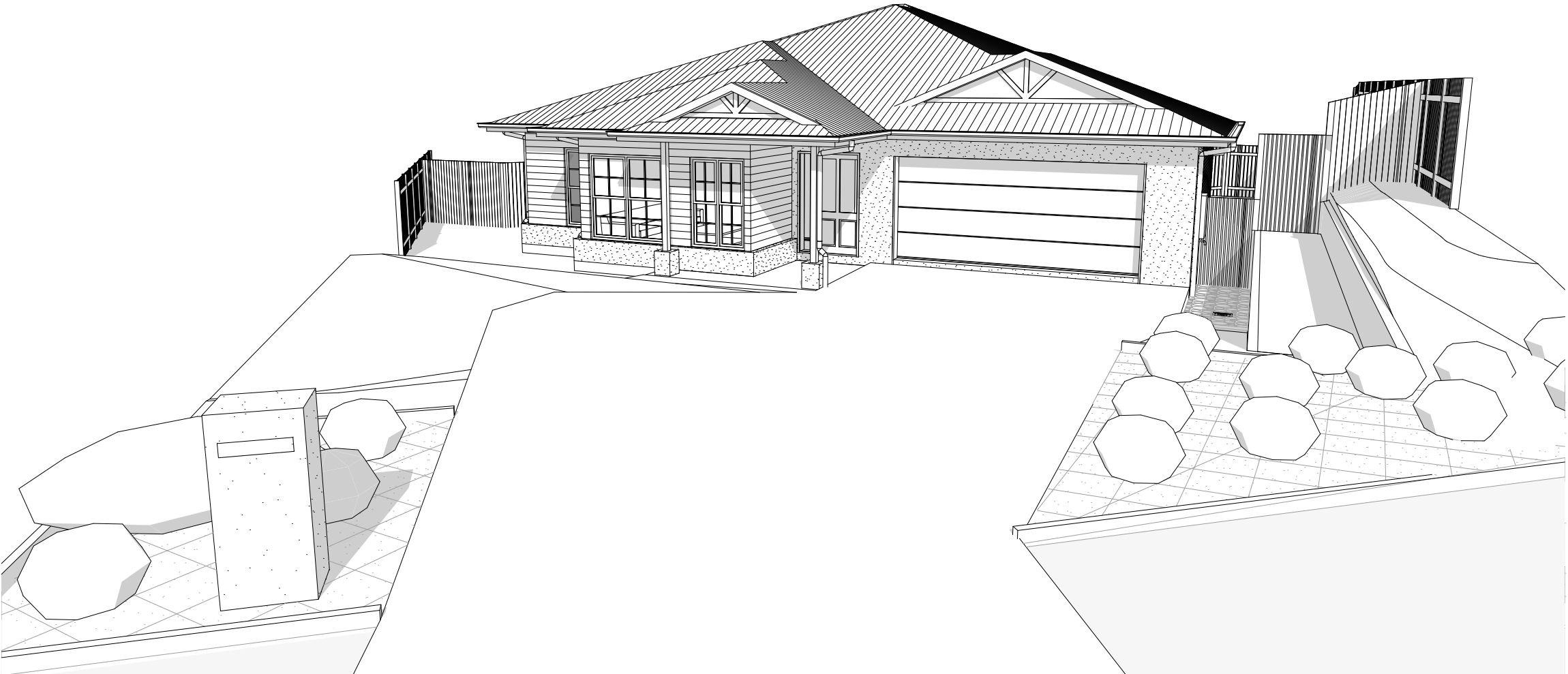


Lot 110, (27) Calli Avenue, "Calli", Upper Coomera QLD 4209

WORKING DRAWINGS	
PAGE No.:	
01	COVER SHEET
02	SITE PLAN
03	ADAPTABLE LIVING COMPLIANCE
04	GROUND FLOOR PLAN
05	PLUMBING SETOUT PLAN
06	SLAB PLAN
07	DETAIL - GARAGE REBATE
08	ELEVATIONS
09	ELEVATIONS
10	SECTION A-A
11	SECTION B-B
12	SECTION C-C
13	REFLECTED CEILING PLAN
14	ELECTRICAL PLAN
15	WINDOW & DOOR SCHEDULE
16	BRICK SETOUT PLAN
17	LANDSCAPING PLAN
18	DRIVEWAY & PATHWAY SECTIONS
19	INTERNAL ELEVATIONS - KITCHEN
20	INTERNAL ELEVATION - ENSUITE
21	INTERNAL ELEVATION - BATH
22	INTERNAL ELEVATION - WC & L'DRY
23	PERSPECTIVES



**NCC LIVEABLE
HOUSING COMPLIANT**

JOB NUMBER: 24291	
PROPERTY DETAILS	
LOT: 110	DP: 313554
PARISH: TBC	COUNTY: TBC
SITE AREA: 785m2	SITE COVERAGE: 33.18%
LOCAL AUTHORITY: GOLD COAST C.C.	

