

A AMENDED IN RED
19 JUL 2011
By: Matt Team (name)
of the ULDA



UNIT AREA CALCULATIONS.

Site Area - 1416.4m²
Proposed Site Coverage - 733.6m² (51.8%)
Proposed P.O.S. - 514.3m² (36.3%)

35.204m

2117

2117

27.0m² private open space.

27.0m² private open space.

SITE NOTES:

GENERAL
SITE LEVELS AND FINISHED FLOOR LEVELS ARE TO BE VERIFIED BY BUILDER PRIOR TO STARTING WORK.

SITE DRAINAGE
FALL GROUND AWAY FROM BUILDING 50mm FOR A MINIMUM DISTANCE OF 1.0m ON ALL SIDES.

PROVIDE FALLS TO FINISHED GROUND SURFACE TO PREVENT WATER PONDING AT ANY POINT IN THE VICINITY OF THE BUILDING OR ON THE COMMON BOUNDARY OF ADJOINING ALLOTMENTS.

ROOF DRAINAGE
DISCHARGE DOWNPIPES TO KERB & CHANNEL.

PLACE DOWN PIPES GENERALLY AT CORNERS OR ENDS OF ROOFS AND 1.2m FROM A VALLEY GUTTER UNLESS SLOTTED GUTTER IS USED.
RECOMMENDED MAX. FALL LENGTH = 6.0m
ie. - 12.0m MAX. BETWEEN DOWN PIPES.

WASTE DISPOSAL
DISCHARGE WASTE WATER TO COUNCIL SEWER.
IF ON SITE DISPOSAL OF WASTE WATER IS REQUIRED DO SO IN ACCORDANCE WITH ENGINEERS DESIGN.

110.5m² private open space.

91.6m² private open space.

unit 1.

unit 2.

unit 3.

unit 4.

4004

6000

7500

6300

6000

unit 8.

unit 7.

unit 6.

unit 5.

4004

111.4m² private open space.

92.4m² private open space.

27.2m² private open space.

27.2m² private open space.

2197

2199

35.204m



SITE PLAN.
scale 1:100 @A2

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9/9/11

REVISION A: Amended Discontinuous Wall & Fire Wall Detail 20/05/11.

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P.O. Box 1530 Bundaberg, 4670
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Title:
DUPLEX FOR AUSPRIME INVESTMENT GROUP P/L
SANDALWOOD ST, BLACKWATER
SITE PLAN.

Drawn by: M.J.
Scale: 1:100 @A2
Date: 22/02/11

Revision No: A.
Drawing No: 1335-01

All unsigned drawings are to be presumed 'unapproved for construction'. Any manually submitted changes or details that have not been indicated by the designer have NOT been approved by the designer.
Signed:

PLANS FOR QUOTING PURPOSES ONLY.

