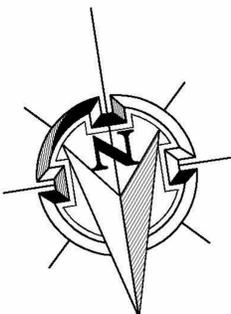


Site Notes

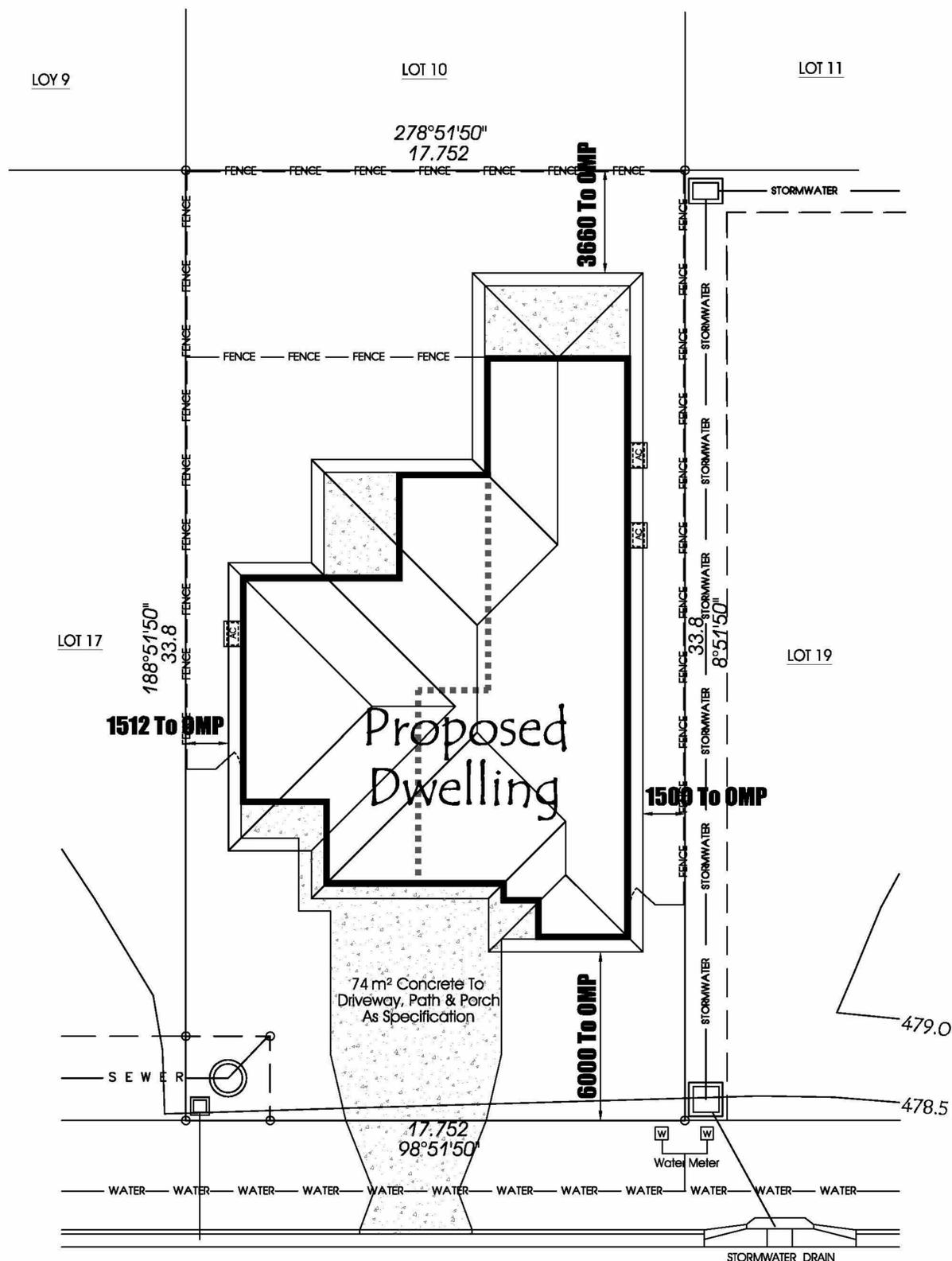
- 1) Contours and levels shown are provided by a Licenced Surveyor.
- 2) Topography shown is based on an AHD Datum Point.
- 3) All survey pegs are to be located prior to commencement of earthworks.
- 4) Surface water to be drained away from dwelling (provide a 120 minimum fall).
- 5) Unless noted otherwise, removal of existing trees and construction of retaining walls and on site drainage requirements, where required, shall be provided by owner.
- 6) Maximum batters shall be provided as follows
(i) CUT-1:1 (ii) FILL-1:2 (iii) VEHICULAR ACCESS-1:4
- 7) The working PAD RL noted on the site plan shall have a tolerance of up to ± 300mm.
- 8) The Builder takes no responsibility for retaining or drainage requirements caused by conditions on adjoining properties. Such works are to be carried out by the owner.

