

CONSTRUCTION NOTES:

- ALL DIMENSIONS ARE MEASURED TO STRUCTURE ONLY - NOT TO FINISHES
- FOR DRAINAGE REFER TO ENGINEERED SITE DRAINAGE PLAN
- STORMWATER GULLY DRAINS TO BE CONNECTED TO STORMWATER LINES

PLANS AND DOCUMENTS

referred to in the

APPROVAL

Dated: 10/01/2020

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

! TITLE SEARCH ALERT

Axis Surveys has not carried out a title search for this survey. Check DERM for easements and encumbrances.

! SERVICES ALERT

Axis Surveys take no responsibility for the location of any non-visible service

! AHD BY GNSS

Australian Height Datum (AHD) derived from field observation using GNSS (Global Navigation Satellite System) equipment which may have limited and varied accuracy and may be unsuitable for some applications. Please contact our office for more information particularly in flood prone areas or areas with height restrictions

NOTE

! IDENTIFICATION SURVEY ALERT

This Contour and Feature Survey, as prepared by Axis Surveys, does not guarantee the location of boundary pegs or fences. Please contact this office for a quote or for further advice.

! GROUND LEVEL ALERT

The levels shown were taken on the surveyed date and may not represent the Local Authority's definition of Ground Level. Please contact this office for a quote or further advice.

! FLOOD SEARCH ALERT

Axis Surveys has not completed a flood search on this property. Check council for flood information.

LOT	237
#64 Raceview Avenue	
Suburb	Hendra
Local Auth.	B.C.C
RP33615	Area 405.3m <sup>2</sup>
SERVICES	
Elec.	Overhead
Telecom	Underground
Water	Meter Located
Sewerage	Yes
Stormwater	Front
Road	Bitumen
Kerb	Non-Mountable
Footpath	No
Flood Aff.	Yes

PLANBUILD HOMES ACCEPTS NO RESPONSIBILITY FOR COMPLIANCE WITH ESTATE COVENANTS. IT IS THE RESPONSIBILITY OF THE OWNER AND OR THE DEVELOPER TO ENSURE THE PLANS COMPLY WITH THE COVENANT.

<b>SIGNED APPROVAL</b>			
Clients .....			
Date .....			
Planbuild Homes (Builder) .....			
Date .....			
Drawing Amendment:			
A	Brochure Issue	KA	02/10/19
B	Contract Issue	KA	04/11/19
C	Council Issue	KA	13/11/19
D	Council Issue	KA	27/11/19

