

LOT 1977



NOTE: FINAL PEGGING TO BE COMPLETED BY DEVELOPER

NOTE: ALL FEATURES SHOWN ON SURVEY ARE POSITIONED FROM EXISTING PEGS/FENCES & WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT.

SOIL DESCRIPTION

Sand / L/Stone(Exp)
Light Grass Cover

NOTE:
LOT MISCLOSE
(0.000m)

PLANS AMENDED

SUPERVISOR NOTE
SHEET 5 OF 5 DRGS

ALL TRADES NOTE
ENSURE ALL BUILDING
MATERIALS & RUBBISH
ARE KEPT AWAY FROM
SEWER INSPECTION
OPENING AT ALL TIMES

TITLE NOT
CHECKED

TERMIMESH

1800mm HIGH FENCE (SCREEN)
TO SIDE AND REAR BOUNDARIES.
REFER TO CONTRACT ALLOWANCES

BRICKPAVING NOTE
BRICKPAVING AS PER ADDENDUM

90mm PVC PIPE TO BE PLACED IN
THE CENTER OF THE DRIVEWAY
BETWEEN THE GARAGE / BOUNDARY
(NOT VERGE) APPROX 300mm DEEP

CLIENT NOTE
F.F.L. SHOWN ON PLAN

SERVICES NOTE
SEWER JUNCTION AND
WATER PRELAY NOT
AVAILABLE AT PRELIMINARY
DRAWINGS STAGE

GAS AVAILABLE BUT NOT
POSITIONED AT PRELIMINARY
DRAWING STAGE

EARTHWORKS NOTE

REFER TO STRUCTERRE
REPORT FOR SITEWORKS
INFORMATION

CONCRETOR NOTE

CONDUIT TO BE PLACED
IN FOOTING UNDER METER
BOX TO CENTRELINE OF
CAVITY

ALL EXTERNAL WALLS TO
BE 250mm CAVITY BRICKWORK
(UNLESS NOTED OTHERWISE)

NOTE:
NOTIFICATION.
REFER TO SEC 165 P&D, ACT
SEE DOCUMENT
RE: (U.XO.)

NOTE:
NOTIFICATION.
REFER TO SEC 70A T.L.A.
SEE DOCUMENT
RE: NON-DRINKING WATER
SCHEME

NOTE:
RESTRICTIVE COVENANT.
REFER TO SEC 136D T.L.A
SEE DOCUMENT

A NOTE: COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL, ON SITE, CHANGES TO THE PARCELS PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

A NOTE: ANGLES AND DIMENSIONS TO BE VERIFIED WITH TITLES OFFICE PLAN WHEN ISSUED.

Scale 1:200

Scale 1:200

Scale 1:200 Date: 11/11/11

Rogart Bend

Road Base

NOTE: All Sewer details plotted from information supplied by Water Corporation.

 **NOTES: READ ADVISE TRADES**
Overhead power lines

NOTE

SUPERVISOR NOTE

SHEET 1 OF 5 DRGS

ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS

CONCRETOR NOTE

CONDUIT TO BE PLACED IN FOOTING UNDER METER BOX TO CENTRELINE OF CAVITY

ALL EXTERNAL WALLS TO BE 250mm CAVITY BRICKWORK (UNLESS NOTED OTHERWISE)

BRICK LAYER NOTE

ALL INTERNAL WALLS TO BE 90mm THICK BRICKWORK (UNLESS NOTED OTHERWISE)

ALL EXTERNAL WALLS TO BE 250mm CAVITY BRICKWORK (UNLESS NOTED OTHERWISE)

6mm RODS & 3c OF LONGREACH INDICATED X TO X

METAL DECK ROOF TO BE ANCHORED DOWN WITH 32mm x 0.8mm GALVANISED STRAPS @ 1200 MAX CENTRES STRAPS TO EXTEND DOWN 15c MINIMUM FULL HEIGHT STRAPS EACH SIDE OF OPENINGS > 2.4m. LUGS TO LINTELS @ 1200c OVER OPENINGS

