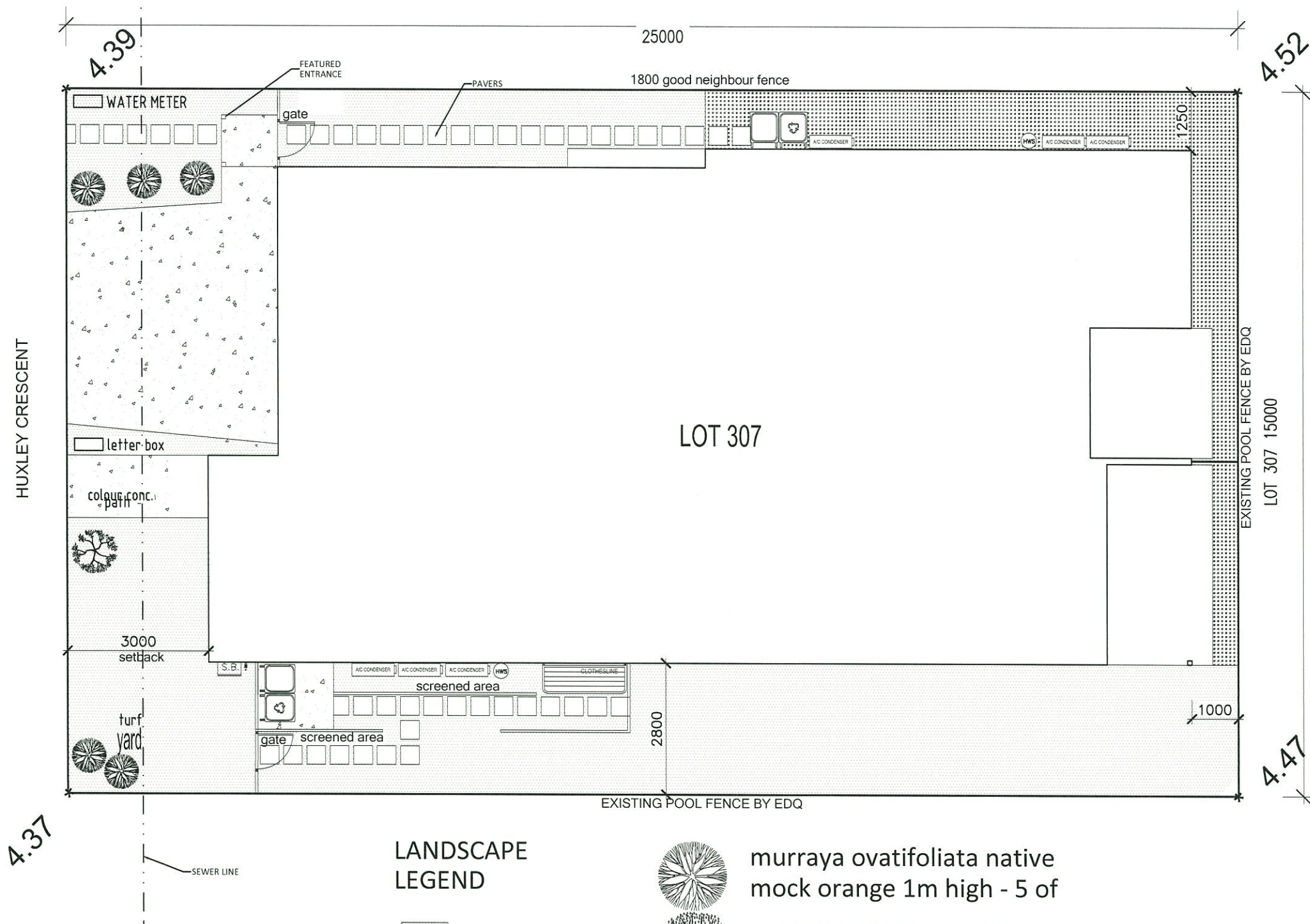




GENERAL NOTES

1. BUILDING DESIGN WIND BY ENGINEER: C1.
2. ALL LEVELS TO BE VERIFIED BY BUILDER ON SITE WITH A SURVEYOR;
3. ALL TIMBER FRAMING TO COMPLY WITH AS 1684-2010;
4. ALL TIE DOWNS AND BRACING TO BE VERIFIED AGAINST THE BCA PRIOR TO COMMENCEMENT OF WORKS;
5. CONCRETE TO HAVE A MIN. F'C= 20MPA AT 28 DAYS;
6. ALL MATERIALS TO BE NEW UNLESS SPECIFIED;
7. STORM WATER FROM ROOF TO DISCHARGE TO THE STREET CHANNEL OR ON TO OWN PROPERTY, WITHOUT NUISANCE TO NEIGHBORS
8. WHERE DISCHARGE IS TO BE KERB, APPROVED ADAPTOR TO BE USED;
9. TREATMENT TO SLAB SUBGRADE AND PERIMETER TO AUSTRALIAN STANDARDS;
10. LAY 0.2mm POLY VAPOUR BARRIER ON A MINIMUM OF 50mm SAND SLAB TO BE 250mm MIN ABOVE GROUND;
11. BRICK VENEER WALLS TO HAVE TIE AT 600 C-C;
12. W.C. DOOR WITH LIFT OFF HINGES UNLESS OUTWARD OPENING;
13. EXHAUST FAN TO W.C. IF SHOWN ON PLAN TO COMPLY WITH AS 1668 2-2 AND AS3666;

NOTES:

SITEWORKS IN ACCORDANCE WITH ENGINEER'S DESIGN & CALCULATIONS TO BE DONE BY THE BUILDER

NOTES:

STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE AND PER COUNCIL'S REQUIREMENT

1. DRAWN TO SCALE ON AN A3 SHEET;
2. ALL LEVELS ARE IN METERS ON THE AUSTRALIAN HEIGHT DATUM REFERRED TO PM 103813;
3. CONTOUR INTERVAL .0.25M;
4. ALL DIMENSIONS ARE VIDE TITLE AND SUBJECT TO CONFIRMATION BY SURVEY;
