

No.	Description	Date

Lot 3014

Dreamscape Estate

3D views		
Project number	SK1.1	1
Date	31/08/17	
Drawn by	JB	
Checked by	Checker	Scale

design notes

All construction methods and materials to be in accordance with:
*THE BUILDING CODE OF AUSTRALIA
*THE BUILDING ACT 1975
*STANDARD BUILDING REGULATION 1993
*BUILDING REGULATION 2006
*QDC - QUEENSLAND DEVELOPMENT CODE
*AS1684 - 2006 TIMBER FRAMING CODE

general notes

*All timber framed walls to wet areas to be lined with F.C.
*W.C.'s to be a min. clear finished width of 900mm
*Doors to W.C.'s to have lift off hinges
*Smoke alarms to be provided as per BCA & AS3786
*Masonry construction to be in accordance with AS3700
*All wet area floors and walls to be protected as per clause 3.8.1 BCA
*Balustrade to be 1000mm min. above finished floor level and have 125mm max. spacing in balusters
*Provide DPC's as per clause 3.3.4 BCA
*Provide flashings as per clause 3.3.4, 3.5.1 & 3.5.3 BCA

site plan notes

*Platform immediately surrounding the residence to fall away from the residence at a slope of 1 in 15 min. where possible
*Cut & Fill batters not to exceed a max. slope of:
Cut: 1 vertical to 1 horizontal approx.
Fill: 1 vertical to 1 horizontal approx.
*Driveway slope not to exceed a max. slope of:
1 vertical to 4 horizontal approx.
*1000mm max. high timber retaining walls (if indicated on SITE PLAN) to have 65mm dia. ag. pipe (to discharge to stormwater line) + graded granular backfill behing & to be wholly containedwithin the site
*NOTE: Any retaining walls required to obtain a final certificate not shown on SITE PLAN to be the responsibility of THE OWNER.
*Cut & Fill, and platform levels as shown on this plan are based approximately on even cut and fill, and may vary to finished levels on site at completion of site works.

real property description

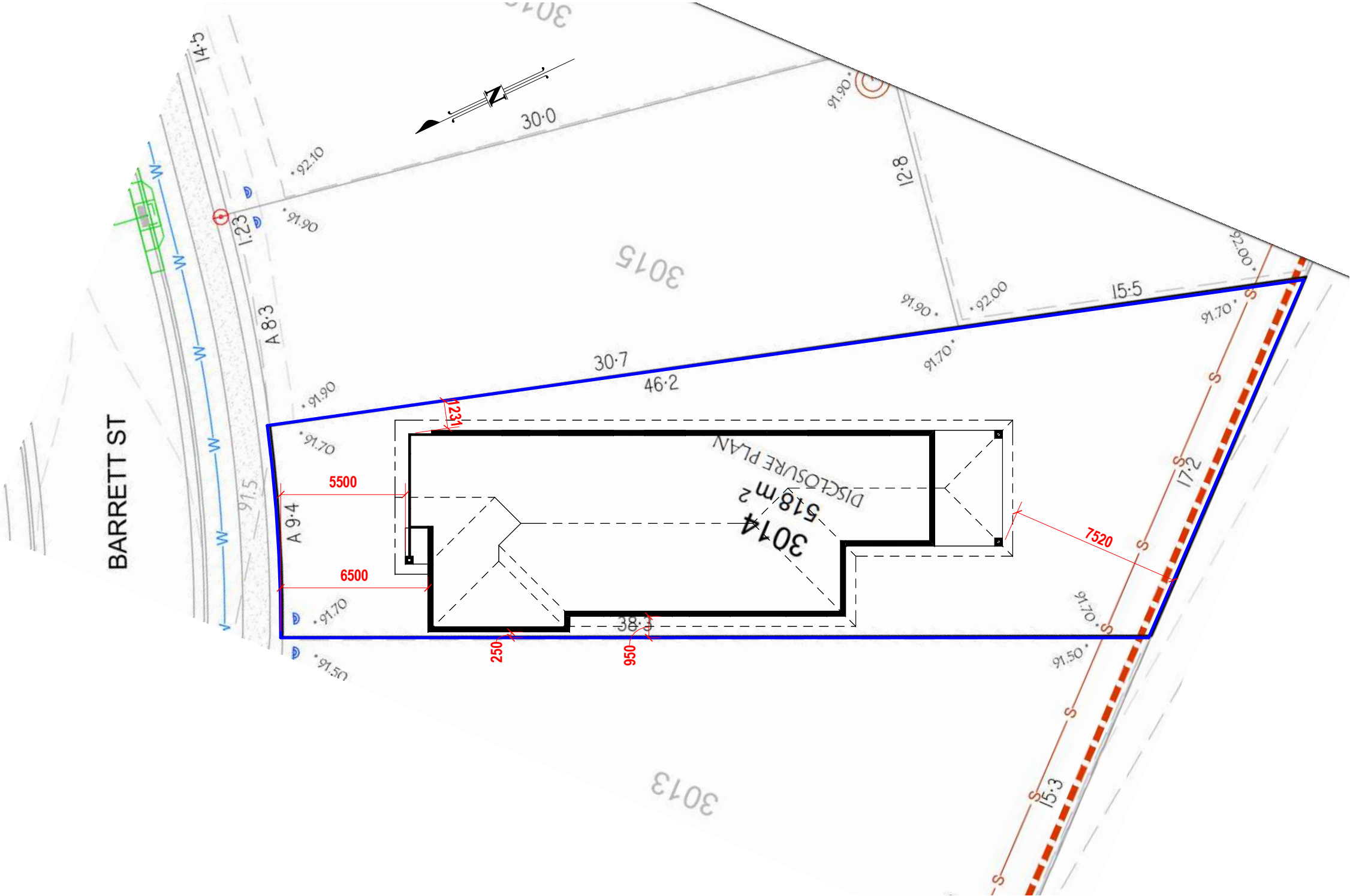
LOT 3014 ON DP1217256
PARISH OF
COUNTY OF
AREA = 518 m²

