

# Site Plan

SCALE 1:200

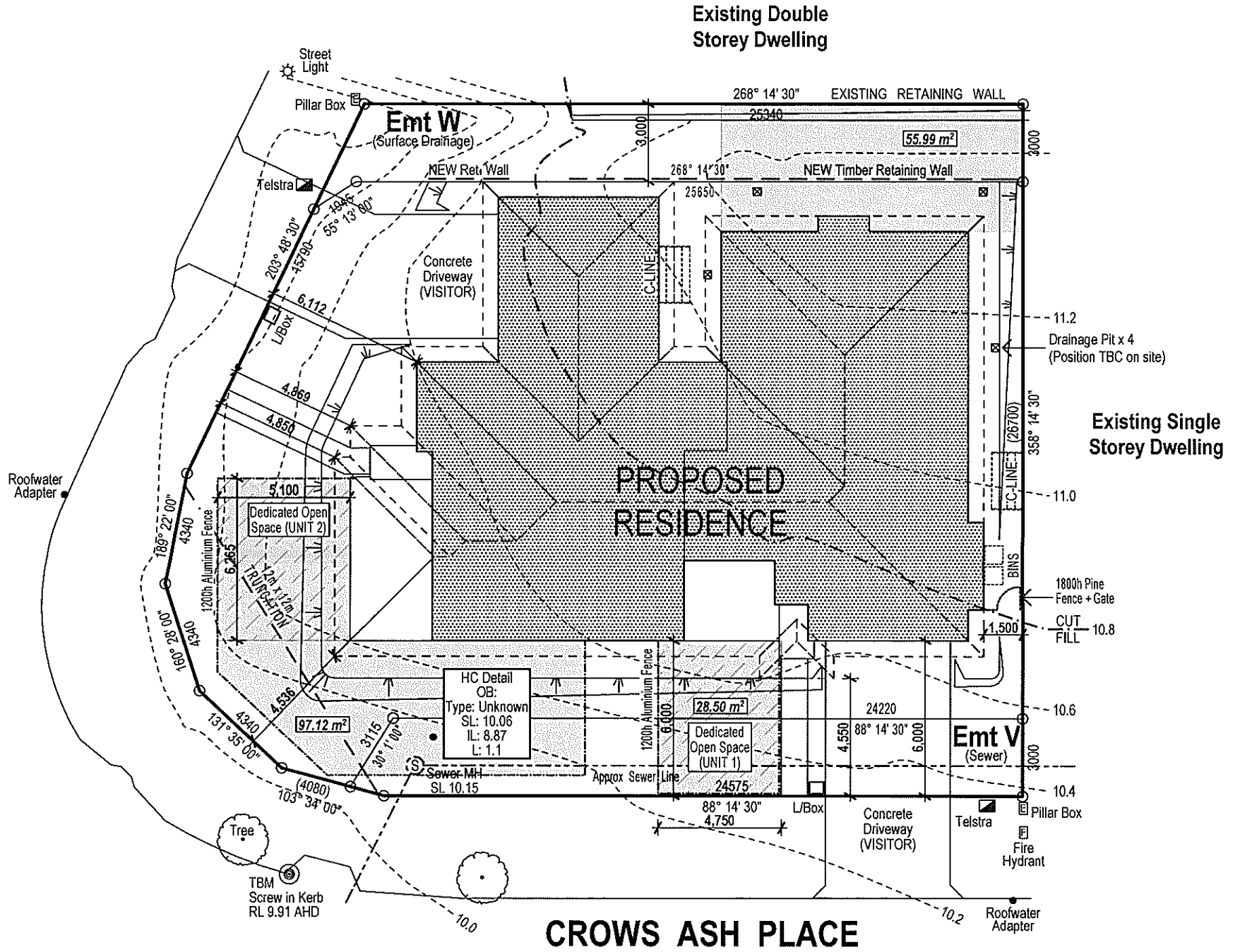


Lot 12  
SP223655  
800m<sup>2</sup>

ALL LEVELS TO BE  
CONFIRMED BY  
BUILDER ON SITE PRIOR  
TO CONSTRUCTION

APPROX  
PLATFORM  
RL: 10.80

APPROX  
SLAB  
RL: 11.10



2 x 3 BEDROOM DUPLEX LOT 12 CROWS ASH PLACE, KULUIN	
TOTAL SITE AREA	800m <sup>2</sup>
SITE COVER (PLOT RATIO)	337.58m <sup>2</sup> (42.20%)
TOTAL FLOOR AREA (NOT INCL. PATIO & ALFRESCO)	301.33m <sup>2</sup> (37.67%)
EXCLUSIVE USE AREA	
UNIT 1	80.71m <sup>2</sup>
UNIT 2	97.12m <sup>2</sup>
TOTAL (INCLUDES DESIGNATED OPEN SPACE)	177.83m <sup>2</sup> (22.23%)
LANDSCAPE (INCLUDES ALL AREAS EXCEPT DRIVEWAY & BUILDING)	405.00m <sup>2</sup> (50.63%)

**APPROX. 400mm CUT & 600mm  
FILL TO BUILDING PLATFORM**

**P.J. BURNS BUILDER PTY LTD**  
NOEL BURNS HOUSE, UNIT 15/21 NICKLIN WAY  
KAWANA WATERS, QUEENSLAND 4575  
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ACN: 099 655 197 QBSA LICENCE NO: 1076796  
QMBA LICENCE NO: 427



## QS CONTRACT DRAWINGS

B	09.04.13	Delete Water Tanks, Fences, & Battered Cut. ADD Low Timber Ret. Wall to line of Emt W (Emt W not altered)
A	06.03.13	Added overall ht of building, floor area of each room, Purposes of EMT's, Showed adjoining property info.

Proposed Residence for M.W Blundell  
at Lot 12 Crows Ash Place, Kuluin

Date:	01.02.13	Dwg no:	8602
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# Floor Plan

SCALE 1:100

## ELEVATIONS



FRAME-70mm UNO

Seal wet areas in accordance with BCA Vol 2.

Refer to truss and frame manufacturers specifications for bracing, framing and tie down.

