

- REFER TO SURVEYORS PLAN FOR UNDER GROUND SERVICES, BUILDER TO CONFIRM LOCATION.
- THE GROUND SHOULD BE GRADED AWAY FROM THE BUILDINGS AND. THE WATER SHOULD NOT POND
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL AND CONCRETE WORK



GRADE SITE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000MM TO PERIMETER, SO THAT THE WATER DRAINS TO THE ROAD OR UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES

CLIENT AUTHORIZATION:

[illegible]

SITE PLAN

1:150

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Martin Charlson
Accredited Assessor DMN/21/2032, Design Matters National Member # 30384
BengTech (Cvii), TMIEAust Member # 461560

WRITTEN DIMENSIONS TAKE PREFFERENCE. CONTRACTOR TO VERIFY DIMENSIONS. NOTIFY DESIGNERS OF DISCREPANCIES. FAILURE TO DO SO SHALL VOID THE DESIGNERS RESPONSIBILITIES.

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FOR ALL STRUCTURAL DETAIL, CONCRETE FOOTINGS, SLABS, STEEL BEARER, JOIST SIZE & TIMBER LINTEL SUPPORTING ROOF POINT LOAD, REFERE TO ENGINEERS DRAWINGS.

WHEN IN DOUBT, ASK

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RUBY
HOME BUILDERS
QBC: 15264711

HOME BUILDERS
QBCC: 15264711

PROPOSED DWELLING
LOT 21, (SP318863)
43 LOVE STREET, UPPER
CBOOLTURE, QLD

CLIENT: Jacqueline Barrie & Matthew Iain Barrie

PROJECT NUMBER: 100

RUBY HOME BUILDERS

Contact Details:
Colin Copeland
0427 083 186

colin@rubyhomebuilders.com.au

DRAWN BY:

Shraq | Odjee
tecbu|ldingdesign@gmail.com

Page no: 09

NOTES:
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TEC BUILDING DESIGN

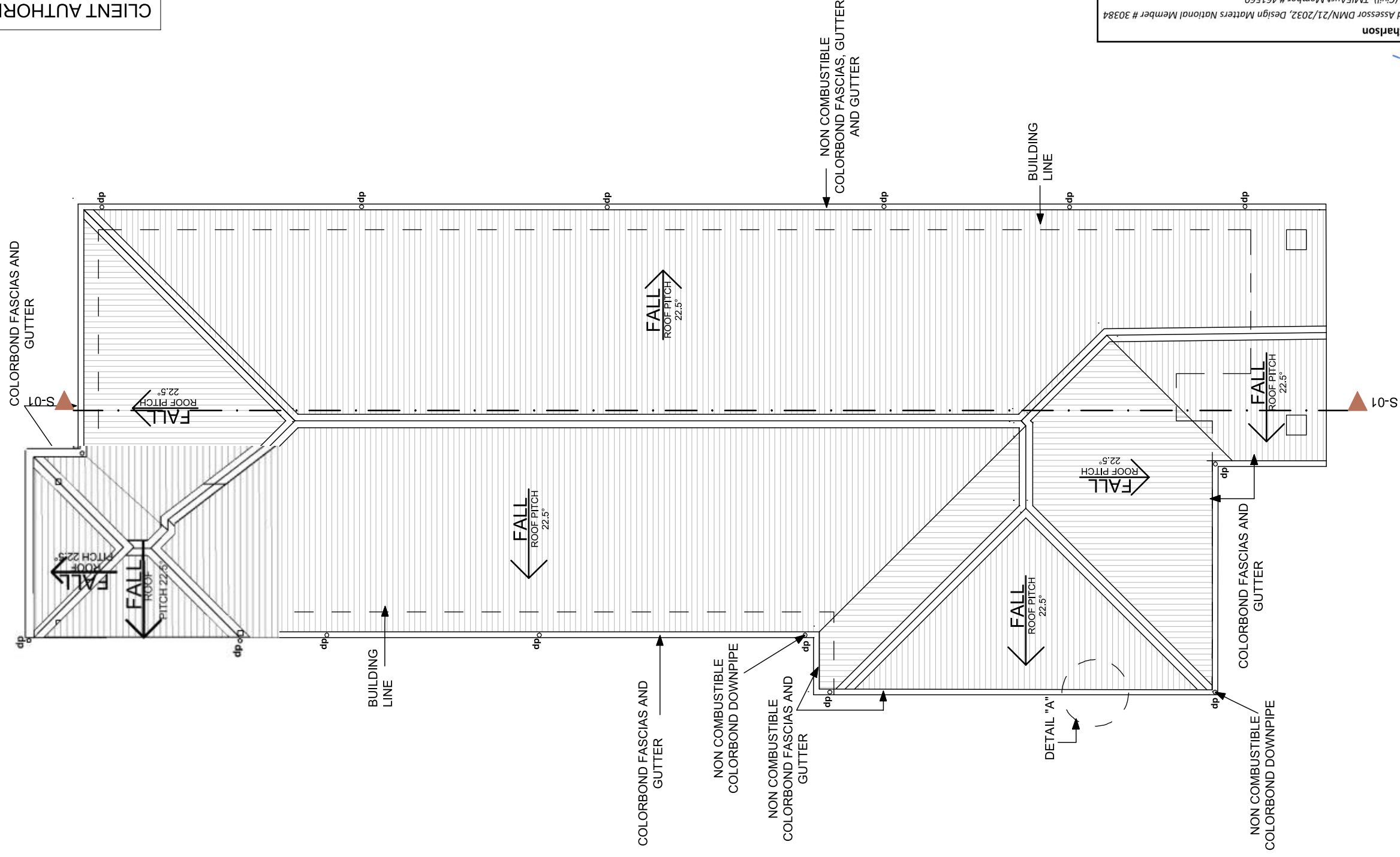
Ishtaq Todjee
tecbuildingdesign@gmail.com