Boundaries & Services

- 1) This is not an Identification Survey. Boundaries have been positioned approx. from existing pegs or fencelines.
Where the date of the original subdivision is over 10 years old it is likely that an Identification Survey will be necessary to determine the boundary locations so the house can be set out.
- 2) Services shown have been located from CBVD or Council records. The owner/builder should ensure all services are physically located before construction commences. Please call CBVD on 1100.
- 3) Property description from information supplied from client. Users should obtain title certificate to confirm validity and possible presence of encumbrances.



Lot
SP 317048
Compass Court
Warwick
Area: 600m²
Parish: Warwick
County: Merivale
Local Auth: S.D.R.C.



COMPASS COURT

Site Plan

PAUL VENOUR BUILDING DESIGNER QBCC Lic No: 1150343 Ph: 0402 286 948 paul.venour@bigpond.com		HOUSE DESIGN: PEGASUS - LH		THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL		(Qld) Pty Ltd QBCC Licence: 1105395 Unit 4 12-14 Expo Court Ashmore QLD 4214 Phone: 07	
© COPYRIGHT		FACADE: CONTEMPORARY		CLIENT(s) - _____ [SIGNATURE] _____ [SIGNATURE] Date - _____			
CLIENT - _____		PROJECT - Proposed Dwelling at Lot Compass Court Warwick		BUILDER - _____ Date - _____ [SIGNATURE]			
1 As Shown Original Issue No. DATE AMENDMENT		Lot - 18 Parish - Warwick Drawn - PDV Plan No. - SP 317048 County - Merivale Date - 19-02-2021 Area - 600m ² Authority - S.D.R.C. Scale - 1:200		Job No. 2019370		Page 1	

GENERAL NOTES

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses ; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Lintels under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W.33 (N2)

BUILDING AREAS (m²)

HOUSE

Living Area =	98.46 m ²
Garage Area =	21.51 m ²
Alfresco Area =	12.90 m ²
Porch Area =	1.60 m ²
House Area =	134.47 m²