BAL - LOW

ACOUSTIC - N/A

GAS - NIL

BOS - NOT REQUIRED

BOSW - NOT REQUIRED

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 FRD Homes Pty Ltd 67 Davenport Street, Southport QLD 4215 Ph : 07 5512 4188 F : 07 5512 4122 QBCC Lic 15046435		NOTE:	WIND RATING:	ADDRESS:	CLIENT SIGNATURE:	AMENDMENTS:		STATUS: WORKING DRAWINGS	DATE: 05.12.2024			
		Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	N3	Lot 110, (27) Calli Avenue, "Calli", Upper Coomera QLD 4209	CLIENT SIGNATURE:		16.05.2024 - CONTRACT PLANS	TJ	SCALE: @ A3	DRAWN BY: Siddharth Paulraj		
			SOIL CLASS:	CLIENT:	CLIENT INITIALS:	A	05.11.2024 - WORKING DRAWINGS	SP	DRAWING TITLE: COVER SHEET			
			H1	Sumin Zhu & Zhihua Ma	DATE:	B	05.12.2024 - LANDSCAPE AND RETAINING WALLS AMENDED	FM				
								NOTES:	C		DESIGN: DAISY HAMPTONS MOD	DRAWING No.: 24291
									D		260 SS-HS	PAGE No.: P. 01



NOTE:- ALL BUILDING SET-BACKS TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL BY-LAWS

NOTE:- THE SEWER CONNECTION POINT IS APPROXIMATE. THE EXACT LOCATION TO BE CONFIRMED ON SITE BEFORE ANY CONSTRUCTION WORK BEGINS

- ROOFWATER DISCHARGE TO:**
Inter Allotment Drainage Pit
- Stormwater to be discharged so as to not cause erosion or nuisance to adjoining properties
 - Stormwater system to comply with AS3500 Part 3
 - All other details to Local Government Requirements

PROPOSED BUILDING ENVELOPE (APPROXIMATES)

FOOTPRINT: 260.44 m²
PAD LEVEL: 58.800 AHD
F.F.L: 59.185 AHD
FILL: 150mm
CUT: 1450mm

SEWER CONNECTION:

HC SL: 58.700
HC IL: 57.393
DEPTH: 1.307

STORMWATER CONNECTION:

AT STORMWATER PIT
IL: TBC

PROPERTY DETAILS

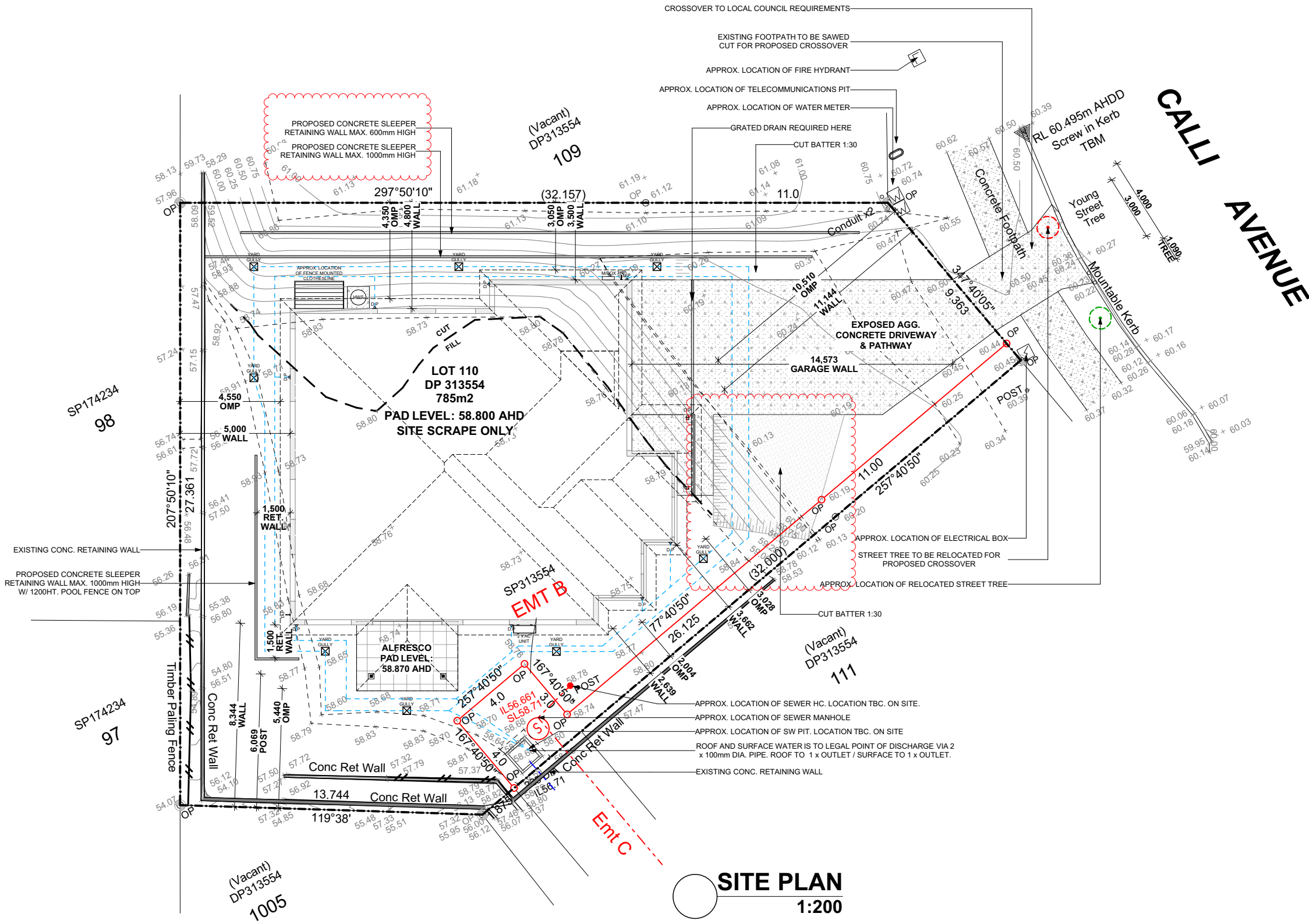
LOT: 110
SP: 313554
STAGE: 1
ESTATE: CALLI
LOCAL AUTHORITY: GOLD COAST C.C.
PARISH: TBC
COUNTY: TBC