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CLIENT AUTHORIZATION:



GMA
CERTIFICATION GROUP
APPROVED
Ref: 20220321

LEGEND
dp = DOWNPIPE

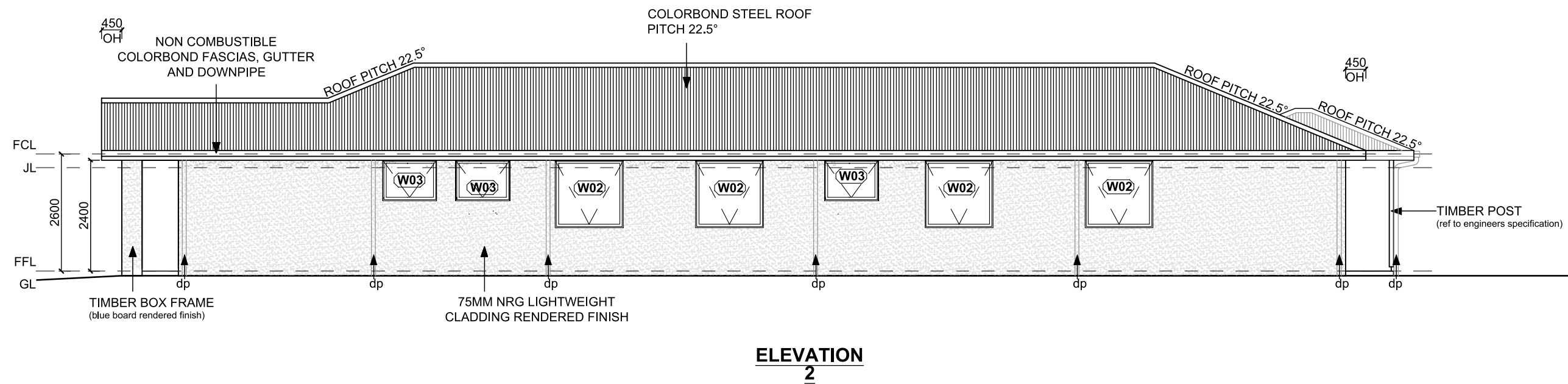
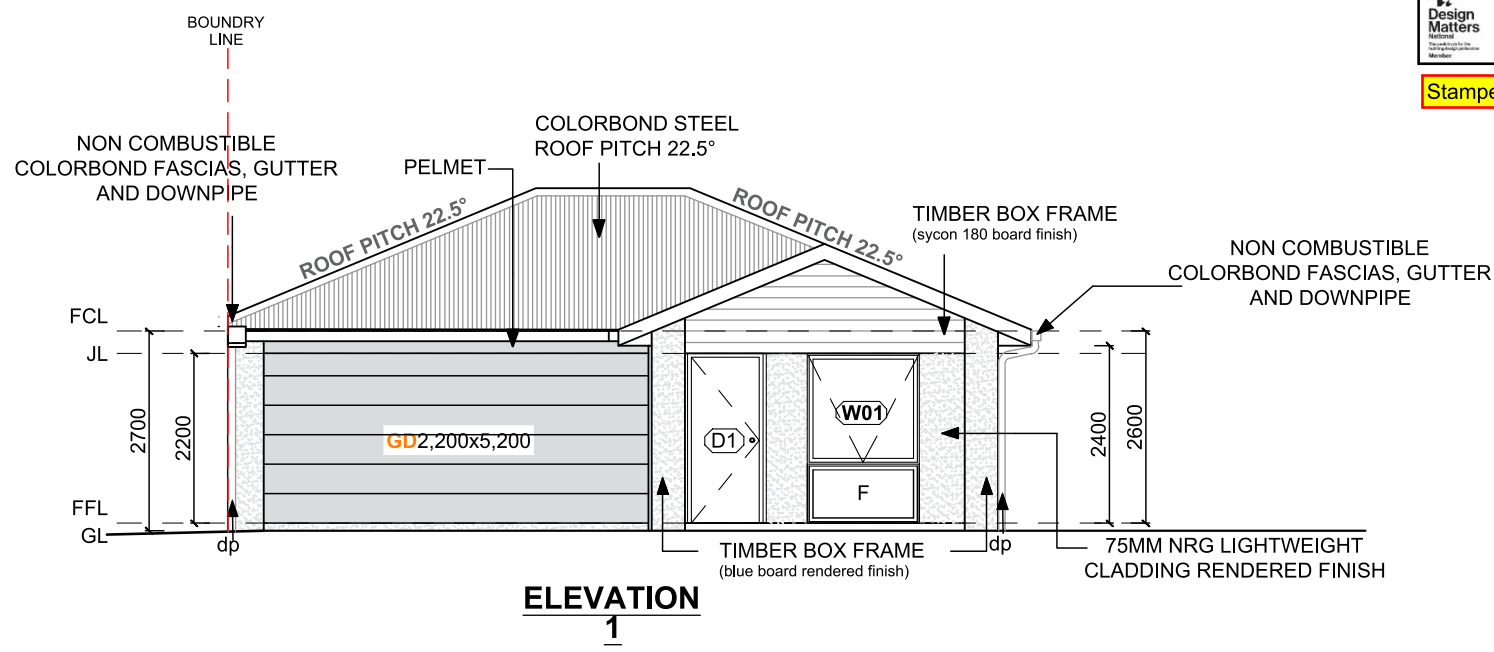
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O/H - OVERHANG



M.C.

