

Leonie and Mike Sams
PROPOSED
RESIDENCE
Lot 14 DP758670



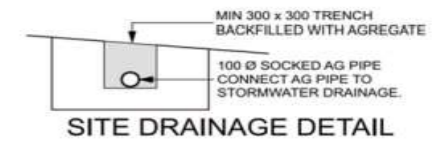
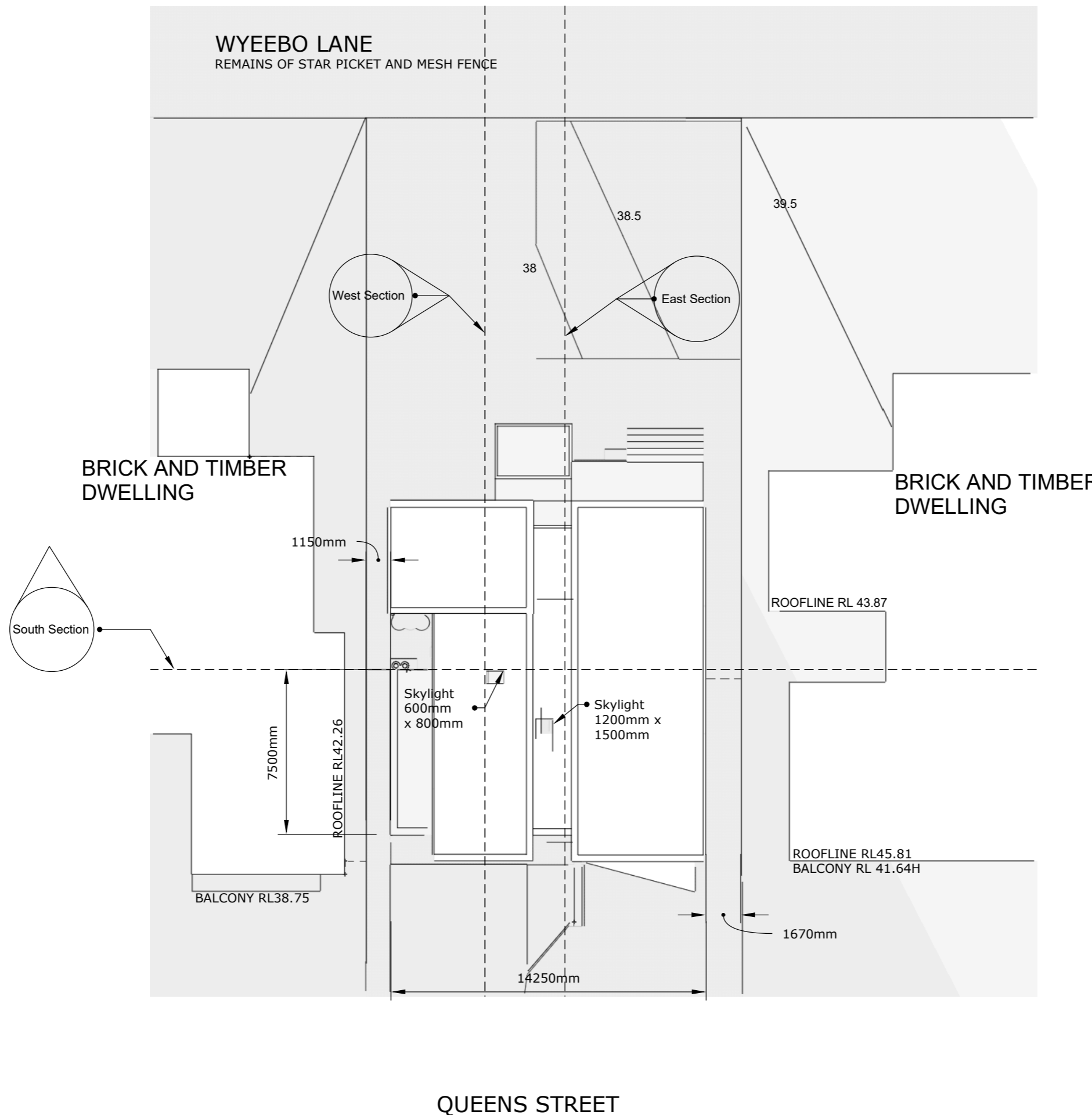


> PLEASE NOTE...

