

Stuart
Osman

Designed by us,
inspired by you.

PROPOSED SUB-DIVISION

MR. Z. KENNEDY

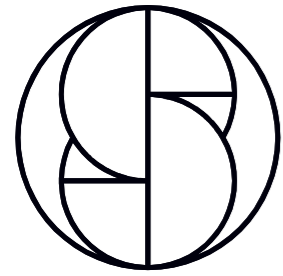
PROPOSED LOTS

KEATS STREET, BYRON BAY

JOB NUMBER

7890

STUARTOSMAN.COM.AU [FACEBOOK](#) [INSTAGRAM](#) [LINKEDIN](#)



Stuart Osman

PROPOSED SUB-DIVISION

PROJECT CLIENT

MR. Z. KENNEDY

PROPOSED LOTS

KEATS STREET, BYRON BAY

JOB NUMBER

7890



IMAGES ARE DIAGRAMMATIC ONLY - REFER TO ELEVATIONS FOR DETAILS

PROPOSED SUB-DIVISION

MR. Z. KENNEDY
 PROPOSED LOTS
 KEATS STREET
 BYRON BAY

JOB NUMBER - 7890

REV	DESCRIPTION	INITIAL	DATE
A	PRELIMINARY PLANS ISSUED	RH	181219
B	AMENDMENTS TO CONCEPT	MB	050220
C	AMENDMENTS TO CONCEPT	MB	170220
D	AMENDMENTS TO CONCEPT	MB	260220
E	AMENDMENTS TO CONCEPT	MB	280220
F	3D PERSPECTIVES	MB	040320
G	ANNOTATION AMENDMENT	MB	200320
H	SITE SURVEY CORRECTIONS	MB	170420
I	SITE SURVEY CORRECTIONS	MB	200420
J	AMENDMENT - LANDSCAPING	MB	200420
K	AMENDMENT	MB	200420
L	AMENDMENT - COASTAL WETLANDS	MB	280420
M	AMENDMENT	MB	280420
N	RETAINING & BATTER DETAILS	MB	020620
O	GARAGE & CARPORT AMENDMENTS	MB	180820
P	AMEND - ENLARGE LANDSCAPING/ SITE SIZES	MB	021120
Q	AMEND - VEGETATION ANNOTATION	MB	021120
R	AMEND - VEGETATION INCREASED	MB	171120
S	AMEND - BOUNDARY FENCING HEIGHT	MB	181120
T	AMEND - LOT 9/10 BOUNDARY	MB	180221

GENERAL NOTES

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE CURRENT NATIONAL CONSTRUCTION CODE SERIES, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE NATIONAL CONSTRUCTION CODE SERIES (N.C.C) OF AUSTRALIAN AND THE CURRENT AUSTRALIAN STANDARDS LISTED IN NOTE 4.

- AS 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
- AS 1684 - NATIONAL TIMBER FRAMING CODE
- AS 2049 - ROOF TILES
- AS 2050 - INSTALLATION OF ROOF TILES
- AS 2870 - RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION
- AS/NZS 2904 - DAMP-PROOF COURSES AND FLASHINGS
- AS 3600 - CONCRETE STRUCTURES
- AS 3660 - BARRIERS FOR SUBTERRANEAN TERMITES
- AS 3700 - MASONRY IN BUILDINGS
- AS 3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
- AS 3786 - SMOKE ALARMS
- AS 4055 - WIND LOADINGS FOR HOUSING
- AS 4100 - STEEL STRUCTURES

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

SOIL CLASSIFICATION - REFER TO STRUCTURAL ENGINEERS SOIL TEST.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWINGS CASES -
 i) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
 ii) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
 iii) FULLY GLAZED DOORS
 iv) SHOWER SCREENS
 v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
 vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

ALL GUTTERS TO BE STRAMIT QUEENSLANDER QUAD GUTTERING WITH MIN. 100x75 RECTANGULAR OR 100 dia. DOWNPIPES, EACH DOWNPIPE SHALL SERVICE A MAXIMUM ROOF AREA OF 36 sq.m OR SHALL BE POSITIONED AS PER AS 3500.3, SECTION 3.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

TILED DECKS OVER LIVABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS : 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUF. SPECIFICATIONS, AND FLOOR TILES OVER, ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

ALL WET AREAS TO COMPLY WITH N.C.C 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

SUB-FLOOR VENTILATION MINIMUM 7500mm sq FOR EXTERNAL WALLS AND 1500mm sq FOR INTERNAL WALLS BELOW BEARER.

THERMAL INSULATION; R2.5 BATTS TO CEILING AND R1.5 BATTS AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING.

STAIR REQUIREMENTS : MIN. TREAD 240mm, MIN. RISER 115mm, MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE.
 BALUSTRADES : MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH N.C.C 3.9.2
 FOR STAINLESS STEEL BALUSTRADE, REFER TO Table 3.9.2.1 (WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE N.C.C.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.

● DENOTES LOCATION OF SMOKE DETECTORS (refer electrical layout plans), TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS 3786.

WIND SPEED AS NOMINATED ON BRACING PLAN.

PROVIDE LIFT OFF HINGES TO W.C OR OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN.

EXHAUST FANS FROM SANITARY COMPARTMENTS TO BE DUCTED TO THE OUTSIDE ARE AIR OR TO A VENTED ROOF SPACE AND AS PER AS 1668.2

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACUAL OBLIGATIONS.

ALL CONSTRUCTION MATERIALS SUPPLIED MUST TAKE INTO ACCOUNT PROXIMITY TO COASTAL OR INDUSTRIAL ENVIRONMENTS, IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

THESE PLANS ARE PROTECTED BY COPY RIGHT AND ARE THE PROPERTY OF THE AUTHOR.

SITE NOTES

ALL STORMWATER AND DRAINAGE TO BE IN COMPLIANCE WITH NCC PARTS 3.1.2 & 3.5.2 AS WELL AS AS/NZS 3500.

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PIT/S TO THE RBS REQUIREMENTS.

THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADE TO PROVIDE A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

A MINIMUM HEIGHT OF 150mm SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW GULLY RISER & THE LOWEST FIXTURE CONNECTED TO THE DRAIN. THE OVERFLOW GULLY RISER SHALL BE LOCATED AT 75mm ABOVE SURROUNDING GROUND LEVEL OR SHALL BE FINISHED AT A HEIGHT TO PREVENT THE INGRESS OF WATER WHEN LOCATED IN A PATH OR PAVED AREA.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100, DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

ALL STORMWATER DRAINAGE BELOW GROUND SHALL BE SEWER GRADE WITH NO JOINTS UNDER SLAB INSTALLED TO AS3500.3, 2003.
 MINIMUM PIPE SIZE 100mm
 MINIMUM GRADE 1:100

ALL POOL FENCING SHALL BE MIN. 1200mm HIGH AND INACCORDANCE WITH AS 1926.1

LEGEND

- CJ CONSTRUCTION JOINT
- DP DOWNPIPE
- FP FIRE PLACE
- FW FLOOR WASTE
- HWS HOT WATER SYSTEM
- AC AIR CONDITIONING
- PS PLUMBING STACK / DUCT
- SP STEEL POST
- CP COVERPLATE
- T.B.C TO BE CONFIRMED
- RL RELATIVE LEVEL
- FL FLOOR LEVEL
- AHD AUSTRALIAN HEIGHT DATUM
- CSD CAVITY SLIDING DOOR
- OHC OVER HEAD CUPBOARD
- FSR FLOOR SPACE RATIO
- LB LOAD BEARING
- NGL NATURAL GROUND LINE
- UBO UNDER BENCH OVEN
- WO WALL OVEN
- DW DISHWASHER
- MW MICROWAVE
- APPL APPLIANCE
- WM WASHING MACHINE
- WIR WALK-IN-ROBE
- FG FIXED GLASS
- SD SLIDING GLASS DOOR
- ASW ALUMINIUM SLIDING WINDOW
- ADH ALUM. DOUBLE HUNG WINDOW
- AAW ALUM. AWNING WINDOW
- ALW ALUM. LOUVRE WINDOW
- AFG ALUM. FIXED GLASS WINDOW
- AFFL ABOVE FINISHED FLOOR LEVEL
- NCC NATIONAL CONSTRUCTION CODE SERIES OF AUSTRALIA
- AS AUSTRALIAN STANDARDS



