

EXTENSION

11 Mona Crt, Oxenford 4210

Stage: BUILDING APPROVAL SET - A3

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PAGE	SHEET NAME	CURRENT ISSUE
00	COVER PAGE	B
01	SITE PLAN - PROPOSED	B
02	PLAN & ELEVATIONS	B

LOT	106
(#11) Mona Court	
Suburb	Oxenford
Local Auth.	Gold Coast C.C
RP861609	
Area	640m ²
Site Cover	25.4%

Drawing Amendment:

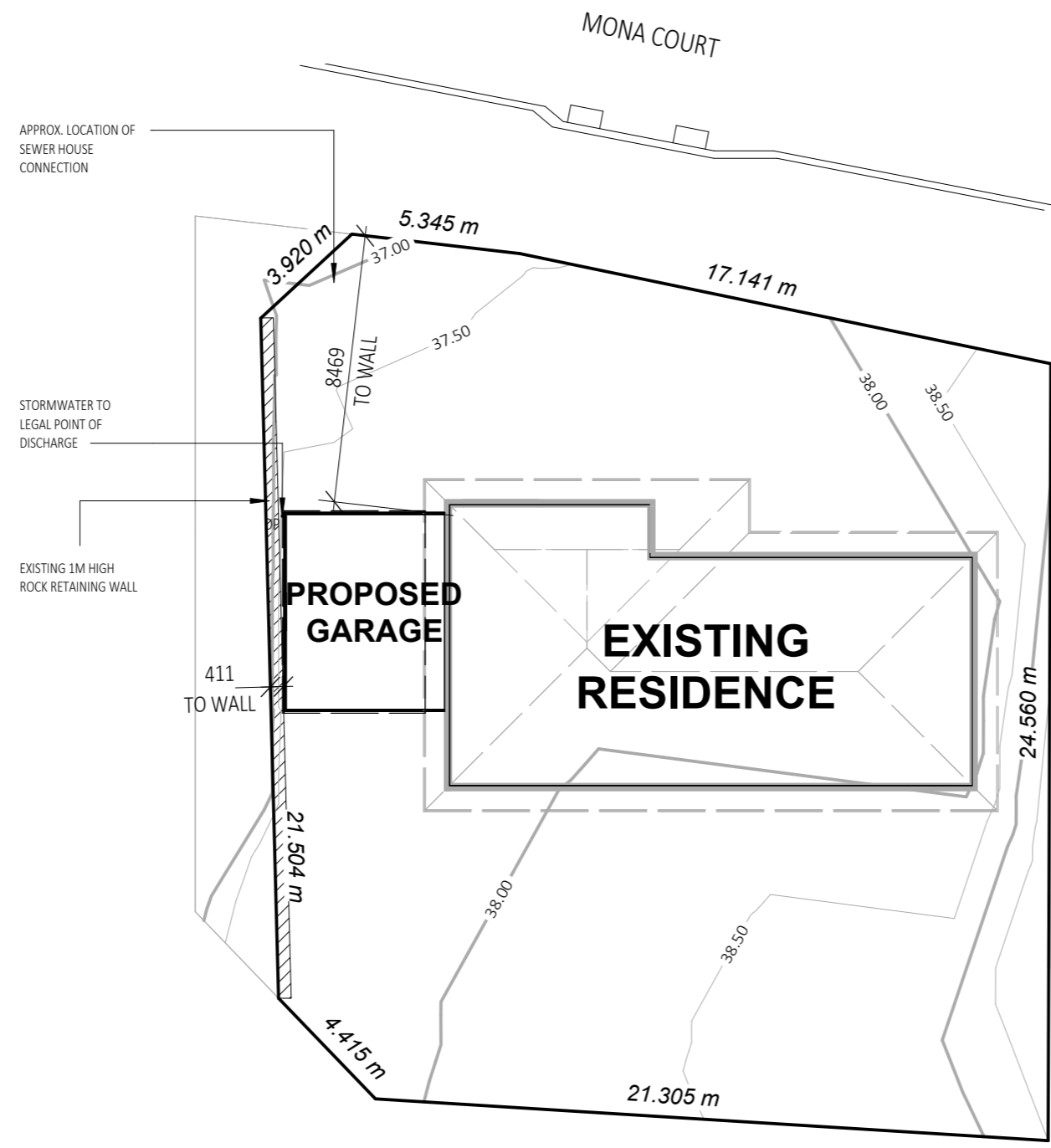
A	Preliminary Issue	KA	30/03/25
B	BA Issue	KA	14/04/25

