

NOTES

- 1. THE BUILDING CODE OF AUSTRALIA (B.C.A.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUST. (AS.) CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.
- 2. CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPLIED VIDE TITLE.
- 3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.
- 4. CHECK HYDRAULIC AND MECHANICAL PLANS FOR SETOUT AND SIZING OF SERVICE DUCT(S) WHERE APPLICABLE.
- 5. CO-ORDINATE ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE RELEVANT CONSULTANT(S) PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.
- 6. CHECK ON SITE – OPENINGS BEFORE FABRICATION OF DOORS, WINDOWS & ANY OTHER FIXTURES. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE.
- 7. CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.
- 8. REFER SPECIFIC CONDITIONS OF BUILDING APPROVAL FOR ANY ADDITIONAL REQUIREMENTS.
- 9. ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING CODE OF AUSTRALIA F2.5 AND HAVE EITHER :
(a) LIFT OFF HINGES FOR INWARD SWINGING DOORS or
(b) OUTWARD SWINGING DOORS.
- 10. ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER AS.3660.1
- 11. STEEL FRAMING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

AUSTRALIAN STANDARDS

- ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE CURRENT BUILDING ACT.
- ALL STEEL FRAMING TO COMPLY WITH AS 4100-1998. ALL BRACING AND TIE-DOWN OF FRAMING TO COMPLY WITH AS 1170.2-2002.
- SMOKE ALARMS TO COMPLY WITH B.C.A. CLASS 1&10 PART 3.7.2 AND WITH A.S. 3786.
- ALUMINIUM FRAMED, GLAZED JOINERY SHALL BE INSTALLED IN ACCORDANCE WITH A.S.1288 "INSTALLATION OF GLASS IN BUILDINGS"
- WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH AS.3740 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS"
- AREAS OF BUILDING TO BE TERMITE PROTECTED SHALL BE DONE SO IN ACCORDANCE WITH AS.3660.1 "PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES" PART 1:NEW BUILDINGS.

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SUSTAINABLE BUILDING

CONSTRUCTION MUST BE IN ACCORDANCE WITH CURRENT ISSUE OF QDC MP4.1

ENERGY EFFICIENT LIGHTING

THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS IN CLASS 2 BUILDINGS. ENERGY EFFICIENT LIGHTING INCLUDES FLUORESCENT AND COMPACT FLUORESCENT LIGHTS. IT DOES NOT INCLUDE INCANDESCENT OR HALOGEN LIGHTS. COMPLIANCE IS ACHIEVED WHEN ENERGY EFFICIENT LIGHTS ARE USED FOR ABOUT 80% OF THE TOTAL FLOOR AREA OF THE BUILDING OR SOLE-OCCUPANCY UNIT. (FLOOR AREA MEANS THE AREA OF A ROOM MEASURED WITHIN THE FINISHED SURFACES OF THE WALLS, AND INCLUDES THE AREA OCCUPIED BY ANY CUPBOARD OR OTHER BUILT IN FURNITURE, FIXTURE OR FITTING) THIS AREA INCLUDES ASSOCIATED GARAGES, WHERE PART OF A HOUSE IS LIT BY MORE THEN ONE LIGHT SOURCE, AND ONE MORE OF THOSE LIGHT SOURCES IS NOT DEEMED TO BE EFFICIENT LIGHTING, THEN THAT PART OF THE HOUSE IS NOT CONSIDERED TO HAVE EFFICIENT LIGHTING, AND THEN THEREFORE DOES NOT QUALIFY TOWARDS THE 80% EFFICIENT LIGHT REQUIREMENT

HOT WATER SUPPLY

- IN A NEW CLASS 1
- A SUITABLE HOT WATER SYSTEM INCLUDES:
A) A GAS HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING: OR
B) A HEAT PUMP OR A SOLAR HOT WATER SYSTEM WHERE:
1) IN A BUILDING 3 OR MORE BEDROOMS , THE HOT WATER SYSTEM, MUST BE ELIGIBLE TO RECEIVE AT LEAST 22 RENEWABLE ENERGY CERTIFICATES; OR
11)IN A BUILDING WITH 1 OR 2 BEDROOMS THE HOT WATER SYSTEM MUST BE ELIGIBLE TO RECEIVE AT LEAST 14 RENEWABLE ENERGY CERTIFICATES.

SHOWER ROSES

(TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS, OR WHERE THE BATHROOM OF THESE BUILDING RENOVATIONS, SHOWER ROSES TO BE 3 STAR RATING UNDER WATER EFFICIENCY LABELLING SCHEME (WELS) OR A AAA RATING WHEN ASSESSED AGAINST AS/NZ 6400:2005 WATER EFFICIENT PRODUCTS- RATING AND LABELLING.

WATER PRESSURE LIMIT

(TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THE MAXIMUM PRESSURE LEVEL OF WATER FROM ANY OUTLET WITHIN THE PROPERTY BOUNDARIES OF A NEW CLASS 1 BUILDING MUST NOT EXCEED 500KPA. COMPLIANCE CAN BE ACHIEVED THROUGH THE INSTALLATION OF A WATER PRESSURE LIMITING DEVICE IN LINE WITH THE WATER METER. WHERE IT IS KNOWN THAT THE PRESSURE LEVEL OF THE WATER SUPPLY DOES NOT EXCEED 500KPA, WATER PRESSURE LIMITING DEVICE IS NOT REQUIRED.

DUAL FLUSH TOILETS

THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS OR WHERE TOILETS ARE REPLACED IN THE BATHROOMS OF THESE BUILDING CLASSIFICATIONS UNDERGO RENOVATIONS. A TOILET MUST HAVE A DUAL FLUSH CAPACITY THAT DOES NOT EXCEED 6 LITRES ON FULL FLUSH AND 3 ON HALF FLUSH.

Proposed Dwelling
Lot 45 Evans Street
Blackwater



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BUILDER
STROUDHOMES
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CLIENT
SITE ADDRESS
Lot 45 Evans Street
Blackwater

REAL PROPERTY DESCRIPTION
Lot 45 Registered Plan B. 337 23 Parish of Blackwater County Of Humboldt Site Area 847 sqm

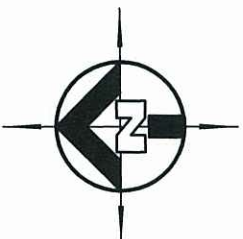
Rev.	Revision Description	Date
A	Prelim Concept	04/10/11
B	Amended Prelim	19/10/11
C	Amended Prelim	07/11/11

DRAWING NAME
NOTES

KIND	SCALE
N2 (M33)	NA
LICENSE	DATE
1153526	04/10/11
Sheet No.	JOB No.
1 of 14	11-2424

GENERAL SITE NOTES

- (1) Sewerage and/or septic to be in accordance with local by-laws and water & sewerage act.
- (2) Position of stormwater lines, downpipes, retaining walls, cut/fill embankments are approximate only and may vary to suit site conditions and the builder is to verify and adjust as required.
- (3) All cut/fill embankments, retaining walls shown and constructed are to comply with council policy & BCA housing provisions.
- (4) Stormwater pipes to be 400mm class 6 UPVC & laid in accordance with BCA housing provisions unless specified elsewhere. One 900mm UPVC pipe per 100 sqm of roof area laid to 1:100 min grade.
- (5) Pod cut to allow ground water to drain away from dwelling all round at 1:20 fall.
- (6) All boundary clearances and set out dimensions to be verified prior to commencement of work.
- (7) The builder is to verify all dimensions and levels on plan prior to commencement of the job as no responsibility is taken after work has commenced.
- (8) 5000litr mandatory rainwater tank MUST be installed to comply with BCA and Wateract requirements. Contact Master Builders Queensland for more information.



