



239-241 Caswell Road WOODHILL, QLD

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QUALITY AND STYLE

This spectacular elevated Stroud home offers lifestyle and entertaining opportunities for the astute buyer. Modern interior with 4 spacious carpeted bedrooms master with ensuite. Tiled living areas with the kitchen offering caesar stone bench tops and soft close doors. Tasteful bathrooms and separate media room. For the energy savers tinted thickened glass in all windows with insulation in ceiling and external walls including the garage will keep you comfortable all year round. Vast tiled alfresco area room for everyone.

Price:

Offers Over \$570,000

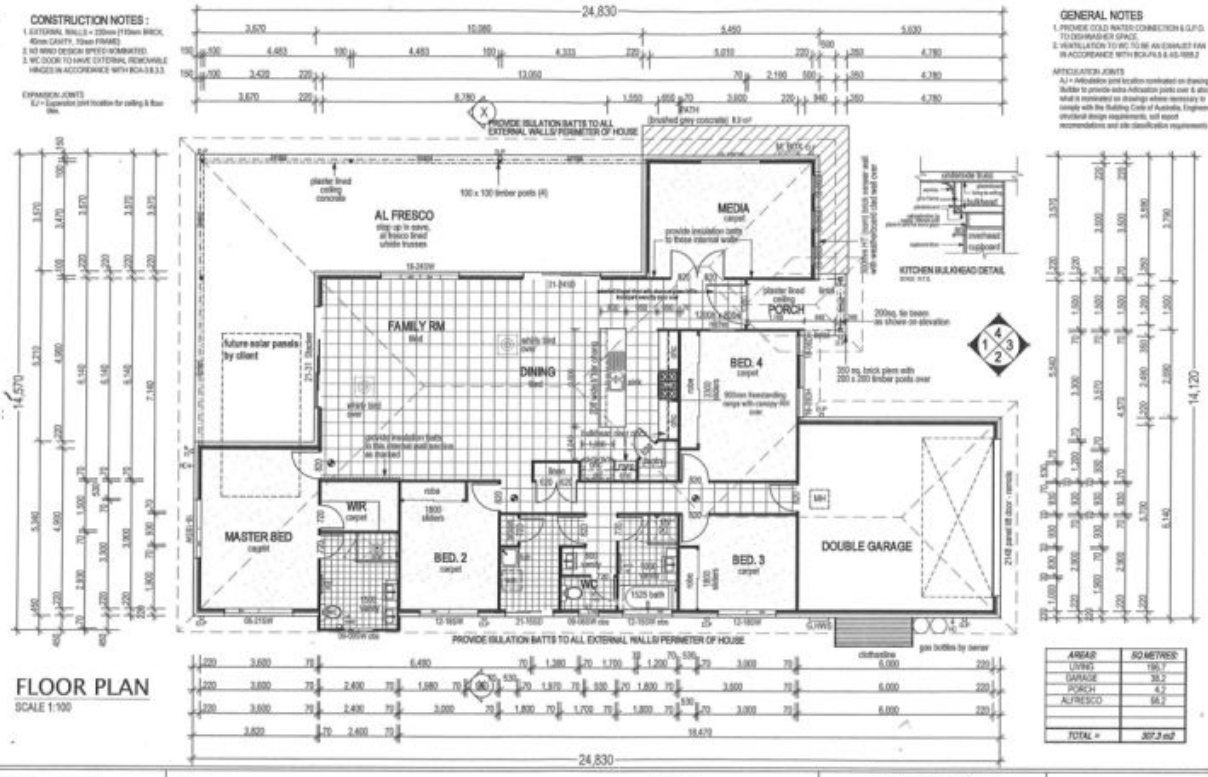
Stone Real Estate -

Head Office

CONSTRUCTION NOTES:
 1. EXTERNAL WALLS = 230mm (10cm) BRICK, 6mm GRAFT, 25mm FINISH
 2. NO WIND DESIGN SPEEDS INDICATED
 3. WE COVER TO HAVE OUTDOOR, REMOVABLE FRIGES IN ACCORDANCE WITH BCA 3.8.3.3

EXPANSION JOINTS
 1.7. Expansion joint location for ceiling & floor slab

GENERAL NOTES
 1. PROVIDE BUILD CORRECTION S.L.P.D TO DOWNWARD SPACE.
 2. VENTILATION TO BE TO BE ADEQUATE FOR ACCORDANCE WITH BCA 3.8.3.3
APPLICATION JOBS
 A1 - Application and location indicated on drawings. Builder to provide extra insulation joints over 4 above what is indicated on drawing where necessary to comply with the Building Code of Australia. Engineer undertake design requirements, not report recommendations and site classification requirements.



