



Perspective

ACN 061 632 862 LIC. No. 71541
P.O. BOX 396
PARADISE POINT, QLD 4216
PHONE: 07-5501 3300 WEBSITE:
FAX No: 07-5501 3399 www.choicehomes.com.au

Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD**. All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
The design, in part or whole, is subject to Choice Homes (QLD) Pty Ltd COPYRIGHT ©

Estimation Details:	STANDARD TEMPLATE	
ROOF TYPE: COLORBOND ROOF		
A	18.09.24	SITING
ISS	DATE	DESCRIPTION
SITING		
SITE DETAILS: LOT 5 GRAHAM CIRCUIT STONE RIDGE ESTATE LOGAN RESERVE QLD		
PROPERTY DETAILS		
S.P NUMBER		
HOUSE NAME: BAYSWATER 180 (1) LHS		
HOUSE TYPE: SINGLE STOREY		
CLIENT: CHOICE HOMES		
CLIENTS SIGNATURE:		
DATE:	18.09.24	DWG Name
SCALE:		Perspective
DRAWN:	TB	DWG No:
CHECKED:	TB	000
JOB No:		ISSUE
		A

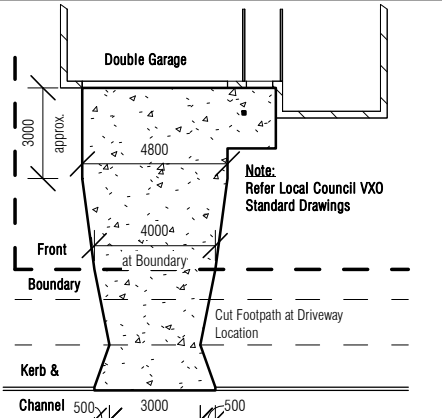
1. EARTHWORKS
a) Cut and fill indicated on plan may vary at construction stage and builder is to verify and adjust as required.
b) Any variation at construction stage is to comply with Council policy on earthworks/drainage for residential sites.
c) Site works indicated on this plan are for construction purposes only.

2. RETAINING WALLS & FENCES
a) All retaining walls are to comply with Council policy on retaining walls and embankments on residential building sites.
b) Position of retaining wall may vary and must be verified by builder prior to commencement.
c) Any variation at construction stage to comply with Council policy.
d) Retaining walls may not align with property boundary's. Fences are located on retaining walls.

3. CONTOURS AND LEVELS
a) Contours and levels shown on plan are taken from levels supplied by contour surveyor and no responsibility is taken for accuracy or cut and fill levels.

RETAINING WALL, DRIVEWAY, LANDSCAPE QUANTITIES & DIMENSIONS, MAY VARY ON SITE TO SUIT AS-CONSTRUCTED SITE DETAILS AND CONTOURS.

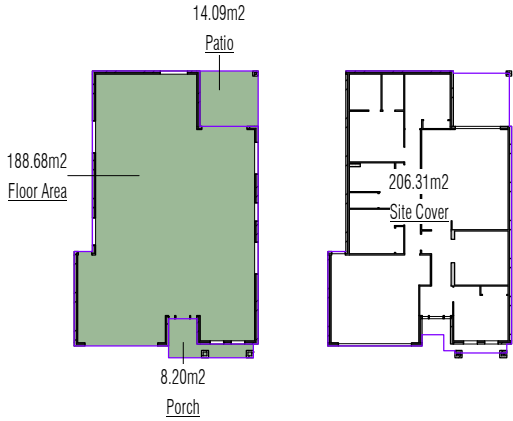
4. STORMWATER
a) Drainage is calculated for this proposed development only and may not be adequate for any subsequent roofed or paved areas.
b) Minimum 100x75 or 100Ø downpipes at a rate of 1 per 40m² of roof area, discharging into 100Ø stormwater pipework connecting yard gullies.
c) Minimum grade of 1% to kerb adapter or rubble pit if applicable .