PROPERTY DETAILS

SITE AREA: 785m²
SITE COVERAGE: 33.18%
SITE COVERAGE ALLOWED: 50%
DRIVEWAY, PAD, PORCH & ALFRESCO (AREA): 115.34m²
PRIVATE OPEN SPACE: +16m²

GENERAL NOTES:-

- SITE TO BE GRADED TO DISPERSE WATER AWAY FROM BUILDING. THE CONSTRUCTION MANAGER IS TO BE CONSULTED IF FALL IS TOWARDS THE HOUSE.
- ALL POWER AND COMMUNICATION SITE SERVICES TO CONNECT TO SYSTEM PROVIDED BY CONTROLLING AUTHORITY.
- DRIVEWAY IS TO BE FINISHED AS REQUIRED BY LOCAL COUNCIL AUTHORITIES AND SHALL BE EXPOSED AGGREGATE AS PER STANDARDS. IT SHALL NOT EXCEED A GRADIENT OF 1 IN 4.
- SEWER AND STORMWATER MAN HOLES, JUMP UP CONNECTION POINTS, AND LINES HAVE BEEN NOTED ON PROPOSED SITE BUT EXACT LOCATIONS COULD NOT BE DETERMINED. (ASSUMED LOCATIONS ONLY.)



FIRE ANTNS
This property is located in a Zone 2 Fire Ant Restriction Area
Please refer to conditions on permit for further details.

BAL - LOW

ACOUSTIC - N/A

GAS - NIL

BOS - NOT REQUIRED

BOSW - NOT REQUIRED



FRD Homes Pty Ltd
67 Davenport Street,
Southport QLD 4215
Ph : 07 5512 4188
F : 07 5512 4122
QBCC Lic 15046435



NOTE:
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WIND RATING:
N3

SOIL CLASS:
H1

ADDRESS:
Lot 110, (27) Calli Avenue, "Calli", Upper Coomera QLD 4209

CLIENT:
Sumin Zhu & Zhihua Ma

CLIENT SIGNATURE:
CLIENT SIGNATURE:
CLIENT INITIALS:
DATE:
NOTES:

AMENDMENTS:		STATUS: WORKING DRAWINGS	DATE: 05.12.2024
	16.05.2024 - CONTRACT PLANS		
A	05.11.2024 - WORKING DRAWINGS		
B	05.12.2024 - LANDSCAPE AND RETAINING WALLS AMENDED		
C			
D			