SITE LEVELS ARE APPROXIMATE ONLY. PLEASE
EVALUATE ON SITE BEFORE ANY WORK OR
ORDERING BEGINS

PROJECT
5 Queen Street
Merimbula NSW 2548

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MS
ISSUE
27/2/23



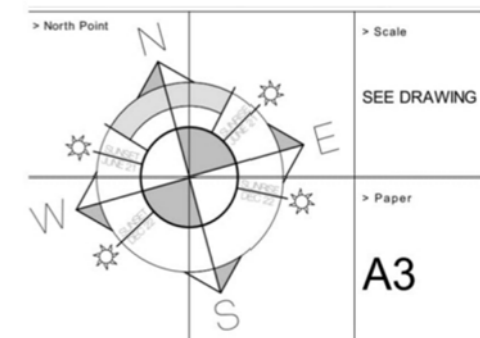
SEDIMENT CONTROL FENCE
> SEDIMENT CONTROLS

- > 1. ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PROTECTION OF DISCHARGE OF ANY POLLUTION FROM THE SITE.
- > 2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
- > 3. ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEANED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON SITE.
- > 4. IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING OR MULCHING (BY OWNER). SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

Site Statistics

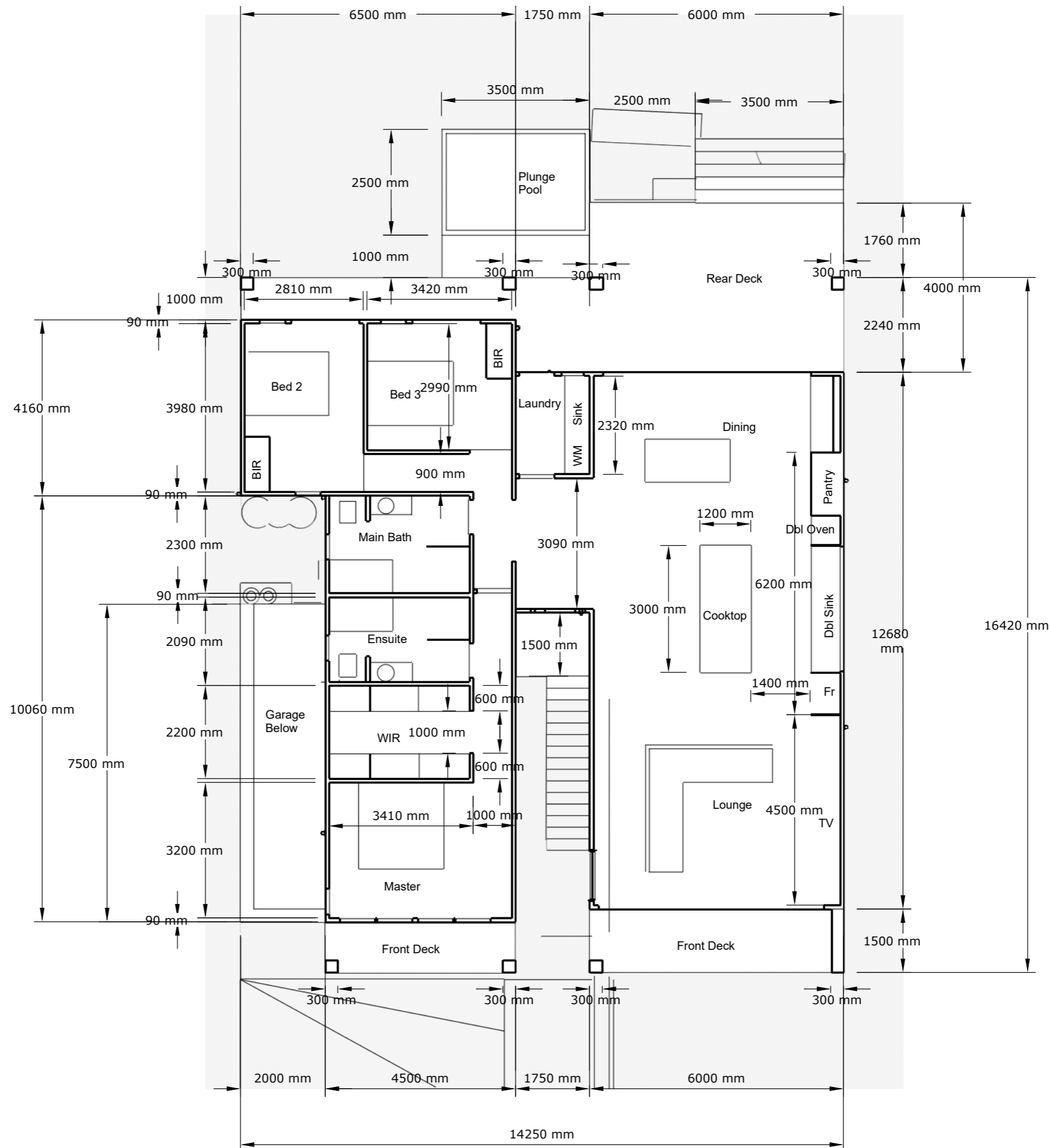
East Pavillion	76.08m ²
West Pavillion	72.31m ²
Central	9.94m ²
Total Internal	158.33m²
Garage	48.75m ²
Total	207.08m²
Front Decks	17.02m ²
Rear Decks	37.92
Total Deck	54.94m²