P 07 55 203 022
 F 07 55 203 033
 E design@stuartosman.com.au

Studio 2/71 Township Dr,
 West Burleigh, QLD 4219

PO BOX 2845
 Burleigh Heads DC QLD 4220
 ABN 73 097 995 616

QBCC License No: 1129687



PROPOSED SUB-DIVISION

BUILDER: TBC

CLIENT: MR. Z. KENNEDY
 PROJECT: PROPOSED LOTS
 KEATS STREET
 BYRON BAY

DRAWN BY: RH/MB
 CHECKED BY: SO
 DESIGN: CUSTOM
 DATE: A 18/12/2019
 SCALES: 1:100 @ A3

AMENDMENTS:
 B050220 K200420 O180820 S181120
 ... L280420 P021120 T180221
 i200420 M280420 Q021120
 J200420 N020620 R171120
 SHEET NUMBER: 3 of 11
 JOB NUMBER: **7890**

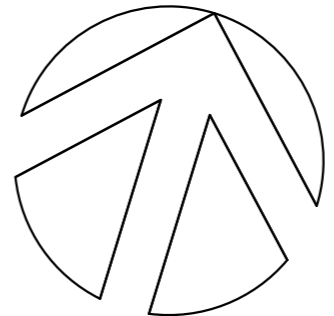
© Copyright reserved in part or whole.
 THIS DESIGN IS THE EXCLUSIVE PROPERTY OF STUART OSMAN
 N.B ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES
 Contractor to verify dimensions.
 Notify designers of discrepancies.
 Failure to do so shall void the designers responsibilities.
 BE WARNED: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY VARIATION TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF STUART OSMAN FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING

NOTES:
 * Discharge waste to connection point
 * Provide sediment control to site where req'd
 * Discharge stormwater to TANK, where possible, all other stormwater & overflow to kerb & channel
 * Meter box position T.B.C on site
 * All retaining walls by owner

NOTE ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH NCC PARTS 3.1.2. & 3.5.2. AS WELL AS ASNZS3500
 * GUTTERS TO BE 125MM D-SECTION COLORBOND GUTTERS
 * 2 DOWNPIPES MAX. TO EACH 100mm STORMWATER PIPE, SUBSURFACE PIPES TO BE 100mm DIAMETER, ANY UNDERSLAB PIPING TO HAVE AN INSPECTION OPENING AT UPPER END, THEN TO BE 100mm SEWER GRADE PIPING WITH NO JOINS UNDER SLAB.

** 1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS **

G.L	GL 00.000	approx.
CUT	00.000	
FILL	00.000	
F.L	----	

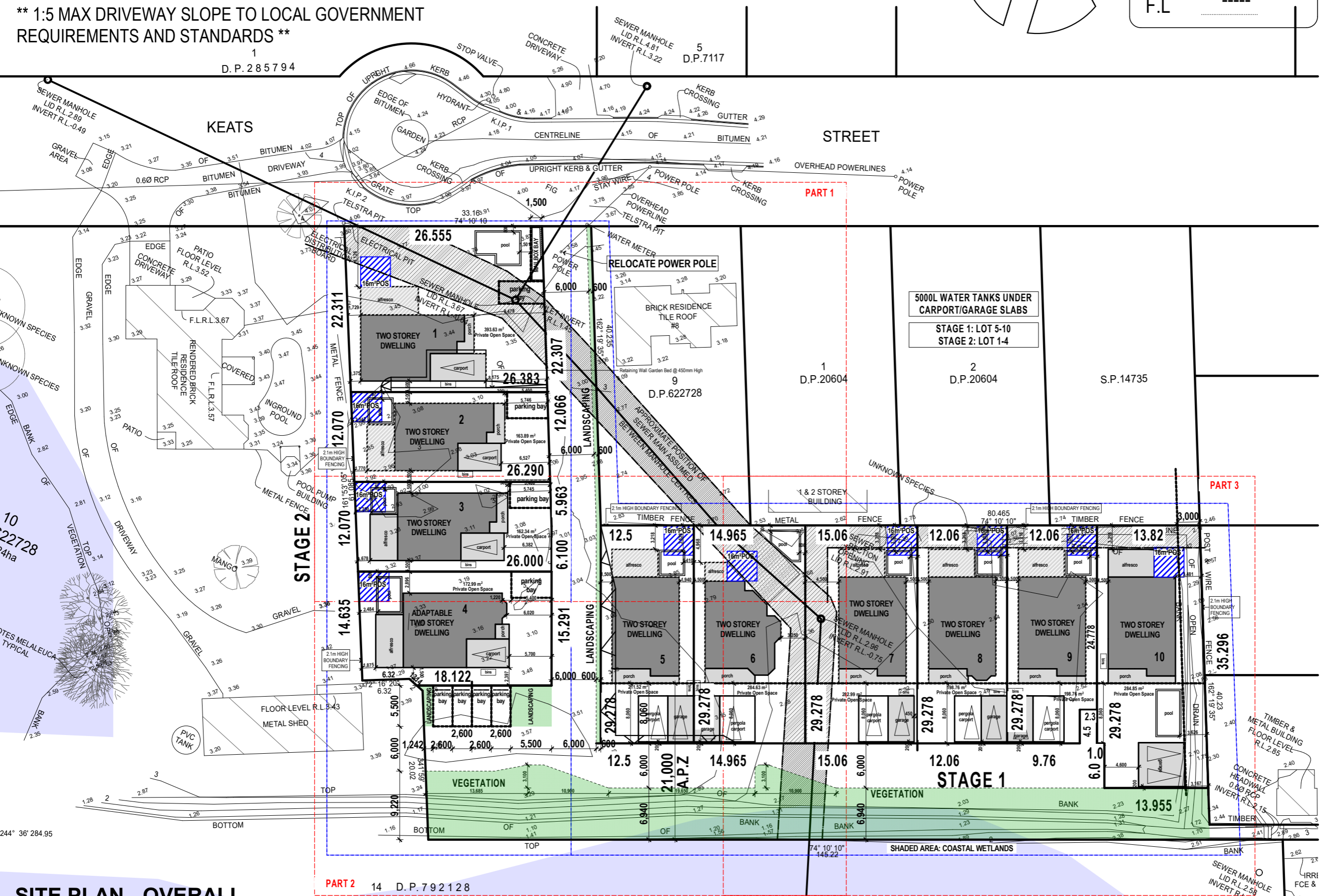


P 07 55 203 022
 F 07 55 203 033
 E design@stuartosman.com.au
 Studio 2/71 Township Dr,
 West Burleigh, QLD 4219
 PO BOX 2845
 Burleigh Heads DC QLD 4220
 ABN 73 097 995 616
 QBCC License No: 1129687



PROPOSED SUB-DIVISION
 BUILDER: TBC
 CLIENT: MR. Z. KENNEDY
 PROJECT: PROPOSED LOTS KEATS STREET BYRON BAY
 DRAWN BY: RH/MB
 CHECKED BY: SO
 DESIGN: CUSTOM
 DATE: A 18/12/2019
 SCALES: 1:100 @ A3
 AMENDMENTS:
 B050220 K200420 O180820 S181120 ... L280420 P021120 T180221
 I200420 M280420 Q021120
 J200420 N020620 R171120
 SHEET NUMBER: 4 of 11
 JOB NUMBER: 7890

© Copyright reserved in part or whole. THIS DESIGN IS THE EXCLUSIVE PROPERTY OF STUART OSMAN. N.B ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. Contractor to verify dimensions. Notify designers of discrepancies. Failure to do so shall void the designers responsibilities. BE WARNED: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY VARIATION TO ANY PART OF THE DESIGN WILL '500' ANY RESPONSIBILITIES OF STUART OSMAN FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING



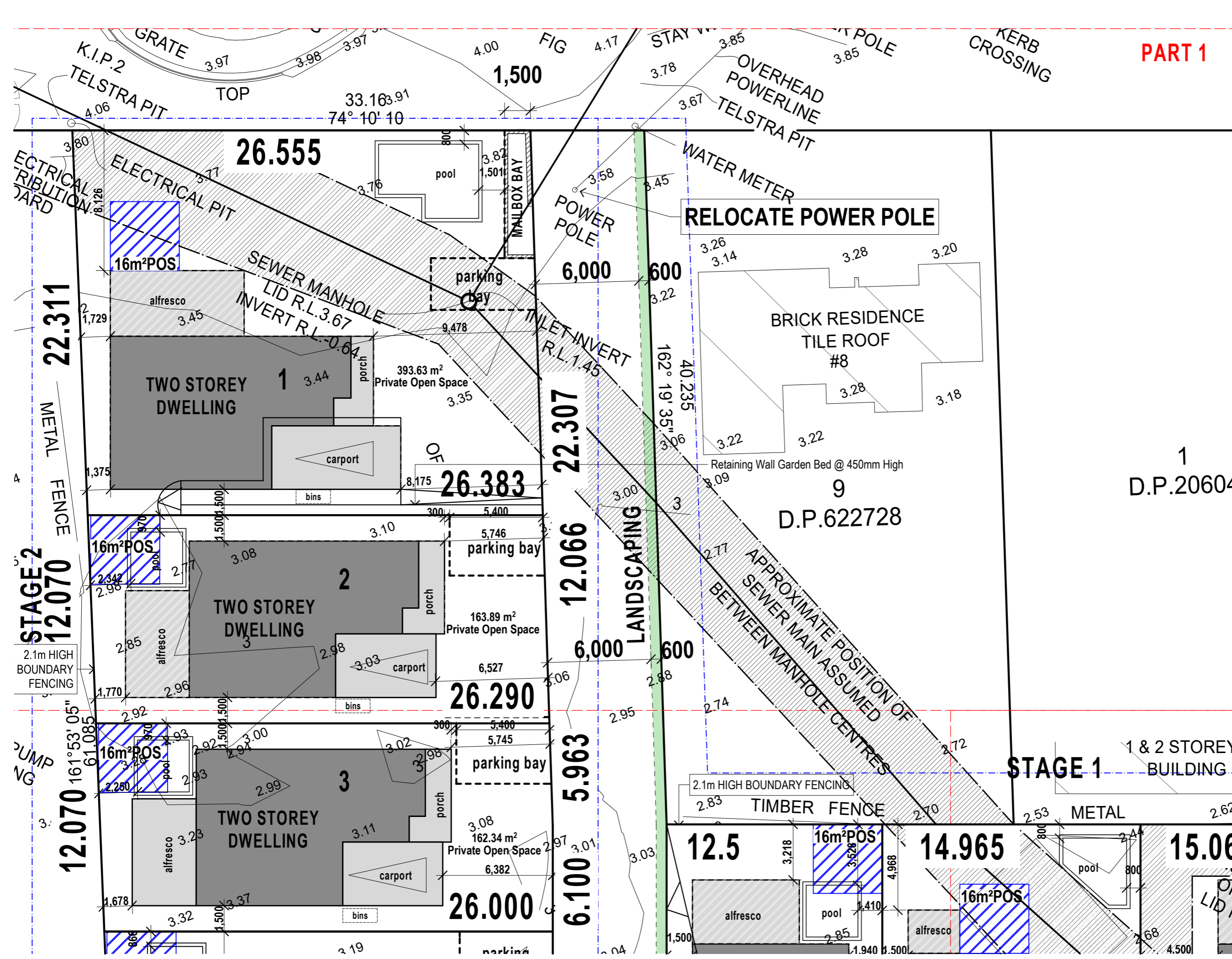
SITE PLAN - OVERALL
 SCALE 1:500 SHEET 4 OF 96 JOB NUMBER - 7890

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

PROPOSED SUB-DIVISION

BUILDER:	TBC
CLIENT:	MR. Z. KENNEDY
PROJECT:	PROPOSED LOTS KEATS STREET BYRON BAY
DRAWN BY:	RH/MB
CHECKED BY:	SO
DESIGN:	CUSTOM
DATE:	A 18/12/2019
SCALES:	1:100 @ A3
AMENDMENTS:	B050220 K200420 O180820 S181120 ... L280420 P021120 T180221 i200420 M280420 Q021120 J200420 N020620 R171120
SHEET NUMBER:	5 of 11
JOB NUMBER:	7890

© Copyright reserved in part or whole. THIS DESIGN IS THE EXCLUSIVE PROPERTY OF STUART OSMAN. N.B ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. Contractor to verify dimensions. Notify designers of discrepancies. Failure to do so shall void the designers responsibilities. BE WARNED: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY VARIATION TO ANY PART OF THE DESIGN WILL '200' ANY RESPONSIBILITIES OF STUART OSMAN FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING

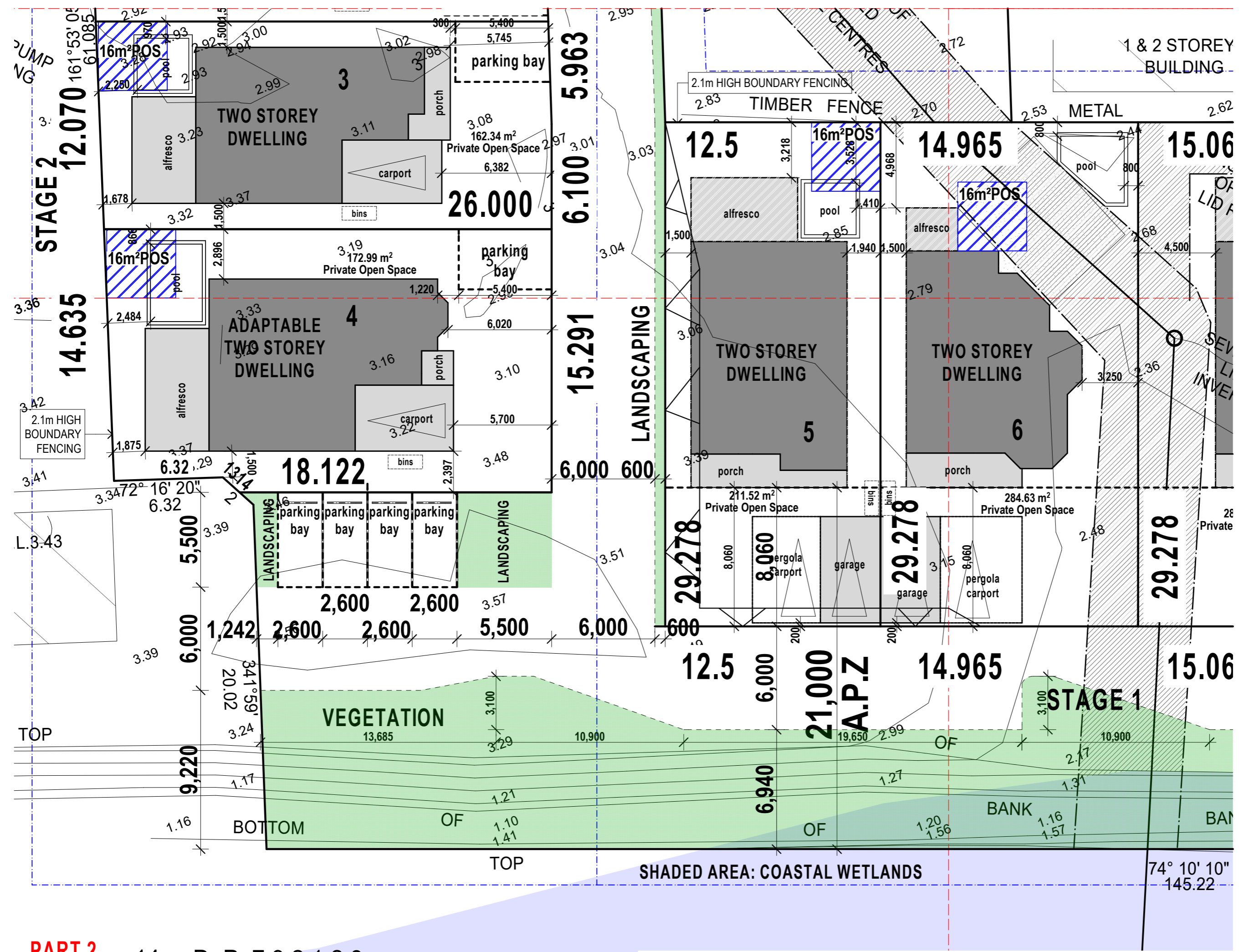


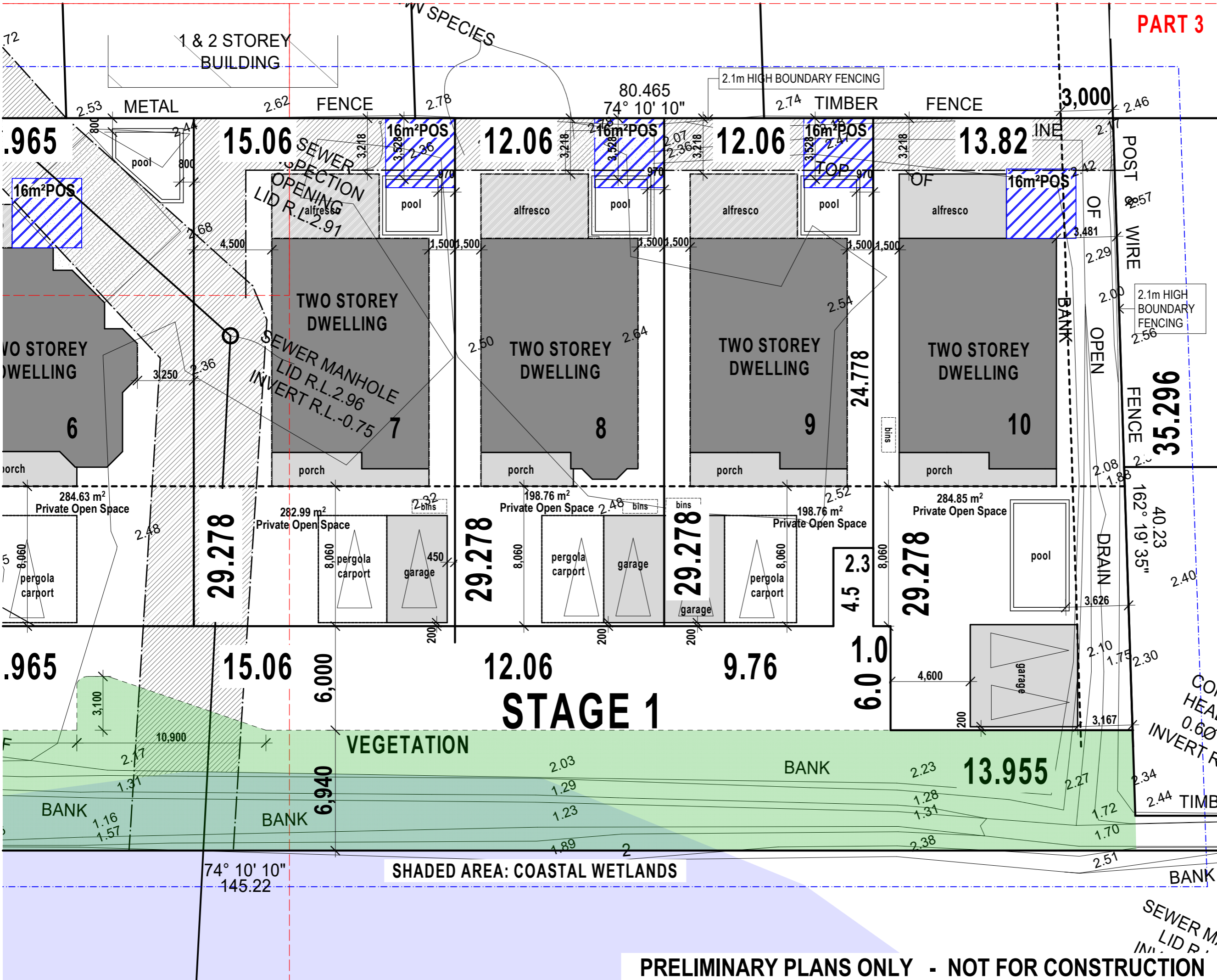
PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

PROPOSED SUB-DIVISION

BUILDER:	TBC
CLIENT:	MR. Z. KENNEDY
PROJECT:	PROPOSED LOTS KEATS STREET BYRON BAY
DRAWN BY:	RH/MB
CHECKED BY:	SO
DESIGN:	CUSTOM
DATE:	A 18/12/2019
SCALES:	1:100 @ A3
AMENDMENTS:	B050220 K200420 O180820 S181120 ... L280420 P021120 T180221 i200420 M280420 Q021120 J200420 N020620 R171120
SHEET NUMBER:	6 of 11
JOB NUMBER:	7890

© Copyright reserved in part or whole.
 THIS DESIGN IS THE EXCLUSIVE PROPERTY
 OF STUART OSMAN
 N.B ALL WRITTEN DIMENSIONS TAKE
 PRECEDENCE OVER SCALED SIZES
 Contractor to verify dimensions.
 Notify designers of discrepancies.
 Failure to do so shall void the designers
 responsibilities.
 BE WARNED: SUBSTITUTION OF ANY
 STRUCTURAL MEMBERS, AND OR ANY
 VARIATION TO ANY PART OF THE DESIGN
 WILL '200' ANY RESPONSIBILITIES OF
 STUART OSMAN FOR THE STRUCTURAL
 INTEGRITY AND PERFORMANCE OF
 THE BUILDING





PART 3



P 07 55 203 022
 F 07 55 203 033
 E design@stuartosman.com.au
 Studio 2/71 Township Dr,
 West Burleigh, QLD 4219
 PO BOX 2845
 Burleigh Heads DC QLD 4220
 ABN 73 097 995 616
 QBCC License No: 1129687



PROPOSED SUB-DIVISION

BUILDER:	TBC
CLIENT:	MR. Z. KENNEDY
PROJECT:	PROPOSED LOTS KEATS STREET BYRON BAY
DRAWN BY:	RH/MB
CHECKED BY:	SO
DESIGN:	CUSTOM
DATE:	A 18/12/2019
SCALES:	1:100 @ A3
AMENDMENTS:	B050220 K200420 O180820 S181120 ... L280420 P021120 T180221 i200420 M280420 Q021120 J200420 N020620 R171120
SHEET NUMBER:	7 of 11
JOB NUMBER:	7890

© Copyright reserved in part or whole.
 THIS DESIGN IS THE EXCLUSIVE PROPERTY
 OF STUART OSMAN
 N.B ALL WRITTEN DIMENSIONS TAKE
 PRECEDENCE OVER SCALED SIZES
 Contractor to verify dimensions.
 Notify designers of discrepancies.
 Failure to do so shall void the designers
 responsibilities.
 BE WARNED: SUBSTITUTION OF ANY
 STRUCTURAL MEMBERS, AND OR ANY
 VARIATION TO ANY PART OF THE DESIGN
 WILL '200' ANY RESPONSIBILITIES OF
 STUART OSMAN FOR THE STRUCTURAL
 INTEGRITY AND PERFORMANCE OF
 THE BUILDING

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



PROPOSED SUB-DIVISION

BUILDER: TBC
 CLIENT: MR. Z. KENNEDY
 PROJECT: PROPOSED LOTS
 KEATS STREET
 BYRON BAY
 DRAWN BY: RH/MB
 CHECKED BY: SO
 DESIGN: CUSTOM
 DATE: A 18/12/2019
 SCALES: 1:100 @ A3
 AMENDMENTS:
 B050220 K200420 O180820 S181120
 ... L280420 P021120 T180221
 i200420 M280420 Q021120
 J200420 N020620 R171120
 SHEET NUMBER: 8 of 11
 JOB NUMBER: **7890**

© Copyright reserved in part or whole.
 THIS DESIGN IS THE EXCLUSIVE PROPERTY
 OF STUART OSMAN
 N.B ALL WRITTEN DIMENSIONS TAKE
 PRECEDENCE OVER SCALED SIZES
 Contractor to verify dimensions.
 Notify designers of discrepancies.
 Failure to do so shall void the designers
 responsibilities.
 BE WARNED: SUBSTITUTION OF ANY
 STRUCTURAL MEMBERS, AND OR ANY
 VARIATION TO ANY PART OF THE DESIGN
 WILL VOID ANY RESPONSIBILITIES OF
 STUART OSMAN FOR THE STRUCTURAL
 INTEGRITY AND PERFORMANCE OF
 THE BUILDING

NOTES:
 * IMAGES ARE DIAGRAMATIC ONLY
 * REFER TO ELEVATIONS FOR DETAILS



PROPOSED SUB-DIVISION

BUILDER: TBC
 CLIENT: MR. Z. KENNEDY
 PROJECT: PROPOSED LOTS
 KEATS STREET
 BYRON BAY
 DRAWN BY: RH/MB
 CHECKED BY: SO
 DESIGN: CUSTOM
 DATE: A 18/12/2019
 SCALES: 1:100 @ A3
 AMENDMENTS:
 B050220 K200420 O180820 S181120
 ... L280420 P021120 T180221
 i200420 M280420 Q021120
 J200420 N020620 R171120
 SHEET NUMBER: 9 of 11
 JOB NUMBER: **7890**

© Copyright reserved in part or whole.
 THIS DESIGN IS THE EXCLUSIVE PROPERTY
 OF STUART OSMAN
 N.B ALL WRITTEN DIMENSIONS TAKE
 PRECEDENCE OVER SCALED SIZES
 Contractor to verify dimensions.
 Notify designers of discrepancies.
 Failure to do so shall void the designers
 responsibilities.
 BE WARNED: SUBSTITUTION OF ANY
 STRUCTURAL MEMBERS, AND OR ANY
 VARIATION TO ANY PART OF THE DESIGN
 WILL VOID ANY RESPONSIBILITIES OF
 STUART OSMAN FOR THE STRUCTURAL
 INTEGRITY AND PERFORMANCE OF
 THE BUILDING

NOTES:
 * IMAGES ARE DIAGRAMATIC ONLY
 * REFER TO ELEVATIONS FOR DETAILS



**STUART
OSMAN**

T (07) 55 203 022
F (07) 55 203 033

E info@stuartosman.com.au
A Unit 2/71 Township Dr,
West Burleigh, QLD 4219
P PO BOX 2845

