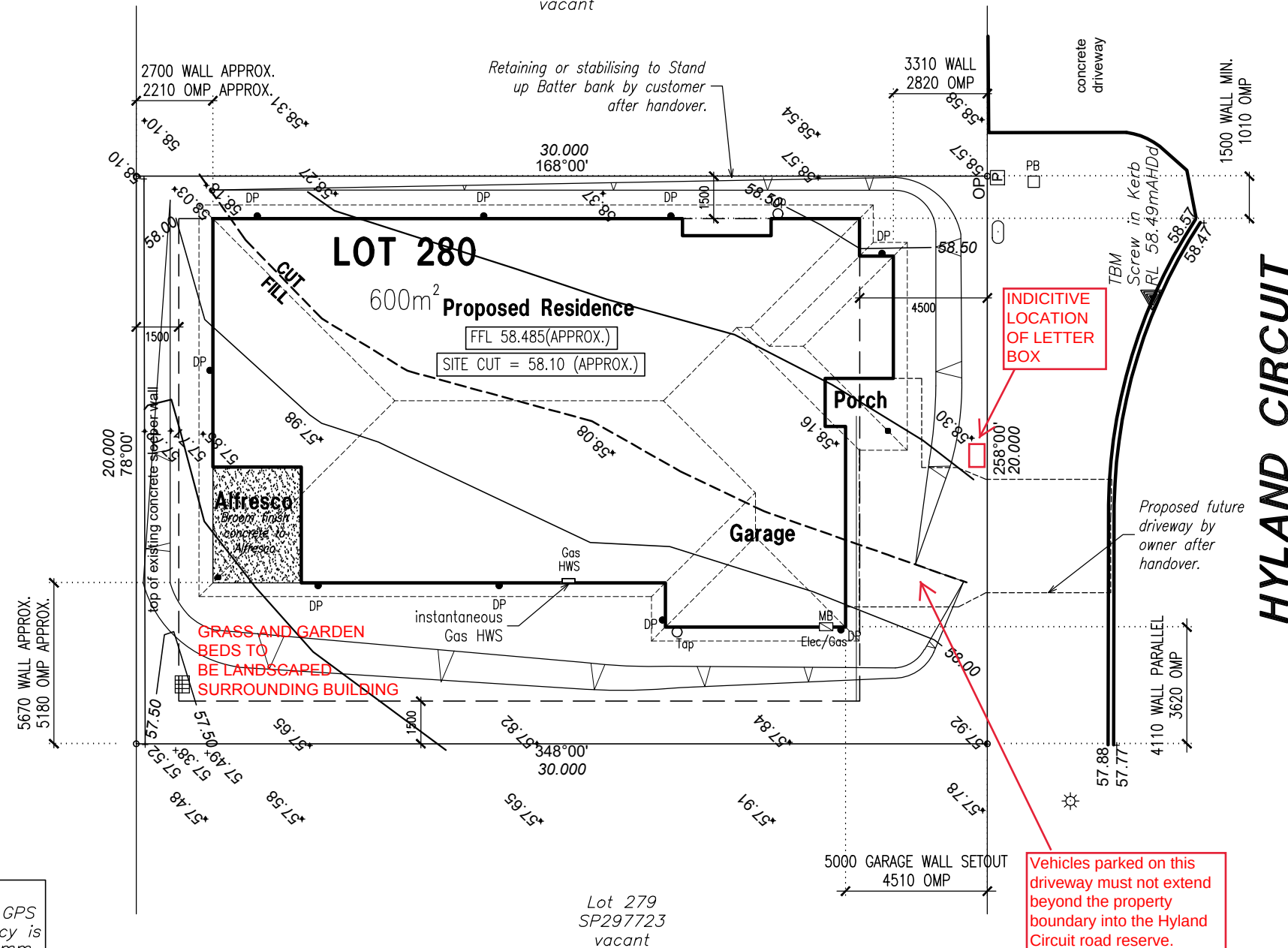


MAJOR OPTIONS		NOTE: All options shaded out denotes a standard plan. This is not inclusive of minor changes noted in individual tender.	RANGE	MASTER TEMPLATE DRAWING ISSUE STAMP	
OPTION A	This option is currently undefined		DEAL	DATE OF ORIGINAL ISSUE:	21.04.16
OPTION B	This option is currently undefined		QUEENSLAND	DATE OF CURRENT ISSUE:	21.04.16
OPTION C	This option is currently undefined		FUTURE	ESTIMATING DEP. APPROVAL:	
OPTION D	This option is currently undefined		GENESIS	CONSTRUCTION DEP. APPROVAL:	
OPTION E	This option is currently undefined		CUSTOM	REVISION NUMBER:	A



