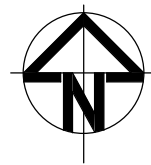




NOTES:

- SURVEY INFORMATION TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
- EXTENT OF SITE EARTHWORKS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- LOCATION OF BUILDING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL SERVICES TO BE LOCATED ON SITE PRIOR TO CONSTRUCTION.
- DRIVEWAY TO DETAIL BY OTHERS.
- GROUND SURFACE DRAINAGE PIPE LOCATIONS & CONFIGURATIONS TO DETAIL BY OTHERS.
- RAINWATER TANK/S WITH A MINIMUM CAPACITY OF 5000 LITRES TO BE PROVIDED OR AS SPECIFIED BY LOCAL GOVERNMENT PLANNING REQUIREMENTS. LOCATION OF TANK/S TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. DOWNPIPES CONNECTED TO RAINWATER TANK/S VIA UNDERGROUND SURFACE DRAIN PIPES TO BE FITTED WITH VERMIN PROOF RAINWATER HEADS. RAINWATER TANK/S TO BE CONNECTED FOR INTERNAL AND EXTERNAL USE AS SPECIFIED IN PART MP 4.2 OF THE QDC. ALL WORK TO CONFORM TO PART MP 4.2 OF THE QUEENSLAND DEVELOPMENT CODE (WATER SAVING TARGETS).



REAL PROPERTY DESCRIPTION:

- LOCAL GOVERNMENT - DALBY REGIONAL COUNCIL
- LOT 2 ON SP172040
- PARISH - DALBY
- COUNTY - AUBIGNY
- SITE AREA - 600 M²

1 site plan
1 : 200

PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION

SIGNATURES	
OWNER/S	_____
BUILDER	_____

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 ABN 37 081 084 102

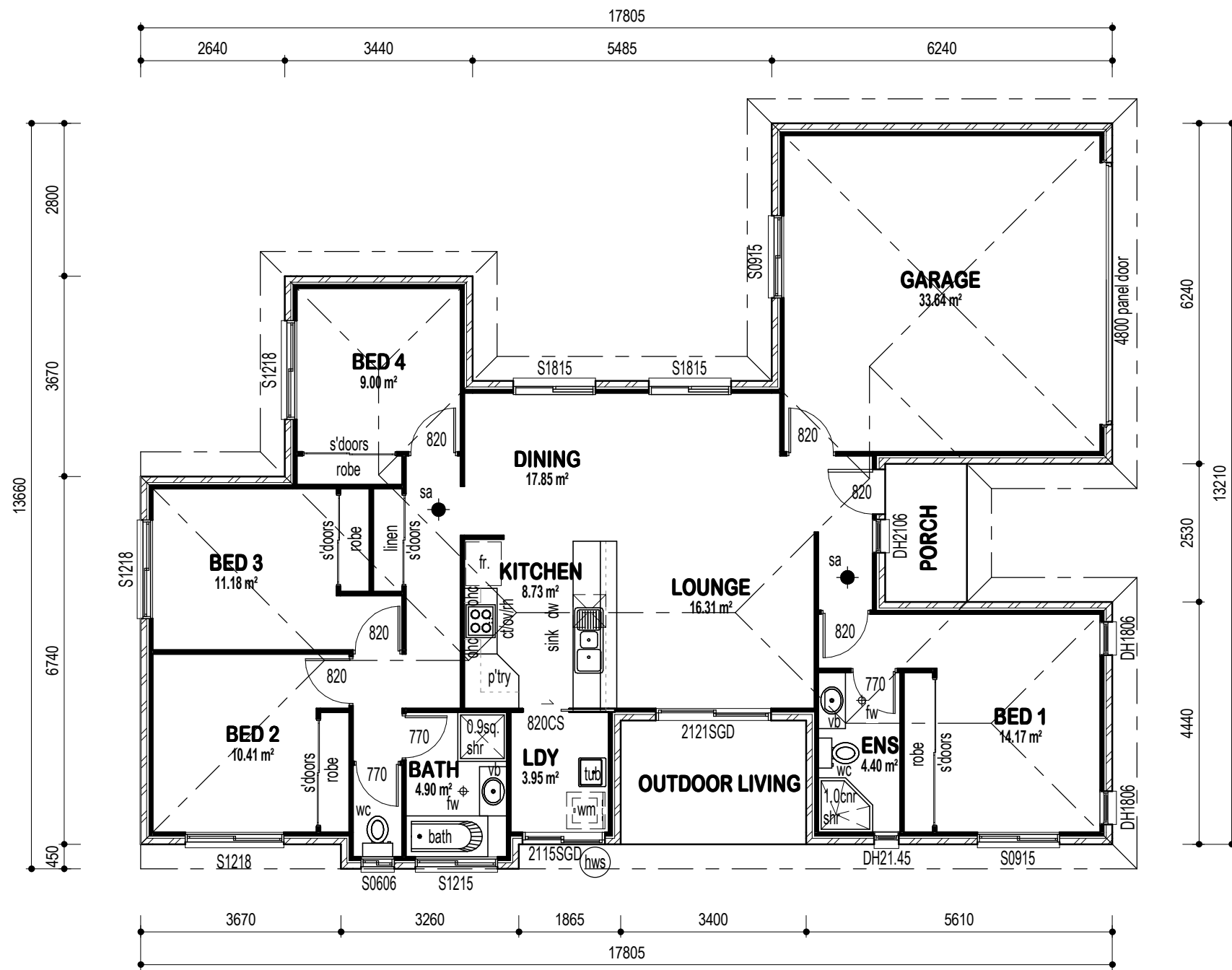
TOOWOOMBA Ph 07 46384766
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LOD building designers' association of queensland inc.
GreenSmart ACCREDITED DESIGNER
Master Builders Autodesk Revit Building

