

3 BEDROOM RESIDENCE



**COOK HOWARD, ABBIE
& ANDREW**

LOT 293 LQS, STAGE 8,
RICHMOND

Signature Homes

Signature Homes Limited
T/A Signature Homes Nelson
308 Queen Street, Richmond,
Ph (03) 541 0317 Fax (03) 415 2467
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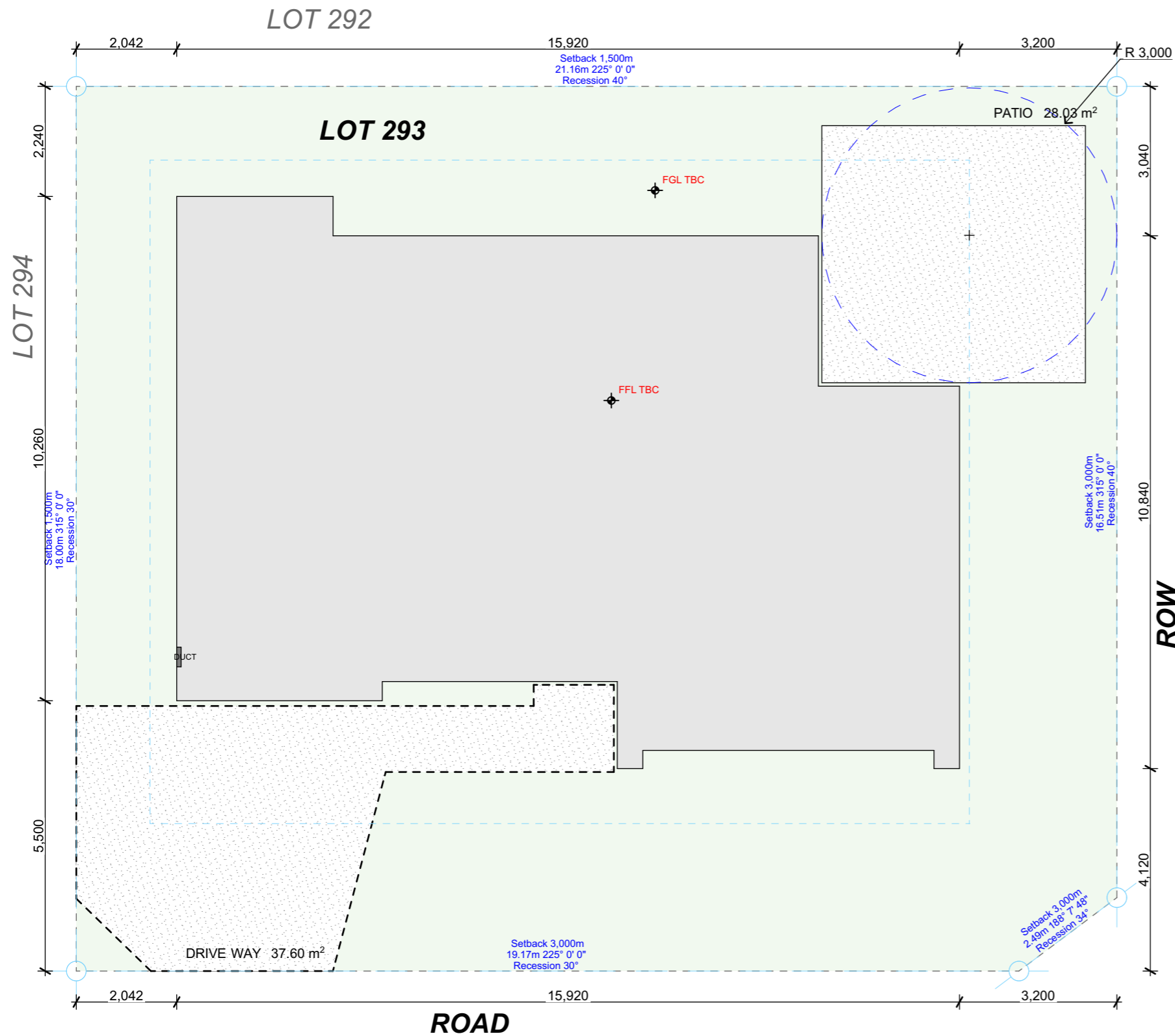
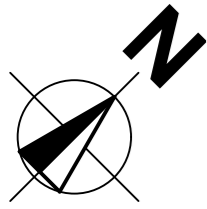
**3 BEDROOM
RESIDENCE**