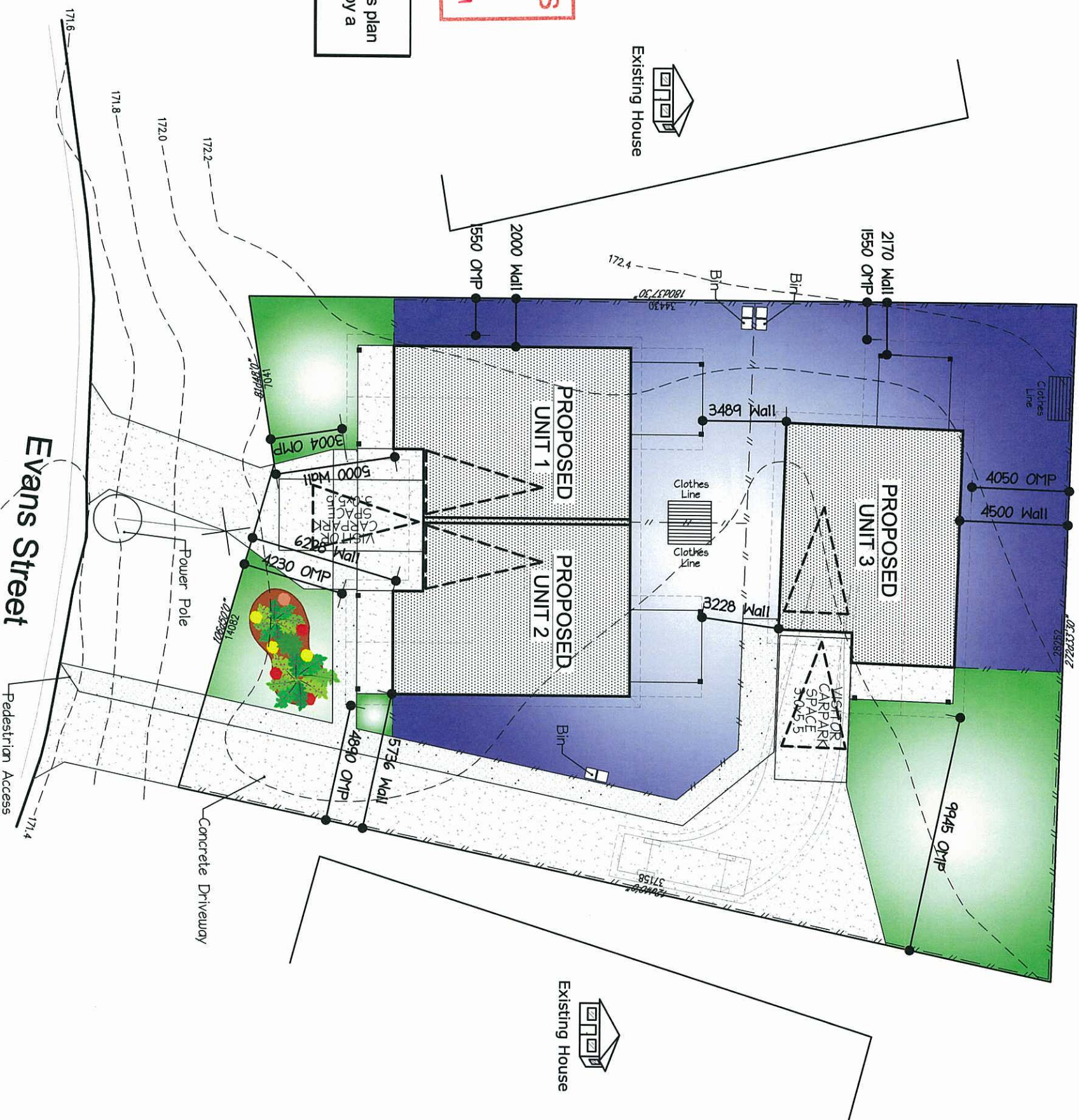
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 22 / 12 / 11

Note:
Car turnaround information shown on this plan is indicative only and must be confirmed by a suitably qualified traffic engineer

NOTES

Car Parking 3 Covered
& 2 Visitor carparking
Courtyard & Landscape = 401.1 sqm 47%
Sitecover = 247.2 sqm 29%
Drivay & Path & Carpark = 205.4 sqm 24%

Client Date



Shed

Private Open Space
POS for Unit 1 = 66.1 sqm
POS for Unit 2 = 78.7 sqm
POS for Unit 3 = 126.6 sqm

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All dimensions and Designation from the original plan are shown. The builder is to verify all dimensions and levels on plan prior to commencement of the job as no responsibility is taken after work has commenced.

BUILDER
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CLIENT

SITE ADDRESS

Lot 45 Evans Street
Blackwater

REAL PROPERTY DESCRIPTION
Lot 45
Registered Plan B. 33723
Parish of
County Of
Site Area 847 sqm

Rev.	Revision Description	Date
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C	Amended Prelim	07/11/11