5. THE LOCATION OF SERVICES IS APPROXIMATE ONLY IS PLOTTED FROM SURFACE INSTALLATIONS AND THE RELEVANT AUTHORITY RECORDS. THE EXACT NATURE AND LOCATION OF THESE SERVICES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION;
6. ALL SETBACKS DIMENSIONS SHOWN ARE FROM BOUNDARY TO WALL

LANDSCAPE LEGEND



turf



river gravel



murraya ovatifoliata native
mock orange 1m high - 5 of



waterhousea floribunda
weeping lilly pilly 2m high - 1 of



concrete exposed
aggregate

AREAS:

FLOOR AREA: 202.00 SQ.M.
VERANDAH AREA: 18.00 SQ.M.

BUILDING SITE COVERAGE:

PROPOSED BUILDING FOOTPRINT: 220.00 SQ.M.
SITE AREA: 375.00 SQ.M.
TOTAL COVERAGE: 58%

LOT 307 HUXLEY CRESCENT
SP 257327

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

03 FEB 2015

MEDQ

Ellis
DEVELOPMENTS

These plans, designs and specifications and the copyright therein are the property of Ellis Developments Ltd and must not be reproduced or copied wholly or in part without the written permission of Ellis Developments Ltd

All dimensions and levels to be checked on the job before commencing any work or shop drawings.

34 Seabeach Avenue
Mermaid Beach QLD 4218
Australia
ABN 71140262460
Telephone + 61406 729 649
stephen@ellisdevelopments.com.au
www.ellisdevelopments.com.au

CLIENT

PROJECT ADDRESSES
LOT 307 - 4 HUXLEY CRESCENT

SCALE

1:100

DRAW BY

ALEX PICCOLO

TITLE

PROPOSED SITE PLAN

DRAWN NO.

