

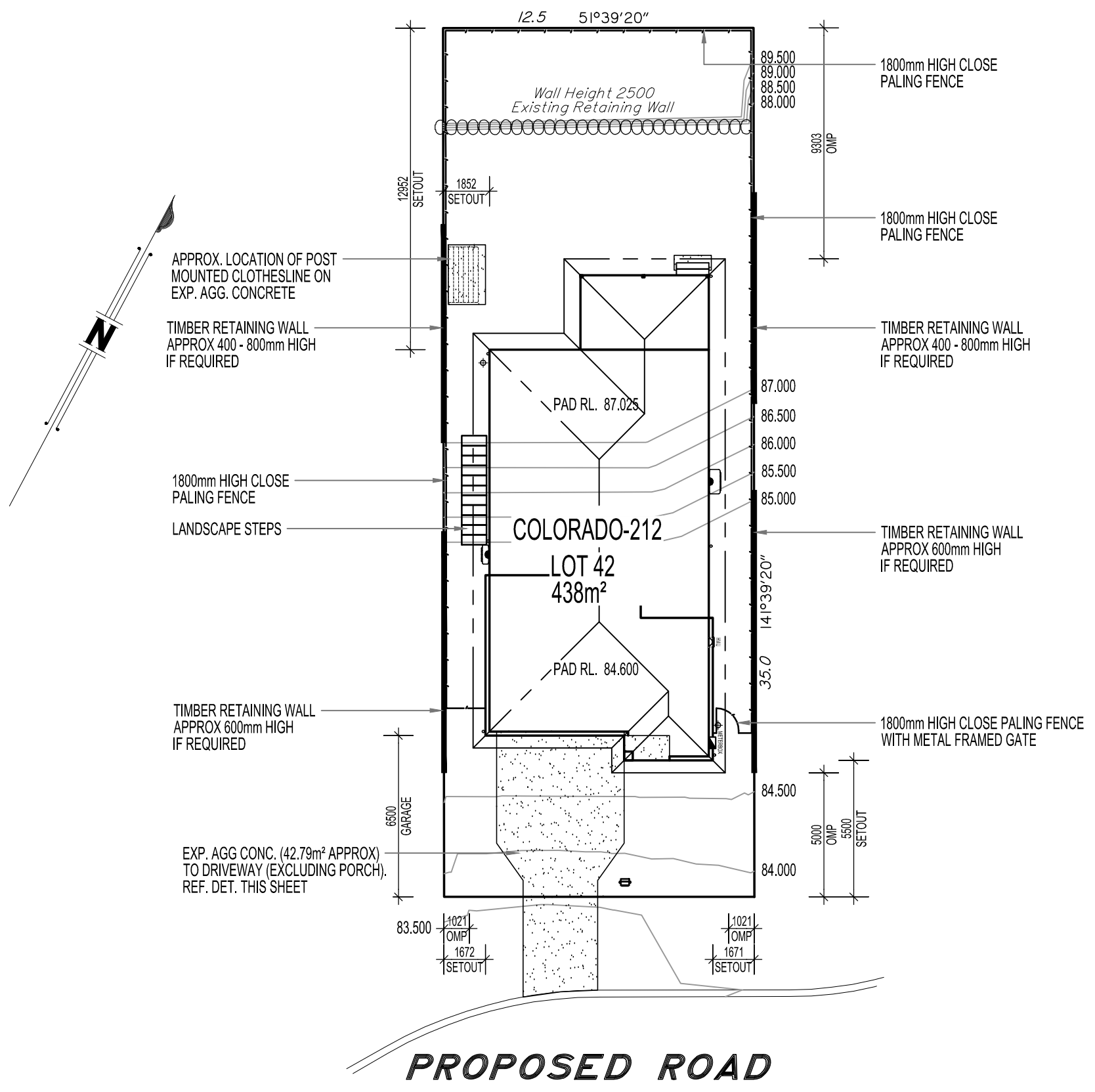
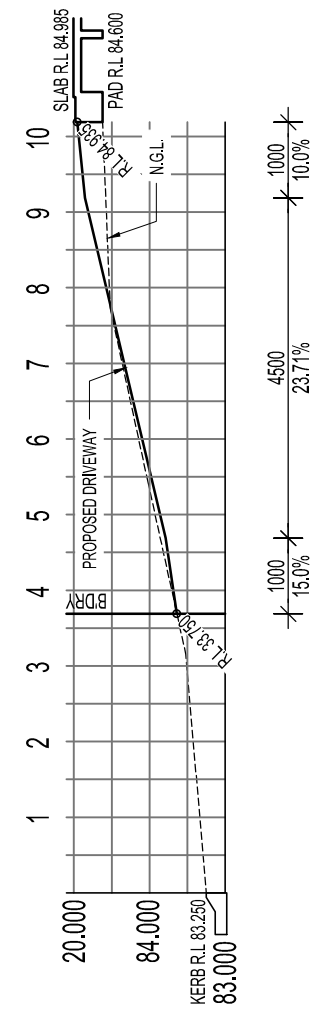
ALL RETAINING WALLS ARE TO BE CONSTRUCTED TO PERMIT MAINTENANCE OF EXISTING FENCES

PROVIDE ABL-FLEX OR SIMILAR APPROVED PRODUCT BETWEEN SLAB & ADJOINING SURFACE FINISH (TYP)

TERMITE PROTECTION TO BE PHYSICAL BARRIER PROTECTION TO PERIMETER AND SLAB PENETRATIONS.