Typ. Driveway Layout

EXTERNAL CONCRETE	
Type	Area
Patio	13.97 m ²
Porch & Path	8.88 m ²
AC ODU	0.98 m ²
Water Heater	0.49 m ²
Clothesline	4.92 m ²
Driveway	42.57 m ²
Grand total: 6	71.81 m ²

RETAINING WALLS		
Type	Length	Area
Timber Sleeper on Fence	69.93 m	13.99 m ²



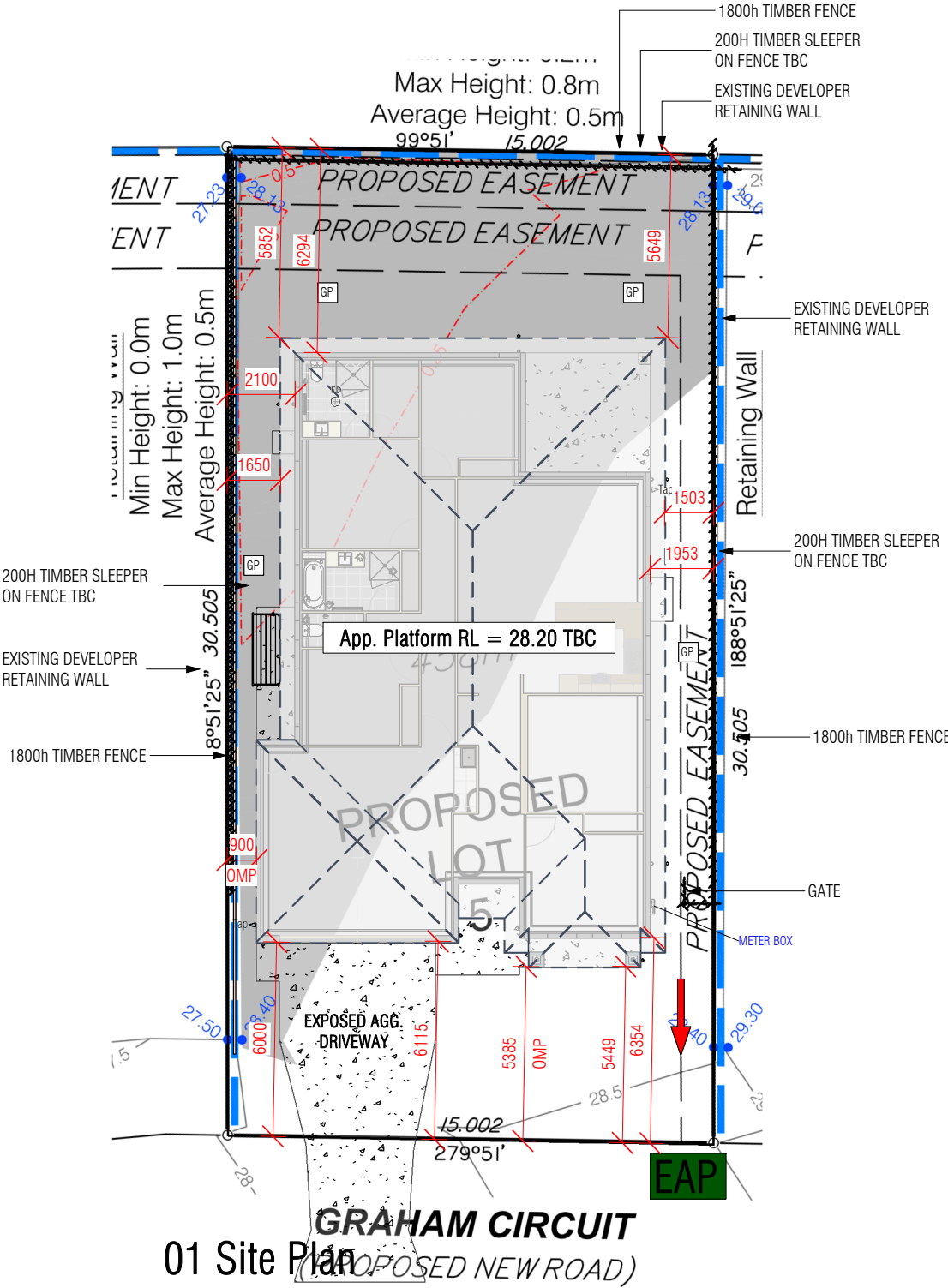
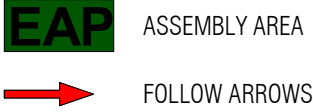
Area Plan
1 : 500



Site 3D - Front

- ENERGY EFFICIENCY REQ'S NCC 2022**
- R2.5 INSULATION INSTALLED TO ENTIRE CEILING INCLUDING PATIO.
 - SARKING INSTALLED TO ALL WALLS
 - 1.5 INSULATION BATTS TO ALL EXTERNAL WALLS WITH CLADDING
 - CEILING FAN TO PATIO
 - HEAT PUMP TO HOT WATER UNIT
 - REFER TO ENERGY EFFICIENCY REPORT FOR ANY ADDITIONAL REQUIREMENTS

