



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.

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G:\LOGAN RESERVE - Stone Ridge (school rd)\9. SITING\RV\25 GRAHAM (A) MORETON (2) LHS 2024.mt



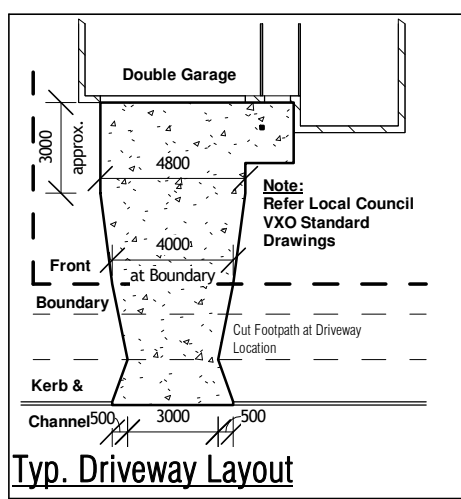
**1. EARTHWORKS**  
a) Cut and fill indicated on plan may vary at construction stage and builder is to verify and adjust as required.  
b) Any variation at construction stage is to comply with Council policy on earthworks/drainage for residential sites.  
c) Site works indicated on this plan are for 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 40m<sup>2</sup> of roof area, discharging into 100Ø stormwater pipework connecting yard gullies.  
c) Minimum grade of 1% to kerb adapter or rubble pit if applicable .



| EXTERNAL CONCRETE |                      |
|-------------------|----------------------|
| Type              | Area                 |
| Water Heater      | 0.49 m <sup>2</sup>  |
| AC ODU            | 0.98 m <sup>2</sup>  |
| Step Out          | 1.04 m <sup>2</sup>  |
| Clothesline       | 3.60 m <sup>2</sup>  |
| Porch & Path      | 3.67 m <sup>2</sup>  |
| Patio             | 12.76 m <sup>2</sup> |
| Driveway          | 43.22 m <sup>2</sup> |
| Grand total: 7    | 65.75 m <sup>2</sup> |

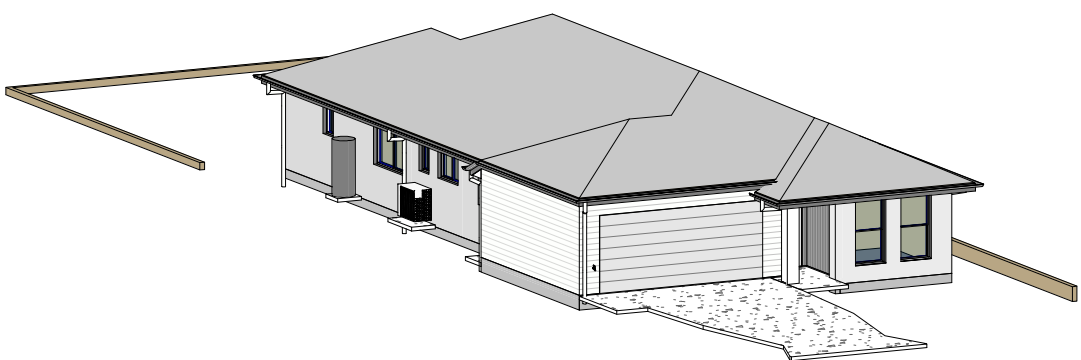
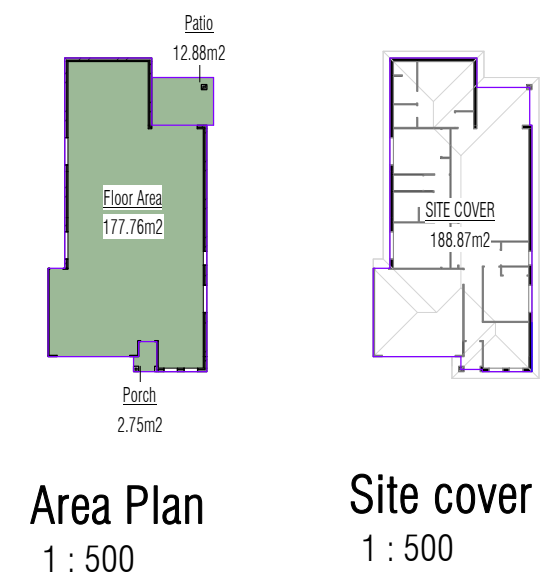
| RETAINING WALLS         |         |                      |
|-------------------------|---------|----------------------|
| Type                    | Length  | Area                 |
| Retaining Wall - Timber | 37.93 m | 15.20 m <sup>2</sup> |
| Timber Sleeper on Fence | 24.11 m | 4.81 m <sup>2</sup>  |