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PROPOSED DWELLING
LOT 21, (SP318863)
43 LOVE STREET, UPPER CBOOLTURE, QLD

Issue: F
21/12/2021
Scale: 1:100
ELEVATION 1 & 2
Page no: 05/09

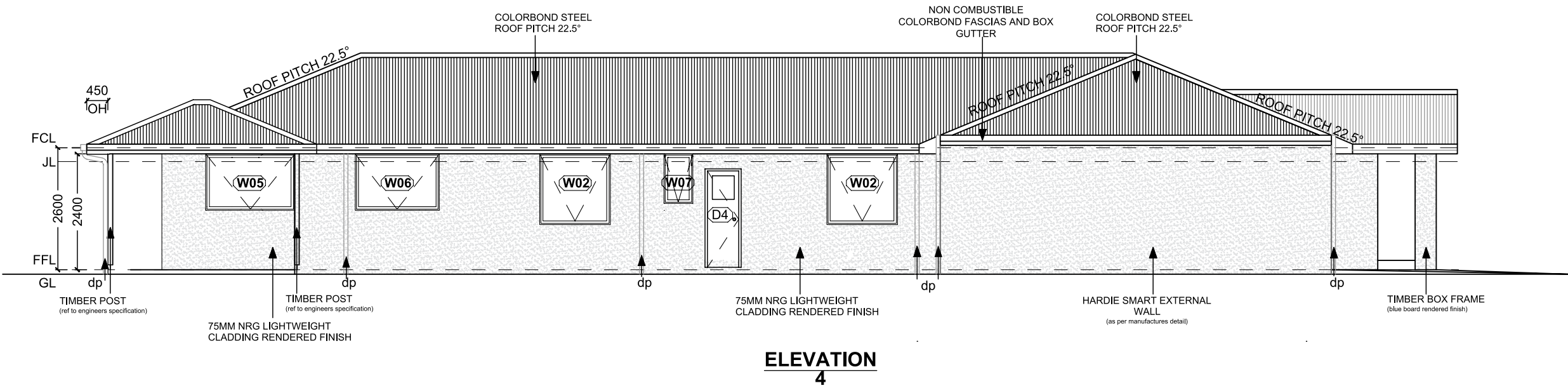
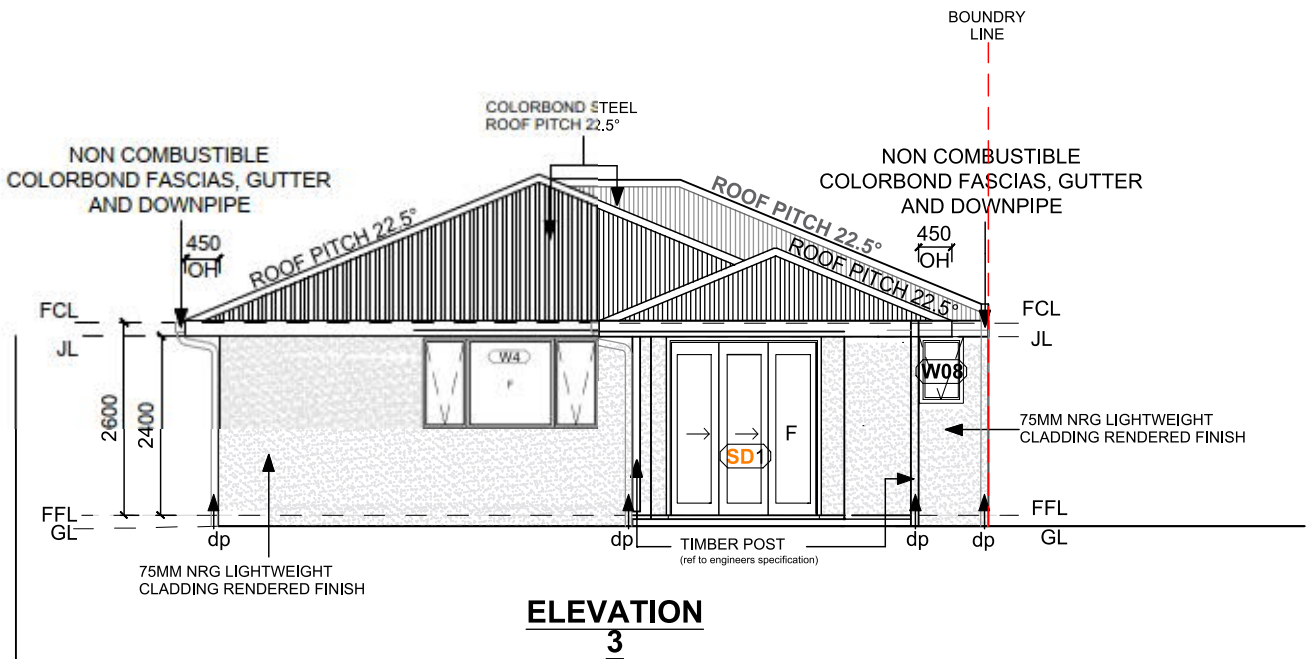
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ELEVATION
3 & 4
Page no: 06/09

