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NOTE:

- CUSTOM FLOOR PLAN AS PER CLIENT MARK UPS
- COUNCIL REQUIREMENT FOR A 5000L WATER TANK
- ENGINEERS APPROVAL & OPP WORKS REQUIRED FOR PROPOSED CROSSOVER

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Site Address:

Lot 149 Shelby Street, Glenview Estate, Toowoomba QLD 4553

No.	Description.
A	20.05.2020 - Prelim by JA
B	
C	
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House Type:
WATSON 208 - B - SLAB - F1 - HIP V2 - C

Issue: Prelim.	Issue Date: 18.05.2020
Drawn By: JA	Checked By: MS
Scale: As Shown on A3 Page	
Job No.	Page No.
26612	01
Rev. - Plot Date 20/05/2020	

Prelim.
Not For Construction

PERSPECTIVES

PROPERTY DESCRIPTION

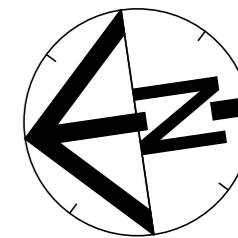
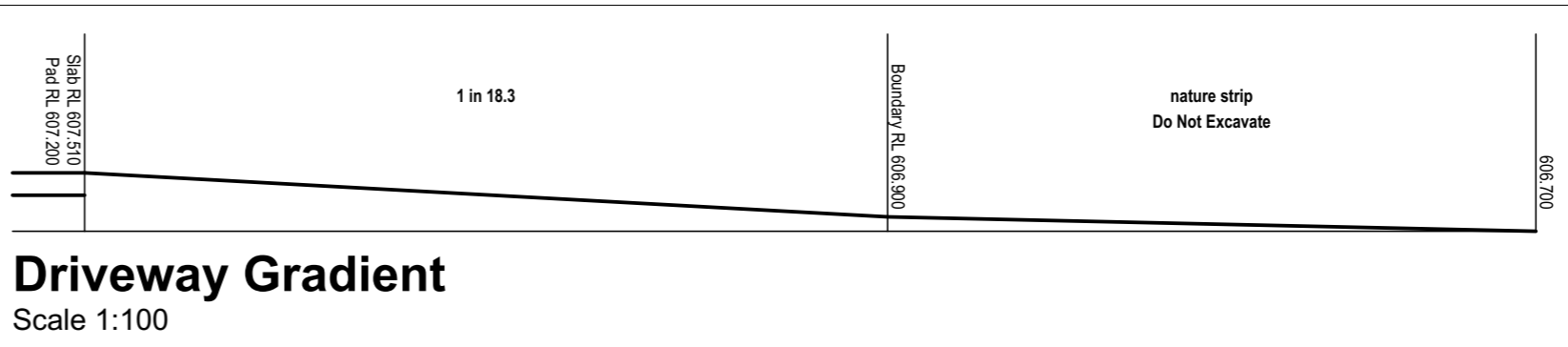
Lot - 149
 SP - Disclosure
 Parish - .
 County - .
 Authority - Toowoomba R.C.
 Area - 504m²
 Foot Print - 208.79m²
 Site Cover - 41.42%