A-01

DATE

07/11/14

REVISION

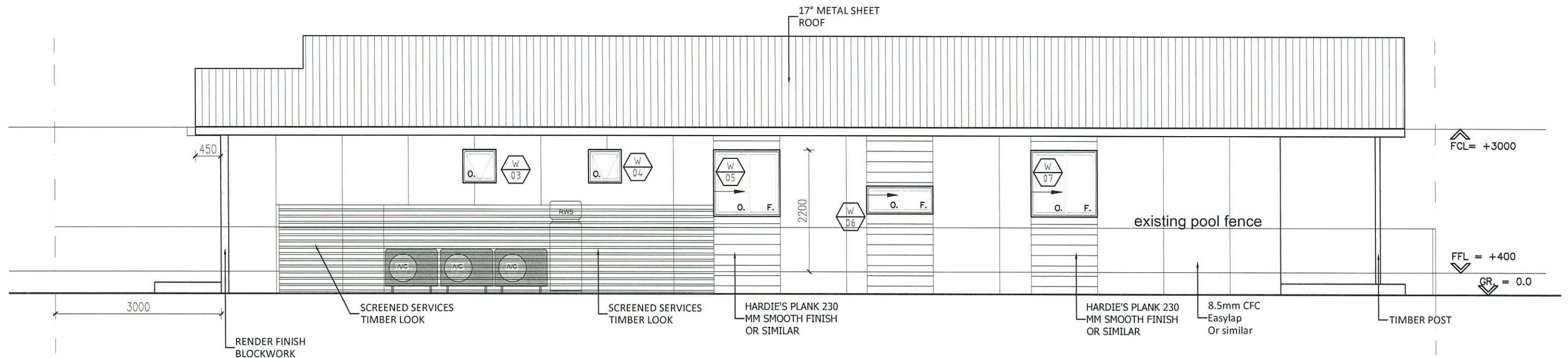
D

Proj. number

14_307

NORTH

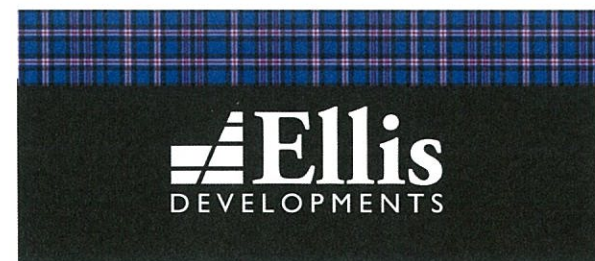




PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

03 FEB 2015

MEDQ



These plans, designs and specifications and the copyright therein are the property of Ellis Developments Ltd and must not be reproduced or copied wholly or in part without the written permission of Ellis Developments Ltd

All dimensions and levels to be checked on the job before commencing any work or shop drawings.

34 Seabeach Avenue
Mermaid Beach QLD 4218
Australia
ABN 71140262460

Telephone + 61406 729 649
stephen@ellisdevelopments.com.au
www.ellisdevelopments.com.au