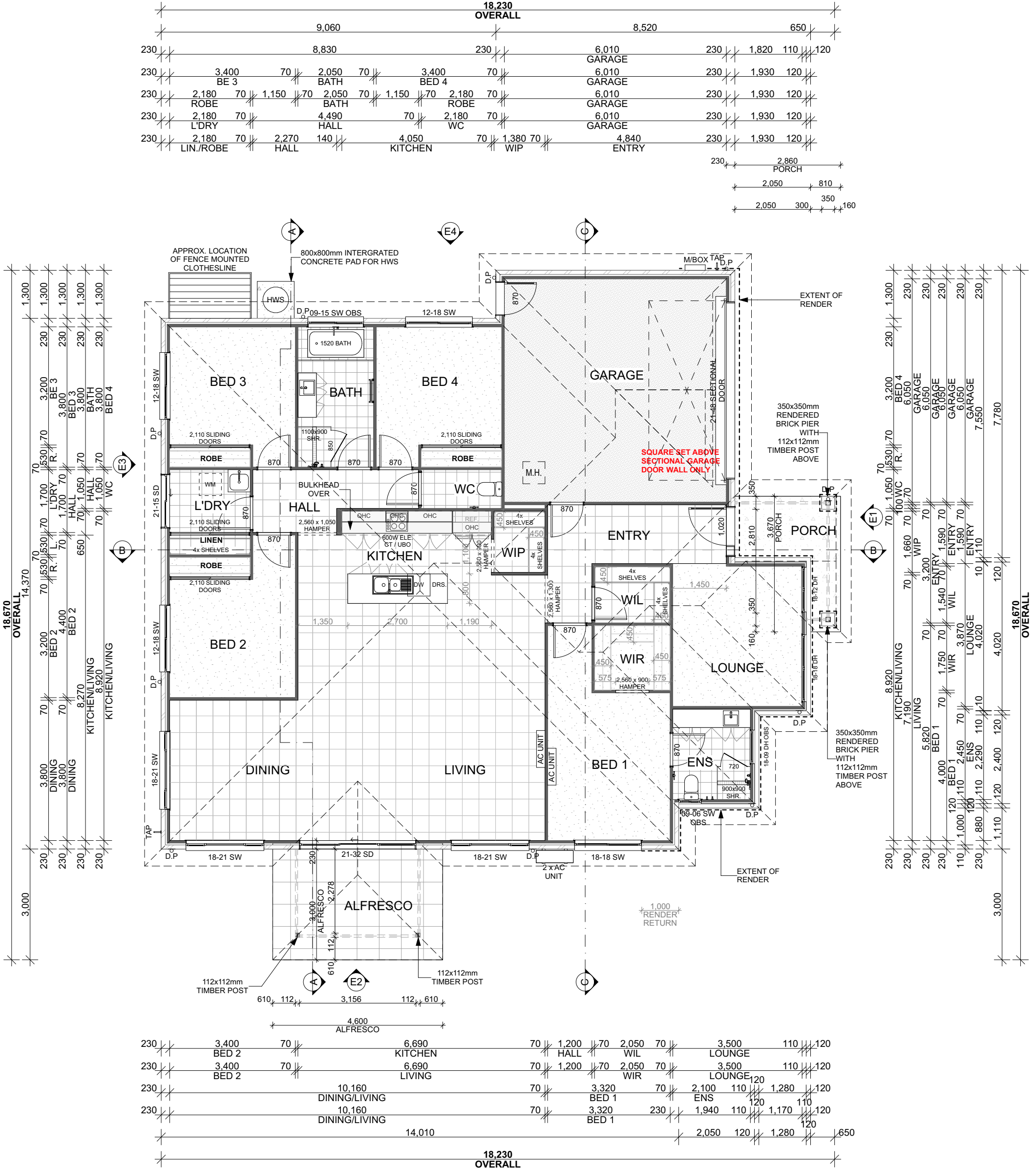
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TJ	SCALE: 1:200 @ A3	
SP	DRAWING TITLE: SITE PLAN	
FM	DESIGN: DAISY HAMPTONS MOD 260 SS-HS	
	DRAWING No.: 24291 PAGE No.: P. 02	

MV1



DWELLING (AREA)		
		m2
01	LIVING	200.77
02	GARAGE	39.49
03	ALFRESCO	13.80
04	PORCH	6.38
		260.44 m²

FLOOR FINISHES SCHEDULE	
SURFACE	AREA (m2)
FLOOR - CARPET	71.33
FLOOR - CONCRETE EXPOSED AGG.	6.13
FLOOR - CONCRETE PLAIN	34.88
FLOOR - EXTERNAL TILES	13.80
FLOOR - INTERNAL TILES	88.02
FLOOR - WET AREA TILES	16.60
230.76 m²	