PAD LEVELS

PL: 607.200 RL
 CUT: Site Scrape
 FILL: Site Scrape
 FFL: 607.510 RL

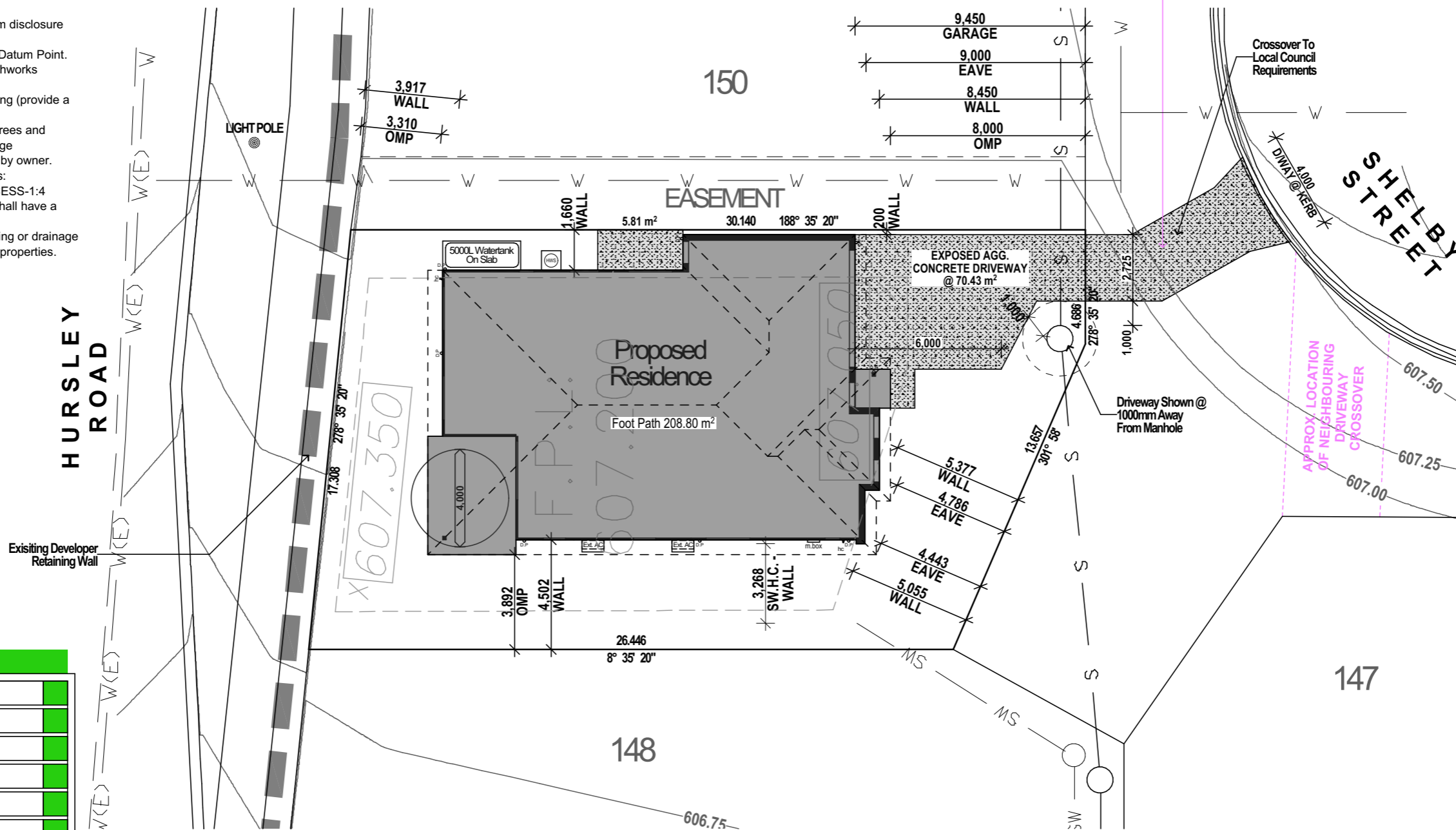
Driveway Gradient

Scale 1:100



Site Notes

- Contours and levels shown are produced from disclosure plans and are not guaranteed to be correct
- Topography shown is based on an assumed Datum Point.
- All survey pegs are to be located prior to earthworks earthworks.
- Surface water to be drained away from dwelling (provide a 1:20 minimum fall).
- Unless noted otherwise, removal of existing trees and construction of retaining walls and on site drainage requirements, where required, shall be provided by owner.
- Maximum batters shall be provided as follows:
 (i) CUT-1:1 (ii) FILL-1:2 (iii) VEHICULAR ACCESS-1:4
- The working PAD RL noted on the site plan shall have a tolerance of up to 100mm
- The Builder takes no responsibility for retaining or drainage requirements caused by conditions on adjoining properties. Such works are to be carried out by the owner.