CLIENT

SCALE
NTS

TITLE
NORTH ELEVATION

DATE
07/11/14

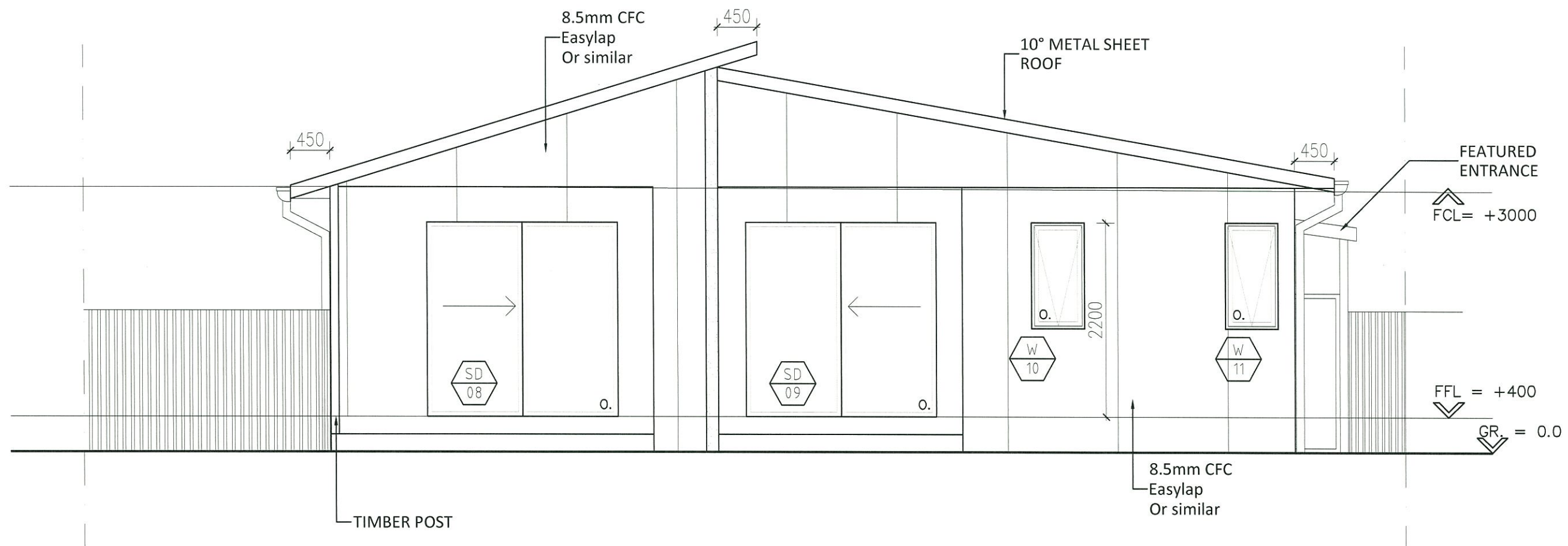
Proj. number NORTH
14_307

PROJECT ADDRESS
LOT 307 - 4 HUXLEY CRESCENT

DRAW BY
ALEX PICCOLO

DRAWN NO.
A-04

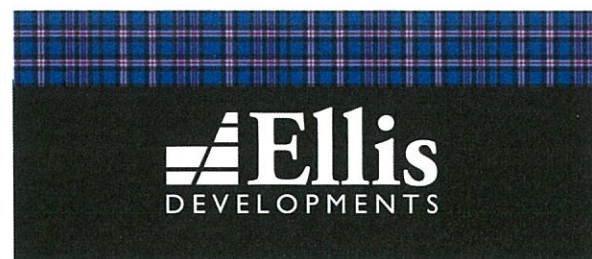
REVISION
D



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

03 FEB 2015

MEDQ



These plans, designs and specifications and the copyright therein are the property of Ellis Developments Ltd and must not be reproduced or copied wholly or in part without the written permission of Ellis Developments Ltd

All dimensions and levels to be checked on the job before commencing any work or shop drawings.

34 Seabeach Avenue
Mermaid Beach QLD 4218
Australia
ABN 71140262460

Telephone + 61406 729 649
stephen@ellisdevelopments.com.au
www.ellisdevelopments.com.au

CLIENT

PROJECT ADDRESS

LOT 307 - 4 HUXLEY CRESCENT

SCALE

1:50

DRAW BY

ALEX PICCOLO

TITLE

EAST ELEVATION

DRAWN NO.