Lot 281
SP297723
vacant



*Note:
Position of some underground services
have been plotted from council searches
which have limited and varied accuracy.
Jon Baumann and Associated take no
responsibility for the location of any
underground services. It is the property
owners responsibility to accurately locate
and/or expose any underground service
prior to construction commencing.*

SITE PLAN SCALE: 1:200



104922
A1
SHT 1 OF 8 REV E

MAJOR OPTIONS

NOTE: All options shaded out denotes a standard plan. This is not inclusive of minor changes noted in individual tender.

MAJOR OPTIONS

DATE OF ORIGINAL ISSUE: 21.04.16

OPTION A	This option is currently undefined
OPTION B	This option is currently undefined

DATE OF CURRENT ISSUE: 21.04.16

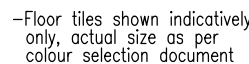
OPTION B	This option is currently undefined
OPTION C	This option is currently undefined

REVISION NUMBER: A

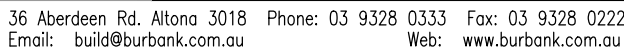
OPTION D	This option is currently undefined
OPTION E	This option is currently undefined

	GAS - GAS METER
	MB - METER BOX
	HWS - HOT WATER SYSTEM

- ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THE CLOSET PAN AND THE DOORWAY.
- IF FLOOR COVERINGS ARE SUPPLIED BY BURBANK AUSTRALIA PTY. LTD., THE PATTERNED HATCH SHOWN ON DRAWINGS DOES NOT INDICATE LAYOUT OR DIRECTION OF FINISH.
- MAN HOLE LOCATION MAY BE CHANGED DUE TO TRUSS LAYOUT.
- WINDOW AND DOOR FRAME SIZES AND MANUFACTURERS BEAM SIZES ARE NOMINAL AND MAY VARY WITH BURBANK APPROVED SUPPLIERS.
- FLOOR WASTE VENT LOCATIONS ARE INDICATIVE ONLY.



FLOOR PLAN SCALE: 1:100



- BURBANK AUSTRALIA (QLD) PTY LTD 1046544

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DRG NAME GROUND FLOOR PLAN

DRAWN	RDG
SCALE	1 : 100
DATE	01/12/17
SALES PERSON	GM
INTL. FLOOR AREA	269.22 sq.m

B	28/01/18	Revised Contract Issue including Details
C	28/04/18	Revised Contract Issue – Contour survey received.
D	03/05/18	Revised Contract Issue – covenant
E	03/08/18	Revised Contract Issue – covenant
No	DATE	DETAILS
A M E N D M E N T S		

SHT 2 OF 8 REV(

MAJOR OPTIONS

NOTE: All options shaded out denote a standard plan. This is not inclusive of minor changes made in individual levels.

OPTION A

OPTION B

OPTION C

OPTION D

OPTION E

This option is currently undefined

This option is currently undefined

This option is currently undefined

This option is currently undefined

This option is currently undefined

RANGE

IDEAL

QUEENSLAND

FUTURE

GENESIS

CUSTOM

MASTER TEMPLATE DRAWING ISSUE STAMP

DATE OF ORIGINAL ISSUE: 21.04.16

DATE OF CURRENT ISSUE: 21.04.16

REVISION NUMBER: A

DRAFTING DEP. APPROVAL:

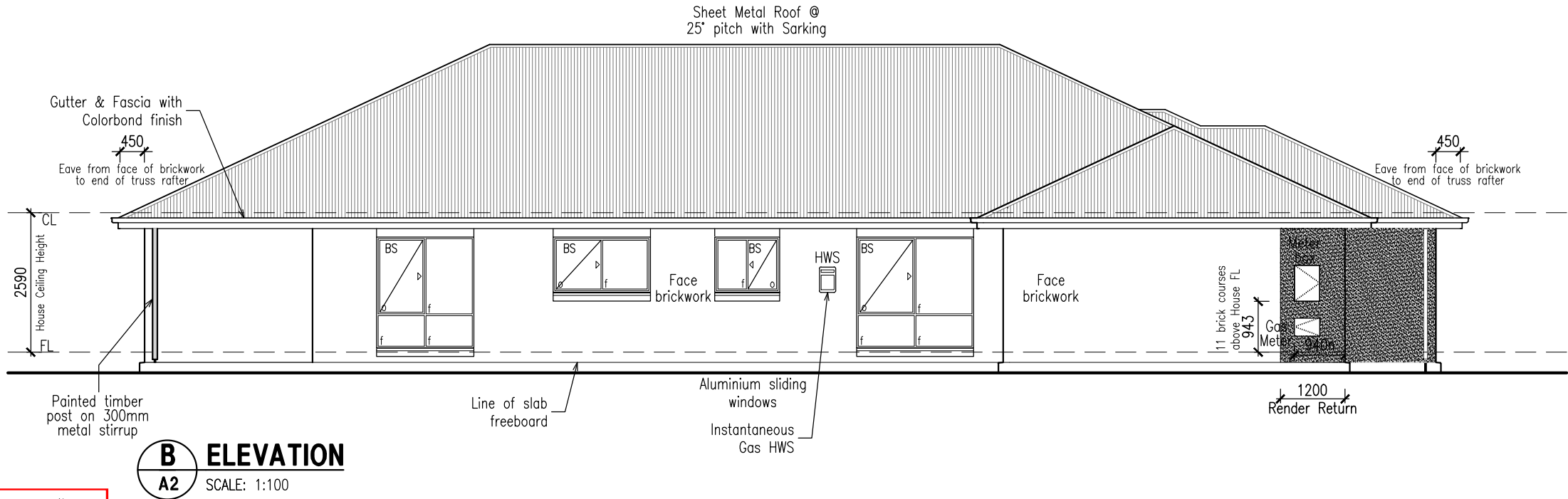
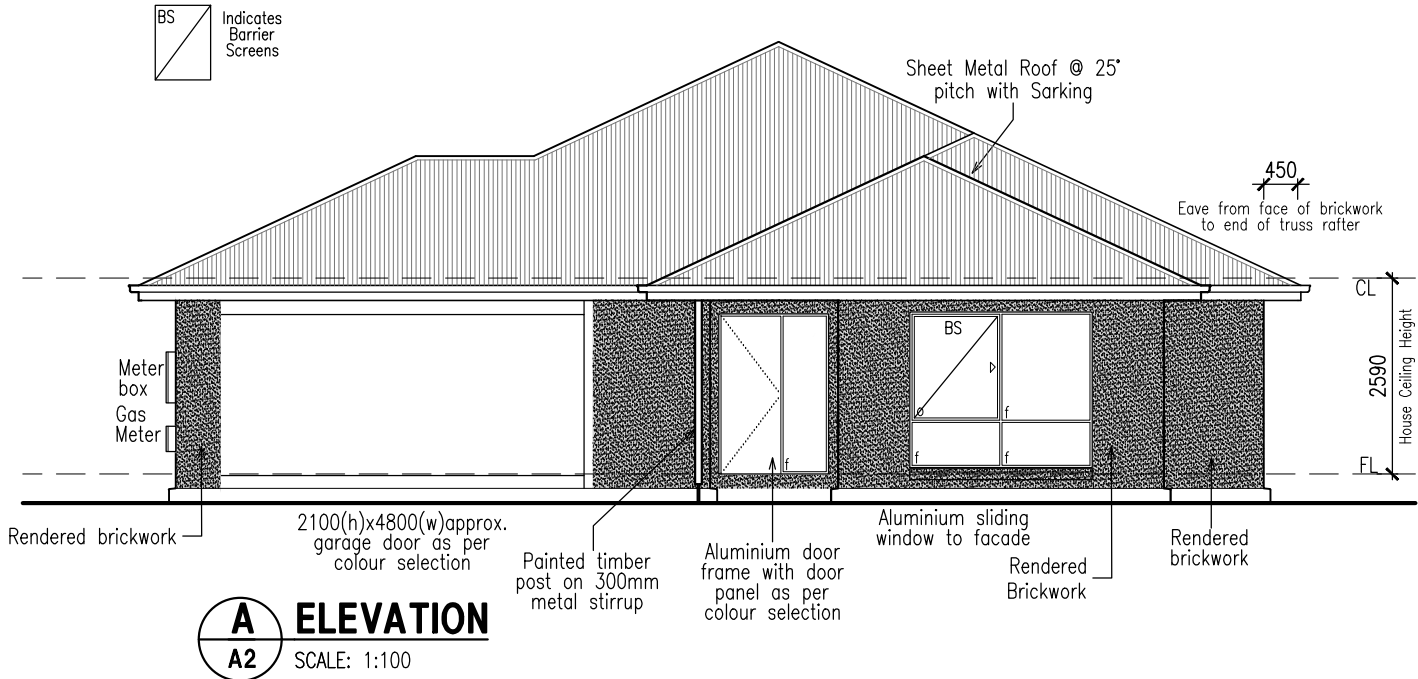
ESTIMATING DEP. APPROVAL:

CONSTRUCTION DEP. APPROVAL:

Infill over openings Schedule	
Infill above Garage Door	Painted Cement Sheet
Infill above Front Entry Door	Brickwork above
Infill above Facade Windows	Brickwork above
Infill above Remaining House Windows	Painted Cement Sheet
Infill above Alfresco Door/Window	Painted Cement Sheet
Infill above rear Garage Access door	Painted Cement Sheet

Platforms outside external doors

-Backfill to doors not to be greater than 190mm in accordance with BCA '3.9.1.5 Thresholds'



TYPICAL WINDOW HEAD HEIGHTS	
Window head heights indicated are measured from the floor level (FL) of the house; that being the top of the slab (ground floor) or the top of the particleboard flooring (first floor). All window head heights indicated are nominal and may vary due to variances in brick and floor-joist sizes.	
2440mm CEILING HEIGHT (25 courses)	
Any roof pitch-Flush eaves:	2145-2150mm
22.5° pitch -450 eaves:	2145-2150mm
25° pitch -450 eaves:	2120-2125mm
27° pitch -450 eaves:	2100-2105mm
30° pitch -450 eaves:	2060-2065mm
2740mm CEILING HEIGHT	
Any roof pitch-Flush eaves:	2145-2150mm
Any roof pitch-450 eaves:	2145-2150mm
* CJ - Denotes control joint as per AS3700-2001	
* Information contained in the soil report regarding control joints and their required centres takes precedence over this set of drawings	
* Dimensions in relation to 'FL' & 'CL' refer to overall plate dimensions & not actual ceiling heights	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/954

Date: 18 October 2018

36 Aberdeen Rd. Altona 3018 Phone: 03 9328 0333 Fax: 03 9328 0222 Email: build@burbank.com.au Web: www.burbank.com.au

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■ FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE.

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BASED ON Norfolk 307 - Traditional (Eclipse)

LOCATION Lot 280 Hyland Circuit Flagstone

FOR M. Boehm

DRG NAME ELEVATIONS

DRAWN RDG

SCALE 1 : 100

DATE 01/12/17

SALES PERSON GM

INTL FLOOR AREA 269.22 sq.m

B	28/01/18	Revised Contract Issue including Details
C	28/04/18	Revised Contract Issue - Contour survey received.
D	03/05/18	Revised Contract Issue - covenant
E	03/08/18	Revised Contract Issue - covenant
No	DATE	DETAILS
A M E N D M E N T S		

104922

A3

SHT 3 of 8 REV E

MAJOR OPTIONS

NOTE: All options shaded out denote a standard plan. This is not inclusive of minor changes made in individual revisions.

OPTION A

OPTION B

OPTION C

OPTION D

OPTION E

This option is currently undefined

This option is currently undefined

This option is currently undefined

This option is currently undefined

This option is currently undefined

RANGE

IDEAL

QUEENSLAND

FUTURE

GENESIS

CUSTOM

MASTER TEMPLATE DRAWING ISSUE STAMP

DATE OF ORIGINAL ISSUE: 21.04.16

DATE OF CURRENT ISSUE: 21.04.16

DRAFTING DEP. APPROVAL:

ESTIMATING DEP. APPROVAL:

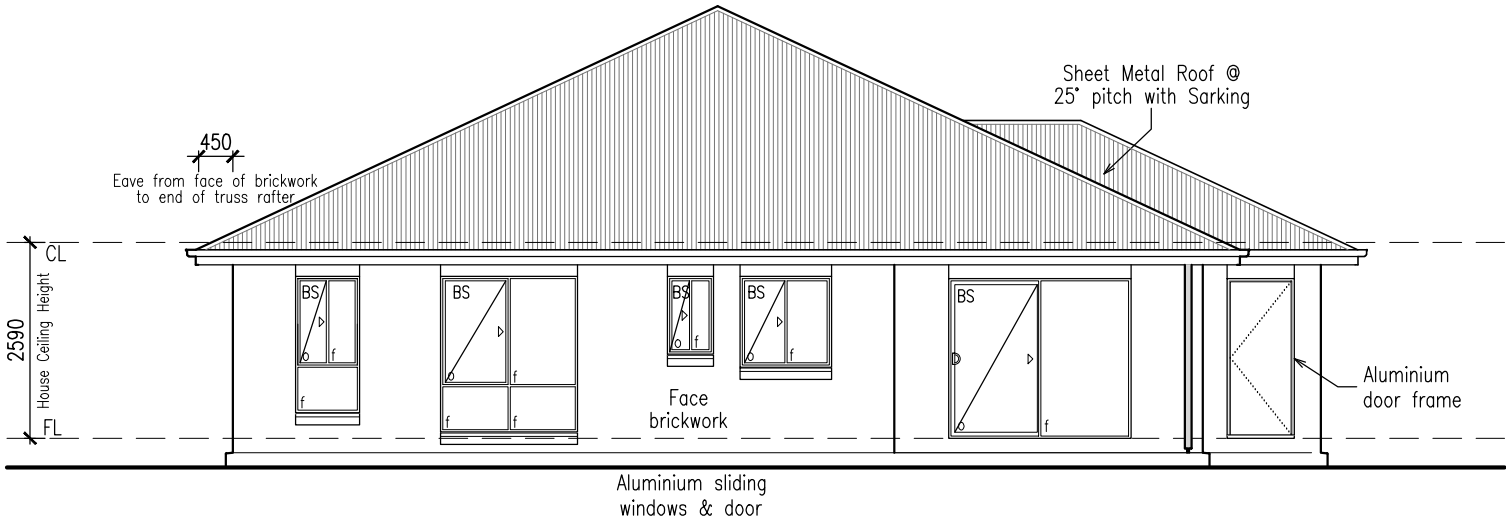
CONSTRUCTION DEP. APPROVAL:

REVISION NUMBER: A

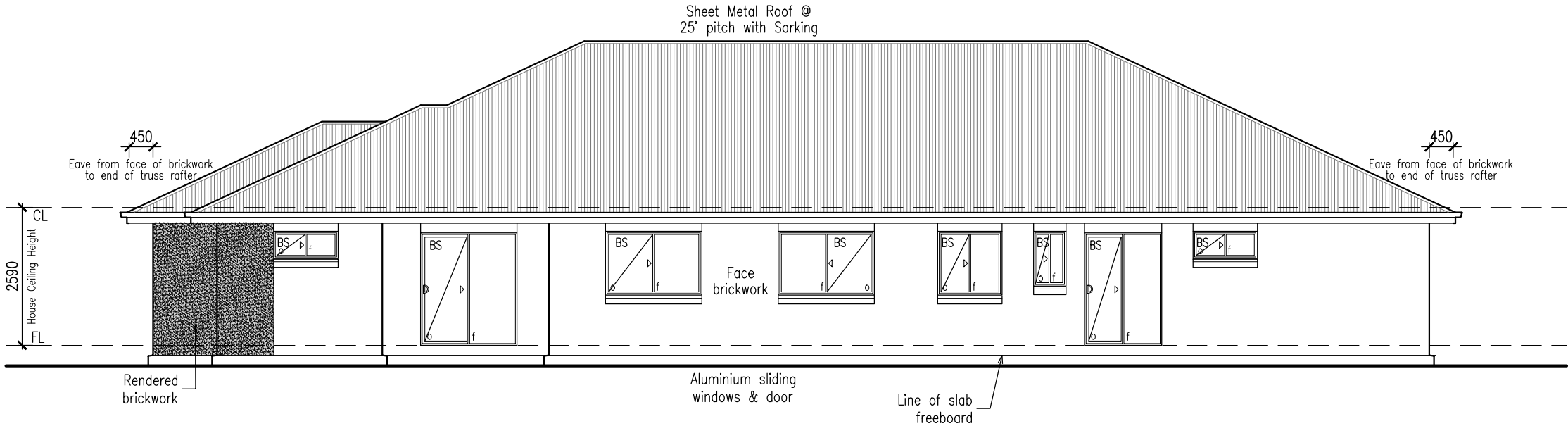
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Infill above Garage Door	Painted Cement Sheet
Infill above Front Entry Door	Brickwork above
Infill above Facade Windows	Brickwork above
Infill above Remaining House Windows	Painted Cement Sheet
Infill above Alfresco Door/Window	Painted Cement Sheet
Infill above rear Garage Access door	Painted Cement Sheet