SITE NOTES

- ALL DIMENSIONS ARE MEASURED TO STRUCTURE ONLY - NOT TO FINISHES
- FOR DRAINAGE REFER TO ENGINEERED SITE DRAINAGE PLAN GULLY DRAINS TO BE 1.0m FROM FOOTINGS STORMWATER GULLY DRAINS TO BE CONNECTED TO STORMWATER LINES
- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.

DEMOLITION NOTES

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.
- INVESTIGATION SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.

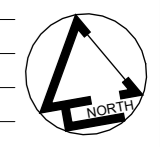


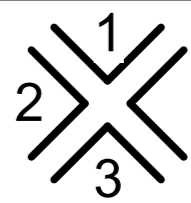
MKDD QBCC: 15153997
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SITE PLAN - PROPOSED
Wally Kuciak
 11 Mona Ct, Oxenford 4210

Designed By	KA
Job No:	MK25-11
Page No:	01
Scale @ A3	1 : 200





ELEVATIONS

LEGEND

M.W	MICROWAVE
D.W	DISHWASHER
REF.	FRIDGE POSITION
W.O.	WALL OVEN
M.H.	600 x 600 MAN HOLE
W.M.	WASHING MACHINE
T	LAUNDRY TUB
O/S	OWNER SUPPLIED
D.P.	DOWNPIPE
N.C-D.P	NON-COMBUSTIBLE DOWNPIPE
F.O.W.	FACE OF WALL SLIDING DOOR
C.S.D.	CAVITY SLIDING DOOR
H.C	HOSECOCK
V	VANITY
SHR.	SHOWER
T.R	TOWEL RAIL
+	SHOWER TAP/ BATH TAP/ MIXER
o	SHOWER ROSE
	PLASTERBOARD BULKHEAD - DIMENSIONS ARE SUBJECT TO CONSTRUCTION CONSTRAINTS
	INSULATION BATTENS

NOTES

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE ALL BUILDING CONSTRUCTION TO COMPLY WITH THE LOCAL AUTHORITY BY-LAWS AND THE N.C.C. / AS 1684-1999. PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AUST. STANDARD 3660.1

CONSTRUCTION NOTES:

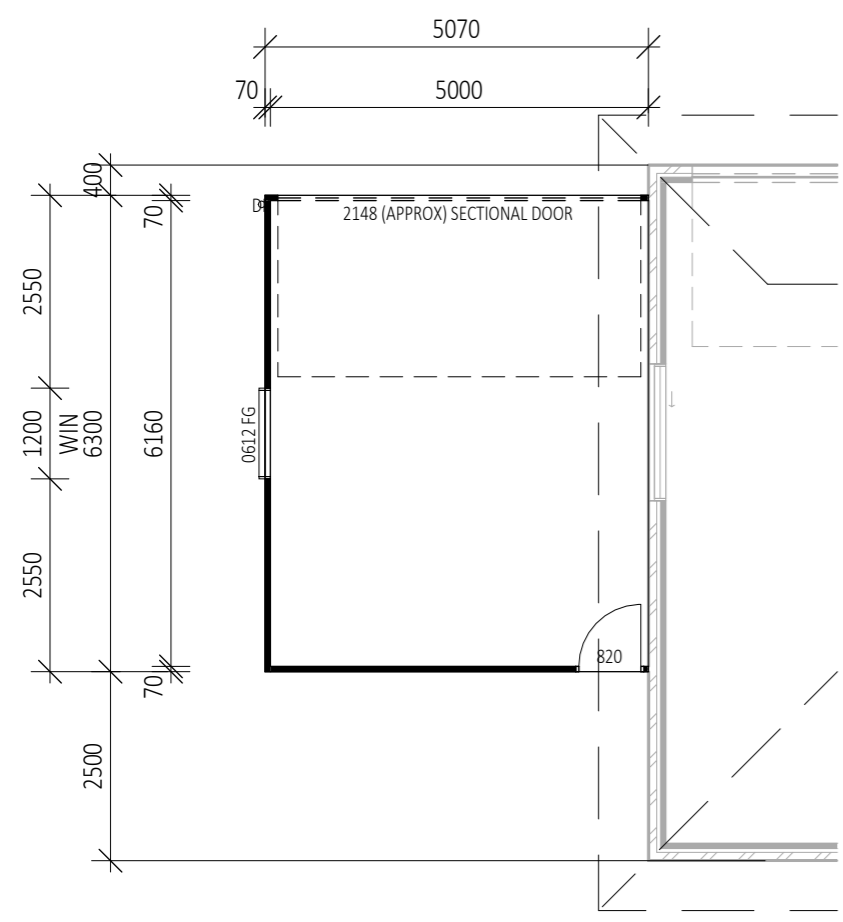
NOGGINGS REQUIRED FOR:
(REFER TO WET AREA LAYOUT FIXING HEIGHTS)

