



CLIENT NAME:
J. SLUYTER & J. SLUYTER
ADDRESS:
LOT 397 (#22) SOUTHWOOD CIRCUIT,
YARRABILBA QLD 4207
ELLISHA 210 - FACADE A

1. DETAIL OF THE CUT, FILL & RETAINING WALL REQUIREMENTS FOR THIS BUILDING SITE IS BASED ON SURFACE LEVELS TAKEN AND THE OWNER/BUILDER SPECIFIED REQUIREMENTS. SUCH DETAIL IS SUBJECT TO VARIATION DEPENDANT UPON GROUND CONDITIONS ENCOUNTERED, SOIL TEST RESULTS AND LOCAL AUTHORITY REQUIREMENTS.

2. CLEAR BUILDING AREA OF ALL VEGETATION TO ONE METRE PAST THE BUILDING PERIMETER.
REMOVE ALL STUMPS & ROOTS.
STOCKPILE TOP SOIL FOR RE-USE ON COMPLETION OF BUILDING CONSTRUCTION.
TOP SOIL IS NOT TO BE USED AS FILL MATERIAL.

3. ALL CUT AND FILL EMBANKMENTS TO COMPLY WITH BCA TABLE 3.1.1.1, AND ALL DRIVEWAYS TO BE NO STEEPER THAN 1:5. ALL EARTHWORKS TO BE IN ACCORDANCE TO BCA PART 3.1.1 AND A.S. 2870.

4. SLOPE PERIMETER OF SLAB AREA AWAY FROM BUILDING FOR A MINIMUM OF 1 METRE TO COMPLY WITH BCA CLAUSE 3.1.2.3.

5. AFTER COMPLETION OF CONSTRUCTION OF THE DWELLING,THE OWNER SHALL MAINTAIN THE SITE & DWELLING IN ACCORDANCE WITH THE C.S.I.R.O. LEAFLET SHEET No. 10-91 'GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE.

6. DO NOT SCALE DIMENSIONS OFF PLAN.
FIGURED DIMENSIONS TO BE USED AT ALL
TIMES.

7. LEVEL OF CONCRETE FLOOR SLAB TO DWELLING IS TO BE VERIFIED BY BUILDER TO ENSURE THAT A MINIMUM HEIGHT ABOVE FINISHED GROUND LEVEL IS ATTAINED IN ACCORDANCE TO THE B.C.A., QLD BUILDING ACT AND THE LOCAL AUTHORITY POLICY AND TO CONFIRM CUT AND FILL LEVELS.