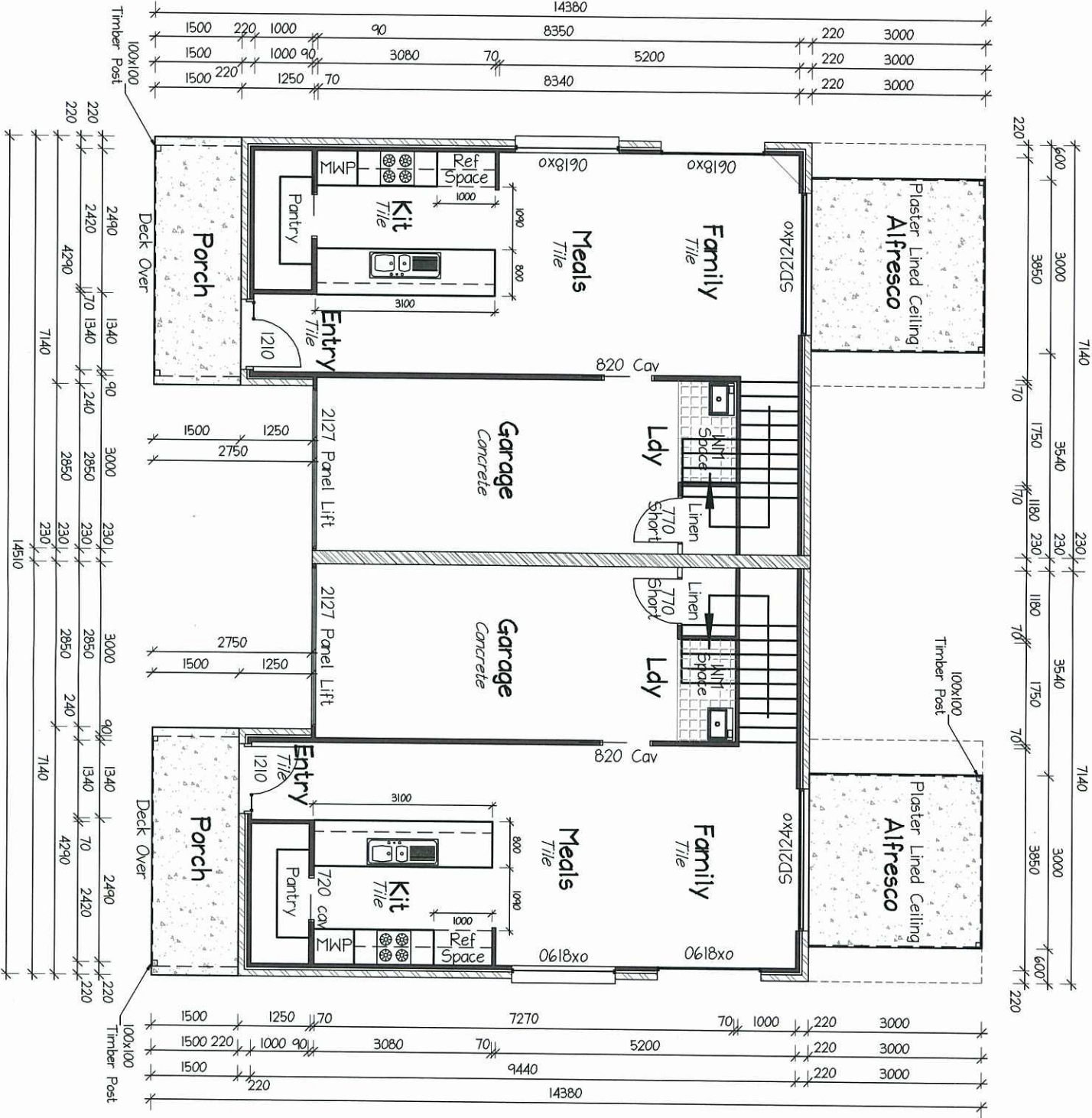
DRAWING NAME

SITE PLAN

KIND	N2 (M33)	SCALE	1:200
LICENCE	1153526	DATE	04/10/11
Sheet No.	2 of 14	JOB No.	11-2424

AREAS UNIT 1 & 2	
Lower Living	46.3 sqm
Garage	21.4 sqm
Porch	6.4 sqm
Patio	9.0 sqm
Upper Living	65.2 sqm
Deck	6.0 sqm
TOTAL	154.3 sqm

Ground Floor Units 1 & 2



Client Date

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 22/12/11

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NOTES:

- All dimensions shown on plans are to the timber frame and brickwork
- Control joint positions are at 6m intervals starting at full height window or door. Full height windows and doors are closed as control joint
- Termite treatment is in accordance with A.S. 3660.0 parts A and B
- Windows to Bath, Ens & WC are clear glass unless otherwise noted.
- Denotes smoke detectors hard wired to electrical system by a qualified electrician and to comply with BCA class 1 and class 10 parts 3.7.2 to A.S. 3786

BUILDER

STROUD HOMES
Now you're living

CLIENT

SITE ADDRESS

Lot 45 Evans Street
Blackwater

REAL PROPERTY DESCRIPTION

Lot 45 Registered Plan B. 337.23
Parish of Blackwater
County Of Humboldt
Site Area 847 sqm

Rev.	Revision Description	Date
A	Prelim Concept	04/10/11
B	Amended Prelim	19/10/11
C	Amended Prelim	07/11/11

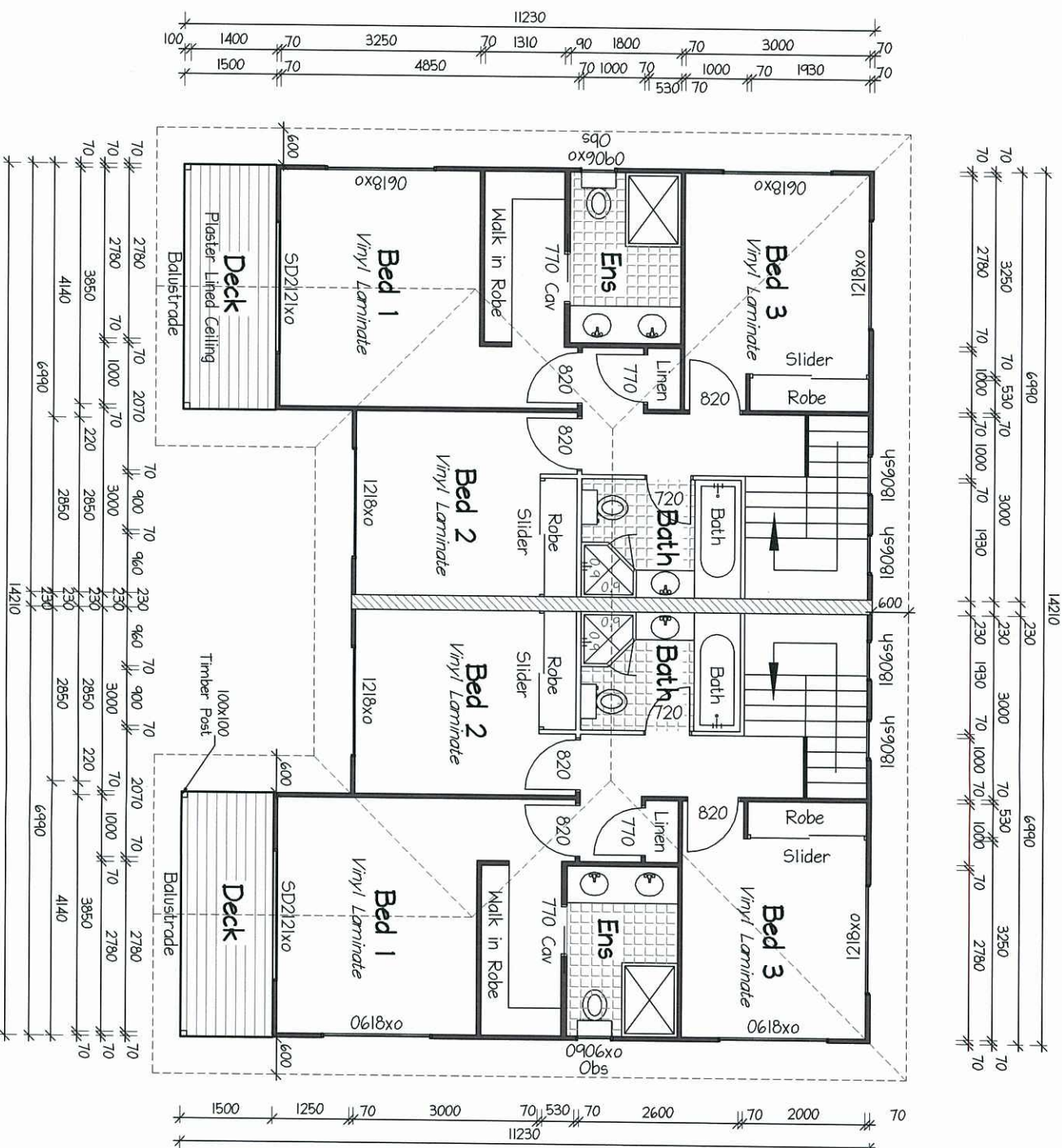
DRAWING NAME

GROUND FLOOR

MINI	SCALE
N2 (M33)	1:100
LICENCE	DATE
1153526	04/10/11
Sheet No.	JOB No.
3 of 14	11-2424