Title Sheet

Sheet Index

NOTES:
ALL DIMENSIONS ARE SHOWN TO FRAMING
UNLESS OTHERWISE STATED. ALLOW FOR 6mm
FRAMING OVERHANG WHEN SETTING OUT FLOOR
SLAB
ALL DIMENSIONS AND UNDERGROUND SERVICE
LOCATIONS TO BE CHECKED ON SITE PRIOR TO
COMMENCEMENT OF WORK.
DO NOT SCALE FROM DRAWINGS, IF IN DOUBT,
ASK THE DESIGNER.
REFER TO THE SPECIFICATION ATTACHED
(WHERE APPLICABLE).
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT
& REMAIN THE PROPERTY OF SIGNATURE HOMES
LTD.
SHOULD THERE BE ANY OMISSION, DOUBT OR
AMBIGUITY AS TO THE MEANING OF ANY PART TO
THE DRAWINGS AND SPECIFICATIONS, CONTACT
THE DESIGNER BEFORE CONTINUING FURTHER
WORK

CONTRACT



BOUNDARY AND SITE INFORMATION INDICATIVE ONLY. SURVEY AND TITLE INFORMATION TBC

LEGEND

- CONTOUR INTERVALS + 0.5m F.F.L.
- DRIVEWAY AND HARDSTAND
- BOUNDARY/SETBACKS

FFL FINISHED FLOOR LEVEL
FGL FINISHED GROUND LEVEL

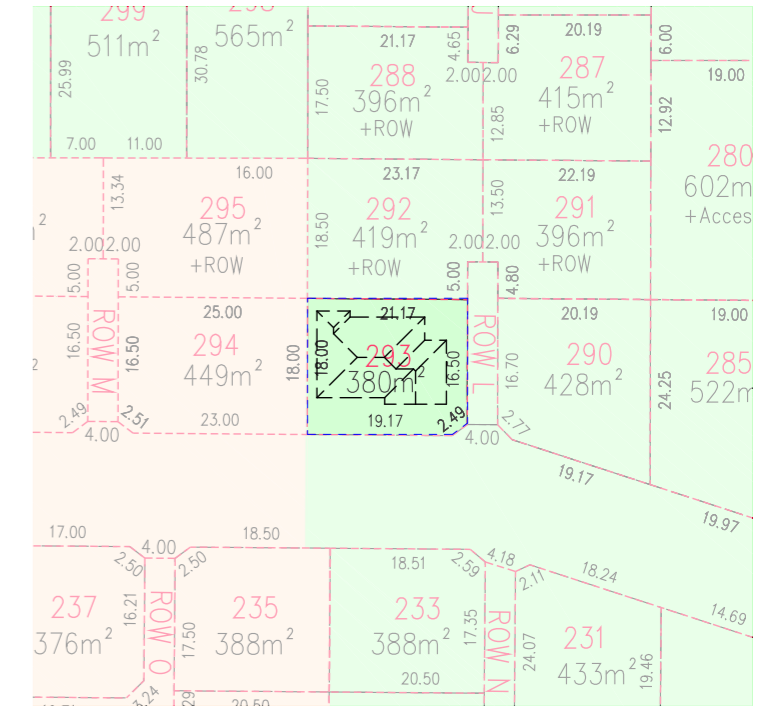
ZONES
 SNOW = N3
 EXPOSURE = C
 EARTHQUAKE = 2

WIND ZONES:
 WIND REGION = A
 LEE ZONE = No
 TOPO CLASS = T1
 GROUND ROUGHNES = Urban
 SITE EXPOSURE = Sheltered
WIND ZONE = H

LEGAL DESCRIPTION:
 Lot 293 DP ###
 SITE AREA: 380m²

AREAS:
 AREA OVER FRAME 149.91 m²
 DRIVE WAY 37.60 m²
 COVERAGE: 39%

SITE (TDC): BERRYFIELDS (<400m²)
(LOTS 139-512)
 ZONE: RESIDENTIAL
 MAX SITE COVERAGE: 45%
 MAX BUILDING HEIGHT: 5.0m
 BOUNDARY SETBACKS: 3.0m ROAD, 5.5m TO GARAGE, 3.0m X 1, 1.5m OTHERS



