

Existing Site Plan

Lot Number	45
SP Number	RP20450
Parish	Enoggera
County	Stanley
Area	430m2
Authority	B.C.C

Building Area	
Name	Area
Existing Deck	12.10
Existing Upper Floor	108.50
Proposed Carport	42.70
Proposed Ground Floor	121.05
Proposed Ground Floor Deck	24.44
Proposed Upper Floor	24.03
Proposed Upper Floor Deck	34.92
Grand total	367.74



No.	Description	Date

J & C Robinson
174 Kennedy Tce,
Paddington

Proposed Residence		
Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Existing Site Plan
Checked by	JR	Sheet 100

SITE NOTES

1. GENERAL

Do not scale off plan, figured dimensions take preference.
 Builder to verify all dimensions and levels on plan prior to commencement of construction, and no responsibility is taken after commencement.
 All services and manholes must be located and identified prior to construction.
 Contours and levels shown on the plan are indicative only and are supplied by contour surveyor. No responsibility is taken for accuracy of levels.

2. SITE SETOUT

Location of boundaries to be confirmed by surveyor/builder prior to setout. It is recommended that a licenced surveyor be engaged to setout the building.
 All boundary clearances shown to be verified by builder prior to commencement of construction. Any variation to setout dimensions must remain with Council requirements.

3. EARTHWORKS

Cut and fill indicated on plan may vary at construction stage and builder shall verify and adjust as required.
 All earthworks shall comply with Building Code of Australia (BCA) Part 3.1 and relevant Council legislation.

4. SEWERAGE AND STORMWATER

All sewerage and stormwater drainage shall comply with BCA Part 3.1.2, AS 3500 and relevant Council legislation.
 Stormwater to be discharged to Council approved discharge point.
 All roof stormwater drainage, including downpipes/drainage pipes shall be in accordance with BCA Part3.5.2.

5. DRIVEWAY

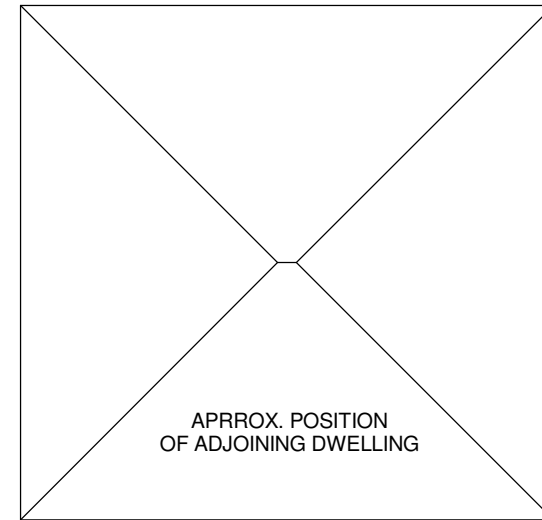
Driveway to comply with Council legislation. Max. 1:5 gradient to comply with Queensland Development Code. Driveway application must be approved by Council prior to construction.

6. RETAINING WALLS

All retaining walls and embankments are to comply with BCA, relevant Australian Standards and Council legislation. Retaining walls shall have 65 Ø ag. pipe (to discharge to stormwater line) and granular backfill behind.
 All retaining walls over one metre high must be designed by a registered engineer.

7. LANDSCAPING

Site works indicated on this plan are for construction purposes only. It is the client's responsibility to carry out all landscaping.
 The finished ground immediately surrounding the residence shall fall away from the residence at a slope of not less than 50mm over the first 1m.
 Landscaping must not cover any weep holes within the brickwork and must not allow termites to bridge any visual, physical or chemical termite barrier.

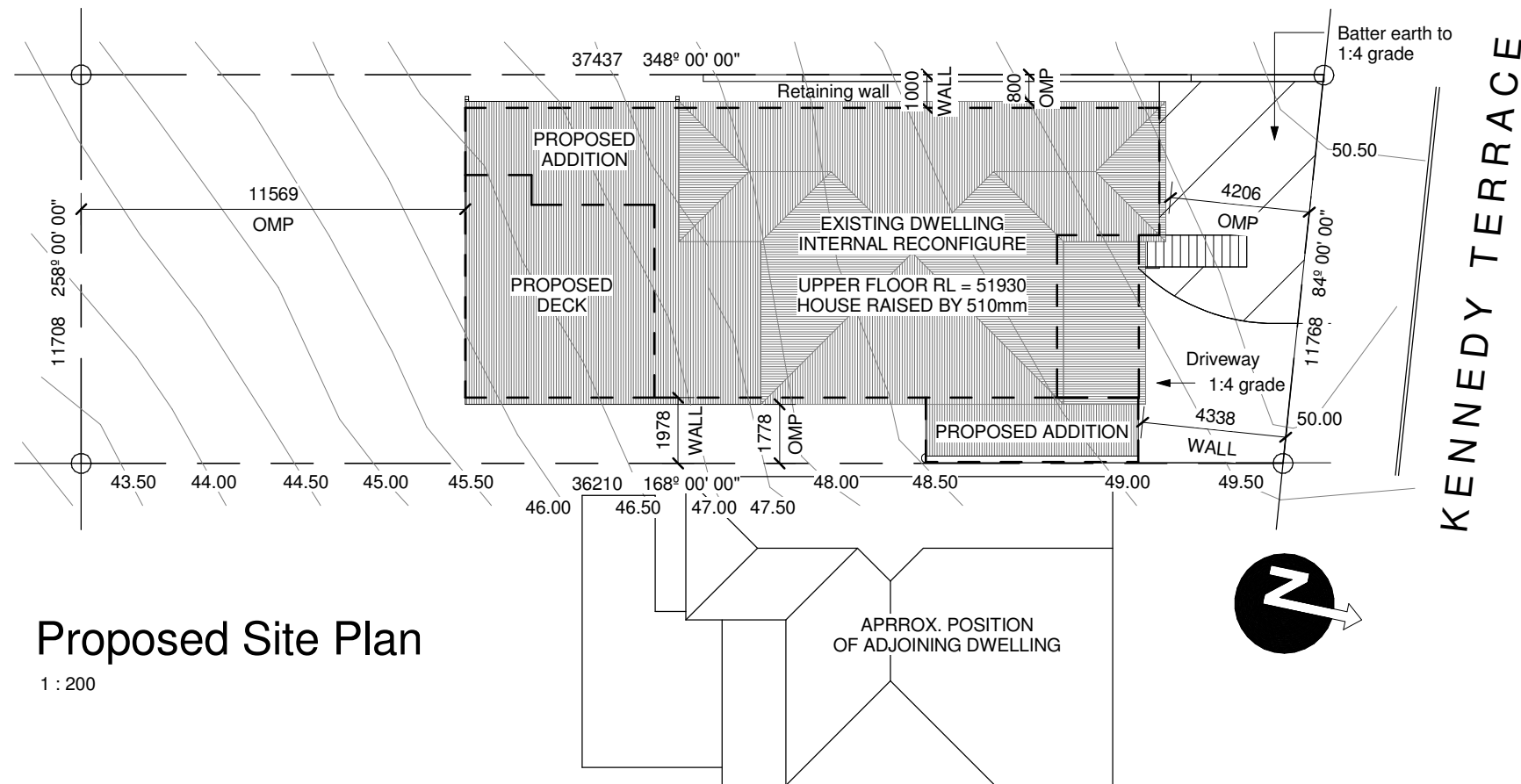


Downpipes

Down pipes to discharge into 1/90mm PVC stormwater pipe per 100m2 roof area (min. 1:100 fall) and reticulate to lawful point of discharge