AREAS UNIT 1 & 2	
Lower Living	46.3 sqm
Garage	21.4 sqm
Porch	6.4 sqm
Patio	9.0 sqm
Upper Living	65.2 sqm
Deck	6.0 sqm
TOTAL	154.3 sqm

First Floor Units 1 & 2



Client Date

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BUILDER



CLIENT

SITE ADDRESS

Lot 45 Evans Street
Blackwater

REAL PROPERTY DESCRIPTION

Lot 45
Registered Plan B. 337.23
Parish of Blackwater
County of Humboldt
Site Area 847 sqm

Rev.	Revision Description	Date
A	Prelim Concept	04/10/11
B	Amended Prelim	19/10/11
C	Amended Prelim	07/11/11

DRAWING NAME

FIRST FLOOR

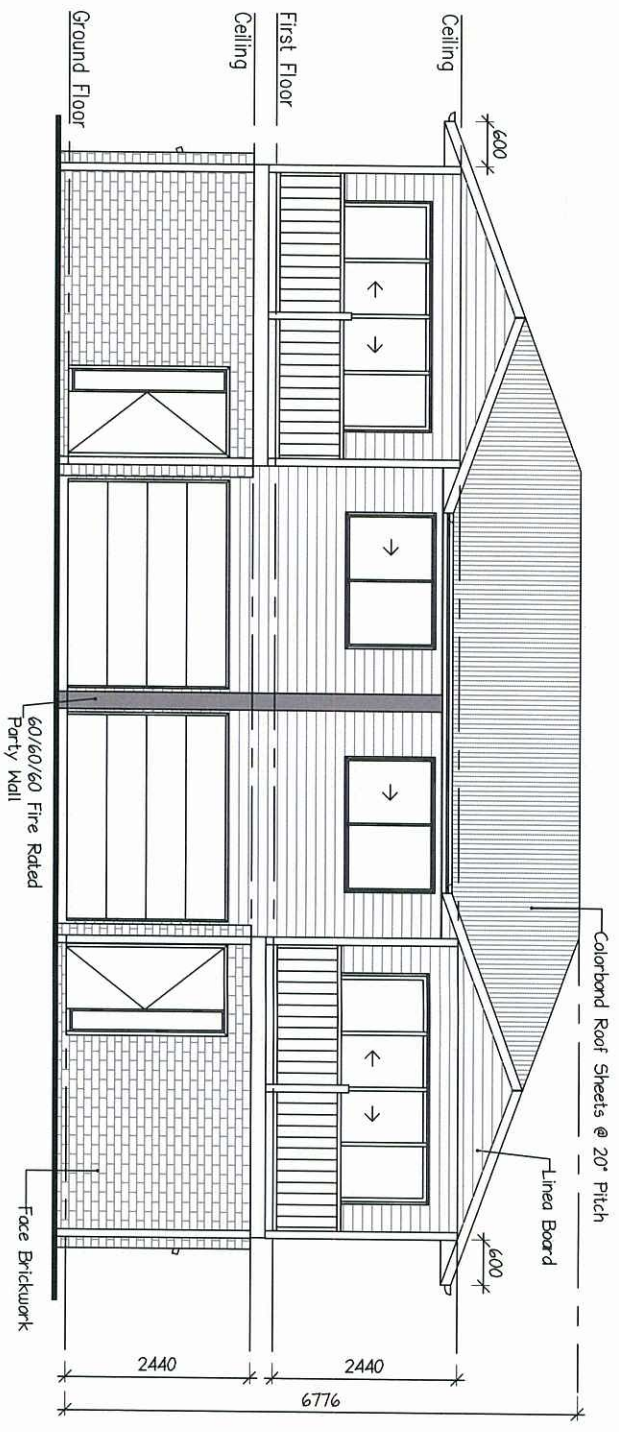
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LICENCE	1153526	DATE	04/10/11
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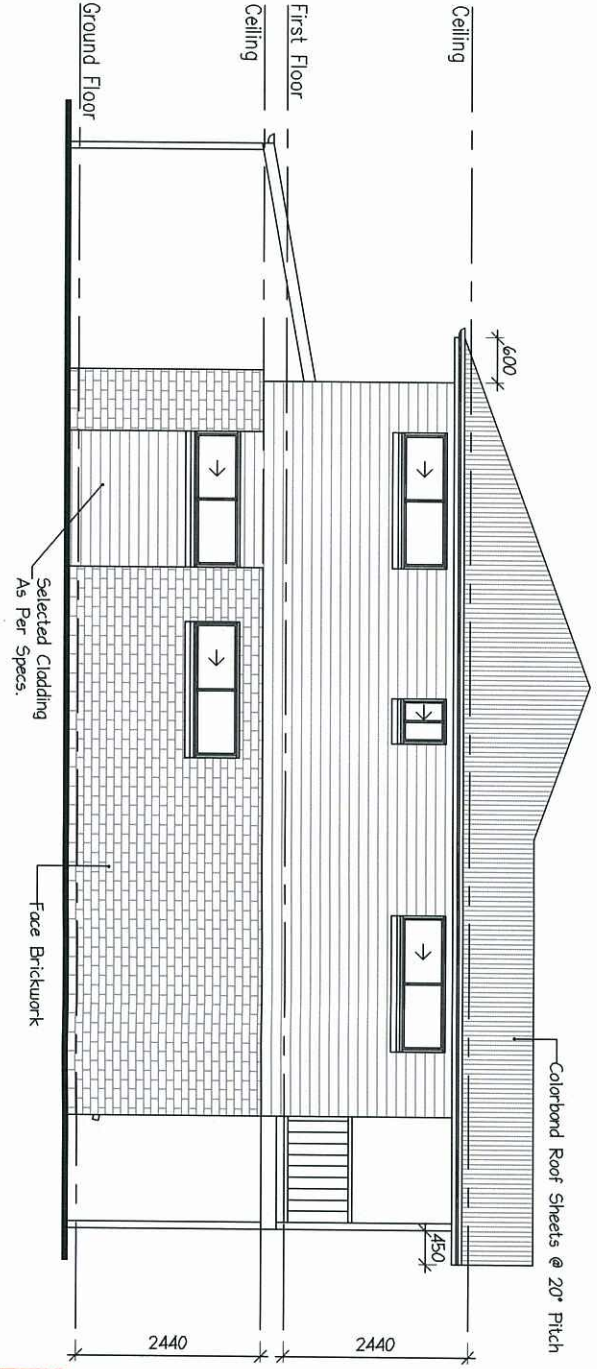
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PLANS AND DOCUMENTS
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FRONT ELEVATION
Northern Elevation



