

GLOSSARY*

SITE PLAN

WM	Water Meter
FH	Fire Hydrant

Sewer References

MH	Man Hole
L	Distance downstream from manhole to connection
IL.	Invert Level at limit of house connection branch
IJ	Drainage Point - Inlet Junction
IS	Drainage Point - Inspection Shaft
IP	Drainage Point - Inspection Point
ORG	Drainage Point - Overflow Relief Gully
X	(Axis) Used to determine distance to Jump Up
Y	(Axis) Used to determine distance to Jump Up
Type JU	Jump Up - house drainage connected to council sewerage

FLOOR PLAN

Air Conditioning

RAC	Room Air Conditioner (in wall type/ Box)
SPLIT A/C	Split system Air Conditioner

Doors

sgd	Sliding Glass Door
smd	Sliding Mirror Doors (robe)
srd	Sliding Robe Doors (smart robe)
sld	Sliding Laminate Doors (robe)
CSD	Cavity Sliding Doors
SD	Face Sliding Door

Windows

DH	Double Hung Window
MTL	Metal Timber Louvre
TL	Timber Louvre
GL	Glass Louvre
FG	Fixed Glass Panel
FG Over	Fixed Glass Panel Over Window
0906xo	900mm high x 600mm wide window with x = one sliding panel o = one fixed panel
1224oxxo	1200mm high x 2400mm wide window with x = two sliding panels o = two fixed panels

Other

br	Broom Cupboard
Cutout	Opening through wall (decorative)
dp	Down Pipe
HWS	Hot Water System (refer tender for type)
MH	Man Hole - ceiling access
MW	Microwave
P	Pantry
REF	Refrigerator Space
S	Smoke Detector
TR	Towel Rail
ubo	Under Bench Oven
WM	Washing Machine
WO	Wall Oven

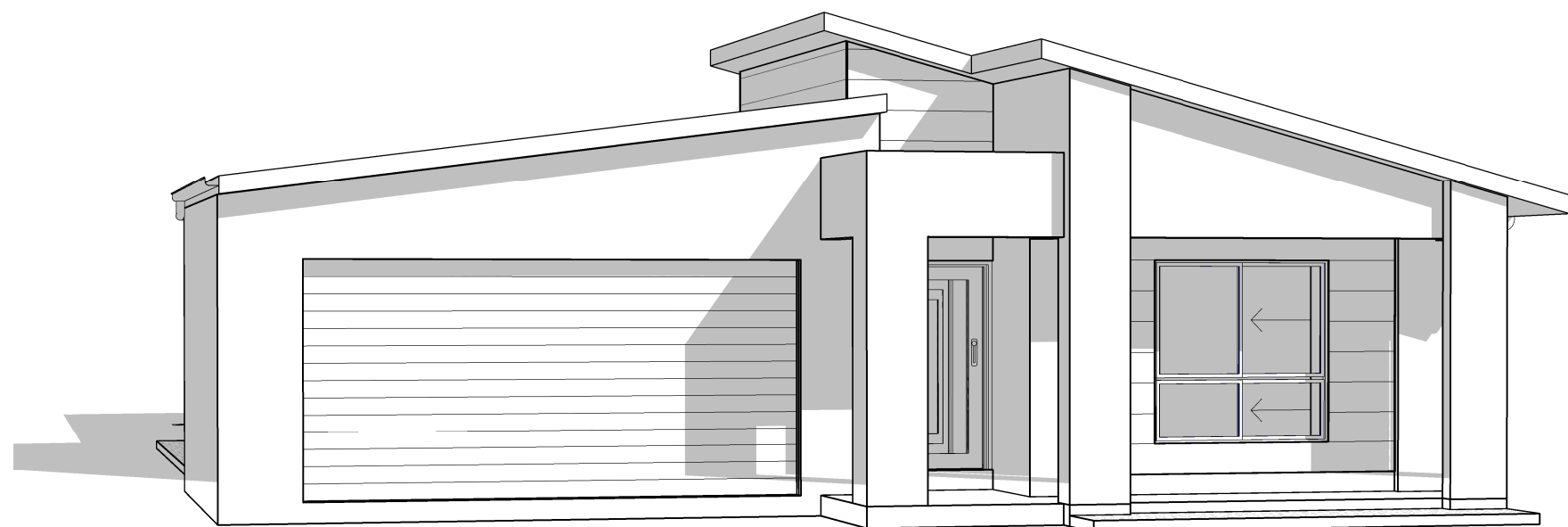
ELEVATIONS

N.GR.Level	Natural Ground Level
FC Sheeting	Flat Fibre Cement Sheeting



Enjoy the experience!

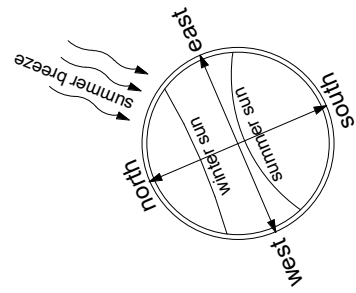
*MANY, IF NOT ALL OF THESE NOTES MAY APPEAR ON THE FOLLOWING PAGES



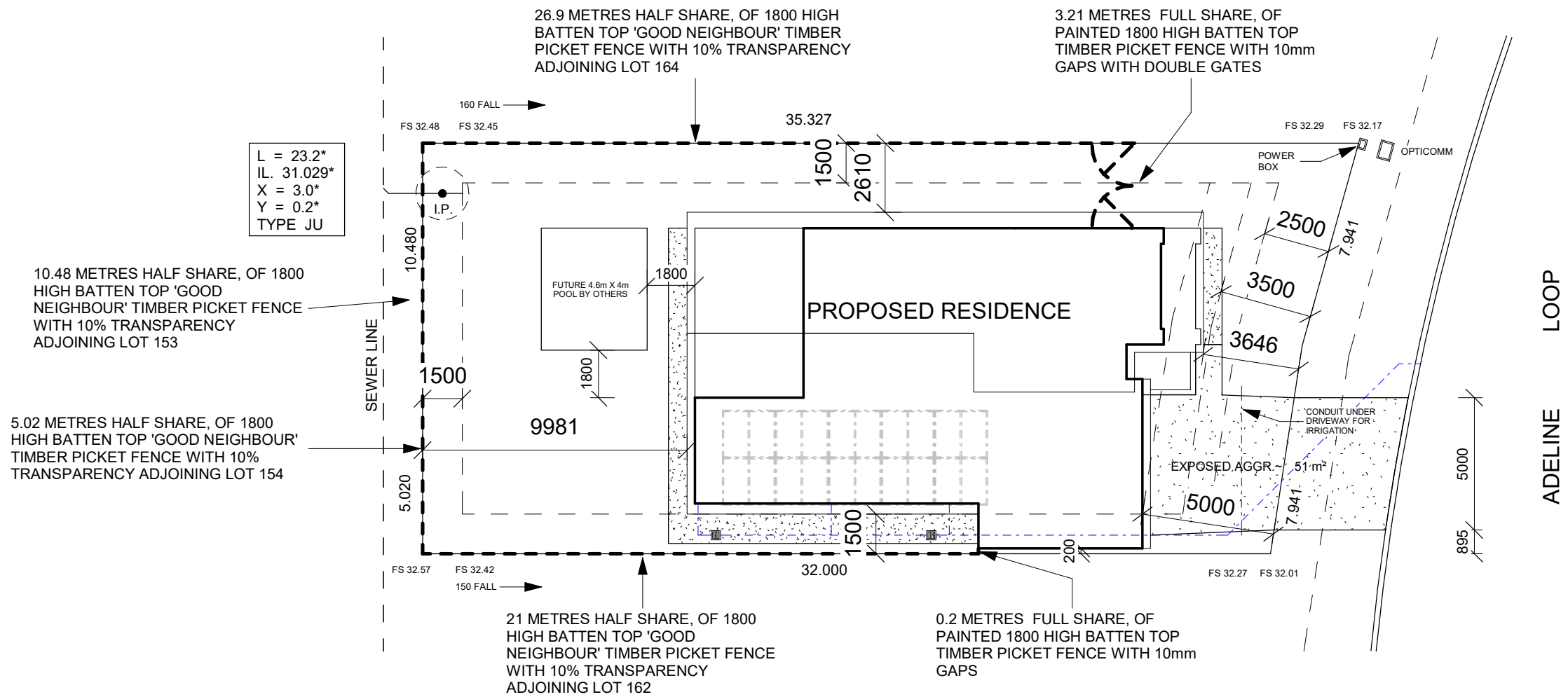
A BRAND NEW GRADY HOME
TO BE BUILT FOR

K. & R. McCULKIN

AT
LOT 163 ADELINE LOOP
JULAGO



LOCATION OF SITE RELATED ITEMS	
HOUSE LOCATION IS CORRECT:	_____
SHED LOCATION IS CORRECT:	_____
POOL LOCATION IS CORRECT:	_____
OTHER/FUTURE ITEMS LOCATIONS ARE CORRECT:	_____