CLOTHES LINE, LETTER BOX, WATER TANK AND GAS BOTTLE LOCATION SHOWN ON SITE PLAN ARE APPROXIMATE ONLY.

IF IN DOUBT ASK!



CONTRACT ISSUE	P1	07/01/2015	ES
AMENDMENT	REV.	DATE	INIT.

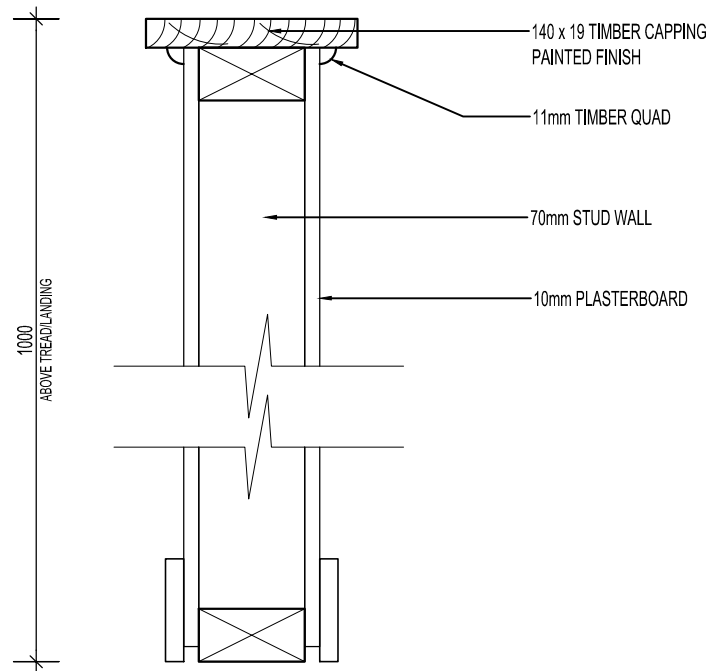


QBSA LIC. No.1174800 HIA MEMBER No.539981

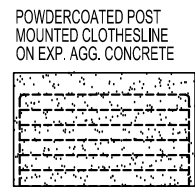
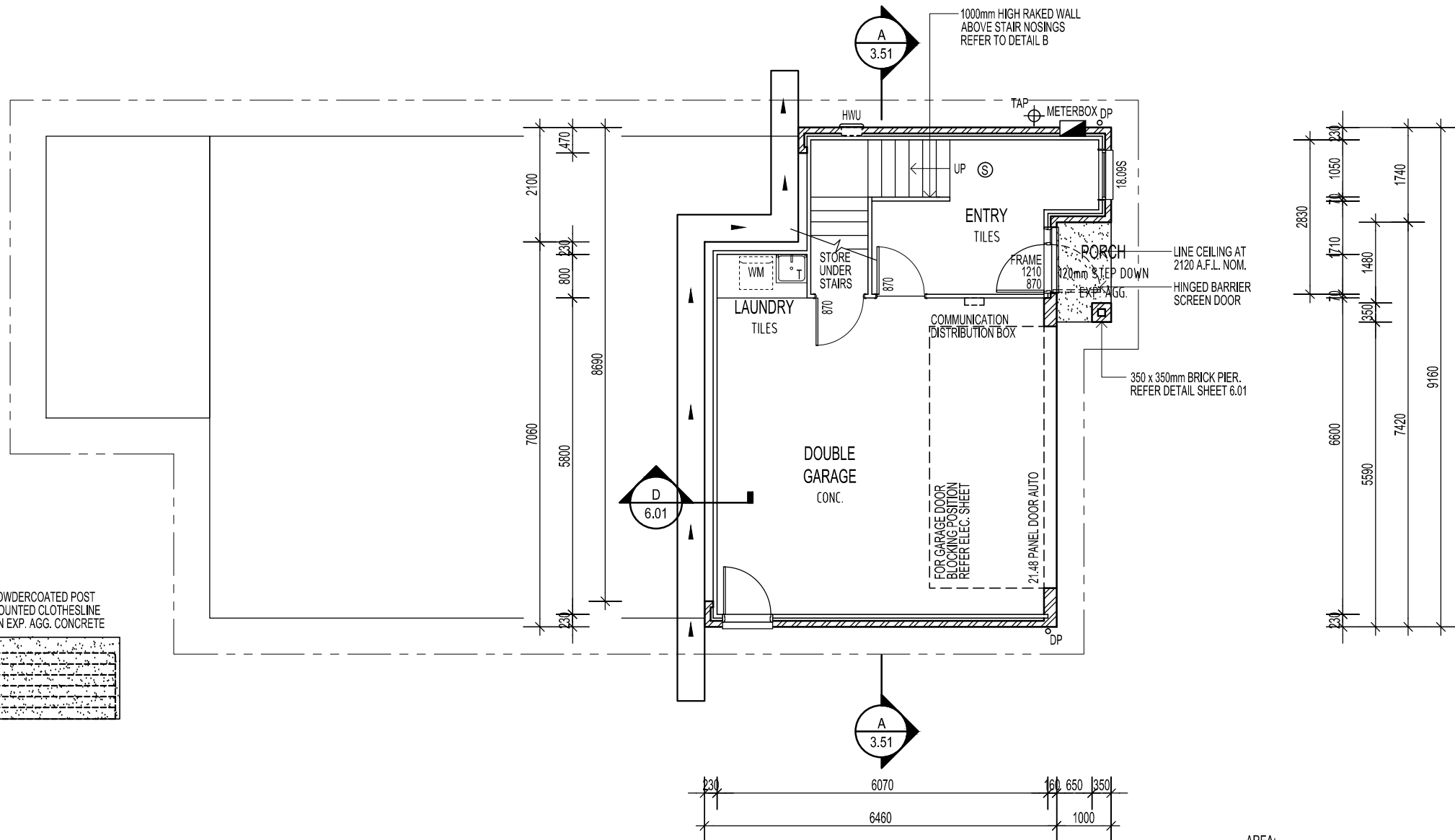
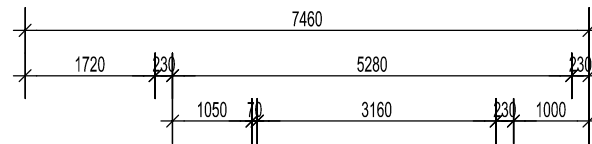
CLIENT : CLIENT NAME
 SITE ADDRESS: LOT 42
 THE SUMMIT ESTATE - STAGE 16A
 SPRINGFIELD LAKES