planbuild homes

255 GYMPIE ROAD

KEDRON QLD 4031

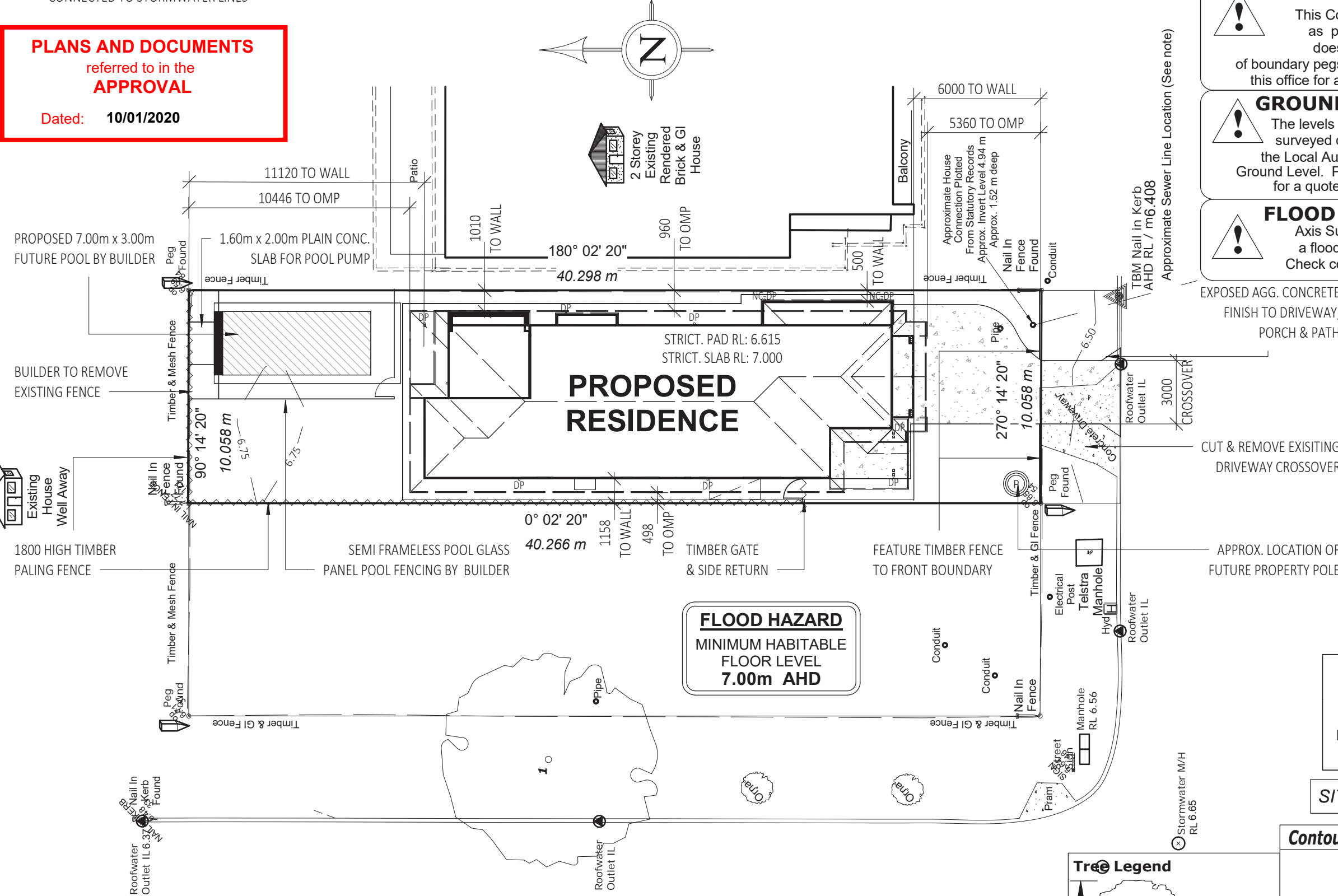
Ph: 1300 301 211 Fax: 3857 2185

A.B.N: 531 056 42617 Q.B.C.C: 10 32 567

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Project:	Angela & Brett Winton		
LOT 237 (#64) Raceview St.			
Hendra 4011			
Drawing:	(Ref:PB19-049)		
SITE PLAN - PROPOSED			
House Type:	Windsor 3550	Facade:	Hamptons
DATE:	27/11/19	DWG No:	BA - A3 - 02
SCALE: 1 : 200		AMMD:	D
DRAWN: KA			27/11/19
JOB No: PB19-049		CHECKED: CS	



! ATTENTION BUILDER !

H1 SITE CLASSIFICATION

WAFFLE POD CONSTRUCTION

N2 (W33N) WIND CLASSIFICATION

PROVISIONS FOR FUTURE NBN CONNECTION

Clarke Street

Received

13/12/2019

BCC DS

TREE SCHEDULE				
No.	Name	T 'Ø'	Spr 'Ø'	'H'
1	TREE	0.60 m	10.0 m	10.0 m

Tree Legend

Ø=Trunk Dia

H=Tree Height

S=Tree Spread

(Total Canopy)