CHECKLIST

BAL RATING	<input type="checkbox"/>
ACOUSTIC (GENERAL)	<input type="checkbox"/>
ACOUSTIC (AIRPORT)	<input type="checkbox"/>
FLOOD	<input type="checkbox"/>
HERITAGE OVERLAY	<input type="checkbox"/>
COVENANT REVIEW	<input type="checkbox"/>
EASEMENTS	<input type="checkbox"/>
DBYD -NA	<input type="checkbox"/>

No Bal, Floor or Acoustics as per SPP Mapping

Proposed Site

Scale 1:200

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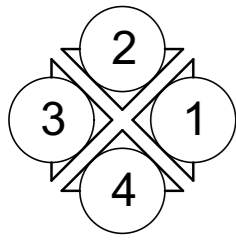
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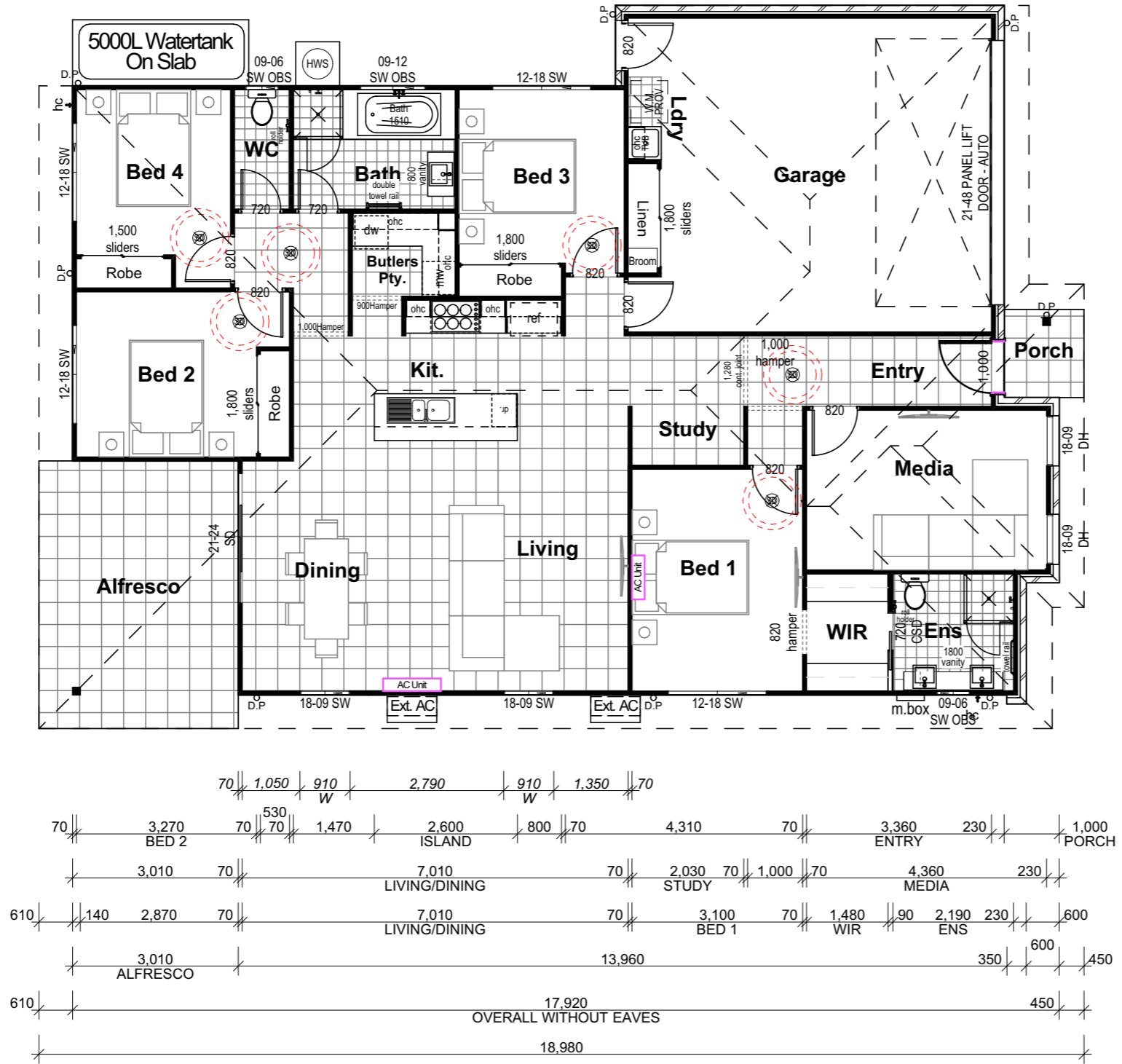