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THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS, AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION.

Mike and Leonie Sams



> GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE BUILDER.
3. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND LOCAL AUTHORITY.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
5. ALL MATERIALS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

> CONSTRUCTION MATERIALS

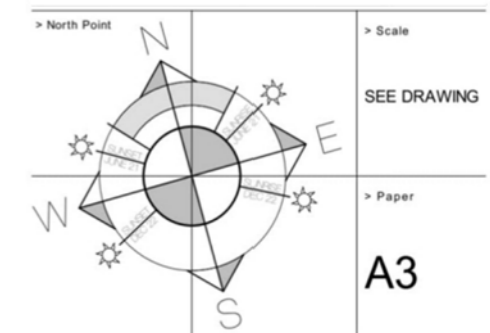
- > FRAME->TIMBER
- > WALLS->BRICK VENEER & CLADDING
- > ROOF->COLORBOND
- > FLOOR->TIMBER (GARAGE SLAB)

Internal Area	
East Wing	76.08m ²
West Wing	72.31m ²
Central	9.94m ²
Total	158.33m²
Decks	
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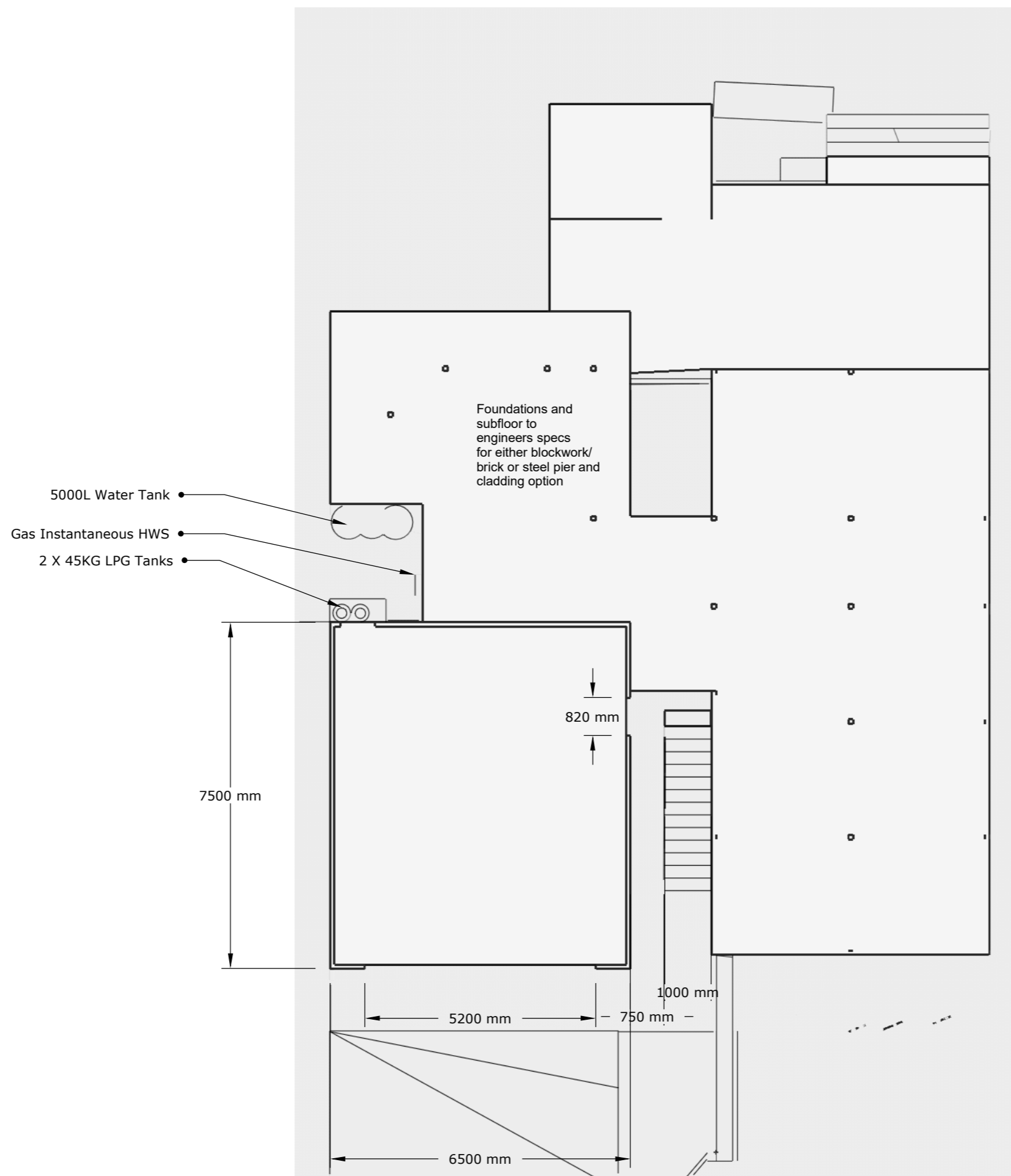
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DESCRIPTION
First Floor Plan



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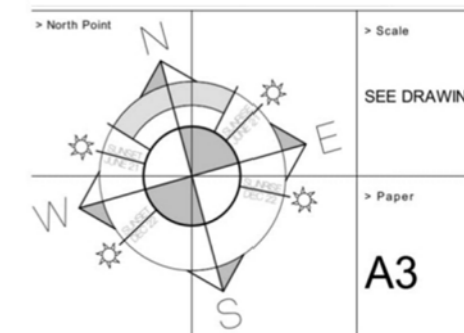
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DESCRIPTION
Ground Floor Plan