SHEET TITLE : SITE PLAN
 DESIGN : COLORADO-214.S1.3B [A]
 JOB No : JOB # WIND CATEGORY : N2
 DRAWN : ES SCALE : 1:200
 DATE : 07/01/2015 SHEET No : 1.01

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B STAIR DWARF WALL



- GENERAL NOTES:**
- TIMBER CONSTRUCTION TO COMPLY WITH AS1684 - 2010.
 - CONCRETE ROOFING TO COMPLY WITH AS1757 /AS2050.
 - WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA.
 - WEEPHOLES IN MASONRY WALLS AT 900 CTRS.
 - GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047.
 - Ⓢ DENOTES SMOKE DETECTOR; SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA.
 - MANHOLE POSITION APPROX. ONLY, DETERMINE ON SITE.
 - KEEP HWS 100 CLEAR OF WALLS.
 - PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE BCA.
 - HAMPER/BULKHEAD TO BE 2180HT U.N.O

NOTE: ENSURE FULL ARCHITRAVES OVER WINDOWS TO (2180) BULKHEAD

NOTE: REFER TO ENGINEERS PLANS FOR EXPANSION JOINT LOCATIONS

NOTE: TIMBER STUD FRAME TO BE ON HIGH SIDE OF SLAB STEPDOWN UNLESS STEP IS GREATER THAN 175mm

NOTE: WINDOW RESTRICTIONS PROVIDE KEY LOCKED WINDOW RESTRICTIONS, IN ACCORDANCE WITH THE BCA, TO ALL BEDROOM WINDOWS WHERE TO FOLLOWING CONDITIONS APPLY.

- THE FLOOR LEVEL IS MORE THAN 2m ABOVE THE OUTSIDE GROUND LEVEL.
- THE BOTTOM OF THE OPENABLE SASH IS LESS THAN 1.7m ABOVE THE FLOOR.

CONTRACT ISSUE	P1	07/01/2015	ES
AMENDMENT	REV.	DATE	INIT.



QBSA LIC. No.1174800 HIA MEMBER No.539981

CLIENT : CLIENT NAME
 SITE ADDRESS: LOT 42
 THE SUMMIT ESTATE - STAGE 16A
 SPRINGFIELD LAKES

SHEET TITLE : GROUND FLOOR PLAN
 DESIGN : COLORADO-214.S1.3B [A]
 JOB No : JOB # WIND CATEGORY : N2
 DRAWN : ES SCALE : 1:100
 DATE : 07/01/2015 SHEET No : 2.01

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LEGEND

DW	DISHWASHER	MH	600x600 nom. MANHOLE	AFL	ABOVE FLOOR LEVEL	VSD	VINYL SLIDING DOORS	CPT	CARPET
UBO	UNDER BENCH OVEN	HWS	HOT WATER SYSTEM	OBS	OBSCURE GLAZING	MSD	MIRROR SLIDING DOORS	PDB	PLASTERBOARD
CT	COOK TOP	T	TUB	F	FIXED GLAZING	HOB	TILED HOB 150nom.		
RH	RANGEHOOD	WM	WASHING MACHINE	A	AWNING WINDOW		ABOVE BATH		
REF	REFRIGERATOR	DP	DOWNSPIPE	S	SLIDING WINDOW		BREAKFAST BAR		
OHC	OVER HEAD CUPBOARDS	CSD	CAVITY SLIDING DOOR	SD	SLIDING GLASS DOOR	B/BAR	HAND BASIN		
LOH	LIFT OFF HINGE	FC	FIBRE CEMENT SHEET	DH	DOUBLE HUNG WINDOW	V	VANITY		

AREA:	
LIVING - GROUND FLOOR	18.35 m ²
LIVING - FIRST FLOOR	139.21 m ²
GARAGE	39.35 m ²
PORCH	1.83 m ²
ALFRESCO	15.41 m ²
TOTAL	214.15 m ²
TOTAL OVER B/WORK	56 m ²
B/WORK PERIMETER - G FLOOR	33.4 lm
B/WORK PERIMETER - F FLOOR	0 lm
ROOF AREA	194 m ²

