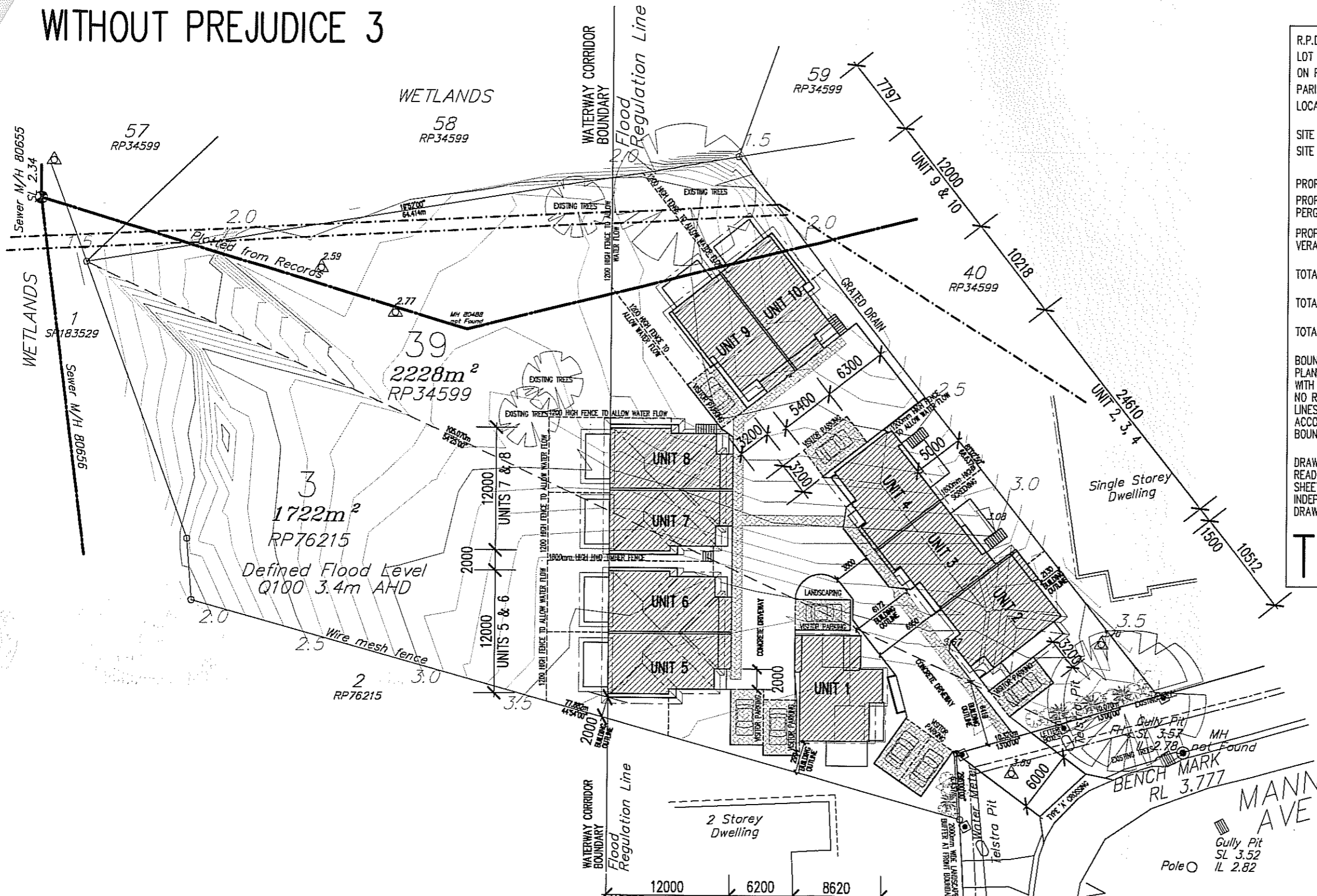


WITHOUT PREJUDICE 3



R.P.D. LOT No.	3 & 39
ON RP No.	76215 & 34599
PARISH OF	T.B.A
LOCAL AUTHORITY	BRISBANE C.C.
SITE AREA TOTAL	3950 SQ.M.
SITE COVER	785 SQ.M. (19.9%)
PROPOSED RESIDENCE	1309 SQ.M.
PROPOSED PORCH/OPEN PERGOLA/PATIO ETC.	212 SQ.M.
PROPOSED BALCONY/VERANDAH	78 SQ.M.
TOTAL AREA	1518 SQ.M.
TOTAL G.F.A	1007 SQ.M.
TOTAL COURTYARD AREA	650 SQ.M.

BOUNDARY CLEARANCES NOTED ON SITE PLAN ARE ESTIMATED IN ACCORDANCE WITH EXISTING FENCE STRUCTURES. NO RESPONSIBILITY TAKEN IF FENCE LINES NOT LOCATED CORRECTLY IN ACCORDANCE WITH A REDEFINITION OF BOUNDARIES.

DRAWING SHEETS 1 TO 32 SHALL BE READ IN THEIR ENTIRETY. INDIVIDUAL SHEETS SHALL NOT BE TAKEN INDEPENDENTLY OF ANY OTHER DRAWING SHEET.

T.B.A

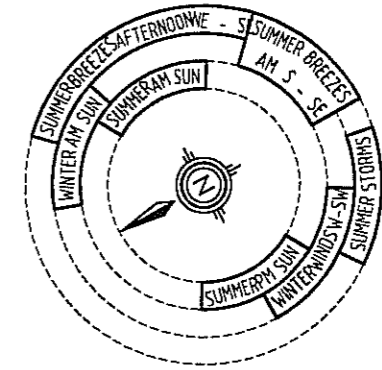
SCALE	1:400 (A3)
TYPE	TP5
ISSUE	02
OF	33

SITE	31 MANN AVE. & 14 ELSON RD.
PROJECT NO.	C7019
ISSUE DATE	APRIL '09
PLANS IN NAME OF :	Mr P. & Mrs I. TORNABENE
AUTHOR	NE
DESIGNED	VH
CHECKED	VH
PROJECT	PROPOSED DEVELOPMENT

PROPOSED SITE PLAN 1:400
(SITE COVER 19.9%)

"JC-10"