GROUND FLOOR

1:100

BAL - LOW

ACOUSTIC - N/A

GAS - NIL

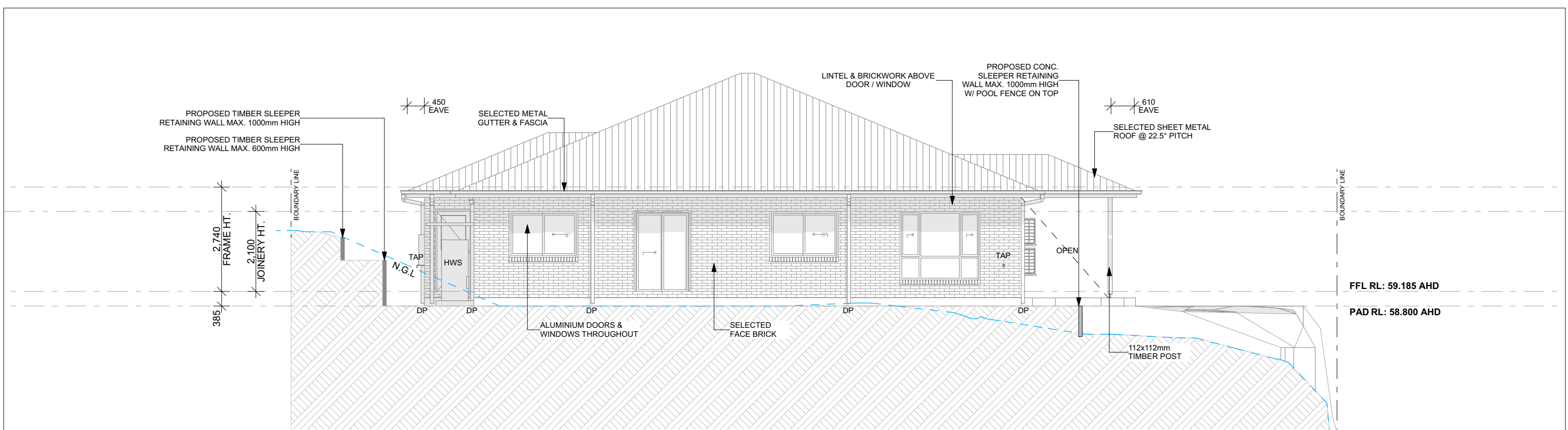
BOS - NOT REQUIRED

BOSW - NOT REQUIRED

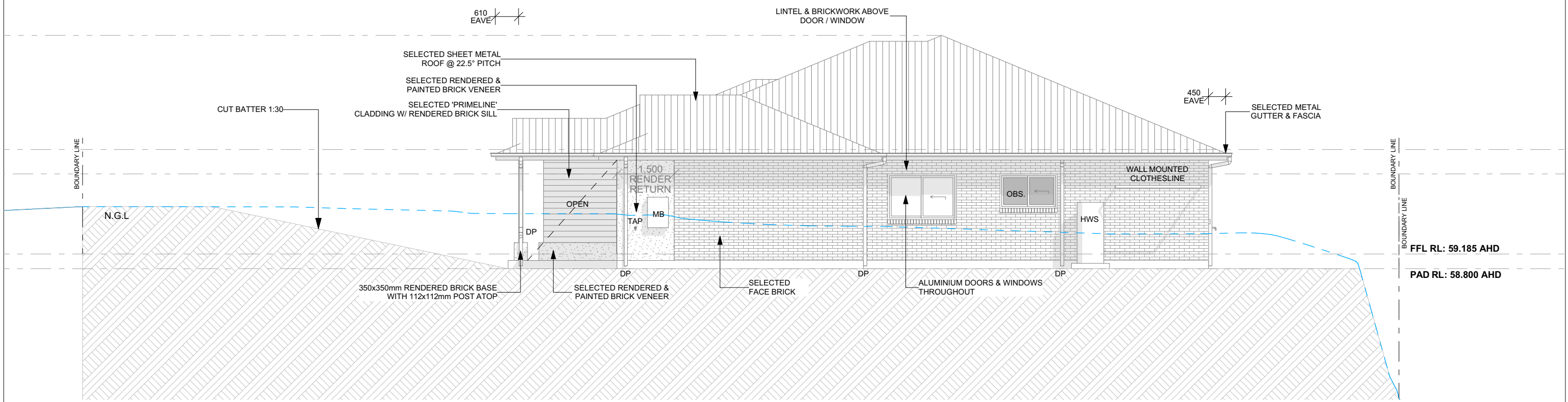
ENERGY EFFICIENCY REQUIREMENTS	
LOCATION	PROVIDED
UNDER SLAB	NIL
ALL EXTERNAL WALLS	R2.0 & SARKING
INTERNAL WALLS OF GARAGE	R2.0
CEILING INSULATION	R4
ROOF INSULATION	R1.3 60mm ANTICON BLANKET



