

REAL PROPERTY DESCRIPTION

LOT 157 SP192042
 LOCAL GOVERNMENT:
 Scenic Rim Regional Council
 LOCALITY: BEAUDESERT
 SITE AREA - 1297m²

SITEWORKS

CUT:- 3.00m
 FILL:- 1.50m
 PAD R.L:- 101.5m AHD

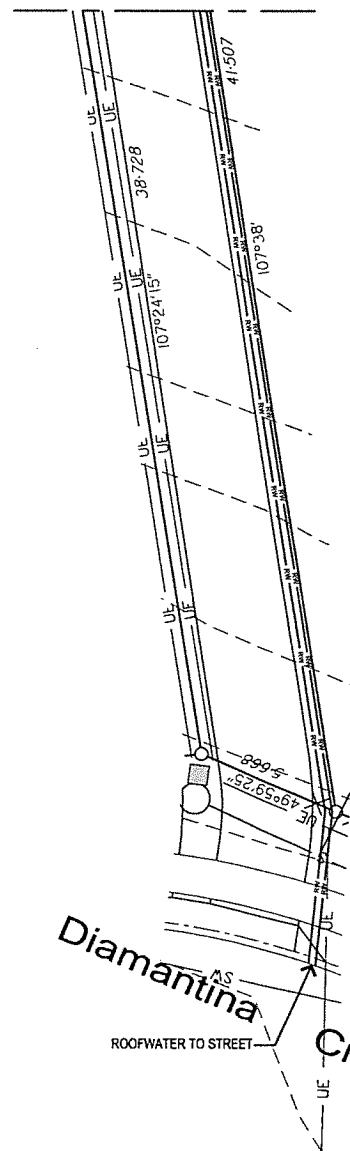
BUILDING PLATFORM HEIGHT SHOWN IS APPROX. ONLY & MAY VARY ON SITE DUE TO SITE CONDITIONS.

ENGINEERS WIND CLASSIFICATION: N2

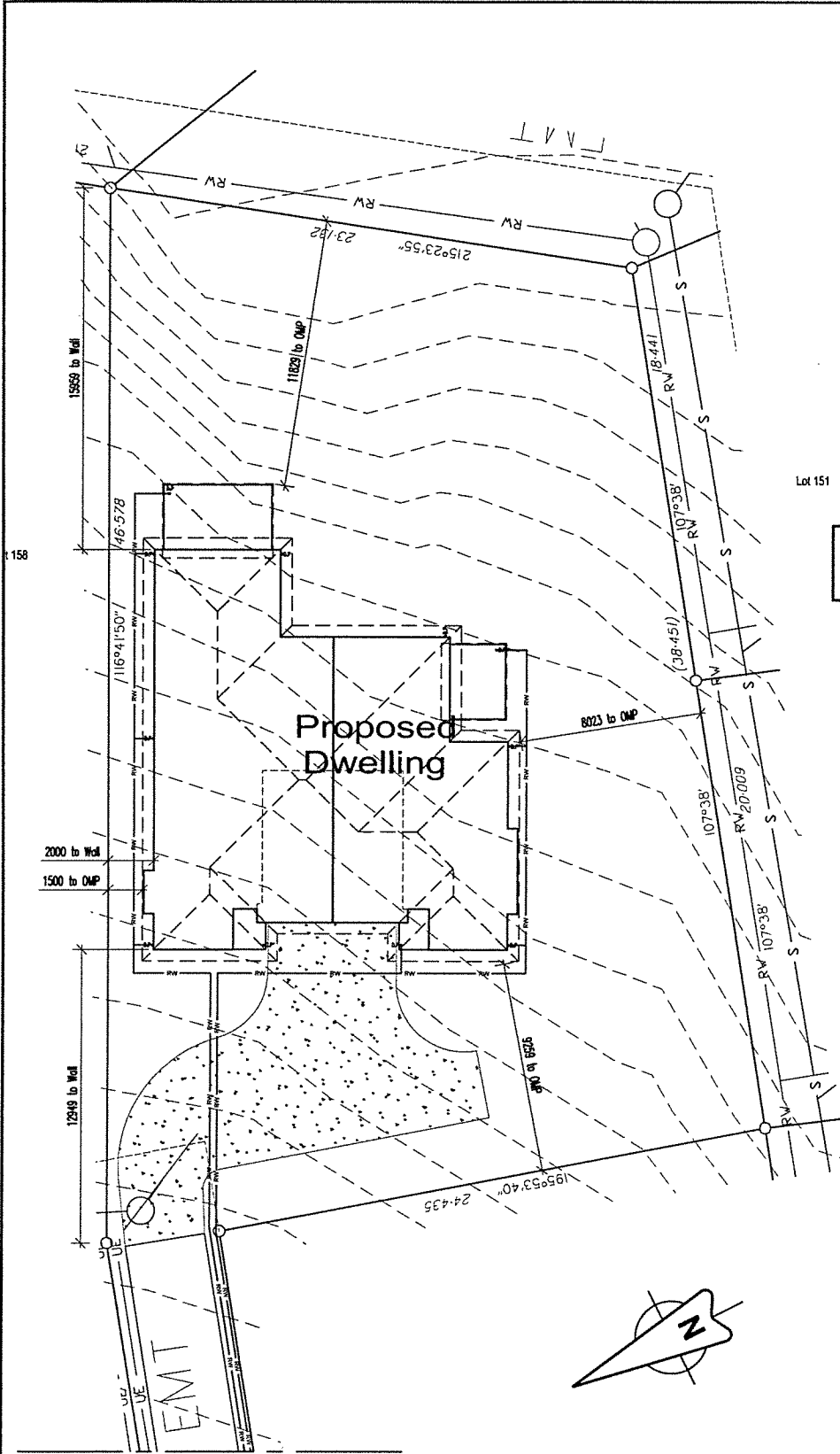
CUT & FILL TO BUILDING PLATFORM APPROX 92.30m AHD