L = 23.2*
IL. 31.029*
X = 3.0*
Y = 0.2*
TYPE JU

ADELINE LOOP

PROPERTY DESCRIPTION

LOT 163
SP 319738
AREA 518 m²
Q100 NA - NOT IN FLOOD ZONE
RL SLAB MIN. NA - NOT IN FLOOD ZONE
FINISHED SURFACE RL SHOWN ON BOUNDARY (FS XX.XX)

REV	DATE	AMENDMENT	REV	DATE	AMENDMENT
A	15-02-22	CHANGE ORDER COT_1			
B	16-02-22	CHANGE ORDER COT_2			
C	16-02-22	CONTRACT PLANS			
D	14-03-22	CHANGE ORDER COP_1			
E	12-04-22	CHANGE ORDER COP_2			
F	14-04-22	SFP PLANS			

THE LJ GRADY COMPANY
PTY LTD
A.B.N. 36 010 614 507 A.C.N. 010 614 507
QBCC LIC No 32195
441 BAYSWATER ROAD, MT. LOUISA
Ph. 47950900 Fax 47950901



CLIENT
K. & R. McCULKIN
SITE ADDRESS
**LOT 163 ADELINE LOOP
JULAGO**

TITLE				
SITE PLAN				
BASED ON PLAN RANGE: WILLOW			WIND CATEGORY: C 2	
SCALE 1 : 200	DATE 15-12-21	DRAWN BY T. PORTER	JOB NUMBER 621223_1	SHEET No. 001

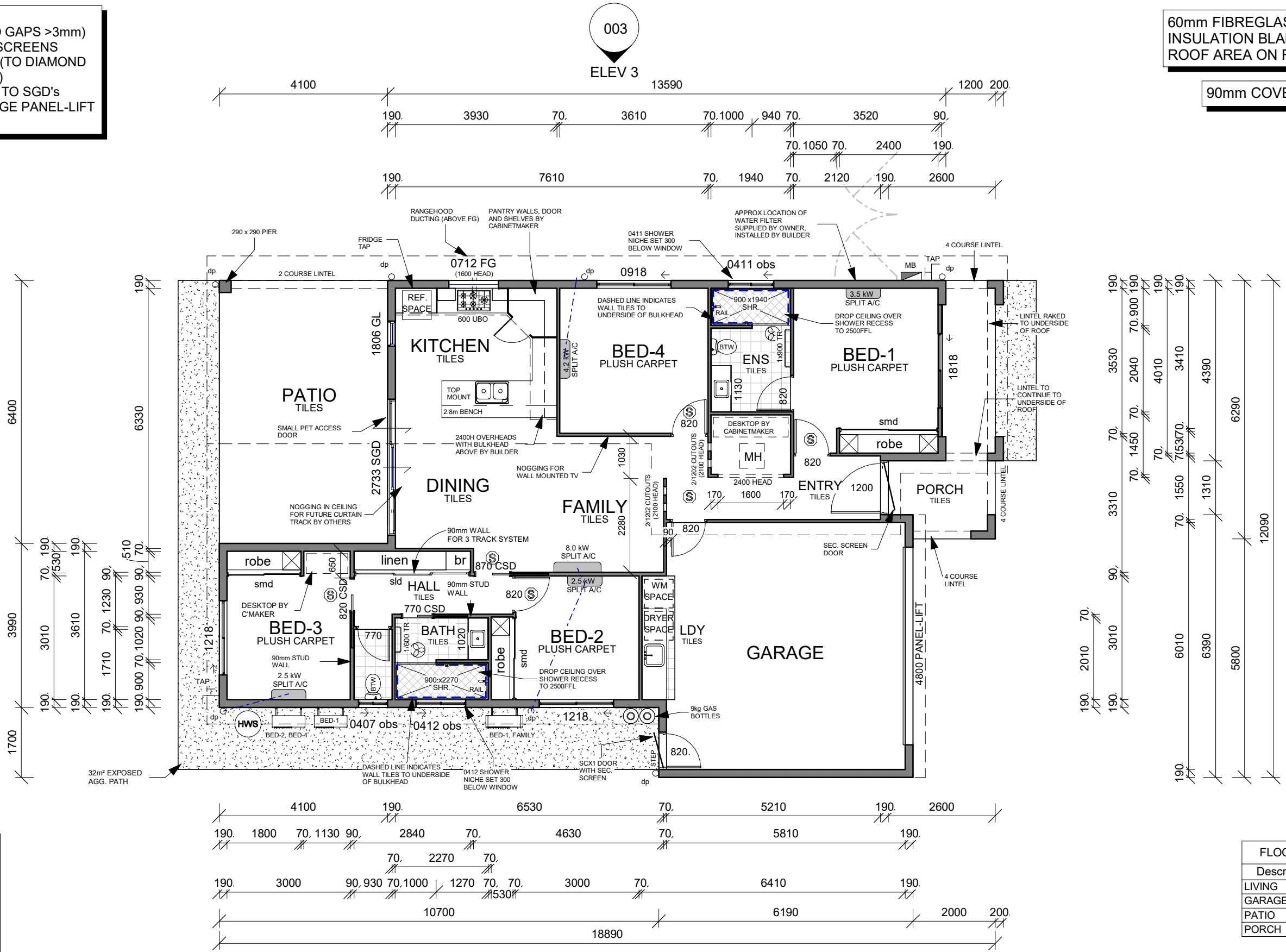
BUSHFIRE BAL 12.5
 - BLANKET INSULATION (NO GAPS >3mm)
 - STAINLESS-STEEL MESH SCREENS
 - ALUMINIUM FLYSCREENS (TO DIAMOND GRILL SECURITY SCREENS)
 - METAL DOOR FURNITURE TO SGD's
 - WEATHERSTRIP TO GARAGE PANEL-LIFT (NO GAPS >3mm)

60mm FIBREGLASS ROOF INSULATION BLANKET TO TOTAL ROOF AREA ON ROOF TRUSSES

90mm COVE CORNICE

003
ELEV 2

003
ELEV 4



WINDOW AND SGD SCHEDULE
 CLEAR GLASS
 DIAMOND GRILL TO ALL U.N.O

Description	Height	Width	Qty.
2733 SGD	2700	3310	1
1818	1800	1810	1
1806 GL	1800	610	1
1218	1200	1810	2
0918	900	1810	1
0712 FG	700	1210	1
0412 obs	400	1210	1
0411 obs	400	1110	1
0407 obs	400	710	1

FLOOR SCHEDULE

Description	Area
LIVING	122.62 m ²
GARAGE	39.56 m ²
PATIO	26.24 m ²
PORCH	10.41 m ²
TOTAL	198.83 m²