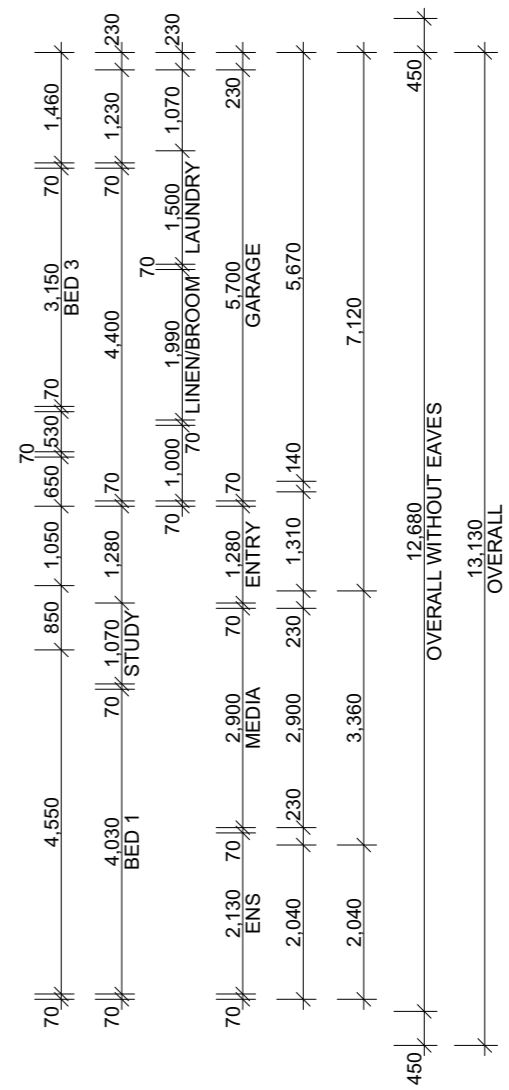
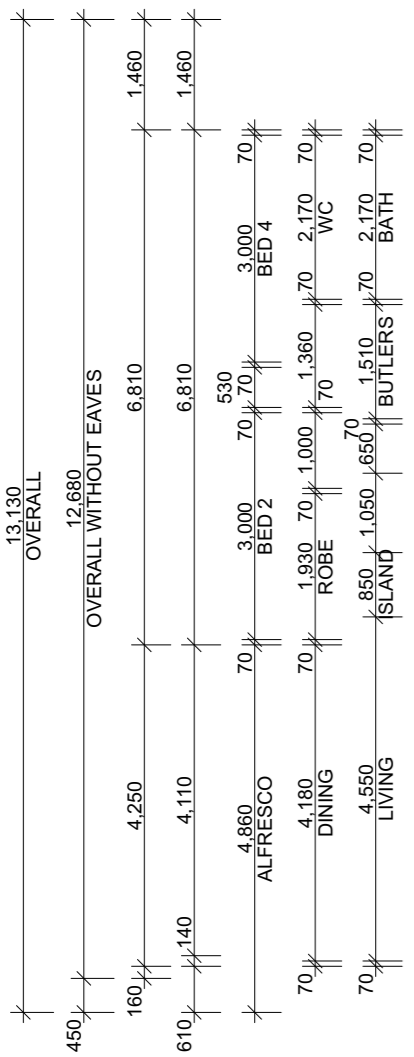
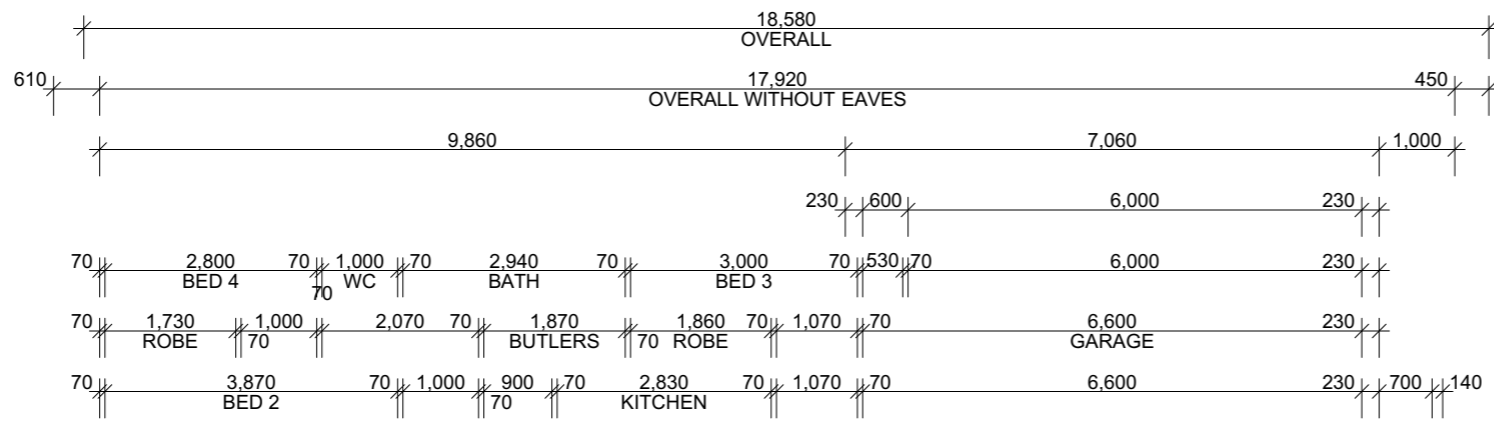
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 Job No. Page No.
26612 02
 Rev. - Plot Date 20/05/2020