EMERGENCY ACTION PLAN



01 Site Plan
1 : 200

ACN 061 632 862 LIC. No. 71541
P.O. BOX 396
PARADISE POINT, QLD 4216
PHONE: 07-5501 3300 WEBSITE:
FAX No: 07-5501 3399 www.choicehomes.com.au

Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD.** All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
The design, in part or whole, is subject to Choice Homes (QLD) Pty Ltd COPYRIGHT ©

SITE COVERAGE	45%
LOT AREA	458m ²
BUILDING SITE COVER	207m ²

STANDARD TEMPLATE	
Estimation Details:	
ROOF TYPE: COLORBOND ROOF	

A	18.09.24	SITING
ISS	DATE	DESCRIPTION

SITING	
SITE DETAILS:	
LOT 5 GRAHAM CIRCUIT STONE RIDGE ESTATE LOGAN RESERVE QLD	

PROPERTY DETAILS	
S.P NUMBER	
HOUSE NAME:	
BAYSWATER 180 (1) LHS	
HOUSE TYPE:	
SINGLE STOREY	
CLIENT:	
CHOICE HOMES	

CLIENTS SIGNATURE:		
DATE:	18.09.24	DWG Name
SCALE:	As indicated	Site Plan
DRAWN:	TB	DWG No:
CHECKED:	TB	101
JOB No:	ISSUE	
		A

FENCE: PALING FENCE	RETAINING WALLS: TIMBER SLEEPERS UNO	LANDSCAPE: STANDARD LANDSCAPE	FACADE: STANDARD FACADE	FIRE WALL:	Site Plan
---------------------	--------------------------------------	-------------------------------	-------------------------	------------	-----------

LEGEND	
W.I.R.	WALK IN ROBE
BRM	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
DW	DISHWASHER
MW	MICROWAVE
F	FRIDGE SPACE
P	PANTRY
OHC	OVERHEAD CABINETS
DP	DOWN PIPE
SHS	SQUARE HOLLOW SECTION
tap	EXT. 12mm HOSE COCK
gas	NATURAL GAS POINT
FD	FLOOR WASTE
WH	HOT WATER SYSTEM
GWH	GAS HOT WATER SYSTEM
ISA	IONISATION SMOKE ALARM
MB	METER BOX
GM	GAS METER

AREA SCHEDULE		
Level	Area	Perimeter
02 Floor Plan	188.68 m ²	64.02 m
02 Floor Plan	14.09 m ²	15.02 m
02 Floor Plan	8.20 m ²	16.37 m
Grand total: 3	210.98 m ²	

INTERNAL WALLS			
Type	Length	Area	Width
Stud 70	71.89 m	137.13 m ²	70
Stud 220	3.66 m	4.41 m ²	220

FLOOR TILES	
Type	Area
Bath	2.96 m ²
Ensuite	3.51 m ²
Laundry	1.37 m ²
Main Floor Tiles	56.32 m ²
Shower	1.75 m ²
WC	2.05 m ²
	67.95 m ²

CARPET	
Type	Area
Carpet	63.86 m ²

NOTE:
THE DRAWING PATTERNS, STYLE AND FINISH OF APPLIED ELEMENTS ARE INDICATIVE FOR THE PURPOSE OF A DRAWING STANDARD. REFER TO THE CONTRACT "COLOUR SELECTION" FOR SELECTED STYLES, FINISH AND COLOUR OF DOORS, WINDOWS, ACCESSORIES, FINISHES AND FIXTURES.

ALL NON LOAD BEARING WALLS TO BE AT 600 CTRS AND MGP10

NOTE:
FINAL POSITION OF DOWNPIPES, METER BOX, GAS METER, GAS CONNECTIONS, TAPS, AC, AC ODU, WATER TANK, HOT WATER SYSTEM AND CLOTHESLINE MAY DIFFER TO PLAN DUE TO CONDITIONS ON SITE. (IF PART OF SPECIFICATION)

NBN REQUIREMENTS:
1 x HOME DISTRIBUTOR & POWER SUPPLY
2 X PHONE POINTS
2 X TV POINTS
2 X DATA POINT

ACN 061 632 862 LIC. No. 71541
P.O. BOX 396
PARADISE POINT, QLD 4216
PHONE: 07-5501 3300 WEBSITE:
FAX No: 07-5501 3399 www.choicehomes.com.au

Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD.** All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
The design, in part or whole, is subject to Choice Homes (QLD) Pty Ltd COPYRIGHT ©

STANDARD TEMPLATE

Estimation Details:

ROOF TYPE: COLORBOND ROOF

A	18.09.24	SITING
ISS	DATE	DESCRIPTION

SITING

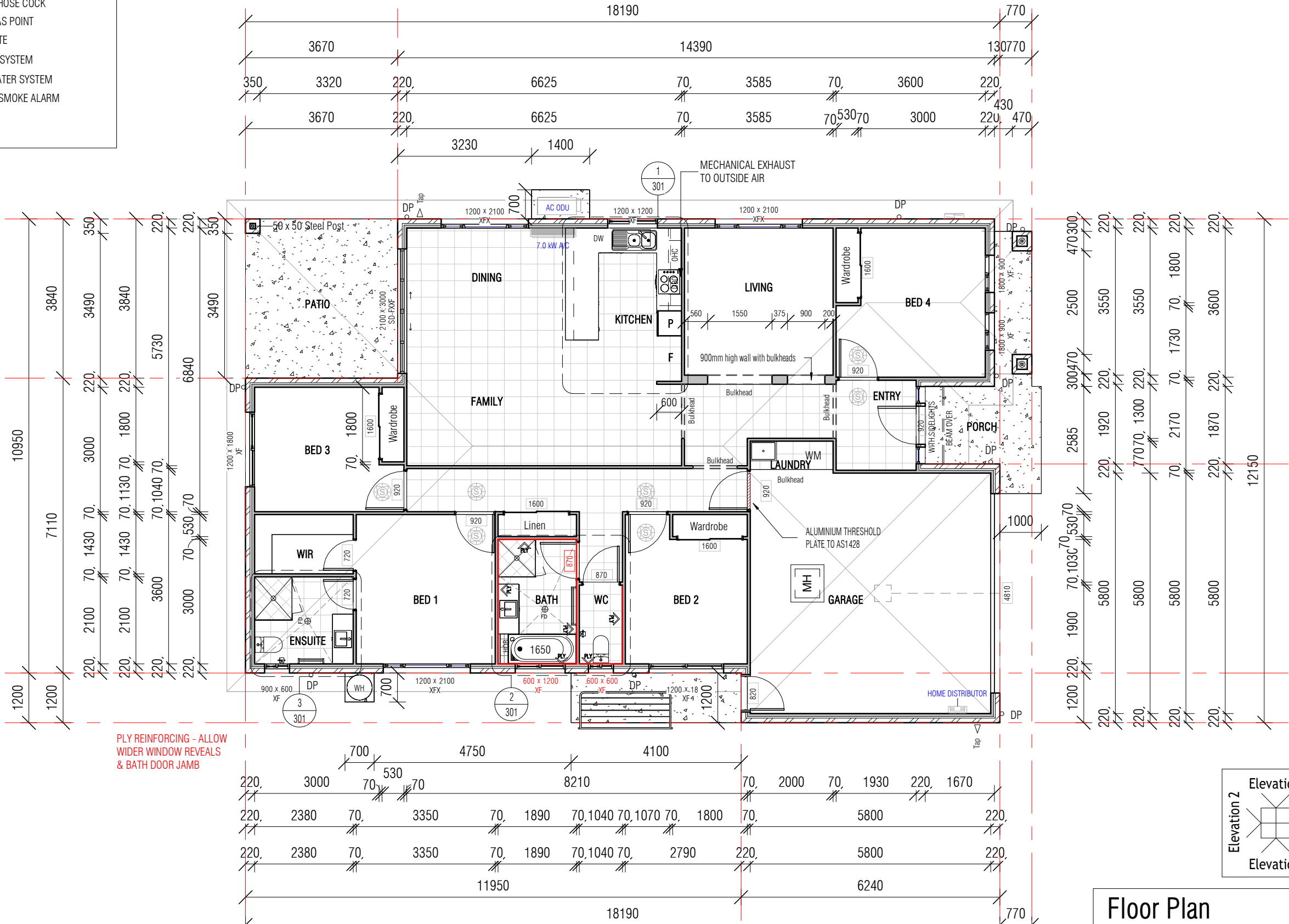
SITE DETAILS:
LOT 5 GRAHAM CIRCUIT
STONE RIDGE ESTATE
LOGAN RESERVE QLD

PROPERTY DETAILS
S.P NUMBER
HOUSE NAME:
BAYSWATER 180 (1) LHS