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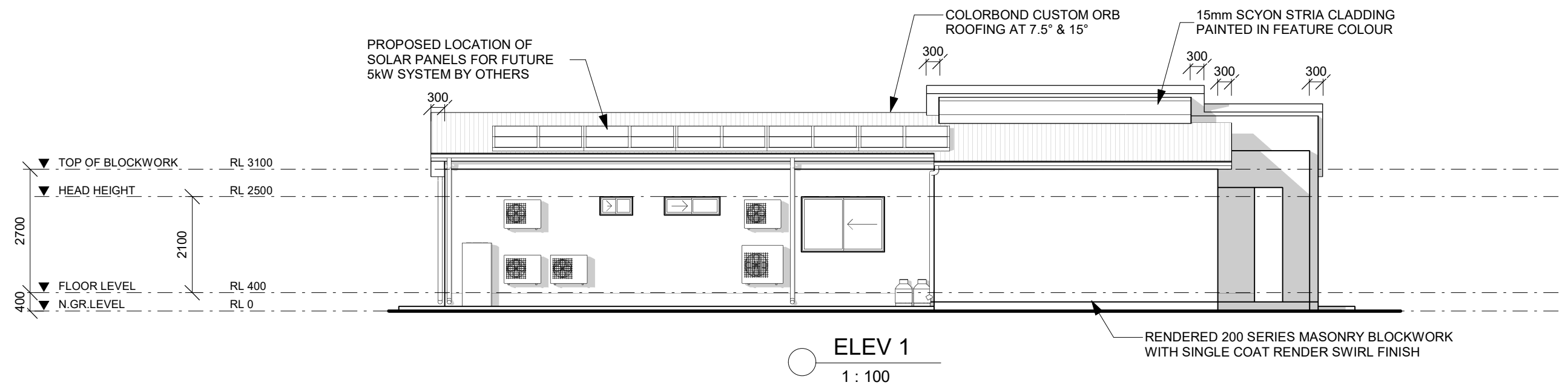


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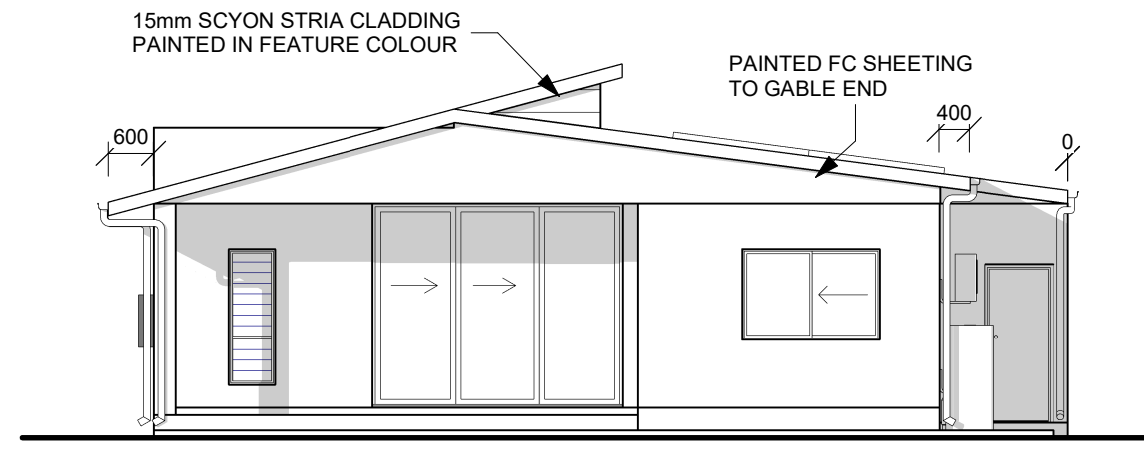
TITLE
 FLOOR PLAN
 BASED ON PLAN RANGE:
 WILLOW
 WIND CATEGORY: C 2

