










STRUCTURAL FOOTINGS DISCLAIMER

STRUCTURAL FOOTINGS ARE TO BE A MINIMUM 1200mm HORIZONTALLY FROM SEWER AND STORMWATER INFRASTRUCTURE INCLUDING HOUSE CONNECTION AND BE FOUNDED A MINIMUM 300mm BELOW THE ZONE OF INFLUENCE.

FLOOR LEVELS

ALL FLOOR LEVELS AND OTHER SITE SPECIFIC DETAILS ARE DESIGN DETAILS ONLY AND ARE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES AND SITE VARIABLES.

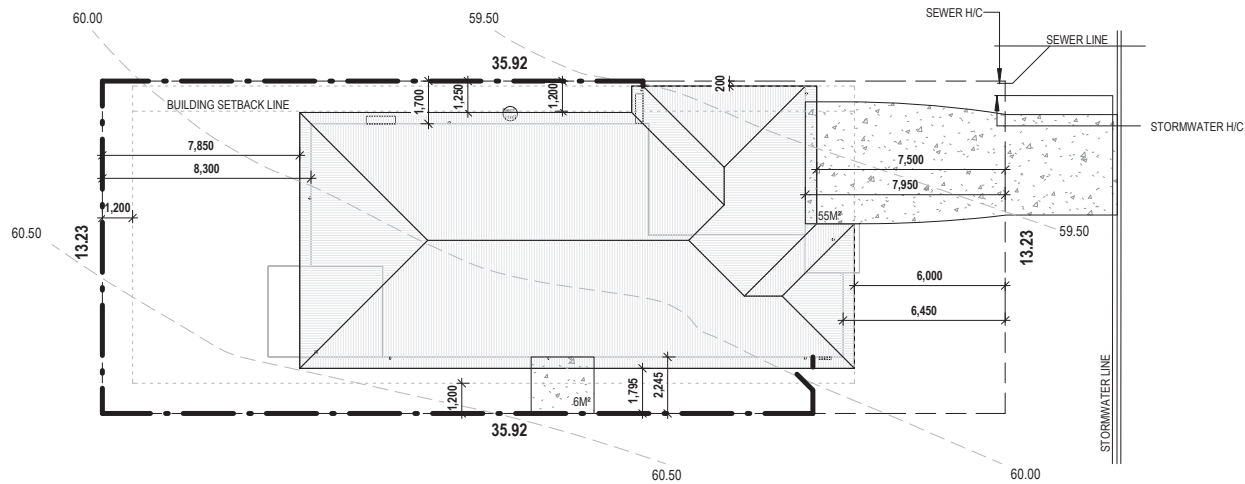
-  DOWNPIPE
-  ELECT METER BOX
-  GAS METER BOX
-  INT FUSE BOX
-  GAS HWS
-  GAS CYLINDER
-  SOLAR HWS
-  AC
-  AC CONDENSER



MUSTER POINT



BATTER (WITH DIRECTION OF FALL)



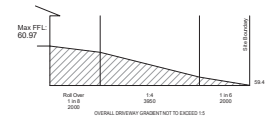
ALL REQUIRED FENCING TO BE TIMBER RAIL & PALING 1800H WITH ACCESS GATES AS SHOWN.

NBN ESTATE
NBN ESTATE - NATIONAL BROADBAND NETWORK. PLEASE SEE THE JOB SUPERVISOR TO ENSURE THE CORRECT METHOD OF INSTALLATION IS IMPLEMENTED.

IPSWICH COUNCIL REQUIRES FOOTPATH TO BE CUT OUT FOR DRIVEWAY.

PROJECT INFORMATION

MAX SITE COVER:	50%
SITE AREA:	475m ²
BUILDING AREA:	208m ²
SITE COVER ACHIEVED:	44%
LOCAL AUTHORITY:	IPSWICH CITY COUNCIL
TERMITE BARRIER:	SMART FILM
WIND RATING:	N/A
NOISE CAT:	N/A
BAL RATING:	N/A



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Building D - Level 2
54-66 Perrin Drive
Underwood QLD 4119
Ph: 1300 986 422



CLIENT:

PROJECT:

LOT:	11
SP/DP/PS:	
DESIGN:	CHATSWORTH
FACADE / CODE:	
DRAWING TITLE:	
SITE	

JOB NO:	145182
SCALE:	1 : 200
DATE:	19/03/2020
DRAWN:	
ISSUE:	Prelim Plans
SHEET NO:	A3