GAS - NIL



E3 EAST ELEVATION
1:100



E4 SOUTH ELEVATION
1:100

BAL - LOW ACOUSTIC - N/A GAS - NIL

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				16.05.2024 - CONTRACT PLANS																
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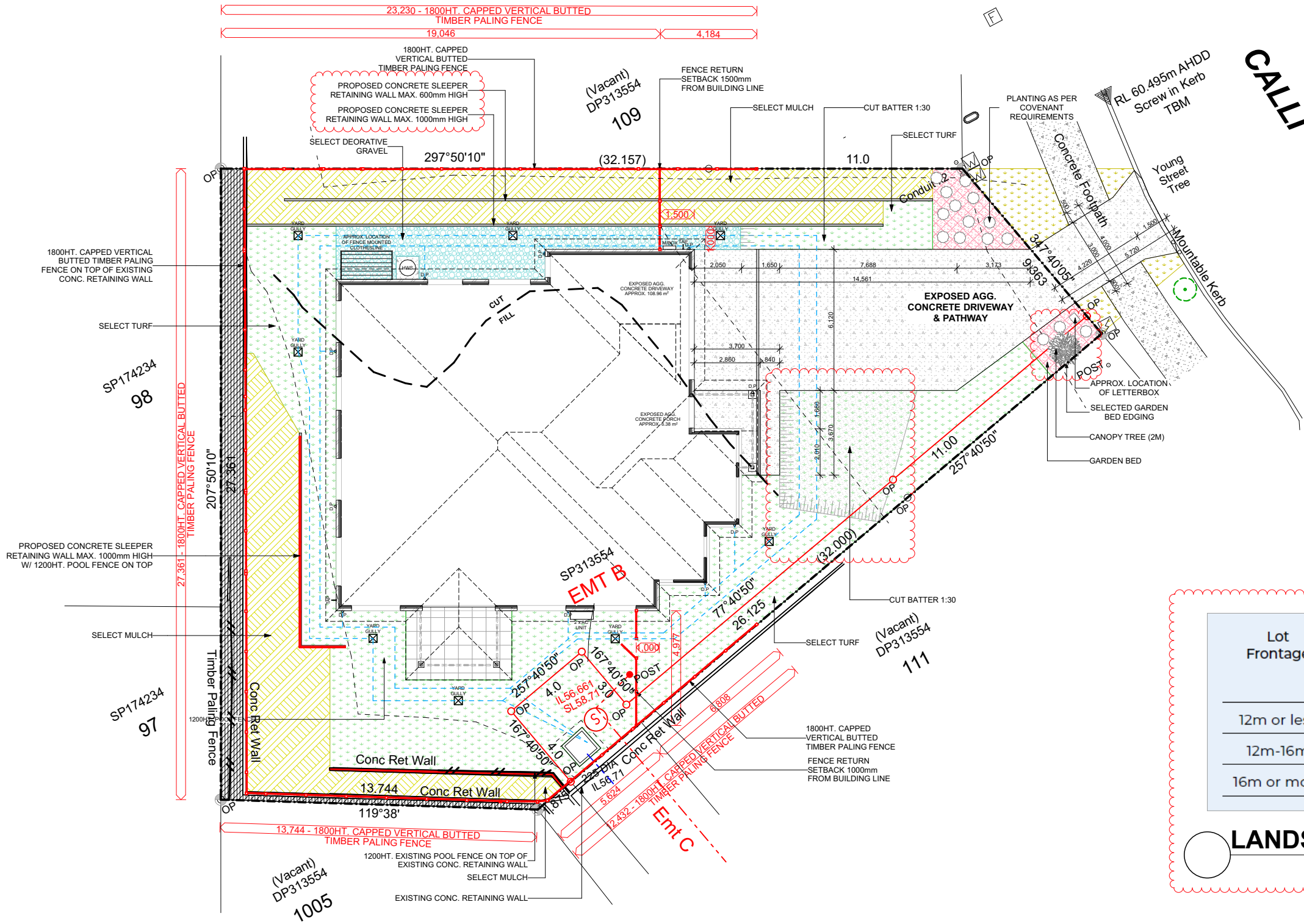


EXTERNAL CONCRETE	
	AREA (m2)
DRIVEWAY	108.96
PORCH	6.38
	115.34 m²

LANDSCAPING FENCING SCHEDULE	
TYPE	TOTAL LENGTH (m)
1800HT. CAPPED VERTICAL BUTTED TIMBER PALING FENCE	74.13
1800HT. PAINTED OR STAINED TIMBER PALING GATE	0.85
1800HT. PAINTED OR STAINED TIMBER PALING RETURN FENCE TO MATCH FACADE	7.63
	82.61 m

LANDSCAPING SCHEDULE	
MATERIAL	AREA (m2)
DECORATIVE GRAVEL	28.06
GARDEN BED	15.00
MULCH	124.92
NATURE STRIP TURF	13.58
TURF	217.01
UNFINISHED LANDSCAPING	29.37
GARDEN BED EDGING - TOTAL LENGTH (m)	
15.78	