A-05

DATE

07/11/14

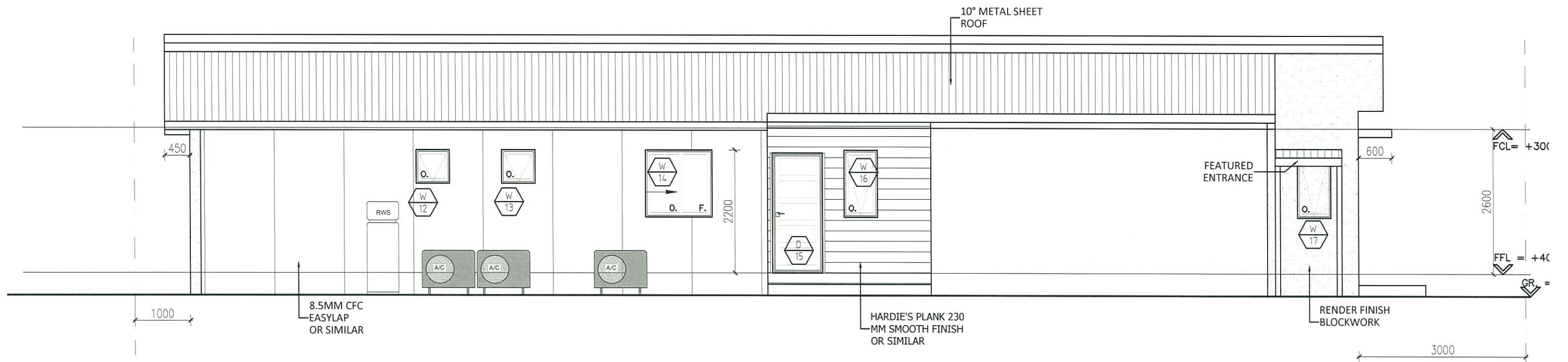
REVISION

D

Proj. number

14_307

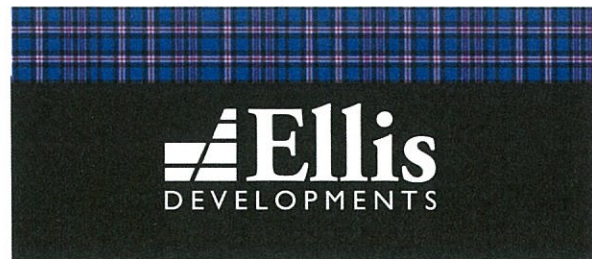
NORTH



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

03 FEB 2015

MEDQ



These plans, designs and specifications and the copyright therein are the property of Ellis Developments Ltd and must not be reproduced or copied wholly or in part without the written permission of Ellis Developments Ltd

All dimensions and levels to be checked on the job before commencing any work or shop drawings.

34 Seabeach Avenue
Mermaid Beach QLD 4218
Australia
ABN 71140262460

Telephone + 61406 729 649
stephen@ellisdevelopments.com.au
www.ellisdevelopments.com.au