DESIGNER N.RICHARDS			
CHECKED BY			
B.S.A. Lic. No. 80250			
No	DATE	DESIGNER	AMENDMENT
2	05/08/08	NR	MODIFIED PRELIMINARY PLANS - ISSUE FOR COMMENT
1	04/08/08	NR	PRELIMINARY PLANS FOR COMMENT

CLIENT: BLACK TEE DEVELOPMENTS	
PROJECT INFO: PROPOSED RESIDENCE - TYPE A LOT 2 DAKOTA PLACE, DALBY site plan	
SCALE 1 : 200	DRAWING No. 080720-02.01
No. IN SET 3	AMT 1

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NOTES:

- REFRIGERATOR, FREEZER, DISHWASHER & WASHING MACHINE SHOWN ON PLAN IS NOT INCLUDED WITH CONTRACT.
- ALL PLUMBING FIXTURES AND INSTALLATIONS INCLUDING PRESSURE LIMITING DEVICES, HOT WATER SYSTEMS AND DUAL FLUSH TOILET SUITES TO BE WELS RATED IN ACCORDANCE WITH AS/NZ 6400 - 2005 & AS 3500.
- ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH CLAUSE 3.8.1 OF BCA.
- ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.6 OF BCA.
- MINIMUM VENTILATION REQUIRED FOR BED 1 & WIR
COMBINED FLOOR AREA - 14.17 x 5% = 0.71 SQ. M
VENTILATION OPENING ACHIEVED = 1.26 SQ. M (2xDH2106)
- ALL DIMENSIONS AND DESIGN INFORMATION TO BE CONFIRMED ON SITE.

- sa ● DENOTES LOCATION OF SMOKE ALARMS. INSTALL IN ACCORDANCE WITH CLAUSE 3.7.2 OF BCA & AS 3786
- fw ⊕ DENOTES LOCATION OF FLOOR WASTE GULLEY. CONFIRM LOCATION ON SITE.
- (hws) ○ DENOTES LOCATION OF HOT WATER SYSTEM. CONFIRM LOCATION ON SITE.