02

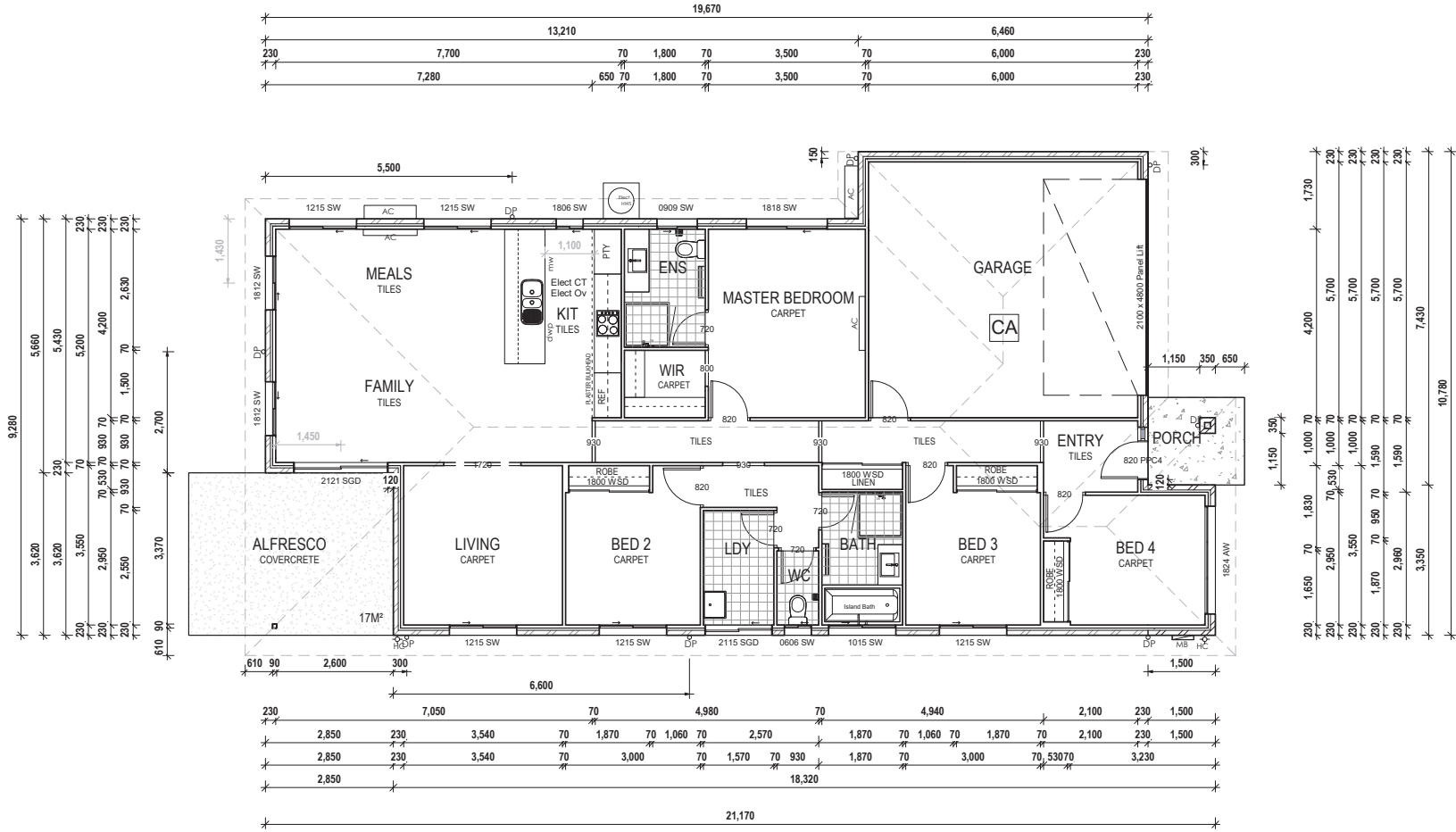
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SIGN:

1 Site Plan
1 : 200

CENTER WINDOW
 UNLESS DIMENSIONED ALL WINDOWS ARE TO BE CENTERED
 TO THE ROOM IN WHICH THEY ARE LOCATED. IF A WINDOW IS
 NOT CENTERED OR DIMENSIONED - ASK THE JOB
 SUPERVISOR