Site Location Plan 1:1000

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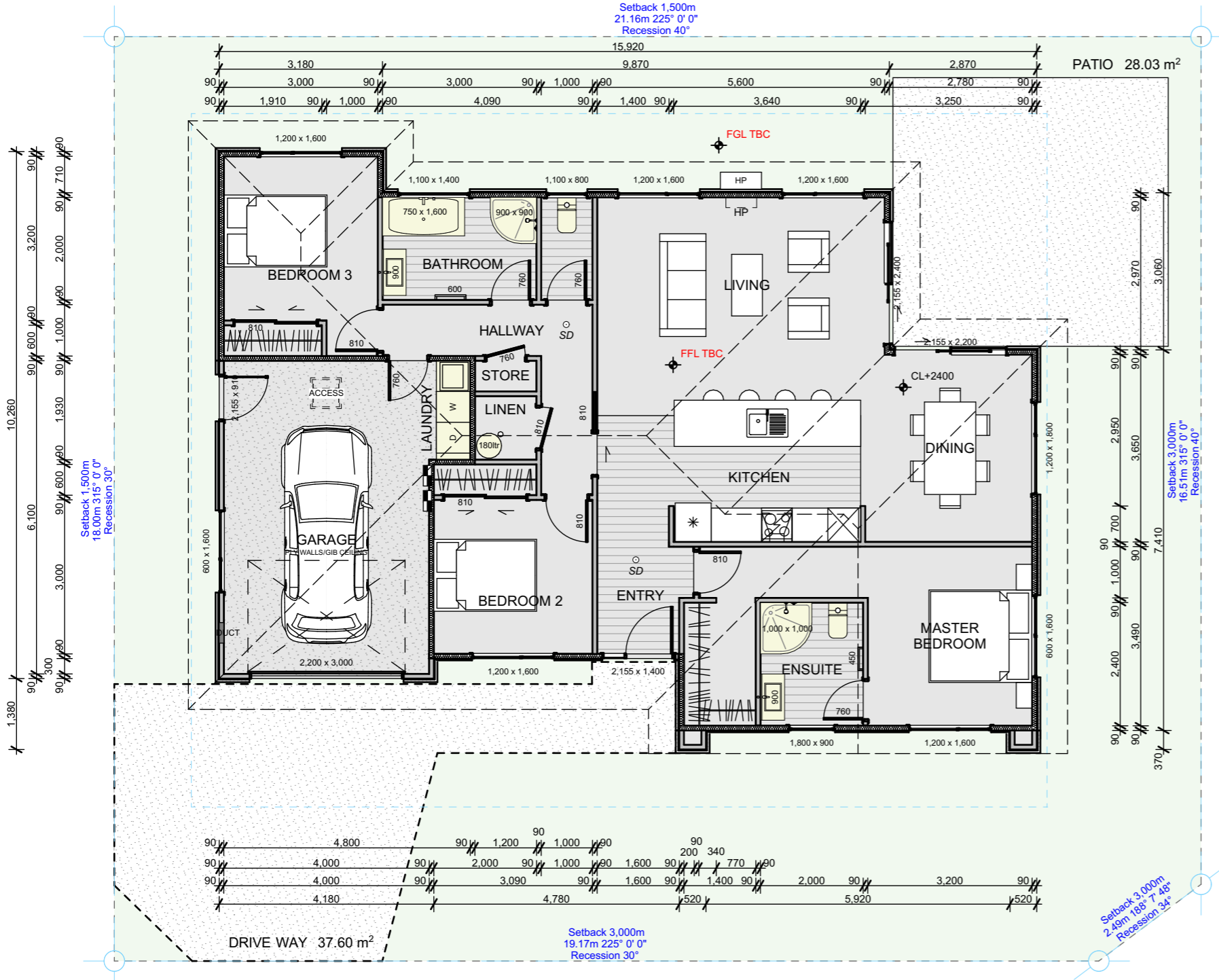
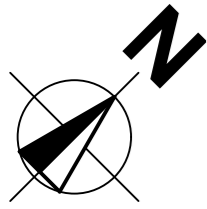
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Site Plan