LEFT ELEVATION
Eastern Elevation



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BUILDER
STROUDHOMES
Now you're living

CLIENT
SITE ADDRESS
Lot 45 Evans Street
Blackwater

REAL PROPERTY DESCRIPTION
Lot 45
Registered Plan B. 337.23
Parish of Blackwater
County of Humboldt
Site Area 847 sqm

Rev.	Revision Description	Date
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C	Amended Prelim	07/11/11

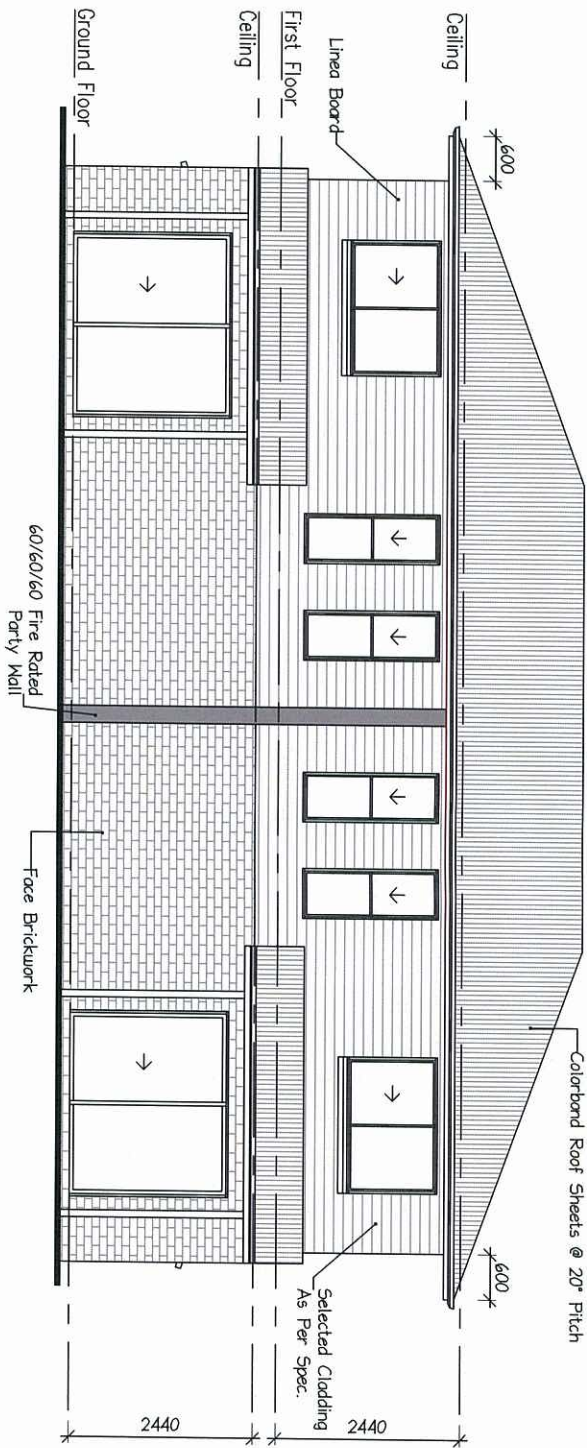
DRAWING NAME
ELEVATIONS 1

MINI N2 (M33)	SCALE 1:100
LICENCE 1153526	DATE 04/10/11
Sheet No. 5 of 14	JOB No. 11-2424

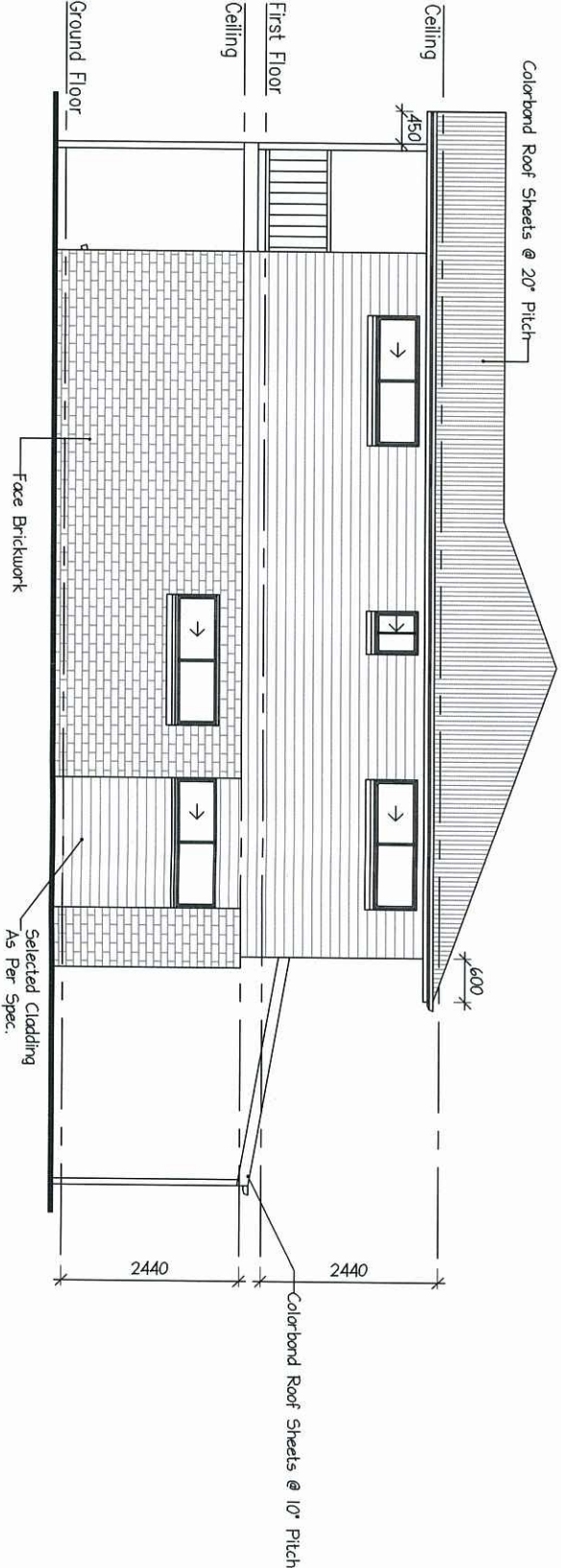
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APPROVAL dated 22/12/11

Client Date

REAR ELEVATION
Southern Elevation



RIGHT ELEVATION
Western Elevation



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BUILDER
STROUDHOMES
Now you're living