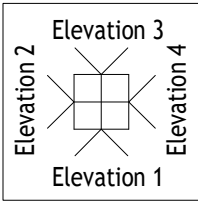
HOUSE TYPE:
SINGLE STOREY

CLIENT:
CHOICE HOMES

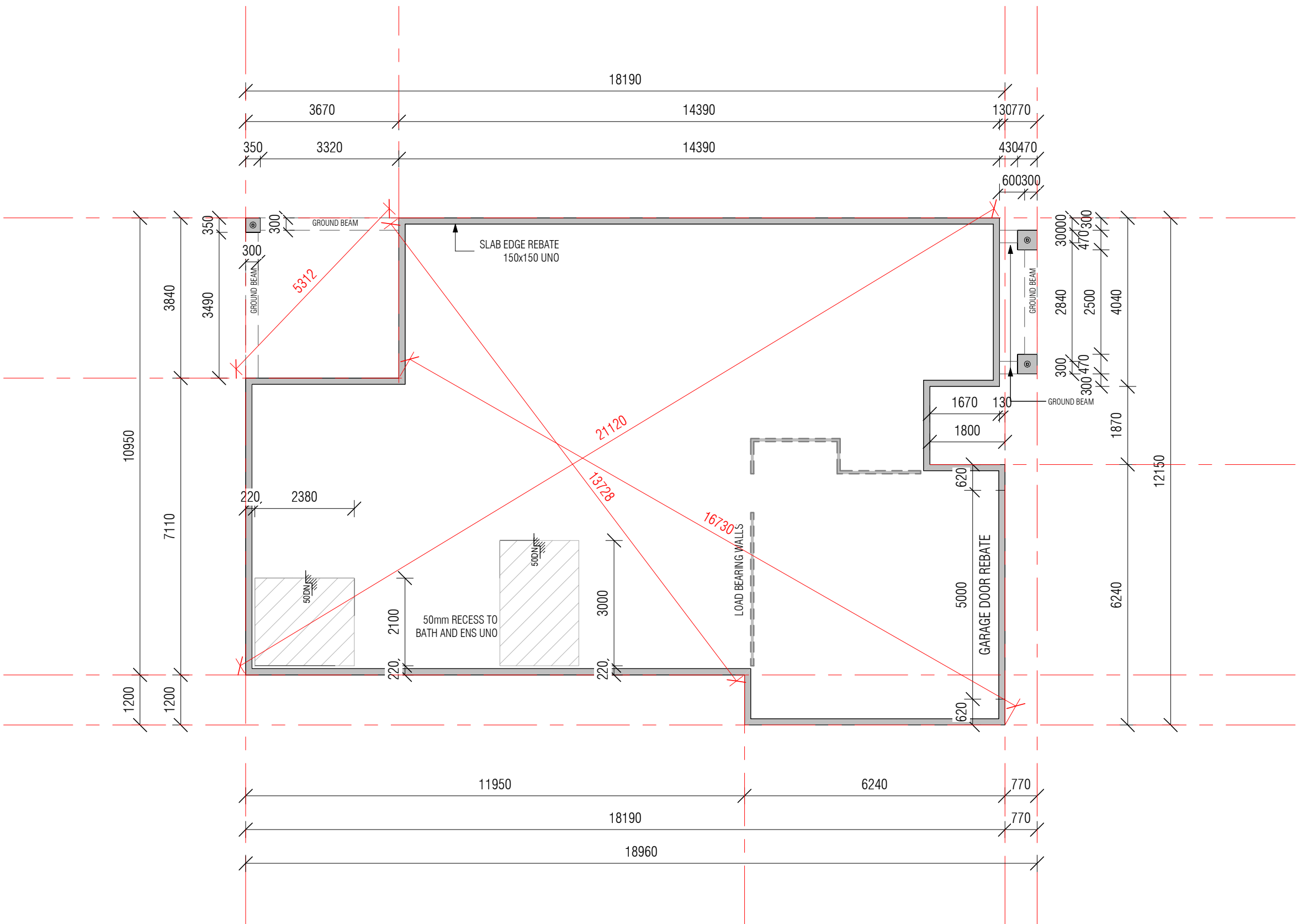
CLIENTS SIGNATURE:	
DATE: 18.09.24	DWG Name
SCALE: 1 : 100	Floor Plan
DRAWN: TB	DWG No:
CHECKED: TB	102
JOB No:	ISSUE
	A