STROUD HOMES
 Residential Builders
 486-49 187 887 734 QBSA (Lr. No. 1083367)
 PO Box 192 133 Melbourne St. Telephone: 07 5541 3549
 Queensland Queensland Fax: 07 5540 3306
 4200

NOTES
 1. Within dimensions take provisions near walls.
 2. Builder to verify all dimensions and levels prior to commencement of construction.
 3. All fixed dimensions stated are taken into - including linings.
 4. This building has been designed in accordance with AS 1861.2 - 2009 (Plasterboard under fixed construction).
 5. Supplier may substitute bricks for those of equal strength to open walls.
 6. All structural joints to be made in accordance with structural engineers drawings & details.
 7. All structural joints to comply with 3.3.3 BCA 164.2.
 8. Structural Ventilation to comply with 3.3.3 BCA 164.2.
 9. Insulate doors to comply with 3.3.3 BCA 164.2 (containing).
 10. Protection against subterranean moisture shall be in accordance with AS 2869.1:2006. Protection: Visual Barrier System to particular with appropriate construction details as per manufacturer.
 11. 1000mm (standard) door with 4 star energy efficiency rating to comply with "Sustainable Building" (SBC) p.28, AS/NZS 4840:2006.
 12. Provide basic lighting and plumbing fixtures & fittings to comply with AS/NZS 1546:2006, AS/NZS 1547:2006, AS/NZS 1548:2006, AS/NZS 1549:2006, AS/NZS 1550:2006, AS/NZS 1551:2006, AS/NZS 1552:2006, AS/NZS 1553:2006, AS/NZS 1554:2006, AS/NZS 1555:2006, AS/NZS 1556:2006, AS/NZS 1557:2006, AS/NZS 1558:2006, AS/NZS 1559:2006, AS/NZS 1560:2006, AS/NZS 1561:2006, AS/NZS 1562:2006, AS/NZS 1563:2006, AS/NZS 1564:2006, AS/NZS 1565:2006, AS/NZS 1566:2006, AS/NZS 1567:2006, AS/NZS 1568:2006, AS/NZS 1569:2006, AS/NZS 1570:2006, AS/NZS 1571:2006, AS/NZS 1572:2006, AS/NZS 1573:2006, AS/NZS 1574:2006, AS/NZS 1575:2006, AS/NZS 1576:2006, AS/NZS 1577:2006, AS/NZS 1578:2006, AS/NZS 1579:2006, AS/NZS 1580:2006, AS/NZS 1581:2006, AS/NZS 1582:2006, AS/NZS 1583:2006, AS/NZS 1584:2006, AS/NZS 1585:2006, AS/NZS 1586:2006, AS/NZS 1587:2006, AS/NZS 1588:2006, AS/NZS 1589:2006, AS/NZS 1590:2006, AS/NZS 1591:2006, AS/NZS 1592:2006, AS/NZS 1593:2006, AS/NZS 1594:2006, AS/NZS 1595:2006, AS/NZS 1596:2006, AS/NZS 1597:2006, AS/NZS 1598:2006, AS/NZS 1599:2006, AS/NZS 1600:2006.
 13. L.R. fittings to all 90° doors to comply with Australian Standards AS/NZS 4554:2006.
 14. Door construction to comply with AS 1910.1 and 1910.2 in compliance with 3.3.3 BCA 164.2.
 15. RCP & Backings to comply with AS 1314 BCA 164.2.
 16. RCP & Backings to comply with AS 1314 BCA 164.2.

PLAN LEGEND
 01 = Glass Door
 02 = Window
 03 = Door
 04 = Window
 05 = Window
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 100 = Window

PLEASE READ CAREFULLY
 THIS PLAN CONTAINS CORRECTED TO THE CONTRACT & REVISIONS AND IS VALID FOR THE PROJECT ONLY. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE PLAN IS ACCURATE.
 PROJECT: **TEVOT 260 COAST** JOB NO: **131001CA**
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