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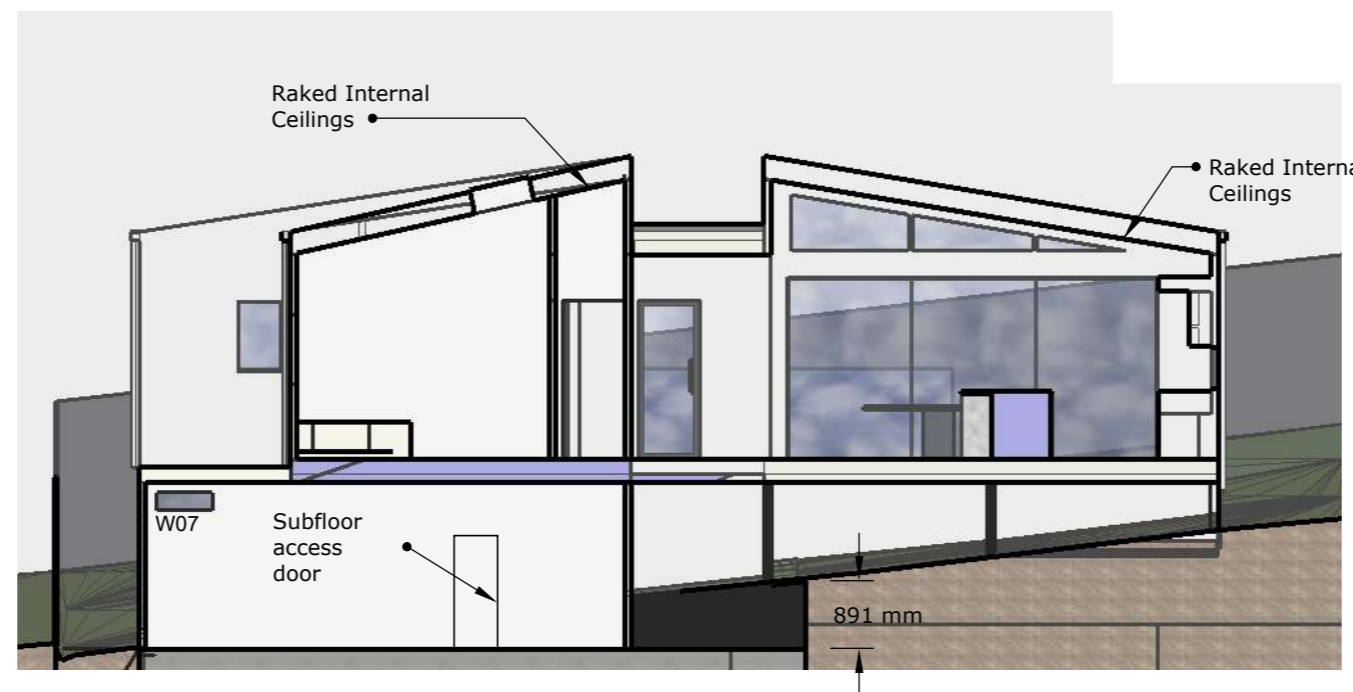
Southern Elevation

**Mike and Leonie
Sams**