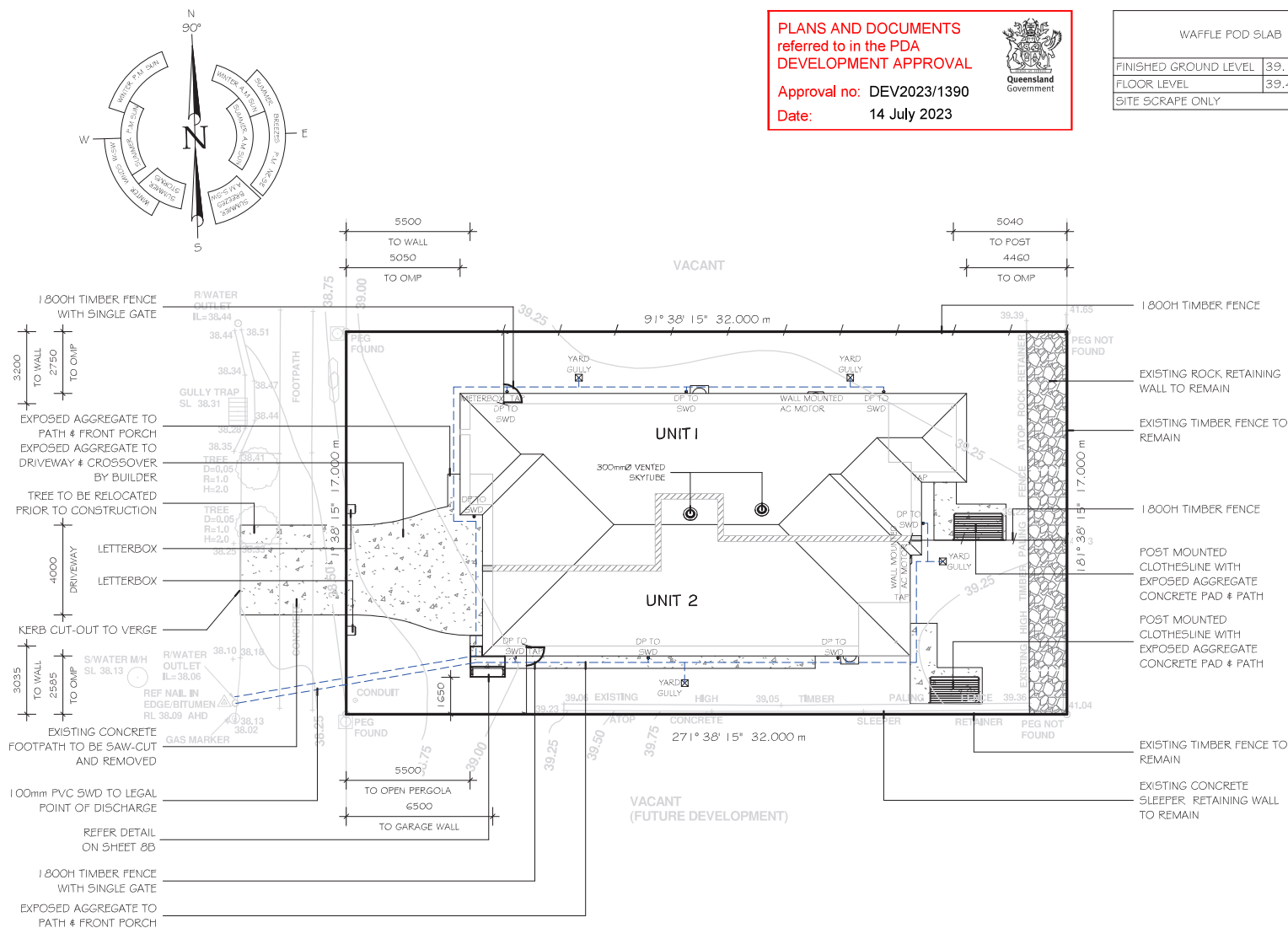
8. BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

9. CONFIRM THAT ALL SURVEY PEGS ARE IN THE CORRECT POSITION BEFORE SETTING OUT THE BUILDING. IF ANY DOUBT ARISES CONTACT THE BUILDER/SURVEYOR.

1. ALL DRAINAGE AND PLUMBING WORKS MUST BE CARRIED OUT BY A LICENSED PLUMBER/DRAINER ONLY AND STRICTLY IN ACCORDANCE WITH "THE STANDARDS SEWERAGE BY-LAWS". NO WORK SHALL BE COVERED UP UNTIL IT HAS BEEN EXAMINED AND PASSED BY THE COUNCILS INSPECTOR.

2. DISCHARGE ALL WASTES TO SEWERAGE SYSTEM IN ACCORDANCE WITH THE LOCAL COUNCIL'S SPECIFICATION.
3. DISCHARGE ROOF WATER DRAINAGE TO STORMWATER CONNECTION POINT VIA 100MM DIA. PVC STORMWATER DRAINS AS PER COUNCIL'S REQUIREMENT.

4. ROOFING CONTRACTOR AND PLUMBER TO ENSURE THAT THE NUMBER OF DOWNPipes SHOWN ON PLAN IS ADEQUATE AND LOCATED IN THE OPTIMUM POSITIONS.



NOTE:
THIS HOUSE IS TO
BE WIRED FOR NBN

NOTE:
STORMWATER LINES AND KERB OUTLET DIMENSIONS,
QUANTITY & LOCATIONS TO COMPLY WITH 'AS3500 -
PLUMBING AND DRAINAGE PART 3: STORMWATER
DRAINAGE'

 **Goldengrove
Building Group**

1 Lawson Street
Southport, QLD. 4215
Phone: (07) 5519 2700
Fax: (07) 5503 0369

ABN: G4 133 890 623,
QBCC No.: 1155792
NSW No.: 244157C

No.	Description	Date	Issued by
A	Issue for Engineering	14.01.2021	R.C
B	Issue For Construction	11.02.2021	IN
C	Pergola Addition	22.02.2023	IN