CLIENT
SITE ADDRESS
Lot 45 Evans Street
Blackwater

REAL PROPERTY DESCRIPTION
Lot 45
Registered Plan B. 337.23
Parish of Blackwater
County Of Humboldt
Site Area 847 sqm

Rev.	Revision Description	Date
A	Prelim Concept	04/10/11
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C	Amended Prelim	07/11/11

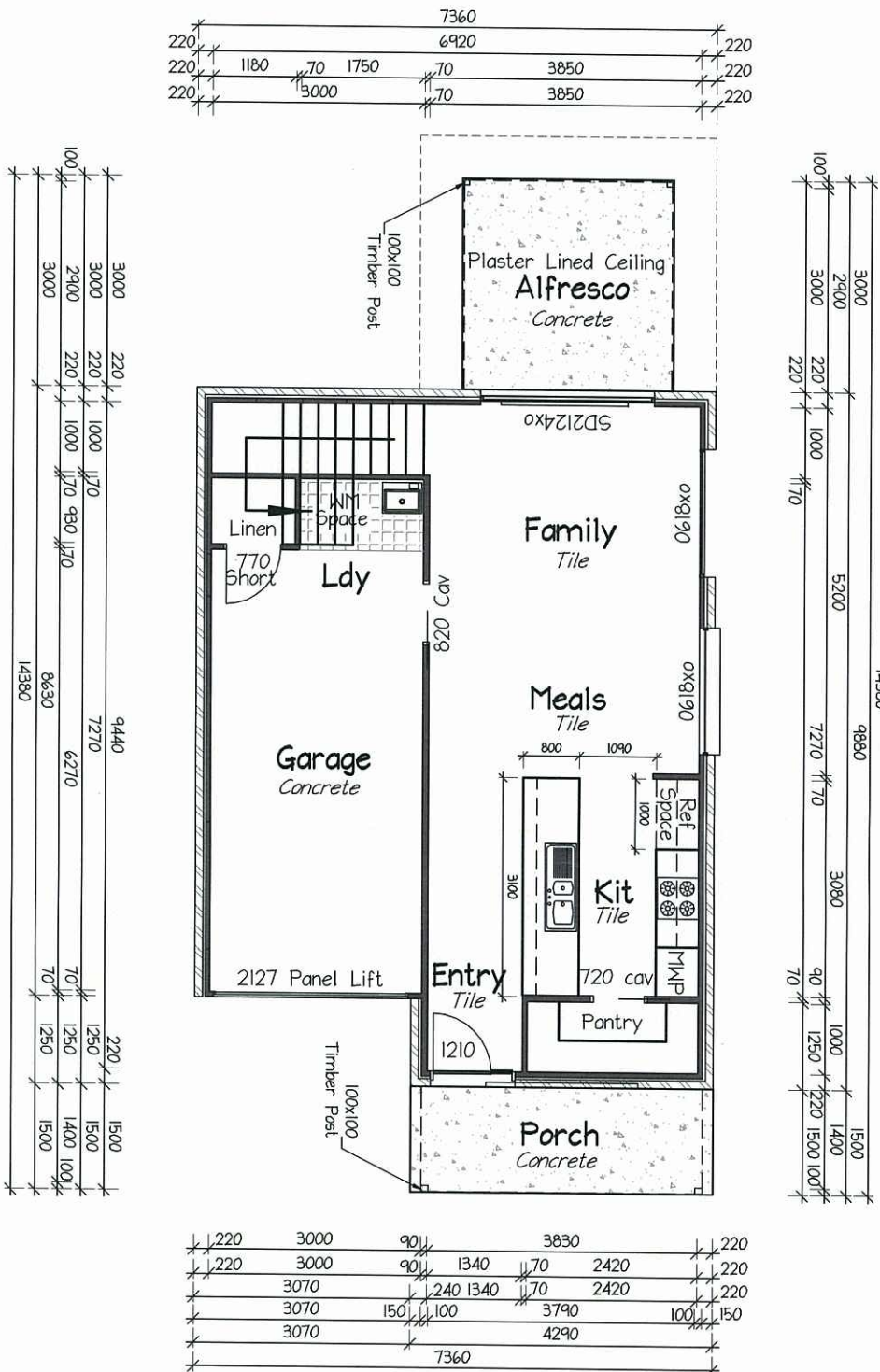
DRAWING NAME
ELEVATIONS 2

MIND N2 (M33)	SCALE 1:100
LICENCE 1153526	DATE 04/10/11
Street No. 6 of 14	JOB No. 11-2424

Client **Date**

Ground Floor Unit 3

AREAS UNIT 3	
Lower Living	46.5 sqm
Garage	22.1 sqm
Porch	6.4 sqm
Patio	9.0 sqm
Upper Living	64.8 sqm
Deck	6.0 sqm
TOTAL	154.8 sqm



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NOTES:

- All dimensions shown on plans are to the timber frame and brickwork
- Control joint positions are at 6m intervals starting at full height window or door. Full height windows and doors are closed as control joint
- Termite treatment is in accordance with A.S. 3660.0 parts A and B
- Windows to Bath, Ens & WC are clear glass unless otherwise noted.
- Smoke detectors hard wired to electrical system by a qualified electrician and to comply with BCA class 1 and class 10 parts 3.7.2 to A.S. 3786

BUILDER
STROUD HOMES
Now you're living

CLIENT
SITE ADDRESS
Lot 45 Evans Street
Blackwater

REAL PROPERTY DESCRIPTION
Lot 45
Registered Plan B. 337.23
Parish of Blackwater
County Of Humboldt
Site Area 847 sqm