Southern Elevation Cut

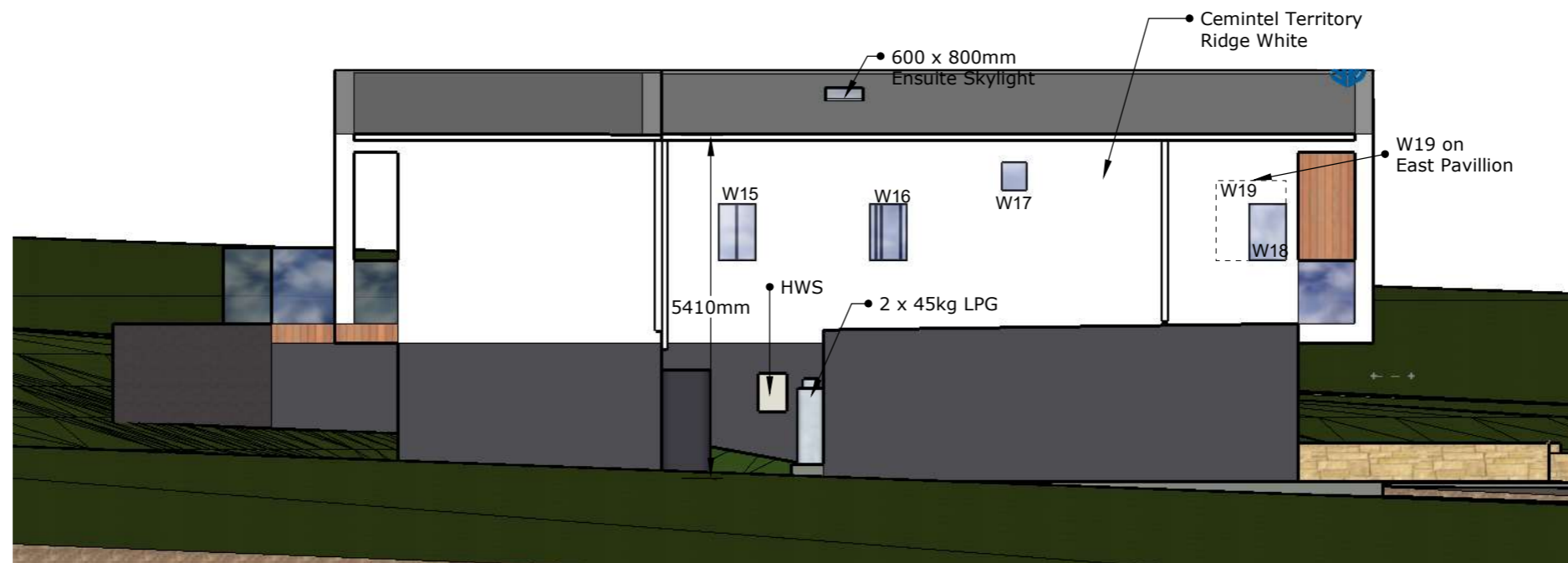
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Western Elevation