- GENERAL NOTES:
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 - CONCRETE ROOFING TO COMPLY WITH AS1757 /AS2050.
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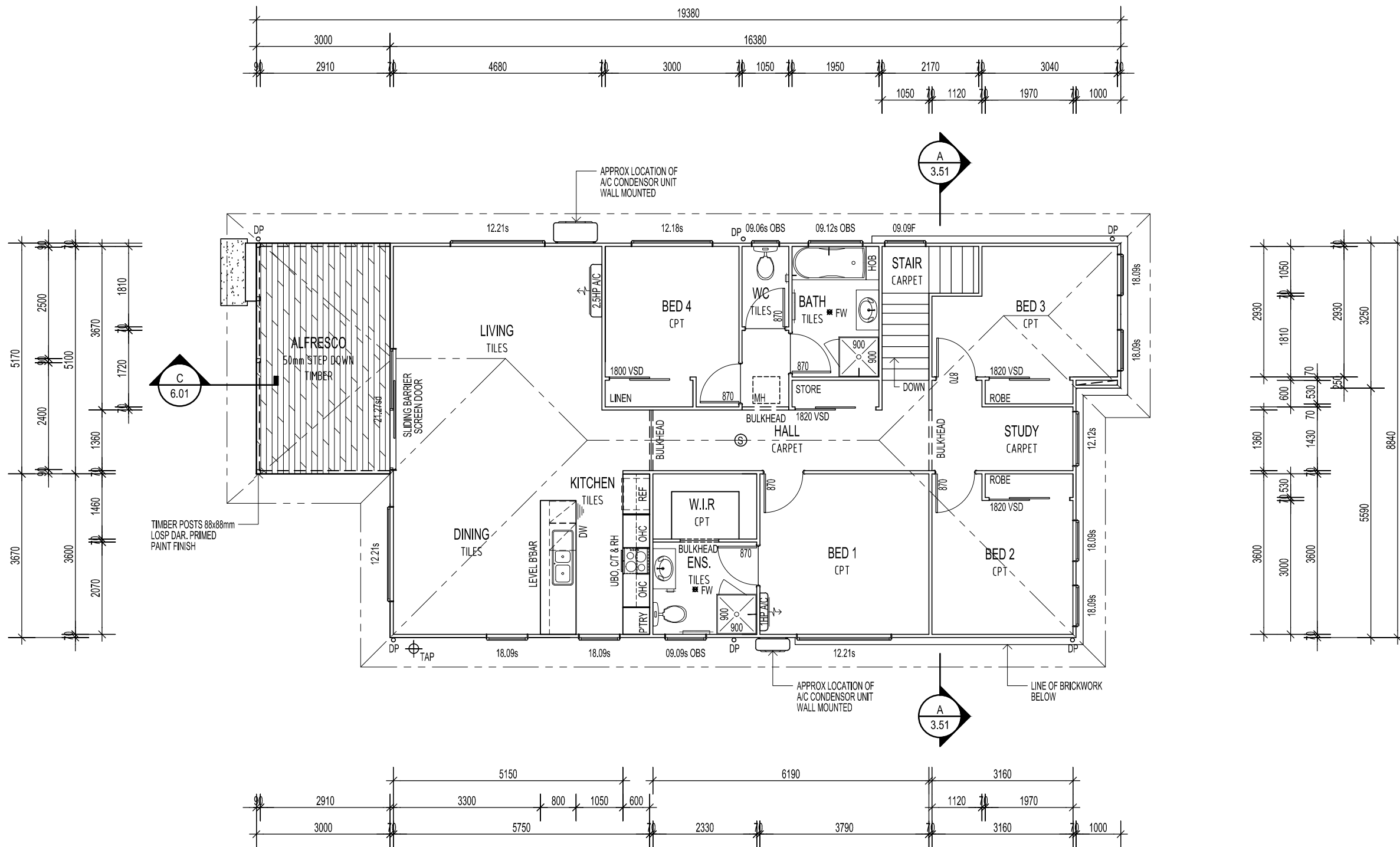
NOTE: ENSURE FULL ARCHITRAVES OVER WINDOWS TO (2180) BULKHEAD

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AREA:	
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TOTAL	214.15 m ²
TOTAL OVER B/WORK	56 m ²
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B/WORK PERIMETER - F FLOOR	0 m
ROOF AREA	194 m ²

LEGEND

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UBO	UNDER BENCH OVEN	HWS	HOT WATER SYSTEM	OBS	OBSCURE GLAZING	MSD	MIRROR SLIDING DOORS	PDB	PLASTERBOARD
CT	COOK TOP	T	TUB	F	FIXED GLAZING	HOB	TILED HOB 150nom.		
RH	RANGEHOOD	WM	WASHING MACHINE	A	AWNING WINDOW		ABOVE BATH		
REF	REFRIGERATOR	DP	DOWNSPIPE	S	SLIDING WINDOW	B/BAR	BREAKFAST BAR		
OHC	OVER HEAD CUPBOARDS	CSD	CAVITY SLIDING DOOR	SD	SLIDING GLASS DOOR	HB	HAND BASIN		
LOH	LIFT OFF HINGE	FC	FIBRE CEMENT SHEET	DH	DOUBLE HUNG WINDOW	V	VANITY		