	EXPOSED AGG. CONCRETE
	GRASS / TURFED
	DECORATIVE GRAVEL
	MULCH
	GARDEN BED
	UNFINISHED LANDSCAPING



CALLI AVENUE

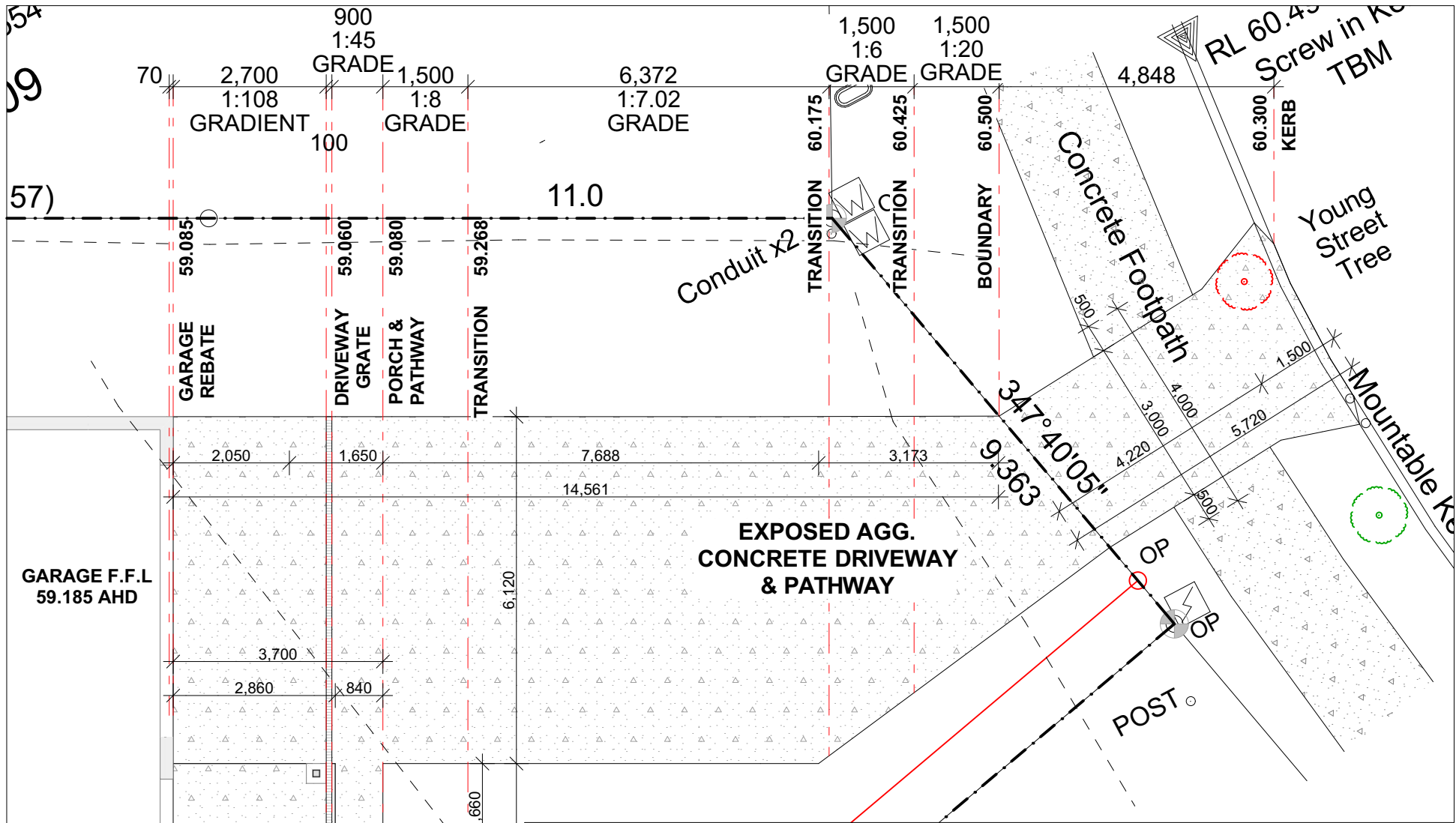
Lot Frontage	Min.no of mature canopy trees (2m)	Min.no of shrubs (<1m high)	Min. planted garden bed area (m²)
12m or less	1	10	15 m²
12m-16m	2	10	20 m²
16m or more	2	15	25m²