Survey Contours

Contours defined by Brisbane City Plan 2000 bi-map, and are indicative of actual terrain conditions. Therefore Robinson Projects holds no responsibility for their accuracy



Proposed Site Plan
1 : 200

Site Cover	
Name	Area
Garage	12.38
Upper Floor	146.06
Upper Floor Deck	34.92
Grand total	193.36

Gross Floor Area	
Name	Area
Ground Floor	111.48
Upper Floor	128.29
Grand total	239.77

Building Area	
Name	Area
Existing Deck	12.10
Existing Upper Floor	108.50
Proposed Carport	42.70
Proposed Ground Floor	121.05
Proposed Ground Floor Deck	24.44
Proposed Upper Floor	24.03
Proposed Upper Floor Deck	34.92
Grand total	367.74

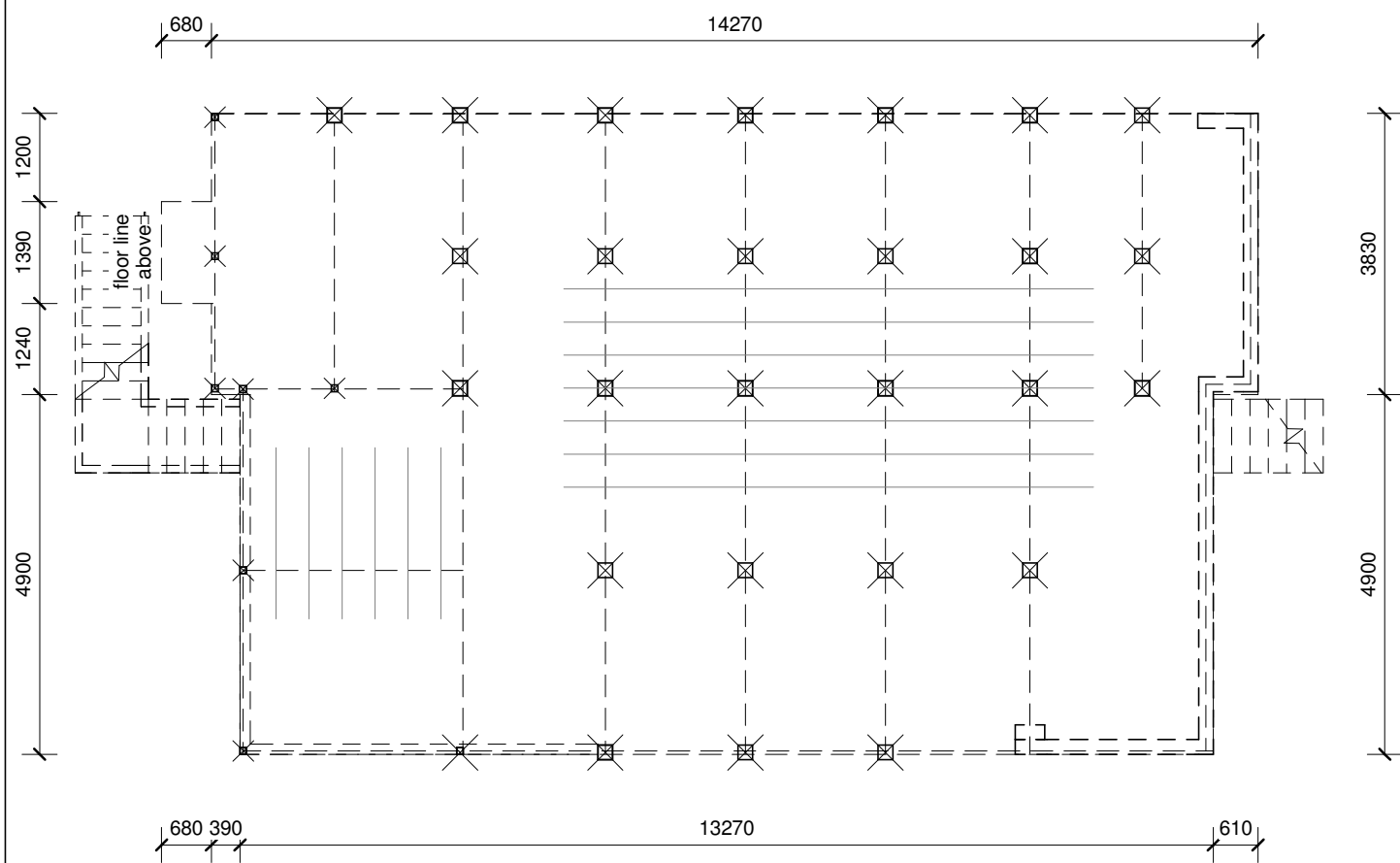
Lot Number	45
SP Number	RP20450
Parish	Enoggera
County	Stanley
Area	430m2
Authority	B.C.C



No.	Description	Date

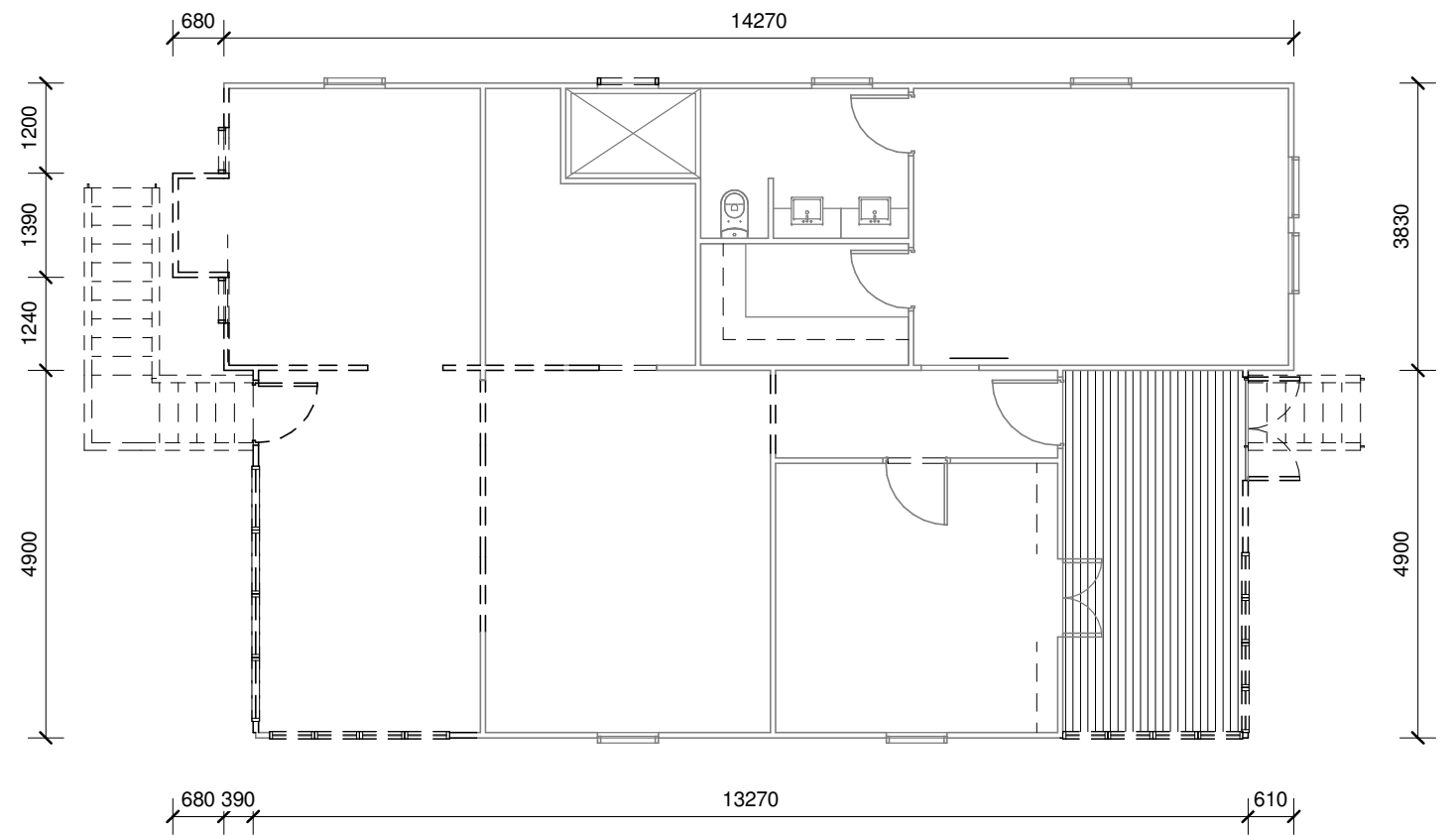
J & C Robinson
 174 Kennedy Tce,
 Paddington