Floor Areas	
GF Living	149.65 m ²
Garage	37.29 m ²
Alfresco	16.51 m ²
Porch	4.19 m ²
	207.64 m ²



1 Ground Floor Plan

1 : 100



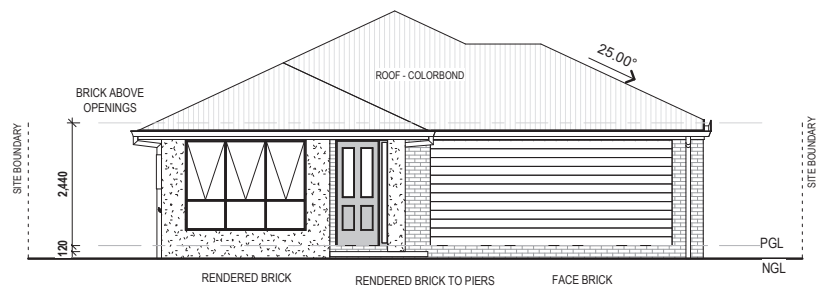
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GROUND FLOOR

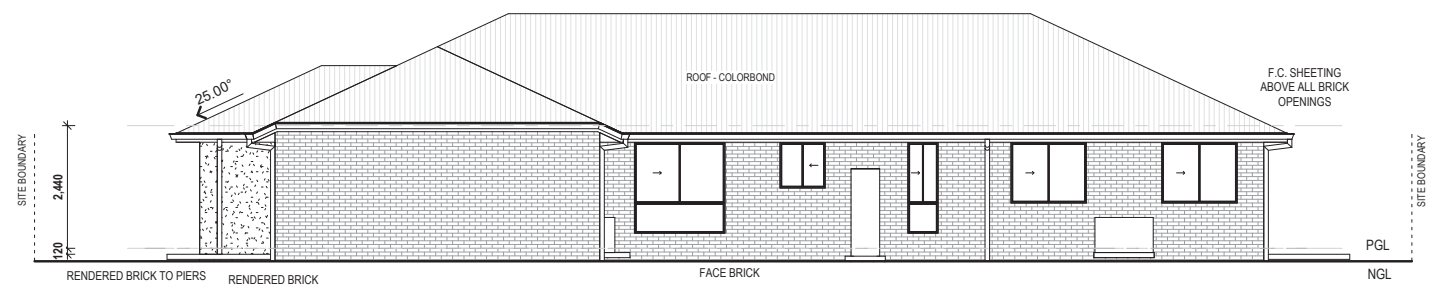
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1 Elevation A
1 : 100



2 Elevation B
1 : 100



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ELEVATION 1

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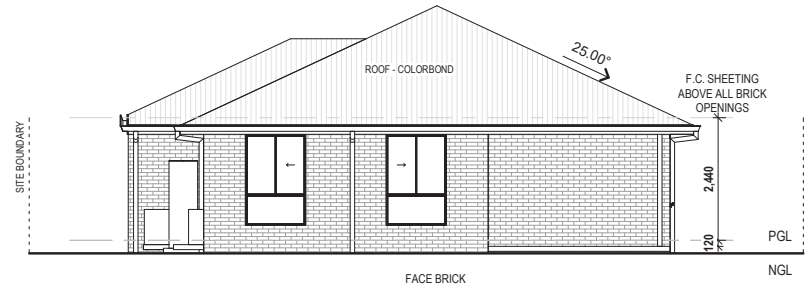
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04

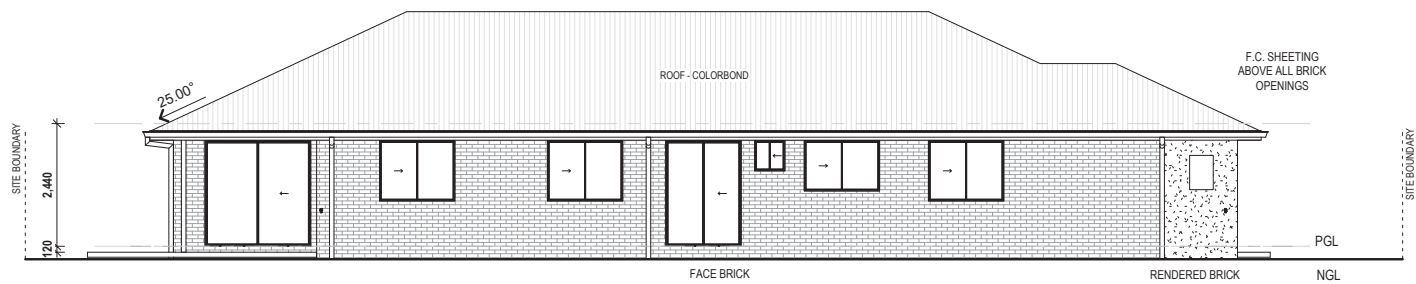
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SIGN:

1 Elevation C
1 : 100



2 Elevation D
1 : 100



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04a

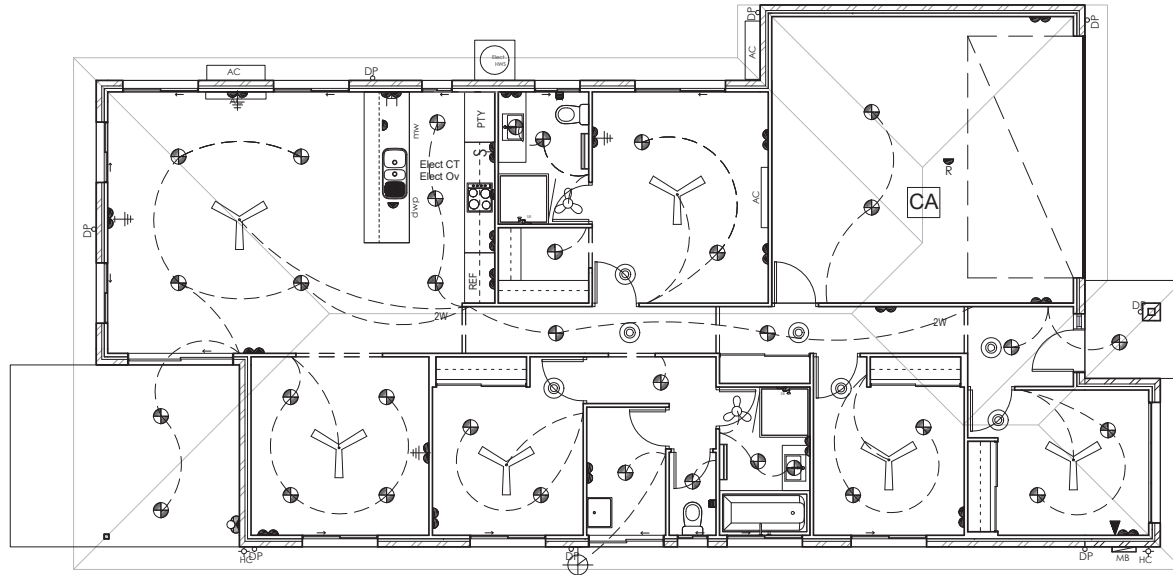
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SIGN:

ELECTRICAL LEGEND

- ELECT METER BOX
- GAS METER BOX
- FUSE BOX (INT)
- GAS HWS
- SOLAR HWS
- AC CONDENSER
- AC HEAD UNIT
- GAS CYLINDER
- SOLAR PANEL
- CEILING FAN
- CEILING FANLIGHT (FLURO)
- EXHAUST 3 IN 1
- EXHAUST FAN
- EXHAUST FANLIGHT
- SMOKE ALARM
- SGL FLURO TUBE 18W
- DBL FLURO TUBE 36W
- SGL GLOBE FLURO OYSTER
- DBL GLOBE FLURO OYSTER
- DOWNLIGHT 240V
- DOWNLIGHT 12V LOW VOLTAGE
- DOWNLIGHT 12V PENDANT
- DOWNLIGHT LOW V FLURO
- EYEBALL LIGHT
- WALL LIGHT
- BUNKER LIGHT (EXTERNAL)
- FLOOD LIGHT (EAVE)
- FLOOD LIGHT (WALL)
- SENSOR
- SENSOR FLOOD LIGHT
- BATTEN HOLDER
- SINGLE GPO
- DOUBLE GPO
- ROOF SINGLE GPO
- WATERPROOF SINGLE GPO
- WATERPROOF DOUBE GPO
- GAS OUTLET
- TV POINT
- PAY TV POINT
- PHONE POINT
- DATA POINT
- DOOR CHIME BUTTON
- DOOR CHIME SPEAKER
- DIMMER SWITCH
- ISOLATION SWITCH