SCALE	DATE	DRAWN BY	JOB NUMBER	SHEET No.
1 : 100	15-12-21	T. PORTER	621223_1	002

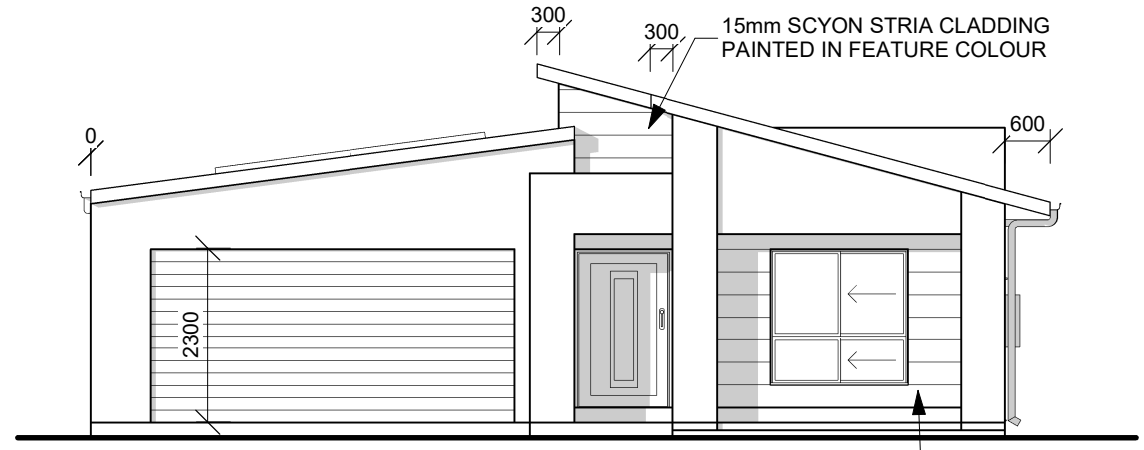
GYPSOCK LINING ALL BLOCK WALLS EXCEPT GARAGE
 (S) DENOTES SMOKE DETECTOR



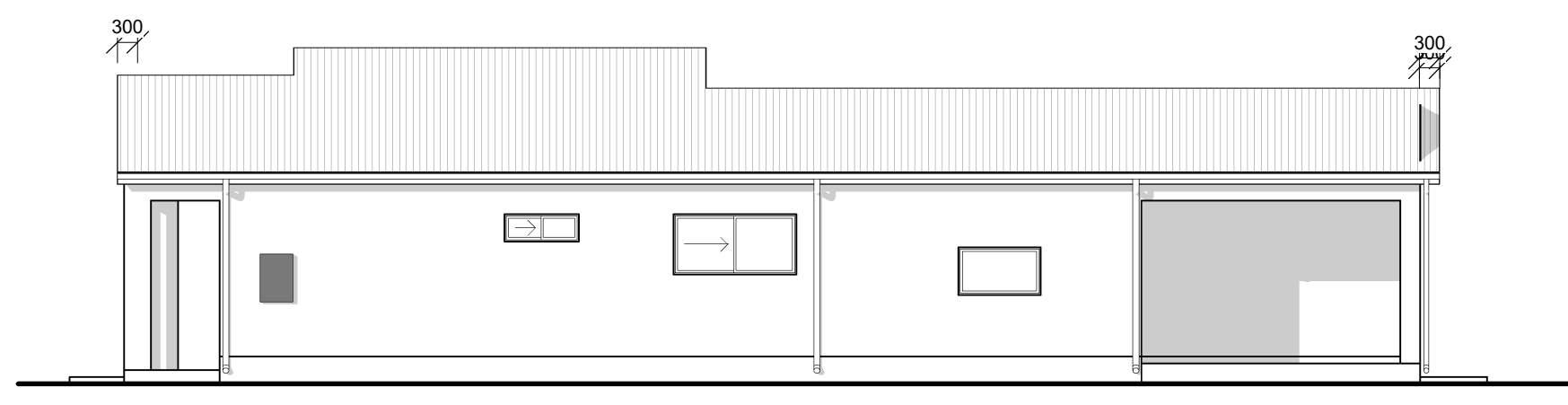
ELEV 1
1 : 100



ELEV 2
1 : 100



ELEV 4
1 : 100



ELEV 3
1 : 100

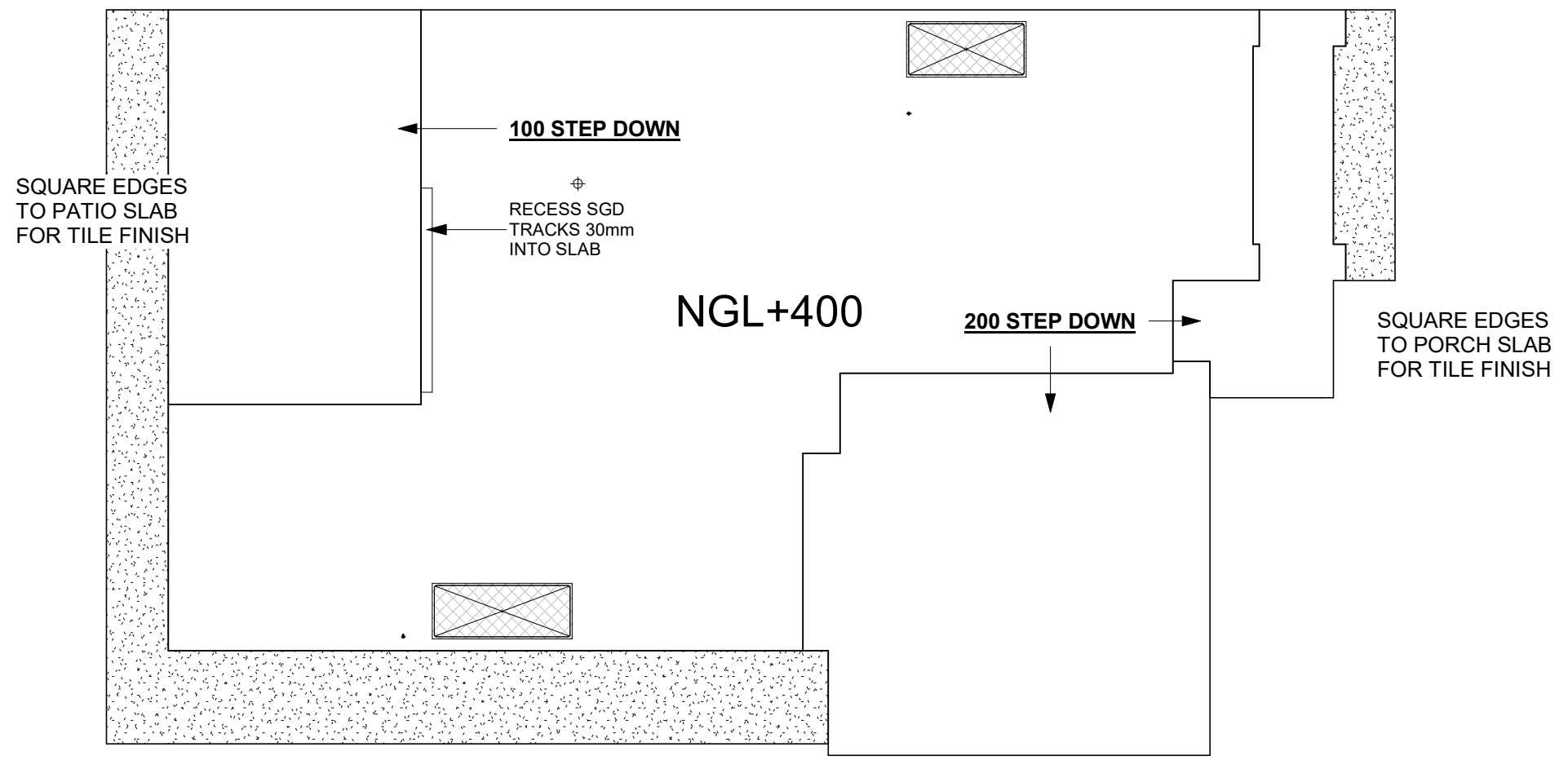
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**LOT 163 ADELINE LOOP
JULAGO**

TITLE ELEVATIONS				
BASED ON PLAN RANGE: WILLOW			WIND CATEGORY: C 2	
SCALE 1 : 100	DATE 15-12-21	DRAWN BY T. PORTER	JOB NUMBER 621223_1	SHEET No. 003



REV	DATE	AMENDMENT	REV	DATE	AMENDMENT
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E	12-04-22	CHANGE ORDER COP_2			
F	14-04-22	SFP PLANS			

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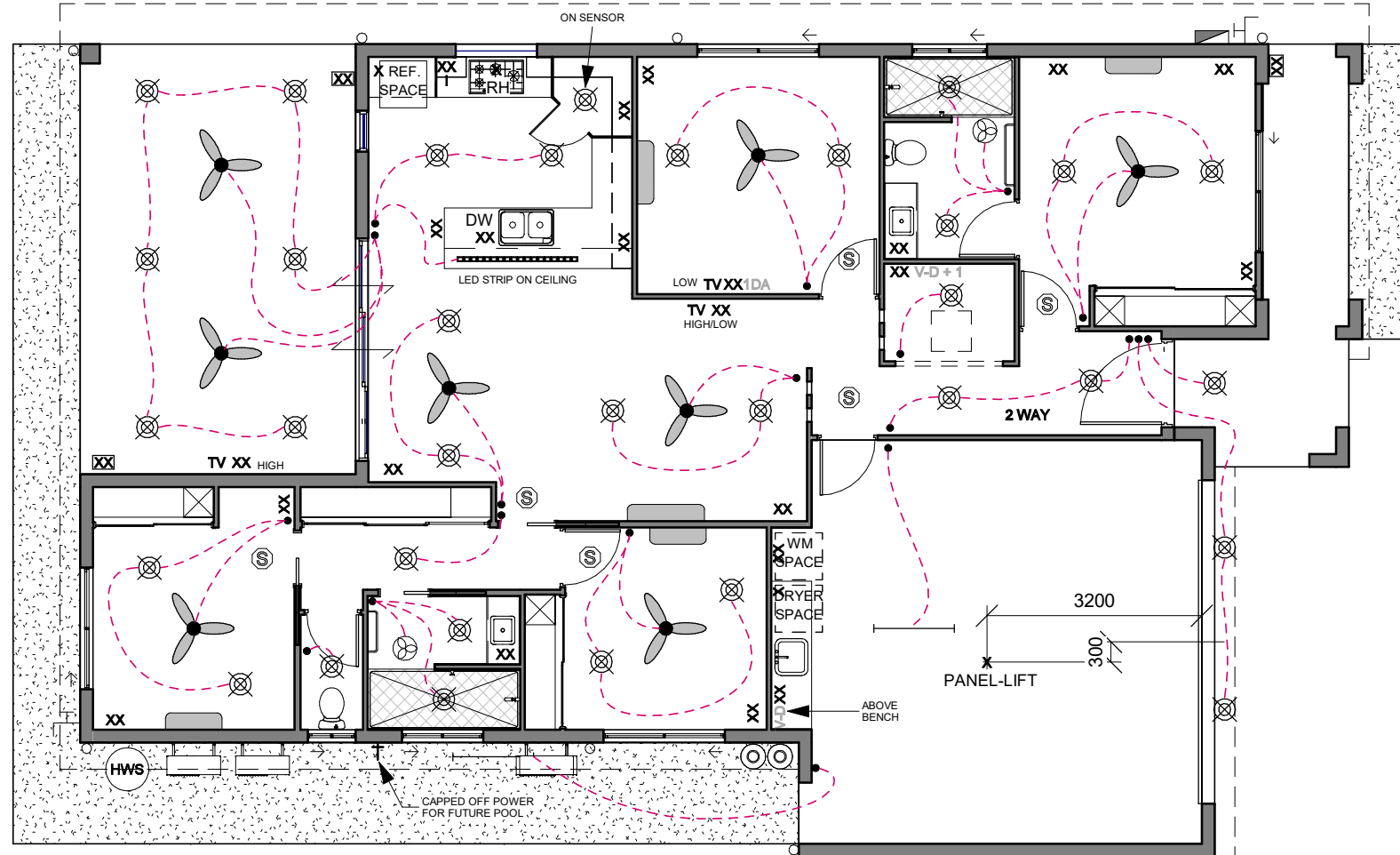


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 LOT 163 ADELINE LOOP
 JULAGO

TITLE				
SLAB PLAN				
BASED ON PLAN RANGE: WILLOW			WIND CATEGORY: C 2	
SCALE 1 : 100	DATE 15-12-21	DRAWN BY T. PORTER	JOB NUMBER 621223_1	SHEET No. 005

**ELECTRICAL SCHEDULE
(STANDARD)**

QTY	Description
4	SNGL GPO
22	DBL GPO
3	WP DOUBLE GPO
32	ENERGY EFFICIENT DOWNLIGHT
1	ENERGY EFFICIENT DOWNLIGHT (SENSOR)
2	SINGLE LED BATTEN FITTING
2	EXHAUST FAN
3	TV OUTLET
6	SMOKE ALARM
6	INTERNAL CEILING FAN
2	EXTERNAL CEILING FAN
1	SINGLE RJ45 DATA PLATE
1	2 GANG RJ45 PLATE
1	3 GANG RJ45 PLATE
1	ISOLATOR
1	2 WAY
1	LED STRIP LIGHT