Proposed Residence		
Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Proposed Site Plan
Checked by	JR	Sheet 101



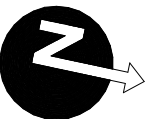
Existing Ground Floor

1 : 100



Existing Upper Floor

1 : 100



No.	Description	Date

J & C Robinson
 174 Kennedy Tce,
 Paddington

Proposed Residence

Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Existing Floor Plans
Checked by	JR	Sheet 200

Window Schedule

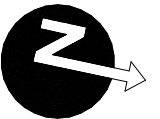
Mark	Height	Width	Description
1	1200	1210	ox Sliding
2	1200	1210	ox Sliding
3	1200	1510	ox Sliding
4	1200	610	double hung
5	1200	610	double hung
6	1200	610	double hung
7	1200	610	double hung
8	1200	1810	ox Sliding
9	1200	4530	Bi-Fold
10	1500	810	double hung
11	1500	810	double hung

Building Area	
Name	Area
Existing Deck	12.10
Existing Upper Floor	108.50
Proposed Carport	42.70
Proposed Ground Floor	121.05
Proposed Ground Floor Deck	24.44
Proposed Upper Floor	24.03
Proposed Upper Floor Deck	34.92
Grand total	367.74



Proposed Ground Floor

1 : 100



No.	Description	Date

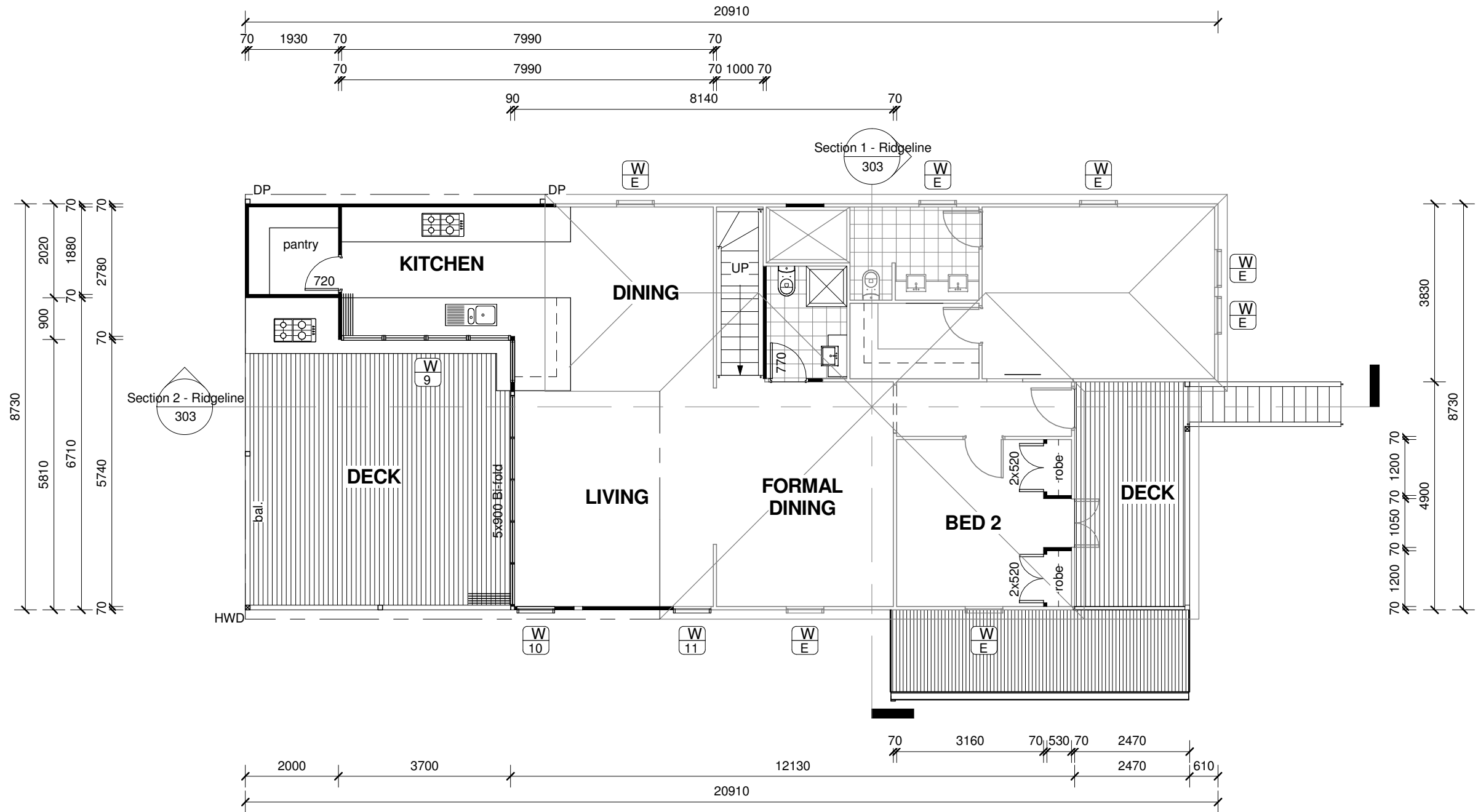
J & C Robinson
 174 Kennedy Tce,
 Paddington

Proposed Residence		
Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Proposed Ground Floor
Checked by	JR	Sheet 201

Window Schedule

Mark	Height	Width	Description
1	1200	1210	ox Sliding
2	1200	1210	ox Sliding
3	1200	1510	ox Sliding
4	1200	610	double hung
5	1200	610	double hung
6	1200	610	double hung
7	1200	610	double hung
8	1200	1810	ox Sliding
9	1200	4530	Bi-Fold
10	1500	810	double hung
11	1500	810	double hung