NO ACOUSTIC REQUIREMENTS

NO BUSHFIRE REQUIREMENTS

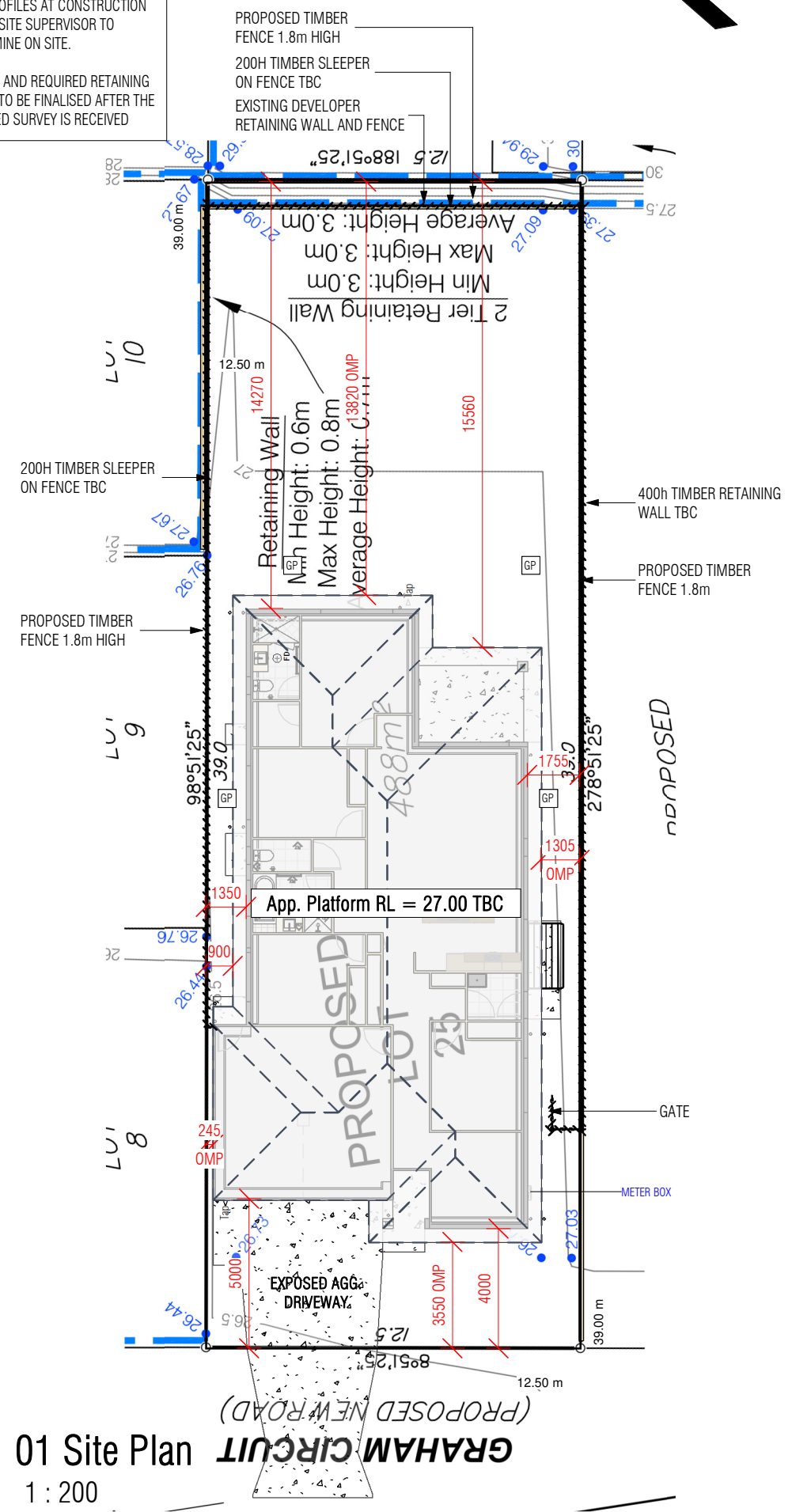
**ENERGY EFFICIENCY REQ'S NCC 2022**  
• R2.5 INSULATION INSTALLED TO ENTIRE CEILING INCLUDING PATIO.  
• SARKING INSTALLED TO ALL WALLS  
• 1.5 INSULATION BATTS TO ALL EXTERNAL WALLS WITH CLADDING  
• CEILING FAN TO PATIO  
• HEAT PUMP TO HOT WATER UNIT  
• REFER TO ENERGY EFFICIENCY REPORT FOR ANY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