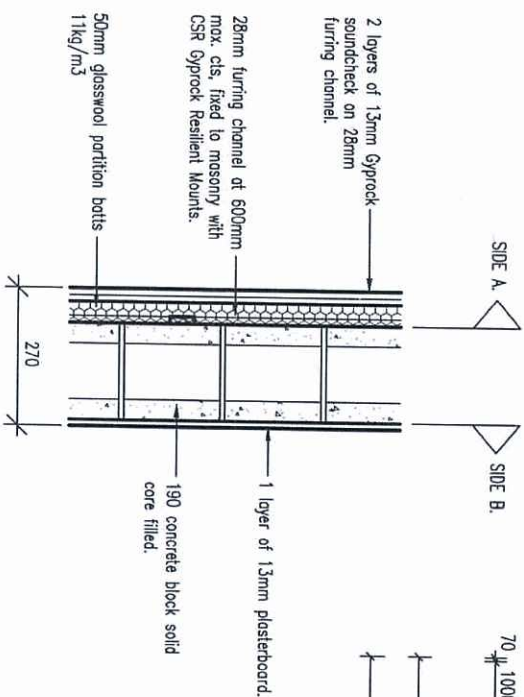
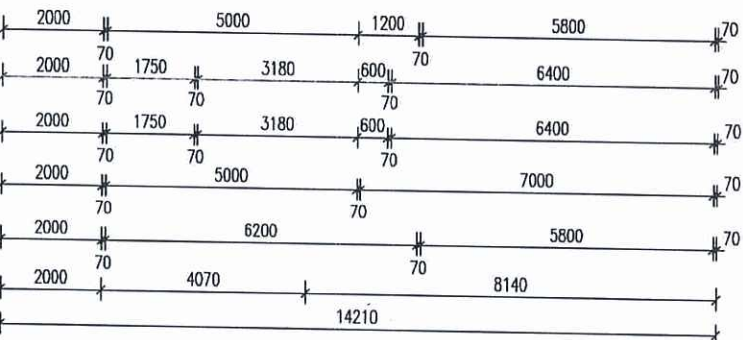
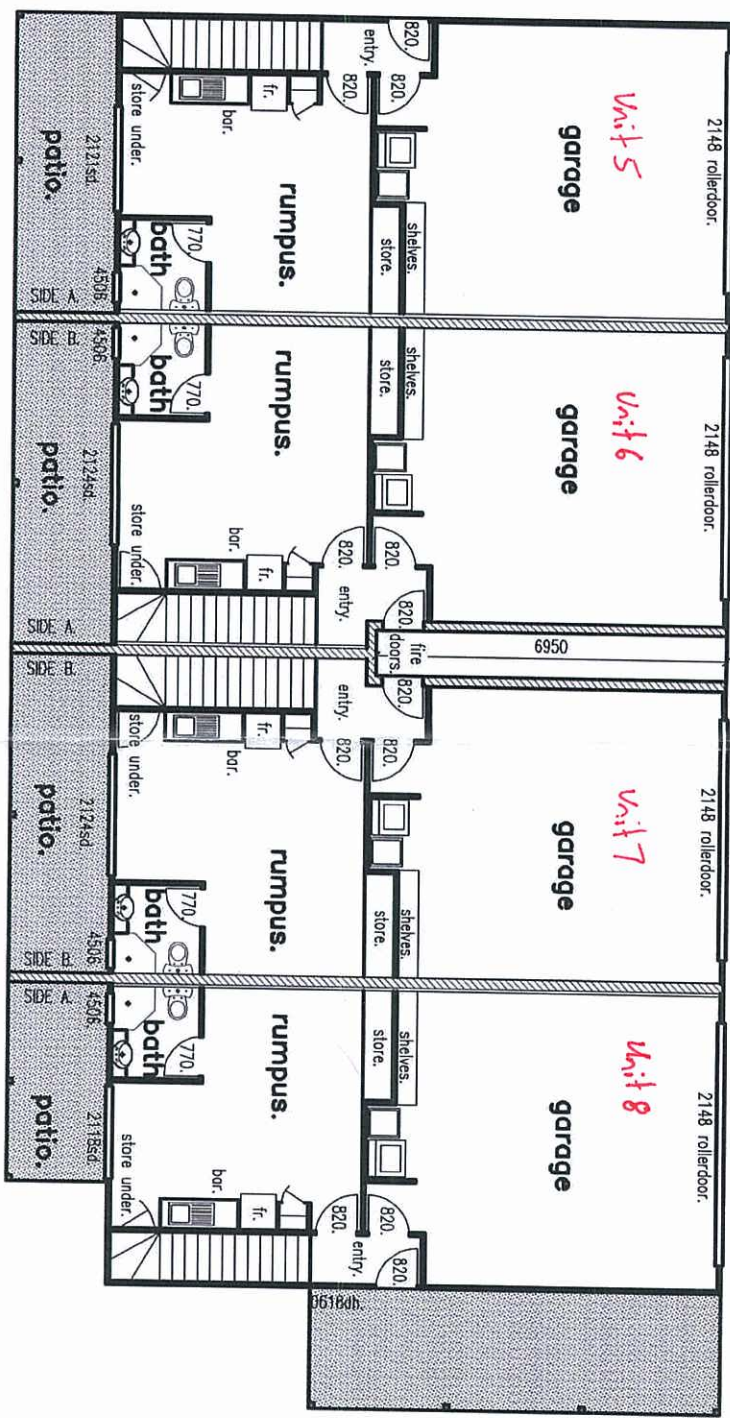
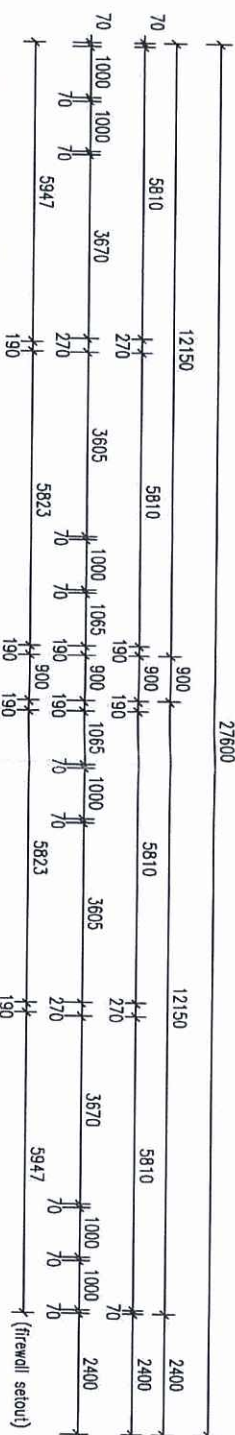
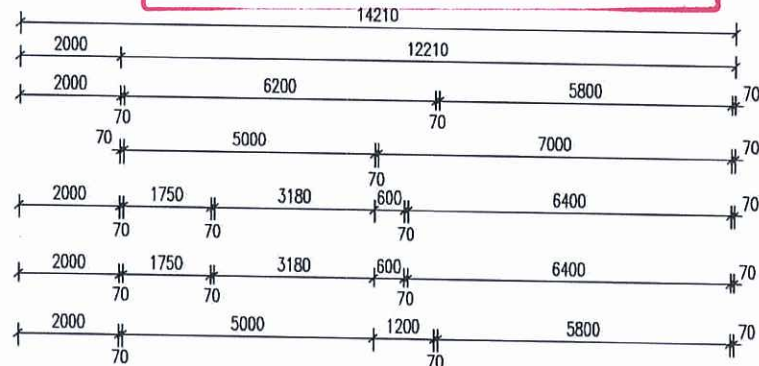
Either 1.2m solid fence or 50% permeable above 1.2m in height with a maximum of 1.5m in height.