EXT. CONCRETE AREA

PORCH	7.10 m <sup>2</sup>
DRIVEWAY	50.20 m <sup>2</sup>
	57.30 m <sup>2</sup>

SITE COVER 43.42%

Contour & Feature Survey ©

AXIS SURVEYS

Unit 5/23 Overlord Place, ACACIA RIDGE, Qld, 4110

Ph (07) 3363 8100, Fax (07) 3272 2141

www.axisurveys.com.au

CONSTRUCTION NOTES:

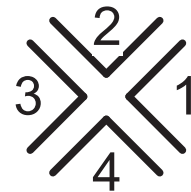
- NOGGINGS REQUIRED FOR:  
(REFER TO WET AREA LAYOUT FIXING HEIGHTS)
- TOILET ROLL HOLDER - 800mm HIGH & 800mm FROM BACK OF TOILET SUITE
  - TOWEL RAIL - 1000 HIGH
  - TOWEL RAIL OVER BATH - 1650 HIGH

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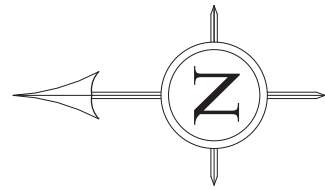
! ATTENTION BUILDER !  
ALL INTERNAL DOORS  
2340mm HEAD HEIGHT

! NOTE !  
FLY SCREENS TO ALL  
OPENABLE WINDOWS &  
SLIDING GLASS DOORS

PROVISIONS FOR  
FUTURE NBN CONNECTION



ELEVATIONS



LEGEND

M.W	MICROWAVE
D.W	DISHWASHER
REF.	FRIDGE POSITION
W.O.	WALL OVEN
M.H.	600 x 600 MAN HOLE
W.M.	WASHING MACHINE
T	LAUNDRY TUB
O/S	OWNER SUPPLIED
D.P.	DOWNPIPE
N.C-D.P	NON-COMBUSTABLE DOWNPIPE
F.O.W.	FACE OF WALL SLIDING DOOR
C.S.D.	CAVITY SLIDING DOOR
H.C	HOSECOCK
V	VANITY
SHR.	SHOWER
T.R	TOWEL RAIL
+	SHOWER TAP/ BATH TAP/ MIXER
o	SHOWER ROSE
	PLASTERBOARD BULKHEAD - DIMENSIONS ARE SUBJECT TO CONSTRUCTION CONSTRAINTS

INSULATION BATTENS

NOTES

WRITTEN DIMENSIONS SHALL  
TAKE PRECEDENCE OVER SCALE

ALL BUILDING CONSTRUCTION TO COMPLY  
WITH THE LOCAL AUTHORITY BY-LAWS AND  
THE N.C.C. / AS 1684-1999.

PROVIDE TERMITE TREATMENT IN  
ACCORDANCE WITH AUST. STANDARD 3660.1

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Date .....

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D	Council Issue	KA	27/11/19

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Project:  
Angela & Brett Winton

LOT 237 (#64) Raceview St.  
Hendra 4011 (Ref: PB19-049)