TERMITE PROTECTION (AS REQUIRED.)

GENERAL: TERMITE PROTECTION SHALL COMPLY WITH THE RELEVANT STANDARDS. PHYSICAL BARRIERS TO BE VISIBLE FOR INSPECTION PURPOSES & SHALL BE INSPECTED ANNUALLY. ALL CHEMICAL TREATMENTS SHALL BE CERTIFIED & MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS.

SLABS: POISON TO AS3660.1 BY "BIFLEX", KORDON, GRANITE-GUARD OR SIMILAR, APPLIED AS PER THE SUPPLIERS WRITTEN INSTRUCTIONS. CONCRETE SLAB SHALL BE MONOLITHIC. PROTECTION SHALL BE APPLIED TO ALL PENETRATIONS.
POSTS: TIMBER POSTS SHALL HAVE MIN. 75MM CLEAR FROM FOOTING TO U/S POST. (STIRRUP SUPPORT) METAL POSTS SHALL BE WELDED CLOSED AT BASE WITH 75MM MIN. CLEARANCE FOR INSPECTION.

NOTE:

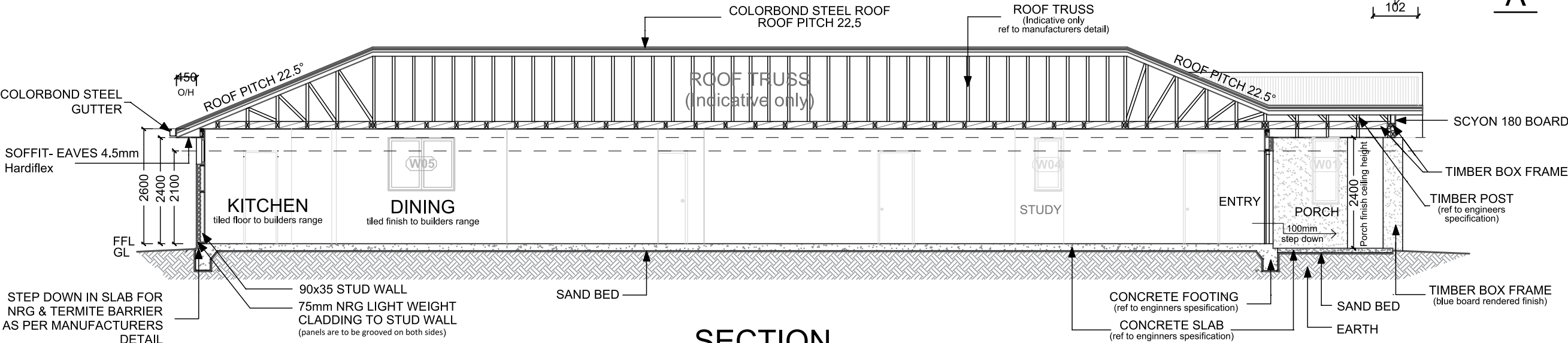
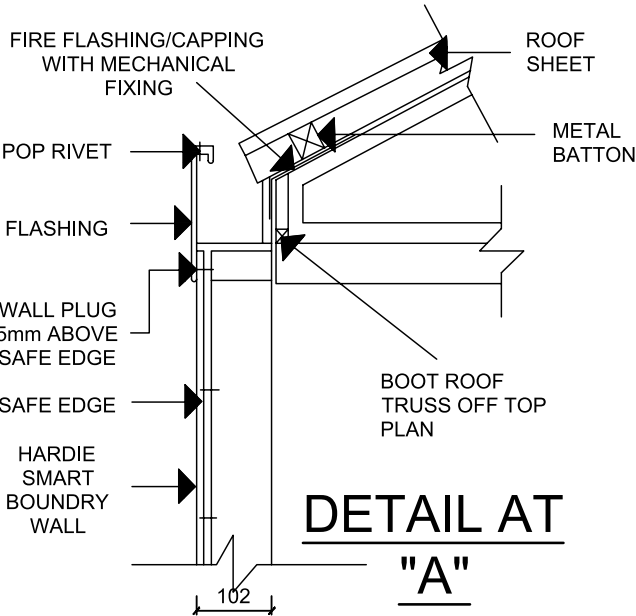
- ALL DIMENSIONS INCLUDE PLASTER BOARD/RENDER FINISH
- ALL FRAMING TO BE 90x35, WITH 90x35 BOTTOM AND TOP PLATES
- Colorbond.42 Corodek roofing , roofing flashings & Capping's
- 40mm METAL ROOF BATTENS TO TRUSS.
- 60mm INSULATION R.1 TO BE USED UNDERSIDE OF ROOF SHEETS.
- ALL CANNOPY RANGE UNITS ARE TO BE DUCTED TO AN EXTERNAL VENT WITH INSECT MESH WALL OR SOFFIT MOUNTED VENT.
- THE GROUND SHOULD BE GRADED AWAY FROM THE BUILDINGS AND. THE WATER SHOULD NOT POND.

