



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

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G:\LOGAN RESERVE - Stone Ridge (school rd)\9. SITING\RV\28 GRAHAM (A) CAPRI (1) NCC 22 RHS 2024.rvt

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

- 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.

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.

- 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 1000 downpipes at a rate of 1 per 40m² of roof area, discharging into 1000 stormwater pipework connecting yard gullies.
- c) Minimum grade of 1% to kerb adapter or rubble pit if applicable.



EXTERNAL CONCRETE	
Type	Area
Driveway	32.86 m ²
Patio	10.17 m ²
Stepout	0.96 m ²
Porch & Path	4.58 m ²
AC ODU	0.98 m ²
Water Heater	0.49 m ²
Clothesline	4.17 m ²
Grand total: 7	54.20 m ²

RETAINING WALLS		
Type	Length	Area
Retaining Wall - Timber	61.92 m	24.77 m ²
Timber Sleeper on Fence	12.30 m	2.46 m ²

NO BUSHFIRE REQUIREMENTS

- 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

FOLLOW ARROWS



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SITE COVERAGE	47%
LOT AREA	383m ²
BUILDING SITE COVER	181m ²

Estimation Details:

A	19.09.24	SITING
ISS	DATE	DESCRIPT

SITING

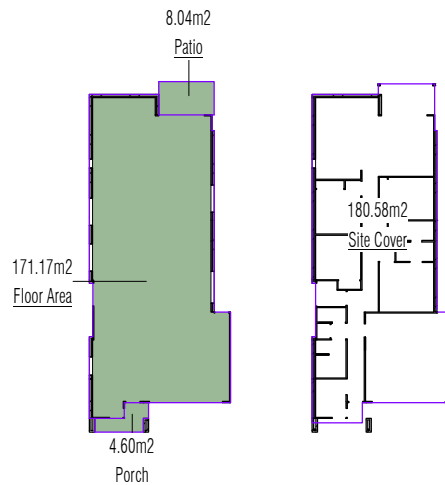
SITE DETAILS:
LOT 28 GRAHAM CIRCUIT
STONE RIDGE ESTATE
LOGAN RESERVE QLD

CAPRI (1)

