

SITE AND DRAINAGE PLAN

Scale 1:200

SITE NOTES

1. Written dimensions take precedence over scale.
2. Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.
3. Levels & contours are based on assumed datum. Prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
4. This site plan is based on a disclosure plan. Therefore the floor level is subject to change. Additional site survey must be taken to confirm the required bench level.
5. Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval. Retaining walls are closer than 1500mm from boundary require a building relaxation. (fill side only).
6. Batters to comply with appropriate soil classification described in table 3.1.1.1 BCA Vol 2.
7. Engineer to provide design to address footings if built in close proximity to sewer, stormwater or easements.
8. Vehicular cross-over to be constructed as per local council requirements and/or approval.

SERVICES

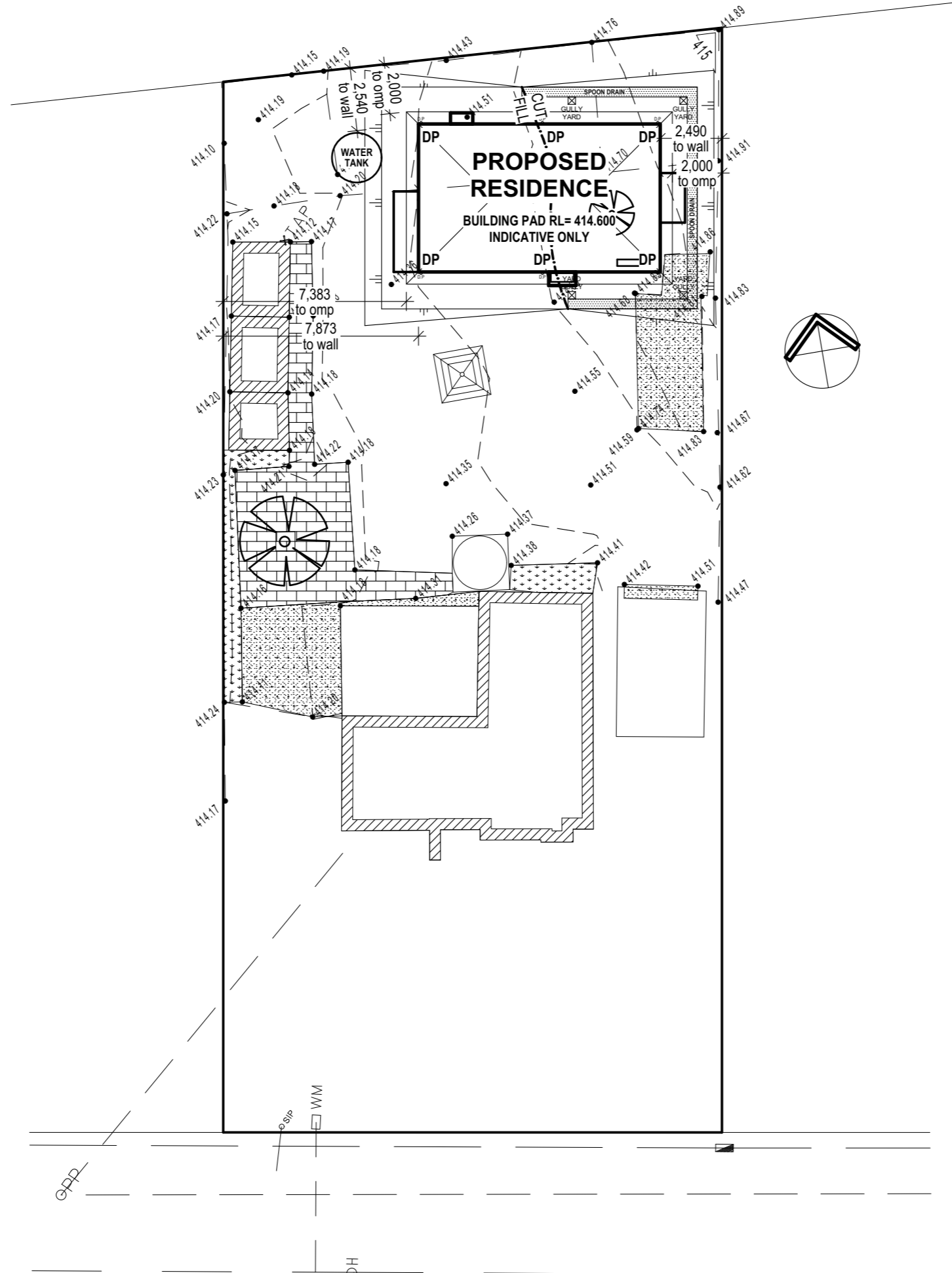
1. Services have been plotted from records of relevant authorities where available. Prior to any excavation or construction on site, the relevant authority should be contacted for possible location of further underground services.
2. All household sewerage and waste to be discharged to sewer system.
3. Stormwater & roof water to be connected to legal point of discharge in accordance with Pt 3 BCA Vol 2 and local authorities requirements. Approval to be obtained from local authority prior to work commencing.
4. Grade soil away from perimeter of building to prevent ponding. 1:20 minimum fall. Surface water to be channelled to legal point of discharge, ie. yard gully grate or similar.
5. Provide 1:20 ground surface fall towards gully pits. Final location of pits subject to change to suit site conditions. Contractor to check with site supervisor before commencing work.