Burleigh Heads DC QLD 4220
ABN 73 097 995 616
QBCC License No: 1129687



PROPOSED SUB-DIVISION

BUILDER: TBC

CLIENT: MR. Z. KENNEDY

PROJECT: PROPOSED LOTS
KEATS STREET
BYRON BAY

DRAWN BY: RH/MB

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A 18/12/2019

SCALES: 1:100 @ A3

AMENDMENTS:
B050220 I200420
... J200420
F040320 K200420
G200320 L280420
H170420 M280420
SHEET NUMBER: 10 of 96

JOB NUMBER: 7890

© Copyright reserved in part or whole.
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF
STUART OSMAN
N.B ALL WRITTEN DIMENSIONS TAKE
PRECEDENCE OVER SCALED SIZES
Contractor to verify dimensions.
Notify designers of discrepancies.
Failure to do so shall void the designers
responsibilities.
BE WARNED: SUBSTITUTION OF ANY
STRUCTURAL MEMBERS, AND OR ANY
VARIATION TO ANY PART OF THE DESIGN
WILL VOID ANY RESPONSIBILITIES OF STUART
OSMAN FOR THE STRUCTURAL INTEGRITY
AND PERFORMANCE OF THE BUILDING



STAGE TWO PERSPECTIVES

* IMAGES ARE DIAGRAMMATIC ONLY - REFER TO ELEVATIONS FOR DETAILS *

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION



**STUART
OSMAN**

T (07) 55 203 022
F (07) 55 203 033

E info@stuartosman.com.au
A Unit 2/71 Township Dr,
West Burleigh, QLD 4219
P PO BOX 2845

Burleigh Heads DC QLD 4220
ABN 73 097 995 616
QBCC License No: 1129687



PROPOSED SUB-DIVISION

BUILDER: TBC

CLIENT: **MR. Z. KENNEDY**

PROJECT: PROPOSED LOTS
KEATS STREET
BYRON BAY

DRAWN BY: RH/MB

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A 18/12/2019

SCALES: 1:100 @ A3

AMENDMENTS:
B050220 I200420
... J200420
F040320 K200420
G200320 L280420
H170420 M280420
SHEET NUMBER: 11 of 96

JOB NUMBER: **7890**

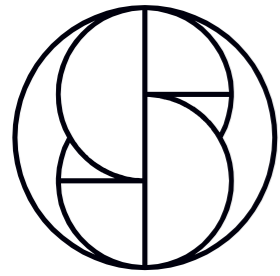
© Copyright reserved in part or whole.
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF
STUART OSMAN
N.B ALL WRITTEN DIMENSIONS TAKE
PRECEDENCE OVER SCALED SIZES
Contractor to verify dimensions.
Notify designers of discrepancies.
Failure to do so shall void the designers
responsibilities.
BE WARNED: SUBSTITUTION OF ANY
STRUCTURAL MEMBERS, AND OR ANY
VARIATION TO ANY PART OF THE DESIGN
WILL VOID ANY RESPONSIBILITIES OF STUART
OSMAN FOR THE STRUCTURAL INTEGRITY
AND PERFORMANCE OF THE BUILDING



STREETSCAPE

* IMAGES ARE DIAGRAMMATIC ONLY - REFER TO ELEVATIONS FOR DETAILS *

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION



Stuart
Osman

Designed by us,
inspired by you.

PROPOSED SUB-DIVISION

MR. Z. KENNEDY

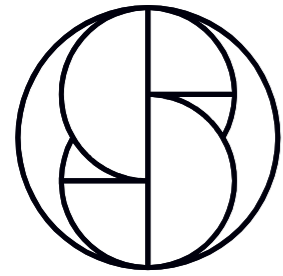
PROPOSED LOTS

KEATS STREET, BYRON BAY

JOB NUMBER

7890

STUARTOSMAN.COM.AU [FACEBOOK](#) [INSTAGRAM](#) [LINKEDIN](#)



Stuart Osman



PROPOSED SUB-DIVISION

PROJECT CLIENT

MR. Z. KENNEDY

PROPOSED LOTS

KEATS STREET, BYRON BAY

JOB NUMBER

7890

IMAGES ARE DIAGRAMMATIC ONLY - REFER TO ELEVATIONS FOR DETAILS

PROPOSED SUB-DIVISION

MR. Z. KENNEDY
 PROPOSED LOTS
 KEATS STREET
 BYRON BAY

JOB NUMBER - 7890

REV	DESCRIPTION	INITIAL	DATE
A	PRELIMINARY PLANS ISSUED	RH	181219
B	AMENDMENTS TO CONCEPT	MB	050220
C	AMENDMENTS TO CONCEPT	MB	170220
D	AMENDMENTS TO CONCEPT	MB	260220
E	AMENDMENTS TO CONCEPT	MB	280220
F	AMENDS	MB	170420
G	SITE SURVEY CORRECTIONS	MB	200420
H	AMENDS - LANDSCAPING	MB	200420
I	AMENDS - COASTAL WETLANDS	MB	280420
J	AMENDS	MB	280420
K	AMENDS - GARAGE/CARPORTS	MB	180820
L	AMEND - ENLARGE LANDSCAPING/ SITE SIZES	MB	021120
M	AMEND - VEGETATION ANNOTATION	MB	021120
N	AMEND - VEGETATION INCREASED	MB	171120
O	AMEND - BOUNDARY FENCING HEIGHT	MB	181120
P	AMEND - LOT 9/10 BOUNDARY	MB	180221

GENERAL NOTES

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE CURRENT NATIONAL CONSTRUCTION CODE SERIES, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE NATIONAL CONSTRUCTION CODE SERIES (N.C.C) OF AUSTRALIAN AND THE CURRENT AUSTRALIAN STANDARDS LISTED IN NOTE 4.

- AS 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
- AS 1684 - NATIONAL TIMBER FRAMING CODE
- AS 2049 - ROOF TILES
- AS 2050 - INSTALLATION OF ROOF TILES
- AS 2870 - RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION
- AS/NZS 2904 - DAMP-PROOF COURSES AND FLASHINGS
- AS 3600 - CONCRETE STRUCTURES
- AS 3660 - BARRIERS FOR SUBTERRANEAN TERMITES
- AS 3700 - MASONRY IN BUILDINGS
- AS 3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
- AS 3786 - SMOKE ALARMS
- AS 4055 - WIND LOADINGS FOR HOUSING
- AS 4100 - STEEL STRUCTURES

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

SOIL CLASSIFICATION - REFER TO STRUCTURAL ENGINEERS SOIL TEST.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWINGS CASES -
 i) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
 ii) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
 iii) FULLY GLAZED DOORS
 iv) SHOWER SCREENS
 v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
 vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

ALL GUTTERS TO BE STRAMIT QUEENSLANDER QUAD GUTTERING WITH MIN. 100x75 RECTANGULAR OR 100 dia. DOWNPIPES, EACH DOWNPIPE SHALL SERVICE A MAXIMUM ROOF AREA OF 36 sq.m OR SHALL BE POSITIONED AS PER AS 3500.3, SECTION 3.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

TILED DECKS OVER LIVABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS : 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUF. SPECIFICATIONS, AND FLOOR TILES OVER, ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

ALL WET AREAS TO COMPLY WITH N.C.C 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

SUB-FLOOR VENTILATION MINIMUM 7500mm sq FOR EXTERNAL WALLS AND 1500mm sq FOR INTERNAL WALLS BELOW BEARER.

THERMAL INSULATION; R2.5 BATTS TO CEILING AND R1.5 BATTS AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING.

STAIR REQUIREMENTS : MIN. TREAD 240mm, MIN. RISER 115mm, MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE.
 BALUSTRADES : MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH N.C.C 3.9.2
 FOR STAINLESS STEEL BALUSTRADE, REFER TO Table 3.9.2.1 (WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE N.C.C.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.

● DENOTES LOCATION OF SMOKE DETECTORS (refer electrical layout plans), TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS 3786.

WIND SPEED AS NOMINATED ON BRACING PLAN.

PROVIDE LIFT OFF HINGES TO W.C OR OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN.

EXHAUST FANS FROM SANITARY COMPARTMENTS TO BE DUCTED TO THE OUTSIDE ARE AIR OR TO A VENTED ROOF SPACE AND AS PER AS 1668.2

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACUAL OBLIGATIONS.

ALL CONSTRUCTION MATERIALS SUPPLIED MUST TAKE INTO ACCOUNT PROXIMITY TO COASTAL OR INDUSTRIAL ENVIRONMENTS, IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

THESE PLANS ARE PROTECTED BY COPY RIGHT AND ARE THE PROPERTY OF THE AUTHOR.

