo tiles

**Render**

- Render to front pilars

**Landscaping**

- Standard fencing; 1x gate; turf and garden bed as per BA plans; clothesline; letterbox; retaining as per site plan





**Client Name:** Rivergum Homes Land Holding No. 4 Pty Ltd

**Job:** 17489

**Site Address:** Lot 672 Tirrell Street, Yarrabilba

**Roof**

Colorbond Roof	<input checked="" type="checkbox"/>	Colorbond Wallaby
Fascia	<input checked="" type="checkbox"/>	Colorbond Wallaby
Gutter	<input checked="" type="checkbox"/>	Colorbond Wallaby

**Brickwork**

Rendered Brick	<input checked="" type="checkbox"/>	PGH Moon Dust
Face Brick (If Applicable)	<input checked="" type="checkbox"/>	PGH Moon Dust
Mortar Colour	<input checked="" type="checkbox"/>	Natural
Joints	<input checked="" type="checkbox"/>	Ironed

**External Painting**

Main Render (front facade)	<input checked="" type="checkbox"/>	to match Colorbond Dune
Infill over windows	<input checked="" type="checkbox"/>	to match Colorbond Dune
Eaves/Balcony/Verandah Lining	<input checked="" type="checkbox"/>	to match Colorbond Surfmist

**PVC Downpipes & Meterbox**

Face Brick Home:	<input checked="" type="checkbox"/>	to match Colorbond Dune
Rendered Home:	<input checked="" type="checkbox"/>	to match Colorbond Dune

**Doors**

Front Entry Door and Sidelight Colour	<input checked="" type="checkbox"/>	Paint Grade with Translucent Glazing to match Colorbond Woodland Grey
Rear Hinged Door Colour	<input checked="" type="checkbox"/>	Flush panel solicore door to match Colorbond Dune

**Windows & Sliding Doors**

Aluminium Frame	<input checked="" type="checkbox"/>	Woodland Grey
Glazing	<input checked="" type="checkbox"/>	Clear glass to all windows & sliding doors
Glazing to Wet Areas	<input checked="" type="checkbox"/>	Obscure

**Screens**

Aluminium Frame Windows	<input checked="" type="checkbox"/>	Woodland Grey
	<input checked="" type="checkbox"/>	Flyscreens

**Garage Door**

Style Colour	<input checked="" type="checkbox"/>	Flatline
	<input checked="" type="checkbox"/>	Colorbond Wallaby

**Other Items**

Letterbox	<input checked="" type="checkbox"/>	Colorbond Wallaby
Clothesline	<input checked="" type="checkbox"/>	Colorbond Wallaby
Exposed Aggregate Driveway, Path & Porch	<input checked="" type="checkbox"/>	Hanson Charcoal

**External Alfresco**

Flooring	<input checked="" type="checkbox"/>	External Floor Tiles
Flooring Colour/Type	<input checked="" type="checkbox"/>	03277 Sidewalk Bark FB-Porc Structured Texture 300 x 300mm
Flooring Grout	<input checked="" type="checkbox"/>	Ardex FG8 Grout 211 Slate Grey