CLIENT:
CHOICE HOMES

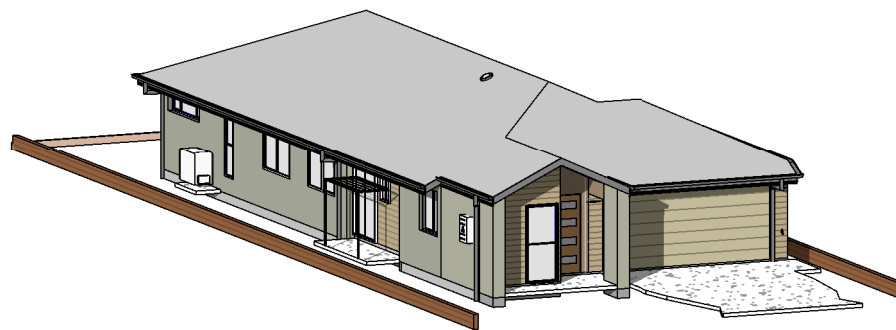
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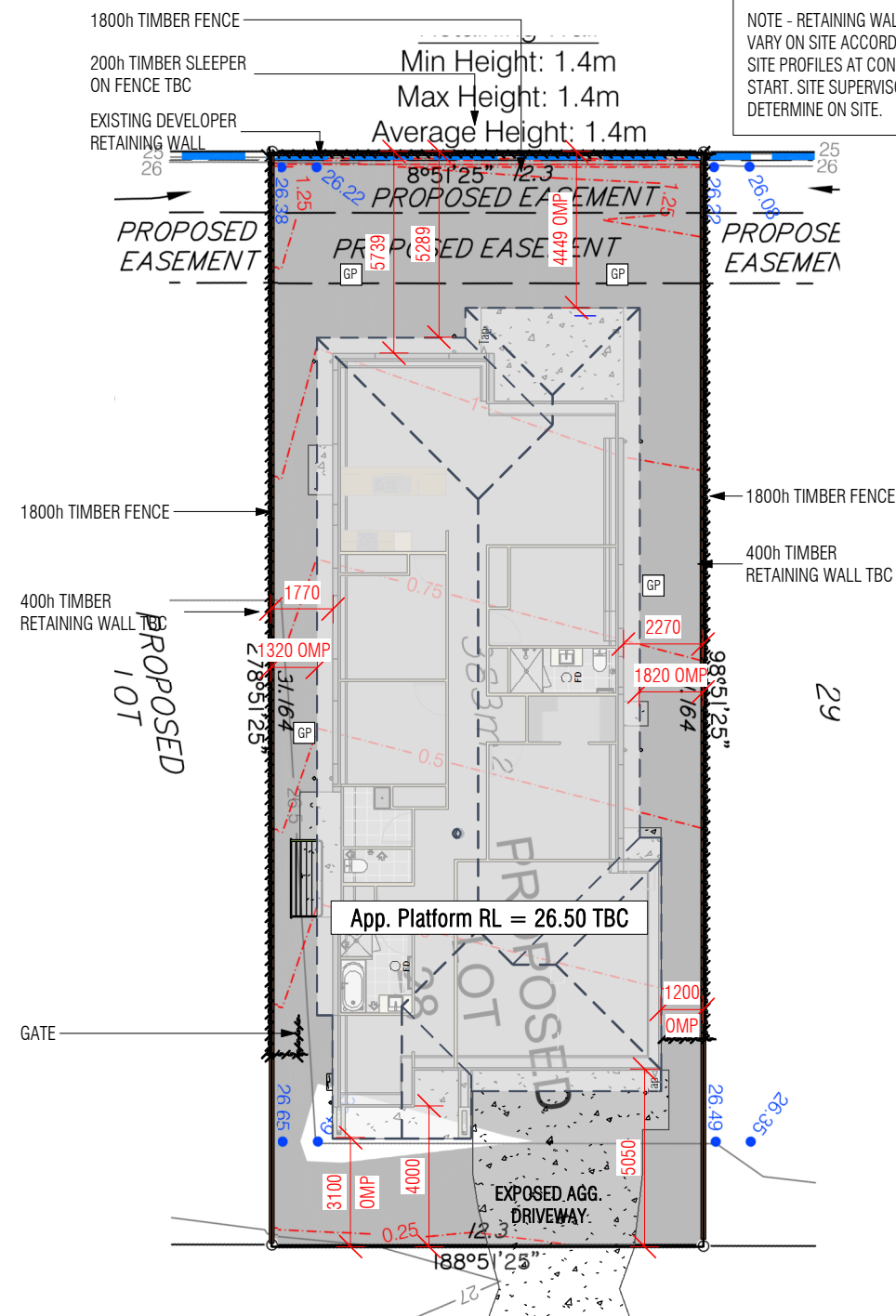


Area Plan

1 : 500



Site 3D



01 Site Plan

1 : 200

Site Plan

FIRE WALL:	
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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

Name	Area	Perimeter
Floor Area	171.17 m ²	61.78 m
Patio	8.04 m ²	11.72 m
Porch	4.60 m ²	10.98 m
Grand total: 3	183.80 m ²	

INTERNAL WALLS

Type	Length	Area	Width
Stud 70	63.49 m	123.45 m ²	70
Stud 90	11.68 m	23.03 m ²	90

FLOOR TILES

Type	Area
Bath	2.63 m ²
Ensuite	2.70 m ²
Laundry	2.67 m ²
Main Floor	55.19 m ²
Shower	2.00 m ²
WC	1.85 m ²
	67.04 m ²

CARPET

Type	Area
Carpet	51.41 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.

NBN REQUIREMENTS:

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

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)

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

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

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STANDARD TEMPLATE

Estimation Details:

ROOF TYPE: COLORBOND ROOF

A	19.09.24	SITING
ISS	DATE	DESCRIPTION

SITING

SITE DETAILS:
LOT 28 GRAHAM CIRCUIT
STONE RIDGE ESTATE
LOGAN RESERVE QLD

PROPERTY DETAILS

S.P NUMBER

HOUSE NAME:

CAPRI (1)

HOUSE TYPE:
SINGLE STOREY

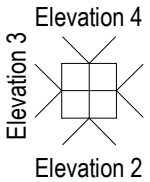
CLIENT:

CHOICE HOMES

CLIENTS SIGNATURE:

DATE: 19.09.24	DWG Name
SCALE: 1 : 100	Floor Plan
DRAWN: TB	DWG No:
CHECKED: TB	102
JOB No:	ISSUE
	A