Construct side + rear boundary fence of no greater than 1.8m in height.

LOWER FLOOR AREAS (Units 2, 3 & 4)
 O/S walls per unit - 32.3m²
 Garage/ laundry per unit - 41.0m²
 Patios per unit - 11.7m²

LOWER FLOOR AREA (Unit 1)
 O/S walls - 32.3m²
 Garage/ laundry - 41.0m²
 Patios - 27.1m²

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Mirror large applies to units 4, 3, 2 + 1.

LOWER FLOOR PLAN.
 scale 1:100 @A2

GENERAL:
 CONSTRUCTION TO BE IN ACCORDANCE WITH THE QUEENSLAND BUILDING REGULATIONS 2006, AND SHALL COMPLY WITH ALL LOCAL AUTHORITY REGULATIONS AND REQUIREMENTS.
 TUBER SIZES AND CONNECTION DETAILS NOT SHOWN TO BE IN ACCORDANCE WITH AS 1684-2006 RESIDENTIAL TUBER-FRAME CONSTRUCTION MANUAL FOR WIND SPEED NOMINATED.
 VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE STARTING WORK.

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FIRE DOORS
 Doors and installation to be carried out in accordance with AS1905.1. All aspects of the hardware and jambs are to comply with AS1905.1. Doors to have a fire rating of - 60 60, or that specified by the building certifier.

REVISION A: Amended Discontinuous Wall & Fire Wall Detail 20/05/11.