Platforms outside external doors

-Backfill to doors not to be greater than 190mm in accordance with BCA '3.9.1.5 Thresholds'



C ELEVATION
A2 SCALE: 1:100



D ELEVATION
A2 SCALE: 1:100

TYPICAL WINDOW HEAD HEIGHTS	
Window head heights indicated are measured from the floor level (FL) of the house; that being the top of the slab (ground floor) or the top of the particleboard flooring (first floor). All window head heights indicated are nominal and may vary due to variances in brick and floor-joist sizes.	
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22.5° pitch -450 eaves:	2145-2150mm
25° pitch -450 eaves:	2120-2125mm
27° pitch -450 eaves:	2100-2105mm
30° pitch -450 eaves:	2060-2065mm
2740mm CEILING HEIGHT	
Any roof pitch-Flush eaves:	2145-2150mm
Any roof pitch-450 eaves:	2145-2150mm
* CJ - Denotes control joint as per AS3700-2001	
* Information contained in the soil report regarding control joints and their required centres takes precedence over this set of drawings	
* Dimensions in relation to 'FL' & 'CL' refer to over allplate dimensions & not actual ceiling heights	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/954
Date: 18 October 2018



Burbank

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BASED ON

LOCATION

FOR

DRG NAME

Norfolk 307 - Traditional (Eclipse)

Lot 280 Hyland Circuit
Flagstone

M. Boehm

ELEVATIONS

DRAWN

SCALE

DATE

SALES PERSON

INTL. FLOOR AREA

RDG

1 : 100

01/12/17

GM

269.22 sq.m

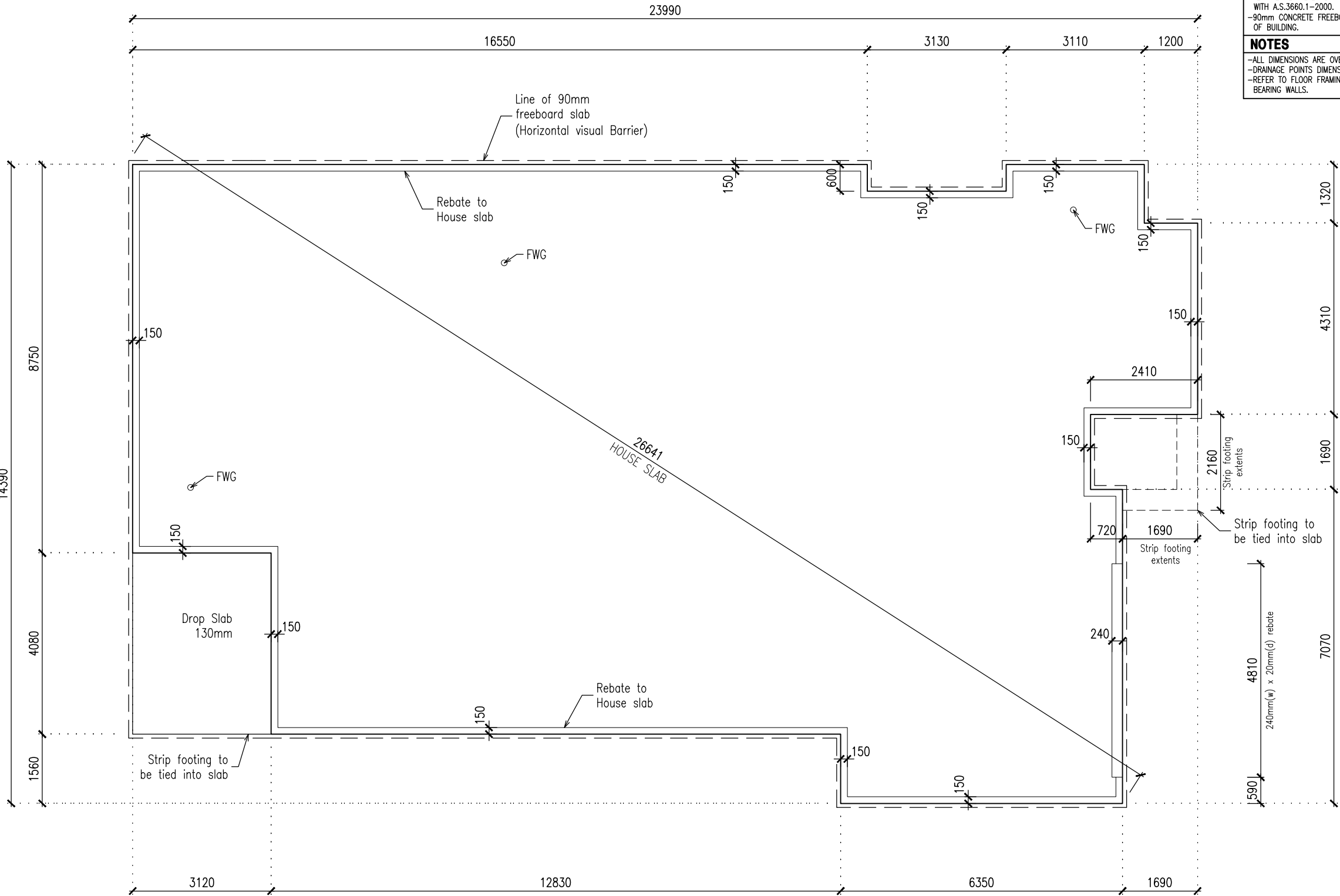
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E	03/08/18	Revised Contract Issue - covenant
No	DATE	DETAILS
A M E N D M E N T S		