PLY REINFORCING - ALLOW
WIDER WINDOW REVEALS
& BATH DOOR JAMB



Floor Plan



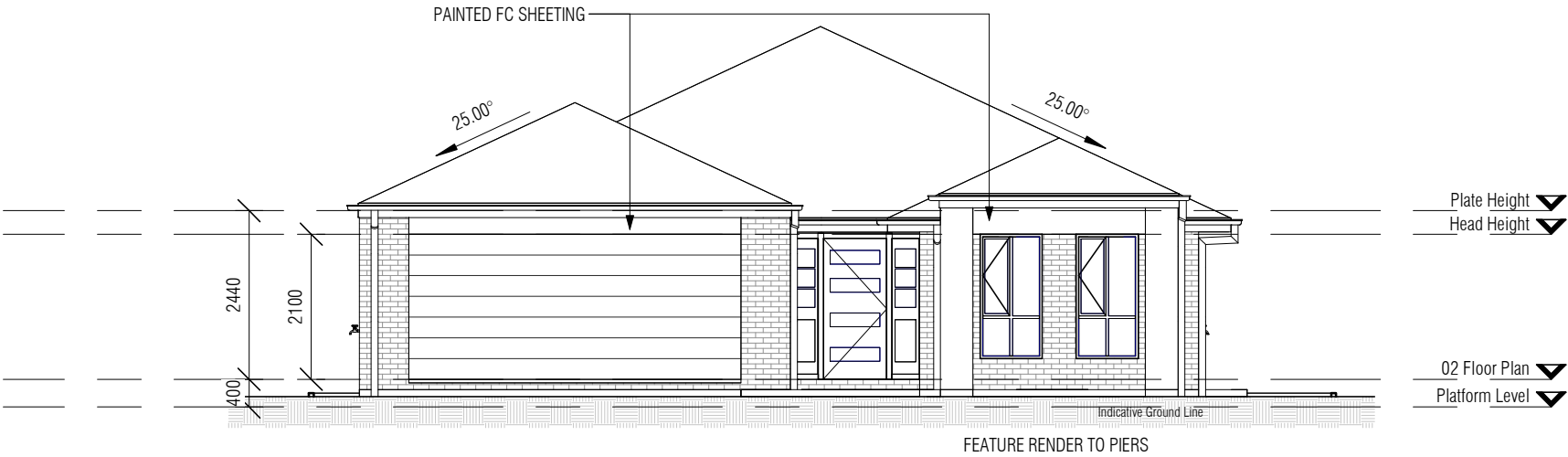
Slab Plan

ACN 061 632 862 LIC. No. 71541
P.O. BOX 396
PARADISE POINT, QLD 4216
PHONE: 07-5501 3300 WEBSITE:
FAX No: 07-5501 3399 www.choicehomes.com.au

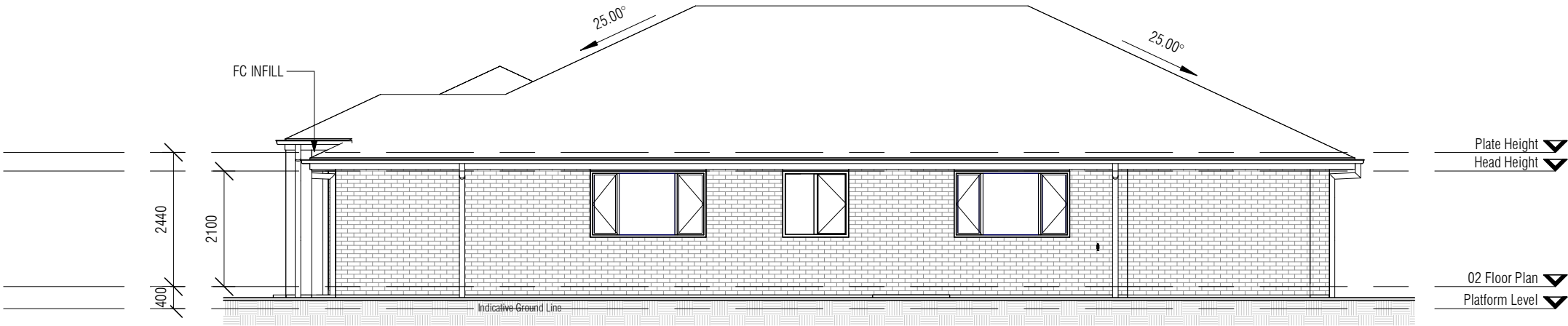
Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD**. All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
The design, in part or whole, is subject to Choice Homes (QLD) Pty Ltd COPYRIGHT ©

Estimation Details:	STANDARD TEMPLATE	
	ROOF TYPE: COLORBOND ROOF	
A	18.09.24	SITING
ISS	DATE	DESCRIPTION
SITING		
SITE DETAILS: LOT 5 GRAHAM CIRCUIT STONE RIDGE ESTATE LOGAN RESERVE QLD		
PROPERTY DETAILS S.P. NUMBER		
HOUSE NAME: BAYSWATER 180 (1) LHS		
HOUSE TYPE: SINGLE STOREY		
CLIENT: CHOICE HOMES		
CLIENTS SIGNATURE:		
DATE:	18.09.24	DWG Name
SCALE:	1 : 100	Slab Plan
DRAWN:	TB	DWG No:
CHECKED:	TB	103
JOB No:		ISSUE
		A