1 floor plan
1 : 100

living area	165.8 m ²	(approx. 17.8	squares)
porch	3.8 m ²	(approx. 0.4	squares)
outdoor living	7.7 m ²	(approx. 0.8	squares)
Grand total	177.3 m ²	19.1	

PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION

SIGNATURES	
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BUILDER	_____

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GOONDIWINDI
EMAIL

building designers' association of queensland inc.

GreenSmart ACCREDITED DESIGNER

Master Builders Autodesk Revit Building

DESIGNER: **N.RICHARDS**
CHECKED BY: _____
B.S.A. Lic. No. 80250

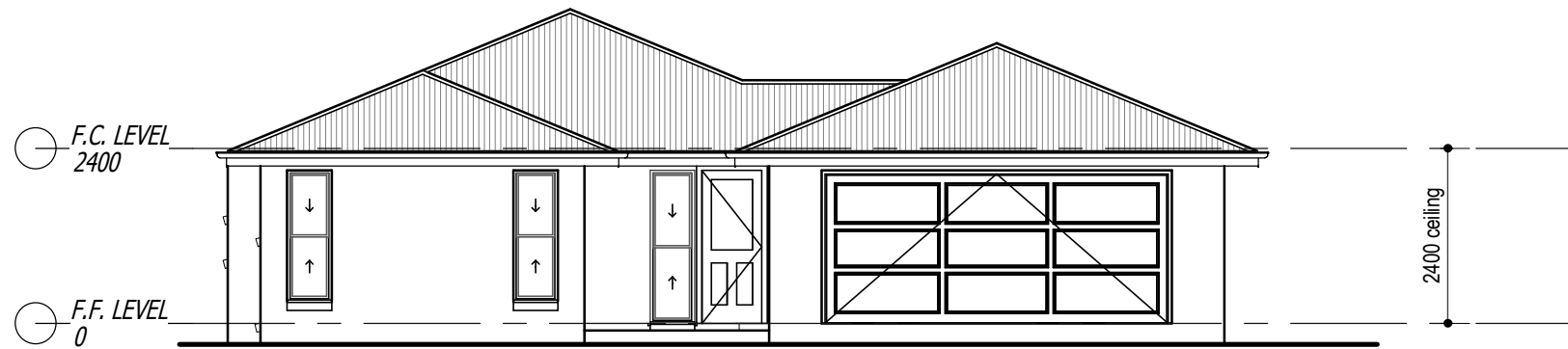
2 1 05/08/08 04/08/08 NR NR
No DATE DESIGNER AMENDMENT

MODIFIED PRELIMINARY PLANS - ISSUE FOR COMMENT
PRELIMINARY PLANS FOR COMMENT

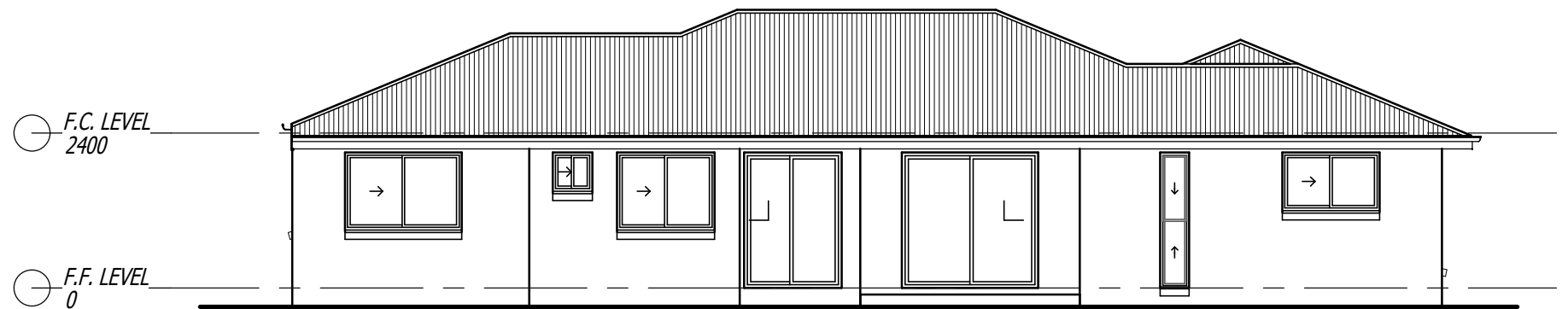
CLIENT: **BLACK TEE DEVELOPMENTS**
PROJECT INFO:
**PROPOSED RESIDENCE - TYPE A
LOT 2 DAKOTA PLACE, DALBY
floor plan**