HIP and Gable ROOF PITCH = Min 22.5 degree
Roof Eaves = Min 450mm O/H

SITE CLEANLINESS IS TO BE MAINTAINED

LEGEND:

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SECTION
S-01

M.L.

Design Matters
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**SECTION
S-01**

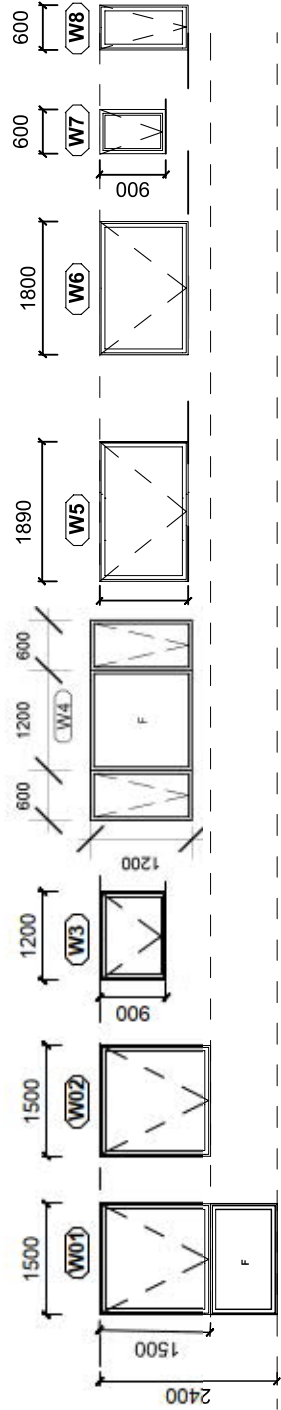
Page no: 06/09

NOTE:
WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER,
FLASHING ALL ROUND.
DOOR AND WINDOW TO BE INSTALLED AS PER MANUFACTURER DETAILS