Western Elevation Cut



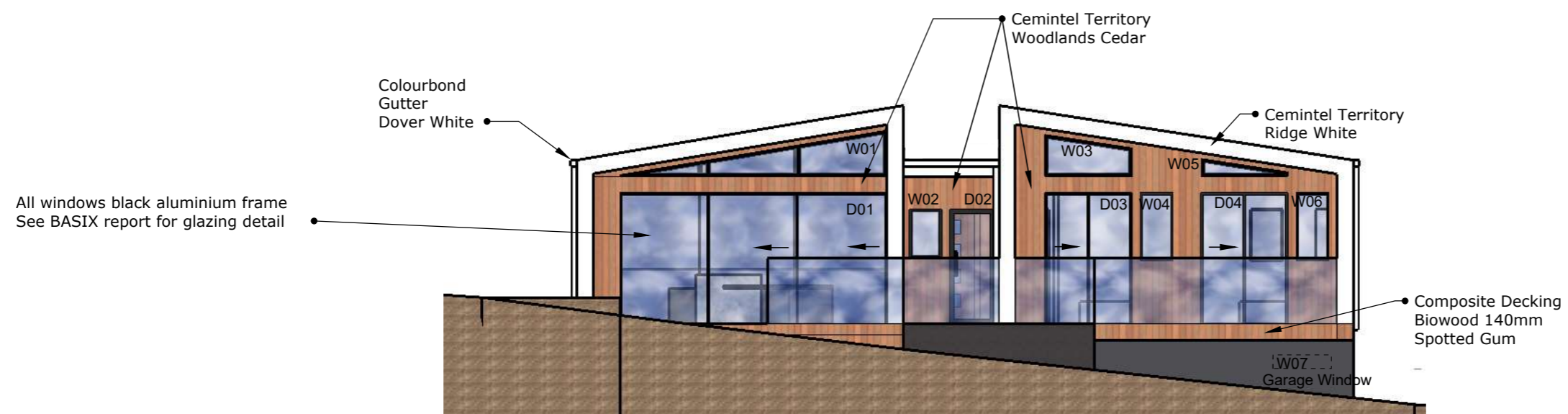
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Northern Elevation