Building Area	
Name	Area
Existing Deck	12.10
Existing Upper Floor	108.50
Proposed Carport	42.70
Proposed Ground Floor	121.05
Proposed Ground Floor Deck	24.44
Proposed Upper Floor	24.03
Proposed Upper Floor Deck	34.92
Grand total	367.74



Proposed Upper Floor

1 : 100

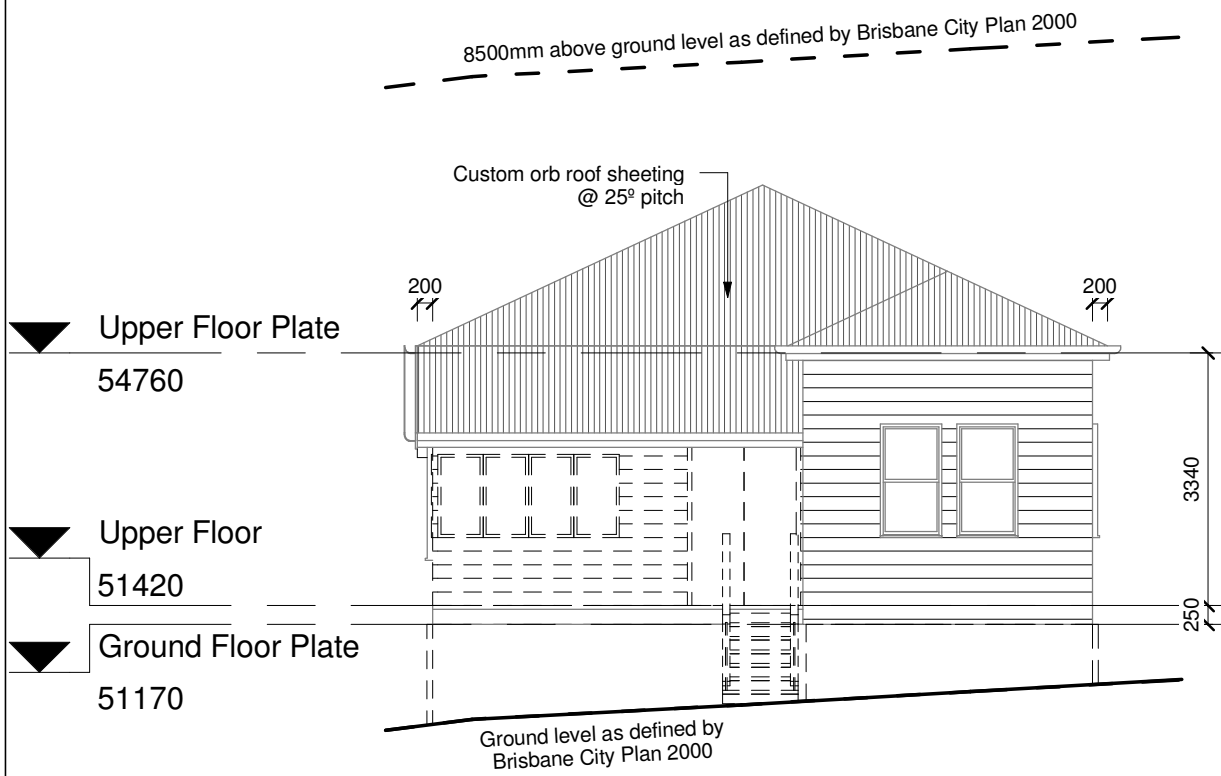


No.	Description	Date

J & C Robinson
 174 Kennedy Tce,
 Paddington

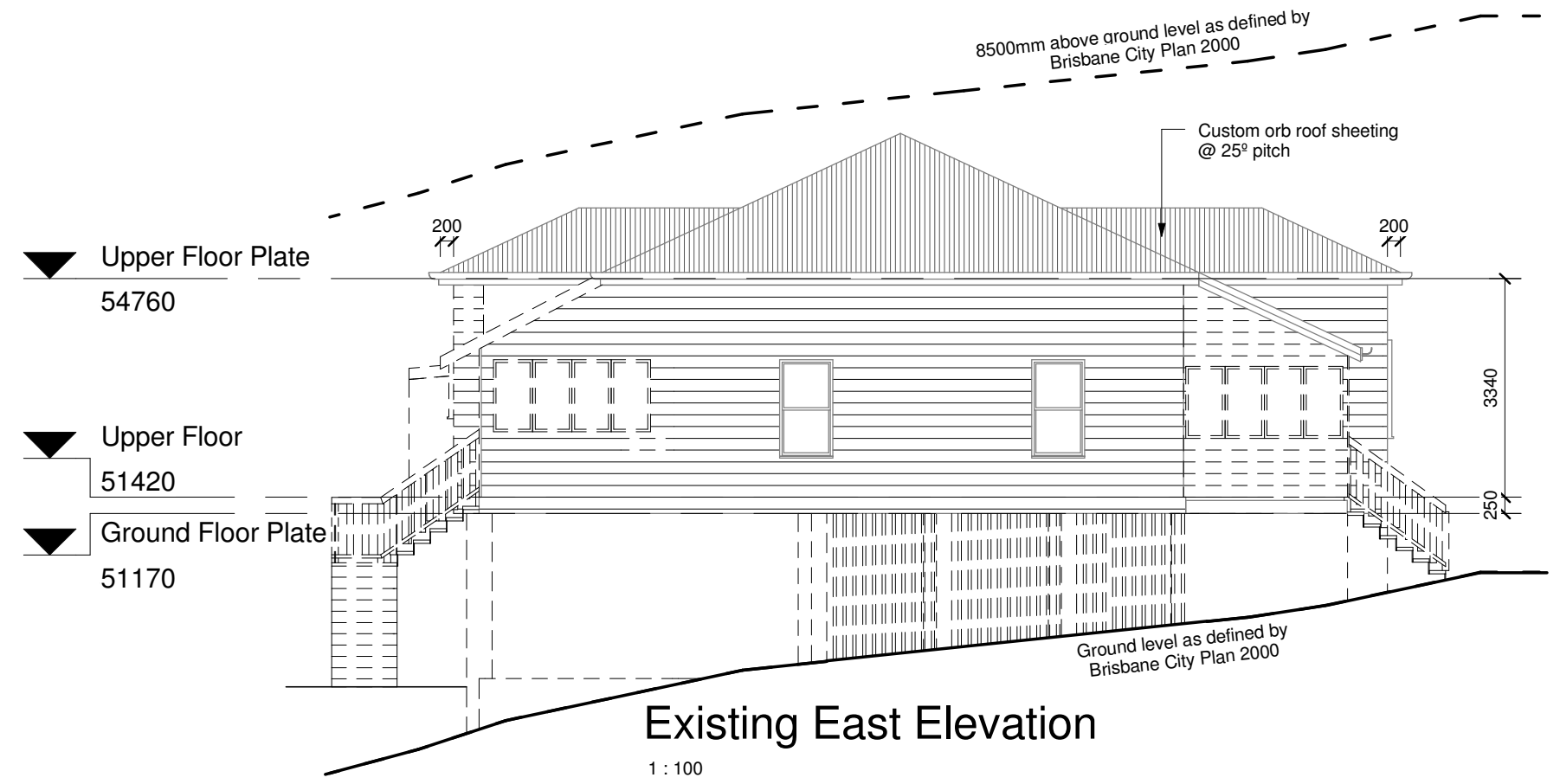
Proposed Residence

Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Proposed Upper Floor
Checked by	JR	Sheet 202