- TOILET ROLL HOLDER - 800mm HIGH & 800mm FROM BACK OF TOILET SUITE
- TOWEL RAIL - 1000 HIGH
- TOWEL RAIL OVER BATH - 1650 HIGH

TL = TRANSLUCENT GLASS
RES = WINDOW RESTRICTED TO 125mm OPENING

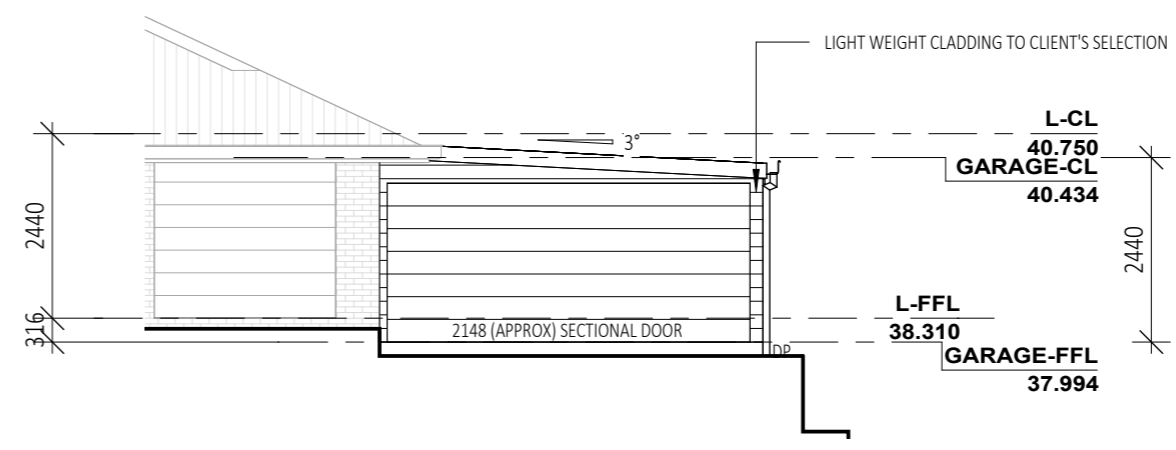
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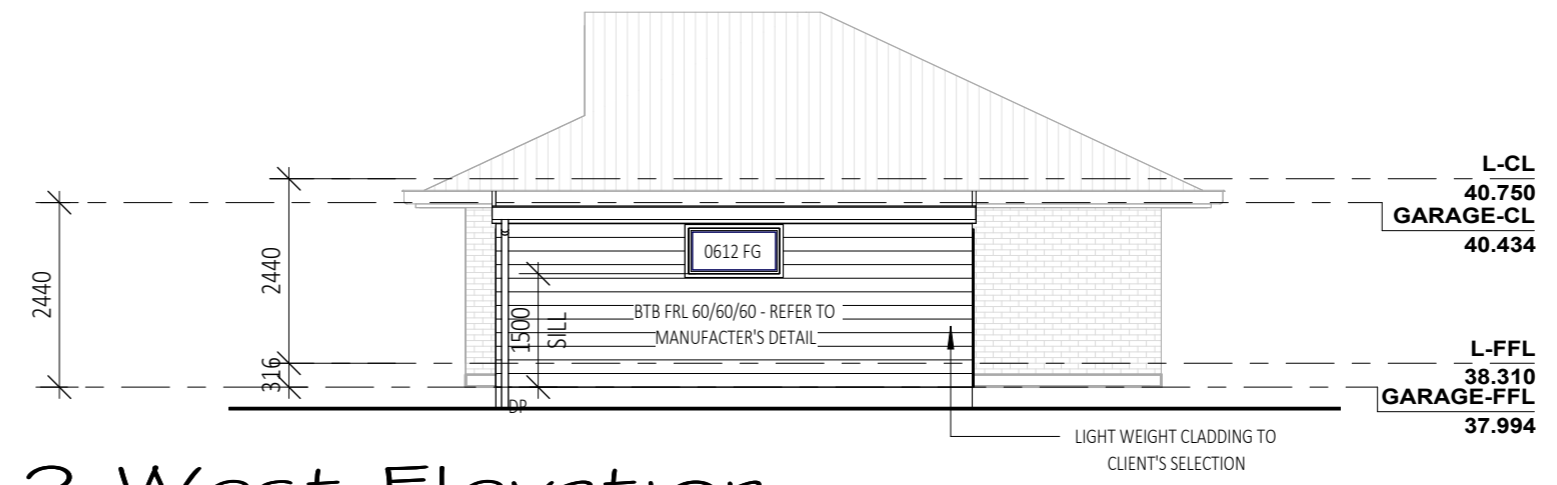
1 North Elevation