platform levels

PLATFORM LEVEL =
SLAB LEVEL =

DISPOSE SEWERAGE IN ACCORDANCE
WITH LOCAL AUTHORITY PREPARED
DRAINAGE PLAN

DISCHARGE ALL STORMWATER TO COUNCIL
S/WATER SYSTEM (DOWNPIPE DESIGN, SIZE
& LOCATION, MAY BE ADJUSTED TO SUIT
SITE CONDITIONS)



No.	Description	Date

Lot 3014

Dreamscape Estate

site plan		
Project number	SK1.1	2
Date	31/08/17	
Drawn by	JB	
Checked by	Checker	Scale
		1 : 200

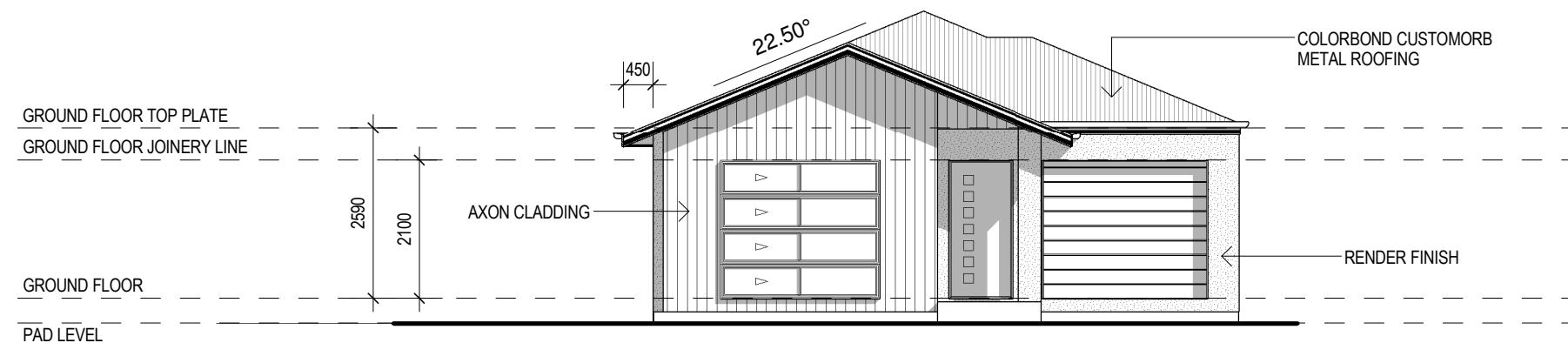
PRELIMINARY ONLY

NOTE: THESE PLANS ARE FOR VALUATION PURPOSES ONLY AND DO NOT CONSTITUTE A CONTRACT IN PART OR IN WHOLE.