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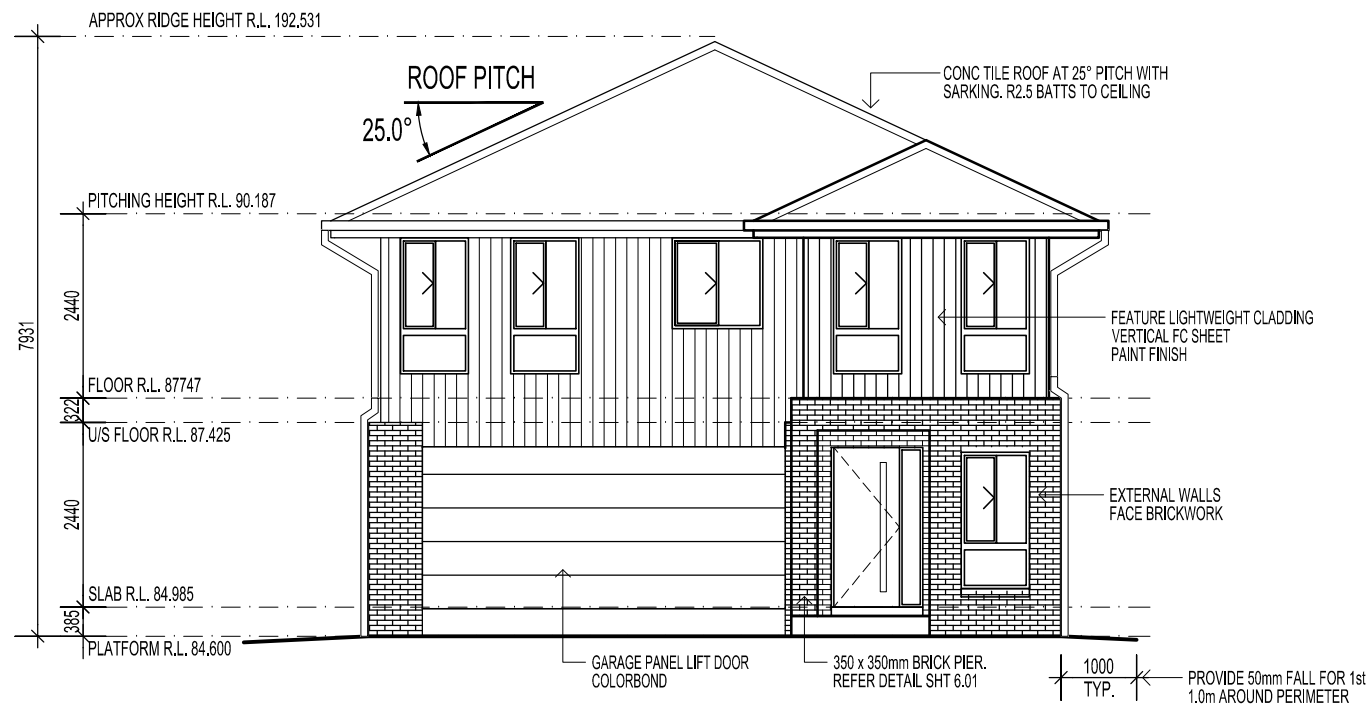


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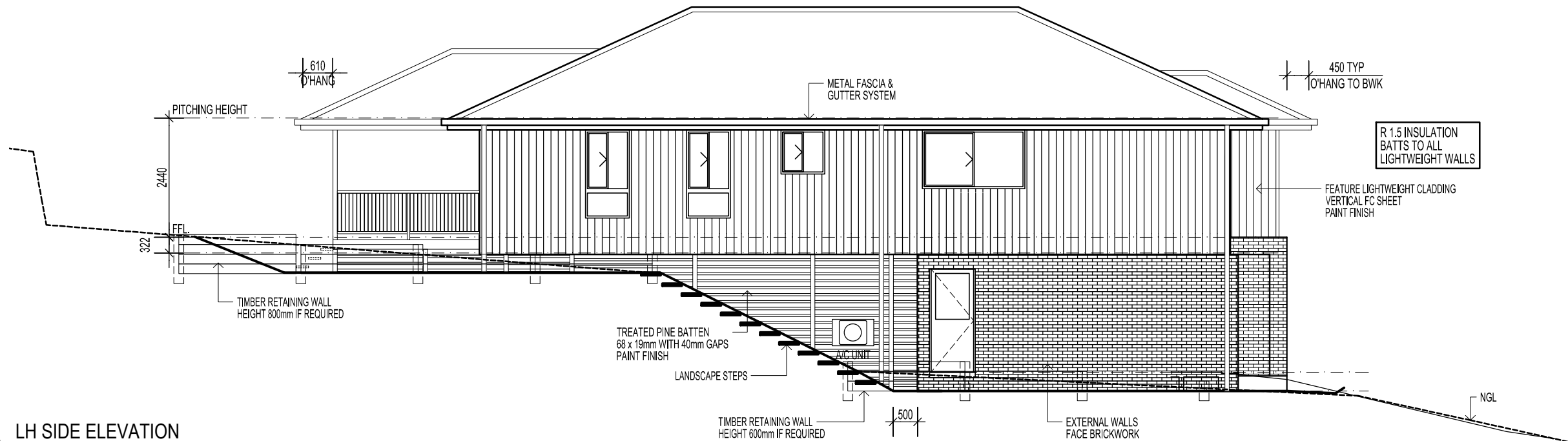
CLIENT : CLIENT NAME
SITE ADDRESS: LOT 42
THE SUMMIT ESTATE - STAGE 16A
SPRINGFIELD LAKES

SHEET TITLE : GROUND FLOOR PLAN
DESIGN : COLORADO-214,S1.3B [A]
JOB No : JOB # WIND CATEGORY : N2
DRAWN : ES SCALE : 1:100
DATE : 07/01/2015 SHEET No : 2.02

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FRONT ELEVATION



LH SIDE ELEVATION

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QBSA LIC. No.1174800 HIA MEMBER No.539981