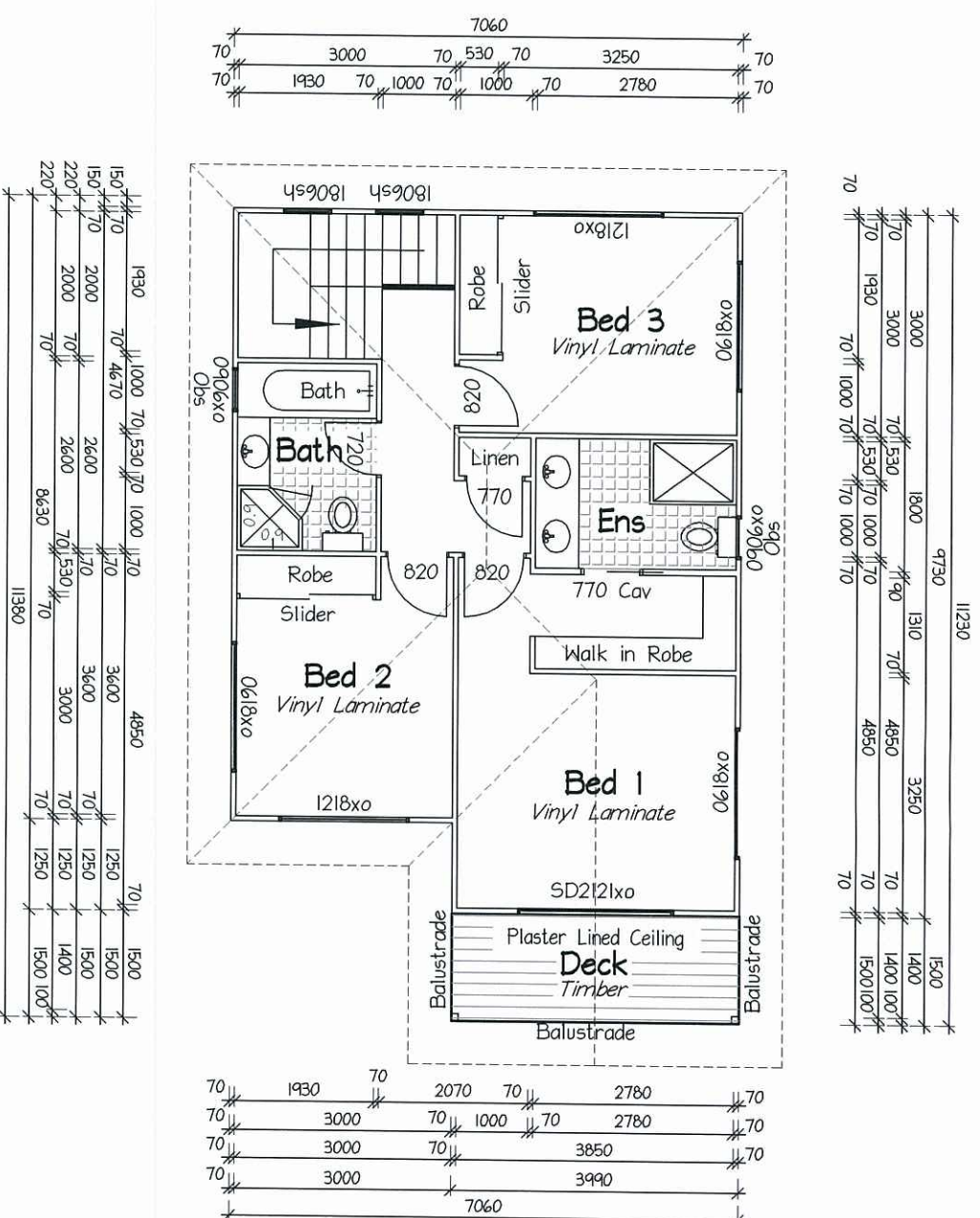
Rev.	Revision Description	Date
A	Prelim Concept	04/10/11
B	Amended Prelim	19/10/11
C	Amended Prelim	07/11/11

DRAWING NAME
GROUND FLOOR

WIND N2 (W33)	SCALE 1:100
LICENCE 1153526	DATE 04/10/11
Sheet No. 7 of 14	JOB No. 11-2424

AREAS UNIT 3	
Lower	Living 46.5 sqm
Garage	22.1 sqm
Porch	6.4 sqm
Patio	9.0 sqm
Upper	Living 64.8 sqm
Deck	6.0 sqm
TOTAL	154.8 sqm

First Floor Unit 3



PLANS AND DOCUMENTS
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APPROVAL dated 22 / 12 / 11

Client Date

REAL PROPERTY DESCRIPTION	
Lot Registered Plan Parish of County Of Site Area	B. 337.23 Blackwater Humboldt 847 sqm

45

Rev.	Revision Description	Date
A	Prelim Concept	04/10/11
B	Amended Prelim	19/10/11
C	Amended Prelim	07/11/11

DRAWING NAME	
FIRST FLOOR	

LAND	SCALE
N2 (W33)	1:100
LICENSE	DATE
1153526	04/10/11
Sheet No.	JOB No.
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ReziCAD
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NOTES

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- Control joint positions are at 6m intervals starting at full height window or door. Full height windows and doors are classed as control joints
- Termite treatment is in accordance with A.S. 3640.0 parts A and B
- Windows to Bath, Ens & MC are clear glass unless otherwise noted.
- Q Denotes smoke detectors hard wired to electrical system by a qualified electrician and to comply with BCA class 1 and class 10 parts 3.7.2 A.S. 3786

BUILDER



STROUDHOMES

CLIENT

SITE ADDRESS

Lot 45 Evans Street
Blackwater

REAL PROPERTY DESCRIPTION

Lot	Registered Plan	B. 337.23
Parish of		Blackwater
County Of		Humboldt
Site Area		847 sqm

Rev.	Revision Description	Date
A	Prelim Concept	04/10/11
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C	Amended Prelim	07/11/11

DRAWING NAME

FIRST FLOOR

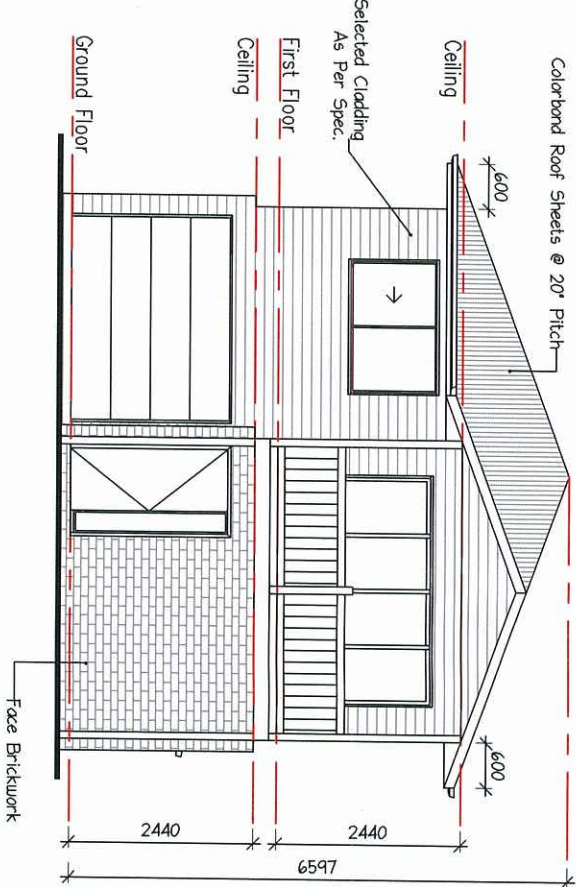
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<u>LICENCE</u>	<u>DATE</u>
1153526	04/10/11