**EMERGENCY ACTION PLAN**  
**EAP** ASSEMBLY AREA  
FOLLOW ARROWS



Site 3D

NOTE - RETAINING WALLS MAY VARY ON SITE ACCORDING TO SITE PROFILES AT CONSTRUCTION START. SITE SUPERVISOR TO DETERMINE ON SITE.  
SETOUT AND REQUIRED RETAINING WALLS TO BE FINALISED AFTER THE DETAILED SURVEY IS RECEIVED



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P.O. BOX 396  
PARADISE POINT, QLD 4216  
PHONE: 07-5501 3300  
FAX No: 07-5501 3399

LIC. No. 71541  
WEBSITE:  
www.choicehomes.com.au

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|                     |                   |
|---------------------|-------------------|
| SITE COVERAGE       | 39%               |
| LOT AREA            | 488m <sup>2</sup> |
| BUILDING SITE COVER | 189m <sup>2</sup> |

STANDARD TEMPLATE

ROOF TYPE: COLORBOND ROOF

|     |          |             |
|-----|----------|-------------|
| A   | 20.09.24 | SITING      |
| ISS | DATE     | DESCRIPTION |

SITING

SITE DETAILS:  
LOT 25 GRAHAM CIRCUIT  
STONE RIDGE ESTATE  
LOGAN RESERVE QLD

PROPERTY DETAILS

S.P. NUMBER

HOUSE NAME:  
MORETON (2) LHS

HOUSE TYPE:  
SINGLE STOREY

CLIENT:  
CHOICE HOMES

CLIENTS SIGNATURE:

DATE: 20.09.24

SCALE: As indicated

DRAWN: TB

CHECKED: TB

JOB No:

DWG Name

Site Plan

DWG No:

101

ISSUE

A

|                     |                                      |                               |                         |   |
|---------------------|--------------------------------------|-------------------------------|-------------------------|---|
| FENCE: PALING FENCE | RETAINING WALLS: TIMBER SLEEPERS UNO | LANDSCAPE: STANDARD LANDSCAPE | FACADE: STANDARD FACADE | FIRE WALL: HARDIESMART FIRE WALL SYSTEM |
|---------------------|--------------------------------------|-------------------------------|-------------------------|---|

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              |

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

| AREA SCHEDULE  |                       |           |
|----------------|-----------------------|-----------|
| Name           | Area                  | Perimeter |
| Floor Area     | 177.76 m <sup>2</sup> | 64.42 m   |
| Patio          | 12.88 m <sup>2</sup>  | 14.48 m   |
| Porch          | 2.75 m <sup>2</sup>   | 7.01 m    |
| Grand total: 3 | 193.39 m <sup>2</sup> |           |

| INTERNAL WALLS |         |                       |
|----------------|---------|-----------------------|
| Type           | Length  | Area                  |
| Stud 70        | 76.13 m | 141.60 m <sup>2</sup> |