G:\LOGAN RESERVE - Stone Ridge (school rd)\9. SITING\RV1\5 GRAHAM (A) BAYSWATER 180 (1) NCC 22 LHS 2024.rvt



Elevation 1
1 : 100



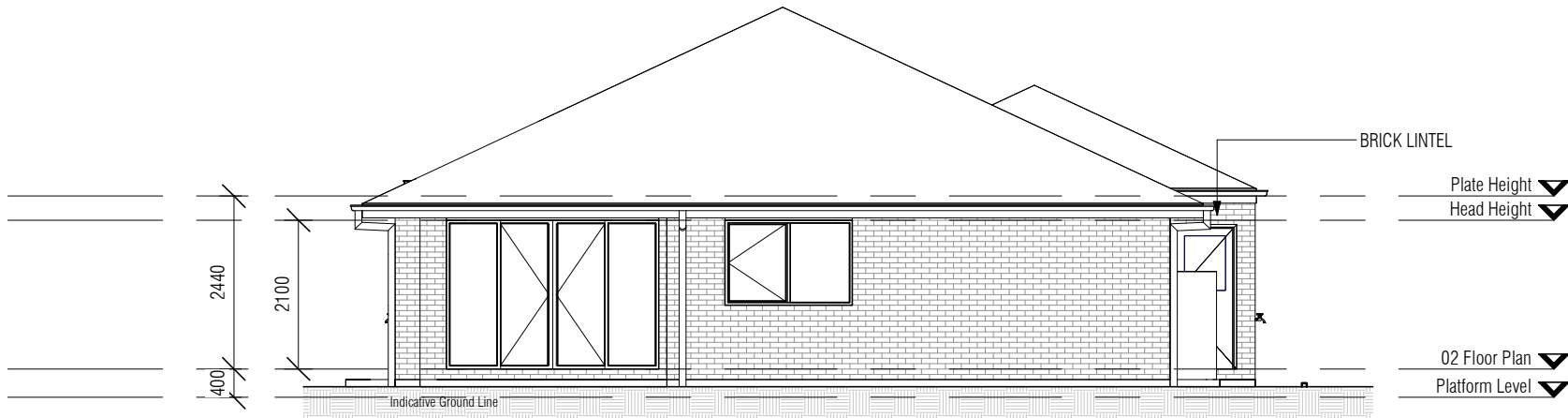
Elevation 2
1 : 100

- ROOF
 - REFER TO TITLE BLOCK FOR ROOF TYPE. TRUSSES @ 600CTS.
 - REFER TO ELEVATIONS AND ROOF PLAN FOR ROOF PITCH.
 - BATTENS FOR TILED ROOF AT 330 CTS OR TO SUIT TILE SELECTION.
 - BATTENS FOR COLORBOND ROOF AT 900CTS.
 - ALL FIXINGS AND INSTALLATION IN ACCORDANCE WITH MAUFACTURERS SPECIFICATIONS.
- CLADDING & FINISHES
 - FACE BRICK EXTERNAL WALLS UNLESS NOTED OTHERWISE ON THE DRAWING.
 - PAINTED FC ABOVE WINDOW & DOOR HEADS UNO.
 - THE DRAWING PATTERNS, STYLE AND FINISH OF APPLIED ELEMENTS ARE INDICATIVE FOR THE PURPOSE OF A DRAWING STANDARD. REFER TO THE CONTRACT "COLOUR SELECTION" FOR SELECTED STYLES, FINISH AND COLOUR OF DOORS, WINDOWS, ACCESSORIES, FINISHES AND FIXTURES.