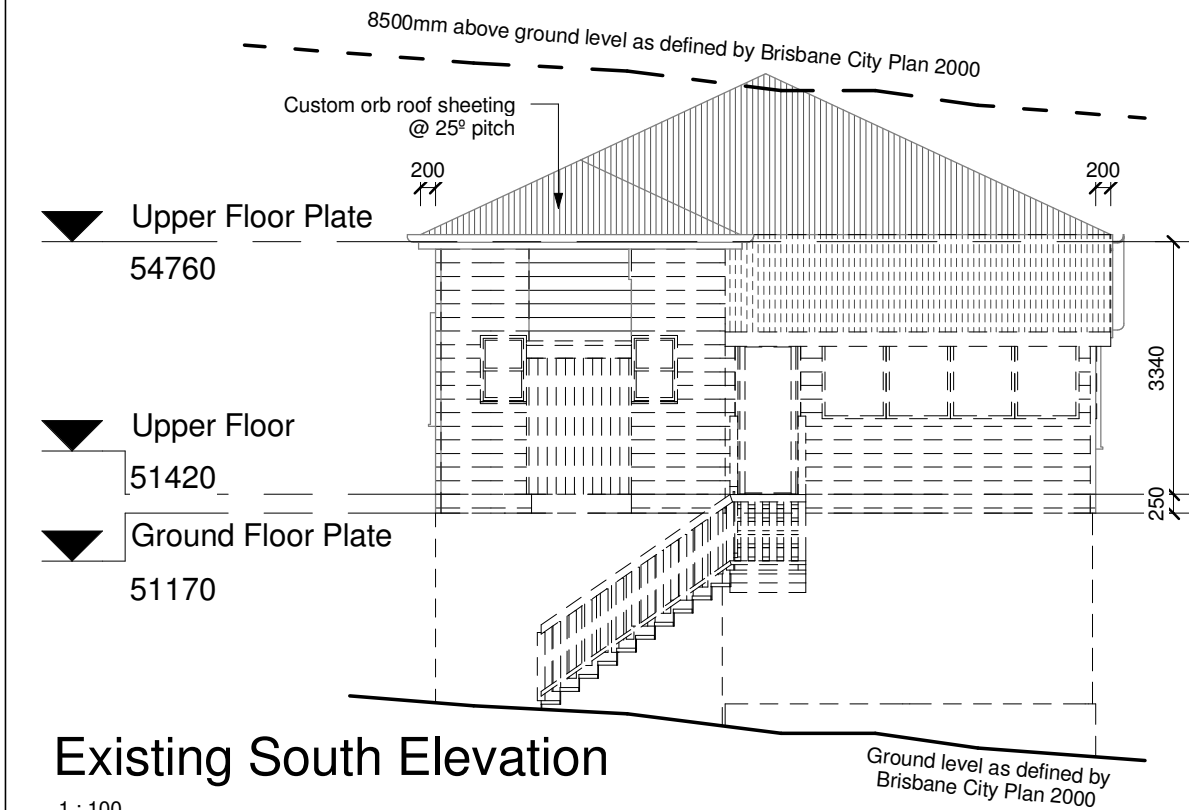
Existing North Elevation

1 : 100



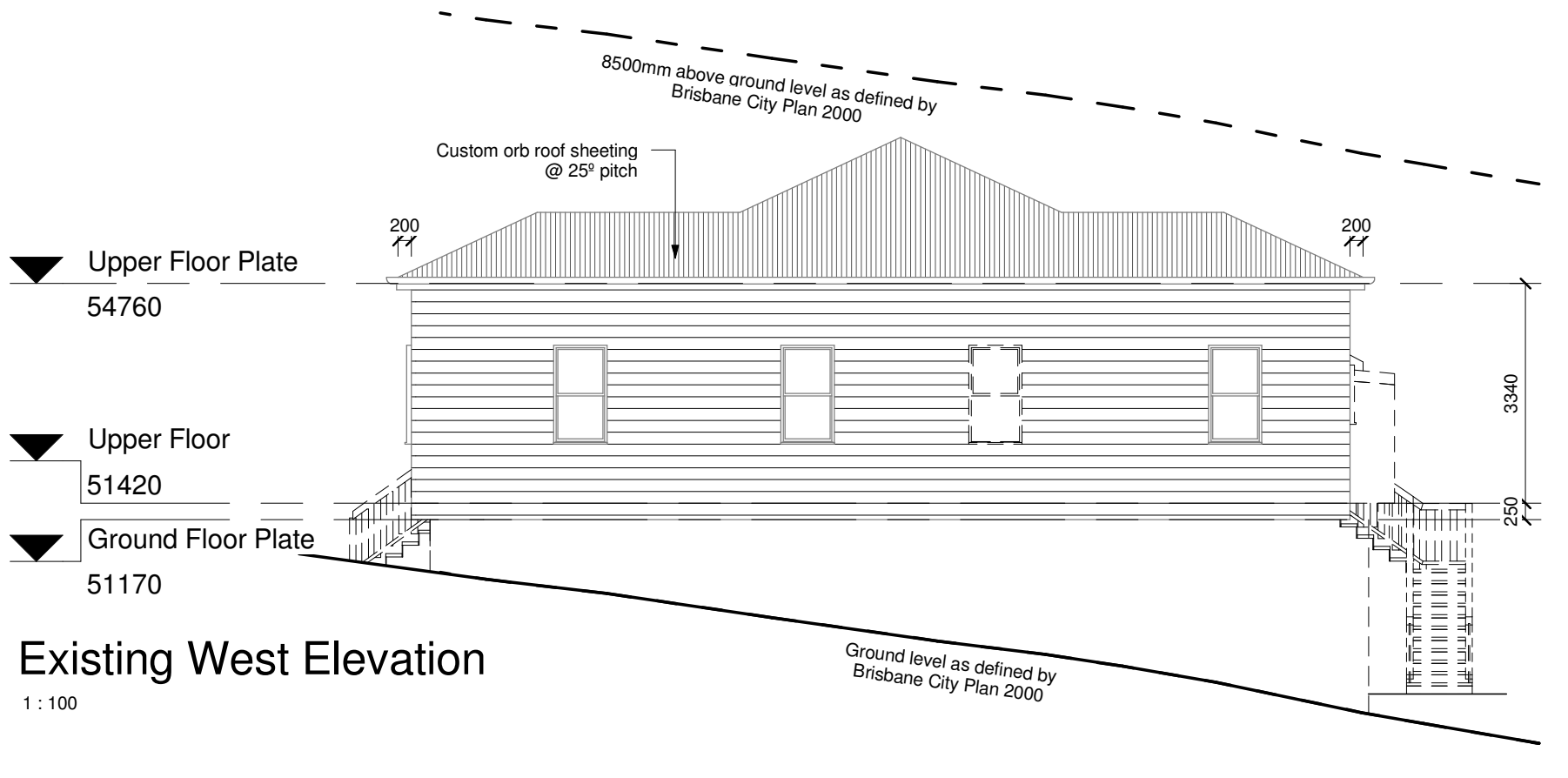
Existing East Elevation

1 : 100



Existing South Elevation

1 : 100



Existing West Elevation

1 : 100

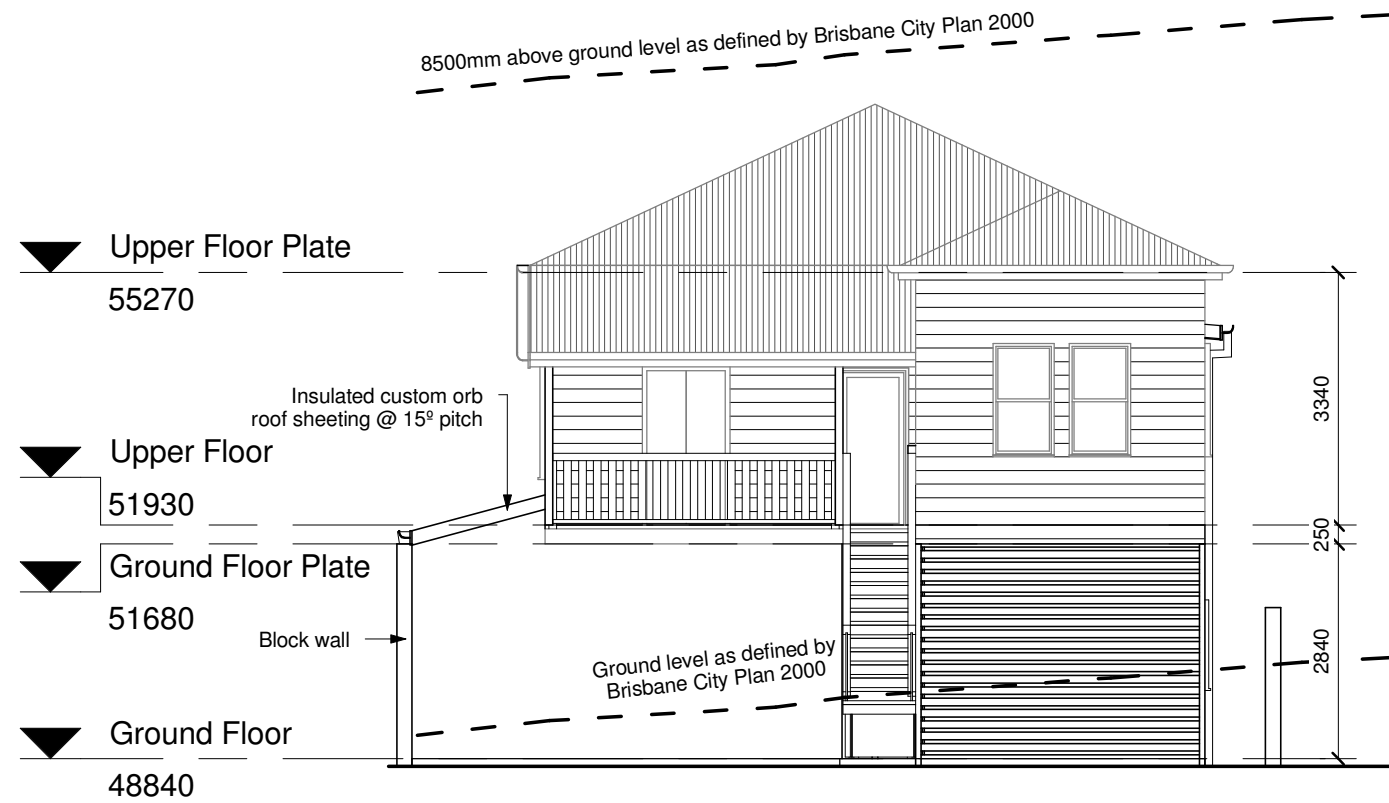