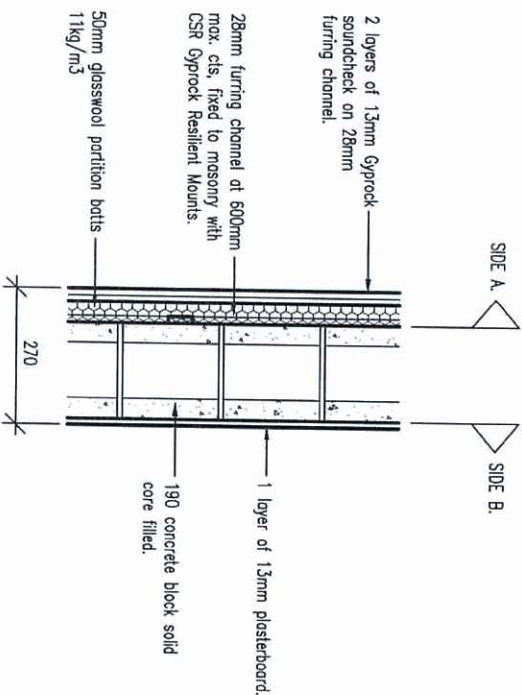
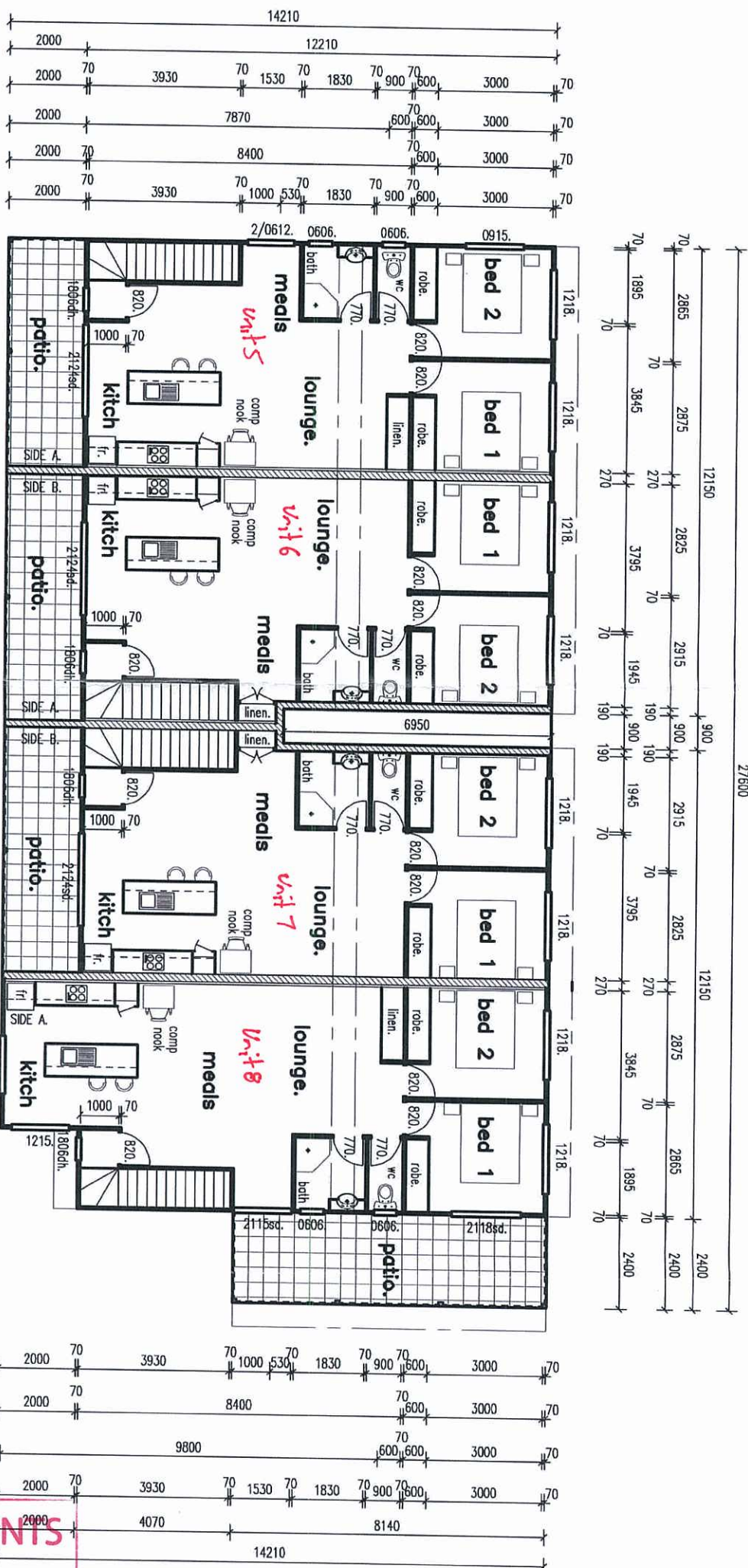
PLANS FOR QUOTING PURPOSES ONLY.