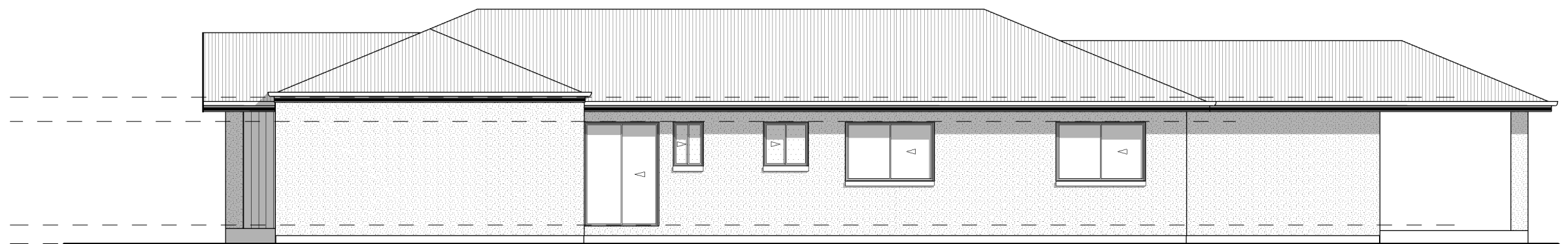


AREA:	
LIVING GF	158.76
GARAGE	20.26
PORCH	1.60
PATIO	15.30
TOTAL	195.92 m ²

LOT 3014



elevation A (North-West)



elevation B (South-West)



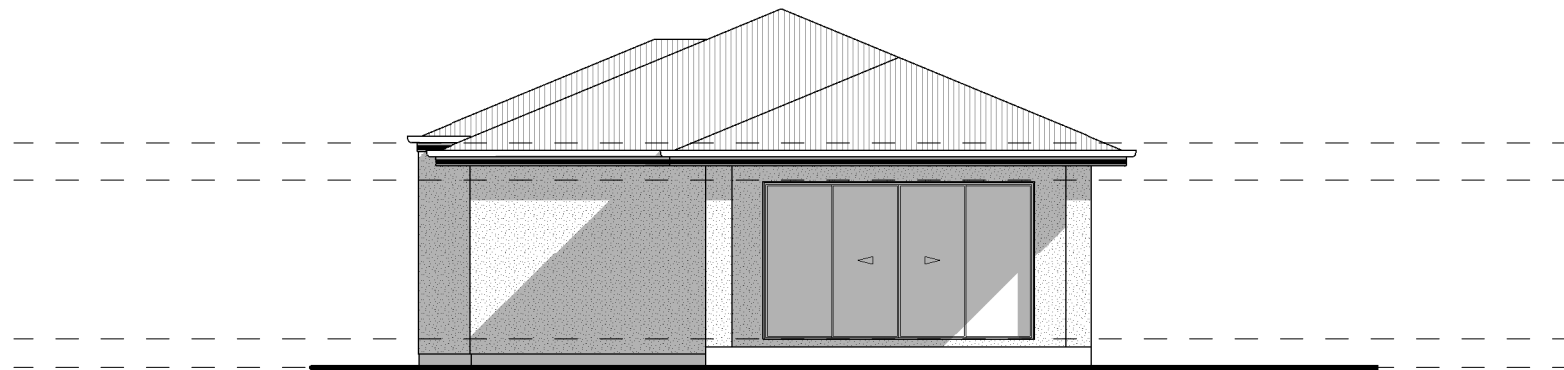
No.	Description	Date

Lot 3014

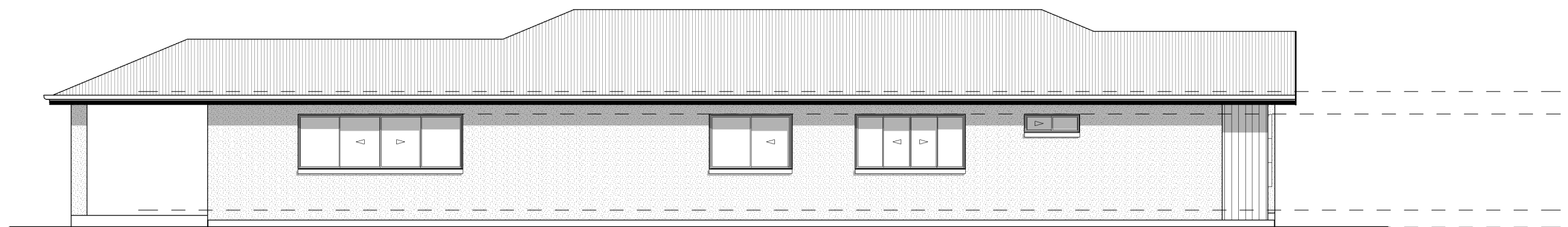
Dreamscape Estate

elevations

Project number	SK1.1	4
Date	31/08/17	
Drawn by	JB	
Checked by	Checker	Scale
		1 : 100



elevation C (South-East)



elevation D (North-West)



No.	Description	Date

Lot 3014

Dreamscape Estate

elevations (cont')

Project number	SK1.1
Date	31/08/17
Drawn by	JB
Checked by	Checker

5
Scale 1 : 100