SITE NOTES

ALL STORMWATER AND DRAINAGE TO BE IN COMPLIANCE WITH NCC PARTS 3.1.2 & 3.5.2 AS WELL AS AS/NZS 3500.

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PIT/S TO THE RBS REQUIREMENTS.

THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADE TO PROVIDE A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

A MINIMUM HEIGHT OF 150mm SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW GULLY RISER & THE LOWEST FIXTURE CONNECTED TO THE DRAIN. THE OVERFLOW GULLY RISER SHALL BE LOCATED AT 75mm ABOVE SURROUNDING GROUND LEVEL OR SHALL BE FINISHED AT A HEIGHT TO PREVENT THE INGRESS OF WATER WHEN LOCATED IN A PATH OR PAVED AREA.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100, DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

ALL STORMWATER DRAINAGE BELOW GROUND SHALL BE SEWER GRADE WITH NO JOINTS UNDER SLAB INSTALLED TO AS3500.3, 2003.
 MINIMUM PIPE SIZE 100mm
 MINIMUM GRADE 1:100

ALL POOL FENCING SHALL BE MIN. 1200mm HIGH AND INACCORDANCE WITH AS 1926.1

LEGEND

- CJ CONSTRUCTION JOINT
- DP DOWNPIPE
- FP FIRE PLACE
- FW FLOOR WASTE
- HWS HOT WATER SYSTEM
- AC AIR CONDITIONING
- PS PLUMBING STACK / DUCT
- SP STEEL POST
- CP COVERPLATE
- T.B.C TO BE CONFIRMED
- RL RELATIVE LEVEL
- FL FLOOR LEVEL
- AHD AUSTRALIAN HEIGHT DATUM
- CSD CAVITY SLIDING DOOR
- OHC OVER HEAD CUPBOARD
- FSR FLOOR SPACE RATIO
- LB LOAD BEARING
- NGL NATURAL GROUND LINE
- UBO UNDER BENCH OVEN
- WO WALL OVEN
- DW DISHWASHER
- MW MICROWAVE
- APPL APPLIANCE
- WM WASHING MACHINE
- WIR WALK-IN-ROBE
- FG FIXED GLASS
- SD SLIDING GLASS DOOR
- ASW ALUMINIUM SLIDING WINDOW
- ADH ALUM. DOUBLE HUNG WINDOW
- AAW ALUM. AWNING WINDOW
- ALW ALUM. LOUVRE WINDOW
- AFG ALUM. FIXED GLASS WINDOW
- AFFL ABOVE FINISHED FLOOR LEVEL
- NCC NATIONAL CONSTRUCTION CODE SERIES OF AUSTRALIA
- AS AUSTRALIAN STANDARDS



P 07 55 203 022
 F 07 55 203 033
 E design@stuartosman.com.au

Studio 2/71 Township Dr,
 West Burleigh, QLD 4219

PO BOX 2845
 Burleigh Heads DC QLD 4220
 ABN 73 097 995 616

QBCC License No: 1129687



PROPOSED SUB-DIVISION

BUILDER: T.B.C

CLIENT: MR. Z. KENNEDY
 PROJECT: PROPOSED LOTS
 KEATS STREET
 BYRON BAY

DRAWN BY: RH
 CHECKED BY: SO
 DESIGN: CUSTOM
 DATE: A 18/12/2019
 SCALES: 1:100 @ A3

AMENDMENTS:
 B050220 G200420 L021120
 C170220 H200420 M021120
 D260220 I280420 N171120
 E280220 J280420 O181120
 F170420 K180820 P180221
 SHEET NUMBER: 3 of 07
 JOB NUMBER: **7890**

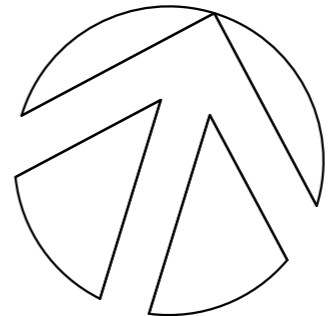
© Copyright reserved in part or whole. THIS DESIGN IS THE EXCLUSIVE PROPERTY OF STUART OSMAN N.B ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES Contractor to verify dimensions. Notify designers of discrepancies. Failure to do so shall void the designers responsibilities. BE WARNED: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY VARIATION TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF STUART OSMAN FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING

NOTES:
 * Discharge waste to connection point
 * Provide sediment control to site where req'd
 * Discharge stormwater to TANK, where possible, all other stormwater & overflow to kerb & channel
 * Meter box position T.B.C on site
 * All retaining walls by owner

NOTE ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH NCC PARTS 3.1.2. & 3.5.2. AS WELL AS ASNZS3500
 * GUTTERS TO BE 125MM D-SECTION COLORBOND GUTTERS
 * 2 DOWNPIPES MAX. TO EACH 100mm STORMWATER PIPE, SUBSURFACE PIPES TO BE 100mm DIAMETER, ANY UNDERSLAB PIPING TO HAVE AN INSPECTION OPENING AT UPPER END, THEN TO BE 100mm SEWER GRADE PIPING WITH NO JOINS UNDER SLAB.

** 1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS **

G.L	GL 00.000	approx.
CUT	00.000	
FILL	00.000	
F.L	----	

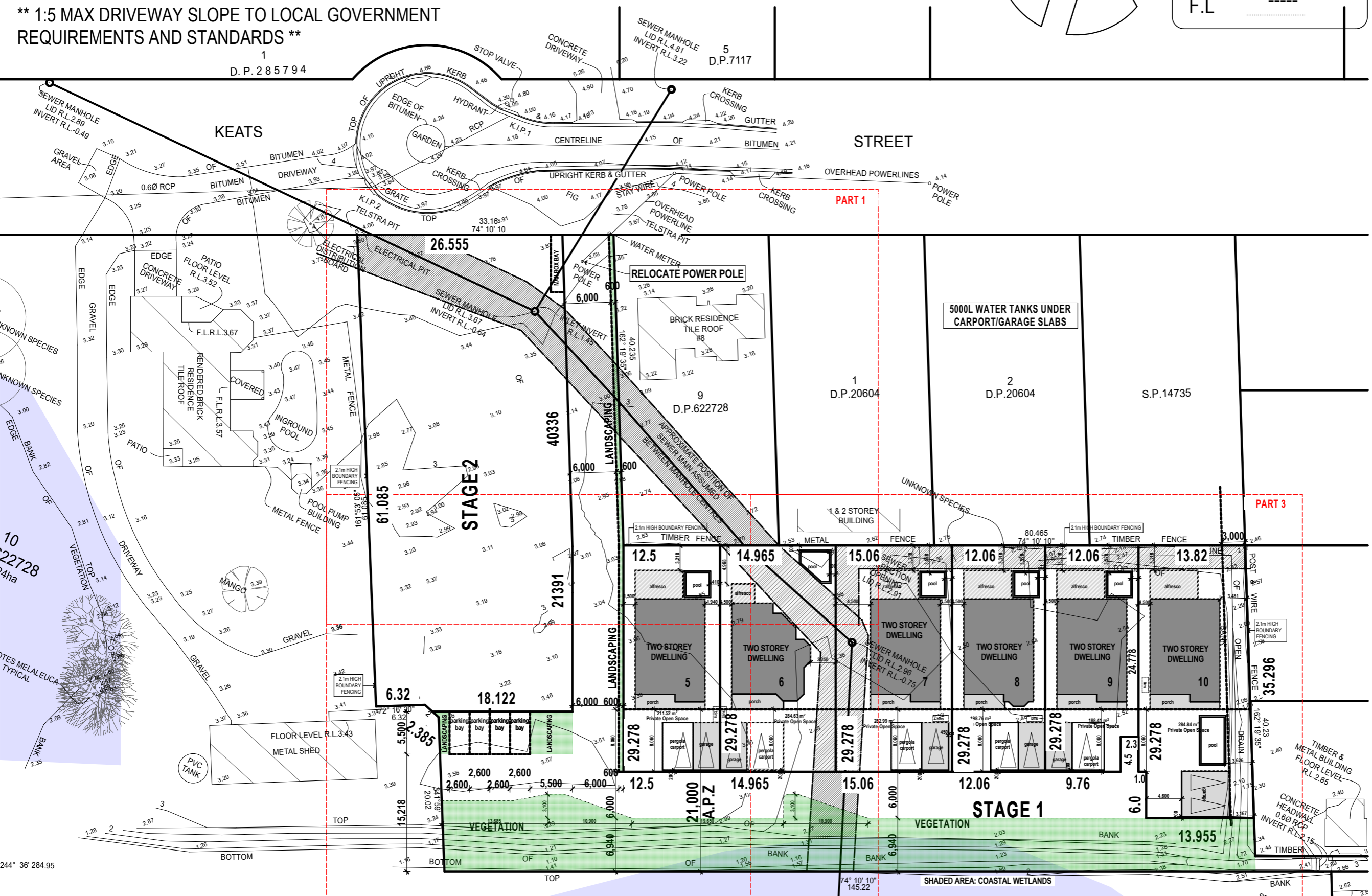


P 07 55 203 022
 F 07 55 203 033
 E design@stuartosman.com.au
 Studio 2/71 Township Dr,
 West Burleigh, QLD 4219
 PO BOX 2845
 Burleigh Heads DC QLD 4220
 ABN 73 097 995 616
 QBCC License No: 1129687