CLIENT : CLIENT NAME

SITE ADDRESS: LOT 42
THE SUMMIT ESTATE - STAGE 16A
SPRINGFIELD LAKES

SHEET TITLE : ELEVATIONS

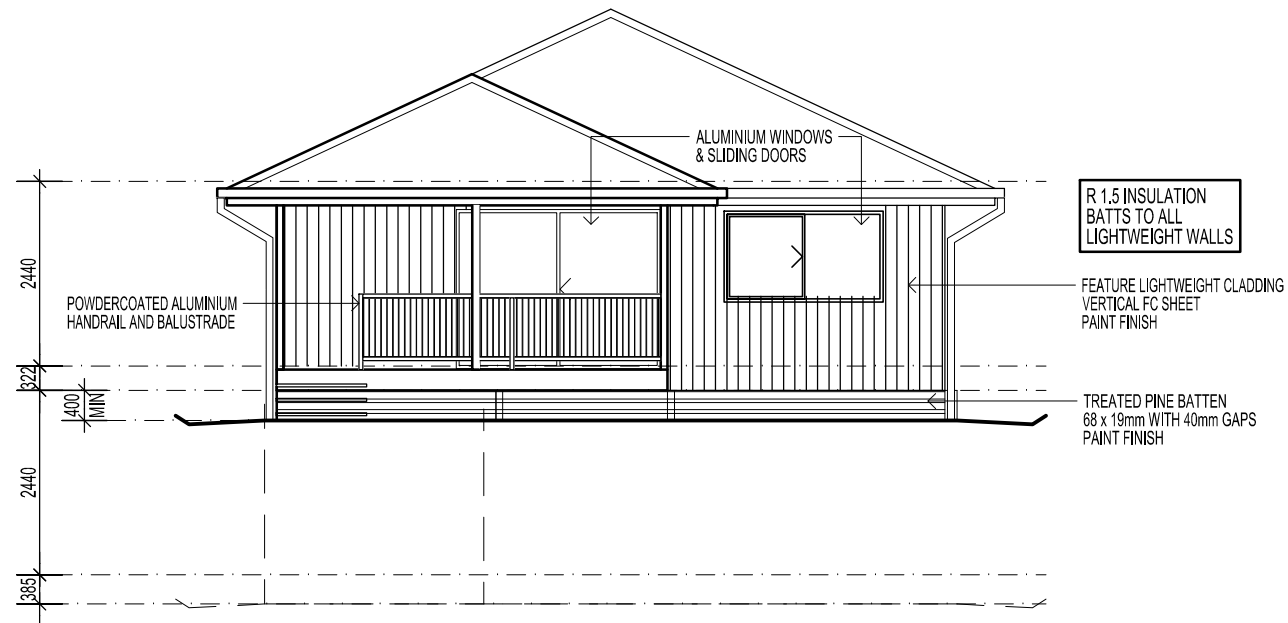
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JOB No : JOB # WIND CATEGORY : N2

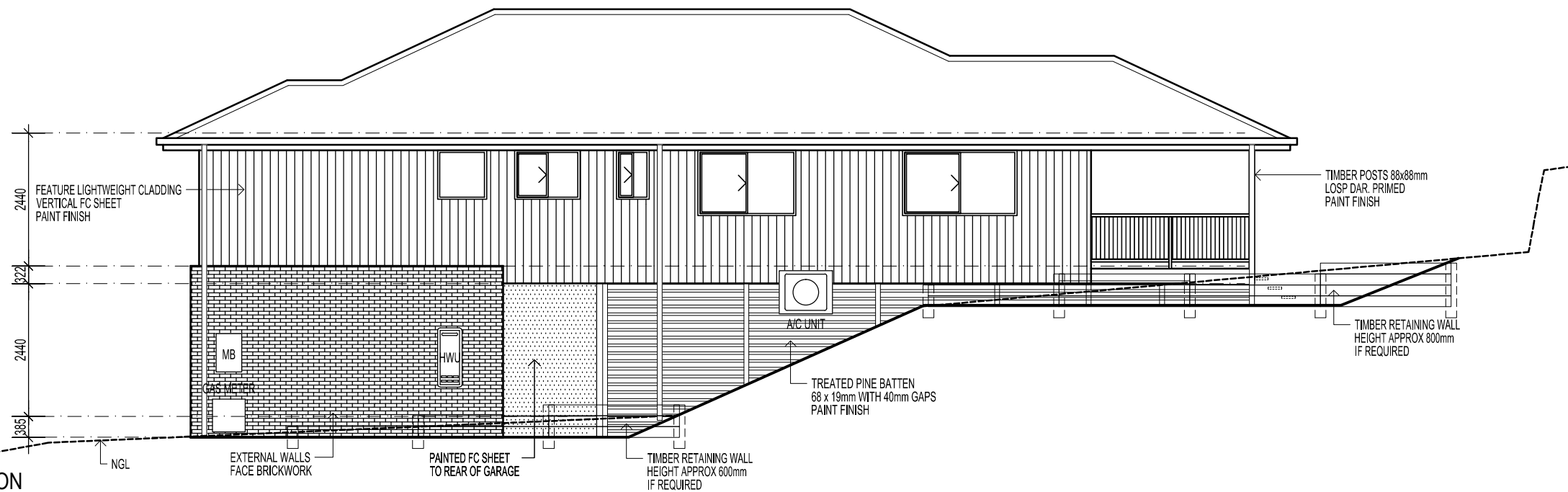
DRAWN : ES SCALE : 1:100

DATE : 07/01/2015 SHEET No : 3.01

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REAR ELEVATION



RH SIDE ELEVATION

CONTRACT ISSUE	P1	07/01/2015	ES
AMENDMENT	REV.	DATE	INIT.