HOUSE SITED PARALLEL TO 116°41'50" BOUNDARY

Joins Below



Diamantina Circuit
 ROOFWATER TO STREET



Proposed Dwelling

Joins Above



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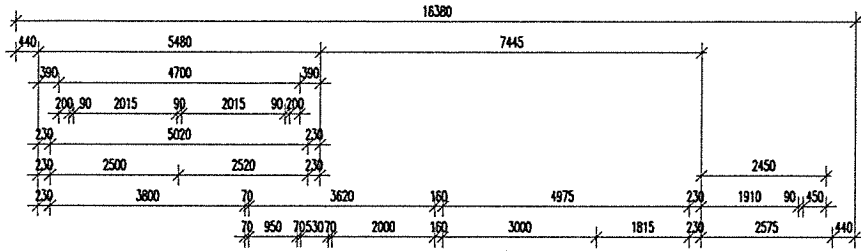
A.C.N. 011 008 101 REGISTERED BUILDERS 023226/02H

32 TRADELINK ROAD, BROWNS PLAINS QLD. P.O. BOX 1536, BROWNS PLAINS QLD 4118
 TELEPHONE: (07) 3800 1556 FAX: (07) 3800 1740

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 # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:
 Proposed Dual Occupancy
 Design: Appian - 237
 Philip Usher Constructions
 Lot 157 Diamantina Circuit
 Beaudesert

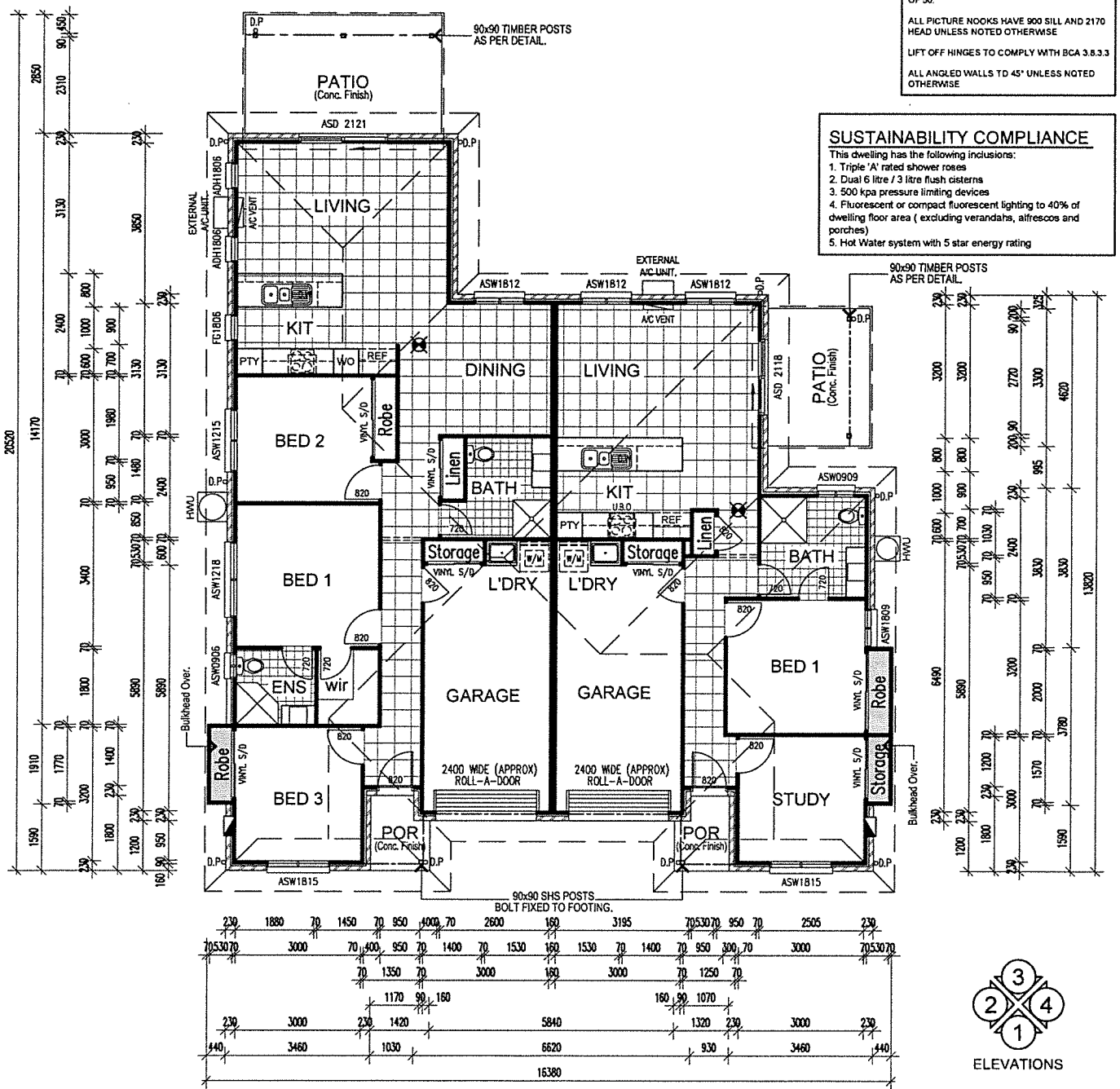
Site Plan		
DRAWN: PAMc	DATE: 16-06-16	Rev: C
SCALE: 1:200 @ A3	CHECKED: W.M.	
SHEET: BA-A3-01	JOB No: 1029	