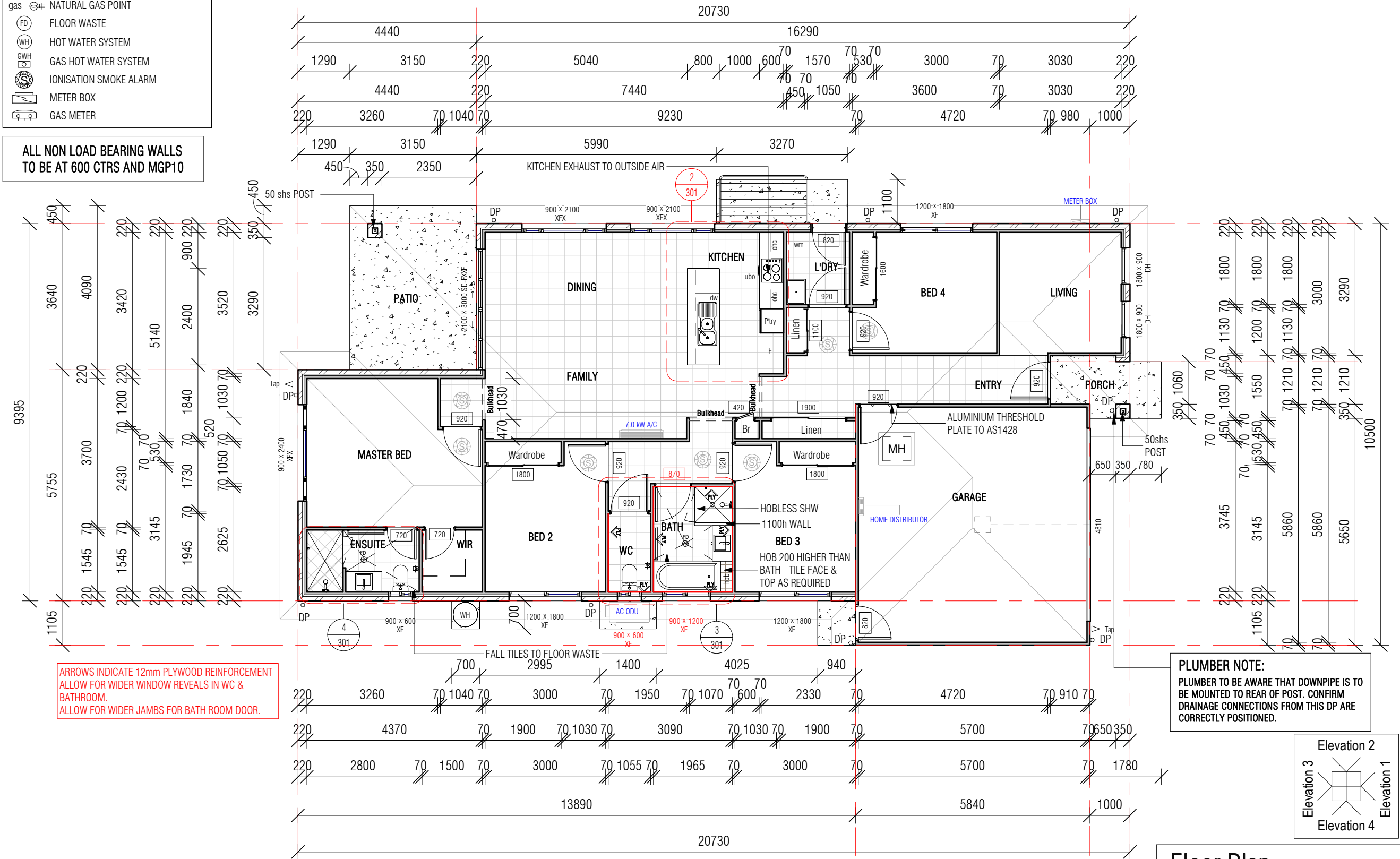
| FLOOR TILES |                      |
|-------------|----------------------|
| Type        | Area                 |
| Bath        | 2.41 m <sup>2</sup>  |
| Ensuite     | 2.55 m <sup>2</sup>  |
| Laundry     | 2.83 m <sup>2</sup>  |
| Main Floor  | 55.22 m <sup>2</sup> |
| Shower      | 2.24 m <sup>2</sup>  |
| WC          | 2.12 m <sup>2</sup>  |
|             | 67.37 m <sup>2</sup> |

**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.

| CARPET |                      |
|--------|----------------------|
| Type   | Area                 |
| Carpet | 60.10 m <sup>2</sup> |