ELECTRICAL SCHEDULE

X	SINGLE GPO
XX	DOUBLE GPO
XX(S)	DOUBLE GPO (SATURN STLYE)
XX	WP DOUBLE GPO
⊙	ENERGY EFFICIENCY LIGHTING
⊗	ENERGY EFFICIENT DOWNLIGHTS
D⊗	ENERGY EFFICIENT DOWNLIGHTS WITH DIMMER SWITCH
●	PENDANT LIGHT
⊕	LED ART NICHE DOWNLIGHT
— —	SINGLE LED BATTEN FITTING
⊖	WALL LIGHT
⚡	FLOOD LIGHT
•	LIGHT SWITCH
●	LIGHT SWITCH (SATURN STYLE)
⊗	EXHAUST FAN
X'DA	DATA OUTLET <small>X DENOTES NUMBER OF POINTS ON PLATE</small>
PH	PHONE OUTLET
TV	TV SOCKET
Ⓢ	SMOKE DETECTORS
⊗	CEILING FAN

NOTE: CONTRACTOR TO COMPLY WITH ALL RELEVANT STANDARDS AND CODES. LAYOUT SHOWN IS INDICATIVE ONLY.

A MINIMUM OF 80% TOTAL FIXED INTERNAL LIGHTING TO COMPLY WITH CURRENT ENERGY EFFICIENCY REQUIREMENTS.

ALL INCLUDED DOWNLIGHTS ARE SEALED AND MINIMUM IC RATED

AN EXHAUST SYSTEM INSTALLED MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR. AS PER NCC 2019 PART 3.8.7.3

	AIRCON. LOCATION		TARIFF	
	RAC	SPLIT	33	STD
BED-1		⊗		⊗
BED-2		⊗		⊗
BED-3		⊗		⊗
BED-4		⊗		⊗
BED-5				
STUDY/BED				
LOUNGE				
FAMILY		⊗		⊗
RUMPUS				
DINING				

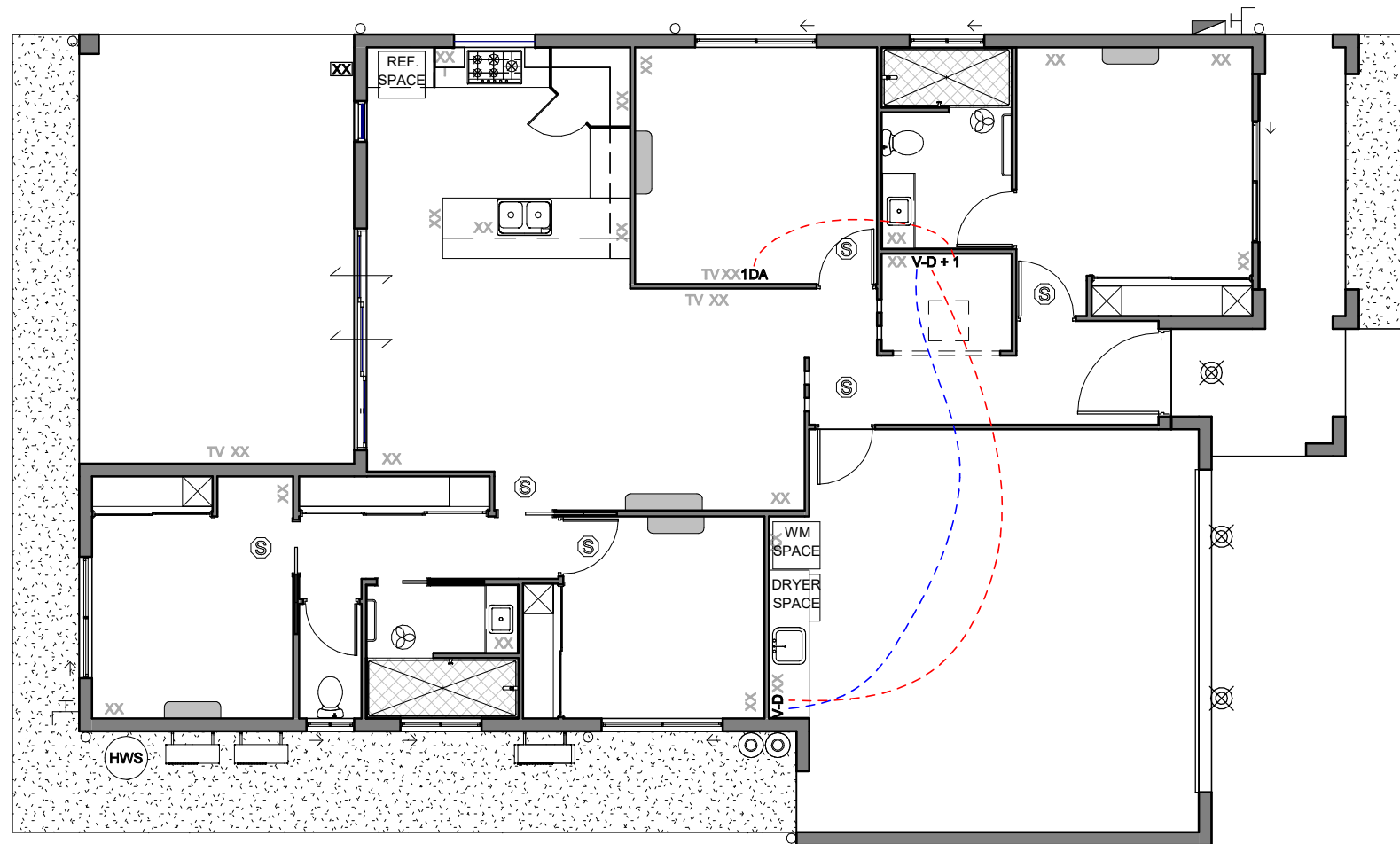
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JULAGO**

TITLE ELECTRICAL LAYOUT				
BASED ON PLAN RANGE: WILLOW			WIND CATEGORY: C 2	
SCALE 1 : 100	DATE 15-12-21	DRAWN BY T. PORTER	JOB NUMBER 621223_1	SHEET No. 018A



ELECTRICAL SCHEDULE

X	SINGLE GPO
XX	DOUBLE GPO
XX(S)	DOUBLE GPO (SATURN STLYE)
XX	WP DOUBLE GPO
⊙	ENERGY EFFICIENCY LIGHTING
⊗	ENERGY EFFICIENT DOWNLIGHTS
D ⊗	ENERGY EFFICIENT DOWNLIGHTS WITH DIMMER SWITCH
●	PENDANT LIGHT
⊕	LED ART NICHE DOWNLIGHT
— —	SINGLE LED BATTEN FITTING
⊕	WALL LIGHT
⊕	FLOOD LIGHT
•	LIGHT SWITCH
●	LIGHT SWITCH (SATURN STYLE)
⊗	EXHAUST FAN
X'DA	DATA OUTLET <small>X DENOTES NUMBER OF POINTS ON PLATE</small>
PH	PHONE OUTLET
TV	TV SOCKET
Ⓢ	SMOKE DETECTORS
⊗	CEILING FAN

NOTE: CONTRACTOR TO COMPLY WITH ALL RELEVANT STANDARDS AND CODES. LAYOUT SHOWN IS INDICATIVE ONLY.

A MINIMUM OF 80% TOTAL FIXED INTERNAL LIGHTING TO COMPLY WITH CURRENT ENERGY EFFICIENCY REQUIREMENTS.