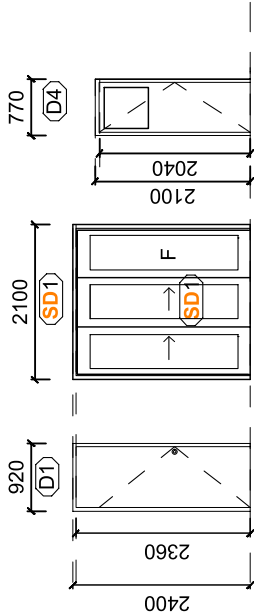


EXTERNAL DOOR & WINDOW SCHEDULE

NUMBER	QTY	SIZE	TYPE	COMMENTS
W1	1	2400X1500	AWNING(OX)	ALUMINIUM FRAME; FLY SCREEN
W2	7	1500X1500	AWNING(OX)	ALUMINIUM FRAME; FLY SCREEN
W3	3	0900X1200	AWNING(OX)	ALUMINIUM FRAME;WHITE TRANSLUCENT GLAZING; FLY SCREEN
W4	1	0600X1800	AWNING(OX)	ALUMINIUM FRAME;WHITE TRANSLUCENT GLAZING; FLY SCREEN
W5	1	1200X1200	AWNING(OX)	ALUMINIUM FRAME; FLY SCREEN
W6	1	1200X1800	AWNING(OX)	ALUMINIUM FRAME; FLY SCREEN
W7	1	0900X0600	AWNING(OX)	ALUMINIUM FRAME; FLY SCREEN
W8	1	1200X0600	AWNING(OX)	ALUMINIUM FRAME; FLY SCREEN
D1	1	2360X0920	HINGED	ALUMINIUM FRAME; FLY SCREEN
D4	1	2040X0770	HINGED	SOLID CORE DOOR WITH GLASS TOP LIGHT PANEL; FLY SCREEN
SD1	1	2360X2050	SLIDER (OX)	ALUMINIUM FRAME SLIDING GLASS DOOR; FLY SCREEN



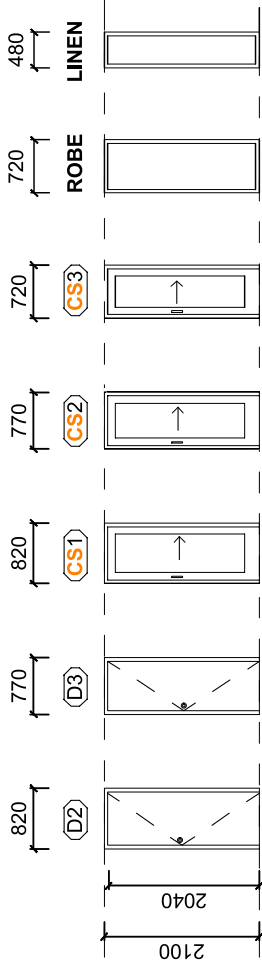
WINDOWS



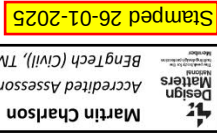
EXTERNAL DOORS

INTERNAL PRIVACY DOOR SCHEDULE

NUMBER	QTY	SIZE	TYPE	COMMENTS
D2	8	2040X0820	HINGED	PRIVACY SET
D3	2	2040X0770	HINGED	PRIVACY SET
CS1	1	2040X0820	CAVITY SLIDER	SLIDING DOOR; PRIVACY SET
CS2	1	2040X0770	CAVITY SLIDER	SLIDING DOOR; PRIVACY SET
CS3	2	2040X0720	CAVITY SLIDER	SLIDING DOOR; PRIVACY SET