No.	Description	Date

J & C Robinson
 174 Kennedy Tce,
 Paddington

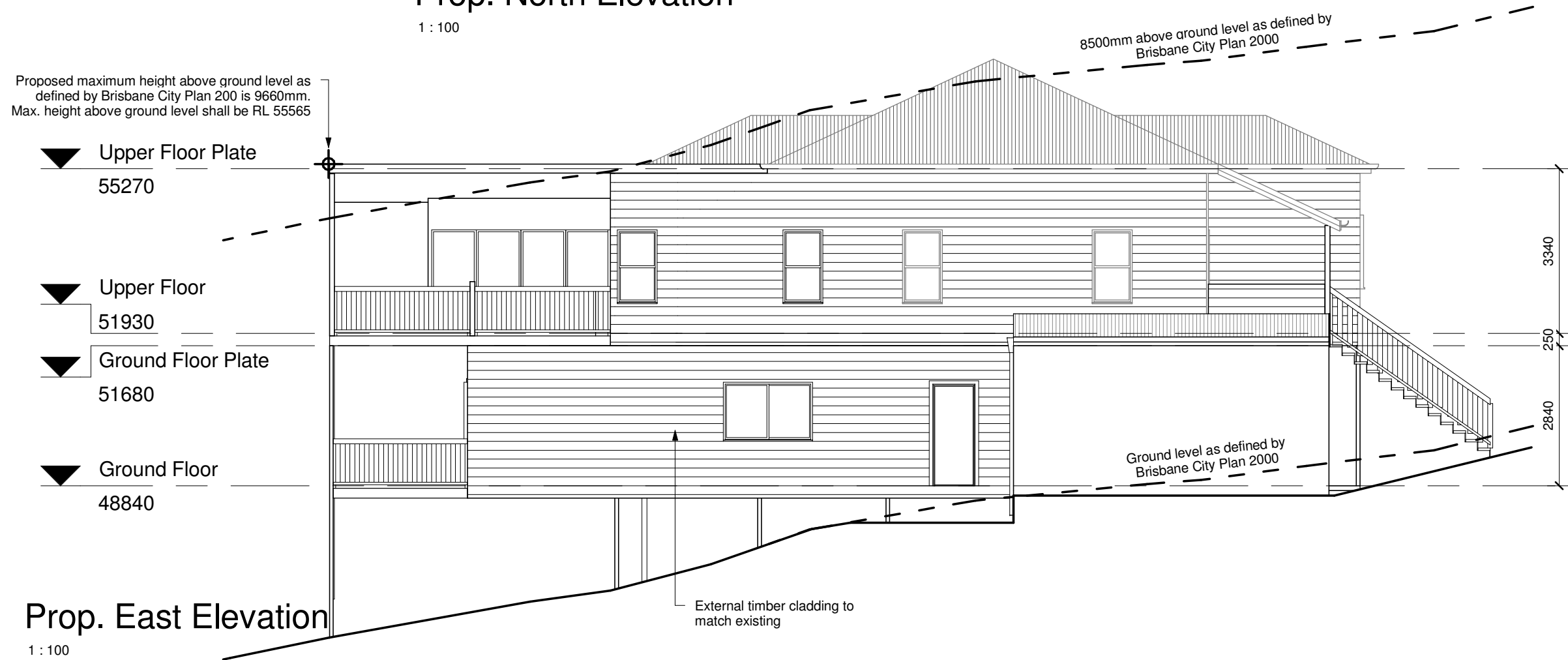
Proposed Residence

Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Existing Elevations
Checked by	JR	Sheet 300