SCALE: 1 : 100



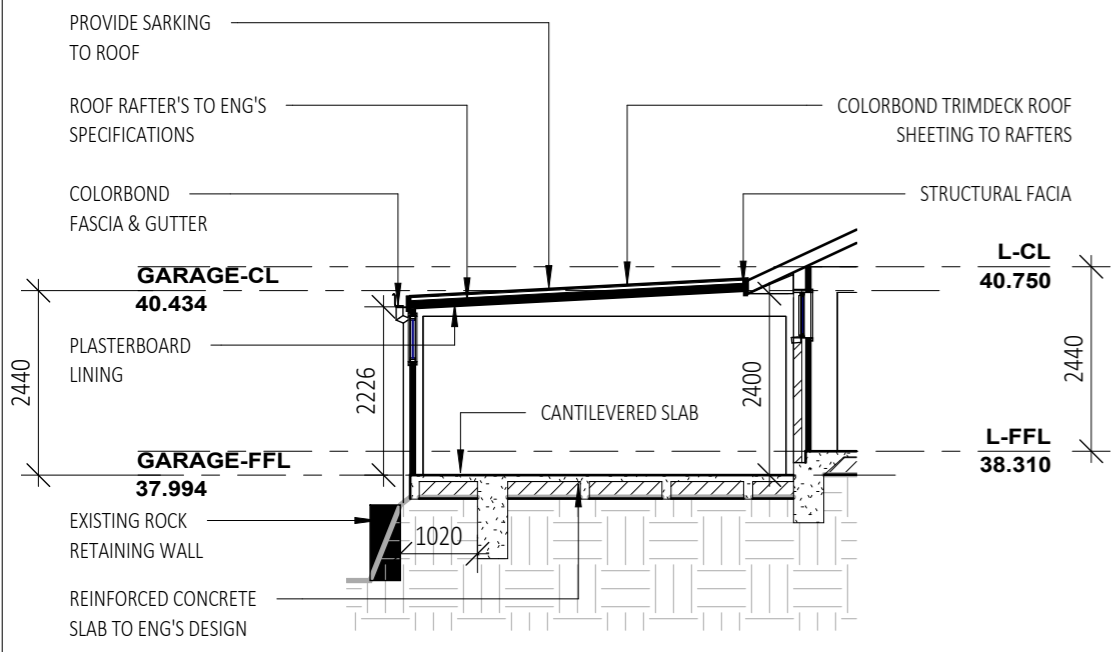
2 West Elevation

SCALE: 1 : 100



3 South Elevation

SCALE: 1 : 100



Section 1

SCALE: 1 : 100

PROPOSED GARAGE	31.94 m ²
	31.94 m ²
EXISTING DWELLING	137.99 m ²
LOWER TOTAL	137.99 m ²
Grand total	169.93 m ²

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PLAN & ELEVATIONS

Wally Kuciak

11 Mona Crt, Oxenford 4210

Designed By KA

Job No: MK25-11

Page No: 02

Scale @ A3 1 : 100

