

SITE PLAN

- NOTES:**
1. Location of sewer is to be identified prior to commencement of construction.
 2. Min 5000L rainwater tank required. Location is indicative only and may vary according to owners or builders specifications. Refer to rainwater tank installation notes.
 3. All gutter and downpipe works to AS/NZS3500 and NCC volume 2 section 3.5.2.
 4. 125mm Quad gutter max 40m² of roof contributing to DP in each direction.
 5. 150mm Quad gutter max 60m² of roof contributing to DP in each direction.
 6. Downpipes (DP) to be 90mm Dia UPVC.
 7. Downpipes (DP) AE to be max 12m Lineal apart.
 8. **STORMWATER PIPE SELECTION GUIDE**

DP	SLOPE	MAX ROOF AREA CONT.
90	1:100	80sq.m
100	1:100	100sq.m
100	1:80	130sq.m
100	1:60	160sq.m
100	1:50	180sq.m
100	1:40	200sq.m
150	1:100	346sq.m

9. Stormwater must be connected to legal point of discharge -
 -Stormwater kerb adapters to street (2 max)
 -Roofwater pipe at rear of block
10. -Rainwater tank overflow must connect to stormwater system
 All construction methods and materials to be in accordance with the 'National Construction Code' and the QLD Development Code and Building Regulations' and 'Australian Standards'.
 Any required earthworks including cut, fill, batters and retaining must comply with NCC 2011 volume 2 Section 3.1.1. and AS3798 & AS4200.
11. Fall of land unknown and is to be confirmed on site before commencement of construction.
- 12.

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Dated: 06 June 2018

- u/g Telecommunications Line
- - - u/g Water Line
- u/g Electricity Line
- - - Sewerage Line
- S Sewer Manhole
- T Telstra Pit
- E Electricity Pit
- W Water Meter
- PP Power Pole

<p>Kascol Design Studios</p> <p>0401 644 810 admin@kascoldesignstudios.com</p>		<p>SHEET NO.</p> <h1 style="margin: 0;">A101</h1>																														
<p>CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ANY WORK OR MATERIALS SHOWN ON ANY SHIP DRAWINGS ARE THE PROPERTY OF KASCOL DESIGN STUDIOS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.</p>	<p>PROPOSED RESIDENCE CLIENT: Bruce & Rose Martin AT: Lot 13 Egan Street, Gracemere PH:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>INITIAL</th> <th>DATE</th> <th>DRAWN</th> <th>DESIGN TYPE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>Kragg Knabe</td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>22/05/2018 9:53:38 AM</td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>SCALE: 1 : 500</td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>DRAWING No: BRM160418</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	INITIAL	DATE	DRAWN	DESIGN TYPE					Kragg Knabe					22/05/2018 9:53:38 AM							SCALE: 1 : 500							DRAWING No: BRM160418
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Residence180.00m²
 Deck.....36.00m²
 Future Shed.....325.92m²
 Total Area.....541.92m²

ALL DIMENSIONS AND DETAILS TO BE
 CONFIRMED BEFORE COMMENCEMENT OF
 CONSTRUCTION AND RESPONSIBLE PEOPLE
 NOTIFIED OF ANY DISCREPANCIES.

WALL FINISHES AND WINDOW TYPES ARE
 INDICATIVE ONLY AND ARE NOT
 PRESCRIPTIVE. REFER TO BUILDERS
 SPECIFICATIONS FOR DETAILS.

GROUND LINES SHOWN ON ELEVATIONS
 DOES NOT RELATE TO ACTUAL SLOPE OF
 SITE.

NOTES: Misc.

- Class 10a buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the class 1 building.
- Hot water supply must comply with section R of AS/NZ5500.4 or clause 3.38 of AS/NZ S 3500.5. Solar hot water systems are not required to comply.
- Thermal insulation of services is to be protected against the effects of weather and sunlight and be able to withstand the temperatures within the piping or ductwork.
- Insulation of internal piping is to have a minimum R-Value of 0.2. All other is to be 0.3.
- Dwelling must have energy efficient lighting for a minimum of 80% of total fixed internal lighting.
- All hard-wired air conditioners must have an E.E.R. of at least 2.5.
- All shower roses are to be a minimum of a 5 star rating.
- Toilet cisterns to have a dual flush function and have a minimum 5 star water efficiency labeling and standard ratings.
- Tapware in laundries, kitchen sinks and basins are to be a minimum of a 5 star rating.
- Exhaust fans must be provided with a flap that can be closed when in conditioned spaces.