Drawing:  
LOWER FLOOR PLAN

House Type: Windsor 3550 Facade: Hamptons

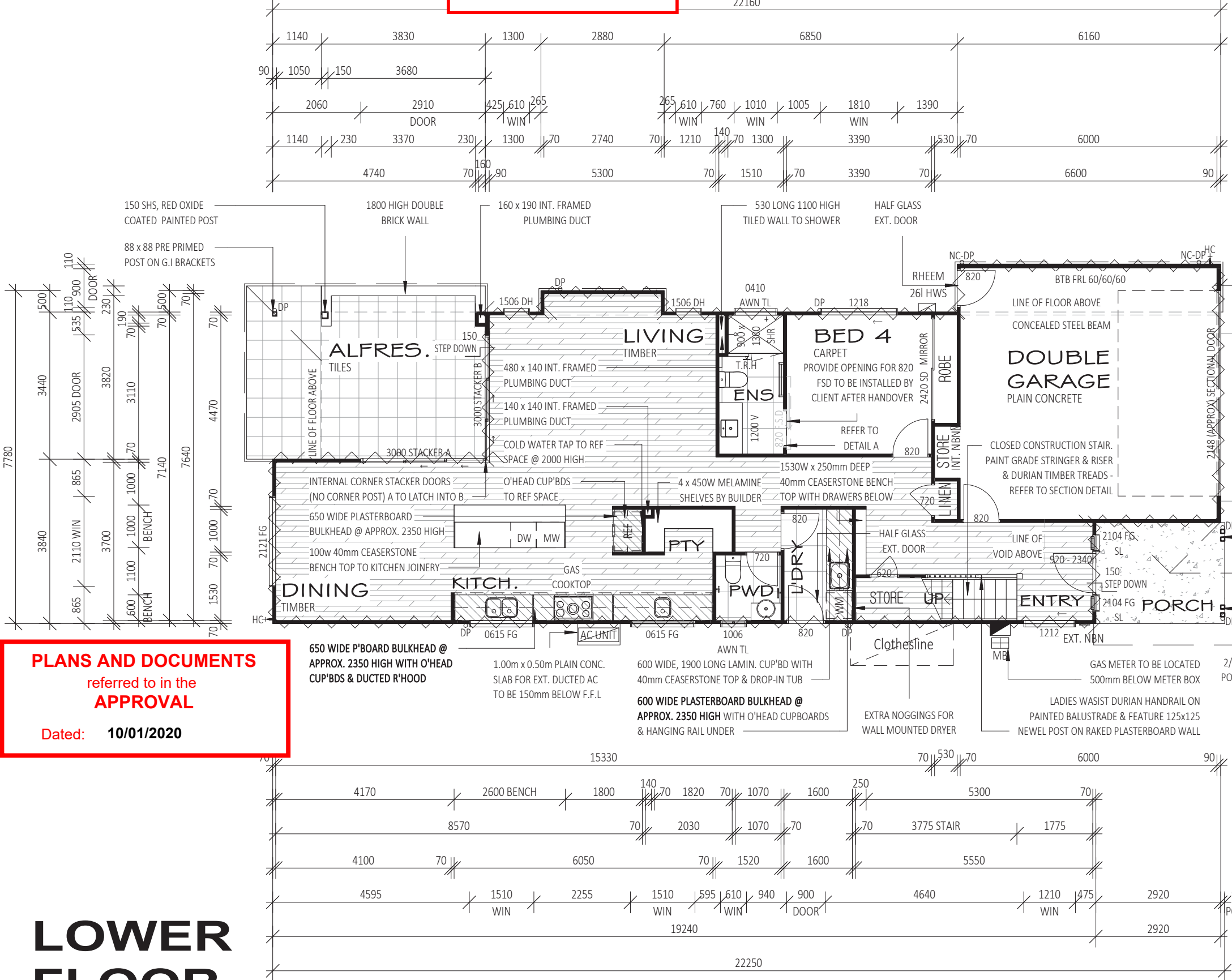
DATE: 27/11/19	DWG No:	AMMD:
SCALE: 1 : 100	BA - A3 - 03	D
DRAWN: KA	CHECKED: CS	27/11/19
JOB No: PB19-049		

PORCH	7.10 m <sup>2</sup>
ALFRESCO	22.52 m <sup>2</sup>
GARAGE	37.37 m <sup>2</sup>
LIVING	108.38 m <sup>2</sup>
LOWER TOTAL	175.38 m <sup>2</sup>
BALCONY	3.92 m <sup>2</sup>
LIVING	150.51 m <sup>2</sup>
UPPER TOTAL	154.43 m <sup>2</sup>
Grand total	329.81 m <sup>2</sup>

! NOTE !  
SUPPLY & INSTALL R1.5  
WALL BATTS INSULATION AS  
PER LOCATION ON PLAN

Received  
13/12/2019  
BCC DS

LOWER  
FLOOR  
PLAN





CONSTRUCTION NOTES:

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(REFER TO WET AREA LAYOUT FIXING HEIGHTS)
- TOILET ROLL HOLDER - 800mm HIGH & 800mm FROM BACK OF TOILET SUITE
  - TOWEL RAIL - 1000 HIGH
  - TOWEL RAIL OVER BATH - 1650 HIGH
- RES = WINDOW RESTRICTED TO 125mm OPENING

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13/12/2019

BCC DS

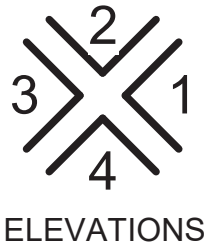
UPPER FLOOR PLAN

! NOTE !  
SUPPLY & INSTALL R1.5 WALL BATTS INSULATION AS PER LOCATION ON PLAN

! ATTENTION BUILDER !  
ALL INTERNAL DOORS 2340mm HEAD HEIGHT

! NOTE !  
FLY SCREENS TO ALL OPENABLE WINDOWS & SLIDING GLASS DOORS

PROVISIONS FOR FUTURE NBN CONNECTION



! ATTENTION PLASTERER !  
SYDNEY CORNICE TO RUMPUS AND HALLWAY & 90mm CORNICE TO ALL BEDROOMS AND WET AREAS

LEGEND

- |           |  |
|-----------|--|
| M.W       | MICROWAVE  |
| D.W       | DISHWASHER   |
| REF.      | FRIDGE POSITION  |
| W.O.      | WALL OVEN  |
| M.H.      | 600 x 600 MAN HOLE   |
| W.M.      | WASHING MACHINE  |
| T         | LAUNDRY TUB  |
| O/S       | OWNER SUPPLIED   |
| D.P.      | DOWNPIPE   |
| N.C-D.P   | NON-COMBUSTABLE DOWNPIPE   |
| F.O.W.    | FACE OF WALL SLIDING DOOR  |
| C.S.D.    | CAVITY SLIDING DOOR  |
| H.C       | HOSECOCK   |
| V         | VANITY   |
| SHR.      | SHOWER   |
| T.R       | TOWEL RAIL   |
| +         | SHOWER TAP/ BATH TAP/ MIXER  |
| o         | SHOWER ROSE  |
| [Pattern] | PLASTERBOARD BULKHEAD - DIMENSIONS ARE SUBJECT TO CONSTRUCTION CONSTRAINTS |