Scale: 1:100	Drawn: KS	Checked: XX	Date: 20/04/2022
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RevID	Comment	Date

TSW NO: **153099**
 DWG NO: **C1**



ALLOW FOR
2X SUMPS IN
COSTING

LEGEND	
	DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217,ULC-S531, AS3786 OR BS5446 - PART 1
	SWITCH BOARD / DATA BOARD
	WATER SUPPLY
	INSULATED TIMBER FRAMED WALL
	TIMBER FRAMED WALL
	CARPET
	CONCRETE
	TILES
	POLISHED CONCRETE
	VINYL

TIMBER FRAMING	
UNLESS OTHERWISE STATED ALL EXTERNAL WALLS 2.4m CEILINGS TO BE FRAMED WITH 90X45 SG8 STUDS @ 600 CRS WITH NOGS @ 800 CRS	
UNLESS OTHERWISE NOTED: ALL INTERNAL WALLS TO BE FRAMED WITH 90x45 SG8 STUDS @ 600 CRS 2.4m CEILING.	

SCOPE:	
OPEN PLAN KITCHEN / LIVING / DINING	
BEDROOMS =	3
BATHROOMS =	1
ENSUITES =	1
GARAGE =	1

ROOF:	
EAVES: 600mm DEEP	
BARGE: 450mm DEEP	

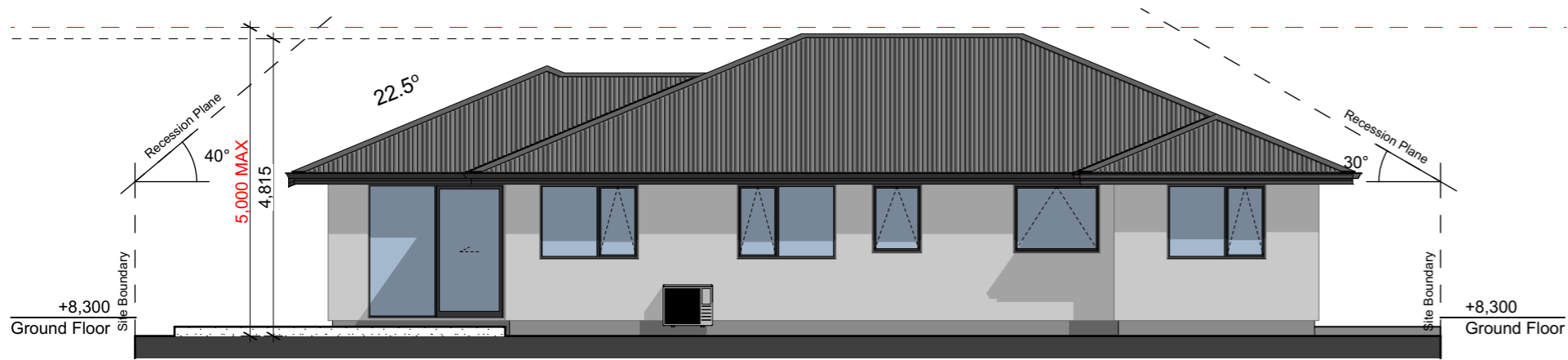
AREAS:	
AREA OVER FRAME 149.91 m ²	

STRUCTURAL SIZING (POSTS, BEAMS, STEEL, SLAB ETC) INDICATIVE ONLY AND SUBJECT TO CHANGE IN DETAIL DESIGN STAGE

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					Scale: 1:100	Drawn:KS	Checked:XX	

CONSTRUCTION MATERIALS
ROOF CLADDING = CORRUGATE COLORSTEEL
WALL CLADDING 1 = ROCKCOTE EPS 50
WALL CLADDING 2 = LINEA OBLIQUE 200
FASCIA AND SPOUTING = COLORSTEEL
SOFFIT LINING = PAINTED FIBRE CEMENT
DOOR AND WINDOW JOINERY =
 POWDERCOATED ALUMINIUM
FLOOR STRUCTURE = CONCRETE FLOOR SLAB
LANDSCAPING = NA