ALL INCLUDED DOWNLIGHTS ARE SEALED AND MINIMUM IC RATED

OPTICOMM SCHEDULE:

ESSENTIALS	
LOCATION	TYPE
BED-1	-
BED-2	-
BED-3	-
BED-4	SINGLE
STUDY NOOK	V-D+1
LOUNGE	-
FAMILY	-
RUMPUS	-
KITCHEN	-
GARAGE	V-D

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F	14-04-22	SFP PLANS			

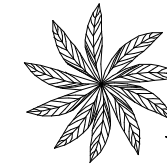
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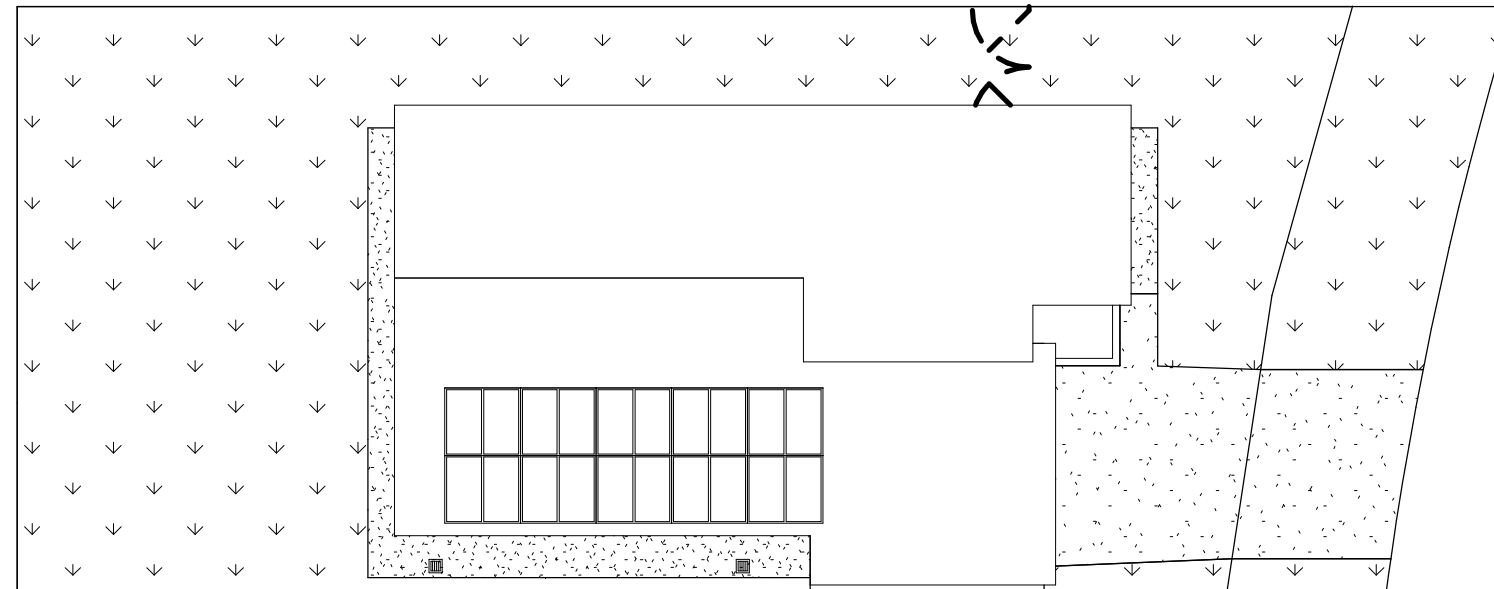
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BASED ON PLAN RANGE: WILLOW			WIND CATEGORY: C 2	
SCALE 1 : 100	DATE 15-12-21	DRAWN BY T. PORTER	JOB NUMBER 621223_1	SHEET No. 018B

GARDEN BEDS MULCHED AND
CONCRETE EDGING TO SUIT
TRIMS



3 FOXTAIL PALMS
2 GREVILLIA'S AND
2 VARIGATED MONDO GRASS

HATCH PATTERN
DENOTES TURF AND
IRRIGATION AREA



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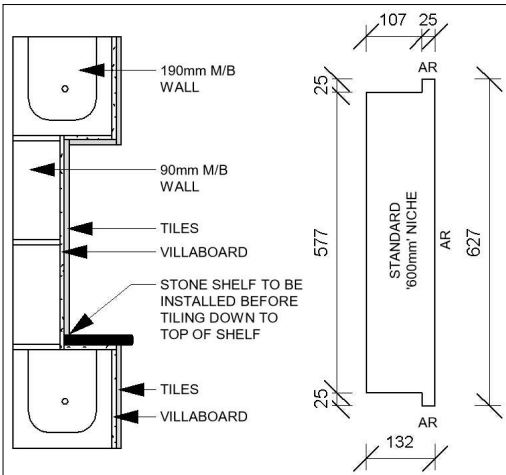
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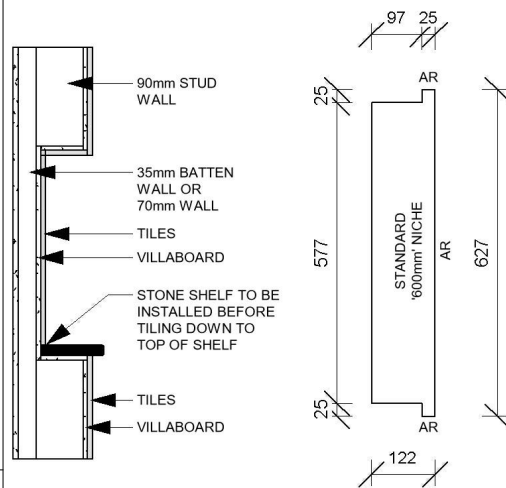
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SITE ADDRESS
LOT 163 ADELINE LOOP
JULAGO

TITLE				
FENCE & TURF				
BASED ON PLAN RANGE:			WIND CATEGORY: C 2	
WILLOW				
SCALE	DATE	DRAWN BY	JOB NUMBER	SHEET No.
1 : 200	15-12-21	T. PORTER	621223_1	019

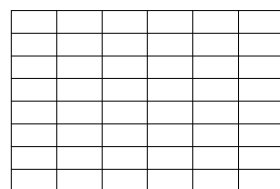


BLOCKWALL NICHE INSTALLATION



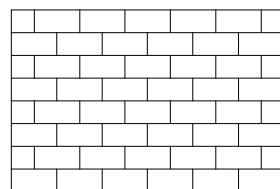
90mm STUD WALL NICHE INSTALLATION

We have allowed for the tiles to be laid in the Horizontal Stacked Pattern.

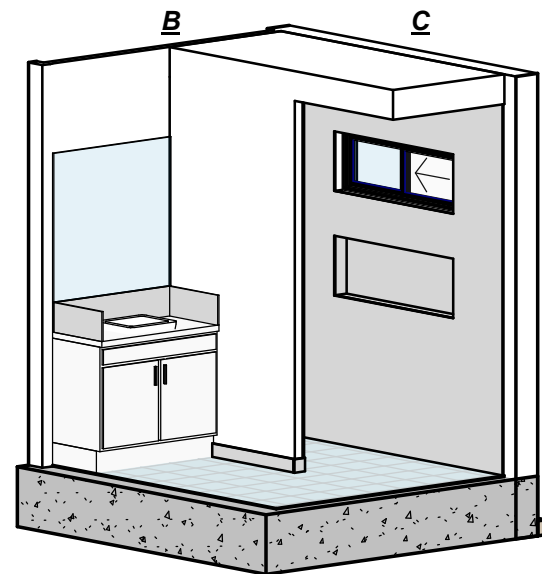


HORIZONTALLY STACKED

Example of pattern that will incur further cost.