INSULATION BATTE

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Angela & Brett Winton

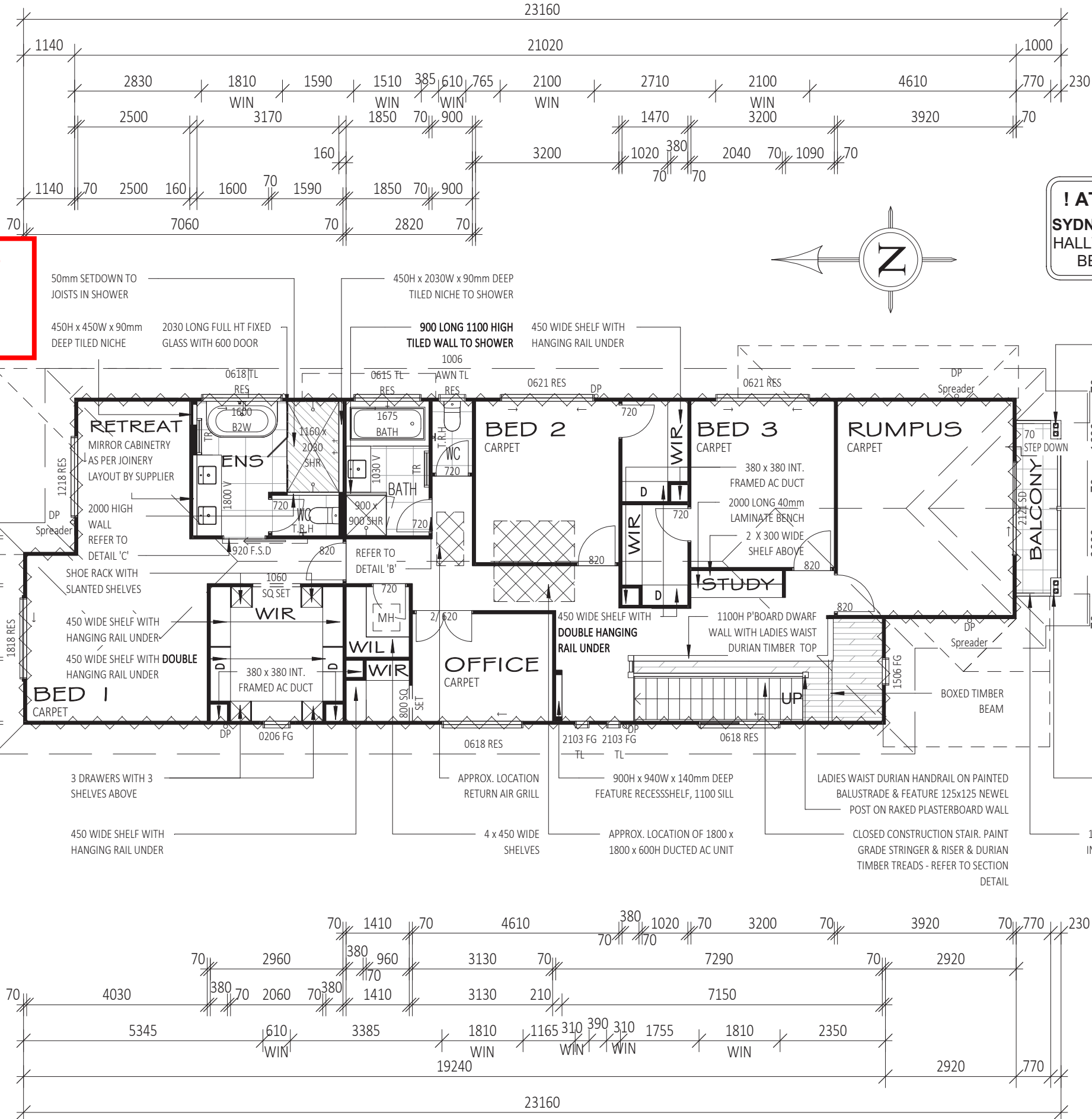
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UPPER FLOOR PLAN

House Type: Facade:  
Windsor 3550 Hamptons

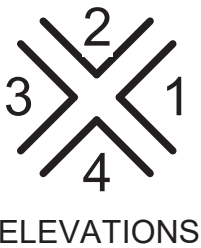
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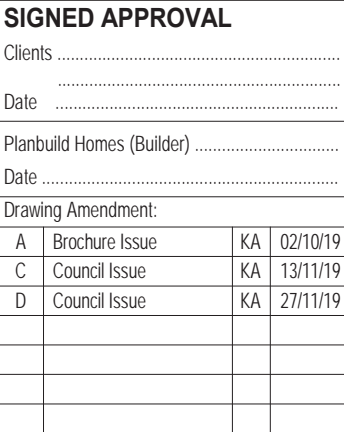
Dated: **10/01/2020**



**! NOTE !**

FLY SCREENS TO ALL  
OPENABLE WINDOWS &  
SLIDING GLASS DOORS

SCALE: 1 : 100



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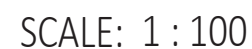
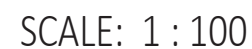
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JOB No: PB19-049	CHECKED: CS

Received  
13/12/2019  
BCC DS

**Dated: 10/01/2020**



FLY SCREENS TO ALL  
OPENABLE WINDOWS &  
SLIDING GLASS DOORS



## BCC DS

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