New Walls - Highlighted in Yellow

Walls to be Demolished



RESIDENCE FLOOR PLAN

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 CLIENT: Bruce & Rose Martin
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 Gracemere
 PH:

REVISION:

DESCRIPTION:

INITIAL: DATE:

DRAWN: Kragg Knabe
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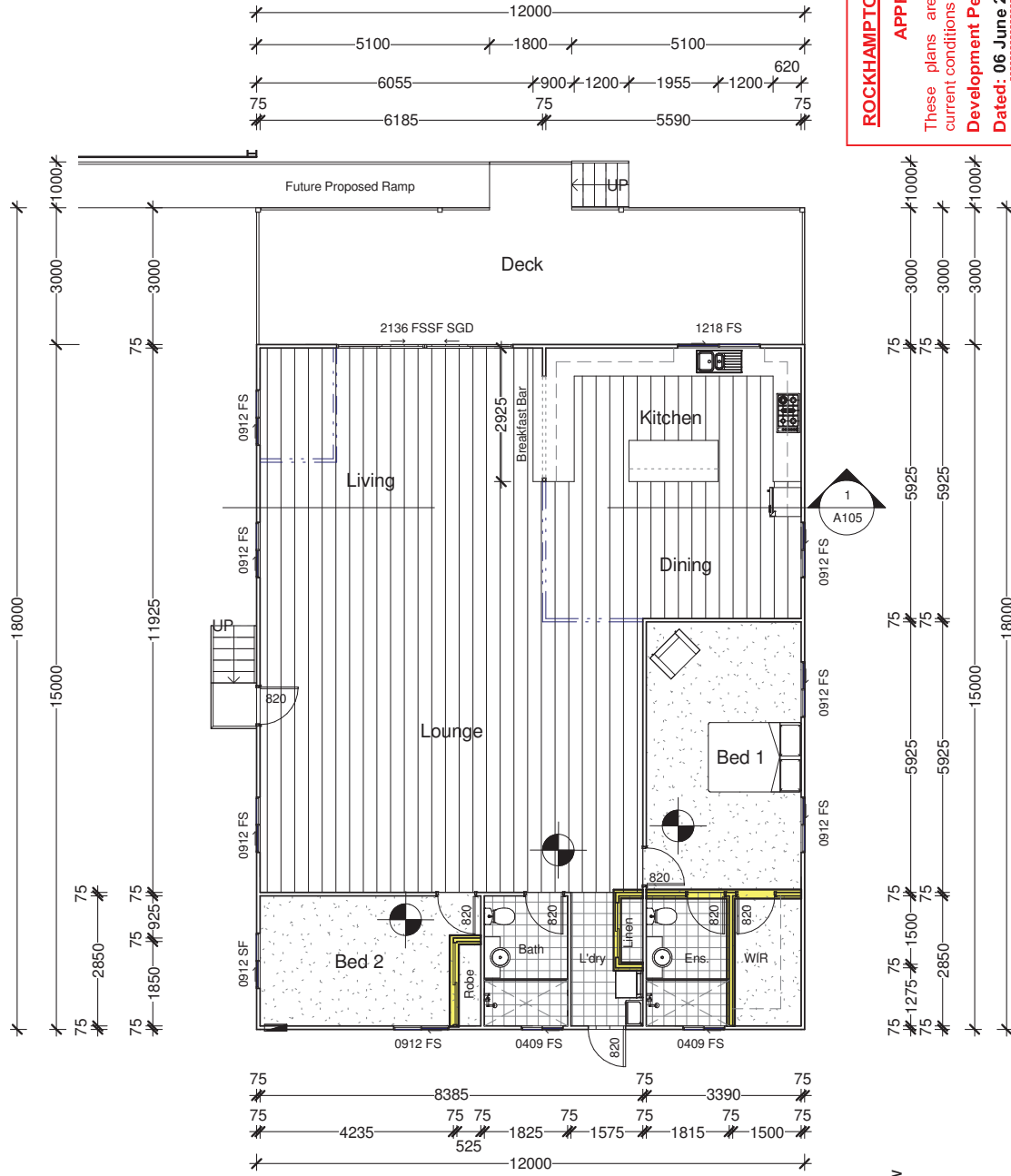
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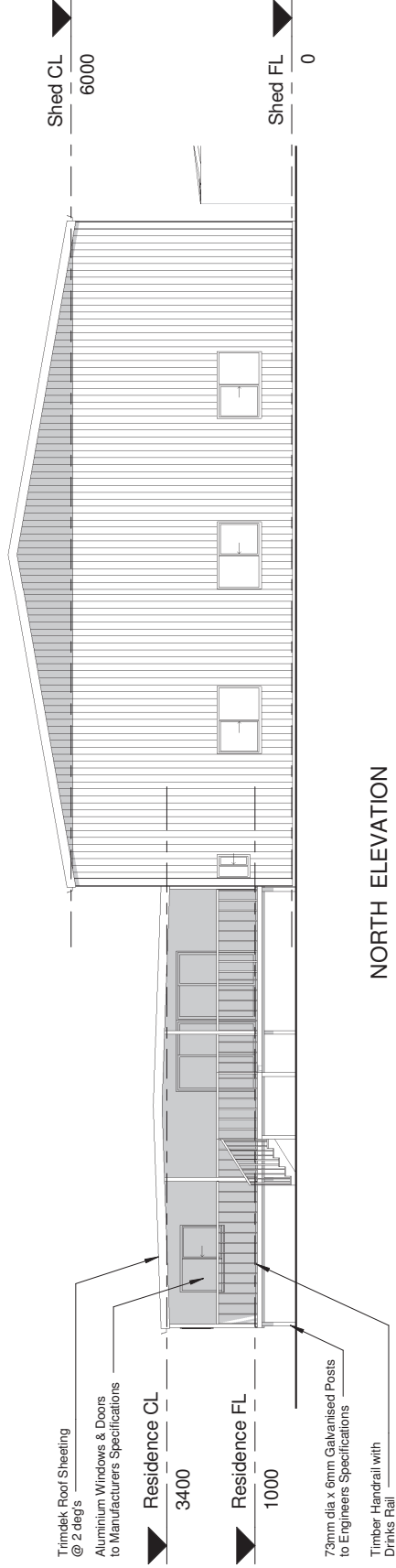