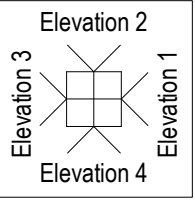
**NOTE:**  
FINAL POSITION OF DOWNPIPES, METER BOX, GAS METER, GAS CONNECTIONS, TAPS, AC, AC ODU, WATER TANK, HOT WATER SYSTEM AND CLOTHESLINE MAY DIFFER TO PLAN DUE TO CONDITIONS ON SITE. (IF PART OF SPECIFICATION)

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



ARROWS INDICATE 12mm PLYWOOD REINFORCEMENT  
ALLOW FOR WIDER WINDOW REVEALS IN WC & BATHROOM.  
ALLOW FOR WIDER JAMBS FOR BATH ROOM DOOR.

**PLUMBER NOTE:**  
PLUMBER TO BE AWARE THAT DOWNPIPE IS TO BE MOUNTED TO REAR OF POST. CONFIRM DRAINAGE CONNECTIONS FROM THIS DP ARE CORRECTLY POSITIONED.



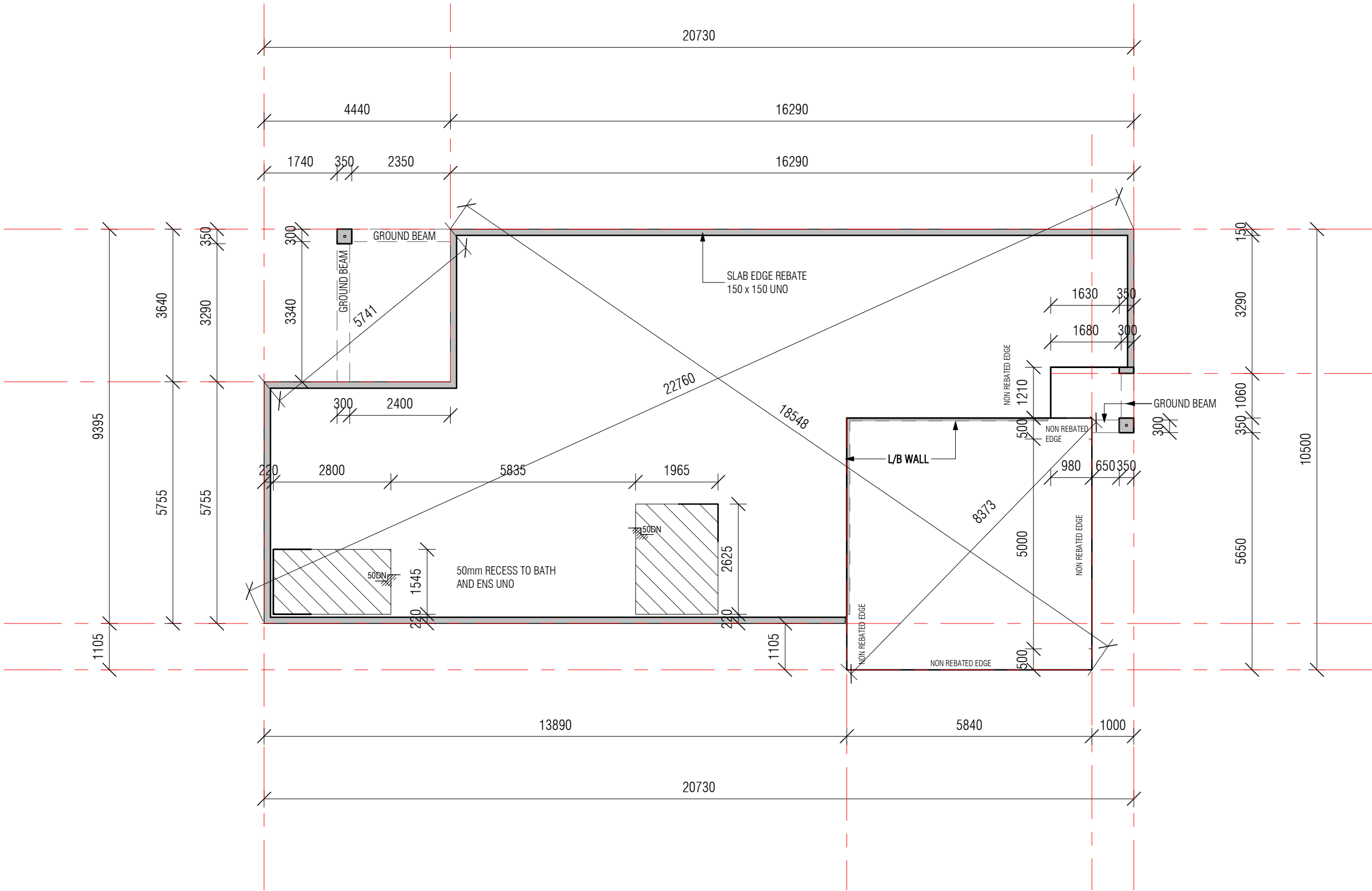
Floor Plan

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PARADISE POINT, QLD 4216  
PHONE: 07-5501 3300    WEBSITE:  
FAX No: 07-5501 3399    www.choicehomes.com.au

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| STANDARD TEMPLATE   |            |             |
|---|------------|-------------|
| ROOF TYPE: COLORBOND ROOF   |            |             |
| A   | 20.09.24   | SITING      |
| ISS   | DATE       | DESCRIPTION |
| SITING  |            |             |
| SITE DETAILS:<br>LOT 25 GRAHAM CIRCUIT<br>STONE RIDGE ESTATE<br>LOGAN RESERVE QLD |            |             |
| PROPERTY DETAILS<br>S.P. NUMBER   |            |             |
| HOUSE NAME:<br>MORETON (2) LHS  |            |             |
| HOUSE TYPE:<br>SINGLE STOREY  |            |             |
| CLIENT:<br>CHOICE HOMES   |            |             |
| CLIENTS SIGNATURE:  |            |             |
| DATE: 20.09.24  | DWG Name   |             |
| SCALE: 1 : 100  | Floor Plan |             |
| DRAWN: TB   | DWG No:    |             |
| CHECKED: TB   | 102        |             |
| JOB No:   | ISSUE      |             |
|   | A          |             |