TERMITE PROTECTION AS PER SPECIFICATION

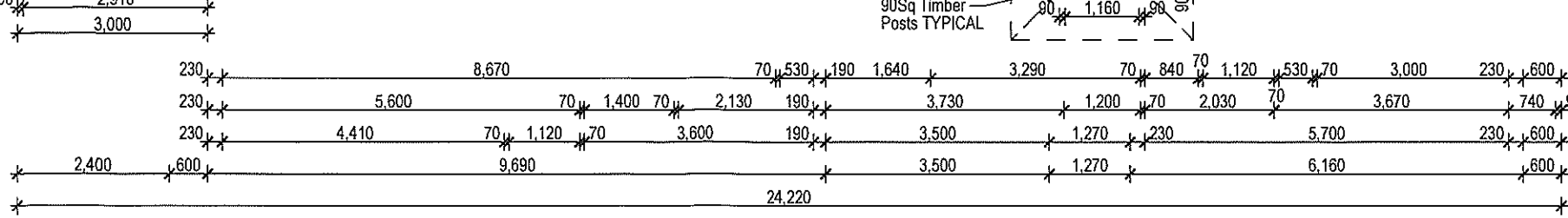
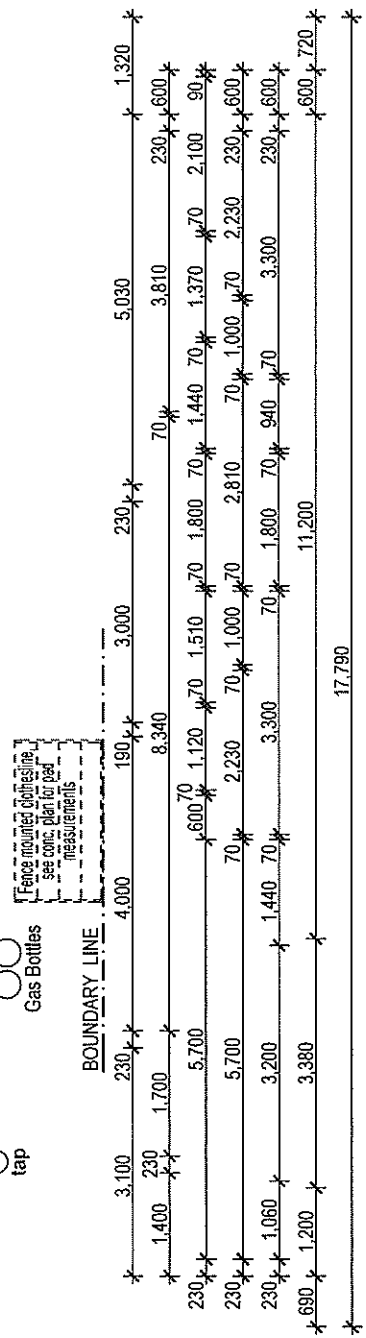
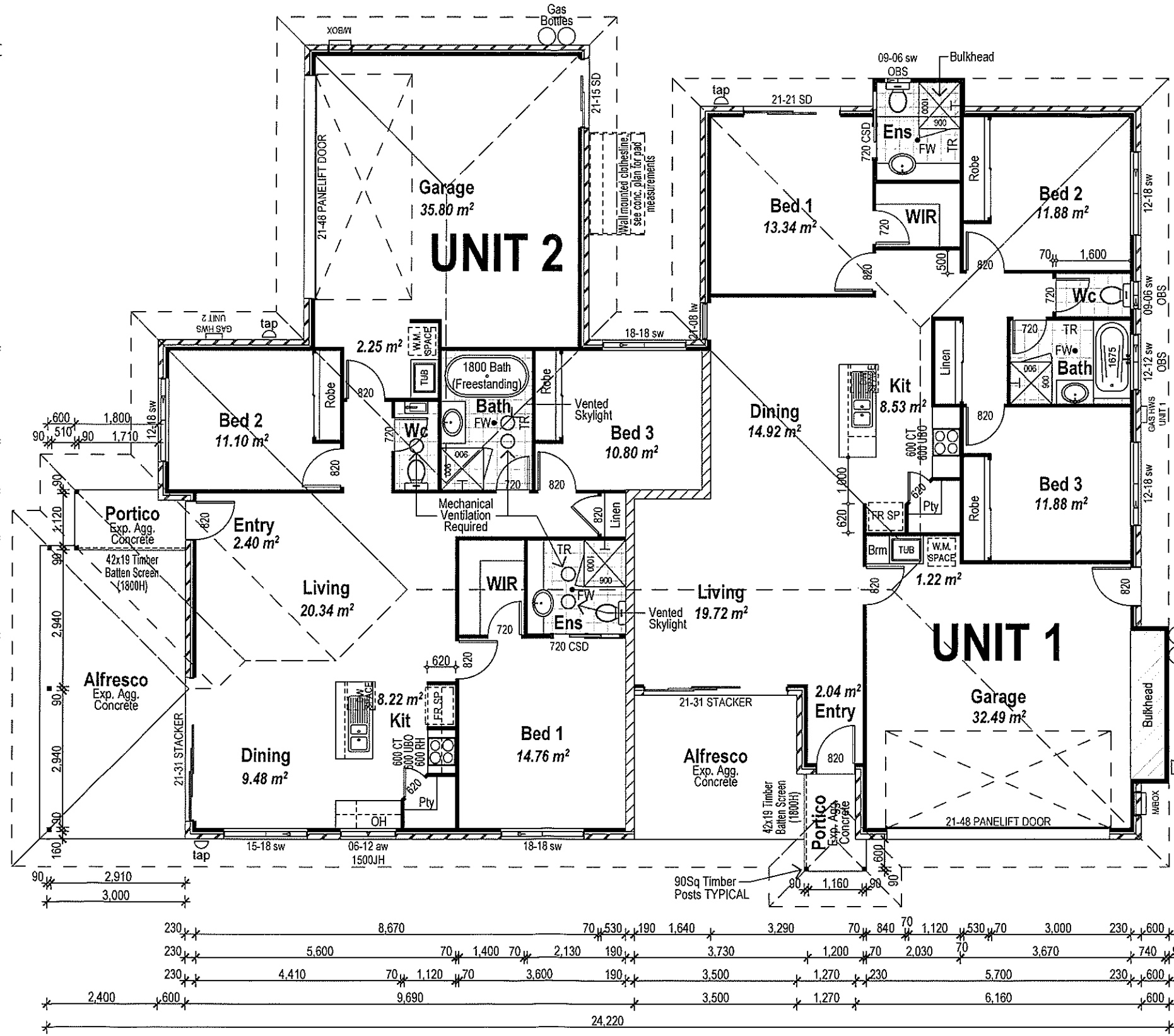
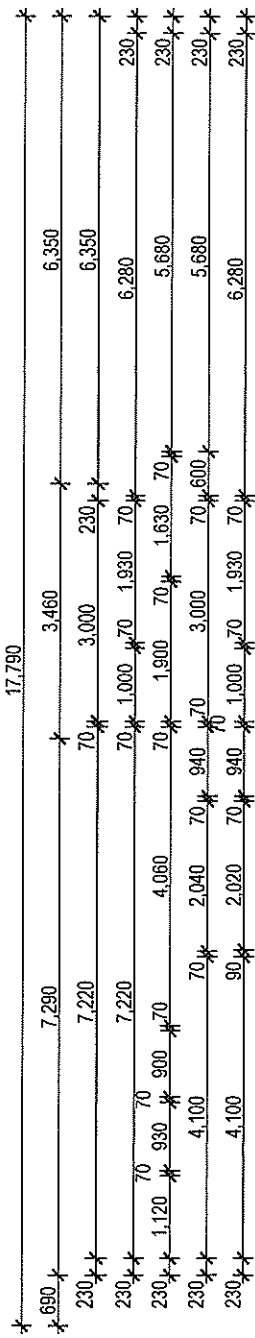
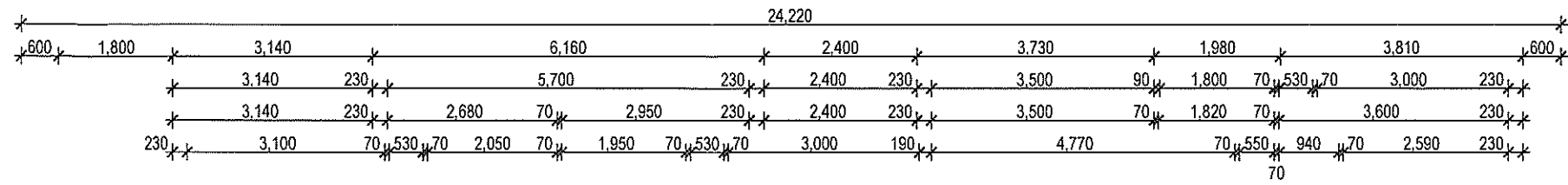
Window placement centered to rooms UNO.

**SHELVING**  
 Robe x 1 shelf & rail UNO  
 Broom x 1 shelf UNO  
 Linen x 4 shelf UNO  
 Store x 4 shelf UNO

70mm recess for showers in concrete slabs.

TR = Possible Towel Rail  
 TRG = Possible Towel Ring  
 FW = Floor Waste  
 FGP = Fixed Glass Panel

FLOOR AREA	SQ MTRS
U1 - ALFRESCO	11.07
U1 - LIVING	150.36
U1 - PORTICO	2.48
U2 - ALFRESCO	19.72
U2 - LIVING	150.97
U2 - PORTICO	2.98
<b>TOTAL</b>	<b>337.58 m<sup>2</sup></b>



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 at Lot 12 Crows Ash Place  
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