ISSUE FOR ENGINEERING
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ISSUE FOR CONSTRUCTION
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Name	Area
ALFRESCO	14.11 m ²
GARAGE	47.63 m ²
LIVING	147.36 m ²
PORCH	1.35 m ²
Total	210.44 m ²
Perimeter	607.10 m
Site Area	544 m ²
Site Coverage	38.7 %

SITE PLAN		WD I	
Project Number	140301	SP/DP	SP 304350
Date	08/01/2021	Wind Rating	N2
Drawn By	R.CHAMPION	Soil Type	M/H
Council	LOGAN CITY COUNCIL	Scale	As indicated

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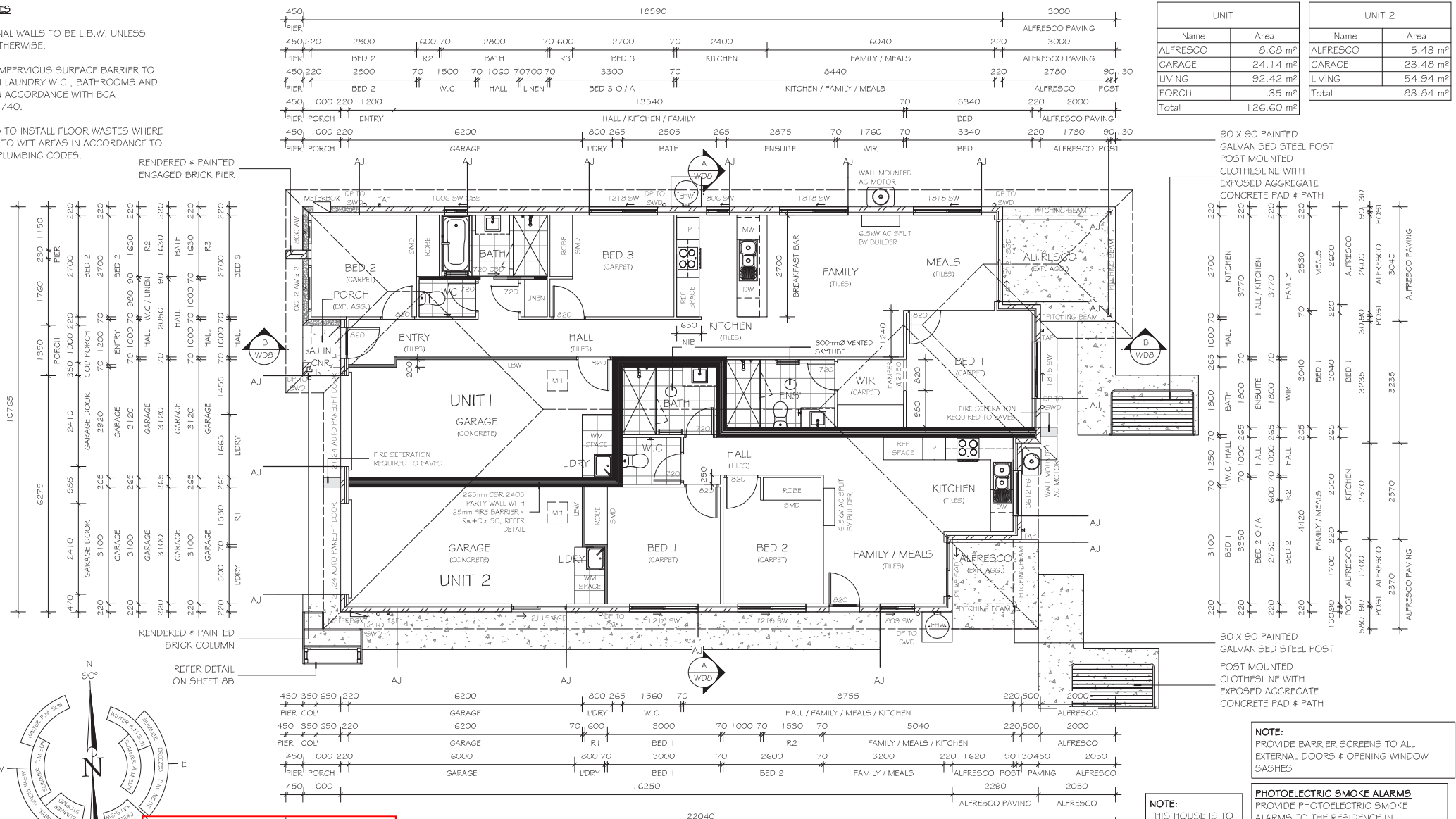
XXXXXXX
Originally Drawn

PLAN NOTES

ALL EXTERNAL WALLS TO BE L.B.W. UNLESS SHOWN OTHERWISE.