PAINTED CEMENT RENDER TO FRONT ELEVATION ONLY. EXTENT SHOWN DASHED ON PLAN

ATTACHED BRICK PIERS TO HAVE 32 x 0.8mm GALV. STRAPS FROM FOOTINGS TO TOP OF PIERS

FIXING CARPENTER NOTE

450mm WIDE SHELF & RAIL 1800mm HIGH TO BED 1, 2, 3 & 4 CL OF RAIL TO BE 250mm OFF WALL ABOVE FFL

4 x 450mm WIDE SHELVES TO PANTRY. SEE SHEET 4 FOR DETAILS

CEILING FIXER NOTE

CEILING VENT TO BE INSTALLED TO LAUNDRY

BOTH CORNICES TO RUN THRU 100mm SOFFIT BETWEEN AS SHOWN ON PLAN

ROOF CARPENTER NOTE

MANHOLE TO BE TRIMMED OUT TO 560mm x 600mm

ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. BARGE BOARD NAILING TO BE COUNTERSUNK

ROOF PLUMBER NOTE

DOWNPIPES MUST BE FIXED WITHIN 1.2m OF A VALLEY AS PER THE BCA

INSULATION NOTE

BRADFORD R3.0 BATTS TO HOUSE AREA ONLY

CLIENT NOTE

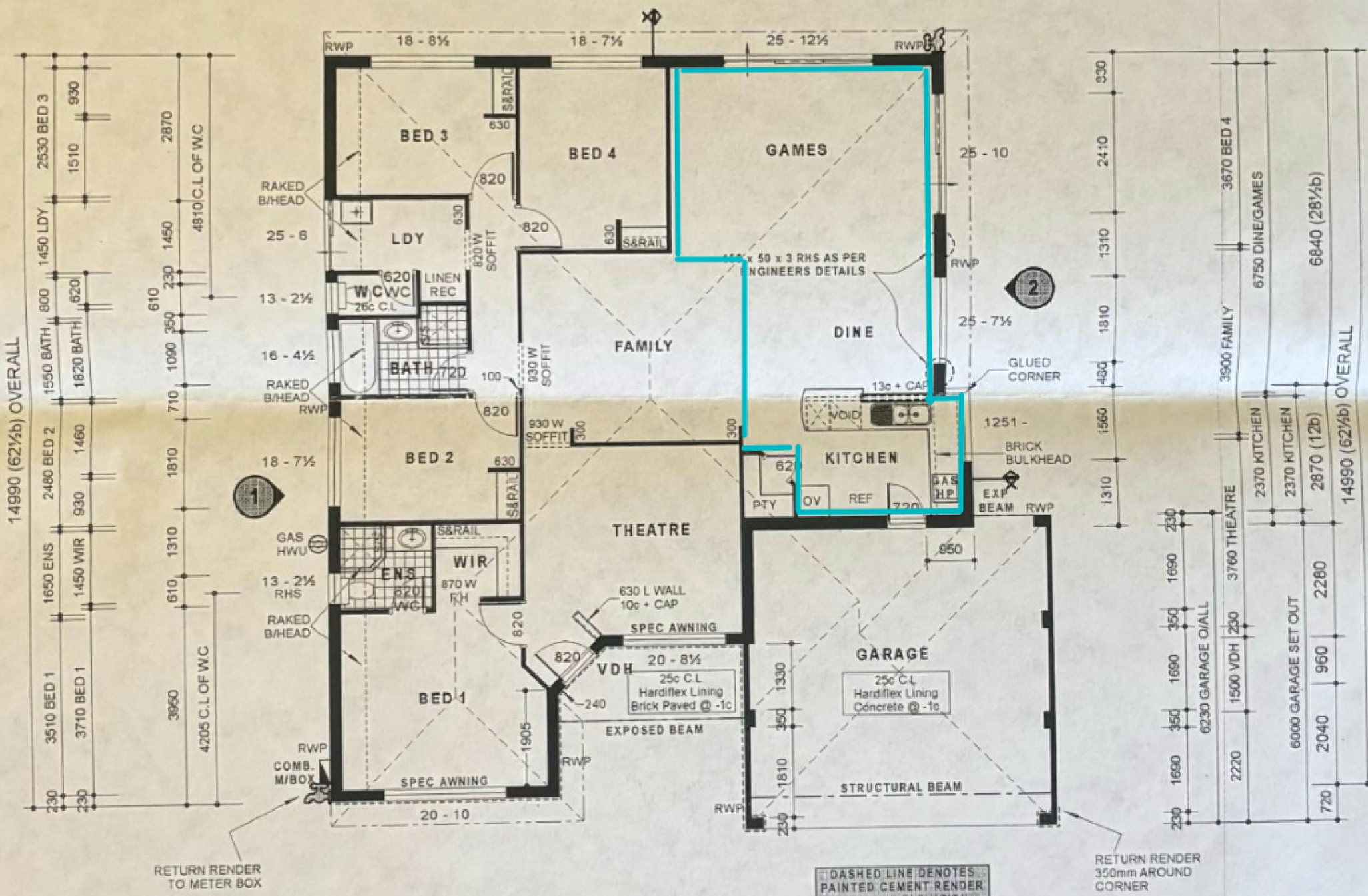
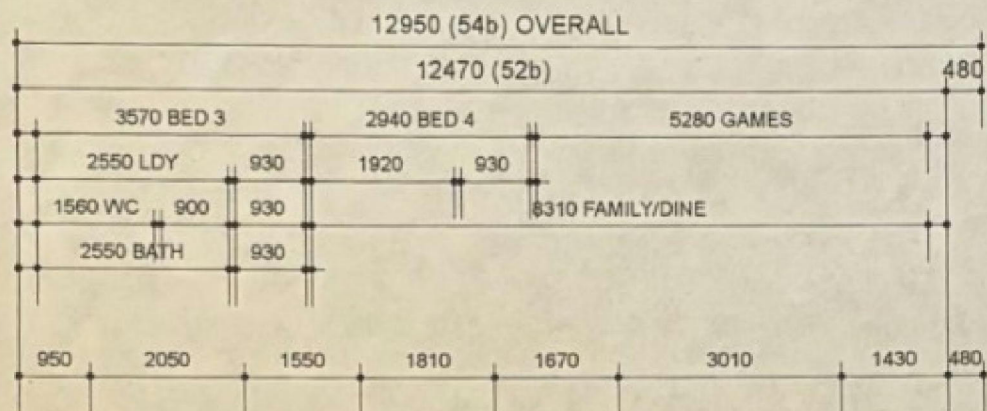
ALL DIMENSIONS TAKE PREFERENCE TO SCALE

DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS

No & PLACING OF RWP IS APPROX AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION

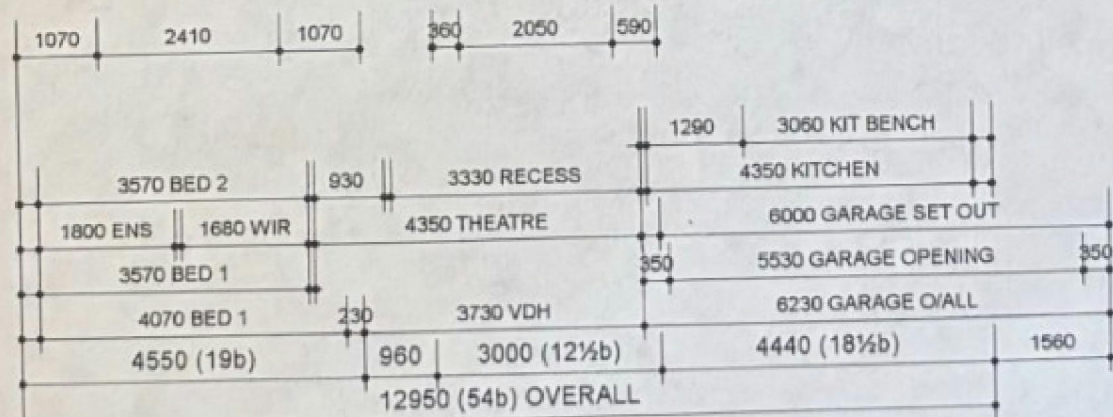
THE HOMEBUYERS CENTRE RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY PLEASE CHECK SPECIFICATIONS & APPENDIX CAREFULLY

WIND CLASS N1



AREAS

HOUSE	155.97
GARAGE	37.21
VERANDAH	5.13
TOTAL	198.32
PERIMETER	55.32
ROOF	210.96



NORTH

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