- NOTES: UNIT 5, 6
- CONTOURS AND R.L.'S AS SUPPLIED BY CLIENT FROM DETAIL AND CONTOUR PLAN BY URBAN & RURAL JOB REFERENCE No. 1566#001
- BUILD OVER SEWER (B.O.S.) APPLICATION WILL BE REQUIRED PRIOR TO CERTIFICATION APPROVAL
- FINISHED FLOOR LEVELS (F.F.L) ARE APPROX. ONLY AND TO BE CONFIRMED ON SITE
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH B.C.C. DECISION NOTICE CONDITIONS NOISE REPORT THE STRUCTURAL AND HYDRAULIC ENGINEER'S WRITTEN DETAILS AND CERTIFICATION.
- FOR PATHS, PLANTINGS AND IRRIGATION REFER TO LANDSCAPE PLAN BY OTHERS.
- REFUSE BINS TO BE KEPT IN THE GARAGE. RECYCLE BINS TO BE KEPT IN STORAGE AREA PROVIDED



Use figured dimensions. DO NOT SCALE. Check all dimensions on site before fabrication or set out.

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1300 308 777
3356 4499
WWW.DOWROYLE.COM.AU
VINCE@DOWROYLE.COM.AU

PHONE: 1300 308 777
FAX: 3356 4499
WEBSITE: WWW.DOWROYLE.COM.AU
EMAIL: VINCE@DOWROYLE.COM.AU

DOWROYLE AND ASSOCIATES PTY LTD
ABN 15 070 770 348
BUILDING DESIGNERS LICENCE 1019234
UNIT 2A / 87 WEBSTER ROAD STAFFORD
QLD 4053