DISCONTINUOUS WALL DETAIL.
 scale NTS

UPPER FLOOR AREAS (Units 2,3 & 4)
O/S walls per unit - 73.4m²
Patio per unit - 11.7m²

UPPER FLOOR AREA (Unit 1)
O/S walls - 81.0m²
Patio - 19.5m²

GENERAL:
CONSTRUCTION TO BE IN ACCORDANCE WITH THE
QUEENSLAND BUILDING REGULATIONS 2006,
AND SHALL COMPLY WITH ALL LOCAL AUTHORITY
REGULATIONS AND REQUIREMENTS.
TIMBER SIZES AND CONNECTION DETAILS NOT SHOWN TO BE IN
ACCORDANCE WITH A.S. 1684-2006 RESIDENTIAL TIMBER-FRAME
CONSTRUCTION MANUAL FOR WIND SPEED RATED.
VERIFY ALL DIMENSIONS AND LEVELS ON SITE
BEFORE STARTING WORK.



UPPER FLOOR PLAN.
scale 1:100 @A2

Mirror lounge Applies
to units 4,5,2+1.

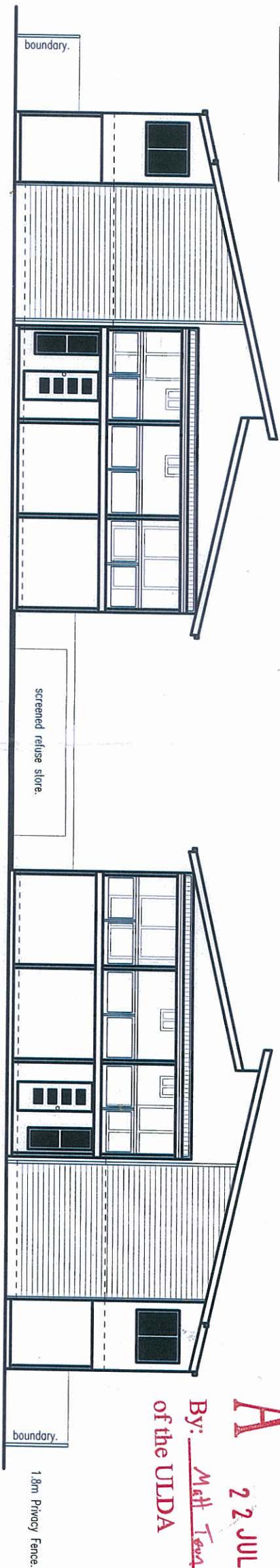
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DISCONTINUOUS WALL DETAIL.
scale NTS

OVERALL HEIGHT 7.4m APPROX.



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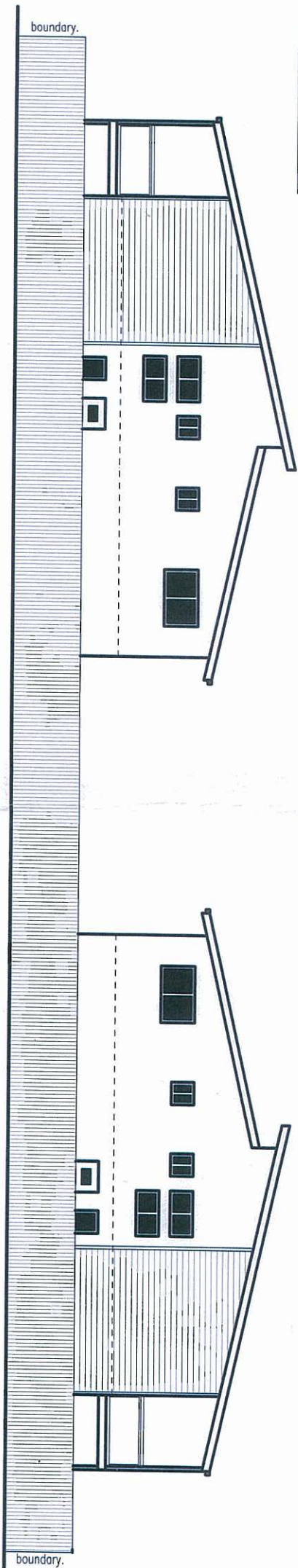
SANDALWOOD STREET ELEVATION.