PROPOSED SUB-DIVISION
 BUILDER: TBC
 CLIENT: MR. Z. KENNEDY
 PROJECT: PROPOSED LOTS KEATS STREET BYRON BAY
 DRAWN BY: RH
 CHECKED BY: SO
 DESIGN: CUSTOM
 DATE: A 18/12/2019
 SCALES: 1:100 @ A3
 AMENDMENTS:
 B050220 G200420 L021120
 C170220 H200420 M021120
 D260220 I280420 N171120
 E280220 J280420 O181120
 F170420 K180820 P180221
 SHEET NUMBER: 4 of 07
 JOB NUMBER: 7890

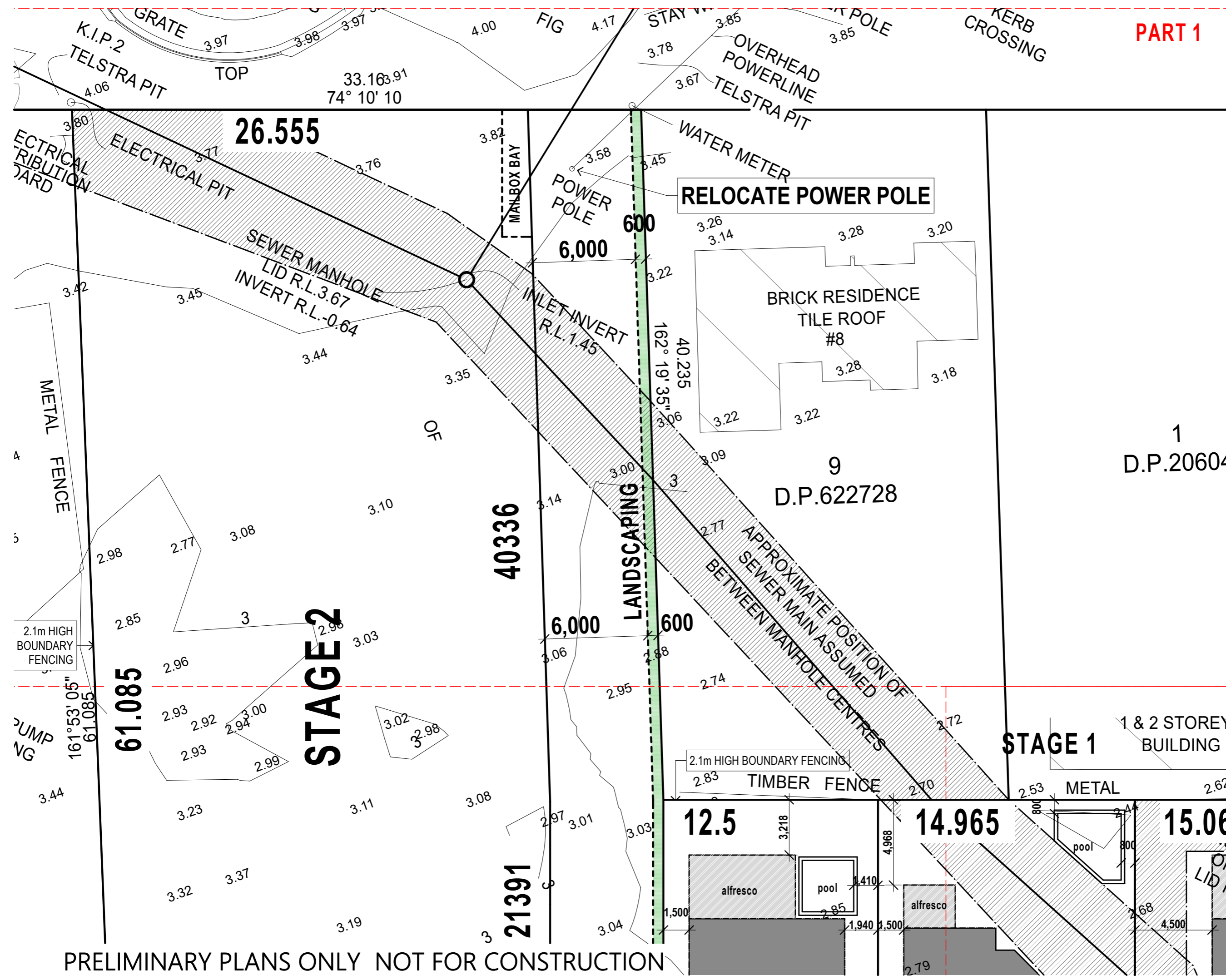
© Copyright reserved in part or whole. THIS DESIGN IS THE EXCLUSIVE PROPERTY OF STUART OSMAN
 N.B ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES
 Contractor to verify dimensions. Notify designers of discrepancies. Failure to do so shall void the designers responsibilities.
 BE WARNED: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY VARIATION TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF STUART OSMAN FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING



SITE PLAN - OVERALL STAGE 1
 SCALE 1:500 SHEET 4 OF 93 JOB NUMBER - 7890

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

244° 36' 284.95



PROPOSED SUB-DIVISION

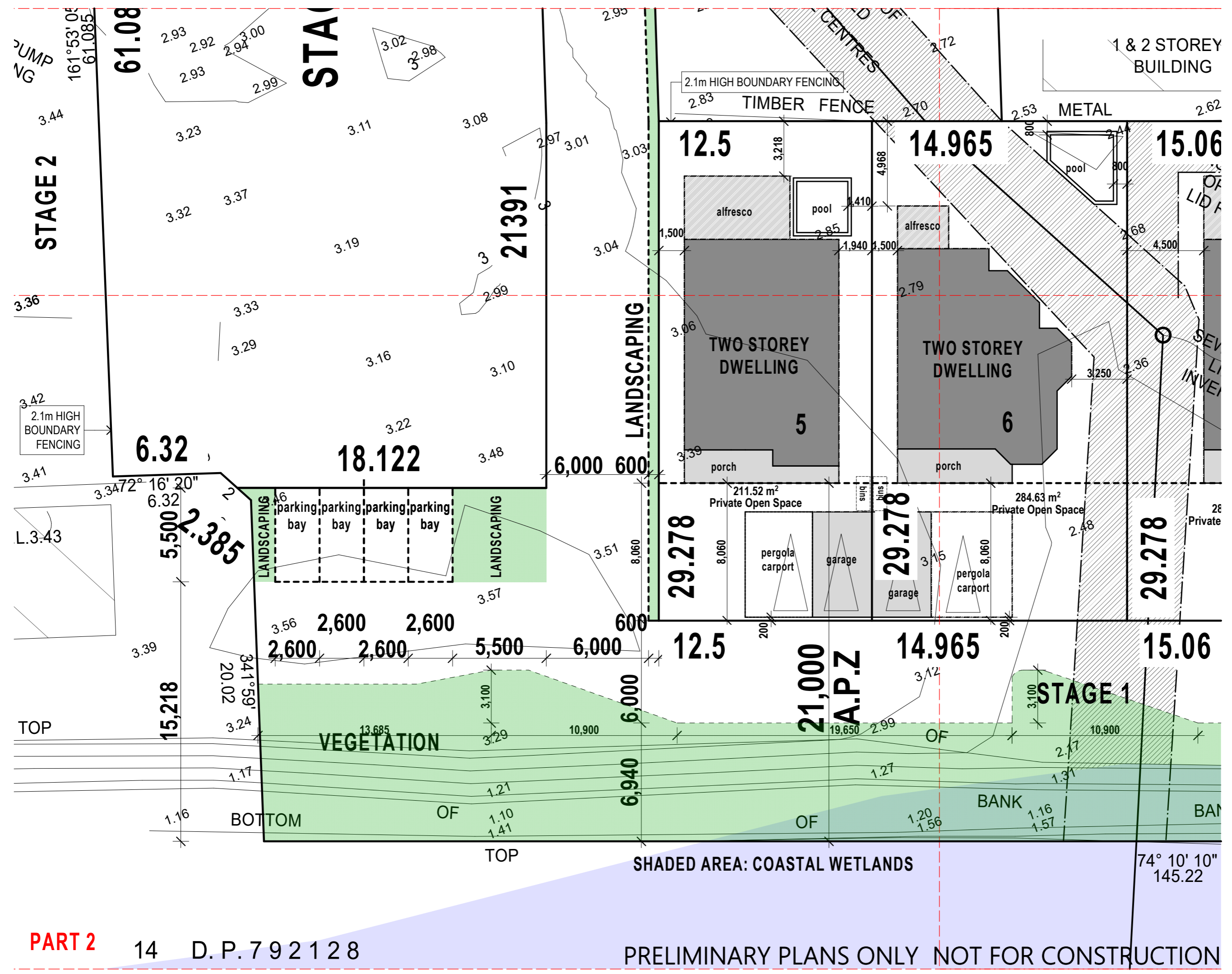
BUILDER:	TBC	
CLIENT:	MR. Z. KENNEDY	
PROJECT:	PROPOSED LOTS KEATS STREET BYRON BAY	
DRAWN BY:	RH	
CHECKED BY:	SO	
DESIGN:	CUSTOM	
DATE:	A 18/12/2019	
SCALES:	1:100 @ A3	
AMENDMENTS:		
B050220	G200420	L021120
C170220	H200420	M021120
D260220	I280420	N171120
E280220	J280420	O181120
F170420	K180820	P180221
SHEET NUMBER:	5 of 07	
JOB NUMBER:	7890	