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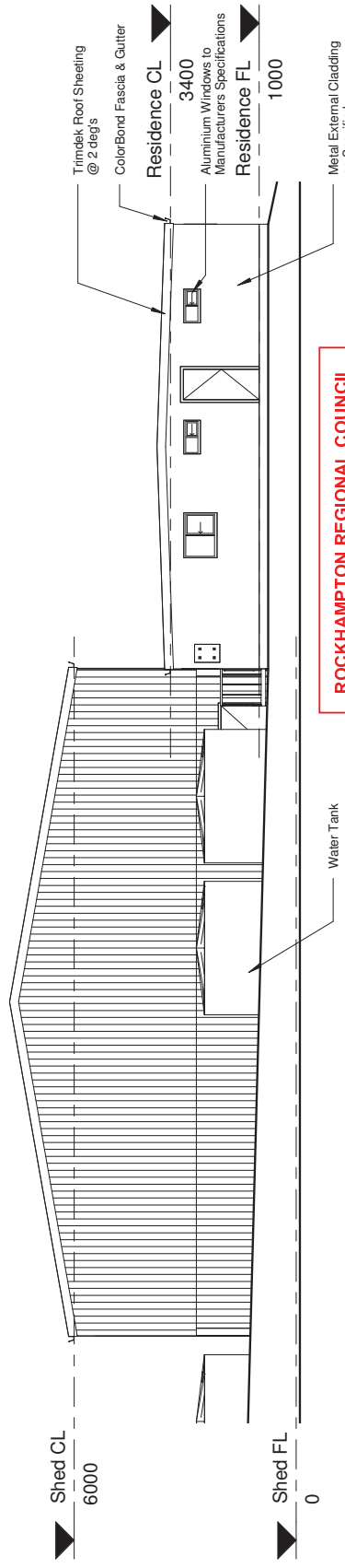
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Dated: 06 June 2018



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NORTH ELEVATION



SOUTH ELEVATION

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NOTE:
 External Walls to be insulated to meet R35 in accordance with Noise Report.
 Roof to meet R35 in accordance with Noise Report.