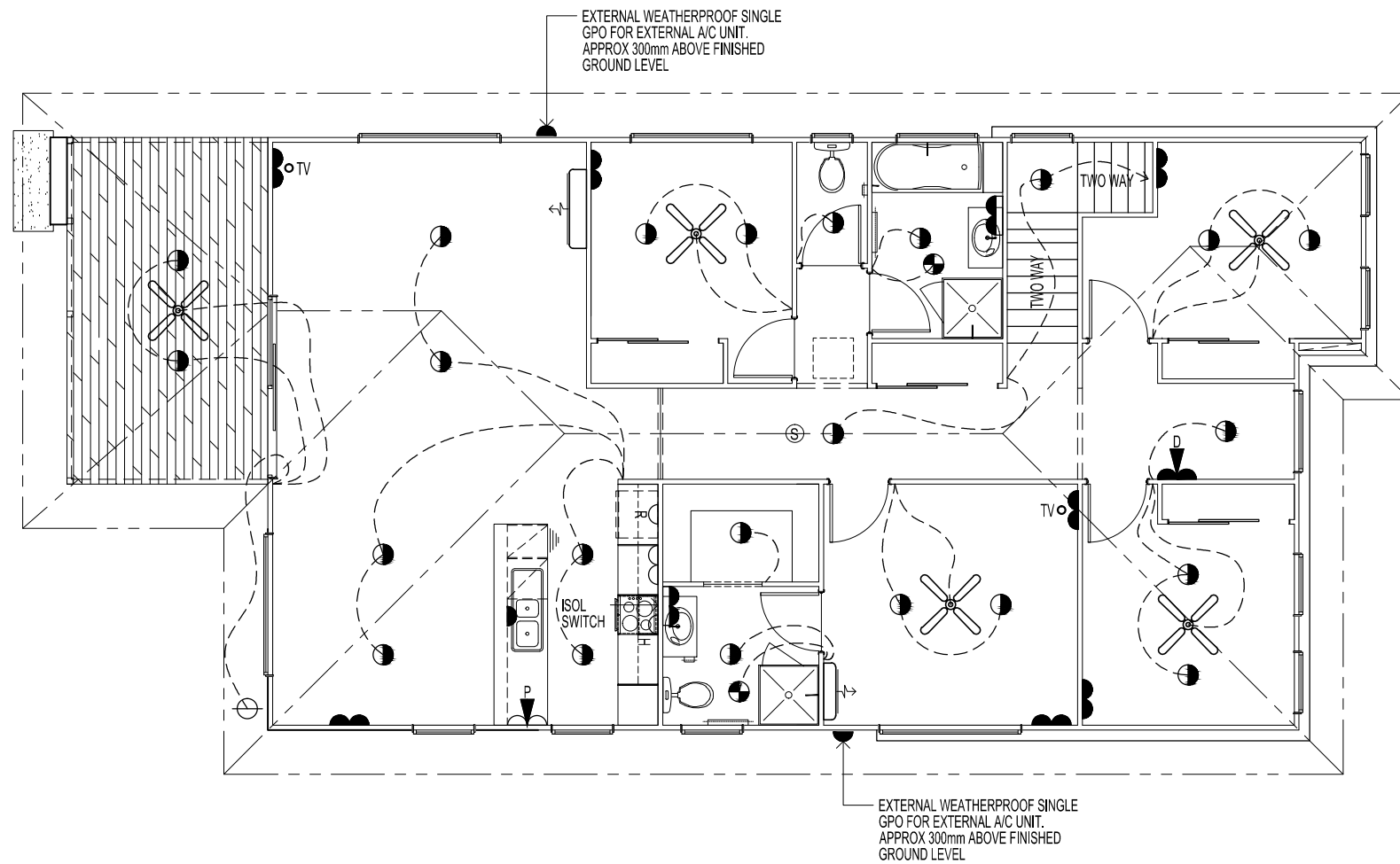


QBSA LIC. No.1174800 HIA MEMBER No.539981

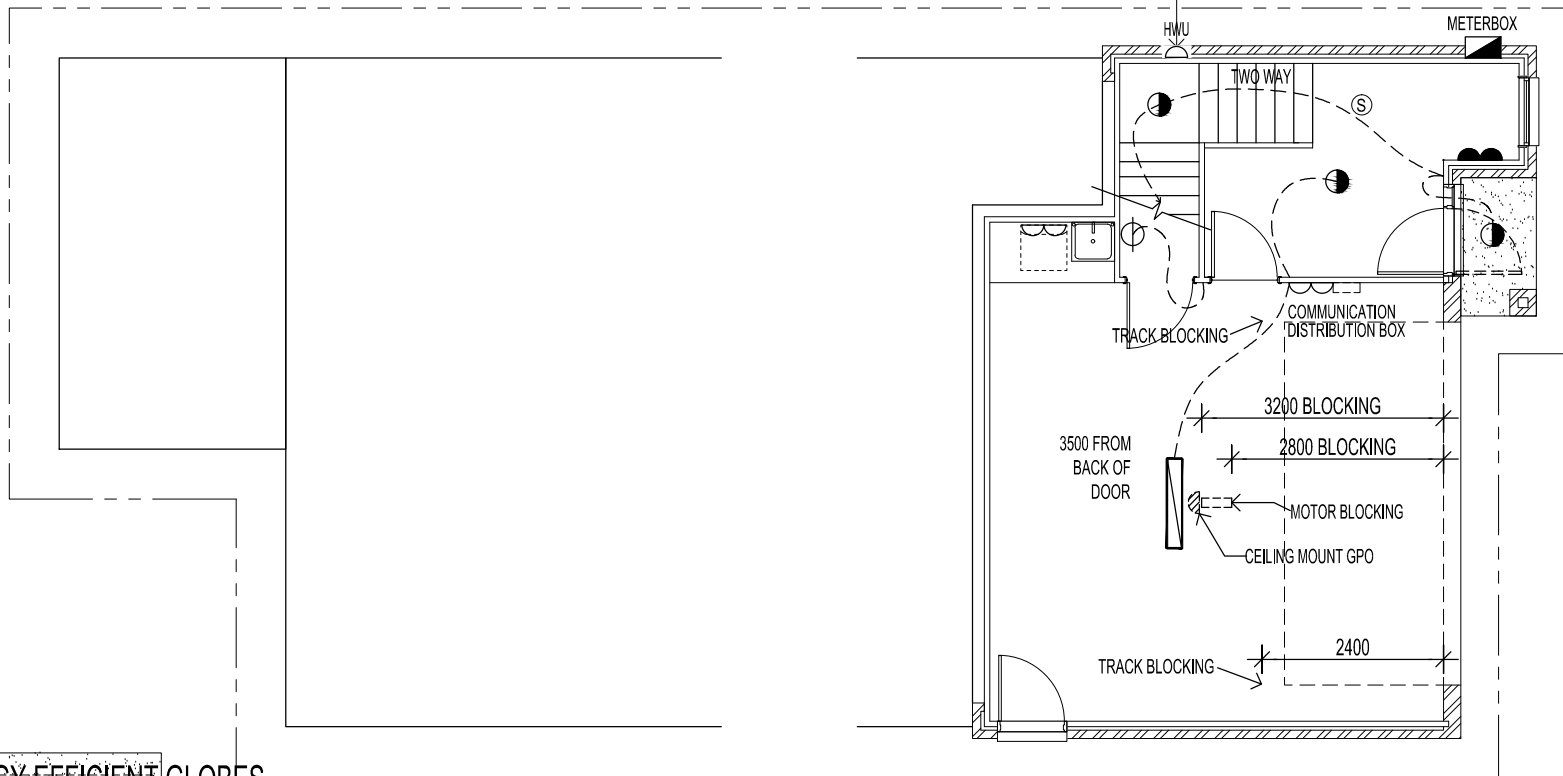
CLIENT : CLIENT NAME
 SITE ADDRESS: LOT 42
 THE SUMMIT ESTATE - STAGE 16A
 SPRINGFIELD LAKES

SHEET TITLE : ELEVATIONS
 DESIGN : COLORADO-214,S1.3B [A]
 JOB No : JOB # WIND CATEGORY : N2
 DRAWN : ES SCALE : 1:100
 DATE : 07/01/2015 SHEET No : 3.02

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FOR GAS HWS EXT-1000 A.F.L.
(LOCATED WITHIN HWS CABINET)



NOTE:
 - 240V DOWNLIGHT INTERNAL LIGHT FITTINGS THROUGHOUT WITH ENERGY EFFICIENT GLOBES
 - MECH. VENTILATION TO COMPLY WITH BCA VOL. 2 PART 3.8.5
 - SMOKE ALARMS TO COMPLY WITH BCA PART 3.7.2

	METER BOX		FLUORESCENT LIGHT - 1200 SINGLE (NO DIFFUSER)		SINGLE G.P.O. 1050 ABOVE FLOOR LEVEL		M MICROWAVE U/BENCH G.P.O. 600 A.F.L. IF REQ'D		HWS HOT WATER SERVICE		12V GIMBLE LIGHT
	LIGHT SWITCH 1100 ABOVE FLOOR LEVEL		CEILING FAN LIGHT (SCALED)		DBLE G.P.O. 1050 ABOVE FLOOR LEVEL		H RANGEHOOD SLIDEOUT G.P.O. 1850 A.F.L. IF REQ'D		SMOKE DETECTOR		INTERNET DATA POINT