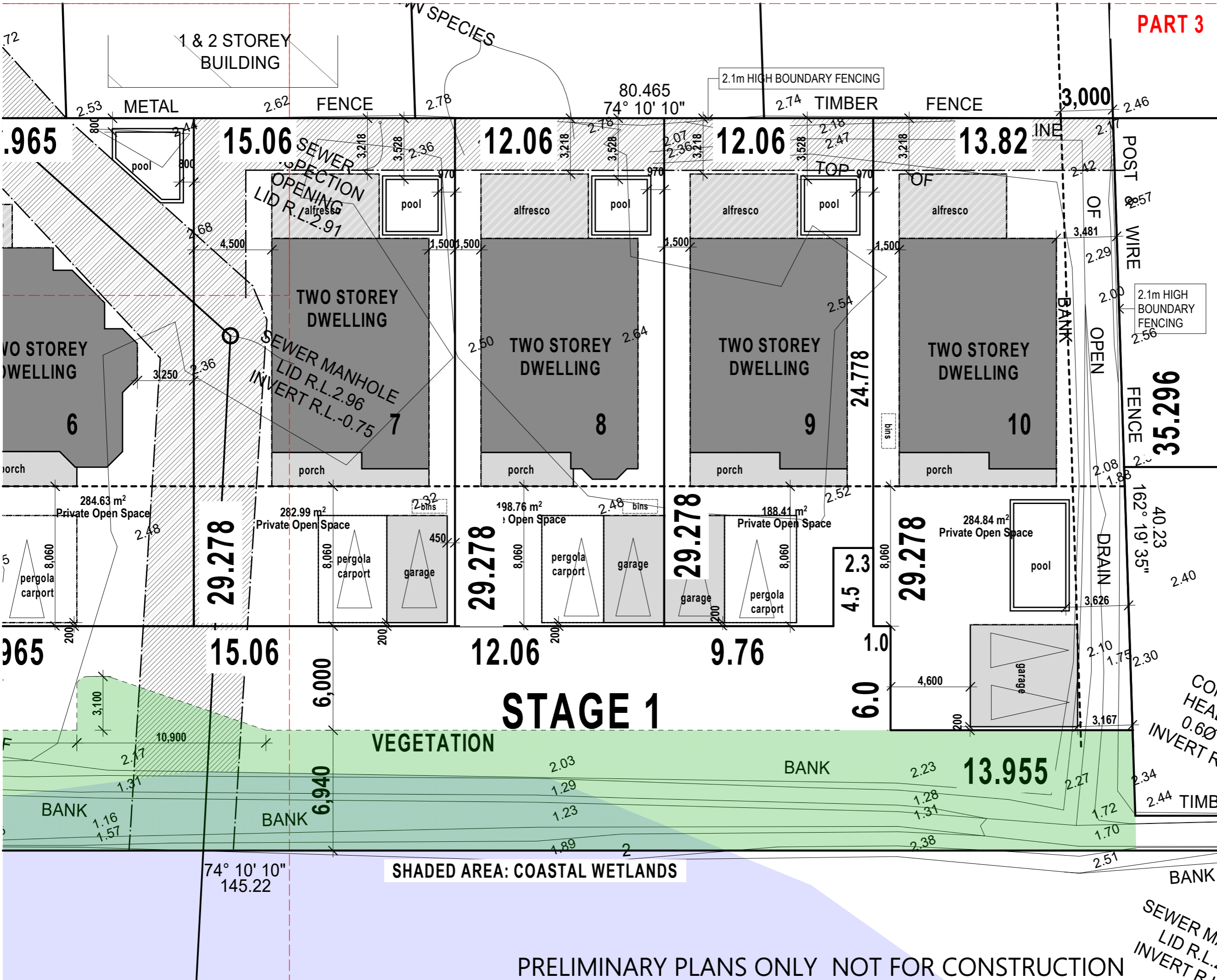
© Copyright reserved in part or whole.
 THIS DESIGN IS THE EXCLUSIVE PROPERTY
 OF STUART OSMAN
 N.B ALL WRITTEN DIMENSIONS TAKE
 PRECEDENCE OVER SCALED SIZES
 Contractor to verify dimensions.
 Notify designers of discrepancies.
 Failure to do so shall void the designers
 responsibilities.
 BE WARNED: SUBSTITUTION OF ANY
 STRUCTURAL MEMBERS, AND OR ANY
 VARIATION TO ANY PART OF THE DESIGN
 WILL '200' ANY RESPONSIBILITIES OF
 STUART OSMAN FOR THE STRUCTURAL
 INTEGRITY AND PERFORMANCE OF
 THE BUILDING

PROPOSED SUB-DIVISION

BUILDER:	TBC	
CLIENT:	MR. Z. KENNEDY	
PROJECT:	PROPOSED LOTS KEATS STREET BYRON BAY	
DRAWN BY:	RH	
CHECKED BY:	SO	
DESIGN:	CUSTOM	
DATE:	A 18/12/2019	
SCALES:	1:100 @ A3	
AMENDMENTS:		
B050220	G200420	L021120
C170220	H200420	M021120
D260220	I280420	N171120
E280220	J280420	O181120
F170420	K180820	P180221
SHEET NUMBER:	6 of 07	
JOB NUMBER:	7890	

© Copyright reserved in part or whole. THIS DESIGN IS THE EXCLUSIVE PROPERTY OF STUART OSMAN. N.B ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. Contractor to verify dimensions. Notify designers of discrepancies. Failure to do so shall void the designers responsibilities. BE WARNED: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY VARIATION TO ANY PART OF THE DESIGN WILL 'VOID' ANY RESPONSIBILITIES OF STUART OSMAN FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING





PART 3



P 07 55 203 022
 F 07 55 203 033
 E design@stuartosman.com.au
 Studio 2/71 Township Dr,
 West Burleigh, QLD 4219
 PO BOX 2845
 Burleigh Heads DC QLD 4220
 ABN 73 097 995 616
 QBCC License No: 1129687



PROPOSED SUB-DIVISION

BUILDER: TBC

CLIENT: MR. Z. KENNEDY

PROJECT: PROPOSED LOTS
 KEATS STREET
 BYRON BAY

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A 18/12/2019

SCALES: 1:100 @ A3

AMENDMENTS:

B050220	G200420	L021120
C170220	H200420	M021120
D260220	I280420	N171120
E280220	J280420	O181120
F170420	K180820	P180221

SHEET NUMBER: 7 of 07
 JOB NUMBER: 7890

© Copyright reserved in part or whole.
 THIS DESIGN IS THE EXCLUSIVE PROPERTY
 OF STUART OSMAN
 N.B ALL WRITTEN DIMENSIONS TAKE
 PRECEDENCE OVER SCALED SIZES
 Contractor to verify dimensions.
 Notify designers of discrepancies.
 Failure to do so shall void the designers
 responsibilities.
 BE WARNED: SUBSTITUTION OF ANY
 STRUCTURAL MEMBERS, AND OR ANY
 VARIATION TO ANY PART OF THE DESIGN
 WILL '200' ANY RESPONSIBILITIES OF
 STUART OSMAN FOR THE STRUCTURAL
 INTEGRITY AND PERFORMANCE OF
 THE BUILDING