scale 1:100 @A2

Fixed Screening to Side and Rear Elevations

Apply fixed, external privacy screens or fixed obscure glazing to all side and rear windows at a sill height less than 1.5 metres above floor level or to the sides of all balconies/verandas.

OVERALL HEIGHT 7.4m APPROX.



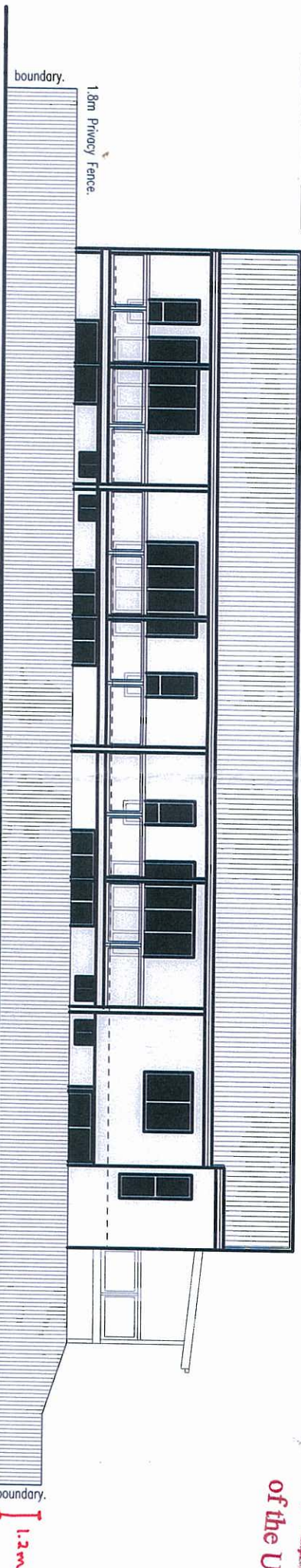
REAR ELEVATION.

scale 1:100 @A2

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FOR APPROVAL.

OVERALL HEIGHT 7.4m APPROX.



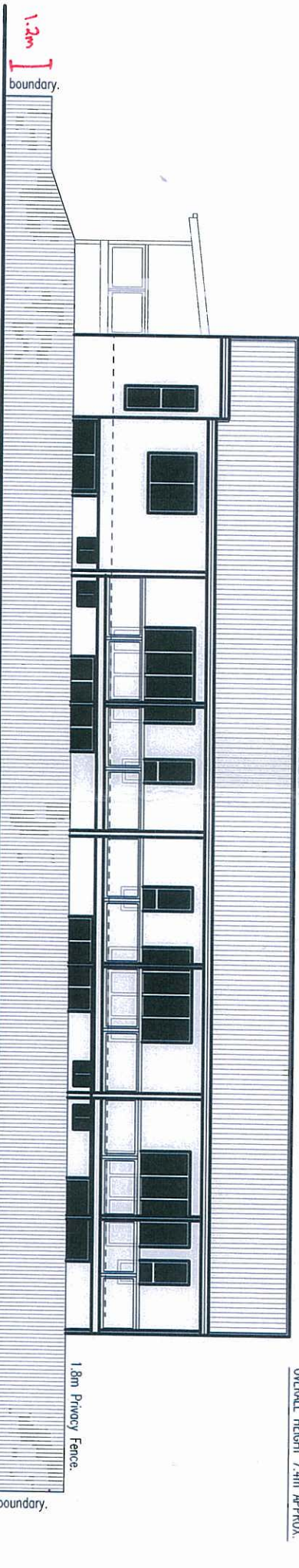
SIDE ELEVATION.

scale 1:100 @A2

Fixed Screening to Side and Rear Elevations

Apply fixed, external privacy screens or fixed obscure glazing to all side and rear windows at a sill height less than 1.5 metres above floor level or to the sides of all balconies/verandas.