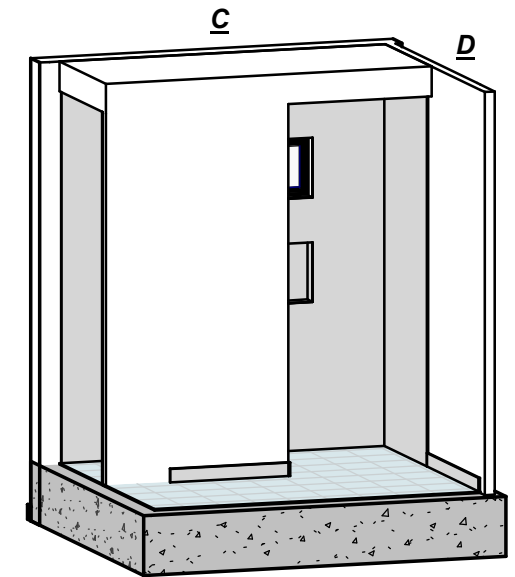


BRICK BOND / SUBWAY

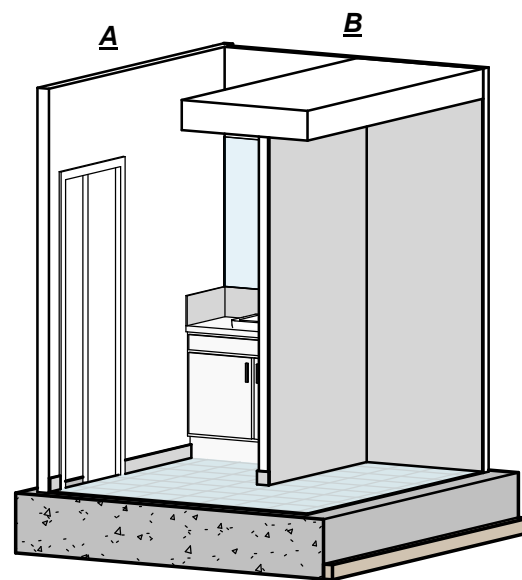
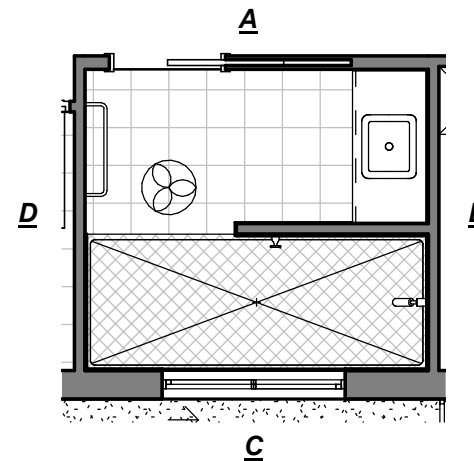


BATH 1

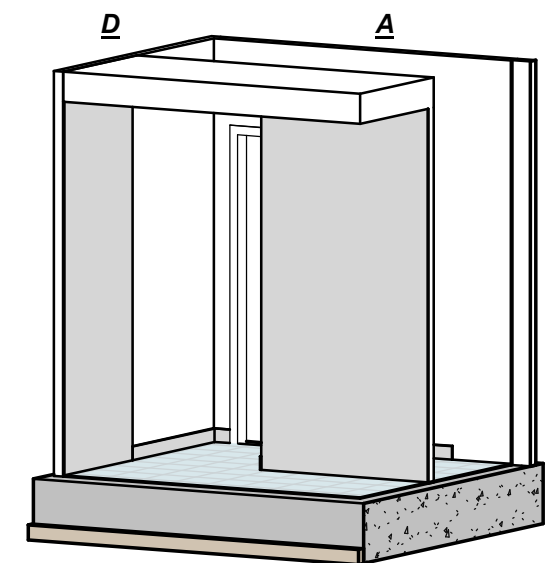
TILING DIMENSIONS		
	BASE FFL	TOP FFL
SKIRTING	0mm	100mm
SPLASHBACK	900mm	1100mm
SHOWER WALLS	0mm	2500mm
BATH WALLS	550mm	1100mm



BATH 2



BATH 3



BATH 4

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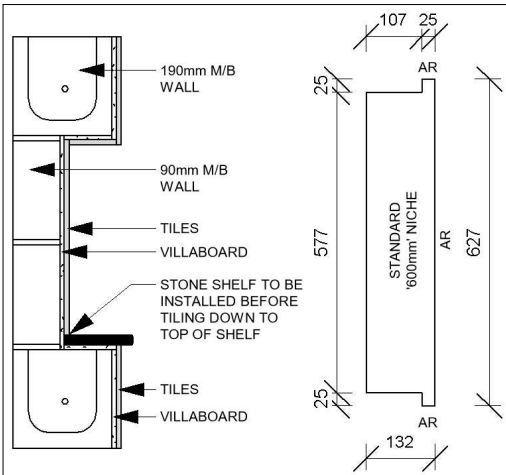
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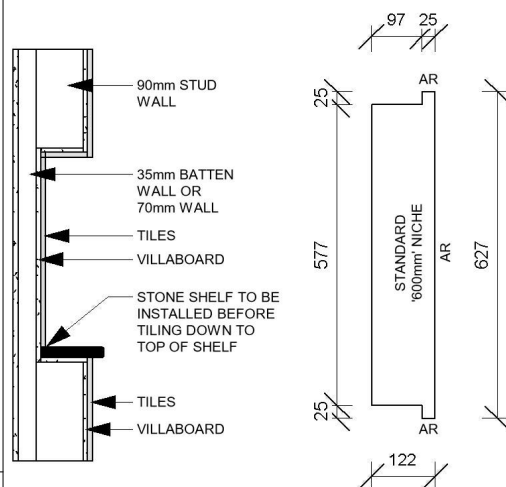


CLIENT
K. & R. McCULKIN
SITE ADDRESS
**LOT 163 ADELINE LOOP
JULAGO**

TITLE TILING LAYOUT 1				
BASED ON PLAN RANGE: WILLOW			WIND CATEGORY: C 2	
SCALE As indicated	DATE 15-12-21	DRAWN BY T. PORTER	JOB NUMBER 621223_1	SHEET No. 021

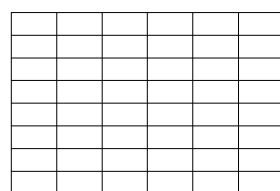


BLOCKWALL NICHE INSTALLATION



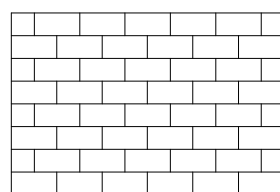
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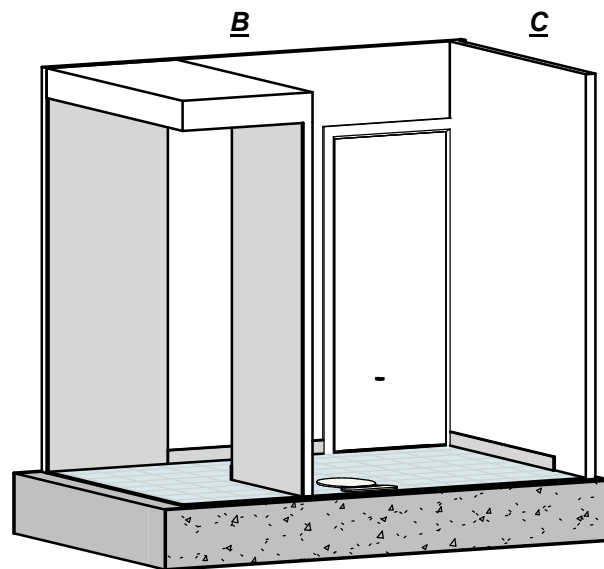


HORIZONTALLY STACKED

Example of pattern that will incur further cost.