Prop. North Elevation

1 : 100



Prop. East Elevation

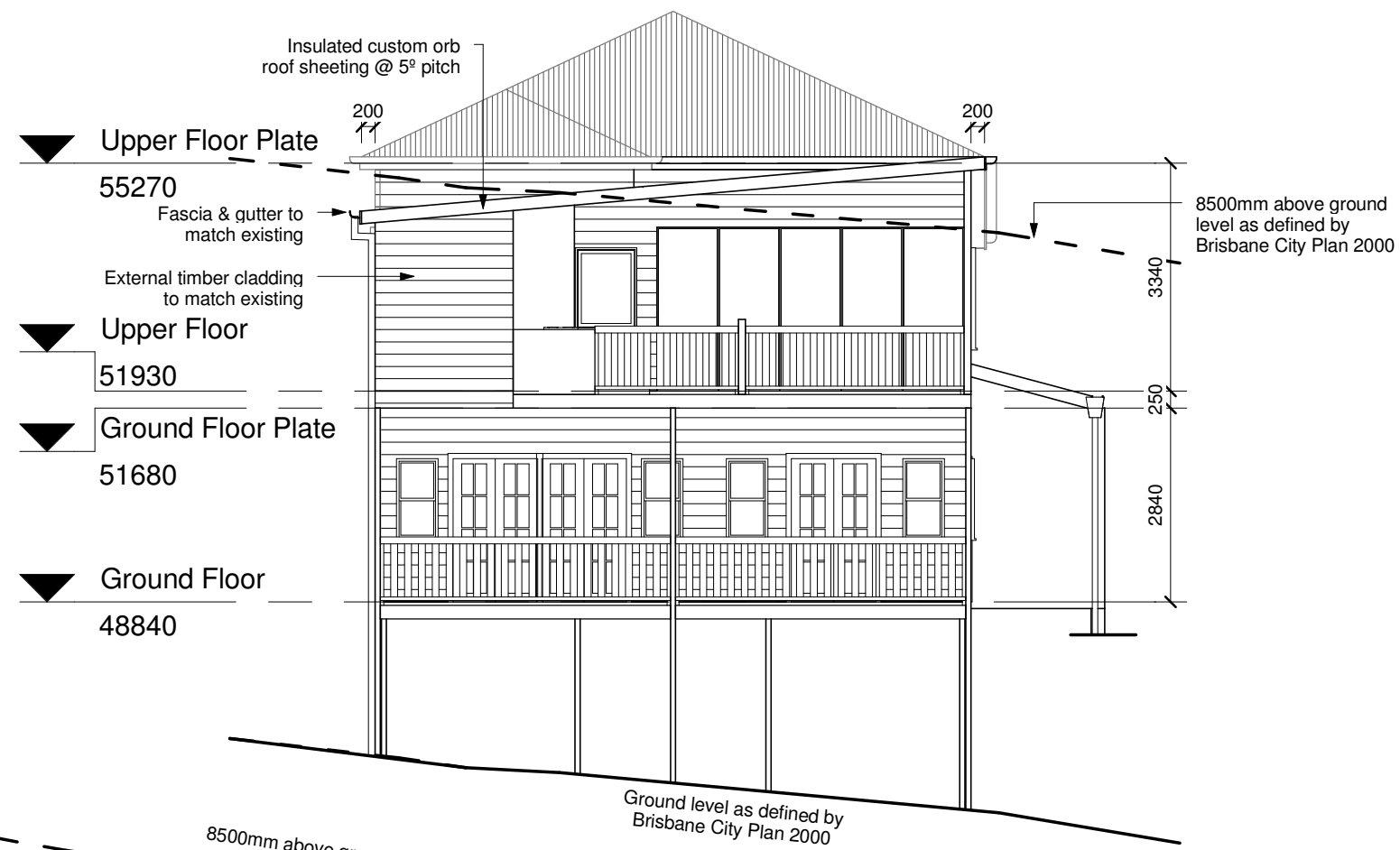
1 : 100



No.	Description	Date

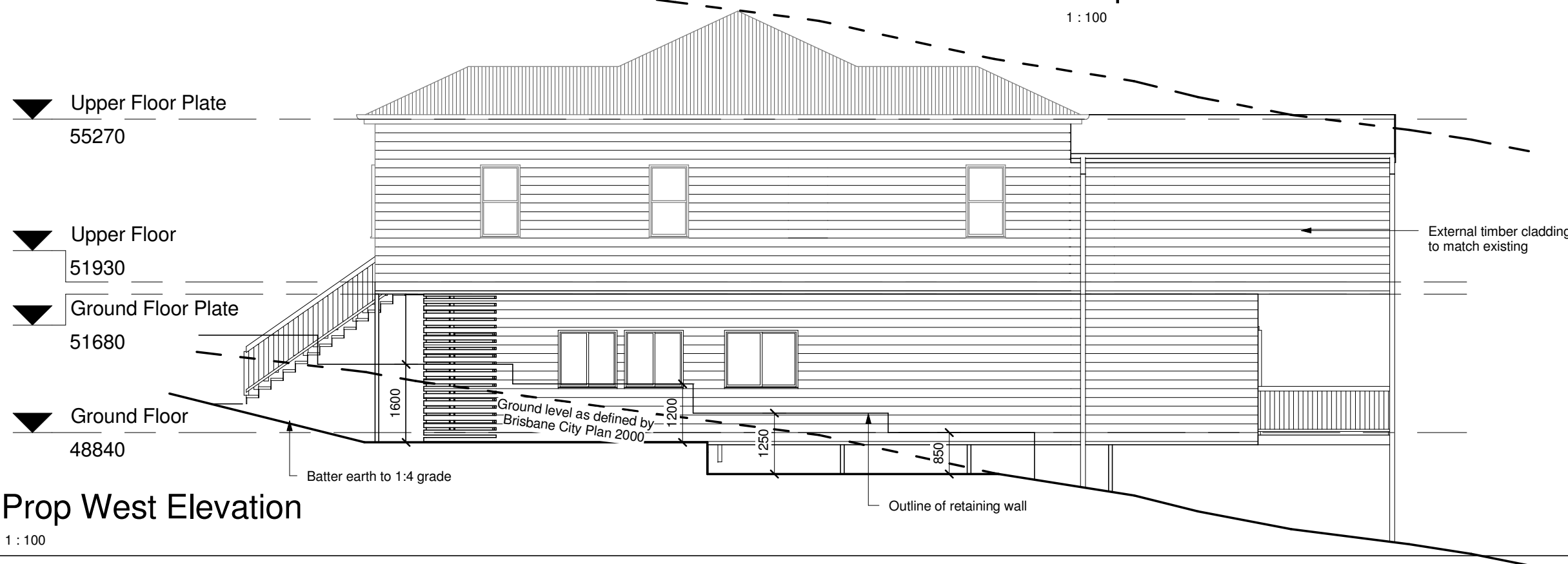
J & C Robinson
174 Kennedy Tce,
Paddington

Proposed Residence		
Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Proposed Elevations
Checked by	JR	Sheet 301