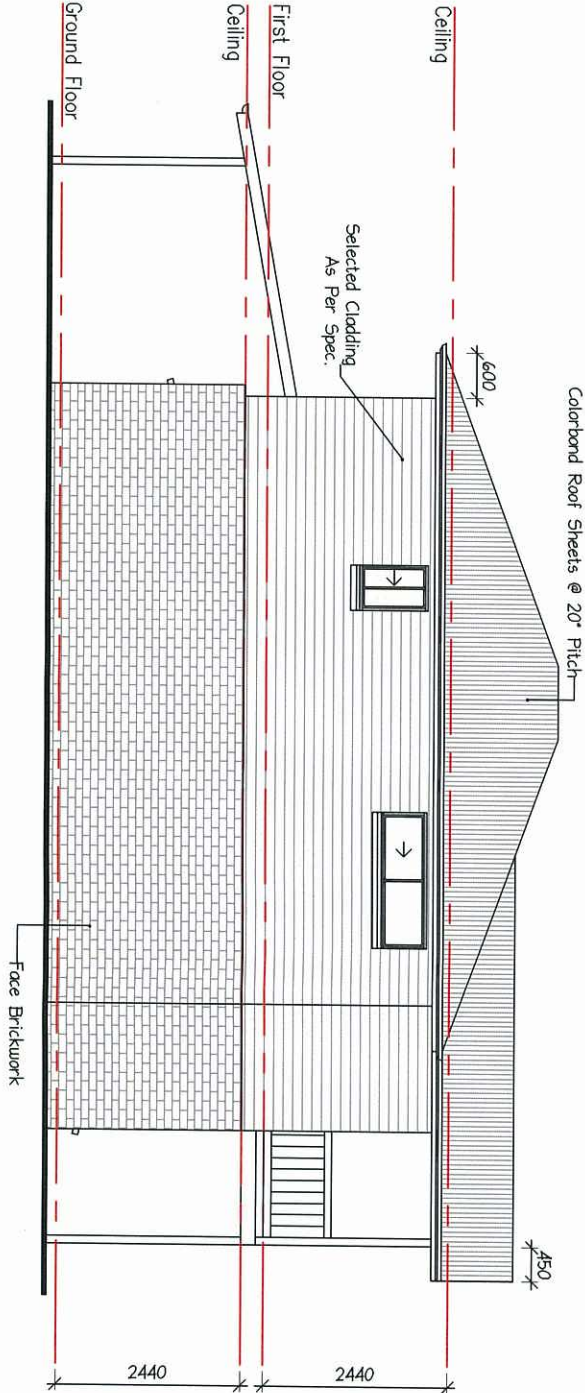
Sheet No. 8 of 14

JOB No. 11-2424

FRONT ELEVATION
Western Elevation



LEFT ELEVATION
Northern Elevation



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BUILDER
STROUDHOMES
Now you're living

CLIENT
SITE ADDRESS
Lot 45 Evans Street
Blackwater

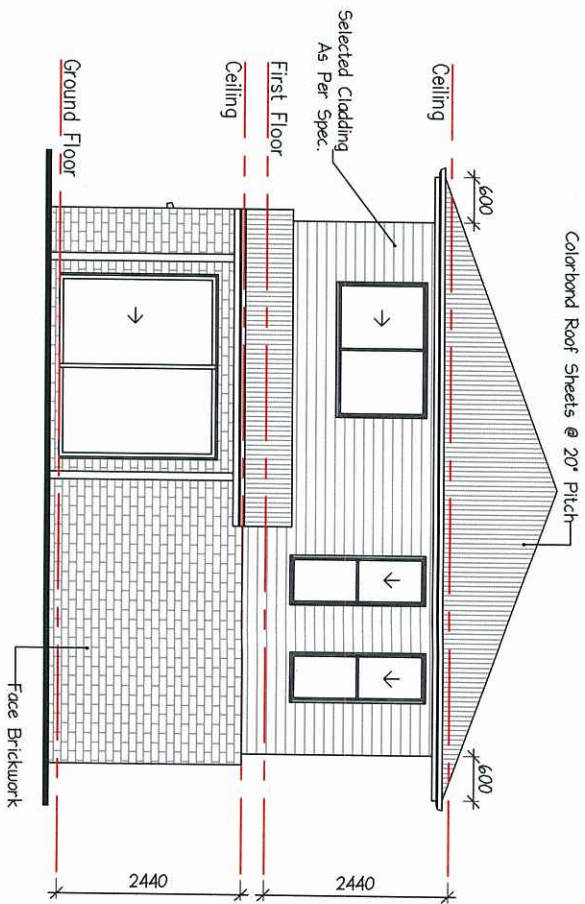
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Parish of Blackwater
County of Humboldt
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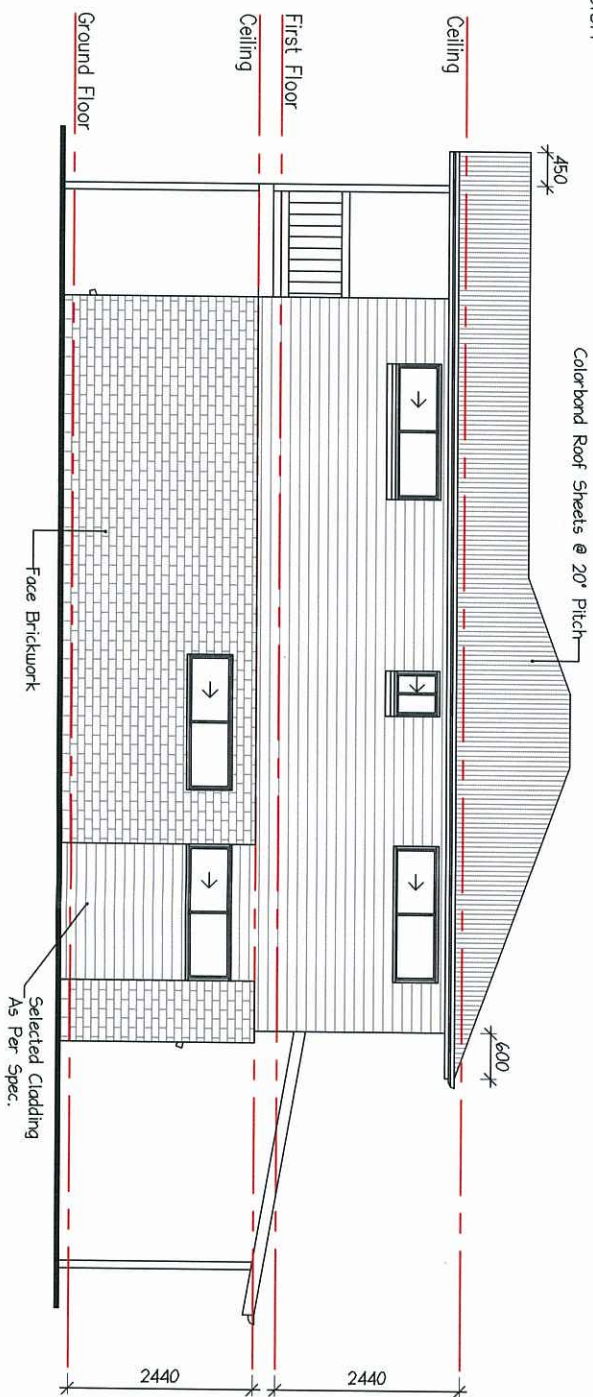
DRAWING NAME
ELEVATIONS 3

KIND N2 (M33)	SCALE 1:100
LICENCE 1153526	DATE 04/10/11
Sheet No. 9 of 14	JOB No. 11-2424

REAR ELEVATION
Eastern Elevation



RIGHT ELEVATION
Southern Elevation



Rev.	Revision Description	Date
A	Prelim Concept	04/10/11
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C	Amended Prelim	07/11/11

KIND N2 (M33)	SCALE 1:100
LICENCE 1153526	DATE 04/10/11
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