PROVIDE IMPERVIOUS SURFACE BARRIER TO FLOORS IN LAUNDRY W.C., BATHROOMS AND ENSUITE IN ACCORDANCE WITH BCA AND A.S.3740.

PLUMBERS TO INSTALL FLOOR WASTES WHERE REQUIRED TO WET AREAS IN ACCORDANCE TO BCA AND PLUMBING CODES.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1390
Date: 14 July 2023



LEGEND

- AJ ARTICULATION JOINTS DP DOWN PIPE SGD SLIDING GLASS DOOR UBO UNDER BENCH OVEN
BRM BROOM CLOSET FG FIXED GLASS SVD SLIDING VINYL DOOR WC WATER CLOSET
CSD CAVITY SLIDING DOOR LBW LOAD BEARING WALL SW SLIDING WINDOW
DH DOUBLE HUNG WINDOW OBS OBSOLETE GLASS FW FLOOR WASTE

COMBINED FLOOR AREA

FLOOR PLAN

WD2

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ELLISHA 210 - FACADE A

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Phone: (07) 5519 2700
Fax: (07) 5503 0369
ABN: 64 133 890 623,
QBCC No.: 1155792
NSW No.: 244157C

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LIVING	147.36 m ²
PORCH	1.35 m ²
Total	210.44 m ²
Perimeter	607.10
Site Area	544 m ²
Site Coverage	38.7 %

Project Number	140301	SP/DP	SP 304350
Date	08/01/2021	Wind Rating	N2
Drawn By	R.CHAMPION	Soil Type	M / H
Council	LOGAN CITY COUNCIL	Scale	1 : 100

UNIT 1		UNIT 2	
Name	Area	Name	Area
ALFRESCO	8.68 m ²	ALFRESCO	5.43 m ²
GARAGE	24.14 m ²	GARAGE	23.48 m ²
LIVING	92.42 m ²	LIVING	54.94 m ²
PORCH	1.35 m ²		
Total	126.60 m ²	Total	83.84 m ²

NOTE:
PROVIDE BARRIER SCREENS TO ALL EXTERNAL DOORS & OPENING WINDOW SASHES

PHOTOELECTRIC SMOKE ALARMS
PROVIDE PHOTOELECTRIC SMOKE ALARMS TO THE RESIDENCE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA. ALARMS SHALL BE CONNECTED TO MAINS POWER AND THESE ALARMS ARE TO BE INTERCONNECTED WHEN THERE ARE MORE THAN 1 ALARMS IN ANY HOME. REFER TO ELECTRICAL PLAN FOR POSITIONS.

NOTE:
THIS HOUSE IS TO BE WIRED FOR NBN

NOTE:
ENGINEERED STONE BENCHTOPS TO KITCHEN AND BATHROOM & ENSUITE VANITIES WITH 20mm OVERHANG.