104922

A4

SHT 4 of 8 REV E

MAJOR OPTIONS		RANGE		MASTER TEMPLATE DRAWING ISSUE STAMP	
NOTE: All options shaded out denote a standard item. This is not inclusive of minor changes noted in individual tender.					
OPTION A	This option is currently undefined	DEAL		DATE OF ORIGINAL ISSUE: 21.04.16	
OPTION B	This option is currently undefined	QUEENSLAND		DATE OF CURRENT ISSUE: 21.04.16	
OPTION C	This option is currently undefined	FUTURE		ESTIMATING DEP. APPROVAL:	
OPTION D	This option is currently undefined	GENESIS		CONSTRUCTION DEP. APPROVAL:	
OPTION E	This option is currently undefined	CUSTOM		REVISION NUMBER: A	
OPTION F	This option is currently undefined				



LEGEND □ SC – STEEL COLUMN POINT LOAD ON SLAB TO ENGINEERS DESIGN — — — 90mm FREEBOARD — — — — LINE OF BRICKWORK — — — — LINE OF REBATE	
TERMITE NOTE —TERMITE PERIMETER BARRIER INSTALLED IN COMPLIANCE WITH A.S.3660.1—2000. —90mm CONCRETE FREEBOARD & VISUAL BARRIER TO PERIMETER OF BUILDING.	
NOTES —ALL DIMENSIONS ARE OVERALL BRICKWORK DIMENSIONS. —DRAINAGE POINTS DIMENSIONED FROM OUTSIDE OF BRICKWORK. —REFER TO FLOOR FRAMING PLAN FOR LOCATION OF INTERNAL LOAD BEARING WALLS.	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/954