SCALE: 1 : 100
DRAWING No: **080720-02.02**
No. IN SET: 3
AMT: 1

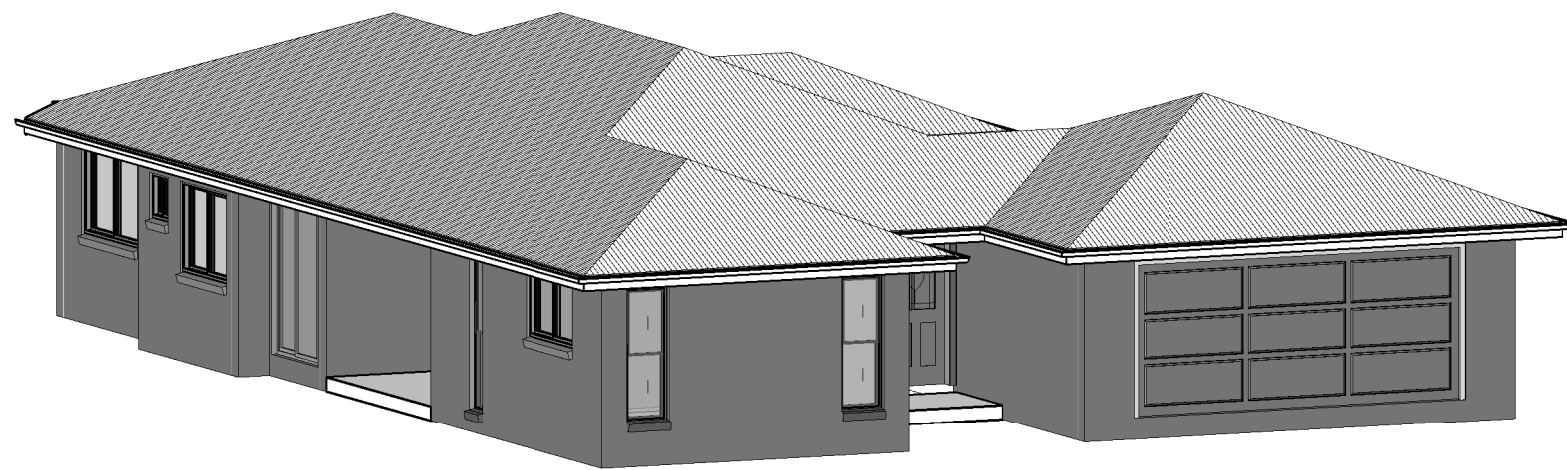
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1 elevation to north-east
1:100



3 elevation to south-east
1:100



2 perspective

NOTES:
F.F.L. DENOTES EXISTING FINISHED FLOOR LEVEL
F.C.L. DENOTES EXISTING FINISHED CEILING LEVEL

SIGNATURES	
OWNER/S	_____
BUILDER	_____

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TIMBER QUEENSLAND
GreenSmart ACCREDITED DESIGNER
Master Builders Autodesk Revit Building

DESIGNER
N.RICHARDS
CHECKED BY
B.S.A. Lic. No. 80250

No	DATE	DESIGNER	AMENDMENT
2	05/08/08	NR	MODIFIED PRELIMINARY PLANS - ISSUE FOR COMMENT
1	04/08/08	NR	PRELIMINARY PLANS FOR COMMENT

CLIENT: **BLACK TEE DEVELOPMENTS**
PROJECT INFO: **PROPOSED RESIDENCE - TYPE A LOT 2 DAKOTA PLACE, DALBY elevations & perspective**

SCALE: 1:100
DRAWING No: **080720-02.03**
No. IN SET: 3
AMT: 1

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