ELECTRICAL POINTS POSITIONS
SUBJECT TO CONSTRUCTION
CONSTRAINTS



NBN ESTATE
NBN ESTATE - NATIONAL BROADBAND NETWORK. PLEASE SEE
THE JOB SUPERVISOR TO ENSURE THE CORRECT METHOD OF
INSTALLATION IS IMPLEMENTED.

Electrical Fixture Schedule		
Count	Family	Type
35	Light Downlight	240V
6	Fan	Ceiling Fan
1	Service Point	Data
21	GPO	Double
2	Fan	Exhaust Fan
1	Isolation Switch	Isolation Switch
1	Service Point	Phone
3	GPO	Single
1	GPO	Single Roof
7	Service Point	Smoke Detector
4	Service Point	TV
1	Light Point	Wall
1	GPO	Waterproof Double

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GF ELECTRICAL

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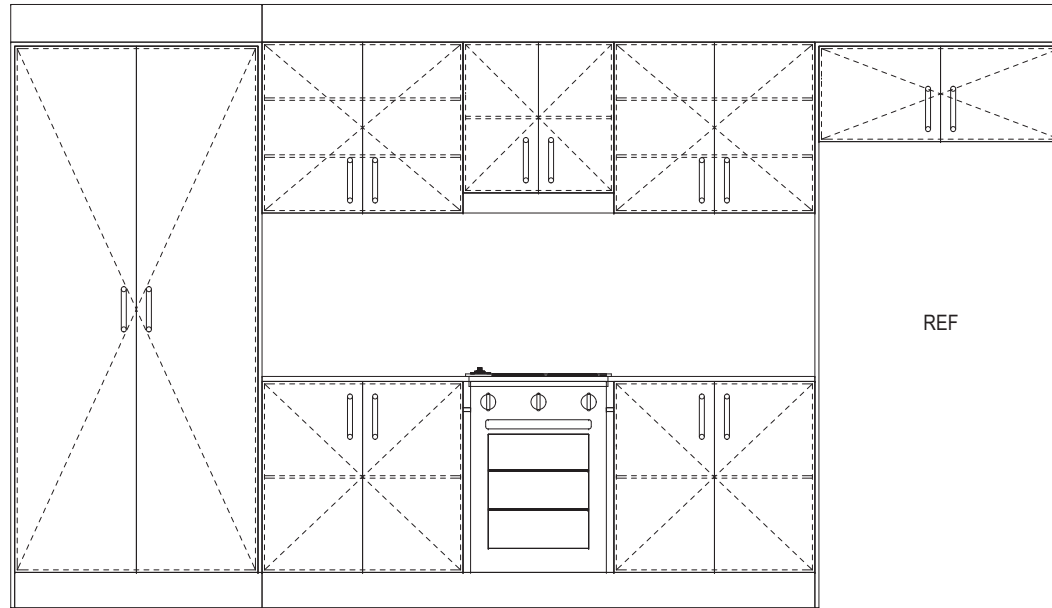
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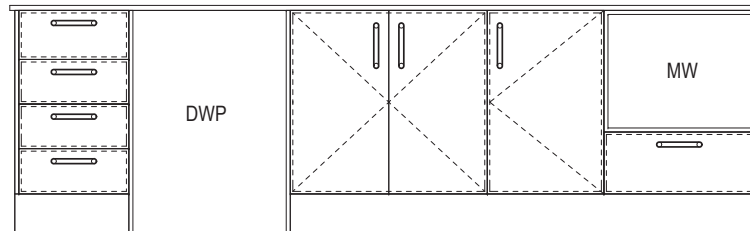
1 GF Electrical Plan

1 : 100

CABINERY DETAILS
 DETAILS ARE DRAWN FOR ILLUSTRATION PURPOSES ONLY. LAYOUT IS
 SUBJECT TO CABINET MAKERS DISCRETION. FOR CONSTRUCTION DETAILS
 PLEASE SEE THE SITE SUPERVISOR.



1 Kitchen
 1 : 20



2 Island Bench
 1 : 20

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