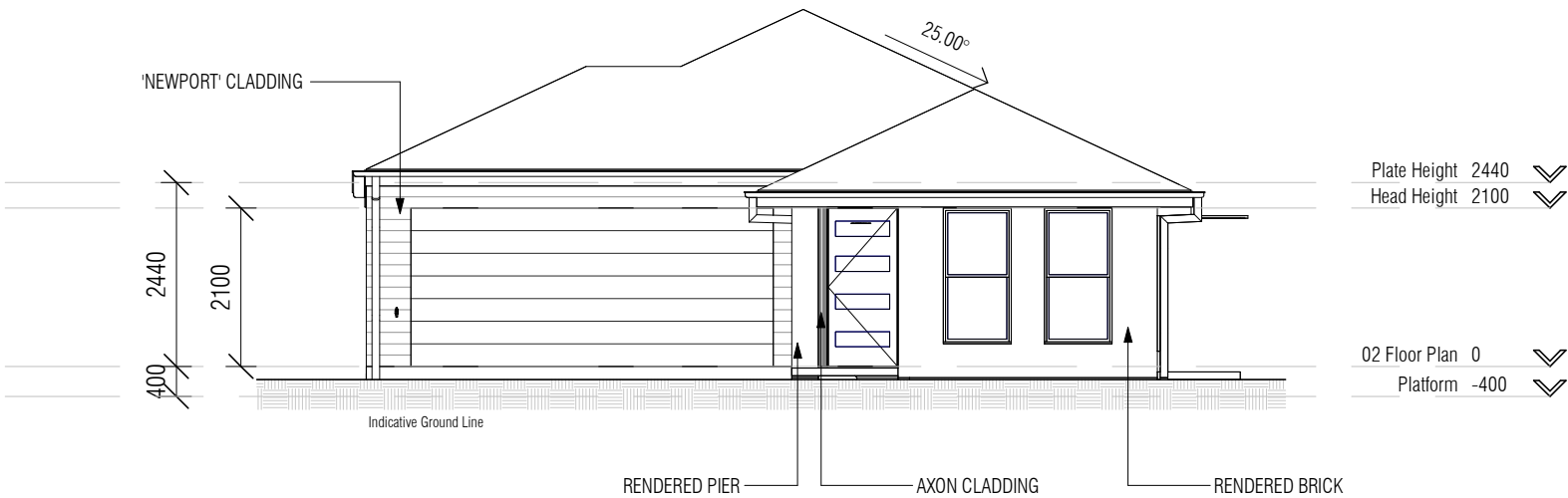
Slab Plan

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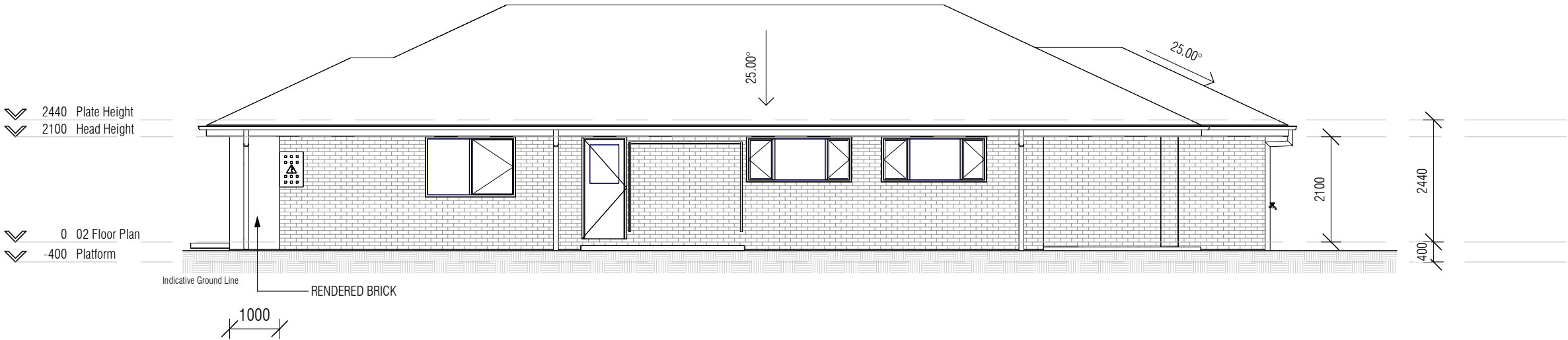
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|   |                           |                              |
|---|---------------------------|------------------------------|
| Estimation Details:   | STANDARD TEMPLATE         |                              |
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|   | ROOF TYPE: COLORBOND ROOF |                              |
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| PROPERTY DETAILS<br>S.P. NUMBER   |                           |                              |
| HOUSE NAME:<br>MORETON (2) LHS  |                           |                              |
| HOUSE TYPE:<br>SINGLE STOREY  |                           |                              |
| CLIENT:<br>CHOICE HOMES   |                           |                              |
| CLIENTS SIGNATURE:  |                           |                              |
| DATE:   | 20.09.24                  | DWG Name<br><b>Slab Plan</b> |
| SCALE:  | 1 : 100                   |                              |
| DRAWN:  | TB                        | DWG No:<br><b>103</b>        |
| CHECKED:  | TB                        |                              |
| JOB No:   |                           | ISSUE<br><b>A</b>            |





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.