PROPOSED SITE



AREA TABLE		
	Area	SQ METRES:
1	LIVING	148.04
2	GARAGE	40.84
3	ALFRESCO	17.59
4	PORCH	2.32
		208.79 m ²



Ground Floor Plan
Scale 1:100

NOTE: Furniture, Vehicles, Landscaping indicated are for illustration only and not included in contract

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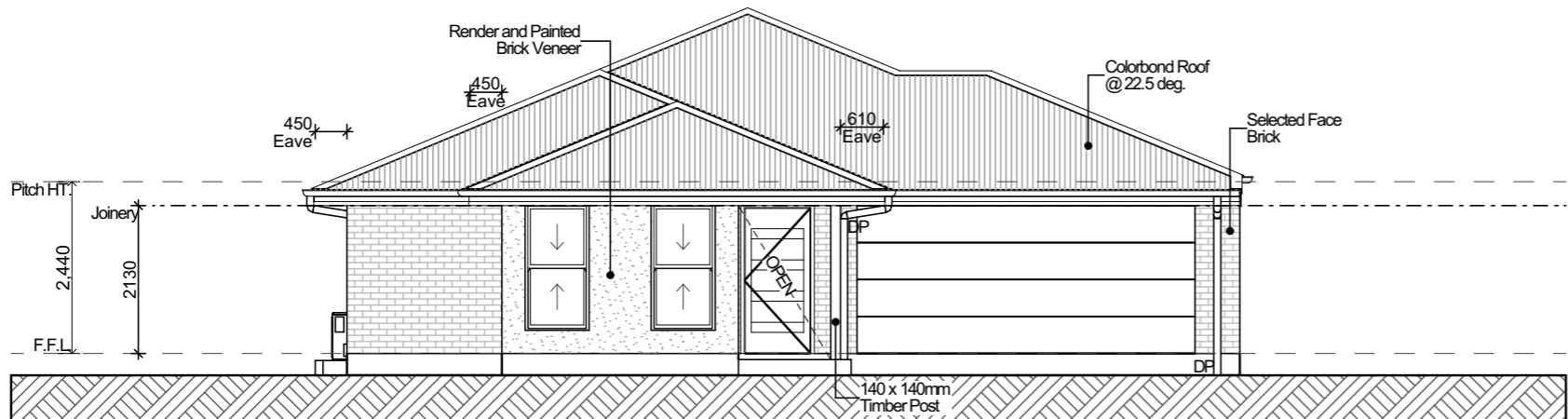
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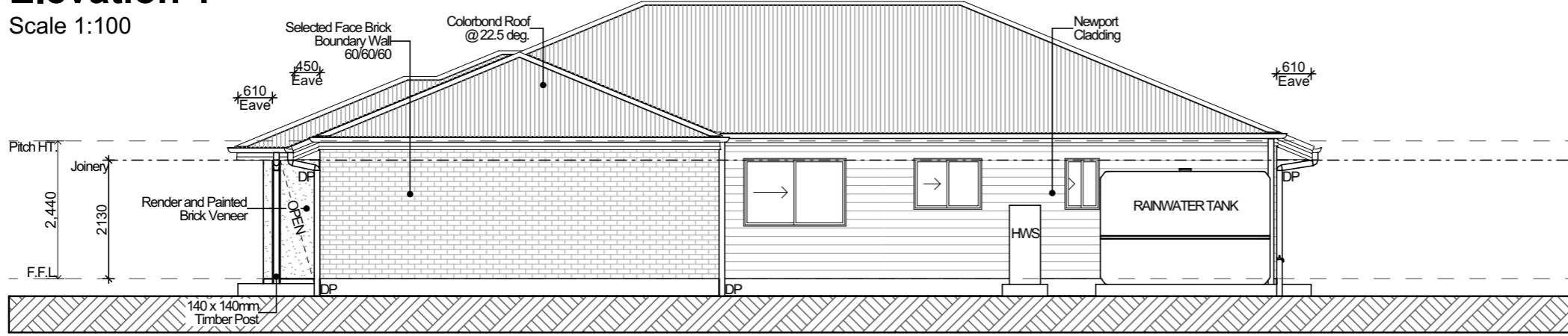
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Job No. 26612	Page No. 03
Rev. - Plot Date 20/05/2020	