Date: 18 October 2018



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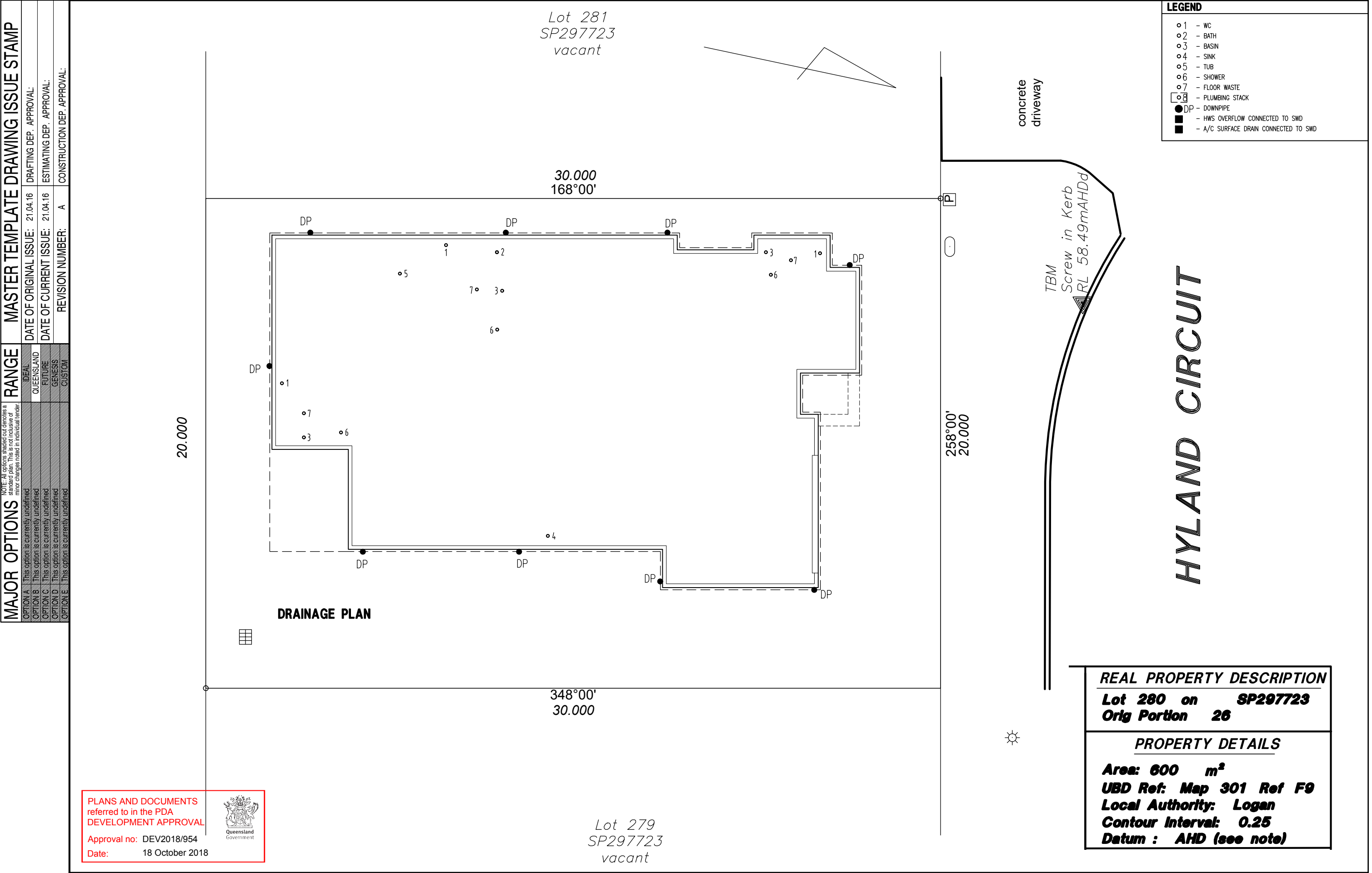
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BASED ON LOCATION FOR DRG NAME	Norfolk 307 – Traditional (Eclipse)	DRAWN	RDG
	Lot 280 Hyland Circuit	SCALE	1 : 100
	Flagstone	DATE	01/12/17
	M. Boehm	SALES PERSON	GM
	SETOUT PLAN	INTL. FLOOR AREA	269.22 sq.m

B	28/01/18	Revised Contract Issue including Details
C	28/04/18	Revised Contract Issue – Contour survey received.
D	03/05/18	Revised Contract Issue – covenant
E	03/08/18	Revised Contract Issue – covenant
No	DATE	DETAILS
A M E N D M E N T S		

104922
D1
SHT 1 OF 6 REV E

MAJOR OPTIONS	RANGE	MASTER TEMPLATE DRAWING ISSUE STAMP
NOTE: All options shaded out denote a standard plan. This is not inclusive of minor changes made in individual revisions.	IDEAL	DATE OF ORIGINAL ISSUE: 21.04.16
OPTION A This option is currently undefined	QUEENSLAND	DRAFTING DEP. APPROVAL:
OPTION B This option is currently undefined	FUTURE	DATE OF CURRENT ISSUE: 21.04.16
OPTION C This option is currently undefined	GENESIS	ESTIMATING DEP. APPROVAL:
OPTION D This option is currently undefined	CUSTOM	REVISION NUMBER: A
OPTION E This option is currently undefined		CONSTRUCTION DEP. APPROVAL:



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/954
Date: 18 October 2018



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BASED ON Norfolk 307 – Traditional (Eclipse)
LOCATION Lot 280 Hyland Circuit
Flagstone

FOR M. Boehm

DRG NAME DRAINAGE PLAN

DRAWN	RDG
SCALE	NTS
DATE	01/12/17
SALES PERSON	GM
INTL. FLOOR AREA	269.22 sq.m

B	28/01/18	Revised Contract Issue including Details
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E	03/08/18	Revised Contract Issue – covenant
No	DATE	DETAILS
A M E N D M E N T S		

104922
D2

SHT 2 OF 6 REV E