☒ - LOCATION OF SMOKE ALARM
 SMOKE ALARMS TO COMPLY WITH
 B.C.A CLASS 1&10 PART 3.7.2
 & WITH A.S.3786

NOTES:
 225mm WIDE DOUBLE STUD DIVIDING WALL
 BETWEEN UNITS CONTINUOUS TO W/SIDE OF
 ROOFING & TO COMPLY WITH F 5-4 OF THE
 B.C.A - ACHIEVE F.R.L. - 60,60,60 & S.T.C OF 45.
 WHERE HABITABLE RMS ABUTT AMENITIES OF
 ADJOINING UNIT THE WALL TO COMPLY WITH F
 5-5 OF THE B.C.A TO ACHIEVE REQUIRED S.T.C
 OF 50.
 ALL PICTURE NOOKS HAVE 900 SILL AND 2170
 HEAD UNLESS NOTED OTHERWISE
 LIFT OFF HINGES TO COMPLY WITH BCA 3.8.3.3
 ALL ANGLED WALLS TO 45° UNLESS NOTED
 OTHERWISE

SUSTAINABILITY COMPLIANCE
 This dwelling has the following inclusions:
 1. Triple 'A' rated shower roses
 2. Dual 6 litre / 3 litre flush cisterns
 3. 500 kpa pressure limiting devices
 4. Fluorescent or compact fluorescent lighting to 40% of
 dwelling floor area (excluding verandahs, alfrescoes and
 porches)
 5. Hot Water system with 5 star energy rating



AREA HOUSE (m ²)	
Living:	102.96
Garage:	20.82
Patio:	11.28
Porch:	2.32
TOTAL:	137.38

FLOOR PLAN
 Appian - 237 Dual Occupancy 1:100 @ A3

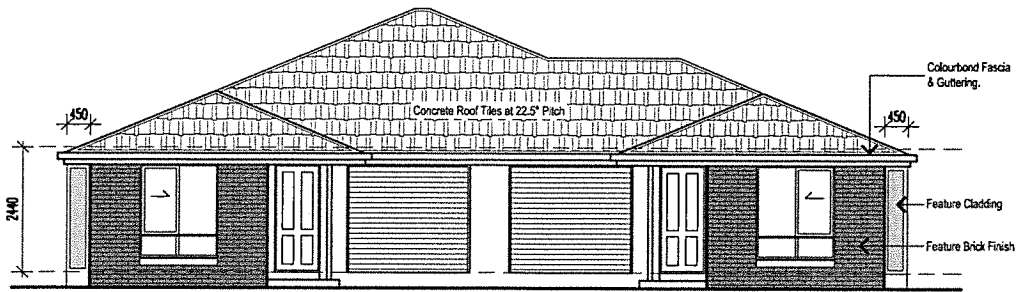
AREA UNIT (m ²)	
Living:	69.64
Garage:	20.77
Patio:	6.60
Porch:	2.14
TOTAL:	99.15