FLOOR PLAN



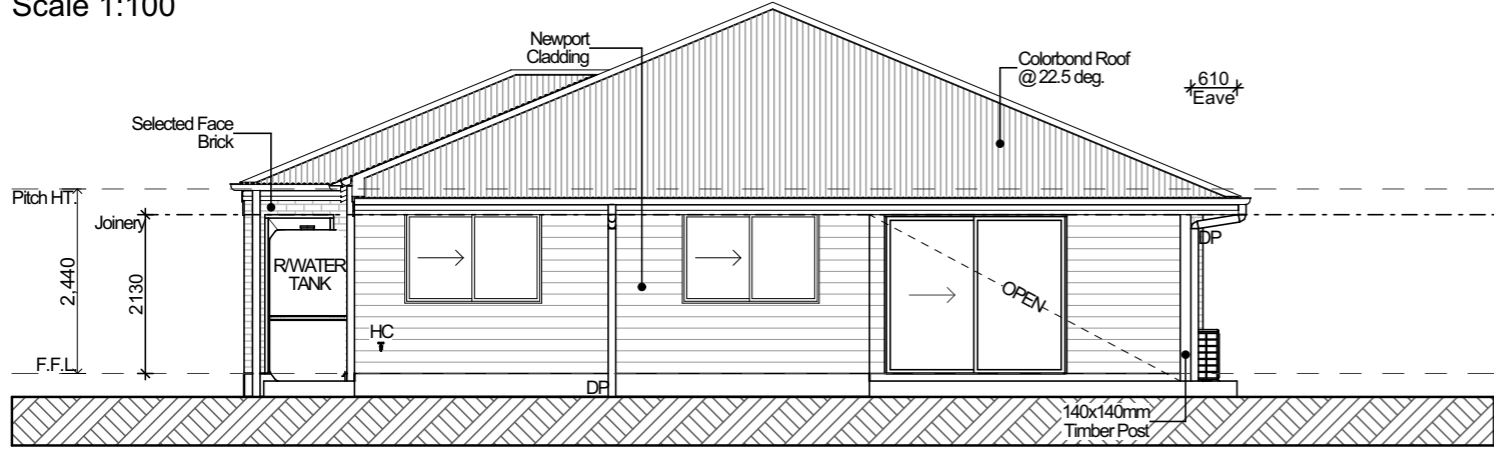
Elevation 1

Scale 1:100



Elevation 2

Scale 1:100



Elevation 3

Scale 1:100



Elevation 4

Scale 1:100



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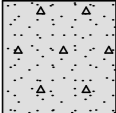
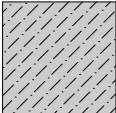
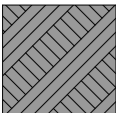
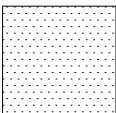
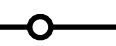
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26612	04
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ELEVATIONS

	Exposed Aggregate Concrete
	Selected Pebbles With Weed Mat Under
	Proposed Edged Garden Bed
	Proposed Turfed Area
	Proposed 1800mm Treated Pine Butted Paling Fence