90 X 90 PAINTED GALVANISED STEEL POST

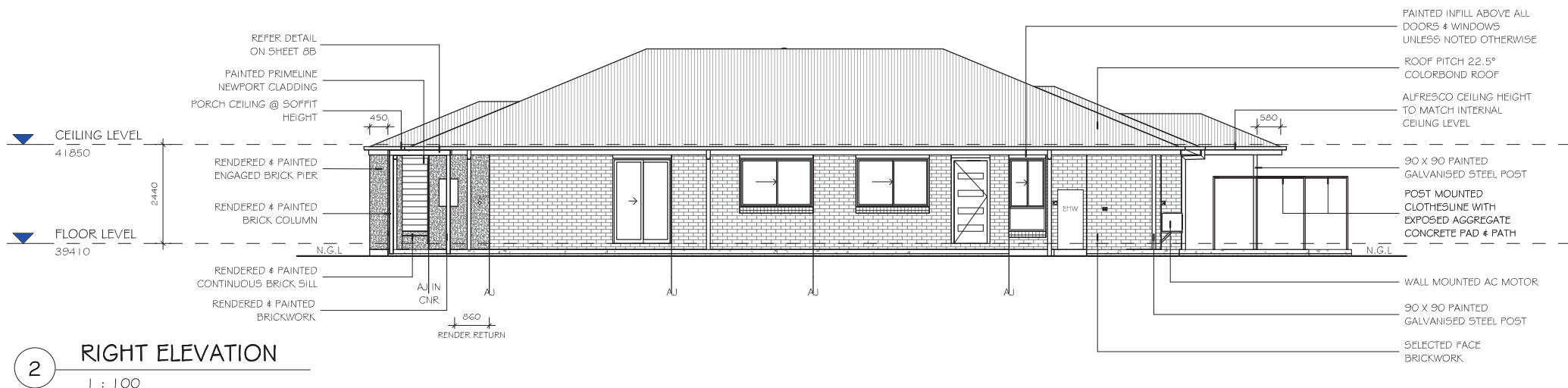
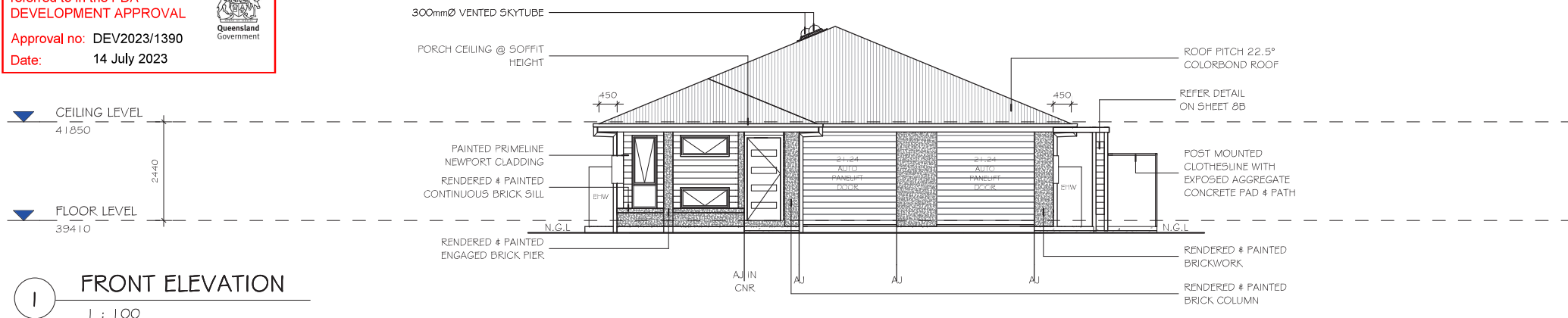
POST MOUNTED CLOTHESLINE WITH EXPOSED AGGREGATE CONCRETE PAD & PATH

90 X 90 PAINTED GALVANISED STEEL POST

POST MOUNTED CLOTHESLINE WITH EXPOSED AGGREGATE CONCRETE PAD & PATH

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GARAGE	24.14 m ²	GARAGE	23.48 m ²
LIVING	92.42 m ²	LIVING	54.94 m ²
PORCH	1.35 m ²		
Total	126.60 m ²	Total	83.84 m ²

COMBINED FLOOR AREA

Name	Area
ALFRESCO	14.11 m ²
GARAGE	47.63 m ²
LIVING	147.36 m ²
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ELEVATIONS

WD3

Project Number	140301	SP/DP	SP 304350
Date	08/01/2021	Wind Rating	N2
Drawn By	R.CHAMPION	Soil Type	M / H
Council	LOGAN CITY COUNCIL	Scale	1 : 100