	CEILING LIGHT - BATTEN HOLDER		CEILING FAN (SCALED)		VANITY D.G.P.O. 1100 ABOVE FLOOR		HC RANGEHOOD CANOPY G.P.O. 2000 A.F.L. IF REQ'D		EXHAUST FAN		COMMUNICATION DISTRIBUTION BOX
	WALL MOUNTED LIGHT		SINGLE G.P.O. 300 ABOVE FLOOR LEVEL		GARAGE D.G.P.O. 1100 ABOVE FLOOR		TV TELEVISION OUTLET		EXH. FAN W/- 2 HEATLAMPS		SECURITY SENSOR
	240 VOLT DOWNLIGHT		DBLE G.P.O. 300 ABOVE FLOOR LEVEL		REFRIDG. G.P.O. 1650 ABOVE FLOOR		P TELEPHONE OUTLET 300 ABOVE FLOOR		EXH. FAN W/- 2 HEATLAMPS/LIGHT		
			P TELEPHONE OUTLET 1050 ABOVE FLOOR								

LEGEND

CONTRACT ISSUE	P1	07/01/2015	ES
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QBSA LIC. No.1174800 HIA MEMBER No.539981

CLIENT : CLIENT NAME
 SITE ADDRESS: LOT 42
 THE SUMMIT ESTATE - STAGE 16A
 SPRINGFIELD LAKES

SHEET TITLE : GROUND FLOOR ELECTRICAL PLAN
 DESIGN : COLORADO-214.S1.3B [A]
 JOB No : JOB # WIND CATEGORY : N2
 DRAWN : ES SCALE : 1:100
 DATE : 07/01/2015 SHEET No : 5.01

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