OVERALL HEIGHT 7.4m APPROX.



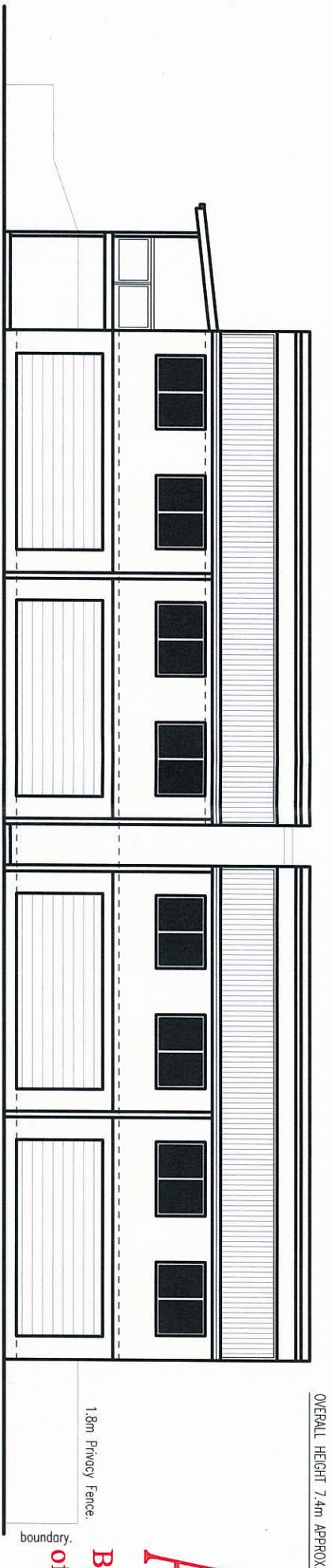
SIDE ELEVATION.

scale 1:100 @A2

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FOR APPROVAL.

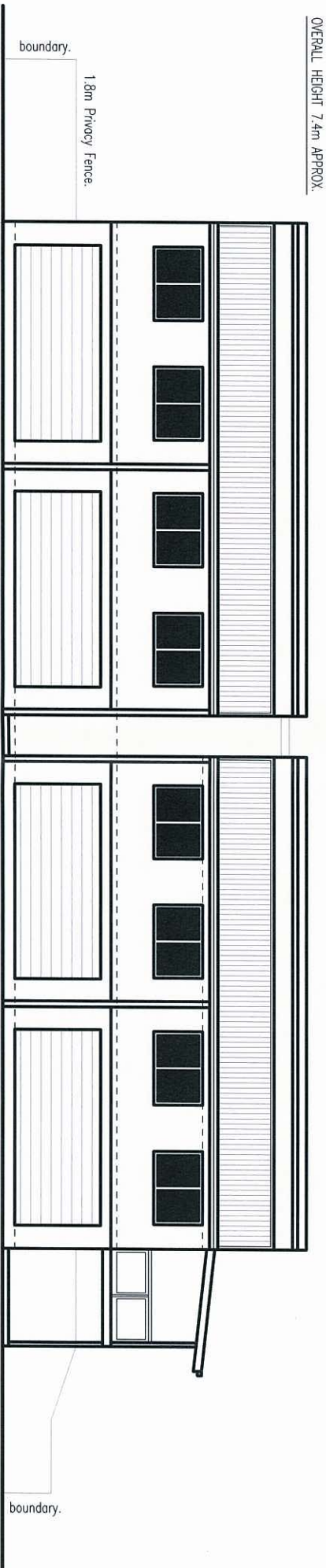
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*Fixed Screening to windows.
Apply fixed, external privacy screens on
fixed obscure glazing to all side
windows.*

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APPROVAL dated 9 / 9 / 11



SIDE ELEVATION.
scale 1:100 @A2

FOR APPROVAL.