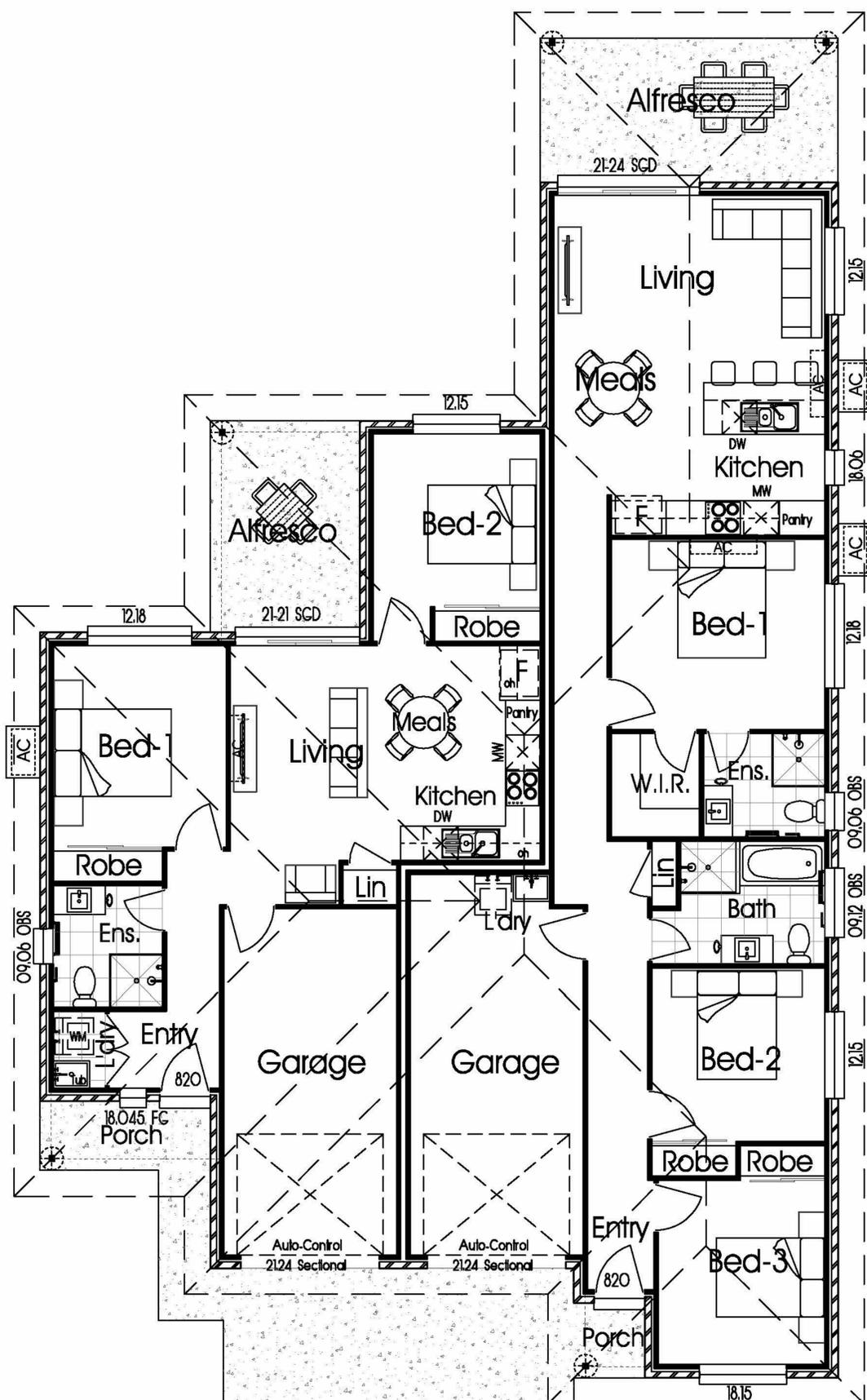
UNIT

Living Area =	62.72 m ²
Garage Area =	20.32 m ²
Alfresco Area =	9.51 m ²
Porch Area =	3.55 m ²
Unit Area =	96.10 m²

TOTAL AREA = 230.57 m²

WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER - 69.16 lm



22 1/2° Pitch Roof Trusses • 600c As Manufacturers Specification

Sheet Metal Roofing As Manufacturers Specification

Metal Gutter & Fascia

Elevation 1

Face Brick As Specification

PAUL VENOUR
BUILDING DESIGNER
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1	As Shown	Original Issue
No.	DATE	AMENDMENT

HOUSE DESIGN:
PEGASUS - LH

FAÇADE:
CONTEMPORARY

THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL

CLIENT(s) - _____ [SIGNATURE] _____ [SIGNATURE]

Date - _____

BUILDER - _____ [SIGNATURE] _____ [SIGNATURE]

(Qld) Pty Ltd
QBCC Licence: 1105395
Unit 4 12-14 Expo Court
Ashmore QLD 4214
Phone: 07 5555 5757

CLIENT -
PROJECT - Proposed Dwelling at Lot
Compass Court
Warwick

Lot - 18	Parish - Warwick	Drawn - PDV
Plan No. - SP 317048	County - Merivale	Date - 19-02-2021
Area - 600m ²	Authority - S.D.R.C.	Scale - 1:100

Job No.
2019370

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