INTERNAL DOORS



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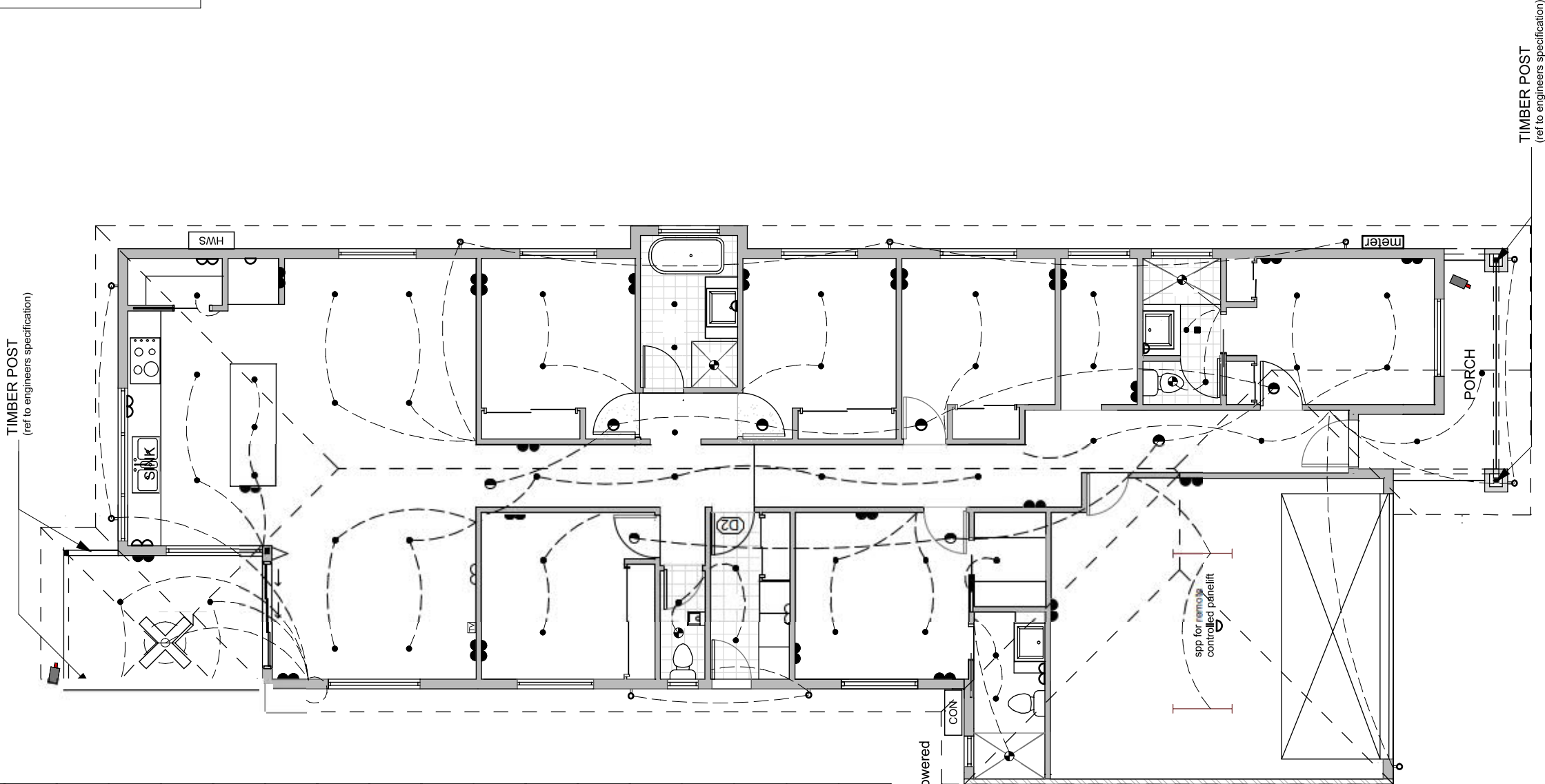
NOTE:
ELECTRICAL LAYOUT TO BE CONFIRMED ON SITE BY
BUILDER WITH ELECTRICIAN.

ALL EXTERNAL POWER POINTS TO BE WEATHER-PROOF
PROVIDE 80%min. ENERGY EFFICIENT LIGHTING AS PER
QUEENSLAND DEVELOPMENT CODE GUIDELINES



Legend	
	Meter box
	Ceiling Fan LIGHT
	Ceiling Fan
	Exhaust Fan
	TV Outlet
	Single GPO 300 off floor
	Double GPO 300 off floor
	Single GPO 1050 off floor
	Double GPO 1050 off floor
	Down light
	Wall light
	A/C Conditioner unit
	Fluorescent light
	Phone Outlet
	Smoke Detector
	GAS HWS
	Security Camera

NOTE:
Smoke Detector to be interconnected and powered



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