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ELLISHA 210 - FACADE A

NOTE:
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SASHES

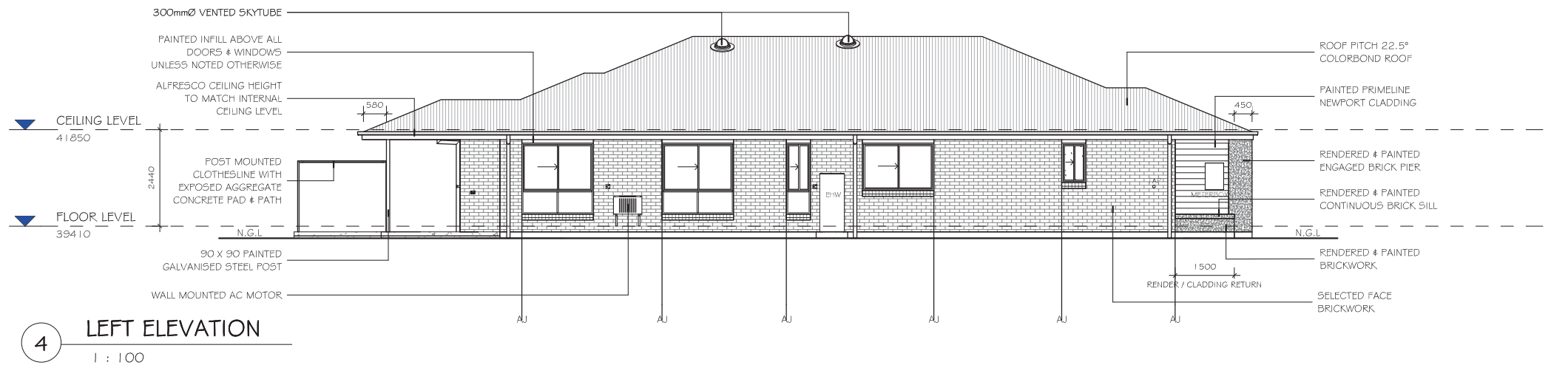
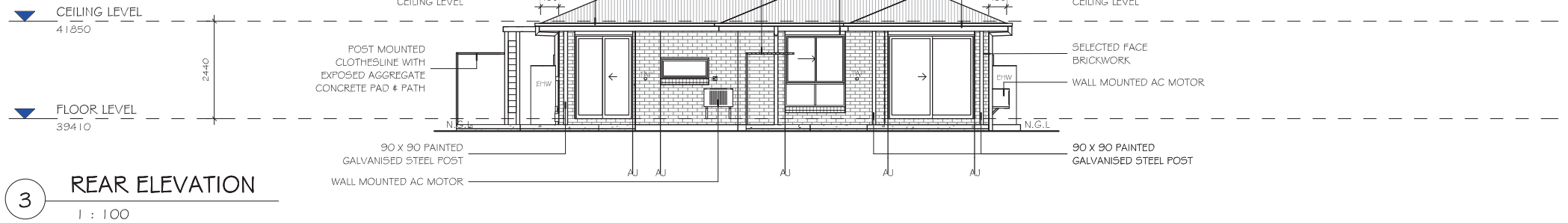
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UNIT 1	
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GARAGE	24.14 m ²
LIVING	92.42 m ²
PORCH	1.35 m ²
Total	126.60 m ²

UNIT 2	
Name	Area
ALFRESCO	5.43 m ²
GARAGE	23.48 m ²
LIVING	54.94 m ²
Total	83.84 m ²

NOTE:
PROVIDE BARRIER SCREENS TO ALL
EXTERNAL DOORS & OPENING WINDOW
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COMBINED FLOOR AREA

Name	Area
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ELEVATIONS

WD3A

Project Number	140301	SP/DP	SP 304350
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Drawn By	R.CHAMPION	Soil Type	M / H
Council	LOGAN CITY COUNCIL	Scale	1 : 100