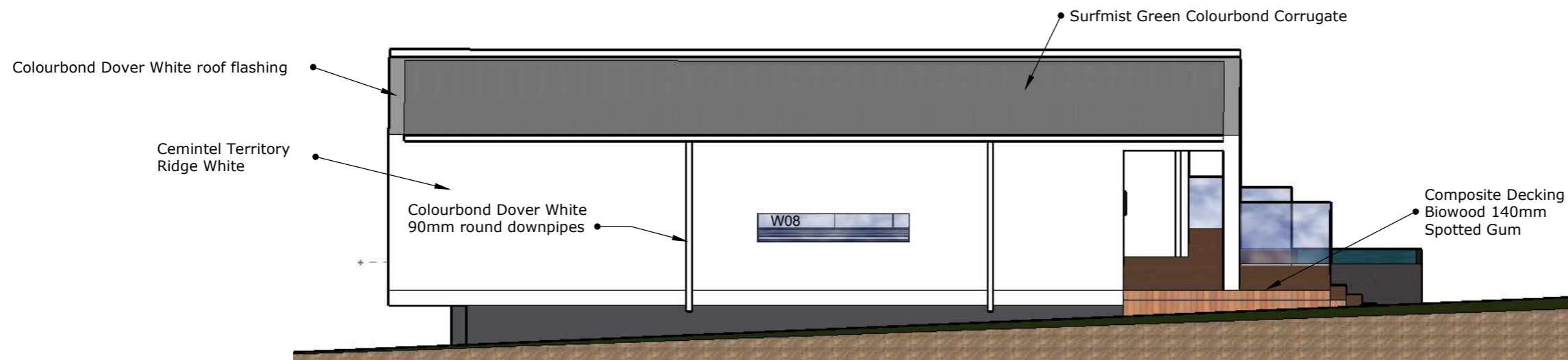
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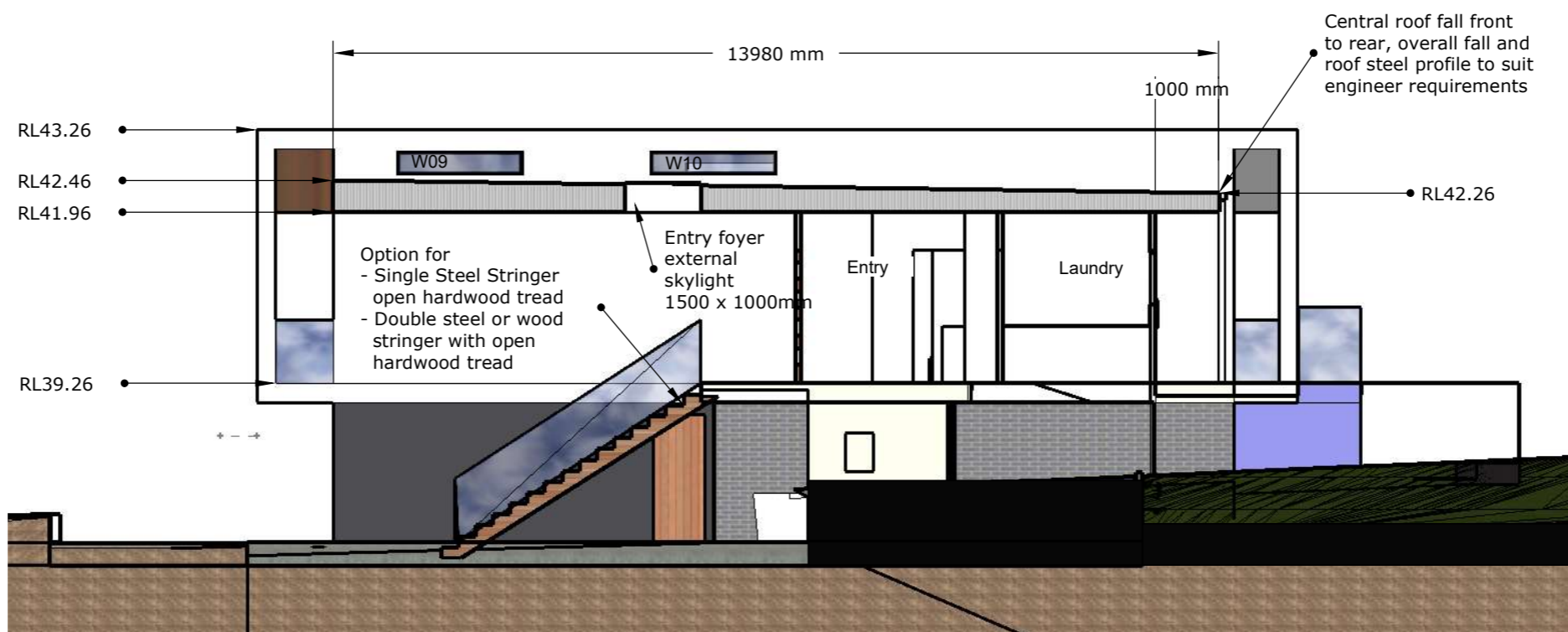
Eastern Elevation



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