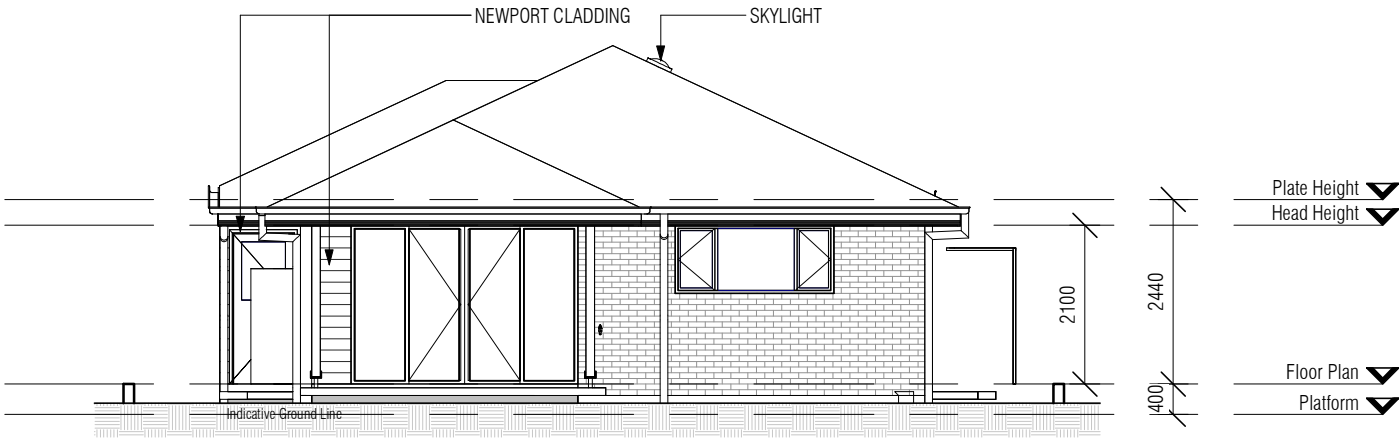
Floor Plan



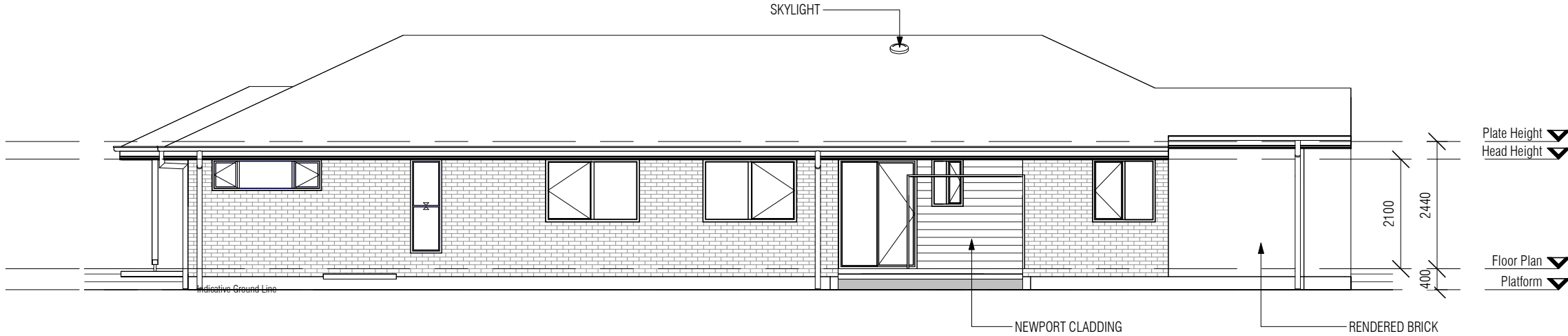
ARROW INDICATES 12mm PLYWOOD REINFORCEMENT
ALLOW FOR WIDER WINDOW REVEALS IN WC & BATHROOM.
ALLOW FOR WIDER JAMBS FOR BATH ROOM DOOR.



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	ROOF TYPE: COLORBOND ROOF	
A	19.09.24	SITING
ISS	DATE	DESCRIPTION
SITING		
SITE DETAILS: LOT 28 GRAHAM CIRCUIT STONE RIDGE ESTATE LOGAN RESERVE QLD		
PROPERTY DETAILS S.P NUMBER		
HOUSE NAME: CAPRI (1)		
HOUSE TYPE: SINGLE STOREY		
CLIENT: CHOICE HOMES		
CLIENTS SIGNATURE: _____		
DATE: 19.09.24	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.

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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DATE:	19.09.24	DWG Name
SCALE:	1 : 100	Elevations
DRAWN:	TB	DWG No:
CHECKED:	TB	202
JOB No:		ISSUE
		A