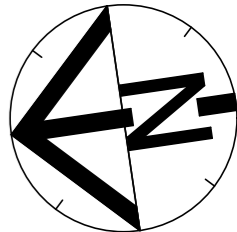
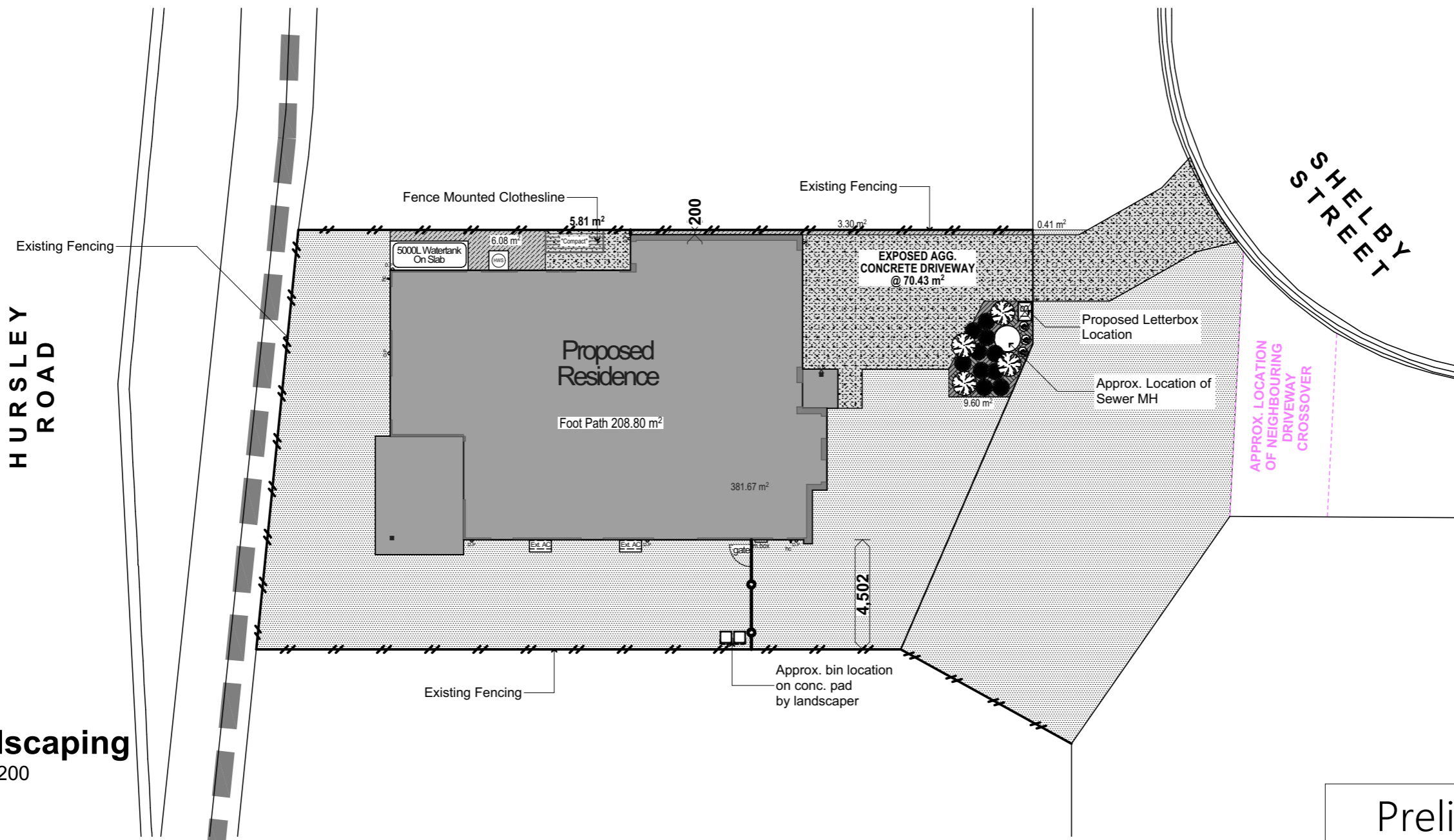
Landscaping Area Totals	
Material Type	Area
Proposed Edged Garden Bed	9.60
Proposed Turf	382.08
Select Pebbles With Weed Mat Under	9.38

LANDSCAPING SUBJECT TO CHANGED BASED ON SITE CONDITIONS.
 ...
 TURF MAYBE SUBSTITUTED WITH LANDSCAPING GRAVEL TO AREAS OF LOW LIGHT.
 ...
 PROPOSED RETAINING WALLS AND FENCING IS SUBJECT TO CHANGE.
 ...
 PLANTS ARE INDICATIVE ONLY.

PROPERTY DESCRIPTION
 Lot - 149
 SP - Disclosure
 Parish - .
 County - .
 Authority - Toowoomba R.C.
 Area - 504m²
 Foot Print - 208.79m²
 Site Cover - 41.42%
 Site Cover Ach'd - 51.93%

FRONTAGE LANDSCAPE LAYOUT

- TOTAL GARDEN BED AREA: APPROX 10M²
- 1 X TREE SPECIES
- 7 X SHRUBS
- 13 X GROUND COVERS



Landscaping
 Scale 1:200

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AUSTRALASIAN HOMES

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LANDSCAPING