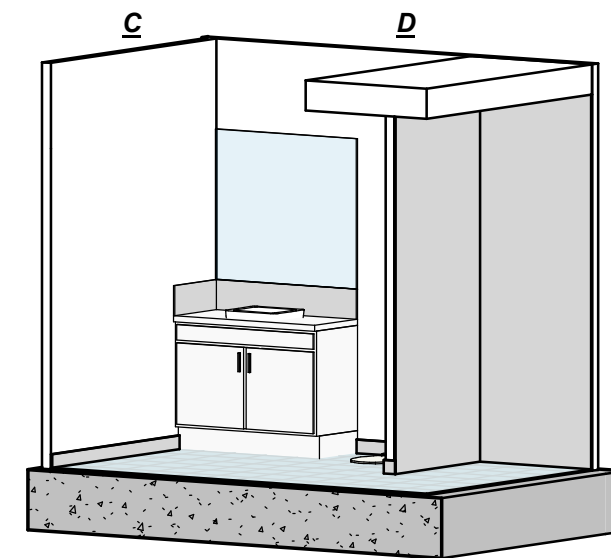


BRICK BOND / SUBWAY

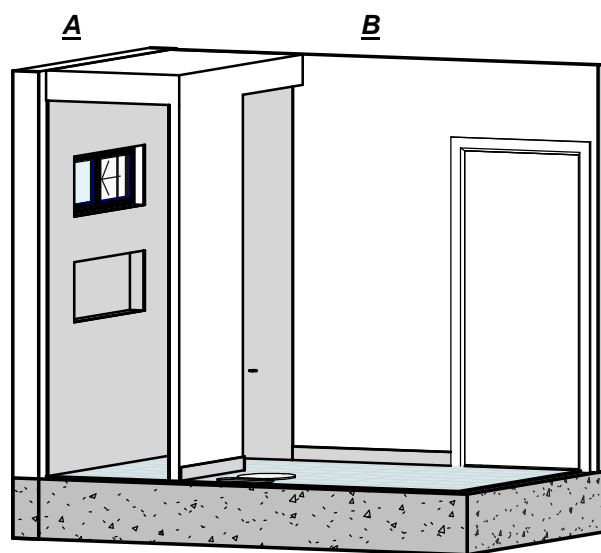
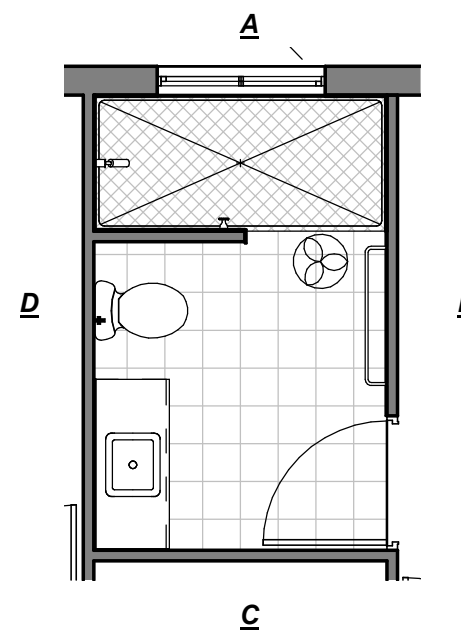


ENS 1

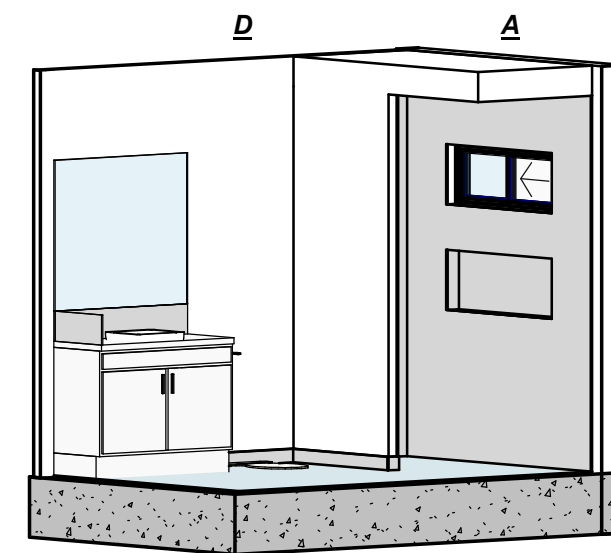
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	BASE FFL	TOP FFL
SKIRTING	0mm	100mm
SPLASHBACK	900mm	1100mm
SHOWER WALLS	0mm	2500mm
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ENS 2



ENS 3



ENS 4

REV	DATE	AMENDMENT	REV	DATE	AMENDMENT
A	15-02-22	CHANGE ORDER COT_1			
B	16-02-22	CHANGE ORDER COT_2			
C	16-02-22	CONTRACT PLANS			
D	14-03-22	CHANGE ORDER COP_1			
E	12-04-22	CHANGE ORDER COP_2			
F	14-04-22	SFP PLANS			

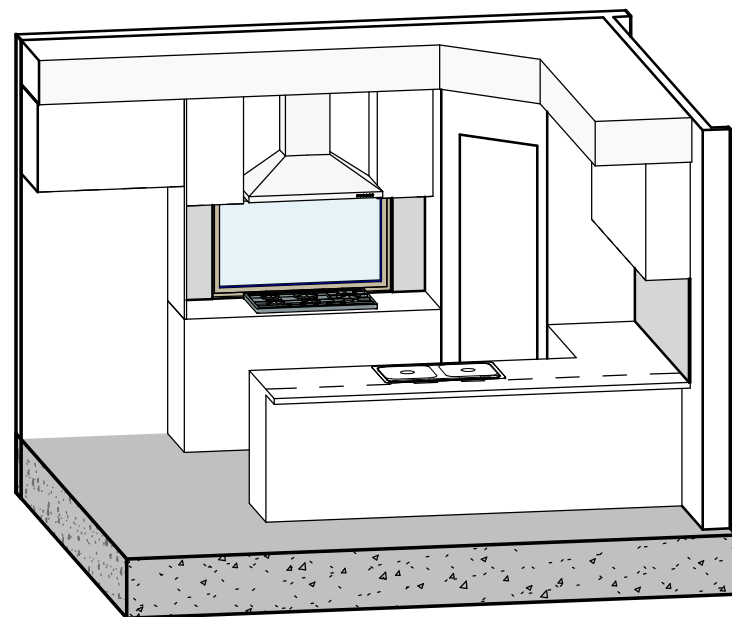
THE LJ GRADY COMPANY
PTY LTD
A.B.N. 36 010 614 507 A.C.N. 010 614 507
QBCC LIC No 32195
441 BAYSWATER ROAD, MT. LOUISA
Ph. 47950900 Fax 47950901

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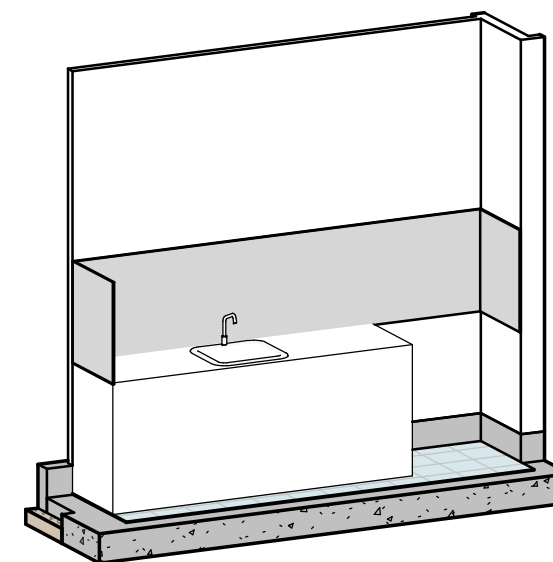


CLIENT
K. & R. McCULKIN
SITE ADDRESS
**LOT 163 ADELIN LOOP
JULAGO**

TITLE TILING LAYOUT 2				
BASED ON PLAN RANGE: WILLOW			WIND CATEGORY: C 2	
SCALE As indicated	DATE 15-12-21	DRAWN BY T. PORTER	JOB NUMBER 621223_1	SHEET No. 022

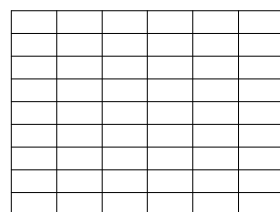


○ KITCHEN 1

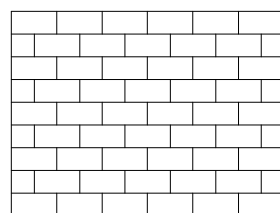


○ LAUNDRY 1

We have allowed for the tiles to be laid in the Horizontal Stacked Pattern.



HORIZONTALLY STACKED



HORIZONTAL BRICK BOND

TILING DIMENSIONS		
	BASE FFL	TOP FFL
KITCHEN SPLASHBACK	900mm	1600mm
LAUNDRY SPLASHBACK	900mm	1600mm
LAUNDRY SKIRTING	0mm	100mm
PANTRY SPLASHBACK	NA	NA

REV	DATE	AMENDMENT	REV	DATE	AMENDMENT
A	15-02-22	CHANGE ORDER COT_1			
B	16-02-22	CHANGE ORDER COT_2			
C	16-02-22	CONTRACT PLANS			
D	14-03-22	CHANGE ORDER COP_1			
E	12-04-22	CHANGE ORDER COP_2			
F	14-04-22	SFP PLANS			

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CLIENT
K. & R. McCULKIN
SITE ADDRESS
**LOT 163 ADELINE LOOP
JULAGO**

TITLE				
TILING LAYOUT 3				
BASED ON PLAN RANGE: WILLOW			WIND CATEGORY: C 2	
SCALE 1 : 100	DATE 15-12-21	DRAWN BY T. PORTER	JOB NUMBER 621223_1	SHEET No. 023