GENERAL NOTES

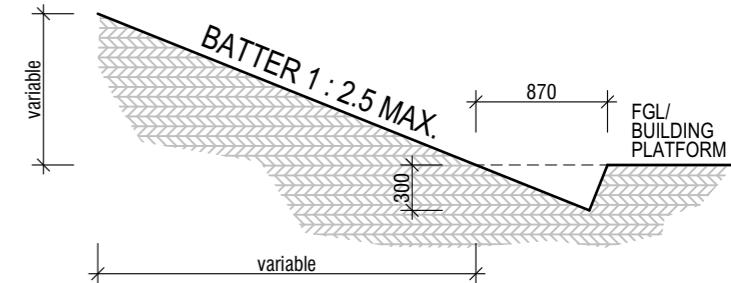
1. Scrape away vegetation & cut & fill to provide a level building platform.
2. Floor slab to be in accordance with engineers drawings & details.
3. Termite protection is a visual barrier system with approved collars at penetrations in accordance with AS 3660 - 2014.
4. This site plan is transcription of the original contour survey & the builder is to verify all information contained hereon prior to site start.
5. The driveway & path shown on the plan is the suggested layout - areas shown on plan.

SITE DESCRIPTION/DATA

LOT :	8 on DP. 21230
AUTHORITY :	LPSC
AREA =	874.5m ²
SITE COVERAGE	NA %



SPOON DRAIN



Stroud Homes Pty Ltd

Unit 3, 12a Bourke Street Telephone:
Tamworth NSW 40431 110 516
2340

NOTES

1. DO NOT SCALE - Use Figured Dimensions Only.
2. Builder to verify all dimensions and levels prior to commencement of construction.
3. All internal dimensions stated are frame size - excluding linings.
4. This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
5. Supplier may substitute lintels for those of equal strength to span ratio.
6. All structural sizes to be read in-conjunction with structural engineers drawings & details.
7. Articulation joints to comply with 3.3.1.8 BCA Vol 2.
8. Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)
10. Protection against subterranean termites shall be in accordance with AS 3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
11. HWS unit (constant flow) with 5 star energy efficiency rating to comply with "Sustainable Buildings" QDC pt 29, AS/NZs 6400:2005.
12. Rainwater tanks, lighting and plumbing fixtures & fittings to comply with QDC PART 29 & 25, "Sustainable Buildings" QDC pt 29 & 25 AS/Nzs 300.1.2003 AS/NZS 6400:2005.
13. Lift off hinges to all WC doors to comply with Australian Standards.
14. Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
15. DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

PLAN LEGEND

afl = above floor level	ref = refrigerator prov.
hd = head at 2100 afl.	mw = microwave prov.
fw = floor waste	dw = dishwasher prov.
☉ = smoke detector	pty = pantry
vb = vanity basin	wm = washing machine prov.
obs = obscure glazing	ghw = gas hot water unit
mb = meter box	tr = towel rail
dp = downpipe	trh = toilet roll holder
ohc = overhead cupboard	HC = garden tap
MH = manhole	

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PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S.....

WITNESS..... DATE.....

CLIENT:

Faz Luzzaman

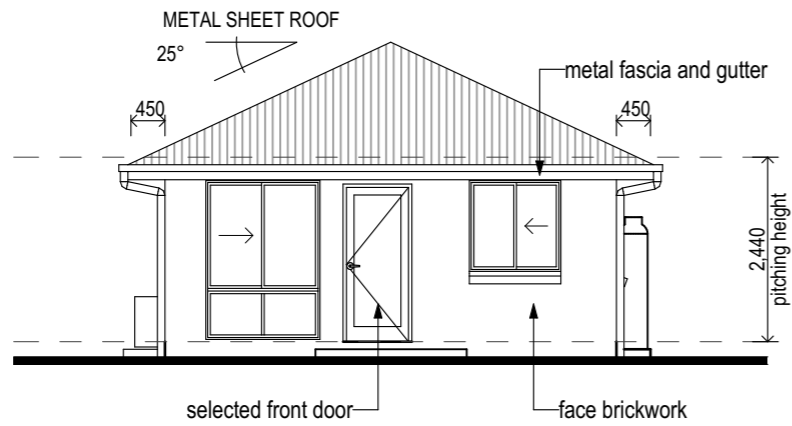
**Lot 8, 22 Cromarty Street
Quirndi**

MODEL: **Special Design**

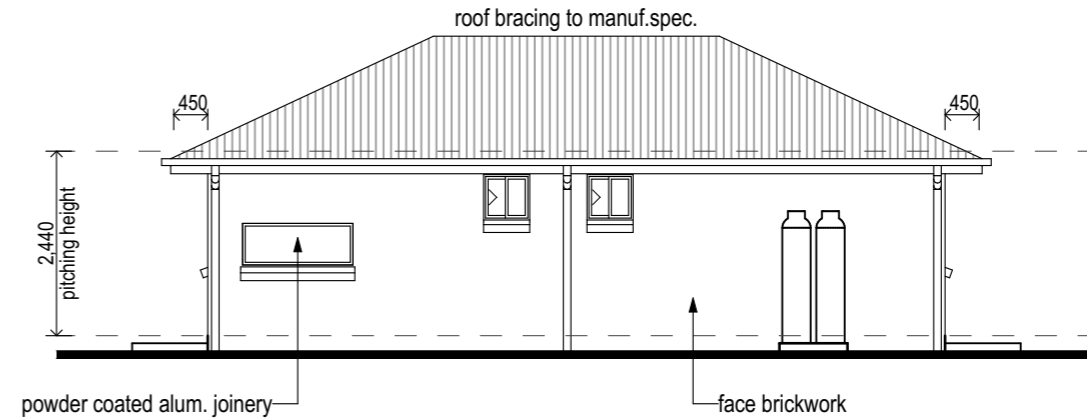
JOB No. **21L008CR**

ISSUE/DATE:
ISSUE 1 :
18-Oct-21

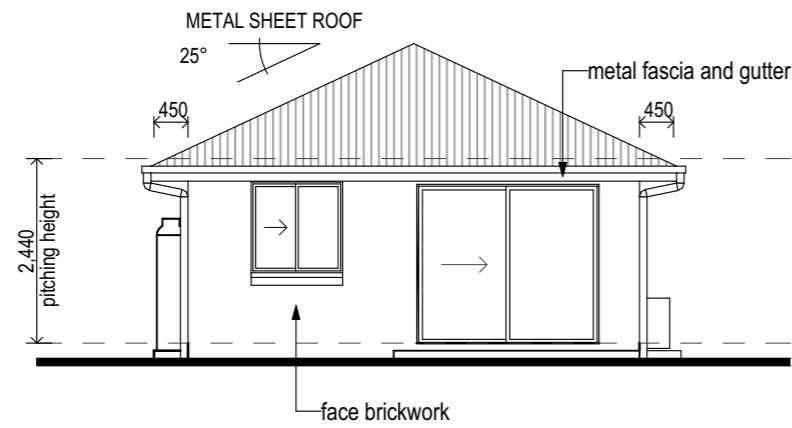
SHEET No.
1 OF 11



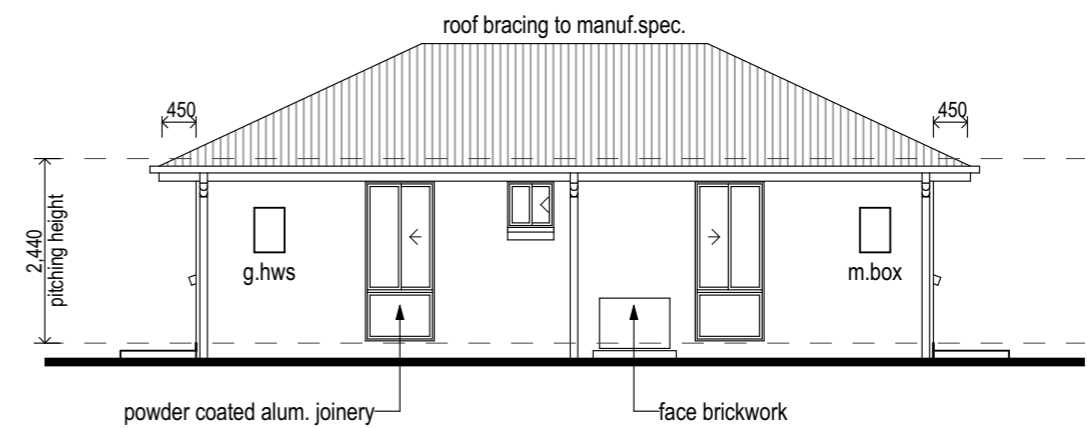
Elevation 1
Scale 1:100



Elevation 2
Scale 1:100



Elevation 3
Scale 1:100



Elevation 4
Scale 1:100



Stroud Homes Pty Ltd

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Tamworth NSW 2340
Telephone: 0431 110 516

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- | | |
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