North Elevation



South Elevation




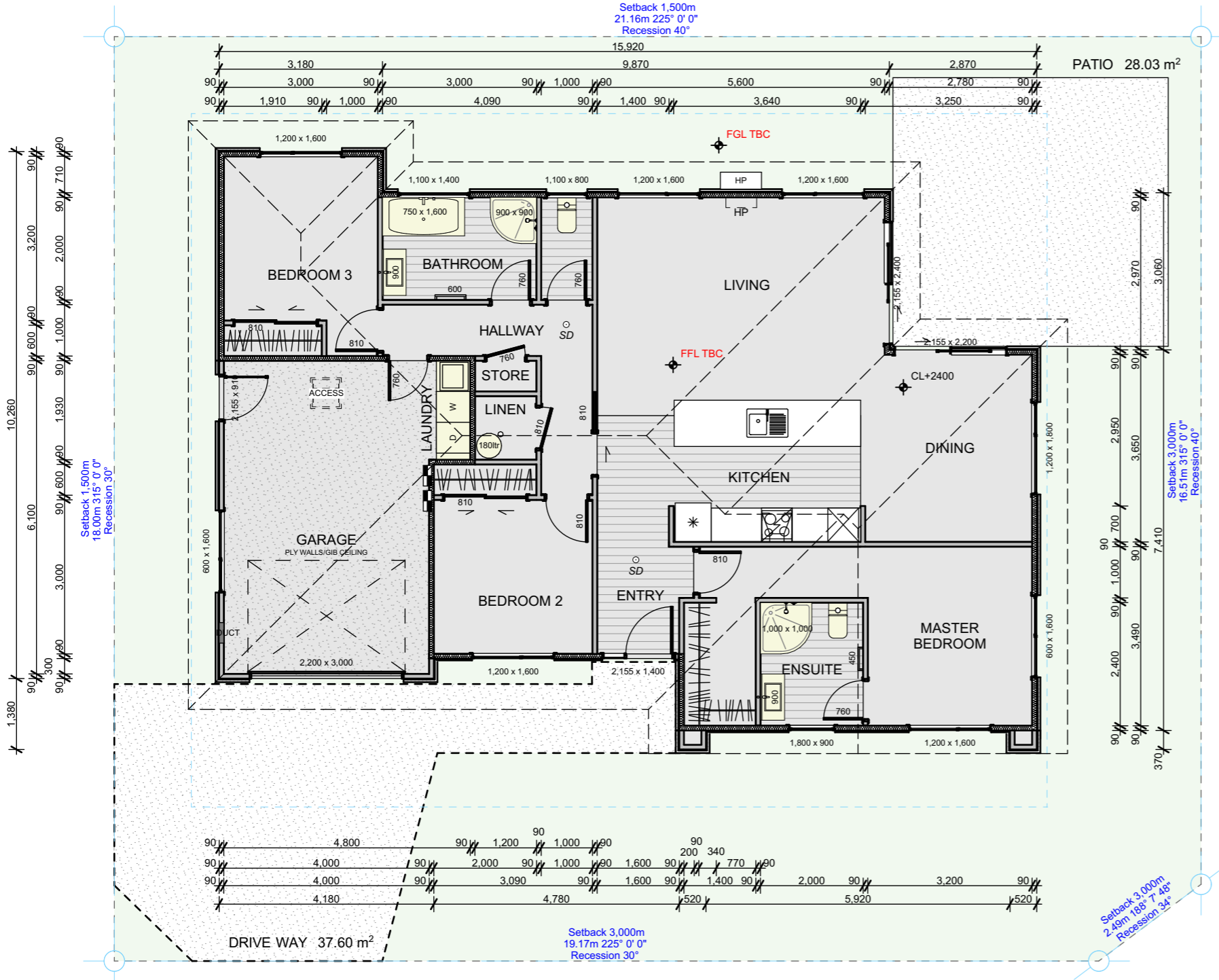
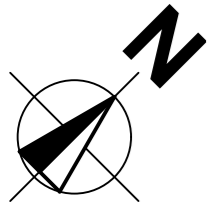
East Elevation



West Elevation

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				Scale: 1:100	Drawn: KS	Checked: XX	Date: 20/04/2022	DWG NO. C3



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Blank Floor Plan Electrical
 Scale: 1:100 Drawn:KS Checked:XX Date:20/04/2022

RevID	Comment	Date

TSW NO: 153099
 DWG NO:
C4