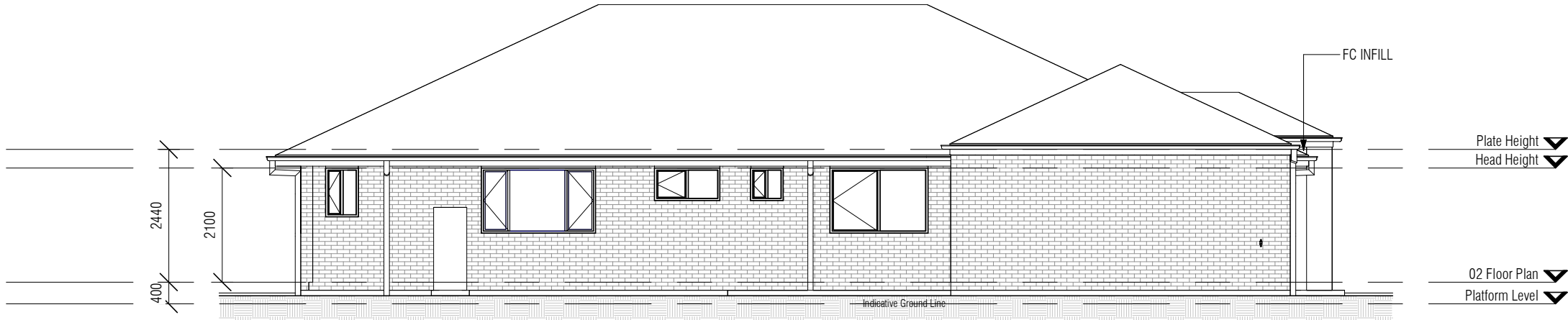
ACN 061 632 862 LIC. No. 71541
P.O. BOX 396
PARADISE POINT, QLD 4216
PHONE: 07-5501 3300 WEBSITE:
FAX No: 07-5501 3399 www.choicehomes.com.au

Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD**. All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
The design, in part or whole, is subject to Choice Homes (QLD) Pty Ltd COPYRIGHT ©

Estimation Details:	STANDARD TEMPLATE	
	ROOF TYPE: COLORBOND ROOF	
A	18.09.24	SITING
ISS	DATE	DESCRIPTION
SITING		
SITE DETAILS: LOT 5 GRAHAM CIRCUIT STONE RIDGE ESTATE LOGAN RESERVE QLD		
PROPERTY DETAILS S.P. NUMBER		
HOUSE NAME: BAYSWATER 180 (1) LHS		
HOUSE TYPE: SINGLE STOREY		
CLIENT: CHOICE HOMES		
CLIENTS SIGNATURE: _____		
DATE:	18.09.24	DWG Name
SCALE:	1 : 100	Elevations
DRAWN:	TB	DWG No:
CHECKED:	TB	201
JOB No:		ISSUE
		A



Elevation 3
1 : 100



Elevation 4
1 : 100

- ROOF
 - REFER TO TITLE BLOCK FOR ROOF TYPE. TRUSSES @ 600CTS.
 - REFER TO ELEVATIONS AND ROOF PLAN FOR ROOF PITCH.
 - BATTENS FOR TILED ROOF AT 330 CTS OR TO SUIT TILE SELECTION.
 - BATTENS FOR COLORBOND ROOF AT 900CTS.
 - ALL FIXINGS AND INSTALLATION IN ACCORDANCE WITH MAUFACTURERS SPECIFICATIONS.
- CLADDING & FINISHES
 - FACE BRICK EXTERNAL WALLS UNLESS NOTED OTHERWISE ON THE DRAWING.
 - PAINTED FC ABOVE WINDOW & DOOR HEADS UNO.
 - THE DRAWING PATTERNS, STYLE AND FINISH OF APPLIED ELEMENTS ARE INDICATIVE FOR THE PURPOSE OF A DRAWING STANDARD. REFER TO THE CONTRACT "COLOUR SELECTION" FOR SELECTED STYLES, FINISH AND COLOUR OF DOORS, WINDOWS, ACCESSORIES, FINISHES AND FIXTURES.

ACN 061 632 862 LIC. No. 71541

P.O. BOX 396

PARADISE POINT, QLD 4216

PHONE: 07-5501 3300 WEBSITE:

FAX No: 07-5501 3399 www.choicehomes.com.au

Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD.** All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
The design, in part or whole, is subject to Choice Homes (QLD) Pty Ltd COPYRIGHT ©

Estimation Details	STANDARD TEMPLATE	
ROOF TYPE: COLORBOND ROOF		
A	18.09.24	SITING
ISS	DATE	DESCRIPTION
SITING		
SITE DETAILS: LOT 5 GRAHAM CIRCUIT STONE RIDGE ESTATE LOGAN RESERVE QLD		
PROPERTY DETAILS S.P NUMBER		
HOUSE NAME: BAYSWATER 180 (1) LHS		
HOUSE TYPE: SINGLE STOREY		
CLIENT: CHOICE HOMES		
CLIENTS SIGNATURE:		
DATE: 18.09.24		DWG Name
SCALE: 1 : 100		Elevations
DRAWN: TB		DWG No:
CHECKED: TB		202
JOB No:		ISSUE A