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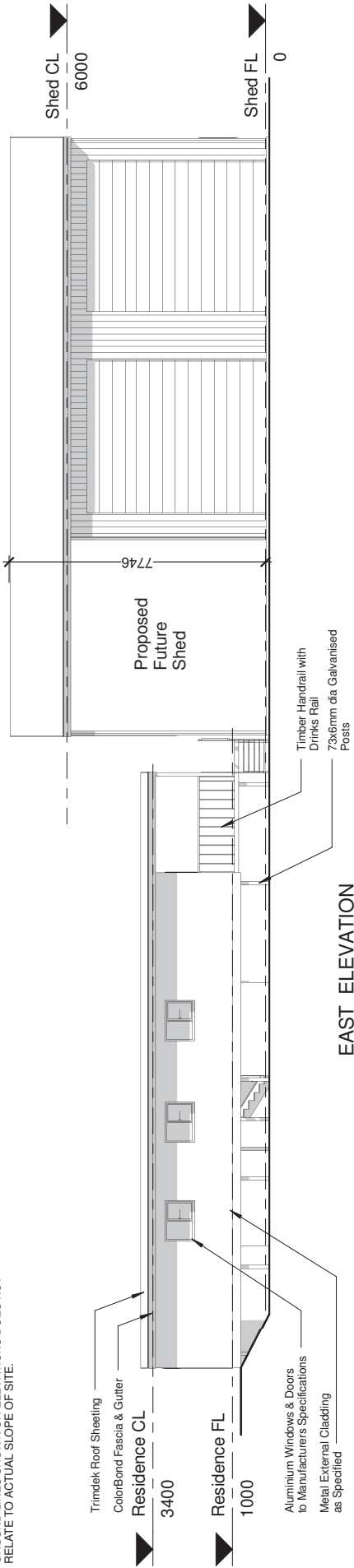
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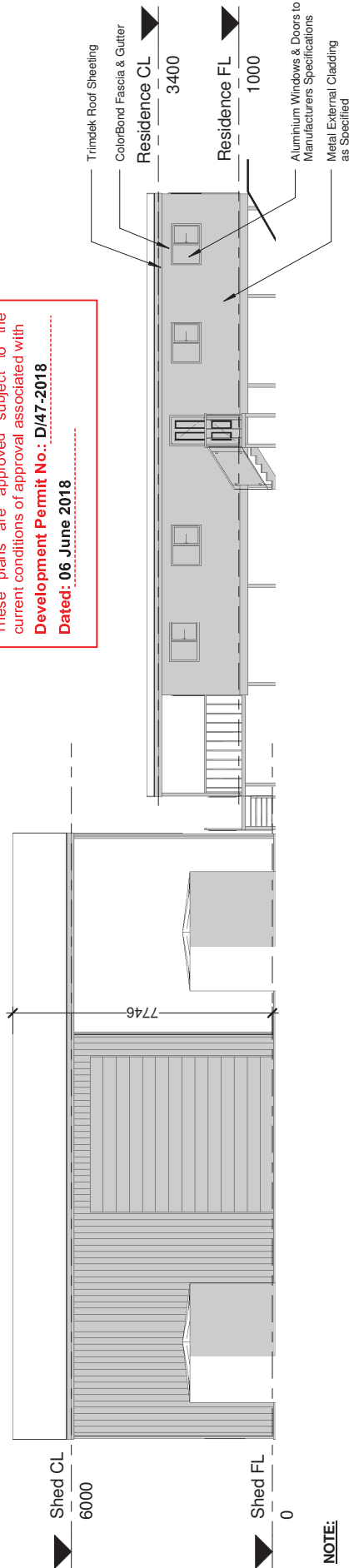
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EAST ELEVATION

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WEST ELEVATION

NOTE:

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