**NOTE:** BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS 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.

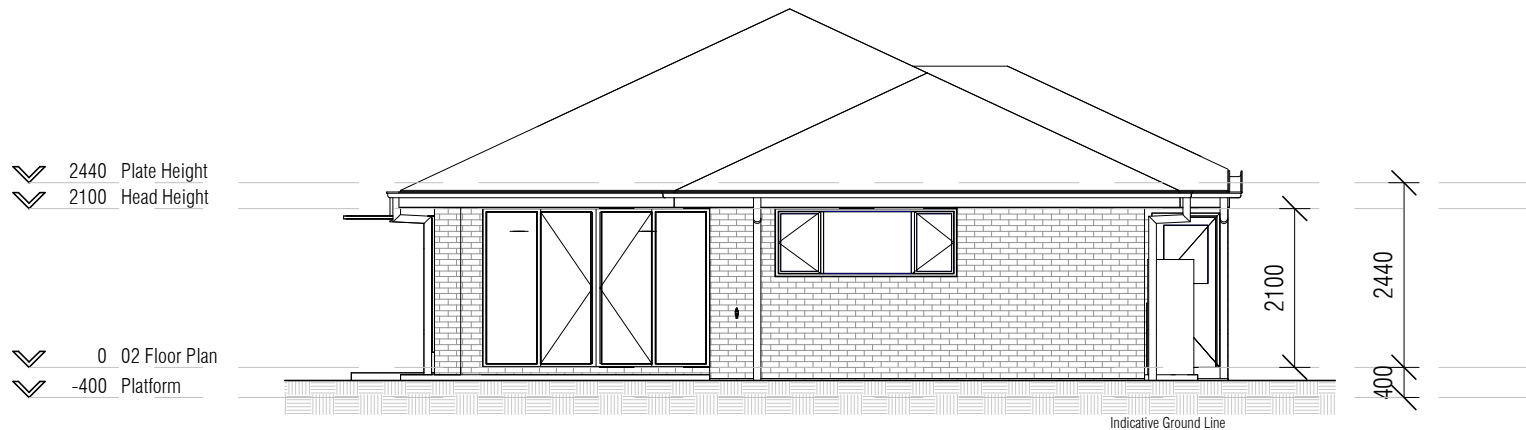
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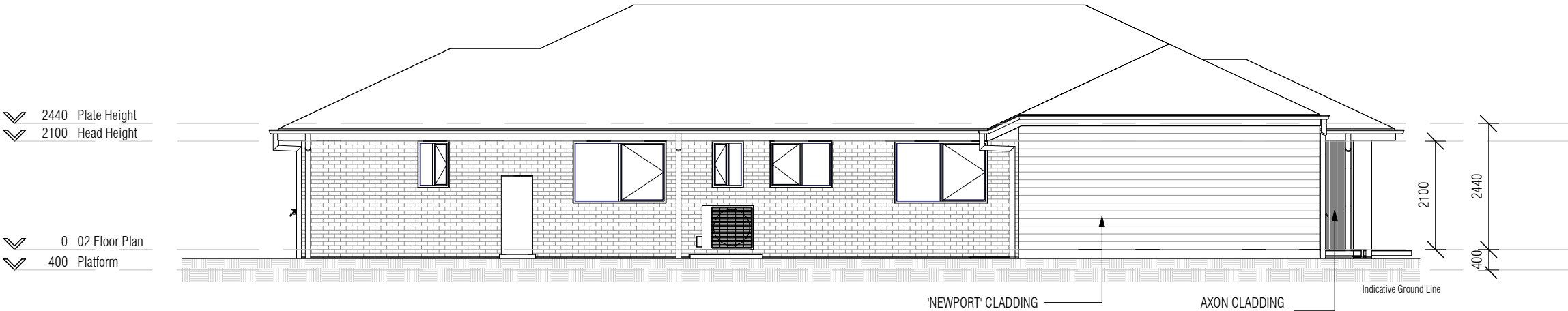
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| PROPERTY DETAILS<br>S.P NUMBER  |                   |             |
| HOUSE NAME:<br>MORETON (2) LHS  |                   |             |
| HOUSE TYPE:<br>SINGLE STOREY  |                   |             |
| CLIENT:<br>CHOICE HOMES   |                   |             |
| CLIENTS SIGNATURE:  |                   |             |
| DATE:   | 20.09.24          | DWG Name    |
| SCALE:  | 1 : 100           | Elevations  |
| DRAWN:  | TB                | DWG No:     |
| CHECKED:  | TB                | 201         |
| JOB No:   |                   | ISSUE       |
|   |                   | A           |

Elevations





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.

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| ROOF TYPE: COLORBOND ROOF   |                   |             |
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| HOUSE NAME:<br>MORETON (2) LHS  |                   |             |
| HOUSE TYPE:<br>SINGLE STOREY  |                   |             |
| CLIENT:<br>CHOICE HOMES   |                   |             |
| CLIENTS SIGNATURE:  |                   |             |
| DATE:   | 20.09.24          | DWG Name    |
| SCALE:  | 1 : 100           | Elevations  |
| DRAWN:  | TB                | DWG No:     |
| CHECKED:  | TB                | 202         |
| JOB No:   |                   | ISSUE       |
|   |                   | A           |

Elevations