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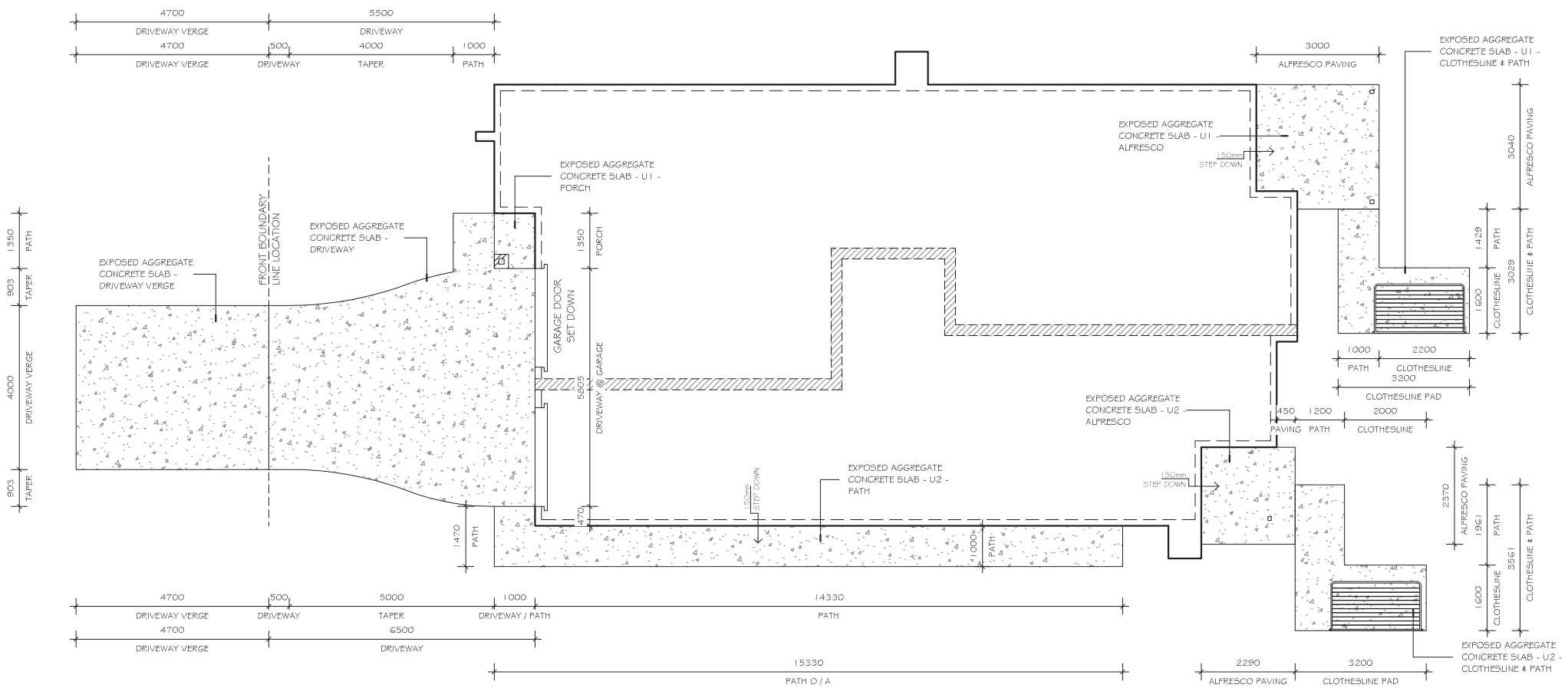
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Originality Drawn XXXXXXXX

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Concrete Schedule - Hard Landscaping			
Slab Location	Type	Approx. Volume (100mm Thick)	Surface Area
U1 - PORCH	EXPOSED AGGREGATE CONCRETE SLAB -	0.14 m³	1.35 m²
U1 - ALFRESCO	EXPOSED AGGREGATE CONCRETE SLAB -	0.87 m³	8.68 m²
U2 - ALFRESCO	EXPOSED AGGREGATE CONCRETE SLAB -	0.54 m³	5.43 m²
U2 - PATH	EXPOSED AGGREGATE CONCRETE SLAB -	1.58 m³	15.80 m²
U2 - CLOTHESLINE & PATH	EXPOSED AGGREGATE CONCRETE SLAB -	0.75 m³	7.47 m²
U1 - CLOTHESLINE & PATH	EXPOSED AGGREGATE CONCRETE SLAB -	0.65 m³	6.55 m²
DRIVEWAY	EXPOSED AGGREGATE CONCRETE SLAB -	3.35 m³	33.46 m²
DRIVEWAY VERGE	EXPOSED AGGREGATE CONCRETE SLAB -	1.88 m³	18.80 m²
			97.54 m²

NOTE: A 50mm MIN. STEPDOWN IS TO BE PROVIDED BETWEEN THE FINISHED FLOOR LEVEL AND ALL EXTERNAL PADS

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HARD LANDSCAPING WDI 1 A			
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