Prop. South Elevation

1 : 100



Prop West Elevation

1 : 100

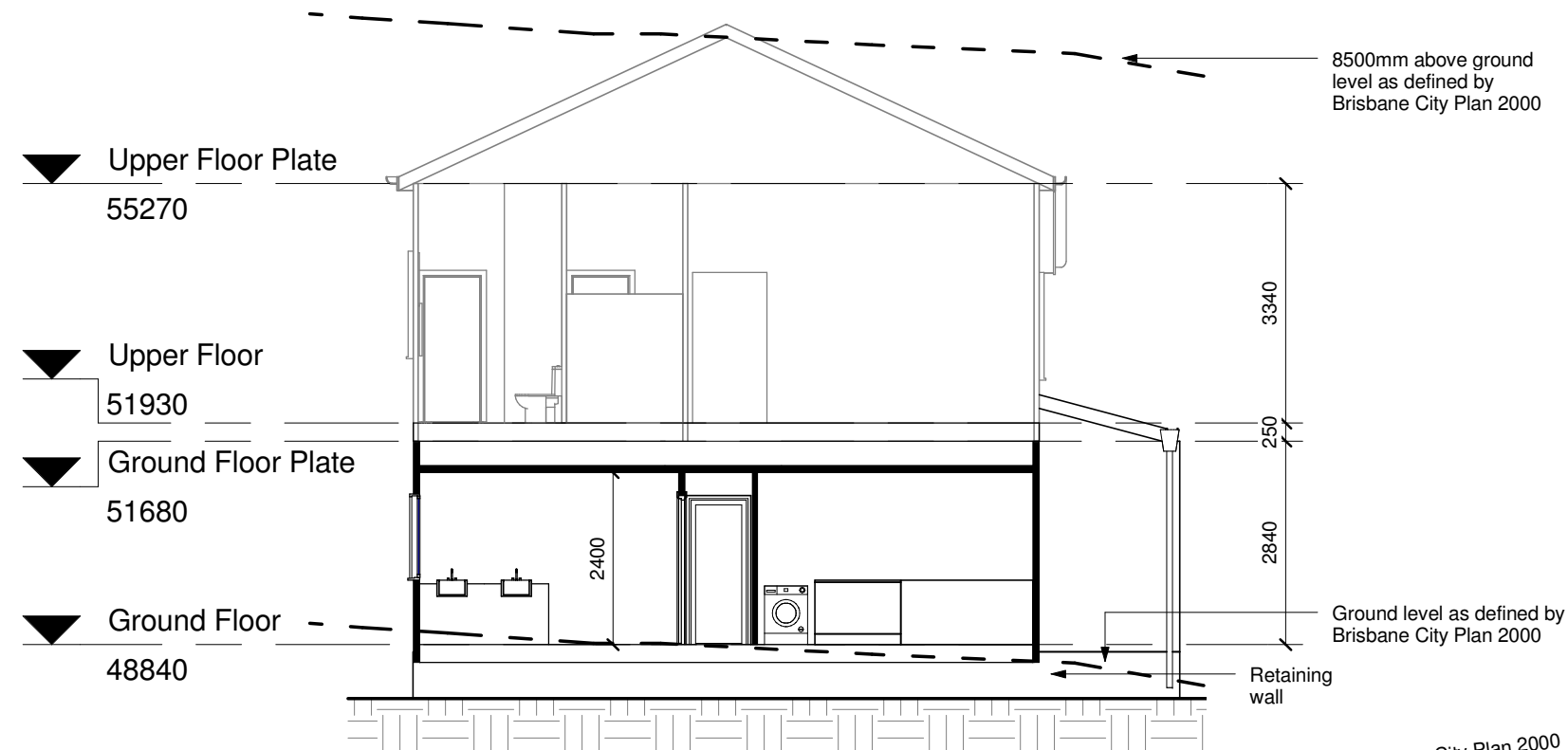


No.	Description	Date

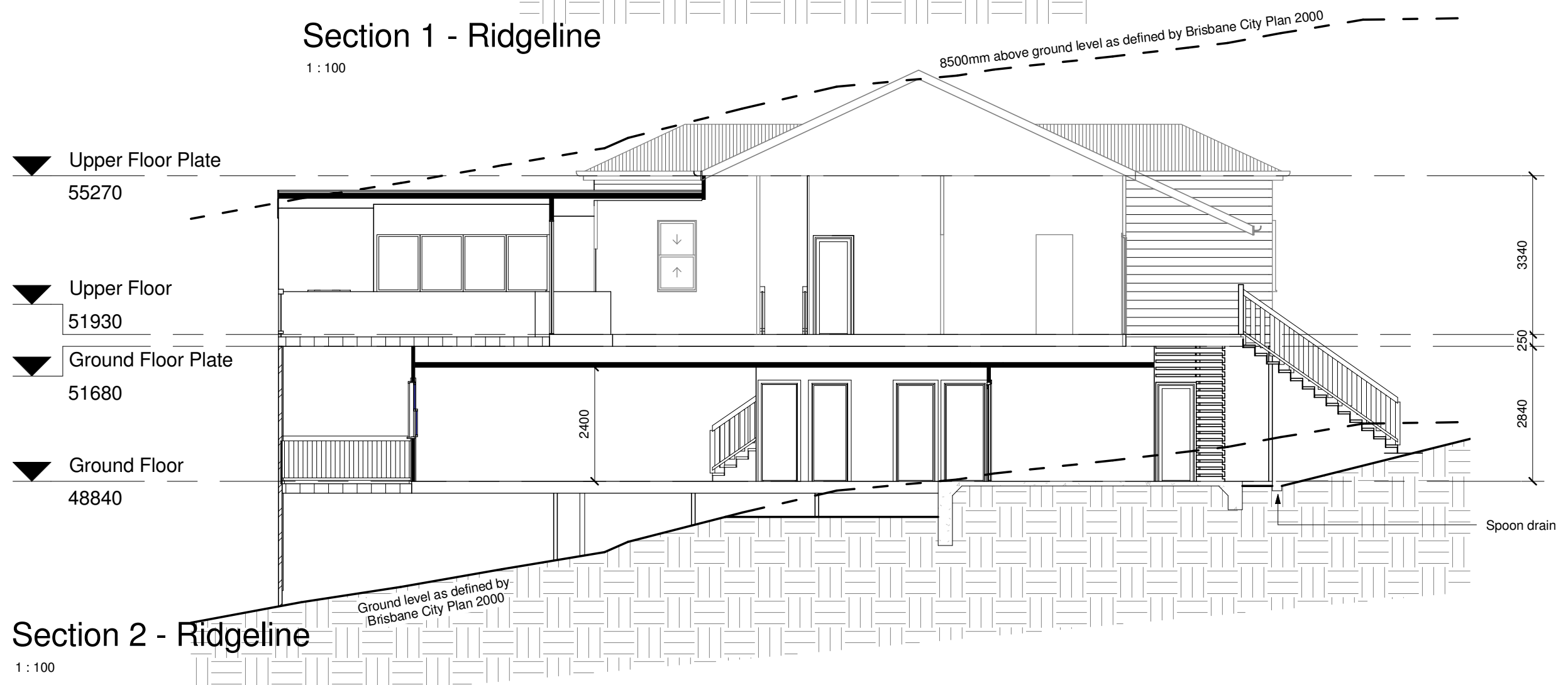
J & C Robinson
 174 Kennedy Tce,
 Paddington

Proposed Residence

Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Proposed Elevations
Checked by	JR	Sheet 302



Section 1 - Ridgeline
1:100



Section 2 - Ridgeline
1:100



No.	Description	Date

J & C Robinson
174 Kennedy Tce,
Paddington

Proposed Residence		
Project number	20100302	Development Approval
Date	03.05.10	
Drawn by	JPM	Sections
Checked by	JR	Sheet 303