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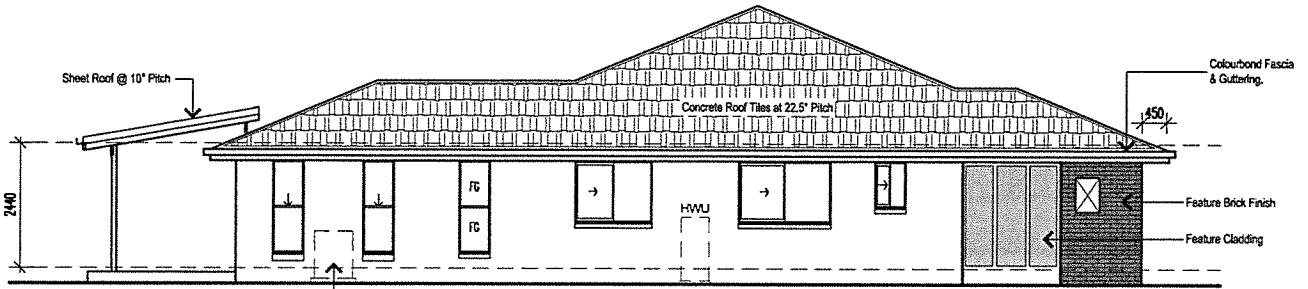
32 TRADELINK ROAD
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PROJECT:
 Proposed Dual Occupancy
 Design: Appian - 237
 Philip Usher Constructions
 Lot 157 Diamantina Circuit
 Beaudesert

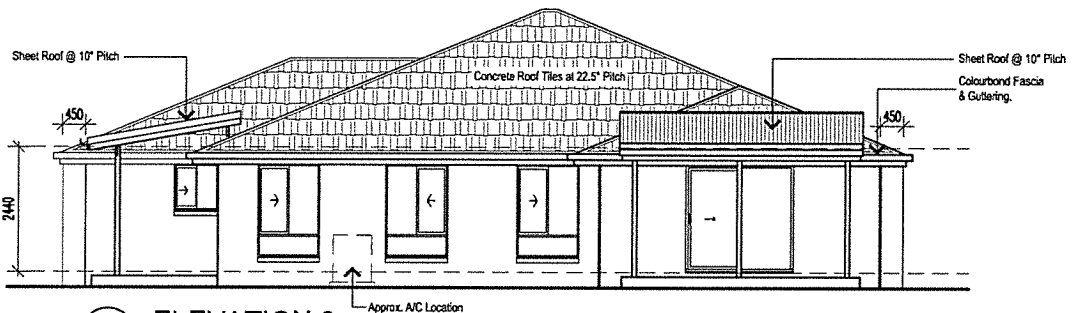
Floor Plan		
DRAWN: PAMC	DATE: 16-06-16	Rev: C
SCALE: As Noted	CHECKED: V.M.	
SHEET: BA-A3-02	JOB No: 1029	



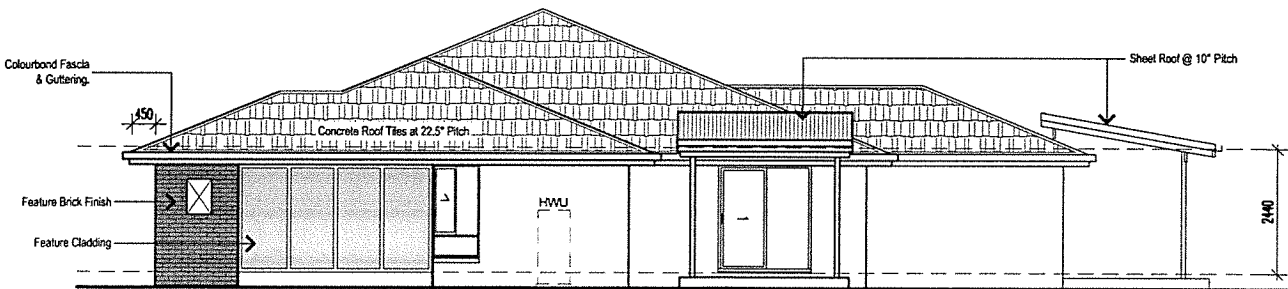
Standard Fascade
 Appian - 237 Dual Occupancy 1:100 @ A3



ELEVATION 2
 Appian - 237 Dual Occupancy 1:100 @ A3



ELEVATION 3
 Appian - 237 Dual Occupancy 1:100 @ A3



ELEVATION 4
 Appian - 237 Dual Occupancy 1:100 @ A3

PHILIP USHER CONSTRUCTIONS 1029 Beaudesert Housing Stage 4/CAD Drawing/Lot 157, Appian - 237, Standard



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Elevations		
DRAWN: PAMc	DATE: 16-06-16	Rev: C
SCALE: As Noted	CHECKED: W.M.	
SHEET: BA-A3-03	JOB No: 1029	