LANDSCAPING PLAN

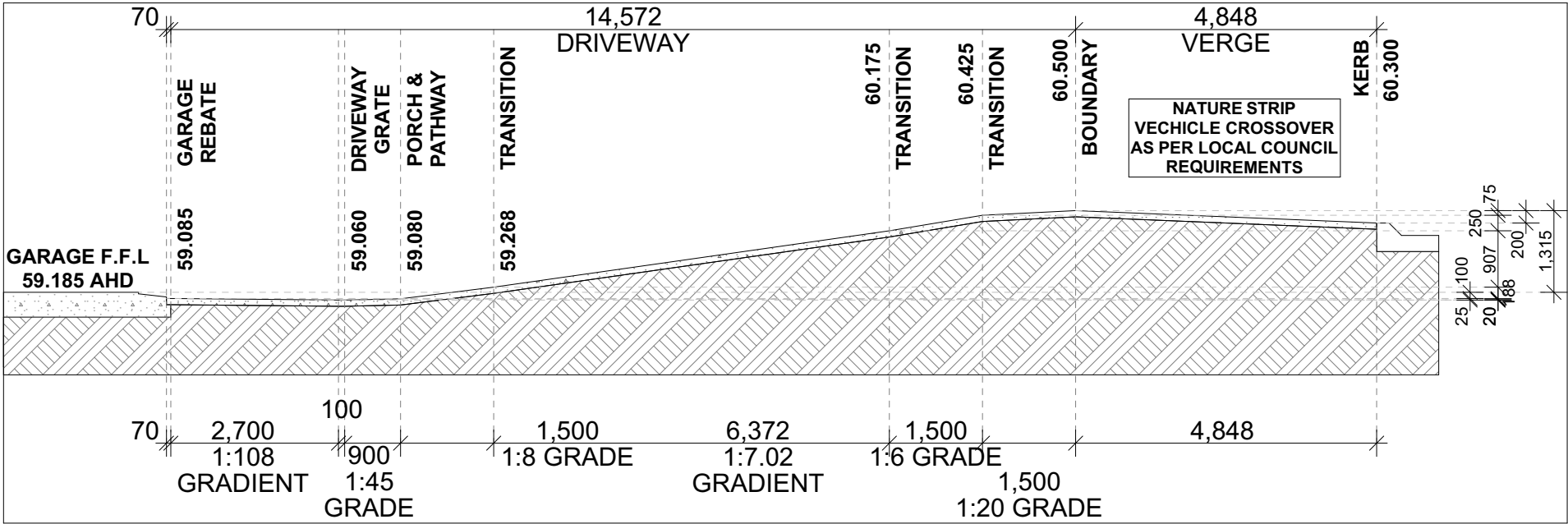
1:200

BOS - NOT REQUIRED

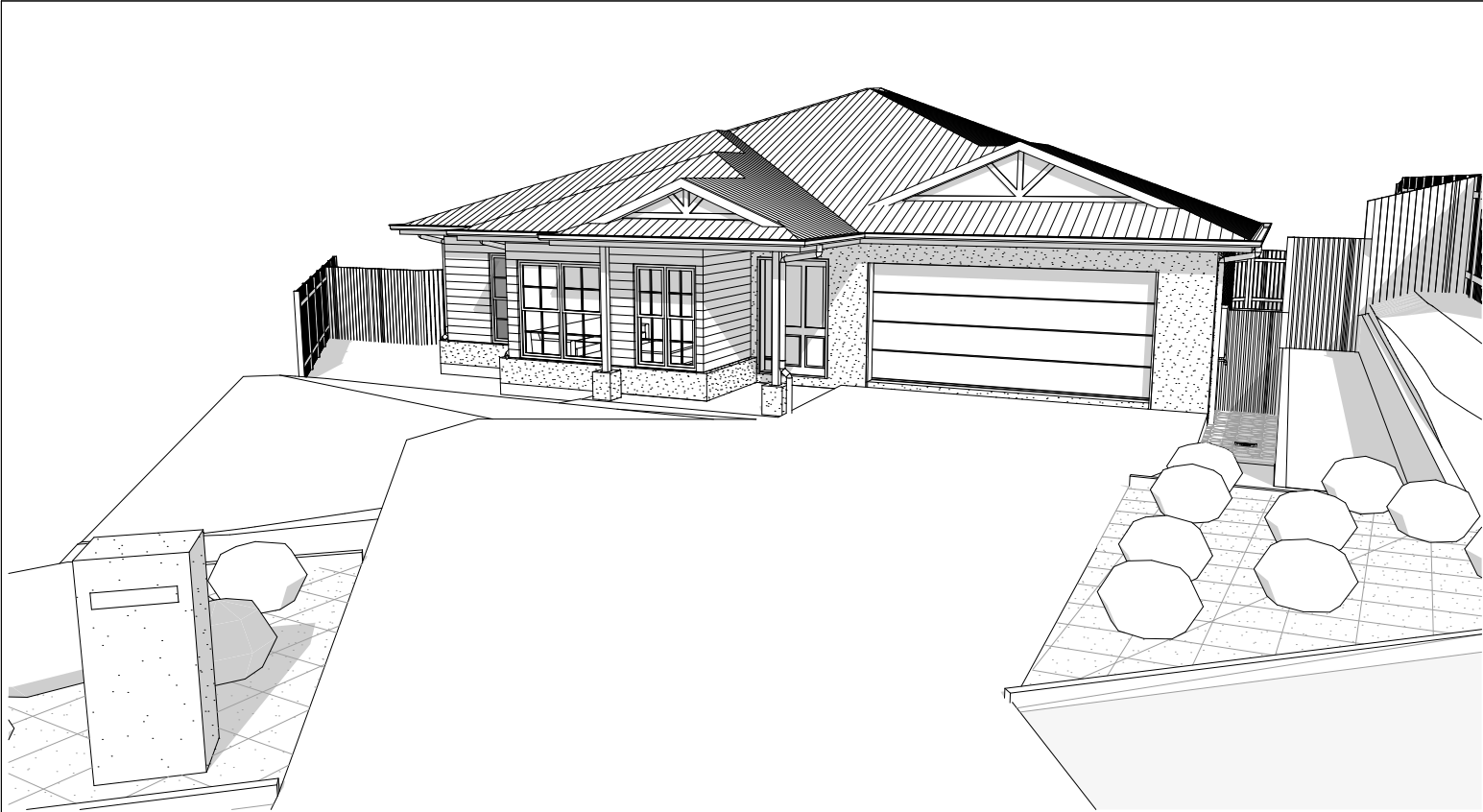
BOSW - NOT REQUIRED



DRIVEWAY PLAN
1:100



DRIVEWAY SECTION
1:100



FRONT PRESPECTIVE



LEFT SIDE PERSPECTIVE



REAR PERSPECTIVE



RIGHT SIDE PERSPECTIVE

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							DESIGN: DAISY HAMPTONS MOD 260 SS-HS	DRAWING No.: 24291	PAGE No.: P. 23	MV1