CLIENT

PROJECT ADDRESS
LOT 307 - 4 HUXLEY CRESCENT

SCALE

1:50

DRAW BY
ALEX PICCOLO

TITLE

SOUTH ELEVATION

DRAWN NO.
A-06

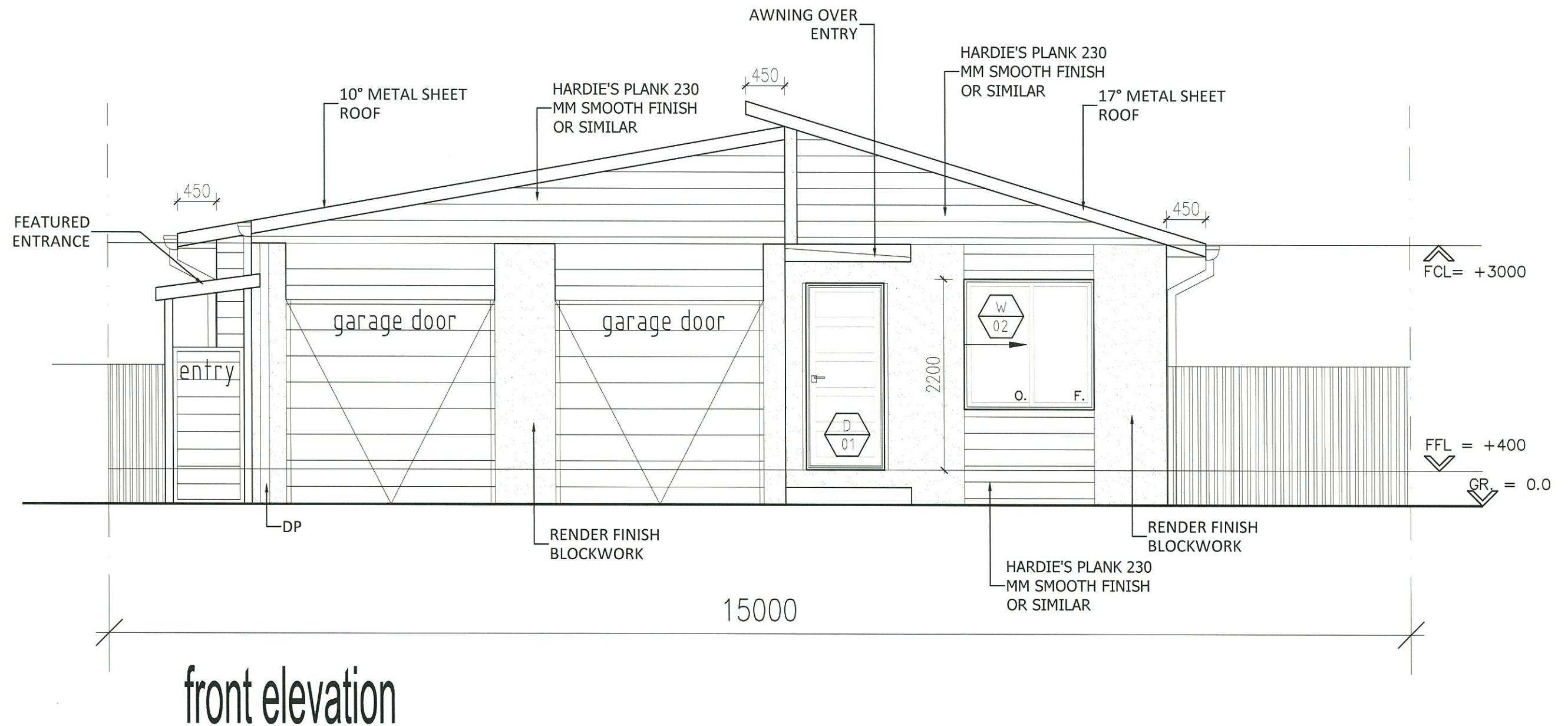
DATE

07/11/14

REVISION
D

Proj. number
14_307

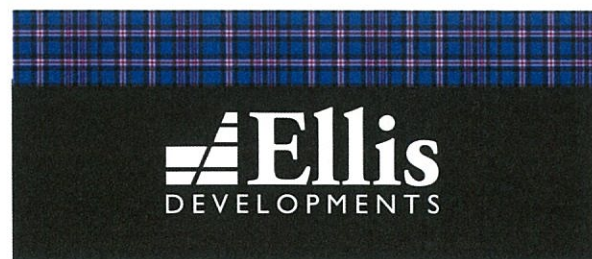
NORTH



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

03 FEB 2015

MEDQ



These plans, designs and specifications and the copyright therein are the property of Ellis Developments Ltd and must not be reproduced or copied wholly or in part without the written permission of Ellis Developments Ltd

All dimensions and levels to be checked on the job before commencing any work or shop drawings.

34 Seabeach Avenue
Mermaid Beach QLD 4218
Australia
ABN 71140262460

Telephone + 61406 729 649
stephen@ellisdevelopments.com.au
www.ellisdevelopments.com.au

CLIENT

PROJECT ADDRESSES

LOT 307 - 4 HUXLEY CRESCENT

SCALE

1:50

DRAW BY

ALEX PICCOLO

TITLE

WEST ELEVATION

DRAWN NO.

A-07

DATE

07/11/14

REVISION

D

Proj. number

14_307

NORTH